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COLORADO DEPARTMENT OF HEALTH

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DENVER, CO
PHONE: 303.320.8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
PHONE: 303.688.3100
CONTACT: JASON JENKS

MILE HIGH FLOOD CONTROL DISTRICT (MHFCD)

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SUITE 156-B
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PHONE: 303.455.6277
CONTACT: MIKE SARMENTO

SITE BENCHMARK & BASIS OF BEARINGS

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

| SHEET INDEX | |
|-------------|---------------------------------------|
| NO. | TITLE |
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS & DEMOLITION PLAN |
| 3 | SITE PLAN |
| 4 | PRELIMINARY UTILITY PLAN |
| 5 | FIRE TRUCK ACCESS PLAN |
| 6 | LANDSCAPE PLAN & DETAILS |
| 7 | LANDSCAPE PLAN & DETAILS |
| 8 | LANDSCAPE IRRIGATION & DETAILS |
| 9 | LANDSCAPE IRRIGATION & DETAILS |
| 10 | LANDSCAPE IRRIGATION & DETAILS |
| 11 | LANDSCAPE IRRIGATION & DETAILS |
| 12 | PHOTOMETRIC PLAN |
| 13 | PHOTOMETRIC DETAILS |
| 14 | BUILDING ELEVATIONS |
| 15 | BUILDING ELEVATIONS |

FLOOD PLAIN NOTE

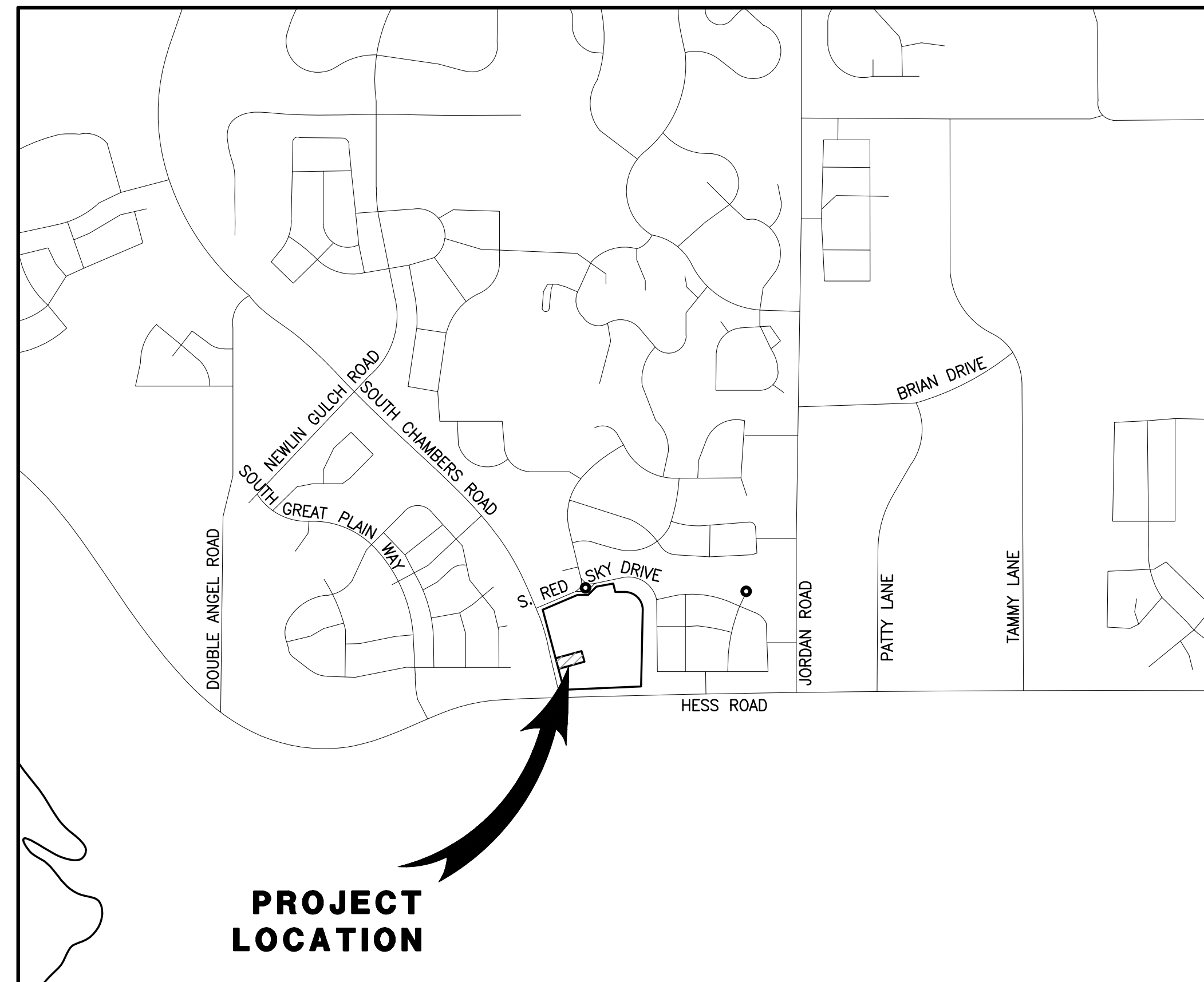
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

LOT 4, DOUGLAS 234, FILING NO. 6, AMENDMENT 1

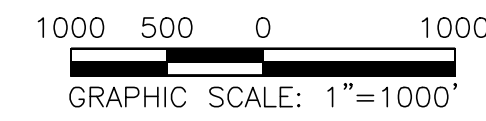
**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



VICINITY MAP

SCALE 1" = 1000'



| SETBACKS | | |
|----------------------------------|-------------------|-------------------------|
| COMMERCIAL DEVELOPMENT STANDARDS | REQUIRED SETBACKS | PROVIDED SETBACK |
| FRONT (EAST, WEST, SOUTH) | 20' | 159.83', 64.24', 62.48' |
| SIDE | 10' | |
| REAR (NORTH) | 10' | 48.01' |

| DEVELOPMENT STANDARDS | | |
|----------------------------------|---|----------------------------------|
| COMMERCIAL DEVELOPMENT STANDARDS | TOWN OF PARKER LAND DEVELOPMENT CODE REQ. | PROVIDED |
| MINIMUM LANDSCAPE AREA | 6,098 SF (15%) | 12,894 SF (34%) |
| MAXIMUM BUILDING HEIGHT | 60 FEET | 1 STORY/ 22'-10" |
| MINIMUM OFF-STREET PARKING | 12 (1 PER 3 PEOPLE) | 16 ON-SITE SPACES (2 ADA SPACES) |
| MAXIMUM FLOOR AREA RATIO (FAR) | 0.50 | 0.05 |

LEGEND

| | EXISTING | PROPOSED |
|------------------------|----------|----------|
| PROPERTY BOUNDARY | --- | --- |
| PROPERTY LINE | --- | --- |
| RIGHT-OF-WAY | --- | --- |
| CENTERLINE | --- | --- |
| CURB | --- | --- |
| CURB & GUTTER | --- | --- |
| EASEMENT | --- | --- |
| CONTOURS | --- | --- |
| WATER LINE | W | W |
| SANITARY SEWER LINE | S | S |
| STORM DRAIN LINE | --- | --- |
| GAS LINE | G | G |
| ELECTRIC LINE | E | E |
| TYPICAL LATERALS | --- | --- |
| SANITARY SEWER MANHOLE | (S) | (S) |
| STORM DRAIN MANHOLE | (D) | (D) |
| STORM DRAIN INLET | --- | --- |
| FIRE HYDRANT | --- | --- |
| AC PAVING | --- | --- |
| CONCRETE | --- | --- |
| LANDSCAPE | --- | --- |

ABBREVIATIONS

| | |
|--------|--------------------------|
| BLDG | BUILDING |
| CL | CENTERLINE |
| DIA. | DIAMETER |
| DIST. | DISTRICT |
| E | EASTING |
| EG | EXISTING GRADE |
| ESMT | EASEMENT |
| EX. | EXISTING |
| FG | FINISHED GRADE |
| FL | FLOW LINE |
| FS | FINISHED SURFACE |
| INV | INVERT |
| MIN. | MINIMUM |
| N | NORTHING |
| NLA | NET LEASABLE AREA |
| NO. | NUMBER |
| PL | PROPERTY LINE |
| PROP. | PROPOSED |
| PVC | POLYVINYL CHLORIDE PIPE |
| RCP | REINFORCED CONCRETE PIPE |
| R.O.W. | RIGHT OF WAY |
| REC. | RECEPTION |
| REQ. | REQUIRED |
| SAN | SANITARY SEWER |
| SF | SQUARE FOOT |
| STD | STANDARD |

SITE DATA

| | |
|--------------------------|--|
| PROPERTY ACREAGE | 0.901 ACRES (39,244 SF) |
| PERVIOUS AREA | 0.296 ACRES |
| IMPERVIOUS AREA | 0.605 ACRES |
| MAXIMUM IMPERVIOUS AREA | 0.766 ACRES, 85% OF TOTAL LAND AREA |
| BUILDING DENSITY | 1,557 SF (BLDG) = 3.97% 39,244 SF (LOT) |
| MAX BUILDING DENSITY | NONE |
| PARKING AREA | 2,754 SF |
| PARKING REQUIRED | 12 SPACES (1 PER EACH 3 PERSONS OF RATED CAPACITY) |
| PARKING PROVIDED | 16 ON-SITE SPACES (2 ADA SPACES) |
| BICYCLE PARKING REQUIRED | 4 |
| BICYCLE PARKING PROVIDED | 4 |

LAND USE DATA

| | |
|---------------------------|---------------------|
| EXISTING ZONING | PLANNED DEVELOPMENT |
| GROSS SITE AREA | 0.901 ACRES |
| NUMBER OF BUILDINGS | 1 BUILDING |
| BUILDING GROSS FLOOR AREA | 1,557 SF |
| NET LEASABLE AREA | 1,557 SF |
| BUILDING OCCUPANCY | 35 PEOPLE |

SEAL:

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rickengineering.com
303.537.8020

RICK ENGINEERING COMPANY

San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/TWB
DATE: 9/23/2025 | CHECKED BY: TWB

SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

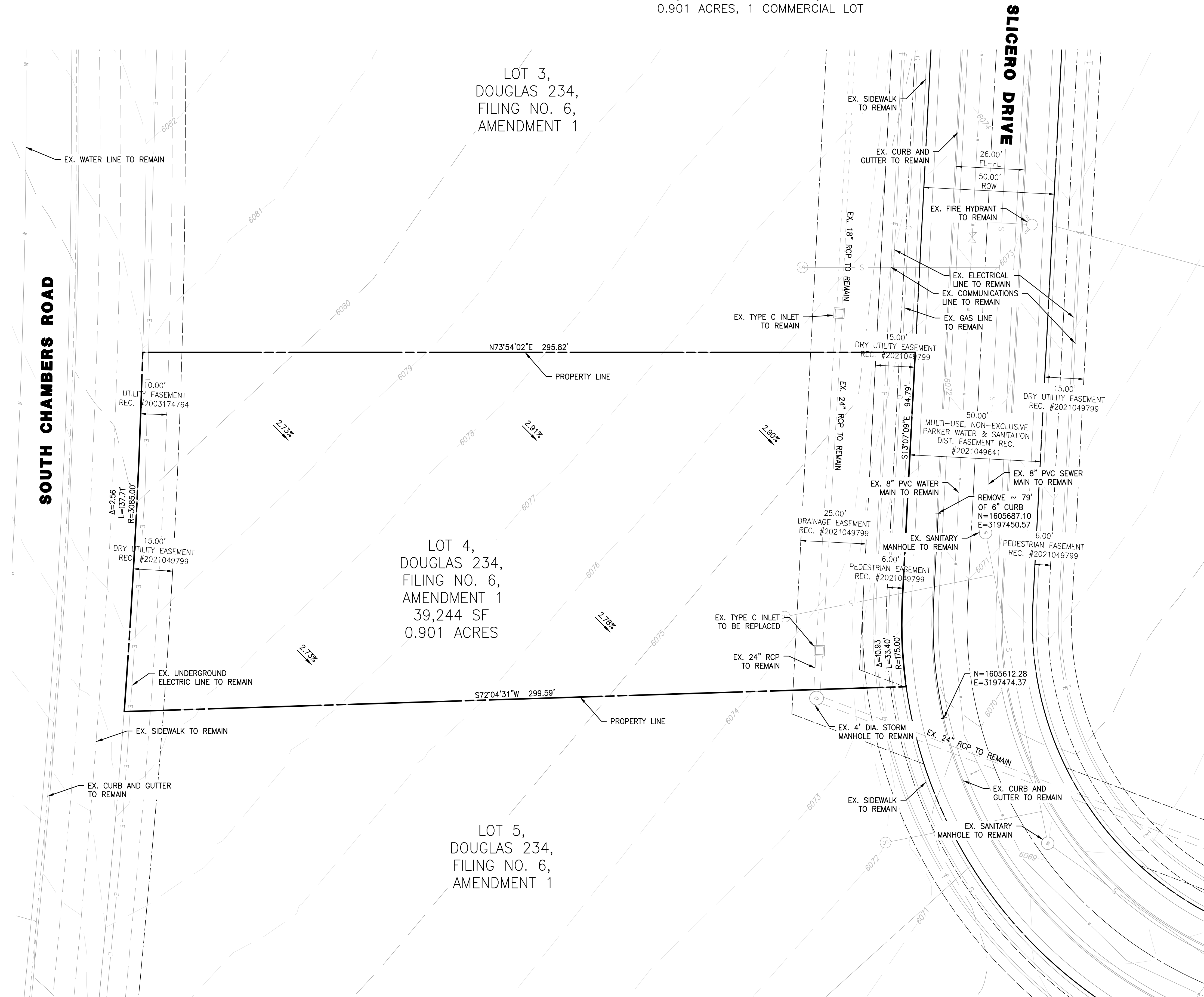
COVER SHEET

811
Know what's below.
Call before you dig.

DRAWING NO.
1

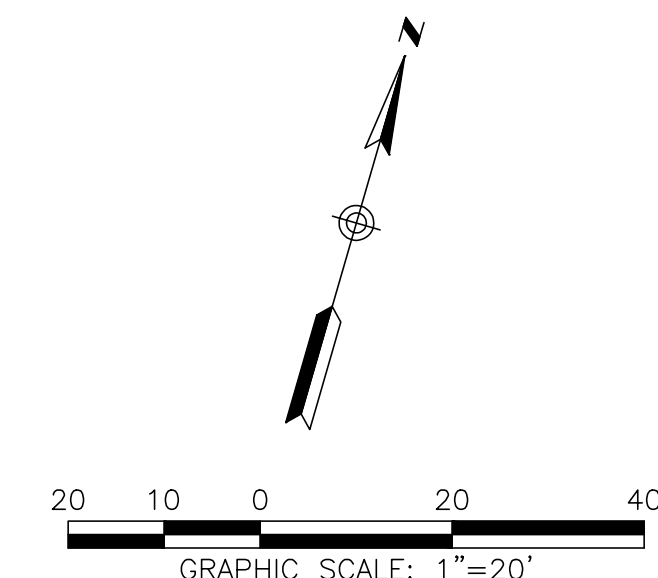
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



NOTES

1. ALL EXISTING UTILITIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
2. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED AS "TO BE REMOVED".

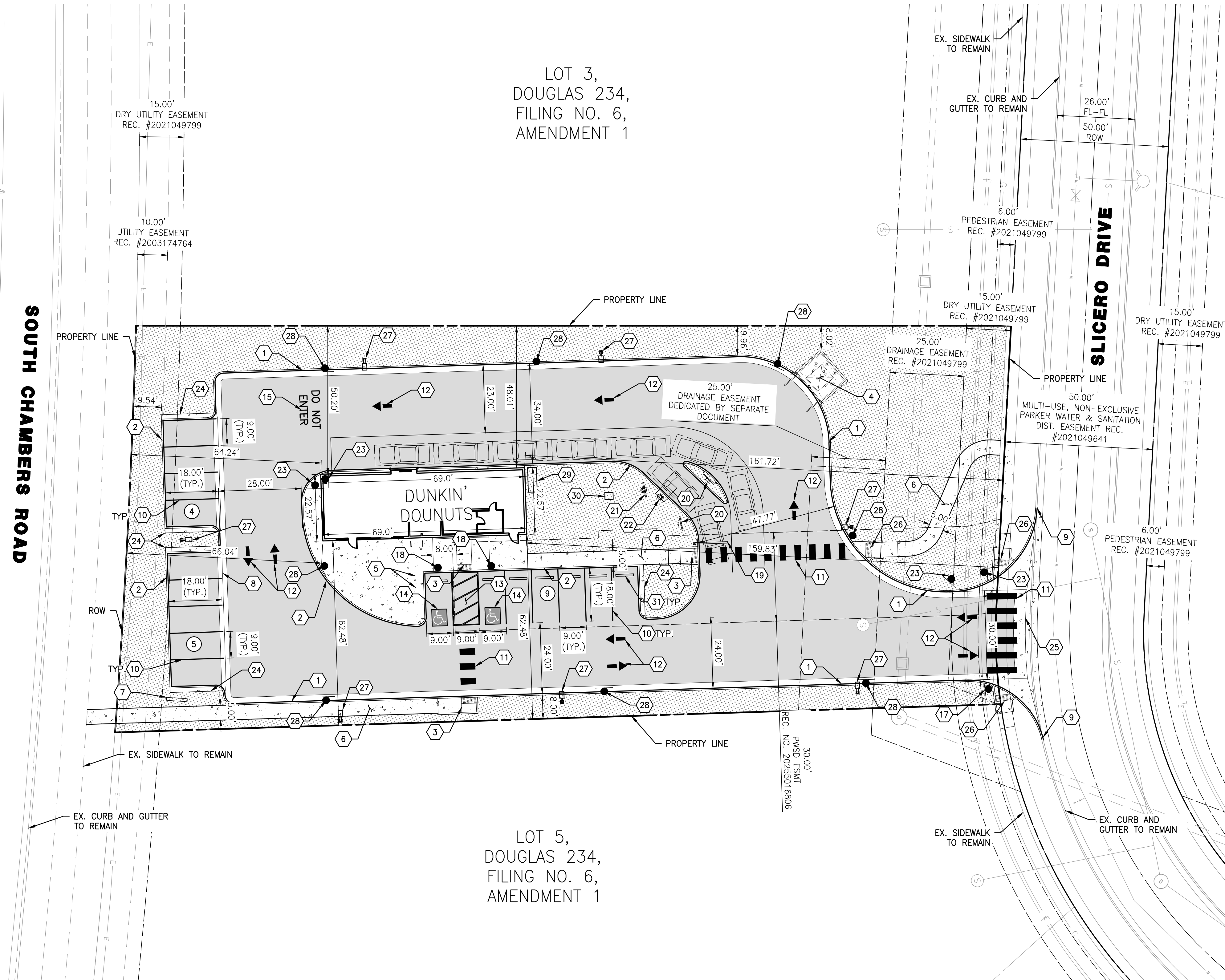


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|--|--|--|--|--|--|
| | | | | | |
| SEAL: | | | | | |
| 811 Know what's below. Call before you dig. | PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/TWB CHECKED BY: TWB DATE: 6/3/2025 | | | | |
| SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO | 8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 303.537.8020 rickengineering.com RICK ENGINEERING COMPANY <small>San Diego - Riverside - Sacramento - Orange - Turson - Phoenix - Las Vegas - Denver</small> | | | | |
| EXISTING CONDITIONS & DEMOLITION PLAN | | | | | |
| DRAWING NO. 2 | | | | | |
| 6TH SUBMITTAL | | | | | |

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SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

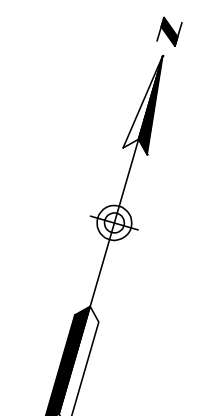


LEGEND

| | |
|-------------------------|-----|
| PROPERTY LINE | --- |
| RIGHT-OF-WAY CENTERLINE | --- |
| EASEMENT | --- |
| AC PAVING | ▒ |
| CONCRETE | ▒ |
| LANDSCAPE | ▒ |

CONSTRUCTION NOTES

- 1 PROPOSED VERTICAL CURB AND GUTTER
- 2 PROPOSED CURB TYPE 2 (SECTION B) 6" BARRIER
- 3 PROPOSED MIDBLOCK CURB RAMP
- 4 PROPOSED TRASH ENCLOSURE
- 5 BIKE PARKING (4 SPACES)
- 6 PROPOSED SIDEWALK
- 7 PROPOSED MONUMENT SIGN (ALL SIGNS ARE REVIEWED UNDER SEPARATE PERMIT)
- 8 3' GUTTER TYPE 2
- 9 TIE INTO EXISTING
- 10 4" WIDE, WHITE PARKING SPACE MARKING
- 11 RAISED OR TEXTURED WHITE CROSSWALK MARKINGS
- 12 DIRECTIONAL ARROW
- 13 4" WIDE, WHITE, SOLID DIAGONAL MARKINGS AT 5' SPACING ANGLED AT 30 DEGREES
- 14 INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING
- 15 "DO NOT ENTER" PAVEMENT LEGEND
- 16 "NO PARKING" PAVEMENT LEGEND
- 17 R1-1 SIGN
- 18 "HANDICAP PARKING ONLY" SIGN AND "VAN ACCESSIBLE" SIGN
- 19 SINGLE VEHICLE CLEARANCE BAR
- 20 DIGITAL PREVIEW BOARD
- 21 DIGITAL MENU BOARD
- 22 ORDER CANOPY
- 23 DIRECTIONAL SIGN
- 24 PROPOSED 18" CONCRETE LANDING
- 25 PROPOSED 8' CROSS PAN
- 26 PROPOSED DIRECTIONAL CURB RAMP
- 27 STREET LIGHT
- 28 R7-1 SIGN
- 29 EUSERC CABINET
- 30 UTILITY TRANSFORMER
- 31 PARKING BUMPER BLOCK

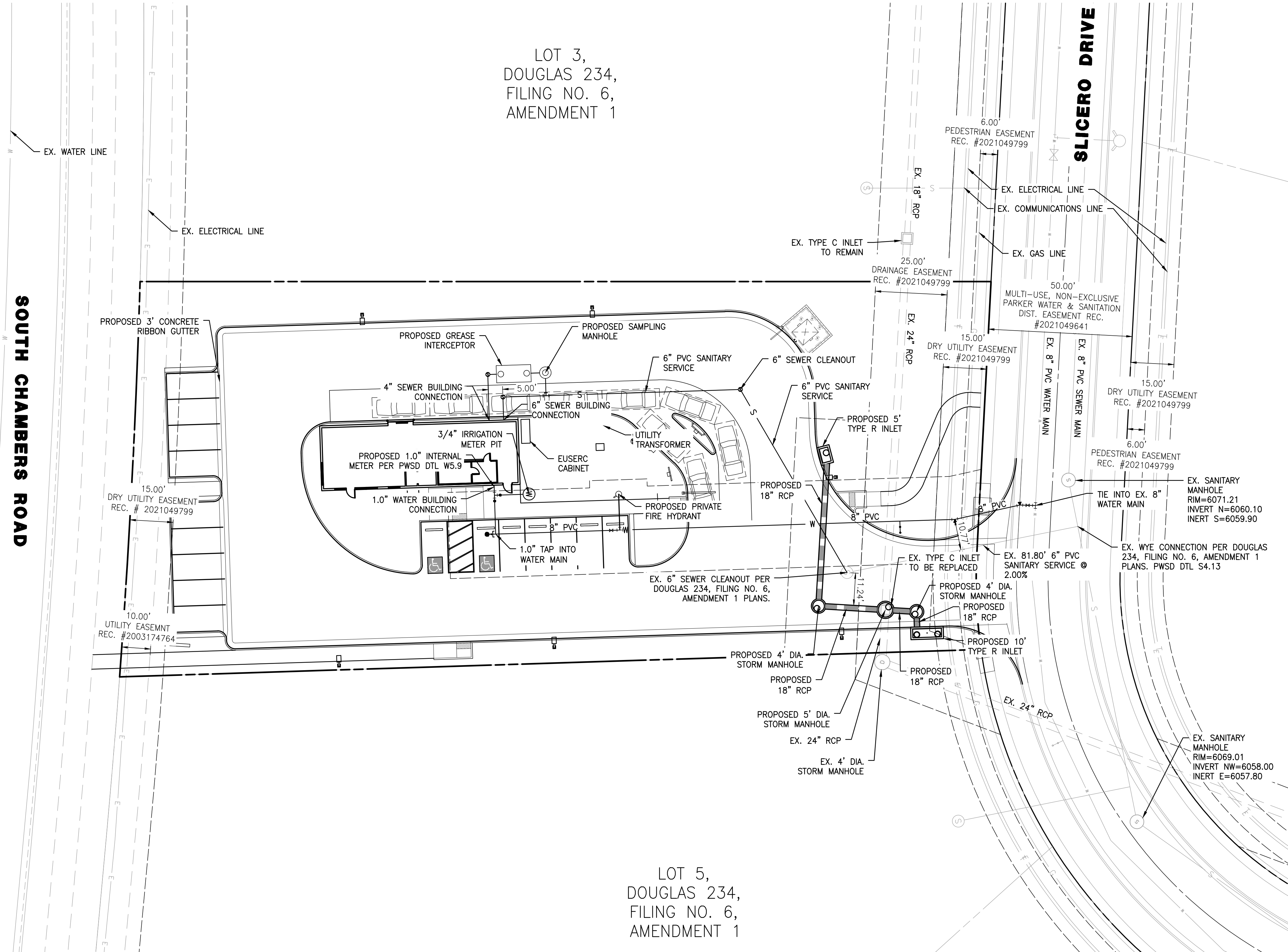


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|---|---|
| <p>SEAL:</p> <p>8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 rickengineering.com 303.537.8020</p> <p>RICK ENGINEERING COMPANY</p> <p>San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</p> | <p>PROJECT NO: 2243 DRAWN/DESIGNED BY: KA/TWB DATE: 6/4/2025 CHECKED BY: TWB</p> <p>SITE PLAN</p> |
| <p>SITE PLAN PREPARED FOR:</p> <p>DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4</p> <p>DOUGLAS COUNTY, COLORADO</p> | <p>DRAWING NO. 3</p> <p style="text-align: right;">6TH SUBMITTAL</p> |

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SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



LEGEND

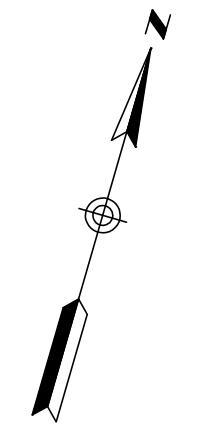
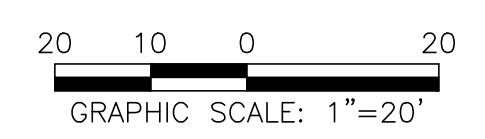
| | |
|-------------------------|---------|
| PROPERTY LINE | --- |
| EASEMENT | - - - - |
| EX. WATER LINE | — W — |
| EX. SANITARY SEWER LINE | — S — |
| EX. STORM DRAIN LINE | — G — |
| EX. GAS LINE | — G — |
| EX. ELECTRICAL LINE | — E — |
| EX. COMMUNICATIONS LINE | — T — |
| WATER LINE | — W — |
| SANITARY SEWER LINE | — S — |
| STORM DRAIN LINE | — G — |
| TYPICAL LATERALS | ⊗ |

SOUTH CHAMBERS ROAD

SLICERO DRIVE

LOT 3,
DOUGLAS 234,
FILING NO. 6,
AMENDMENT 1

LOT 5,
DOUGLAS 234,
FILING NO. 6,
AMENDMENT 1



| | | | | | |
|--|---|--------------------|---------------------------------|-------|----------|
| | | | | | |
| SEAL: | 8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 303.537.8020 RICK ENGINEERING COMPANY <small>San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver</small> | | | | |
| PROJECT NO: | 2243 | DRAWN/DESIGNED BY: | KA/TWB | DATE: | 6/3/2025 |
| CHECKED BY: | | DATE: | 6/3/2025 | NO.: | BY: |
| REVISION: | | DATE: | | NO.: | BY: |
| SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO | | | PRELIMINARY UTILITY PLAN | | |
| | | | | | |
| DRAWING NO. 4 | | | | | |
| 6TH SUBMITTAL | | | | | |

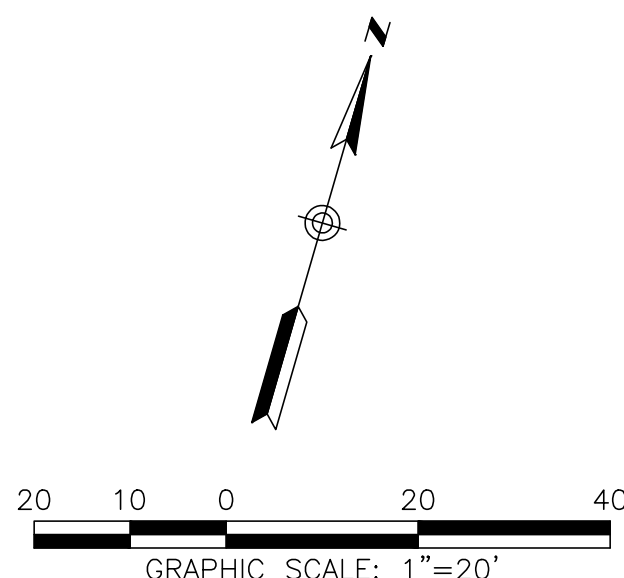
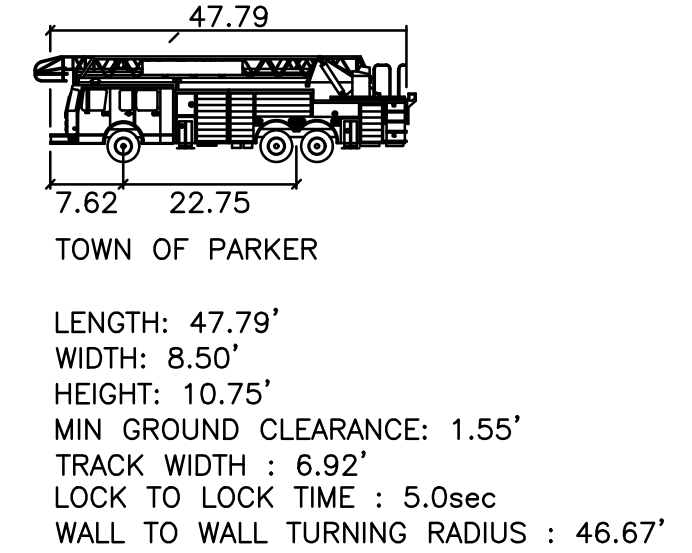
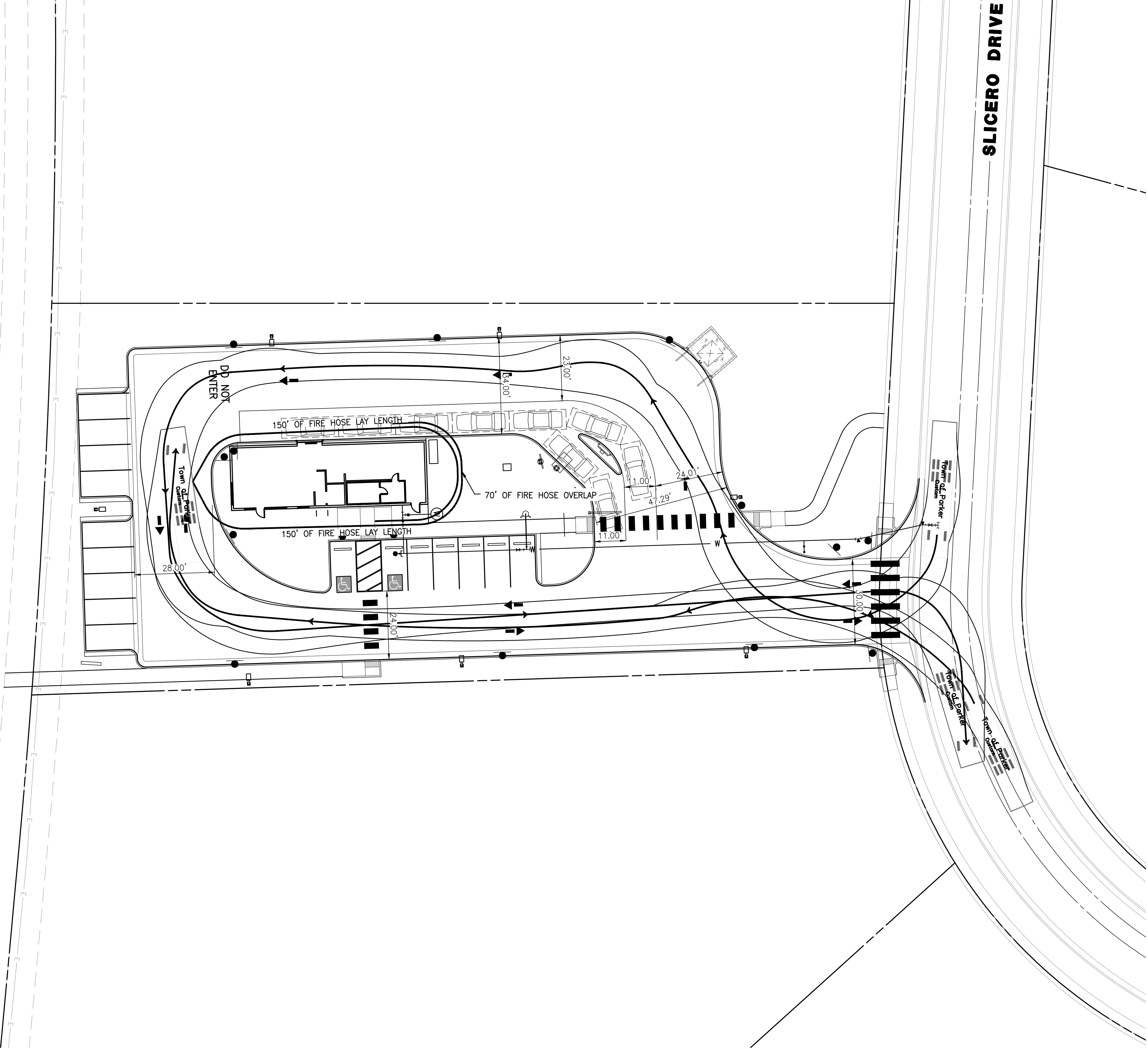
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**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

SOUTH CHAMBERS ROAD

SLICERO DRIVE



SEAL:

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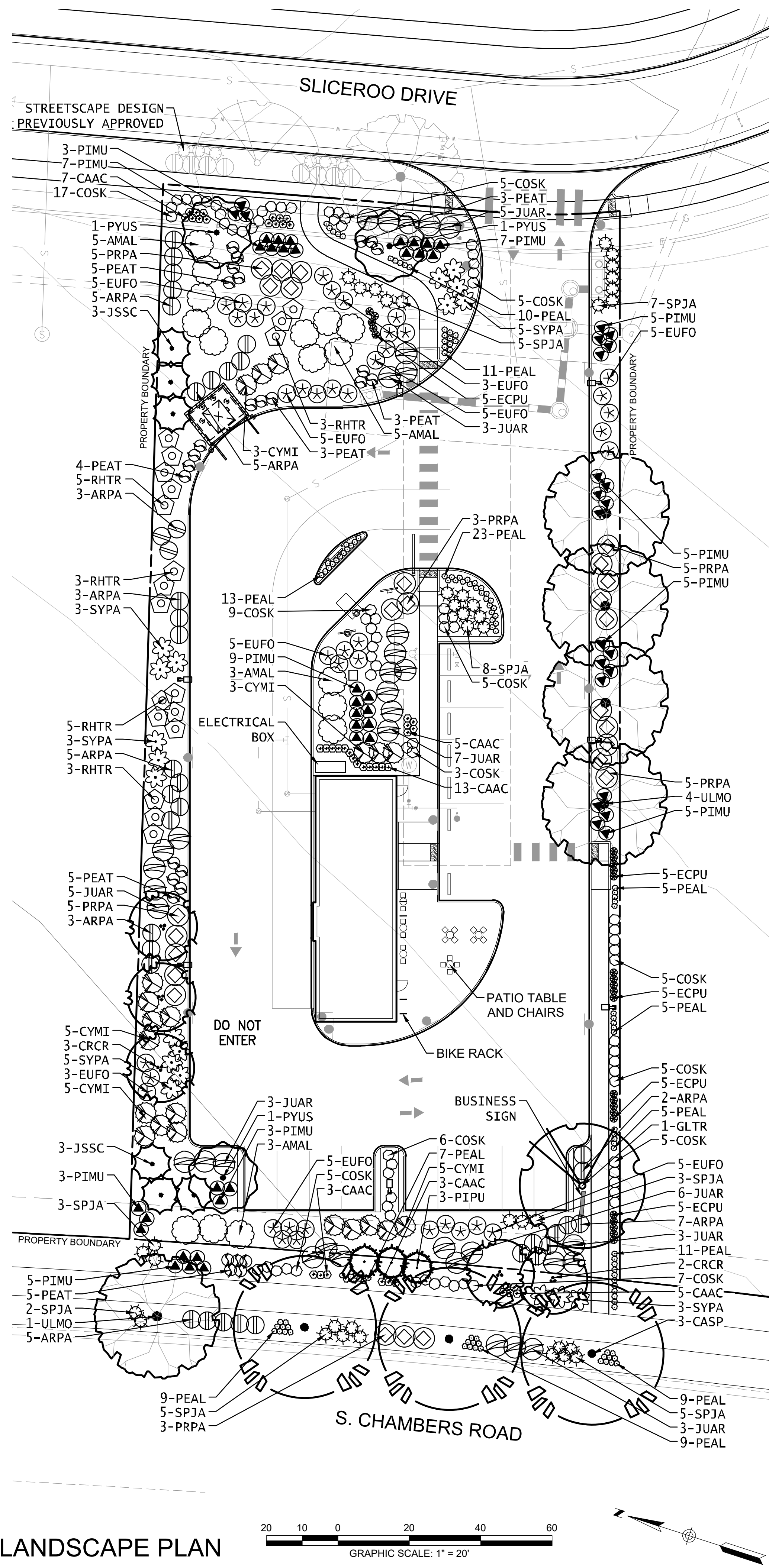
SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO
FIRE TRUCK ACCESS PLAN

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KA/TWB
DATE: 6/3/2025 | CHECKED BY: TWB

| NO. | BY | DATE | REVISION |
|-----|----|------|----------|
| | | | |
| | | | |
| | | | |
| | | | |

SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



PLANT LEGEND

| DECIDUOUS TREES | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | HEIGHT |
|---------------------------------|-----------|-------------|--|----------------------------------|-----------|--------|
| | CASP | 3 | CATALPA SPECIOSA | WESTERN CATALPA | 2" CAL. | 50' |
| | GLTR | 2 | GLEDITSIA TRIACANTHOS INERMIS 'IMCOLE' TM | IMPERIAL HONEY LOCUST | 2" CAL. | 35' |
| | ULMO | 6 | ULMUS X 'MORTON' | ACCOLADE ELM | 2" CAL. | 50' |
| EVERGREEN TREES | | | | | | |
| | JSSC | 6 | JUNIPERUS SCOPULORUM | ROCKY MOUNTAIN JUNIPER | 6" HEIGHT | 30' |
| | PIPU | 3 | PICEA PUNGENS 'BABY BLUE EYES' | BABY BLUE EYES SPRUCE | 6" HEIGHT | 25' |
| ORNAMENTAL TREES | | | | | | |
| | CRCR | 5 | CRATAEGUS CRUS-GALLI 'INERMIS' | COCKSPUR THORNLESS HAWTHORN | 1.5" CAL. | 20' |
| | PYUS | 3 | PYRUS USSURIENSIS 'MORDAK' TM | PRAIRIE GEM USSURIAN PEAR | 1.5" CAL. | 25' |
| DECIDUOUS SHRUBS | | | | | | |
| | AMAL | 16 | AMELANCHIER ALNIFOLIA | SASKATOON SERVICEBERRY | 5 GAL. | 10' |
| | COSK | 77 | CORNUS SERICEA 'KELSEY' | KELSEY'S DWARF RED TWIG DOGWOOD | 5 GAL. | 8' |
| | PEAT | 28 | PEROVSKIA ATRIPLICIFOLIA | RUSSIAN SAGE | 5 GAL. | 4' |
| | PRPA | 26 | PRUNUS BESSEYI 'PAWNEE BUTTES' | PAWNEE BUTTES SANDCHERRY | 5 GAL. | 1.5' |
| | RHTR | 19 | RHUS TRILOBATA | THREE LEAF SUMAC | 5 GAL. | 6' |
| | SPJA | 44 | SPIRAEA JAPONICA 'ALPINA' | DAPHNE SPIREA | 5 GAL. | 2' |
| | SYPA | 19 | SYRINGA PATULA 'MISS KIM' | MISS KIM DWARF LILAC | 5 GAL. | 5' |
| EVERGREEN SHRUBS | | | | | | |
| | ARPA | 46 | ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO' | PANCHITO MANZANITA | 5 GAL. | 2' |
| | CYMI | 21 | CYTISUS X 'MINSTEAD' | MINSTEAD BROOM | 5 GAL. | 4' |
| | EUFO | 41 | EUONYMUS FORTUNEI 'EMERALD GAIETY' | EMERALD GAIETY WINTERCREEPER | 5 GAL. | 3' |
| | JUAR | 35 | JUNIPERUS SABINA 'ARCADIA' | ARCADIA JUNIPER | 5 GAL. | 2' |
| | PIMU | 57 | PINUS MUGO 'PALOUSE' | PALOUSE MUGO PINE | 5 GAL. | 4' |
| PERENNIALS & ORNAMENTAL GRASSES | | | | | | |
| | CAAC | 43 | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 1 GAL. | 5' |
| | ECPU | 25 | ECHINACAE PURPUREA | PURPE CONEFLOWER | 1 GAL. | 3' |
| | PEAL | 117 | PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' | LITTLE BUNNY FOUNTAIN GRASS | 1 GAL. | 1' |
| LANDSCAPE MATERIALS | | | | | | |
| (NO HATCH) | 12,670 SF | ROCK MULCH | 2" RIVER ROCK DECORATIVE ROCK MULCH | | | |
| --- | 135 LF | STEEL EDGER | | | | |

GENERAL LANDSCAPE REQUIREMENTS

| DEVELOPED AREA = 39,244 SF | CALCULATION | # REQUIRED | # PROVIDED | % EVERGREEN (25%-50% REQ.) |
|--|--------------------------|------------|------------|----------------------------|
| 15% MINIMUM SITE LANDSCAPING | 39,244 SF x .15 | 5,887 SF | 12,670 SF | 44% |
| 75% MINIMUM LIVING MATERIAL COVERAGE | 12,670 SF x .75 | 9,503 SF | 9,674 SF | 44% |
| ONE (1) TREE / 1,500 SF OF PERMEABLE AREA | 12,670 SF / 1,500 SF | 9 | 17 | 35% |
| FIVE (5) SHRUBS / 1,500 SF OF PERMEABLE AREA | 12,670 SF / 1,500 SF x 5 | 45 | 299 | 46% |
| 15% MAXIMUM TURF | 39,244 SF x .15 | 0 SF | 0 SF | N/A |

| STREETSCAPE LANDSCAPE REQUIREMENTS | | | |
|---|---------------------------------|------------|------------|
| VEGETATION REQUIREMENTS BETWEEN BACK OF CURB AND RIGHT OF WAY | | | |
| | CALCULATION | # REQUIRED | # PROVIDED |
| SLICEROO DRIVE | STREETSCAPE PREVIOUSLY APPROVED | | |
| SOUTH CHAMBERS ROAD ONE (1) TREE / 40 LF OF FRONTAGE | 138 LF / 40 LF | 4 | 4 |

| PARKING LOT INTERIOR REQUIREMENTS | | | |
|-----------------------------------|----------------------------|-----------------|-----------------|
| PARKING LOT AREA = 2,886 SF | MIN 10% LANDSCAPE REQUIRED | PROVIDED | |
| PARKING ISLANDS | 289 SF | 718 SF | |
| PLANT MATERIALS | CALCULATION | PLANTS REQUIRED | PLANTS PROVIDED |
| 1 TREE / INCREMENTAL 162 SF | 718 / 162 = 4.43 | 5 | 3 |
| 5 SHRUBS / INCREMENTAL 162 SF | (718 / 162) X 5 = 22.16 | 23 | 25 |

| PARKING LOT PERIMETER LANDSCAPE REQUIREMENTS | | | | | |
|--|----------------|--------------------|-----------------------------|---------------------|-----------------------|
| | CALCULATION | TREES REQ. / PROV. | % EVERGREEN (MIN. 50% REQ.) | SHRUBS REQ. / PROV. | % EVERGREEN (0% REQ.) |
| WEST PERIMETER 10' BUFFER | 135 LF / 30 LF | 5 / 5 | 60% | 23 / 65 | 46% |

| SITE PERIMETER LANDSCAPE REQUIREMENTS* | | | | | |
|--|--------------------|---|----------------------------|---------------------|----------------------------|
| | CALCULATION | TREES REQ. / PROV. | % EVERGREEN (40%-60% REQ.) | SHRUBS REQ. / PROV. | % EVERGREEN (40%-60% REQ.) |
| NORTH PERIMETER 1 TREE & 5 SHRUBS / 40 LF | 296 LF / 40 LF | 8 / 8 | 63% | 37 / 54 | 57% |
| EAST PERIMETER 1 TREE & 5 SHRUBS / 40 LF | 70 LF / 40 LF | 2 / 2 | 0% | 17 / 37 | 41% |
| SOUTH PERIMETER 1 TREE & 5 SHRUBS / 40 LF | 300 LF / 40 LF x 5 | 7 / 4 + 20 EVG SUBS + 10 DEC SUBS | 29% | 38 / 57 | 44% |

*TEN (10) SHRUBS MAY BE SUBSTITUTED FOR ONE (1) TREE

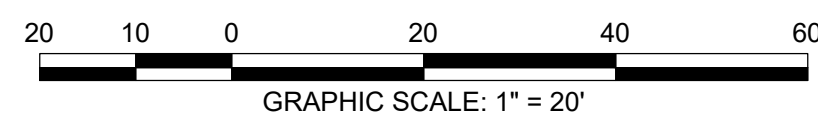
GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- ALL WEEDS TO BE REMOVED AND DISPOSED OF.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL ROCK MULCH PLANTER BEDS TO HAVE 1 3/4" RIVER ROCK AT A MINIMUM 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC AND SHALL BE REGULARLY REPLENISHED.
- ALL PLANTING SHALL BE MAINTAINED IN A HEALTH AND ATTRACTIVE MANNER AS DETERMINED BY THE TOWN. MAINTENANCE SHALL BE CONDUCTED BY THE PROPERTY OWNER OF RECORD, THE PROPERTY EXPERT OWNER'S AGENT OR TENANT WHICH HAS ASSUMED LANDSCAPE MAINTENANCE RESPONSIBILITY.

TREE PLANTING NOTES

- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3' TO 4' FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

LANDSCAPE PLAN



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rickengineering.com
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ENGINEERING COMPANY
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DOUGLAS COUNTY, COLORADO
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4

LANDSCAPE PLAN & DETAILS

SITE PLAN PREPARED FOR:



Know what's below.
Call before you dig.

DRAWING NO.

6

6TH SUBMITTAL

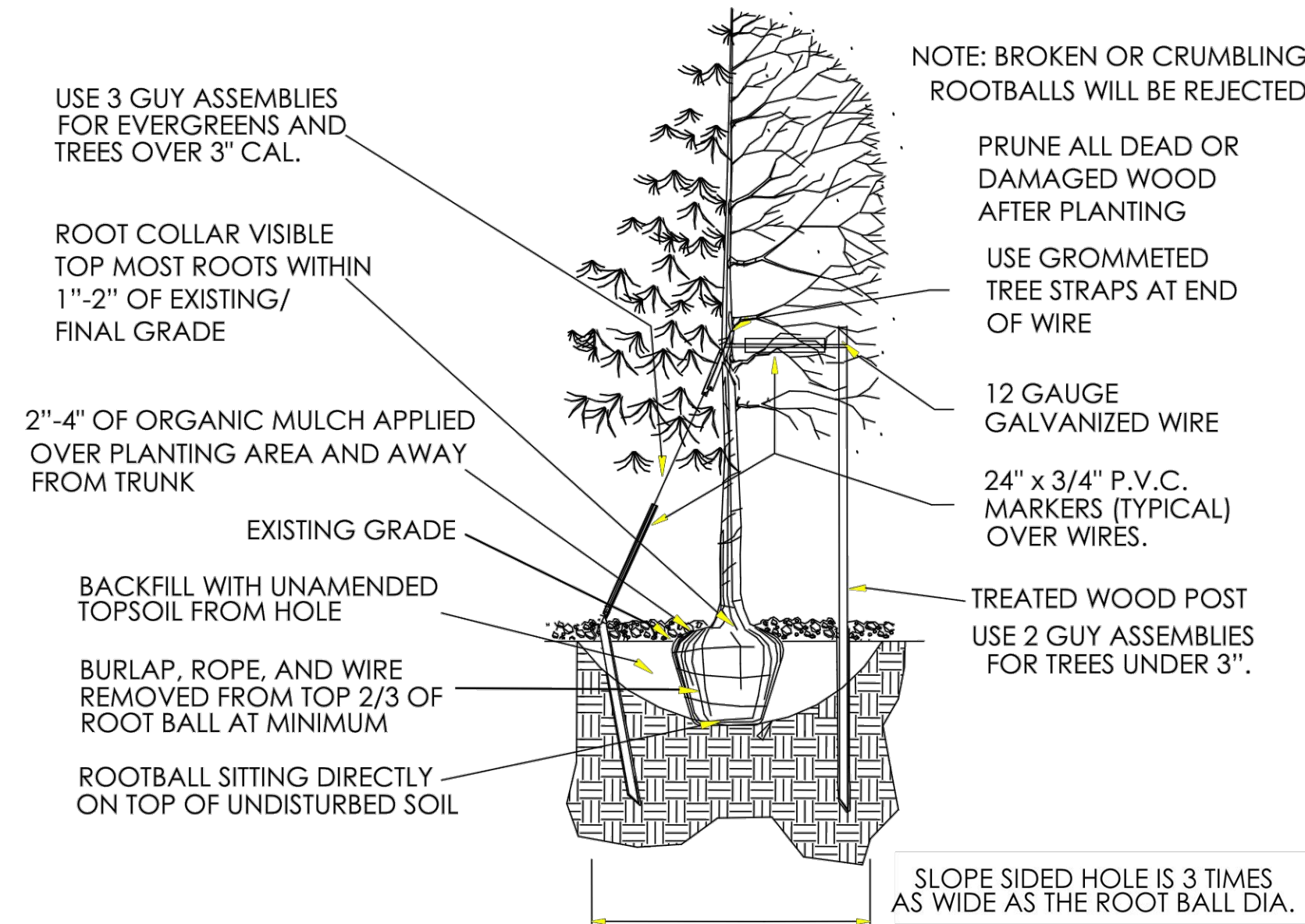
NO. BY DATE REVISION

2243 DRAWN/DESIGNED BY: KN
9/22/2025 CHECKED BY: KN

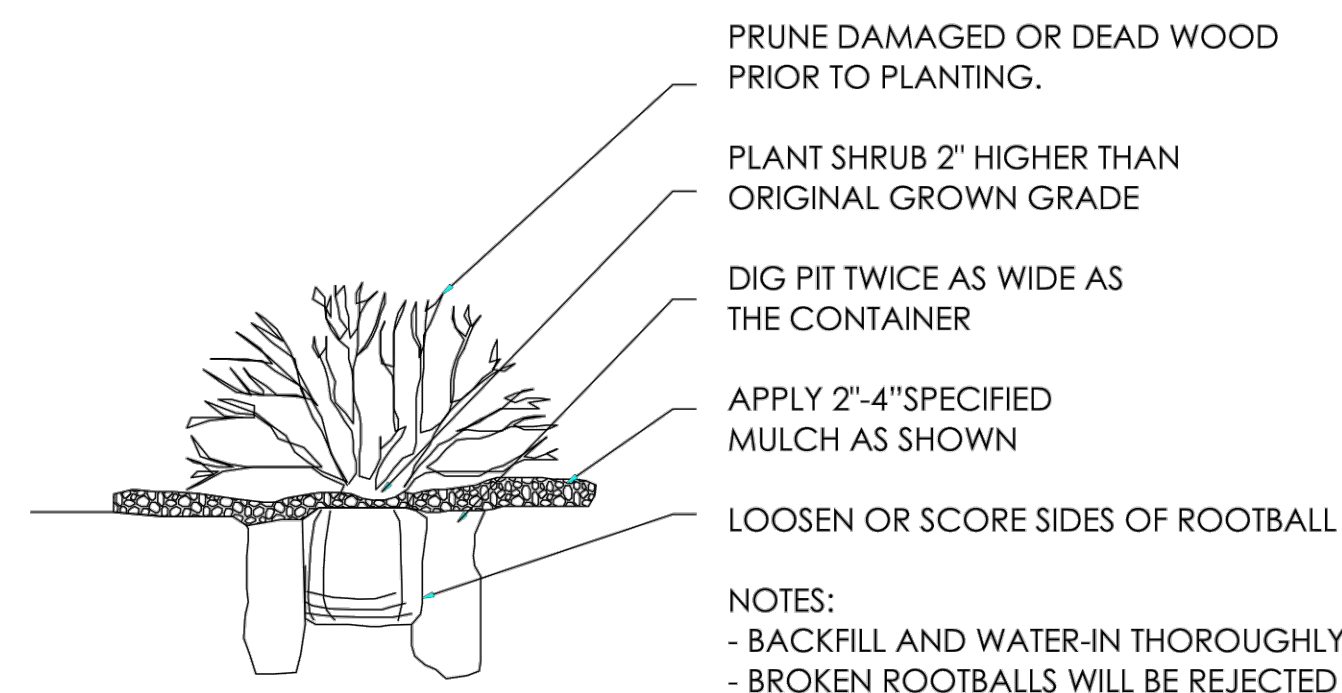
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SE
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

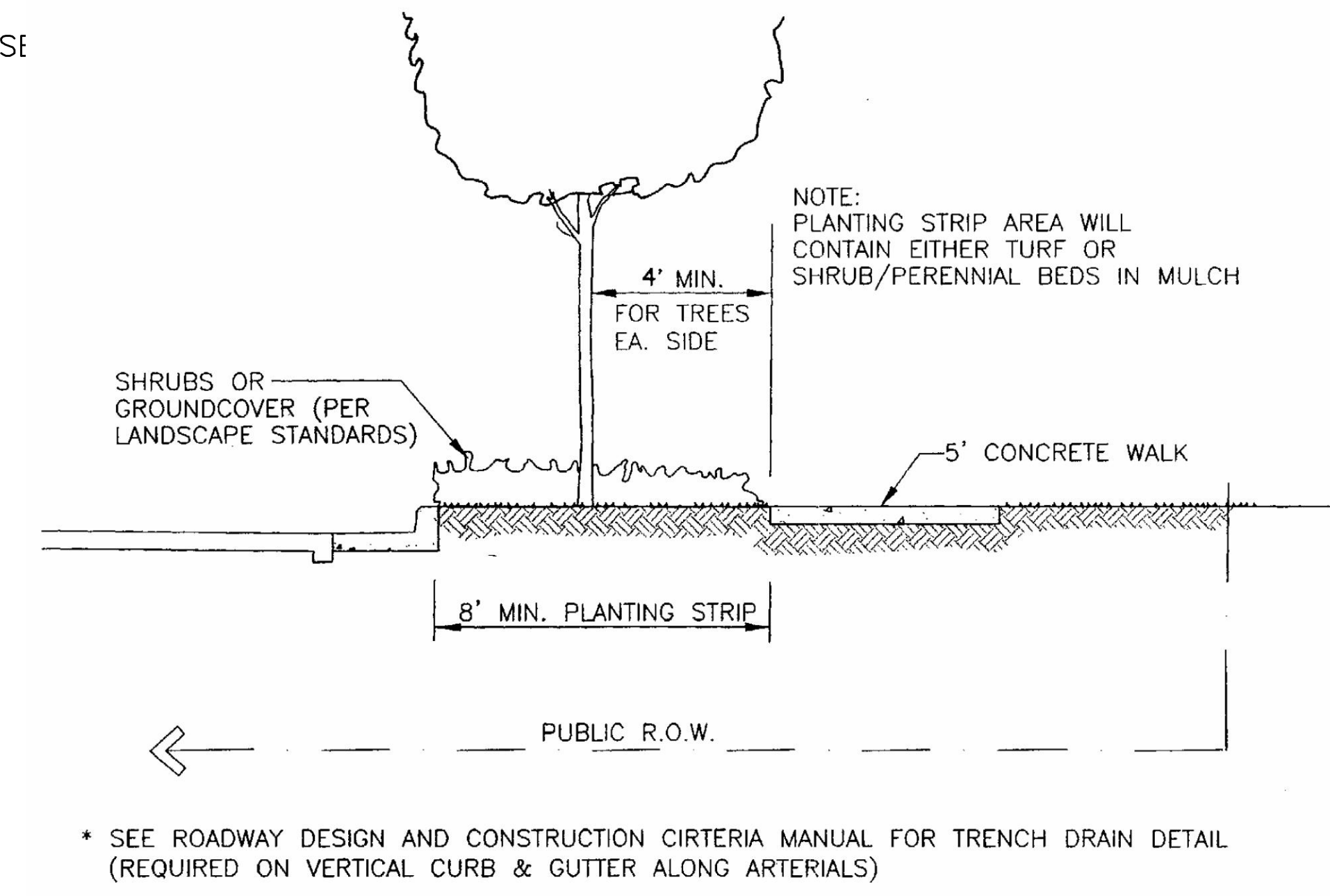
TOWN OF PARKER PLANTING STANDARDS



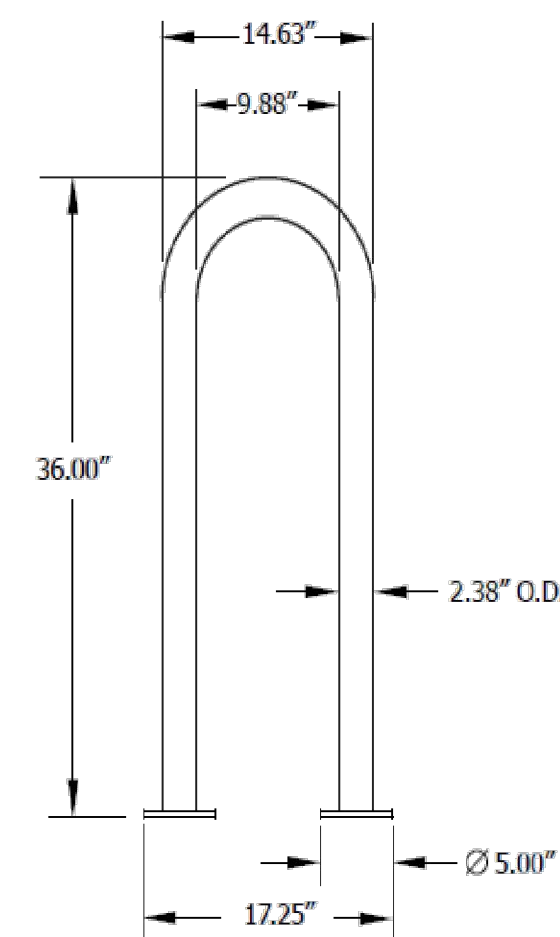
A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.

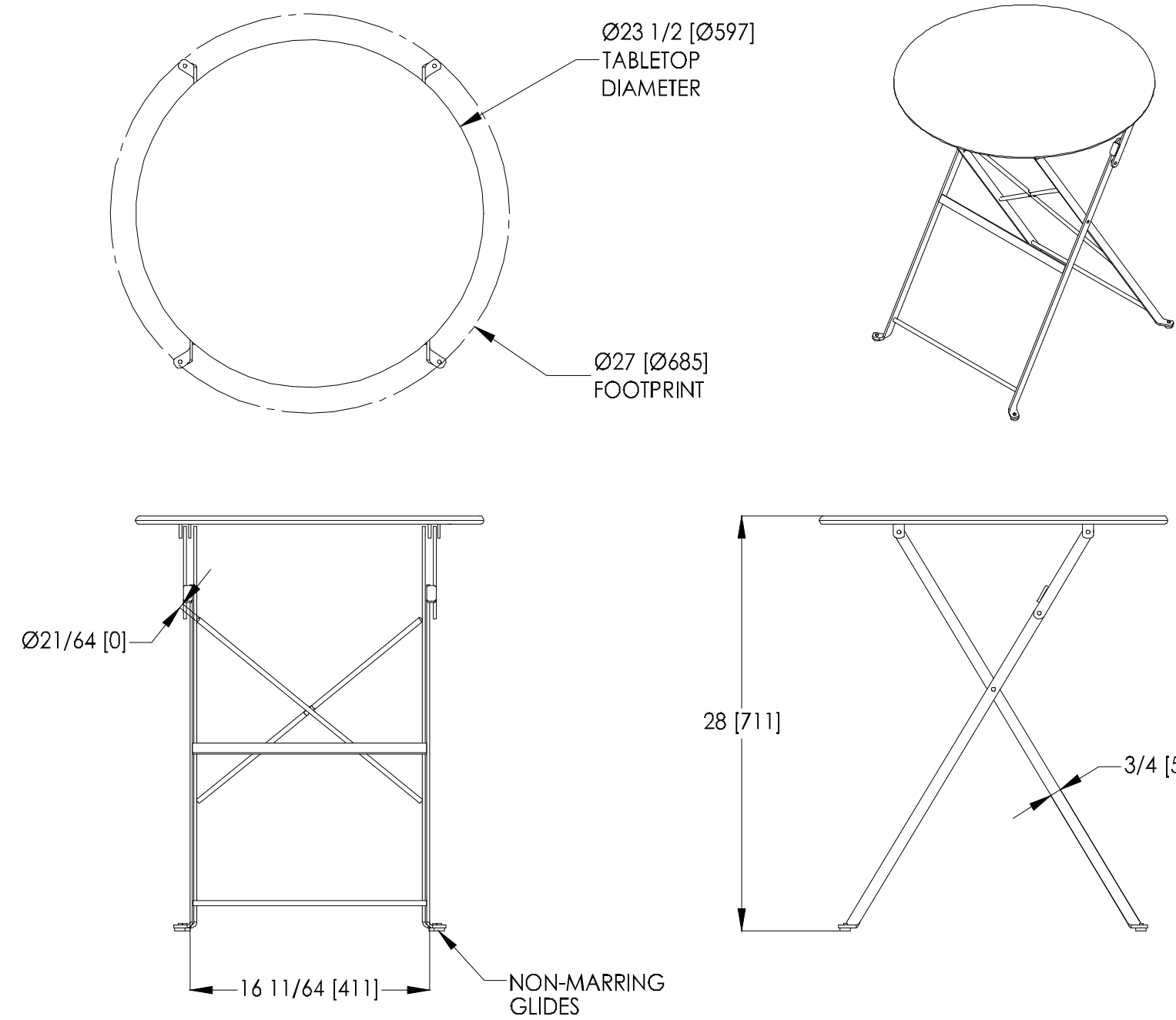


C STREET SECTION WITH DETACHED WALK
SCALE: N.T.S.



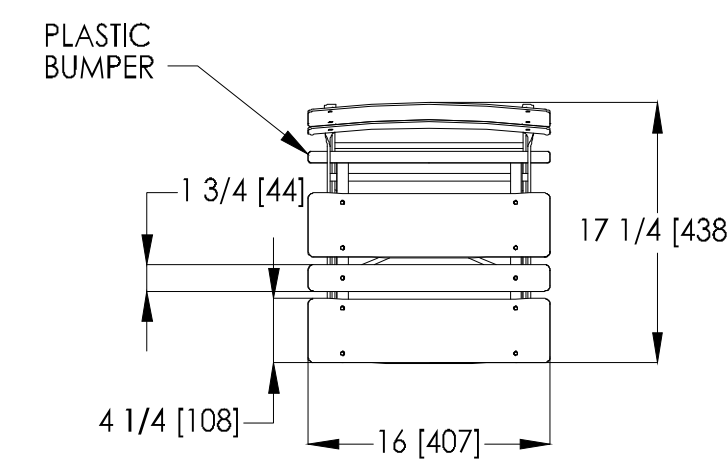
D BIKE RACK
SCALE: N.T.S.

STREETSIDE 1-LOOP RACK,
SURFACE MOUNT
MANUFACTURER: ANOVA
MODEL NUMBER: LBR3PSURF
MATERIAL: 2.38" O.D. X 11-GAUGE
WALL STEEL TUBING
COLOR: TEXTURED BRONZE
DIMENSIONS: 36"H x 17"W

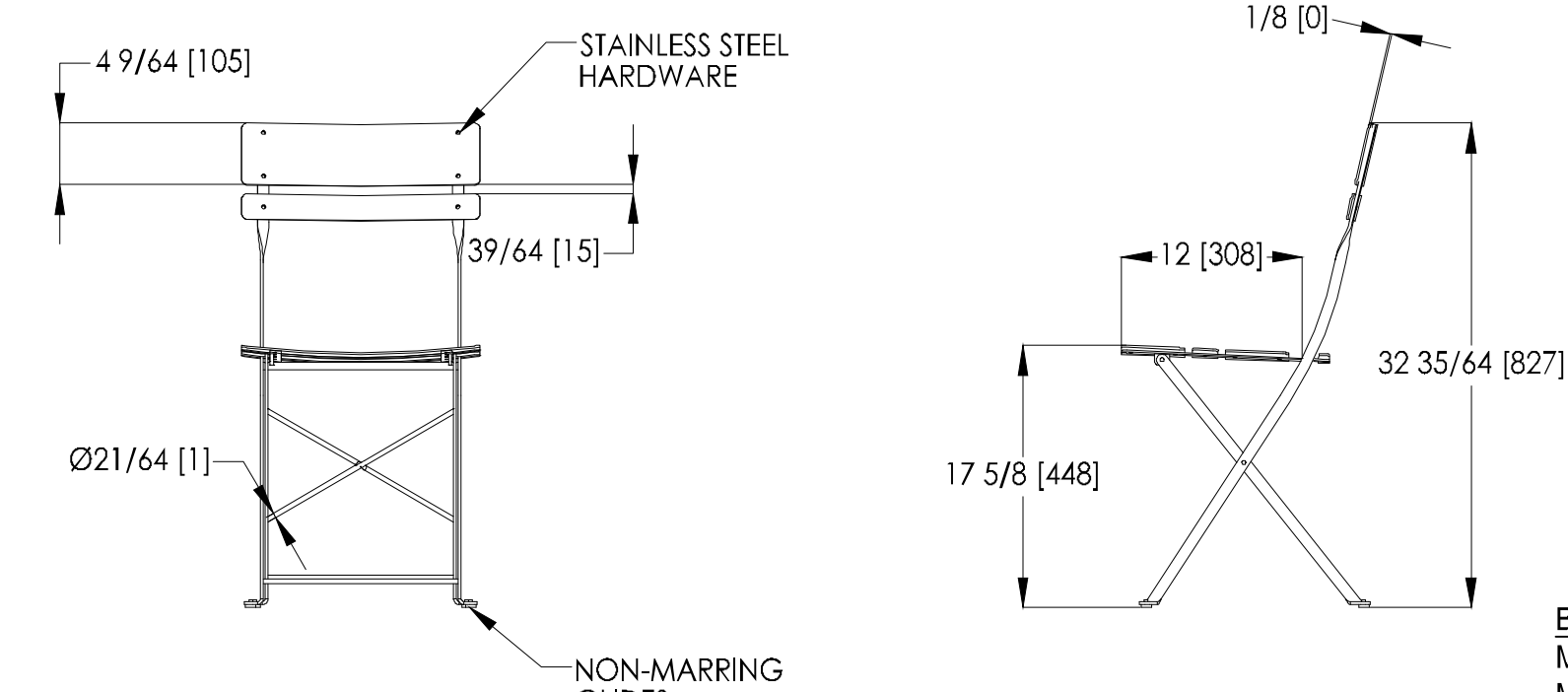


E PATIO TABLES
SCALE: N.T.S.

BRAVO BISTRO TABLE
MANUFACTURER: LANDSCAPE FORMS
MODEL NUMBER: CS201-01
COLOR: CADMIUM
CONTACT: 1.800.521.2546



F PATIO CHAIRS
SCALE: N.T.S.



BRAVO BISTRO CHAIR
MANUFACTURER: LANDSCAPE FORMS
MODEL NUMBER: CS101-01
COLOR: CADMIUM
CONTACT: 1.800.521.2546

| NO. | BY | DATE | REVISION |
|-----|----|------|----------|
| | | | |
| | | | |
| | | | |

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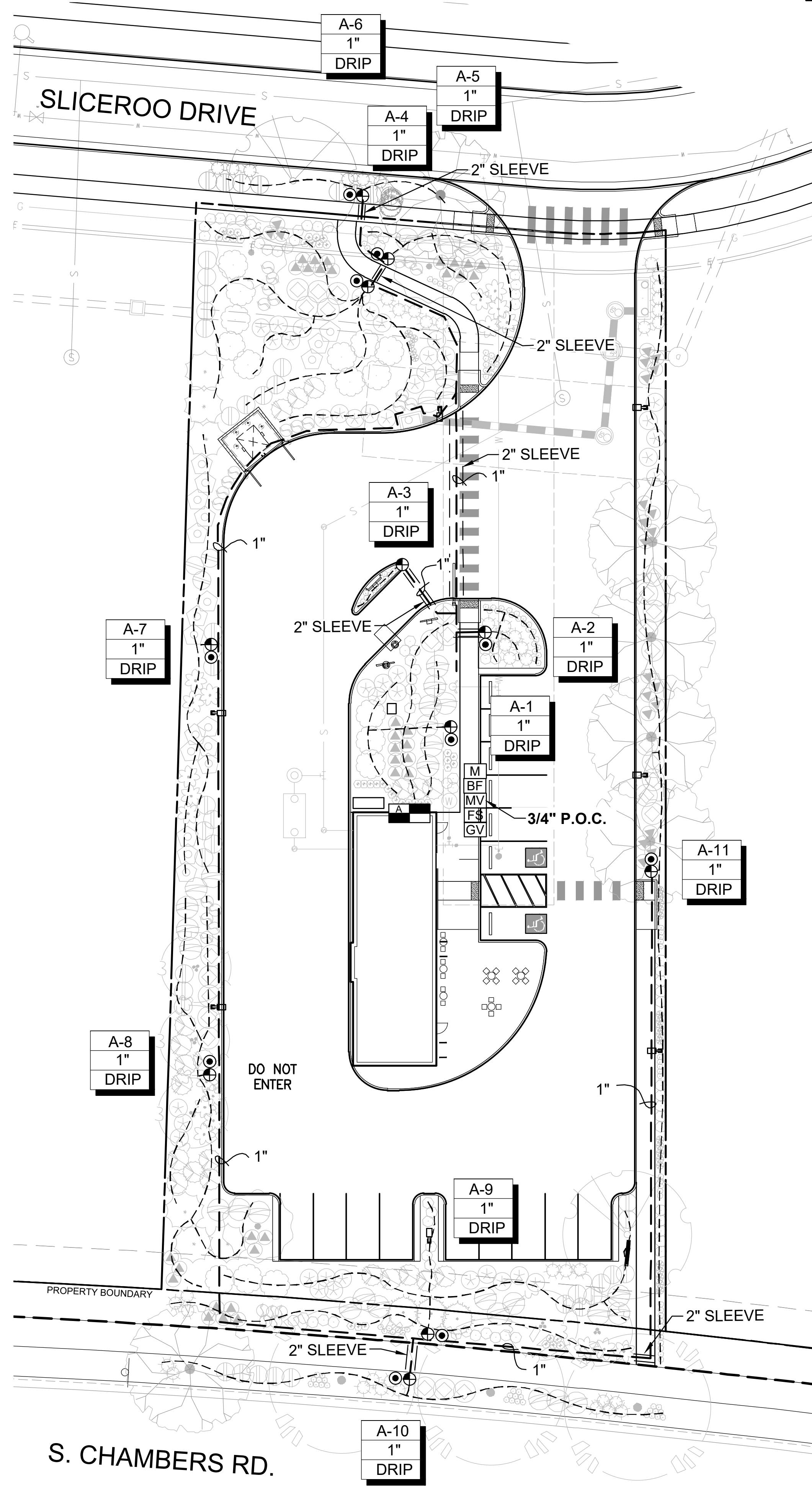
PROJECT NO: 2243
DRAWN/DESIGNED BY: KN/JG
CHECKED BY: KN
DATE: 9/22/2025

SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

LANDSCAPE PLAN & DETAILS

SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



IRRIGATION NOTES

IRRIGATION - GENERAL

ALL WORK SHALL CONFORM TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS AND WITH THE ACCEPTED PLANS. REFER TO THESE STANDARDS FOR ADDITIONAL INFORMATION AS NEEDED. A COPY OF THESE SPECIFICATIONS SHALL BE AVAILABLE ON THE WORK SITE AT ALL TIMES.

THIS SYSTEM DESIGN ASSUMES A STATIC PRESSURE OF 70 PSI AT THE POINT OF CONNECTION. CONTRACTOR RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW. CONTRACTOR RESPONSIBLE FOR COORDINATION OF ELECTRICAL INSTALLATION OF CONTROLLER.

INSTALL CONTROLLER ON PEDESTAL AT APPROXIMATE LOCATION SHOWN ON PLANS, COORDINATE LOCATION WITH OWNER.

INSTALL ALL ELECTRICAL IN ACCORDANCE WITH NATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL CODES.

DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WILL AFFECT THE EFFICIENCY OF THE IRRIGATION SYSTEM. CONTACT OWNERS REPRESENTATIVE FOR CLARIFICATION. IF DISCREPANCIES IN NOTES, DETAILS OR SPECIFICATIONS EXIST CONTACT OWNER'S REPRESENTATIVE TO CLARIFY.

DRAWINGS ARE DIAGRAMMATIC, IRRIGATION SYSTEM IS TO BE INSTALLED IN LANDSCAPE AREAS.

CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING. COORDINATE ALL SLEEVING INSTALLATION WITH OTHER TRADES.

ALL DRIP LINES TO BE INSTALLED BELOW GRADE AND BROUGHT TO THE BASE OF PLANTS.

THE CONTRACTOR SHALL CERTIFY THAT THE GRADE IS WITHIN PLUS OR MINUS ONE-TENTH (1/10TH) OF THE FINAL GRADING PLAN PRIOR TO COMMENCEMENT OF ANY LANDSCAPE OR IRRIGATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES ASSOCIATED WITH THE WORK AS SHOWN ON THE PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

ANY REVISION TO THE IRRIGATION PLAN SHALL BE REVIEWED AND APPROVED BY THE TOWN OF PARKER PRIOR TO IMPLEMENTATION.

THE CONTRACTOR SHALL HAVE ACCEPTED SET OF PLANS AND MUST HAVE HELD A PRE-CONSTRUCTION MEETING WITH OWNERS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY AND ALL WORK.

THE CONTRACTOR SHALL WARRANT THE WORKMANSHIP AND IRRIGATION SYSTEM FOR A PERIOD OF TWO YEARS.

DO NOT DISTURB PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLANS.

THE CONTRACTOR SHALL IDENTIFY, VERIFY AND PROTECT CONTROL POINT. CONTRACTOR SHALL VERIFY LOCATION OF CONTROL POINT WEEKLY AND THE ORIGINAL CONDITION OF CONTROL POINT PIN SHALL BE MAINTAINED THROUGHOUT ENTIRE PROJECT. LOCATION AND G.P.S. COORDINATES OF THE CONTROL POINT SHALL BE IDENTIFIED ON ALL PLANS AND AS-BUILTS.

THE IRRIGATION SYSTEM SHALL BE INSTALLED AFTER SOIL PREPARATION AND PRIOR TO PLANT MATERIALS.

IRRIGATION - INSPECTIONS

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCHEDULING AND COORDINATION OF ALL REQUIRED INSPECTIONS WITH OWNERS REPRESENTATIVE AND THE TOWN OF PARKER. REFER TO TOWN OF PARKER STANDARDS AND SPECIFICATIONS FOR ALL REQUIRED INSPECTIONS.

THE IRRIGATION SYSTEM SHALL PASS A MAINLINE PRESSURE TEST AND COVERAGE TEST AND A WATERING SCHEDULE WITH RUN TIMES AND APPLICATION RATES SHALL BE SUBMITTED PRIOR TO SODDING, SEEDING, OR PLANTING.

CONTRACTOR SHALL SCHEDULE PRESSURE TEST AT COMPLETION OF MAINLINE, MAINLINE SHALL HOLD AT SEVENTY (70) P.S.I. FOR TWO (2) HOURS.

IRRIGATION - AS-BUILTS

APPROVED CONSTRUCTION DRAWINGS SHALL BE ON SITE AND UPDATED DAILY WITH AS-BUILT MARKUPS. CONTRACTOR SHALL MAKE AS-BUILTS AVAILABLE ON SITE TO TOWN STAFF AND OWNERS REPRESENTATIVE FOR REVIEW AND INSPECTION IMMEDIATELY UPON REQUEST.

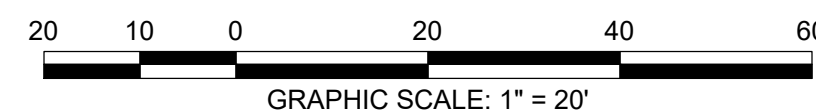
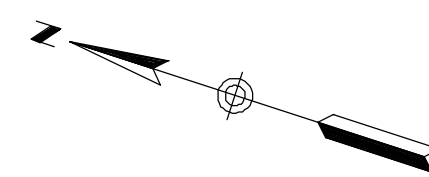
RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS-BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

IRRIGATION MATERIAL LEGEND

| SYMBOL | MANUFACT. | MODEL NO. / DESCRIPTION | DETAIL / SHEET |
|--------|-------------|---|----------------|
| | HUNTER | HYDRAWISE X2-1400, IRRIGATION CONTROLLER 'A' 14 STATION CONTROLLER, 12 STATIONS USED | A/9 |
| | P.O.C. 'A' | METER, P.O.C. 'A' - 1" POTABLE TAP. STATIC WATER PRESSURE IS ASSUMED TO BE 70 PSI, CONTRACTOR TO FIELD VERIFY AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DIFFERENT | B/9 |
| | FEBCO | BACKFLOW PREVENTION ASSEMBLY 825-YA SPARKERS W/MODEL 650 WYE STRAINER SIZE OF P.O.C. (1") IN STRONG BOX ENCLOSURE. ALL PIPING BETWEEN METER AND BACKFLOW DEVICE SHALL BE 'K' COPPER OR RED BRASS. | B & C/9 |
| | RAINBIRD | BRASS MASTER VALVE, EPB-CP-PRS-D, SIZE OF P.O.C. NORMALLY CLOSED WITH PRESSURE REGULATING MODULE. MASTER VALVE SHALL BE INSTALLED IN A 'JUMBO' SIZED VALVE BOX WITH LOCKING COVER AND 'MCV' HEAT BRANDED ON COVER | B & D/9 |
| | HUNTER | RAIN-CLICK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. | B/10 |
| | RAINBIRD | QUICK COUPLER VALVE 44RC WITH LOCKING RUBBER COVER, INSTALLED IN 10" ROUND VALVE BOX WITH 'QCV' HEAT BRANDED ON COVER INSTALL QCV ON A 1" STUB-OUT OFF MAINLINE. | D/10 |
| | RAINBIRD | XCZ-150-PRB-COM, 1" REMOTE CONTROL DRIP VALVE KIT, BOX WITH LOCKING VALVE COVER AND 'RCV' HEAT BRANDED ON COVER. | A/11 |
| | AS APPROVED | MAINLINE, CLASS 200 PVC SOLVENT WELD FITTINGS | H/10 |
| | AS APPROVED | LATERAL LINE, CLASS 200 PVC SOLVENT WELD FITTINGS | H/10 |
| | AS APPROVED | HUNTER HDL-CV DRIP TUBING WITH EMITTERS TO BASE OF PLANTS | E/9 |
| | AS APPROVED | SLEEVING, SCH. 40 PVC PIPE, MINIMUM 4" DIAMETER FOR PIPING, LARGER WHERE APPROPRIATE. A SEPARATE 2" SLEEVE, FOR WIRE UNDER ALL PAVED SURFACES. | C, G/10 |
| | RAINBIRD | SHRUBS - POINT SOURCE DRIP ZONE, XERIBUG DRIP EMITTERS ON A STAKE CONNECTED TO POLY DRIP TUBING PER DETAIL. | E/9 |
| | AS APPROVED | WIRE SPLICES ALLOWED ONLY WHERE RUNS EXCEED 2500'. PULL BOXES FOR WIRE SPLICES. PULL BOXES SHALL BE 12" RECTANGULAR WITH LOCKING LID. | I/10 |
| | NETAFIM | DRIP END FLUSH, NETAFIM TL050MFV-1, INSTALL ON PVC EXHAUST MANIFOLD WITHIN VALVE BOX AT LOWEST ELEVATION AND ALL END RUN(S) IN SYSTEM. INSTALL MIN. TYP AS REQUIRED. | |

LATERAL PIPE SIZING CHART:

| CLASS 200 PIPE | GPM | PIPE SIZE | SLEEVE SIZE |
|----------------|-------|-----------|-------------|
| 3/4" | 0-10 | 1/2" | 2" |
| 1" | 11-16 | 3/4" | 2" |
| 1-1/4" | 17-26 | 1" | 2" |
| 1-1/2" | 27-36 | 1-1/4" | 3" |
| 2" | 37-55 | 1-1/2" | 3" |
| 2-1/2" | 56-80 | 2" | 4" |
| | | 2-1/2" | 6" |
| | | 3" | 6" |



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PROJECT NO: 2243 DRAWN/DESIGNED BY: KN/TM
DATE: 9/22/2025 CHECKED BY: KN

SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

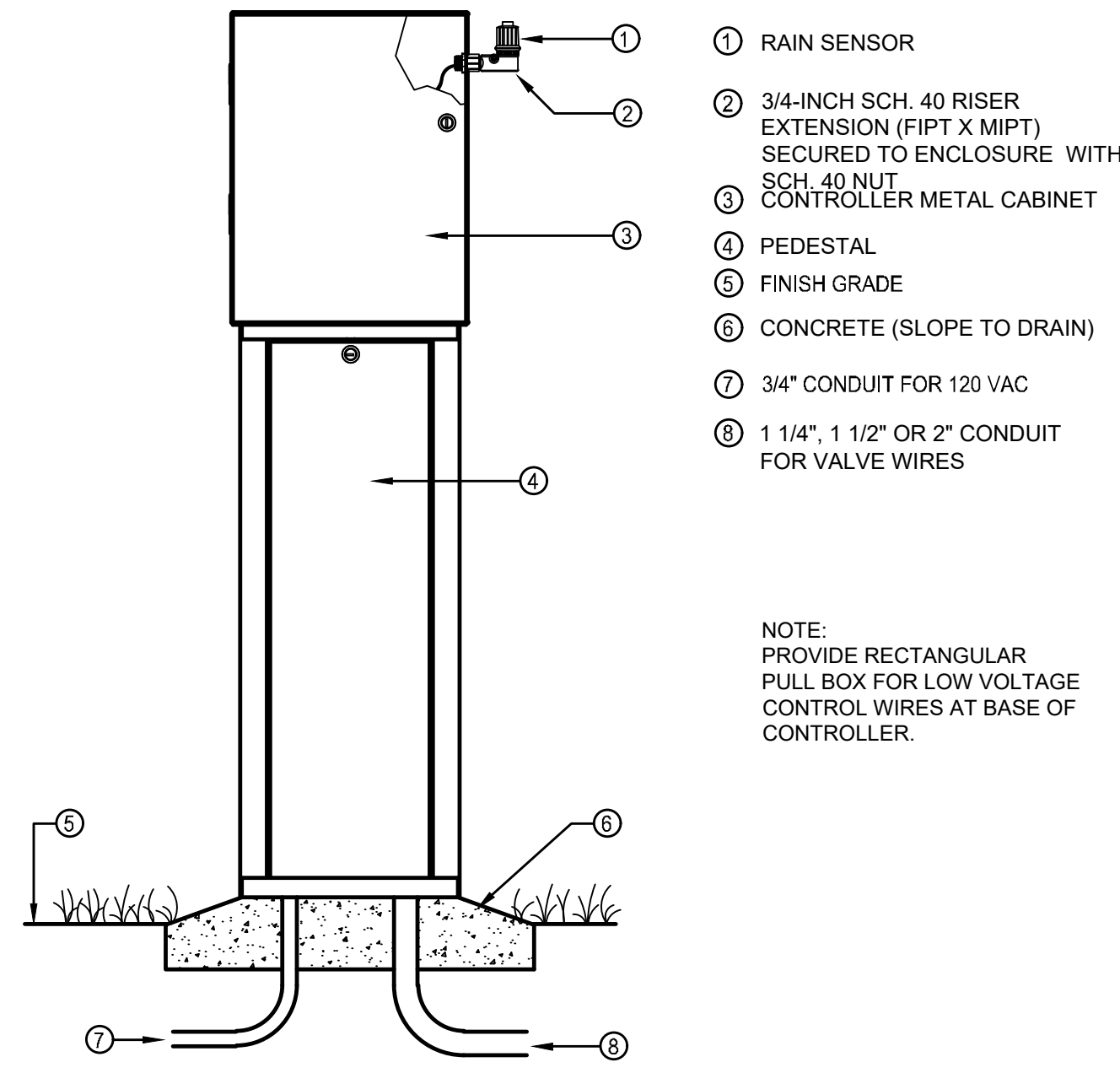
Know what's below.
Call before you dig.

DRAWING NO.
8

6TH SUBMITTAL

SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

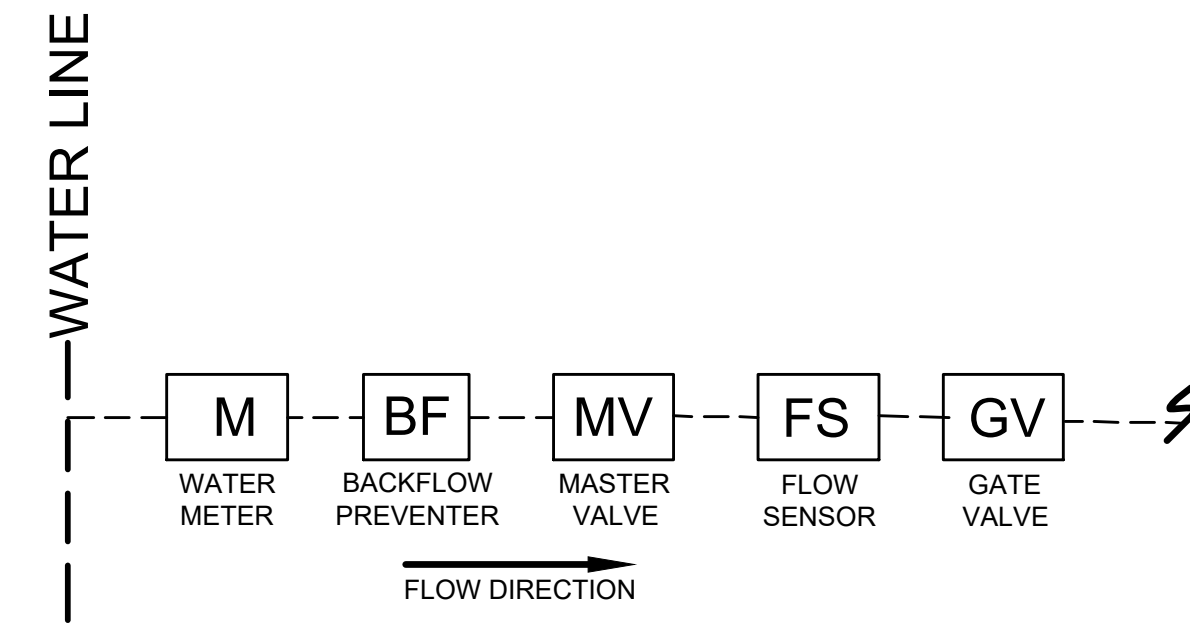
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



- ① RAIN SENSOR
- ② 3/4-INCH SCH. 40 RISER EXTENSION (F1PT X MIPT) SECURED TO ENCLOSURE WITH SCH. 40 NUT
- ③ CONTROLLER METAL CABINET
- ④ PEDESTAL
- ⑤ FINISH GRADE
- ⑥ CONCRETE (SLOPE TO DRAIN)
- ⑦ 3/4" CONDUIT FOR 120 VAC
- ⑧ 1 1/4", 1 1/2" OR 2" CONDUIT FOR VALVE WIRES

NOTE:
PROVIDE RECTANGULAR PULL BOX FOR LOW VOLTAGE CONTROL WIRES AT BASE OF CONTROLLER.

A CONTROLLER PEDESTAL MOUNT
SCALE: N.T.S.



B POINT OF CONNECTION (P.O.C.)
SCALE: N.T.S.

LANDSCAPE/IRRIGATION WORKSHEET
 Tap sizing for dedicated irrigation taps

Yellow fields require user input

Irrigation Water Requirement = (ET_o x PF x LA)/IE

| Define Landscape & Irrigation System: | | |
|--|----------|------|
| High Water Use Plant Material | | |
| *Cool season turfgrass (Kentucky bluegrass) | | |
| Plant Factor (PF, %) | High | 0.9 |
| Landscape Area (LA, sq ft) | 0 | |
| Irrigation Efficiency (IE, %) | Overhead | 0.65 |
| High-Moderate Water Use Plant Material | | |
| *Hybrid grass types (Texas hybrids, fescue, etc.) | | |
| Plant Factor (PF, %) | High-Med | 0.8 |
| Landscape Area (LA, sq ft) | 0 | |
| Irrigation Efficiency (IE, %) | Overhead | 0.65 |
| Moderate Water Use Plant Material | | |
| *Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.) | | |
| Plant Factor (PF, %) | Med | 0.5 |
| Landscape Area (LA, sq ft) | 14,937 | |
| Irrigation Efficiency (IE, %) | Drip | 0.9 |
| Low Water Use Plant Material | | |
| *Xeric trees/shrubs/perennials, native grass mixes | | |
| Plant Factor (PF, %) | Low | 0.25 |
| Landscape Area (LA, sq ft) | 0 | |
| Irrigation Efficiency (IE, %) | Drip | 0.9 |

Site Summary:

Total Irrigated Area (sq ft) 14937
Avg Plant Factor (%) 0.50
Avg Irrigation Efficiency (%) 0.90

Peak monthly ET, Parker, CO:

Peak monthly ET (July): 7.56 in

Irrigation Water Requirement (IWR):

Peak monthly IWR: 38896 gal
Maximum flow requirement 4.1 GPM

* Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines

Hydraulic Requirements:

| Tap Size (in) | Max GPM |
|---------------|---------|
| 3/4" | 10 |
| 1" | 18 |
| 1 1/2" | 40 |
| 2" | 71 |
| 3" | 189 |
| 4" | 380 |

* 2" and smaller assumes Seamless K Copper Tube
3" and larger assumes Ductile Iron Pipe Class 350

Tap Size Requirement 3/4"

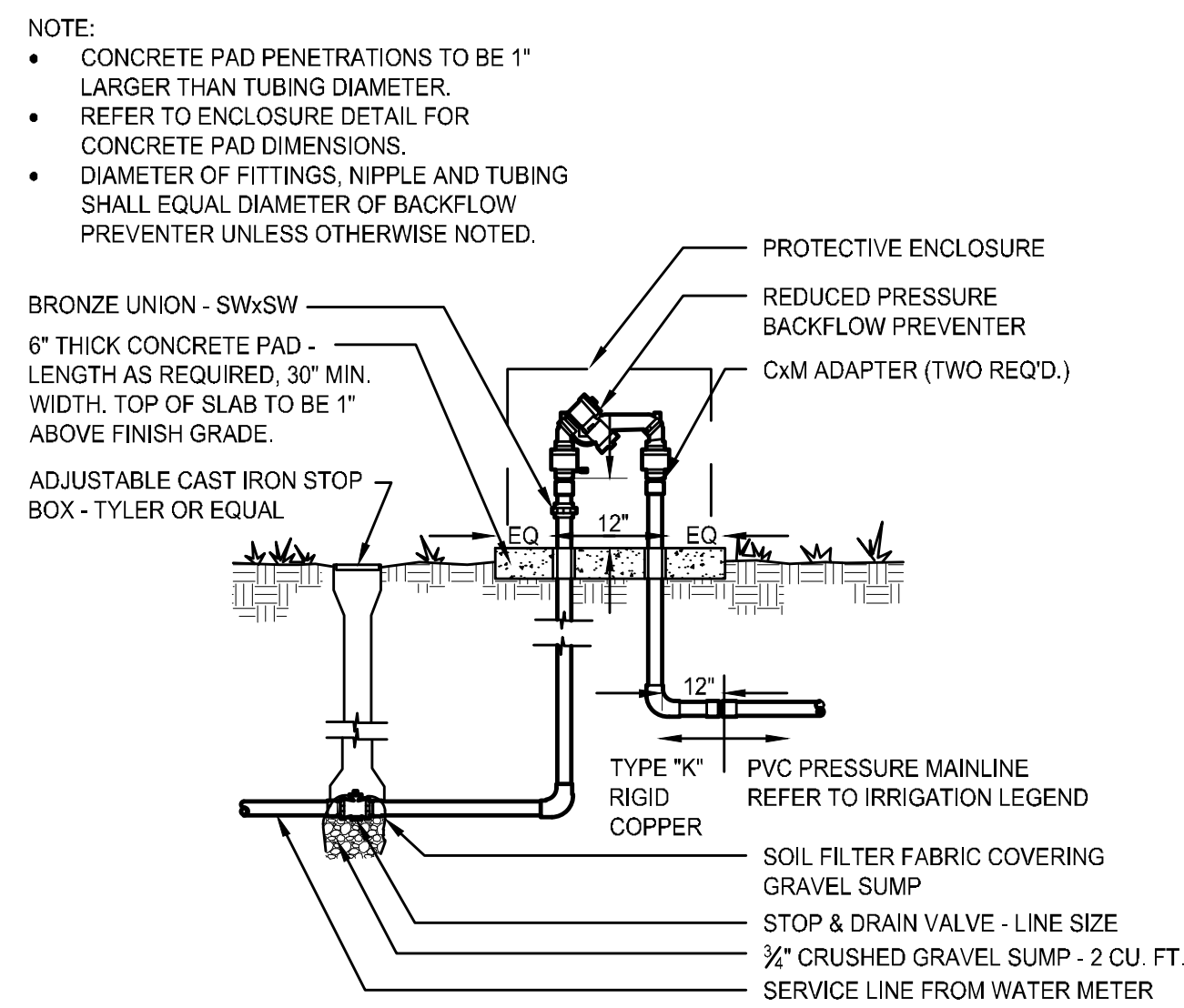
System Design Pressure: 70 PSI

Design pressure has been field tested & verified

This form has been completed in compliance with PWSD's Engineering Standards & Specifications Manual regarding irrigation design specifications

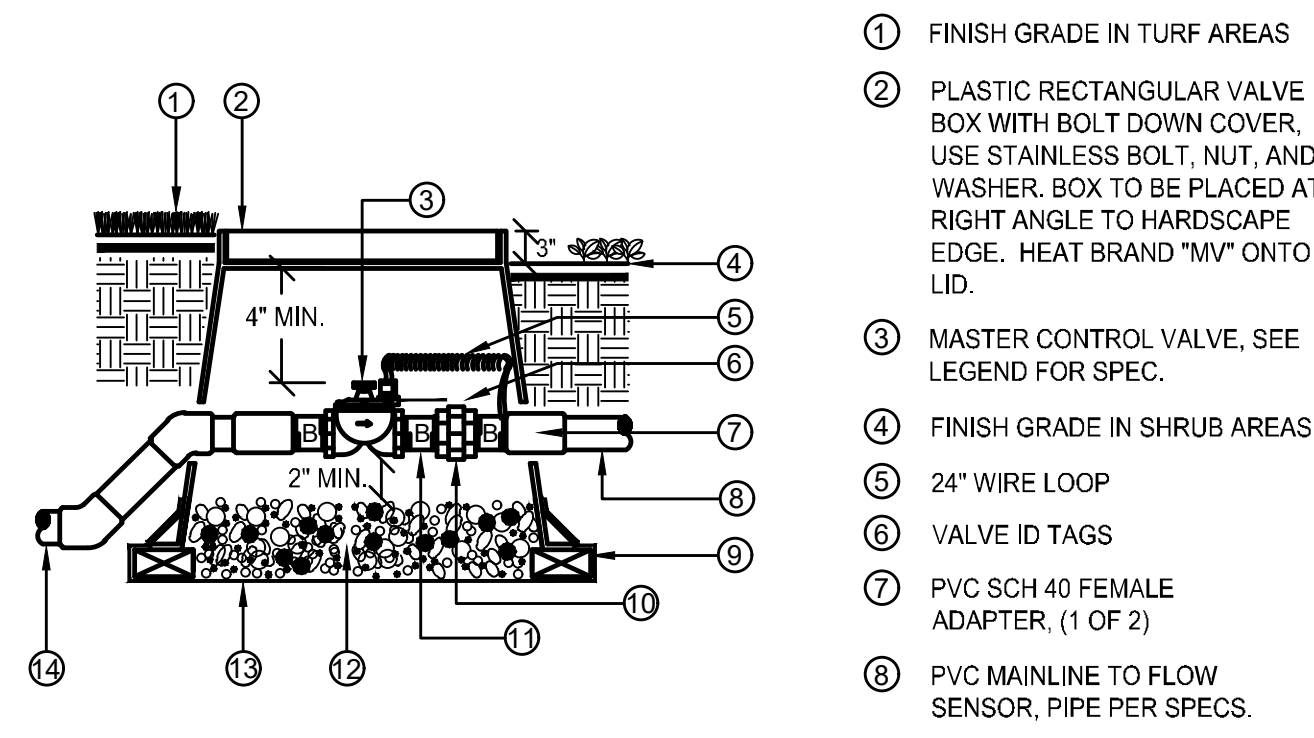
*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

[Visit Appendix B of the SMWSA Model Ordinance for Plant Factor Guidelines](#)



- NOTE:
- CONCRETE PAD PENETRATIONS TO BE 1" LARGER THAN TUBING DIAMETER. REFER TO ENCLOSURE DETAIL FOR CONCRETE PAD DIMENSIONS.
 - DIAMETER OF FITTINGS, NIPPLE AND TUBING SHALL EQUAL DIAMETER OF BACKFLOW PREVENTER UNLESS OTHERWISE NOTED.

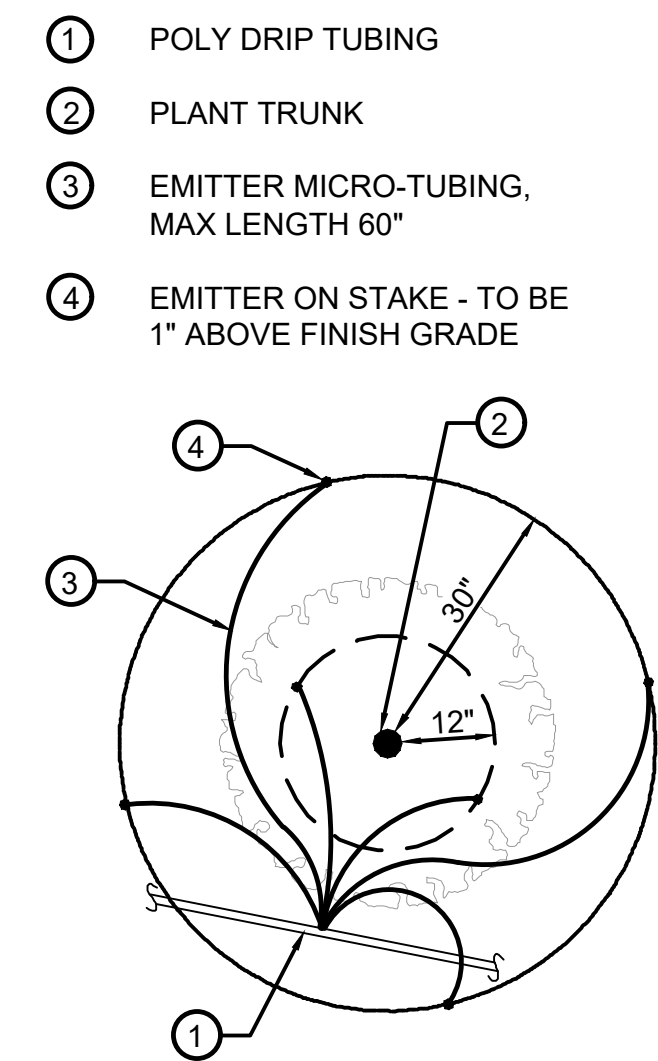
C BACKFLOW PREVENTER
SCALE: N.T.S.



- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "MV" ONTO LID.
- ③ MASTER CONTROL VALVE, SEE LEGEND FOR SPEC.
- ④ FINISH GRADE IN SHRUB AREAS
- ⑤ 24" WIRE LOOP
- ⑥ VALVE ID TAGS
- ⑦ PVC SCH 40 FEMALE ADAPTER, (1 OF 2)
- ⑧ PVC MAINLINE TO FLOW SENSOR, PIPE PER SPECS.
- ⑨ (4) BRICK SUPPORTS
- ⑩ BRASS UNION
- ⑪ BRASS NIPPLE (TYP.)
- ⑫ 3/4" ROCK, 2 CUBIC FT.
- ⑬ LANDSCAPE FABRIC
- ⑭ PVC MAINLINE PIPE FROM BACKFLOW PER SPECS.

NOTE:
USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH FROM SUPPLY SIDE OF THE MASTER VALVE ASSEMBLY. ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE.

D MASTER VALVE
SCALE: N.T.S.



- ① POLY DRIP TUBING
- ② PLANT TRUNK
- ③ EMITTER MICRO-TUBING, MAX LENGTH 60"
- ④ EMITTER ON STAKE - TO BE 1" ABOVE FINISH GRADE

E DRIP EMITTER
SCALE: N.T.S.

| PLANT SIZE | EMITTER FLOW RATE | EMITTER QTY. AT MULCHED BED LOCATIONS | EMITTER QTY. AT NATIVE SEED LOCATIONS |
|------------------------|-------------------|---------------------------------------|---------------------------------------|
| 1-2 GALLON MATERIAL | 0.5 GPH | ONE EACH | ONE EACH |
| 5 GALLON MATERIAL | 0.5 GPH | TWO EACH | TWO EACH |
| 1-1/2" CALIPER TREE | 1 GPH | THREE EACH | FOUR EACH |
| 2" CALIPER TREE | 1 GPH | FOUR EACH | SIX EACH |
| 2-1/2" CALIPER TREE | 1 GPH | SIX EACH | EIGHT EACH |
| 3" CALIPER TREE | 1 GPH | EIGHT EACH | TEN EACH |
| 3-1/2" CALIPER TREE | 1 GPH | NINE EACH | ELEVEN EACH |
| 4" CALIPER TREE | 1 GPH | TEN EACH | TWELVE EACH |
| 6 FT. CONIFEROUS TREE | 1 GPH | FOUR EACH | SIX EACH |
| 8 FT. CONIFEROUS TREE | 1 GPH | SIX EACH | NINE EACH |
| 10 FT. CONIFEROUS TREE | 1 GPH | EIGHT EACH | TWELVE EACH |
| 12 FT. CONIFEROUS TREE | 1 GPH | TEN EACH | FOURTEEN EACH |

SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

SEAL:

8678 CONCORD CENTER DR, UNIT 200
ENGLEWOOD, CO 80112
303.537.8020
rickengineering.com

PROJECT NO: 2243
DATE: 9/22/2025
DRAWN/DESIGNED BY: KN/TM
CHECKED BY: KN

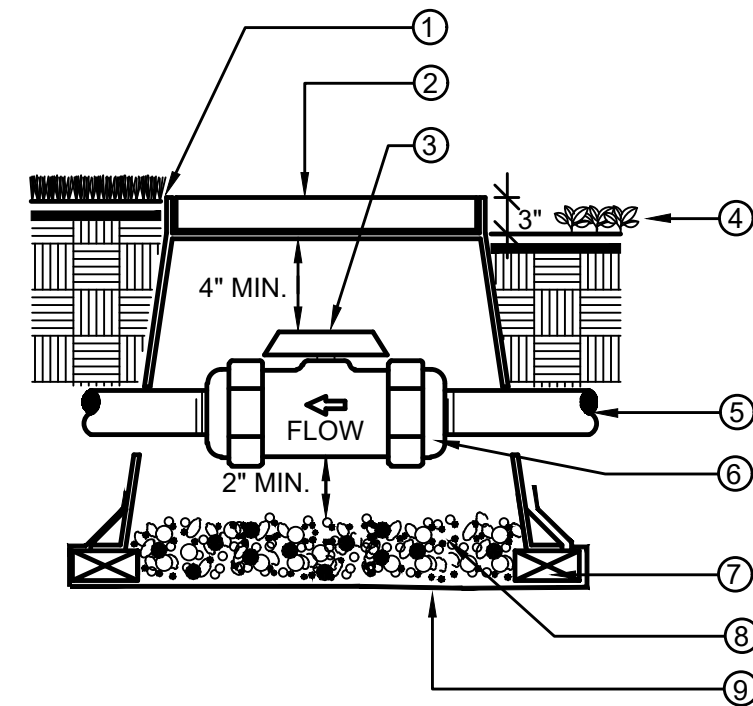
Know what's below.
Call before you dig.

DRAWING NO. 9

6TH SUBMITTAL

SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC RECTANGULAR VALVE BOX WITH BOLT DOWN COVER. USE STAINLESS BOLT, NUT, AND WASHER. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. HEAT BRAND "BV" ONTO LID.
- ③ PVC BALL VALVE. SEE LEGEND FOR SPECIFICATION
- ④ FINISH GRADE IN SHRUB AREAS
- ⑤ MAINLINE, DEPTH AS PER SPECS.
- ⑥ DUAL UNION CONNECTIONS AS PART OF BALL VALVE. THREADED IF SPECIFIED IN LEGEND
- ⑦ (4) BRICK SUPPORTS
- ⑧ 3/4" ROCK, 2 CUBIC FT.
- ⑨ LANDSCAPE FABRIC

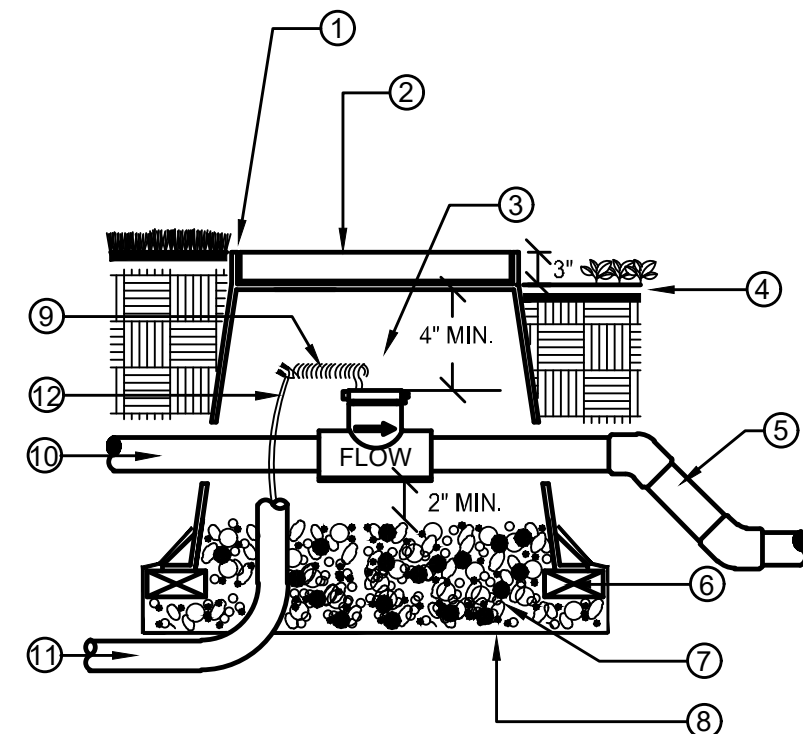
NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE PROPER VALVE INSTALLATION AT MAINLINE DEPTH.

ALL THREADED CONNECTIONS SHALL HAVE TEFLON TAPE OR PASTE.

A BALL VALVE, TRU-UNION

SCALE: N.T.S.

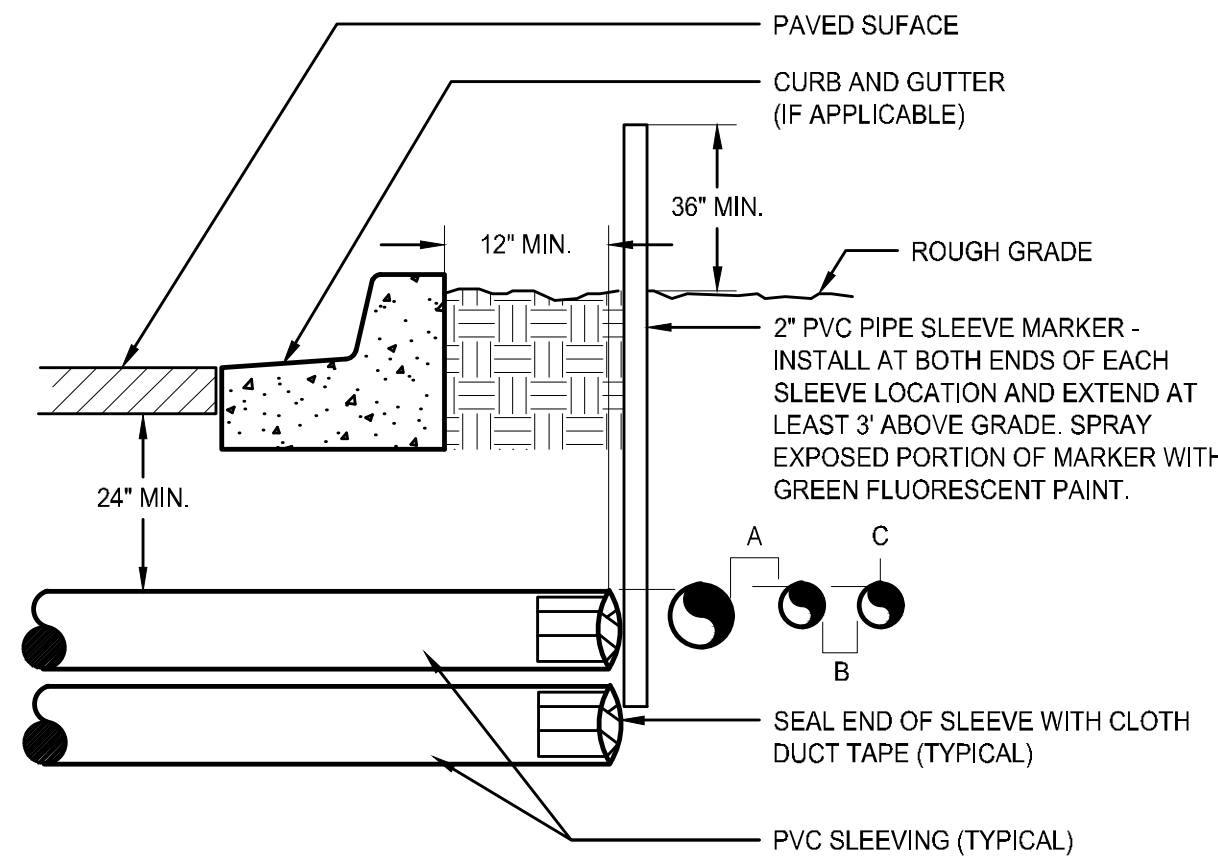


- ① FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- ② CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- ③ FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- ④ FINISH GRADE IN SHRUB MULCH AREAS
- ⑤ PVC MAINLINE TO SYSTEM, PIPE PER SPECIFICATION
- ⑥ (4) BRICK SUPPORTS
- ⑦ 3/4" ROCK, 2 CUBIC FEET
- ⑧ LANDSCAPE FABRIC
- ⑨ 24" WIRE LOOP
- ⑩ PVC MAINLINE FROM MASTER VALVE
- ⑪ 1" ELECTRICAL CONDUIT TO CONTROLLER
- ⑫ SHIELDED CABLE

NOTE:
NO FITTINGS 10x PIPE O.D. UPSTREAM OF SENSOR, NO FITTINGS 5x PIPE O.D. DOWNSTREAM OF SENSOR. INSTALL FLOW SENSOR PER THE MANUFACTURER'S RECOMMENDATIONS. ROUTE WIRES THROUGH CONDUIT TO IRRIGATION CONTROLLER. USE 45 DEGREE ELLS TO ACHIEVE MAINLINE DEPTH ON THE DOWNSTREAM SIDE OF THE FLOW SENSOR.

B FLOW SENSOR

SCALE: N.T.S.

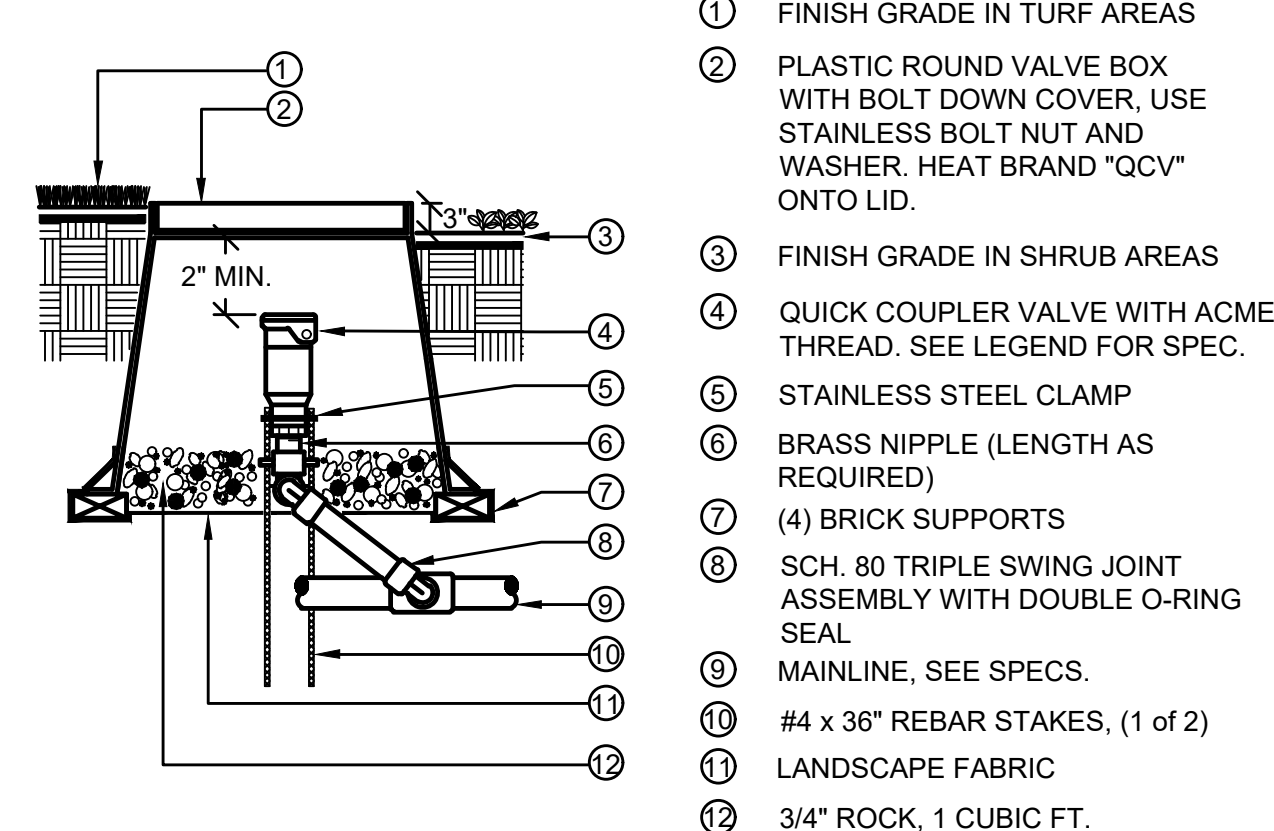


- ① PAVED SURFACE
- ② CURB AND GUTTER (IF APPLICABLE)
- ③ ROUGH GRADE
- ④ 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3" ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- ⑤ SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
- ⑥ PVC SLEEVING (TYPICAL)

NOTE:
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
• CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

C IRRIGATION SLEEVING

SCALE: N.T.S.

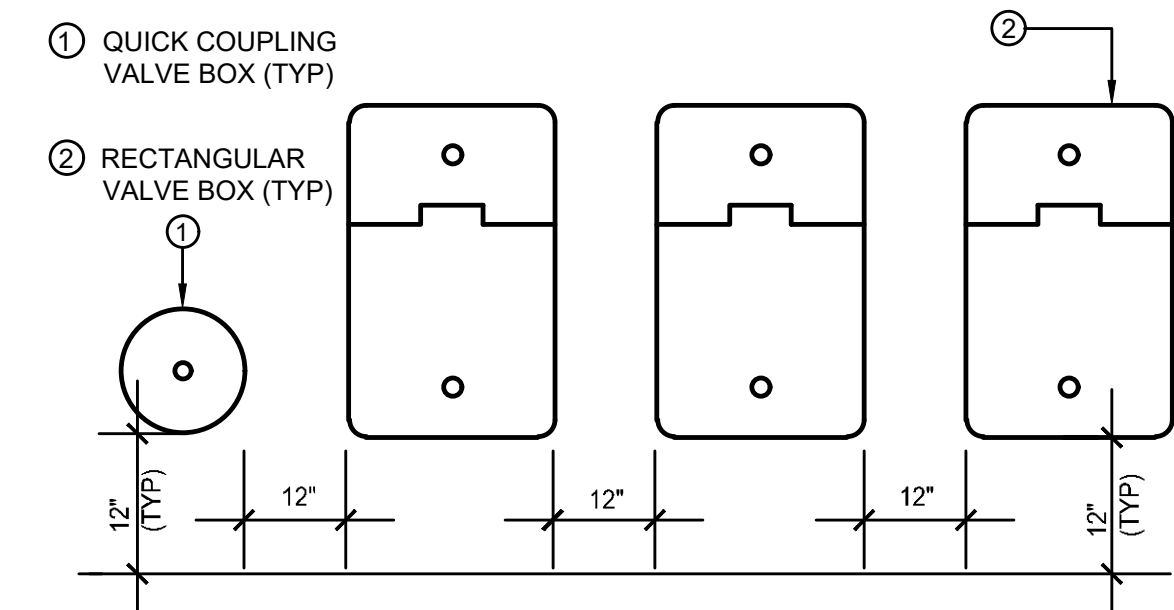


- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- ③ FINISH GRADE IN SHRUB AREAS
- ④ QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- ⑤ STAINLESS STEEL CLAMP
- ⑥ BRASS NIPPLE (LENGTH AS REQUIRED)
- ⑦ (4) BRICK SUPPORTS
- ⑧ SCH. 80 TRIPLE SWING JOINT ASSEMBLY WITH DOUBLE O-RING SEAL
- ⑨ MAINLINE, SEE SPECS.
- ⑩ #4 x 36" REBAR STAKES, (1 of 2)
- ⑪ LANDSCAPE FABRIC
- ⑫ 3/4" ROCK, 1 CUBIC FT.

NOTE:
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR PASTE. QUICK COUPLER VALVE KEY MUST SWIVEL FREELY WHEN INSERTED INTO LUG TRACK.

D QUICK COUPLER VALVE

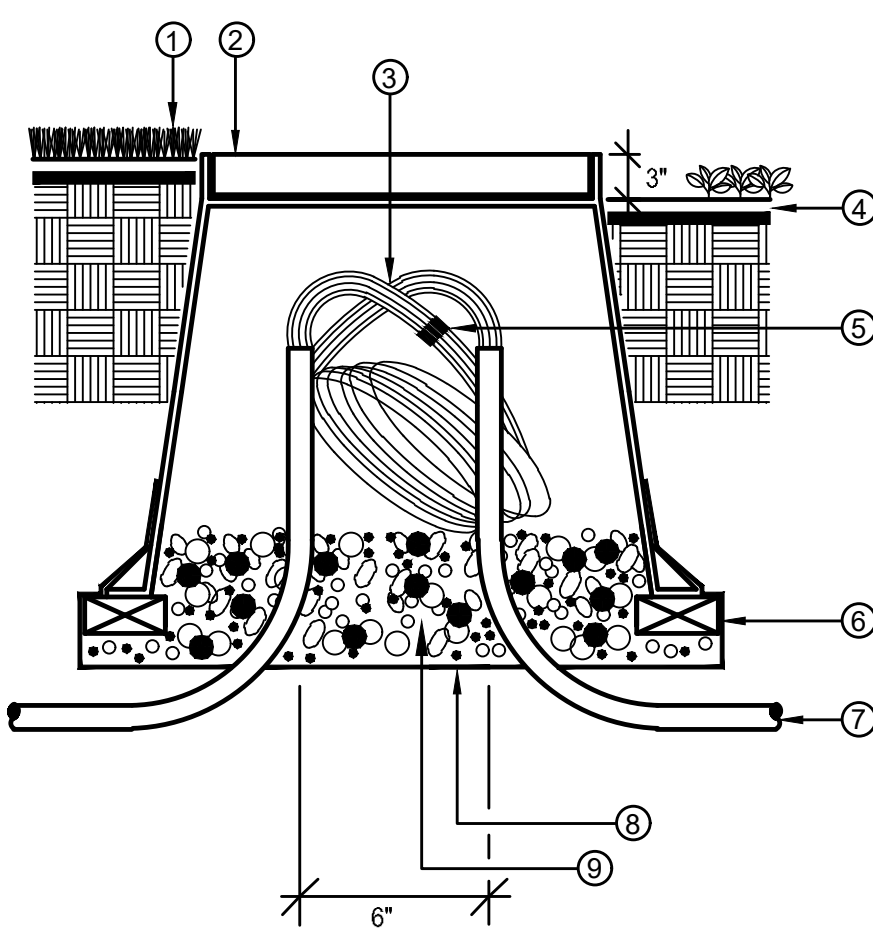
SCALE: N.T.S.



- ① QUICK COUPLER VALVE BOX (TYP)
 - ② RECTANGULAR VALVE BOX (TYP)
- NOTES:
1. VALVE BOXES SHALL BE LABELED BY HOT IRON BRANDING OR ALUMINUM ASPHALT BASED WATERPROOF PAINT.
2. CONTROL VALVES SHALL BE INSTALLED TO ALLOW ORDERLY ARRANGEMENT OF VALVE BOXES.
3. LOCATE VALVE ASSEMBLIES IN SHRUB OR GROUND COVER AREAS WHEN POSSIBLE.
4. LOCATION OF VALVE ASSEMBLIES SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. CENTER VALVE BOXES OVER VALVE ASSEMBLY TO FACILITATE ACCESS AND MAINTENANCE.
6. SET VALVE BOXES AT EQUAL ELEVATIONS WITH TOPS AT FINISH GRADE IN TURF AREAS OR 3" ABOVE FINISH GRADE IN SHRUB/GROUND COVER AREAS.
7. VALVE BOXES SHALL BE SET PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF AREA.
8. DO NOT DEFORM OR COLLAPSE VALVE BOX BY EXCESSIVE SOIL COMPACTING AROUND BOX.
9. ON RECYCLED SYSTEMS ALL VALVE BOXES AND QUICK COUPLER VALVES SHALL BE CLEARLY COLORED PURPLE.

E VALVE BOX LAYOUT

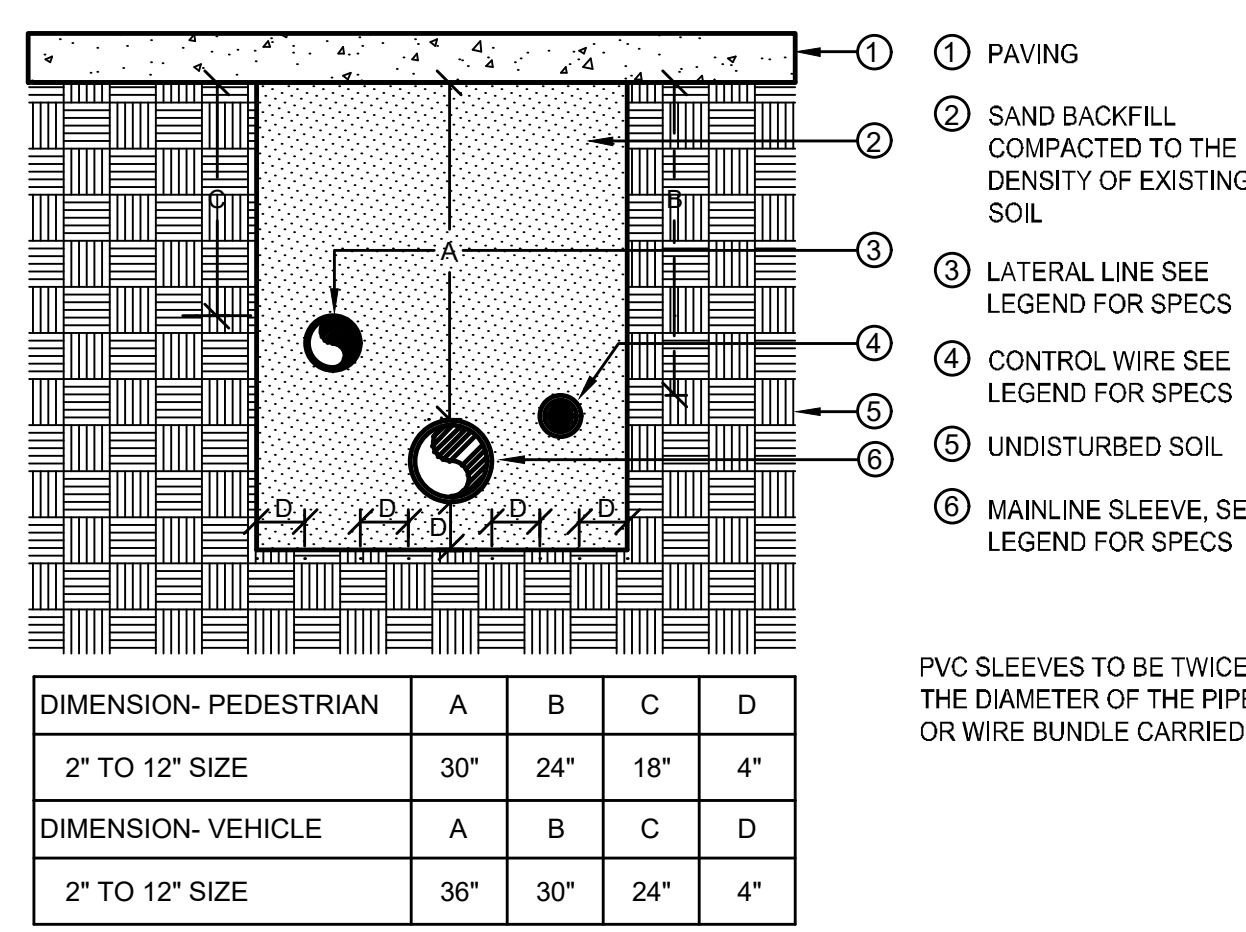
SCALE: N.T.S.



- ① FINISHED GRADE IN TURF AREAS
- ② 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT, NUT, AND WASHER. HEAT BRAND "PB" ONTO LID.
- ③ 24" WIRE EXPANSION LOOP (TYP.)
- ④ FINISH GRADE IN SHRUB AREAS
- ⑤ WATER PROOF WIRE CONNECTORS
- ⑥ (4) BRICK SUPPORTS
- ⑦ PVC ELECTRICAL SWEEP (IF INSTALLED IN CONDUIT)
- ⑧ LANDSCAPE FABRIC
- ⑨ 3/4" ROCK, 1 CUBIC FT.

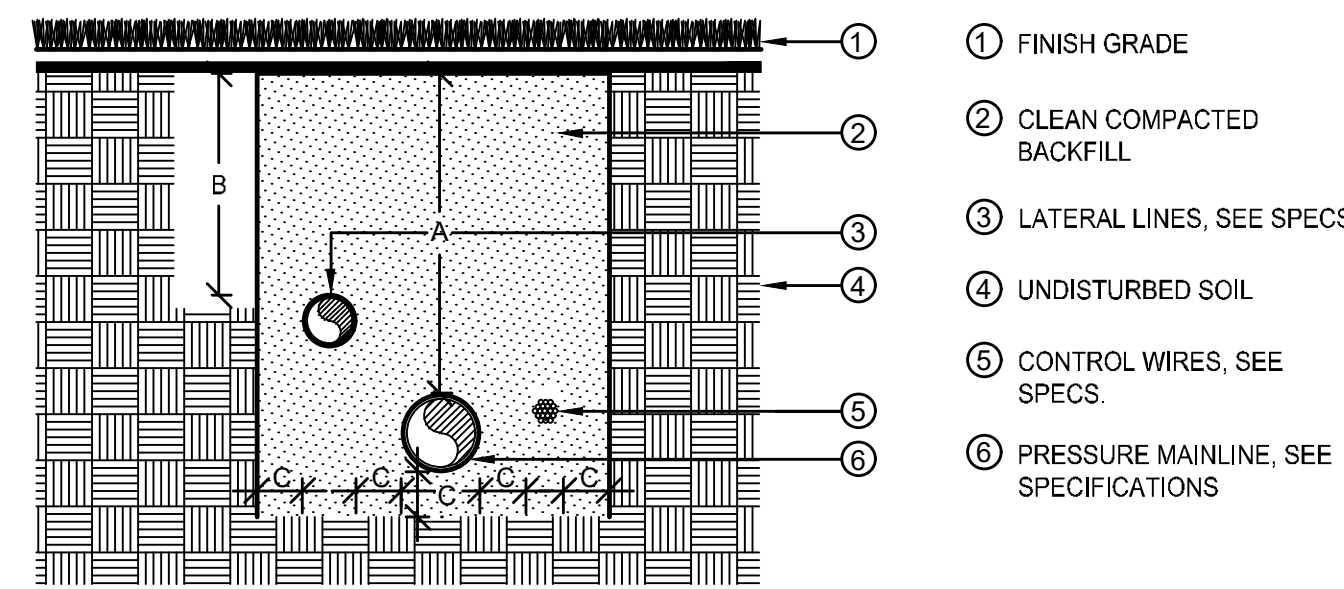
F ROUND PULL BOX

SCALE: N.T.S.



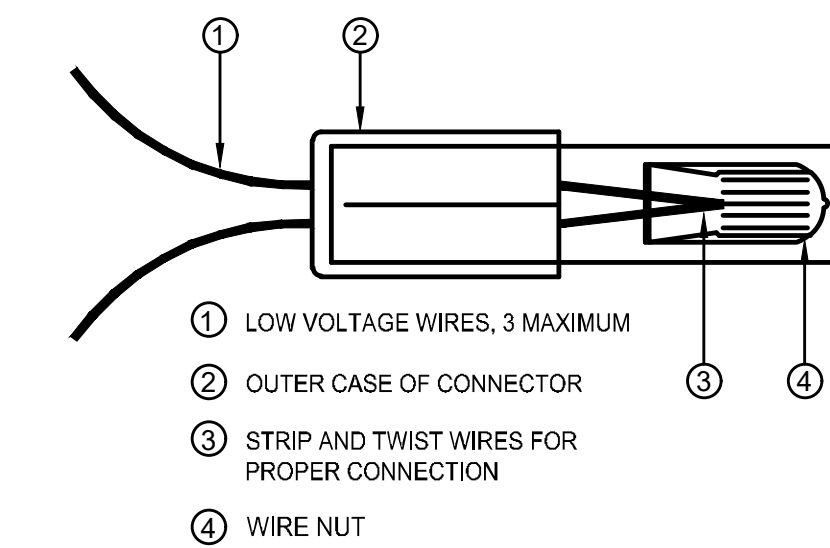
G SLEEVE INSTALLATION

SCALE: N.T.S.



H PIPE INSTALLATION

SCALE: N.T.S.



I WIRE CONNECTIONS

SCALE: N.T.S.

SEAL:

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rickengineering.com
303.537.8020

RICK
ENGINEERING COMPANY

San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

2243 DRAWN/DESIGNED BY: KN/TM
9/22/2025 CHECKED BY: KN

SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

LANDSCAPE IRRIGATION & DETAILS

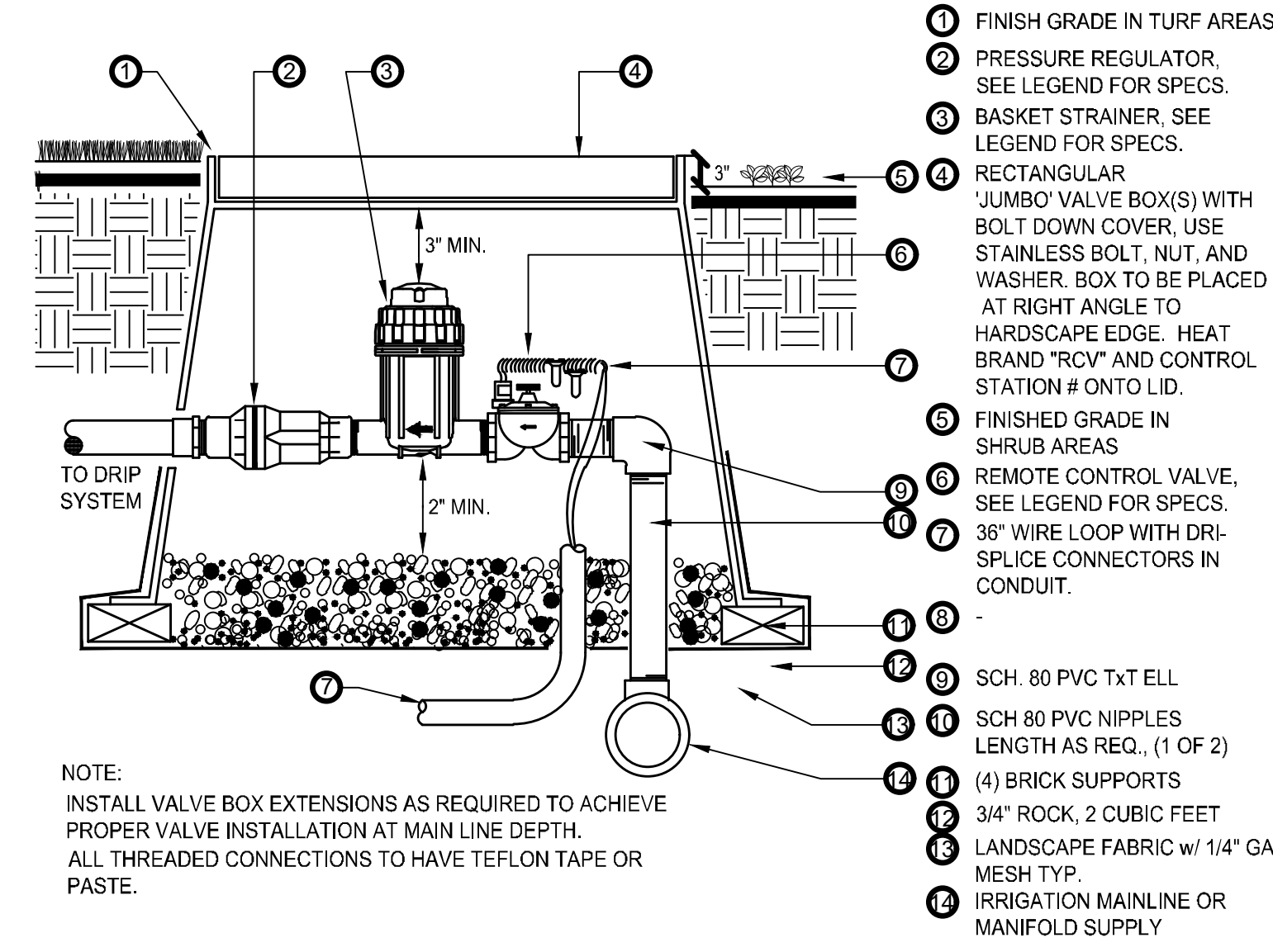
811
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10

6TH SUBMITTAL

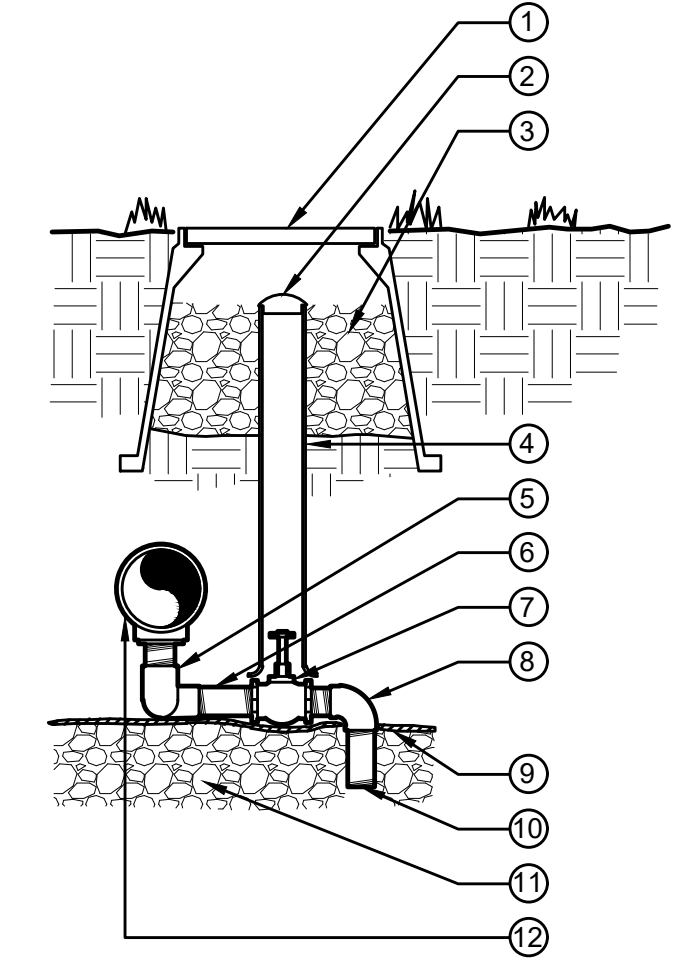
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



NOTE:
INSTALL VALVE BOX EXTENSIONS AS REQUIRED TO ACHIEVE
PROPER VALVE INSTALLATION AT MAIN LINE DEPTH.
ALL THREADED CONNECTIONS TO HAVE TEFLON TAPE OR
PASTE.

A DRIP CONTROL ZONE KIT
SCALE: N.T.S.



NOTE: APPLY TEFLON TAPE TO ALL MALE
THREADED PVC FITTINGS AND ALL NIPPLES.

B MANUAL DRAIN VALVE
SCALE: N.T.S.

| NO. | BY | DATE | REVISION |
|-----|----|------|----------|
| | | | |
| | | | |
| | | | |

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ENGLEWOOD, CO 80112

PROJECT NO: 2243 | DRAWN/DESIGNED BY: KN/TM
DATE: 9/22/2025 | CHECKED BY: KN

SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO


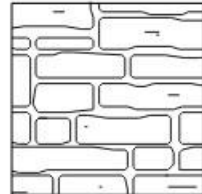





LANDSCAPE IRRIGATION & DETAILS

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6TH SUBMITTAL

COLOR LEGEND

| | | | |
|---|-----------------|---|--------------|
|  | 01 GRAY |  | 05 STONE |
|  | 02 CHARCOAL |  | 12 DD PINK |
|  | 03 WOOD PATTERN |  | 13 DD ORANGE |
|  | 04 OFF WHITE | | |

MATERIAL LEGEND

| | |
|-----|-----------------------------------|
| FCB | FIBER CEMENT BOARD |
| MT | METAL TRIM / COPING CAP |
| SC | STEEL CHANEL |
| EMC | EXTRUDED METAL CHANEL |
| PT | PAINT |
| STN | MANUFACTURED STONE |
| CMU | CONCRETE MASONRY UNIT - PAINTED |
| SF | ALUMINUM STOREFRONT WINDOW SYSTEM |



PERSPECTIVE - SOUTHWEST

SCALE:

WINDOW CALCULATIONS:

FACADE: 484 SF
 40% WINDOW OR DESIGN ELEMENT: 185 SF
 WINDOW: 108 SF
 DESIGN ELEMENT: 80 SF
 TOTAL: 188 SF

SIGNAGE FOR GRAPHICAL PURPOSES ONLY.
 REVIEW AND APPROVED UNDER SEPARATE
 SUBMITTAL



2 EXTERIOR ELEVATION - FRONT (WEST)

SCALE: 1/4" = 1'-0"

WINDOW CALCULATIONS:

FACADE: 1,250 SF
 40% WINDOW OR DESIGN ELEMENT: 500 SF
 WINDOW: 290 SF
 DESIGN ELEMENT: 210 SF
 TOTAL: 500 SF



1 EXTERIOR ELEVATION - RIGHT SIDE (SOUTH)

SCALE: 1/4" = 1'-0"

STAMP

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SITE PLAN DOCUMENTS
 DOUGLAS 234, FILING NO. 6,
 AMENDMENT 1, LOT 4
 QUALITY BRAND GROUP CO, LLC
 CHAMBERS & HESS
 PARKER, CO

| # | Date | Issue/Description |
|---|------------|-------------------|
| | 11.10.2023 | RESUBMITTAL |
| | 09.15.2025 | RESUBMITTAL |
| | 11.20.2025 | RESUBMITTAL |

| | |
|-------------|---------|
| Project No: | XXXXXX |
| Drawn By: | Author |
| Checked By: | Checker |

BUILDING ELEVATIONS

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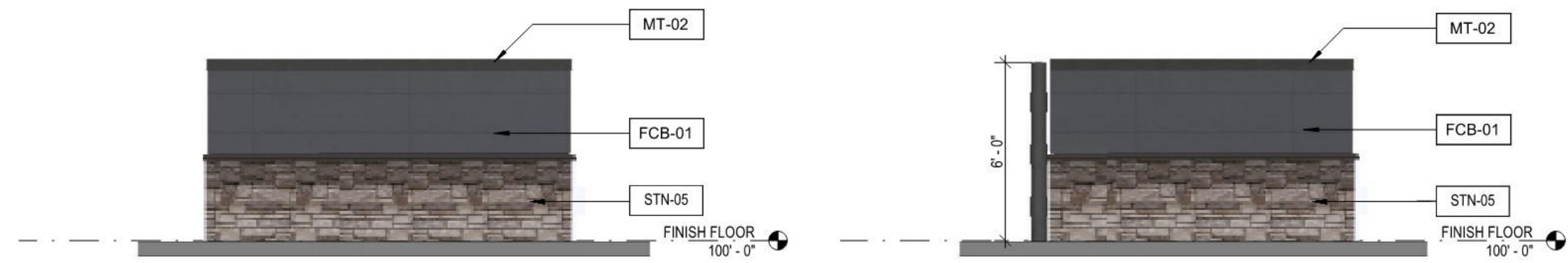
SITE PLAN DOCUMENTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4
QUALITY BRAND GROUP CO, LLC
CHAMBERS & HESS
PARKER, CO

| # | Date | Issue/Description |
|---|------------|-------------------|
| | 11.10.2023 | RESUBMITTAL |
| | 09.15.2025 | RESUBMITTAL |
| | 11.20.2025 | RESUBMITTAL |

Project No: XXXXXXXX
 Drawn By: Author
 Checked By: Checker

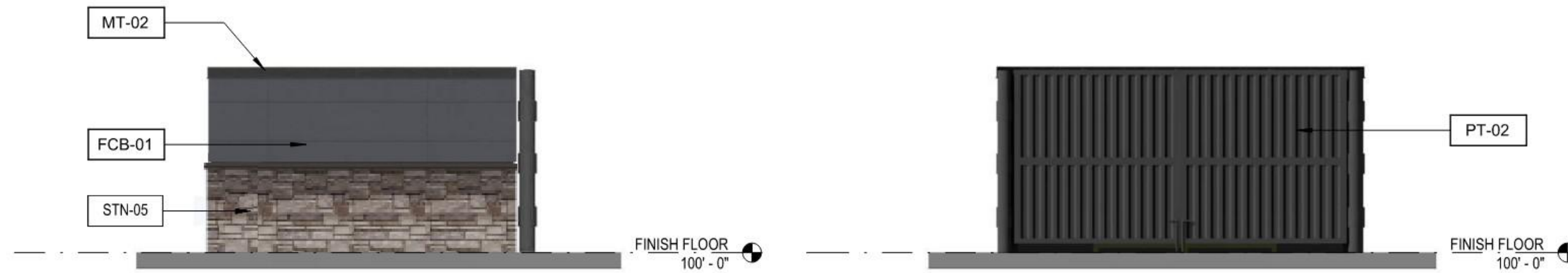
BUILDING ELEVATIONS

WINDOW CALCULATIONS:
 FACADE: 382 SF
 40% WINDOW OR DESIGN ELEMENT: 201 SF
 WINDOW: 48 SF
 DESIGN ELEMENT: 153 SF
 TOTAL: 201 SF



6 TRASH ENCLOSURE - REAR (NORTH)
SCALE: 1/4" = 1'-0"

5 TRASH ENCLOSURE - RIGHT SIDE (EAST)
SCALE: 1/4" = 1'-0"



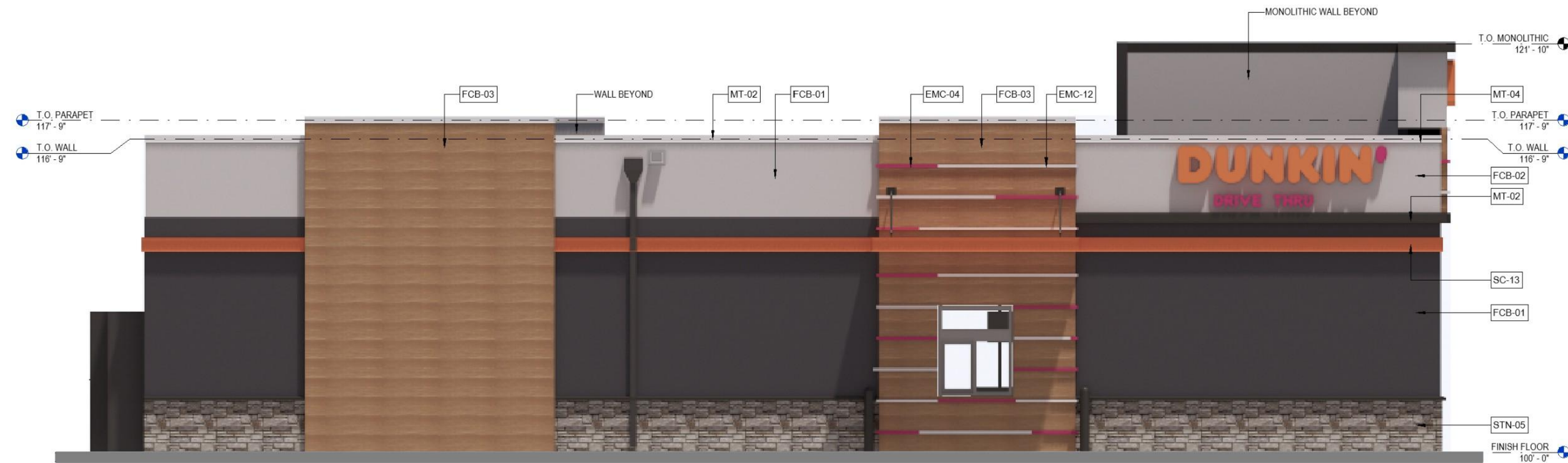
4 TRASH ENCLOSURE - LEFT SIDE (WEST)
SCALE: 1/4" = 1'-0"

3 TRASH ENCLOSURE - FRONT (SOUTH)
SCALE: 1/4" = 1'-0"

WINDOW CALCULATIONS:
 FACADE: 1,250 SF
 25% WINDOW OR DESIGN ELEMENT: 313 SF
 WINDOW: 20 SF
 DESIGN ELEMENT: 309 SF
 TOTAL: 329 SF



2 EXTERIOR ELEVATION - REAR (EAST)
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION - LEFT SIDE (NORTH)
SCALE: 1/4" = 1'-0"