



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** David Plonse, P.E., Rick Engineering  
**FROM:** Cynthia Liston Thye, Planner I  
**DATE:** December 22, 2025  
**SUBJECT:** SP22-041: Douglas 234 F6 AMD 1 L4 - Dunkin Donuts – Site Plan Review Comments 07

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Stacey Nerger  
**EMAIL:** [cthye@parkeronline.org](mailto:cthye@parkeronline.org)  
**PHONE:** 303.805.3334

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.  
Example: "02" or "Second Submittal"

- 7. **Prairie Dog Management:** The Town’s current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.
- 8. **Utility transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

**LANDSCAPING COMMENTS:**

- 1. **Gray out landscaping provided by Master Developer. This may not be included in meeting landscaping requirements. However, this landscaping must be maintained by the landowner.**

Comment Addressed:  Yes  No  
Response:

Master Developer landscape has been grayed out.

- 2. **Show mulch rock along S. Chambers Road matching the adjacent Mc Donalds for consistency along the right of way. This is important since there has been a code change regarding turf since the McDonalds Site Plan was approved.**

Comment Addressed:  Yes  No  
Response:

Rock mulch has been adjusted to match adjacent McDonalds

**PHOTOMETRIC COMMENTS:**

- 1. **Show property line on this plan. Also, show distance of each pole from property line. Per 13.08.110.(e).(6) all free standing light fixtures shall be setback from the property line a distance of at least equal to the total height of the luminaire.**

Comment Addressed:  Yes  No  
Response:

Dimensions have been added to each light pole to show distance from property line, but per email from Cynthia, the setback does not apply to this project. Property line label added.

**STRUCTURE DESIGN COMMENTS:**

**1. Revise Exterior Material Calculations Table to show percent of materials. Example on redlines provided.**

Comment Addressed:  Yes  No  
Response:

Table has been added to show percent of materials.

**2. Add Exterior Glazing Table. Example on redlines provided.**

Comment Addressed:  Yes  No  
Response:

Glazing table has been added.

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Town of Parker – Construction Plans, Stormwater (if any)
- Parker Water and Sanitation District
- IREA/CORE

Attached to the Planning comments is a printout of all review comments on the project. These comments include all comments from the first submittal to the most recent. They are organized from oldest to most recent. Therefore, the comments from this referral can be found at the end of the document.

Comment(s) Addressed:  Yes  No  
Response:

Parker Water is waiting for Fire approval before signing off on plans.

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Representative

\_\_\_\_\_  
Date



**Project Number: SP22-041**

Description: **Douglas 234 F6 AMD 1 L4 - Dunkin Donuts**

Applied: **4/4/2022**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: ,

Status: **REVISIONS REQD 3+**

Applicant: **Brynhildr Halsten**

Parent Project: **SUB21-022**

Owner: **bert hayenga**

Contractor: **Bert Hayenga**

Details:

The applicant, Ethos Architecture, is proposing a 2,108 sq. ft. drive through donut store. The site is located northeast of Hess Road and Chambers Road.

**LIST OF REVIEWS**

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
-----------	---------------	----------	------	---------	--------	---------



**PARKER**  
COLORADO

# Project Reviews Town of Parker



Review Group: ALL

4/22/2022	5/10/2022	5/2/2022	COMPLETENESS REVIEW	Carson Byerhof	REVISIONS REQUIRED	Notes
-----------	-----------	----------	---------------------	----------------	--------------------	-------

Notes:

MISSING

- Exhibit A – Legal Description – please make sure this document reflects the location information as portrayed with the County Assessor’s Office (example attached)
- Exhibit B – Title (must be current to 30 days)
- Exhibit E – Vicinity Map – showing the relationship of the site to the surrounding area within a ½-mile radius
- Executed Charge Back Agreement (attached)
- Public Notice Requirements – momentarily, I will start a new email thread connecting you to our third-party vendor requesting the public sign installations
- Project narrative – a brief description of what is being proposed to send out to all agencies. Include the following:
  - o Applicant’s name and contact information
  - o Description of the general proposal
  - o Present zoning
  - o General development schedule and phasing plan
- Fees have been added to TRACKIT
- Please send a physical materials board to Town Hall addressed to Carson Byerhof

REQUIRED REVISIONS

- Application
  - o Property Information
    - ? Revise information for name, general location, PLSS, and plat information to match the County Assessor’s Office
    - o Property Owner of Record
      - ? This information needs to match the name given in the title (note, exhibits C & D also need to match the name given in the title)
    - o Utility Providers
      - ? Water – Parker Water and Sanitation District
      - ? Sanitary Sewer – Parker Water and Sanitation District
      - ? Fire – South Metro Fire Rescue
    - o Current Property and Zoning Use
      - ? Zoning – PD – Douglas 234
      - ? Specify – Commercial
      - ? Current Use – Vacant
      - ? Subdivision – Douglas 234
  - Site Plan Exhibits
    - o Missing colored elevations and perspectives
    - o Include a sheet with digital materials board

6/1/2022	6/14/2022	6/3/2022	COMPLETENESS REVIEW	Carson Byerhof	REVISIONS REQUIRED	02 review   notes
----------	-----------	----------	---------------------	----------------	--------------------	-------------------

Notes:

need following items before comments can be returned

- rough perspective
- physical materials board
- updated charge back, resigned

6/14/2022	7/22/2022	7/13/2022	COMPLETENESS REVIEW	Carson Byerhof	REVISIONS REQUIRED	03 review   notes
-----------	-----------	-----------	---------------------	----------------	--------------------	-------------------

Notes:

need following items before comments can be returned

- rough perspective
- physical materials board
- updated charge back, resigned

Still missing physical materials board and updated charge back agreement



**PARKER**  
COLORADO

# Project Reviews Town of Parker



12/8/2025	12/22/2025	12/23/2025	SITE PLAN 20	Cynthia Liston Thye	REVISIONS REQUIRED	
-----------	------------	------------	--------------	---------------------	-----------------------	--

Notes:  
See 07 PC. Also comments from CORE and PWSD need to be addressed. TOP Drainage Report, Stormwater need approval.

Review Group: AUTO

4/4/2022			ENGINEERING ADMINISTRATIVE	Tom Williams		
----------	--	--	-------------------------------	--------------	--	--

Notes:

4/4/2022	4/27/2022	4/18/2022	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
----------	-----------	-----------	---------------------------------	---------------	-----------	--

Notes:

Review Group: SP 1ST 20

6/13/2022	7/8/2022	7/13/2022	BUILDING 20	Randy Sale	APPROVED	01 review
-----------	----------	-----------	-------------	------------	----------	-----------

Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)), and our most current code adoptions.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

Please contact us with any questions, 303.841.1970.



**PARKER**  
COLORADO

# Project Reviews Town of Parker



6/13/2022	7/4/2022	7/13/2022	CENTURYLINK COMMUNICATIONS 20	CenturyLink	NO COMMENT	01 review
-----------	----------	-----------	-------------------------------	-------------	------------	-----------

Notes:

From: PlatReview <PlatReview@lumen.com>  
 Sent: Monday, July 4, 2022 9:41 AM  
 To: Byerhof, Carson <cbyerhof@parkeronline.org>  
 Cc: Benson, William <William.Benson2@lumen.com>  
 Subject: RE: Referral Agency Response Request

Requester,

Our engineer has reviewed this plat and their comments are: "I have reviewed this project and have no objections or comments."  
 If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.

Thank you!  
 Lumen Plat Review

-----Original Message-----  
 From: cbyerhof@parkeronline.org <cbyerhof@parkeronline.org>  
 Sent: Monday, June 13, 2022 5:29 PM  
 To: PlatReview <PlatReview@lumen.com>  
 Subject: Referral Agency Response Request

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

6/13/2022	6/24/2022	7/13/2022	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20	Rich Borchardt	ADVISORY COMMENTS	See Comments
-----------	-----------	-----------	---	----------------	-------------------	--------------

Notes:

1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).
2. No exceptions taken with the construction BMP plan
3. Provide description of post construction BMPs (permanent water quality) for the site.
4. The Authority reserves the right to review and comment on future referrals for the project.

6/13/2022		7/13/2022	COMCAST 20	Butch Buster		01 review
-----------	--	-----------	------------	--------------	--	-----------

Notes:

6/13/2022	7/15/2022	7/13/2022	CONST PLANS - ENVIRONMENTAL	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
-----------	-----------	-----------	-----------------------------	----------------	--------------------	---------------------

Notes:

6/13/2022	7/15/2022	7/13/2022	CONST PLANS - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
-----------	-----------	-----------	--------------------------	----------------	--------------------	---------------------

Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



6/13/2022	8/8/2022	7/13/2022	CONSTRUCTION PLANS - CIVIL	Michael Walton	ADVISORY COMMENTS	See Notes
<p>Notes:</p> <p>Please consider routing Inlet SDI-02 directly to SDI-01. As proposed, SDMH-02 will require closure of the drive thru for any maintenance activities which could have a significant impact on business during maintenance activities. This configuration would also eliminate the need for the additional manhole structure potentially providing some savings in construction costs.</p>						
6/13/2022	7/6/2022	7/13/2022	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	01 review
<p>Notes:</p>						
6/13/2022		7/13/2022	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals		01 review
<p>Notes:</p>						
6/13/2022	7/12/2022	7/13/2022	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	01 review
<p>Notes:</p> <p>Addressing Comments: The proposed address is 12211 SLICEROO DRIVE. This address is not to be used for any purpose other than for plan review until after this project is approved. Proposed addresses are subject to changes as necessary for 911 dispatch and life safety purposes.</p> <p>Addresses are recorded by Douglas County following all necessary approvals. Send confirmation of project approval to this office by email. Contact DCAddressing@douglas.co.us or 303.660.7411 with questions.</p>						
6/13/2022		7/13/2022	DOUGLAS COUNTY SCHOOL DISTRICT RE1 20	Shavon Caldwell		01 review
<p>Notes:</p>						
6/13/2022	7/29/2022	7/13/2022	DRAINAGE REPORT - CIVIL	Alex Mestdagh	NO COMMENT	01 review
<p>Notes:</p>						
6/13/2022	7/15/2022	7/13/2022	DRAINAGE REPORT - STORMWATER	Michael Walton	REVISIONS REQUIRED	See Stormwater Memo
<p>Notes:</p> <p>Provide a drainage conformance letter specific to this site plan application.</p>						
6/13/2022		7/13/2022	ECONOMIC DEVELOPMENT 20	Bo Martinez		01 review
<p>Notes:</p>						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



6/13/2022	6/27/2022	7/13/2022	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
<p>Notes:</p> <p>The site plan does not work with regard to emergency access; the long dead end... at approximately 260 feet must be addressed. See response letter named "SP22-041 Douglas 234 F6 AMD1 L4 Dunkin Donuts Fire Life Safety Response Ltr [1] Submittal 062722" for comments.</p>						
6/13/2022	7/29/2022	7/13/2022	FLOODPLAIN DEVELOPMENT PLAN	Alex Mestdagh	NOT APPLICABLE	01 review
<p>Notes:</p>						
6/13/2022	7/13/2022	7/13/2022	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	01 review
<p>Notes:</p> <p>The applicant will be required to provide transformer and EUSERC Cabinet locations. The applicant will be required to meet clearance requirements per the attached CORE Builder Handbook.</p>						
6/13/2022	7/29/2022	7/13/2022	PLAT - CIVIL	Alex Mestdagh	NOT APPLICABLE	01 review
<p>Notes:</p>						
6/13/2022	7/11/2022	7/13/2022	POLICE 20	Greg Epp	NO COMMENT	01 review
<p>Notes:</p>						
6/13/2022	7/12/2022	7/13/2022	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	see New Notes
<p>Notes:</p> <p>The property owner/developer/contractor must complete the application process for any new natural gas service via <a href="http://xcelenergy.com/InstallAndConnect">xcelenergy.com/InstallAndConnect</a>. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details</p>						
6/13/2022	8/8/2022	7/13/2022	SITE PLAN - CIVIL	Michael Walton	APPROVED	01 review
<p>Notes:</p>						
6/13/2022	7/15/2022	7/13/2022	SITE PLAN - STORMWATER	Michael Walton	APPROVED	01 review
<p>Notes:</p>						
6/13/2022	7/28/2022	7/28/2022	SITE PLAN 20	Carson Byerhof	REVISIONS REQUIRED	01 review
<p>Notes:</p> <p>Cannot return comments until outstanding items from completeness review have been submitted.</p> <p>Pushing review out until July 28th</p> <p>See attached, "STAFFcomments...Review01"</p>						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



6/13/2022	4/5/2024	7/13/2022	SOUTH METRO FIRE 20	South Metro Fire		01 review
-----------	----------	-----------	---------------------	------------------	--	-----------

Notes:

6/13/2022	8/8/2022	7/13/2022	TRAFFIC IMPACT STUDY - CIVIL	Michael Walton	REVISIONS REQUIRED	See Notes
-----------	----------	-----------	------------------------------	----------------	--------------------	-----------

Notes:  
Please note that traffic from the proposed development cannot queue on to the adjacent shared access road or impact adjacent properties. Should traffic issues arise the developer will be required to re-analyze and make any necessary improvements to mitigate the issue. Please add text in the narrative acknowledging this within the TIS.

6/13/2022	7/13/2022	7/13/2022	URBAN DRAINAGE AND FLOOD CONTROL 20	UDFCD	NO COMMENT	01 review
-----------	-----------	-----------	-------------------------------------	-------	------------	-----------

Notes:  
Good Morning,  
  
We have no comment on Referral Response Request: Douglas 234 F6 AMD 1 L4 - Dunkin Donuts (SP22-041). We appreciate the opportunity to review. Please let me know if you have any questions or concerns.  
  
Thank you,  
Pieter van Leeuwen  
  
Pieter Van Leeuwen  
Student Intern | (He, Him, His)  
MILE HIGH FLOOD DISTRICT  
2480 W. 26th Ave. Suite 156-B | Denver, Colorado 80211  
Office: 303-455-6277 | | www.udfcd.org  
Comment letter attached

Review Group: SP 1ST 20 ADD

6/13/2022	7/12/2022	7/13/2022	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	01 review
-----------	-----------	-----------	---	---------------	--------------------	-----------

Notes:  
Please see the uploaded documents.  
Please note PWSD requires all documents to have original signatures.  
Please feel free to contact me with any questions.  
Robert

6/13/2022		7/13/2022	DOUG 234 HORSE CREEK HOA 20	Lauren Hill		01 review
-----------	--	-----------	-----------------------------	-------------	--	-----------

Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



Review Group: SP 2ND 15

9/20/2023	10/12/2023	10/11/2023	BUILDING 15	Randy Sale	APPROVED	No response required, See notes
-----------	------------	------------	-------------	------------	----------	------------------------------------

Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss access requirements during construction, construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then the full plan review process will begin.

General Comments to be aware of:

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered, staggered, stepped back retaining walls all require permits no matter the height of individual wall.

9/20/2023	9/22/2023	10/11/2023	CHERRY CREEK BASIN WATER QUALITY AUTHORITY 15	Val Endyk	ADVISORY COMMENTS	See Notes
-----------	-----------	------------	---	-----------	----------------------	-----------

Notes:

The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP22-041, Douglas 234 F6 AMD 1 L4 - Dunkin Donuts have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

If a technical review of the proposed development plan is needed, please contact [LandUseReferral@ccbwwqa.org](mailto:LandUseReferral@ccbwwqa.org). The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.



**PARKER**  
COLORADO

# Project Reviews Town of Parker



9/20/2023	10/11/2023	10/11/2023	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
-----------	------------	------------	--------------------------------	---------------	--------------------	-----------------------------------

Notes:

SP22-041 – Douglas 234 F6 AMD 1 L4 - Dunkin Donuts, 2nd, 10-11-23

GENERAL COMMENTS for ALL Erosion Control Plan Sheets

Please note that a CBMP Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add a note stating – “THE TRUE LOCATION OF THE VTC, CWA, and PTs MAY BE DETERMINED BY THE TOWN AND THE ECS”.
2. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
3. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
4. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
5. Please provide and identify in curb line rock sock protection (4) on Slicero Drive to the southeast, down gradient of site. Follow the Inlet Protection Curb on Grade detail for installation.

INITIAL CBMP PLANS

6. Please consider moving the Vehicle Tracking Control (VTC) to the north end of Slicero Drive. This configuration helps limit the amount of Stormwater Sheet Flow washing over the VTC and flowing off-site during a rain event. Please provide and identify construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLANS

7. Provide and identify Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
8. Please remove ALL Traffic Striping Arrows from the CBMP Drawings to avoid confusion with the stormwater flow arrows.

9/20/2023	10/11/2023	10/11/2023	CONSTRUCTION PLANS - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
-----------	------------	------------	-------------------------------	----------------	--------------------	----------------------

Notes:

9/20/2023	10/11/2023	10/11/2023	DRAINAGE REPORT - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
-----------	------------	------------	----------------------------	----------------	--------------------	----------------------

Notes:

9/20/2023	9/26/2023	10/11/2023	FIRE LIFE SAFETY 15	Randy Capra	REVISIONS REQUIRED	See latest response letter and provide a written response
-----------	-----------	------------	---------------------	-------------	--------------------	---

Notes:

9/20/2023	10/3/2023	10/11/2023	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	Provide transformer and EUSERC Cabinet locations
-----------	-----------	------------	---------	----------------	--------------------	--

Notes:

The applicant will be required to provide transformer and EUSERC Cabinet locations and meet CORE's requirements per the attached builder handbook. In addition, the proposed trash enclosure and sign may not encroach into the 15-foot utility easement.



**PARKER**  
COLORADO

# Project Reviews Town of Parker



9/20/2023	10/11/2023	10/11/2023	SITE PLAN - CIVIL 15	Michael Walton	APPROVED	
Notes:						
9/20/2023	10/16/2023	10/11/2023	SITE PLAN 15	Ashley Chasez	REVISIONS REQUIRED	See notes
Notes: Only one minor change, all rock has to be 2" or larger. Will need to review again changes are made to address other reviewer's comments and once the color elevations are submitted.						
9/20/2023	10/11/2023	10/11/2023	TRAFFIC IMPACT STUDY - CIVIL 15	Michael Walton	REVISIONS REQUIRED	See Engineering Memo
Notes:						
Review Group: SP 2ND 15 ADD						
9/20/2023	10/11/2023	10/11/2023	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	See Notes
Notes: Please see uploaded red lined plans and comment letter.						
Review Group: SP GRP 10						
12/11/2023	12/18/2023	12/27/2023	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	03 Review 10
Notes: Corrections Completed.						
12/11/2023	12/21/2023	12/27/2023	CONSTRUCTION PLANS - CIVIL 10	Michael Walton	APPROVED	03 Review 10
Notes:						
12/11/2023	12/21/2023	12/27/2023	DRAINAGE REPORT - CIVIL 10	Michael Walton	APPROVED	03 Review 10
Notes:						
12/11/2023	12/13/2023	12/27/2023	FIRE LIFE SAFETY 10	Randy Capra	APPROVED	03 Review 10
Notes:						
12/11/2023	1/4/2024	12/27/2023	SITE PLAN 10	Ashley Chasez	REVISIONS REQUIRED	03 Review 10
Notes:						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



12/11/2023	12/22/2023	12/27/2023	TRAFFIC IMPACT STUDY - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Notes
------------	------------	------------	---------------------------------	----------------	--------------------	-----------

Notes:  
1. Revise the developer acknowledgement provided at the end of the site circulation/queuing section to reflect the owner instead of developer and to note they will be required to mitigate the issue immediately at their cost.

4/7/2025	4/17/2025	4/22/2025	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	
----------	-----------	-----------	---------	----------------	--------------------	--

Notes:  
The proposed transformer location and shown size do not meet CORE's requirements. Transformer may not open into a drive. The applicant will be required to revise landscape plans to meet CORE requirements.

4/7/2025	4/22/2025	4/22/2025	SITE PLAN 10	Amber Wood Hicken	REVISIONS REQUIRED	
----------	-----------	-----------	--------------	-------------------	--------------------	--

Notes:  
See planning comments 04

4/7/2025	4/21/2025	4/22/2025	TRAFFIC IMPACT STUDY - CIVIL 10	Charles Kudlauskas	ADVISORY COMMENTS	
----------	-----------	-----------	---------------------------------	--------------------	-------------------	--

Notes:  
The Drainage Report and Traffic Letter will need the application of the signature and seal of a Colorado Licensed PE prior to final approval. The Drainage Easement submitted will need to be drafted by the Town for signature and approval. I will send the Draft Drainage Easement to the applicant when ready.

7/8/2025	7/21/2025	7/22/2025	IREA 10	Brooks Kaufman	REVISIONS REQUIRED	
----------	-----------	-----------	---------	----------------	--------------------	--

Notes:  
The applicant will be required to address previous comments. Revise transformer location and screening for both the EUSERC cabinet and transformer per CORE requirements.

7/8/2025	7/24/2025	7/24/2025	SITE PLAN 10	Amber Wood Hicken	REVISIONS REQUIRED	
----------	-----------	-----------	--------------	-------------------	--------------------	--

Notes:  
see planning comments 05

Review Group: SP GRP 10 ADD

12/11/2023	12/27/2023	12/27/2023	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	03 Review 10
------------	------------	------------	---	---------------	--------------------	--------------

Notes:  
Please see uploaded documents.  
Please feel free to reach out with any questions.

4/7/2025	4/22/2025	4/22/2025	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	see notes
----------	-----------	-----------	---	---------------	--------------------	-----------

Notes:  
Please have PWSD Plans signed by Town of Parker Life Safety.  
Please have PWSD Easement recordation ( number 2025016806 ) recorded on the plans on all pages showing the PWSD Easement.  
Waiting on final documents prior to plan approval.



**PARKER**  
C O L O R A D O



# Project Reviews Town of Parker

7/8/2025	7/9/2025	7/22/2025	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	see notes
----------	----------	-----------	--	---------------	-----------------------	-----------

Notes:  
 Please provide the Completed SIA Exhibits, and LOC, or cash in lieu. All Tap fee invoices must be paid in full. All Engineering review invoices must be paid.  
 Plans must be signed by TOP life safety prior to PWSD signatures.

**CONTACT LIST**

**DEVELOPER**

FIRST CUP DUNKIN' DONUTS, LLC  
106 S. KYRENE RD, SUITE 2  
CHANDLER, AZ 85226  
PHONE: 480.313.2724  
CONTACT: BRIAN ZUREK

**ARCHITECT**

ETHOS ARCHITECTURE GROUP  
8025 W. 25TH PLACE  
LAKEWOOD, CO 80214  
PHONE: 303.374.9896  
CONTACT: JOHN SPONSELLER

**ENGINEER**

RICK ENGINEERING COMPANY  
8678 CONCORD CENTER DR, UNIT 200  
ENGLEWOOD, CO 80112  
PHONE: 303.537.8020  
CONTACT: TROY BALES

**SURVEYOR**

RICK ENGINEERING COMPANY  
5690 WEBSTER ST.  
ARVADA, CO 80002  
PHONE: 303.403.2433  
CONTACT: ROBERT HENNESSY

**PARKER PUBLIC WORKS**

20120 E. MAINSTREET  
PARKER, CO. 80138  
PHONE: 303.840.9546  
STREETS - MIKE WAUGH  
STORM WATER - JACOB JAMES

**TOWN OF PARKER POLICE DEPARTMENT**

19600 E. PARKER SQUARE DR.  
PARKER, CO. 80134  
PHONE: 303.841.9800

**PARKER WATER AND SANITATION DISTRICT**

18100 E. WOODMAN DR.  
PARKER, CO. 80134  
PHONE: 303.841.4627

**FIRE & LIFE SAFETY**

20120 E. MAINSTREET  
PARKER, CO 80138  
PHONE: 303.205.3169  
CONTACT: RANDALL CAPRA

**UTILITY NOTIFICATION COMPANY OF COLORADO**

2801 SOUTH YOUNGFIELD ST, SUITE 301  
GOLDEN, CO 80401  
PHONE: 800.922.1987  
LOCAL CALLS: (811)

**XCEL ENERGY**

5909 E. 38TH AVE.  
DENVER, CO 80207  
PHONE: 303.329.1618  
CONTACT: MICHELLE O'NAN

**COMCAST**

6850 S. TUCSON WAY  
ENGLEWOOD, CO 80112  
PHONE: 720.490.3867  
CONTACT: KEVIN YOUNG

**LUMEN**

9750 E. COSTILLA AVE.  
ENGLEWOOD, CO 80220  
PHONE: 303.792.6069  
CONTACT: WILLIAM BENSON

**COLORADO DEPARTMENT OF HEALTH**

4210 E. 11TH AVE.  
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)**

2480 W. 26TH AVE.  
SUITE 156-B  
DENVER, CO 80211  
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**

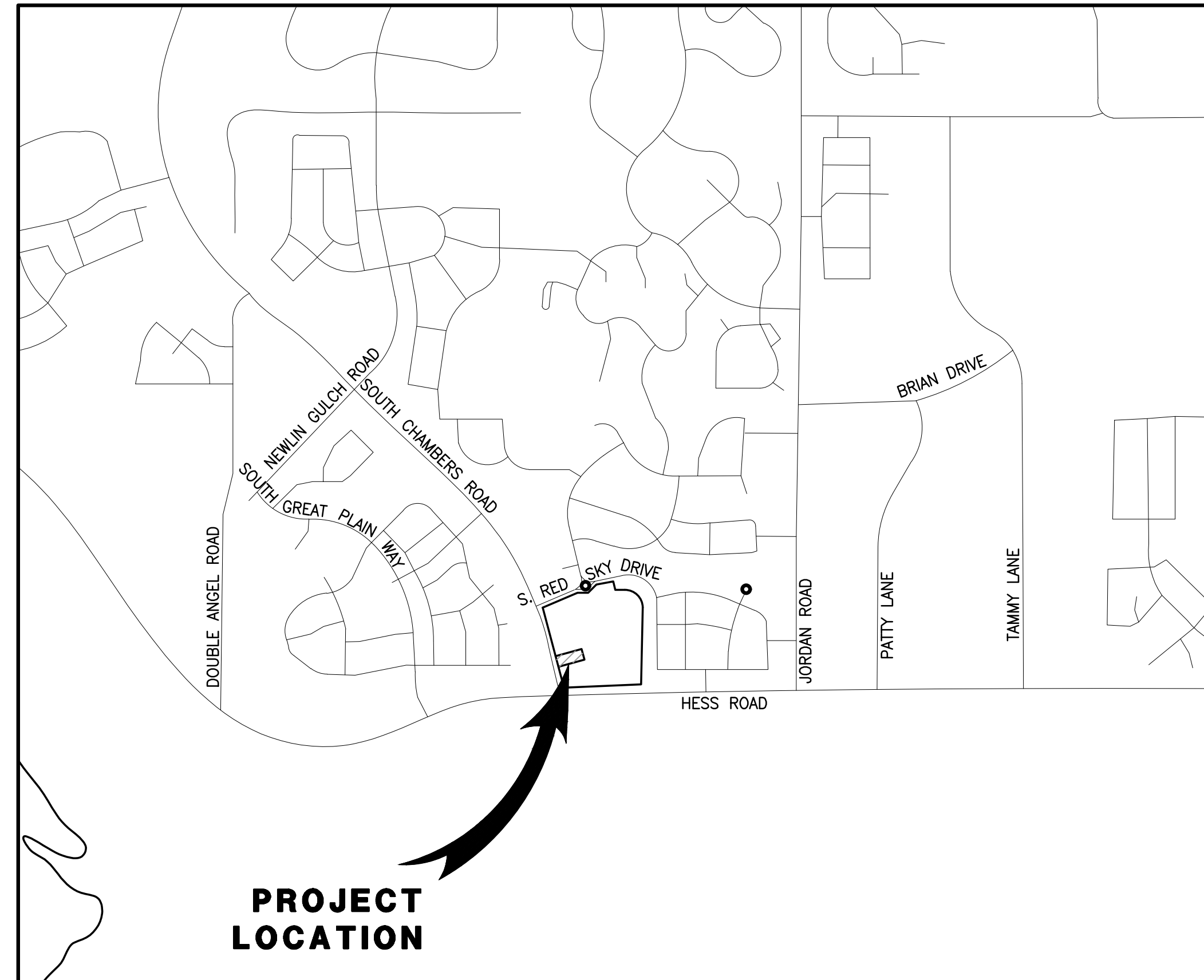
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**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'

1000 500 0 1000  
GRAPHIC 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:

**RICK ENGINEERING COMPANY**  
8678 CONCORD CENTER DR, UNIT 200  
ENGLEWOOD, CO 80112  
303.537.8020  
rickengineering.com  
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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

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

DRAWING NO.  
**1**

NO.	BY	DATE	REVISION

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

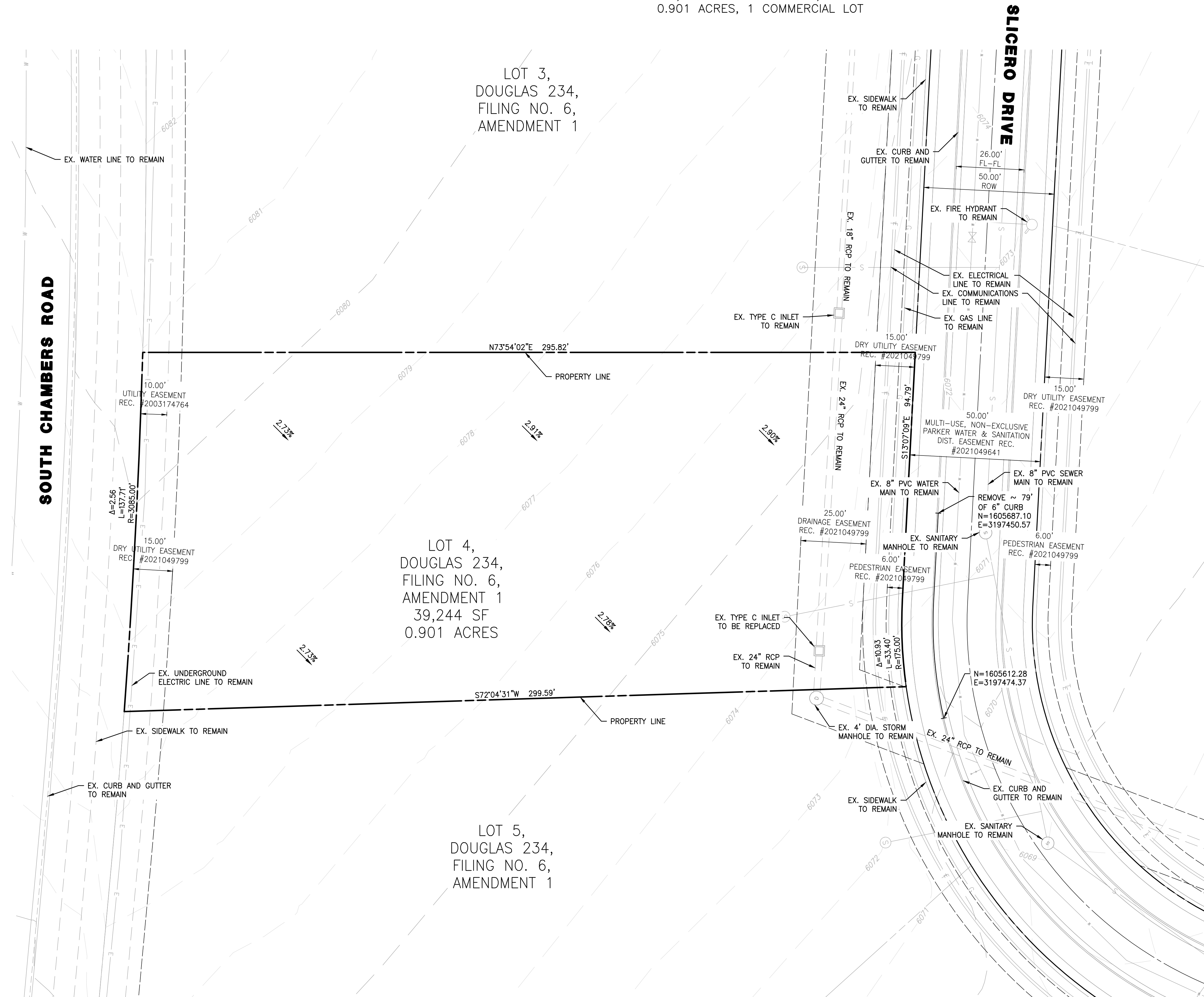
**COVER SHEET**

6TH SUBMITTAL

C:\RICK\Projects\2025\0000\2243 - DunkinDonuts\Site Plan\2243-C-TITLE.dwg - plotted by: kolazard ON 2025-09-23 @ 15:02 - ctbrec\_ncs.ctb - © 2025 Rick Engineering Company

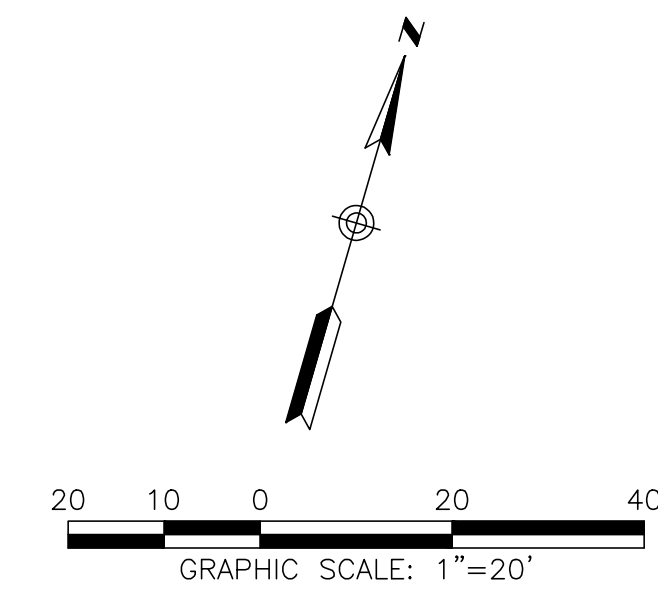
# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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".



<p>SEAL:</p> <div style="text-align: center;"> <p><b>ENGINEERING COMPANY</b> San Diego - Riverside - Sacramento - Orange - Turson - Phoenix - Las Vegas - Denver</p> </div> <p>8678 CONCORD CENTER DR, UNIT 200 ENGLEWOOD, CO 80112 303.537.8020 rickengineering.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	BY	DATE	REVISION								
NO.	BY	DATE	REVISION										
<p>SITE PLAN PREPARED FOR:</p> <p><b>DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4</b> DOUGLAS COUNTY, COLORADO</p>	<p>PROJECT NO: 2243 DATE: 6/3/2025</p> <p>DRAWN/DESIGNED BY: KA/TWB CHECKED BY: TWB</p>												
<p><b>EXISTING CONDITIONS &amp; DEMOLITION PLAN</b></p>													
<p>Know what's below. Call before you dig.</p>													
<p>DRAWING NO. <b>2</b></p>													

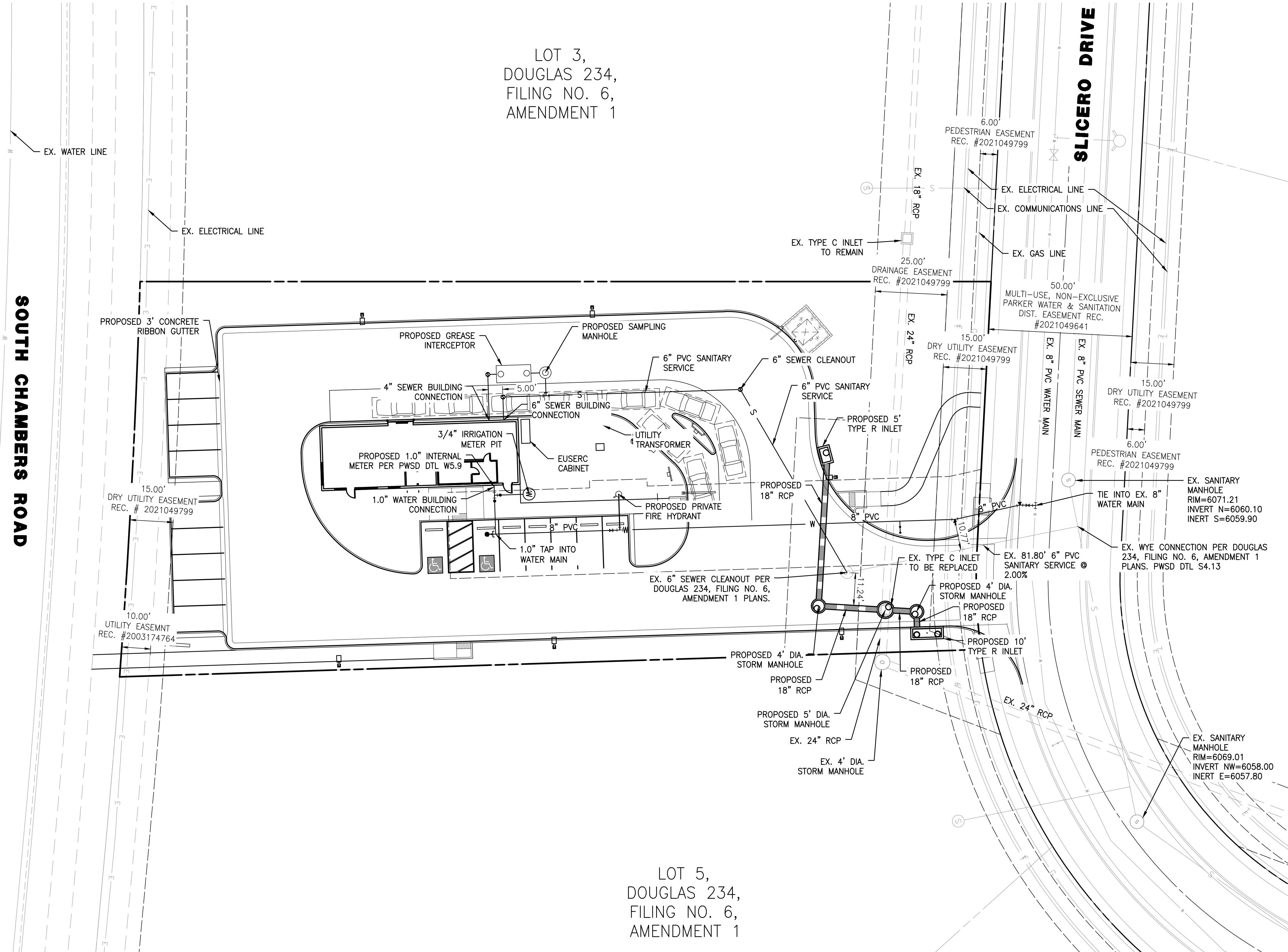
C:\RICK\Projects\022000\2243\_DunkinDonuts\Civil\Plans\Site Plan\2243-C-DEM001.dwg - plotted by: kalazard on 2025-06-03 @ 11:53 - c:\birec\_ncs.ctb - © 2022 Rick Engineering Company

6TH SUBMITTAL



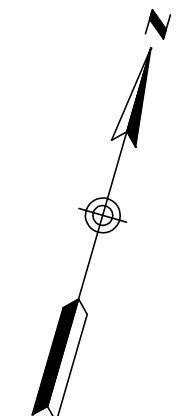
# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



### 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

NO.	BY	DATE	REVISION

SEAL:

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

**RICK**  
ENGINEERING COMPANY

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

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

SITE PLAN PREPARED FOR:

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

DOUGLAS COUNTY, COLORADO

**PRELIMINARY UTILITY PLAN**

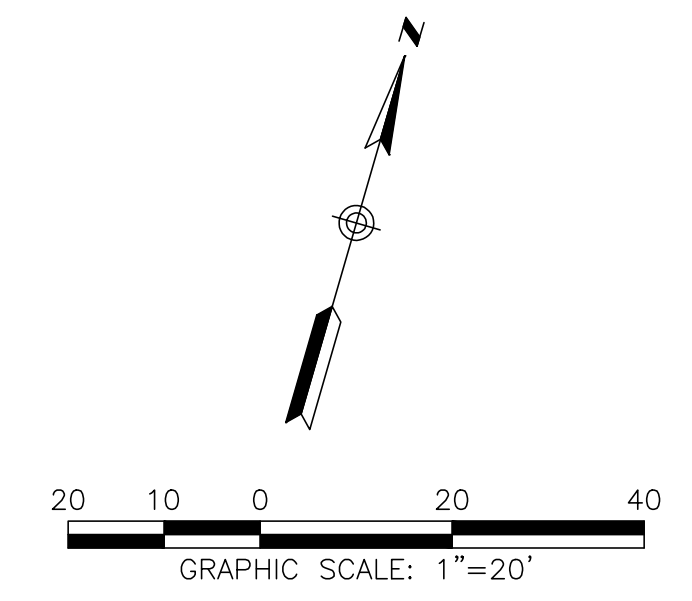
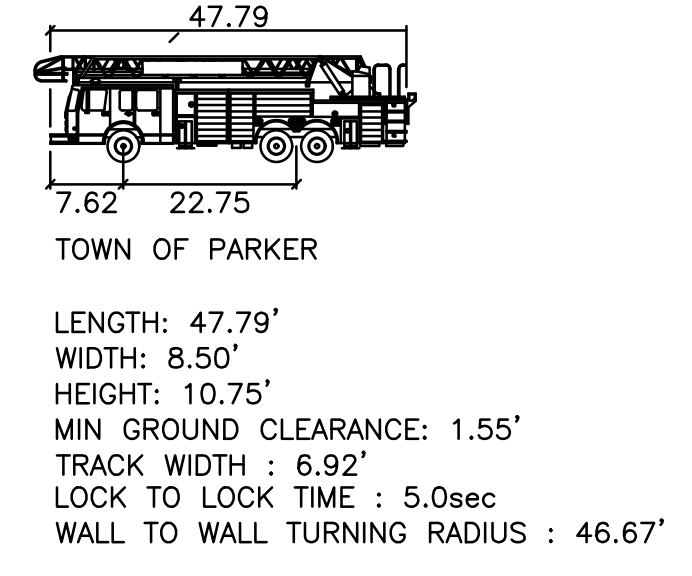
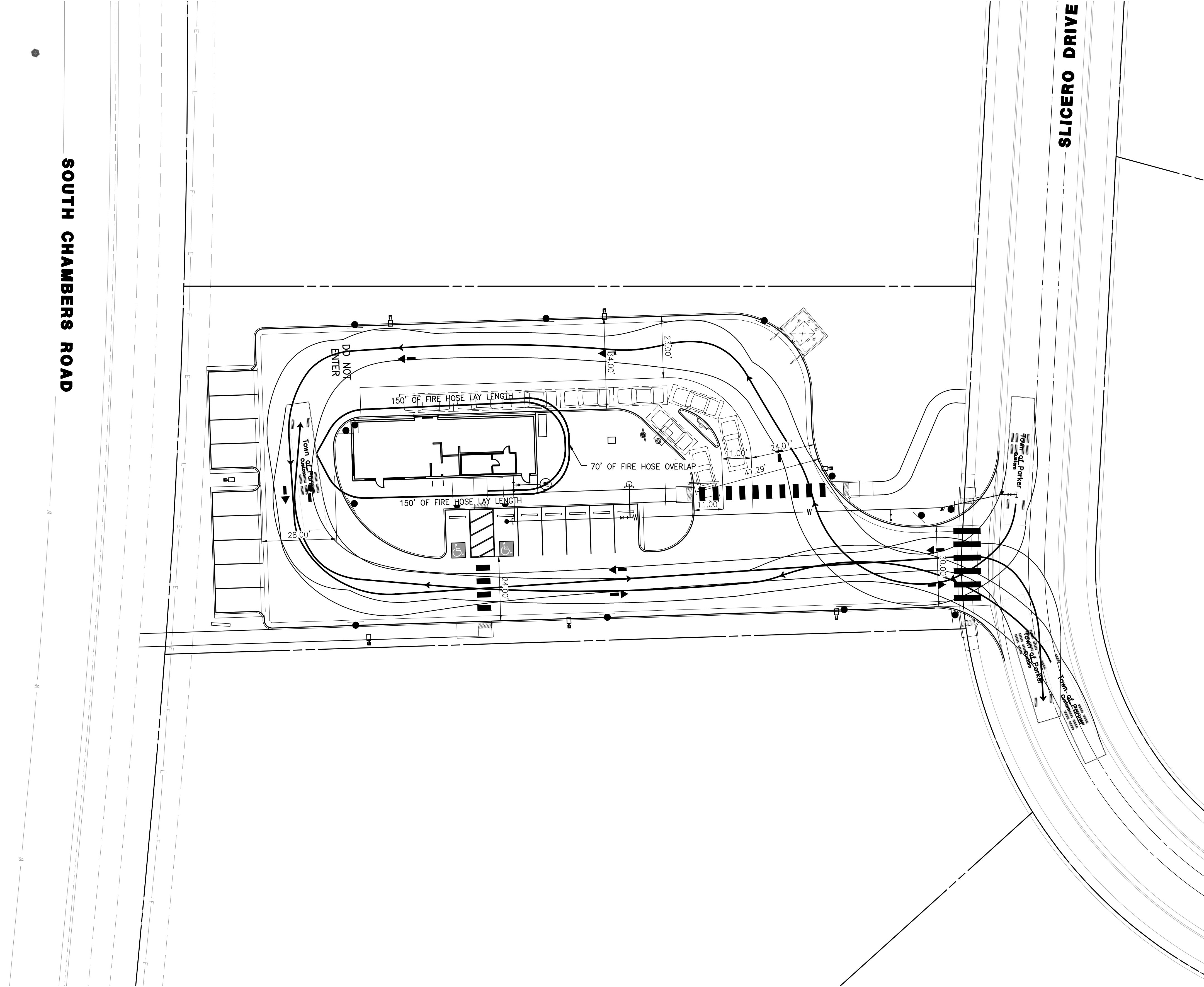
DRAWING NO. **4**

**6TH SUBMITTAL**

C:\RICK\Projects\2025000\2243\_DunkinDonuts\Site Plan\2243-C-UTL01.dwg - plotted by: kolazard ON 2025-06-03 @ 11:53 - ctbrec\_ncs.ctb - ©2023 Rick Engineering Company

**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



NO.	BY	DATE	REVISION

SEAL:

**RICK**  
ENGINEERING COMPANY  
8678 CONCORD CENTER DR, UNIT 200  
ENGLEWOOD, CO 80112  
rickengineering.com  
303.537.8020  
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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

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

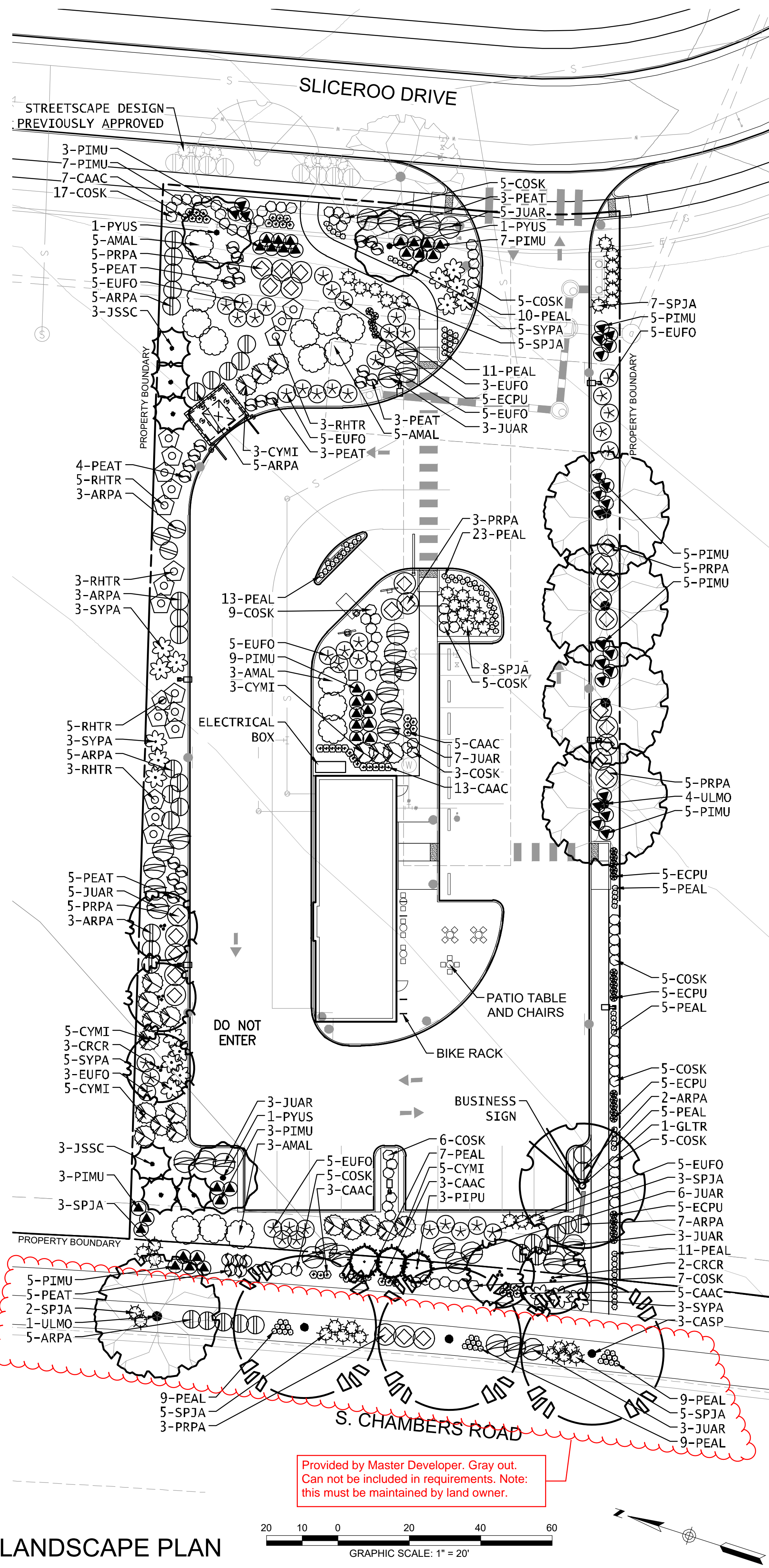
**FIRE TRUCK ACCESS PLAN**

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

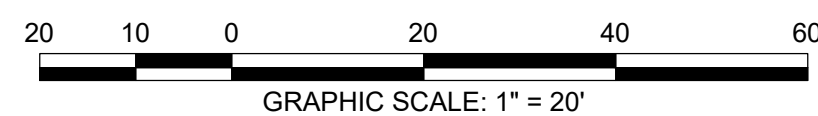
DRAWING NO.  
**5**

# 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



Provided by Master Developer. Gray out.  
Can not be included in requirements. Note:  
this must be maintained by land owner.



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	ECHINACEA 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 LOOSEND 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.

Match McDonalds  
3/4" to 1-1/2"  
Colorado Rose Rock  
Mulch

SEAL:

**RICK**  
ENGINEERING COMPANY  
8678 CONCORD CENTER DR, UNIT 200  
ENGLEWOOD, CO 80112  
303.537.8020  
San Diego - Riverside - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

DOUGLAS COUNTY, COLORADO  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
LANDSCAPE PLAN & DETAILS

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

DRAWING NO. **6**

6TH SUBMITTAL

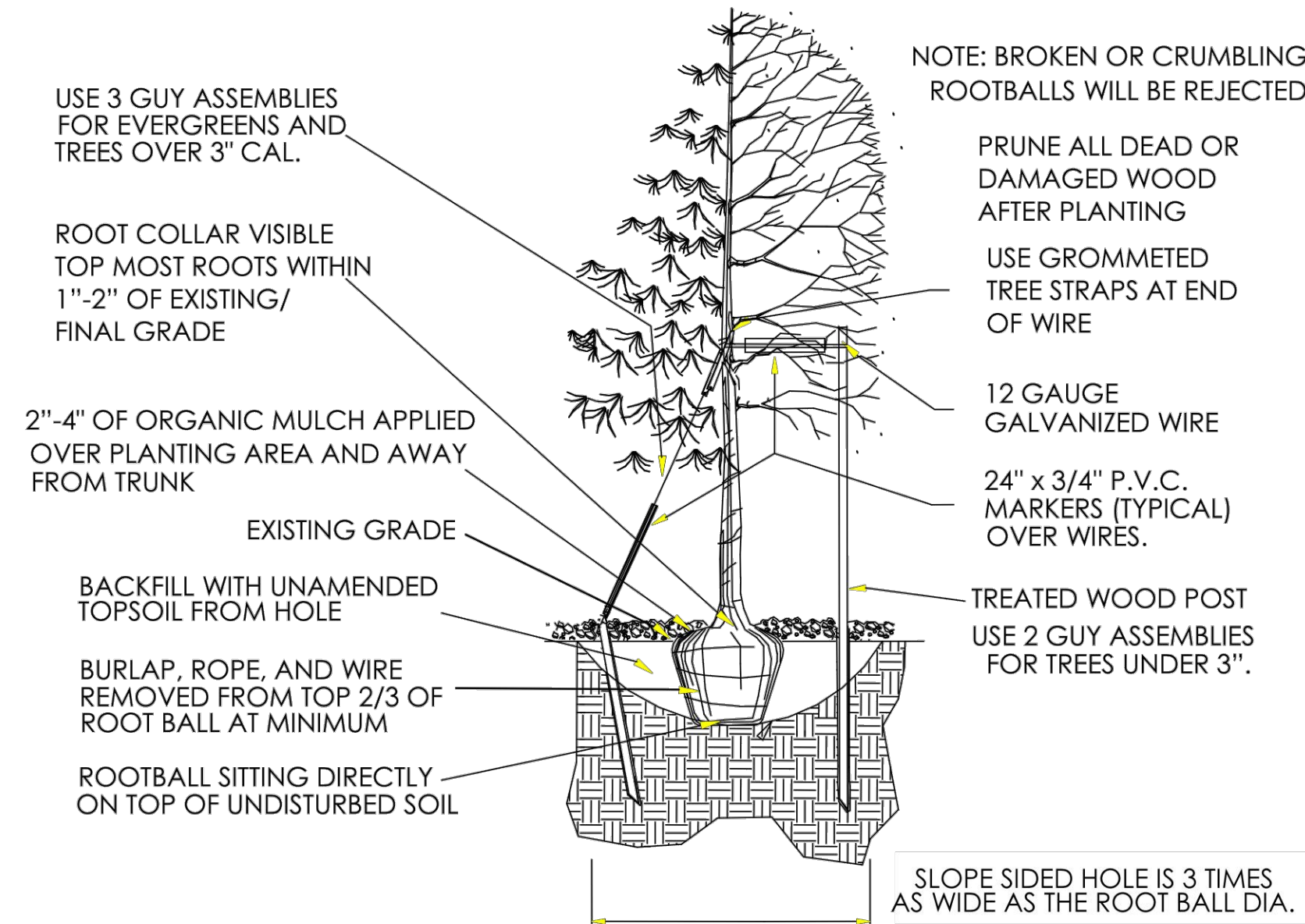
NO.	BY	DATE	REVISION

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

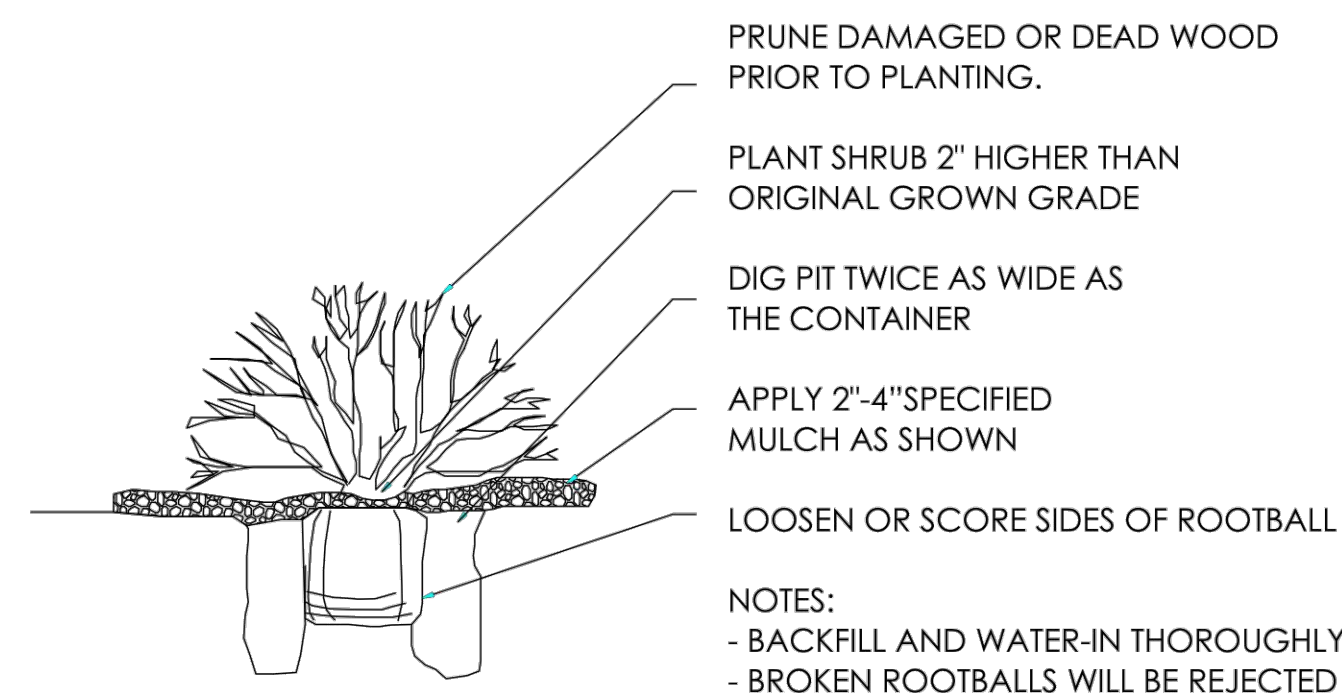
# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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

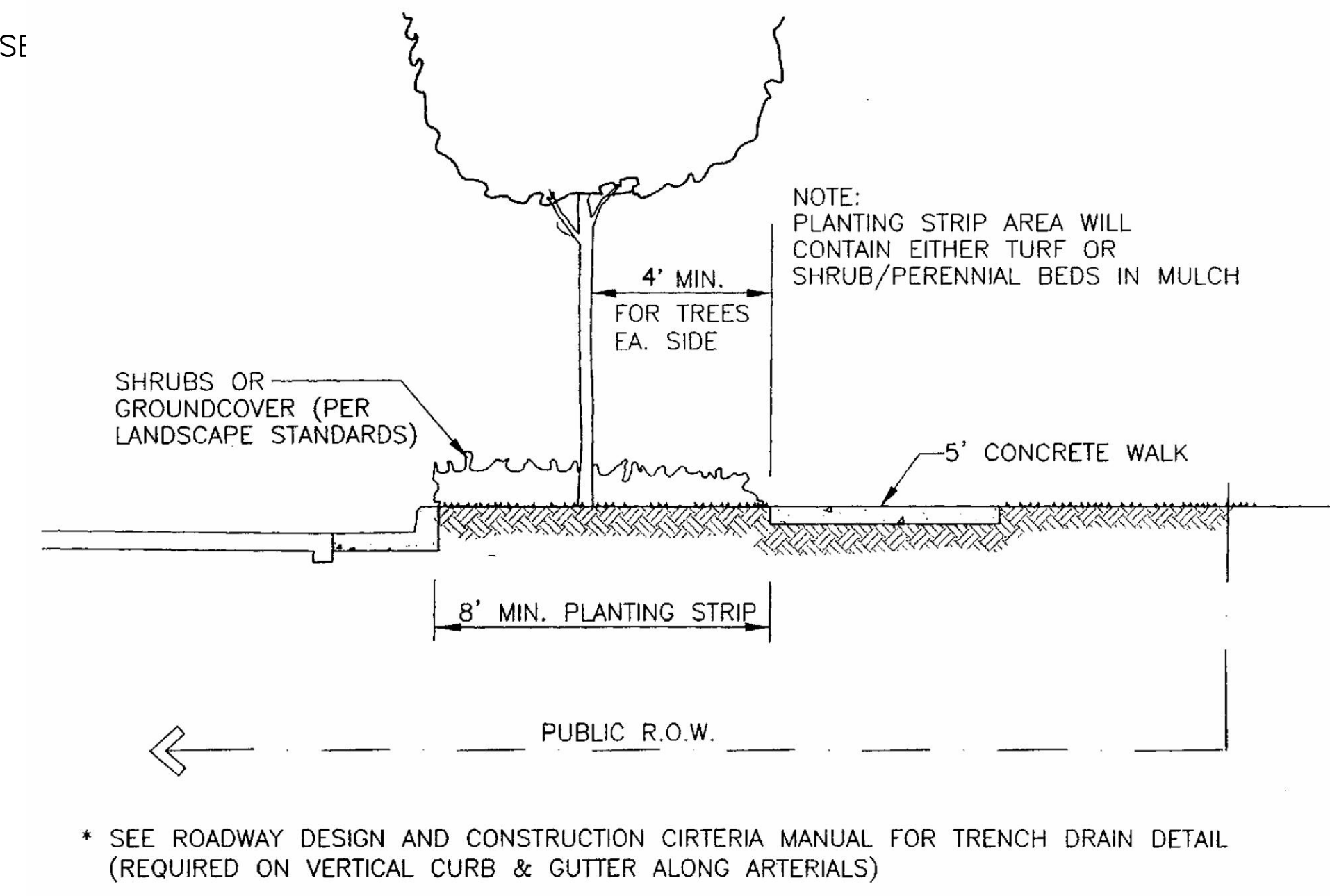
## TOWN OF PARKER PLANTING STANDARDS



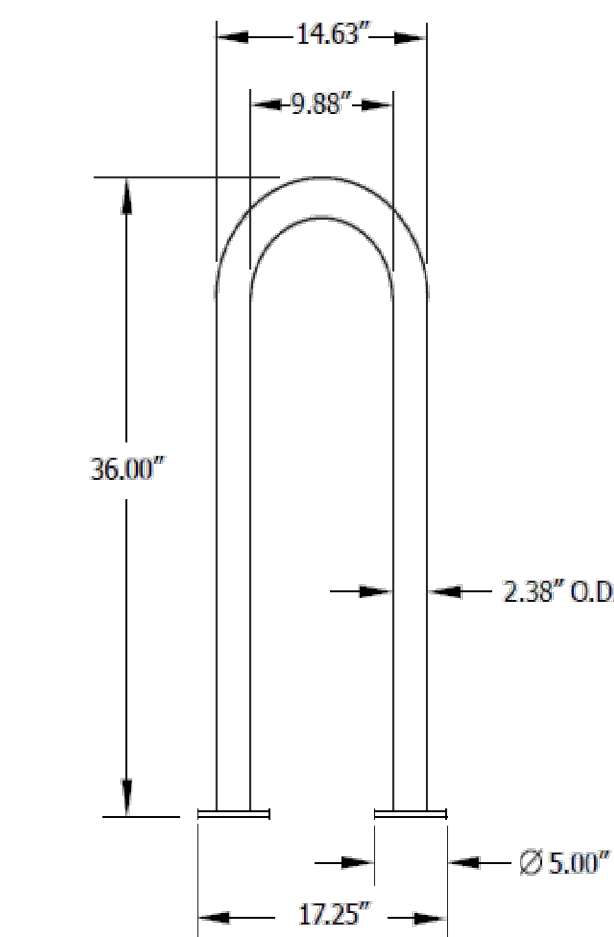
**A** TREE PLANTING  
SCALE: N.T.S.



**B** SHRUB PLANTING  
SCALE: N.T.S.

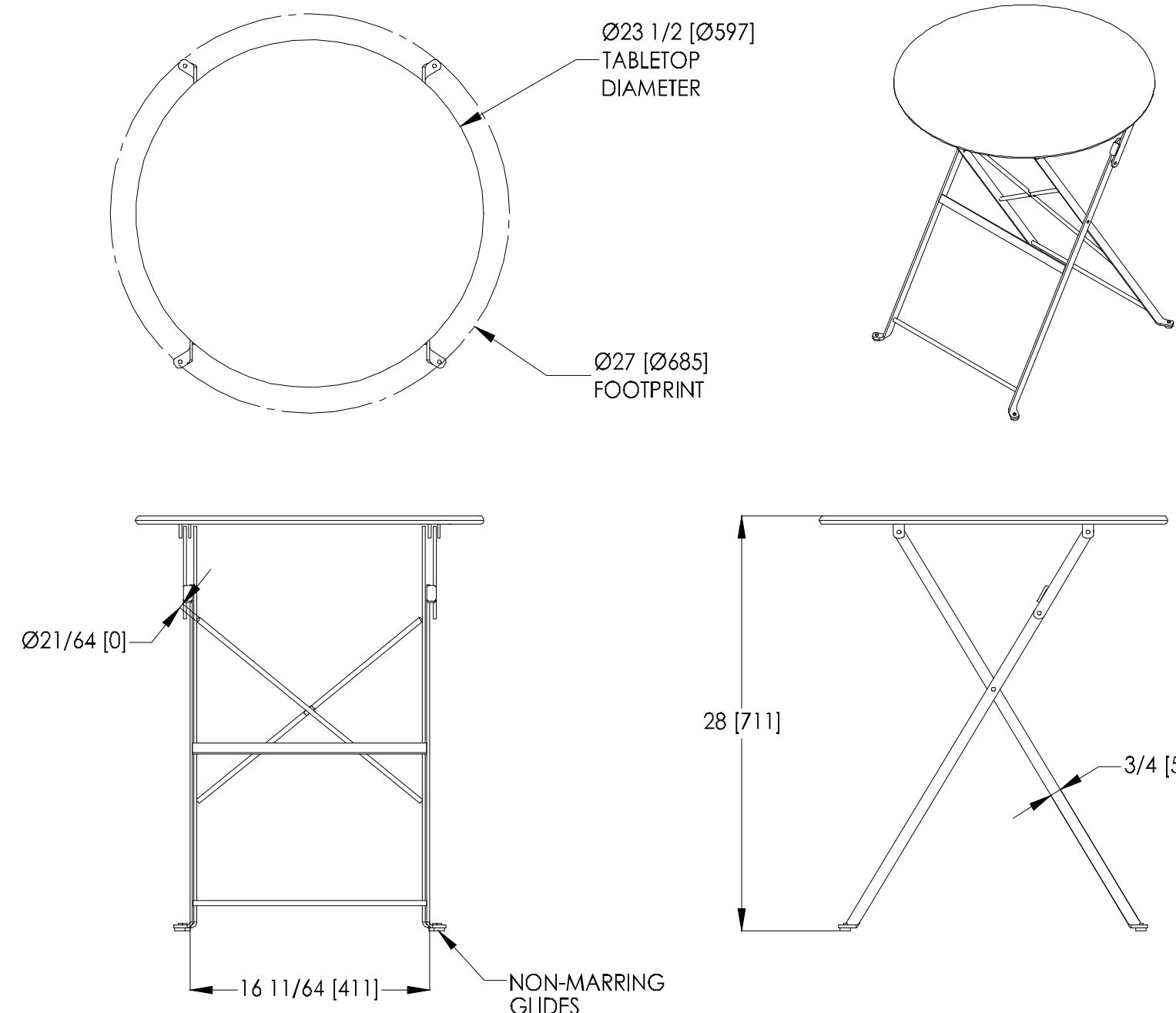


**C** STREET SECTION WITH DETACHED WALK  
SCALE: N.T.S.



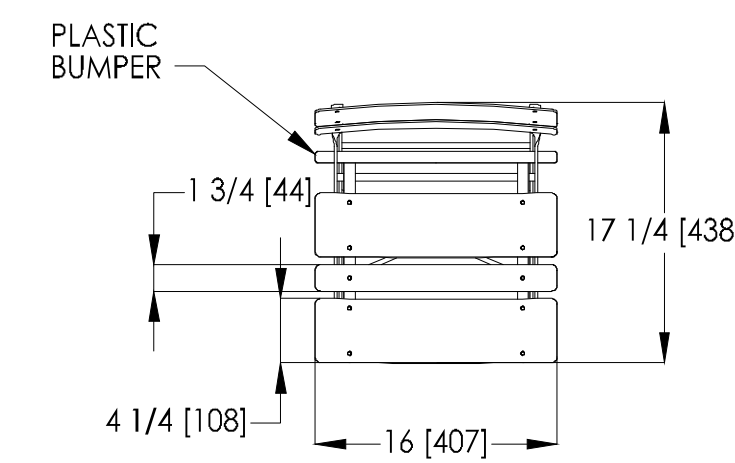
**D** BIKE RACK  
SCALE: N.T.S.

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

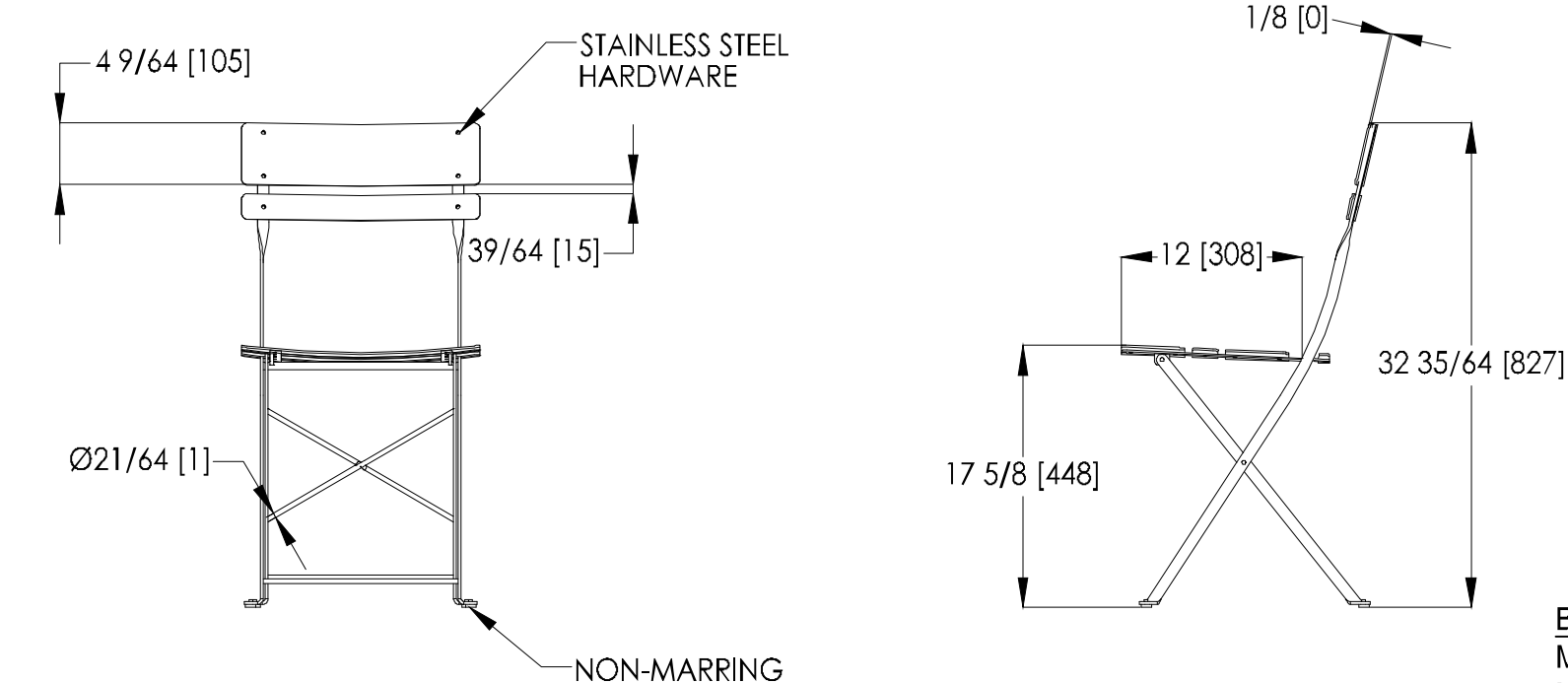


**E** PATIO TABLES  
SCALE: N.T.S.

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.	DATE	BY	REVISION

SEAL:

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

RICK ENGINEERING COMPANY  
San Diego - Riverside - San Luis Obispo - Sacramento - Orange - Tucson - Phoenix - Las Vegas - Denver

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

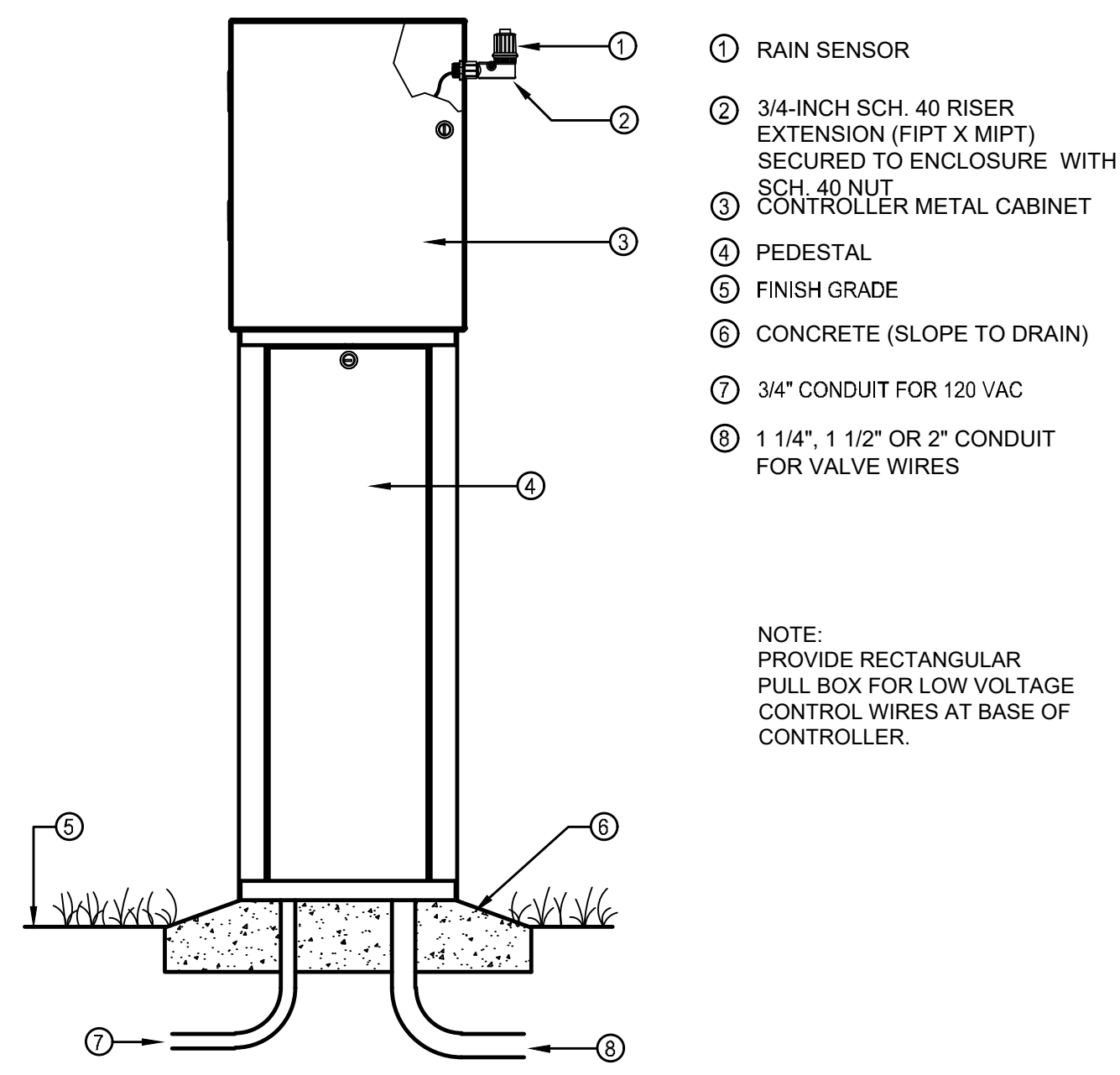
SITE PLAN PREPARED FOR:  
**DOUGLAS 234, FILING NO. 6,  
AMENDMENT 1, LOT 4**  
DOUGLAS COUNTY, COLORADO

**LANDSCAPE PLAN & DETAILS**

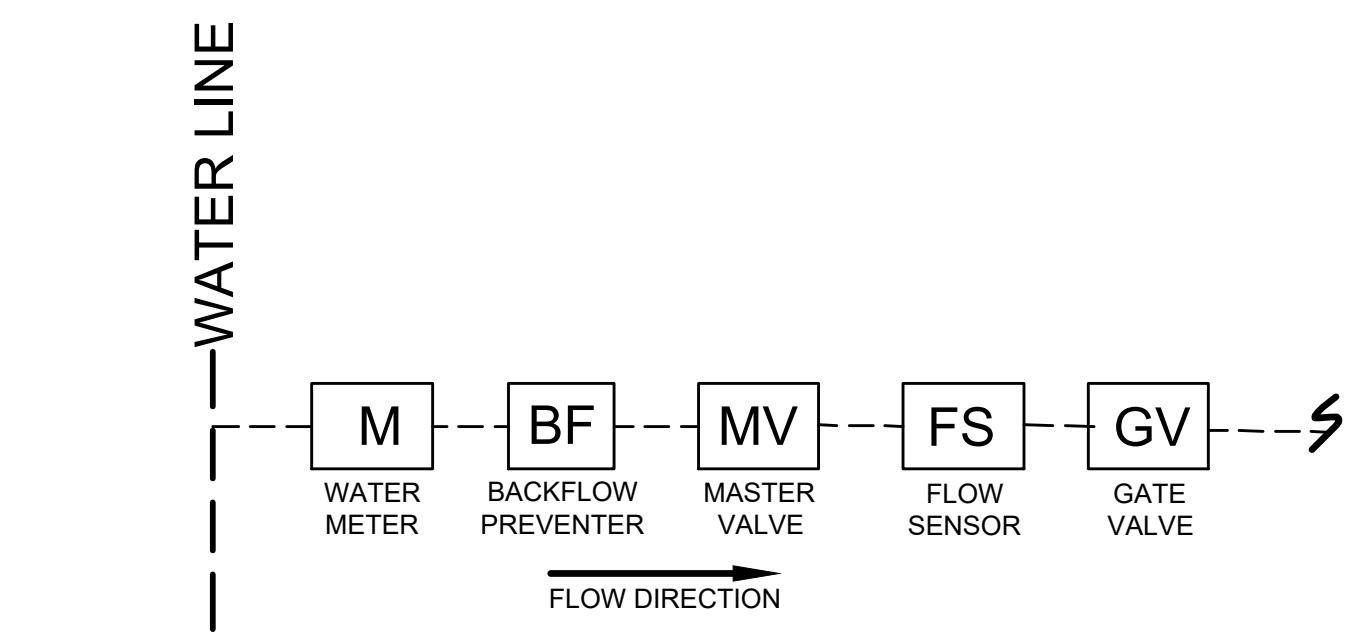


# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

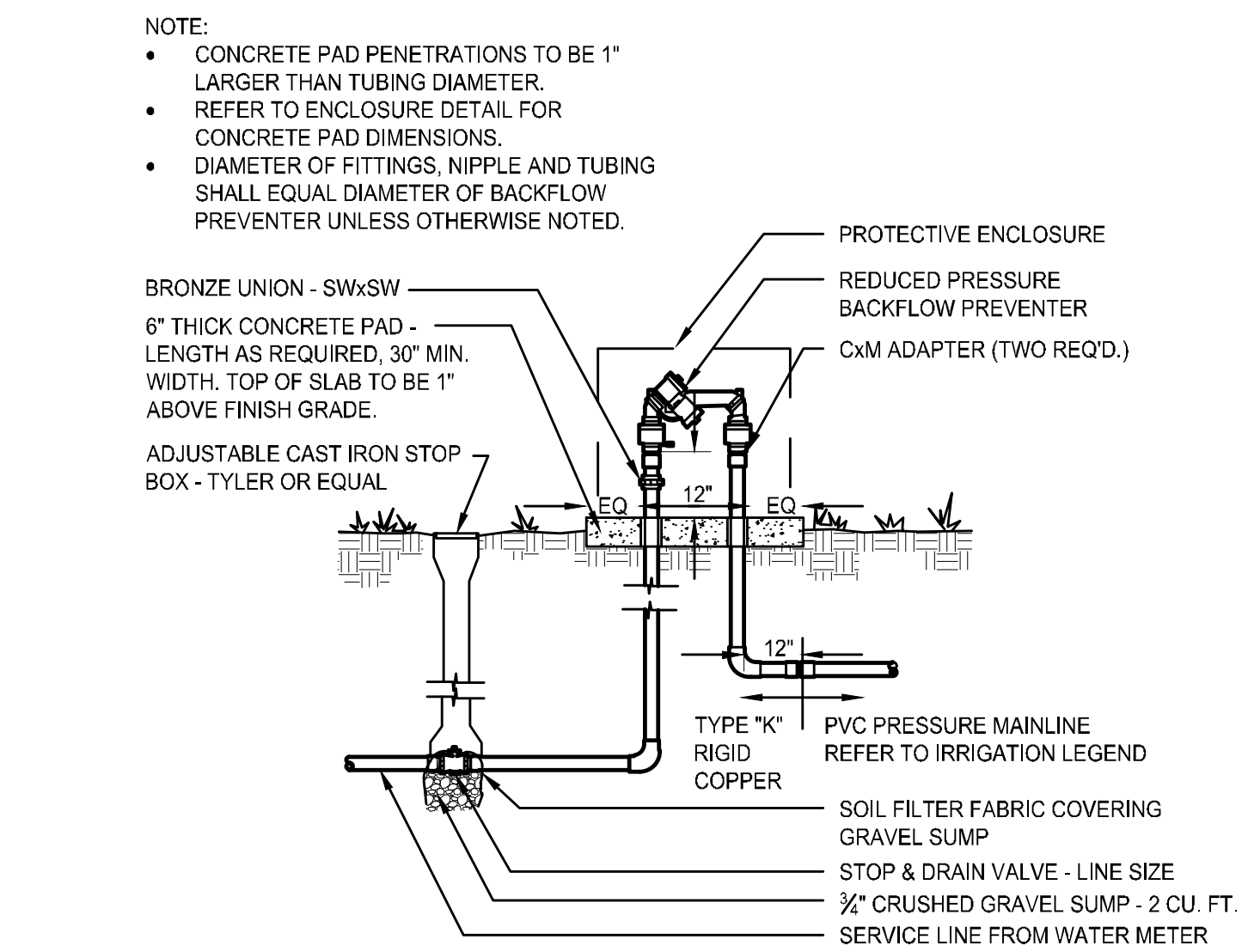
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
0.901 ACRES, 1 COMMERCIAL LOT



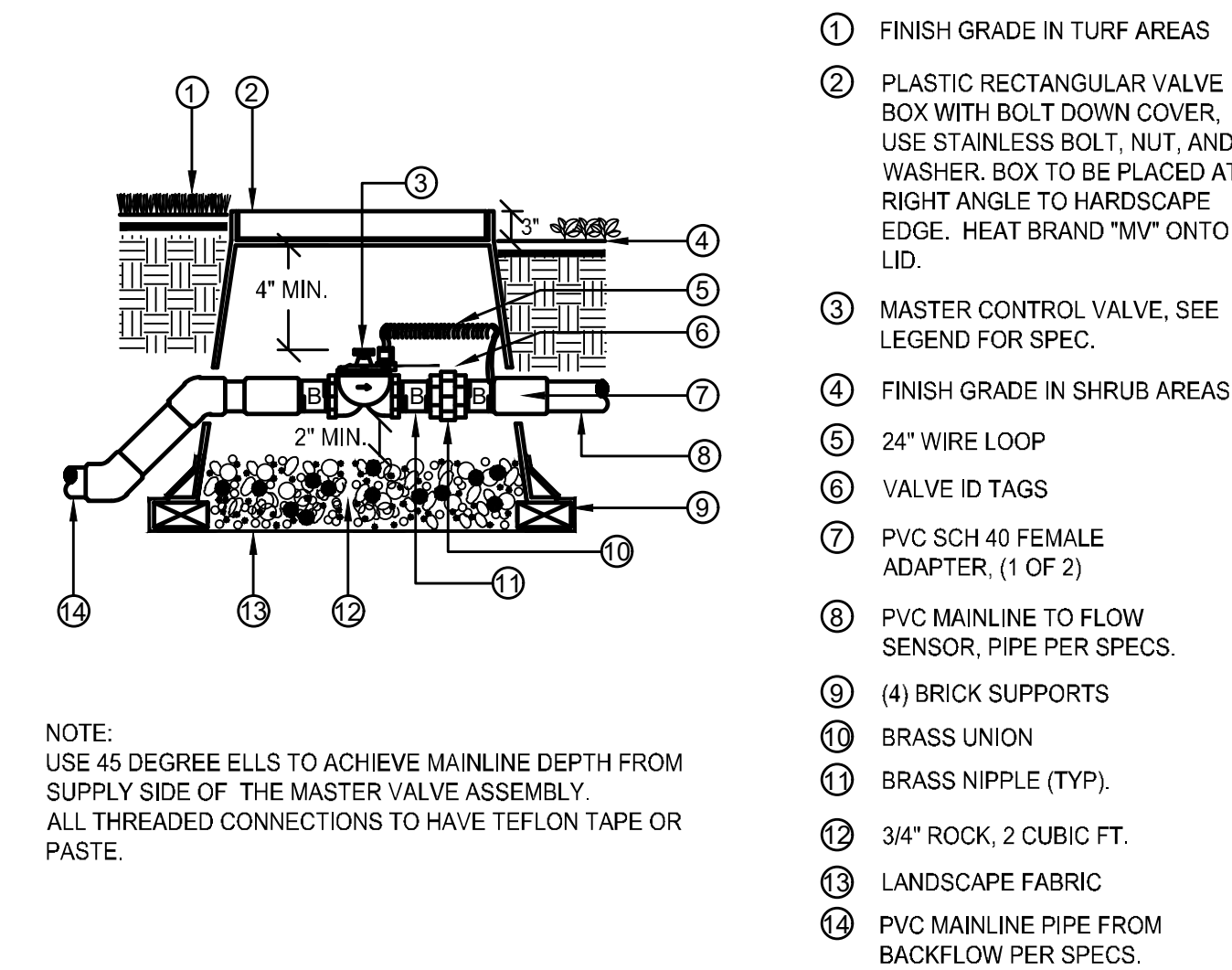
**A** CONTROLLER PEDESTAL MOUNT  
SCALE: N.T.S.



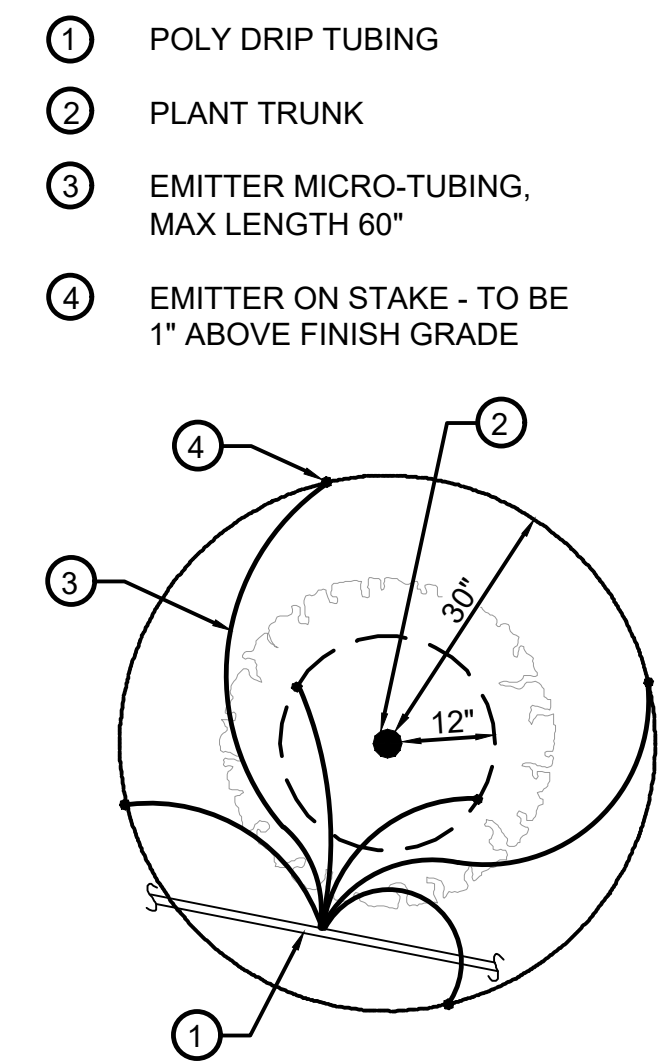
**B** POINT OF CONNECTION (P.O.C.)  
SCALE: N.T.S.



**C** BACKFLOW PREVENTER  
SCALE: N.T.S.



**D** MASTER VALVE  
SCALE: N.T.S.



**E** DRIP EMITTER  
SCALE: N.T.S.

## ParkerWater LANDSCAPE/IRRIGATION WORKSHEET

Tap sizing for dedicated irrigation taps

\*Yellow fields require user input\*

**Irrigation Water Requirement = (ET<sub>o</sub> x PF x LA)/IE**

Define Landscape & Irrigation System:		Site Summary:	
<b>High Water Use Plant Material</b> <i>*Cool season turfgrass (Kentucky bluegrass)</i>		Total Irrigated Area (sq ft) 14937	
Plant Factor (PF, %)	High 0.9	Avg Plant Factor (%)	0.50
Landscape Area (LA, sq ft)	0	Avg Irrigation Efficiency (%)	0.90
Irrigation Efficiency (IE, %)	Overhead 0.65	<b>Peak monthly ET, Parker, CO:</b>	
<b>High-Moderate Water Use Plant Material</b> <i>*Hybrid grass types (Texas hybrids, fescue, etc.)</i>		Peak monthly ET (July): 7.56 in	
Plant Factor (PF, %)	High-Med 0.8	<b>Irrigation Water Requirement (IWR):</b>	
Landscape Area (LA, sq ft)	0	Peak monthly IWR: 38896 gal	
Irrigation Efficiency (IE, %)	Overhead 0.65	Maximum flow requirement 4.1 GPM	
<b>Moderate Water Use Plant Material</b> <i>*Traditional trees/shrubs/perennials, alternative grass types (buffalograss, blue grama, etc.)</i>		<i>*Max. flow requirements are based on peak monthly irrigation demands and follow PWSD's watering guidelines</i>	
Plant Factor (PF, %)	Med 0.5	<b>Hydraulic Requirements:</b>	
Landscape Area (LA, sq ft)	14,937	Tap Size (in)	Max GPM
Irrigation Efficiency (IE, %)	Drip 0.9	3/4"	10
<b>Low Water Use Plant Material</b> <i>*Xeric trees/shrubs/perennials, native grass mixes</i>		1"	18
Plant Factor (PF, %)	Low 0.25	1 1/2"	40
Landscape Area (LA, sq ft)	0	2"	71
Irrigation Efficiency (IE, %)	Drip 0.9	3"	189
		4"	380
		<i>* 2" and smaller assumes Seamless K Copper Tube 3" and larger assumes Ductile Iron Pipe Class 350</i>	
		Tap Size Requirement	3/4"
		System Design Pressure: 70 PSI	
		<input type="checkbox"/> Design pressure has been field tested & verified	
		<input checked="" type="checkbox"/> 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](#)

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

SEAL:

8678 CONCORD CENTER DR, UNIT 200  
ENGLEWOOD, CO 80112  
303.537.8020

**RICK**  
ENGINEERING COMPANY

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

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

PROJECT NO: 2243  
DATE: 9/22/2025

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

**LANDSCAPE IRRIGATION & DETAILS**

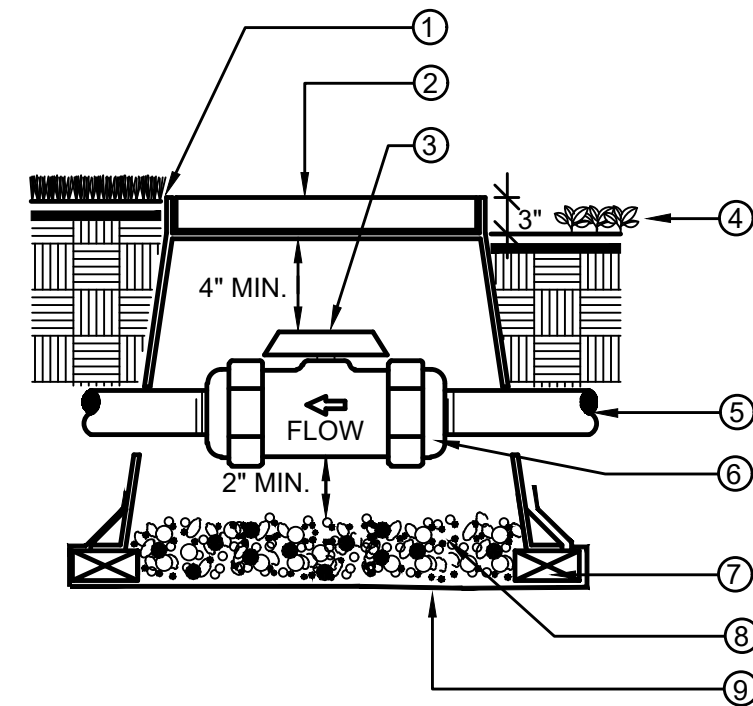
811  
Know what's below.  
Call before you dig.

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

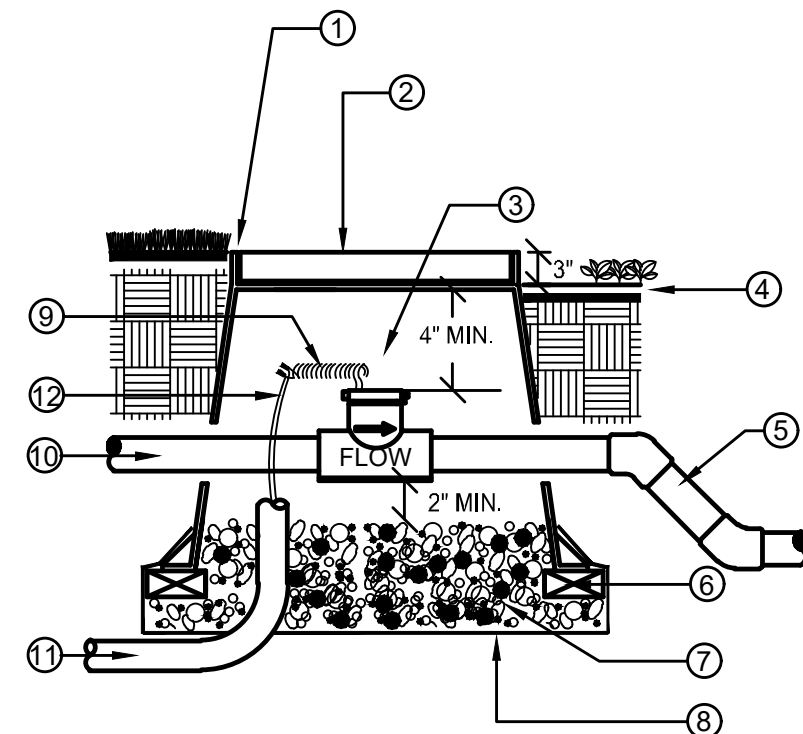
NOTE:  
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

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.

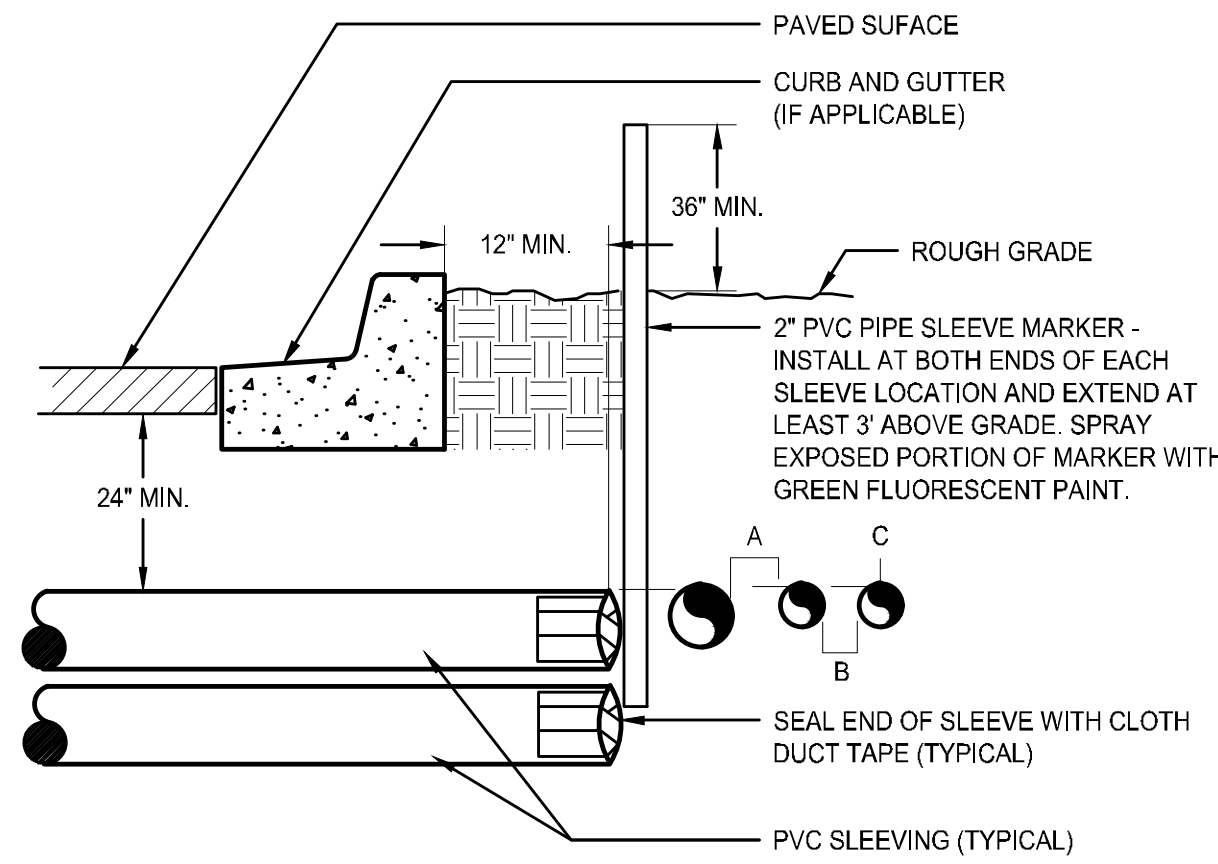


- ① FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- ② CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- ③ FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- ④ FINISH GRADE IN SHRUB MULCH AREAS
- ⑤ PVC MAINLINE TO SYSTEM, PIPE PER 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.

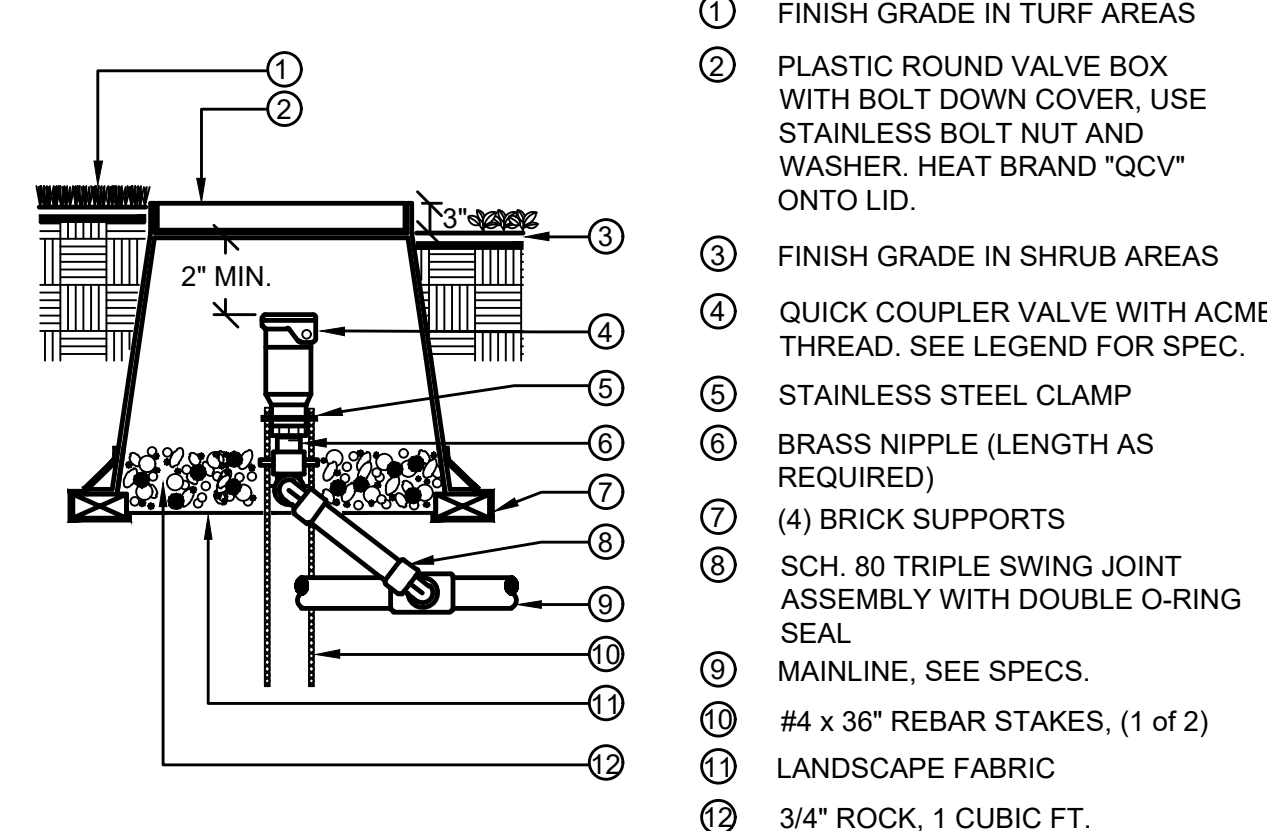


- ① PAVED SURFACE
- ② CURB AND GUTTER (IF APPLICABLE)
- ③ ROUGH GRADE
- ④ 2" PVC PIPE SLEEVE MARKER - INSTALL AT BOTH ENDS OF EACH SLEEVE LOCATION AND EXTEND AT LEAST 3' ABOVE GRADE. SPRAY EXPOSED PORTION OF MARKER WITH GREEN FLUORESCENT PAINT.
- ⑤ SEAL END OF SLEEVE WITH CLOTH DUCT TAPE (TYPICAL)
-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

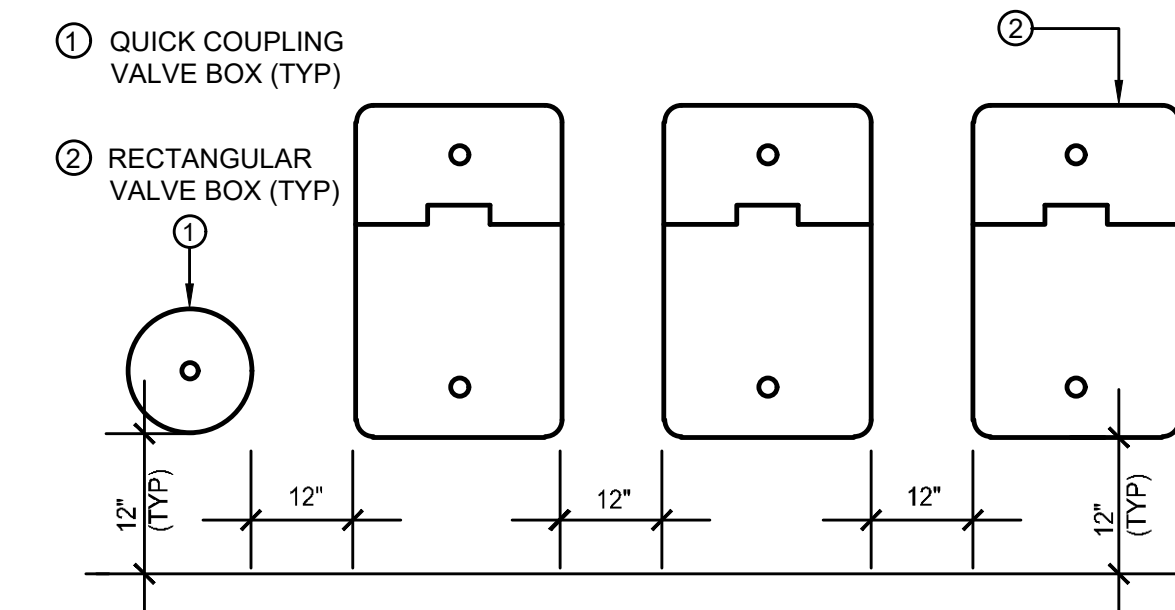


- ① FINISH GRADE IN TURF AREAS
- ② PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- ③ FINISH GRADE IN SHRUB AREAS
- ④ QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- ⑤ STAINLESS STEEL CLAMP
- ⑥ BRASS NIPPLE (LENGTH AS REQUIRED)
- 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.

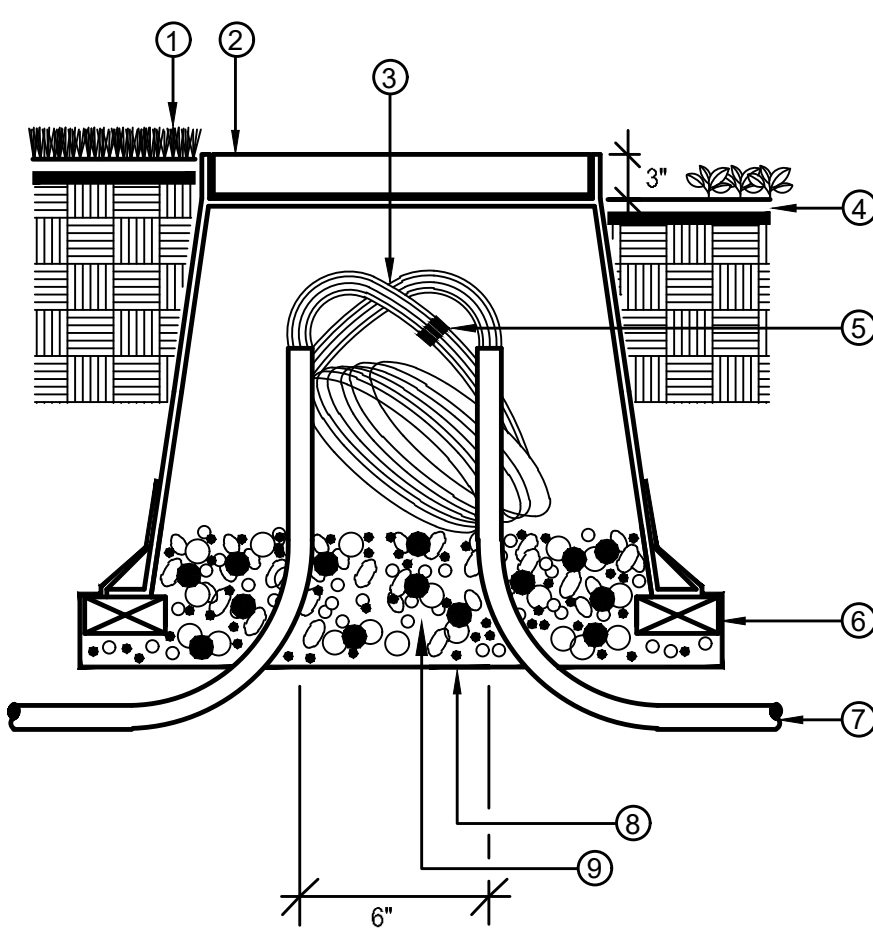


- ① QUICK COUPLER VALVE BOX (TYP)
- ② RECTANGULAR VALVE BOX (TYP)

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

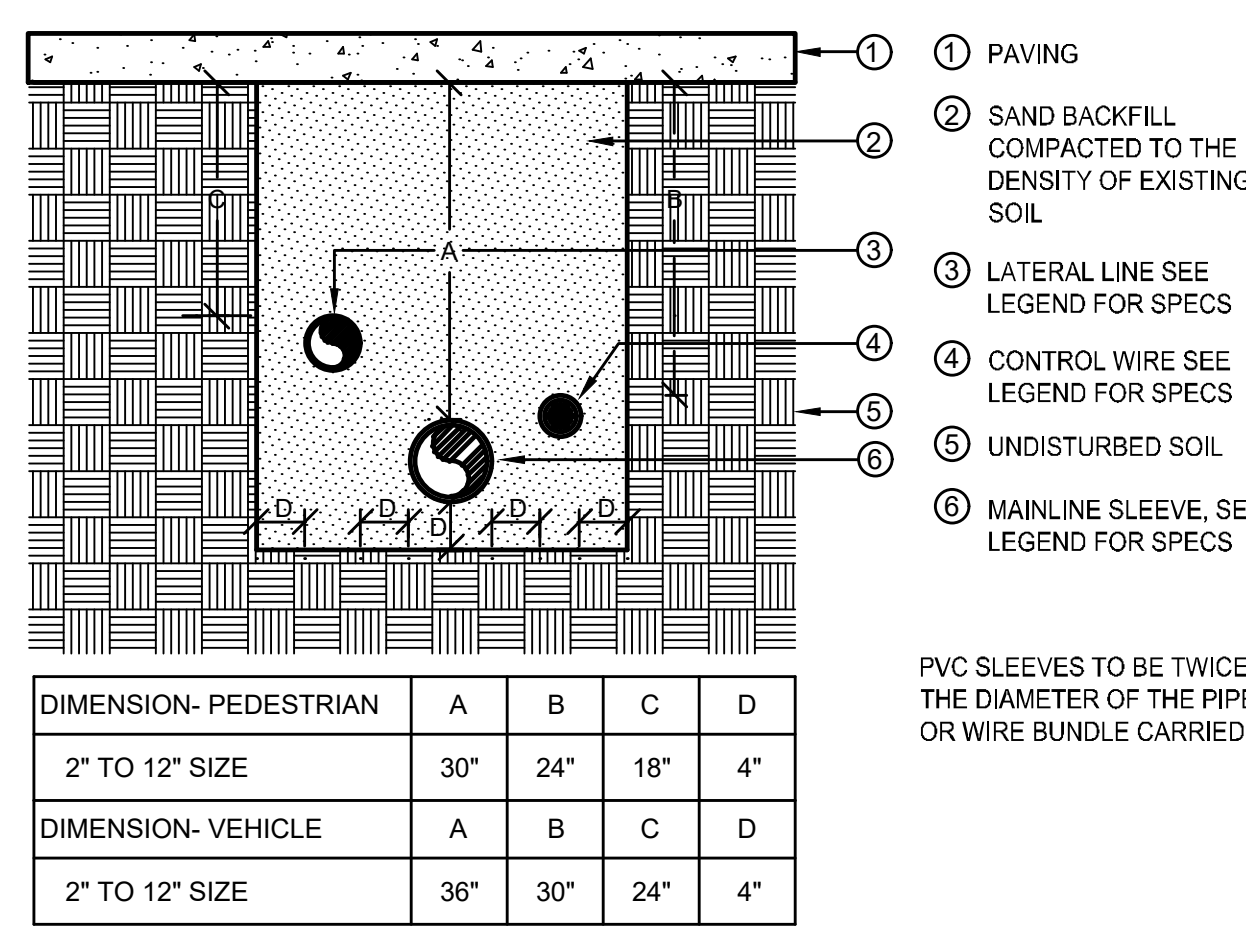
SCALE: N.T.S.



- 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.

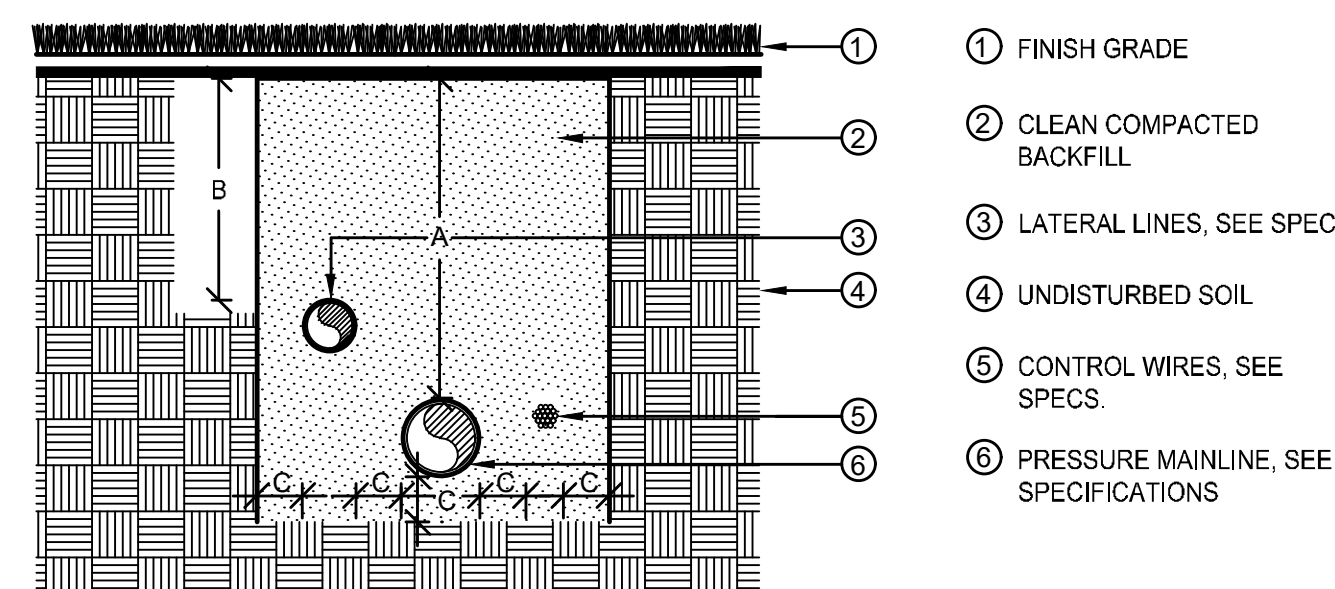
## F ROUND PULL BOX

SCALE: N.T.S.



## G SLEEVE INSTALLATION

SCALE: N.T.S.

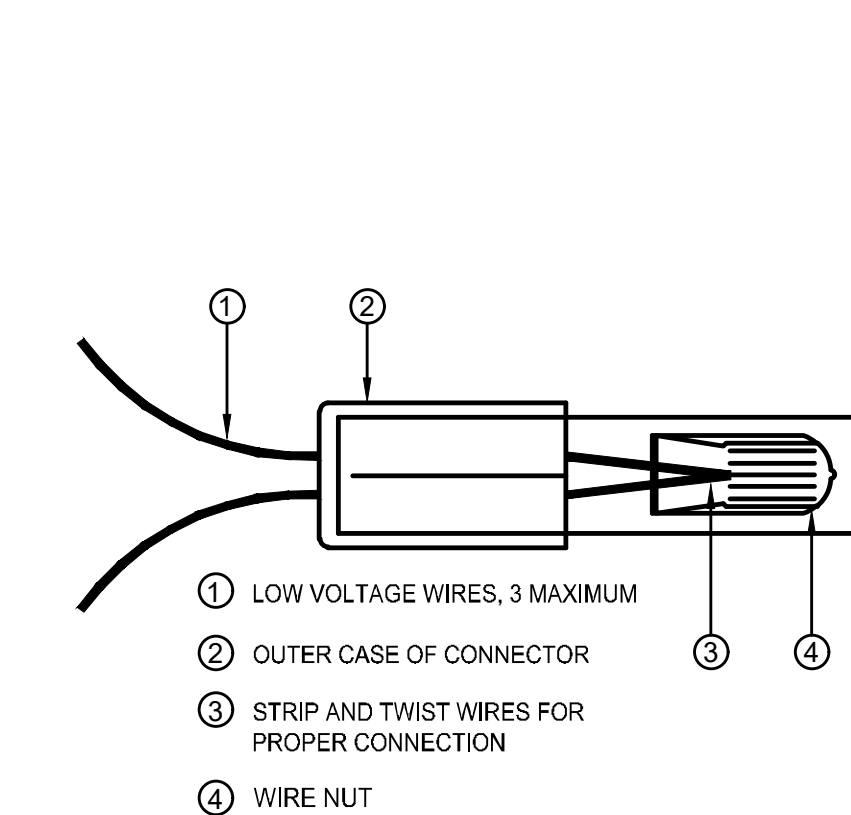


- ① PAVING
- ② SAND BACKFILL COMPACTED TO THE DENSITY OF EXISTING SOIL
- ③ LATERAL LINE SEE LEGEND FOR SPECS
- ④ CONTROL WIRE SEE LEGEND FOR SPECS
- ⑤ UNDISTURBED SOIL
- ⑥ MAINLINE SLEEVE, SEE LEGEND FOR SPECS

DIMENSION	A	B	C
1/2" TO 2-1/2" IN SIZE	24"	18"	4"
3" IN SIZE	24"	X	4"
4" AND LARGER	36"	X	4"

## H PIPE INSTALLATION

SCALE: N.T.S.



- ① FINISH GRADE
- ② CLEAN COMPACTED BACKFILL
- ③ LATERAL LINES. SEE SPECS.
- ④ UNDISTURBED SOIL
- ⑤ CONTROL WIRES. SEE SPECS.
- ⑥ PRESSURE MAINLINE, SEE SPECIFICATIONS

NOTE:  
INSPECT, TEST, AND VERIFY PROPER SYSTEM CONNECTION BEFORE INSERTION INTO SEALANT CARTRIDGE. DO NOT REUSE SEALANT CARTRIDGES.

## I WIRE CONNECTIONS

SCALE: N.T.S.

SEAL:

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

**RICK**  
ENGINEERING COMPANY

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

22-43 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**

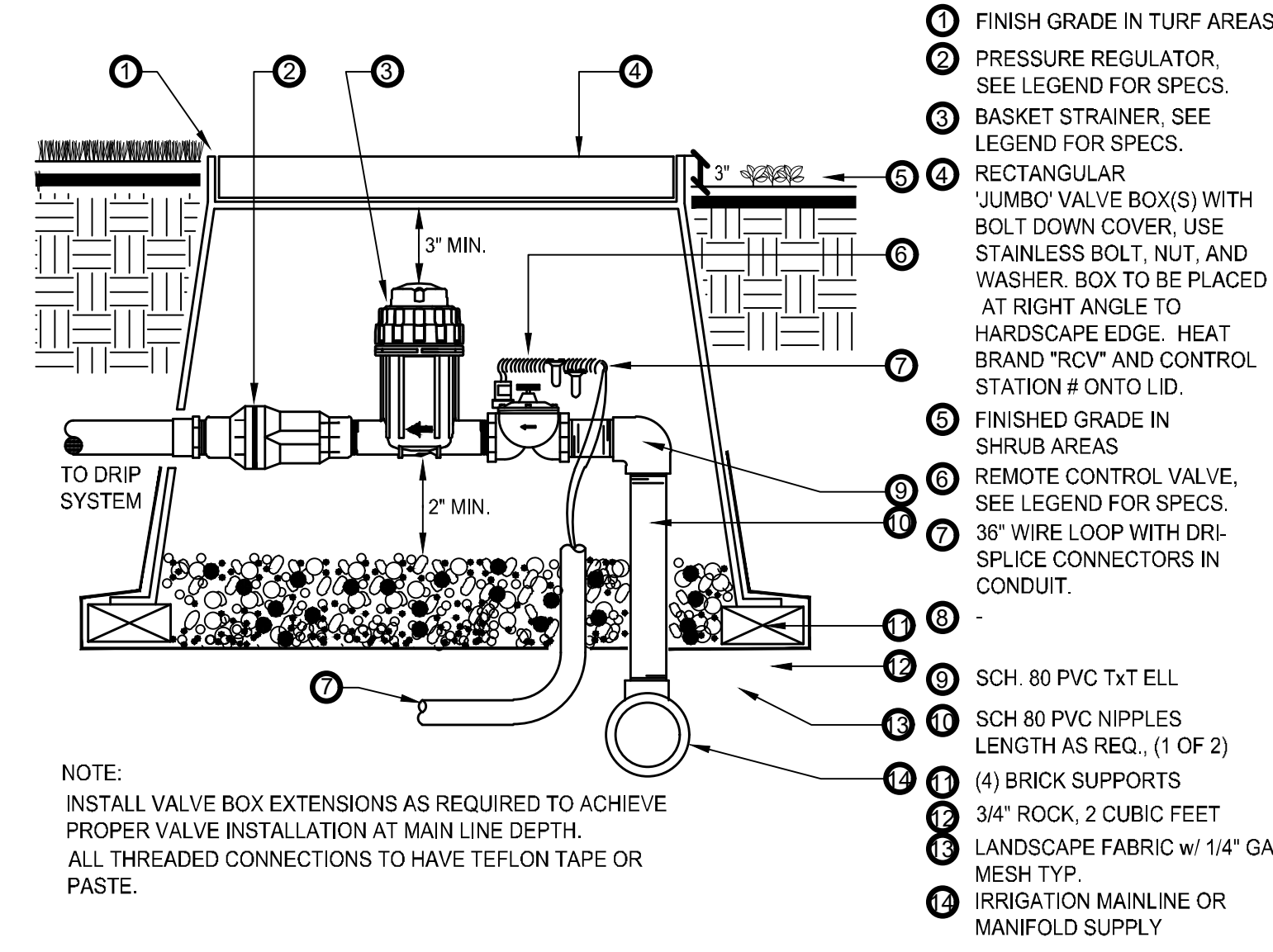
**811**  
Know what's below.  
Call before you dig.

DRAWING NO.  
10

6TH SUBMITTAL

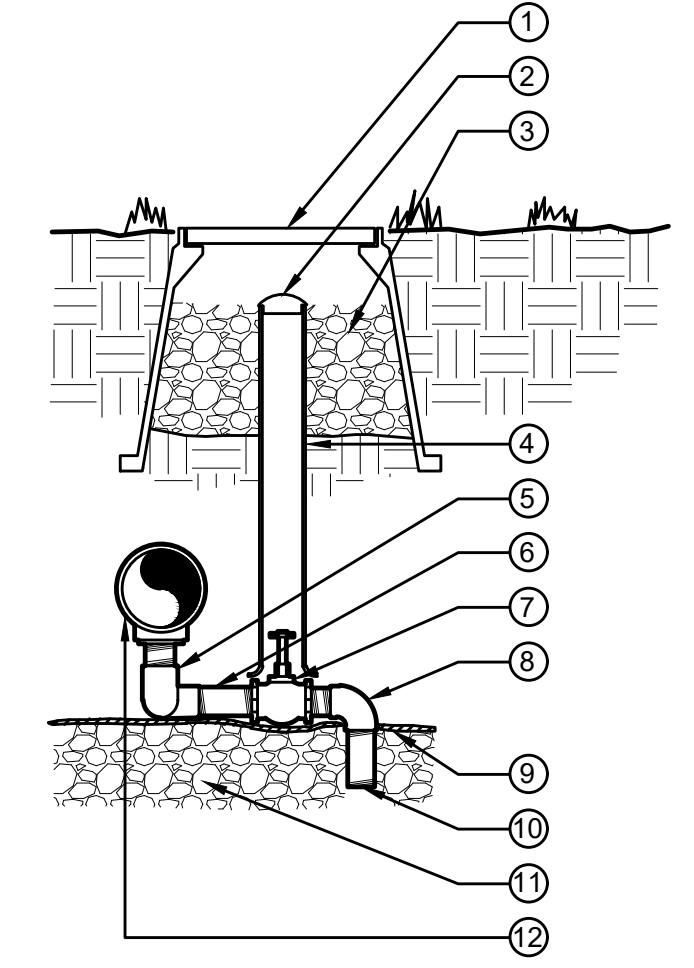
# SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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

SEAL:

**RICK**  
ENGINEERING COMPANY

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

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

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**



**PRELIMINARY**  
NOT FOR BIDDING  
NOT FOR CONSTRUCTION

**COPYRIGHT**  
THESE PLANS ARE AN INSTRUMENT OF SERVICE AND ARE THE PROPERTY OF GALLOWAY. NO PART OF THESE PLANS MAY BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF GALLOWAY. COPYRIGHTS AND INFRINGEMENTS WILL BE ENFORCED AND PROSECUTED.



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

#	Date	Issue / Description	Init.
1	11/10/23	Resubmittal	JMG
2	2/14/2025	Resubmittal	JMG
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			
41			
42			
43			
44			
45			
46			
47			
48			
49			
50			
51			
52			
53			
54			
55			
56			
57			
58			
59			
60			
61			
62			
63			
64			
65			
66			
67			
68			
69			
70			
71			
72			
73			
74			
75			
76			
77			
78			
79			
80			
81			
82			
83			
84			
85			
86			
87			
88			
89			
90			
91			
92			
93			
94			
95			
96			
97			
98			
99			
100			

**PHOTOMETRIC DETAILS**

**SITE PLAN**  
**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**  
**13.80 ACRES, 11 COMMERCIAL LOTS**

**Lumark**  
**Prevail LED**  
Area / Site Luminaire

**Product Features**

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

**Product Certifications**

**Connected Systems**

- WaveLinx

**Dimensional Details**

**COOPER Lighting Solutions**

**Lumark**  
**Prevail LED**

**Ordering Information**

**Product Family 1**

Product Code	Light Engine	Color Temperature	Power	Voltage	Distribution	Mounting	Color
PLK3-PK14	220-100 10000 CCT	3000K	100W	120V	30° Beam	1/2" Type II	Black
PLK3-PK14	220-100 10000 CCT	3000K	100W	120V	30° Beam	1/2" Type II	White

**Prevail LED**

**Product Features**

- Slim, low-profile LED design with rugged one-piece, die-cast aluminum housing
- Patented secure lock hinge feature allows for safe and easy installation
- Back box includes three half-inch NPT threaded conduit entry points

**COOPER Lighting Solutions**

**Lumark**  
**XTOR Crosstour LED**

**DESCRIPTION**

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour™ impervious to contaminants.

**DESCRIPTION**

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour™ impervious to contaminants.

**XTOR Crosstour LED**

**COOPER Lighting Solutions**

**XTOR Crosstour LED**

**ORDERING INFORMATION**

**Sample Number: XTOR3-W-WT-FC1**

Series	LED Matrix Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately)
XTOR3-W-WT-FC1	Standard White	Standard White	None	None
XTOR3-W-WT-FC1	Standard White	Standard White	None	None

**COOPER Lighting Solutions**

**dmf**  
**Type LED-2 DRD2**  
Recessed LED Downlight  
General New Construction  
4", 5", 6" Aperture

**PRODUCT SPECIFICATIONS**

**Frame-in Kit**

**HOUSING:** 18 ga. die-formed aluminum box fastened to 22 ga. steel mounting frame (4" frame-in kit, 4" shallow frame-in kit, 20 ga. die-formed aluminum (6" frame-in kit, 22 ga. die-formed aluminum (6" frame-in kit, 20 ga. die-formed aluminum (6" shallow frame-in kit).

**JUNCTION BOX:** Galvanized steel. Equipped with (6) 3/4" and (1) 3/8" knockouts with pre-cut slots to allow straight conduit runs. (4) knockouts for non-metallic sheathed cable installation. Junction box tension spring allows snap-in installation of plate cover for easy access to wiring.

**Approved for 8 (four-in, four-out) #12 AWG 90 through wire conductors.**

**CEILING:** 3/4" up to 1".

**CUTOUT:** 4 3/4" (4" frame-in kit, 4" shallow frame-in kit), 5 1/4" (6" frame-in kit), 6 3/4" (6" frame-in kit, 6" shallow frame-in kit).

**Light Engine**

LED: Tightly binned, high performing white Cree® LEDs enable excellent fixture to fixture color consistency and long lifetime. Delivers 93+ CRI in all available color temperatures.

**BINNING:** Color variation within 2-step MacAdam ellipsoid.

**CONNECTOR:** IDEAL PowerPlug™ Luminaire Disconnect, female. Alternate module construction with D-10V, EcoSystem™ dimming and/or Emergency Battery Backup Unit uses an IDEAL PowerPlug™ Model 102 connector.

**DRIVER:** Integral electronic driver for 120/277V 50/60Hz operation. Electronic driver compatible with forward and reverse phase-control dimming at 120V only.

**SYSTEM POWER CONSUMPTION:** 11.8W (50 im mode), 14.7W (1000 im mode).

**DIMMING:** TRIAC/ELV dimming standard for 120V only, with flicker-free dimming to less than 5% of total lumen output. Optional 0-10V or EcoSystem™ dimming available for 120/277V.

**EMERGENCY LIGHTING:** Optional Emergency Battery Backup Units available for emergency lighting up to 120 minutes.

**RATED LED LIFE:** 50,000 hours at 70% lumen maintenance, based on IESNA LM-80-2008 standard (L70, B50).

**PHOTOMETRIC TESTING:** Tested in accordance to IESNA LM-79-2008. LISTINGS: IC rated. cULus Listed. ENERGY STAR® qualified. Title 24 compliant. ASTM E283 certified Air Tight. UL Listed for Wet Location. CEC listed.

**WARRANTY:** 5 year limited warranty.

**Trim**

**CONSTRUCTION:** Die-cast aluminum. Twist & Lock mounting allows easy field installation and light ceiling fit.

**dmf Lighting** 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422

**dmf**  
**Type LED-12 DRD2**  
Recessed LED Downlight  
General New Construction  
4", 5", 6" Aperture

**PRODUCT SELECTION GUIDE**

**FRAME-IN KIT**

PRODUCT CODE	APPLICATION	ICONON-IC	APERTURE	OPTION
DRD2M-Housing	New Construction	IC	4" 4" Aperture	(Blank) TRIAC Dimming (Standard)
			4S 4" Shallow	70 0-10V Dimming 750 Im
			5 5" Aperture	100 0-10V Dimming 1000 Im
			6 6" Aperture	70 EcoSystem™ Dimming 750 Im
			6S 6" Shallow	100 EcoSystem™ Dimming 1000 Im
				77EM TRIAC Dimming w/ Emergency Battery 750 Im
				107EM TRIAC Dimming w/ Emergency Battery 1000 Im
				7EM 0-10V Dimming w/ Emergency Battery 750 Im
				10EM 0-10V Dimming w/ Emergency Battery 1000 Im
				7CEM EcoSystem™ Dimming w/ Emergency Battery 750 Im
				10CEM EcoSystem™ Dimming w/ Emergency Battery 1000 Im

**LIGHT ENGINE**

PRODUCT CODE	LUMENS (WATTS)	CRI	CCT	OPTION
DRD2M-Module	7 750 Im (11.8W)	9 93+ CRI	27 2700K	A Alternate Construction (Uses an IDEAL Model 102 connector for alternate dimming option compatibility. Must be selected if alternate dimming option is selected for frame-in kit)
	10 1000 Im (14.7W)		30 3000K	
			35 3500K	
			40 4000K	

**TRIM**

PRODUCT CODE	SHAPE	APERTURE	STYLE	FINISH
DRD2T-Trim	R Round	4 4" Aperture	S Smooth	WH White
	S Square	5 5" Aperture	B Beveled	BK Black
	4" aperture: smooth only available in white finish	6 6" Aperture	W Wall Wash	SW Silver Reflector, White Flange
	Only available in white finish		W Wash	WZ Low Intensity Reflector, White Flange
	Only available in white finish		CC Custom Color	

**dmf Lighting** 1118 E. 223rd St. Carson, CA 90745 T: 1.800.441.4422

**diode led**  
**INFINILINE® 120V LED Strip Light**

**SPECIFICATION SHEET**

**Voltage/Wattage**

2700K	289 Lum/ft
3000K	300 Lum/ft
3500K	308 Lum/ft
4200K	351 Lum/ft

**Max. Run\*** 164 feet

**Custom Produced** See Page 2

**LED Chips** 21/100

**Field Cuttable** No

**Dimensions** 0.63 x 0.31 in. (W x H)

**Environment** Outdoor / Wet Location / IP65

**Certification** UL Listed (US), ETL Listed (Canada)

**Dimmable** Yes (Hardwire only), down to 10% vs using Lutron DVELV-300P, NTELV-300, or NTE-10 Dimmers

**Warranty** 5-Year Standard, 2-Year Deep Cold†

**SKU Builder**

DI - 120V - INFBCS3 - TBD - TBD

**Specifications**

- LED Chip Type: 2835
- LED Chip Beam Angle: 120°
- Luminous Efficacy (lm/w): 80-90
- Mounting: Mounting Clips / Mounting Issue
- Connections: 60 in. Plug-In, 15 ft. Hardwire
- Ambient Temp: -43 ~ 122°F (-42 ~ 50°C) (Control system must be used to turn on lights when temperature drops below -5°F)
- Environment: Outdoor / Wet location / Indoor / Deep Cold
- UV Resistance: Yes but may still degrade over time
- Jacket Material: PVC, UL94 V-0 Rated

**COMPLIANCE & REGULATORY APPROVALS**

**Safety**

- UL Listed 2388 Flexible Lighting Products. File # E470197
- UL Listed 1598 Surface Mount Luminaires. File # E503268
- ETL Certified, Canada - UL std. 1598 Surface Mount Luminaires (Hardwire only)

**COOPER Lighting Solutions**

**INFINILINE® 120V LED Strip Light**

**SPECIFICATION SHEET**

**ADDITIONAL ACCESSORIES**

Accessories listed below fully support our Tape Light product line. Further information on these products and more accessories can be found in our latest catalog or online at [www.DiodeLED.com](http://www.DiodeLED.com).

Visit the product page at [www.DiodeLED.com](http://www.DiodeLED.com) for installation guides, .AES files, voltage drop charts, and LM-79 reports.

**MECHANICAL DIAGRAMS**

**INFINILINE® Mounting Clip DI-INF-MTCL-5**

**INFINILINE® Rotating Mounting Clip (included with Hardwire Infiline orders) (Must be utilized with mounting channel) DI-INF-RTCL-2**

**INFINILINE® Mounting Channel DI-INF-MTCH**

**SKU DESCRIPTION**

SKU	DESCRIPTION
DI-INF-MTCL-5	<b>MOUNTING CLIP (5 PACK)</b> Small clip used to secure INFINILINE® LED Strip Light. Includes 5 clips and 5 screws. (Sold Separately)
DI-INF-RTCL-2	<b>MOUNTING CLIP (2 PACK)</b> Small clip used to secure INFINILINE® LED Strip Light for post-installation adjustability. Includes 2 clips and 2 screws. (Must be utilized with mounting channel). (Sold Separately)
DI-INF-MTCH	<b>MOUNTING CHANNEL</b> Cuttable channel used to secure INFINILINE® LED Strip Light. (Sold Separately)

**1** LED chips have a luminous flux range with a tolerance of +/- 5%.

**2** Each maximum run requires a dedicated power feed. Do not extend beyond the recommended maximum run length.

**3** Deep Cold applications are warranted for 2 years. Out of warranty condition is a greater than 25% loss of light output from initial installation.

**4** Actual efficacy value is dependent on specified LED driver (power supply). An estimated efficacy value can be calculated as follows: Lumen value divided by average power consumption per foot.

**5** Wire leads and accessories are not rated for in-wall installation unless otherwise noted.

**6** Do not install product in an environment outside the listed ambient temperature. Exceeding the maximum ambient temperature may damage LED chips, reduce the total lumens, lumen output, and/or adversely impact color consistency.

**7** Operating temperature is measured according to the minimum and maximum ambient temperature environment.

**8** Do not install in environment where LED chips are exposed to direct sunlight as damage to the phosphor will occur.

**COOPER Lighting Solutions**



#	Date	Issue/Description
1	11.10.2023	RESUBMITTAL
2	09.15.2025	RESUBMITTAL
3	11.20.2025	RESUBMITTAL

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



**PERSPECTIVE - SOUTHWEST**  
SCALE:

Add Exterior Glazing Table for each elevation.

EXTERIOR GLAZING CALCULATIONS: (CALCULATED AS PERCENTAGE BETWEEN 2' & 8' ABOVE FLOOR FINISH)						
	NORTH ELEVATION	EAST ELEVATION	SOUTH ELEVATION	WEST ELEVATION		
TOTAL AREA	1,769 SF.	100%	5,480 SF.	100%	1,731 SF.	100%
GLAZING	423 SF.	24%	1482 SF.	27%	500 SF.	29%
					1,218 SF.	23%

**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



**2 EXTERIOR ELEVATION - FRONT (WEST)**  
SCALE: 1/4" = 1'-0"

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.

**COLOR LEGEND**

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

Add percentage to each type of material. See example below:

**EXTERIOR MATERIAL CALCULATIONS**

	NORTH ELEVATION		EAST ELEVATION		SOUTH ELEVATION		WEST ELEVATION	
TOTAL AREA	1,769 SF.	100%	5,480 SF.	100%	1,731 SF.	100%	5455 SF.	100%
A	489 SF.	28%	1,213 SF.	22%	595 SF.	34%	1405 SF.	26%
B	857 SF.	48%	1,526 SF.	28%	636 SF.	37%	1610 SF.	29%
C	-	-	574 SF.	10%	-	-	672 SF.	12%
D	-	-	685 SF.	13%	-	-	550 SF.	10%

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"

