



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 Plouse, 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

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:

- 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:

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:

STRUCTURE DESIGN COMMENTS:

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

Comment Addressed: Yes No

Response:

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

Comment Addressed: Yes No

Response:

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:

Property Owner

Date

Project Representative

Date



Project Reviews Town of Parker

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
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Review Group: ALL

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



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

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

Review Group: SP 1ST 20

6/13/2022	7/8/2022	7/13/2022	BUILDING 20	Randy Sale	APPROVED	01 review
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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), 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.



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

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

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



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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>						



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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 xcelenergy.com/InstallAndConnect. 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>						



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

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



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Review Group: SP 2ND 15

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



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

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

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



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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:						



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12/11/2023	12/22/2023	12/27/2023	TRAFFIC IMPACT STUDY - CIVIL 10	Michael Walton	REVISIONS REQUIRED	See Notes
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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	
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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	
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Notes:
See planning comments 04

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

SURVEYOR

RICK ENGINEERING COMPANY
5690 WEBSTER ST.
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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.

FLOOD PLAIN NOTE

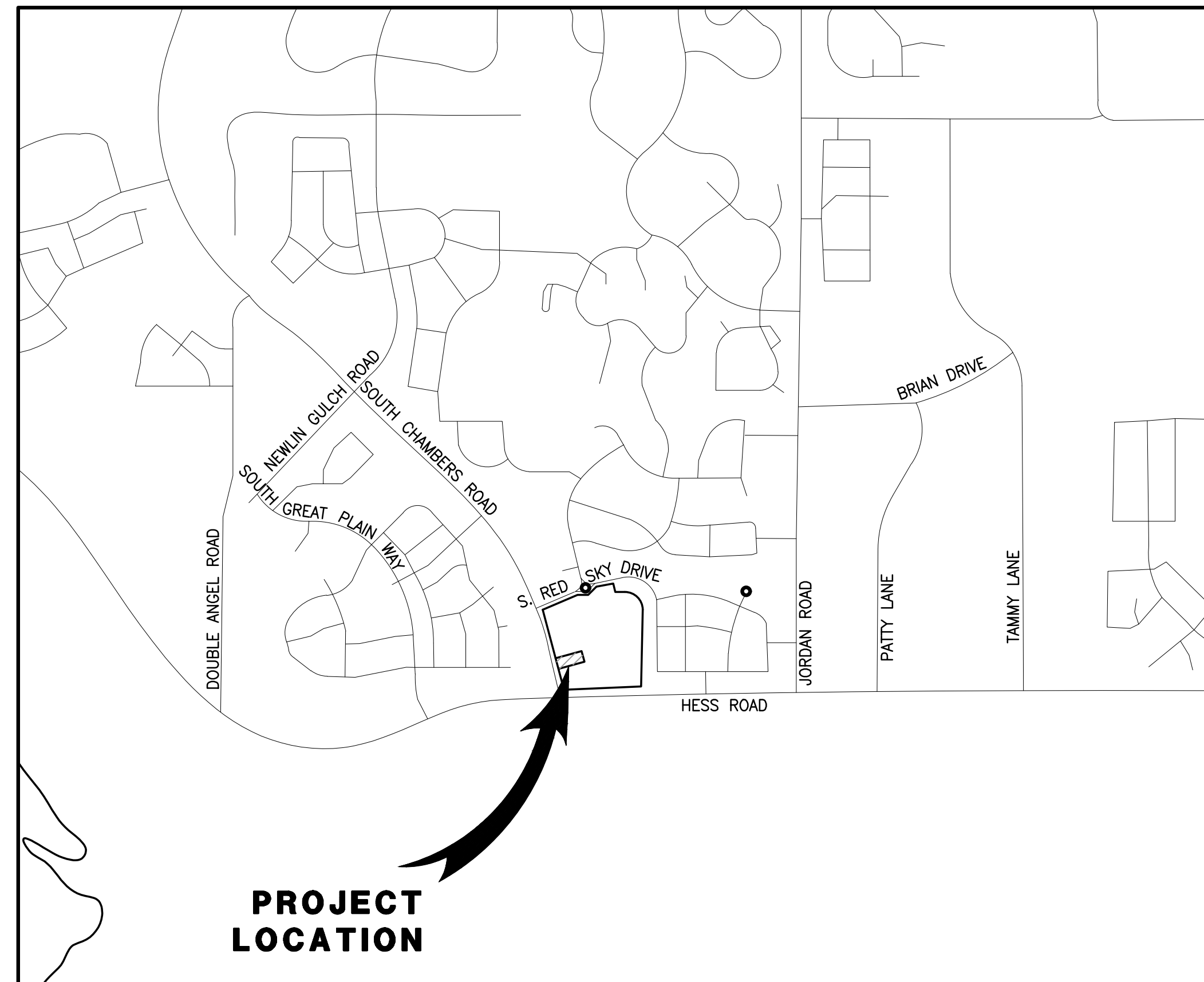
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0181G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGAL DESCRIPTION

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

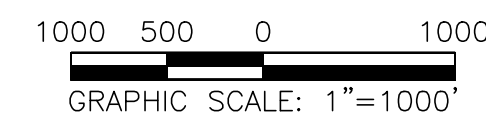
**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

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'



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

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:

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

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



DRAWING NO.
1

NO.	BY	DATE	REVISION

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

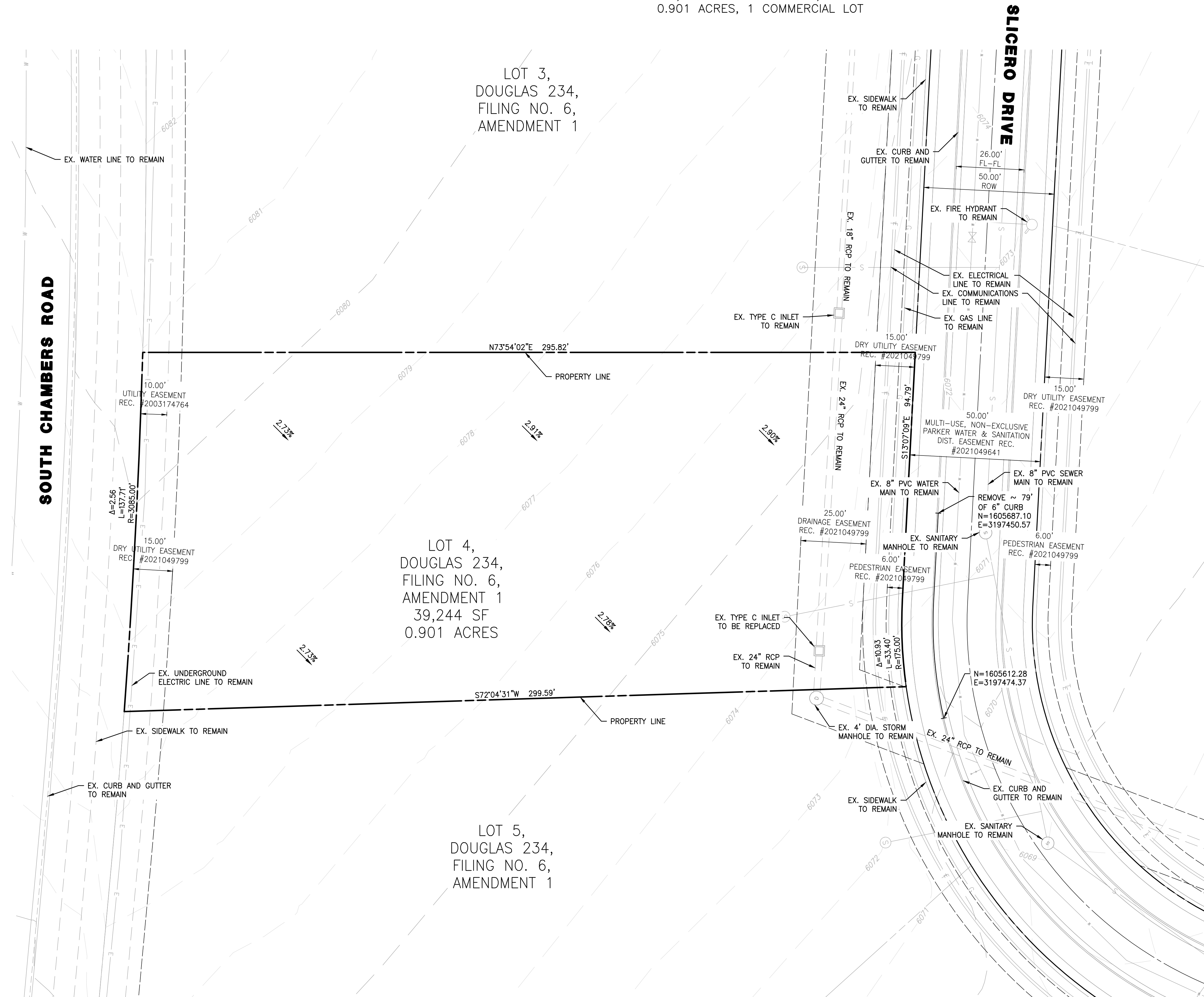
COVER SHEET

6TH SUBMITTAL

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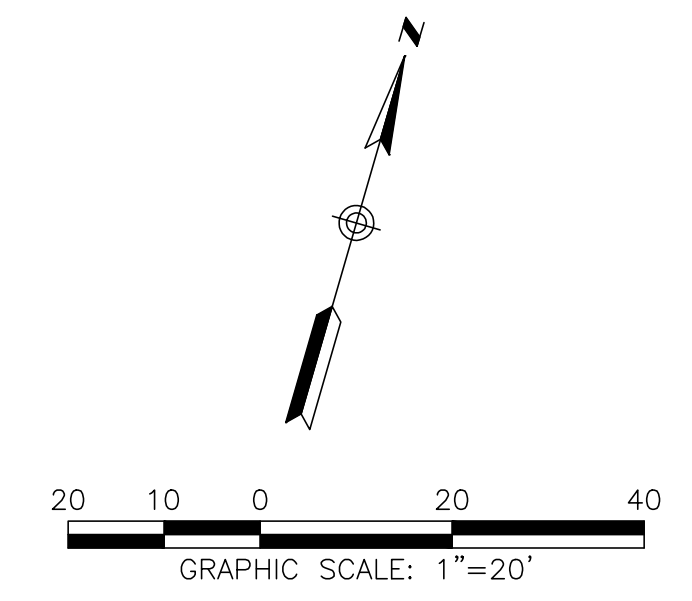
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



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".



NO.	BY	DATE	REVISION

SEAL:

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

rickengineering.com
San Diego - Riverside - Sacramento - Orange - Turson - Phoenix - Las Vegas - Denver

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

EXISTING CONDITIONS & DEMOLITION PLAN

Know what's below.
Call before you dig.

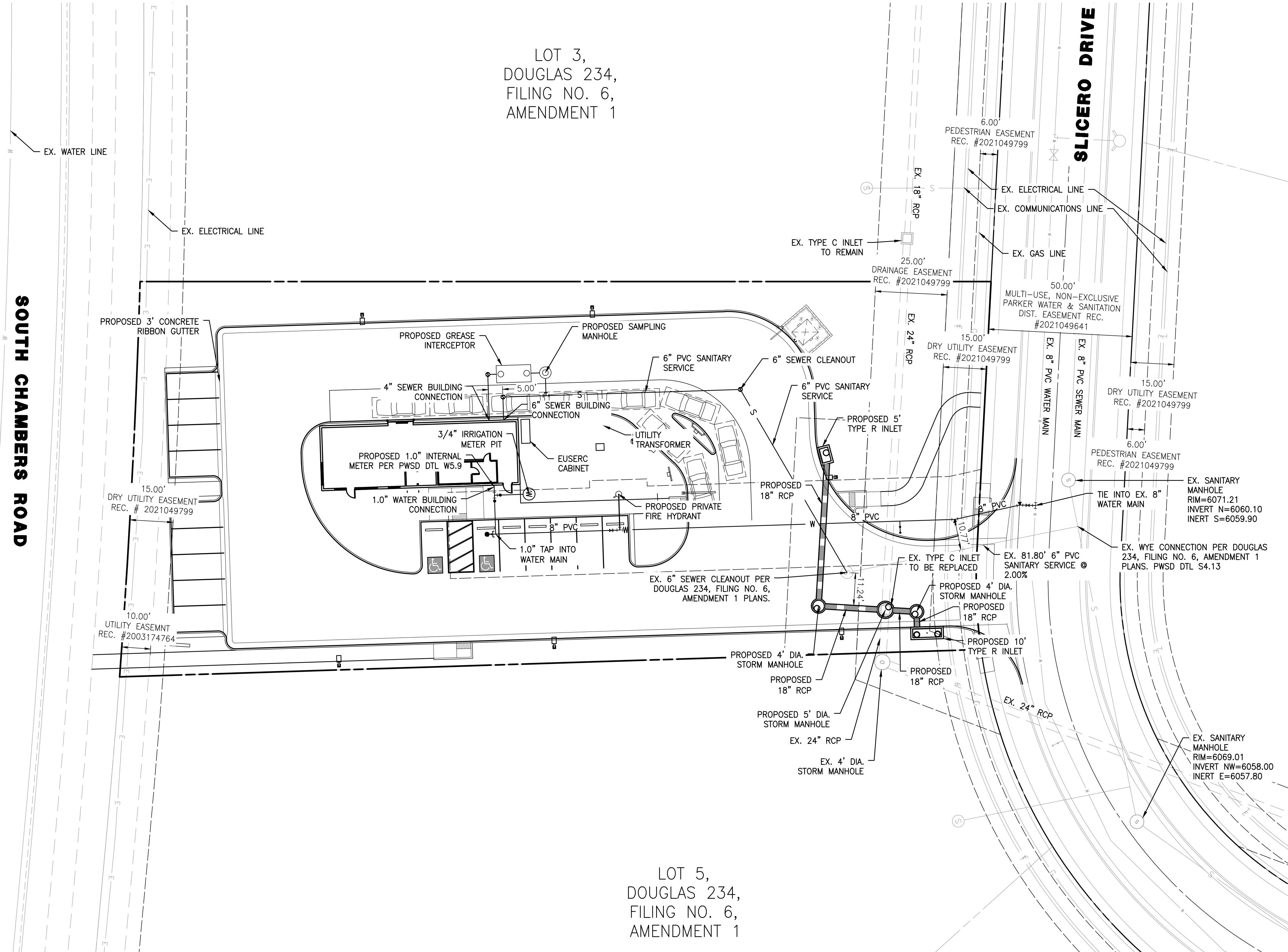
DRAWING NO. **2**

6TH SUBMITTAL

C:\RICK\Projects\2022000\2243_DunkinDonuts\Civil\Plansets\Site Plan\2243-C-DEM001.dwg - plotted by: kalazard on 2025-06-03 @ 11:53 - cbirec_ncs.ctb - © 2022 Rick Engineering Company

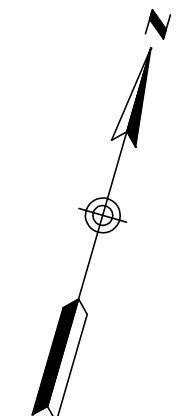
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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



LEGEND

PROPERTY LINE	---
EASEMENT	- - - -
EX. WATER LINE	---
EX. SANITARY SEWER LINE	---
EX. STORM DRAIN LINE	---
EX. GAS LINE	---
EX. ELECTRICAL LINE	---
EX. COMMUNICATIONS LINE	---
WATER LINE	---
SANITARY SEWER LINE	---
STORM DRAIN LINE	---
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 rickengineering.com			PROJECT NO: 2243 DATE: 6/3/2025		DRAWN/DESIGNED BY: KA/TWB CHECKED BY: TWB	
SITE PLAN PREPARED FOR: DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4 DOUGLAS COUNTY, COLORADO		PRELIMINARY UTILITY PLAN					
Know what's below. Call before you dig.		DRAWING NO. 4					
6TH SUBMITTAL							

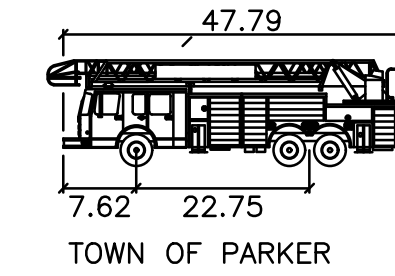
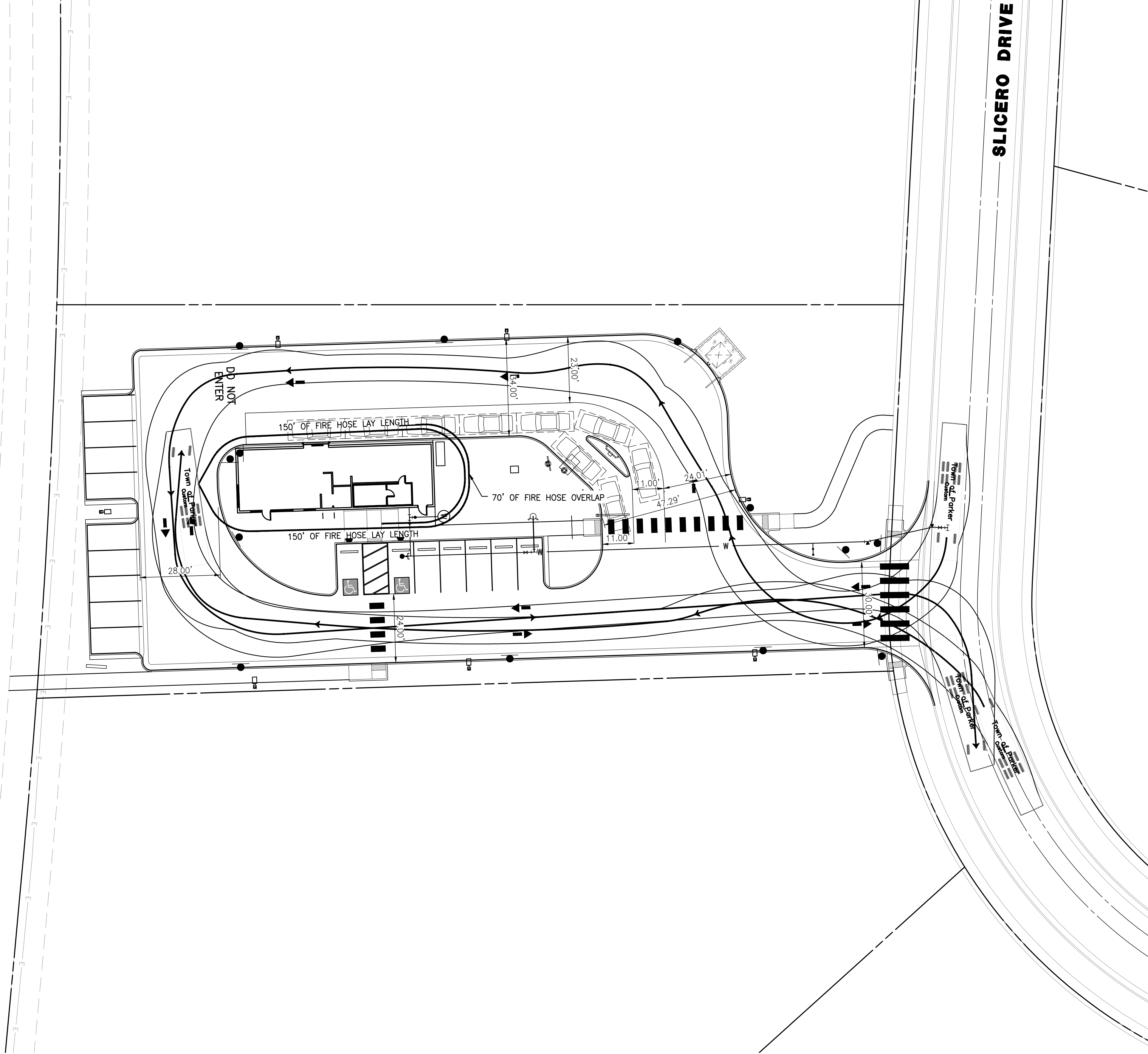
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**SITE PLAN FOR
DUNKIN' DONUTS
DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**

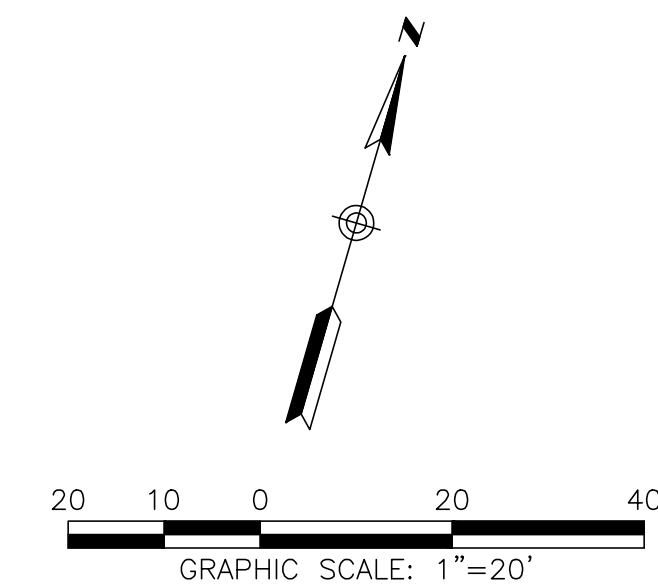
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT

SOUTH CHAMBERS ROAD

SLICERO DRIVE



LENGTH: 47.79'
WIDTH: 8.50'
HEIGHT: 10.75'
MIN GROUND CLEARANCE: 1.55'
TRACK WIDTH : 6.92'
LOCK TO LOCK TIME : 5.0sec
WALL TO WALL TURNING RADIUS : 46.67'



SEAL:

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

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

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

DRAWING NO.
5

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

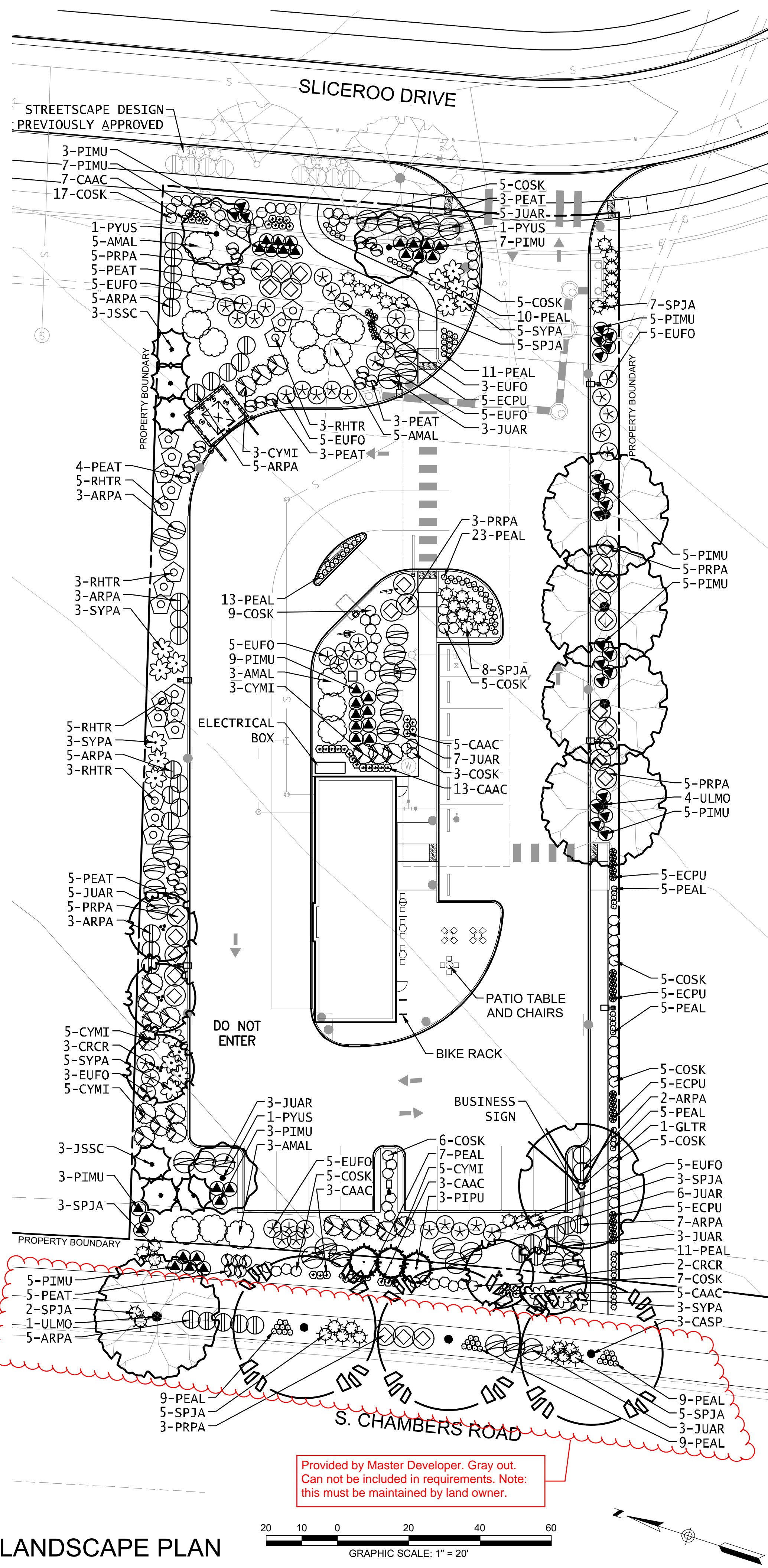
FIRE TRUCK ACCESS PLAN

6TH SUBMITTAL

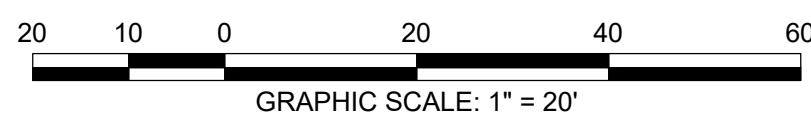
NO.	BY	DATE	REVISION

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



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 LOOSELY 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:

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



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



KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

SITE PLAN PREPARED FOR:

LANDSCAPE PLAN & DETAILS

DRAWING NO. 6

6TH SUBMITTAL

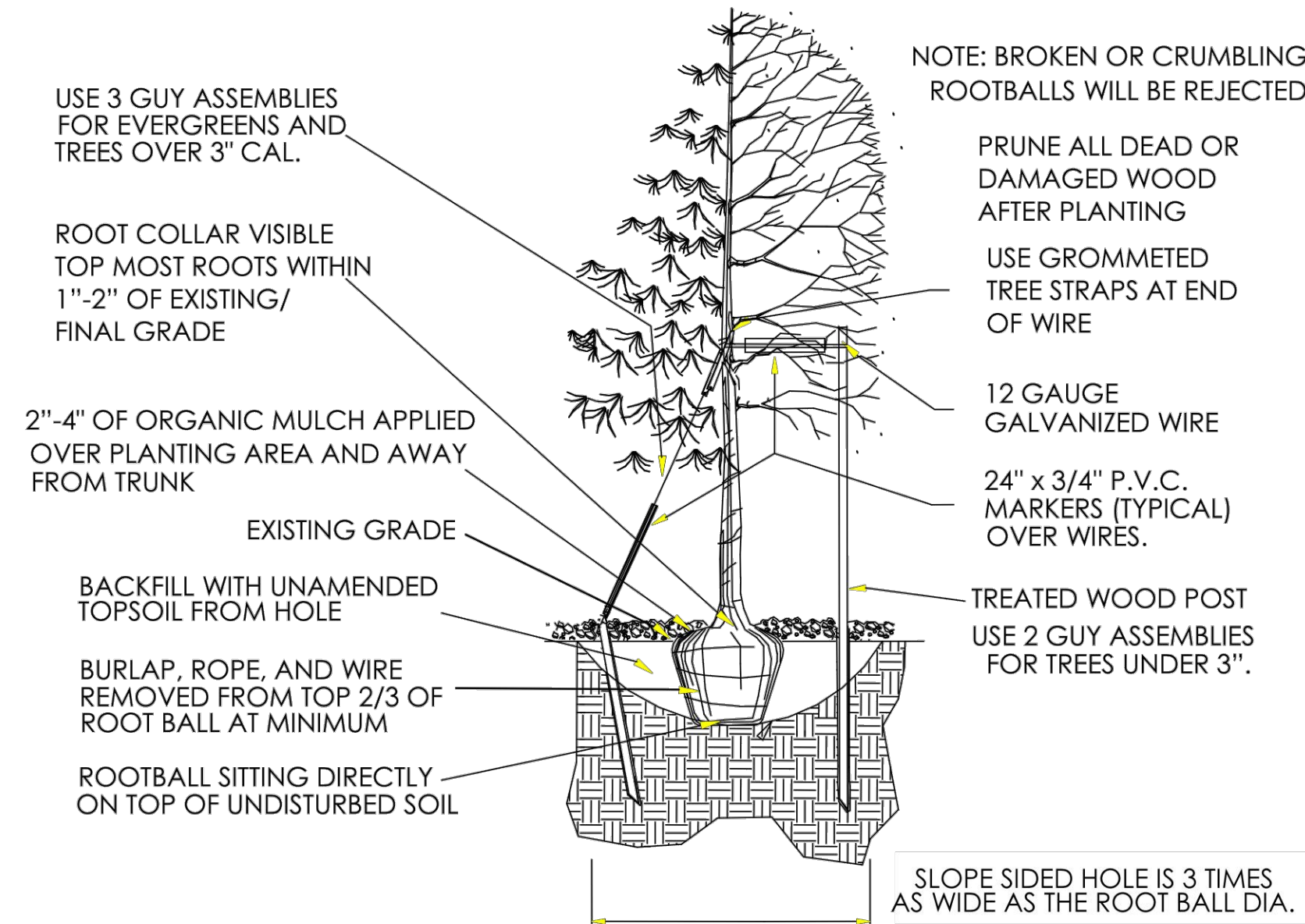
NO.	BY	DATE	REVISION

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

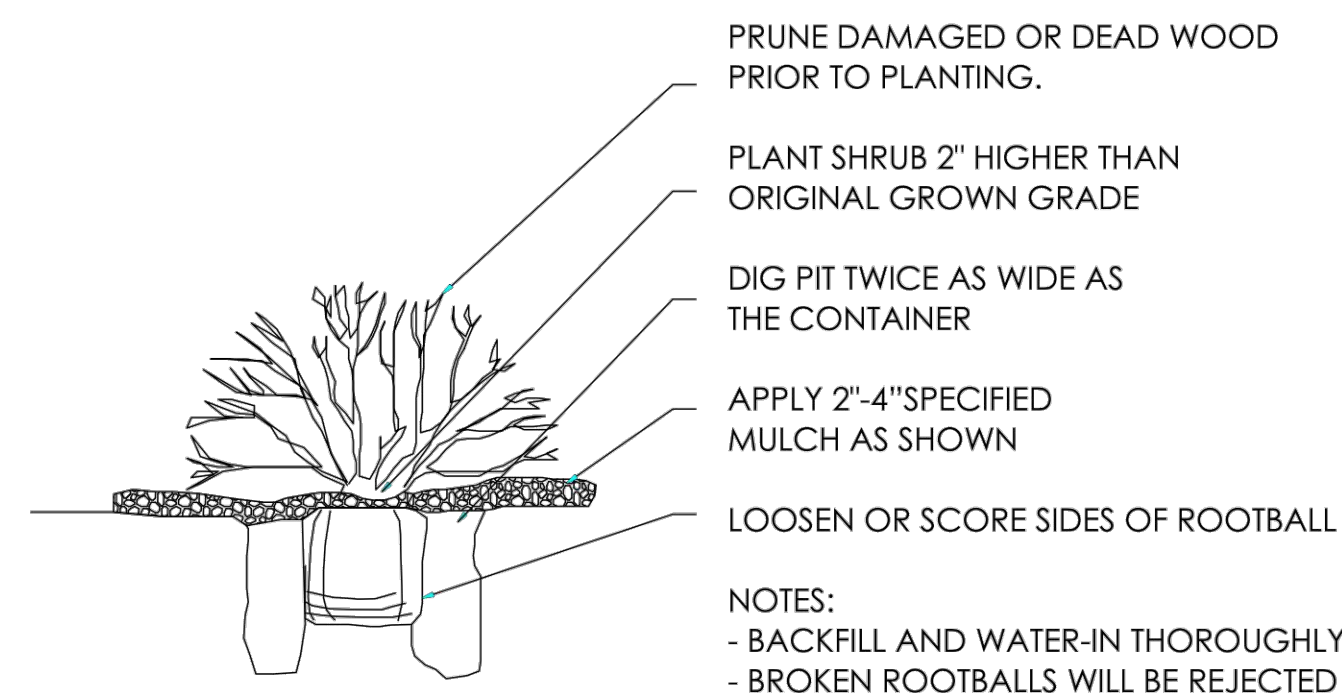
SITE PLAN FOR DUNKIN' DONUTS DOUGLAS 234, FILING NO. 6, AMENDMENT 1, LOT 4

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

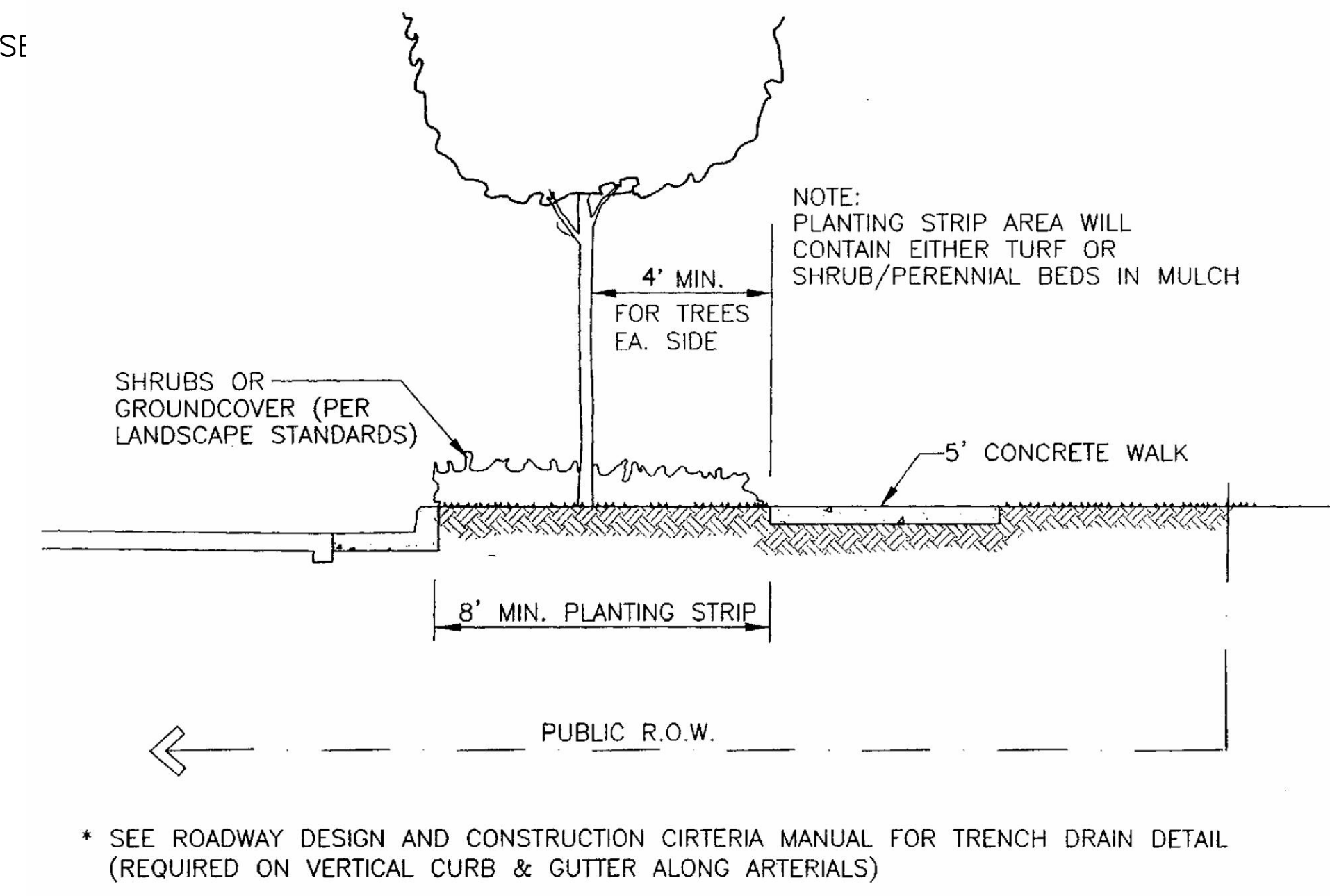
TOWN OF PARKER PLANTING STANDARDS



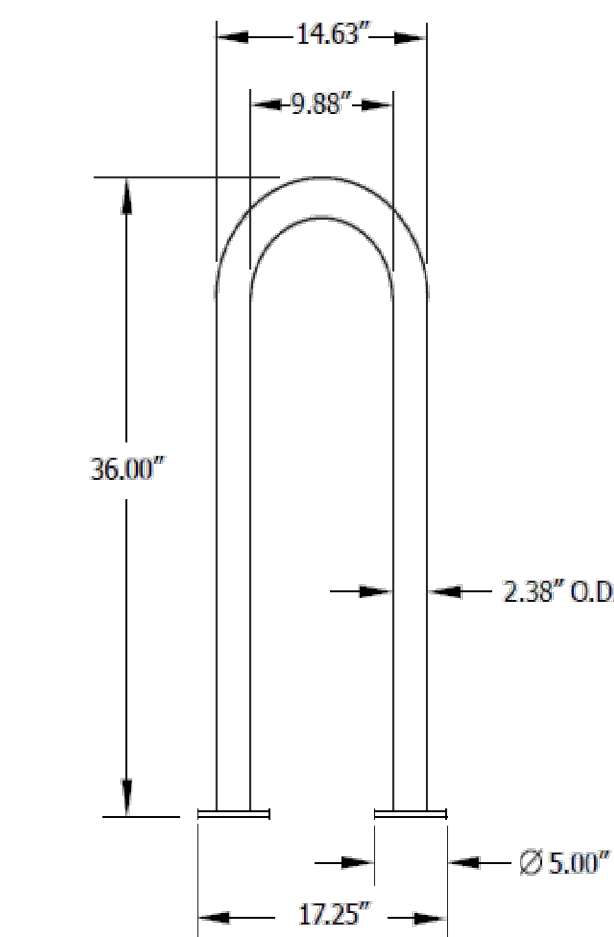
A TREE PLANTING
SCALE: N.T.S.



B SHRUB PLANTING
SCALE: N.T.S.

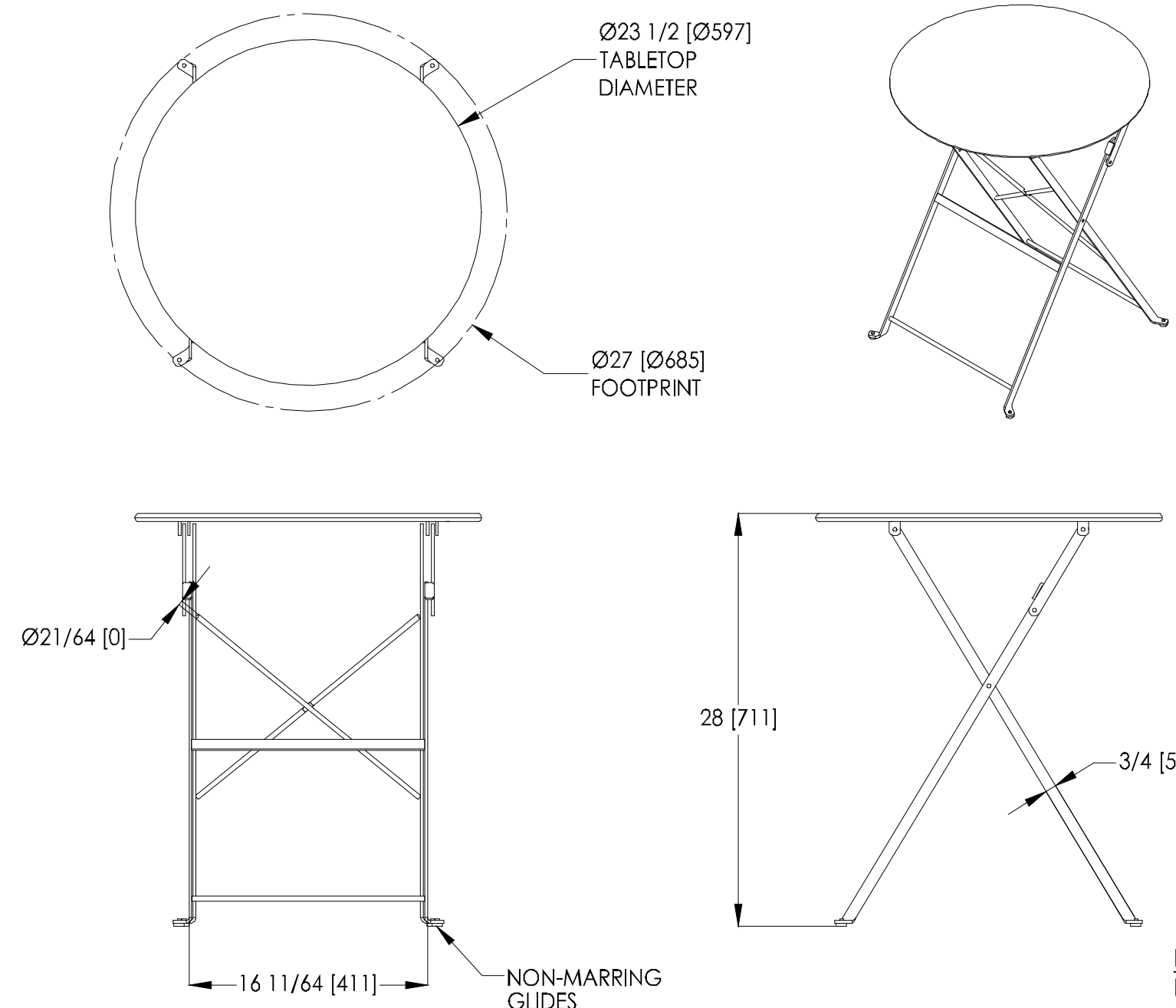


C STREET SECTION WITH DETACHED WALK
SCALE: N.T.S.



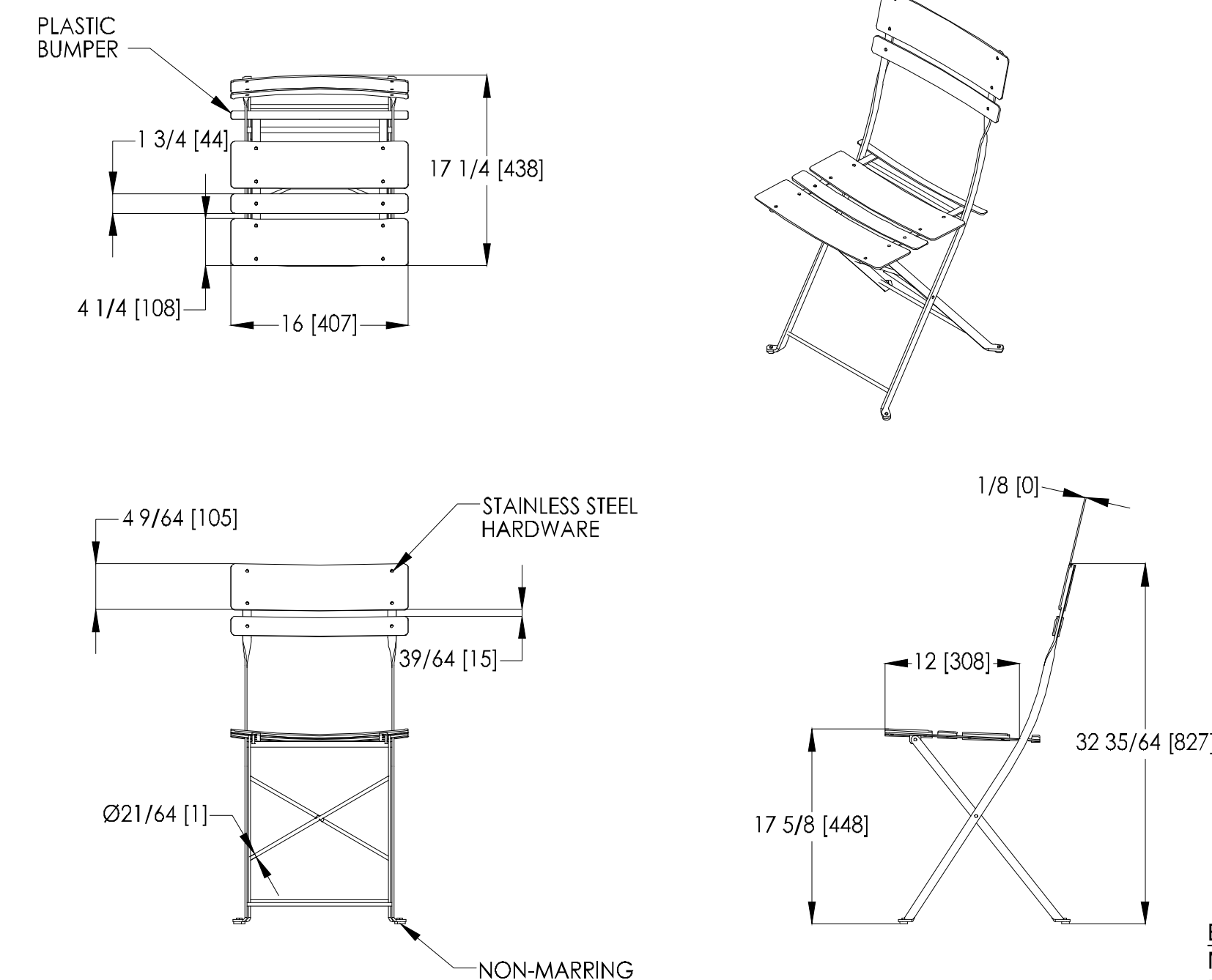
D BIKE RACK
SCALE: N.T.S.

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:

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

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ENGLEWOOD, CO 80112
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rickengineering.com

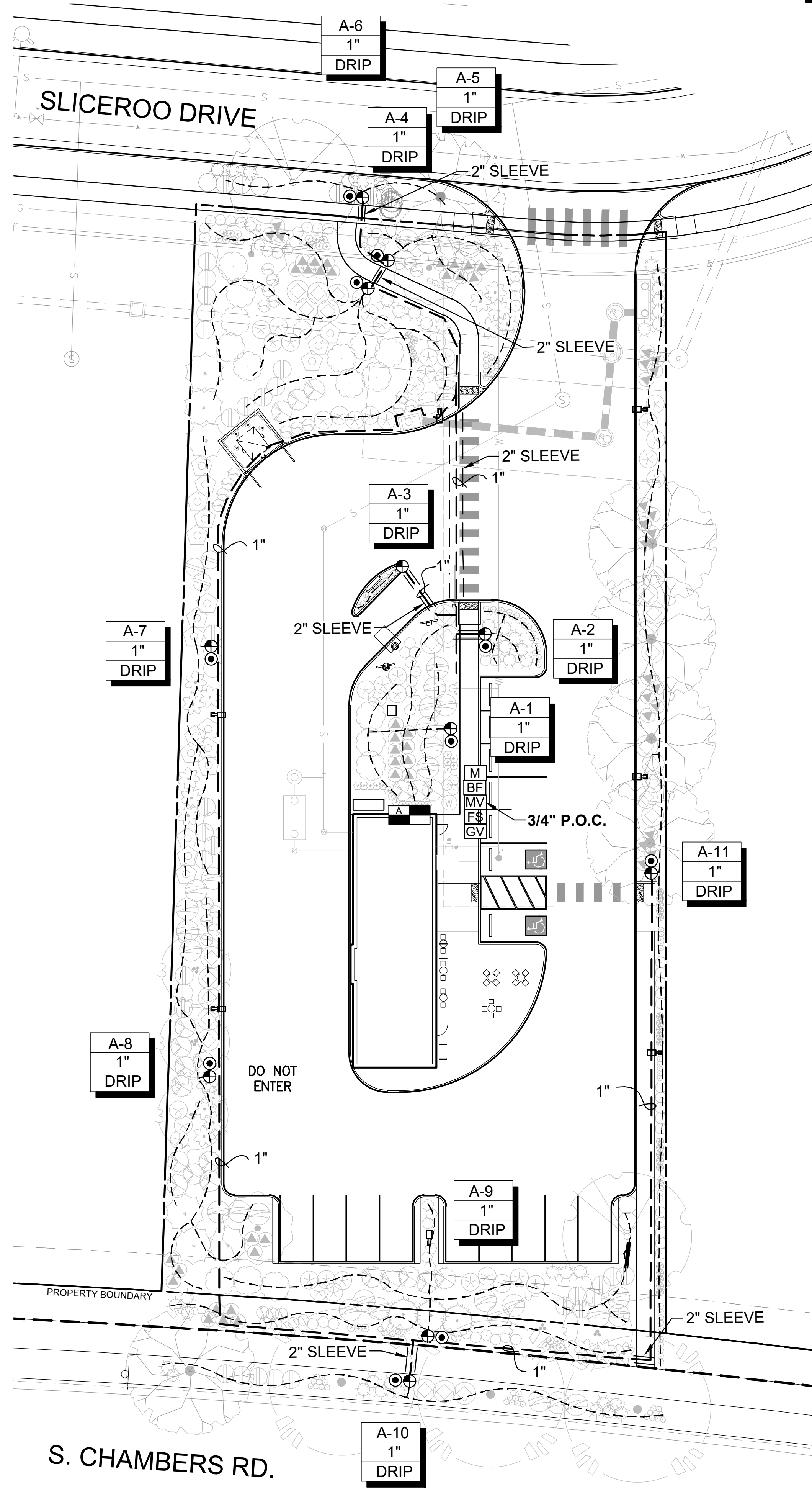
RICK ENGINEERING COMPANY
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SITE PLAN PREPARED FOR:
**DOUGLAS 234, FILING NO. 6,
AMENDMENT 1, LOT 4**
DOUGLAS COUNTY, COLORADO

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.

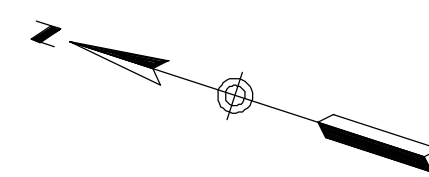
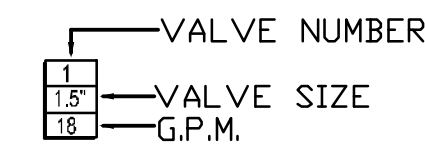
RECORD ALL CHANGES WHICH ARE MADE FROM THE CONTRACT DRAWINGS. RECORD ALL REQUIRED INFORMATION ON AS-BUILT DRAWINGS. DO NOT USE THESE PRINTS FOR ANY OTHER PURPOSE.

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-CLIK FLOW SENSOR. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	B10
	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.	D10
	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
NOT SHOWN	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
NOT SHOWN	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"



SEAL:

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

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

LANDSCAPE IRRIGATION & DETAILS

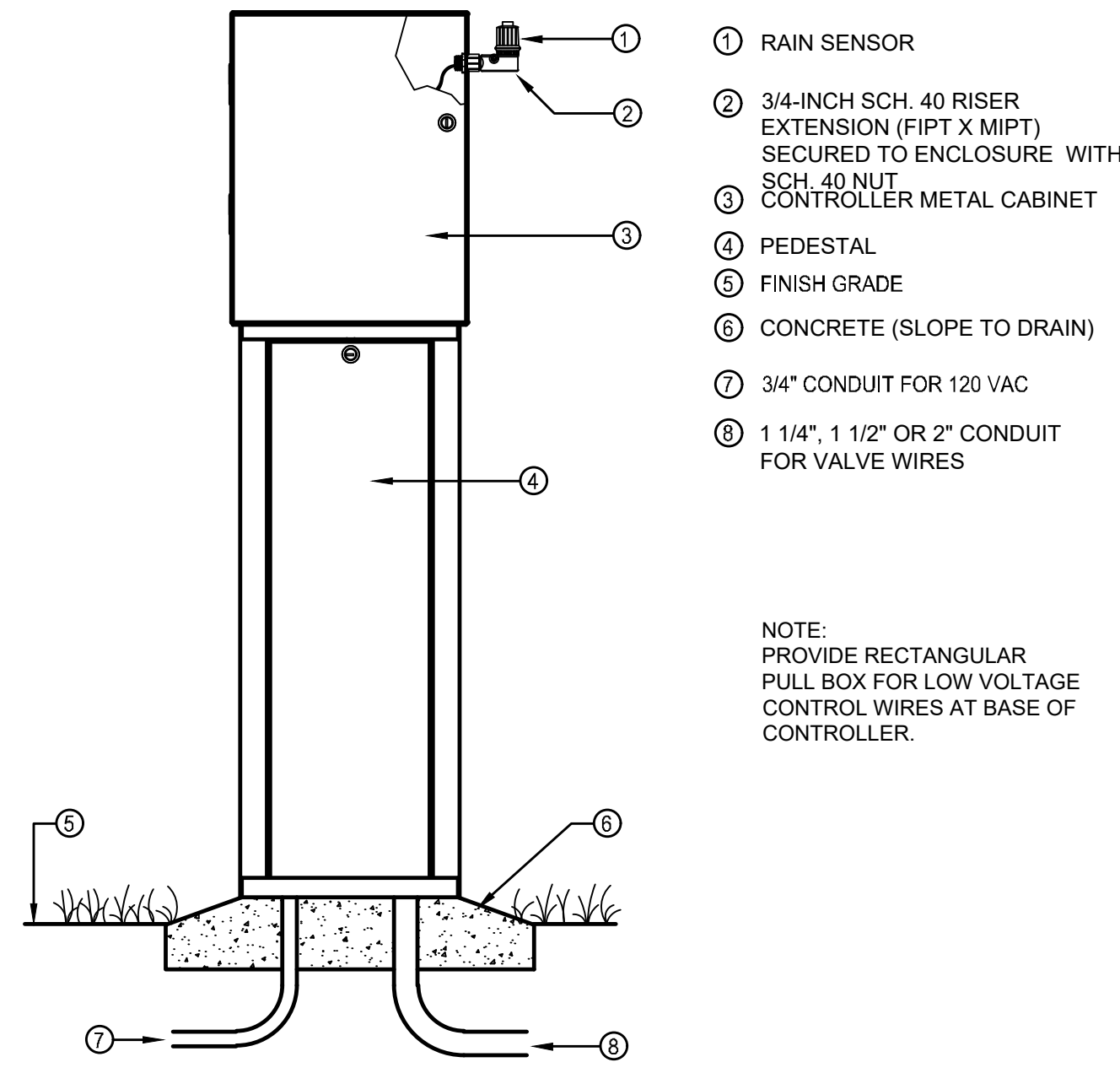
Know what's below.
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DRAWING NO.
8

6TH SUBMITTAL

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

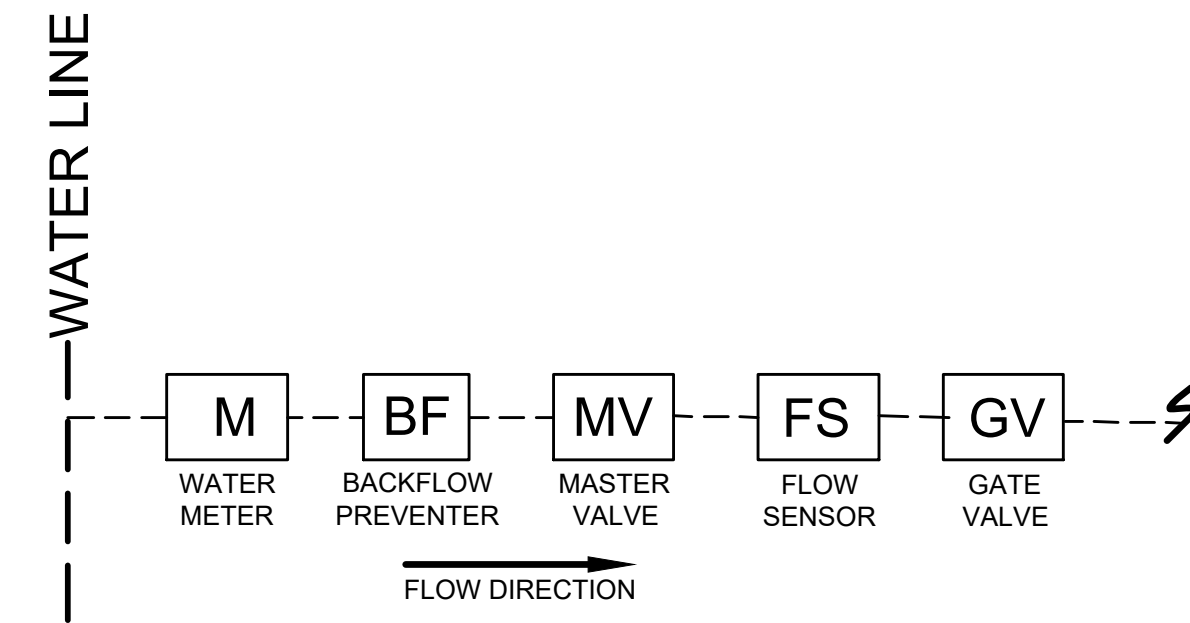
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
0.901 ACRES, 1 COMMERCIAL LOT



- 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
	v = 7.5 fps
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	
Tap Size Requirement	3/4"

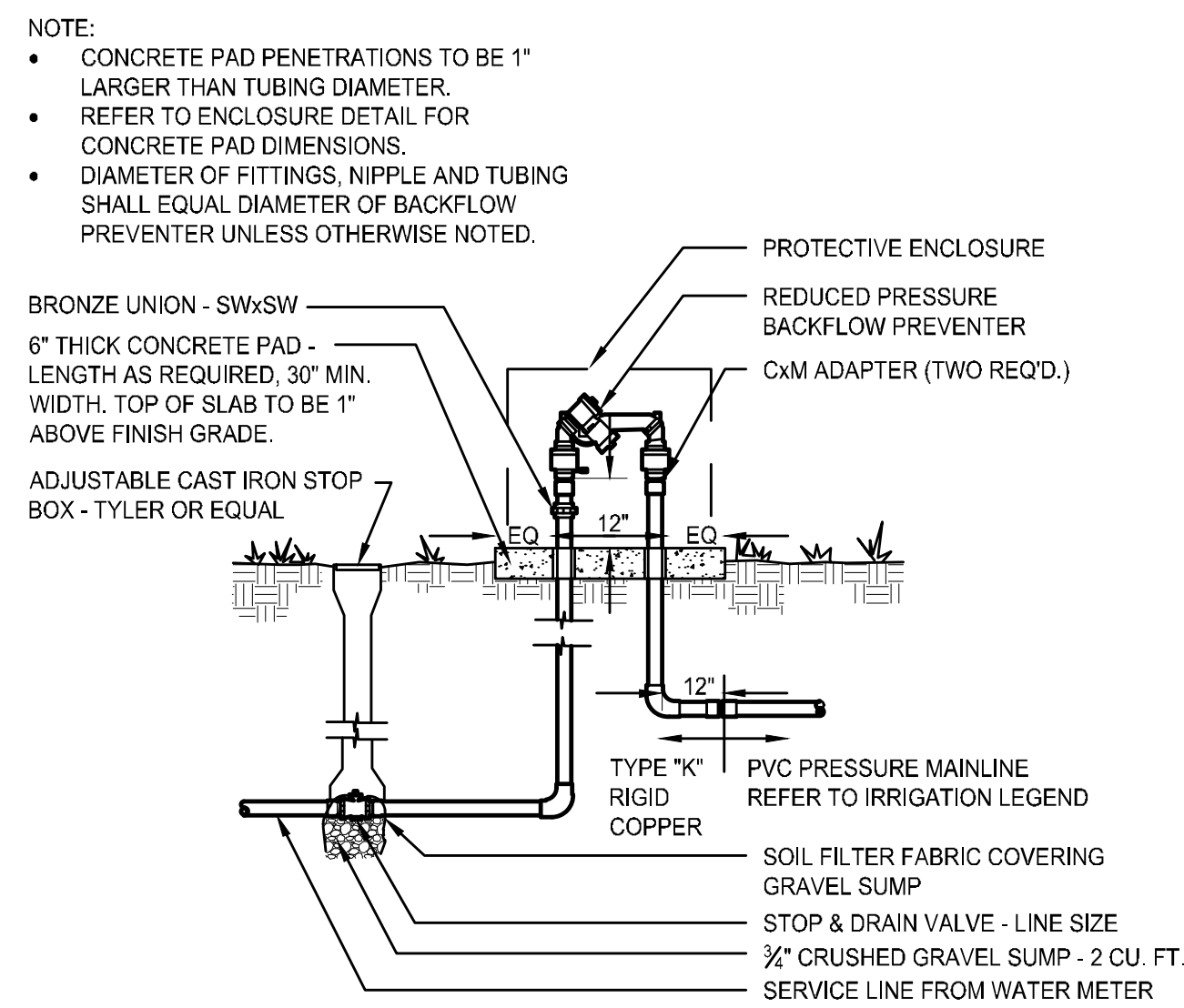
System Design Pressure: **70 PSI**

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

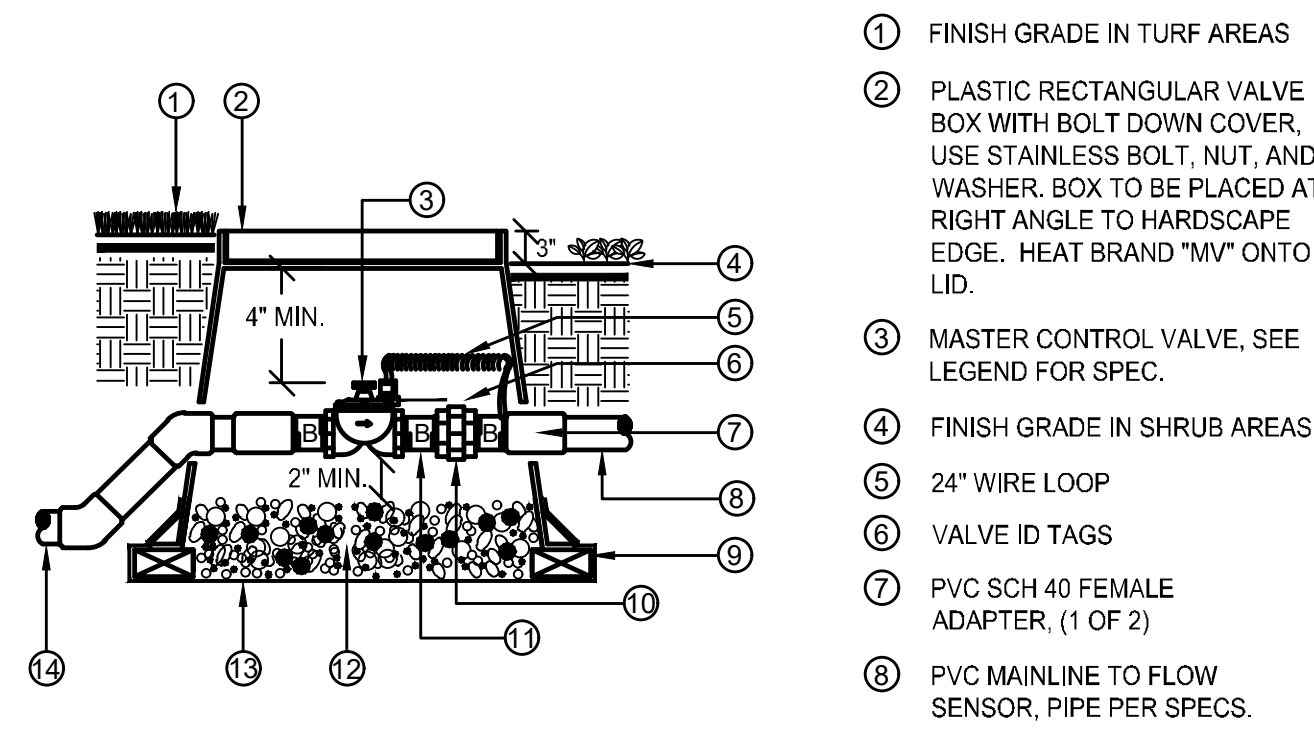
*PWSD holds final discretion for determining appropriate plant factor designations based on landscape plan submission

[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.

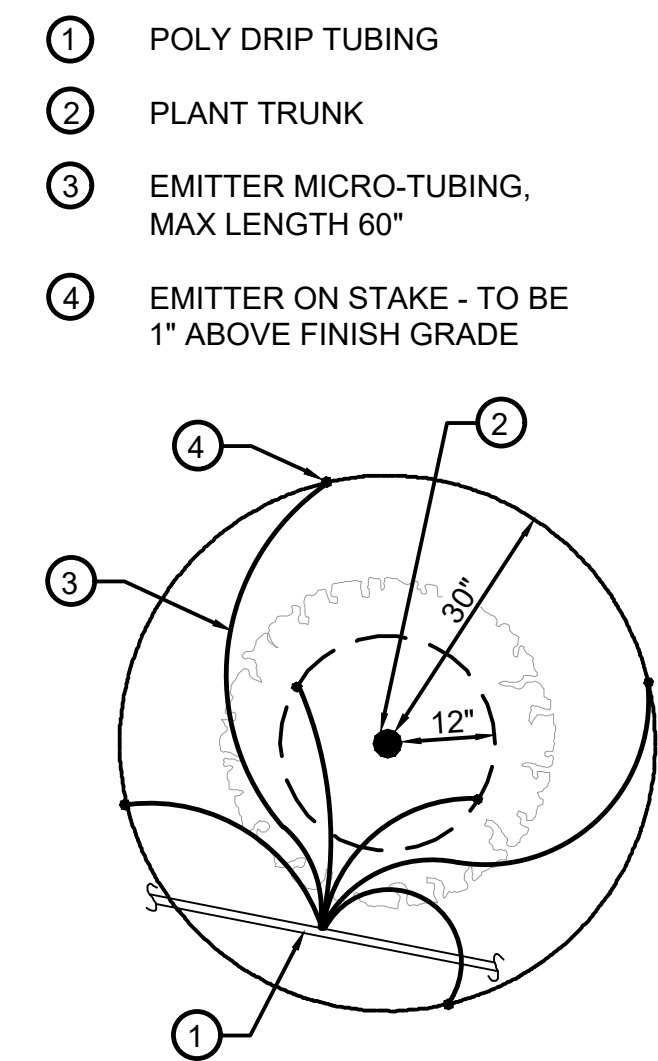
C BACKFLOW PREVENTER
SCALE: N.T.S.



- 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:

RICK ENGINEERING COMPANY

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PROJECT NO: 2243
DATE: 9/22/2025

DRAWN/DESIGNED BY: KN/TM
CHECKED BY: KN

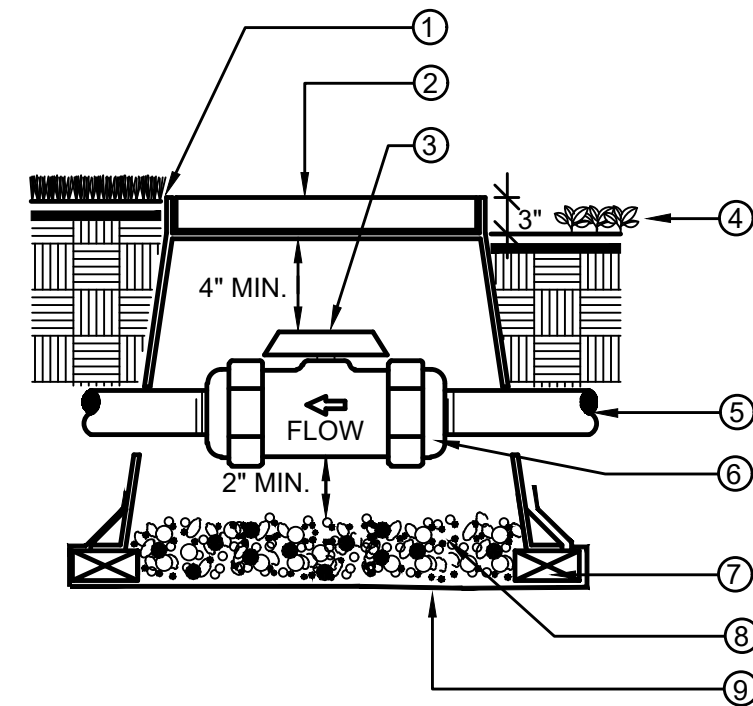
Know what's below.
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DRAWING NO. 9

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

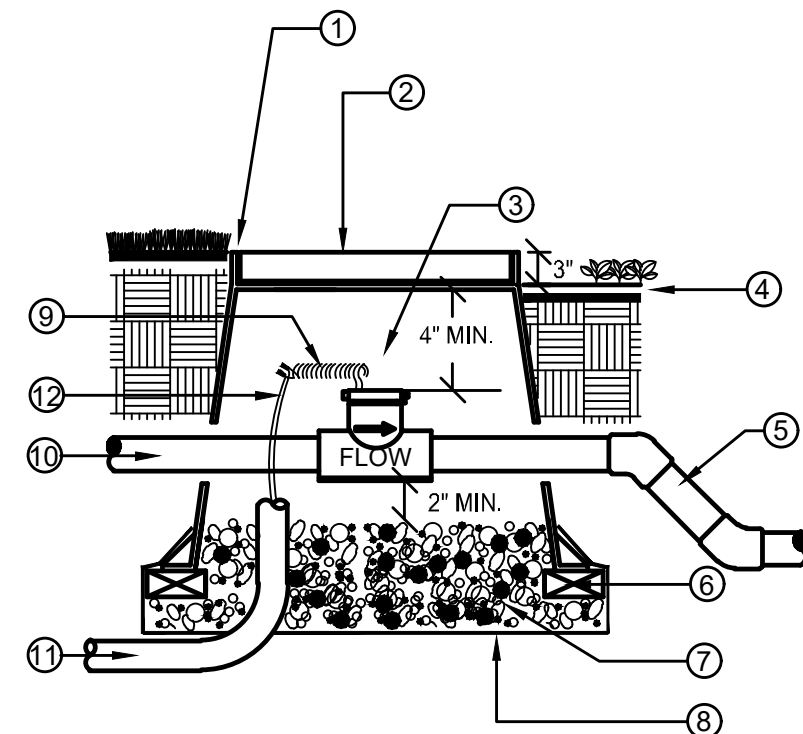
NOTE:
BOX TO BE INSTALLED TO ALLOW FOR PROPER OPERATION OF BALL VALVE HANDLE. INSTALL AT RIGHT ANGLE TO HARDSCAPE EDGE.

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.

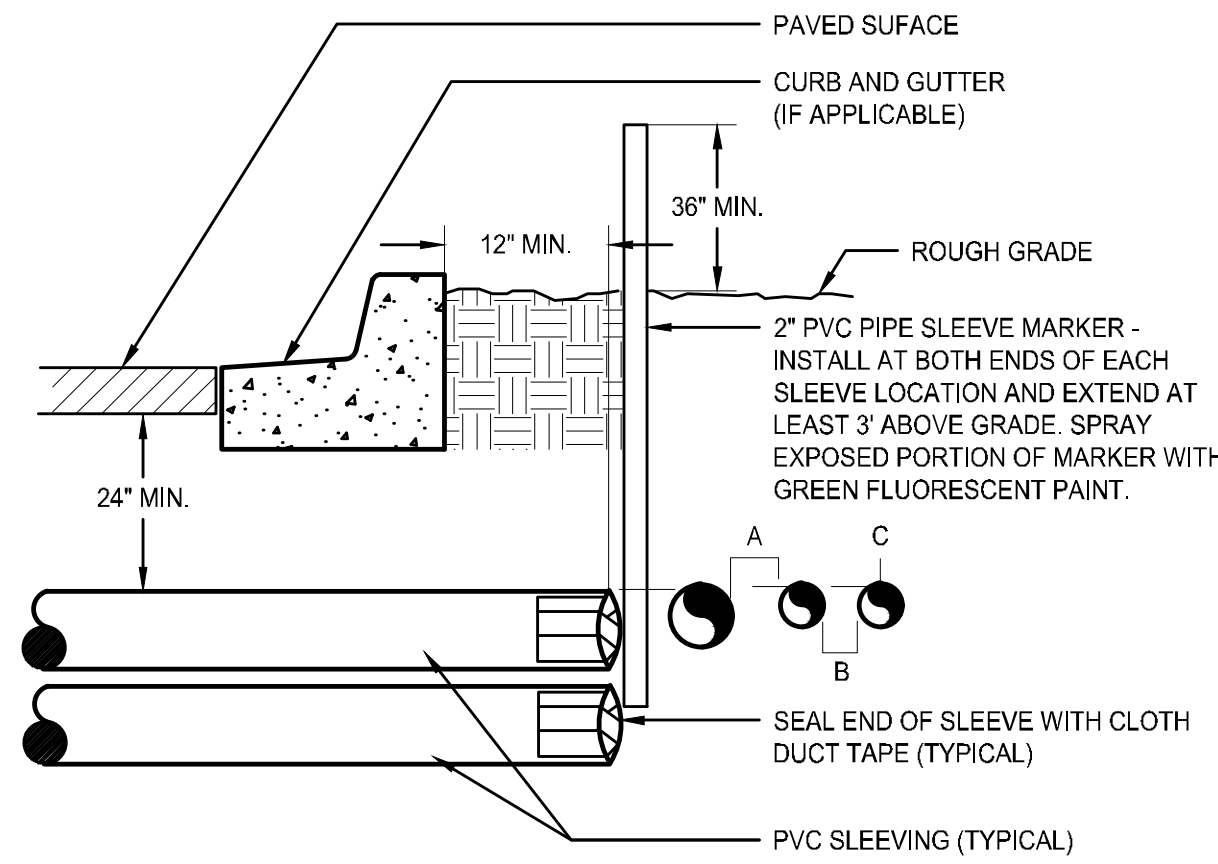


- 1 FLUSH W/ FINISH GRADE IN TURF AREAS TYP.
- 2 CONCRETE RECTANGULAR VALVE BOX WITH CAST IRON LOCKING LID. BOX TO BE PLACED AT RIGHT ANGLE TO HARDSCAPE EDGE. PAINT "FS" ONTO LID.
- 3 FLOW SENSOR. SEE LEGEND FOR SPECIFICATION
- 4 FINISH GRADE IN SHRUB MULCH AREAS
- 5 PVC MAINLINE TO SYSTEM, PIPE PER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

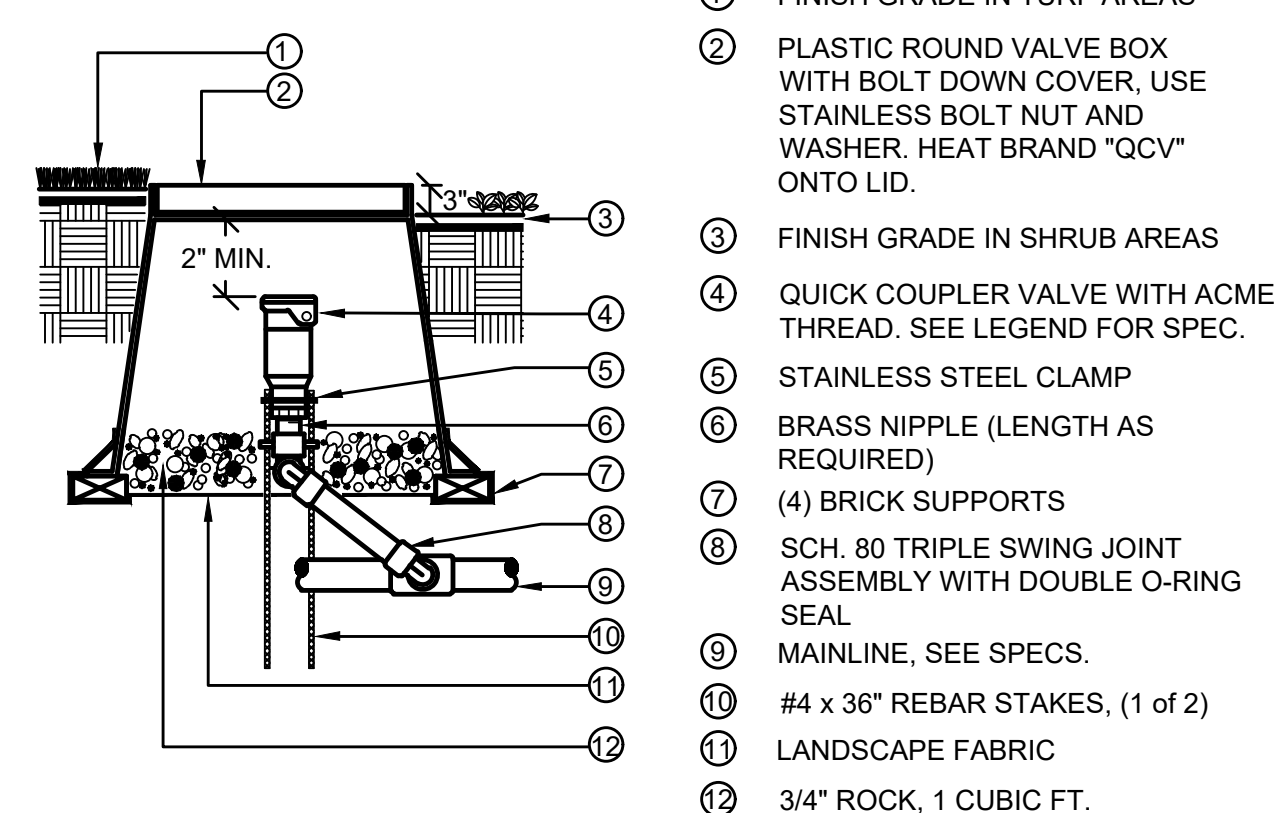
SCALE: N.T.S.



- 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.

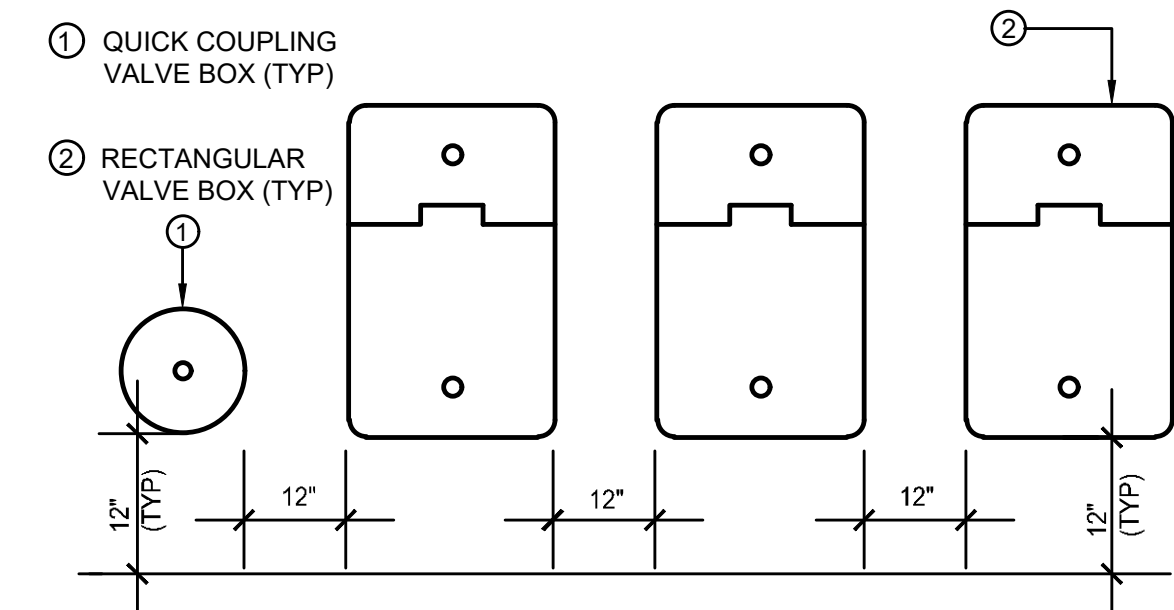


- 1 FINISH GRADE IN TURF AREAS
- 2 PLASTIC ROUND VALVE BOX WITH BOLT DOWN COVER, USE STAINLESS BOLT NUT AND WASHER. HEAT BRAND "QCV" ONTO LID.
- 3 FINISH GRADE IN SHRUB AREAS
- 4 QUICK COUPLER VALVE WITH ACME THREAD. SEE LEGEND FOR SPEC.
- 5 STAINLESS STEEL CLAMP
- 6 BRASS NIPPLE (LENGTH AS REQUIRED)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

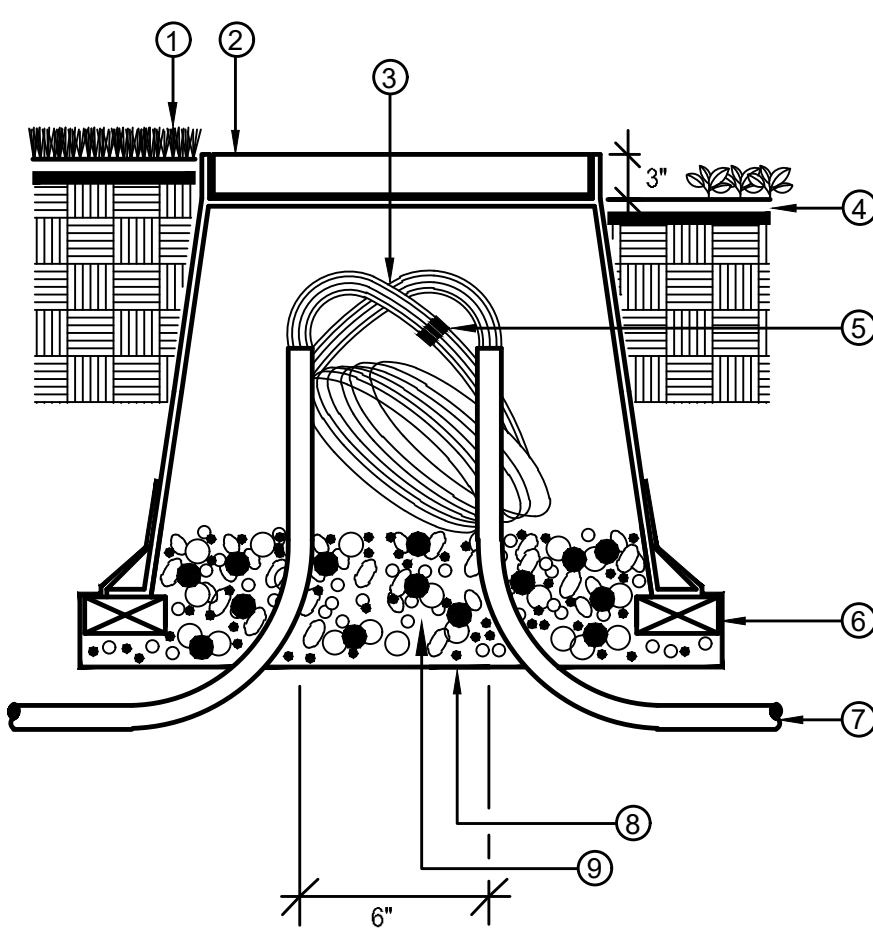
SCALE: N.T.S.



- 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

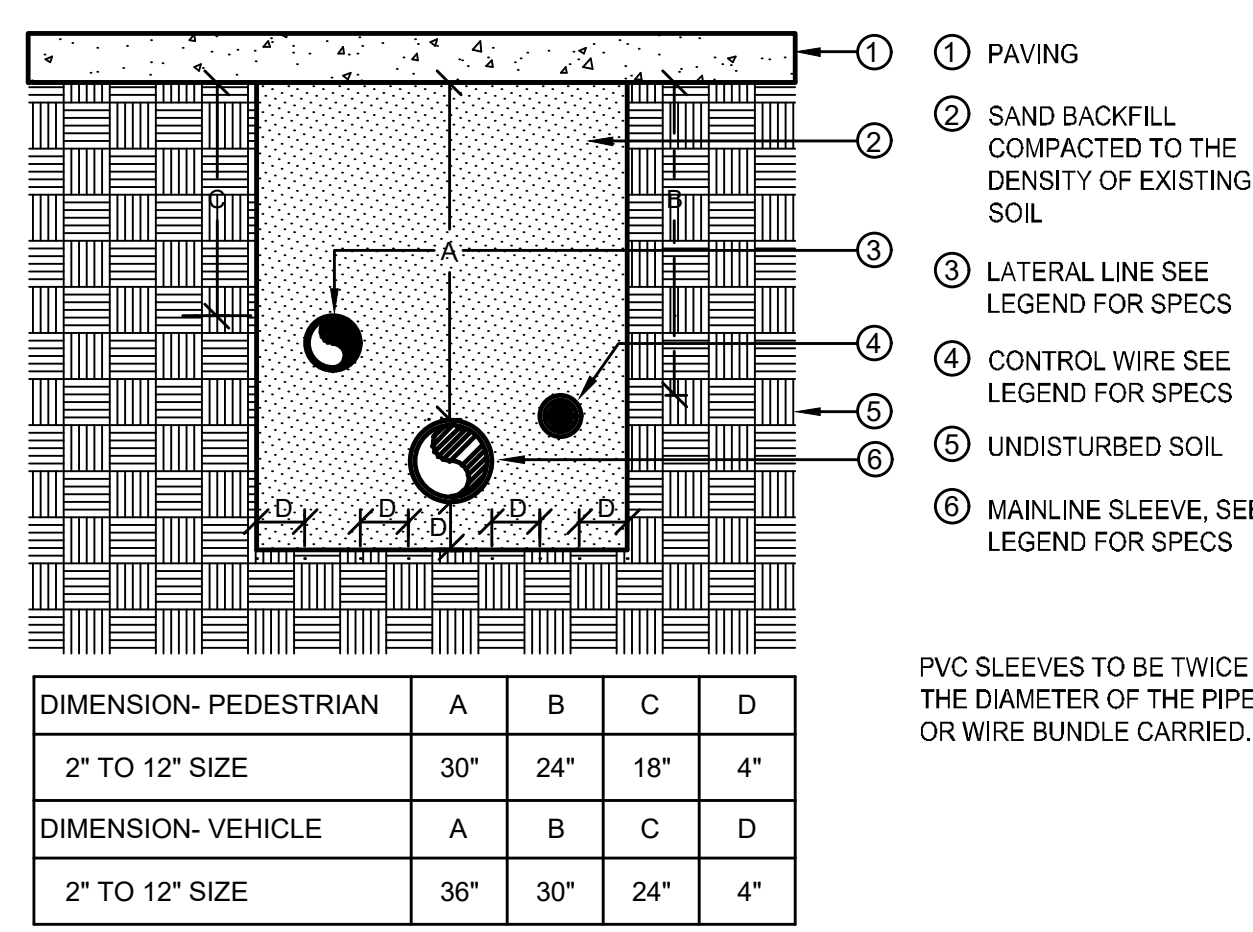
SCALE: N.T.S.



- 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.

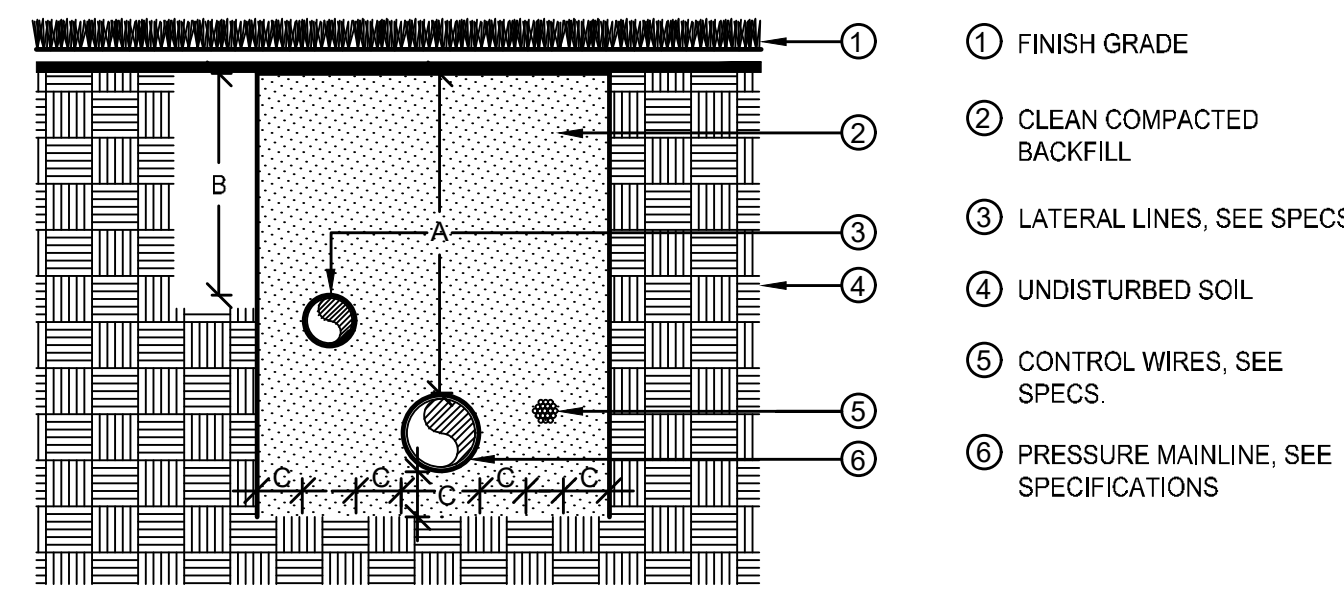


DIMENSION- PEDESTRIAN	A	B	C	D
2" TO 12" SIZE	30"	24"	18"	4"
DIMENSION- VEHICLE	A	B	C	D
2" TO 12" SIZE	36"	30"	24"	4"

PVC SLEEVES TO BE TWICE THE DIAMETER OF THE PIPE OR WIRE BUNDLE CARRIED.

G SLEEVE INSTALLATION

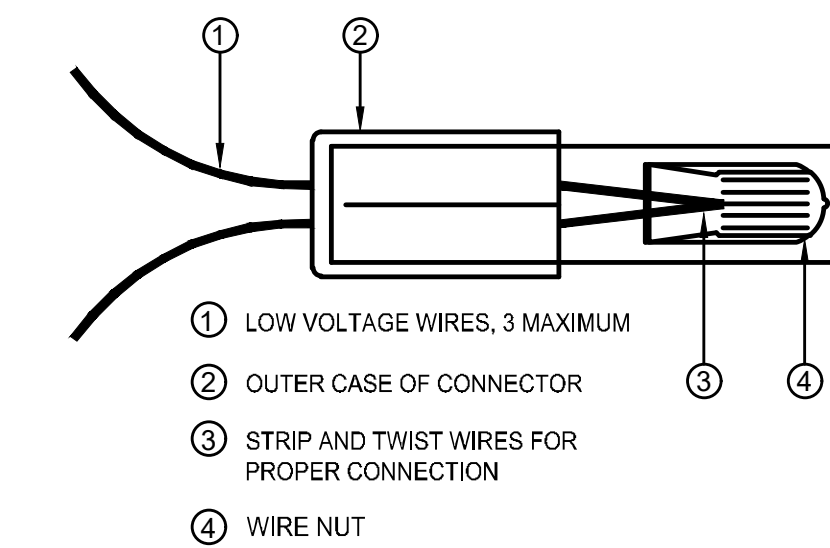
SCALE: N.T.S.



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.



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
303.537.8020
rickengineering.com

IRICK
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

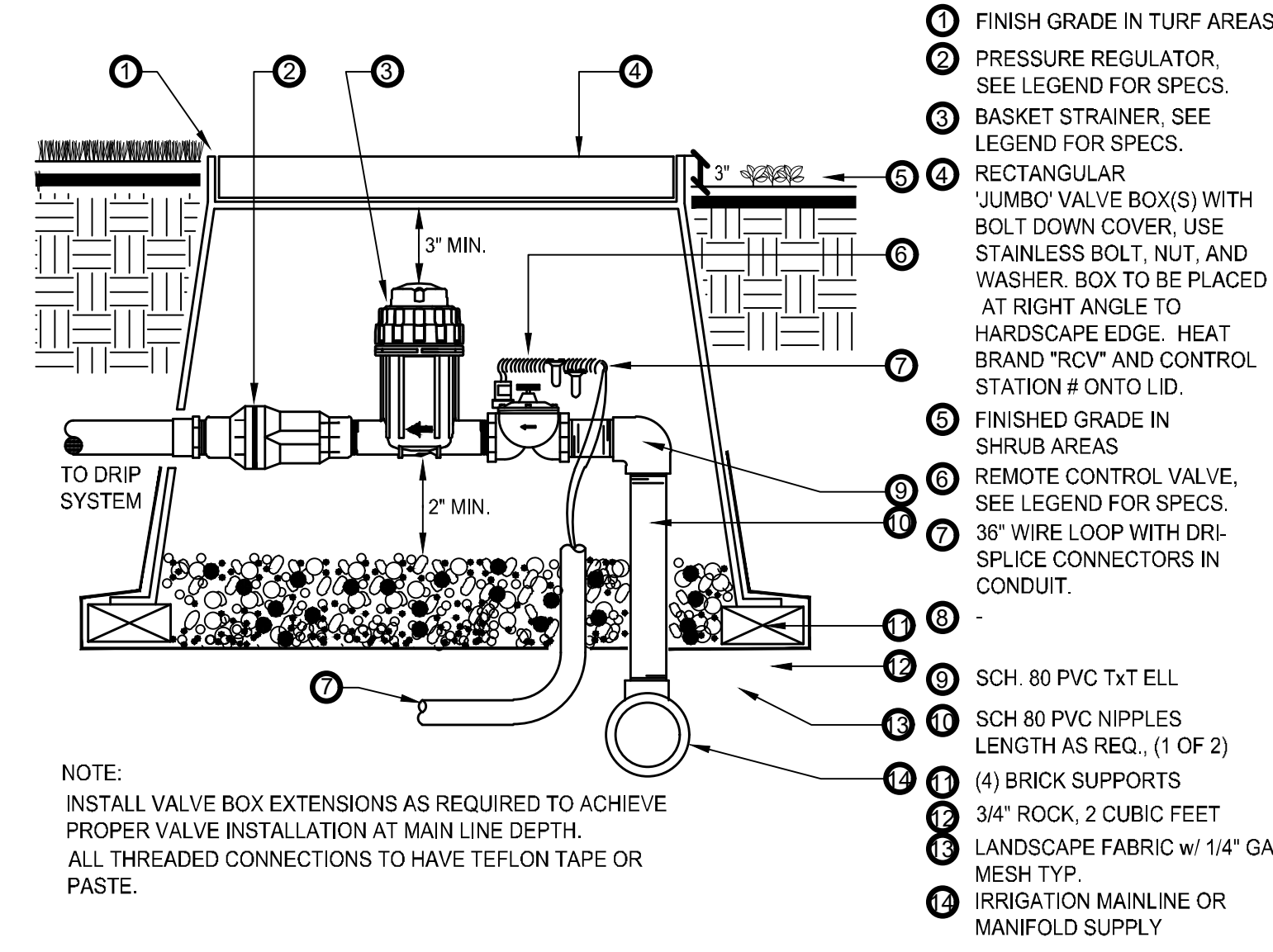
811
Know what's below.
Call before you dig.

DRAWING NO.
10

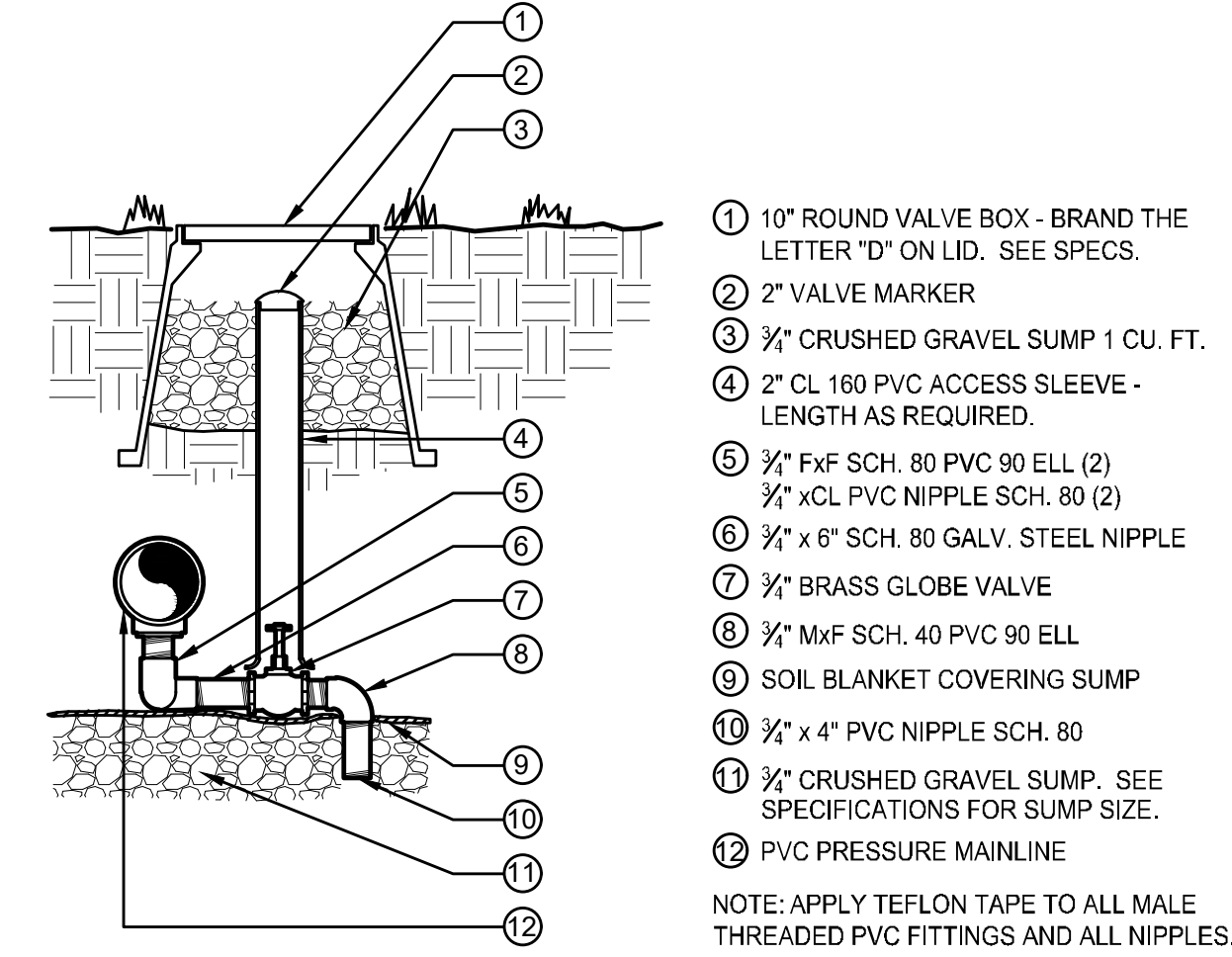
6TH SUBMITTAL

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



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



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 - San Luis Obispo - 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

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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	Init.
1	11/10/23	Resubmittal	JMG
2	2/14/2025	Resubmittal	JMG
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Project No: 06G02
Drawn By: JG
Checked By: JG
Date: August 25, 2023

PHOTOMETRIC
DETAILS
13

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

- Energy and Performance Data page 4, 7
- Control Options page 8

Product Certifications

Connected Systems

- WaveLinx

Quick Facts

- 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

Dimensional Details

COOPER
Lighting Solutions

Lumark
Prevail LED

Ordering Information
SAMPLE NUMBER: **PRV-XL-C75-D-UNV-74-SA-8Z**

Product Family	Light Engine	CCT	Power	Voltage	Distribution	Mounting	Color
PRV-Preval	220-100 LED 10000 CCT	10000 CCT	100W	120V	DR	12-1/2" H	White
TAL-Preval	220-100 LED 10000 CCT	10000 CCT	100W	120V	DR	12-1/2" H	White
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PRV-							

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

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%	5,455 SF.	100%
A	489 SF.	28%	1,213 SF.	22%	595 SF.	34%	1,405 SF.	26%
B	857 SF.	48%	1,526 SF.	28%	636 SF.	37%	1,610 SF.	29%
C	-	-	574 SF.	10%	-	-	672 SF.	12%
D	-	-	685 SF.	13%	-	-	550 SF.	10%



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



PERSPECTIVE - SOUTHWEST

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	
TOTAL AREA	1,769 SF.	100%	5,480 SF.	100%	1,731 SF.	100%
GLAZING	423 SF.	24%	1,482 SF.	27%	500 SF.	29%

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:	XXXXXXXX
Drawn By:	Author
Checked By:	Checker

BUILDING ELEVATIONS

