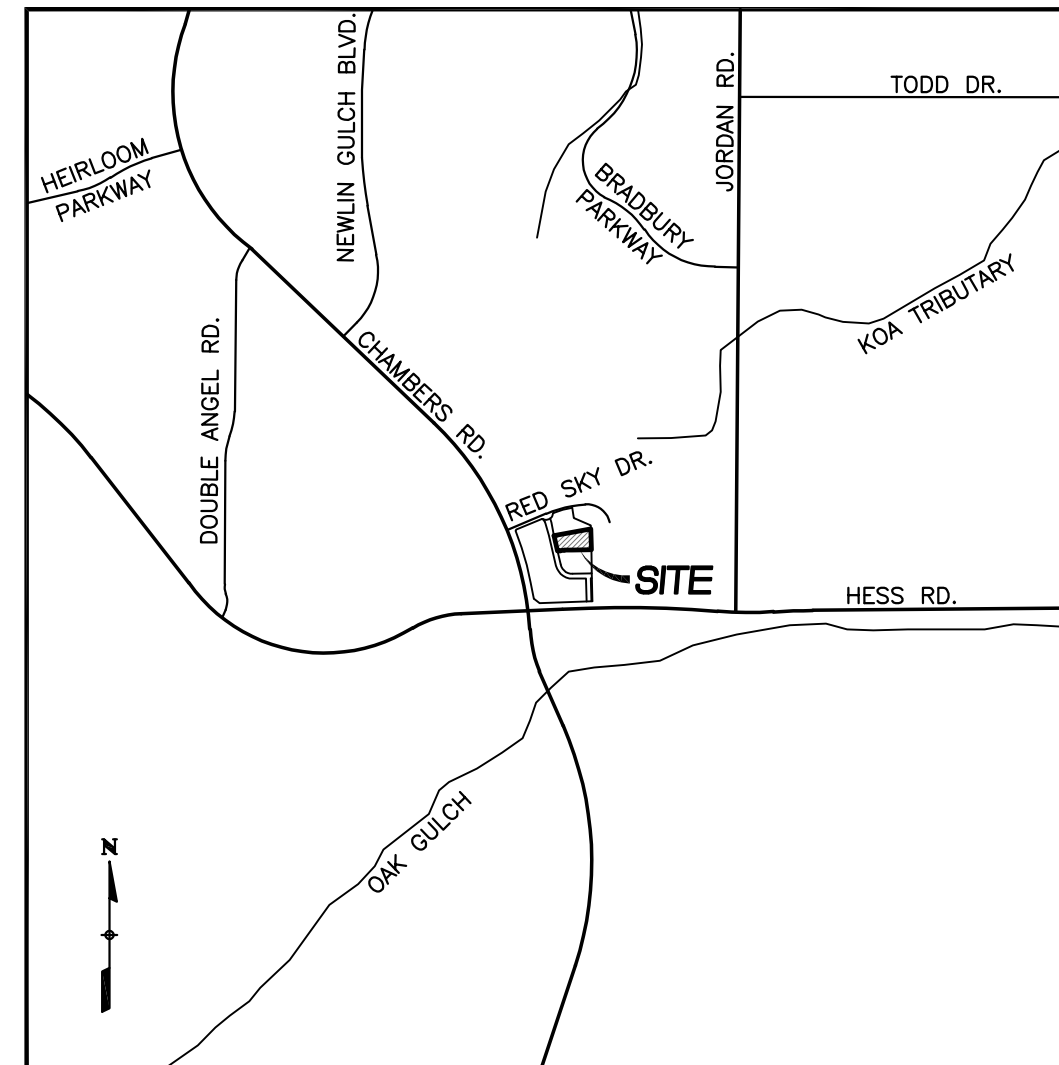


SITE PLAN
HORSE CREEK COMMERCIAL
 LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
 SCALE: 1"=2000'

TOWN OF PARKER STANDARD NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

LEGAL DESCRIPTION

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARINGS

THE WEST LINE OF 10B, DOUGLAS 235 FILING 6, AMENDMENT NO. 2 IS ASSUMED TO BEAR N13°07'09"W MONUMENTED AS SHOWN HEREON.

BENCHMARK

DOUGLAS COUNTY BENCHMARK: 1.080917
 DESCRIBED AS A 3.25 IN ALUMINUM CAP LOCATED AT THE SOUTH END OF AUBURN HILLS COMMUNITY PARK.
 ELEVATION = 6003.20 FEET (NAVD88)

TEMPORARY BENCHMARK (T.B.M.):
 DESCRIBED AS FOUND NAIL AND BRASS TAG, PLS 34850,
 LOCATED AT THE NORTHWEST CORNER OF LOT 10B, DOUGLAS
 235 FILING 6, AMENDMENT NO. 2.
 ELEVATION = 6077.37 FEET

SHEET INDEX

C1	COVER SHEET
C2	EXISTING CONDITIONS MAP
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	FIRETRUCK ACCESS PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE IRRIGATION PLAN
L4	LANDSCAPE IRRIGATION DETAILS
LT1	SITE PHOTOMETRIC PLAN
LT2	SITE LIGHTING CUTSHEETS
A1	BUILDING ELEVATIONS
A2	SITE DETAILS
A3	BUILDING FLOOR PLAN

STATISTICAL INFORMATION

GROSS FLOOR AREA	15,877 S.F.
GROSS PROJECT (SITE) AREA	1.57 ACRES (68,488 S.F.)
NET PROJECT (SITE) AREA	1.57 ACRES (68,488 S.F.)
HEIGHT OF STRUCTURES (REQUIRED)	60 FEET
HEIGHT OF STRUCTURES (PROPOSED)	29.5 FEET (1 STORY)
ZONING:	PLANNED DEVELOPMENT (DOUGLAS 234)
PROPOSED USE:	RETAIL
BUILDING SETBACKS	REQUIRED PROVIDED
FRONT (WEST)	20 FEET 70.4 FEET
SIDE (NORTH)	10 FEET 24.8 FEET
SIDE (SOUTH)	10 FEET 39.0 FEET
REAR (EAST)	10 FEET 127.8 FEET
PARKING ANALYSIS	REQUIRED PROVIDED
TOTAL PARKING	32 (1/500 SF) 54
STANDARD PARKING (9' x 18')	50 51
ADA PARKING	3 3
BICYCLE PARKING	3 (2/10,000 SF) 4
LAND USE AREAS	
GROUND COVERAGE BY STRUCTURES	15,877 S.F. (23.1%)
GROUND COVERAGE BY OTHER IMPERVIOUS ELEMENTS	28,843 S.F. (42.1%)
GROUND COVERAGE BY LANDSCAPING	23,768 S.F. (34.7%)

OWNER/DEVELOPER

VENTANA CAPITAL
 8678 CONCORD CENTER DR, SUITE 200
 ENGLEWOOD, CO 80112
 720-703-9036
 CONTACT: DALTON HORAN

ARCHITECT

ADRAGNA ARCHITECTURE + DEVELOPMENT
 8695 THUNDERBIRD CIRCLE
 PARKER, CO 80134
 719-244-4023
 CONTACT: CASEY ADRAGNA

CIVIL ENGINEER/SURVEYOR

VERMILION PEAK ENGINEERING
 1745 SHEA CENTER DRIVE, 4TH FLOOR
 HIGHLANDS RANCH, CO 80129
 720-402-6070
 CONTACT: BRIAN KROMBEIN, PE, PLS

LANDSCAPE ARCHITECT

PLANSAPES DESIGN GROUP
 970-988-5301
 CONTACT: ROB MOLLOY

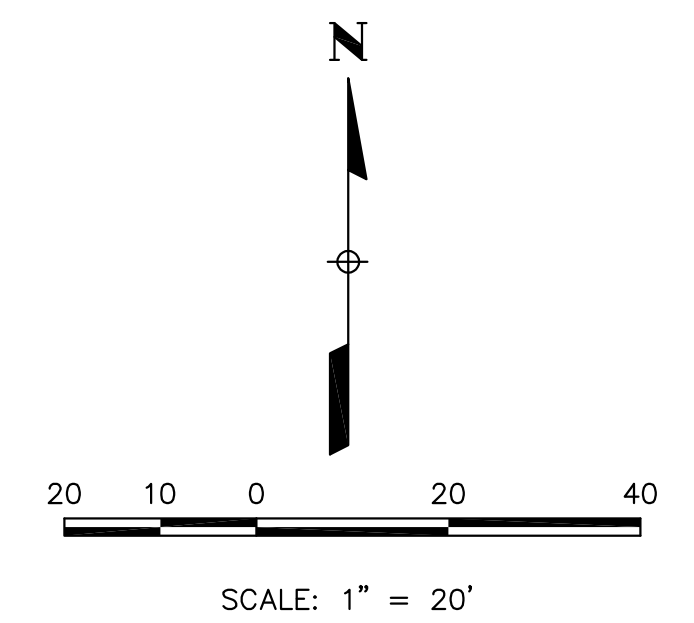
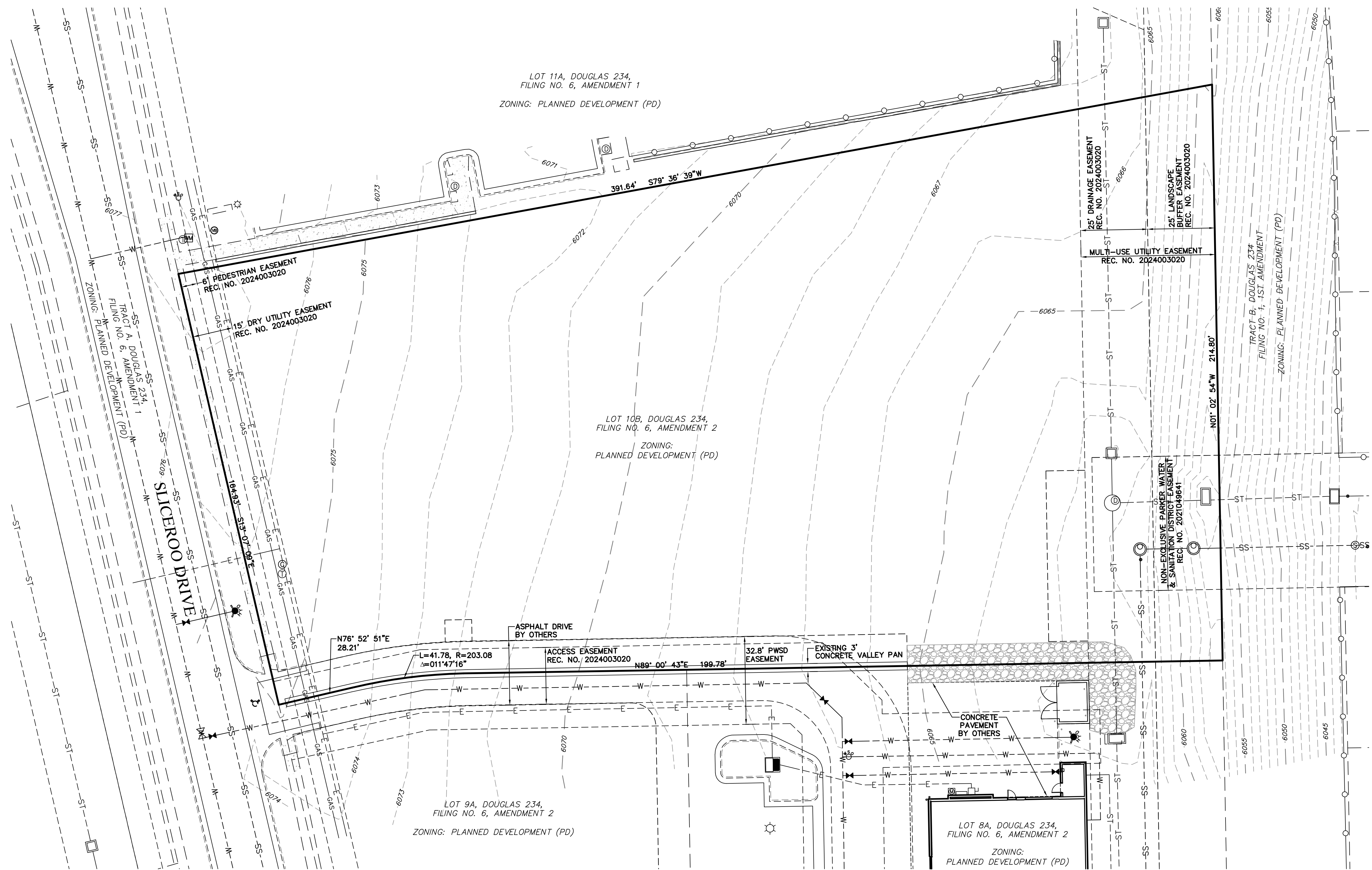
COVER SHEET
 DOUGAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: OCTOBER 3, 2025
 SHEET C1



SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234, FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC

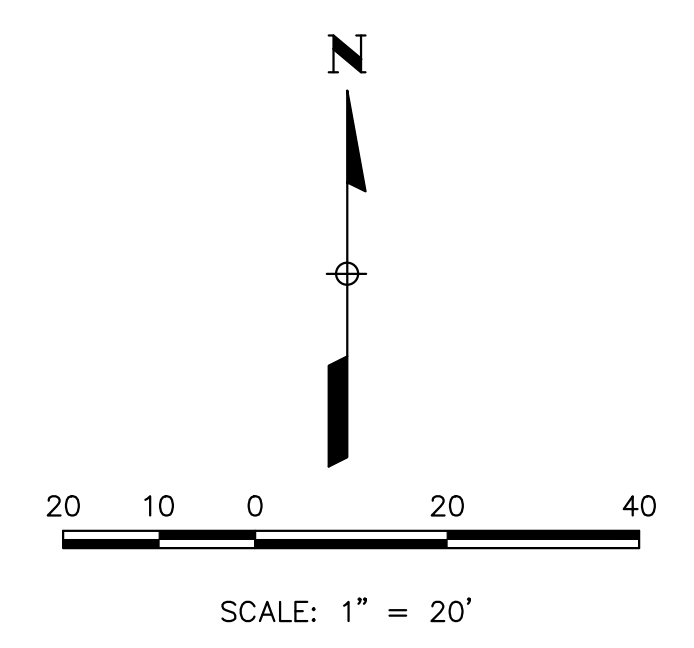
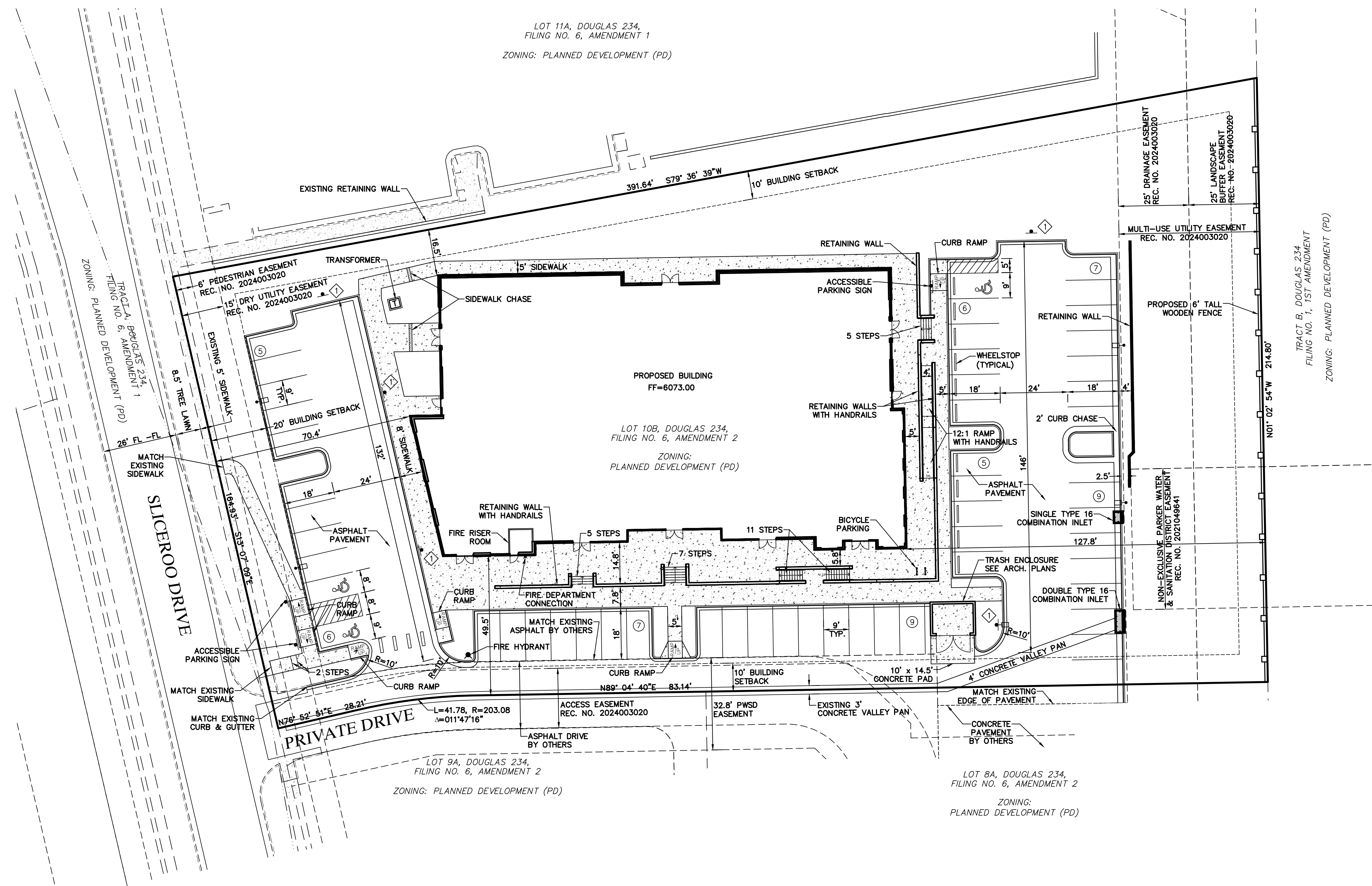
EXISTING CONDITIONS MAP
 DOUGAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: OCTOBER 3, 2025
 SHEET C2



SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT
	PROPOSED RETAINING WALL
	PROPOSED 6' TALL WOODEN FENCE
	CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	PARKING COUNT
	NO PARKING - FIRE LANE SIGN

NOTES

1. RETAINING WALLS SHALL NOT EXCEED 9 FEET IN HEIGHT.

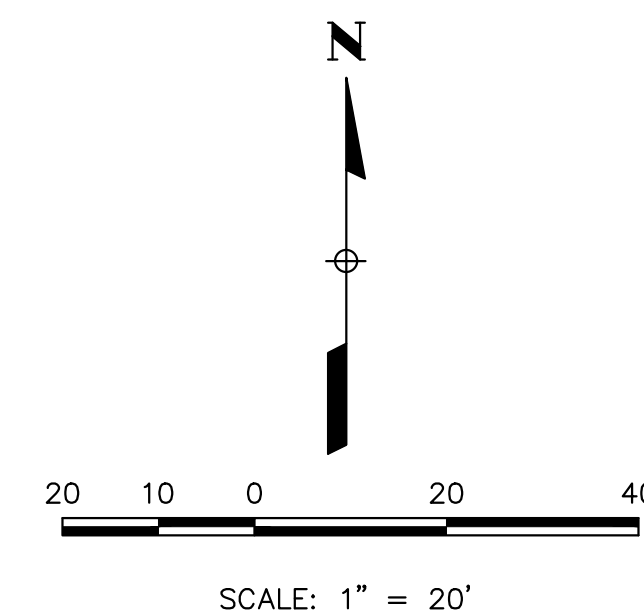
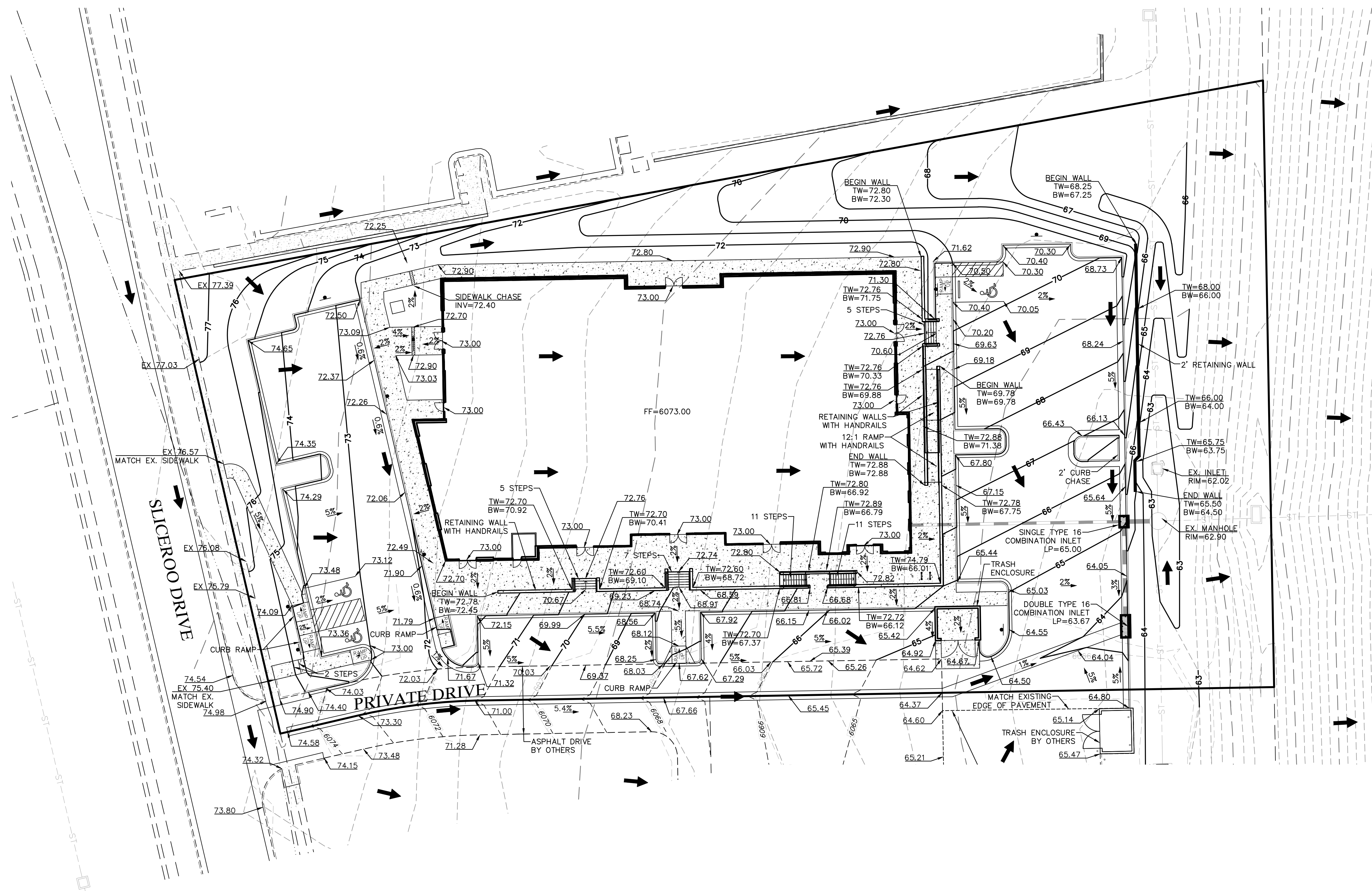
SITE PLAN
 DOUGAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: OCTOBER 3, 2025
 SHEET C3

Vermilion Peak Engineering
 Civil Engineering & Land Surveying
 1745 Shea Center Drive, 4th Floor
 Highlands Ranch, CO 80129
 720-402-6070 / vermillionpeak.com

SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE FLOW DIRECTION
- EXISTING CURB & GUTTER
- 1' SPILL CURB
- 2' CATCH CURB
- PROPOSED RETAINING WALL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- CONCRETE PAVEMENT

NOTES

1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.

BENCHMARK

BENCHMARK IS BY GPS OBSERVATION NAVD 88. SITE BENCHMARK AT NORTHWEST CORNER OF INLET ON CHAMBERS RD. APPROXIMATELY 200' +/- NORTH OF HESS RD.

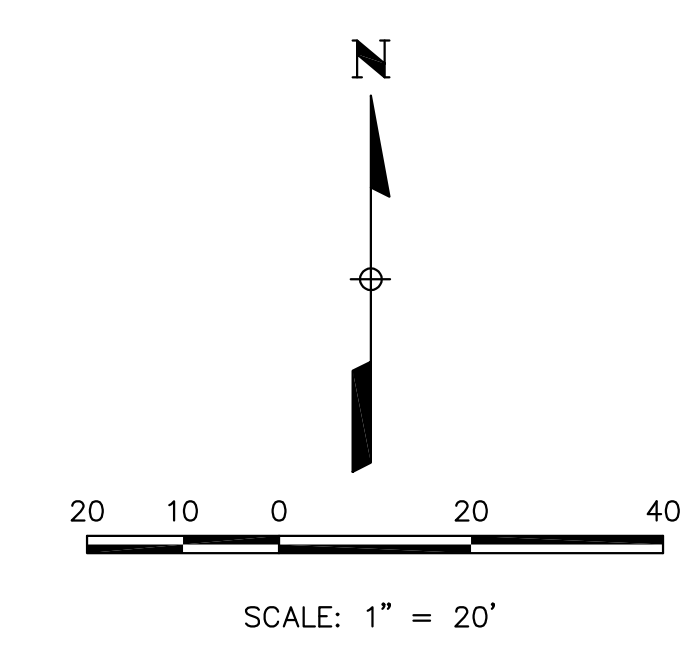
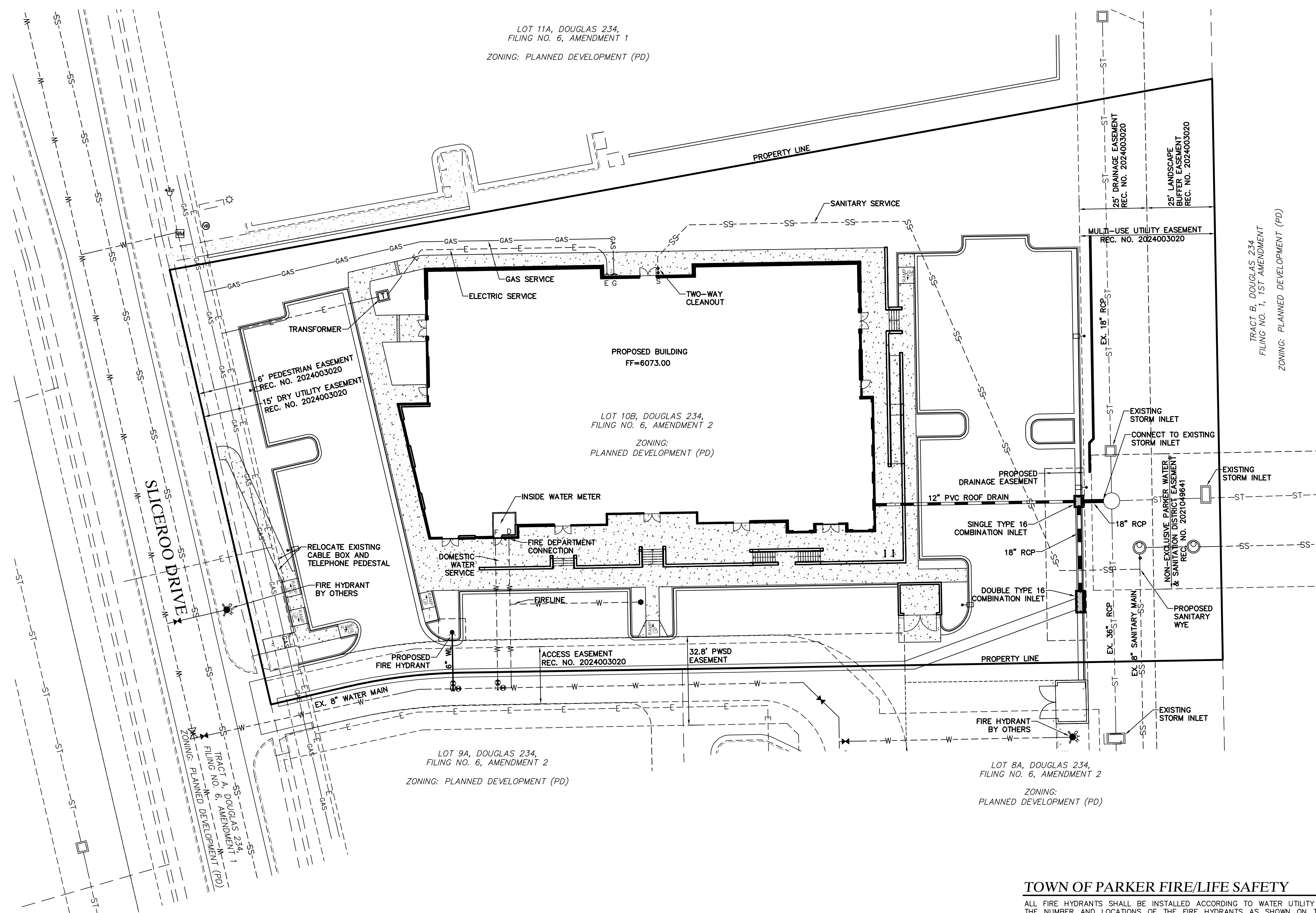
GRADING PLAN
 DOUGAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: OCTOBER 3, 2025
 SHEET C4



SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- PROPERTY LINE
- EXISTING CURB & GUTTER
- PROPOSED 2' CATCH CURB & GUTTER
- PROPOSED 1' SPILL CURB & GUTTER
- EXISTING RIGHT-OF-WAY
- EXISTING SANITARY SEWER
- EXISTING WATERLINE
- EXISTING GAS PIPE
- EXISTING STORM SEWER
- EXISTING ELECTRIC
- PROPOSED ELECTRIC
- PROPOSED STORM SEWER
- PROPOSED CURB & GUTTER
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SERVICE
- CONCRETE PAVEMENT
- EXISTING EASEMENT
- PROPOSED RETAINING WALL
- PROPOSED LIGHT POLE

FIRE FLOW

FIRE FLOW REQUIREMENTS ARE 2,750 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC
 OCCUPANCY GROUP(S): B, M
 CONSTRUCTION TYPE(S): IIB
 FIRE FLOW CALCULATION AREA: 15,877 SF
 THIS BUILDING IS NOT FULLY SPRINKLERED

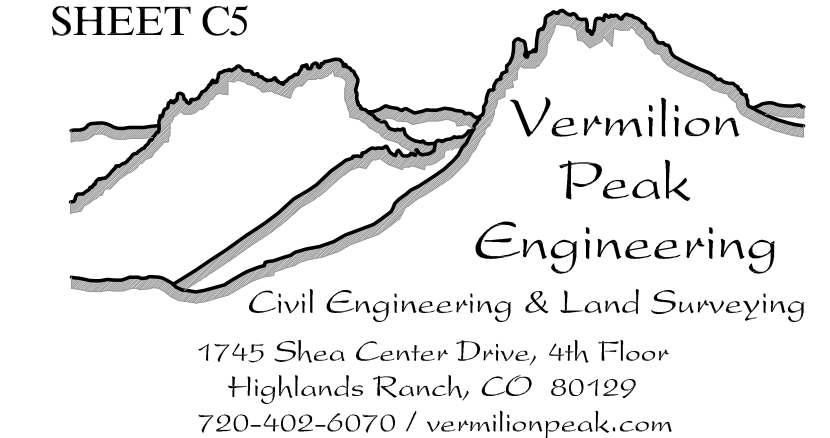
TOWN OF PARKER FIRE/LIFE SAFETY

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

BY: _____ DATE _____
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

UTILITY PLAN
 DOUGLAS 234 FILING NO. 6, AMD. 2
 JOB NO. 24020
 DATE: OCTOBER 3, 2025
 SHEET C5



SITE DEVELOPMENT PLAN HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PLANT LEGEND

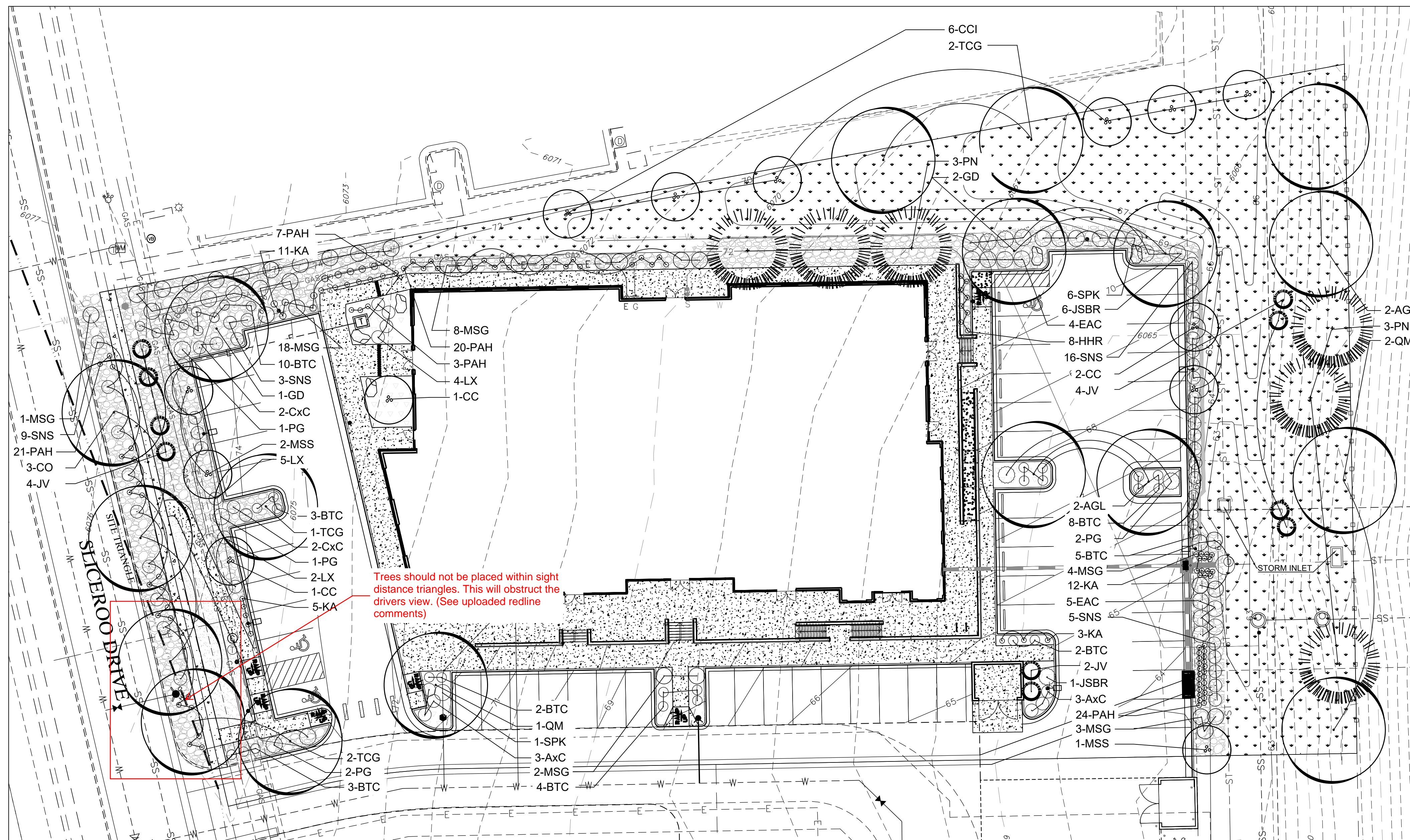
- | | | | |
|--|------------------------|--|----------------------------|
| | DECIDUOUS CANOPY TREES | | NATIVE GRASS |
| | ORNAMENTAL TREES | | 3/4" - 2" RIVER ROCK MULCH |
| | EVERGREEN TREES | | BLUEGRASS TURF |
| | EVERGREEN SHRUBS | | WOOD MULCH |
| | DECIDUOUS SHRUBS | | 6' Fence |
| | PERENNIALS | | |

NATIVE GRASS:

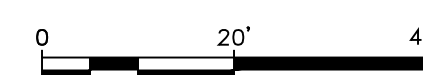
PBSI Foothills Native Mix
 Ingredients: Switchgrass, Rocky Mountain Fescue, Big Bluestem, Sandberg Bluegrass, Slender Wheatgrass, Thickspike/Streambank/Western Wheatgrass, Yellow Indiangrass, Blue Grama, Beardless Wheatgrass, Indian Ricegrass, Little Bluestem, Sand Dropseed, Sideoats Grama
 Seeding Rate: 25 lbs/Acre to be used between October 15th and March 30th
 Pawnee Buttes Seed, Inc.
 605 25th St.
 Greeley, Colorado
 (970) 356-7002

PROPOSED PLANT LIST

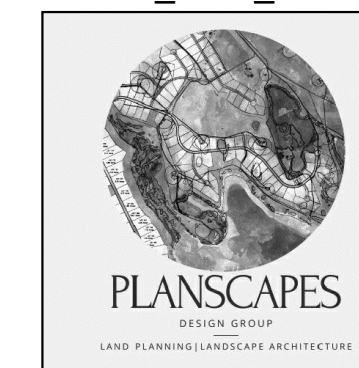
PLANTING SCHEDULE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	AGL	2	Aesculus glabra	Ohio Buckeye	2.5" Cal	20'-40'	B & B	M
	CO	3	Celtis Occidentalis	Western Hackberry	2.5" Cal	50'	B & B	M
	GD	3	Gumnocladus Dioicus	Kentucky Coffeetree	2.5" Cal	50'	B & B	L
	TCG	5	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5" Cal	50'	B & B	M
	QM	3	Quercus macrocarpa	Bur Oak	2.5" Cal	60'	B & B	M
Ornamental	CCI	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" Cal	15'-20'	B & B	M
	CC	4	Cercis canadensis	Eastern Redbud	2" Cal	20'-30'	B & B	M
	MSS	3	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal	15'-20'	B & B	M
Evergreen	JV	10	Juniperus scopulorum	Rocky Mountain Juniper	6" Ht	15'-20'	B & B	L-M
	PN	6	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6" Ht	40'-60'	B & B	M
Shrubs								
Deciduous	AxC	6	Arctostaphylos X Coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L
	CxC	4	Arctostaphylos x coloradoensis	Panchito Manzanita	5 Gal	4'	4' OC	L
	BTC	37	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	5 Gal	2'-3'	5' OC	L
	EAC	9	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal	6'-8'	3' OC	L
	SNS	33	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	5 Gal	3'-4'	3' OC	L
	SPK	7	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal	6'-8'	5' OC	L
	LX	11	Ligustrum x vicaryi	Golden Vicary Privet	5 Gal	6'-8'	4' OC	L
Evergreen	PG	6	Picea pungens 'Globosa'	Globe Spruce	5 Gal	3'-5'	5' OC	L
	JSBR	7	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal	1'-2'	5' OC	L
Perennials & Ornamental Grasses								
Perennials	MSG	34	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	5 Gal		4' OC	L
	PAH	75	Pennisetum alopecuroides 'Homeln'	Dwarf Fountain Grass	2 Gal		18" OC	L
	HHR	8	Hermerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 Gal		18" OC	L
	KA	31	Calamagrostis X Acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L



Scale: 1"=20'



LANDSCAPE PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: OCTOBER 2, 2025
SHEET _ OF _



SITE DEVELOPMENT PLAN HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PERIMETER LANDSCAPING

LOCATION	LENGTH	TREE		EVERGREEN TREES		SHRUBS	
		REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
EAST (RESIDENTIAL)	210 LF	11	11	50% OF TREES	50%	53	53*
WEST (ROW)	150 LF	6	6	N/A	33%	25	25
NORTH (COMMERCIAL)	390 LF	13	13	25% OF TREES	25%	65	65**

* 8 FIVE GALLON GRASSES & 36 ONE GALLON GRASSES DUE TO UTILITY CONFLICTS.
** 23 FIVE GALLON GRASSES & 38 ONE GALLON GRASSES DUE TO UTILITY CONFLICTS.

STREETSCAPE REQUIREMENTS

LOCATION	LENGTH	1 TREE/40 LF	
		REQUIRED	PROVIDED
WEST (SLICEROO DR)	150 LF	4	4

PARKING LOT LANDSCAPING

	REQUIRED	PROVIDED
MIN. LANDSCAPE AREA	10% (1,849 SF)	11% (2,102 SF)
1 TREE/ ISLAND	6	7
5 SHRUBS/ISLAND	30	30

TOTAL LANDSCAPE REQUIREMENTS

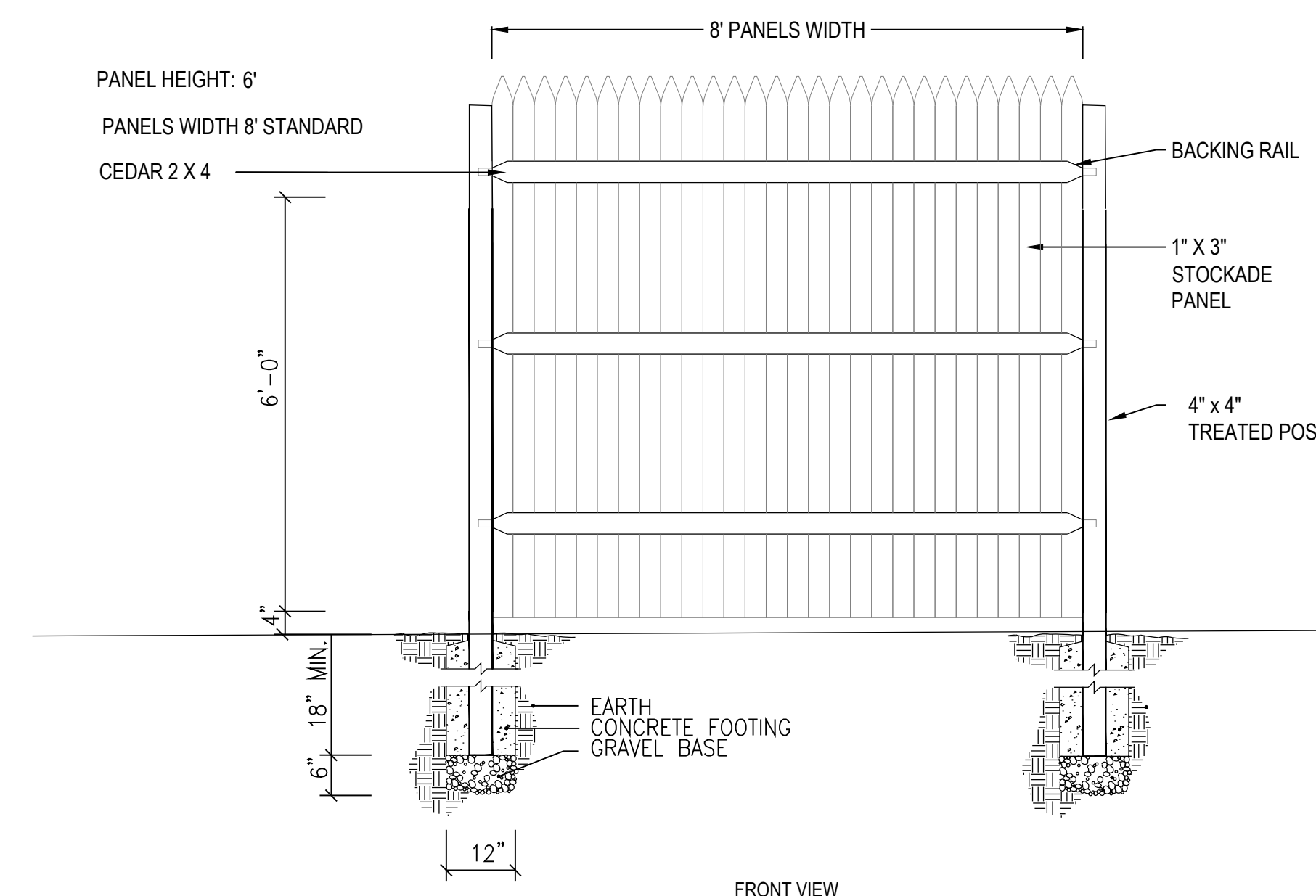
	REQUIRED	PROVIDED
MIN. SITE LANDSCAPING	15%	34% (23,768 SF)
MIN. LIVING MATERIAL COVERAGE	75%	75% (17,826 SF)

PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS (Total site 68,488 sf)		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	10,273 sq ft	23,768 sq ft
TREES 1/1,500 sq ft	16	29
SHRUBS 5/1,500 sq ft	79	79
MAX. IRRIGATED TURF = 15%	1,155 sq ft max.	567 sq ft
EVERGREEN TREES	25% - 50% OVERALL 40% - 60% PERIMETER	16 EVERGREEN / 45 TREES 36% OVERALL 10 EVERGREEN / 22 TREES 45% PERIMETER
75% OF LIVE COVER	7,704 sq ft	17,826 sq ft

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. 4 CU YRDS /1000 SQ. FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL TURF AREAS TO BE SODDED AND IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES ARE TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL SHRUB BEDS TO BE MULCHED 3" DEEP WITH 3/4" - 2" RIVER ROCK PLACED ON WEED BARRIER FABRIC
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF GRADE.
- TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE.



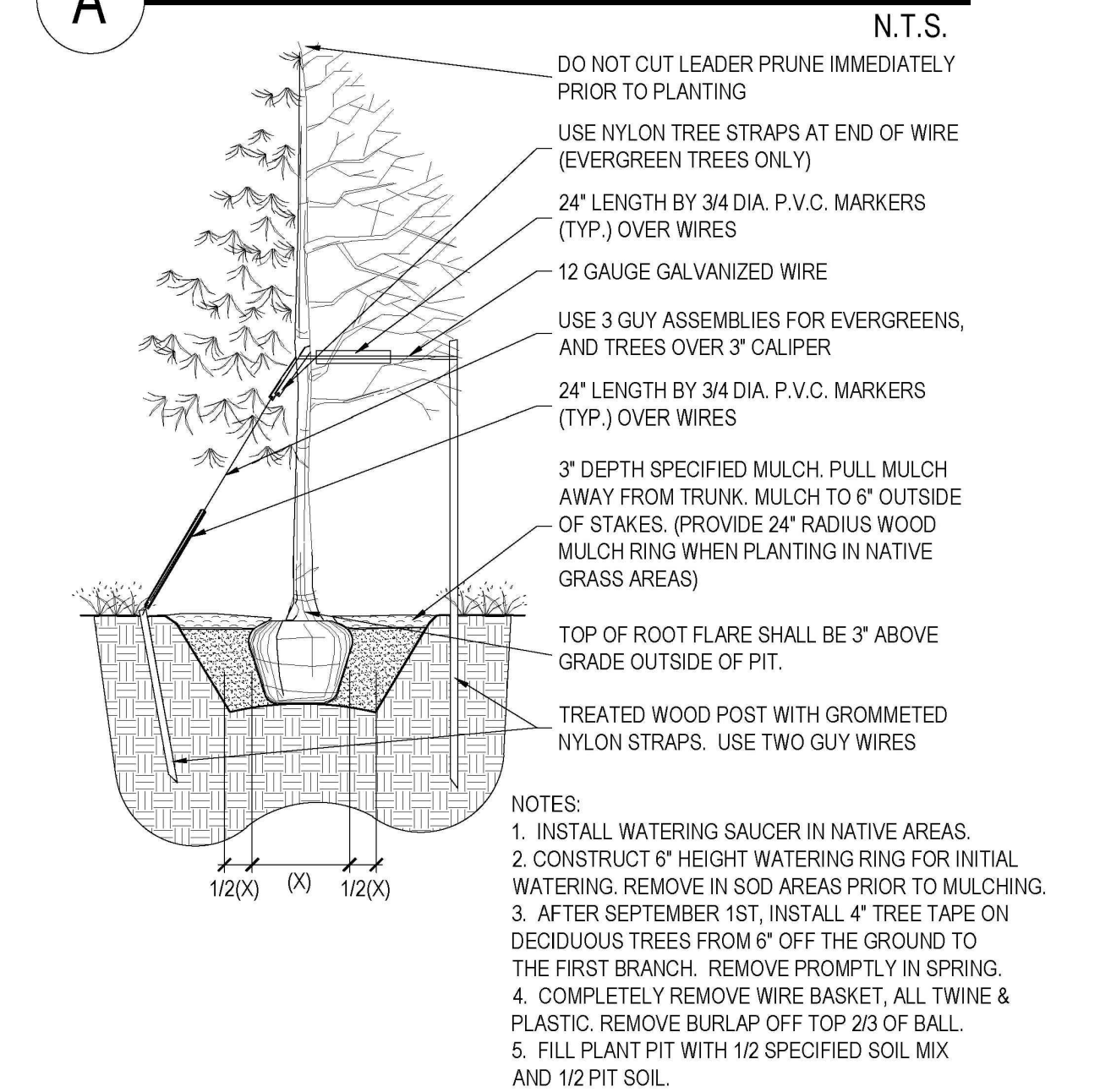
- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER LANDSCAPE PLAN HORSE CREEK_9.29.25.

D CEDAR PRIVACY FENCE

DESIGN: STOCKADE PANEL

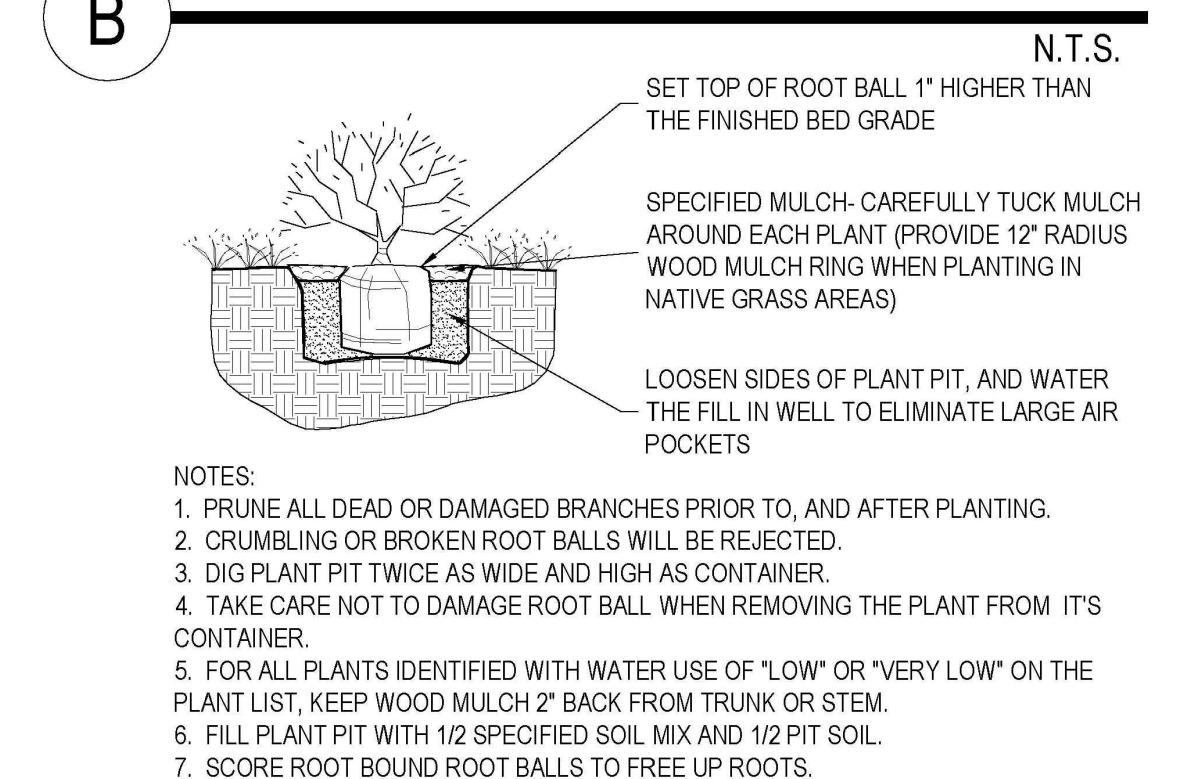
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS

N.T.S.



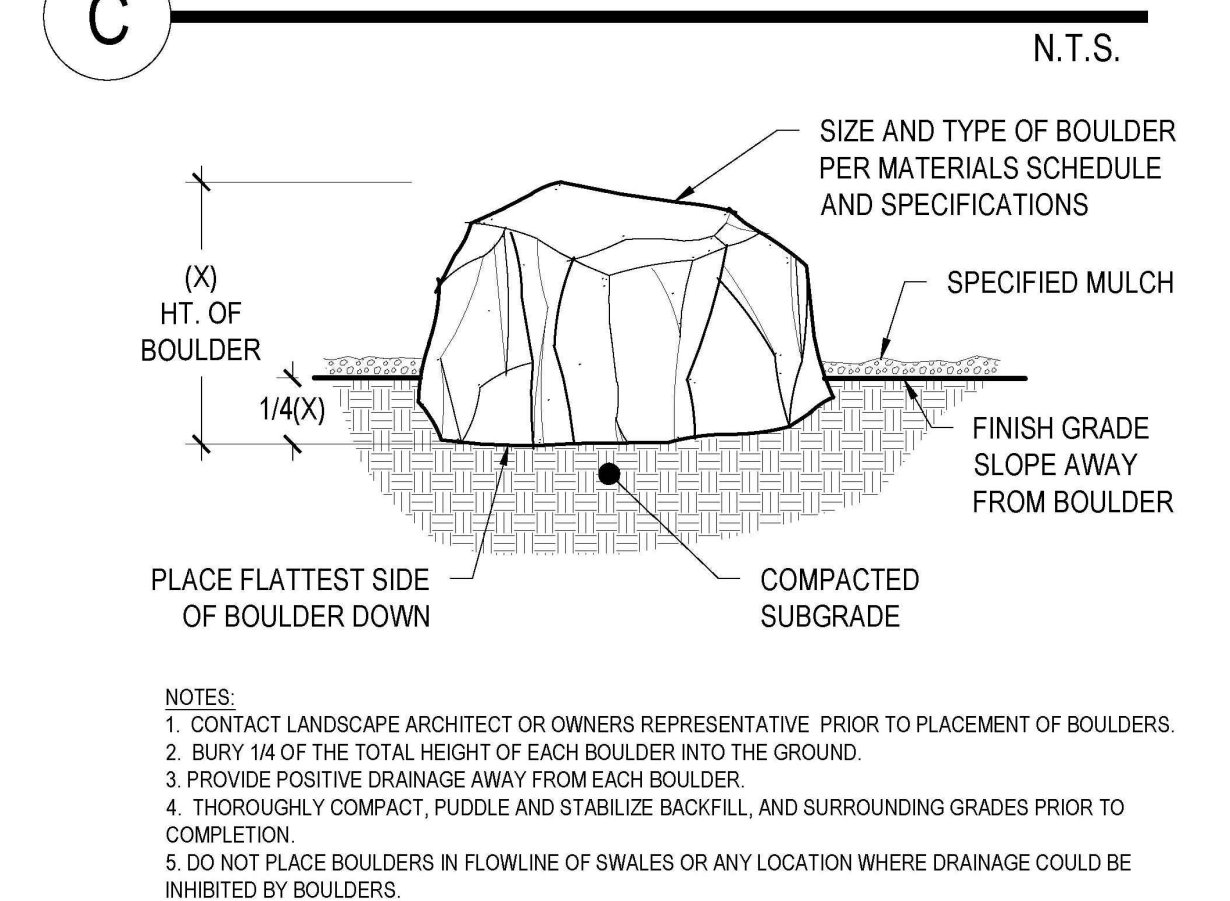
B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON

N.T.S.

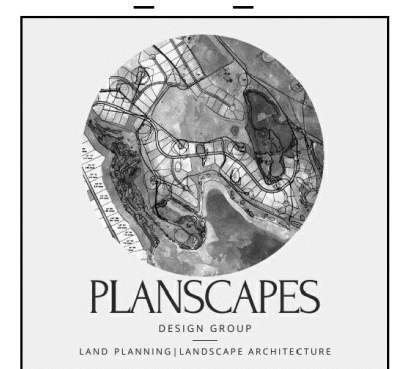


C LANDSCAPE BOULDER

N.T.S.

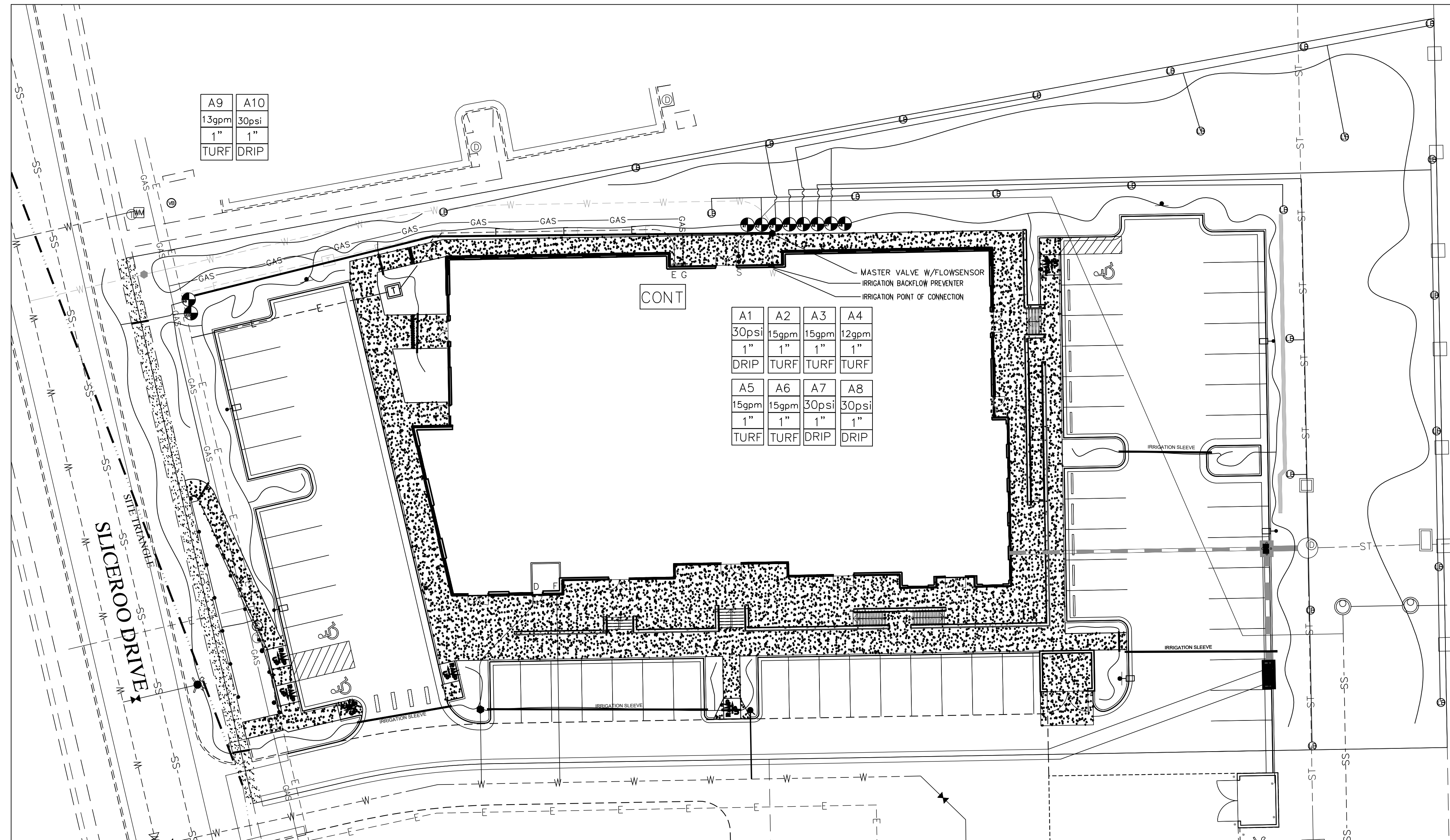


LANDSCAPE PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: OCTOBER 2, 2025
SHEET OF



SITE DEVELOPMENT PLAN HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



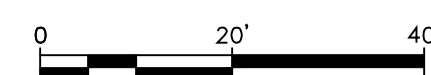
A9	A10
13gpm	30psi
1"	1"
TURF	DRIP

A1	A2	A3	A4
30psi	15gpm	15gpm	12gpm
1"	1"	1"	1"
DRIP	TURF	TURF	TURF
A5	A6	A7	A8
15gpm	15gpm	30psi	30psi
1"	1"	1"	1"
TURF	TURF	DRIP	DRIP

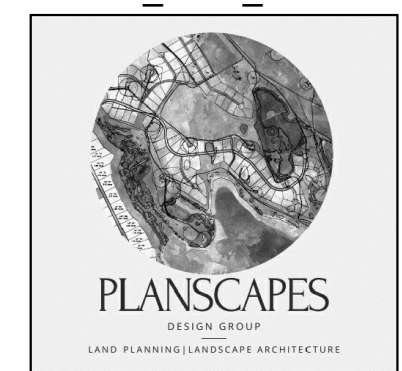
IRRIGATION LEGEND

- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER (SIZE PER PLAN) DETAIL "C" IRRIGATION DETAILS SHEET
- HUNTER MP3500 PROS-06-PR540-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY, LB-LIGHT BROWN, ADJUSTABLE ARC, 90-210, 3/4" NOZZLE
- HUNTER I20-06-SS 3.0 TURF ROTATOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL ROSE, DRAIN CHECK VALVE, STANDARD NOZZLE, 15 PSI, 3/4" NOZZLE, 3/4" NOZZLE
- SPRINKLER CONTROL BOX, DETAIL "D" IRRIGATION DETAILS SHEET
- 1" FEBCO MODEL 765 BACK FLOW PREVENTER, DETAIL ON DETAILS SHEET
- Hunter Flow-Sync® Sensor
- INDICATES CONTROLLER STATION
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (5/8-INCH SIZE, ROUTING DIAGRAM) SHOWN WITHIN DRIP HATCHED AREAS
- NON-CONNECTING PIPE CROSSINGS
- SLEEVE PIPE UNDER PAVEMENT: CLASS 200 PVC 2 INCH AS SHOWN ON DETAIL SHEET
- HUNTER SOLAR SYNC WIRELESS SENSOR, DETAIL E ON IRRIGATION DETAIL SHEET

Scale: 1"=20'



LANDSCAPE PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: OCTOBER 2, 2025
SHEET _ OF _



SITE DEVELOPMENT PLAN

HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 40 PSI. AT A MAXIMUM DISCHARGE OF 55 GPM AT THE IRRIGATION POINT OF CONNECTION 1 (POCI) VERIFY PRESSURE AND GLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES (CALL BEFORE YOU DIG)
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR DISCREPANCIES TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
5. THE DRAWING ARE DIAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED.
 - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY INSTALL IRRIGATION PIPE AND WIRING IN THE LANDSCAPED AREAS WHENEVER POSSIBLE.
 - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - C. USE ONLY STANDARD TEE AND ELBOW FITTINGS. USE OF TEE FITTINGS IN THE BULL-NOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - A. TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - B. TWO OF EACH SERVING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS/ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
 - C. "AS BUILT" IRRIGATION DRAWINGS
 - D. WATER BUDGET CHART
 - E. SMART IRRIGATION CONTROLLER DATA INPUT CHART SELECTED NOZZLES FOR SPRAY AND ROTARY SPRINKLERS WITH ARC WHICH PROVIDE COMPLETE AND ADEQUATE COVERAGE WITH MINIMUM OVER-SPRAY FOR THE CONDITION. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF COVERAGE OF EACH ROTARY SPRINKLER TO PROVIDE THE BEST PERFORMANCES.

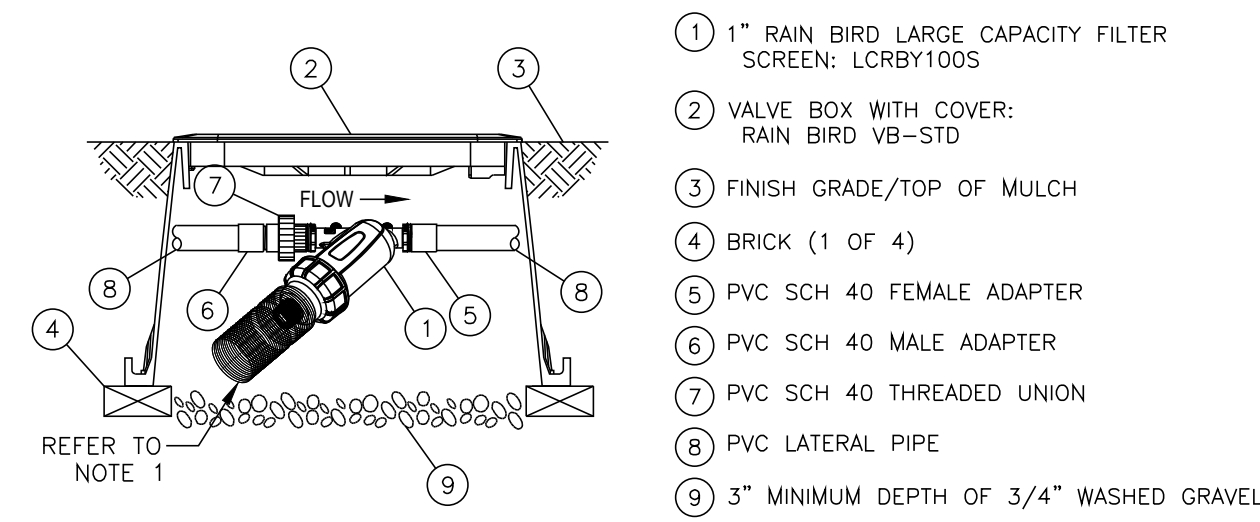
- THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARD-SCAPE CROSSING COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARD-SCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- SEPARATE SLEEVING USED FOR IRRIGATION LINES AND WIRING BUNDLES
 - FOR ALL SLEEVING LOCATED UNDER CONCRETE, THE PAVEMENT OR OTHER HARD SURFACING SHALL BE NOTCHED ON BOTH SIDES TO MARK THE SLEEVE LOCATION, AND TRACER WIRES SHALL BE INSTALLED ON THE UPPER SIDE AND BOTH ENDS OF THE SLEEVING.
 - THE DIAMETER OF SLEEVE SHALL BE A MINIMUM OF TWICE THAT OF THE PIPE AND WIRING BUNDLE BUT NO SMALLER THAN A TWO (2) INCH DIAMETER PIPE. THE ENDS OF THE SLEEVES SHALL EXTEND PAST THE EDGE OF THE CURB, GUTTER, SIDEWALK, OR OTHER HARDSCAPE A MINIMUM OF EIGHTEEN (18) INCHES.
 - THE SLEEVE MATERIAL BENEATH SIDEWALKS, DRIVES AND TREETOPS SHALL BE PVC CLASS 200 PIPE WITH SOLVENT WELDED JOINTS
 - CONTAINS NO JOINTS WHEN LENGTH IS LESS THAN TWENTY (20) FEET.
7. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES. THE IRRIGATION CONTROLLER MUST BE WALL MOUNTED IN THE PARTS STAGING AREA ADJACENT TO ELECTRICAL OUTLET LOCATED IN THE JANITORS ROOM WITH BACKFLOW PREVENTER
 8. INSTALL TWO #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
 9. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.

EMITTER SCHEDULE

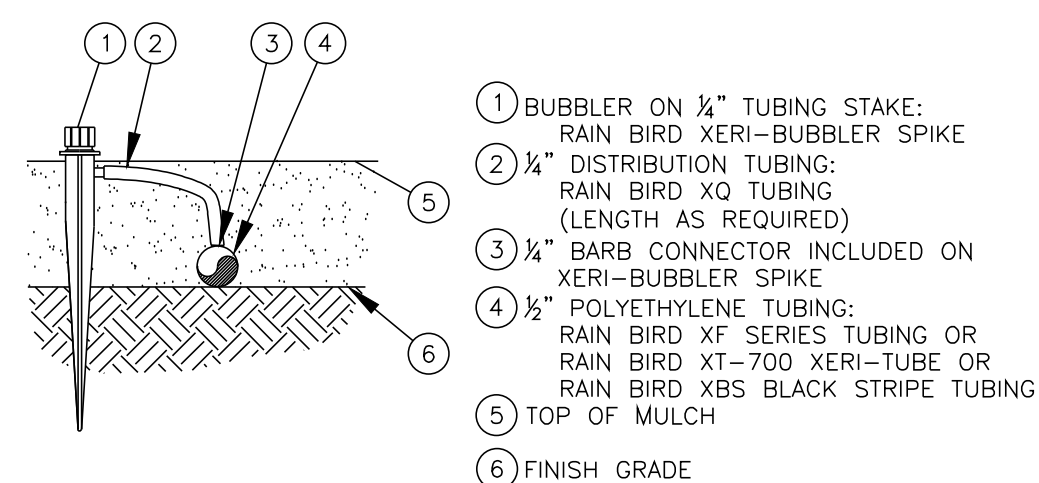
10. IN CLAY OR LOAM SOILS, CONSIDER TWO 0.5 GPH EMITTERS AT THE BASE OF A PERENNIAL FLOWER TO ENSURE WATERING IF ONE FAILS. A 1 TO 5 FOOT SHRUB AND SMALL TREE LESS THAN 15 FEET AT MATURITY WILL INITIALLY REQUIRE TWO, 1 GPH EMITTERS 12 INCHES FROM THE BASE OF THE PLANT. CHANGE TO 2 AND THEN 4 GPH HIGHER FLOW EMITTERS IF PLANTING A LARGER SIZED TREE AND AS THE SMALL TREE GROWS. A 5 FOOT OR LARGER SHRUB MAY REQUIRE THREE 1GPH EMITTERS.
11. A MEDIUM TREE 15 TO 25 FEET MAY ULTIMATELY REQUIRE FOUR EMITTERS TWO FEET FROM THE TRUNK. IF PLANTING A "WHIP", IT'S POSSIBLE TO START WITH TWO 0.5 GPH EMITTERS AND CHANGE TO HIGHER FLOW AND MORE EMITTERS AS THE TREE GROWS. BEGIN WITH THREE, 2 GPH EMITTERS ON A 1 INCH CALIPER TREE PLANTING AND THREE, 4 GPH EMITTERS ON A 2 INCH CALIPER TREE AT PLANTING.
12. TREES LARGER THAN 25 FEET AT MATURITY MAY BE IMPRACTICAL TO IRRIGATE WITH DRIP BECAUSE OF THE EXTENSIVE NATURE OF TREE ROOT SYSTEMS AND MASS OF THE TREES. INCREASE THE NUMBER OF EMITTERS AND CHANGE THEM TO 2 OR 4 GPH OR LARGER FLOWS AS TREES AND SHRUBS GROW.

EQUIPMENT

13. NON-POTABLE SYSTEMS MUST USE THE COLOR PURPLE TO IDENTIFY COMPONENTS SUCH AS VALVES, VALVE BOXES, SPRINKLER HEAD TOPS, ECT.
14. A MASTER SHUT-OFF VALVE SHALL BE INSTALLED DOWNSTREAM OF THE BACKFLOW DEVICE.
15. FLOW SENSORS INTEGRATED WITH SMART IRRIGATION CONTROLLER ARE REQUIRED FOR SINGLE OR COMBINED POINT OF CONNECTION FOR FLOWS OF 15 GALLONS PER MINUTE OR GREATER AND 1 INCH OR GREATER WATER TAPS.
16. ALL VALVES SHALL HAVE A MANUAL BALL VALVE INSTALLED PRIOR TO THE LATERAL VALVE
17. THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING. IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND. ENSURE SLEEVING MEETS ALL REQUIREMENTS UNDER 6.11.B.6 INCLUDING BUT NOT LIMITED TO SLEEVING SIZE BEING TWICE THAT OF THE PIPE, NOTCHING OF HARD SURFACE FOR SLEEVES RUNNING UNDER HARDSCAPE.
 - SEPARATE SLEEVING USED FOR IRRIGATION LINES AND WIRING BUNDLES.
 - THE DIAMETER OF SLEEVE SHALL BE A MINIMUM OF TWICE THAT OF THE PIPE AND WIRING BUNDLE BUT NO SMALLER THAN A TWO (2) INCH DIAMETER PIPE.
 - THE SLEEVE MATERIAL BENEATH SIDEWALKS, DRIVES AND STREETS SHALL BE PVC CLASS 200 PIPE WITH SOLVENT WELDED JOINTS.
 - FOR ALL SLEEVING LOCATED UNDER CONCRETE, THE PAVEMENT OR OTHER HARD SURFACING SHALL BE NOTCHED ON BOTH SIDES TO MARK THE SLEEVE LOCATION.
 - CONTAIN NO JOINTS WHEN LENGTH IS LESS THAN TWENTY (20) FEET.



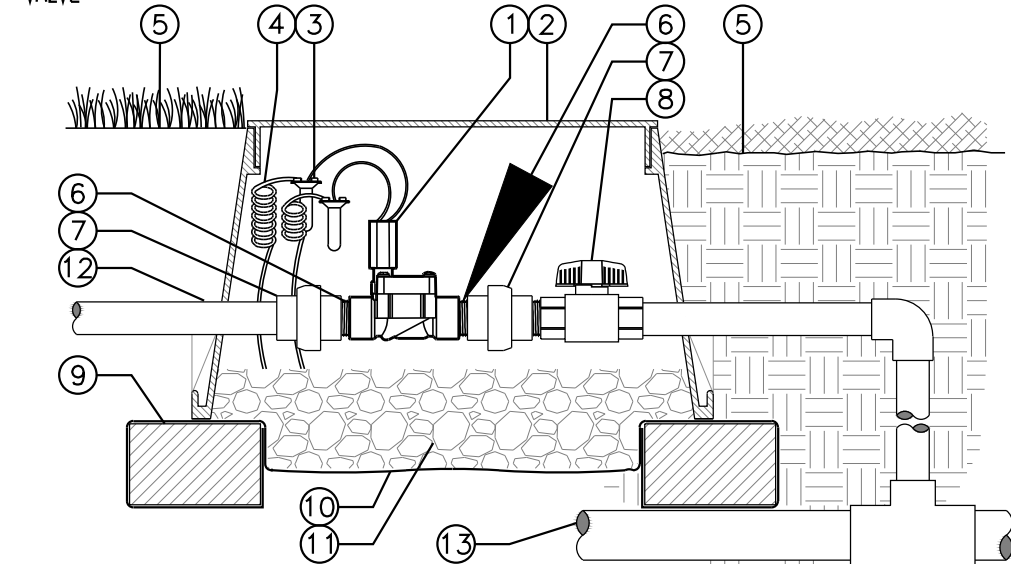
A RAINBIRD DRIP LINE FILTER AND PRESSURE REDUCER
LCRB1005 - 1 in



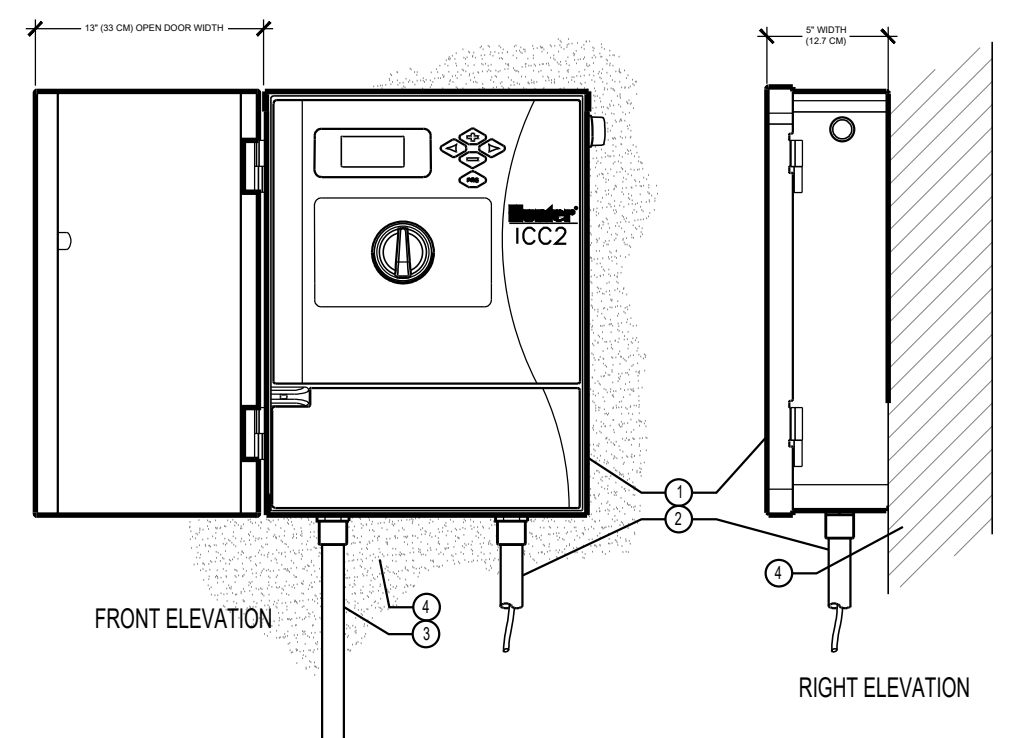
B RAINBIRD DRIP EMITTER
2005 (N.T.S.)

LEGEND

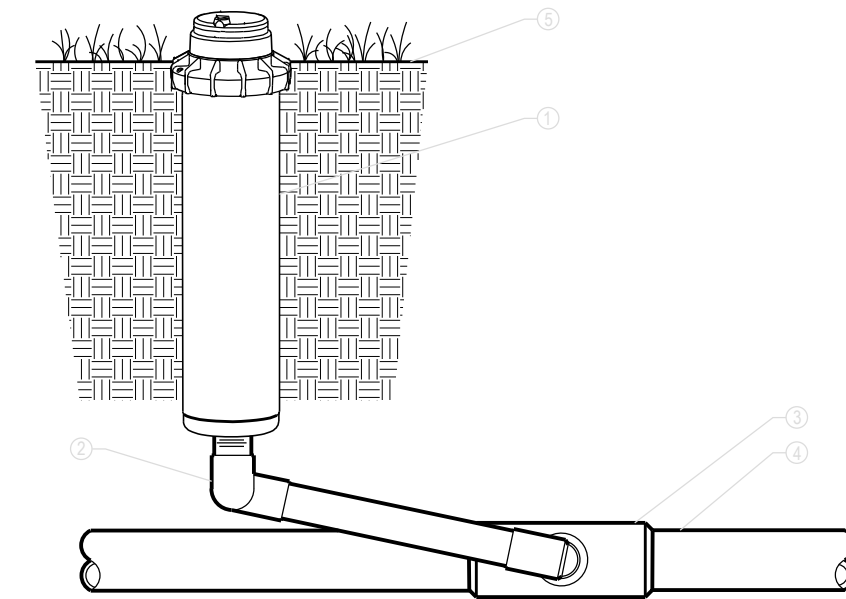
- | | |
|---|---|
| 1 HUNTER REMOTE CONTROL VALVE (PGV) | 7 PVC SLIP (OR FPT) X FPT UNION |
| 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS | 8 ISOLATION VALVE, SIZE AND TYPE PER PLAN |
| 3 WATERPROOF CONNECTORS (2) | 9 BRICK SUPPORTS (4) |
| 4 18"-24" COILED WIRE TO CONTROLLER | 10 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS |
| 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH) | 11 3/4" WASHED GRAVEL - 4" MIN. DEPTH |
| 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE | 12 IRRIGATION LATERAL |
| | 13 MAINLINE AND FITTINGS |



C IN-LINE VALVE (PGV-100G) WITH UNIONS AND ISOLATION VALVE
Hunter V.PGV.04 NO SCALE



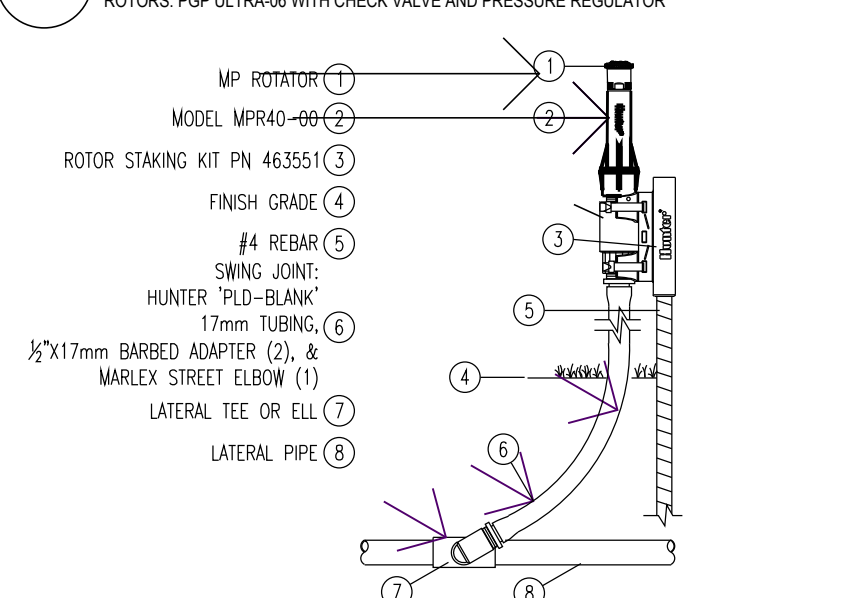
D IRRIGATION CONTROLLER (12C-800-M)
Hunter C.ICC2.02 NOT TO SCALE



E ROTARY SPRINKLERS
ROTORS: POP ULTRA-06 WITH CHECK VALVE AND PRESSURE REGULATOR

- LEGEND:**
- 1 HUNTER POP UP ROTATOR
 - 2 SWING JOINT ASSEMBLY HUNTER H50 SERIES, 1" OR 1.5" MODELS: H50-1 OR H50-1.5
 - 3 1/2" OR 1.5" MARLEX STREET ELBOW (PREFER TO HUNTER CATALOG FOR OPTIONS) INSTALL AS FOLLOWS:
 - HAND TIGHTEN DRIVING JOINTS. BACK OFF ONE FULL TURN TO ALLOW FOR DRIVING ACTION.
 - PRESSURE SWING JOINTS AT 30°-45° ANGLE TO THE LATERAL.
 - 4 LATERAL TEE OR ELL CONNECTION PER LATERAL LINE FITTING SPECIFICATIONS
 - 5 LATERAL PIPE PER LATERAL LINE SPECIFICATIONS. SIZE, DEPTH AS SPECIFIED
 - 6 FINISH GRADE.

- NOTES:**
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 2. DO NOT SCALE DRAWINGS.
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 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info AND ENTER REFERENCE NUMBER.



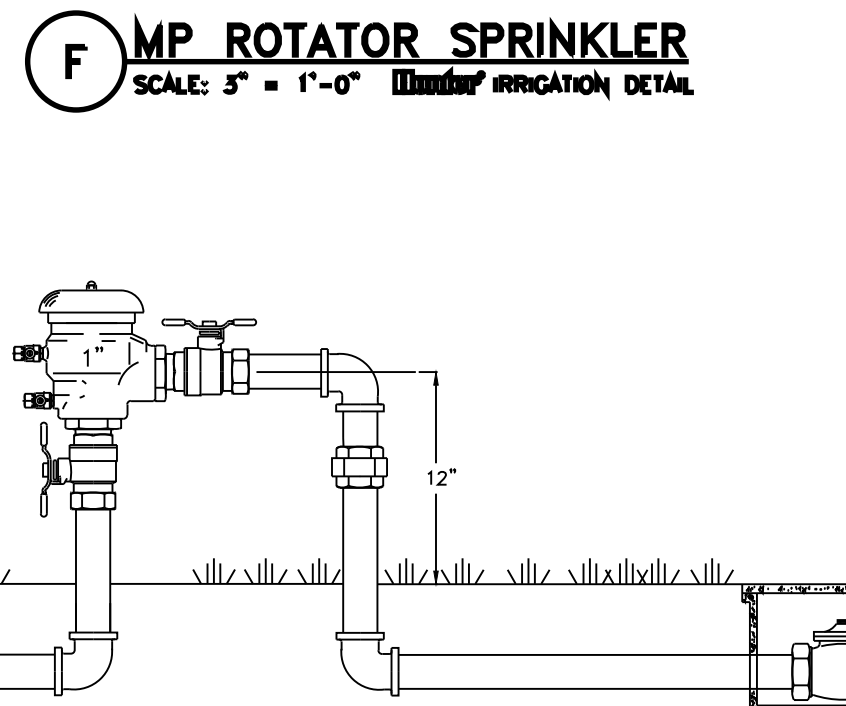
F MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL

- TO USE THIS DETAIL**
These are the common layers that should be left on for all options. All will have a '0' in front of them:
0 Hunter-earth
0 Hunter-no-pipe viewport
0 Hunter-product
0 Hunter-title text

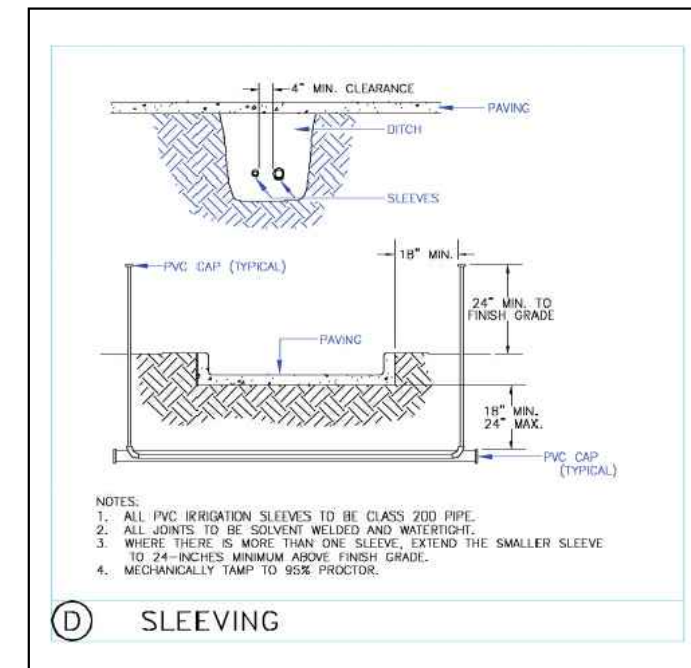
- There are two types of risers. The default is currently turned on. The user must have one of these layers on and one off. The two types of risers are:
S/80 nipple with Hunter HCV-50F-50M check valve, located on layer 0 Hunter HCV
S/80 nipple without check valve, located on layer 0 Hunter HCV off

- There are four varieties of swing joints associated with this sprinkler detail:
Rigid with PVC street elbows (layers start with a '1')
Rigid with Marlex street elbows (layers start with a '2')
Factory prefabricated (layers start with a '3')
Pro Flex, which is Contractor assembled (layers start with a '4')
- Also within each of the four varieties are two options for detail callout:
Bubble
Leader
- All of these items are separated by layer and color in the layer manager.
If the user has ACAD2000 or newer, the layout tabs are set for each of the options already.

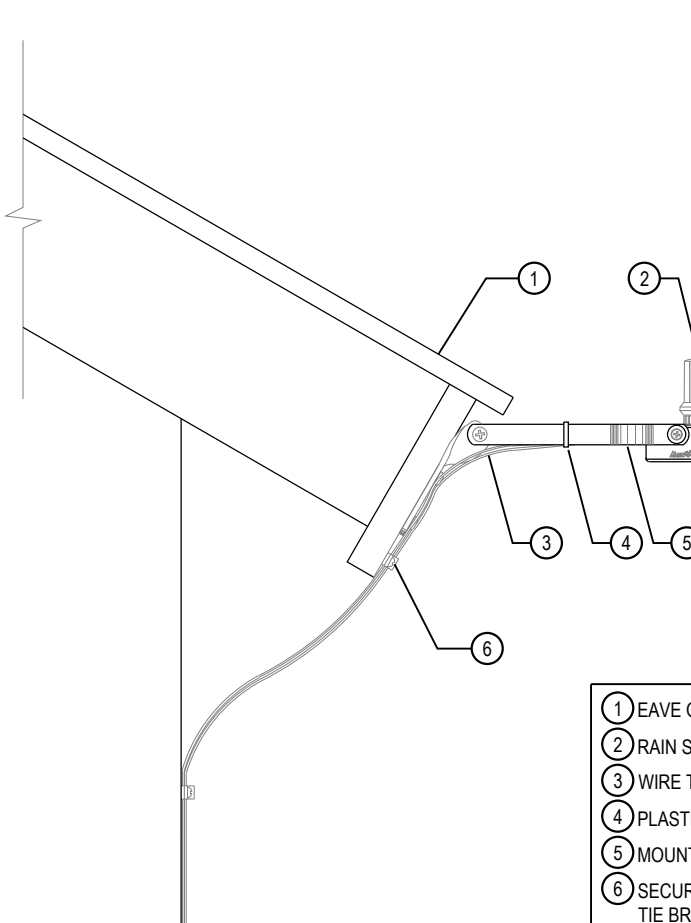
F MP ROTATOR SPRINKLER
SCALE: 3" = 1'-0" Hunter IRRIGATION DETAIL



H FEBCO MODEL 765 Pressure Vacuum Breaker Outside Installation



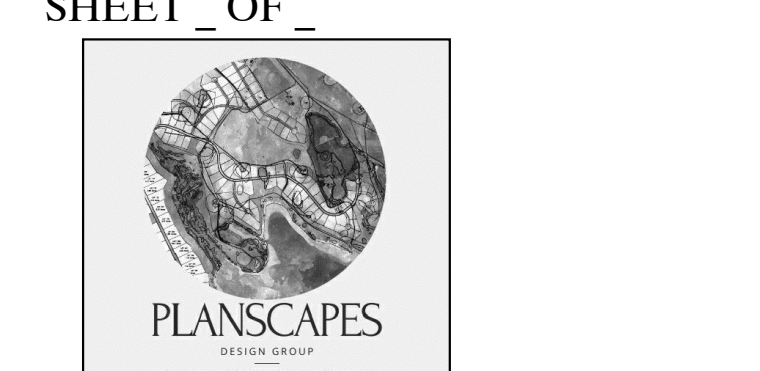
D SLEEVING



G RAIN SENSOR
RSD-BEX ROOF BRACKET (N.T.S.)

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADetails.com/info REFERENCE NUMBER 045-293.

LANDSCAPE PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: OCTOBER 2, 2025
SHEET _ OF _



SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LUMINAIRE SCHEDULE															
TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	BUG RATING	COLOR/ FINISH	MOUNTING				MOUNTING HEIGHTS
											R	S	P	W	
D1	8" SURFACE MOUNTED DOWNLIGHT, WIDE DISTRIBUTION	PRESCOLITE	LBSE-8RD-RM-30K8, LBSE-4RD-T-BL	LED 3000K	20	0-10V	1750	120/277	B2 U0 G1	BLACK		X			MOUNTED IN OVERHANG
P1	POLE MOUNTED AREA LIGHT, TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF, BACKLIGHT CONTROL, DIMMING DRIVER, POLE BASE ABOVE GROUND +3'-0" AFF, POLE +15'-0", 18'-0" OVERALL HEIGHT	BEACON	VP-1-160L-35-3K8-4W-UNV-BLT-BC-ADT	LED 3000K	36.8	0-10V	3014	120/277	B0 U0 G1	BLACK MATTE TEXTURED (POLE & LUMINAIRE)			X		+18'-0" OH
W1	WALL SCONCE, TYPE 4 FORWARD DISTRIBUTION, FULL CUTOFF	BEACON	CY1-15-3K8-1-4-UNV-BLT-R-FPP	LED 3000K	10	0-10V	1161	120/277	B0 U0 G0	BLACK MATTE TEXTURED				X	VARIES, SEE PLANS

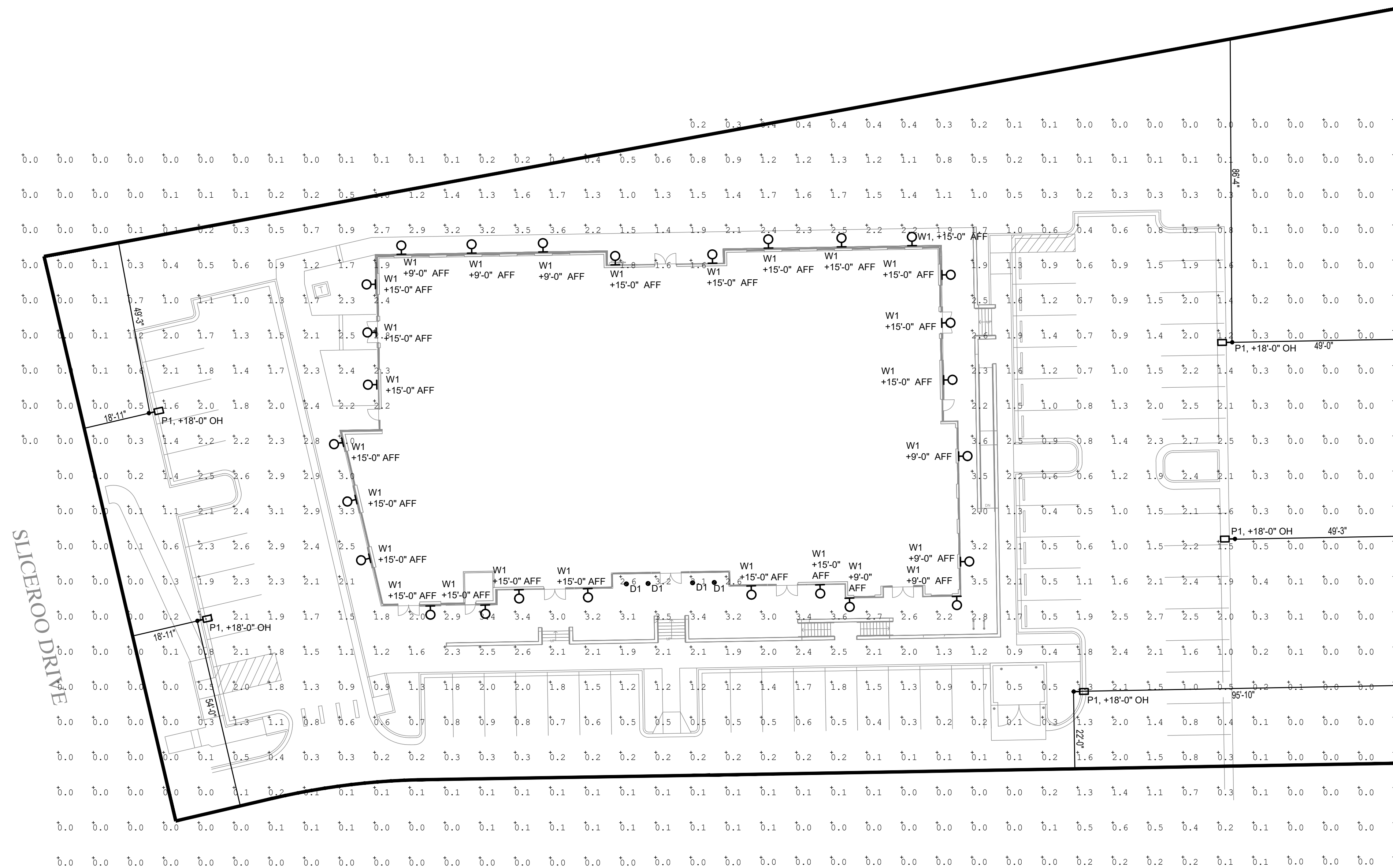
ABBREVIATIONS: BF - BOTTOM OF FIXTURE; OH - OVERALL FIXTURE HEIGHT; RD - RECESSED FIXTURE DEPTH; AFF - ABOVE FINISHED FLOOR

SITE CALCULATION STATISTICS:					
AREA	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
SITE	0.9	3.6	0.0	N/A	N/A
DRIVE AISLE	0.9	3.1	0.0	N/A	N/A
PARKING	1.2	2.7	0.2	13.5:1	6:1
PROPERTY LINE	0.1	2.0	0.0	N/A	N/A

(*)NOTE: THESE VALUES ARE RATIOS, NOT FOOTCANDLES. RATIOS REPRESENT QUANTITATIVE RELATION BETWEEN TWO VALUES AND ARE UNITLESS

GENERAL NOTES (THIS SHEET)

- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE TOWN OF PARKER.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE TOWN MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND REGULATIONS OF THE TOWN.
- ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0
- ALL CALCULATION POINTS ARE AT GRADE.
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
- ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
- SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
- LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
- ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES THAT ARE DIRECTED DOWNWARD (90 DEGREES FROM TRUE VERTICAL) AND SHALL HAVE FLAT LENSES, EMITTING NO MORE THAN 10 PERCENT OF THE TOTAL LUMENS BETWEEN 80 AND 90 DEGREES FROM TRUE VERTICAL. FIXTURES SHALL BE CONFIGURED SO THAT LIGHTS DO NOT CAUSE GLARE.
- ALL LIGHT FIXTURES ON STRUCTURES, POLES, BOLLARDS, STANDS, OR MOUNTED ON A BUILDING SHALL HAVE A SHIELD, ADJUSTABLE REFLECTOR, AND/OR NON-PROTRUDING DIFFUSER TO SHIELD THE LIGHT SOURCE FROM SIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.
- MOTION-ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.
- WALL PACKS ON THE EXTERIOR OF THE BUILDING SHALL BE FULLY SHIELDED (E.G., TRUE CUT-OFF TYPE BULB OR LIGHT SOURCE NOT VISIBLE FROM OFF-SITE) TO DIRECT THE LIGHT VERTICALLY DOWNWARD.



SITE PHOTOMETRIC PLAN
 DOUGLAS 234 FILING NO. 6, AMD. 2
 DATE: OCTOBER 2, 2025
 SHEET LT1

**Ramirez,
 Johnson,
 &
 Associates**
 3301 Lawrence St. Ste 2
 Denver, CO 80205
 720.598.0774
 www.rja-eng.com

SITE PLAN

HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING ELEVATIONS STUCCO/EIFS CALCULATIONS					
ELEVATION	WALL AREA	AREA (SF)		TRANSPARENCY	
		STUCCO AREA	PROVIDED	REQUIRED	MAX.
NORTH	2,092	39	1.9%	30%	
EAST	4,069	937	23.0%	30%	
SOUTH	3,815	980	25.7%	30%	
WEST	2,650	39	1.5%	30%	

BUILDING ELEVATIONS TRANSPARENCY CALCULATIONS BETWEEN 2' AND 8'					
ELEVATION	TOTAL WALL 2'-8" HIGH	AREA (SF)		TRANSPARENCY	
		TRANSPARENCY 2'-8" HIGH	PROVIDED	REQUIRED	MIN.
NORTH	1,055	357	33.8%	25%	
EAST	600	323	53.8%	25%	
SOUTH	988	680	68.8%	30%	
WEST	601	361	60.1%	30%	

EXTERIOR FINISH LEGEND

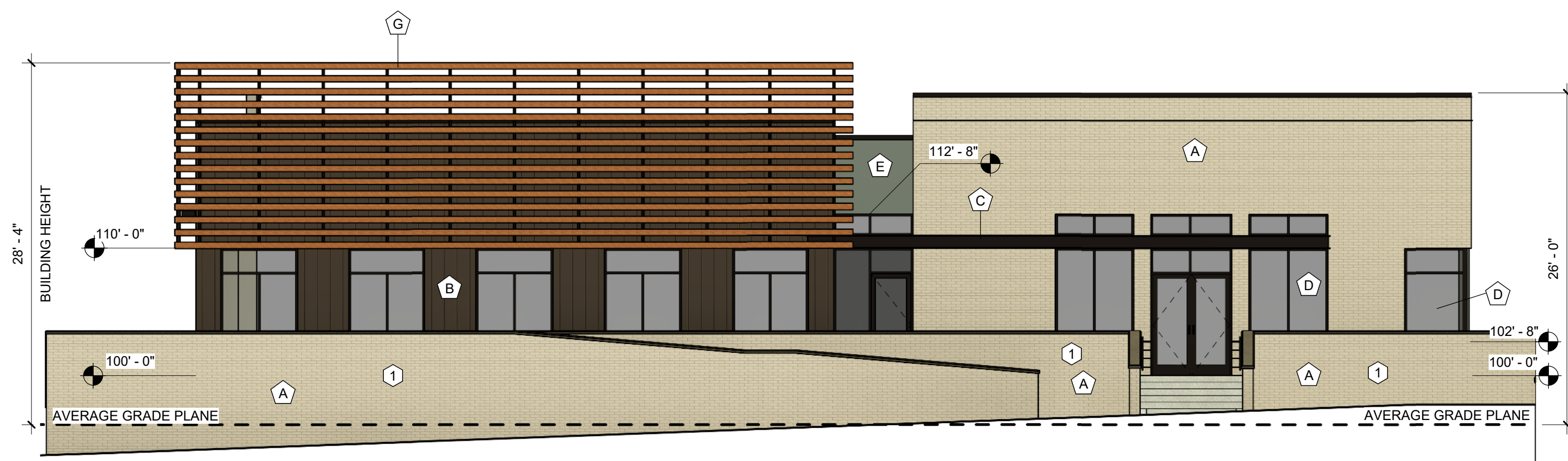
SYM.	MAT.	DESCRIPTION	MANUFACTURER / COLOR
A		BRICK VENEER	IVORY
B		FLUSH SEAM METAL PANELS	DARK BRONZE
C		ALUMINUM STOREFRONT/ PAINTED STEEL	DARK BRONZE
D		TINTED/INSULATED GLAZING	GRAY TINT
E		STUCCO	LIGHT GREY/GREEN
F		STUCCO/ TEXTURED CONCRETE AT RETAINING WALLS	DARK GRAY
G		COMPOSITE WOOD	INWOOD AMERICAN OAK

KEY NOTES:

1. SITE CAST CONCRETE RETAINING WALL AND GUARDRAIL WITH BRICK VENEER FINISH AND PRECAST CONCRETE SLOPED TOP CAP.



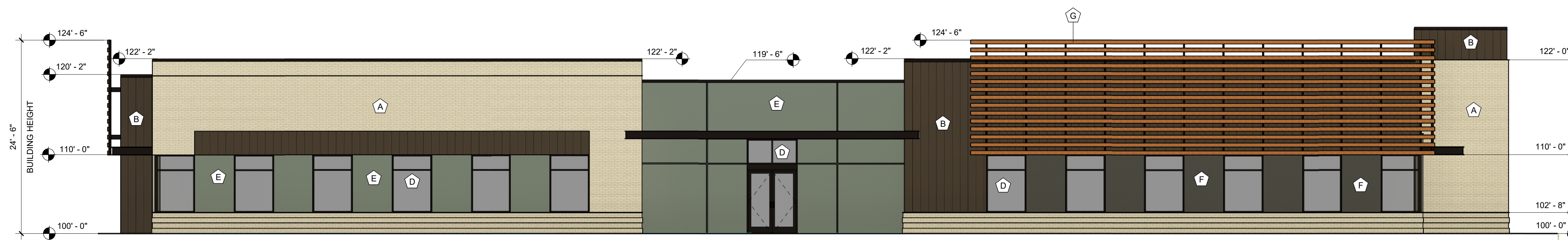
1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



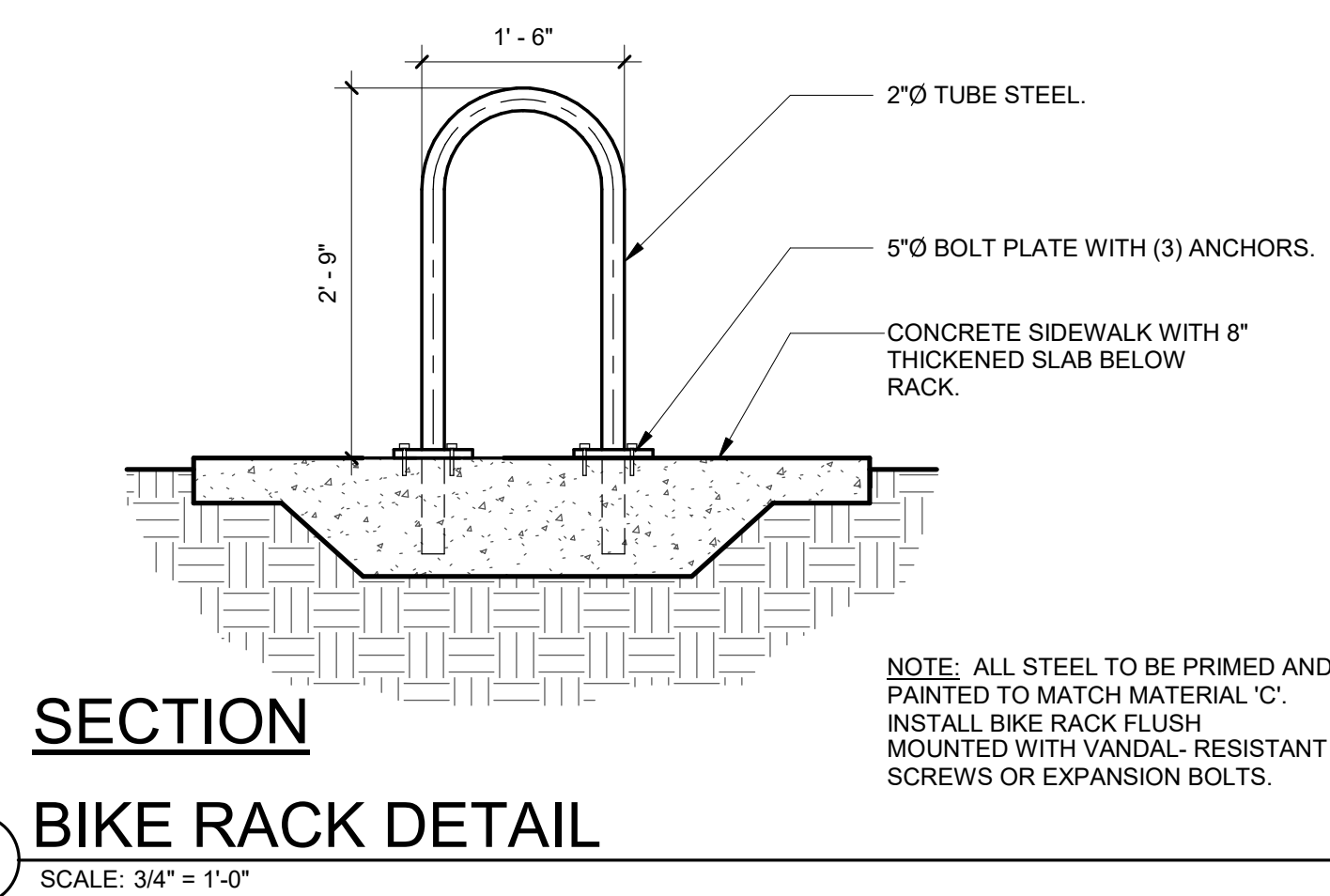
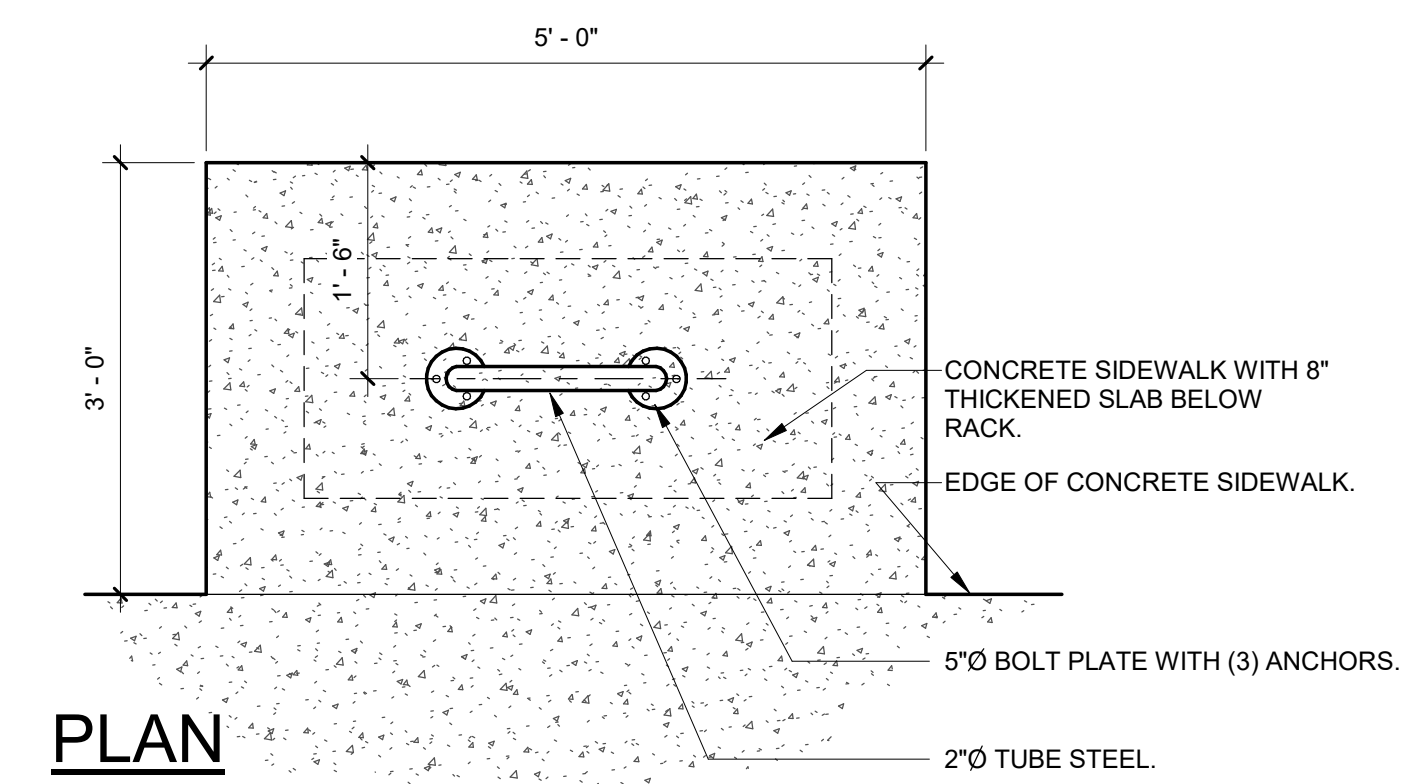
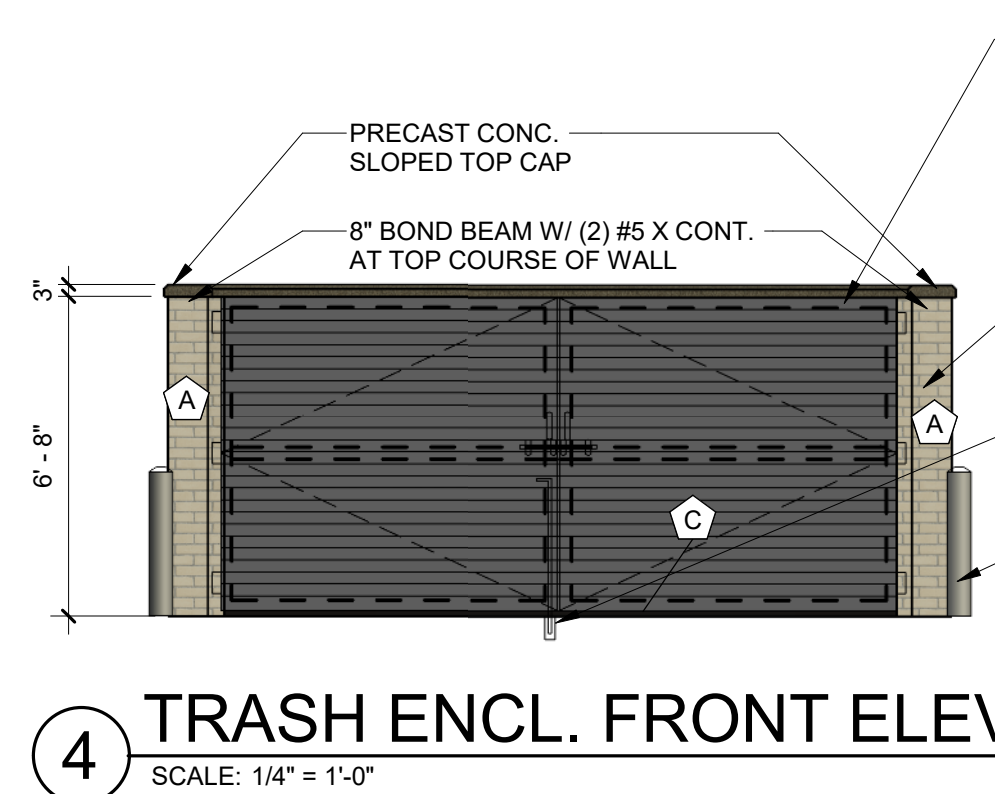
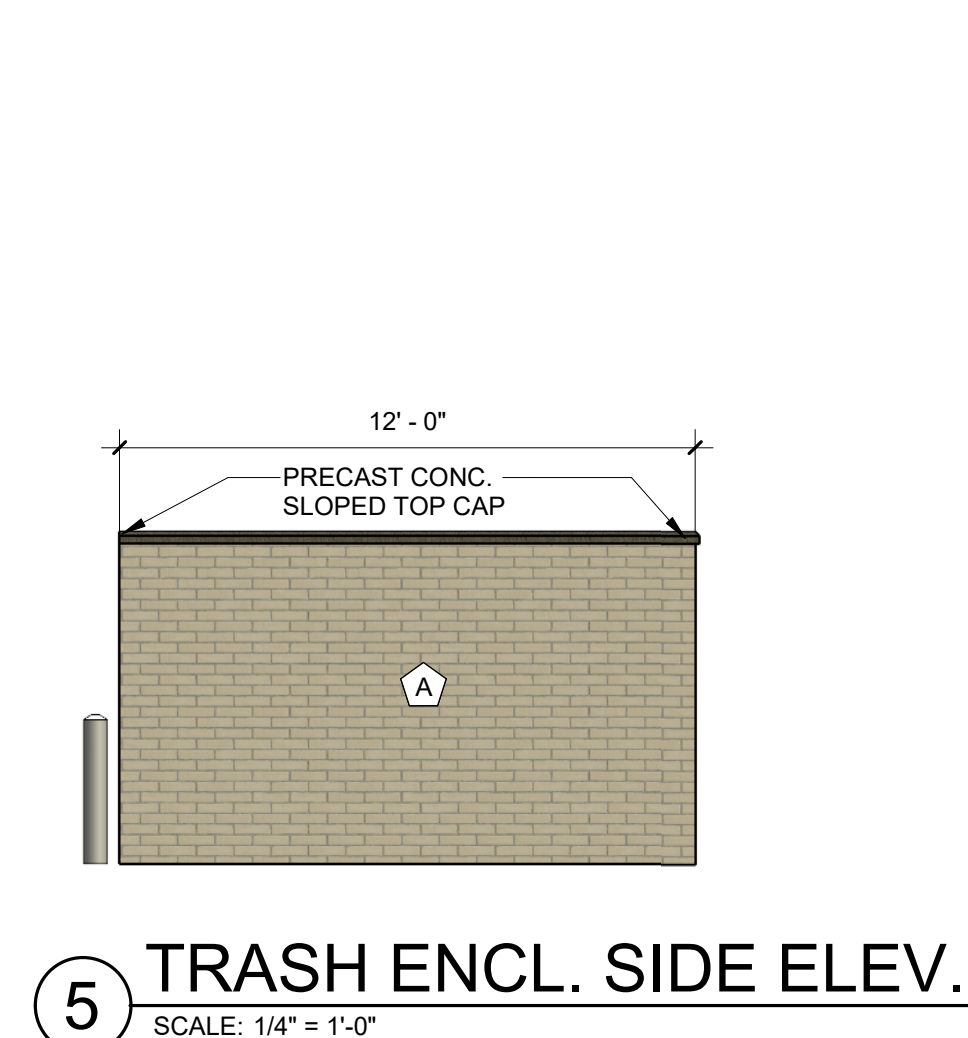
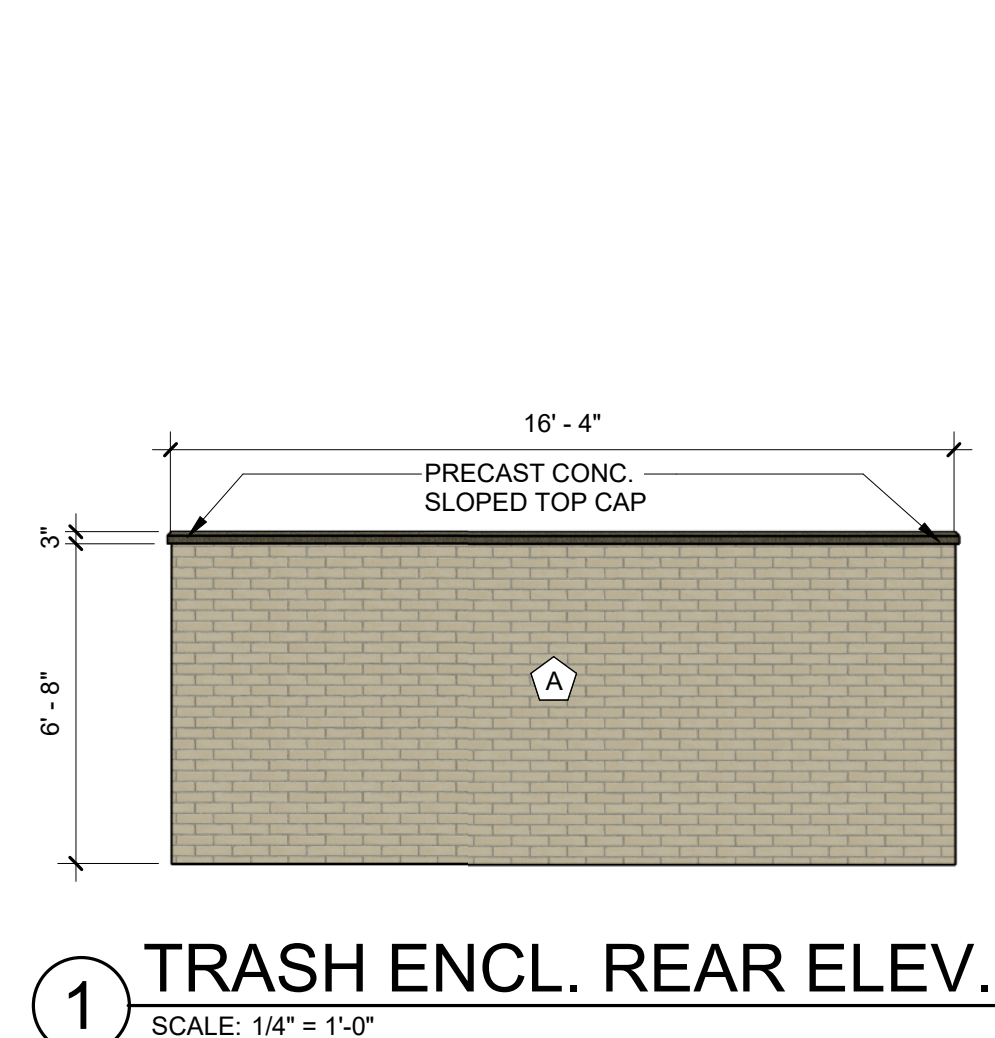
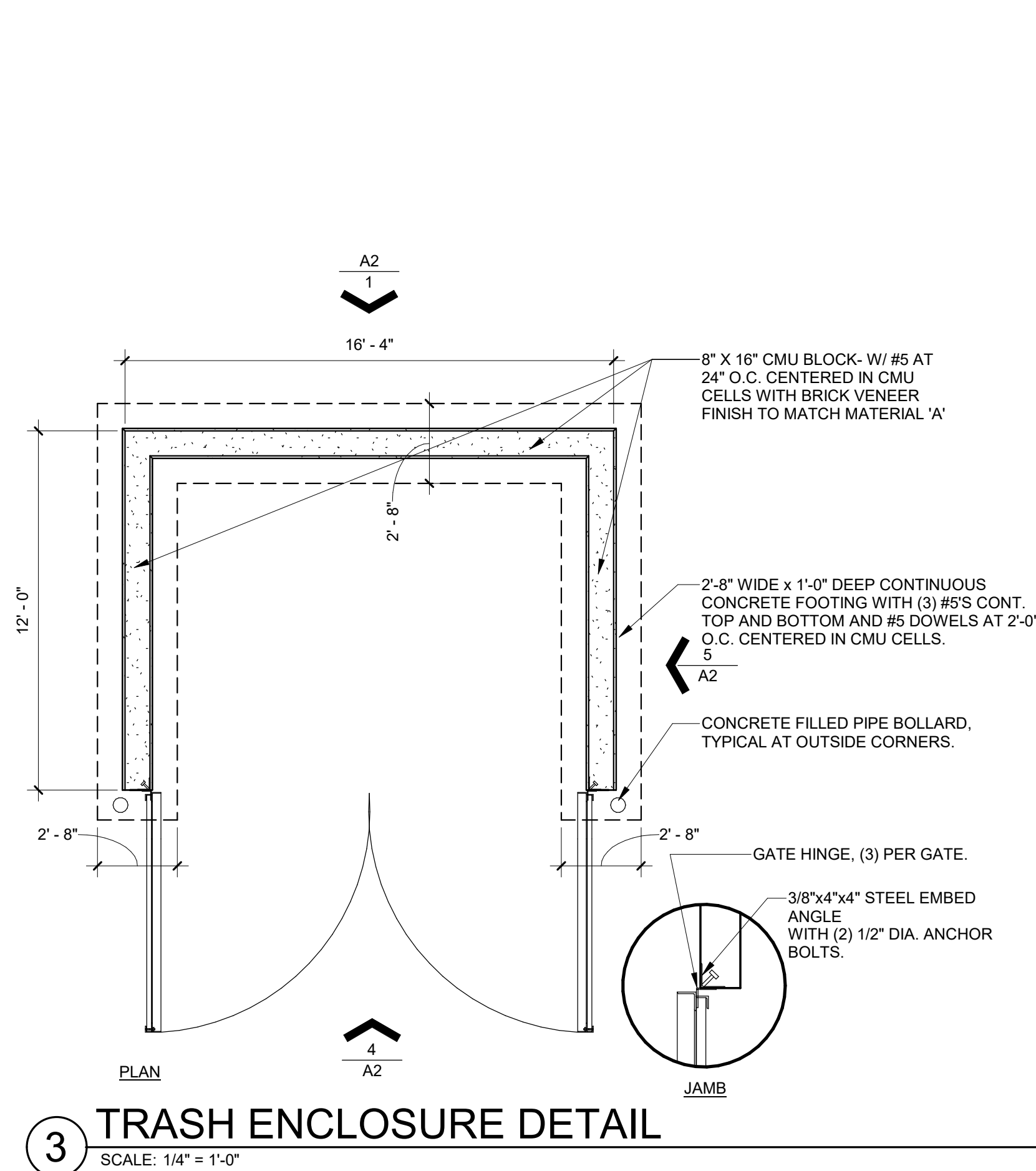
4 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATIONS
 DOUGLAS 234 FILING NO. 6, AMD. 2
 DATE: FEBRUARY 17, 2025

SITE PLAN

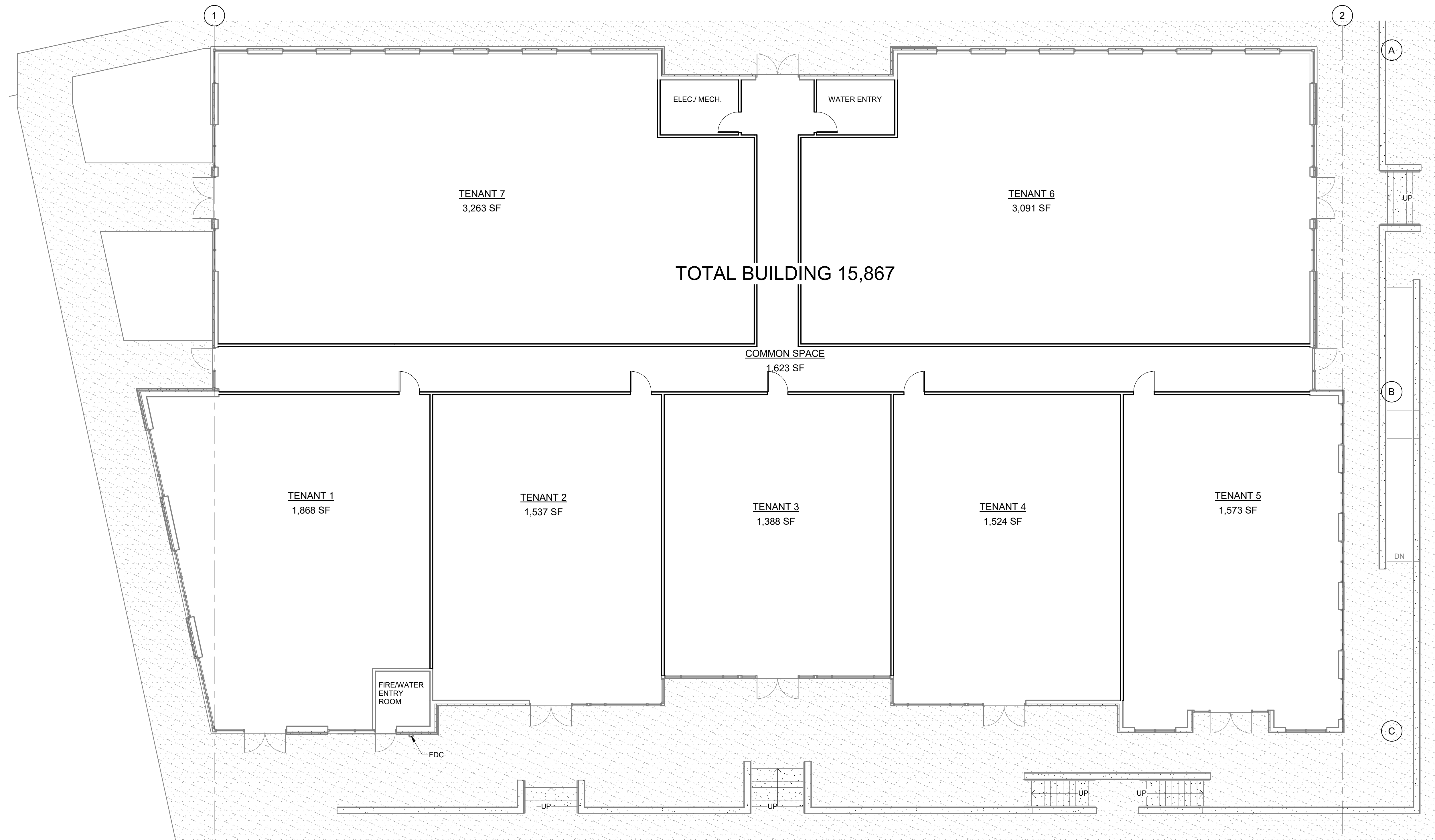
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SITE PLAN
HORSE CREEK COMMERCIAL

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



FIRST FLOOR PLANS
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: FEBRUARY 17, 2025

A3
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