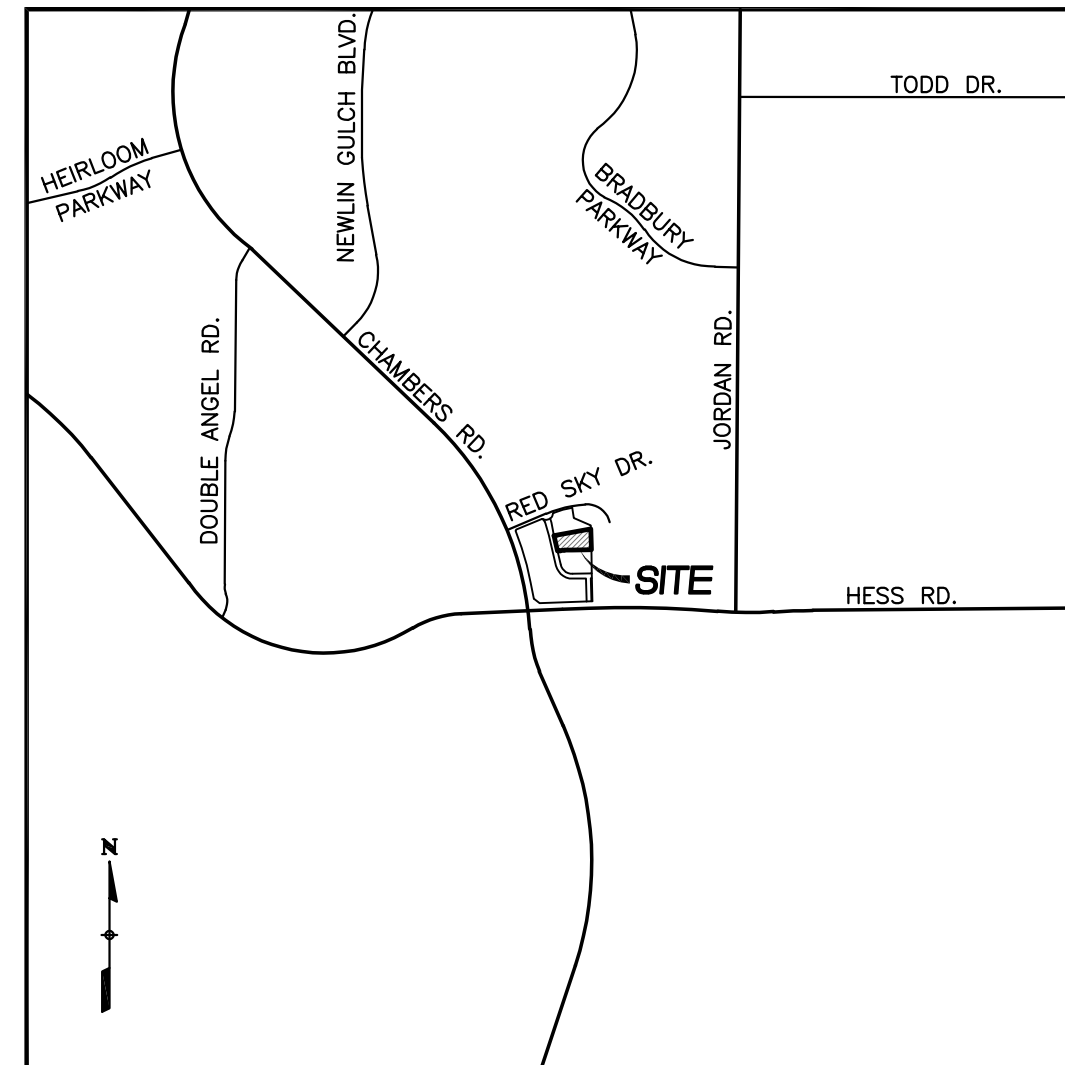


SITE PLAN  
**HORSE CREEK COMMERCIAL**  
 LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**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 FOUND NAIL AND BRASS TAG 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

**PLANNING COMMISSION APPROVAL**

THIS SITE PLAN APPLICATION COMPRISED OF 8 SHEETS IS APPROVED BY THE TOWN OF PARKER PLANNING COMMISSION ON:

BY: \_\_\_\_\_

TITLE: \_\_\_\_\_

**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	35 FEET (1 STORY)
ZONING:	PLANNED DEVELOPMENT (DOUGLAS 234)
PROPOSED USE:	RETAIL
<b>BUILDING SETBACKS</b>	<b>REQUIRED</b> <b>PROVIDED</b>
FRONT (WEST)	20 FEET      70.4 FEET
SIDE (NORTH)	16.5 FEET      24.8 FEET
SIDE (SOUTH)	49.5 FEET      39.0 FEET
REAR (EAST)	10 FEET      127.8 FEET
<b>PARKING ANALYSIS</b>	<b>REQUIRED</b> <b>PROVIDED</b>
TOTAL PARKING	53 (1/300 SF)      54
STANDARD PARKING (9' x 18')	50      51
ADA PARKING	3      3
BICYCLE PARKING	3 (2/10,000 SF)      4
<b>LAND USE AREAS</b>	
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

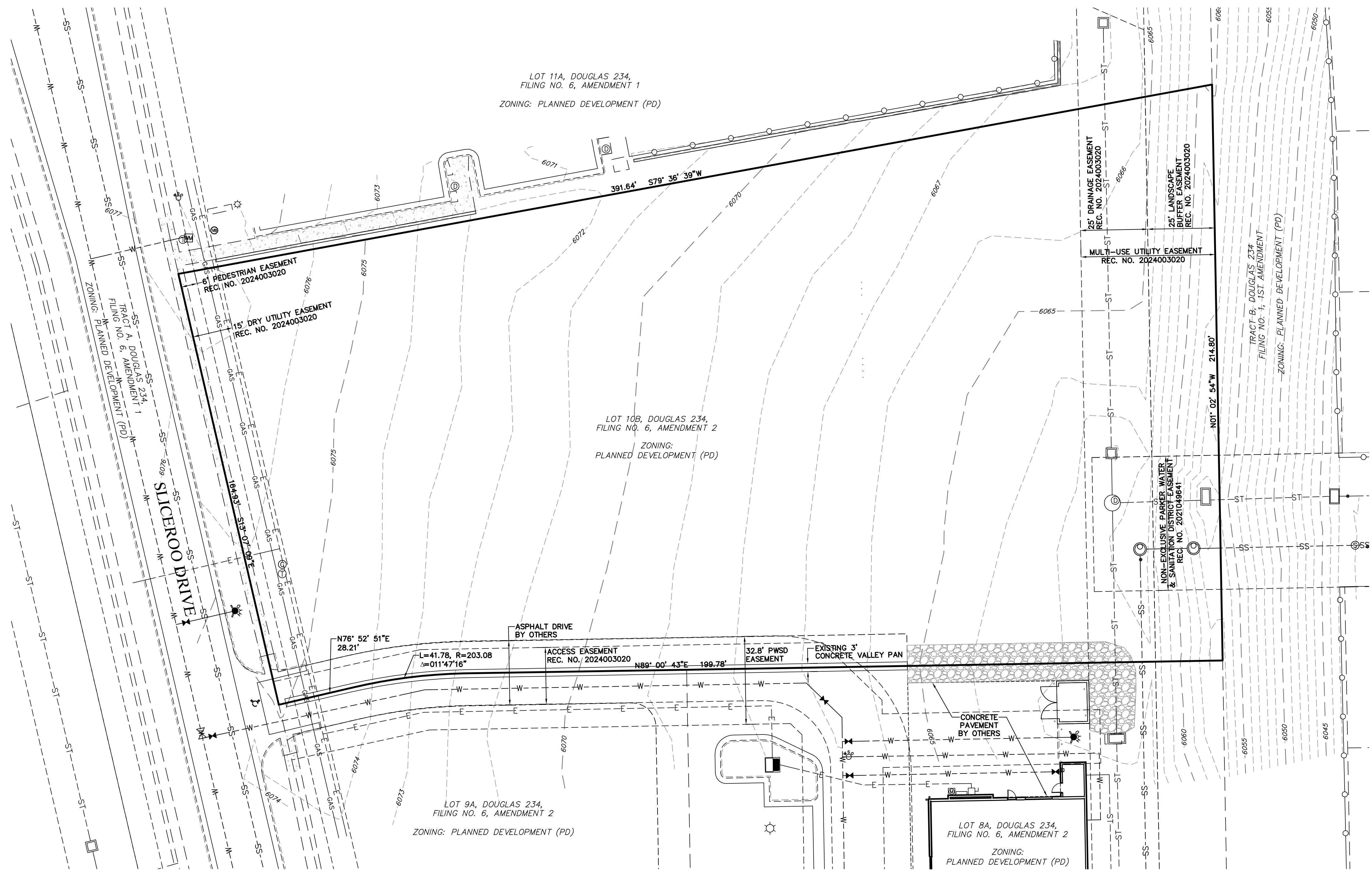
COVER SHEET  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: FEBRUARY 12, 2025  
 SHEET C1



# SITE PLAN

## HORSE CREEK COMMERCIAL

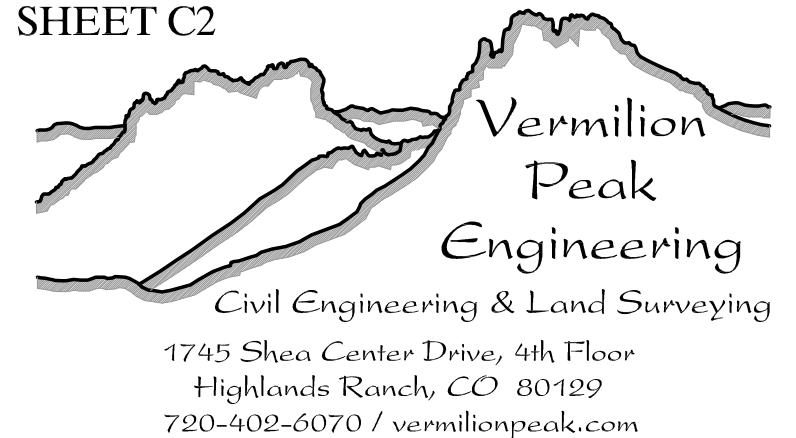
LOT 10B, DOUGLAS 234, FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**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  
 DOUGLAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: FEBRUARY 12, 2025  
 SHEET C2



# SITE PLAN

## HORSE CREEK COMMERCIAL

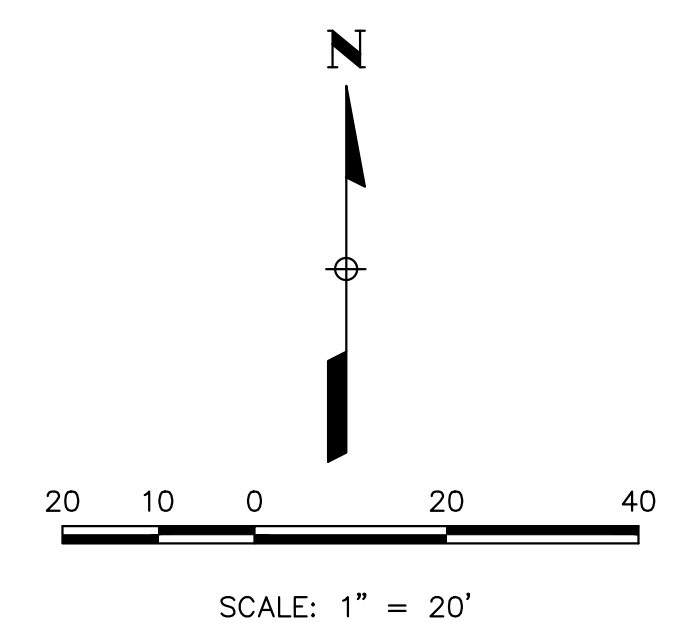
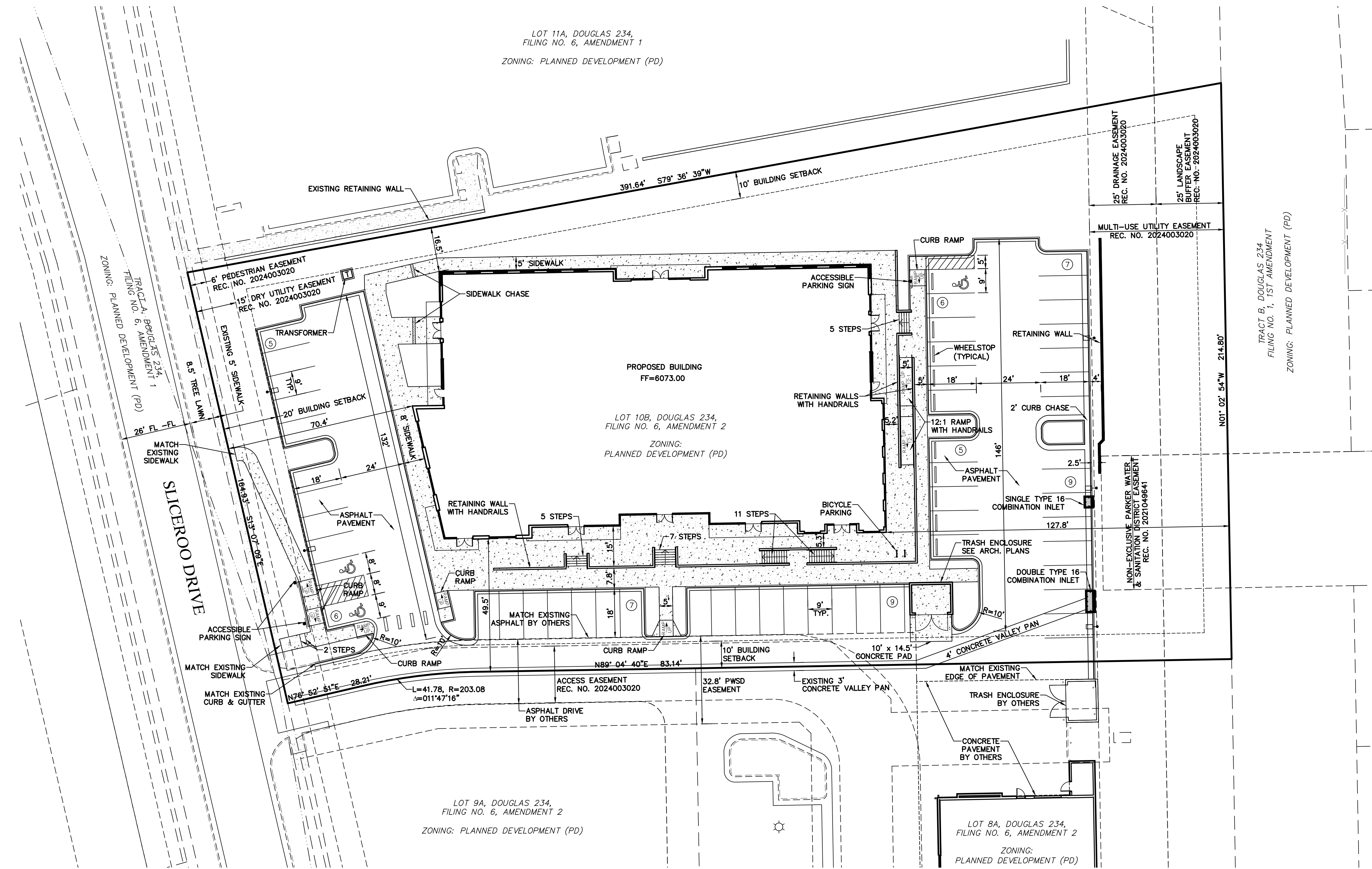
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LOT 11A, DOUGLAS 234,  
 FILING NO. 6, AMENDMENT 1  
 ZONING: PLANNED DEVELOPMENT (PD)

LOT 10B, DOUGLAS 234,  
 FILING NO. 6, AMENDMENT 2  
 ZONING: PLANNED DEVELOPMENT (PD)

LOT 9A, DOUGLAS 234,  
 FILING NO. 6, AMENDMENT 2  
 ZONING: PLANNED DEVELOPMENT (PD)

LOT 8A, DOUGLAS 234,  
 FILING NO. 6, AMENDMENT 2  
 ZONING: PLANNED DEVELOPMENT (PD)



**LEGEND**

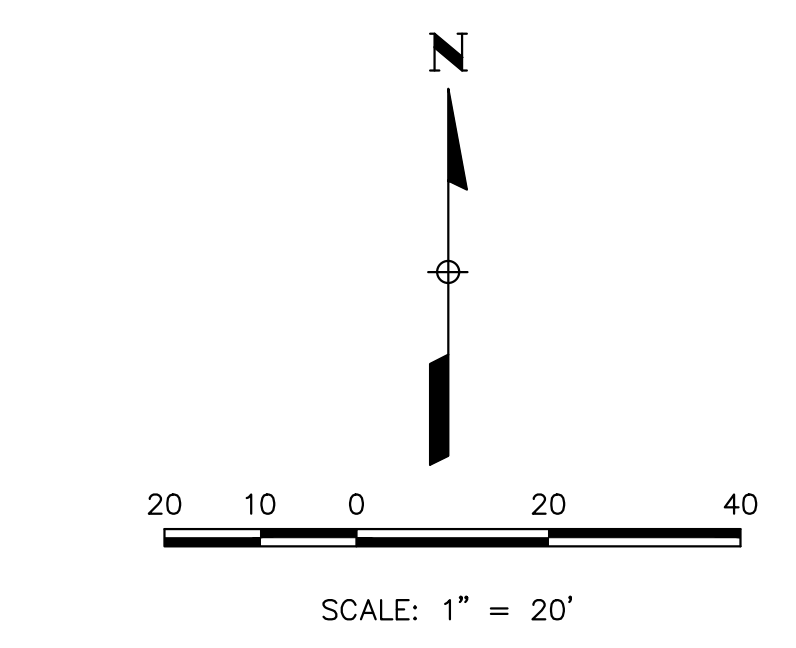
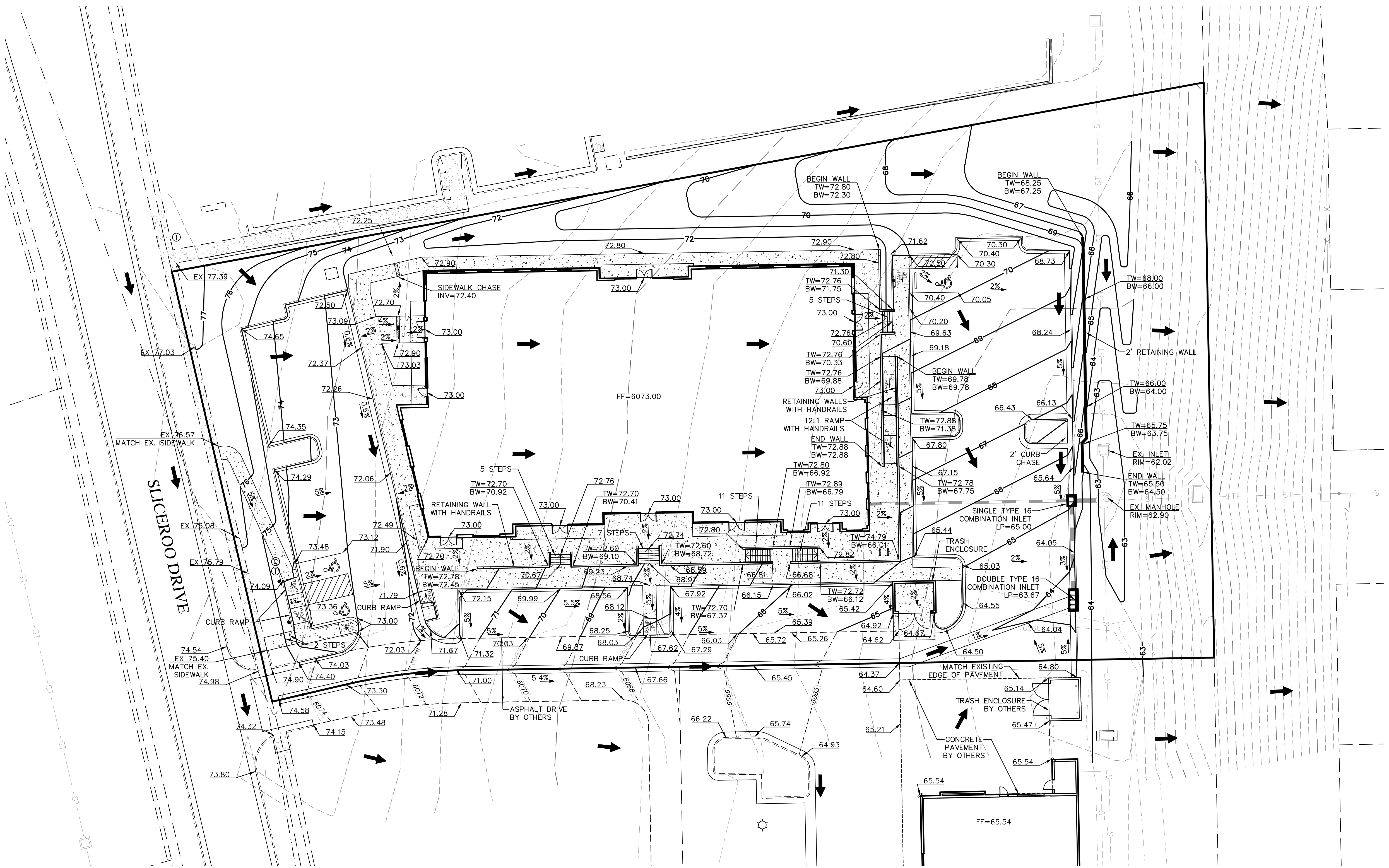
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT
	CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	PARKING COUNT

SITE PLAN  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: FEBRUARY 12, 2025  
 SHEET C3



# 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.

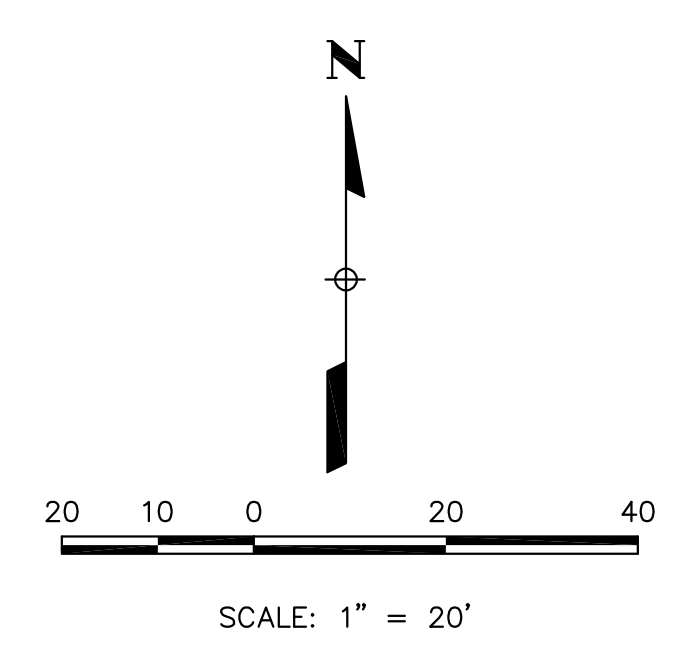
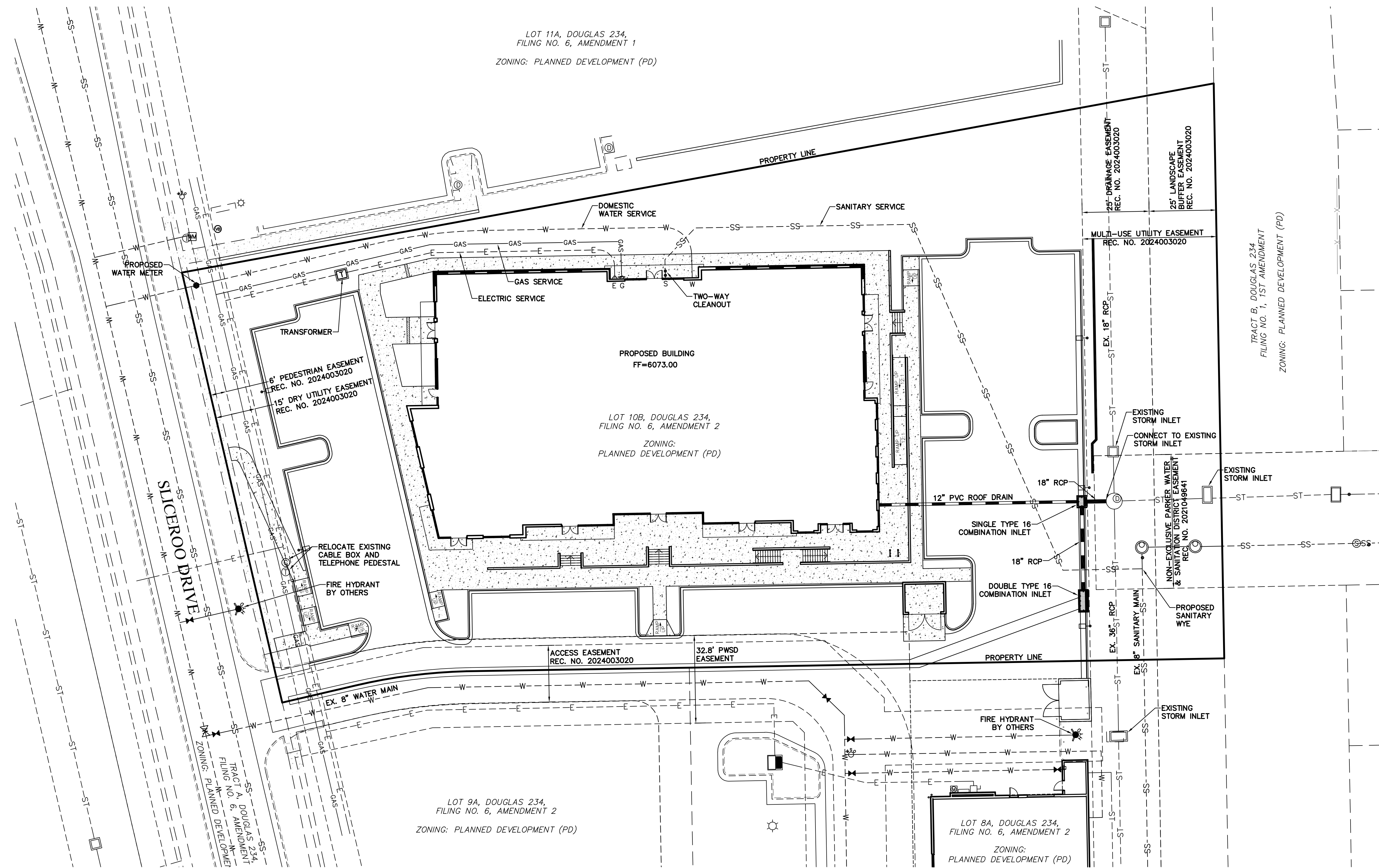
GRADING PLAN  
DOUGAS 234 FILING NO. 6, AMD. 2  
JOB NO. 24020  
DATE: FEBRUARY 12, 2025  
SHEET C4



# 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

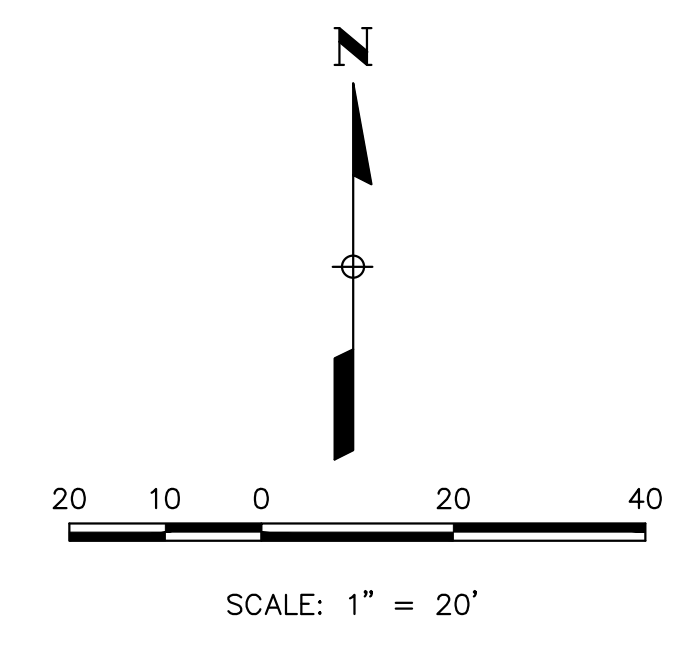
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

UTILITY PLAN  
 DOUGLAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: FEBRUARY 12, 2025  
 SHEET C5

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

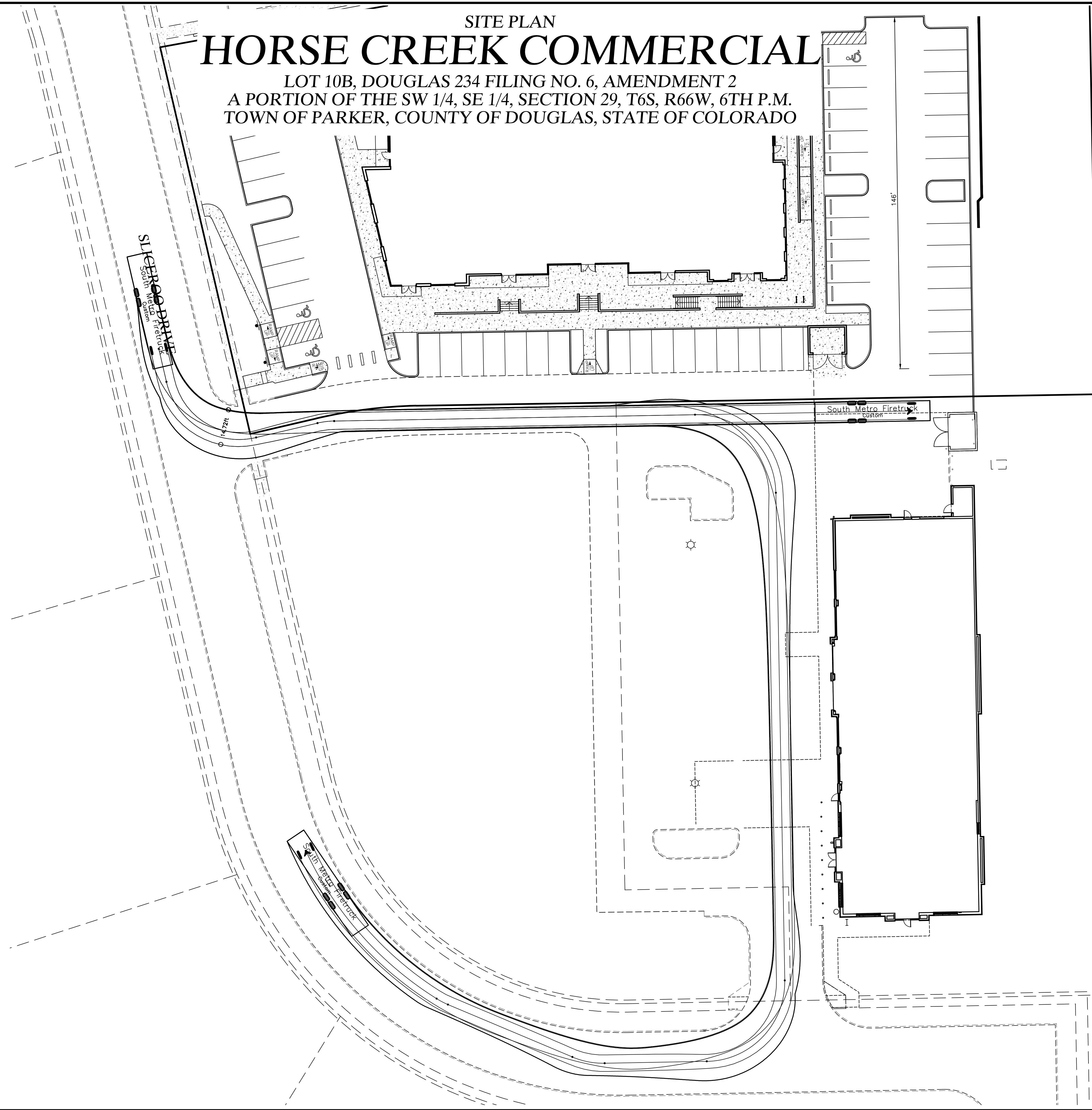
SITE PLAN  
**HORSE CREEK COMMERCIAL**

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 CURB & GUTTER
	PROPOSED CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	CONCRETE PAVEMENT






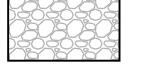





FIRETRUCK ACCESS PLAN  
DOUGAS 234 FILING NO. 6, AMD. 2  
JOB NO. 24020  
DATE: FEBRUARY 12, 2025  
SHEET C6

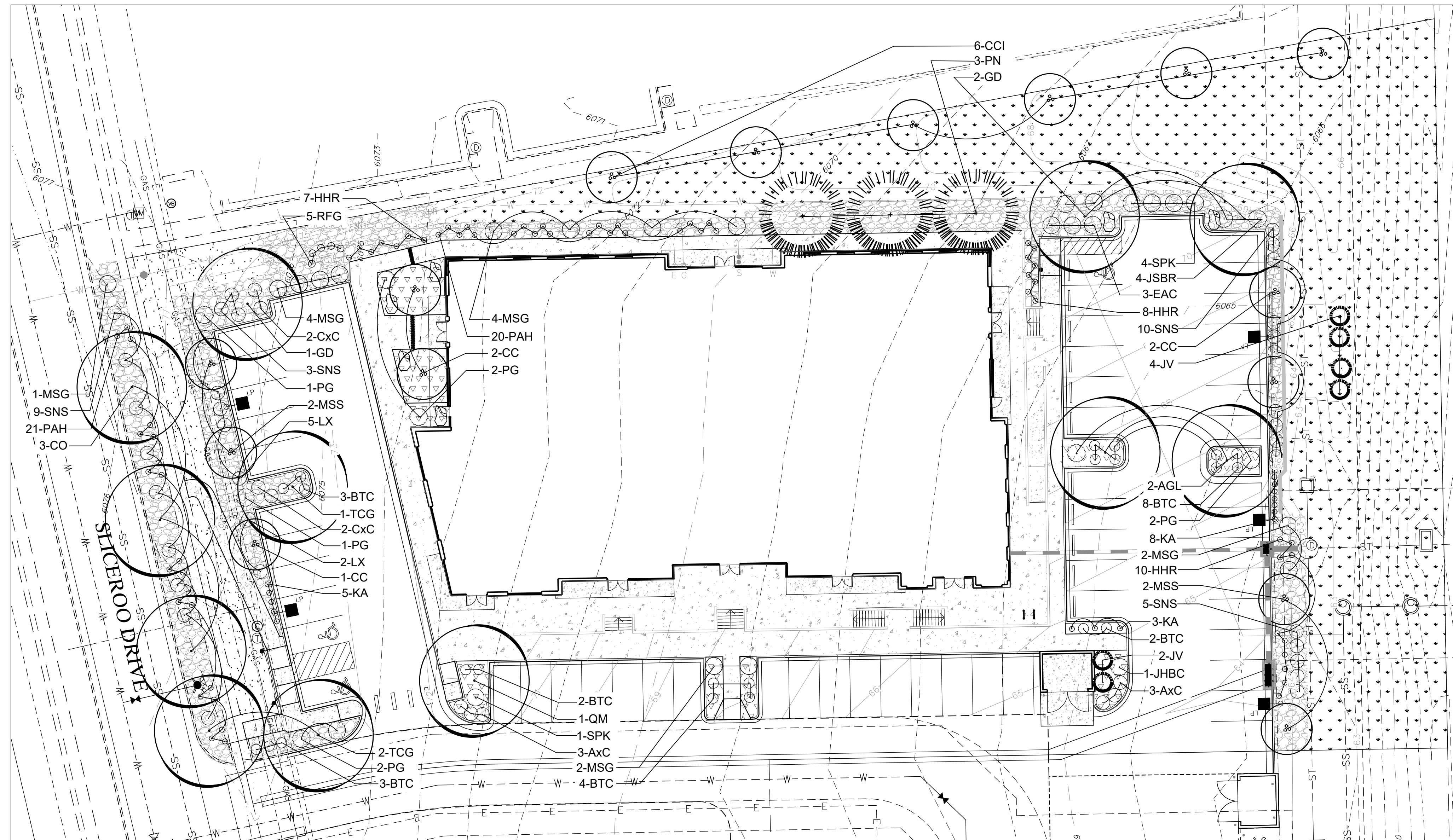
**Vermilion Peak Engineering**  
Civil Engineering & Land Surveying  
1745 Shea Center Drive, 4th Floor  
Highlands Ranch, CO 80129  
720-402-6070 / vermillionpeak.com

# SITE PLAN HORSE CREEK COMMERCIAL

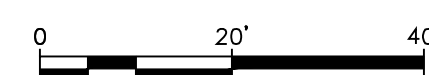
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A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## PLANT LEGEND

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



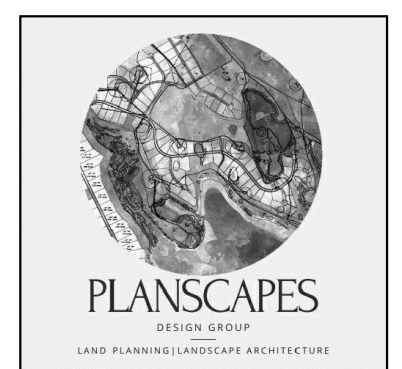
Scale: 1"=20'



## PROPOSED PLANT LIST

PLANTING SCHEDULE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	AGL	2	<i>Aesculus glabra</i>	Ohio Buckeye	2.5" Cal	20'-40'	B & B	M
	CO	3	<i>Celtis Occidentalis</i>	Western Hackberry	2.5" Cal	50'	B & B	M
	GD	3	<i>Gumnocladus Dioicus</i>	Kentucky Coffeetree	2.5" Cal	50'	B & B	L
	TCG	3	<i>Tilia Cordata 'Greenspire'</i>	Greenspire Linden	2.5" Cal	50'	B & B	M
Ornamental	QM	1	<i>Quercus macrocarpa</i>	Bur Oak	2.5" Cal	60'	B & B	M
	CCI	6	<i>Crataegus crus-galli inermis</i>	Thornless Cockspur Hawthorn	2" Cal	15'-20'	B & B	M
	CC	5	<i>Cercis canadensis</i>	Eastern Redbud	2" Cal	20'-30'	B & B	M
Evergreen	MSS	4	<i>Malus 'Spring Snow'</i>	Spring Snow Crabapple	2" Cal	15'-20'	B & B	M
	JV	6	<i>Juniperus scopularum</i>	Rocky Mountain Juniper	6" Ht	15'-20'	B & B	L-M
	PN	3	<i>Pinus Nigra 'Arnold's Sentinel'</i>	Austrian Pine	6" Ht	40'-60'	B & B	M
Shrubs								
Deciduous	AxC	6	<i>Arctostaphylos X Coloradoensis</i>	Panchito Manzanita	5 Gal	3'	5' OC	L
	CxC	6	<i>Arctostaphylos x coloradoensis</i>	Panchito Manzanita	5 Gal	4'	4' OC	L
	BTC	22	<i>Berberis thunbergii 'Crimson Pygmy'</i>	Crimson Pygmy Japanese Barberry	5 Gal	2'-3'	5' OC	L
	EAC	3	<i>Euonymus alatus 'Compactus'</i>	Dwarf Burning Bush	5 Gal	6'-8'	3' OC	L
	SNS	27	<i>Spiraea nipponica 'Snowmound'</i>	Snowmound Spirea	5 Gal	3'-4'	3' OC	L
	SPK	5	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Lilac	5 Gal	6'-8'	5' OC	L
	LX	7	<i>Ligustrum x vicaryi</i>	Golden Vicary Privet	5 Gal	6'-8'	4' OC	L
Evergreen	PG	8	<i>Picea pungens 'Globosa'</i>	Globe Spruce	5 Gal	3'-5'	5' OC	L
	JSBR	4	<i>Juniperus sabinia 'Broadmoor'</i>	Broadmoor Juniper	5 Gal	1'-2'	5' OC	L
	JHBC	1	<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper	5 Gal	12"-15"	5' OC	L
Perennials & Ornamental Grasses								
Perennials & Grasses	RFG	5	<i>Rudbeckia Fulgida 'Goldstrum'</i>	Black Eyed Susan	1 Gal		24" OC	L
	MSG	13	<i>Miscanthus Sinensis 'Gracillimus'</i>	Maiden Grass	5 Gal		4' OC	L
	PAH	41	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass	2 Gal		18" OC	L
	HHR	25	<i>Hermerocallis 'Happy Returns'</i>	Dwarf Yellow Daylily	1 Gal		18" OC	L
	KA	16	<i>Calamagrostis X Acutiliflora 'Karl Forester'</i>	Karl Forester Grass	1 Gal		4' OC	L

LANDSCAPE PLAN  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: FEBRUARY 12, 2025  
SHEET L 1



# 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

## 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 LOOSENEDED. 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 1/2" 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.

## MINIMUM STANDARDS

ROW LANDSCAPING CALCULATIONS			
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	TREES PROPOSED
WEST 1 TREE /40'	150 LF	4	4

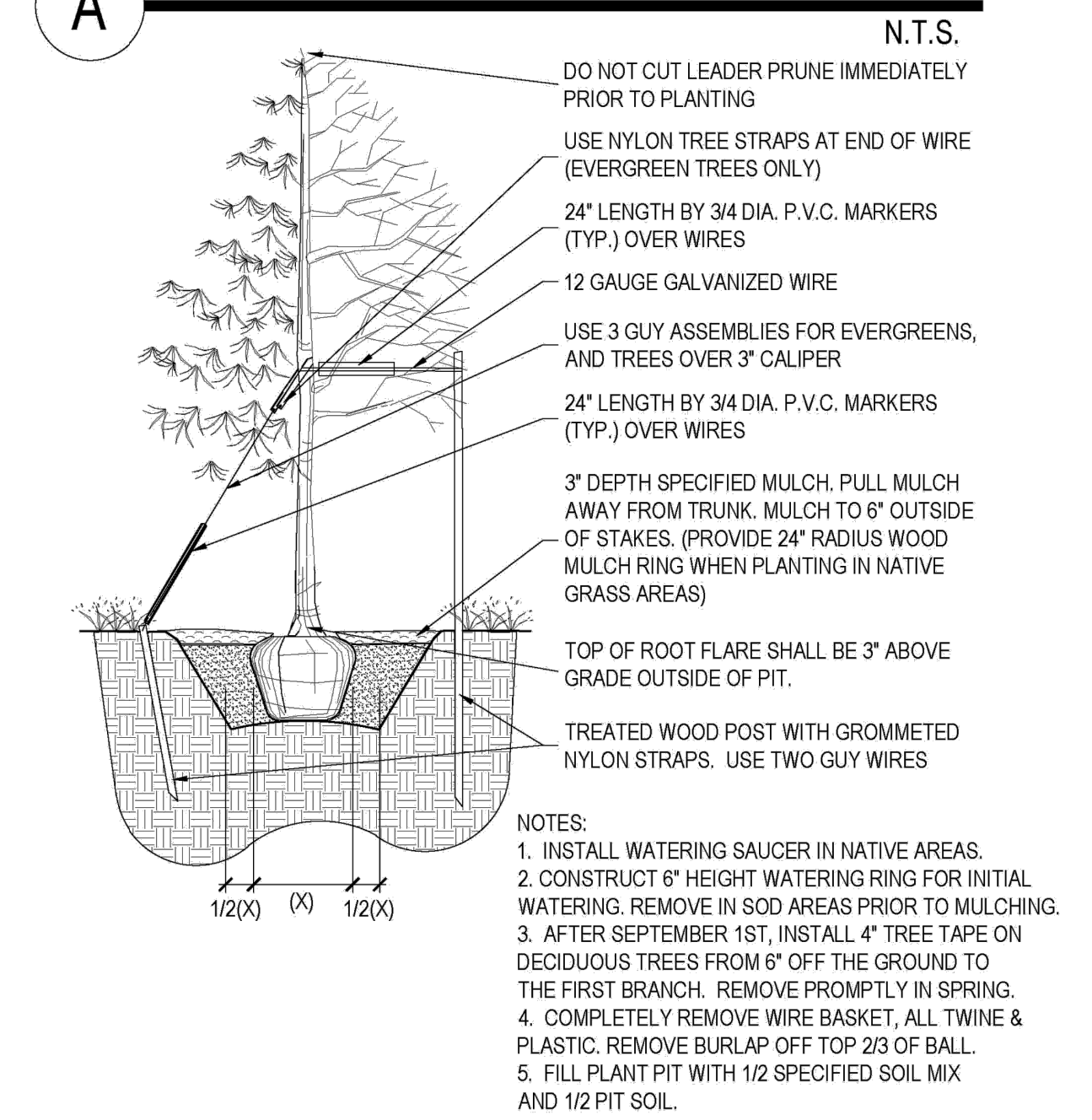
PERIMETER LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
EAST 1 TREE 5 SHRUBS/30'	210 LF	7	35	7	35*

\* 18 of which are perennials due to utility conflicts.

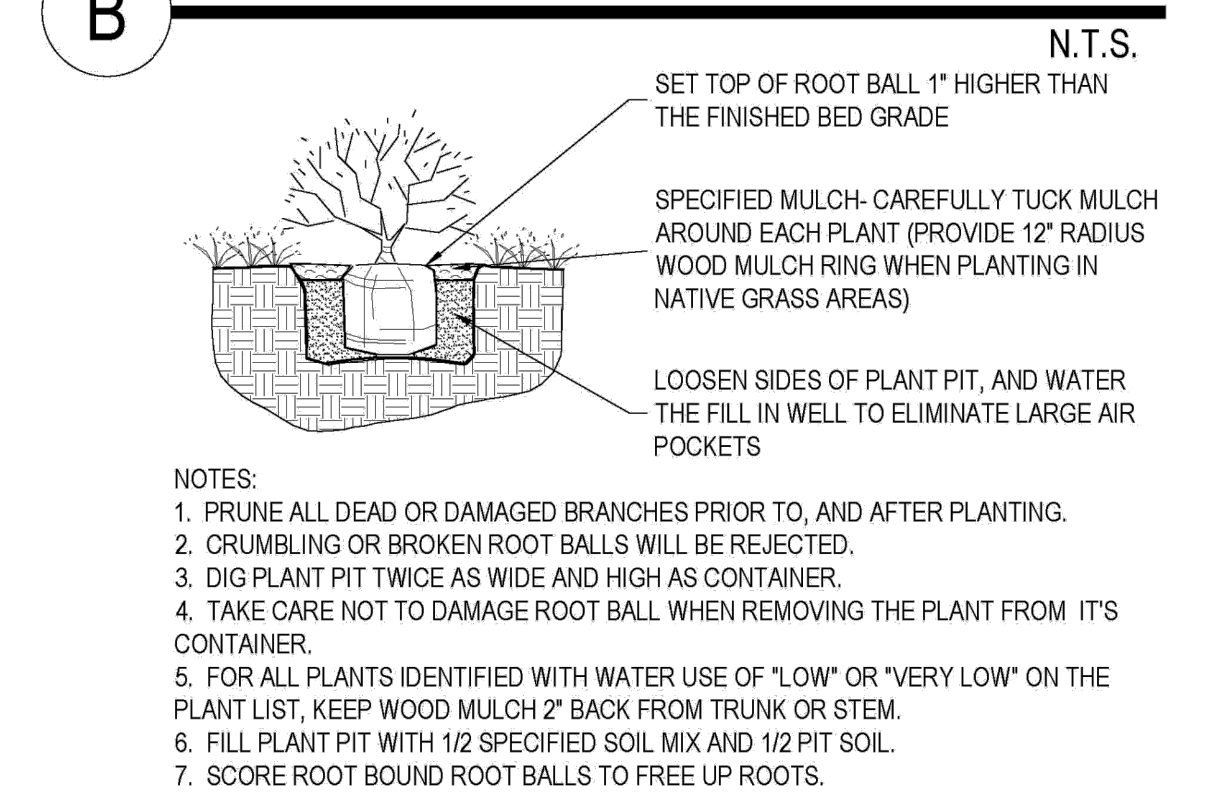
## PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS FOR 68,488 sq ft		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	10,273 sq ft	28,507 sq ft
TREES 1/1,500 sq ft	7	22
SHRUBS 5/1,500 sq ft	35	79
MAX. IRRIGATED TURF = 15%	1,541 sq ft max.	934 sq ft
EVERGREEN TREES	25% - 50% OVERALL 40% - 60% PERIMETER	5 EVERGREEN / 22 TREES 25% OVERALL 4 EVERGREEN / 7 TREES 57% PERIMETER
75% OF LIVE COVER	7,704 sq ft	15,700 sq ft

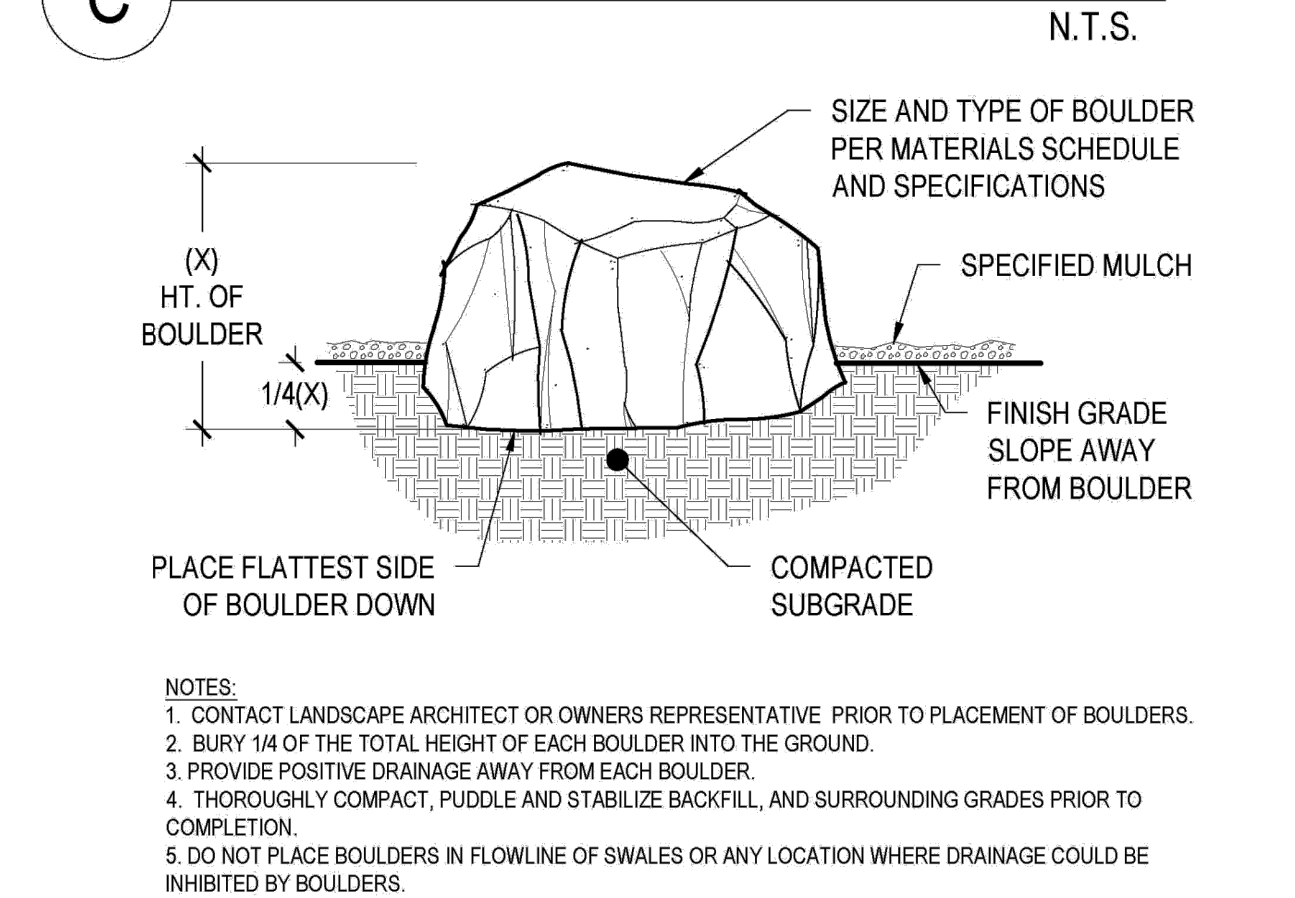
### A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



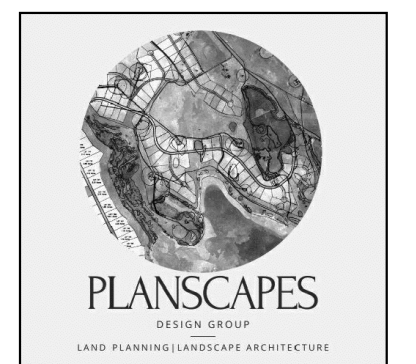
### B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON



### C LANDSCAPE BOULDER

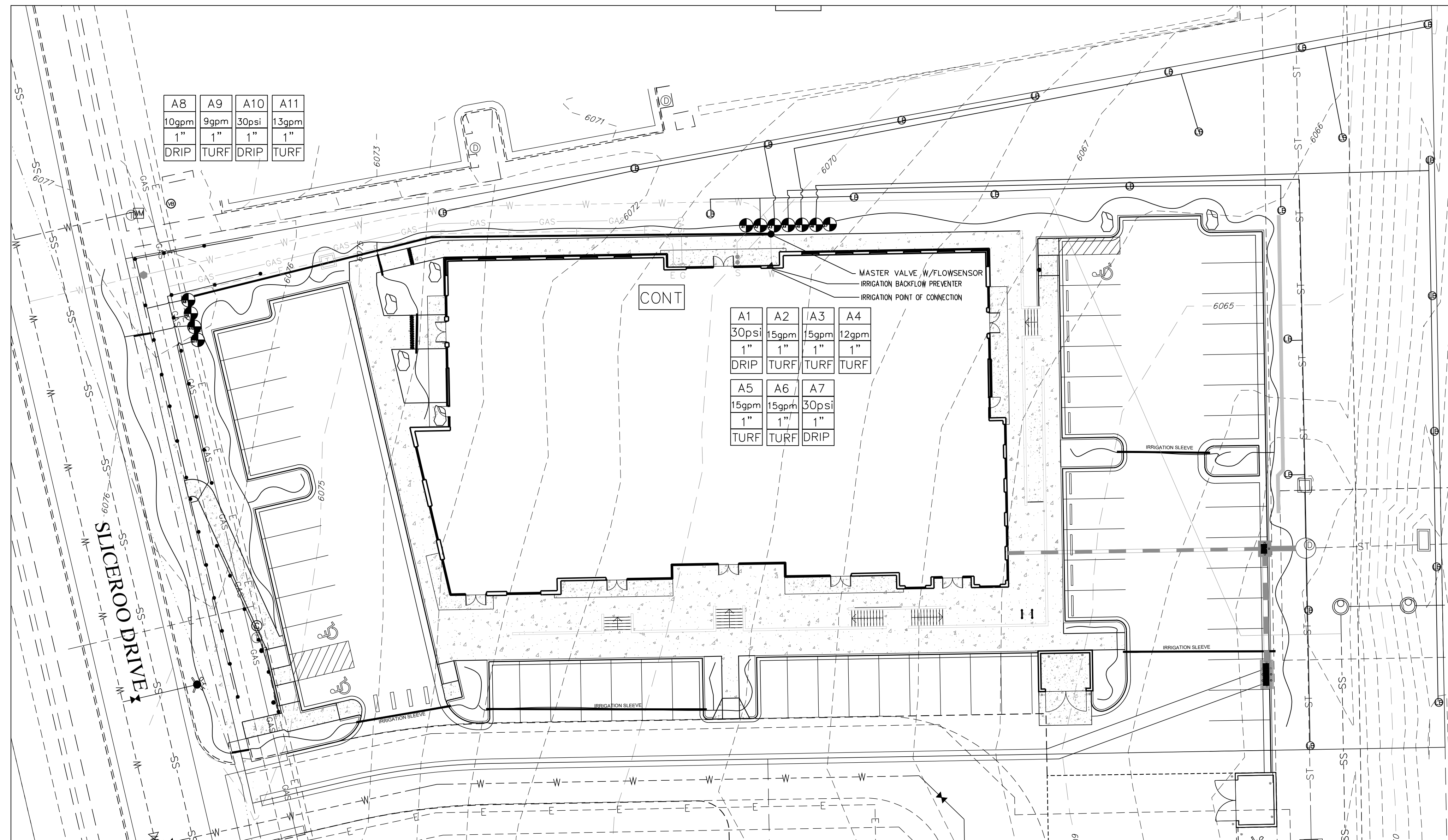


LANDSCAPE DETAILS  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: FEBRUARY 12, 2025  
SHEET L 2



# SITE PLAN HORSE CREEK COMMERCIAL

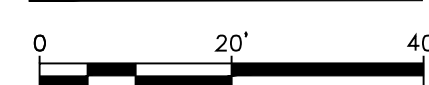
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



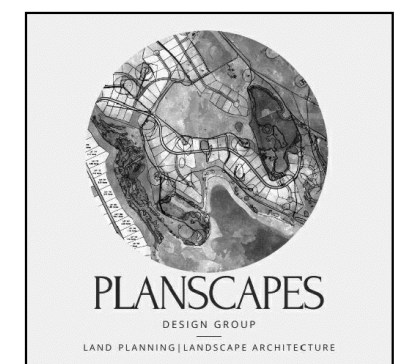
### IRRIGATION LEGEND

- ⊗ REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER (SIZE PER PLAN) (DETAIL "C" IRRIGATION DETAILS SHEET)
- ⊙ HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 8" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY, LB-LIGHT BROWN ADJUSTABLE ARC, 90-210, 40 PSI
- HUNTER I20-06-SS 3.0 TURF ROTOR, 8" POP-UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 25 PSI, 3.4 GPM, 32" RADIUS
- CONTR 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
- 15 INDICATES LATERAL DISCHARGE (GPM)
- 1" INDICATES VALVE SIZE (INCHES)
- DRIP INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-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
- RAIN SENSOR HUNTER SOLAR SYNC WIRELESS SENSOR (DETAIL E ON IRRIGATION DETAIL SHEET)

Scale: 1"=20'



LANDSCAPE IRRIGATION PLAN  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: FEBRUARY 12, 2025  
SHEET L 3



# 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

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 (POC1) 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 SERVICING 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.

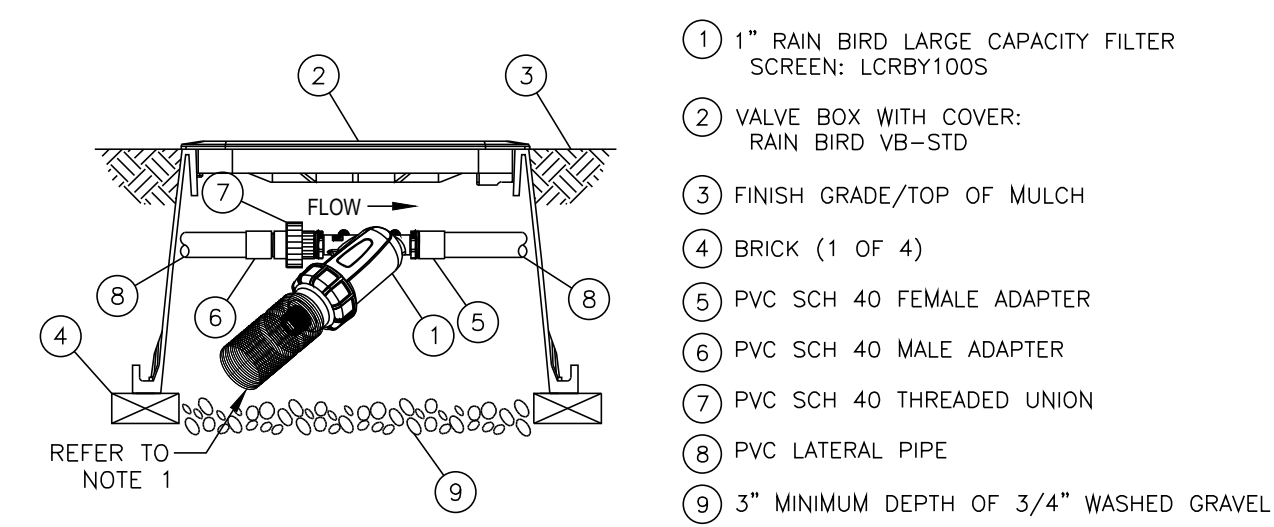
  - SEPARATE SLEEVING USED FOR IRRIGATION LINES AND WIRING BUNDLES
  - FOR ALL SLEEVING LOCATED UNDER CONCRETE, THE PAVEMENT OR OTHER HARD SURFACING SHALL BE NOTCHED ON BOTH SIDES TO MARK THE SLEEVE LOCATION, AND TRACER WIRES SHALL BE INSTALLED ON THE UPPER SIDE AND BOTH ENDS OF THE SLEEVING.
  - THE DIAMETER 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 TREETS 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 INCASE 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

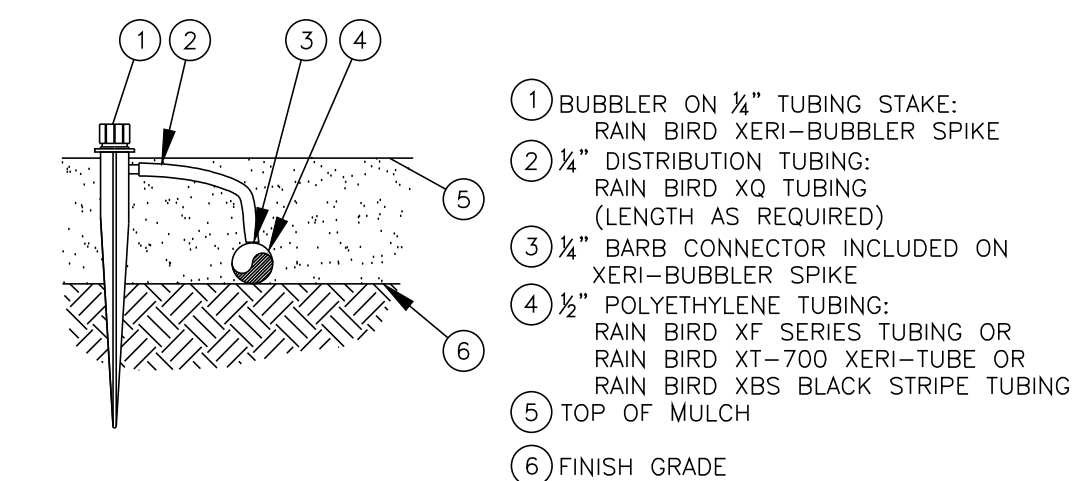
10. IN CLAY OR LOAM SOILS, CONSIDER TWO 0.5 GPH EMITTERS AT THE BASE OF A PERENNIAL FLOWER TO ENSURE WATERING IF ONE FAILS. A 1 TO 5 FOOT SHRUB AND SMALL TREE LESS THAN 15 FEET AT MATURITY WILL INITIALLY REQUIRE TWO, 1 GPH EMITTERS 12 INCHES FROM THE BASE OF THE PLANT. CHANGE TO 2 AND THEN 4 GPH HIGHER 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.



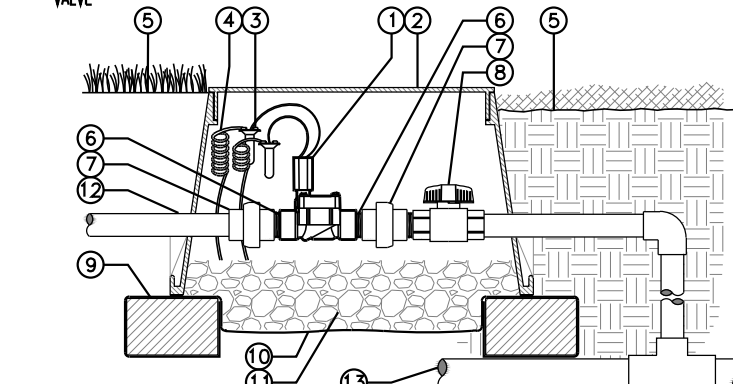
**A** RAINBIRD DRP LINE FILTER AND PRESSURE REDUCER  
LCRBY100S - 1 in



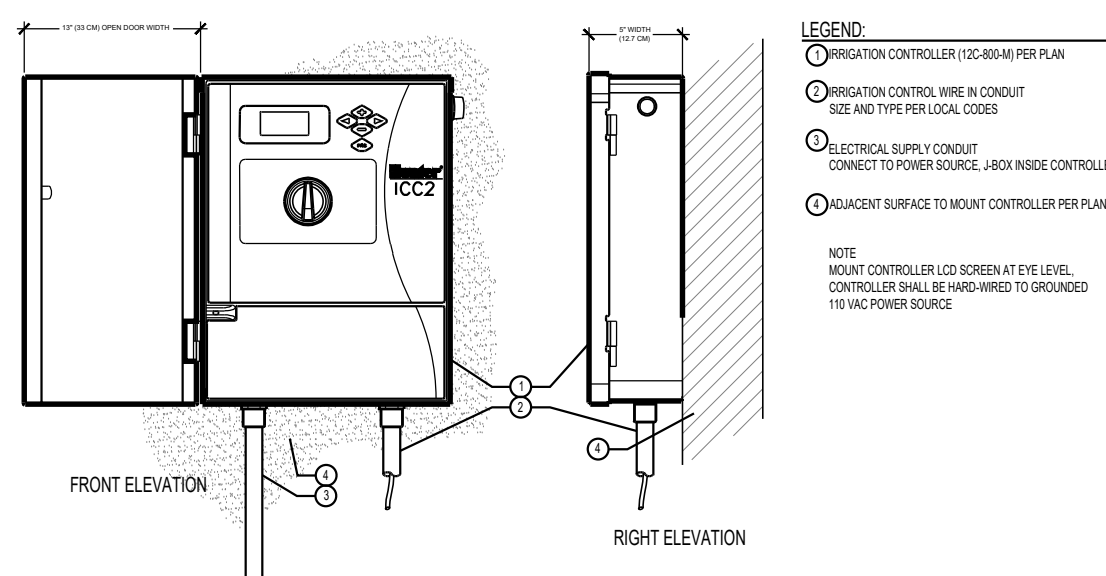
**B** RAINBIRD DRP EMITTER  
300S (N.T.S.)

#### LEGEND

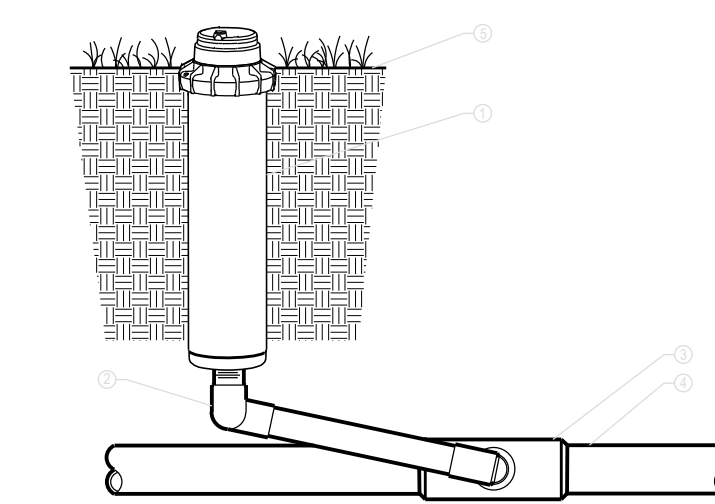
- |   |  |
|---|--|
| 1 HUNTER REMOTE CONTROL VALVE (RCV)                             | 7 PVC SLP (OR FPT) X FPT UNION                         |
| 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS | 8 SOLUTION VALVE, SIZE AND TYPE PER PLAN               |
| 3 WATERPROOF CONNECTORS (2) 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



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



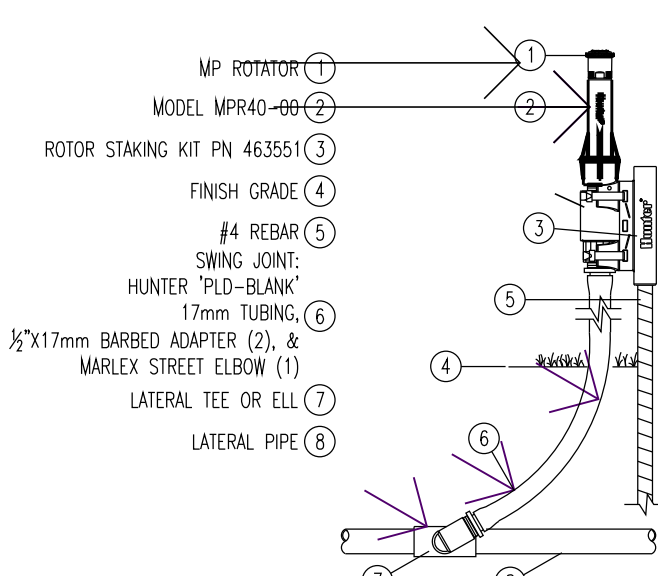
**D** IRRIGATION CONTROLLER (12C-800-M)  
C.ICC2.02 NOT TO SCALE



- LEGEND**
- 1 WIRE MESH FILTER
  - 2 RAIN BIRD XERI-BUBBLER SPIKE
  - 3 FINISH GRADE
  - 4 BRICK (1 OF 4)
  - 5 PVC SCH 40 FEMALE ADAPTER
  - 6 PVC SCH 40 MALE ADAPTER
  - 7 PVC SCH 40 THREADED UNION
  - 8 PVC LATERAL PIPE
  - 9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  2. THE DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, LANDSCAPE ARCHITECTS AND OTHER PROFESSIONALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT/ENGINEER/CONTRACTOR/LANDSCAPE ARCHITECT.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  4. ALL INFORMATION PROVIDED HEREON IS FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT/ENGINEER/CONTRACTOR/LANDSCAPE ARCHITECT.
  5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE ARCHITECT/ENGINEER/CONTRACTOR/LANDSCAPE ARCHITECT.

#### ROTARY SPRINKLERS

ROTORS: POP ULTRA-ARC WITH CHECK VALVE AND PRESSURE REGULATOR



**F** MP ROTATOR SPRINKLER  
SCALE: 3" = 1'-0" 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—notlot viewpoint  
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

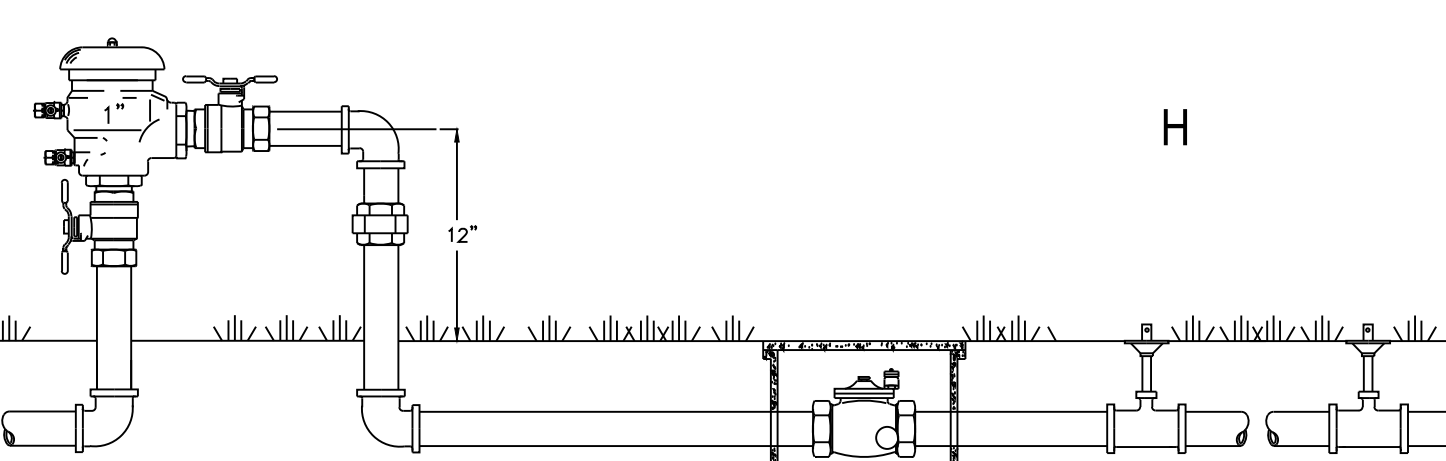
There are four varieties of swing joints associated with this sprinkler detail:  
Rigid with PVC street elbows (layers start with a '1')  
Rigid with Marlex street elbows (layers start with a '2')  
Factory prefabricated (layers start with a '3')  
Pro Flex, which is Contractor assembled (layers start 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.

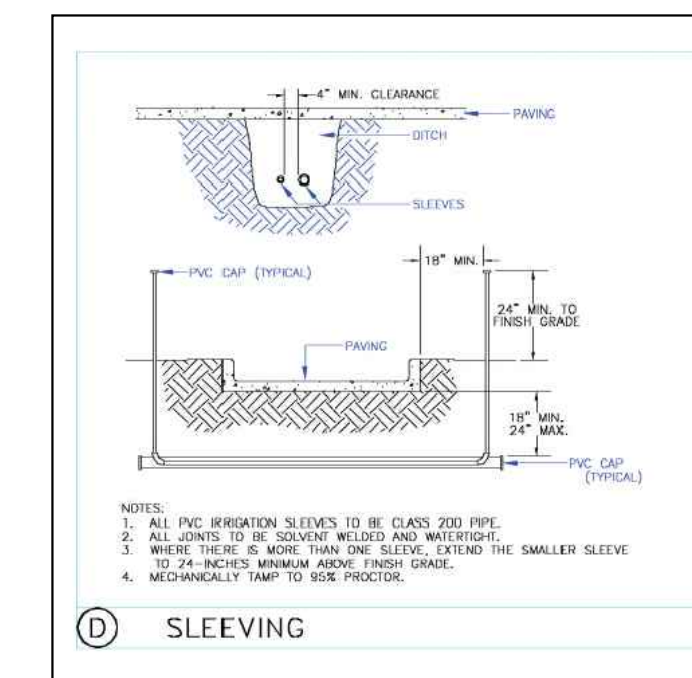
MPR40-00

#### MP ROTATOR SPRINKLER

SCALE: 3" = 1'-0" IRRIGATION DETAIL

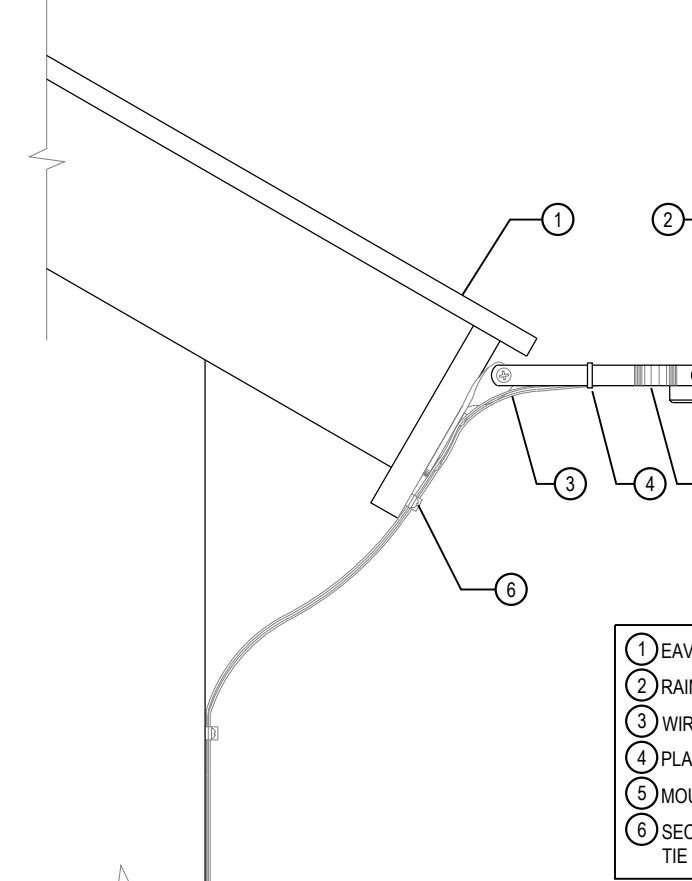


**H** FBCO MODEL 765 Pressure Vacuum Breaker Outside Installation



**D** SLEEVING

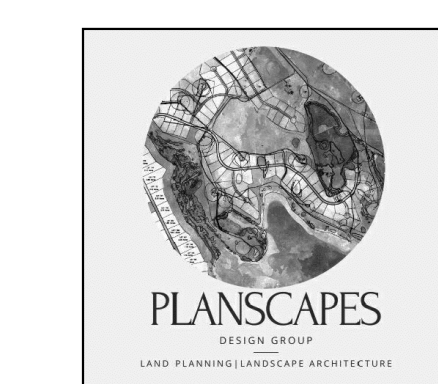
- NOTES**
1. ALL PVC IRRIGATION SLEEVES TO BE CLASS 200 PIPE.
  2. ALL JOINTS TO BE SOLVENT WELDED AND WELDED.
  3. ALL JOINTS TO BE SOLVENT WELDED AND WELDED.
  4. MECHANICALLY TAMP TO SOIL PROTECT.



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

- NOTES**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
  2. DO NOT SCALE DRAWINGS.
  3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) REFERENCE NUMBER 046-293.

LANDSCAPE IRRIGATION DETAILS  
DOUGLAS 234 FILING NO. 6, AMD. 2  
DATE: FEBRUARY 12, 2025  
SHEET \_ L4



# 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	MOUNTING			NOTES
										R	S	P	
D1	8" SURFACE MOUNTED DOWNLIGHT, WIDE DISTRIBUTION	PRESCOLITE	LBSE-8RD-RM-30K8	LED 3000K	20	0-10V	1750	120/277	B2 U0 G1		X		MOUNTED IN OVERHANG
P1	POLE MOUNTED AREA LIGHT, TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF, BACKLIGHT CONTROL, DIMMING DRIVER	BEACON	VP-1-160L-35-3K8-4W-UNV-BLT-BC-ADT	LED 3000K	36.8	0-10V	3014	120/277	B0 U0 G1			X	+20'-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			X	SEE PLANS

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

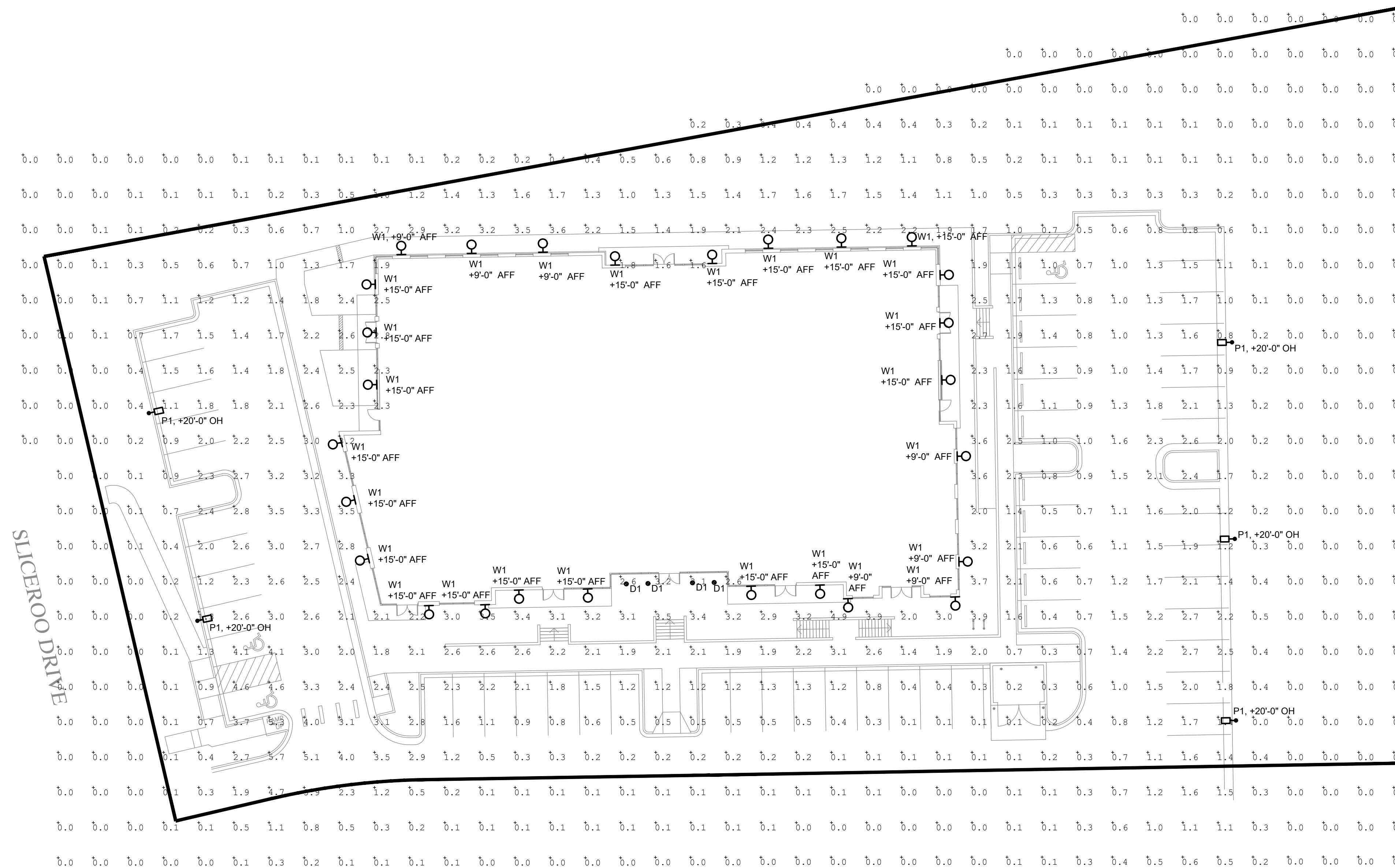
SITE CALCULATION STATISTICS:				RATIOS:	
AREA	AVG (FC)	MAX (FC)	MIN (FC)	MAX/MIN	AVG/MIN
SITE	1.3	5.7	0.0	N/A	N/A
DRIVE AISLE	1.1	5.3	0.0	N/A	N/A
PARKING	2.5	5.3	0.3	17.6:1	8.3:1
PROPERTY LINE	0.1	2.3	0.0	N/A	N/A

(\*)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  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 DATE: FEBRUARY 17, 2025  
 SHEET LT1

# 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

**prescolite**

**LBSE-RD-RM**  
EDGE-LIT ROUND FIXED CCT DOWNLIGHT  
W/ REMOTE J-BOX

**TYPE D1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- 4", 6", and 8" apertures, delivering 750-1750 lumens
- Low surface profile of 1"
- Remote Driver J-Box included
- Quick snap installation with no housing required
- Fixed CCT (3000K or 3500K/80+ CR) options
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/1tracELV dimming

**LITE BOX**  
edge-lit

**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: LBSE-4RD-RM-35K-WH

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE 120-277V with 0-10V/1tracELV dimming	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	300K 80+ CR
	6RD 6" Round, 100 Lumens	EM	350K 80+ CR
	8RD 8" Round, 150 Lumens	EM	350K 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1RBZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1RBZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1RBZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-8-C24 Extension Cable, LBSE, LBSE, 24"
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-8-C24-EM Extension Cable, EM, 24"

**KEY DATA**

Lumen Range	753-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-159
Reported Life (Hours)	100,000 (L70)
Input Current (mA)	89-94 (20V)

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**prescolite**

**LBSE-RD-RM**  
EDGE-LIT ROUND FIXED CCT DOWNLIGHT  
W/ REMOTE J-BOX

**TYPE P1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- Low profile LED area/lite luminaire with a variety of ES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NK Lighting Control™, LightGRIP™ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may exist
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: LBSE-4RD-RM-35K-WH

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE 120-277V with 0-10V/1tracELV dimming	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	300K 80+ CR
	6RD 6" Round, 100 Lumens	EM	350K 80+ CR
	8RD 8" Round, 150 Lumens	EM	350K 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1RBZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1RBZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1RBZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-8-C24 Extension Cable, LBSE, LBSE, 24"
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-8-C24-EM Extension Cable, EM, 24"

**KEY DATA**

Lumen Range	753-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-159
Reported Life (Hours)	100,000 (L70)
Input Current (mA)	89-94 (20V)

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**BEACON**

**VIPER Area/Site**  
VIPER LUMINAIRE

**TYPE P1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- Low profile LED area/lite luminaire with a variety of ES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NK Lighting Control™, LightGRIP™ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may exist
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: LBSE-4RD-RM-35K-WH

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE 120-277V with 0-10V/1tracELV dimming	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	300K 80+ CR
	6RD 6" Round, 100 Lumens	EM	350K 80+ CR
	8RD 8" Round, 150 Lumens	EM	350K 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1RBZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1RBZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1RBZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-8-C24 Extension Cable, LBSE, LBSE, 24"
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-8-C24-EM Extension Cable, EM, 24"

**KEY DATA**

Lumen Range	753-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-159
Reported Life (Hours)	100,000 (L70)
Input Current (mA)	89-94 (20V)

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**BEACON**

**VIPER Area/Site**  
VIPER LUMINAIRE

**TYPE P1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- Low profile LED area/lite luminaire with a variety of ES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
- Control options including photo control, occupancy sensing, NK Lighting Control™, LightGRIP™ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may exist
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: LBSE-4RD-RM-35K-WH

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE 120-277V with 0-10V/1tracELV dimming	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	300K 80+ CR
	6RD 6" Round, 100 Lumens	EM	350K 80+ CR
	8RD 8" Round, 150 Lumens	EM	350K 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1RBZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1RBZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1RBZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-8-C24 Extension Cable, LBSE, LBSE, 24"
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-8-C24-EM Extension Cable, EM, 24"

**KEY DATA**

Lumen Range	753-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-159
Reported Life (Hours)	100,000 (L70)
Input Current (mA)	89-94 (20V)

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LBSE-RD-RM\_002

**KIMLIGHTING**

**CY1**  
ARCHITECTURAL AREA/SITE

**TYPE W1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- Integral Battery Backup Option
- 360° Light Distribution
- Multiple Finish Options and Finishes
- 4G Vibration Tested

**CONTROL TECHNOLOGY**

**Bluetooth DMX 512**

**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: CY1-5-3K71-2D-LNV-BLS-F-RGBW-FR-PCU-PF

Series/Output (Watt)	CCT/CR	Model (Light Engine)	Main Distribution (Down)	Secondary Distribution (Eto, Side)	Voltage
CY1-5 5W 1500 nominal lumens	27K 2700K 80CR	1 DownLight Only	1 ES Type I	1 ES Type I	LNV 120/277V
CY1-5 20W 2500 nominal lumens	27K 2700K 80CR	2 3000 Down/DownUp distributions must match	2 ES Type I	2 ES Type I	
	48K 4800K 80CR	3 900 Down/Up distributions must match	3 ES Type II	3 ES Type II	
	30K 3000K 80CR	4 20250 Split, Down/Up Side Distributions must match	4 ES Type IV	4 ES Type IV	
	30K 3000K 80CR	5 20250 Split, Up/Down Side Distributions must match	5 ES Type V	5 ES Type V	

**Accessories (Order separately)**

- BLS Back Glass Smooth
- BLT Back Glass Textured
- BLK Dark Bronze Glass Smooth
- BLW Dark Bronze Matte Textured
- GTT Graphite Matte Textured
- LSE Light Gray Glass Smooth
- CG Graphite Glass Smooth
- CT Graphite Textured
- SP Platinum Silver Smooth
- WST White Glass Smooth
- WHS White Glass Smooth
- WHT White Matte Textured
- CC1 Custom Color

**KEY DATA**

LUMEN RANGE	1353-2752
WATTAGE RANGE	17-26
EFFICACY RANGE (LPW)	75-116
WEIGHT	Refer to page 6

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KL\_C1\_W1\_002

**KIMLIGHTING**

**CY1**  
ARCHITECTURAL AREA/SITE

**TYPE W1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- Integral Battery Backup Option
- 360° Light Distribution
- Multiple Finish Options and Finishes
- 4G Vibration Tested

**CONTROL TECHNOLOGY**

**Bluetooth DMX 512**

**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: CY1-5-3K71-2D-LNV-BLS-F-RGBW-FR-PCU-PF

Series/Output (Watt)	CCT/CR	Model (Light Engine)	Main Distribution (Down)	Secondary Distribution (Eto, Side)	Voltage
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CY1-5 20W 2500 nominal lumens	27K 2700K 80CR	2 3000 Down/DownUp distributions must match	2 ES Type I	2 ES Type I	
	48K 4800K 80CR	3 900 Down/Up distributions must match	3 ES Type II	3 ES Type II	
	30K 3000K 80CR	4 20250 Split, Down/Up Side Distributions must match	4 ES Type IV	4 ES Type IV	
	30K 3000K 80CR	5 20250 Split, Up/Down Side Distributions must match	5 ES Type V	5 ES Type V	

**Accessories (Order separately)**

- BLS Back Glass Smooth
- BLT Back Glass Textured
- BLK Dark Bronze Glass Smooth
- BLW Dark Bronze Matte Textured
- GTT Graphite Matte Textured
- LSE Light Gray Glass Smooth
- CG Graphite Glass Smooth
- CT Graphite Textured
- SP Platinum Silver Smooth
- WST White Glass Smooth
- WHS White Glass Smooth
- WHT White Matte Textured
- CC1 Custom Color

**KEY DATA**

LUMEN RANGE	1353-2752
WATTAGE RANGE	17-26
EFFICACY RANGE (LPW)	75-116
WEIGHT	Refer to page 6

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KL\_C1\_W1\_002

**BEACON**

**VIPER Area/Site**  
VIPER LUMINAIRE

**TYPE P1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- Low profile LED area/lite luminaire with a variety of ES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
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**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: LBSE-4RD-RM-35K-WH

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
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	6RD 6" Round, 100 Lumens	EM	350K 80+ CR
	8RD 8" Round, 150 Lumens	EM	350K 80+ CR

**Accessories (Order separately)**

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- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1RBZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1RBZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1RBZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-8-C24 Extension Cable, LBSE, LBSE, 24"
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-8-C24-EM Extension Cable, EM, 24"

**KEY DATA**

Lumen Range	753-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-159
Reported Life (Hours)	100,000 (L70)
Input Current (mA)	89-94 (20V)

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**BEACON**

**VIPER Area/Site**  
VIPER LUMINAIRE

**TYPE P1**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**FEATURES**

- Low profile LED area/lite luminaire with a variety of ES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 15G
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**Service Programs**

**STOCK**

DATE: \_\_\_\_\_ LOCATION: \_\_\_\_\_  
TYPE: \_\_\_\_\_ PROJECT: \_\_\_\_\_  
CATALOG #: \_\_\_\_\_

**ORDERING GUIDE**

Example: LBSE-4RD-RM-35K-WH

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
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	6RD 6" Round, 100 Lumens	EM	350K 80+ CR
	8RD 8" Round, 150 Lumens	EM	350K 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1RBZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1RBZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1RBZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-8-C24 Extension Cable, LBSE, LBSE, 24"
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-8-C24-EM Extension Cable, EM, 24"

**KEY DATA**

Lumen Range	753-1973
Wattage Range	10.4-20.0
Efficacy Range (LPW)	75-159
Reported Life (Hours)	100,000 (L70)
Input Current (mA)	89-94 (20V)

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LIGHTING CUTSHEETS  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: FEBRUARY 17, 2025  
SHEET LT2

**Ramirez, Johnson, & Associates**  
3301 Lawrence St. Ste 2  
Denver, CO 80205  
720.588.0774  
www.rj-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

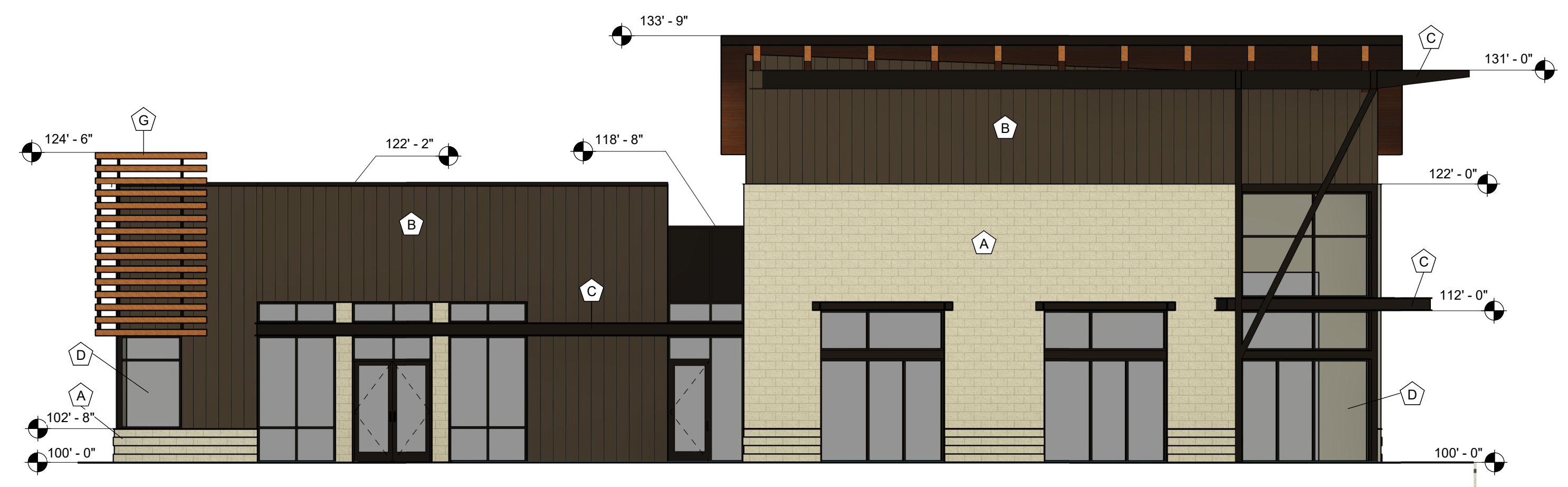


**1 SOUTH ELEVATION**  
 SCALE: 1/8" = 1'-0"

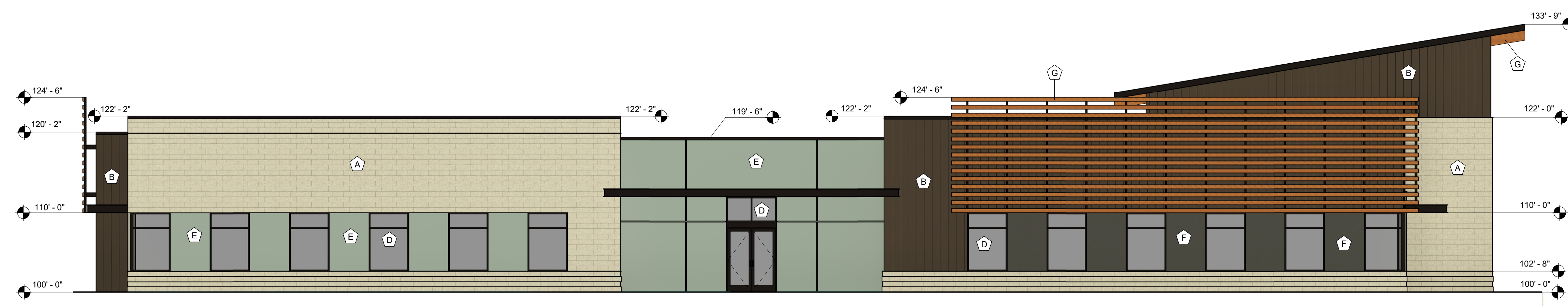
EXTERIOR FINISH LEGEND			
SYM.	MAT.	DESCRIPTION	MANUFACTURER / COLOR
A	CMU	CMU VENEER	IVORY
B	FLUSH SEAM METAL	FLUSH SEAM METAL PANELS	DARK BRONZE
C	ALUMINUM STOREFRONT/PAINTED STEEL	ALUMINUM STOREFRONT/PAINTED STEEL	DARK BRONZE
D	TINTED/INSULATED GLAZING	TINTED/INSULATED GLAZING	GRAY TINT
E	STUCCO	STUCCO	LIGHT GREY/GREEN
F	STUCCO	STUCCO	DARK GRAY
G	COMPOSITE WOOD	COMPOSITE WOOD	INNOWOOD AMERICAN OAK



**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  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 DATE: FEBRUARY 17, 2025

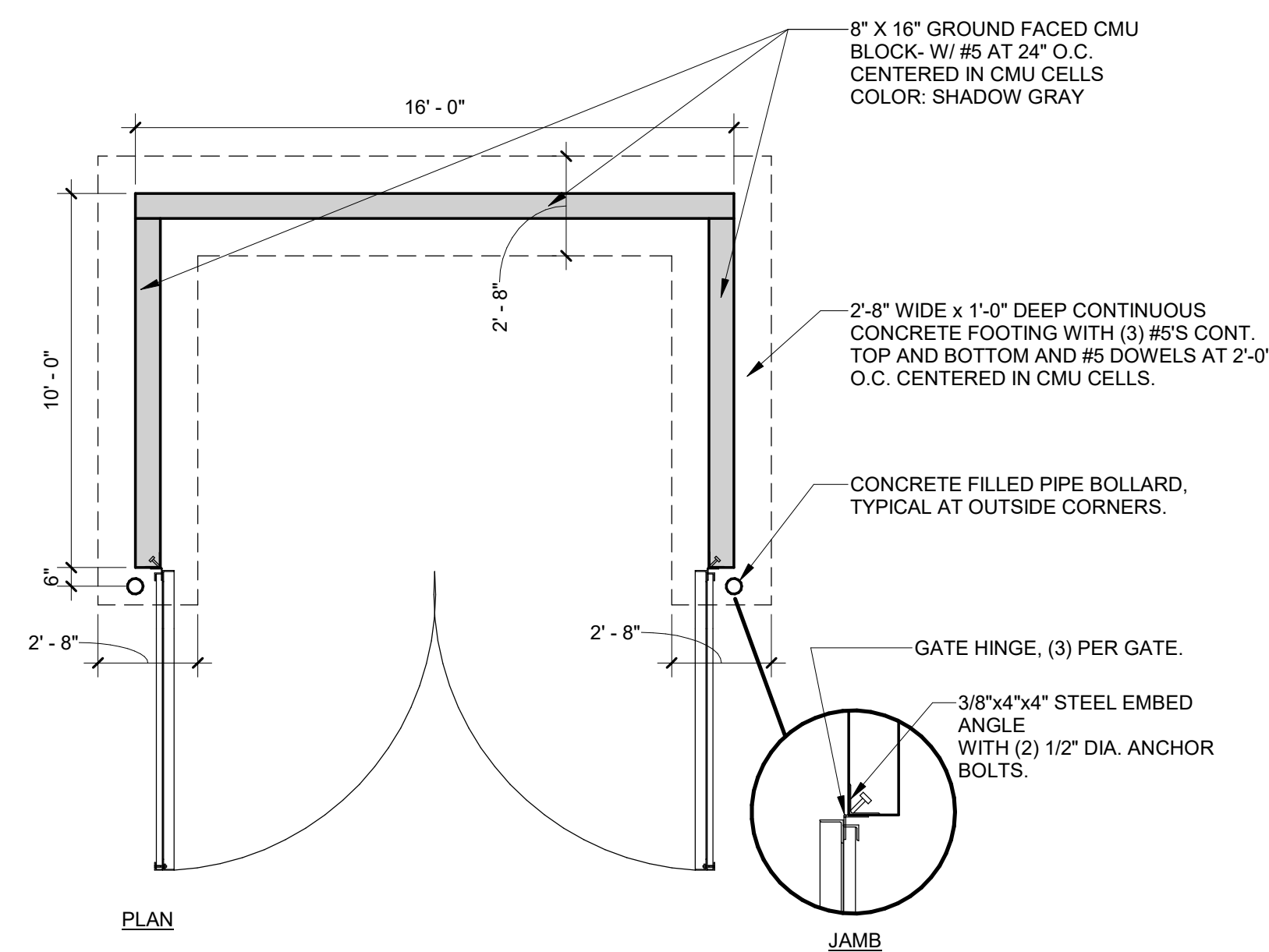
**A1**  
**Adragna**  
 architecture + development

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 ENGLEWOOD, CO 80112 / 719.351.4918  
 www.adragnaarch.com

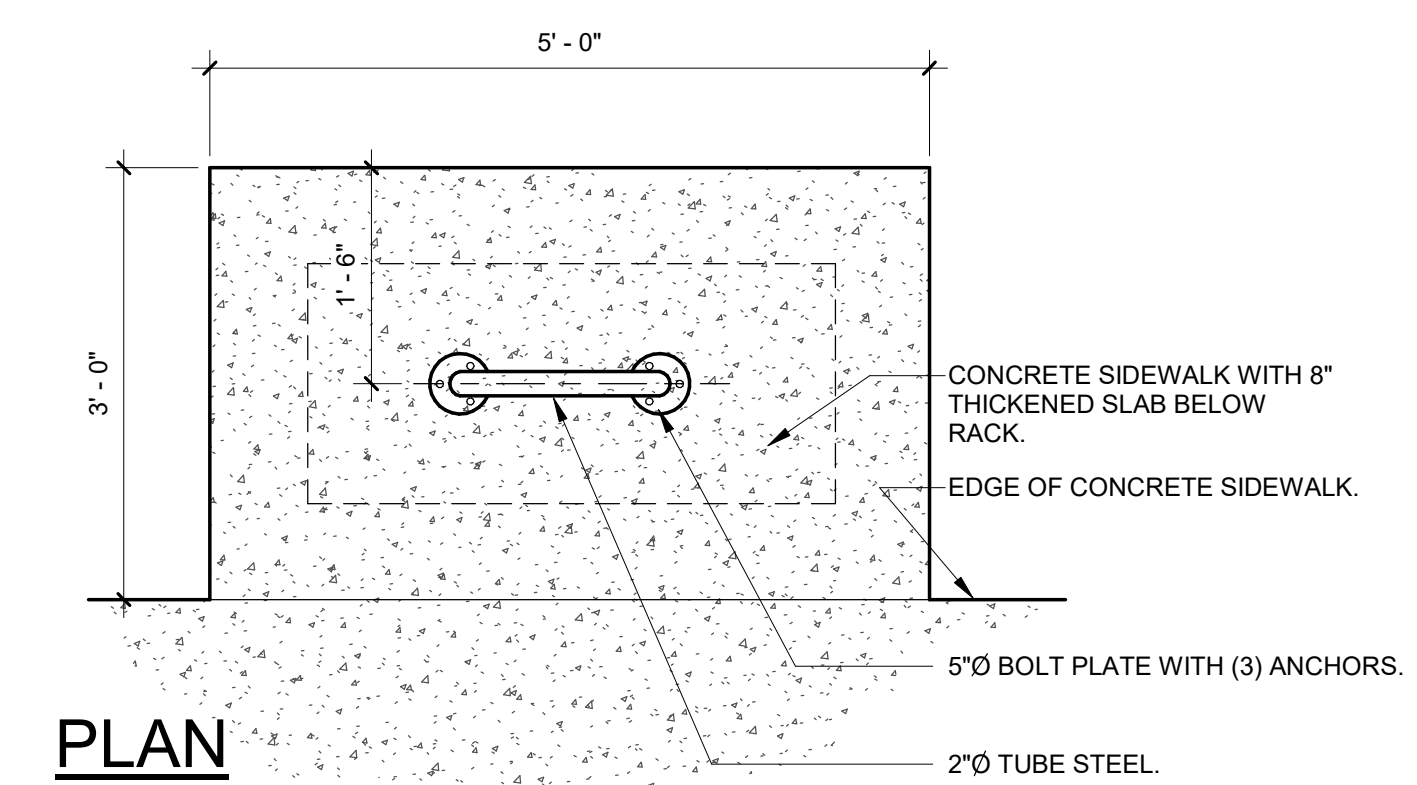
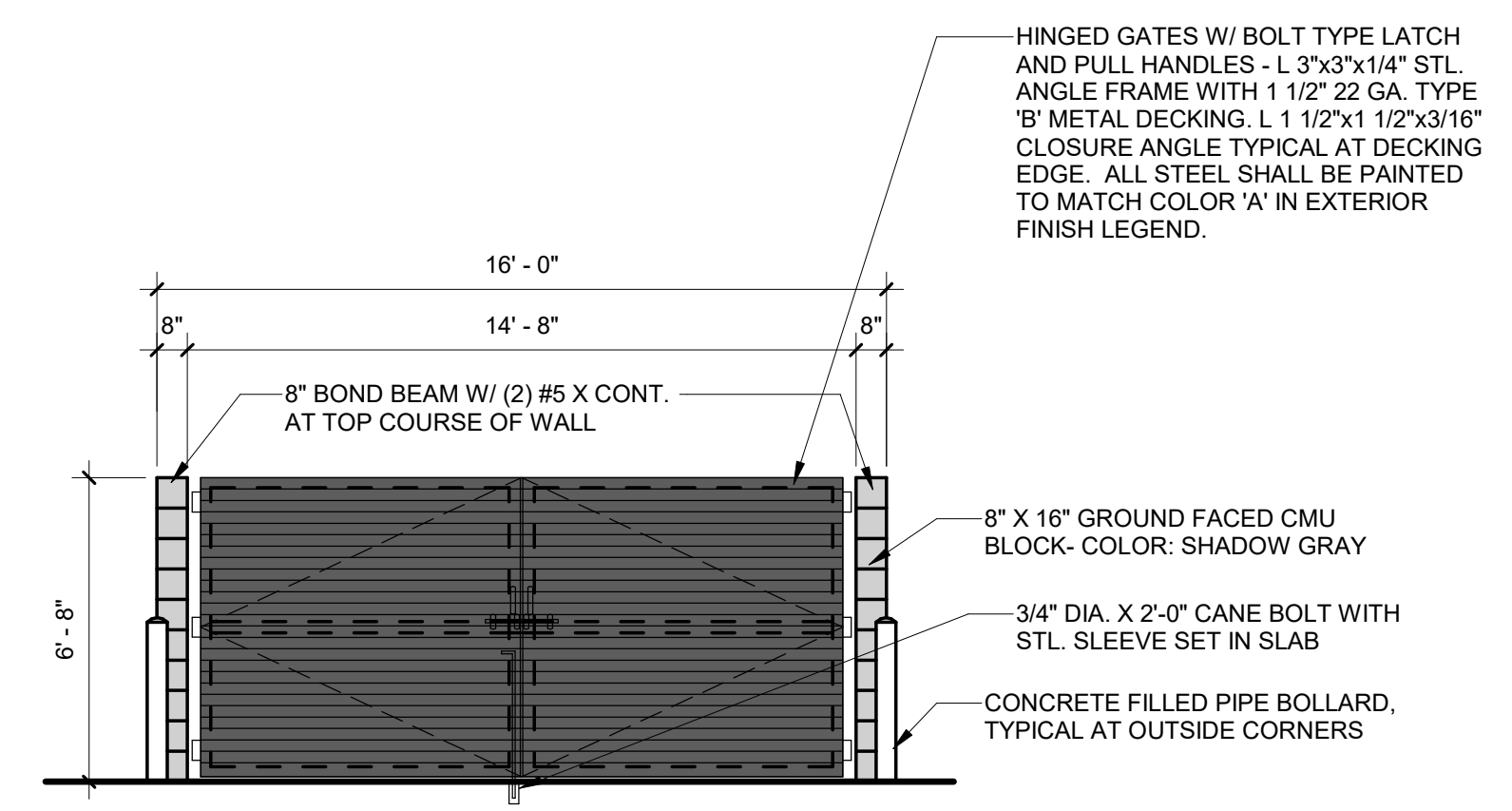
# SITE PLAN

## HORSE CREEK COMMERCIAL

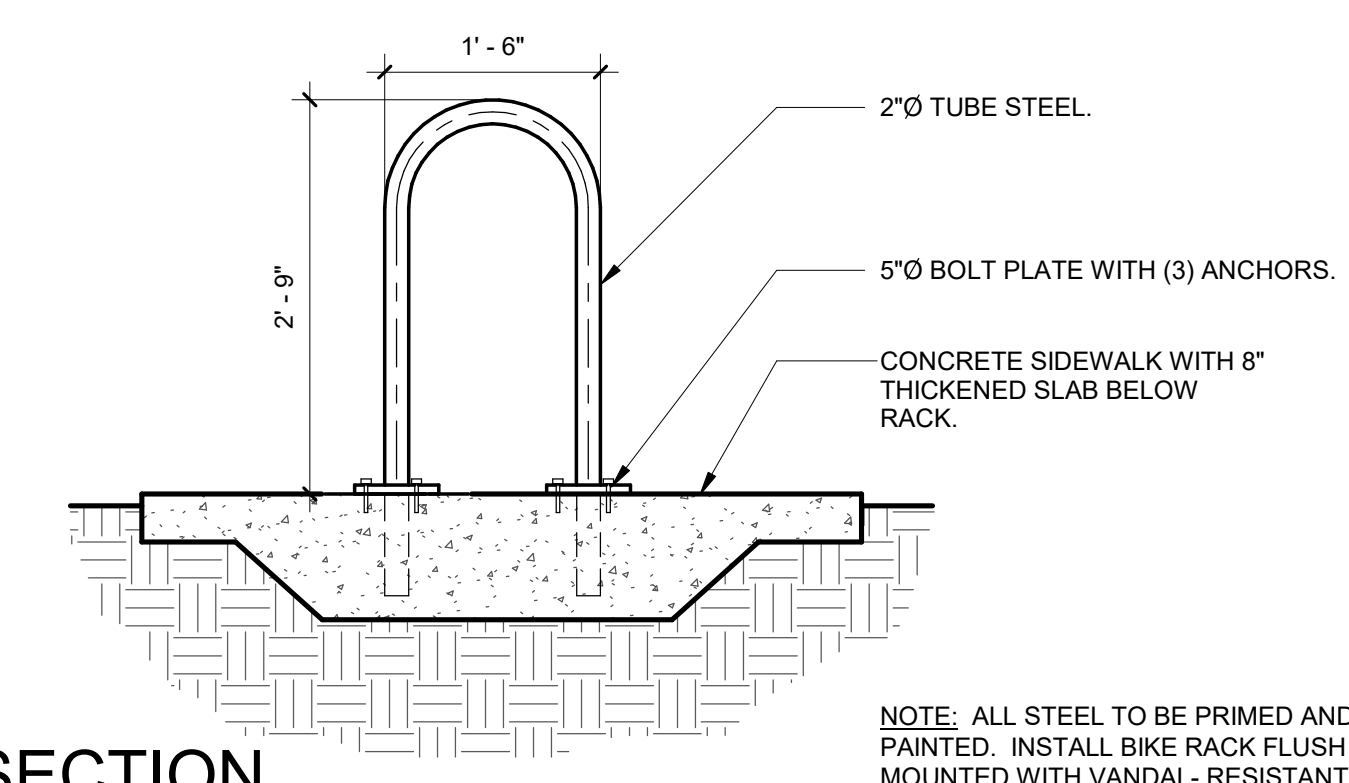
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**1 TRASH ENCLOSURE**  
 SCALE: 1/4" = 1'-0"



**PLAN**

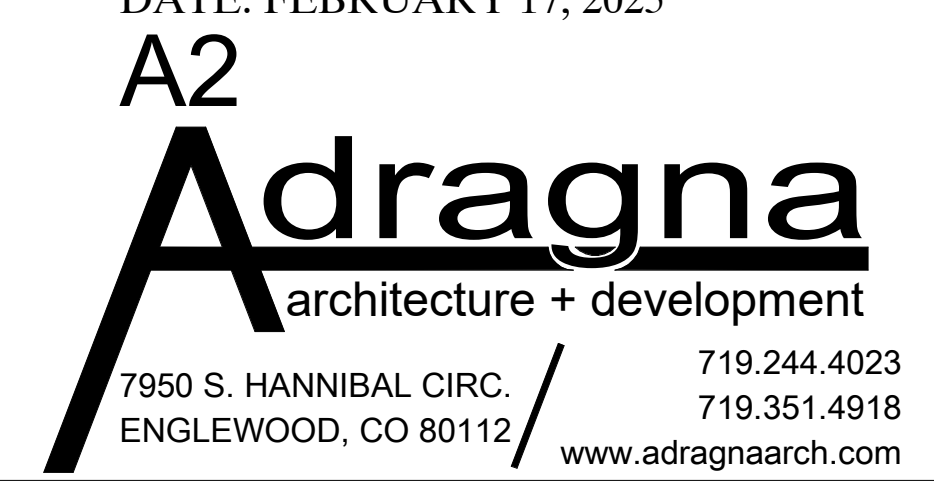


**SECTION**

NOTE: ALL STEEL TO BE PRIMED AND PAINTED. INSTALL BIKE RACK FLUSH MOUNTED WITH VANDAL-RESISTANT SCREWS OR EXPANSION BOLTS.

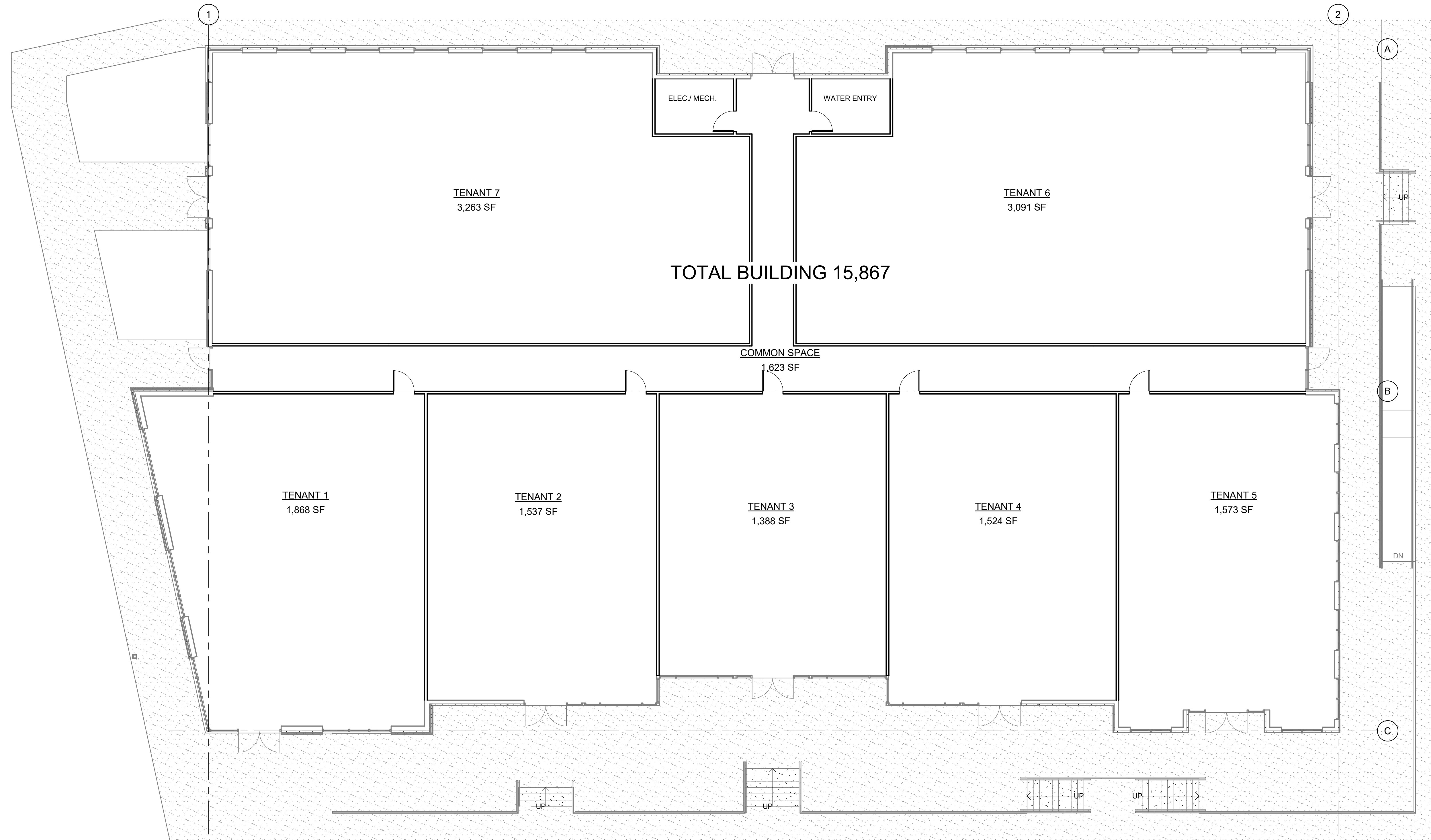
**2 BIKE RACK DETAIL**  
 SCALE: 3/4" = 1'-0"

SITE DETAILS  
 DOUGAS 234 FILING NO. 6, AMD. 2  
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1 FLOOR PLAN  
SCALE: 1/8" = 1'-0"



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