



Development Review Division

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

M E M O R A N D U M

TO: Casey Adragna, Adragna Architecture
FROM: Elizabeth Steward, Associate Planner- Development Review
DATE: 5/5/26
SUBJECT: Douglas 234 Multitenant, Site Plan
Review Comments 03

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Elizabeth Steward

EMAIL: esteward@parkerco.gov

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"
7. **Prairie Dog Management:** The Town's current land development ordinance section 13.08.040 (e) - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development, and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. To begin Prairie Dog management, please coordinate with staff.
8. **Utility transformers:** Pursuant to section 13.08.0120- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear-yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

General Comments

1. Please reference the redlines for additional comments/clarification.

Comment Addressed: ☐ Yes ☐ No

Response:

2. Please change the title on all pages to be the legal description. See redlines for wording.

Comment Addressed: ☐ Yes ☐ No

Response:

3. Please add the setbacks from all property lines to the Site Plan set. This is needed for both compliance with the zoning as well as for the building permit.

Comment Addressed: ☐ Yes ☐ No

Response:

4. Please include images of all exterior elements of the site. This includes the bollards, fencing, retaining walls, EV charging stations, etc. Please include all materials and colors for these elements in the plans.

Comment Addressed: ☐ Yes ☐ No

Response:

Parking

1. Please include a table that breaks down the parking spaces on site. This should include all of the space sizes. The table should look similar to the following:

PARKING INFORMATION: PARKER GROCERY STORE						
DESCRIPTION	BUILDING AREA (SF)	REQUIRED:				
		RATIO	SPACES			
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
PARKER GROCERY STORE	45,295	1 SPACE / 300 SF NLA	145	5	1	151
PROVIDED:						
			SPACES			
STALL DIMENSIONS:			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
9' X 18'			68	5	0	73
9' X 18' SPACES WITH ADJACENT 18" CONCRETE STRIP (ADJACENT TO LANDSCAPE ISLANDS)			2	0	0	2
9' X 20'			98	0	0	98
10' X 18' (ADJACENT TO LANDSCAPE ISLANDS)			14	1	1	16
10' X 20' (ADJACENT TO LANDSCAPE ISLANDS)			24	0	0	24
TOTAL WITHIN PARKING LOT:			206	6	1	213

Comment Addressed: ☐ Yes ☐ No

Response:

2. Pursuant to Table 13.08.H Parallel Parking Spaces shall be a minimum of 8 feet in width and twenty-four feet in length. Please ensure this requirement is satisfied and include these measurements in the parking table from the comment.

Comment Addressed: ☐ Yes ☐ No

Response:

Landscaping

1. Pursuant to Section 13.08.090 (e) of the Town of Parker LDO streetscape landscaping shall be provided to create a uniform street landscape character. One tree is required for every 40 linear feet of frontage, as well as a minimum of 3 species per block is required. Streetscaping is also required to be a minimum 75% living plant material. Please ensure these requirements are met.

Comment Addressed: ☐ Yes ☐ No

Response:

2. Pursuant to the LDO Section 13.08.090 (f) Parking Lot Interior Landscaping. For all parking lots that include eleven spaces or more, a minimum area equal to ten percent (10%) of the total area covered by the parking lot shall be allocated to landscaped islands. Landscaped islands shall be at least the size of one (1) full-sized parking space (one hundred sixty-two [162] square feet) and have no dimension fewer than nine (9) feet. One (1) tree and five (5) shrubs shall be planted for each incremental one hundred sixty-two (162) square feet. For each incremental fifteen (15) square feet, an additional shrub shall be planted. One (1) tree may be substituted for ten (10) shrubs when approved during the site plan process. Please ensure the above requirements are satisfied.

Comment Addressed: ☐ Yes ☐ No

Response:

3. Pursuant to the LDO Section 13.08.090 (g) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a residential or open space use, the P3 Site Perimeter landscaping requirements shall be satisfied. Please label this requirement for the East and add the proposed landscaping to the landscape table. Currently, the necessary shrubs are not provided, see redlines for additional detail.

Comment Addressed: ☐ Yes ☐ No

Response:

4. Pursuant to the LDO Section 13.08.090 (g) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a commercial use, the P1 Site Perimeter landscaping requirements shall be satisfied. Please label this requirement for the north and add a label that south is not required as it is a shared drive aisle and add the necessary proposed landscaping to the landscape table. Currently, the necessary shrubs are not provided and there is also no evergreen requirement for a P1.

Comment Addressed: ☐ Yes ☐ No

Response:

5. Pursuant to the LDO Section 13.08.090 (g) site perimeter landscaping is required to establish minimum requirements for plantings around the perimeter of a site. When a commercial use is next to a Right of Way, the P2 Site Perimeter landscaping requirements shall be satisfied. Please label this requirement for the West and add the necessary proposed landscaping to the landscape table. Currently, the necessary shrubs are not provided and there is also an evergreen requirement for a P2.

Comment Addressed: ☐ Yes ☐ No

Response:

- 6. Due to new Colorado State Law, Parker Water and Sanitation District will no longer issue irrigation meters for nonfunctional bluegrass turf, please remove this turf.**

Comment Addressed: ☐ Yes ☐ No

Response:

Screening and Utilities

- 1. The proposed transformer location does not meet Town Code Section 13.08.120. CORE has denied the current location and requires relocation away from building frontages. A potential alternative location has been identified on the plans as highlighted; however, final placement must be coordinated with CORE. Additionally, please identify and show the location of all required EUSERC cabinets on the plans. Screening will be required for the transformer and must consist of a minimum 6-foot-wide planting area located outside of CORE clearance areas, composed primarily of evergreen plantings with a minimum height of 3 feet. Please revise the plans to reflect a compliant location and provide required screening details..**

Comment Addressed: ☐ Yes ☐ No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

The following reviews in eTRAKiT have "Advisory Comments" or "Revisions Required:"

- Construction plans – civil
- IREA (CORE)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☐ Yes ☐ No

Response:

Property Owner

Date

Staff Comments 023
SP25-021; Douglas 234 Multitenant
Site Plan
5/5/26

Project Representative

Date

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

per admin manual, title
on all pages should be
Legal Description see
example below

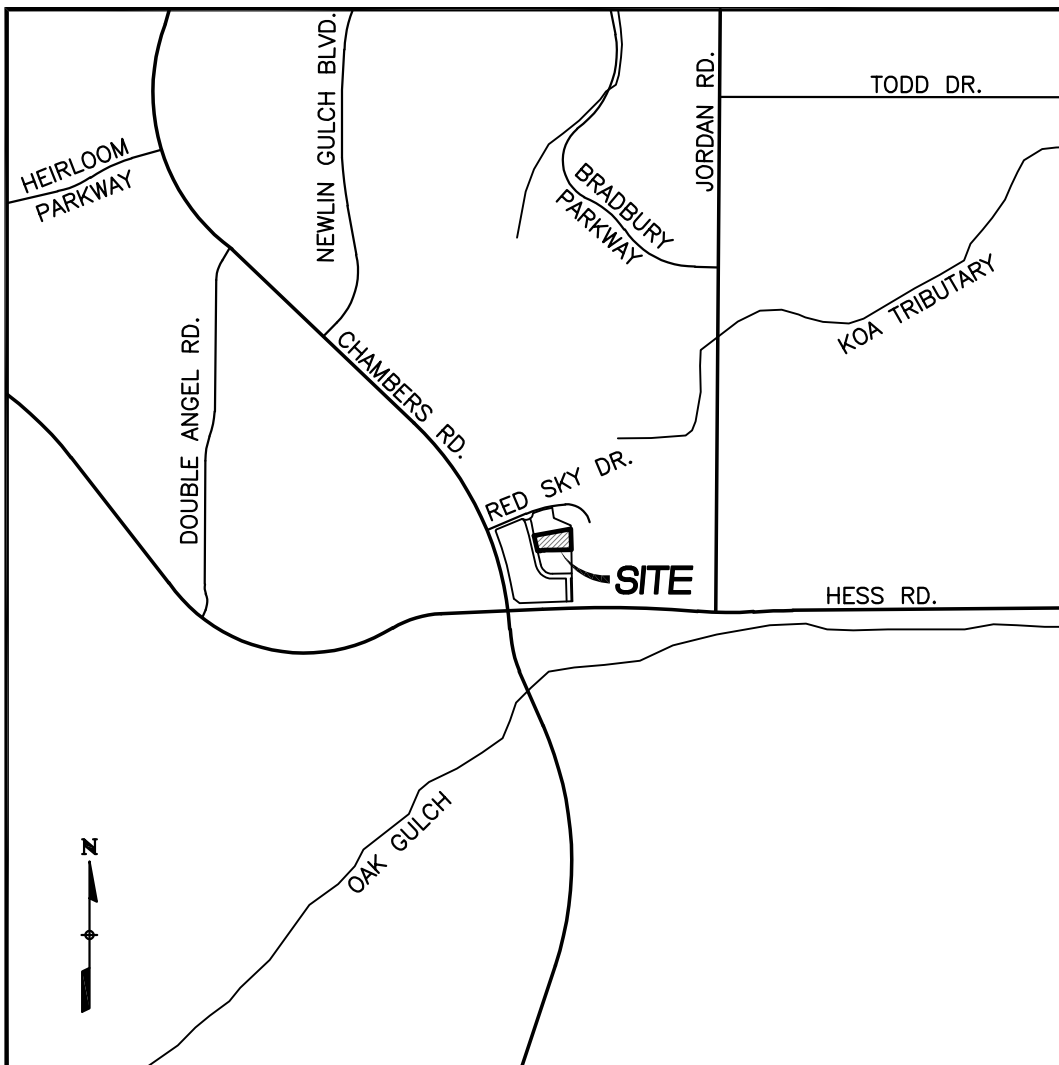
Revised

☐ Example Title block:

LOT 2 OF DOUGLAS 234 FILING NO.6
CARWASH SITE PLAN
LOCATED IN SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6
SOUTH, RANGE 66 WEST 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 1 OF 2

TOWN OF PARKER STANDARD NOTES

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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."
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- 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.
- 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.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDERS' OFFICE.



VICINITY MAP

SCALE: 1"=2000'

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.)
MAXIMUM HEIGHT OF STRUCTURES (REQUIRED)	60 FEET
HEIGHT OF STRUCTURES (PROPOSED)	35 FEET (1 STORY)
ZONING:	PLANNED DEVELOPMENT (DOUGLAS 234)
PROPOSED USE:	RETAIL

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT (WEST)	20 FEET	70.3 FEET
SIDE (NORTH)	10 FEET	16.5 FEET
SIDE (SOUTH)	10 FEET	49.3 FEET
REAR (EAST)	10 FEET	127.8 FEET

PARKING ANALYSIS	REQUIRED	PROVIDED
TOTAL PARKING	32 (1/500 SF)	53
STANDARD PARKING (9' x 18')	50	50
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	29,574 S.F. (43.2%)
GROUND COVERAGE BY LANDSCAPING	23,037 S.F. (33.6%)

OWNER/DEVELOPER

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

CIVIL ENGINEER/SURVEYOR

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

ARCHITECT

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

LANDSCAPE ARCHITECT

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

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: 1.080017
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
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C4	GRADING PLAN
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C6	FIRETRUCK ACCESS PLAN
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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

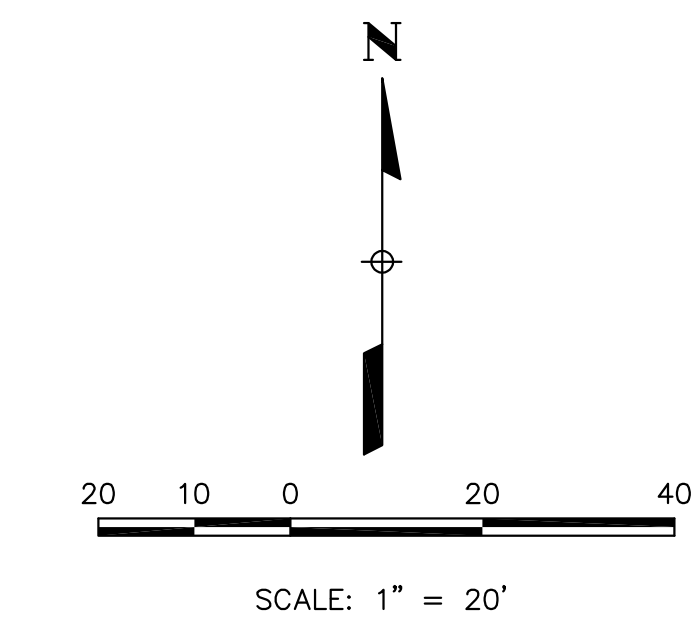
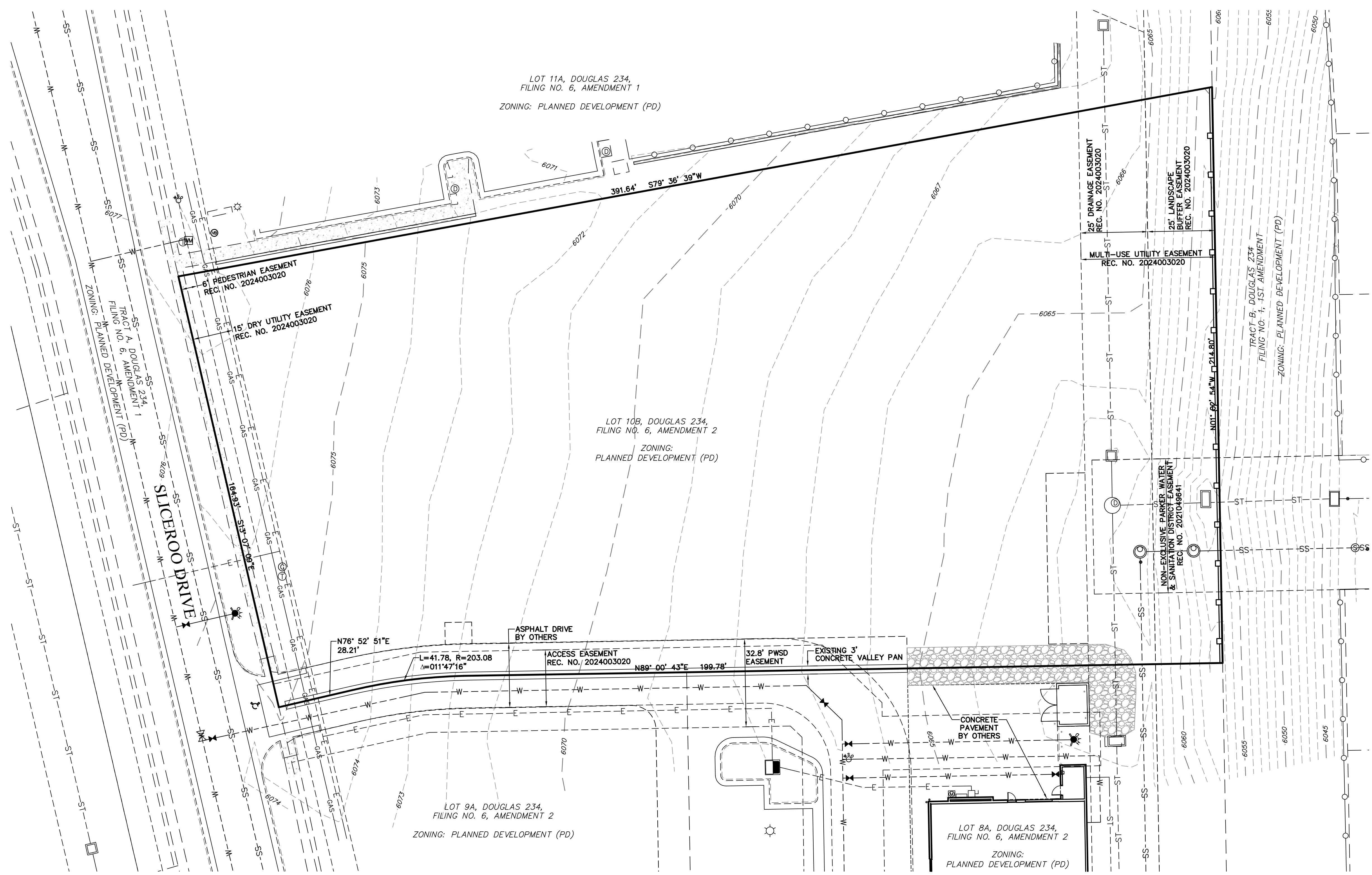
COVER SHEET
DOUGAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: APRIL 10, 2026
SHEET C1

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

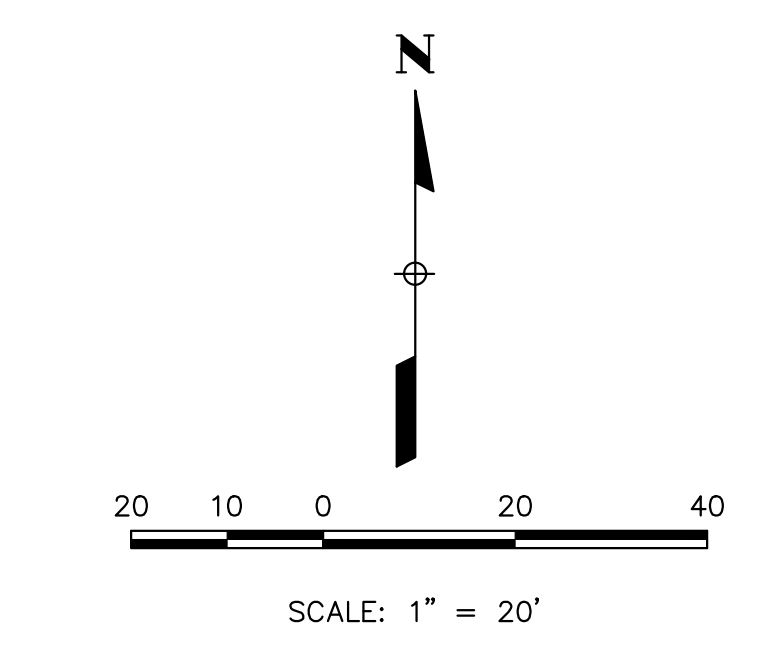
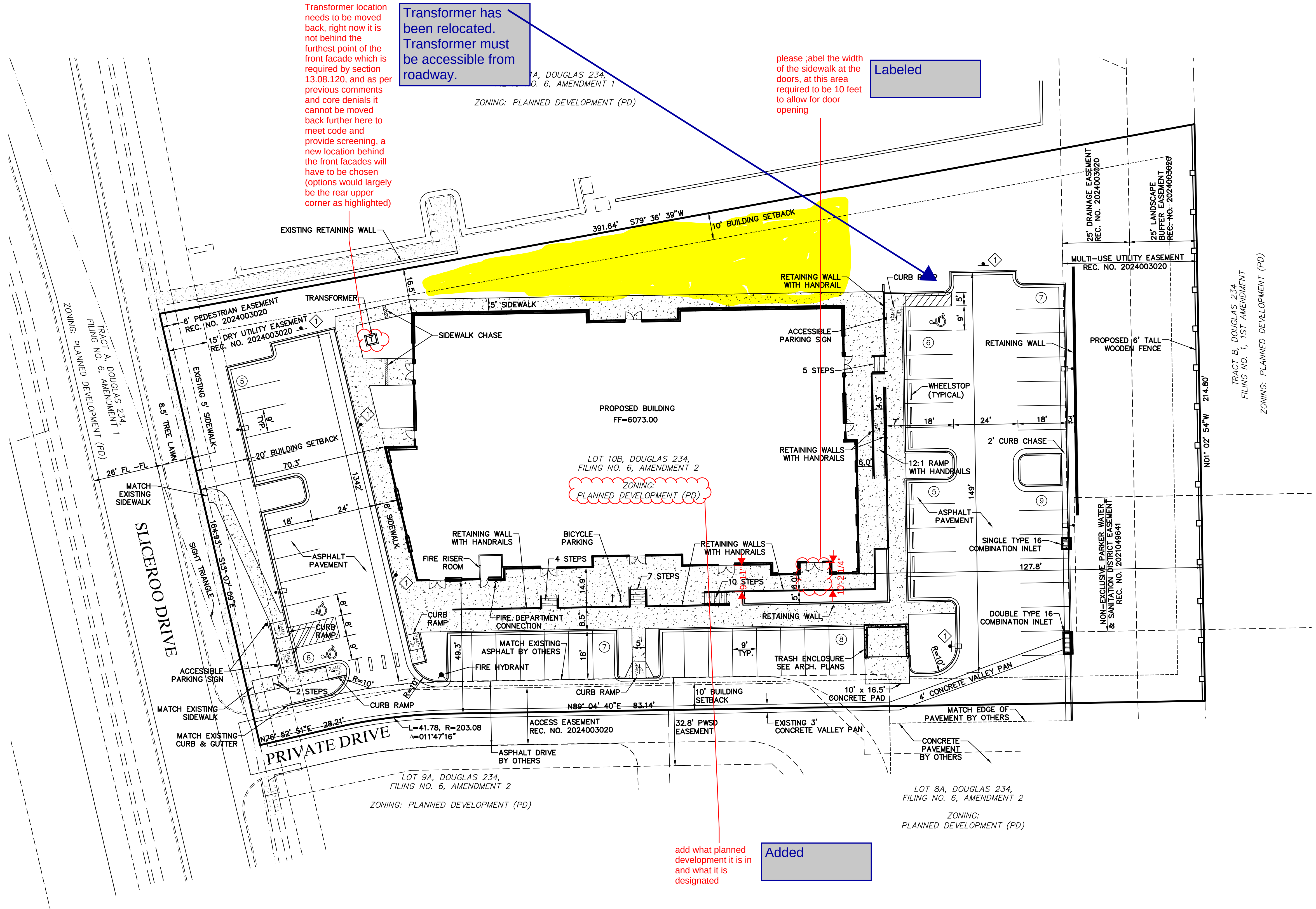


LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC

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 6 FEET IN HEIGHT.

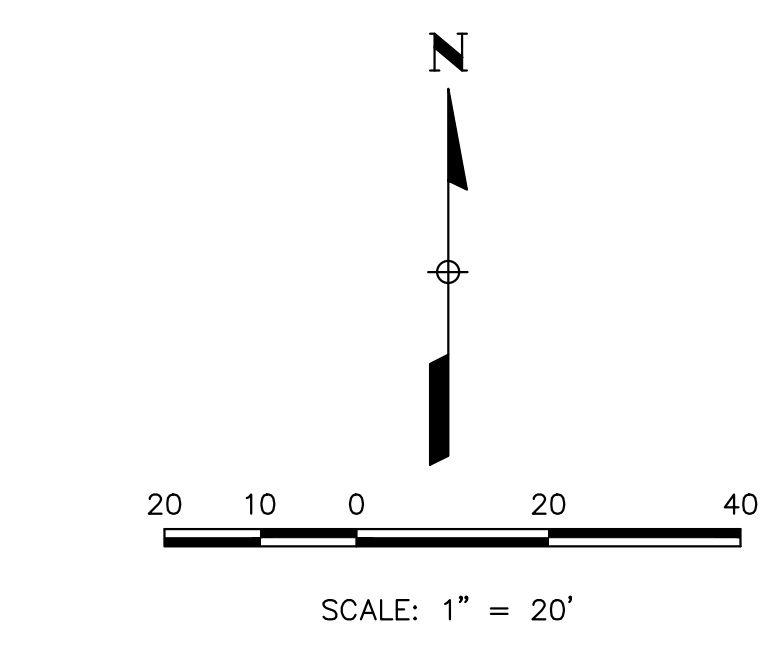
SITE PLAN

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

please note positive
drainage thorough
grade cert is
reviewed in building
permit process.
Drainage numbers
shown here have not
yet been reviewed
by planning

Understood



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

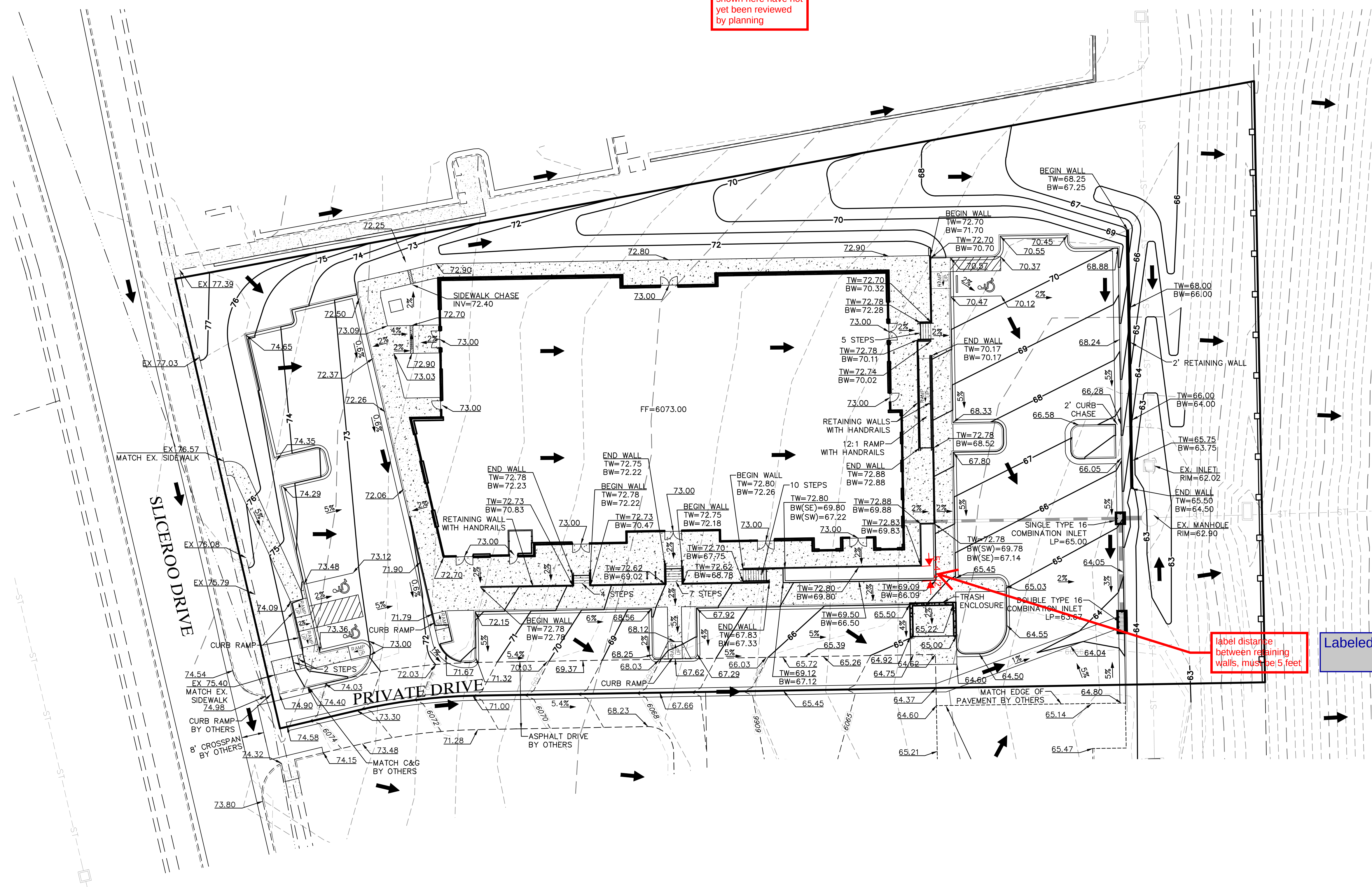
1. ALL SPOT ELEVATIONS ARE AT FLOWLINE UNLESS OTHERWISE NOTED.

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: APRIL 10, 2026
SHEET C4

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



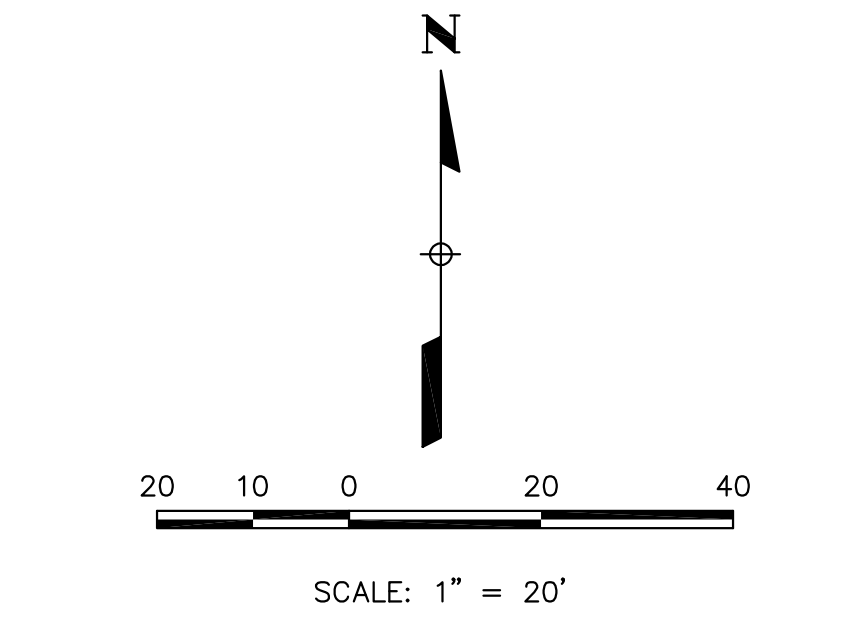
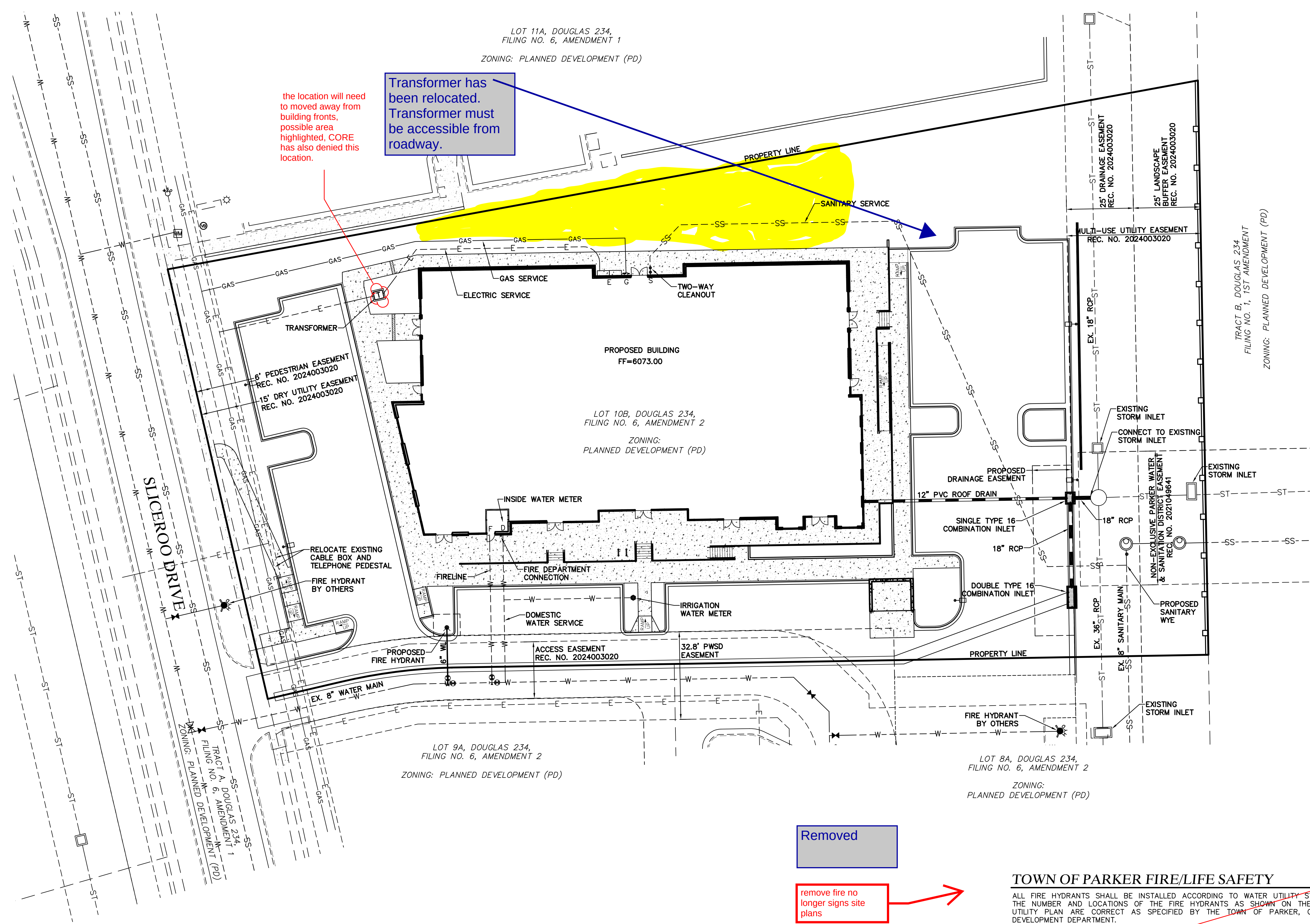
label distance
between retaining
walls, must be 5 feet

Labeled

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

Removed

remove fire no longer signs site plans

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.)

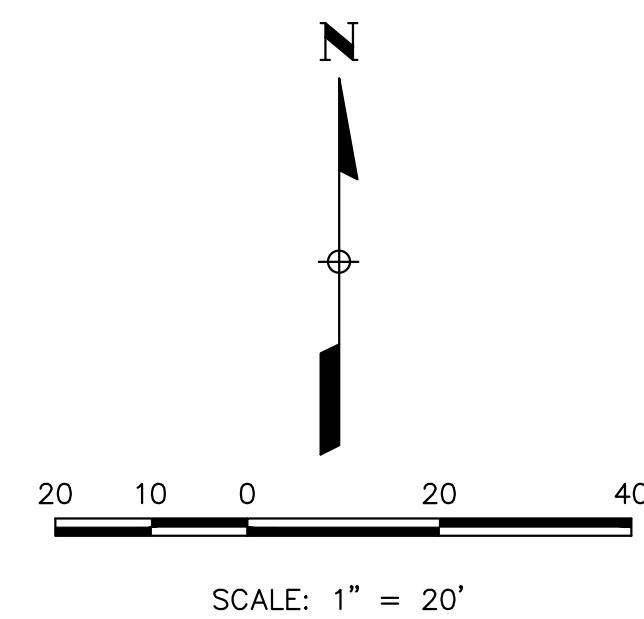
UTILITY PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: APRIL 10, 2026
SHEET C5

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

SITE PLAN

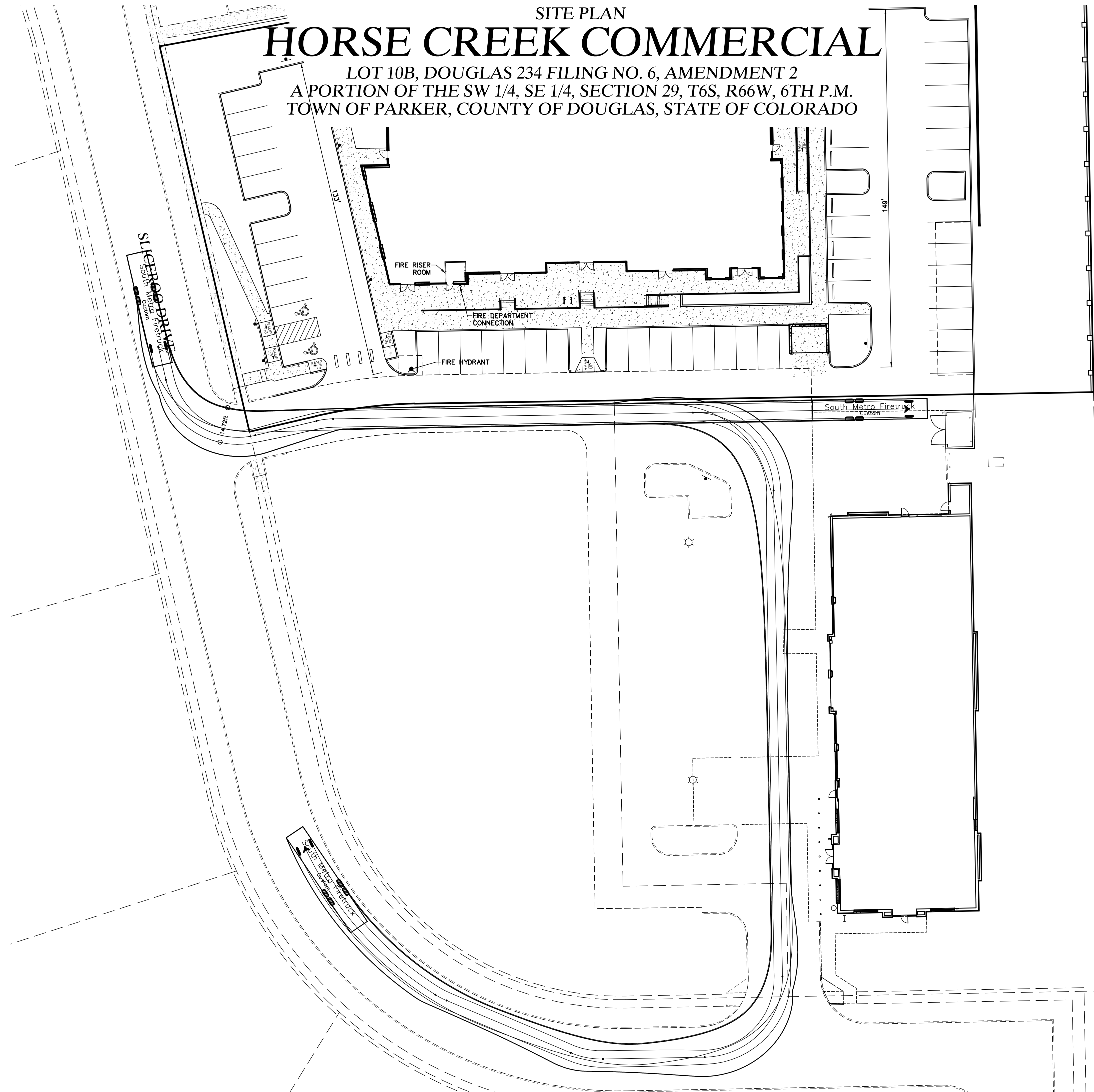
HORSE CREEK COMMERCIAL

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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



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: APRIL 10, 2026
SHEET C6

**Vermilion
Peak
Engineering**
Civil Engineering & Land Surveying
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Highlands Ranch, CO 80129
720-402-6070 / vermillionpeak.com

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
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS

- NATIVE GRASS
- 3/4" - 2" RIVER ROCK MULCH
- BLUEGRASS TURF
- WOOD MULCH
- 6" Fence

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

REMOVED.

bluegrass turf no longer allowed by parker water and san following new state law, please remove

PROPOSED PLANT LIST

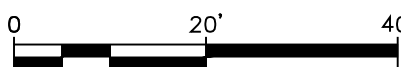
PLANTING SCHEDULE

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	4	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	5	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal	15'-20'	B & B	M
Evergreen	JV	8	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 Spirea	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	10	Juniperus sabino '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	88	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal		18" OC	L
	HHR	8	Hermerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 Gal		18" OC	L
	KA	37	Calamagrostis X Acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L

bluegrass turf will prevent you from being given a irrigation meter by parker water, please replace.

REVISED TO ROCK MULCH.

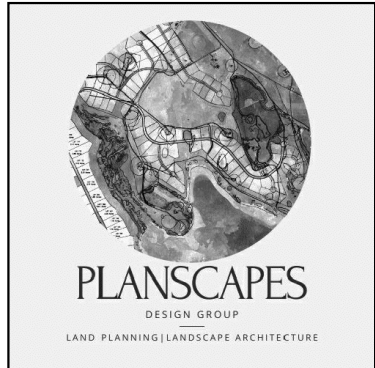
Scale: 1"=20'



P3 buffer planting requirements not met. PWSD usually allows planting of shrubs and grasses in their easements. Please check with easement holder and ensure numbers are met.

PLANTINGS REVISED.

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

BUFFER TYPE ADDED.

label required buffer types and label required planting area width, east P3- 25 feet and 1 tree per 20 If 50% evergreen 5 shrubs per 20 If

NOTED ADDED.

please add a note that south perimeter not required as it shares a drive aisle.

REVISED.

no evergreen requirement for a P1

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**

REVISED.

p2 buffer requires 10 foot planting area, 1 tree per 25 lf and 25% evergreen, and 5 shrubs per 25 lf

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

REVISED.

does not equal 53 shrubs in replacement value as One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub, this only substitutes for 20 shrubs, more plantings will be necessary either here or elsewhere on the property credited to here to make up.

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.

REVISED.

25% evergreen requirement for a P2 buffer

30 shrubs would be required at 150 linear feet with 5 shrubs required every 25 lf

REVISED.

REPLACED W/ NATIVE GRASS SINCE IRRIGATED TURF IS NOT PERMITTED.

streetscape also required 75% living plant material, please show this is met, also a minimum of 3 tree species required per block of streetscaping.

REVISED.

1 tree and 5 shrubs are required

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	46	
SHRUBS 5/1,500 sq ft	79	122	
MAX. IRRIGATED TURF = 15%	1,155 sq ft max.	567 sq ft	
EVERGREEN TREES	25% - 50% OVERALL 40% - 60% PERIMETER	13 EVERGREEN / 46 TREES 10 EVERGREEN / 22 TREES	28% OVERALL 45% PERIMETER
75% OF LIVE COVER	7,704 sq ft	17,826 sq ft	

REVISED.

1 tree and 5 shrubs are required in every landscaping island. If a tree cannot be placed because of utility conflict, 1 tree can be substituted for 10 shrubs. Also minimum size for a landscape island is 162 sqft, this can include planting area and sidewalk adjacent to the island to meet the numbers. Please ensure all landscape islands meet the minimum size

does not have to be on site plan.

REMOVED.

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

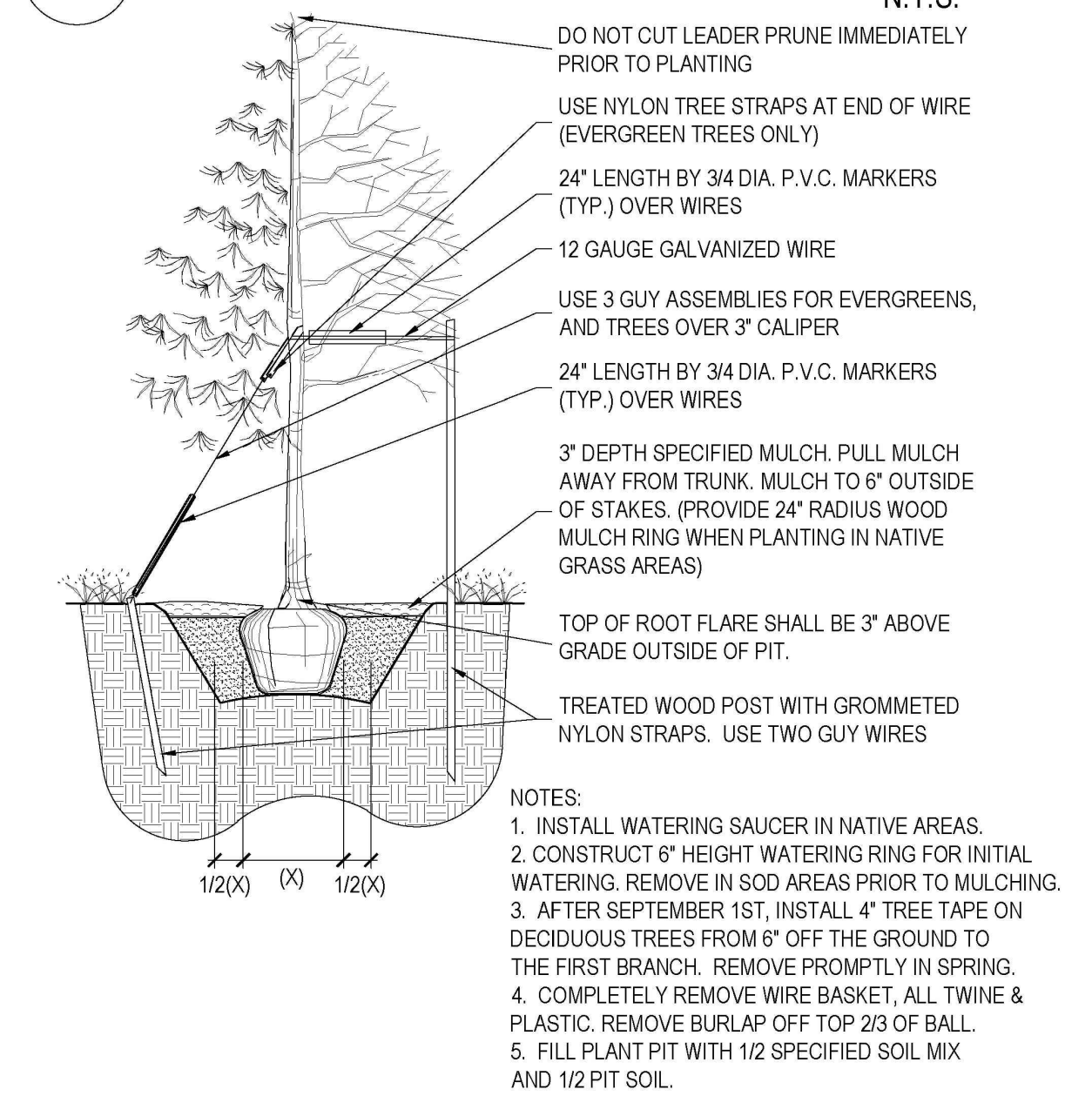
PARKING LOT LANDSCAPING				
PARKING ISLAND AREA SF	REQUIRED (1 tree & 1 shrub/162 SF)		PROVIDED	
	10% (1,862 SF)	10% (1,892 SF)		
222	1	5	1	7
168	1	5	1	5
192	1	5	1	5
153	1	5	1	5
84	0	5	0	5
84	0	5	0	5
355	2	5	2	6
162	1	5	1	5
163	1	5	1	5

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

PWSO WATER CALCULATIONS							
LANDSCAPE AREA	HIGH WATER TURF (6,000 SF) = 1 SFE	LOW WATER NAT. GRASS & TREES 10,000 SF = 1 SFE	DRIP IRRIG. AREA (20,000 SF = 1 SFE)	NON-IRRIG. AREAS	SUB-TOTAL OF AREAS	PWSO ONE SFE PER 6000	SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.)
23,768 SF	784 SF x 1 = 784 SFE	0 SF x 1 = 0	11,430 SF x .3 = 3,429	0 SF x 0 = 0	3,429	6000	.6 SFE's

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS

N.T.S.

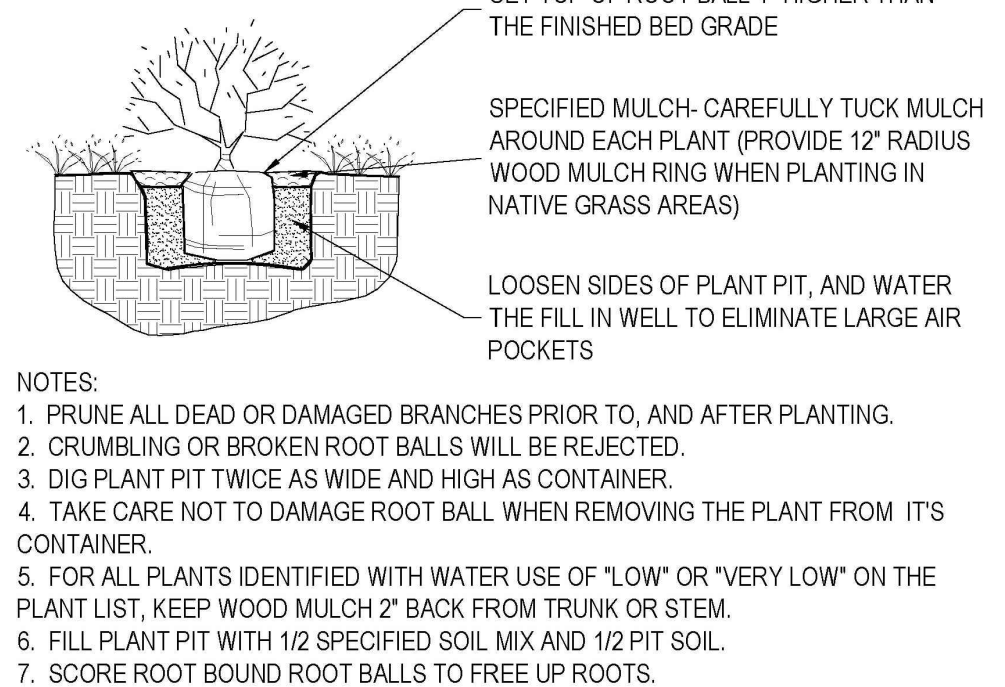


B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON

N.T.S.

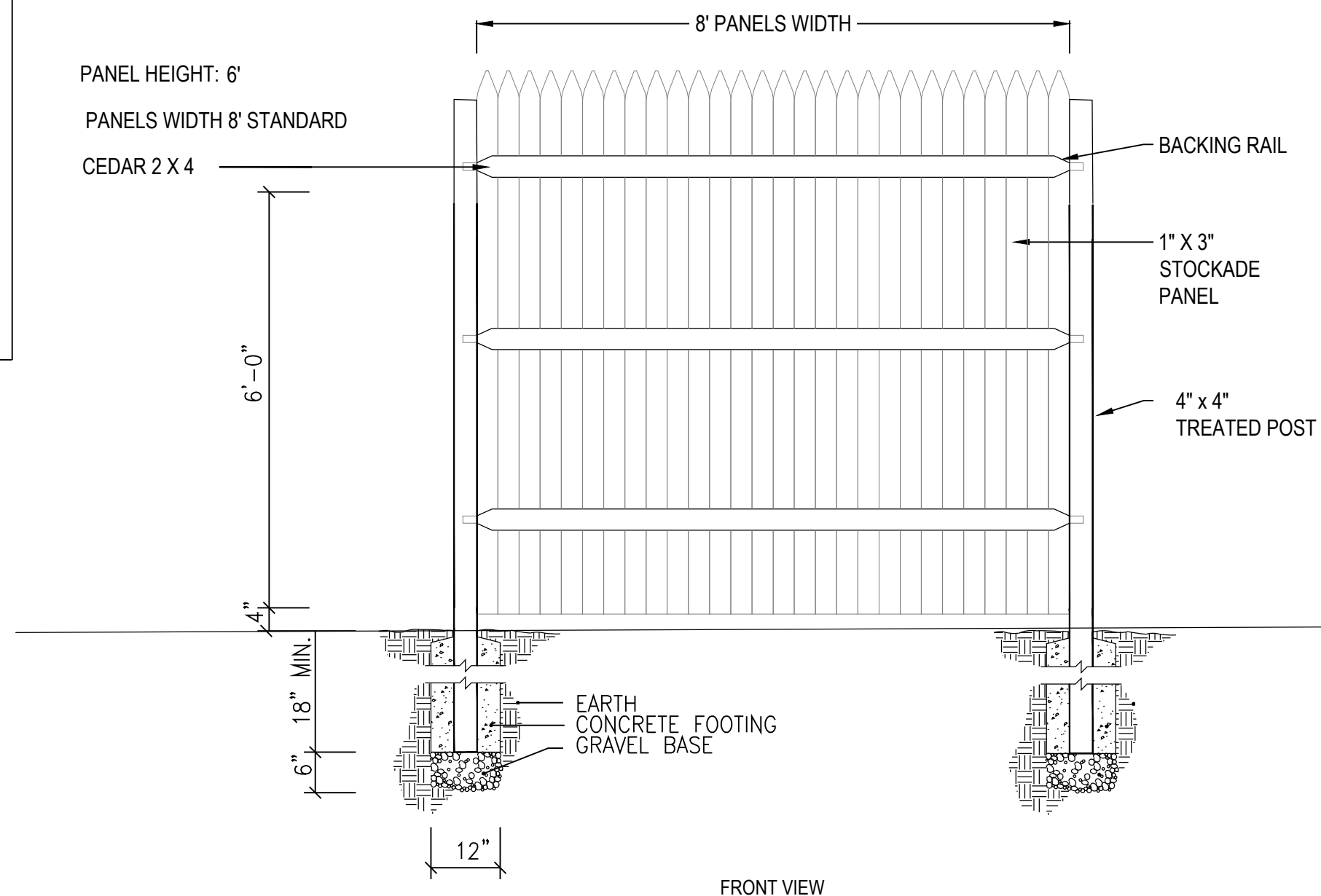
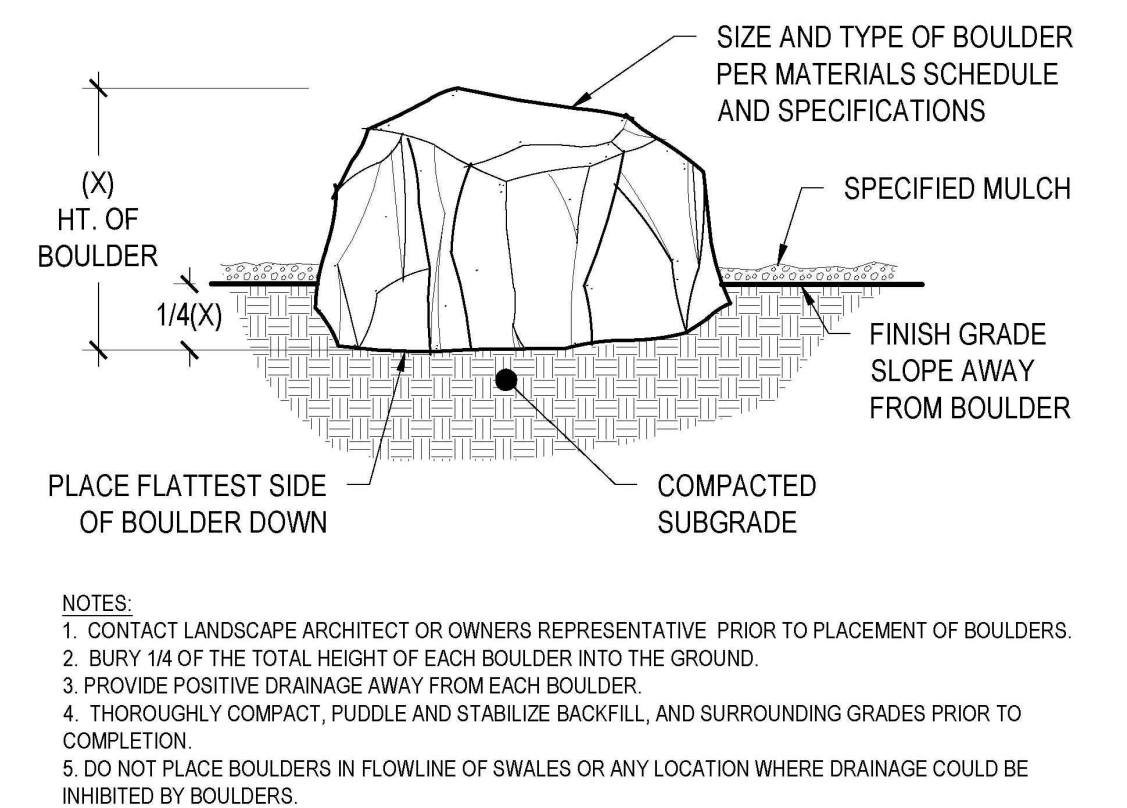
COMMENT REVISED.

longer provide irrigation meters for nonfunction and non native turf



C LANDSCAPE BOULDER

N.T.S.



NOTES:

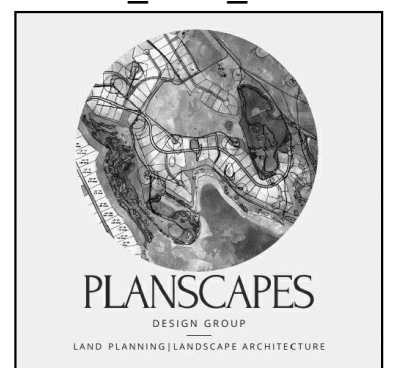
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWING.
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER LANDSCAPE PLAN HORSE CREEK 4.7.26.

D

CEDAR PRIVACY FENCE

DESIGN: STOCKADE PANEL

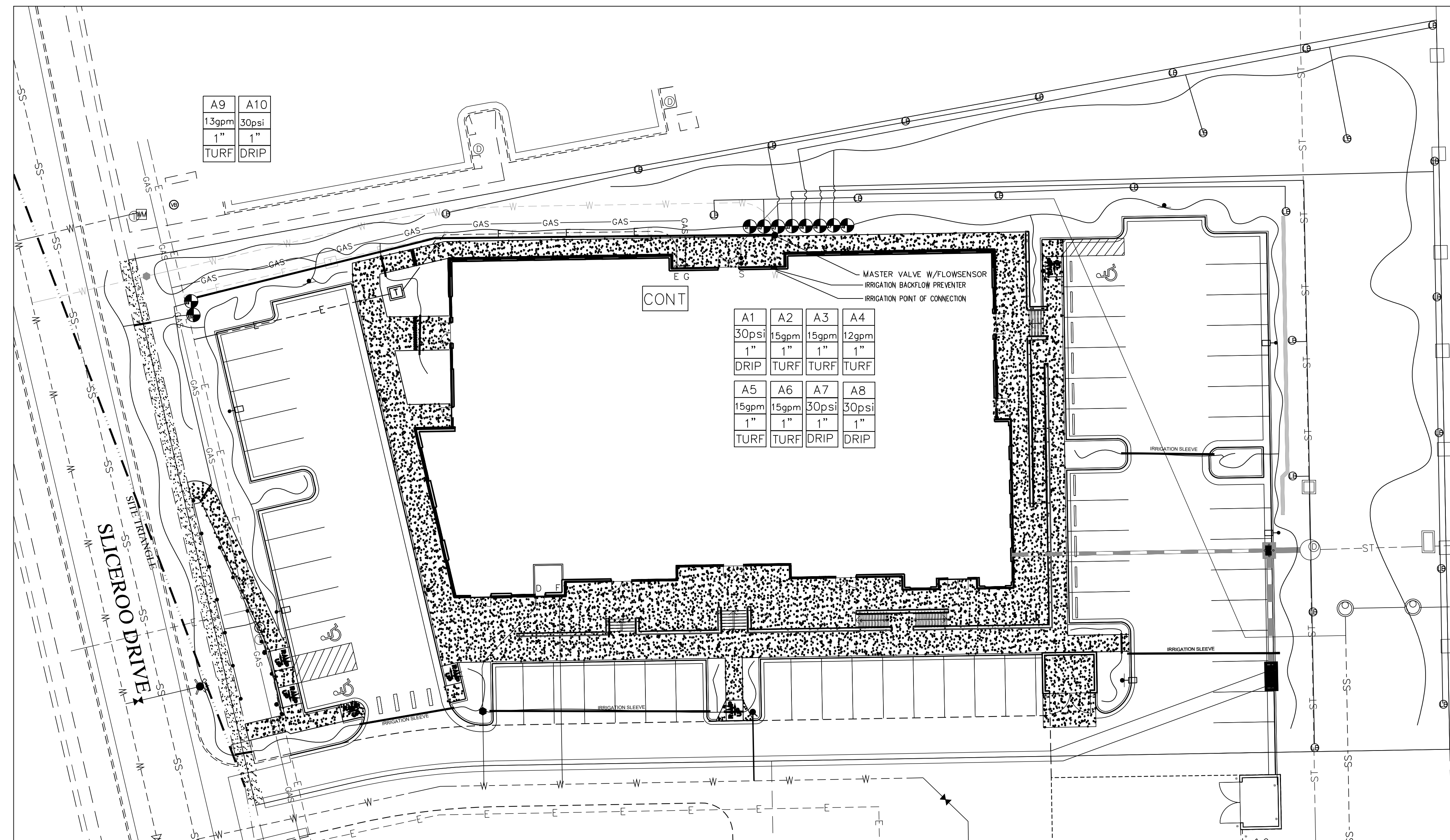
LANDSCAPE PLAN
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: OCTOBER 2, 2025
SHEET _ OF _



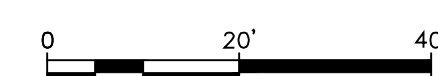
SITE DEVELOPMENT PLAN

HORSE CREEK OFFICE BUILDING

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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



Scale: 1"=20'



IRRIGATION LEGEND

- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER (SIZE PER PLAN)**
DETAIL "C" IRRIGATION DETAILS SHEET

HUNTER M3500 PRO-D-6-PPRS4-CV
 TURF ROTATOR, 6" P OP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40-PSI, MP ROTATOR NOZZLE ON 3/8" BODY, LB-LIGHT BROWN ADJUSTABLE ARC, 90-120: 60 PSI

HUNTER 120-06-50 3.0
 TURF ROTATOR, 6.0" P OP-UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL RISER, GRAYN CHECK VALVE, STANDARD NOZZLE: 55 PSI, 3.4 GPM, 36" RADIUS

CONTR. **SPRINKLER CONTROL BOX**
DETAIL "C" IRRIGATION DETAILS SHEET

1" FEBCO MODEL 765 BACK FLOW PREVENTER
 SHOWN ON DETAILS SHEET

Hunter Flow-Sync® Sensor

INDICATES CONTROLLER STATION

15
 INDICATES LATERAL DISCHARGE (GPM)

1"
 INDICATES VALVE SIZE (INCHES)

DRIP
 INDICATES LANDSCAPE APPLICATION

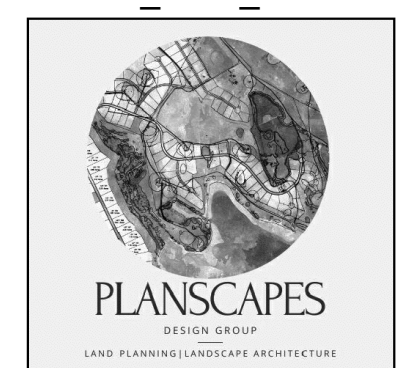
LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
LATERAL PIPE TO EMITTERS: UV RADIATION RESIST POLYETHYLENE (3/4-INCH SIZE, ROUTING DIAGRAM SHOWN WITHIN DRIP HATCHED AREAS

NON-CONNECTING PIPE CROSSINGS

SLEEVE PIPE UNDER PAVEMENT: CLASS 200 PVC 2 INCH AS SHOWN ON DETAIL SHEET

RUN SENSOR
HUNTER SOLAR SYNC WIRELESS SENSOR
DETAIL "C" IRRIGATION DETAIL SHEET

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



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

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

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

max to min ratio for parking lot and drive aisles required to be 6 to 1. Please ensure this is met. Section 13.08.110 Light uniformity. Lighting of parking lots and drive aisles shall have a uniformity ratio of six to one (6:1) (maximum to minimum).

area shows overlap,
please correct to
show numbers of less
than 1 lumen per
square foot at the
property line



(THIS SHEET)

- A. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE TOWN OF PARKER.
- B. 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.
- C. ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0
- D. ALL CALCULATION POINTS ARE AT GRADE.
- E. 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.
- F. 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.
- G. SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
- H. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
- I. 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.
- J. 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.
- K. MOTION-ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.
- L. 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.

**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	AREA (SF)		TRANSPARANCY	
	WALL AREA	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%

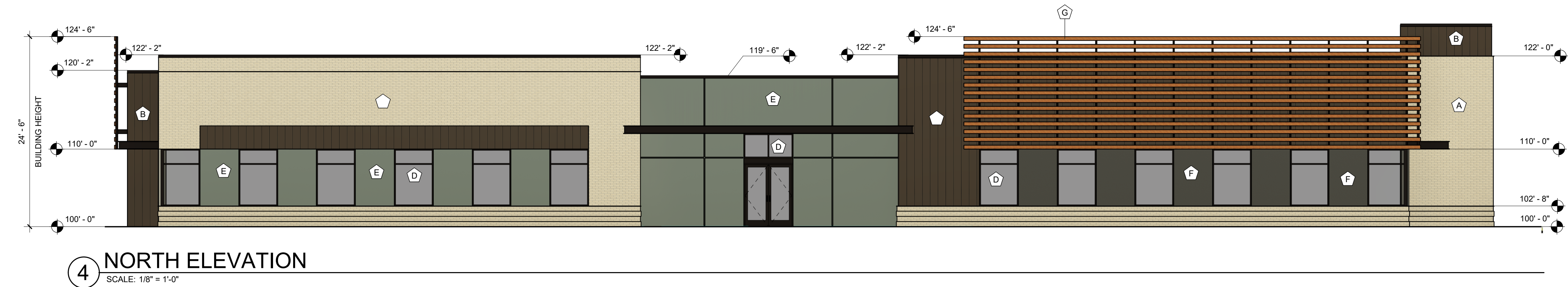
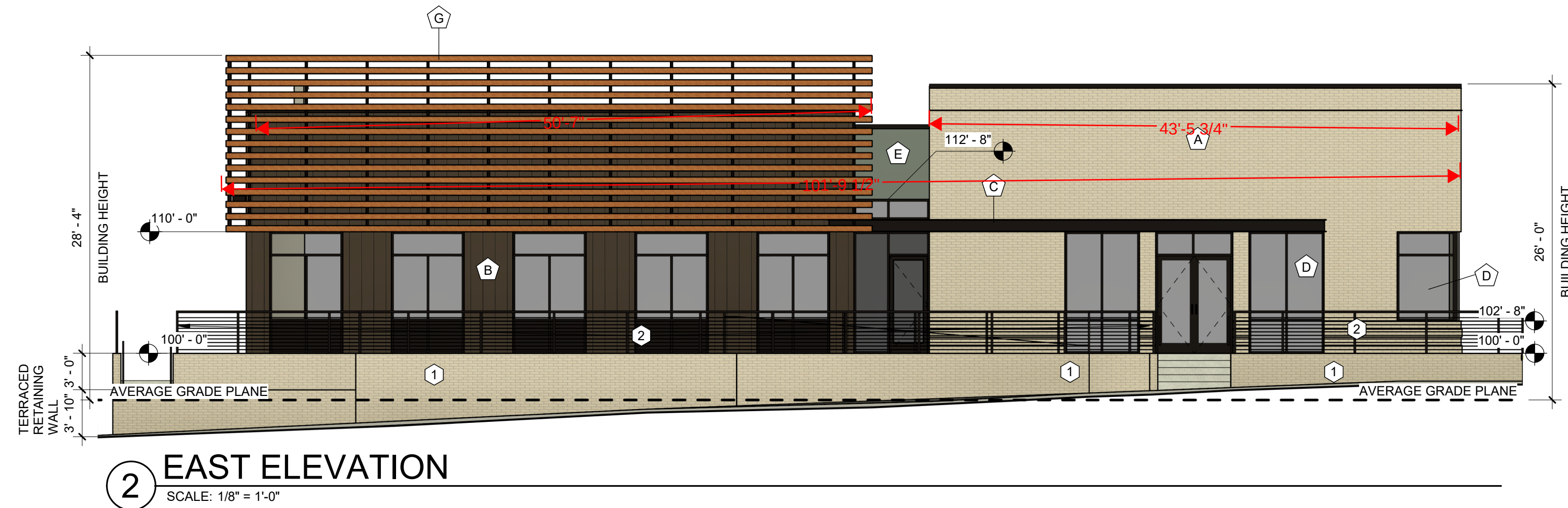
BUILDING ELEVATIONS TRANSPARANCY CALCULATIONS BETWEEN 2' AND 8'				
ELEVATION	AREA (SF)		TRANSPARANCY	
	TOTAL WALL 2'-8" HIGH	TRANSPARANCY 2'-8" HIGH	PROVIDED	REQUIRED MIN.
NORTH	1,055	357	33.8%	25%
EAST	600	323	53.8%	25%
SOUTH	988	680	68.8%	30%
WEST	601	361	60.1%	30%

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	INNOWOOD AMERICAN OAK

KEY NOTES:

1. SITE CAST CONCRETE RETAINING WALL WITH BRICK VENEER FINISH AND PRECAST CONCRETE SLOPED TOP CAP.
2. BLACK PAINTED DECORATIVE STEEL GUARDRAIL AT 42" HIGH. SEE DETAIL.

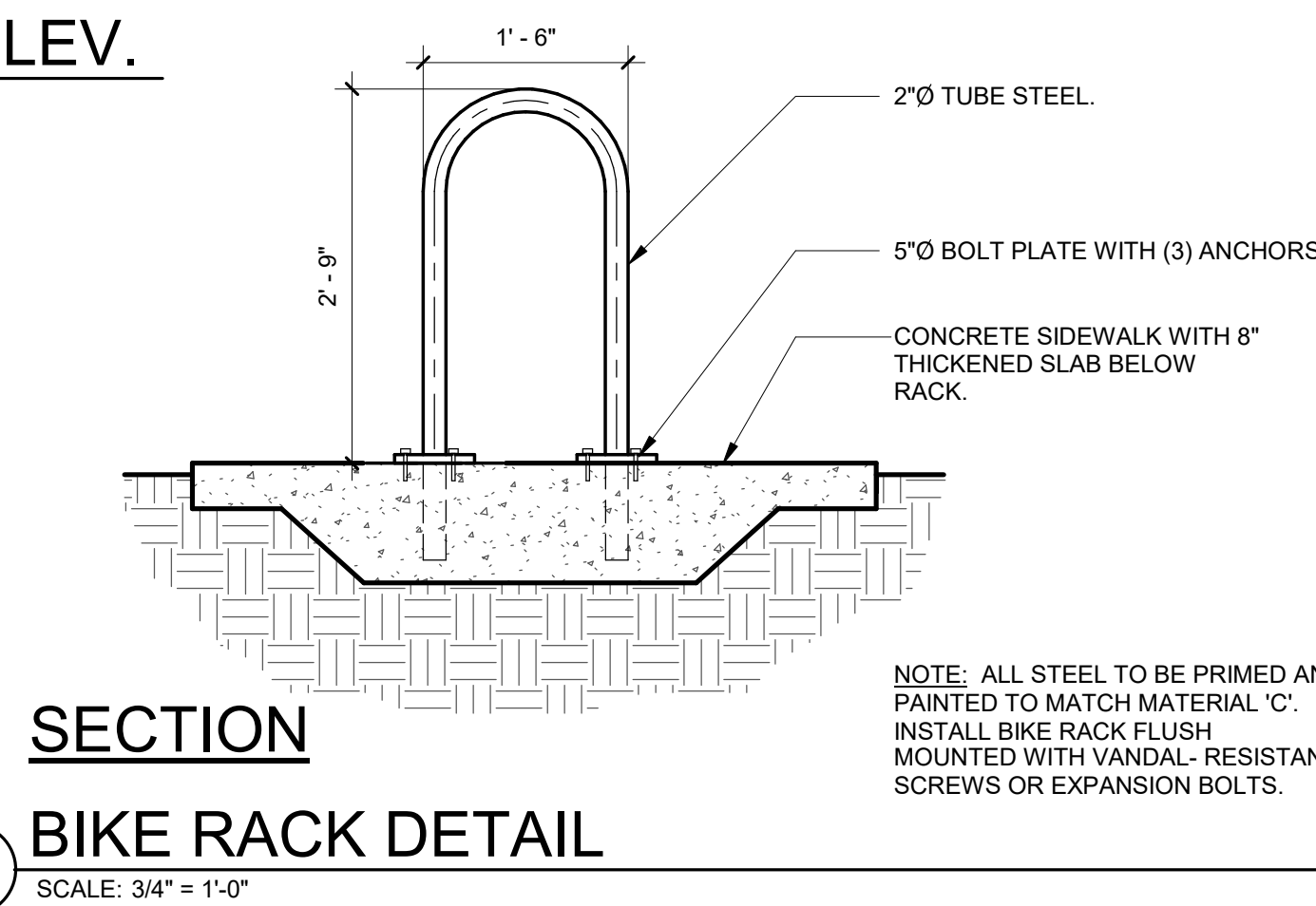
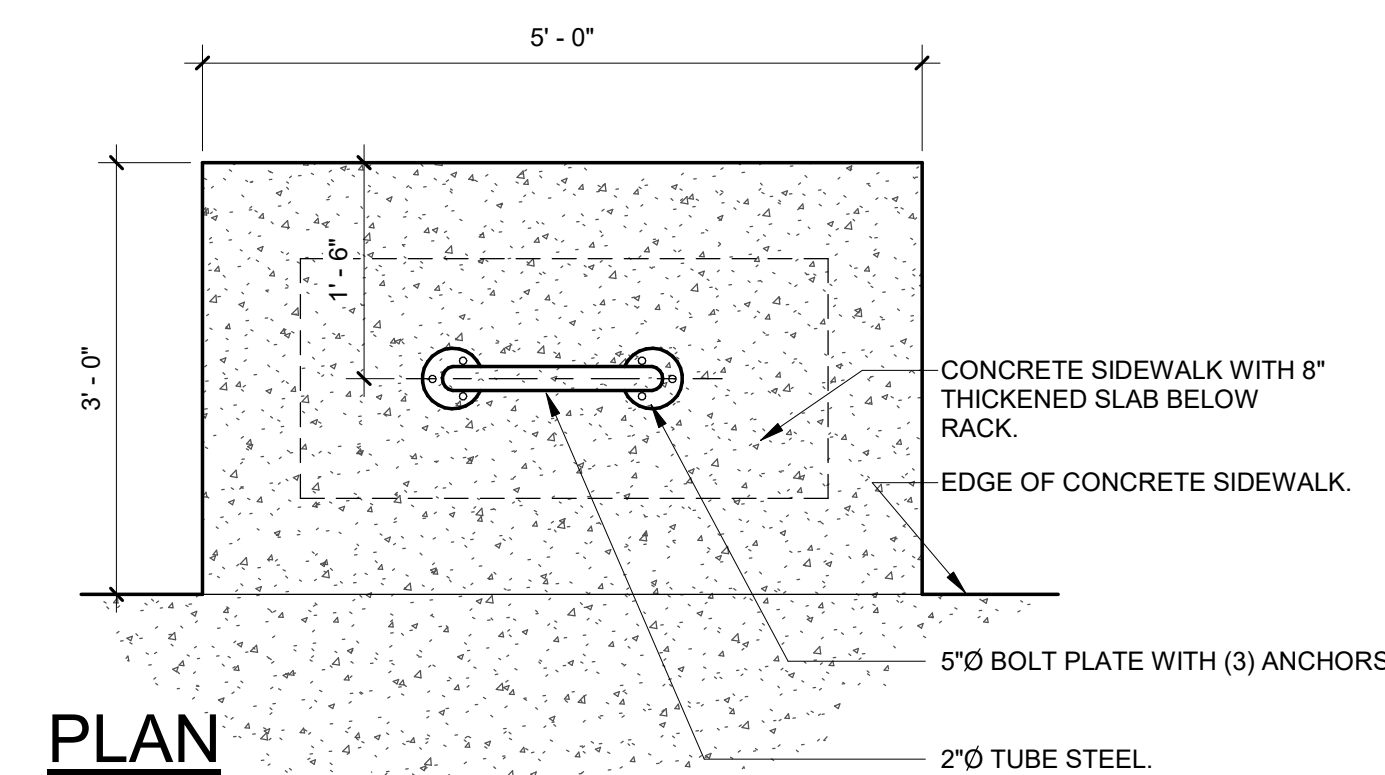
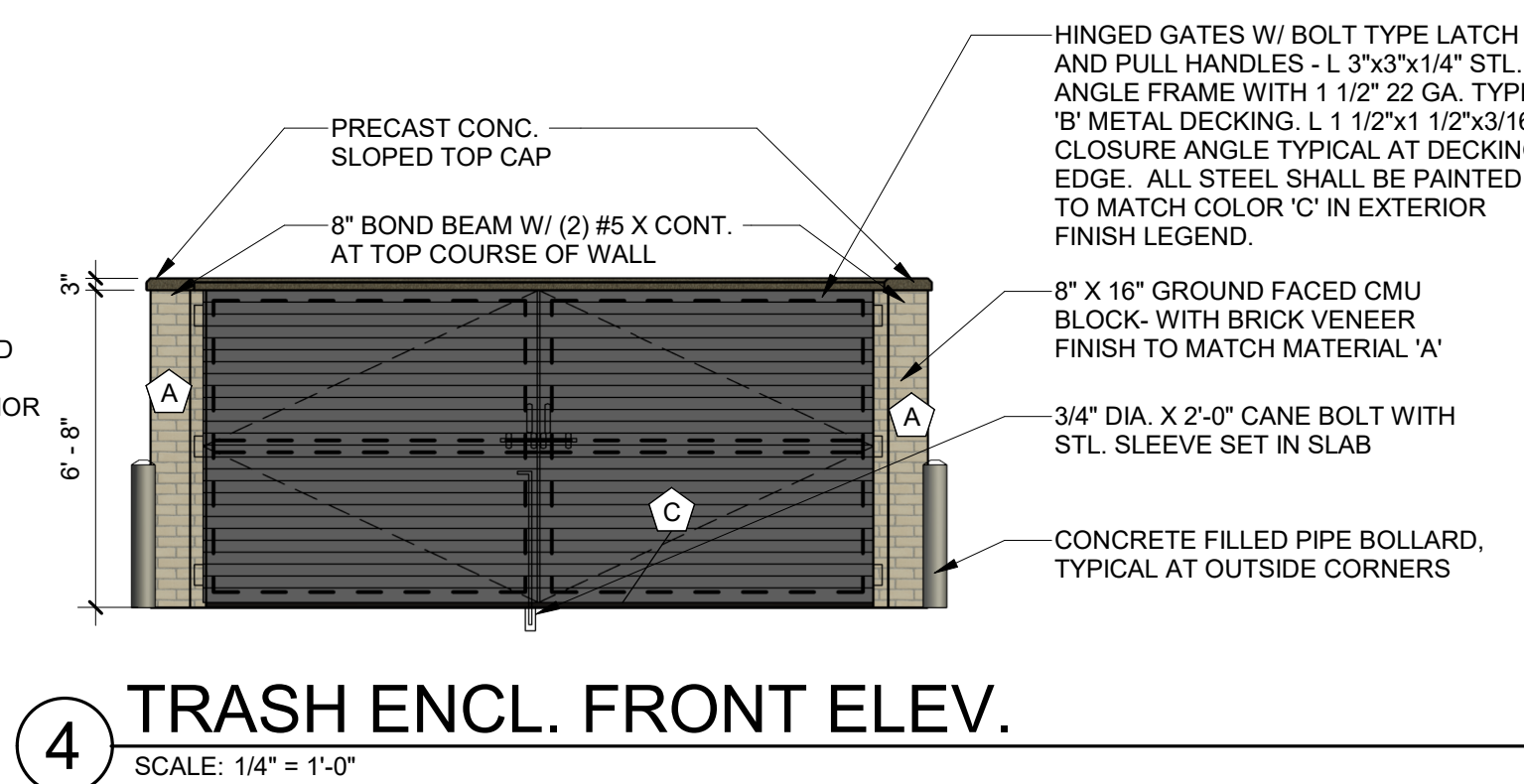
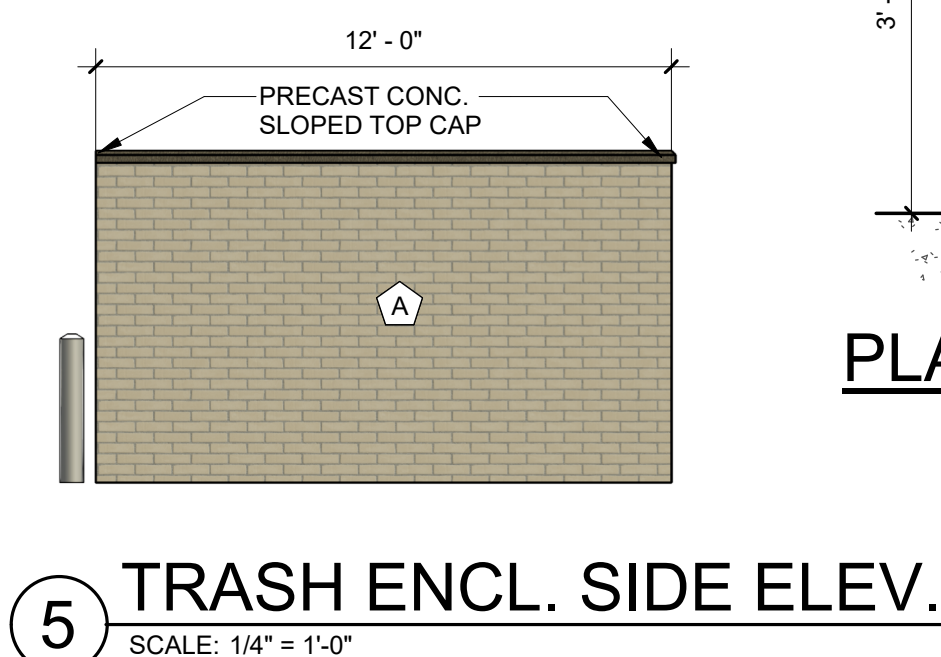
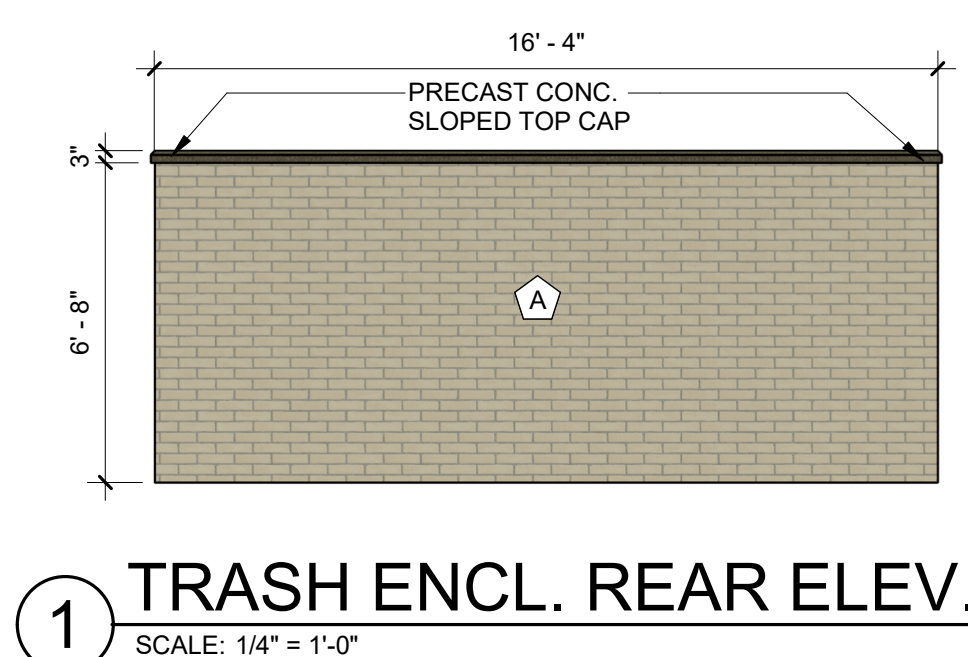
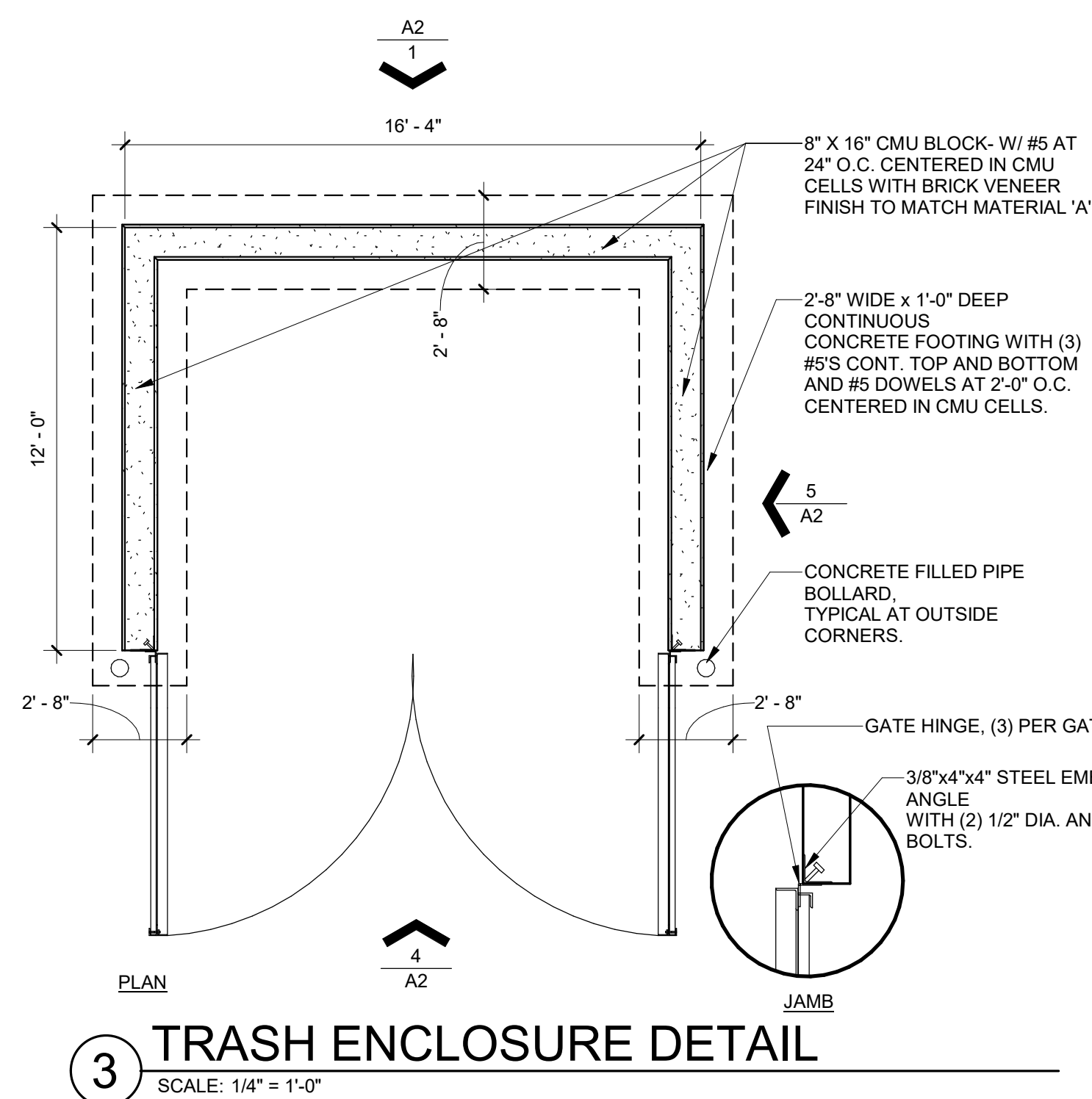


EXTERIOR ELEVATIONS
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: APRIL 9, 2026

SITE PLAN

HORSE CREEK COMMERCIAL

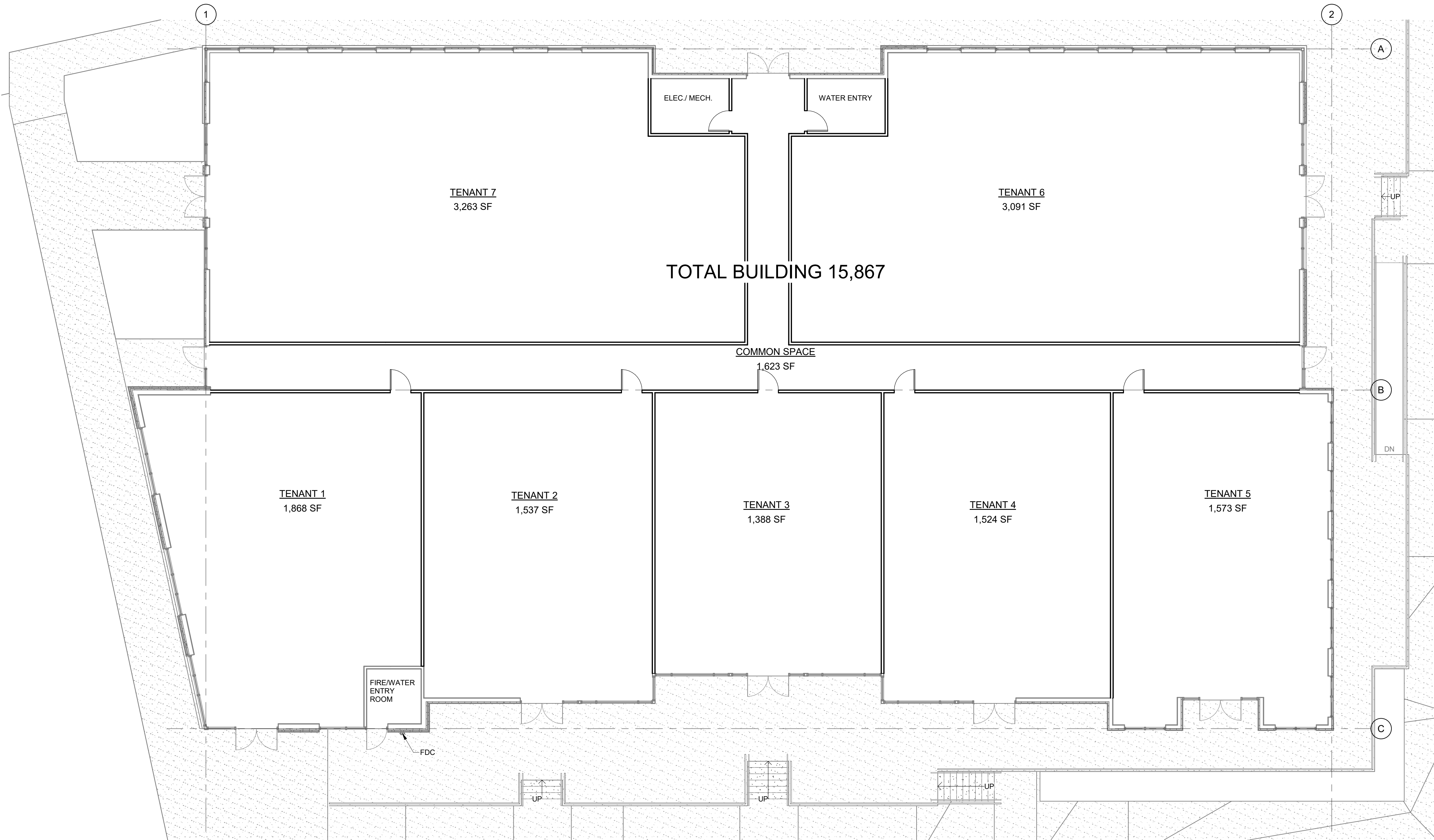
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HORSE CREEK COMMERCIAL

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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: APRIL 9, 2026



Project Number: **SP25-021**

Description: **Douglas 234 F6 AMD 2 L10B - Multitenant Commercial Building**

Applied: **2/19/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: **PARKER, CO 80134**

Status: **UNDER REVIEW 3**

Applicant: **ADRAGNA ARCHITECTURE**

Parent Project: **SUB23-012**

Owner: **VR SLICEROO LLC**

Contractor: **<NONE>**

Details:

The applicant, Adragna Architecture, is proposing a Site Plan for a 15,877 sq. ft. commercial building. The site is located northeast of Hess Road and Chambers Road.

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
2/24/2025	3/4/2025	3/4/2025	COMPLETENESS REVIEW	Amber Wood Hicken	REVISIONS REQUIRED	Fees
Notes:						
4/7/2025	4/7/2025	4/9/2025	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
2/19/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
2/19/2025	2/25/2025	3/5/2025	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
Review Group: SP						
10/6/2025	10/22/2025	10/27/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	APPROVED	
Notes:						
Revisions Completed.						



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10/6/2025	10/27/2025	10/27/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	ADVISORY COMMENTS	See uploaded Memo.
Notes: Please provide the name and title of the authorized signatory for drafting of the drainage easement when ready.						
10/6/2025	10/27/2025	10/27/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	COMPLETED	
Notes:						
10/6/2025	10/20/2025	10/27/2025	IREA 20	Brooks Kaufman	DENIED	Town approval for transformer
Notes: The applicant will be required to provide letter approval from the Town of Parker for the transformer location in the front setback. The applicant will be required to update the gas vs electric meter clearances and provide updated drawings for the EUSERC cabinet requirements for the building.						
10/6/2025	10/27/2025	10/27/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
10/6/2025	10/27/2025	10/27/2025	SITE PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes: See planning comments memo.						
10/6/2025	10/10/2025	10/27/2025	SMFR PLANNING 20	South Metro Fire Rescue	APPROVED	
Notes:						
10/6/2025	10/27/2025	10/27/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/20/2026	5/5/2026	5/5/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	ADVISORY COMMENTS	See Notes
Notes: Please provide the NAME and TITLE of the person who is authorized to sign for drafting of the drainage easement (This should be the owner or authorized member of an LLC that owns the property). The draft drainage easement will be sent for review and signature when ready and will be recorded by separate document with the provided exhibit and legal description upon approval of the Site Plan Application. Understand that approved construction plans cannot be released by the Town until the original signed and notarized drainage easement is in hand.						
4/20/2026	5/4/2026	5/5/2026	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	See Notes
Notes: The applicant will be required to relocate the transformer to meet the Town of Parker requirements and meet CORE requirements per the attached Builder Handbook.						



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4/20/2026	5/5/2026	5/5/2026	SITE PLAN - CIVIL	Charles Kudlauskas	COMPLETED	
Notes:						
4/20/2026		5/5/2026	SITE PLAN 20	Elizabeth Steward		
Notes:						
4/20/2026	5/5/2026	5/5/2026	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	COMPLETED	No further comments
Notes:						
Review Group: SP 1ST 20						
4/7/2025	4/25/2025	5/5/2025	BUILDING 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: Typically, accessible parking is required to meet the following: 1106.7 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. The accessible parking provided does not appear to meet these requirements with a direct path to the access; the applicant shall revisit the parking and identify why the accessible parking cannot be provided on the southside of the building, west side of the site in order to meet the requirements of the code. Typical comments are as follows: We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.... Please visit our website for all plan submittal requirements: Plan Review Town of Parker - Official Website (parkeronline.org), and our most current code adoptions. Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin. Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2023 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72 and NFPA 13). NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.						
4/7/2025		5/5/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
Notes:						



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4/7/2025		5/5/2025	COMCAST 20	Butch Buster		
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Notes:

4/7/2025	5/2/2025	5/5/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP25-021 Douglas 234 F6 AMD 2 L10B - Commercial Building– 1st Environmental Review, 5-2-25

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

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker's CBMP Legend of Keys/Symbols, General Notes & CBMP Details (in Alphabetical Order). See link below for layout and use.
2. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1.
3. NO WORK SHALL OCCUR AREAS must be shaded for easy identification.
4. Provide and identify the appropriate type of inlet protection from the Town's four standard types for the existing and proposed inlets on the site and the adjacent site to the south. The site to the south has not been developed and the inlet protection should be for Area Inlets Not in Pavement. See the REDLINED EROSION CONTROL Plan Sheets in eTRAKiT attachments.
5. Please add the additional general note (#9): TOTAL DISTURBANCE AREA = 1.42 ACRES

INITIAL CBMP PLANS

6. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLANS

7. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
8. Identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1 on the Interim and Final plan sheets.

Links:

72-page layout of CBMP Legend, General Notes and Details Link:

https://drive.google.com/file/d/1oE5TRyFktV-bdRygdwIqhwaf3eQJxzs/view?usp=drive_link

4/7/2025	5/2/2025	5/5/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

4/7/2025	5/6/2025	5/5/2025	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
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Notes:



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4/7/2025	4/7/2025	5/5/2025	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NOT APPLICABLE	
Notes: N/A						
4/7/2025	5/1/2025	5/5/2025	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	
Notes: See the attached Referral Comments Report.						
4/7/2025	5/2/2025	5/5/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/7/2025	4/10/2025	5/5/2025	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
4/7/2025	4/28/2025	5/5/2025	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	SeeNotes
Notes: Address all comments in response letter, as required. A written response to this letter shall be uploaded to this application identifying how the modification was made and where/what document and sheet number the correction can be found. Response letter is uploaded to this application.						
4/7/2025	5/4/2025	5/5/2025	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to revise transformer location to meet the Town of Parker requirements. The proposed electric metering location to be revised to meet clearances from gas and door openings. Revise landscape plan to meet the Town of Parker location requirements and CORE's clearance requirements.						
4/7/2025	5/1/2025	5/5/2025	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
4/7/2025	5/2/2025	5/5/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/7/2025	5/5/2025	5/5/2025	SITE PLAN 20	Amber Wood Hicken	REVISIONS REQUIRED	
Notes: see planning comments 01						



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4/7/2025		5/5/2025	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						
4/7/2025	5/2/2025	5/5/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						
Review Group: SP 1ST 20 ADD						
4/7/2025	4/30/2025	5/5/2025	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	see notes
Notes:						
Please see uploaded review letter.						
Please feel free to reach out with any questions you may have.						
Review Group: SP ADD						
10/6/2025	10/21/2025	10/27/2025	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	APPROVED	See notes
Notes:						
Site plans approved PWSD.						