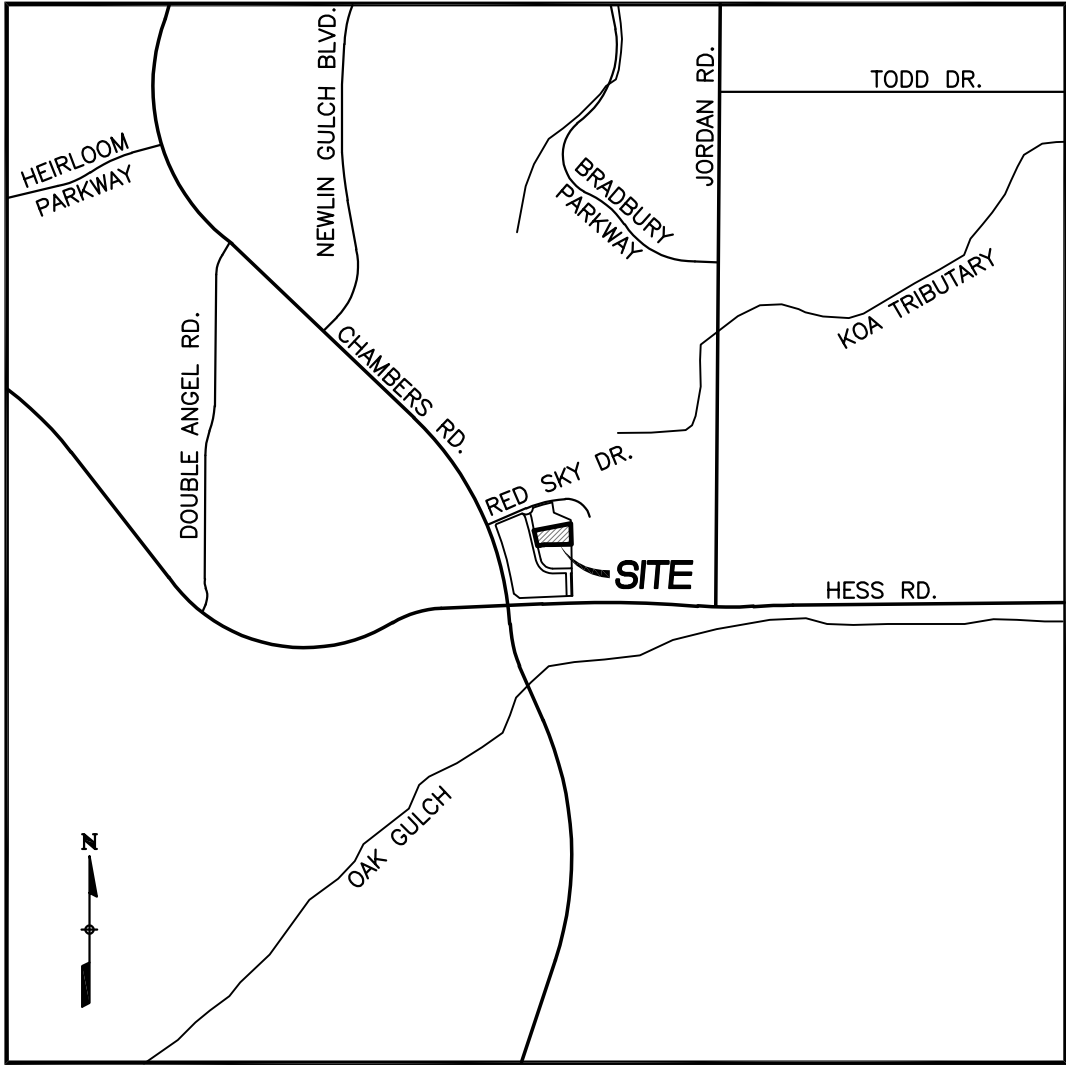


LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 1 OF 15



VICINITY MAP
SCALE: 1"=2000'

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.

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

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
BICYCLE PARKING	REQUIRED	PROVIDED
	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%)
BICYCLE PARKING	GROUND COVERAGE BY LANDSCAPING	23,037 S.F. (33.6%)

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

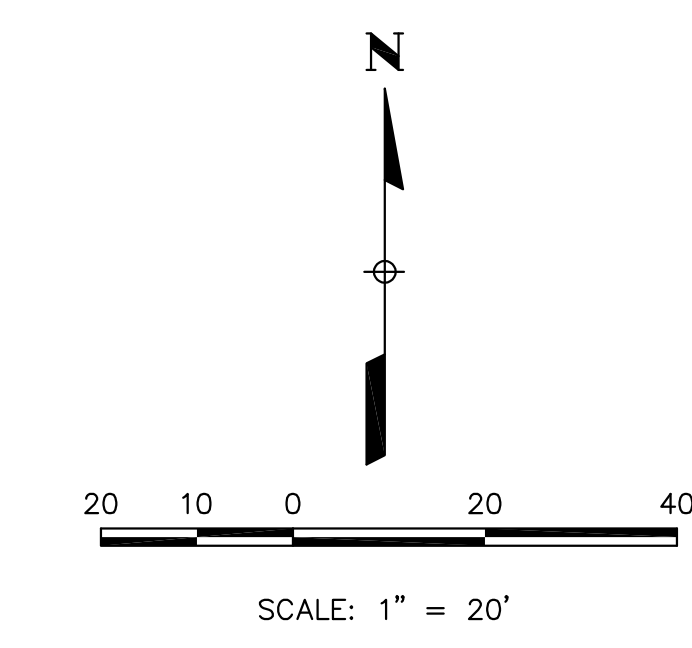
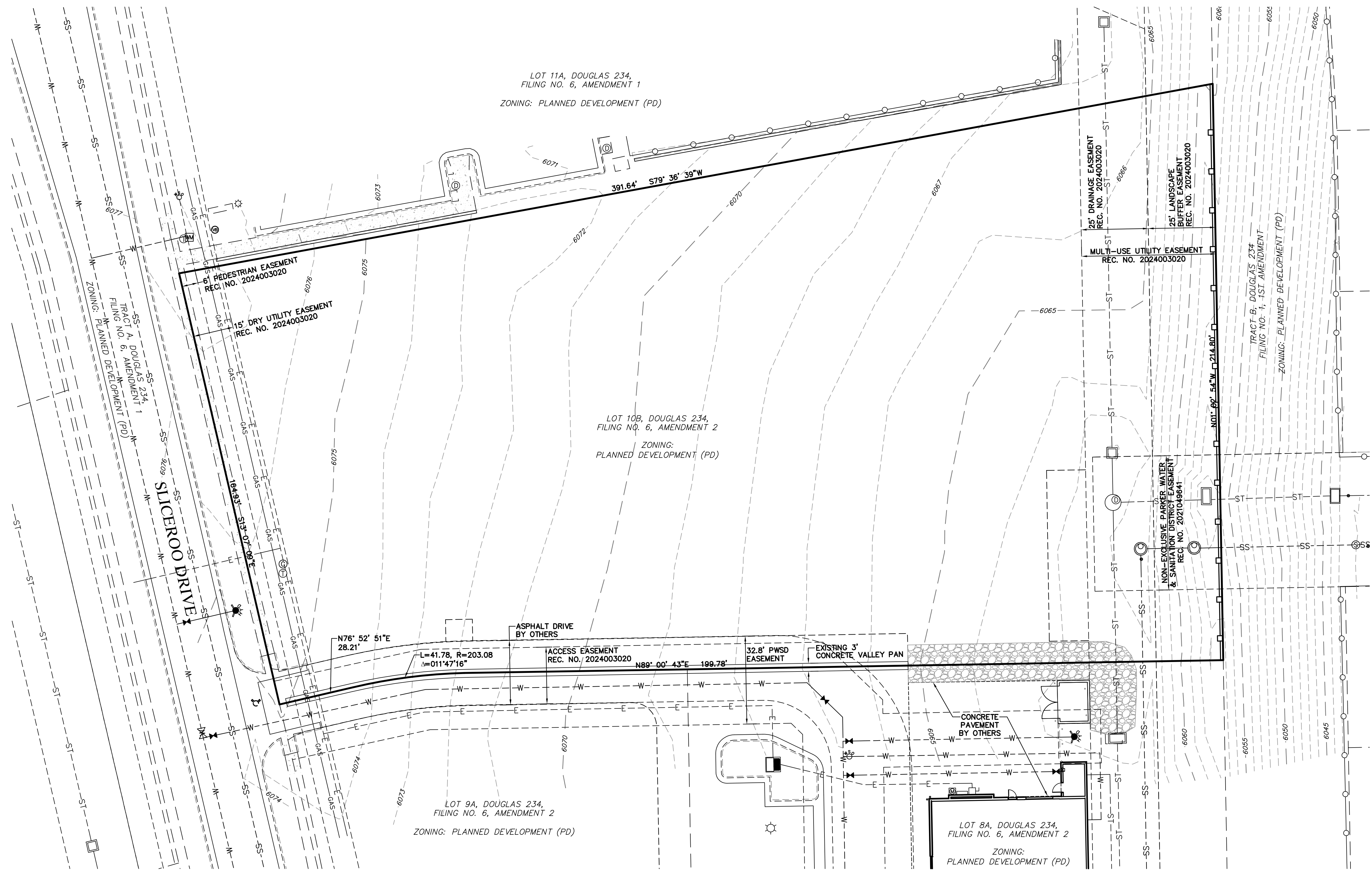
C1	COVER SHEET
C2	EXISTING CONDITIONS MAP
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	FIRETRUCK ACCESS PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE IRRIGATION PLAN
L4	LANDSCAPE IRRIGATION DETAILS
LT1	SITE PHOTOMETRIC PLAN
LT2	SITE LIGHTING CUTSHEETS
A1	BUILDING ELEVATIONS
A2	SITE DETAILS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

PARKING INFORMATION: HORSE CREEK COMMERCIAL						
DESCRIPTION	BUILDING AREA (SF)	REQUIRED				
		RATIO	SPACES			
HORSE CREEK COMMERCIAL	15,877		REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		1 SPACE/500 SF NLA	30	1	1	32
REQUIRED						
			SPACES			
STALL DIMENSIONS			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
9' x 18'			50	2	1	53
TOTAL WITHIN PARKING LOT			50	2	1	53

COVER SHEET
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET C1



LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 2 OF 15

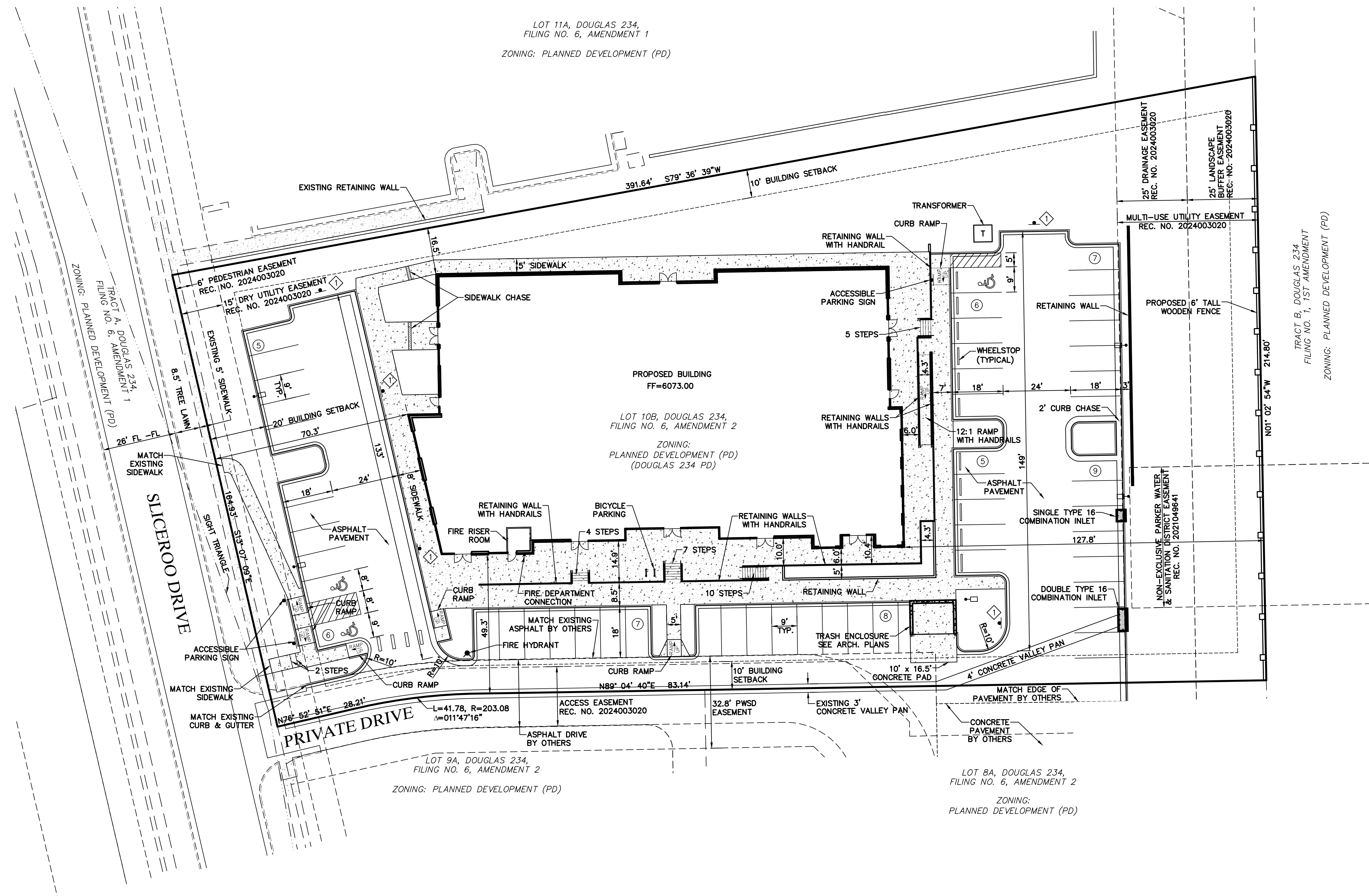


LEGEND	
=====	PROPERTY LINE
=====	EXISTING CURB & GUTTER
-----	EXISTING RIGHT-OF-WAY
-----	EXISTING EASEMENT
-----	EXISTING CONTOUR
-----SS-----	EXISTING SANITARY SEWER
-----W-----	EXISTING WATERLINE
-----GAS-----	EXISTING GAS PIPE
-----ST-----	EXISTING STORM SEWER
-----E-----	EXISTING ELECTRIC

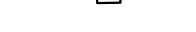
EXISTING CONDITIONS MAP
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET C2

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

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 3 OF 15



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

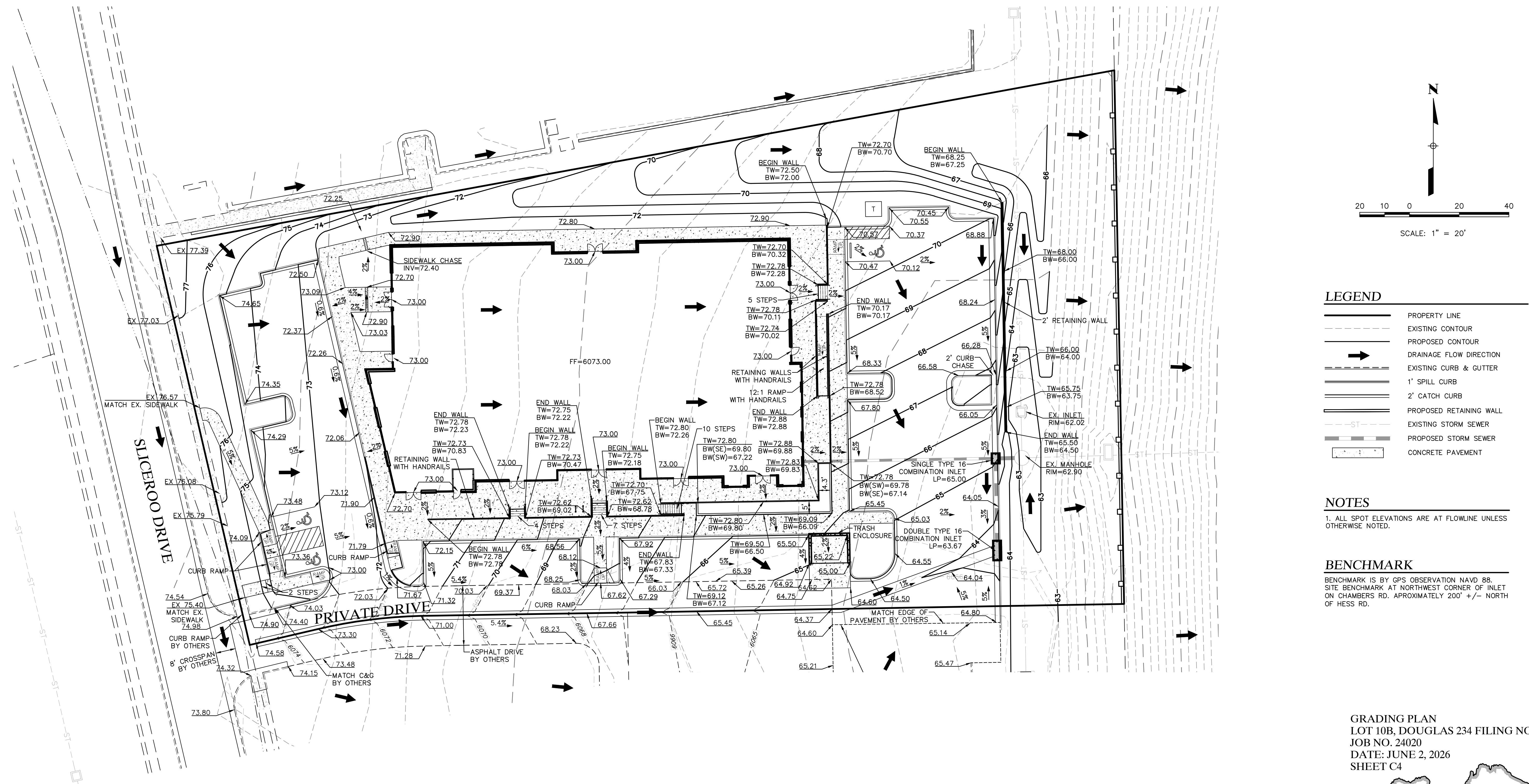
NOTES

1. RETAINING WALLS SHALL NOT EXCEED 6 FEET IN HEIGHT.

SITE PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET C3



LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 4 OF 15



GRADING PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET C4



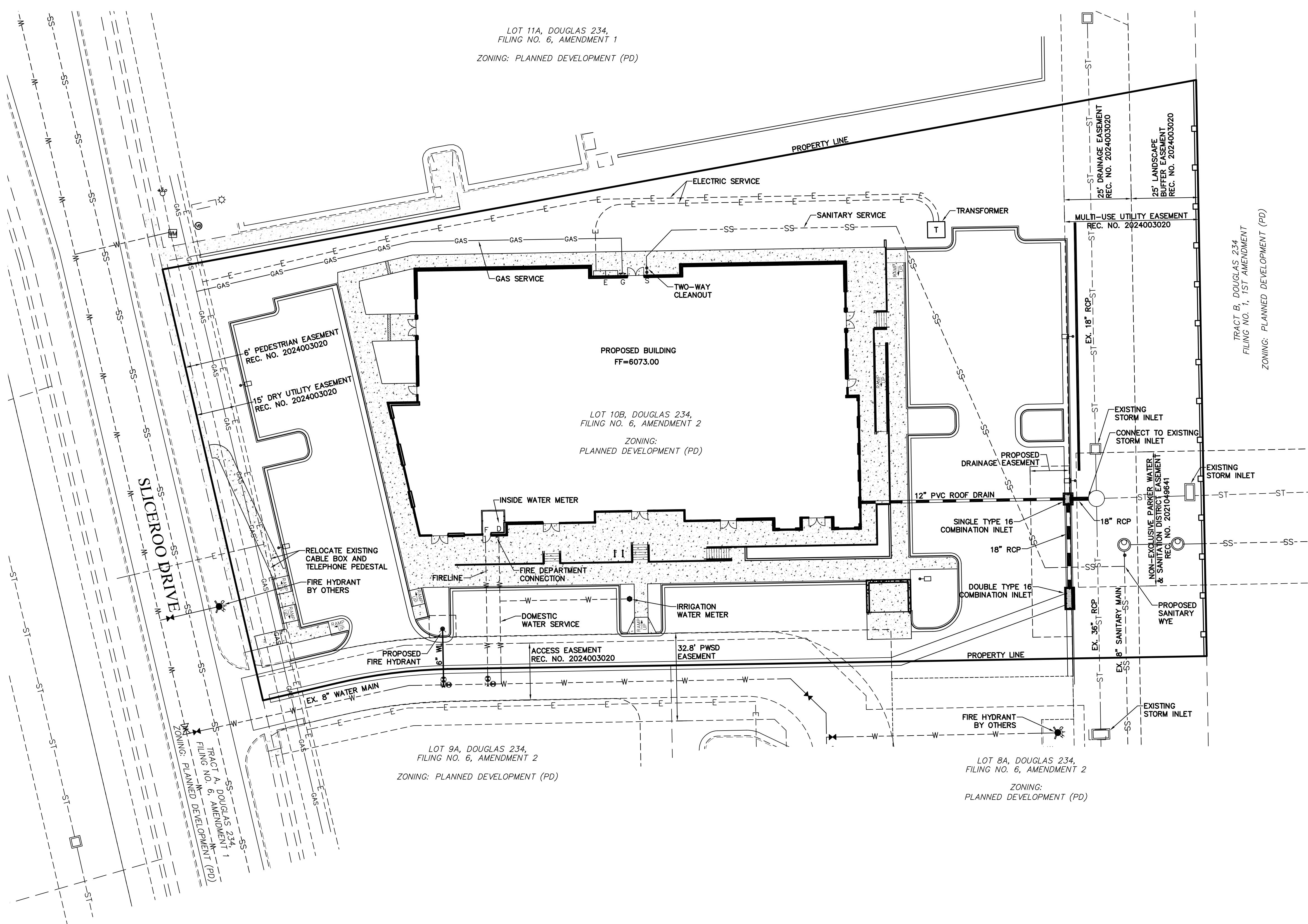
SHEET C4

Vermilion
Peak
Engineering

Civil Engineering & Land Surveying

1745 Shea Center Drive, 4th Floor
Highlands Ranch, CO 80129
720-402-6070 / www.vermilionpeak.com

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 5 OF 15



LEGEND

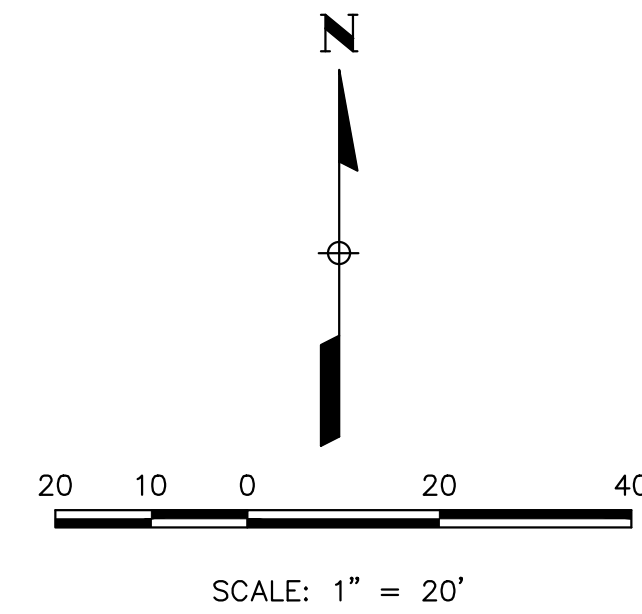
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER
	PROPOSED 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.

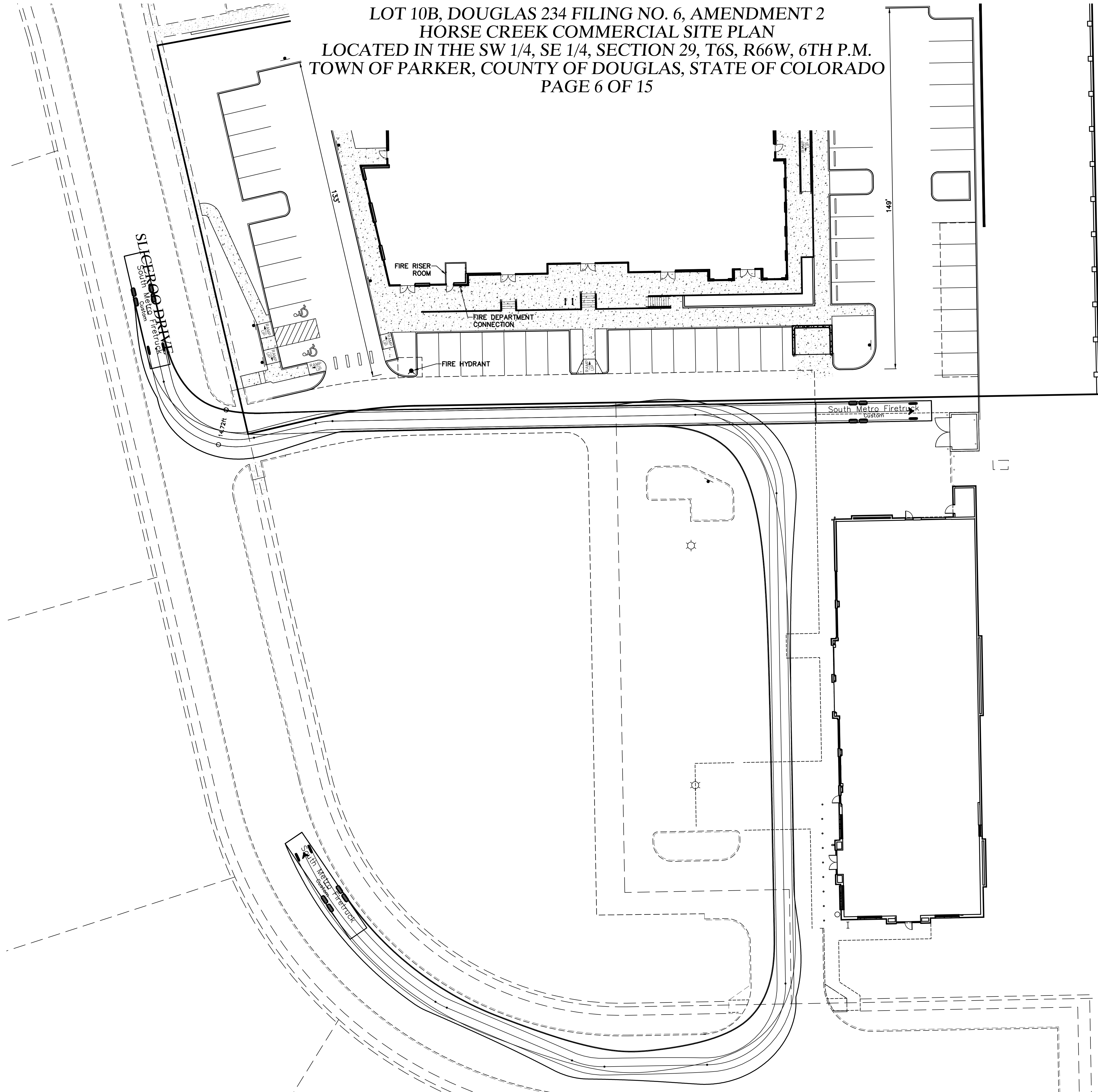
CODE USED FOR ANALYSIS: 2021 IFC
OCCUPANCY GROUP(S): B, M
CONSTRUCTION TYPE(S): IIB
FIRE FLOW CALCULATION AREA: 15,877 SF
THIS BUILDING IS NOT FULLY SPRINKLERED

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 6 OF 15



LEGEND

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



FIRETRUCK ACCESS PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET C6



PLANT LEGEND



Planting Schedule								
Type	Key	Qty	Botanical Name	Common Name	Planting Size	Size at Maturity	Notes	Water Use
Trees								
Deciduous	AGL	3	Aesculus glabra	Ohio Buckeye	2.5" Cal	20'-40'	B & B	L
	CO	2	Celtis occidentalis	Western Hackberry	2.5" Cal	50'	B & B	L
	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	L
	QM	5	Quercus macrocarpa	Bur Oak	2.5" Cal	60'	B & B	L
Ornamental	CCI	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" Cal	15'-20'	B & B	L
	CC	4	Cercis canadensis	Eastern Redbud	2" Cal	20'-30'	B & B	L
	MSS	5	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal	15'-20'	B & B	L
Evergreen	JV	8	Juniperus scopulorum	Rocky Mountain Juniper	6" Ht	15'-20'	B & B	L
	PN	6	Pinus nigra 'Arnold's Sentinel'	Austrian Pine	6" Ht	40'-60'	B & B	L
Shrubs								
Deciduous	AxC	18	Arctostaphylos x coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L
	BTC	49	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	32	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 Gal	3'-4'	3' OC	L
	SPK	5	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal	6'-8'	5' OC	L
	LX	16	Ligustrum x vicaryi	Golden Vicary Privet	5 Gal	6'-8'	4' OC	L
	POT	14	Potentilla fruticosa "Jackmanii"	Jackman's Bush Cinquefoil	5 Gal	3'-6'	3' OC	L
Evergreen	PG	6	Picea pungens 'Globosa'	Globe Spruce	5 Gal	3'-5'	5' OC	L
	JSBR	9	Juniperus sabina 'Broommoor'	Broommoor Juniper	5 Gal	1'-2'	5' OC	L
Perennials & Ornamental Grasses								
Perennials	MSG	45	Miscanthus sinensis 'Gracillimus'	Maiden Grass	5 Gal		4' OC	L
	PAH	64	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal		18" OC	L
	RFG	6	Rudbeckia fulgida 'Goldstrum'	Black-Eyed Susan	1 Gal		18" OC	L
	HHR	8	Hermerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 Gal		18" OC	L
	KA	31	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L



PLANSCAPES
DESIGN GROUP
LAND PLANNING | LANDSCAPE ARCHITECTURE

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 8 OF 15

SITE PERIMETER LANDSCAPING								
BUFFER TYPE	LOCATION	LENGTH	TREE		EVERGREEN TREES		SHRUBS	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
P3	EAST (RESIDENTIAL)	210 LF	11	11	50% OF TREES	50%	53	53*
P2	WEST (ROW)	150 LF	6	6	25% OF TREES	33%	30	30
P1	NORTH (COMMERCIAL)	390 LF	13	13	N/A	N/A	65	65**
NONE REQUIRED	SOUTH (SHARED DRIVE AISLE)	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* 17 FIVE GALLON GRASSES DUE TO UTILITY CONFLICTS.
** 17 FIVE GALLON GRASSES DUE TO UTILITY CONFLICTS.

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

* 3 TREE SPECIES PROVIDED.
75% LIVING PLANT MATERIAL REQUIREMENT MET.

PARKING LOT LANDSCAPING				
	REQUIRED (1 tree & 5 shrub/162 SF)		PROVIDED	
PARKING ISLAND AREA SF	10% (1,862 SF)		10.8% (2,019 SF)	
222	1	7	1	7
168	1	5	1	5
379	1	12	1	12
217	1	7	1	7
433	2	13	2	13
162	1	5	1	5
163	1	5	1	5
275	1	9	1	9

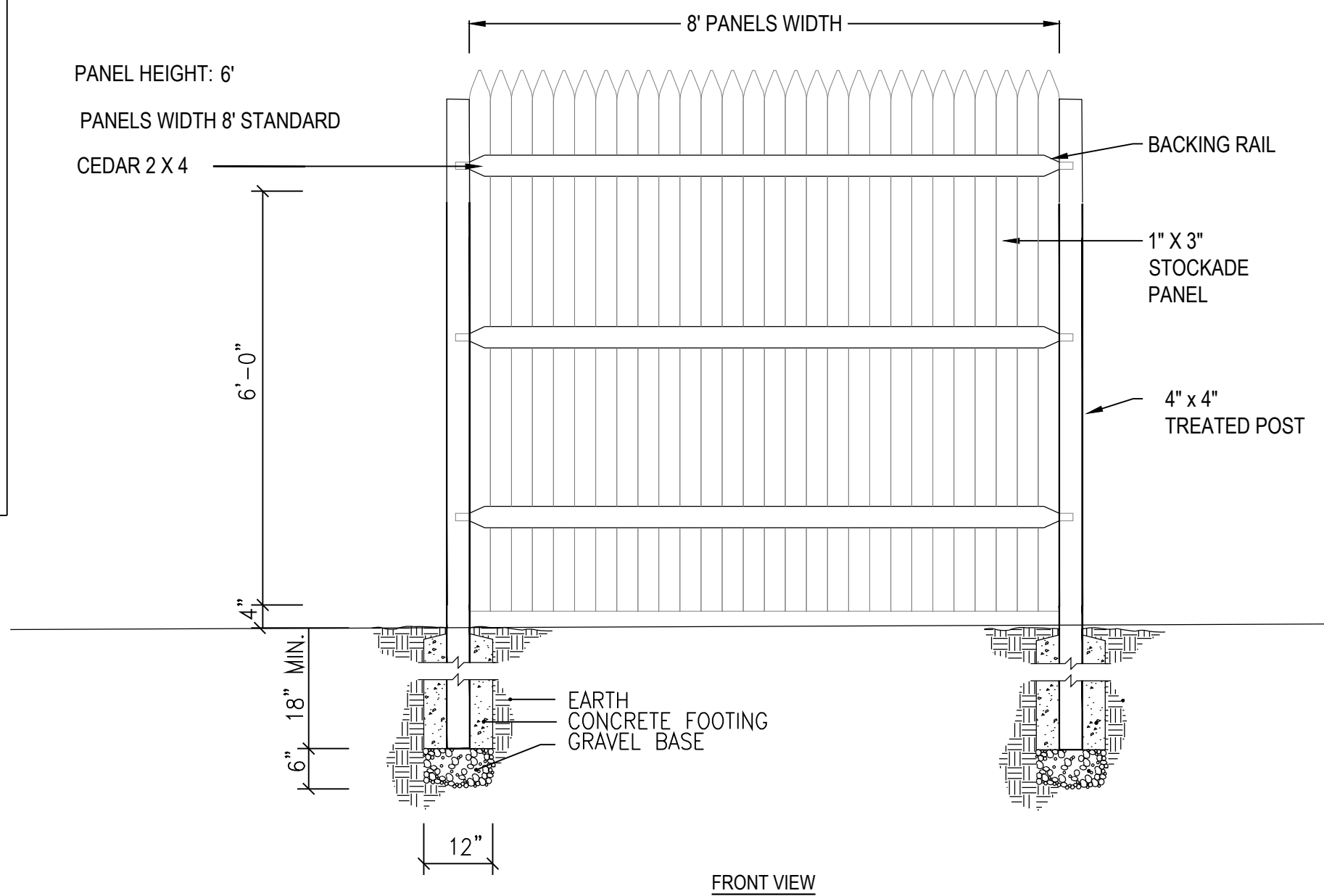
TOTAL LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
MIN. SITE LANDSCAPING	15%	34% (23,768 SF)
MIN. LIVING MATERIAL COVERAGE	75%	75% (17,826 SF)

PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS (Total site 68,488 sf)		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	10,273 sq ft	23,768 sq ft
TREES 1/1,500 sq ft	16	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 28% OVERALL 10 EVERGREEN / 22 TREES 45% PERIMETER
75% OF LIVE COVER	7,704 sq ft	17,826 sq ft

PLANT NOTES

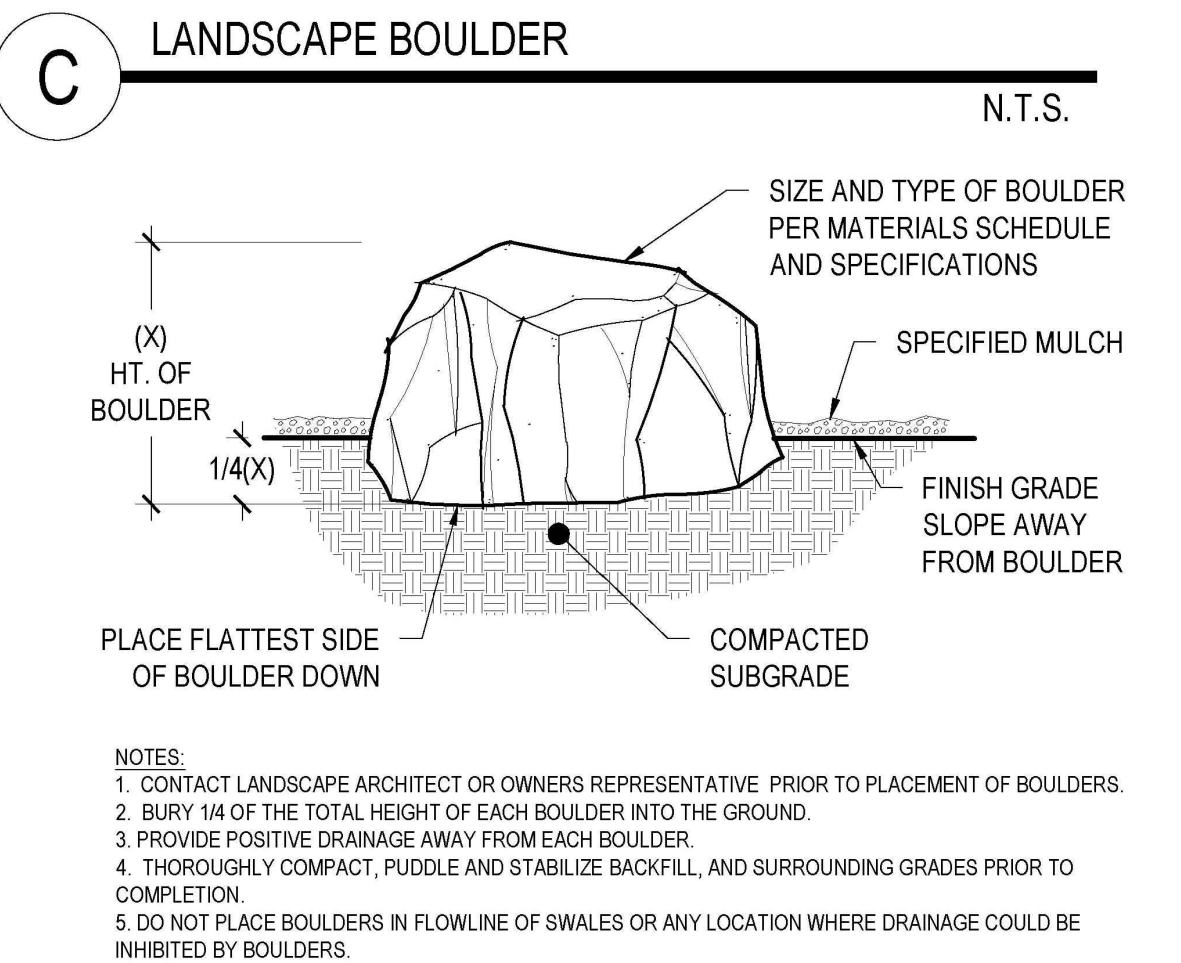
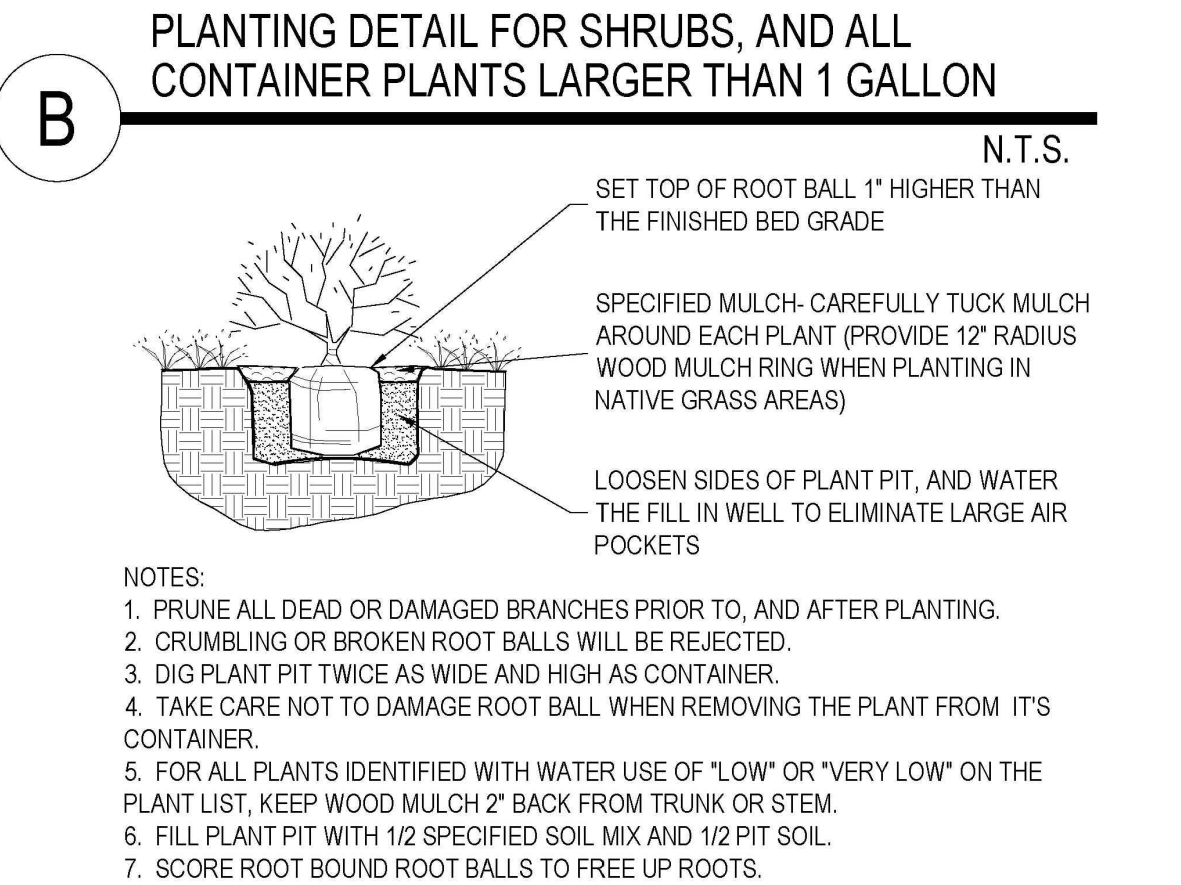
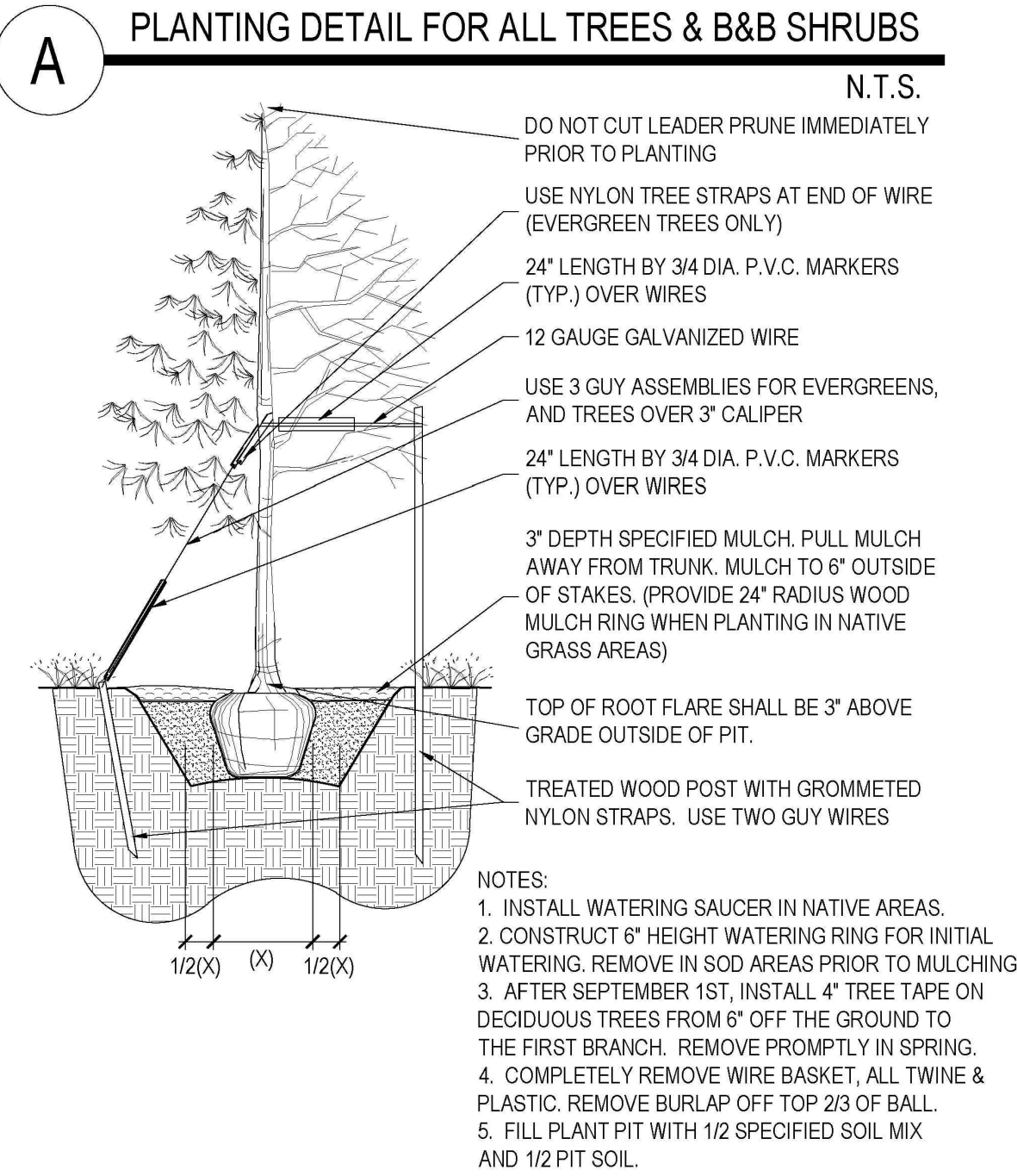
- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
- SOIL AMENDMENTS: PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY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



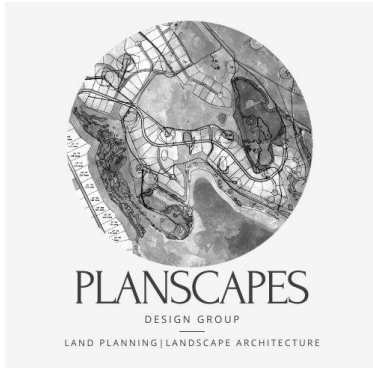
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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 - 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

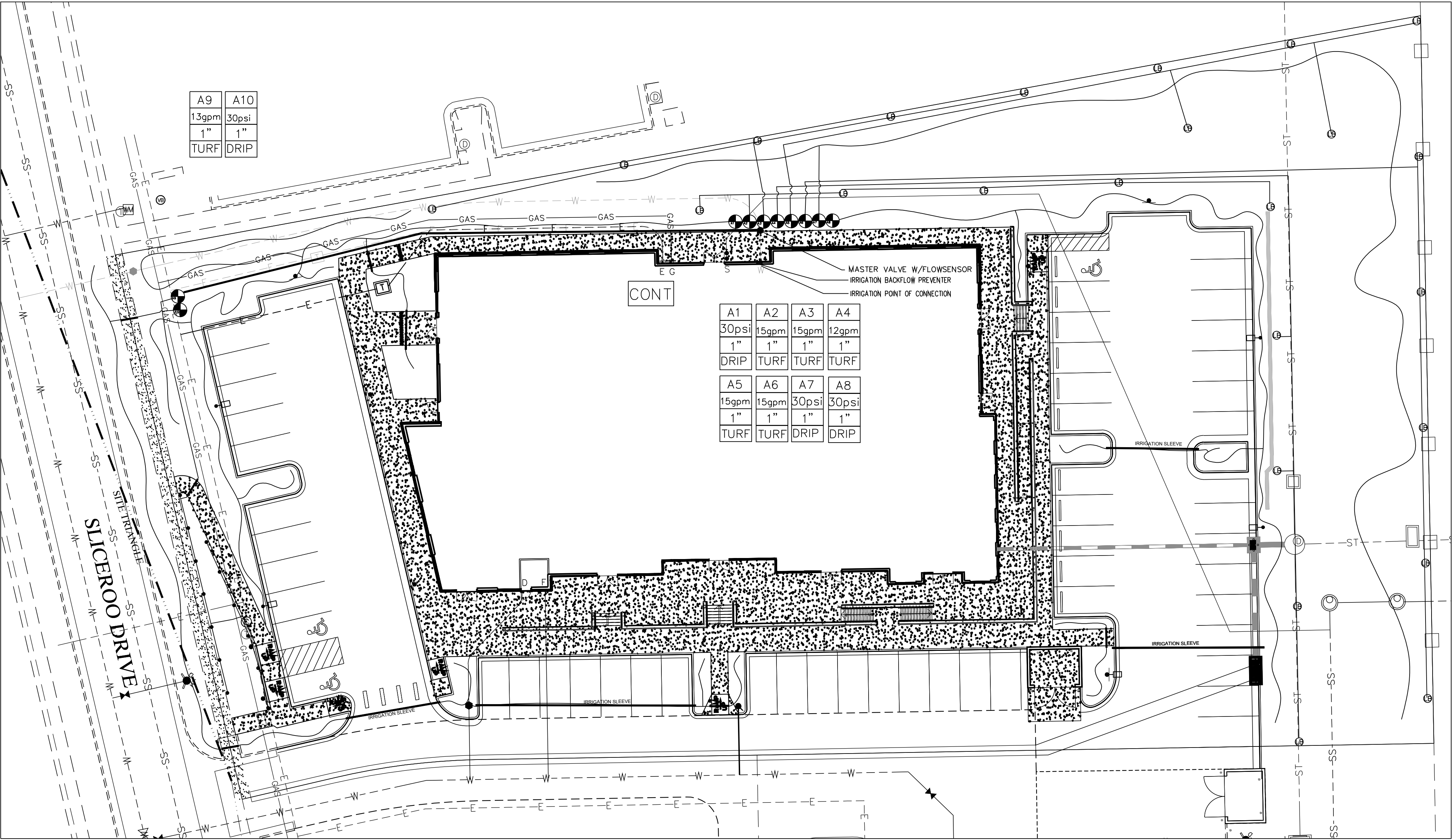
DESIGN: STOCKADE PANEL



LANDSCAPE DETAILS
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET L2



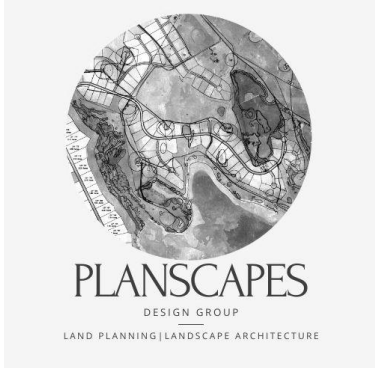
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 9 OF 15



IRRIGATION LEGEND	
	REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER (SIZE PER PLAN) DETAIL "C" IRRIGATION DETAILS SHEET
	HUNTER MP5000 PROS-06-PR540-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRESSURE BODY, LIGHT BROWN ADJUSTABLE ARC, 90-210, 40 PSI
	HUNTER I-20-06-SS 3.0 TURF ROTATOR, 6.0" POP-UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL RISER, DRAIN CHECK VALVE, STANDARD NOZZLE, 55 PSI, 3.4 GPM, 39' RADIUS
	SPRINKLER CONTROL BOX DETAIL "D" IRRIGATION DETAILS SHEET
	1" FIBCO MODEL 765 BACK FLOW PREVENTER DETAIL ON DETAILS SHEET
	Hunter Flow-Sync® Sensor
	INDICATES CONTROLLER STATION
	INDICATES LATERAL DISCHARGE (GPM)
	INDICATES VALVE SIZE (INCHES)
	INDICATES LANDSCAPE APPLICATION
	LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
	LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (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
	HUNTER SOLAR SYNC WIRELESS SENSOR DETAIL E ON IRRIGATION DETAIL SHEET

Scale: 1"=20'

LANDSCAPE IRRIGATION PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET L3



LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 10 OF 15

- 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.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
- COORDINATE UTILITY LOCATES (CALL BEFORE YOU DIG)
- 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.
- THE DRAWING ARE DIAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED.
 - ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY' INSTALL IRRIGATION PIPE AND WIRING IN THE LANDSCAPED AREAS WHENEVER POSSIBLE.
 - 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.
 - 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.
 - PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS' ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
 - "AS BUILT" IRRIGATION DRAWINGS
 - WATER BUDGET CHART
 - 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.

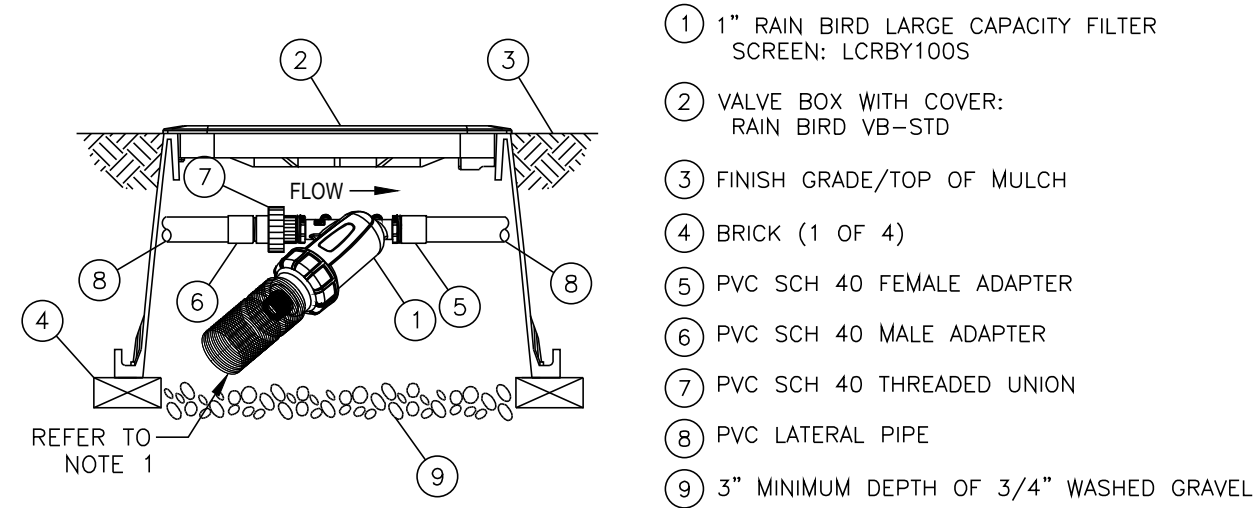
- SEPARATE SLEEVING USED FOR IRRIGATION LINES AND WIRING BUNDLES
 - FOR ALL SLEEVING LOCATED UNDER CONCRETE, THE PAVEMENT OR OTHER HARD SURFACING SHALL BE NOTCHED ON BOTH SIDES TO MARK THE SLEEVE LOCATION, AND TRACER WIRES SHALL BE INSTALLED ON THE UPPER SIDE AND BOTH ENDS OF THE SLEEVING.
 - THE DIAMETER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

EMITTER SCHEDULE

- 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.
- 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.
- 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.

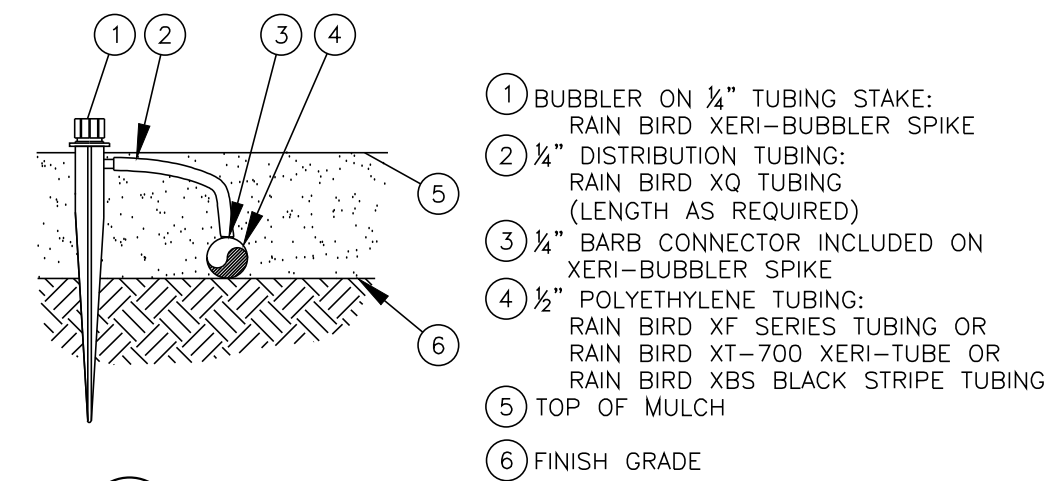
EQUIPMENT

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



A RAINBIRD DRIP LINE FILTER AND PRESSURE REDUCER

LCRBY100S - 1 in

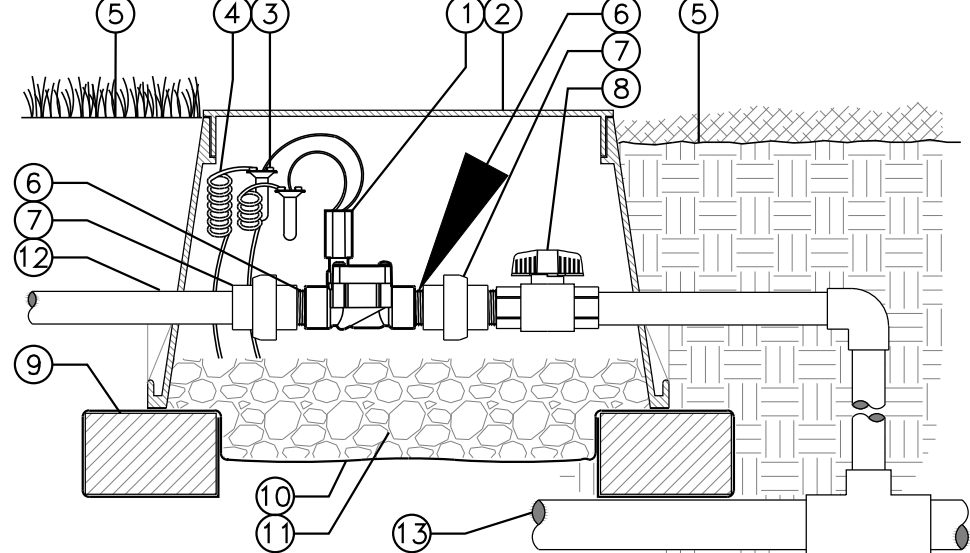


B RAINBIRD DRIP EMITTER

5505 (N.T.S.)

LEGEND

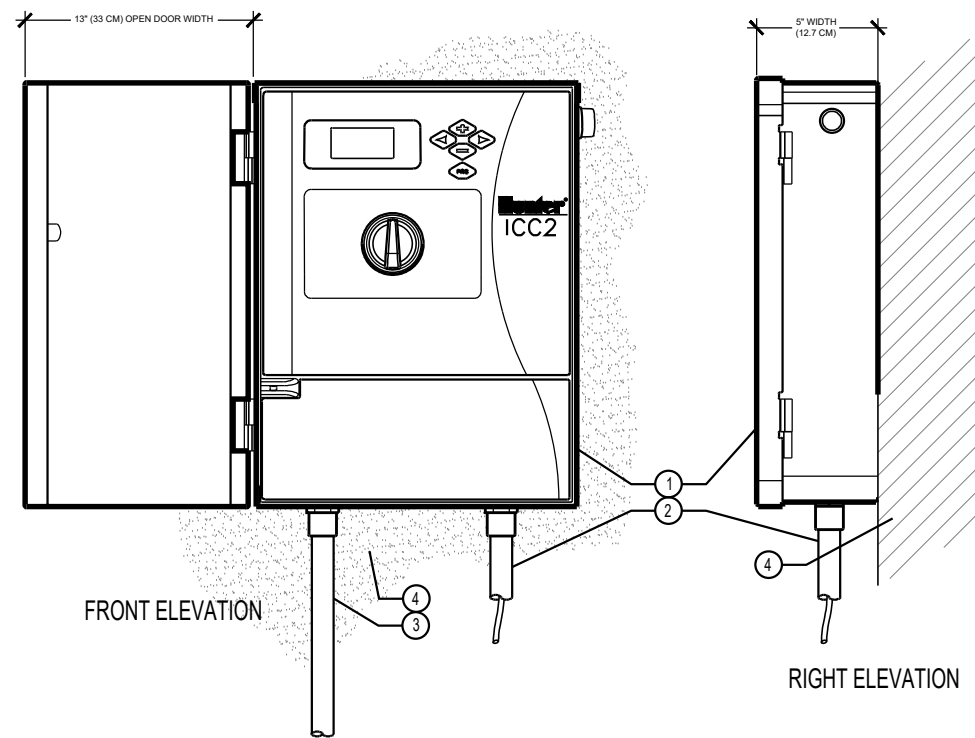
- | | |
|---|---|
| 1 HUNTER REMOTE CONTROL VALVE (PGV) | 7 PVC SLIP (OR FPT) X FPT UNION |
| 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS | 8 ISOLATION VALVE, SIZE AND TYPE PER PLAN |
| 3 WATERPROOF CONNECTORS (2) | 9 BRICK SUPPORTS (4) |
| 4 18"-24" COILED WIRE TO CONTROLLER | 10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



C IN-LINE VALVE (PGV-100G) WITH UNIONS AND ISOLATION VALVE

Hunter V.PGV.04

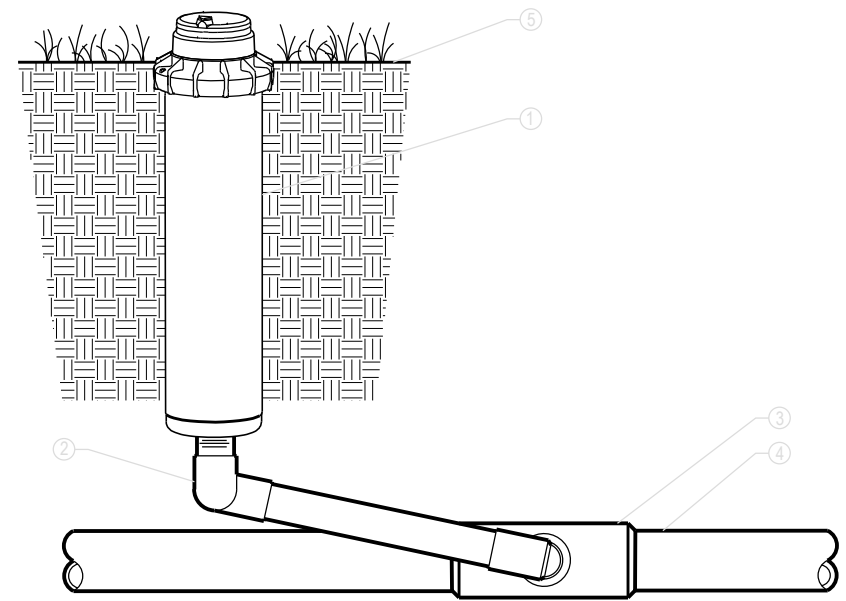
NO SCALE



D IRRIGATION CONTROLLER (12C-800-M)

C.ICC2.02

NOT TO SCALE



LEGEND

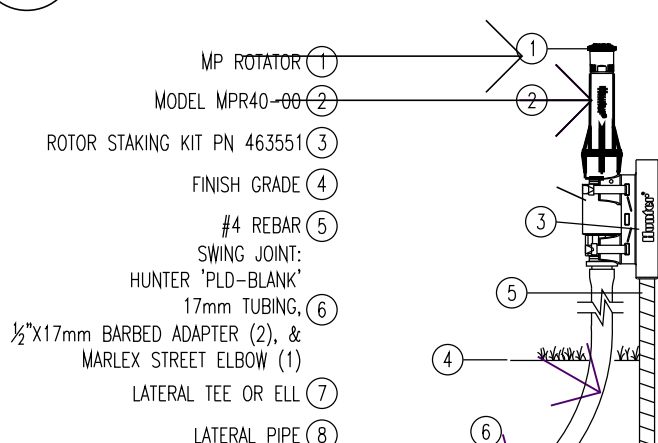
- HUNTER POP UP ROTATOR
- SWING JOINT ASSEMBLY: HUNTER HSA SERIES, 1" (20 MM) MODELS: HSA-1-30-212 OR HSA-1-40-212
- 110" (40 MM) MODELS: HSA-1-30-212 OR HSA-1-40-212 (REFER TO HUNTER CATALOGS FOR OPTIONS). INSTALL AS FOLLOWS:
 - HAND-TIGHTEN ORING JOINTS. BACK-OFF ONE FULL TURN TO ALLOW FOR SWING ACTION.
 - INSTALL SWING JOINT LAY ARM AT 30°-45° ANGLE TO THE LATERAL.
 - LATERAL TEE OR ELL CONNECTION PER LATERAL LINE FITTING SPECIFICATIONS
 - LATERAL PIPE PER LATERAL LINE SPECIFICATIONS, SOIL DEPTH AS SPECIFIED.
 - FINISH GRADE

NOTES

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ROTARY SPRINKLERS

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



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:

- Hunter-earth
- Hunter-naplot viewport
- Hunter-product
- 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 Hunter HCV
- S/80 nipple without check valve, located on layer 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

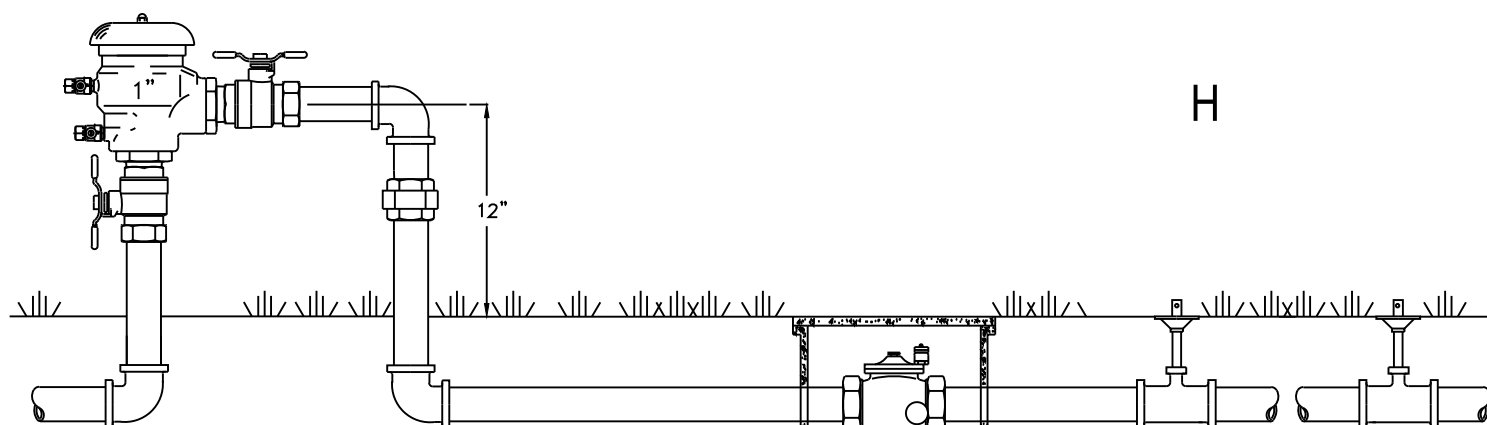
All of these items are separated by layer and color in the layer manager.

If the user has ACAD2000 or newer, the layout tabs are set for each of the options already.

MPR40-00

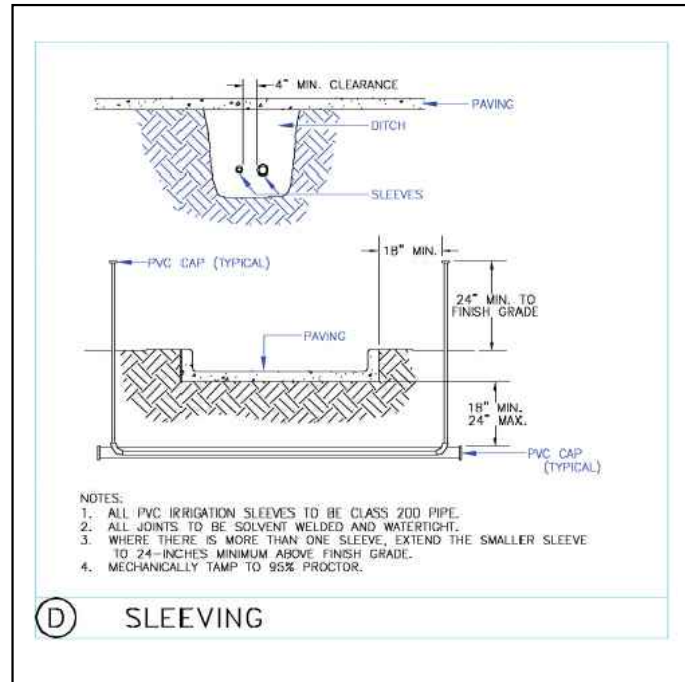
F MP ROTATOR SPRINKLER

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



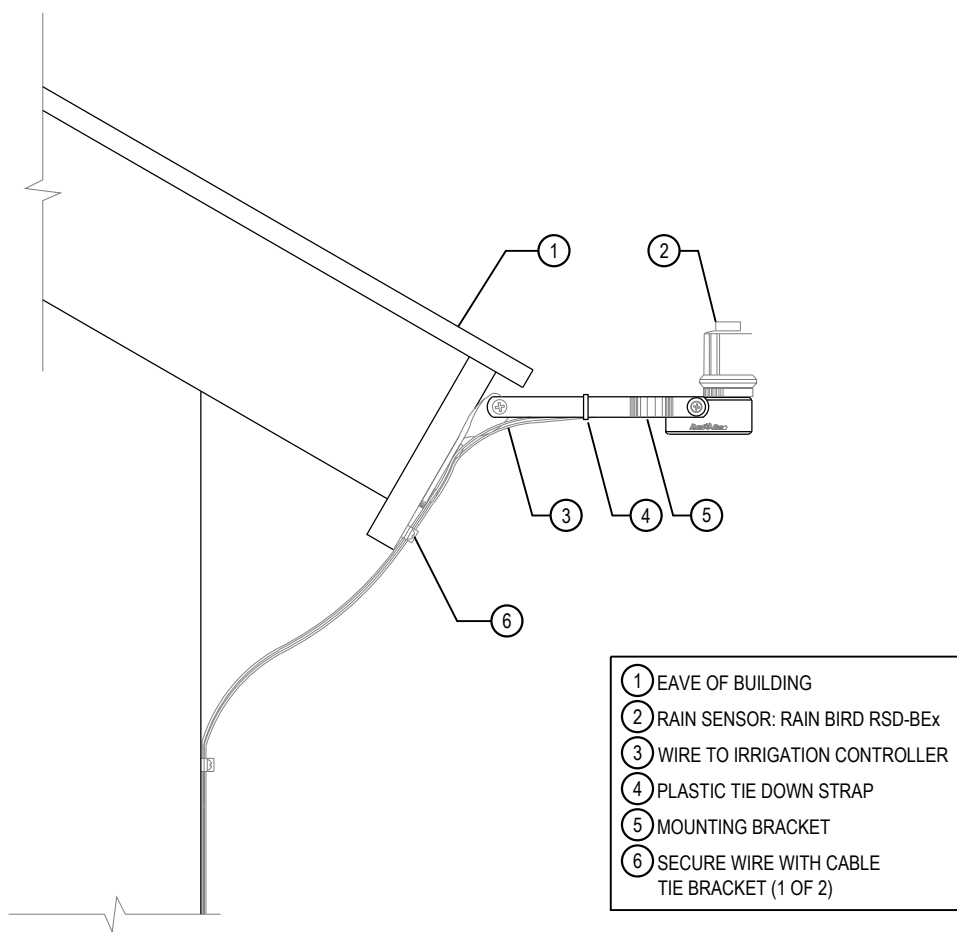
FEBCO MODEL 765

Pressure Vacuum Breaker
Outside Installation



D SLEEVING

LCRBY100S - 1 in



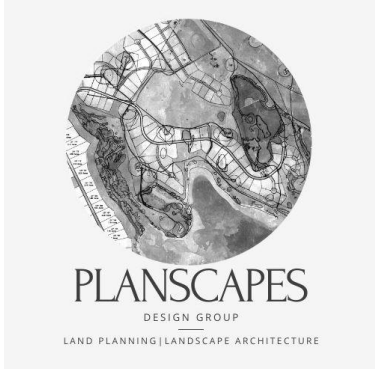
NOTES

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- DO NOT SCALE DRAWINGS.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com AND ENTER REFERENCE NUMBER 045-293.

G RAIN SENSOR

RSD-BEX ROOF BRACKET (N.T.S.)

LANDSCAPE IRRIGATION DETAILS
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET L4



LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 11 OF 15

LUMINAIRE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	BUG RATING	COLOR/ FINISH	MOUNTING				MOUNTING HEIGHTS
											R	S	P	W	
D1	8" SURFACE MOUNTED DOWNLIGHT, WIDE DISTRIBUTION, REMOTE DRIVER 8" ROUND TRIM ACCESSORY	PRESCOLITE	LBSE-8RD-RM-30K8, LBSE-8RD-T-BL	LED 3000K	20	0-10V	1826	120/277	B1 U0 G1	BLACK		X			MOUNTED IN OVERHANG AT 13' A.F.G.
P1	POLE MOUNTED AREA LIGHT, TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF, HOUSE SIDE SHIELD @ 90 DEGREES, DIMMING DRIVER POLE BASE ABOVE GROUND +3'-0" AFF, POLE +15'-0", 18'-0" OVERALL HEIGHT	BEACON	VP-1-160L-35-3K8-4W-UNV-VERIFY-BLT- SHD-1-HSS-90-B-BLT	LED 3000K	35	0-10V	4623	120/277	B0 U0 G2	BLACK MATTE TEXTURED (POLE & LUMINAIRE)			X		+18'-0" OH
P2	POLE MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, FULL CUTOFF, HOUSE SIDE SHIELD @ 90 DEGREES, DIMMING DRIVER POLE BASE ABOVE GROUND +3'-0" AFF, POLE +15'-0", 18'-0" OVERALL HEIGHT	BEACON	VP-1-160L-35-3K8-3-UNV-VERIFY-BLT- SHD-1-HSS-90-B-BLT	LED 3000K	35	0-10V	4512	120/277	B1 U0 G1	BLACK MATTE TEXTURED (POLE & LUMINAIRE)			X		+18'-0" OH
W1	WALL SCONCE, TYPE 4 DISTRIBUTION, FULL CUTOFF	BEACON	CY1-15-3K8-1-4-UNV-BLT-R-FPP	LED 3000K	17	0-10V	1668	120/277	B0 U0 G0	BLACK MATTE TEXTURED				X	VARIES, SEE PLANS, NOT TO EXCEED 15' A.F.G.
W2	WALL SCONCE, TYPE 3 DISTRIBUTION, FULL CUTOFF	BEACON	CY1-15-3K8-1-3-UNV-BLT-R-FPP	LED 3000K	17	0-10V	1661	120/277	B0 U0 G0	BLACK MATTE TEXTURED				X	VARIES, SEE PLANS, NOT TO EXCEED 15' A.F.G.

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

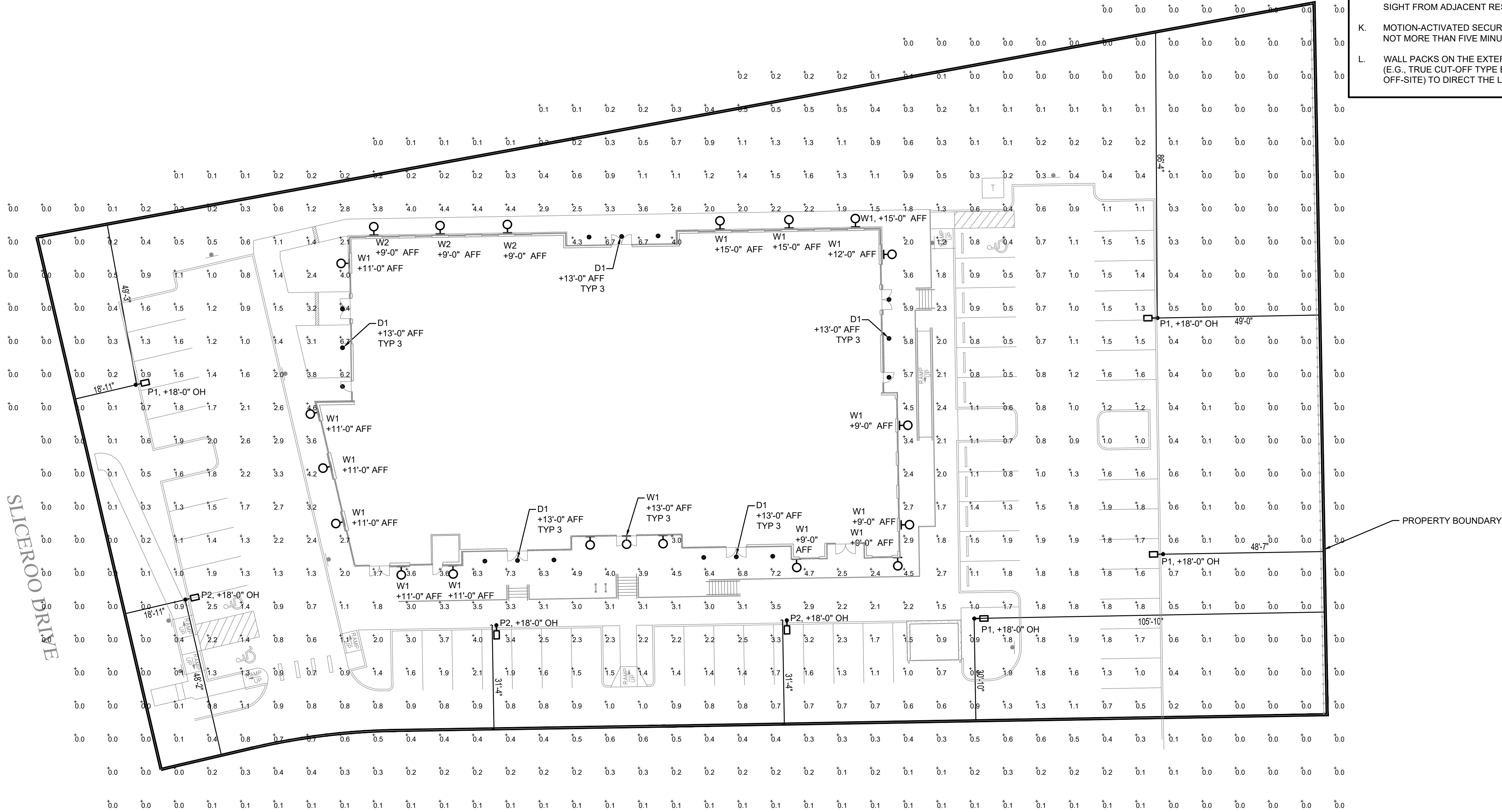
SITE LIGHTING STATISTICS

ZONE NAME	AVERAGE	MAXIMUM	MINIMUM	MAX./MIN.	AVERAGE/MIN.
Site Overall	0.97fc	7.3fc	0.0fc	N/A	N/A
Property Line	0.25fc	0.9fc	0.0fc	N/A	N/A
Drive Aisle	1.22fc	3.3fc	0.6fc	5.5:1	2.03:1
Parking (East near Building)	0.98fc	1.9fc	0.4fc	4.75:1	2.45:1
Parking (East)	1.53fc	1.9fc	1.0fc	1.90:1	1.53:1
Parking (West)	1.58fc	2.5fc	0.9fc	2.78:1	1.76:1
Parking (South)	2.18fc	4.0fc	1.1fc	3.64:1	1.98:1

GENERAL NOTES

(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 0.9.
- 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.



SITE PHOTOMETRIC PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET LT1

Ramirez,
Johnson, &
Associates

3301 Lawrence St. Ste 2
Denver, CO 80205
720.598.0774
www.rja-eng.com

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 12 OF 15

Type A17

LBSE-RD-RM

EDGE LIT ROUND RING CCT DOWNLIGHT
W/ REMOTE J-BOX

FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1/2"
- Remote Driver J-Box included
- Quick snap installation with no housing required
- Fixed CCT (3000K or 3500K, 80+ CRI) options
- Universal 120V/277V, ideal for commercial applications
- All models standard with 0-10V/FLTR/ELV dimming

intertek

SPECIFICATIONS

CONSTRUCTION

- Durable cast aluminum low profile trim with 1/2" surface profile
- Suitable for IC or non-IC remodel or new construction (install from below)
- Can be installed in areas with as little as 3.5" ceiling plenum space
- Metal remote driver J-Box eliminates the need for existing J-Box or recessed housing
- Plenum rated trim to comply with code options from LED trim to remote J-Box, conditional extension cables allow for greater distances
- Optional non-conductive Decorative Color Trim accessories available in White, Black, Silver, and Brushed Oil-Rubbed Bronze
- EM Battery Pack accessory with integral test switch package can be field installed to provide 90 minutes of emergency power
- Unobtrusive EM ring adds only 1/8" to overall profile height blends seamlessly with nearby standard fixtures

OPTICAL

- Utilizes the latest Edge-Lit LED technology
- Integral diffuses polycarbonate lens provides uniform light distribution
- Light distribution is free of distracting bright spots
- Visually comfortable with low glare

ELECTRICAL

- Edge-Lit LED array with 3 500m color consistency
- Long LED life: Maintains 90% of lumen output at 54,000 hours of operation, L80 at >54,000 hours (TM-21)
- Available in Fixed CCT in 3000K or 3500K, 80+ CRI
- High efficiency integral driver with universal 120V/277V, 50/60Hz
- All models have flicker free dimming with 120-277V 0-10V Dim to Off or 120V/Fltr- or ELV phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMF: Meets Class A (F424b) noise rating, FCC CRF 47 Part 15 Class B, <0.9 Power/Factor, <20% THD

INSTALLATION

- Easily installs into a 3.5" hole saw cutout
- Adjustable mounting wings on remodel service accommodates 3/8" to 1" ceiling thickness
- Remote driver J-Box includes 7/8" conduit knobouts and keyholes with y-pulls to mechanically attach to structure
- Trim mounts to remodel service with quick snap retention clips for a secure fit

LITEBOX
edge-lit

SERVICE PROGRAMS

STOCK

CERTIFICATIONS

- eUL listed to UL 1598
- Can be directly connected to insulation (IC Rated)
- Suitable for wet or located, covered ceiling
- Certified Air Tight per ASTM E283
- Suitable for use in corrosive conditions when installed in accordance to N.E.C. 410.16
- EM Accessory, ETL Listed to UL 924 (For use with LITEBOX Edge-Lit Remote Mount models only)

WARRANTY

- 5 Year warranty

KEY DATA	
Lumen Range	783-973
Wattage Range	10.4-20.0
Efficiency Range (LPW)	75-99
Reported Life Range	L80 / >54,000
Input Current (mA)	88-164 (20V)

Current

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Page 1 of 7

Rev 10/2016

LBSE-RD-RM_A17



DATE: _____ LOCATION: _____

TYPE: _____ PROJECT: _____

CATALOG #: _____

LBSE-RD-RM

EDGE LIT ROUND FIXED CCT DOWNLIGHT

W/ REMOTE J-BOX

STOCK

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

ORDERING GUIDE

CATALOG # _____

HOUSING

LBSE	ARM	RM	CTCIBR
Model/CTC Configuration LBSE Edge Lit Surface, Fixed CCT, 50-277V with 0-10V/TracELV dimming	Armure/Shape/Fluxion 4RD 4" Round, 750 Lumens 6RD 6" Round, 100 Lumens 8RD 8" Round, 950 Lumens	Mounting RM Remote Dimmer J-Box	CTCIBR 305K 3000K, 80+ CRI 35K8 3500K, 80+ CRI

Accessories (Order separately)

☐ LBSE-4RD-TWH	Trim Accessory, 4" Round, White
☐ LBSE-4RD-T-BL	Trim Accessory, 4" Round, Black
☐ LBSE-4RD-T-88Z	Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
☐ LBSE-4RD-T-SVR	Trim Accessory, 4" Round, Silver
☐ LBSE-6RD-TWH	Trim Accessory, 6" Round, White
☐ LBSE-6RD-T-BL	Trim Accessory, 6" Round, Black
☐ LBSE-6RD-T-88Z	Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
☐ LBSE-6RD-T-SVR	Trim Accessory, 6" Round, Silver
☐ LBSE-8RD-TWH	Trim Accessory, 8" Round, White
☐ LBSE-8RD-T-BL	Trim Accessory, 8" Round, Black
☐ LBSE-8RD-T-88Z	Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
☐ LBSE-8RD-T-SVR	Trim Accessory, 8" Round, Silver
☐ LBSES-C-12	Extension Cable, LBSE/LBSES, 12'
☐ LBSES-C-24	Extension Cable, LBSE/LBSES, 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-C-24-EM	Extension Cable, EM, 24'

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Page 8 of 7

Rev. 02/2024

LBSE-RD-RM_002

Types P1, P2

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG #:

FEATURES

- Low profile LED area/light luminaire with a variety of LED distributions for lighting applications such as auto cleanliness, retail, commercial, and compact 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 LUG.
- Control options including photo control, occupancy sensor, NLC Lighting Controls®, LignaRetro® and 7-pin with networked controls.
- New customise luminaire design is available for the wattage and lumen output to be customized in the field to meet whatever specification requirements may entail.
- Field interchangeable mounting provides additional flexibility after the fixture has shipped.

CONTROL TECHNOLOGY

SELECTION CHART

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins for control of heat dissipation without creating a clean smooth outer surface.
- Corrosion resistant, die-cast aluminum housing with smooth, clear, powder-coat paint finish.
- External hardware is corrosion resistant.

OPTICS

- Micro Strike Optics 200, 320, 480, or 720 LED count provides uniformity in applications and some smaller size mid-power (E8) which may burn the luminaire (see luminaire surface area) to provide a glare appearance. Cataloging light found on beam.

- Strike Optics (36, 72, 108, or 962 LED count) provides better beam distribution and maximum uniformity in new installation and applications. The use of the Strike Optics provides a more uniform light distribution and a polycoated beam field to limit the appearance of the Micro Strike Optics to both the front and back of the beam on the same application. Cataloging light found on beam.

- Both optics maximize target zone illumination with minimal losses at the head of beam, reducing light trespass issues. Additional background lighting and footcandle footcandle pressure can be used for further reduction of lumination behind the pole.
- One choice between glare control or a warm glow option.

- Field available at degrees of tilt.
- Field installable optics.

INSTALLATION

- All mounting patterns for each arm can be found on page 10.
- Optional universal mounting bolts for ease of installation using specific applications. Available in 1/2" and 3/4" (accessory for security for roadways).
- All mounting hardware includes:
 - brackets are filter option available for 2-3/8" OD trim.
 - New products with 45% less than 1" mounted to a pole greater than 20kV, a vibration dampener is recommended.

ELECTRICAL

- UL Listed 120-277 VAC to 347-480 VAC input voltage, 50/60 Hz.
- Ambient operating temperature: 40°C to 90°C.
- Drivers have greater than 90% power factor and less than 2% THD.
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery.
- Field replaceable single component device provides a single point of failure and of back lighting for the entire fixture. C180 and C180 Plus Cataloging Category C180.
- Field replaceable single component device provides a single point of failure and of back lighting for the entire fixture. C180 and C180 Plus Cataloging Category C180.
- Dual Driver Option provides 2 drivers within luminaire housing for front and back lighting of the entire fixture. C180 and C180 Plus Cataloging Category C180.
- LED drivers can be wired independently as two sets of LEDs or independently as a luminaire. Both options cannot be combined.

CONTROLS

- Photocell, occupancy sensor, programmable controllers, and ZigBee wireless controllers available for complete on/off and dimming control.
- Please consult beam or sales representative when considering any lighting options as some combinations may not be accepted or anticipated depending on your application.
- 7-pin ANSI C93B 61-2013 photometric receptacle luminaire available for most photo controllers or wireless control modules (controller accessories sold separately).
- 0-10V Dimming Drivers are standard.
- NLC Lighting Control® available with 1 fixture wireless control modules, fixture dimming and occupancy sensor.
- LignaRetro® available with 1 fixture wireless control modules, fixture dimming and occupancy sensor. Also available in 7-pin configuration.

VIPER AVE/Site

VIPER LUMINA™

MICROSTRIKE OPTICS – ORDERING GUIDE

CATALOG #

DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

Barcode Service Program Unit of Measure

Example: VP-2-320L-45S-3K-2-R-UNV-43-BLT

QSO

VP	Optic Platform	Size	Light Engine	CCIC	Distribution	Optic Rotation	Voltage
Series	VIPER	BLANK	MEG	AP	AP/Blank	BLANK	UNV
Unipol	Unipol	BLANK	MEG	AP	AP/Blank	BLANK	UNV
1	1	1	1	1	1	1	1
2	2	2	2	2	2	2	2
3	3	3	3	3	3	3	3
4	4	4	4	4	4	4	4
5	5	5	5	5	5	5	5
6	6	6	6	6	6	6	6
7	7	7	7	7	7	7	7
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53	53	53	53	53	53	53	53
54	54	54	54	54	54	54	54
55	55	55	55	55	55	55	55

Types W1, W2

CY1
 ARCHITECTURAL AREA/SITE

DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG # _____

CYPHER™

FEATURES

- Integral Battery Backup
- 360° Light Distribution
- RGBW or Static White Illumination Front Option
- Multiple Fascia Options and Finishes
- 4G/Vibration Tested

CONTROL TECHNOLOGY

SPECIFICATIONS

CONSTRUCTION

- Main housing is made of fabricated 6061-T6 aluminum alloy
- Housing mounting interface has a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware is stainless steel
- Luminaire finish consists of a five stage powdercoat regimen with a polymer primer finish, overspray, and top coated with a thermoset super TiO₂ photocatalytic powder finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

- LEDs are mounted to a metal printed circuit board assembly (MCPCB) with a uniform conformal coating over the panel surface and electrical features
- Optical lenses is clear injection molded PMMA acrylic
- Optical array is recessed in order to shield each LED optical beam from the surface of the optic
- Optical array is sealed for IP66 rating
- Secondary lens is impact resistant 5/32" tempered glass

INSTALLATION

- JUNCTION BOX: Standard with zinc-plated, quick-mount junction box plate that mounts directly to 4" x 8"
- Mounting plate features a one-piece EPDM gasket on back side of plate to firmly seal to wall surface, forbidding entry of moisture and particulates

INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners for temporary fastening
- Optimize mounting interface to allow for surface condensation and through fastener wiring
- Housing is able to hang freely in an open service position for inspection of internal service connections. Once in service position the housing shall be able to be removed for service by fitting the assembly of the rear mounting plate and disconnecting the wiring plug.
- Driver assembly is mounted to a rear mounted internal tray with quick disconnects for removal

ELECTRICAL

- Drivers are in direct contact with the die-cast aluminum housing across the entire surface area of the widest trace for maximum thermal transfer
- "Thermal Shield", primary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers have greater than a 0.9 power factor, less than 200% harmonic distortion, and are suitable for operation +10°C to 40°C, ambient environmental
- Luminaires have integral surge protection that shall be UL recognized and have a surge current rating of 10000 Amps using the industry standard 8/20/50µs wave and surge rating of 37/21. Surge protection device shall be wired in series
- Drivers are 0-10V dimming control with a dimming range of 1000:1. 0/100V, Drivers are UL listed, All luminaires shall accept 0-10V/7-10V input and have integral surge protection "Thermal Shield" secondary side, thermistor provides protection for the sustainable life of LED module and electronic components

CYPHER™

CypHer "P"

ELECTRICAL (CONTINUED)

- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for <20°C ambient environments
- Luminaires are capable of operating at 100% brightness in a 40°C environment. Both driver and optical array shall have integral thermal protection that will dim the luminaire upon detection of temperature in excess of 80°C

CONTROLS

- Photocell in factory installed for dusk to dawn energy savings
- Photocell a photocell installed inside the housing with a fully gasketed sensor on the side wall
- For Multiple fixture mountings, one fixture is supplied with a photocell to operate the others
- Photocell switcher shall include an internal wired lock receptacle. Photocell by other

continued on page 3

Current

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KEY DATA	
LUMEN RANGE	1353-2752
WATTAGE RANGE	17-16
EFFICACY RANGE (LPW)	75-26
WEIGHT	Refer to page 6

Page 1 of 7

Nov 03/2016

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	DATE: _____		LOCATION: _____																																																																			
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ORDERING GUIDE (CONT'D)																																																																						
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Page 4 of 18
 Rev 04/25/25
BEA_VIPERKIT-001

LIGHTING CUT SHEETS
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 2026
SHEET LT2

**Ramirez,
Johnson, &
Associates**

3301 Lawrence St. Ste 2
Denver, CO 80205
720.598.0774
www.rja-eng.com

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 13 OF 15

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%

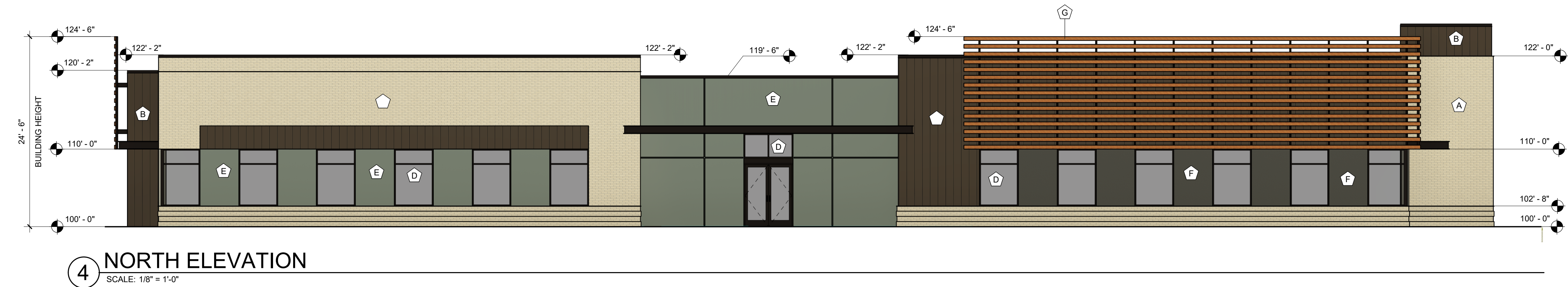
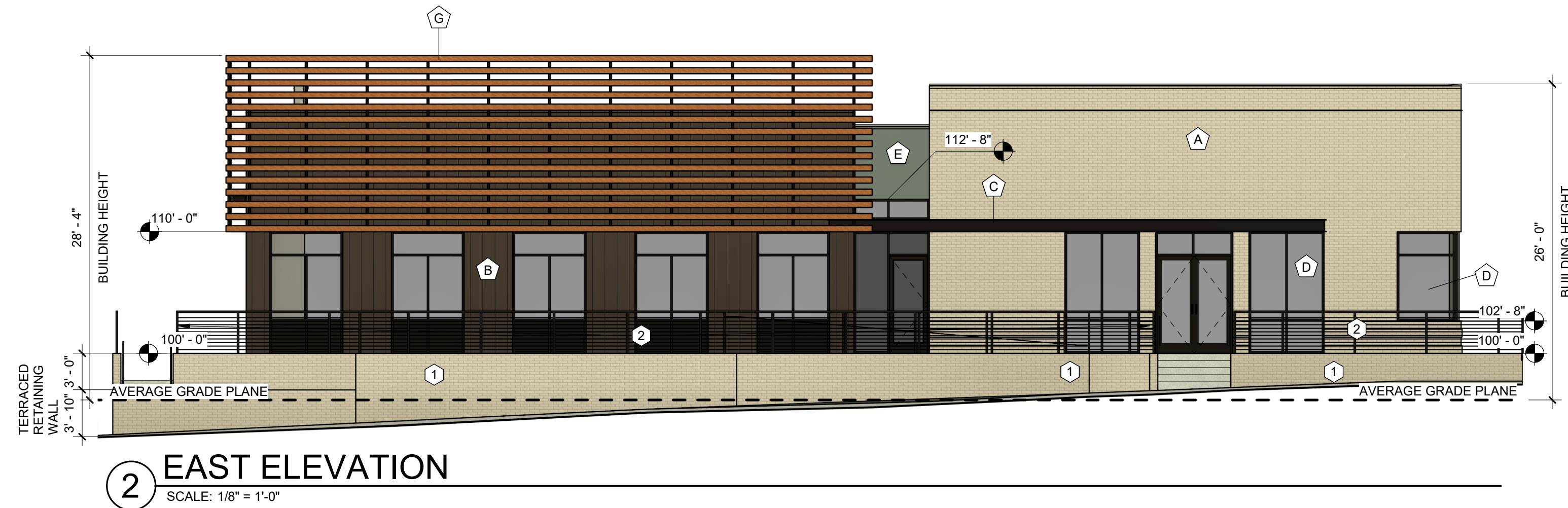
BUILDING ELEVATIONS TRANSPARANCY CALCULATIONS BETWEEN 2' AND 8'				
ELEVATION	AREA (SF)		TRANSPARANCY	
	TOTAL WALL 2'-8" HIGH	TRANSPARANCY 2'-8" HIGH	PROVIDED	REQUIRED MAX.
NORTH	1,055	357	33.8%	30%
EAST	600	323	53.8%	30%
SOUTH	988	680	68.8%	30%
WEST	601	361	60.1%	30%

EXTERIOR FINISH LEGEND

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

KEY NOTES:

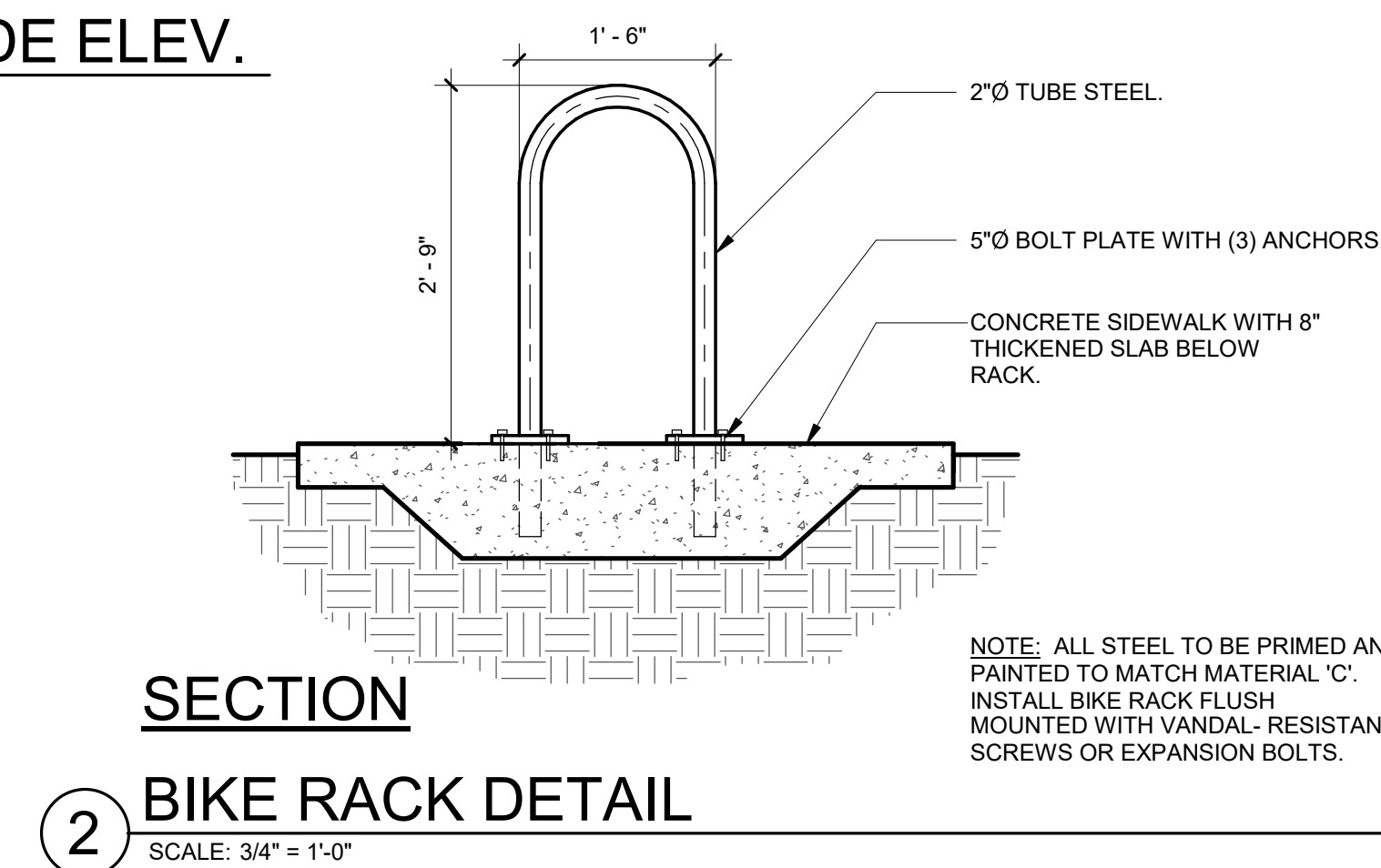
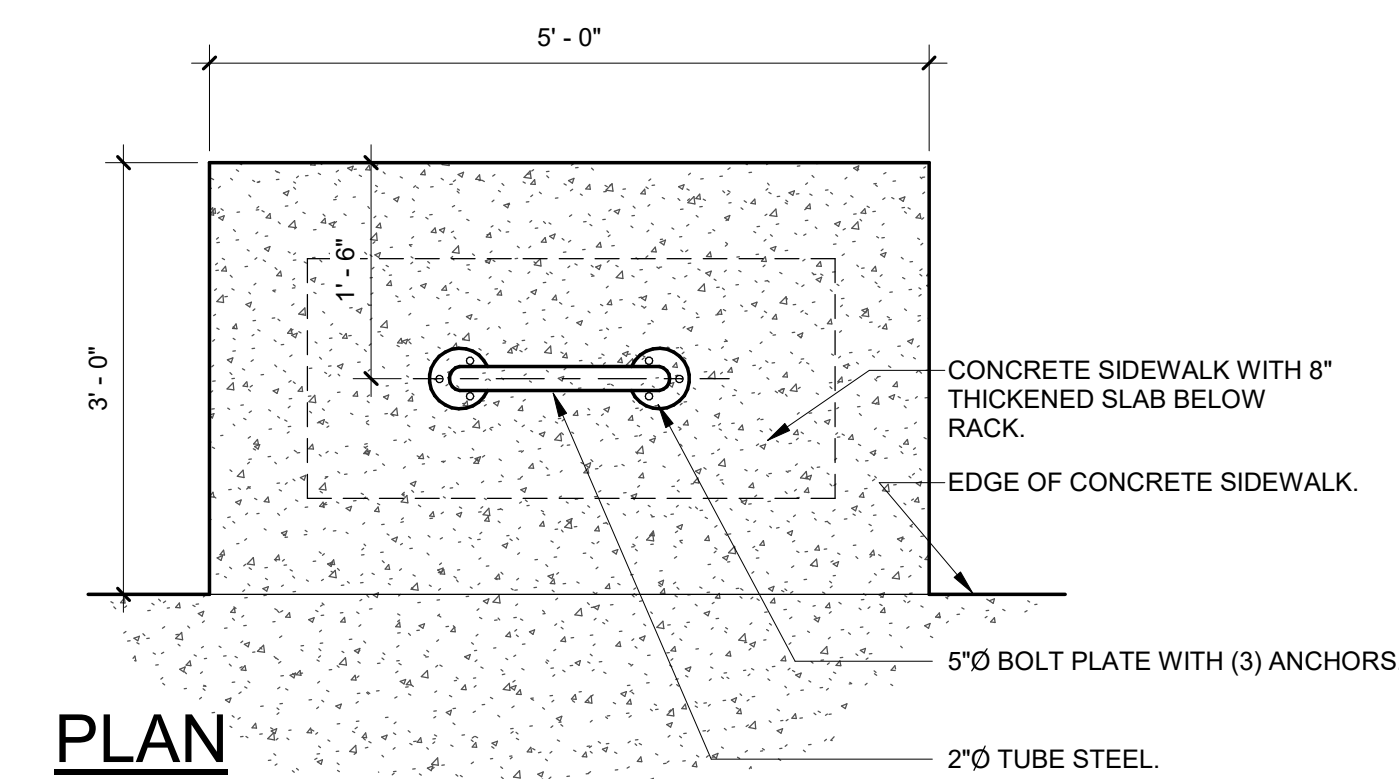
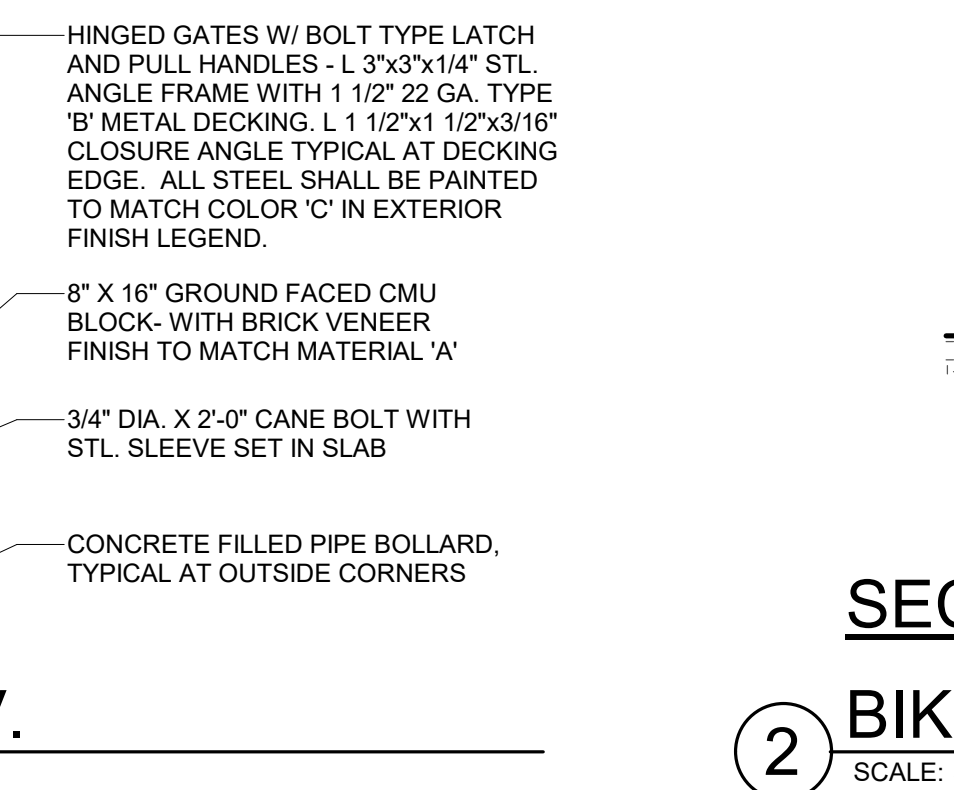
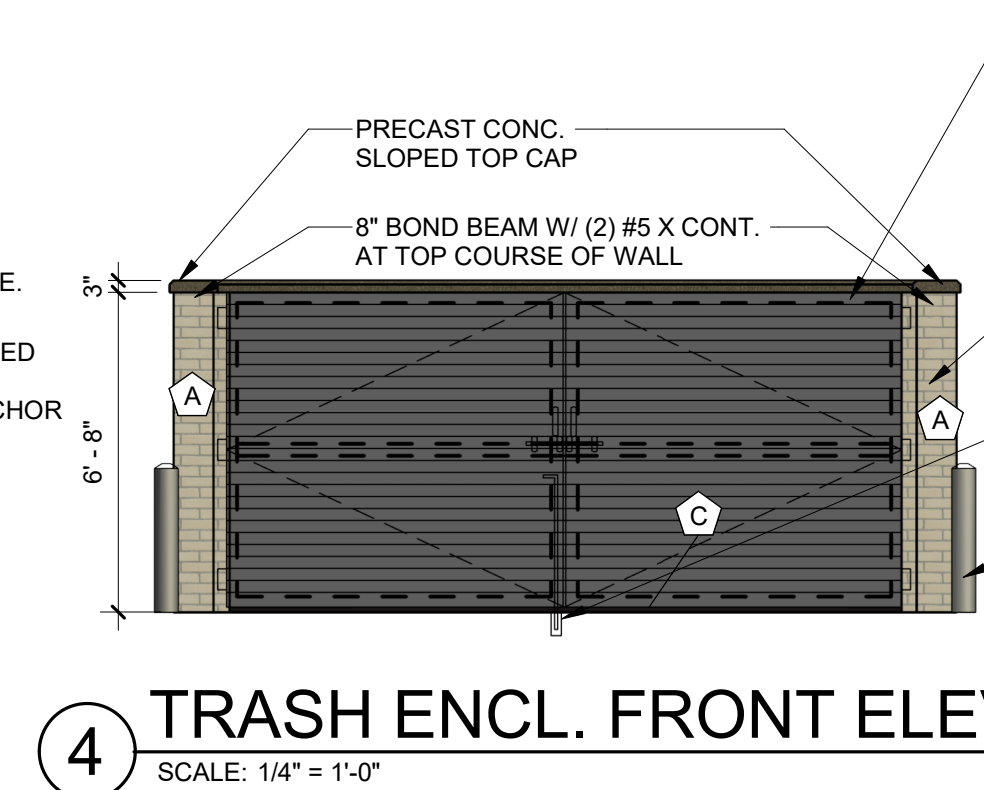
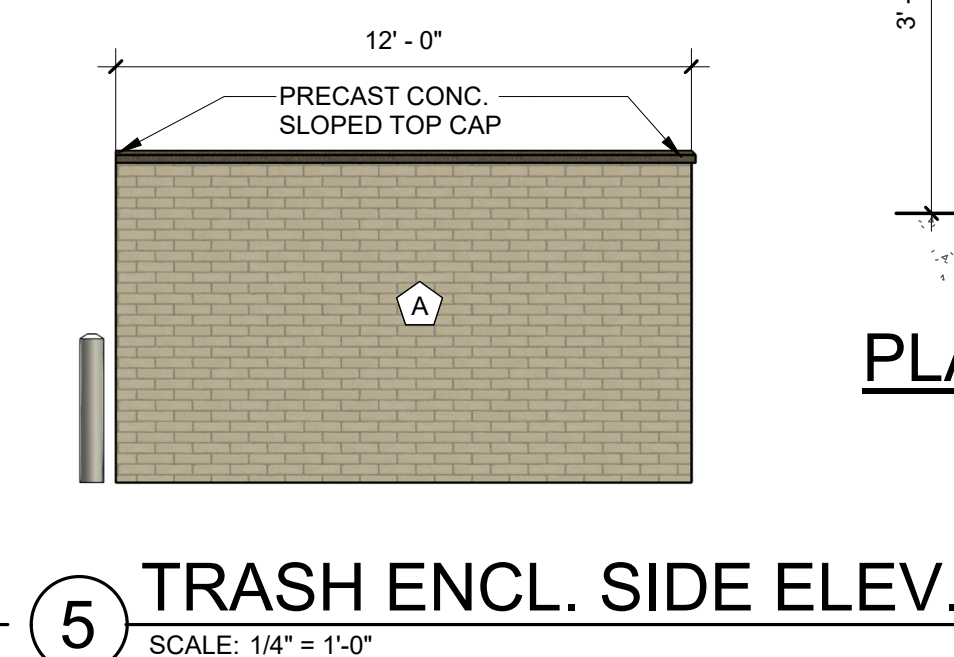
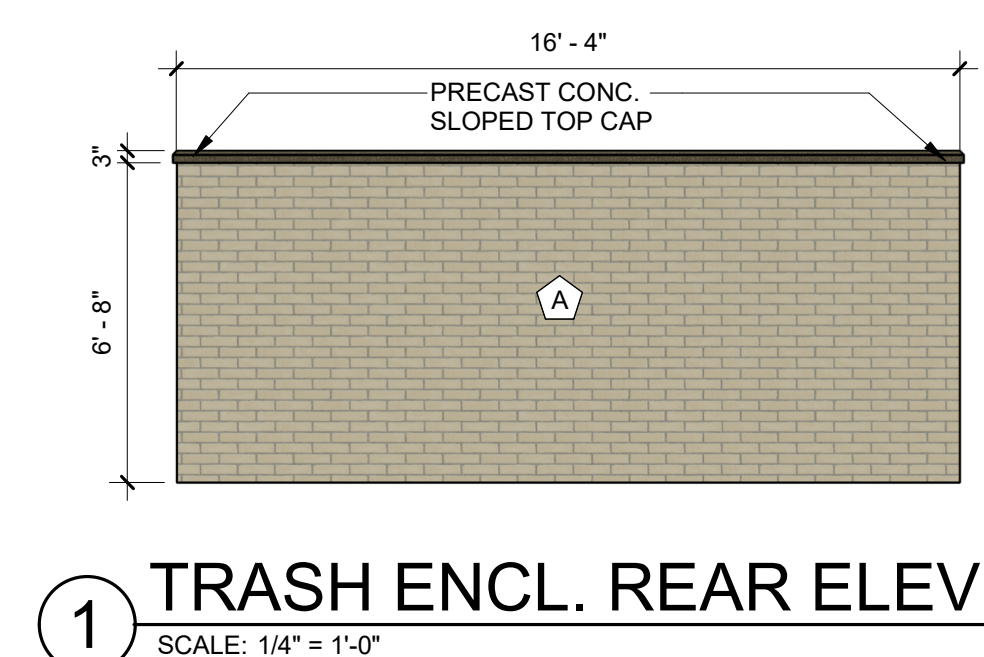
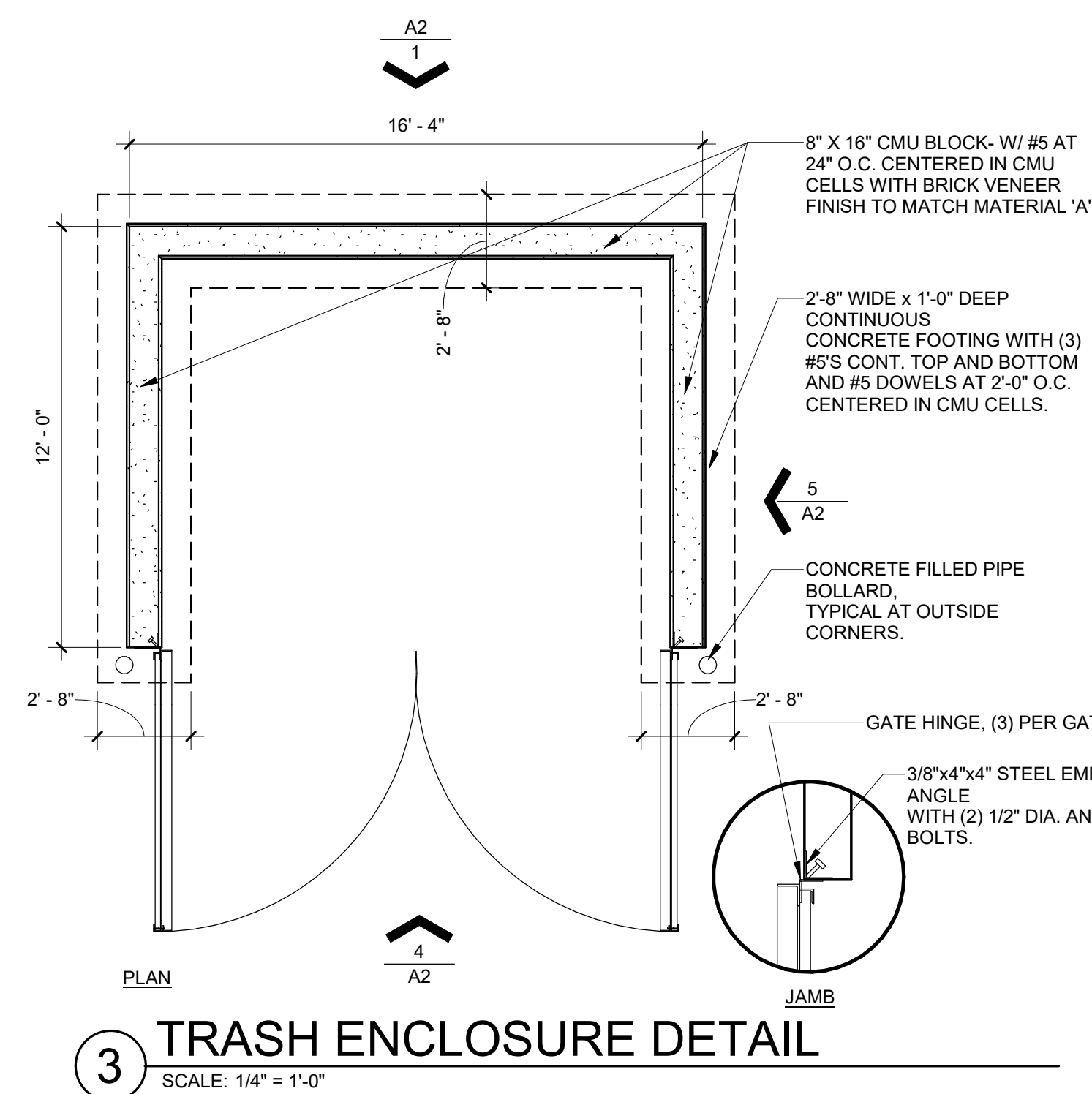
- SITE CAST CONCRETE RETAINING WALL WITH BRICK VENEER FINISH AND PRECAST CONCRETE SLOPED TOP CAP.
- BLACK PAINTED DECORATIVE STEEL GUARDRAIL AT 42" HIGH. SEE DETAIL.



EXTERIOR ELEVATIONS
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HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 14 OF 15



SITE DETAILS

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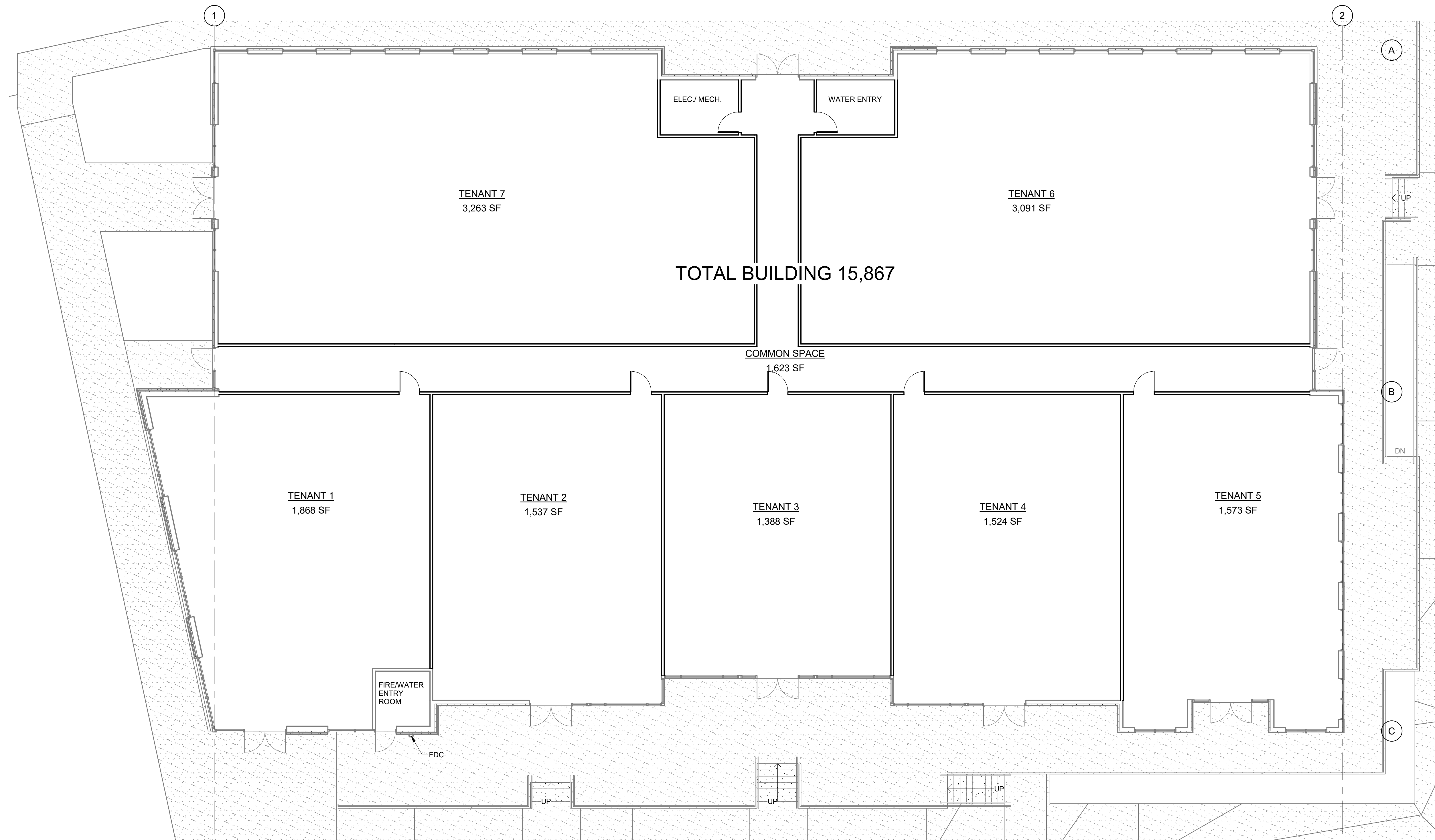
A2

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PAGE 15 OF 15



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



FIRST FLOOR PLANS
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