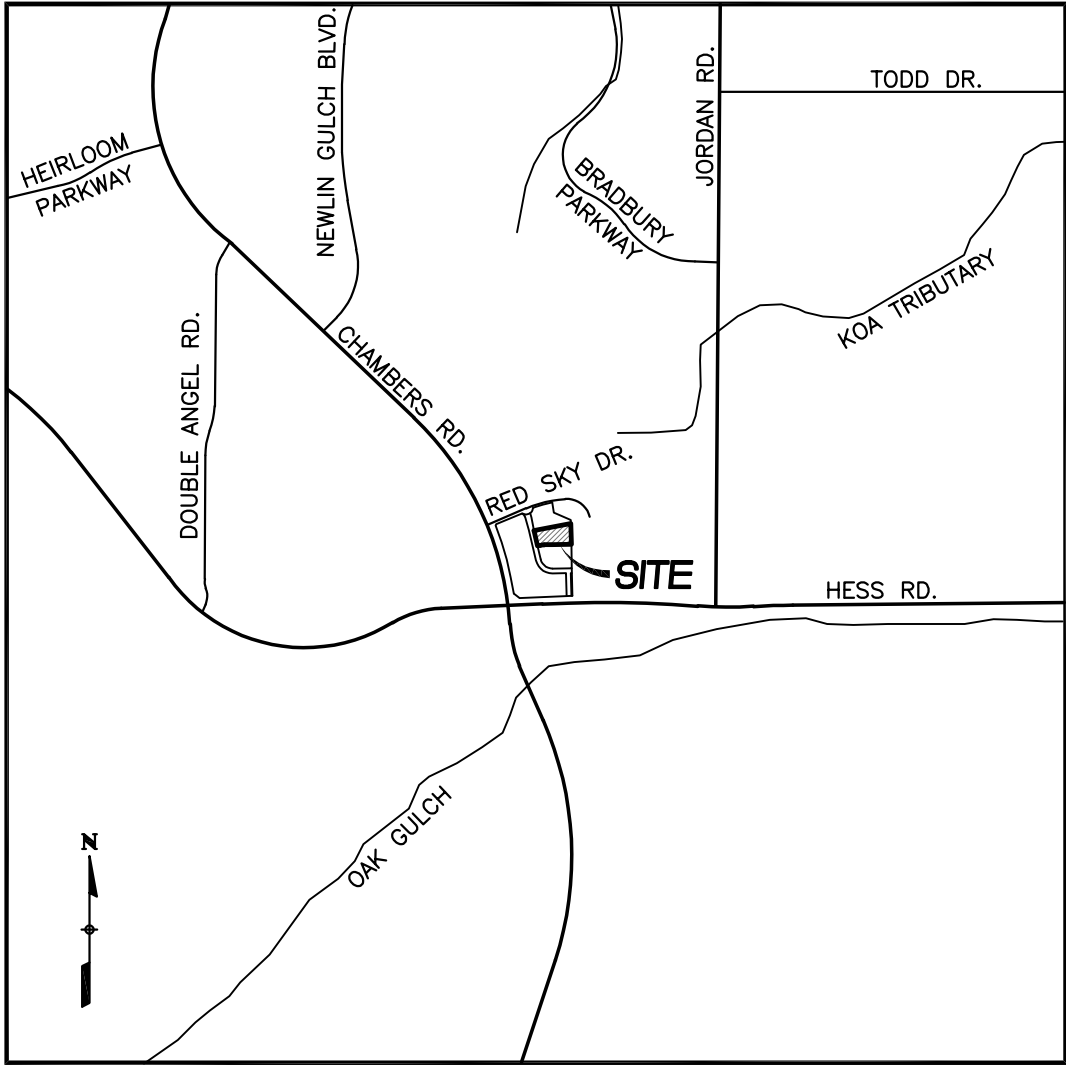


LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 1 OF 15



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		
	<u>REQUIRED</u>	<u>PROVIDED</u>
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
	<u>REQUIRED</u>	<u>PROVIDED</u>
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%)	

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

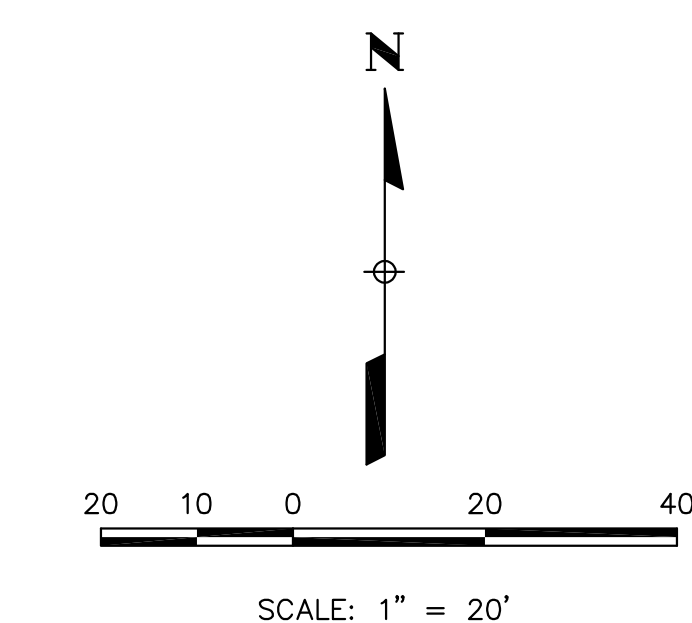
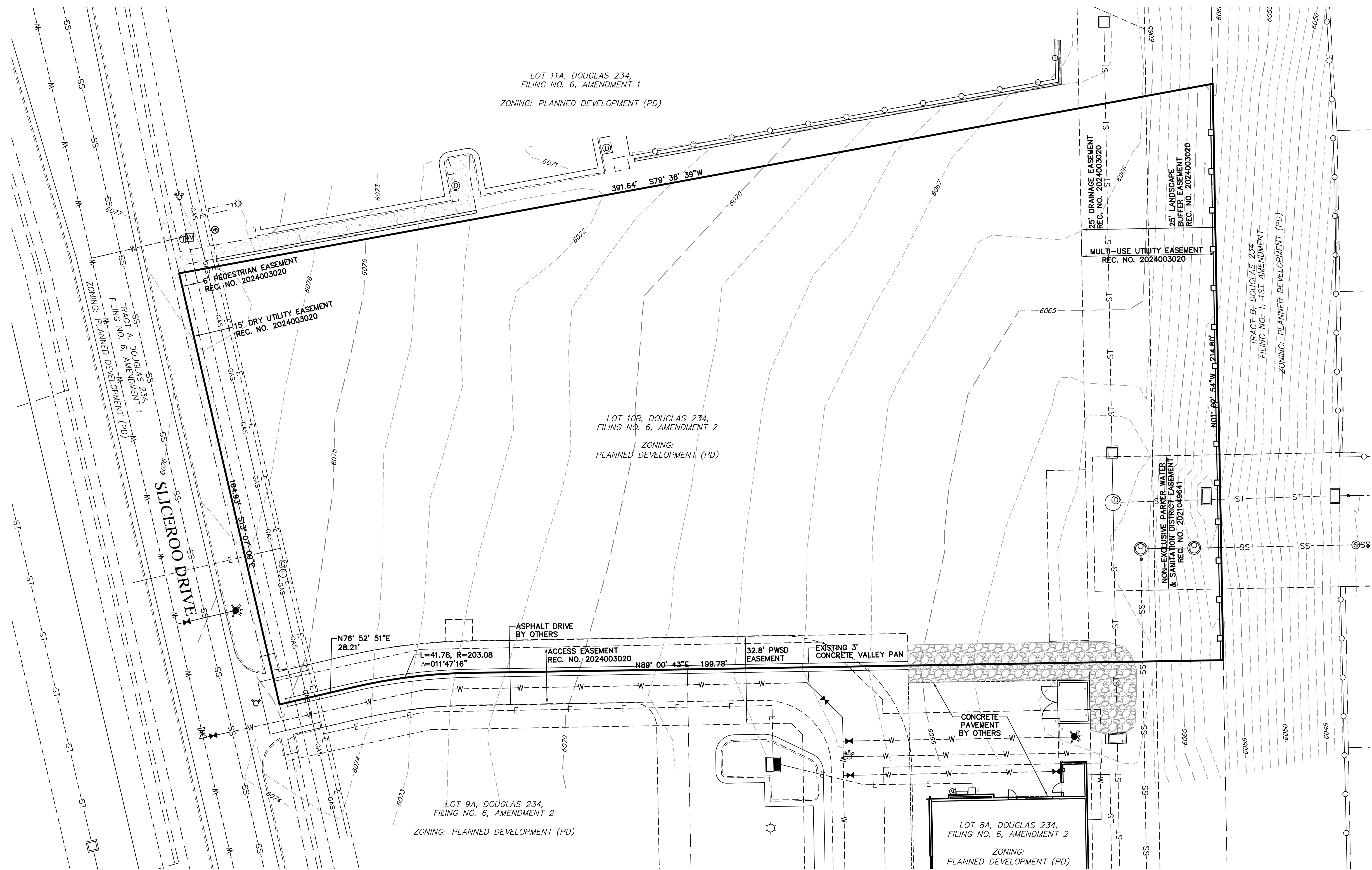
C1	COVER SHEET
C2	EXISTING CONDITIONS MAP
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	FIRETRUCK ACCESS PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE IRRIGATION PLAN
L4	LANDSCAPE IRRIGATION DETAILS
LT1	SITE PHOTOMETRIC PLAN
LT2	SITE LIGHTING CUTSHEETS
A1	BUILDING ELEVATIONS
A2	SITE DETAILS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

PARKING INFORMATION: HORSE CREEK COMMERCIAL						
DESCRIPTION	BUILDING AREA (SF)	REQUIRED				
		RATIO	SPACES			
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
HORSE CREEK COMMERCIAL	15,877	1 SPACE/300 SF NLA	50	2	1	53
REQUIRED						
SPACES						
STALL DIMENSIONS			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
9' x 18'			50	2	1	53
TOTAL WITHIN PARKING LOT			50	2	1	53
			REQUIRED	PROPOSED		
EV INSTALLED SPACES			3% (2)	2		
EV READY SPACES			8% (4)	5		
EV CAPABLE SPACES			20% (11)	12		

COVER SHEET
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JULY 16, 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

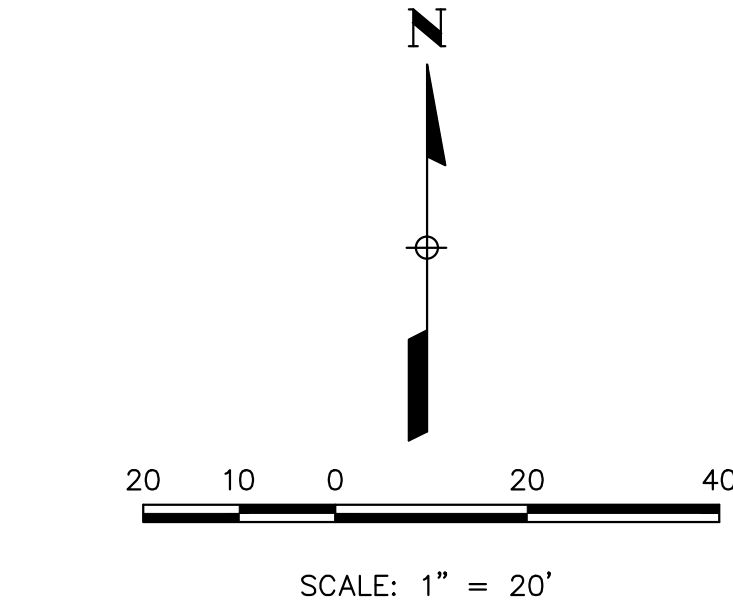
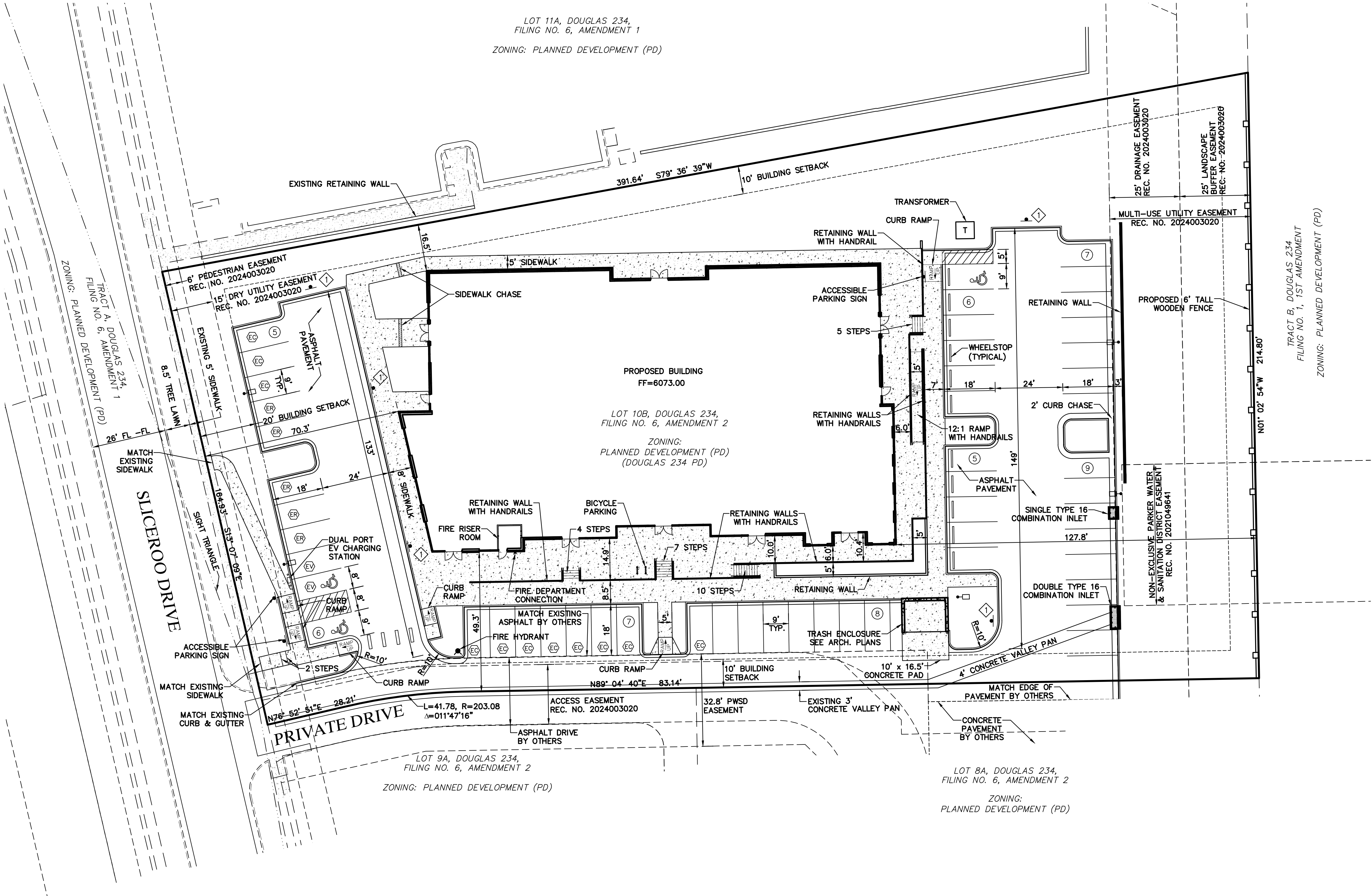


LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC

EXISTING CONDITIONS MAP
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JULY 16, 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

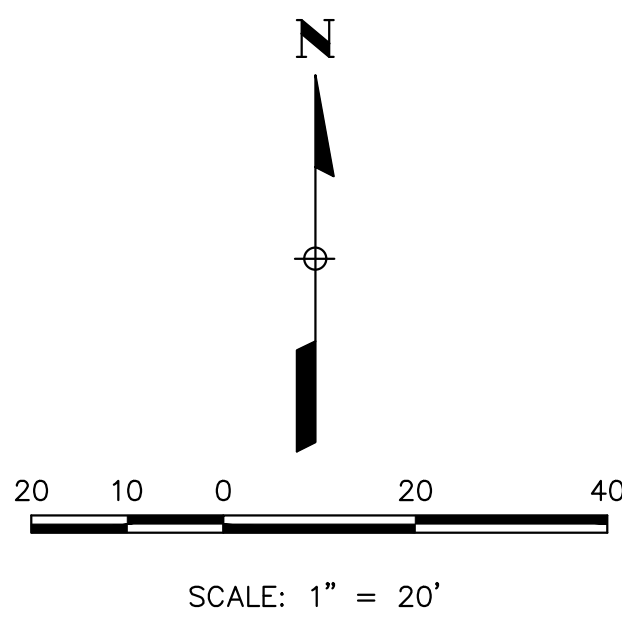
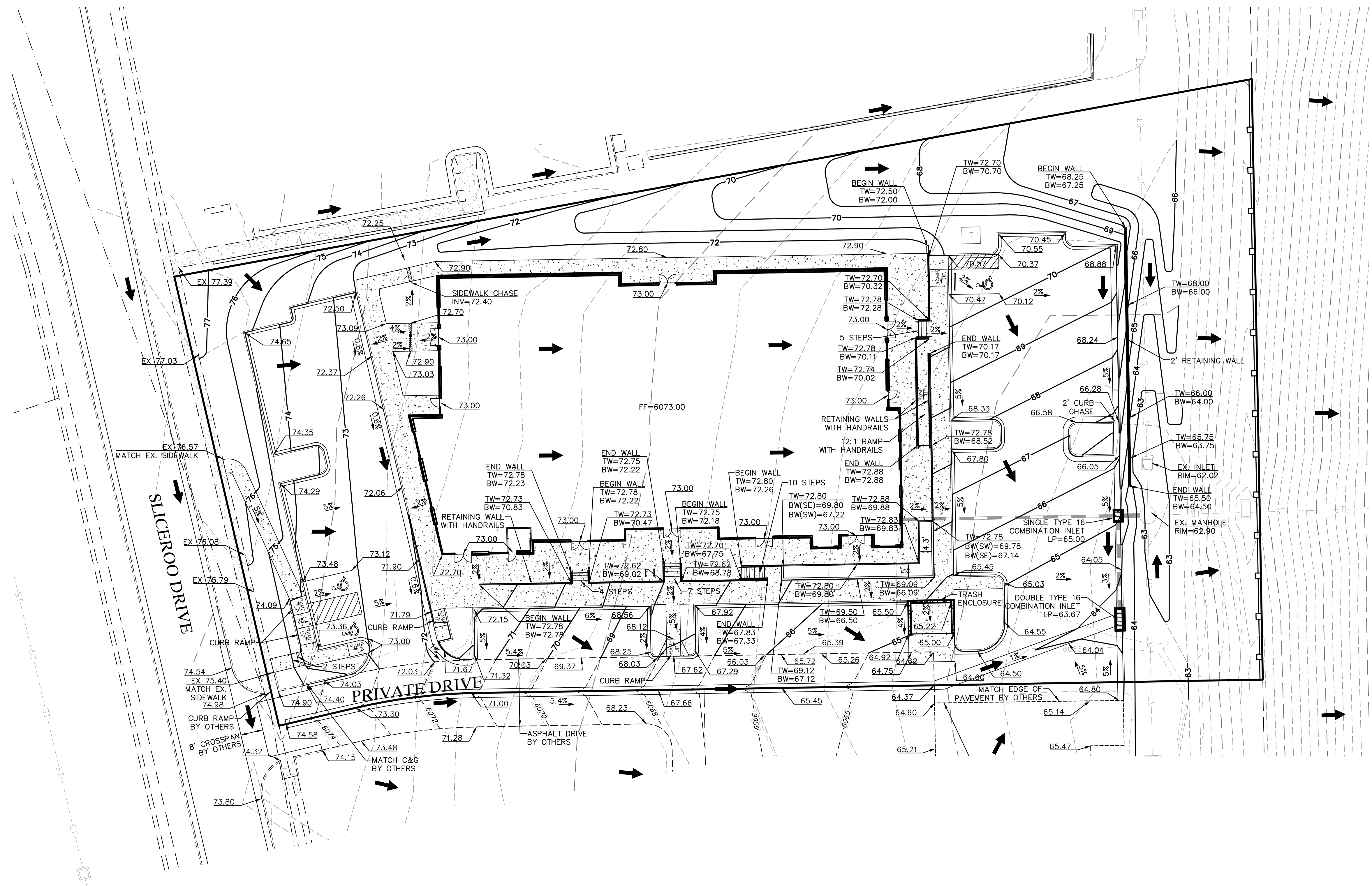
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 3 OF 15



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
	EV CAPABLE SPACE
	EV READY SPACE
	EV INSTALLED SPACE

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

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



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.

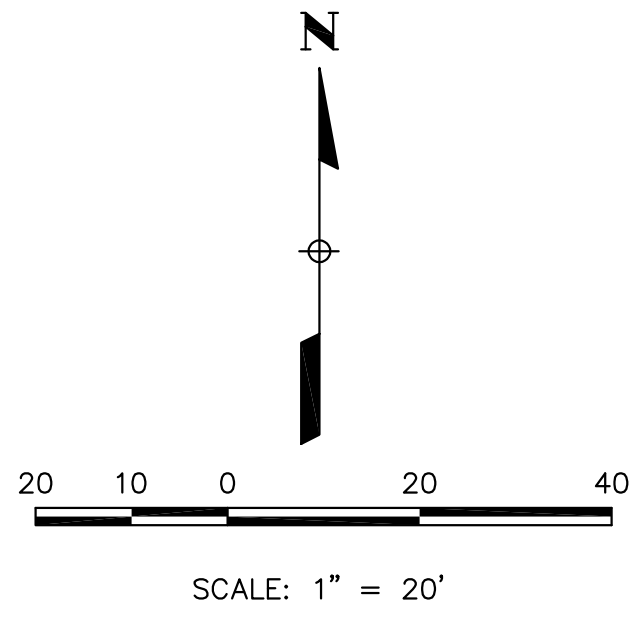
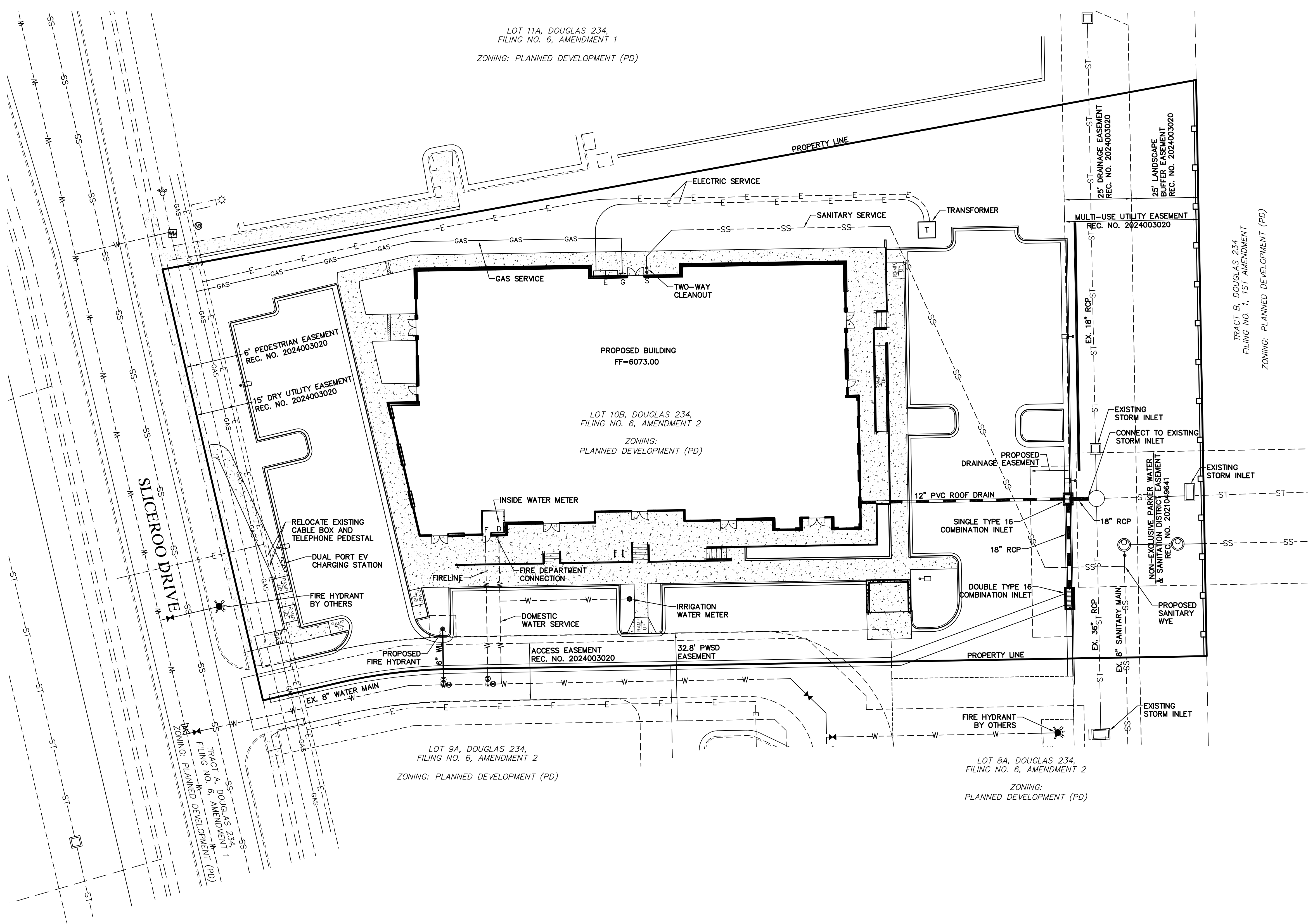
BENCHMARK

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
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JULY 16, 2026
SHEET C4



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



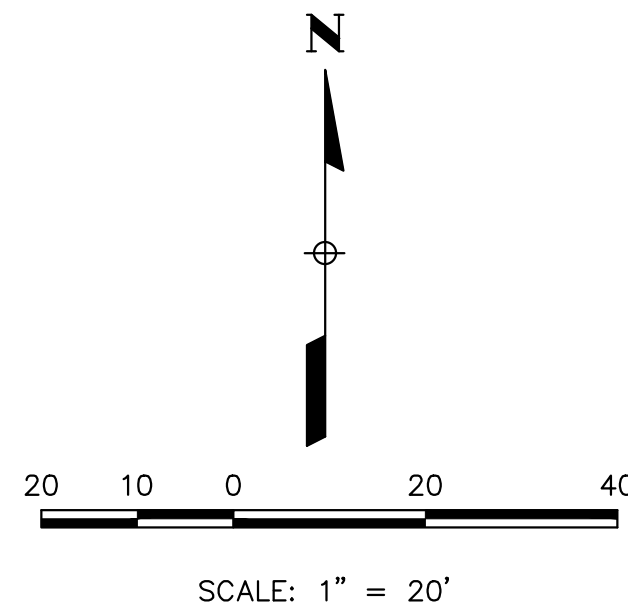
LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER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

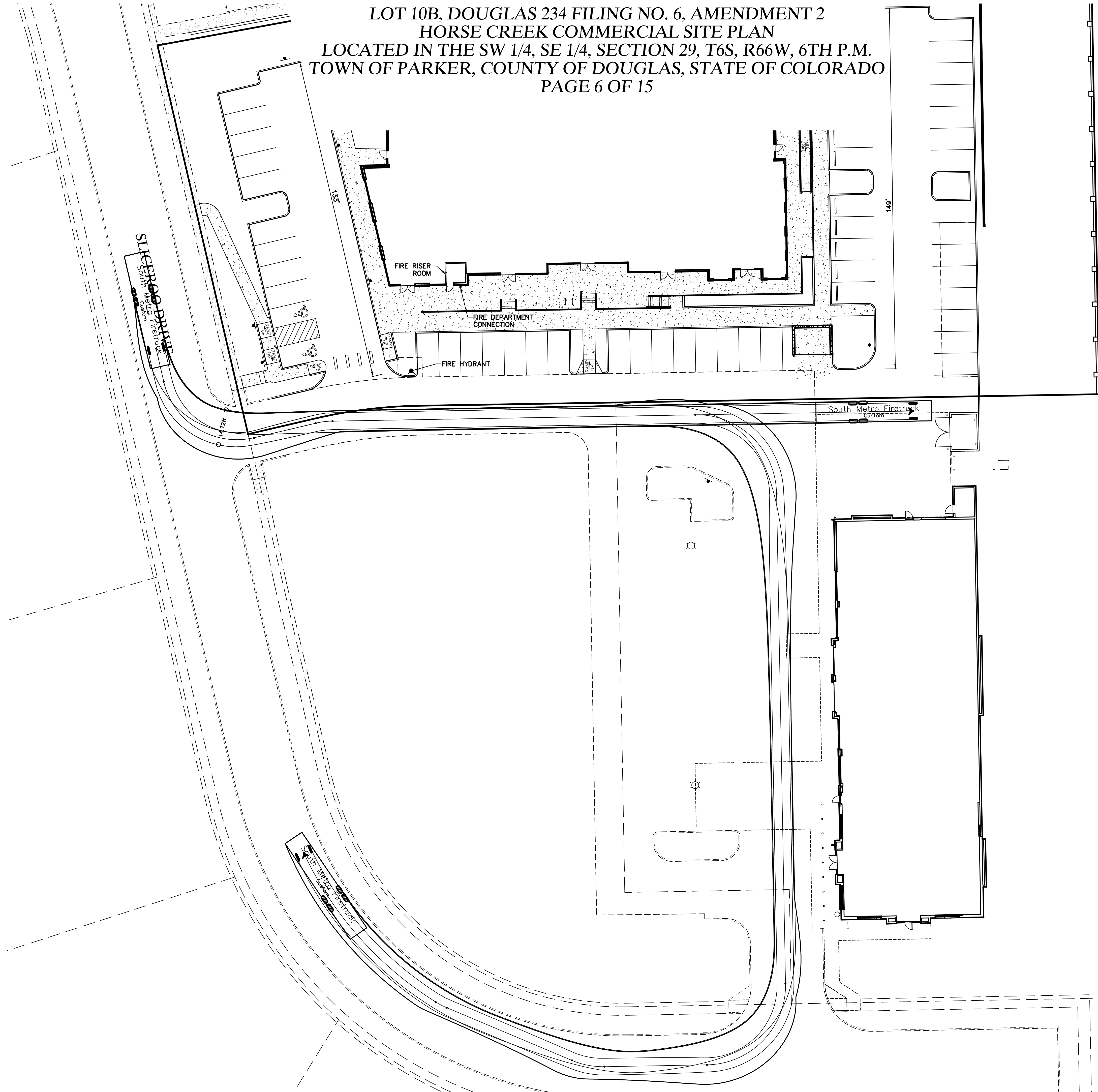
CODE USED FOR ANALYSIS: 2021 IFC
OCCUPANCY GROUP(S): B, M
CONSTRUCTION TYPE(S): IIB
FIRE FLOW CALCULATION AREA: 15,877 SF
THIS BUILDING IS NOT FULLY SPRINKLERED

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: JULY 16, 2026
SHEET C6



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 7 OF 15

PLANT LEGEND

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

NATIVE GRASS:

PBSI Foothills Native Mix

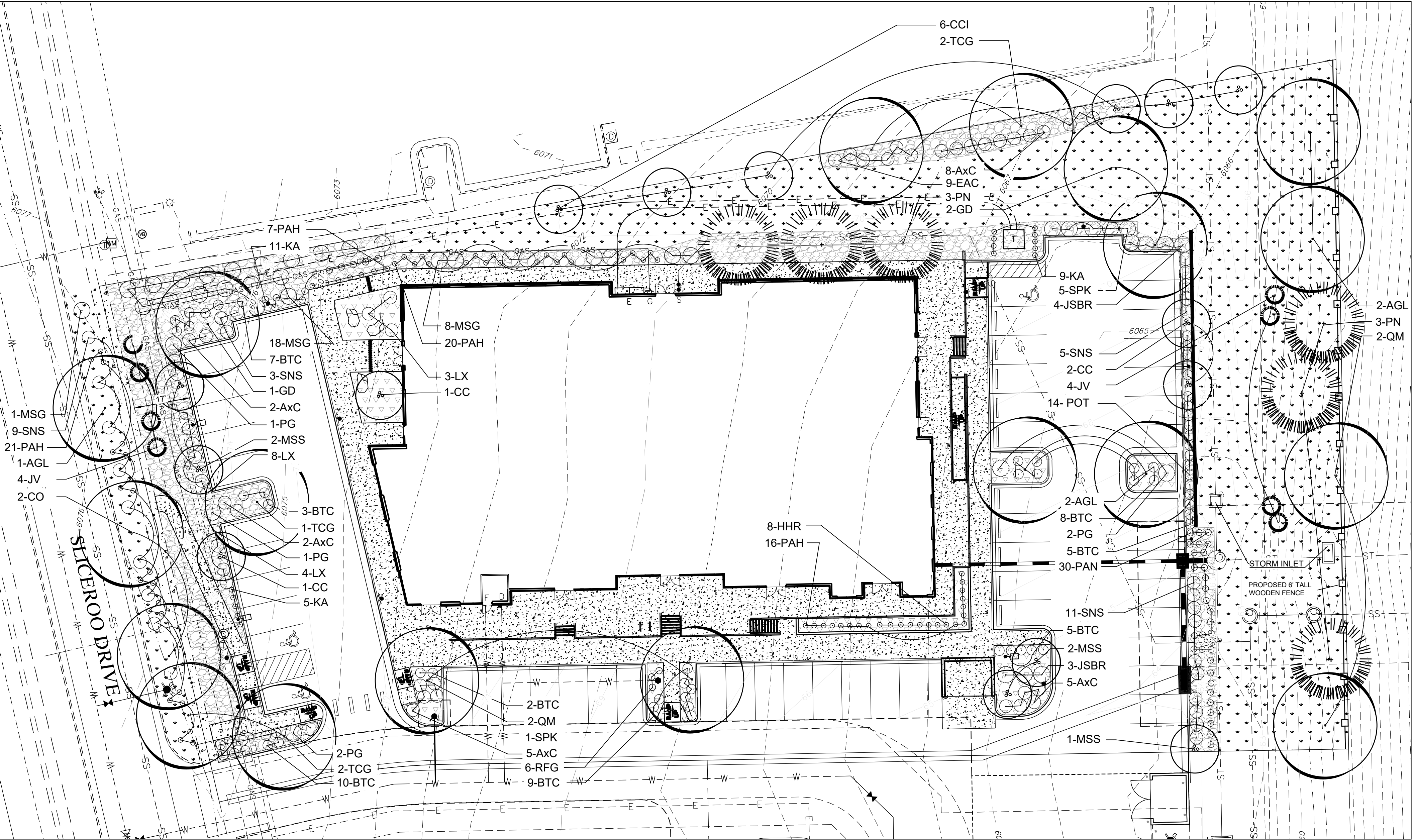
Ingredients: Switchgrass, Rocky Mountain Fescue, Big Bluestem, Sandberg Bluegrass, Slender Wheatgrass, Thickspike/Streambank/Western Wheatgrass, Yellow Indiangrass, Blue Grama, Beardless Wheatgrass, Indian Ricegrass, Little Bluestem, Sand Dropseed, Sideoats Grama

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

PROPOSED PLANT LIST

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	Gumocladus 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 Barberr	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
	PG	6	Picea pungens 'Globosa'	Globe Spruce	5 Gal	3'-5'	5' OC	L
Evergreen	JSBR	9	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal	1'-2'	5' OC	L
Perennials & Ornamental Grasses								
Perennials	MSG	30	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	5 Gal		4' OC	L
	PAH	64	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	2 Gal		18" OC	L
	PAN	30	Panicum Virgotum "Northwind"	Northwind Switch Grass	5 Gal		30" OC	L
	RFG	6	Rudbeckis 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



Scale: 1"=20'

0 20' 40'

LANDSCAPE PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JULY 16, 2026
SHEET L1



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

* 17 FIVE GALLON GRASSES DUE TO UTILITY CONFLICTS.
** 30 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

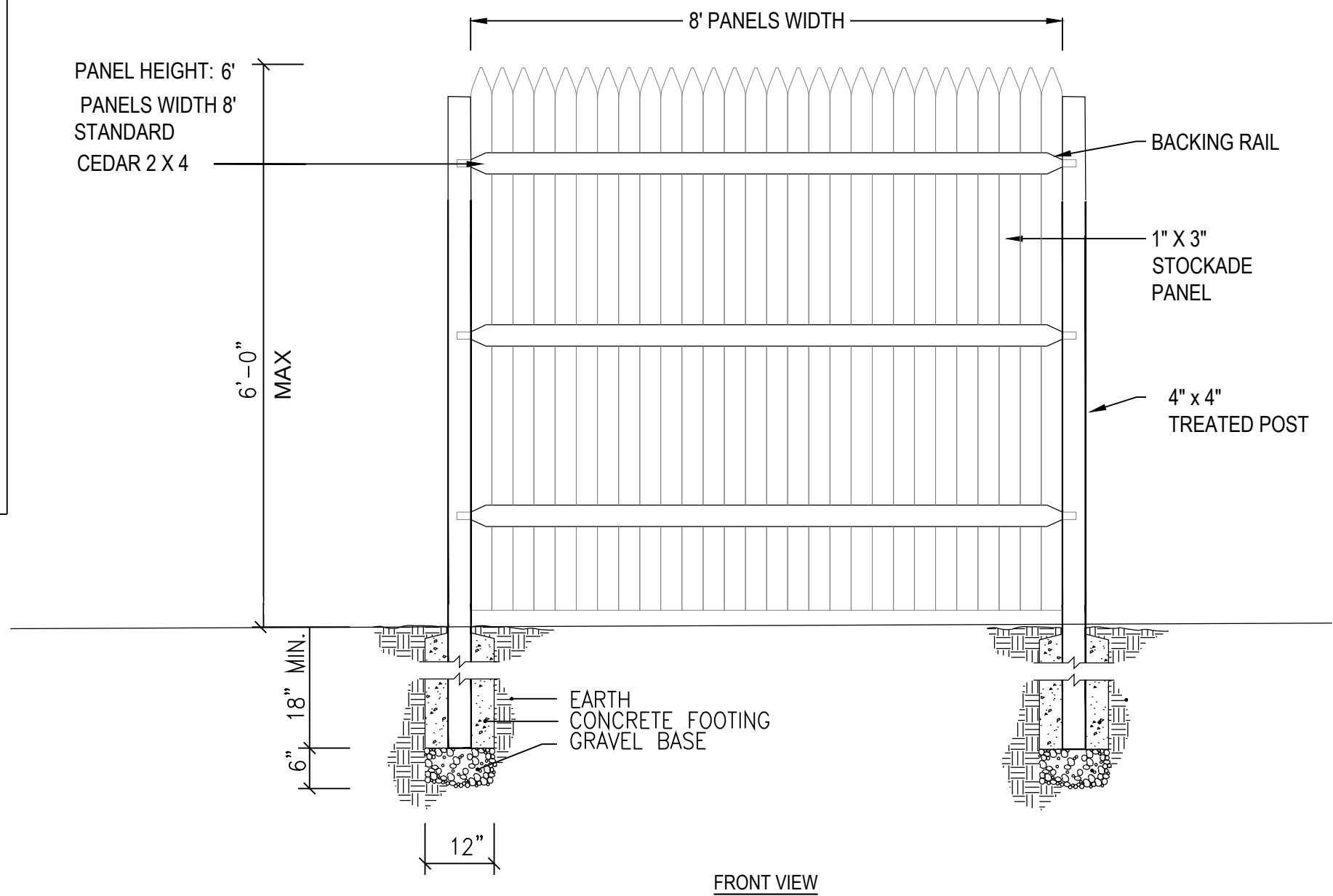
TOTAL LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
MIN. SITE LANDSCAPING	15%	34% (23,768 SF)
MIN. LIVING MATERIAL COVERAGE	75%	75% (17,826 SF)

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.

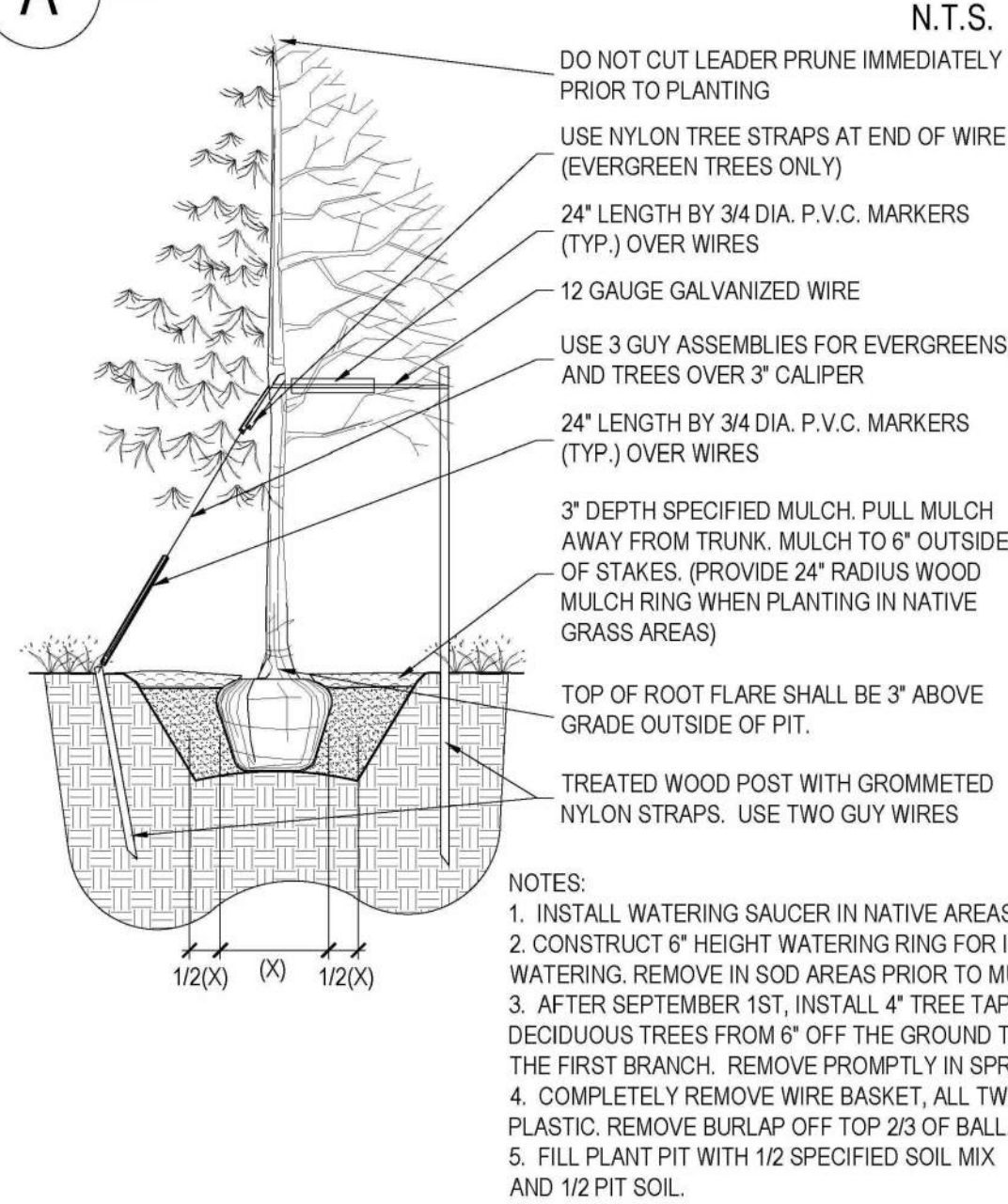


- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
 - ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
 - CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER LANDSCAPE PLAN HORSE CREEK_4.7.26.

D CEDAR PRIVACY FENCE

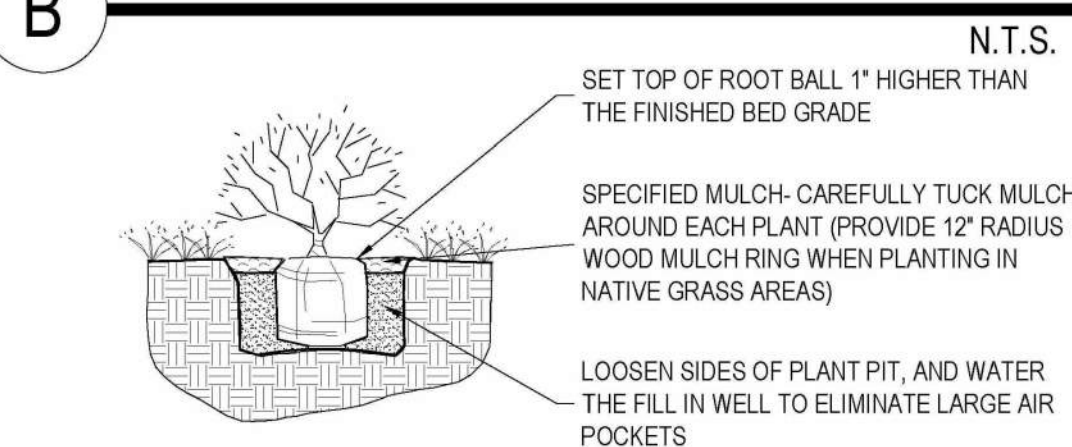
DESIGN: STOCKADE PANEL

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



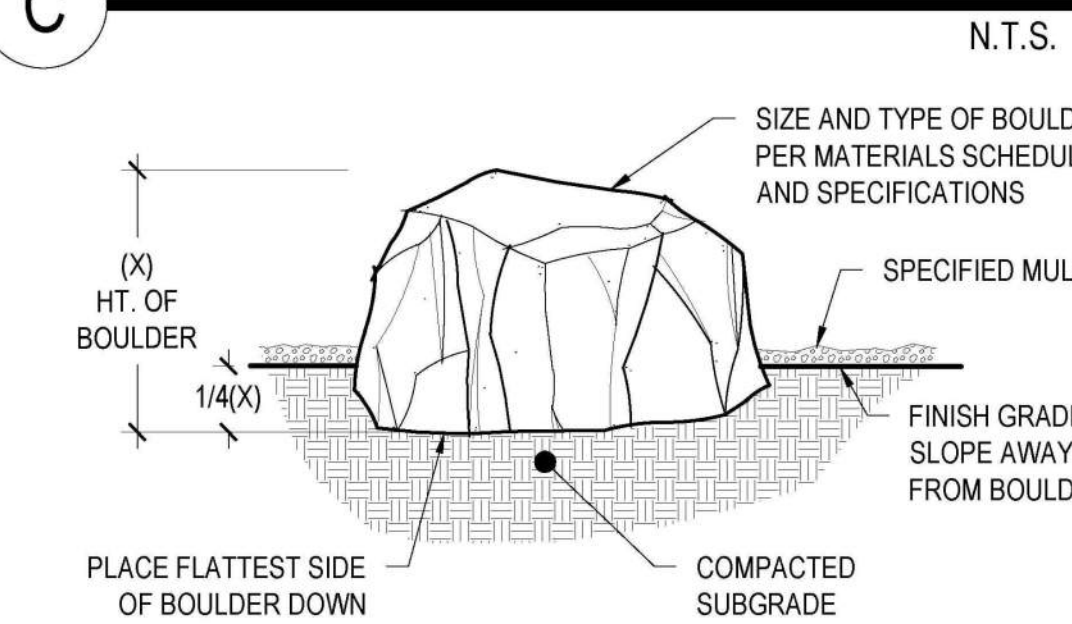
- NOTES:
- INSTALL WATERING SAUCER IN NATIVE AREAS.
 - CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
 - AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
 - COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

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



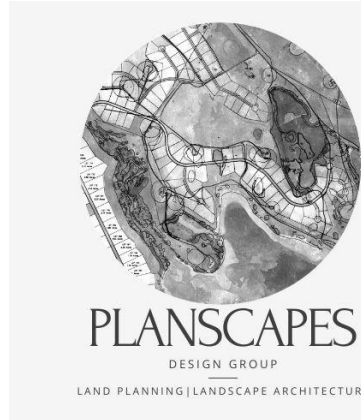
- NOTES:
- PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 - CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 - TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
 - FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
 - FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
 - SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

C LANDSCAPE BOULDER

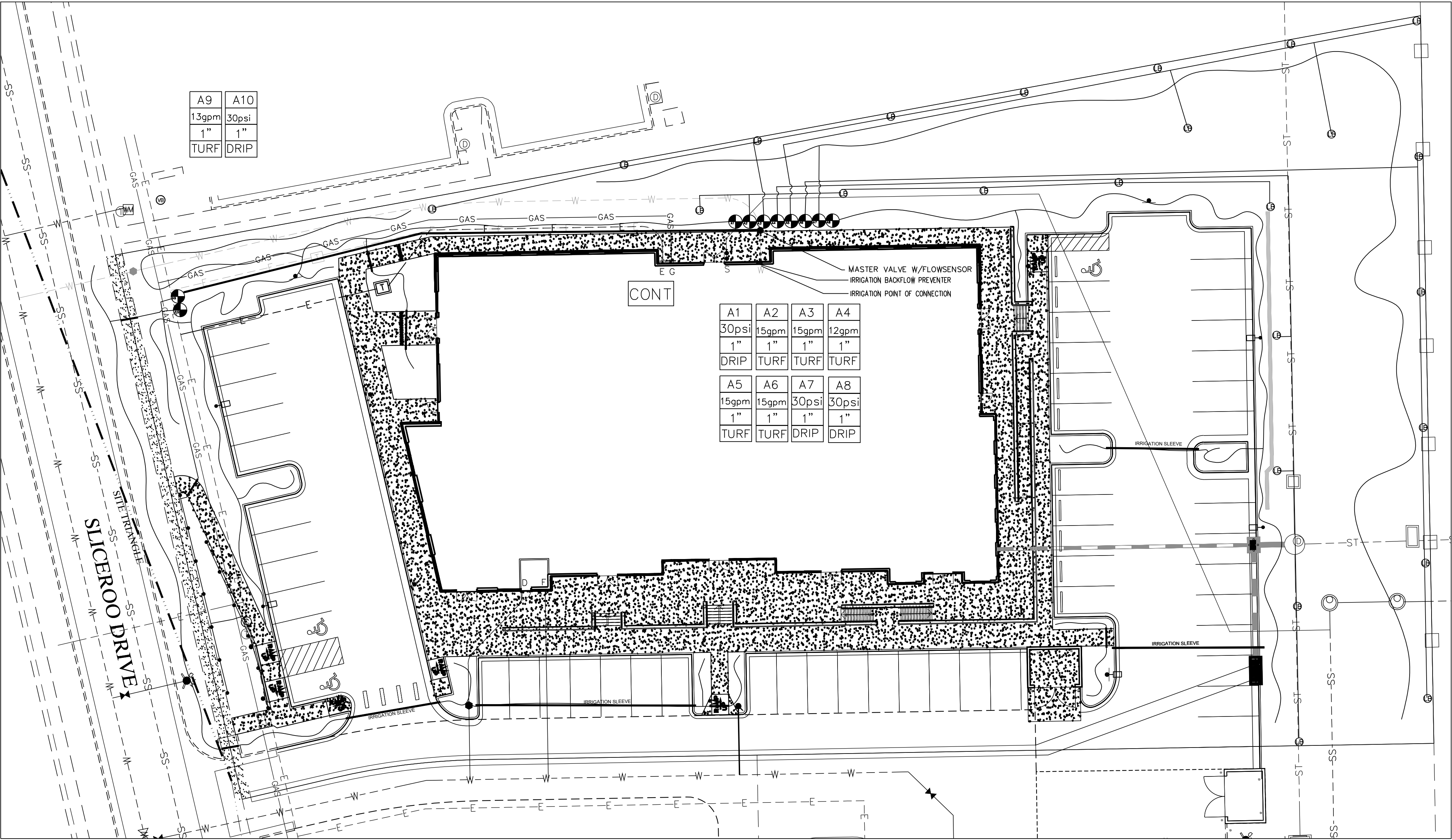


- NOTES:
- CONTACT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS.
 - BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
 - THOROUGHLY COMPACT, PUDDLE AND STABILIZE BACKFILL, AND SURROUNDING GRADES PRIOR TO COMPLETION.
 - DO NOT PLACE BOULDERS IN FLOWLINE OF SWALES OR ANY LOCATION WHERE DRAINAGE COULD BE INHIBITED BY BOULDERS.

LANDSCAPE PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JULY 16, 2026
SHEET L1



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 PRO-S-06-PSB40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRESSURE BODY, 1/4" 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" FEBCO MODEL 765 BACK FLOW PREVENTER DETAIL ON DETAILS SHEET
	Hunter Flow-Sync® Sensor
	INDICATES CONTROLLER STATION
	INDICATES LATERAL DISCHARGE (GPM)
	INDICATES VALVE SIZE (INCHES)
	INDICATES LANDSCAPE APPLICATION
	LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
	LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (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

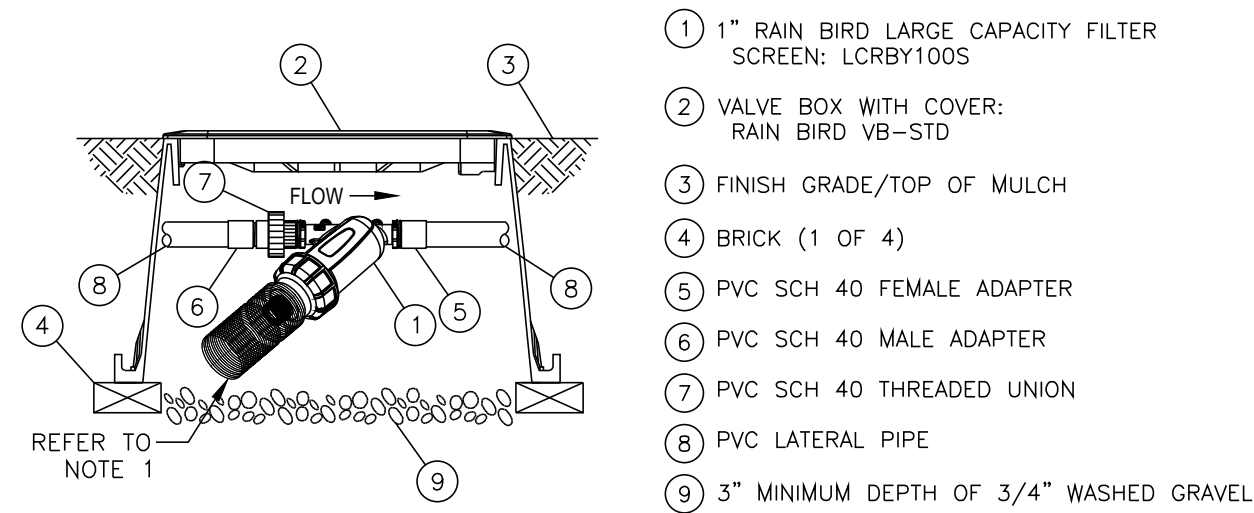
Scale: 1"=20'

LANDSCAPE IRRIGATION PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JULY 16, 2026
SHEET L3

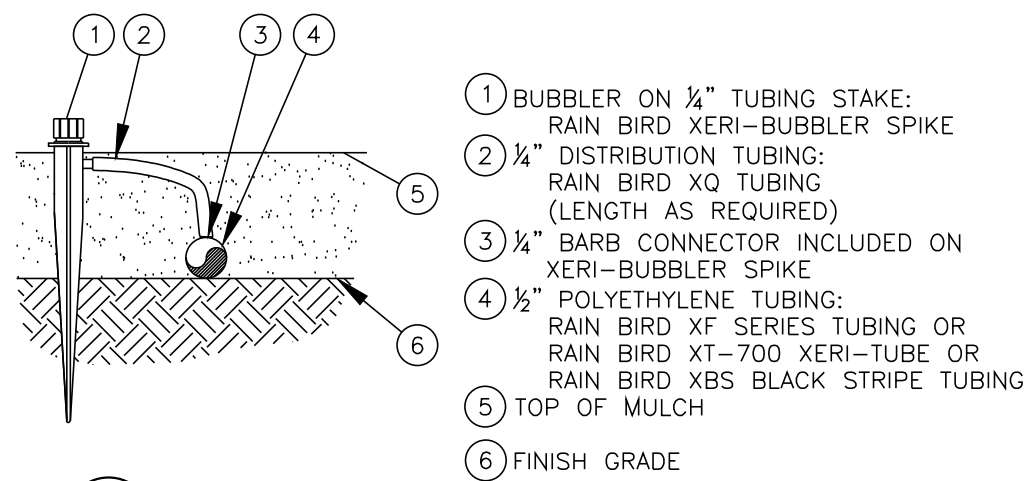


LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 10 OF 15

1. THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 40 PSI. AT A MAXIMUM DISCHARGE OF 55 GPM AT THE IRRIGATION POINT OF CONNECTION 1 (POC1) VERIFY PRESSURE AND GLOW ON SITE PRIOR TO CONSTRUCTION.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES (CALL BEFORE YOU DIG)
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTION OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR DISCREPANCIES TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
5. THE DRAWING ARE DIAGRAMMATIC. THEREFORE THE FOLLOWING SHOULD BE NOTED.
 - A. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY' INSTALL IRRIGATION PIPE AND WIRING IN THE LANDSCAPED AREAS WHENEVER POSSIBLE.
 - B. TREE AND SHRUB LOCATIONS AS SHOWN ON LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES.
 - C. USE ONLY STANDARD TEE AND ELBOW FITTINGS. USE OF TEE FITTINGS IN THE BULL-NOSE CONFIGURATION, OR USE OF CROSS TYPE FITTINGS IS NOT ALLOWED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:
 - A. TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVES.
 - B. TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS' ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
 - C. "AS BUILT" IRRIGATION DRAWINGS
 - D. WATER BUDGET CHART
 - E. SMART IRRIGATION CONTROLLER DATA INPUT CHART SELECTED NOZZLES FOR SPRAY AND



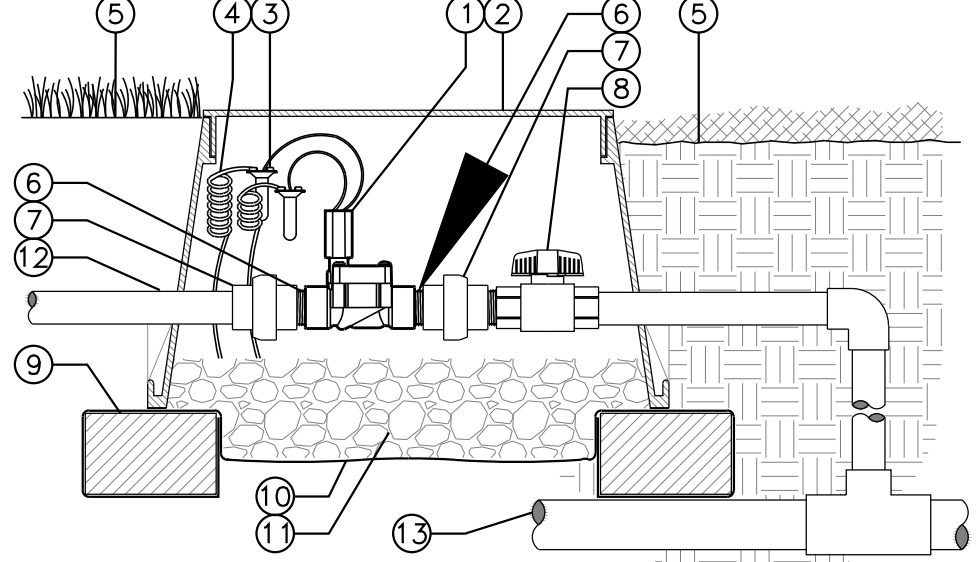
A RAINBIRD DRIP LINE FILTER AND PRESSURE REDUCER
LCRBY100S - 1 in



B RAINBIRD DRIP EMITTER
5505 (N.T.S.)

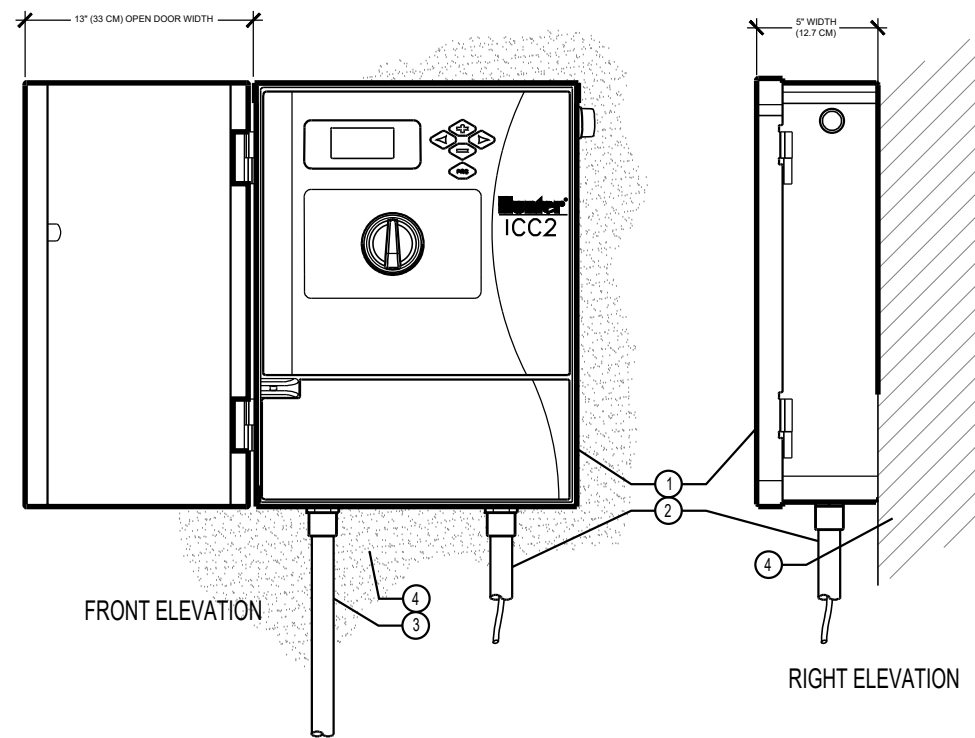
LEGEND

- | | |
|--|---|
| ① HUNTER REMOTE CONTROL VALVE (PGV) | ⑦ PVC SLP. (OR FPI) X FPT UNION |
| ② IRRIGATION VALVE BOX: HEAT STAMP LID
"RVC" IN 2" TIES | ⑧ IRRIGATION VALVE, SIZE AND TYPE PER PLAN |
| ③ WATERPROOF CONNECTORS (2) | ⑨ BRICK SUPPORTS (4) |
| ④ 18"-24" COILED WYE 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 |



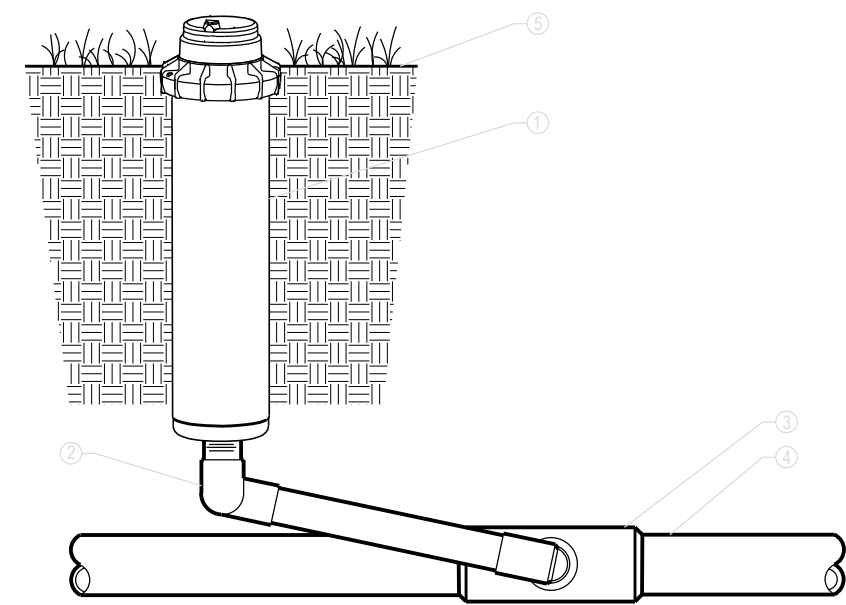
IN-LINE VALVE (PGV-100G) WITH UNIONS AND ISOLATION VALVE

Hunter V.PGV.04 NO SCALE



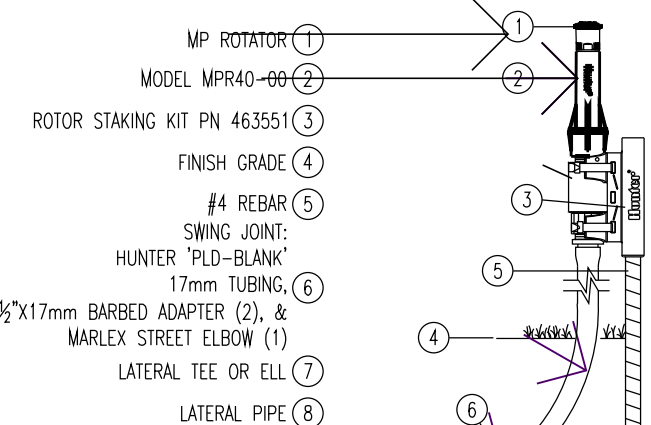
D IRRIGATION CONTROLLER (12C-800-M)
Hunter C.ICC2.02

NOT TO SCALE



ROTARY SPRINKLERS

ROTORS: PGP 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:

- ```
Ohunter-earth
Ohunter-noplot viewport
Ohunter-product
Ohunter-title text
```

There are two types of risers. The default is currently turned on. The user must have one of these layers on and one off. The two types of risers are:

S/80 nipple with Hunter HCV-50F-50M check valve, located on layer 0 hunter HCV

S/80 nipple without check valve, located on layer 0 hunter HCV off

There are four varieties of swing joints associated with this sprinkler detail:

- Rigid with PVC street elbows (layers start with a '1')
- Rigid with Molex 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:

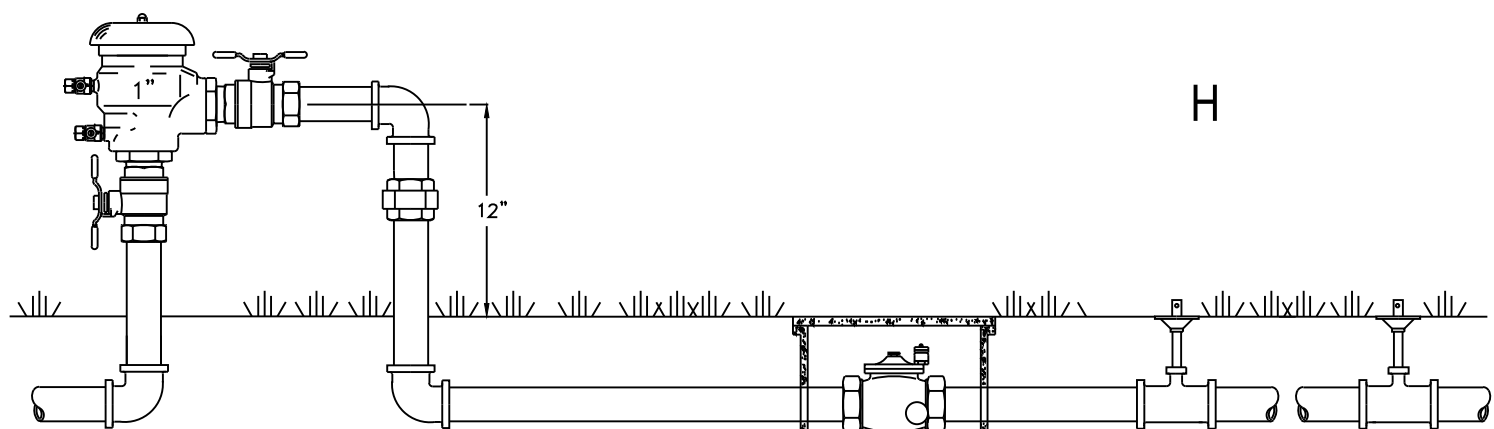
- Bubble
- Leader

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

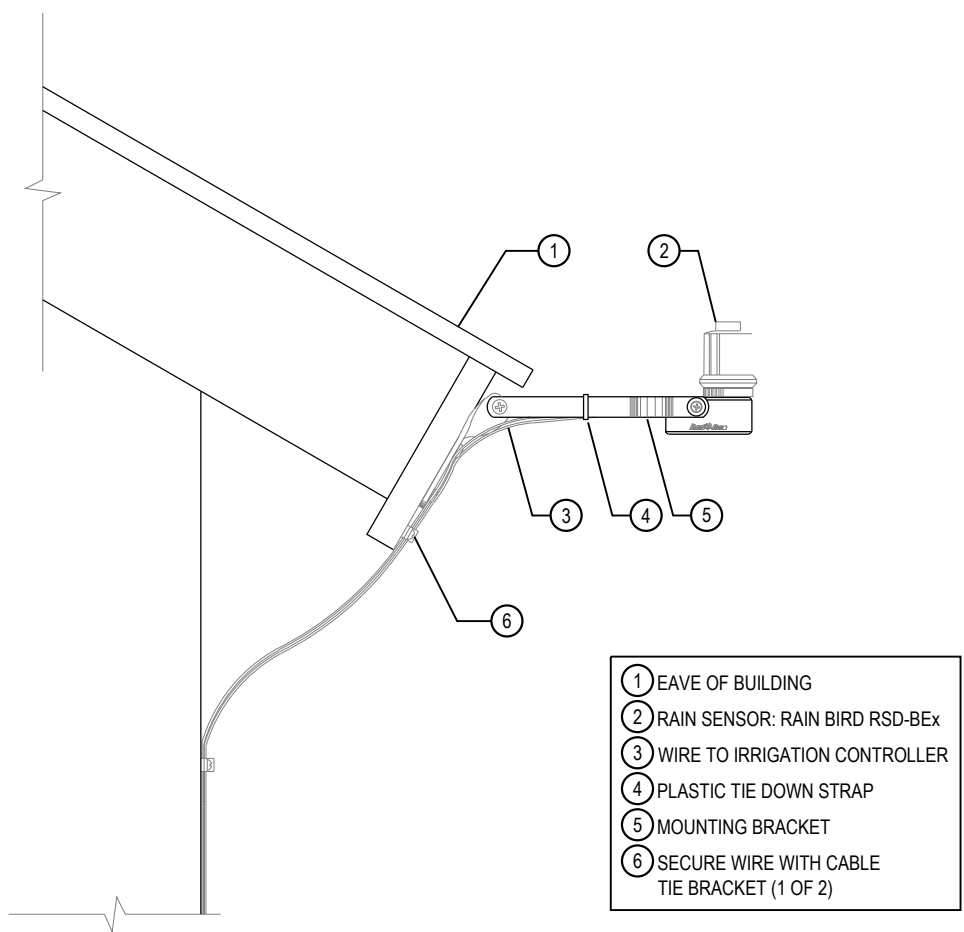
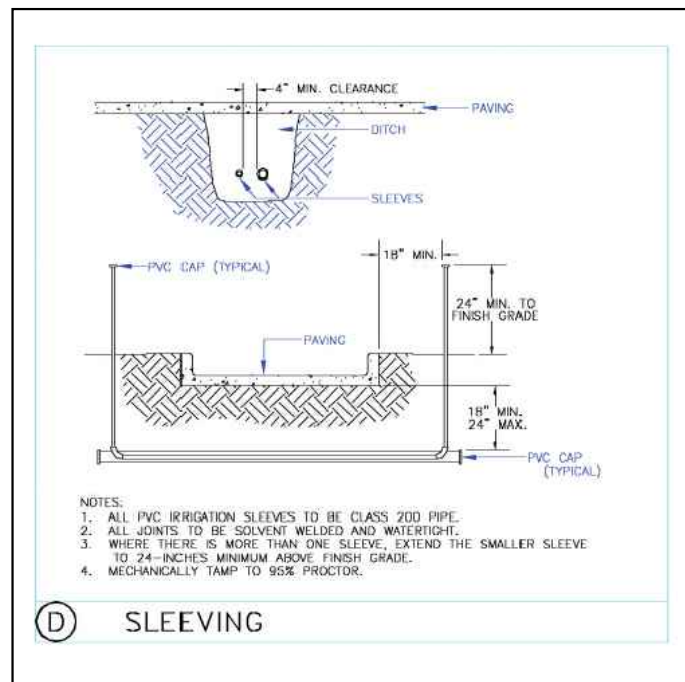
**F** **MP ROTATOR SPRINKLER**  
SCALE: 5" = 1'-0" **UNDER IRRIGATION DETAIL**



# FEBCO MODEL 765

## Pressure Vacuum Breaker

### Outside Installation



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

## G RAIN SENSOR

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

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

## EQUIPMENT

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

LANDSCAPE IRRIGATION DETAILS  
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2  
JOB NO. 24020  
DATE: JULY 16, 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<br>OR APPROVED<br>EQUIVALENT | CATALOG SERIES NUMBER<br>OR APPROVED EQUIVALENT           | LAMPS<br>(QTY) TYPE | INPUT<br>VA | DRIVER/<br>DIM<br>PROTOCOL | LUMENS | VOLTAGE | BUG RATING | COLOR/<br>FINISH                              | MOUNTING |   |   |   | MOUNTING<br>HEIGHTS                               |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|-----------------------------------------------------------|---------------------|-------------|----------------------------|--------|---------|------------|-----------------------------------------------|----------|---|---|---|---------------------------------------------------|
|      |                                                                                                                                                                                             |                                           |                                                           |                     |             |                            |        |         |            |                                               | R        | S | P | W |                                                   |
| D1   | 8" SURFACE MOUNTED DOWNLIGHT, WIDE DISTRIBUTION, REMOTE DRIVER<br>8" ROUND TRIM ACCESSORY                                                                                                   | PRESCOLITE                                | LBSE-8RD-RM-30K6, LBSE-8RD-T-BL                           | LED<br>3000K        | 20          | 0-10V                      | 1826   | 120/277 | B1 U0 G1   | BLACK                                         |          | X |   |   | MOUNTED IN<br>OVERHANG AT<br>13' A.F.G.           |
| P1   | POLE MOUNTED AREA LIGHT, TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF,<br>HOUSE SIDE SHIELD @ 90 DEGREES, DIMMING DRIVER<br>POLE BASE ABOVE GROUND +3'-0" AFF, POLE +15'-0", 18'-0" OVERALL HEIGHT | BEACON                                    | VP-1-160L-35-3K8-4W-UNV-VERIFY-BLT-<br>SHD-1-HSS-90-B-BLT | LED<br>3000K        | 35          | 0-10V                      | 4623   | 120/277 | B0 U0 G2   | BLACK MATTE<br>TEXTURED<br>(POLE & LUMINAIRE) |          |   | X |   | +18'-0" OH                                        |
| P2   | POLE MOUNTED AREA LIGHT, TYPE 3 DISTRIBUTION, FULL CUTOFF,<br>HOUSE SIDE SHIELD @ 90 DEGREES, DIMMING DRIVER<br>POLE BASE ABOVE GROUND +3'-0" AFF, POLE +15'-0", 18'-0" OVERALL HEIGHT      | BEACON                                    | VP-1-160L-35-3K8-3-UNV-VERIFY-BLT-<br>SHD-1-HSS-90-B-BLT  | LED<br>3000K        | 35          | 0-10V                      | 4512   | 120/277 | B1 U0 G1   | BLACK MATTE<br>TEXTURED<br>(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<br>3000K        | 17          | 0-10V                      | 1668   | 120/277 | B0 U0 G0   | BLACK MATTE<br>TEXTURED                       |          |   |   | X | VARIES, SEE<br>PLANS. NOT TO<br>EXCEED 15' A.F.G. |
| W2   | WALL SCONCE, TYPE 3 DISTRIBUTION, FULL CUTOFF                                                                                                                                               | BEACON                                    | CY1-15-3K8-1-3-UNV-BLT-R-FPP                              | LED<br>3000K        | 17          | 0-10V                      | 1661   | 120/277 | B0 U0 G0   | BLACK MATTE<br>TEXTURED                       |          |   |   | X | VARIES, SEE<br>PLANS. NOT TO<br>EXCEED 15' A.F.G. |

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

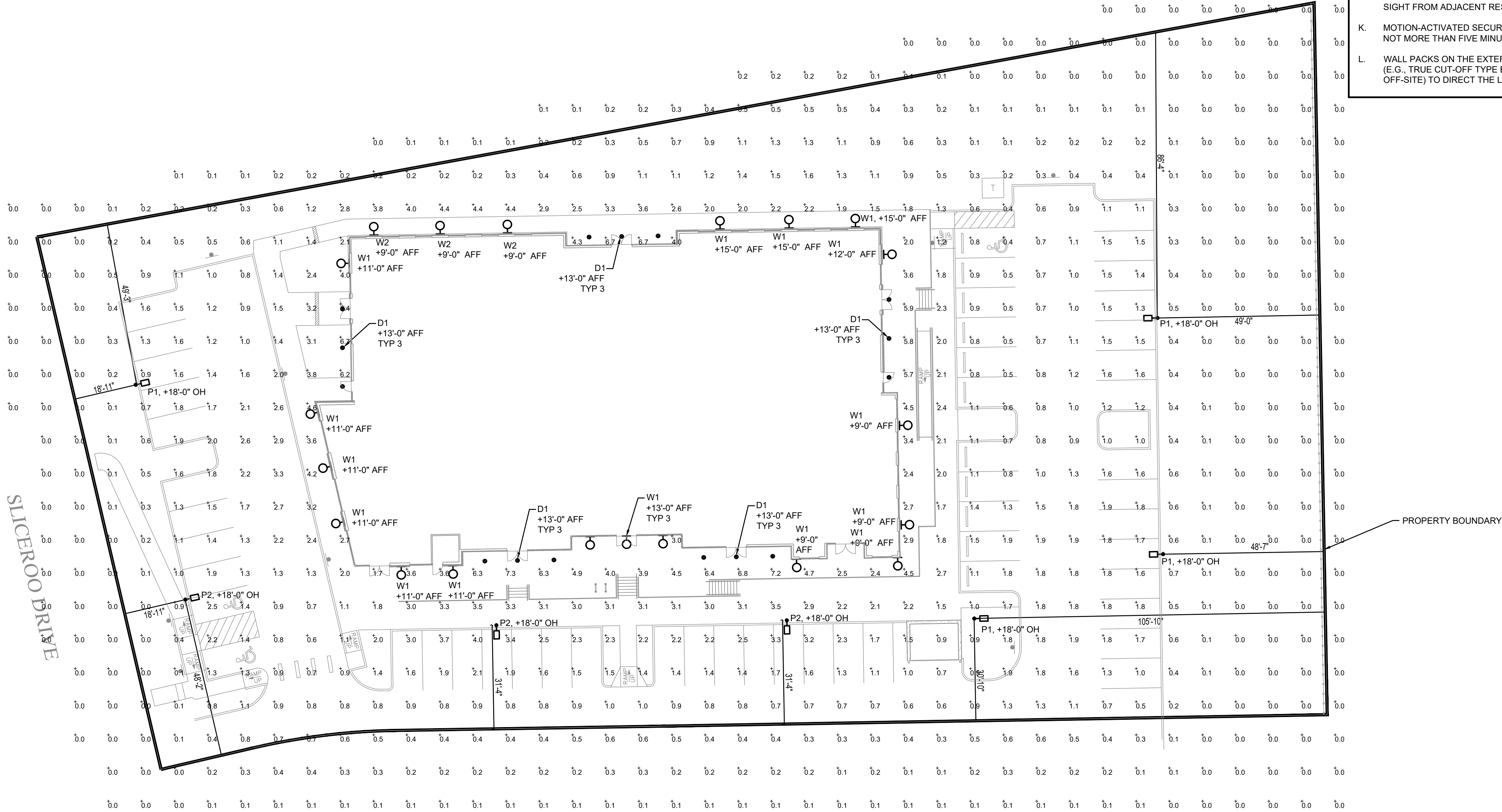
SITE LIGHTING STATISTICS

| 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       |

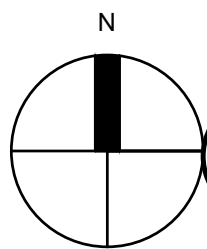
GENERAL NOTES

(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



1 SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

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 A

# LBSE-RD-RM

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

## FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1 1/2"
- Remote driver J-Box included
- Quick snap installation with no housing required
- Flaves CCT (3000K or 3500K, 80+ CRI) options
- Universal 120-277V, ideal for commercial applications
- All models standard with 0-10V/5V Trac LED dimming

Intertek

## SPECIFICATIONS

### CONSTRUCTION

- Durable cast aluminum low profile trim with 1 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 cables with quick connects from LED trim to remote J-Box optional
- Remote cables allow longer 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 indicator can be field installed to provide 50 minutes of emergency power
- Unobtrusive EM ring adds only 1/16" to overall profile height; blends seamlessly with nearly standard fixtures

### OPTICAL

- Utilizes the latest Edge-Lit LED technology
- Integral diffusive 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 SDCM color consistency
- Long LED life: Maintains 80% of lumen output at 50,000 hours of operation; L80 > 54,000 hours (M-2)
- 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 0-10V Trac, or 0-5V phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EMI: Meets Class A (<24dB) noise rating, FCC CFR 47 Part 15 Class B, <30 dB Power Factor, <20% THD

### INSTALLATION

- Easily installs into a 3.5" hole size cutout
- Adjustable mounting wings on remodel size accommodate 3/8" to 1" fitting thickness
- Remote driver J-Box includes 7/8" conduit knockouts and knobs with gaskets to mechanically attach to structure
- Trim mounts to remodel sleeve with quick snap retention clips for a secure fit

| DATE:      | LOCATION: |
|------------|-----------|
| TYPE:      | PROJECT:  |
| CATALOG #: |           |

LITEBOX  
edge-lit

SERVICE PROGRAMS

STOCK

### CERTIFICATIONS

- UL Listed to UL 1598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Installed in Accordance with ASTM E283
- Suitable for use in clothes closets when certified in accordance to N.E.C. 410.16
- EM Accessories ETL Listed to UL 924 (for use with LiteBox® Edge-Lit Remote Mount models only)

### WARRANTY

- 5-year warranty

| KEY DATA               |               |
|------------------------|---------------|
| Lumen Range            | 753-1973      |
| Wattage Range          | 10.4-20.0     |
| Efficiency Range (LPW) | 75-99         |
| Reported Life (Hours)  | L80 / >54,000 |
| Input Current (mA)     | 86-164 (200V) |

Current

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Rev 03/2024

LBSE-RD-RM\_002

# LBSE-RD-RM

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

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

**Example:** LBSE-4RD-RM-35K-9H

## ORDERING GUIDE

| HOUSING                                                                                                         |                                                                                                                                        | LBSE                          | Mounting                                                 | CCT/CR |
|-----------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|----------------------------------------------------------|--------|
| <b>Mounting CCT Configuration</b><br><b>LBSE</b> Edge-Lit Surface, Fixed CCT, 100-277V with 0-10V/TruEV dimming | <b>Acetate/Share/Plenum</b><br><b>4RD</b> 4" Round, 750 Lumens<br><b>6RD</b> 6" Round, 1000 Lumens<br><b>8RD</b> 8" Round, 1750 Lumens | <b>RM</b> Remote Driver J-Box | <b>CCT/CR</b> 3500K, 60° CR<br><b>35K3</b> 3500K, 60° CR |        |

**Accessories (Order separately)**

|                                                |                                                     |
|------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> <b>LBSE-4RD-T-WH</b>  | Trim Accessory, 4" Round, White                     |
| <input type="checkbox"/> <b>LBSE-4RD-T-BL</b>  | Trim Accessory, 4" Round, Black                     |
| <input type="checkbox"/> <b>LBSE-4RD-T-BBZ</b> | Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze |
| <input type="checkbox"/> <b>LBSE-4RD-T-SVR</b> | Trim Accessory, 4" Round, Silver                    |
| <input type="checkbox"/> <b>LBSE-6RD-T-WH</b>  | Trim Accessory, 6" Round, White                     |
| <input type="checkbox"/> <b>LBSE-6RD-T-BL</b>  | Trim Accessory, 6" Round, Black                     |
| <input type="checkbox"/> <b>LBSE-6RD-T-BBZ</b> | Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze |
| <input type="checkbox"/> <b>LBSE-6RD-T-SVR</b> | Trim Accessory, 6" Round, Silver                    |
| <input type="checkbox"/> <b>LBSE-8RD-T-WH</b>  | Trim Accessory, 8" Round, White                     |
| <input type="checkbox"/> <b>LBSE-8RD-T-BL</b>  | Trim Accessory, 8" Round, Black                     |
| <input type="checkbox"/> <b>LBSE-8RD-T-BBZ</b> | Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze |
| <input type="checkbox"/> <b>LBSE-8RD-T-SVR</b> | Trim Accessory, 8" Round, Silver                    |
| <input type="checkbox"/> <b>LBSES-C-12</b>     | Extension Cable, LBSE/ARSES, 12"                    |
| <input type="checkbox"/> <b>LBSES-C-24</b>     | Extension Cable, LBSE/ARSES, 24"                    |
| <input type="checkbox"/> <b>LBSE-4RD-EM-WH</b> | EM Accessory, 4" Round, White                       |
| <input type="checkbox"/> <b>LBSE-4RD-EM-BL</b> | EM Accessory, 4" Round, Black                       |
| <input type="checkbox"/> <b>LBSE-6RD-EM-WH</b> | EM Accessory, 6" Round, White                       |
| <input type="checkbox"/> <b>LBSE-6RD-EM-BL</b> | EM Accessory, 6" Round, Black                       |
| <input type="checkbox"/> <b>LBSE-8RD-EM-WH</b> | EM Accessory, 8" Round, White                       |
| <input type="checkbox"/> <b>LBSE-8RD-EM-BL</b> | EM Accessory, 8" Round, Black                       |
| <input type="checkbox"/> <b>LBSE-C-24-EM</b>   | Extension Cable, EM, 24"                            |

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Rev 02/15/24  
**LBSE-4RD-RM\_002**

Types P1, P2

# BEACON

## VIPER AREA High Voltage Luminaire

### FEATURES

- Low profile LED area/wide luminaire with a variety of IES distributions for lighting applications such as auto detailing, 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 highways. All sizes are rated for 15G.
- Control options including photo control, occupancy sensing, NAC Lighting Control™, LightGuard® and 7-pin with networked controls
- New customizable luminaire hood feature allows for the wattage and lumens output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

### CONTROL TECHNOLOGY

### SPECIFICATIONS

#### CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 3000 hour corrosion protection
- External hardware is corrosion resistant

#### OPTICS

- Strike optics (Micro 90, 120, 480, & 720 LED counts) make optimum utilization of applications and maximize lumens per watt. Strike optics use a 7000K LED with evenly luminaire the entire luminaire surface. Strike optics are provided for a great experience. Cataloging light output is provided for each optics.
- Strike optics (90, 120, 480, & 720 LED counts) provide best in class distributions and maximum lumens per watt. Strike optics use a 7000K LED with evenly luminaire the entire luminaire surface. Strike optics are provided for a great experience. Cataloging light output is provided for each optics.
- Both optics maximize target zone illumination with minimal losses at the edges, reducing light spillage requirements. Additional benefits control glare and reduce heat loads on the wall.
- Strike optics reduce light spillage on the pole.
- One-piece aluminum design ensures a waterproof seal.
- Zero light spill at 90 degrees of tilt.
- Field replaceable optics

#### INSTALLATION

- Mounting brackets for each beam can be found on page 11
- Mounting brackets must be placed on a surface of installation during retrofit applications. Available for use on concrete (ASD) for use on square and round poles
- Mounting hardware included
- Pole products with EFA less than 1" mounted to a pole greater than 20in. A vibration damper is recommended

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

## MICRO STRIKE

### SERVICE PROGRAMS

#### ELECTRICAL

- Universal DOW 277 VAC or 347-480 VAC input voltages, 50/60 Hz
- Ambient operating temperature: 40°C to 140°C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-charge, over-current protection and short circuit protection with auto recovery
- LED drivers have output power over-charge, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides protection for the LED drivers and LED array
- Category C High and Surge Location Category C3; Class II surge protection is required for protection when used in a commercial setting
- Dual Driver option provides 2 drivers within a single luminaire housing for use in wetting locations
- LED drivers can be configured in two different ways, drivers which can be wired independently as two line loads or are selected from the luminaire. Both options cannot be combined

#### CONTROLS

- 3000 hour lifetime occupancy sensor programmable controls, and 72000 hours controls available for complete on/off and dimming control
- Please contact a sales or representative when combining occupancy and dimming controls as some combinations will not operate as expected without your application
- 7-pin ANSI C581 or C213 photocontrolled recalcitrant application for best low photocontrols or 4-wire dimming dimmers (all accessories sold separately)
- 0-10V Dimming Dimmers are standard.
- No Lighting Control™ available in future wireless control models. Features dimming and occupancy sensor
- LightGuard® available in future wireless control models, features dimming and occupancy sensor. Also available in 7-pin configuration

#### CERTIFICATIONS

- DLC® DesignLights Consortium Qualified, with some Premium Qualified configurations. Not all product variations listed in this document are DLC qualified. Refer to [www.designlights.org](http://www.designlights.org) for the most up-to-date list.
- Listed to UL1898 and CSA C22.2#250 for 24 hr wet locations and 40°C ambient temperature
- 1-5 Listed to ANSI C83B.13 high vibration applications
- ENEC is IP65 rated
- Meets DLC recommendations using 3K CCT configuration and 0.9 lumens of efficacy

This product meets federal procurement law requirements under the Buy American Act 48 CFR 52.225-6 and Trade Agreements Act 48 CFR 52.225-11. See Buy American Solutions Inc. for details.

[www.certificationsolutions.com/licenses-2015-2017](http://www.certificationsolutions.com/licenses-2015-2017)

• FCC Part 15 47 Part 15, Class A

• 3 year warranty

WARRANTY

3 year warranty

current® by beacon

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Rev 07/2016

BEAUPRODUCTS

Current®

[illegible]

Types Y1, Y2

IKM LIGHTING™

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

**CY1**  
 ARCHITECTURAL AREA/LITE

## FEATURES

- Integral Battery Backup Option
- 360° Light Distribution
- RGBW or State White, Uniform Front Output
- Multiple Facade Options and Finishes
- 4G6 Vibration Tested

## CONTROL TECHNOLOGY

## SPECIFICATIONS

### CONSTRUCTION

- Main housing structure is made of fabricated 3003H14 aluminum alloy
- Housing mounting interface has a stamped silicone gasket
- Luminaire housing is free of any visible heat sink, hardware or fasteners
- Bracketry and hardware is stainless steel
- Luminaire finish consists of a five stage pretreatment process with a polymer primer sintered over dry off and top coated with a thermoset spray TGC polyester powder finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

### LED/OPTIONS

- 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 entry is recessed in order to shield each LED optic across the length of the aperture
- Optical entry is sealed for IP66 rating
- Secondary lens is impact resistant 512" tempered glass

### INSTALLATION

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

### INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners to larger pre-drilled hole
- Optional mounting arrangements utilize a die-cast mounting adapter to allow for secure contact and bracket wiring
- Heating is due to being truly an open service position for inspection of internal wire connections. Once in service position, the mounting plate shall be able to be removed for service by fitting the assembly up of the rear mounting plate and disconnecting the wiring plugs
- Driver assembly is mounted to a pre-wired internal tray with quick disconnects for removal

### ELECTRICAL

- Driven are in direct contact with the die cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- Thermal Shield™, primary side, thermostat provides protection for the sustainable life of LED module and electronic components
- Drivers have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires have integral surge protection that shall be UL recognized and have a surge current rating of 10,000 Amperes using the industry standard 8/20kA wave and surge rating of 372J. Surge protection device shall be wired in series

- Drivers are 0-10V dimming control with a dimming range of 100% Lvs. Drivers are UL listed. All luminaires shall accept 200-277V AC and have integral surge protection. Once in service position, the mounting plate shall be able to be removed for service by fitting the assembly up of the rear mounting plate and disconnecting the wiring plugs

CYPHER™

Cyper Y1

### ELECTRICAL (CONTINUED)

- Integral battery assembly provides emergency path of egress lighting for the required 90 minutes for 200% ambient environments
- Luminaires are capable of operating at 100% brightness in 40°C ambient. Both driver and optical array shall have integral thermal protection that will limit the luminaire upon detection of temperatures in excess of 85°C

### CONTROLS

- Button photocontrol for dusk to dawn housing
- Photocell is factory installed inside the housing with a fully gasketed sensor on the side wall. For multiple fixture mounting, one fixture is supplied with a photocell to operate the other photocell array should include an internal photo cell receptacle. Photocell by others

continued on page 3

|                        | KEY DATA        |
|------------------------|-----------------|
| LUMEN RANGE            | 1353-2752       |
| WATTAGE RANGE          | 17-26           |
| EFFICIENCY RANGE (LPW) | 75-116          |
| WEIGHT                 | Refer to page 7 |

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NL\_CYPHER\_Y1

**IKM LIGHTING®**

**CY1**  
ARCHITECTURAL AREA/LITE

**ORDERING GUIDE**

CATALOG #

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

Example: CY15-3K7-2D-UNV-B5-RGBW-FRPPK-CUP-F

| Series/Output (Base)                  | CCT/CRI          | Model (Light Engine)*                                   | Main Distribution (Down) | Secondary Distribution (Up, Side) | Voltage  |
|---------------------------------------|------------------|---------------------------------------------------------|--------------------------|-----------------------------------|----------|
| <b>CY15B</b> 15W, 1500 nominal lumens | 2700K, 80CRA     | 1 Downlight Only                                        | 1 E5 Type I              | 1 E5 Type I                       | 120-277V |
| <b>CY15D</b> 25W, 2500 nominal lumens | 367 3000K, 70CRA | 2 5000 DownUp, DownUp<br>distributions must match       | 2 E5 Type I              | 2 E5 Type I                       |          |
|                                       | 368 3000K, 70CRA |                                                         | 3 E5 Type II <b>W1</b>   | 3 E5 Type II                      |          |
|                                       | 467 4000K, 70CRA | 3 5000 DownUp                                           | 4 E5 Type IV <b>W2</b>   | 4 E5 Type IV                      |          |
|                                       | 468 4000K, 80CRA | 4 2525/2525 SpL, DownUp<br>Side Distribution must match | 5 10' Spot/Column        | 5P 10' Spot/Column                |          |
|                                       | 567 5000K, 70CRA | 5 2000/500 SpL, UpSide<br>distributions must match      | WG 60" Wall Gaze         | WG 60" Wall Gaze                  |          |
|                                       |                  |                                                         | 20 Type I Diffused       | PR1 Panel Beamb                   |          |
|                                       |                  |                                                         | 20 Type II Diffused      | 20 Type II Diffused               |          |
|                                       |                  |                                                         | 20 Type II Diffused      | 20 Type II Diffused               |          |
|                                       |                  |                                                         | 40 Type II Diffused      | 40 Type II Diffused               |          |

| Base Housing Finish                      | Fascia Form *                                         | Luminous Front *                      | Fascia Panel *                              | Control Options                               | Options                        |
|------------------------------------------|-------------------------------------------------------|---------------------------------------|---------------------------------------------|-----------------------------------------------|--------------------------------|
| <b>BL5</b> Black Gloss Smooth            | <b>F</b> Flat                                         | <b>BL5H</b> Standard Nose             | <b>PSF</b> Full Panel Perforated            | <b>PCU</b> Universal Dimm Protocol (120-277V) | <b>EM1</b> Battery Backup Unit |
| <b>BL5</b> Black Matte Textured          | <b>B</b> Radius/Curved                                | <b>BL5H</b> Radius/SGW Luminous Front | <b>PSF</b> Full Panel Stainless Steel       |                                               | <b>207-C</b>                   |
| <b>DBT</b> Dark Bronze Gloss Smooth      | <b>T</b> Triange/Wedge                                | <b>FWF</b> Flat Wide Luminous Front   | <b>PPC</b> Full Panel Copper                |                                               | <b>SG</b> Single Fan (D2, D75) |
| <b>DBT</b> Dark Bronze Matte Textured    | <b>E</b> Round/Edge                                   |                                       | <b>OP1</b> Open Panel Perforated            |                                               | <b>DB</b> Double Fan (D2, D40) |
| <b>GTT</b> Graphite Matte Textured       | <b>C</b> Chisel/Curved                                |                                       | <b>OP1</b> Open Panel Stainless Steel       |                                               | <b>SCB</b> Surface Conduct Box |
| <b>LST</b> Light Gray Gloss Smooth       | <b>CB</b> Curved/Blended                              |                                       | <b>OPC</b> Open Panel Copper                |                                               |                                |
| <b>LST</b> Light Gray Matte Textured     | <b>CT</b> Cylinder                                    |                                       | <b>40P1</b> 4-Square Panel Perforated       |                                               |                                |
| <b>VST</b> Venetian Green Gloss Smooth   | <b>CBM</b> Custom Bulbing Material Mount Chrost Facia |                                       | <b>40P1</b> 4-Square Panel Stainless Steel  |                                               |                                |
| <b>VST</b> Venetian Green Matte Textured |                                                       |                                       | <b>40C</b> 4-Square Panel Copper            |                                               |                                |
| <b>WMS</b> White Gloss Smooth            |                                                       |                                       | <b>PPF</b> Perforated Panel Perforated      |                                               |                                |
| <b>WMT</b> White Matte Textured          |                                                       |                                       | <b>PPS</b> Perforated Panel Stainless Steel |                                               |                                |
|                                          |                                                       |                                       | <b>PPC</b> Perforated Panel Copper          |                                               |                                |
| <b>Color Options</b>                     |                                                       |                                       |                                             |                                               |                                |
| <b>CC1</b> Custom Color                  |                                                       |                                       |                                             |                                               |                                |

**Notes:**

- Consult factory for custom distributions. See Distribution Maps on page 4 relocations.
- PS distribution is available for 500W and 1000W/1000W models only, not all configurations are recommended. See Distribution Maps on page 4 relocations.
- Consult factory for custom colors, marine and corrosion finish.
- 40' and 60" Full Luminous forms only. All other panels are only available with open, two square and perforated bezels.
- Flat and Radius Fascia forms only. All other panels by custom custom base housing relocations. Consult factory for custom panel finishes.
- Luminous front is required to select the Open Panel and 4-Square Panel fascias panels.
- Battery Backup not available with Triange and Round/Edge Fascia Forms.
- Custom Bulbing Material Mount Chrost Facia Option: All other panels are only available with open, two square and perforated bezels. Consult factory for custom panel finishes.

For dimensions and contact factory for additional information. Custom material provided by others.

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Rev. CY15A\_002  
KL\_CY15A\_002

# VIPER Area/Side

VIPER LUMINAIRE

## ORDERING GUIDE (CONT'D)

CATALOG # \_\_\_\_\_

| Accessory Type    | Size | Option                                                         |
|-------------------|------|----------------------------------------------------------------|
| 2000 Infrared     | 1    | 1 See 1                                                        |
|                   | 2    | 2 See 2                                                        |
|                   | 3    | 3 See 3                                                        |
|                   | 4    | 4 See 4                                                        |
|                   |      |                                                                |
| MTG Mounting      |      | <b>Options</b>                                                 |
|                   |      | <b>HSS-90-B</b> House Side Shield 90° Back                     |
|                   |      | <b>HSS-90-F</b> House Side Shield 90° Front                    |
|                   |      | <b>HSS-90-S</b> House Side Shield 90° Side                     |
|                   |      | <b>HSS-270-BSS</b> House Side Shield 270° Back/Side/Side       |
|                   |      | <b>HSS-270-FSS</b> House Side Shield 270° Front/Side/Side      |
|                   |      | <b>HSS-270-FBS</b> House Side Shield 270° Front/Side/Back      |
|                   |      | <b>HSS-360</b> House Side Shield 360°                          |
|                   |      | <b>BC</b> Backlighting Control                                 |
|                   |      | <b>A-M</b> Arm Mount for square perforated surface             |
|                   |      | <b>ASQU</b> Universal Arm Mount for square pole                |
|                   |      | <b>AJU</b> Adjustable Arm for pole mounting                    |
|                   |      | <b>ASU</b> Decorative, concealed Arm                           |
|                   |      | <b>RPA</b> Round Pole Adapter                                  |
|                   |      | <b>MAF</b> Mast Arm Fitter for 2-3/8" OD horizontal arm        |
|                   |      | <b>K</b> Knuckle                                               |
|                   |      | <b>T</b> Turnon                                                |
|                   |      | <b>WB</b> Web Bracket (compatible with universal arm mounting) |
|                   |      | <b>Option</b>                                                  |
| Accessory Type    |      | <b>BRD SPK</b> Bird Spike                                      |
| MSC Miscellaneous |      |                                                                |

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

|                                         |
|-----------------------------------------|
| <b>Color</b>                            |
| <b>BLS</b> Black Gloss Smooth           |
| <b>BLT</b> Black Matte Textured         |
| <b>DBS</b> Dark Bronze Gloss Smooth     |
| <b>DBT</b> Dark Bronze Matte Textured   |
| <b>GGT</b> Granite Gloss Smooth         |
| <b>LGS</b> Light Gray Gloss Smooth      |
| <b>PPS</b> Platinum Silver Gloss Smooth |
| <b>WHS</b> White Gloss Smooth           |
| <b>WHT</b> White Matte Textured         |
| <b>VGT</b> Green Landscape Decorative   |
| <b>LED</b> LED Supply Cables            |
| <b>CCW</b> Custom Color                 |
| <b>OC</b> Custom Color                  |

### Current Control Solutions – Accessories (Sold Separately)

| NX Lighting Controls                       |                                                                                                             |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> <b>NODIM</b>      | On-Dimmer Module (2 dimm. On / Off) Dim. Light Module with NX Radio and Bluetooth® Reels 120-480VAC         |
| <b>LightGuard® Lighting Control</b>        |                                                                                                             |
| <input type="checkbox"/> <b>WR-RMEL</b>    | On-Dimmer Module (2 dimm. On / Off) Dim. Light Module with LightGuard® Reels 120-480VAC                     |
| <input type="checkbox"/> <b>SCP-REMOTE</b> | Remote Control for SCP-J option. Once all three are per project to program and control the occupancy sensor |

For additional information related to these accessories please visit [currentlighting.com/beacon](http://currentlighting.com/beacon). Options provided for use with integrated sensors, please view specification sheet ordering information table for details.

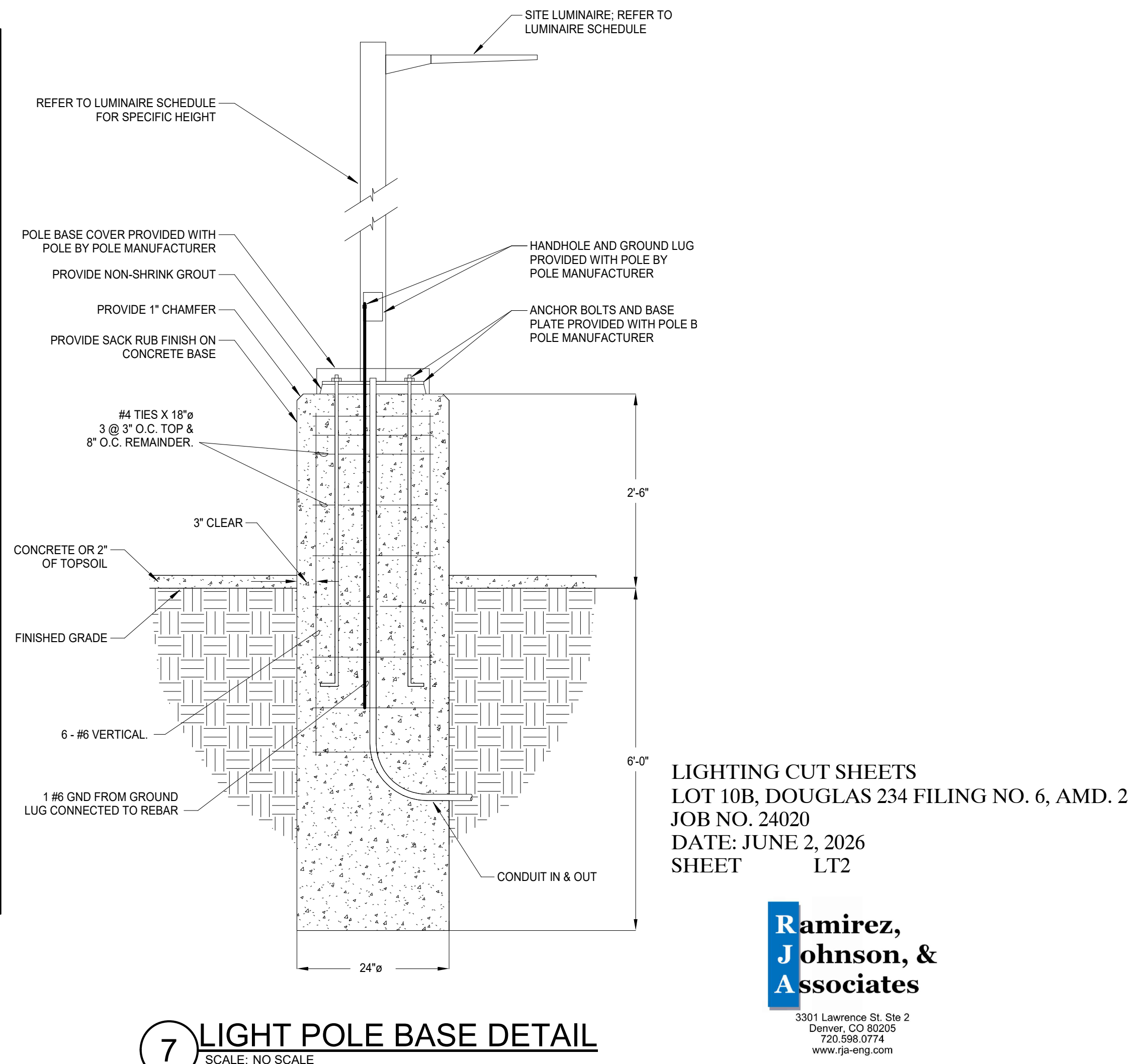
Current®

[currentlighting.com/beacon](http://currentlighting.com/beacon)

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Rev. 03/2016

BEA-VIPER-000001





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) |             | TRANSPARENCY |               |
|                                              | 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%           |

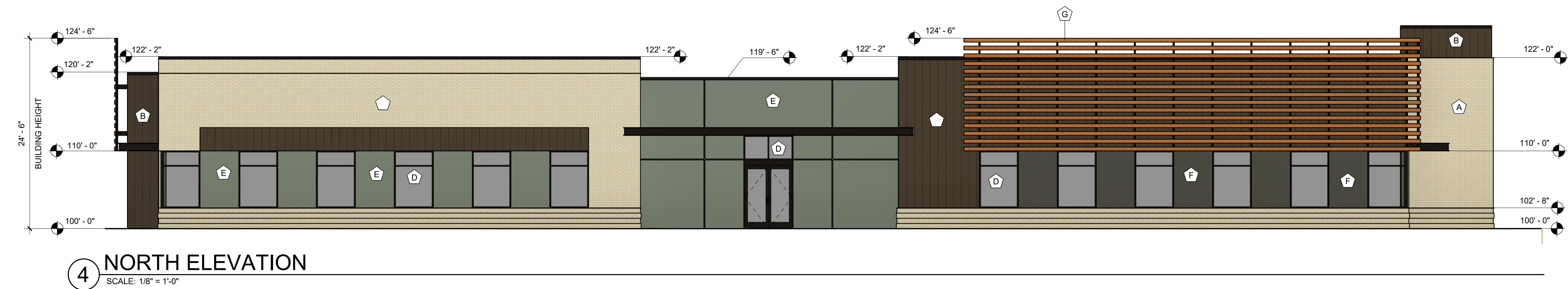
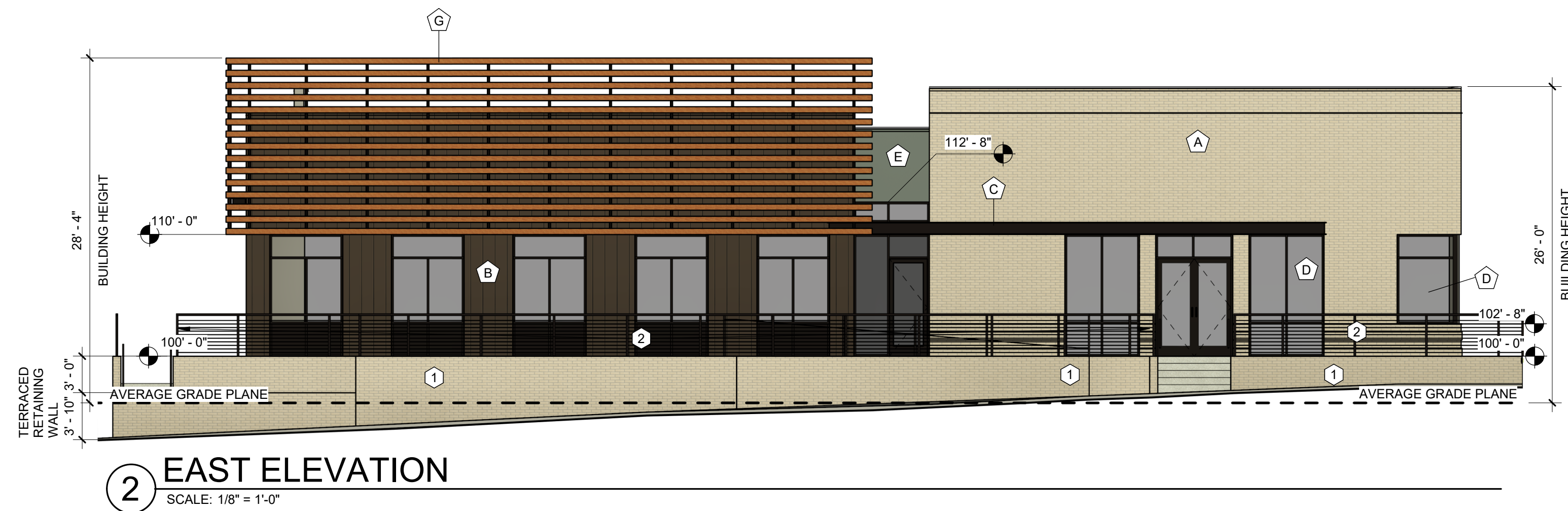
| BUILDING ELEVATIONS TRANSPARENCY CALCULATIONS BETWEEN 2' AND 8' |                       |                         |              |               |
|-----------------------------------------------------------------|-----------------------|-------------------------|--------------|---------------|
| ELEVATION                                                       | AREA (SF)             |                         | TRANSPARENCY |               |
|                                                                 | TOTAL WALL 2'-8" HIGH | TRANSPARENCY 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.

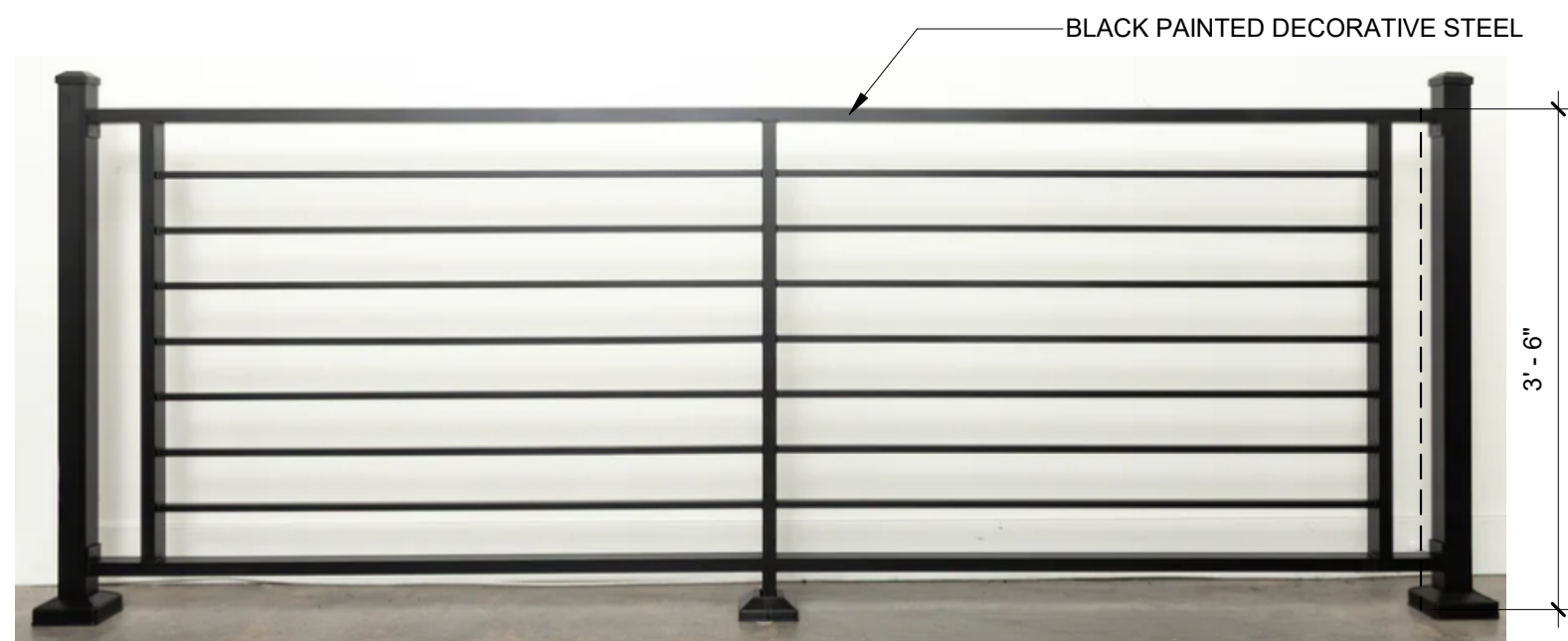


EXTERIOR ELEVATIONS  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: JUNE 8, 2026

A1  
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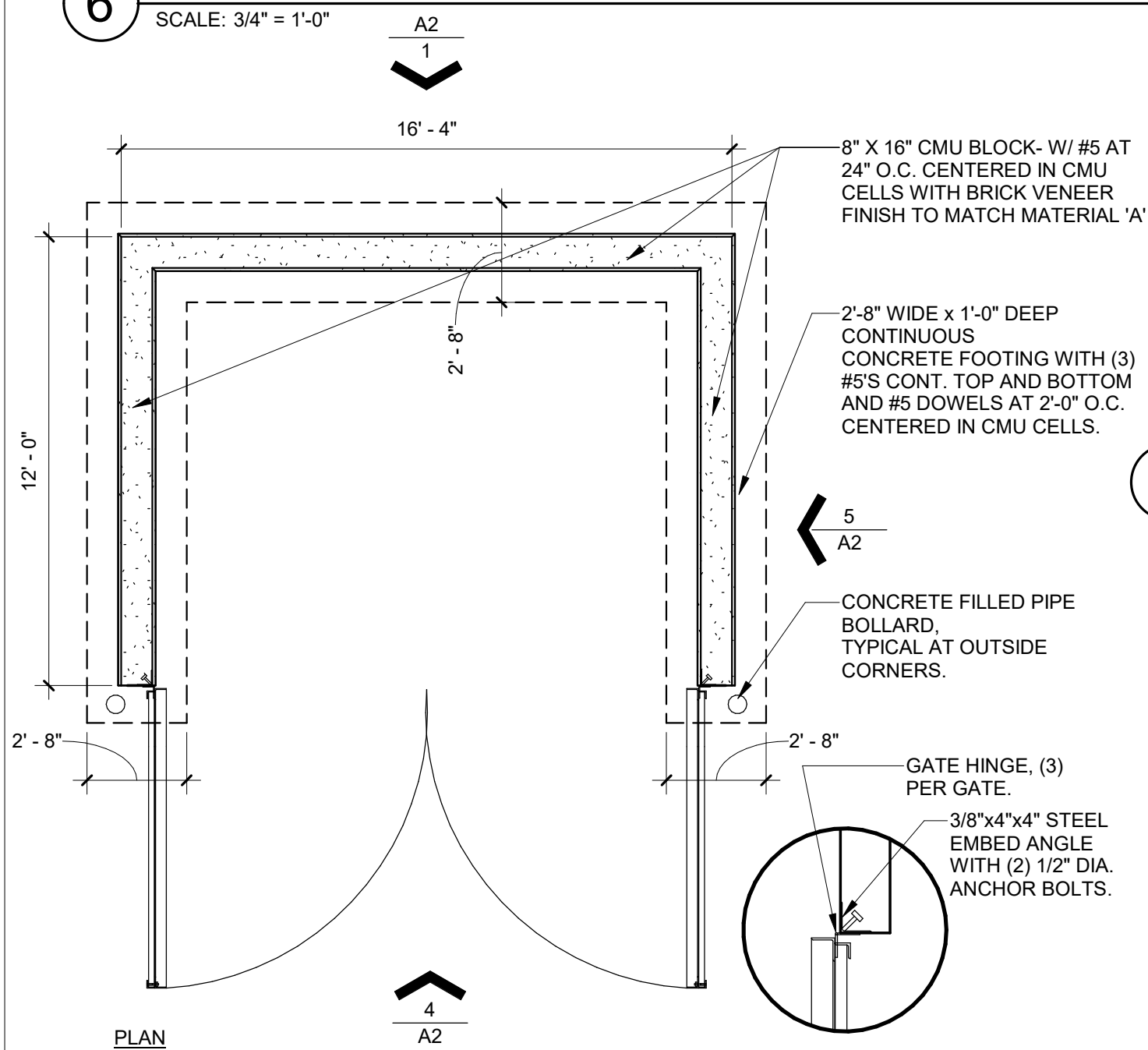


LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
HORSE CREEK COMMERCIAL SITE PLAN  
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
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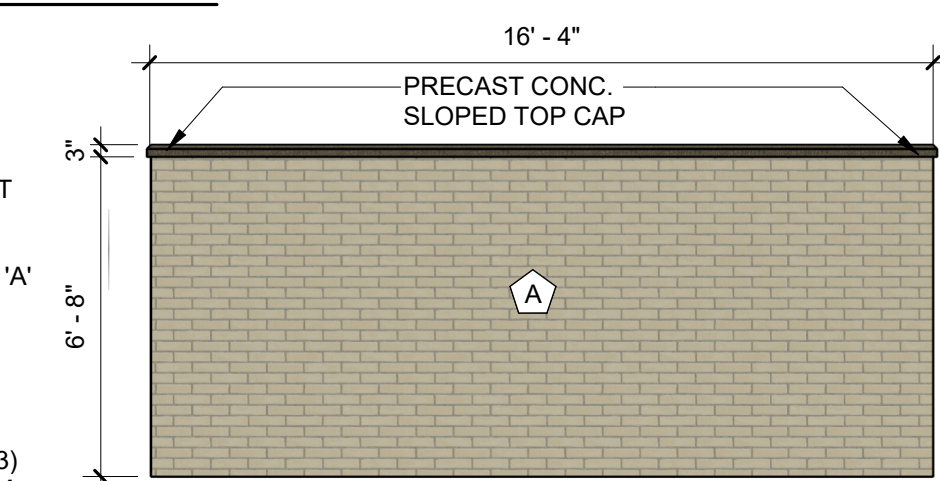
6 DECORATIVE GUARDRAIL DETAIL

SCALE: 3/4" = 1'-0"



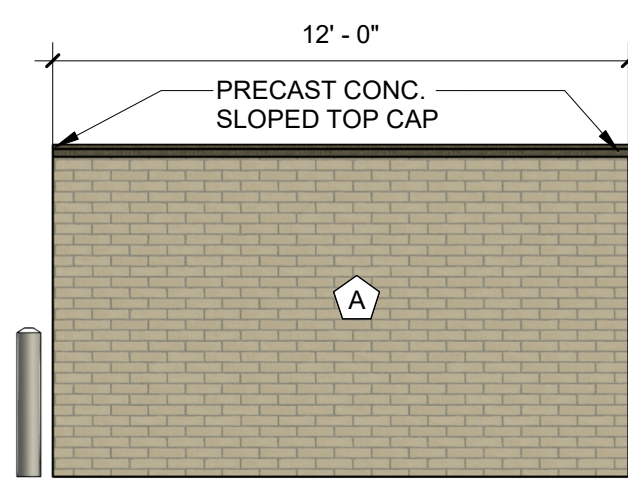
3 TRASH ENCLOSURE DETAIL

SCALE: 1/4" = 1'-0"



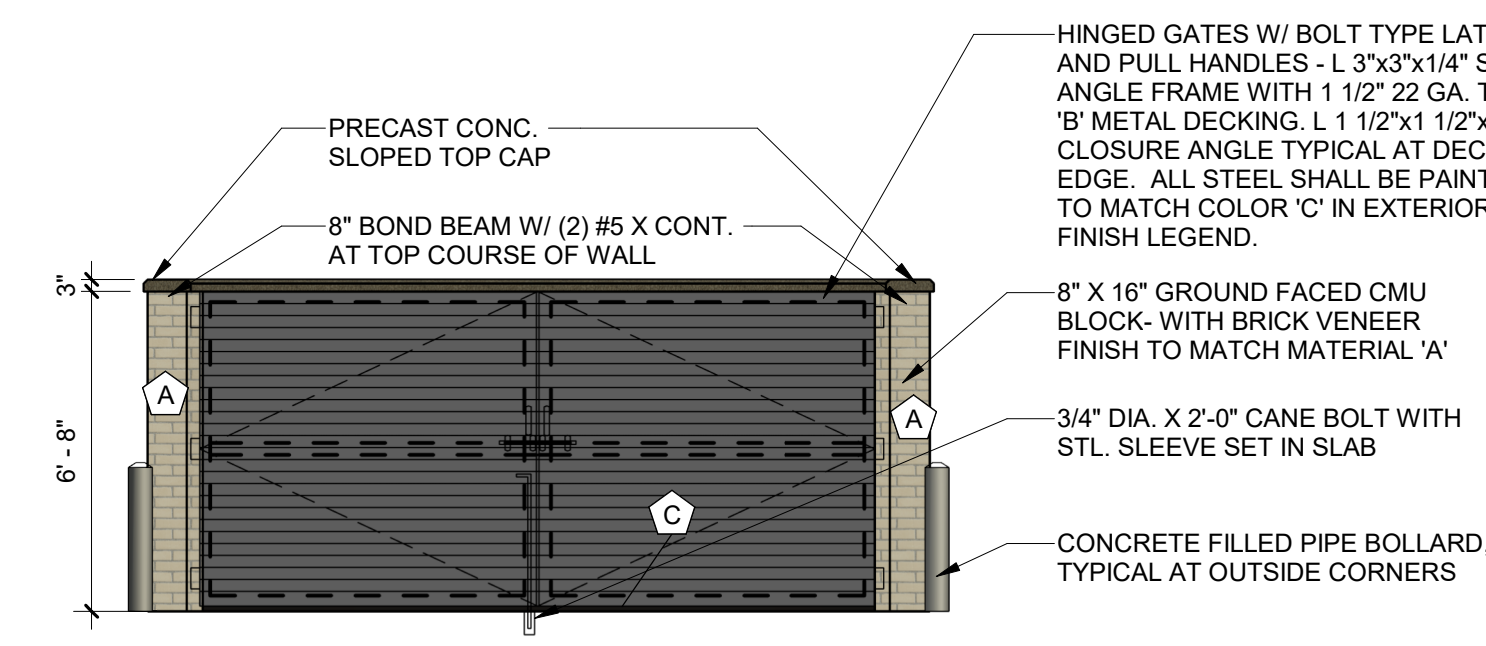
1 TRASH ENCL. REAR ELEV.

SCALE: 1/4" = 1'-0"



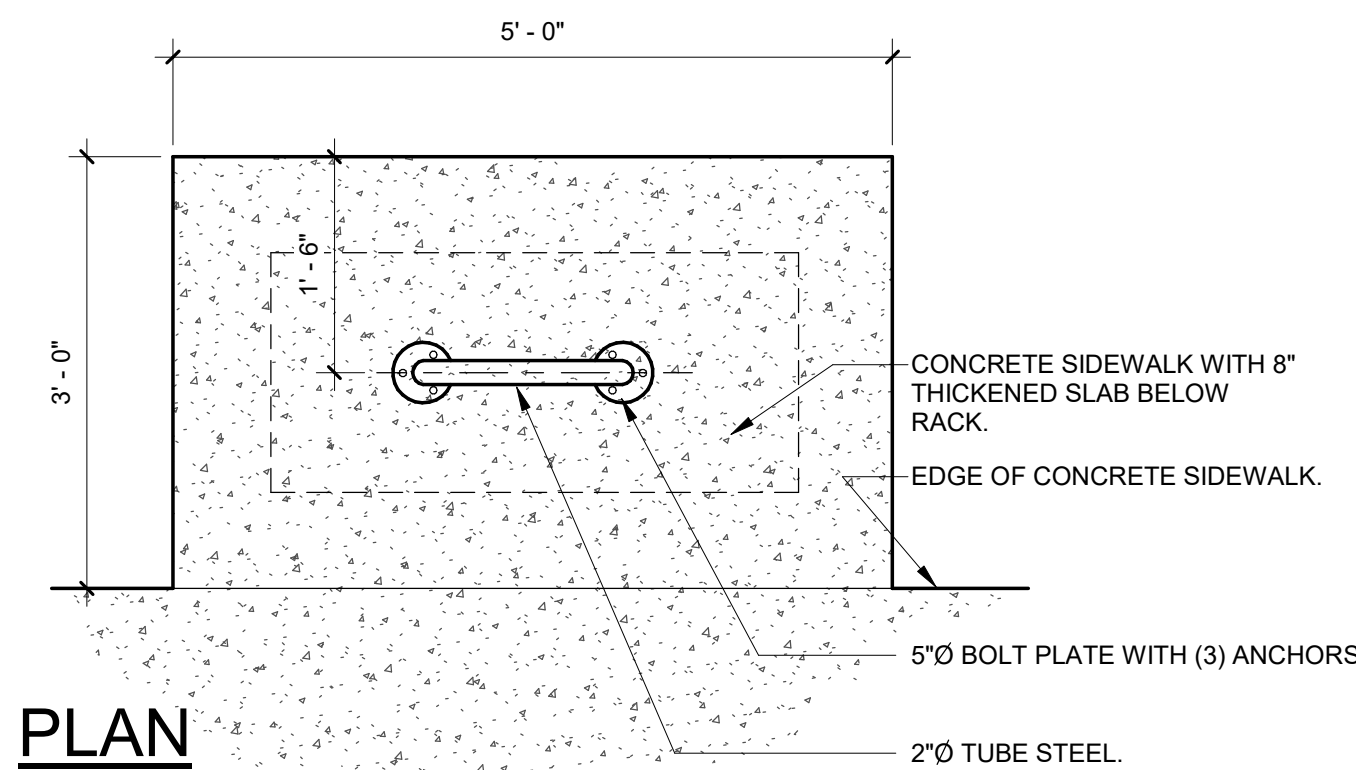
5 TRASH ENCL. SIDE ELEV.

SCALE: 1/4" = 1'-0"

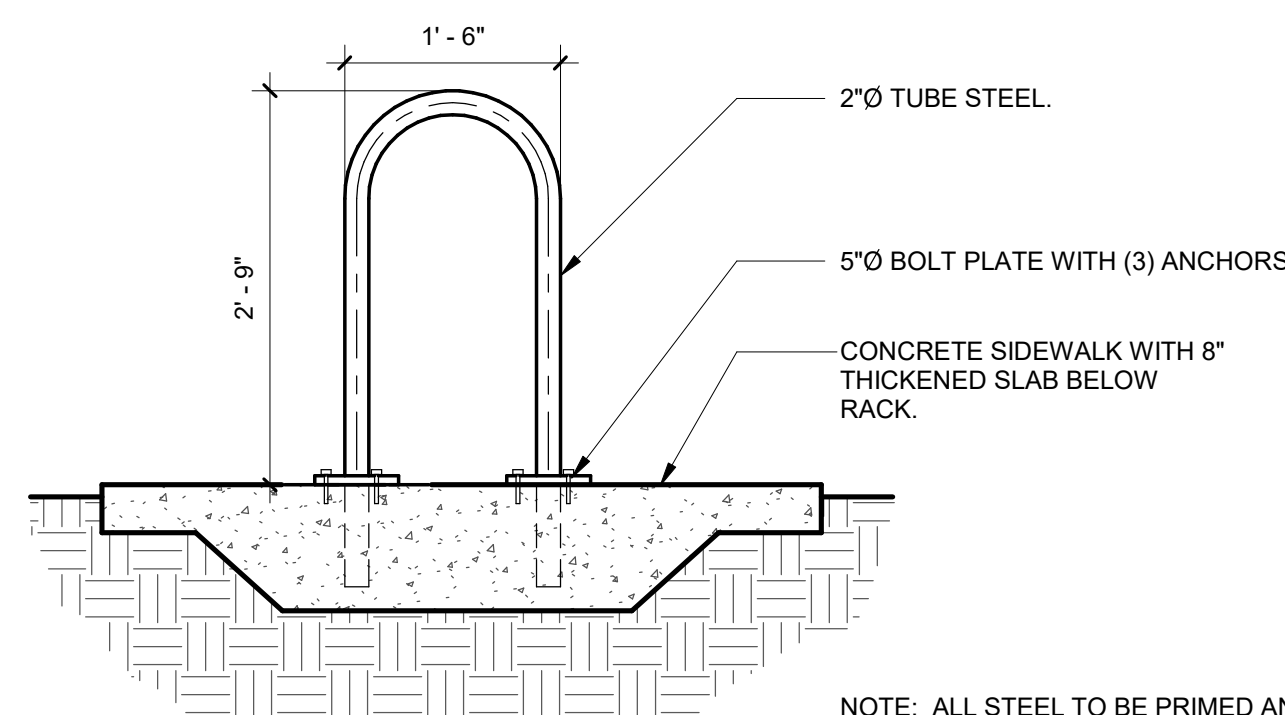


4 TRASH ENCL. FRONT ELEV.

SCALE: 1/4" = 1'-0"



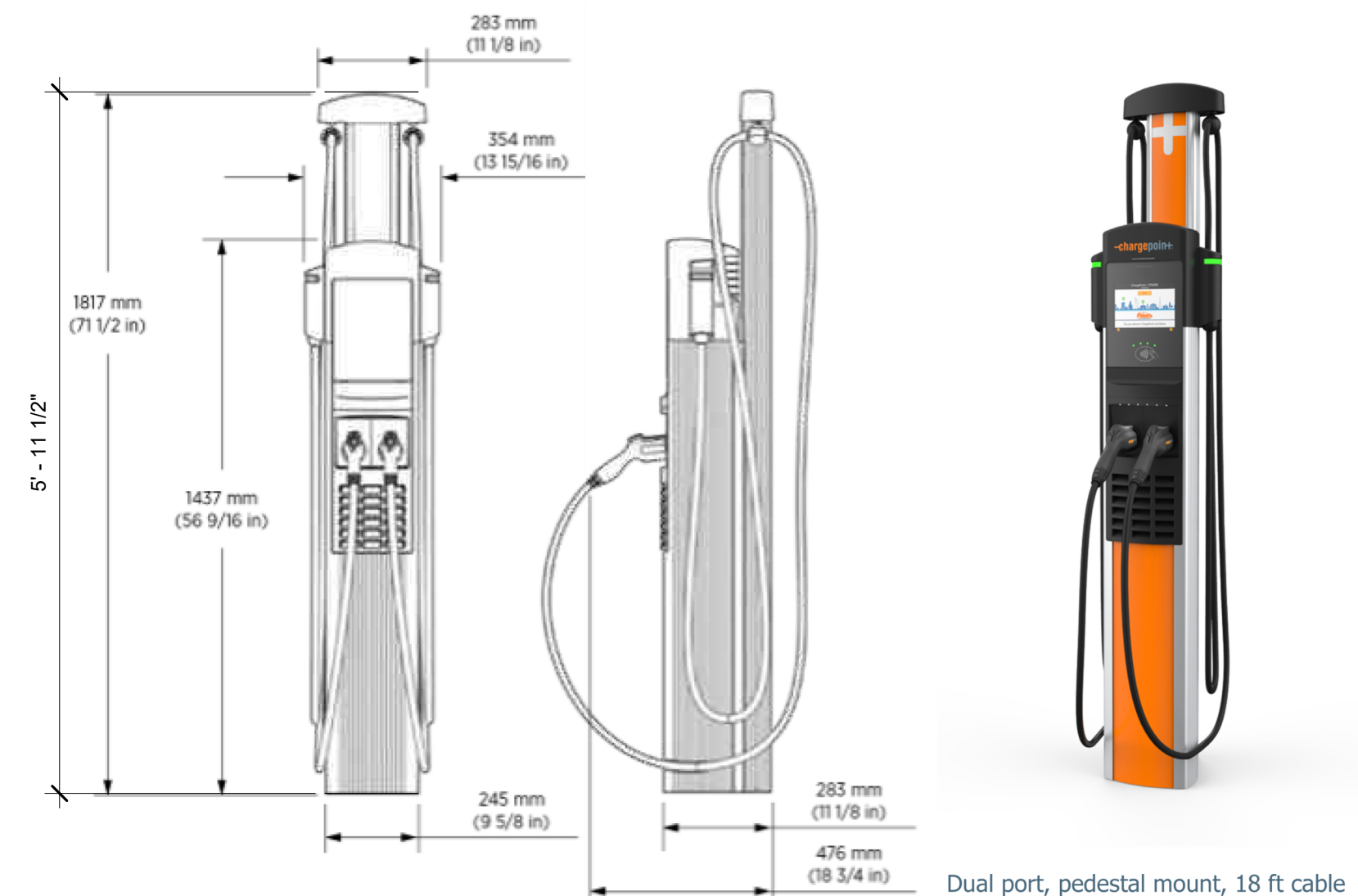
PLAN



SECTION

2 BIKE RACK DETAIL

SCALE: 3/4" = 1'-0"

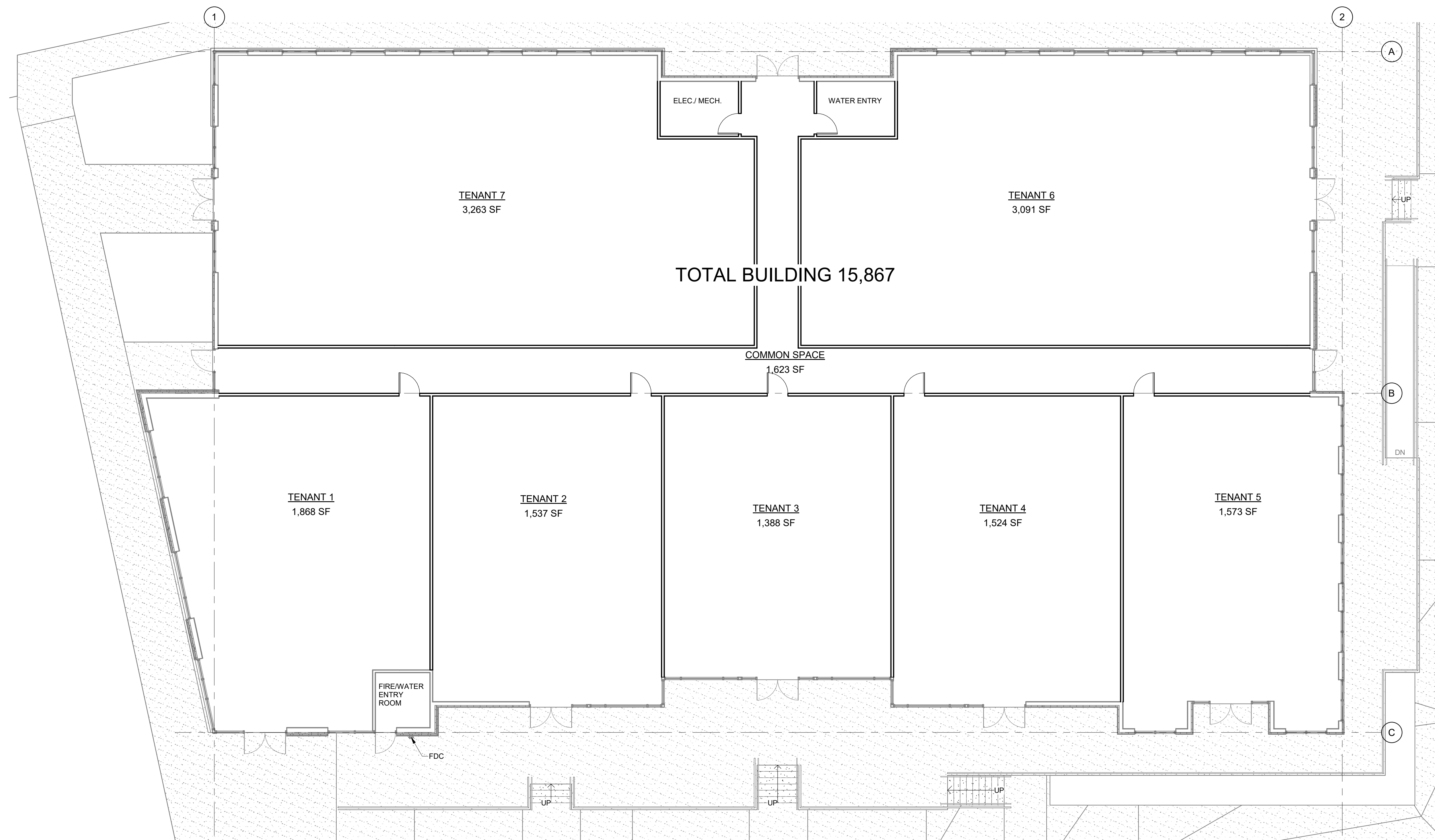


7 DUAL PORT EV CHARGER

SCALE: 3/4" = 1'-0"



LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
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1 FLOOR PLAN  
 SCALE: 1/8" = 1'-0"



FIRST FLOOR PLANS  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 DATE: JUNE 8, 2026

A3  
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