



Development Review Division

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

M E M O R A N D U M

TO: Casey Adragna, Adragna Architecture
FROM: Elizabeth Steward, Associate Planner- Development Review
DATE: 6/18/26
SUBJECT: Douglas 234 Multitenant, Site Plan
Review Comments 04

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Elizabeth Steward

EMAIL: esteward@parkerco.gov

PHONE: 303.805.3331

GENERAL PROJECT COMMENTS:

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

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

General Comments

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

Comment Addressed: ☒ Yes ☐ No

Response:

See redline responses.

2. Please check with the building department as with the new Colorado Ready Electric code, EV Chargers may be required for the building, this would be required to be shown on the Site Plan for location and cutsheet of the proposed implement, if this is something you would like to address later, a Site Plan Adjustment would be necessary.

Comment Addressed: ☒ Yes ☐ No

Response:

We have added EV requirements to the site plan, along with detail for dual port charging station.

3. The separation between retaining walls must be increased to meet the minimum terrace width requirement. Section 13.08.090 requires a minimum five-foot horizontal terrace between retaining walls. Areas currently shown at 4.3 feet do not meet this standard and must be increased by at least 9 inches to achieve the required five-foot separation. Please revise the plans accordingly.

Comment Addressed: ☒ Yes ☐ No

Response:

This dimension has been revise to clearly show 5' separation between retaining walls.

4. Has a proposed address already been assigned for the building from Douglas County Addressing? I do not see it in my files, if not, please let me know and I can request the building proposed address.

Comment Addressed: ☐ Yes ☒ No

Response:

No, I do not believe that an address has been assigned. Please help with request for a building proposed address.

Parking

1. The parking ratio shown in the parking table should be revised. While a ratio of 1 space per 500 square feet of net leasable area may be sufficient for certain tenants, most permitted commercial uses within this building, including general retail, medical clinic, personal service, studio, and office uses, require parking at a ratio of 1 space per 300 square feet of net leasable area. Based on the proposed 15,877 square feet of net leasable area, a parking ratio of 1 space per 300 square feet requires 53 parking spaces. As 53 parking spaces are currently being provided on-site, please update the parking table to reflect a required ratio of 1 space per 300 square feet of net leasable area. This will ensure the site can accommodate the widest range of permitted tenant uses without requiring future parking modifications.

Comment Addressed: ☒ Yes ☐ No

Response:

Revised on plans.

Landscaping

1. Please label the fence location and maximum height on the plans. Fence height shall not exceed six (6) feet.

Comment Addressed: ☒ Yes ☐ No

Response:

Revised on plans.

2. The north perimeter landscape buffer does not meet the required shrub quantity. Based on the submitted plan, a total of 53 shrub equivalents are provided, resulting in a deficiency of 12 shrubs. Please revise the landscape plan to provide the additional shrubs or approved shrub substitutions necessary to meet the minimum requirement and update the utility conflict note accordingly.

Comment Addressed: ☒ Yes ☐ No

Response:

Revised on plans.

3. To improve clarity and ease of review, please revise the buffer table so that the "Location" column precedes the "Buffer Type" column.

Comment Addressed: ☒ Yes ☐ No
Response:

Revised on plans.

Lighting

1. Please provide a representative image or detail of the proposed light poles in the cut sheets. This information is needed to verify the proposed pole design and to confirm proper installation at the time of final inspection.

Comment Addressed: ☒ Yes ☐ No
Response:

Revised on plans.

OUTSIDE REFERRAL AGENCY COMMENTS

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

- Construction plans – civil
- IREA (CORE)

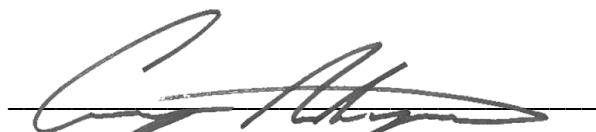
These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: ☐ Yes ☐ No
Response:

I do not see any CORE or civil construction plan comment on etrakit.

Property Owner

Date

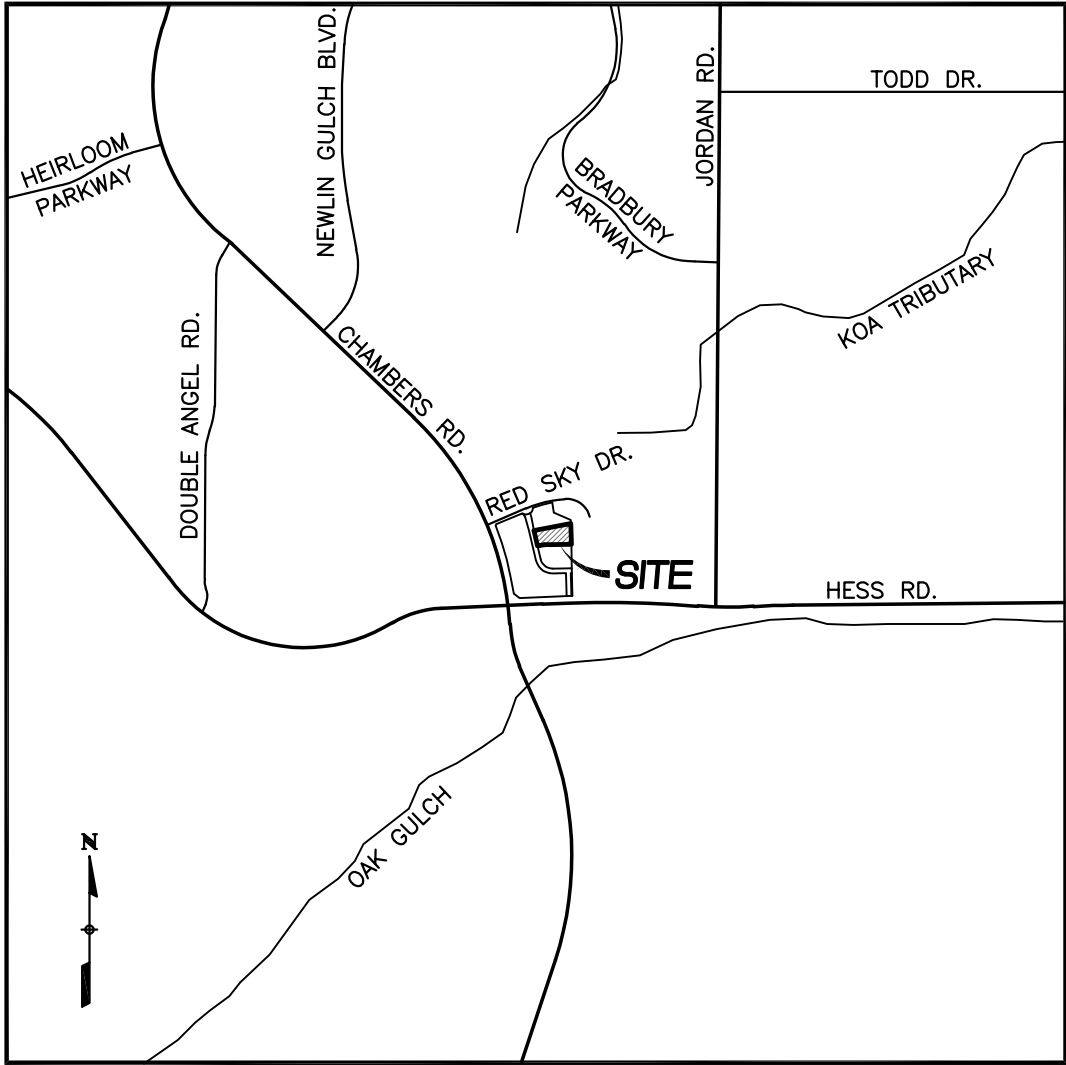


7/20/26

Project Representative

Date

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%)
GROUND COVERAGE BY LANDSCAPING	23,037 S.F. (33.6%)	

most uses, including general retail, medical clinic, personal studio and services and office uses require 1 space per 300 SF NLA. At 15,877 to park each tenant for any of these uses 53 spaces would be required. You are currently providing 53 spaces, please update the required ration to 1 space/ 300 SF NLA to allow as many uses as possible.

revised to 1/300

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

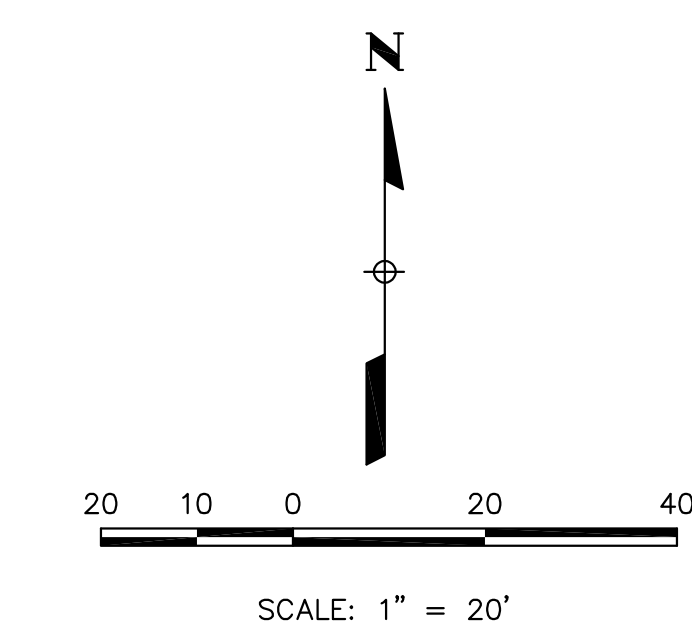
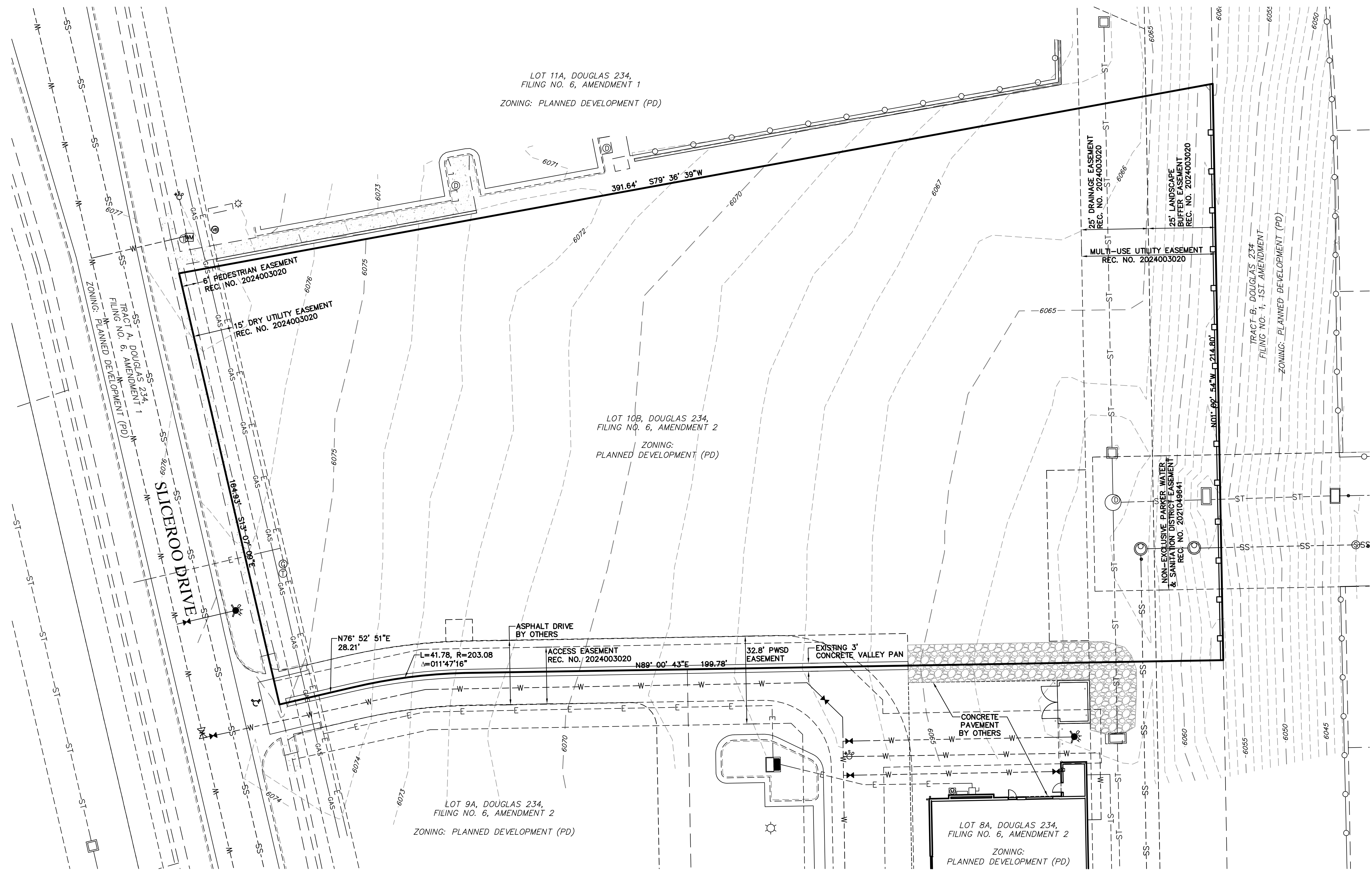
C1	COVER SHEET
C2	EXISTING CONDITIONS MAP
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	FIRETRUCK ACCESS PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE IRRIGATION PLAN
L4	LANDSCAPE IRRIGATION DETAILS
LT1	SITE PHOTOMETRIC PLAN
LT2	SITE LIGHTING CUTSHEETS
A1	BUILDING ELEVATIONS
A2	SITE DETAILS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

PARKING INFORMATION: HORSE CREEK COMMERCIAL						
DESCRIPTION	BUILDING AREA (SF)	RATIO	REQUIRED			
			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

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 2 OF 15

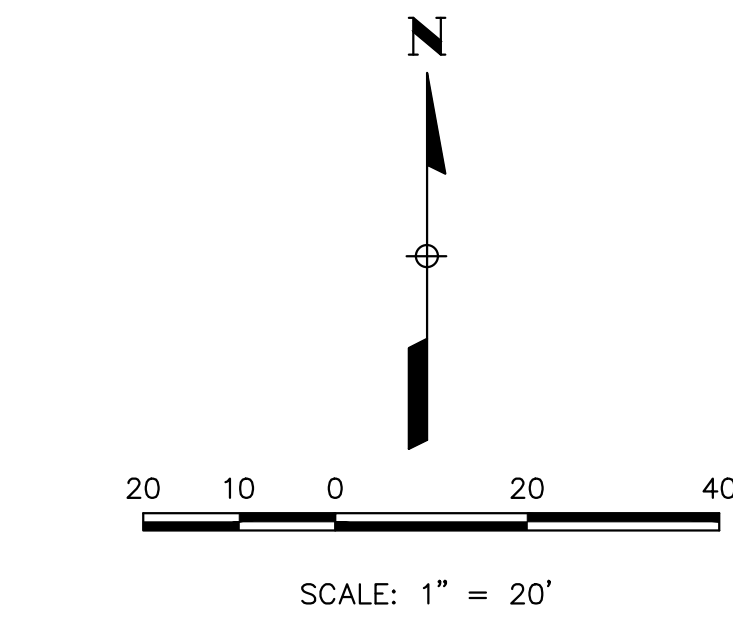
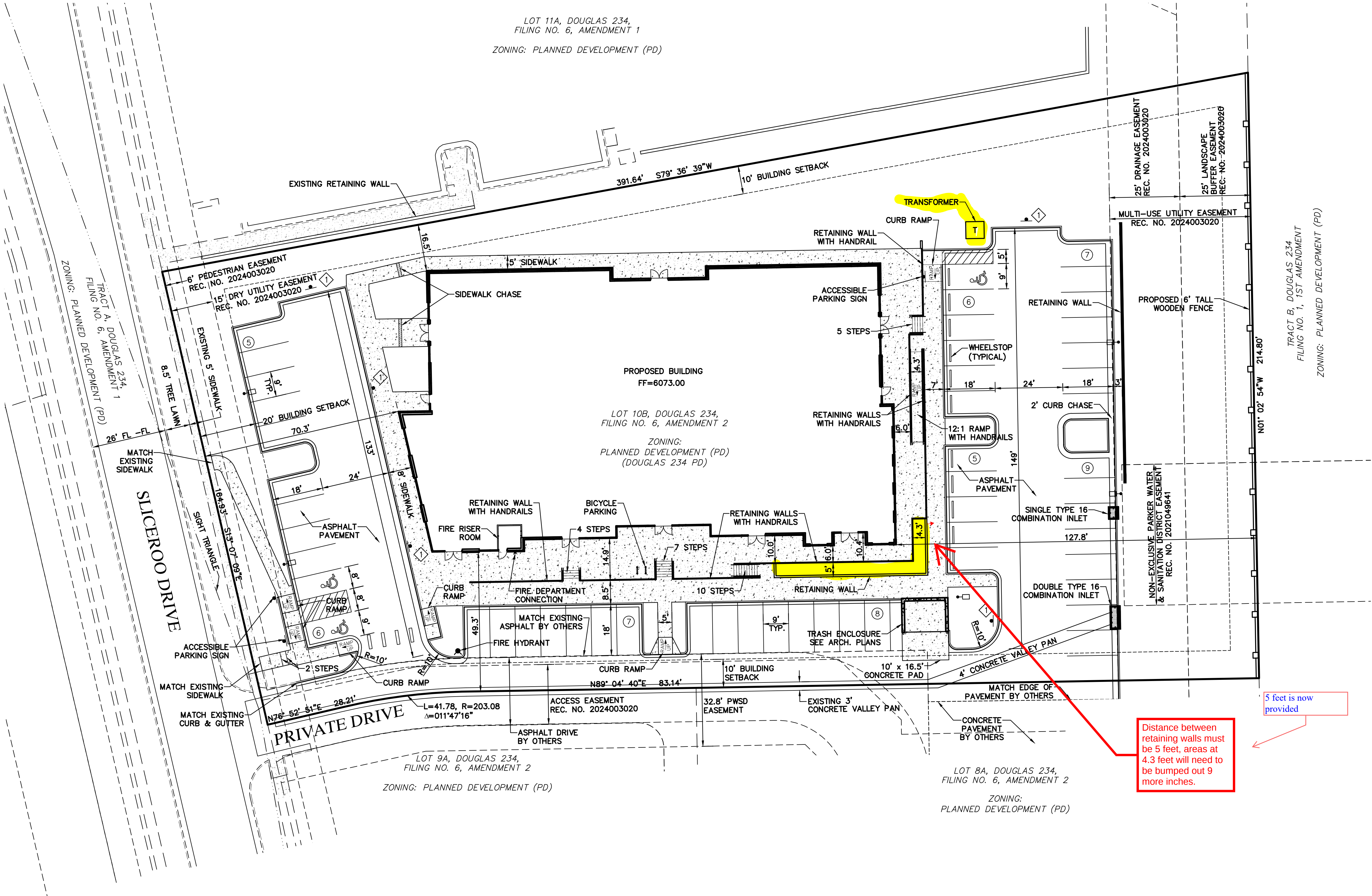


LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC

EXISTING CONDITIONS MAP
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: 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
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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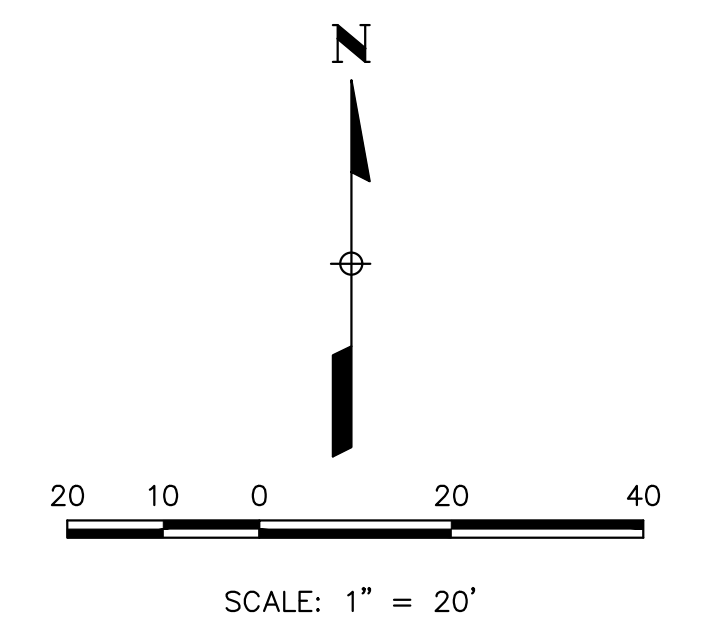
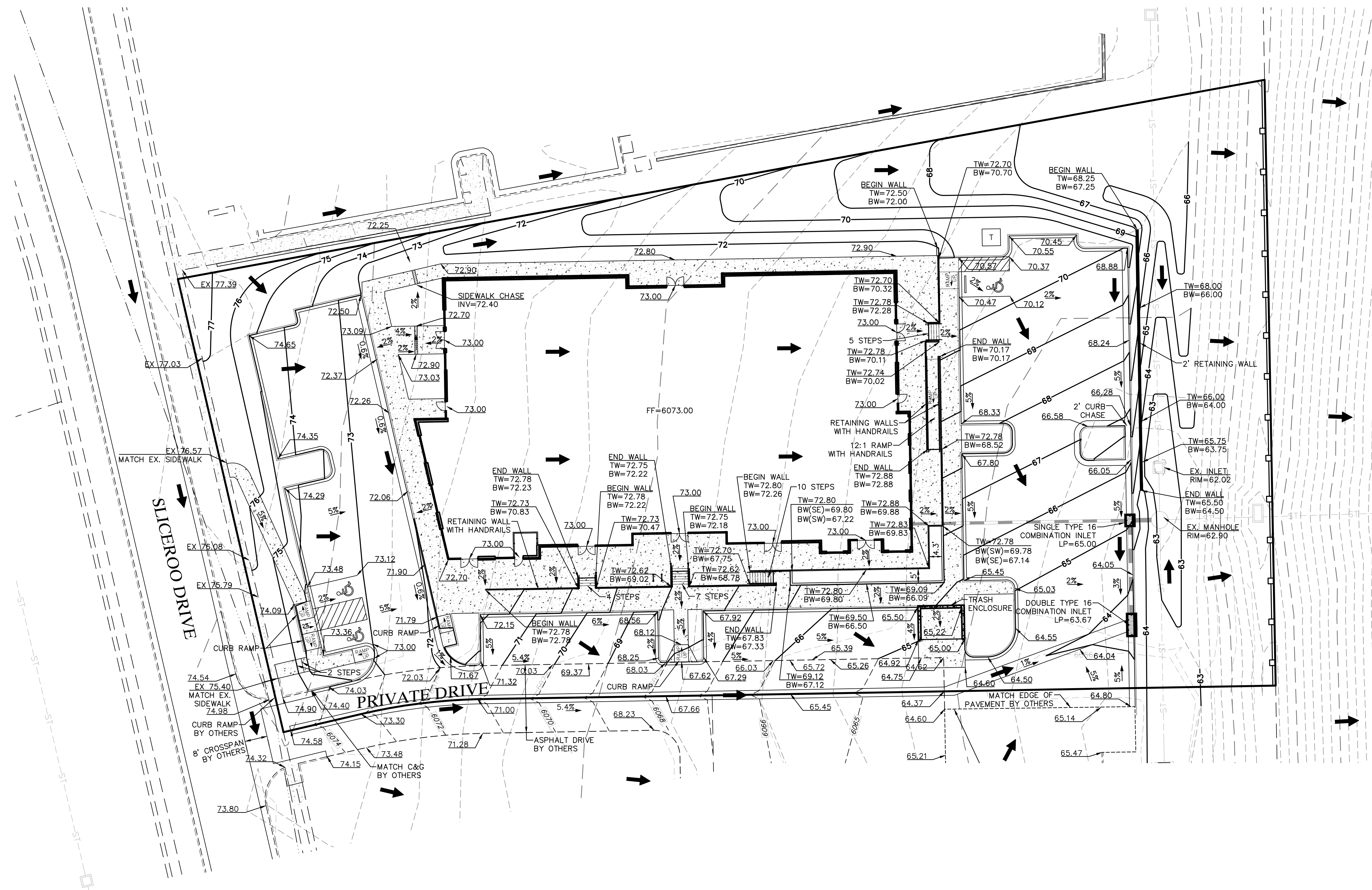
LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT
	PROPOSED RETAINING WALL
	PROPOSED 6' TALL WOODEN FENCE
	CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	PARKING COUNT
	NO PARKING - FIRE LANE SIGN

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

Distance between retaining walls must be 5 feet, areas at 4.3 feet will need to be bumped out 9 more inches.

5 feet is now provided

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.

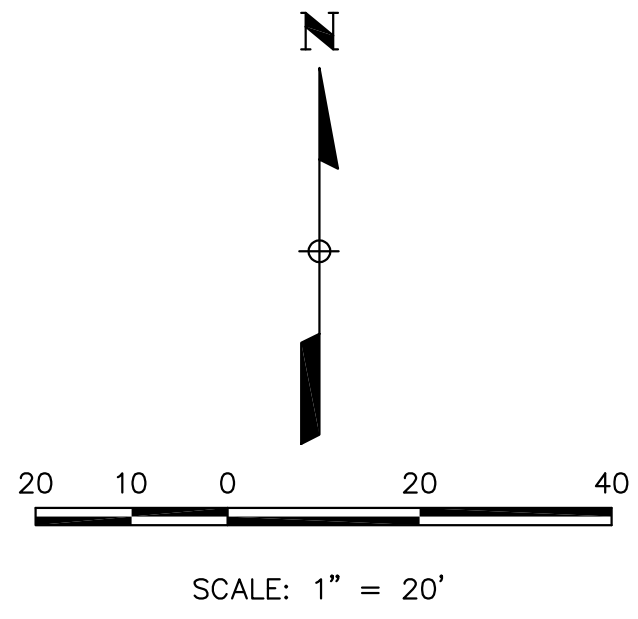
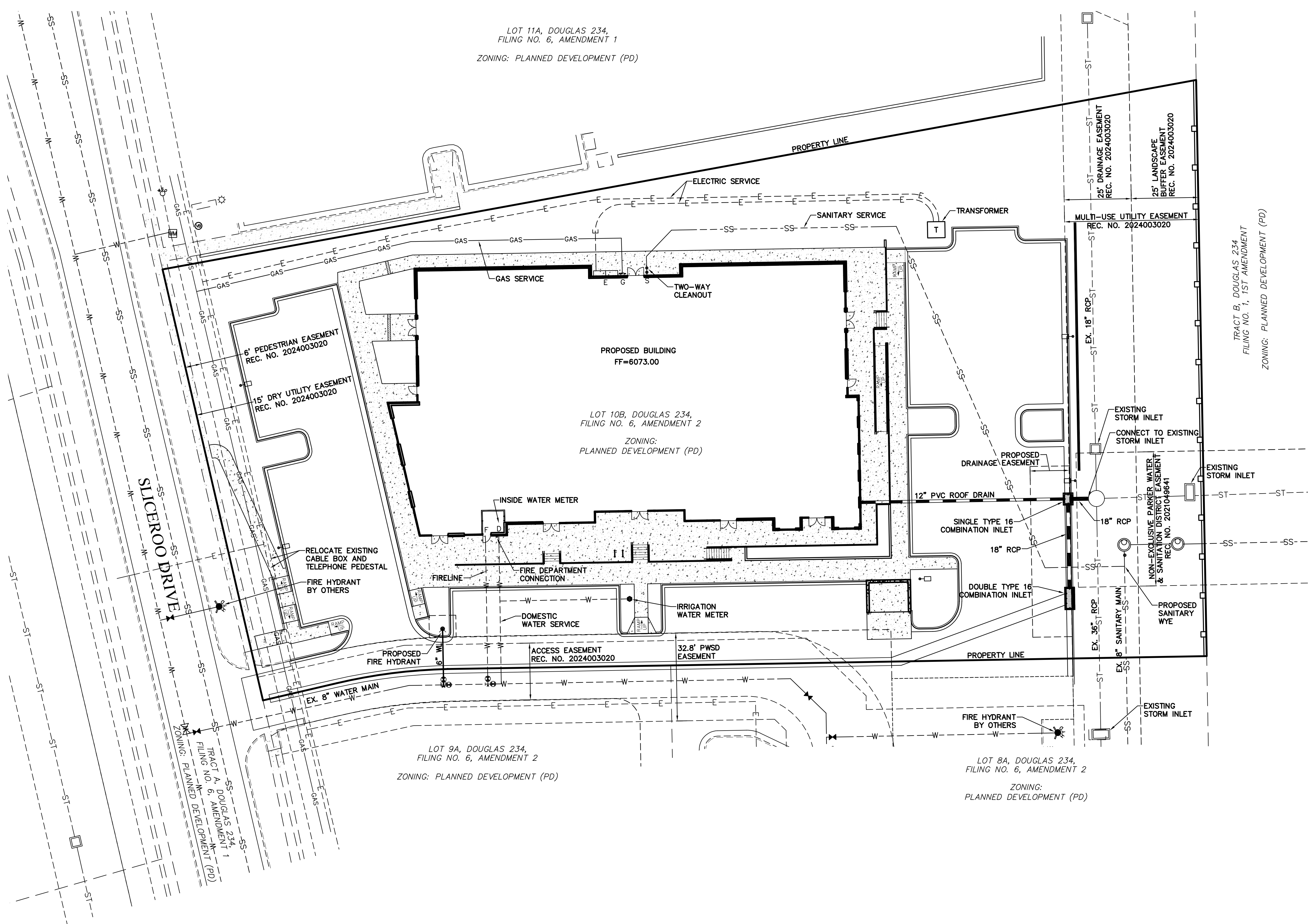
BENCHMARK

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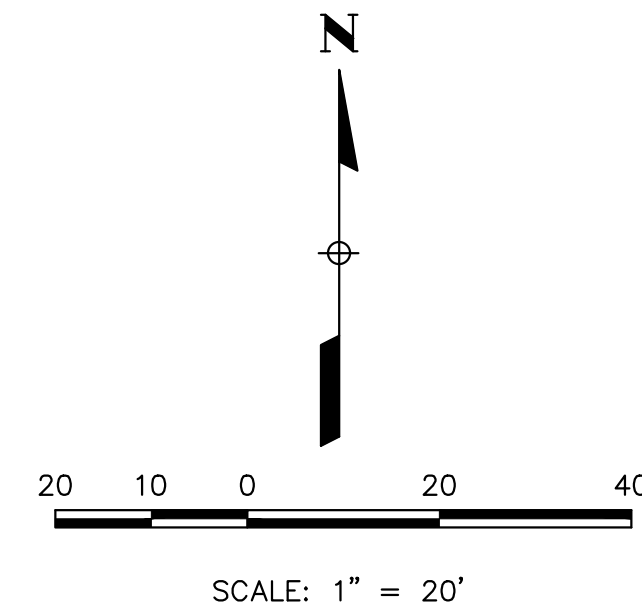
LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC
	PROPOSED ELECTRIC
	PROPOSED STORM SEWER
	PROPOSED CURB & GUTTER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

FIRE FLOW

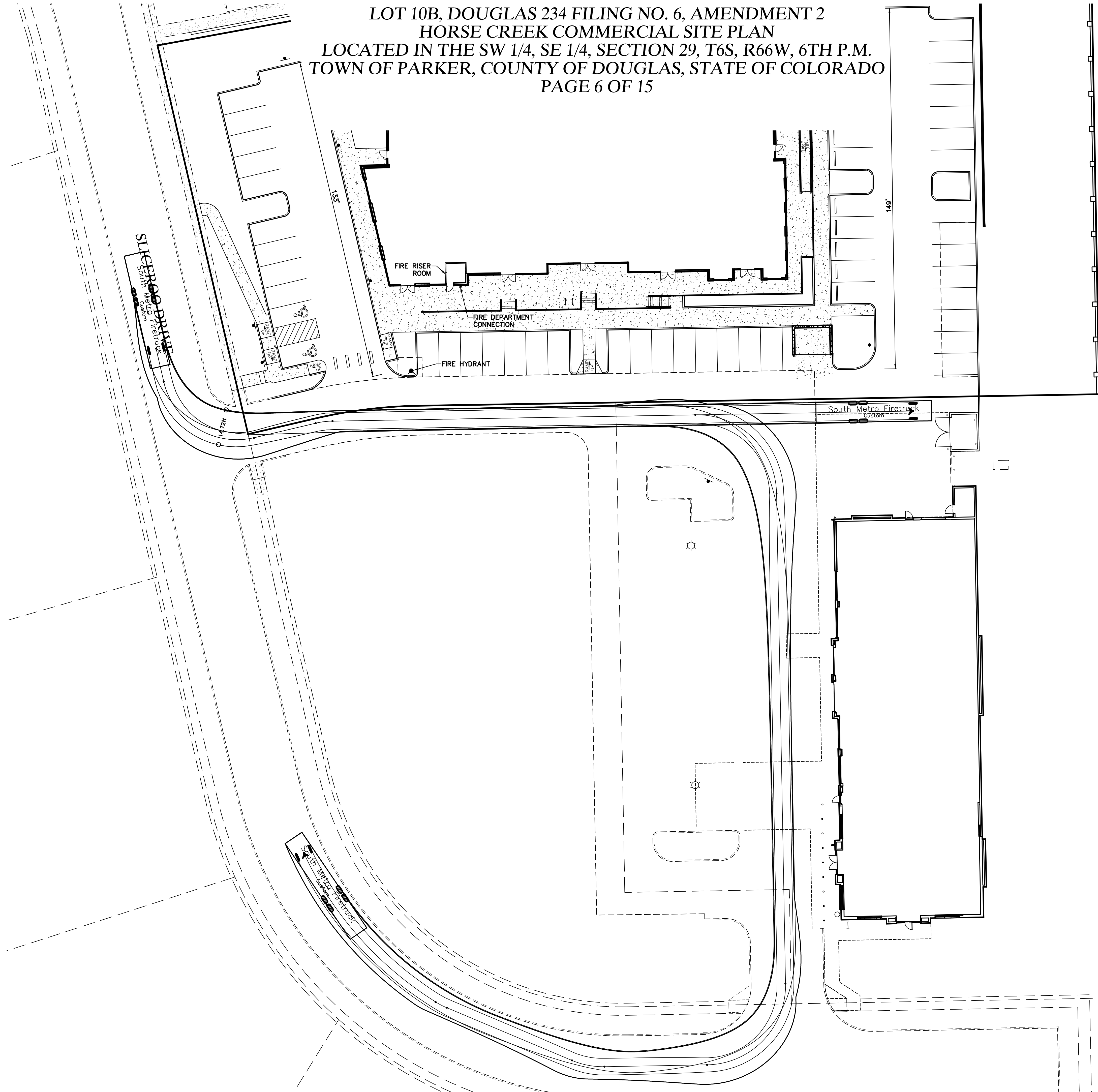
FIRE FLOW REQUIREMENTS ARE 2,750 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

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
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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



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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PLANT LEGEND

- DECIDUOUS CANOPY TREES

ORNAMENTAL TREES

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

PERENNIALS
- NATIVE GRASS

3/4" - 2" RIVER ROCK MULCH

WOOD MULCH

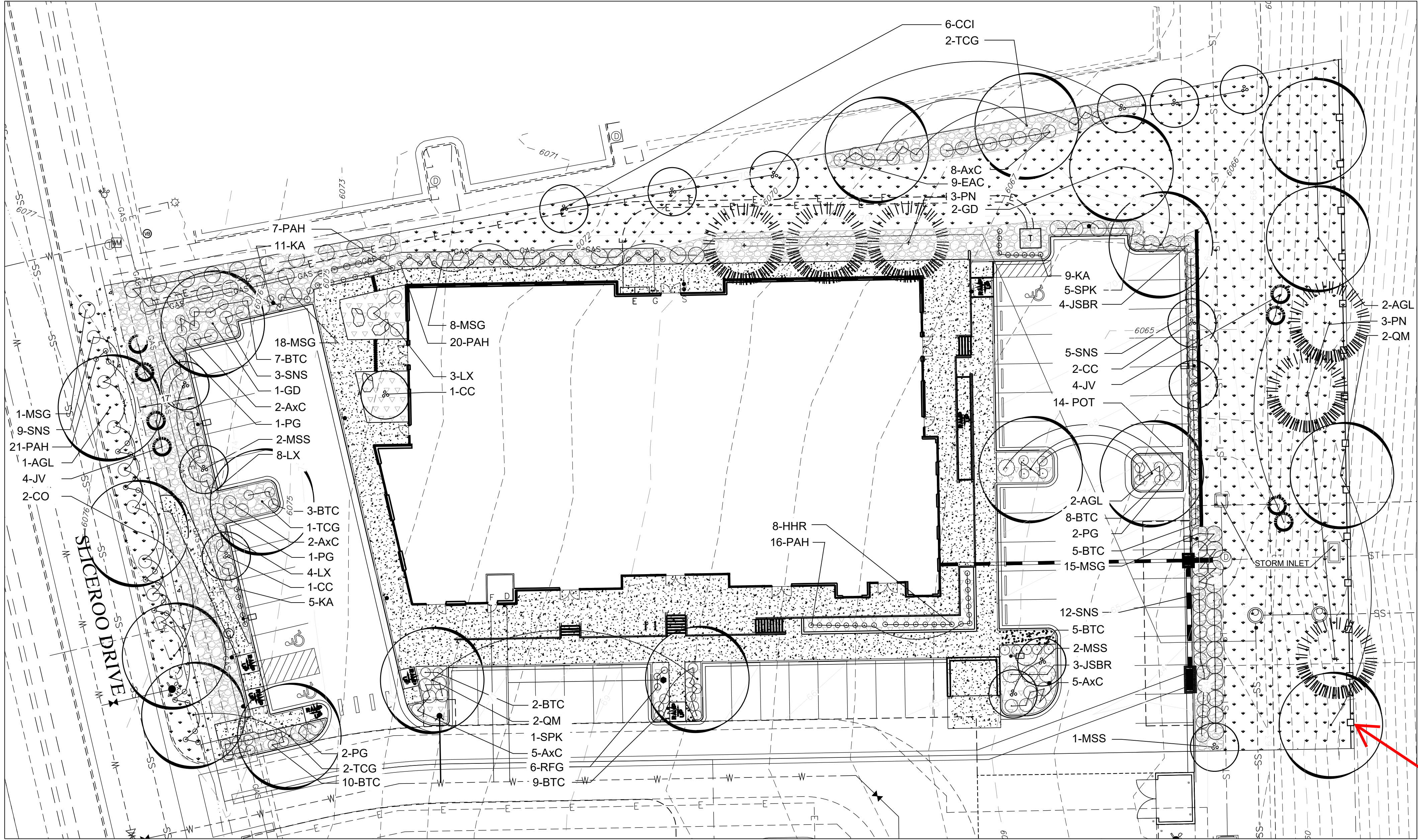
6' Fence

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 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 nipinica '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	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



Scale: 1"=20'

0 20' 40'

Please label the
fence location and
maximum height
(allowed only up to 6
feet)

FENCE LABEL
ADDED

LANDSCAPE PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JUNE 2, 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 8 OF 15

REVISED

Can you switch the order of the buffer type and location columns to make reading the chart easier?

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				
PARKING ISLAND AREA SF	REQUIRED (1 tree & 5 shrub/162 SF)		PROVIDED	
	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

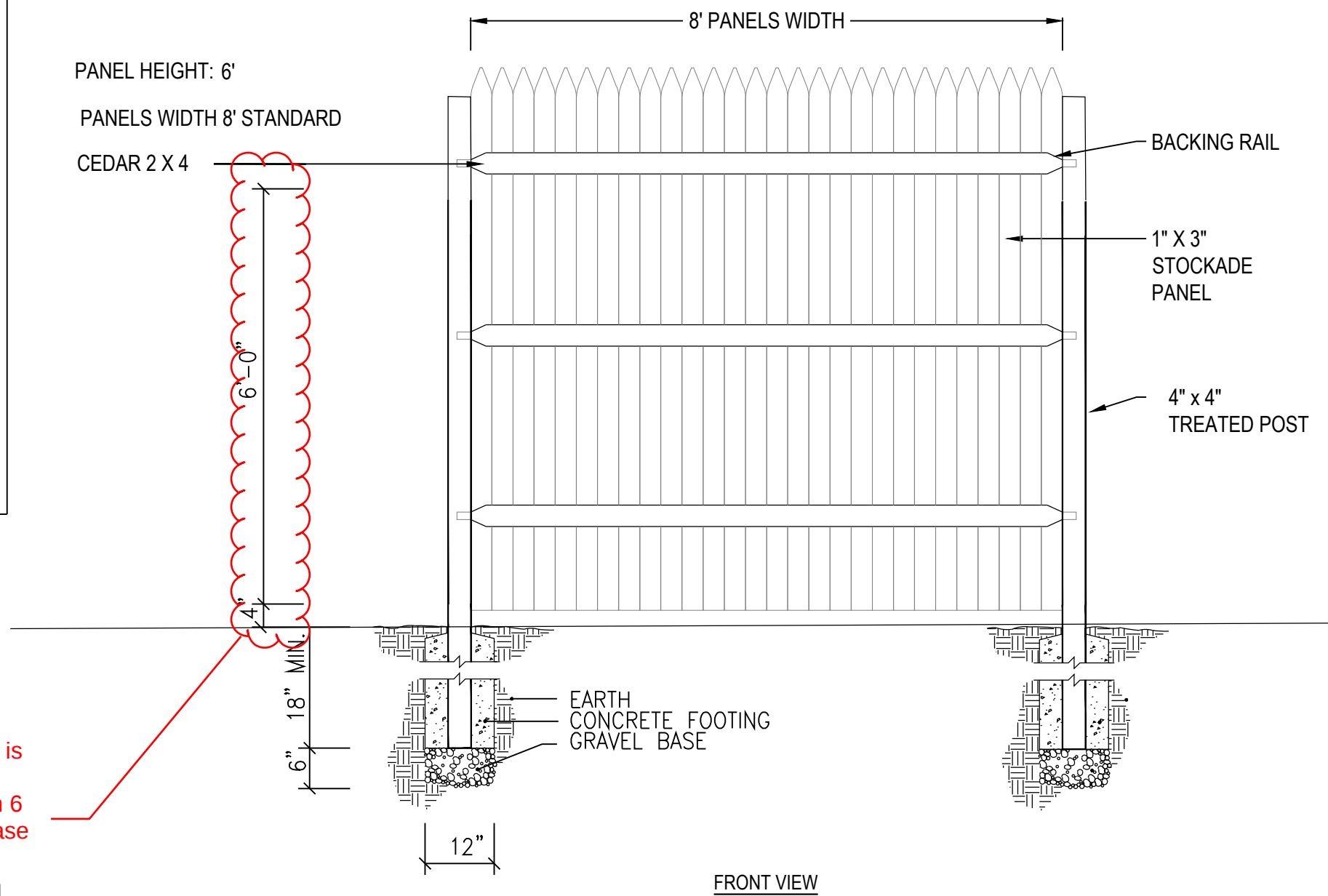
MINIMUM SITE LANDSCAPE CALCULATIONS (Total site 68,488 sf)		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	10,273 sq ft	23,768 sq ft
TREES 1/1,500 sq ft	16	46
SHRUBS 5/1,500 sq ft	79	122
MAX. IRRIGATED TURF = 15%	1,155 sq ft max.	567 sq ft
EVERGREEN TREES	25% - 50% OVERALL 40% - 60% PERIMETER	13 EVERGREEN / 46 TREES 28% OVERALL 10 EVERGREEN / 22 TREES 45% PERIMETER
75% OF LIVE COVER	7,704 sq ft	17,826 sq ft

this measurement is implying that the fence is taller than 6 feet in height, please confirm the total fence height.

DIMENSION LINE
REVISED

PLANT NOTES

- ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED OR 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.



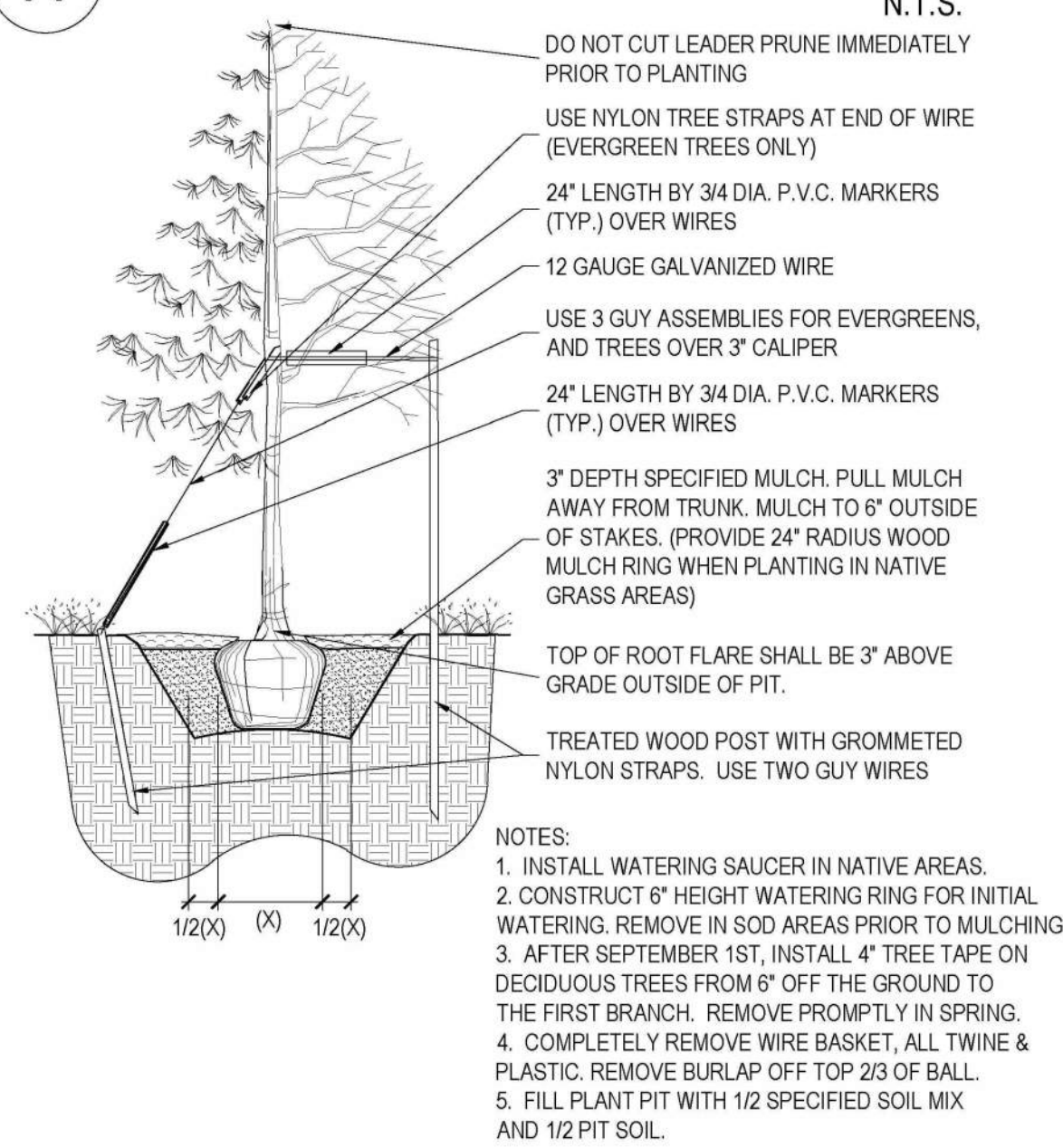
- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.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

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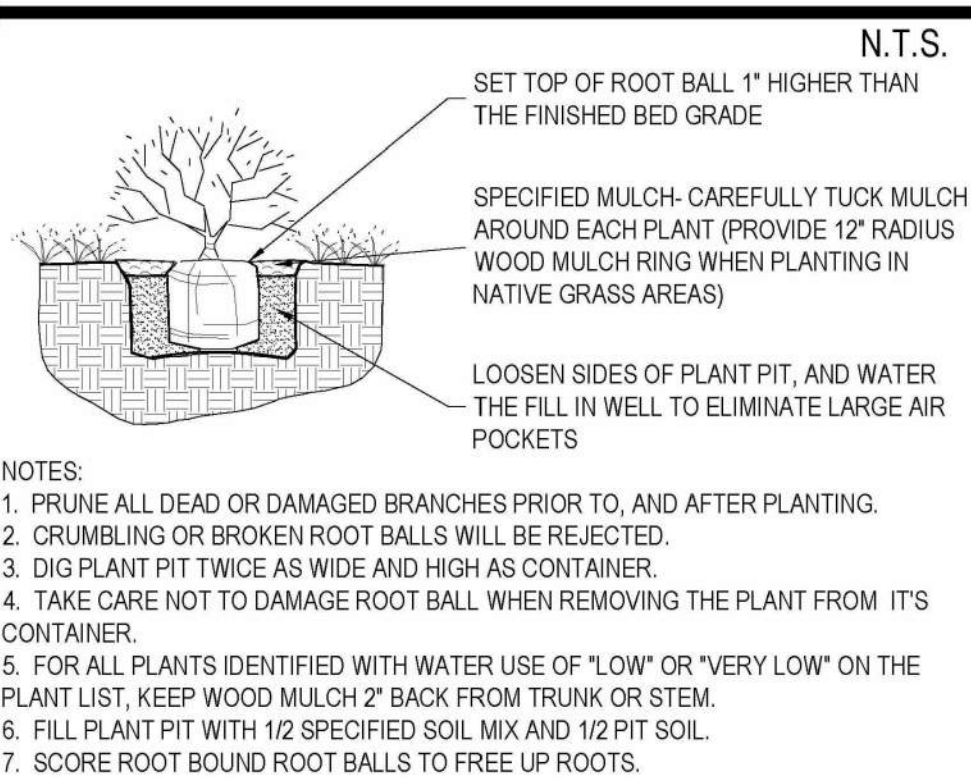
CEDAR PRIVACY FENCE

DESIGN: STOCKADE PANEL

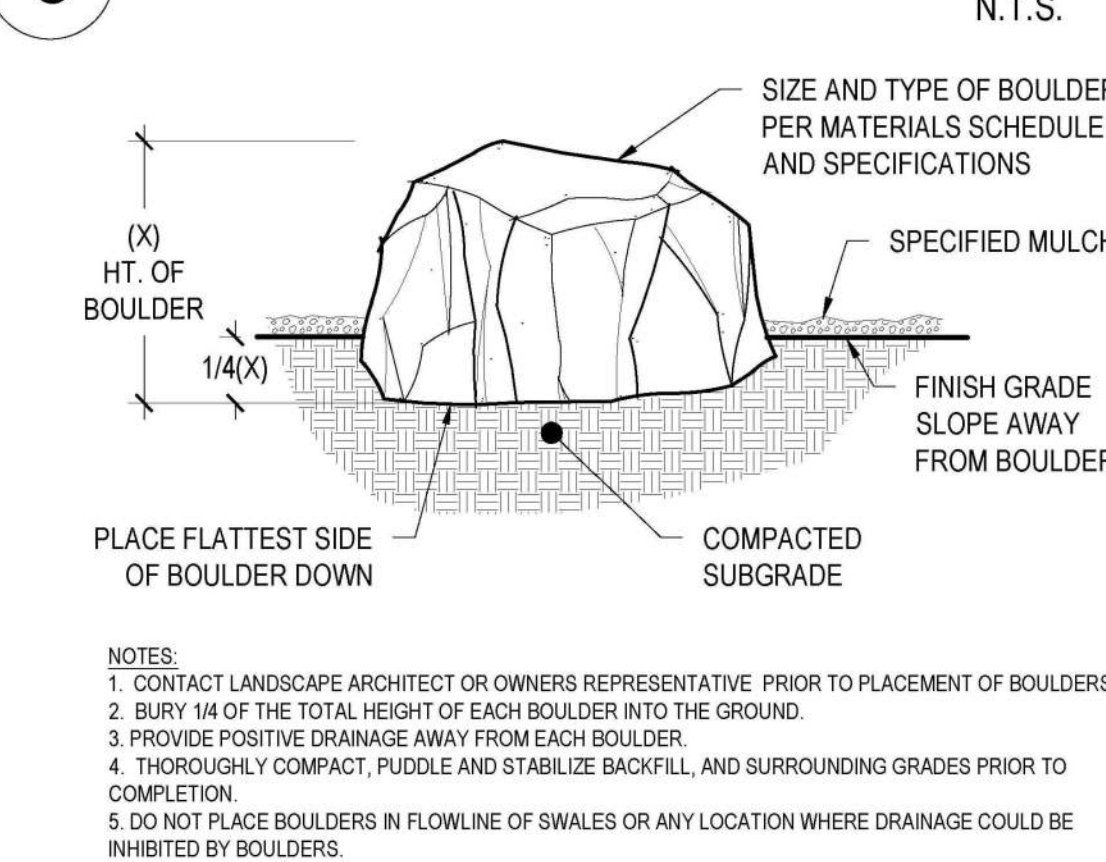
A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



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



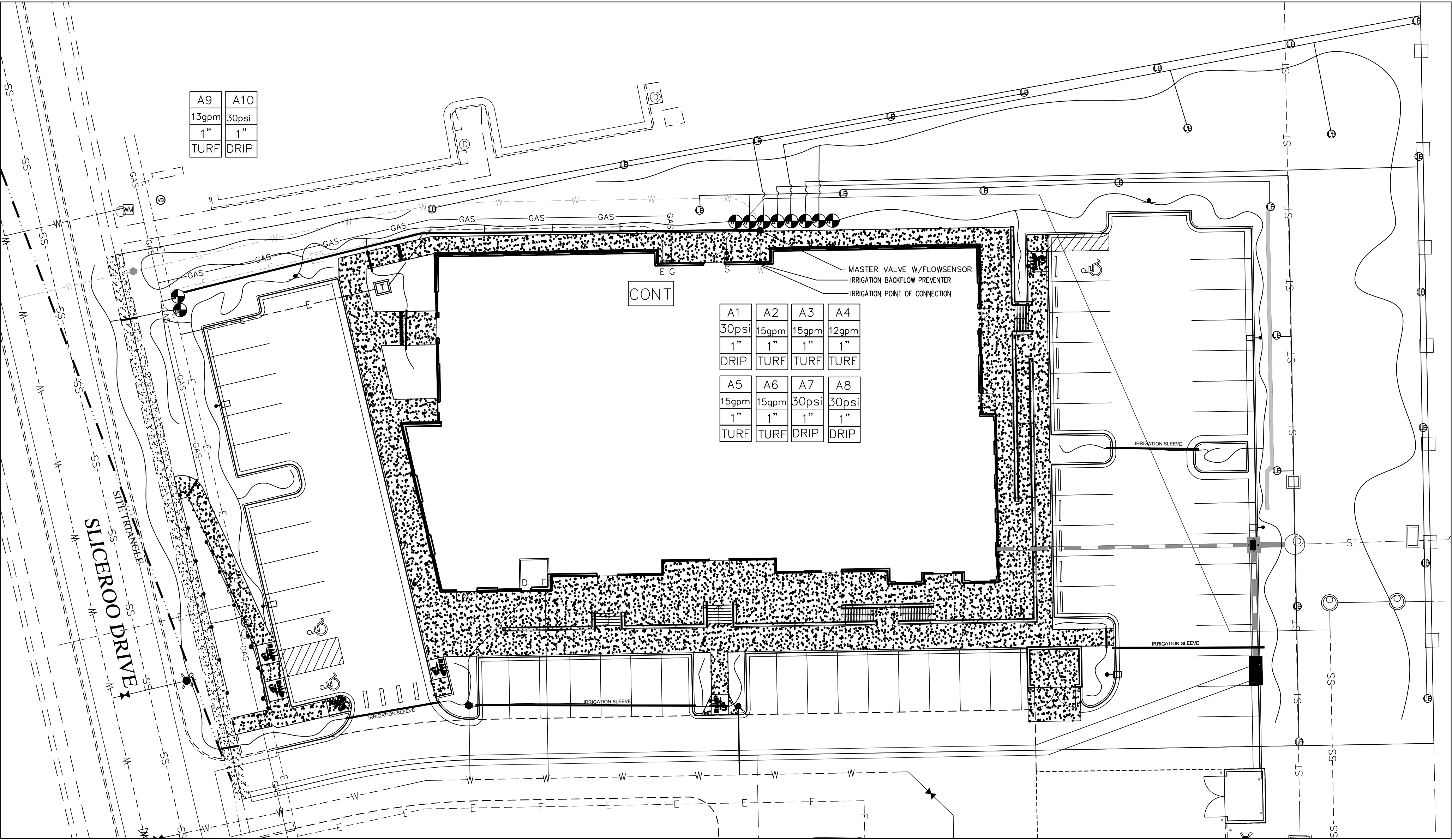
C LANDSCAPE BOULDER



LANDSCAPE DETAILS
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 MP5500 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
- CONTR SPRINKLER CONTROL BOX DETAIL "D" IRRIGATION DETAILS SHEET
- 1" FEBCO MODEL 765 BACK FLOW PREVENTER DETAIL ON DETAILS SHEET
- Hunter Flow-Sync® Sensor
- INDICATES CONTROLLER STATION
- A1 15 INDICATES LATERAL DISCHARGE (GPM)
- 1" INDICATES VALVE SIZE (INCHES)
- DRIP INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-INCH SIZE, ROUTING DIAGRAM) SHOWN WITHIN DRIP HATCHED AREAS
- NON-CONNECTING PIPE CROSSINGS
- SLEEVE PIPE UNDER PAVEMENT: CLASS 200 PVC 2 INCH AS SHOWN ON DETAIL SHEET
- RAIN 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

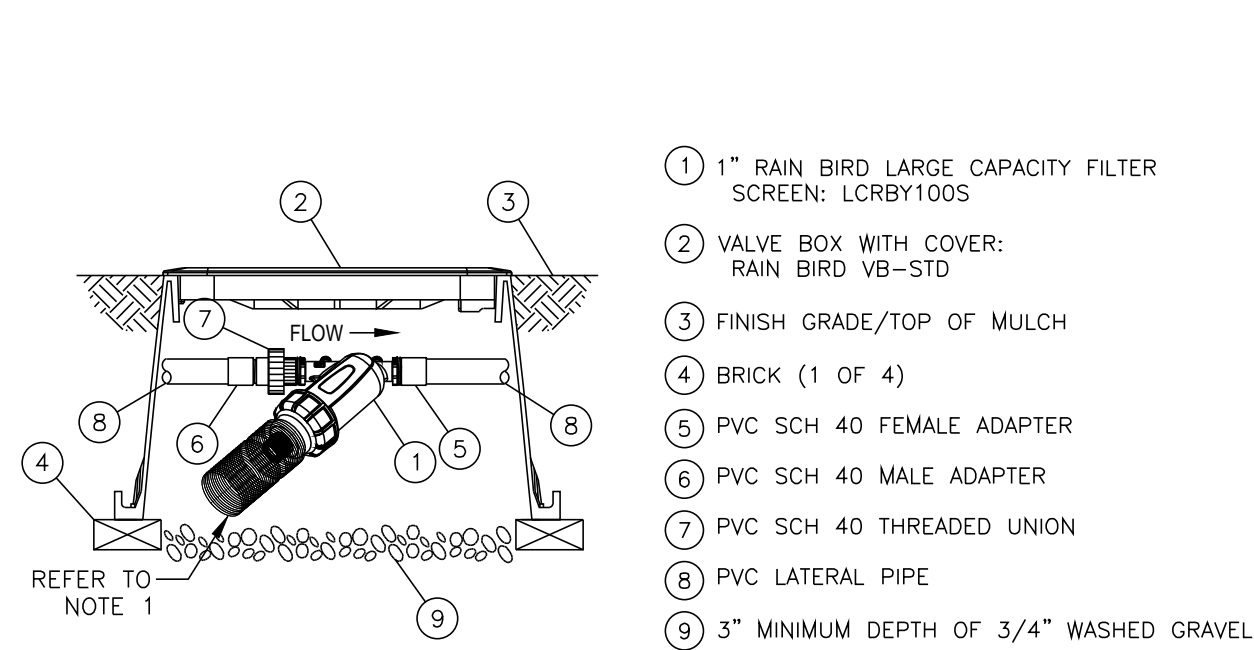
- THE SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE FOR THE IRRIGATION SYSTEM OF 40 PSI. AT A MAXIMUM DISCHARGE OF 55 GPM AT THE IRRIGATION POINT OF CONNECTION 1 (POC1) VERIFY PRESSURE AND GLOW ON SITE PRIOR TO CONSTRUCTION.
- READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION 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

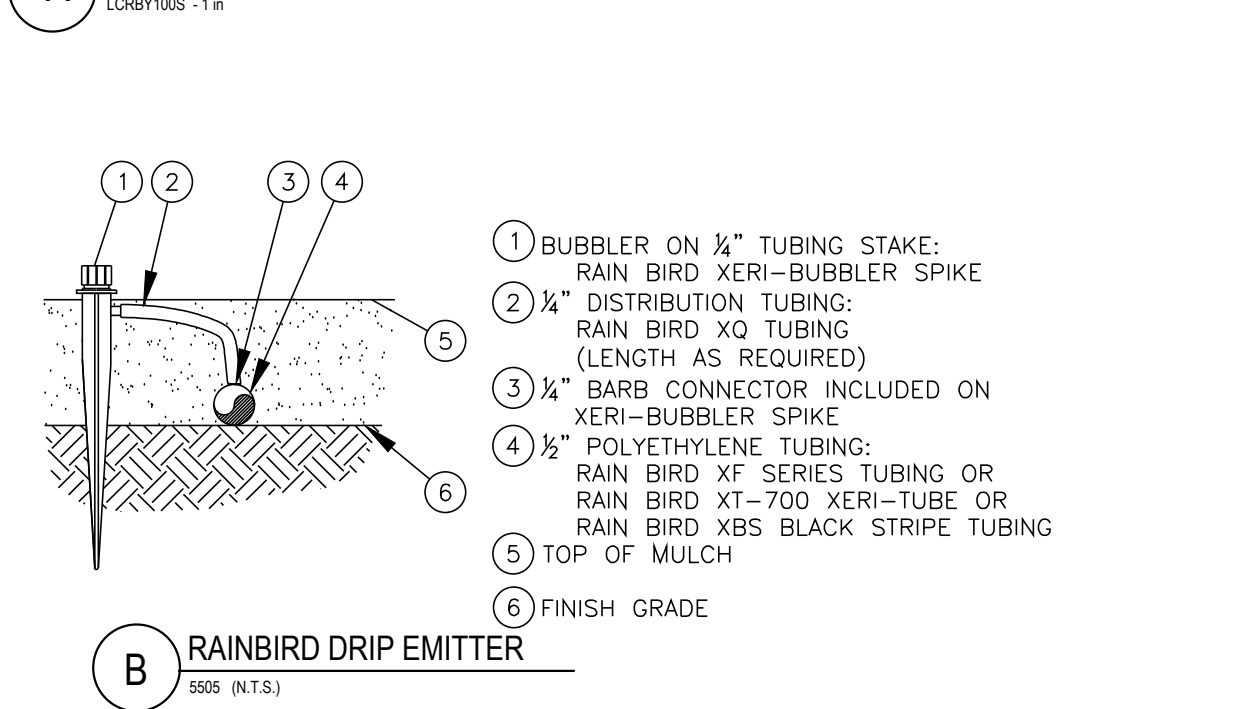
- IN CLAY OR LOAM SOILS, CONSIDER TWO 0.5 GPH EMITTERS AT THE BASE OF A PERENNIAL FLOWER TO ENSURE WATERING IF ONE FAILS. A 1 TO 5 FOOT SHRUB AND SMALL TREE LESS THAN 15 FEET AT MATURITY WILL INITIALLY REQUIRE TWO, 1 GPH EMITTERS 12 INCHES FROM THE BASE OF THE PLANT. CHANGE TO 2 AND THEN 4 GPH HIGHER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



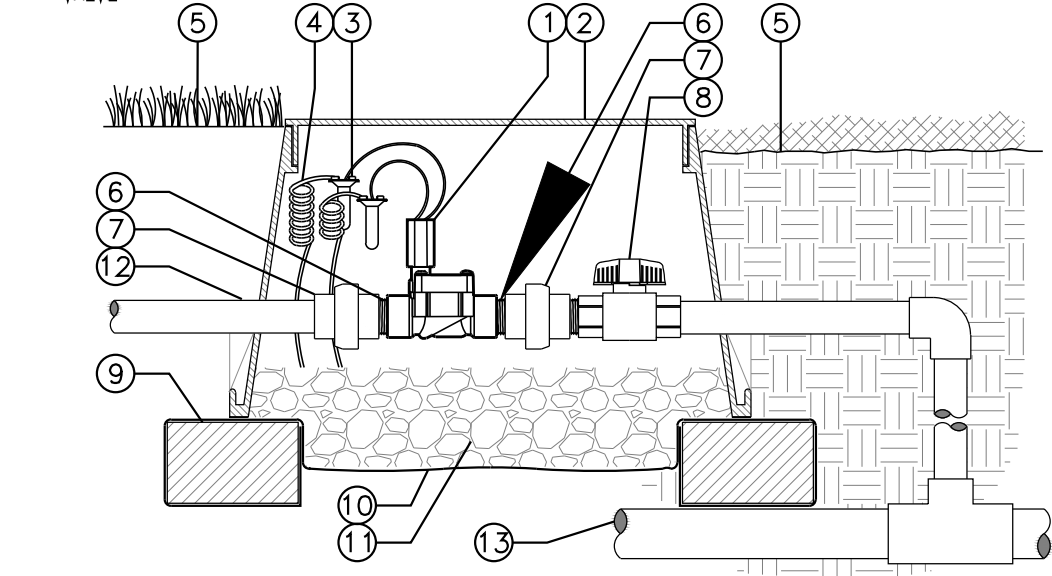
A RAINBIRD DRIP LINE FILTER AND PRESSURE REDUCER



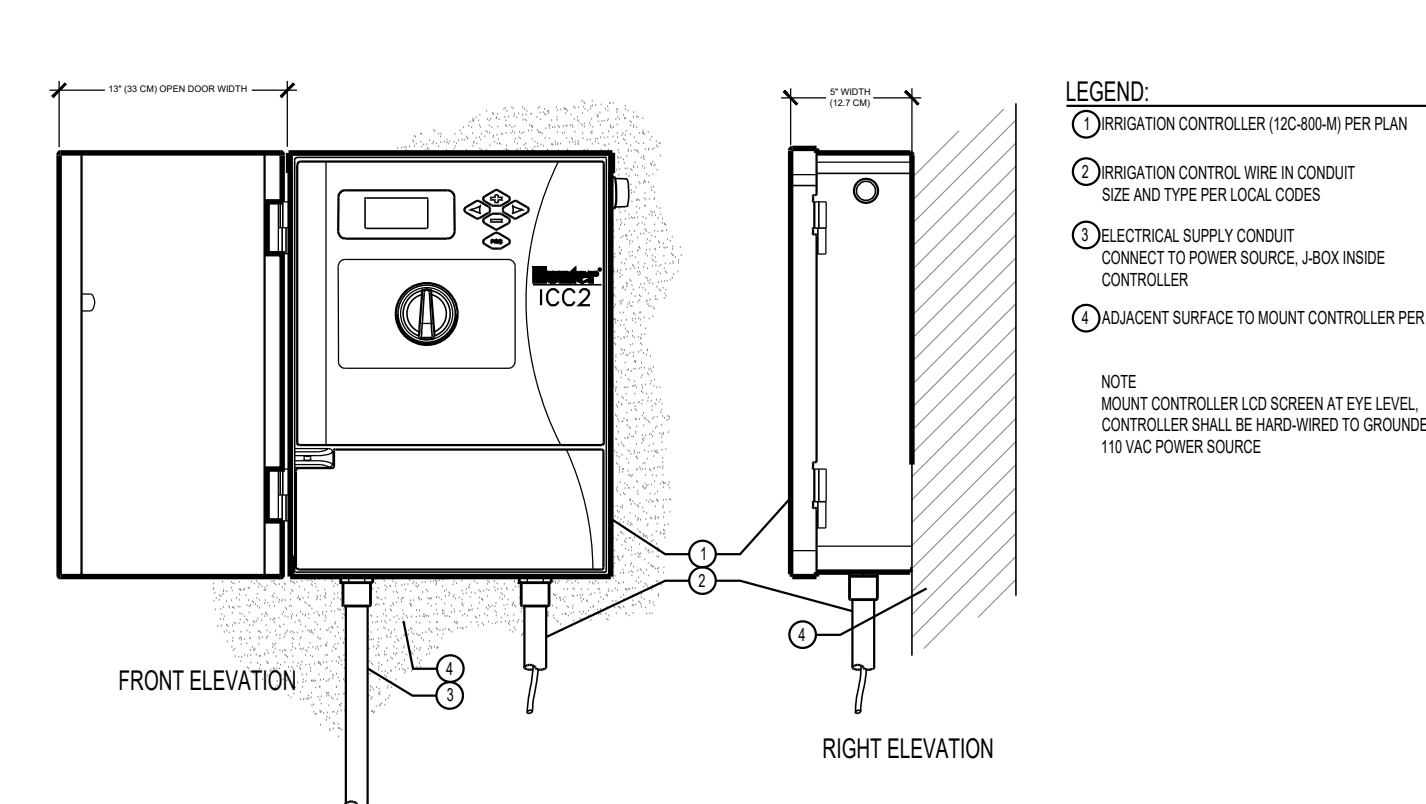
B RAINBIRD DRIP EMITTER

LEGEND

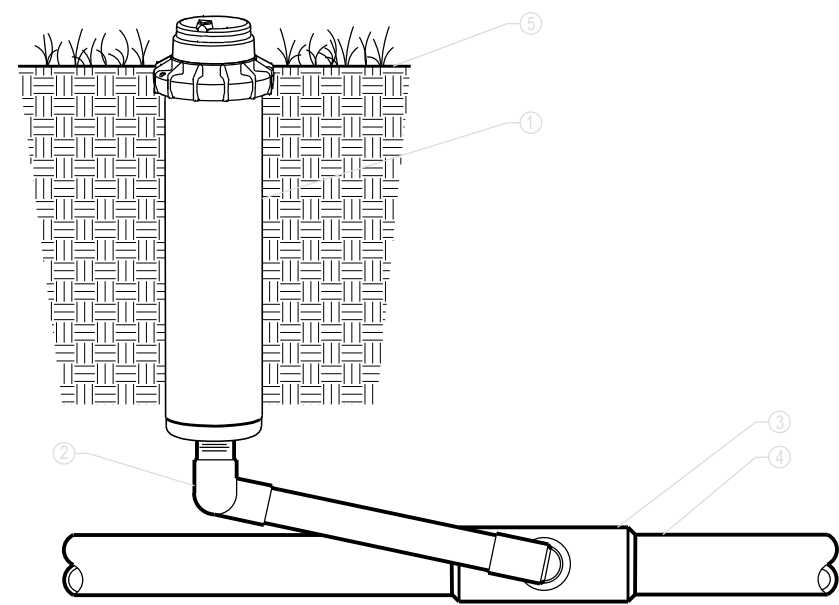
- HUNTER REMOTE CONTROL VALVE (PGV)
- IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS
- WATERPROOF CONNECTORS (2)
- 18"-24" COILED WIRE TO CONTROLLER
- FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH)
- SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE
- PVC SLIP (OR FPT) X FPT UNION WITH ISOLATION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



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



D IRRIGATION CONTROLLER (12C-800-M)

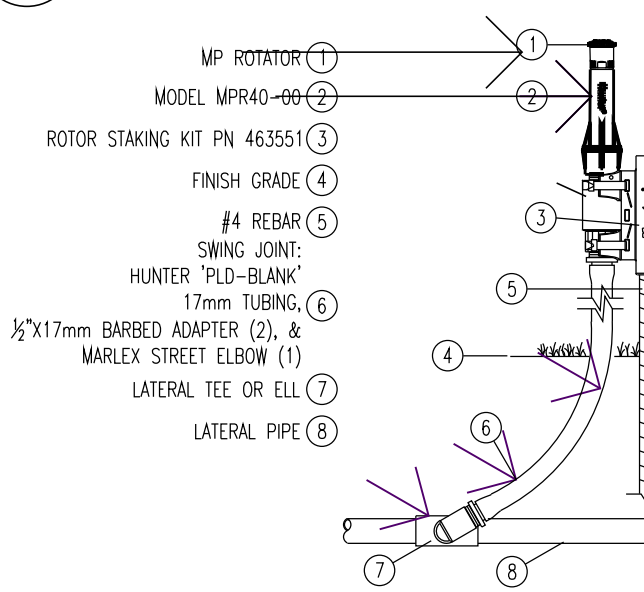


- LEGEND:
- HUNTER PGP 6" POP-UP ROTOR
 - SWING JOINT ASSEMBLY- HUNTER H54 SERIES, 1" (20 MM) MODEL: H54-1-30-212 OR H54-1-60-212
 - 110" (40 MM) MODEL: H54-3-30-212 OR H54-3-60-212 (REFER TO HUNTER CATALOGS FOR OPTIONS). INSTALL AS FOLLOWS:
 - HAND-TIGHTEN ORING JOINTS. BACK-OFF ONE FULL TURN TO ALLOW 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-UP/ULTRA-66 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-naplat 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

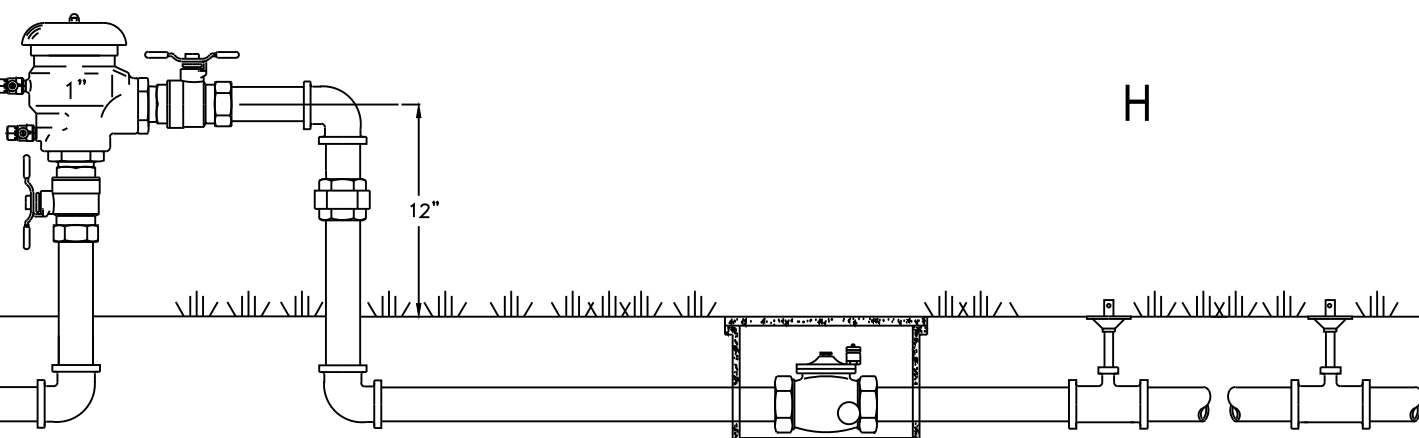
There are four varieties of swing joints associated with this sprinkler detail:
Rigid with PVC street elbows (layers start with a '1')
Rigid with Marlex street elbows (layers start with a '2')
Factory prefabricated (layers start with a '3')
Pro Flex, which is Contractor assembled (layers start with a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

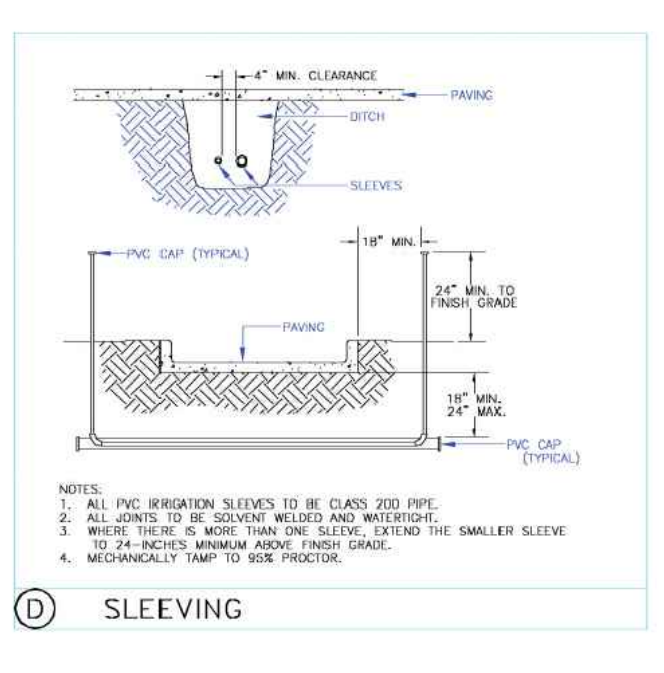
MPR40-00

F MP ROTATOR SPRINKLER

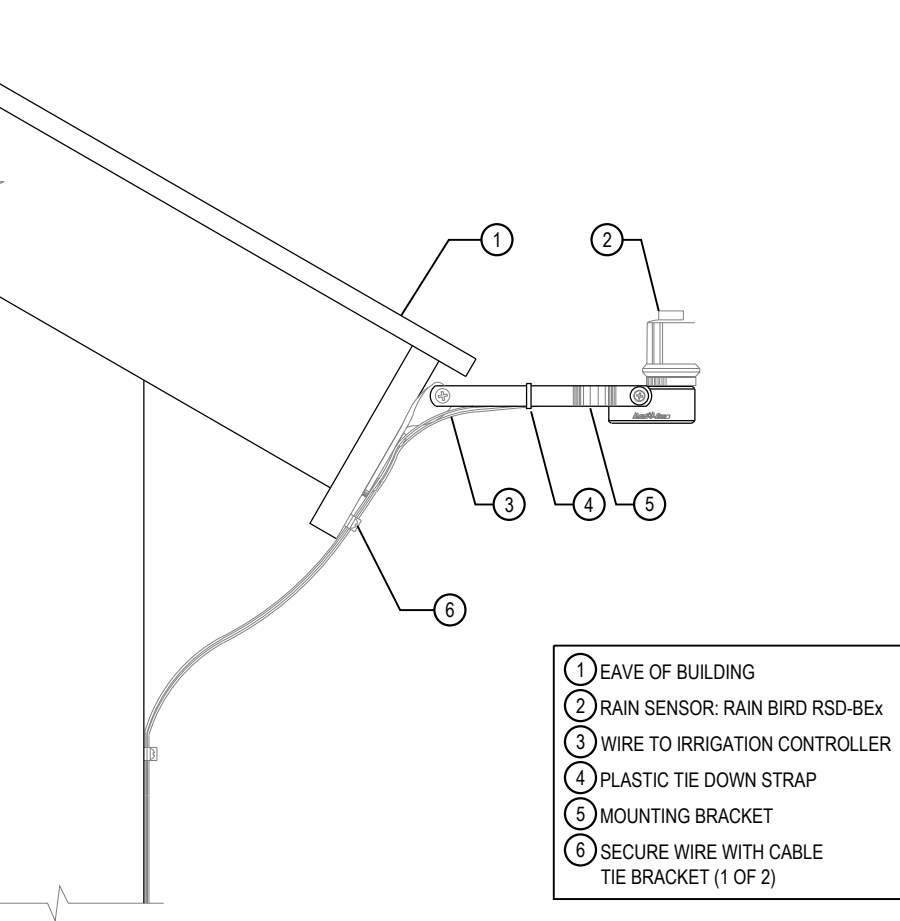
SCALE: 3" = 1'-0" IRRIGATION DETAIL



FEBCO MODEL 765
Pressure Vacuum Breaker
Outside Installation



D SLEEVING



- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - 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

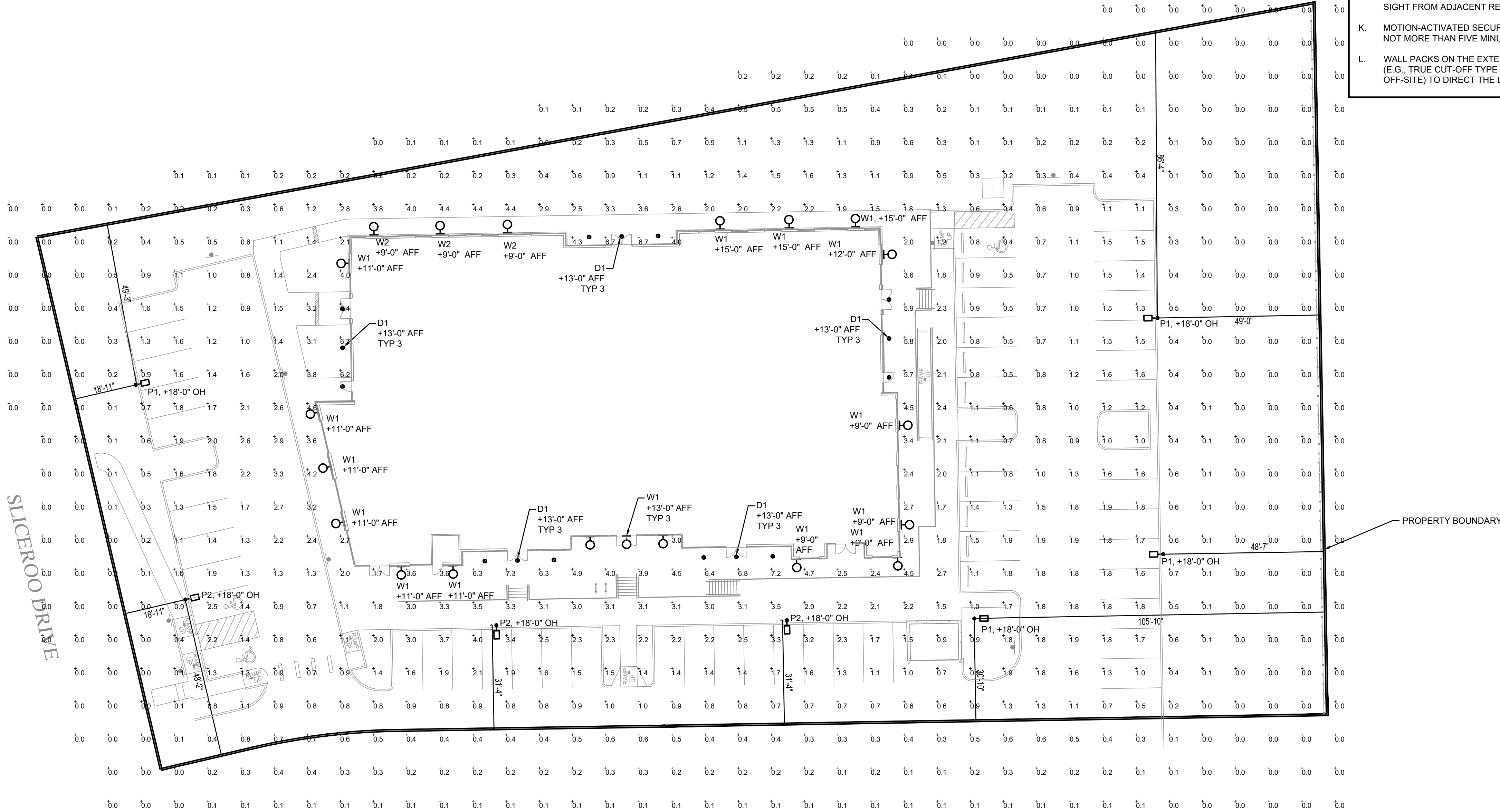
SITE LIGHTING STATISTICS

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

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

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

LITEBOX
edge-lit

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 120-277V, ideal for commercial applications
- All models standard with 0-10V/TracELV dimming

SERVICE PROGRAMS

STOCK

INSTALLATION

CERTIFICATIONS

WARRANTY

KEY DATA

Current

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

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

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

Accessories (Order separately)

Current

BEACON
VIPER Area/Site
VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

Types P1, P2

FEATURES

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

CONTROL TECHNOLOGY

SERVICE PROGRAMS

SPECIFICATIONS

Current

BEACON
VIPER Area/Site
VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

MICROSTRIKE OPTICS - ORDERING GUIDE

Example: VP-2-320L-145-3K7-2-R-UNV-A3-BLT

VP

Series

Optic Platform

Size

Light Engine

Distribution

Optic Rotation

Blank

Current

KIMLIGHTING
CY1
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

CYPHER™

FEATURES

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

CONTROL TECHNOLOGY

SERVICE PROGRAMS

INSTALLATION (CONTINUED)

ELECTRICAL (CONTINUED)

Current

KIMLIGHTING
CY1
ARCHITECTURAL AREA/SITE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE

Example: CY1-15-3K7-120-UNV-BLS-F-RGBW-FPP-POL-SF

Series-Output (Base)

CCT-GB

Model (Light Engine)

Main Distribution (Driver)

Secondary Distribution (Epo. Sides)

Wattage

Current

BEACON
VIPER Area/Site
VIPER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

ORDERING GUIDE (CONT'D)

Accessory Type

Size

Option

Current Control Solutions - Accessories (Sold Separately)

NX Lighting Controls

LightGRIP® Lighting Control

Current

A picture in the cut sheets of what the poles will look like is not seen. This is necessary to be added so proper installation can be confirmed at the time of final inspection

A light pole detail has been added.

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
720.588.0774
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LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
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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%

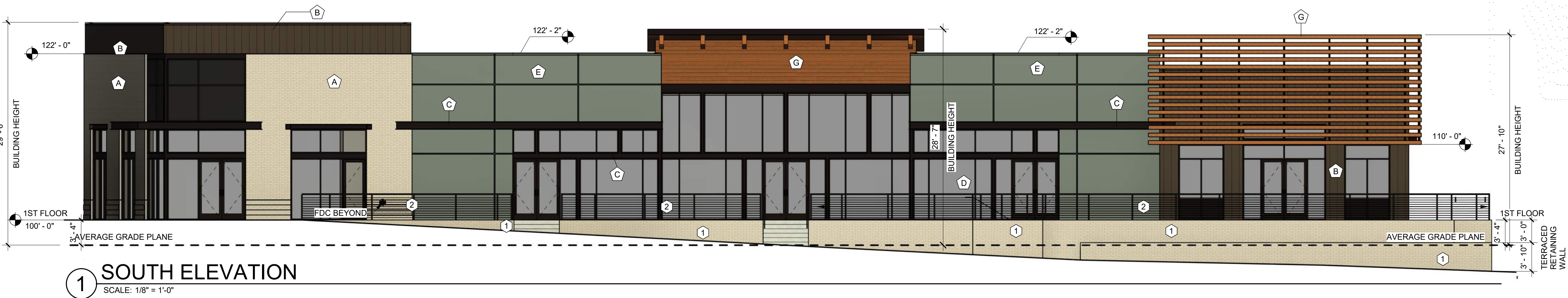
BUILDING ELEVATIONS TRANSPARENCY CALCULATIONS BETWEEN 2' AND 8'				
ELEVATION	AREA (SF)		TRANSPARENCY	
	TOTAL WALL 2'-8" HIGH	TRANSPARENCY 2'-8" HIGH	PROVIDED	REQUIRED MAX.
NORTH	1,055	357	33.8%	30%
EAST	600	323	53.8%	30%
SOUTH	988	680	68.8%	30%
WEST	601	361	60.1%	30%

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.



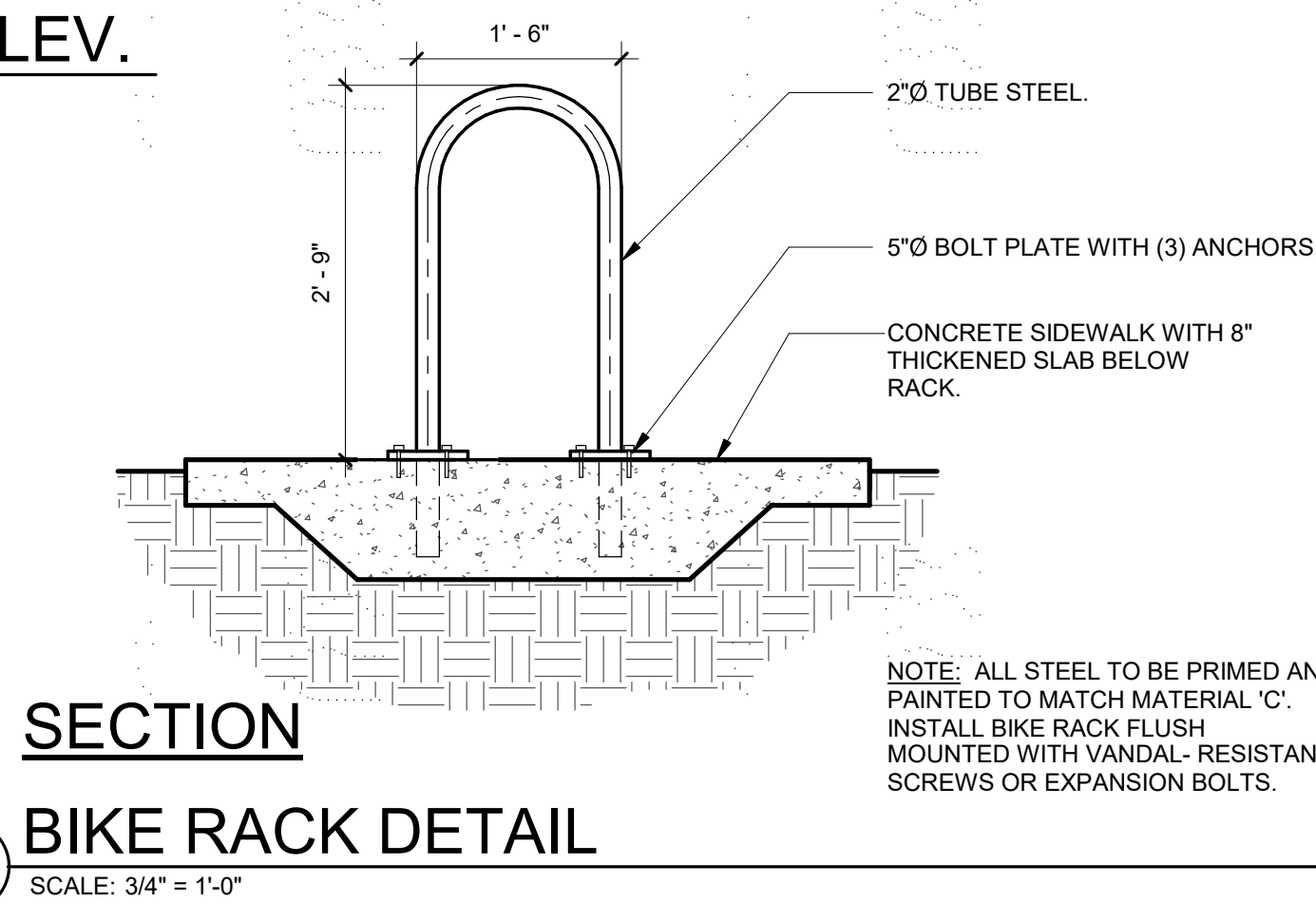
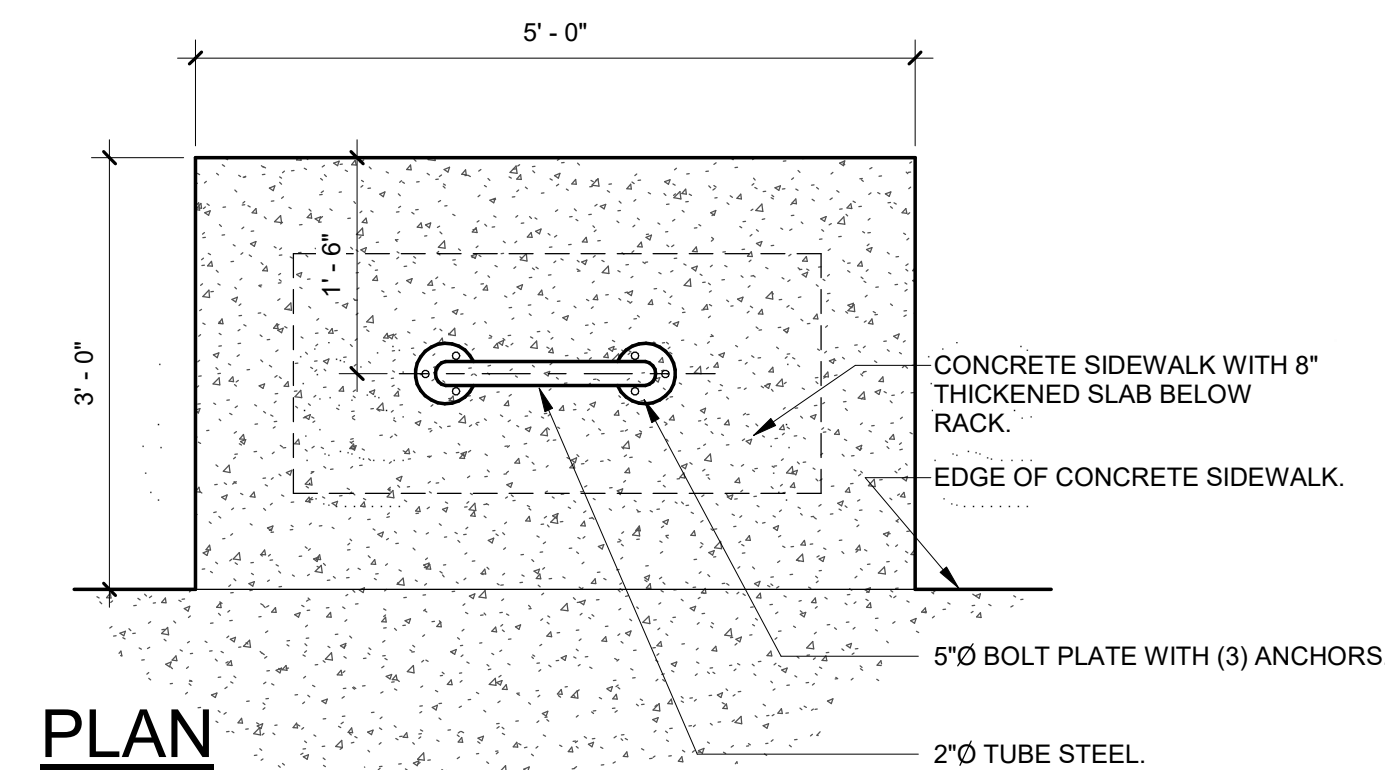
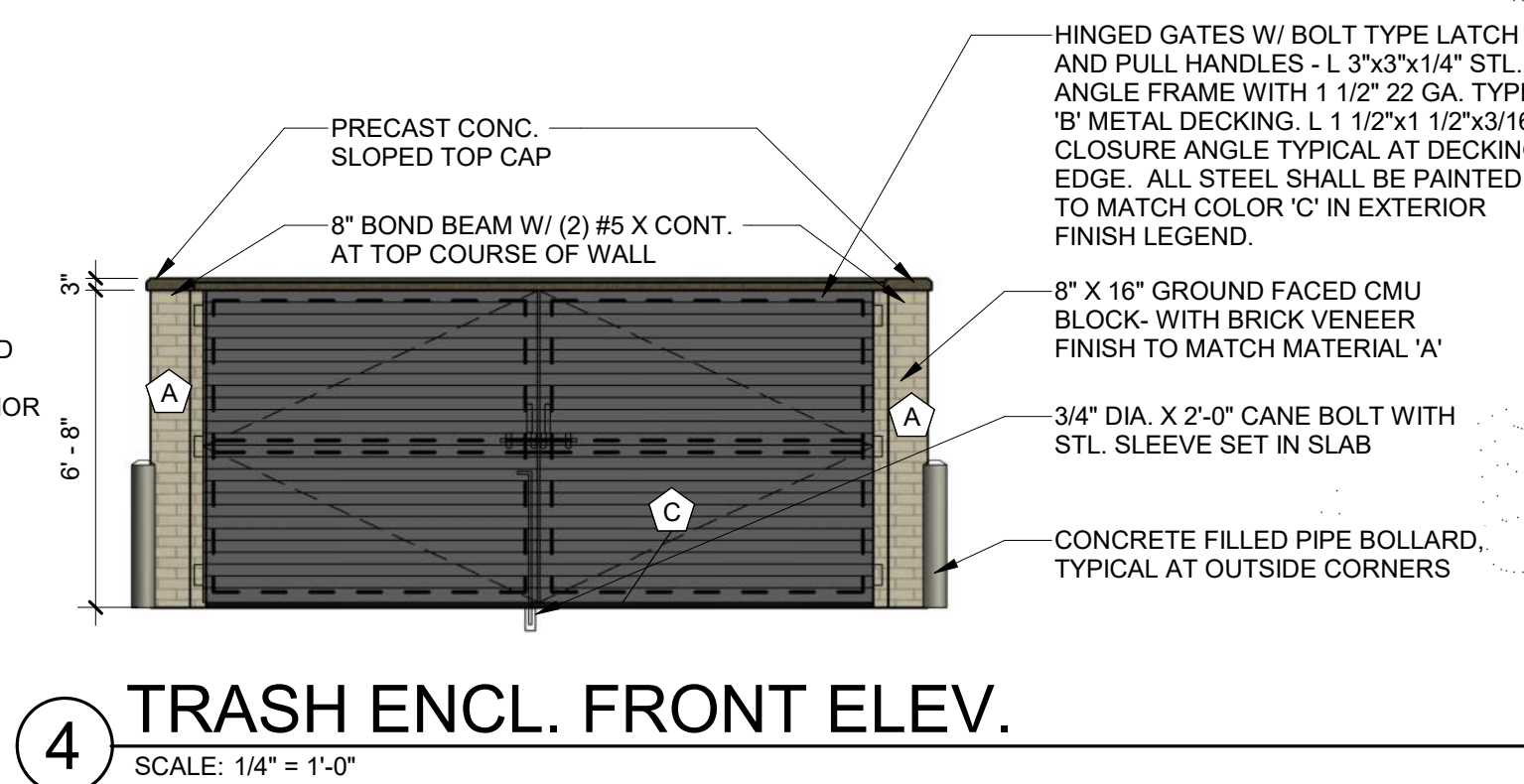
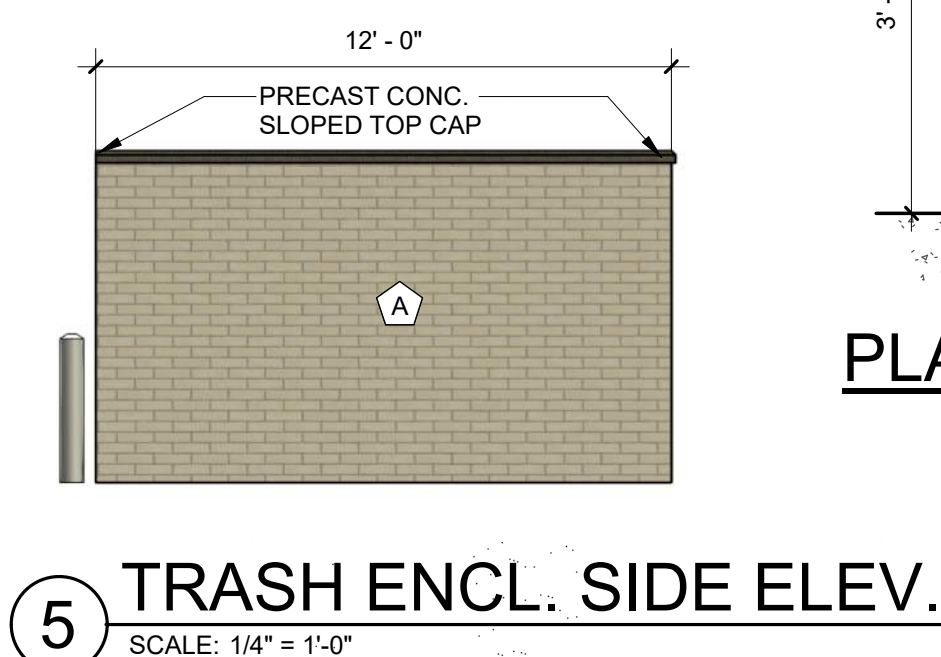
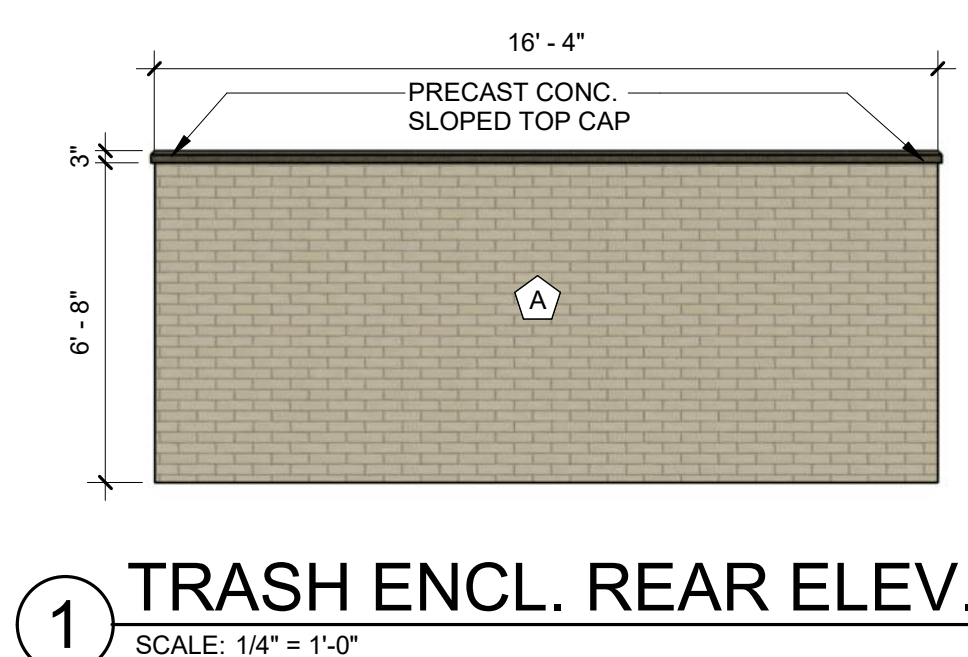
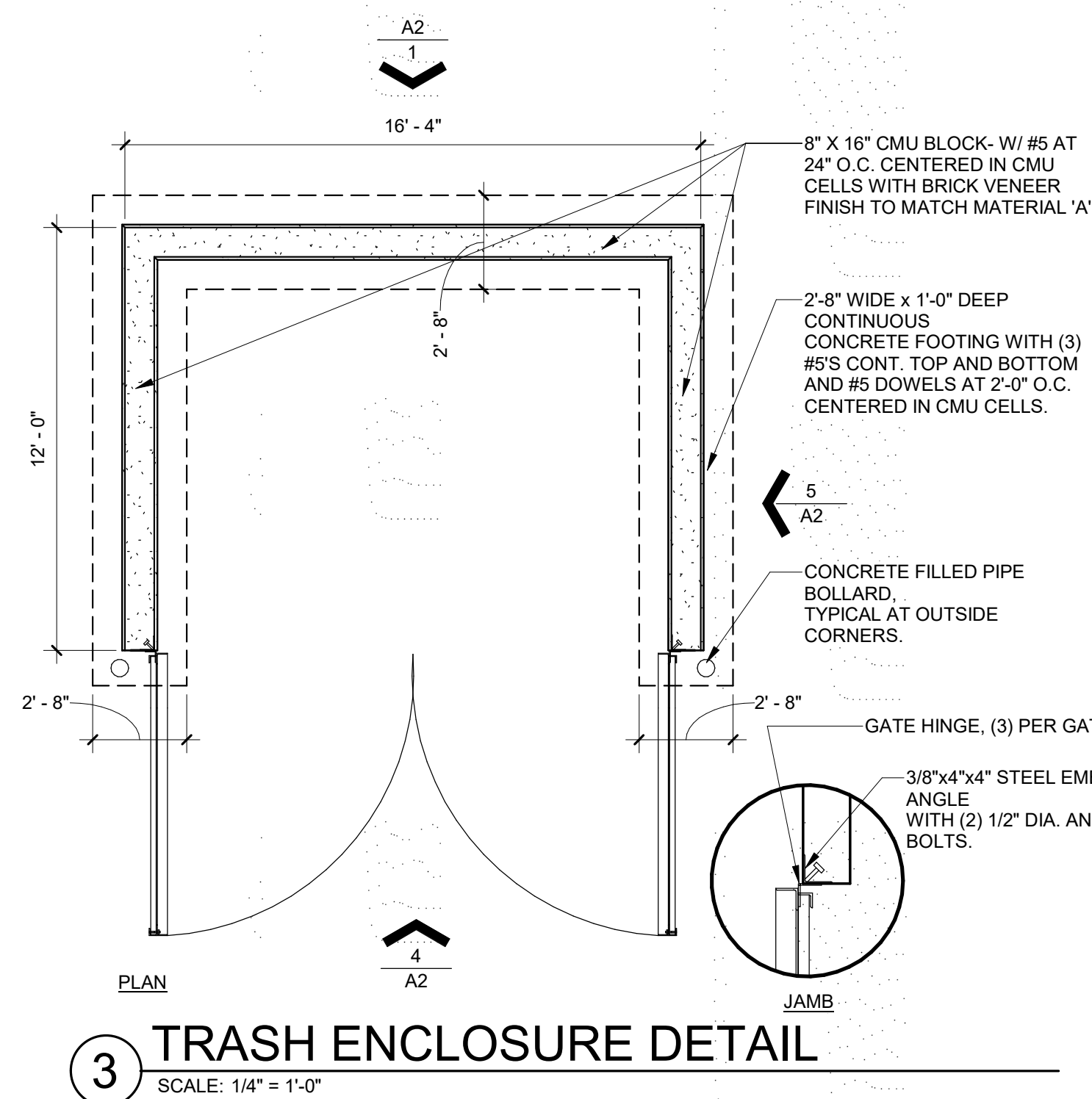
EXTERIOR ELEVATIONS
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: JUNE 8, 2026

A1

Adragna
architecture + development

7950 S. HANNIBAL CIRC. / 719.244.4023
ENGLEWOOD, CO 80112 / 719.351.4918
www.adragnaarch.com

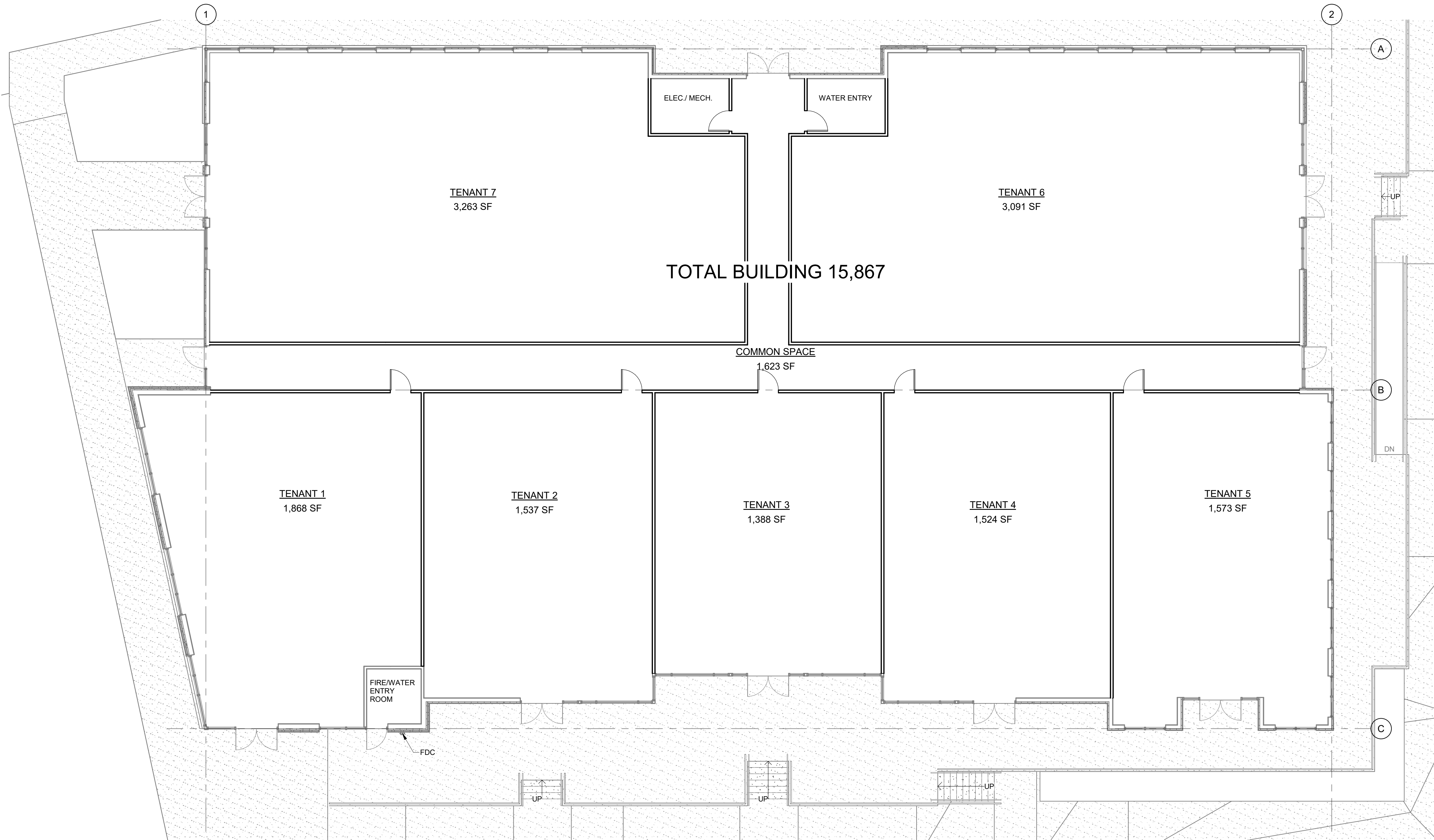
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
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LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE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

Do you know if the previous planner sent out for a building address/ let you know of a proposed address? If not, please let me know and we will get that handled in the next review cycle.

No, I do not believe that an address has been assigned. Please help with request for a building proposed address.



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



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



Project Number: **SP25-021**

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

Applied: **2/19/2025**

Approved:

Site Address:

Closed:

Expired:

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

Status: **UNDER REVIEW 4+**

Applicant: **ADRAGNA ARCHITECTURE**

Parent Project: **SUB23-012**

Owner: **VR SLICEROO LLC**

Contractor: **<NONE>**

Details:

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

LIST OF REVIEWS

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



Project Reviews Town of Parker



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



4/20/2026	5/5/2026	5/5/2026	SITE PLAN - CIVIL	Charles Kudlauskas	COMPLETED	
Notes:						
4/20/2026	5/5/2026	5/5/2026	SITE PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
Notes: see planning comments memo.						
4/20/2026	5/5/2026	5/5/2026	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	COMPLETED	No further comments
Notes:						
6/9/2026	6/22/2026	6/23/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	ADVISORY COMMENTS	See Notes
Notes: Awaiting Draft Drainage Easement from the Town Attorney to send for signature. Will send out for signatures once ready.						
6/9/2026		6/23/2026	IREA 20	Brooks Kaufman		
Notes:						
6/9/2026		6/23/2026	SITE PLAN 20	Elizabeth Steward		
Notes:						



Project Reviews Town of Parker



Review Group: SP 1ST 20

4/7/2025	4/25/2025	5/5/2025	BUILDING 20	Randy Capra	REVISIONS REQUIRED	See Notes
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Notes:

Typically, accessible parking is required to meet the following:

1106.7 Location.

Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

The accessible parking provided does not appear to meet these requirements with a direct path to the access; the applicant shall revisit the parking and identify why the accessible parking cannot be provided on the southside of the building, west side of the site in order to meet the requirements of the code.

Typical comments are as follows:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2023 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72 and NFPA 13). NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by a qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

4/7/2025		5/5/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

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



4/7/2025	5/2/2025	5/5/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes: SP25-021 Douglas 234 F6 AMD 2 L10B - Commercial Building– 1st Environmental Review, 5-2-25 Please note that a CBMP Cost Estimate will be required and reviewed with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval. GENERAL COMMENTS (Initial, Interim and Final Plan Sheets) 1. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker’s CBMP Legend of Keys/Symbols, General Notes & CBMP Details (in Alphabetical Order). See link below for layout and use. 2. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1. 3. NO WORK SHALL OCCUR AREAS must be shaded for easy identification. 4. Provide and identify the appropriate type of inlet protection from the Town’s four standard types for the existing and proposed inlets on the site and the adjacent site to the south. The site to the south has not been developed and the inlet protection should be for Area Inlets Not in Pavement. See the REDLINED EROSION CONTROL Plan Sheets in eTRAKiT attachments. 5. Please add the additional general note (#9): TOTAL DISTURBANCE AREA = 1.42 ACRES INITIAL CBMP PLANS 6. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad. INTERIM/FINAL CBMP PLANS 7. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building. 8. Identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1 on the Interim and Final plan sheets. Links: 72-page layout of CBMP Legend, General Notes and Details Link: https://drive.google.com/file/d/1oE5TRYFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive_link						
4/7/2025	5/2/2025	5/5/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/7/2025	5/6/2025	5/5/2025	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
Notes:						
4/7/2025	4/7/2025	5/5/2025	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NOT APPLICABLE	
Notes:						
N/A						



Project Reviews Town of Parker



4/7/2025	5/1/2025	5/5/2025	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	
Notes: See the attached Referral Comments Report.						
4/7/2025	5/2/2025	5/5/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/7/2025	4/10/2025	5/5/2025	ECONOMIC DEVELOPMENT 20	Weldy Feazell	NO COMMENT	
Notes:						
4/7/2025	4/28/2025	5/5/2025	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	SeeNotes
Notes: Address all comments in response letter, as required. A written response to this letter shall be uploaded to this application identifying how the modification was made and where/what document and sheet number the correction can be found. Response letter is uploaded to this application.						
4/7/2025	5/4/2025	5/5/2025	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	
Notes: The applicant will be required to revise transformer location to meet the Town of Parker requirements. The proposed electric metering location to be revised to meet clearances from gas and door openings. Revise landscape plan to meet the Town of Parker location requirements and CORE's clearance requirements.						
4/7/2025	5/1/2025	5/5/2025	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
4/7/2025	5/2/2025	5/5/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
4/7/2025	5/5/2025	5/5/2025	SITE PLAN 20	Amber Wood Hicken	REVISIONS REQUIRED	
Notes: see planning comments 01						
4/7/2025		5/5/2025	SOUTH METRO FIRE 20	South Metro Fire		
Notes:						



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