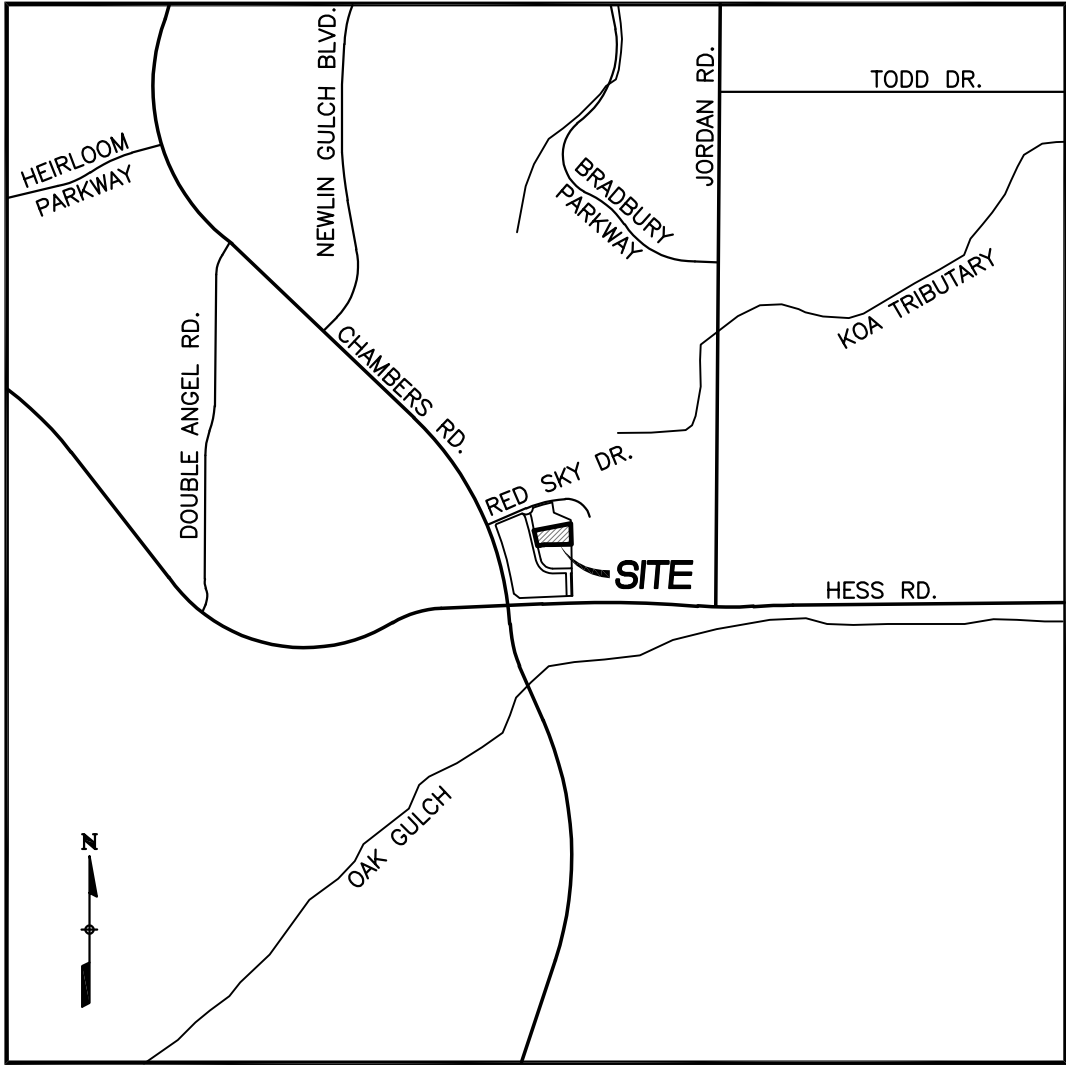


LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 1 OF 15



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
LAND USE AREAS		
	<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

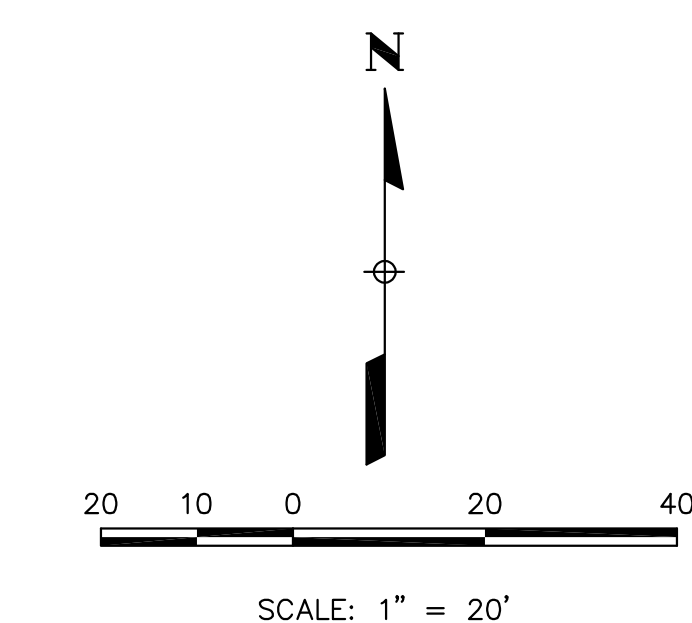
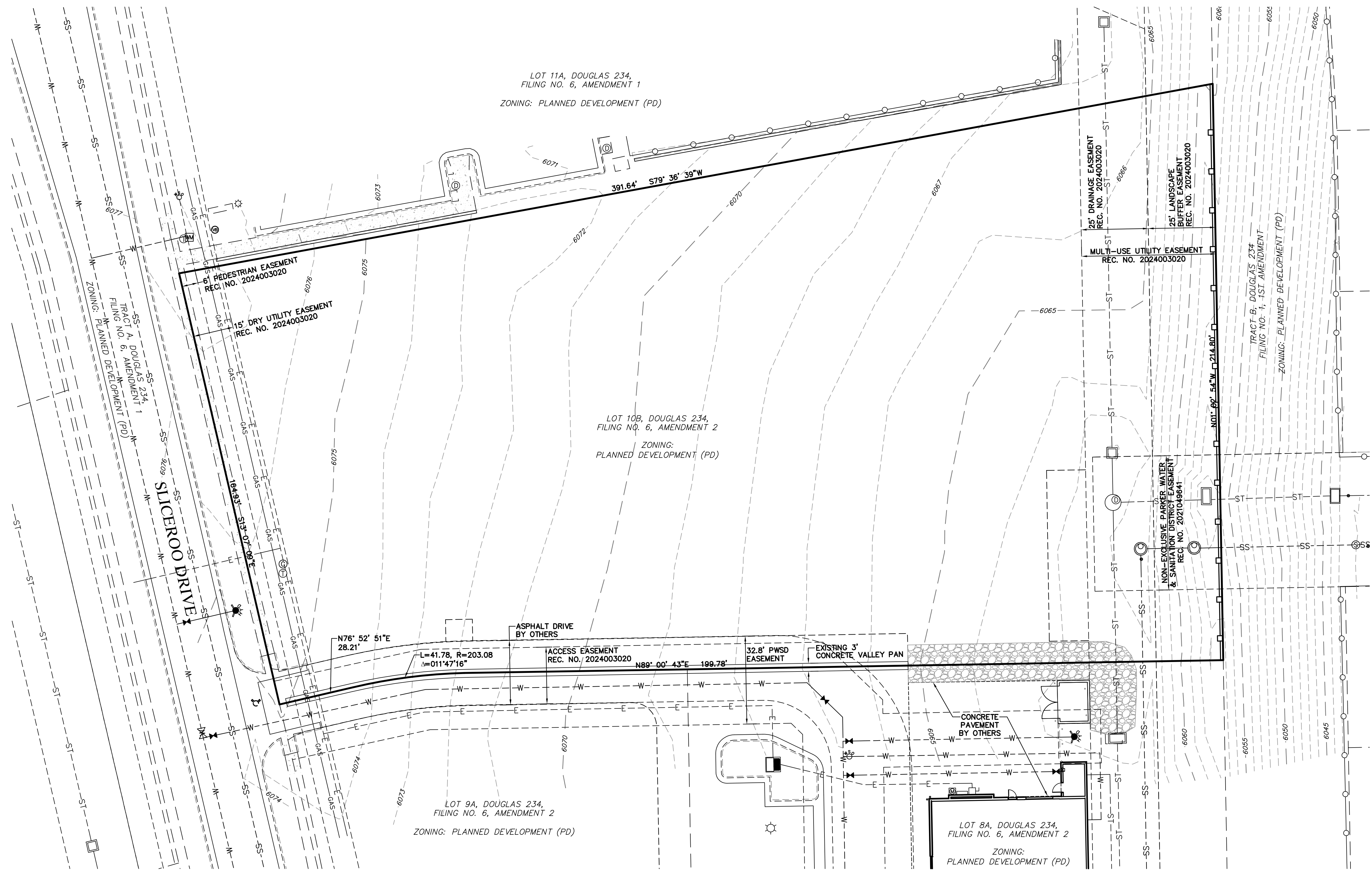
C1	COVER SHEET
C2	EXISTING CONDITIONS MAP
C3	SITE PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	FIRETRUCK ACCESS PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS
L3	LANDSCAPE IRRIGATION PLAN
L4	LANDSCAPE IRRIGATION DETAILS
LT1	SITE PHOTOMETRIC PLAN
LT2	SITE LIGHTING CUTSHEETS
A1	BUILDING ELEVATIONS
A2	SITE DETAILS
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: AUGUST 11, 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

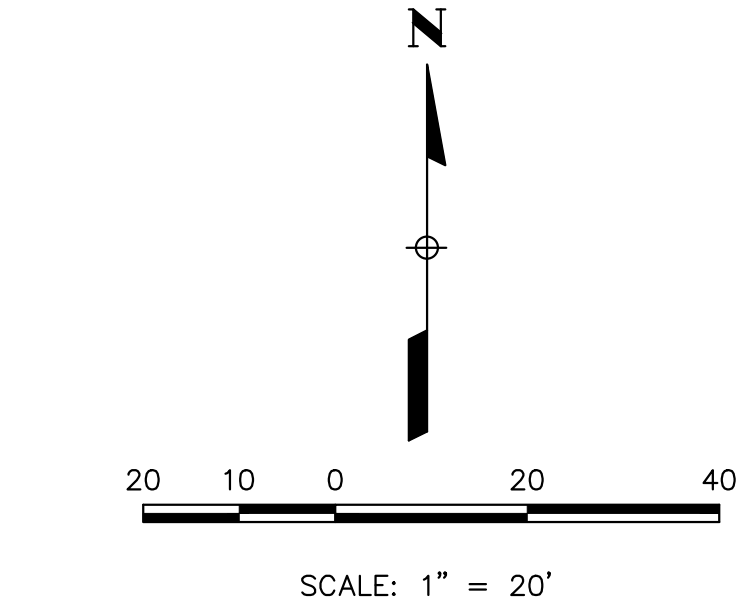
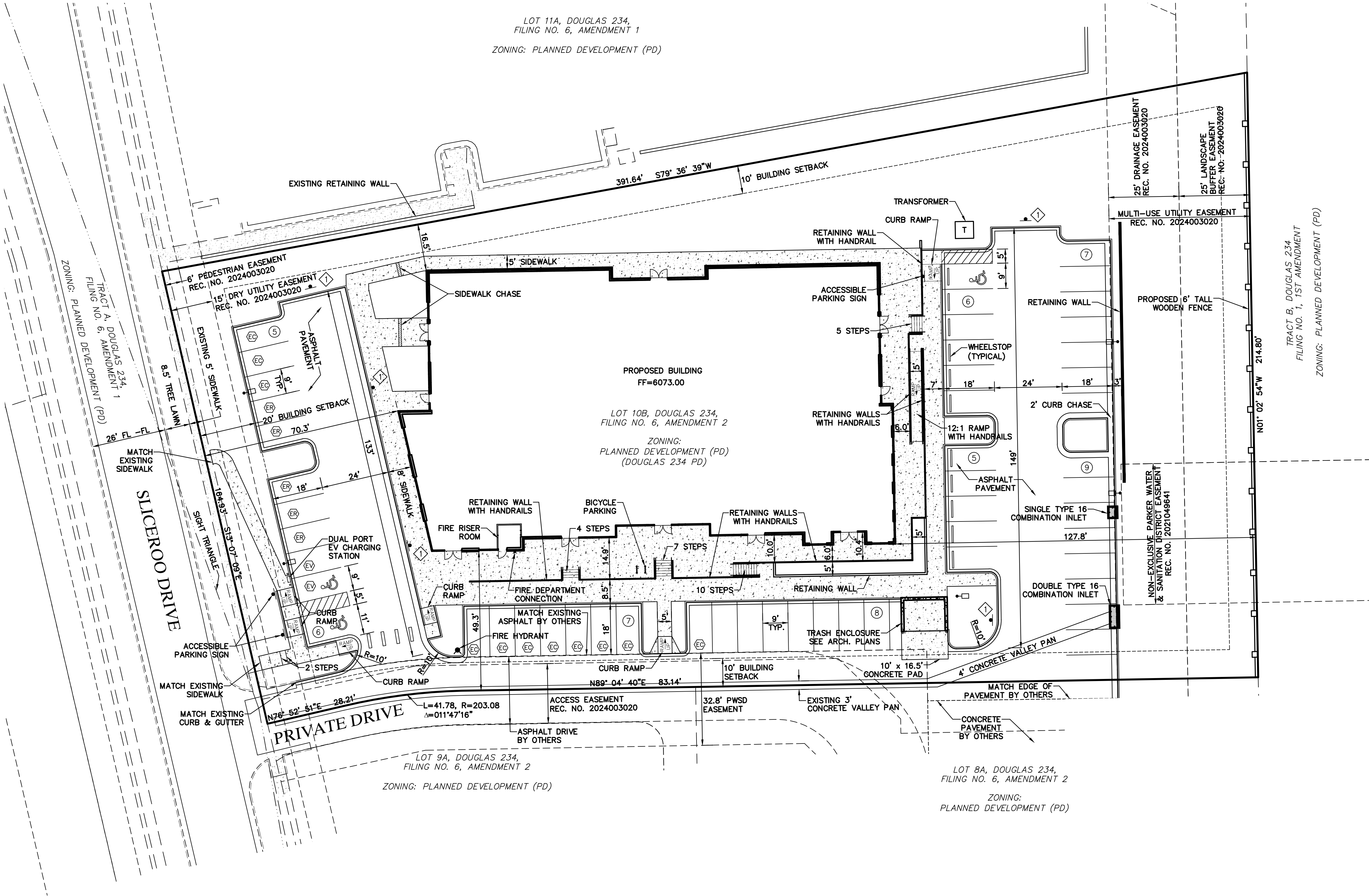


LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	EXISTING EASEMENT
	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATERLINE
	EXISTING GAS PIPE
	EXISTING STORM SEWER
	EXISTING ELECTRIC

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

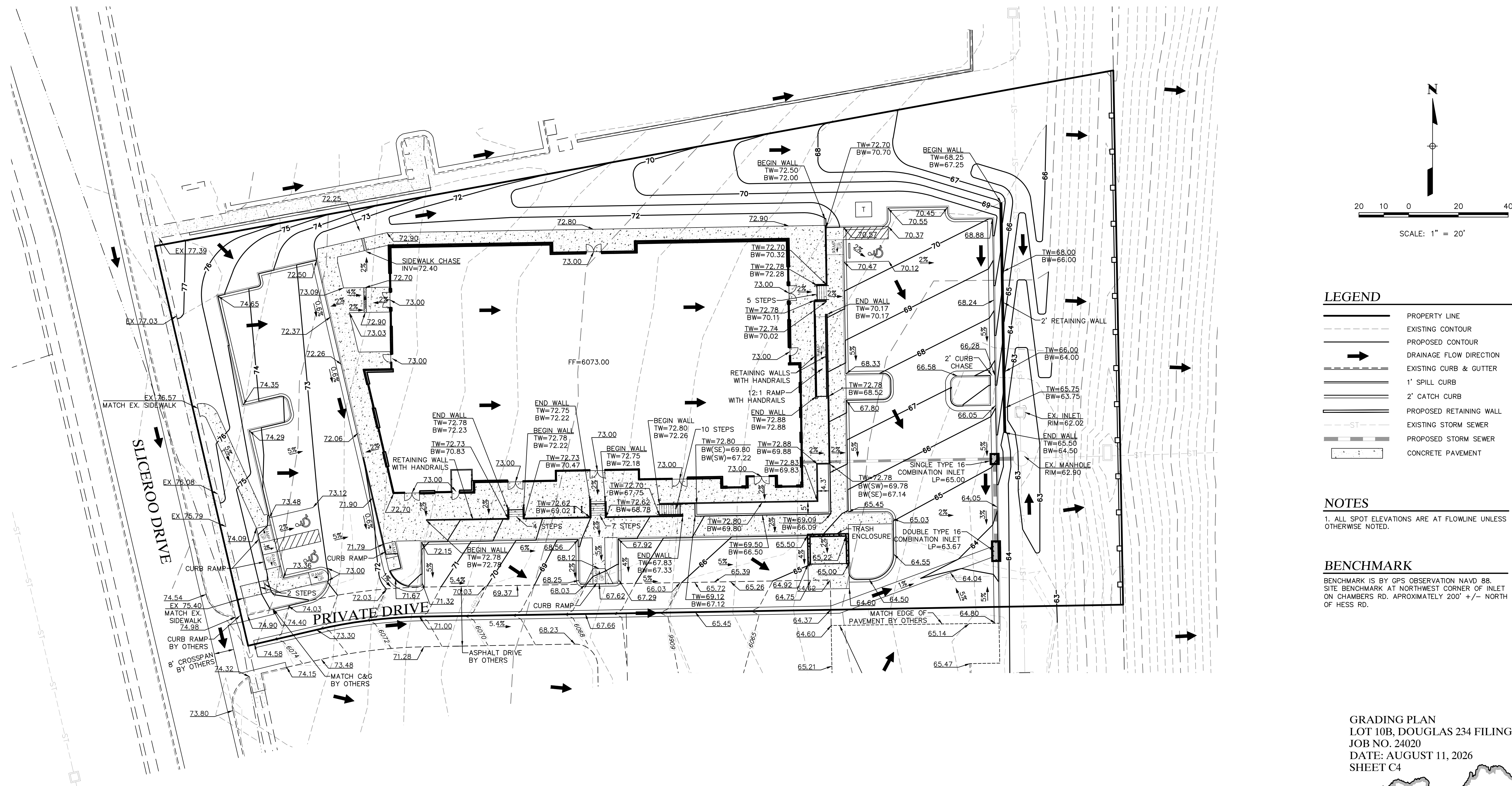


LEGEND	
	PROPERTY LINE
	EXISTING CURB & GUTTER
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING RIGHT-OF-WAY
	BUILDING SETBACK
	EXISTING EASEMENT
	PROPOSED RETAINING WALL
	PROPOSED 6' TALL WOODEN FENCE
	CONCRETE PAVEMENT
	PROPOSED LIGHT POLE
	PARKING COUNT
	NO PARKING - FIRE 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.

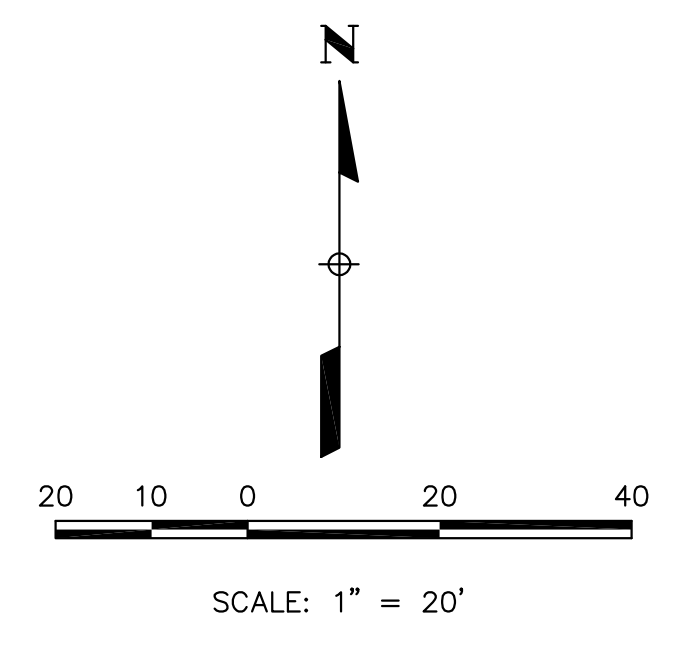
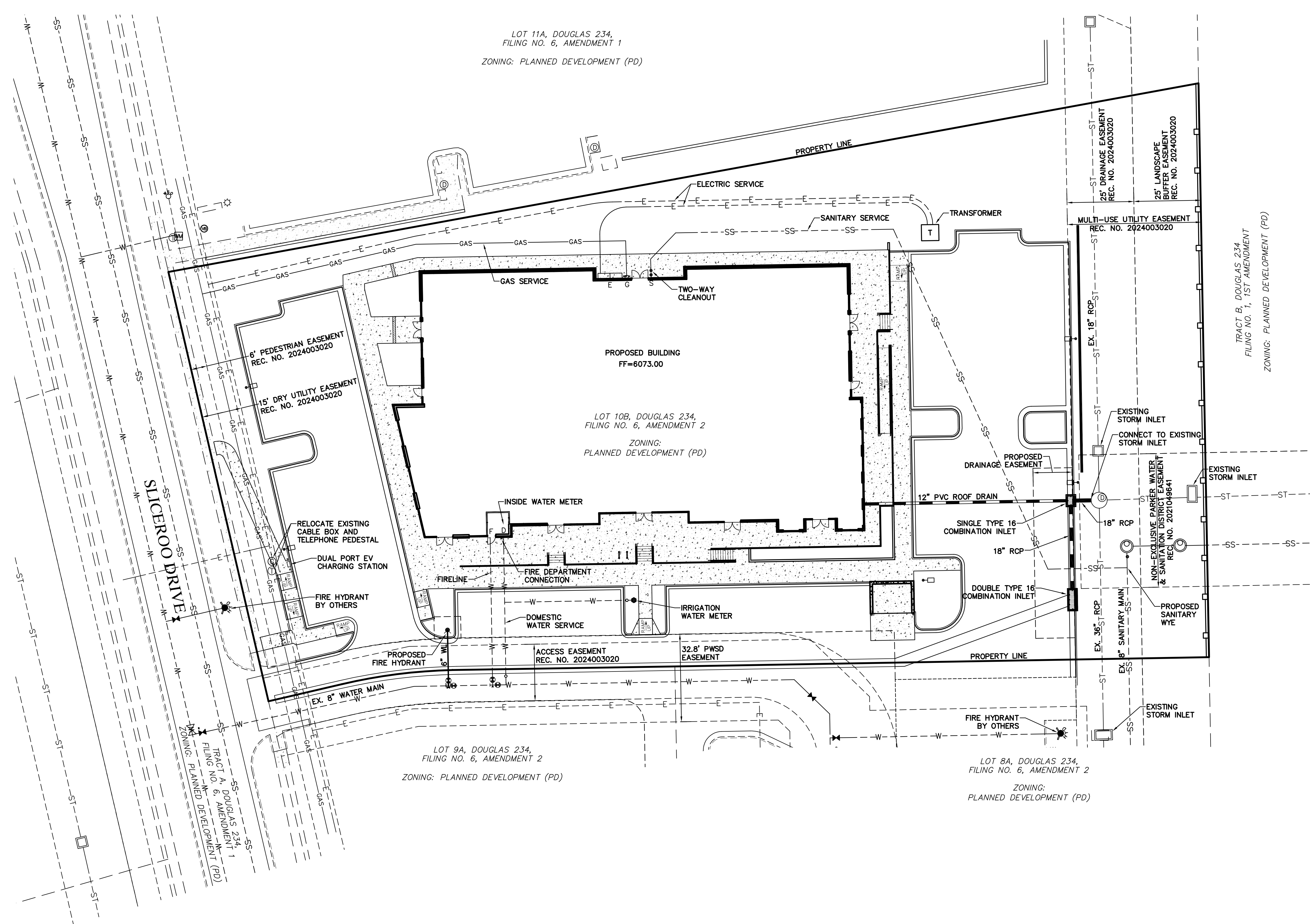
BENCHMARK

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: AUGUST 11, 2026
SHEET C4

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

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



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

FIRE FLOW

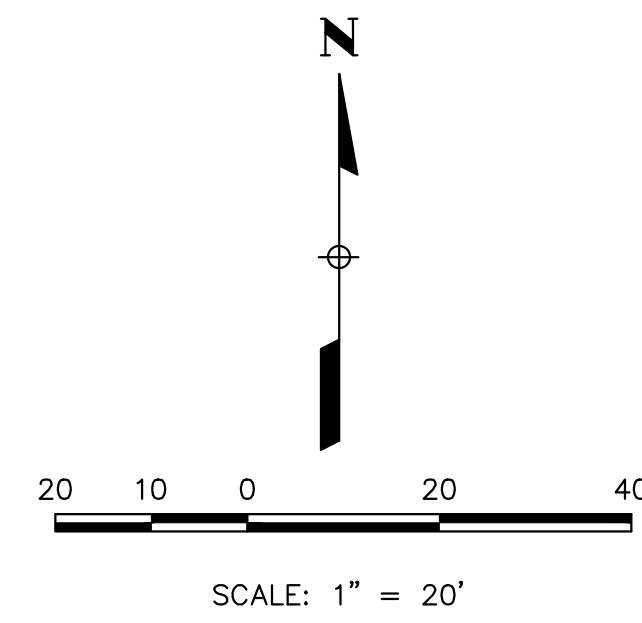
FIRE FLOW REQUIREMENTS ARE 2,750 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

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

UTILITY PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: AUGUST 11, 2026
SHEET C5

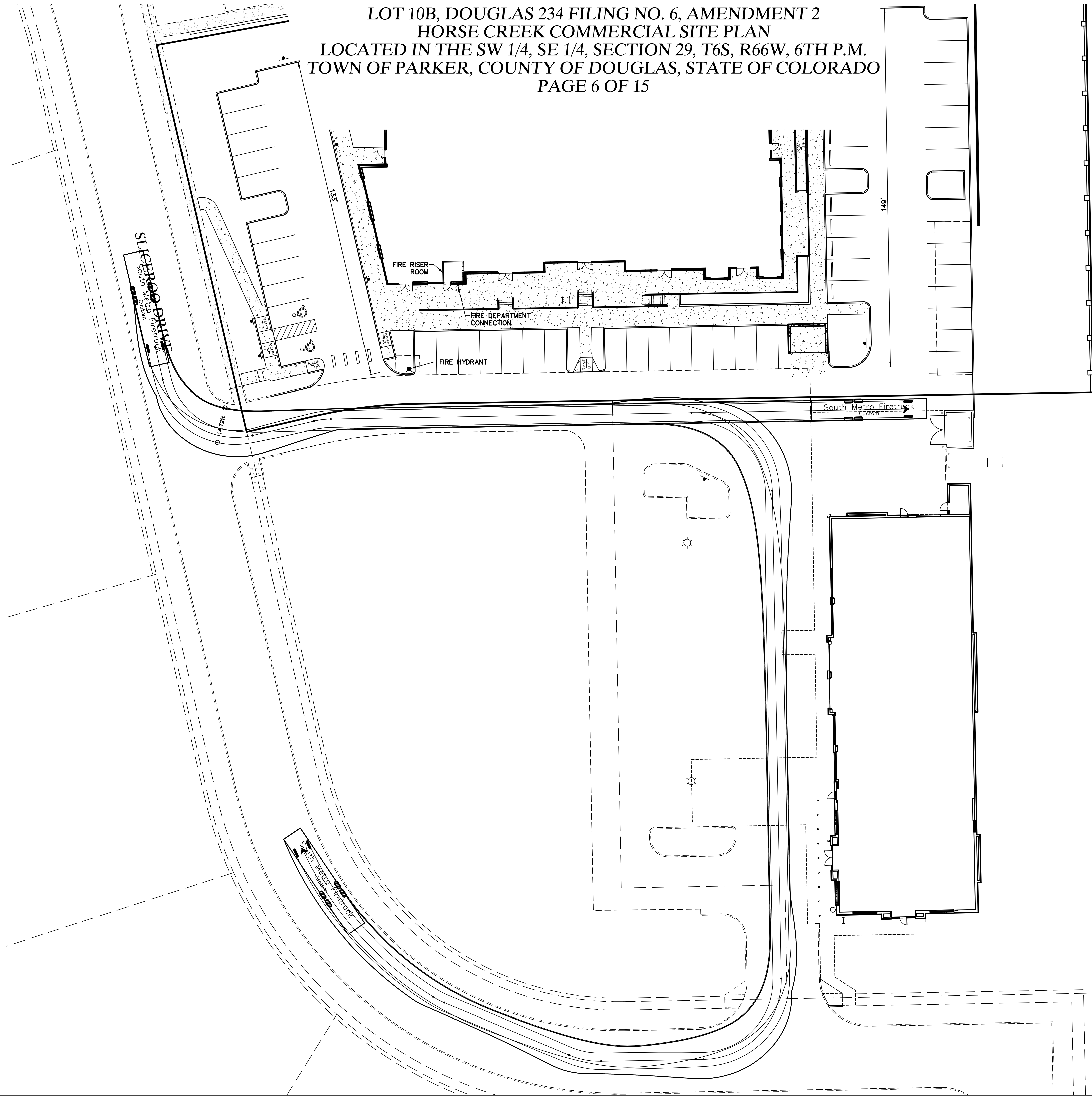
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LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 6 OF 15



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: AUGUST 11, 2026
SHEET C6

**Vermilion
Peak
Engineering**
Civil Engineering & Land Surveying
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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 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	Gumnocladus Dioicus	Kentucky Coffeetree	2.5" Cal	50'	B & B	L
	TCG	5	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5" Cal	50'	B & B	L
	QM	5	Quercus macrocarpa	Bur Oak	2.5" Cal	60'	B & B	L
Ornamental	CCI	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" Cal	15'-20'	B & B	L
	CC	4	Cercis canadensis	Eastern Redbud	2" Cal	20'-30'	B & B	L
	MSS	5	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal	15'-20'	B & B	L
Evergreen	JV	8	Juniperus scopulorum	Rocky Mountain Juniper	6" Ht	15'-20'	B & B	L
	PN	6	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6" Ht	40'-60'	B & B	L
Shrubs								
Deciduous	AxC	18	Arctostaphylos X Coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L
	BTC	49	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese 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
Evergreen	PG	6	Picea pungens 'Globosa'	Globe Spruce	5 Gal	3'-5'	5' OC	L
	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
PAGE 8 OF 15

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

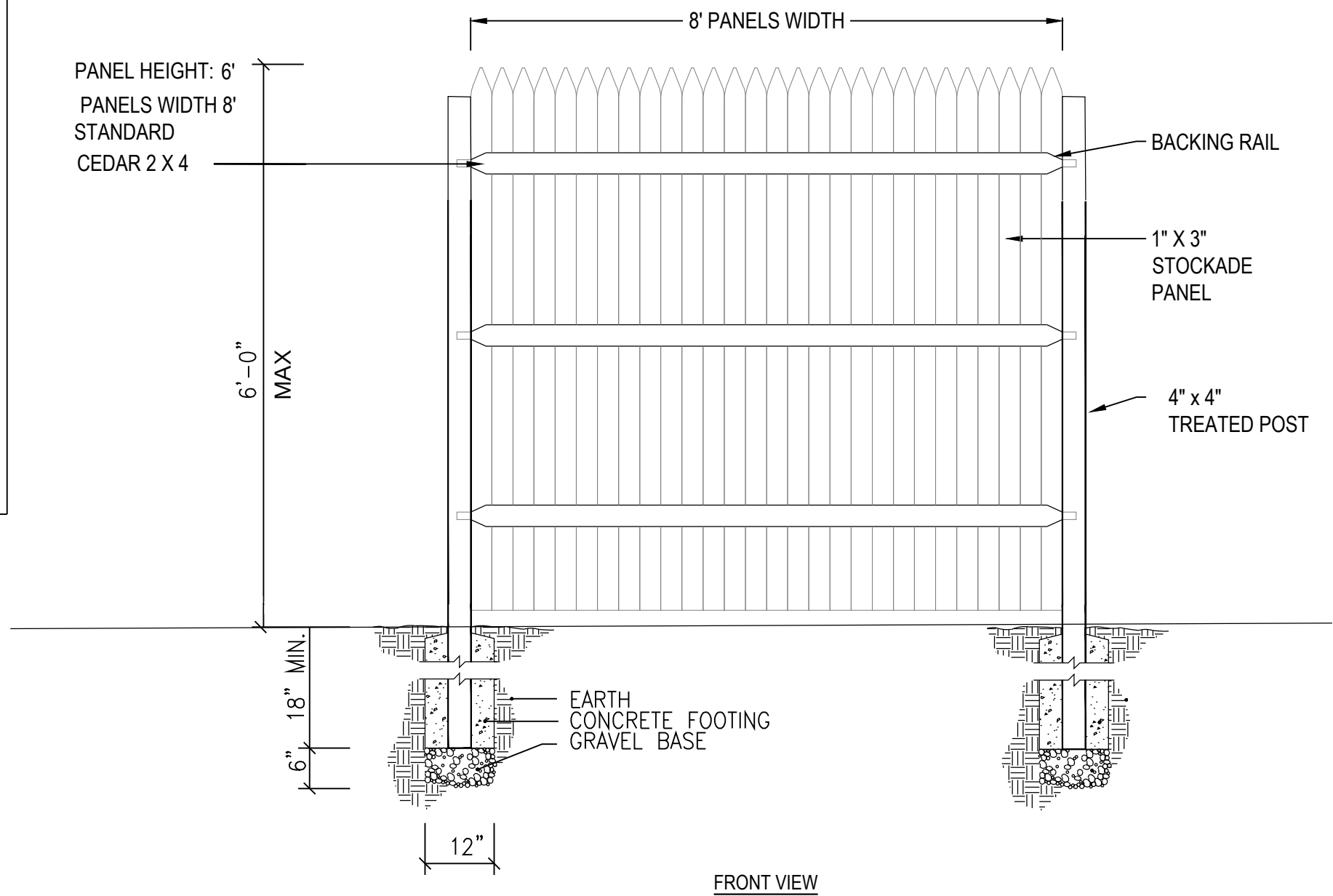
TOTAL LANDSCAPE REQUIREMENTS		
	REQUIRED	PROVIDED
MIN. SITE LANDSCAPING	15%	34% (23,768 SF)
MIN. LIVING MATERIAL COVERAGE	75%	75% (17,826 SF)

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.

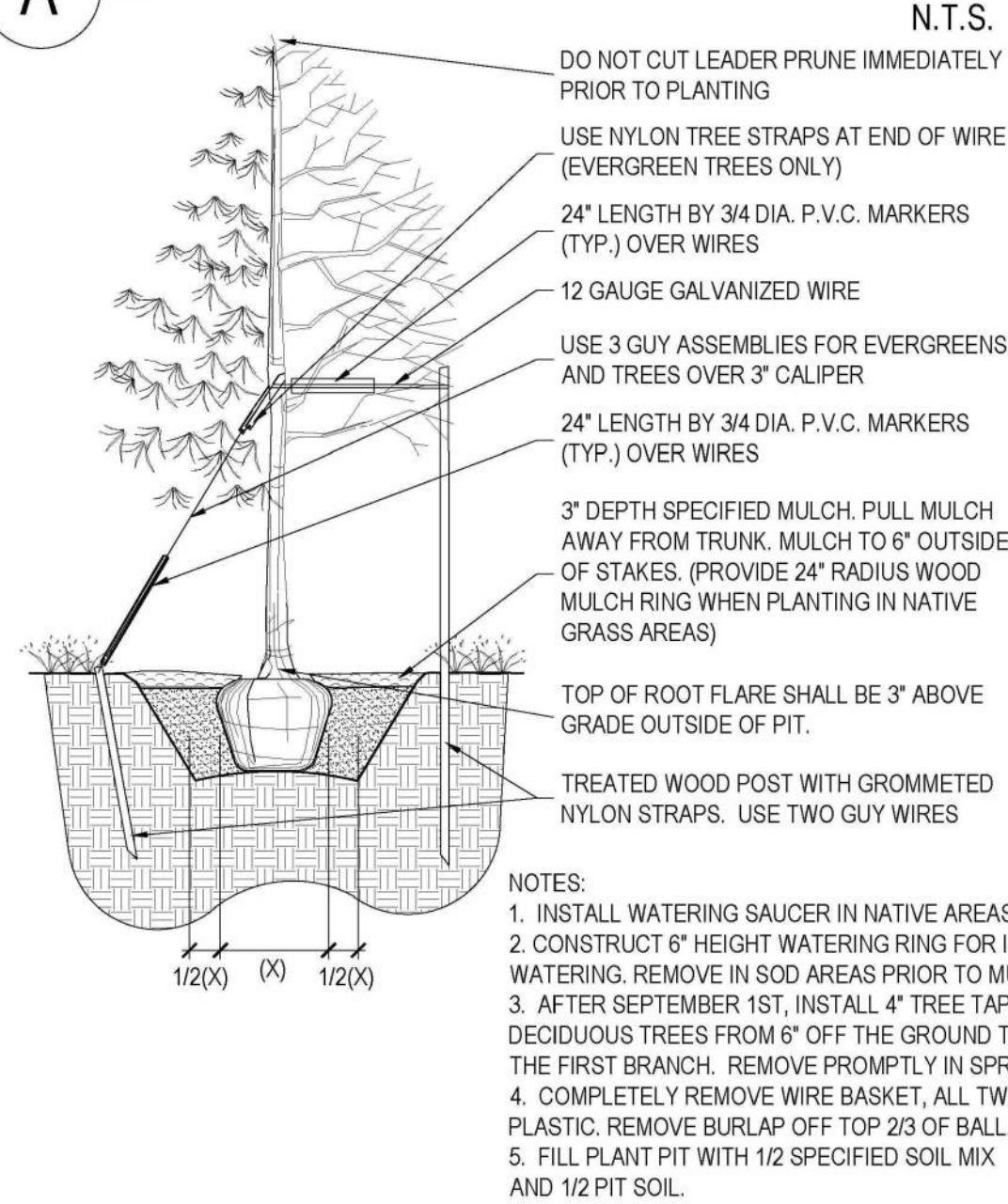


- NOTES:
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWING.
 - THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.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

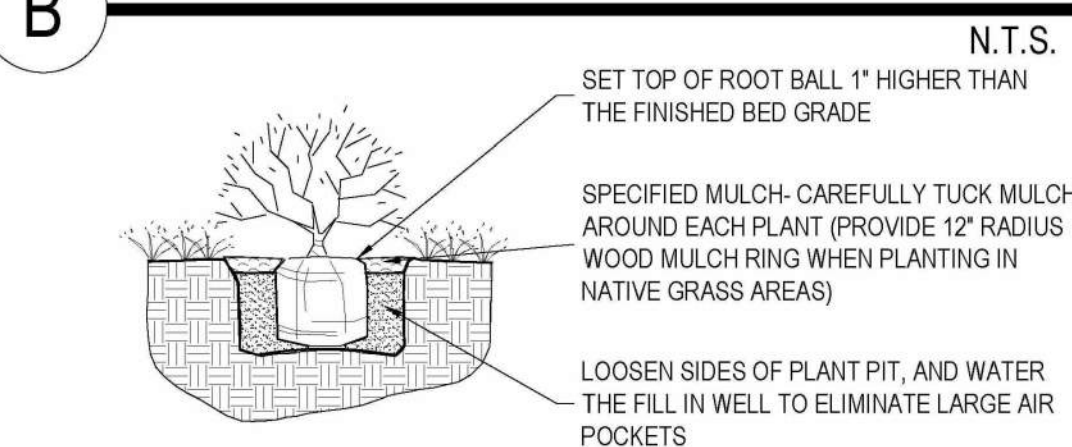
DESIGN: STOCKADE PANEL

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



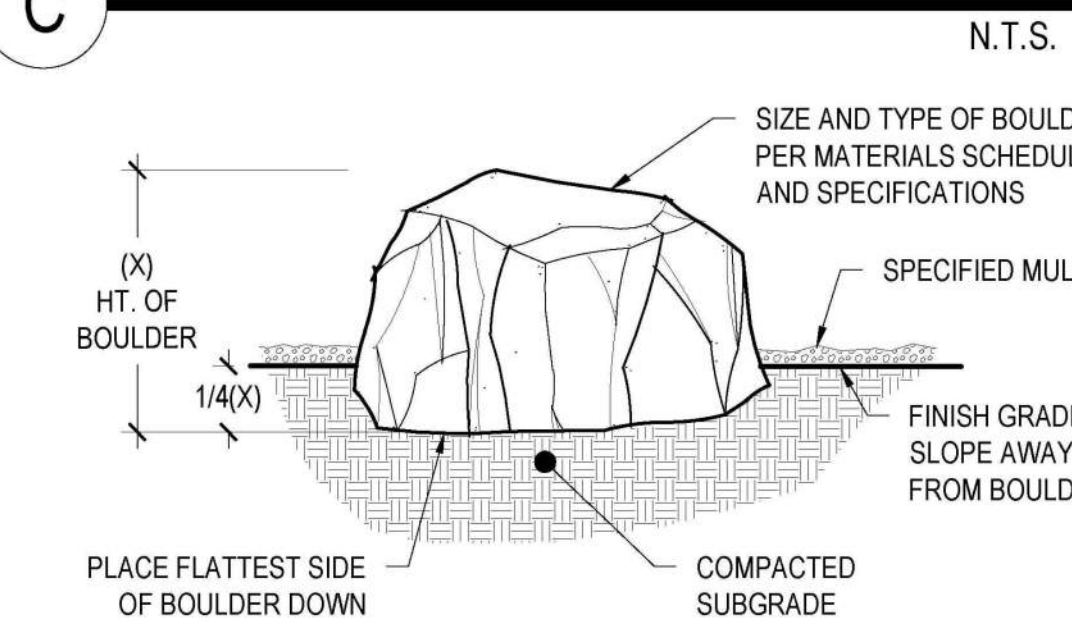
- NOTES:
- INSTALL WATERING SAUCER IN NATIVE AREAS.
 - CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
 - AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
 - COMPLETELY REMOVE 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



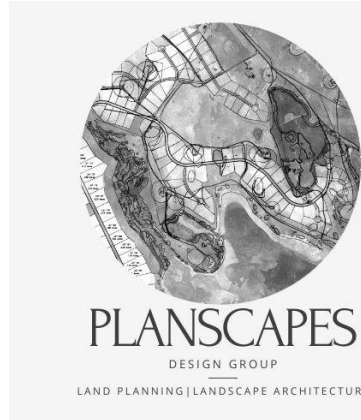
- NOTES:
- PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 - CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 - TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
 - FOR ALL PLANTS IDENTIFIED WITH WATER 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

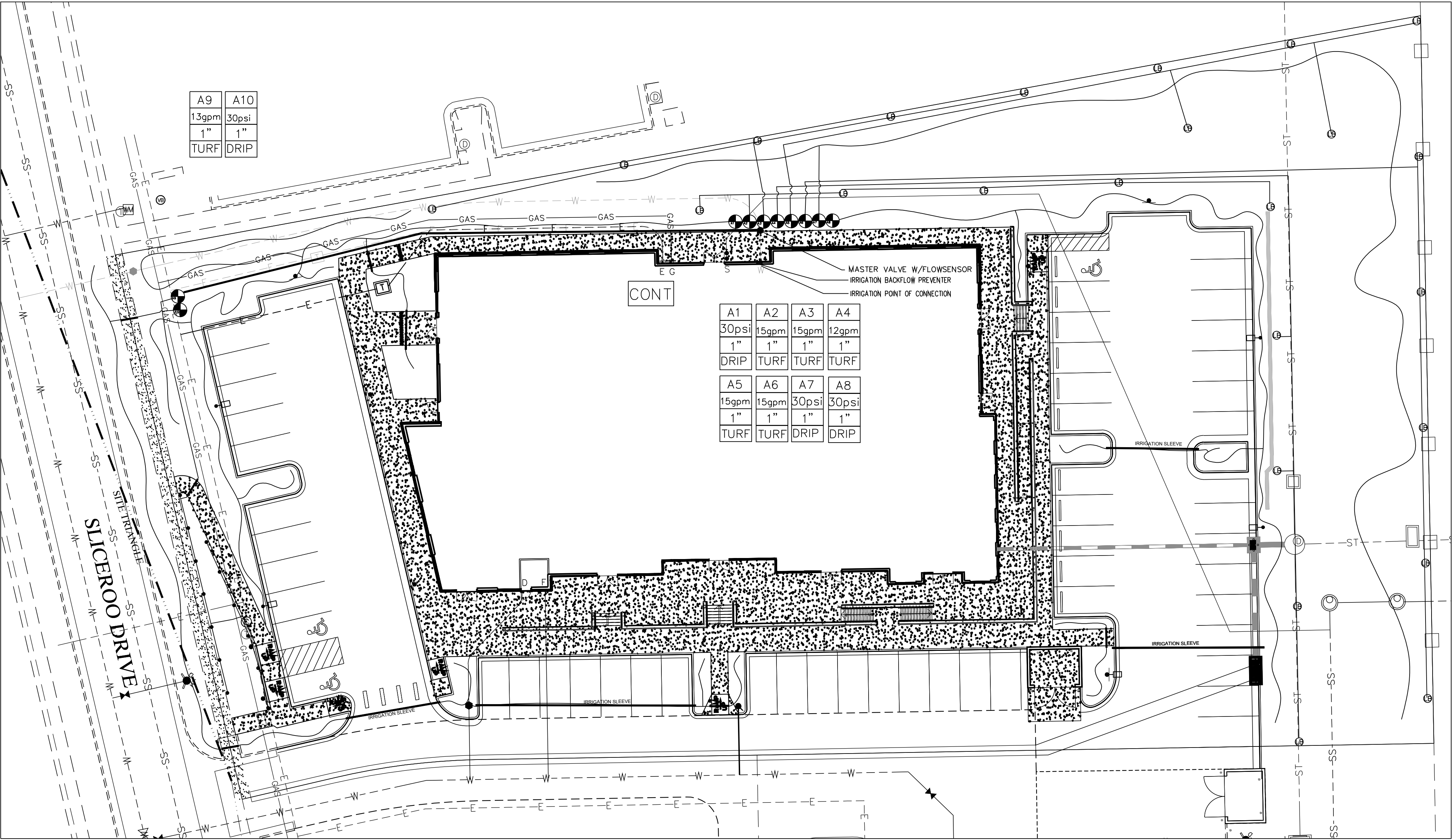


- NOTES:
- CONTACT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS.
 - BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
 - THOROUGHLY COMPACT, PUDDLE AND STABILIZE BACKFILL, AND SURROUNDING GRADES PRIOR TO COMPLETION.
 - 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

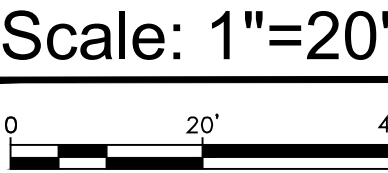


LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 9 OF 15



IRRIGATION LEGEND

- ⊗ REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER (SIZE PER PLAN) DETAIL "C" IRRIGATION DETAILS SHEET
- Ⓢ HUNTER MP5000 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, 1/4" LIGHT BROWN, ADJUSTABLE ARC, 90-210, 40 PSI
- HUNTER I-20-06-SS 3.0 TURF ROTOR, 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
- A1 INDICATES CONTROLLER STATION
- 15 INDICATES LATERAL DISCHARGE (GPM)
- 1" INDICATES VALVE SIZE (INCHES)
- DRIP INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-INCH SIZE, ROUTING DIAGRAM) SHOWN WITHIN DRIP HATCHED AREAS
- NON-CONNECTING PIPE CROSSINGS
- SLEEVE PIPE UNDER PAVEMENT: CLASS 200 PVC 2 INCH AS SHOWN ON DETAIL SHEET
- RAIN SENSOR HUNTER SOLAR SYNC WIRELESS SENSOR DETAIL E ON IRRIGATION DETAIL SHEET

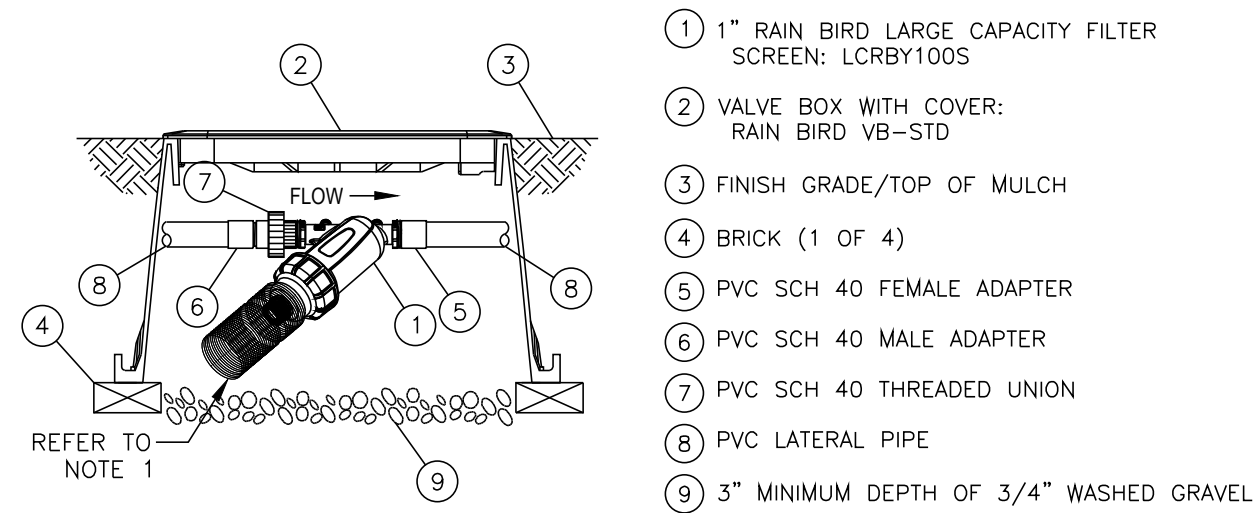


LANDSCAPE IRRIGATION PLAN
LOT 10B, DOUGLAS 234 FILING NO. 6, AMD. 2
JOB NO. 24020
DATE: JULY 16, 2026
SHEET L3

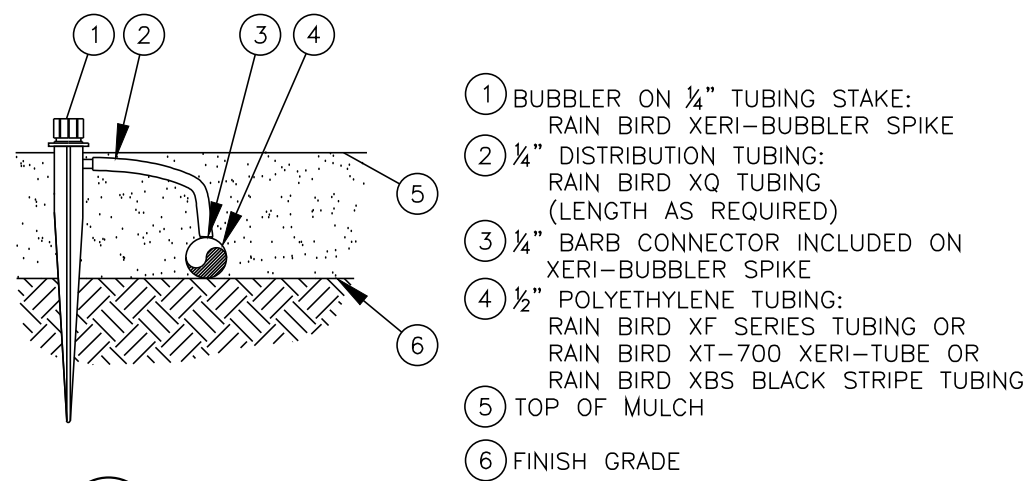


LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2
HORSE CREEK COMMERCIAL SITE PLAN
LOCATED IN THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
PAGE 10 OF 15

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



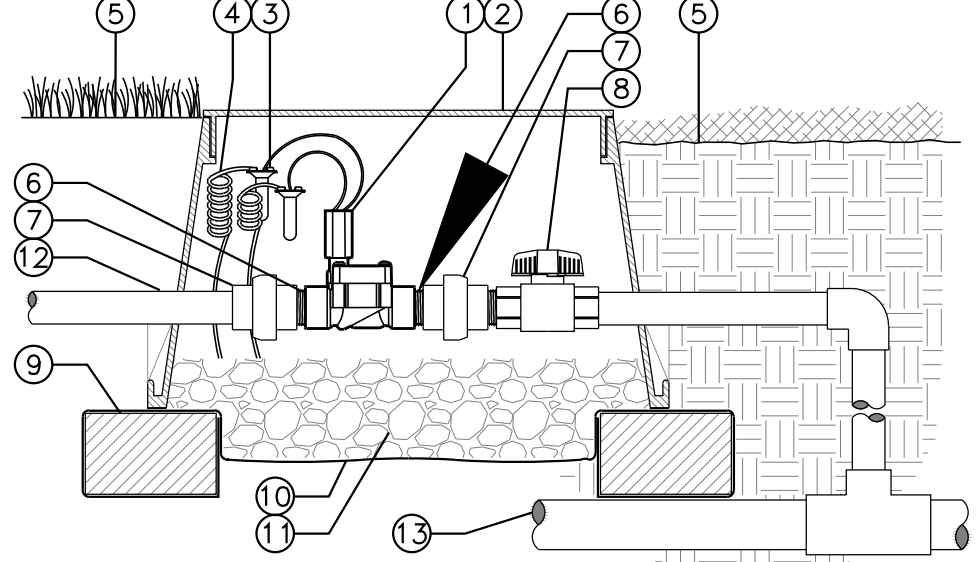
A RAINBIRD DRIP LINE FILTER AND PRESSURE REDUCER
LCRBY100S - 1 in



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

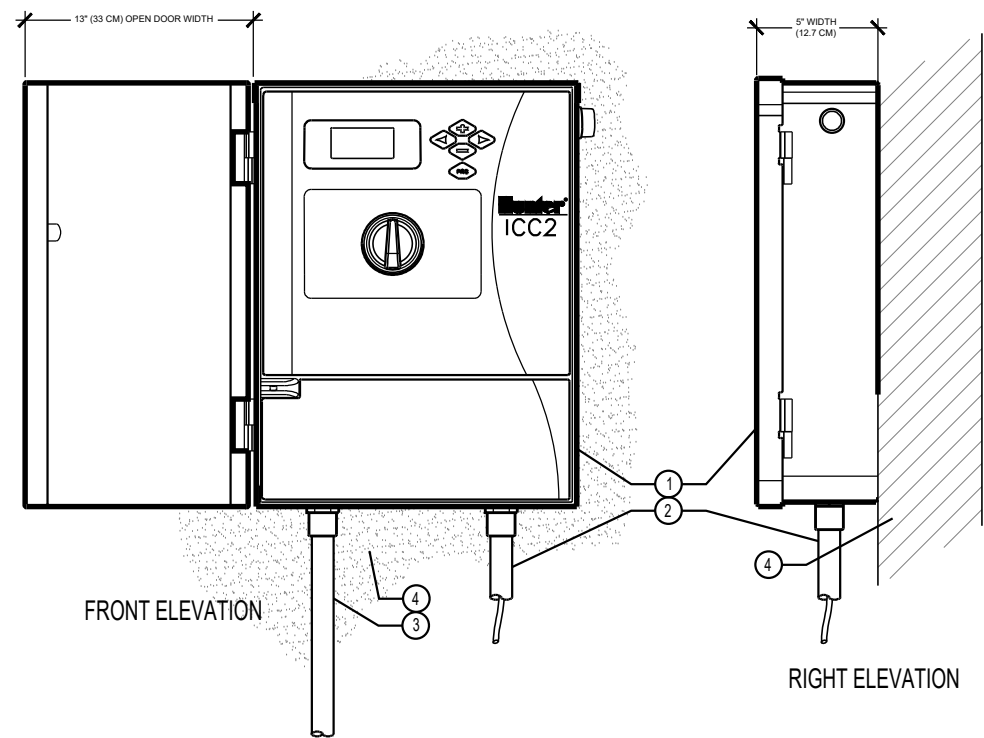
LEGEND

- | | |
|--|---|
| 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 |



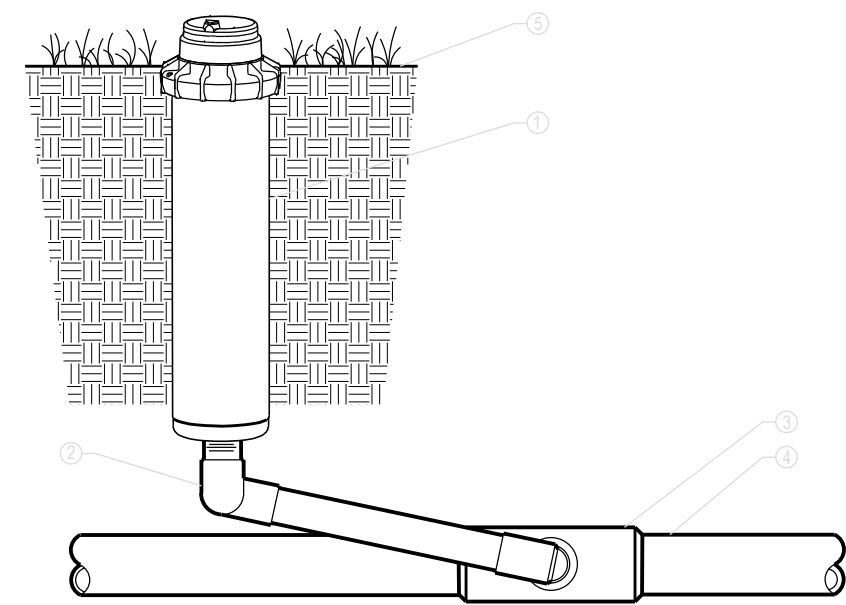
IN-LINE VALVE (PGV-100G) WITH UNIONS AND ISOLATION VALVE

Hunter V.PGV.04 NO SCALE



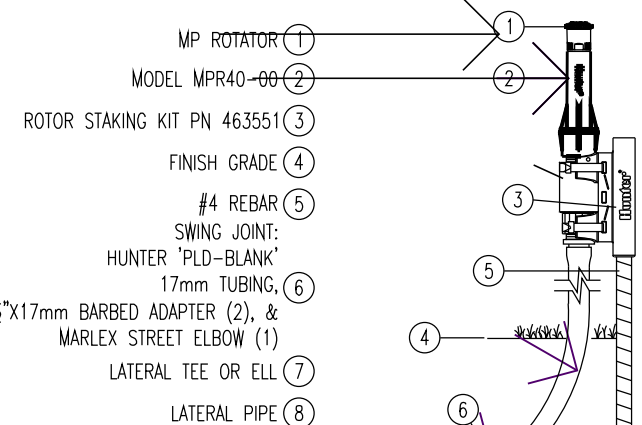
D IRRIGATION CONTROLLER (12C-800-M)
Number C.ICC2.02

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:

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

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

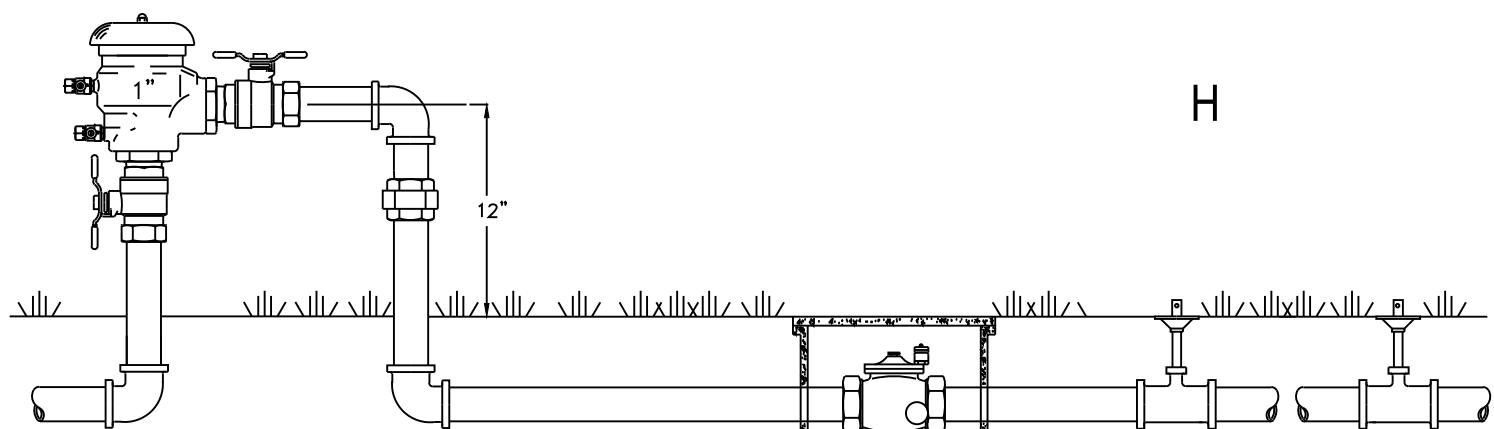
Also within each of the four varieties are two options for detail collout:
Bubble
Leader

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

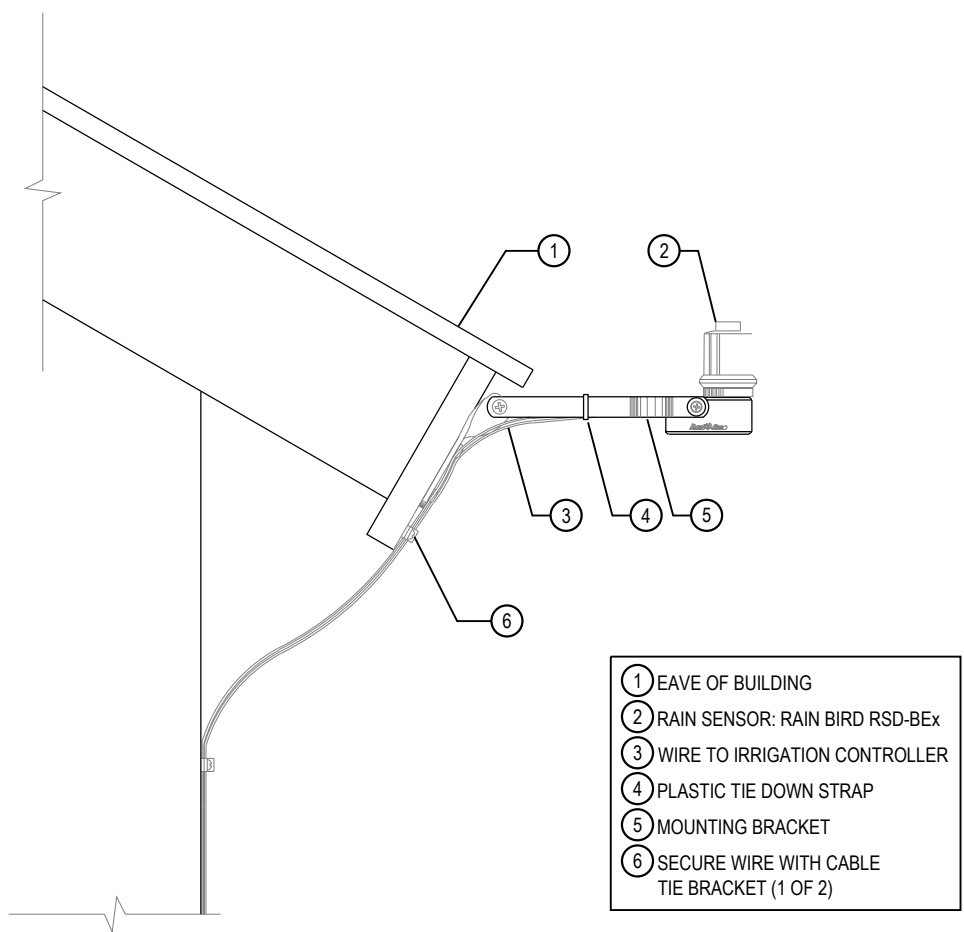
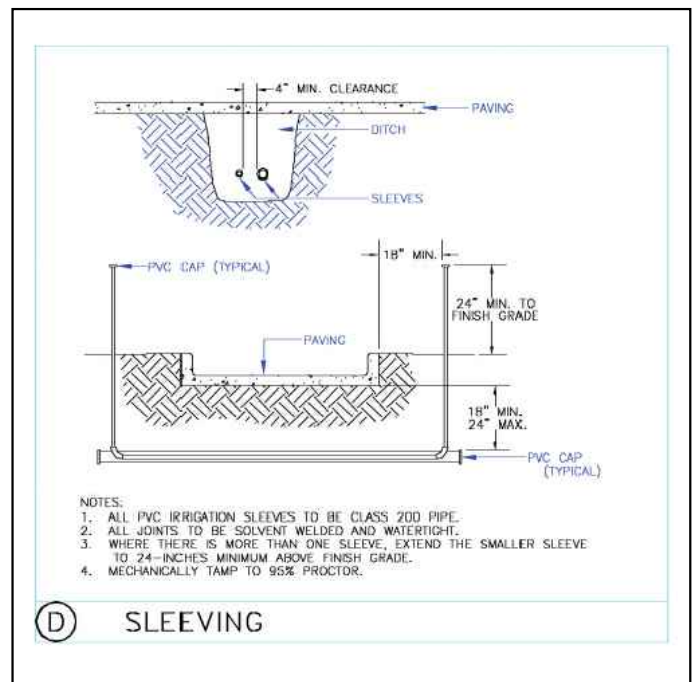
F **MP ROTATOR SPRINKLER**
SCALE: 3" = 1'-0" **UNDER IRRIGATION DETAIL**



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
- 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 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															

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

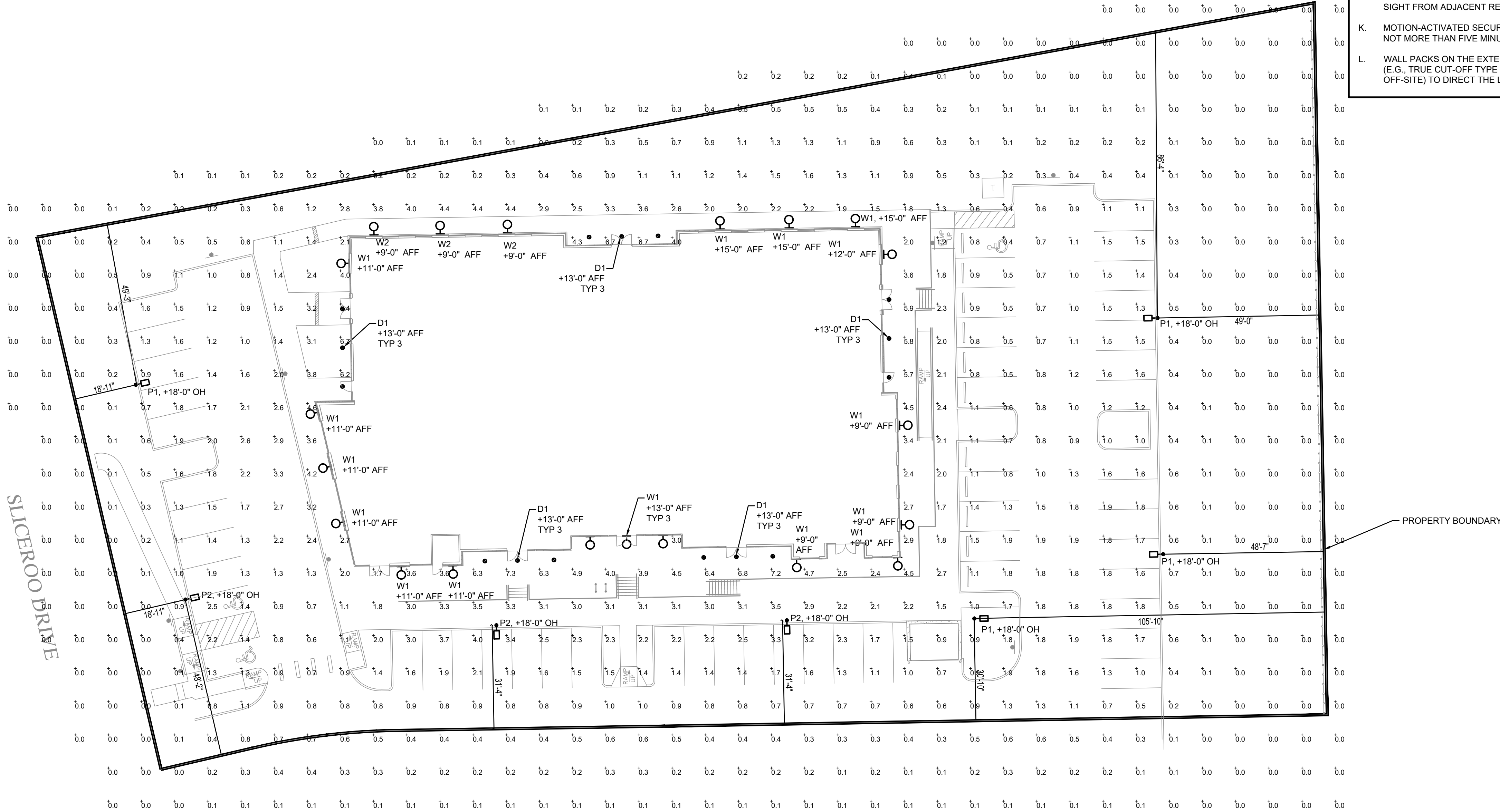
SITE LIGHTING STATISTICS

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

GENERAL NOTES

(THIS SHEET)

- A. NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE TOWN OF PARKER.
- B. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY THE TOWN MAY REQUIRE CERTIFICATION THAT THE PROPERTY IS COMPLIANT WITH THE APPROVED PLANS AND REGULATIONS OF THE TOWN.
- C. ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 0.9.
- D. ALL CALCULATION POINTS ARE AT GRADE.
- E. ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE RIGHT OF WAY, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL IES LIGHTING STANDARDS FOR DISABILITY GLARE.
- F. ALL OUTDOOR LIGHTING SHALL HAVE LIGHT SOURCES THAT ARE CONCEALED BY A FULL CUTOFF LIGHTING FIXTURE SO THAT THE LIGHT SOURCE IS NOT VISIBLE FROM ANY STREET RIGHT-OF-WAY OR ADJACENT PROPERTIES. IN ORDER TO DIRECT LIGHT DOWNWARD AND MINIMIZE THE AMOUNT OF LIGHT SPILL INTO THE NIGHT SKY AND ONTO ADJACENT PROPERTIES, ALL LIGHTING FIXTURES SHALL BE FULL CUTOFF LIGHTING FIXTURES.
- G. SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
- H. LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
- I. ALL EXTERIOR LIGHT FIXTURES SHALL BE FULL CUTOFF FIXTURES THAT ARE DIRECTED DOWNWARD (90 DEGREES FROM TRUE VERTICAL) AND SHALL HAVE FLAT LENSES, EMITTING NO MORE THAN 10 PERCENT OF THE TOTAL LUMENS BETWEEN 80 AND 90 DEGREES FROM TRUE VERTICAL. FIXTURES SHALL BE CONFIGURED SO THAT LIGHTS DO NOT CAUSE GLARE.
- J. ALL LIGHT FIXTURES ON STRUCTURES, POLES, BOLLARDS, STANDS, OR MOUNTED ON A BUILDING SHALL HAVE A SHIELD, ADJUSTABLE REFLECTOR, AND/OR NON-PROTRUDING DIFFUSER TO SHIELD THE LIGHT SOURCE FROM SIGHT FROM ADJACENT RESIDENTIAL ZONING DISTRICTS.
- K. MOTION-ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.
- L. WALL PACKS ON THE EXTERIOR OF THE BUILDING SHALL BE FULLY SHIELDED (E.G., TRUE CUT-OFF TYPE BULB OR LIGHT SOURCE NOT VISIBLE FROM OFF-SITE) TO DIRECT THE LIGHT VERTICALLY DOWNWARD.



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

Ramirez,
Johnson, &
Associates

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

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

Type A/B

LBSE-RD-RM

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

FEATURES

- 4", 6", and 8" aperture, delivering 750-1750 lumens
- Low surface profile of 1/2"
- Remote Drive 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/Triac/LED dimming

Intertek

TYPE: LOCATION:

TYPE: PROJECT:

CATALOG #:

LITEBOX
edge-lit

SERVICE PARTS

SPECIFICATIONS

CONSTRUCTION

- Durable cast aluminum low profile trim with 1/2" surface profile
- Suitable for IC or Non-IC remodel or new construction (install from below)
- Can be installed in areas with as little as 3.5" ceiling plenum space
- Metal remote drive J-Box eliminates the need for existing J-Box or recessed housing
- Plenum rated cables with quick connections from LED trim to remote J-Box; optional extension 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 30 minutes of emergency power
- Unobtrusive EM ring adds only 1/8" to overall profile height; blends seamlessly with nearly standard fixtures

OPTICAL

- Utilizes the latest Edge-Lit LED technology
- Integral diffused 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 500CM color consistency
- Long LED Life: Maintains 80% of lumen output at 50,000 hours of operation, L80 at >54,000 hours (TM-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 120V Triac or LED phase cut to 5%
- See Additional Information section for a list of recommended dimmers
- EM: Meets Class A (<24dB) noise rating, FCC FR4 Part 15 Class B, >50 dB Power Factor, <20% THD

INSTALLATION

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

CERTIFICATIONS

- cETLus Listed in UL 598
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Certified Air Tight per ASTM E293
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- EM Accessibility: ETL Listed to UL 924 for use with Usable® Edge-Lit Remote Mount models only

WARRANTY

- 5 year warranty

KEY DATA	
Lumen Range	783-1973
Wattage Range	10.4-20.0
Efficiency Range (LPW)	75-99
Reported Life (hours)	L80 / >54,000
Input Current (mA)	88-164 (20V)

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Page 1 of 7

Rev: 03/2024

LBSE-RD-RM

Current®



LBSE-RD-EM

EDGE-LINE ROUTED FIXED CCT DOWNLIGHT
W/ REMOTE 3-BOX

DATE: _____

LOCATION: _____

TYPE: _____

PROJECT: _____

CATALOG # _____

STOCK

Example: LBSE-4RD-EM-35K8-WH

CATALOG # _____

HOUSING _____

LBSE	Aperture/Shape/Function	EM	Mounting	CCT/CRI
LBSE Edge-Line Surface, Fixed CCT, 150-277V w/ 0-10V/Triac/ELV dimming	4RD 4" Round, 750 Lumens 6RD 6" Round, 1000 Lumens 8RD 8" Round, 1750 Lumens	EM	Remote Driver 3-BOX	3508 3500K, 90+ CRI 3588 3500K, 80+ CRI

Accessories (Order separately)

☐ **LBSE-4RD-TWH** Trim Accessory, 4" Round, White
☐ **LBSE-4RD-T-BL** Trim Accessory, 4" Round, Black
☐ **LBSE-4RD-T-882** Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-4RD-T-SVR** Trim Accessory, 4" Round, Silver

☐ **LBSE-6RD-TWH** Trim Accessory, 6" Round, White
☐ **LBSE-6RD-T-BL** Trim Accessory, 6" Round, Black
☐ **LBSE-6RD-T-882** Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-6RD-T-SVR** Trim Accessory, 6" Round, Silver

☐ **LBSE-8RD-TWH** Trim Accessory, 8" Round, White
☐ **LBSE-8RD-T-BL** Trim Accessory, 8" Round, Black
☐ **LBSE-8RD-T-882** Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
☐ **LBSE-8RD-T-SVR** Trim Accessory, 8" Round, Silver

☐ **LBSES-C-12** Extension Cable, LBSE/LBSES, 12'
☐ **LBSES-C-24** Extension Cable, LBSE/LBSES, 24'

☐ **LBSE-4RD-EM-WH** EM Accessory, 4" Round, White
☐ **LBSE-4RD-EM-BL** EM Accessory, 4" Round, Black
☐ **LBSE-4RD-EM-WH** EM Accessory, 6" Round, White
☐ **LBSE-4RD-EM-BL** EM Accessory, 6" Round, Black
☐ **LBSE-8RD-EM-WH** EM Accessory, 8" Round, White
☐ **LBSE-8RD-EM-BL** EM Accessory, 8" Round, Black
☐ **LBSE-C-24-EM** Extension Cable, EM, 24'



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Page 3 of 7

Rev 03/2024

LBSE-RD-EM_102

Types P1, P2

FEATURES

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

CeLUS up IP65

DLC LISTED

EPA LISTED

UL LISTED

IP65

BAA LISTED

PURMUM

CONTROL TECHNOLOGY

NX NX NX LIGHTGRID®

STROKE PRO

SERVICE QSILO

SPECIFICATIONS

- One-foot focusing with hinged vertical heat sink for retrofits, 200' Ht.
- Includes mounting bracket to facilitate wiring for a clean shroud installation.
- Consistent resistor, die cast aluminum housing with 2000 hour powder coat finish.
- External hardware is cast aluminum housing.

OPTICS

- Strike Optics (500, 520, 480, & 720 LED counts) maintains uniformity in applications and provides excellent beam spread. The EPB's evenly illuminate the entire luminaire surface area to provide a glare-free appearance. Cataloging code found on page 3.
- Service Optics (96, 72, 300, & 962 LED Counts) provide superior performance in applications with higher ceilings. These optics are designed to provide a polygonal beam size to minimize the appearance of shadows. Micro Strike Optics for both solutions can be combined on the same application. Catalogic listing found on page 3.

- Both optics maximize target zone illumination with minimal losses due to light spillage, reducing light trespass issues. Additional backscatter control shields and baffle tube shields can be added for further glare reduction.
- One-piece silicone gasket ensures a weathertight seal.
- Field adjustable at all degrees of tilt.
- Field rotatable optics.

INSTALLATION

- Mounting instructions for each aim can be found on page 10.
- Features universal mounting bracket for ease of installation during retrofit applications. Available for retrofit applications only for temporary use and round poles.
- Knockout arm filter option available for 3.38" O.D. poles.
- Products with EPB less than 1 foot/inch to a pole greater than 20ft., a vibration damper is recommended.

DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

MICROSTRIKE STRIKE

STRIKE

		DIM.				
		V1500	V1520	V1540	V1560	Comments
SIDE 1	W	0.64	0.65	0.65	0.68	
	H	0.90	0.91	0.92	0.94	EPB*
SIDE 2	W	0.90	0.91	0.92	0.94	
	H	1.28	1.29	1.30	1.34	
SIDE 3	W	1.28	1.29	1.30	1.34	
	H	0.90	0.91	0.92	0.94	
SIDE 4	W	1.28	1.29	1.30	1.34	
	H	0.90	0.91	0.92	0.94	

ELECTRICAL

- Universal 220-277 VAC or 347-480 VAC input voltage, 2000 Hz.
- Ambient operating temperature -40°C to 40°C.
- Drivers have greater than 90% power factor.
- Less than 20K THD.
- LED drivers allow full-power over-voltage, over-current protection and short circuit protection via active recovery.
- Field replaceable single protection device provides UL Recognition meeting ANSI IEEE C62-A2 Category II Class 2 Surge Location Category III, Class II surge protection for protection against lightning when device is compromised.
- Dual driver operation provides 2 drivers within 1 luminaire, but will not allow switching the luminaire from one driver to another without the other driver which can be used independently as two sets of LEDs are available from the luminaires. Both options cannot be combined.

CONTROLS

- Photocell, occupancy sensor programmable controller, and Zigbee wireless controls available for constant, on/off and dimming options.
- Please consult broker or sales representative when considering control options or some components are not compatible as it is required programming.
- 7-pin ANSI C136A-43 not protocol recodeable option available for hard-wired photocell or wireless control module control accessories sold separately.
- 0-10V Dimming Drivers are standard.
- NLC Lighting Controller* available with a fixture wireless control module. Wireless dimming and occupancy sensor.
- LightSensor® available with i-Fluxure wireless luminaire, fixture dimming and occupancy sensor. Also available in 7 pin configuration.

CERTIFICATIONS

- DSCQ Performance Consortium Qualified, with the most Premium Qualified configurations. Not all product versions listed in this document are PC qualified. Please refer to the following website for the most up-to-date list.
- Listed to UL1898 and CSA C22.2 2470-21 for fire locations and 60°C ambient temperatures.
- 15 c listed to ANSI C136-43 high vibration applications.
- Fixture is IP65 rated.
- Meets DA recommendations using 3K CCT configuration at 0 degrees of tilt.
- This product meets Federal procurement law requirements under the Buy American Act (P.L. 85-228) and Trade Agreements Act (P.L. 85-228-15).
- www.buyamericasolutions.com
- FCC CFR Title 47 Part 15, Class A.

WARRANTY

- 3 year warranty

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Rev. 09/20/20

BEAUPRODUCTS

Current®

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Types W1, W2



CY1

ARCHITECTURAL AREA/ATE

FEATURES

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









2008-2010 ETL ENEC

CONTROL TECHNOLOGY







SPECIFICATIONS

CONSTRUCTION

- Main housing shield is made of fabricated 3003 aluminum alloy
- Housing mounting interface has a stamped silicon gasket
- Luminaire housing is free of any visible heat sink, hardware or fasteners
- Bracketry and hardware is stainless steel
- Luminaire finish consist of a five stage pretreatment process with a polymer primer assist, oven dry off and top coated with a thermoset super TGC polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification including dust passing a 3000 hour salt spray test for corrosion resistance

LED/OPTICS

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

INSTALLATION

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

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

CYPHER™

Cypher V'

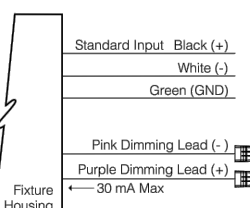
INSTALLATION (CONTINUED)

- Fixture attaches by two Allen-head hidden fasteners for tamper resistance
- Optional mounting arm/gunze's utilize a die-cast mounting adaptor to allow for surface conduit and through bracket wiring
- Housing is to hang freely in an open service position for inspection of internal wire connections. Once in service position, the housing 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 mounted to a prewired internal tray with quick disconnects for removal

ELECTRICAL

- Drivers are in direct contact with the die-cast aluminum housing across the entire surface area of the widest face for maximum thermal transfer
- Thermal Shield: primary sides, thermistor 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 are suitable for operation in -40°C to 40°C ambient environments

- Luminaire have integral surge protection that shall be UL recognized and have a surge current rating of 10,000 Amps during the industry standard 800A/800V surge and surge rating of 372A. Surge protection device shall be within the series
- Drivers are 0/10V dimming control with a dimming range of 100%/0.0%. Drivers are UL listed. All luminaires shall accept 50-277 volt input and have integral surge protection Thermal Shield™, secondary sides, thermistor provides protection for the sustainable life of LED module and electronic components



ELECTRICAL (CONTINUED)

- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for -20°C ambient environments.
- Luminaire are capable of operating at 100% brightness in a 40°C environment. Both driver and optical area shall have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

CONTROLS

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

continued on page 3

KEY DATA	
LUMEN RANG	1363-2752
WATTAGE RANGE	17-16
EFFICACY RANGE (LPW)	75-75
WEIGHT	Refer to page 6

Current

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Rev-03/2014
KL-CYPHER V2

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BEACON

VIPER Area/Size/

PETTER LUMINAIRE

DATE:

LOCATION:

TYPE:

PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type	Size	Option
SHD Street	1 Size 1	HSS-90-B House Side Shield 90° Back
	2 Size 2	HSS-90-F House Side Shield 90° Front
	3 Size 3	HSS-90-S House Side Shield 90° Side
	4 Size 4	HSS-270-BBS House Side Shield 270° Back/Side/Side
		HSS-270-FBS House Side Shield 270° Front/Side/Side
MTB Mounting		HSS-270-FBS House Side Shield 270° Front/Side/Side
		HSS-270-FBS House Side Shield 270° Front/Side/Side
		BC Back Light Control
		A Arm Mount for square profiled surface
		ASQU Universal Arm Mount for square pipe
		AJU Adjustable Arm for pole mounting
		ASQU Decorative universal Arm
		RPA Round Pole Adapter
		MAF Mast Arm Bracket for 2-3/8" OD horizontal arm
		K Knuckle
Accessory Type		T Teelson
		WB Wall Bracket (compatible with universal arm mount)
	Option	
MSC Miscellaneous	BIRD SPK	Bird Spike

Accessory Type	Option
MS Mount	MS-1 Mount 1
MS-2 Mount 2	MS-2 Mount 2
MS-3 Mount 3	MS-3 Mount 3
MS-4 Mount 4	MS-4 Mount 4
MS-5 Mount 5	MS-5 Mount 5
MS-6 Mount 6	MS-6 Mount 6
MS-7 Mount 7	MS-7 Mount 7
MS-8 Mount 8	MS-8 Mount 8
MS-9 Mount 9	MS-9 Mount 9
MS-10 Mount 10	MS-10 Mount 10
MS-11 Mount 11	MS-11 Mount 11
MS-12 Mount 12	MS-12 Mount 12
MS-13 Mount 13	MS-13 Mount 13
MS-14 Mount 14	MS-14 Mount 14
MS-15 Mount 15	MS-15 Mount 15
MS-16 Mount 16	MS-16 Mount 16
MS-17 Mount 17	MS-17 Mount 17
MS-18 Mount 18	MS-18 Mount 18
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MS-21 Mount 21	MS-21 Mount 21
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MS-23 Mount 23	MS-23 Mount 23
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MS-40 Mount 40	MS-40 Mount 40
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MS-47 Mount 47	MS-47 Mount 47
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MS-52 Mount 52	MS-52 Mount 52
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MS-54 Mount 54	MS-54 Mount 54
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MS-61 Mount 61	MS-61 Mount 61
MS-62 Mount 62	MS-62 Mount 62
MS-63 Mount 63	MS-63 Mount 63
MS-64 Mount 64	MS-64 Mount 64
MS-65 Mount 65	MS-65 Mount 65
MS-66 Mount 66	MS-66 Mount 66
MS-67 Mount 67	MS-67 Mount 67
MS-68 Mount 68	MS-68

LUMINAIRE SCHEDULE
 REFER TO LUMINAIRE SCHEDULE FOR SPECIFIC HEIGHT
 POLE BASE COVER PROVIDED WITH POLE BY POLE MANUFACTURER
 PROVIDE NON-SHRINK GROUT
 PROVIDE 1" CHAMFER
 PROVIDE SACK RUB FINISH ON CONCRETE BASE
 HANDHOLE AND GROUND LUG PROVIDED WITH POLE BY POLE MANUFACTURER
 ANCHOR BOLTS AND BASE PLATE PROVIDED WITH POLE MANUFACTURER
 #4 TIES X 18"
 3 @ 3" O.C. TOP & 8" O.C. REMAINDER
 2'-6"
 3" CLEAR
 CONCRETE OR 2" OF TOPSOIL
 FINISHED GRADE
 6 - #6 VERTICAL
 6'-0"
 1 #6 GND FROM GROUND LUG CONNECTED TO REBAR
 CONDUIT IN & OUT

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
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7 LIGHT POLE BASE DETAIL

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%

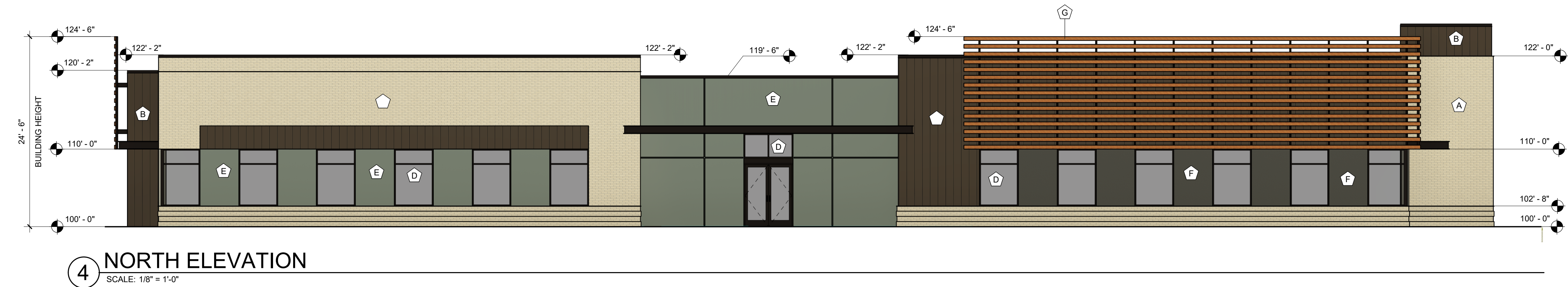
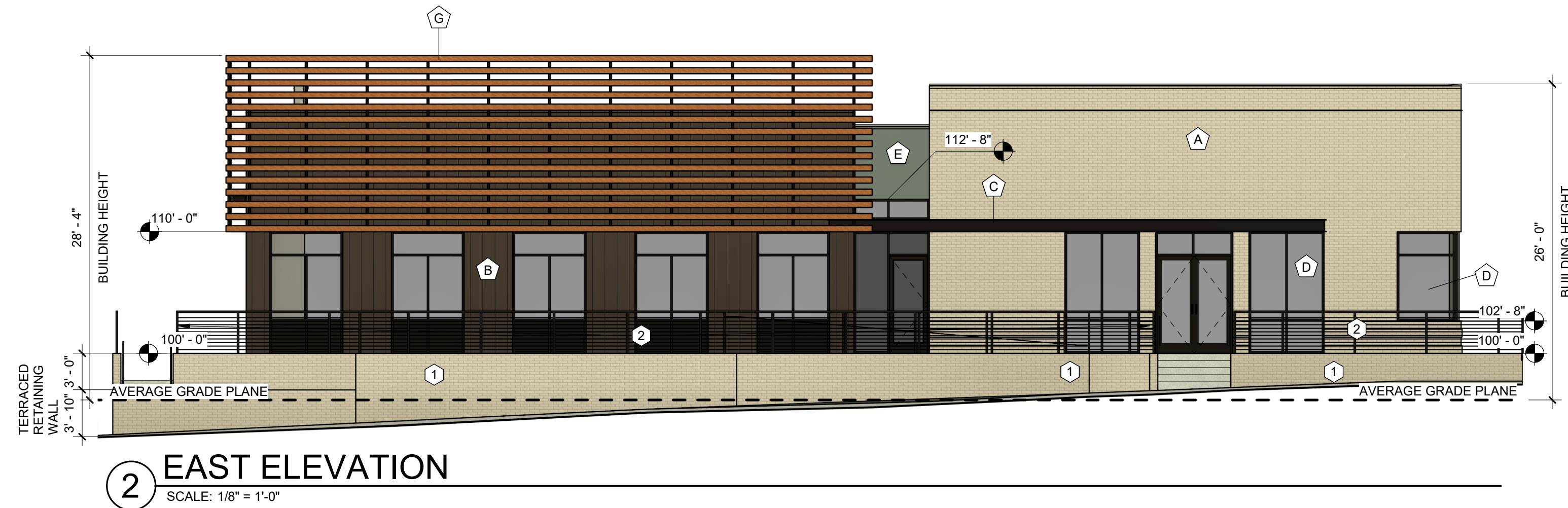
BUILDING ELEVATIONS TRANSPARENCY CALCULATIONS BETWEEN 2' AND 8'				
ELEVATION	AREA (SF)		TRANSPARENCY	
	TOTAL WALL 2'-8" HIGH	TRANSPARENCY 2'-8" HIGH	PROVIDED	REQUIRED MAX.
NORTH	1,055	357	33.8%	30%
EAST	600	323	53.8%	30%
SOUTH	988	680	68.8%	30%
WEST	601	361	60.1%	30%

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:

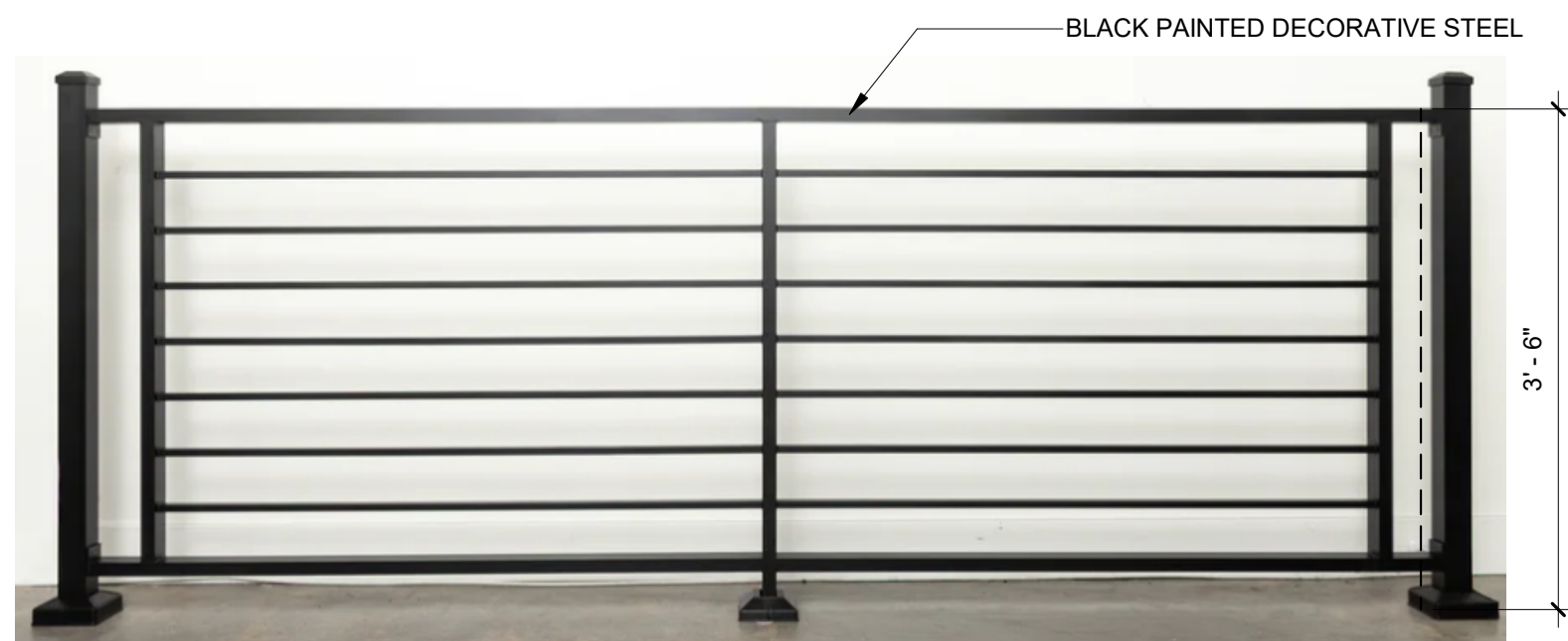
- SITE CAST CONCRETE RETAINING WALL WITH BRICK VENEER FINISH AND PRECAST CONCRETE SLOPED TOP CAP.
- BLACK PAINTED DECORATIVE STEEL GUARDRAIL AT 42" HIGH. SEE DETAIL.



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

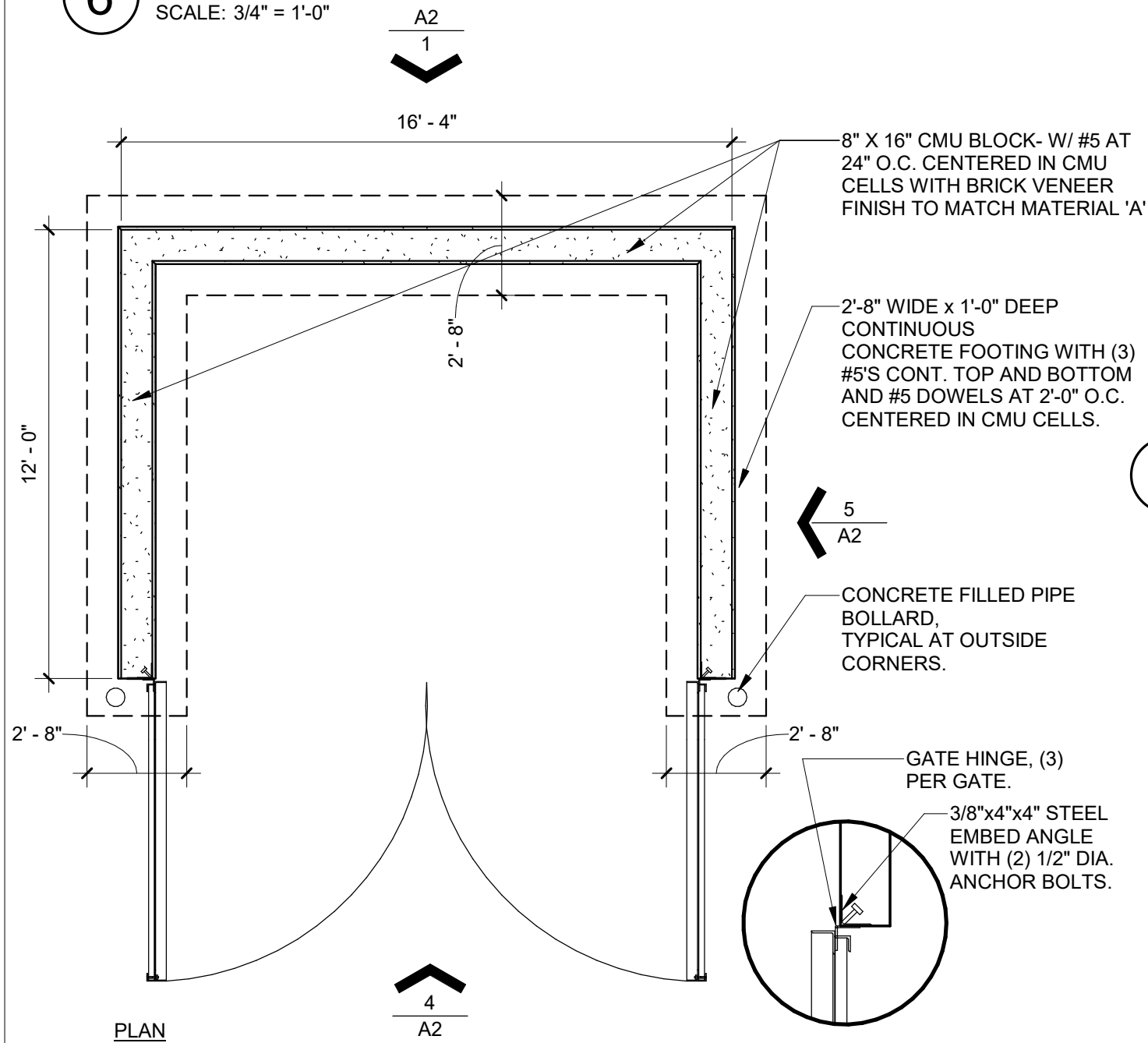
A1
Adragna
architecture + development
7950 S. HANNIBAL CIRC. / 719.244.4023
ENGLEWOOD, CO 80112 / 719.351.4918
www.adragnaarch.com

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
PAGE 14 OF 15



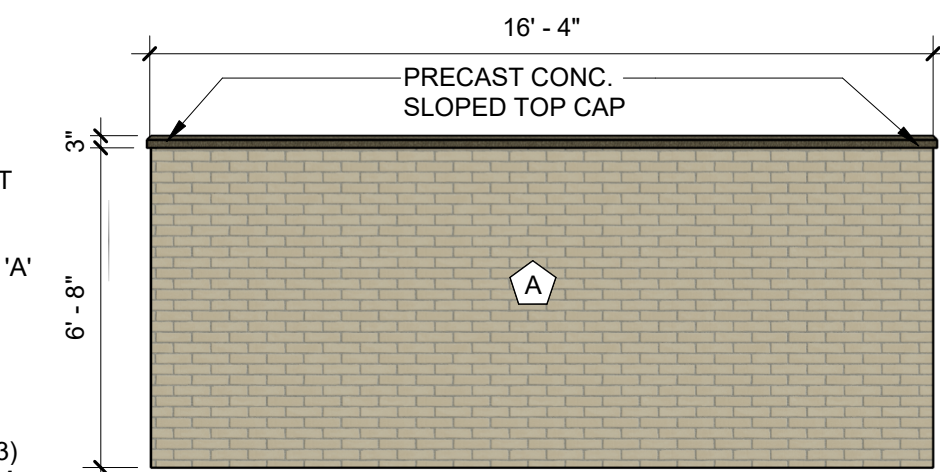
6 DECORATIVE GUARDRAIL DETAIL

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



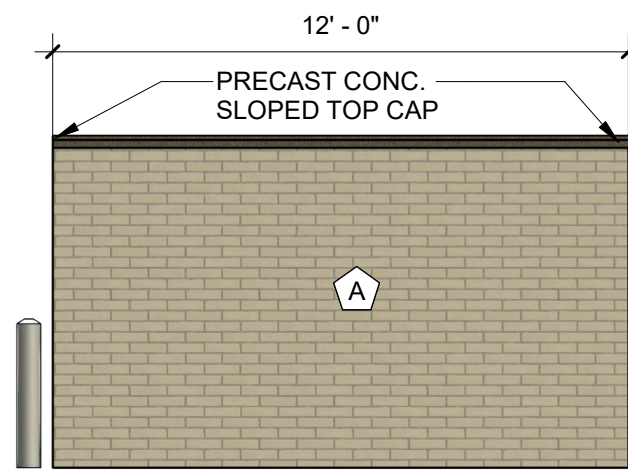
3 TRASH ENCLOSURE DETAIL

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



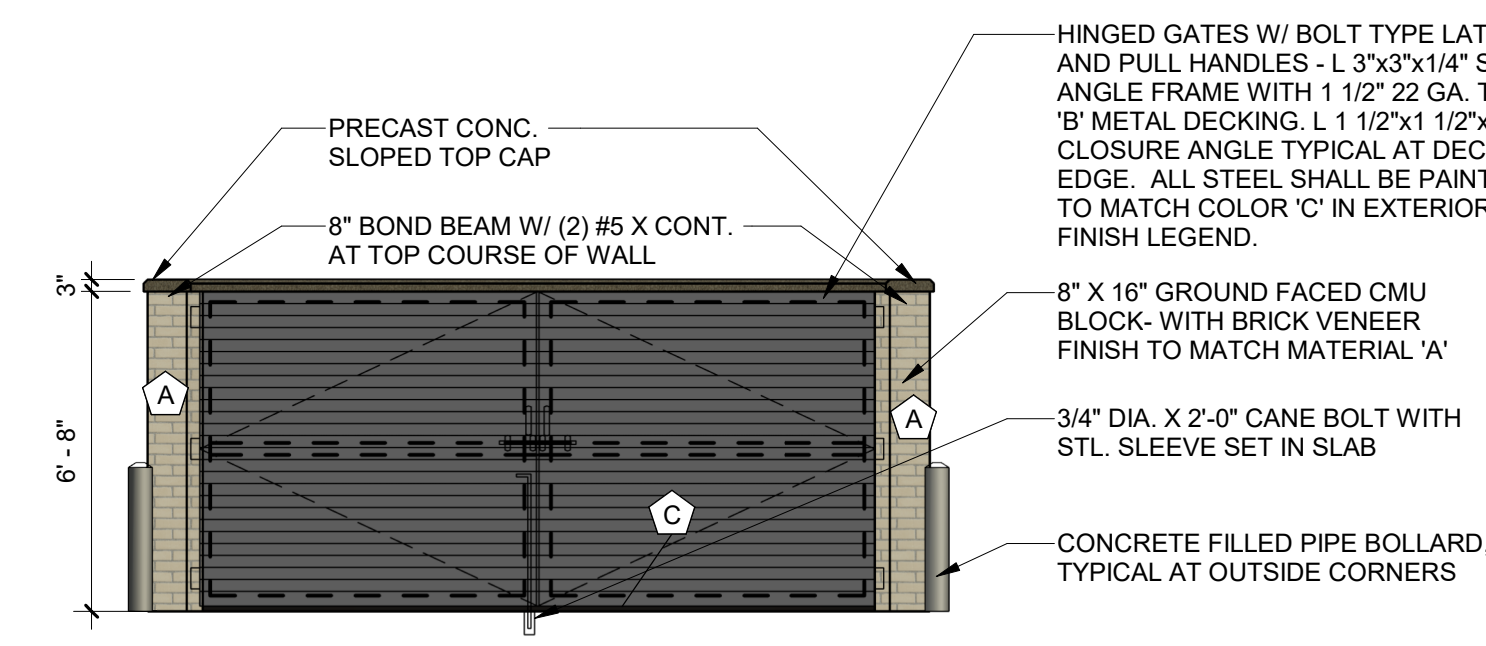
1 TRASH ENCL. REAR ELEV.

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



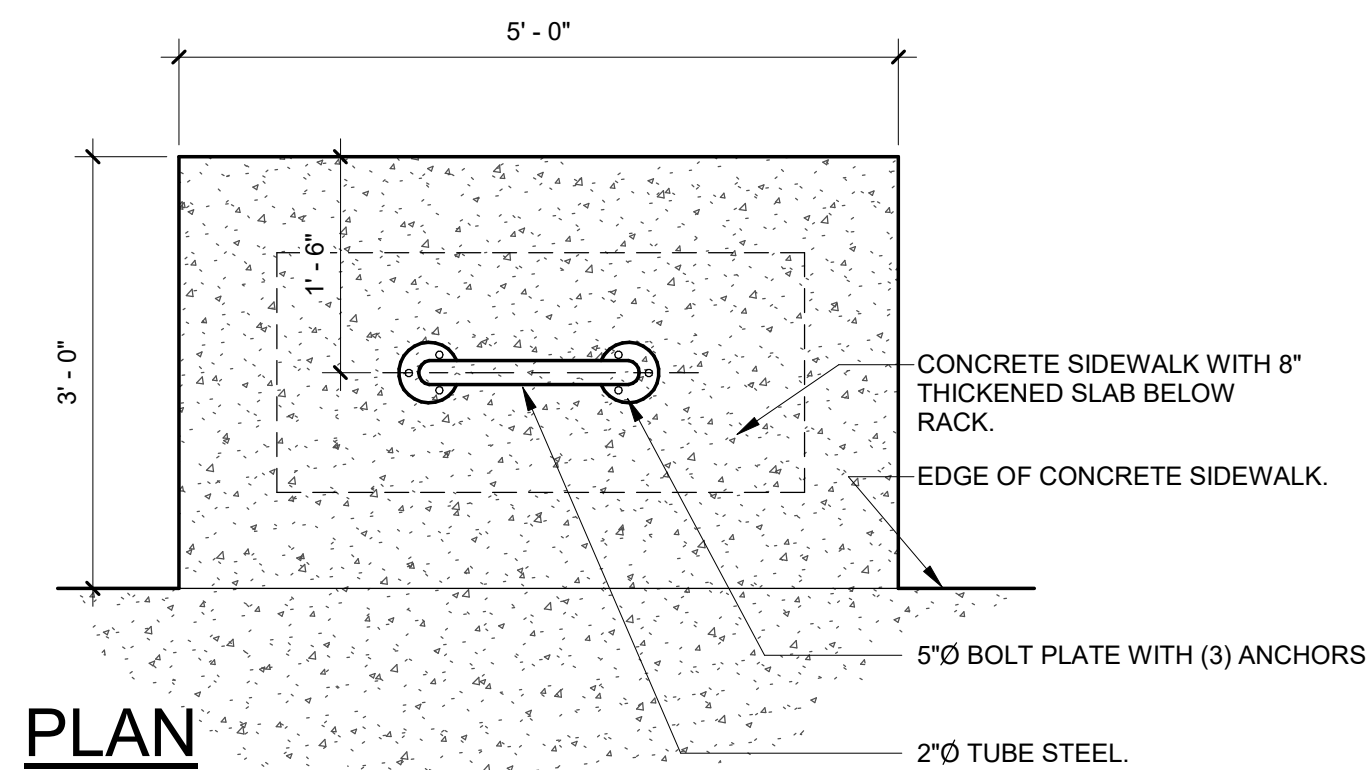
5 TRASH ENCL. SIDE ELEV.

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

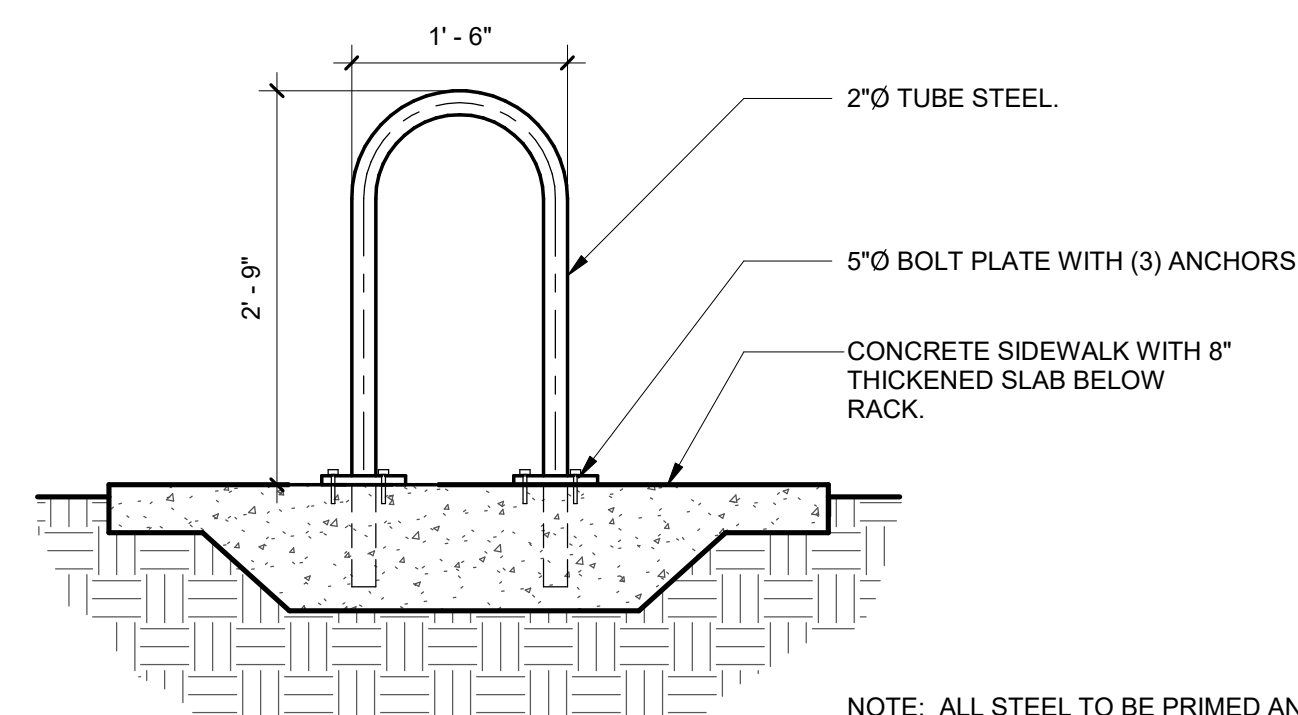


4 TRASH ENCL. FRONT ELEV.

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



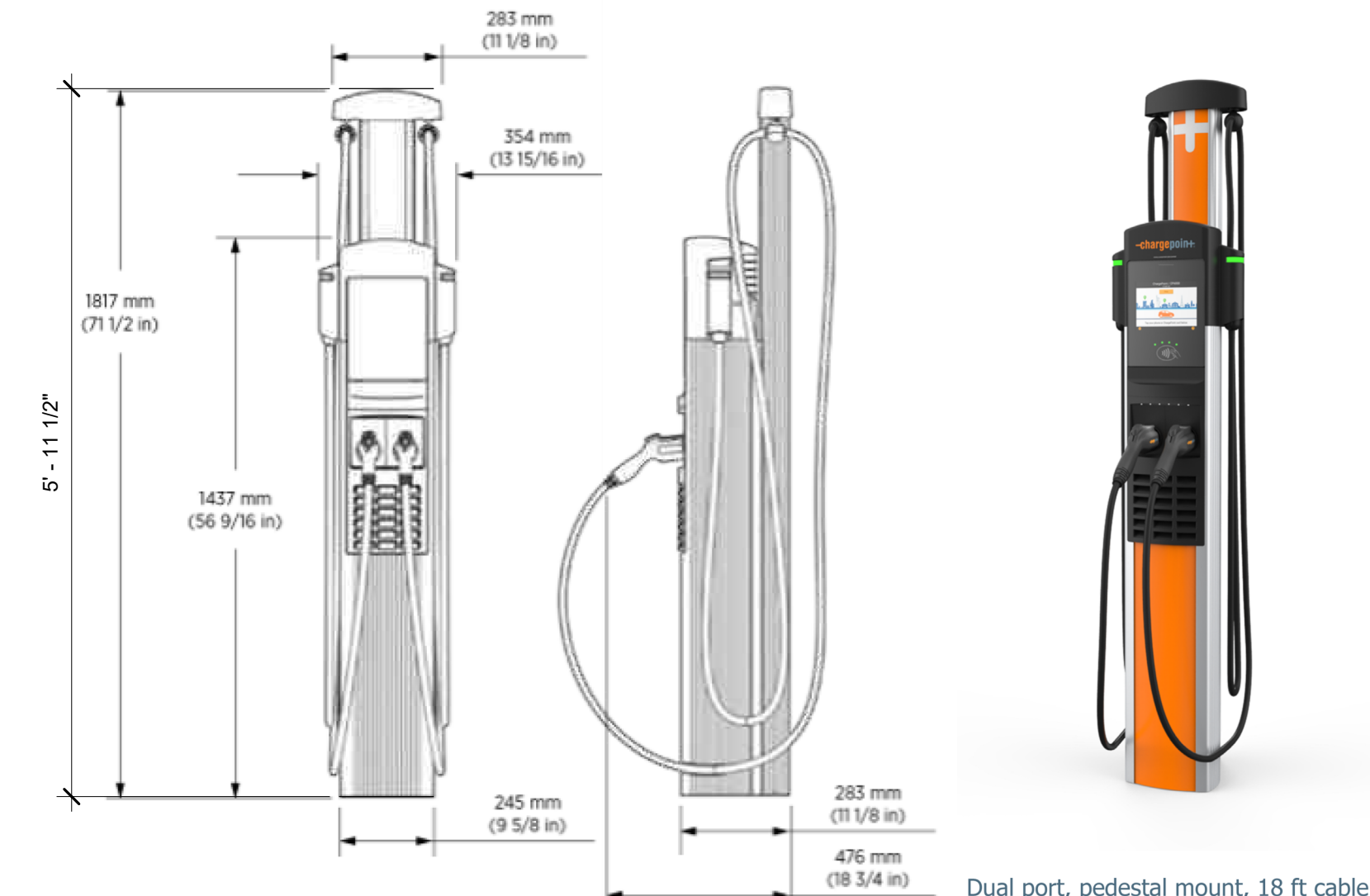
PLAN



SECTION

2 BIKE RACK DETAIL

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

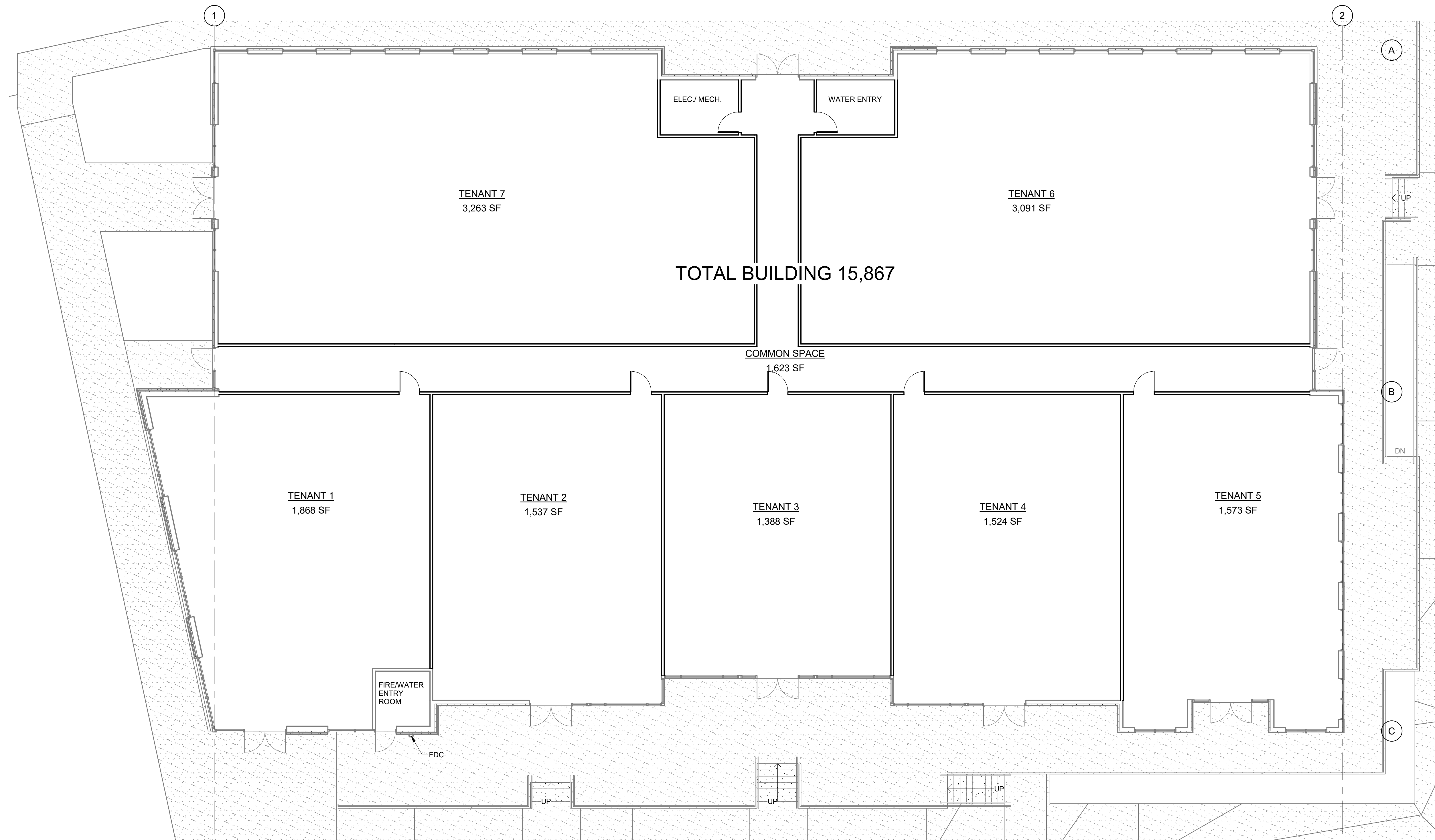


7 DUAL PORT EV CHARGER

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

SITE DETAILS
DOUGAS 234 FILING NO. 6, AMD. 2
DATE: JUNE 8, 2026
A2
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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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1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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