



## Development Review Division

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

### MEMORANDUM

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

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

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Elizabeth Steward

**EMAIL:** [esteward@parkerco.gov](mailto:esteward@parkerco.gov)

**PHONE:** 303.805.3331

#### GENERAL PROJECT COMMENTS:

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

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

**General Comments**

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

### Parking

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

PARKING INFORMATION: PARKER GROCERY STORE						
DESCRIPTION	BUILDING AREA (SF)	REQUIRED:				
		RATIO	SPACES			
PARKER GROCERY STORE	45,295		REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
		1 SPACE / 500 SF NLA	145	5	1	151
PROVIDED:						
STALL DIMENSIONS:			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
9' X 18'			68	5	0	73
9' X 18' SPACES WITH ADJACENT 18" CONCRETE STRIP (ADJACENT TO LANDSCAPE ISLANDS)			2	0	0	2
9' X 20'			98	0	0	98
10' X 18' (ADJACENT TO LANDSCAPE ISLANDS)			14	1	1	16
10' X 20' (ADJACENT TO LANDSCAPE ISLANDS)			24	0	0	24
TOTAL WITHIN PARKING LOT:			206	6	1	213

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

### Landscaping

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

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

Comment Addressed:  Yes  No

Response:

### Screening and Utilities

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

Comment Addressed:  Yes  No

Response:

### OUTSIDE REFERRAL AGENCY COMMENTS

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

- Construction plans – civil
- IREA (CORE)

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed:  Yes  No

Response:

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Date

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

---

Project Representative

---

Date

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

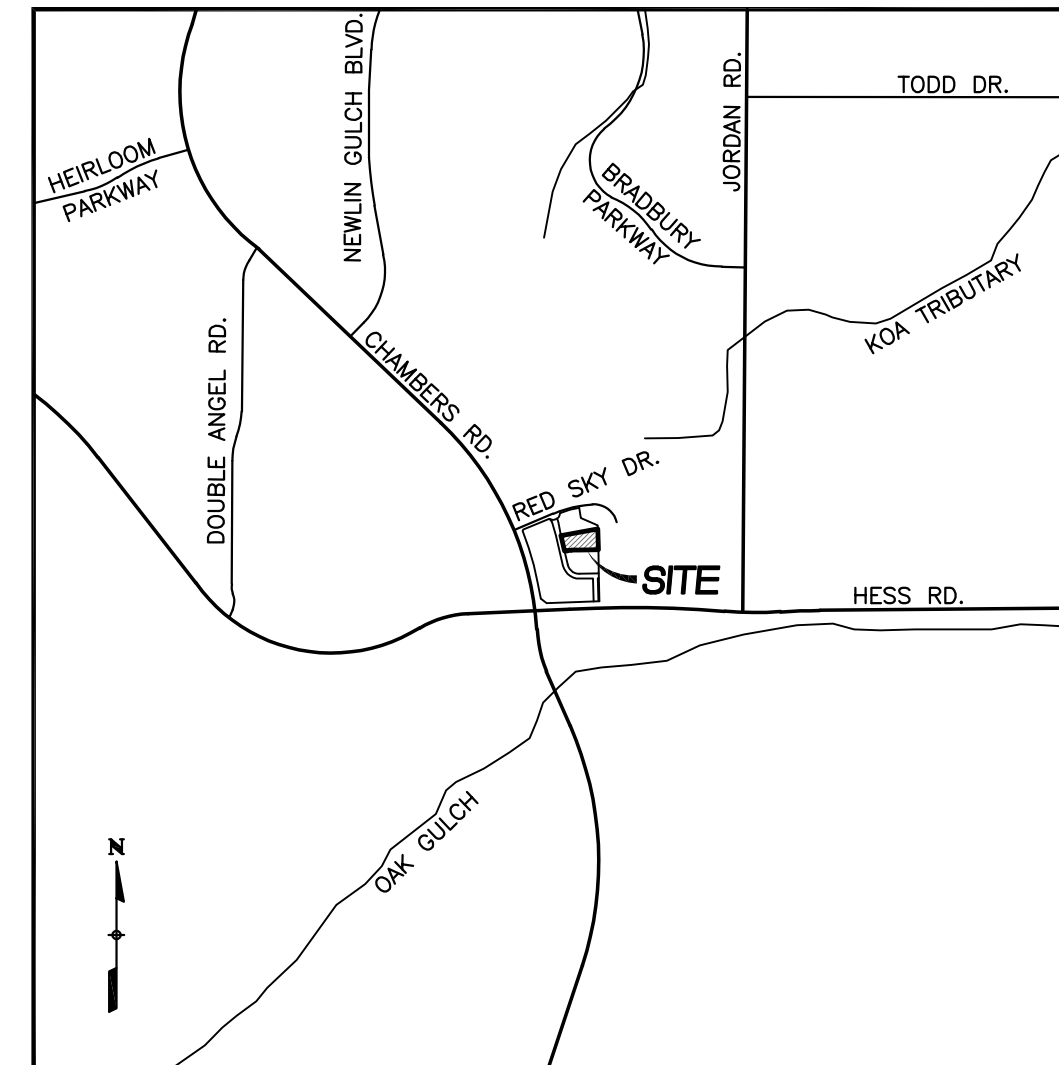
per admin manual, title on all pages should be legal description see example below

Example Title block:

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

**TOWN OF PARKER STANDARD NOTES**

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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."
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. 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.
16. 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.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.



**VICINITY MAP**  
 SCALE: 1"=2000'

**STATISTICAL INFORMATION**

GROSS FLOOR AREA	15,877 S.F.	
GROSS PROJECT (SITE) AREA	1.57 ACRES (68,488 S.F.)	
NET PROJECT (SITE) AREA	1.57 ACRES (68,488 S.F.)	
MAXIMUM HEIGHT OF STRUCTURES (REQUIRED)	60 FEET	
HEIGHT OF STRUCTURES (PROPOSED)	35 FEET (1 STORY)	
ZONING:	PLANNED DEVELOPMENT (DOUGLAS 234)	
PROPOSED USE:	RETAIL	
<b>BUILDING SETBACKS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
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
<b>PARKING ANALYSIS</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
TOTAL PARKING	32 (1/500 SF)	53
STANDARD PARKING (9' x 18')	50	50
ADA PARKING	3	3
BICYCLE PARKING	3 (2/10,000 SF)	4
<b>LAND USE AREAS</b>		
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: 1.080917  
 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

**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**

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

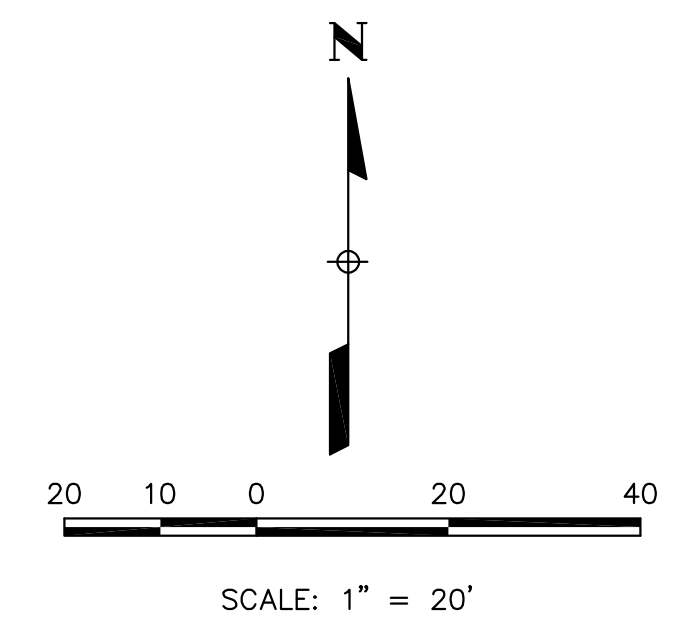
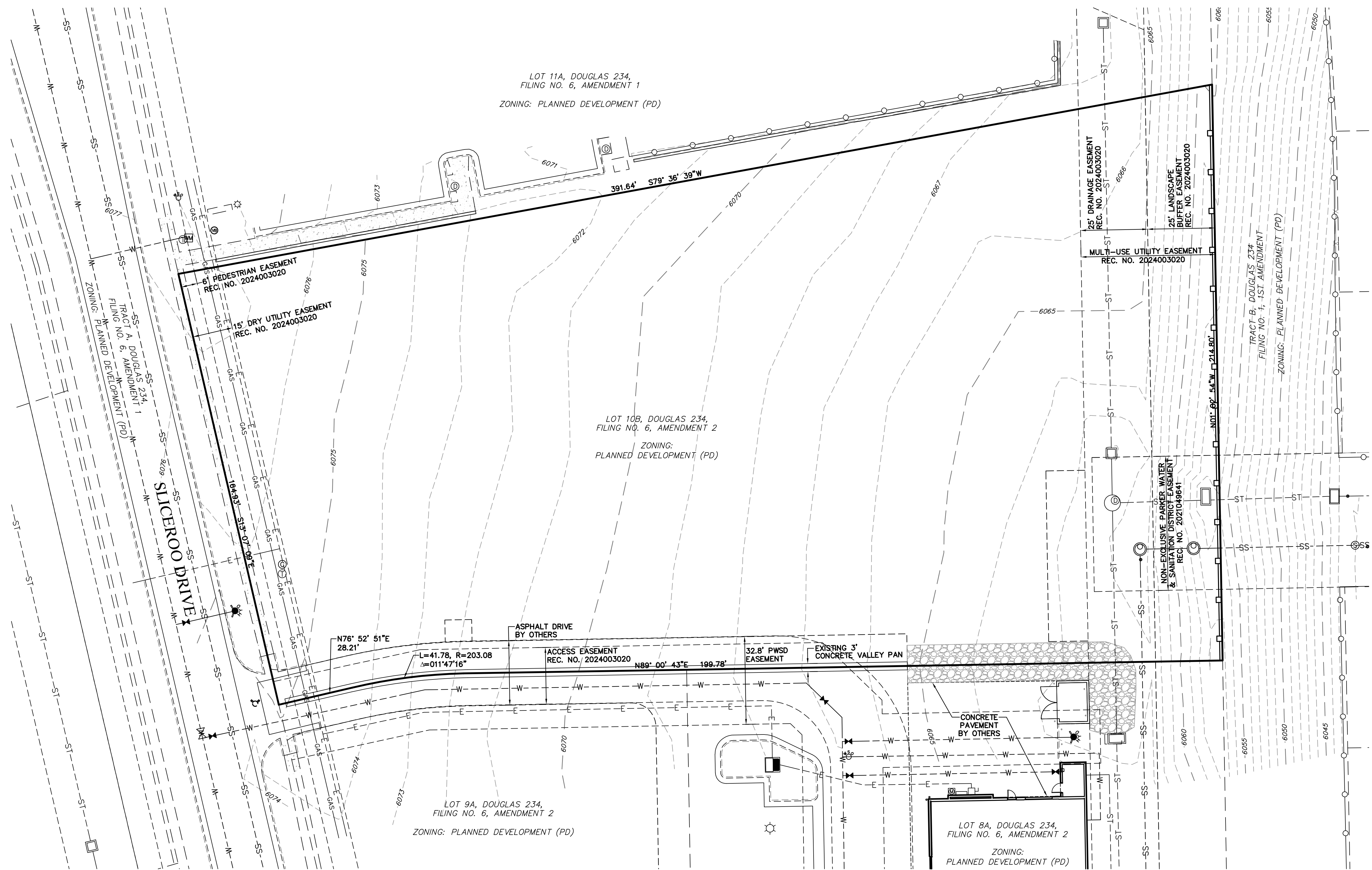
COVER SHEET  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: APRIL 10, 2026  
 SHEET C1



# SITE PLAN

## HORSE CREEK COMMERCIAL

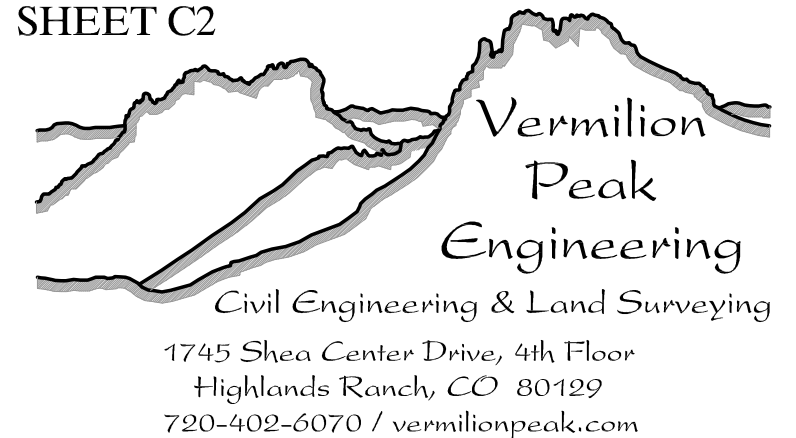
LOT 10B, DOUGLAS 234, FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGEND**

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

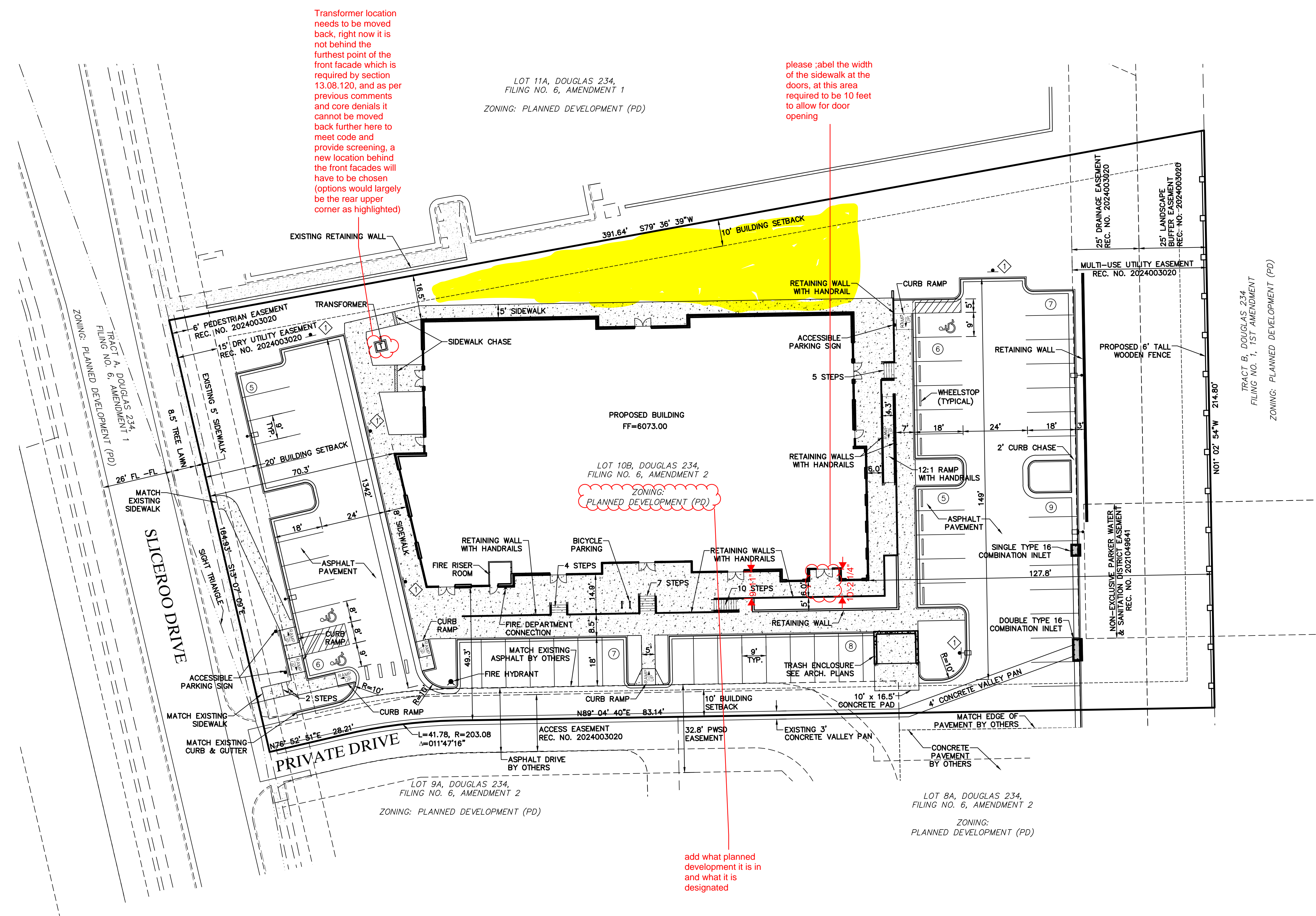
EXISTING CONDITIONS MAP  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: APRIL 10, 2026  
 SHEET C2



# SITE PLAN

## HORSE CREEK COMMERCIAL

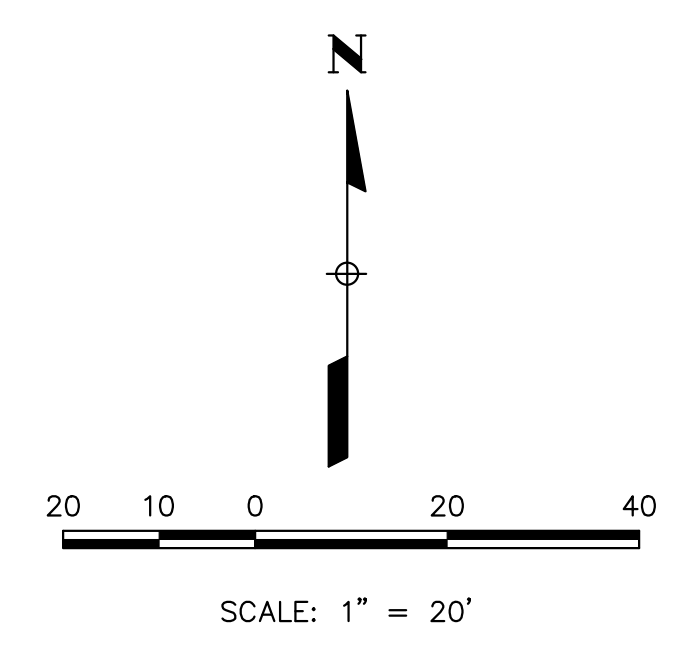
LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



Transformer location needs to be moved back, right now it is not behind the furthest point of the front facade which is required by section 13.08.120, and as per previous comments and core denials it cannot be moved back further here to meet code and provide screening, a new location behind the front facades will have to be chosen (options would largely be the rear upper corner as highlighted)

please label the width of the sidewalk at the doors, at this area required to be 10 feet to allow for door opening

add what planned development it is in and what it is designated



**LEGEND**

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

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

SITE PLAN  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: APRIL 10, 2026  
 SHEET C3

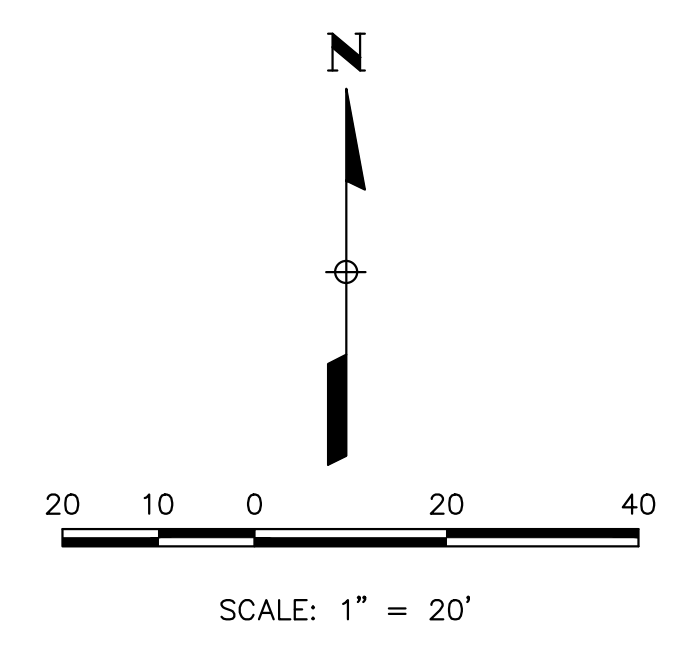
**Vermilion Peak Engineering**  
 Civil Engineering & Land Surveying  
 1745 Shea Center Drive, 4th Floor  
 Highlands Ranch, CO 80129  
 720-402-6070 / vermillionpeak.com

# SITE PLAN

## HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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



**LEGEND**

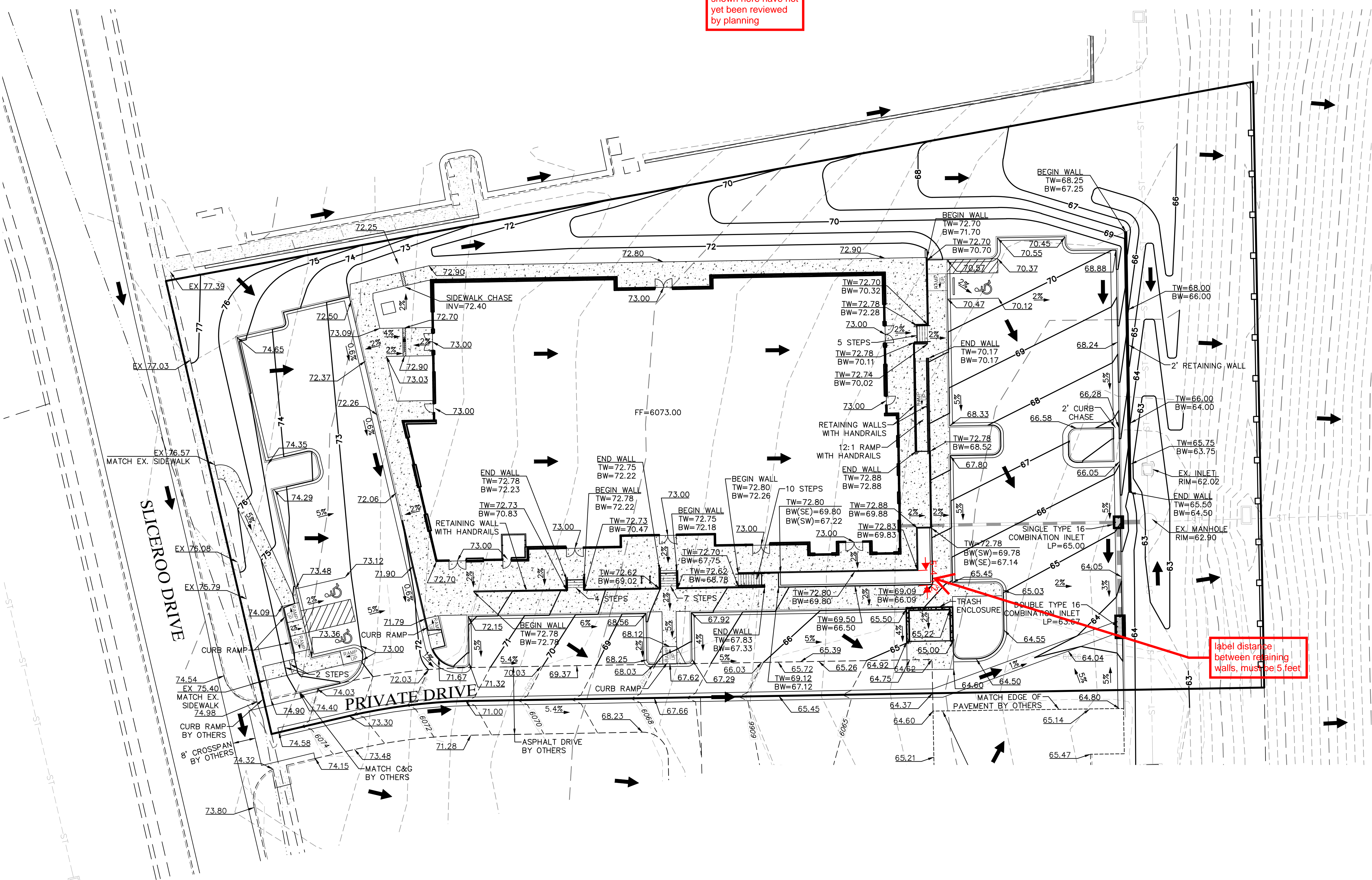
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	DRAINAGE FLOW DIRECTION
	EXISTING CURB & GUTTER
	1' SPILL CURB
	2' CATCH CURB
	PROPOSED RETAINING WALL
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	CONCRETE PAVEMENT

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

**BENCHMARK**  
 BENCHMARK IS BY GPS OBSERVATION NAVD 88. SITE BENCHMARK AT NORTHWEST CORNER OF INLET ON CHAMBERS RD. APPROXIMATELY 200' +/- NORTH OF HESS RD.

GRADING PLAN  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 JOB NO. 24020  
 DATE: APRIL 10, 2026  
 SHEET C4

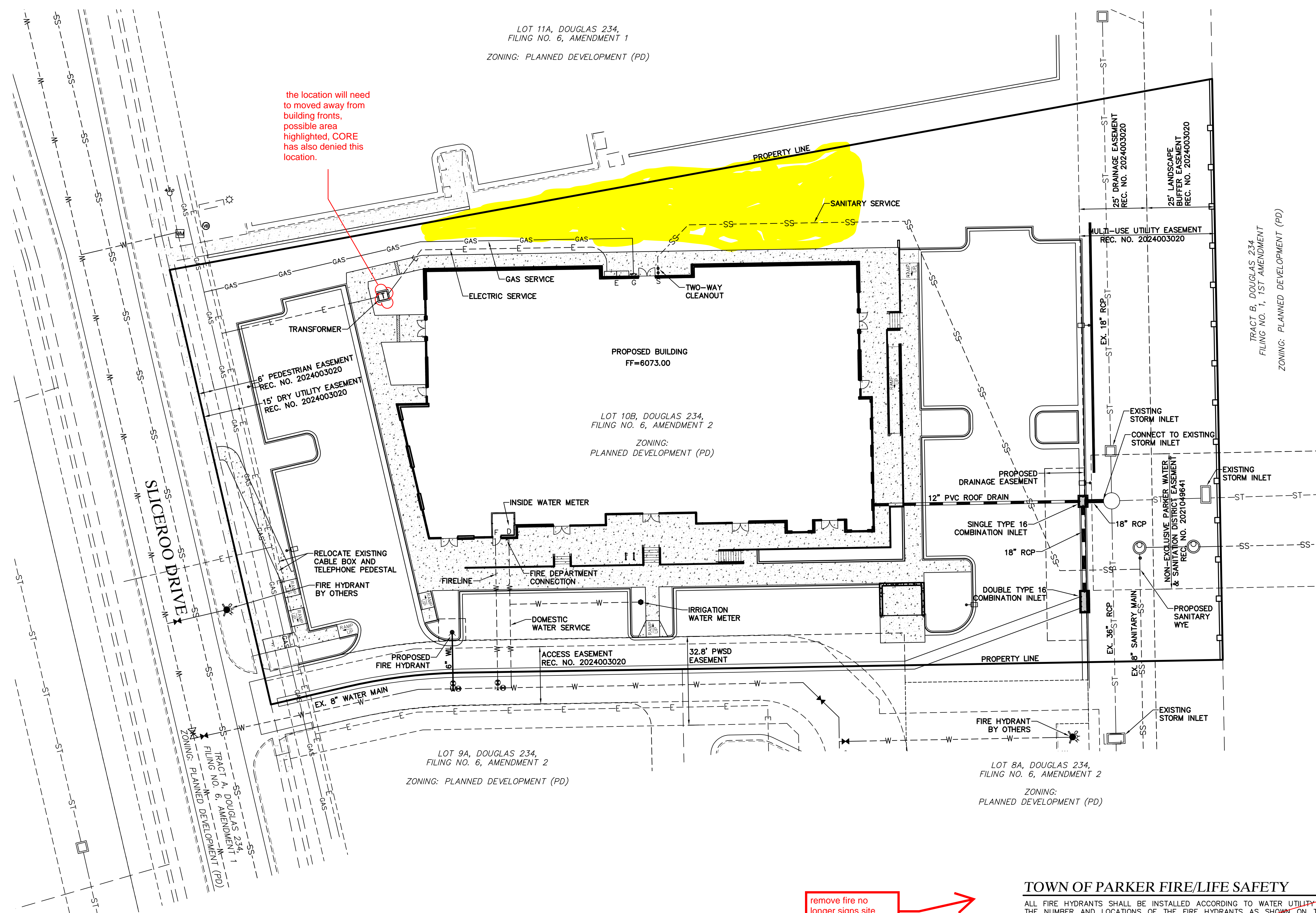
**Vermilion Peak Engineering**  
 Civil Engineering & Land Surveying  
 1745 Shea Center Drive, 4th Floor  
 Highlands Ranch, CO 80129  
 720-402-6070 / vermillionpeak.com



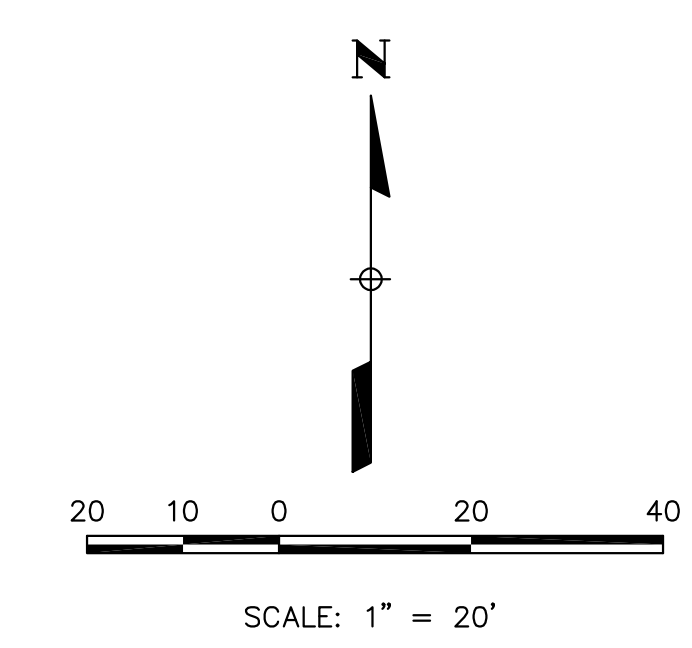
# SITE PLAN

## HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



the location will need to be moved away from building fronts, possible area highlighted, CORE has also denied this location.



### 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

remove fire no longer signs site plans →

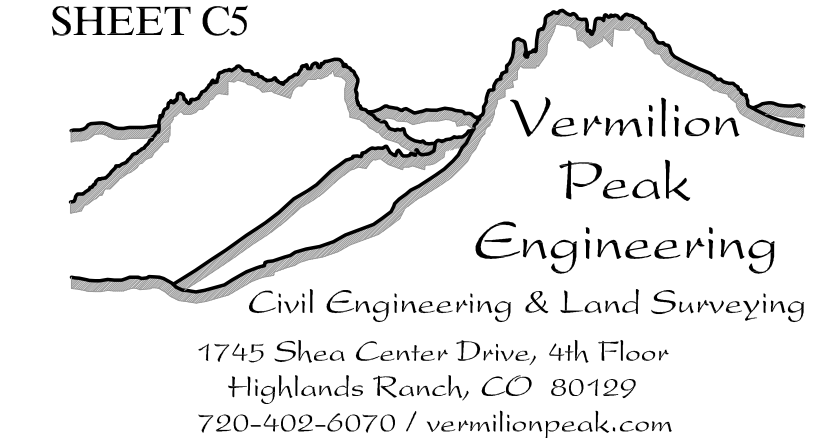
### TOWN OF PARKER FIRE/LIFE SAFETY

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

BY: \_\_\_\_\_ FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE \_\_\_\_\_

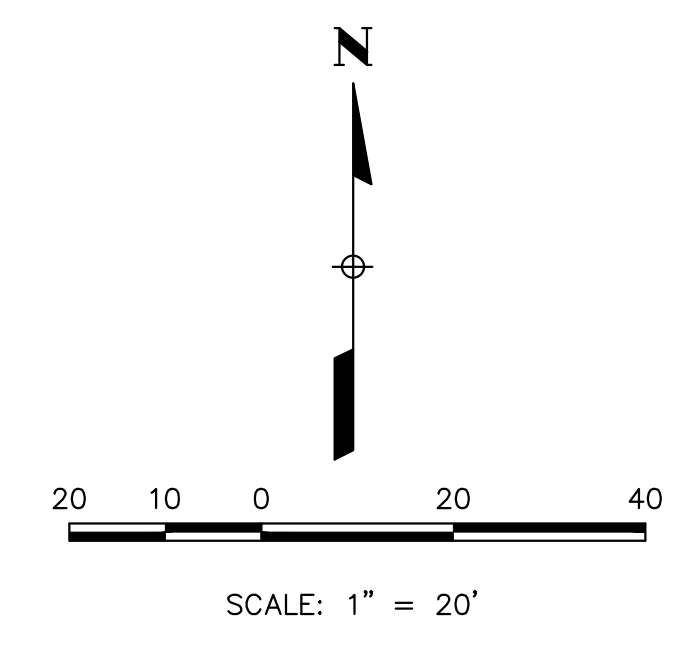
(NOTE: UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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



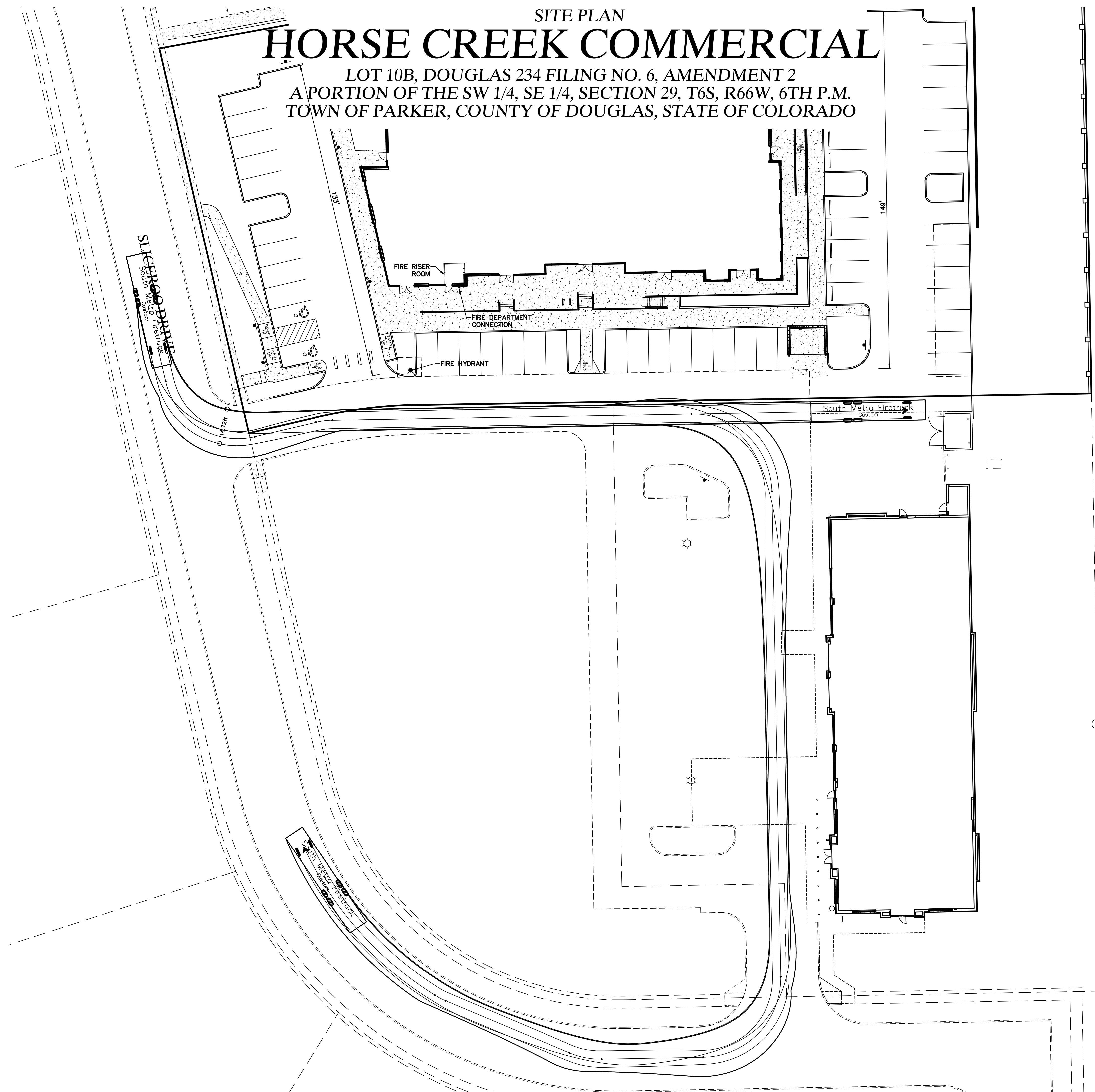
SITE PLAN  
**HORSE CREEK COMMERCIAL**

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



**LEGEND**

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



FIRETRUCK ACCESS PLAN  
DOUGAS 234 FILING NO. 6, AMD. 2  
JOB NO. 24020  
DATE: APRIL 10, 2026  
SHEET C6

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

# SITE DEVELOPMENT PLAN HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## PLANT LEGEND

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

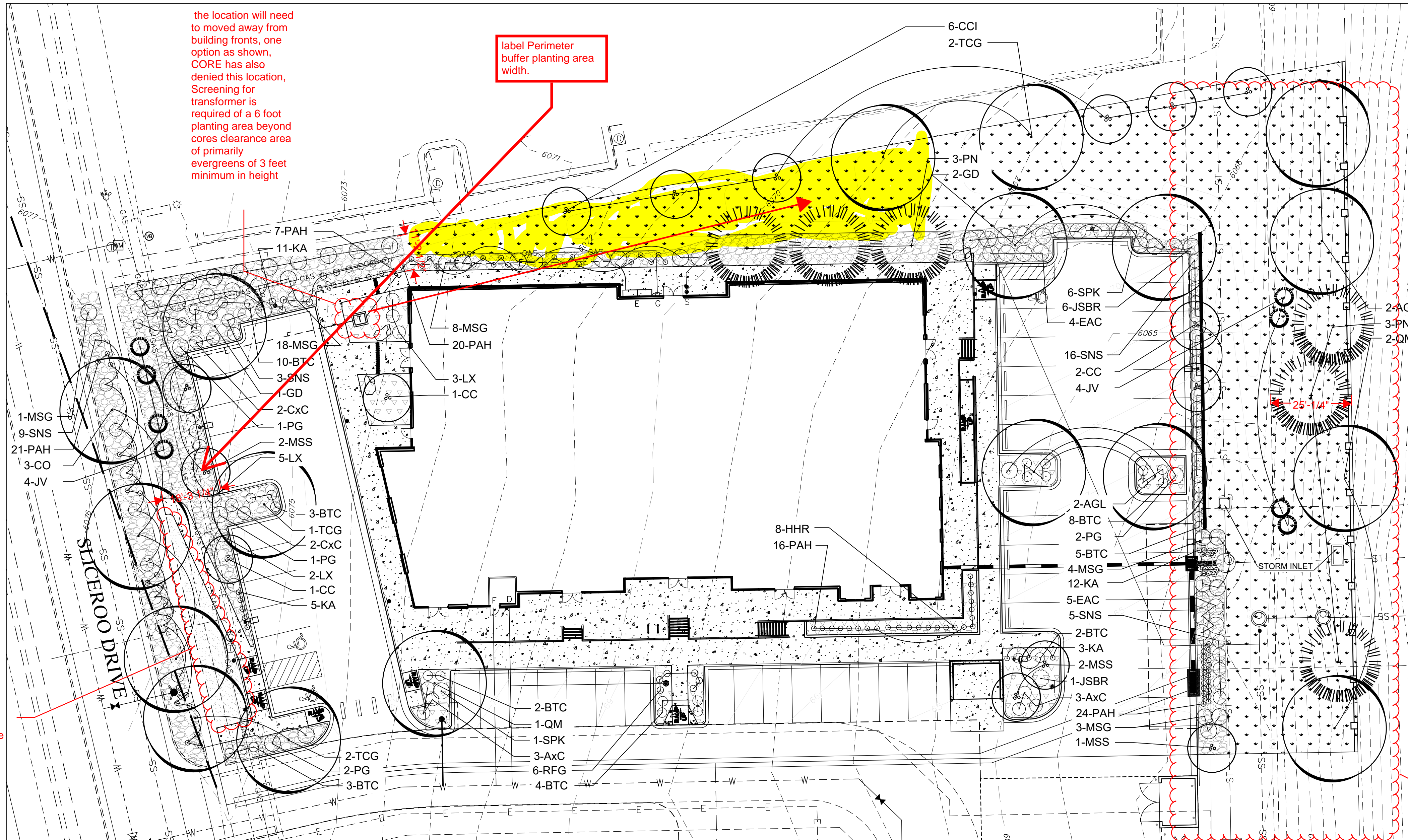
## NATIVE GRASS:

**PBSI Foothills Native Mix**  
 Ingredients: Switchgrass, Rocky Mountain Fescue, Big Bluestem, Sandberg Bluegrass, Slender Wheatgrass, Thickspike/Streambank/Western Wheatgrass, Yellow Indiangrass, Blue Grama, Beardless Wheatgrass, Indian Ricegrass, Little Bluestem, Sand Dropseed, Sideoats Grama  
 Seeding Rate: 25 lbs/Acre to be used between October 15th and March 30th  
 Pawnee Buttes Seed, Inc.  
 605 25th St.  
 Greeley, Colorado  
 (970) 356-7002

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

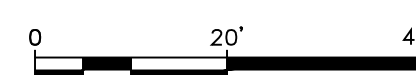
## PROPOSED PLANT LIST

PLANTING SCHEDULE								
TYPE	KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTING SIZE	SIZE AT MATURITY	NOTES	WATER USE
Trees								
Deciduous	AGL	2	Aesculus glabra	Ohio Buckeye	2.5" Cal	20'-40'	B & B	M
	CO	3	Celtis Occidentalis	Western Hackberry	2.5" Cal	50'	B & B	M
	GD	3	Gumnocladus Dioicus	Kentucky Coffeetree	2.5" Cal	50'	B & B	L
	TCG	5	Tilia Cordata 'Greenspire'	Greenspire Linden	2.5" Cal	50'	B & B	M
Ornamental	QM	4	Quercus macrocarpa	Bur Oak	2.5" Cal	60'	B & B	M
	CCI	6	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" Cal	15'-20'	B & B	M
	CC	4	Cercis canadensis	Eastern Redbud	2" Cal	20'-30'	B & B	M
Evergreen	MSS	5	Malus 'Spring Snow'	Spring Snow Crabapple	2" Cal	15'-20'	B & B	M
	JV	8	Juniperus scopulorum	Rocky Mountain Juniper	6" Ht	15'-20'	B & B	L-M
Evergreen	PN	6	Pinus Nigra 'Arnold's Sentinel'	Austrian Pine	6" Ht	40'-60'	B & B	M
	Shrubs							
Deciduous	AxC	6	Arctostaphylos X Coloradoensis	Panchito Manzanita	5 Gal	3'	5' OC	L
	CxC	4	Arctostaphylos x coloradoensis	Panchito Manzanita	5 Gal	4'	4' OC	L
	BTC	37	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	5 Gal	2'-3'	5' OC	L
	EAC	9	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 Gal	6'-8'	3' OC	L
	SNS	33	Spiraea nipponica 'Snowmound'	Snowmound Spiraea	5 Gal	3'-4'	3' OC	L
	SPK	7	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal	6'-8'	5' OC	L
Evergreen	LX	11	Ligustrum x vicaryi	Golden Vicary Privet	5 Gal	6'-8'	4' OC	L
	PG	6	Picea pungens 'Glabosa'	Globe Spruce	5 Gal	3'-5'	5' OC	L
	JSBR	10	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 Gal	1'-2'	5' OC	L
Perennials & Ornamental Grasses								
Perennials	MSG	34	Miscanthus Sinensis 'Gracillimus'	Maiden Grass	5 Gal		4' OC	L
	PAH	88	Pennisetum alopecuroides 'Homeln'	Dwarf Fountain Grass	2 Gal		18" OC	L
	HHR	8	Hermerocallis 'Happy Returns'	Dwarf Yellow Daylily	1 Gal		18" OC	L
	KA	37	Calamagrostis X Acutiflora 'Karl Forester'	Karl Forester Grass	1 Gal		4' OC	L

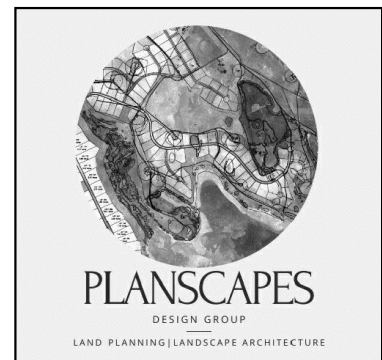


P3 buffer planting requirements not met. PWSD usually allows planting of shrubs and grasses in their easements. Please check with easement holder and ensure numbers are met.

Scale: 1"=20'



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



# SITE DEVELOPMENT PLAN

# HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

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

no evergreen requirement for a P1

LOCATION		LENGTH	TREE		EVERGREEN TREES		SHRUBS	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED	REQUIRED	PROVIDED
EAST (RESIDENTIAL)		210 LF	11	11	50% OF TREES	50%	53	53*
WEST (ROW)		150 LF	6	6	N/A	33%	25	25
NORTH (COMMERCIAL)		390 LF	13	13	25% OF TREES	25%	65	65**

25% evergreen requirement for a P2 buffer

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

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

P1, 6 foot planting area 1 tree and 5 shrubs per 30 If

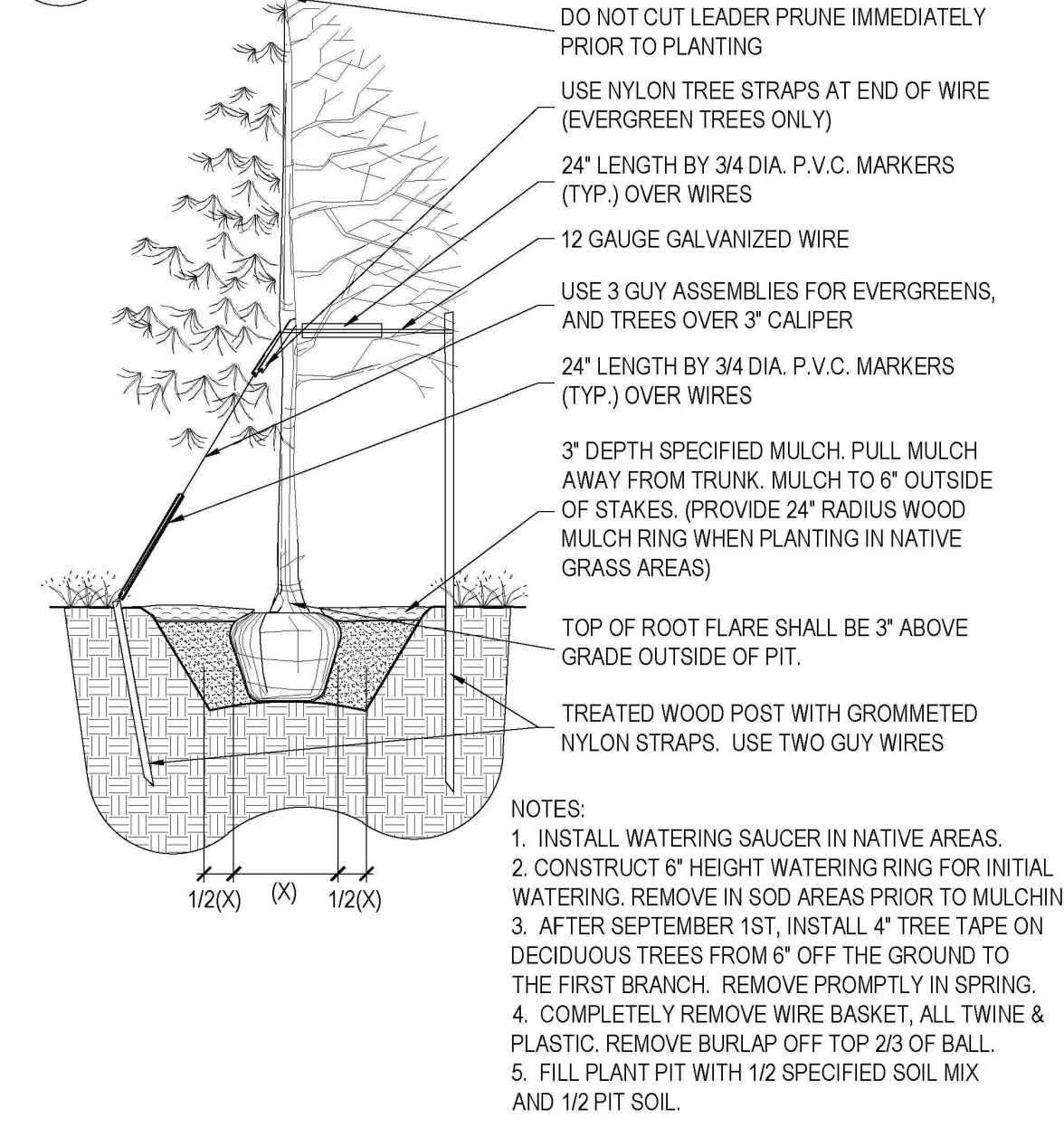
\* 8 FIVE GALLON GRASSES & 36 ONE GALLON GRASSES DUE TO UTILITY CONFLICTS.  
\* 23 FIVE GALLON GRASSES & 38 ONE GALLON GRASSES DUE TO UTILITY CONFLICTS.

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

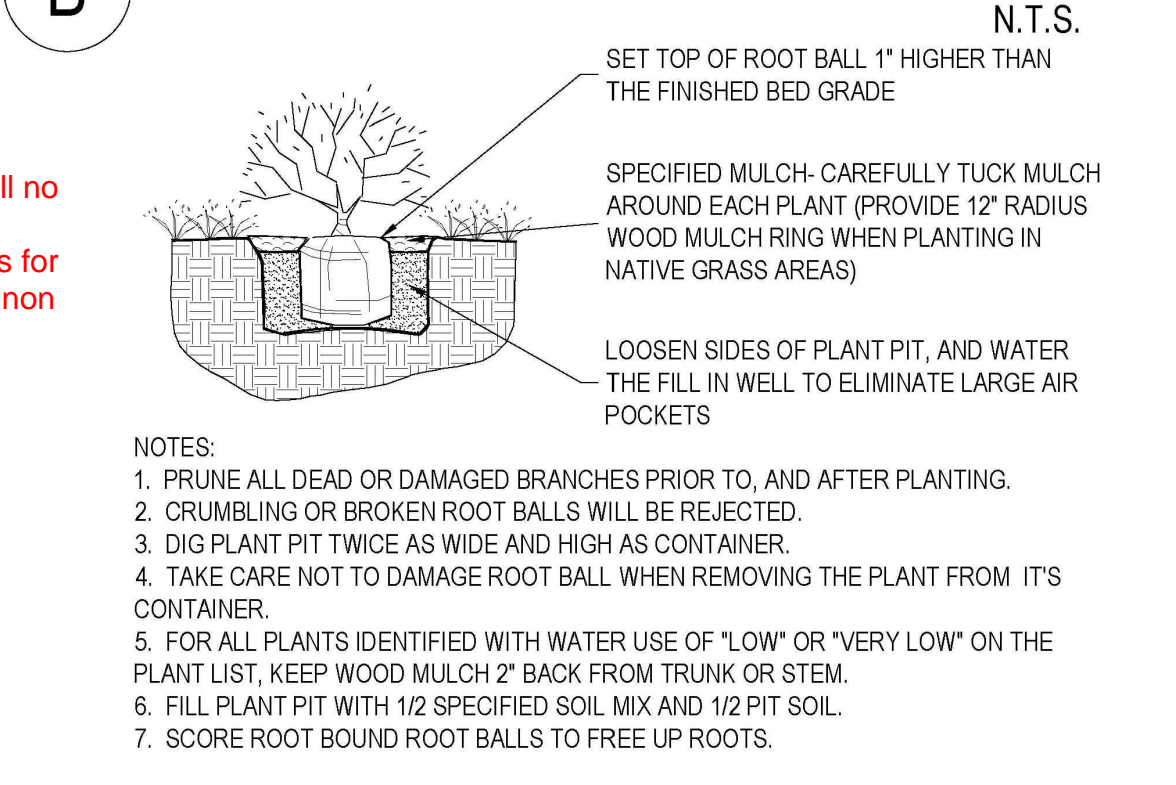
## PLANT NOTES

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

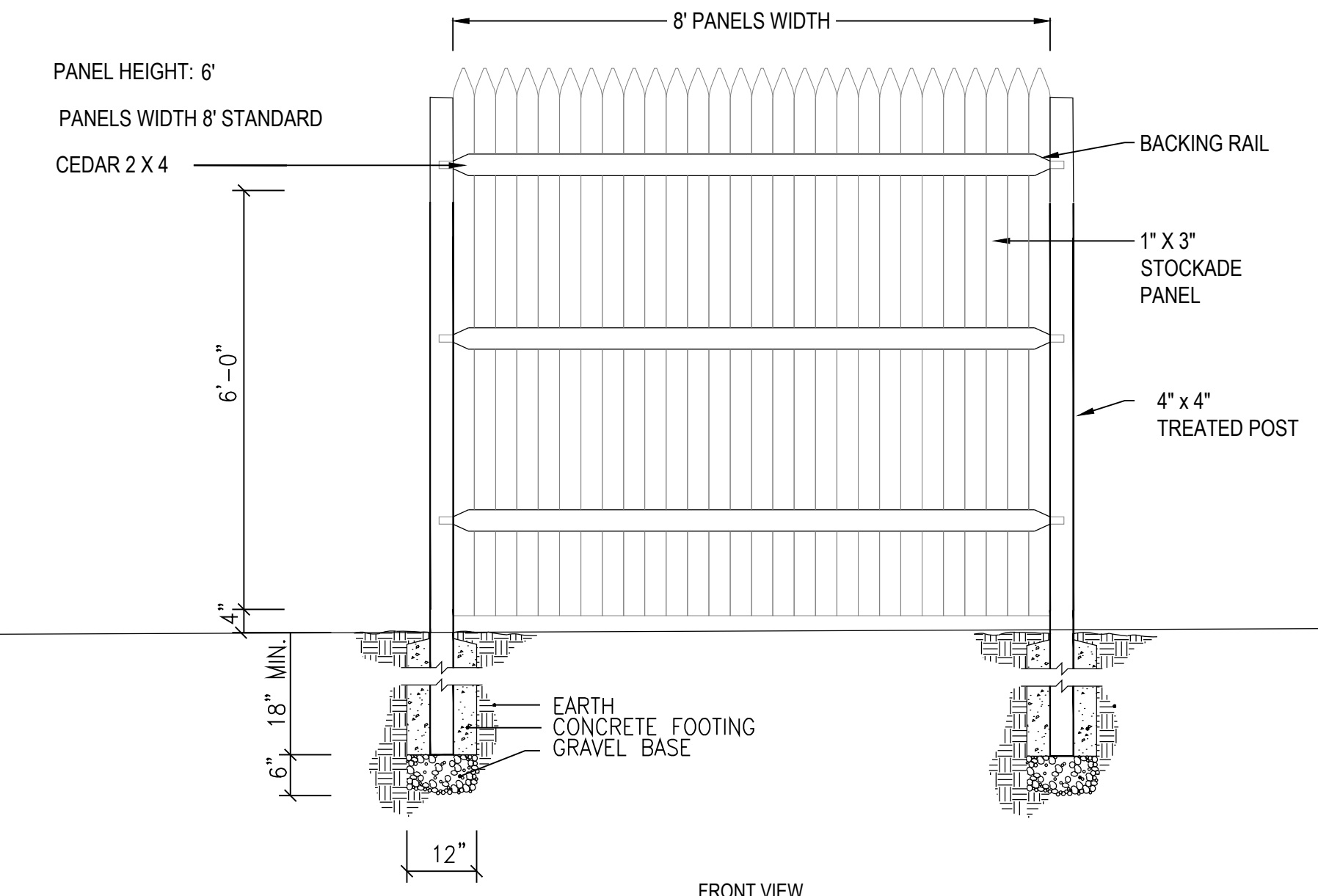
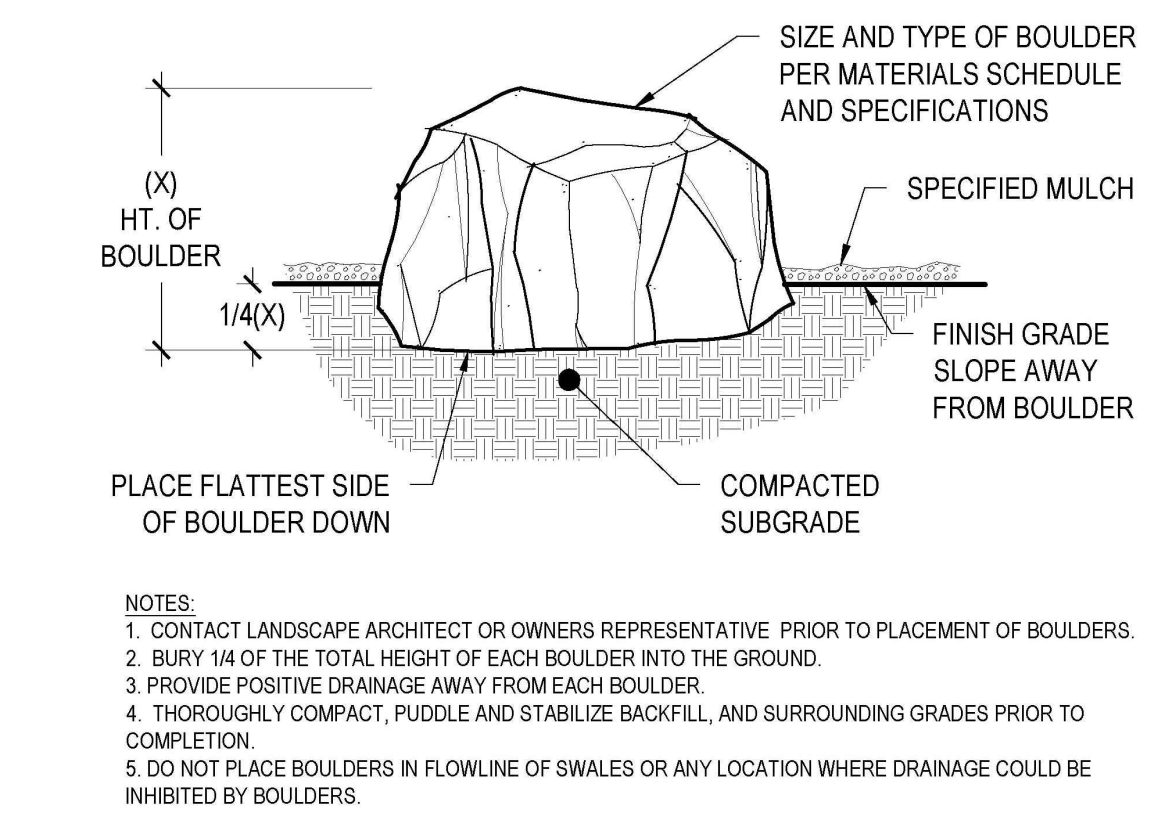
### A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



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



### C LANDSCAPE BOULDER



- NOTES:  
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
2. DO NOT SCALE DRAWING.  
3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.  
4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.  
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER LANDSCAPE PLAN HORSE CREEK\_4.7.26.

### D CEDAR PRIVACY FENCE

DESIGN: STOCKADE PANEL

## 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

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

does not equal 65 shrubs in replacement, only 35 additional will need to be added.

1 tree and 5 shrubs are required

parker water will no longer provide irrigation meters for nonfunction and non native turf

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

does not have to be on site plan.

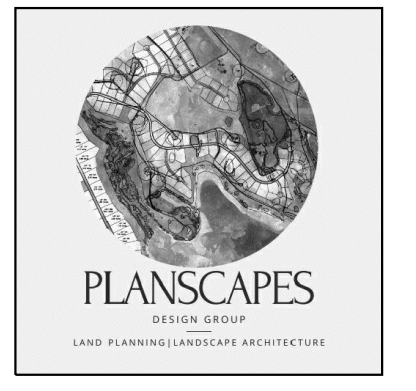
STREETSCAPE REQUIREMENTS			
LOCATION	LENGTH	1 TREE/40 LF	
		REQUIRED	PROVIDED
WEST (SLICEROO DR)	150 LF	4	4

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

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

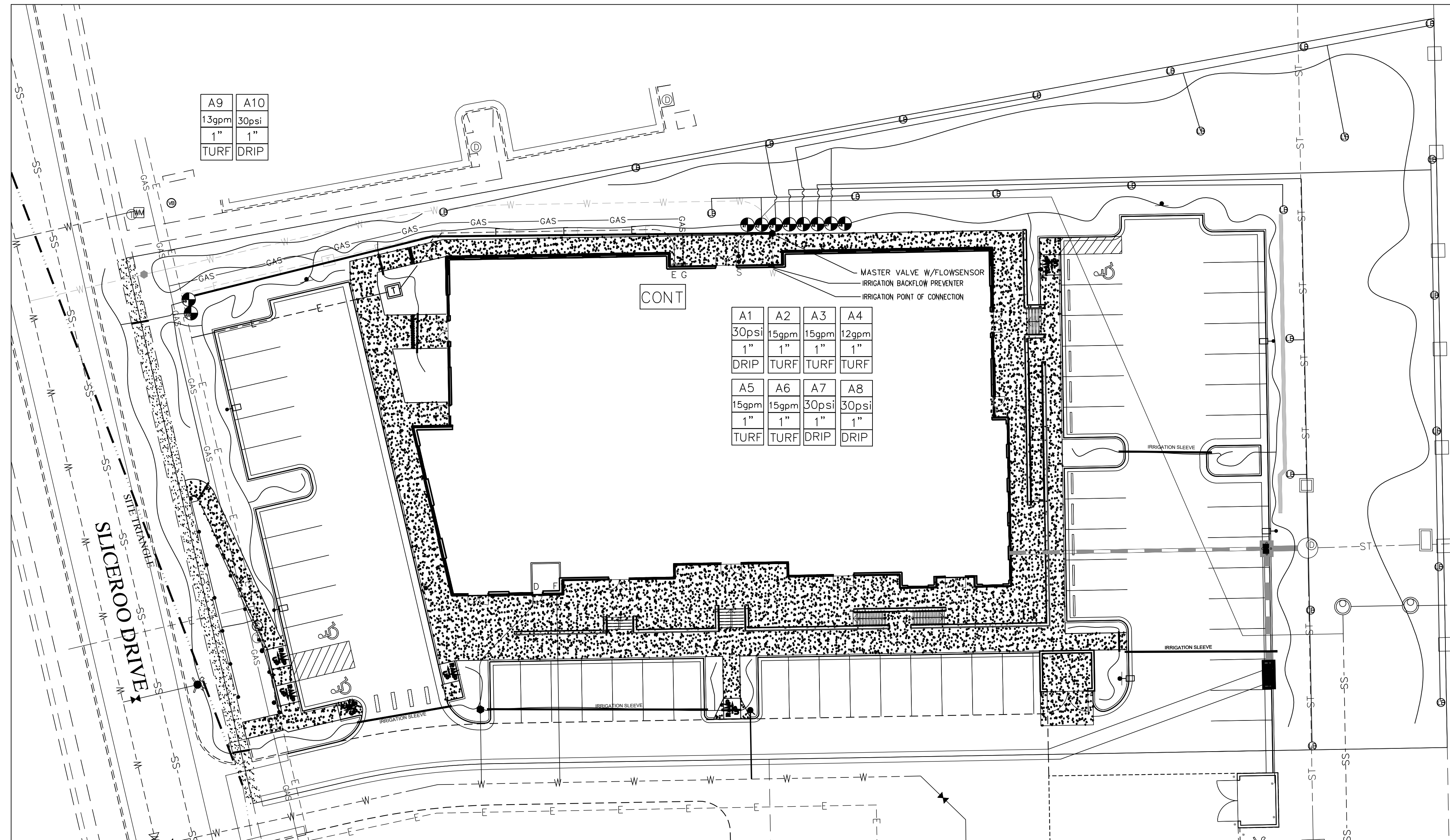
PWSO WATER CALCULATIONS							
LANDSCAPE AREA	HIGH WATER TURF (6,000 SF) = 1 SFE	LOW WATER NAT. GRASS & TREES 10,000 SF = 1 SFE	DRIP IRRIG. AREA (20,000 SF = 1 SFE)	NON-IRRIG. AREAS	SUB-TOTAL OF AREAS	PWSO ONE SFE PER 6000	SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.)
23,768 SF	784 SF x 1 = 784 SFE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

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



# SITE DEVELOPMENT PLAN HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



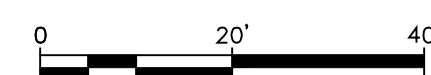
A9	A10
13gpm	30psi
1"	1"
TURF	DRIP

A1	A2	A3	A4
30psi	15gpm	15gpm	12gpm
1"	1"	1"	1"
DRIP	TURF	TURF	TURF
A5	A6	A7	A8
15gpm	15gpm	30psi	30psi
1"	1"	1"	1"
TURF	TURF	DRIP	DRIP

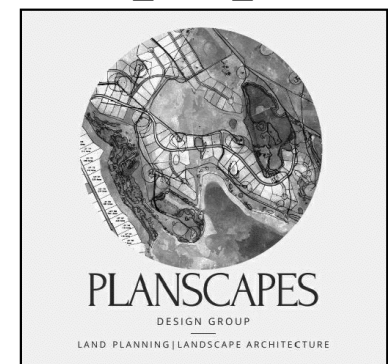
### IRRIGATION LEGEND

- REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER (SIZE PER PLAN) DETAIL "C" IRRIGATION DETAILS SHEET
- HUNTER M93500 PROS-06-PR540-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PR540 BODY, LB-LIGHT BROWN, ADJUSTABLE ARC, 90-210, 3/4" NOZZLE
- HUNTER I20-06-SS 3.0 TURF ROTATOR, 6" POP-UP, ADJUSTABLE AND FULL CIRCLE, STAINLESS STEEL ROSE, DRAIN CHECK VALVE, STANDARD NOZZLE, 15 PSI, 3/4" NOZZLE, 3/4" NOZZLE
- SPRINKLER CONTROL BOX, DETAIL "D" IRRIGATION DETAILS SHEET
- 1" FEBCO MODEL 765 BACK FLOW PREVENTER, DETAIL ON DETAILS SHEET
- Hunter Flow-Sync® Sensor
- INDICATES CONTROLLER STATION
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION
- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1 INCH AS SHOWN ON PLAN
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (5/8-INCH SIZE, ROUTING DIAGRAM) SHOWN WITHIN DRIP HATCHED AREAS
- NON-CONNECTING PIPE CROSSINGS
- SLEEVE PIPE UNDER PAVEMENT: CLASS 200 PVC 2 INCH AS SHOWN ON DETAIL SHEET
- HUNTER SOLAR SYNC WIRELESS SENSOR, DETAIL E ON IRRIGATION DETAIL SHEET

Scale: 1"=20'



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



# SITE DEVELOPMENT PLAN

# HORSE CREEK OFFICE BUILDING

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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 (POCI) 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 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 TREETOPS SHALL BE PVC CLASS 200 PIPE WITH SOLVENT WELDED JOINTS
- CONTAINS NO JOINTS WHEN LENGTH IS LESS THAN TWENTY (20) FEET.

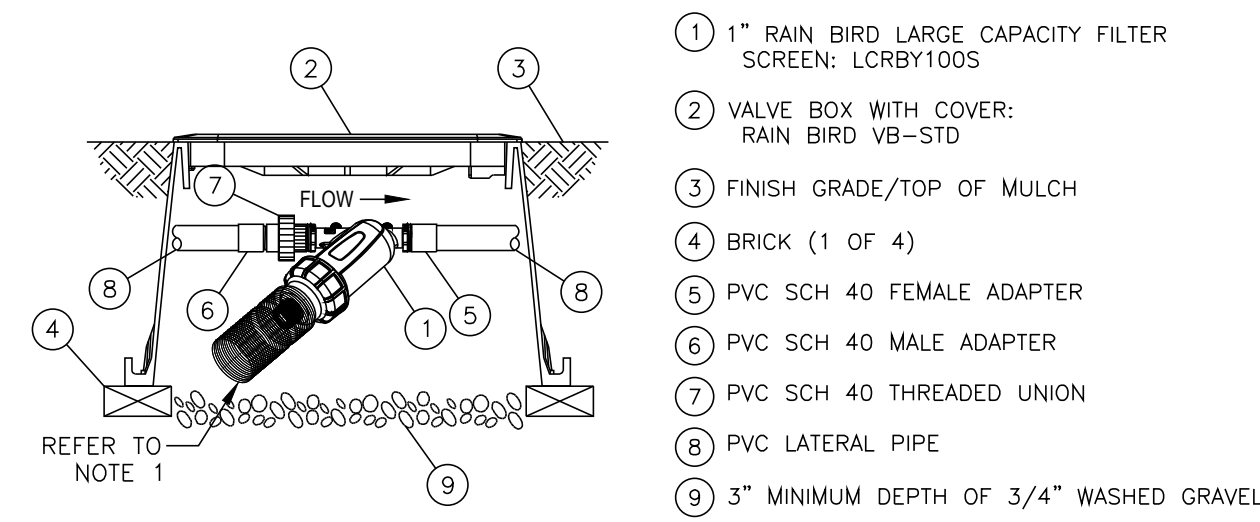
7. INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES. THE IRRIGATION CONTROLLER MUST BE WALL MOUNTED IN THE PARTS STAGING AREA ADJACENT TO ELECTRICAL OUTLET LOCATED IN THE JANITORS ROOM WITH BACKFLOW PREVENTER
8. INSTALL TWO #14 AWG CONTROL WIRES FROM CONTROLLER LOCATION TO EACH DEAD END OF MAINLINE FOR USE AS SPARES IN CASE OF CONTROL WIRE FAILURE. COIL 3 FEET OF WIRE IN VALVE BOX.
9. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE.

### EMITTER SCHEDULE

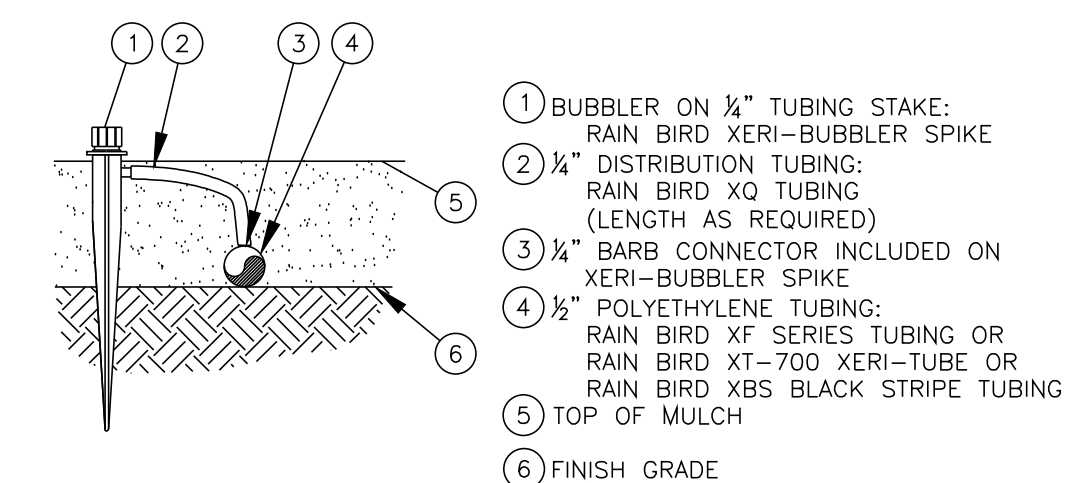
10. IN CLAY OR LOAM SOILS, CONSIDER TWO 0.5 GPH EMITTERS AT THE BASE OF A PERENNIAL FLOWER TO ENSURE WATERING IF ONE FAILS. A 1 TO 5 FOOT SHRUB AND SMALL TREE LESS THAN 15 FEET AT MATURITY WILL INITIALLY REQUIRE TWO, 1 GPH EMITTERS 12 INCHES FROM THE BASE OF THE PLANT. CHANGE TO 2 AND THEN 4 GPH HIGHER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



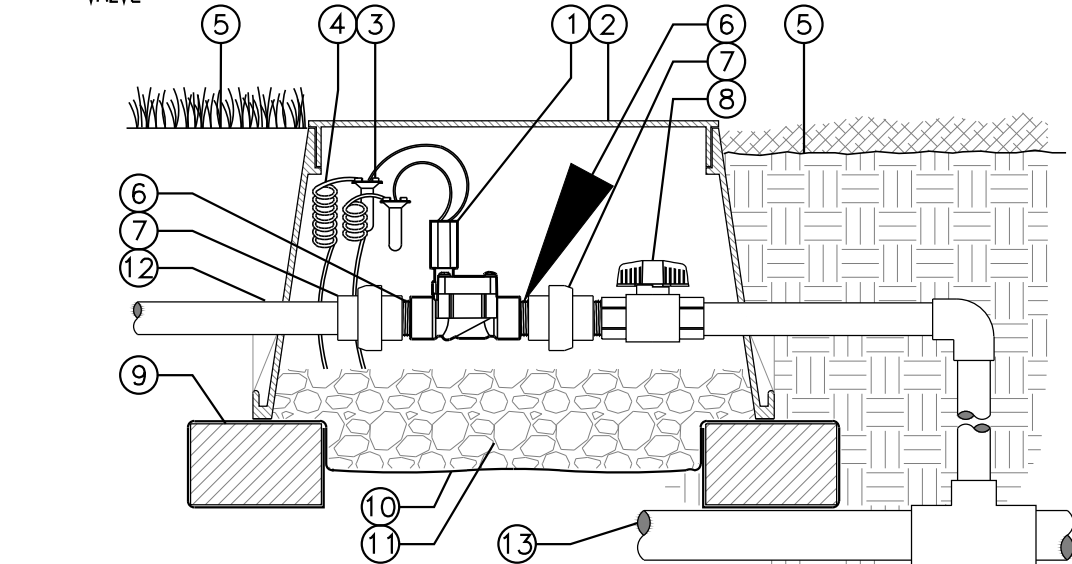
**A RAINBIRD DRIP LINE FILTER AND PRESSURE REDUCER**  
LCRB1005 - 1 in



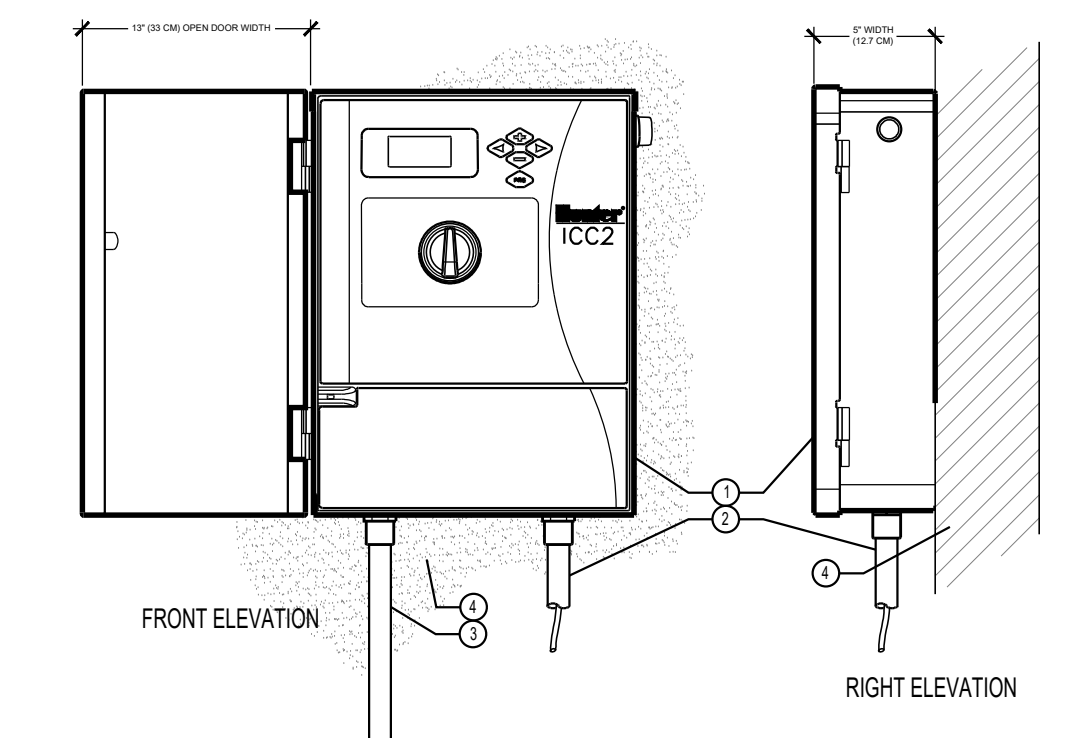
**B RAINBIRD DRIP EMITTER**  
2005 (N.T.S.)

### LEGEND

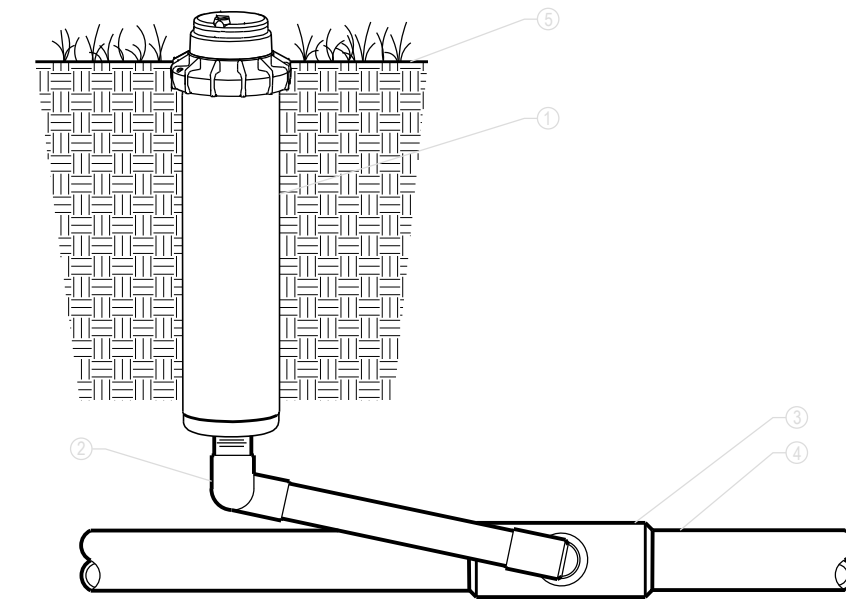
- |   |   |
|---|---|
| 1 HUNTER REMOTE CONTROL VALVE (PGV)                             | 7 PVC SLIP (OR FPT) X FPT UNION                     |
| 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS | 8 ISOLATION VALVE, SIZE AND TYPE PER PLAN           |
| 3 WATERPROOF CONNECTORS (2)     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



**C IN-LINE VALVE (PGV-100G) WITH UNIONS AND ISOLATION VALVE**  
Hunter V.PGV.04 NO SCALE

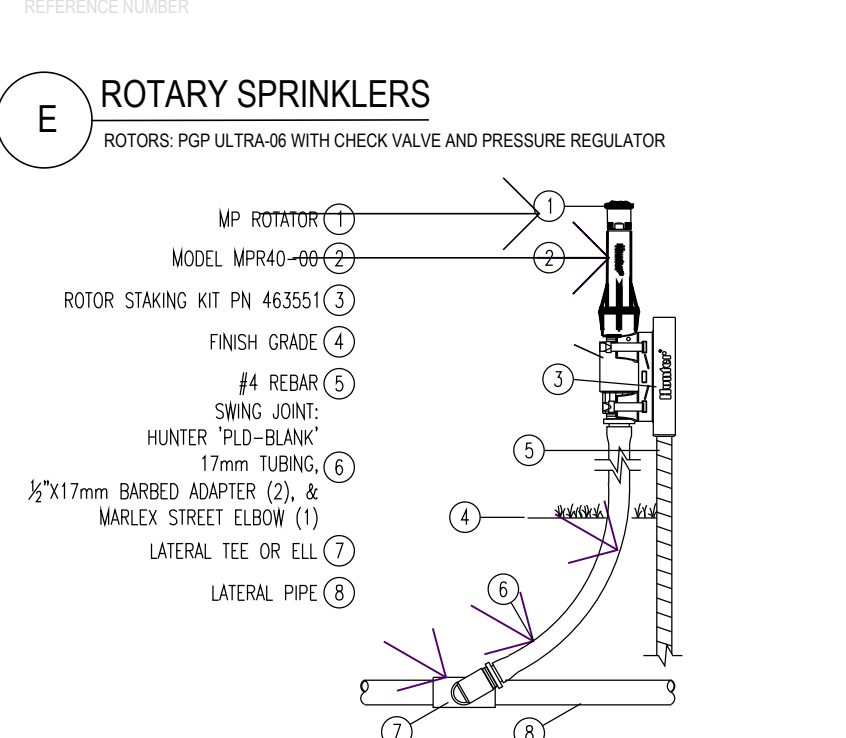


**D IRRIGATION CONTROLLER (12C-800-M)**  
Hunter C.ICC2.02 NOT TO SCALE



**E ROTARY SPRINKLERS**  
ROTORS: POP ULTRA-06 WITH CHECK VALVE AND PRESSURE REGULATOR

- LEGEND:**
- 1 HUNTER POP-UP ROTOR
  - 2 SWING JOINT ASSEMBLY HUNTER HSI SERIES, 1/2" HD MODELS: HSI 1-32-210 OR HSI 1-65-210
  - 3 1/2" HD MODELS: HSI 1-65-210 OR HSI 1-65-210 PREFER TO HUNTER CATALOG FOR OPTIONS. INSTALL AS FOLLOWS:
  - 4 HAND TIGHTEN DRIVING JOINTS. BACK OFF ONE FULL TURN TO ALLOW FOR DRIVING ACTION.
  - 5 PRESSURE SWING JOINTS: LAY AWAY AT 30°-45° ANGLE TO THE LATERAL.
  - 6 LATERAL TEE OR ELL CONNECTION PER LATERAL LINE FITTING SPECIFICATIONS.
  - 7 LATERAL PIPE PER LATERAL LINE SPECIFICATIONS. SIZE, DEPTH AS SPECIFIED.
  - 8 FINISH GRADE.



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

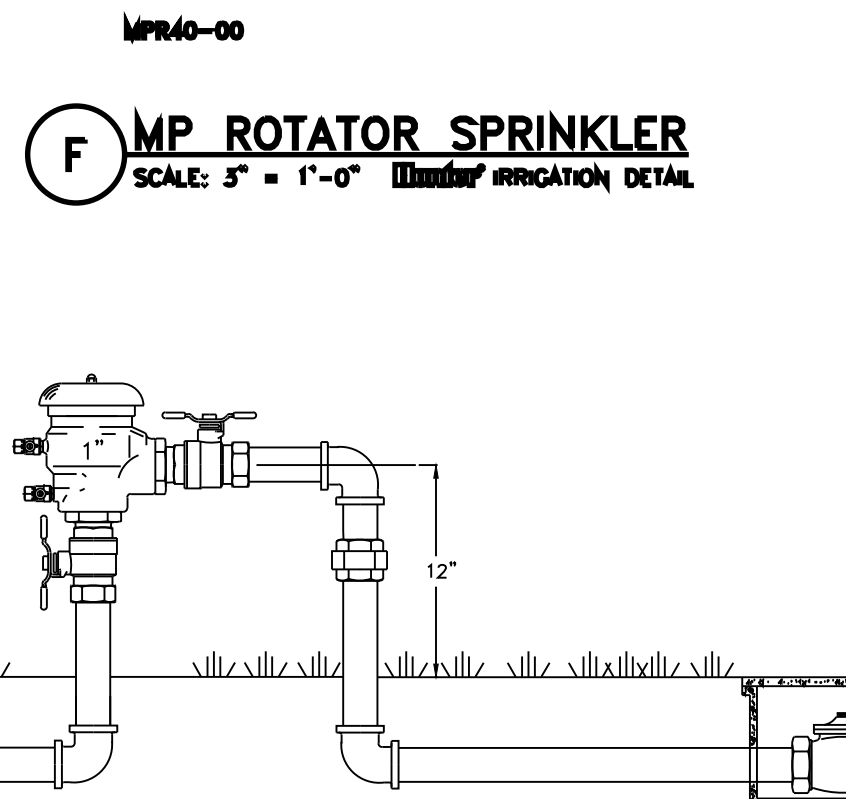
**TO USE THIS DETAIL**  
These are the common layers that should be left on for all options. All will have a '0' in front of them:  
0 Hunter-earth  
0 Hunter-notlet viewpoint  
0 Hunter-product  
0 Hunter-title text

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

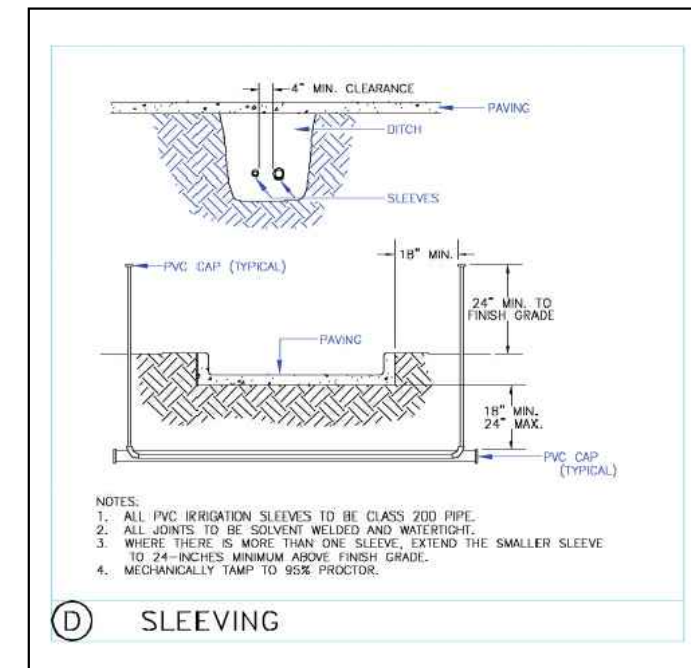
There are four varieties of swing joints associated with this sprinkler detail:  
Rigid with PVC street elbows (layers start with a '1')  
Rigid with Marlex street elbows (layers start with a '2')  
Factory prefabricated (layers start with a '3')  
Pro Flex, which is Contractor assembled (layers start with a '4')

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

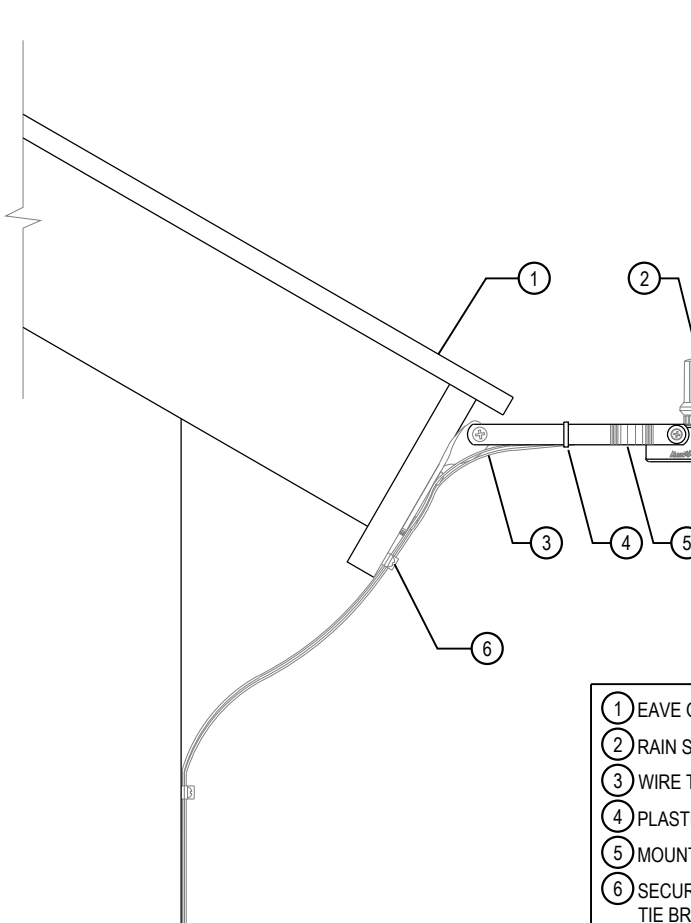
All of these items are separated by layer and color in the layer manager.  
If the user has ACAD2000 or newer, the layout tabs are set for each of the options already.



**H FEBCO MODEL 765 Pressure Vacuum Breaker Outside Installation**



**D SLEEVING**



**G RAIN SENSOR**  
RSD-Bex ROOF BRACKET (N.T.S.)

- 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.CADetails.com/info](http://www.CADetails.com/info) REFERENCE NUMBER 045-293.

# SITE PLAN

## HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

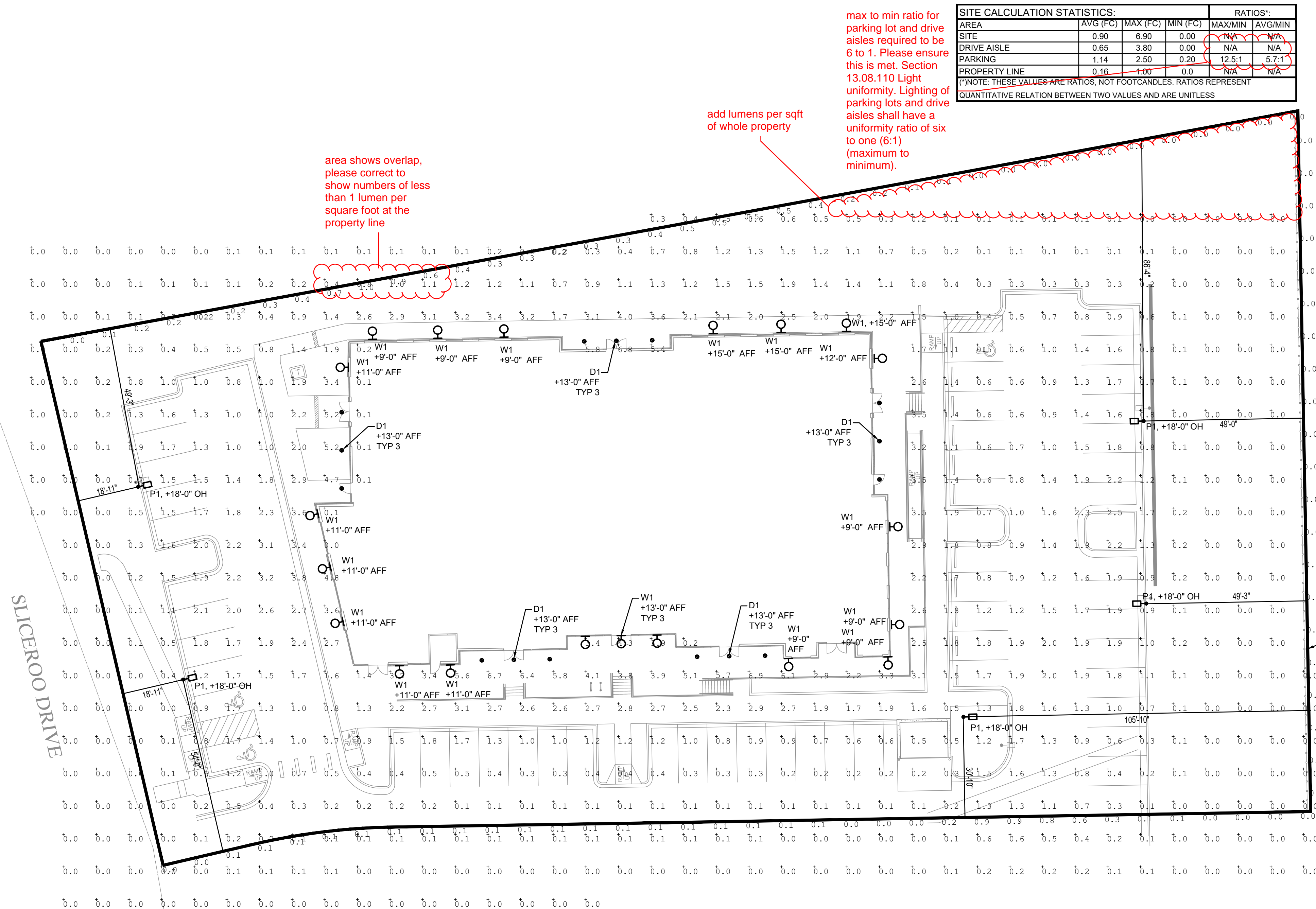
LUMINAIRE SCHEDULE														
TYPE	DESCRIPTION	MANUFACTURER OR APPROVED EQUIVALENT	CATALOG SERIES NUMBER OR APPROVED EQUIVALENT	LAMPS (QTY) TYPE	INPUT VA	DRIVER/ DIM PROTOCOL	LUMENS	VOLTAGE	BUG RATING	COLOR/ FINISH	MOUNTING			MOUNTING HEIGHTS
											R	S	P	
D1	8" SURFACE MOUNTED DOWNLIGHT, WIDE DISTRIBUTION	PRESCOLITE	LBSE-8RD-RM-30K6, LBSE-4RD-T-BL	LED 3000K	20	0-10V	1750	120/277	B2 U0 G1	BLACK	X			MOUNTED IN OVERHANG AT 13' A.F.G.
P1	POLE MOUNTED AREA LIGHT, TYPE 4 WIDE DISTRIBUTION, FULL CUTOFF, BACKLIGHT CONTROL, DIMMING DRIVER, POLE BASE ABOVE GROUND +3'-0" AFF, POLE +15'-0", 18'-0" OVERALL HEIGHT	BEACON	VP-1160L-35-3K6-4W-UNV-BLT-BC-ADT	LED 3000K	36.8	0-10V	3014	120/277	B0 U0 G1	BLACK MATTE TEXTURED (POLE & LUMINAIRE)		X		+18'-0" OH
W1	WALL SCONCE, TYPE 4 FORWARD DISTRIBUTION, FULL CUTOFF	BEACON	CY1-15-3K6-14-UNV-BLT-R-FPP	LED 3000K	10	0-10V	1161	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 CALCULATION STATISTICS:				
AREA	AVG (FC)	MAX (FC)	MIN (FC)	RATIOS*
SITE	0.90	6.90	0.00	N/A
DRIVE AISLE	0.65	3.80	0.00	N/A
PARKING	1.14	2.50	0.20	12.5:1
PROPERTY LINE	0.18	1.00	0.0	5.7:1

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

- GENERAL NOTES (THIS SHEET)
- NO SUBSTITUTIONS, ADDITIONS, OR CHANGES MAY BE MADE WITHOUT PRIOR APPROVAL BY THE TOWN OF PARKER.
  - 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.
  - ALL CALCULATIONS ARE DONE WITH LIGHT LOSS FACTOR OF 1.0
  - ALL CALCULATION POINTS ARE AT GRADE.
  - 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.
  - 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.
  - SIGNAGE LIGHTING SHALL BE APPROVED AS PART OF A SEPARATE SIGN PERMIT.
  - LUMINAIRES SHALL BE SHIELDED AND DIRECTED TO AVOID GLARE AND OVERSPILL ONTO ADJACENT PROPERTY.
  - 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.
  - 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.
  - MOTION-ACTIVATED SECURITY LIGHTING SHALL BE TIMED TO TURN OFF AFTER NOT MORE THAN FIVE MINUTES AFTER MOTION ACTIVATION.
  - 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  
 DOUGLAS 234 FILING NO. 6, AMD. 2  
 DATE: OCTOBER 2, 2025  
 SHEET LT1

# SITE PLAN

# HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



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

**TYPE D1**

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

**FEATURES**

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

**LITE BOX edge-lit**

**Service Programs**

**Specifications**

**CONSTRUCTION**

- Durable cast aluminum low profile trim with 1" surface profile
- Substrate for IC or Non-IC remodel or new construction (install from below)
- Can be installed in areas with as little as 3.5" ceiling plenum space
- Metal remote driver J-Box eliminates the need for ceiling J-Box or recessed housing
- Plenum rated cables with quick connects 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 Rating: P66 accessory with integral fast switch/indicator can be fast installed to provide 90 minutes of emergency power
- EM Rating: P66 accessory with integral fast switch/indicator can be fast installed to provide 90 minutes of emergency power
- EM Rating: P66 accessory with integral fast switch/indicator can be fast installed to provide 90 minutes of emergency power

**Electrical**

- Edge-Lit LED array with 3 SDCM color consistency
- 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 100V Trac or ELV drive out to 5%
- See Additional Information section for a list of recommended dimmers
- EM Meets Class A (C040dB) noise rating, FCC CFR 47 Part 15 Class B, 300 Power Factor, <20% THD

**CERTIFICATIONS**

- eULus listed to UL 1599
- Can be used in direct contact with insulation (IC Rated)
- Suitable for wet locations, covered ceiling
- Certified Air Tight per ASTM E283
- Suitable for use in clothes closets when installed in accordance to N.E.C. 410.16
- EM Accessory: ETL Listed to UL 924 (for use with LiteBox® Edge Lite Remote Mount models only)

**WARRANTY**

- 5 year warranty

**Optical**

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

**KEY DATA**

Lumen Range	783-1973
Wattage Range	10-4-200
Efficacy Range (LPW)	75-99
Reported Life (Hours)	100,000 (L70)
Input Current (mA)	89-94 (20V)

**ORDERING GUIDE**


Example: LBSE-4RD-1WH

**HOUSING**

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE-4RD-1WH	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-6RD-1WH	6RD 6" Round, 1100 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-8RD-1WH	8RD 8" Round, 1950 Lumens	EM Remote Driver J-Box	3000K, 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1BRZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1BRZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1BRZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-S-C24 Extension Cable, LBSE, 885S, 12'
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-C-24-EM Extension Cable, EM, 24'



**LBSE-RD-RM**  
EDGE-LIT ROUND FIXED CCT DOWNLIGHT  
VIPER LUMINAIRE

**TYPE P1**

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

**FEATURES**

- Low profile LED area/lite 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 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, NK Lighting Control®, LightGRIP® and 0-10V 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

**Service Programs**

**Specifications**

**CONSTRUCTION**

- Direct housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat finish
- External hardware is corrosion resistant
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kV protection meeting ANSI/IEEE C62.41-2 Category C High and Surge Location Category C1. Automatically latches failure before failure for protection when device is compromised
- Dual Driver option provides 2 drivers with luminaire to bring one set of leads ending the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are embedded from the luminaire. Both options cannot be combined
- Photo control, occupancy sensor, programmable light trespass issues. Additional package control drivers and lumen sliders can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field replaceable optics

**INSTALLATION**

- Mounting patterns for each arm can be found on page 7
- Field replaceable optics
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD poles
- For products with EPA less than 1 imported to a pole greater than 20L, a vibration control is recommended

**ORDERING GUIDE**


Example: LBSE-4RD-1WH

**HOUSING**

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE-4RD-1WH	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-6RD-1WH	6RD 6" Round, 1100 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-8RD-1WH	8RD 8" Round, 1950 Lumens	EM Remote Driver J-Box	3000K, 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1BRZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1BRZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1BRZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-S-C24 Extension Cable, LBSE, 885S, 12'
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-C-24-EM Extension Cable, EM, 24'



**VIPER Area/Site**  
VIPER LUMINAIRE

**TYPE P1**

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

**FEATURES**

- Low profile LED area/lite 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 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, NK Lighting Control®, LightGRIP® and 0-10V 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

**Service Programs**

**Specifications**

**CONSTRUCTION**

- Direct housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat finish
- External hardware is corrosion resistant
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kV protection meeting ANSI/IEEE C62.41-2 Category C High and Surge Location Category C1. Automatically latches failure before failure for protection when device is compromised
- Dual Driver option provides 2 drivers with luminaire to bring one set of leads ending the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are embedded from the luminaire. Both options cannot be combined
- Photo control, occupancy sensor, programmable light trespass issues. Additional package control drivers and lumen sliders can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field replaceable optics

**INSTALLATION**

- Mounting patterns for each arm can be found on page 7
- Field replaceable optics
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD poles
- For products with EPA less than 1 imported to a pole greater than 20L, a vibration control is recommended

**ORDERING GUIDE**


Example: LBSE-4RD-1WH

**HOUSING**

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE-4RD-1WH	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-6RD-1WH	6RD 6" Round, 1100 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-8RD-1WH	8RD 8" Round, 1950 Lumens	EM Remote Driver J-Box	3000K, 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1BRZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1BRZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1BRZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-S-C24 Extension Cable, LBSE, 885S, 12'
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-C-24-EM Extension Cable, EM, 24'



**VIPER Area/Site**  
VIPER LUMINAIRE

**TYPE P1**

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

**FEATURES**

- Low profile LED area/lite 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 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, NK Lighting Control®, LightGRIP® and 0-10V 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

**Service Programs**

**Specifications**

**CONSTRUCTION**

- Direct housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat finish
- External hardware is corrosion resistant
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kV protection meeting ANSI/IEEE C62.41-2 Category C High and Surge Location Category C1. Automatically latches failure before failure for protection when device is compromised
- Dual Driver option provides 2 drivers with luminaire to bring one set of leads ending the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are embedded from the luminaire. Both options cannot be combined
- Photo control, occupancy sensor, programmable light trespass issues. Additional package control drivers and lumen sliders can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field replaceable optics

**INSTALLATION**

- Mounting patterns for each arm can be found on page 7
- Field replaceable optics
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASU) or accessory for square and round poles
- All mounting hardware included
- Knuckle arm filter option available for 2-3/8" OD poles
- For products with EPA less than 1 imported to a pole greater than 20L, a vibration control is recommended

**ORDERING GUIDE**


Example: LBSE-4RD-1WH

**HOUSING**

Model/CCT Configuration	Aperture/Shape/Function	Mounting	CCT/CR
LBSE-4RD-1WH	4RD 4" Round, 750 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-6RD-1WH	6RD 6" Round, 1100 Lumens	EM Remote Driver J-Box	3000K, 80+ CR
LBSE-8RD-1WH	8RD 8" Round, 1950 Lumens	EM Remote Driver J-Box	3000K, 80+ CR

**Accessories (Order separately)**

- LBSE-4RD-1WH Trim Accessory, 4" Round, White
- LBSE-4RD-1BL Trim Accessory, 4" Round, Black
- LBSE-4RD-1BRZ Trim Accessory, 4" Round, Brushed Oil Rubbed Bronze
- LBSE-4RD-1SVR Trim Accessory, 4" Round, Silver
- LBSE-6RD-1WH Trim Accessory, 6" Round, White
- LBSE-6RD-1BL Trim Accessory, 6" Round, Black
- LBSE-6RD-1BRZ Trim Accessory, 6" Round, Brushed Oil Rubbed Bronze
- LBSE-6RD-1SVR Trim Accessory, 6" Round, Silver
- LBSE-8RD-1WH Trim Accessory, 8" Round, White
- LBSE-8RD-1BL Trim Accessory, 8" Round, Black
- LBSE-8RD-1BRZ Trim Accessory, 8" Round, Brushed Oil Rubbed Bronze
- LBSE-8RD-1SVR Trim Accessory, 8" Round, Silver
- LBSE-S-C24 Extension Cable, LBSE, 885S, 12'
- LBSE-4RD-EM-WH EM Accessory, 4" Round, White
- LBSE-4RD-EM-BL EM Accessory, 4" Round, Black
- LBSE-6RD-EM-WH EM Accessory, 6" Round, White
- LBSE-6RD-EM-BL EM Accessory, 6" Round, Black
- LBSE-8RD-EM-WH EM Accessory, 8" Round, White
- LBSE-8RD-EM-BL EM Accessory, 8" Round, Black
- LBSE-C-24-EM Extension Cable, EM, 24'



**CY1 ARCHITECTURAL AREA/SITE**

**TYPE W1**

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

**FEATURES**

- Integral Battery Backup Option
- 360° Light Distribution
- Multiple Finish Options and Finishes
- 4G Vibration Tested

**Control Technology**

**Specifications**

**CONSTRUCTION**

- Main housing shell is made of fabricated 5052 H32 aluminum alloy
- Housing mounting interface has a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware is stainless steel
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super 100% polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

**INSTALLATION (CONTINUED)**

- Fixtures attached by two Allen-head hidden fasteners for tamper resistance
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring fins, hardware or fasteners
- Housing is able 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 lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs
- Driver assembly is mounted to a prewired internal tray with quick disconnects for removal

**Electrical (CONTINUED)**

- Integral battery backup provides emergency power of gross 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 array 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
- Photo cell 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 add-on shall include an internal twist lock receptacle. Protected by others

**LEDOPTICS**

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

**INSTALLATION**

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

**KEY DATA**

LUMEN RANGE	1353-2752
WATTAGE RANGE	17-26
EFFICACY RANGE (LPW)	75-116
WEIGHT	Refer to page 6

**ORDERING GUIDE**


Example: CY1-15-3K7-12-LNV-BLS-F-RGBW-FPR-PJL-PSF

**Series-Output (Watt)**

Model (Light Engine)	Main Distribution (Down)	Secondary Distribution (Up)	Voltage
CY1-15-3K7-12-LNV-BLS-F-RGBW-FPR-PJL-PSF	1 85 Type I	2 85 Type I	120V-277V
	2 3000 Down/DownUp distributions must match	3 85 Type II	
	3 900 Down/Up	4 85 Type IV	
	4 4000 Down/Up	5 85 Type V	
	5 20000 Split, Separate distributions must match	6 85 Type VI	

**Finish Housing Shell**

Finish	Luminaire Front	Panel Panel	Central Optics	Options
BLS Black Glass Smooth	Blank - Standard	FPS Full Panel Stainless Steel	PCU Universal Button Protocol (600/270V)	EM Battery Backup Unit
BLT Black Matte Textured	RGBW RGBW Luminaire Front	FPS Full Panel Stainless Steel	PCU Universal Button Protocol (600/270V)	EM Battery Backup Unit
DBS Dark Bronze Glass Smooth	Blank - Standard	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
DBT Dark Bronze Matte Textured	RGBW RGBW Luminaire Front	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
GTT Graphite Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
LSE Light Gray Glass Smooth	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
LST Light Gray Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
PHS Platinum Silver Glass Smooth	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
NSF Neve Green Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
WHS White Glass Smooth	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
WMT White Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
CC Custom Color	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit



**CY1 ARCHITECTURAL AREA/SITE**

**TYPE W1**

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

**FEATURES**

- Integral Battery Backup Option
- 360° Light Distribution
- Multiple Finish Options and Finishes
- 4G Vibration Tested

**Control Technology**

**Specifications**

**CONSTRUCTION**

- Main housing shell is made of fabricated 5052 H32 aluminum alloy
- Housing mounting interface has a stamped silicone gasket
- Luminaire housing is free of any visible heat fins, hardware or fasteners
- Bracketry and hardware is stainless steel
- Luminaire finish consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super 100% polyester powder coat finish
- Luminaire finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance

**INSTALLATION (CONTINUED)**

- Fixtures attached by two Allen-head hidden fasteners for tamper resistance
- Optional mounting arrangements utilize a die-cast mounting adaptor to allow for surface conduit and through branch wiring fins, hardware or fasteners
- Housing is able 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 lifting the assembly up off the rear mounting plate and disconnecting the wiring plugs
- Driver assembly is mounted to a prewired internal tray with quick disconnects for removal

**Electrical (CONTINUED)**

- Integral battery backup provides emergency power of gross 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 array 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
- Photo cell 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 add-on shall include an internal twist lock receptacle. Protected by others

**LEDOPTICS**

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

**INSTALLATION**

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

**KEY DATA**

LUMEN RANGE	1353-2752
WATTAGE RANGE	17-26
EFFICACY RANGE (LPW)	75-116
WEIGHT	Refer to page 6

**ORDERING GUIDE**

Example: CY1-15-3K7-12-LNV-BLS-F-RGBW-FPR-PJL-PSF

**Series-Output (Watt)**

Model (Light Engine)	Main Distribution (Down)	Secondary Distribution (Up)	Voltage
CY1-15-3K7-12-LNV-BLS-F-RGBW-FPR-PJL-PSF	1 85 Type I	2 85 Type I	120V-277V
	2 3000 Down/DownUp distributions must match	3 85 Type II	
	3 900 Down/Up	4 85 Type IV	
	4 4000 Down/Up	5 85 Type V	
	5 20000 Split, Separate distributions must match	6 85 Type VI	

**Finish Housing Shell**

Finish	Luminaire Front	Panel Panel	Central Optics	Options
BLS Black Glass Smooth	Blank - Standard	FPS Full Panel Stainless Steel	PCU Universal Button Protocol (600/270V)	EM Battery Backup Unit
BLT Black Matte Textured	RGBW RGBW Luminaire Front	FPS Full Panel Stainless Steel	PCU Universal Button Protocol (600/270V)	EM Battery Backup Unit
DBS Dark Bronze Glass Smooth	Blank - Standard	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
DBT Dark Bronze Matte Textured	RGBW RGBW Luminaire Front	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
GTT Graphite Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
LSE Light Gray Glass Smooth	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
LST Light Gray Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
PHS Platinum Silver Glass Smooth	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
NSF Neve Green Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
WHS White Glass Smooth	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
WMT White Matte Textured	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit
CC Custom Color	C Custom Color	OPF Open Panel Painted	OPF Open Panel Painted	EM Battery Backup Unit

Images of all proposed lighting implements and poles needed, should show exactly what is being installed on the property as used for final inspection. All ensure each shows the color and height of the poles/ lighting implement.

# SITE PLAN

# HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

BUILDING ELEVATIONS STUCCO/EIFS CALCULATIONS				
ELEVATION	WALL AREA	AREA (SF)		TRANSPARENCY
		STUCCO AREA	PROVIDED	
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	TOTAL WALL 2'-8" HIGH	AREA (SF)		TRANSPARENCY
		TRANSPARENCY 2'-8" HIGH	PROVIDED	
NORTH	1,055	357	33.8%	25%
EAST	600	323	53.8%	25%
SOUTH	988	680	68.8%	30%
WEST	601	361	60.1%	30%

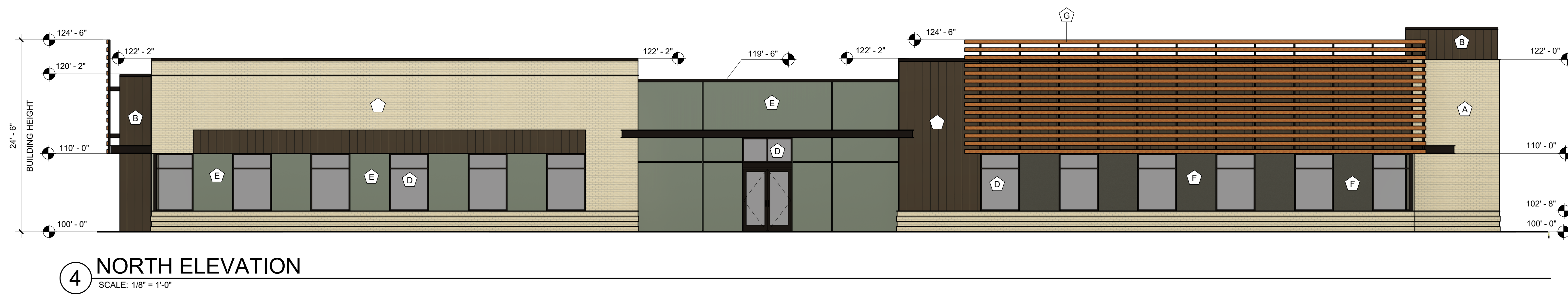
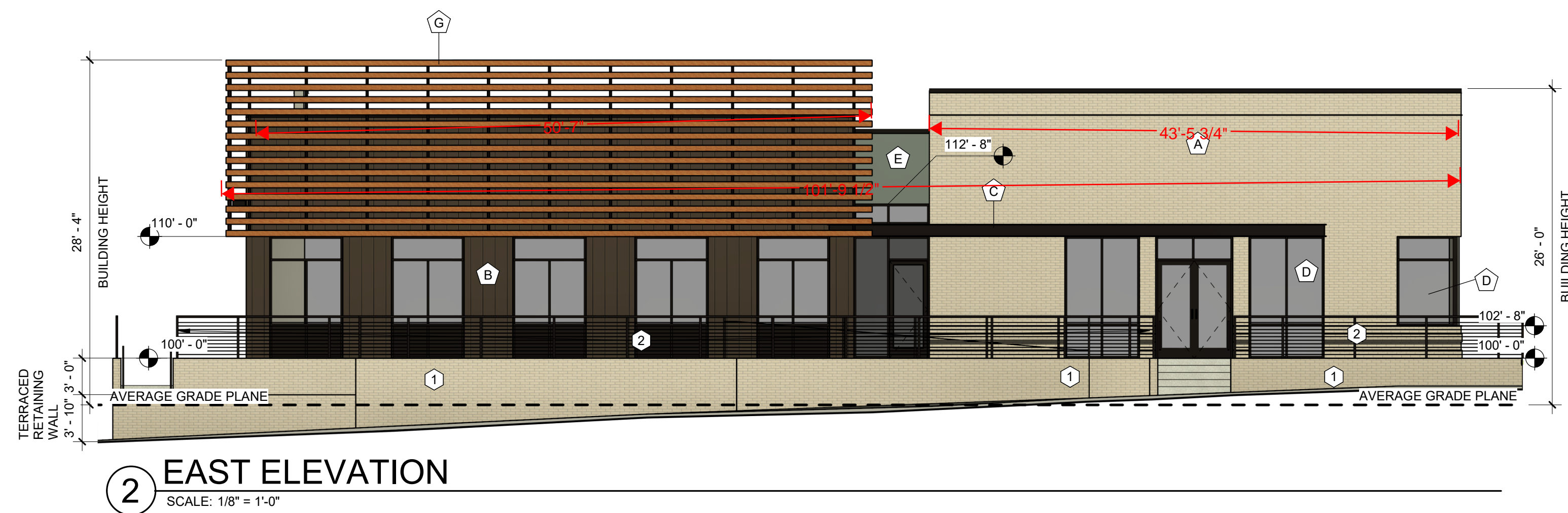
### EXTERIOR FINISH LEGEND

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

East required 30% as building fronts less than 100 feet in length

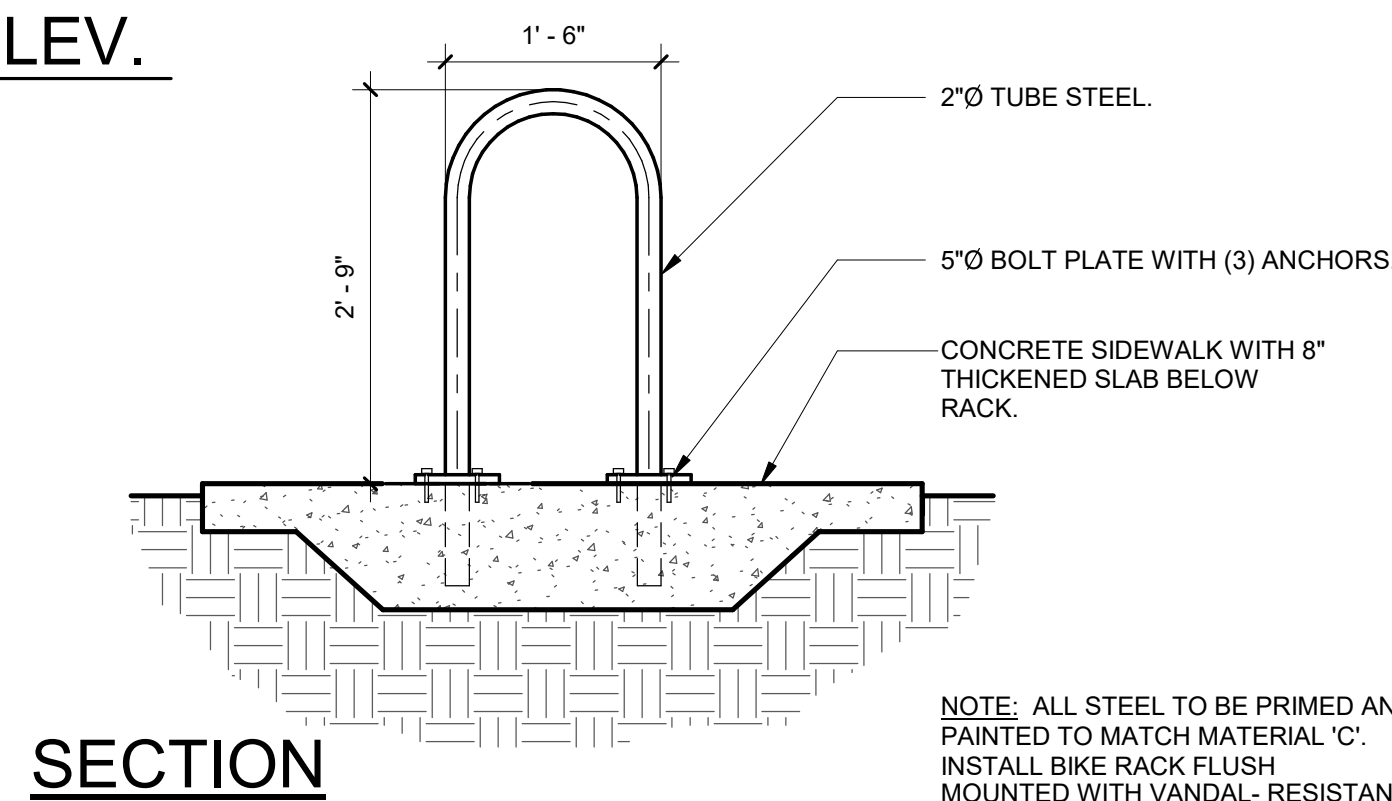
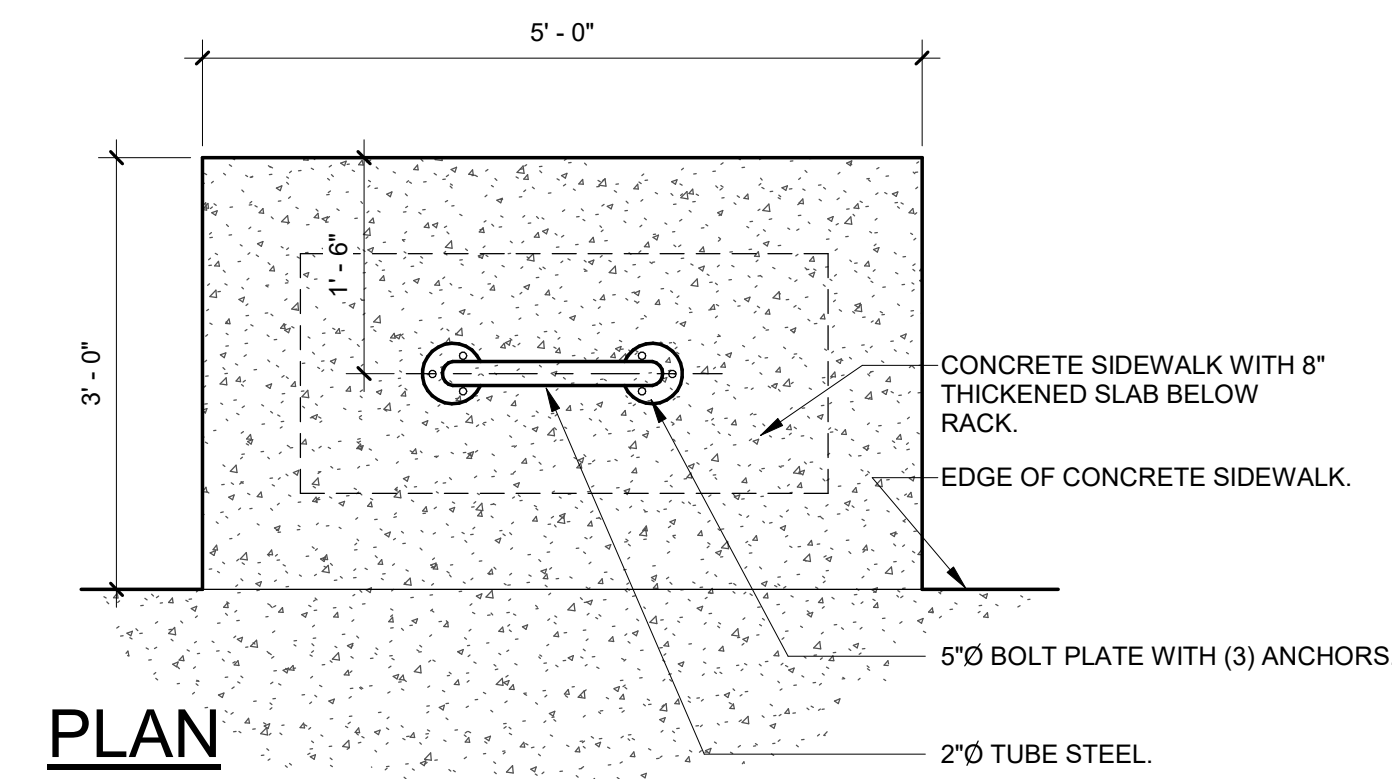
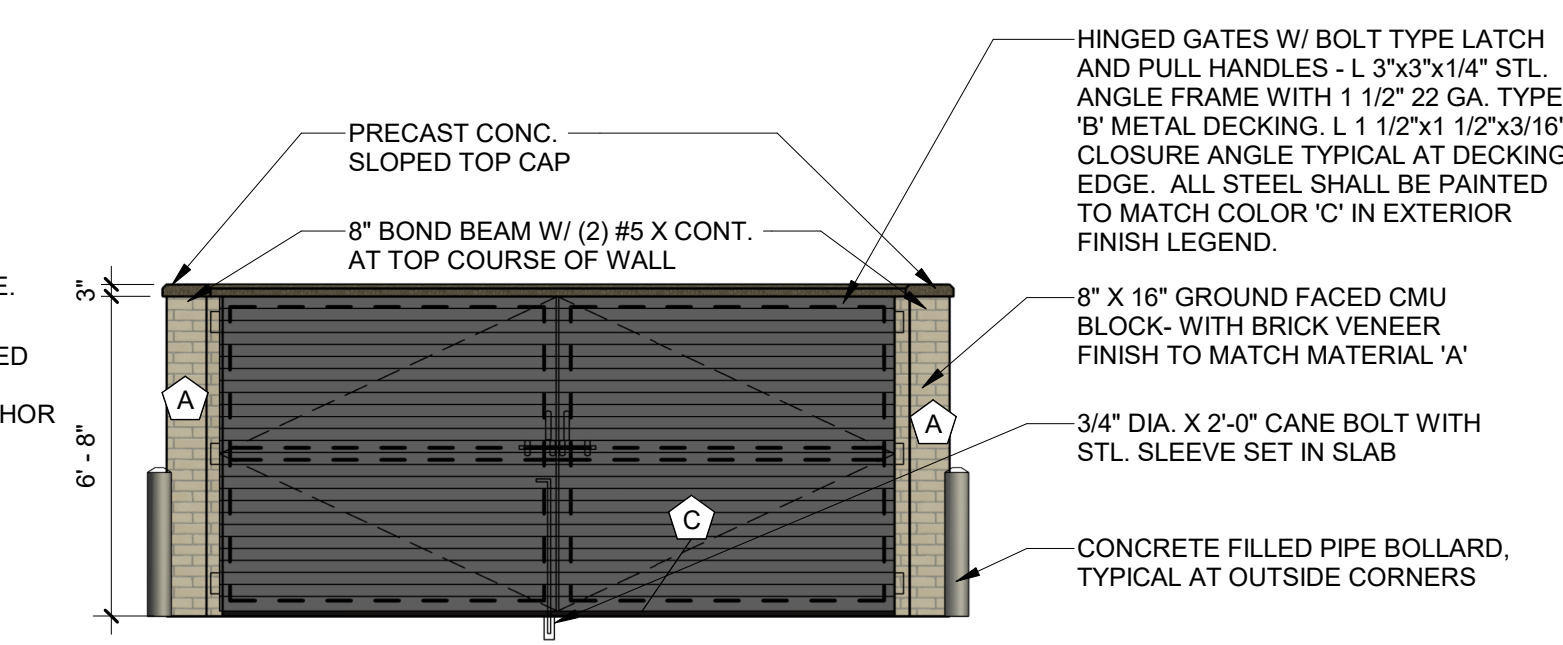
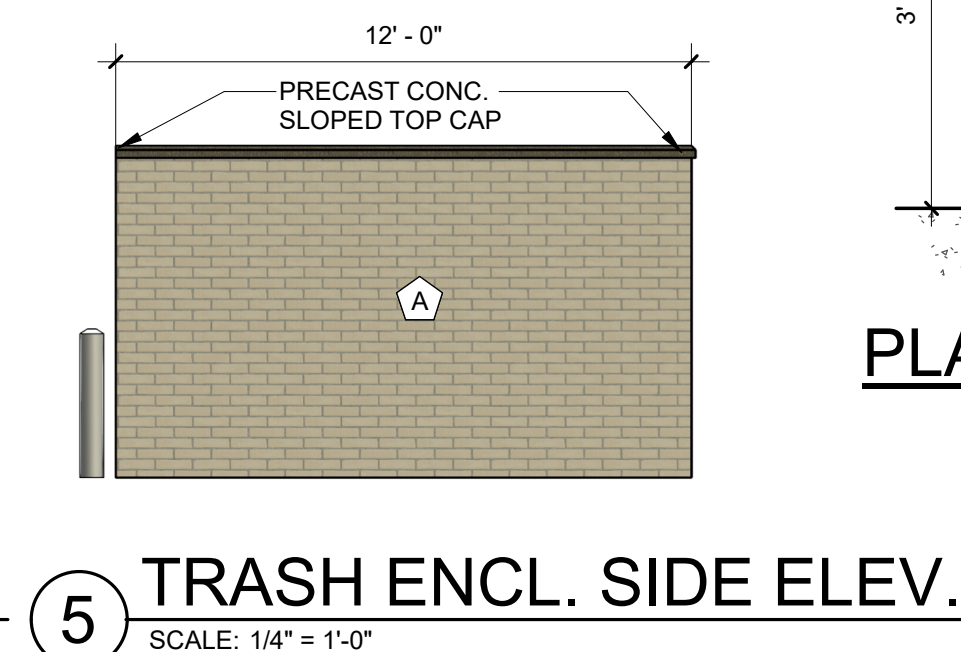
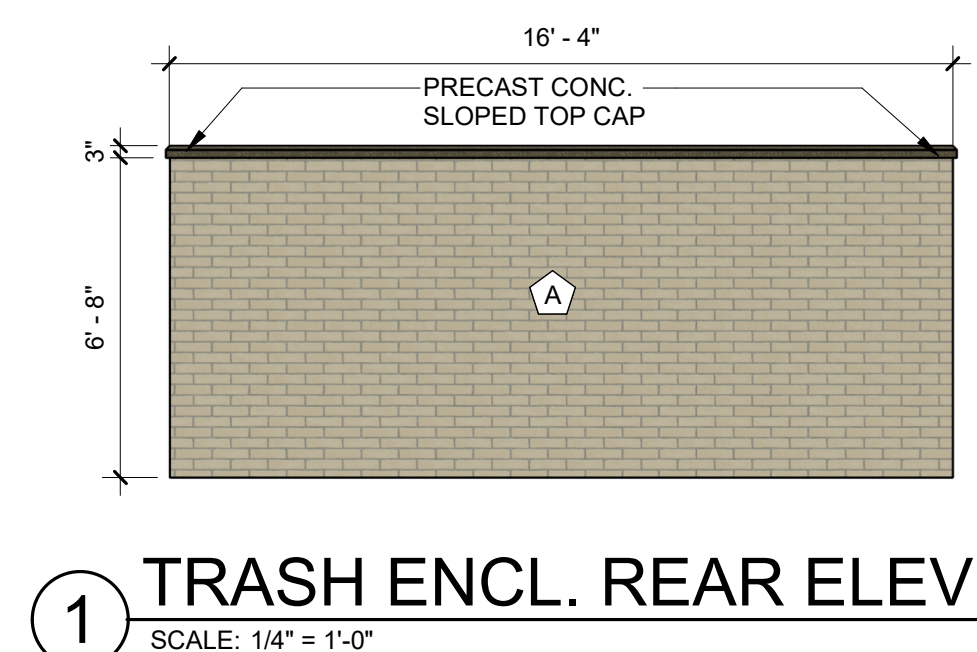
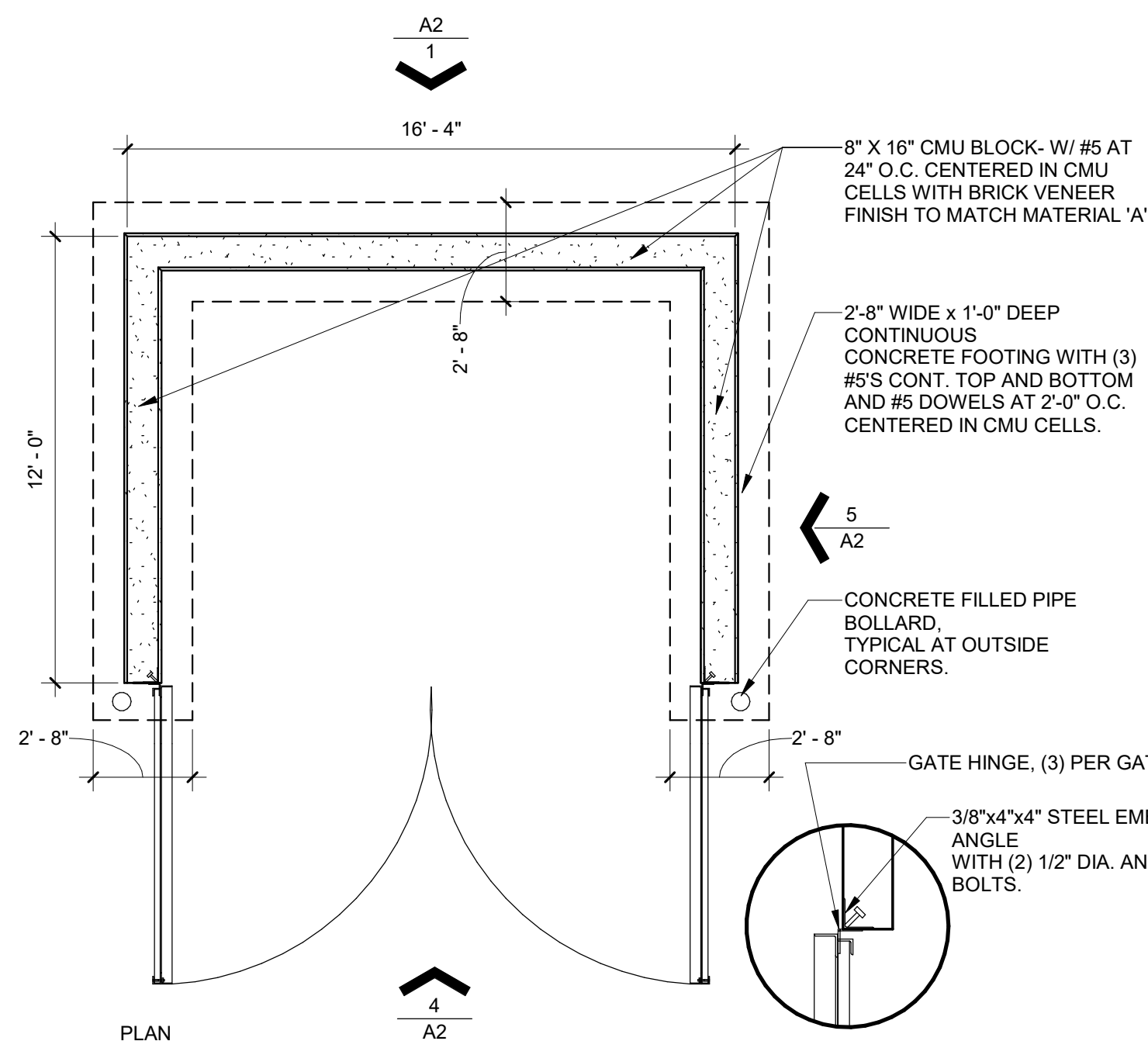


EXTERIOR ELEVATIONS  
 DOUGLAS 234 FILING NO. 6, AMD. 2  
 DATE: APRIL 9, 2026

# SITE PLAN

## HORSE CREEK COMMERCIAL

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
 A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



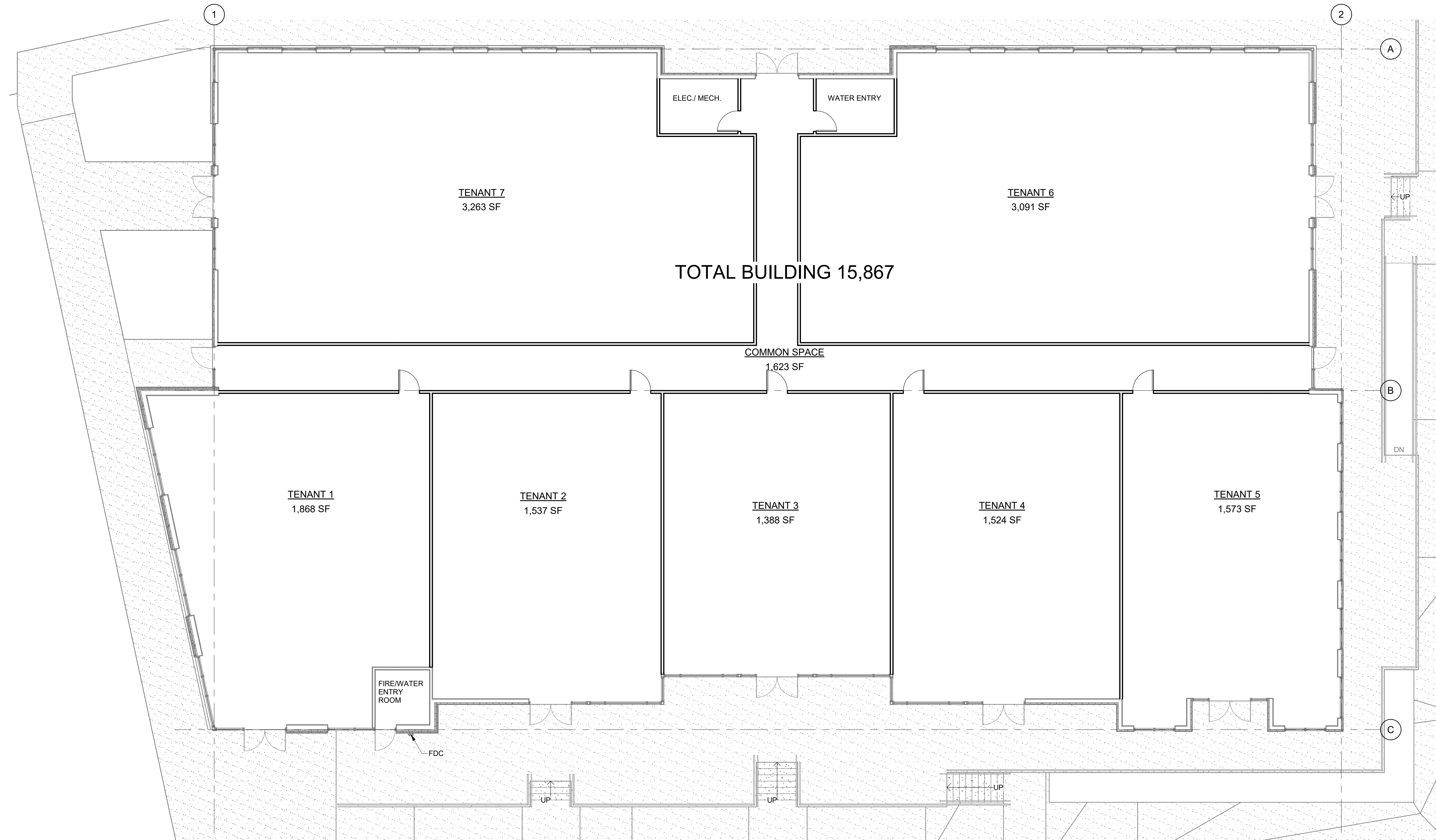
**SITE DETAILS**  
 DOUGAS 234 FILING NO. 6, AMD. 2  
 DATE: APRIL 9, 2026

**A2**  
**Adragna**  
 architecture + development

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

SITE PLAN  
**HORSE CREEK COMMERCIAL**

LOT 10B, DOUGLAS 234 FILING NO. 6, AMENDMENT 2  
A PORTION OF THE SW 1/4, SE 1/4, SECTION 29, T6S, R66W, 6TH P.M.  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



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



FIRST FLOOR PLANS  
DOUGAS 234 FILING NO. 6, AMD. 2  
DATE: APRIL 9, 2026

**A3**  
**Adragna**  
architecture + development  
7950 S. HANNIBAL CIRC. / 719.244.4023  
ENGLEWOOD, CO 80112 / 719.351.4918  
www.adragnaarch.com



**Project Number: SP25-021**

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

Applied: **2/19/2025**

Approved:

Site Address:

Closed:

Expired:

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

Status: **UNDER REVIEW 3**

Applicant: **ADRAGNA ARCHITECTURE**

Parent Project: **SUB23-012**

Owner: **VR SLICEROO LLC**

Contractor: **<NONE>**

Details:

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

**LIST OF REVIEWS**

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



**PARKER**  
COLORADO

# Project Reviews Town of Parker



10/6/2025	10/27/2025	10/27/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	ADVISORY COMMENTS	See uploaded Memo.
<p>Notes:</p> <p>Please provide the name and title of the authorized signatory for drafting of the drainage easement when ready.</p>						
10/6/2025	10/27/2025	10/27/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	COMPLETED	
<p>Notes:</p>						
10/6/2025	10/20/2025	10/27/2025	IREA 20	Brooks Kaufman	DENIED	Town approval for transformer
<p>Notes:</p> <p>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.</p>						
10/6/2025	10/27/2025	10/27/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
<p>Notes:</p>						
10/6/2025	10/27/2025	10/27/2025	SITE PLAN 20	Elizabeth Steward	REVISIONS REQUIRED	
<p>Notes:</p> <p>See planning comments memo.</p>						
10/6/2025	10/10/2025	10/27/2025	SMFR PLANNING 20	South Metro Fire Rescue	APPROVED	
<p>Notes:</p>						
10/6/2025	10/27/2025	10/27/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
<p>Notes:</p>						
4/20/2026	5/5/2026	5/5/2026	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	ADVISORY COMMENTS	See Notes
<p>Notes:</p> <p>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.</p>						
4/20/2026	5/4/2026	5/5/2026	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	See Notes
<p>Notes:</p> <p>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.</p>						



**PARKER**  
COLORADO

# Project Reviews Town of Parker



4/20/2026	5/5/2026	5/5/2026	SITE PLAN - CIVIL	Charles Kudlauskas	COMPLETED	
-----------	----------	----------	-------------------	--------------------	-----------	--

Notes:

4/20/2026		5/5/2026	SITE PLAN 20	Elizabeth Steward		
-----------	--	----------	--------------	-------------------	--	--

Notes:

4/20/2026	5/5/2026	5/5/2026	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	COMPLETED	No further comments
-----------	----------	----------	------------------------------	--------------------	-----------	---------------------

Notes:

Review Group: SP 1ST 20

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

Notes:

Typically, accessible parking is required to meet the following:

1106.7 Location.

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

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

Typical comments are as follows:

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

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

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

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

4/7/2025		5/5/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
----------	--	----------	-------------------------------	-------------	--	--

Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



4/7/2025		5/5/2025	COMCAST 20	Butch Buster		
----------	--	----------	------------	--------------	--	--

Notes:

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

Notes:

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

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

**GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)**

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

**INITIAL CBMP PLANS**

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

**INTERIM/FINAL CBMP PLANS**

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

**Links:**

72-page layout of CBMP Legend, General Notes and Details Link:  
[https://drive.google.com/file/d/1oE5TRyFktV-bdRygdwIqhwaf3eQJxzs/view?usp=drive\\_link](https://drive.google.com/file/d/1oE5TRyFktV-bdRygdwIqhwaf3eQJxzs/view?usp=drive_link)

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

Notes:

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

Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



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



**PARKER**  
COLORADO

# Project Reviews Town of Parker



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.