

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

SITE PLAN REVIEW

LEGAL DESCRIPTION

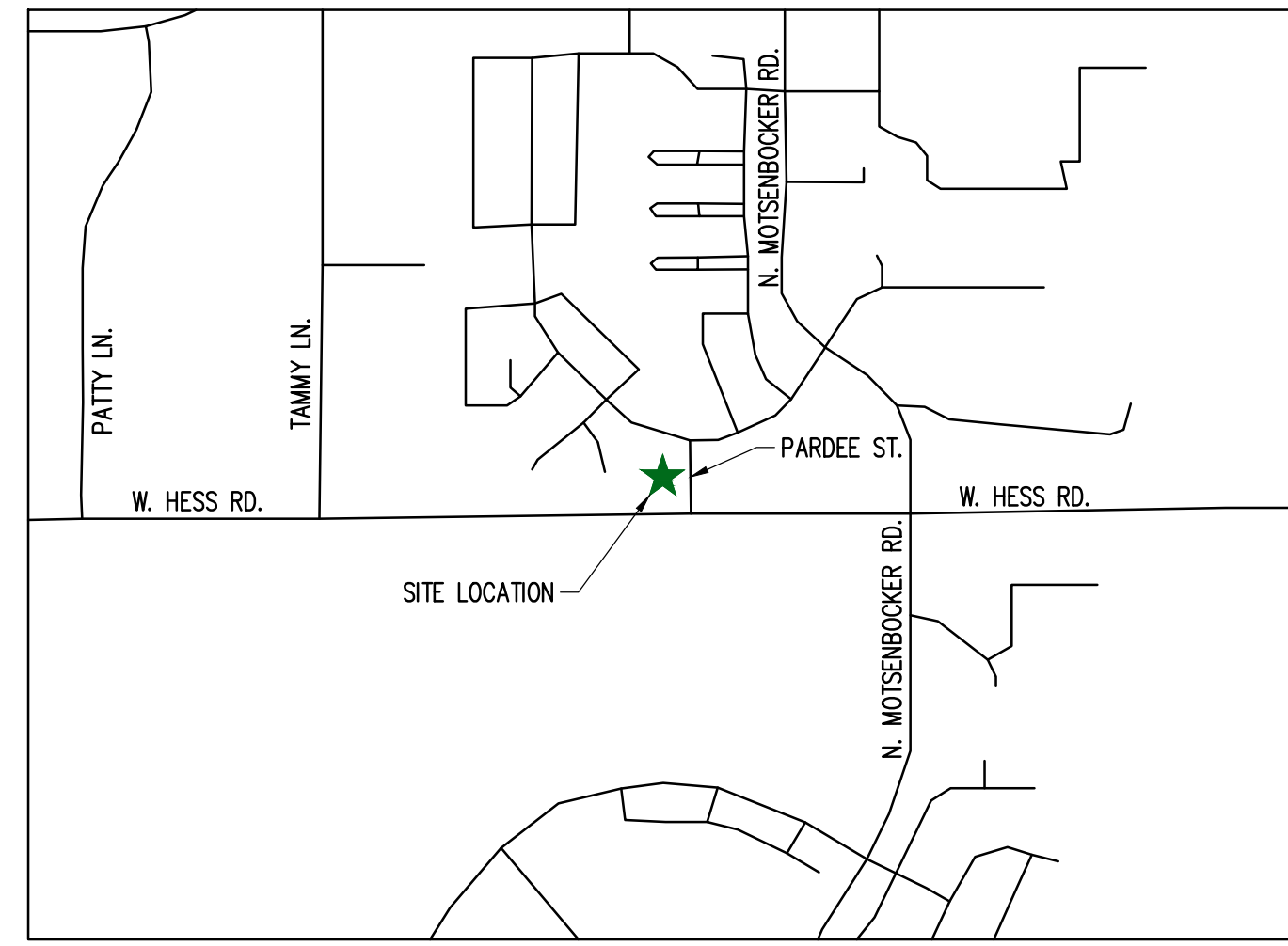
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONTAINING 48,372 SF (1.111 AC), MORE OR LESS.

TOWN OF PARKER - CONSTRUCTION NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- A 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 DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
EXAMPLES: WATER TIE-IN SHEET 3
STORM SEWER CONNECTION SHEET 6
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.



VICINITY MAP

SHEET INDEX

CV-1.0	COVER SHEET
C-1.0	SITE PLAN
A-1	PROPOSED EXTERIOR ELEVATIONS
A-2	PROPOSED EXTERIOR ELEVATIONS
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ESP1.2	PHOTOMETRIC CUT SHEET
LS 1.0	LANDSCAPE PLAN
LS 1.1	LANDSCAPE DETAILS
LS 1.2	IRRIGATION PLAN
LS 1.3	CONSERVATION PLAN

PROJECT CONTACTS:

PROPERTY OWNER
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

PARKER PUBLIC WORKS
ASSOCIATE PLANNER
20120 E. MAIN STREET
PARKER, CO 80138
(303) 805-3199
CONTACT: STACEY NERGER

APPLICANT
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

GAS
XCEL ENERGY
180 LARIMER ST.
DENVER, CO 80202
(800) 895-2999

CIVIL ENGINEER
RIDGETOP ENGINEERING AND CONSULTING, LLC
541 E. GARDEN DRIVE, UNIT N
WINDSOR, CO 80550
(970) 663-4552
CONTACT: MIKE BEACH, P.E.

SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
(720) 488-7200
CONTACT: RANDY CAPRA

ARCHITECT
ROGUE ARCHITECTURE
4100 WADSWORTH BLVD, SUITE 300
WHEAT RIDGE, CO 80033
(720) 599-3330
CONTACT: SCOTT BODUCH

INTERNATIONAL RURAL ELECTRIC ASSOC.
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
(303) 688-3100
CONTACT: BROOK KAUFMAN

SURVEYOR
P.L.S GROUP
532 WEST 66TH STREET
LOVELAND, CO 80538
(970) 669-2100
CONTACT: BRYAN SHORT

SITE DATA

BUILDING:	10,144 SF (0.233 AC)
LANDSCAPE:	11,430 SF (0.263 AC)
PLAYGROUND:	4,161 SF (0.096 AC)
SIDEWALK:	5,239 SF (0.120 AC)
PAVED:	17,399 SF (0.399 AC)
TOTAL:	48,373 SF (1.111 AC)

USE: DAY CARE FACILITY
BUILDINGS: 10,144 SF
ZONE: PLANNED DEVELOPMENT

REQUIRED PARKING (1 PER 4 CHILDREN OF LICENSED CAPACITY)
170/4 = 42.5 OR 43 PARKING STALLS

STANDARD PARKING PROVIDED	41
HC STALLS	2
TOTAL PARKING PROVIDED	43

REQUIRED BICYCLE PARKING:
3 PER CLASSROOM (ELEMENTARY, JUNIOR, AND MIDDLE SCHOOLS)

BICYCLE PARKING: 12

STANDARD STALL DIMENSIONS: 9' X 19'
STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 24'

SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 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.

MICHAEL R. BEACH, PE #45088

ENGINEER'S CERTIFICATION:

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The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering

Date

LOGO



SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

12215 PARDEE ST.
PARKER, CO 80134

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

SITE PLAN REVIEW

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

3RD SUBMITTAL 02/18/2020

4TH SUBMITTAL 04/02/2020

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 2

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SITE PLAN REVIEW



LEGEND

- CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- LANDSCAPED AREA
- PROPERTY LINE
- CONCRETE CURB & GUTTER
- EASEMENT
- BUILDING SETBACK
- WROUGHT IRON FENCE
- VINYL FENCE
- SIDEWALK CHASE

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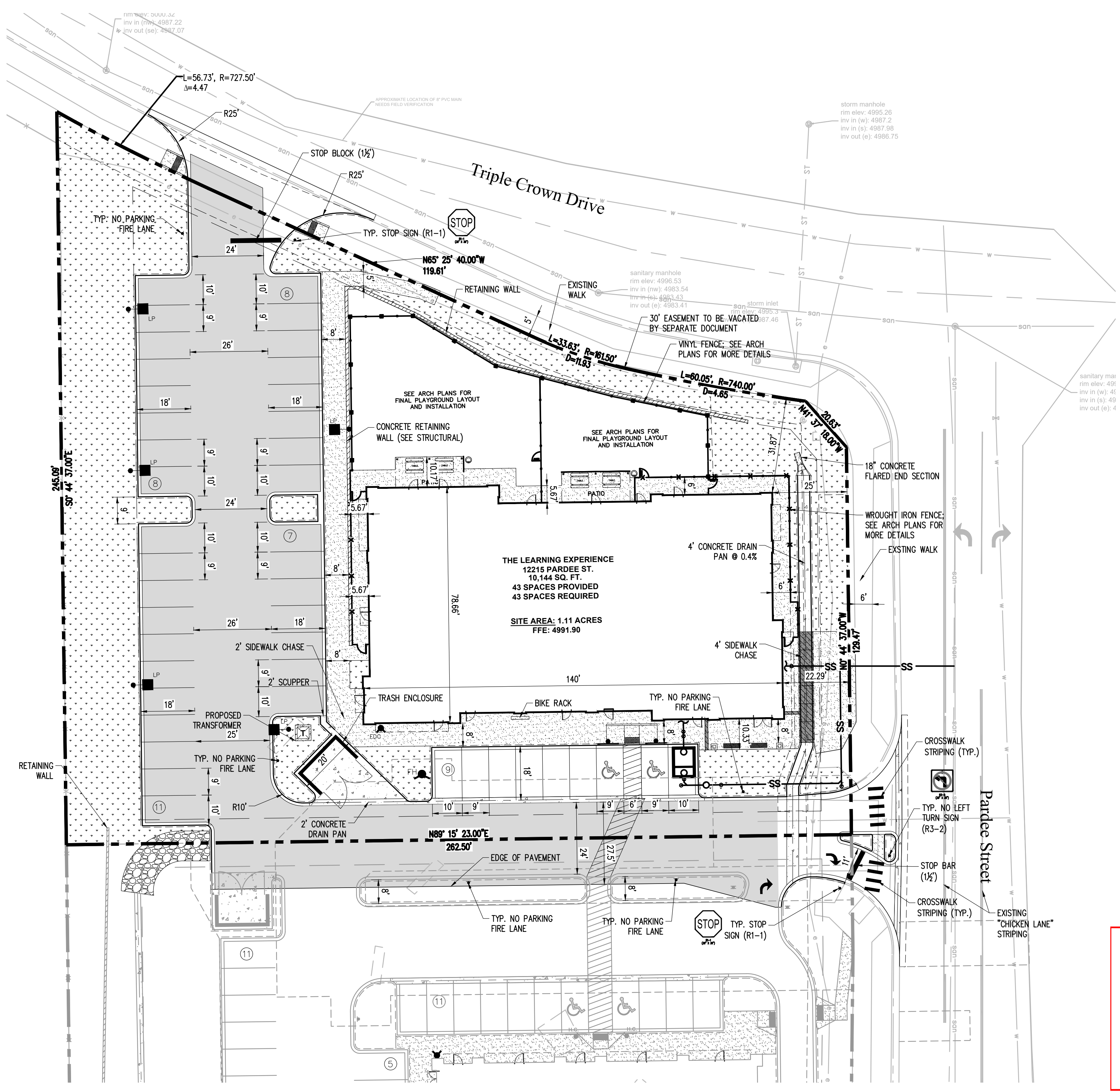
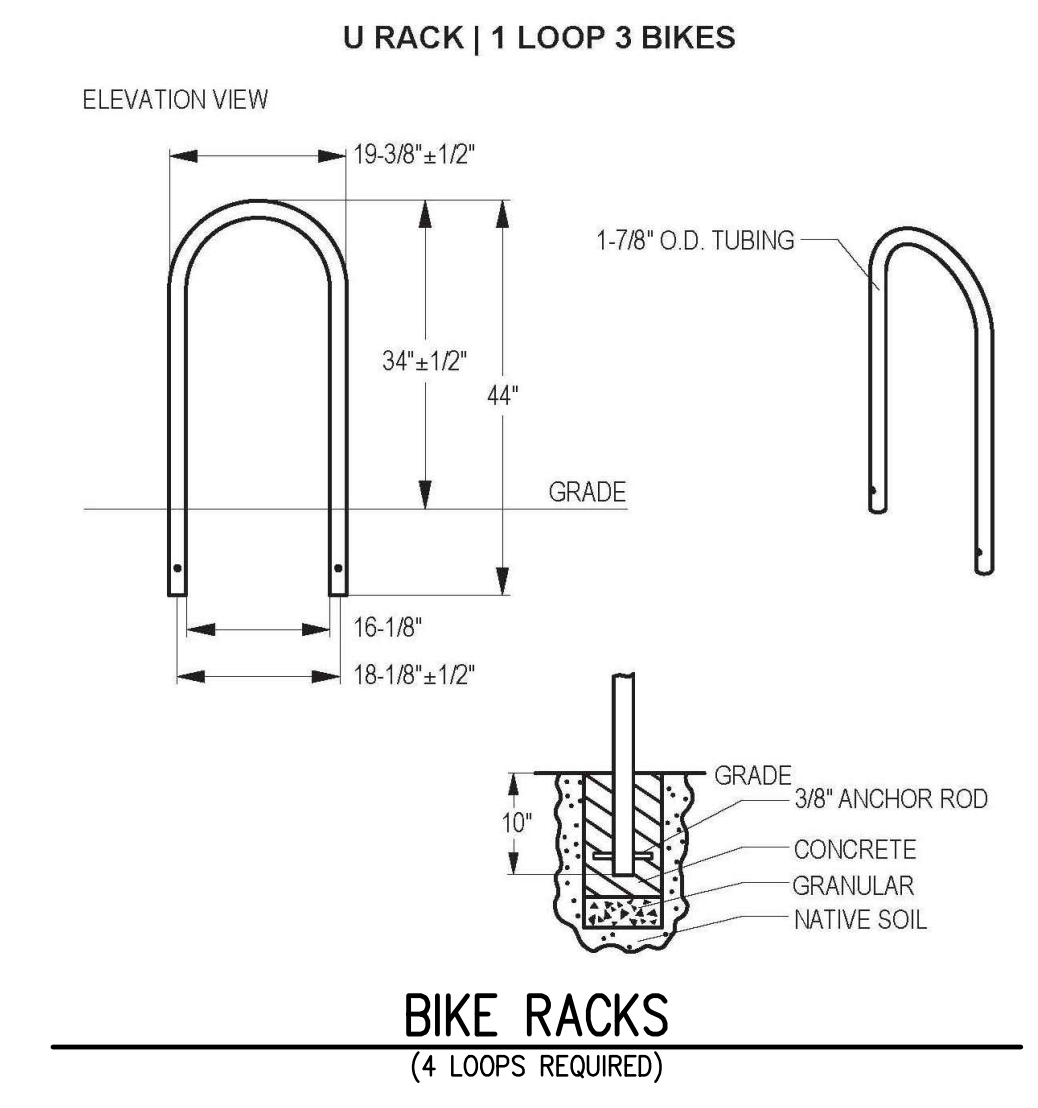
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STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 24'



PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/04/2020

Planning Approval By: B. Simon

Know what's below.
Call before you dig.

Scale: 1 inch = 20 ft.

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PARKER, CO 80134

PREPARED FOR
BRYTAR COMPANIES

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DALLAS, TX 75225

SUBMITTAL

SITE PLAN REVIEW

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 18-075-001

REVISIONS

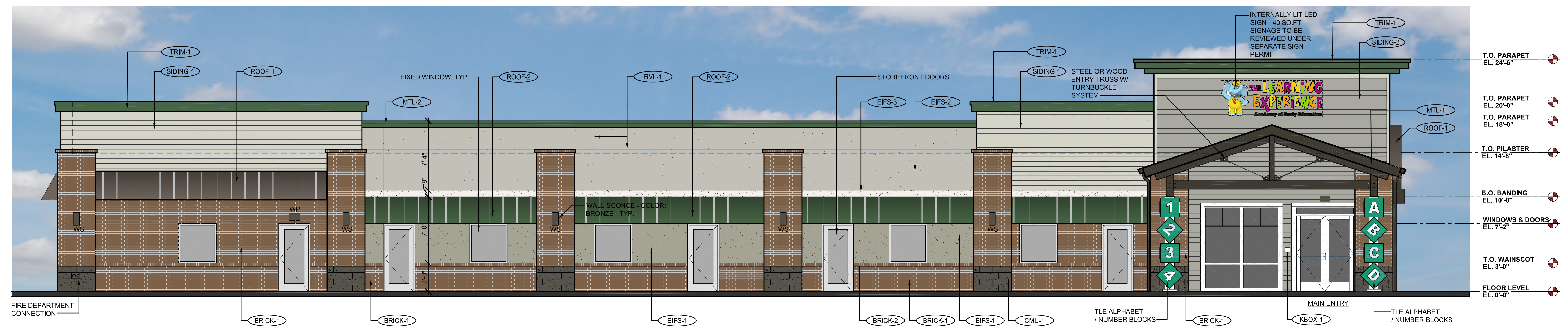
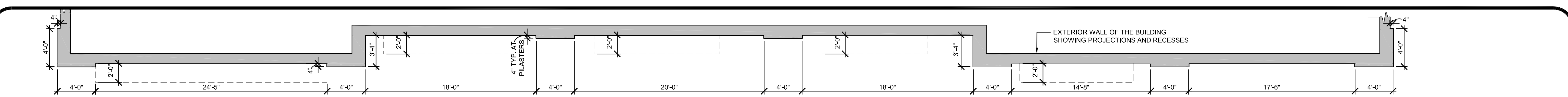
2ND SUBMITTAL	10/31/2019
3RD SUBMITTAL	02/18/2020
4TH SUBMITTAL	04/02/2020

DATE
5/28/2019

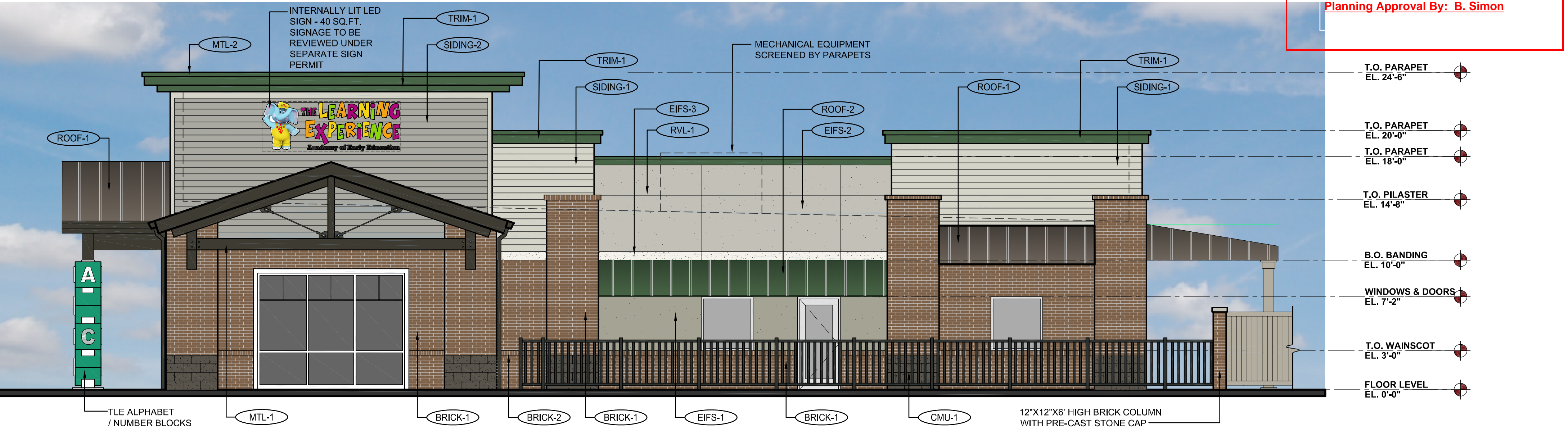
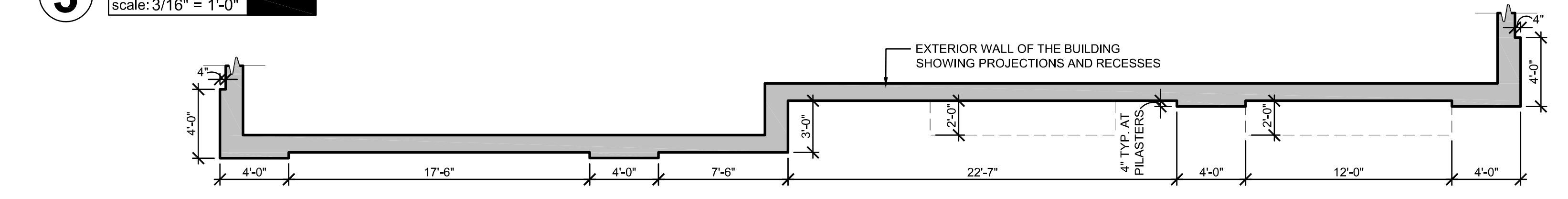
SHEET TITLE
SITE PLAN

SHEET INFORMATION
C-1.0

2 of 2



3 PROPOSED SOUTH ELEVATION
 scale: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
 scale: 3/16" = 1'-0"

PARKER
 COLORADO

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APPROVED DATE: 08/04/2020

Planning Approval By: B. Simon

NOTE: BUILDING SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE REVIEWED UNDER SEPARATE PERMIT.

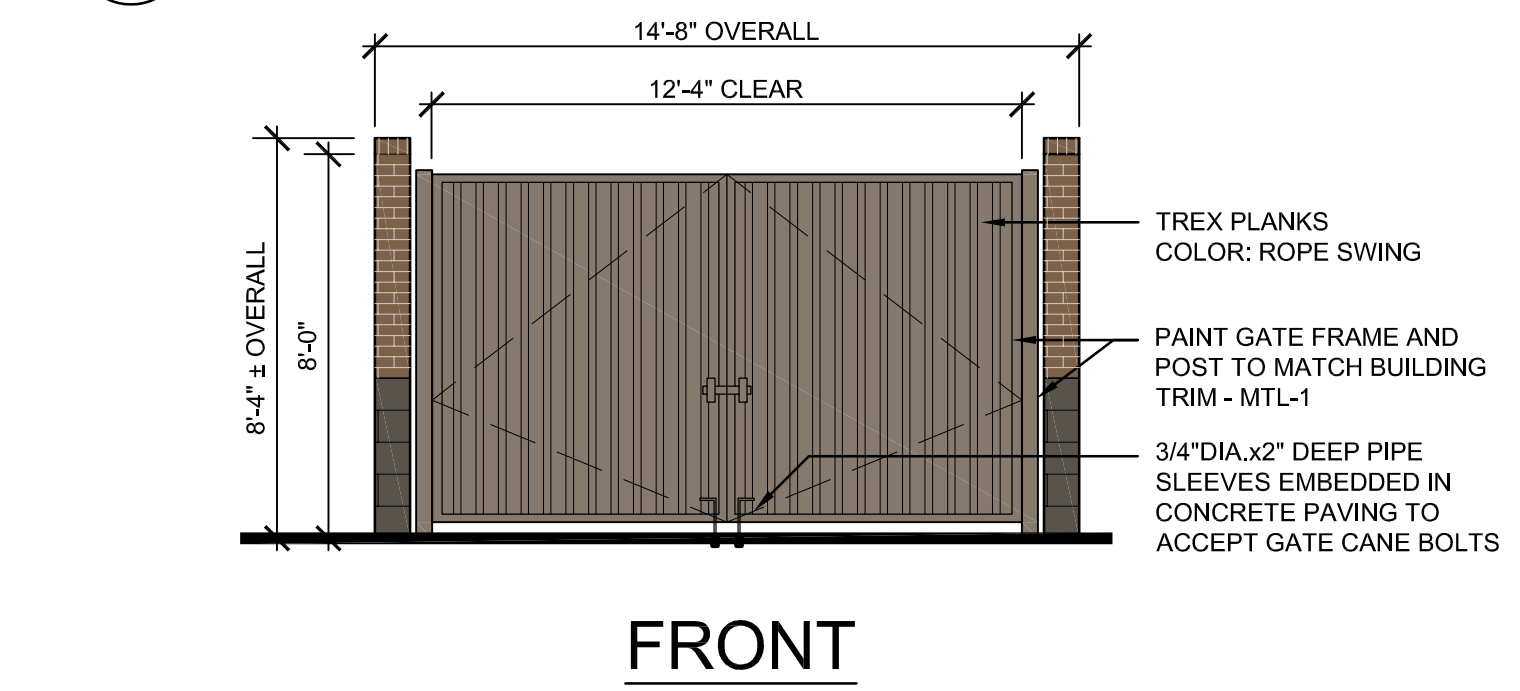
EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR	KAWNEER	TRIFAB 451	BONE WHITE
FIXED WINDOW	ANDERSEN SILVERLINE V-1 ALT.: ANDERSEN 100 SERIES	PER DOOR SCHEDULE PER WINDOW SCHEDULE	FACTORY PRIMED WHITE
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK	GRAPHITE GRAIN
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR w/ ASSOCIATED CAP	CHARCOAL #605 SPLIT-FACE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)/ WATER MANAGED	DRYVIT SUEDE #105 PEBBLE TEXTURE
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)/ WATER MANAGED	DRYVIT LITE SERENITY #300 PEBBLE TEXTURE
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)/ WATER MANAGED	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
SIDING-2	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: FEATHER GRAY
TRIM-1	JAMES HARDIE	HARDIE TRIM BOARDS	PRODUCT: 1/2" SMOOTH COLOR: SW #7048 URBANE BRONZE
ROOF-1	MBCI	METAL ROOFING SYSTEM & AWNINGS	BURNISHED SLATE
ROOF-2	MBCI	METAL ROOFING SYSTEMS & AWNINGS	SW 0041 HUNTER GREEN
MTL-1	BENJAMIN MOORE	STEEL TRUSSES/EXPOSED STEEL	NIGHT SHADE (2116-10)
MTL-2	MBCI	METAL TRIM & DOWNSPOUTS	SW 0041 HUNTER GREEN
PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: WHITE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH

ISSUE			
NO.	DATE	DESCRIPTION	INT.
05.22.2019		PROGRESS REVIEW	
05.28.2019		SITE PLAN SUBMITTAL	
09.18.2019		PROGRESS REVIEW	
10.30.2019		2ND SITE PLAN SUBMITTAL	
02.18.2020		3RD SITE PLAN SUBMITTAL	

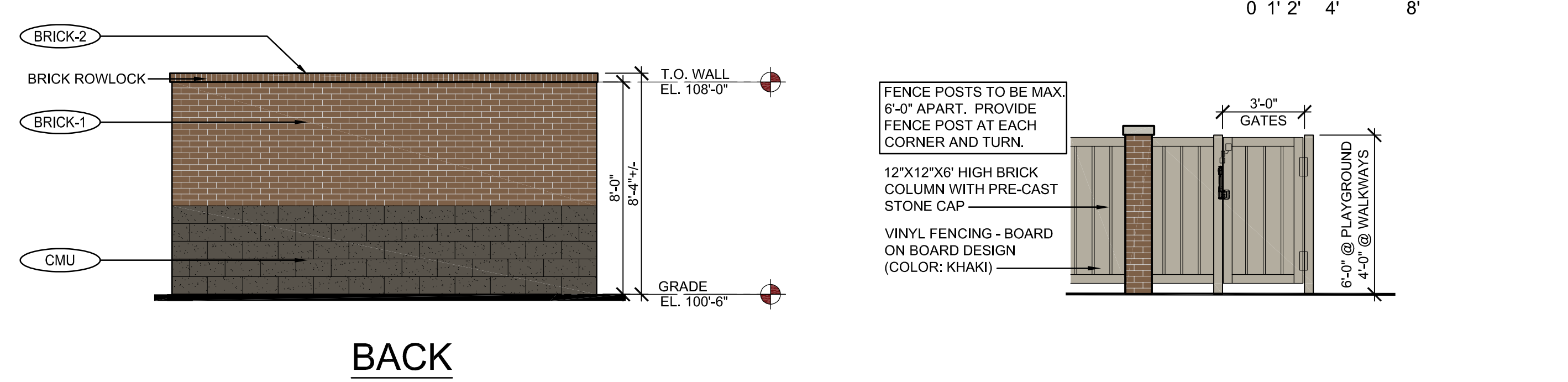
REVISION			
NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
 NOT FOR
 BIDDING OR
 CONSTRUCTION

Project Number: 2019.13	Scale: AS NOTED
Drawn By: ROGUE	Approved By: SAB
Drawing Name: PROPOSED EXTERIOR ELEVATIONS	
Drawing Number: A-1	



1 PROPOSED TRASH ENCLOSURE ELEVATIONS
 scale: 1/4" = 1'-0"



4 PROPOSED FENCE ELEVATION
 scale: 1/4" = 1'-0"

R:\PROJECTS\2019.13 - BRYTAR - TLE PARKER, CO\CAD\SITE SUBMITTAL\2019.13 - A-1 - PROPOSED ELEVATIONS (COLORED).DWG PPATIL PLOTTED: 02/17/2020

3RD SITE PLAN SUBMITTAL - 02.18.2020

ISSUE

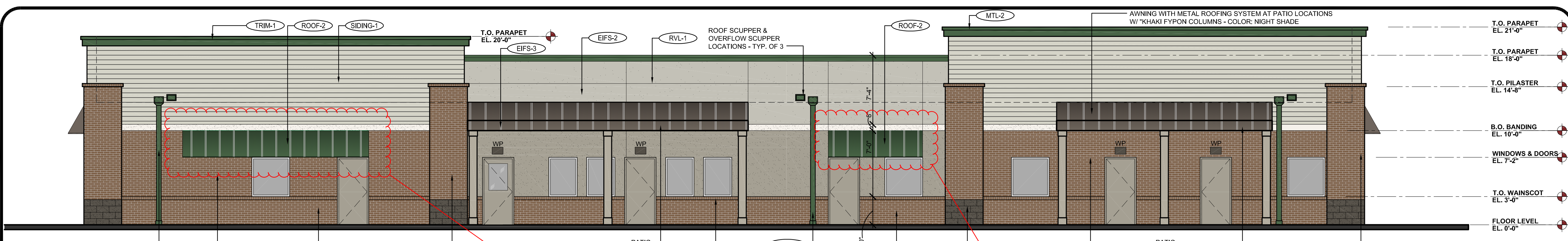
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REVISION

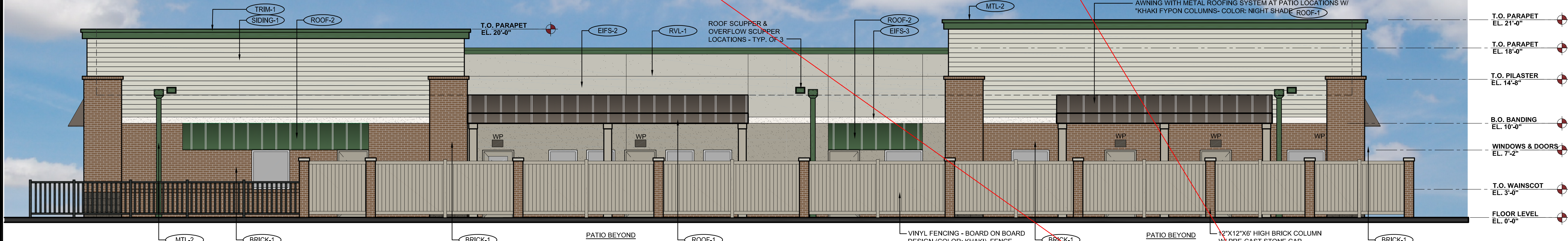
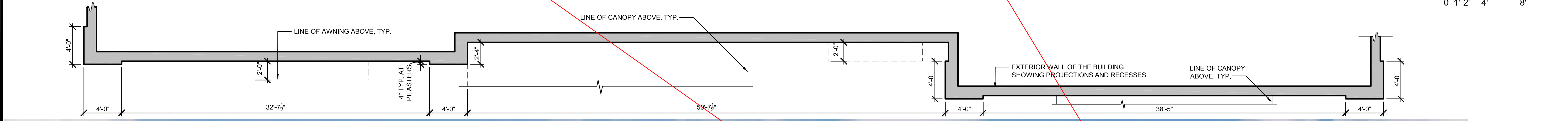
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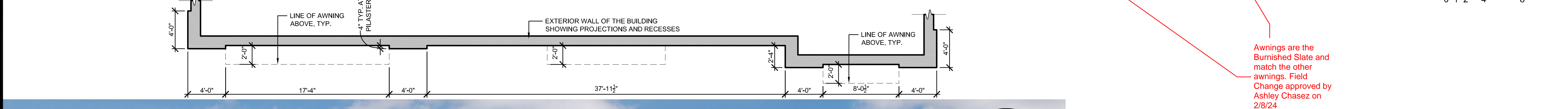
Project Number: **2019.13** Scale: **AS NOTED**
 Drawn By: **ROGUE** Approved By: **SAB**
 Drawing Name: **PROPOSED EXTERIOR ELEVATIONS**
 Drawing Number: **A-2**



3 PROPOSED NORTH ELEVATION
 scale: 3/16" = 1'-0"
 PLAYGROUND FENCE HIDDEN TO SHOW COMPLETE BUILDING ELEVATION



2 PROPOSED NORTH ELEVATION
 scale: 3/16" = 1'-0"
 PLAYGROUND FENCE SHOWN TO DEPICT VIEW AS SEEN FROM ADJACENT STREET



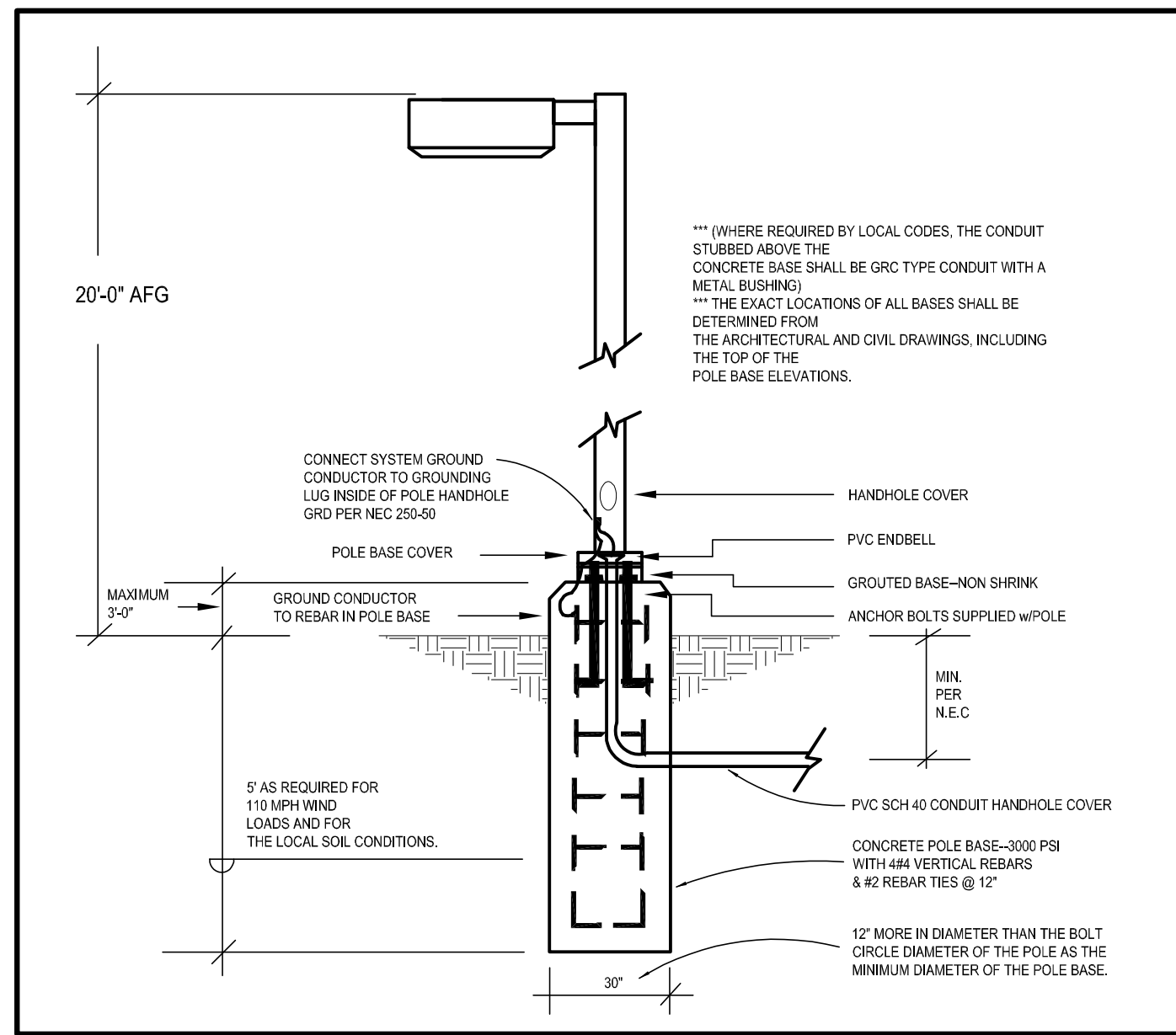
1 PROPOSED WEST ELEVATION
 scale: 3/16" = 1'-0"

Awnings are the Burnished Slate and match the other awnings. Field Change approved by Ashley Chazez on 2/8/24

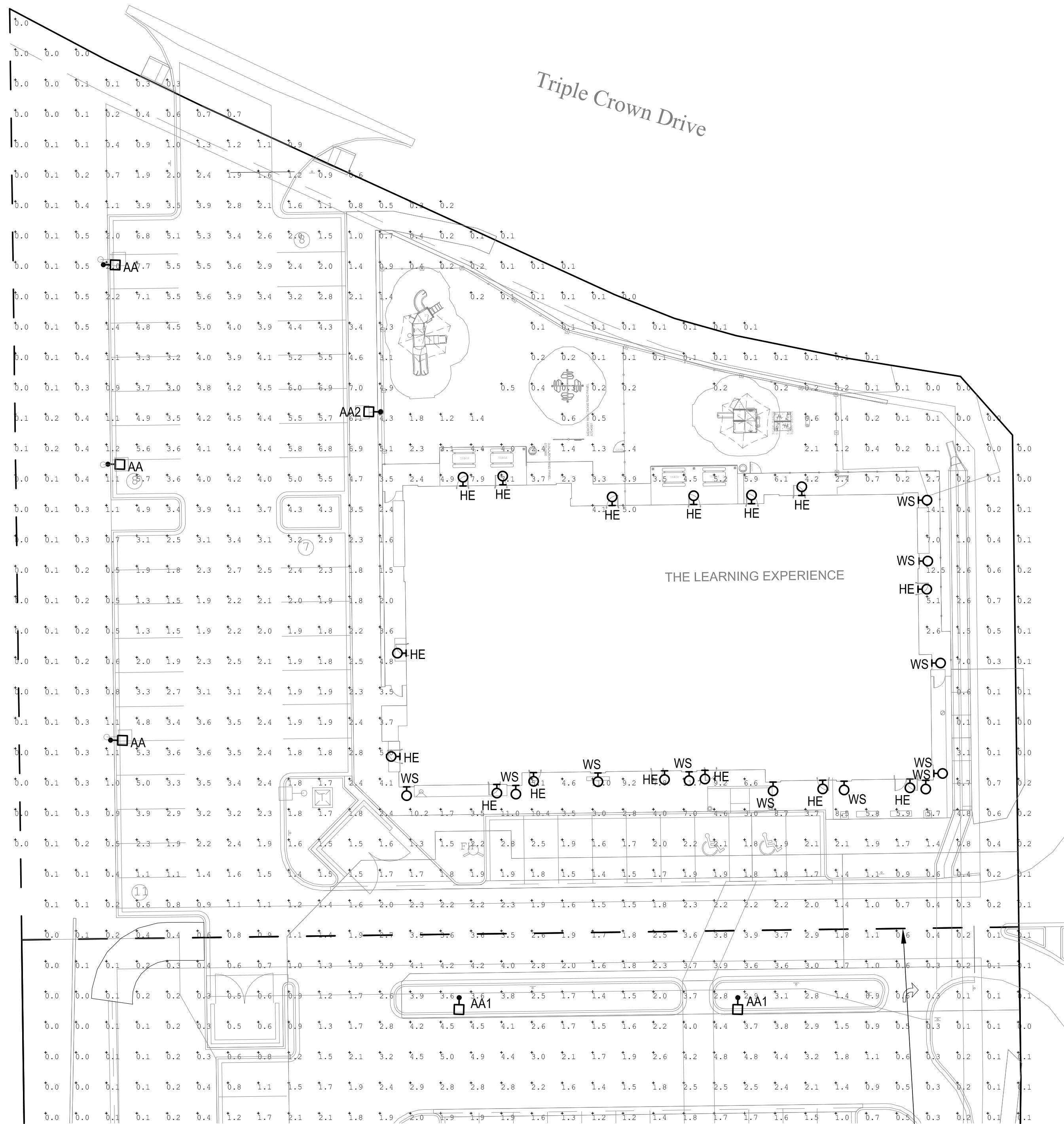
PARKER COLORADO
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APPROVED DATE: 08/04/2020
 Planning Approval By: **B. Simon**

R:\PROJECTS\2019.13 - BRYTAR - TLE PARKER, CO\CAD\SITE SUBMITTAL\2019.13 - A-2 - PROPOSED ELEVATIONS (COLORED).DWG PPATIL PLOTTED: 02/17/2020

3RD SITE PLAN SUBMITTAL - 02.18.2020



2 TYPE "AA, AA1 & AA2" POLE BASE DETAIL
scale: N.T.S.



1 PHOTOMETRIC SITE PLAN
scale: 1"=20'-0"
NORTH

THE LIGHT LEVELS EXCEED AT THE PROPERTY LINE FOR THE SHARED ACCESS ISLE ONLY TO PROVIDE ADEQUATE LIGHTING FOR VEHICLE AND PEDESTRIAN SECURITY BETWEEN BOTH PROPERTIES. ALONG THE PROPERTY LINE, THE MINIMUM FOOT CANDLE PROVIDED IS 0.1 AND MAXIMUM FOOT CANDLE PROVIDED IS 3.9. THIS MEETS THE MAXIMUM ALLOWED ILLUMINANCE FOR NON-RESIDENTIAL SITE

SITE LUMINAIRE SCHEDULE									
FIXT. TYPE	MANUFACTURER		FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	DESCRIPTION	VOLTS
	NAME	CATALOG NUMBER							
AA	LSI INDUSTRIES	XGBM-FT-SS-128-NW-UE-BLK-SSQB5-S07G-20-S-B-LK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD	UNV
AA2	LSI INDUSTRIES	XGBM-3-SS-128-NW-UE-BLK-SSQB5-S07G-20-S-BL-K-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD	UNV
HE	WILLIAMS	WVPHL30740-TFT-WHT-SDGL-EM/10WC-DM-UNV	BLK	LED	72	SURFACE	9'-0"	WALL PACK	UNV
WS	CONTECH	CYL6230MMV/DUDXWCLR-BZ-RDB	BRZ	LED	14	SURFACE	6'-0"	WALL SCONCE	UNV

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	Illuminance	Fc	2.47	3.9	0.8	3.09
TLE PARKING AREA	Illuminance	Fc	3.60	7.7	1.3	2.77

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1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

JCA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260
2/19/2018
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THE LEARNING EXPERIENCE
ACADEMY OF EARLY EDUCATION
NEC OF HESS ROAD AND PARDEE STREET
PARKER, COLORADO

ISSUE			
NO.	DATE	DESCRIPTION	INT.
03.XX.2020		FINAL REVIEW SET	

REVISION			
NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
NOT FOR
BIDDING OR
CONSTRUCTION

Project Number: 2019.13
Scale: AS NOTED
Drawn By: ATE
Approved By: JCAA

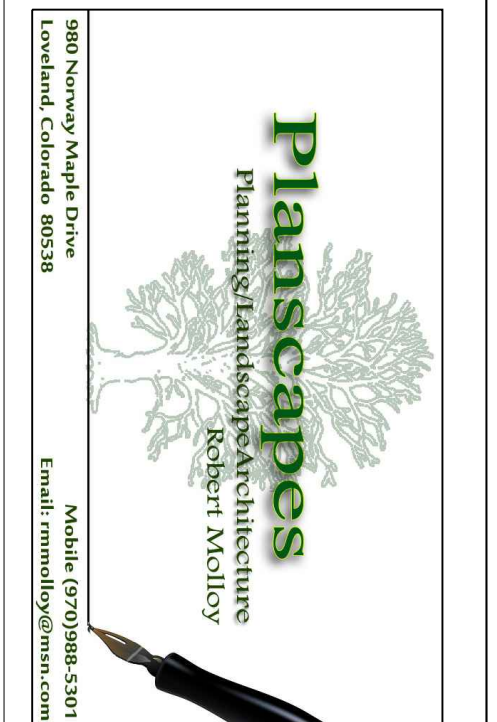
Drawing Name:
PHOTOMETRIC PLAN

Drawing Number:
ESP1.1

FINAL REVIEW SET - 03.XX.2020

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW



REVISIONS

NO.	DESCRIPTION
3RD	Round Submittal

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	GROWTH HEIGHT	QTY
DECIDUOUS TREES 58%						
TCG	Tilia Cordata 'Greenspire'	Greenspire Linden	Transplanted From ROW	40'-60'		2
GD	Gymnocladus dioicus	Kentucky Coffee Tree	2" cal	B+B	60'-75'	3
TCG	Tilia Cordata 'Greenspire'	Greenspire Linden	2" cal	B+B	40'-60'	2
UA	Ulmus americana	American Elm	Transplanted From ROW	60'-80'		1
QM	Quercus macrocarpa	Bur Oak	2" cal	B+B	60'-75'	2
ORNAMENTAL TREES						
CCI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" cal.	B+B	15'-20'	2
CC	Cercis canadensis	Eastern Redbud	1.5" cal.	B+B	20'-30'	2
MSS	Malus 'Spring Snow'	Spring Snow Crabapple	1.5" cal.	B+B	15'-20'	2
EVERGREEN TREES 42%						
PN	Pinus Nigra	Austrian Pine	6' ht	B+B	40'-60'	4
JV	Juniperus scopulorum	Rocky Mountain Juniper	6' ht	B+B	15'-20'	6
EVERGREEN SHRUBS						
JSBR	Juniperus sabina 'Broadmoor'	Broadmoor Juniper	5 gal.	5' o.c.	1'-2'	92
PG	Picea pungens 'Globose'	Globe Spruce	5 gal.	5' o.c.	3'-5'	3
JSBS	Juniperus squamata 'Blue Star'	Blue Star Juniper	5 gal.	3' o.c.	1'-2'	16
JHBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	3' o.c.	1'-2'	5
DECIDUOUS SHRUBS						
BTC	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Japanese Barberry	5 gal.	5' o.c.	2'-3'	10
EAC	Euonymus alatus 'Compactus'	Dwarf Burning Bush	5 gal.	3' o.c.	6'-8'	19
SNS	Spiraea nipinnica 'Snowmound'	Snowmound Spiraea	5 gal.	3' o.c.	3'-4'	10
RxM	Rosa x 'Meidiland White'	White Meidiland Rose	5 gal.	3' o.c.	3'-4'	5
SV	Syringa vulgaris	Albert Holden Lilac	5 gal.	5' o.c.	6'-8'	8
SPK	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 gal.	5' o.c.	6'-8'	25
CxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	4' o.c.	2'-3'	8
EFE	Euonymus fortunei 'Emerald Gaiety'	Emerald Gaiety Euonymus	5 gal.	4' o.c.	1'-2'	18
LxV	Ligustrum x vicaryi	Golden Vicary Privet	5 gal.	4' o.c.	6'-8'	18
PERENNIALS AND ORNAMENTAL GRASSES						
MSG	Miscanthus sinensis 'Gracillimus'	Gracillimus Grass	1 gal.	24" o.c.		6
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 gal.	18" o.c.		25
HHR	Hererocalis 'Stella d' Oro'	Dwarf Daylily	1 gal.	24" o.c.		38
KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	24" o.c.		14
RFG	Rudbeckis fulgida 'Goldstrum'	Black-Eyed Susan	1 gal.	18" o.c.		42
SSB	Salvia superba 'Blue Queen'	Blue Salvia	1 gal.	18" o.c.		12
LAH	Lavandula angustifolia 'Hidcote'	Deep Blue Lavender	1 gal.	24" o.c.		18
TOTAL						
						121

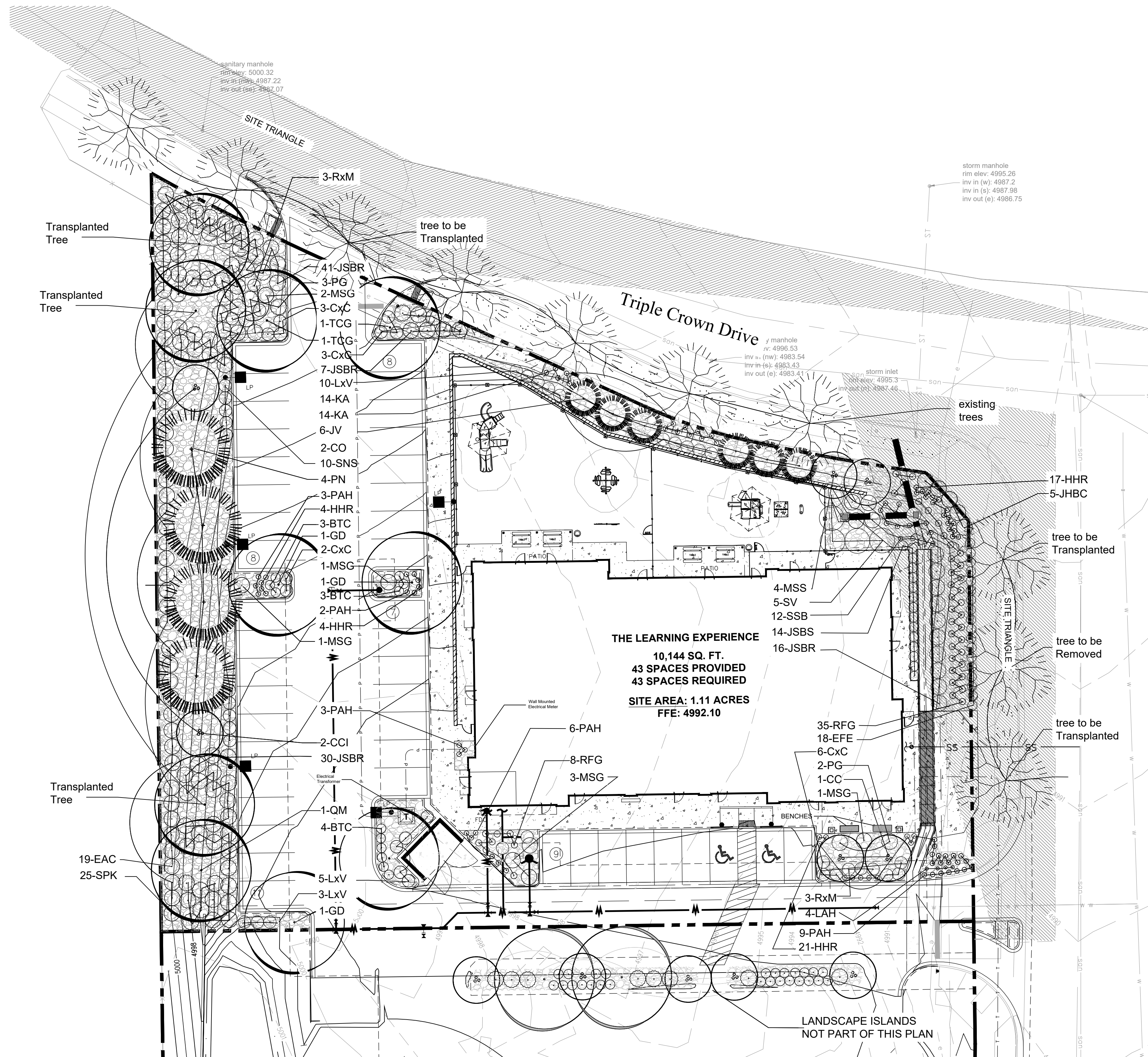
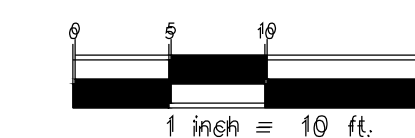
PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS
- 3/4" - 2" RIVER ROCK MULCH
- EXISTING BLUEGRASS TURF
- EXISTING TREES

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/04/2020

Planning Approval By: B. Simon



HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

SITE PLAN REVIEW

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 LOOSENEDED. 4 CU.YRDS./1000 SQ.FT. OF ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL.
- NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN (10) FEET OF POTABLE AND NONPOTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON POTABLE IRRIGATION MAINS AND SERVICES.
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- ALL LANDSCAPE AREAS WITHIN THE SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL 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 1/2" 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.

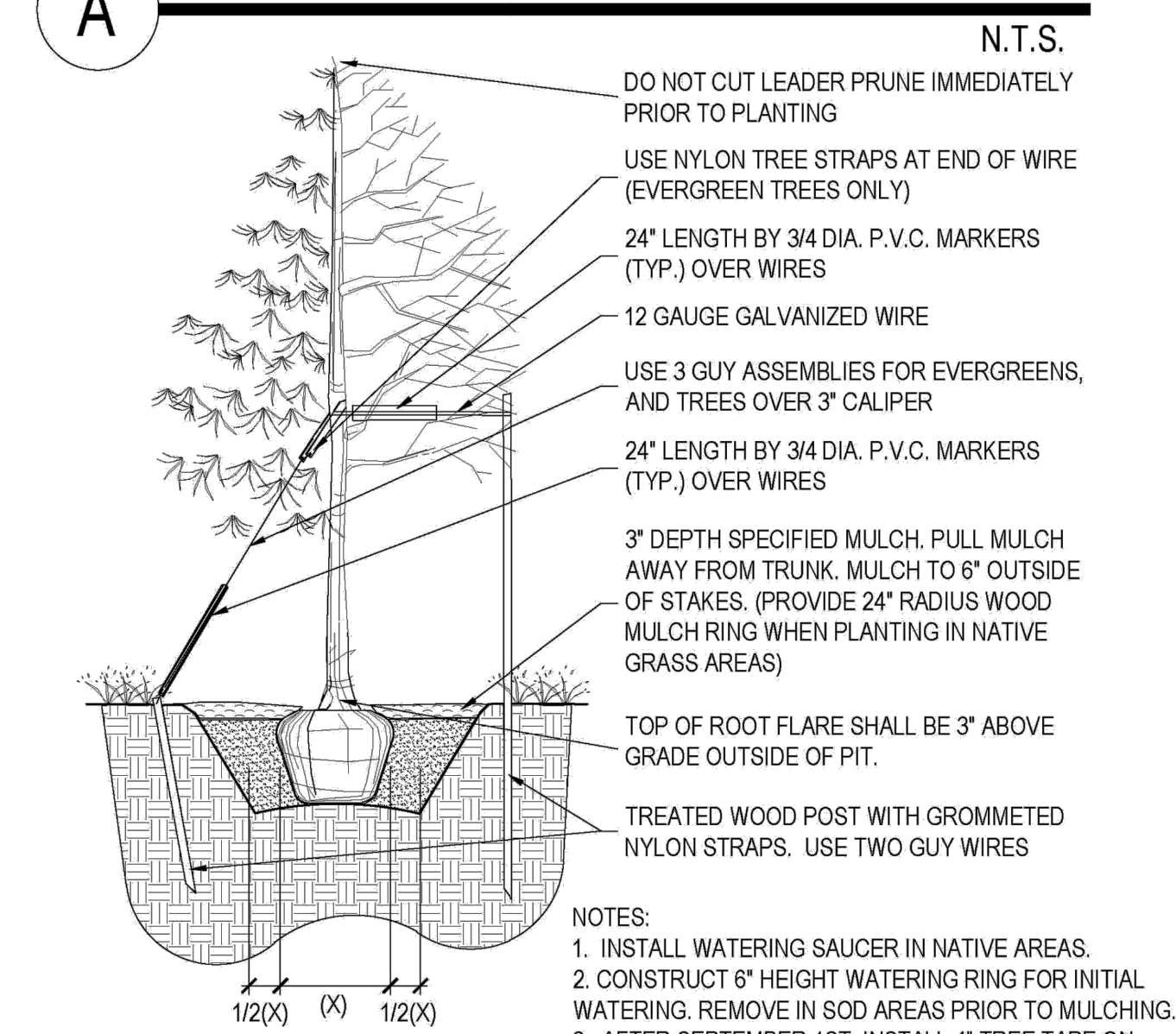
MINIMUM STANDARDS

ROW LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
EAST 1 TREE /40'	113 LF	0 Trees <small>ROW within site line triangle</small>	0	0 existing trees remain <small>(3 removed from site triangle)</small>	0
NORTH 1 TREE/40'	225 L.F.	5 Trees <small>Conflict with storm drain</small>	0	5 existing trees remain <small>(1 removed from new access)</small>	0

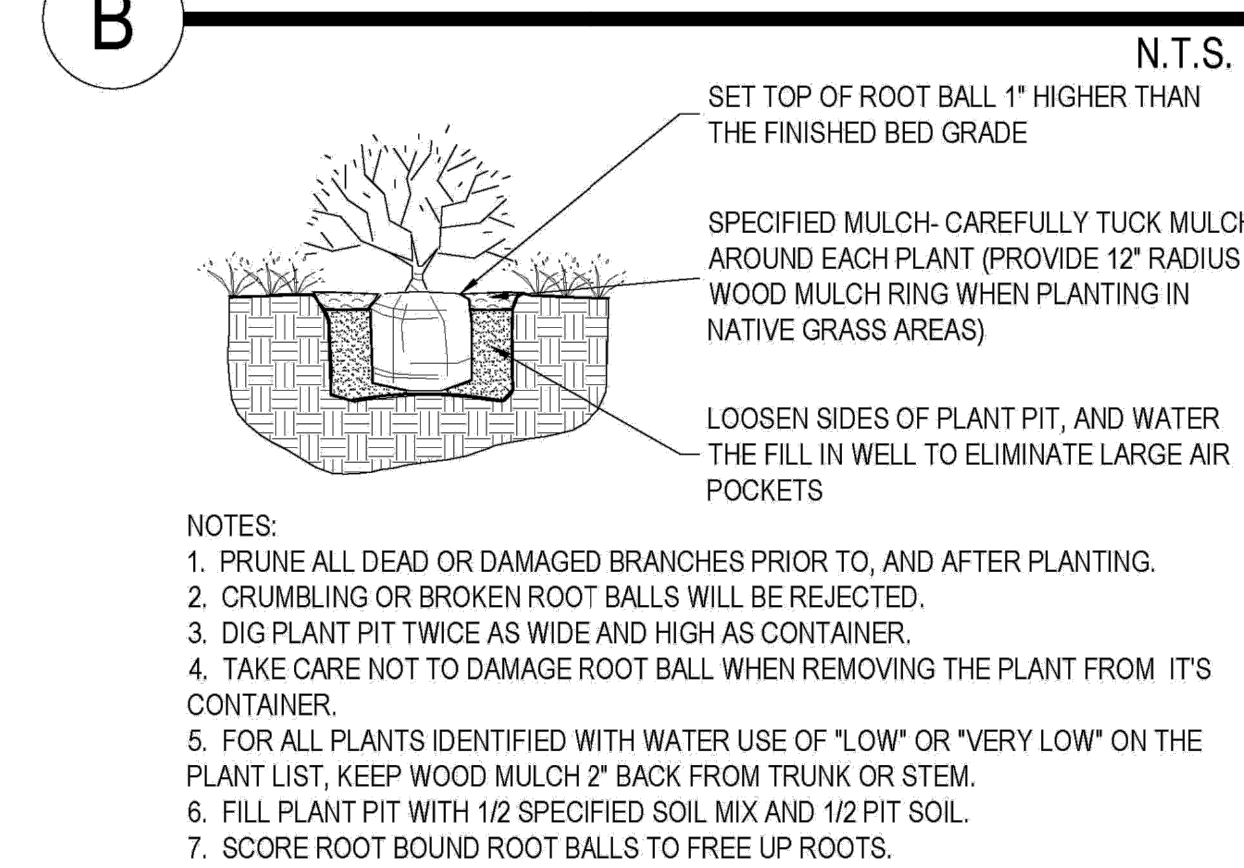
PERIMETER LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
WEST 1 TREE-5 SHRUBS/25'	245 L.F.	10	49	10 TREES**	52 shrubs
EAST 1 TREE 5 SHRUBS/40'	113 LF	3	14	0 TREES * <small>(3 trees acct for by shrub sub)</small>	47 SHRUBS
NORTH 1 TREE 5 SHRUBS/40'	240 L.F.	6	30	8 TREES	32 SHRUBS
SOUTH 1 TREE 5 SHRUBS/40'	48 L.F.	1	5	1 TREE	6 SHRUBS
TOTAL		20	98	19	137

* (10 five gallon shrubs is equal to 1 tree) 30 Additional shrubs = 3 trees
 **Includes three trees to be transplanted from ROW
 Benches and patio area as been added to the SE corner of the building to enhance this southern edge of the property.

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



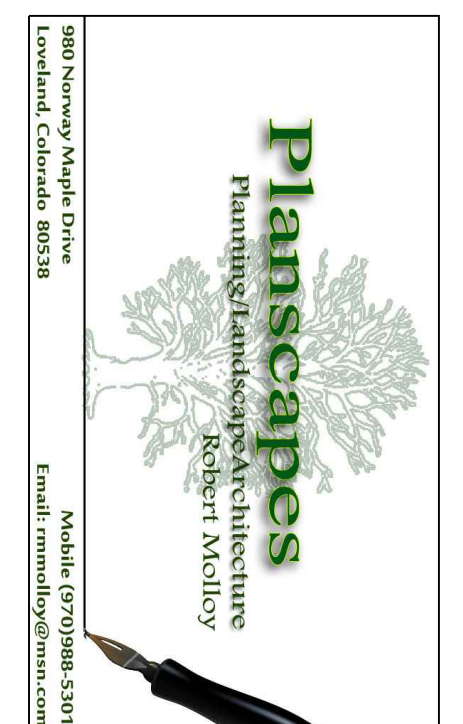
B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON




PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS FOR 20,830 sq ft		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	7,255 sq ft	11,430 sq ft
TREES 1/1,500 sq ft	14	26 ADDITIONAL 6 SHADE TREES IN PARKING ISLAND
SHRUBS 5/1,500 sq ft	69	189 EXCLUDING PARKING ISLANDS ADDITIONAL 48 IN PARKING ISLANDS
MAX. IRRIGATED TURF = 15%	1,088.25 sq ft max.	No new turf is proposed onsite. Existing turf is located in ROW and is irrigated and maintained by others
EVERGREEN TREES	25% - 50% OVERALL 40% - 60% PERIMETER	10 EVERGREEN / 26 TREES 39% OVERALL 10 EVERGREEN / 22 TREES 45% PERIMETER
75% OF LIVE COVER	8,572.5 sq ft	9,443 sq ft

PWSD 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	PWSD ONE SFE PER 6000	SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.)
11,430	0 SF x 1 = 0	0 SF x 1 = 0	11,430 SF x .3 = 3,429	0 SF x 0 = 0	3,429	6000	.6 SFE's





PARKER
COLORADO

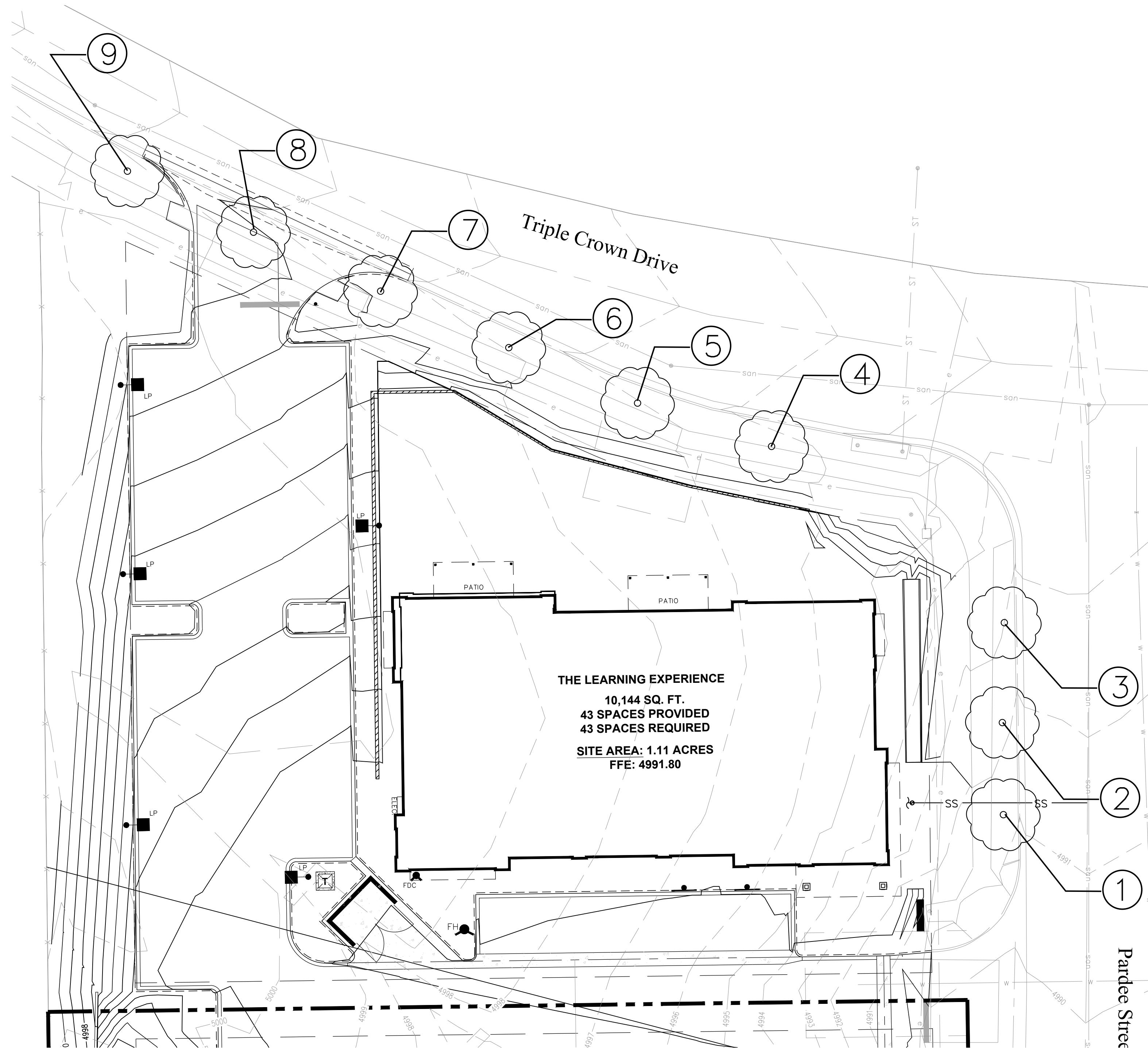
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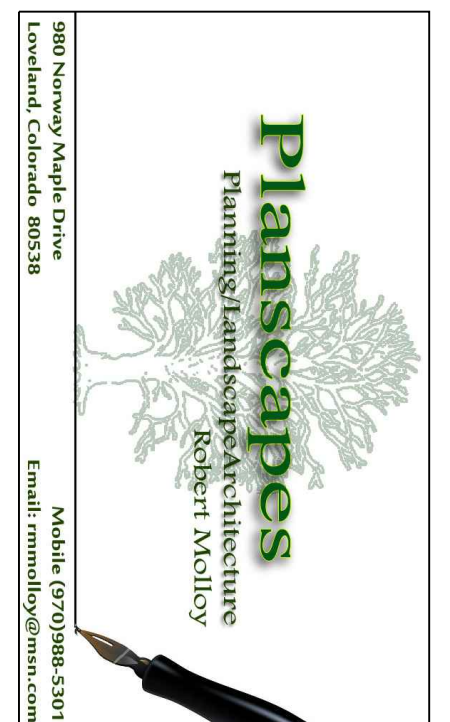


NOTES

1. THE TREE PRESERVATION PLAN WAS DONE IN ACCORDANCE WITH THE TOWN OF PARKER MUNICIPAL CODE 13.10.110. VALUATION WAS DONE ON THE EXISTING 59 TREES LOCATED AT THE PARKER COUNTRY MARKET SITE ON SOUTH PARKER ROAD.
2. VALUATION WAS BASED ON THE WIDELY ACCEPTED FORMULA METHOD FOUND IN "THE GUIDE FOR PLANT APPRAISAL, 9TH EDITION"
3. THE TREES ON SITE WERE IDENTIFIED, MEASURED AND EVALUATED FOR CONDITION AND LOCATION ON APRIL 17, 2020 BY ROBERT MOLLOY PLA.
4. SIZE OF TREE WERE MEASURED AT DBH AND CONVERTED TO CROSS SECTION AREA IN SQUARE INCHES. SPECIES CLASS VALUES WERE TAKEN FROM 'THE GUIDE FOR PLANT APPRAISAL, 9TH EDITION. CURRENT WHOLESALE VALUES OF MATCHING TREE SPECIES WERE TAKEN FROM FOSSIL CREEK NURSERY WHOLESALE TREE CATALOG. FOSSIL CREEK NURSERY IS LOCATED IN FORT COLLINS COLORADO.
5. TREES DESIGNATED AS "RETAIN" ON THE CONSERVATION PLAN SHALL BE PROTECTED FROM DAMAGE CAUSED CONSTRUCTION RELATED ACTIVITIES IN ACCORDANCE WITH SPECIFICATIONS SET FORTH BY THE ISA OR THE TCIA.
6. LOCATIONS FOR TREES TO BE RETAINED HAVE BEEN INCLUDED IN THE PROPOSED LANDSCAPE PLAN FOR THE NEW DEVELOPMENT

THE LEARNING CENTER

TREE INVENTORY DATA AND VALUATION					
TREE #	SPECIES	CONDITION	SIZE	MITIGATION	VALUATION
1	Green Spire Linden	Good	13	Transplant	\$ 590.00
2	Green Spire Linden	Poor	3	Remove	\$ 0.01
3	Green Spire Linden	Good	13	Transplant	\$ 590.00
4	Elm	Good	20	Retain	\$ 605.00
5	Elm	Good	20	Retain	\$ 605.00
6	Elm	Good	20	Retain	\$ 605.00
7	Elm	Good	28	Retain	\$ 847.00
8	Elm	Good	20	Transplant	\$ 605.00
9	English Oak	Very Good	13	Retain	\$ 973.00
				Total	\$ 5,420.01
				Remove	\$ 0.01
				Retain	\$ 3,620.01
				Transplanted	\$ 1,785.00
				50% Transplant Credit	\$ 892.50
				Mitigation Cost	\$ 892.50



REVISIONS

NO.	DATE	DESCRIPTION

PARKER COLORADO
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