

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

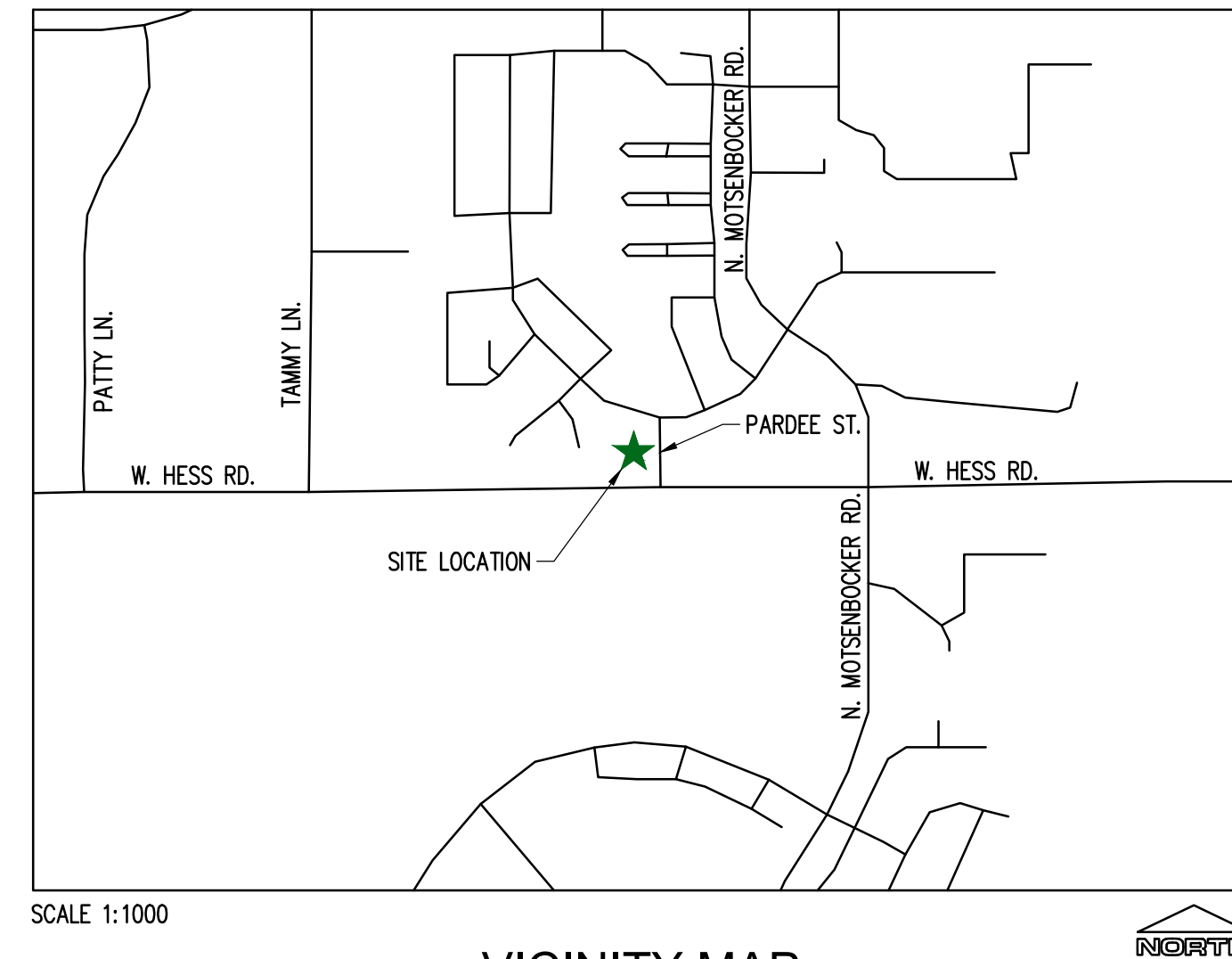
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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.



SHEET INDEX

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

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:	±17,389 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	43
HC STALLS	2
TOTAL PARKING PROVIDED	45

BICYCLE PARKING: 8

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

DRIVE AISLE WIDTH: 25'

See page two for additional comments on Site and Building Data information.

The provided bicycle parking does not match the proposed site plan. Please check numbers.

The facility square footage does not match the information provided on the site plan page two. Please check numbers.

BUILDING DATA

DAY CARE FACILITY	= ± 10,000 SF
TOTAL	= ± 10,000 SF

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:

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

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

LOT 1, BLOCK 1
HORSESHOE RIDGE
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

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

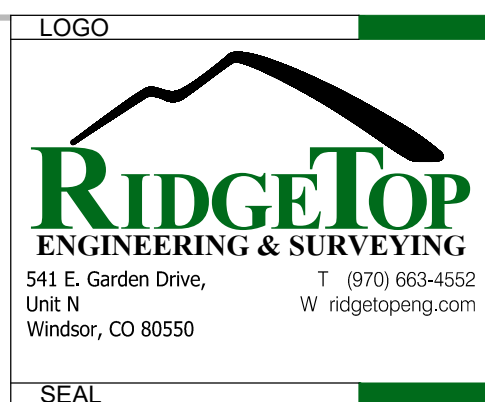
1 of 2

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



LEGEND

- CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- LANDSCAPED AREA
- PROPERTY LINE
- CONCRETE CURB & GUTTER
- EASEMENT
- BUILDING SETBACK

SITE DATA

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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	43
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TOTAL PARKING PROVIDED	45
BICYCLE PARKING:	9
STANDARD STALL DIMENSIONS:	9' X 19'
STALLS NEXT TO LANDSCAPE:	10' X 19'
DRIVE AISLE WIDTH:	25'

Remove all +/- and provide exact dimensions throughout the site plan including the cover page.

Only 43 parking stalls are provided on site. Handicap stalls are included in the standard parking stalls provided. Please adjust the Site Data Table accordingly.

Please provide a bicycle parking detail in order to determine if the proposed structure meets the requirements outlined in Section 13.06.060.

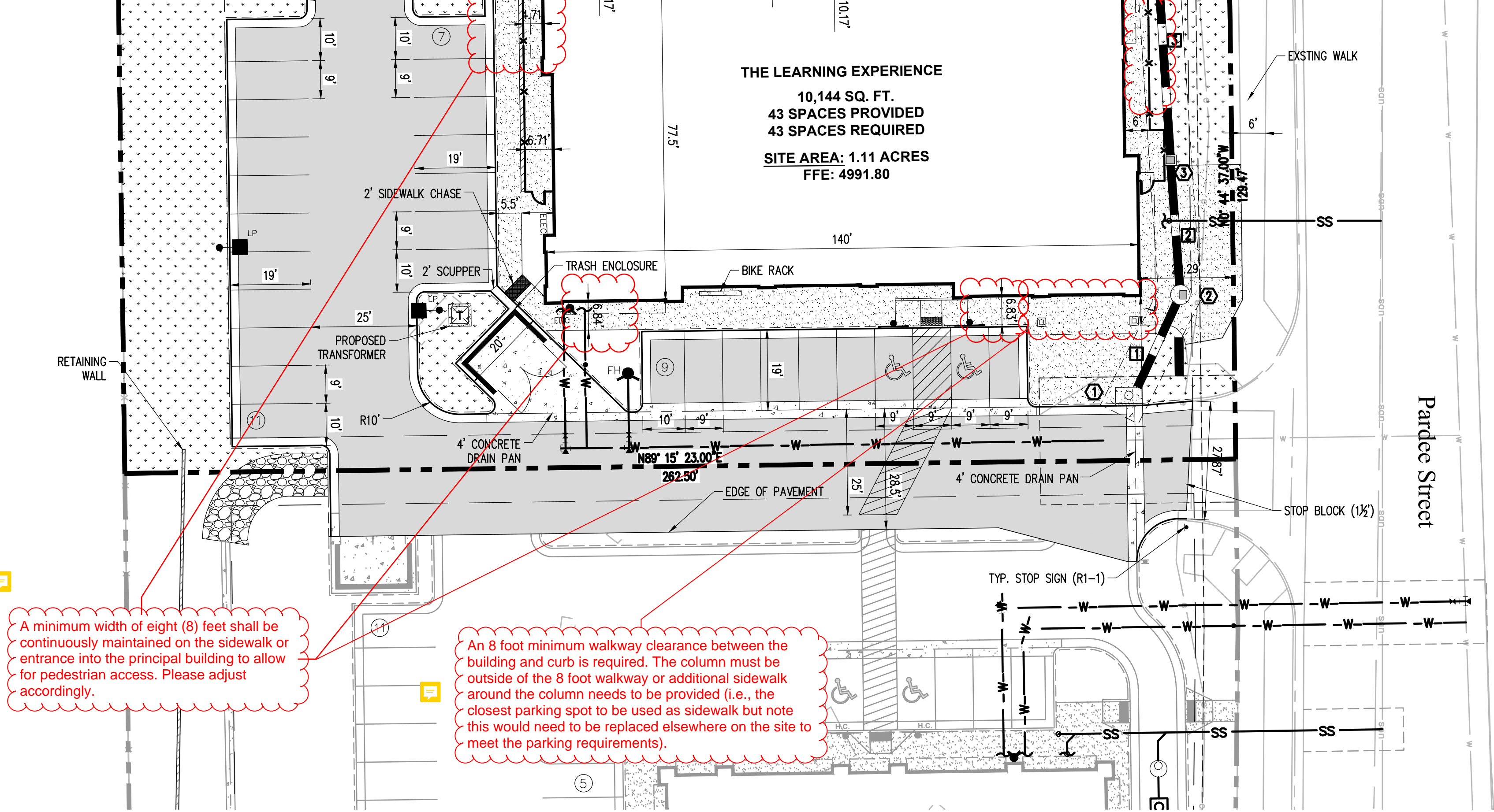
Please update the Site Data Table to include required bicycle parking and provided.

All measurements should be taken from asphalt to asphalt. The curb and gutter does not count towards the parking space and drive isle width and depth. Please update all measurements.

Development sites adjacent to open space and/or recreational areas shall limit the height of retaining walls to 4'-0". Please adjust accordingly.

Please more clearly show all easements on the property. Please shade the utility 30 foot utility easement or clearly show the utility easement extents on the site plan. No structures, including retaining walls can be located within a utility easement.

Please indicate the two different types of fences on the site plan with different symbols.



#	TYPE	RIM	INVERT
1	TYPE R INLET	RIM = 4991.30	IE OUT: 4988.59 18"
2	48" SDMH	RIM = 4991.45	IE IN: 4988.45 18" IE OUT: 4988.35 18"
3	AREA INLET	RIM = 4992.03	IE IN: 4988.19 18" IE OUT: 4988.09 18"
4	48" SDMH	RIM = 4994.42	IE IN: 4987.79 18" IE IN: 4987.79 18" IE OUT: 4987.69 18"
5	AREA INLET	RIM = 4991.53	IE OUT: 4987.95 18"

#	SIZE	LENGTH	MATERIAL	SLOPE
1	18"	29'	RCP	0.50%
2	18"	32'	RCP	0.50%
3	18"	60'	RCP	0.50%
4	18"	29'	RCP	0.55%
5	18"	25'	RCP	0.50%

A minimum width of eight (8) feet shall be continuously maintained on the sidewalk or entrance into the principal building to allow for pedestrian access. Please adjust accordingly.

An 8 foot minimum walkway clearance between the building and curb is required. The column must be outside of the 8 foot walkway or additional sidewalk around the column needs to be provided (i.e., the closest parking spot to be used as sidewalk but note this would need to be replaced elsewhere on the site to meet the parking requirements).

Know what's below.
Call before you dig.

1 inch = 20 ft.

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Town of Parker, Director of Engineering _____ Date _____

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THE LEARNING EXPERIENCE

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HORSESHOE RIDGE
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PREPARED FOR
BRYTAR COMPANIES

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SUBMITTAL
SITE PLAN REVIEW

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

REVISIONS
2ND SUBMITTAL 10/31/2019

DATE
5/28/2019

SHEET TITLE
SITE PLAN

SHEET INFORMATION
C-1.0

File: TLE - SPR - ROPAT005.dwg Path: P:\Colorado\Parke\Brytar\BRYTAR\Drawings\ Plotted by: Brad Date: 31-Oct-19 9:19:23am

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	

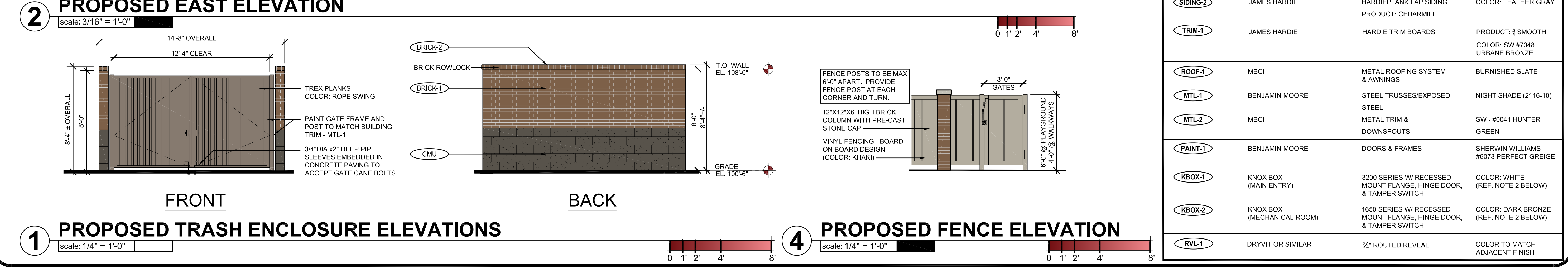
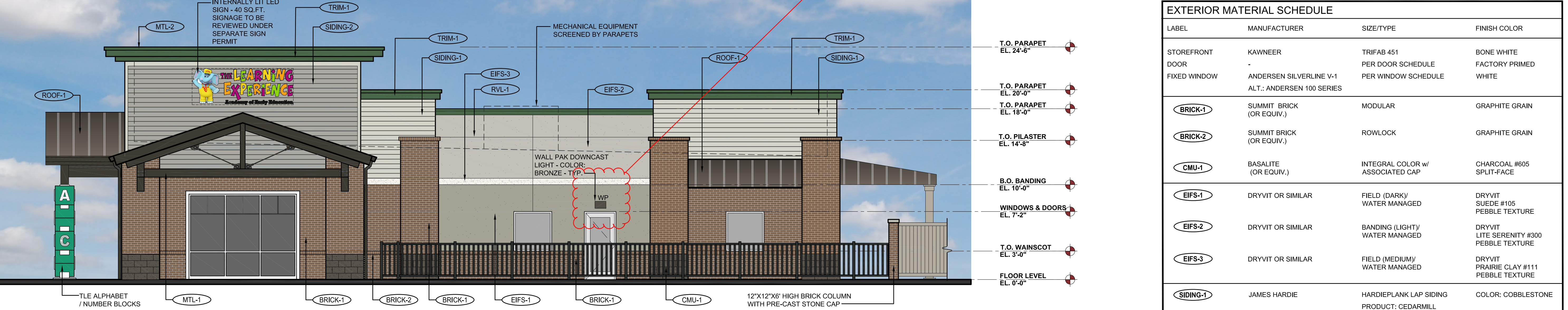
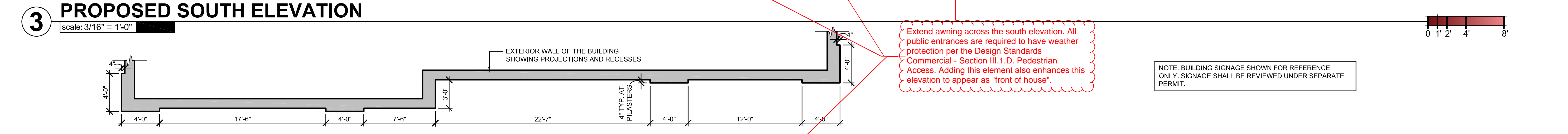
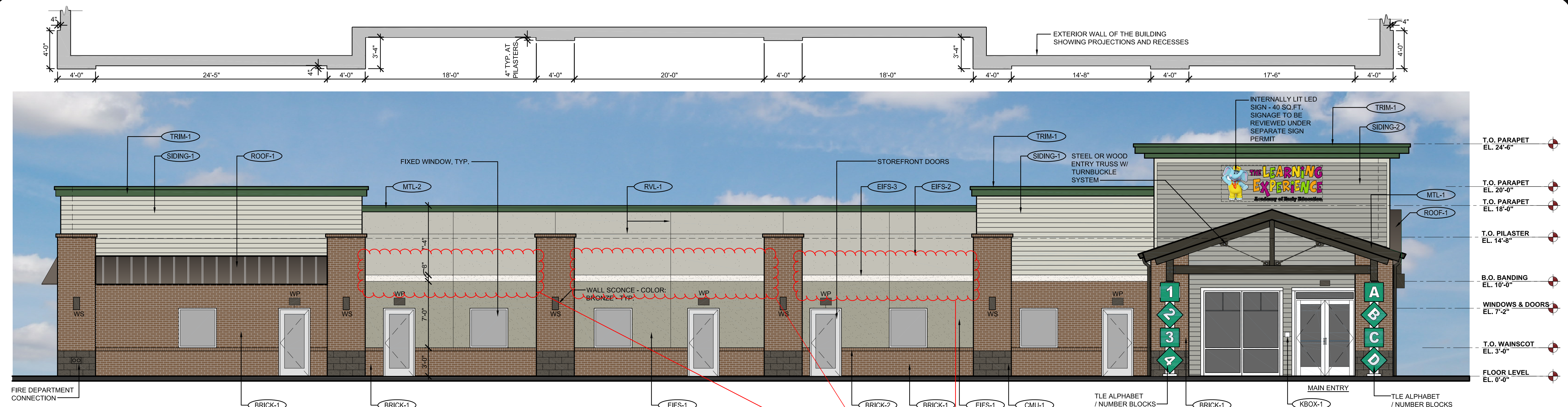
REVISION

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**

2ND SITE PLAN SUBMITTAL - 10.30.2019



EXTERIOR MATERIAL SCHEDULE

LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT DOOR	KAWNEER	TRIFAB 451	BONE WHITE
FIXED WINDOW	ANDERSEN SILVERLINE V-1	PER WINDOW SCHEDULE	FACTORY PRIMED WHITE
ALT.: ANDERSEN 100 SERIES			
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	COLOR: COBBLESTONE
SIDING-2	JAMES HARDIE	HARDIEPLANK LAP SIDING	COLOR: FEATHER GRAY
TRIM-1	JAMES HARDIE	HARDIE TRIM BOARDS	PRODUCT: 3/4" SMOOTH COLOR: SW #7048 URBANE BRONZE
ROOF-1	MBCI	METAL ROOFING SYSTEM & AWNINGS	BURNISHED SLATE
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

D:\PROJECTS\2019.13 - BRYAR - TLE PARKER, COCADSITE SUBMITTAL\2019.13 - A-1 - PROPOSED ELEVATIONS (COLORED).DWG PPATIL PLOTTED: 10/29/2019

ISSUE

NO.	DATE	DESCRIPTION	INT.
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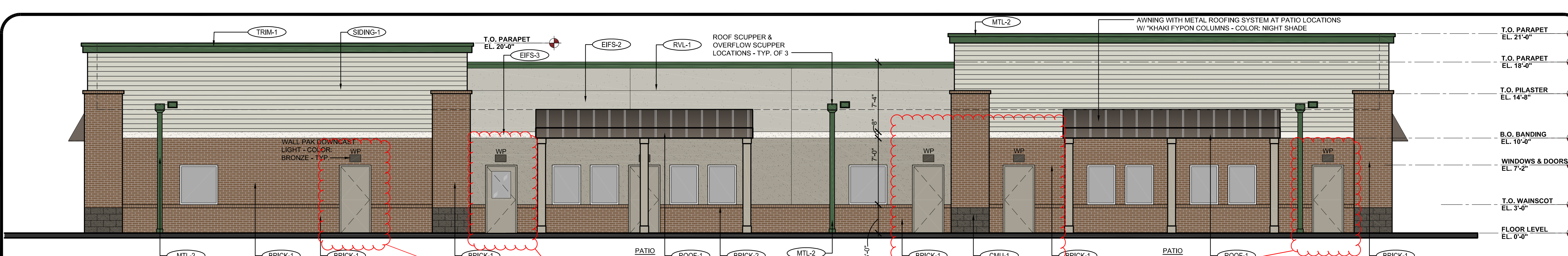
REVISION

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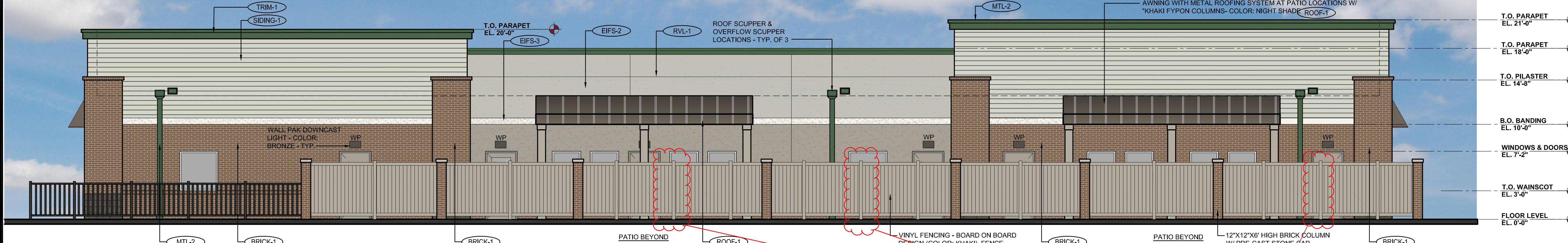
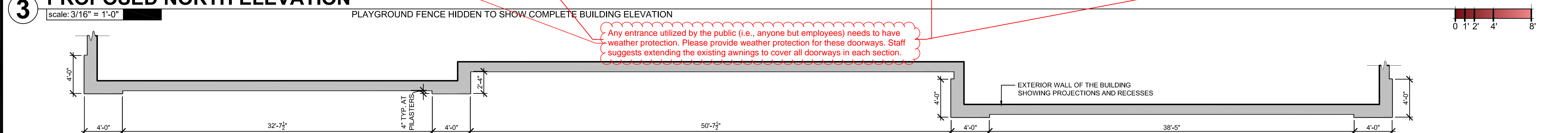
PRELIMINARY
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Project Number: **2019.13** Scale: **AS NOTED**
 Drawn By: **ROGUE** Approved By: **SAB**
 Drawing Name: **PROPOSED EXTERIOR ELEVATIONS**
 Drawing Number: **A-2**

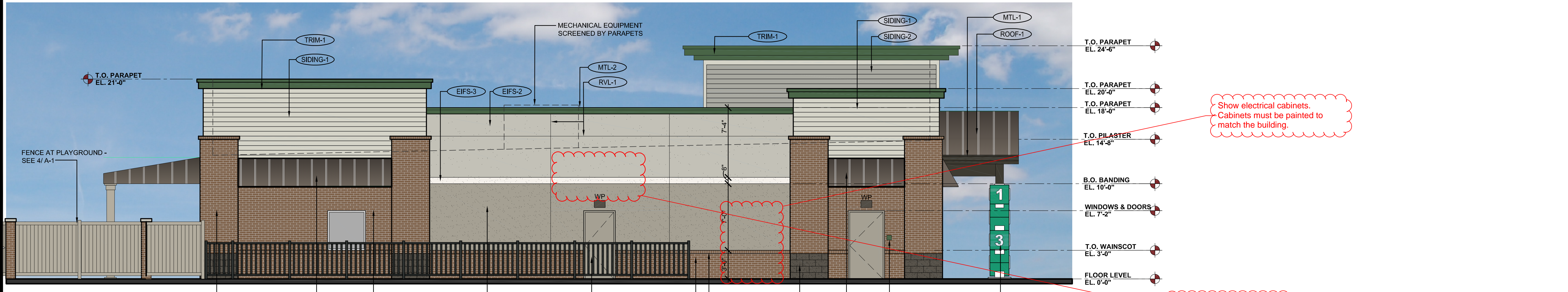
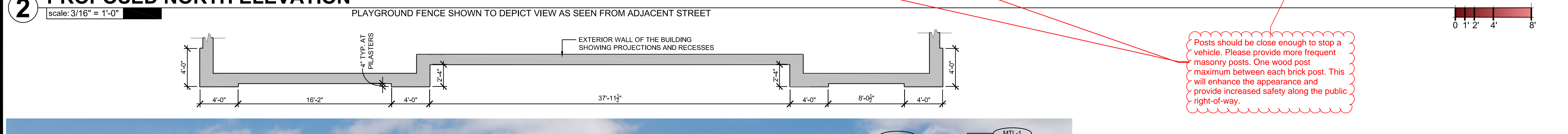
2ND SITE PLAN SUBMITTAL - 10.30.2019



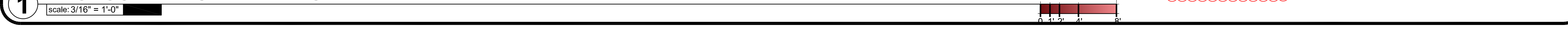
3 PROPOSED NORTH ELEVATION
 scale: 3/16" = 1'-0"



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



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



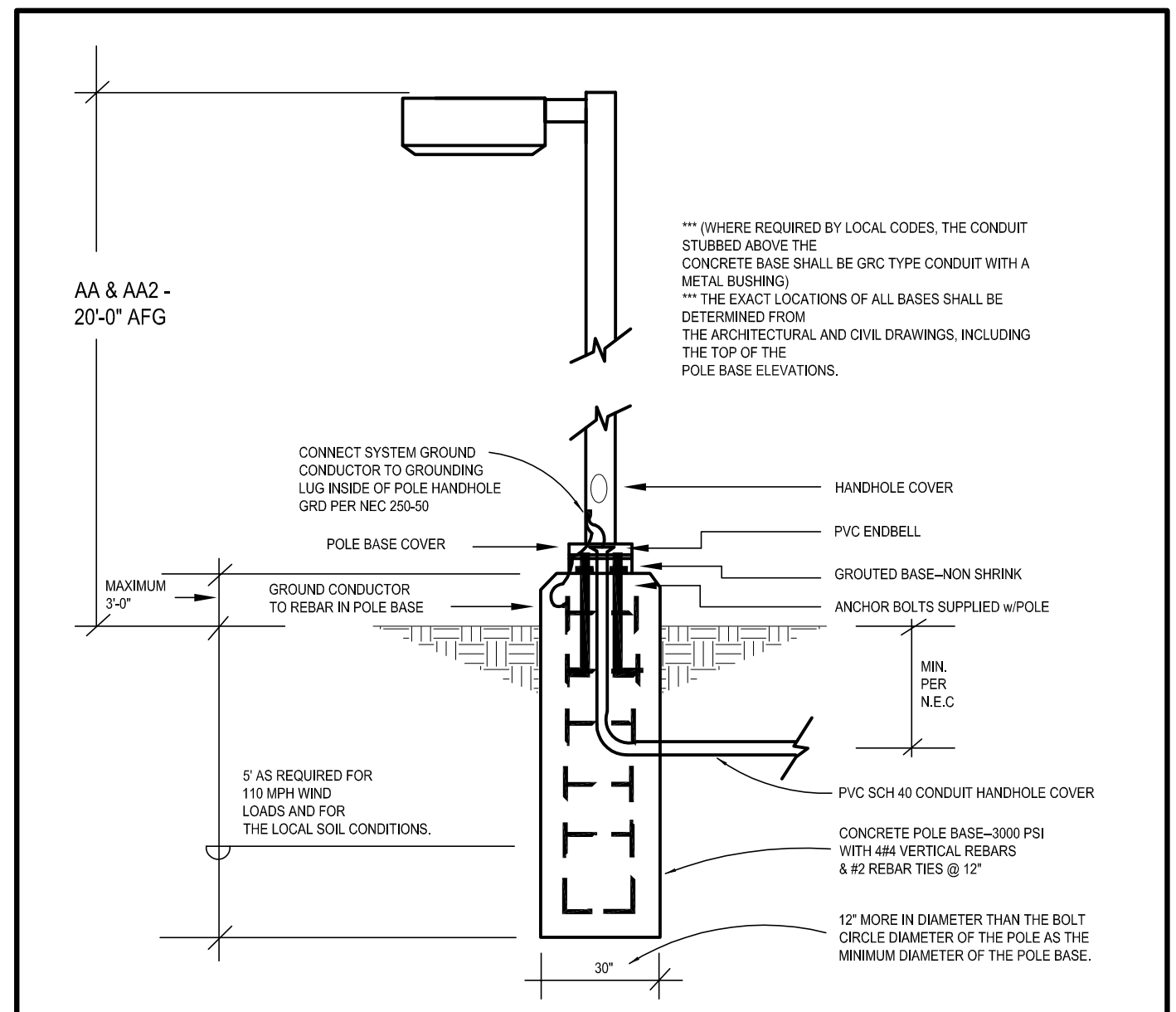
Any entrance utilized by the public (i.e., anyone but employees) needs to have weather protection. Please provide weather protection for these doorways. Staff suggests extending the existing awnings to cover all doorways in each section.

Posts should be close enough to stop a vehicle. Please provide more frequent masonry posts. One wood post maximum between each brick post. This will enhance the appearance and provide increased safety along the public right-of-way.

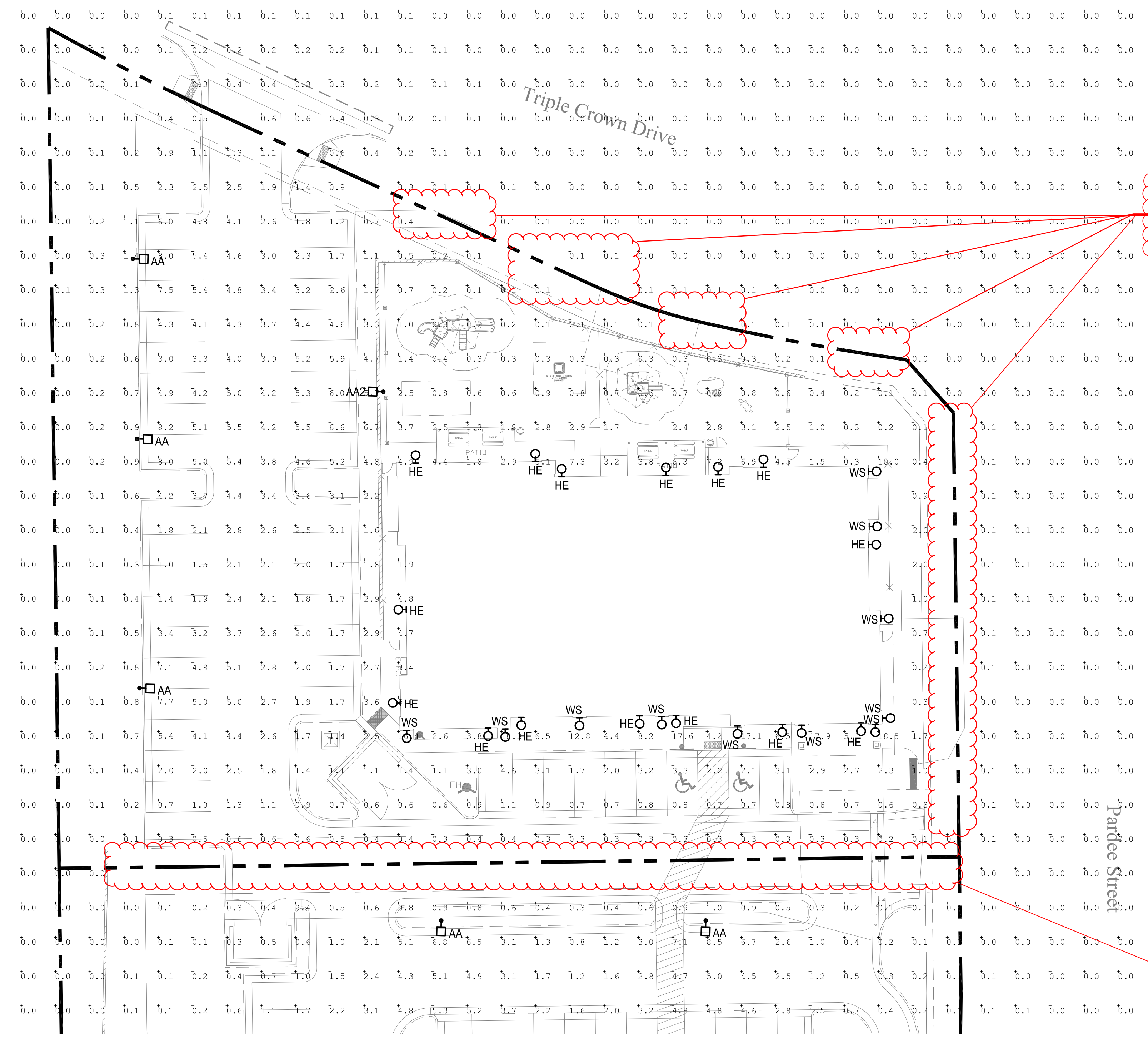
Show electrical cabinets. Cabinets must be painted to match the building.

Please provide weather protection for this doorway.

D:\PROJECTS\2019.13 - BRYTAR - TLE PARKER, COCADSITE SUBMITTAL\2019.13 - A-2 - PROPOSED ELEVATIONS (COLORED).DWG PPATIL PLOTTED: 10/29/2019



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



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

SITE LUMINAIRE SCHEDULE									
FIXT. TYPE	NAME	MANUFACTURER CATALOG NUMBER	FINISH	LAMP DATA	LAMP WATTS	MOUNTING METHOD	MTG HEIGHT	DESCRIPTION	VOLTS
AA	LSI INDUSTRIES	XGBM-FT-SS-128-NW-UE-BLK-SSQB5-507G-20-S-BLK-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-SSQB5-507G-20-S-BLK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 3 WITH HOUSE SIDE SHIELD	UNV
HE	WILLIAMS	WVPHL30/740 TFT-WHT-SDGL-EM/10WC-DIM-UNV	BLK	LED	72	SURFACE	9'-0"	WALL PACK	UNV
WS	CONTECH	CYL6230MMVUDXWCLR-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	0.24	0.9	0.1	2.40
TLE PARKING AREA	Illuminance	Fc	3.35	8.2	0.7	4.79

Per Section 13.10.140 for parking lots with vehicular traffic, medium activity the maximum Uniformity Ratio is 10:1. Please adjust accordingly.

Please provide all light levels at the property line. Section 13.10.140(c)(7): A maximum of one (1) foot-candle is allowed at the lot line of any site. Please adjust accordingly.

Please provide all light levels at the property line.
 Provide a note on the plan to indicate why the light levels may exceed the required level at the property line for the shared access aisle only. All other areas must meet the lighting regulations.

THE LEARNING EXPERIENCE
 ACADEMY OF EARLY EDUCATION
 NEC OF HESS ROAD AND PARDEE STREET
 PARKER, COLORADO

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	

REVISION			
NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
 NOT FOR
 BIDDING OR
 CONSTRUCTION

Project Number: 2019.13
 Scale: AS NOTED
 Drawn By: ATE
 Approved By: JCAA
PHOTOMETRIC PLAN
 Drawing Number:
ESP1.1

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

SEAL

PROJECT TITLE

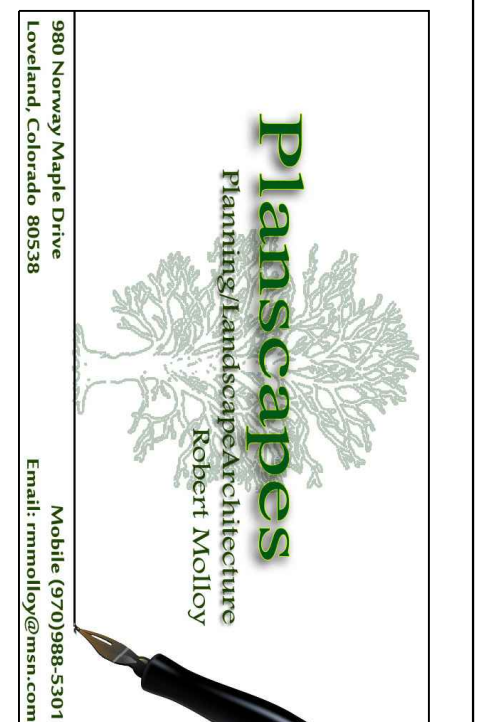
THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
 HORSESHOE RIDGE
 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

NO.	DATE	DESCRIPTION

DATE

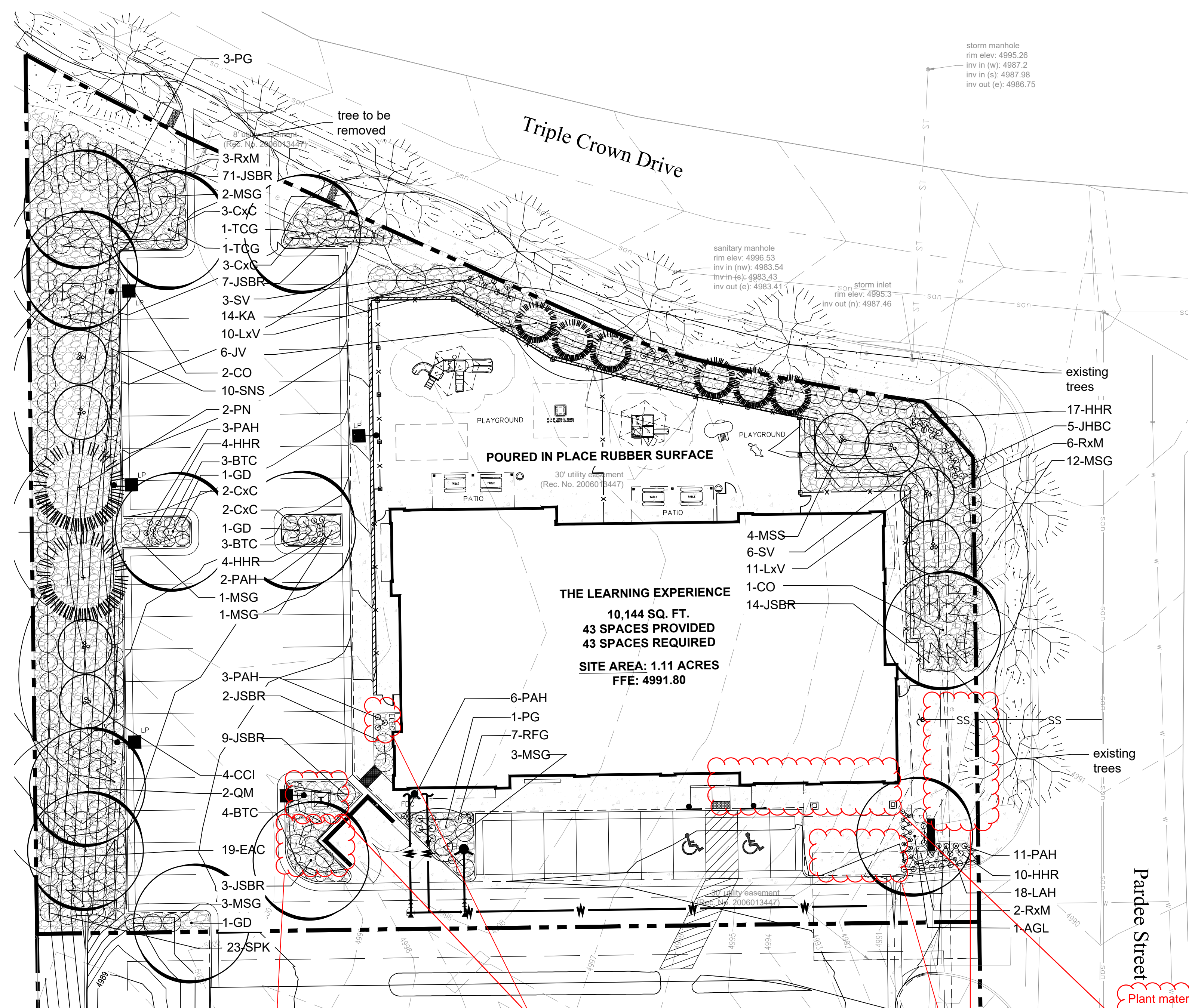
5/28/2019

SHEET TITLE

LANDSCAPE PLAN

SHEET INFORMATION

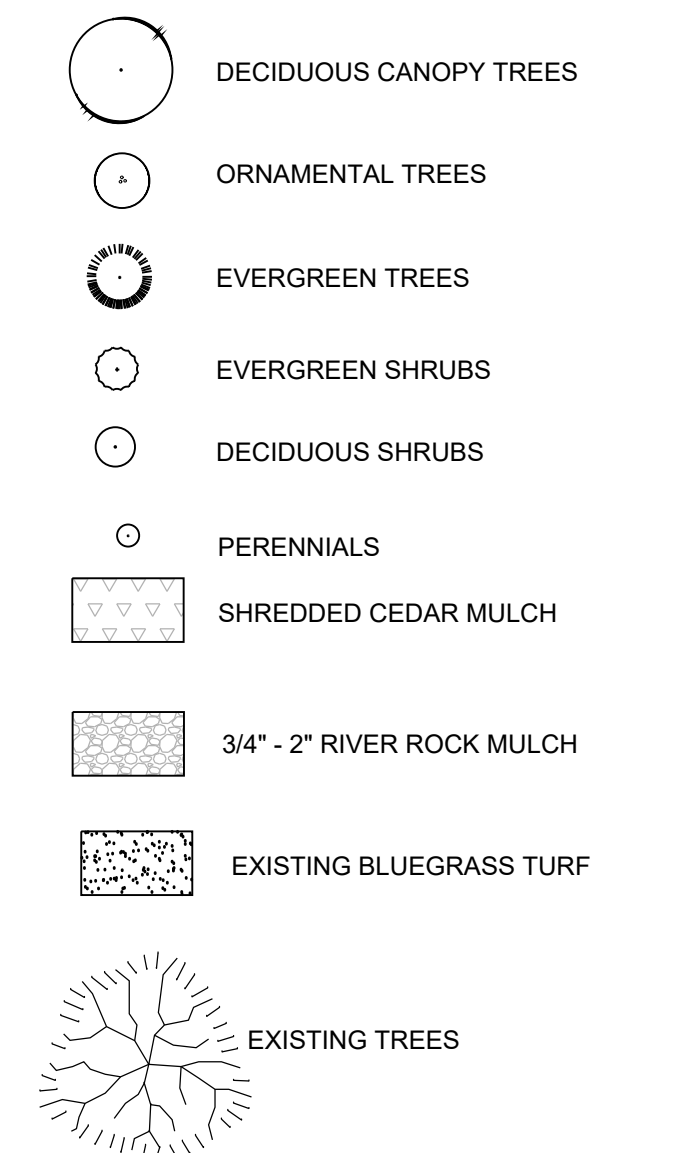
LS 1.0



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	GROWTH HEIGHT	QTY
DECIDUOUS TREES 58%						
CO	<i>Celtis occidentalis</i>	Western Hackberry	2" cal	B+B	40'-60'	3
GD	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree	2" cal	B+B	60'-75'	3
TCG	<i>Tilia Cordata</i> 'Greenspire'	Greenspire Linden	2" cal	B+B	40'-60'	2
AGL	<i>Aesculus glabra</i>	Ohio Buckeye	2" cal	B+B	15'-20'	1
QM	<i>Quercus macrocarpa</i>	Bur Oak	2" cal	B+B	60'-75'	2
ORNAMENTAL TREES						
CCI	<i>Crataegus crus-galli</i> inermis	Thornless Cockspur Hawthorn	1.5" cal.	B+B	15'-20'	4
CC	<i>Cercis canadensis</i>	Eastern Redbud	1.5" cal.	B+B	20'-30'	1
MSS	<i>Malus</i> 'Spring Snow'	Spring Snow Crabapple	1.5" cal.	B+B	15'-20'	4
EVERGREEN TREES 42%						
PN	<i>Pinus Nigra</i>	Austrian Pine	6' ht	B+B	40'-60'	2
JV	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	6' ht	B+B	15'-20'	6
EVERGREEN SHRUBS						
JSBR	<i>Juniperus sabinia</i> 'Broadmoor'	Broadmoor Juniper	5 gal.	5" o.c.	1'-2'	106
PG	<i>Picea pungens</i> 'Globosa'	Globe Spruce	5 gal.	5" o.c.	3'-5'	4
JHBC	<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper	5 gal.	3" o.c.	1'-2'	5
DECIDUOUS SHRUBS						
BTC	<i>Berberis thunbergii</i> 'Crimson Pygmy'	Crimson Pygmy Japanese Barberr	5 gal.	5" o.c.	2'-3'	10
EAC	<i>Euonymus alatus</i> 'Compactus'	Dwarf Burning Bush	5 gal.	3" o.c.	6'-8'	19
SNS	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	5 gal.	3" o.c.	3'-4'	10
RxM	<i>Rosa x</i> 'Meidiland White'	White Meidiland Rose	5 gal.	3" o.c.	3'-4'	11
SV	<i>Syringa vulgaris</i>	Albert Holden Lilac	5 gal.	5" o.c.	6'-8'	9
SPK	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	5 gal.	5" o.c.	6'-8'	23
CxC	<i>Arctostaphylos x coloradoensis</i>	Panchito Manzanita	5 gal.	4" o.c.	2'-3'	10
LxV	<i>Ligustrum x vicaryi</i>	Golden Vicary Privet	5 gal.	4" o.c.	6'-8'	21
PERENNIALS AND ORNAMENTAL GRASSES						
MSG	<i>Miscanthus sinensis</i> 'Gracillimus'	Gracillimus Grass	1 gal.	24" o.c.		20
PAH	<i>Pennisetum alopecuroides</i> 'Harmeln'	Dwarf Fountain Grass	1 gal.	18" o.c.		25
HHR	<i>Hererochallis</i> 'Stella d' Oro'	Dwarf Daylily	1 gal.	24" o.c.		35
KA	<i>Calamagrostis x acutiflora</i> 'Karl Forester'	Karl Forester Grass	1 gal.	24" o.c.		14
RFG	<i>Rudbeckis fulgida</i> 'Goldstrum'	Black-Eyed Susan	1 gal.	18" o.c.		7
LAH	<i>Lavandula angustifolia</i> 'Hidcote'	Deep Blue Lavender	1 gal.	24" o.c.		18

PLANT LEGEND



Please use taller shrubs around the trash enclosure to provide additional screening. Four foot minimum height is recommended for the shrubs closest to the enclosure instead of the JSBR shrubs. Please note the taller shrubs closer to the transformer may not meet IREA requirements. Please check with IREA.

Check IREA standards to ensure the landscaping meets the spacing requirements.

South lot line is required to meet the perimeter landscaping. Due to the shared drive, staff recommends adding in an "active" use (i.e. table, benches, etc.) or additional landscaping at the corner of the building to count towards this requirement.

Plant material shall be located at building corners and along all commercial building sides. Please adjust accordingly. Please enhance building entryways with ornamental plant material.

