

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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

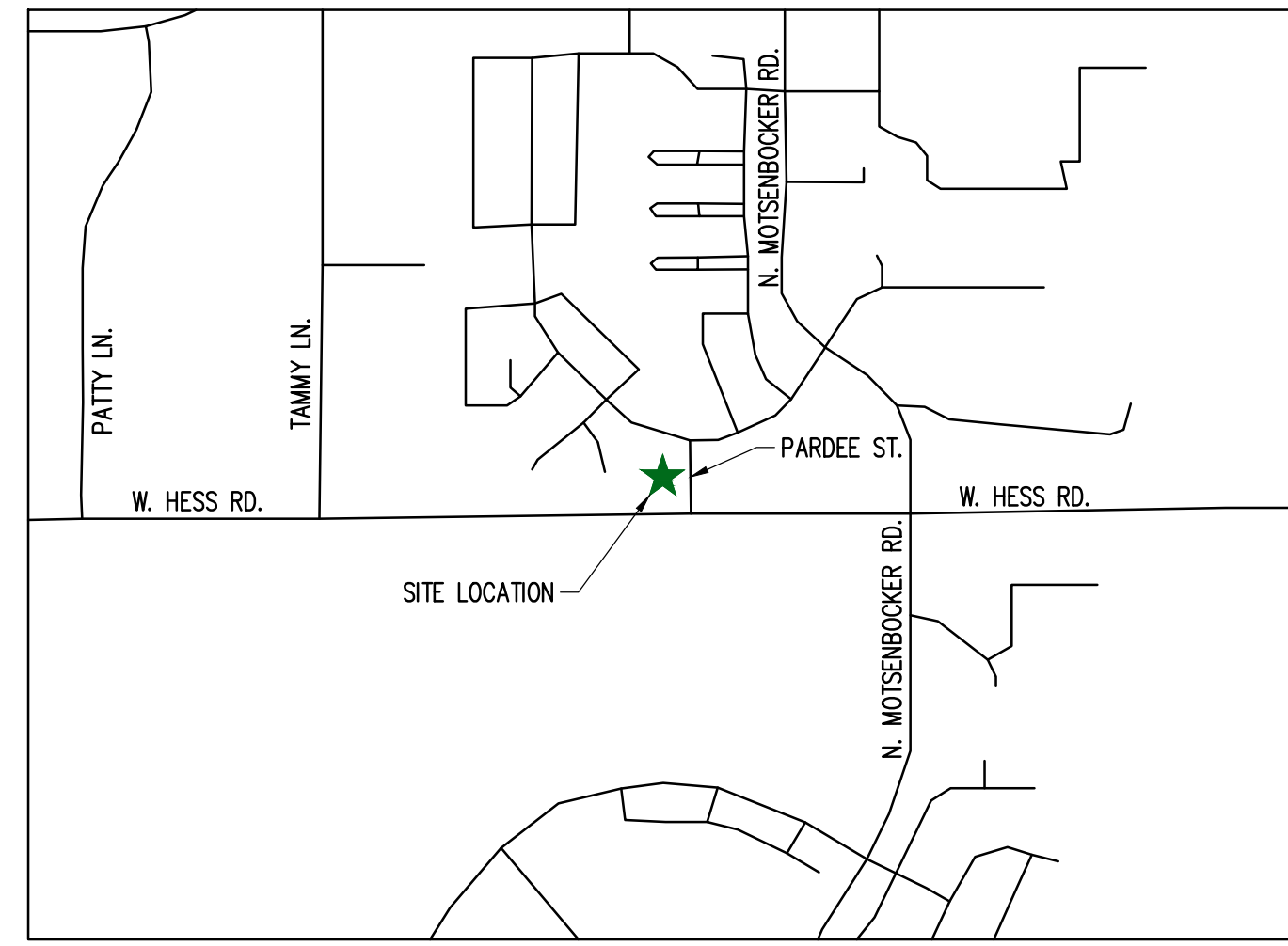
LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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 41,493 SF (0.953 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.



SCALE 1:1000

VICINITY MAP

SHEET INDEX

CV-1.0	COVER SHEET
C-1.0	SITE PLAN
A-1	PROPOSED EXTERIOR ELEVATIONS
A-2	SIGNAGE DETAILS
ESP1.1	PHOTOMETRIC PLAN
ESP1.2	PHOTOMETRIC CUT SHEET
LS 1.0	LANDSCAPE PLAN
LS 1.1	LANDSCAPE DETAILS
LS 1.2	IRRIGATION 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:	4,713 SF (0.11 AC)
LANDSCAPE:	15,471 SF (0.35 AC)
SIDEWALK:	2,041 SF (0.05 AC)
PAVED:	19,187 SF (0.44 AC)
TOTAL:	41,412 SF (0.95 AC)

USE:	RESTAURANT/RETAIL
BUILDINGS:	4,713 SF
ZONE:	PLANNED DEVELOPMENT

REQUIRED PARKING
RETAIL: 1 PER 300 SF
3356/300 = 10.7 OR 11 STALLS
RESTAURANT: 1 PER 100 SF
1500/100 = 15 STALLS

STANDARD PARKING PROVIDED	25
HC STALLS	2
TOTAL PARKING PROVIDED	27

BICYCLE PARKING: 7

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

DRIVE AISLE WIDTH: 25'

BUILDING DATA

RESTAURANT (DRIVE THROUGH)	= 1,500 SF
RETAIL	= 3,213 SF
TOTAL	= 4,713 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:

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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

RETAIL

12225 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 04/01/2020

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 2

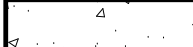

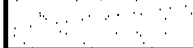


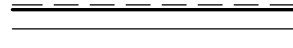


HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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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

BUILDING:	4,713 SF (0.11 AC)
LANDSCAPE:	15,471 SF (0.35 AC)
SIDEWALK:	2,041 SF (0.05 AC)
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ZONE:	PLANNED DEVELOPMENT

REQUIRED PARKING	
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3213/300 = 10.7 OR 11 STALLS	
RESTAURANT: 1 PER 100 SF	
1500/100 = 15 STALLS	

STANDARD PARKING PROVIDED	25
HC STALLS	2
TOTAL PARKING PROVIDED	27

REQUIRED BICYCLE PARKING (4 FOR RESTAURANT, 2 PER 10,000 GFA)

BICYCLE PARKING: 6

STANDARD STALL DIMENSIONS: 9' X 19'

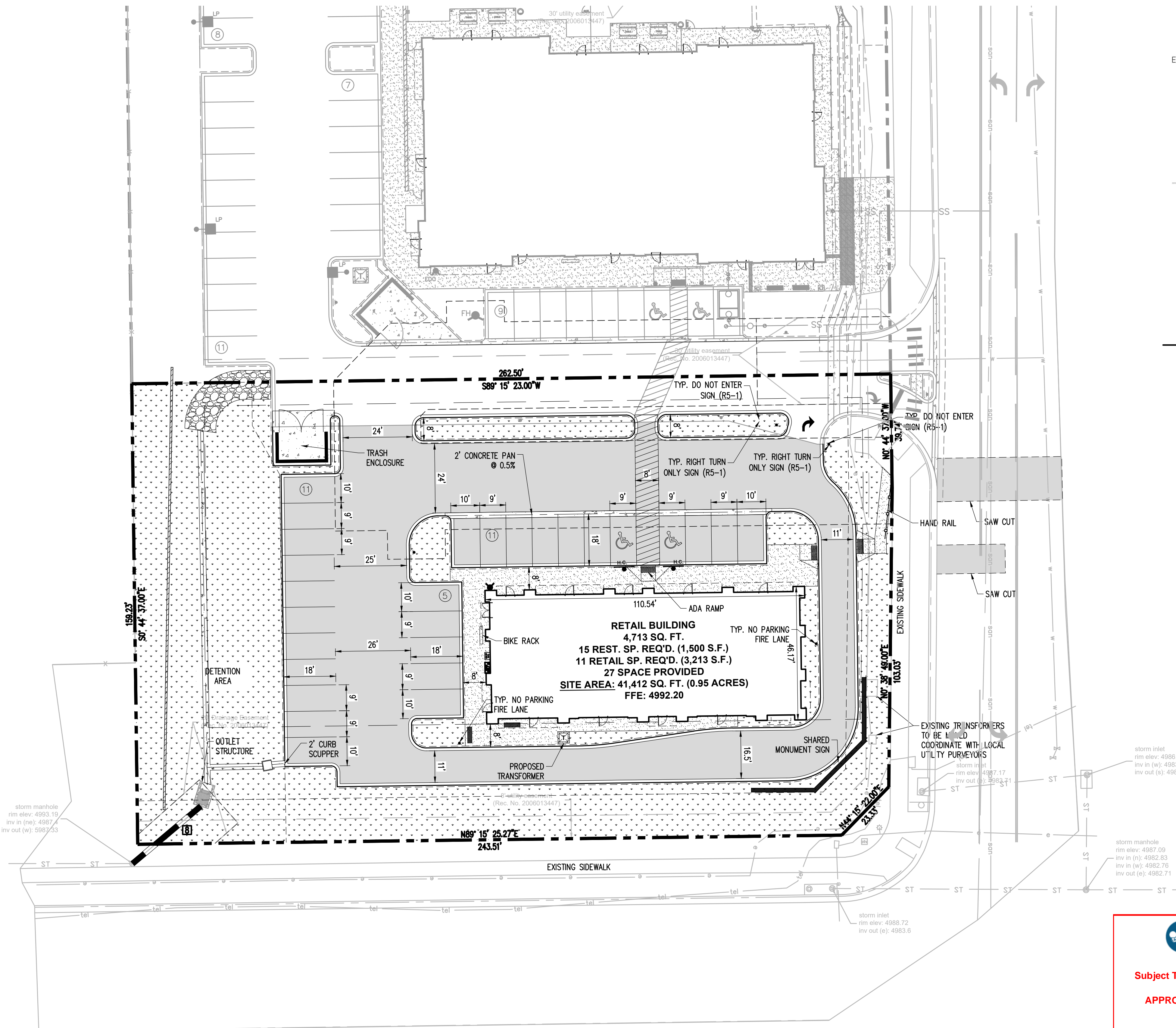
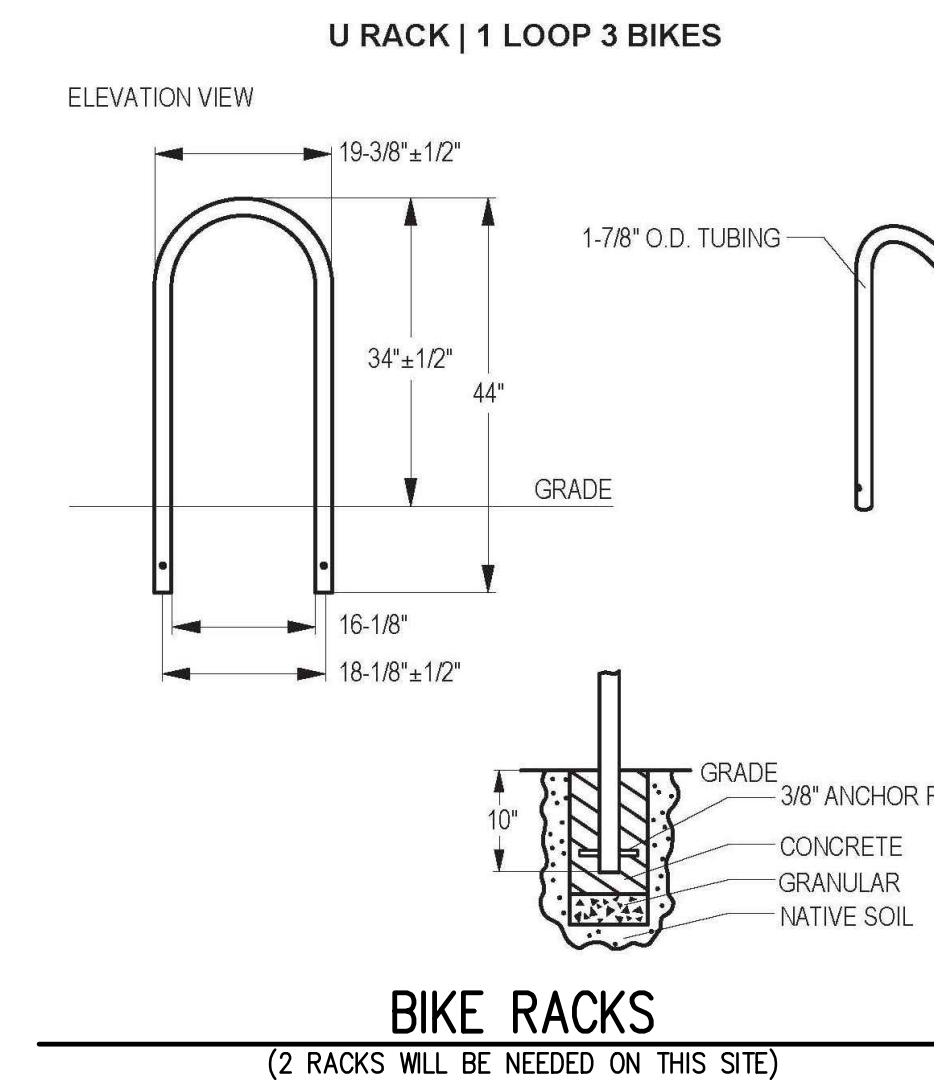
STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 25'

BUILDING DATA

RESTAURANT (DRIVE THROUGH)	= 1,500 SF
RETAIL	= 3,213 SF
TOTAL	= 4,713 SF

PIPE TABLE				
#	SIZE	LENGTH	MATERIAL	SLOPE
8	18"	31'	Concrete Pipe	0.50%





Final Document
Subject To Conditions In Approval Letter
APPROVED DATE: 08/04/2020
Planning Approval By: B. Simon

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Town of Parker, Director of Engineering Date



541 E. Garden Drive, Windsor, CO 80550
 T (877) 663-4552
 W. ridgetopeng.com

PROJECT TITLE

RETAIL

12225 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	04/01/2020

DATE

5/28/2019

SHEET TITLE

SITE PLAN

SHEET INFORMATION

C-1.0

2 of 2

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PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/04/2020

Planning Approval By: B. Simon

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE STREET
PARKER, COLORADO

brytar companies

8111 Preston Road, Suite 300
Dallas, Texas 75225

DATE:	ISSUE:
05.22.2019	PROGRESS REVIEW
05.28.2019	SITE PLAN SUBMITTAL
10.30.2019	2nd SITE PLAN SUBMITTAL
02.18.2020	3rd SITE PLAN SUBMITTAL
04.01.2020	4th SITE PLAN SUBMITTAL

4100
Wadsworth Boulevard
Suite 300
Wheat Ridge
CO 80033
720-599-3330 - P
303-987-2304 - X

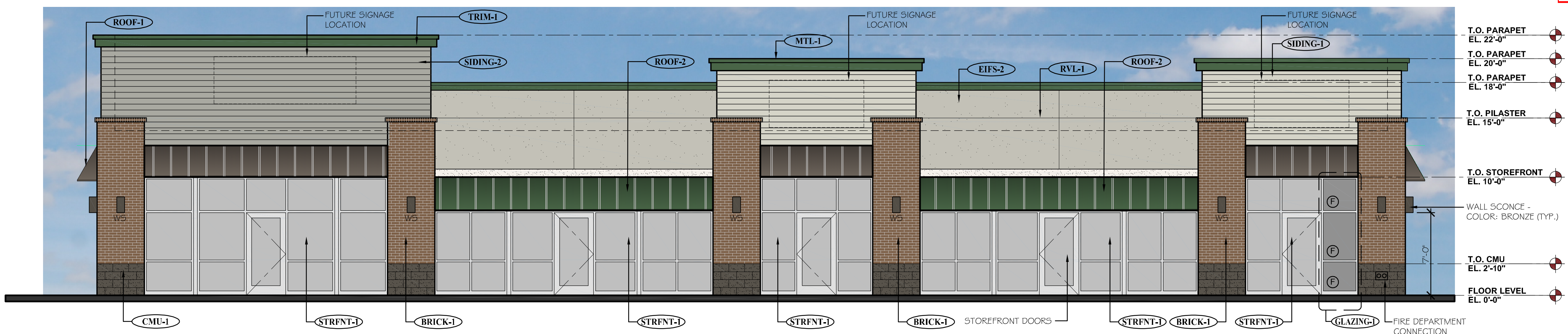
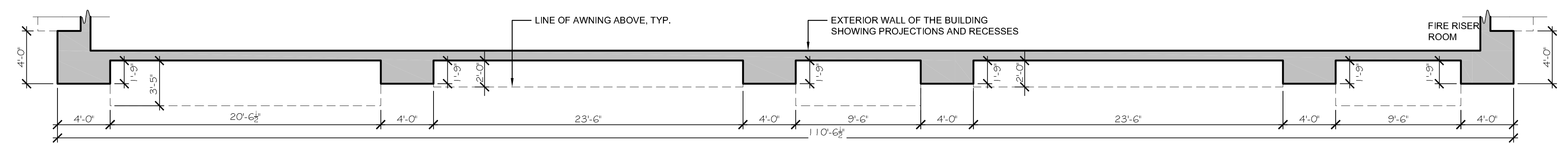
ROGUE
CHALLENGING THE STATUS QUO

DATE:	05.28.19
DRAWN:	ROGUE
CHECKED:	SAB
ROGUE PROJECT NO.:	2019.30

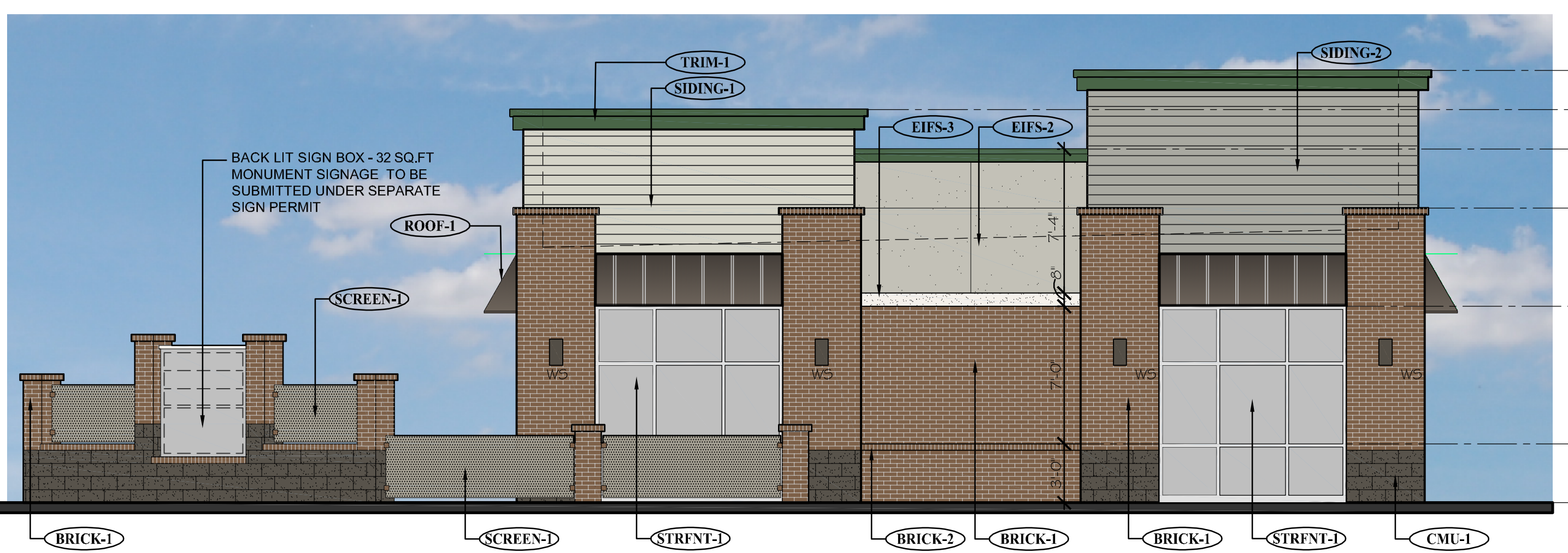
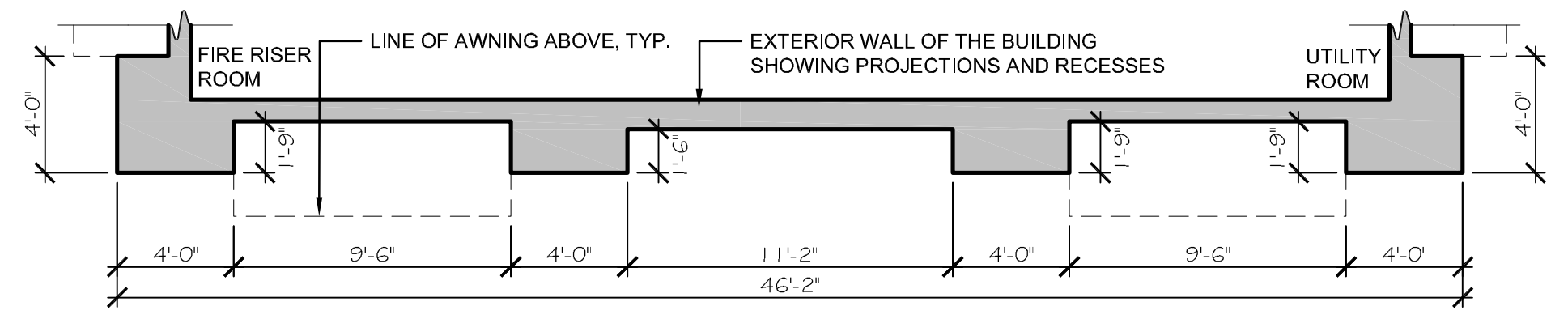
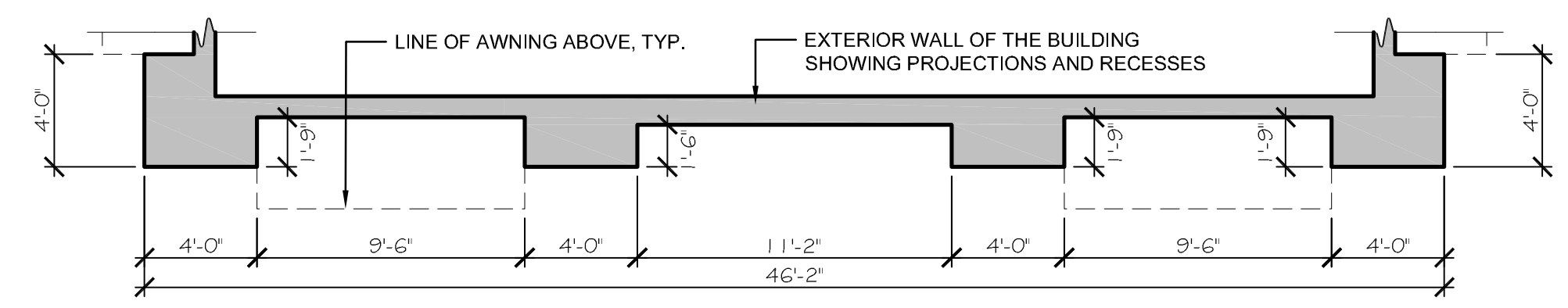
PROPOSED EXTERIOR ELEVATIONS

SHEET: **A-1**

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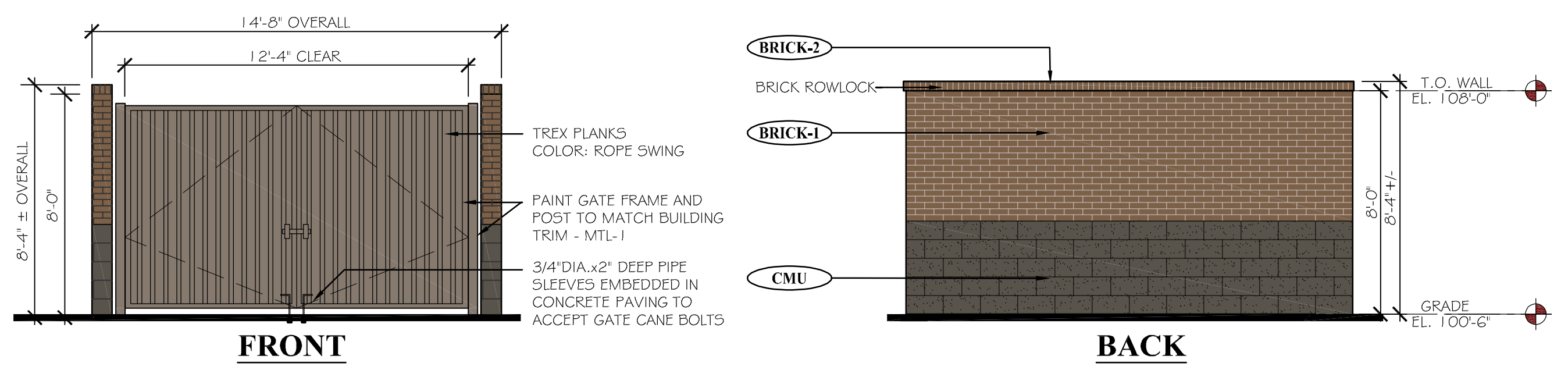
1
A-1
PROPOSED NORTH ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"



2
A-1
PROPOSED EAST ELEVATION (LEFT SIDE)
SCALE: 3/16" = 1'-0"



3
A-1
PROPOSED WEST ELEVATION (RIGHT SIDE)
SCALE: 3/16" = 1'-0"

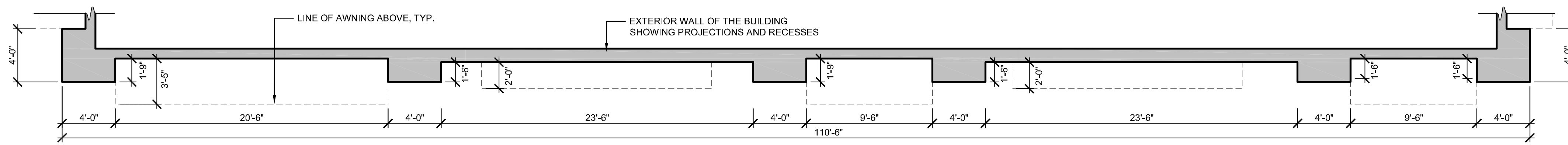


4
A-1
PROPOSED TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR	LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STRFNT-1	KAWNEER	TRIFAB 451	CLEAR ANODIZED W/ CLEAR GLASS	SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: BENJAMIN MOORE FEATHER GRAY 2127-60
BRICK-1	SUMMIT BRICK (OR EQUIV.)	MODULAR	GRAPHITE GRAIN	SIDING-2	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARMILL	COLOR: COBBLESTONE
BRICK-2	SUMMIT BRICK (OR EQUIV.)	ROWLOCK SILL	GRAPHITE GRAIN	TRIM-1	JAMES HARDIE	HARDIETRIM BOARDS	PRODUCT: 5/4 SMOOTH COLOR: SW #704B URBANE BRONZE
CMU-1	BASALITE (OR EQUIV.)	INTEGRAL COLOR W/ ASSOCIATED CAP	CHARCOAL #605 SPLIT-FACE	ROOF-1	MBCI	AWNING	BURNISHED SLATE
EIFS-1	DRYVIT OR SIMILAR	FIELD (DARK)	DRYVIT, SUEDE # 105 PEBBLE TEXTURE	ROOF-2	MBCI	AWNING	HUNTER GREEN
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)	DRYVIT LIGHT SERENITY #300 PEBBLE TEXTURE	MTL-1	MBCI	METAL TRIM # DOWNSPOUTS	HUNTER GREEN
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)	DRYVIT PRAIRIE CLAY # 111 PEBBLE TEXTURE	PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH	SCREEN-1	ACCURATE PERFORATING (OR EQUIV.)	R5234	BENJAMIN MOORE #2108-05 SILVER FOX
GLAZING-1	---	SEE STOREFRONT NOTE THIS PAGE	---				

D:\Projects\2019_30 - Brytar - Parker, CO Retail\CAD\Site Submittal\2019_30 - A-1 - Proposed Elevations.dwg

SITE PLAN - 4th SUBMITTAL 04.01.2020



PARKER
COLORADO

Final Document
Subject To Conditions In Approval Letter

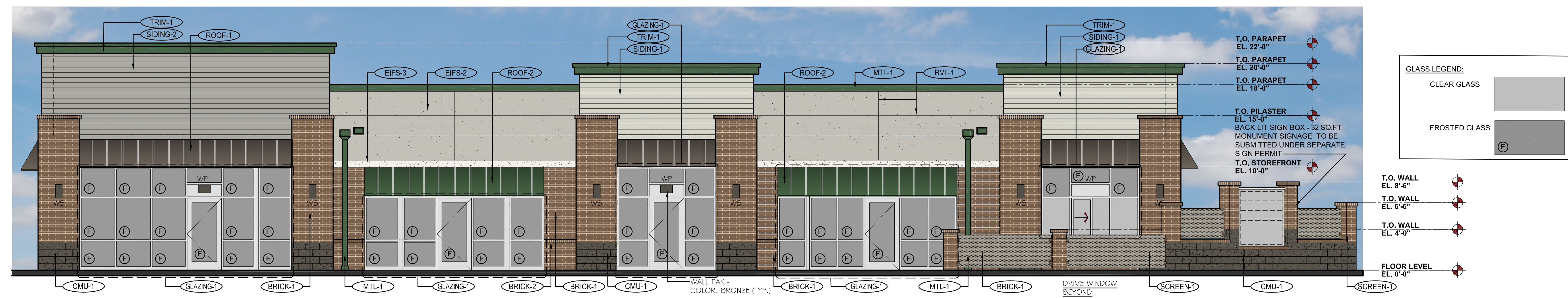
APPROVED DATE: 08/04/2020

Planning Approval By: B. Simon

NEW CONSTRUCTION:

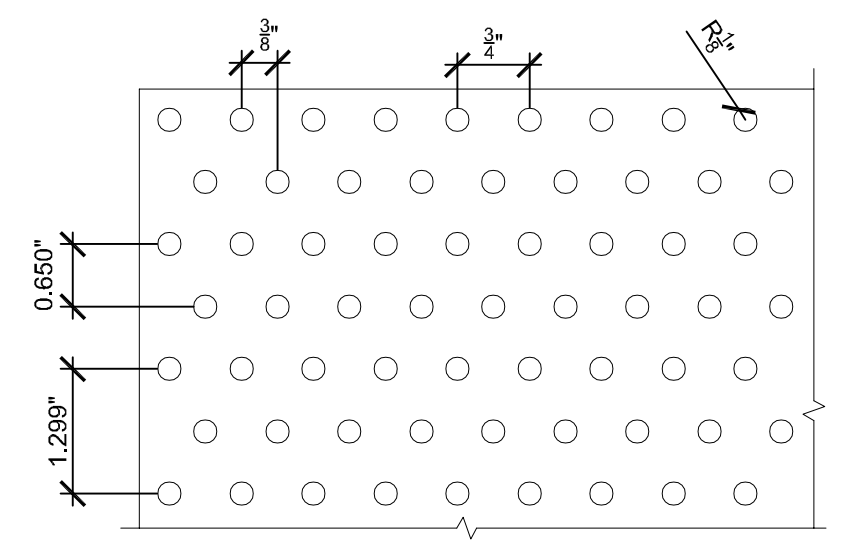
PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE STREET
PARKER, COLORADO



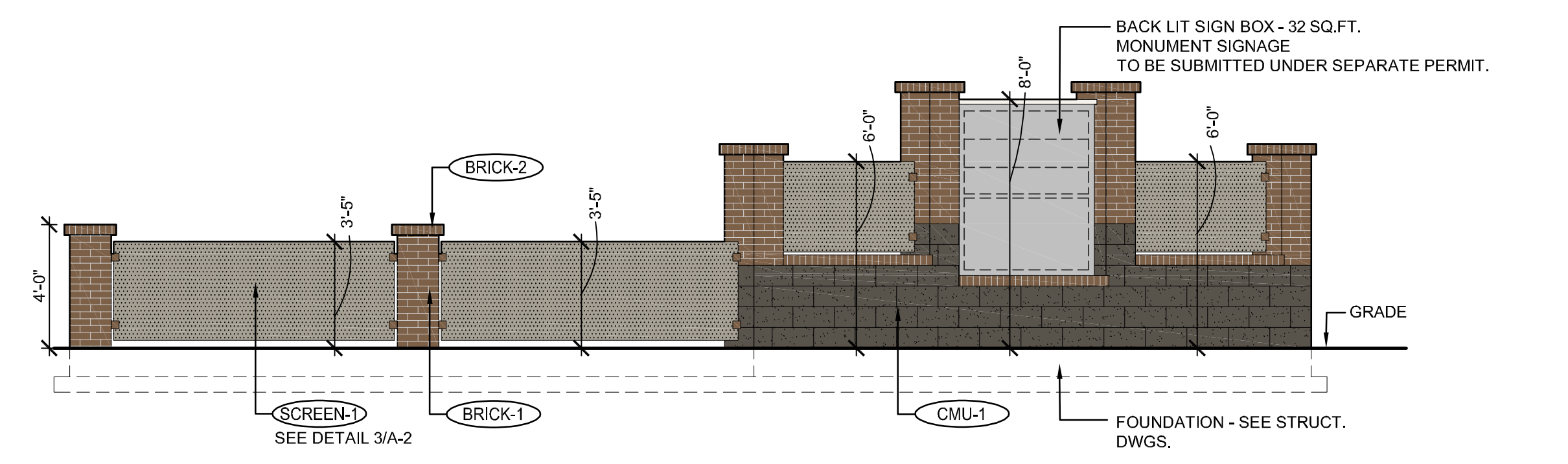
4 A-2 PROPOSED SOUTH ELEVATION (REAR)
SCALE: 3/16" = 1'-0"

NOTE: THE SOUTH ELEVATION TO MEET FENESTRATION REQUIREMENTS IN SECTION X.A.2.B AND C WHICH REQUIRED 30% OF THE FENESTRATION PROVIDED TO BE CLEAR FENESTRATION PROVIDED ON THE ELEVATION EXCEED THE REQUIREMENT AT 35%.

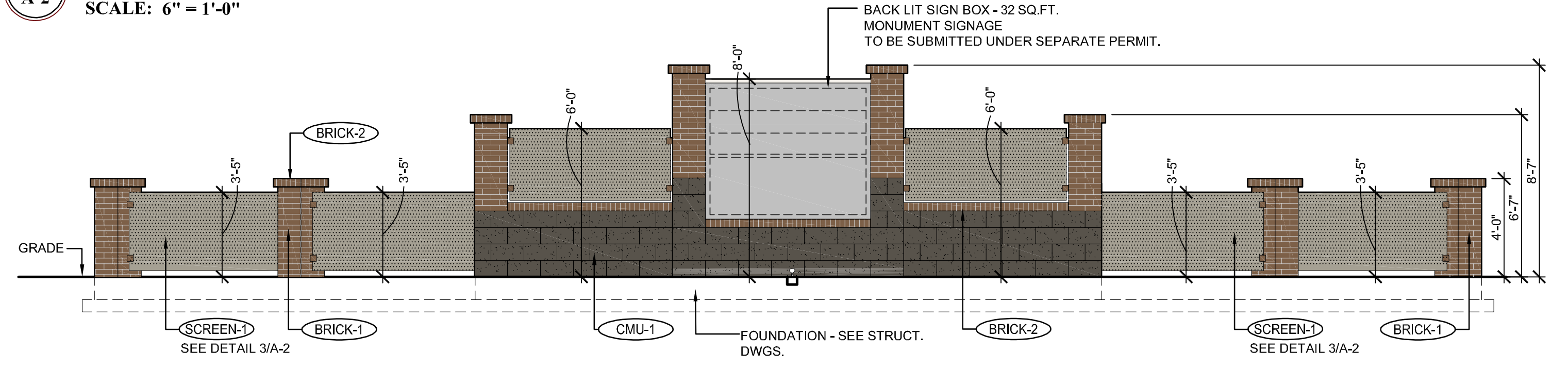


3 A-2 MONUMENT SIGNAGE/SCREEN WALL METAL SCREEN PERFORATION PATTERN
SCALE: 6" = 1'-0"

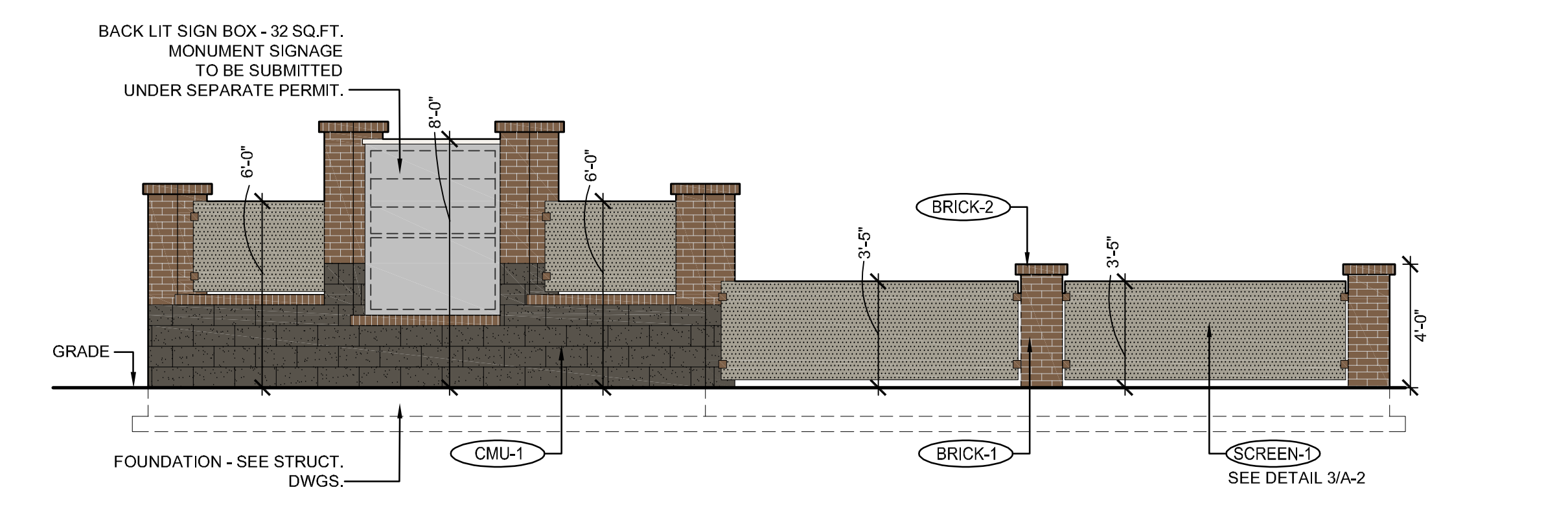
NOTE: SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.



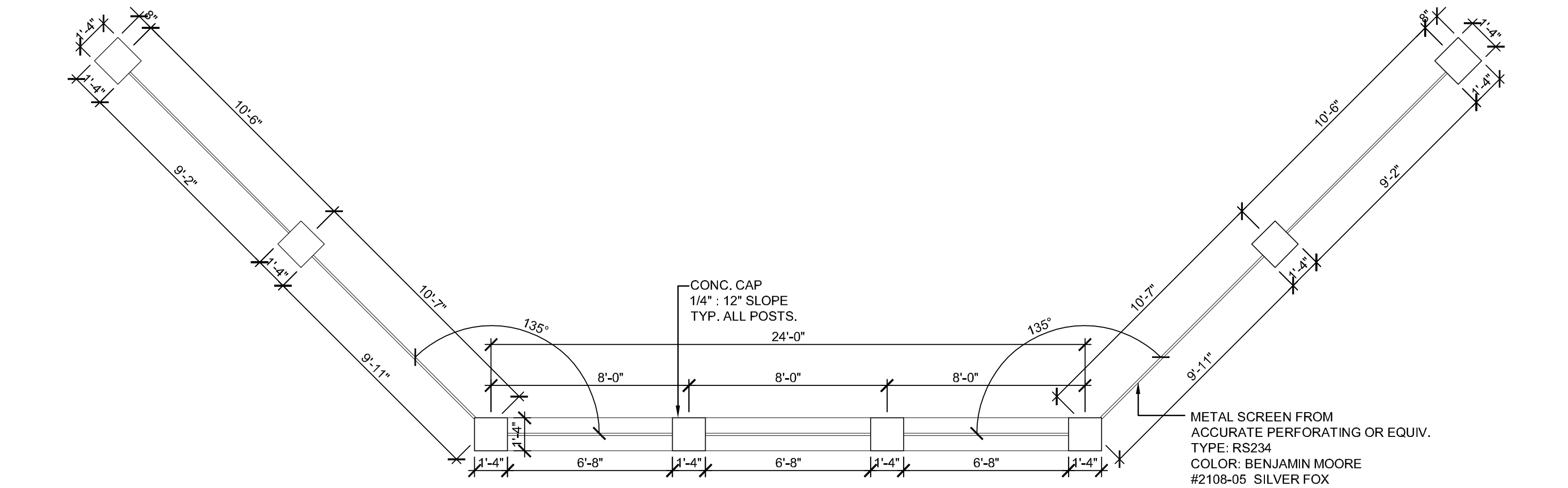
5 A-2 MONUMENT SIGNAGE/SCREENWALL - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-2 MONUMENT SIGNAGE/SCREENWALL - SOUTH EAST CORNER ELEVATION
SCALE: 1/4" = 1'-0"



6 A-2 MONUMENT SIGNAGE/SCREENWALL - EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 A-2 MONUMENT SIGNAGE/SCREENWALL AT SOUTH EAST CORNER - PLAN
SCALE: 1/4" = 1'-0"

DATE:	ISSUE:
05.22.2019	PROGRESS REVIEW
05.28.2019	SITE PLAN SUBMITTAL
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04.01.2020	4th SITE PLAN SUBMITTAL

4100
Wadsworth Boulevard
Suite 300
Wheat Ridge
CO 80033
720-599-3330 - P
303-987-2304 - X

ROGUE
ARCHITECTURE
CHALLENGING THE STATUS QUO

DATE:	05.28.19
DRAWN:	ROGUE
CHECKED:	SIGNAGE SAB
ROGUE PROJECT NO:	DETAILS 2019.30

SHEET: **A-2**

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D:\Projects\2019_30 - Brytar - Parker, CO Retail\CAD\Site Submittal\2019_30 - A-2 - Proposed Elevation & Signage Details.dwg

SITE PLAN - 4th SUBMITTAL 04.01.2020

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE STREET
PARKER, COLORADO



8111 Preston Road, Suite 300
Dallas, Texas 75225



JCA
4100 Wadsworth Blvd
Wheat Ridge, CO 80033
p 303.985.3260
219.066

DATE:	ISSUE:
05.22.2019	PROGRESS REVIEW
05.28.2019	SITE PLAN SUBMITTAL
10.30.2019	2nd SITE PLAN SUBMITTAL
02.18.2020	3rd SITE PLAN SUBMITTAL
04.02.2020	4th SITE PLAN SUBMITTAL

4100 Wadsworth Boulevard Suite 300 Wheat Ridge CO 80033 720-599-3330 - P 303-987-2304 - X

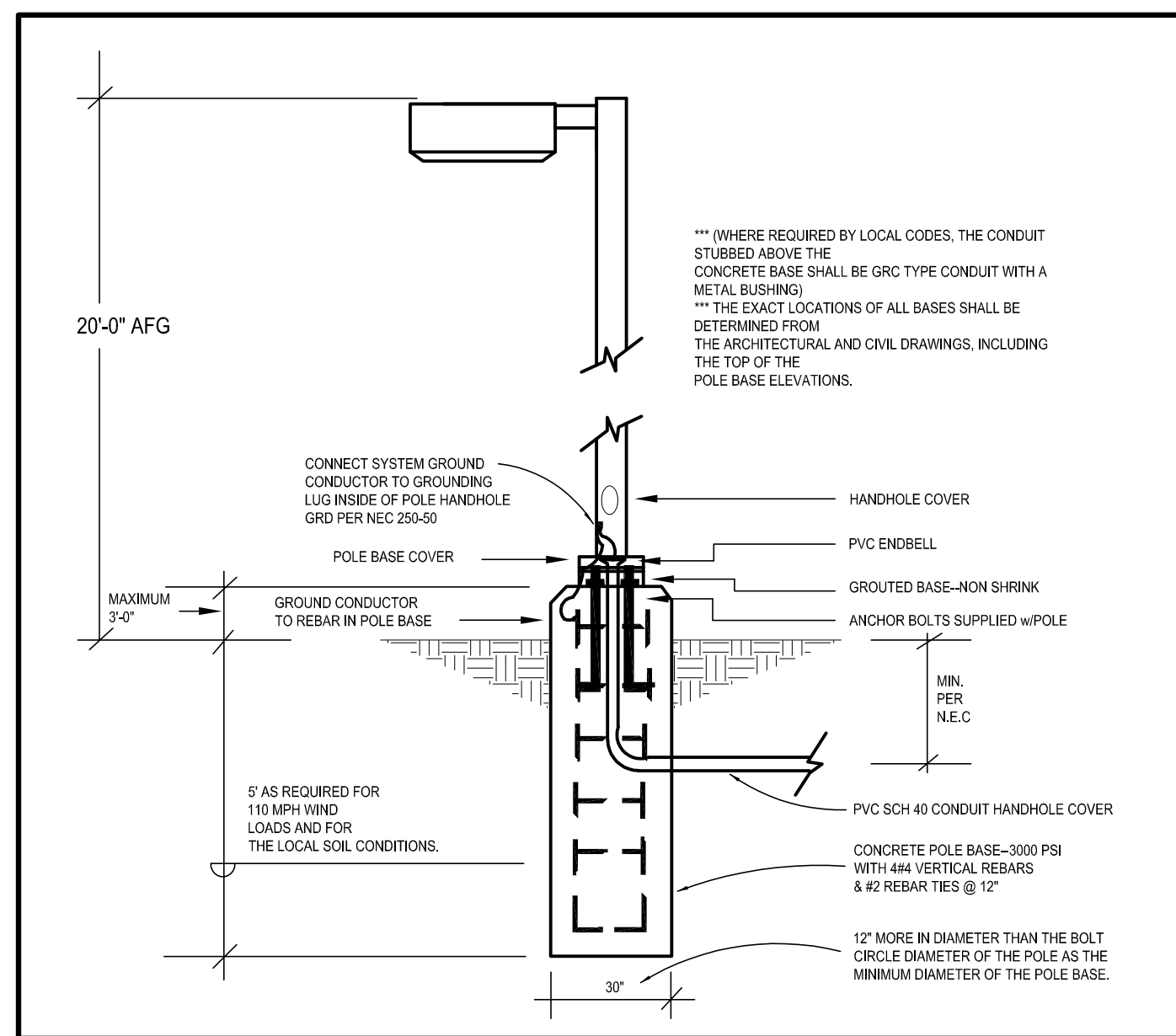
ROGUE

CHALLENGING THE STATUS QUO

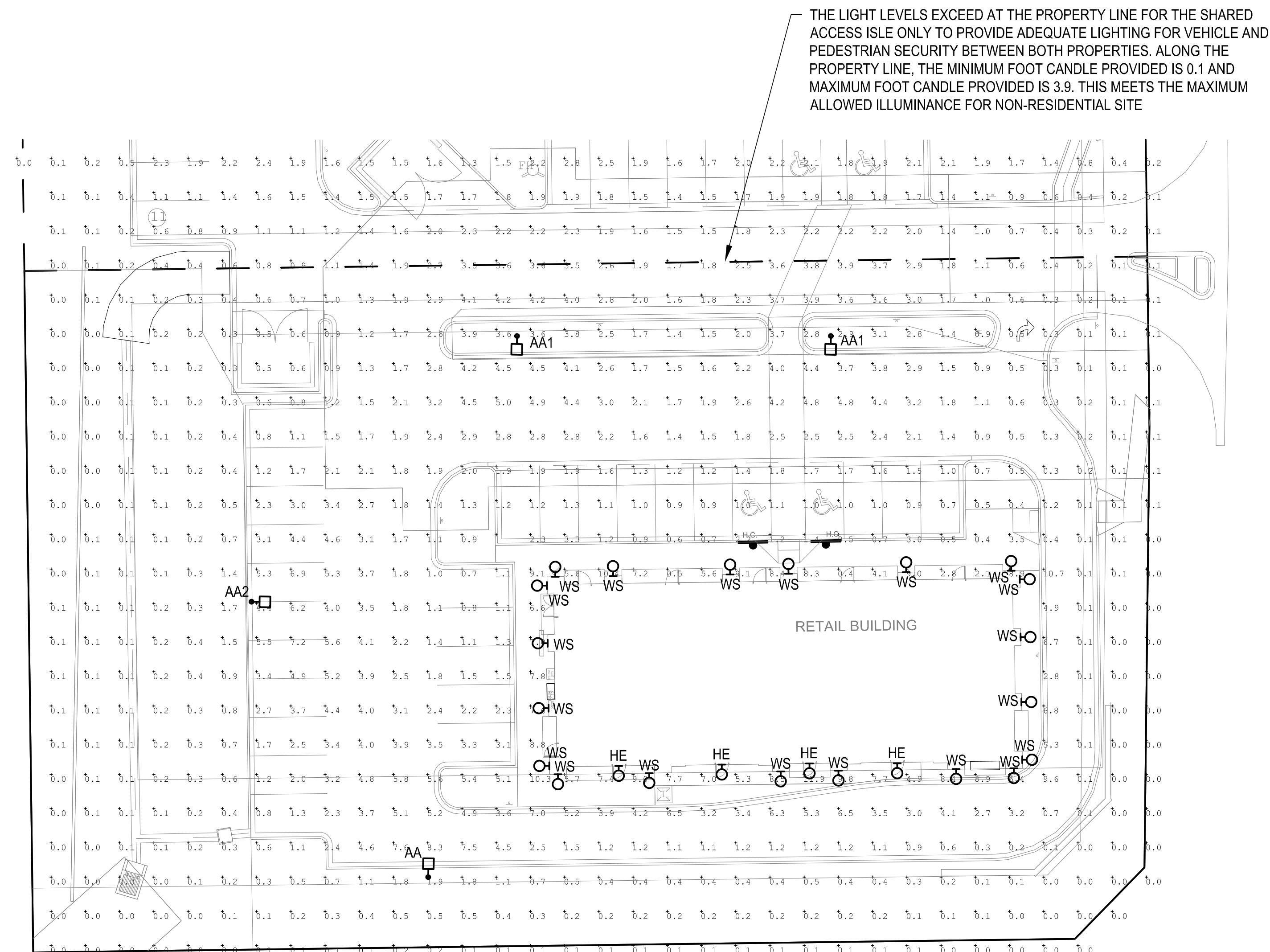
DATE:	05.28.19
DRAWN:	ATE
CHECKED:	JCAA
ROGUE PROJECT NO.:	2019.30

PHOTOMETRIC PLAN
SHEET: **ESP1.1**

© 2019 Rogue Architecture, Inc.



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



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

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	2.47	3.9	0.8	3.09	4.88
RETAIL PARKING	Illuminance	Fc	2.17	7.2	0.8	2.71	9.00

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-S07G-20-S-B LK-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE FT WITH HOUSE SIDE SHIELD	UNV
AA1	LSI INDUSTRIES	XGBM-5-SS-128-NW-UE-BLK-SSQB5-S07G-20-S-BL K-SF-DGP	BLK	LED	188	POLE	20'-0"	SITE LIGHTING SINGLE HEAD TYPE 5	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-DIM-UNV	BLK	LED	72	SURFACE	8'-0"	WALL PACK	UNV
WS	CONTECH	CYL6230MMVUDXWCLR-BZ-RDB	BRZ	LED	14	SURFACE	8'-0"	WALL SCONCE	UNV

PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 08/04/2020

Planning Approval By: B. Simon

SITE PLAN SUBMITTAL 04.02.2020

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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 LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS
- SHREDDED CEDAR MULCH
- 3/4" - 2" RIVER ROCK MULCH
- BLUEGRASS TURF
- NATIVE GRASS
- STEEL EDGER
- EXISTING TREES
- 2' - 3' BOULDER

PROPOSED PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	ADBL	GROWTH HEIGHT	QTY.
DECIDUOUS TREES 54%							
GD	Gymnocladus dioicus	Kentucky Coffeetree	2" cal	B+B	M	40'-60'	2
GTK	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2" cal	B+B	H	40'-50'	2
CO	Celtis occidentalis	Western Hackberry	2" cal	B+B	H	40'-60'	2
TCG	Tilia cordata 'Greenspire'	Greenspire Linden	2" cal	B+B	H	20'-50'	3
PERIMETER DECIDUOUS TREES							
QR	Quercus Robur	English Oak	2" cal	B+B	H	40'-60'	3
AE	Ulmus x 'Morton'	Accolade Elm	2" cal	B+B	M	40'-60'	3
EVERGREEN TREES 46%							
PN	Pinus niagra	Austrian Pine	6' ht.	B+B	L	40'-60'	6
JV	Juniperus scopulorum	Rocky Mountain Juniper	6' ht.	25 gal	L	15'-20'	9
ORNAMENTAL TREES							
MSS	Malus 'Spring Snow'	Spring Snow Crab	1.5" cal.	B+B	L	S	6
CC	Cercis canadensis	Eastern Redbud	1.5" cal.	B+B	L	S	1
CCI	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	1.5" cal.	B+B	L	S	5
EVERGREEN SHRUBS							
JHBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	6' o.c.		4'	37
JHH	Juniperus horizontalis 'Hughes'	Hughes Juniper	5 gal.	6' o.c.		3'	6
JPGM	Juniperus procumbens 'Green Mound'	Green Mound Juniper	5 gal.	3' o.c.		3'	6
DECIDUOUS SHRUBS							
EAC	Euonymus alata 'Compactus'	Dwarf Burning Bush	5 gal.	5' o.c.		4'	11
RxH	Rosa x 'Hansa'	Purple-Red Shrub Rose	5 gal.	5' o.c.		4'	11
SPK	Syringea patula 'Miss Kim'	Miss Kim Lilac	5 gal.	6' o.c.		4'	12
CSB	Cornus seicea 'Baileyi'	Bailey Redtwig Dogwood	5 gal.	8' o.c.		6'	2
PFJ	Potentilla fruticosa 'Jackmanni'	Jackman Potentilla	5 gal.	3' o.c.		4'	25
CxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	4' o.c.		3'	6
SV	Syringia vulgaris	Albert Holden Lilac	5 gal.	5' o.c.		6'	10
PB	Prunus besseyi	Western Sandcherry	5 gal.	5' o.c.		6'	10
SJN	Spirea japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	3' o.c.		3'	18
PERENNIALS AND ORNAMENTAL GRASSES							
KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	18" o.c.		5'	55
STA	Sedum telephium 'Autumn Joy'	Autumn Joy Sedum	1 gal.	18" o.c.		3'	7
PSC	Phlox subulata	Creeping Phlox	1 gal.	18" o.c.		2'	10
PAH	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass	1 gal.	18" o.c.		2'	17
MSG	Myiscanthus sinensis 'Gracillimus'	Maiden Grass	2 gal.	4' o.c.		4'	2
LAH	Lavandula angustifolia 'Hidcote'	Deep Blue Lavender	1 gal.	12" o.c.		2'	18
HHR	Hermercallis 'Happy Returns'	Dwarf Yellow Day Lilly	1 gal.	12" o.c.		2'	11
120							

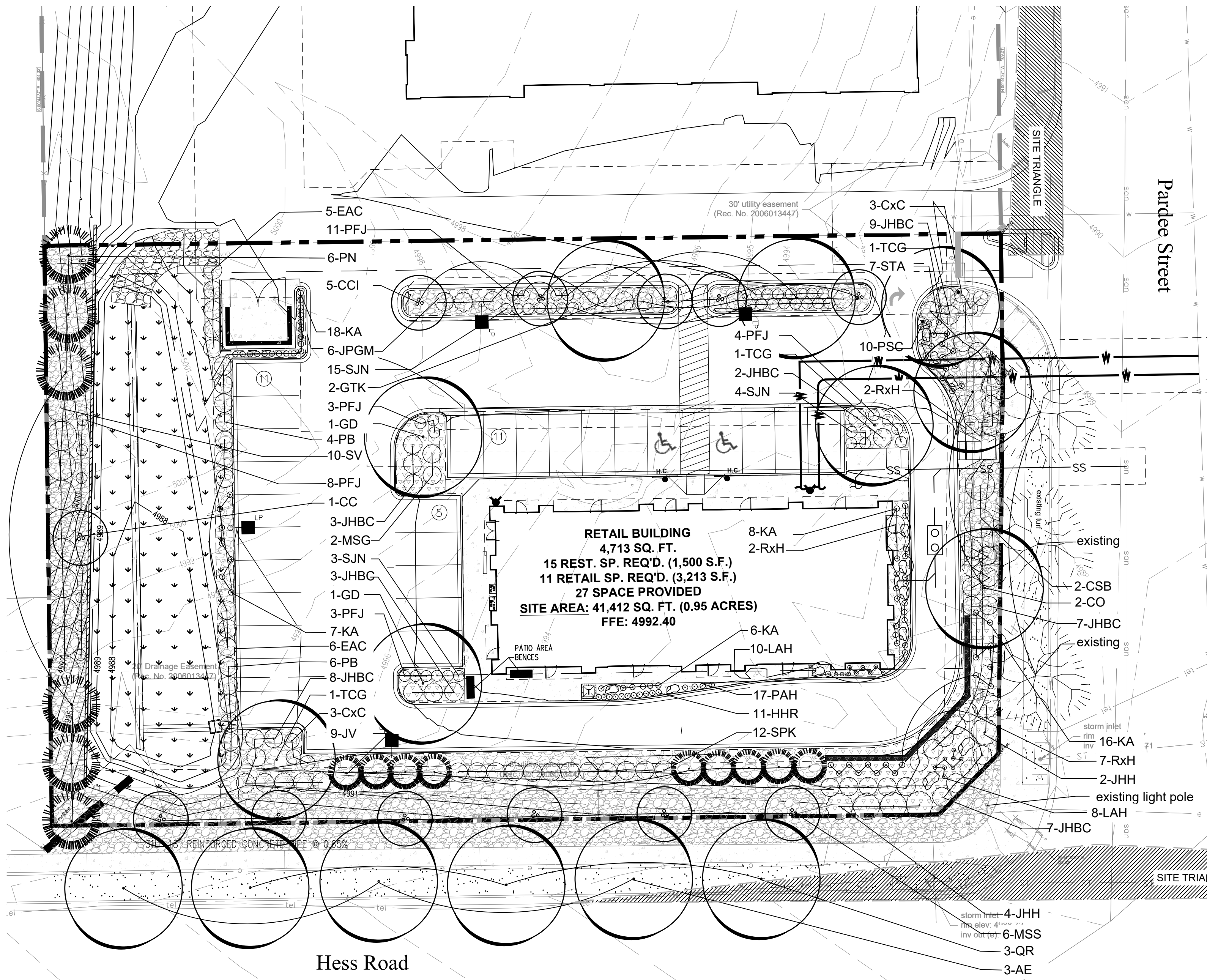
NATIVE GRASS:

PBSI Foothills Native Mix

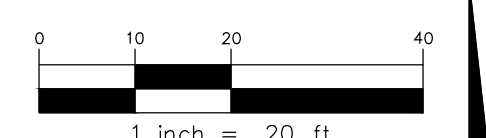
Ingredients: Switchgrass, Rocky Mountain Fescue, Big Bluestem, Sandberg Bluegrass, Slender Wheatgrass, Thickspike/Streambank/Western Wheatgrass, Yellow Indiangrass, Blue Grama, Beardless Wheatgrass, Indian Ricegrass, Little Bluestem, Sand Dropseed, Sideoats Grama

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



PARKER COLORADO
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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.
- ALL LOW PERENNIAL AND GROUND COVER PLANTING AREA SHALL BE MULCHED WITH WESTERN RED CEDAR WOOD MULCH AT A DEPTH OF 2". WEED FABRIC BARRIER IS NOT REQUIRED.
- 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.
- 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.

PLANT REQUIREMENTS

MINIMUM SITE LANDSCAPE CALCULATIONS FOR 41,412 sq ft LOT		
DESCRIPTION	REQUIRED	PROVIDED
LANDSCAPE AREA 15% of Lot	6,211 sq ft	15,471 sq ft
TREES 1/1,500 sq ft	12	31
SHRUBS 5/1,500 sq ft	58	164
MAX. IRRIGATED TURF = 15%	7,256	New turf area in ROW along Hess Street 2,190 sq ft = 5% Tree lawn along Pardee Street is existing and irrigated by others
EVERGREEN TREES	25% - 50% OVERALL 40%-60% PERIMETER	15 EVERGREEN / 35 TREES 43% 15 EVERGREEN / 29 TREES 52%
75% OF LIVE COVER	11,603 sq ft	13,693 sq ft

PWSW 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	PWSW ONE SFE PER 6000	SFE REQ. (SUB-TOTAL CALC. DIV. BY 6000 = REQ.)
15,471 sq ft	2,190 SF x 1 = 2,190	0 SF x 1 = 0	10,288 SF x .3 = 3,086.4	5,183 SF x 0 = 0	3,086.4	5277	.9 SFE's

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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

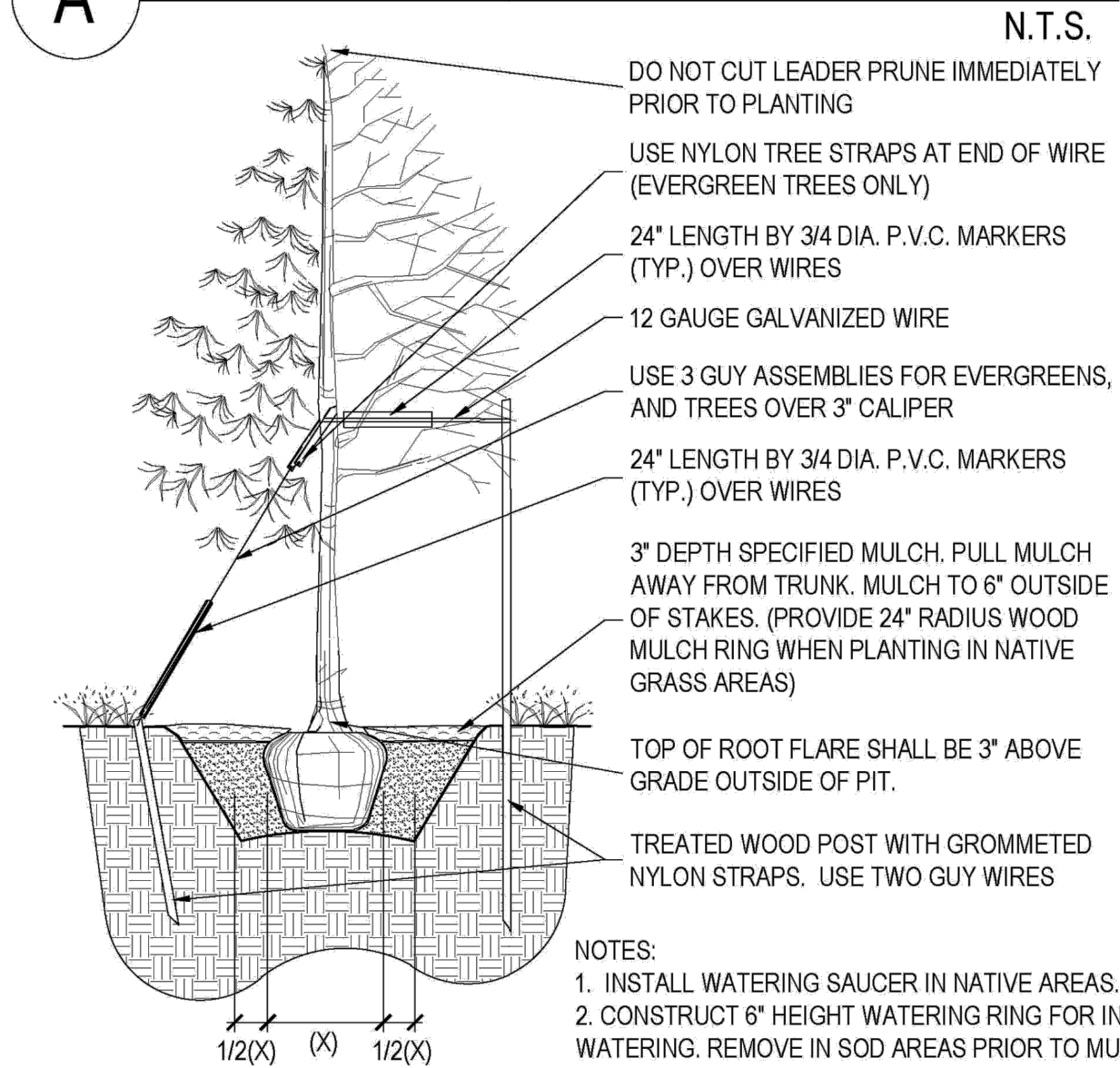
MINIMUM STANDARDS

ROW LANDSCAPING CALCULATIONS					
TYPE BASE STANDARD (PLANTS PER # LINEAR FEET)	LINEAR FRONTAGE	TREES REQUIRED	SHRUBS REQUIRED	TREES PROPOSED	SHRUBS PROPOSED
SOUTH 1 TREE/40'	242 LF	6	N/A	6	N/A
EAST 1 TREE/40'	126 L.F.	3	N/A	3 EXISTING	N/A

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/25LF	159 L.F.	7	32	7 TREES	34 SHRUBS
EAST 1 TREE - 5 SHRUBS/40LF	126 LF	3	16	3 TREE	19 SHRUBS
NORTH 1 TREE-5 SHRUBS/40LF	263 LF	7	33	7 TREES	34 SHRUBS
SOUTH 1 TREE-5 SHRUBS/40LF	242 LF	6	31	15 TREES	32 SHRUBS

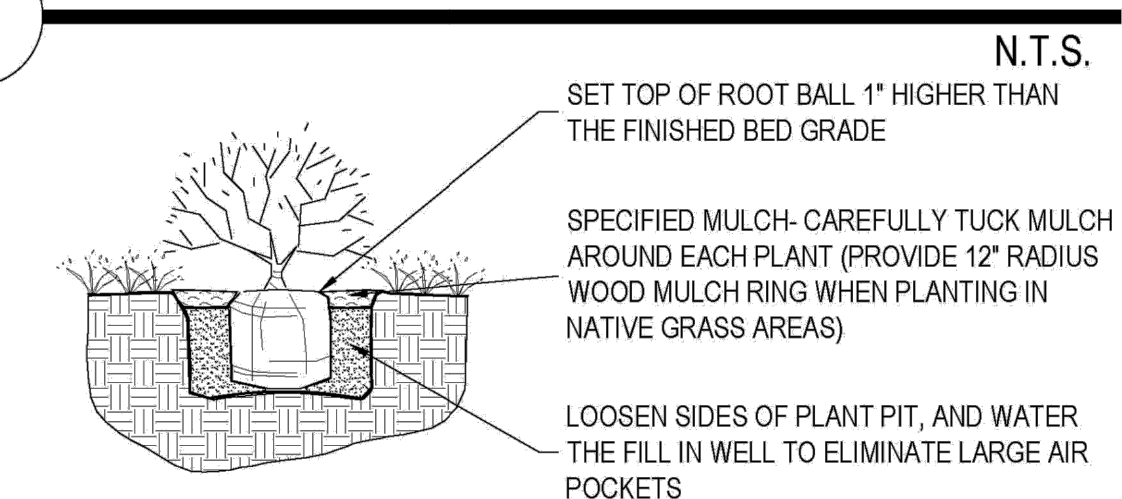
- Due to the shared drive aisle, these plantings are not possible, benches and landscaping has been added to the SE corner of the building to enhance this southern property line.
- Trees proposed do not include the ROW trees existing or proposed

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS



- NOTES:
- INSTALL WATERING SAUCER IN NATIVE AREAS.
 - CONSTRUCT 6\"/>

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



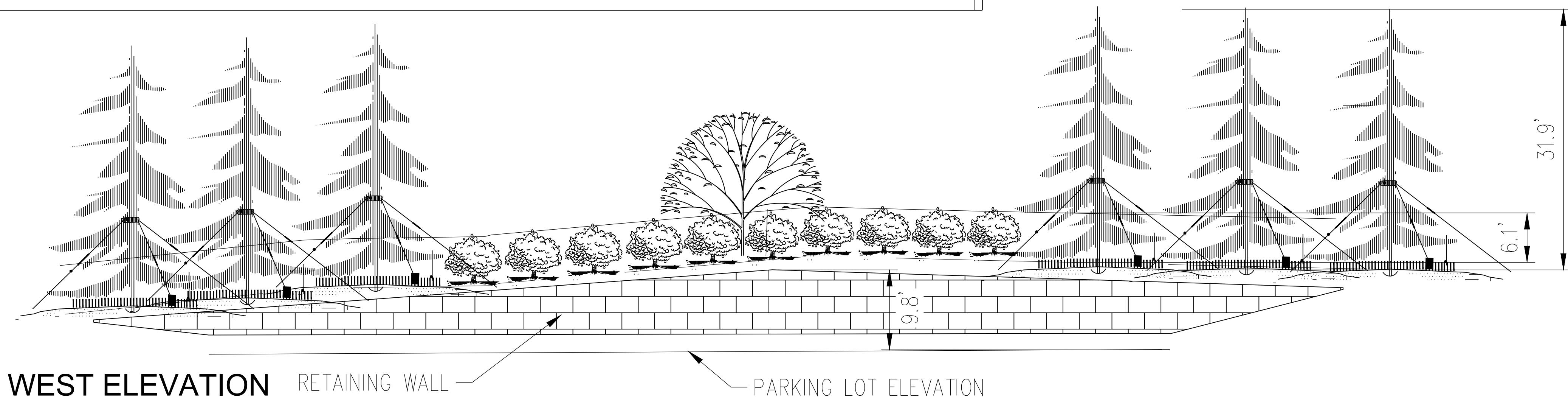
- NOTES:
- PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
 - CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
 - DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
 - TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
 - FOR ALL PLANTS IDENTIFIED WITH WATER USE OF \"LOW\" OR \"VERY LOW\" ON THE PLANT LIST, KEEP WOOD MULCH 2\"/>

PARKER
COLORADO

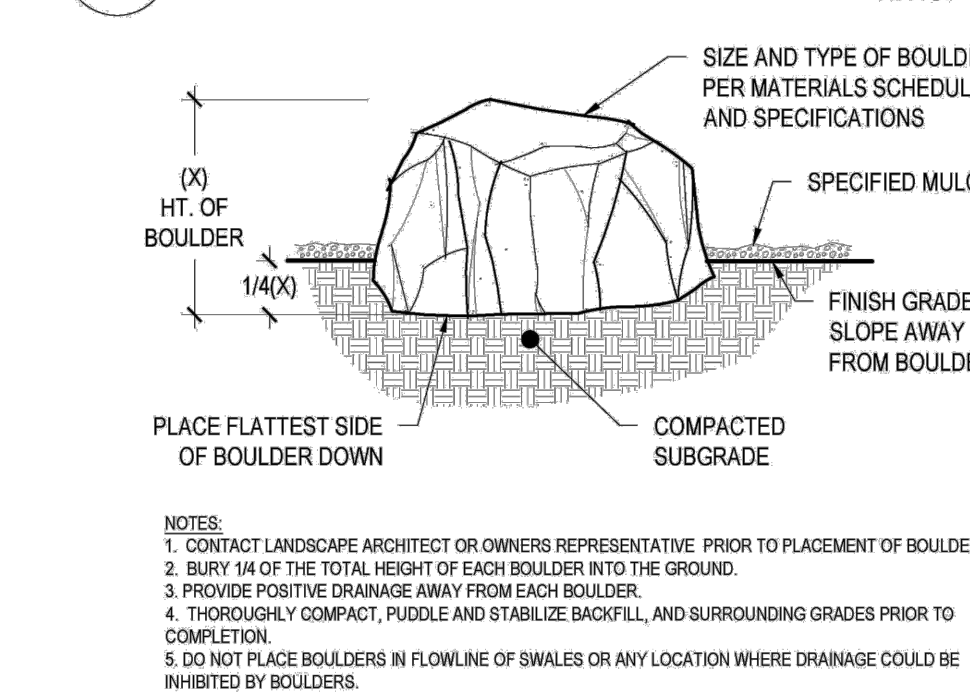
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APPROVED DATE: 08/04/2020

Planning Approval By: B. Simon



C LANDSCAPE BOULDER



- NOTES:
- CONTACT LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PLACEMENT OF BOULDERS.
 - BURY 1/4 OF THE TOTAL HEIGHT OF EACH BOULDER INTO THE GROUND.
 - PROVIDE POSITIVE DRAINAGE AWAY FROM EACH BOULDER.
 - THOROUGHLY COMPACT, Puddle AND STABILIZE BACKFILL, AND SURROUNDING GRADES PRIOR TO COMPLETION.
 - DO NOT PLACE BOULDERS IN FLOWLINE OF SWALES OR ANY LOCATION WHERE DRAINAGE COULD BE INHIBITED BY BOULDERS.

LOGO

RIDGETOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Windsor, CO 80550
T (970) 663-4552
W ridgetopeng.com

PROJECT TITLE

RETAIL

12225 PARDEE ST.
PARKER, CO 80134

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

1800 Newway Maple Drive
Loveland, Colorado 80538
Mobile: (970)888-5381
Email: rmm@plscapes.com

Plscapes
Planting/Landscaping/Architecture
Robert Molloy

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	04/01/2020

DATE

5/28/2019

SHEET TITLE

LANDSCAPE DETAILS

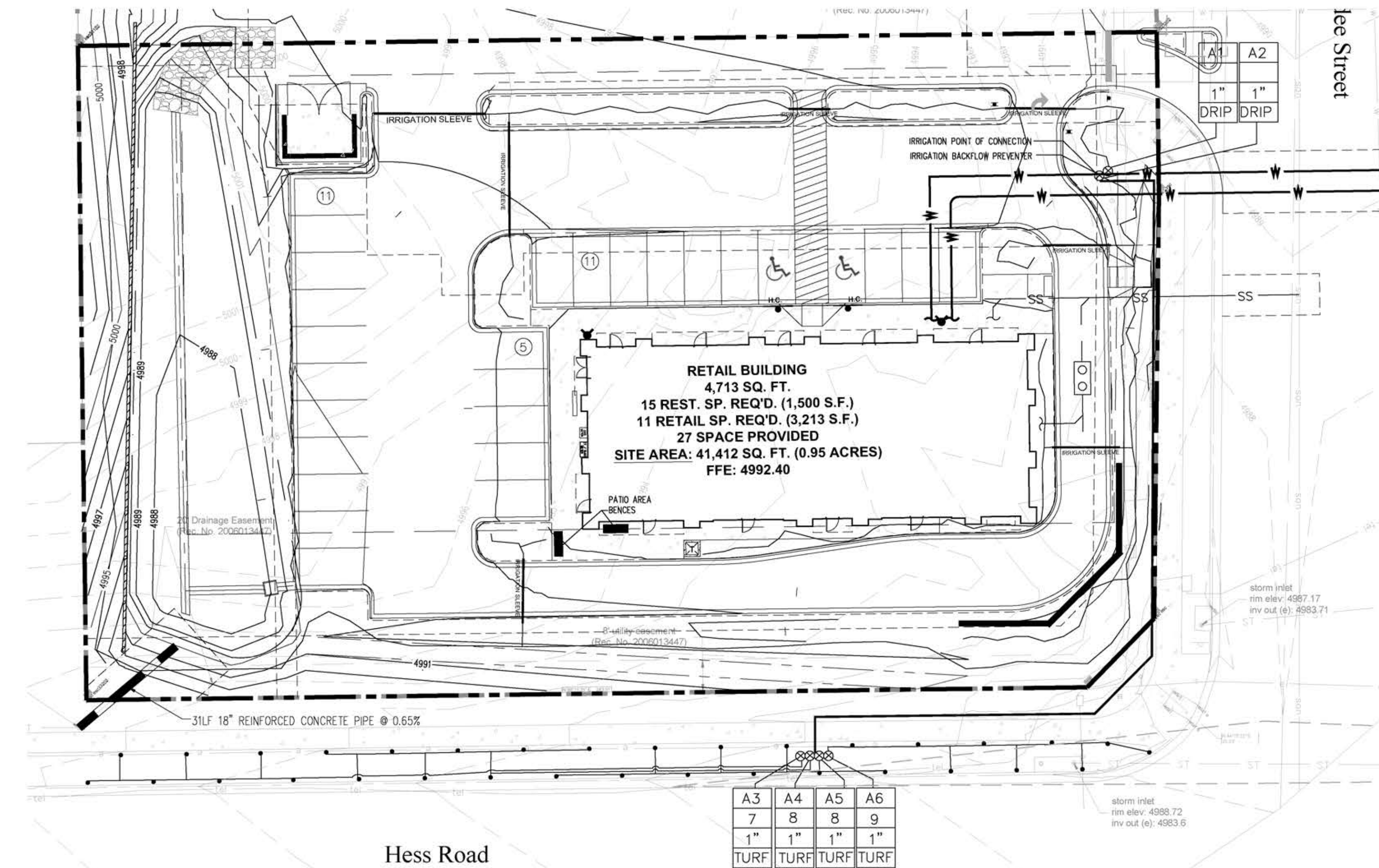
SHEET INFORMATION

LS 1.1

of 2

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 2, 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
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SITE PLAN REVIEW

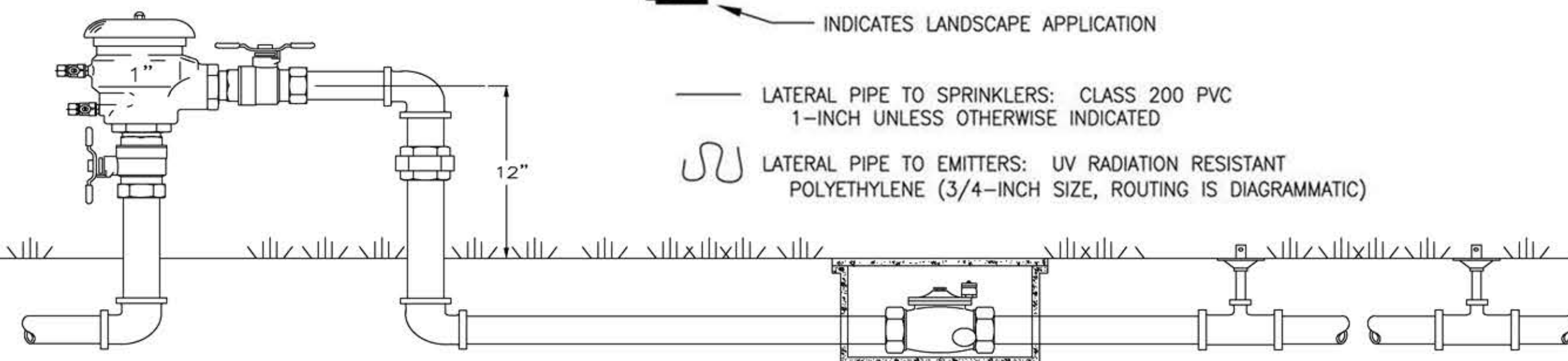


IRRIGATION LEGEND

- POP-UP SPRAY HEAD RAINBIRD 1800 SERIES ADJUSTABLE RADIUS 5 TO 15 FEET PRESSURE 40PSI
- ⊕ REMOTE CONTROL VALVE ASSEMBLY FOR SPRINKLER LATERALS RAINBIRD PEB (SIZED PER PLAN)
- ⊗ REMOTE CONTROL DRIP VALVE ASSEMBLY: RAINBIRD XCZ-PRB-100-COM
- ⊕ FLUSH CAP ASSEMBLY

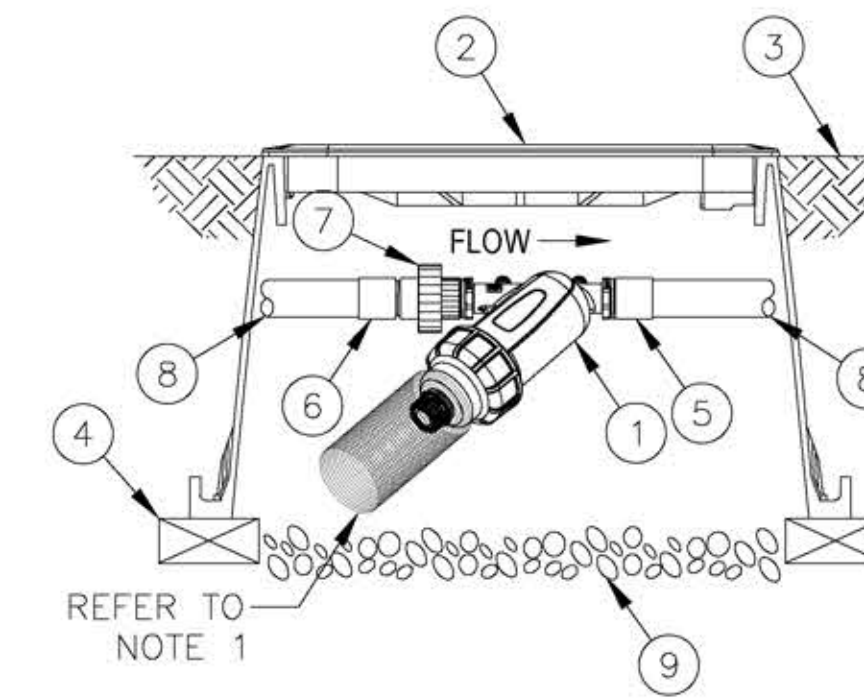
- INDICATES CONTROLLER AND STATION NUMBER
- INDICATES LATERAL DISCHARGE (GPM)
- INDICATES VALVE SIZE (INCHES)
- INDICATES LANDSCAPE APPLICATION

- LATERAL PIPE TO SPRINKLERS: CLASS 200 PVC 1-INCH UNLESS OTHERWISE INDICATED
- LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-INCH SIZE, ROUTING IS DIAGRAMMATIC)



FEBCO MODEL 765
 Pressure Vacuum Breaker
 Outside Installation 5505 (N.T.S.)

E

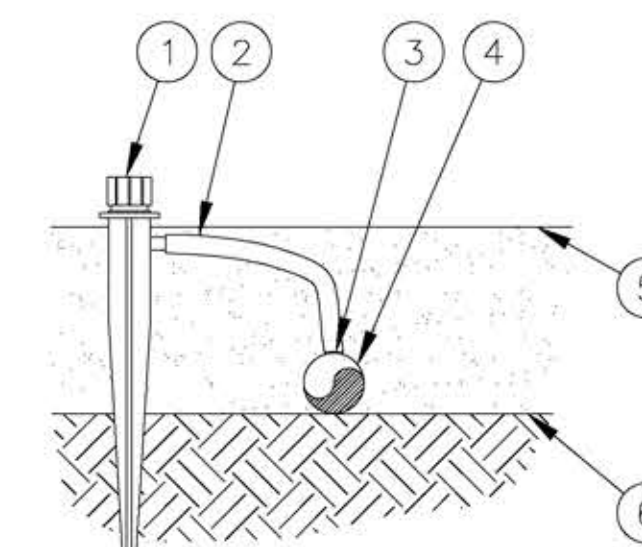


- 1 1" RAIN BIRD LARGE CAPACITY FILTER SCREEN: LCRBY100S
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 FINISH GRADE/TOP OF MULCH
- 4 BRICK (1 OF 4)
- 5 PVC SCH 40 FEMALE ADAPTER
- 6 PVC SCH 40 MALE ADAPTER
- 7 PVC SCH 40 THREADED UNION
- 8 PVC LATERAL PIPE
- 9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NOTE:
 1. FILTER ASSEMBLY TO BE INSTALLED WITH SCREEN DIRECTION FACING A 45° DOWNWARD ANGLE WITH ENOUGH SPACE TO REMOVE SCREEN FOR MAINTENANCE. SOME APPLICATIONS MAY REQUIRE RAIN BIRD VALVE BOX EXTENSIONS TO ACHIEVE ACCEPTABLE SCREEN CLEARANCE.

A DRIP LINE FILTER AND PRESSURE REDUCER

5505 (N.T.S.)



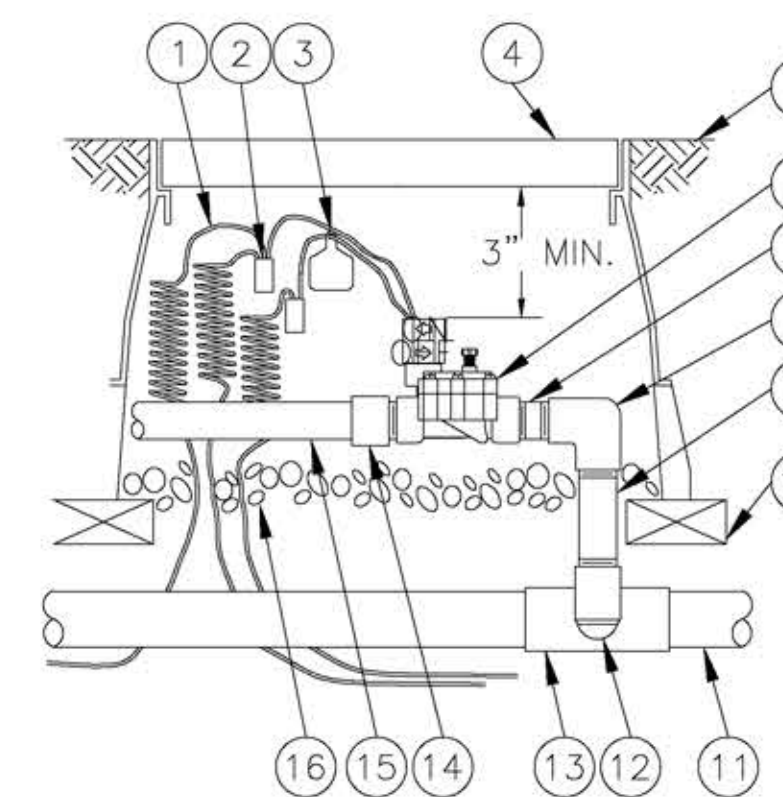
- 1 BUBBLER ON 1/2" TUBING STAKE: RAIN BIRD XERI-BUBBLER SPIKE
- 2 1/2" DISTRIBUTION TUBING: RAIN BIRD XQ TUBING (LENGTH AS REQUIRED)
- 3 1/4" BARB CONNECTOR INCLUDED ON XERI-BUBBLER SPIKE
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES TUBING OR RAIN BIRD XT-700 XERI-TUBE OR RAIN BIRD XBS BLACK STRIPE TUBING
- 5 TOP OF MULCH
- 6 FINISH GRADE

NOTES:
 1. USE RAIN BIRD XERIMAN TOOL XM-TOOL TO INSERT BARB CONNECTOR DIRECTLY INTO 1/2-INCH POLYETHYLENE TUBING.
 2. RAIN BIRD XERI-BUBBLER SPIKES AVAILABLE IN THE FOLLOWING MODELS:
 SXB-180-SPYK - HALF CIRCLE - 5 STREAMS - 13 GPH MAX
 SBX-360-SPYK - FULL CIRCLE - 8 STREAMS - 13 GPH MAX
 UXB-360-SPYK - FULL CIRCLE - UMBRELLA - 35 GPH MAX

B DRIP EMITTER

5505 (N.T.S.)

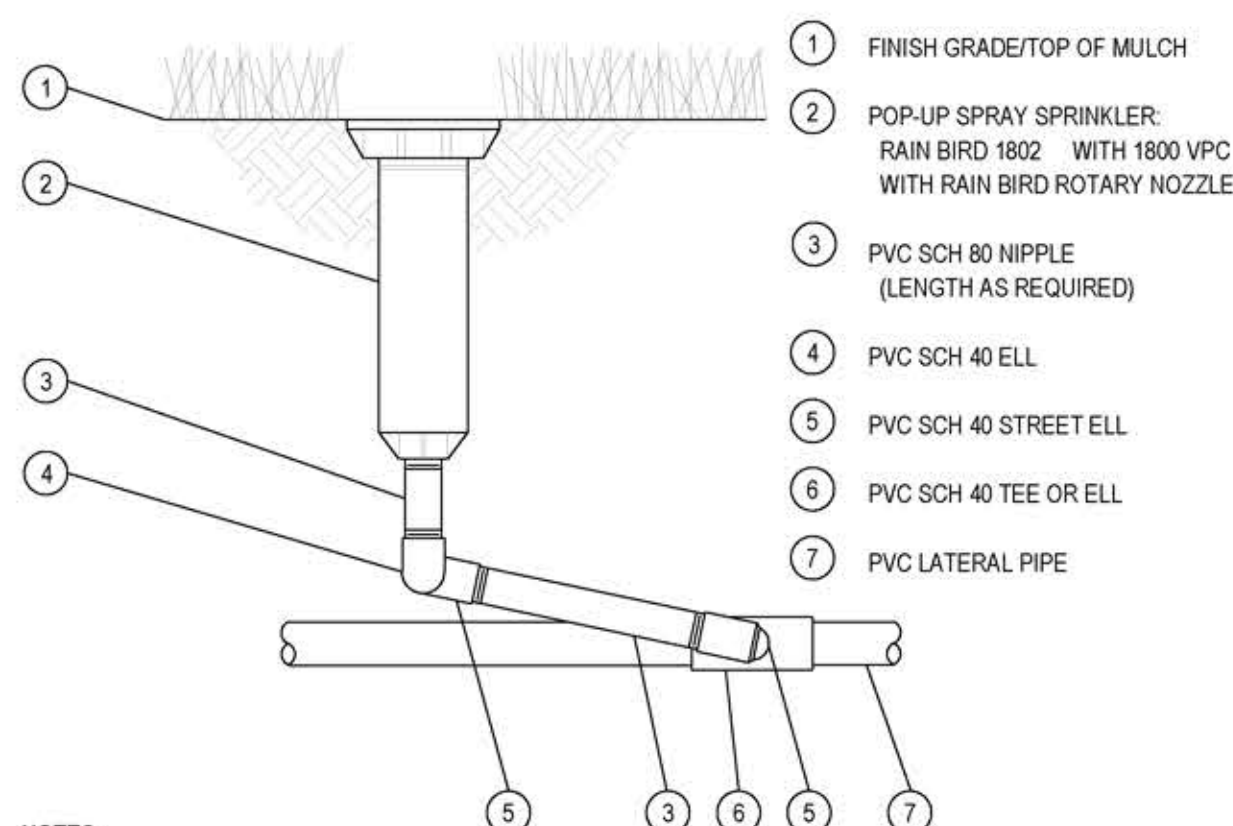
- 1 30-INCH LINEAR LENGTH OF WIRE, COILED
- 2 WATERPROOF CONNECTION: RAIN BIRD SPLICE-1 (1 OF 2)
- 3 ID TAG: RAIN BIRD VID SERIES
- 4 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 5 FINISH GRADE/TOP OF MULCH
- 6 REMOTE CONTROL VALVE: RAIN BIRD 100-DV



C REMOTE CONTROL VALVE

5505 (N.T.S.)

- 7 PVC SCH 80 NIPPLE (CLOSE)
- 8 PVC SCH 40 ELL
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 10 BRICK (1 OF 4)
- 11 PVC MAINLINE PIPE
- 12 SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL
- 13 PVC SCH 40 TEE OR ELL
- 14 PVC SCH 40 MALE ADAPTER
- 15 PVC LATERAL PIPE
- 16 3.0-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL



NOTES:
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWINGS.
 3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 045-081.

D 1803 WITH SWING JOINT

5505 (N.T.S.)

- 1 FINISH GRADE/TOP OF MULCH
- 2 POP-UP SPRAY SPRINKLER: RAIN BIRD 1802 WITH 1800 VPC WITH RAIN BIRD ROTARY NOZZLE
- 3 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 4 PVC SCH 40 ELL
- 5 PVC SCH 40 STREET ELL
- 6 PVC SCH 40 TEE OR ELL
- 7 PVC LATERAL PIPE

PARKER
 COLORADO
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