

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

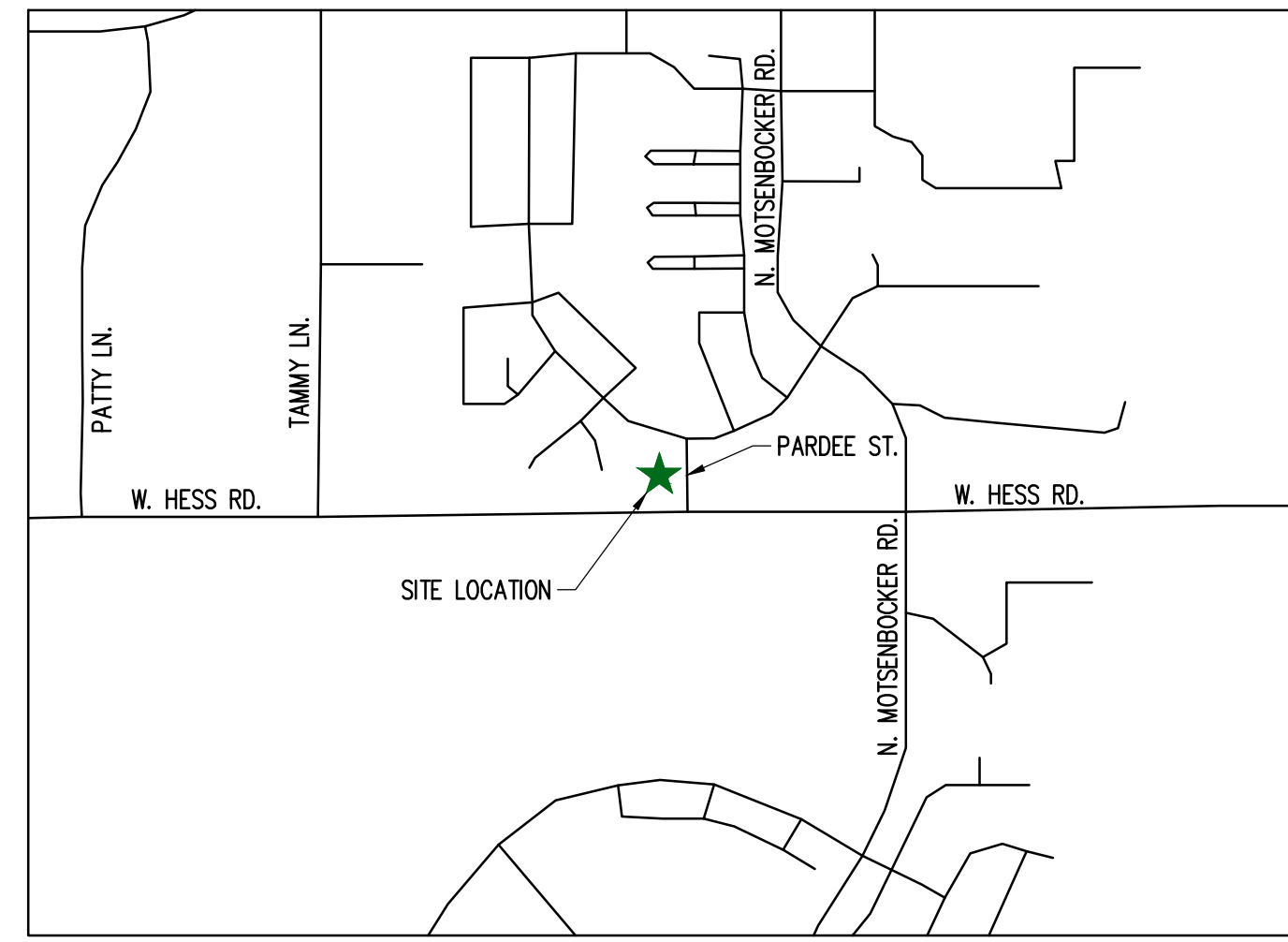
LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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

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

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

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'

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.

Per page two of the proposed site plan, all stalls next to landscaping are 8' x 19' in size.

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 TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

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

RETAIL

LOT 2, 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

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE
STREET
PARKER, COLORADO



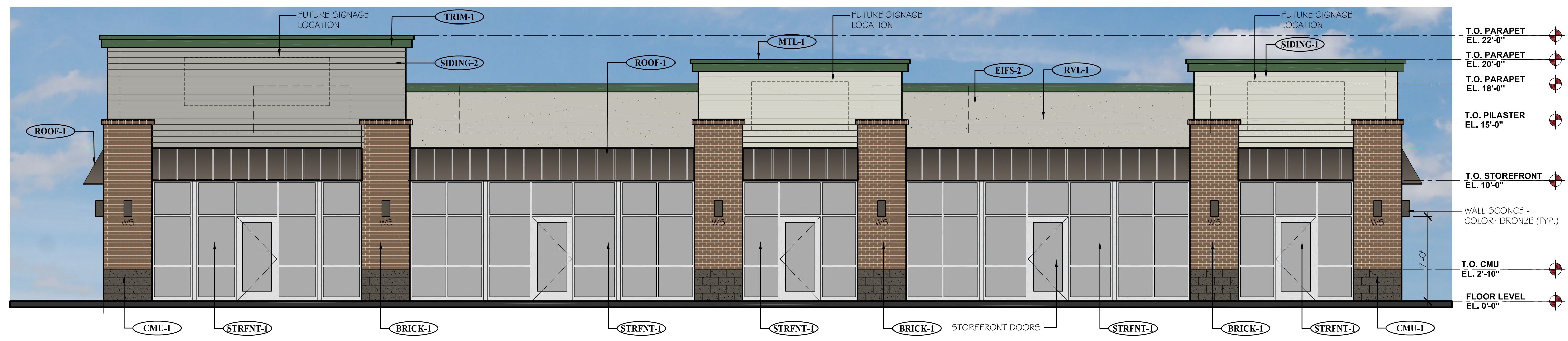
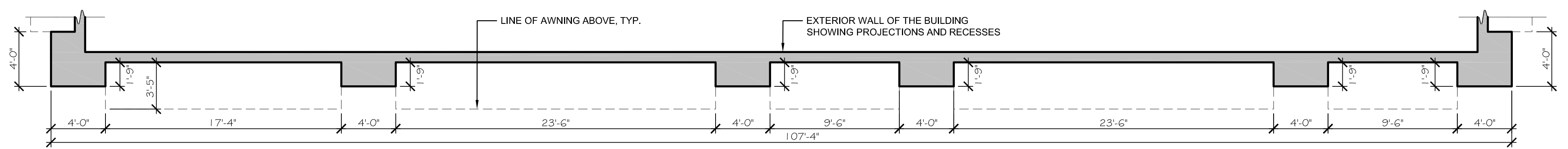
8111 Preston Road, Suite 300
Dallas, Texas 75225

DATE: 05.22.2019
05.28.2019
10.30.2019

ISSUE: PROGRESS REVIEW
SITE PLAN SUBMITTAL
2nd SITE PLAN SUBMITTAL

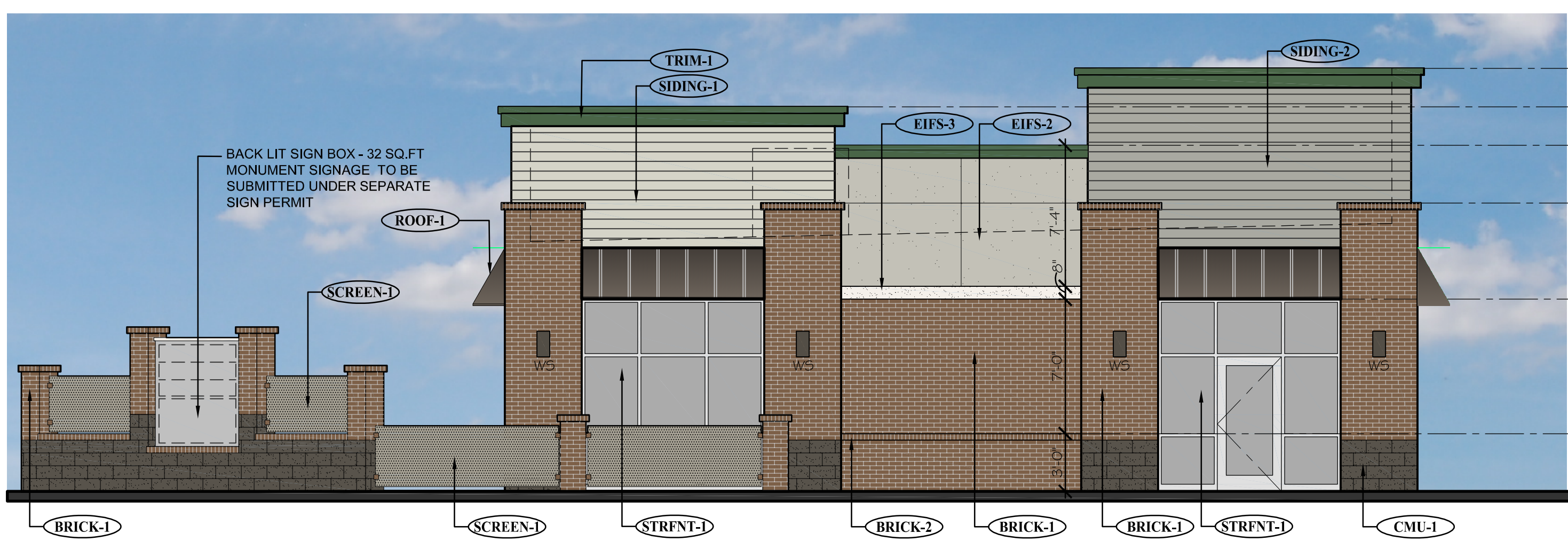
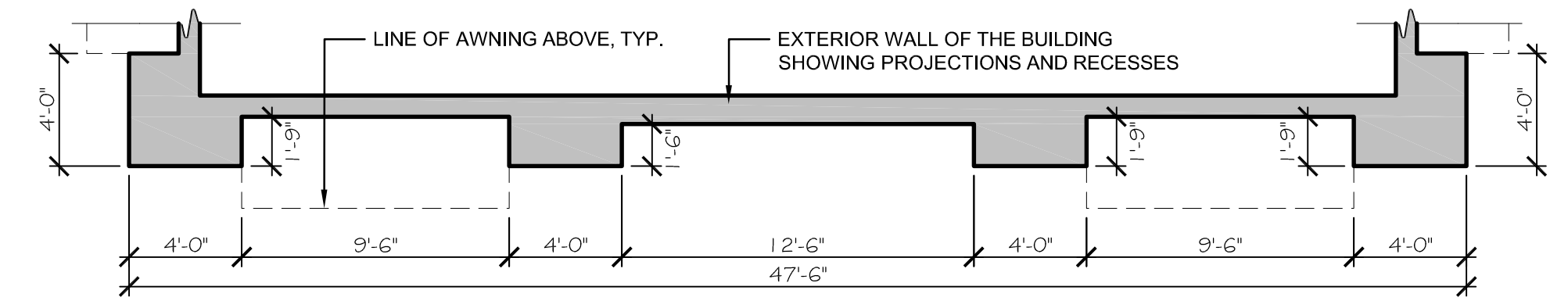
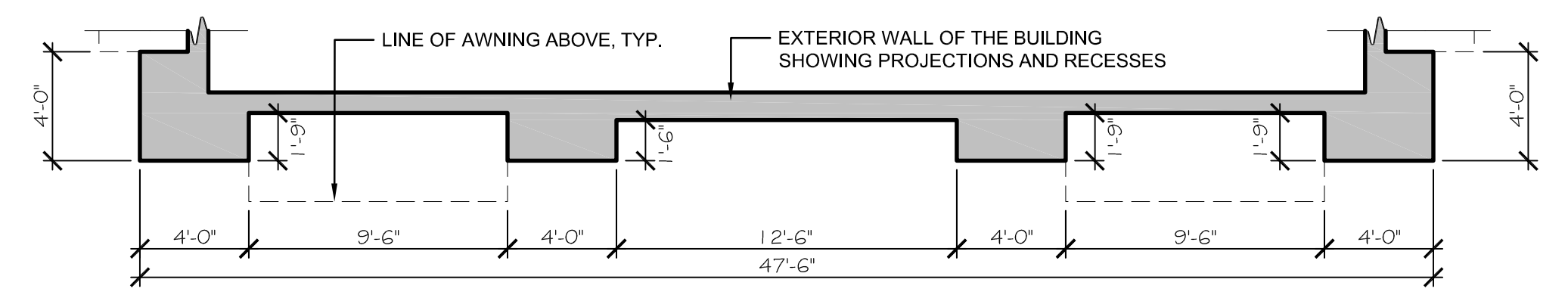
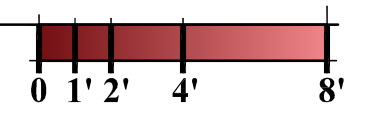
4100
Wadsworth Boulevard
Suite 300
Wheat Ridge
CO 80033
720-599-3330 - P
303-987-2304 - X

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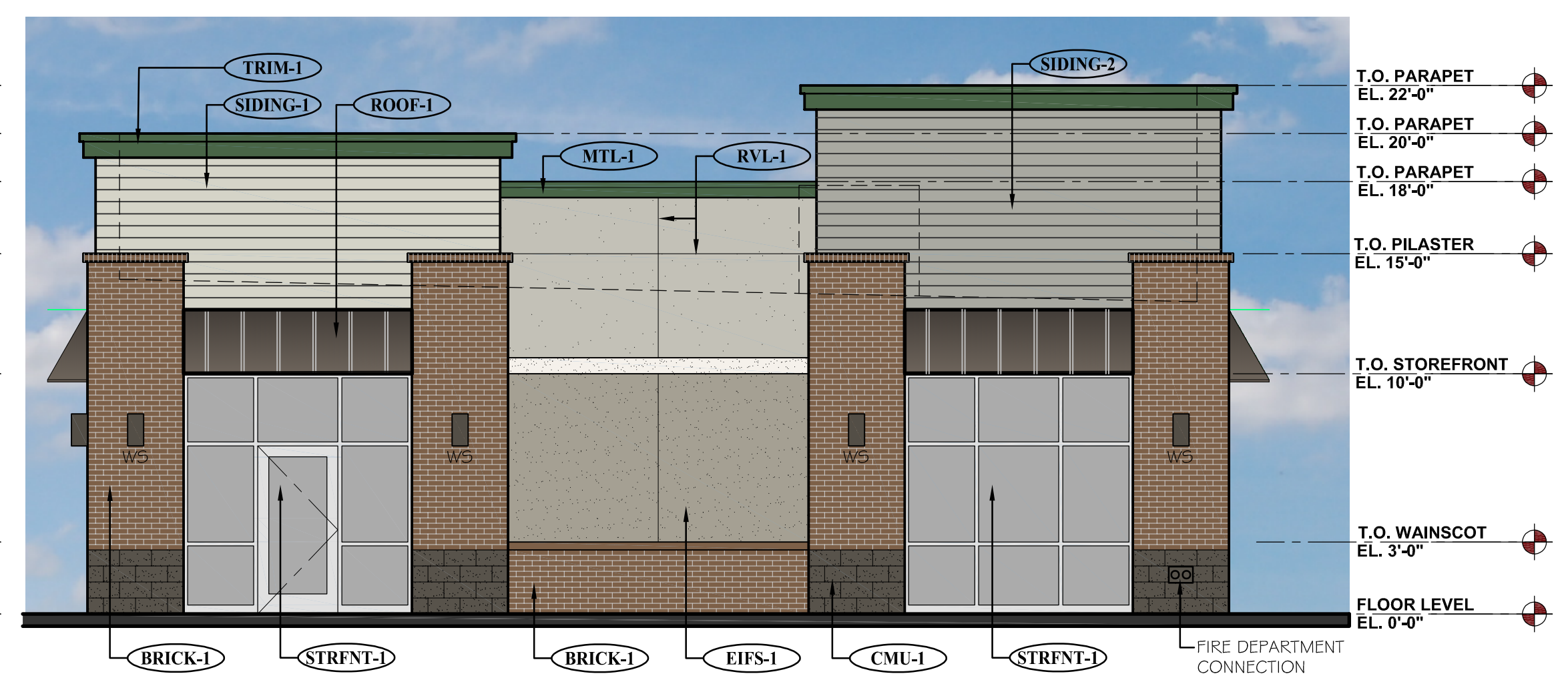
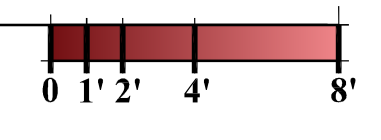
1 A-1 PROPOSED NORTH ELEVATION (FRONT)

SCALE: 3/16" = 1'-0"



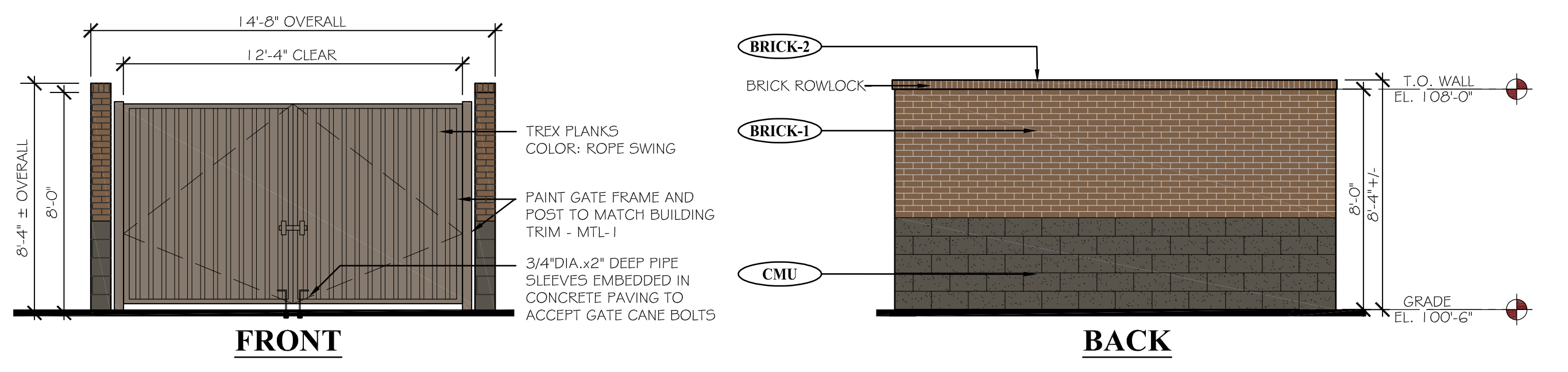
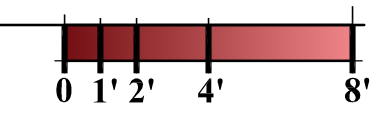
2 A-1 PROPOSED EAST ELEVATION (RIGHT SIDE)

SCALE: 3/16" = 1'-0"



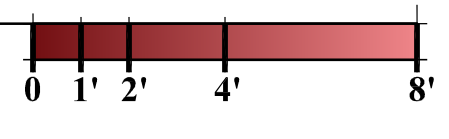
3 A-1 PROPOSED WEST ELEVATION (LEFT SIDE)

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 #7048 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	MTL-1	MBCI	METAL TRIM & DOWNSPOUTS	HUNTER GREEN
EIFS-2	DRYVIT OR SIMILAR	BANDING (LIGHT)	DRYVIT LIGHT SERENITY #300 PEBBLE TEXTURE	PAINT-1	BENJAMIN MOORE	DOORS & FRAMES	SHERWIN WILLIAMS #6073 PERFECT GREIGE
EIFS-3	DRYVIT OR SIMILAR	FIELD (MEDIUM)	DRYVIT PRAIRIE CLAY #111 PEBBLE TEXTURE	SCREEN-1	ACCURATE PERFORATING (OR EQUIV.)	R5234	BENJAMIN MOORE #2106-05 SILVER FOX
RVL-1	DRYVIT OR SIMILAR	3/4" ROUTED REVEAL	COLOR TO MATCH ADJACENT FINISH				

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

PROPOSED EXTERIOR
ELEVATIONS

SHEET: **A-1**

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

SITE PLAN SUBMITTAL 10.30.2019

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE
STREET
PARKER, COLORADO



8111 Preston Road, Suite 300
Dallas, Texas 75225

DATE: 05.22.2019
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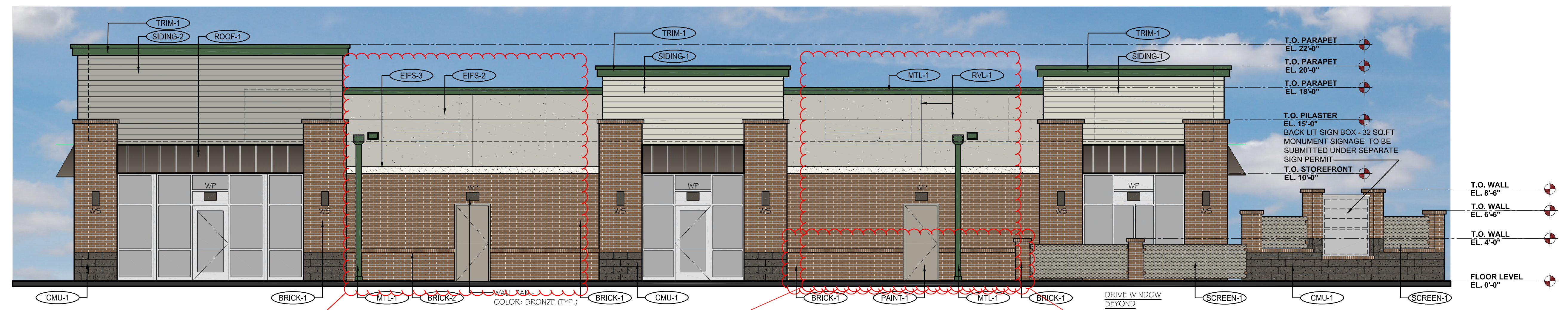
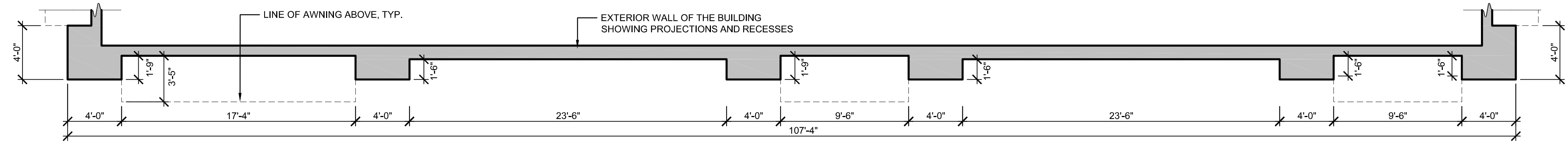
ROGUE
ARCHITECTURE
CHALLENGING THE STATUS QUO

DATE: 05.28.19
DRAWN: ROGUE
CHECKED: SIGNAGE SAB
ROGUE PROJECT DETAILS 2019.30

SHEET: **A-2**

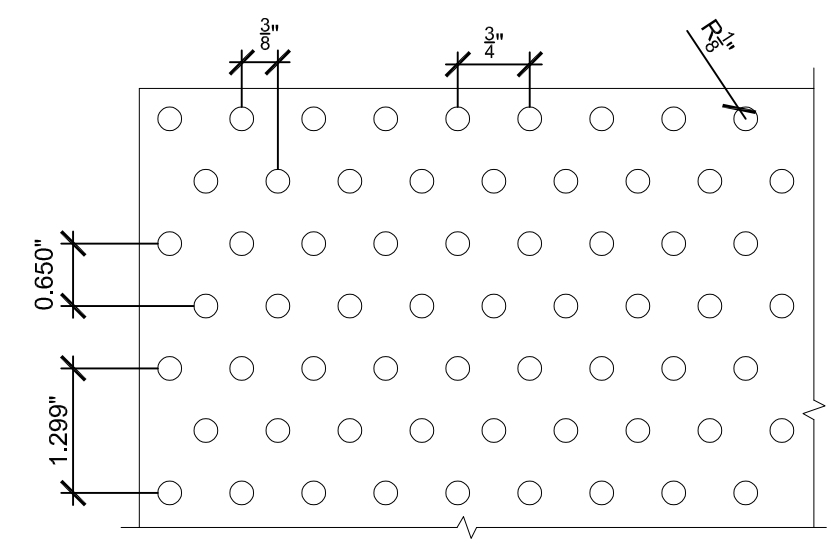
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SITE PLAN SUBMITTAL 10.30.2019



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

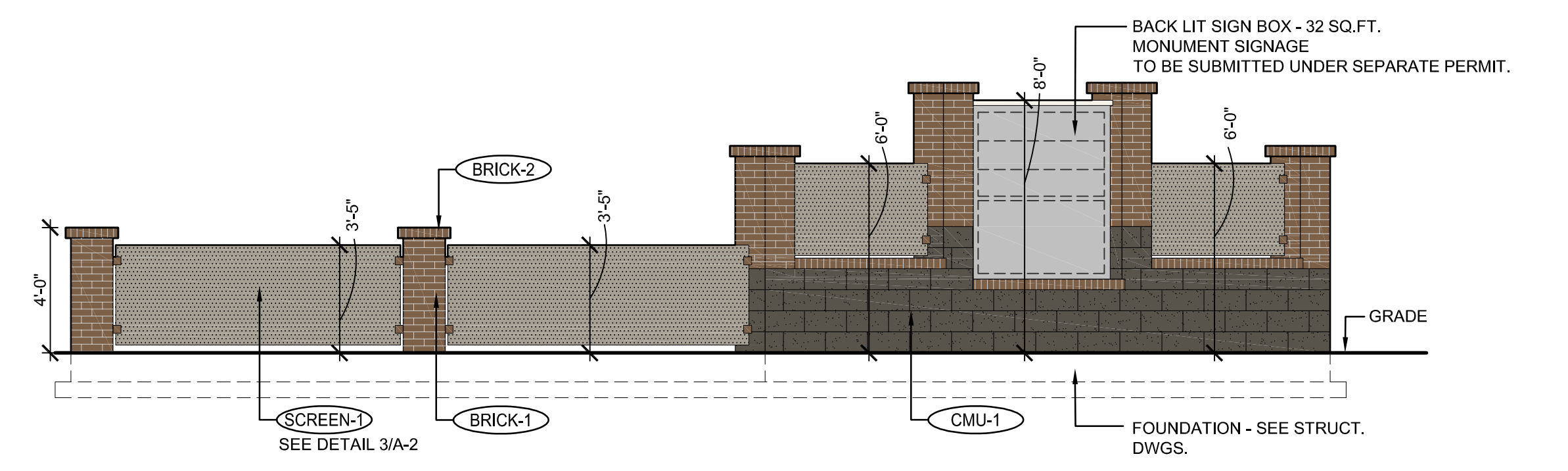
These two sections of the building should be enhanced in order to meet the 360 degree architecture requirement. Since the South elevation fronts Hess Road, this elevation should not have a "rear" appearance.



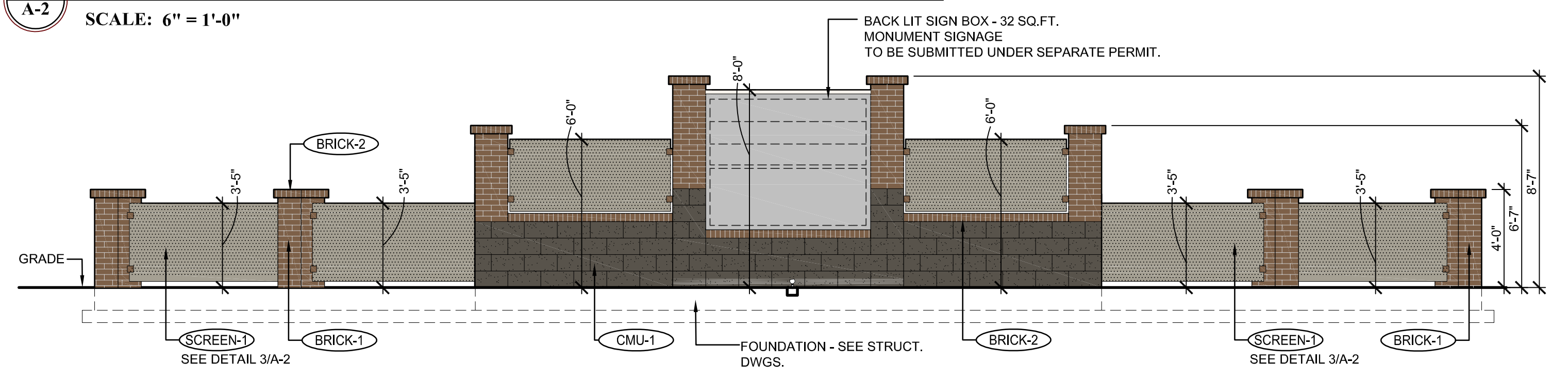
Extend the screen wall to screen the rear appearance along Hess Road.

NOTE: SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.

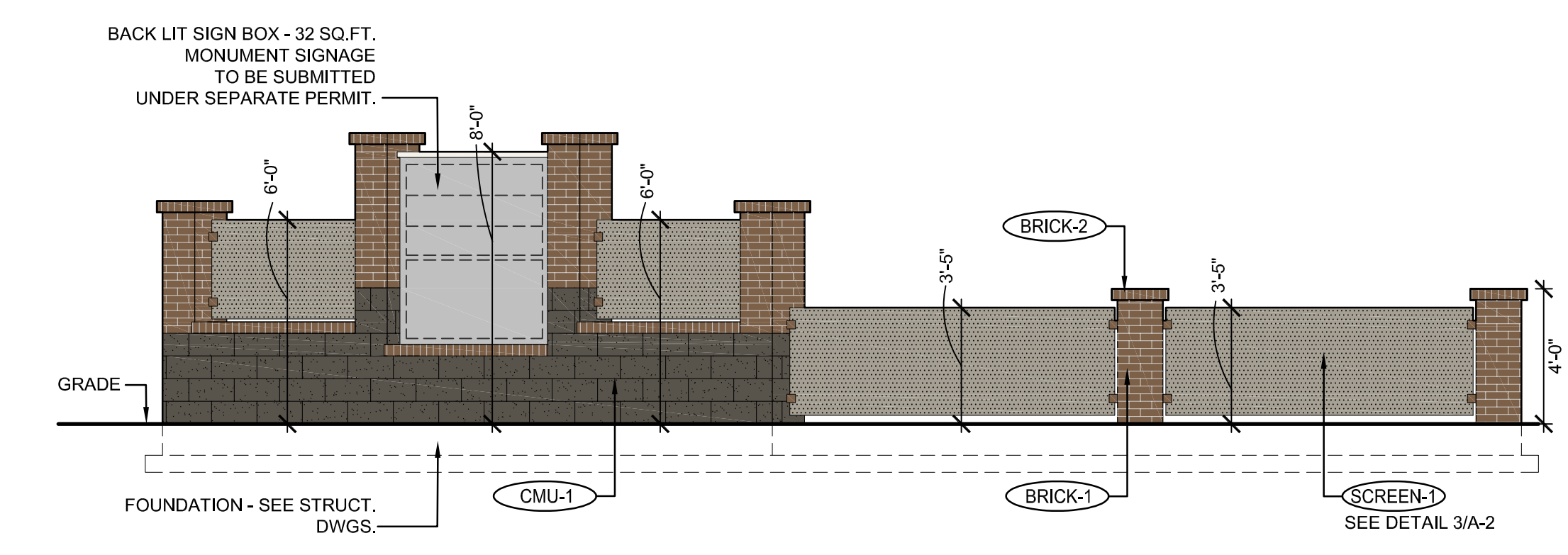
3
A-2 MONUMENT SIGNAGE/SCREEN WALL METAL SCREEN PERFORATION PATTERN
SCALE: 6" = 1'-0"



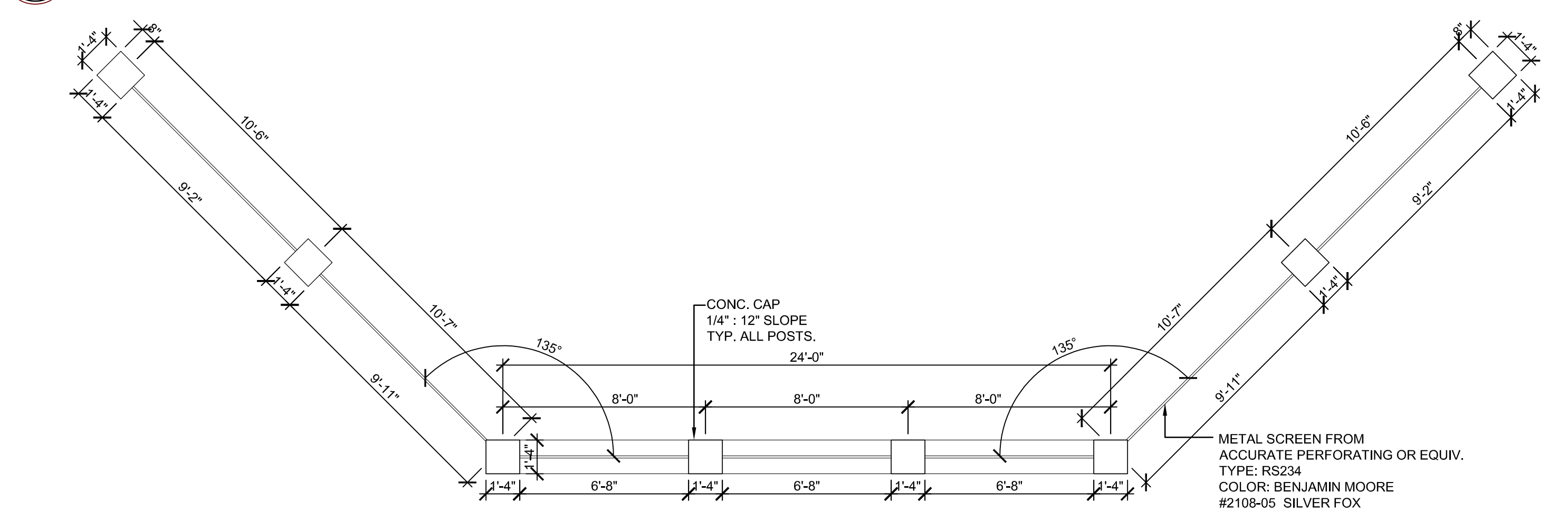
5
A-2 MONUMENT SIGNAGE/SCREENWALL - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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"

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

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE
STREET
PARKER, COLORADO

brytar
companies

8111 Preston Road, Suite 300
Dallas, Texas 75225

JCA
ARCHITECTURE

JCAA
4100 Wadsworth Blvd.
Wheat Ridge, CO 80033
p 303.985.3260 #19.066

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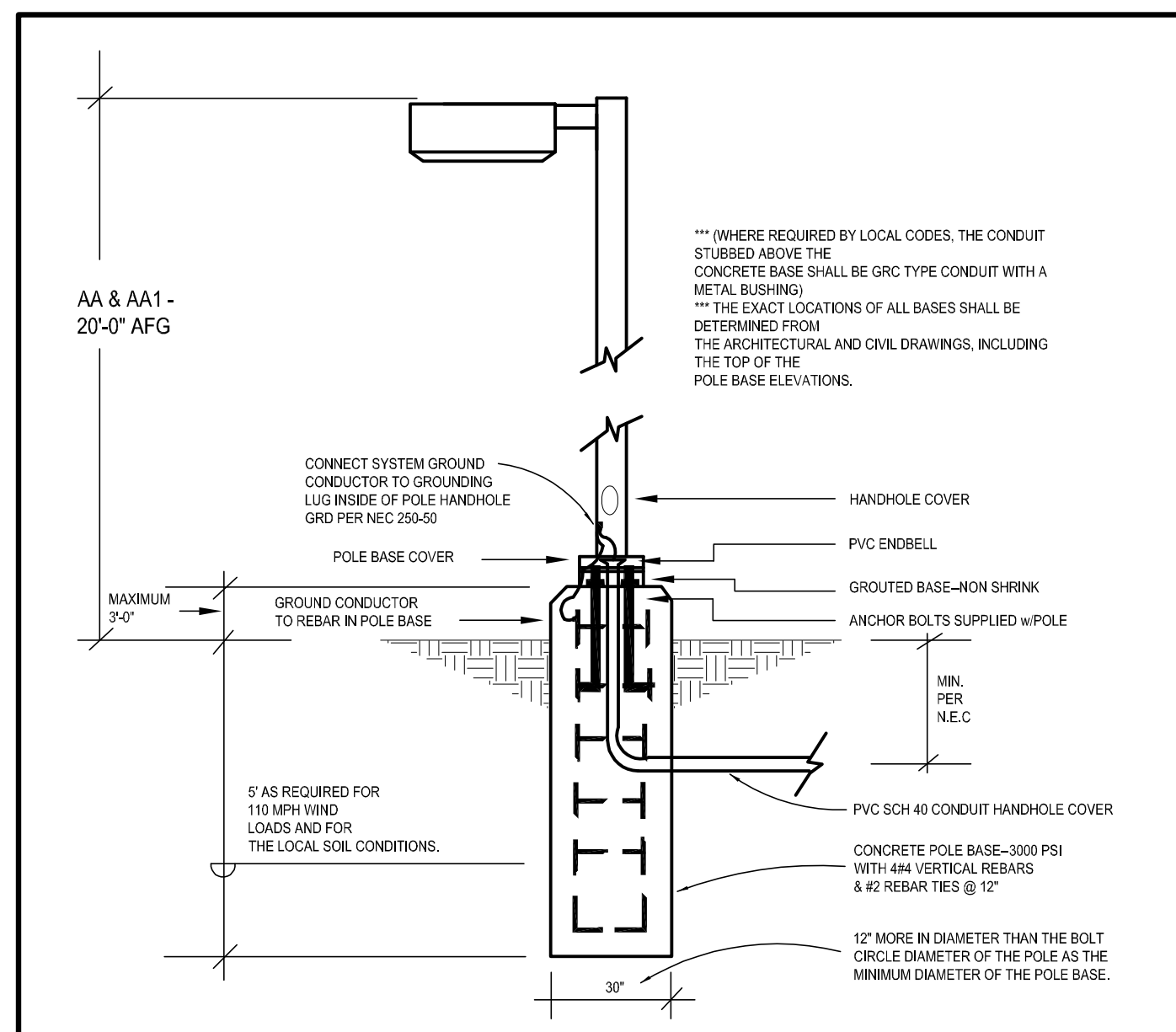
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ROGUE PROJECT NO.: 2019.30

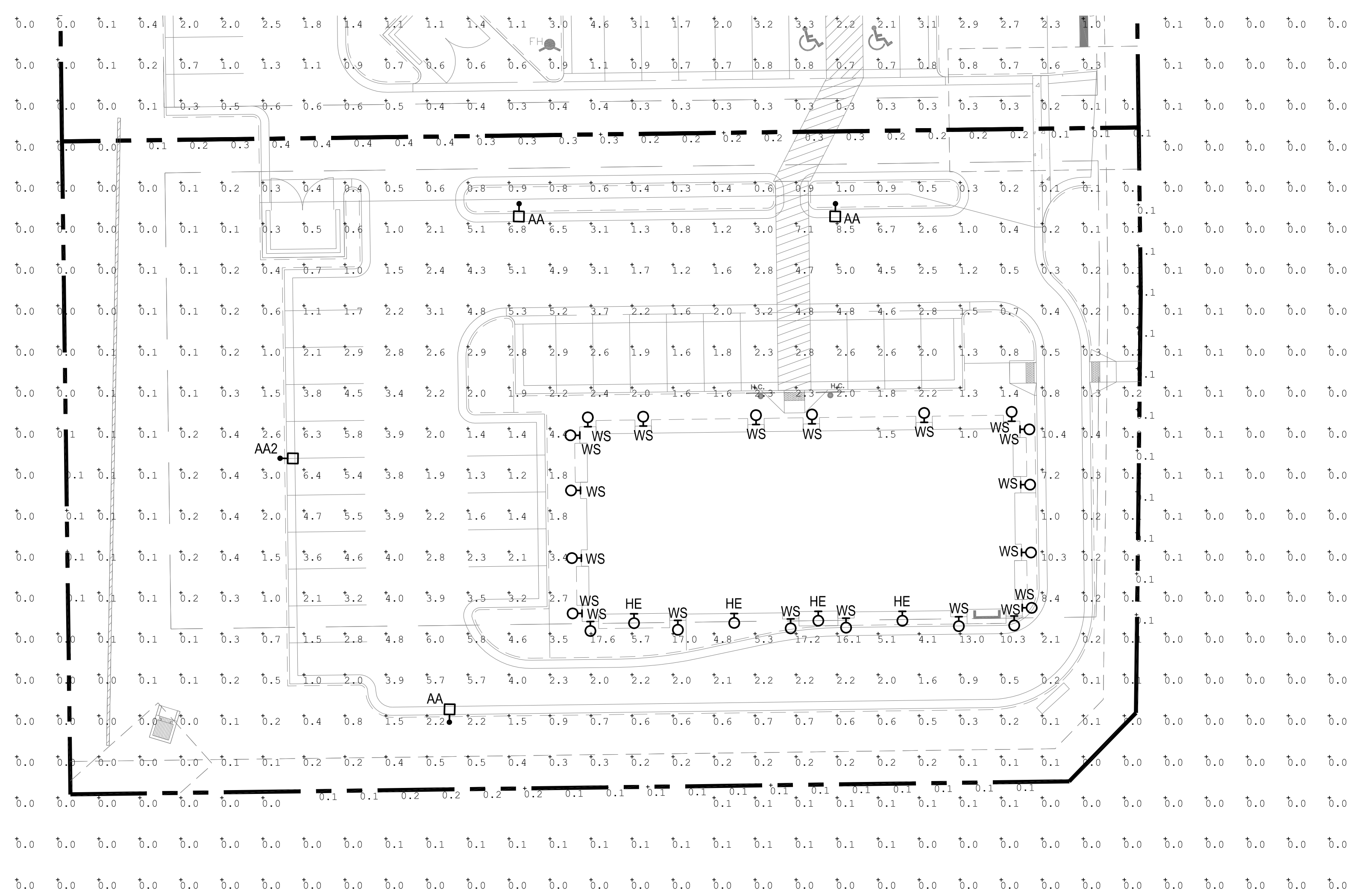
PHOTOMETRIC PLAN

SHEET: **ESP1.1**

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



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

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROPERTY LINE	Illuminance	Fc	0.17	0.4	0.1	1.70	4.00
RETAIL PARKING AREA	Illuminance	Fc	3.13	8.5	0.8	3.91	10.63

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

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-UJE-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-UJE-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	WVPHL30/740 TFT-WHT-SDGL-EM/10WC-DIM-UNV	BLK	LED	72	SURFACE	9'-0"	WALL PACK	UNV
WS	CONTECH	CYL6230MM/DUXIXVCLR-BZ-RDB	BRZ	LED	14	SURFACE	6'-0"	WALL SCONCE	UNV

SITE PLAN SUBMITTAL 10.30.2019

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

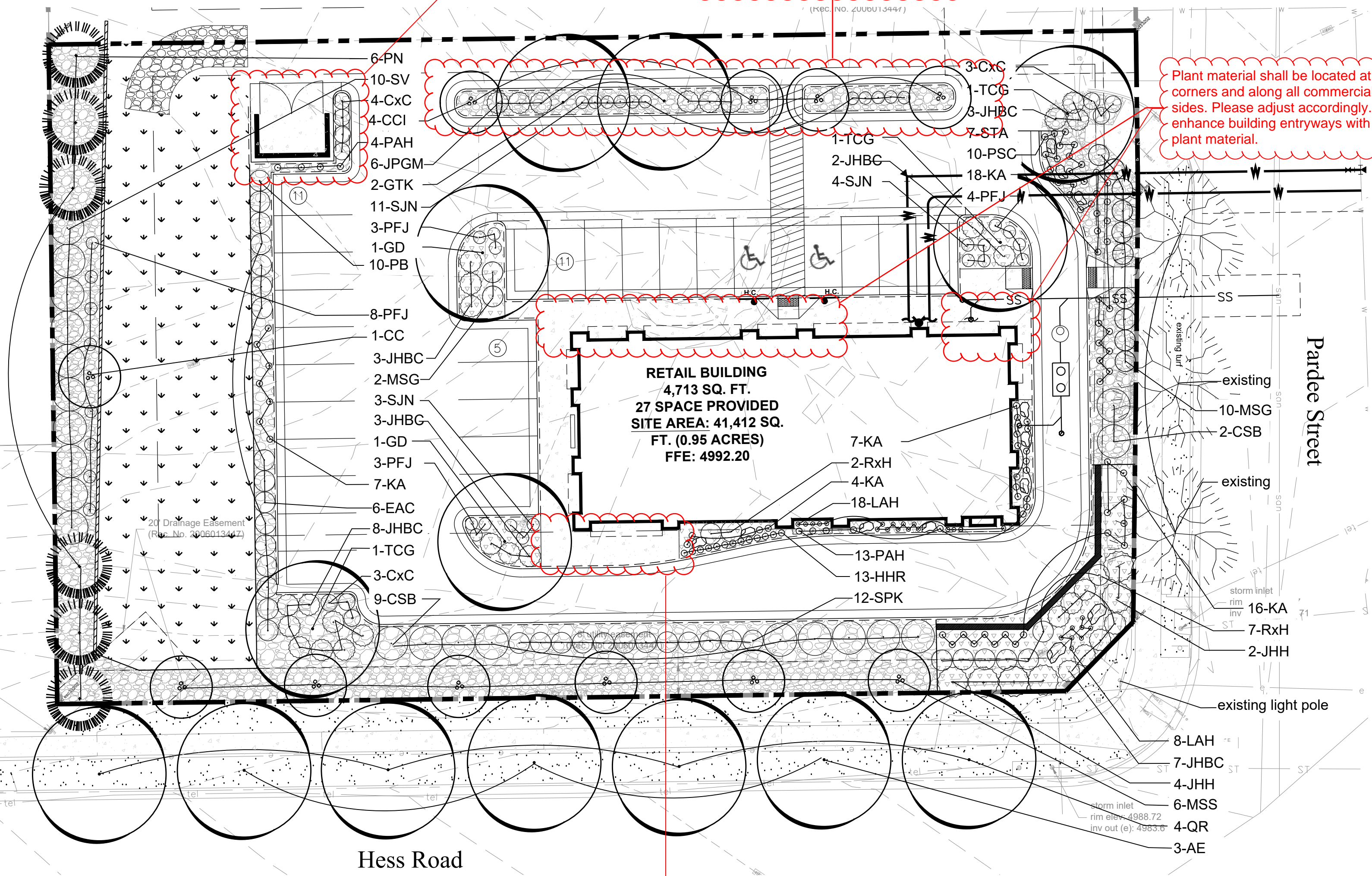
LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
SITE PLAN REVIEW

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 CxC shrubs and PAH perennials.

Parking lots adjoining another parking lot shall provide a buffer a minimum of eight (8) feet. Please adjust accordingly.

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.

North 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 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

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
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'	4
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
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	4
EVERGREEN SHRUBS							
JHBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	5 gal.	6' o.c.		4'	26
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'	6
RxH	Rosa x 'Hansa'	Purple-Red Shrub Rose	5 gal.	5' o.c.		4'	9
SPK	Syringea patula 'Miss Kim'	Miss Kim Lilac	5 gal.	6' o.c.		4'	12
CSB	Cornus seicea 'Bailey'	Bailey Redtwig Dogwood	5 gal.	8' o.c.		6'	11
PFJ	Potentilla fruticosa 'Jackmanni'	Jackman Potentilla	5 gal.	3' o.c.		4'	18
CxC	Arctostaphylos x coloradoensis	Panchito Manzanita	5 gal.	4' o.c.		3'	10
SV	Syringa vulgaris	Albert Holden Lilac	5 gal.	5' o.c.		6'	10
PB	Prunus besseyi	Western Sandcherry	5 gal.	5' o.c.		6'	10
SJN	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	5 gal.	3' o.c.		3'	17
PERENNIALS AND ORNAMENTAL GRASSES							
KA	Calamagrostis x acutiflora 'Karl Forester'	Karl Forester Grass	1 gal.	18" o.c.		5'	52
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'	4
MSG	Myiscanthus sinensis 'Gracilimus'	Maiden Grass	2 gal.	4' o.c.		4'	12
LAH	Lavendula angustifolia 'Hidcote'	Deep Blue Lavender	1 gal.	12" o.c.		2'	26

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

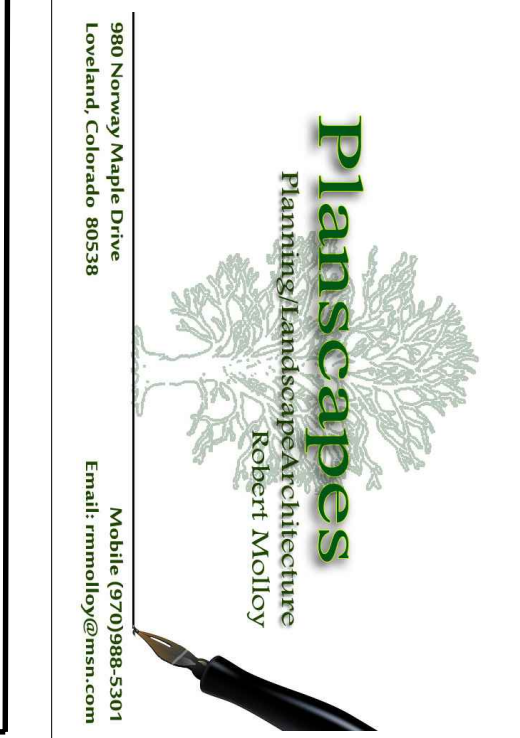
SEAL

PROJECT TITLE
RETAIL

LOT 2, 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

