



Development Review Division

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

MEMORANDUM

TO: Scott Boduch, Rogue Architecture
FROM: BrieAnna Simon, Associate Planner
DATE: February 17, 2022
SUBJECT: Horseshoe Ridge AMD 1 L2 B1 - Commercial Multitenant
Site Plan Adjustment – SP22-007 Review Comments v1

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

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: BrieAnna Simon

EMAIL: bsimon@parkeronline.org

PHONE: 303.805.3338

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
Example: "02" or "Second Submittal"

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

Site Plan and Project Details

1. Please see the attached redlines for additional information.

Comment Addressed: Yes No
Response:

Note, no changes to the site improvements or impervious area is proposed.
Dimensions have been clarified to match the original SP.

2. Please update the drainage conformance letter since there is an increase in impervious surface.

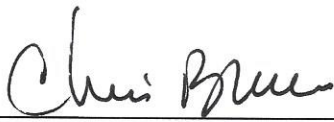
Comment Addressed: Yes No
Response:

There are no changes to the site improvements or impervious area, therefore there are no changes required to the drainage conformance letter.

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No
Response:

Updated files have been uploaded to eTrakit.



Property Owner Representative

3-5-22

Date

Scott A. Boduch



Project Representative

03.04.2022

Date

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

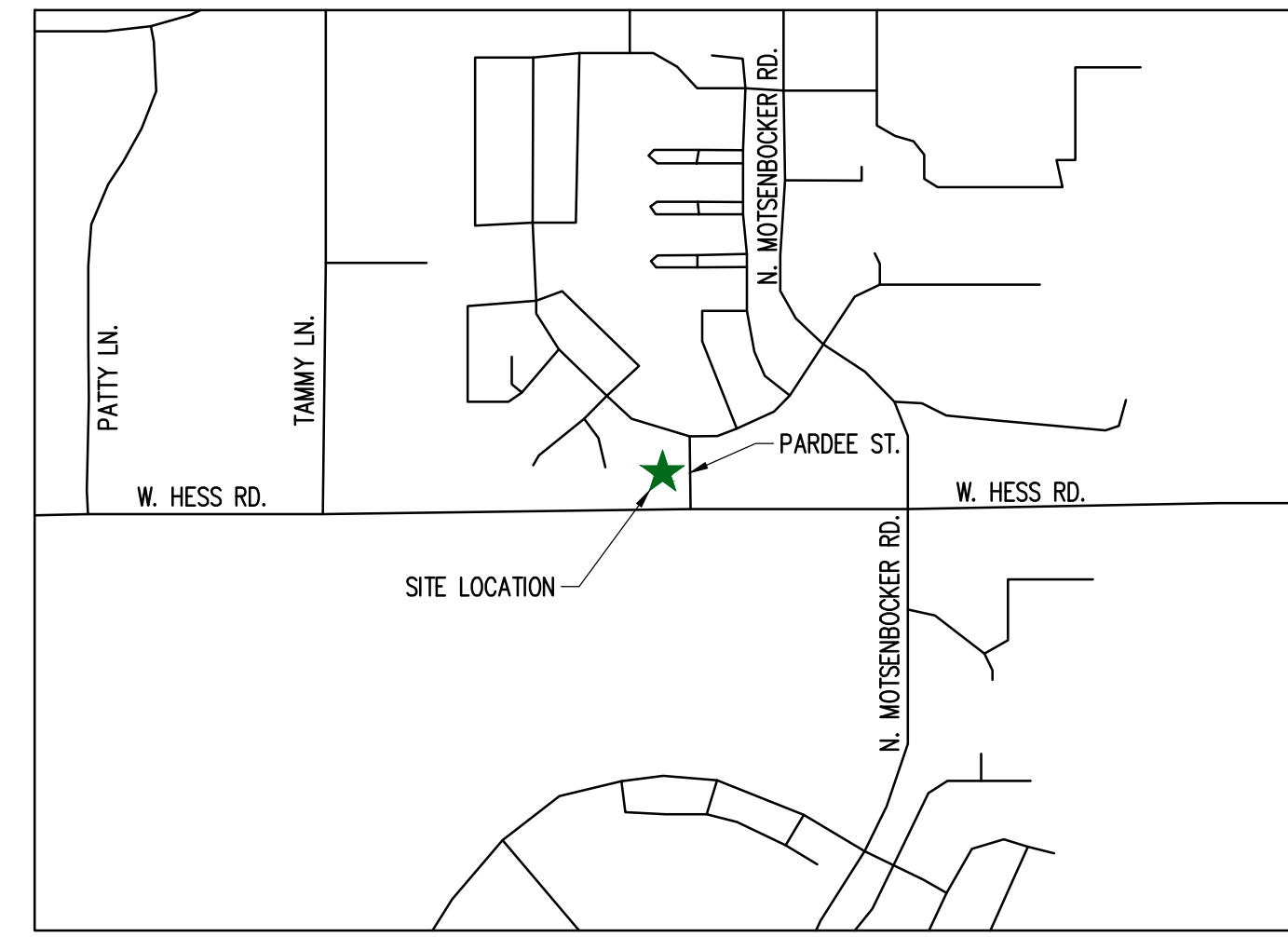
LOT 2, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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.



VICINITY MAP

SHEET INDEX	
1	CV-1.0 COVER SHEET
1	C-1.0 SITE PLAN
1	A-1 PROPOSED INTERIOR ELEVATIONS
1	A-2 SIGNAGE DETAILS
1	EGP1.1 PHOTOMETRIC PLAN
1	EGP1.2 PHOTOMETRIC CUT SHEET
1	LS 1.0 LANDSCAPE PLAN
1	LS1.1 LANDSCAPE DETAILS
1	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 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

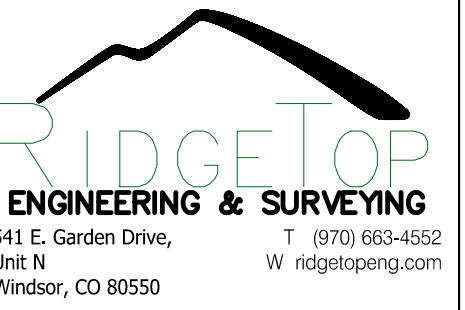
The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of 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

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

AMENDMENT 1/1 01/11/2022

DATE

01/11/2022

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

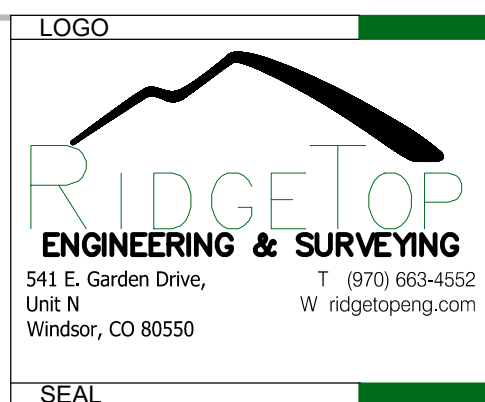
1 of 3

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



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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REQUIRED PARKING

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RESTAURANT:	1 PER 100 SF
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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'

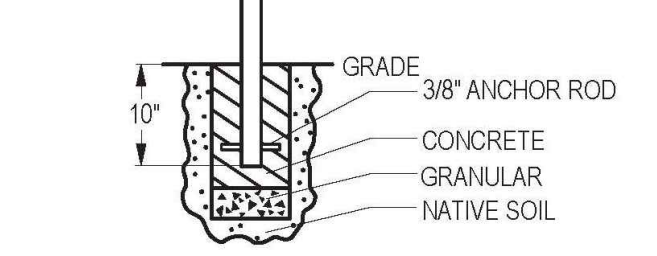
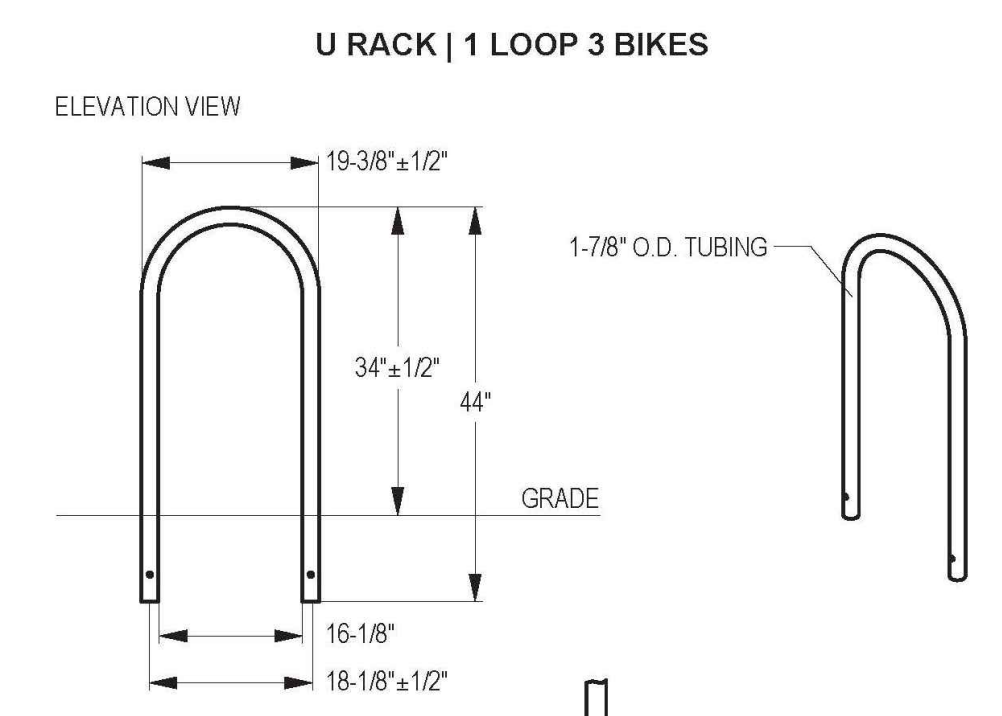
DRIVE AISLE WIDTH: 25'

BUILDING DATA

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RETAIL	= 3,213 SF
TOTAL	= 4,713 SF

PIPE TABLE

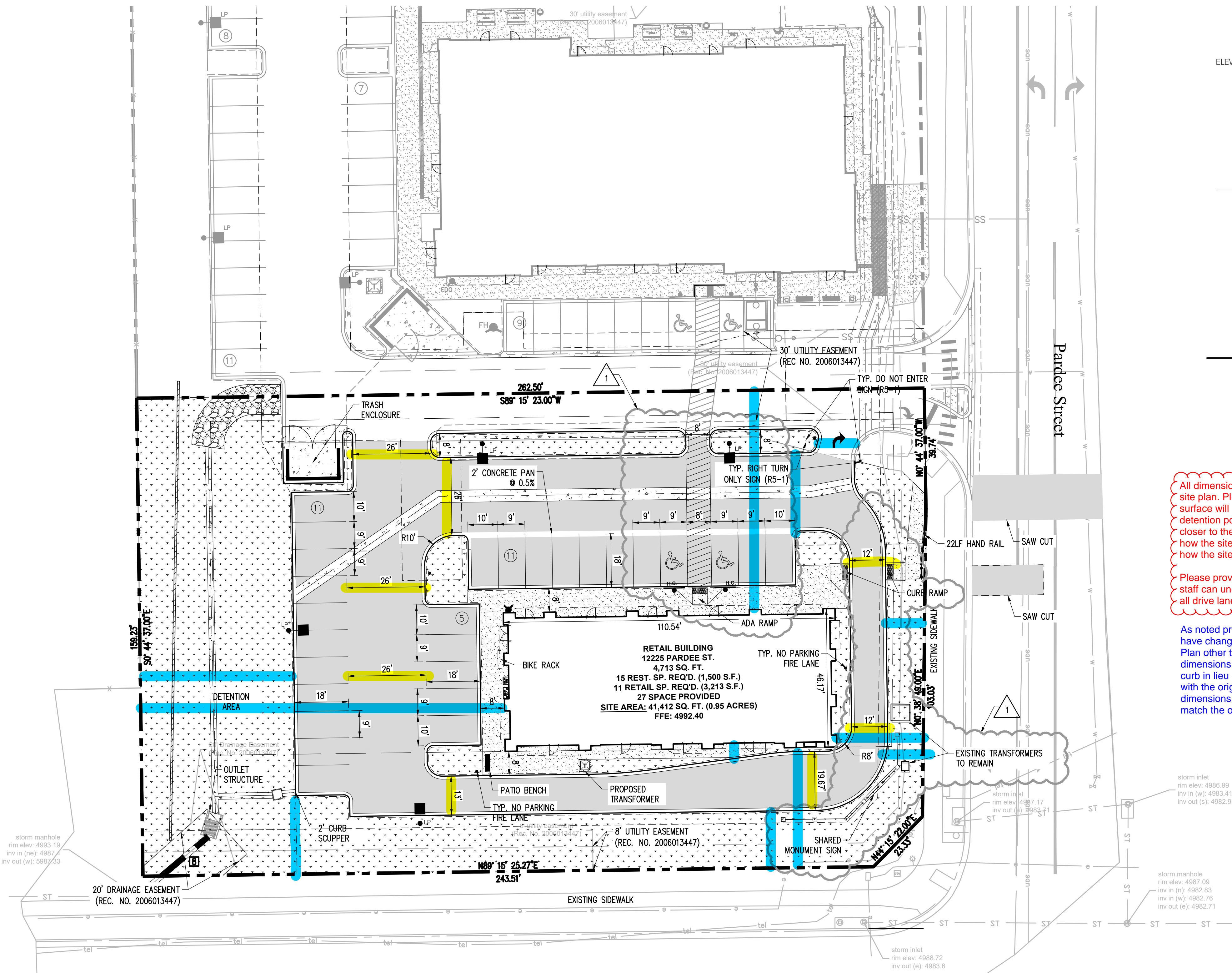
#	SIZE	LENGTH	MATERIAL	SLOPE
8	18"	31'	Concrete Pipe	0.50%



All dimensions in yellow have increased from the approved site plan. Please explain where the increase in impervious surface will be taken from on the site. For example, is the detention pond decreased in size or is everything moved closer to the street? This may not be permitted depending how the site is adjusted. The proposed plan does not show how the site is adjusting.

Please provide all of the blue dimensions at minimum so staff can understand how the proposed increase in size for all drive lanes is affecting other areas of the site.

As noted previously, None of the site improvements have changed from the approved Site Development Plan other than the corner sign / wall. The dimensions on this plan was changed to face of curb in lieu of face of pan. To remain consistent with the original Site Development Plan, the dimensions have been change to the face of pan to match the original SDP.



811
 Know what's below.
 Call before you dig.

0 10 20 40
 1 inch = 20 ft.

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.

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Town of Parker, Director of Engineering Date

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

AMENDMENT 1/1 01/11/2022

DATE
 01/11/2022

SHEET TITLE

SITE PLAN

SHEET INFORMATION

C-1.0

2 of 3

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE
STREET
PARKER, COLORADO



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
03.27.2020	4th SITE PLAN SUBMITTAL
01.12.2022	SITE PLAN AMENDMENT

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

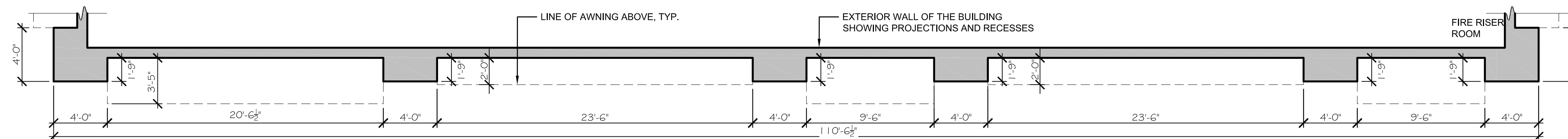
ROGUE
ARCHITECTURE
CHALLENGING THE STATUS QUO

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

PROPOSED EXTERIOR
ELEVATIONS

SHEET: **A-1**

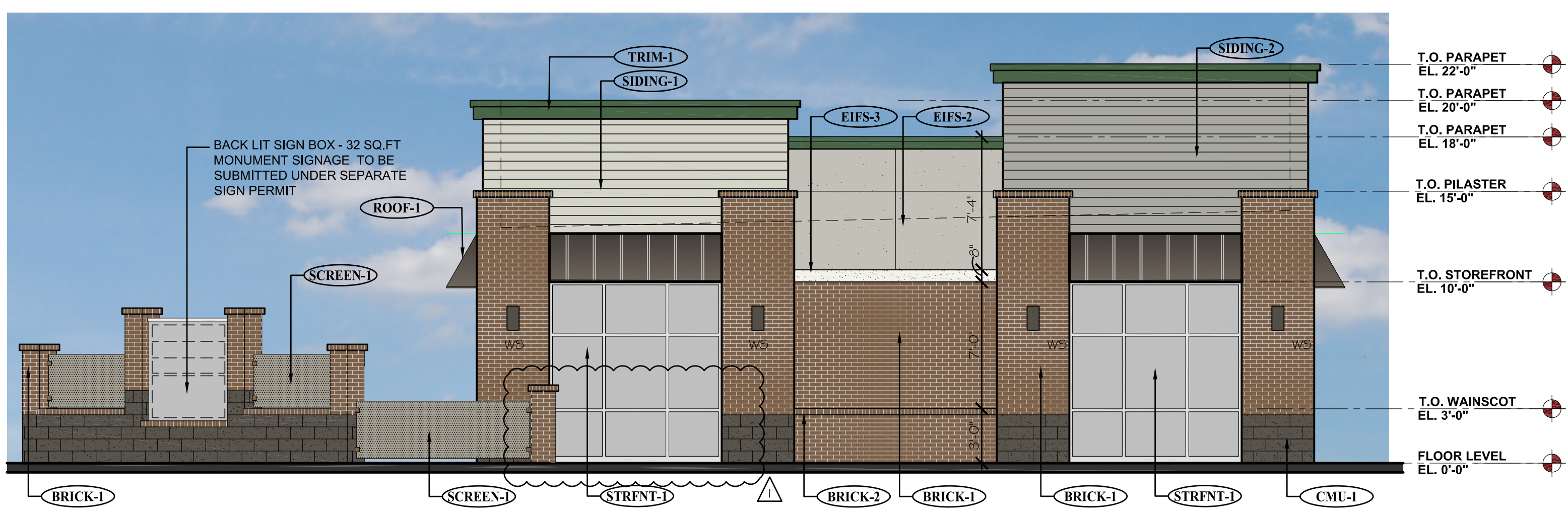
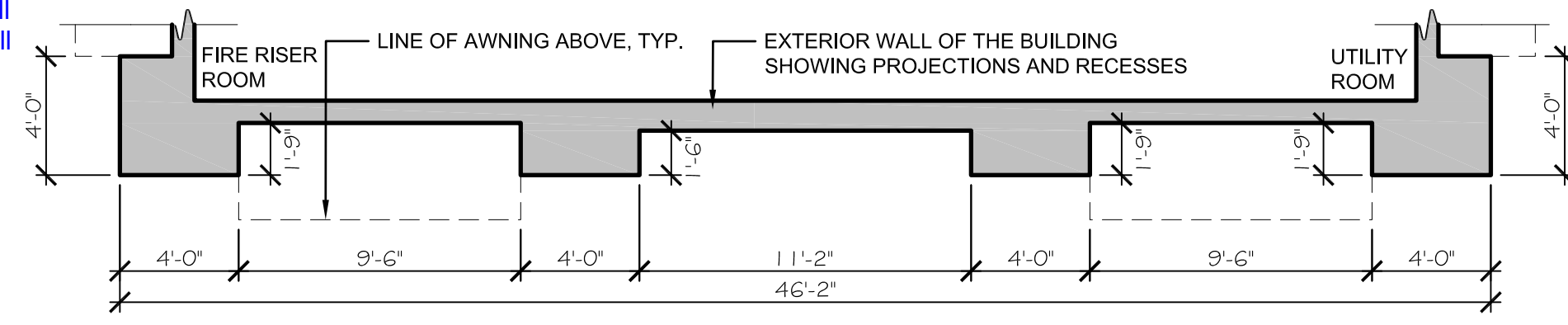
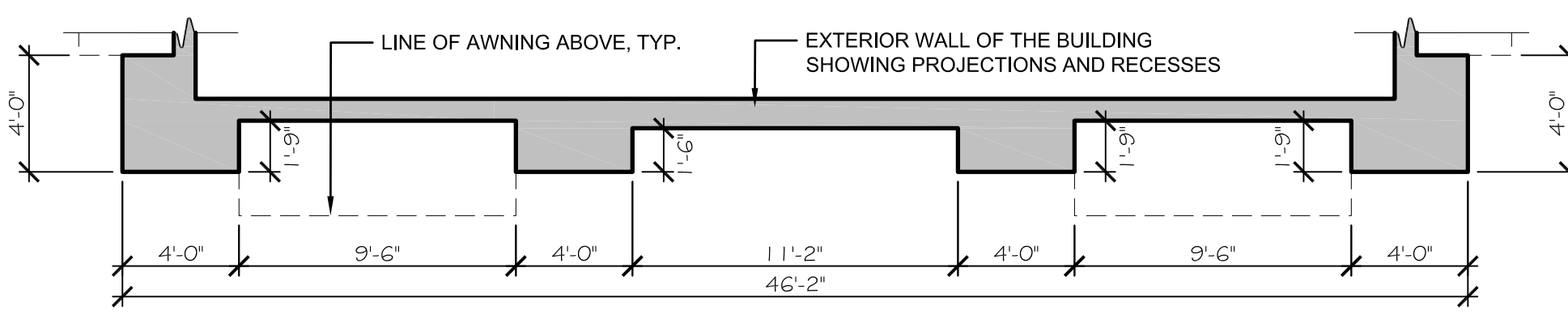
© 2019 Rogue Architecture, Inc.



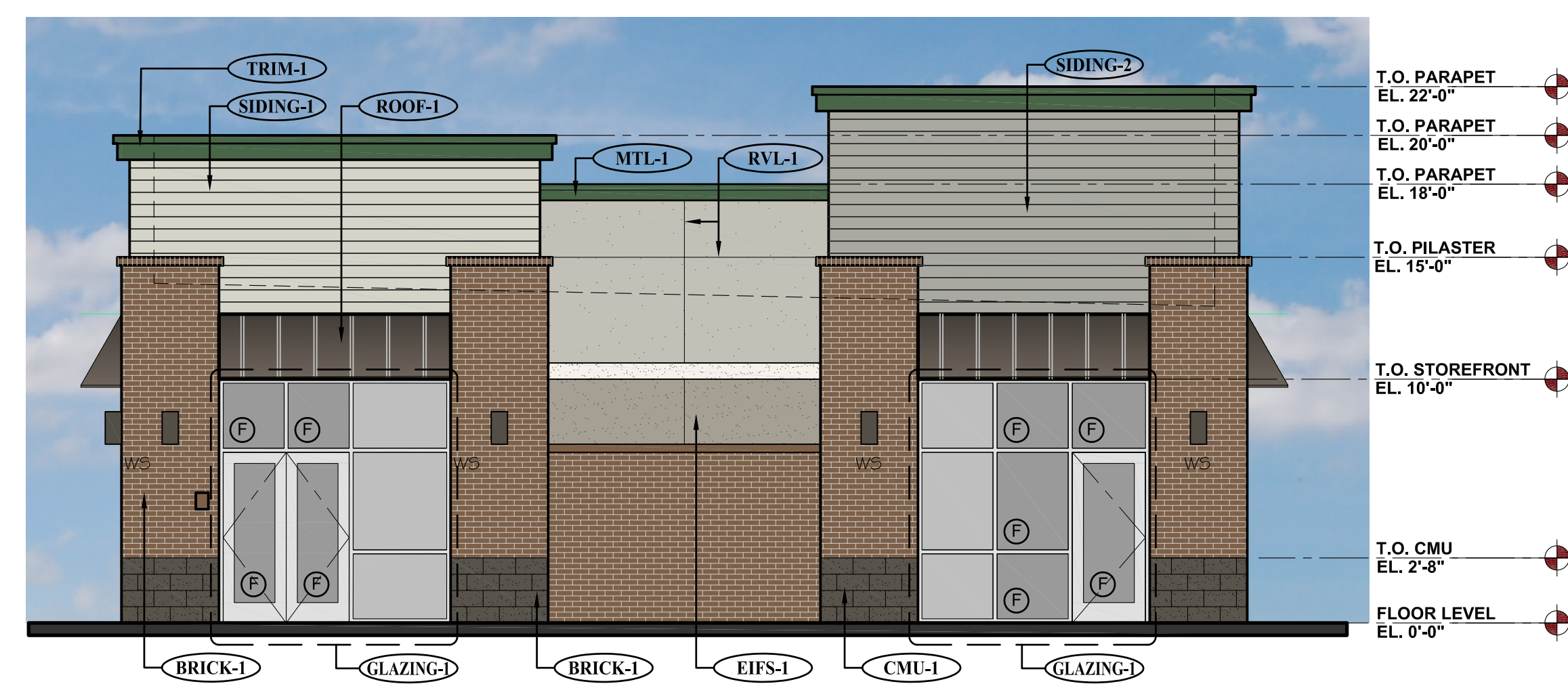
1
A-1
PROPOSED NORTH ELEVATION (FRONT)
SCALE: 3/16" = 1'-0"

Please be sure the window types (Storefront 1 and Glazing 1) match the building permit.

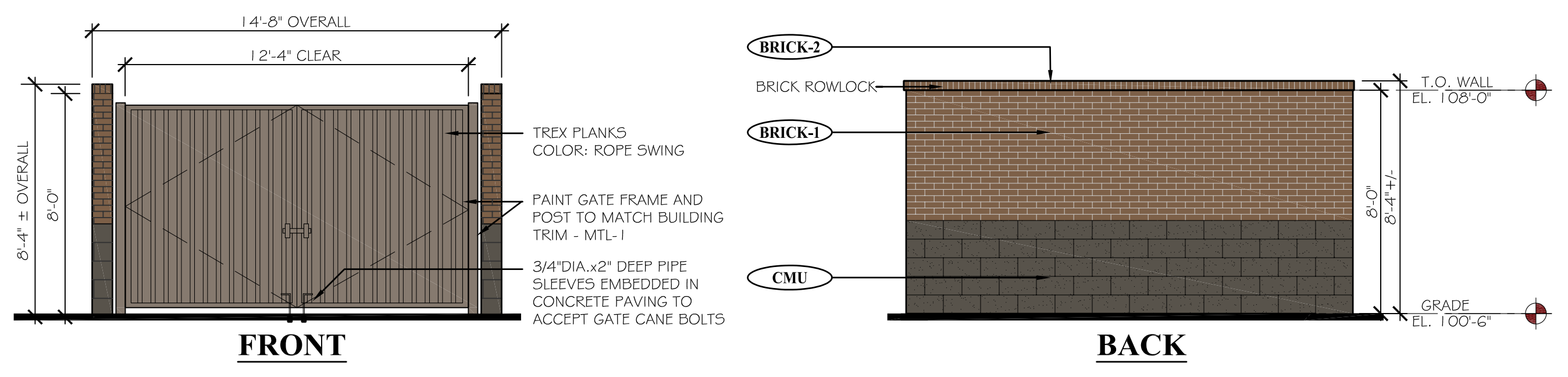
The hatch patterns and designation will be updated on the permit plans and will be resubmitted upon approval of this SDP Amendment.



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"

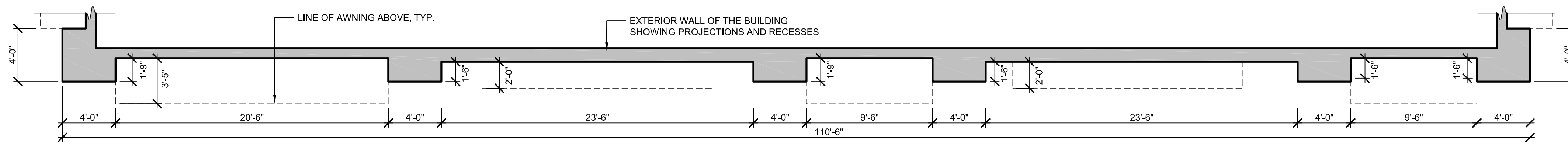


4
A-1
PROPOSED TRASH ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIAL SCHEDULE				EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR	LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STRENT-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 #704-B 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\2021.17 - PCHR - Parker, CO\CAD\Site Submittal\2021.17 - A-1 - Proposed Elevations (Colored).dwg

SITE PLAN AMENDMENT 01.12.2022



4 A-2 PROPOSED SOUTH ELEVATION (REAR)

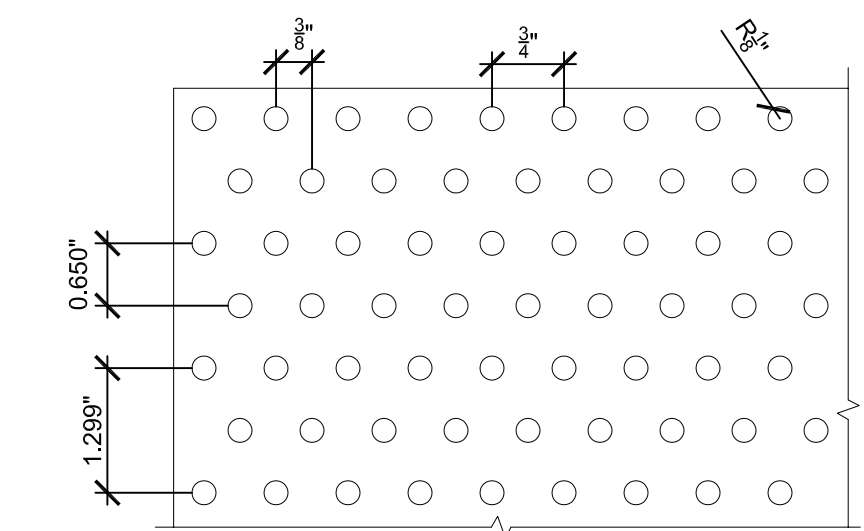
SCALE: 3/16" = 1'-0"

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%.

Please be sure the window types (Storefront 1 and Glazing 1) match the building permit.

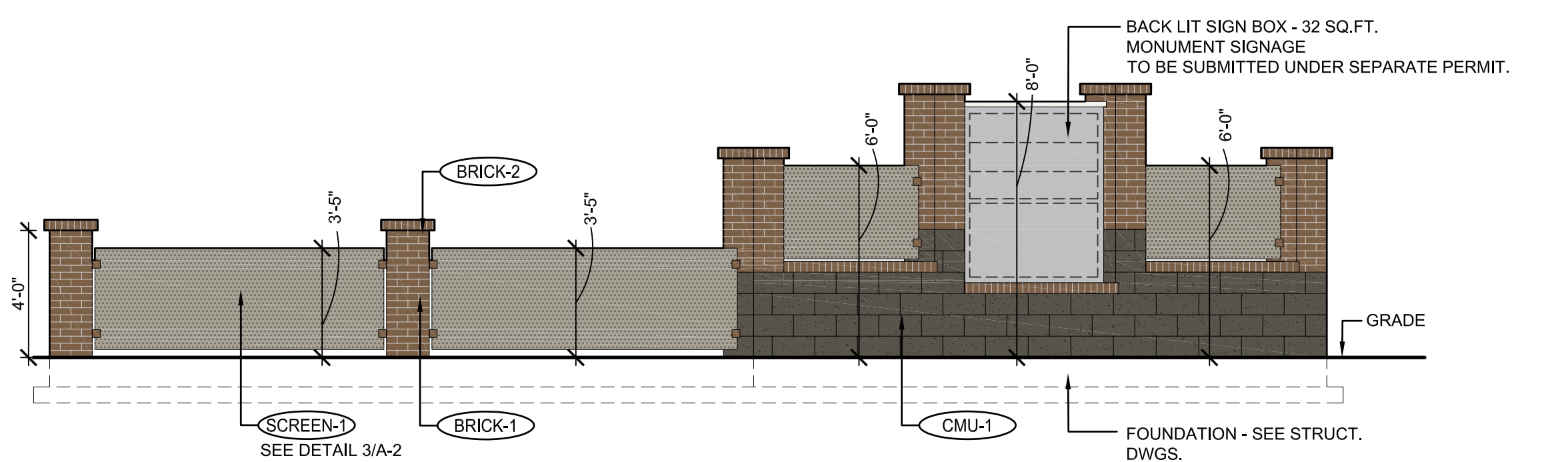
The hatch patterns and designation will be updated on the permit plans and will be resubmitted upon approval of this SDP Amendment.

NOTE: SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT.



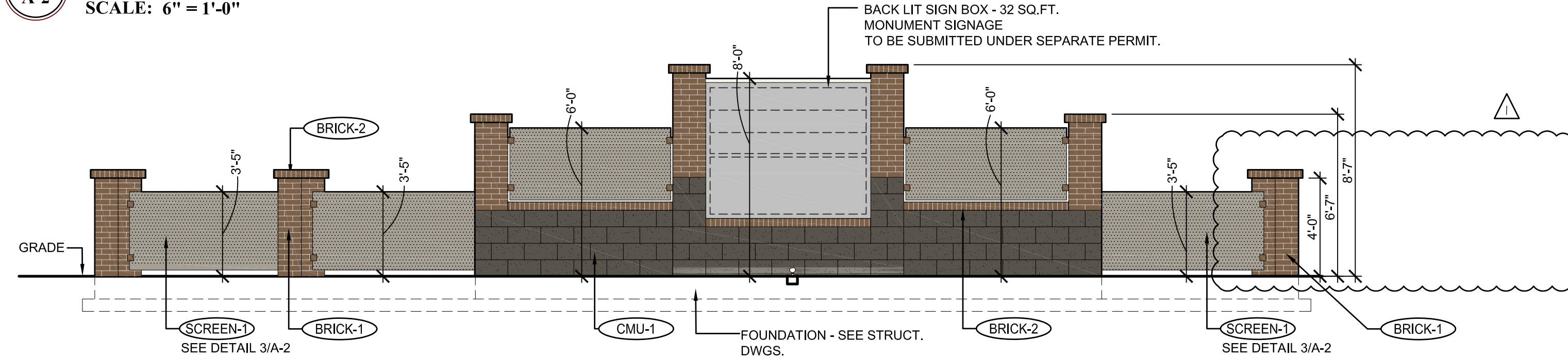
3 A-2 MONUMENT SIGNAGE/SCREEN WALL METAL SCREEN PERFORATION PATTERN

SCALE: 6" = 1'-0"



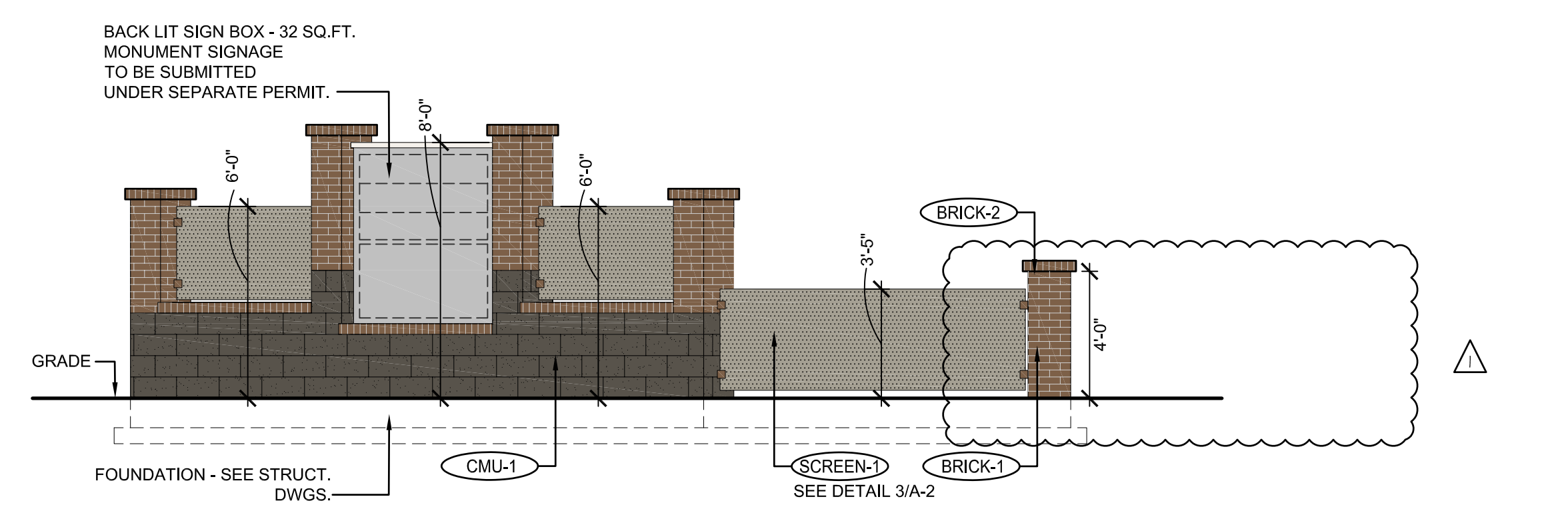
5 A-2 MONUMENT SIGNAGE/SCREENWALL - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



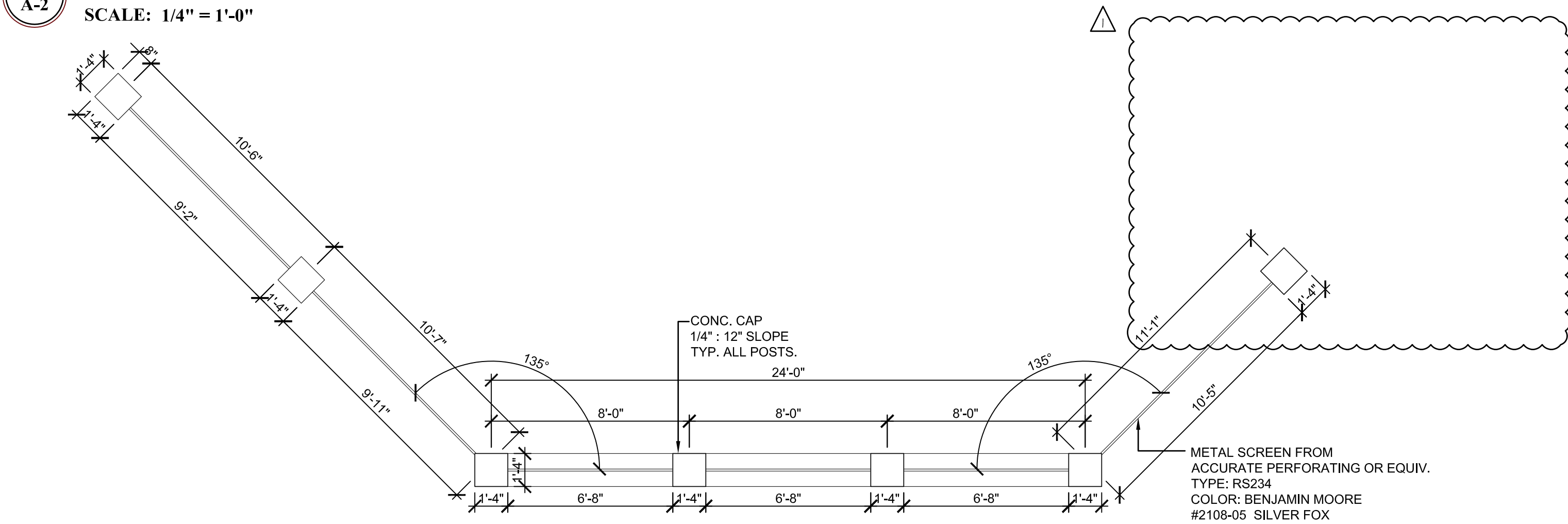
2 A-2 MONUMENT SIGNAGE/SCREENWALL - SOUTH EAST CORNER ELEVATION

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"

NEW CONSTRUCTION:

PARKER MIXED-USE RETAIL

HESS ROAD & PARDEE STREET
PARKER, COLORADO



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
ARCHITECTURE
CHALLENGING THE STATUS QUO

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

SHEET: **A-2**

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D:\Projects\2019.17 - Parker, CO\CAD\Site Submittal\2021.17 - A-2 - Proposed Elevation & Signage Details.dwg

SITE PLAN - 4th SUBMITTAL 04.01.2020

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

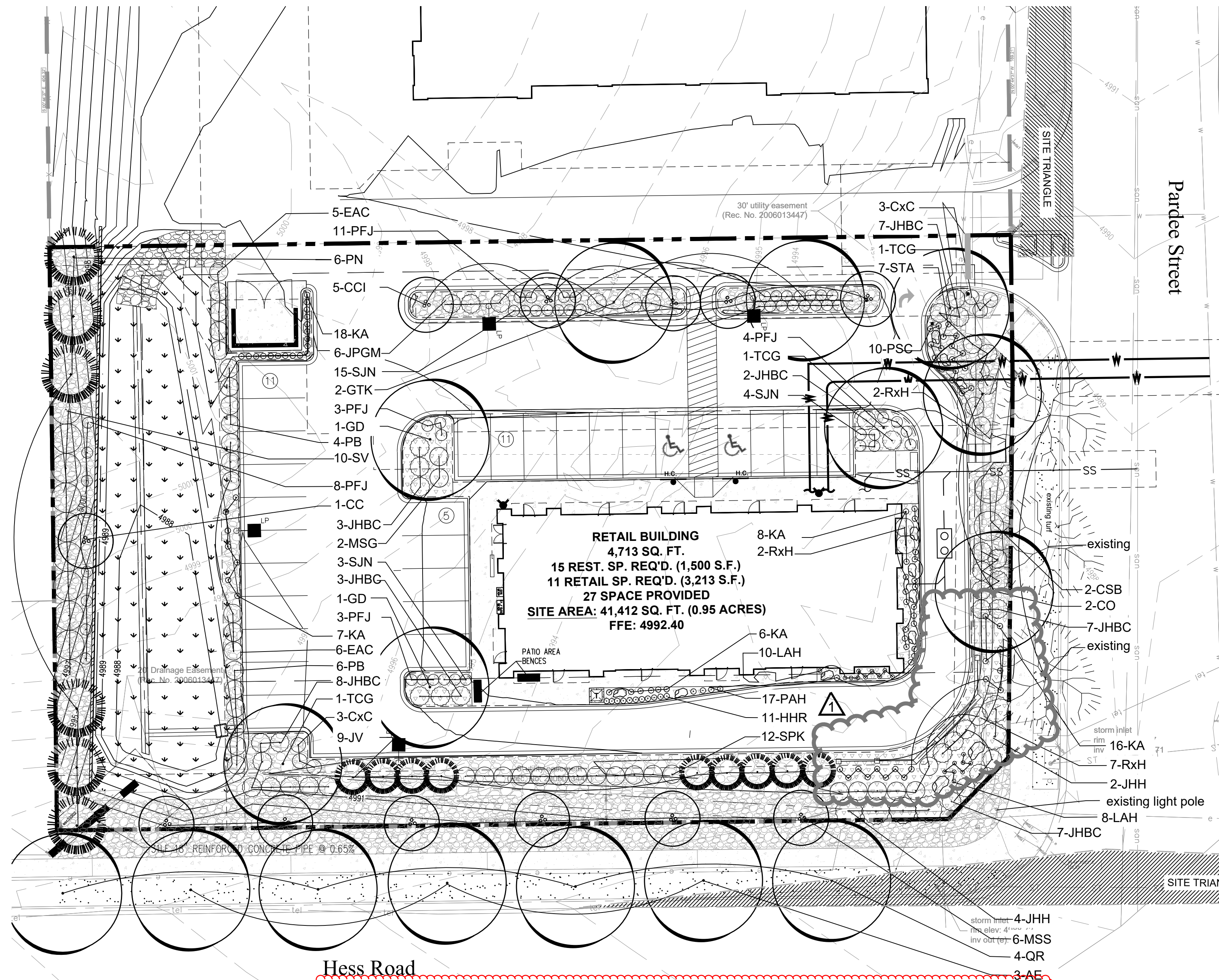
SITE PLAN REVIEW

PLANT LEGEND

- DECIDUOUS CANOPY TREES
- ORNAMENTAL TREES
- EVERGREEN TREES
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS
- SHREDDED CEDAR MULCH
-
- 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
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
CO	Celtis occidentalis	Western Hackberry	2" cal	B+B	H	40'-60'	2
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'	35
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 'Bailey'	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 Manxanita	5 gal.	4" o.c.		3'	6
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	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 'Gracilimus'	Maiden Grass	2 gal.	4" o.c.		4'	2
LAH	Lavendula angustifolia 'Hidcote'	Deep Blue Lavender	1 gal.	12" o.c.		2'	18
HHR	Hermercallis 'Happy Returns'	Dwarf Yellow Day Lily	1 gal.	12" o.c.		2'	11
120							



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 LF	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	

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 1/11,500 sq ft	12	31
SHRUBS 5/11,500 sq ft	56	164
MAX. IRRIGATED TURF = 15%	7,256	New 3/4" area in ROW along Hess Street 2,190 sq ft = 9%
EVERGREEN TREES	30% - 60% OVERALL 40% - 60% PERIMETER	11 EVERGREEN (25 TREES) 43% 15 EVERGREEN (30 TREES) 52%
75% OF LIVE COVER	11,603 sq ft	13,693 sq ft

The proposed landscape area did not change. Only location / configuration of plantings around the transformer.

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

As previously noted, there were not changes to the type of planting proposed. The only changes made were relocating plantings around the existing transformer and wall adjustment.

No changes are shown on this plan compared to the approved site plan.

Please show how the landscaping will be changed due to the increased impervious surface and new transformers. Please update/show how the tables and the plant schedule to the right will be changed and still meet the Town's landscape requirements. All minimum Town requirements are required to be met.

As noted previously. The only changes to the plan is an adjustment the planting layout around the existing transformer. There are not changes being made to the amount of landscape, or the area of landscape / impervious area. Therefore no adjustments were required to the drainage conformance letter / calculations.

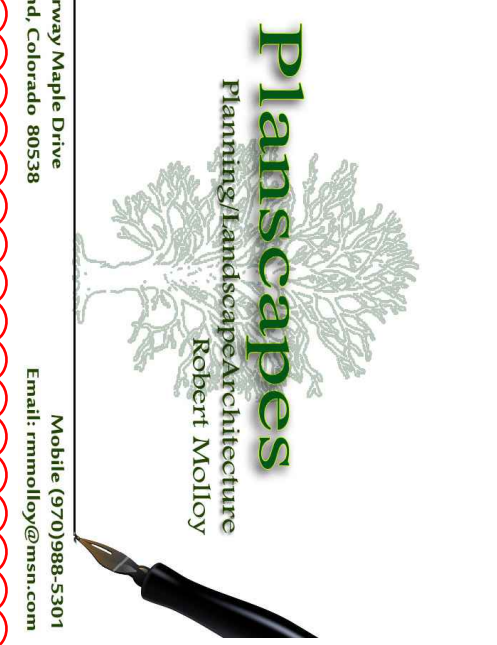
(1) Due to the shared drive side, these plantings are not possible, benches and landscaping has been added to the SE corner of the building to enhance this southern property line.
(2) Trees proposed do not include the ROW trees existing or proposed.

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

DATE
1/18/2022

SHEET TITLE
LANDSCAPE PLAN

SHEET INFORMATION
LS 1.0

