

# 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)
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  
 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

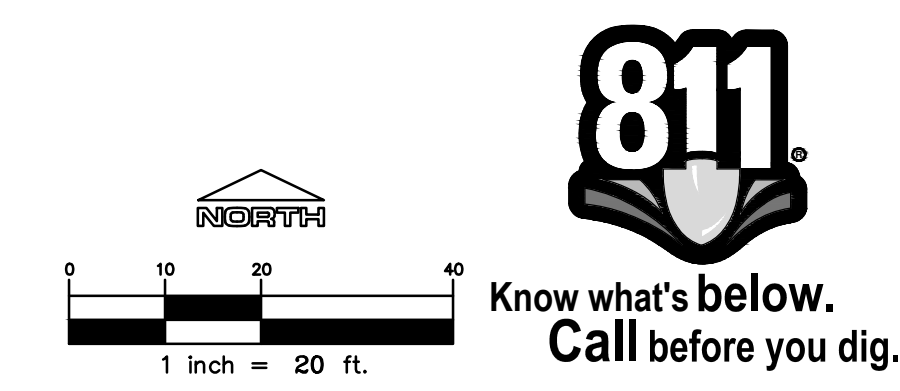
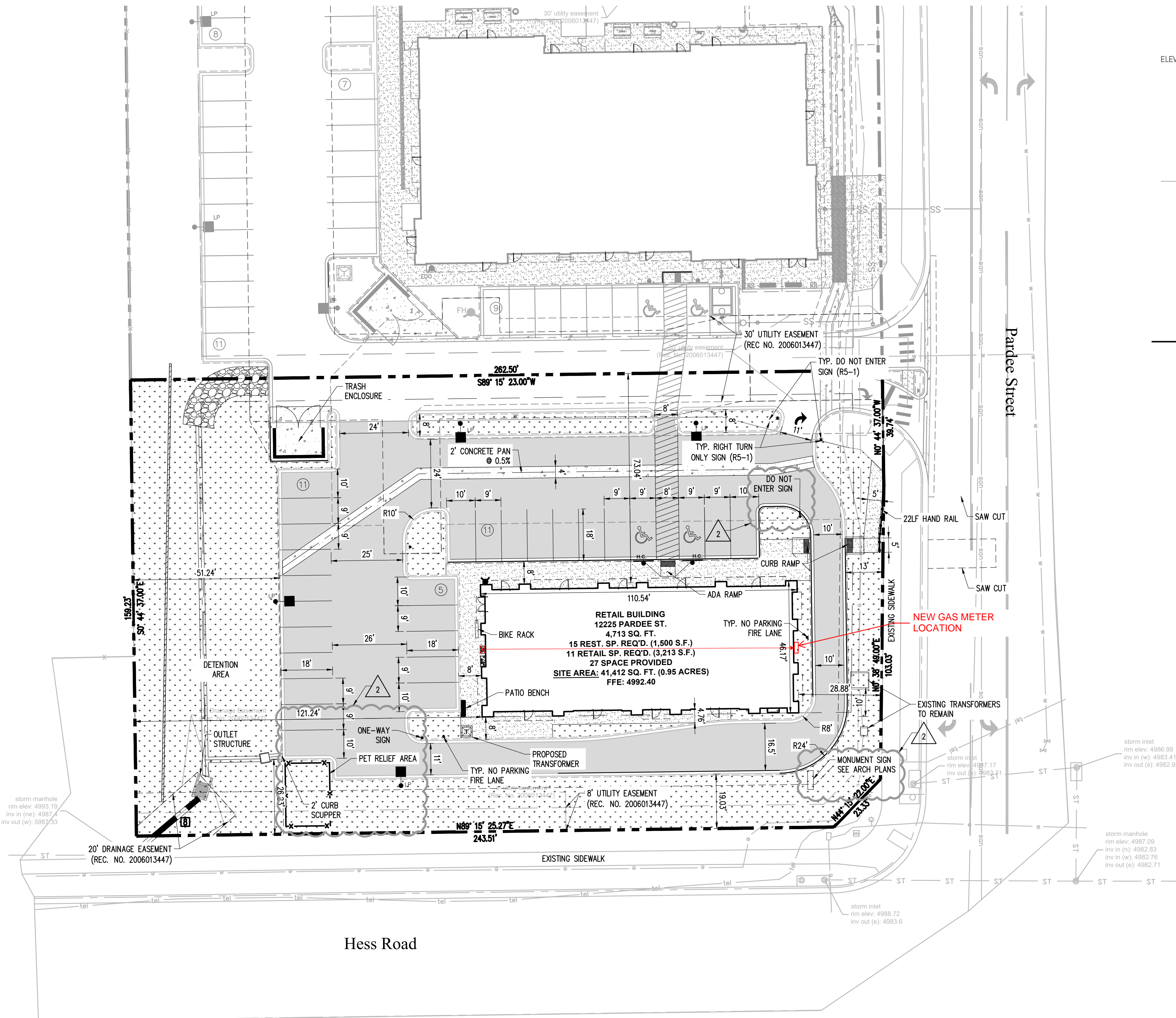
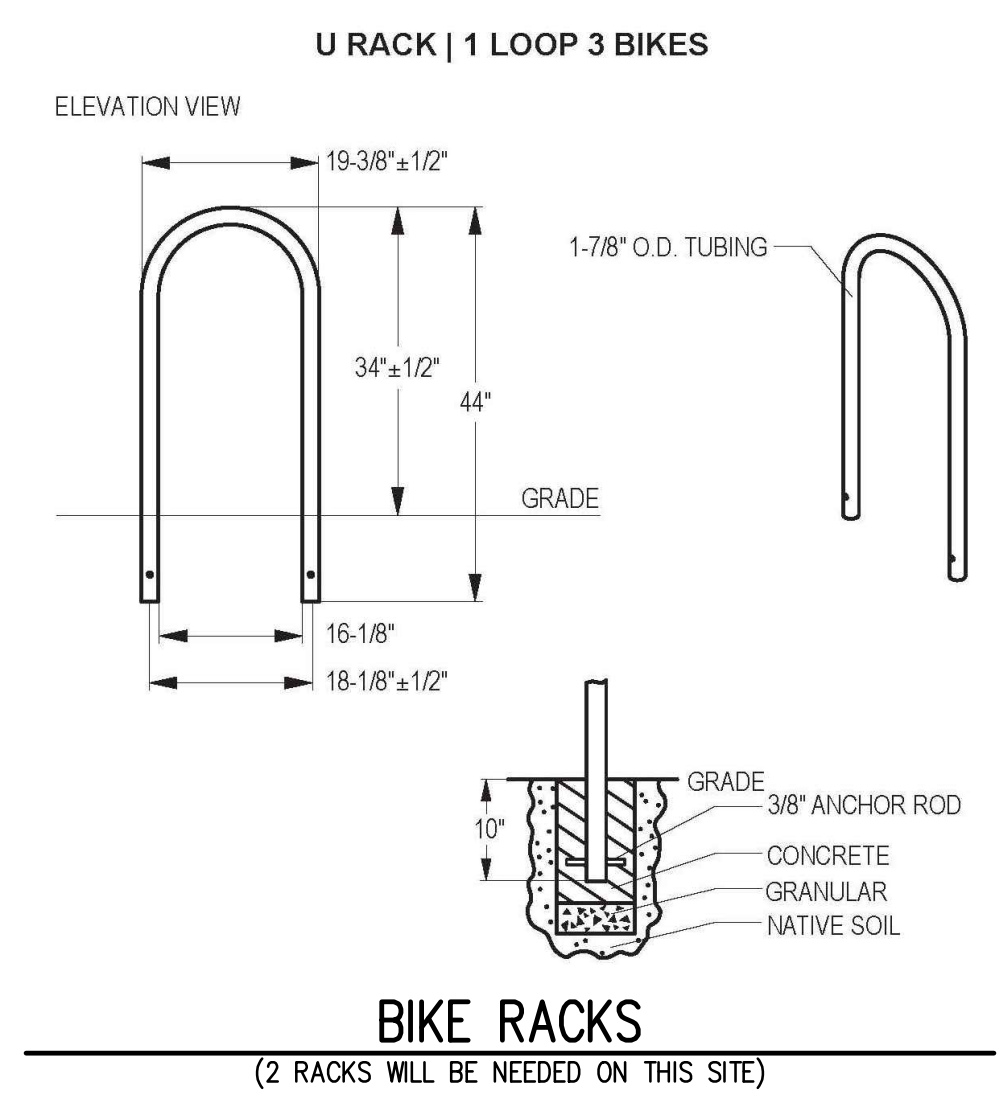
STANDARD STALL DIMENSIONS: 9' X 19'  
 STALLS NEXT TO LANDSCAPE: 10' X 19'

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%



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 \_\_\_\_\_

PROJECT TITLE  
**RETAIL**

12225 PARDEE ST.  
 PARKER, CO 80134

PREPARED FOR  
**DRAKE REAL ESTATE SERVICES**

496 S BROADWAY  
 DENVER, CO 80209

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 02/28/2022  
 AMENDMENT 2 05/04/2023

DATE  
**02/28/2022**

SHEET TITLE

**SITE PLAN**

SHEET INFORMATION

**C-1.0**

2 of 2

File: RE - SPR - ROP1005.dwg Path: P:\Colorado\Parker (Drake Real Estate)\23-24-001 Parker TLE & Retail\2 Drawings\ Plotted by: Nicholas Date: 31-May-23 8:55:54am