



As proposed

LEGEND

- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PROPOSED ELECTRICAL TRANSFORMER
- LANDSCAPED AREA
- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- BUILDING AREA WITHIN 40' OF SETBACK
- COLORED CONCRETE

KEY NOTES

- 1 PROPOSED 3' SCREEN WALL
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN.
- 5 PROPOSED SIDEWALK STAIRS. WIDTH PER PLAN
- 6 PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 PROPOSED 8' CONCRETE SIDEWALK.
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
- 13 PROPOSED BUILDING OVERHANG
- 14 PROPOSED 18" VERTICAL CURB.
- 15 PROPOSED BICYCLE PARKING.
- 16 PROPOSED RETAINING WALL

- NOTES:
1. ALL EXISTING OR PROPOSED LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS UNDER SECTION 13.10.140.
 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY. FINAL LOCATION AND SCREENING MEASURES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN UNDER CHAPTER 13.06 OF THIS TITLE.
 3. LOCATION OF TRASH RECEPTACLES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN UNDER CHAPTER 13.06 OF THIS TITLE AND BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.

Note requested by staff has not been added.

III.2.C Second request-Please add the following note(s) to the elevations, "Design shown is preliminary. Final Architecture shall be approved at the time of final site plan approval."

N/A. Building elevations not included in revised Preliminary Site Plan submittal.

Please see rendering 9 of 10 for comments on Retail A

N/A. Building elevations not included in revised Preliminary Site Plan submittal.

Please add a note to the preliminary site plan that states: Canopies and Portico's that are proposed at final site plan to meet the zoning requirements for setback proximity must be physically and architecturally connected to the primary structure and must create meaningful, attractive and significant architectural interest along Parker Road and/or Pine Lane.

Note added to plan, but will become irrelevant if Rezoning Application is approved.

Staff cannot determine the front of the building and therefore cannot determine if comments regarding the orientation of this building have been addressed.

Acknowledged. Site out of Lot 7 excluded for this submittal.

No pedestrian connections to the recreational path or to the front entrances of lot 6 and 3 as requested.

Acknowledged. Site out of Lot 7 excluded for this submittal.

Eisenberg Company
Full service commercial real estate

EISENBERG COMPANY
2710 E CAMELBACK ROAD, SUITE 210
PHOENIX, AZ 85016

Address:
LOT 1 BLOCK 3, PARKER AUTO PLAZA FILING NO. 1
COUNTY OF DOUGLASS,
STATE OF COLORADO

Architect Information:

naos

Naos Design Group, LLC
4949 SOUTH SYRACUSE ST. SUITE 460
DENVER, COLORADO 80237
(303) 759-5777
www.naosdg.com

Kimley»Horn

4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, CO 80237
PH: 303-228-2300

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PRELIMINARY SITE PLAN

Revisions:

#	Date	Description

Sheet Title:
PRELIMINARY SITE PLAN

Date: 04/18/2019

Project Number: 096502001

Drawn By: STC

Sheet Number: