

# PARKER AND PINE RETAIL PINE LANE AND S. PARKER ROAD PRELIMINARY SITE PLAN

LOT 1 BLOCK 3 PARKER AUTO PLAZA FILING NO. 1  
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE  
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE  
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGAL DESCRIPTION

PARKER AUTO PLAZA FILING NO. 1 – LOT 1, BLOCK 3 COUNTY OF DOUGLAS, STATE OF COLORADO.

### BENCHMARK

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

### BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

### FLOODPLAIN NOTE

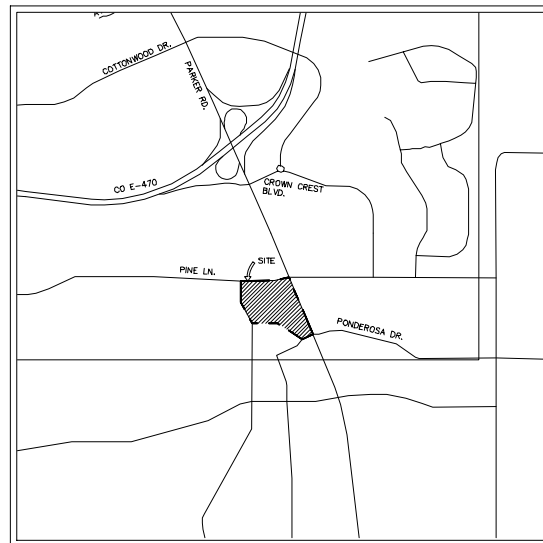
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067F AND DATED SEPTEMBER 30, 2005 – SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

### SITE DATA TABLE

Parcel	LOT/TRACK GROSS AREA (SF)	LOT/TRACK GROSS AREA (SF)	BUILDING AREA (SF)	F.A.R. (0.35 Max)	Anticipated Use	Parking		Min. Landscape Area (SF)	Max. Building Height	Min. Building Setbacks			Build to Requirements (30% Min.)	
						Required (1 per 300 GSF)	Provided			Front	Rear	Side	SF	%
Lot 1	5.62	244,733	14,300	0.06	Retail	48	118	36710	35'	25	25	25	5602.9	39
Lot 2	1.09	47,621	3,400	0.07	Fuel	11	30	7143	35'	25	25	25	1770.2	52
Lot 3	0.87	37,898	2,085	0.06	Fast Food	7	36	5685	35'	25	25	25	1738.6	83
Lot 4	1.78	77,461	6,855	0.09	Car Wash	23	33	11619	35'	25	25	25	5819.1	85
Lot 5	0.87	38,080	2,042	0.05	Fast Food	7	26	5712	35'	25	25	25	1342.9	66
<b>PHASE 1 TOTAL</b>	<b>10.23</b>	<b>445,793</b>	<b>28,682</b>	<b>0.06</b>		<b>96</b>	<b>243</b>							

Parcel	LOT/TRACK GROSS AREA (SF)	LOT/TRACK GROSS AREA (SF)	BUILDING AREA (SF)	F.A.R.		Parking		Min. Landscape Area (SF)	Max. Building Height	Min. Building Setbacks*			Build to Requirements	
						Required	Provided			Front	Rear	Side	SF	%
Lot 6	2.33	101,455	59,040	0.58	Hotel	197	117	15218	35*	25	25	25	N/A	N/A
Lot 7	3.39	147,620	35,000	0.24	MOB	117	151	22143	35*	25	25	25	7037	20
<b>PHASE 2 TOTAL</b>	<b>5.72</b>	<b>249,075</b>	<b>94,040</b>	<b>0.38</b>		<b>313</b>	<b>268</b>							
<b>TOTAL</b>	<b>15.95</b>	<b>694,868</b>	<b>122,722</b>	<b>0.18</b>		<b>409</b>	<b>511</b>							

\*60 FT MAXIMUM BUILDING HEIGHT MAY BE REQUESTED AS A USE BY SPECIAL REVIEW



VICINITY MAP  
1"=2,000'

### SHEET INDEX

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10 OF 10	ARCHITECTURAL RENDERING

### CONTACTS:

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PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
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SOUTH METRO FIRE RESCUE AUTHORITY  
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TEL: (303) 805-3169  
CONTACT: RANDY CAPRA



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Address:

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AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

Architect Information:



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PRELIMINARY

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Kimley-Horn  
Kimley-Horn and Associates, Inc.

**PRELIMINARY  
SITE PLAN**

Revisions:

#	Date	Description

Sheet Title:

**COVER SHEET**

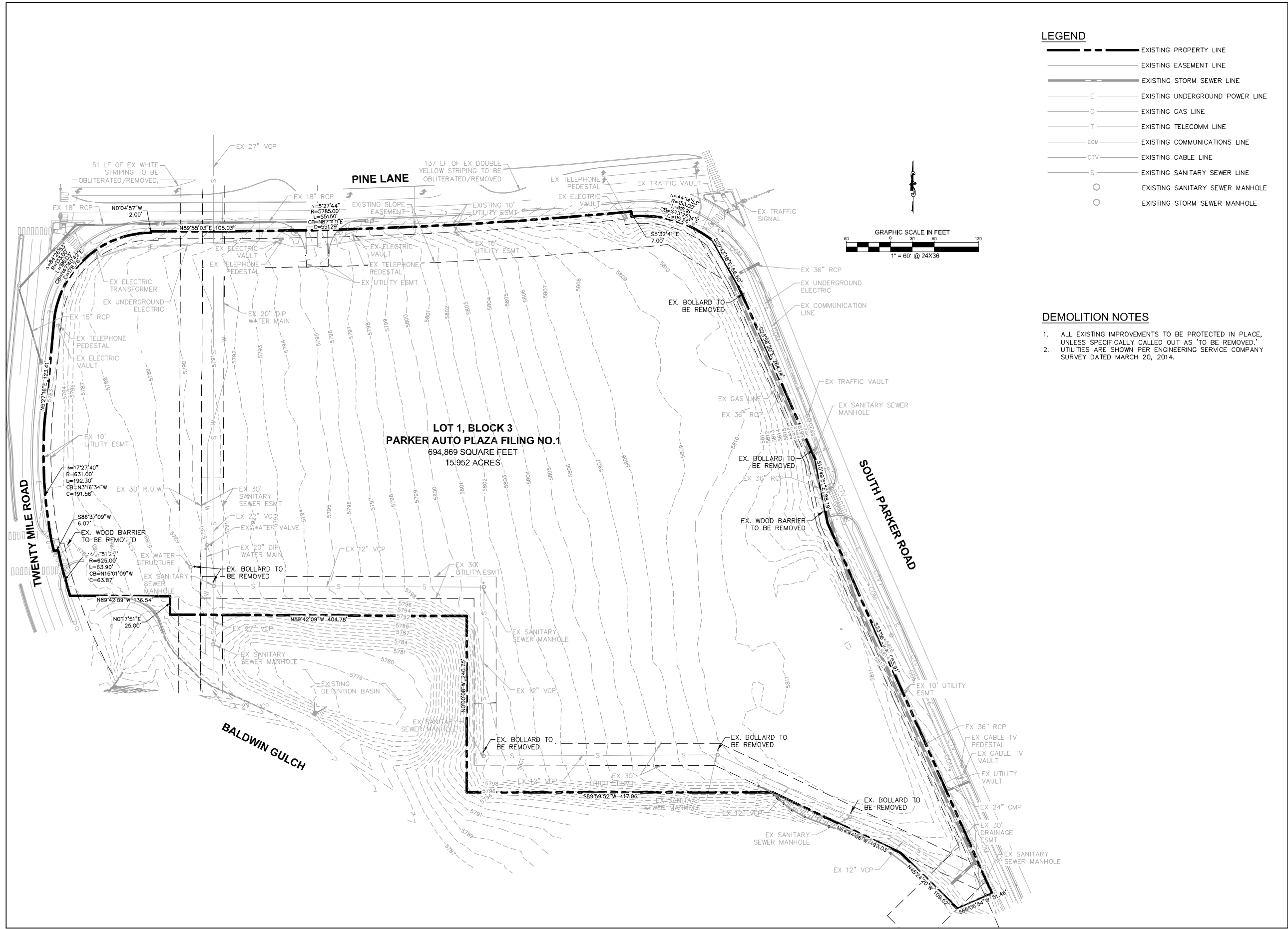
Date: 06/4/2018

Project Number: 096502001

Drawn By: STC

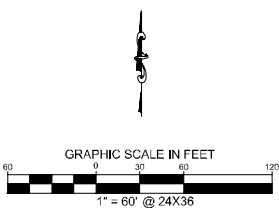
Sheet Number:

**01 OF 10**



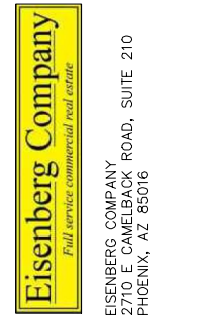
**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM SEWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING GAS LINE
	EXISTING TELECOMM LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING CABLE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE



- DEMOLITION NOTES**
- ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
  - UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014.

**LOT 1, BLOCK 3  
PARKER AUTO PLAZA FILING NO.1  
694,869 SQUARE FEET  
15.952 ACRES**



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**PRELIMINARY  
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Revisions:

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Sheet Title: **EXISTING  
CONDITIONS &  
DEMOLITION PLAN**  
Date: 05/4/2018  
Project Number: 096502001  
Drawn By: STC  
Sheet Number:

monument sign  
move from the  
required 15' ue

monument sign  
move from the  
required 15' ue

monument sign  
move from the  
required 15' ue

change to 15' ue

provide transformer locations  
for lots 2, 4, 6, & 7

change to 15' ue

require 2- 6" & 2-4" schedule  
40 pvc conduits under stairs

monument sign  
move from the  
required 15' ue

monument sign  
move from the  
required 15' ue

change to 15' ue

LEGEND

- PROPERTY LINE
- ⊙ NUMBER OF PARKING SPACES
- ⊕ ACCESSIBLE PARKING SPACES
- ⊞ PROPOSED ELECTRICAL TRANSFORMER
- [Pattern] LANDSCAPED AREA
- [Pattern] HEAVY DUTY ASPHALT PAVING
- [Pattern] STANDARD DUTY ASPHALT PAVING
- [Pattern] BUILDING AREA WITHIN 40' OF SETBACK

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 5' CONCRETE SIDEWALK.
- 6 PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 PROPOSED PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS.
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
- 13 PROPOSED HEAVY DUTY CONCRETE PAVING.
- 14 PROPOSED 18" VERTICAL CURB.
- 15 PROPOSED BICYCLE PARKING (4).

- 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.



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COUNTY OF DOUGLASS,  
STATE OF COLORADO**

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**PRELIMINARY  
SITE PLAN**

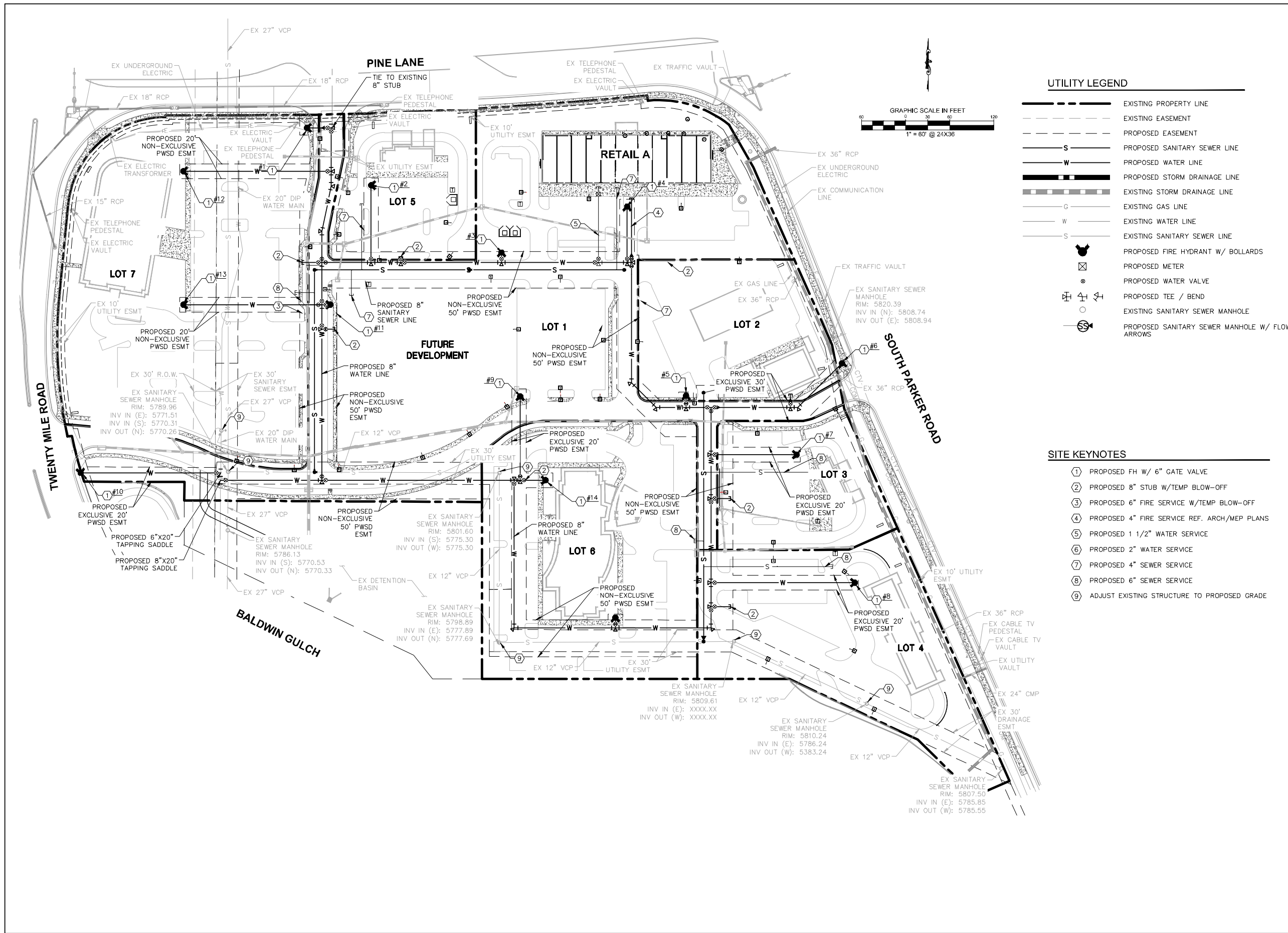
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Sheet Title:  
**PRELIMINARY SITE PLAN**

Date: 05/4/2018  
Project Number: 096502001  
Drawn By: STC

Sheet Number:  
**03 OF 10**



**UTILITY LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT
- - - PROPOSED EASEMENT
- S --- PROPOSED SANITARY SEWER LINE
- W --- PROPOSED WATER LINE
- SD --- PROPOSED STORM DRAINAGE LINE
- SD --- EXISTING STORM DRAINAGE LINE
- G --- EXISTING GAS LINE
- W --- EXISTING WATER LINE
- S --- EXISTING SANITARY SEWER LINE
- ⊕ PROPOSED FIRE HYDRANT W/ BOLLARDS
- ⊗ PROPOSED METER
- PROPOSED WATER VALVE
- ⊕ ⊖ ⊗ PROPOSED TEE / BEND
- EXISTING SANITARY SEWER MANHOLE
- ⊕ ⊖ ⊗ PROPOSED SANITARY SEWER MANHOLE W/ FLOW ARROWS

- SITE KEYNOTES**
- ① PROPOSED FH W/ 6" GATE VALVE
  - ② PROPOSED 8" STUB W/TEMP BLOW-OFF
  - ③ PROPOSED 6" FIRE SERVICE W/TEMP BLOW-OFF
  - ④ PROPOSED 4" FIRE SERVICE REF. ARCH/MEP PLANS
  - ⑤ PROPOSED 1 1/2" WATER SERVICE
  - ⑥ PROPOSED 2" WATER SERVICE
  - ⑦ PROPOSED 4" SEWER SERVICE
  - ⑧ PROPOSED 6" SEWER SERVICE
  - ⑨ ADJUST EXISTING STRUCTURE TO PROPOSED GRADE

**Eisenberg Company**  
Full service commercial real estate

EISENBERG COMPANY  
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**PRELIMINARY  
SITE PLAN**

Revisions:

#	Date	Description

Sheet Title:  
**PRELIMINARY  
UTILITY PLAN**

Date: 05/4/2018  
Project Number: 096502001  
Drawn By: STC

Sheet Number:  
**04 OF 10**

Address:  
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AUTO PLAZA FILING NO. 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**

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**PRELIMINARY  
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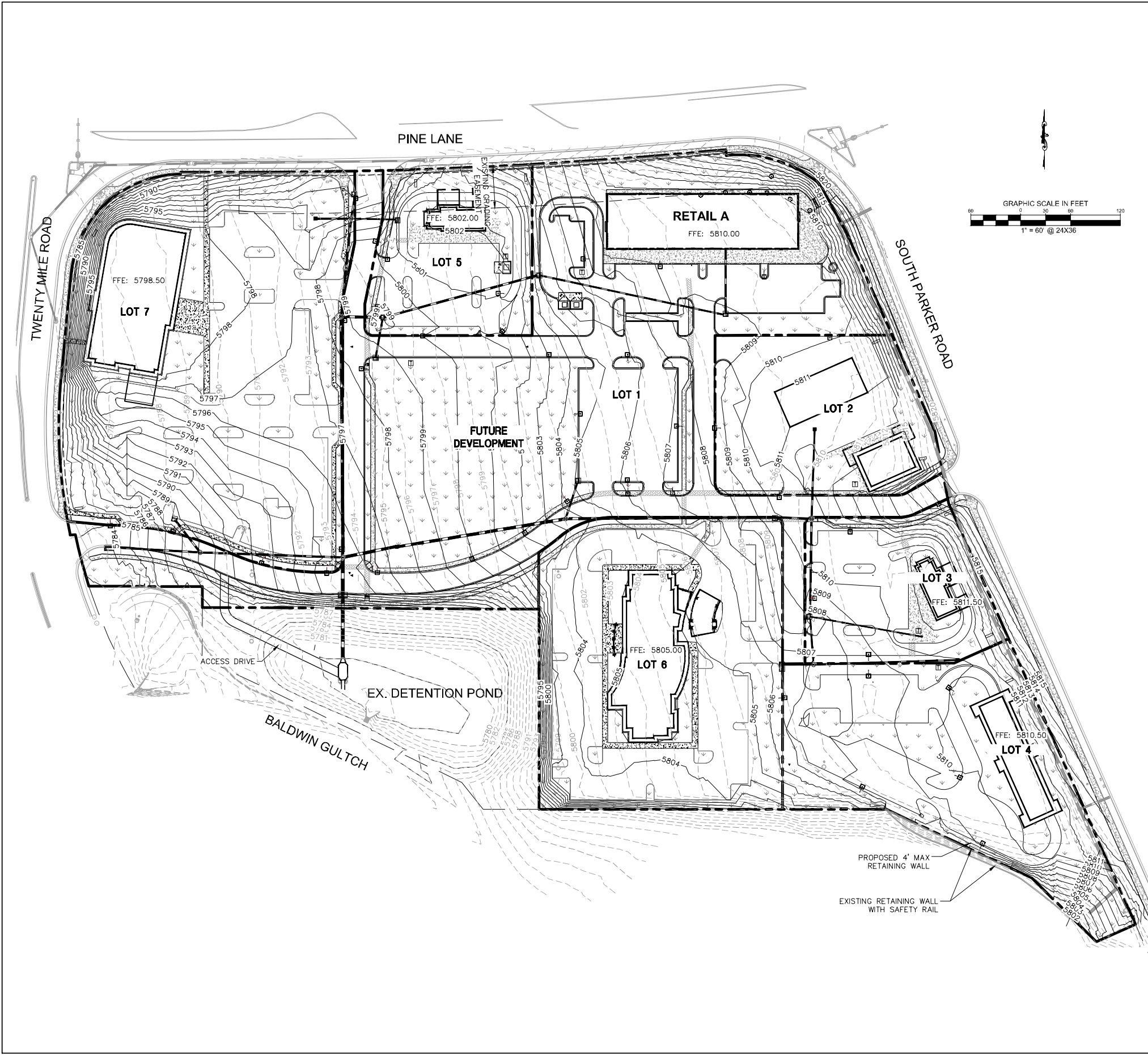
Revisions:

#	Date	Description

Sheet Title:  
**PRELIMINARY  
GRADING PLAN**

Date: 05/4/2018  
Project Number: 096502001  
Drawn By: STC

Sheet Number:



**LEGEND**

- EXISTING PROPERTY LINE
- - - EXISTING CONTOUR
- 5771— PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET

**BENCHMARK**  
A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.  
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Revisions:

#	Date	Description

Sheet Title:

**PRELIMINARY  
LANDSCAPE PLAN**

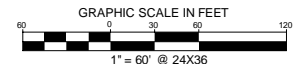
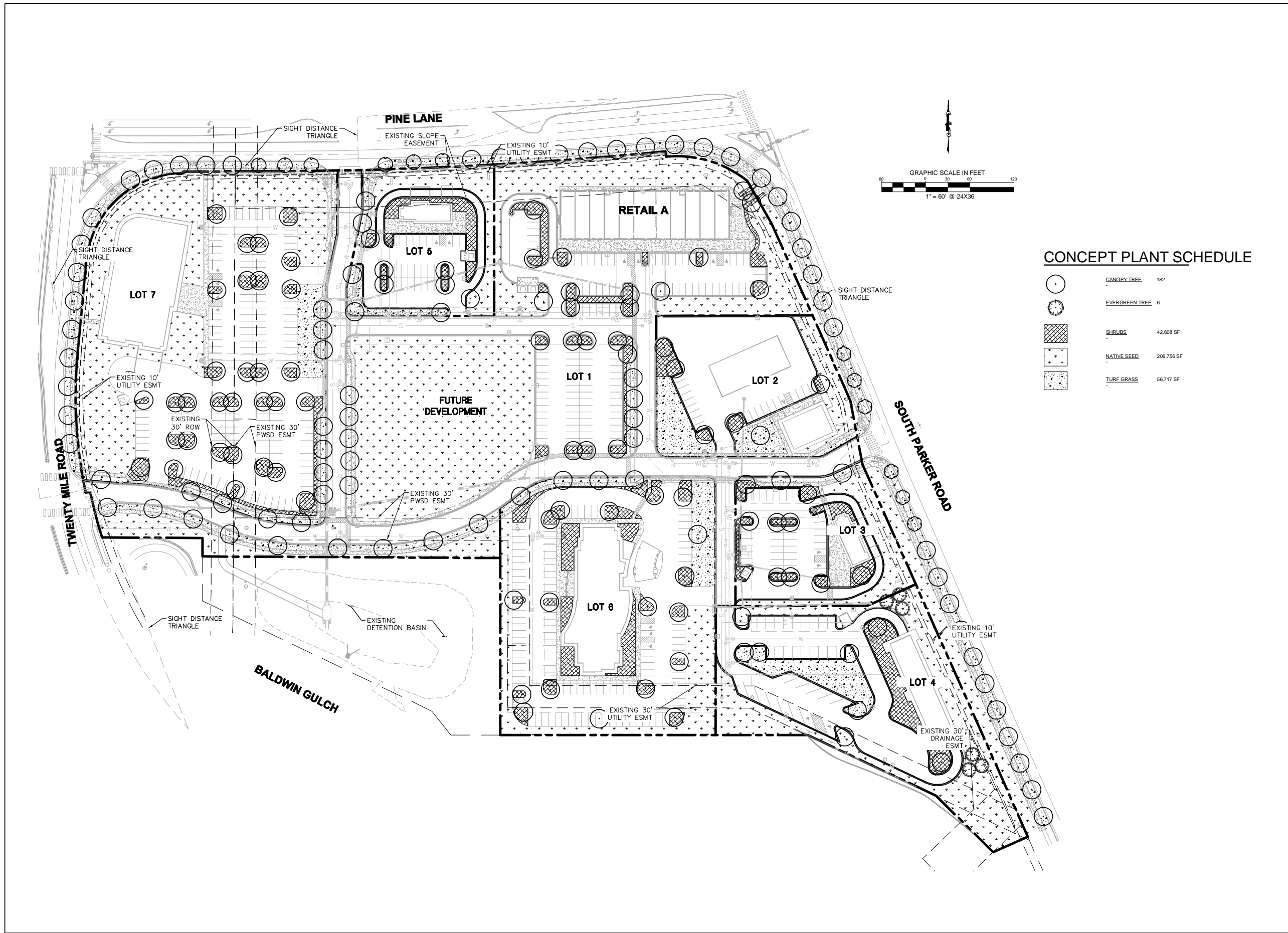
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Project Number: 096502001

Drawn By: STC

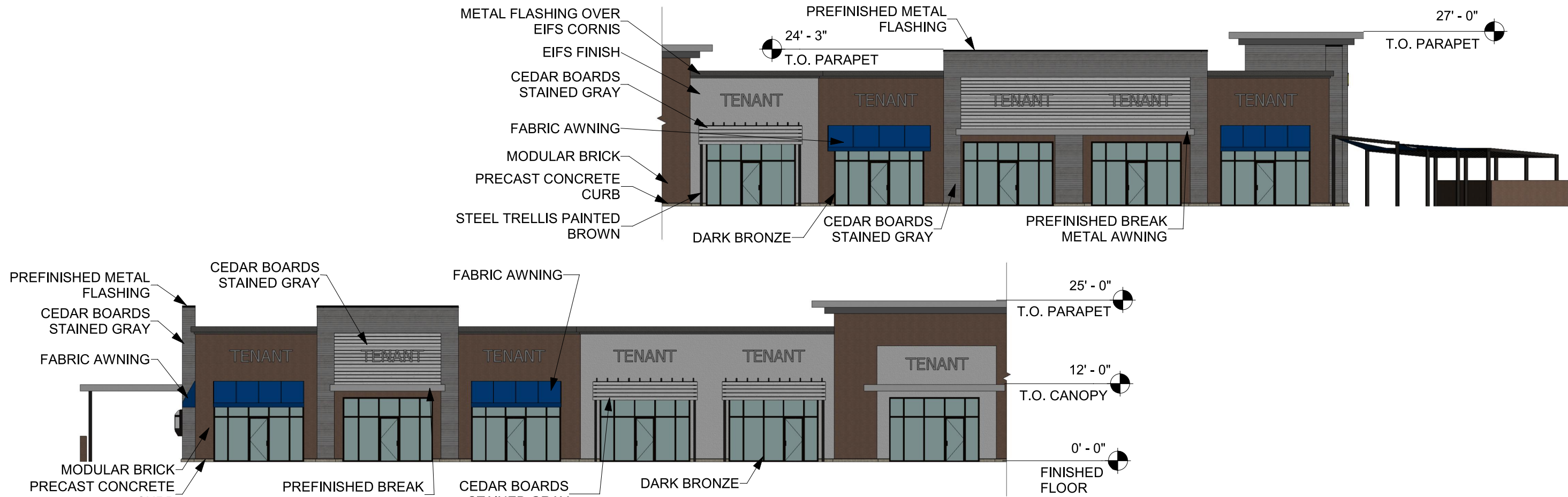
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**06 OF 10**

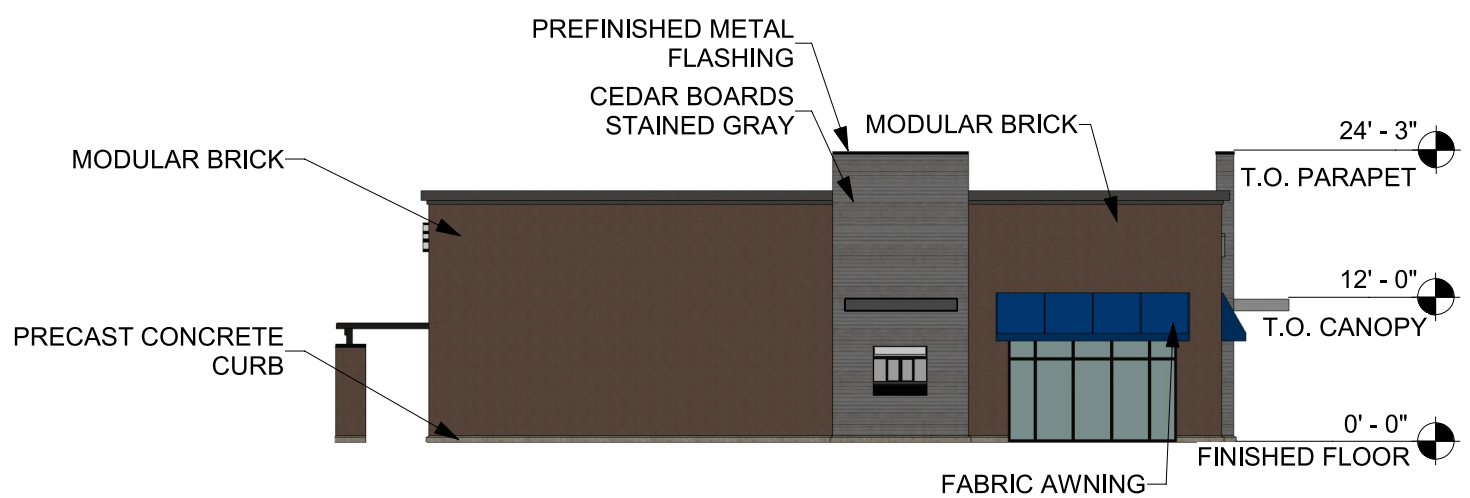


**CONCEPT PLANT SCHEDULE**

	CANOPY TREE	182
	EVERGREEN TREE	6
	SHRUBS	42,608 SF
	NATIVE SEED	206,756 SF
	TURF GRASS	56,717 SF



1 SOUTH ELEVATIONS RETAIL A  
1/16" = 1'-0"



2 WEST ELEVATION RETAIL A  
1/16" = 1'-0"



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**PARKER AND PINE RETAIL A**  
SWC PARKER ROAD AND PINE LANE

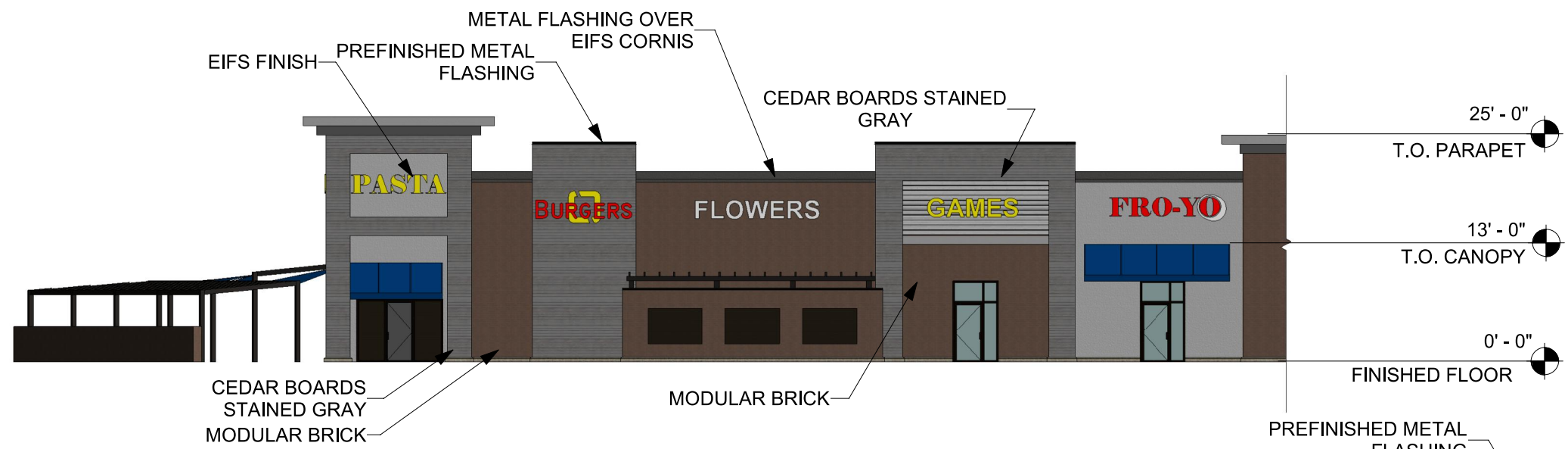
**ELEVATIONS 7 of 10**

SCALE 1/16" = 1'-0" JOB #: 2017022 DATE: 05.16.2018

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1 EAST ELEVATION RETAIL B  
1/16" = 1'-0"



2 NORTH ELEVATION RETAIL A  
1/16" = 1'-0"



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**PARKER AND PINE RETAIL A**  
SWC PARKER ROAD AND PINE LANE

**ELEVATIONS 8 of 10**

SCALE 1/16" = 1'-0" JOB #: 2017022 DATE: 05.16.2018

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SOUTH WEST CORNER OF PARKER ROAD AND PINE LANE



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## PARKER AND PINE RETAIL

SWC PARKER ROAD AND PINE LANE

## RENDERING 9 of 10

SCALE NONE JOB #: 2017022 DATE: 05.16.2018

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PARKER ROAD LOOKING NORTH TOWARD PINE LANE



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**PARKER AND PINE RETAIL**  
SWC PARKER ROAD AND PINE LANE

**RENDERING 10 of 10**

SCALE NONE JOB #: 2017022 DATE: 05.16.2018

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