

# 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



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 Design Group, LLC  
4949 SOUTH SYRACUSE ST. SUITE 400  
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**

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NOT FOR  
CONSTRUCTION

**Kimley»Horn**

Kimley-Horn and Associates, Inc.

**PRELIMINARY  
SITE PLAN**

Revisions:

#	Date	Description

Sheet Title:

**COVER SHEET**

Date: 11/30/2018

Project Number: 096502001

Drawn By: STC

Sheet Number:

**01 OF 11**

## 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 ¼ 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.

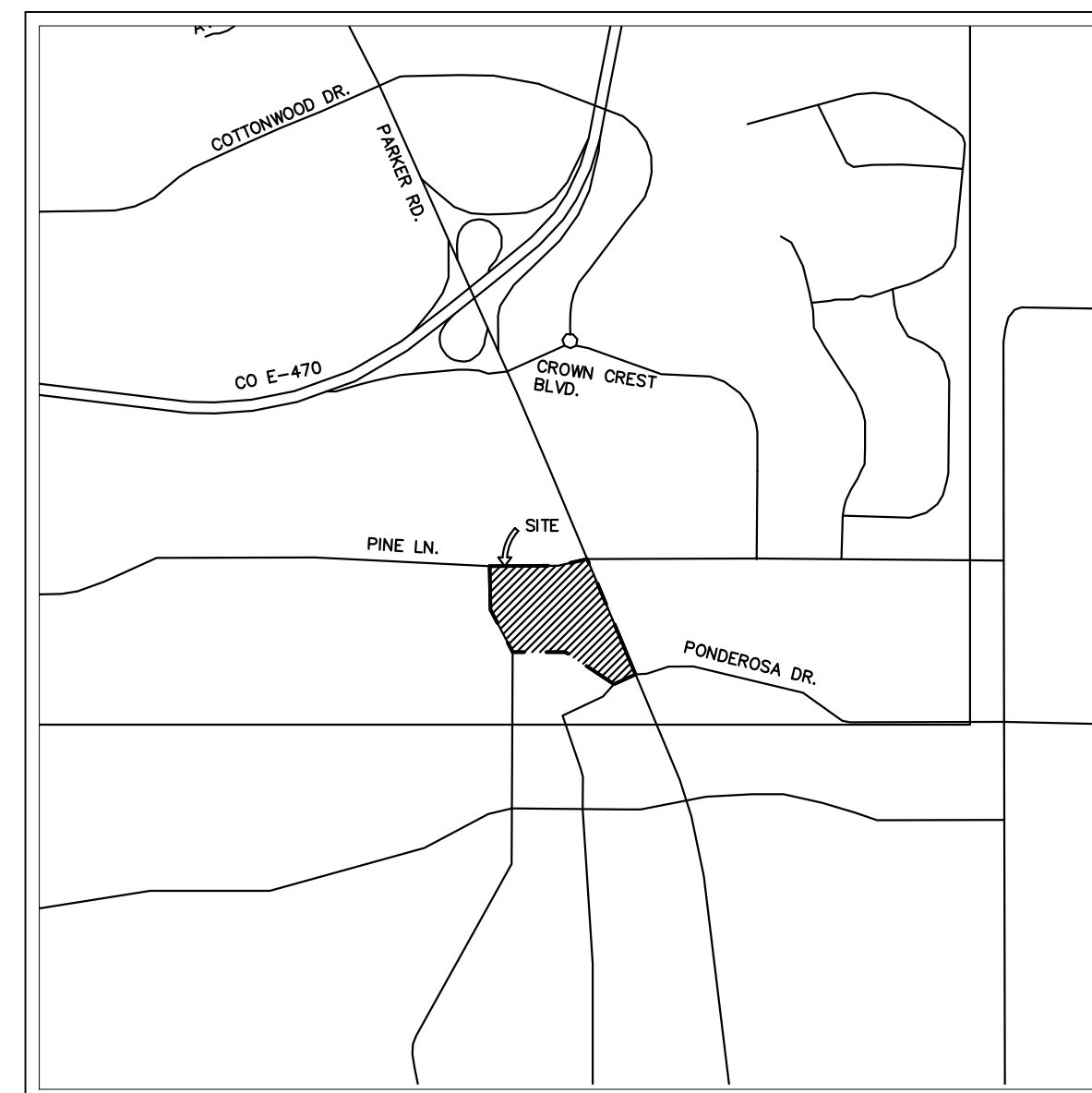
## FLOODPLAIN NOTE

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)	Anticipate d Use	Parking		Max. Building Height	Min. Building Setbacks			Build to Requirements (30% Min.)	
						Required (1 per 300 GSF)	Provided		Front	Rear	Side	SF	%
Lot 1	3.57	155,421	14,300	0.09	Retail	48	58	35'	25	25	25	4983.76	35
Lot 2	1.09	47,621	3,400	0.07	Fuel	11	30	35'	25	25	25	1770.2	52
Lot 3	0.87	37,898	2,085	0.06	Fast Food	7	36	35'	25	25	25	1738.6	83
Lot 4	1.78	77,461	6,855	0.09	Car Wash	23	33	35'	25	25	25	5819.1	85
Lot 5	0.87	38,080	2,042	0.05	Fast Food	7	26	35'	25	25	25	1342.9	66
Lot 7	5.44	236,918	37,000	0.16	Assemblage	123	416	35'	25	25	25	9020.7	24
<b>PHASE 1 TOTAL</b>	<b>13.62</b>	<b>593,399</b>	<b>65,682</b>	<b>0.11</b>		219	599						

Parcel	LOT/TRACK GROSS AREA (SF)	LOT/TRACK GROSS AREA (SF)	BUILDING AREA (SF)	F.A.R.		Parking		Max. Building Height	Min. Building Setbacks*			Build to Requirements (30% Min.)	
						Required	Provided		Front	Rear	Side	SF	%
Lot 6	2.33	101,455	59,040	0.58	Hotel	197	117	35*	25	25	25	N/A	N/A
<b>PHASE 2 TOTAL</b>	<b>2.33</b>	<b>101,455</b>	<b>59,040</b>	<b>0.58</b>		197	117						
<b>TOTAL</b>	<b>15.95</b>	<b>694,854</b>	<b>124,722</b>	<b>0.18</b>		416	716						



VICINITY MAP  
1"=2,000'

## SHEET INDEX

01 OF 11	COVER SHEET
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10 OF 11	ASSEMBLY ARCHITECTURAL ELEVATIONS

## CONTACTS:

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EVT PARKER COLORADO, LLC  
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4949 SOUTH SYRACUSE ST. SUITE 400  
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CONTACT: DICK ANSTETH

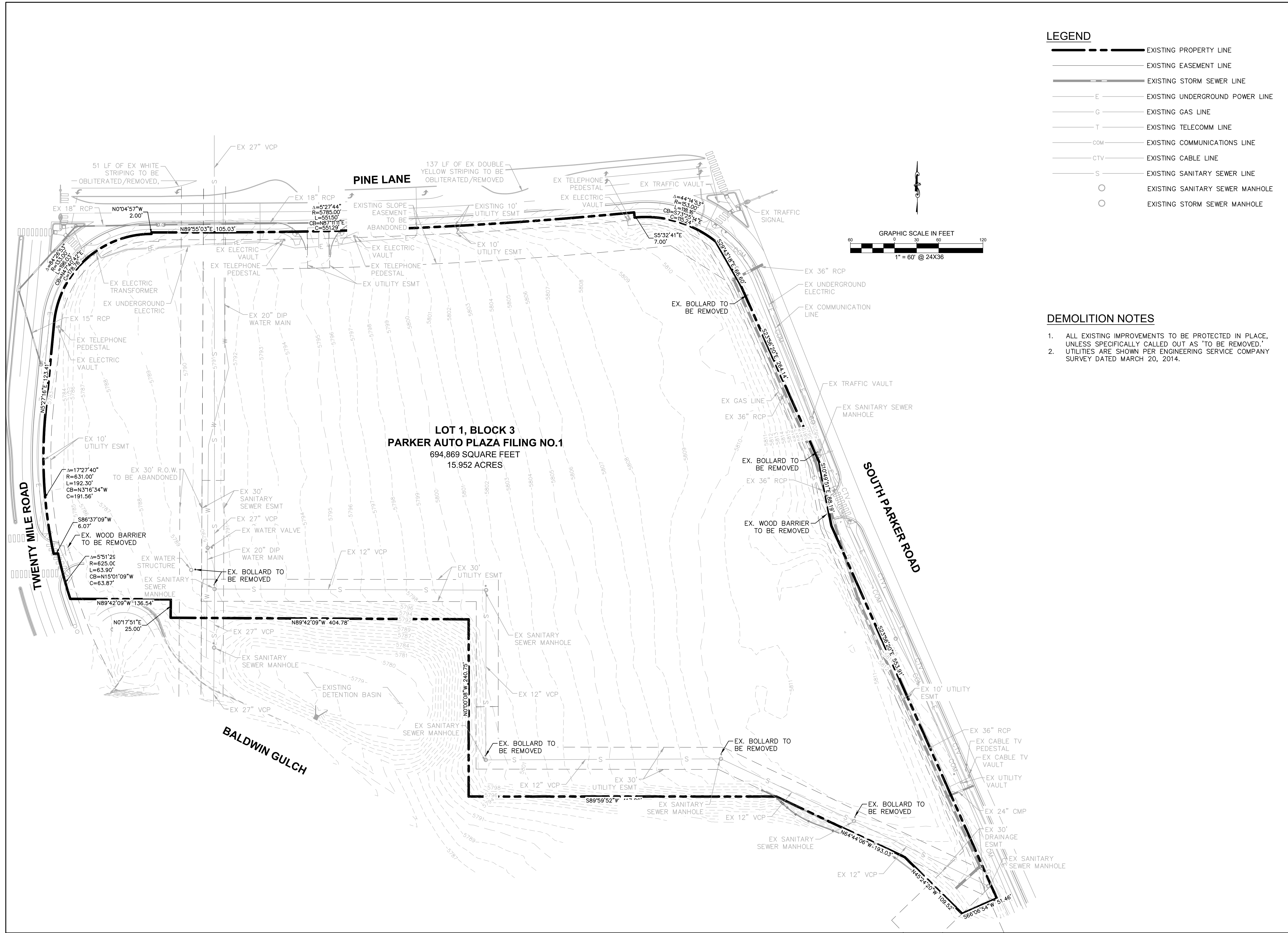
**SURVEYOR:**  
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1300 SOUTH POTOMAC ST. SUITE 126  
AURORA, CO 80012  
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PARKER WATER AND SANITATION DISTRICT  
18100 E. WOODMAN ROAD  
PARKER, CO 80134  
TEL: 303-841-4627  
CONTACT: DRAYTON SANDERSON

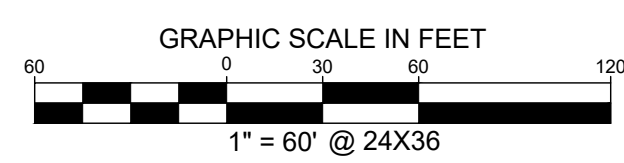
**FIRE DEPARTMENT:**  
SOUTH METRO FIRE RESCUE AUTHORITY  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
TEL: (720) 989-2244  
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PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA



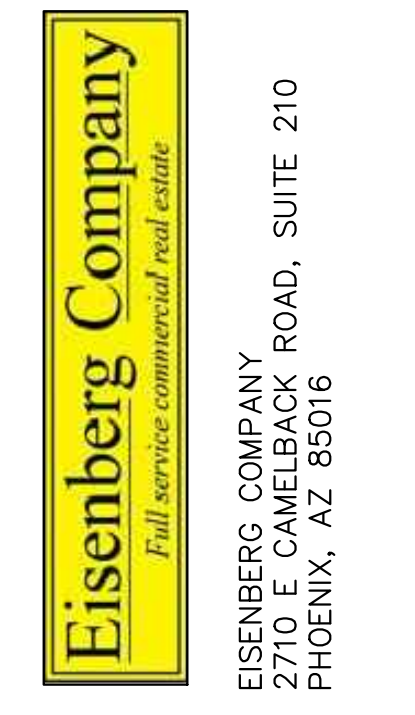
**LEGEND**

---	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**
1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
  2. 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**



Address:  
**LOT 1 BLOCK 3, PARKER  
AUTO PLAZA FILING NO. 1  
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Architect Information:  
  
Naos Design Group, I.L.C.  
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Kimley-Horn and Associates, Inc.

**PRELIMINARY  
SITE PLAN**

Revisions:

#	Date	Description

Sheet Title: **EXISTING  
CONDITIONS &  
DEMOLITION PLAN**  
Date: 11/30/2018  
Project Number: 096502001  
Drawn By: STC  
Sheet Number:

IREA WILL REQUIRE AN ADDITIONAL 5' UE ADJACENT TO THE EXISTING 10'UE FOR THE EXTENSION ELECTRICAL FEEDER FOR THE DEVELOPMENT-

IREA WILL REQUIRE 10' UE AT ELECTRICAL DESIGN FOR THE ELECTRIC DISTRIBUTION TO THE TRANSFORMERS

**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 NOT USED.
- 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 13.10.14.0.
  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.



Full service commercial real estate  
EISENBERG COMPANY  
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**PRELIMINARY  
SITE PLAN**

Revisions:

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Sheet Title:

**PRELIMINARY SITE  
PLAN**

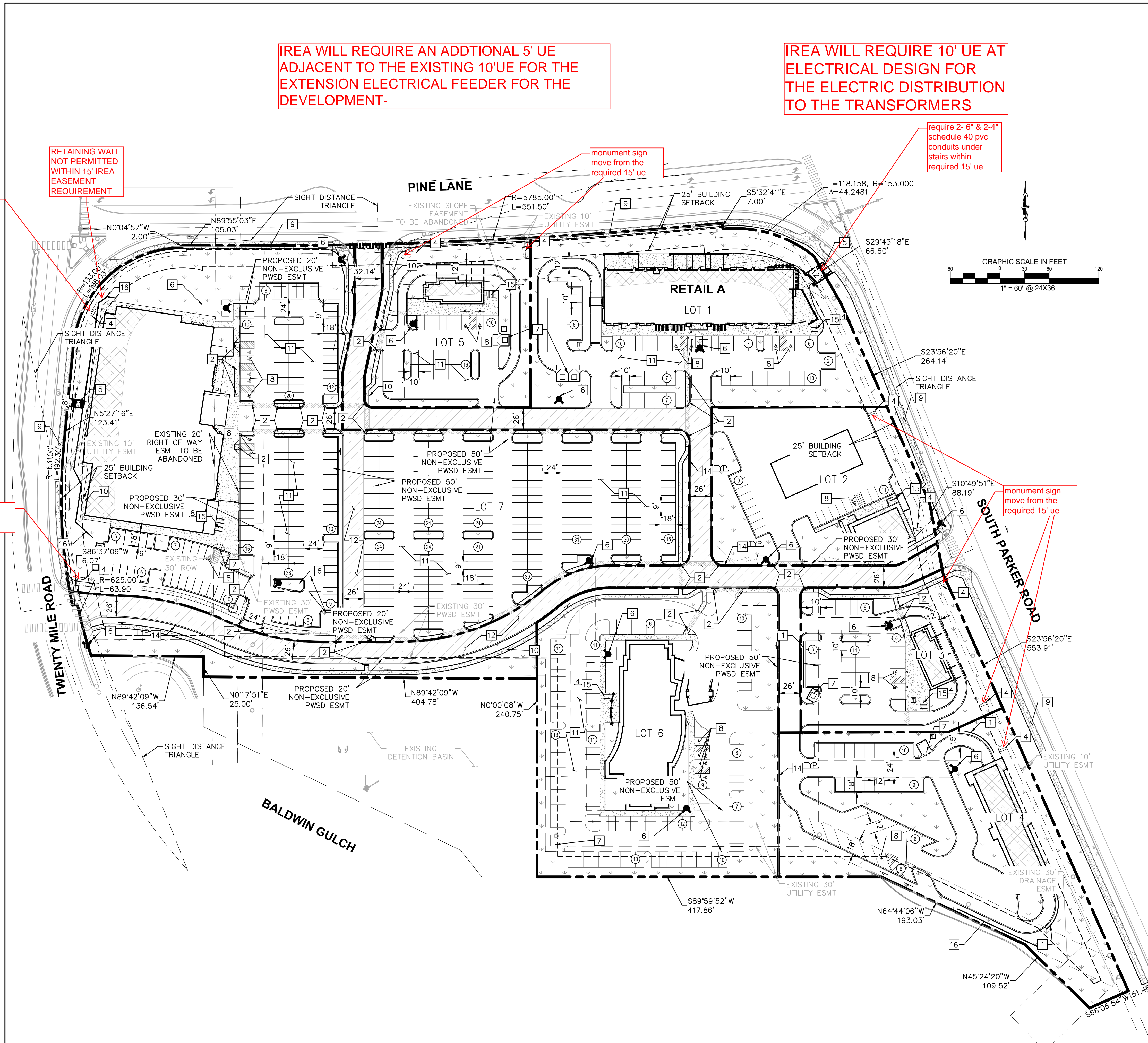
Date: 11/30/2018

Project Number: 096502001

Drawn By: STC

Sheet Number:

**03 OF 11**



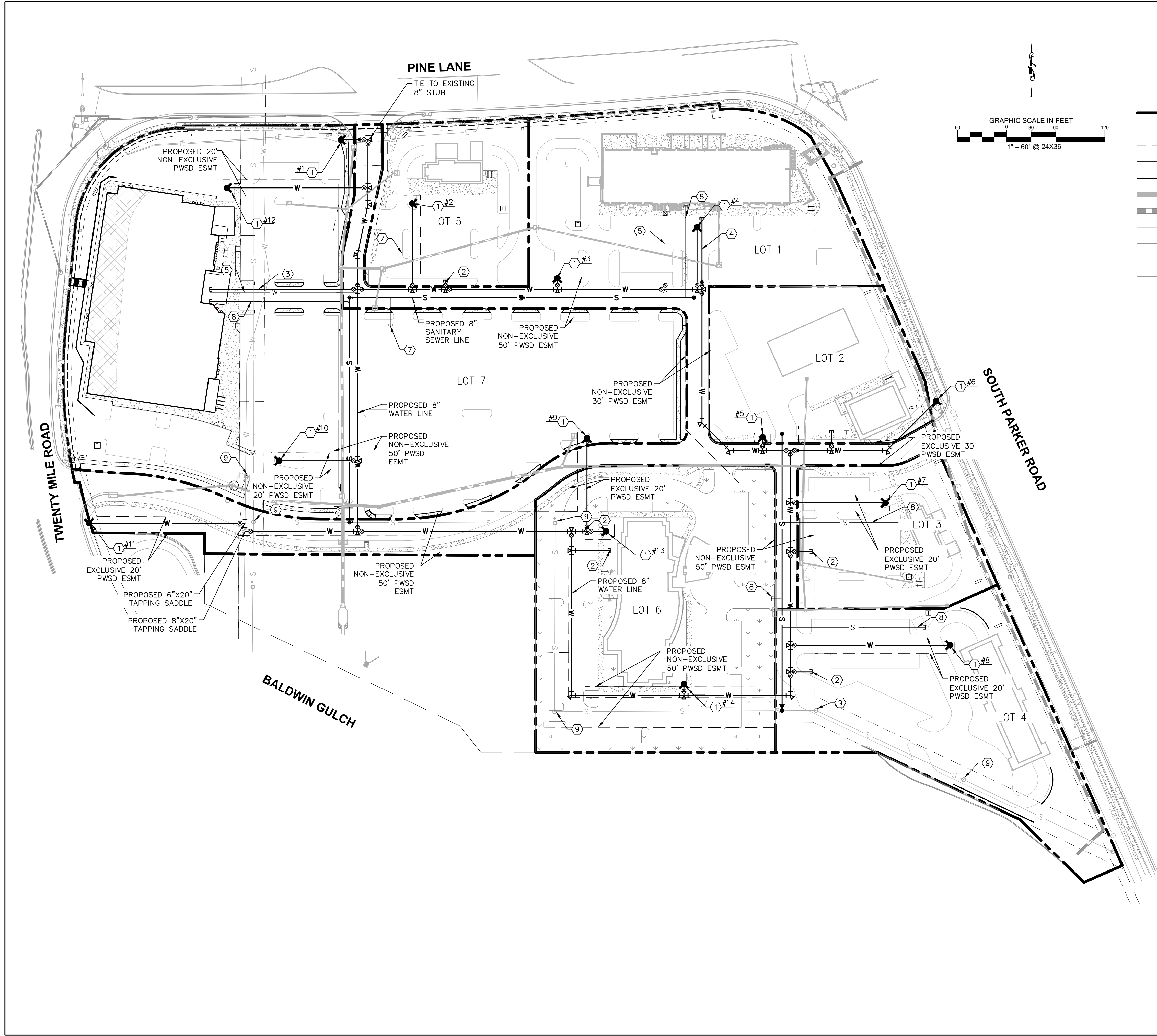
monument sign  
move from the  
required 15' ue

monument sign  
move from the  
required 15' ue

require 2- 6" & 2-4"  
schedule 40 pvc  
conduits under  
stairs within  
required 15' ue

monument sign  
move from the  
required 15' ue

monument sign  
move from the  
required 15' ue



**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
- E- EXISTING ELECTRIC LINE
- ⊕ PROPOSED FIRE HYDRANT W/ BOLLARDS
- ⊗ PROPOSED METER
- ⊕ ⊗ 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**  
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**PRELIMINARY  
SITE PLAN**

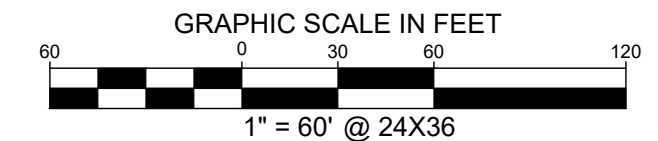
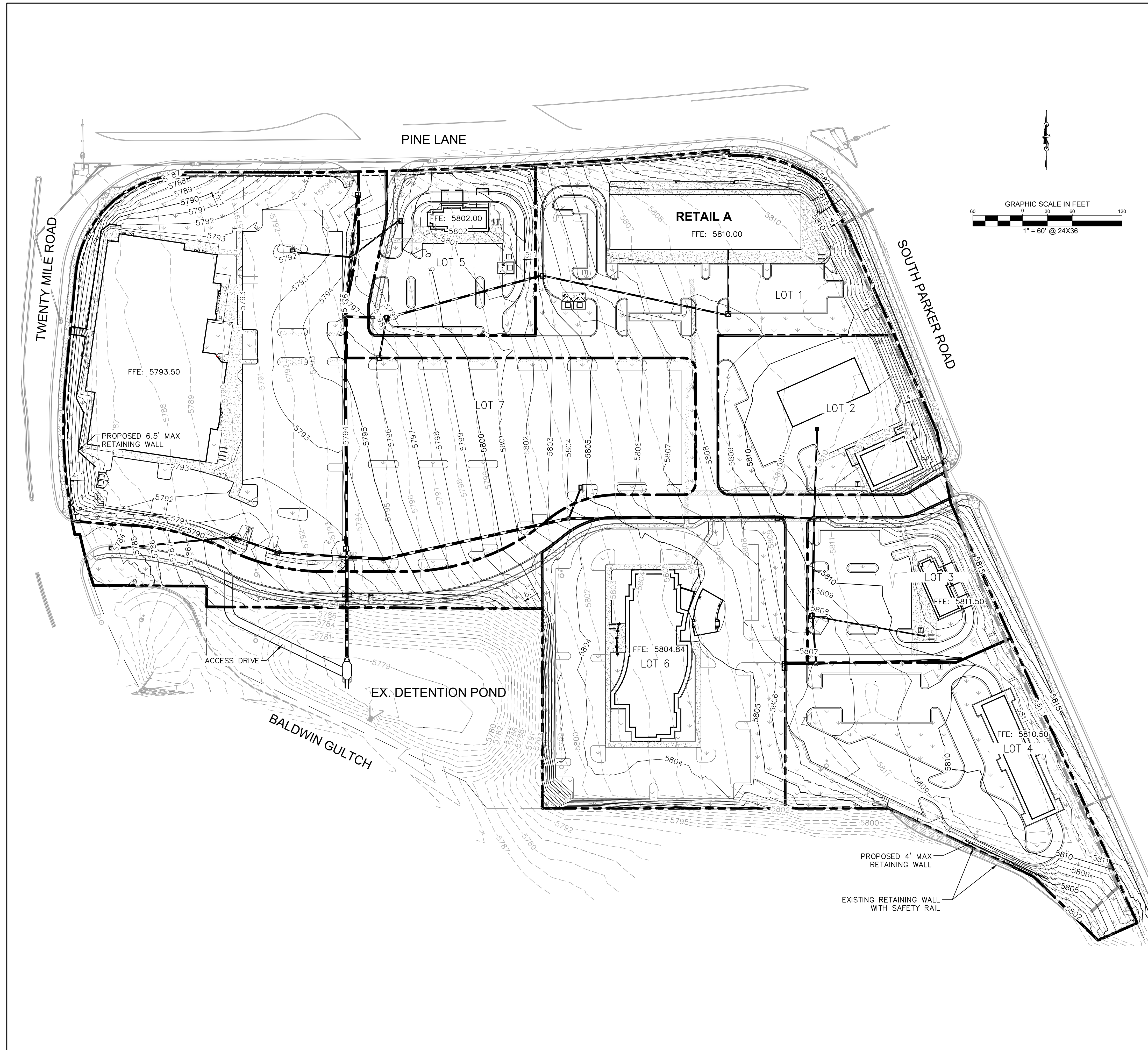
Revisions:

#	Date	Description

Sheet Title:  
**PRELIMINARY  
UTILITY PLAN**

Date: 11/30/2018  
Project Number: 096502001  
Drawn By: STC

Sheet Number:



**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING CONTOUR
	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.  
 ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

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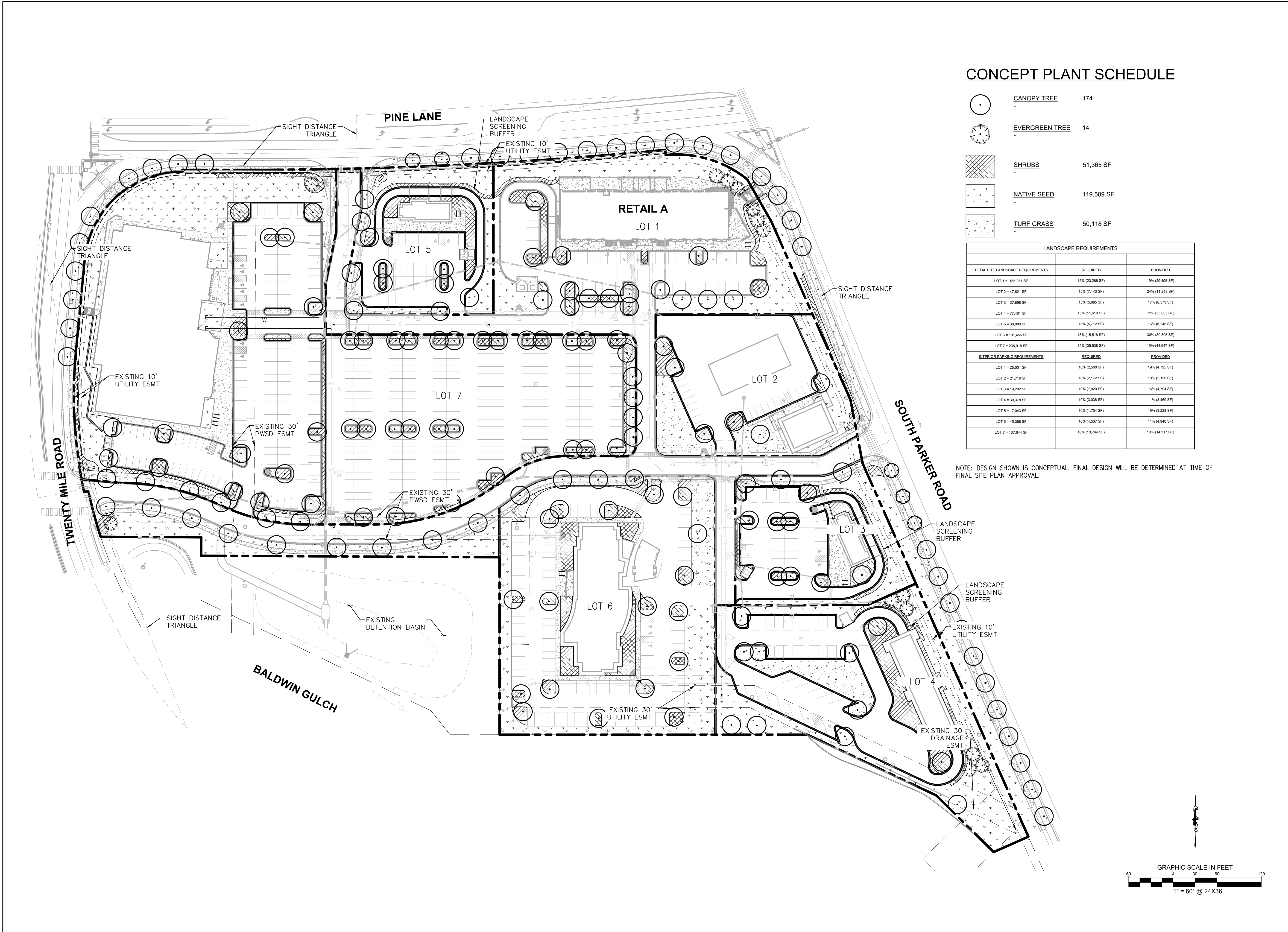
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**PRELIMINARY  
 SITE PLAN**

Revisions:

#	Date	Description

Sheet Title:  
**PRELIMINARY  
 GRADING PLAN**  
 Date: 11/30/2018  
 Project Number: 096502001  
 Drawn By: STC  
 Sheet Number:



**CONCEPT PLANT SCHEDULE**

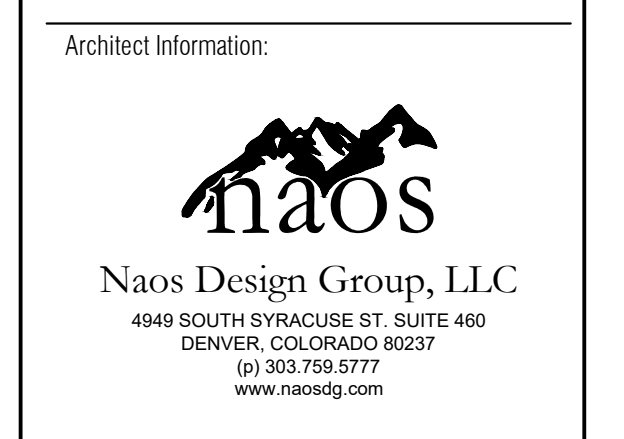
- CANOPY TREE** 174
- EVERGREEN TREE** 14
- SHRUBS** 51,365 SF
- NATIVE SEED** 119,509 SF
- TURF GRASS** 50,118 SF

LANDSCAPE REQUIREMENTS		
TOTAL SITE LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDER
LOT 1 = 155,251 SF	15% (23,288 SF)	15% (26,498 SF)
LOT 2 = 47,821 SF	15% (7,173 SF)	24% (11,248 SF)
LOT 3 = 37,898 SF	15% (5,685 SF)	17% (6,573 SF)
LOT 4 = 77,481 SF	15% (11,622 SF)	72% (55,805 SF)
LOT 5 = 38,080 SF	15% (5,712 SF)	16% (6,245 SF)
LOT 6 = 101,455 SF	10% (10,146 SF)	30% (30,505 SF)
LOT 7 = 236,918 SF	15% (35,538 SF)	19% (44,947 SF)
INTERIOR PARKING REQUIREMENTS	REQUIRED	PROVIDER
LOT 1 = 25,001 SF	10% (2,500 SF)	19% (4,725 SF)
LOT 2 = 21,716 SF	10% (2,172 SF)	10% (2,150 SF)
LOT 3 = 19,202 SF	10% (1,920 SF)	16% (4,794 SF)
LOT 4 = 30,379 SF	10% (3,038 SF)	11% (3,469 SF)
LOT 5 = 17,043 SF	10% (1,704 SF)	19% (3,228 SF)
LOT 6 = 45,388 SF	10% (4,537 SF)	11% (4,940 SF)
LOT 7 = 137,844 SF	10% (13,784 SF)	10% (14,317 SF)

NOTE: DESIGN SHOWN IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT TIME OF FINAL SITE PLAN APPROVAL.



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



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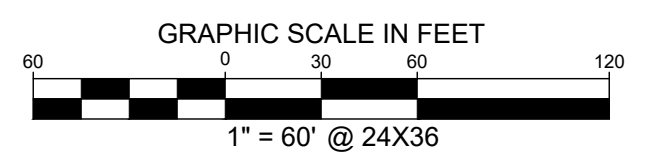
**PRELIMINARY SITE PLAN**

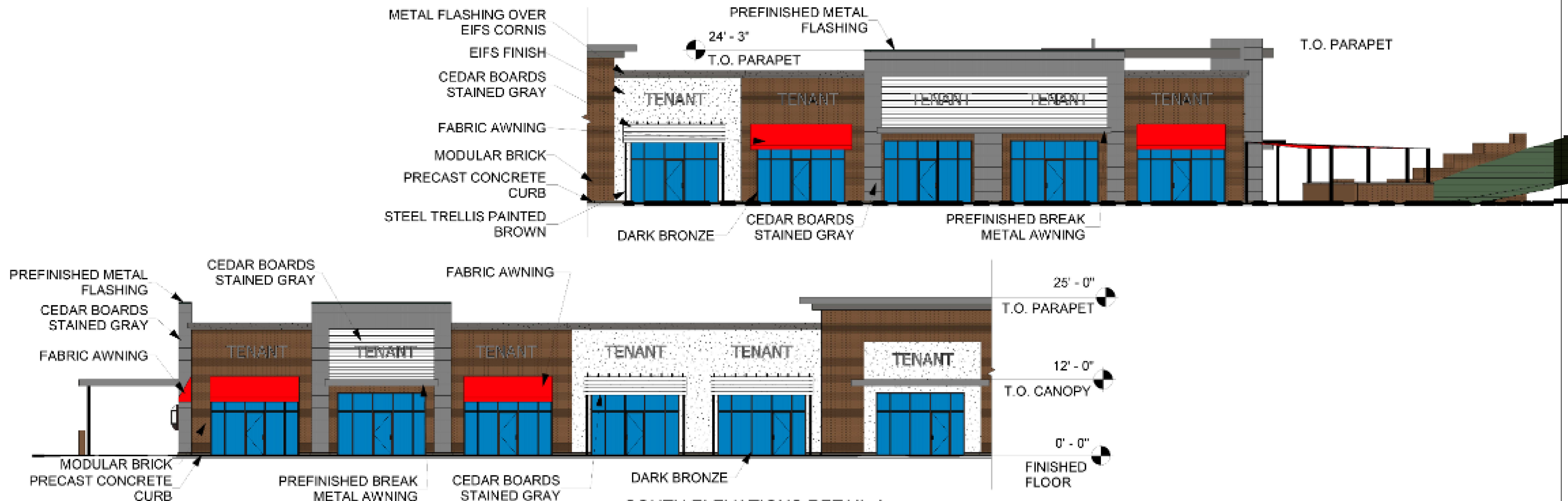
Revisions:

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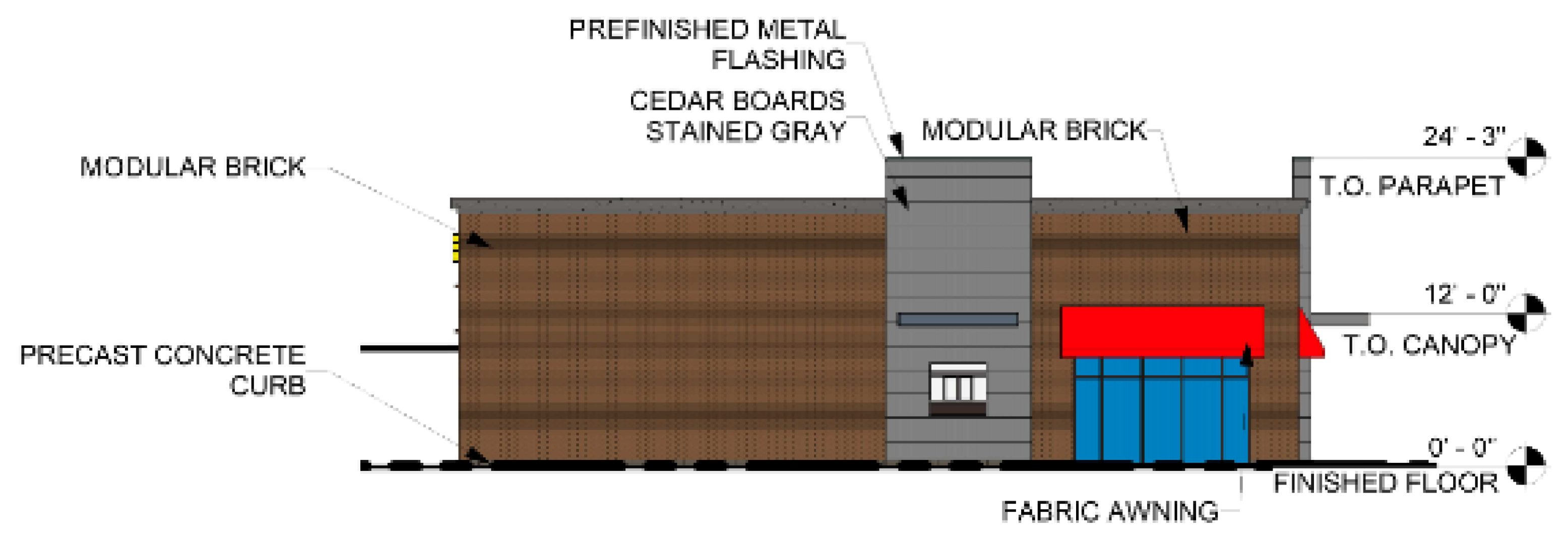
Sheet Title:  
**PRELIMINARY LANDSCAPE PLAN**

Date: 11/30/2018  
 Project Number: 096502001  
 Drawn By: STC





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



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



Naos Design Group, LLC  
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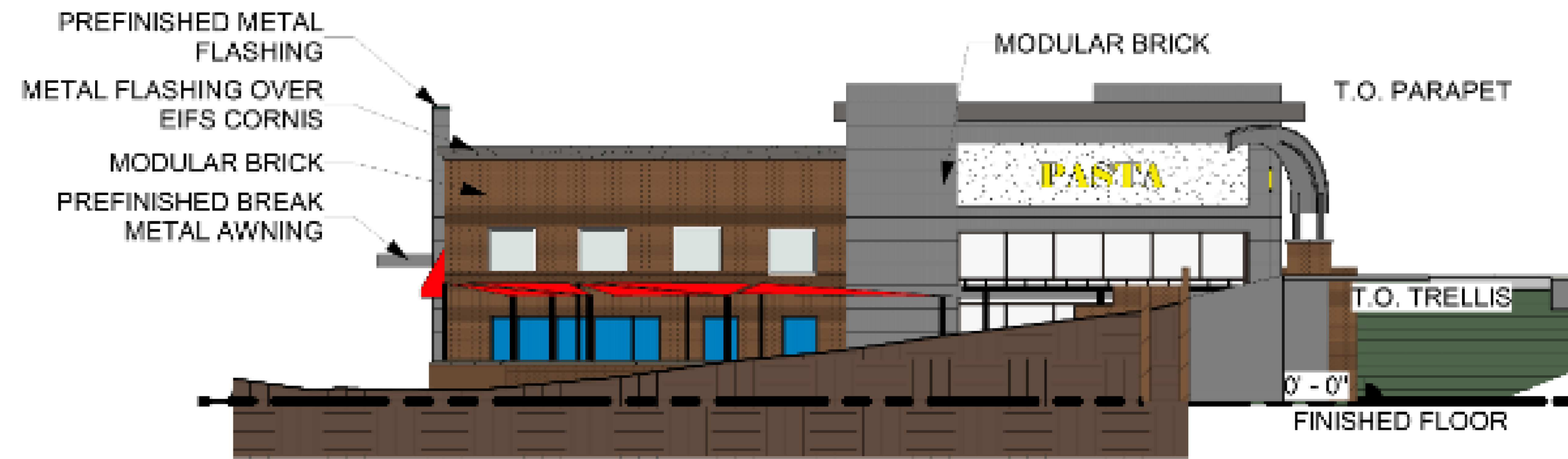
**PARKER AND PINE RETAIL A**  
SWC PARKER ROAD AND PINE LANE

DESIGN SHOWN IS PRELIMINARY. FINAL ARCHITECTURE SHALL BE APPROVED AT THE TIME OF FINAL SITE PLAN APPROVAL.

**ELEVATIONS 7 of 11**

SCALE 1/16" = 1'-0" JOB #: 2017022 DATE: 11.30.2018

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1 EAST ELEVATION RETAIL A  
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

DESIGN SHOWN IS PRELIMINARY. FINAL ARCHITECTURE SHALL BE APPROVED AT THE TIME OF FINAL SITE PLAN APPROVAL.

## ELEVATIONS 8 of 11

SCALE 1/16" = 1'-0" JOB #: 2017022 DATE: 11.30.2018

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SOUTH WEST CORNER OF PARKER ROAD AND PINE LANE



Naos Design Group, LLC  
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## PARKER AND PINE RETAIL A

SWC PARKER ROAD AND PINE LANE

DESIGN SHOWN IS PRELIMINARY. FINAL ARCHITECTURE SHALL BE APPROVED AT THE TIME OF FINAL SITE PLAN APPROVAL.

## RENDERING 9 of 11

SCALE NONE JOB #: 2017022 DATE: 11.30.2018

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OUTDOOR GATHERING AREA - CORNER OF PARKER & PINE



PARKER ROAD LOOKING NORTH TOWARD PINE LANE



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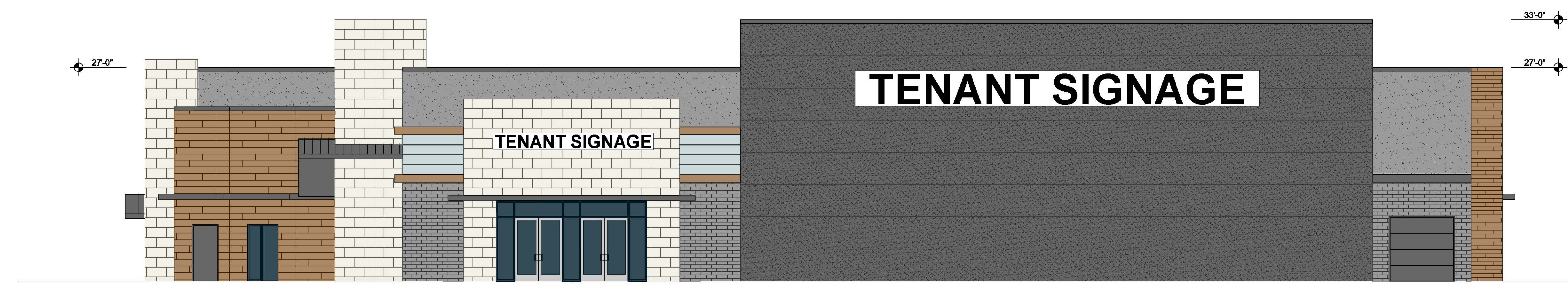
**RENDERING 10 of 11**

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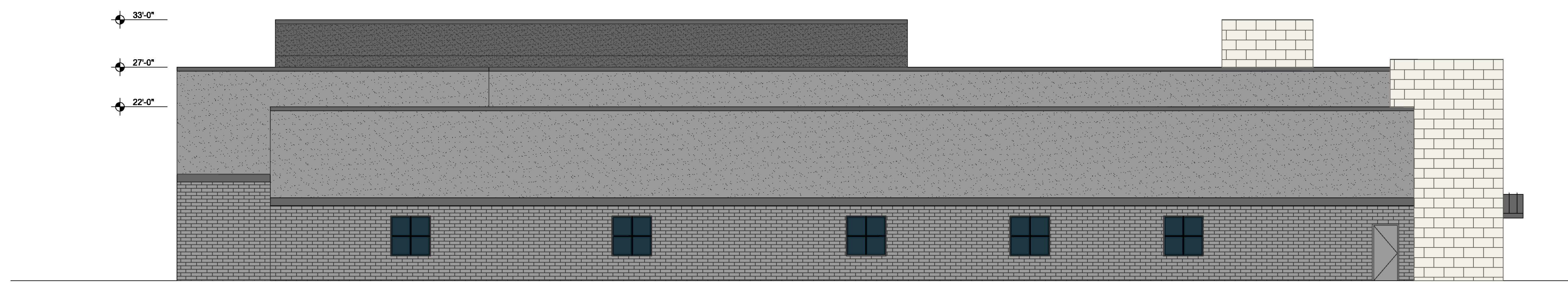
1 EAST ELEVATION  
SCALE: NTS



2 NORTH ELEVATION  
SCALE: NTS



3 WEST ELEVATION  
SCALE: NTS



4 SOUTH ELEVATION  
SCALE: NTS

NOTES

- MATERIALS LEGEND**
-  MODULAR BRICK VENEER
  -  EIFS - COLOR 1
  -  EIFS - COLOR 2
  -  NATURAL WOOD RAINSCREEN
  -  24"x12" MASONRY VENEER
  -  KALWALL TRANSLUCENT PANELS

KEY PLAN

Revisions:	Date	Owner:	Civil Engineers:	MEP Engineers:	Structural Engineers:	Seal	Drawing Title	Project Title	Date
△							ASSEMBLY ARCHITECTURAL ELEVATIONS	PARKER & PINE RETAIL	NOV. 30, 2018
△								Submitted	Checked
△								---	---
△								Location	DRAWING NO.
△								PARKER, CO	11 of 11