

LINCOLN PROFESSIONAL PARK FILING NO.1 PRELIMINARY SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, PEALSEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;

THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
- 2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEALSEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;

THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;

THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;
- 2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;

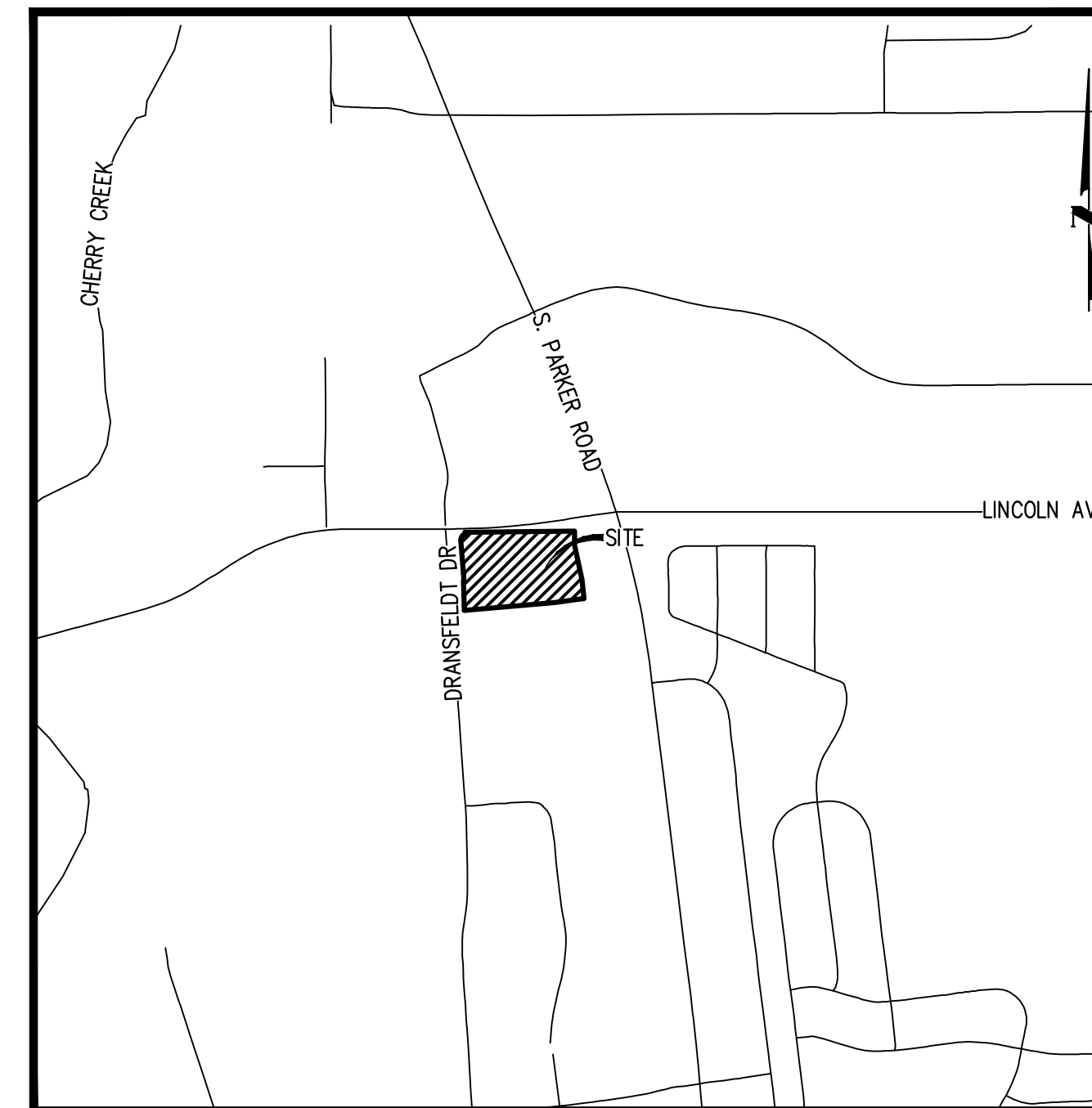
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
- 2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
- 4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
- 5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
- 6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

- 1 COVER
- 2 SITE PLAN
- 3 LANDSCAPE PLAN
- 4 LANDSCAPE DETAILS
- 5 COMMERCIAL CONCEPT

PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)	BUILDING AREA (SF)	ANTICIPATED USE	PARKING REQUIRED	MAX. BUILDING HEIGHT	FRONT BUILDING SETBACK	REAR BUILDING SETBACK	SIDE BUILDING SETBACK
OVERALL SITE	7.93	345,311	N/A	N/A	128	35'	40	25	0
LOT 1	1.36	59,066	5129	Gas Station	21	35'	40	25	0
LOT 2	1.05	45832	3129	Fast Food	31	35'	40	25	0
LOT 3	0.92	39930	2089	Retail	7	35'	40	25	0
LOT 4	0.97	42067	2320	Coffee Drive-Thru	33	35'	40	25	0
LOT 5	1.16	50672	8100	Retail	27	35'	40	25	0
LOT 6	0.61	26591	2250	Automotive	9	35'	40	25	0
LOT 7	0.44	19092	N/A	N/A	N/A	35'	40	25	0
TRACT B (DETENTION POND)	0.82	35564	N/A	N/A	N/A	35'	N/A	N/A	N/A
TRACT D (EX WQ POND)	0.50	21842	N/A	N/A	N/A	35'	N/A	N/A	N/A



Final Document
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APPROVED DATE: 02/10/2023

Planning Approval By: S. Nergler



Know what's below.
Call before you dig.



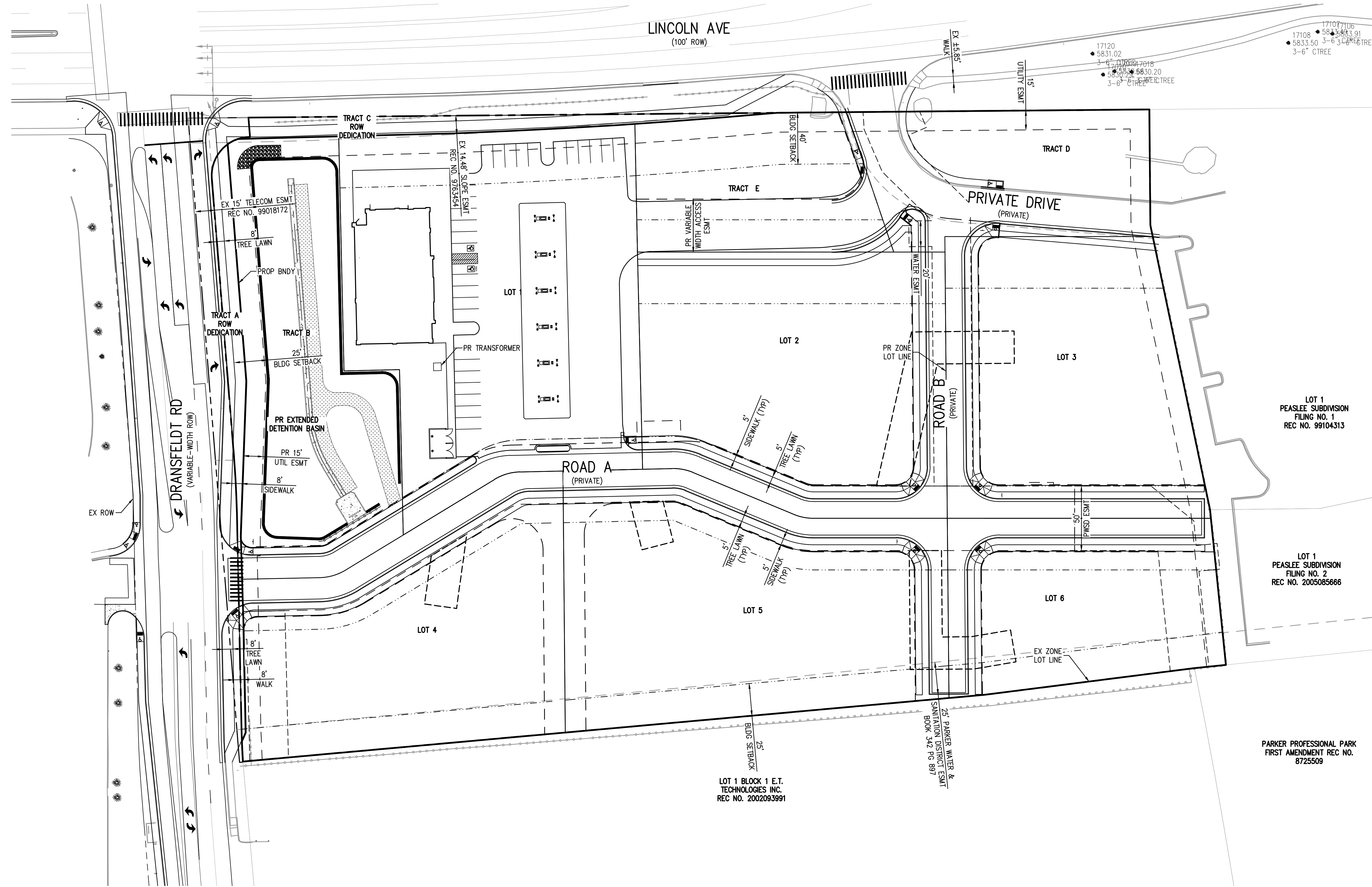
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

ISSUE DATE: 03-21-2022	PROJECT #: 200829
DATE	REVISION COMMENTS
07-12-2022	PER TOWN OF PARKER COMMENTS
09-21-2022	PER TOWN OF PARKER COMMENTS
12-21-2022	PER TOWN OF PARKER COMMENTS
01-19-2023	PER TOWN OF PARKER COMMENTS

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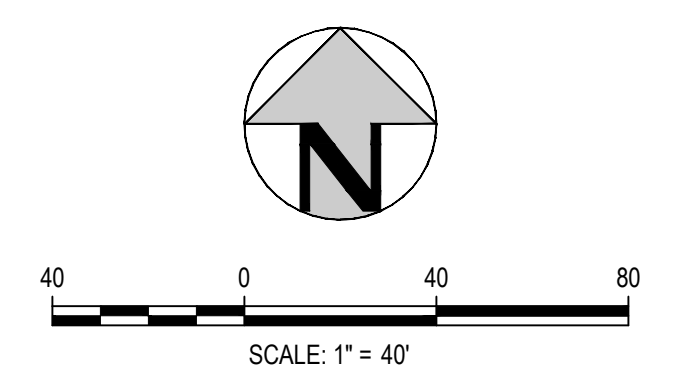
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COLORADO

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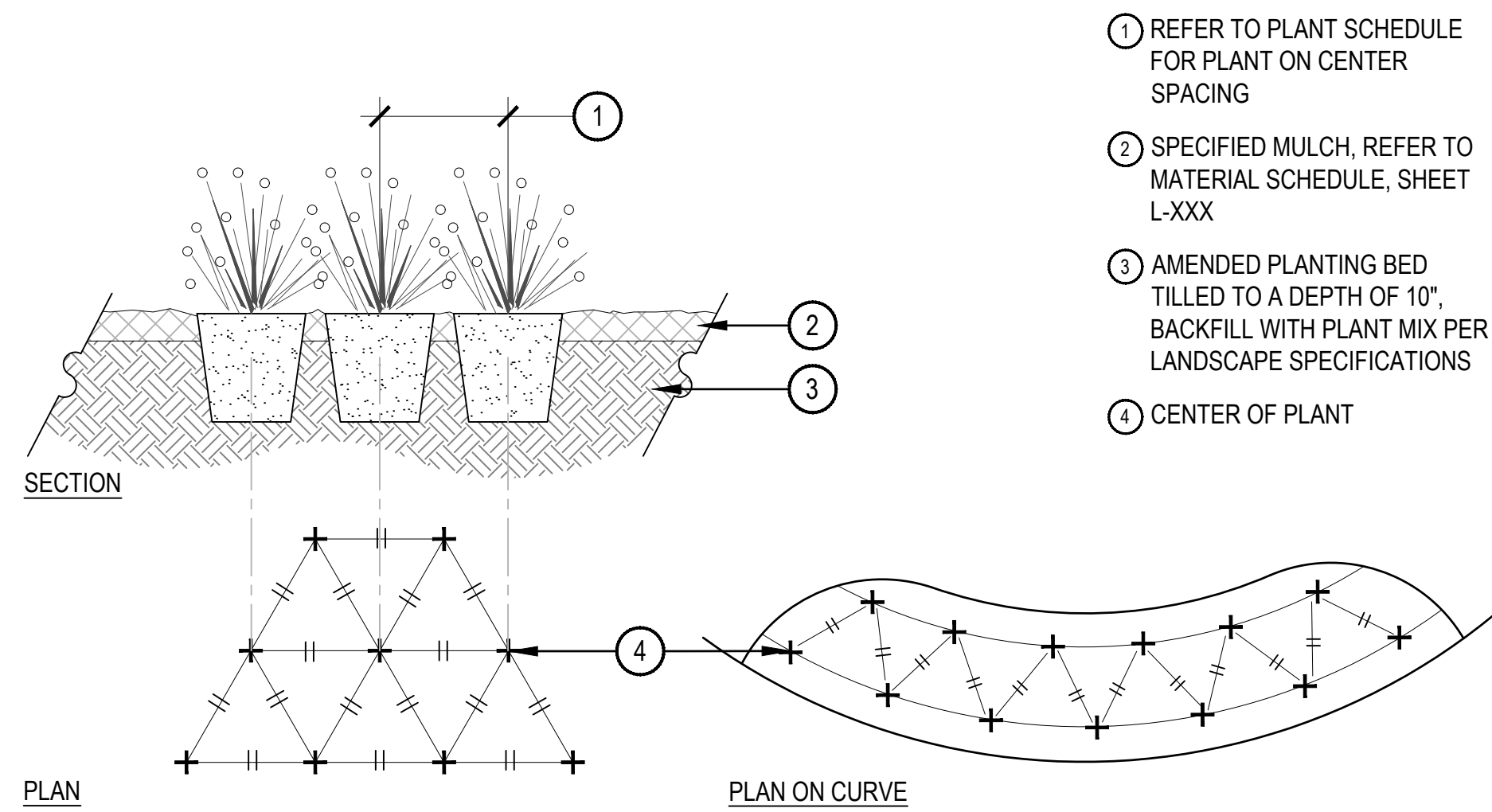
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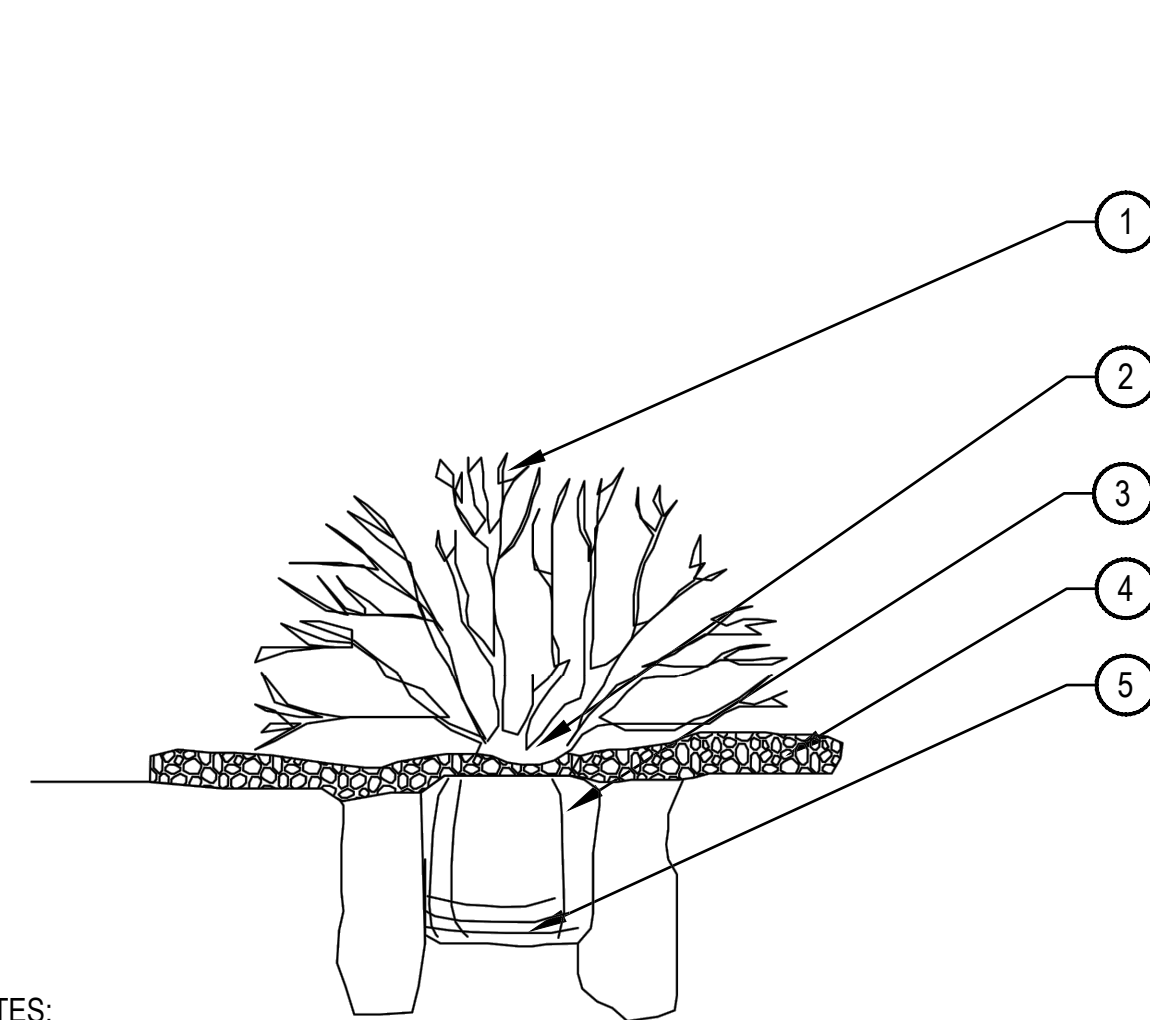


- 1 REFER TO PLANT SCHEDULE FOR PLANT ON CENTER SPACING
- 2 SPECIFIED MULCH. REFER TO MATERIAL SCHEDULE, SHEET L-XXX
- 3 AMENDED PLANTING BED TILLED TO A DEPTH OF 10", BACKFILL WITH PLANT MIX PER LANDSCAPE SPECIFICATIONS
- 4 CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

1 ORNAMENTAL GRASS AND PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

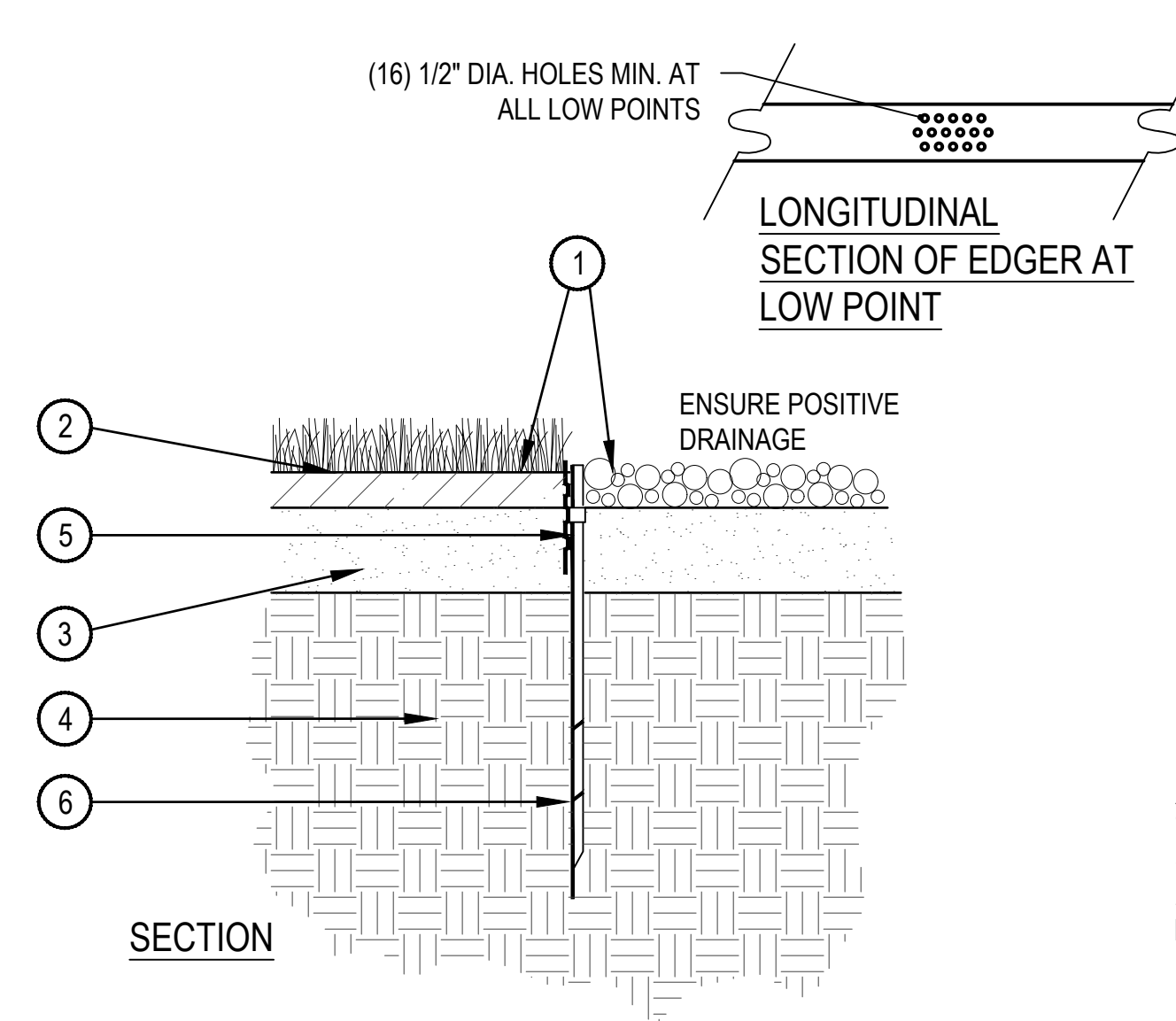


- 1 PRUNE DAMAGED OR DEAD WOOD PRIOR TO PLANTING
- 2 PLANT SHRUB 2" HIGHER THAN ORIGINAL GROWN GRADE
- 3 DIG PIT TWICE AS WIDE AS THE CONTAINER
- 4 APPLY 2"-4" SPECIFIED MULCH AS SHOWN
- 5 LOOSEN OR SCORE SIDES OF ROTBALL

NOTES:
1. PLANTING TO CONFORM TO ALL TOWN OF PARKER STANDARDS, REFER TO PUBLIC WORKS TECHNICAL REFERENCE MANUAL
2. BACKFILL AND WATER-IN THOROUGHLY
3. BROKEN ROOTBALLS WILL BE REJECTED

2 TOWN OF PARKER SHRUB PLANTING

NOT TO SCALE

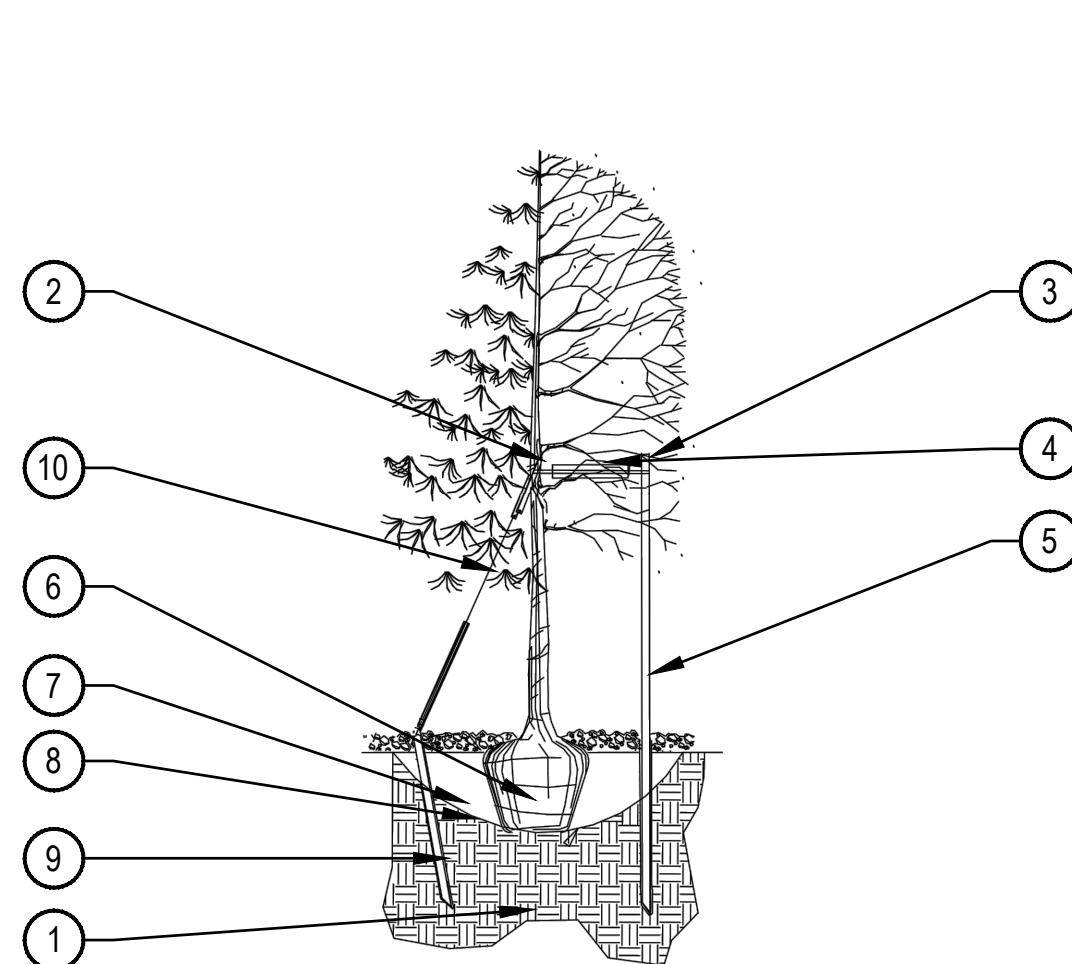


- 1 FINISHED GRADE - TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- 2 TURF THATCH
- 3 AMENDED SOIL PER SPECIFICATIONS
- 4 SUBGRADE
- 5 STEEL EDGER - DRILL (16) 1/2" DIA. HOLES 1" O.C. MIN. AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- 6 EDGER STAKE

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP / JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.

3 STEEL EDGER

SCALE: 1" = 1'-0"



- 1 ROOTBALL SITTING DIRECTLY ON TOP OF UNDISTURBED SOIL
- 2 USE GROMMETED TREE STRAPS AT END OF WIRE
- 3 12 GAUGE GALVANIZED WIRE
- 4 24" X 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- 5 TREATED WOOD POST USE 2 GUY ASSEMBLIES FOR TREES UNDER 3"
- 6 ROOT COLLAR VISIBLE TOP MOST ROOTS WITHIN 1"-2" OF EXISTING FINAL GRADE
- 7 2"-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM TRUNK
- 8 EXISTING GRADE
- 9 BACKFILL WITH UNAMENDED TOPSOIL FROM HOLE
- 10 USE 3 GUY ASSEMBLIES FOR EVERGREENS AND TREE OVER 3" CAL.

NOTES:
1. PLANTING TO CONFORM TO ALL TOWN OF PARKER STANDARDS, REFER TO PUBLIC WORKS TECHNICAL REFERENCE MANUAL

4 TOWN OF PARKER TREE PLANTING

NOT TO SCALE

LANDSCAPE TREE CALCULATIONS

ROAD NAME	LENGTH	REQUIRED	PROVIDED
LINCOLN AVENUE	575'	14	4*
DRANSFELDT ROAD	392'	10	6*
INTERNAL NORTH/SOUTH (EAST SIDE)	145'	4	8
INTERNAL NORTH/SOUTH (WEST SIDE)	171'	5	5
INTERNAL EAST/WEST (NORTH SIDE)	327'	8	4*
INTERNAL EAST/WEST (SOUTH SIDE)	431'	11	11
NE INTERNAL ROAD (SOUTH SIDE)	108'	3	5
TRACT C ROAD	21'	1	1**

NOTES:
1. ROAD LENGTH CALCULATIONS FOR INTERNAL STREETS EXCLUDE RADII AT ALL LOT ENTRANCES (CURRENTLY PROPOSED AND FUTURE) AND INTERSECTIONS. IN AREAS WHERE TREES CANNOT BE PLACED DUE TO UTILITY CONFLICTS SHRUBS AND ORNAMENTAL GRASSES HAVE BEEN PROVIDED IN ACCORDANCE WITH TOWN CODE AT A RATIO OF 10 SHRUBS (5 GAL CONTAINER SIZE) PER TREE, WITH 3 ORNAMENTAL GRASSES (1 GAL CONTAINER SIZE) COUNTING AS 1 SHRUB.
2. INTERNAL EAST/WEST ROAD CALCULATION DOES NOT INCLUDE SIDE OF ROAD ADJACENT TO LOT 1 UTILIZING AN ATTACHED WALK CONDITION.
** REMAINING PORTION OF ROAD INTO LOT 1 IS SUBJECT TO MAVERICK PROPERTY SITE PLAN AND NOT A PART OF THIS MASTER LANDSCAPE PLAN.

* SHRUB CALCULATIONS

ROAD NAME	TREE DEFICIT	SHRUBS REQUIRED	SHRUBS PROVIDED	ORNAMENTAL GRASSES PROVIDED	TOTAL PROVIDED
LINCOLN AVENUE	10	100	113	62 (20 SHRUB EQUIVALENTS)	133
DRANSFELDT ROAD	4	40	35	15 (5 SHRUB EQUIVALENTS)	40
INTERNAL EAST/WEST (NORTH SIDE)	4	40	50	31 (10 SHRUB EQUIVALENTS)	60



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REVISION DATE:

ISSUE DATE: 01-18-2023

LANDSCAPE DETAILS

SHEET 4 OF 5

LINCOLN PROFESSIONAL PARK

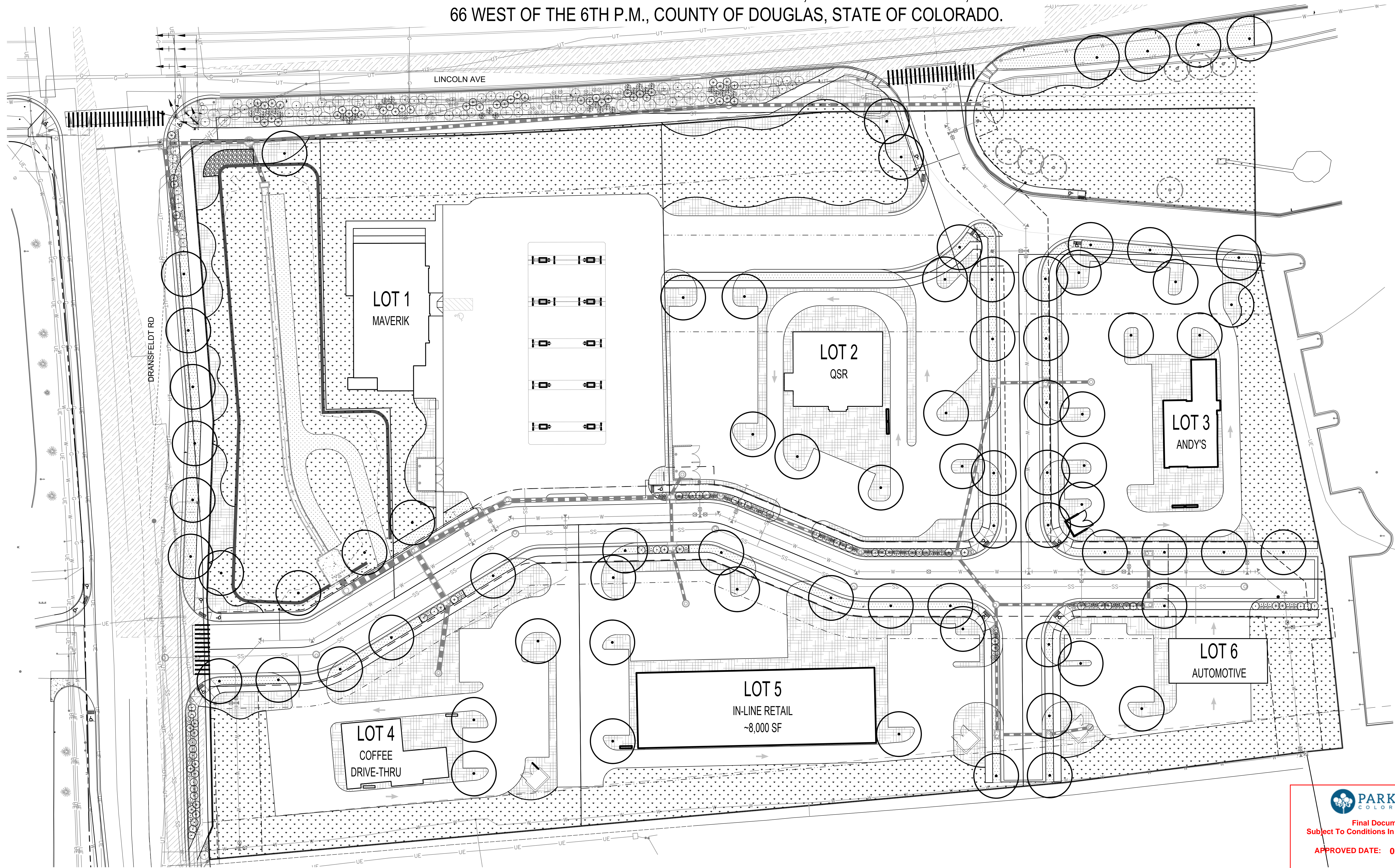
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Filing: P:\PLAZA STREET PARTNERS - LINCOLN DRANSFELDT - 1184-01-31\DRAWINGS\SUBMITTALS\BASE-PLAZASST-PLAN-SP-DWG-Layout-DETAILS
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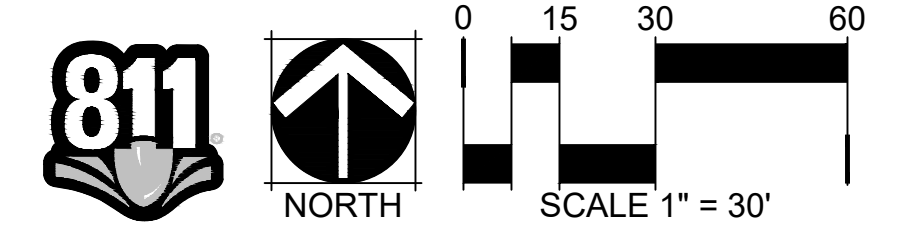
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