PLAZA STREET PARTNERS

ANDY'S FROZEN CUSTARD

LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH,
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SITE PLAN DOCUMENTS

AUGUST 2022

PROJECT CONTACTS

PROPERTY OWNER – DEVELOPER
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PRAIRIE VILLAGE, KS 66208
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CONTACT: SCOTT BROWN, P.E.
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LANDSCAPING
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CITY & UTILITY CONTACTS

ENGINEERING
TOWN OF PARKER – ENGINEERING
20120 E. MAIN STREET
PARKER, CO 80138
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STORMWATER
CITY OF COLORADO SPRINGS
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COLORADO SPRINGS, CO 80901
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CONTACT: –
EMAIL: –

FIRE
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
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CONTACT: CHIP KERKHOVE

WATER & SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
1800 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841–4627
CONTACT: DRAYTON SANDERSON

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XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
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CONTACT: RON JOHNSON

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INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH US HIGHWAY 85
SEDALIA, CO 80135
TEL (303) 688–3100
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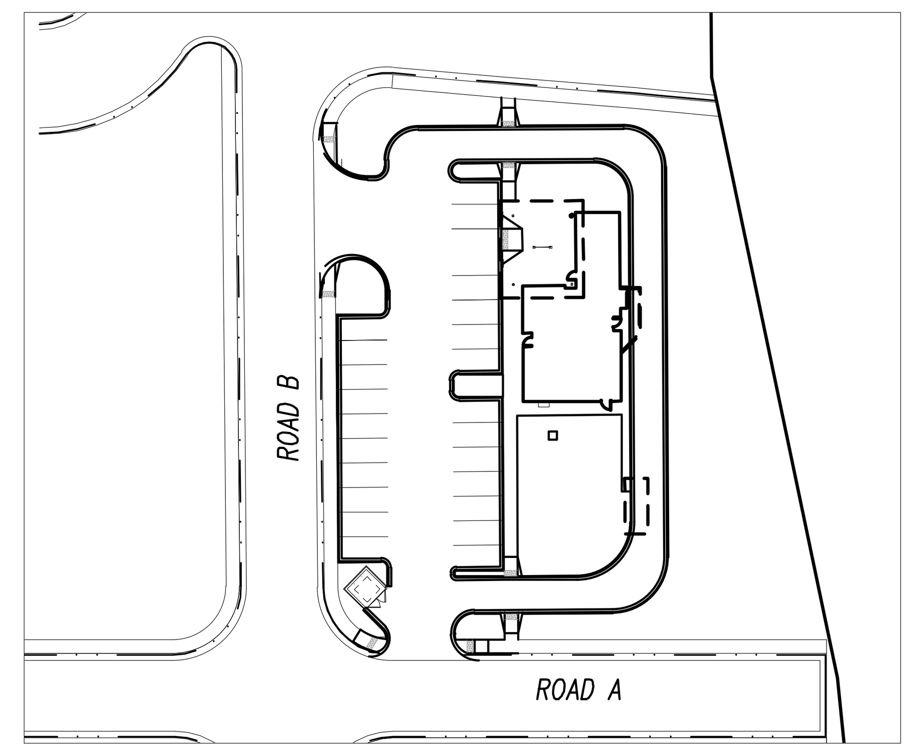
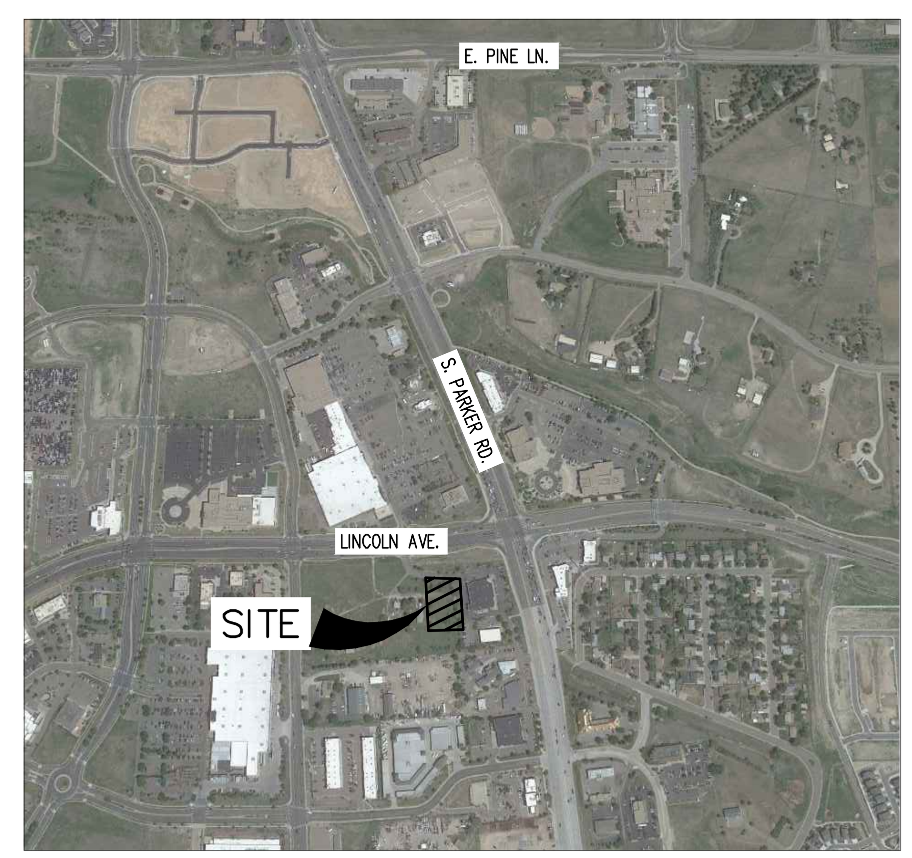
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM



SITE MAP
(NOT TO SCALE)



VICINITY MAP
(NOT TO SCALE)

SHEET INDEX		
SHEET NUMBER	SHEET DESCRIPTION	SHEET TITLE
1	C–0.0	COVER SHEET
2	C–1.0	SITE PLAN
3	E0.2	PHOTOMETRIC PLAN
4	L1.0	LANDSCAPE PLAN
5	L1.1	LANDSCAPE DETAILS
6	R002	ARCHITECTURE ELEVATIONS
7	R003	ARCHITECTURE ELEVATIONS

SITE DATA TABLE

SITE AREA	30,927 SF / .709 AC
ZONING	COMMERCIAL
BUILDING:	SINGLE STORY – 1,947 SF (BUILDING)
FAR:	25% MAX. / 6.7% ACTUAL
BUILDING COVERAGE:	50% MAX. / 6.7% ACTUAL
OPEN SPACE:	15% MIN. / 26.5% ACTUAL (12,632 SF LANDSCAPED AREA)
BUILDING SETBACK:	40' FRONT
	15' SIDE & REAR
BUILDING HT:	45' MAX / 13.4' ACTUAL, CANOPY 25'
CAR PARKING:	9 REQUIRED / 24 SPACES (INCLUDES 2 ADA) PROVIDED

DEVELOPMENT PLAN NOTES

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTY SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDINGS PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THIS SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

THE APPROVED SITE PLAN IS THE FINAL DOCUMENT AND NOT CONCEPTUAL. ANY PROPOSED DEVIATION / MODIFICATIONS / SUBSTITUTION WILL NEED PRIOR APPROVAL THROUGH THE APPROPRIATE PLANNING DEPARTMENT PROCESS.

H:\Plaza Street Partners\CO_Parker_PSP01_Andys-Lincoln and Dransfeldt\0CIV\2-Plan\PSP01_1_Site Cover Sheet.dwg - Jason Clark - 2015-04-16

BENCHMARK

BENCHMARK IS A UDFCD 2" BRASS CAP IN HEAD WALL (BG–1) NEAR PARKER ROAD AND BALDWIN AVE, ELEV=5841.07 NAVD88

BASIS OF BEARINGS

BEARINGS ARE BASED OFF 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 THE NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.

CAUTION – NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIESTO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

Galloway
5500 Greenwood Plaza Blvd., Suite 200
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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PLAZA STREET PARNERS
CIVIL CONSTRUCTION DRAWINGS
PARKER COLORADO

#	Date	Issue / Description	Init.
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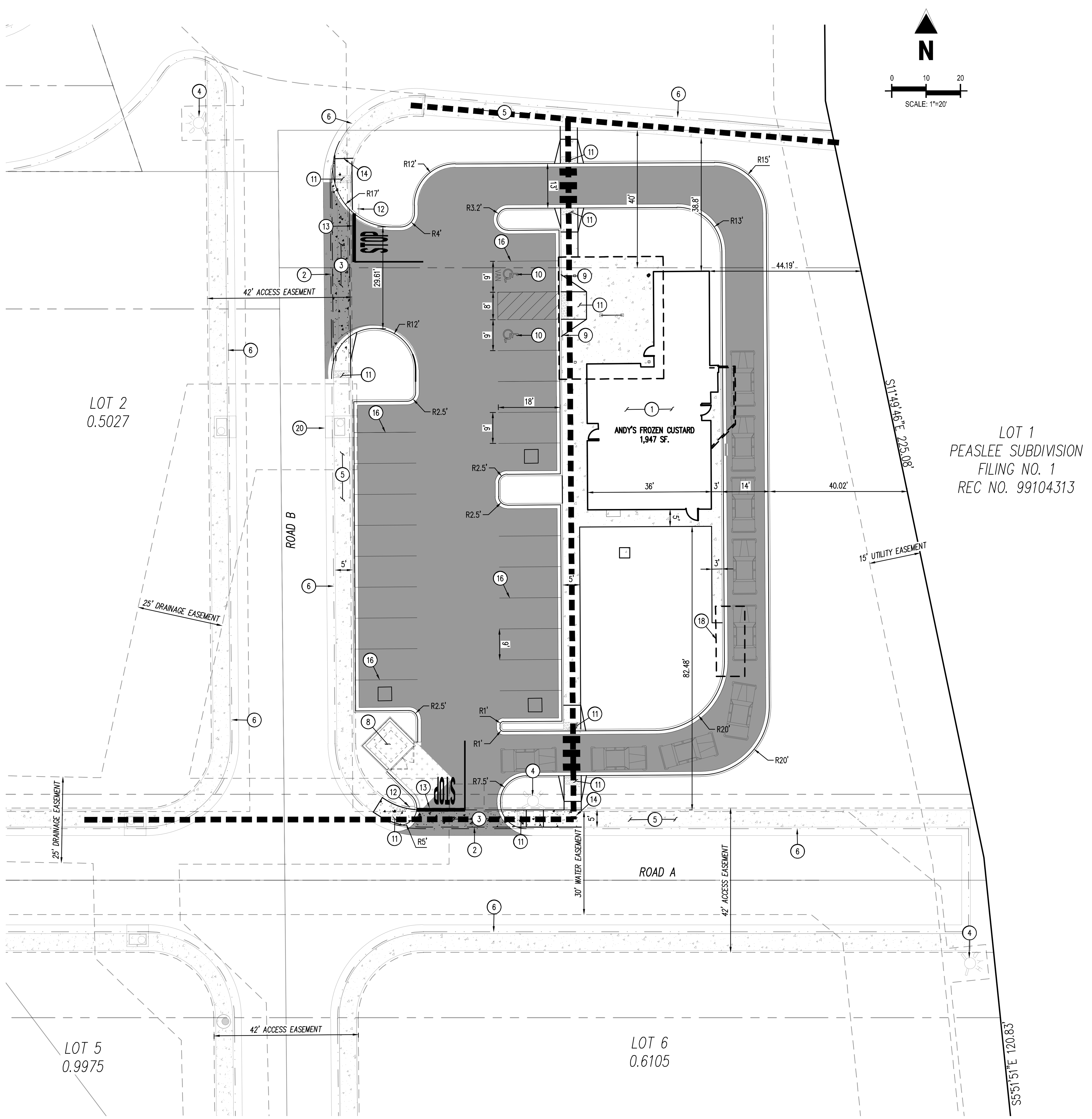
Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	08/15/2022

COVER SHEET



LEGEND

(solid line)	PROPERTY LINE
(dashed line)	EASEMENT BOUNDARY LINE
(heavy dashed line)	ADA ACCESSIBLE ROUTE
(symbol)	PROPOSED SIGN
(hatch)	EXISTING CONCRETE PAVEMENT
(hatch)	PROPOSED CONCRETE SIDEWALK
(hatch)	PROPOSED HEAVY DUTY CONCRETE
(hatch)	PROPOSED STANDARD DUTY CONCRETE
(hatch)	EXISTING CONCRETE SIDEWALK TO BE REMOVED
(symbol)	PROPOSED SITE LIGHTING
12	PARKING COUNT

SCHEDULE

1. EXISTING BUILDING
2. EXISTING CURB AND GUTTER TO BE REMOVED
3. EXISTING SIDEWALK TO BE REMOVED
4. EXISTING FIRE HYDRANT
5. EXISTING CONCRETE SIDEWALK TO REMAIN
6. EXISTING CURB AND GUTTER TO REMAIN
7. PROPOSED SITE LIGHT (REF. DETAIL 14 SHEET C7.1)
8. PROPOSED TRASH ENCLOSURE (REF. ARCHITECTURE PLANS)
9. PROPOSED ADA SIGN MOUNTED ON BOLLARD (REF. DETAIL 2 SHEET C7.1)
10. PROPOSED PAINTED ADA PARKING SYMBOL (REF. DETAIL 6 SHEET C7.1)
11. PROPOSED ADA RAMP (REF. DETAIL 10 SHEET C7.1)
12. PROPOSED STOP SIGN (REF. DETAIL 8 SHEET C7.1)
13. PROPOSED "STOP" BAR, 20' 4"-WIDE TRAFFIC YELLOW LANE STRIPING, AND "STOP" LETTERING (REF. DETAIL 1 SHEET C7.1)
14. CONNECT TO EXISTING SIDEWALK
15. PROPOSED ANDY'S MONUMENT SIGN (REF. ARCHITECTURE PLANS)
16. PROPOSED PAINTED PARKING STRIPING
17. PROPOSED SAWCUT ASPHALT AT NEW DRIVEWAY ACCESS
18. PROPOSED ORDERING MENU
19. PROPOSED SIDEWALK (REF. DETAIL 16 SHEET C7.1)
20. EXISTING MODIFIED 5' TYPE R INLET

BASIS OF BEARINGS

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