PLAZA STREET PARTNERS

LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

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

EXHIBIT

MARCH 2023

N

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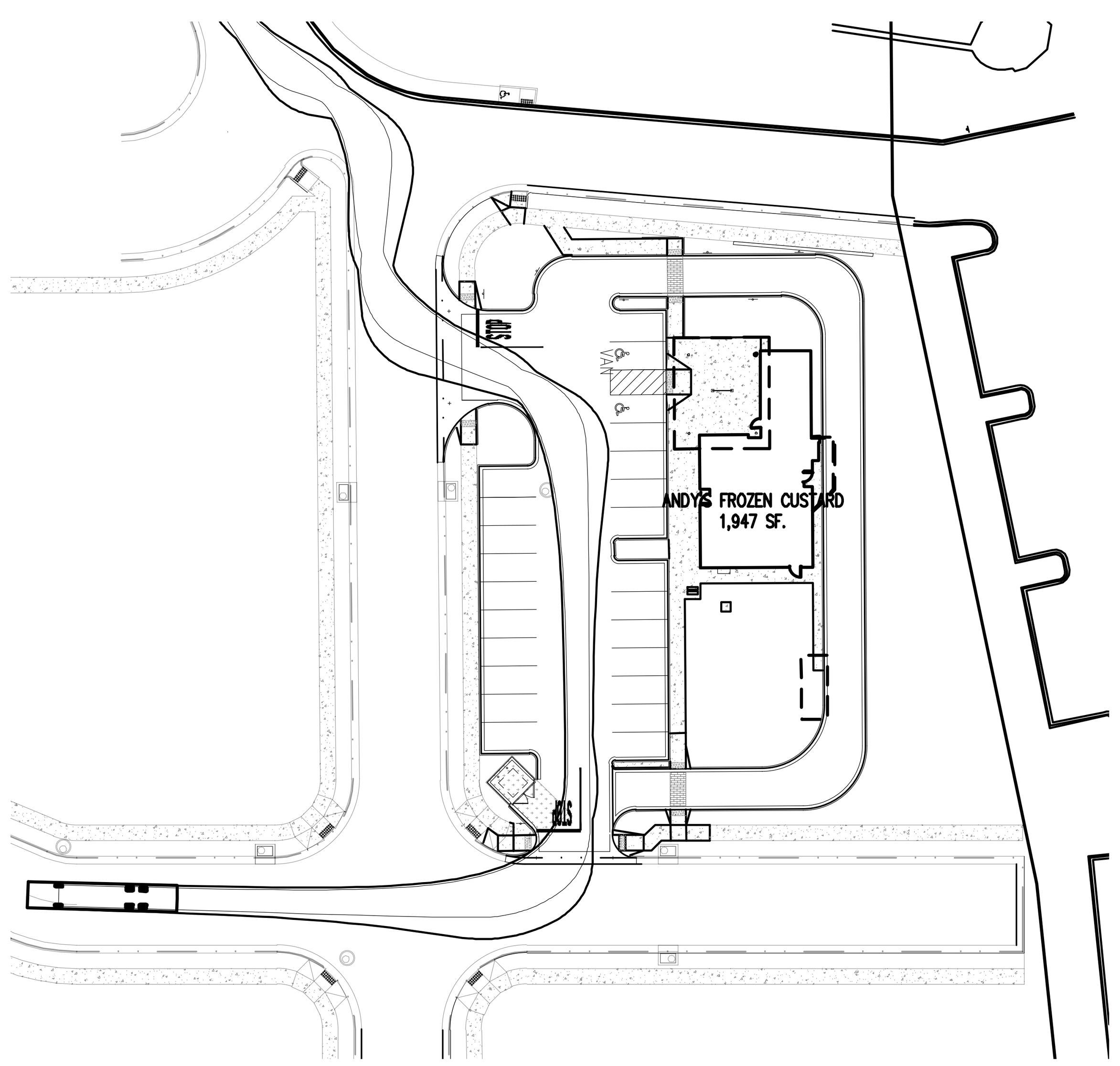
SCALE: 1"=50'



TRUCK ROUTE - ENTER THROUGH NORTHERN ACCESS
EXIT THROUGH SOUTHERN ACCESS

SCALE: 1" = 50'

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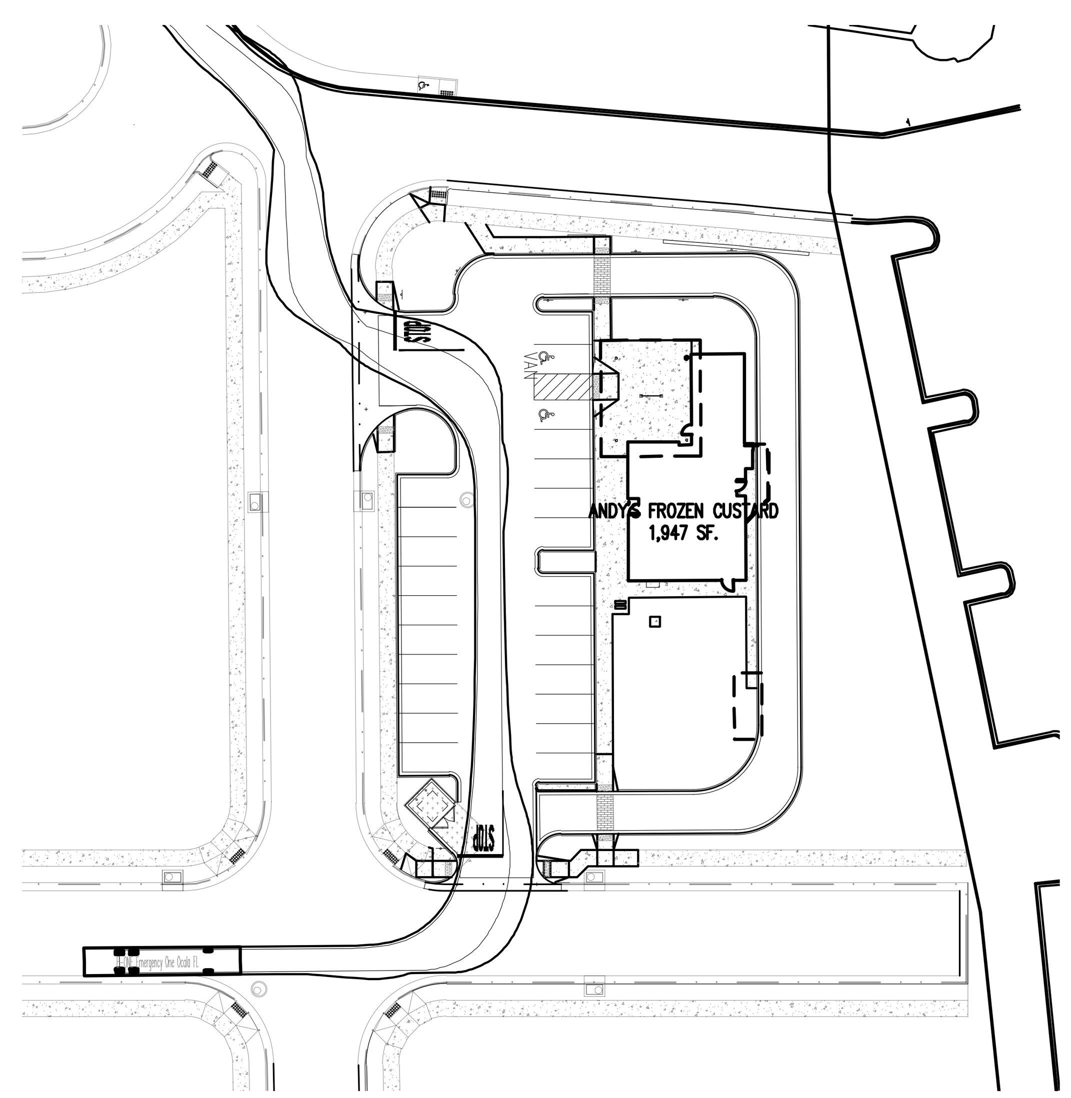
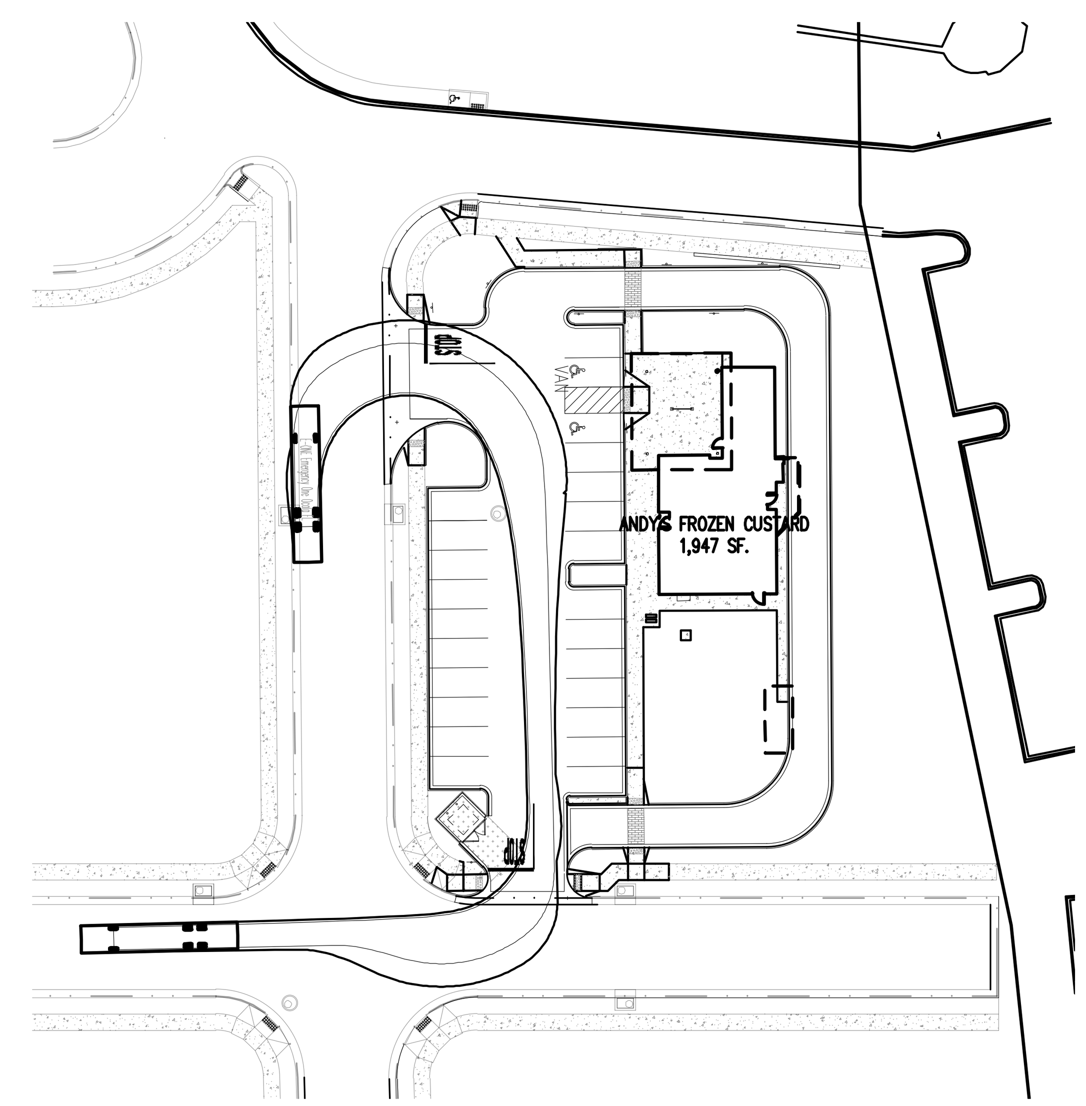


TRUCK ROUTE - ENTER THROUGH SOUTHERN ACCESS
EXIT THROUGH NORTHERN ACCESS

SCALE: 1" = 50'



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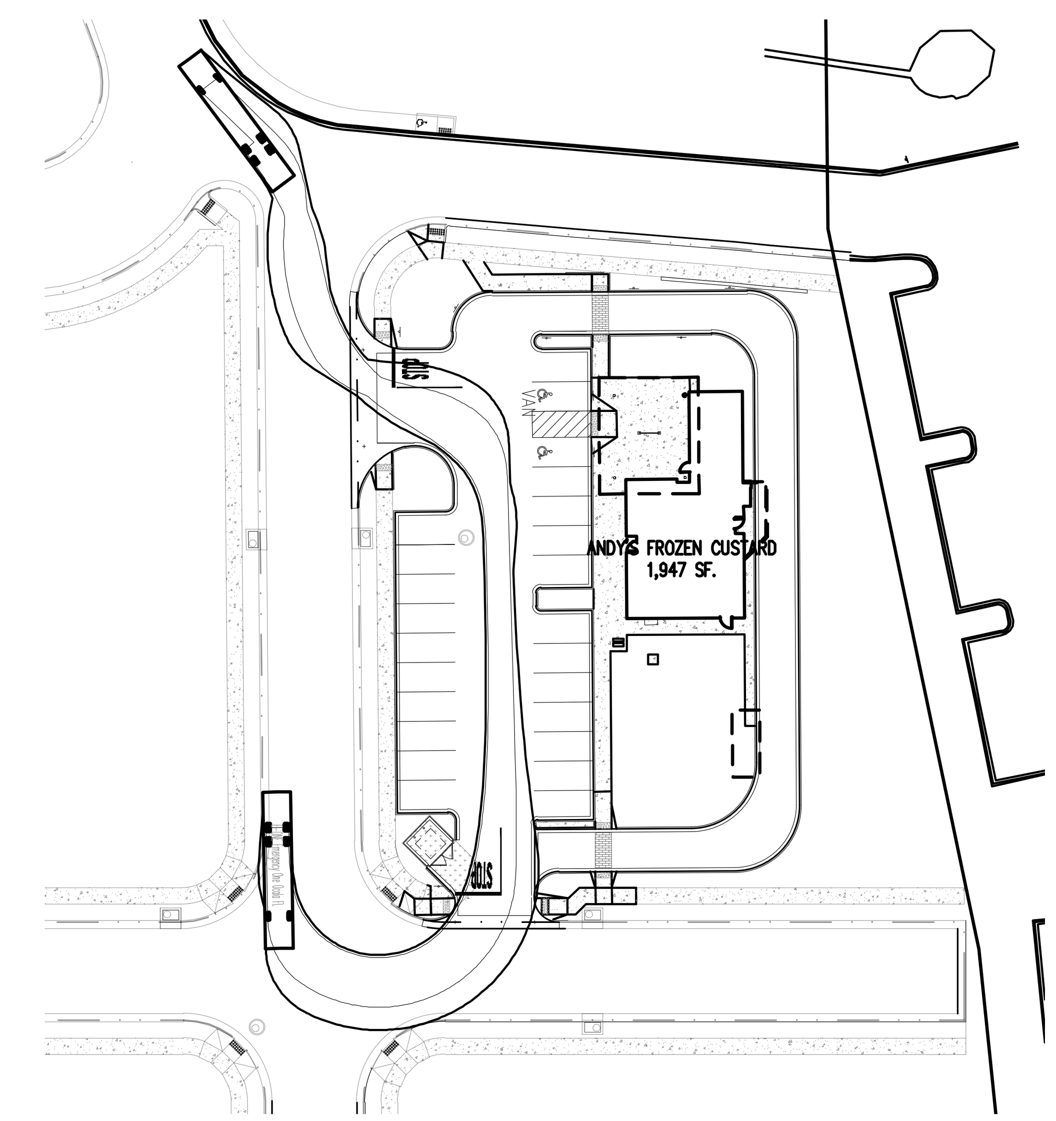
EXIT THROUGH SOUTHERN ACCESS

SCALE: 1" = 50'



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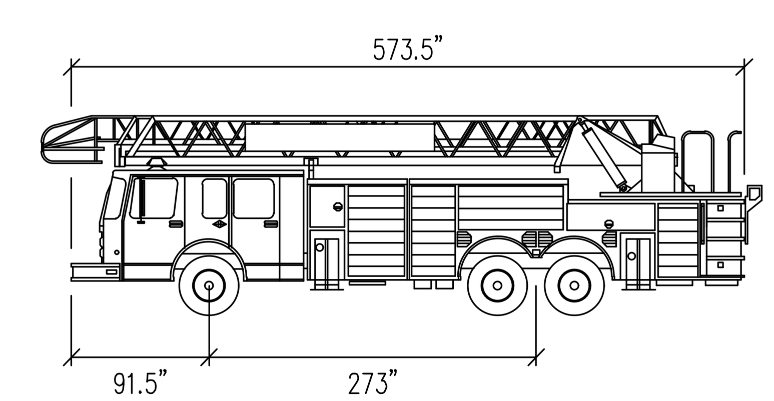
EXIT THROUGH NORTHERN ACCESS

SCALE: 1" = 50'



TOP FIRE TRUCK		FEET
Width (Mirror to Mirror)	:	10.08
Axle Track	:	6.92
Inside Turn Radius	:	26.08
Inside Cramp Angle	:	40°

TOWN OF PARKER FIRE TRUCK

NOT TO SCALE

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.

BENCHMARK

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

CAUTION - NOTICE TO CONTRACTOR

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PLAZA STREET PARNERS
CIVIL CONSTRUCTION DRAWINGS

PARKER COLORADO

#	Date	Issue / Description	Init.
1	09/23/22	1ST SUBMITTAL	SMB
2	12/14/22	2ND SUBMITTAL	SMB
3	03/06/23	3RD SUBMITTAL	SMB
-			
-			
-			
-			
-			
-			
-			
-			
-			
-			
-			

Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	08/15/2022

FIRE TURNING EXHIBIT

FR-EX

PLAZA STREET PARTNERS

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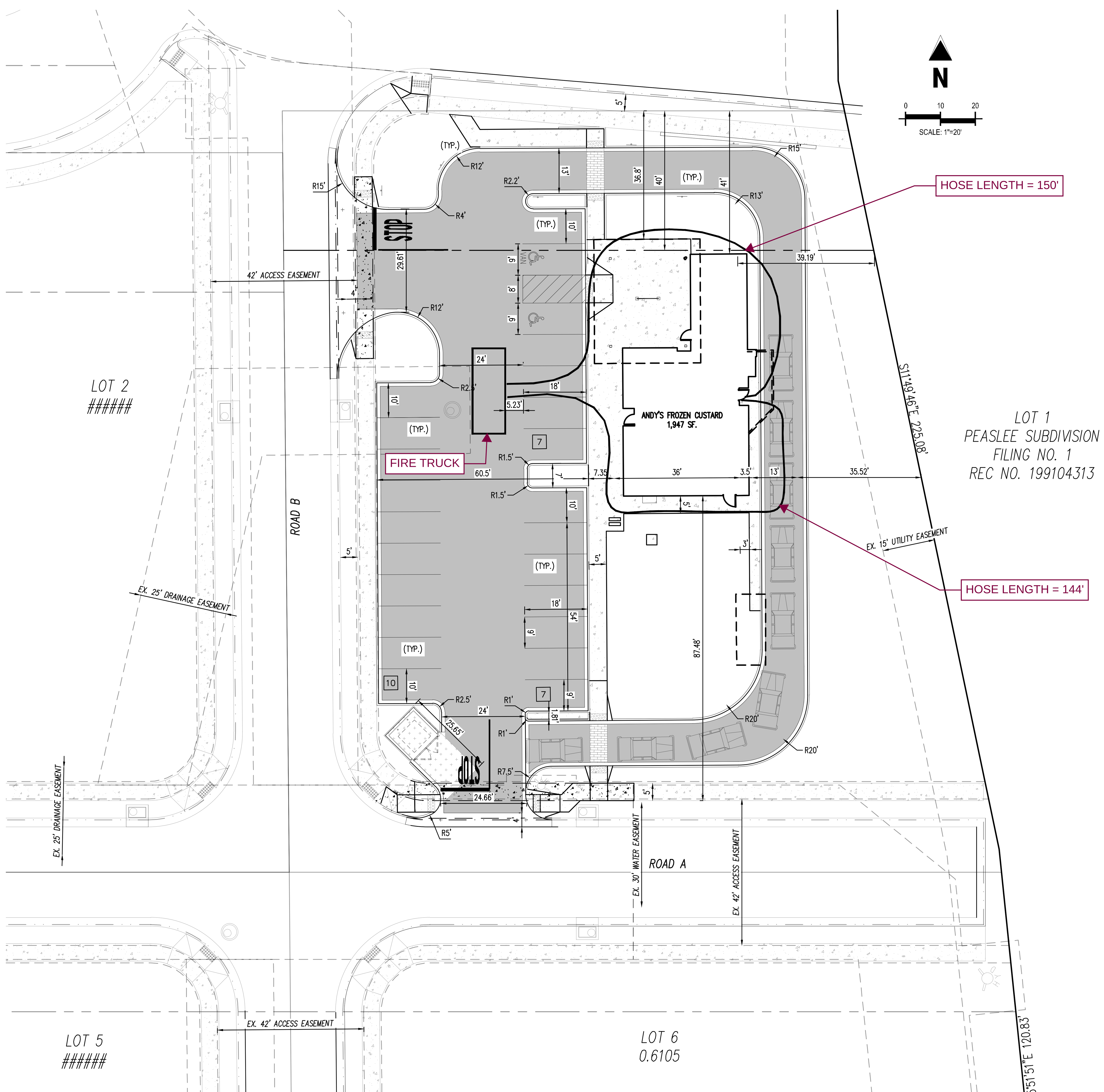
CIVIL CONSTRUCTION DRAWINGS

MARCH 2023



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TOWN OF PARKER, DIRECTOR OF ENGINEERING ______ DATE ______

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Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	08/15/2022

SITE PLAN

PLAZA STREET PARTNERS

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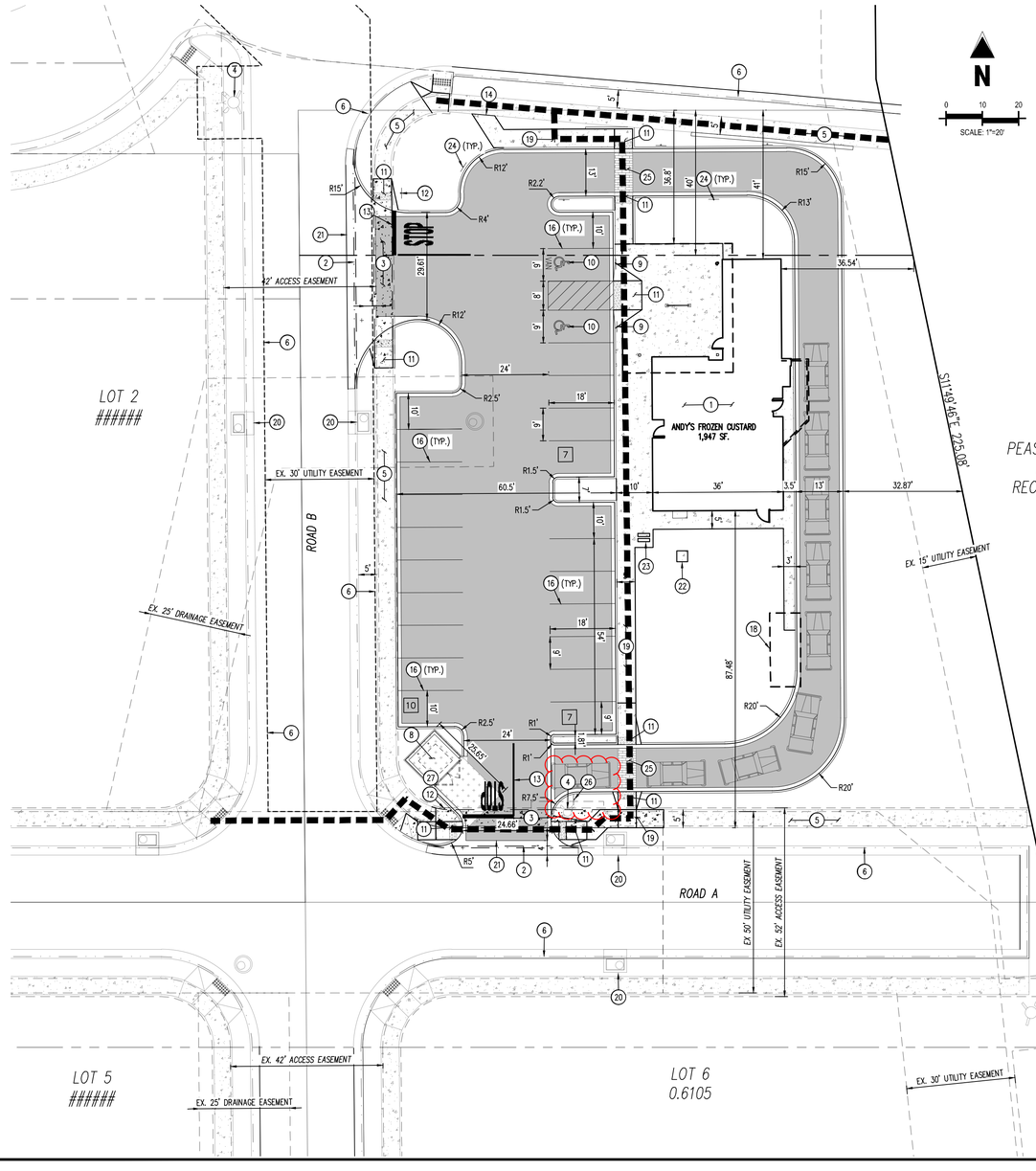
MARCH 2023



LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY LINE
- ADA ACCESSIBLE ROUTE
- PROPOSED SIGN
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY CONCRETE
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- PROPOSED SITE LIGHTING
- 1-2 PARKING COUNT

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A COLORADO REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

ZONING: COMMERCIAL

SETBACK TABLE	
BUILDING SETBACK (FRONT)	40'
BUILDING SETBACK (SIDE)	0'
REAR	25'
PARKING SETBACK	20'

IMPERVIOUS SITE RATIO (ISR)				
	PRE-CONSTRUCTION		POST-CONSTRUCTION	
AREA	SQUARE FEET	%	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	0	0	18,185	0%
GREENSPACE	30,927	100.0%	12741	40.8%
GROSS SITE	30,927	100.0%	30,927	100.0%

PARKING INFORMATION: ANDY'S FROZEN CUSTARD						
DESCRIPTION	BUILDING AREA (SF)	REQUIRED:				
		RATIO	SPACES			
			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
ANDY'S FROZEN CUSTARD	1,947	1 SPACE / 100 SF GFA	20	1	0	21
STALL DIMENSIONS:		PROVIDED:				
			SPACES			
9' X 18'			REGULAR	ACCESSIBLE	VAN ACCESSIBLE	TOTAL
			22	1	1	24

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 MUTCD T1-1 30"X30" (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 5' MODIFIED TYPE R INLET
21. PROPOSED 4' CROSS PAN
22. PROPOSED TRANSFORMER
23. PROPOSED BIKE RACK (REF. DETAIL 17 SHEET C7.2)
24. PROPOSED "NO PARKING FIRE LANE" SIGN
25. PROPOSED TEXTURED CROSSWALK
26. PROPOSED "DO NOT OBSTRUCT ACESS" SIGN
27. PROPOSED RIGHT TURN ONLY SIGN MUTCD R3-5R

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FLOW LINE UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
   - 2.1. ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAIL.
   - 2.2. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
3. ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

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Project No:	PSP000001
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SITE PLAN

C1.0
Sheet 2 of 22

I:\1Plaza Street Partners\02_Parker_PSP001_Andys\Lincoln and Diane\MXD\ZONING\ZONING_C1.0_Site Plan.dwg - Matthew Peplin - 2/21/2023 4:15