

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

SITE PLAN DOCUMENTS

MARCH 2023



Final Document

APPROVED DATE: 02/04/2025

Planning Approval By: A. Wood Hicken

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

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PLAZA STREET PARTNERS
SITE PLAN DOCUMENTS

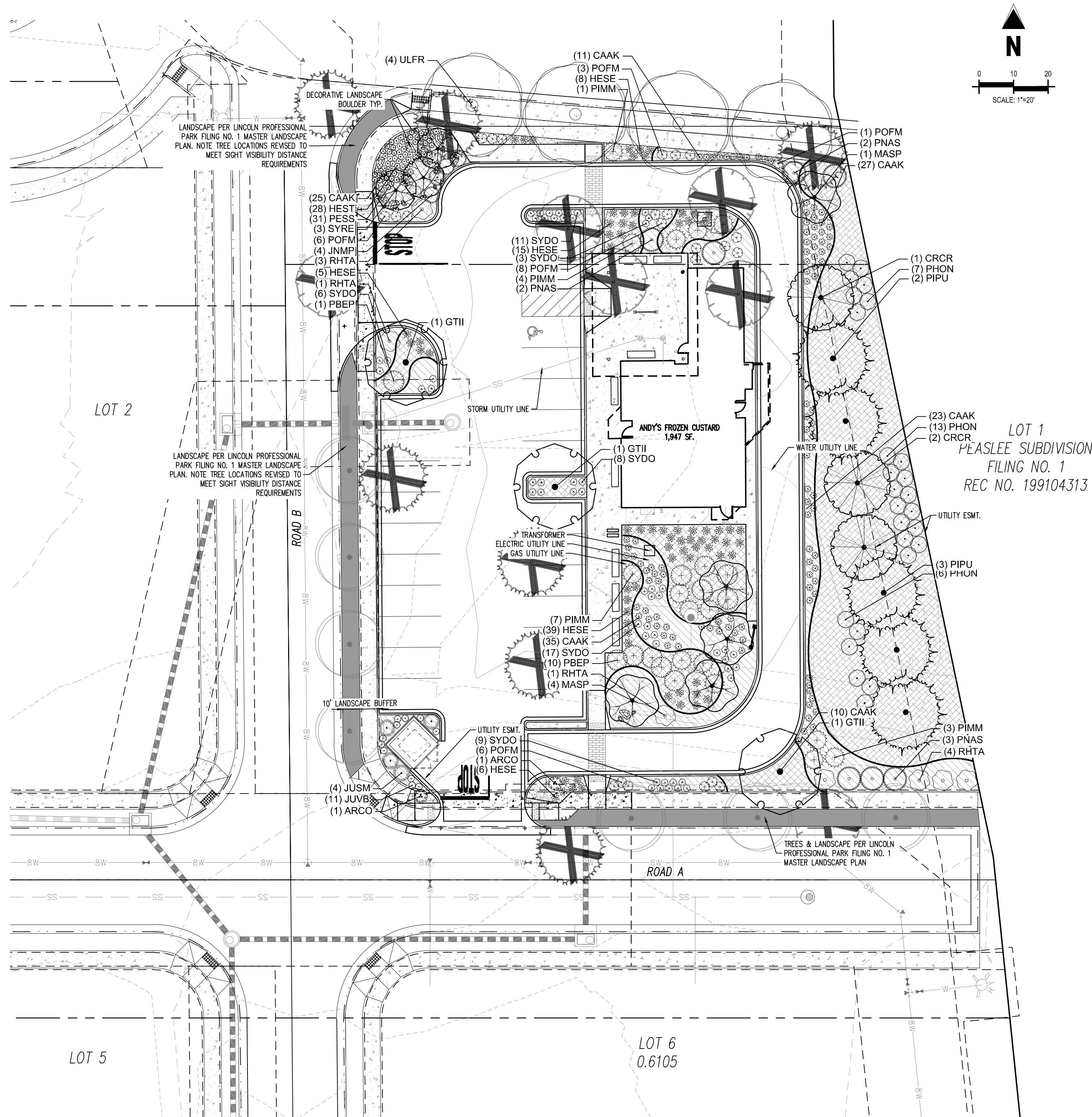
PARKER COLORADO

#	Date	Issue / Description	Init.
1	08/23/22	1ST SUBMITTAL	SHB
2	12/14/22	2ND SUBMITTAL	SHB
3	03/09/23	3RD SUBMITTAL	SHB
4	01/02/24	SITE REVISIONS	BH

Project No:	PSP000001
Drawn By:	BH
Checked By:	JR
Date:	08/11/2022

LANDSCAPE PLAN

L1.0
Sheet 6 OF 12



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
GTII	3	IMPERIAL HONEY LOCUST	GLEDITSIA TRIACANTHOS INERMIS 'IMPCOLE' TM	B&B	2" CAL	35' X25'	
ULFR	4	FRONTIER ELM	ULMUS X 'FRONTIER'	B&B	2" CAL	40' X30'	
EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
PIPU	5	COLORADO SPRUCE	PICEA PUNGENS	B&B	6" HT	60' X25'	
PNAS	7	ARNOLD SENTINEL AUSTRIAN PINE	PINUS NIGRA 'ARNOLD SENTINEL'	B&B	6" HT	25' X7'	
ORNAMENTAL TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	CAL / SIZE	HT. X SPD.
CRCR	3	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUS-GALLI INERMIS	B&B	1.5" CAL	50' X20'	
MASP	5	SPRING SNOW CRABAPPLE	MALUS X 'SPRING SNOW'	B&B	1.5" CAL	20' X15'	
SYRE	3	JAPANESE TREE LILAC	SYRINGA RETICULATA	B&B	1.5" CAL	15' X12'	
EXISTING TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.		
EXTR	6	EXISTING DECIDUOUS TREE	TO BE REMOVED	EXISTING			
EXER	7	EXISTING EVERGREEN TREE	TO BE REMOVED	EXISTING			
UPRIGHT JUNIPERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
JUSM	4	MEDORA JUNIPER	JUNIPERUS SCOPULORUM 'MEDORA'	#5 CONT.	10' X5'		
JUVB	11	BLUE ARROW EASTERN REDCEDAR	JUNIPERUS VIRGINIANA 'BLUE ARROW'	#5 CONT.	15' X2'		
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
PHON	26	DWARF NINEBARK	PHYSOCARPUS OPULIFOLIUS 'NANUS'	#5 CONT.	5' X5'		
POFM	24	MCKAY'S WHITE BUSH CINQUEFOIL	POTENTILLA FRUTICOSA 'MCKAY'S WHITE'	#5 CONT.	2' X3'		
PBEP	11	PAWNEE BUTTES SAND CHERRY	PRUNUS BESSEYI 'P011S' TM	#5 CONT.	1.5' X6'		
RHTA	9	AUTUMN AMBER SUMAC	RHUS TRILOBATA 'AUTUMN AMBER'	#5 CONT.	1.5' X6'		
SYDO	54	CANDY SNOWBERRY	SYMPHORICARPUS X DOORENBOSII 'KOLMCAN' TM	#5 CONT.	2' X2'		
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
ARCO	2	MOCK BEARBERRY MANZANITA	ARCTOSTAPHYLOS X COLORADENSIS	#5 CONT.	8' X4'		
JNMP	4	COMPACT PFITZER JUNIPER	JUNIPERUS X MEDIA 'PFITZERANA COMPACTA'	#5 CONT.	4' X5'		
PIMM	15	MOPS MUGO PINE	PINUS MUGO 'MOPS'	#5 CONT.	5' X6'		
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
CAAK	131	KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	5' X2'		
HESE	73	BLUE AVENA	HELICTOTRICHON SEMPERVIRENS	#1 CONT.	2.5' X2.5'		
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT. X SPD.	
HEST	28	STELLA DE ORO DAYLILY	HEMEROCALLIS X 'STELLA DE ORO'	#1 CONT.	1.5' X1.5'		
PESS	31	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	#1 CONT.	2' X1.5'		
MULCH	CODE	QTY	COMMON NAME	BOTANICAL NAME			
RMULCH2	3,509 SF	1.5" ROCK COBBLE MULCH	1.5" ROCK COBBLE MULCH				
WMULCH	2,590 SF	WOOD MULCH	WOOD MULCH				
SOD/SEED	CODE	QTY	COMMON NAME	BOTANICAL NAME			
SOD1	599 SF	RTF (RHIZOMATOUS TALL FESCUE)	FESCUE SOD				
SEED1	4,714 SF	LOW GROW NATIVE SEED	LOW GROW NATIVE SEED				
			STEEL EDGING				



Know what's below.
Call before you dig.

CAUTION
UTILITIES EXIST WITHIN CONSTRUCTION LIMITS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THEIR LOCATION PRIOR TO CONSTRUCTION.

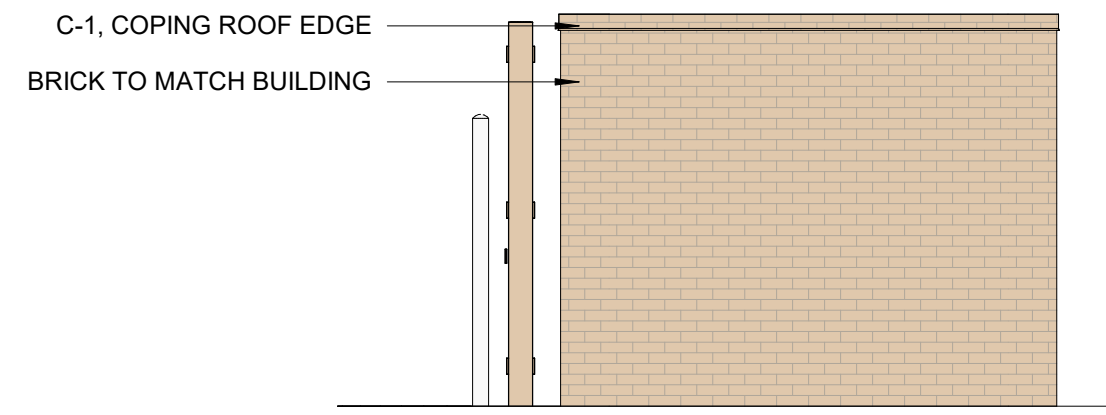
LANDSCAPE ARCHITECT INFORMATION
BRYNHILDR HALSTEN, PLA ASLA
1155 KELLY JOHNSON BLVD., SUITE
305, COLORADO SPRINGS, CO 80920
BRYNHILDRHALSTEN@GALLOWAYUS.COM

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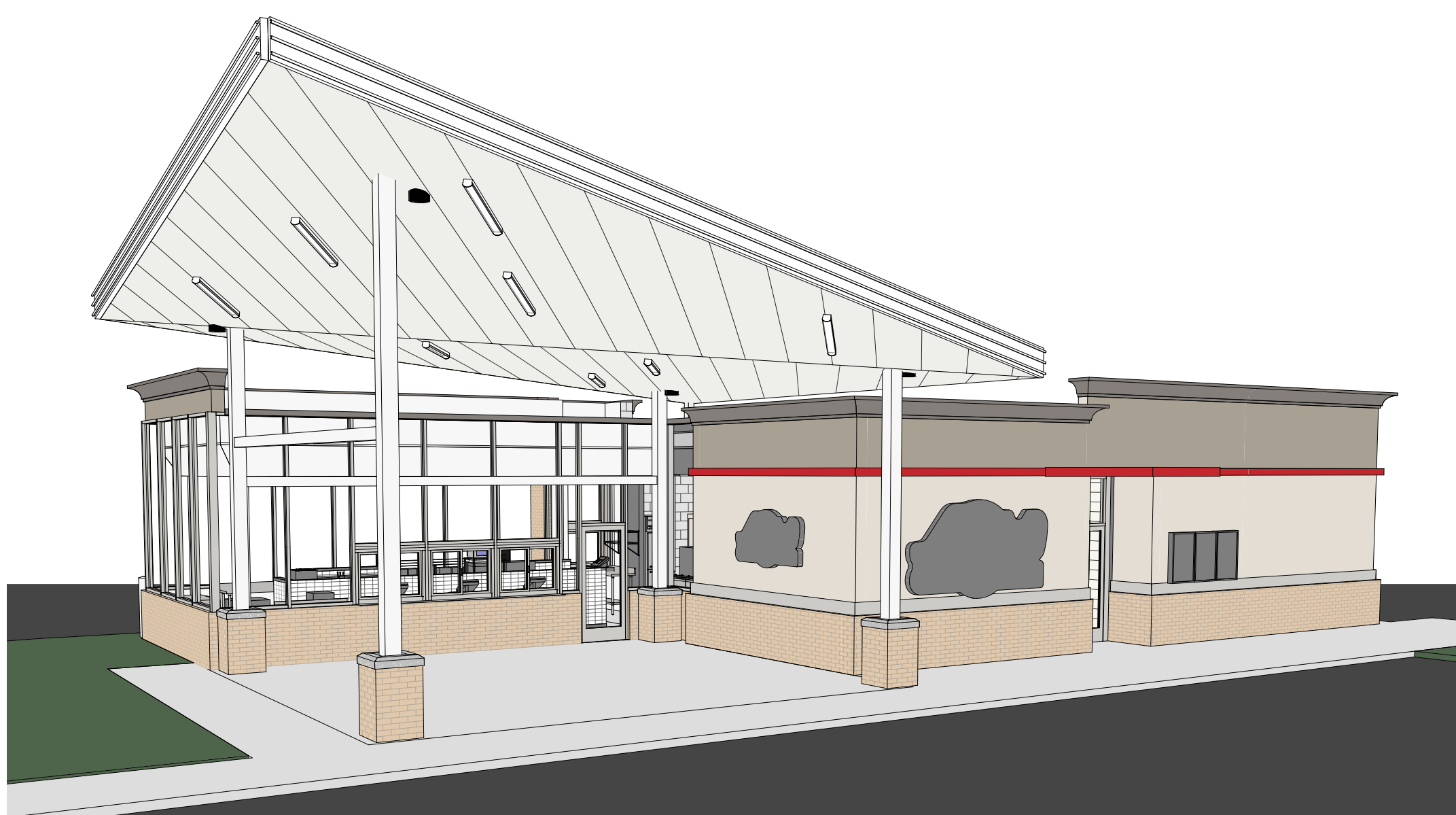
PLAZA STREET PARTNERS
LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

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 RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

ARCHITECTURE CONSTRUCTION DRAWINGS
 MARCH 2023



3
 R002 **DUMPSTER ELEVATION - SIDE**
 1/4" = 1'-0"



4
 R002 **3D VIEW - 1**



BACK-LIT BANDING; REF TR-1 FOR COLORS
 NOTE: PHOTO IS INTENDED TO DISPLAY THE RED BANDING AND LIGHT SOURCE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.



SURFACE MOUNTED LED CANOPY LIGHT FIXTURE:
 NOTE: PHOTO IS INTENDED TO DISPLAY THE LIGHT FIXTURE AND NOT REPRESENT THE BUILDING MATERIALS FOR THIS PROJECT LOCATION AS CHANGES MAY OCCUR AS REQ'D PER THE LOCAL AHJ.

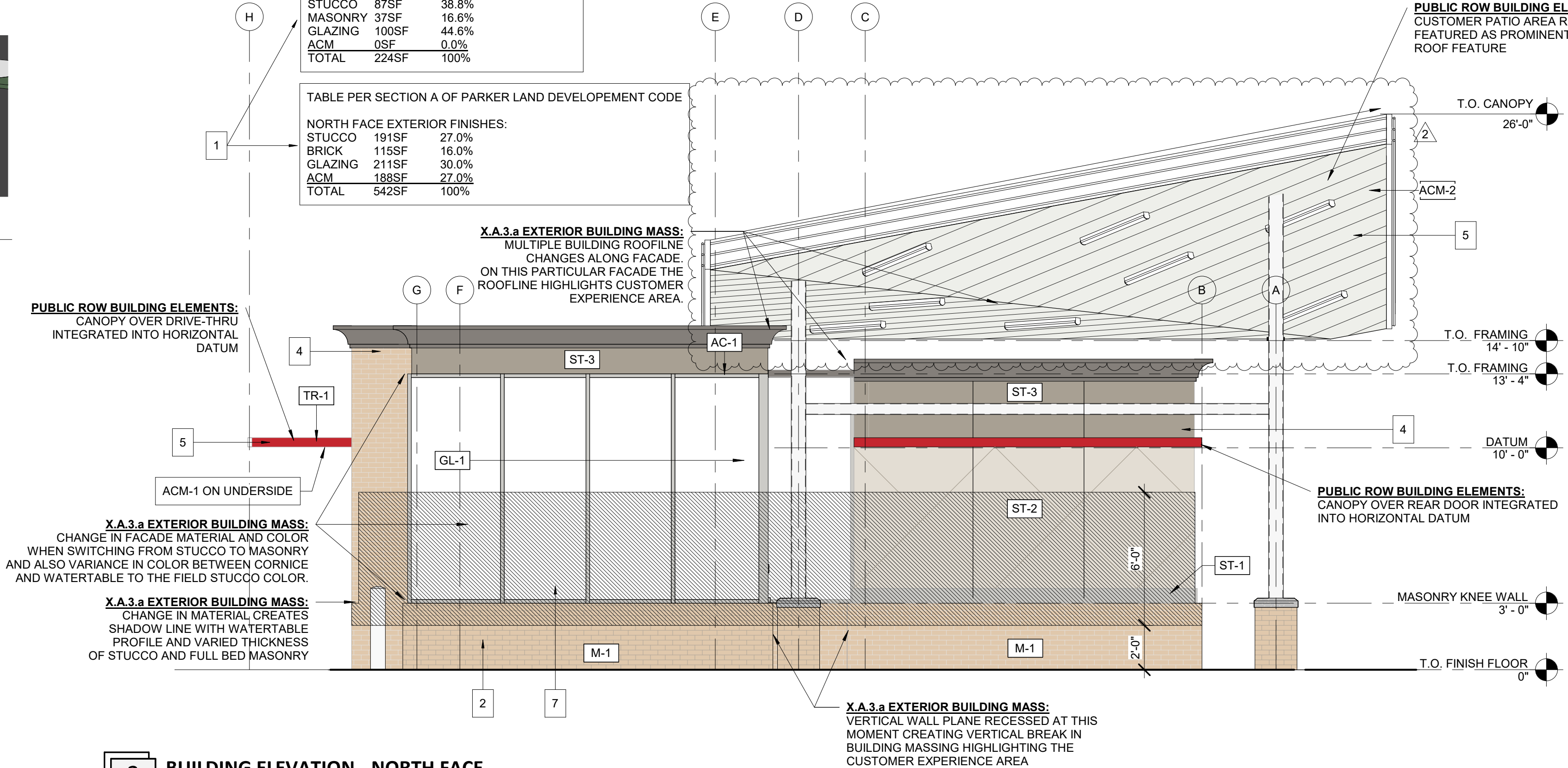
TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	87SF	38.8%
MASONRY	37SF	16.6%
GLAZING	100SF	44.6%
ACM	0SF	0.0%
TOTAL	224SF	100%

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

NORTH FACE EXTERIOR FINISHES:

STUCCO	191SF	27.0%
BRICK	115SF	16.0%
GLAZING	211SF	30.0%
ACM	188SF	27.0%
TOTAL	542SF	100%

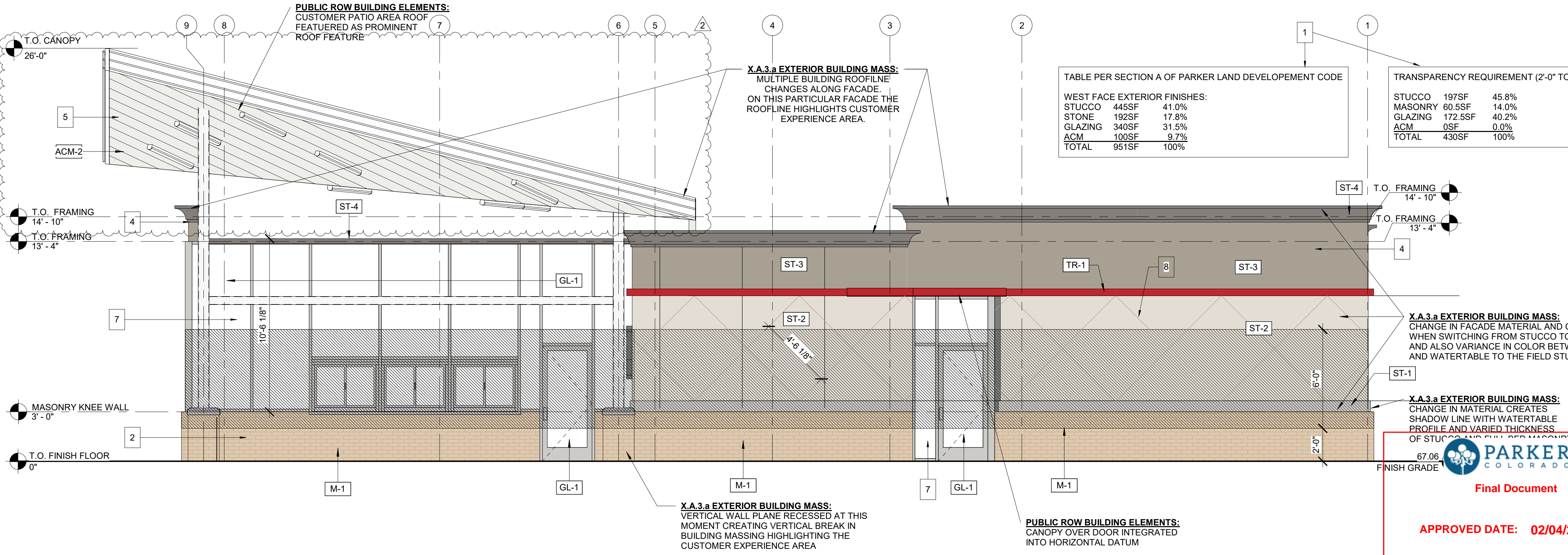


2
 R002 **BUILDING ELEVATION - NORTH FACE**
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2; PVDF/KYNAR 500, BONE WHITE.
GL-1	STOREFRONT TYPE 1; STOREFRONT, KAWNEER 451T, COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1; SUMMIT MODULAR BRICK, COLOR: LIGHT PEWTER, GROUT COLOR: GRAY
N-1	PERIMETER FASCIA BY SIGNAGE VENDOR, ANODIZED ALUM. FASCIA W/ SHIELDED LED ACCENT LIGHTING.
ST-1	PAINTED STUCCO TO MATCH PT-3 (SW 2860 - CHELSEA GREY OR EQUIVALENT)
ST-2	PAINTED STUCCO TO MATCH PT-4 (SW 7035 - AESTHETIC WHITE)
ST-3	PAINTED STUCCO TO MATCH PT-5 (SW 7054 - INTELLECTUAL GRAY)
ST-4	PAINTED STUCCO TO MATCH PT-6 (SW 9554 - GOING GREY)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL, COLOR: MATCH ACM-1 BRITE RED

- ELEVATION KEYNOTES**
- SECTION A, 2-C-1 OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A 3-C-II. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
 - SECTION A, 3-A OF PARKER LAND DEVELOPEMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
 - SECTION A, 3-C OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A 3-C-II. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
 - SECTION A, 3-D OF PARKER LAND DEVELOPEMENT CODE MET. PARAPETS HAVE BEEN BROKEN UP IN HEIGHT ON THE NORTH AND EAST SIDE OF BUILDING. SEE ELEVATIONS.
 - SECTION C, 1-A OF PARKER LAND DEVELOPEMENT CODE MET. TWO REQUIRED DESIGN ELEMENTS ARE THE WING CANOPY AND DRIVE-THRU AWNING
 - SECTION C, 2 OF PARKER LAND DEVELOPEMENT CODE DOES NOT APPLY. NO PUBLIC ENTRIES.
 - SECTION C, 3 OF PARKER LAND DEVELOPEMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS, COLOR TO MATCH PT-5.
 - SECTION C, 3 OF PARKER LAND DEVELOPEMENT CODE MET. STOREFRONT ALONG BUILDING MEETS ALL REQUIREMENTS. STUCCO CONTROL JOINTS TO BE 1" IN THICKNESS, COLOR TO MATCH PT-5.



1
 R002 **BUILDING ELEVATION - WEST FACE (ROAD B)**
 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPEMENT CODE

WEST FACE EXTERIOR FINISHES:

STUCCO	445SF	41.0%
STONE	192SF	17.8%
GLAZING	340SF	31.5%
ACM	100SF	9.7%
TOTAL	951SF	100%

TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

STUCCO	197SF	45.8%
MASONRY	60.5SF	14.0%
GLAZING	172.5SF	40.2%
ACM	0SF	0.0%
TOTAL	430SF	100%

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.
 Contractor is responsible for confirming and correlating dimensions at job site. The Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.
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CLIENT NAME
 PLAZA STREET PARTNERS

TENANT
 ANDY'S FROZEN CUSTARD
 211 E. WATER STREET SPRINGFIELD, MO 65806

MEP CONSULTANT
 702 SE 5TH ST, SUITE 30,
 BENTONVILLE, AR 72712
 CONTACT: ANDREW FINNEGAN, P.E.

PROTO.REF. SET: 05/18/2021

ANDY'S FROZEN CUSTARD
 PARKER, COLORADO

NOT FOR CONSTRUCTION

12/10/2024
Architect Name - RYAN M. FAUST
Architect Number - ARC 00404846

REVISIONS

NO.	DATE	DESCRIPTION
2	12/10/2024	REVISION 2

Drawing Size: 24 x 36
Project #: 22038
Drawn By: MBN
Checked By: RMF

Title:
 PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:
R002

Date: 03/05/2024 **Store #:** XXXXX

67.06
 FINISH GRADE

Final Document
APPROVED DATE: 02/04/2025
Planning Approval By: A. Wood Hicken

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PLAZA STREET PARTNERS
LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

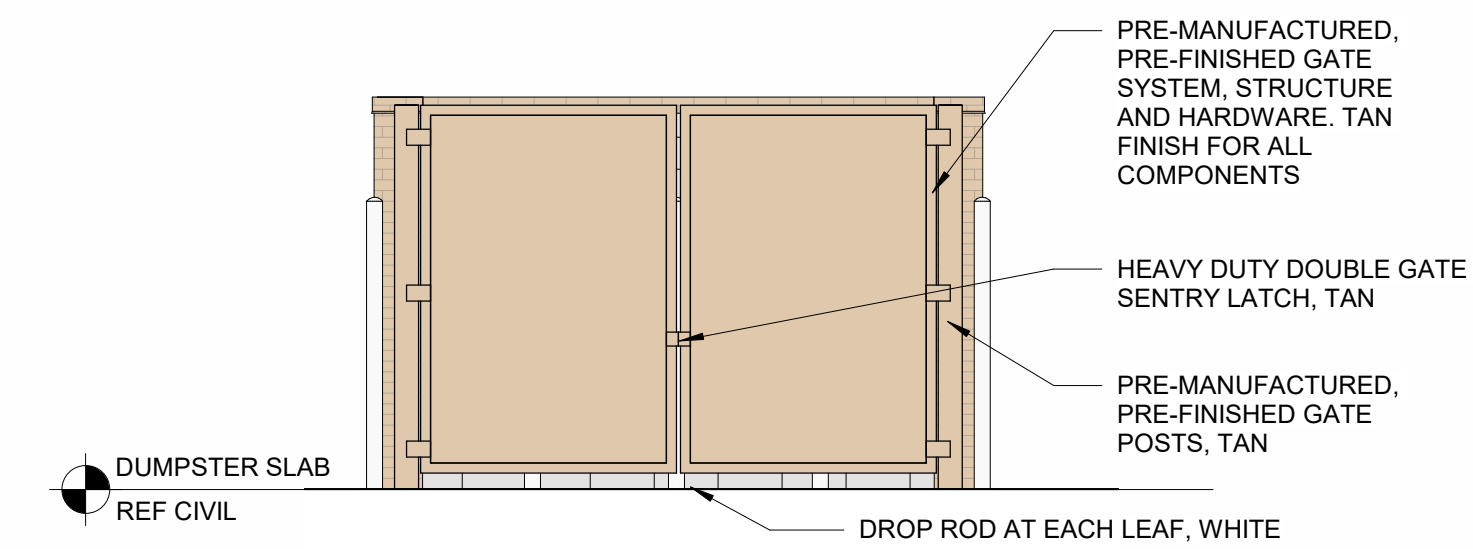
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CIVIL CONSTRUCTION DRAWINGS

MARCH 2023



4
 R003 3D VIEW - 2



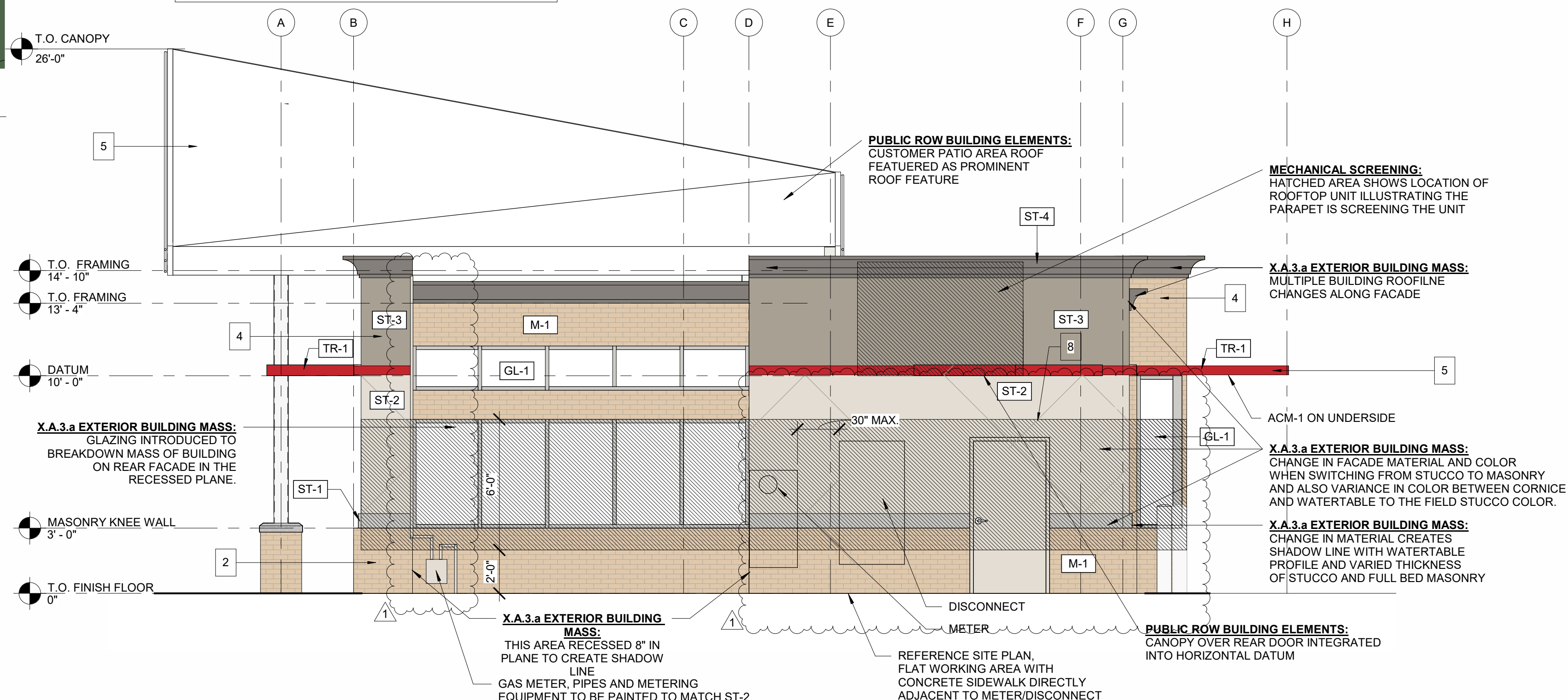
3
 R003 DUMPSTER ELEVATION - GATES
 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE

SOUTH FACE EXTERIOR FINISHES:			
STUCCO	288SF	60.0%	
BRICK	104SF	21.0%	
GLAZING	93SF	19.0%	
TOTAL	485SF	100%	

TRANSPARENCY REQUIREMENT (2'-0" TO 8'-0")

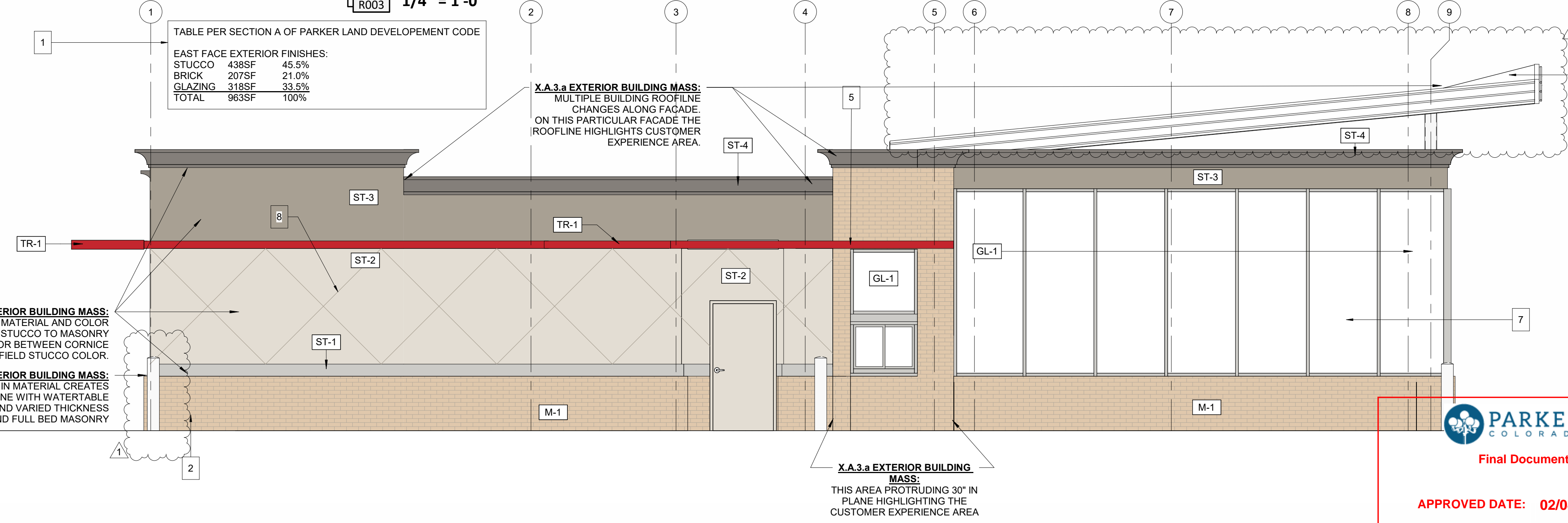
STUCCO	94SF	41.4%
MASONRY	38SF	16.8%
GLAZING	95SF	41.8%
ACM	0SF	0.0%
TOTAL	227SF	100%



2
 R003 BUILDING ELEVATION - FACING SOUTH FACE (ROAD A)
 1/4" = 1'-0"

TABLE PER SECTION A OF PARKER LAND DEVELOPMENT CODE

EAST FACE EXTERIOR FINISHES:			
STUCCO	438SF	45.5%	
BRICK	207SF	21.0%	
GLAZING	318SF	33.5%	
TOTAL	963SF	100%	



1
 R003 BUILDING ELEVATION - EAST FACE
 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

#	DESCRIPTION
ACM-1	COMPOSITE PANEL TYPE 1; COLOR: PVDF/KYNAR 500, BRITE RED
ACM-2	COMPOSITE PANEL TYPE 2; PVDF/KYNAR 500, BONE WHITE.
GL-1	STOREFRONT TYPE 1: STOREFRONT, KAWNEER 451T. COLOR: CLEAR ANODIZED
M-1	MASONRY TYPE 1: SUMMIT MODULAR BRICK. COLOR: LIGHT PERIMETER, GROUT COLOR: GRAY
N-1	PERIMETER FASCIA BY SIGNAGE VENDOR. ANODIZED ALUM. FASCIA W/ SHIELDED LED ACCENT LIGHTING.
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ST-4	PAINTED STUCCO TO MATCH PT-6 (SW 9554 - GOING GREY)
TR-1	BUILDING ACCENT TRIM: ALUM. BRAKE-METAL. COLOR: MATCH ACM-1 BRITE RED

ELEVATION KEYNOTES

- SECTION A. 2-C4 OF PARKER LAND DEVELOPMENT CODE MET. SEE MATERIAL AND GLAZING TABLE ON ELEVATIONS.
- SECTION A. 3-A OF PARKER LAND DEVELOPMENT CODE MET BY BREAKING MATERIALS HORIZONTALLY FROM BRICK TO STUCCO. SEE ELEVATIONS.
- SECTION A. 3-C OF PARKER LAND DEVELOPMENT CODE MET. PARAPETS PROVIDED CLEARLY ARTICULATE THE TOP OF THE BUILDING AS OF A. 3-C-III. ROOF IS INTEGRAL TO THE MASSING OF THE BUILDING AS OF A. 3-C-IV. USING ACCEPTED FLAT ROOF AS MENTIONED IN A. 3-C-V.
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702 SE 5TH ST STE 30
 BENTONVILLE, AR 72712
 TEL. 479.579.9959

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REVISIONS

NO.	DATE	DESCRIPTION
1	12/10/2024	REV 1

Drawing Size: 24 x 36
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Drawn By: MBN
 Checked By: RMF

Title:
 PROPOSED REVIEW BOARD ELEVATIONS

Sheet Number:
R003

Date: 03/05/2024 Store #: XXXXX

PARKER COLORADO
 Final Document

APPROVED DATE: 02/04/2025
 Planning Approval By: A. Wood Hicken

LINCOLN PROFESSIONAL PARK FILING NO.1 LOT 3

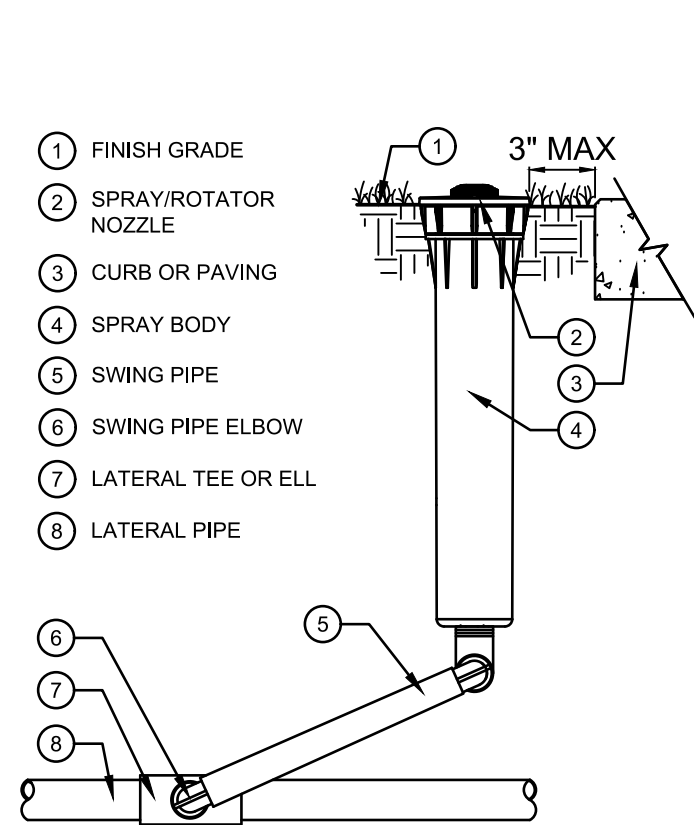
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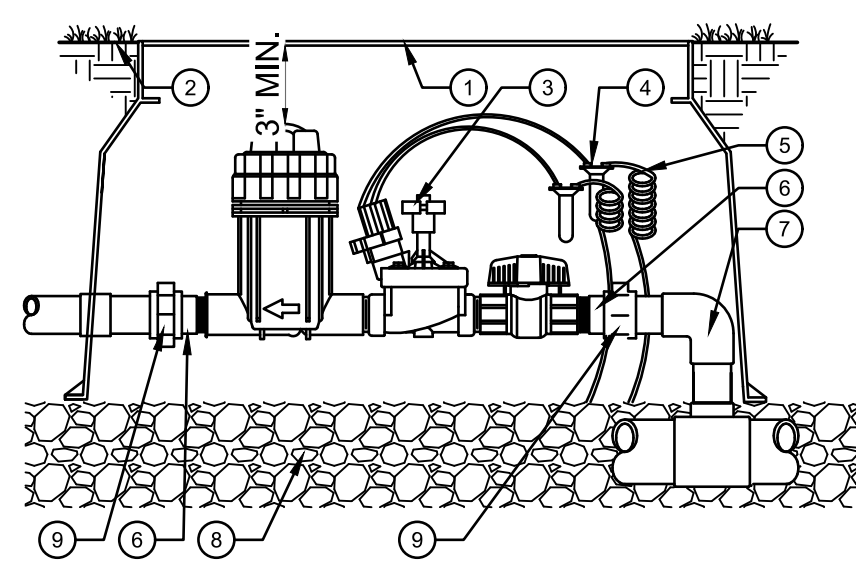
MARCH 2023

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NOT FOR CONSTRUCTION

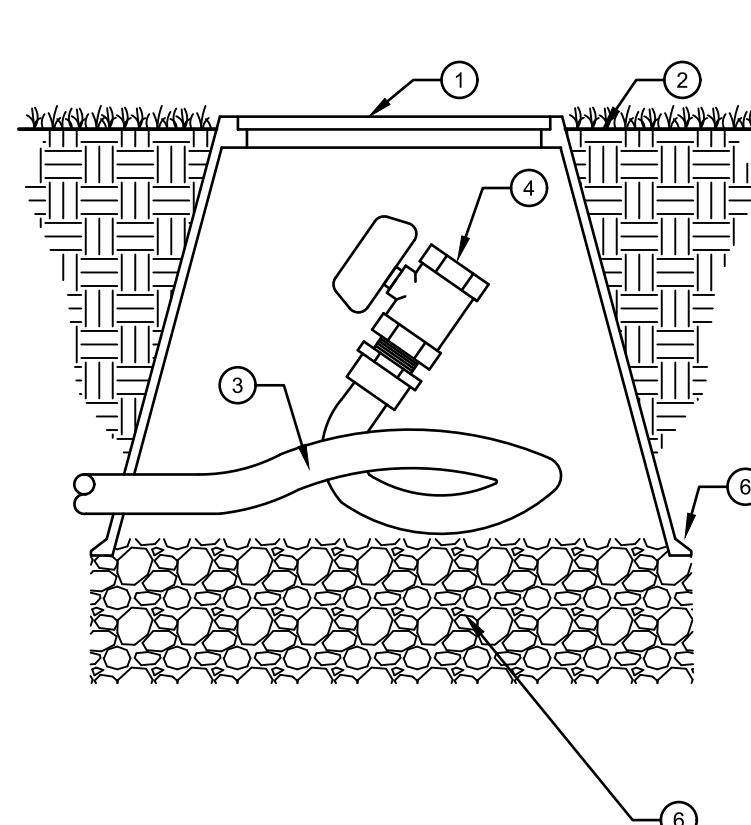
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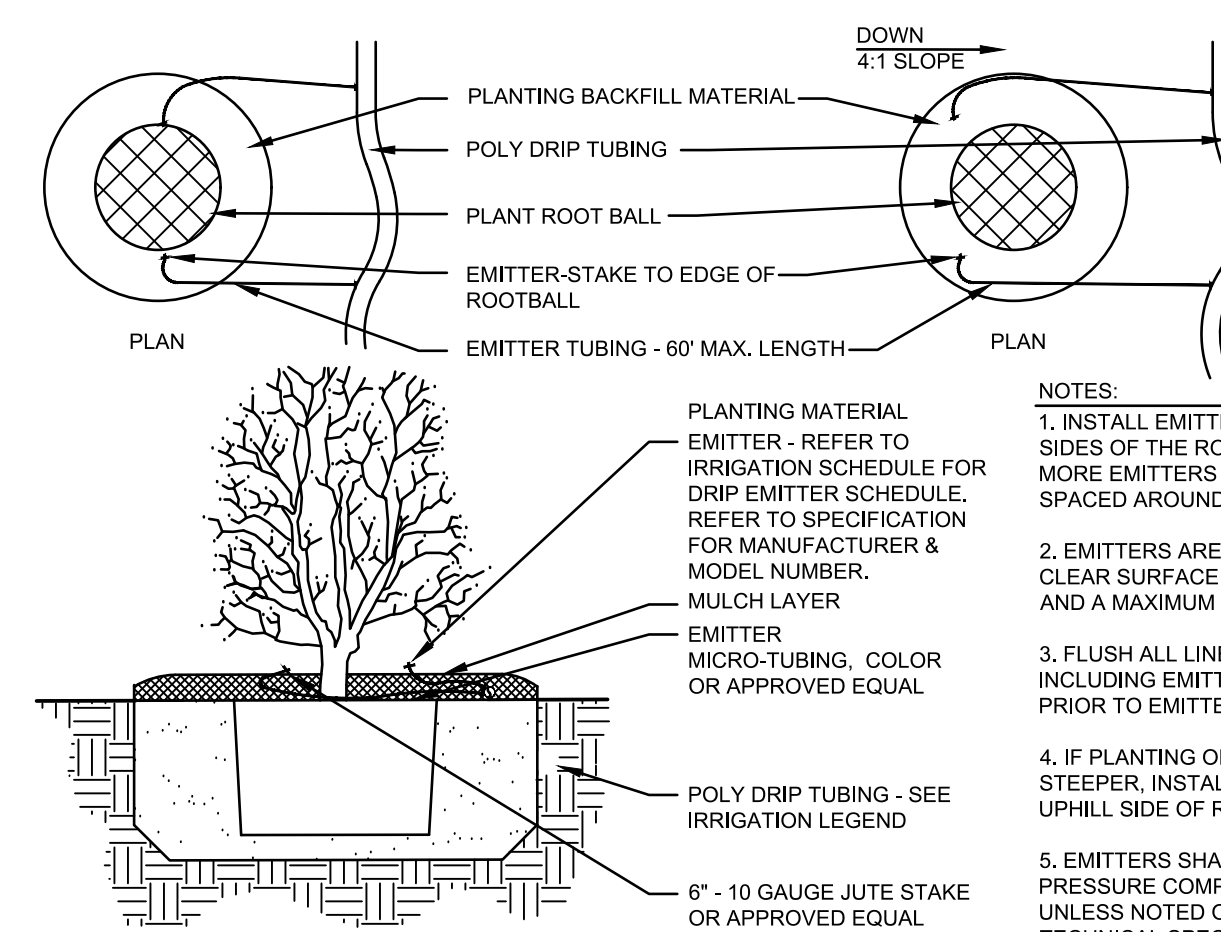
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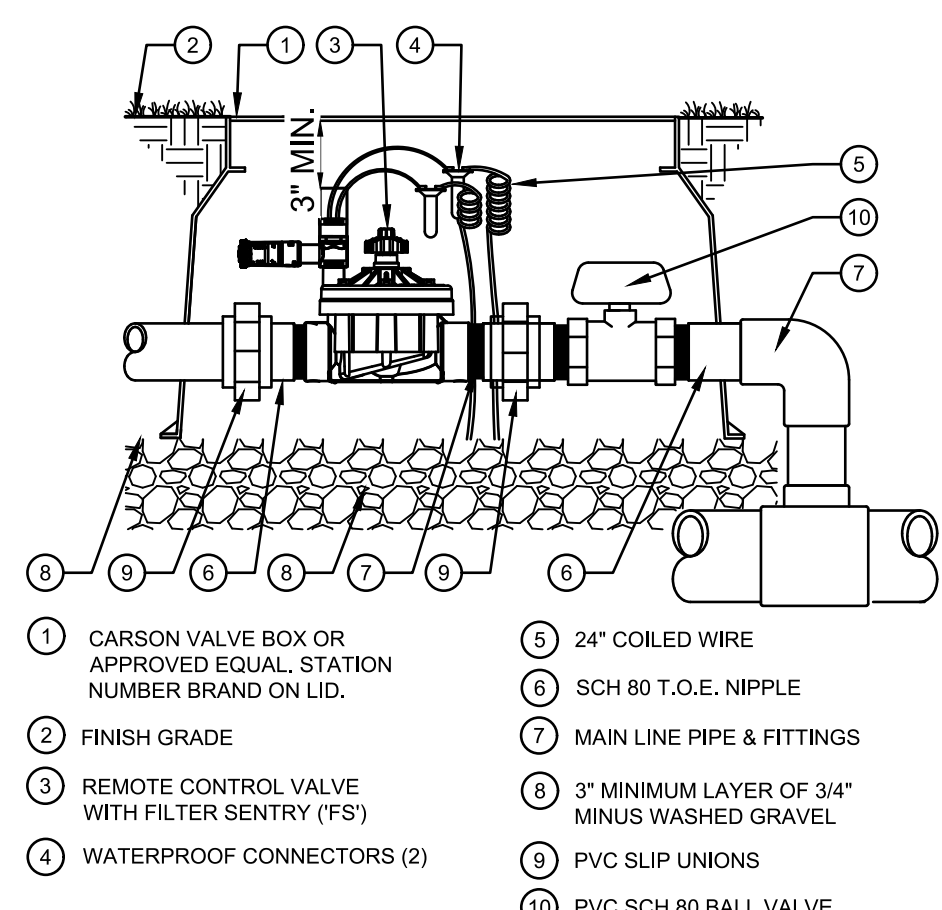
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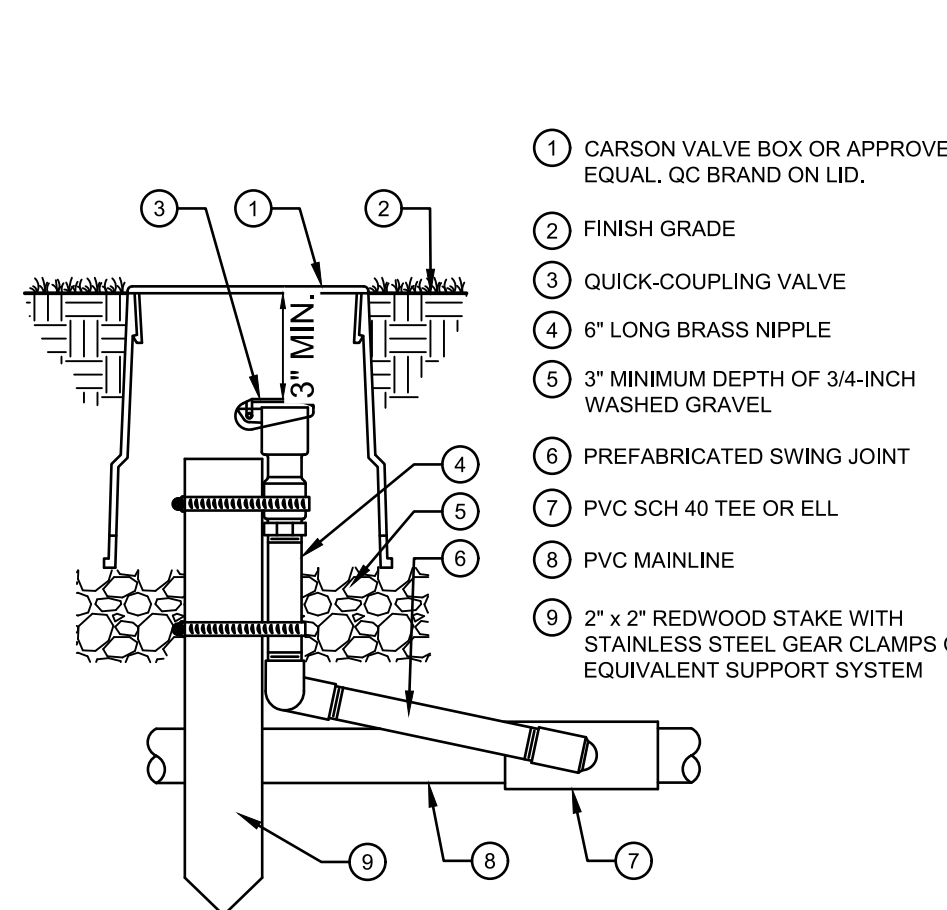
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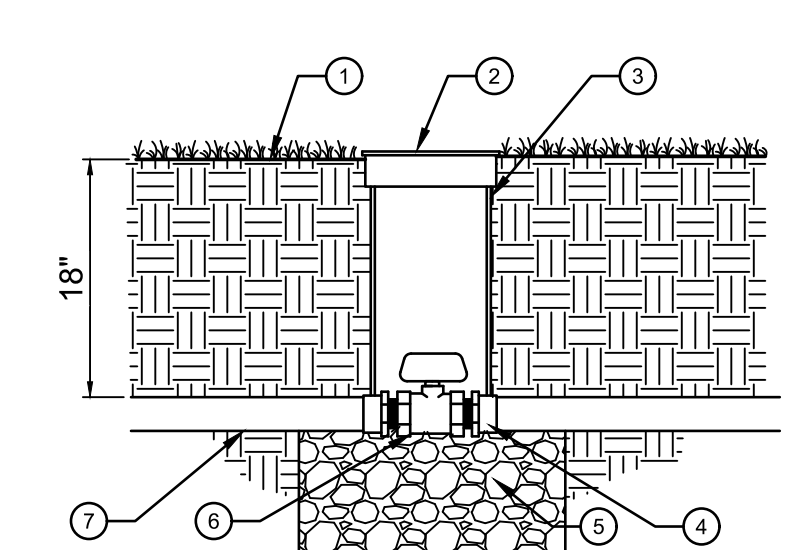
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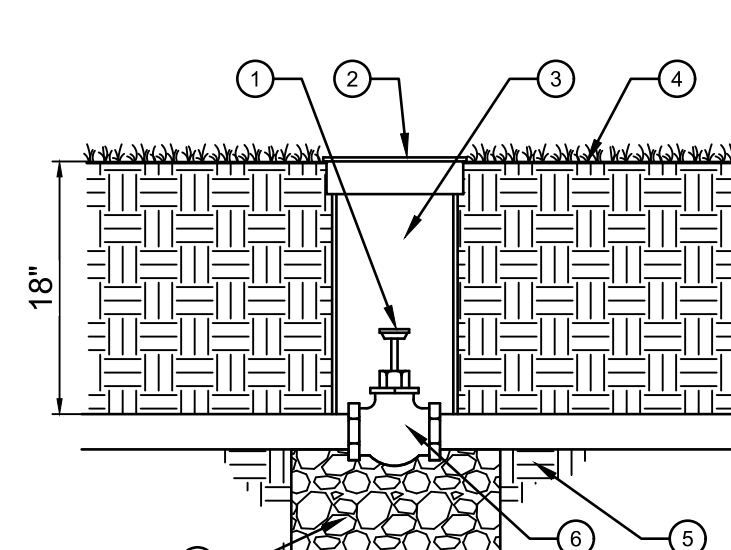
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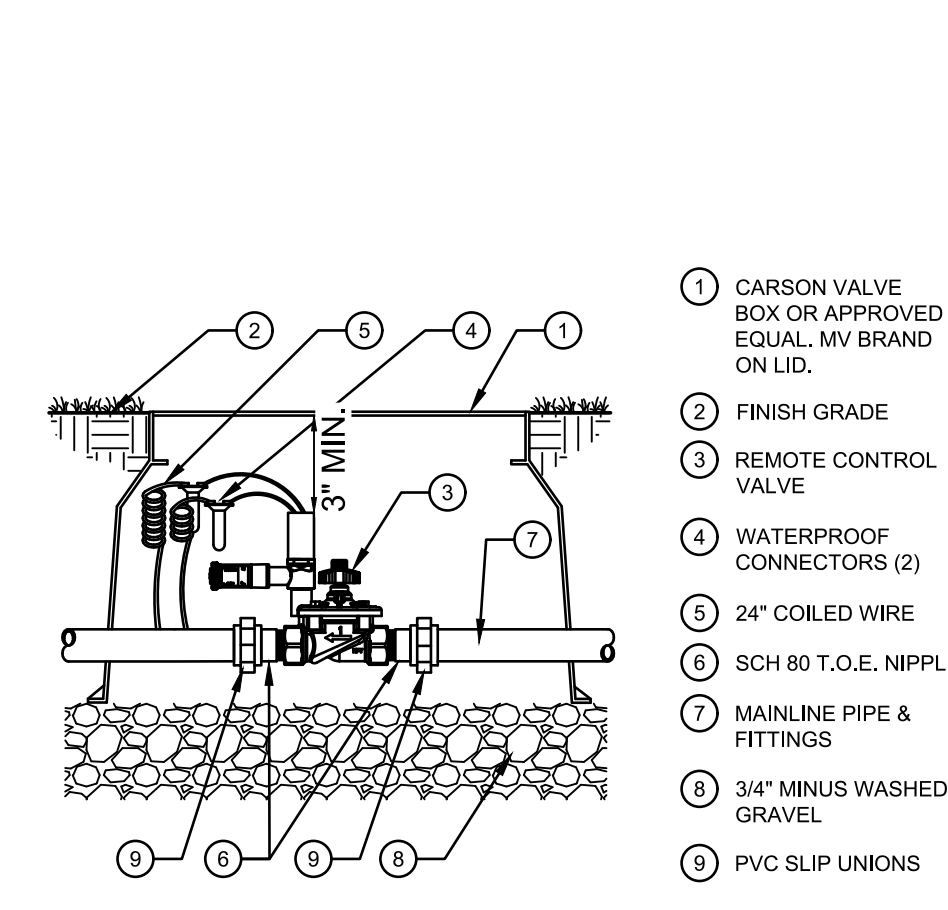
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7 BALL VALVE
SCALE: NOT TO SCALE



8 GATE VALVE
SCALE: NOT TO SCALE



9 MASTER VALVE
SCALE: NOT TO SCALE

PLAZA STREET PARTNERS
SITE PLAN DOCUMENTS

PARKER COLORADO

#	Date	Issue / Description	Init.
1	08/23/22	1ST SUBMITTAL	SMB
2	12/14/22	2ND SUBMITTAL	SMB
3	03/08/23	3RD SUBMITTAL	SMB
4			
5			
6			
7			
8			
9			

Project No:	PSP000001
Drawn By:	TDN
Checked By:	TDN
Date:	01/02/2024

IRRIGATION DETAILS



Final Document

APPROVED DATE: 02/04/2025

Planning Approval By: A. Wood Hicken

H:\P\Plaza Street Partners\CD_Park_PSP11_Arty\4-16-2024\Drawings\IR1.2.dwg - 11/02/2024 - 11/02/2024 - 11/02/2024

