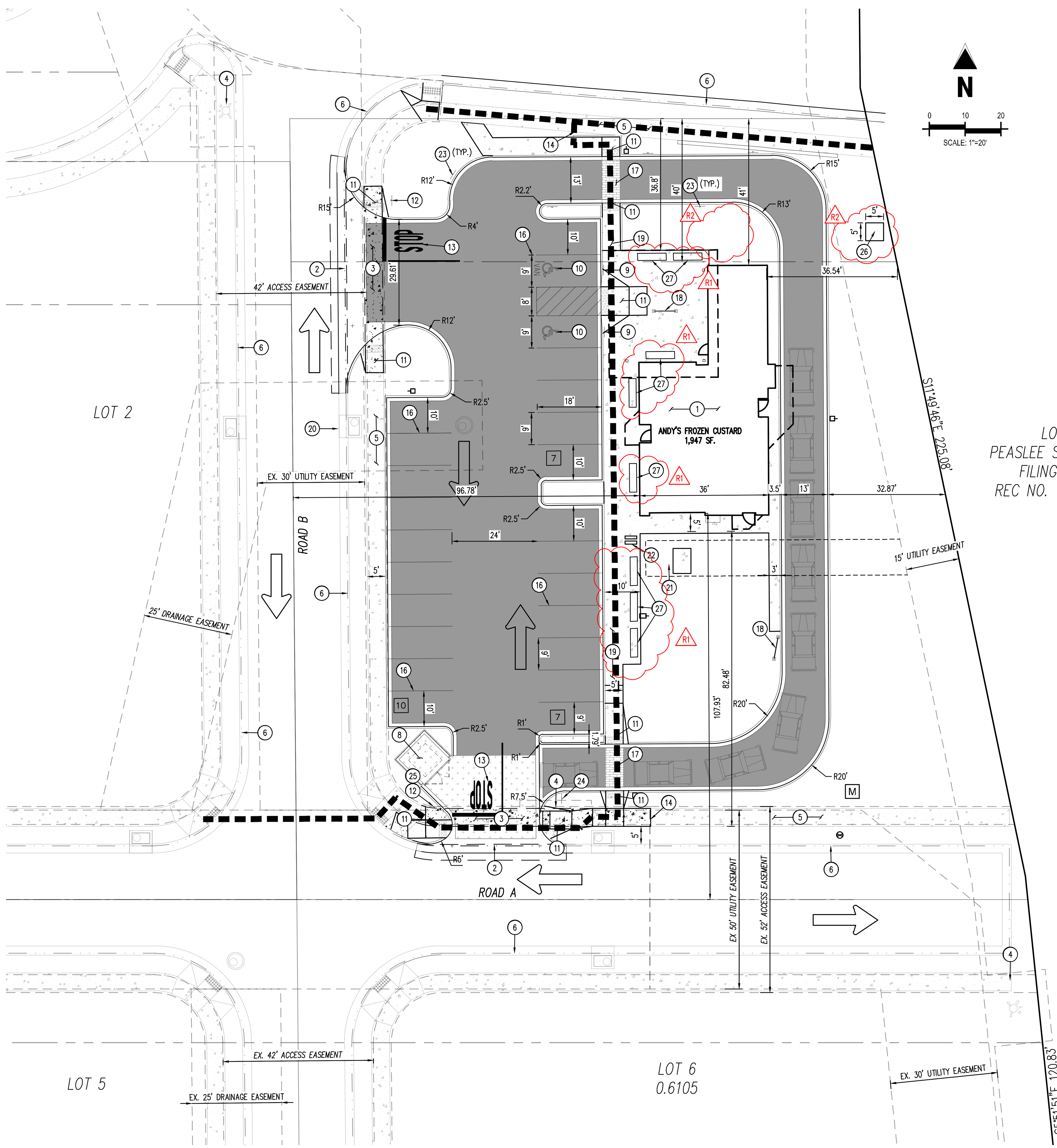
PLAZA STREET PARTNERS

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

SITE PLAN DOCUMENTS

JANUARY 2024

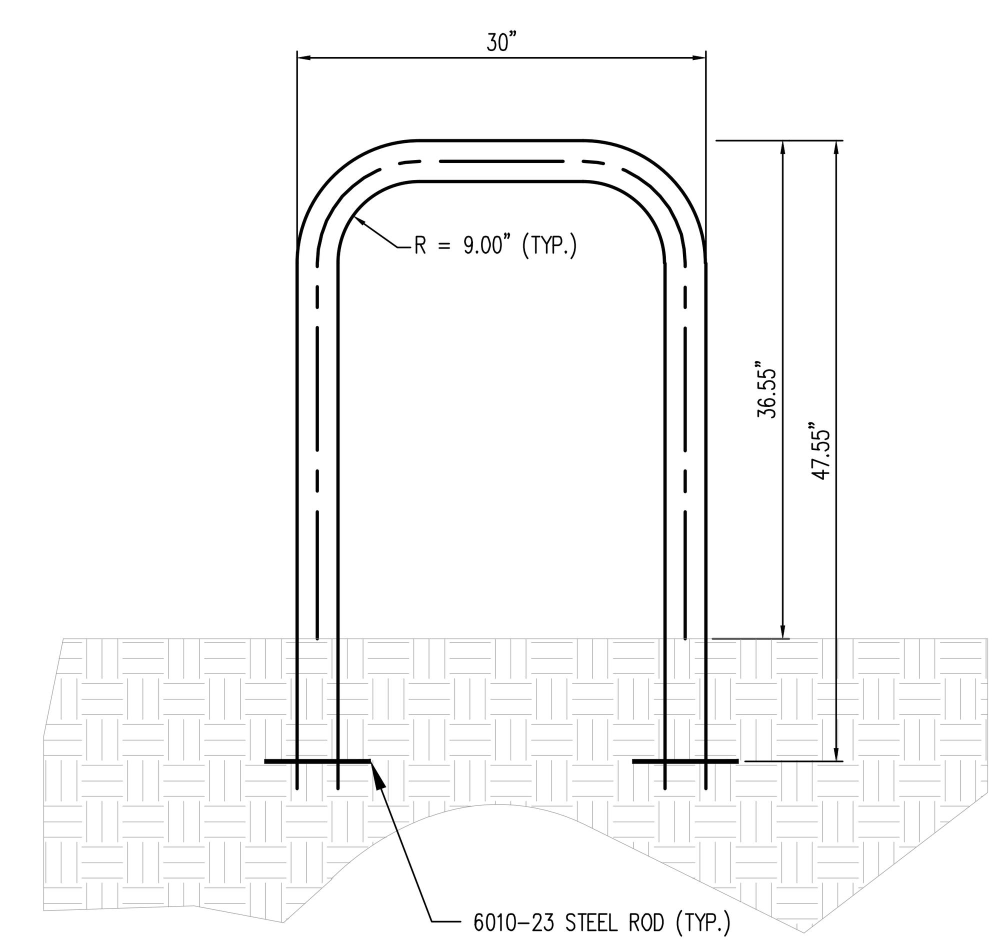


LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY LINE
- ADA ACCESSIBLE ROUTE
- PROPOSED SIGN (NOT APPROVED BY THIS SITE PLAN)
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED STANDARD DUTY CONCRETE
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- 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) (NOT APPROVED BY THIS SITE PLAN)
16. PROPOSED PAINTED PARKING STRIPING
17. PROPOSED RED BRICK STAMPED CROSSWALK
18. PROPOSED ORDERING MENU
19. PROPOSED SIDEWALK (REF. DETAIL 16 SHEET C7.1)
20. EXISTING MODIFIED 5' TYPE R INLET
21. PROPOSED TRANSFORMER
22. PROPOSED BIKE RACK
23. PROPOSED "NO PARKING FIRE LANE" SIGN
24. PROPOSED "DO NOT OBSTRUCT ACCESS" SIGN
25. PROPOSED RIGHT TURN ONLY SIGN (MUTCD R3-5R)
26. PROPOSED ELECTRICAL SWITCH CABINET R2
27. PROPOSED 8' RED BENCH



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURES SPECIFICATIONS.
2. FINISH IS ELECTROPLATED IN CHROMATE.
3. COLOR TO BE STANDARD BLACK.

BIKE RACK
N.T.S.

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

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
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303.770.8884
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PLAZA STREET PARTNERS
SITE PLAN DOCUMENTS
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
R1	03/13/24	REVISION #1 - BENCH & FLAG	SMB
R2	05/14/2025	REVISION #2 - FLAG & CABINET	SMB

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

SITE PLAN

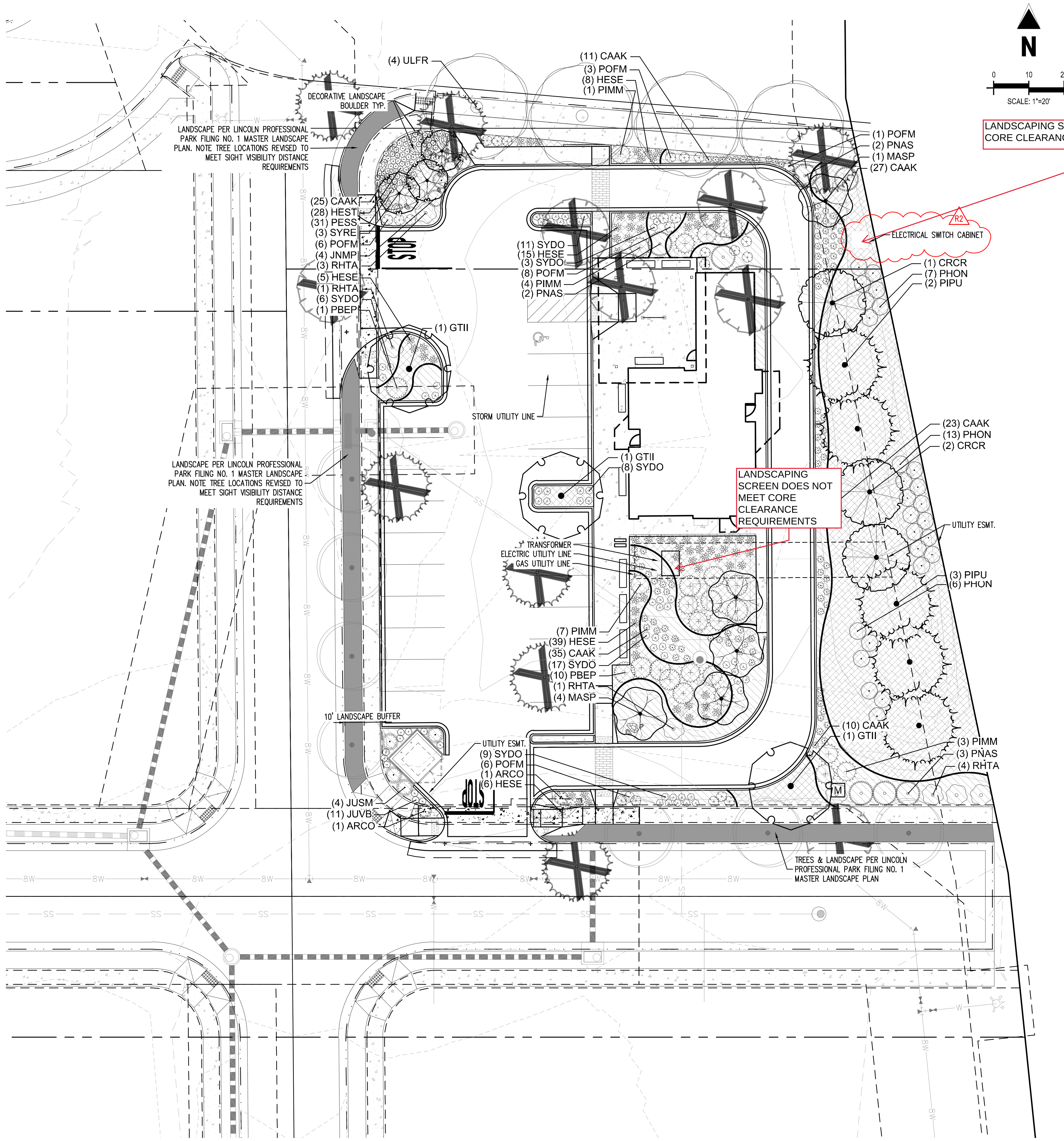
PLAZA STREET PARTNERS

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, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CIVIL CONSTRUCTION DRAWINGS

AUGUST 2024



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	SYMPHORICARPOS 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			

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

LANDSCAPE ARCHITECT INFORMATION

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PLAZA STREET PARNERS
CIVIL CONSTRUCTION DRAWINGS

18900 E. LINCOLN AVE.
PARKER, CO 80134

#	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
4	11/14/2024	EAST BERM GRADING	MJP
5	11/26/2024	SOUTH RAMP / HYD. CONFLICT	MJP
R2	05/14/2025	CABINET / SEED CONFLICT	MJP

Project No:	PSP000001
Drawn By:	JRC
Checked By:	SMB
Date:	08/09/2024

LANDSCAPE PLAN