



PLANNING COMMISSION MEETING

April 28, 2016

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ADDITIONS TO OR DELETIONS FROM THE AGENDA**
5. **APPROVAL OF MINUTES**
April 14, 2016 Minutes
6. **CONSENT AGENDA**
7. **PUBLIC HEARING: SETBACK VARIANCE AT LOT 1B, PARKER AUTO PLAZA FILING 2, THIRD AMENDMENT**
Applicant: Chad Wheeler, Dimension Group Engineering
Location: Generally located north of the northwest corner of the intersection of Lincoln Avenue and Ponderosa Drive
Planner: Patrick Mulready
8. **PLANNING COMMISSION ITEMS**
9. **STAFF ITEMS**
10. **ADJOURNMENT**



PLANNING COMMISSION MINUTES
April 14, 2016

Chair Gary Poole called the meeting to order at 7:03 p.m.

The Chair requested the Pledge of Allegiance be led by a Boy Scout in the audience.

Also, present were Commissioners Duane Hopkins and Brent Bitz. Alternate Robert Moffitt sat for the absent Commissioner Sasha Levy. Alternate Kathleen Thayer was present. Alternate Eliana Burke was absent.

ADDITIONS TO OR DELETIONS FROM THE AGENDA

None

APPROVAL OF MINUTES

Commissioner John Howe moved to approve the March 24, 2016 minutes. Commissioner Duane Hopkins seconded; a vote was taken and passed 3:0:2 with Commissioners Brent Bitz and Robert Moffitt abstaining due to being absent from the March 24, 2016 meeting.

CONSENT AGENDA

**THE ENCLAVE AT CHERRY CREEK FREESTANDING MONUMENT SIGN –
Lot 1 Filing 1 Enclave Property Minor Development**

Applicant: Nicole Vatrano, Schlosser Signs, Permit Technician

Location: 17565 Pine Lane

Planner: Mary Lockwood

All Commissioners moved to approve the Consent Agenda.

**PUBLIC HEARING: OPENED: 7:05 P.M. MAINSTREET AND PINE MARKETPLACE LOT 3,
3rd AMENDMENT – Site Plan**

Applicant: Town of Parker, Colorado

Location: Northwest corner of Mainstreet and Pine Drive

Planner: Ryan McGee

Ryan McGee, Planner, presented the staff report for the Mainstreet and Pine Marketplace Lot 3, 3rd Amendment - Site Plan. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Mainstreet and Pine Marketplace Lot 3, 3rd Amendment - Site Plan as conditioned in staff's report.

Commissioners discussed with staff:

- if the ice ribbon could be used for roller blades in the summer; (*Staff said the ribbon is concrete and is not sure if it is suitable for roller blades. Staff said it will be used as additional open area in the park.*)
- the crowd capacity in the park during concerts; (*Staff deferred to the Anderson Mason Dale architect to reply.*)

APPLICANT PRESENTATION

Dan Williams, representing the Anderson Mason Dale design team and Jim Cleveland, Parks and Recreation Director were introduced.

Mr. Cleveland said during the summer the concrete path is open but it is not yet known how the path could be used.

Mr. Williams said the occupancy for the park is planned for 250 people. He said the finish of the ribbon is decorative and will blend with the surroundings. He then presented the design components such as benches, bike racks and fire pits for the park relative to the surrounding structures.

Commissioners discussed with Mr. Cleveland and Mr. Williams:

- if the splash pad is only operated in the summer and if it is lit; (*Mr. Cleveland said yes it would depend on the weather between May and September. He said each head in the splash pad is lit with programmable LED lights. He also said the ball art is internally lit.*)
- if the cantilever over the band shell is as severe as appears in the drawings; (*Mr. Williams confirmed it is and that it provides a partial enclosure to enhance acoustics.*)
- if the Town will operate the ice ribbon; (*Mr. Cleveland said the plan is for the Town to be the operator but for the first few seasons the Town will contract with Rink Management with the intent of learning the operation.*)

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 7:24 P.M. MAINSTREET AND PINE MARKETPLACE LOT 3, 4th AMENDMENT – Site Plan

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is something that has been worked on for some time. He said he and most of the Town are excited and waiting with baited breath for a year from now that will be a lot of fun. He said Mr. Cleveland will be held to meet the year completion.

Commissioner Duane Hopkins said he supports the design and believes it ties in with the surroundings.

Commissioner Robert Moffitt agreed that it looks good and said it is nice to see the graphical representation.

Commissioner Brent Bitz said he supports approval for the site plan. He said he likes the design, the downtown area stretching eastward and it is a welcome addition to the Town.

Chair Gary Poole concurred and said it is another public asset.

Commissioner Brent Bitz moved that the Planning Commission recommend that the Town Council approve the Mainstreet and Pine Marketplace Lot 3, Amendment 3 Plaza on Main park site plan subject to the four (4) conditions outlined in staff's report. Commissioner John Howe seconded; a vote was taken and passed 5:0.

PUBLIC HEARING: OPENED: 7:260 P.M. DRANSFELDT PLACE SUBDIVISION LOTS 8 AND 10 – Use by Special Review

Applicant: Todd Wright

Location: Generally located on the east side of Dransfeldt Road south of Lincoln Meadows Parkway

Planner: Ryan McGee

Ryan McGee, Planner, presented the staff report for the Dransfeldt Place Subdivision Lots 8 and 10 – Use by Special Review. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the Use by Special Review request, as conditioned in staff's report. Mr. McGee advised that the third condition for approval has been removed from the motion, as it is not appropriate to a Use by Special Review.

Commissioners discussed with staff:

- confirmation that there will be restrictions on overnight parking; (*Staff said some vehicles may be stored overnight for concierge service but it is not the intent for permanent vehicle storage.*)
- if the vehicles are not serviced on-site, they are taken off-site to be serviced; (*Staff said that is correct. Staff said the applicant is proposing an RV dump station area but details need to be worked out.*)
- how many vehicles can be stored on the site; (*Staff deferred to the applicant for a response.*)

Steve Greer, Deputy Community Development Director reminded the Planning Commission that consideration for this proposal is for a use by special review. He advised the answers to the questions are in regard to a site plan review that is currently in progress.

- if the entire Dransfeldt Place Subdivision could be, by ordinance, allowed to have self storage; (*Staff said if the application deadlines for a use by special review and site plan are met, then the entire subdivision can be used as self storage.*)
- if the entire parcel has one owner; (*Staff said yes.*)

Mr. Greer clarified the application for this use by special review is only for Lots 8 and 10. He said the stipulations in the ordinance for self storage use on the remainder of the parcel would need to be met prior to September 7, 2016 or not at all.

APPLICANT PRESENTATION

Scott Wright, 12065 S Majestic Pine Way, Parker, CO 80134 presented:

- a history of the property
- Lot 10 premiere, indoor, large recreational vehicle (RV) vault with 200 spaces
- contract with other Parker companies for service and maintenance as a concierge service
- the service enhances and hides the storage
- the facility is fully enclosed and secure
- the potential for \$1.5M in taxable revenue
- the potential for \$6M in retail sales revenue to the Town
- this development is the last allowed self storage
- the remainder of the parcel is proposed for development of construction company offices; sporting goods company; and retail; no additional self-storage

Commissioners discussed with Mr. Wright:

- what is the national square feet per household average for self storage; (*Mr. Wright said the national average is 8 square feet of self storage per household.*)
- if there will be public road improvements to accommodate the large vehicles; (*Mr. Wright said road improvements have been discussed with the Town and will be further designed during the site plan process.*)

PUBLIC COMMENT OPENED

Chuck Latham, 10226 S Dransfeldt spoke with concerns that additional self storage will decrease property values, limit access for large vehicles and wanted to know why the Town is not sticking to the emergency ordinance.

Chair Gary Poole asked staff to address the public improvement concern.

Mr. McGee said there are plans for public road improvements.

Mr. Greer confirmed there will be turning lanes onto and off Dransfeldt Road and the radius into the property will be widened to accommodate the use.

Chair Gary Poole confirmed with staff that this use is allowed through an emergency exemption ordinance.

Mr. Greer confirmed that to be true.

PUBLIC COMMENT CLOSED

**PUBLIC HEARING: CLOSED: 7:54 P.M. DRANSFELDT PLACE SUBDIVISION
LOTS 8 AND 10 – Use by Special Review**

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said there has been a lot of planning for the site and it does meet the nine criteria for approval. He said the development of the remainder of the parcel as retail and not as mini storage will be an asset.

Commissioner Duane Hopkins said he appreciates the design. He said he has a concern with self storage in Town but it has been well vetted. He said the set-up for the entire parcel utilizing the space is reasonable within the constraints and he believes the request meets the criteria for approval.

Commissioner Rob Moffitt said he likes the unique feature of having large RV storage as part of the facility as opposed to just a generic self storage.

Commissioner Brent Bitz agreed. He said he liked the value added services and liked the concierge service which he hasn't heard about from other storage facilities and which bring additional dollars to the Town. He said the design is unique and he appreciates the work that went into it.

Chair Gary Poole agreed and appreciated the focus on bringing jobs to Parker and the utilization of the existing service community to support the project.

Commissioner Duane Hopkins moved that the Planning Commission recommend that the Town Council approve the Use by Special Review to allow a mini-storage warehouse and indoor recreational vehicle storage on Dransfeldt Place Subdivision Lots 8 and 10 (respectively) subject to the two (2) conditions outlined in staff's report. Commissioner John Howe seconded; a vote was taken and passed 5:0.

PUBLIC HEARING: OPENED: 7:57 P.M. ORDINANCE NO. 301109 - An Ordinance to Amend Sections 13.04.100 and 13.04.120 of the Parker Municipal Code Concerning Assembly Uses

Applicant: Town of Parker

Planner: Ryan McGee

Ryan McGee, Planner, presented the staff report for the ordinance to amend the Land Development Ordinance concerning assembly uses. Mr. McGee concluded with the determinations in staff's report and recommended the Planning Commission recommend Town Council approve the ordinance concerning assembly uses.

Commissioners had no questions for staff.

APPLICANT PRESENTATION

Town staff presentation only

PUBLIC COMMENT OPENED

None

PUBLIC COMMENT CLOSED

PUBLIC HEARING: CLOSED: 8:02 P.M. ORDINANCE NO. 3.01.109 - An Ordinance to Amend Sections 13.04.100 and 13.04.120 of the Parker Municipal Code Concerning Assembly Uses

PLANNING COMMISSION DISCUSSION

Commissioner John Howe said this is a straight-forward request that cleans-up the code and is needed.

Commissioner Brent Bitz said he doesn't see a down-side and that it is a plan clean-up.

Commissioner Duane Hopkins said he supports the request.

Commissioner Robert Moffitt said he is always about the highest and best use of land.

Chair Gary Poole concurred.

Commissioner John Howe moved that the Planning Commission recommend Town Council approve the Ordinance No. 3.01.109 to amend Sections 13.04.100 and 13.04.120 of the Parker Municipal Code concerning assembly uses. Commissioner Robert Moffitt seconded; a vote was taken and passed 5:0.

PLANNING COMMISSION ITEMS

None

STAFF ITEMS

Mr. Greer advised the Planning Commission to mark their calendars for a public open house on June 23, 2016 in Council Chambers for a presentation on an amendment to the Sign Code. He said the amendment is required to bring the Town's Sign Code into compliance with federal law.

Commissioner John Howe asked if the meeting will be advertised to the public. Mr. Greer confirmed it would.

Chair Gary Poole asked if all communities' sign codes would need to be amended. Mr. Greer confirmed they would.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m.

Rosemary Sietsema
Recording Secretary

Gary Poole
Chair



**Community Development Department Memorandum
Development Review Division**

To: Town of Parker Planning Commission

From: Patrick Mulready, Senior Planner *PM*
Steve Greer, Deputy Community Development Director *SG*

Through: John Fussa, Community Development Director

Date: April 28, 2016

Regarding: Public Hearing:
Lot 1B, Parker Auto Plaza Filing 2, Third Amendment Variance
[Case No. Z16-011]

**Section I.
Subject & Proposal:**

Location: North of the northwest corner of Lincoln Avenue and Ponderosa Drive

Applicant: Chad Wheeler, The Dimension Group

Proposal: The applicant requests relief from the zoning requirement within the Parker Auto Plaza Planned Development that all buildings comply with a 25-foot rear-lot setback.

**Section II.
Background:**

History: The Parker Auto Plaza Planned Development was established by Ordinance in 2002. The final plat for Parker Auto Plaza Filing 2 was approved and recorded in 2005. It has since been amended three times. The most recent amendment split the subject property off as a separate lot from the parcel currently under construction at the northwest corner of Lincoln Avenue and Ponderosa Drive.

Site Data: The subject property is 1.94 acres. It is accessed entirely from Ponderosa Drive to the east. The street frontage for the lot is 620 linear feet. The lot is not particularly deep nor is the westerly boundary a regular shape. Lot 1B is 111 feet in width at its widest point.

Land Use Summary Data:

Total Area: 1.94 acres

Zoning: PD – Planned Development, Parker Auto Plaza

Existing Use: Currently vacant and undeveloped. The site is improved with access to utilities.

**Surrounding Zoning
& Land Use:**

North: PD – Planned Development, Parker Auto Plaza. Constructed as Global Village Academy Charter School
East: PD – Planned Development, Parker Auto Plaza. Constructed as a CarMax automobile dealership
South: PD – Planned Development, Parker Auto Plaza. Under construction as a multi-tenant automobile services building
West: PD – Planned Development, Parker Auto Plaza. Constructed as a regional detention pond serving all of Parker Auto Plaza Filing 2

Section III.

Analysis:

Variance Request:

Section 13.04.260 of the Town’s Land Development Ordinance allows for consideration of variance requests. Variances can be considered “in order to relieve any peculiar and exceptional practical difficulties or exceptional and undue hardship by reason of exceptional narrowness, shallowness or shape of a specific piece of property or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property if such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the Title.”

The property owner is seeking approval of a site plan on the subject parcel to locate two multi-tenant automotive services buildings on this lot. The narrowness of the lot would make meeting a 24-foot width for a drive aisle in front of both buildings impossible without a variance from the required 25-foot rear-yard setback. The minimum width for a drive aisle is 24 feet. This is deemed an acceptable width by Fire/Life Safety for the site to have adequate internal circulation for emergency vehicles.

It should also be noted that this parcel is not immediately adjacent to Cherry Creek. Between this parcel's western boundary and Cherry Creek is a 9.97 acre regional detention pond. It was designed and constructed to serve as the regional detention facility for the portions of Parker Auto Plaza west of Twenty Mile Road. This detention pond serves as a buffer between the subject parcel and the flood plain and trail within Cherry Creek. The detention pond is 103-feet wide at its narrowest point.

Staff finds that the unusual dimensions of this lot for commercial use purposes when viewed in connection with the adjacent detention pond provide adequate grounds for consideration of a variance. The applicant has met the 24-foot drive aisle access requirement by pushing the buildings back to meet a 10 foot setback. This design places the two buildings more than 110 feet from the boundary with the Cherry Creek open space.

**Section IV.
Referral Agency Comments:**

Below are the condensed versions of referral responses received from affected agencies:

Town of Parker Engineering Dept.:
No comment

Parker Water & Sanitation District:
No comment

Town of Parker Fire/Life Safety:
No comment

Town of Parker Police Department:
No comment

**Section V.
Recommendation:**

Staff recommends that the Planning Commission recommend that Town Council approve the variance request for Lot 1B, Parker Auto Plaza Filing 2, Third Amendment to allow for a reduction in the rear yard setback requirement of 15 feet subject to the following condition:

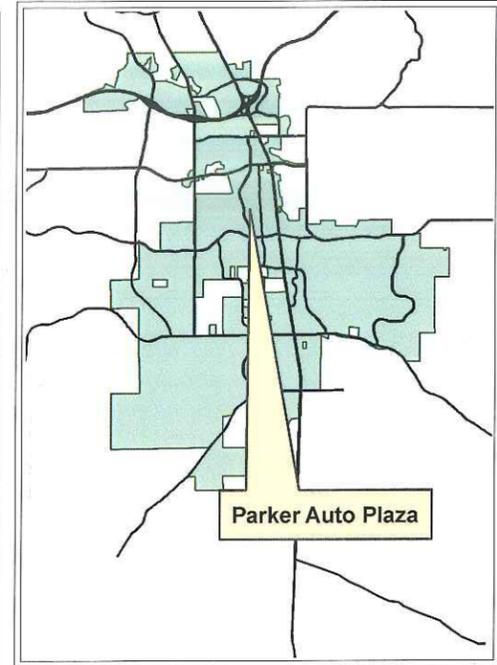
1. The 10-foot setback also represents an existing utility easement. No portion of either building can extend into this easement.

**Section VI.
Attachments:**

1. Vicinity Map
2. Site Plan Exhibit

Section VII.
Proposed Motion(s):

“I move the Planning Commission recommend Town Council approve the variance request for Lot 1B, Parker Auto Plaza Filing 2, Third Amendment subject to the one condition in staff’s report.”



PARKER
COLORADO

Parker Auto Plaza
Automotive Services Site Plan at Lot 1B, Filing 2
Variance Request

- Legend**
- Town Boundary
 - Site
 - Roads

Narrative:
Applicant seeks to annex a 94 acre parcel located at the northeast corner of Mainstreet and Chambers Road, and zone this it PD - Planned Development.

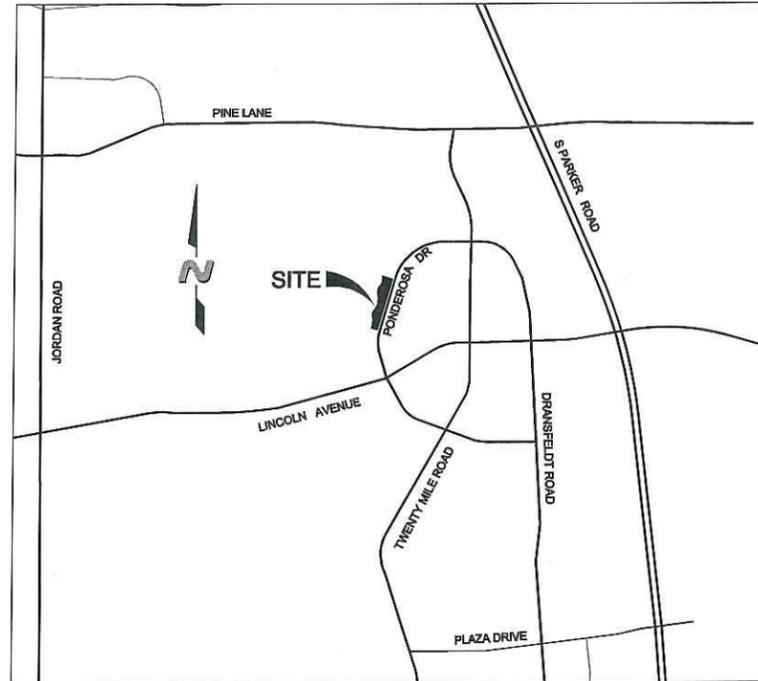
Planner: Patrick Mulready
Hearing Schedules:

Planning Commission:
April 28, 2016

Town Council:
May 2, 2016

SITE PLAN - PARKER AUTOMOTIVE PH. II

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
 1" = 1000'

SITE DEVELOPMENT DATA:

SITE ACREAGE:	1.943 AC. (84,625 SF)	
EXISTING ZONING:	PD - PLANNED DEVELOPMENT DISTRICT	
DEVELOPMENT SCHEDULE:	FALL 2015	
PROPOSED LAND USE:	AUTOMOTIVE SERVICES	
SITE ADDRESS:	18193 E. LINCOLN AVENUE	
STATE PARCEL NUMBER:	2233-161-01-003	
	<u>AREA</u>	<u>COVERAGE</u>
PROPOSED BUILDING 'A':	8,302.5 S.F.	9.8 %
PROPOSED BUILDING 'B':	4,100 S.F.	4.8 %
PROPOSED PAVEMENT:	49,599.1 S.F.	58.6 %
PROPOSED LANDSCAPE:	20,002.9 S.F.	23.3 %
PROPOSED SIDEWALK:	2,621.5 S.F.	3.1 %
	<u>REQUIRED</u>	<u>PROPOSED</u>
SETBACKS:		
FRONT:	25 FT.	25 FT.
SIDE:	25 FT.	25 FT.
REAR:	25 FT.	0 FT.
TOTAL PARKING REQUIRED:	52 SPACES	69 SPACES
(1 SPACE / 450 GSF + 3 / BAY) (((8,302.5+4,100)/450)+3*8)		
TOTAL ACCESSIBLE PARKING:	3 SPACES	3 SPACES
TOTAL BICYCLE PARKING:	2 SPACES	2 SPACES
ALLOWED BUILDING HEIGHT:	35' - 0" MAX.	35' - 0"

LEGAL DESCRIPTION:

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 3 3RD AMENDMENT
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET INDEX:

- 1 COVER SHEET
- 2 SITE PLAN
- 3 SITE DETAILS
- 4 GRADING & UTILITY PLAN
- 5 LANDSCAPE PLAN
- 6 LANDSCAPE DETAILS
- 7 PHOTOMETRIC PLAN
- 8 BUILDING ELEVATIONS A
- 9 BUILDING ELEVATIONS B
- 10 COLOR BUILDING ELEVATIONS A
- 11 COLOR BUILDING ELEVATIONS B

COVER SHEET
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 1 OF 11



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

5600 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.536.3180 www.DimensionGrp.com

OWNER:
 LINCOLN PARKER AUTO LLC
 1416 CACTUS ROAD CIRCLE
 CASTLE ROCK, COLORADO 80104
 CONTACT: BILL PFISTER
 PHONE: (303) 478-9526

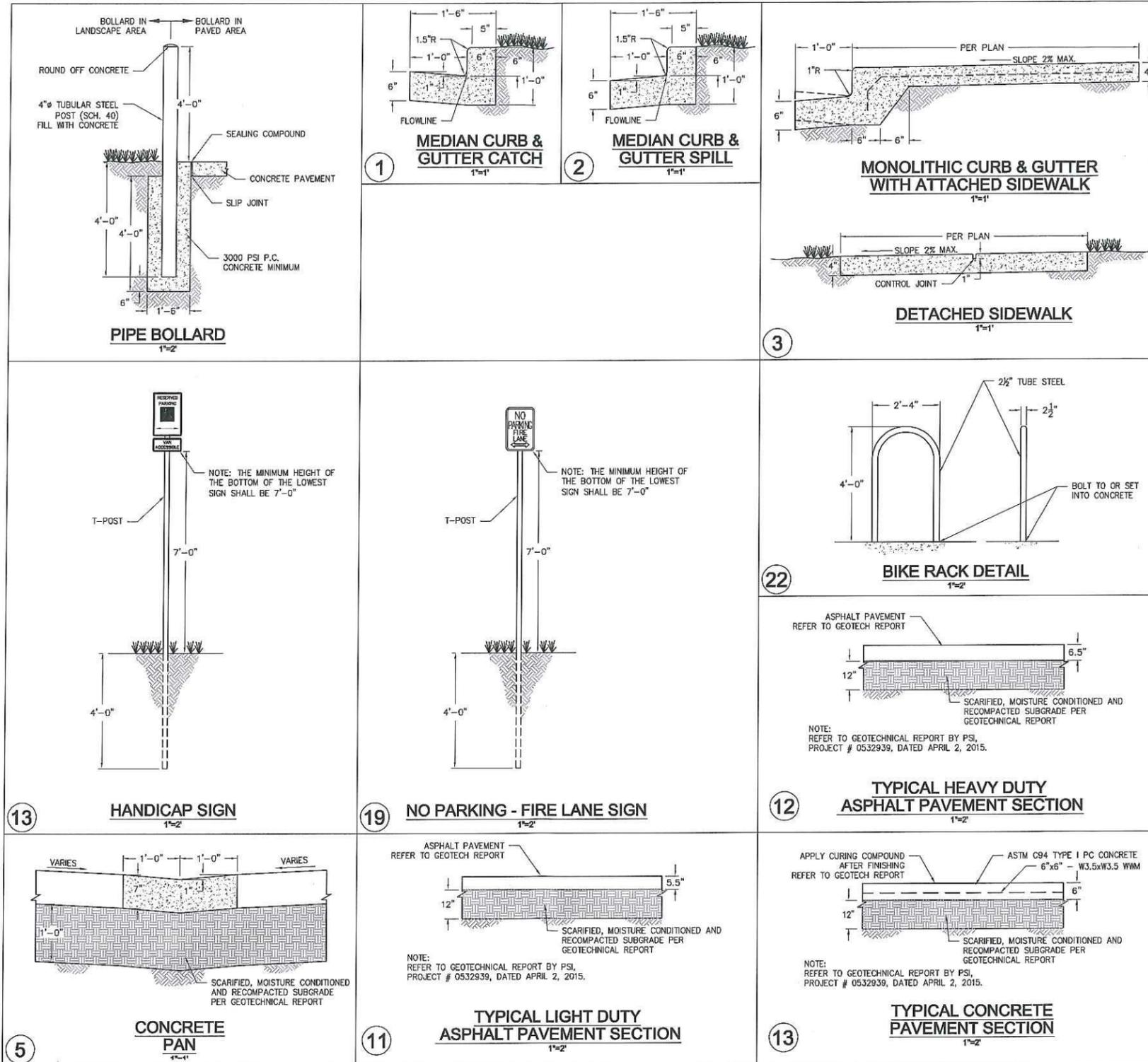
ARCHITECT:
 THE DIMENSION GROUP
 5600 S. QUEBEC ST, SUITE 310B
 GREENWOOD VILLAGE, CO 80111
 CONTACT: TANNER KINDE
 PHONE: (720) 536-3180

CIVIL ENGINEER:
 THE DIMENSION GROUP
 5600 S. QUEBEC ST, SUITE 310B
 GREENWOOD VILLAGE, CO 80111
 CONTACT: CHAD A. WHEELER, PE
 PHONE: (720) 536-3180

LANDSCAPE ARCHITECT:
 MEEKS DESIGN GROUP
 1100 CENTENNIAL BLVD, SUITE 270
 RICHARDSON, TX 75081
 CONTACT: HERB MEEKS
 PHONE: (972) 690-7474

SITE PLAN - PARKER AUTOMOTIVE PH. II

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

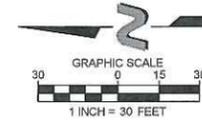


SITE DETAILS
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 3 OF 11

SITE PLAN - PARKER AUTOMOTIVE PH. II

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

NOTES:
 1. SHADED AND/OR DASHED LINEWORK, OTHER THAN EASEMENTS,
 INDICATES EXISTING IMPROVEMENTS.



---	EXISTING	---	---
---	PROPERTY LINE	---	---
---	SITE PROPERTY LINE	---	---
---	R.O.W. LINE	---	---
---	SITE R.O.W. LINE	---	---
---	RIGHT TRIANGLE	---	---
---	SECTION LINE	---	---
---	SECTION CORNER	---	---
---	BENCHMARK	---	---
---	ELECTRICAL CONDUIT	---	---
---	IC	---	---
---	CAS	---	---
---	UGT	---	---
---	FO	---	---
---	CTV	---	---
---	F	---	---
---	WATER FIRING	---	---
---	FIRE HYDRANT	---	---
---	W	---	---
---	W	---	---
---	W	---	---
---	W	---	---
---	IR	---	---
---	IR	---	---
---	UGE	---	---
---	UNDERGROUND ELECTRIC	---	---
---	LIGHTPOLE	---	---
---	SANITARY CLEANOUT	---	---
---	SANITARY MANHOLE	---	---
---	SANITARY SERVICE	---	---
---	STORM INLET	---	---
---	STORM MANHOLE	---	---
---	STORM PIPE	---	---
---	BUILDING OUTLINE	---	---
---	BACK OF CURB	---	---
---	CONCRETE HATCH	---	---
---	EDGE OF PAVEMENT / PARK	---	---
---	FLOORLINE	---	---
---	SIDEWALK	---	---
---	SIDEWALK HATCH	---	---
---	PAVEMENT MARKING	---	---
---	TRAFFIC SIGN	---	---
---	BOLLARD	---	---
---	LIGHT POLE	---	---
---	RETAINING WALL	---	---
---	MONUMENT SIGN	---	---
---	CONTIGUOUS TREE	---	---
---	DISCONTIGUOUS TREE	---	---

GRADING AND UTILITY PLAN
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 4 OF 11



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
 5800 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.536.3180 www.DimensionGrp.com

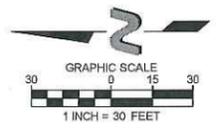
SITE PLAN - PARKER AUTOMOTIVE PH. II

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



LEGEND

- DECIDUOUS TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- ORNAMENTAL GRASS
- LANDSCAPE EDGE
- ROCK MULCH
- BUFFALO GRASS



SITE DESIGN CRITERIA

TOTAL SITE AREA: 84,625.35 S.F. (1.94 ACRES)

LANDSCAPE AREA:

- REQUIRED: MINIMUM 15% OF DEVELOPED AREA SHALL BE ALLOCATED FOR LANDSCAPING
84,625.35 X 15% = 12,693.75 S.F.
- PROVIDED: 19,365.5 S.F. (23%)
- REQUIRED: PROVIDE (1) TREE AND (5) SHRUBS PER 1,500 S.F. OF LOT AREA NOT COVERED BY A BUILDING OR REQUIRED PARKING (25% - 50% EVERGREEN TREES REQ.)
20,093.48 S.F. / 1,500 = 13.4 TREES
13.4 X 5 = 67 SHRUBS
- PROVIDED: (48) TREES (36% EVERGREEN)
(463) SHRUBS

STREETSCAPE:

- REQUIRED: (1) TREE PER 40 L.F. OF STREET FRONTAGE
PONDEROSA DR. 800.92 L.F. / 40 = 20.02 TREES
- PROVIDED: PONDEROSA DR: (20) TREES + (281) SHRUBS

PARKING LOT PERIMETER:

- REQUIRED: 10' WIDE BUFFER ADJACENT TO A PUBLIC ROADWAY
8' WIDE BUFFER ADJACENT TO SITE WITH SIMILAR USE
- PROVIDED: 10' WIDE BUFFER ADJACENT TO A PUBLIC ROADWAY
8' WIDE BUFFER ADJACENT TO COMMERCIAL DEVELOPMENT

PARKING LOT INTERIOR:

- REQUIRED: MINIMUM 10% OF AREA COVERED BY THE PARKING LOT SHALL BE ALLOCATED TO LANDSCAPE ISLANDS
11,178 S.F. X 10% = 1,117 S.F.
- PROVIDED: 1,433 S.F. (13%)
- REQUIRED: (1) TREE AND (5) SHRUBS PER EACH INCREMENTAL 165 S.F. PARKING LOT ISLAND FOR EACH INCREMENTAL 15 S.F., AN ADDITIONAL (1) SHRUB SHALL BE PLANTED
- PROVIDED: (1) TREE AND (5) SHRUBS PER EACH INCREMENTAL 165 S.F. PARKING LOT ISLAND FOR EACH INCREMENTAL 15 S.F., AN ADDITIONAL (1) SHRUB IS PLANTED

SITE PERIMETER:

- REQUIRED: (1) TREE AND (5) SHRUBS PER 40 L.F. OF EDGE (40% - 60% EVERGREEN TREES REQUIRED)
WEST EDGE: 812.25 L.F. / 40 = 20 TREES AND 100 SHRUBS
- PROVIDED: WEST EDGE: (20) TREES AND (122) SHRUBS

TREE MITIGATION

- REQUIRED: PROVIDE MITIGATION FOR THREE PLAINS COTTONWOOD (*Populus sargentii*)
TREE 1 = 30" @ \$3,284; TREE 2 = 26" @ \$3,348; TOTAL = \$6,632
TREE 3 WILL BE SAVED
- PROVIDED: 110 EVERGREEN SHRUBS @ \$39 = \$4,290; 161 DECIDUOUS SHRUBS @ \$27 = \$4,347
TOTAL = \$8,637

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
SHADE TREES					
BO	<i>Quercus macrocarpa</i>	Bur Oak	4	2.5' Cal. min.	B&B, single stem, full head
EO	<i>Quercus robur</i>	English Oak	13	2.5' Cal. min.	B&B, single stem, full head
IL	<i>Glidiala trifloranthos</i> <i>Inermis 'impolite'</i>	Imperial Locust	12	2.5' Cal. min.	B&B, single stem, full head
KC	<i>Gymnodactylis dioicus</i>	Kentucky Coffee-tree	4	2.5' Cal. min.	B&B, single stem, full head
TOTAL SHADE TREES: 33					
ORNAMENTAL TREES					
UP	<i>Pyrus ussuriensis</i>	Ussurian Pear	1	1.5' Cal. min.	B&B, single stem, full head
TOTAL ORNAMENTAL TREES: 1					
EVERGREEN TREES					
AP	<i>Pinus nigra</i>	Austrian Pine	4	6-8' ht. min.	B&B, full & bushy
LP	<i>Pinus flexilis</i>	Lumber Pine	4	6-8' ht. min.	B&B, full & bushy
PP	<i>Pinus edulis</i>	Pinon Pine	4	6-8' ht. min.	B&B, full & bushy
TOTAL EVERGREEN TREES: 12					
DECIDUOUS SHRUBS					
MV	<i>Viburnum lentana</i> <i>'Mollican'</i>	Mollican Viburnum	9	5 gal.	Container
BM	<i>Caryocarpus x dandoniensis</i> <i>'Blue Mist'</i>	Blue Mist Spiraea	4	5 gal.	Container
PB	<i>Prunus besseyi</i> <i>'Pawnee Buttes'</i>	Pawnee Buttes Sandcherry	97	5 gal.	Container
TOTAL DECIDUOUS SHRUBS: 148					
EVERGREEN SHRUBS					
MP	<i>Pinus mugo</i>	Mugo Pine	100	5 gal.	Container
BH	<i>Juniperus horizontalis</i> <i>'Bar Harbor'</i>	Bar Harbor Juniper	62	5 gal.	Container
HJ	<i>Juniperus chinensis</i> <i>'Holbert'</i>	Holbert Juniper	0	5 gal.	Container
TOTAL EVERGREEN SHRUBS: 162					
GRASSES AND PERENNIALS					
FG	<i>Festuca ovina</i> <i>'Hardy Fountain'</i>	Hardy Fountain Grass	127	5 gal.	Container
LB	<i>Schizachyrium scoparium</i>	Little Bluestem	28	5 gal.	Container
SS	<i>Buchloe dactyloides</i>	Buffalo Grass	11,885 SF	-	Sod
RM		ROCK MULCH	5,695 SF	-	-

PLAN NOTES

1. ALL SHRUBS, TREES AND BUFFALO GRASS TURF SHALL BE IRRIGATED WITH A UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. THE CONTROLLER SHALL BE MULTI-STATION, FULLY PROGRAMMABLE CLOCK WITH AN AUTOMATIC RAIN SENSOR SHUT OFF AND VARIABLE START TIMES. TURF TO BE WATERED WITH SPRAY HEADS AND PLANTS IN BEDS TO BE WATERED WITH LOW-GALLONAGE EMITTERS.
 2. TURF SHALL BE WATERED WITH ROTOR & SPRAY HEADS; SHRUBS & ORNAMENTAL GRASSES WILL BE WATERED WITH LOW-GALLONAGE EMITTERS.
 3. AN IRRIGATION PLAN SHALL BE SUBMITTED AT THE TIME OF BUILDING PERMIT APPLICATION AND APPROVED WITHIN (90) DAYS SUBSEQUENT TO BUILDING PERMIT ISSUANCE OR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, WHICHEVER COMES FIRST.
- TOPSOIL AND SOIL PREPARATION**
4. PRIOR TO SITE GRADING, THE TOP 4" OF 6" OF EXISTING GRADE WILL BE STOCKPILED FOR REUSE AS TOPSOIL. AMENDMENTS TO THIS MATERIAL SHALL BE BASED ON THE RESULTS OF THE PENDING SOILS ANALYSIS.
 5. AT MINIMUM, LANDSCAPE AREAS SHALL RECEIVE 4 C.Y. OF COMPOSTED ORGANIC AMENDMENT PER 1,000 SF OF TOPSOIL. THE AMENDMENT SHALL BE THOROUGHLY MIXED WITH THE STOCKPILED EXISTING SOIL AND PLACED FOR THE TOP 6" OF SUBGRADE IN ALL LANDSCAPED AREAS AND TILLED A MIN. OF 6" INTO THE EXISTING SUBSOIL.
 6. SITE GRADING DESIGN HAS BEEN COMPLETED BY THE CIVIL. REFER TO GRADING / ENGINEERING DRAWINGS FOR PERTINENT INFORMATION. LANDSCAPE CONTRACTOR SHALL FINE GRADE LANDSCAPE AREAS +/- 1" AND ENSURE POSITIVE DRAINAGE (2% MIN.) AWAY FROM ALL BUILDINGS, FOUNDATIONS AND STRUCTURES.
- MULCH & COBBLE**
7. PLANTING BEDS AS INDICATED ON THE DRAWINGS SHALL BE MULCHED WITH 1-1/2" DIAMETER, 4" DEPTH CRUSHED GRANITE, "DENVER GRANITE" OR APPROVED EQUAL. ORNAMENTAL GRASSES & PERENNIALS SHALL BE MULCHED WITH 4" DEPTH "CASCADE" MULCH OR APPROVED EQUAL. SUBMIT MULCH SAMPLES FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
 8. COBBLE SHALL BE 4 - 6" NATURAL TAN-BROWN-GRAY COLOR RIVER COBBLE OVER GEO-TEXTILE FABRIC-SEE ENG. DETAIL. SUBMIT FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- MISCELLANEOUS**
9. UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED & FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH.
 10. SOIL TO BE BUFFALO GRASS.
- MAINTENANCE**
11. SITE MAINTENANCE FOR THE INTERNAL SITE AREA SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE OWNERS MAINTENANCE RESPONSIBILITIES SHALL INCLUDE:
 - LANDSCAPE MAINTENANCE
 - TRASH REMOVAL
 - SNOW REMOVAL IN THE PRIVATE DRIVES, PARKING LOT AND SIDEWALKS
 - MAINTENANCE OF ASPHALT AND CONCRETE PAVEMENTS

*** NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITH OUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS FOR CHANGES DUE TO MORE WATER INTENSIVE LANDSCAPING. PARKER MUNICIPAL CODE SECTION 13.06.030(c)(5)g

Tree	Action	Species	Diameter (Inches)	Condition (Percent)	Appraised Value
1	Remove	Plains Cottonwood	30	35	\$5,264
2	Remove	Plains Cottonwood	24	35	\$3,348
3	Preserve	Plains Cottonwood	34	20	\$3,506



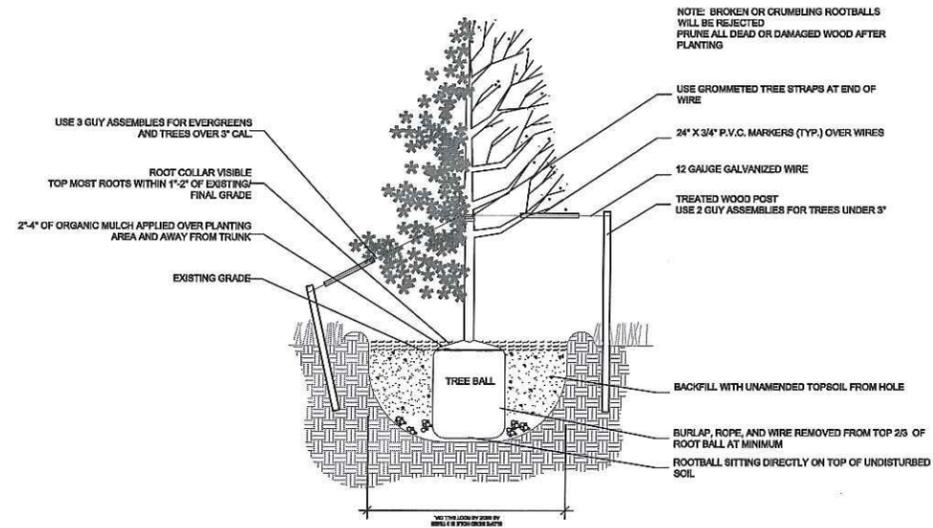
LANDSCAPE PLAN
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 5 OF 11



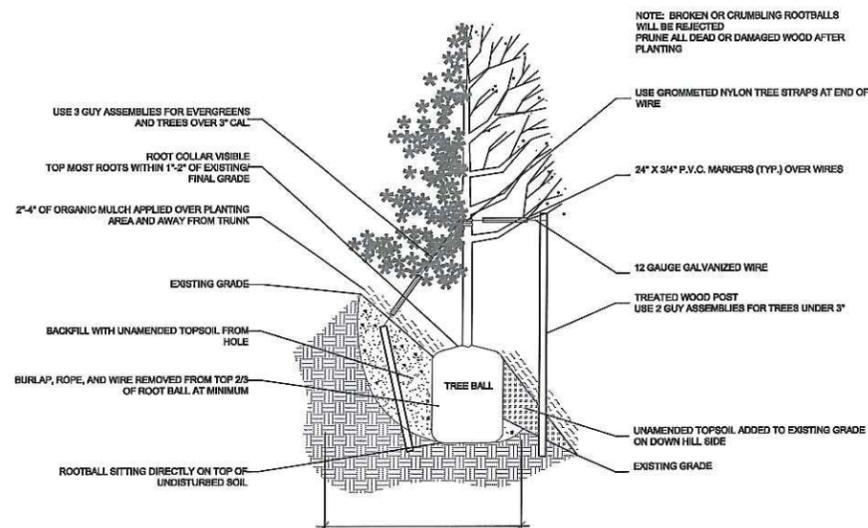
6600 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.536.3180 www.DimensionGrp.com

SITE PLAN - PARKER AUTOMOTIVE PH. II

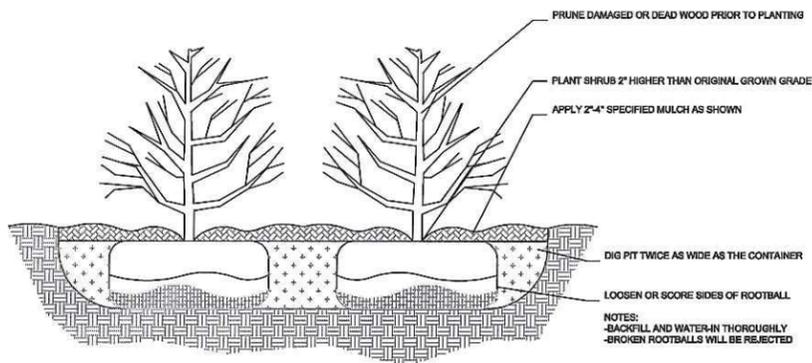
LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



TOWN OF PARKER TREE PLANTING DETAIL N.T.S.



TOWN OF PARKER TREE PLANTING DETAIL - SLOPES N.T.S.



TOWN OF PARKER PLANTING DETAIL - SHRUBS N.T.S.

- NOTES:
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
 - TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
 - WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
 - FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED "TURF" AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
 - STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS, IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
 - TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
 - RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.

mbg
 landscape architects
 Midea Design Group
 1100 central blvd. #270
 schuette, co 79001
 ph: (970) 686-2414
 fx: (970) 686-7878

LANDSCAPE DETAILS
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 6 OF 11

THE DIMENSION GROUP

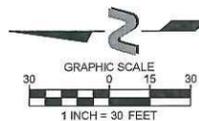
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

5600 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.536.3180 www.DimensionGrp.com

SITE PLAN - PARKER AUTOMOTIVE PH. II

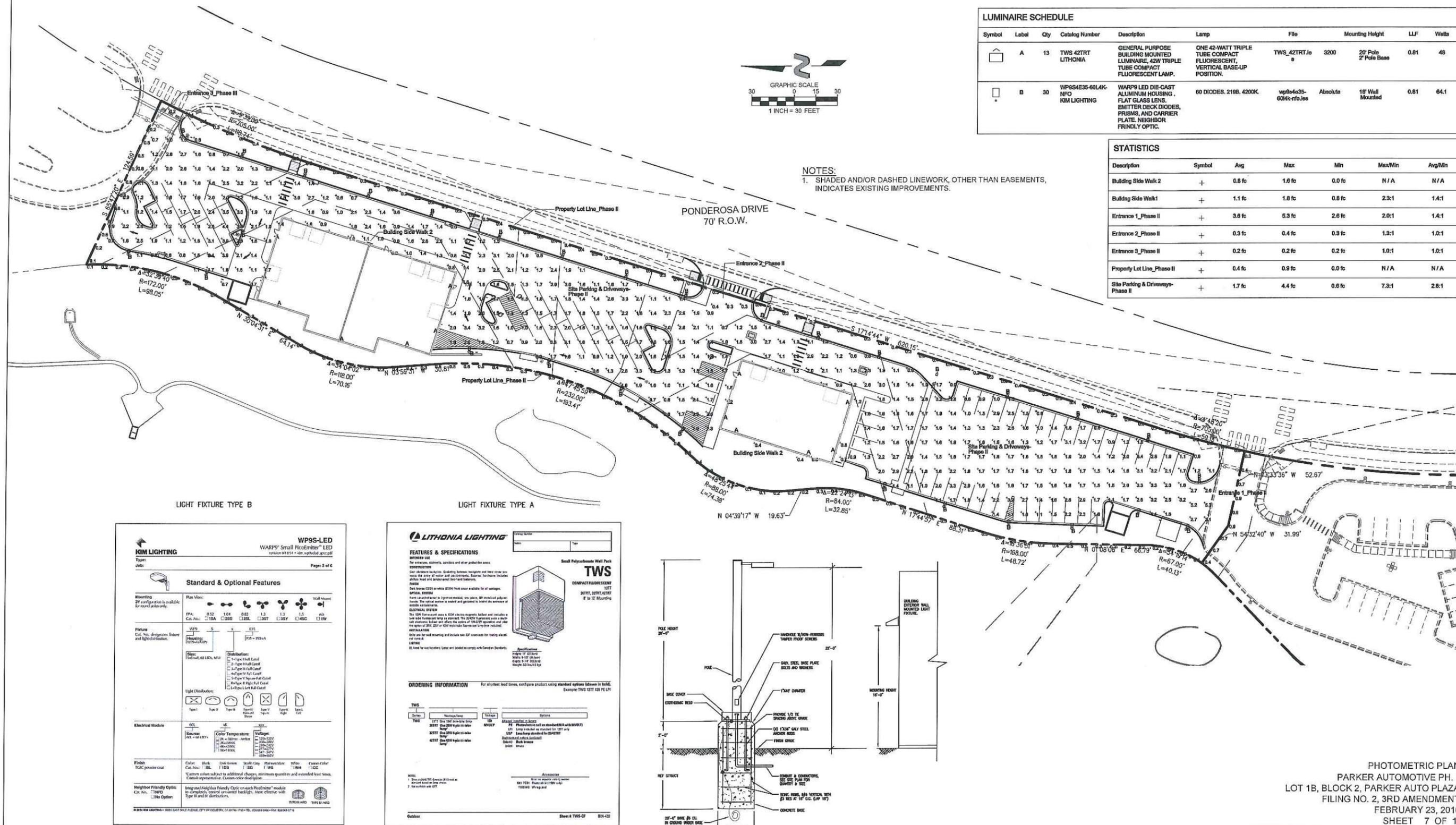
LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Mounting Height	LLF	Watts
	A	13	TWS 42TRT LITHONIA	GENERAL PURPOSE BUILDING MOUNTED LUMINAIRE, 42W TRIPLE TUBE COMPACT FLUORESCENT LAMP.	ONE 42-WATT TRIPLE TUBE COMPACT FLUORESCENT, VERTICAL BASE-UP POSITION.	TWS_42TRT.le	3200 20' Pole 2" Pole Base	0.81	48
	B	30	WP9S4E35-60L4K-NFO KIM LIGHTING	WAP9S LED DIE-CAST ALUMINUM HOUSING, FLAT GLASS LENS, EMITTER DECK DIODES, PRISMS, AND CARRIER PLATE, NEIGHBOR FRIENDLY OPTIC.	60 DIODES, 2198, 4200K	wp9s4e35-60l4k-nfo.le	Absolute 18' Wall Mounted	0.81	64.1



NOTES:
 1. SHADED AND/OR DASHED LINEWORK, OTHER THAN EASEMENTS, INDICATES EXISTING IMPROVEMENTS.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Building Side Walk 2	+	0.8 fc	1.6 fc	0.0 fc	N/A	N/A
Building Side Walk 1	+	1.1 fc	1.8 fc	0.6 fc	2.3:1	1.4:1
Entrance 1_Phase II	+	3.6 fc	5.3 fc	2.6 fc	2.0:1	1.4:1
Entrance 2_Phase II	+	0.3 fc	0.4 fc	0.3 fc	1.3:1	1.0:1
Entrance 3_Phase II	+	0.2 fc	0.2 fc	0.2 fc	1.0:1	1.0:1
Property Lot Line_Phase II	+	0.4 fc	0.9 fc	0.0 fc	N/A	N/A
Site Parking & Driveways-Phase II	+	1.7 fc	4.4 fc	0.6 fc	7.3:1	2.8:1



LIGHT FIXTURE TYPE B

LIGHT FIXTURE TYPE A

WP9S-LED
 WAP9S Small Picoemitter LED
 version 01/15/14 • kim.sp@led.com

KIM LIGHTING
 WAP9S
 WAP9S-LED

Standard & Optional Features

Mounting: 27 configurations available for most pole sizes.

Fixture: Cat. No. designates fixture and light distribution.

Electrical Module: Color, Back, Dark, White, 1000, 1500, 2000, 2500, 3000, 3500, 4000, 4500, 5000, 5500, 6000, 6500, 7000, 7500, 8000, 8500, 9000, 9500, 10000.

Light Distribution: Type 1, Type 2, Type 3, Type 4, Type 5, Type 6, Type 7, Type 8, Type 9, Type 10, Type 11, Type 12, Type 13, Type 14, Type 15, Type 16, Type 17, Type 18, Type 19, Type 20, Type 21, Type 22, Type 23, Type 24, Type 25, Type 26, Type 27, Type 28, Type 29, Type 30, Type 31, Type 32, Type 33, Type 34, Type 35, Type 36, Type 37, Type 38, Type 39, Type 40, Type 41, Type 42, Type 43, Type 44, Type 45, Type 46, Type 47, Type 48, Type 49, Type 50, Type 51, Type 52, Type 53, Type 54, Type 55, Type 56, Type 57, Type 58, Type 59, Type 60, Type 61, Type 62, Type 63, Type 64, Type 65, Type 66, Type 67, Type 68, Type 69, Type 70, Type 71, Type 72, Type 73, Type 74, Type 75, Type 76, Type 77, Type 78, Type 79, Type 80, Type 81, Type 82, Type 83, Type 84, Type 85, Type 86, Type 87, Type 88, Type 89, Type 90, Type 91, Type 92, Type 93, Type 94, Type 95, Type 96, Type 97, Type 98, Type 99, Type 100.

LITHONIA LIGHTING

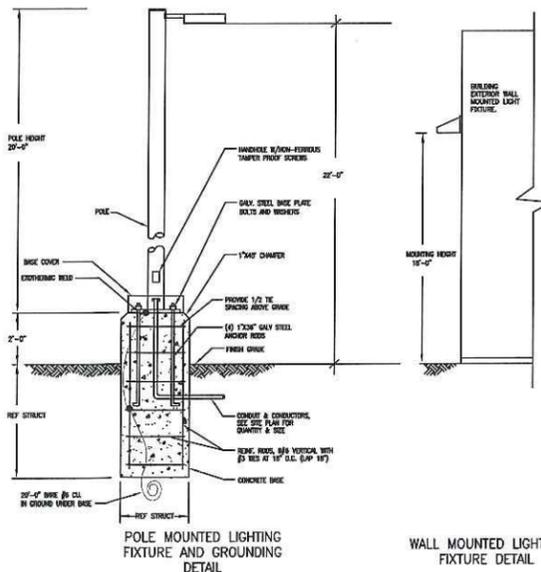
TWS
 COMPACT FLUORESCENT
 13T
 20TRT, 22TRT, 42TRT
 8" to 12" Mounting

FEATURES & SPECIFICATIONS

ORDERING INFORMATION

For shortest lead times, configure product using standard options below in table. Example: TWS 13T 130 PE 1P

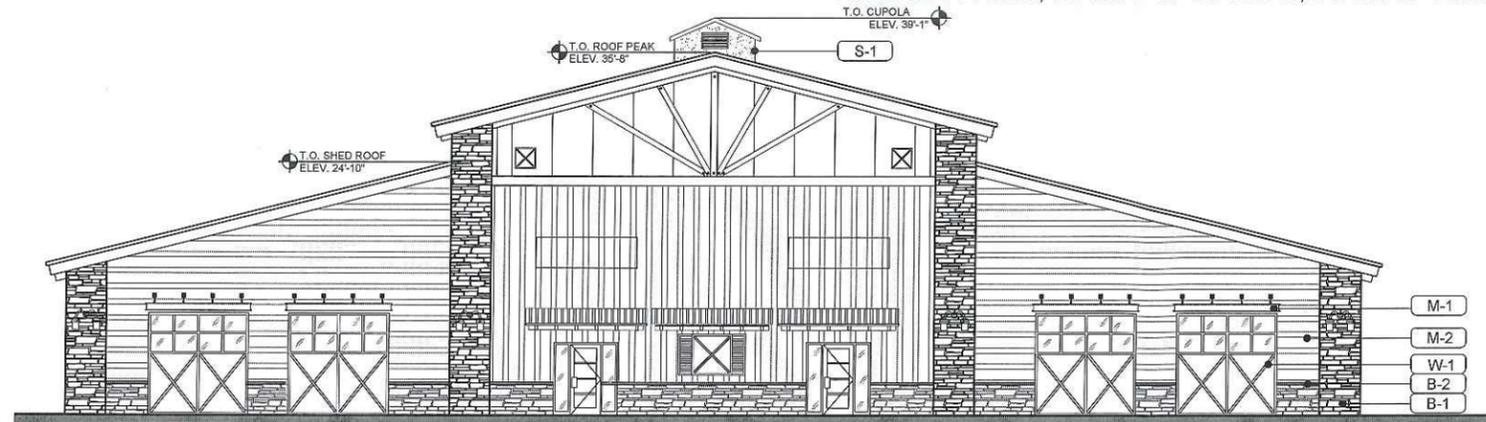
Series	Mounting	Options
TWS	13T, 20TRT, 22TRT, 42TRT	1P, 2P, 3P, 4P, 5P, 6P, 7P, 8P, 9P, 10P, 11P, 12P, 13P, 14P, 15P, 16P, 17P, 18P, 19P, 20P, 21P, 22P, 23P, 24P, 25P, 26P, 27P, 28P, 29P, 30P, 31P, 32P, 33P, 34P, 35P, 36P, 37P, 38P, 39P, 40P, 41P, 42P, 43P, 44P, 45P, 46P, 47P, 48P, 49P, 50P, 51P, 52P, 53P, 54P, 55P, 56P, 57P, 58P, 59P, 60P, 61P, 62P, 63P, 64P, 65P, 66P, 67P, 68P, 69P, 70P, 71P, 72P, 73P, 74P, 75P, 76P, 77P, 78P, 79P, 80P, 81P, 82P, 83P, 84P, 85P, 86P, 87P, 88P, 89P, 90P, 91P, 92P, 93P, 94P, 95P, 96P, 97P, 98P, 99P, 100P



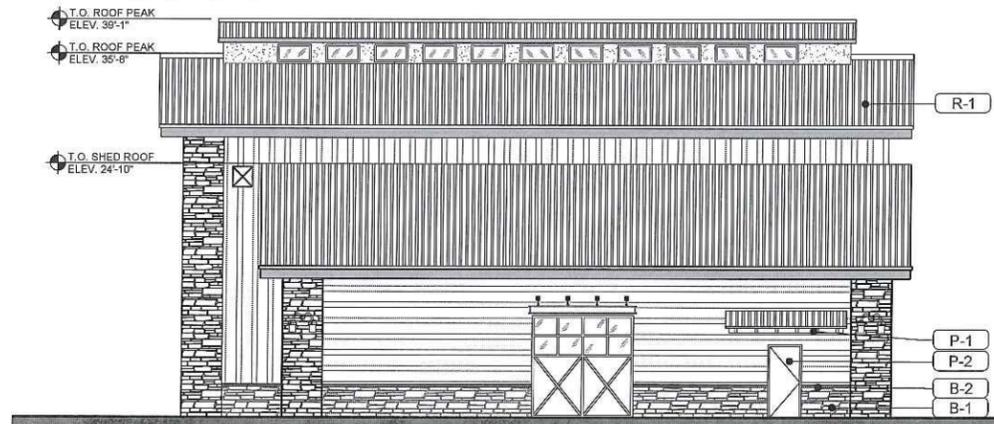
PHOTOMETRIC PLAN
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 7 OF 11

SITE PLAN - PARKER AUTOMOTIVE PH. II

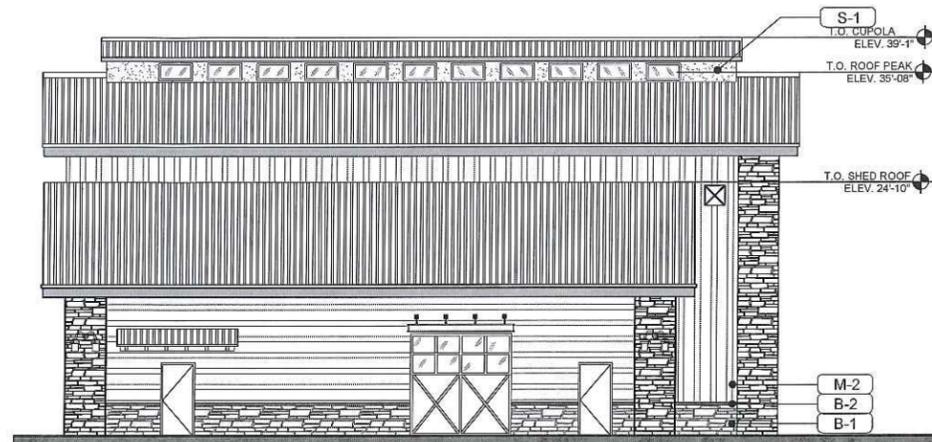
LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



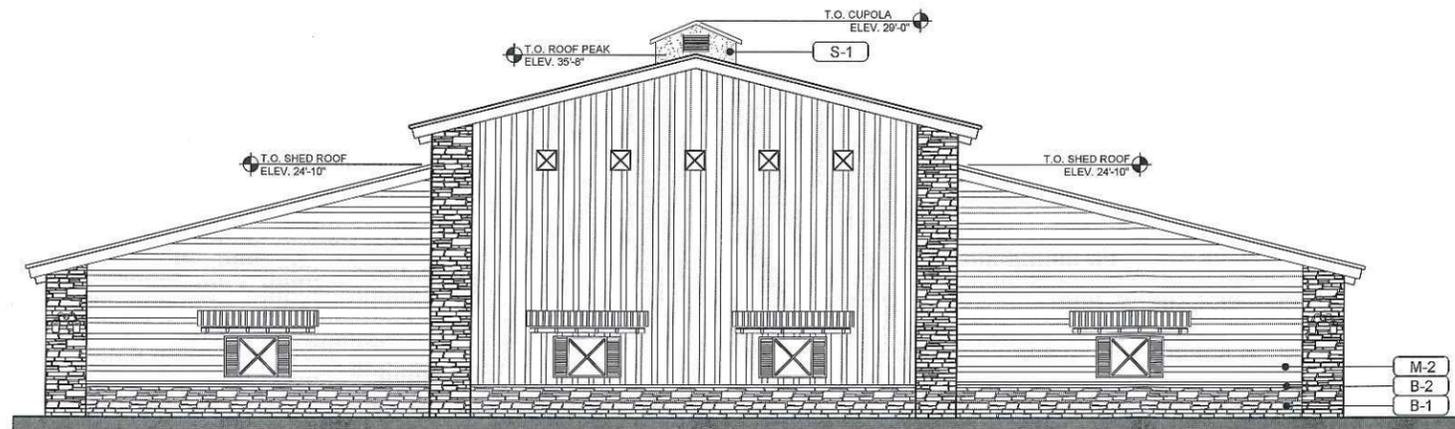
01 FRONT (EAST) ELEVATION
 1/8" = 1'-0"



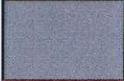
02 LEFT SIDE (SOUTH) ELEVATION
 1/8" = 1'-0"



03 RIGHT SIDE (NORTH) ELEVATION
 1/8" = 1'-0"



04 REAR (WEST) ELEVATION
 1/8" = 1'-0"

EXTERIOR MATERIALS		
	B-1	SUNSET STONE - 70% CARMEL LEDGE, 30% CHEYENNE FIELD
	B-2	SILL STONE - TBD
	P-1	PAINT - SHERWIN WILLIAMS CRAFTSMAN BROWN2835
	P-2	TRIM PAINT - SHERWIN WILLIAMS RUGGED BROWN 6062
	M-1	METAL - TBD
	M-2	METAL PANEL CLADDING SYSTEM - TBD
	R-1	METAL STANDING SEAM ROOF - TBD
	W-1	WOOD - TBD

BUILDING ELEVATIONS A
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 8 OF 11

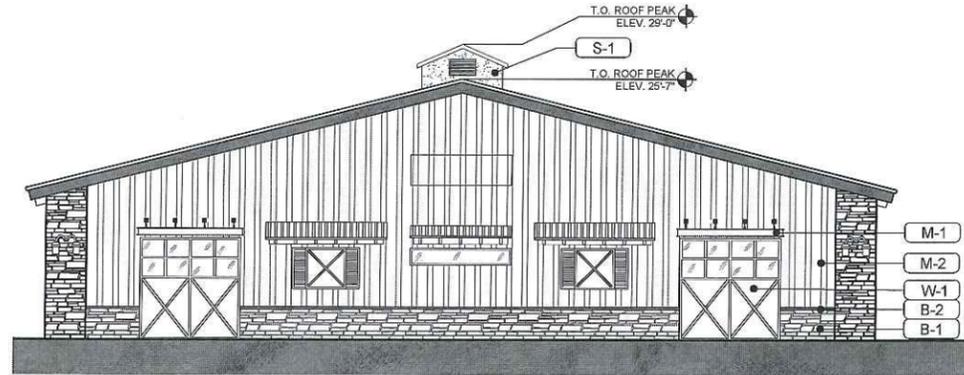


ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

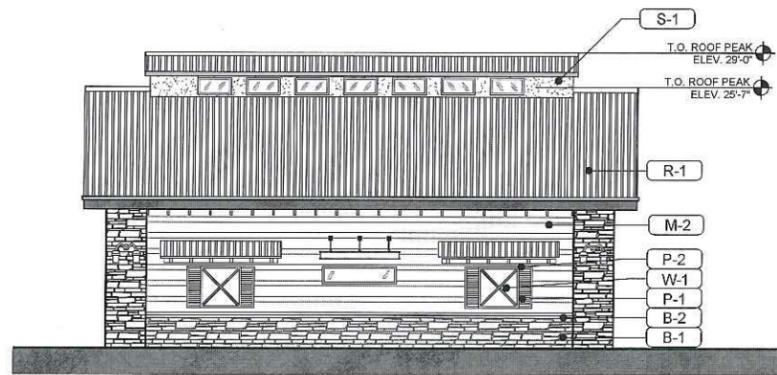
5600 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.636.3180 www.DimensionGrp.com

SITE PLAN - PARKER AUTOMOTIVE PH. II

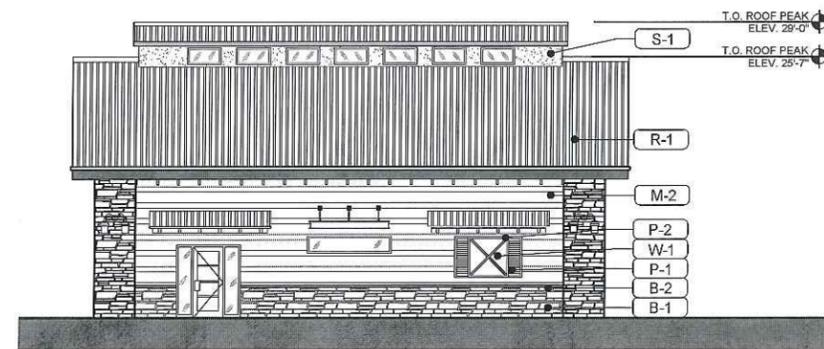
LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



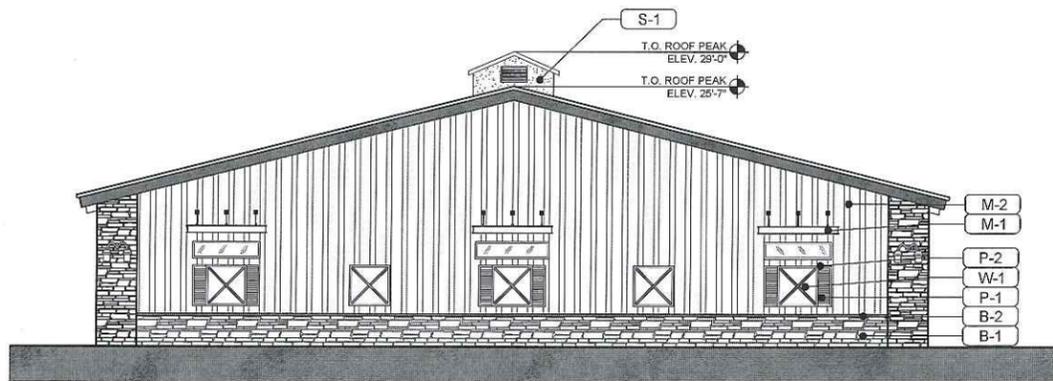
01 FRONT (EAST) ELEVATION
 1/8" = 1'-0"



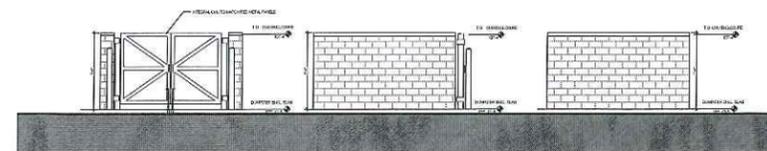
02 LEFT SIDE (SOUTH) ELEVATION
 1/8" = 1'-0"



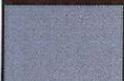
03 RIGHT SIDE (NORTH) ELEVATION
 1/8" = 1'-0"



04 REAR (WEST) ELEVATION
 1/8" = 1'-0"



05 TRASH ENCLOSURE ELEVATIONS
 1/8" = 1'-0"

EXTERIOR MATERIALS		
	B-1	SUNSET STONE - 70% CARMEL LEDGE, 30% CHEYENNE FIELD
	B-2	SILL STONE - TBD
	P-1	PAINT - SHERWIN WILLIAMS CRAFTSMAN BROWN2835
	P-2	TRIM PAINT - SHERWIN WILLIAMS RUGGED BROWN 6062
	M-1	METAL - TBD
	M-2	METAL PANEL CLADDING SYSTEM - TBD
	R-1	METAL STANDING SEAM ROOF - TBD
	W-1	WOOD - TBD

BUILDING ELEVATIONS B
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 9 OF 11

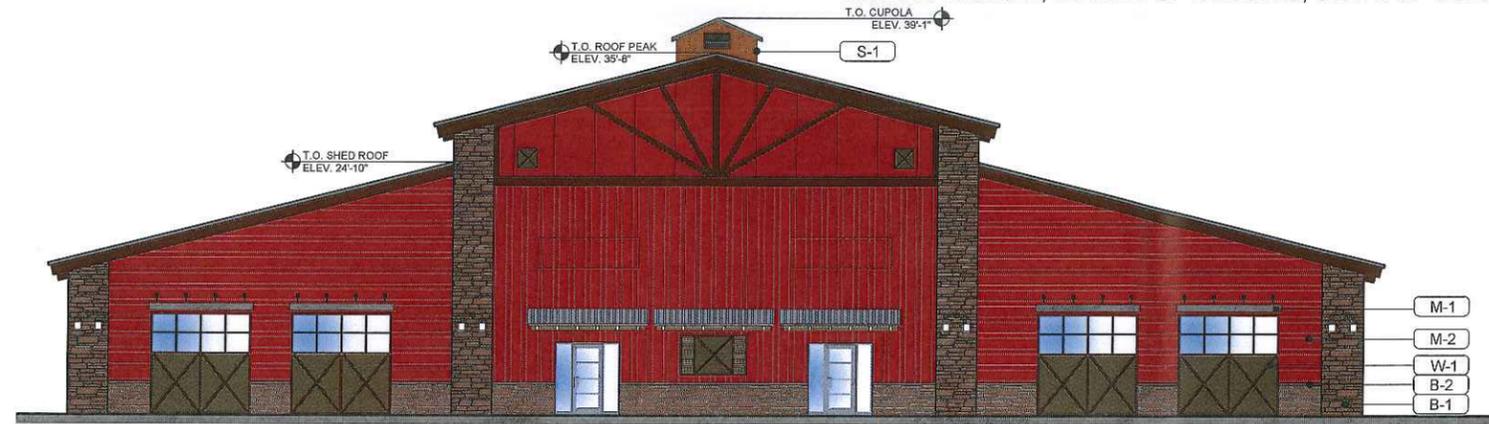


ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

6600 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.536.3180 www.DimensionGrp.com

SITE PLAN - PARKER AUTOMOTIVE PH. II

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



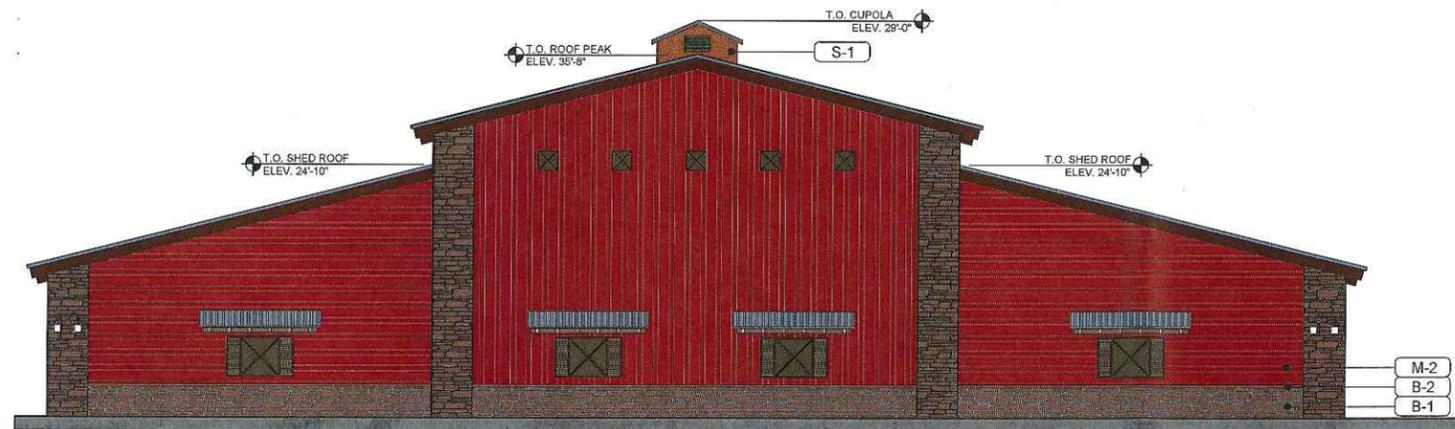
01 FRONT (EAST) ELEVATION
 1/8" = 1'-0"



02 LEFT SIDE (SOUTH) ELEVATION
 1/8" = 1'-0"



03 RIGHT SIDE (NORTH) ELEVATION
 1/8" = 1'-0"



04 REAR (WEST) ELEVATION
 1/8" = 1'-0"

EXTERIOR MATERIALS		
	B-1	SUNSET STONE - 70% CARMEL LEDGE, 30% CHEYENNE FIELD
	B-2	SILL STONE - TBD
	P-1	PAINT - SHERWIN WILLIAMS CRAFTSMAN BROWN2835
	P-2	TRIM PAINT - SHERWIN WILLIAMS RUGGED BROWN 6062
	M-1	METAL - TBD
	M-2	METAL PANEL CLADDING SYSTEM - TBD
	R-1	METAL STANDING SEAM ROOF - TBD
	W-1	WOOD - TBD

COLOR BUILDING ELEVATIONS A
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 10 OF 11

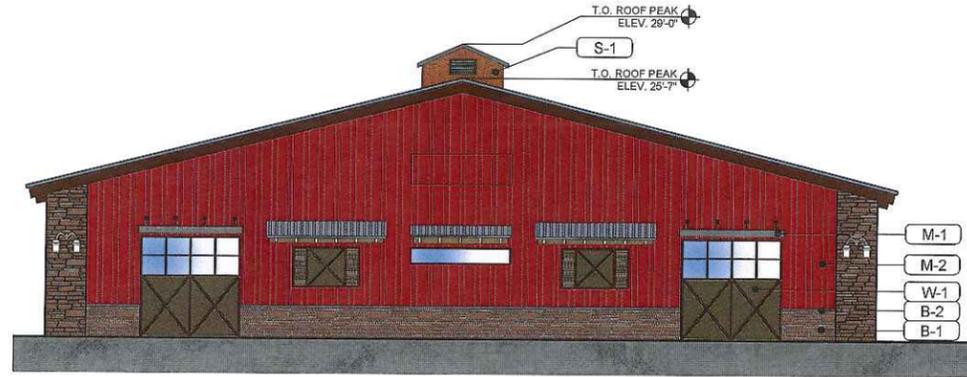


ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

5600 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.536.3180 www.DimensionGrp.com

SITE PLAN - PARKER AUTOMOTIVE PH. II

LOT 1B, BLOCK 2, PARKER AUTO PLAZA FILING NO. 2, 3 RD AMENDMENT
 LOCATED IN A PORTION OF THE SOUTHEAST QUARTER OF SECTION 9,
 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6th P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



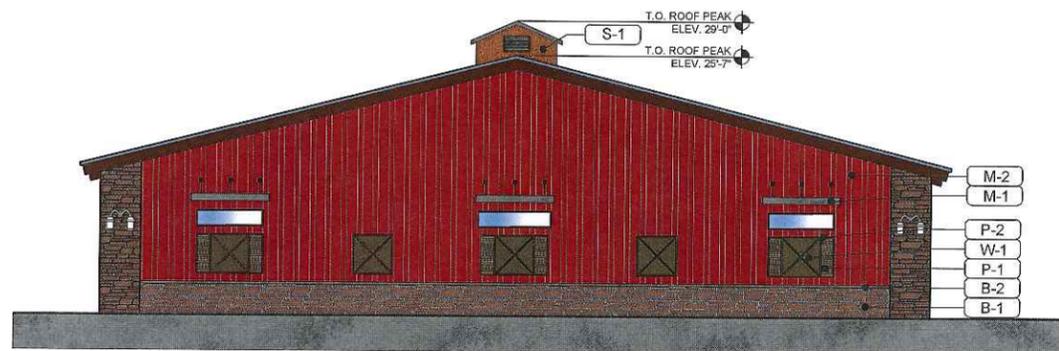
01 FRONT (EAST) ELEVATION
 1/8" = 1'-0"



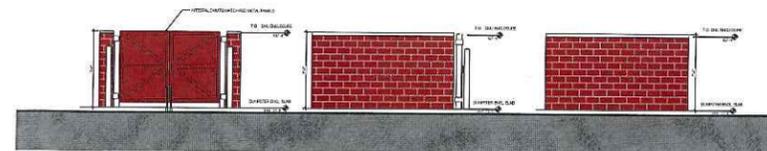
02 LEFT SIDE (SOUTH) ELEVATION
 1/8" = 1'-0"



03 RIGHT SIDE (NORTH) ELEVATION
 1/8" = 1'-0"



04 REAR (WEST) ELEVATION
 1/8" = 1'-0"



05 TRASH ENCLOSURE ELEVATIONS
 1/8" = 1'-0"

EXTERIOR MATERIALS		
	B-1	SUNSET STONE - 70% CARMEL LEDGE, 30% CHEYENNE FIELD
	B-2	SILL STONE - TBD
	P-1	PAINT - SHERWIN WILLIAMS CRAFTSMAN BROWN2835
	P-2	TRIM PAINT - SHERWIN WILLIAMS RUGGED BROWN 6062
	M-1	METAL - TBD
	M-2	METAL PANEL CLADDING SYSTEM - TBD
	R-1	METAL STANDING SEAM ROOF - TBD
	W-1	WOOD - TBD

COLOR BUILDING ELEVATIONS B
 PARKER AUTOMOTIVE PH. II
 LOT 1B, BLOCK 2, PARKER AUTO PLAZA
 FILING NO. 2, 3RD AMENDMENT
 FEBRUARY 23, 2016
 SHEET 11 OF 11



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
 5000 S. Quebec Street, Suite 310B, Greenwood Village, Colorado 80111
 TEL: 720.536.3180 www.DimensionGrp.com