

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT

PLANNING AREA #1

4.32 ACRES

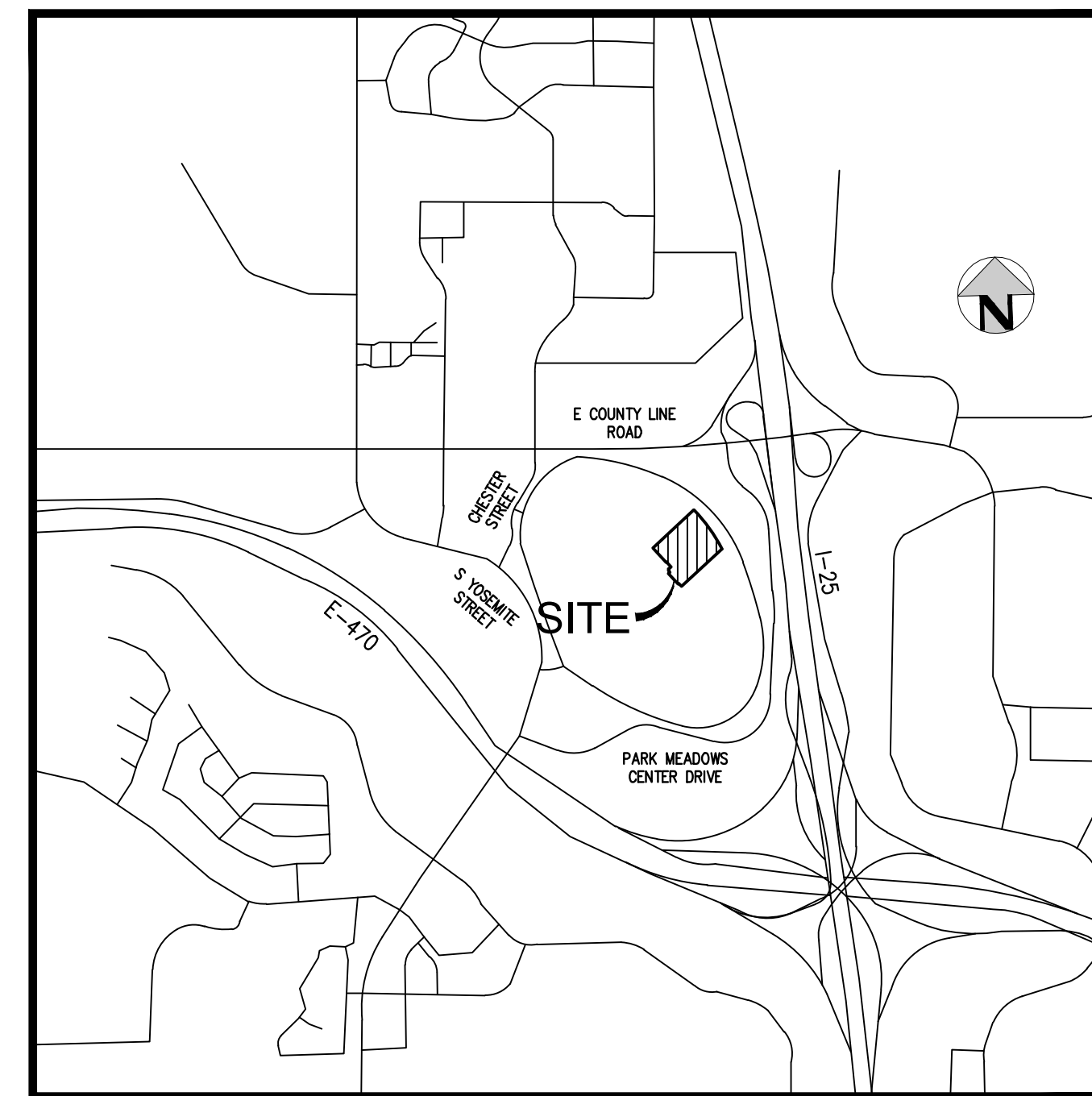
SIP #SP24-001

SUPPLEMENTAL SIP PLANS

8517 PARK MEADOWS CENTER DRIVE

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

OWNER:
 PARK MEADOWS MALL, LLC /
 PARK MEADOWS ANCHOR
 ACQUISITION, LLC
 8401 PARK MEADOWS CENTER DRIVE
 LONE TREE, CO 80124



VICINITY MAP
 SCALE: 1" = 1000'

SHEET INDEX	
1	COVER SHEET
2	MOBILITY PLAN - LEVEL 1 & 2
3	PROPOSED AMENDMENT PLAN
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6	EXISTING TRUCK TURNING MOVEMENTS
7	PHASE 1A TRUCK TURNING MOVEMENTS
8	PHASE 1A TRUCK TURNING MOVEMENTS
9	PHASE 1A TRUCK TURNING MOVEMENTS
10	PHASE 1B TRUCK TURNING MOVEMENTS
11	C470 TRAIL BIKE ROUTE
12	EXISTING PROPERTY BOUNDARY
13	PROPOSED PROPERTY BOUNDARY

LEGAL DESCRIPTION:

LOT 4-C-1, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO.

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTHWEST LINE OF LOT 4-B, PARK MEADOWS TOWN CENTER FILING NO. 1-A, 6TH AMENDMENT RECORDED AT RECEPTION NO. 2002087418 AS BEARINGS NORTH 47°09'19" EAST, SAID LINE BEING MONUMENTED AT THE NORTHEAST END BY A NAIL & TAG STAMPED "FARNSWORTH PLS 28668", AND AT THE SOUTHWEST END BY A NAIL & TAG STAMPED "FARNSWORTH PLS 38098".

BENCHMARK:

BENCHMARK IS DOUGLAS COUNTY CONTROL POINT 2113021 STAMPED "2.113021 DC GIS" WITH A PUBLISHED ELEVATION OF 5914.49 FT (NAVD88).

NOTES:

- APPROVAL OF THIS SITE IMPROVEMENT PLAN, CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED, THE ANNEXATION AND DEVELOPMENT AGREEMENT DATED APRIL 11, 2006, AS AMENDED, AND, THE LONE TREE MUNICIPAL CODE.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA
 SUPPLEMENTAL SIP SET

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL

PROJECT # 231016

COVER SHEET

SHEET NUMBER

1 of 13

OWNER



Know what's below.
 Call before you dig.

PARK MEADOWS MALL, LLC /
 PARK MEADOWS ANCHOR ACQUISITION, LLC

8401 PARK MEADOWS CENTER DRIVE
 LONE TREE, CO 80124
 POC: PAUL MADDEN
 PAUL.MADDEN@PRETAIL.COM

ARCHITECT



2040 ADDISON ST
 BERKELEY CA, 94704
 WWW.ELSARCH.COM
 P: 510-549-2929
 POC: DAVID MASENTE
 DMASENTE@ELSARCH.COM

LANDSCAPE ARCHITECT



1360 WALNUT ST
 BOULDER, CO 80302
 P: 720-274-0814 - EXT. 3508
 POC: NURAIN RAFFEE
 MRAFFEE@LANDDESIGN.COM

CIVIL ENGINEER



1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

LIGHTING



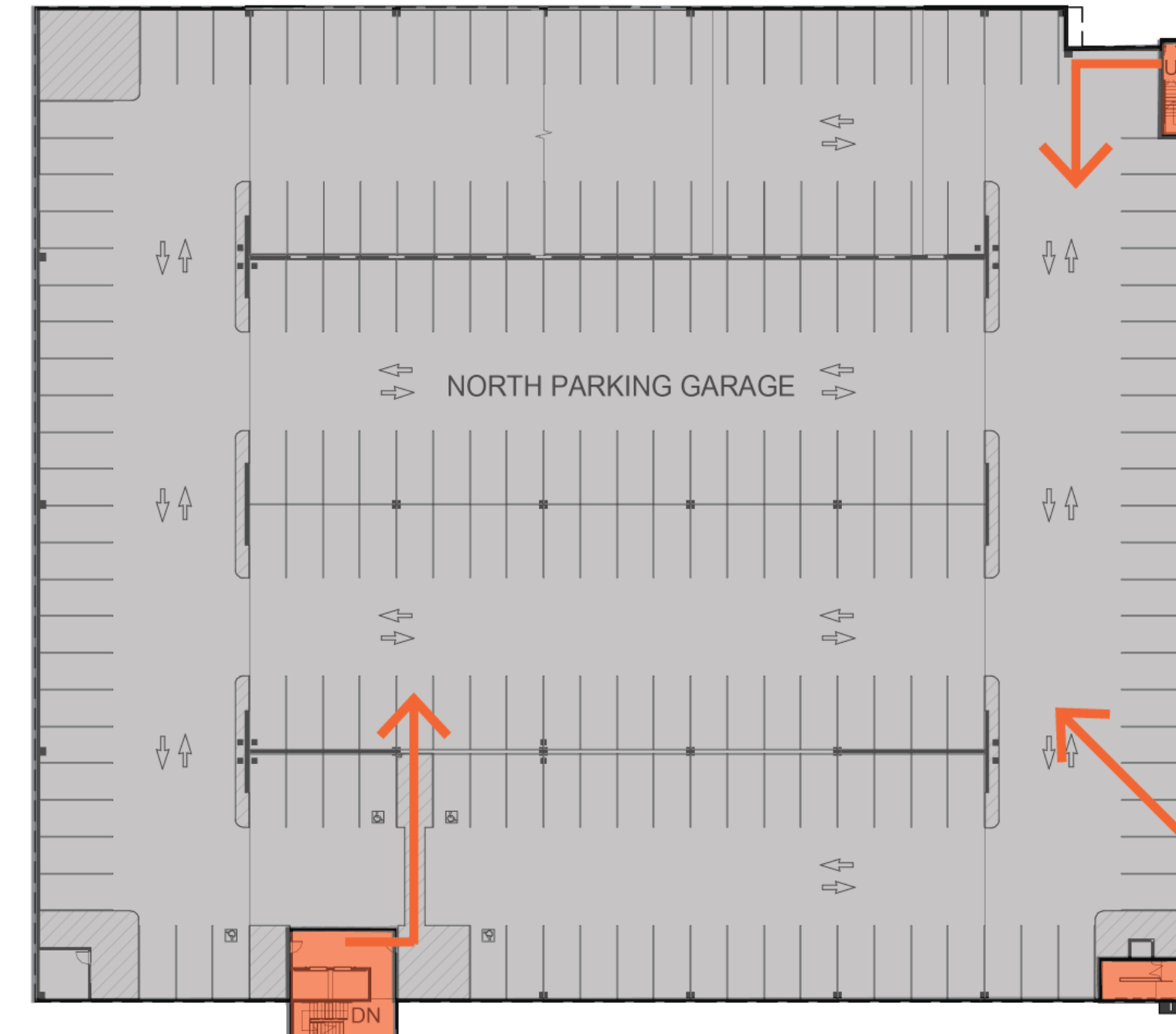
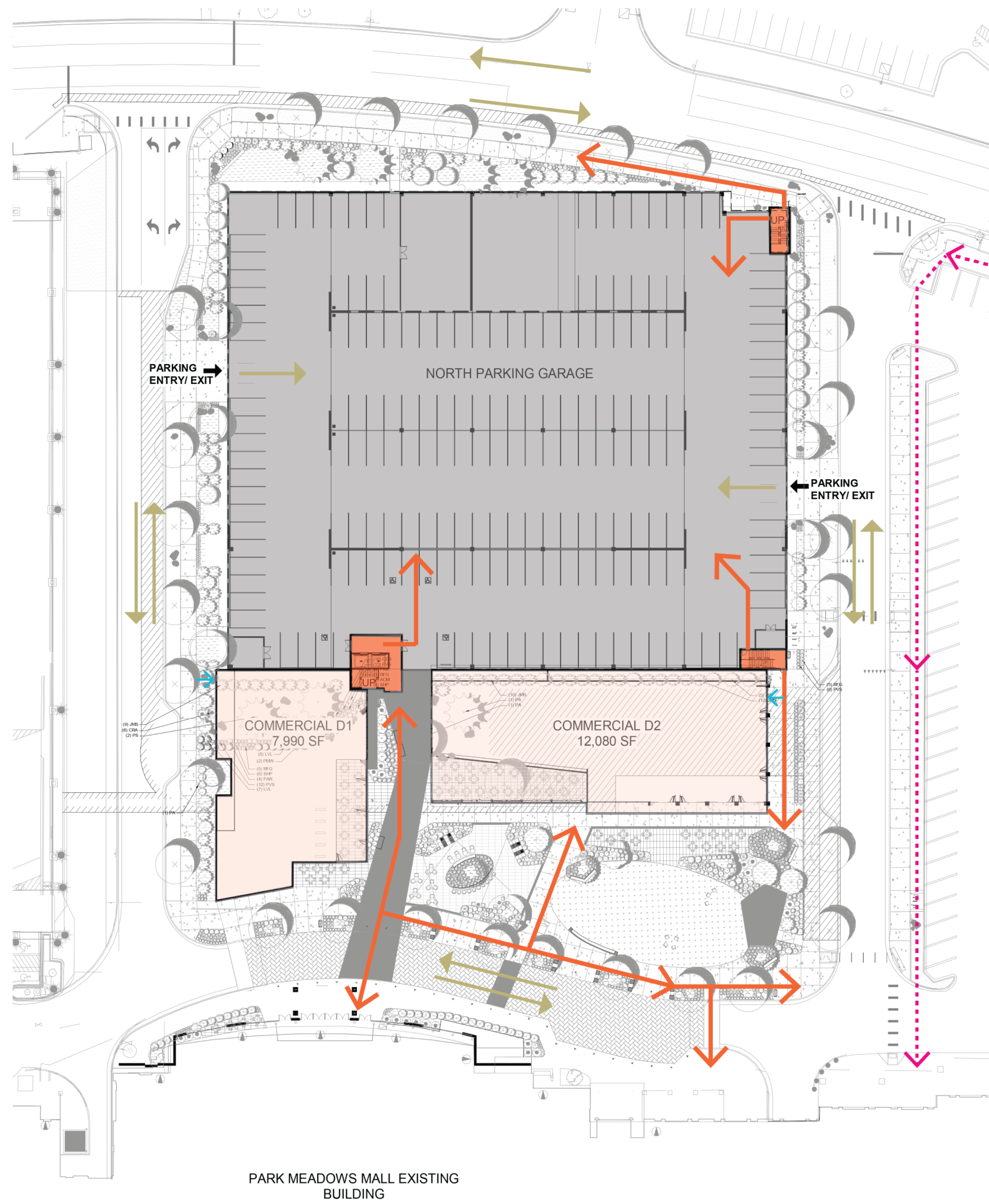
102 W SAN FRANCISCO ST STE 15
 SANTA FE, NM 87501
 P: 906-283-2425
 POC: ERIN GUSSERT
 ERIN.GUSSERT@RL.STUDIO

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
 PLANNING AREA #1
 4.32 ACRES
 SIP #SP24-001
 8517 PARK MEADOWS CENTER DRIVE

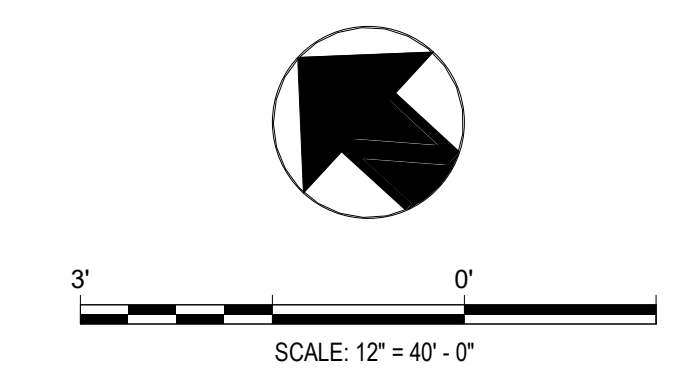
els architecture+
 urban design
 2040 Addison St, Berkeley, CA 94704
 510.549.2929 | elsarch.com

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 PARK MEADOWS MALL, LLC / PARK
 MEADOWS ANCHOR ACQUISITION, LLC
 8401 PARK MEADOWS CENTER DRIVE
 LONE TREE, CO 80124



LEGEND

- RETAIL
- RETAIL DELIVERY
- VEHICLE ENTRY / EXIT
- C470 / BIKE TRAIL
- RETAIL CIRCULATION
- COMMERCIAL
- PARKING

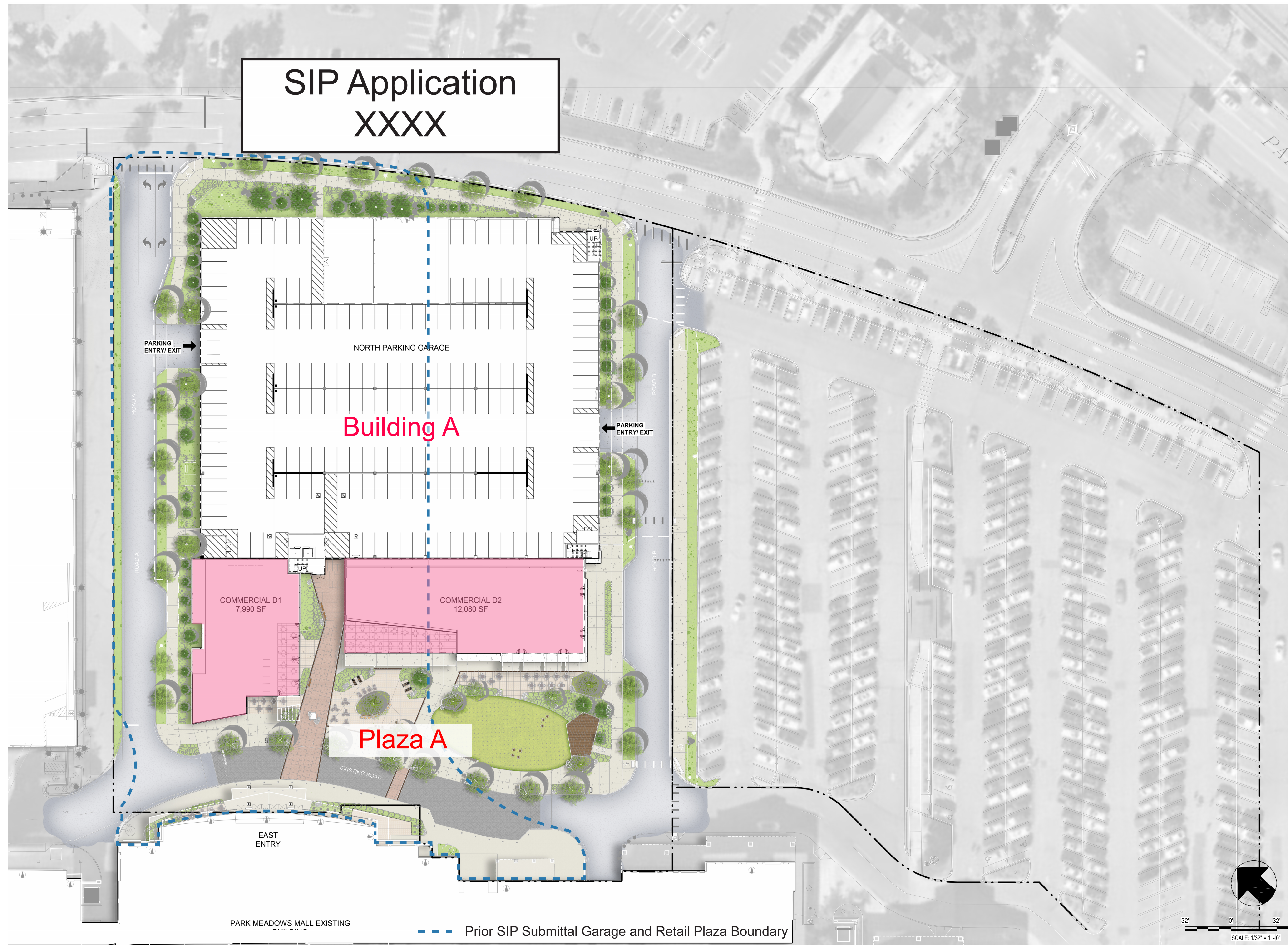


PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
 PARK MEADOWS - GARAGE AND PLAZA
 SITE IMPROVEMENT PLAN

DATE	REVISION COMMENTS	By
03-29-2024	1ST SUBMITTAL	
05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27

SIP Application
 XXXX



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA
 SITE IMPROVEMENT PLAN

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05-10-2024	2ND SUBMITTAL	

PROJECT #: 2022-27

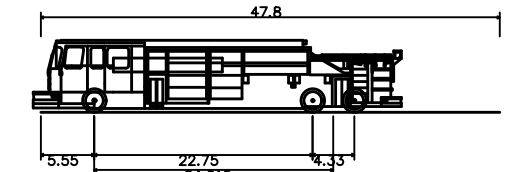
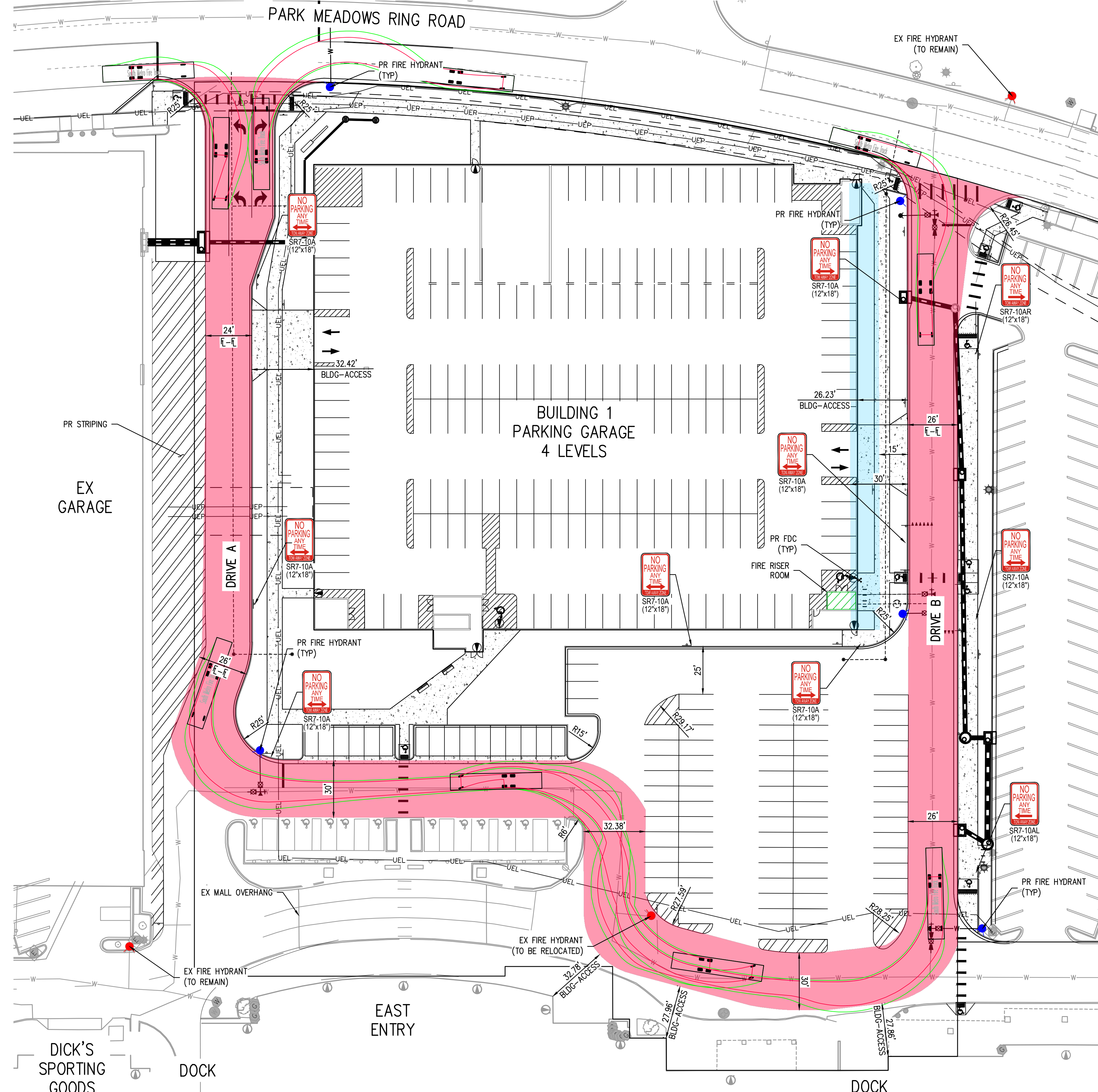
PROPOSED
 AMENDMENT
 PLAN

Sheet Number
 3 of 13

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
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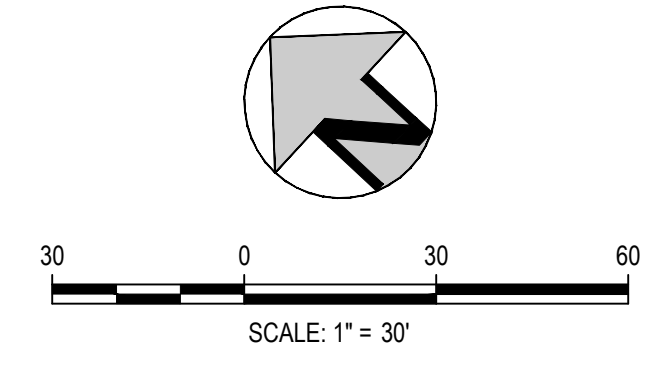
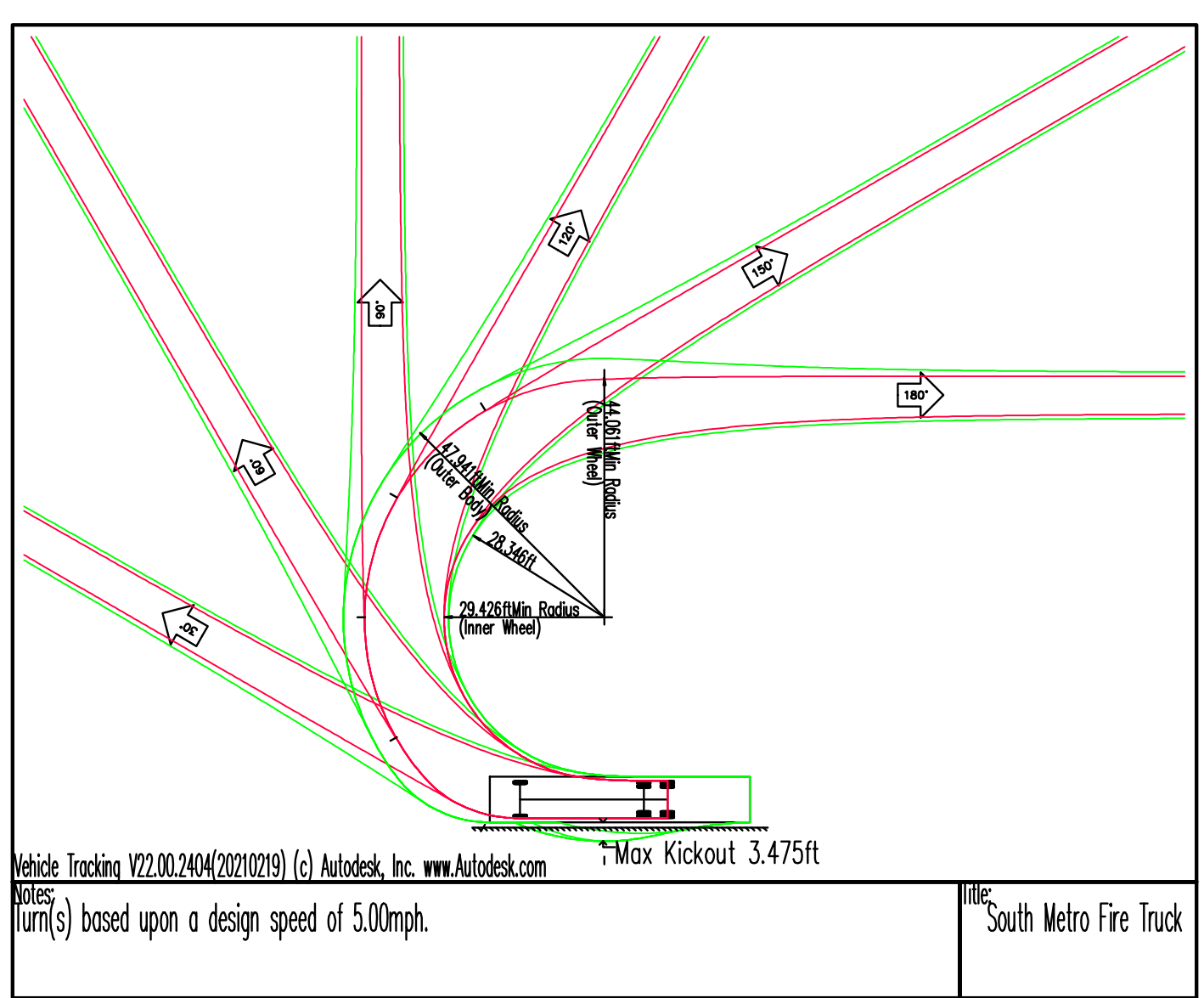
South Metro Fire Truck

Overall Length	47.80ft
Overall Width	8.42ft
Overall Height	7.26ft
Min Body Ground Clearance	0.63ft
Track Width	6.92ft
Lock-to-lock time	2.00s
Max Wheel Angle	40.00°

LEGEND

- 22-26' FIRE ACCESS LANE
- 15-30 FOOT AERIAL FIRE ACCESS ZONE
- HOSE PULL
- BUILDING ENTRANCE
- PR FIRE HYDRANT
- FDC
- EX FIRE HYDRANT
- EX FIRE HYDRANT (TO BE REMOVED)

NOTES:
1. CALCULATED FIRE FLOW (GPM) IS FROM THE 2018 INTERNATIONAL FIRE CODE TABLE B105.1
2. MINIMUM NUMBER OF HYDRANTS IS FROM THE 2018 INTERNATIONAL FIRE CODE TABLE C105.1



PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
PARK MEADOWS - GARAGE AND PLAZA
SUPPLEMENTAL SIP SET

TABLE 1. PARK MEADOWS- FIRE FLOW TABLE

BUILDING	TOTAL SQUARE FOOTAGE	CONSTRUCTION TYPE	NUMBER OF STORIES	SPRINKLED	UNADJUSTED FIRE FLOW (IFC TABLE B105.1)(GPM)	CALCULATED FIRE FLOW (50% REDUCTION FOR SPRINKLERED BUILDING (IFC TABLE B105.1)(GPM)	MINIMUM NUMBERS OF HYDRANTS (IFC TABLE C105.1)	AVG SPACING BETWEEN HYD (FT) (IFC TABLE C105.1)	FIRE FLOW TO EACH HYDRANT (GPM)
Garage (assumed 4 levels)	333705	Type IIA	4	YES, NFPA 13R	6000	3000	3	400	1000

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03-29-2024	1ST SUBMITTAL
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PROJECT #: 231016

PHASE 1A FIRE ACCESS PLAN

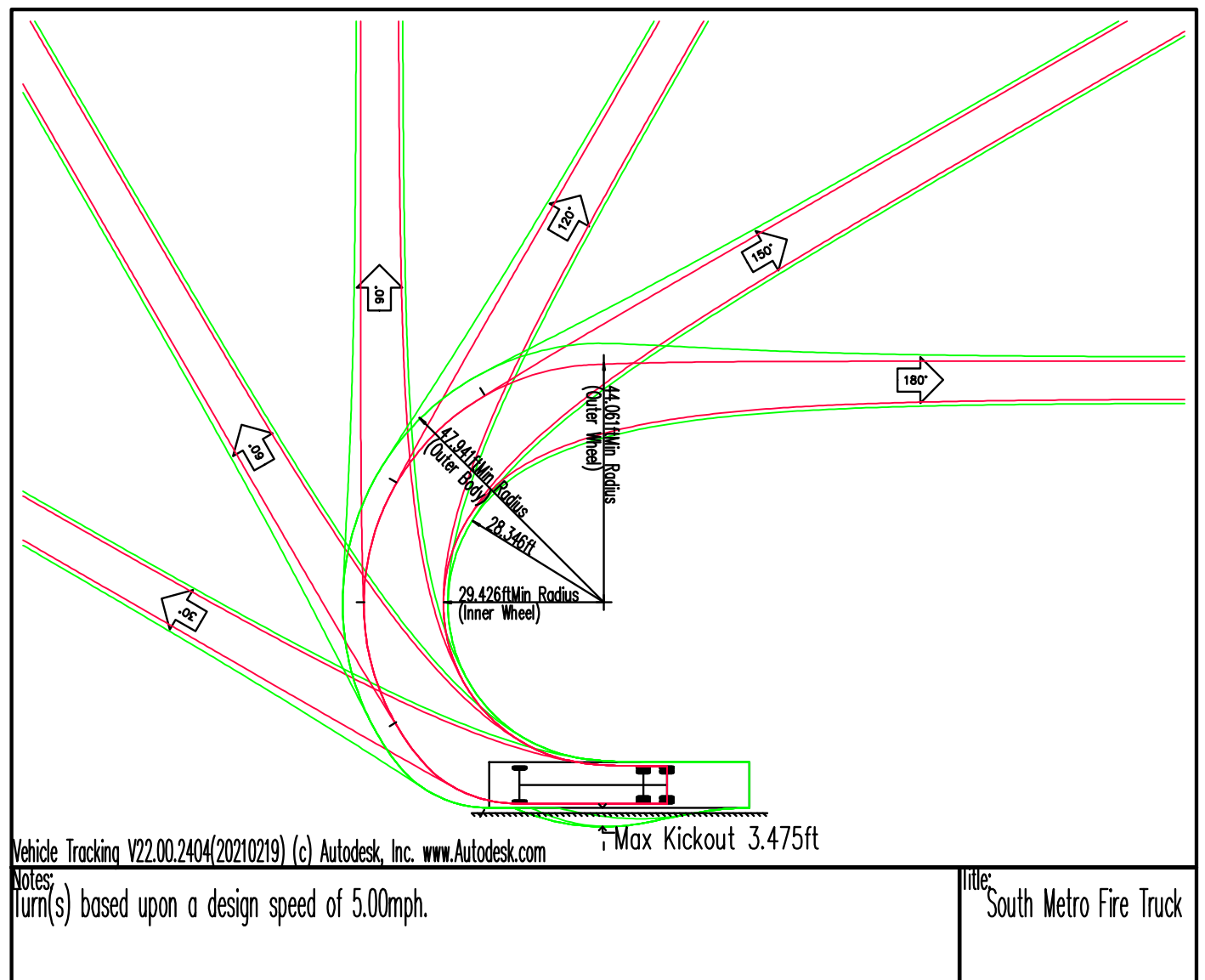
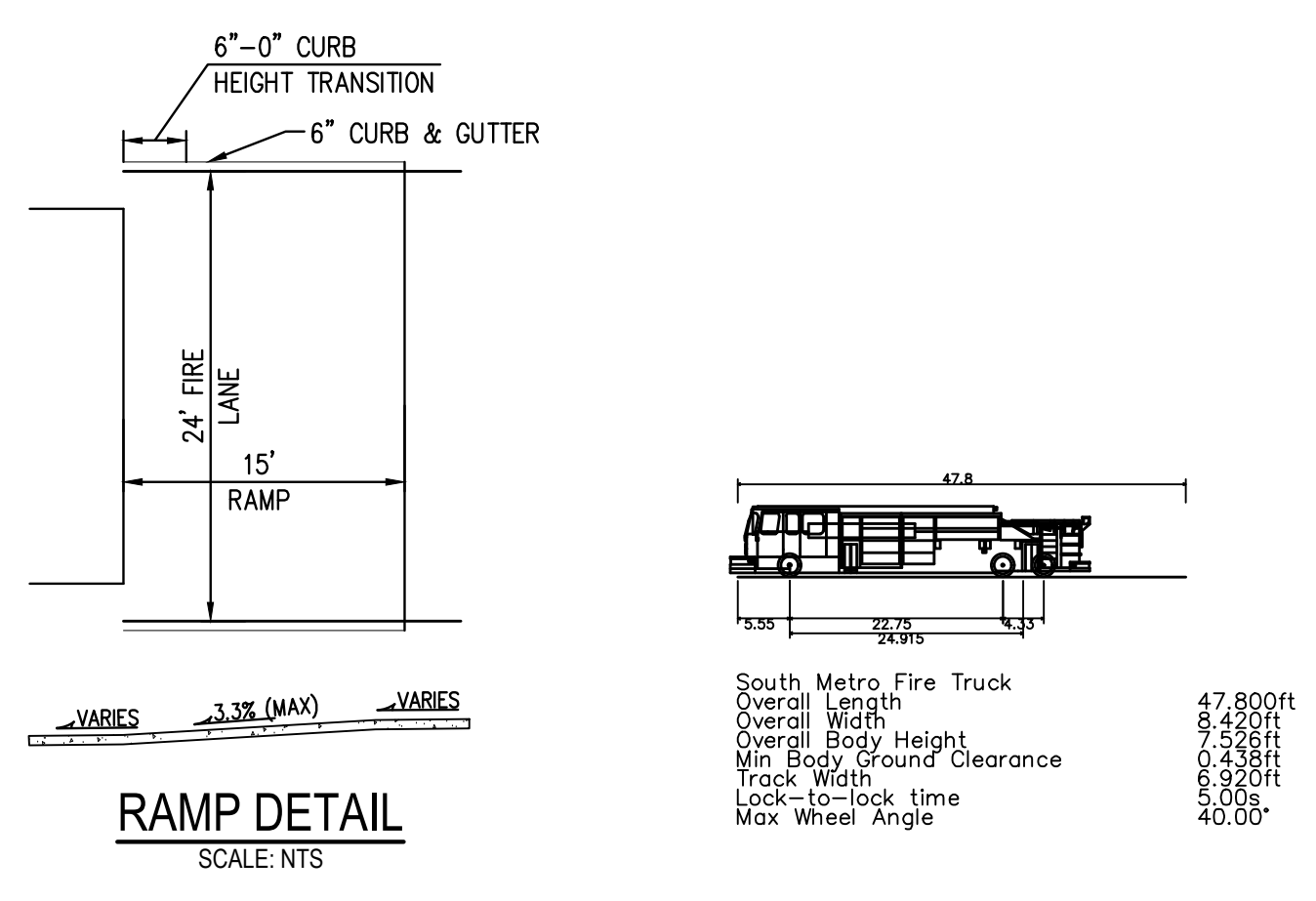
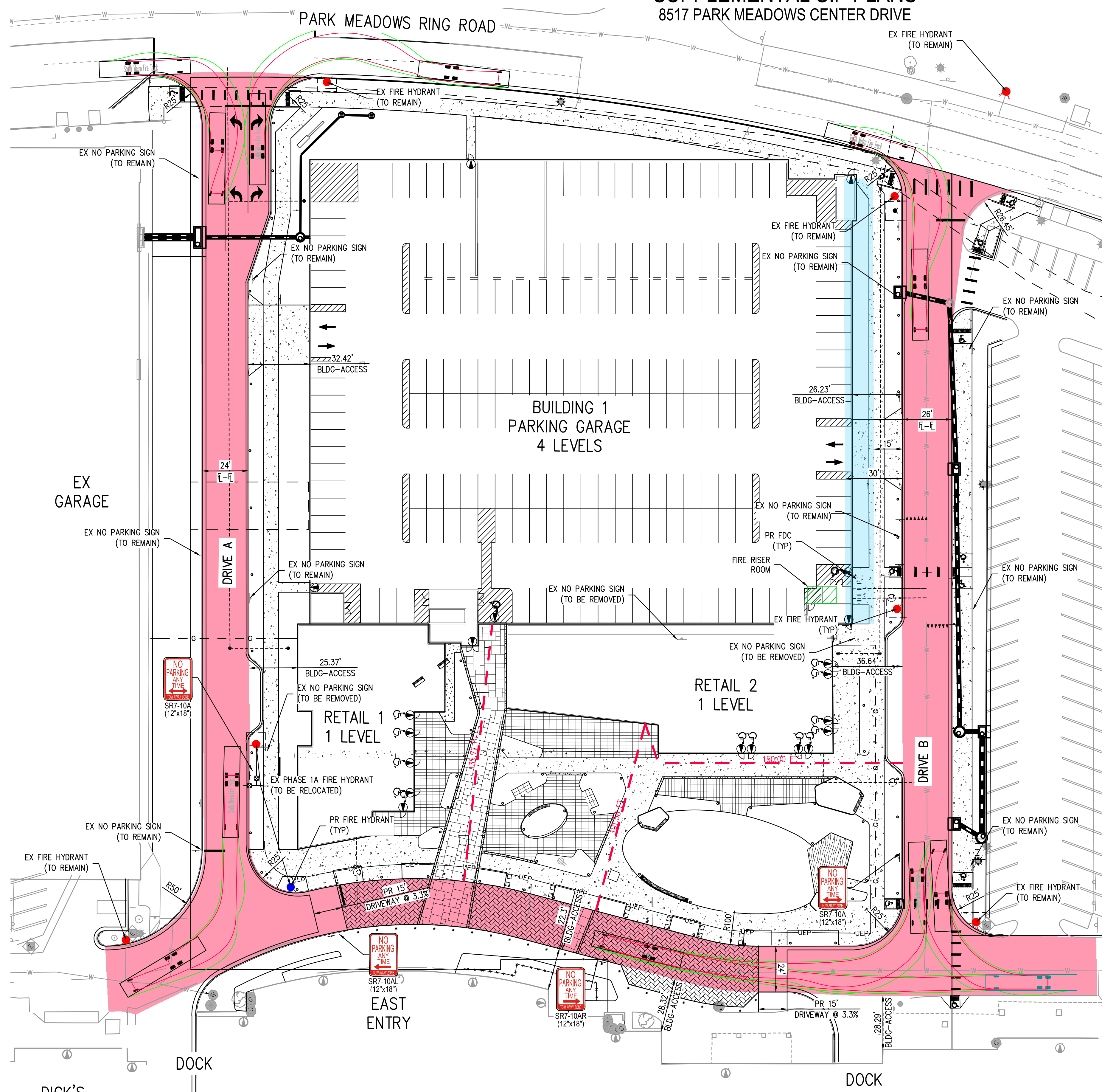
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
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LEGEND

- 22-26' FIRE ACCESS LANE
- 15-30 FOOT AERIAL FIRE ACCESS ZONE
- HOSE PULL
- BUILDING ENTRANCE
- PR FIRE HYDRANT
- FDC
- EX FIRE HYDRANT
- EX FIRE HYDRANT (TO BE REMOVED)

NOTES:
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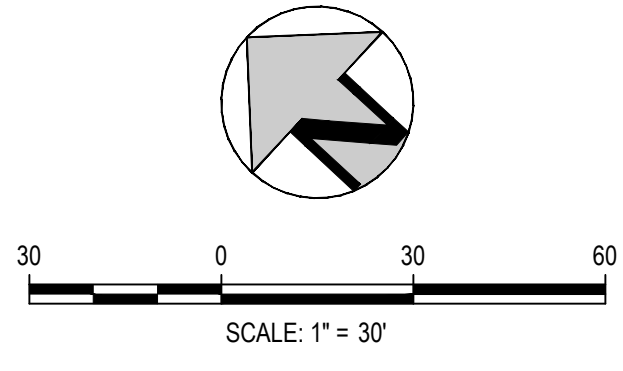


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Garage (assumed 4 levels)	333705	Type IIA	4	YES, NFPA 13R	6000	3000	3	400	1000
Retail 1	7915	Type VB	1	YES, NFPA 13R	2500	1250	1	500	1250
Retail 2	11650	Type VB	1	YES, NFPA 13R	3000	1500	1	500	1500

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
 PARK MEADOWS - GARAGE AND PLAZA
 SUPPLEMENTAL SIP SET

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05-10-2024	2ND SUBMITTAL

PROJECT #: 231016

PHASE 1B FIRE ACCESS PLAN

SHEET NUMBER

5 of 13

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT

PLANNING AREA #1

4.32 ACRES

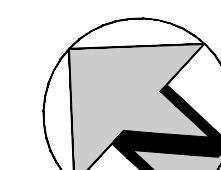
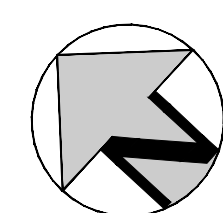
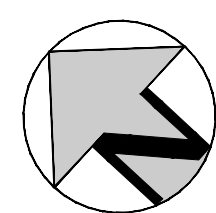
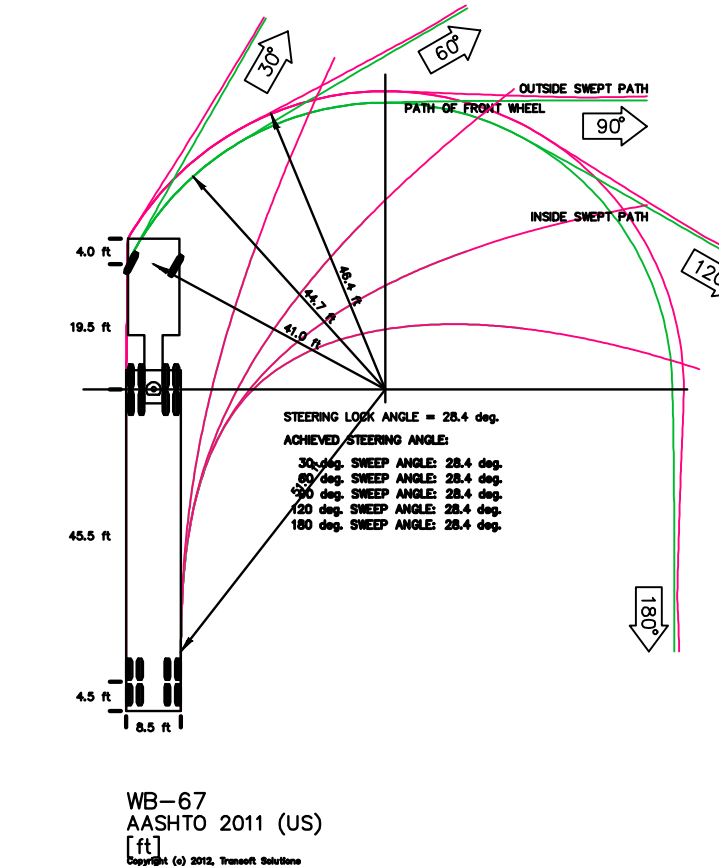
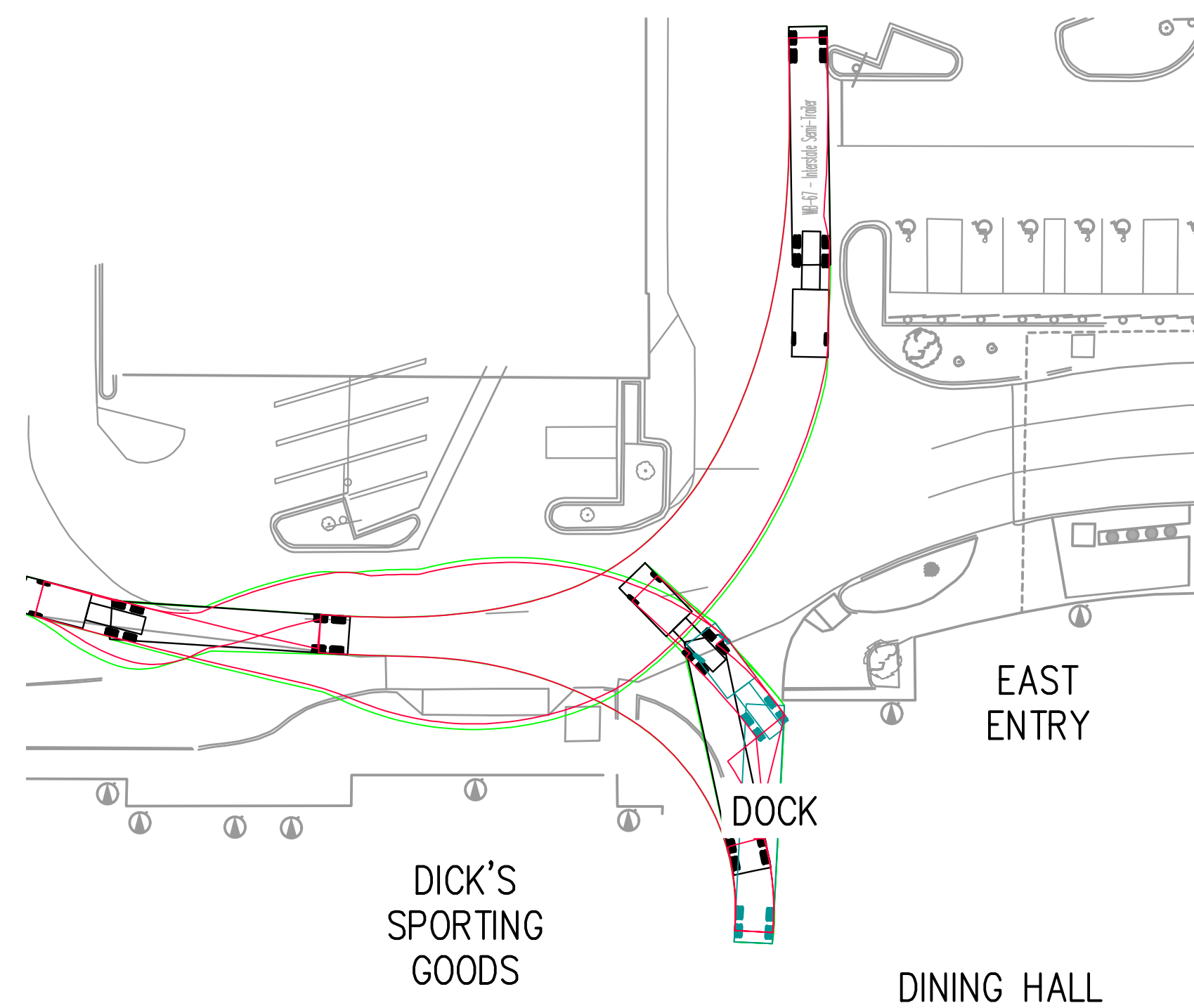
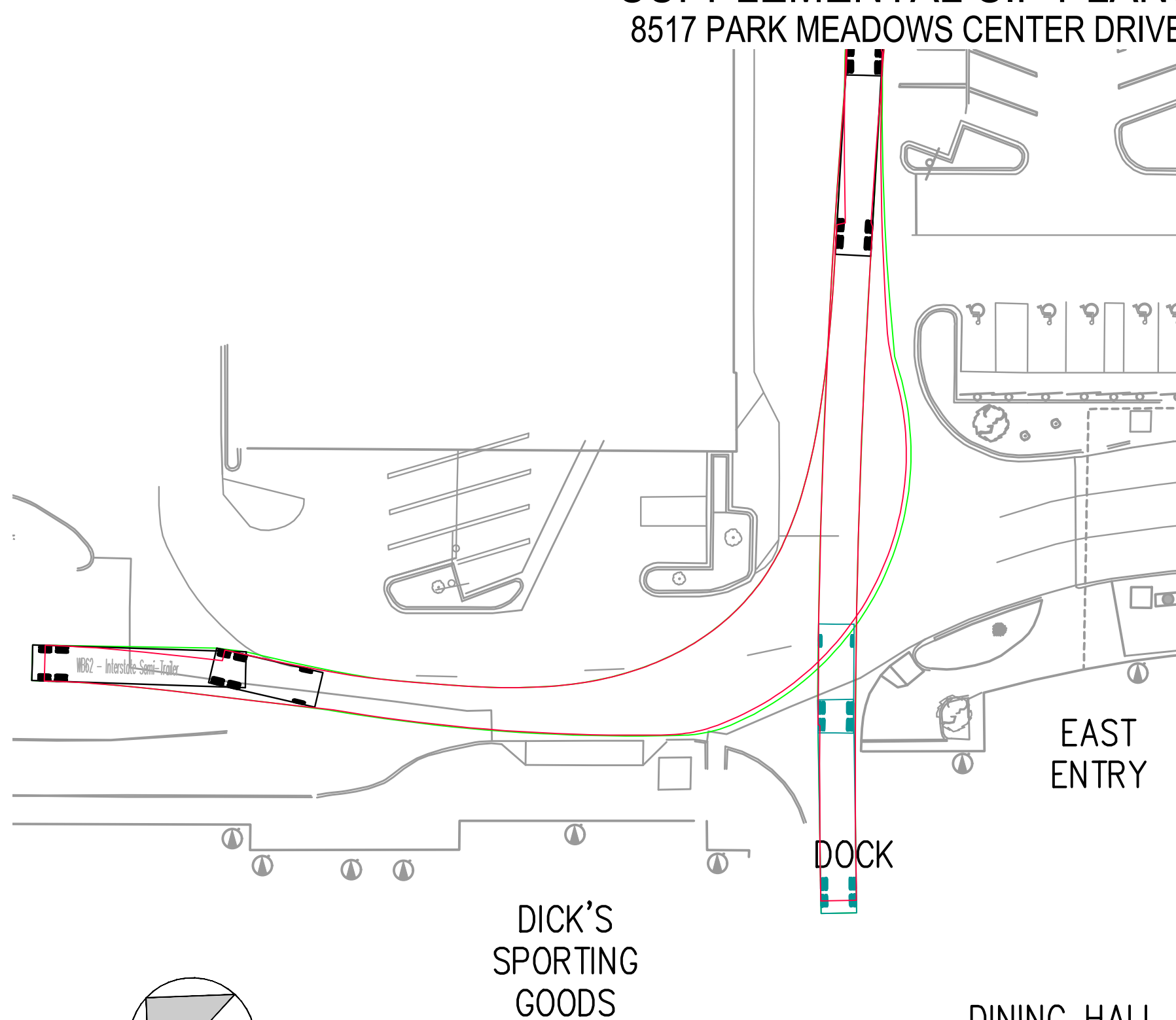
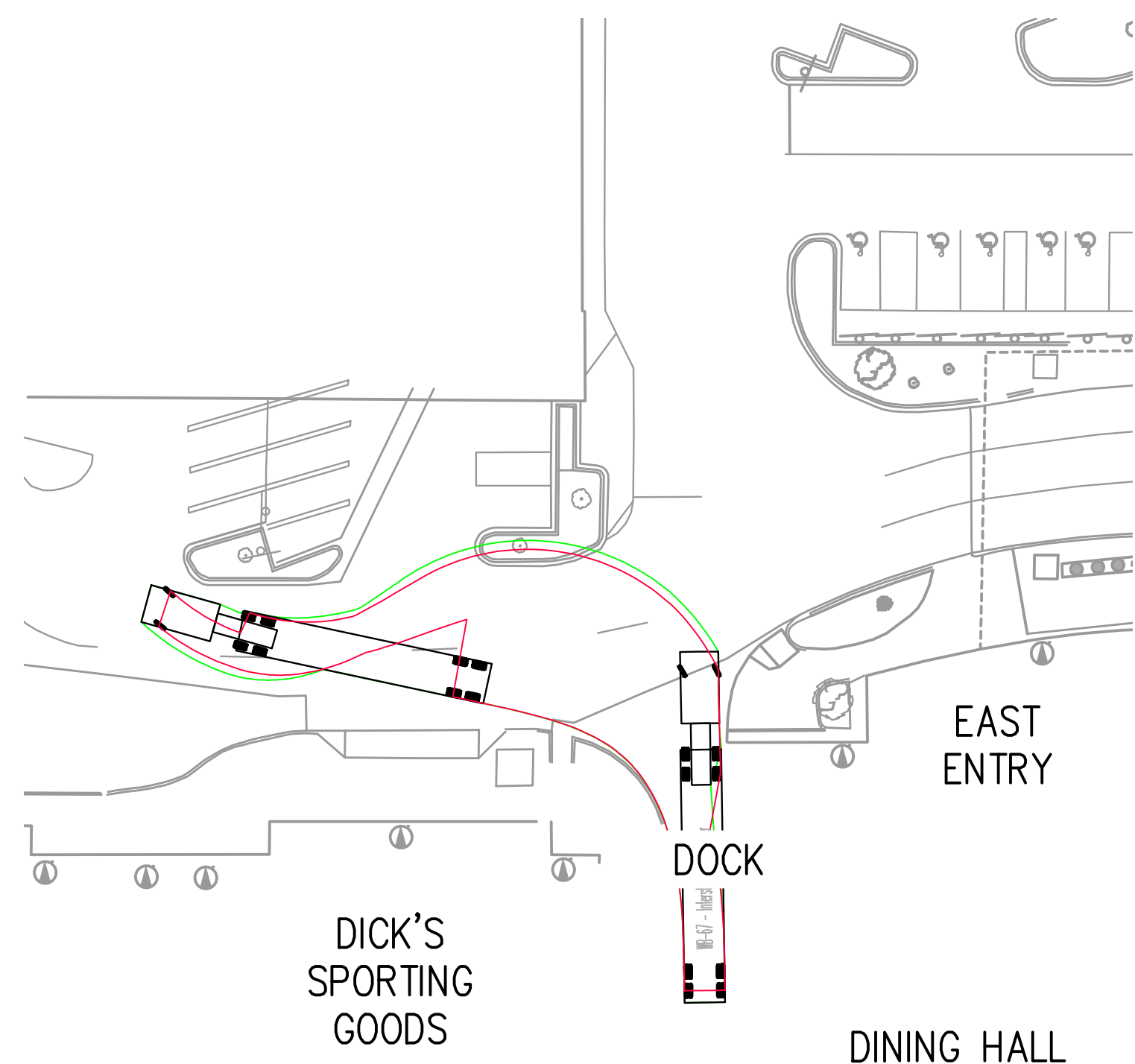
SIP #SP24-001

SUPPLEMENTAL SIP PLANS

8517 PARK MEADOWS CENTER DRIVE

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
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DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

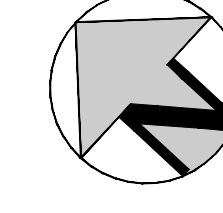
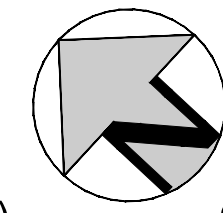
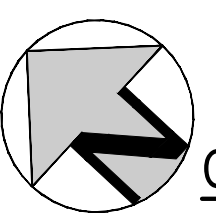
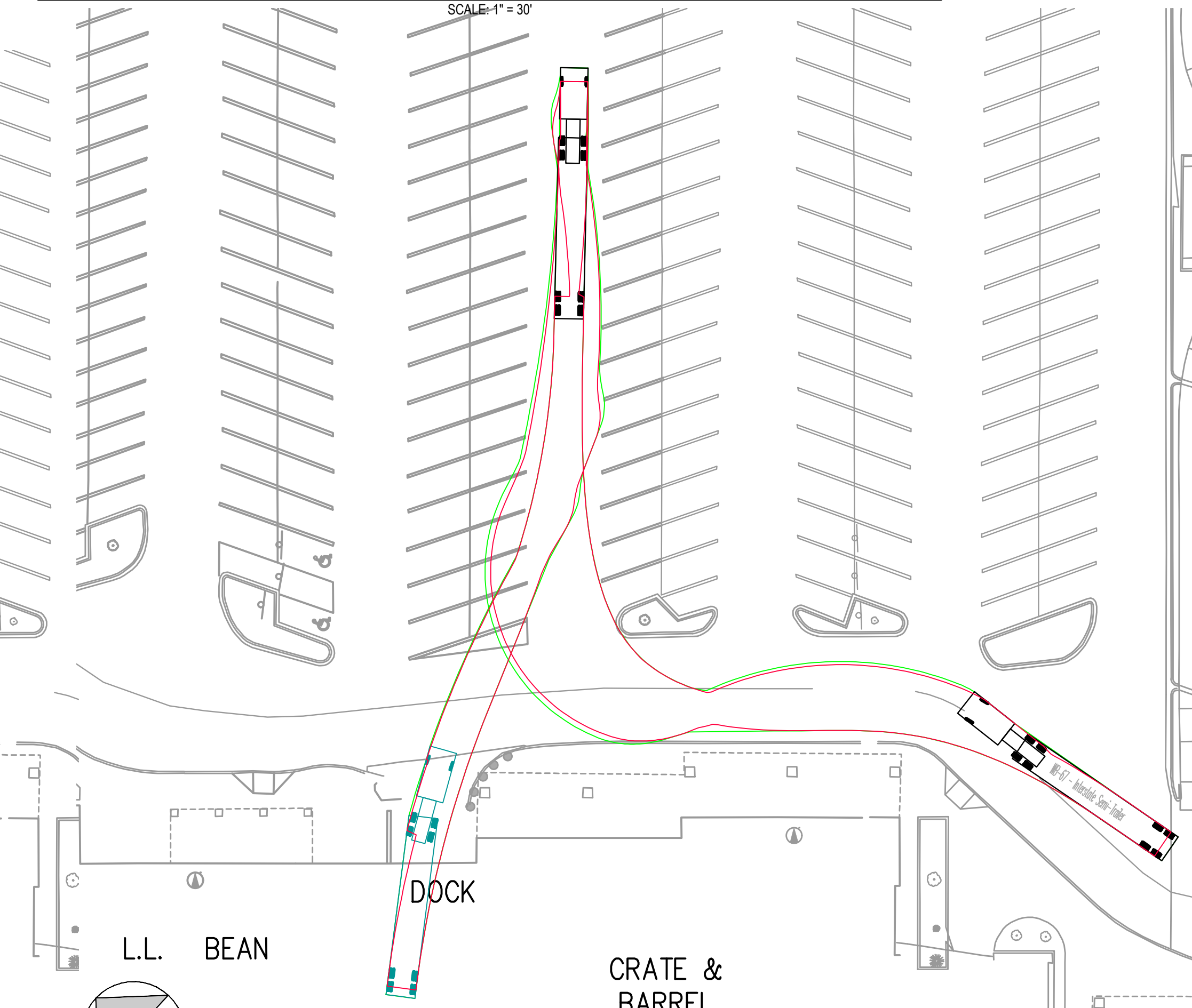
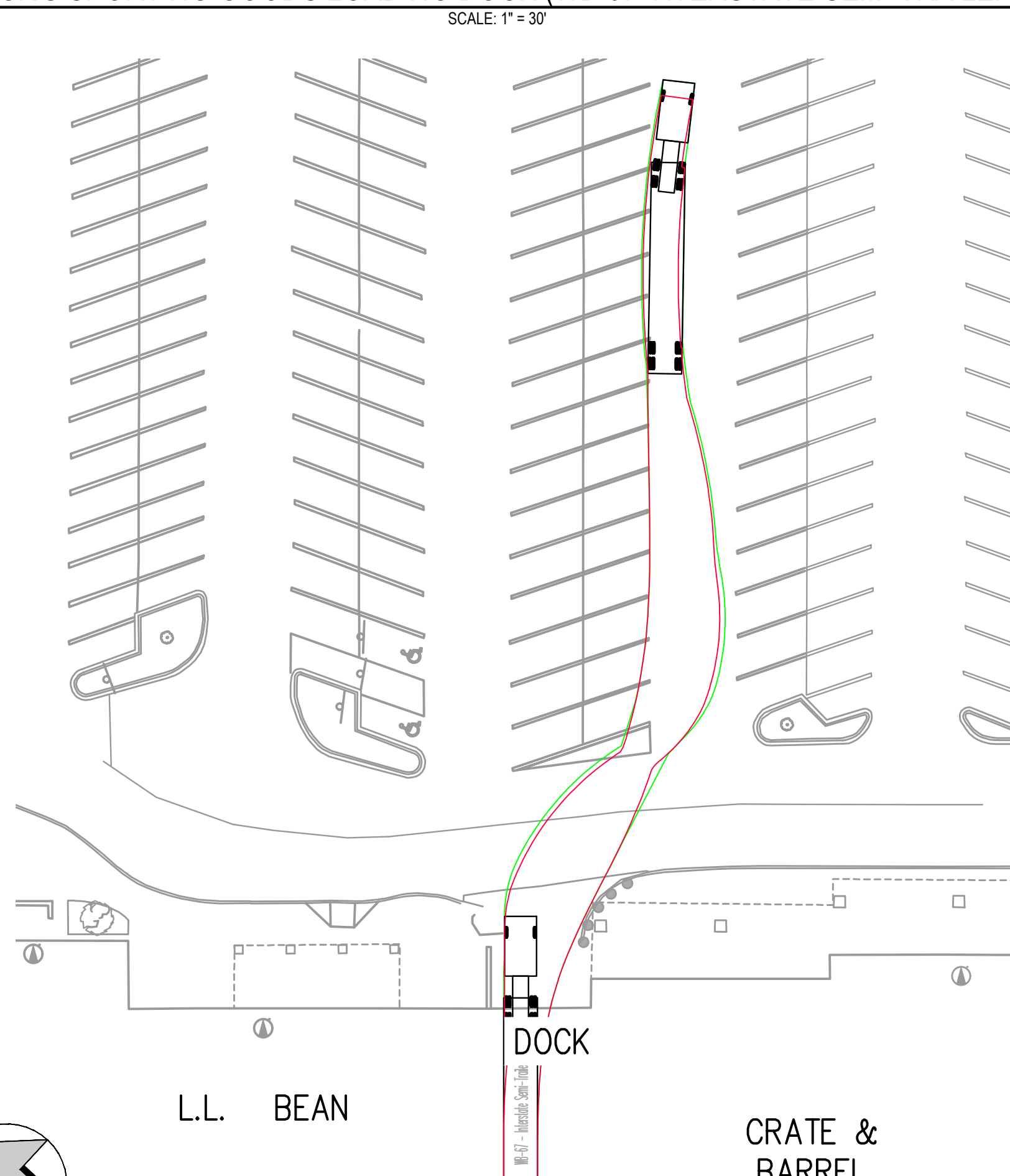
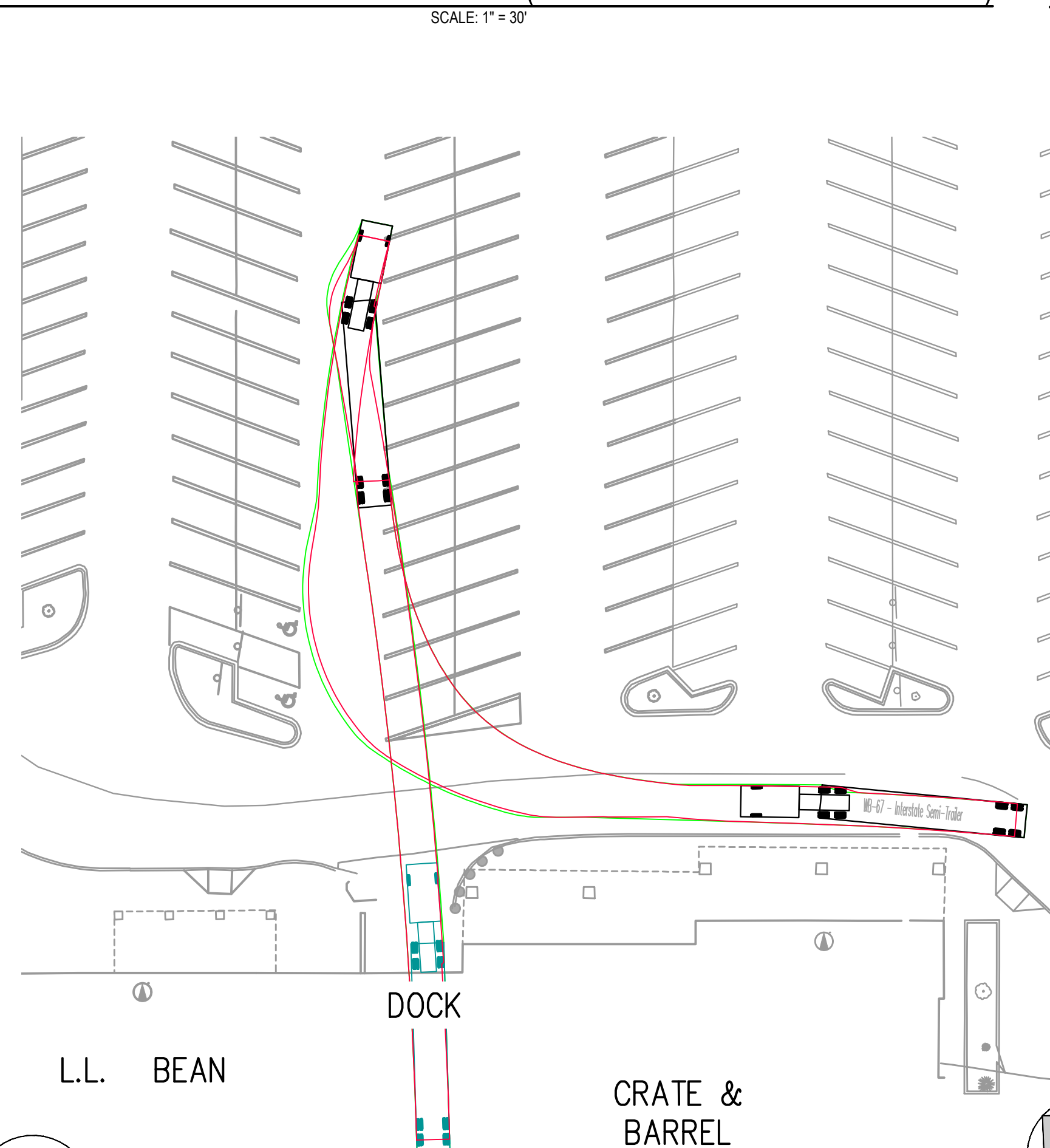
DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

SCALE: 1" = 30'

SCALE: 1" = 30'

SCALE: 1" = 30'



CRATE & BARREL LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

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SCALE: 1" = 30'

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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA
 SUPPLEMENTAL SIP SET

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
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PROJECT # 231016

EXISTING TRUCK
 TURNING MOVEMENTS

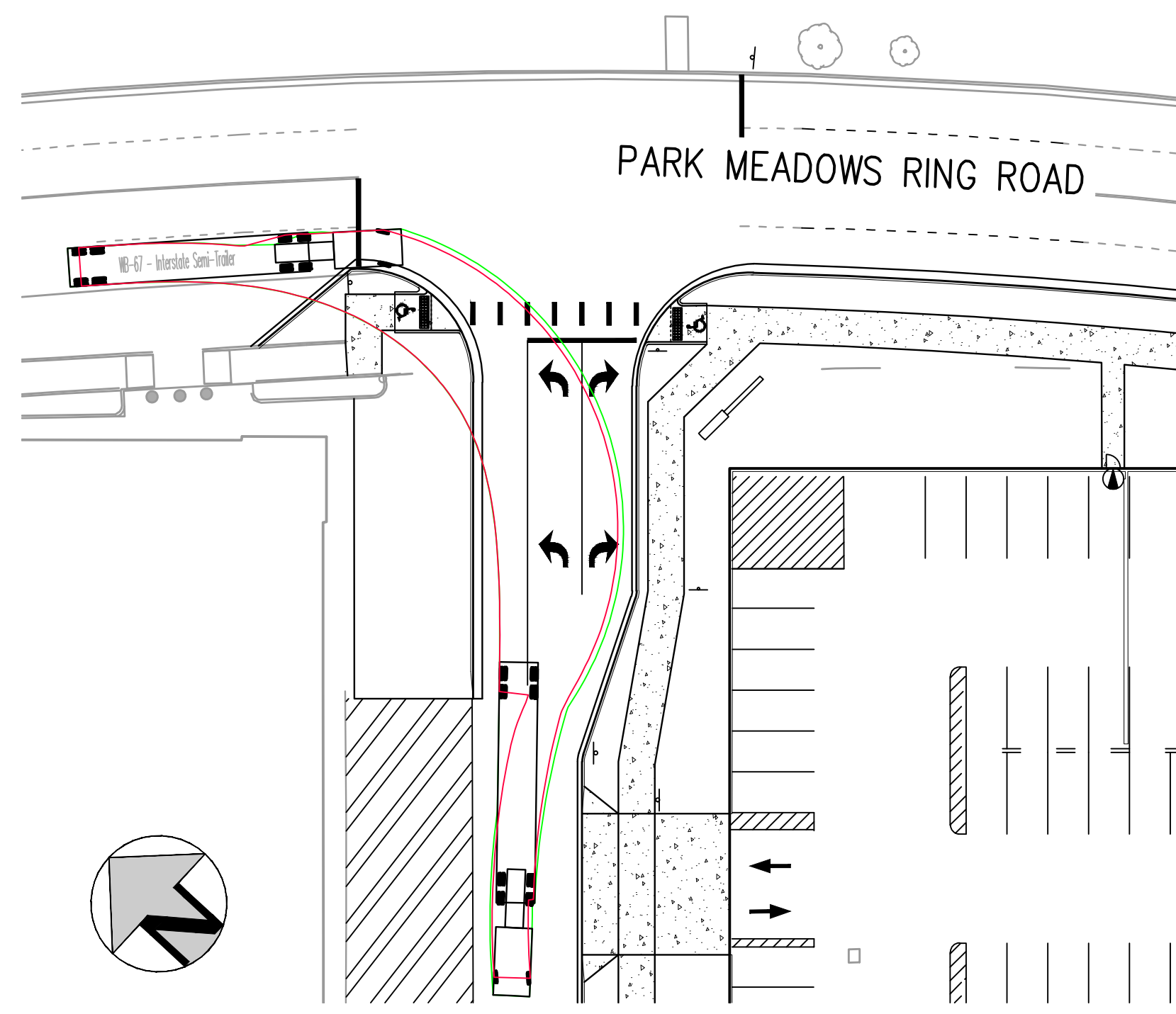
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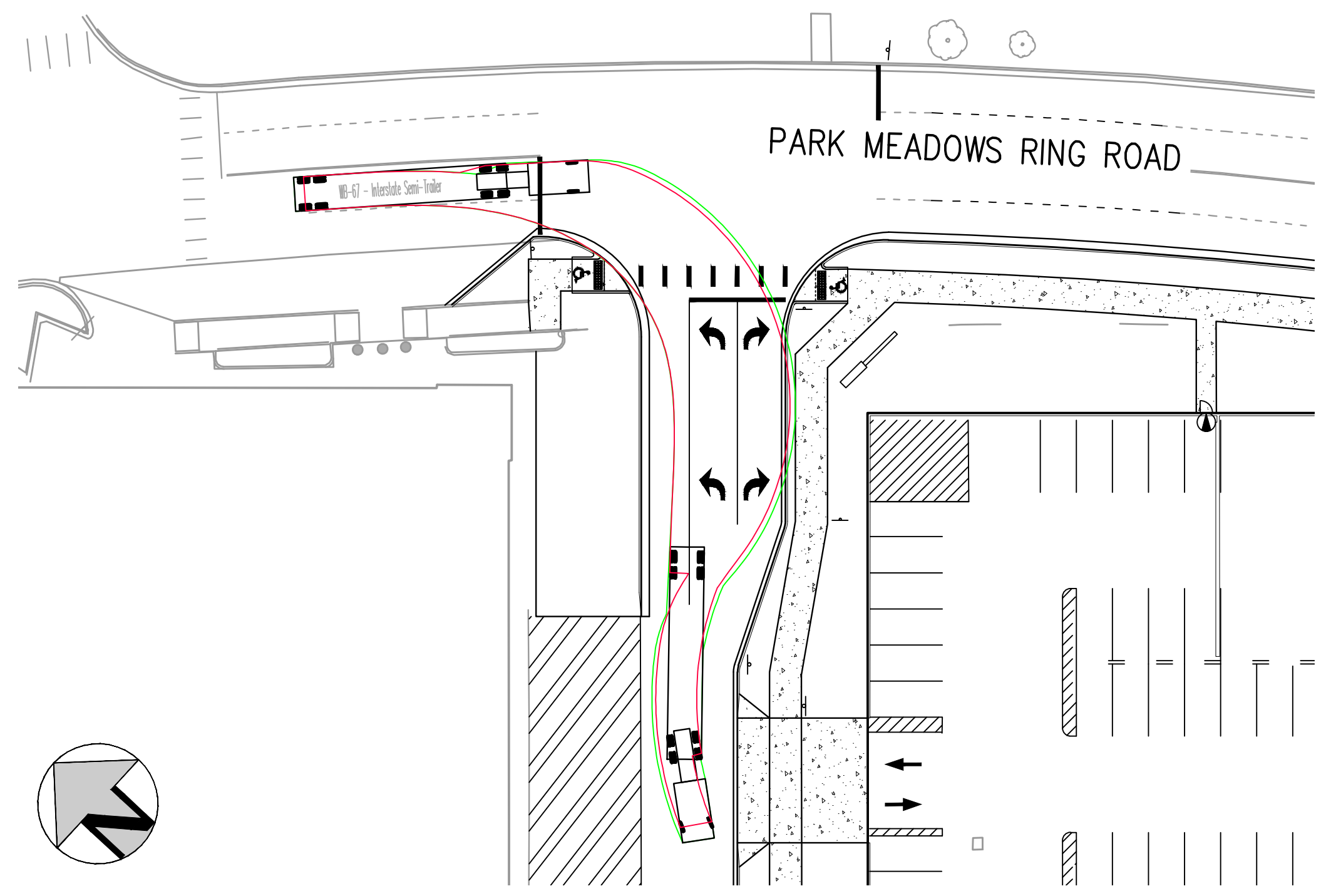
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
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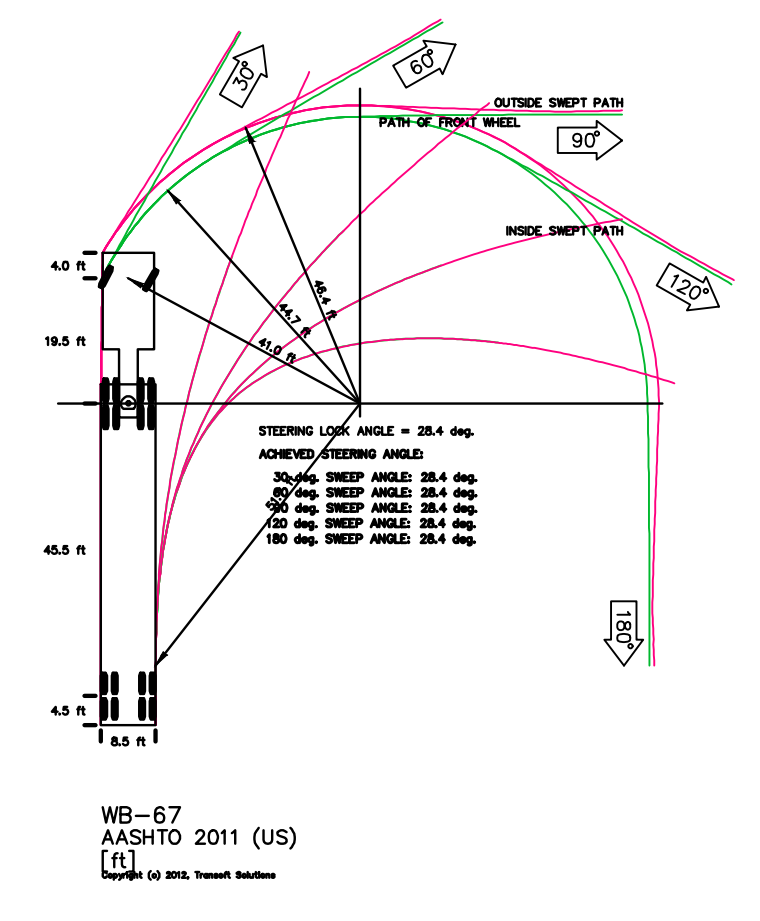
OWNER:
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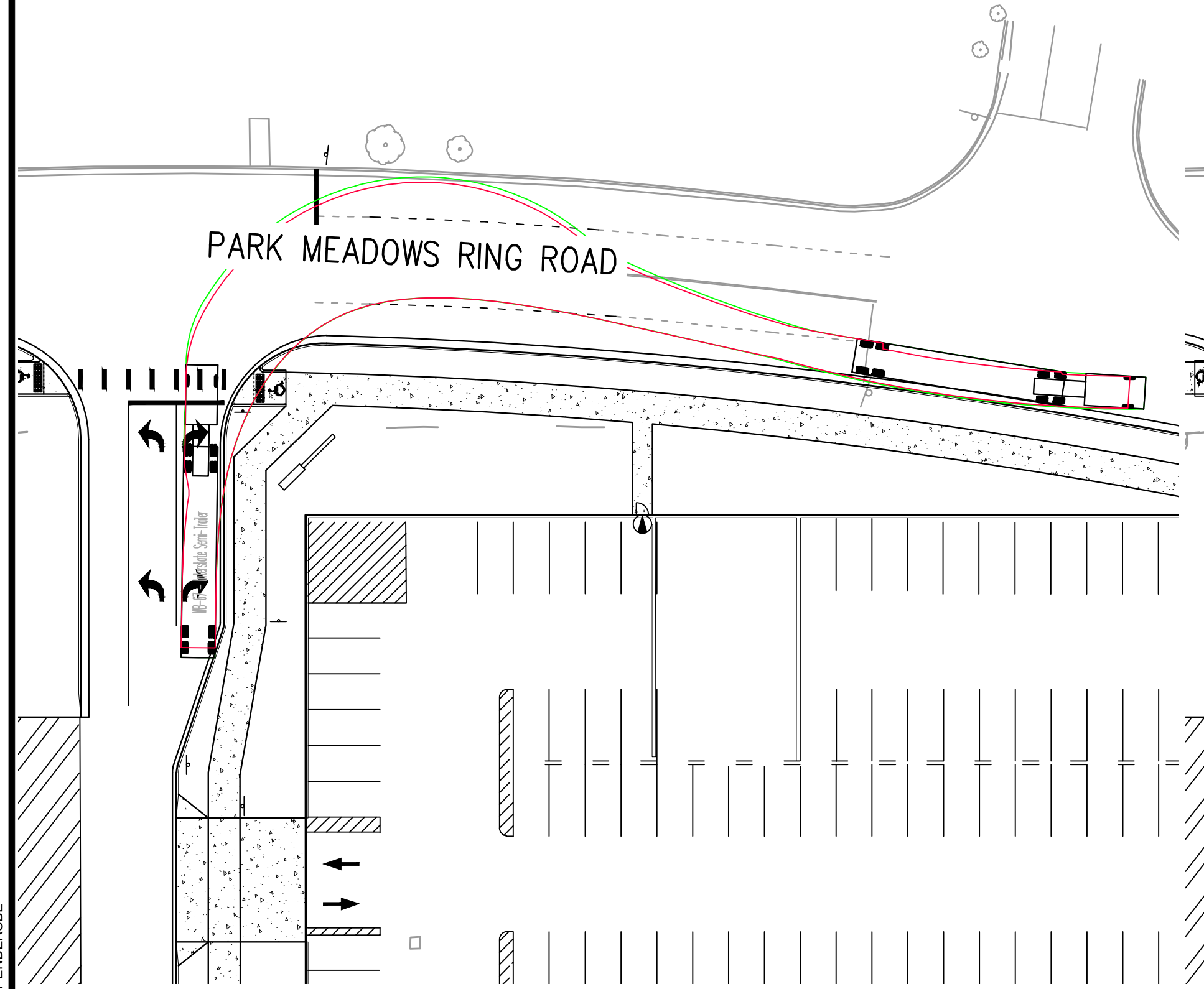
NORTH ENTRANCE (WB-67 INTERSTATE SEMI-TRAILER)
 SCALE: 1" = 30'



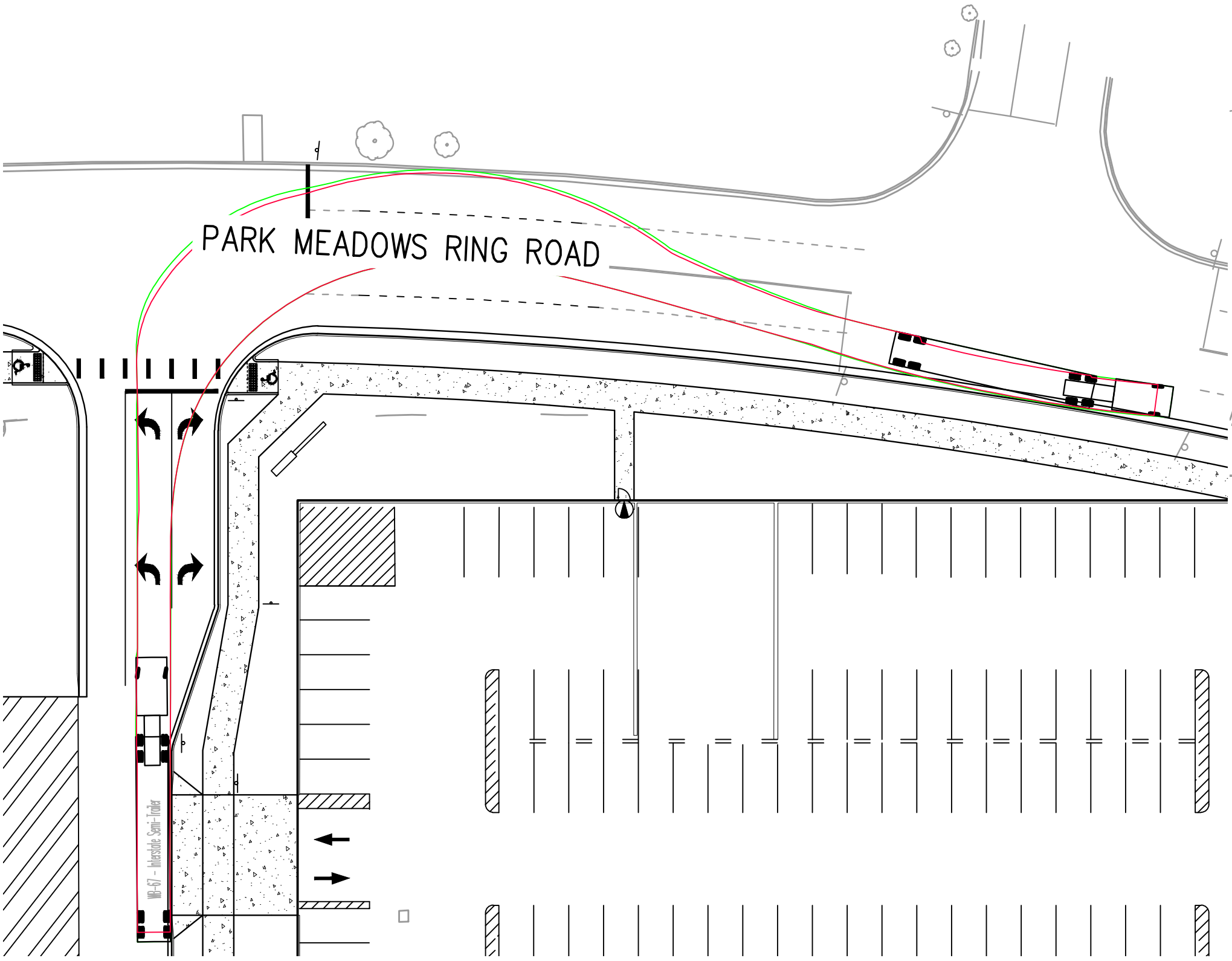
NORTH ENTRANCE (WB-67 INTERSTATE SEMI-TRAILER)
 SCALE: 1" = 30'



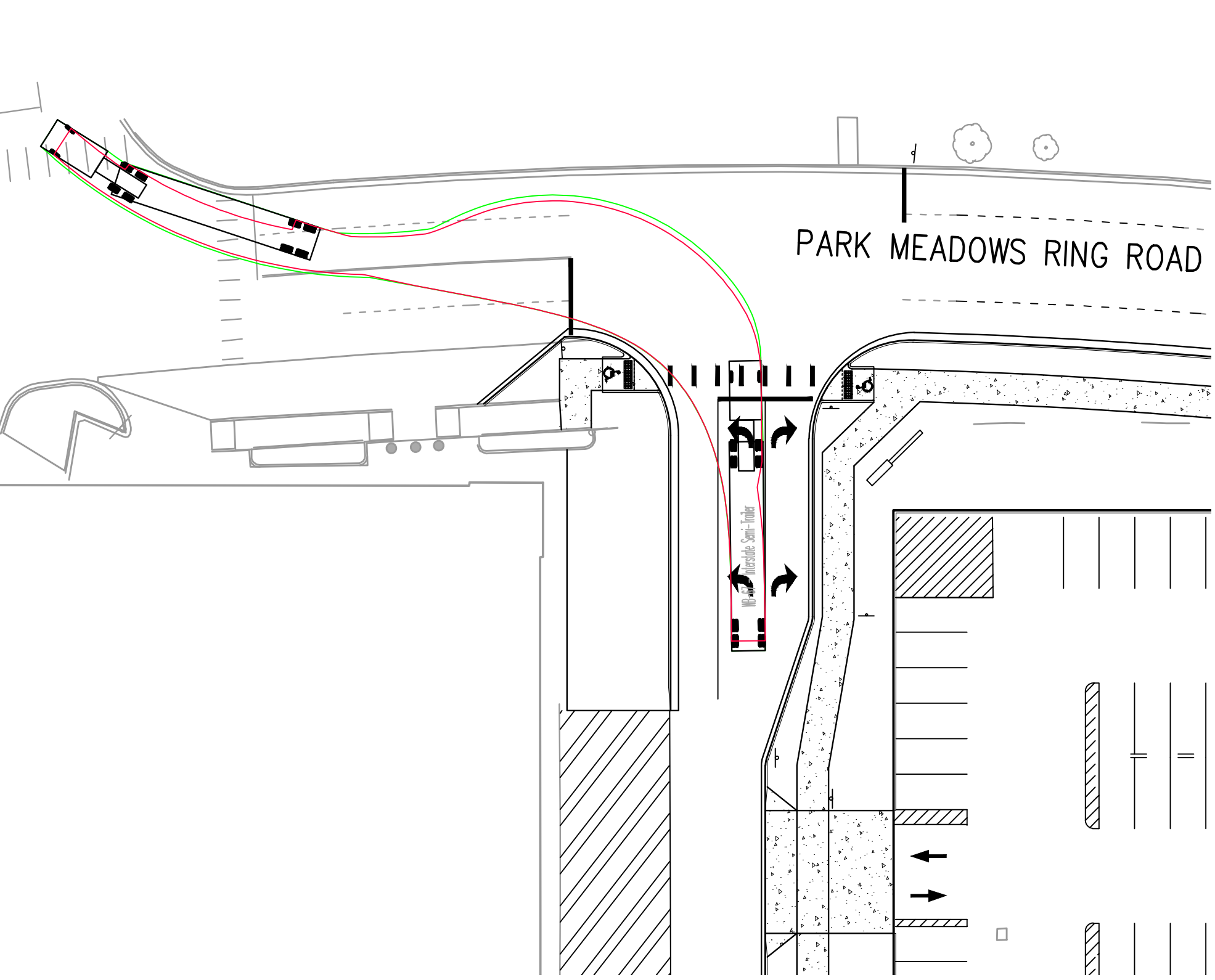
WB-67
 AASHTO 2011 (US)
 1/2" = 10' SEE TRUCK MODEL



NORTH ENTRANCE (WB-67 INTERSTATE SEMI-TRAILER)
 SCALE: 1" = 30'



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PROJECT # 231016

PHASE 1A TRUCK
 TURNING MOVEMENTS

SHEET NUMBER

7 of 13

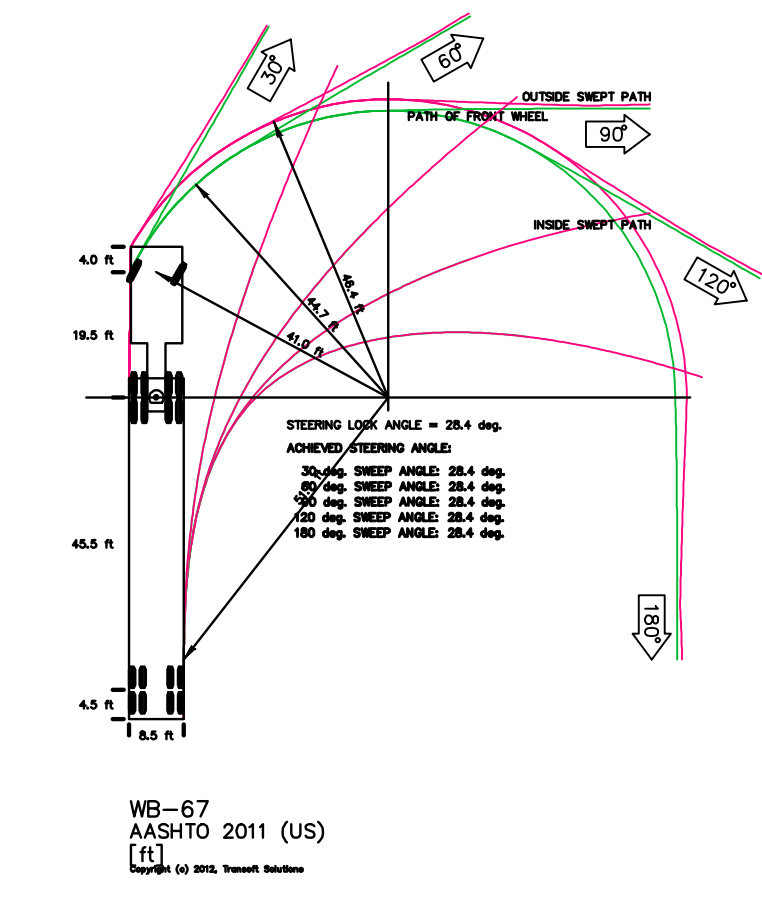
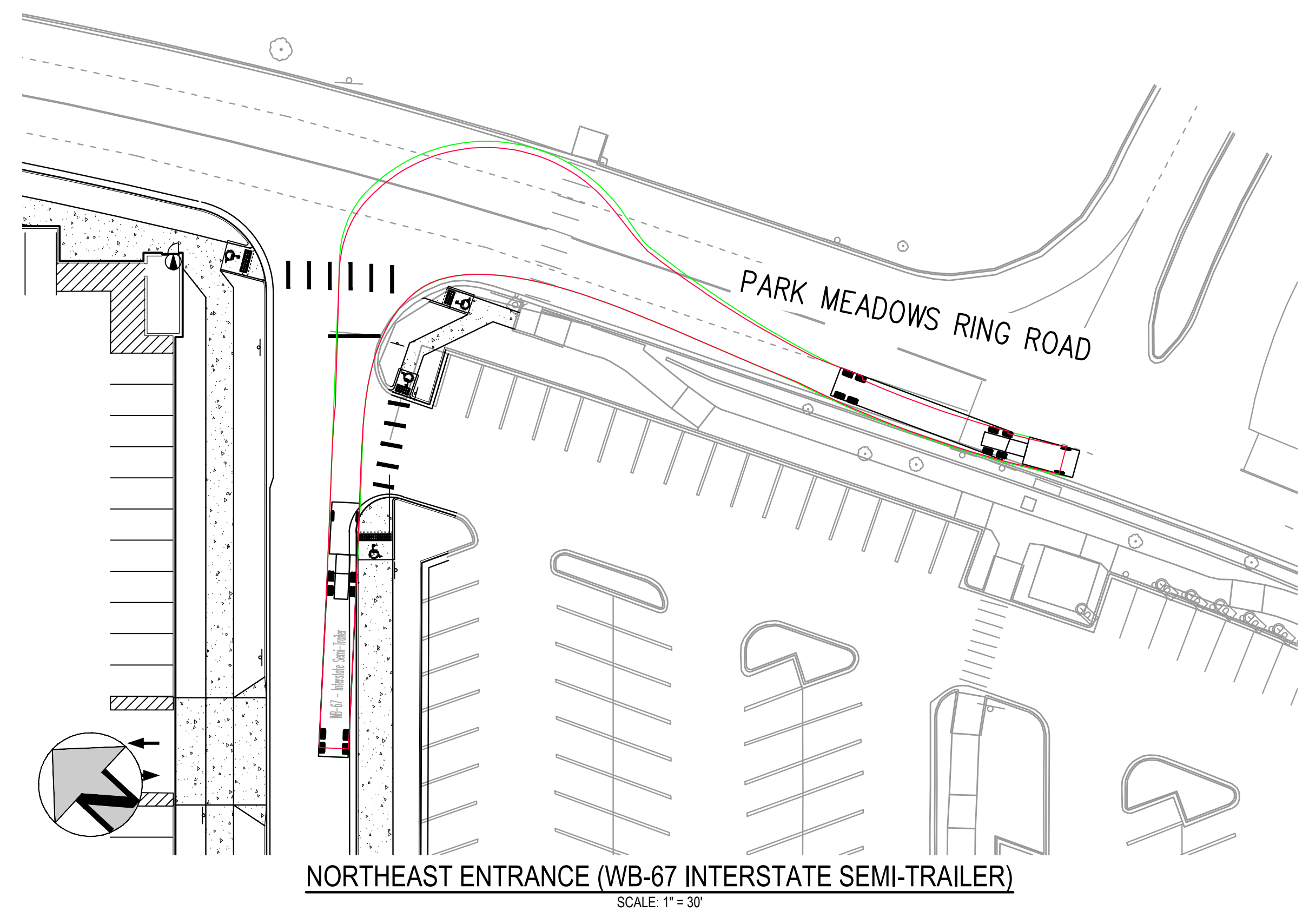
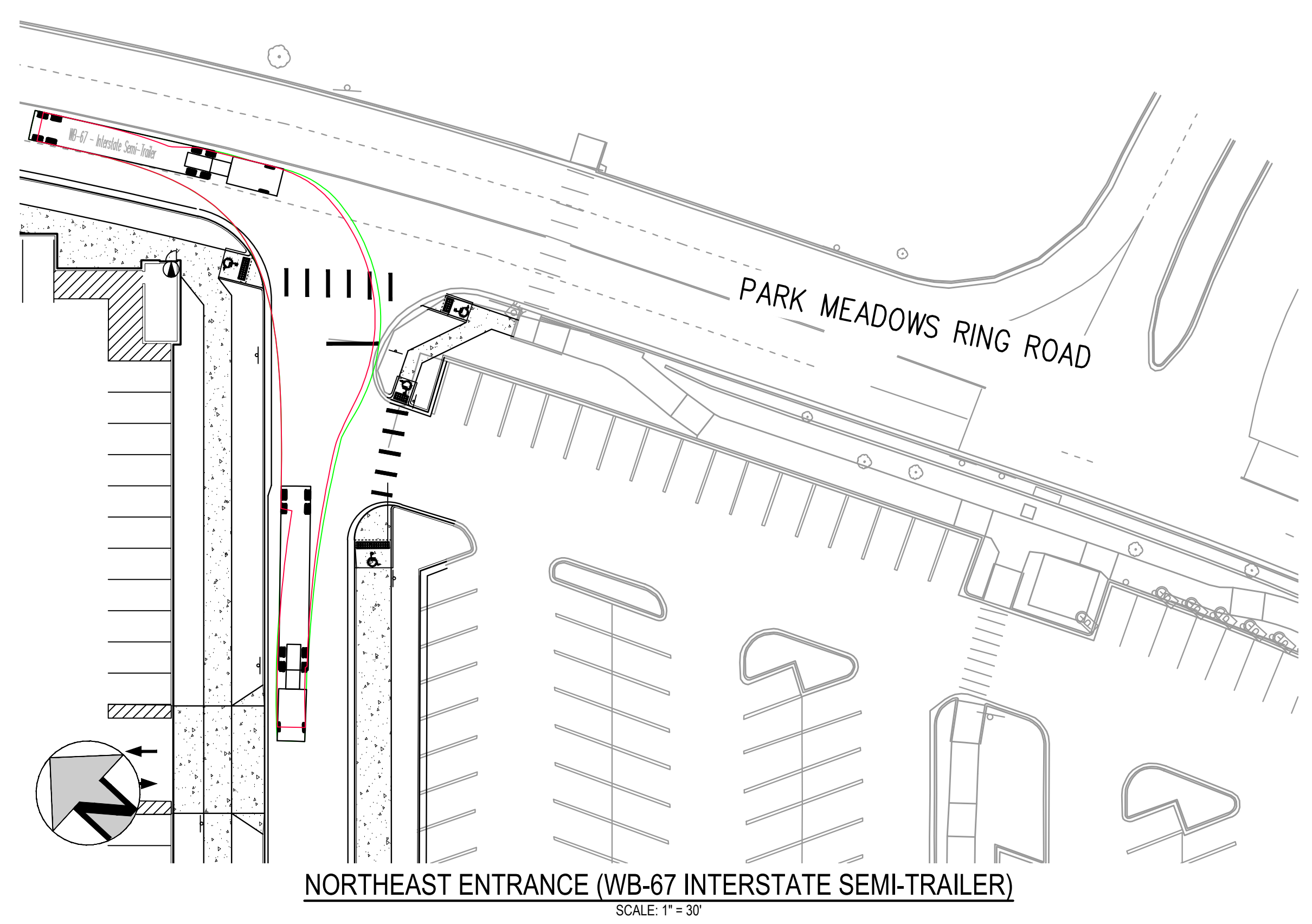
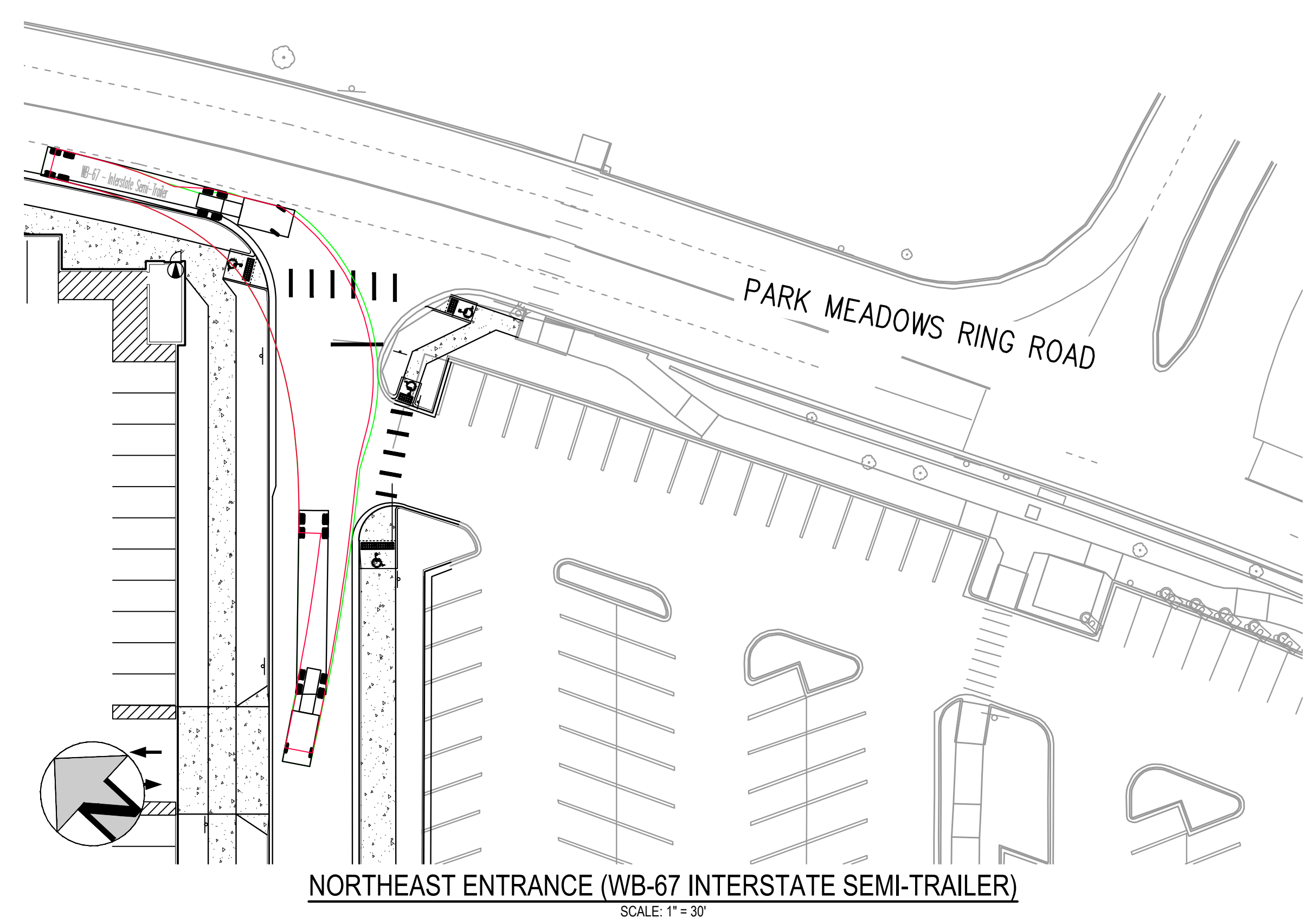
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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 PARK MEADOWS - GARAGE AND PLAZA
 SUPPLEMENTAL SIP SET

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL

PROJECT #: 231016

PHASE 1A TRUCK
 TURNING MOVEMENTS

SHEET NUMBER
 8 of 13

FILEPATH: P:\2023\231016\ENGINEERING\EXHIBITS\TRUCK TURNING 1A EXHIBIT.DWG LAYOUT: SIP2
 3 X REF: 100%
 PLOTTED: WED 05/08/24 10:27:27P BY: LIBBEY ENDERSBE

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT

PLANNING AREA #1

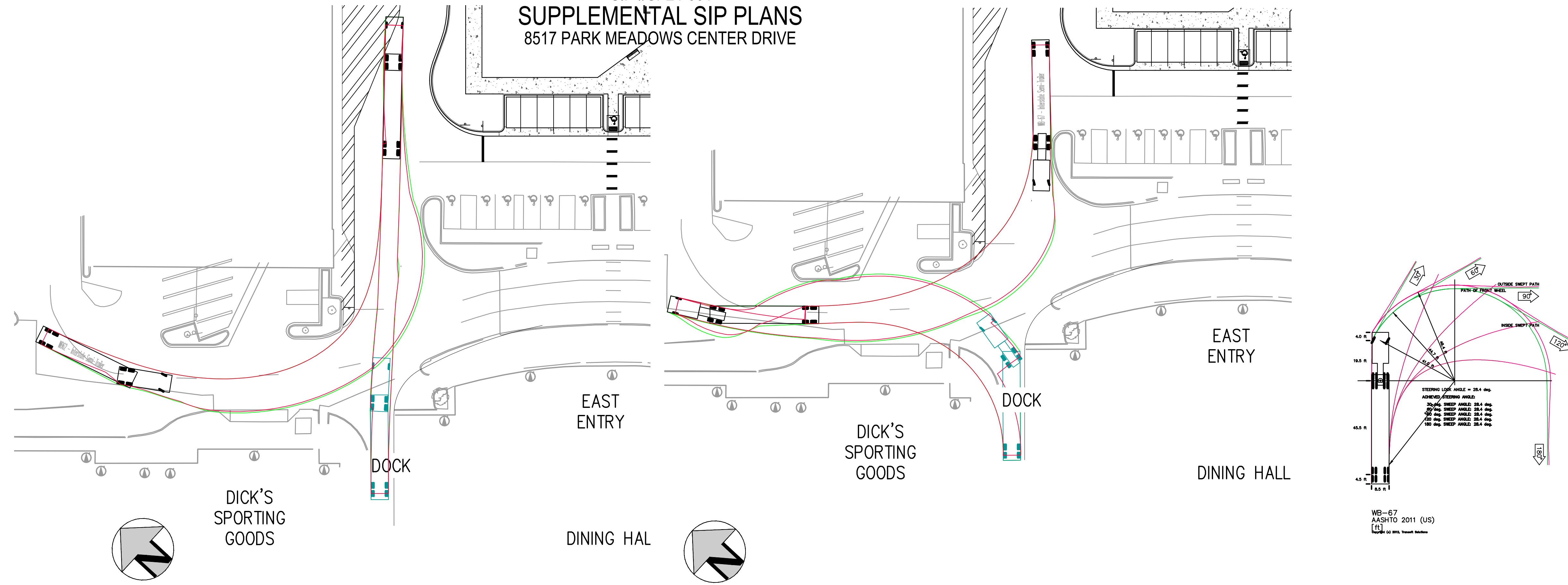
4.32 ACRES

SIP #SP24-001

SUPPLEMENTAL SIP PLANS
8517 PARK MEADOWS CENTER DRIVE

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

OWNER:
PARK MEADOWS MALL, LLC /
PARK MEADOWS ANCHOR
ACQUISITION, LLC
8401 PARK MEADOWS CENTER DRIVE
LONE TREE, CO 80124

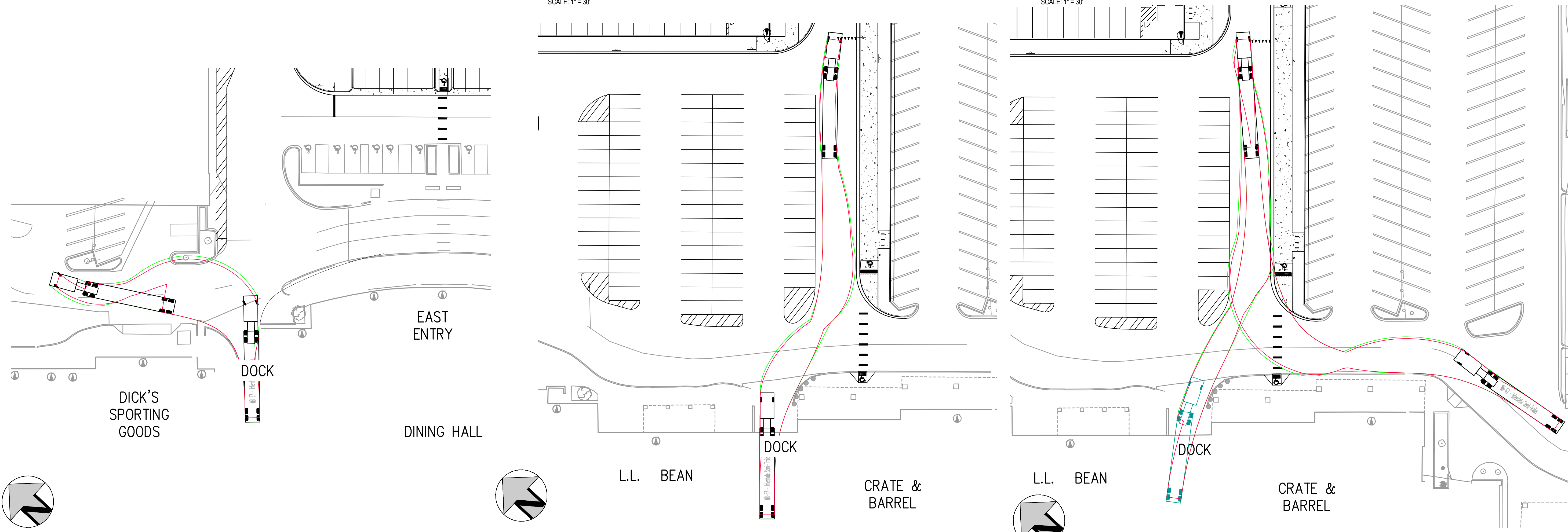


DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

SCALE: 1" = 30'

SCALE: 1" = 30'



DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

CRATE & BARREL LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

CRATE & BARREL LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

SCALE: 1" = 30'

SCALE: 1" = 30'

SCALE: 1" = 30'

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
PARK MEADOWS - GARAGE AND PLAZA
SUPPLEMENTAL SIP SET

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL

PROJECT # 231016

PHASE 1A TRUCK
TURNING MOVEMENTS

SHEET NUMBER

9 of 13

FILEPATH: P:\0220\231016\ENGINEERING\EXHIBITS\TRUCK TURNING 1A EXHIBIT.DWG LAYOUT - SIP3
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT

PLANNING AREA #1

4.32 ACRES

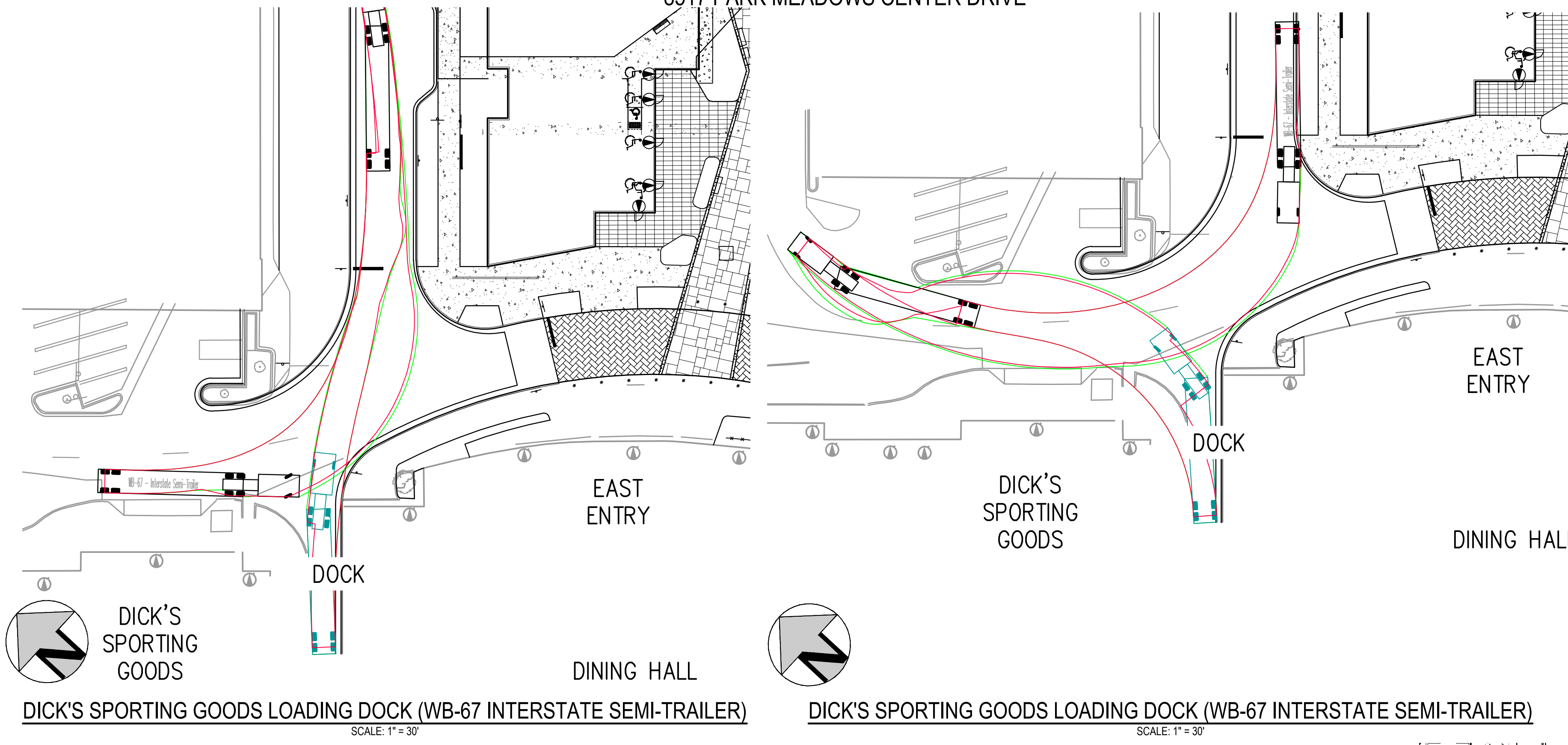
SIP #SP24-001

SUPPLEMENTAL SIP PLANS

8517 PARK MEADOWS CENTER DRIVE

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
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 PARK MEADOWS ANCHOR
 ACQUISITION, LLC
 8401 PARK MEADOWS CENTER DRIVE
 LONE TREE, CO 80124

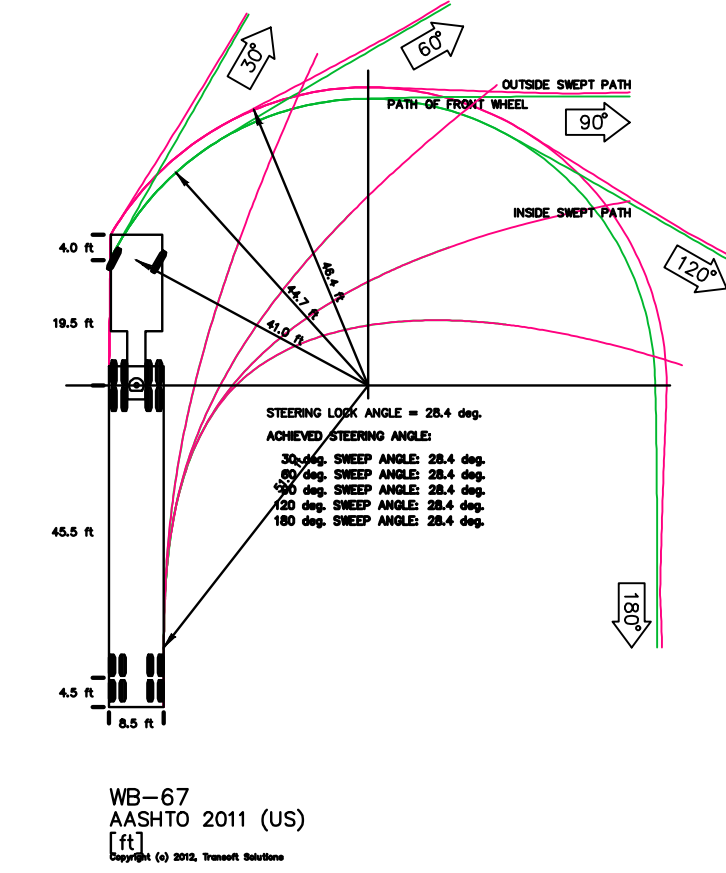


DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

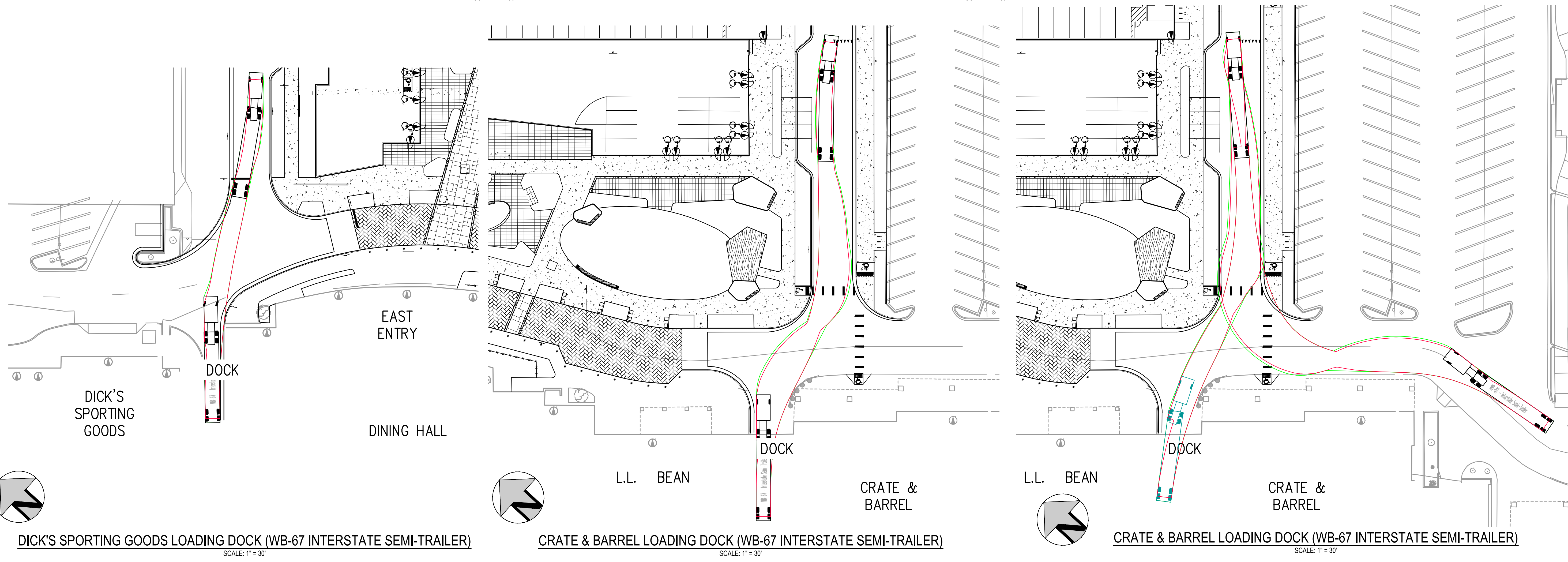
SCALE: 1" = 30'

DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

SCALE: 1" = 30'



WB-67
 ASHTO 2011 (US)
 (1)



DICK'S SPORTING GOODS LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

SCALE: 1" = 30'

CRATE & BARREL LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

SCALE: 1" = 30'

CRATE & BARREL LOADING DOCK (WB-67 INTERSTATE SEMI-TRAILER)

SCALE: 1" = 30'

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1

PARK MEADOWS - GARAGE AND PLAZA
 SUPPLEMENTAL SIP SET

DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL

PROJECT # 231016

PHASE 1B TRUCK
 TURNING MOVEMENTS

SHEET NUMBER

10 of 13

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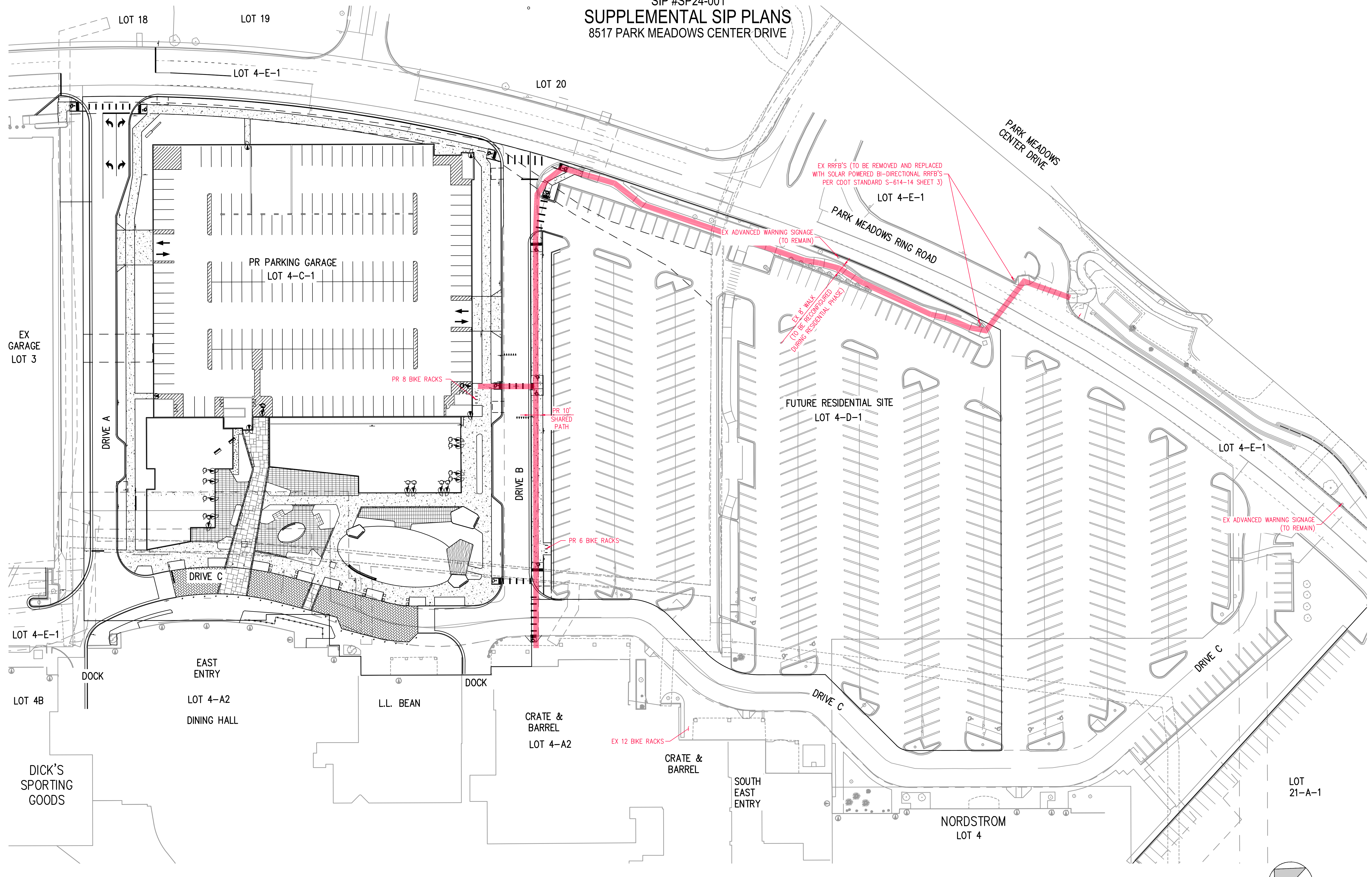
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
 PLANNING AREA #1
 4.32 ACRES
 SIP #SP24-001
SUPPLEMENTAL SIP PLANS
 8517 PARK MEADOWS CENTER DRIVE

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OWNER:
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 PARK MEADOWS ANCHOR
 ACQUISITION, LLC
 8401 PARK MEADOWS CENTER DRIVE
 LONE TREE, CO 80124

PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
 PARK MEADOWS - GARAGE AND PLAZA
 SUPPLEMENTAL SIP SET

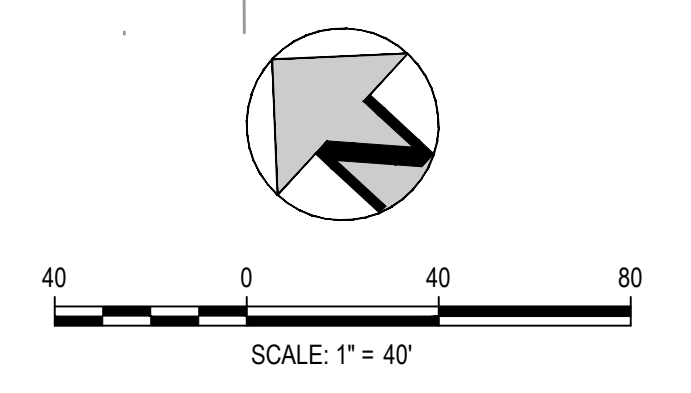


DATE	REVISION COMMENTS
03-29-2024	1ST SUBMITTAL
05-10-2024	2ND SUBMITTAL

PROJECT #: 231016

C470 BIKE TRAIL
 CONNECTION




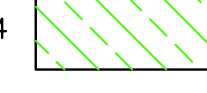
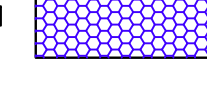




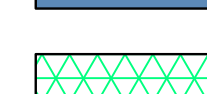


SHEET NUMBER
 11 of 13

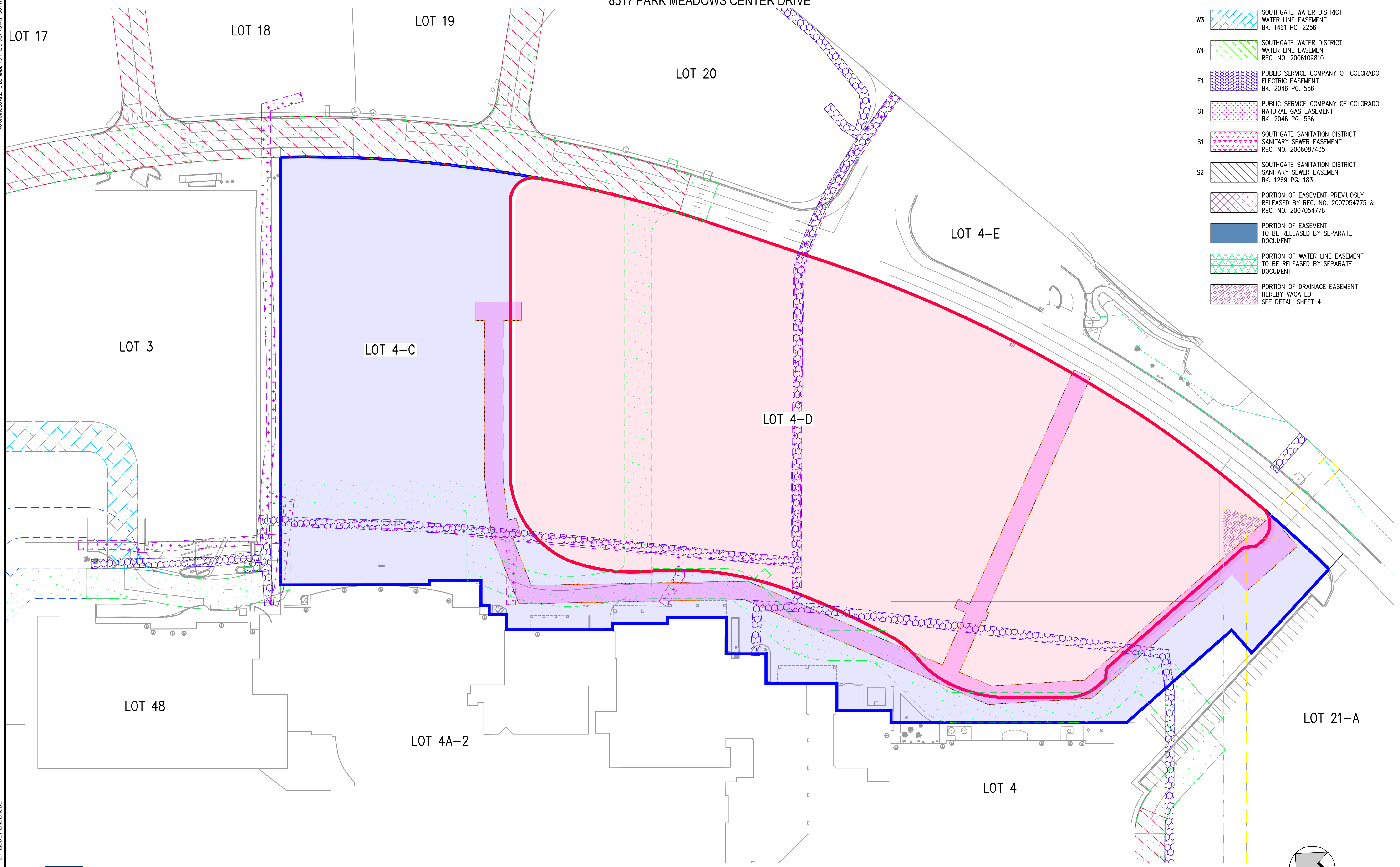


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.
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PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
 PARK MEADOWS PLANNED DEVELOPMENT, 2ND AMENDMENT
 PLANNING AREA #1
 4.32 ACRES
 SIP #SP24-001
SUPPLEMENTAL SIP PLANS
 8517 PARK MEADOWS CENTER DRIVE

EASEMENT LEGEND

- W1  SOUTHGATE WATER DISTRICT WATER LINE EASEMENT BK. 1275 PG. 1623
- W2  SOUTHGATE WATER DISTRICT WATER LINE EASEMENT BK. 1431 PG. 2016
- W3  SOUTHGATE WATER DISTRICT WATER LINE EASEMENT BK. 1461 PG. 2256
- W4  SOUTHGATE WATER DISTRICT WATER LINE EASEMENT REC. NO. 2006109810
- E1  PUBLIC SERVICE COMPANY OF COLORADO ELECTRIC EASEMENT BK. 2046 PG. 556
- G1  PUBLIC SERVICE COMPANY OF COLORADO NATURAL GAS EASEMENT BK. 2046 PG. 556
- S1  SOUTHGATE SANITATION DISTRICT SANITARY SEWER EASEMENT REC. NO. 2006087435
- S2  SOUTHGATE SANITATION DISTRICT SANITARY SEWER EASEMENT BK. 1269 PG. 183
-  PORTION OF EASEMENT PREVIOUSLY RELEASED BY REC. NO. 2007054775 & REC. NO. 2007054776
-  PORTION OF EASEMENT TO BE RELEASED BY SEPARATE DOCUMENT
-  PORTION OF WATER LINE EASEMENT TO BE RELEASED BY SEPARATE DOCUMENT
-  PORTION OF DRAINAGE EASEMENT HEREBY VACATED SEE DETAIL SHEET 4



OWNER:
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 PARK MEADOWS ANCHOR
 ACQUISITION, LLC
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 LONE TREE, CO 80124

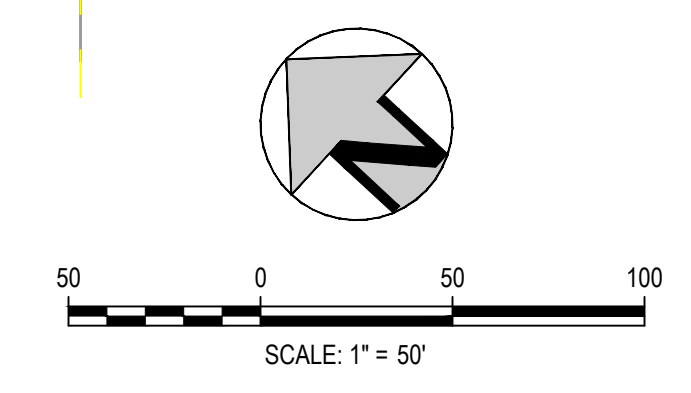
PARK MEADOWS TOWN CENTER FILING NO. 1-A, 8TH AMENDMENT, LOT 4-C-1
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PROJECT #: 231016

EXISTING PROPERTY
 BOUNDARY

SHEET NUMBER
 12 of 13



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 FILED IN: P:\2024\2407\ENGINEERING\EXHIBIT\LOT EXHIBIT DWG LAYOUT LAYOUT 1
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