

# PARKER AND PINE PRELIMINARY SITE PLAN

PARKER AND PINE FILING 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE  
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE  
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



Address:  
**PARKER AND PINE  
FILING 1  
COUNTY OF DOUGLASS,  
STATE OF COLORADO**



**PRELIMINARY**  
**FOR REVIEW ONLY  
NOT FOR  
CONSTRUCTION**  
**Kimley-Horn**  
Kimley-Horn and Associates, Inc.

**PRELIMINARY  
SITE PLAN**

Revisions:

#	Date	Description
	05/16/2018	PLANNING SUBMITTAL
	11/30/2018	TOWN REVISION
	11/20/2019	TOWN REVISION
	03/11/2020	TOWN REVISION
	05/08/2020	TOWN REVISION

Sheet Title:  
**COVER SHEET**

Date: 05/08/2020  
Project Number: 096502001  
Drawn By: JRK

Sheet Number:  
**01 OF 06**

## LEGAL DESCRIPTION

PARKER AND PINE FILING 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

## BENCHMARK

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

## FLOODPLAIN NOTE

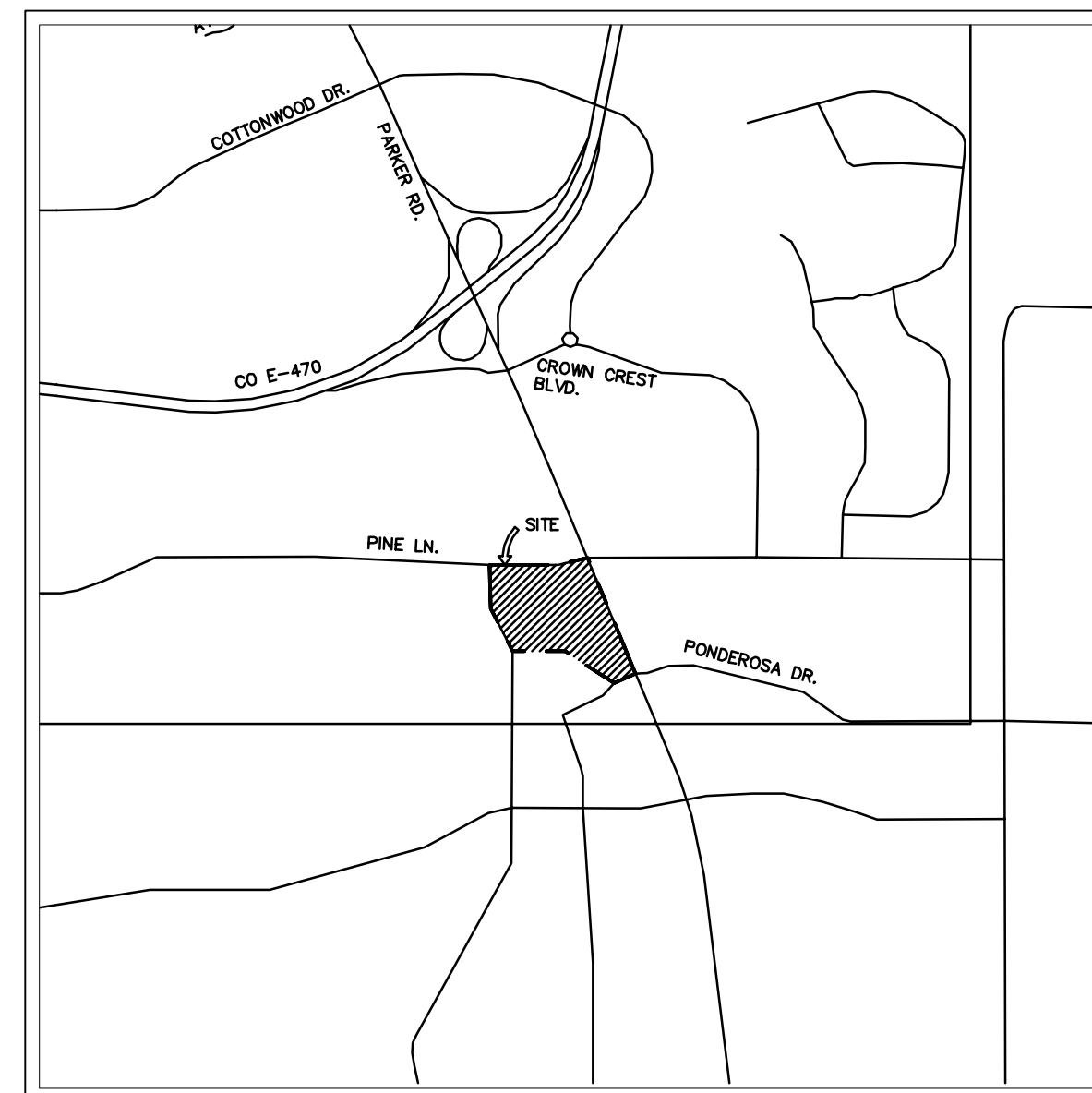
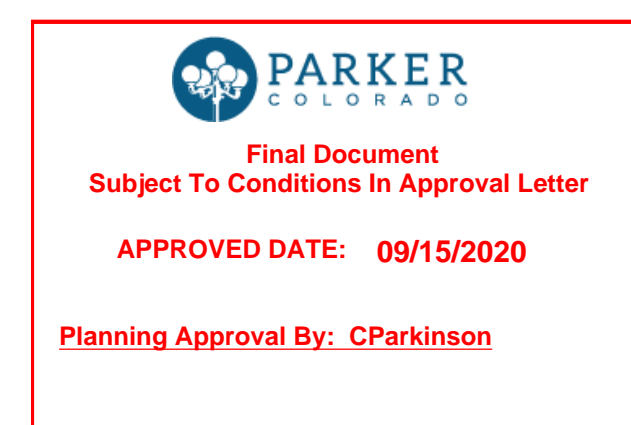
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## SITE DATA TABLE

PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)	BUILDING AREA (SF)	F.A.R. (0.35 MAX)	ANTICIPATED USE	PARKING		MAX. BUILDING HEIGHT	MIN. BUILDING SETBACKS			LOT WIDTH (FT)	
						REQUIRED	PROVIDED		FRONT	REAR	SIDE	REQUIRED	PROVIDED
LOT 1	1.87	81,637	17,000	0.21	RETAIL	57	53	35'	25	25	25	120	358
LOT 2	1.09	47,544	2,830	0.06	FUEL	10	11	35'	25	25	25	120	146
LOT 3	0.87	37,998	3,480	0.09	FAST FOOD	42	42	35'	25	25	25	120	170
LOT 4	1.84	79,940	5,380	0.07	CAR WASH	5	41	35'	25	25	25	120	375
LOT 5	0.87	38,082	2,042	0.05	FAST FOOD	26	33	35'	25	25	25	120	173
LOT 6	1.38	60,131	12,723	0.21	DAYCARE	38	39	35'	25	25	25	120	290
LOT 7	8.02	349,536							25	25	25	120	301
<b>TOTAL</b>	<b>15.95</b>	<b>694,868</b>	<b>43,455</b>	<b>0.06</b>		<b>178</b>	<b>219</b>						

### NOTES:

1. REQUIRED PARKING FOR OFFICE/SHOPPING CENTER IS 1 PER 300 GSF
2. REQUIRED PARKING FOR FAST FOOD IS 1 PER 3 PERSON CAPACITY
3. REQUIRED PARKING FOR DAYCARE IS 1 PER 4 CHILDREN
4. REQUIRED PARKING FOR CARWASH IS 1 + 1 PER STAFF



VICINITY MAP  
1"=2,000'

## SHEET INDEX

01 OF 06	COVER SHEET
02 OF 06	EXISTING CONDITIONS
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04 OF 06	UTILITY PLAN
05 OF 06	GRADING PLAN
06 OF 06	LANDSCAPE PLAN

## CONTACTS:

**DEVELOPER:**  
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CONTACT: JORDAN BONICELLI

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CONTACT: DRAYTON SANDERSON

**FIRE DEPARTMENT:**  
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9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
TEL: (720) 989-2244  
CONTACT: CHIP KERKHOVE

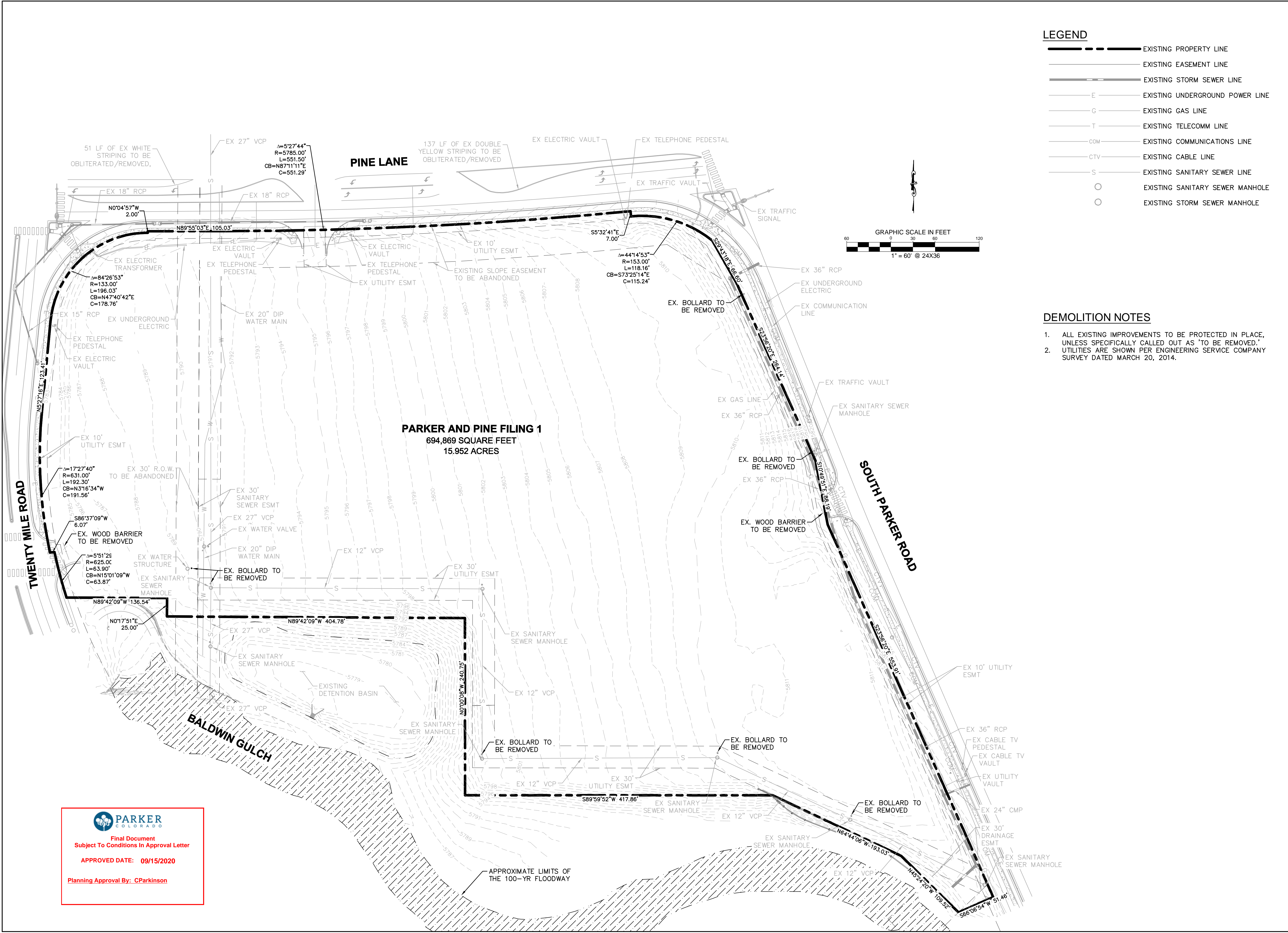
**TOWN OF PARKER PLAN REVIEW:**  
20120 E. MAINSTREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: RANDY CAPRA

## FIRE CODE REVIEW BLOCK

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

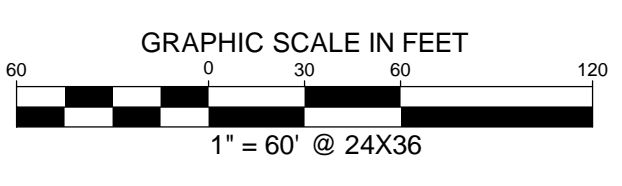
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FORE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW)



**LEGEND**

---	EXISTING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STORM SEWER LINE
E	EXISTING UNDERGROUND POWER LINE
G	EXISTING GAS LINE
T	EXISTING TELECOMM LINE
COM	EXISTING COMMUNICATIONS LINE
CTV	EXISTING CABLE LINE
S	EXISTING SANITARY SEWER LINE
○	EXISTING SANITARY SEWER MANHOLE
○	EXISTING STORM SEWER MANHOLE



- DEMOLITION NOTES**
- ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
  - UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014.

**PARKER COLORADO**  
Final Document  
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APPROVED DATE: 09/15/2020  
Planning Approval By: CParkinson

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Full service commercial real estate  
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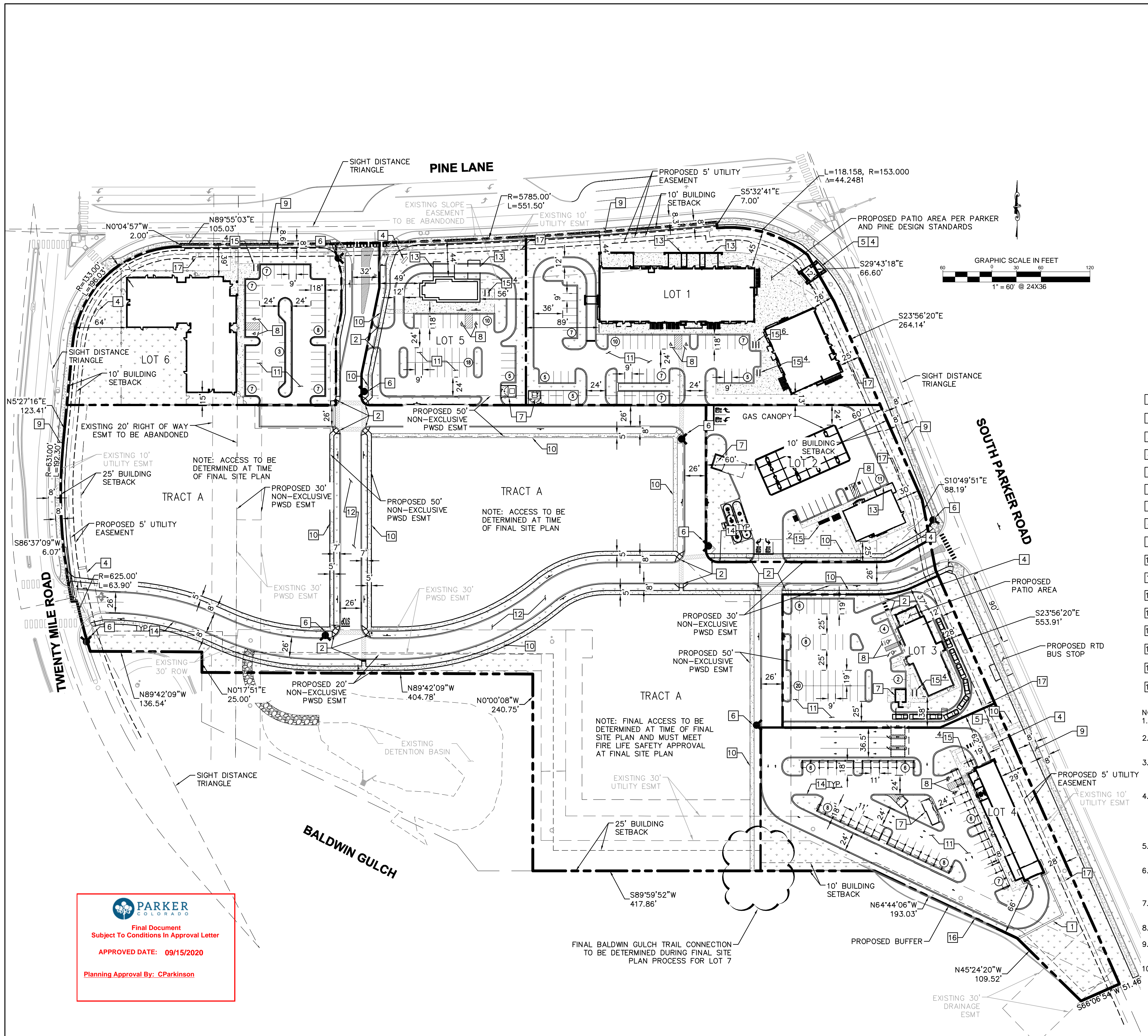
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Revisions:

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11/30/2018	TOWN REVISION	
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Sheet Title: **EXISTING  
CONDITIONS &  
DEMOLITION PLAN**  
Date: 05/08/2020  
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**LEGEND**

- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PROPOSED ELECTRICAL TRANSFORMER
- LANDSCAPED AREA
- HEAVY DUTY ASPHALT PAVING
- STANDARD DUTY ASPHALT PAVING
- COLORED CONCRETE
- STANDARD DUTY CONCRETE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER

**KEY NOTES**

- 1 PROPOSED 3' SCREEN WALL
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN.
- 5 PROPOSED SIDEWALK STAIRS. WIDTH PER PLAN
- 6 PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE.
- 8 PROPOSED ADA PARKING STALLS.
- 9 PROPOSED 8' CONCRETE SIDEWALK.
- 10 PROPOSED 5' CONCRETE SIDEWALK.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 PROPOSED HEAVY DUTY ASPHALT PAVING.
- 13 PROPOSED BUILDING OVERHANG
- 14 PROPOSED 18" VERTICAL CURB.
- 15 PROPOSED BICYCLE PARKING.
- 16 EXISTING RETAINING WALL
- 17 PROPOSED TRANSFORMER

- NOTES:**
1. ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
  2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY. FINAL LOCATION AND SCREENING MEASURES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN.
  3. LOCATION OF TRASH RECEPTACLES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN AND BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.
  4. CANOPIES AND PORTICO'S THAT ARE PROPOSED AT FINAL SITE PLAN TO MEET THE ZONING REQUIREMENTS FOR SETBACK PROXIMITY MUST BE PHYSICALLY AND ARCHITECTURALLY CONNECTED TO THE PRIMARY STRUCTURE AND MUST CREATE MEANINGFUL, ATTRACTIVE AND SIGNIFICANT ARCHITECTURAL INTEREST ALONG PARKER ROAD AND/OR PINE LANE.
  5. DESIGN SHOWN IS PRELIMINARY. FINAL ARCHITECTURE SHALL BE APPROVED AT THE TIME OF FINAL SITE PLAN APPROVAL AND IS SUBJECT TO ALL REGULATORY DOCUMENTS.
  6. ALL PARKING AND CIRCULATION REQUIREMENTS, INCLUDING BIKE AND PEDESTRIAN CIRCULATION MUST BE MET. FURTHER REQUIREMENTS MAY BE IMPOSED AT TIME OF FINAL SITE PLAN APPROVAL.
  7. ADEQUATE SCREENING, AS DETERMINED BY STAFF AT TIME OF FINAL SITE PLAN, IS REQUIRED FOR ALL LOTS ADJACENT TO PARKER ROAD.
  8. ARCHITECTURE WILL BE REQUIRED TO MEET ALL APPLICABLE REGULATIONS AND STANDARDS AT TIME OF FINAL SITE PLAN.
  9. VACUUM STATIONS WILL NOT BE ALLOWED ADJACENT TO THE PEDESTRIAN TRAIL BUT MUST BE LOCATED TO LIMIT IMPACTS TO THE TRAIL AS MUCH AS POSSIBLE AT FINAL SITE PLAN.
  10. ADEQUATE SCREENING, AS DETERMINED BY STAFF AT TIME OF FINAL SITE PLAN, IS REQUIRED FOR LOT 4 ADJACENT TO THE BALDWIN GULCH TRAIL.

**PARKER**  
COLORADO

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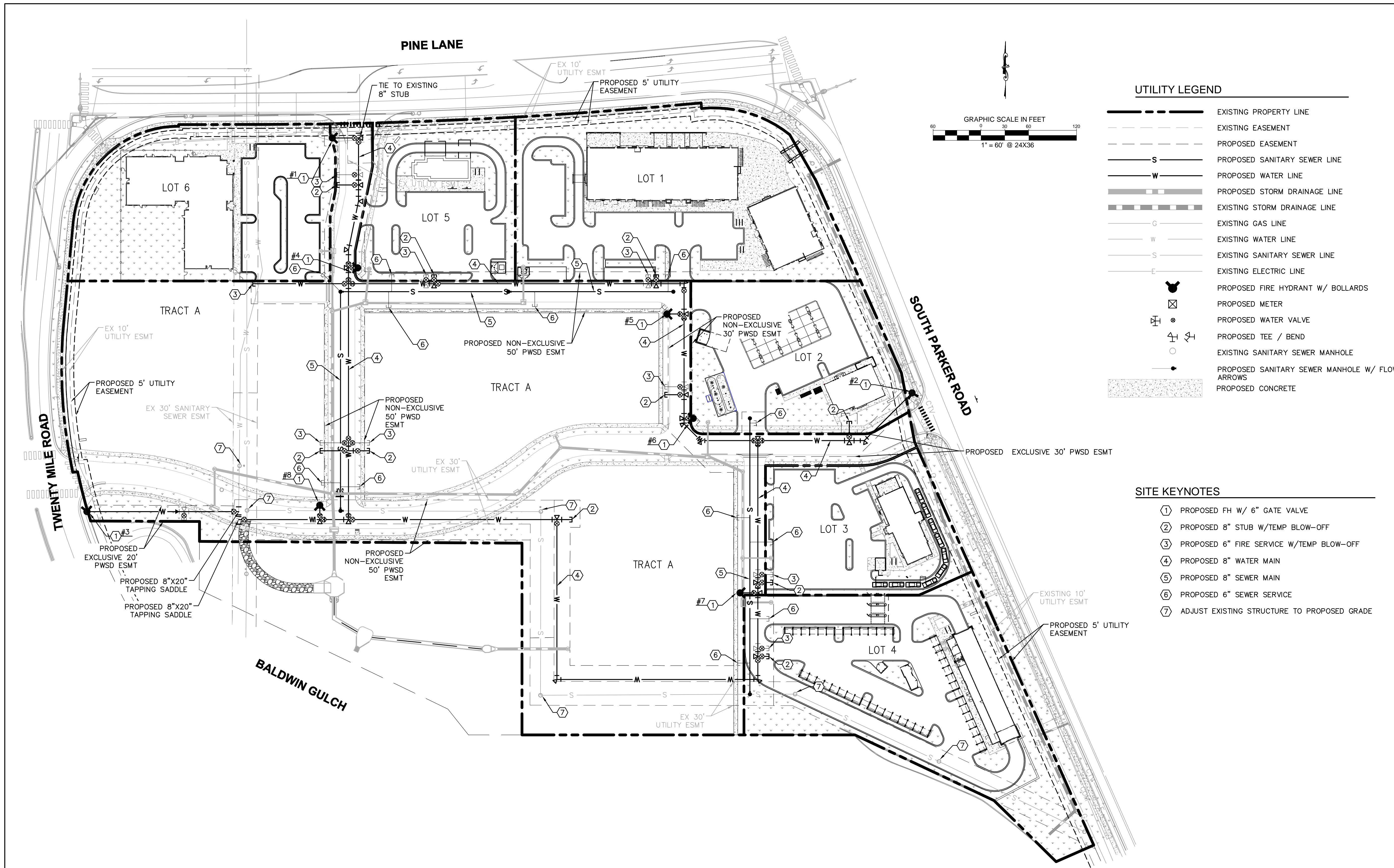
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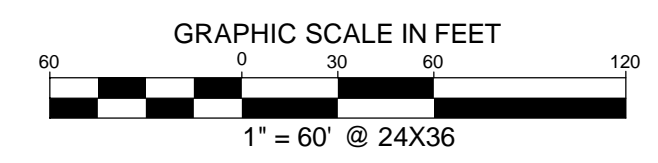
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**03 OF 06**



### UTILITY LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED STORM DRAINAGE LINE
- EXISTING STORM DRAINAGE LINE
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING ELECTRIC LINE
- PROPOSED FIRE HYDRANT W/ BOLLARDS
- PROPOSED METER
- PROPOSED WATER VALVE
- PROPOSED TEE / BEND
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE W/ FLOW ARROWS
- PROPOSED CONCRETE



- ### SITE KEYNOTES
- ① PROPOSED FH W/ 6" GATE VALVE
  - ② PROPOSED 8" STUB W/TEMP BLOW-OFF
  - ③ PROPOSED 6" FIRE SERVICE W/TEMP BLOW-OFF
  - ④ PROPOSED 8" WATER MAIN
  - ⑤ PROPOSED 8" SEWER MAIN
  - ⑥ PROPOSED 6" SEWER SERVICE
  - ⑦ ADJUST EXISTING STRUCTURE TO PROPOSED GRADE

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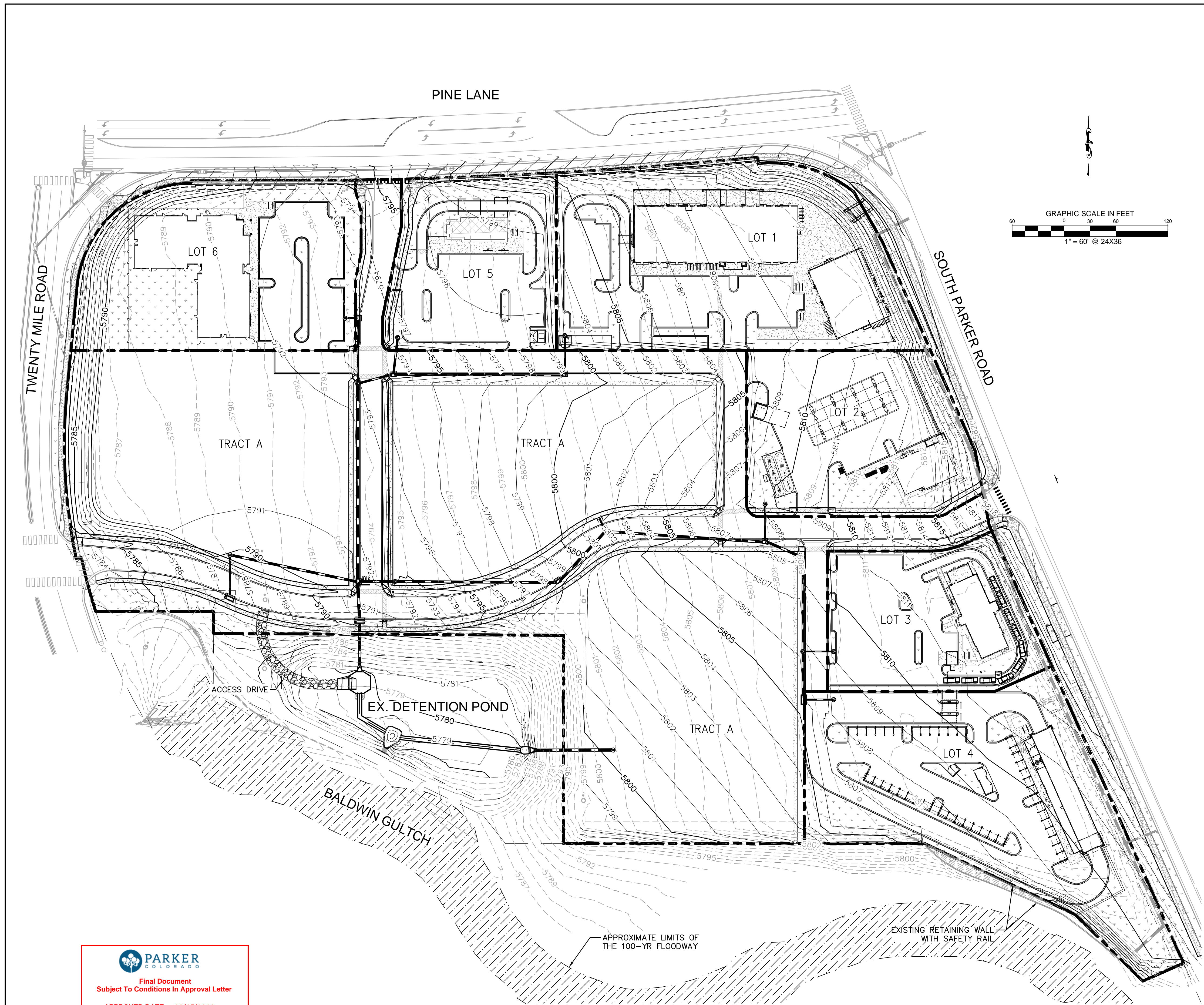
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**04 OF 06**



**LEGEND**

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED CONCRETE

**BENCHMARK**  
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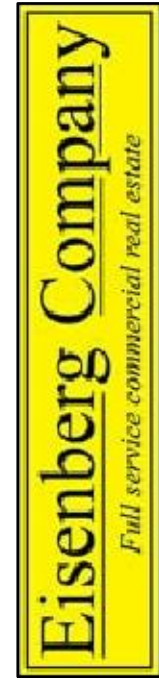
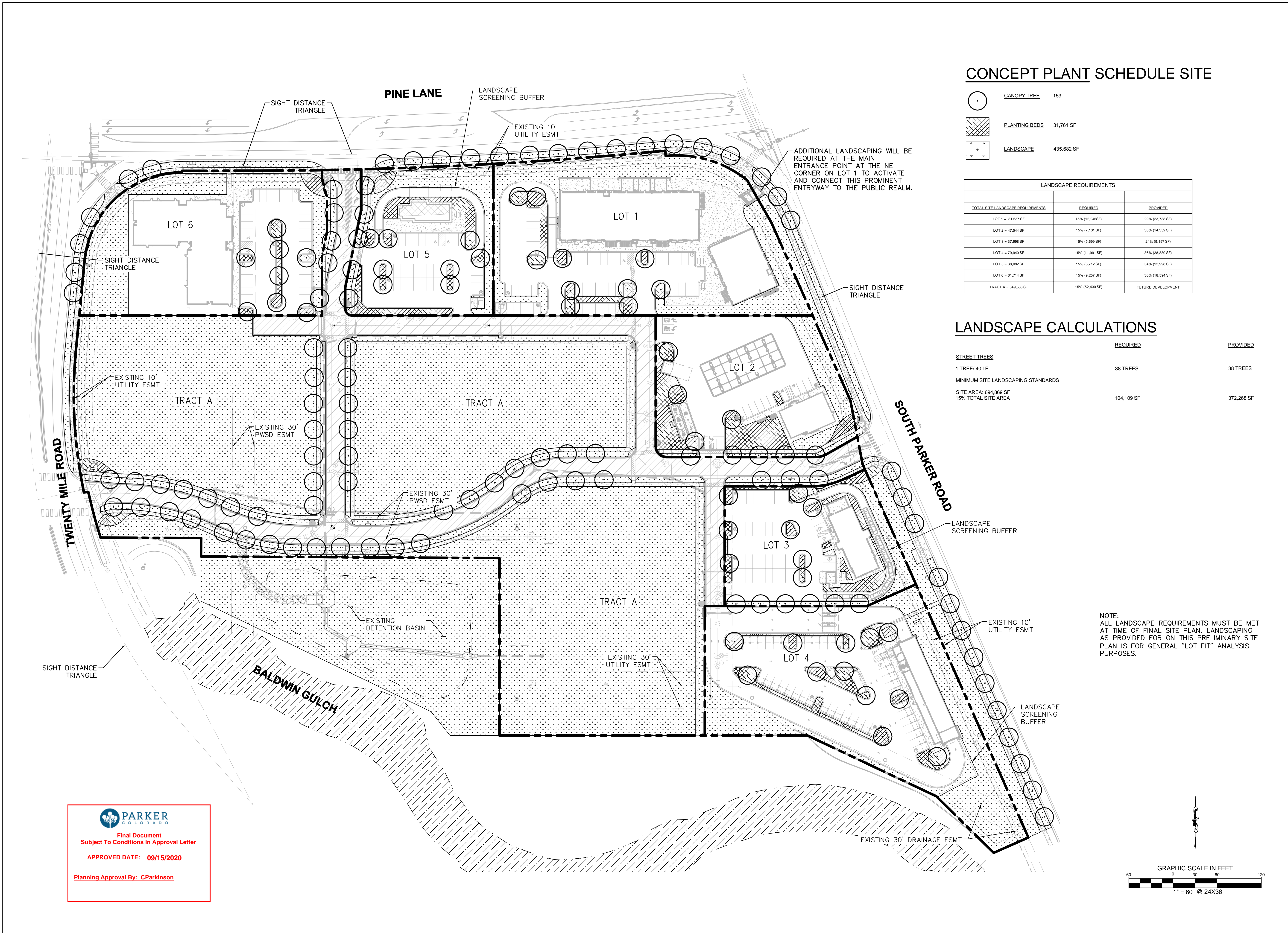
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**GRADING PLAN**

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**05 OF 06**



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**PRELIMINARY  
LANDSCAPE PLAN**

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**06 OF 06**

**PARKER**  
COLORADO

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