

PARKER AND PINE RETAIL PRELIMINARY SITE PLAN

PARKER AND PINE MINOR DEVELOPMENT FILING NO. 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
MINOR DEVELOPMENT
FILING NO. 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

Sheet Title:
COVER SHEET

Date: 03/11/2020
Project Number: 096502001
Drawn By: STC

Sheet Number:
01 OF 06

LEGAL DESCRIPTION

PARKER AUTO PLAZA FILING NO. 1 – LOT 1, BLOCK 3 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 ¼ 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.

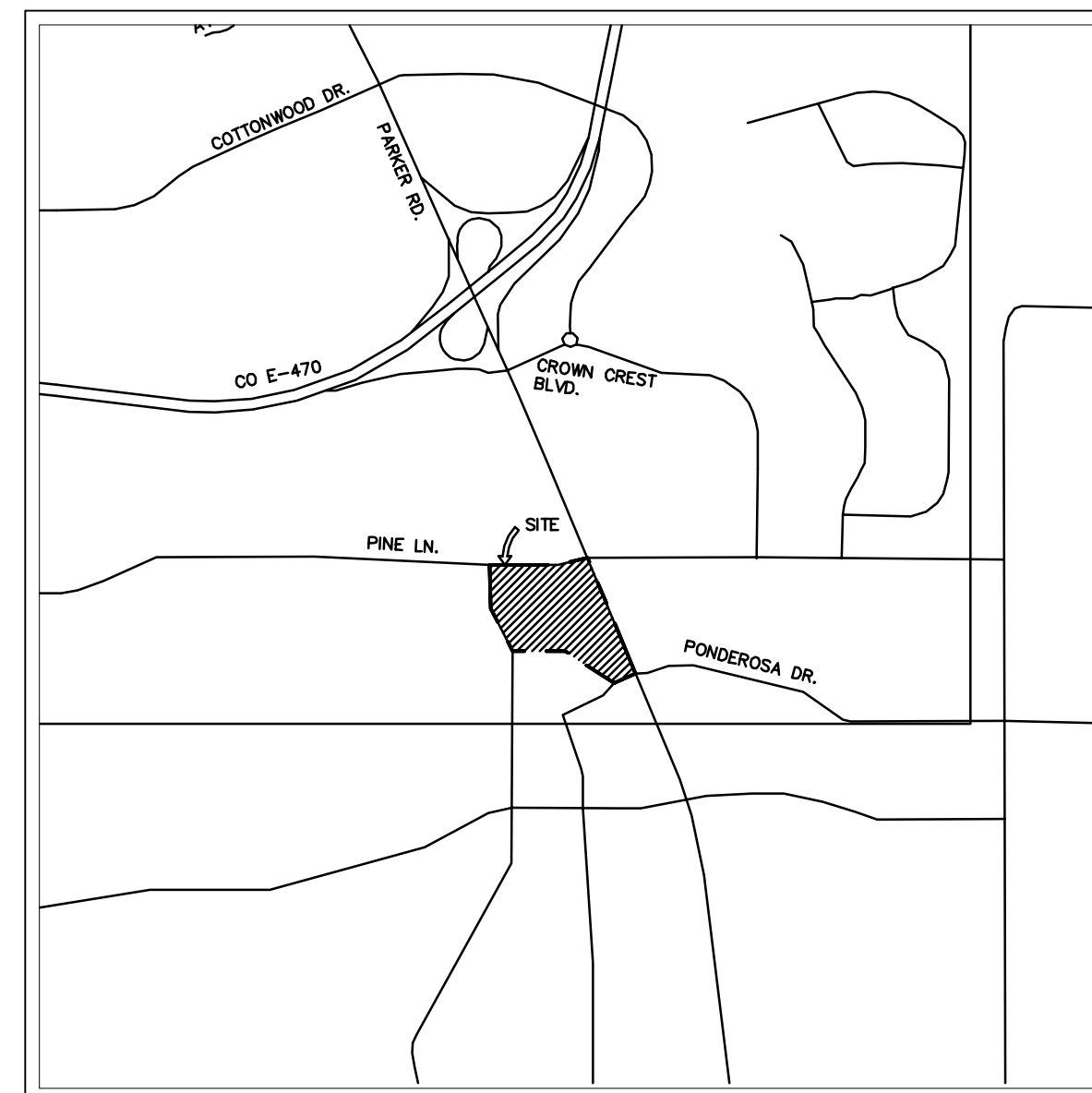
FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067F AND DATED SEPTEMBER 30, 2005 – 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	43	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	26	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
TOTAL	15.95	694,868	43,455	0.06		178	202						

- 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

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05 OF 06	GRADING PLAN
06 OF 06	LANDSCAPE PLAN

CONTACTS:

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CONTACT: AMANDA STEINER

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9195 E. MINERAL AVE.
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CONTACT: CHIP KERKHOVE

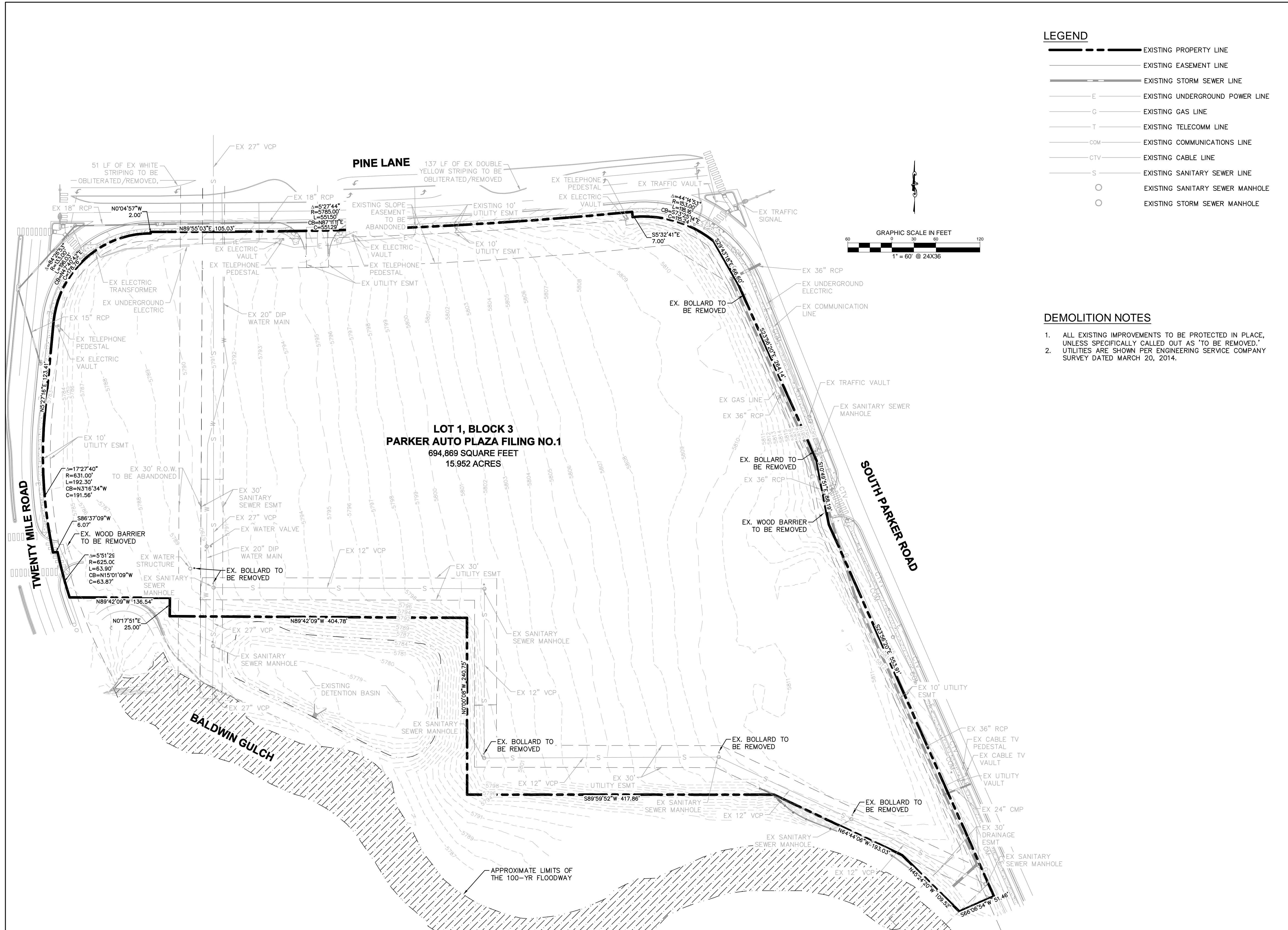
TOWN OF PARKER PLAN REVIEW:
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

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
---	EXISTING UNDERGROUND POWER LINE
---	EXISTING GAS LINE
---	EXISTING TELECOMM LINE
---	EXISTING COMMUNICATIONS LINE
---	EXISTING CABLE LINE
---	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.

Eisenberg Company
Full service commercial real estate

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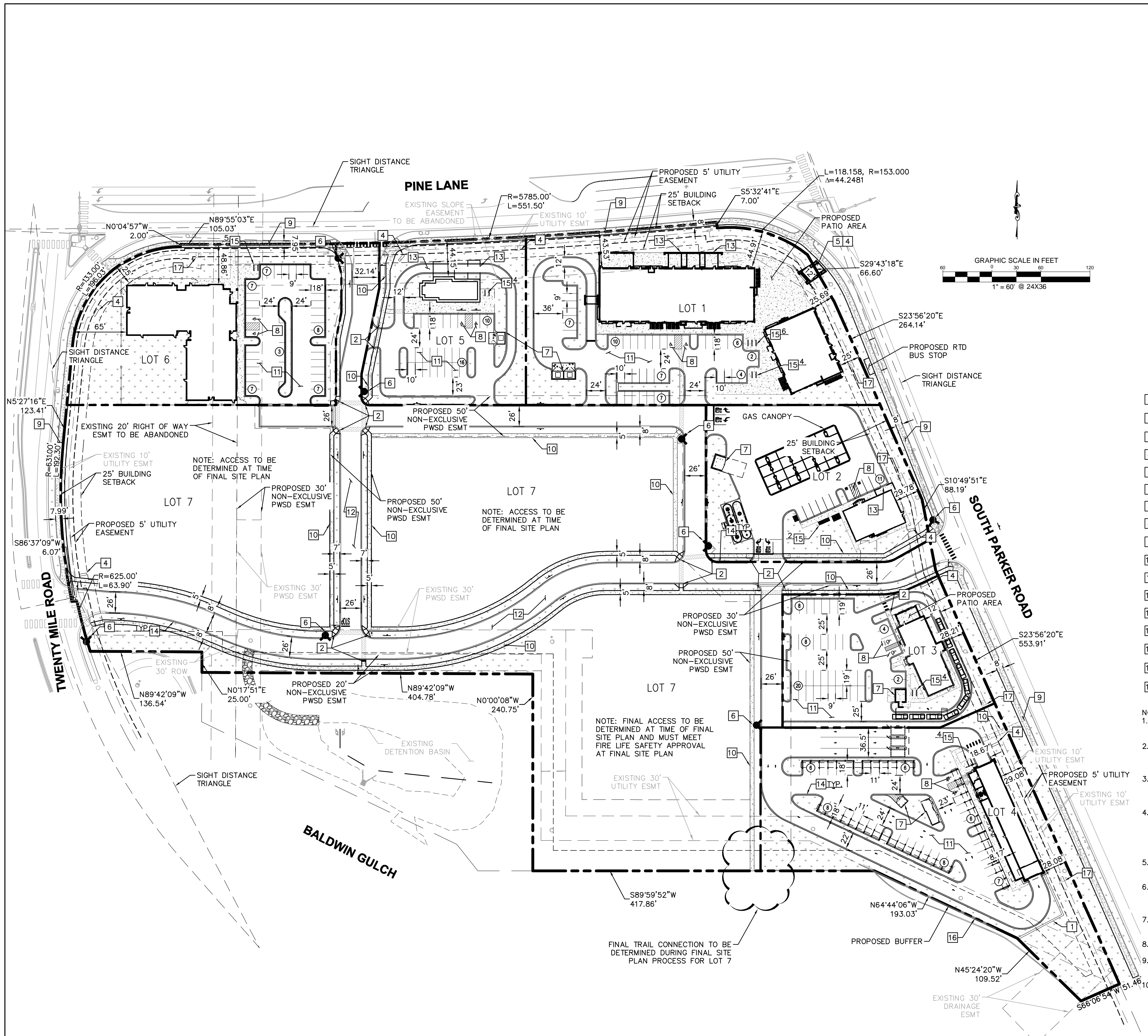
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**PRELIMINARY
SITE PLAN**

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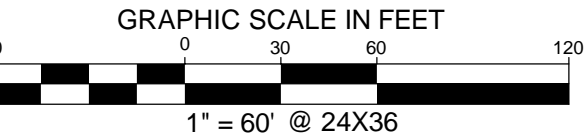
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Sheet Title: **EXISTING
CONDITIONS &
DEMOLITION PLAN**
Date: 03/11/2020
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Drawn By: STC



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 EXISTING OR PROPOSED LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS UNDER SECTION 13.10.140.
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 UNDER CHAPTER 13.06 OF THIS TITLE.
3. LOCATION OF TRASH RECEPTACLES SHALL BE DETERMINED AT TIME OF FINAL SITE PLAN UNDER CHAPTER 13.06 OF THIS TITLE 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. 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.
9. ADEQUATE SCREENING, AS DETERMINED BY STAFF AT TIME OF FINAL SITE PLAN, IS REQUIRED FOR LOT 4 ADJACENT TO THE BALDWIN GULCH TRAIL.



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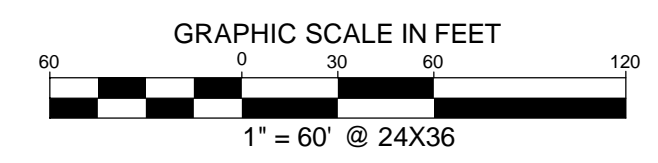
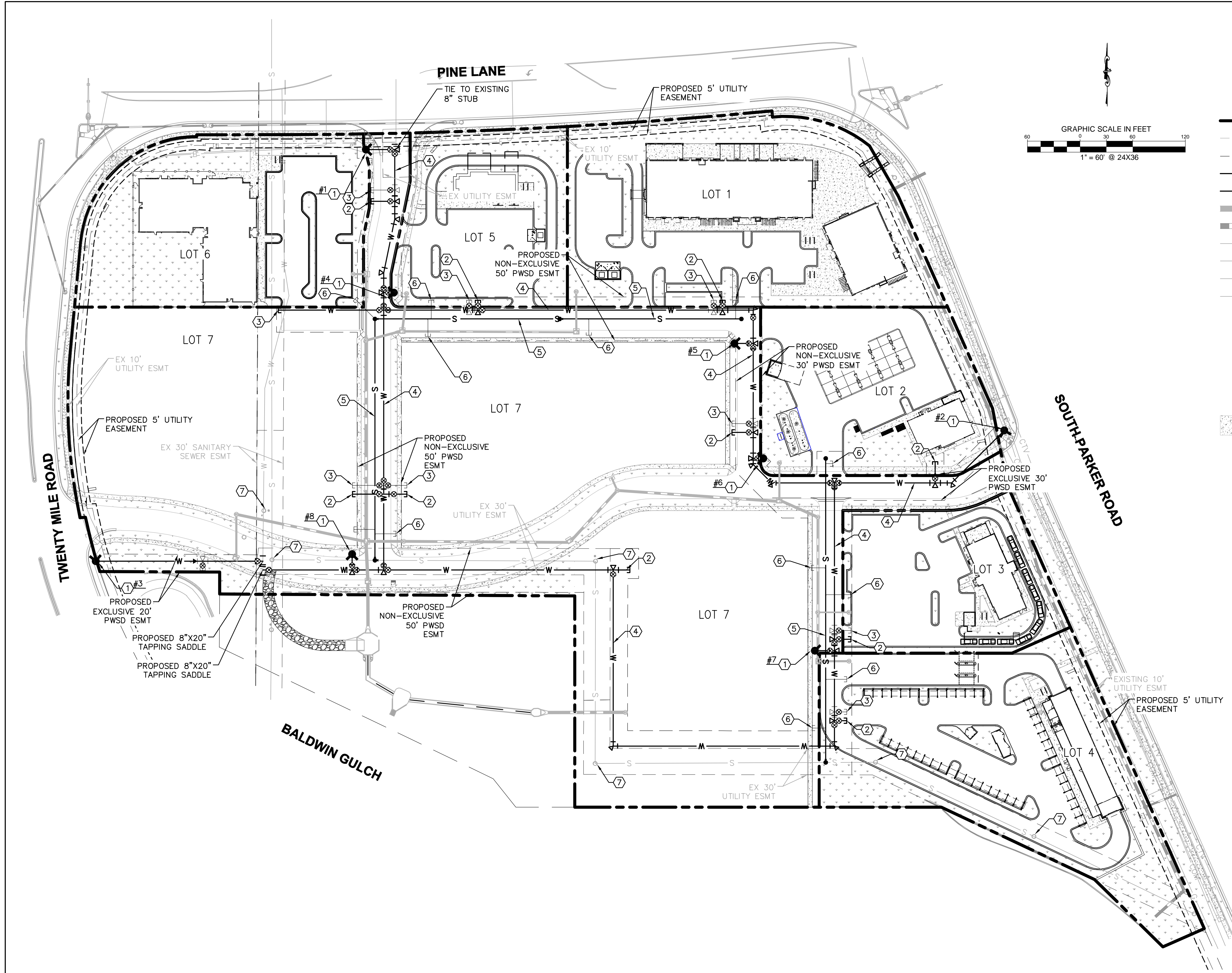
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**PRELIMINARY SITE
PLAN**

Date: 03/11/2020
Project Number: 096502001
Drawn By: STC

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03 OF 06



- ### UTILITY LEGEND
- EXISTING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - PROPOSED EASEMENT
 - S- PROPOSED SANITARY SEWER LINE
 - W- PROPOSED WATER LINE
 - SD- PROPOSED STORM DRAINAGE LINE
 - SD- EXISTING STORM DRAINAGE LINE
 - G- EXISTING GAS LINE
 - W- EXISTING WATER LINE
 - S- EXISTING SANITARY SEWER LINE
 - E- 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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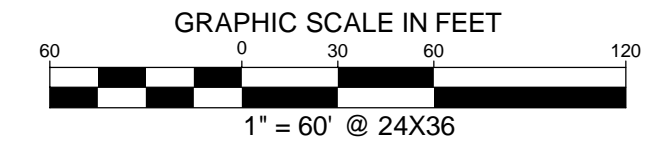
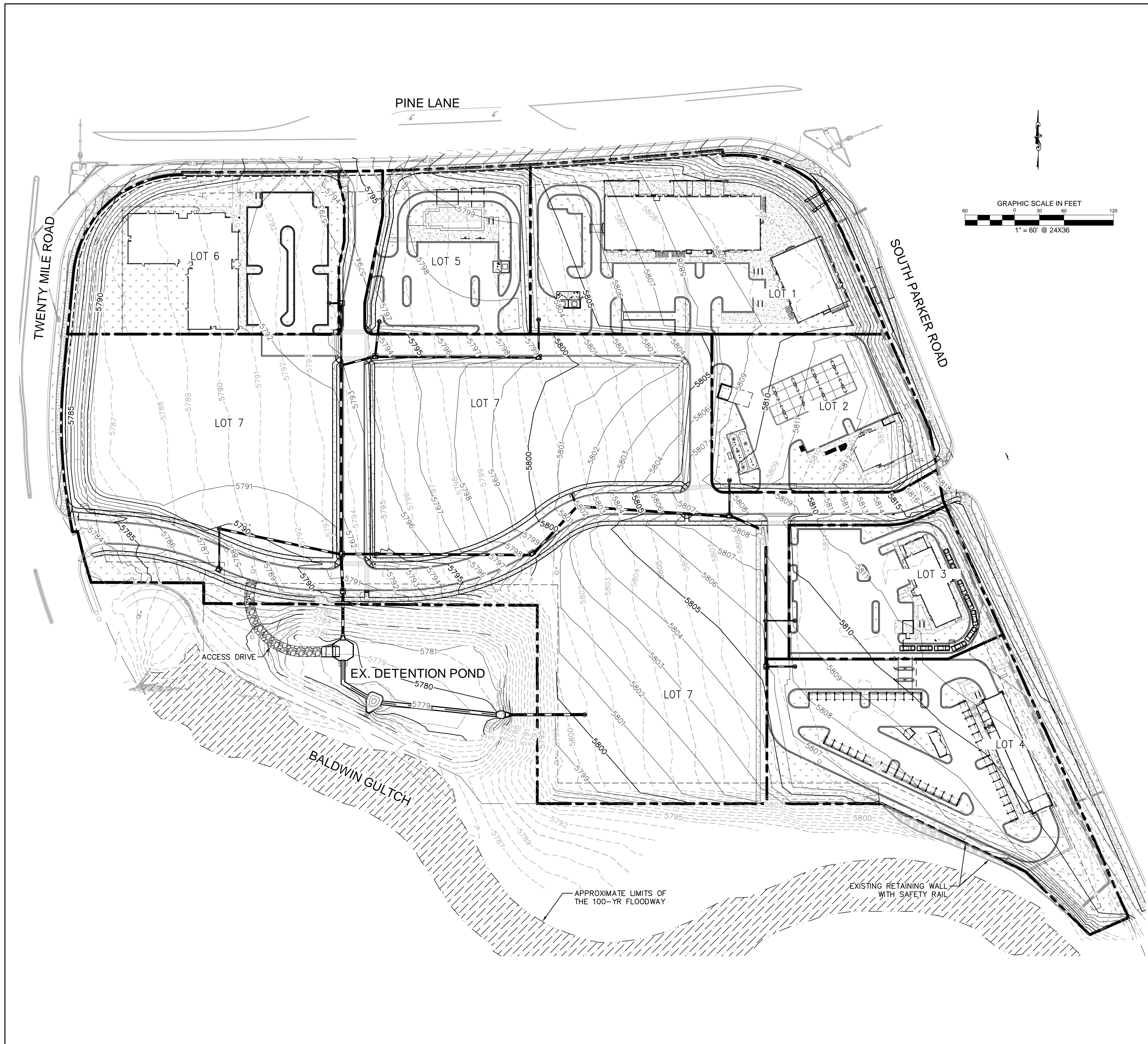
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**PRELIMINARY
UTILITY PLAN**

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LEGEND

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

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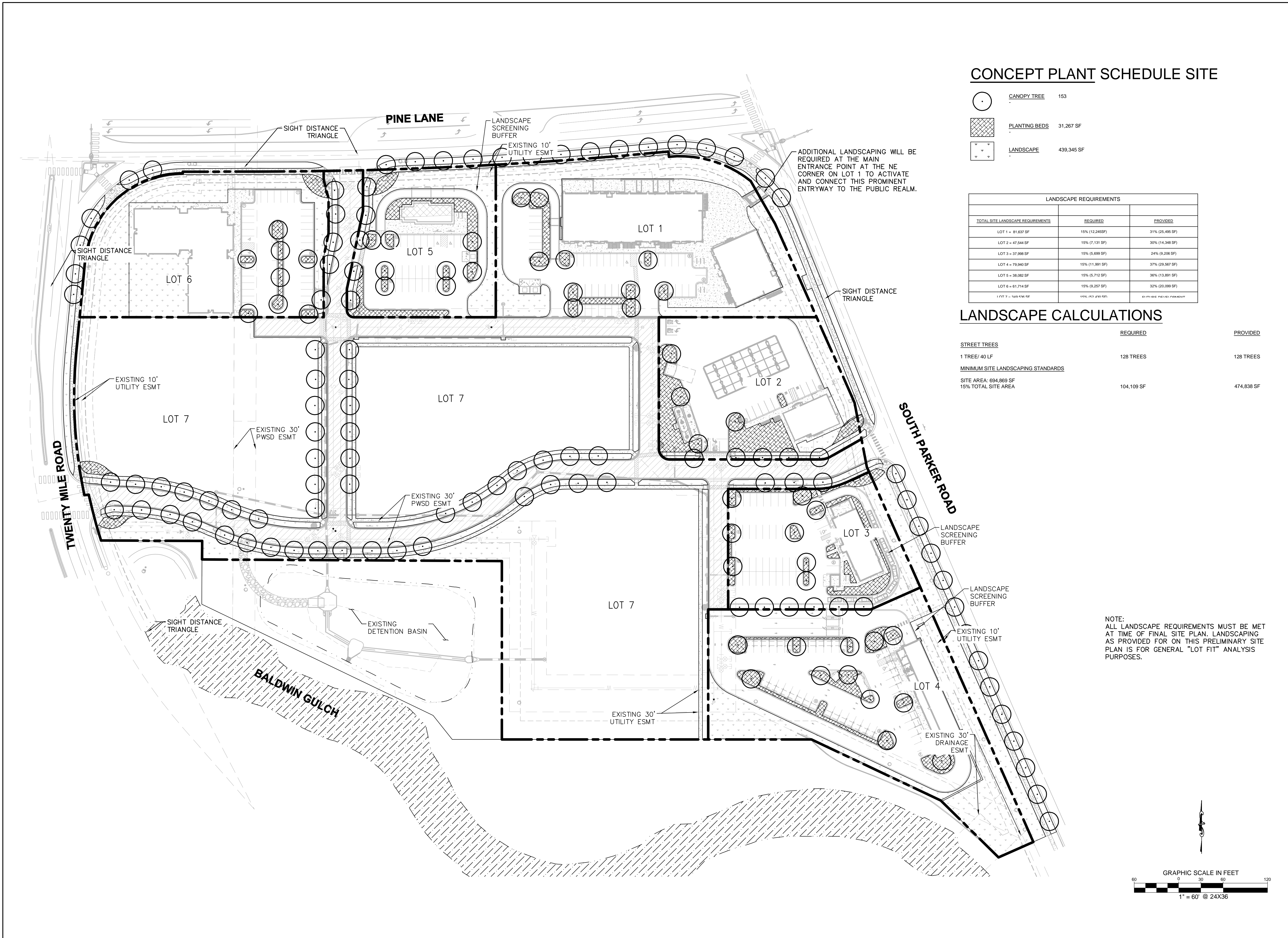
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LANDSCAPE PLAN**

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