

PARKER AND PINE MULTI-FAMILY SITE PLAN

PARKER AND PINE FILING 2

A REPLAT OF TRACT A, PARKER AND PINE FILING 1 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGAL DESCRIPTION

TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1, SITUATED IN THE
SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH PRINCIPAL MERIDIAN, 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 N00°17'51"E AS REFERENCED ON THE PLAT
OF PARKER AUTO PLAZA FILING NO. 1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

FLOODPLAIN NOTE

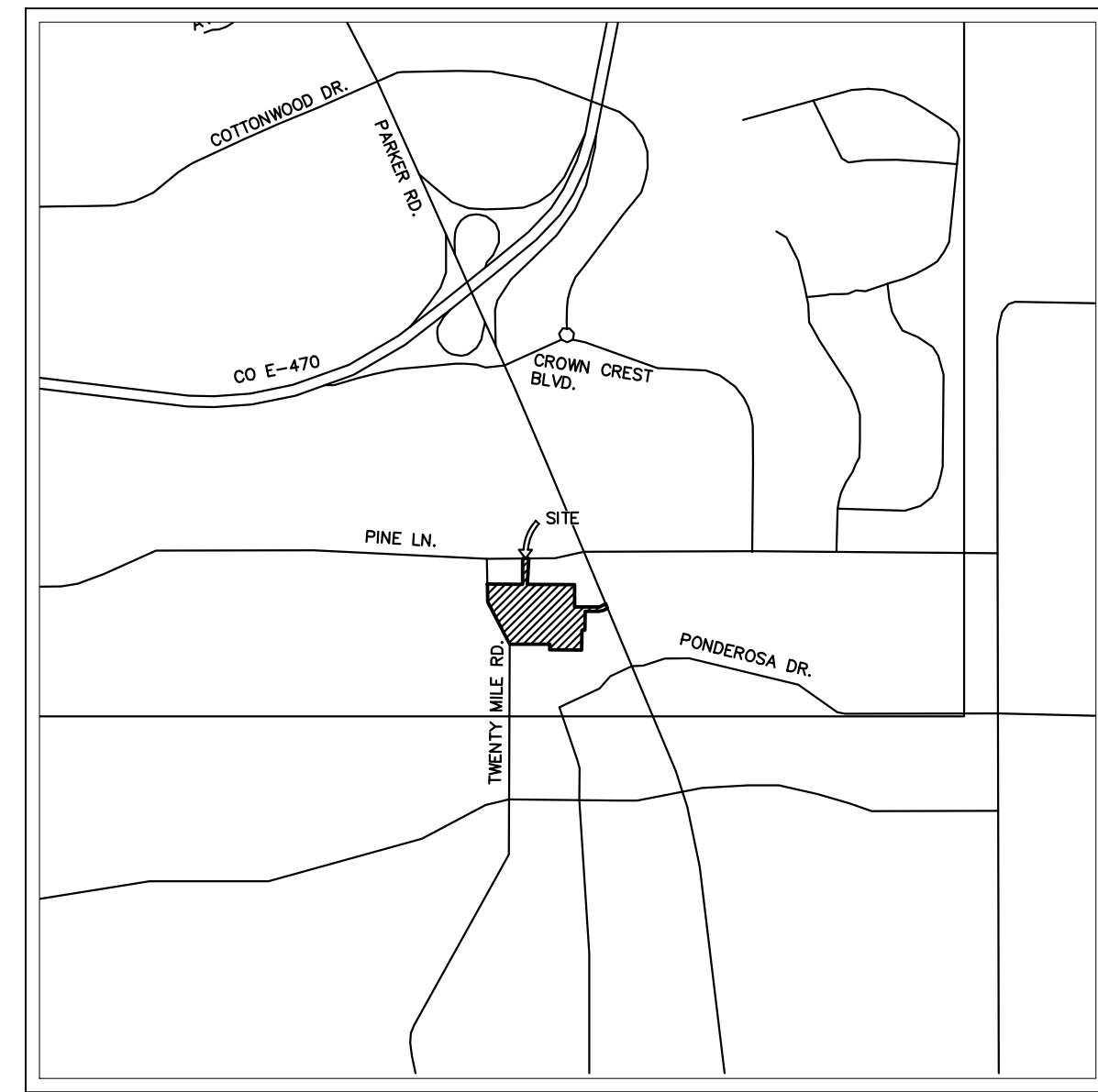
BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD
INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT
PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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 (FT)	LOT WIDTH (FT)	
						REQUIRED	PROVIDED			REQUIRED	PROVIDED
LOT 1	1.91	83,189	24,101	0.29	MULTI-FAMILY			60*	10'	120	206
LOT 2	1.90	82,932	18,116	0.22	MULTI-FAMILY	281	283	60'	10'	120	166
LOT 3	2.22	96,878	21,646	0.22	MULTI-FAMILY			60'	10'	120	279
TRACT A	1.59	69,434	N/A	N/A	ROADWAY	N/A	N/A	N/A	N/A	N/A	N/A
TRACT B	0.39	17,103	N/A	N/A	LANDSCAPE	N/A	N/A	N/A	N/A	N/A	N/A
TRACT C	1.47	64,000	N/A	N/A	DETENTION	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	9.49	413,536	63,863	0.15		281	283				

NOTES: *MAXIMUM 3-STORIES ADJACENT TO TWENTY MILE ROAD

DWELLING UNIT PARKING COUNT MATRIX					
	1 BEDROOM	2 BEDROOM	3 BEDROOM	GUESTS	TOTAL
BUILDING 1	6	14	0	0	20
BUILDING 2	8	31	0	0	39
BUILDING 3	16	22	10	0	48
BUILDING 4	28	21	14	0	63
REQUIRED PARKING RATIO (STALLS/UNIT)	1	1.5	2	0.25	
REQUIRED PARKING STALLS	58	132	48	42.5	281



VICINITY MAP
1"=2,000'

SHEET INDEX

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CONTACTS:

DEVELOPER:
THE GARRETT COMPANIES
1051 GREENWOOD SPRINGS BLVD. SUITE 107
GREENWOOD, IN 46143
TEL: (317) 886-7926
CONTACT: KARL STOUT

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN

LANDSCAPE ARCHITECT:
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CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

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DENVER, CO 80202
CONTACT: RON JOHNSON
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

TOWN OF PARKER:
TOWN OF PARKER
20120 EAST MAIN STREET
PARKER, CO 80138-7334
TEL: (303) 805-3199
CONTACT: STACEY NERGER

ELECTRICAL SERVICE:
IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (303) 688-7431
CONTACT: AMANDA STEINER

ARCHITECT:
SEBREE ARCHITECTS, INC.
97 DOVER ST. SUITE 400
AVON, IN 46123
TEL: 317-272-7800 EXT. 224
CONTACT: DAWN LAYTON

SURVEYOR:
ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC ST. SUITE 126
AURORA, CO 80012
TEL: 303-337-1393
CONTACT: CHARLES BECKSTROM, PLS

TELEVISION:
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHOPE
EMAIL: DEAN_FLENTHOPE@CABLE.COMCAST.COM

WATER/SANITARY SEWER:
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: ABBY HILDEBRANDT

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

TOWN OF PARKER PLAN REVIEW:
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 805-3174
CONTACT: BRYCE MATTHEWS

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)

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
SITE PLAN
COVER SHEET

PRELIMINARY

FOR REVIEW ONLY
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Kimley-Horn and Associates, Inc.

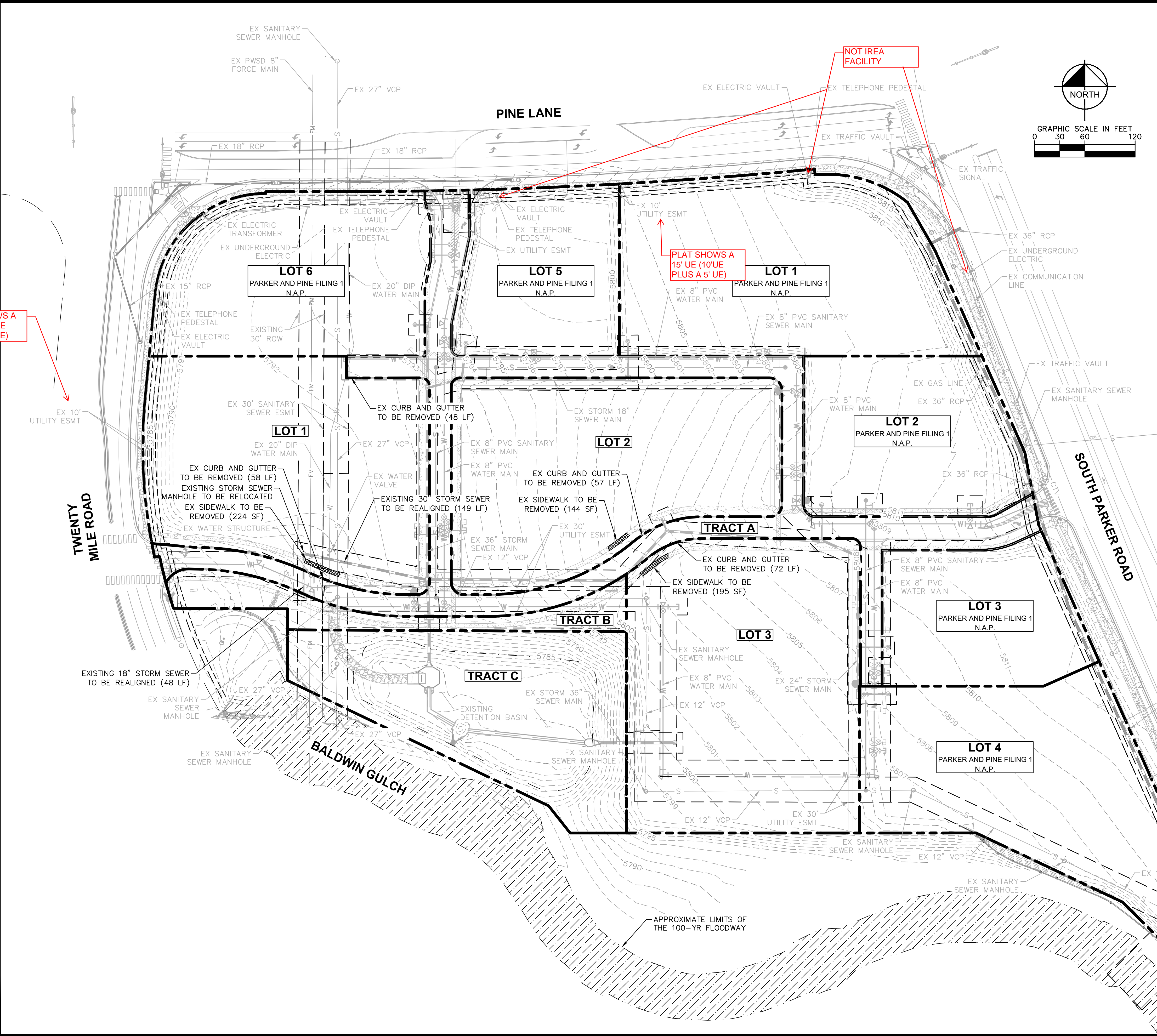
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096481002

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01 OF 13

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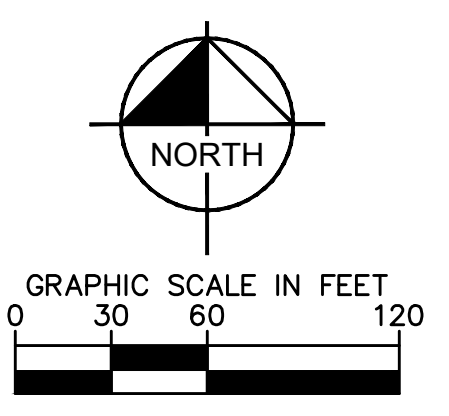
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LEGEND

- EXISTING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING STORM SEWER LINE
- - - EXISTING UNDERGROUND POWER LINE
- E EXISTING FORCE PIPE
- W EXISTING WATER LINE
- G EXISTING GAS LINE
- T EXISTING TELECOMM LINE
- FO EXISTING COMMUNICATIONS LINE
- COM EXISTING CABLE LINE
- S EXISTING SANITARY SEWER LINE
- CTV EXISTING CCTV LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- ⊕ EXISTING WATER BEND
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER SERVICE
- ⊕ EXISTING SANITARY SEWER SERVICE
- ⊕ EXISTING SANITARY SEWER BEND
- ⊕ EXISTING STORM INLET
- ⊕ EXISTING OUTLET STRUCTURE
- ▨ DEMO CURB AND GUTTER
- ▨ DEMO SIDEWALK

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



PLAT SHOWS A 15' UE (10' UE PLUS A 5' UE)

PLAT SHOWS A 15' UE (10' UE PLUS A 5' UE)

NOT IREA FACILITY

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 08/25/20

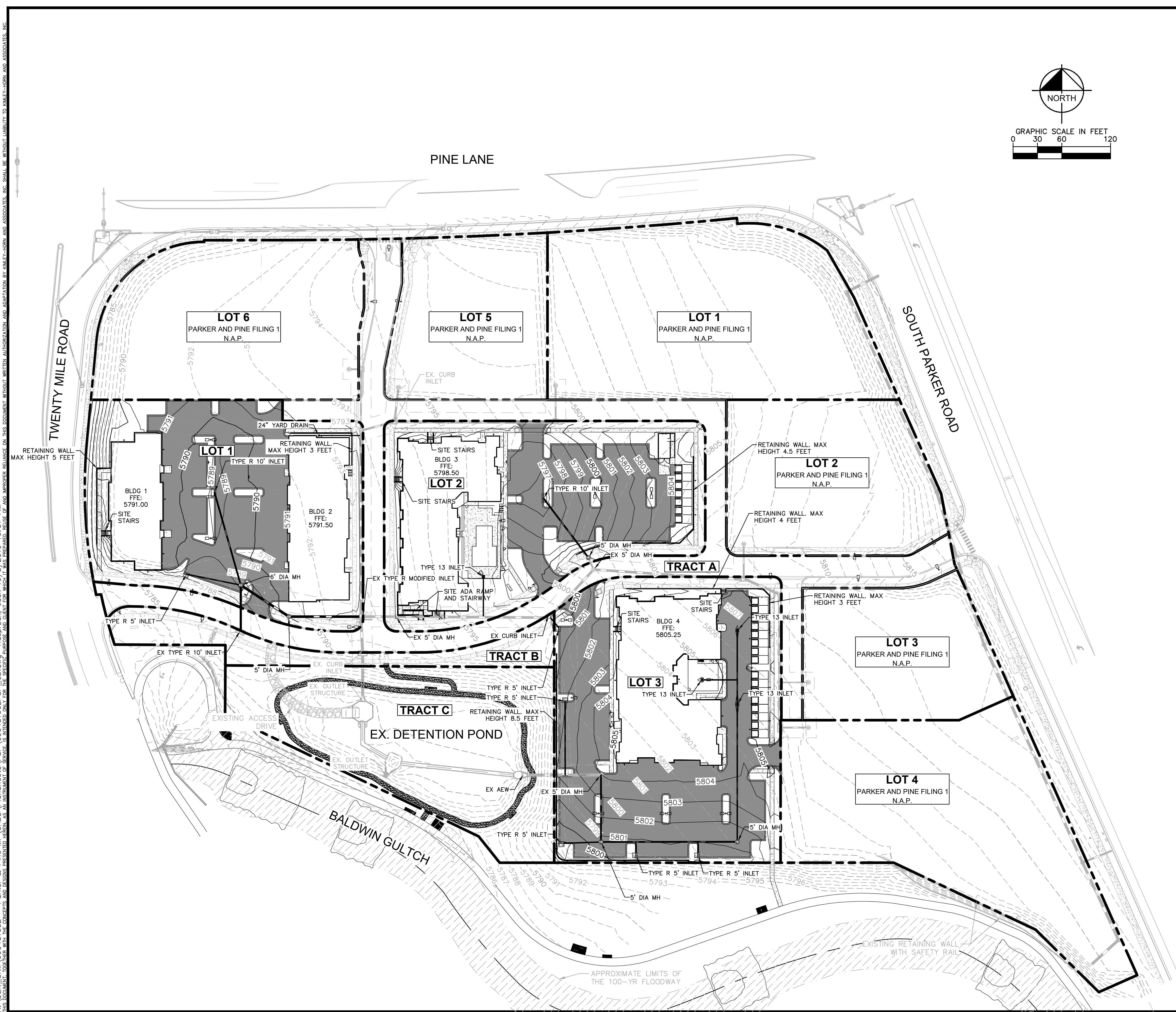
PARKER AND PINE MULTI-FAMILY
 PARKER, CO
 SITE PLAN
 EXISTING CONDITIONS AND DEMO PLAN

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 Kimley-Horn and Associates, Inc.
 PROJECT NO.
 096481002

DRAWING NAME
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02 OF 13

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LEGEND

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

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.

NOTE:
 1. BUILDING ROOF DRAINS TO DISCHARGE ON GRADE.

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
 PARKER, CO
 SITE PLAN
OVERALL GRADING PLAN



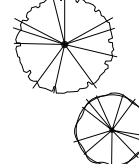

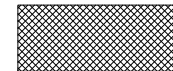

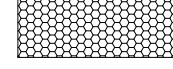


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PROVIDE TRANSFORMER LOCATIONS FOR EACH BUILDING
SEE IREA BUILDER HANDBOOK FOR CLEARANCE
AND METERING REQUIREMENTS

LANDSCAPE PLAN LEGEND:

-  - DECIDUOUS CANOPY TREES
-  - ORNAMENTAL TREES
-  - EVERGREEN TREES
-  - DECIDUOUS SHRUBS
-  - LOW/SPREADING SHRUBS
-  - PERENNIALS
-  - ORNAMENTAL GRASSES
-  - KEN-TEX BLUEGRASS SOD (HIGH WATER USE)
-  - EXISTING KEN-TEX BLUEGRASS SOD & TOWN OF PARKER SEED MIX 3

REFERENCE SHEET 07 OF 08 FOR COMPLETE PLANT SCHEDULE, TABULATIONS & NOTES.
REFERENCE SHEET 08 OF 08 FOR LANDSCAPE DETAILS.

NO.	REVISION	BY	DATE	APPR.



DESIGNED BY: NAS
DRAWN BY: NAS
CHECKED BY: TGC
DATE: 08/21/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
PRELIMINARY SITE PLAN
LANDSCAPE PLAN

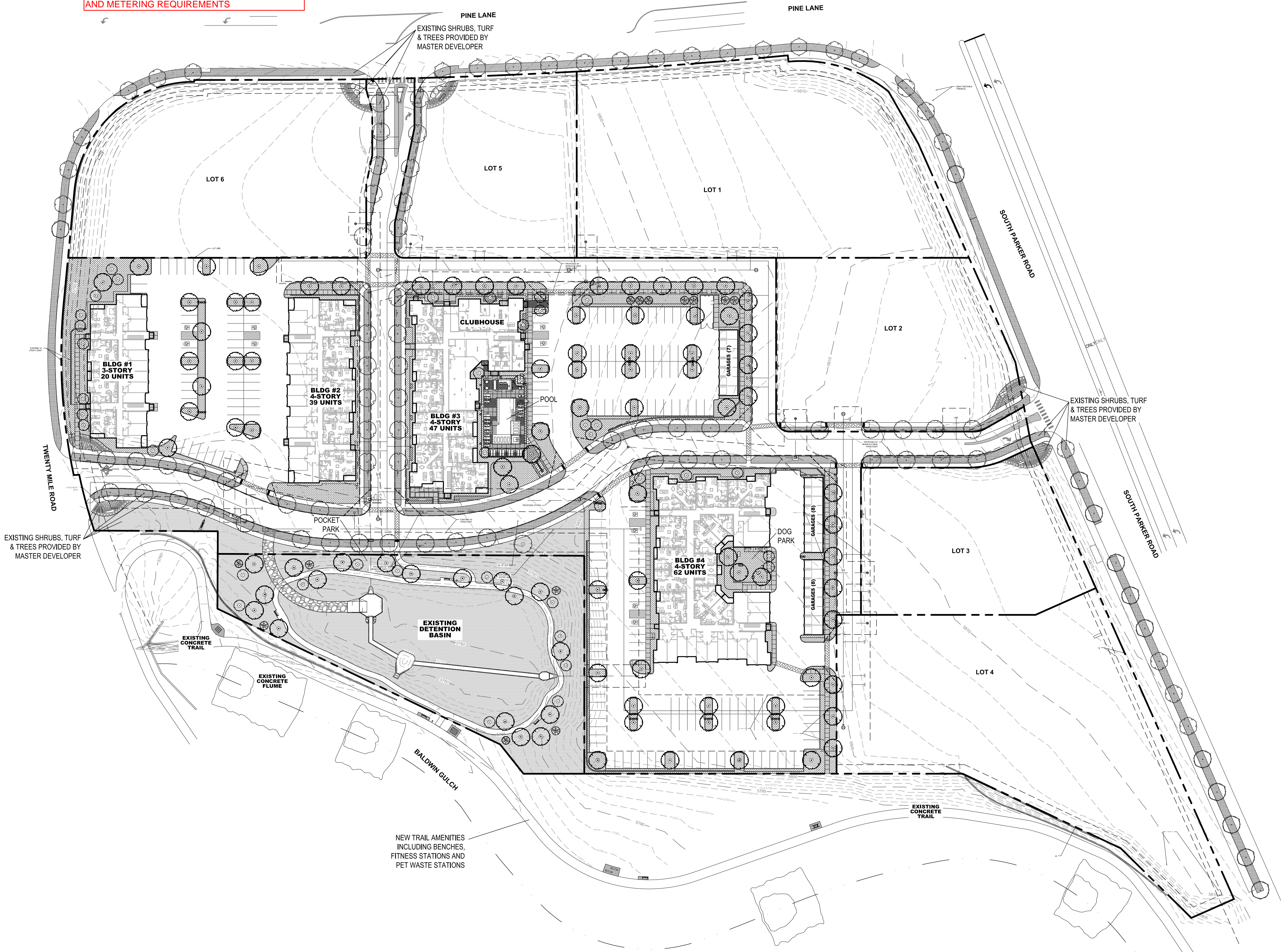
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Nicholas Allen Smith
Registered Landscape Architect of the State of COLORADO
Registration Number: 1436

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PROJECT NO.
096502001

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LANDSCAPE PLAN

06 OF 13



Scale In Feet: 1" = 60'-0"
0' 30' 60' 90' 150'

