

JACKALOPE DEVELOPMENT PLAN 1ST AMENDMENT

12450 SOUTH PARKER ROAD
 LOT 1, BLOCK 1 & TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1
 SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SITE PLAN REVIEW

LEGAL DESCRIPTION

A PORTION OF LOT 1, BLOCK 1 AND A PORTION OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO AS BEARING N 00°16'57" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGIN AT THE SOUTHEAST CORNER OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO;
 THENCE N 00°16'57" E FOR A DISTANCE OF 634.74 FEET ALONG THE EAST LINE OF SAID TRACT A TO THE SOUTH LINE OF RECEPTION NO. 2013070277;
 THENCE N 89°46'42" W FOR A DISTANCE OF 668.62 FEET ALONG SAID SOUTH LINE TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 83 AS DESCRIBED IN BOOK 1047, PAGE 908, ALSO BEING THE WEST LINE OF LOT 1, BLOCK 1, SAID JACKALOPE SUBDIVISION, FILING NO. 1;
 THENCE S 08°17'32" E FOR A DISTANCE OF 472.13 FEET ALONG SAID WEST LINE;
 THENCE S 10°05'42" E FOR A DISTANCE OF 171.06 FEET ALONG SAID WEST LOT LINE TO THE SOUTH LINE OF SAID LOT 1;
 THENCE S 89°49'38" E FOR A DISTANCE OF 567.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 393,711 SF (9.038 AC), MORE OR LESS.

SURVEY NOTES:

1. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT ARE PROVIDED BY WESTERN STATES SURVEYING, INC SIGNED AND DATED JUNE 2, 2009. THEY REFERENCE THE NORTH LINE OF THE NORTH EAST QUARTER OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, BEING AN ASSUMED BEARING OF SOUTH 89°43'41" WEST A DISTANCE OF 2644.30 FEET. THE TERMINI OF SAID NORTH LINE ARE MONUMENTED AS SHOWN HERON.
2. DATUM: NW CORNER N1/2, NE1/4 SECTION 34 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 3 1/4" ALUM. CAP PLS 27259 2008.

SITE DATA

SITE	=	9.038 AC (393,711 SF)
TOTAL	=	9.038 AC (393,711 SF)
USE:		HARDWARE RETAIL
BUILDINGS:		
LARGE MAIN RETAIL BUILDING	±	22,636 SF
NURSERY BUILDING	±	11,776 SF
TOTAL:	±	34,412 SF

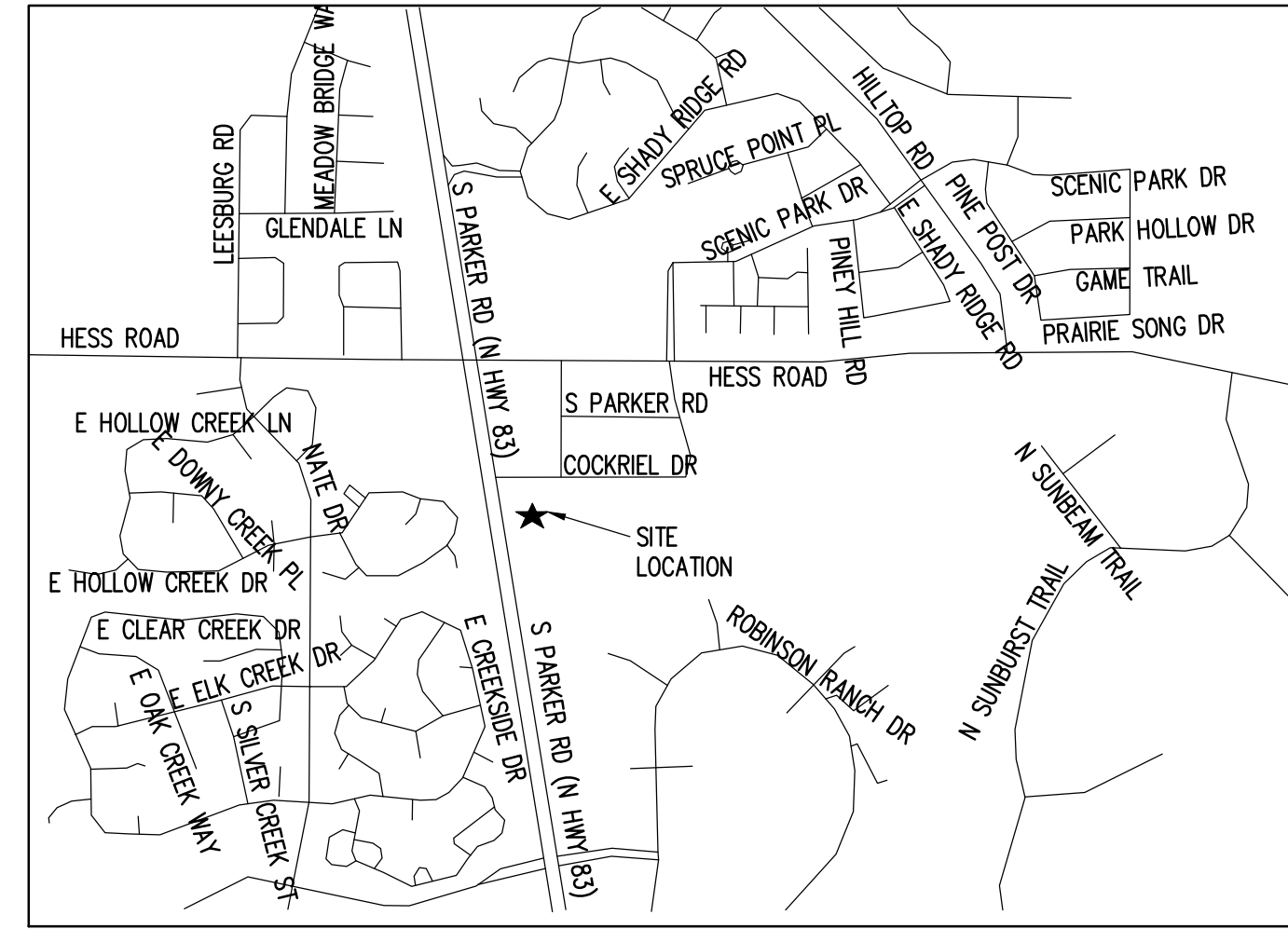
REQUIRED PARKING (1 STALL PER 300 SF)
 115 PARKING STALLS

STANDARD PARKING PROVIDED	149
HC STALLS	6
STORAGE PARKING	6
TOTAL PARKING PROVIDED	161

BICYCLE PARKING: 8

STANDARD STALL DIMENSIONS: 9' x 18'

DRIVE AISLE WIDTH: 24' - 30'



VICINITY MAP

TOWN OF PARKER - CONSTRUCTION NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
 EXAMPLES: WATER TIE-IN SHEET 3
 STORM SEWER CONNECTION SHEET 6
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

SITE PLAN REVIEW		
SHEET	DRAWING TITLE	SHEET NO.
CV-1	COVER SHEET	1
C-1.0	SITE PLAN	2
LS-1.0	LANDSCAPE PLAN	3
LS-1.1	LANDSCAPE DETAILS	4
A-1	BUILDING ELEVATIONS	5
A-2	BUILDING ELEVATIONS	6
A-3	SIGNAGE DETAILS	7
A-4	SIGNAGE DETAILS	8
A-5	SIGNAGE DETAILS	9
A-6	SIGNAGE DETAILS	10
A-7	SIGNAGE DETAILS	11
PH-1.0	PHOTOMETRIC SHEET	12

PROJECT CONTACTS:

PROPERTY OWNER
 MB VENTURES-PARKER, LLC.
 12450 SOUTH PARKER ROAD
 PARKER, CO 80134
 (303) 947-0911
 CONTACT: EVERT MELLEMA

APPLICANT
 JACKALOPE PROPERTIES, LLC.
 8080 S HOLLY STREET
 CENTENNIAL, CO 80122
 (303) 912-8079
 CONTACT: MARLEY HODGSON

CIVIL ENGINEER
 RIDGETOP ENGINEERING AND CONSULTING, LLC
 5255 RONALD REAGAN BLVD, SUITE 210
 JOHNSTOWN, CO 80534
 (970) 663-4552
 CONTACT: MIKE BEACH, P.E.

ARCHITECT
 2001 LINCOLN STREET, #1410
 DENVER, CO 80202
 (303) 588-6022
 CONTACT: GREGG ALLEN

SURVEYOR
 PLS GROUP
 532 WEST 66TH STREET
 LOVELAND, CO 80538
 (970) 669-2100
 CONTACT: BRYAN SHORT

PARKER PUBLIC WORKS
 ASSOCIATE PLANNER
 20120 E. MAIN STREET
 PARKER, CO 80138
 (303) 805-3199
 CONTACT: STACEY NERGER

GAS
 XCEL ENERGY
 180 LARIMER ST.
 DENVER, CO 80202
 (800) 895-2999

SOUTH METRO FIRE RESCUE AUTHORITY
 9195 E. MINERAL AVE.
 CENTENNIAL, CO 80112
 (720) 488-7200
 CONTACT: RANDY CAPRA

INTERNATIONAL RURAL ELECTRIC ASSOC.
 5496 NORTH US HWY 85
 P.O. BOX DRAWER A
 SEDALIA, CO 80135
 (303) 688-3100
 CONTACT: BROOK KAUFMAN

LANDSCAPE
 PLANS CAPES
 980 NORWAY MAPLE DRIVE
 LOVELAND, CO 80538
 (970) 988-5301
 CONTACT: ROBERT MOLLOY PLA ASLA

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering _____ Date _____



SEAL

PROJECT TITLE

**THE BIG TOOL
 BOX RETAIL**

12450 SOUTH PARKER ROAD
 LOT 1, BLOCK 1 & TRACT A, JACKALOPE
 SUBDIVISION, FILING NO. 1
 SECTION 34, TOWNSHIP 6 SOUTH,
 RANGE 66 WEST
 TOWN OF PARKER, COUNTY OF DOUGLAS,
 STATE OF COLORADO
 PREPARED FOR:

**THE BIG TOOL
 BOX, INC.**



SUBMITTAL

SITE PLAN REVIEW

DRAWN BY: ACC

CHECKED BY: MRB

PROJECT NO.: -

REVISIONS

NO.	DATE	DESCRIPTION

DATE

04/16/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1