

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
PARKER WATER AND SANITATION DISTRICT

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:

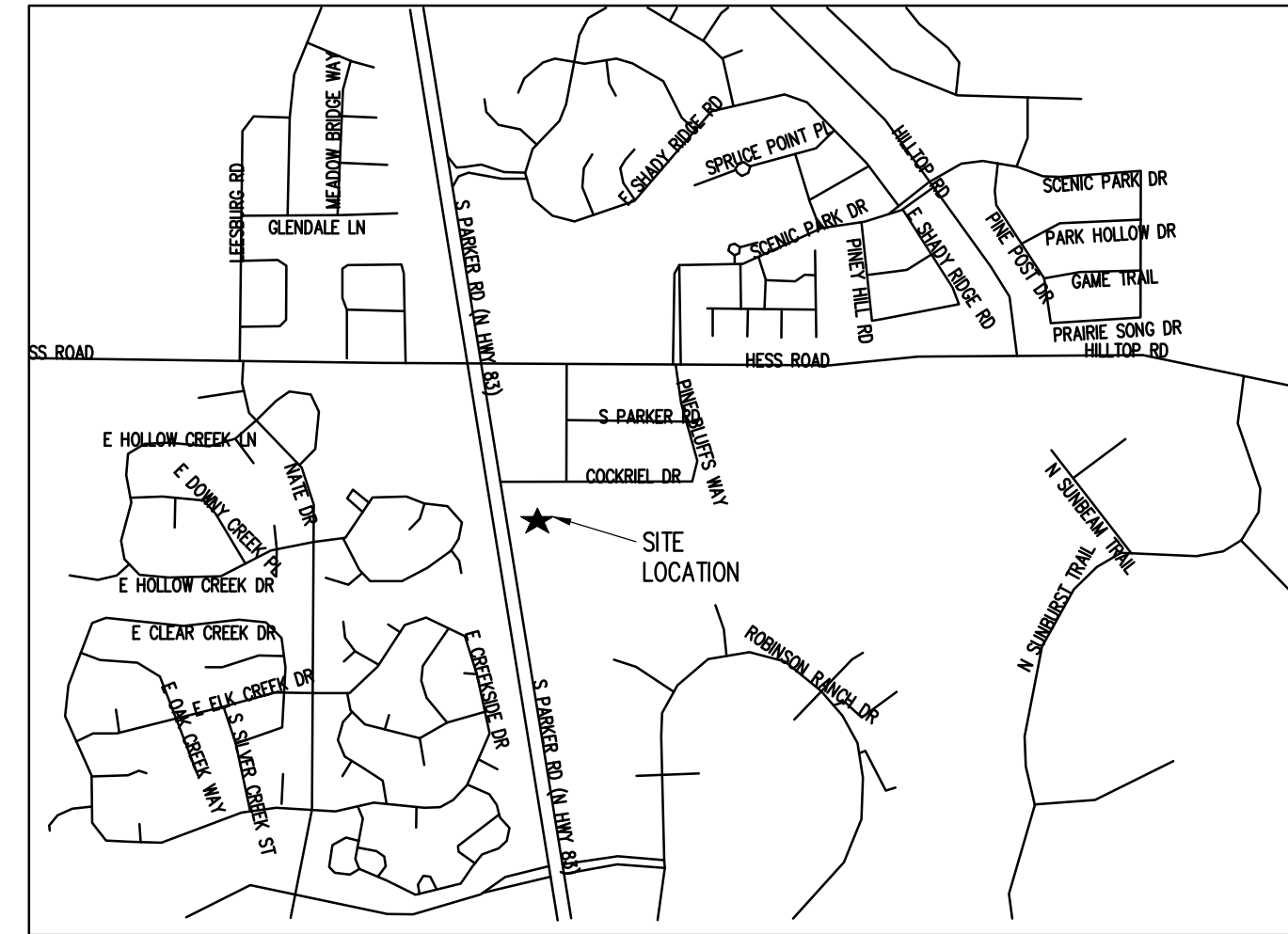
CONSIDERING THE EAST LINE OF TRACT A, JACKALOPE SUBDIVISION, FILING NO. 1, PUBLIC RECORDS OF DOUGLAS COUNTY, COLORADO AS BEARING N 00°16'57" E WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

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.



SCALE 1:1000

VICINITY MAP

SITE PLAN REVIEW		
SHEET	DRAWING TITLE	SHEET NO.
CV-1	COVER SHEET	1
C-0.1	WATER & SANITARY GENERAL NOTES	2
C-2.0	OVERALL UTILITY PLAN	3
C-3.0	SANITARY SEWER DETAILS	4
C-4.0	WATER DETAILS	5
C-4.1	WATER DETAILS	6
C-4.2	WATER DETAILS	7
C-5.0	LANDSCAPE	8
C-5.1	LANDSCAPE DETAILS	9

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

SOUTH METRO FIRE PROTECTION DISTRICT

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED

PWSD CERTIFICATION

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULING INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION. REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATED SIGNED

APPROVED FOR CONSTRUCTION
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATED SIGNED

CASE NUMBER: Z_____

LOGO



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.



Know what's below.
Call before you dig.

SUBMITTAL

UTILITY PLAN REVIEW

DRAWN BY: ACC

CHECKED BY: MRB

PROJECT NO.: -

REVISIONS

DATE

04/16/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

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