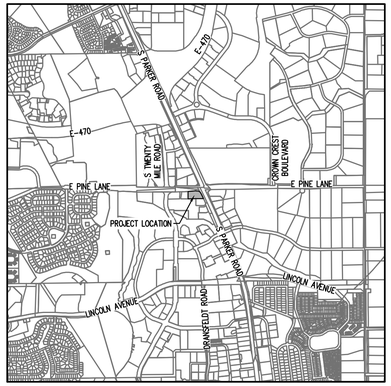
REZONING MAP / DEVELOPMENT PLAN

LOT 1 & LOT 5, PARKER AND PINE FILING 1

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
SCALE: 1"=2000'

N
0 500 1000 2000
SCALE: 1"=2000'

N
0 15 30
SCALE: 1"=30'

PINE LANE
(PUBLIC RIGHT OF WAY)
(WIDTH VARIES)

SOUTH PARKER ROAD
(PUBLIC RIGHT OF WAY)
(WIDTH VARIES)

SOUTH TWENTY MILE ROAD

PARKER AND PINE
FILING 1
LOT 5
1.07 ACRES
(46,776 SQ. FT.)
OWNER: EVT PARKER COLORADO LLC.
ZONING: CTY
LAND USE: COMMERCIAL

PARKER AND PINE
FILING 1
LOT 1
1.67 ACRES
(72,947 SQ. FT.)
NO BUILDINGS
NO ADDRESS POSTED
ZONING: PD, PARKER AND PINE
PLANNED DEVELOPMENT
LAND USE: COMMERCIAL

PROPOSED ZONING: PD, PARKER AND PINE
PLANNED DEVELOPMENT
PROPOSED LAND USE: COMMERCIAL
PROPOSED LOT SIZE: 72,947 SQ. FT. (1.67 ACRES)
PROPOSED DENSITY: 18.8%

PARKER AND PINE
FILING 1
TRACT A
OWNER: EVT PARKER COLORADO LLC.
ZONING: CTY
LAND USE: COMMERCIAL

PARKER AND PINE
FILING 1
LOT 2
OWNER: EVT PARKER COLORADO LLC.
ZONING: CTY
LAND USE: COMMERCIAL

BUILDING: 7,200 SF
PATIO
PATIO
BUILDING: 3,900 SF

8' SIDEWALK
REAL ESTATE SIGN
REAL ESTATE SIGN
TEMPORARY CONSTRUCTION FENCE
TRAFFIC SIGNAL
MEDIAN SIGN
6' SIDEWALK
272' ± R.O.W.

S SIDEWALK EASEMENT REC. 2020059999 PUBLIC
Δ=15°37'56"
L=191.79'
R=5785.00'
CB=N85°24'18"E
C=191.78'
S UTILITY EASEMENT REC. 2020059999 PUBLIC
10' UTILITY EASEMENT REC. 2004113577 PUBLIC
S5°32'41"E 6.99'
Δ=44°14'53"
L=118.16'
R=153.00'
CB=S73°25'14"E
C=115.24'
15' PERMANENT DRAINAGE EASEMENT REC. 2004034696 TOWN OF PARKER
10' UTILITY EASEMENT REC. 2004113577 PUBLIC
5' UTILITY EASEMENT REC. 2020059999 PUBLIC
6' SIDEWALK
25' DRAINAGE EASEMENT REC. 2020059999
25' ACCESS EASEMENT REC. 2020059999 PUBLIC
UTILITY EASEMENT REC. 2020097043 PARKER WATER AND SANITATION DISTRICT
S89°59'49"W 391.20

SANITARY MH
RIM: 5820.35
S INV (8"PVC): 5806.65
W INV (8"PVC): 5806.50

STORM MH
RIM: 5800.20
W INV (24"RCP): 5795.45

STORM MH
RIM: 5794.00
S INV (24"RCP): 5785.30
W INV (24"RCP): 5785.40

STORM MH
RIM: 5797.03
S INV (24"RCP): 5785.10

STORM MH
RIM: 5803.10
S INV (24"RCP): 5789.40

SANITARY MH
TOP (UNFINISHED): 5792.83
E INV (6"PVC): 5781.03
S INV (6"PVC): 5780.68

STORM MH
RIM: 5793.43
N INV (24"RCP): 5784.43
E INV (36"RCP): 5783.55
S INV (36"RCP): 5783.43

INLET W/ MH
RIM: 5794.04
N INV (24"RCP): 5784.64
E INV (36"RCP): 5784.32
W INV (36"RCP): 5784.24

SANITARY MH
TOP (UNFINISHED): 5798.25
E INV (6"PVC): 5786.07
S INV (6"PVC): 5786.16

INLET W/ MH
RIM: 5799.60
N INV (24"RCP): 5788.60
W INV (36"RCP): 5786.15

SANITARY MH
RIM: 5804.62
W INV (6"PVC): 5796.32

STORM MH
RIM: 5819.16
E INV (36"RCP): 5811.92
S INV (36"RCP): 5811.44

SANITARY MH
RIM: 5818.83
N INV (8"PVC): 5807.73
S INV (8"PVC): 5807.93

STORM MH
RIM: 5820.44
N INV (36"RCP): 5813.19
E INV (24"RCP): 5815.34
W INV (36"RCP): 5813.14

SANITARY MH
RIM: 5820.46
N INV (8"PVC): 5808.66
E INV (8"PVC): 5808.91

STORM MH
RIM: 5818.78
N INV (36"RCP): 5810.93
S INV (36"RCP): 5810.78

STORM MH
RIM: 5810.03
S INV (24"RCP): 5791.69

SANITARY MH
RIM: 5810.87
S INV (6"PVC STUB): 5792.70

PROPERTY OWNER

EVT PARKER COLORAOD, LLS
2710 E CAMELBACK RD STE 210
PHOENIX, AZ 85016
TEL: (602) 468-6100

PREPARER

GALLOWAY & COMPANY, INC.
6162 S. WILLOW DRIVE, SUITE 320
GREENWOOD VILLAGE, CO 80111
TEL: (303) 770-8884
FAX: (303) 770-3636
CONTACT: ZELL CANTRELL
zellcantrell@gallowayus.com

N:\Info\ACAD_Event (SWC Parker & Pine)\ACAD\Exhibits\Pre_Rezoning Exhibit.dwg - Chris Mirabito - 10/18/2021

Galloway
6162 S. Willow Drive, Suite 320
Greenwood Village, CO 80111
303.770.8884
GallowayUS.com

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LOT 1 & LOT 5, PARKER AND PINE, FILING 1
REZONING MAP / DEVELOPMENT PLAN

PINE LANE AND PARKER ROAD
PARKER, CO

#	Date	Issue / Description	Init.

Project No:	INO0000014.20
Drawn By:	CJM
Checked By:	EKM
Date:	10/18/2021

REZONING MAP / DEVELOPMENT PLAN

1