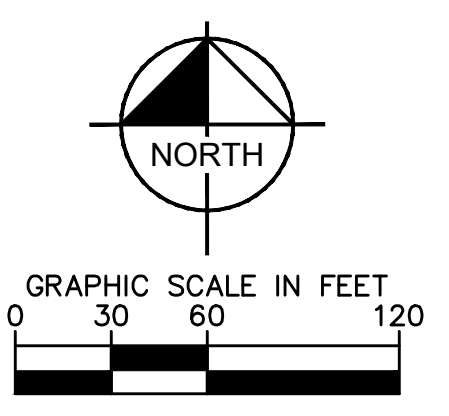
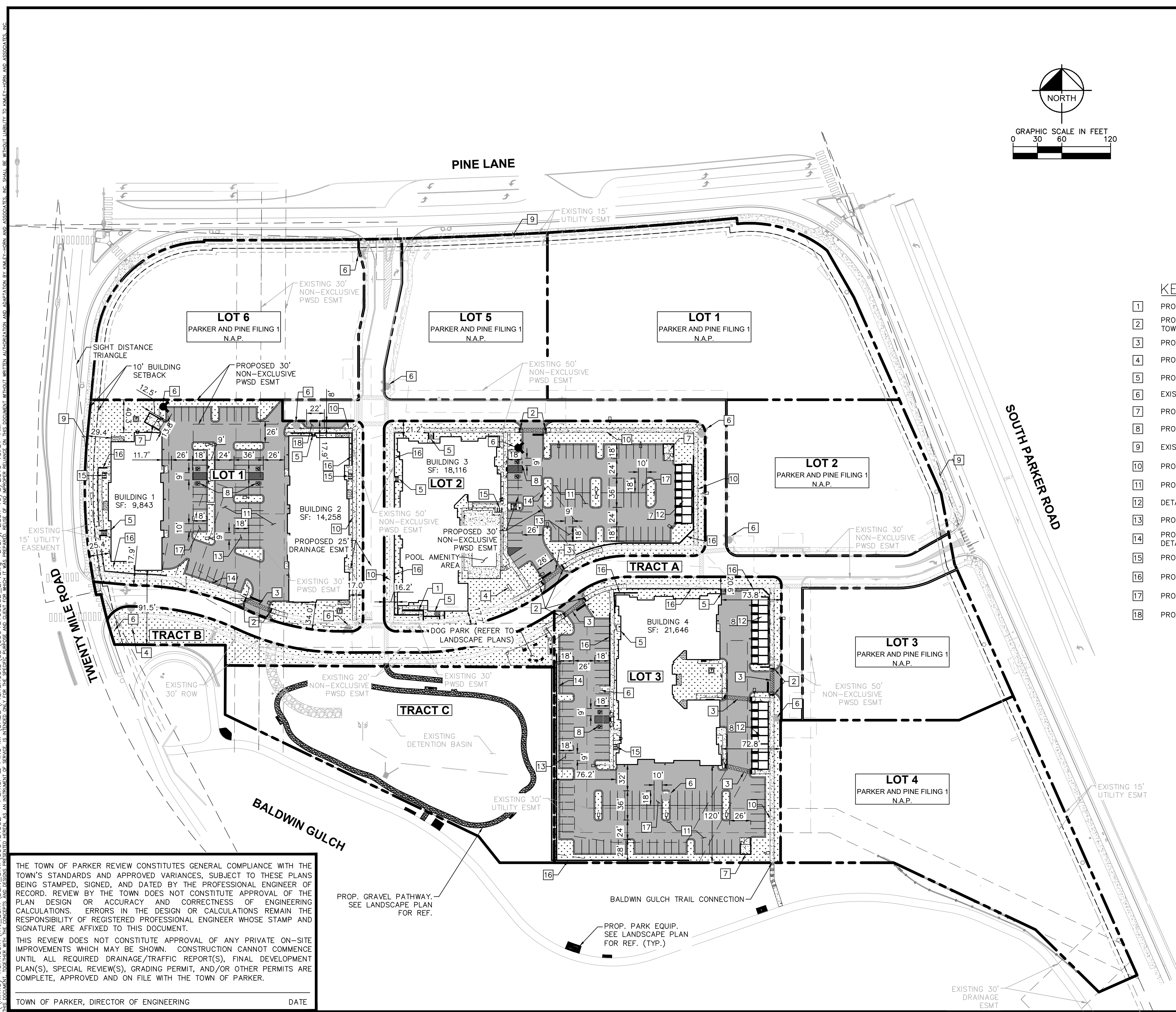


Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. for any errors or omissions in this document. This document is intended for use only for the project and site shown on the drawings. No part of this document shall be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc.

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 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 _____



LEGEND	
	PROPERTY LINE
	LIGHT POLE
	WALL MOUNTED POLE
	NUMBER OF PARKING SPACES
	ACCESSIBLE PARKING SPACES
	PROPOSED ELECTRICAL TRANSFORMER
	LANDSCAPED AREA
	STANDARD DUTY ASPHALT PAVING
	COLORLED CONCRETE
	HEAVY DUTY CONCRETE
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CURB AND GUTTER

- KEY NOTES**
- PROPOSED ADA ACCESSIBLE SIDEWALK RAMP. REFER TO ARCH PLANS
 - PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING PER TOWN OF PARKER STANDARD DETAIL.
 - PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
 - PROPOSED MONUMENT SIGN, UNDER SEPARATE PERMIT.
 - PROPOSED PRIVATE STAIRWAY. WIDTH PER PLAN.
 - EXISTING/PROPOSED FIRE HYDRANT.
 - PROPOSED TRASH ENCLOSURE. REFER TO ARCH PLANS.
 - PROPOSED ADA PARKING STALLS.
 - EXISTING 8' CONCRETE SIDEWALK.
 - PROPOSED 5' CONCRETE SIDEWALK PER TOWN OF PARKER STD DETAIL.
 - PROPOSED STANDARD DUTY ASPHALT PAVING.
 - DETACHED GARAGE. PARKING COUNT PER PLAN.
 - PROPOSED STANDARD 9'X18" PARKING STALL
 - PROPOSED 18" CURB AND GUTTER PER TOWN OF PARKER STANDARD DETAIL.
 - PROPOSED 6 STALL BICYCLE PARKING, REFER TO LANDSCAPE DETAILS.
 - PROPOSED RETAINING WALL
 - PROPOSED ISLAND ADJACENT 10'X18" PARKING STALL
 - PROPOSED 8'X22" PARALLEL PARKING STALL

- SITE PLAN NOTES**
- ALL DRIVE AISLE WIDTHS TO BE A MINIMUM OF 24' UNLESS NOTED OTHERWISE.
 - DIMENSIONS SHOWN ARE FROM FLOW LINE UNLESS OTHERWISE NOTED.
 - VAN-ACCESSIBLE ADA SPACE DIMENSIONS SHALL BE 18.0' L BY 9.0' W. ACCESS AISLES PROVIDED TO BE 9'.
 - PROPOSED EASEMENTS AS SHOWN TO BE DEDICATED BY PLAT OR BY SEPARATE DOCUMENT.
 - ACCESSIBLE ROUTE TO BE PROVIDED TO ALL BUILDINGS AND ON-SITE AMENITIES.
 - SIDEWALKS SHALL COMPLY UNDER CURRENT ADA CODE.
 - SEE COVER SHEET FOR RELEVANT SITE DATA.
 - ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' W.
 - REFER TO SHEETS C4.1-C4.4 FOR ALL RADII AND DIMENSIONS OF PROPOSED CURB AND GUTTER.
 - LIGHTING POLES/BOLLARDS SHOWN FOR REFERENCE ONLY. REFER TO ARCH/MEP PLANS.

NO.	REVISION	BY	DATE

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: 02/16/21

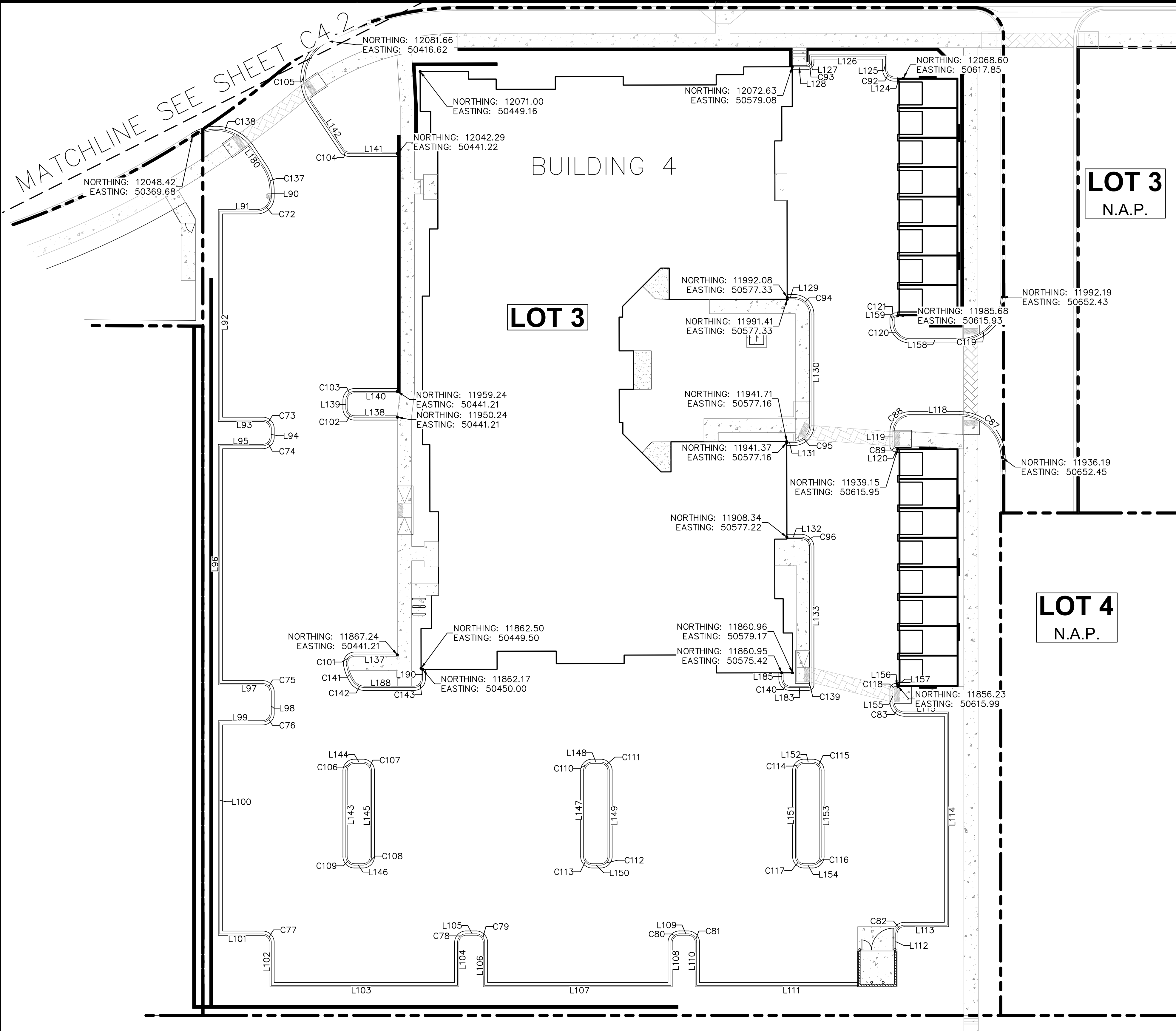
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley-Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096481002
 DRAWING NAME
 096481002CD_SP
C4.0



\Users\horns\comp\Net\cdm\DEL_C\1\096481002_Parker & Pine\CD\096481002_CD_HIC.dwg Date: 10/16/2010 10:47 AM
 THIS DOCUMENT, INCLUDING ALL THE CONCEPTS AND MEASUREMENTS SHOWN HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE PROJECT AND LOT FOR WHICH IT WAS PREPARED. NO OTHER USE OR REPRODUCTION IS PERMITTED WITHOUT THE WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING CURB

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 S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

HORIZONTAL CONTROL NOTES

1. REFER TO SHEET C4.4 FOR HORIZONTAL CONTROL LINE AND CURVE TABLES

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 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 _____

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: 02/16/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 HORIZONTAL CONTROL PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002
 DRAWING NAME
096481002CD_HC
C4.3



\\parker-horn.com\parker-horn\del\civil\096481002 - Parker & Pines, ME\CAD\Plan\Sheet\096481002_H.C.dwg Date: 10/16/2010 10:57 AM
 THIS DOCUMENT, INCLUDING ALL CONCEPTS AND MEASUREMENTS, IS THE PROPERTY OF PARKER & PINES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PARKER & PINES, INC.

LINE	LENGTH	BEARING
L2	0.88	N90°00'00.00"W
L3	13.29	N0°00'01.81"W
L4	47.00	S89°59'55.40"W
L5	15.00	S0°00'02.45"W
L6	3.00	N90°00'00.00"W
L7	15.00	N0°00'04.05"E
L8	56.00	S89°59'53.57"W
L9	16.63	S0°00'00.00"E
L10	8.50	N60°00'00.00"W
L13	9.43	S60°00'00.00"E
L25	3.00	N0°00'00.00"E
L26	30.00	N89°59'52.00"E
L27	3.00	S0°00'00.00"E
L28	30.00	S89°59'52.00"W
L29	3.00	N0°00'00.00"E
L30	30.00	N89°59'52.00"E
L31	3.00	S0°00'00.00"E
L32	30.00	S89°59'52.00"W
L33	28.16	S89°59'57.90"W
L34	10.55	N0°00'05.20"E

LINE	LENGTH	BEARING
L35	29.89	S71°18'42.46"E
L36	7.16	N90°00'00.00"W
L37	7.11	S45°00'00.00"W
L38	1.15	N71°18'42.46"W
L39	17.00	N18°41'17.54"E
L40	74.00	N71°18'42.46"W
L41	16.58	S21°24'10.62"W
L42	0.49	N22°01'14.62"E
L43	17.71	N90°00'00.00"W
L44	2.66	S21°04'32.34"W
L45	2.93	N90°00'00.00"W
L46	1.06	S0°00'00.00"E
L47	2.16	N90°00'00.00"E
L48	17.50	S0°00'00.00"E
L49	15.00	N90°00'00.00"W
L50	27.98	N0°00'00.00"E
L51	3.00	N90°00'00.00"W
L52	15.00	S0°00'00.00"E
L53	56.00	S90°00'00.00"W
L54	15.00	N0°00'00.00"W

LINE	LENGTH	BEARING
L55	3.00	N90°00'00.00"W
L56	15.00	S0°00'00.00"E
L57	73.23	N90°00'00.00"W
L58	12.11	N0°00'00.00"W
L59	0.50	S89°59'23.81"W
L60	15.00	N90°00'00.00"E
L61	3.00	S0°00'00.00"E
L62	15.00	N90°00'00.00"W
L63	30.00	S0°00'00.00"E
L64	5.00	N90°00'00.00"W
L65	30.00	N0°00'00.00"E
L66	5.00	N90°00'00.00"E
L67	30.00	N0°00'00.00"W
L68	7.00	S90°00'00.00"E
L69	30.00	S0°00'00.00"E
L70	7.00	N90°00'00.00"W
L73	27.45	S40°39'27.54"W
L74	20.00	N0°00'00.00"W
L75	15.00	N56°07'52.28"E
L76	24.01	S33°52'07.72"E

LINE	LENGTH	BEARING
L78	27.84	N33°52'07.72"W
L79	8.04	N0°00'00.00"E
L80	3.00	N90°00'00.00"E
L81	15.00	S0°00'00.00"E
L82	56.00	N90°00'00.00"E
L83	15.00	N0°00'00.00"E
L84	3.00	S90°00'00.00"E
L85	15.00	S0°00'00.00"E
L86	83.00	N90°00'00.00"E
L87	16.00	N0°00'00.00"W
L88	1.00	S90°00'00.00"E
L89	2.27	N0°00'00.00"E
L90	2.10	N0°00'00.00"E
L91	13.00	N90°00'00.00"E
L92	73.00	N0°00'00.00"E
L93	15.00	N90°00'00.00"W
L94	3.00	N0°00'00.00"E
L95	15.00	N90°00'00.00"E
L96	83.00	N0°00'00.00"E
L97	15.00	N90°00'00.00"W

LINE	LENGTH	BEARING
L98	7.48	N0°00'04.84"E
L99	15.00	N90°00'00.00"E
L100	74.00	N0°00'00.00"E
L101	15.00	N90°00'00.00"W
L102	14.96	N0°00'00.00"E
L103	65.00	N90°00'00.00"W
L104	15.00	S0°00'00.00"E
L105	3.50	N90°00'00.00"W
L106	15.00	N0°00'00.00"E
L107	65.00	N90°00'00.00"W
L108	15.00	S0°00'00.00"E
L109	3.00	N90°00'00.00"W
L110	15.00	N0°00'00.00"E
L111	56.23	N90°00'00.00"W
L112	6.50	S0°00'00.00"E
L113	15.00	N90°00'00.00"W
L114	74.00	S0°00'00.00"E
L115	15.00	N90°00'00.00"E
L117	30.00	S0°00'00.00"E
L118	17.24	N90°00'00.00"E

LINE	LENGTH	BEARING
L119	5.04	N0°00'00.00"E
L120	0.74	S89°58'31.91"W
L124	3.19	S89°58'31.91"W
L125	4.71	N0°00'00.00"E
L126	26.00	N89°59'55.66"W
L127	2.18	S0°00'00.00"E
L128	5.08	N90°00'00.00"W
L129	2.33	N90°00'00.00"E
L130	38.63	S0°00'00.00"E
L131	2.50	S89°58'26.64"W
L132	4.94	N90°00'00.00"E
L133	48.04	S0°00'00.00"E
L137	14.83	N90°00'00.00"W
L138	15.00	S90°00'00.00"E
L139	3.00	S0°00'00.00"W
L140	15.00	N90°00'00.00"W
L141	16.73	S89°59'26.86"E
L142	19.68	S33°52'07.72"E
L143	30.00	S0°00'00.00"E
L144	3.00	N90°00'00.00"W

LINE	LENGTH	BEARING
L145	30.00	N0°00'00.00"E
L146	3.00	N90°00'00.00"E
L147	30.00	N0°00'00.00"E
L148	3.00	N90°00'00.00"E
L149	30.00	S0°00'00.00"E
L150	3.00	N90°00'00.00"W
L151	30.00	N0°00'00.00"E
L152	3.00	N90°00'00.00"E
L153	30.00	S0°00'00.00"E
L154	3.00	N90°00'00.00"W
L155	4.66	S0°04'42.50"E
L156	0.78	S89°58'31.91"W
L157	1.00	S0°01'28.09"E
L158	17.22	N90°00'00.00"W
L159	1.50	N0°00'00.00"E
L160	7.85	S45°00'00.00"E
L161	2.42	N90°00'00.00"W
L162	38.90	N90°00'00.00"E
L163	7.85	N45°00'00.00"E
L165	15.00	N89°59'52.00"E

LINE	LENGTH	BEARING
L167	3.00	S0°00'00.00"E
L169	22.00	S89°59'54.89"W
L171	119.86	N0°00'00.05"E
L172	101.00	S0°00'00.12"W
L173	15.00	N90°00'00.00"W
L175	2.43	S0°00'00.00"E
L177	20.06	S71°18'42.46"E
L180	7.82	N33°52'07.72"W
L183	6.25	N90°00'00.00"W
L185	2.16	N0°00'00.00"E
L188	17.17	N90°00'00.00"E
L190	3.37	N0°02'18.75"W

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	10.00'	8.61'	49°20'32"	4.59'
C2	3.00'	4.71'	90°00'00"	3.00'
C3	3.00'	4.71'	90°00'00"	3.00'
C4	3.00'	4.71'	90°00'00"	3.00'
C5	1.50'	3.14'	120°00'00"	2.60'
C6	3.00'	4.71'	90°00'00"	3.00'
C15	3.00'	4.71'	89°59'52"	3.00'
C16	3.00'	4.71'	90°00'08"	3.00'
C17	3.00'	4.71'	89°59'52"	3.00'
C18	3.00'	4.71'	90°00'08"	3.00'
C19	3.00'	4.71'	89°59'52"	3.00'
C20	3.00'	4.71'	90°00'08"	3.00'
C21	3.00'	4.71'	89°59'52"	3.00'
C22	3.00'	4.71'	90°00'08"	3.00'
C23	3.50'	9.85'	161°18'40"	21.27'
C24	3.00'	4.71'	90°00'02"	3.00'
C25	3.00'	5.69'	108°42'19"	4.18'
C26	25.00'	19.63'	45°00'00"	10.36'
C27	1.00'	1.11'	63°41'18"	0.62'
C28	1.00'	1.57'	90°00'00"	1.00'

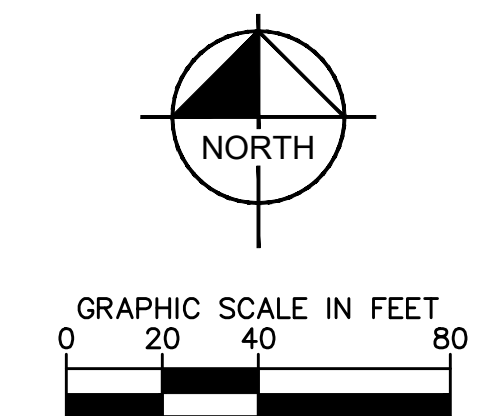
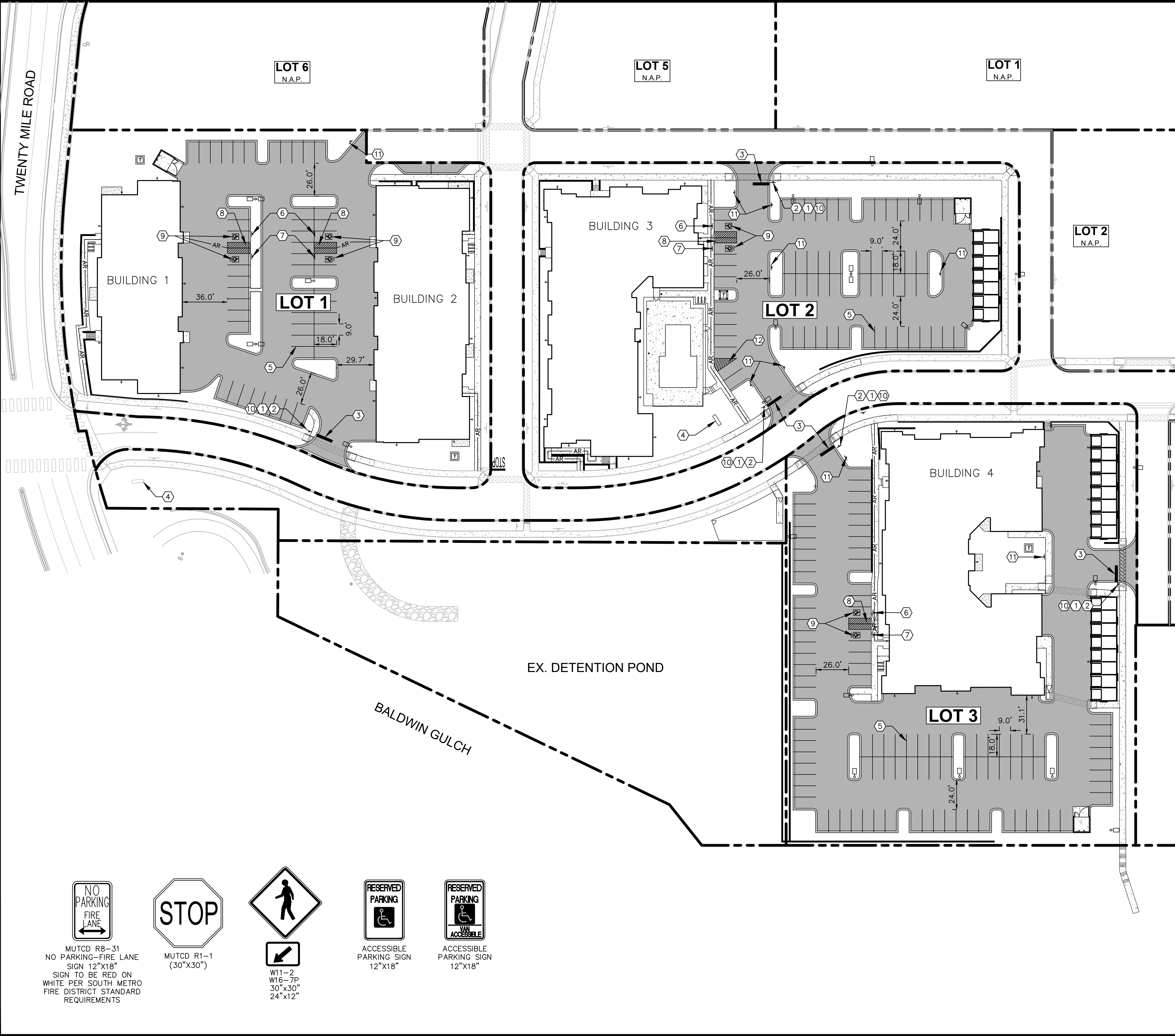
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C29	1.00'	1.79'	102°22'21"	1.24'
C30	15.00'	20.24'	77°18'00"	12.00'
C31	20.00'	30.81'	88°16'04"	19.40'
C32	327.30'	7.21'	1°15'42"	3.60'
C33	5.00'	6.01'	68°55'28"	3.43'
C34	15.00'	24.73'	94°26'35"	16.21'
C35	273.03'	7.05'	1°28'47"	3.53'
C36	14.00'	21.99'	90°00'00"	14.00'
C37	3.00'	4.71'	90°00'00"	3.00'
C38	15.00'	23.56'	90°00'00"	15.00'
C39	3.00'	4.71'	90°00'00"	3.00'
C40	15.00'	23.56'	90°00'00"	15.00'
C41	3.00'	4.71'	90°00'00"	3.00'
C42	3.00'	4.71'	90°00'00"	3.00'
C43	3.00'	4.71'	90°00'00"	3.00'
C44	3.00'	4.71'	90°00'00"	3.00'
C45	1.00'	1.57'	90°00'01"	1.00'
C46	3.00'	4.71'	90°00'00"	3.00'
C47	3.00'	4.71'	90°00'00"	3.00'
C48	3.00'	4.71'	90°00'00"	3.00'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C49	3.00'	4.71'	90°00'00"	3.00'
C50	3.00'	4.71'	90°00'00"	3.00'
C51	3.00'	4.71'	90°00'00"	3.00'
C52	3.00'	4.71'	90°00'00"	3.00'
C53	3.00'	4.71'	90°00'00"	3.00'
C54	3.00'	4.71'	90°00'00"	3.00'
C55	3.00'	4.71'	90°00'00"	3.00'
C57	3.00'	4.71'	90°00'00"	3.00'
C58	8.00'	12.57'	90°00'00"	8.00'
C59	8.00'	12.57'	90°00'00"	8.00'
C60	3.00'	4.71'	90°00'00"	3.00'
C61	15.00'	23.85'	91°05'31"	15.29'
C62	15.00'	22.52'	86°00'14"	13.99'
C63	25.00'	14.78'	33°52'08"	7.61'
C64	3.00'	4.71'	90°00'00"	3.00'
C65	3.00'	4.71'	90°00'00"	3.00'
C67	3.00'	4.71'	90°00'00"	3.00'
C68	3.00'	4.71'	90°00'00"	3.00'
C69	2.00'	3.14'	90°00'00"	2.00'
C70	2.00'	3.14'	90°00'00"	2.00'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C72	5.00'	7.85'	90°00'00"	5.00'
C73	3.00'	4.71'	90°00'00"	3.00'
C74	3.00'	4.71'	90°00'00"	3.00'
C75	3.00'	4.71'	90°00'00"	3.00'
C76	3.00'	4.71'	90°00'00"	3.00'
C77	3.00'	4.71'	90°00'00"	3.00'
C78	3.00'	4.71'	90°00'00"	3.00'
C79	3.00'	4.71'	90°00'00"	3.00'
C80	3.00'	4.71'	90°00'00"	3.00'
C81	3.00'	4.71'	90°00'00"	3.00'
C82	3.09'	4.23'	78°23'33"	2.52'
C83	4.00'	6.05'	86°43'05"	3.78'
C87	15.00'	23.56'	89°58'32"	14.99'
C88	6.00'	9.42'	90°00'00"	6.00'
C89	1.00'	1.57'	90°04'06"	1.00'
C92	3.00'	4.71'	90°01'28"	3.00'
C93	1.50'	2.36'	90°00'00"	1.50'
C94	6.00'	9.47'	90°24'14"	6.04'
C95	6.00'	9.46'	90°18'27"	6.03'
C96	3.50'	5.50'	90°00'00"	3.50'

CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	3.00'	5.22'	99°46'35"	3.56'
C102	3.00'	4.71'	90°00'00"	3.00'
C103	3.00'	4.71'	90°00'00"	3.00'
C104	3.00'	2.94'	56°07'19"	1.60'
C105	15.00'	25.30'	96°38'18"	16.85'
C106	3.00'	4.71'	90°00'00"	3.00'
C107	3.00'	4.71'	90°00'00"	3.00'
C108	3.00'	4.71'	90°00'00"	3.00'
C109	3.00'	4.71'	90°00'00"	3.00'
C110	3.00'	4.71'	90°00'00"	3.00'
C111	3.00'	4.71'	90°00'00"	3.00'
C112	3.00'	4.71'	90°00'00"	3.00'
C113	3.00'	4.71'	90°00'00"	3.00'
C114	3.00'	4.71'	90°00'00"	3.00'
C115	3.00'	4.71'	90°00'00"	3.00'
C116	3.00'	4.71'	90°00'00"	3.00'
C117	3.00'	4.71'	90°00'00"	3.00'
C118	1.00'	1.57'	89°	

2020 KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. DATE: 10/16/2019 10:57 AM
 2020 KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. DATE: 10/16/2019 10:57 AM
 2020 KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. IN CONNECTION WITH THE PREPARATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. DATE: 10/16/2019 10:57 AM



- LEGEND**
- PROPERTY LINE
 - SIGN
 - ACCESSIBLE ROUTE

SIGNING AND STRIPING NOTES

- ① ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ② PROPOSED R1-1 STOP SIGN
- ③ 12" STOP BAR. SEE DETAIL ON SHEET C4.6
- ④ PROPOSED MONUMENT SIGN (REFER TO ARCH. PLANS)
- ⑤ 4" SOLID WHITE PARKING STALL STRIPING
- ⑥ PROPOSED ACCESSIBLE PARKING SIGN
- ⑦ PROPOSED VAN ACCESSIBLE PARKING SIGN
- ⑧ SOLID 4" BLUE STRIPING AT 4' O.C.
- ⑨ ACCESSIBLE STALL PAVEMENT MARKING
- ⑩ PROPOSED CROSSWALK SIGN W11-2 AND W11-7P
- ⑪ PROPOSED R8-31 "NO PARKING - FIRE LANE" SIGN
- ⑫ SOLID 4" WHITE STRIPING AT 4' O.C.

- NOTES:**
1. SEE SIGN POST DETAIL ON SHEET C4.6 FOR INSTALLATION AND POST/BASE DIMENSIONS.
 2. ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' WIDE FROM STRIPE TO FACE OF CURB.
 3. CONTRACTOR TO REMOVE ALL EXISTING PAVEMENT MARKINGS IN CONFLICT WITH THE FINAL SIGNAGE AND STRIPING PLAN.

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 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 _____

MUTCD R8-31
NO PARKING-FIRE LANE
SIGN 12"x18"
SIGN TO BE RED ON
WHITE PER SOUTH METRO
FIRE DISTRICT STANDARD
REQUIREMENTS

MUTCD R1-1
(30"x30")

W11-2
W16-7P
30"x30"
24"x12"

ACCESSIBLE
PARKING SIGN
12"x18"

ACCESSIBLE
PARKING SIGN
12"x18"

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: 02/16/21

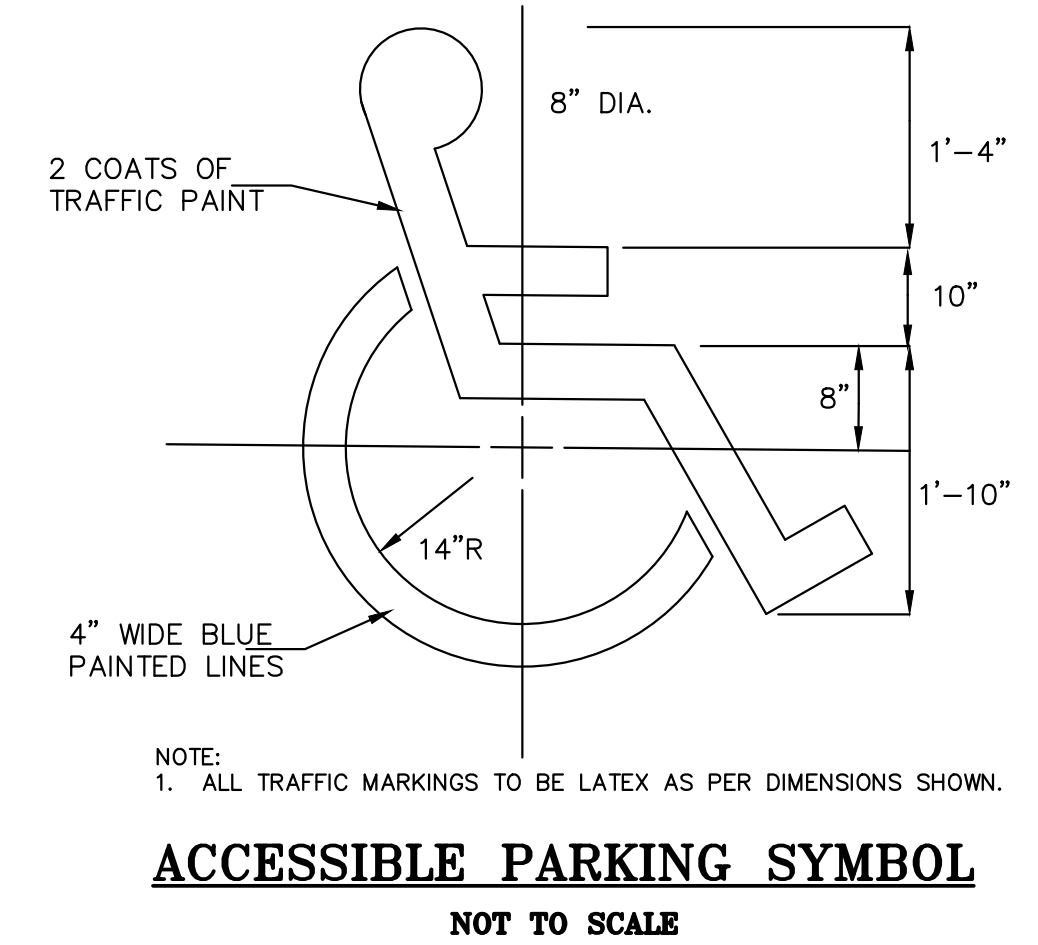
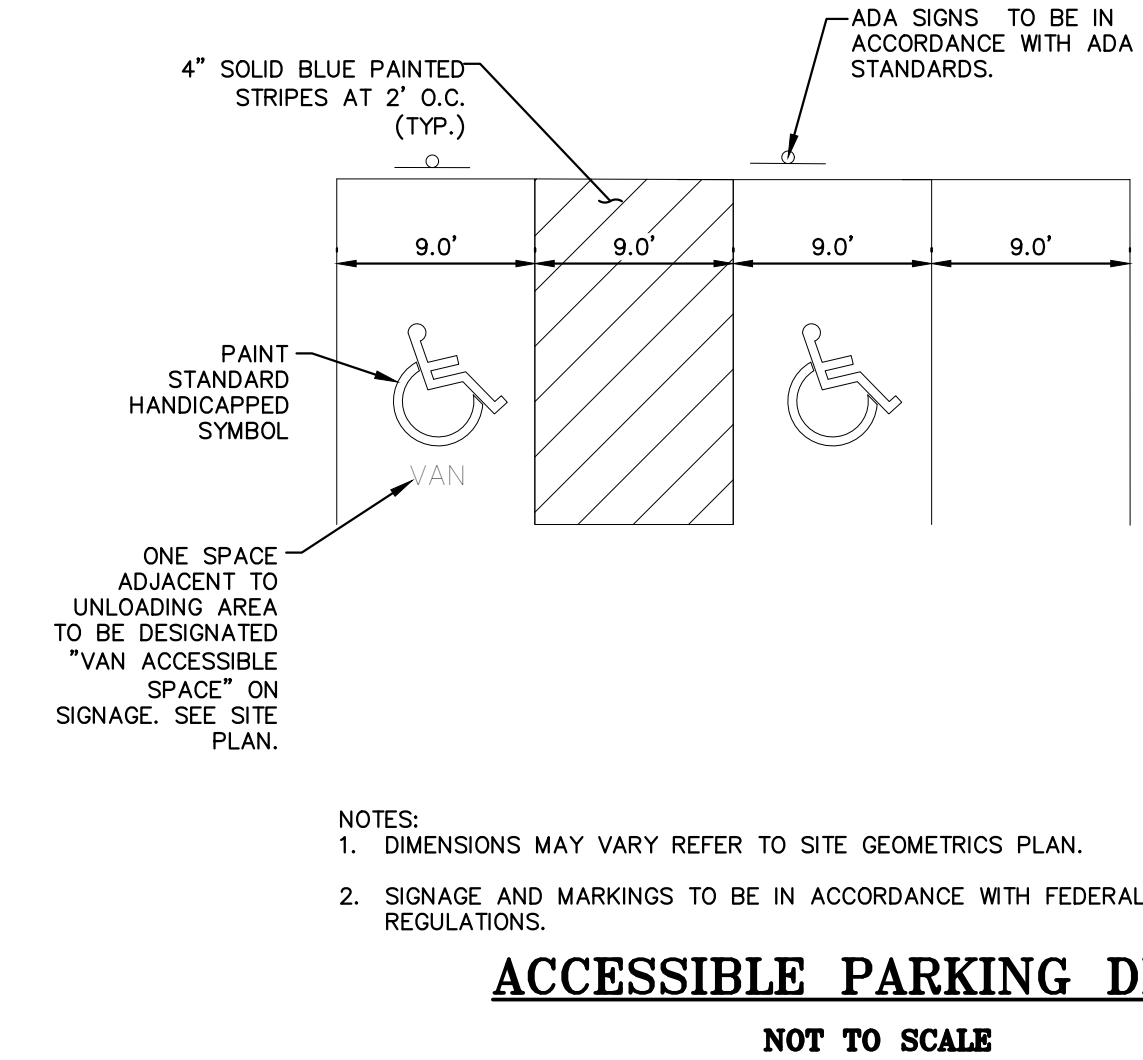
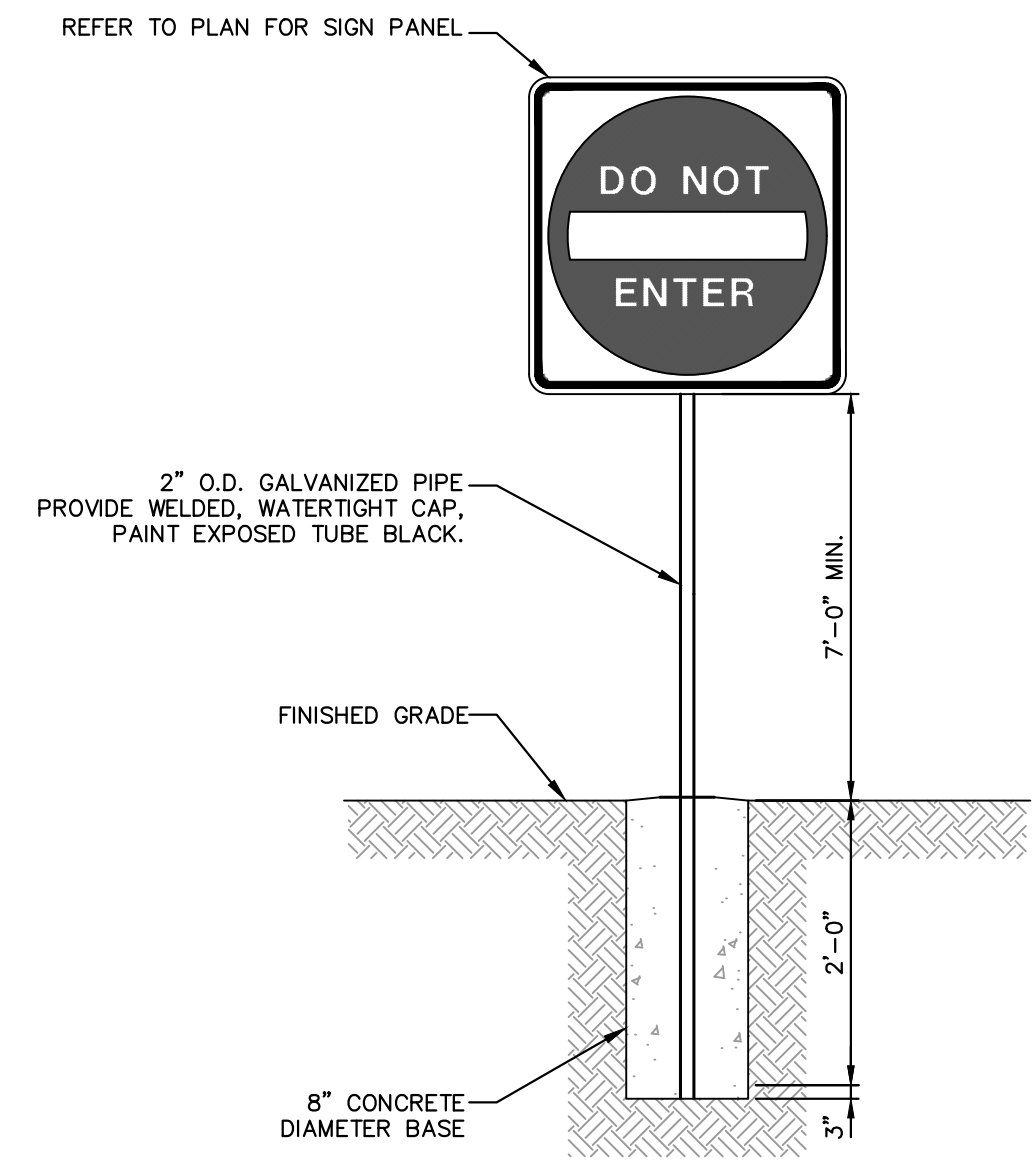
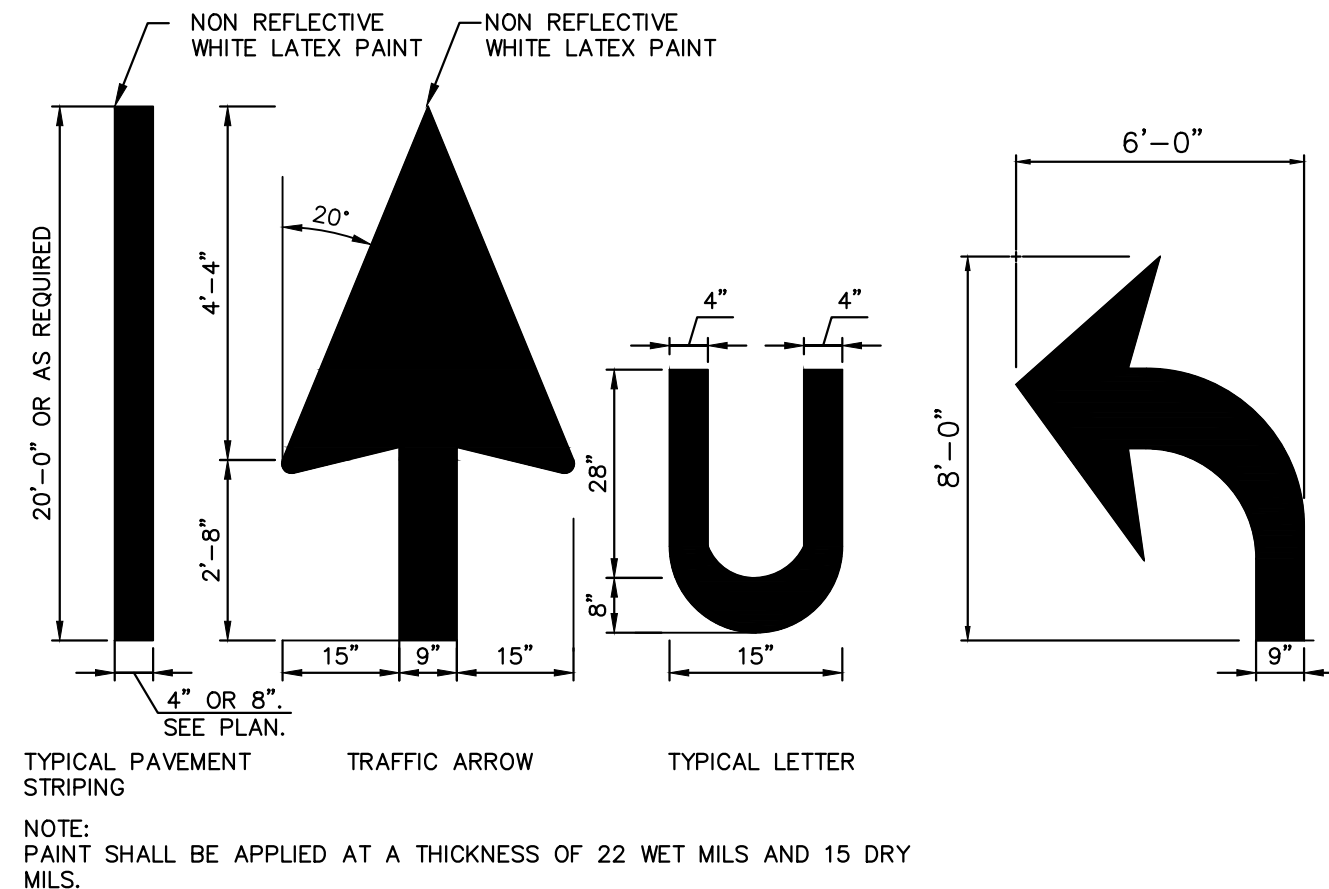
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 SIGNAGE AND STRIPING PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

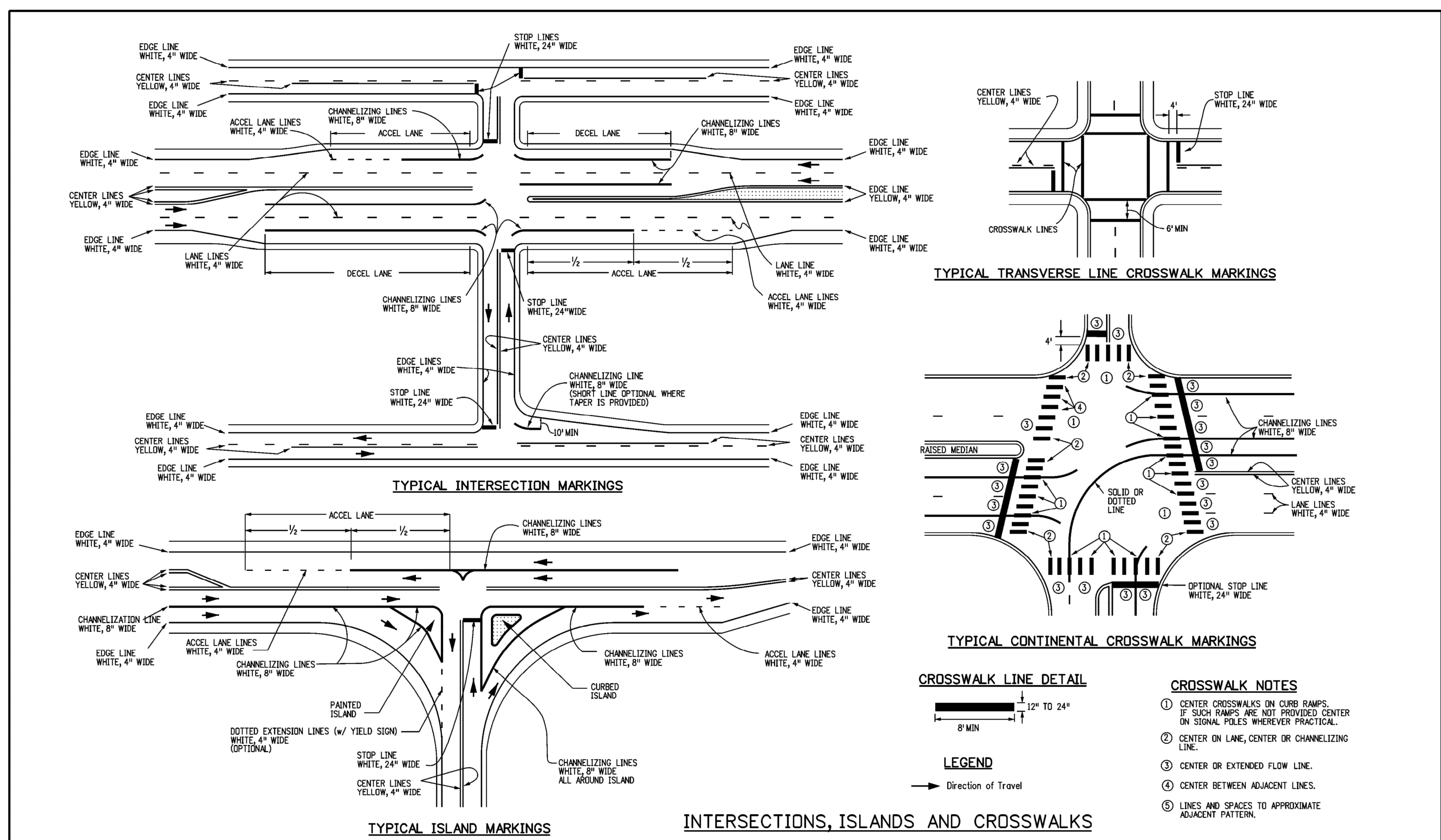
Kimley»Horn
 Kimley-Horn and Associates, Inc.
 PROJECT NO.
 096481002
 DRAWING NAME
 096481002SIGN
 C4.5



\\parker-horn.com\parker-horn\del_civil\096481002 - Parker & Pines ME\CAD\Drawings\096481002\CN.dwg Date: 7/31/10 10:57 AM
 THIS DOCUMENT, INCLUDING ALL CONCEPTS AND DESIGN DETAILS, IS THE PROPERTY OF PARKER & PINES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF PARKER & PINES, INC.



- NOTES**
- BOLLARD SHALL NOT BE USED WHEN SIGN IS LOCATED BEHIND BACK OF CURB.
 - MOUNT BOTTOM OF LOWEST SIGN 84" ABOVE PARKING SURFACE.



Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219 Traffic & Safety Engineering MKB	PAVEMENT MARKINGS STANDARD PLAN NO. S-627-1 Standard Sheet No. 3 of 9 Issued By: Traffic & Safety Engineering Branch July 31, 2019 Project Sheet Number:
Creation Date: 07/04/12	Date:				
Created By: JSW	Comments:				
Last Modification Date: 02/08/17					
Last Modified By: MBhot					
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English			

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: 02/16/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 SIGNAGE AND STRIPING DETAILS

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096481002
 DRAWING NAME
 096481002SIGN
C4.6

