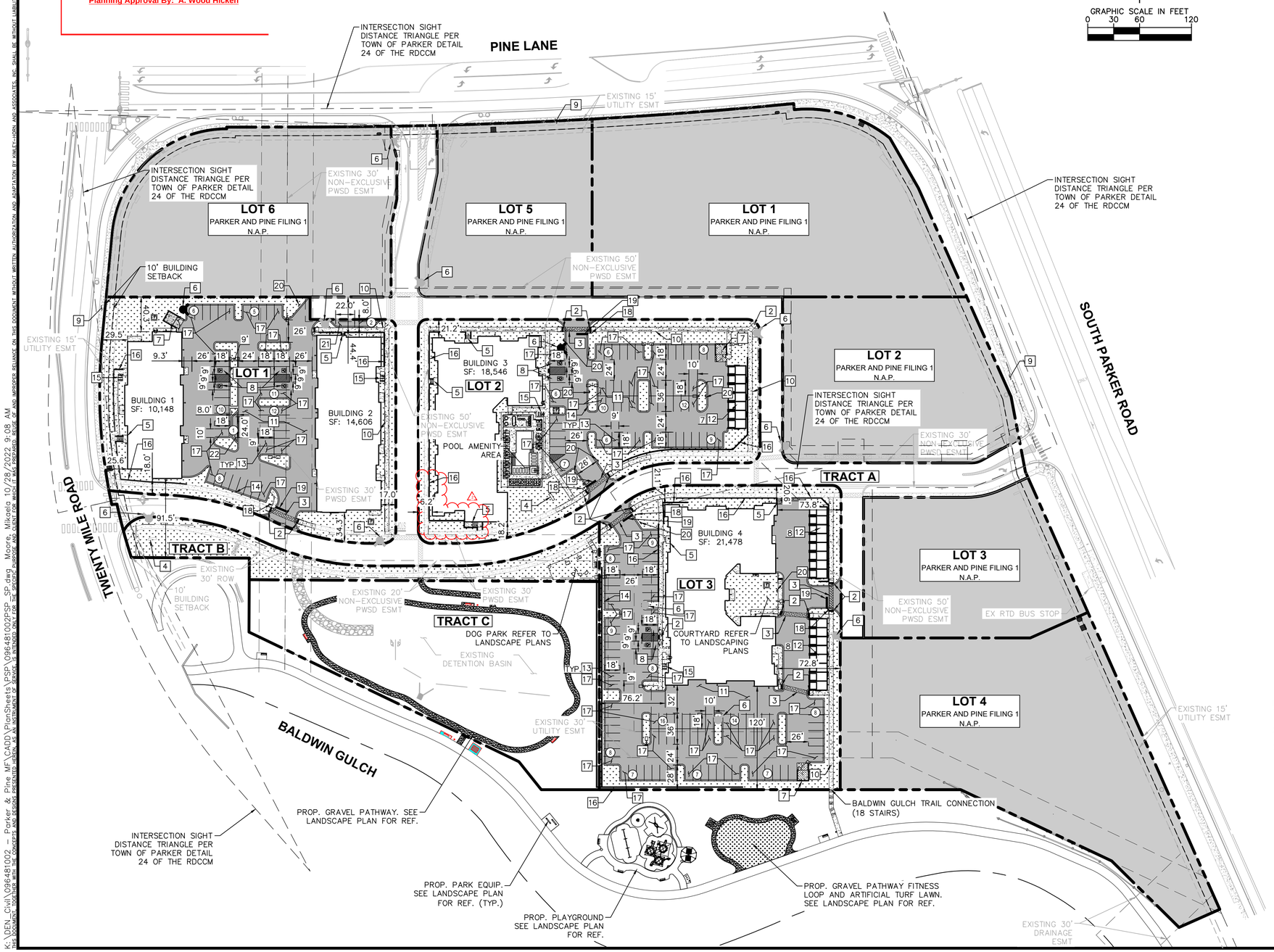
PARKER COLORADO

Final Document
Subject To Conditions In Approval Letter

APPROVED DATE: 11/09/2022

Planning Approval By: A. Wood Hicken



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LEGEND

- PROPERTY LINE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PROPOSED ELECTRICAL TRANSFORMER
- FIRE DEPARTMENT CONNECTION
- LANDSCAPED AREA
- STANDARD DUTY ASPHALT PAVING
- NOT A PART (N.A.P.)
- EXISTING COLORED CONCRETE
- HEAVY DUTY CONCRETE
- PROPOSED GRAVEL PATHWAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER

KEY NOTES

1. PROPOSED ADA ACCESSIBLE SIDEWALK RAMP
2. PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING
3. PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
4. PROPOSED MONUMENT SIGN.
5. PROPOSED PRIVATE STAIRWAY. WIDTH PER PLAN
6. EXISTING/PROPOSED FIRE HYDRANT.
7. PROPOSED TRASH ENCLOSURE.
8. PROPOSED ADA PARKING STALLS.
9. EXISTING 8' CONCRETE SIDEWALK.
10. PROPOSED 5' CONCRETE SIDEWALK.
11. PROPOSED STANDARD DUTY ASPHALT PAVING.
12. DETACHED GARAGE. PARKING COUNT PER PLAN.
13. PROPOSED STANDARD 9'X18' PARKING STALL
14. PROPOSED STANDARD CURB AND GUTTER
15. PROPOSED 6 STALL BICYCLE PARKING
16. PROPOSED RETAINING WALL
17. PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL
18. PROPOSED STOP SIGN R-1
19. PROPOSED STOP BAR
20. PROPOSED NO PARKING – FIRE LANE SIGN R8-31
21. PROPOSED 8'X22' PARALLEL PARKING STALL
22. PROPOSED 8'X24' PARALLEL PARKING STALL

NOTES:
1. ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
3. LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.

NO.	REVISION	BY	DATE	APPR.
2	ADA RAMP REVISION	MM	10/28/22	DS
1	ADA RAMP REVISION	JG	08/01/22	DS

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
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DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 05/27/21

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

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

PROJECT NO. 096481002

DRAWING NAME 096481002PSP_SP

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