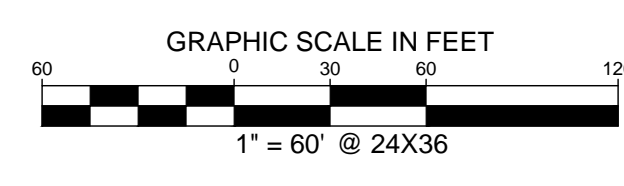
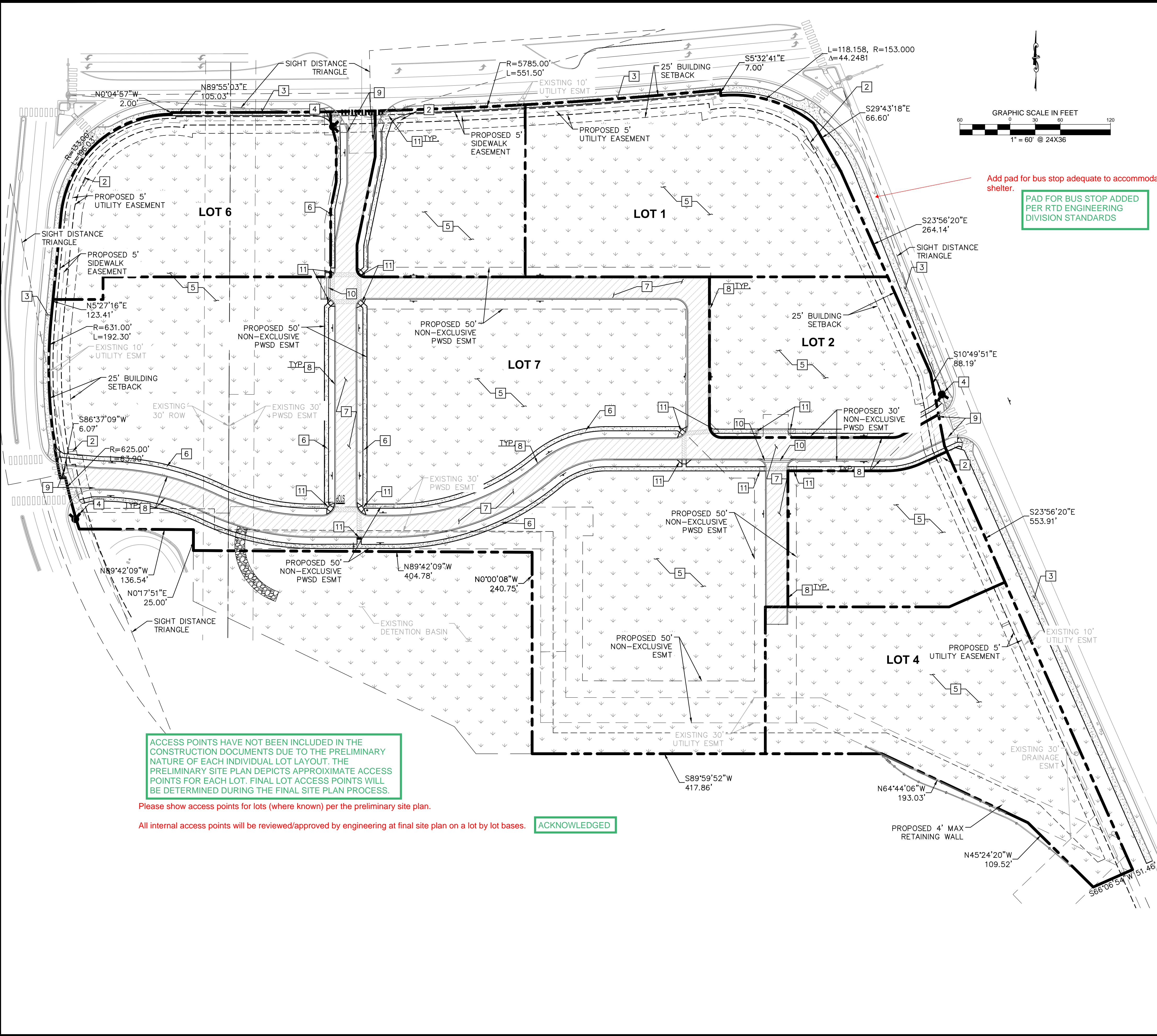


I:\denver\09650201\09650201.dwg - revised use parker...  
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 DATE: 11/14/19  
 PROJECT NO. 09650201  
 DRAWING NO. 09650201SP\_01



**LEGEND**

	PROPERTY LINE
	LOT LINE
	EXISTING UTILITY EASEMENT
	PROPOSED UTILITY EASEMENT
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	SETBACK LINE
	HEAVY DUTY ASPHALT PAVING
	CONCRETE SIDEWALK
	PROPOSED FINAL STABILIZATION/LANDSCAPE
	DECORATIVE CONCRETE PAVEMENT
	PROPOSED FIRE HYDRANT

- KEY NOTES**
- 1 PROPOSED 5' WIDE PEDESTRIAN CONNECTION
  - 2 PROPOSED MONUMENT SIGN.
  - 3 PROPOSED 8' WIDE SIDEWALK
  - 4 PROPOSED FIRE HYDRANT.
  - 5 PROPOSED PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS
  - 6 PROPOSED 5' CONCRETE SIDEWALK.
  - 7 PROPOSED HEAVY DUTY ASPHALT PAVING.
  - 8 PROPOSED 18" VERTICAL CURB
  - 9 PROPOSED CURB TRANSITION FROM 18" CURB AND GUTTER (ON-SITE) TO 30" CURB AND GUTTER (OFF-SITE).
  - 10 PROPOSED CROSSSPAN GUTTER
  - 11 PROPOSED ADA COMPLIANT CURB RAMP

ACCESS POINTS HAVE NOT BEEN INCLUDED IN THE CONSTRUCTION DOCUMENTS DUE TO THE PRELIMINARY NATURE OF EACH INDIVIDUAL LOT LAYOUT. THE PRELIMINARY SITE PLAN DEPICTS APPROXIMATE ACCESS POINTS FOR EACH LOT. FINAL LOT ACCESS POINTS WILL BE DETERMINED DURING THE FINAL SITE PLAN PROCESS.

Please show access points for lots (where known) per the preliminary site plan.

All internal access points will be reviewed/approved by engineering at final site plan on a lot by lot bases. ACKNOWLEDGED

Add pad for bus stop adequate to accommodate bus shelter.

PAD FOR BUS STOP ADDED PER RTD ENGINEERING DIVISION STANDARDS

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

Kimley»Horn

2019 KIMLEY-HORN AND ASSOCIATES, INC.  
 4582 South Ulster Street, Suite 1500  
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS  
 DRAWN BY: ECZ  
 CHECKED BY: DLS  
 DATE: 11/14/19

**PARKER & PINE**  
 PARKER, CO  
 CONSTRUCTION DOCUMENTS  
**SITE PLAN**

**PRELIMINARY**  
 FOR REVIEW ONLY  
 NOT FOR  
 CONSTRUCTION

Kimley»Horn  
 Kimley-Horn and Associates, Inc.

PROJECT NO.  
 096502001

DRAWING NAME  
 096502001SP\_01

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