PLZ201701052

SCHEDULE

1. PROPOSED CURB AND GUTTER
2. PROPOSED CONCRETE SIDEWALK SIZE AS NOTED
3. PROPOSED HANDICAP RAMP
4. PROPOSED TRASH ENCLOSURE
5. PROPOSED FIRE HYDRANT; REFERENCE UTILITY PLAN.
6. PROPOSED SITE LIGHT; REFERENCE PHOTOMETRIC PLAN.
7. EXISTING CONCRETE CURB AND GUTTER TO REMAIN.
8. EXISTING STREET LIGHT TO BE REMOVED
9. STRIPE WHITE PAVEMENT MARKINGS - "STOP" AND STOP BAR. INSTALL STOP SIGN.
10. EXISTING TRAFFIC SIGNAL AND ASSOCIATED INFRASTRUCTURE TO REMAIN.
11. 10' UTILITY EASEMENT.
12. PROPOSED SIGNAL POLE
13. PROPOSED COLORADO AGRICULTURAL IRRIGATION DITCH EASEMENT.
14. PROPOSED CONCRETE RETAINING WALL.
15. PROPOSED 4' SPLIT RAIL FENCE.
16. PROPOSED NO PARKING-FIRE LANE SIGN
17. PEDESTRIAN CROSSING SIGN
18. EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
19. PUBLIC ACCESS AND UTILITY EASEMENT
20. PROPOSED "DO NOT ENTER" SIGN
21. 20' EXISTING PERMANENT EASEMENT (BK 4396~PG520)
22. 8' UTILITY EASEMENT (REC. NO. 2013000041666)
23. EXISTING OVERHEAD ELECTRIC LINE TO BE RELOCATED AND BURIED UNDERGROUND

SITE LEGEND

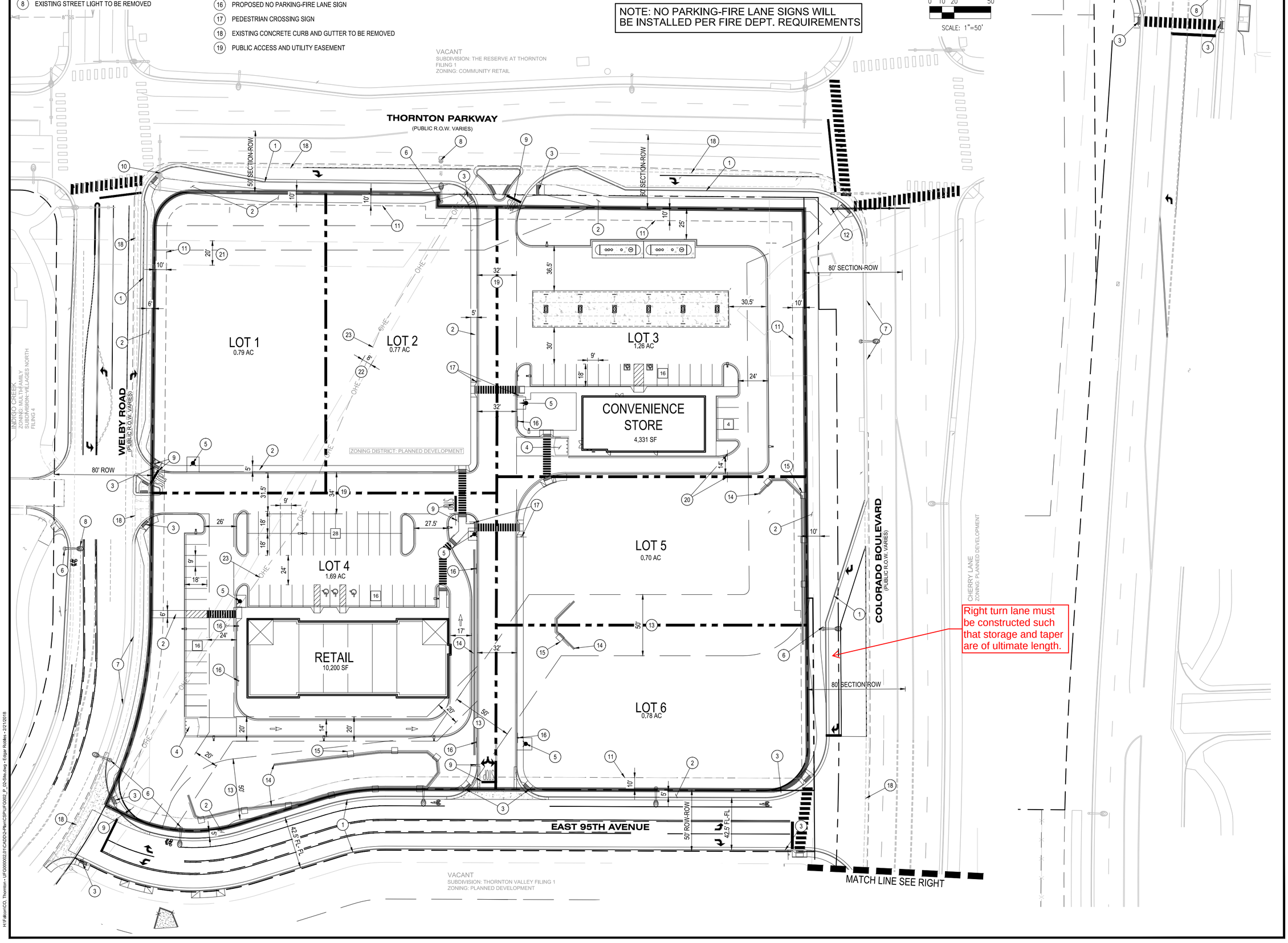
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY LINE
- 10' SETBACK
- METAL FENCE
- EXISTING EASEMENT LINE
- PROPOSED CURB AND GUTTER
- PROPOSED RETAINING WALL
- PROPOSED PARKING COUNT
- PROPOSED SITE LIGHTING
- PROPOSED TRAFFIC SIGNAL

NOTE: NO PARKING-FIRE LANE SIGNS WILL BE INSTALLED PER FIRE DEPT. REQUIREMENTS

N

0 10 20 50

SCALE: 1"=50'



Right turn lane must be constructed such that storage and taper are of ultimate length.

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THORNTON VALLEY SUBDIVISION OVERALL DEVELOPMENT PLAN & CONCEPTUAL SITE PLAN

SWC OF COLO BLVD & THORNTON PKWY
THORNTON, CO

#	Date	Issue / Description	Init.

Project No:	UFG02.01
Drawn By:	BHB
Checked By:	SMB
Date:	2/20/18

SITE PLAN

CSP1

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