

DRAINAGE EASEMENT AGREEMENT (PRIVATE)

THIS DRAINAGE EASEMENT AGREEMENT ("*Easement*") is made July 23, 2020, by and between DIOCESE OF COLORADO SPRINGS, a Colorado Corporation Sole ("*Grantor*"), and BRYTAR PARKER CO LP, a Texas limited partnership ("*Grantee*").

RECITALS:

A. Grantor is the owner of certain real property located in the Town of Parker, Colorado, more particularly described on **Exhibit A** attached hereto, made a part hereof and incorporated herein by reference (the "*Grantor Parcel*").

B. Grantee is the owner of certain real property located in Town of Parker, Colorado, more particularly described on **Exhibit B** attached hereto, made a part hereof and incorporated herein by reference (the "*Grantee Parcel*").

C. Grantor desires to establish an easement upon a portion of the Grantor Parcel, as more particularly described on **Exhibit C-1** and depicted on **Exhibit C-2** attached hereto, made a part hereof and incorporated herein by reference (the "*Easement Property*") for the benefit of Grantee Parcel subject to certain conditions.

D. Grantor desires to establish a temporary construction easement upon a portion of the Grantor Parcel, as more particularly described on **Exhibit D-1** and depicted on **Exhibit D-2** attached hereto, made a part hereof and incorporated herein by reference (the "*Temporary Construction Easement Property*") for the benefit of Grantee Parcel subject to certain conditions.

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of 10 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. *Grant of Easement.*

(a) Grantor hereby grants to Grantee, its successors and assigns, a non-exclusive and perpetual easement to enter, re-enter, occupy and use the Easement Property to construct, install, maintain, remove, repair, replace and operate, at Grantee sole cost and expense (except as set forth herein), storm drainage systems and facilities depicted on **Exhibit E** attached hereto, made a part hereof and incorporated by reference (the "*Grantee Improvements*") in order to tie into and improve Grantor's existing storm water drainage and detention improvements ("*Existing Detention Facility*").

(b) Grantor hereby grants to Grantee, its successors and assigns, a Temporary Construction Easement to enter, re-enter, occupy and use the Temporary Construction Easement Property to construct, install, remove, repair, replace and operate, at Grantee sole cost and expense (except as set forth herein), Grantee Improvements.

(c) Grantee shall be required to obtain all necessary permits and approvals for the Grantee Improvements from all applicable governmental authorities for the installation of the Grantee Improvements (including all required drainage plans) (“Approvals”). Once the Approvals are obtained, Grantee may commence installation of the Grantee Improvements. Once Grantee commences the Grantee Improvements, all Grantee Improvements (and any maintenance, repairs and replacements thereof) shall be completed diligently and without unreasonable delay, in accordance and compliance with the Approvals. Grantee shall be responsible to obtain acceptance or other approvals by all necessary governmental authorities in connection with the installation of the Grantee Improvements.

(d) Subject to receipt of the Approvals for the Grantee Improvements by Grantee and the terms of such Approvals, Grantee shall be permitted to drain storm water from the Grantee Parcel into the Grantor’s detention pond located on Tract C and Grantor shall accept such storm water, it being understood that such storm water shall be the responsibility of Grantor once it enters the Existing Detention Facility. In the event of any development or redevelopment of the Grantor Parcel which alters the Existing Detention Facility or the Grantee’s Improvements, Grantor shall remain responsible for the drainage and detention of storm water coming from the Grantee Parcel until it enters the public storm water system and shall account for such storm water in Grantor’s drainage and detention plans.

(e) Grantor reserves the right (subject to any necessary approval of governmental authorities) to relocate the Easement Property and the related Grantee Improvements, at its sole cost and expense, to a location reasonably acceptable to Grantor and Grantee. In order to perform such relocation, Grantor shall (i) notify Grantee at least thirty (30) days prior to commencement of construction activities related to relocation of the Easement Property and the Grantee Improvements, (ii) shall diligently and continuously pursue relocation through completion, (iii) provide for accommodation of storm water drainage and detention from the Grantor Parcel during construction so as not to impair the use of the Grantor Parcel, and (iv) record a document reasonably acceptable to Grantee amending this Easement to set forth the relocated Easement Area. In the event of such relocation, the replaced Easement Property and Grantee Improvements shall function in a manner comparable to or better than the original Easement Property and Grantee Improvements.

(f) Grantee shall have the right of ingress and egress in, to, over, through, under and across the portion of the Grantor Parcel as reasonably necessary to construct, install, maintain, remove, repair, replace and operate the Grantee Improvements. In the event of any construction activities conducted by Grantee, Grantee shall immediately repair any damage to the surface improvements caused by such activities.

(g) In the event of any development or redevelopment of the Grantor Parcel which alters the storm water drainage and detention facilities on the Grantor Parcel, Grantor shall account for the storm water drainage and detention required to drain the storm water from the Grantee Parcel.

(h) Grantor hereby agrees to grant to Grantee (and any successor and assign thereof) or the Town of Parker, Colorado, as necessary, an easement over the Easement Property as may be required by the Town as the Town may require an overlay easement for various purposes, including allowing the Town the right to enter, re-enter, occupy and use the Easement Property to construct, install, maintain, remove, repair, replace and operate the Grantee Improvements only, at Grantee sole cost and expense. Such grant shall occur on the form required by the Town and Grantor shall return the signed easement to Grantee within fifteen (15) days of request thereof.

(i) As of the date of this Easement, the Town of Parker allocates funds to maintain the Existing Detention Facility of which work is completed by the Town of Parker. It is understood by the Grantor and Grantee that funding and maintenance completed by the Town will extend to the Grantee Improvements to the Existing Detention Facility and that the Town will continue to perform general maintenance of all drainage facilities. Should the Town no longer maintain the detention facility, the Grantee will be responsible for maintaining the Easement Area. The Grantee shall be responsible for a pro rata share of the cost to maintain the overall drainage facility (e.g. inlet/outlet structures, landscaping, etc.) based on the CFS generated from the Grantee property described in Exhibit B.

2. *Grantor Retained Rights.* Grantor retains the right to the use and occupancy of the Grantor Parcel and the Easement Property insofar as such use and occupancy is consistent with and does not impair any grant herein contained.

3. *Grantee Obligations; Indemnity.*

(a) Grantee, at its sole cost and expense, shall solely be obligated to operate, maintain, repair and replace the Grantee Improvements in good condition and repair, and Grantor shall have no obligation to operate, maintain, repair or replace the Grantee Improvements.

(b) Grantee hereby agrees to indemnify and hold Grantor (and its officers, members, managers, tenants, and successors and assigns) harmless from and against all claims, demands, losses, liabilities, damages and expenses incurred as a result of (a) Grantee's negligence or willful misconduct in operation, use or maintenance of the Grantee Improvements, and (b) Grantee's improper design or construction of the Grantee Improvements.

4. *Ownership.* Grantor warrants that at the time of delivery of this Easement, Grantor is well seized of the Easement Property, and has fee simple title to the Easement Property, and has full right, title, full power and lawful authority to grant and convey the same in the manner and form as set forth herein, and that the Easement Property is free and clear of all former and other grants, encumbrances or restrictions, except easements, restrictions, agreements and rights of way of record on the date hereof that would impair Grantor full use of Easement Property as contemplated herein.

5. *Benefits and Burdens.* Each and every one of the benefits and burdens hereunder shall be a benefit and a burden upon the Grantor Parcel and Grantee Parcel and inure to and be

binding upon the respective legal representatives, heirs, successors, executors, administrators, and assigns of the parties hereto. Notwithstanding the foregoing, each owner of the Grantor Parcel or Grantee Parcel shall be liable for the performance of all covenants, obligations and undertakings set forth herein during the period of its ownership of such real property, but it is expressly understood and agreed that such liability shall terminate subsequent to the transfer of ownership, only with respect to any costs, expenses, liabilities or obligations accruing after the date of a conveyance by such party of its ownership in the real property covered by this Easement.

6. *Notices.* Any notice to Grantor or Grantee will be in writing and given by delivering the same to Grantor or Grantee in person or by sending the same by United States registered, certified or express mail, return receipt requested, with postage prepaid, or by Federal Express or similar overnight delivery, to the then current mailing address of Grantor or Grantee given for the mailing of tax statements in the office of the tax assessor for Jefferson County, Colorado. All notices will be deemed given, received, made or communicated on the date personal delivery is effected or, if mailed, on the delivery date or attempted delivery date shown on the return receipt.

7. *Governing Law.* This Easement shall be governed and construed in accordance with the laws of the State of Colorado.

8. *Enforcement Costs.* In any legal or equitable proceeding for the enforcement of this Easement, or any provision hereof, whether it be an action for damage, declaratory relief, injunctive relief, or any other action, the prevailing party in such action shall be entitled to recover from the other party all of its costs incurred in such action and interest thereon at the then applicable judgment rate after the date of entry of judgment. Costs for purposes of this paragraph shall include court costs and reasonable attorneys' fees. All remedies provided herein or at law or in equity shall be cumulative and not exclusive.

9. *Waiver.* No provision of this Easement may be waived except by written instrument signed by the party to be charged with such waiver. Failure by any party to this Easement to enforce any provision of this Easement shall not constitute a waiver of such provision, and no waiver by any party to this Easement of any provision of this Easement on one occasion shall constitute a waiver of any other provision or of the same provision on another occasion.

10. *Cumulative.* Except as otherwise provided herein, all rights, powers, and privileges conferred hereunder upon the parties shall be cumulative but not restrictive to those given by law. Pronouns, wherever used herein, and of whatever gender, shall include natural persons and corporations and associations of every kind and character, and the singular shall include the plural wherever and as often as may be appropriate.

11. *Unenforceable Provisions.* If any provision of this Easement as applied to either party or to any circumstance shall be adjudged by a court to be void or unenforceable, the same shall in no way affect any other provision of this Easement, the application of any such provision in any other circumstances or the validity or enforceability of the Easement as a whole.

12. *No Oral Agreements.* The above and foregoing constitute all terms and conditions of this Easement and no additional or different oral representation, promise, or agreement shall be binding on Grantor or Grantee with respect to the subject matter of this Easement.

13. *Modifications.* Any modification or amendment to this Easement must be mutually agreed upon in writing and signed by an authorized representative of both parties, or their respective successors, duly acknowledged and recorded in the real property records of Jefferson County.

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EXHIBIT A

(Grantor Parcel)

LOT 1 BLOCK 2, HORSESHOE RIDGE 1ST AMENDMENT

TRACT C, HORSESHOE RIDGE 1ST AMENDMENT

EXHIBIT B

(Grantee Parcel)

LOT 1 BLOCK 1, HORSEHOE RIDGE 1ST AMENDMENT

LAND DESCRIPTION

EXHIBIT C-1: EASEMENT PROPERTY - LEGAL DESCRIPTION

LAND DESCRIPTION

A PORTION OF THE HORSESHOE RIDGE SUBDIVISION 3RD AMENDMENT, SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AS BEARING SOUTH 89°15'23" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID SECTION 28 SOUTH 89°15'23" WEST 260.25 FEET, THENCE NORTH 00°44'37" WEST TO THE POINT OF BEGINNING;

THENCE SOUTH 89°15'23" WEST, 293.64 FEET;

THENCE NORTH 68°26'06" WEST 85.67 FEET,

THENCE NORTH 45°44'48" WEST, 21.54 FEET;

THENCE SOUTH 62°48'55" WEST, 41.94 FEET TO A POINT ON THE SOUTHERN RIGHT OF WAY OF TRIPLE CROWN DRIVE HORSESHOE RIDGE SUBDIVISION 3RD AMENDMENT, SAID POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 01°22'17", A RADIUS OF 839.36 FEET AND THE CHORD WHICH BEARS SOUTH 44°05'04" WEST, 20.09 FEET;

THENCE ALONG THE ARC OF SAID CURVE 20.09 FEET;

THENCE SOUTH 45°28'36" EAST, 33.00 FEET;

THENCE NORTH 86°03'47" EAST, 89.90 FEET;

THENCE SOUTH 42°55'51" EAST, 37.22 FEET,

THENCE NORTH 89°00'25" EAST, 274.45 FEET;

THENCE NORTH 41°42'01" EAST, 40.64 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 0.307 ACRES, 13,369 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW ON RECORD OR EXISTING.



MICHAEL DAVID LANG
COLORADO REGISTRATION NO. 37053
RIDGETOP ENGINEERING AND SURVEYING



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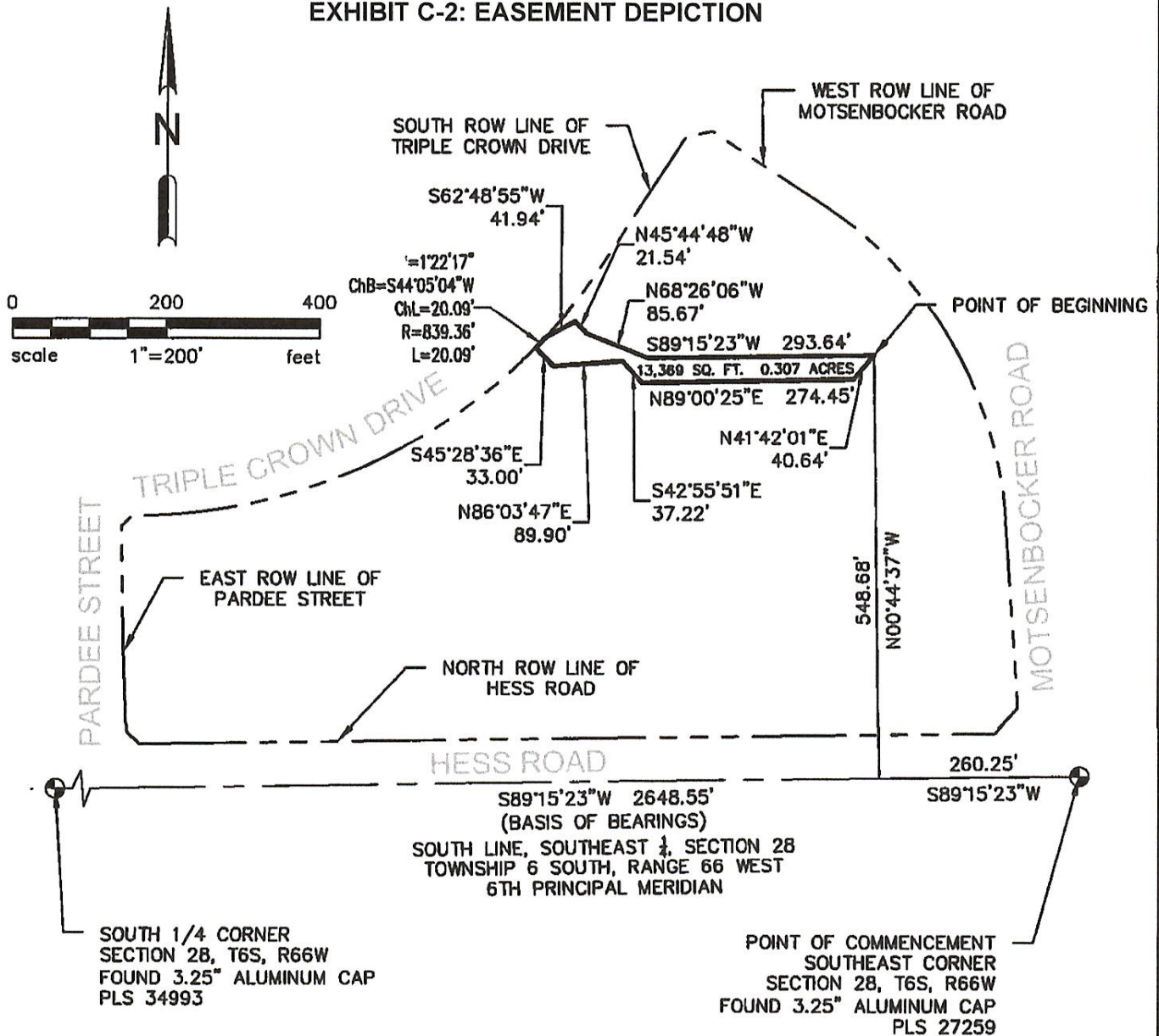
LAND DESCRIPTION
SOUTHWEST QUARTER SEC. 22,
T3S, R67W, 6TH P.M.
CITY AND COUNTY OF DENVER
STATE OF COLORADO

Project: 18-075-001
Drawing: P ESMT
Field Date:
Crew:
Drafted By: AS
Date: 04/02/20
Revised: -

Sheet:
1
2

DESCRIPTION EXHIBIT

EXHIBIT C-2: EASEMENT DEPICTION



NOTES:

1. THIS EXHIBIT IS NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT. THE DRAWING IS ONLY INTENDED TO GRAPHICALLY REPRESENT THE WRITTEN DESCRIPTION.



DESCRIPTION EXHIBIT
SOUTHWEST QUARTER SEC. 22,
T3S, R67W, 6TH P.M.
CITY AND COUNTY OF DENVER
STATE OF COLORADO

Project: 18-075-001
Drawing: P ESMT
Field Date:
Crew:
Drafted By: AS
Date: 04/02/20
Revised: -

Sheet:
2
2

LAND DESCRIPTION

EXHIBIT D-1: TEMPORARY CONSTRUCTION EASEMENT PROPERTY - LEGAL DESCRIPTION

LAND DESCRIPTION

A PORTION OF THE HORSESHOE RIDGE SUBDIVISION 3RD AMENDMENT, SITUATED IN THE SOUTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO:

CONSIDERING THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M. AS BEARING SOUTH 89°15'23" WEST AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 28; THENCE ALONG THE SOUTH LINE OF SAID SECTION 28 SOUTH 89°15'23" WEST 267.07 FEET, THENCE NORTH 00°44'37" WEST, 455.55 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°16'01" WEST, 297.93 FEET;
THENCE NORTH 65°21'59" WEST 48.33 FEET;
THENCE NORTH 00°32'52" WEST, 51.35 FEET;
THENCE NORTH 87°15'52" WEST, 83.60 FEET;
THENCE NORTH 23°37'53" WEST, 29.82 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF TRIPLE CROWN DRIVE AS SHOWN HORSESHOE RIDGE SUBDIVISION 3RD AMENDMENT, SAID POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 01°55'56", A RADIUS OF 737.24 FEET AND THE CHORD WHICH BEARS NORTH 44°19'03" EAST, 24.86 FEET;
THENCE ALONG THE ARC OF SAID CURVE 24.86 FEET;
THENCE SOUTH 84°24'44" EAST, 79.19 FEET;
THENCE NORTH 89°38'29" EAST, 346.29 FEET;
THENCE SOUTH 25°25'14" EAST, 55.78 FEET,
THENCE SOUTH 25°11'32" WEST, 67.25 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.000 ACRES, 43,539 SQUARE FEET, MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY NOW ON RECORD OR EXISTING.



MICHAEL DAVID LANG
COLORADO REGISTRATION NO. 37053
RIDGETOP ENGINEERING AND SURVEYING

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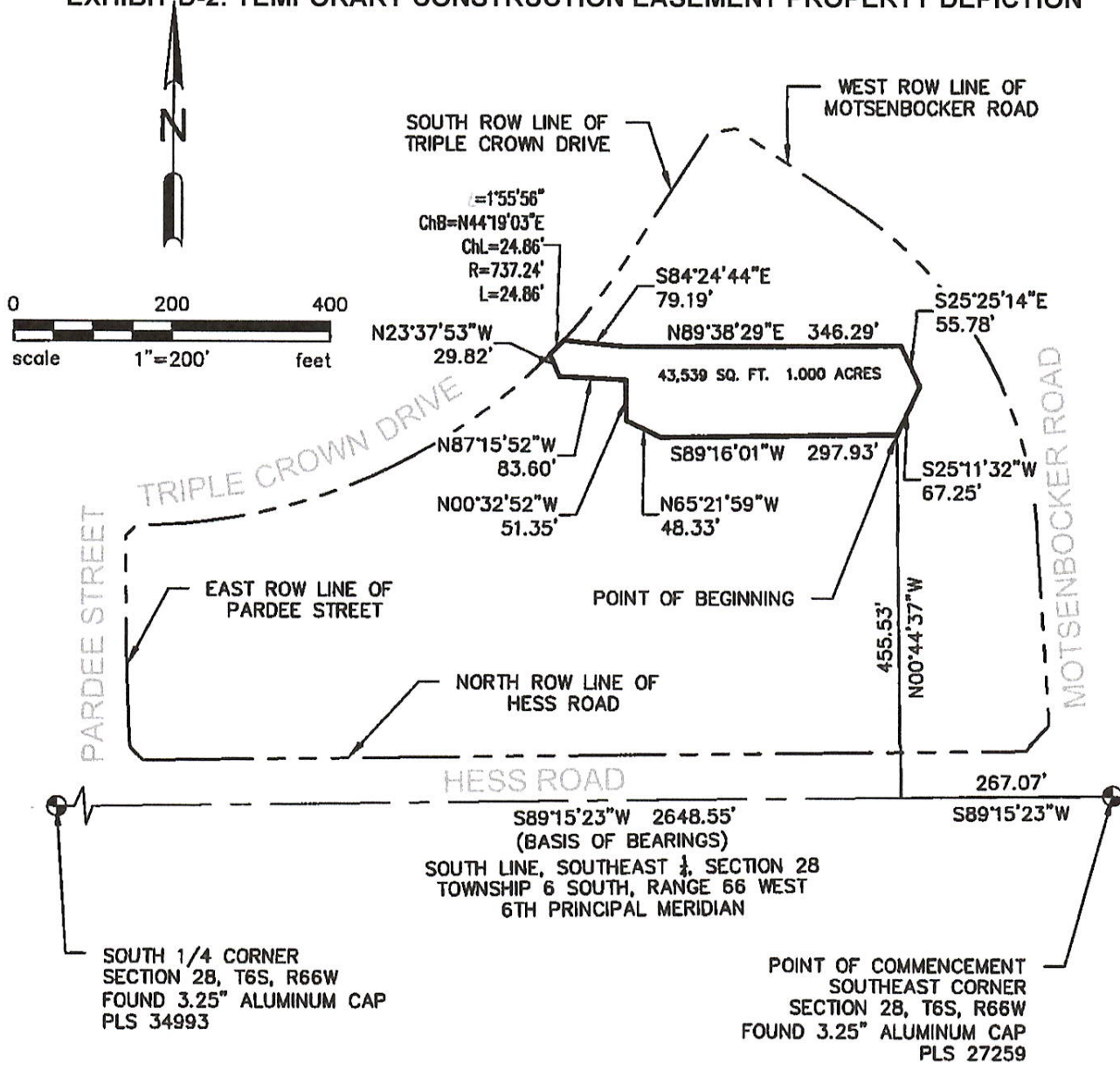
LAND DESCRIPTION
SOUTHWEST QUARTER SEC. 22,
T3S, R67W, 6TH P.M.
CITY AND COUNTY OF DENVER
STATE OF COLORADO

Project: 18-075-001
Drawing: TC ESMT
Field Date:
Crew:
Drafted By: AS
Date: 04/02/20
Revised: -

Sheet:
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2

DESCRIPTION EXHIBIT

EXHIBIT D-2: TEMPORARY CONSTRUCTION EASEMENT PROPERTY DEPICTION



NOTES:

- THIS EXHIBIT IS NOT A LAND SURVEY PLAT, OR AN IMPROVEMENT SURVEY PLAT. THE DRAWING IS ONLY INTENDED TO GRAPHICALLY REPRESENT THE WRITTEN DESCRIPTION.

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DESCRIPTION EXHIBIT
SOUTHWEST QUARTER SEC. 22,
T3S, R67W, 6TH P.M.
CITY AND COUNTY OF DENVER
STATE OF COLORADO

Project: 18-075-001
Drawing: TC ESMT
Field Date:
Crew:
Drafted By: AS
Date: 04/02/20
Revised: -

Sheet:
2
2

EXHIBIT E

Grantee Improvements

This exhibit includes the full Lot 1, Block 1 Horseshoe Ridge Subdivision 1st Amendment Construction Plans dated 5/28/2019. Only certain pages of the plan set are relevant to this easement. The final approved construction plans included herein are also on file with the Town of Parker under case number SP19-061.

Exhibit E includes 22 pages of the Construction Document plan set.

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONSTRUCTION DOCUMENTS

LEGEND

EX. CONTOUR
PROPOSED CONTOUR
SPOT ELEVATION
BOTTOM OF WALL
TOP OF WALL



THE LEARNING EXPERIENCE

LOT 1, BLOCK 1, HORSESHOE RIDGE PARKER, CO 80134

BRYTAR COMPANIES

8117 PRESTON RD. #300 DALLAS, TX 75225

CONSTRUCTION DOCS.

DRAWN BY: EGA
CHECKED BY: MEB
DATE: 5/28/2019

EROSION EX. POND IMPROVEMENTS

ER-1.2

4 of 22

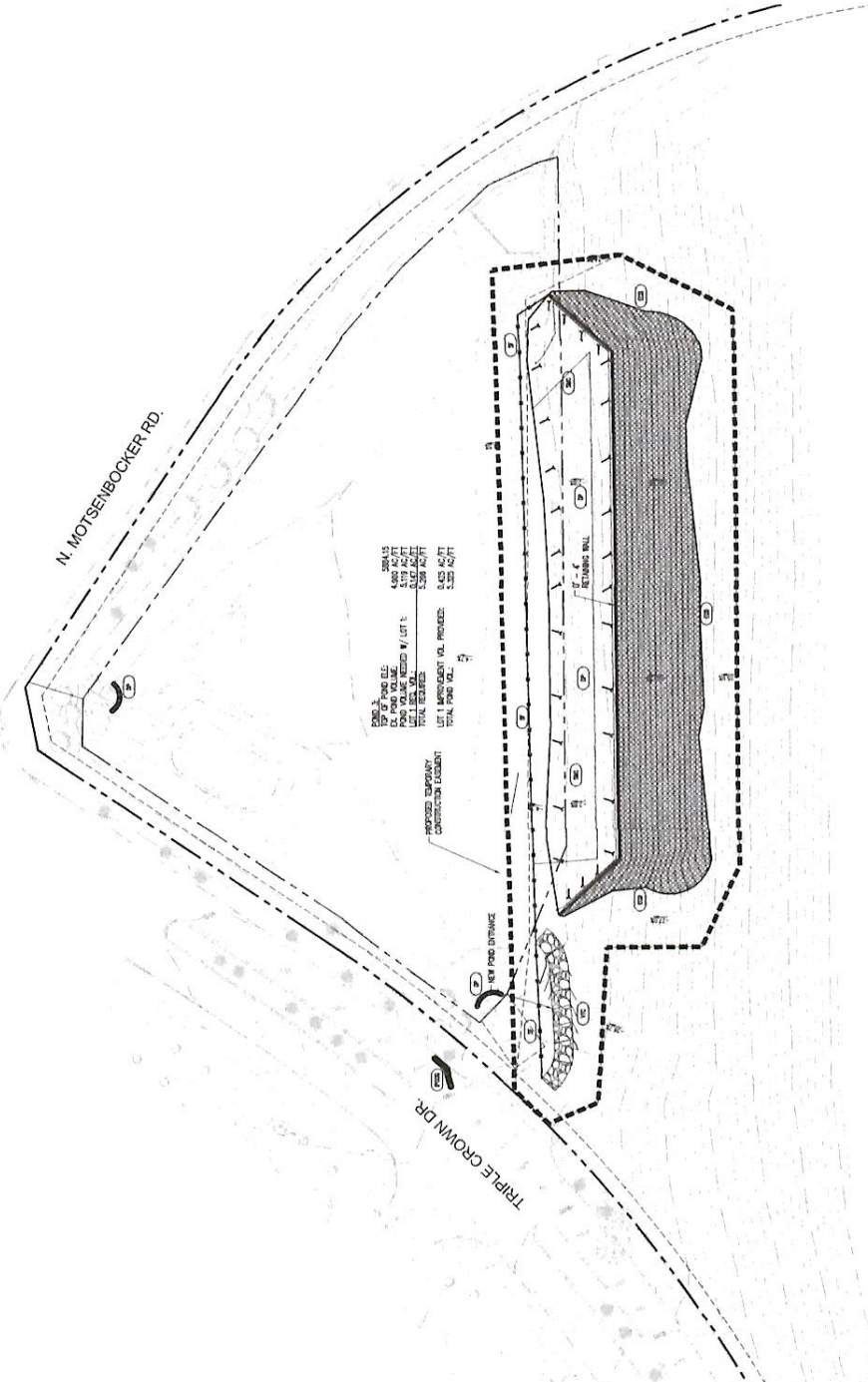


TABLE 1

CONSTRUCTION VOLUME

ITEM	QUANTITY	UNIT	PRICE	TOTAL
CONCRETE BUREAU AREA	4,500	SQ. YD.	1.50	6,750.00
RETENTION POND	1	UNIT	10,000.00	10,000.00
EROSION CONTROL BLANKET	1,000	SQ. YD.	1.00	1,000.00
MATT PROTECTION FOR AREA MATS NOT IN PARALLEL	1,000	SQ. YD.	1.00	1,000.00
MATT PROTECTION FOR AREA MATS IN PARALLEL	1,000	SQ. YD.	1.00	1,000.00
MATT PROTECTION, CURB ON GRADE, TYPE R MATT	1,000	SQ. YD.	1.00	1,000.00
MATT PROTECTION, CURB ON DUMP, TYPE R MATT	1,000	SQ. YD.	1.00	1,000.00
PORTABLE TRAP PROTECTION	1	UNIT	1,000.00	1,000.00
WOOD SOCK	100	LINEAL FT.	10.00	1,000.00
WOOD SOCK IN DOUBLE	100	LINEAL FT.	10.00	1,000.00
TRIM BALE	100	LINEAL FT.	10.00	1,000.00
SEDIMENT CONTROL LOG	100	LINEAL FT.	10.00	1,000.00
MATT FENCE	100	LINEAL FT.	10.00	1,000.00
SEEDING, MULCHING AND COMPOST	100	SQ. YD.	10.00	1,000.00
SURFACE EROSION	100	SQ. YD.	10.00	1,000.00
STABILIZED CHANGING AREA	100	SQ. YD.	10.00	1,000.00
SPECIALTY TRANSITION PROTECTION	100	SQ. YD.	10.00	1,000.00
TEMPORARY SEDIMENT BASKIN	100	SQ. YD.	10.00	1,000.00
VEHICLE TRACKING CONTROL	100	SQ. YD.	10.00	1,000.00

The Town of Parker reserves the right to require general compliance with the Town's Standards and Specifications for Erosion Control. The Engineer shall be responsible for the design and construction of all erosion control measures. The Engineer shall be responsible for the design and construction of all erosion control measures. The Engineer shall be responsible for the design and construction of all erosion control measures.

811

Know what's below. Call before you dig.

LEGEND

EX. CONTOUR
PROPOSED CONTOUR
SPOT ELEVATION
PROPERTY LINE
LIMITS OF DISTURBANCE

EROSION DETAILS

- CONSTRUCTION FENCE
- SEDIMENT PROTECTION
- CURB STEP
- CONCRETE BUREAU AREA
- RETENTION POND
- EROSION CONTROL BLANKET
- MATT PROTECTION FOR AREA MATS NOT IN PARALLEL
- MATT PROTECTION FOR AREA MATS IN PARALLEL
- MATT PROTECTION, CURB ON GRADE, TYPE R MATT
- MATT PROTECTION, CURB ON DUMP, TYPE R MATT
- PORTABLE TRAP PROTECTION
- WOOD SOCK
- WOOD SOCK IN DOUBLE
- TRIM BALE
- SEDIMENT CONTROL LOG
- MATT FENCE
- SEEDING, MULCHING AND COMPOST
- SURFACE EROSION
- STABILIZED CHANGING AREA
- SPECIALTY TRANSITION PROTECTION
- TEMPORARY SEDIMENT BASKIN
- VEHICLE TRACKING CONTROL

NOTES:

1. THE MATERIAL FOR ALL TYPES OF EROSION CONTROL MEASURES SHALL BE USED WITHIN THE EXISTING URBAN WADSWORTH VILLAGE OF A DISTRICT. MATERIAL SHALL BE USED WITHIN THE EXISTING URBAN WADSWORTH VILLAGE OF A DISTRICT. MATERIAL SHALL BE USED WITHIN THE EXISTING URBAN WADSWORTH VILLAGE OF A DISTRICT. MATERIAL SHALL BE USED WITHIN THE EXISTING URBAN WADSWORTH VILLAGE OF A DISTRICT.



THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
HORSEHOE RIDGE
PARKER, CO 80134

BRYTAR
COMPANIES

8117 PRESTON RD #300
DALLAS, TX 75225

CONSTRUCTION DOCS. table with columns: DRAWN BY, CHECKED BY, PROJECT NO., REVISIONS, DATE, etc.

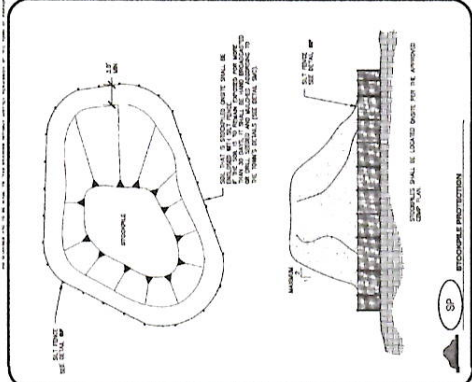
5/28/2019

BMP DETAILS

ER-2.9

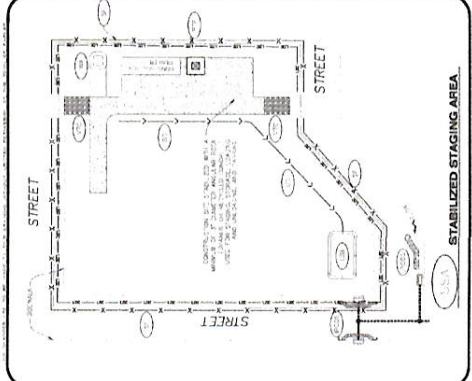
14 of 22

To show for a greater and timely establishment of native grasses, temporary vegetation, required over all areas where permanent vegetation is proposed. This includes, but is not limited to, the landscape, please show the temporary vegetation (TV) on the BMP Plan per all areas where permanent vegetation is proposed. Working with the contractor and architect to ensure that the TV is established in a timely manner. Temporary vegetation shall be established in a timely manner and shall be maintained throughout the construction period. Temporary vegetation shall be established in a timely manner and shall be maintained throughout the construction period. Temporary vegetation shall be established in a timely manner and shall be maintained throughout the construction period.



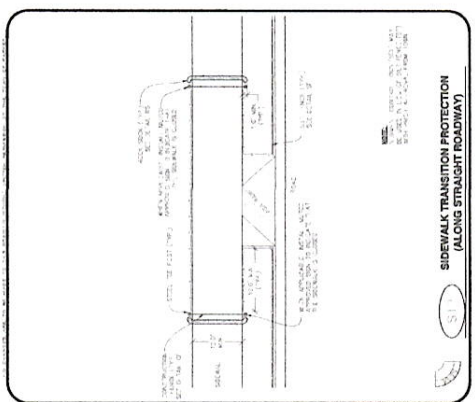
STORABLE PROTECTION
SP
CONSTRUCTION BEST MANAGEMENT PRACTICES
CBMP
Parker Colorado

ESTABLISHED STAGING AREA INSTALLATION NOTES
1. THE STAGING AREA SHALL BE ESTABLISHED WITH PERMANENT VEGETATION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE STAGING AREA SHALL BE ESTABLISHED WITH PERMANENT VEGETATION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE STAGING AREA SHALL BE ESTABLISHED WITH PERMANENT VEGETATION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

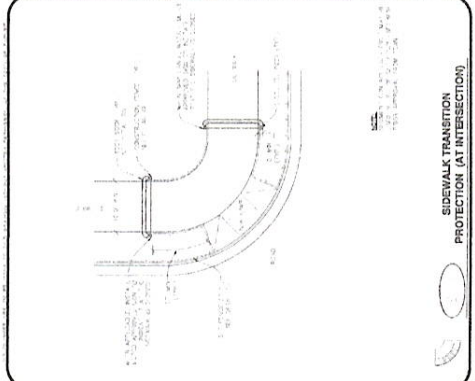


STABILIZED STAGING AREA
SSA
CONSTRUCTION BEST MANAGEMENT PRACTICES
CBMP
Parker Colorado

SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES
1. THE SIDEWALK TRANSITION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
2. THE SIDEWALK TRANSITION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
3. THE SIDEWALK TRANSITION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
4. THE SIDEWALK TRANSITION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:
5. THE SIDEWALK TRANSITION PROTECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES:



SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)
ST
CONSTRUCTION BEST MANAGEMENT PRACTICES
CBMP
Parker Colorado



SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)
ST
CONSTRUCTION BEST MANAGEMENT PRACTICES
CBMP
Parker Colorado

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

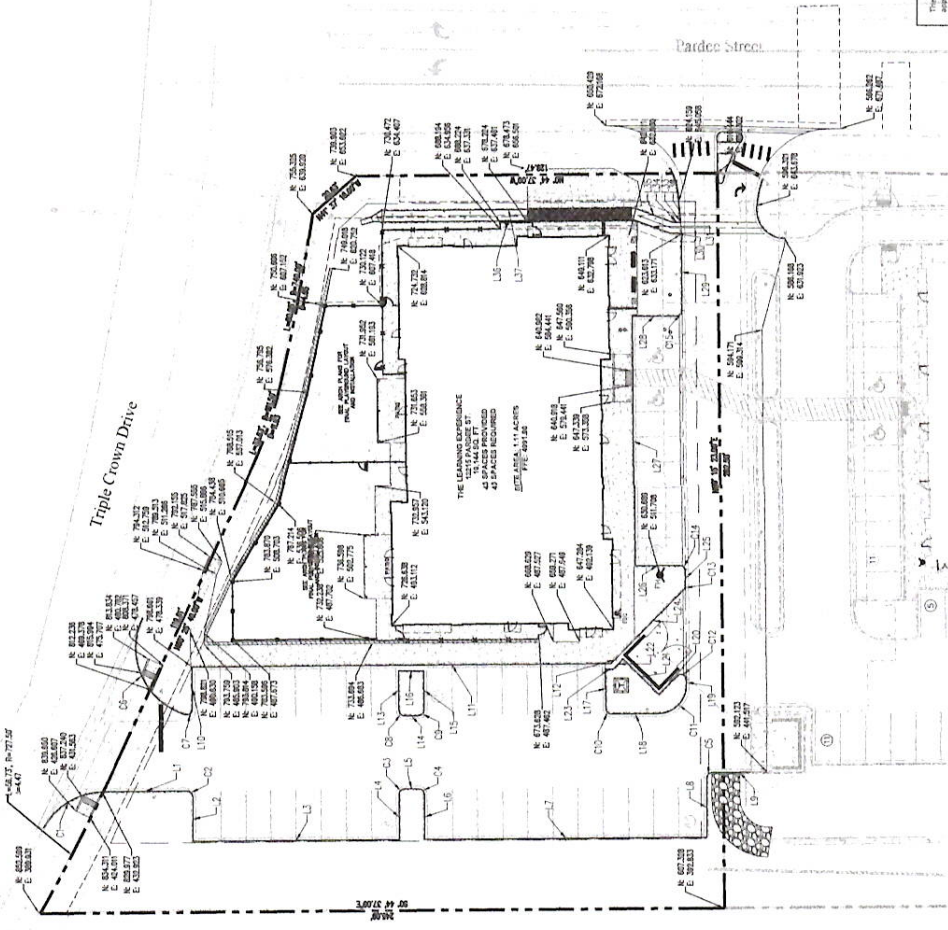
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN
 CONSTRUCTION DOCUMENTS

LEGEND

	CONCRETE PAD
	STANDARD DUTY PAVEMENT
	CONCRETE SLAB
	LANDSCAPED AREA
	PRIORITY LANE
	CONCRETE CURB & GUTTER
	BUILDING SETBACK

CONCRETE PAD
 STANDARD DUTY PAVEMENT
 CONCRETE SLAB
 LANDSCAPED AREA
 PRIORITY LANE
 CONCRETE CURB & GUTTER
 BUILDING SETBACK

HORIZONTAL CONTROL		HORIZONTAL CONTROL	
Station	Length	Station	Length
0+00	10.00	0+00	10.00
0+10	10.00	0+10	10.00
0+20	10.00	0+20	10.00
0+30	10.00	0+30	10.00
0+40	10.00	0+40	10.00
0+50	10.00	0+50	10.00
0+60	10.00	0+60	10.00
0+70	10.00	0+70	10.00
0+80	10.00	0+80	10.00
0+90	10.00	0+90	10.00
1+00	10.00	1+00	10.00
1+10	10.00	1+10	10.00
1+20	10.00	1+20	10.00
1+30	10.00	1+30	10.00
1+40	10.00	1+40	10.00
1+50	10.00	1+50	10.00
1+60	10.00	1+60	10.00
1+70	10.00	1+70	10.00
1+80	10.00	1+80	10.00
1+90	10.00	1+90	10.00
2+00	10.00	2+00	10.00
2+10	10.00	2+10	10.00
2+20	10.00	2+20	10.00
2+30	10.00	2+30	10.00
2+40	10.00	2+40	10.00
2+50	10.00	2+50	10.00
2+60	10.00	2+60	10.00
2+70	10.00	2+70	10.00
2+80	10.00	2+80	10.00
2+90	10.00	2+90	10.00
3+00	10.00	3+00	10.00
3+10	10.00	3+10	10.00
3+20	10.00	3+20	10.00
3+30	10.00	3+30	10.00
3+40	10.00	3+40	10.00
3+50	10.00	3+50	10.00
3+60	10.00	3+60	10.00
3+70	10.00	3+70	10.00
3+80	10.00	3+80	10.00
3+90	10.00	3+90	10.00
4+00	10.00	4+00	10.00
4+10	10.00	4+10	10.00
4+20	10.00	4+20	10.00
4+30	10.00	4+30	10.00
4+40	10.00	4+40	10.00
4+50	10.00	4+50	10.00
4+60	10.00	4+60	10.00
4+70	10.00	4+70	10.00
4+80	10.00	4+80	10.00
4+90	10.00	4+90	10.00
5+00	10.00	5+00	10.00
5+10	10.00	5+10	10.00
5+20	10.00	5+20	10.00
5+30	10.00	5+30	10.00
5+40	10.00	5+40	10.00
5+50	10.00	5+50	10.00
5+60	10.00	5+60	10.00
5+70	10.00	5+70	10.00
5+80	10.00	5+80	10.00
5+90	10.00	5+90	10.00
6+00	10.00	6+00	10.00
6+10	10.00	6+10	10.00
6+20	10.00	6+20	10.00
6+30	10.00	6+30	10.00
6+40	10.00	6+40	10.00
6+50	10.00	6+50	10.00
6+60	10.00	6+60	10.00
6+70	10.00	6+70	10.00
6+80	10.00	6+80	10.00
6+90	10.00	6+90	10.00
7+00	10.00	7+00	10.00
7+10	10.00	7+10	10.00
7+20	10.00	7+20	10.00
7+30	10.00	7+30	10.00
7+40	10.00	7+40	10.00
7+50	10.00	7+50	10.00
7+60	10.00	7+60	10.00
7+70	10.00	7+70	10.00
7+80	10.00	7+80	10.00
7+90	10.00	7+90	10.00
8+00	10.00	8+00	10.00
8+10	10.00	8+10	10.00
8+20	10.00	8+20	10.00
8+30	10.00	8+30	10.00
8+40	10.00	8+40	10.00
8+50	10.00	8+50	10.00
8+60	10.00	8+60	10.00
8+70	10.00	8+70	10.00
8+80	10.00	8+80	10.00
8+90	10.00	8+90	10.00
9+00	10.00	9+00	10.00
9+10	10.00	9+10	10.00
9+20	10.00	9+20	10.00
9+30	10.00	9+30	10.00
9+40	10.00	9+40	10.00
9+50	10.00	9+50	10.00
9+60	10.00	9+60	10.00
9+70	10.00	9+70	10.00
9+80	10.00	9+80	10.00
9+90	10.00	9+90	10.00
10+00	10.00	10+00	10.00
10+10	10.00	10+10	10.00
10+20	10.00	10+20	10.00
10+30	10.00	10+30	10.00
10+40	10.00	10+40	10.00
10+50	10.00	10+50	10.00
10+60	10.00	10+60	10.00
10+70	10.00	10+70	10.00
10+80	10.00	10+80	10.00
10+90	10.00	10+90	10.00
11+00	10.00	11+00	10.00
11+10	10.00	11+10	10.00
11+20	10.00	11+20	10.00
11+30	10.00	11+30	10.00
11+40	10.00	11+40	10.00
11+50	10.00	11+50	10.00
11+60	10.00	11+60	10.00
11+70	10.00	11+70	10.00
11+80	10.00	11+80	10.00
11+90	10.00	11+90	10.00
12+00	10.00	12+00	10.00
12+10	10.00	12+10	10.00
12+20	10.00	12+20	10.00
12+30	10.00	12+30	10.00
12+40	10.00	12+40	10.00
12+50	10.00	12+50	10.00
12+60	10.00	12+60	10.00
12+70	10.00	12+70	10.00
12+80	10.00	12+80	10.00
12+90	10.00	12+90	10.00
13+00	10.00	13+00	10.00
13+10	10.00	13+10	10.00
13+20	10.00	13+20	10.00
13+30	10.00	13+30	10.00
13+40	10.00	13+40	10.00
13+50	10.00	13+50	10.00
13+60	10.00	13+60	10.00
13+70	10.00	13+70	10.00
13+80	10.00	13+80	10.00
13+90	10.00	13+90	10.00
14+00	10.00	14+00	10.00
14+10	10.00	14+10	10.00
14+20	10.00	14+20	10.00
14+30	10.00	14+30	10.00
14+40	10.00	14+40	10.00
14+50	10.00	14+50	10.00
14+60	10.00	14+60	10.00
14+70	10.00	14+70	10.00
14+80	10.00	14+80	10.00
14+90	10.00	14+90	10.00
15+00	10.00	15+00	10.00
15+10	10.00	15+10	10.00
15+20	10.00	15+20	10.00
15+30	10.00	15+30	10.00
15+40	10.00	15+40	10.00
15+50	10.00	15+50	10.00
15+60	10.00	15+60	10.00
15+70	10.00	15+70	10.00
15+80	10.00	15+80	10.00
15+90	10.00	15+90	10.00



811
 Know what's below.
 Call before you dig.

The Town of Parker certifies that this plan complies with the Town's Standards and approved standards subject to these plans being stamped, signed, and dated by the professional engineer or architect. The Town of Parker does not warrant the accuracy or completeness of the information provided on this plan. The Town of Parker is not responsible for the accuracy or completeness of the information provided on this plan. The Town of Parker is not responsible for the accuracy or completeness of the information provided on this plan. The Town of Parker is not responsible for the accuracy or completeness of the information provided on this plan.

Town of Parker, Director of Engineering

RIDGE TOP
 ENGINEERING & ARCHITECTURE
 2411 GARDNER DRIVE
 FORT WORTH, TEXAS 76107
 PHONE: 817-332-1111

THE LEARNING EXPERIENCE

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 PARKER, CO 75132

BRYTAR COMPANIES

8117 PRESTON RD. #300
 DALLAS, TX 75225

CONSTRUCTION DOCS

DESIGNED BY: SEA
 CHECKED BY: WMS
 PROJECT NO: 1001-001
 SHEET NO: 1001-001
 DATE: 10/15/2019

5/28/2019

HORIZONTAL CONTROL

C-1.1

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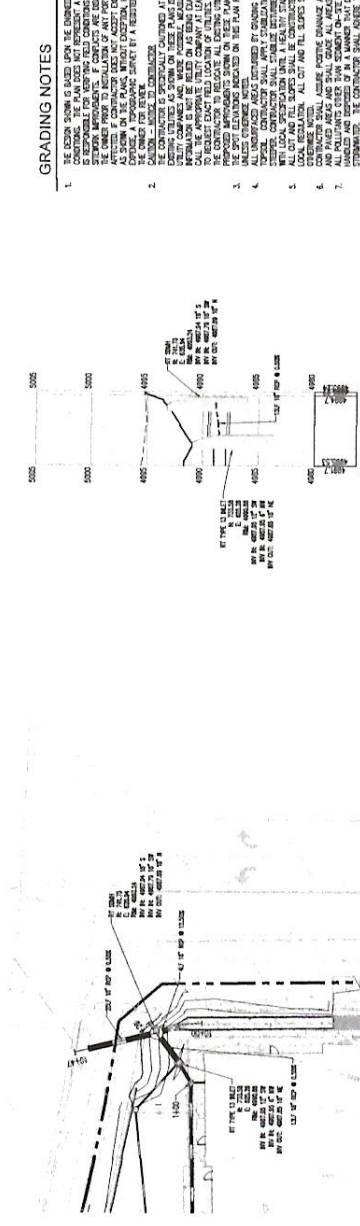
HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
 A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
 THE 6TH PRINCIPAL MERIDIAN

CONSTRUCTION DOCUMENTS

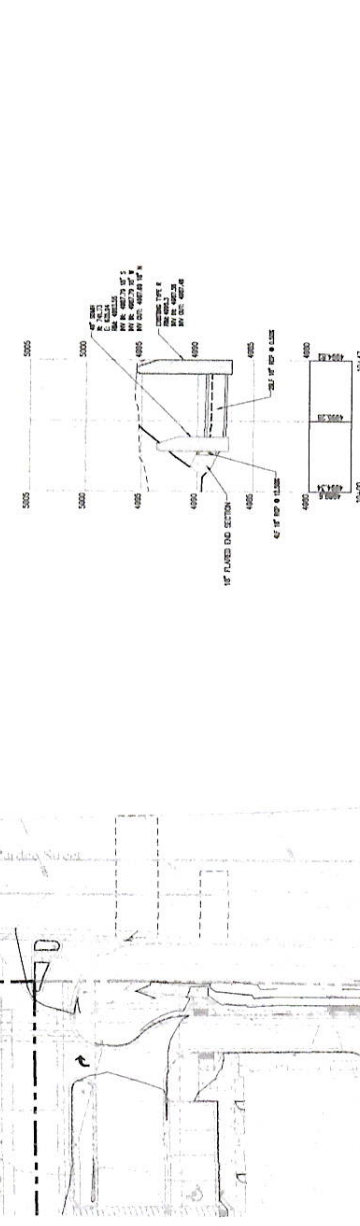
LEGEND

DL CONTOUR
 PROPOSED CONTOUR
 PROPERTY LINE



PRIVATE STORM DRAINAGE PROFILE STA. 1+00 TO 1+31

SCALE
 H: 1"=20'
 V: 1"=5'



PRIVATE STORM DRAINAGE PROFILE STA. 10+00 TO 10+47

SCALE
 H: 1"=20'
 V: 1"=5'



THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
 HORSESHOE RIDGE
 PARKWAY, CO 80154

BRYTAR COMPANIES

8147 PRESTON RD, #100
 DALLAS, TX 75225

CONSTRUCTION DOCS	NO.
DRAWN BY	SEA
CHECKED BY	MBB
PROJECT NO.	1807-001
DATE	05/28/2019
DATE	05/28/2019
DATE	05/28/2019
DATE	05/28/2019

5/28/2019

STORM DRAINAGE PROFILES

C-2.1

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The Town of Parker reserves copyright general compliance with the Town's Standards and approved standards subject to these plans being stamped, signed, and sealed by the professional engineer. The engineer shall be responsible for the accuracy and completeness of the information shown on these plans. The engineer shall remain the responsibility of the registered professional engineer whose name and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be required for the proposed improvements. The engineer shall be responsible for obtaining all necessary permits, including but not limited to, grading permits, and/or other permits and compliance approved and on file with the Town of Parker.

Town of Parker, Director of Engineering

