

PARKER AND PINE MULTI-FAMILY CONSTRUCTION DOCUMENTS

PARKER AND PINE FILING 2
 A REPLAT OF TRACT A, PARKER AND PINE FILING 1
 AND TRACT C, PARKER AUTO PLAZA FILING NO. 1
 SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW
 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
 TOWN OF PARKER, COUNTY OF DOUGLAS,
 STATE OF COLORADO

CONTACTS:

DEVELOPER:
 THE GARRETT COMPANIES
 1051 GREENWOOD SPRINGS BLVD. SUITE 101
 GREENWOOD, IN 46143
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 DENVER, CO 80202
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 EMAIL: RON.H.JOHNSON@XCELENERGY.COM

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 SEBREE ARCHITECTS, INC.
 97 DOVER ST. SUITE 400
 AVON, IN 46123
 TEL: 317-272-7800 EXT. 224
 CONTACT: DAWN LAYTON

SURVEYOR:
 ENGINEERING SERVICE COMPANY
 1300 SOUTH POTOMAC ST. SUITE 126
 AURORA, CO 80012
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 CONTACT: CHARLES BECKSTROM, PLS

TELEVISION:
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 1601 MILE HIGH STADIUM CIRCLE
 DENVER, CO 80204
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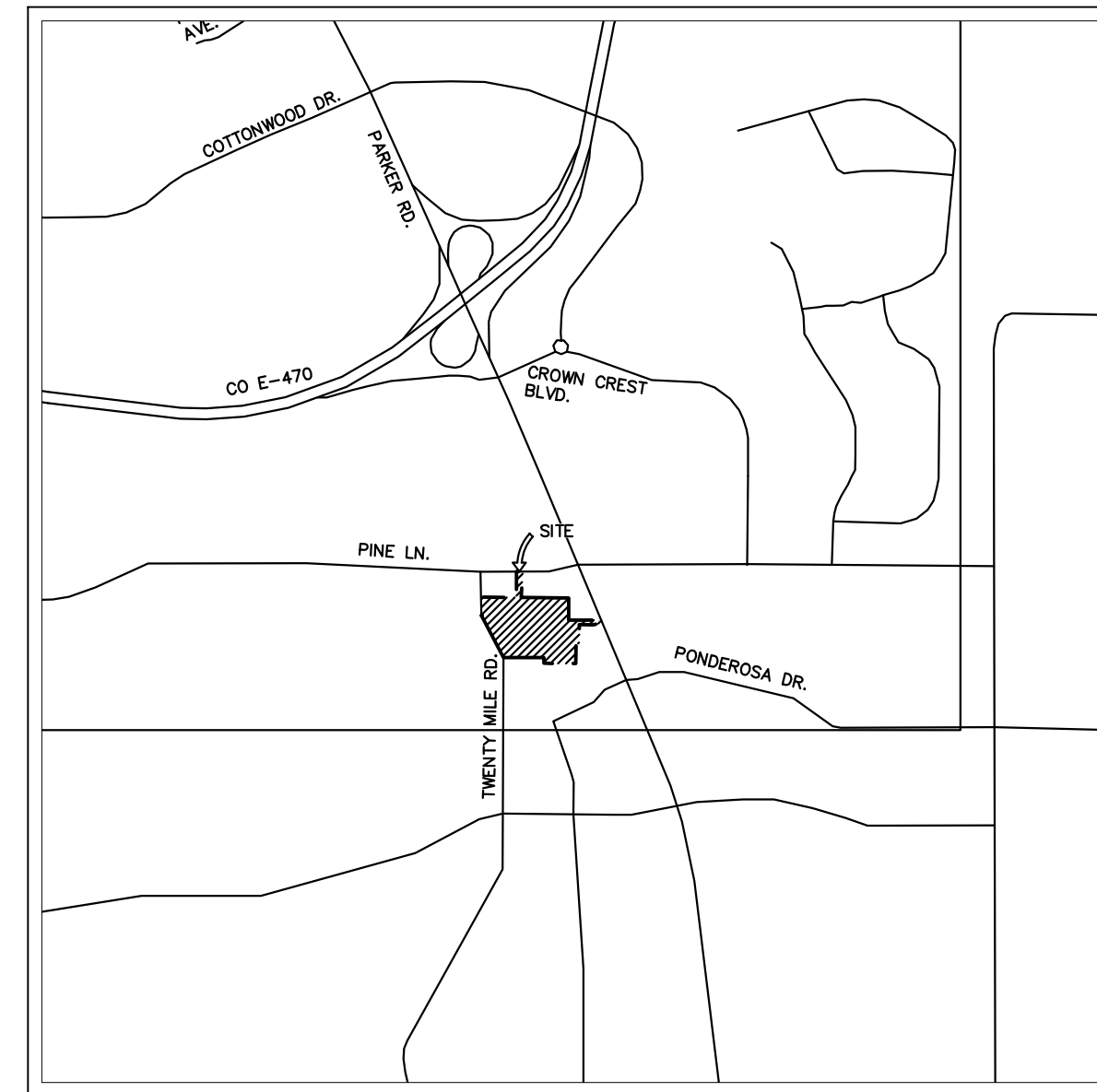
WATER/SANITARY SEWER:
 PARKER WATER AND SANITATION DISTRICT
 18100 E. WOODMAN ROAD
 PARKER, CO 80134
 TEL: 303-841-4627
 CONTACT: ABBY HILDEBRANDT

ELECTRICAL SERVICE:
 IREA
 5496 US HWY 85
 SEDALIA, CO 80135
 TEL: (303) 688-7431
 CONTACT: AMANDA STEINER

TOWN OF PARKER:
 TOWN OF PARKER
 20120 EAST MAINSTREET
 PARKER, CO 80138-7334
 TEL: (303) 805-3199
 CONTACT: STACEY NERGER

FIRE DEPARTMENT:
 SOUTH METRO FIRE RESCUE AUTHORITY
 9195 E. MINERAL AVE.
 DENVER, CO 80204
 TEL: (720) 989-2244
 CONTACT: CHIP KERKHOVE

TOWN OF PARKER PLAN REVIEW:
 20120 E. MAINSTREET
 PARKER, CO 80138
 TEL: (303) 805-3174
 CONTACT: BRYCE MATTHEWS



VICINITY MAP
 1" = 2,000'

FLOODPLAIN NOTE

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED PARKER AND PINE MULTI-FAMILY PROJECT IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS AND THE PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.

ENGINEER'S STATEMENT

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF PARKER STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

DANIEL L. SKEEHAN, P.E.
 CO REGISTERED PROFESSIONAL NO. 46391
 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 S. ULSTER STREET, SUITE 1500
 DENVER, CO 80237
 TEL: (303) 228-2318

LEGAL DESCRIPTION

TRACT C, PARKER AUTO PLAZA FILING NO. 1 AND TRACT A, PARKER AND PINE FILING 1, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 9 AND THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/2" ALUMINUM CAP.
 ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

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 N00°17'51"E AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO. 1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

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

FIRE CODE REVIEW BLOCK

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FORE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW)

Sheet List Table	
Sheet Number	Sheet Title
CONSTRUCTION DOCUMENTS: TOWN OF PARKER PUBLIC WORKS	
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EXISTING CONDITIONS AND DEMO PLAN
C3.0	INITIAL CBMP PLAN
C3.1	INTERIM-FINAL CBMP PLAN
C3.2	CBMP DETAILS
C3.3	CBMP DETAILS
C3.4	CBMP DETAILS
C3.5	CBMP DETAILS
C3.6	CBMP DETAILS
C3.7	CBMP DETAILS
C3.8	CBMP DETAILS
C3.9	CBMP DETAILS
C3.10	CBMP DETAILS
C3.11	CBMP DETAILS
C4.0	OVERALL SITE PLAN
C4.1	HORIZONTAL CONTROL PLAN
C4.2	HORIZONTAL CONTROL PLAN
C4.3	HORIZONTAL CONTROL PLAN
C4.4	HORIZONTAL CONTROL PLAN
C4.5	SIGNAGE AND STRIPING PLAN
C4.6	SIGNAGE AND STRIPING DETAILS
C5.0	OVERALL GRADING PLAN
C5.1	DETAILED GRADING PLAN
C5.2	DETAILED GRADING PLAN
C5.3	DETAILED GRADING PLAN
C5.4	STORM - A PLAN & PROFILE
C5.5	STORM - B PLAN & PROFILE
C5.6	STORM - C PLAN & PROFILE
C5.7	STORM - C PLAN & PROFILE
C6.0	DETAILS
C6.1	DETAILS
C6.2	DETAILS
CONSTRUCTION DOCUMENTS: PARKER WATER AND SANITATION DISTRICT	
C7.0	COVER SHEET
C7.1	WATER AND SANITARY SEWER NOTES
C7.2	OVERALL UTILITY PLAN
C7.3	UTILITY DETAILS
C7.4	UTILITY DETAILS
C7.5	UTILITY DETAILS
C7.6	UTILITY DETAILS

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: 08/25/20

PARKER AND PINE MULTI-FAMILY
 PARKER, CO
 CONSTRUCTION DOCUMENTS
 COVER SHEET

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

Kimley-Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096481002

DRAWING NAME
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C1.0



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TOWN OF PARKER CONSTRUCTION NOTES

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...

GENERAL NOTES FOR CONTRACTOR

- 1. THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES...

TOWN OF PARKER STORM DRAINAGE INFRASTRUCTURE NOTES

- 1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...

TOWN OF PARKER SIGNAGE AND STRIPING NOTES

- 1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL...

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Table with columns: NO., REVISION, BY, DATE

Kimley»Horn logo and address: 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Uteer Street, Suite 1500, Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS DRAWN BY: JRK CHECKED BY: DLS DATE: 08/25/20

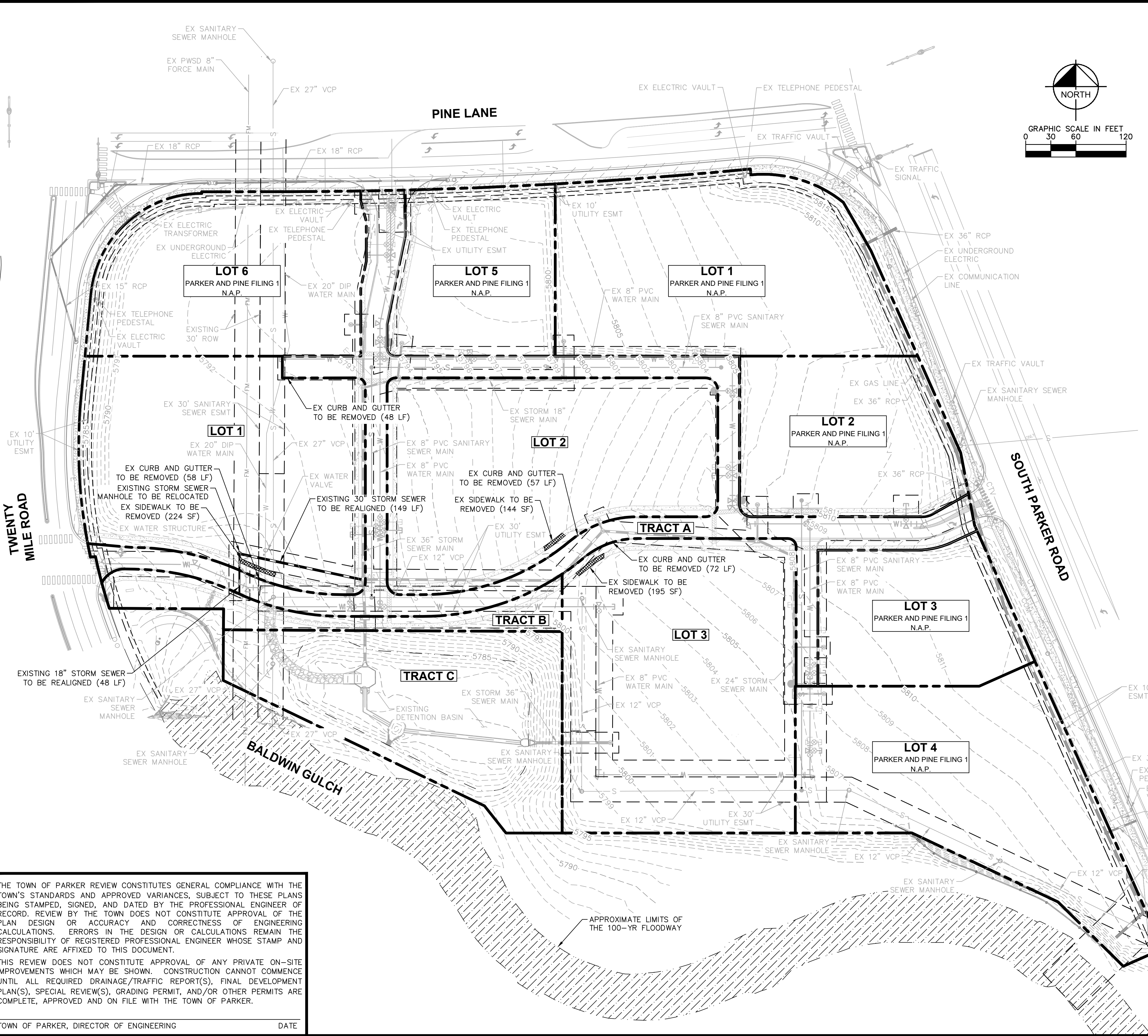
PARKER AND PINE MULTI-FAMILY PARKER, CO CONSTRUCTION DOCUMENTS GENERAL NOTES

PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn logo

PROJECT NO. 096481002 DRAWING NAME 096481002CD_CV



Kimley-Horn and Associates, Inc. 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500, Denver, Colorado 80237 (303) 228-2300
 PROJECT NO. 096481002
 DRAWING NAME 096481002CD_DM
 TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



LEGEND

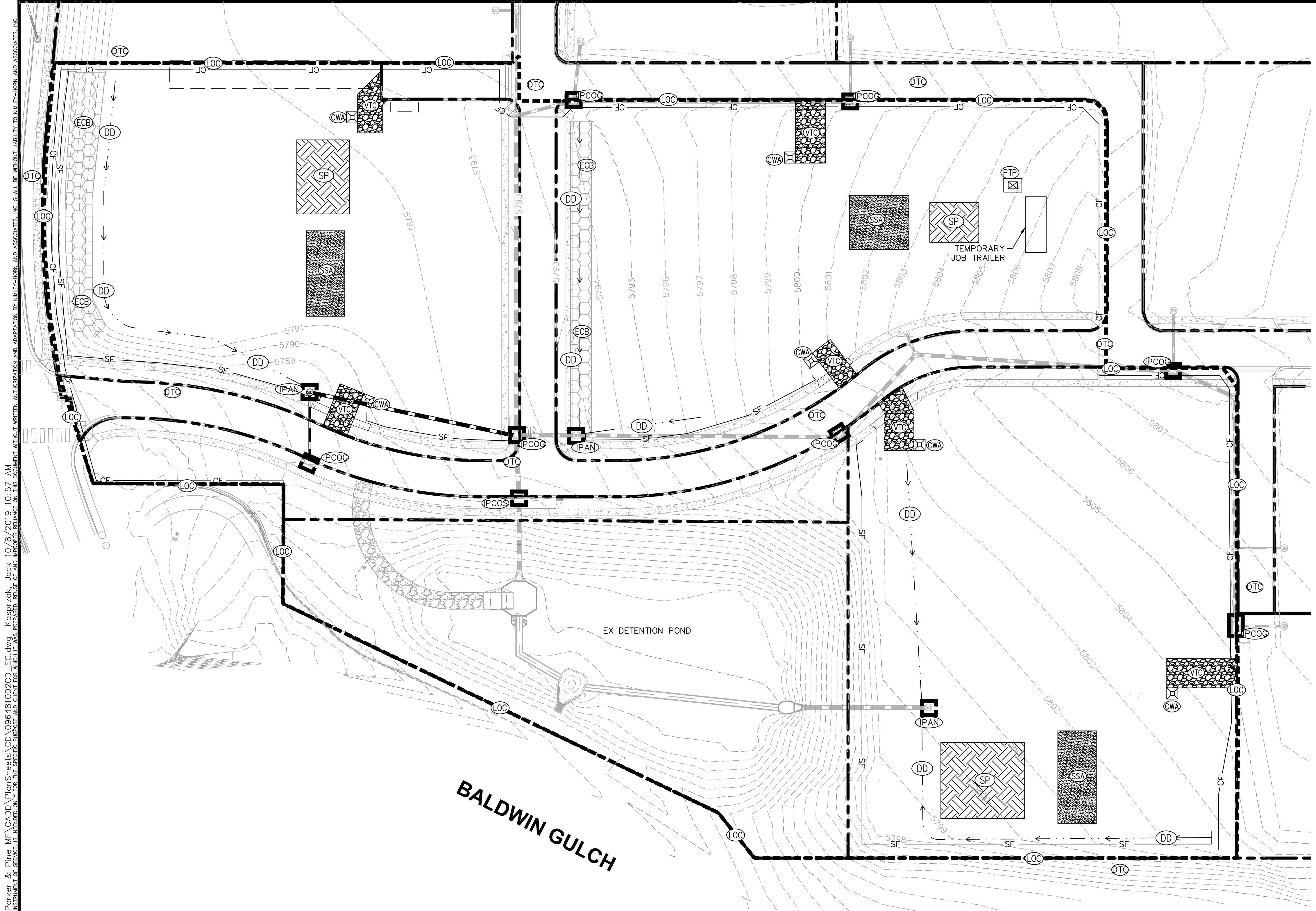
- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND POWER LINE
- E --- EXISTING FORCE PIPE
- W --- EXISTING WATER LINE
- G --- EXISTING GAS LINE
- T --- EXISTING TELECOMM LINE
- FO --- EXISTING COMMUNICATIONS LINE
- COM --- EXISTING CABLE LINE
- S --- EXISTING SANITARY SEWER LINE
- CTV --- EXISTING CCTV LINE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM SEWER MANHOLE
- ⊕ EXISTING WATER BEND
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER SERVICE
- ⊕ EXISTING SANITARY SEWER SERVICE
- ⊕ EXISTING SANITARY SEWER BEND
- ⊕ EXISTING STORM INLET
- ⊕ EXISTING OUTLET STRUCTURE
- ▨ DEMO CURB AND GUTTER
- ▨ DEMO SIDEWALK

- ### DEMOLITION NOTES
1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
 2. CONTRACTOR TO CONFIRM ALL UTILITY DISCONNECTS HAVE BEEN COMPLETED PRIOR TO DEMOLITION. DISCONNECTS SHALL BE MADE AT THE MAIN AND ANY UTILITY LINES REMOVED FROM THE SITE AS REQUIRED BY PARKER WATER & SANITATION DISTRICT OR THE TOWN OF PARKER ENGINEERING.
 3. CONTRACTOR TO ENSURE UTILITY LOCATES HAVE BEEN PERFORMED PRIOR TO DEMOLITION ACTIVITIES.
 4. ALL APPLICABLE PARKER WATER & SANITATION DISTRICT STANDARDS FOR REMOVAL/ABANDONMENT AND TAP CUT OFFS SHALL BE MAINTAINED.
 5. ALL DRY UTILITY RELOCATIONS, DEMOLITION, SERVICE DISRUPTIONS AND NEW CONSTRUCTION SHALL BE COORDINATED BY THE CONTRACTOR WITH ALL UTILITY PROVIDERS AND ADJACENT PROPERTIES (XCEL ENERGY, COMCAST, CENTURYLINK, IREA, ADJACENT OWNERSHIP) IN ADVANCE OF THESE ACTIVITIES.
 6. IMPROVEMENTS NOT NOTED FOR DEMOLITION/REMOVAL SHALL BE PROTECTED IN PLACE. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD SHOULD ANY CONFLICTS EXIST.
 7. CONTRACTOR TO TAKE CARE WHILE CONDUCTING DEMOLITION AND CONSTRUCTION ACTIVITIES IN PROXIMITY OF EXISTING GAS LINES. LICENSE AGREEMENT IS REQUIRED WITH XCEL ENERGY PRIOR TO CONSTRUCTION WITHIN EXISTING GAS EASEMENTS. CONTRACTOR TO POTHOLE EXISTING UTILITIES AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION AS NECESSARY.
 8. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS AT TIME OF PRICING. THIS DEMOLITION PLAN IS INTENDED TO DEPICT THE OBSERVABLE IMPROVEMENTS. ANY MISCELLANEOUS UTILITIES OR DEBRIS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED AS A PART OF THE BASE SCOPE OF WORK.
 9. UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014. LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED.

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<p>2020 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300</p>	<p>DESIGNED BY: DLS DRAWN BY: JRK CHECKED BY: DLS DATE: 08/25/20</p>
<p>PARKER AND PINE MULTI-FAMILY PARKER, CO</p>	<p>CONSTRUCTION DOCUMENTS</p>
<p>EXISTING CONDITIONS AND DEMO PLAN</p>	
<p>PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>	
<p>PROJECT NO. 096481002</p>	
<p>DRAWING NAME 096481002CD_DM</p>	
<p>C2.0</p>	





LEGEND

	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	SILT FENCE
	STABILIZED STAGING AREA
	CONCRETE WASHOUT
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	DIVERSION DITCH/BERM
	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	INLET PROTECTION, CURB ON GRADE, TYPE R INLET
	INLET PROTECTION, AREA INLET NOT IN A PAVEMENT AREA
	PORTABLE TOILET PROTECTION
	EROSION CONTROL BLANKET

AREA OF DISTURBANCE

ONSITE IMPROVEMENTS	= ±8.56 ACRES
OFFSITE IMPROVEMENTS	= ±0.00 ACRES
TOTAL	= ±8.56 ACRES

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

GENERAL NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AS NEEDED DURING ACTIVE TRACKING.
- TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
- PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
- CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
- CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE WITH OWNER REQUIREMENTS.
- CONTRACTOR TO UPDATE EROSION CONTROL LIVING DOCUMENT AS ADJUSTMENTS ARE MADE ON SITE.
- THIS STORMWATER MANAGEMENT PLAN PROVIDES AN INITIAL RECOMMENDATION OF SITE EROSION CONTROL BEST MANAGEMENT PRACTICES BASED UPON REVIEW OF EXISTING SITE TOPOGRAPHY AND PROPOSED SITE CONDITIONS. THE OPERATOR MAY MODIFY INLET PROTECTION MEASURES SHOULD ACTUAL SITE CONDITIONS VARY. THE STORMWATER MANAGEMENT PLAN AND NARRATIVE SHALL BE AMENDED TO REFLECT SAID CHANGES.
- SEE SHEET C3.2 FOR PHASING SEQUENCE DETAILS.
- REFER TO LANDSCAPE AND IRRIGATION PLANS FOR PERMANENT STABILIZATION MEASURES.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
- NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION.
- CONCRETE WASH OUT AREAS SHALL NOT BE LOCATED ADJACENT TO STROH GULCH.
- ALL PERIMETER PROTECTION TO REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED.

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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
 PARKER, CO
 CONSTRUCTION DOCUMENTS
 INITIAL CBMP PLAN

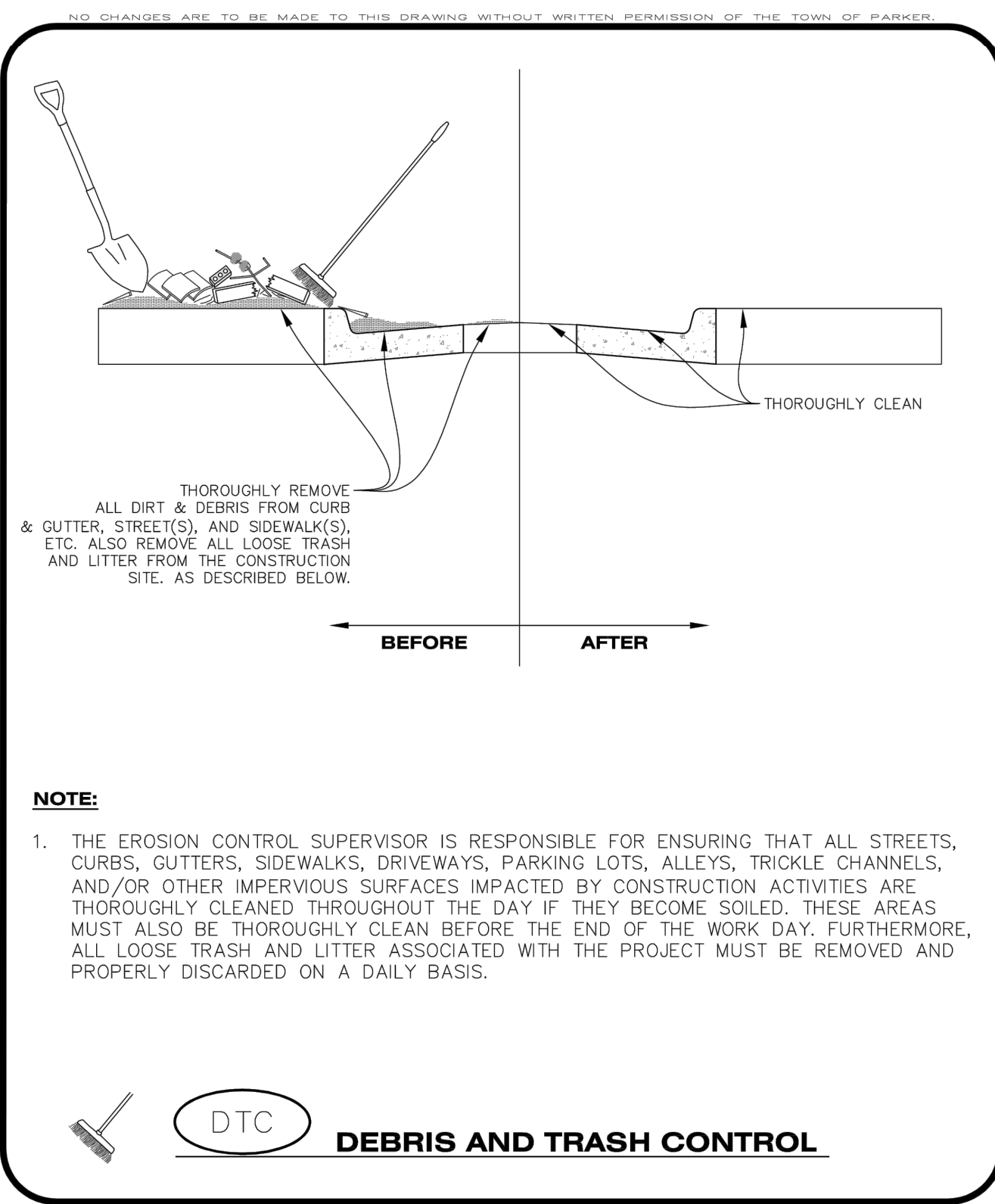
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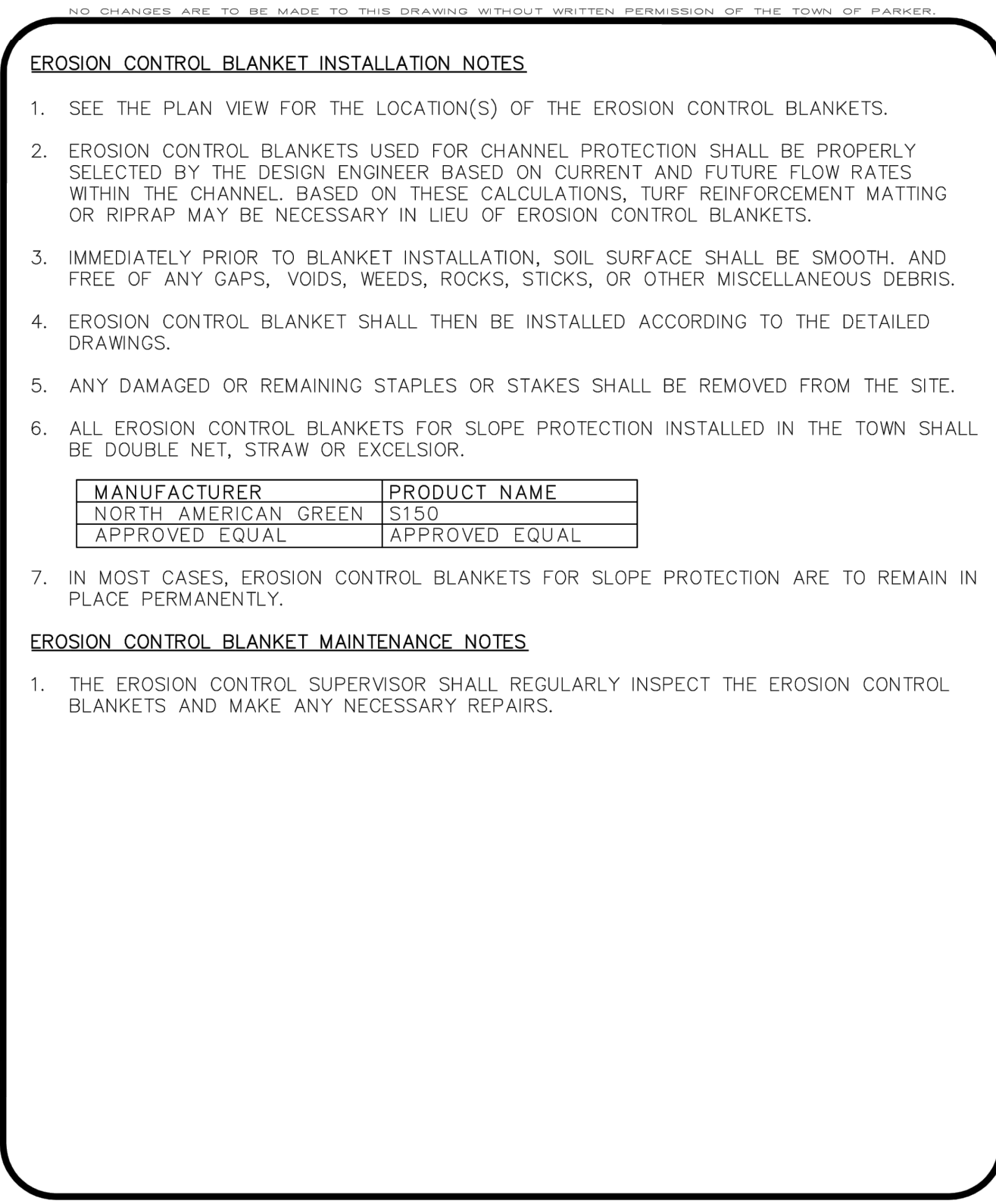
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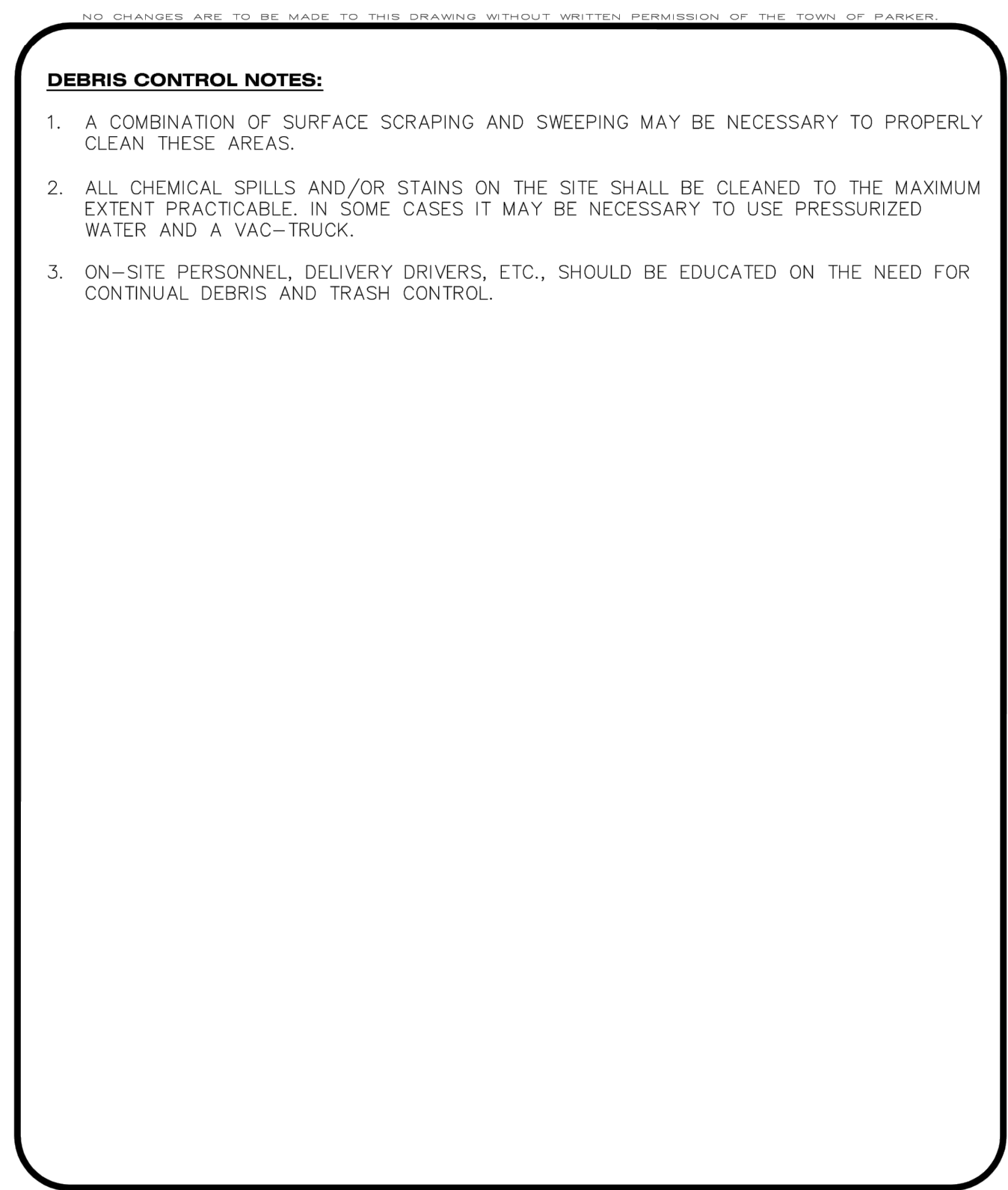
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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300
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 DRAWN BY: JRK
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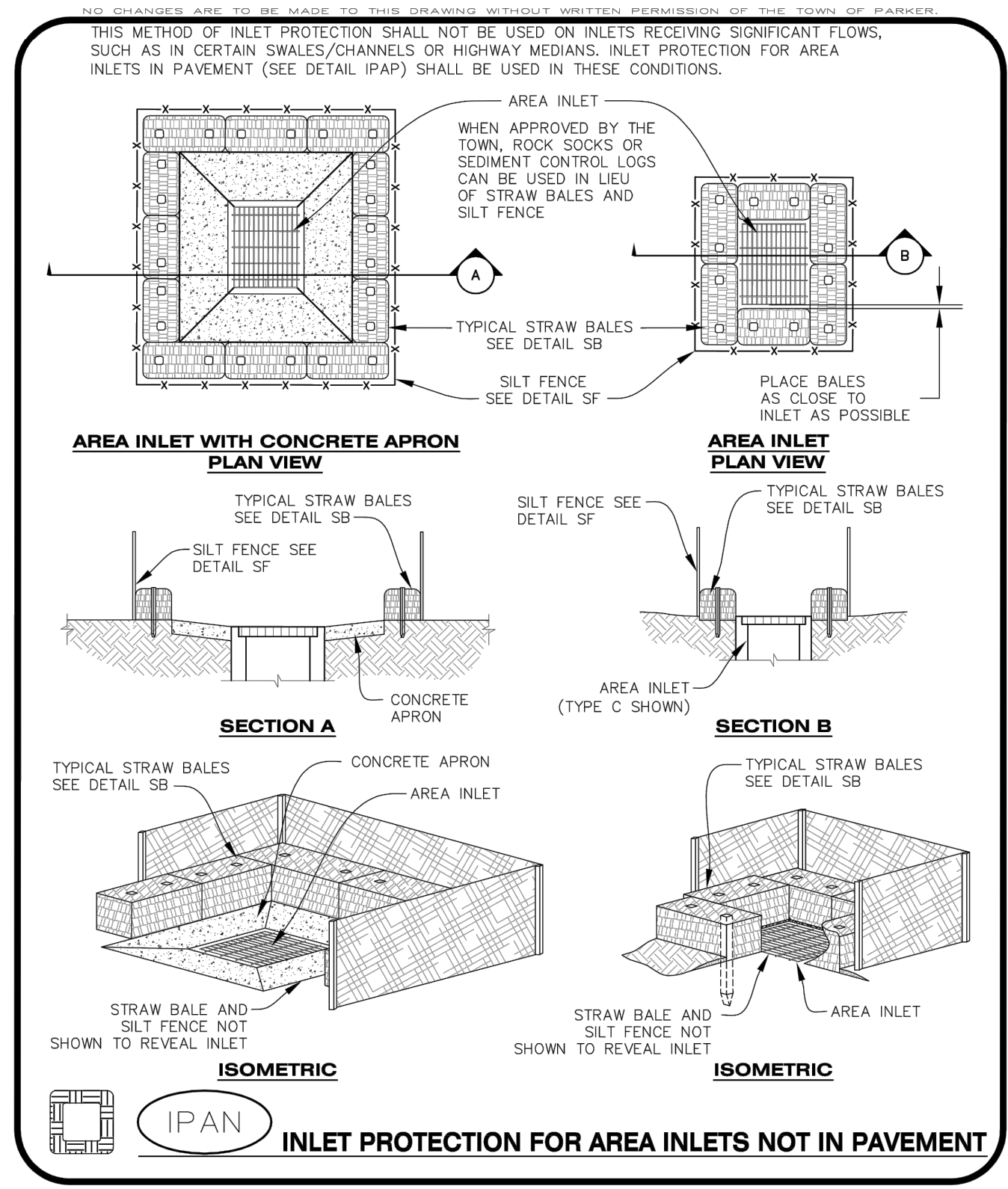
CBMP | **DTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
 Oct. 2013



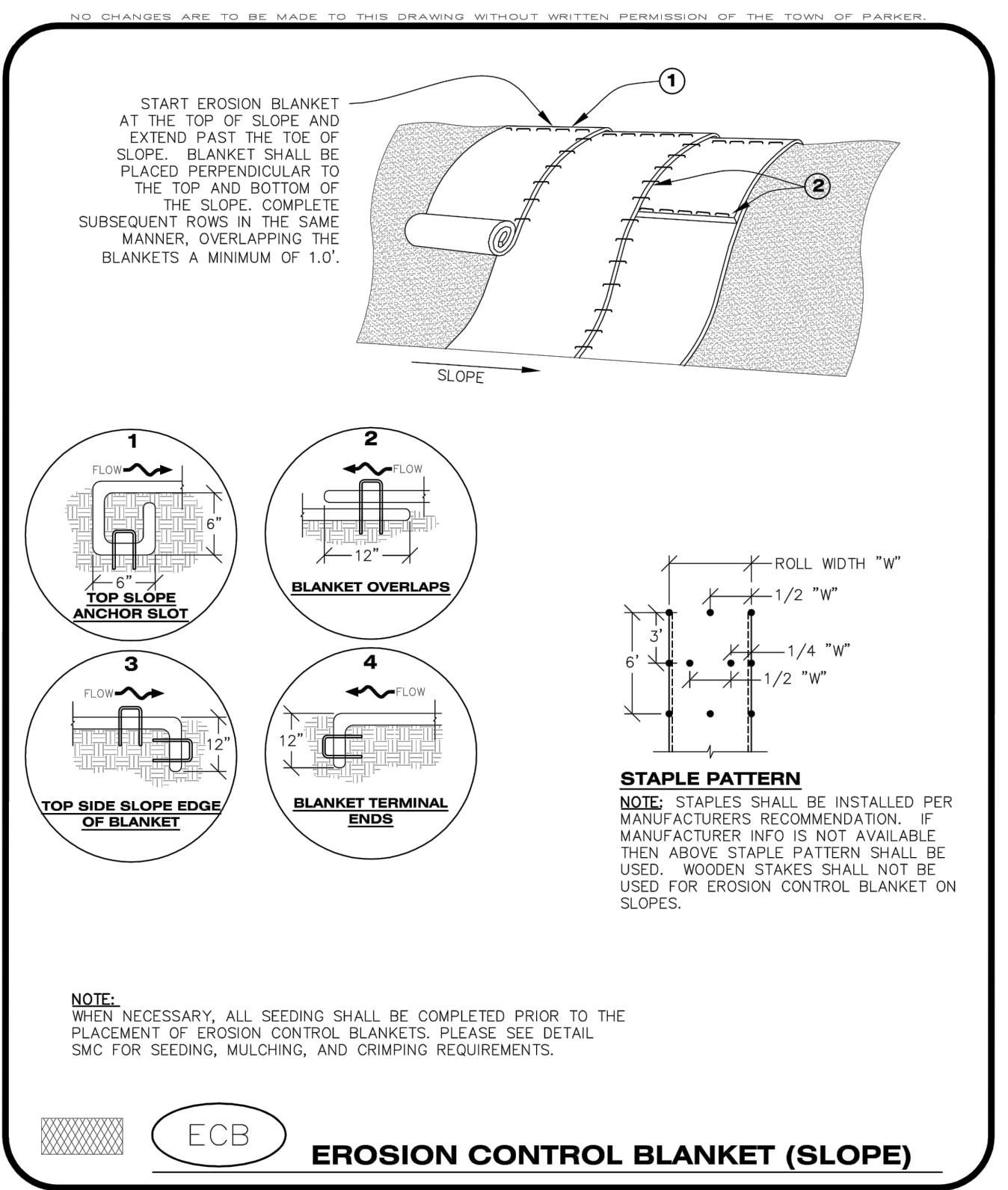
CBMP | **ECB**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
 Oct. 2013



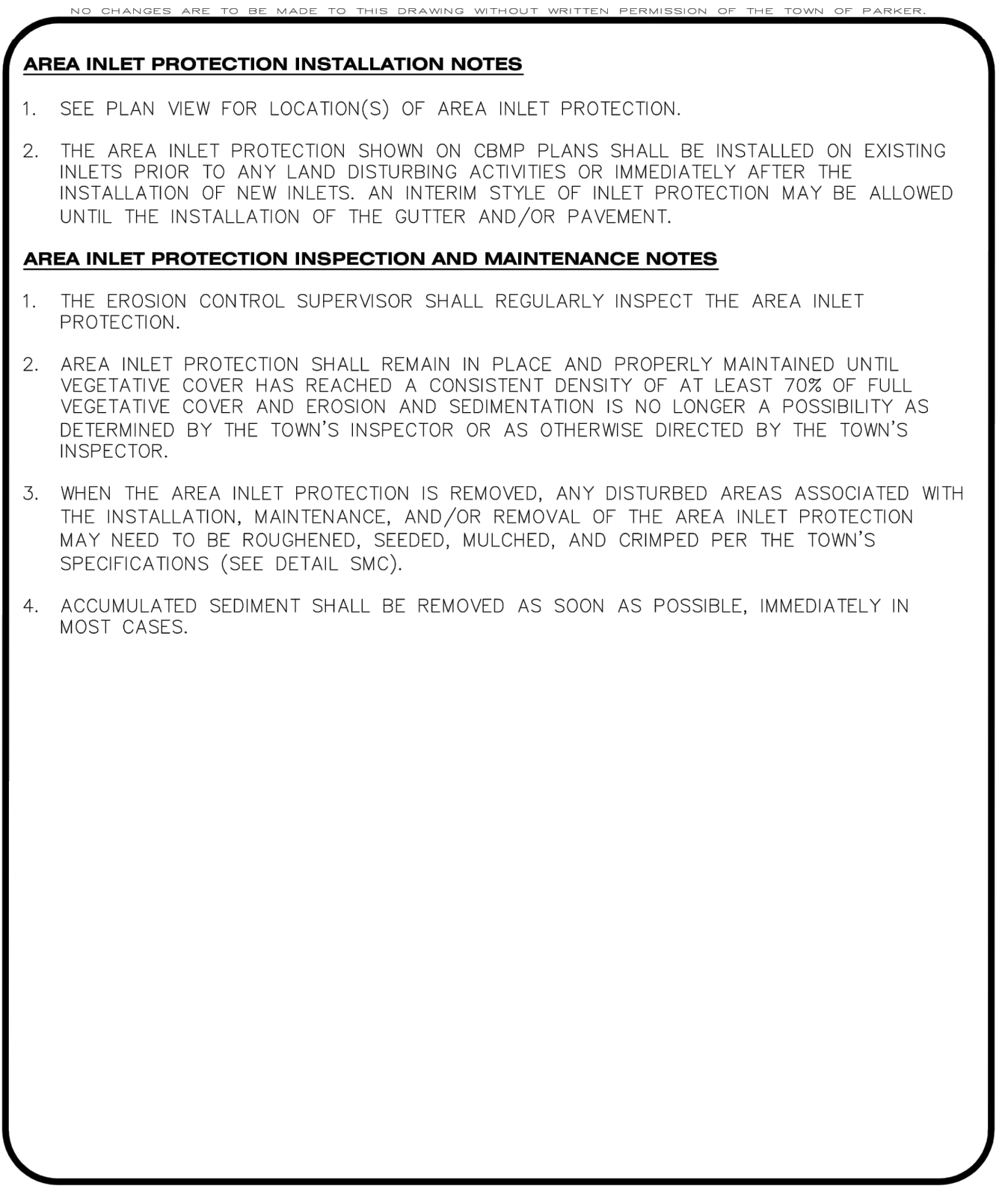
CBMP | **DTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
 Oct. 2013



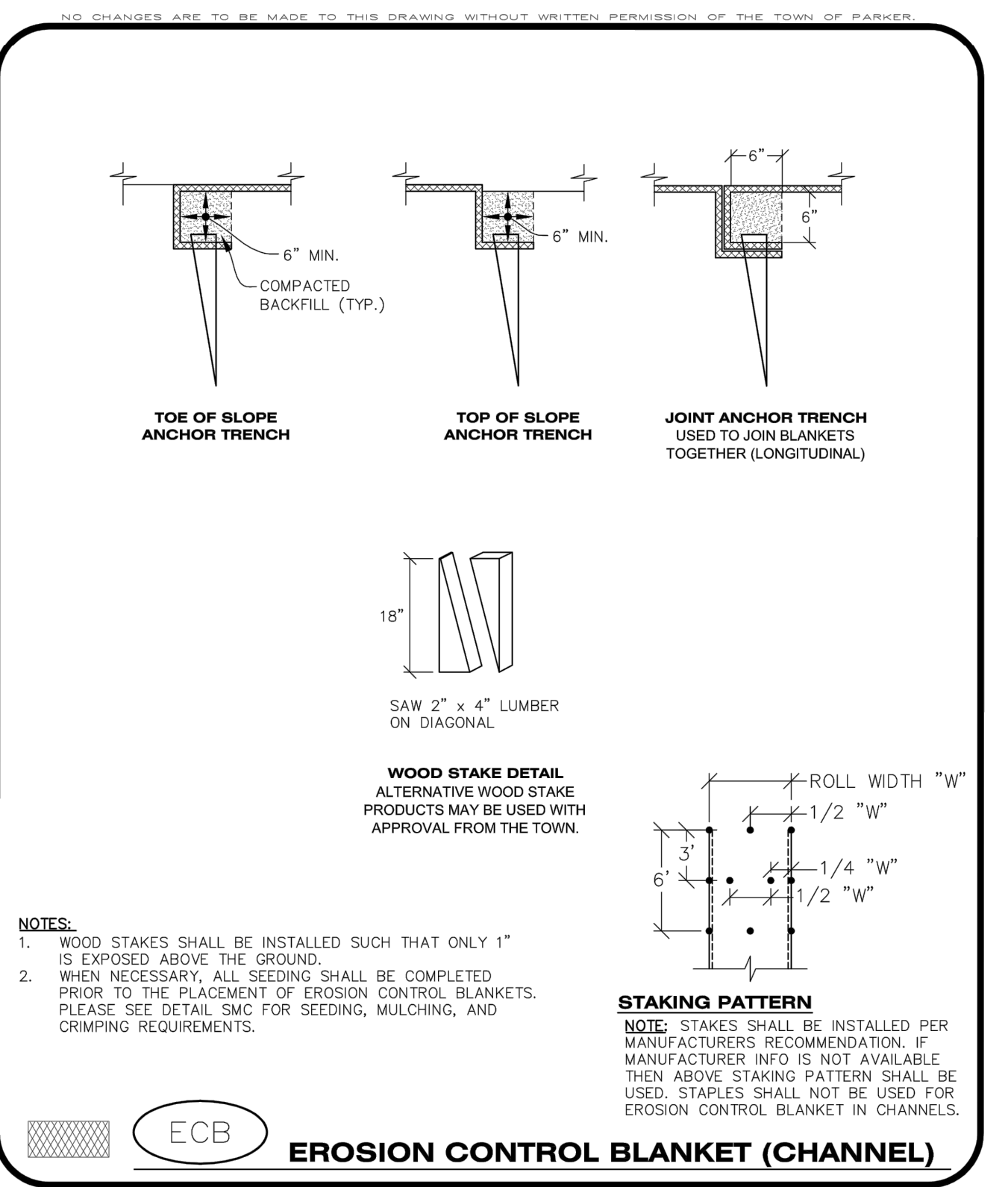
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
 Oct. 2013



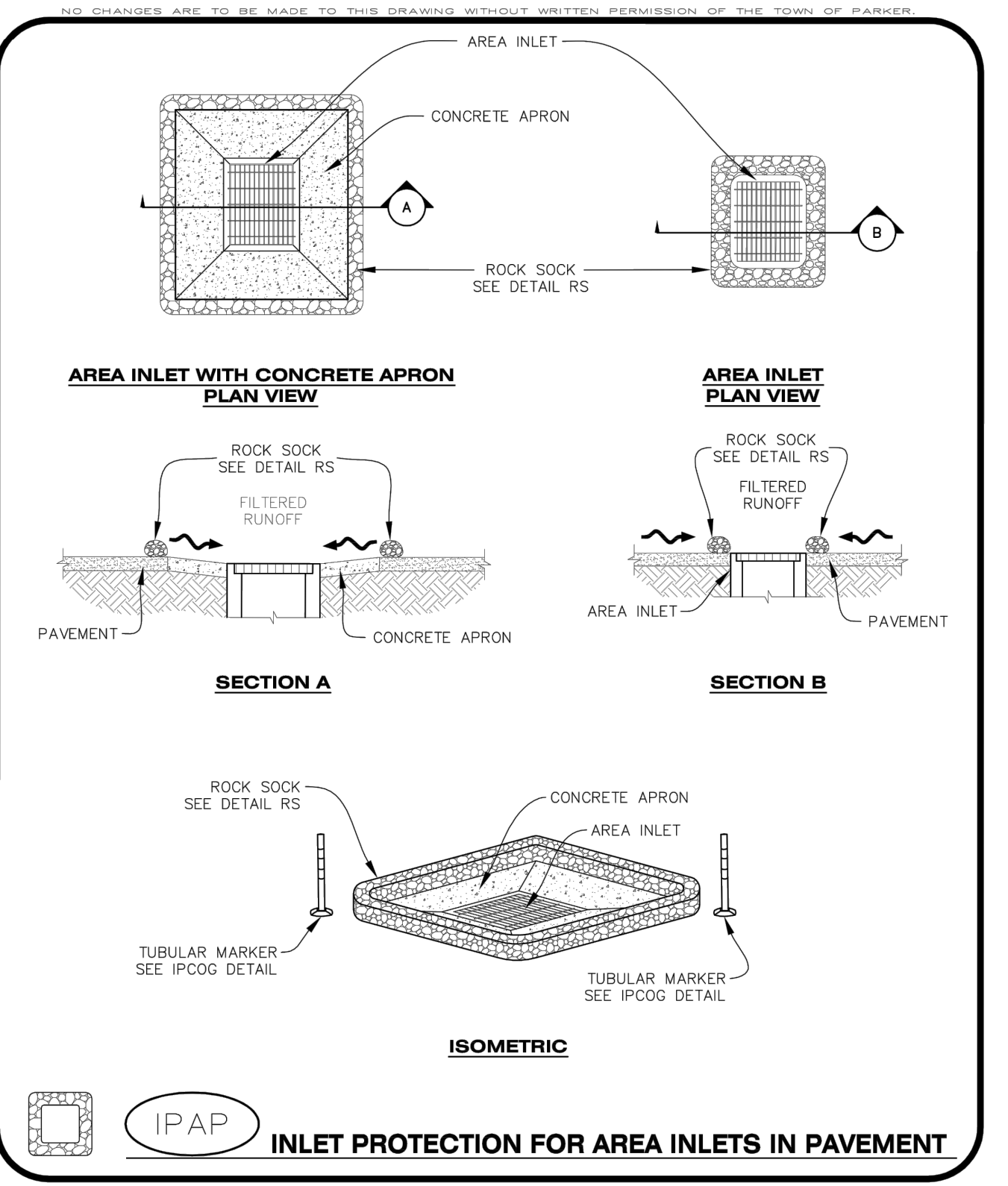
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
 Oct. 2013



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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
 Oct. 2013



CBMP | **ECB**
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CBMP | **IPAP**
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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
 PARKER, CO
 CONSTRUCTION DOCUMENTS
CBMP DETAILS

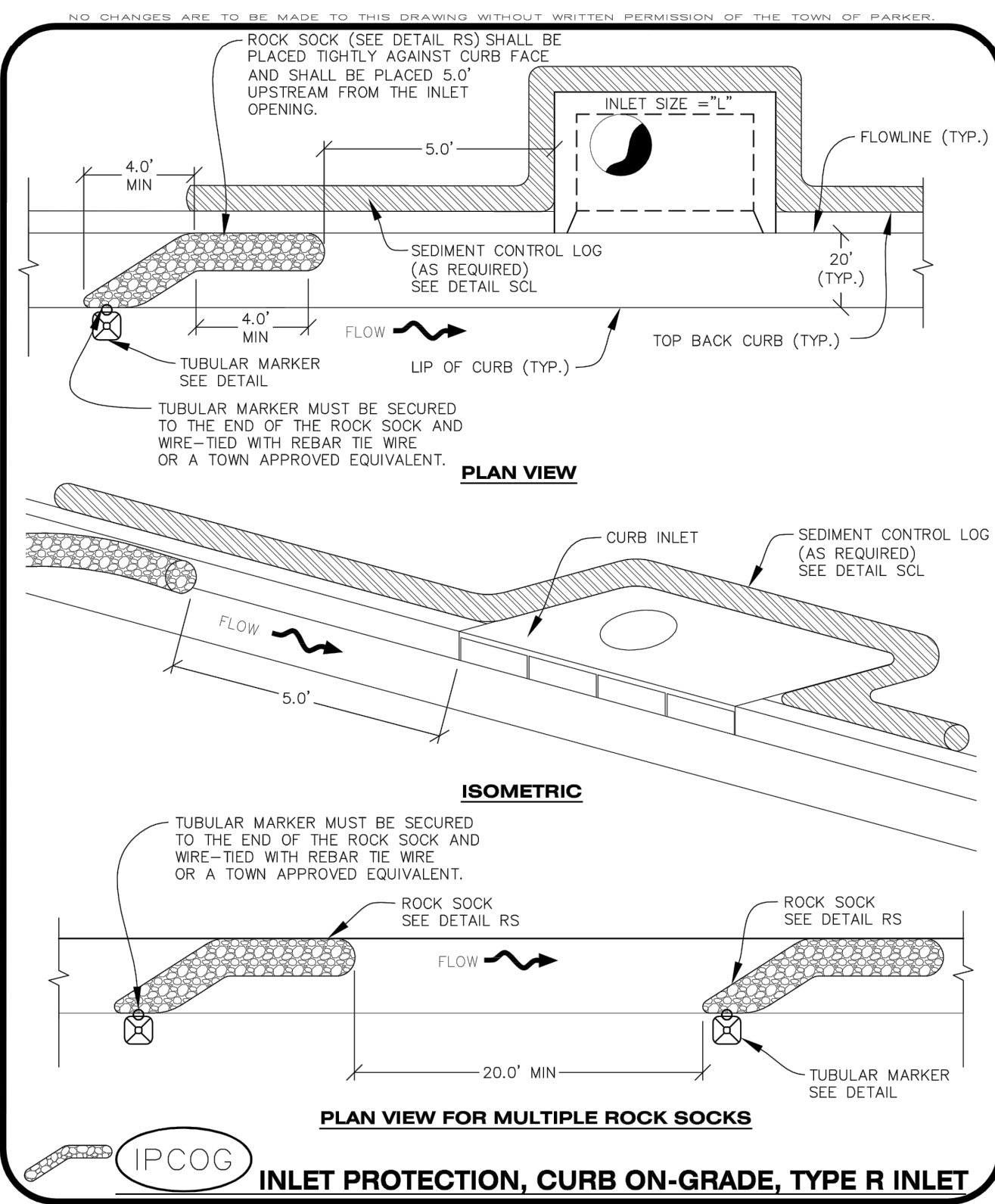
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 Kimley-Horn and Associates, Inc.

PROJECT NO.
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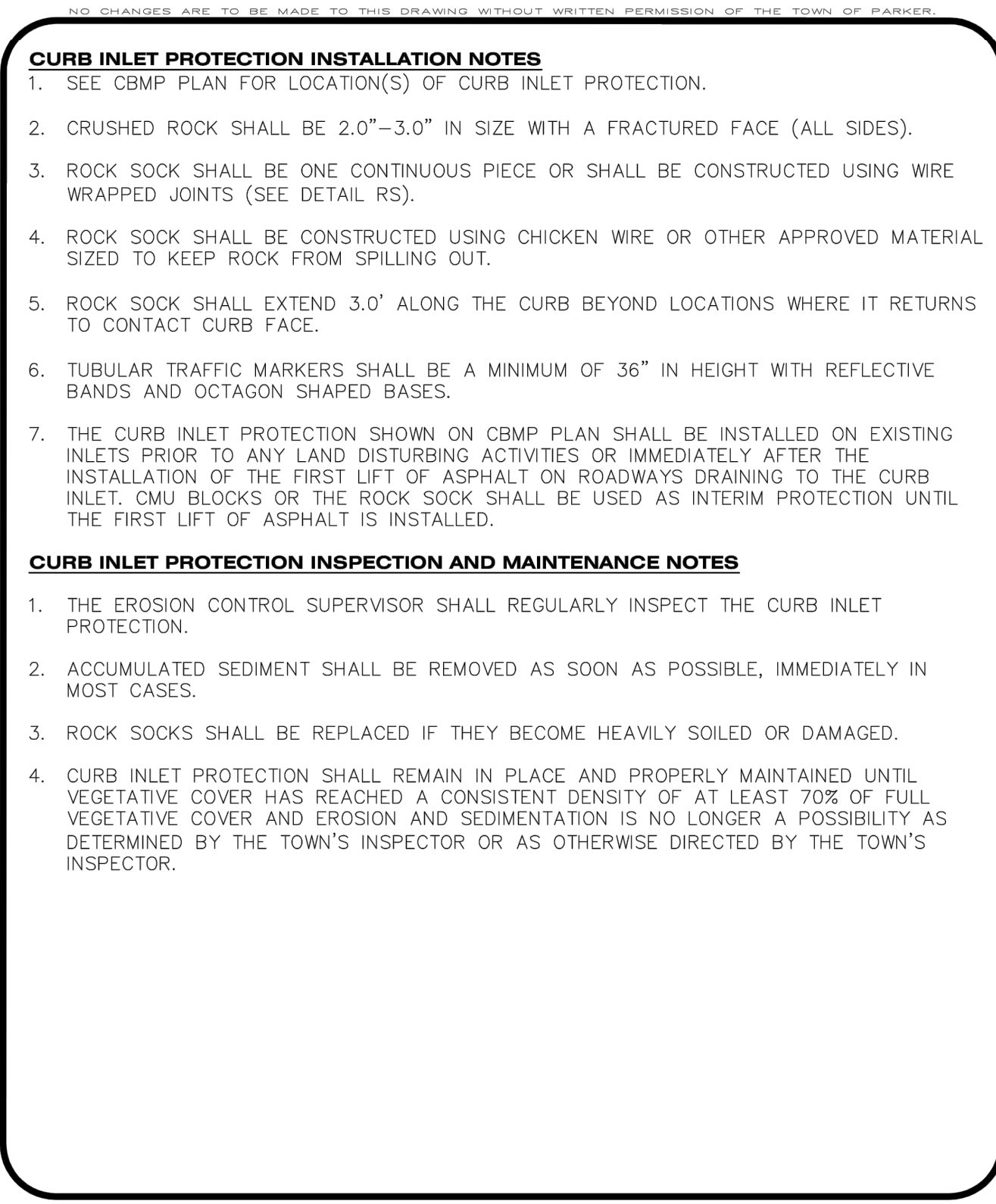
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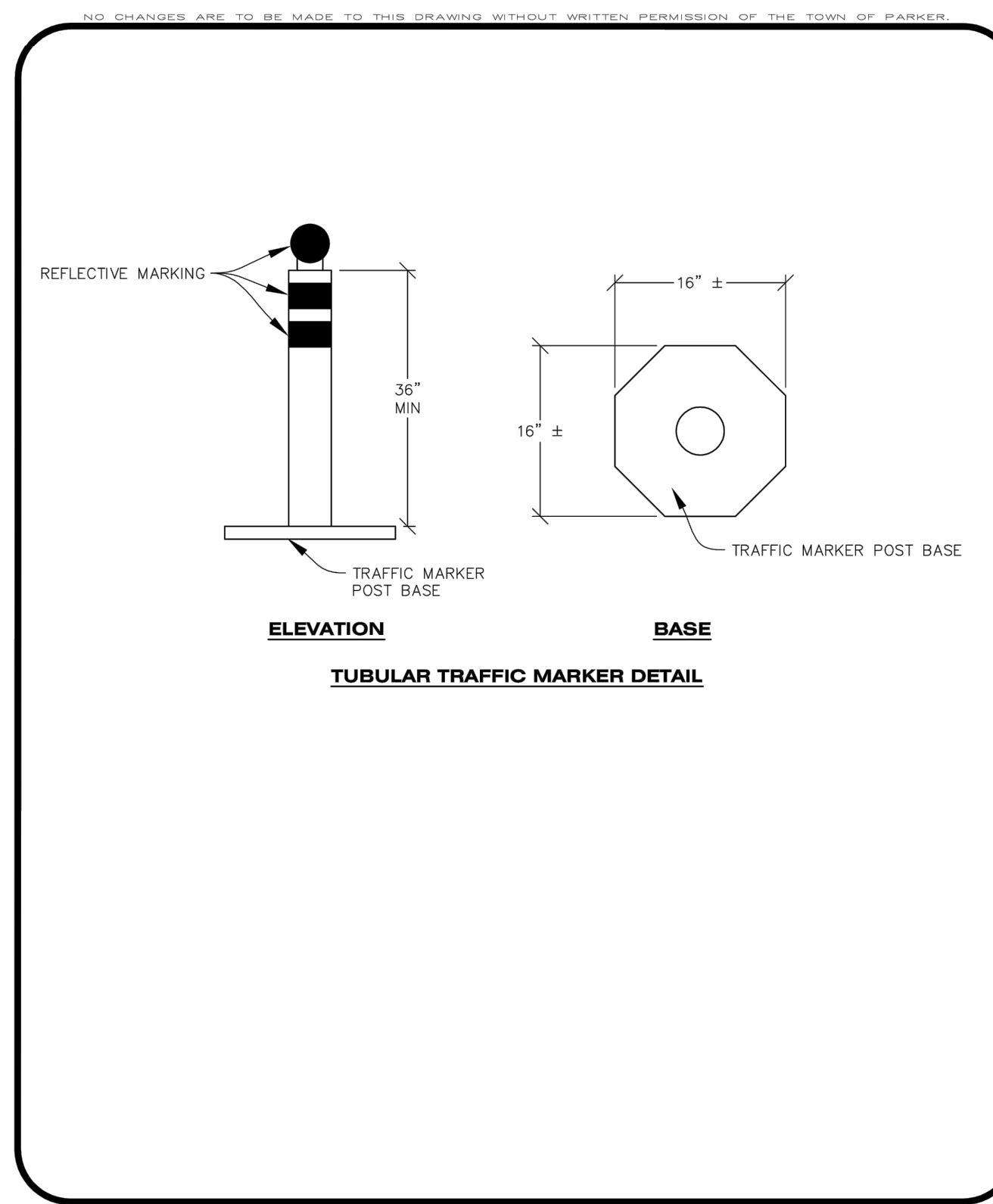
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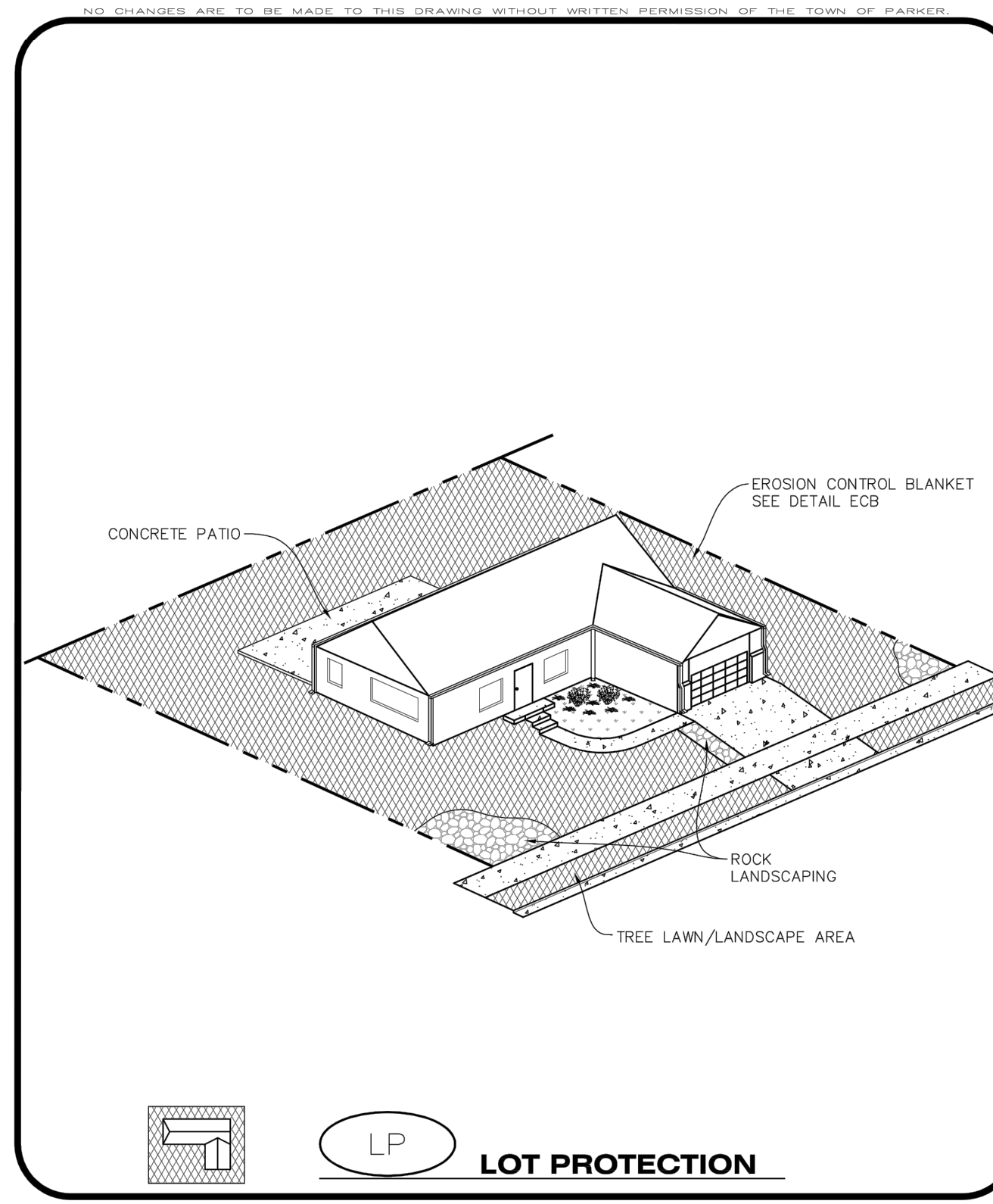
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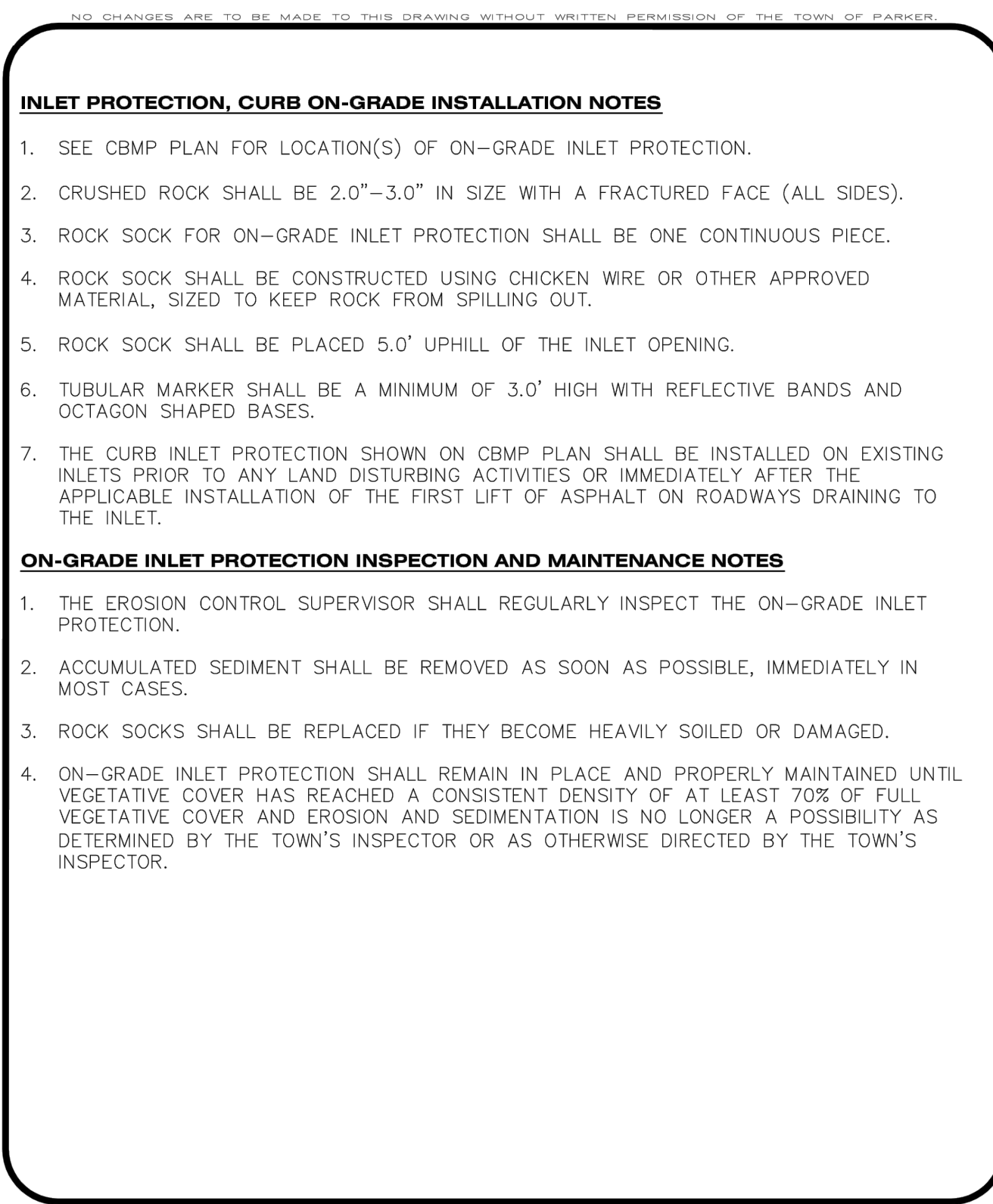
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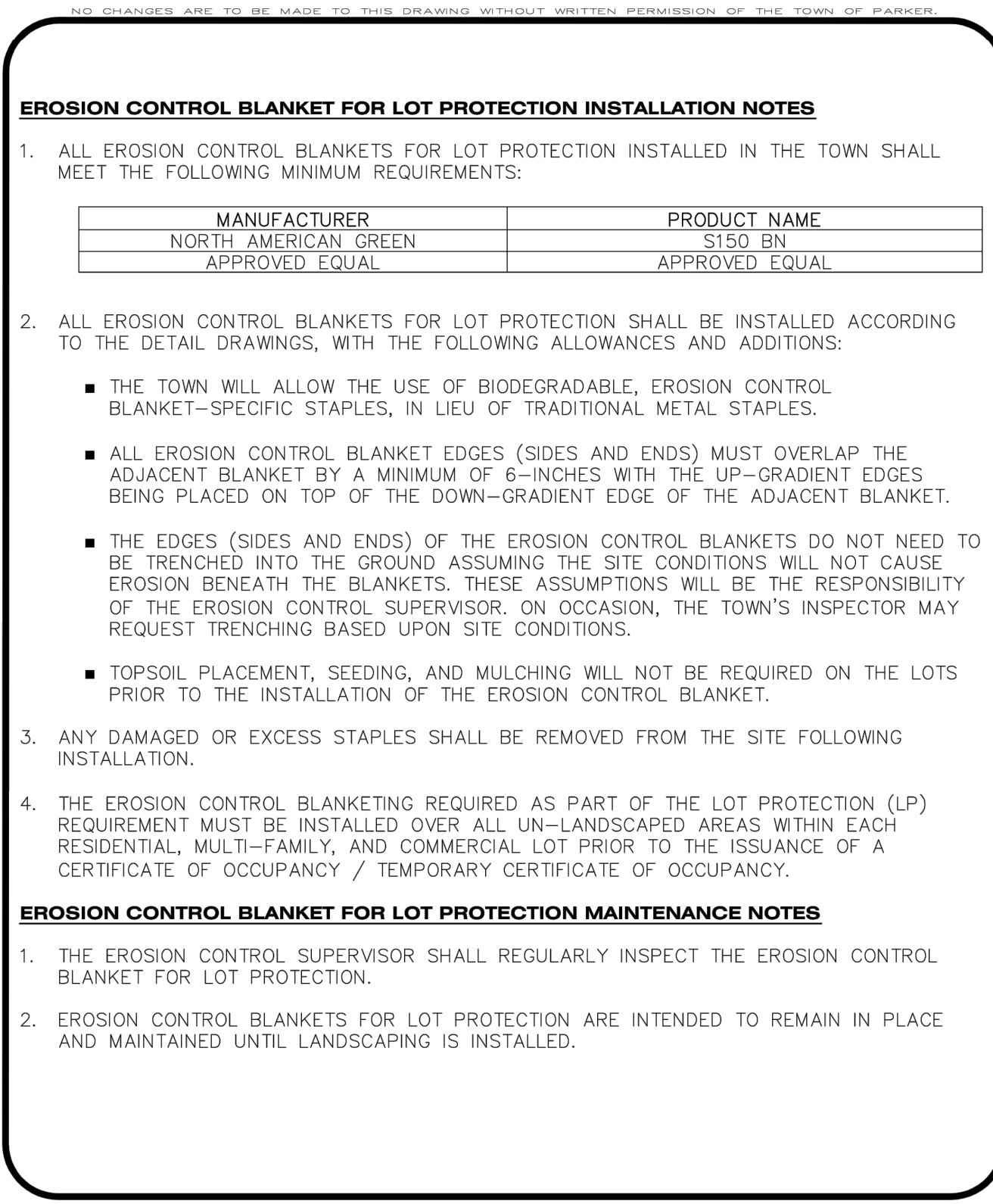
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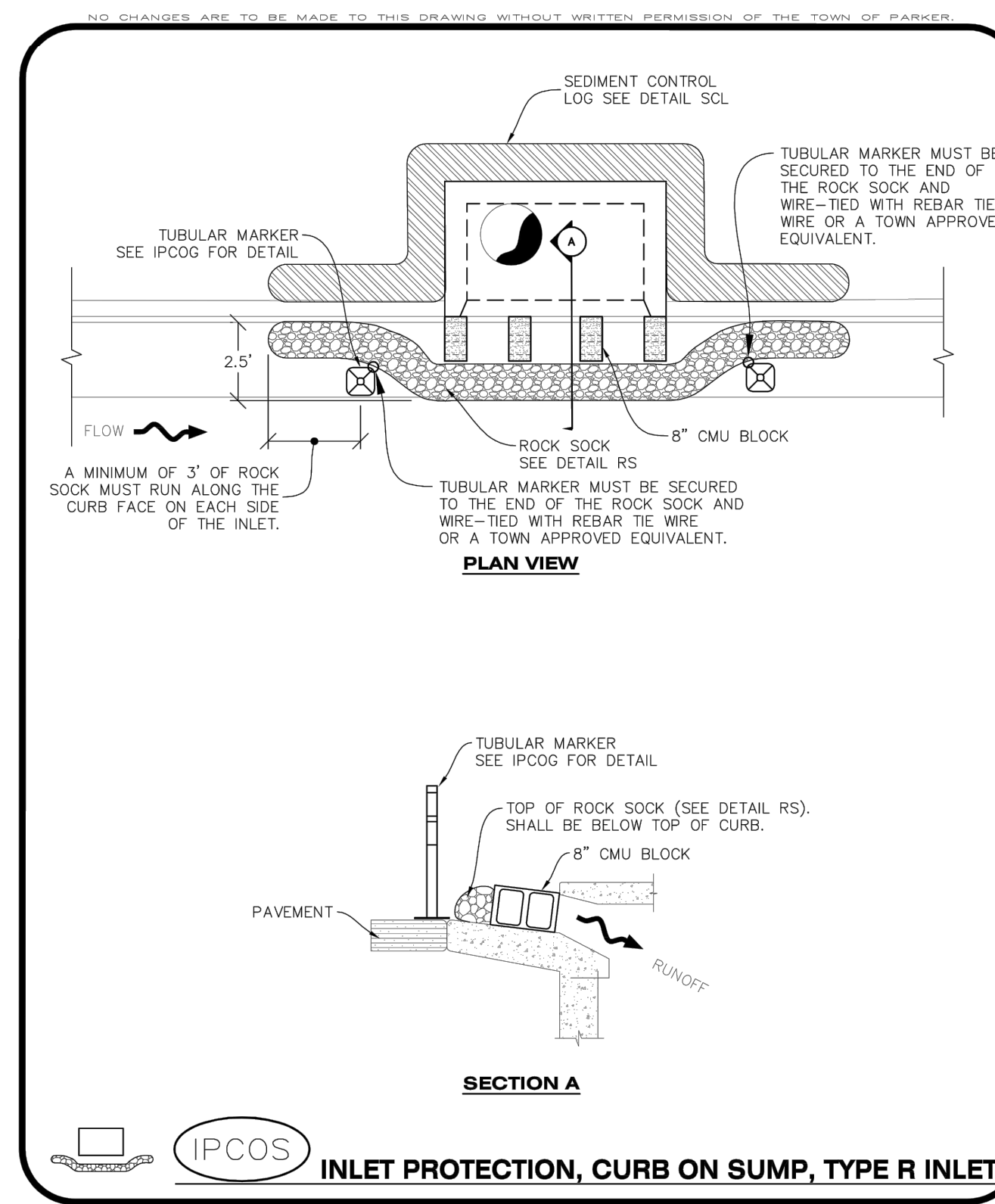
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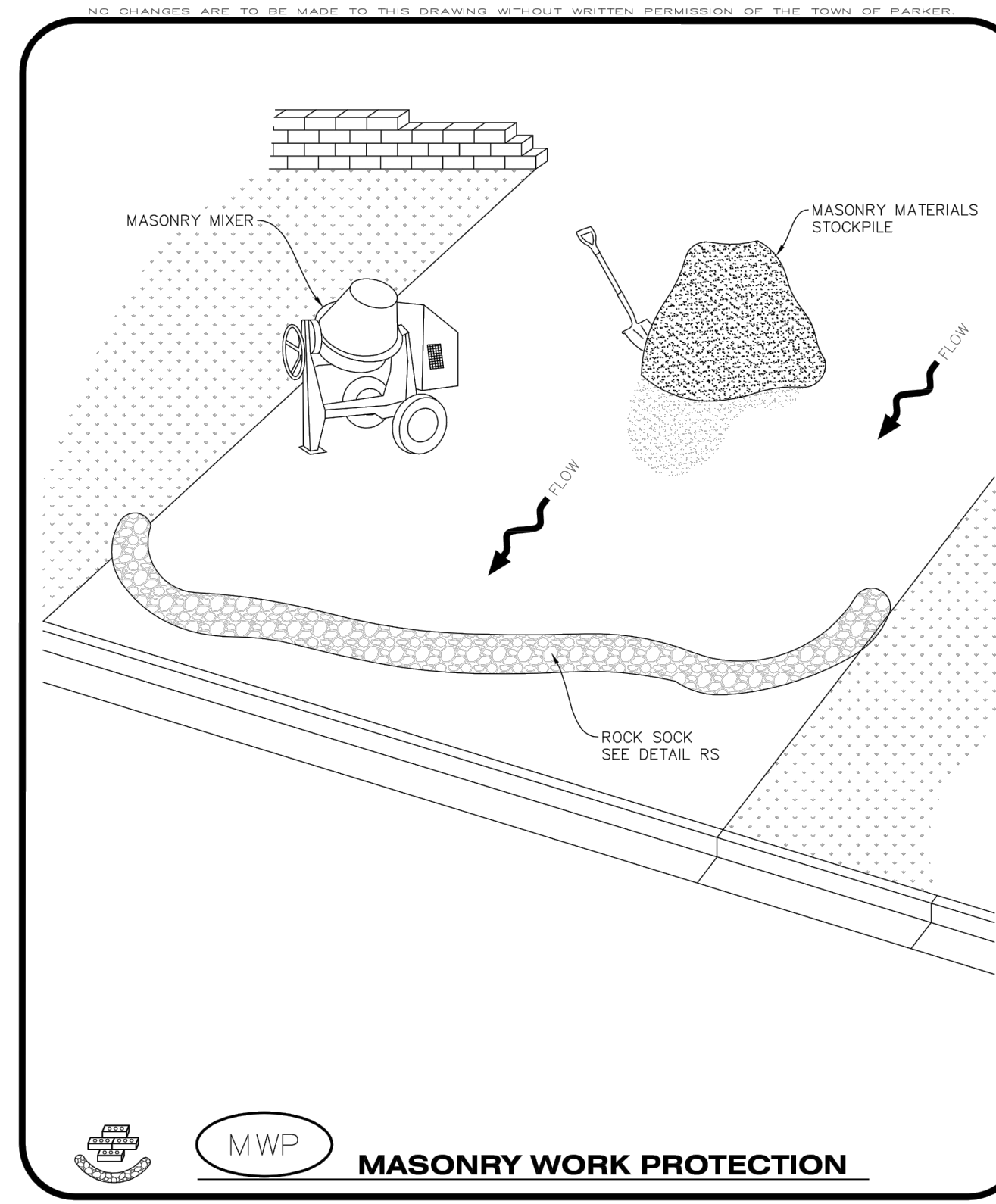
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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | **LP** 2 OF 2 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | **IPCOC** 1 OF 2 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | **MWP** 1 OF 2 Oct. 2013

NO.	REVISION	BY	DATE

Kimley»Horn
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 Denver, Colorado 80237 (303) 228-2300

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