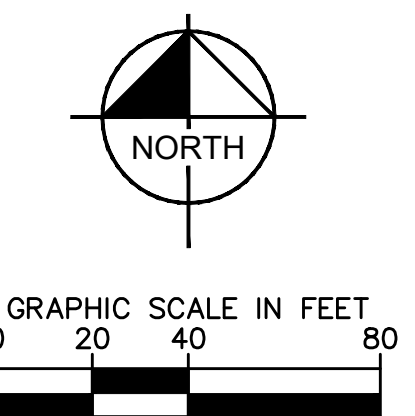
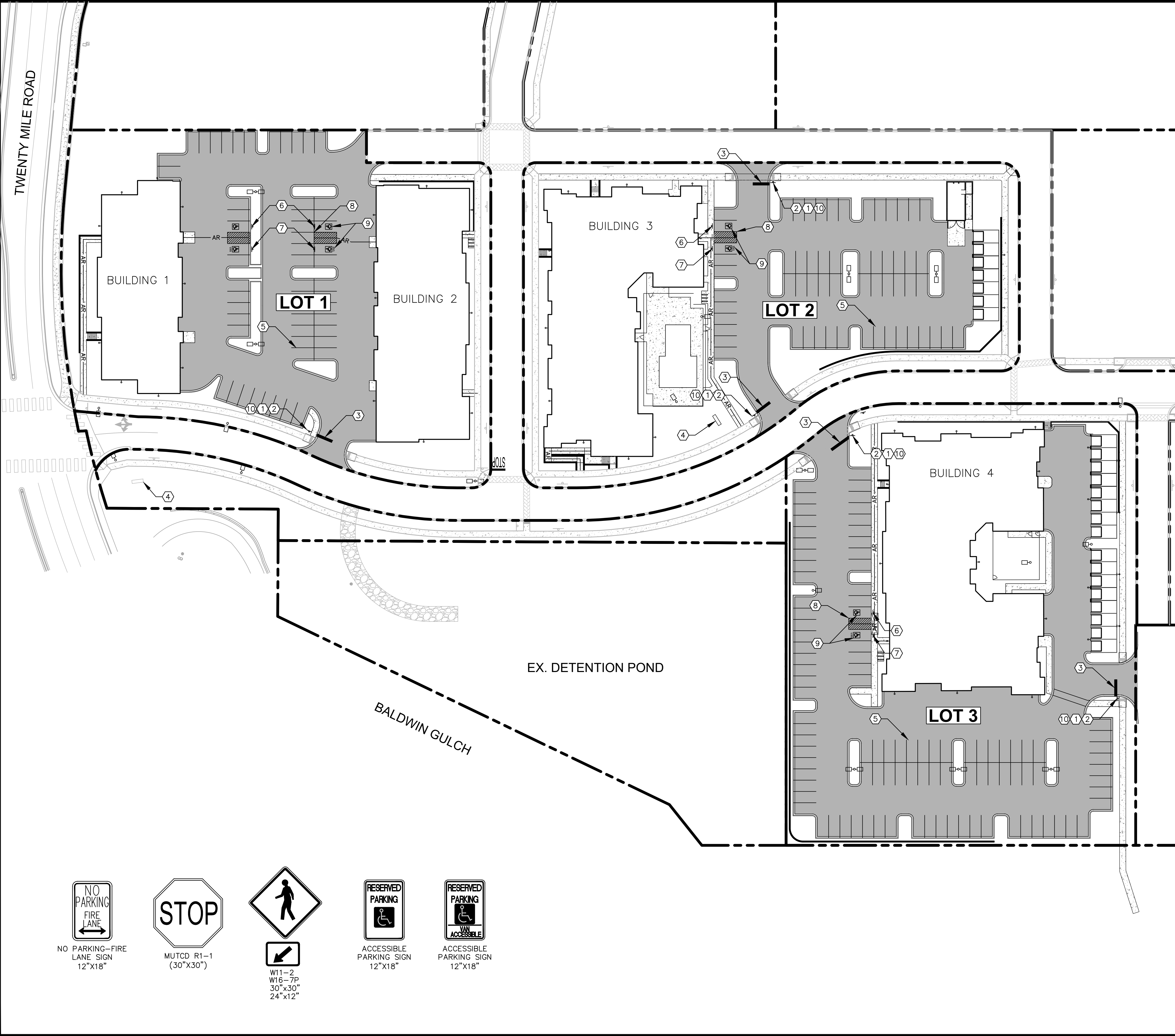


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- LEGEND**
- PROPERTY LINE
 - SIGN
 - AR — ACCESSIBLE ROUTE

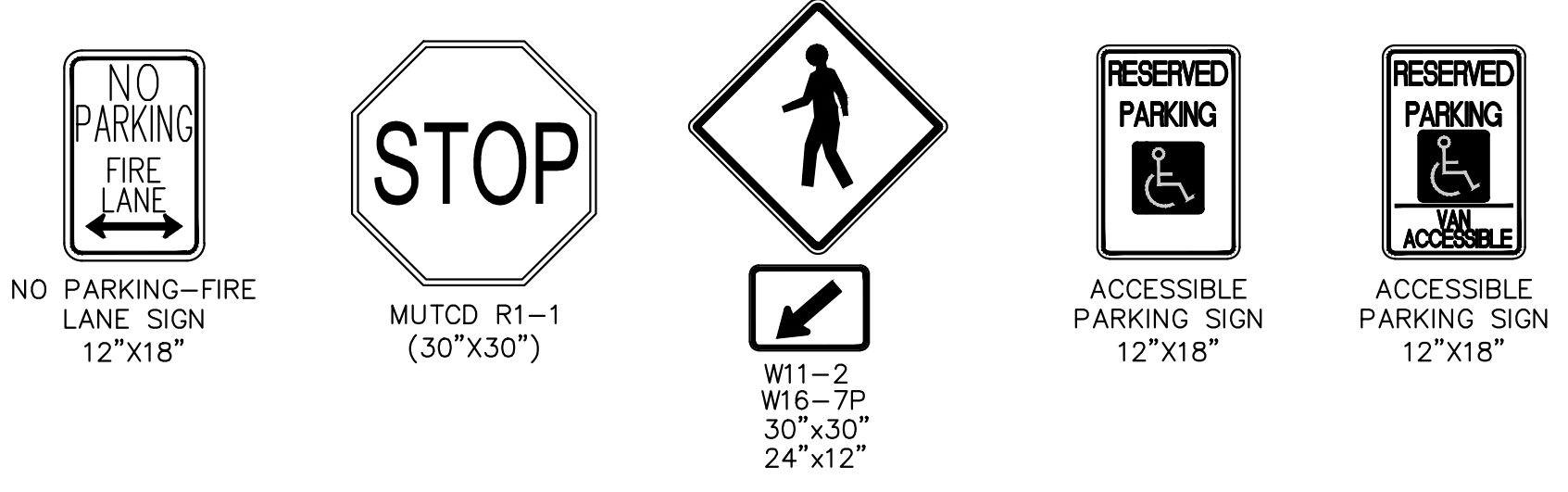
- SIGNING AND STRIPING NOTES**
- ① ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
 - ② PROPOSED R1-1 STOP SIGN
 - ③ 12" STOP BAR. SEE DETAIL ON SHEET C4.6
 - ④ PROPOSED MONUMENT SIGN (REFER TO ARCH. PLANS)
 - ⑤ 4" SOLID WHITE PARKING STALL STRIPING
 - ⑥ PROPOSED ACCESSIBLE PARKING SIGN
 - ⑦ PROPOSED VAN ACCESSIBLE PARKING SIGN
 - ⑧ SOLID 4" BLUE STRIPING AT 4' O.C.
 - ⑨ ACCESSIBLE STALL PAVEMENT MARKING
 - ⑩ PROPOSED CROSSWALK SIGN W11-2 AND W11-7P

- NOTES:**
1. SEE SIGN POST DETAIL ON SHEET C4.6 FOR INSTALLATION AND POST/BASE DIMENSIONS.
 2. ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' WIDE FROM STRIPE TO FACE OF CURB.
 3. CONTRACTOR TO REMOVE ALL EXISTING PAVEMENT MARKINGS IN CONFLICT WITH THE FINAL SIGNAGE AND STRIPING PLAN.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



PARKER AND PINE MULTI-FAMILY PARKER, CO
 CONSTRUCTION DOCUMENTS
 SIGNAGE AND STRIPING PLAN

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 Denver, Colorado 80237 (303) 228-2300

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

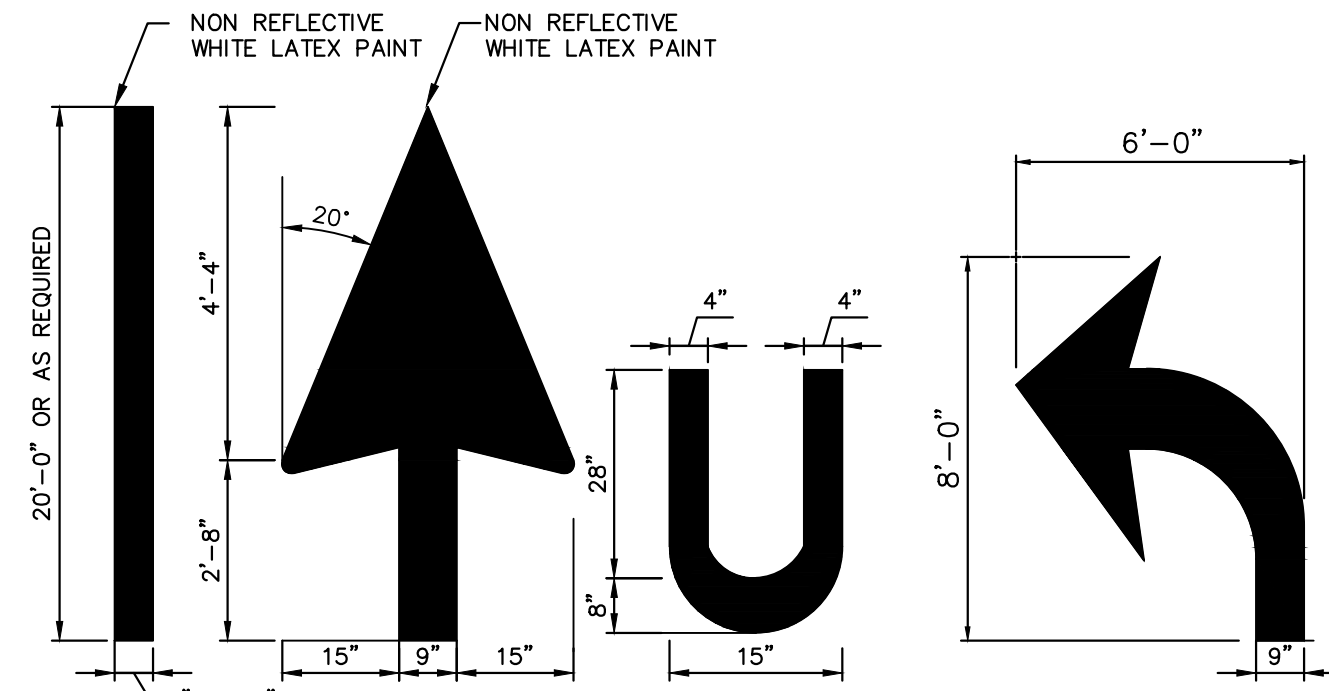
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 C4.5

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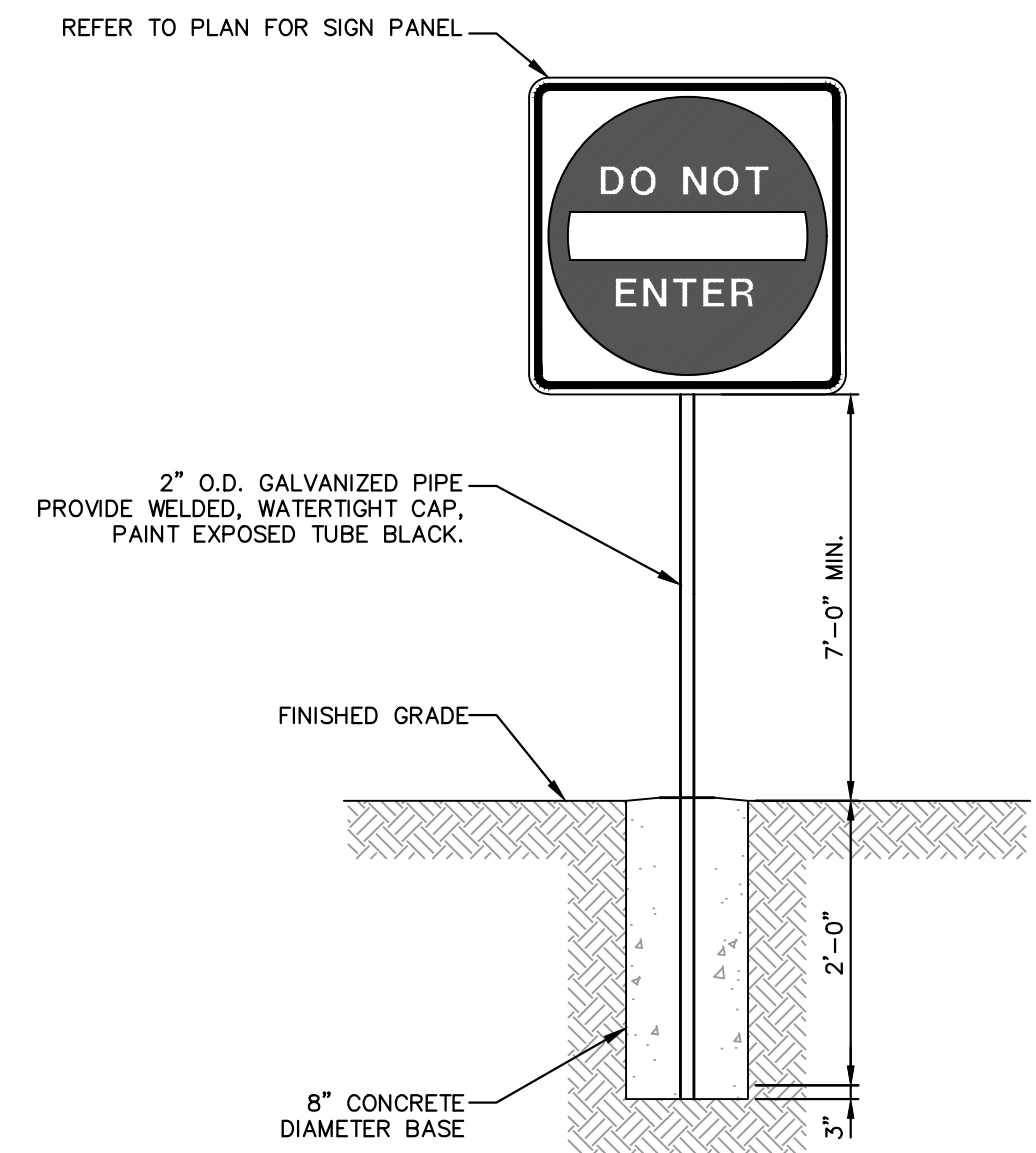


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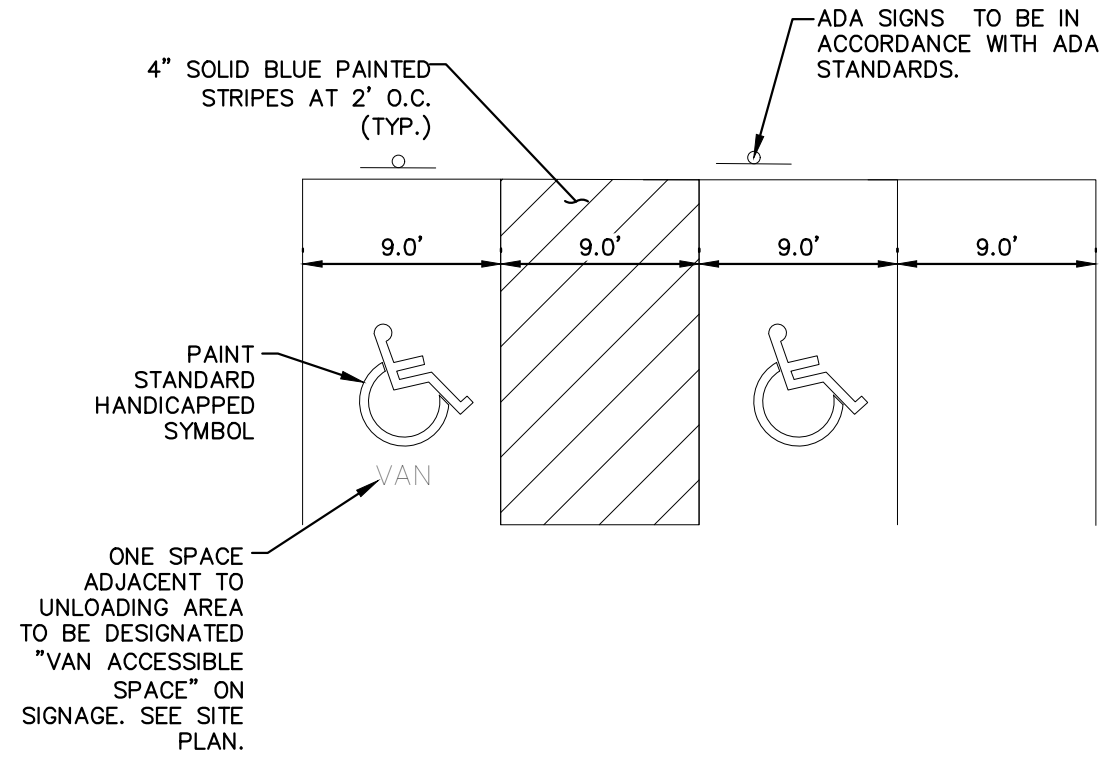


TYPICAL PAVEMENT MARKINGS
NOT TO SCALE

NOTE: PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

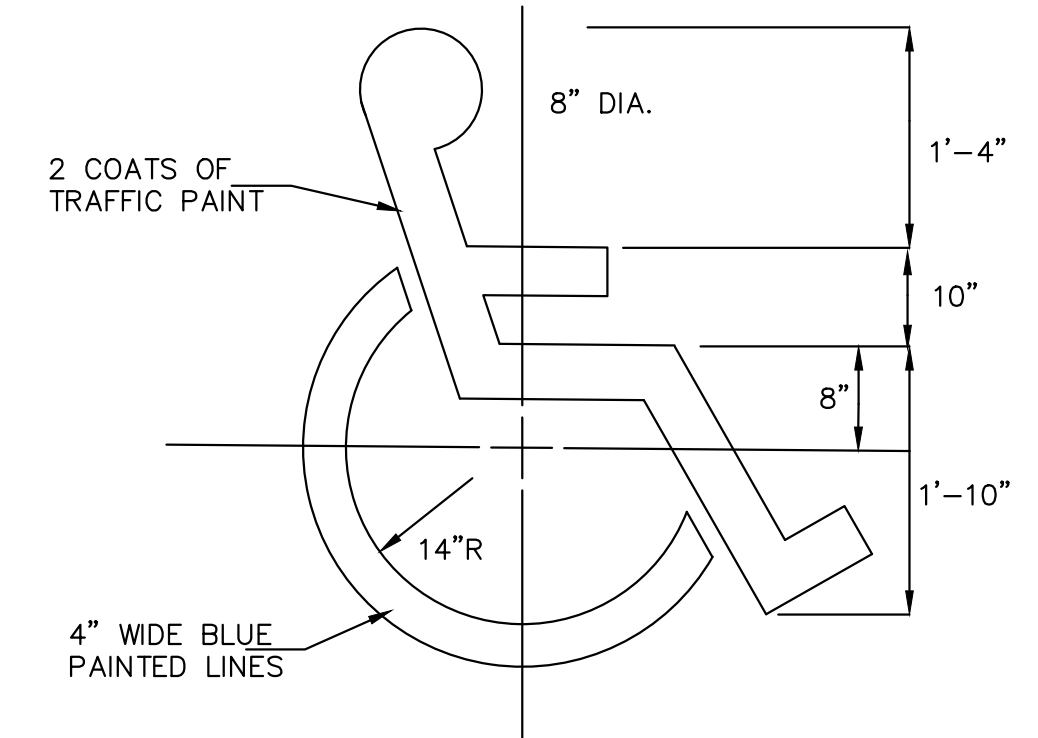


SIGN POST DETAIL
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ACCESSIBLE PARKING DETAIL
NOT TO SCALE

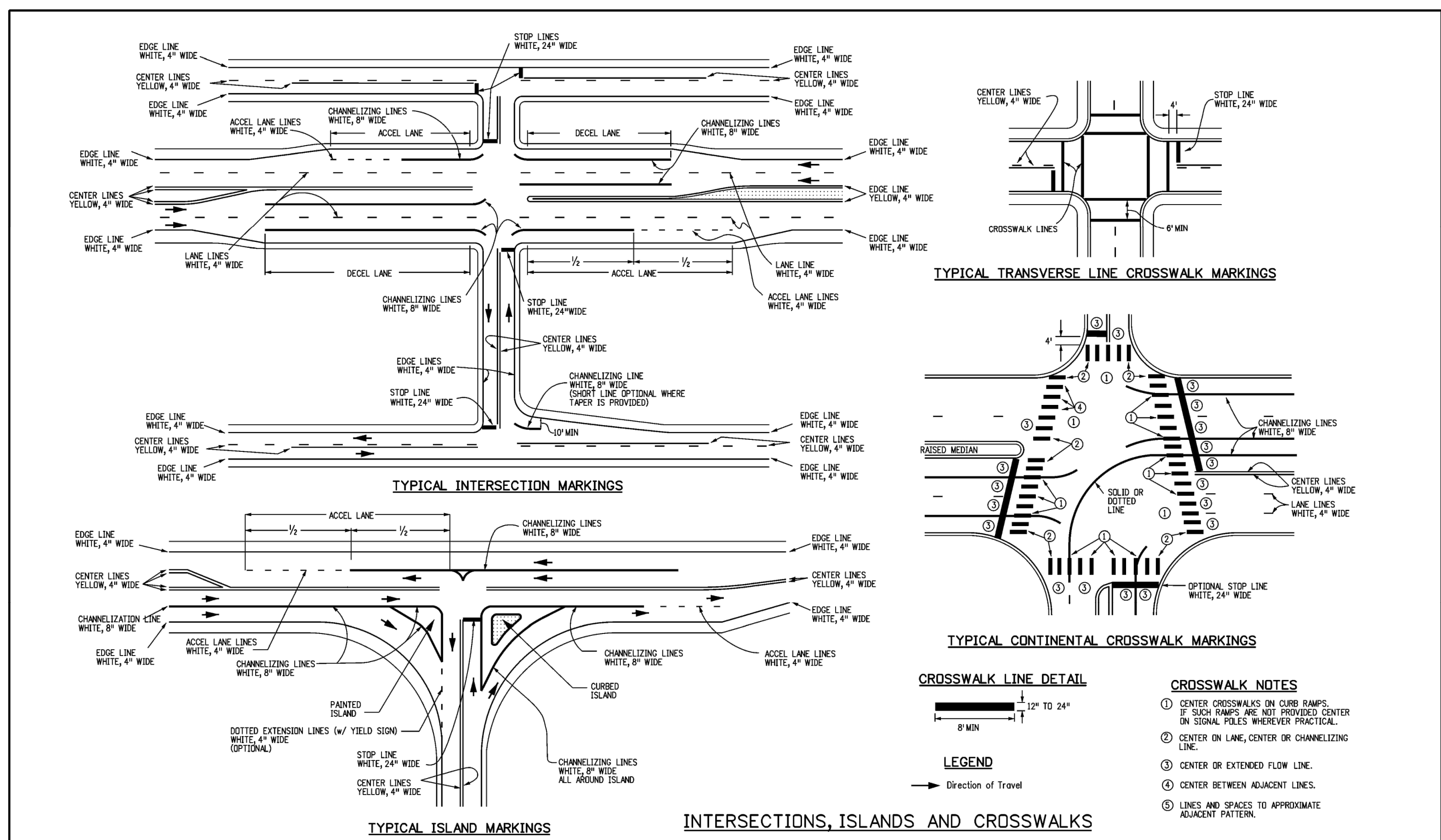
NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.



ACCESSIBLE PARKING SYMBOL
NOT TO SCALE

NOTE:
1. ALL TRAFFIC MARKINGS TO BE LATEX AS PER DIMENSIONS SHOWN.

NOTES
1. BOLLARD SHALL NOT BE USED WHEN SIGN IS LOCATED BEHIND BACK OF CURB.
2. MOUNT BOTTOM OF LOWEST SIGN 84" ABOVE PARKING SURFACE.



Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219 Traffic & Safety Engineering MKB	PAVEMENT MARKINGS Issued By: Traffic & Safety Engineering Branch July 31, 2019	STANDARD PLAN NO. S-627-1 Standard Sheet No. 3 of 9
Creation Date: 07/04/12	Date:	Comments:				
Created By: JSW						
Last Modification Date: 02/08/17						
Last Modified By: MBhot						
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English				Project Sheet Number:

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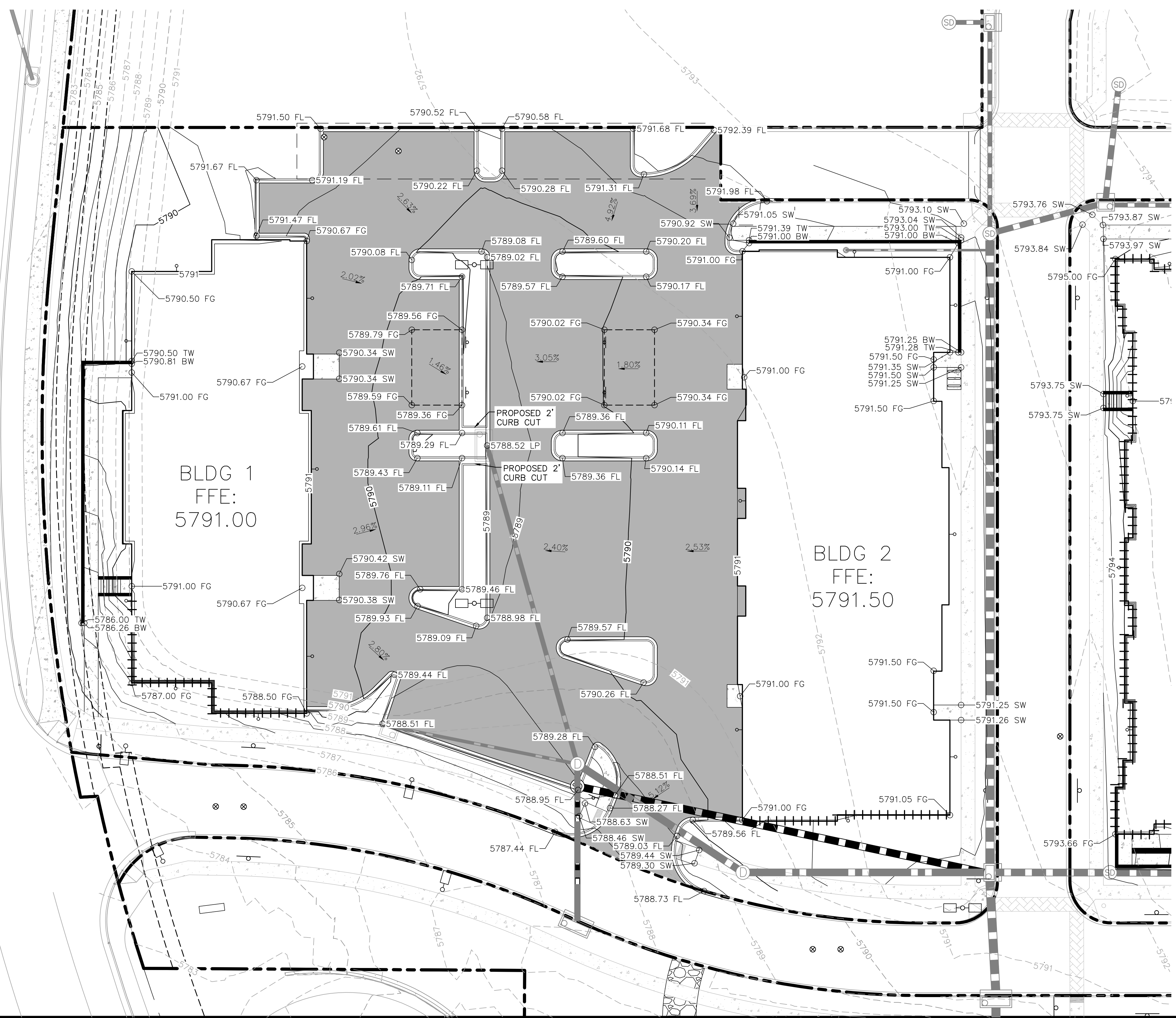
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

LEGEND

- 40 --- EXISTING MAJOR CONTOURS
- 36 --- EXISTING MINOR CONTOURS
- 40 --- PROPOSED MAJOR CONTOURS
- 36 --- PROPOSED MINOR CONTOURS
- --- PROPOSED GRADE BREAK
- 0.00 PROPOSED SPOT ELEVATION
- (00.00) EXISTING SPOT ELEVATION
- X.XX% PROPOSED SLOPE
- X.XX% EXISTING SLOPE
- FL FLOW LINE ELEVATION
- FFE FINISHED FLOOR ELEVATION
- SW SIDEWALK ELEVATION
- TW TOP OF WALL ELEVATION
- ME MATCH EXISTING ELEVATION
- BW BOTTOM OF WALL ELEVATION
- FG FINISHED GRADE ELEVATION
- LP LOW POINT
- HP HIGH POINT
- ++++ RETAINING WALL
- ++++ EXPOSED FOOTER
- X.XX% FLOW ARROW
- DELINEATES ADA PARKING AREA. 2.00% MAX SLOPE IN ANY DIRECTION.

GRADING NOTES:

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9. FALL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO SAFETY RAILING DETAIL ON SHEET C6.2.

NO.	REVISION	BY	DATE	APPR

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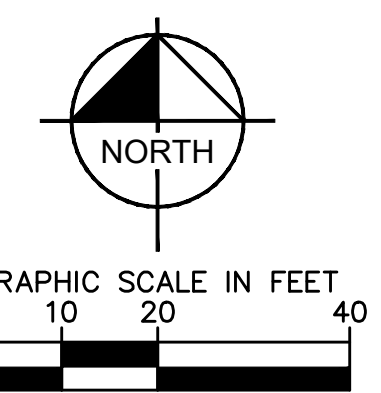
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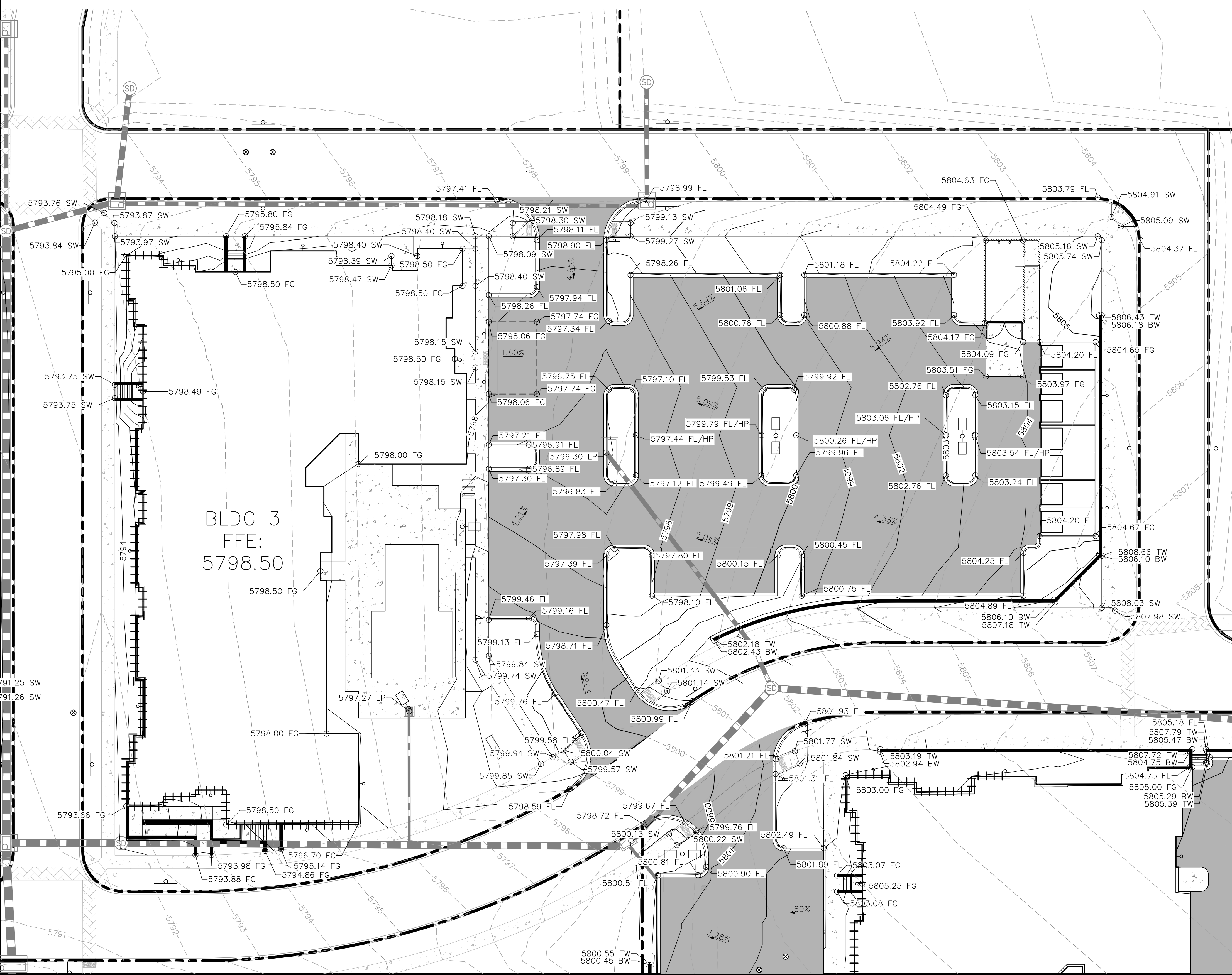
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 TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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LEGEND

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- 36 --- EXISTING MINOR CONTOURS
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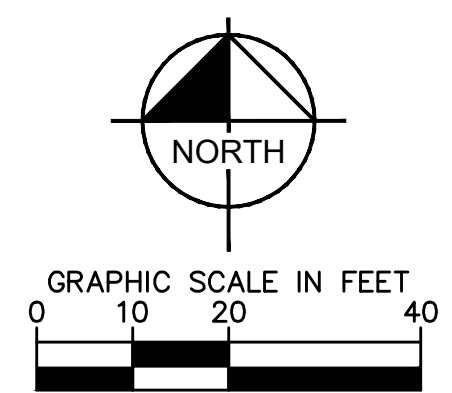
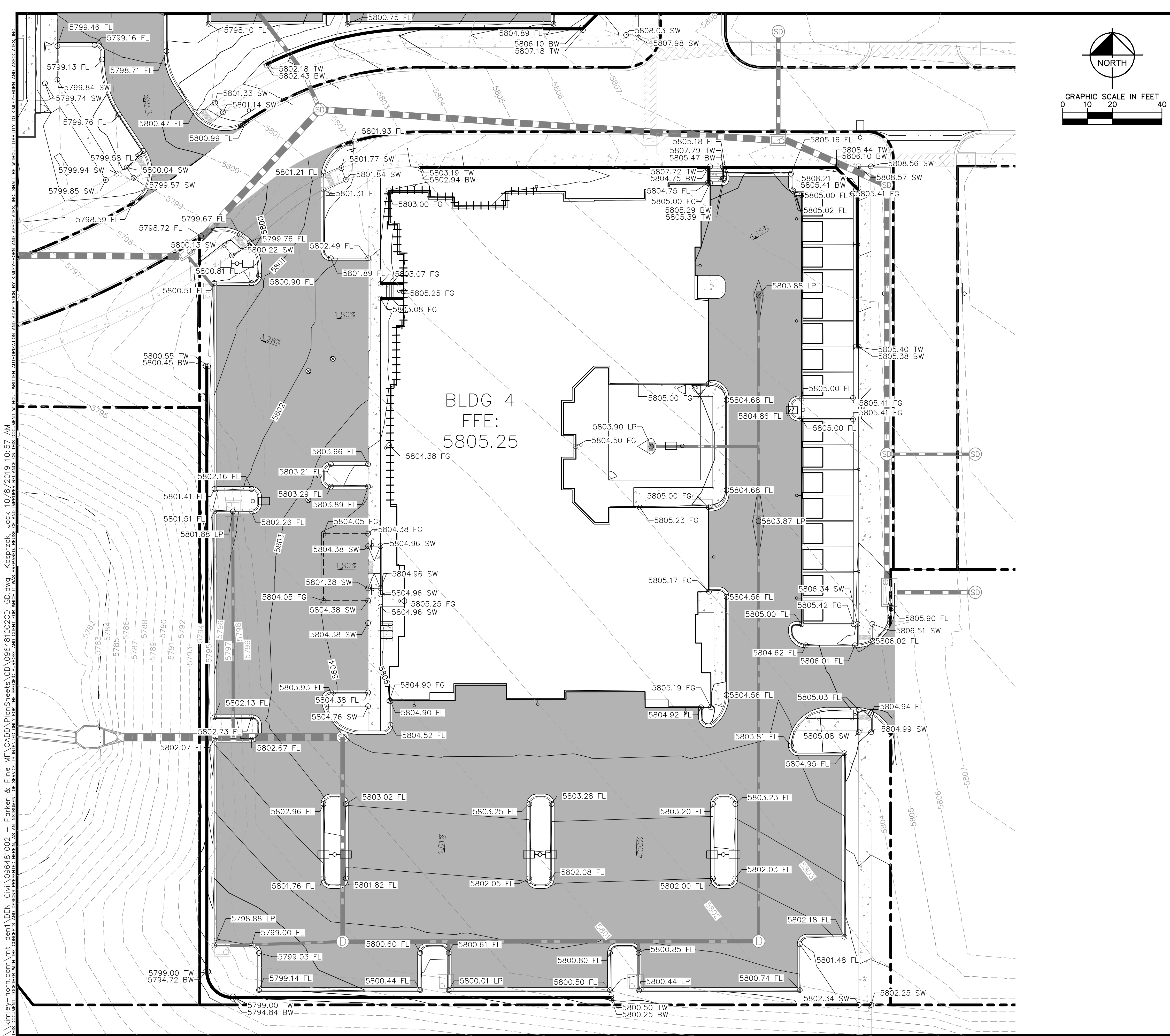
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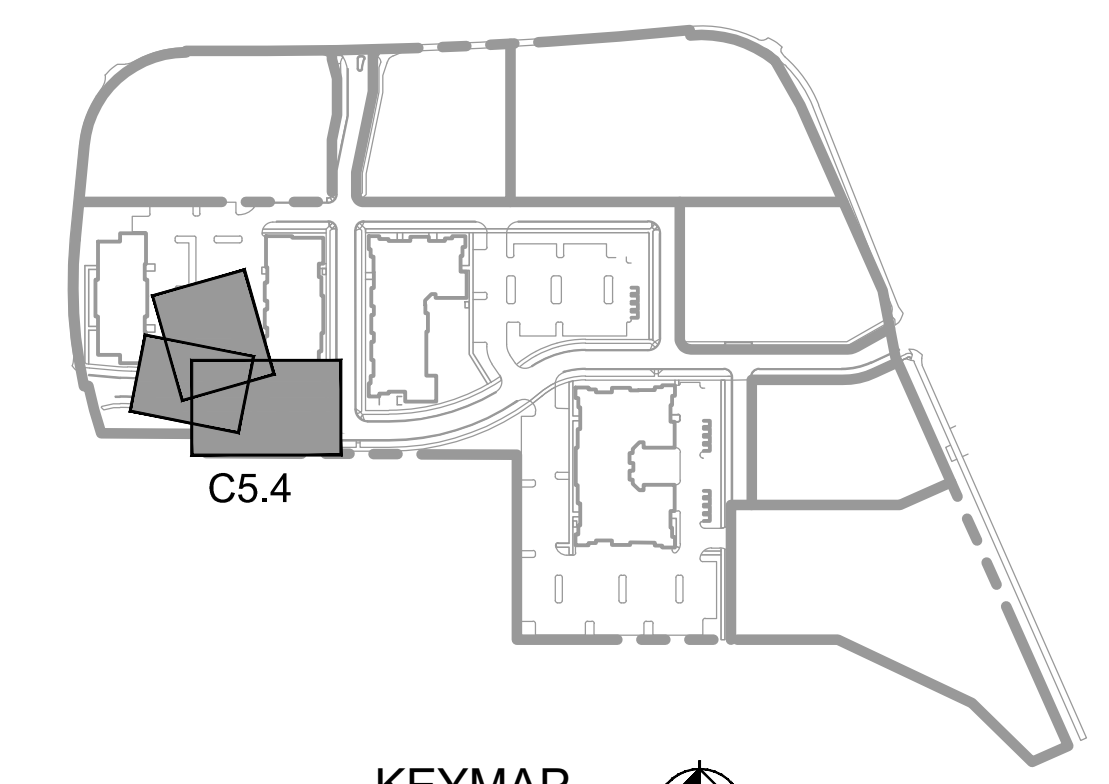
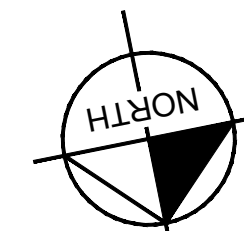
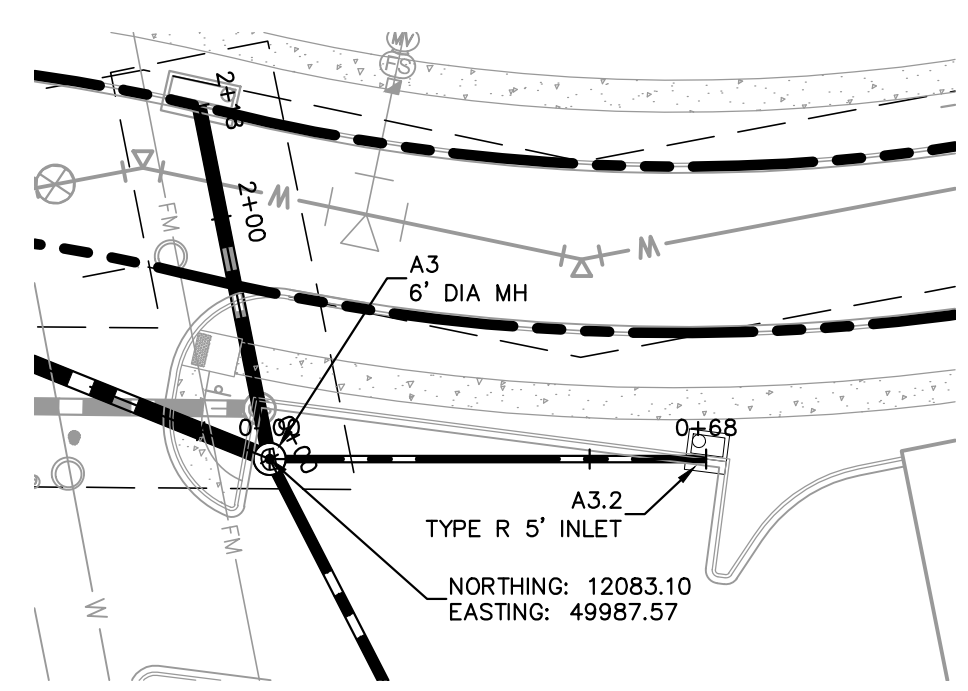
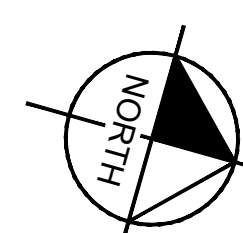
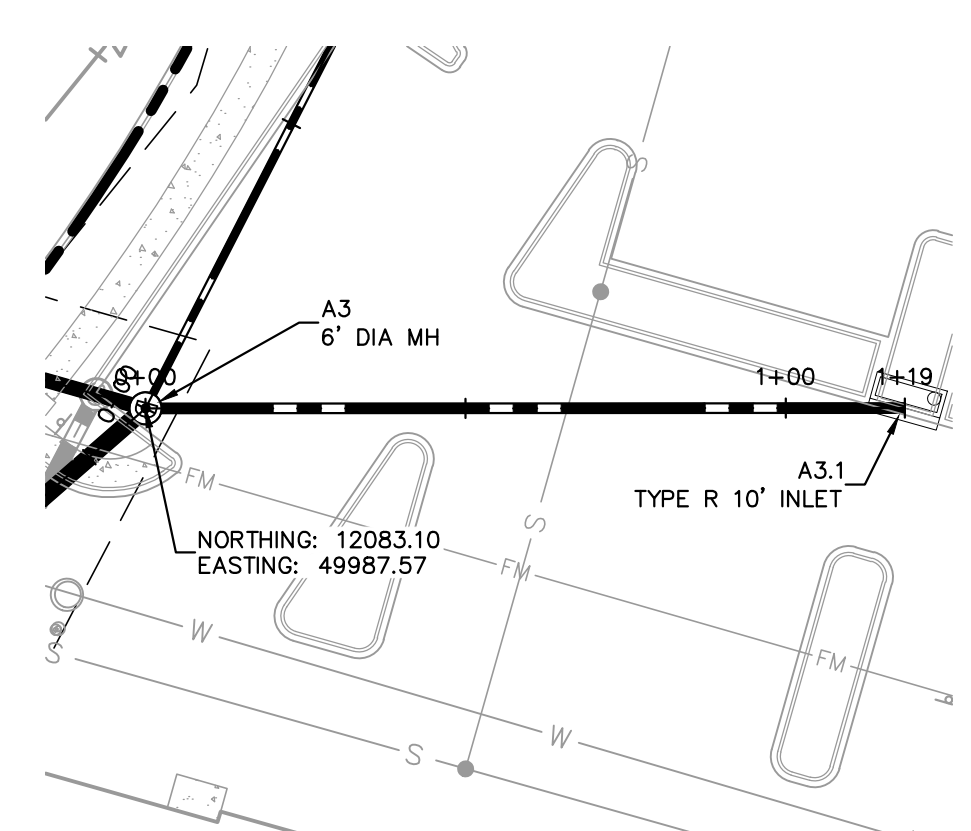
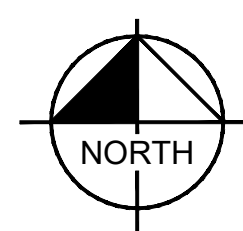
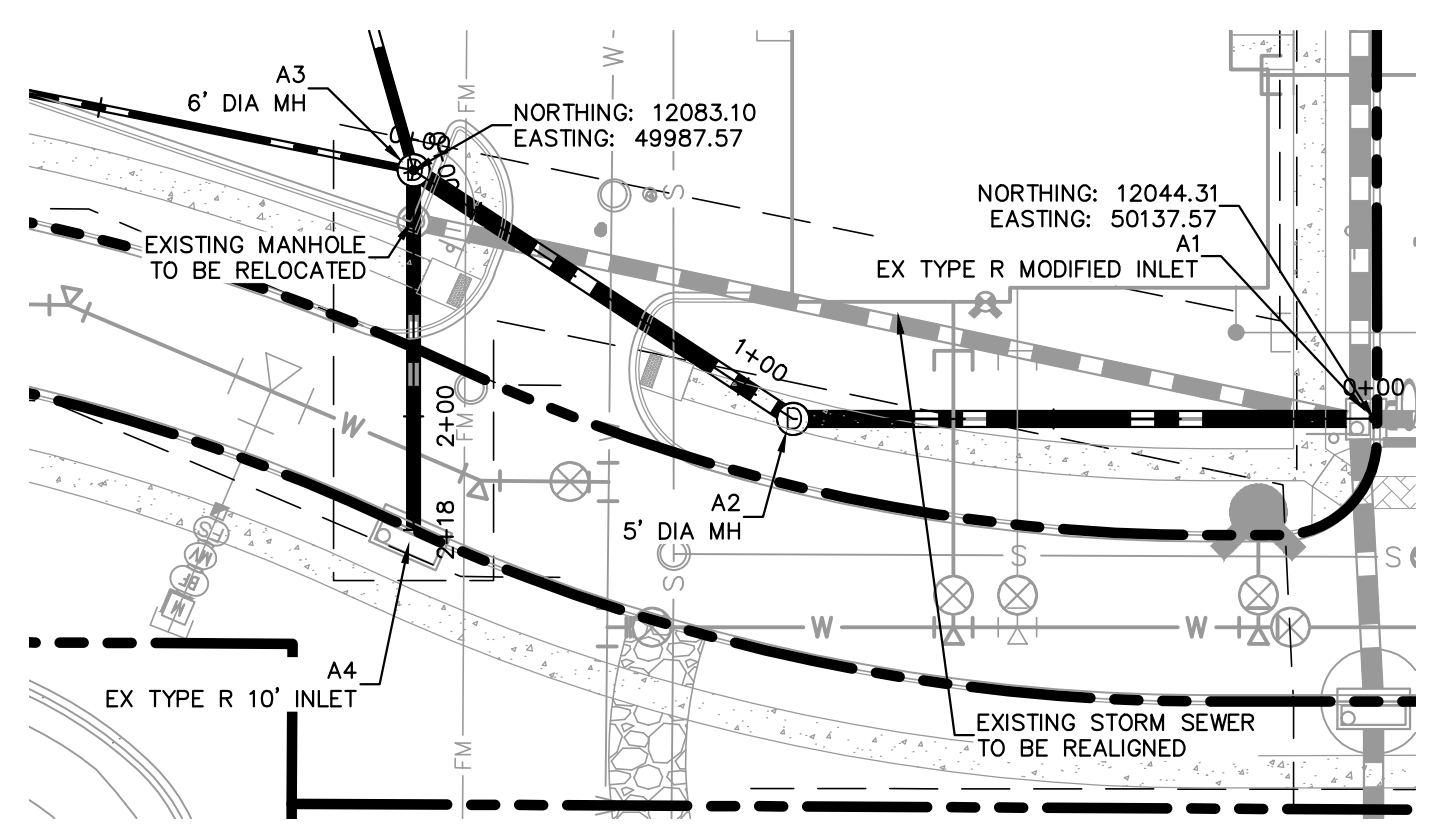
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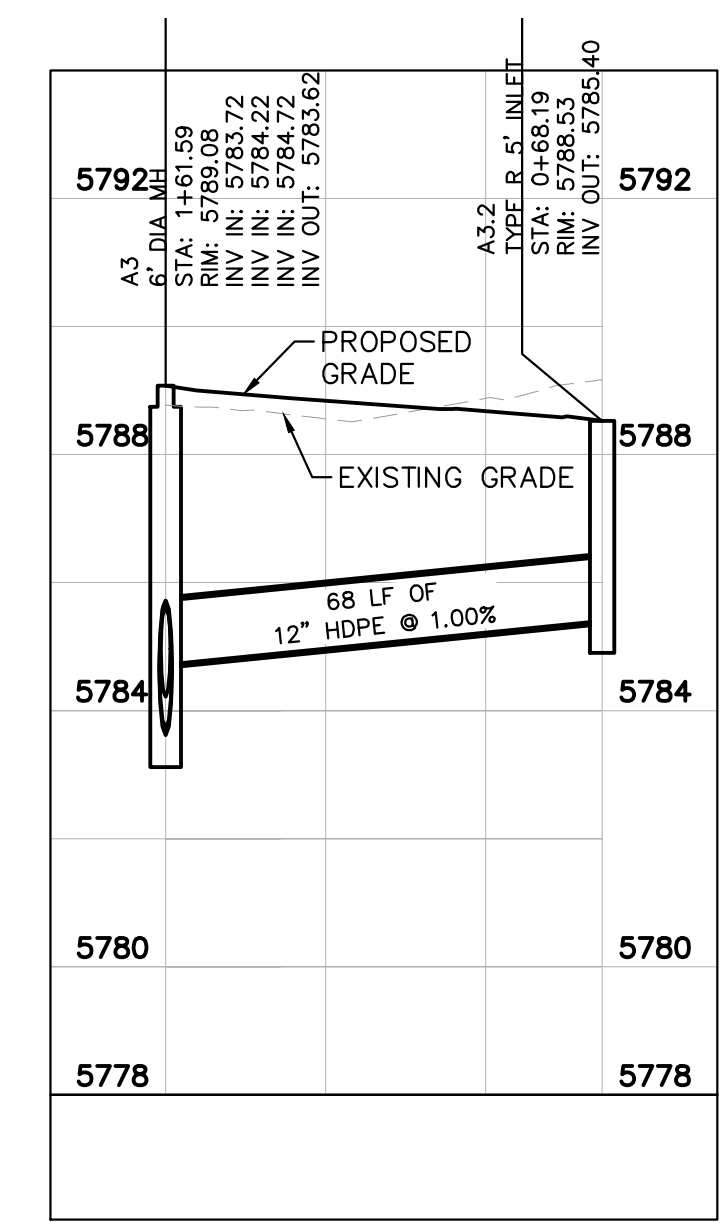
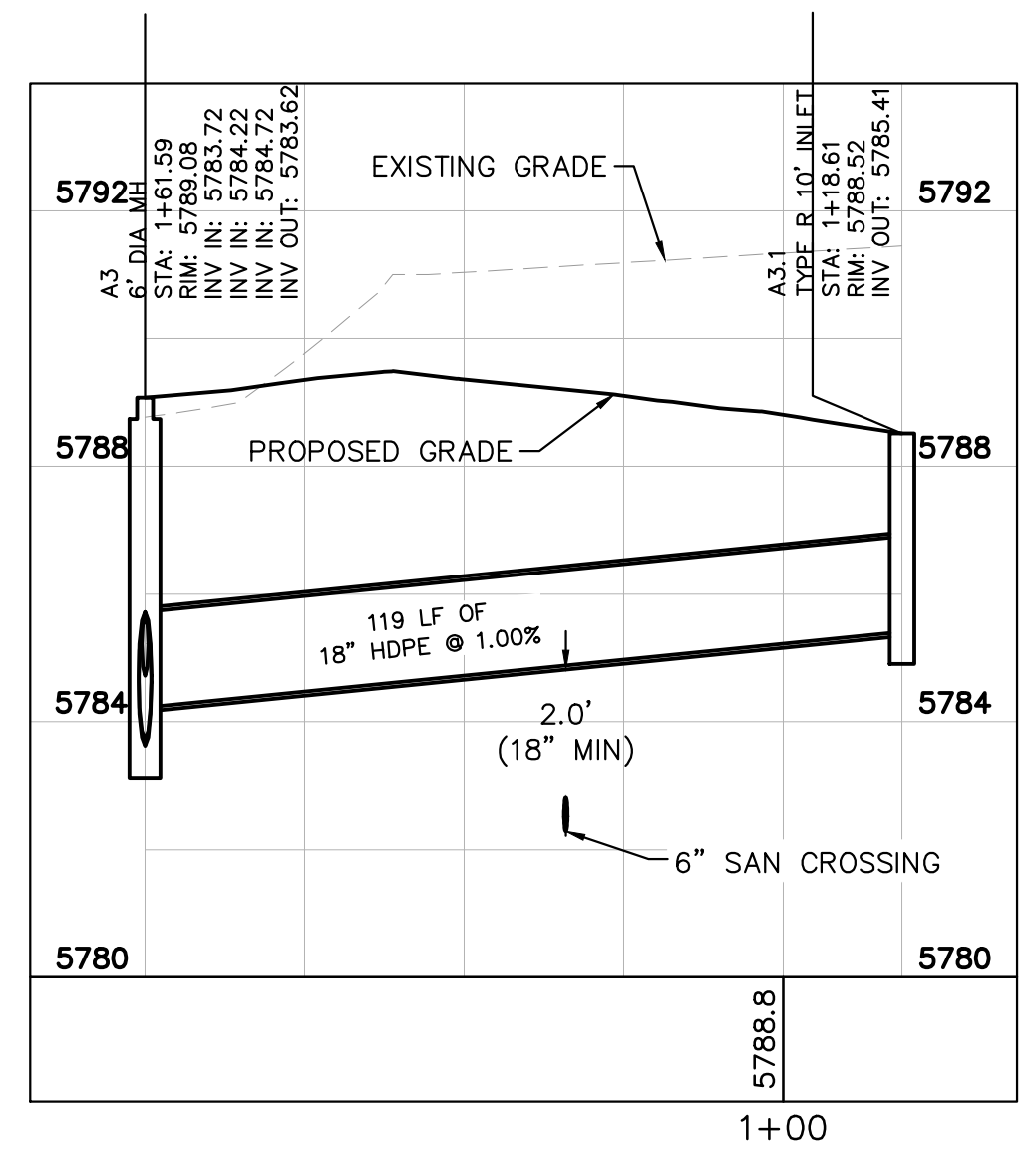
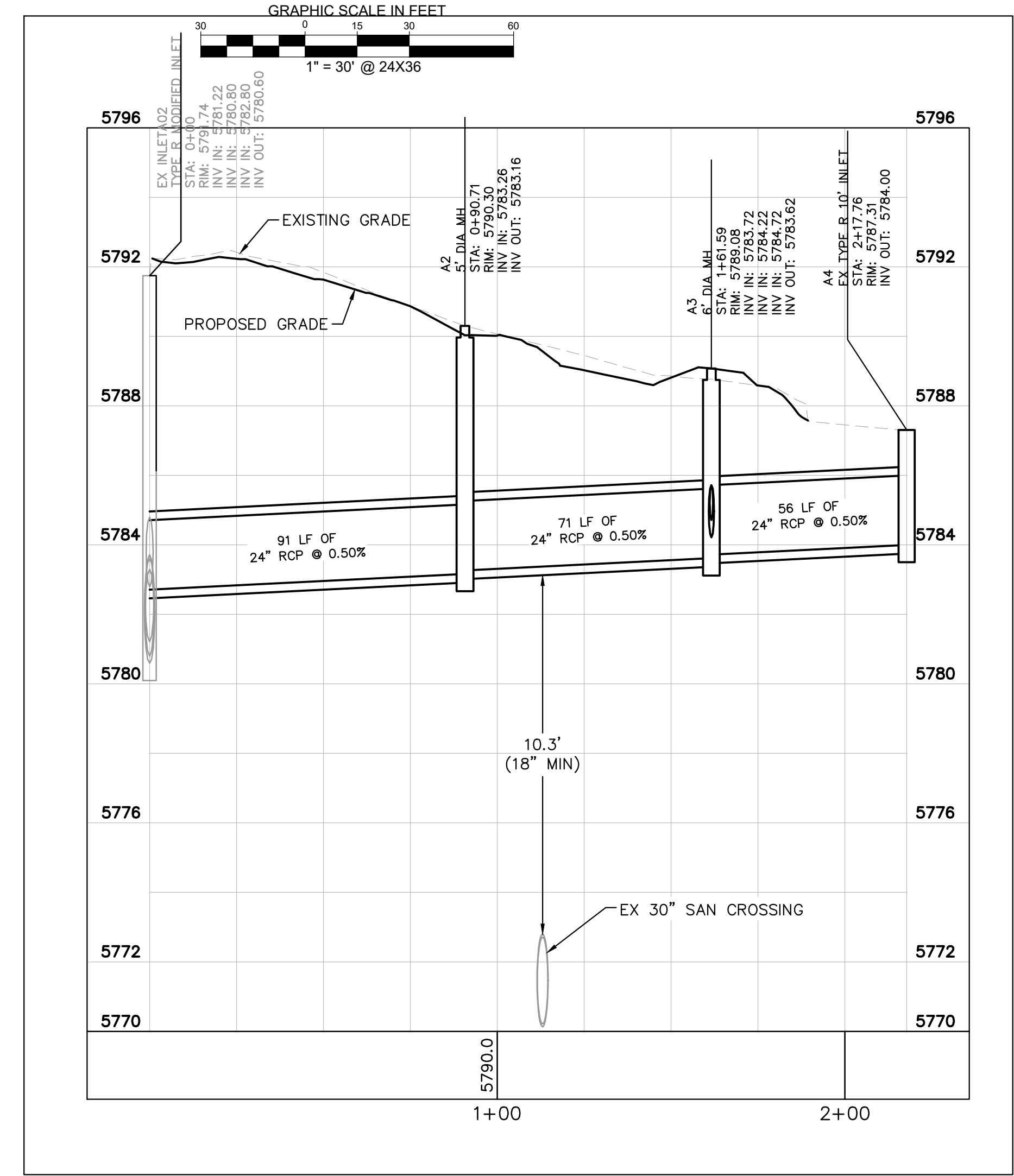


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- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - ⊕ PROPOSED STORM MANHOLE
 - S— PROPOSED SANITARY SEWER
 - W— PROPOSED WATER
 - EXISTING STORM SEWER
 - W— EXISTING WATER
 - S— EXISTING SANITARY SEWER



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NO.	REVISION	BY	DATE	APPR

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 Denver, Colorado 80237 (303) 228-2300

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

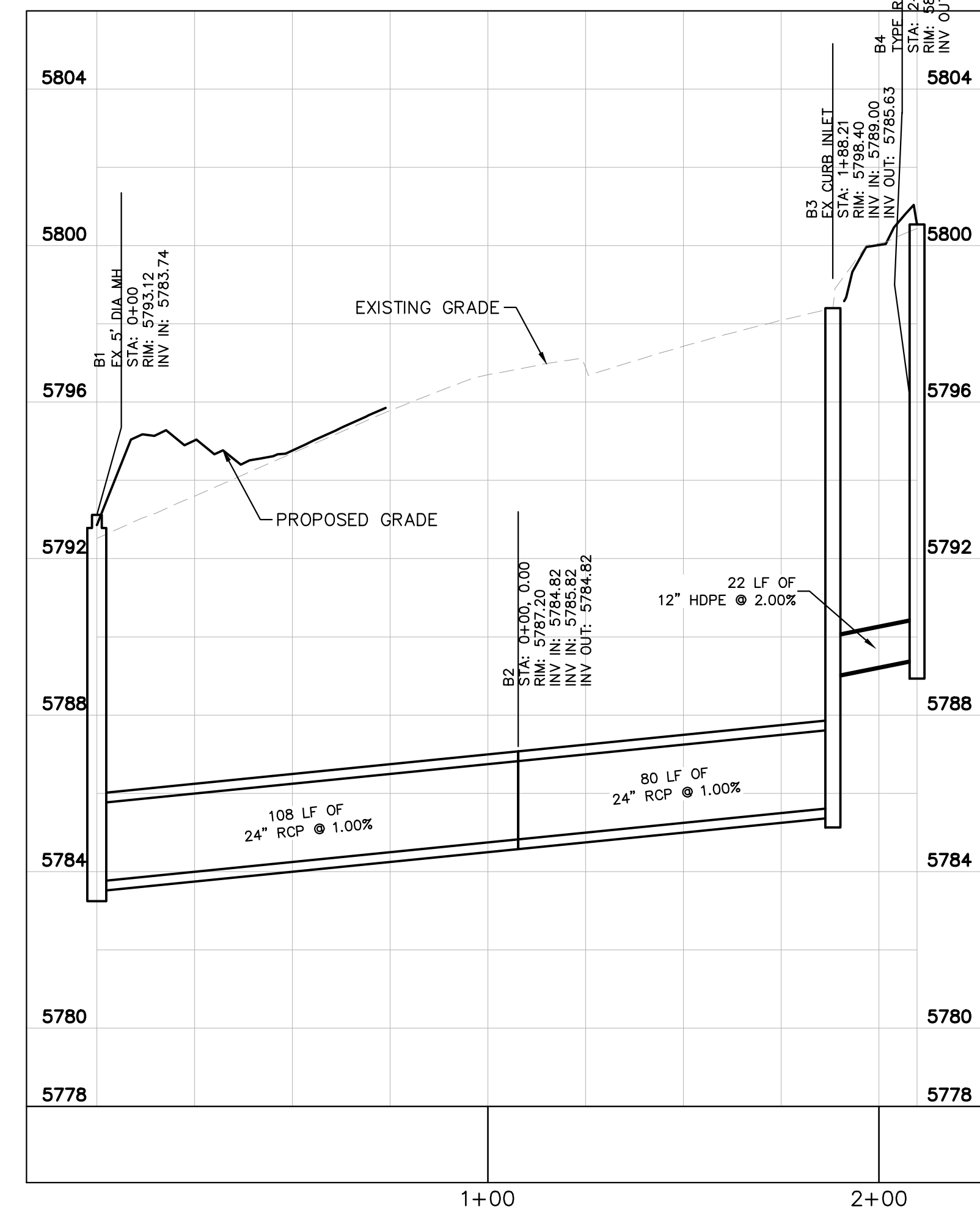
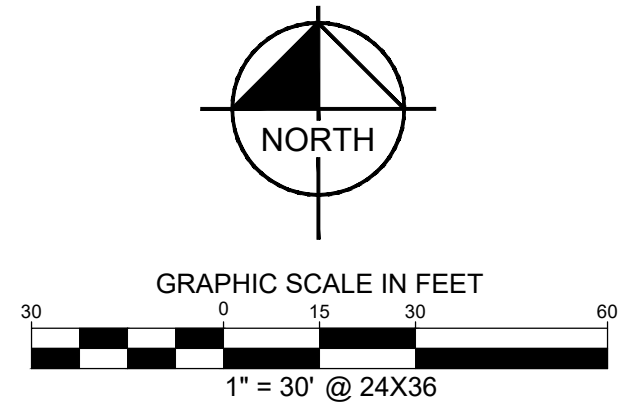
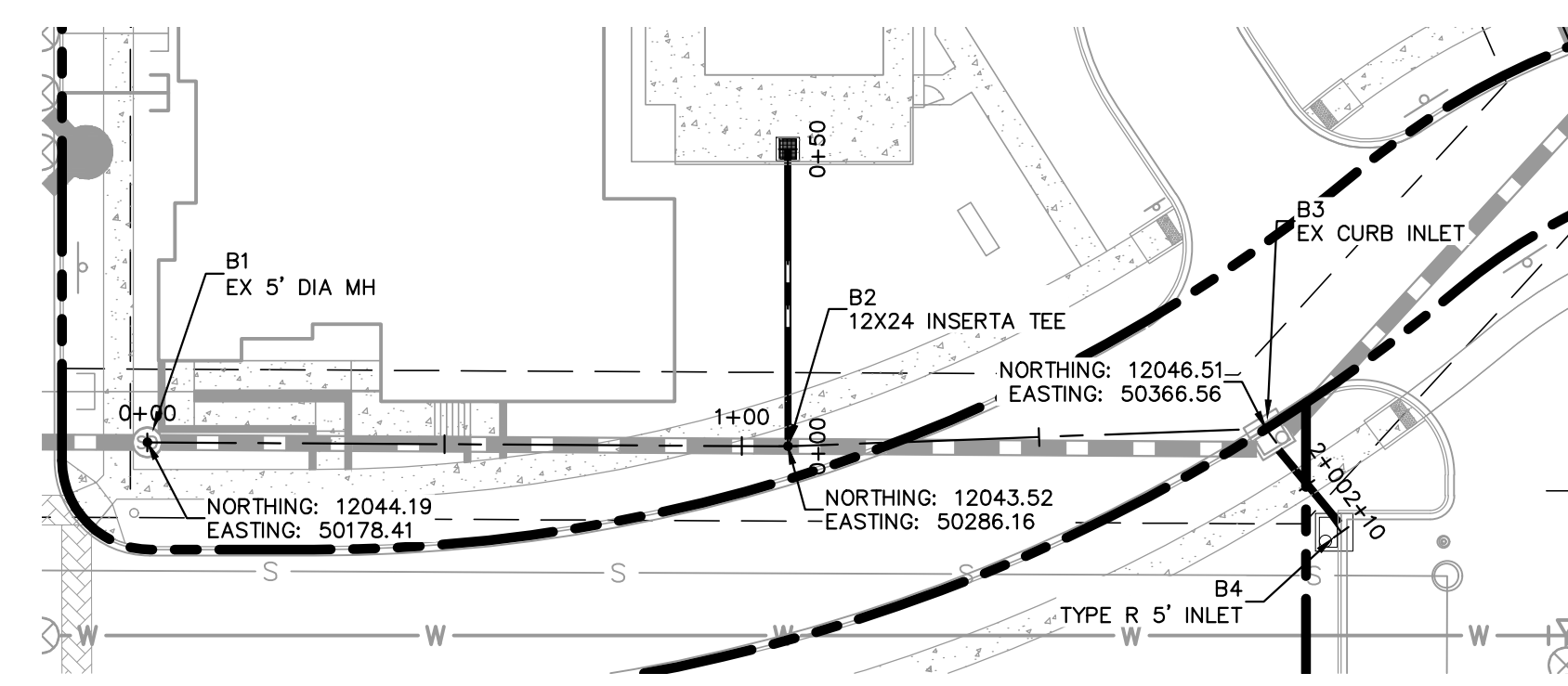
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 PARKER, CO
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STORM - A PLAN & PROFILE

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PROJECT NO.
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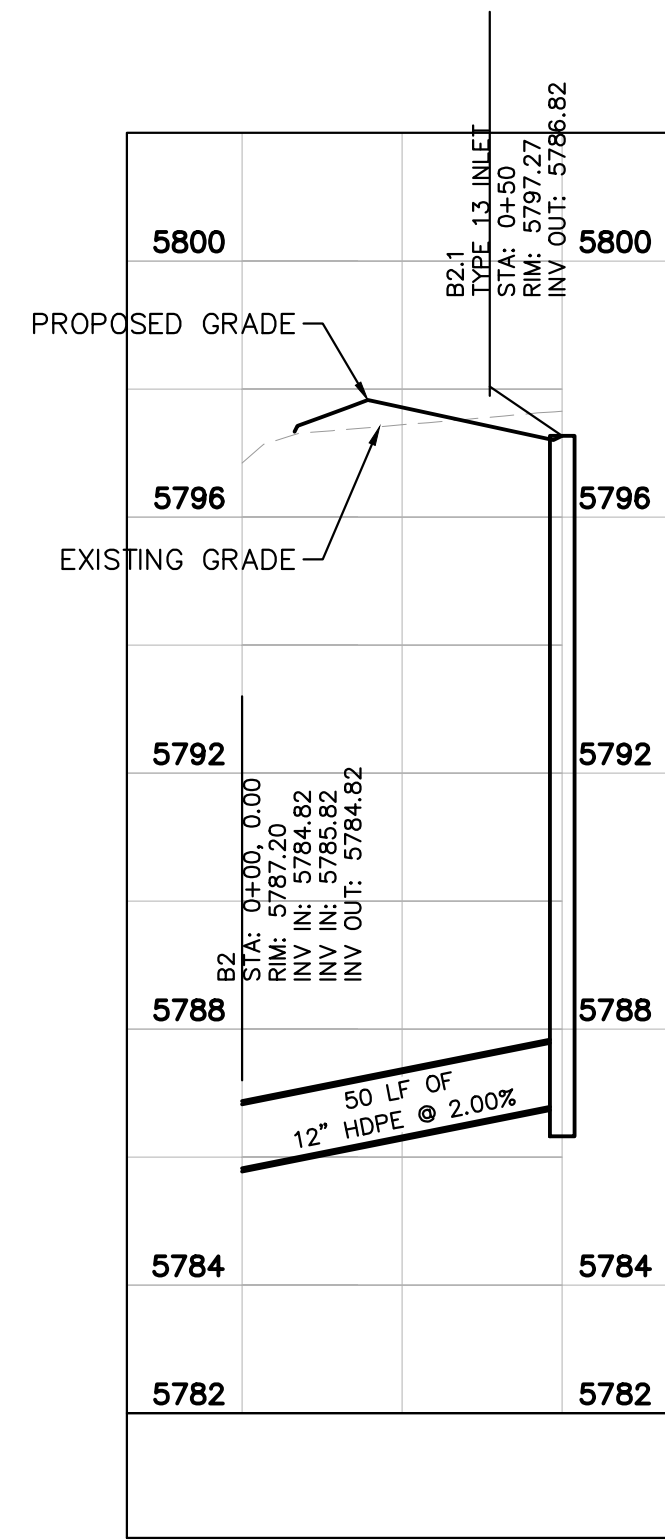
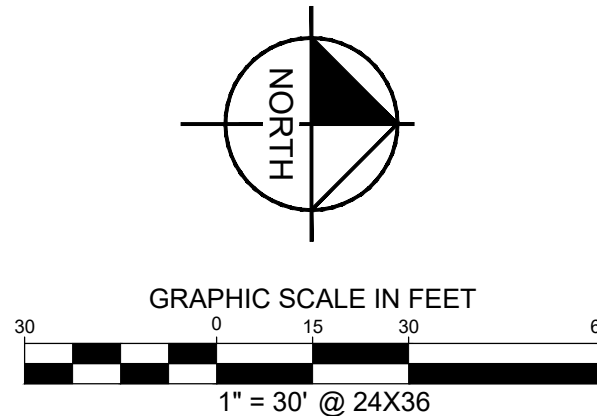
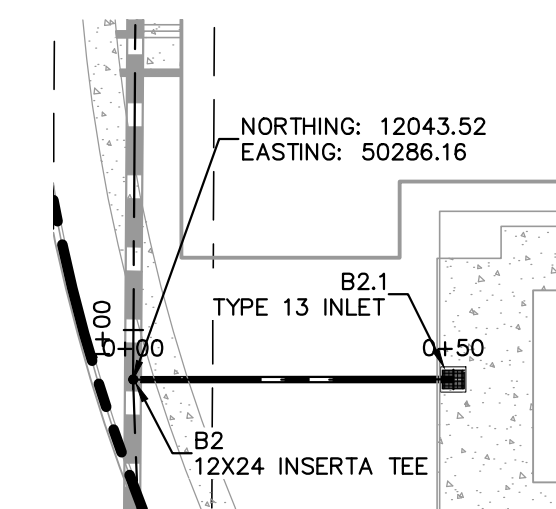


\\kimley-horn.com\work\14\1096481002 - Parker & Pine ME\CADD\Drawings\14\1096481002_CD\0964810020_STM.dwg - K:\work\14\1096481002 - Parker & Pine ME\CADD\Drawings\14\1096481002_CD\0964810020_STM.dwg - 10/20/10 10:57 AM
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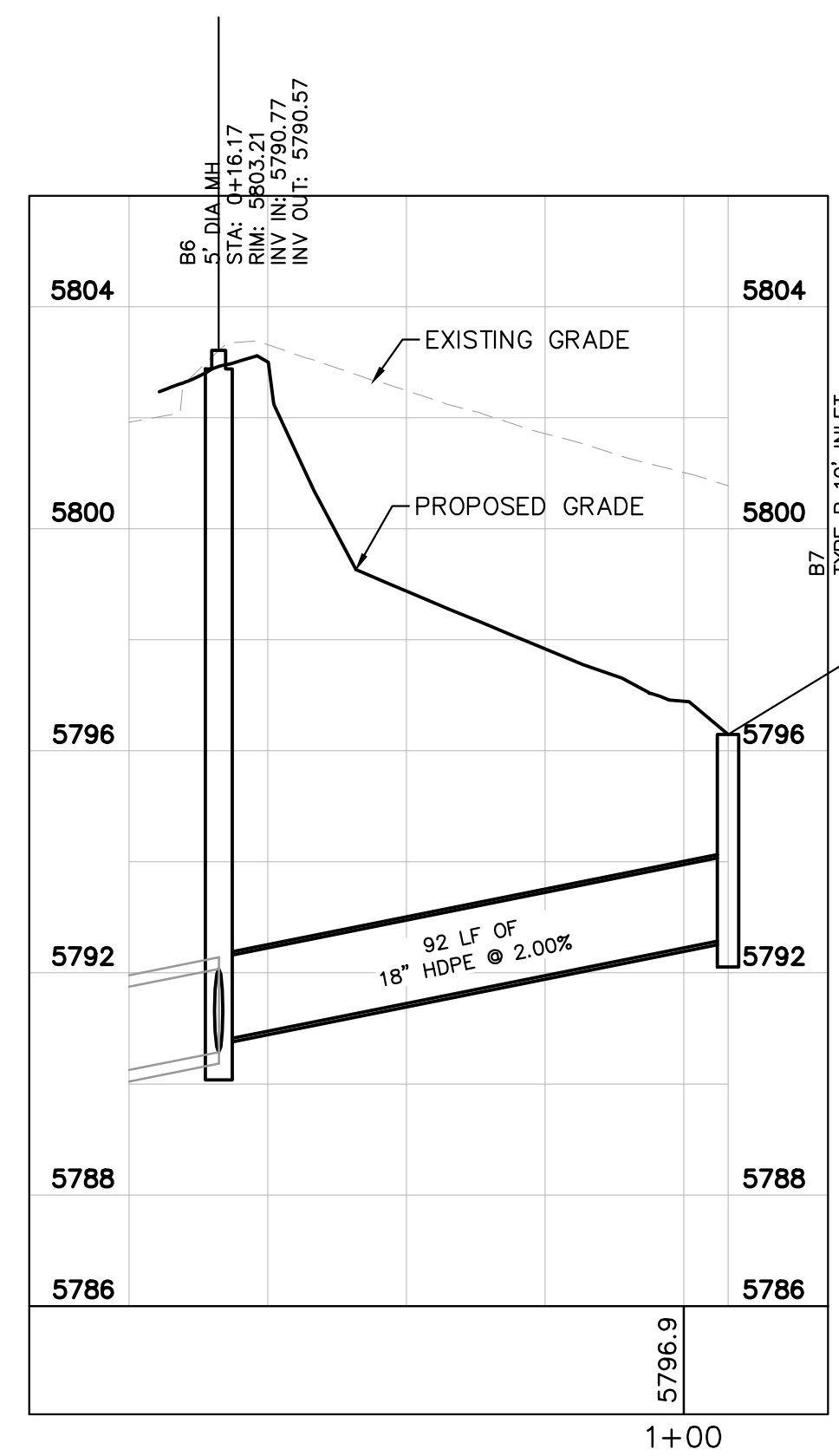
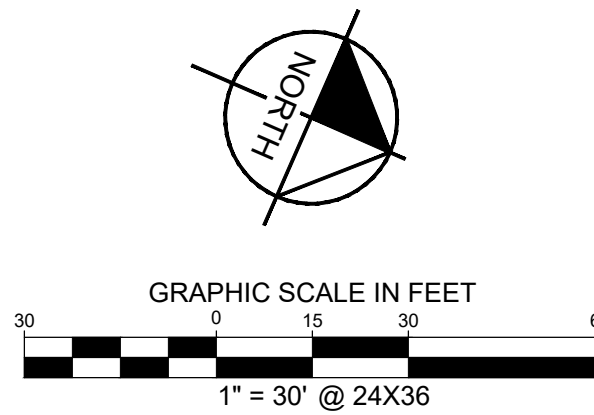
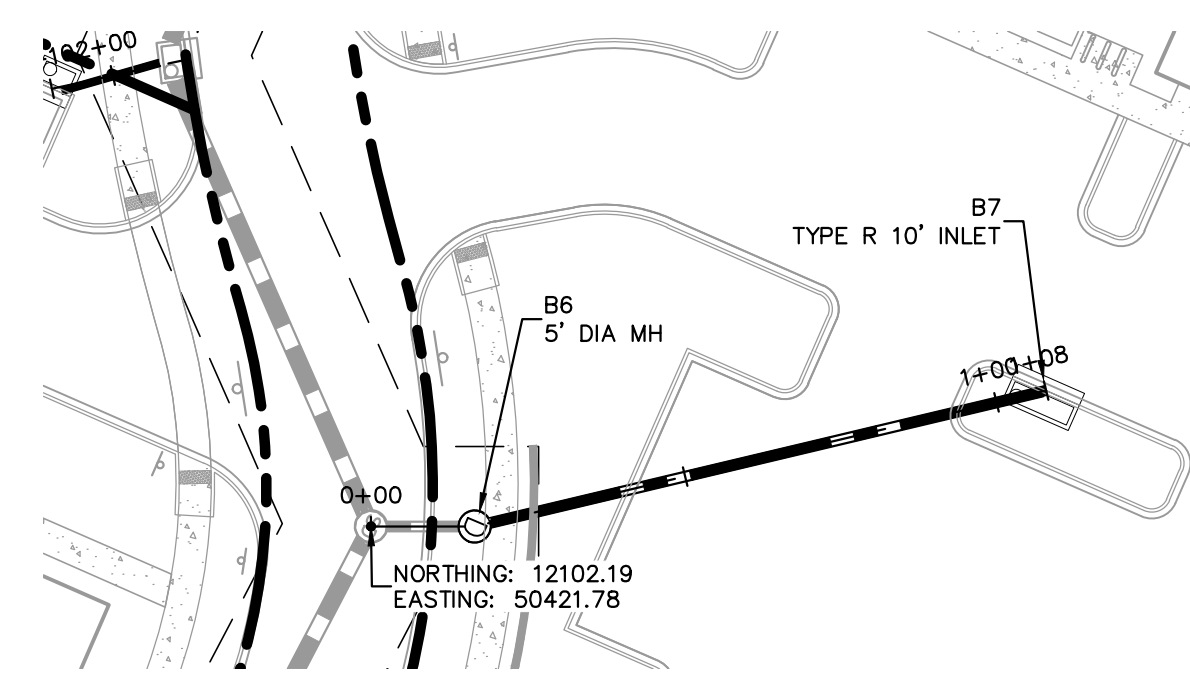
STORM LATERAL B1 PROFILE
[STA 0+00 TO 2+10]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



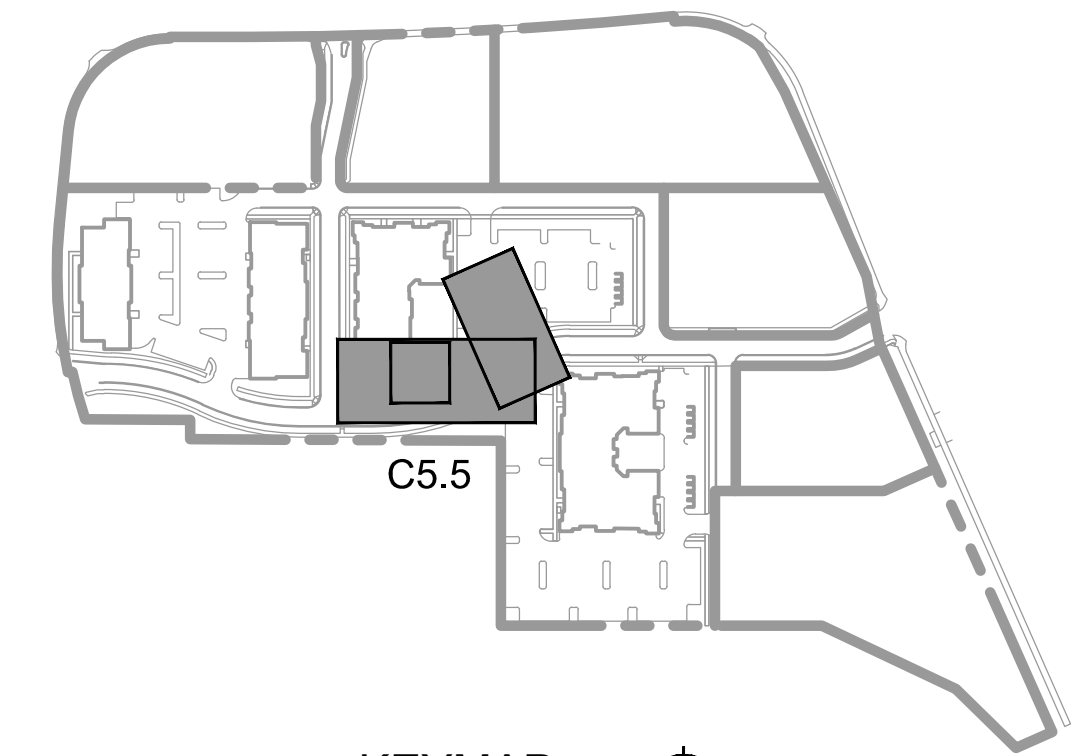
STORM LATERAL B2 PROFILE
[STA 0+00 TO 0+50]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STORM LATERAL B3 PROFILE
[STA 0+00 TO 1+10]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



KEYMAP
NOT TO SCALE

- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE

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

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 CHECKED BY: DLS
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PARKER AND PINE MULTI-FAMILY
 PARKER, CO
 CONSTRUCTION DOCUMENTS
STORM - B PLAN & PROFILE

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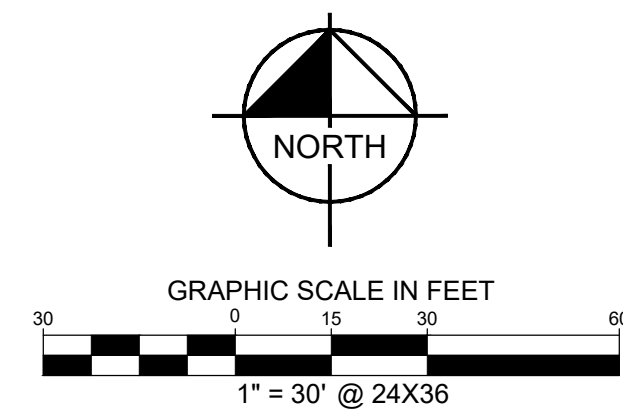
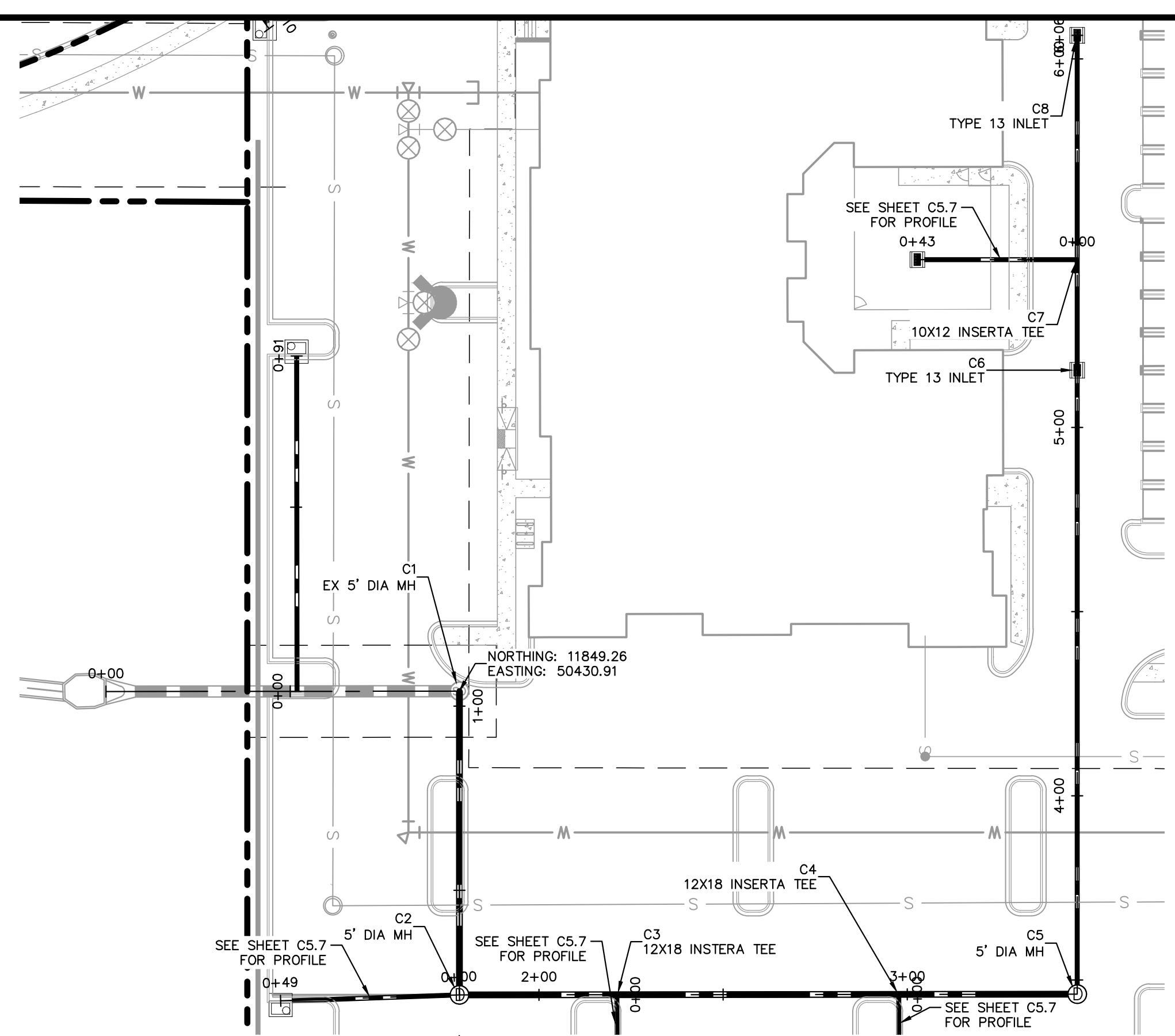
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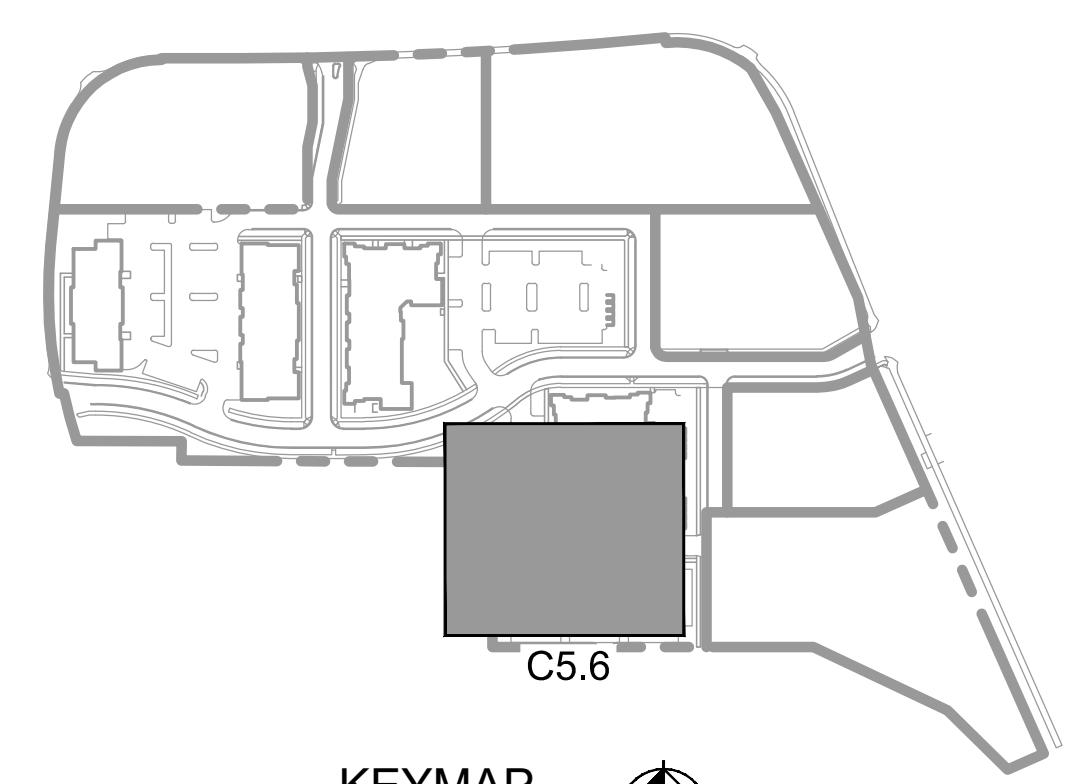
C5.5



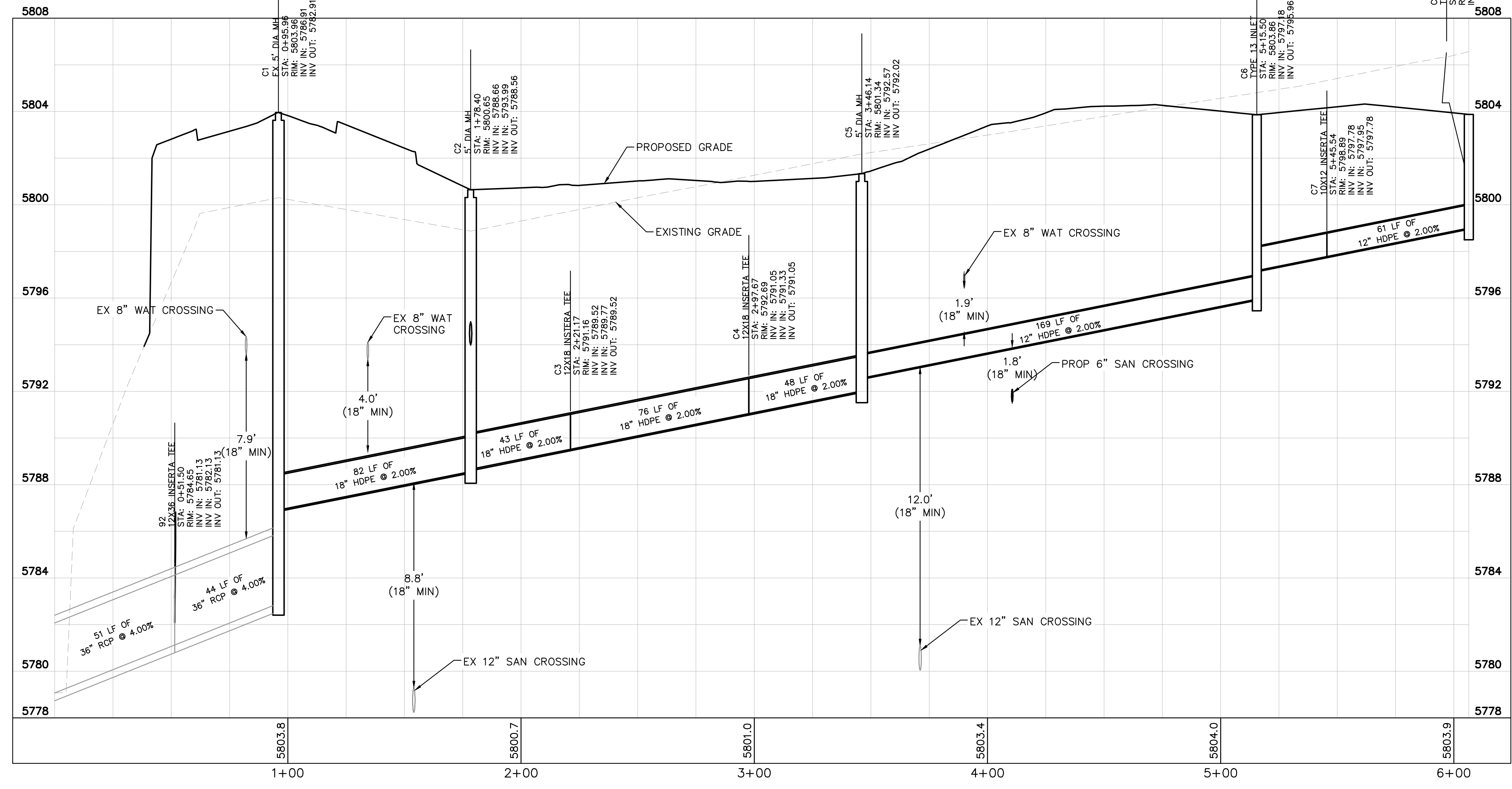
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STORM LATERAL C1 PROFILE
 [STA 0+00 TO 6+10]
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=3'



- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE



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 DRAWING NAME
 096481002CD_STM
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GENERAL NOTES

- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VERTICAL, THE DIMENSIONS SHOWN ARE TYPICAL ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE 1/2" HEIGHT IS AT LEAST 8".
- THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SUPPORTED WITH A CONCRETE GROUT IN UNPAVED AREA OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
- DESIGN OF BED BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE OF DIRECTION OF LESS THAN 45° SLOPE. DESIGN IS REQUIRED FOR 45° OR GREATER.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 198 (ACI 308.4R).
- CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE. 5 STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT. 6 IN. AND SHALL CONFORM TO AASHTO M 199.
- ALL REINFORCING STEEL SHALL BE GRADE 60 AND TROTY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2" MIN. WINDOW CLEARANCE.
- ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTERS FOR PIPE SIZE, SHAPE, SLOPE AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL ENTRIES OF SAME RELATIVE ELEVATION FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN ENTRIES SPECIAL BRACE CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS FOR THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.
- WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/2" MIN TO 3/4" MAX.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. W/RT.	QTY	FORMULA
401	4	I	0.668	1	401 BAR LENGTH = 32' + 2W + 1.0.
402	4	III	0.668	1	402 BAR LENGTH = 1.0 + 2W
501	5	I	1.043	1	501 BAR LENGTH = 24' + 1.0 + 2W
502	5	II	1.043	1	502 NUMBER BARS REQ'D. = 3 + (24W/12) + 1
503	5	II	1.043	1	503 BAR LENGTH = 4" + (24W/12) + 1
504	5	I	1.043	1	504 NUMBER BARS REQ'D. = 2 (24W/12) + 1
100	11	I	5.333	1	100 BAR LENGTH = 21' + 1.0 + 2W
101	11	I	5.333	1	101 BAR LENGTH = 21' + 1.0 + 2W
102	11	I	5.333	1	102 BAR LENGTH = 21' + 1.0 + 2W

Computer File Information

Creation Date: 07/04/12
 Last Modification Date: 07/04/12
 Drawing File Name: M0604200203.dgn
 CAD Ver.: MicroStation V8
 Scale: Not to Scale
 Units: English

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 Issued By: Project Development Branch July 4, 2012

MANHOLES

STANDARD PLAN NO. M-604-20
 Sheet No. 1 of 3

PRECAST MANHOLE BASES NOTES:

- THE BASE SHALL BE FORMED MONOLITHICALLY WITH BOTTOM RISER SECTION.
- PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT HIS COST TO THE DEPARTMENT.
- PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

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MANHOLES

STANDARD PLAN NO. M-604-20
 Sheet No. 2 of 3

T-BASE MANHOLES NOTES

- THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
- THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR T-BASE MANHOLES. THE CONTRACTOR SHALL SUBMIT DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
- EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
- THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

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MANHOLES

STANDARD PLAN NO. M-604-20
 Sheet No. 3 of 3

D9 BOLLARD DETAIL
 N.T.S.

D10 BOLLARD DETAIL
 N.T.S.

Computer File Information

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MANHOLES

STANDARD PLAN NO. M-604-20
 Sheet No. 3 of 3

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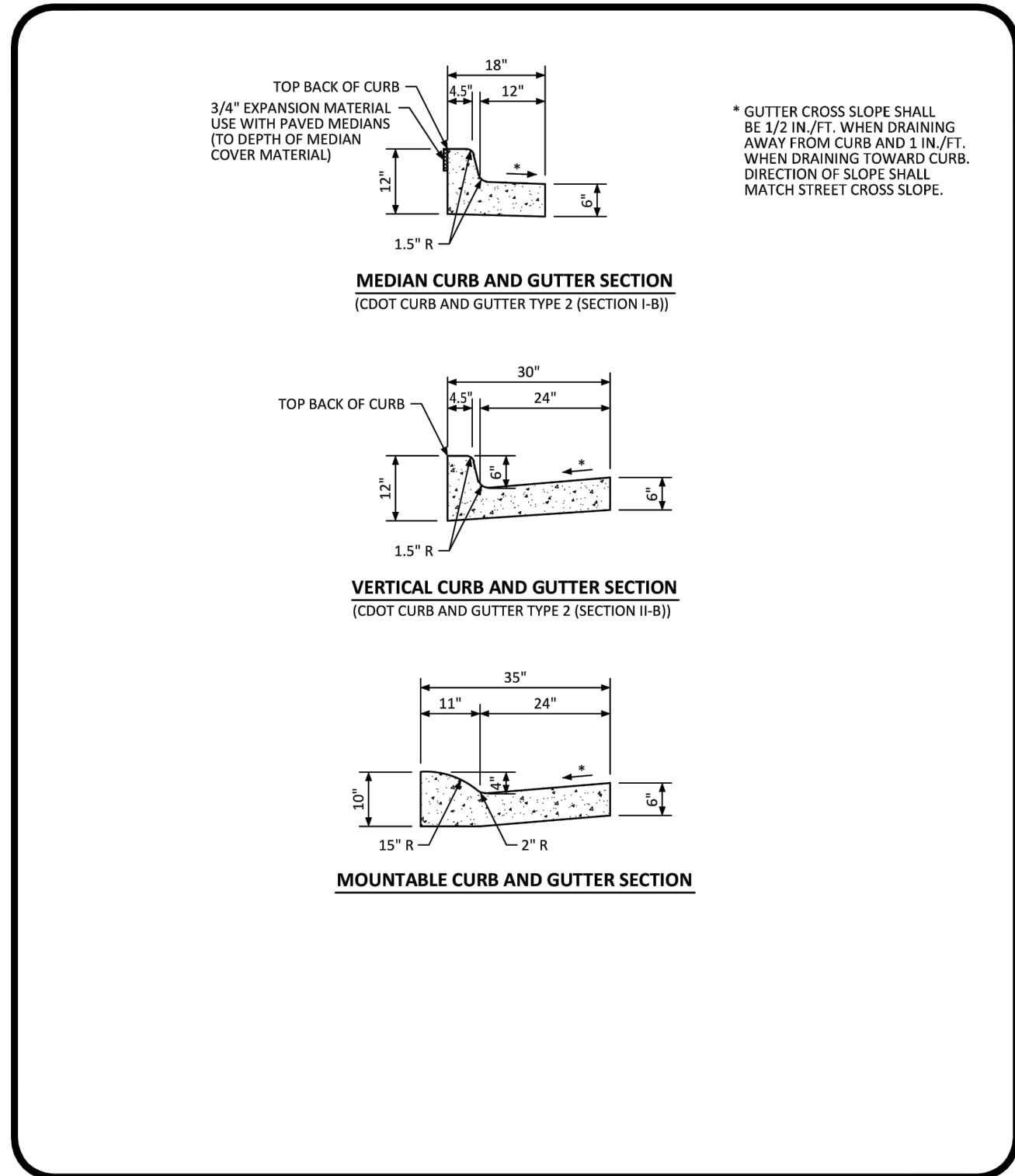
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 DATE: 08/25/20

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 DRAWING NAME 096481002PW_DT
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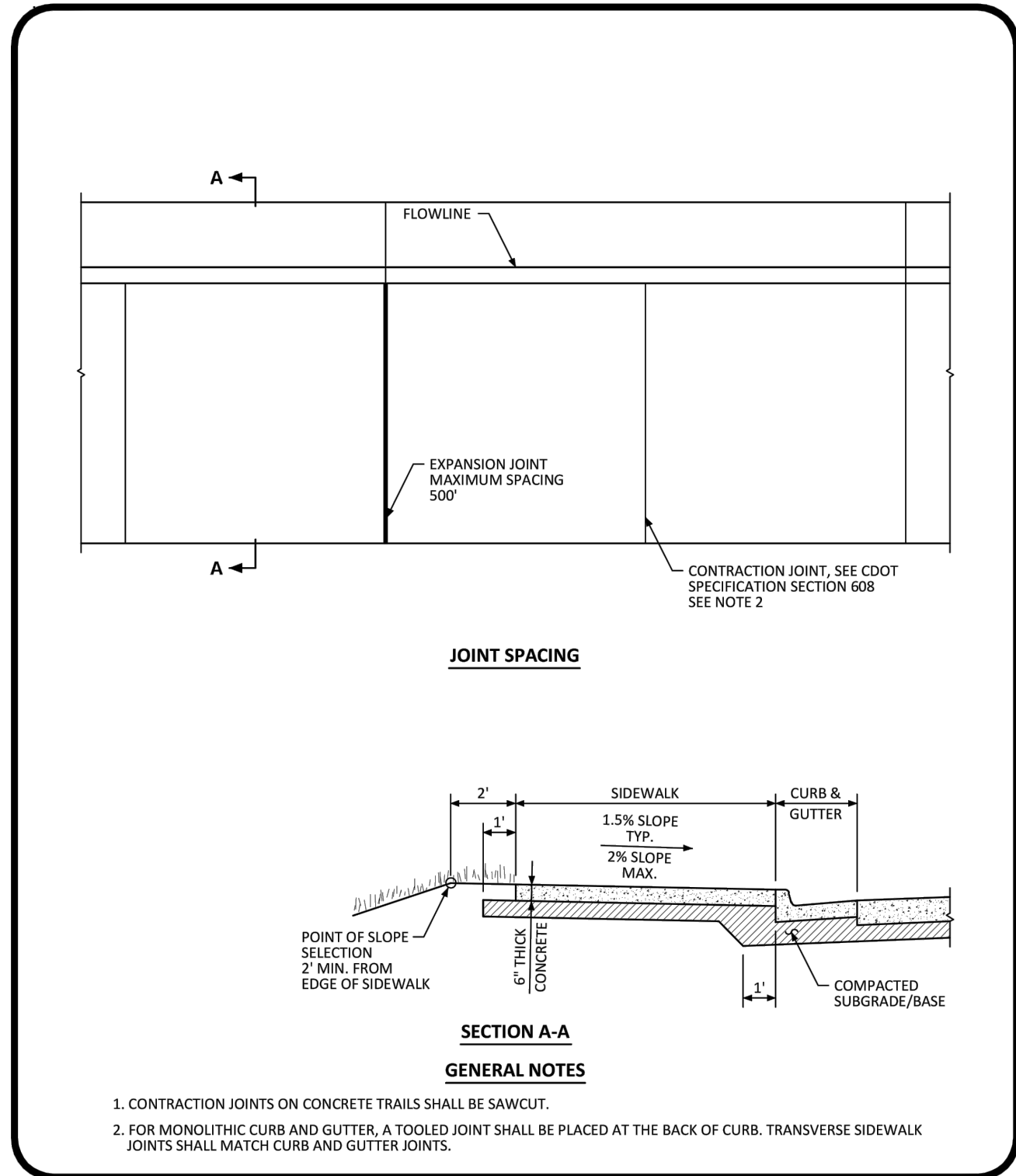


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CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE AUGUST 2014

DETAIL 3 OF 1

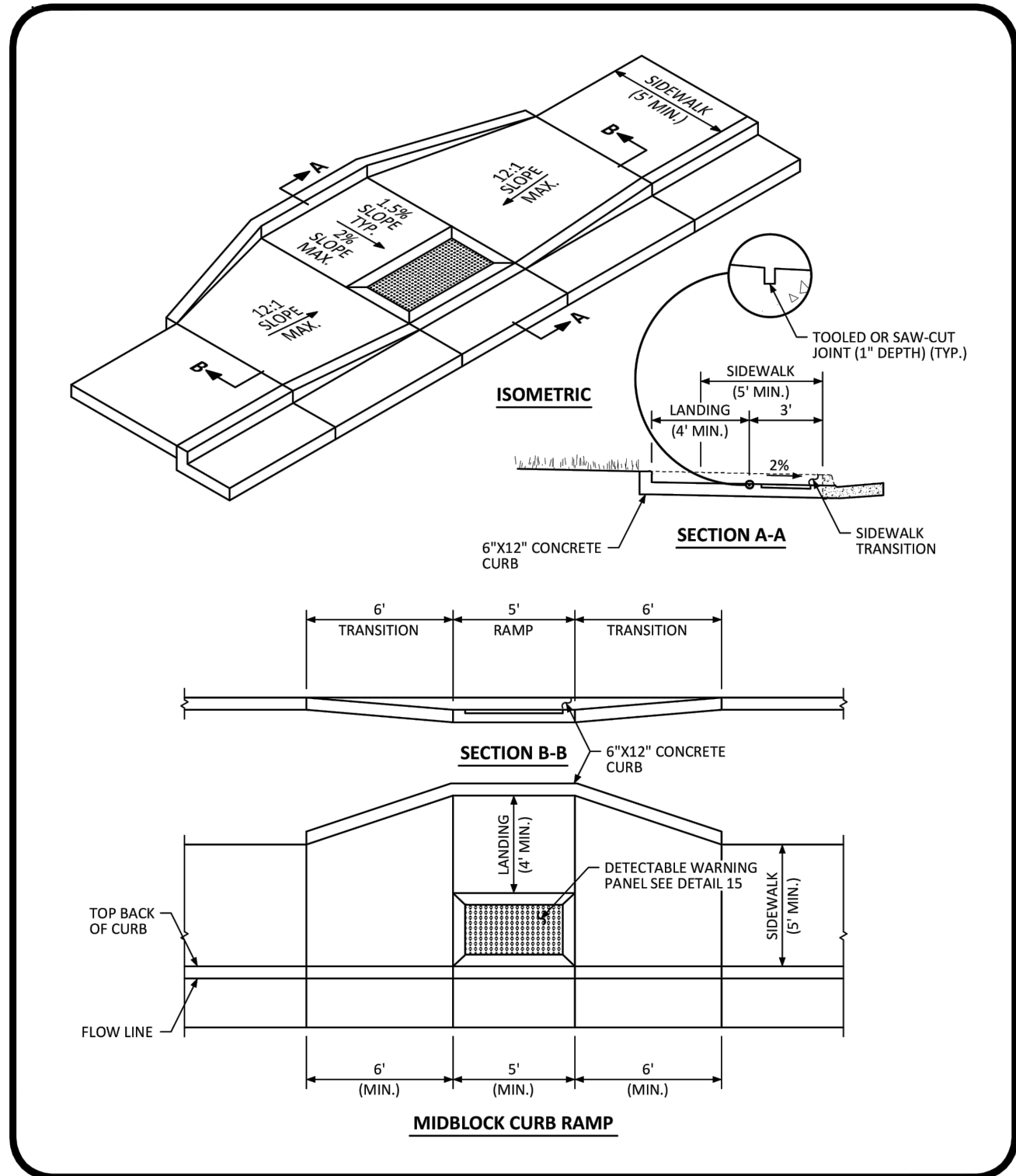


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ATTACHED SIDEWALK STANDARD DETAIL

DATE AUGUST 2014

DETAIL 4 OF 2

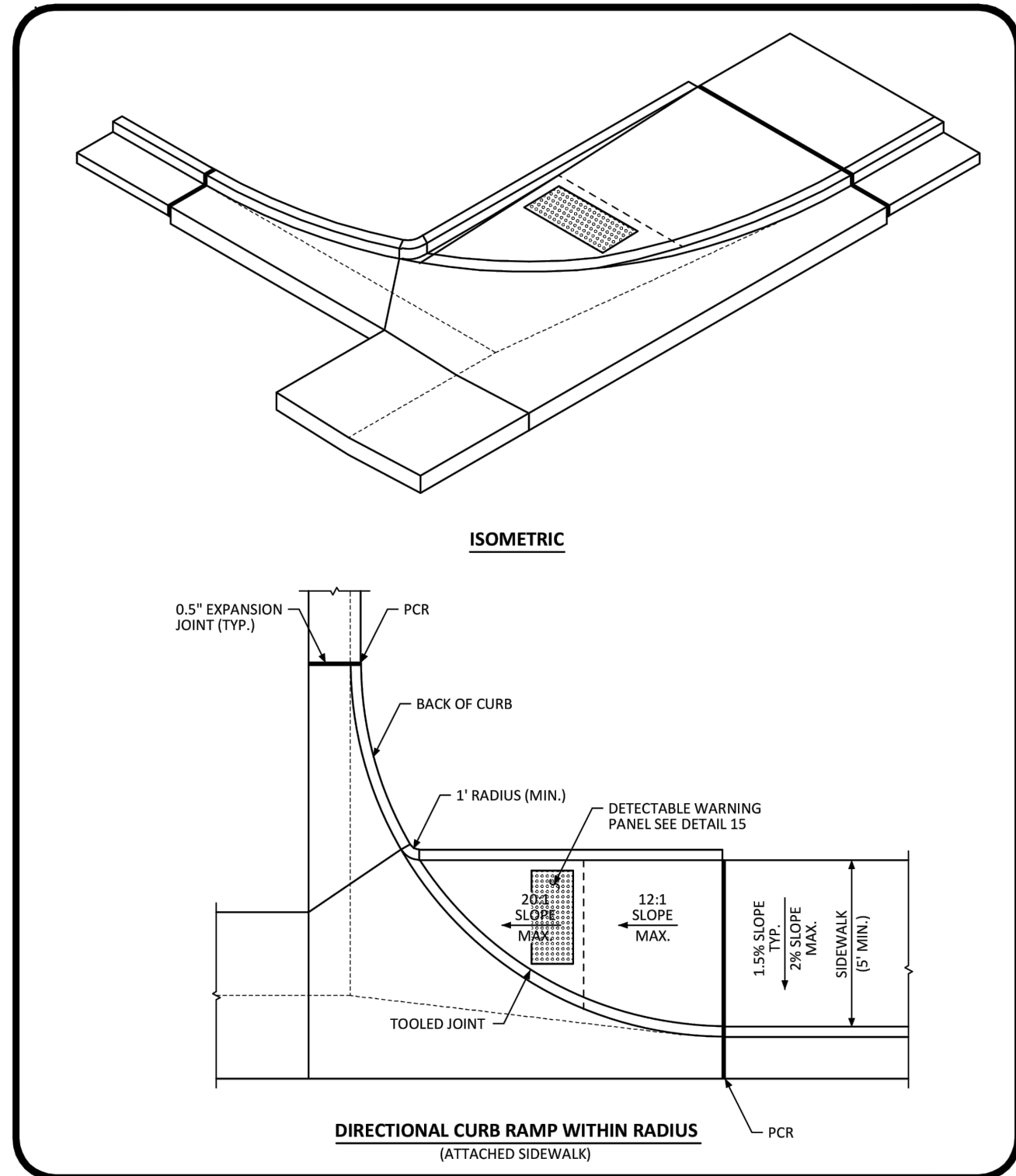


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MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 17 OF 2

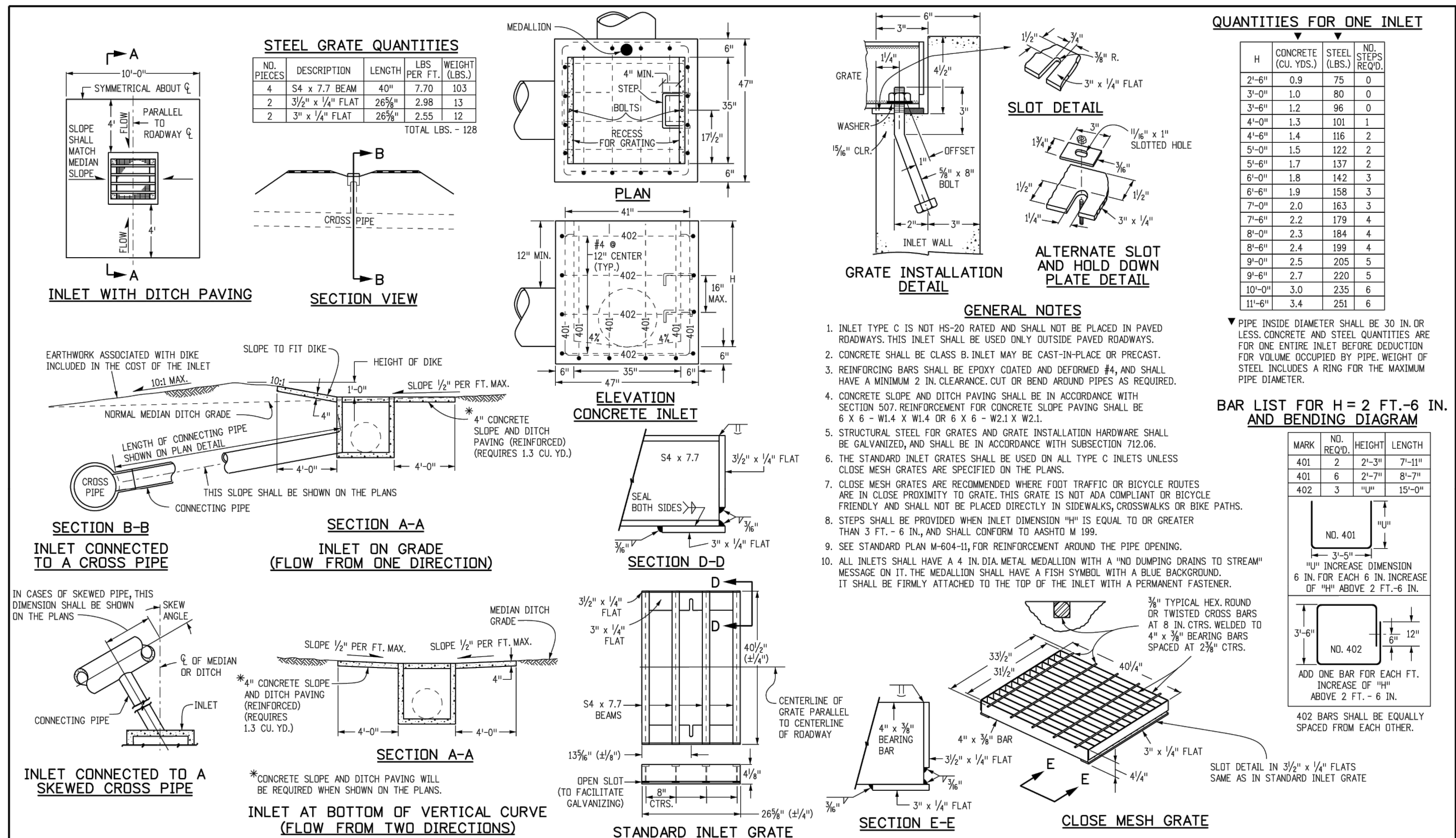


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DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 18 OF 2



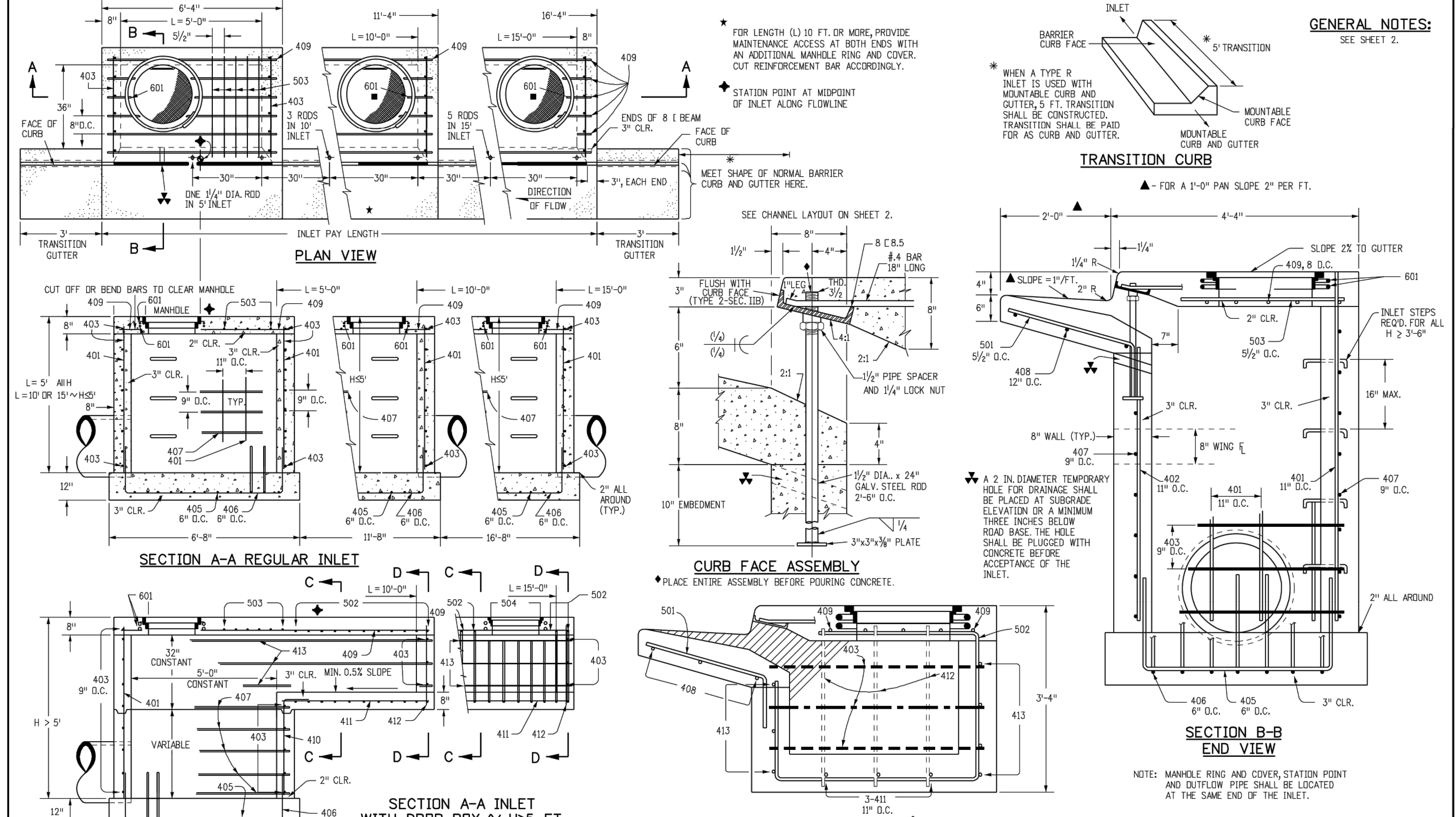
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STANDARD PLAN NO. M-604-10

SHEET NO. 1 OF 1



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

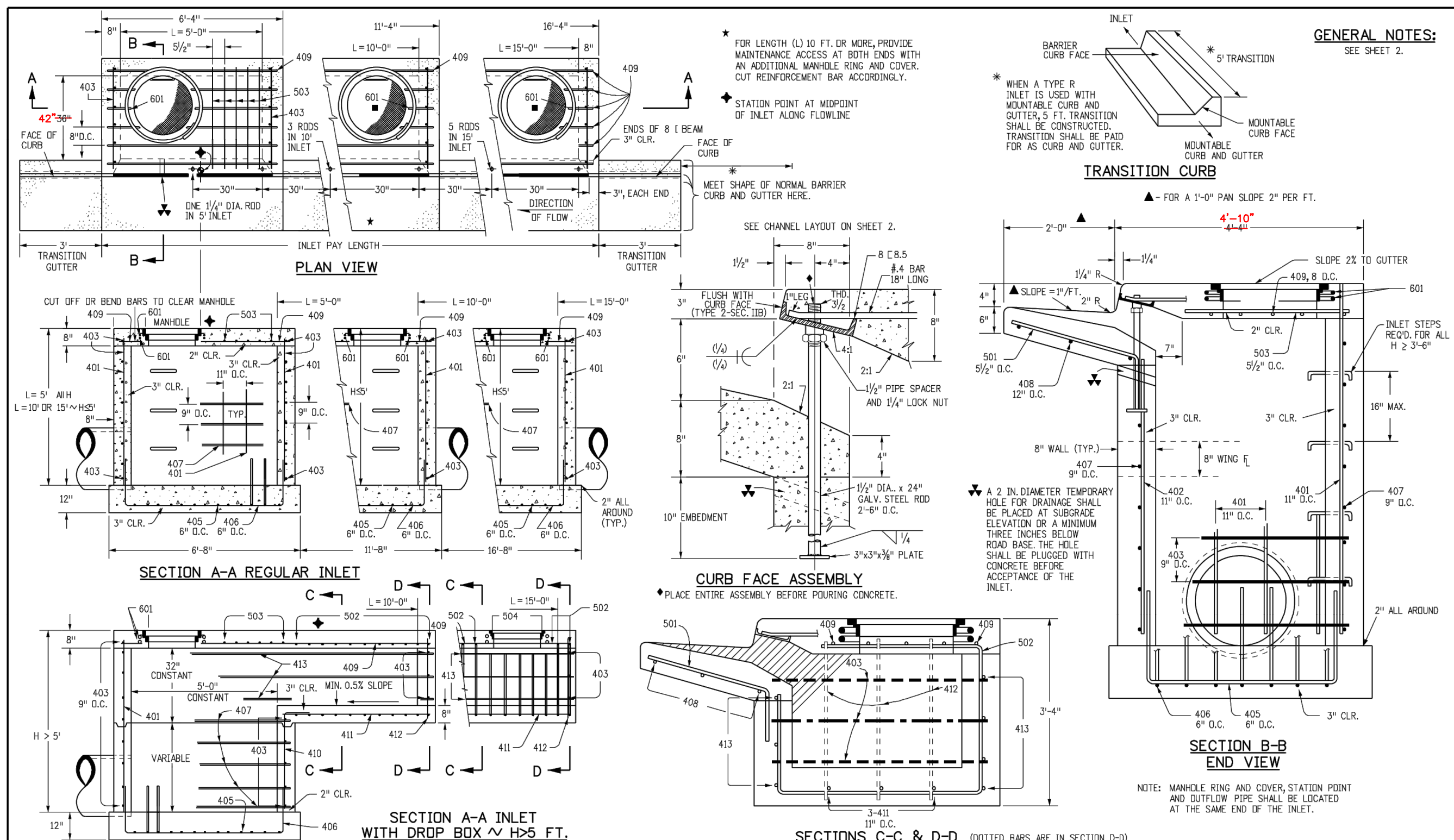
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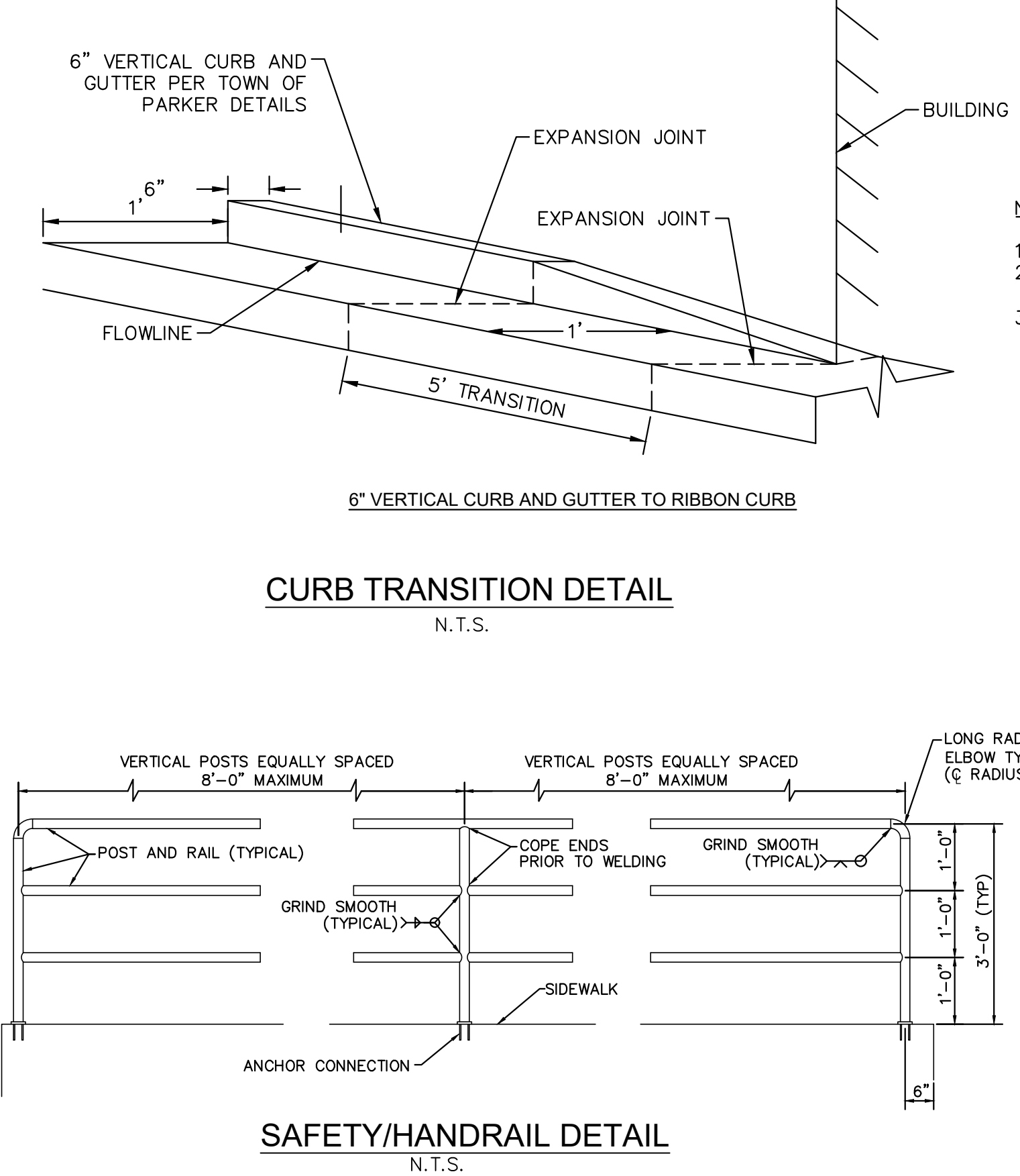
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DRAWING NAME 096481002PW_DT
C6.1

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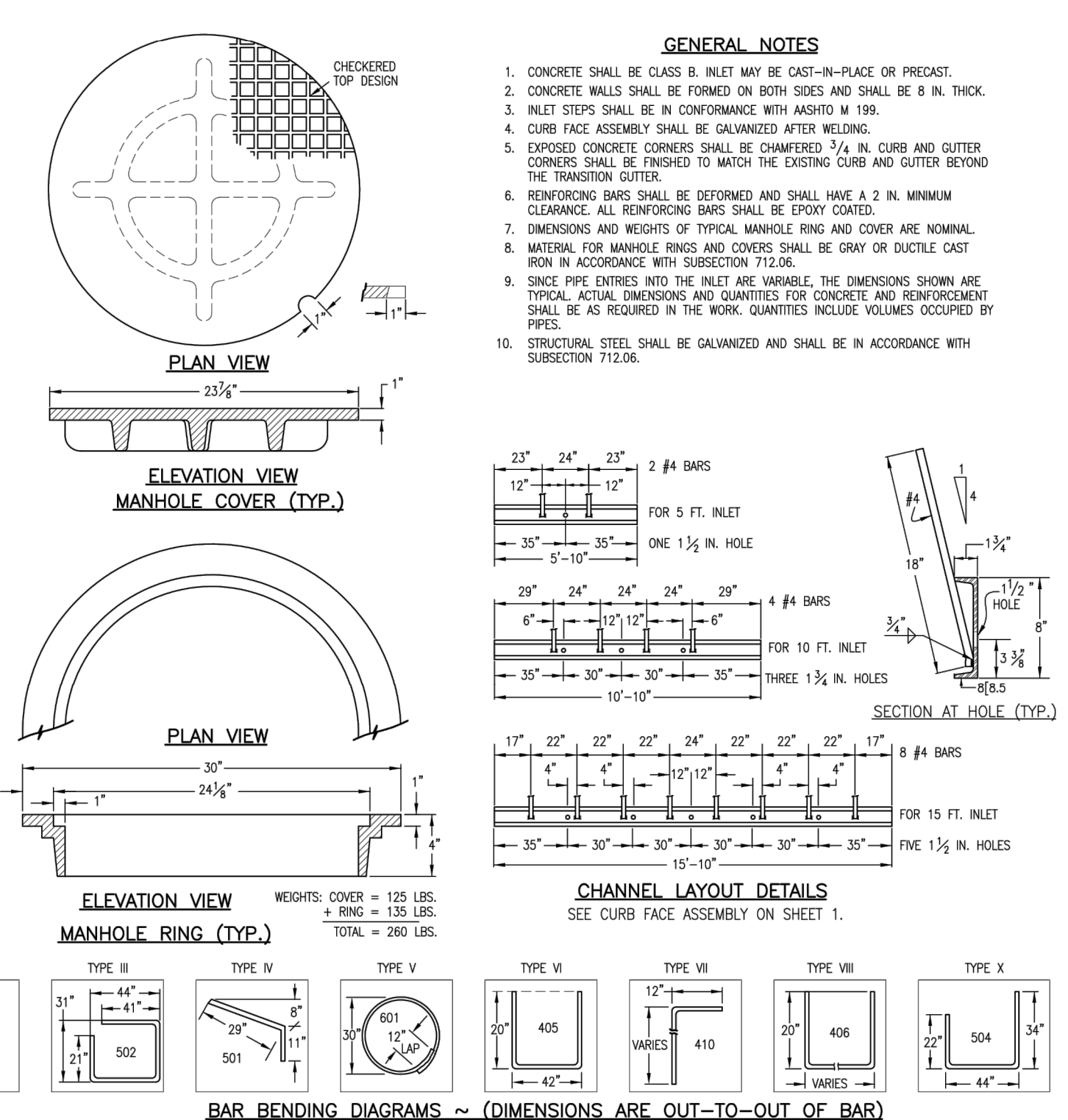
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Last Modification Date: 07/04/12	Initials: LTA			Phone: (303) 757-9083	Fax: (303) 757-9820	M-604-12	
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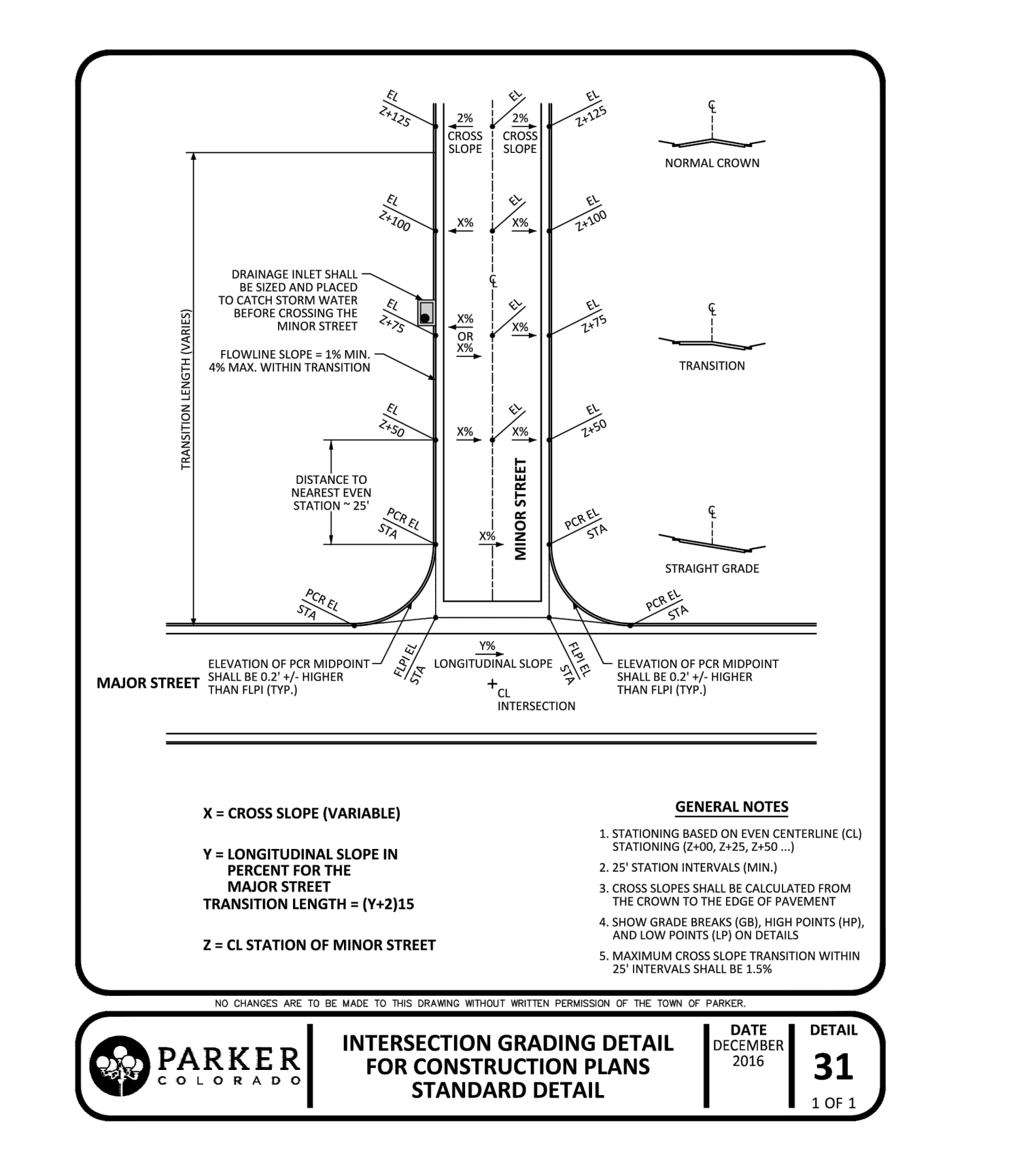
MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS				INLETS H < 5 FT.				INLETS H > 5 FT.			
				NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH	NO. REQ'D	LENGTH
401	4	11"	II	15	7	15	7	21	10	21	10	11	5	11	5
402	4	11"	I	7	13	7	13	7	13	7	7	7	7	7	7
403	4	9"	II	7	13	7	13	7	13	7	7	7	7	7	7

L ¹	LENGTH	REGULAR		DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		NO. REQ'D	STEEL LBS.	NO. REQ'D	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	11	7	11	7	3.2	285	5.3	497	7.4	706
3'-6"	3'-4"	10	7	10	7	3.4	305	5.7	508	7.9	747
4'-0"	3'-8"	12	9	12	9	3.7	326	6.0	559	8.4	788
4'-6"	4'-2"	12	9	12	9	3.9	354	6.4	571	8.8	803
5'-0"	4'-8"	14	11	14	11	4.1	354	6.7	602	9.3	844

L ¹	LENGTH	REGULAR		DROP BOX		L = 5 FT.		L = 10 FT.		L = 15 FT.	
		NO. REQ'D	STEEL LBS.	NO. REQ'D	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	11	7	11	7	3.2	285	5.3	497	7.4	706
3'-6"	3'-4"	10	7	10	7	3.4	305	5.7	508	7.9	747
4'-0"	3'-8"	12	9	12	9	3.7	326	6.0	559	8.4	788
4'-6"	4'-2"	12	9	12	9	3.9	354	6.4	571	8.8	803
5'-0"	4'-8"	14	11	14	11	4.1	354	6.7	602	9.3	844



Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/06	Initials: SRJ	Date:	Comments:	4201 East Arkansas Avenue	Denver, Colorado 80222	CURB INLET TYPE R	
Last Modification Date: 02/04/06	Initials: LTA			Phone: (303) 757-9083	Fax: (303) 757-9820	M-604-12	
Full Path: www.dot.state.co.us/DesignSupport/				Project Development Branch SRJ/LTA		Sheet No. 2 of 2	
Drawing File Name: 6040120202.dwg				Issued By: Project Development Branch on July 04, 2006			
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English					



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NO.	REVISION	BY	DATE

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
 DETAILS

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Kimley»Horn
 Kimley-Horn and Associates, Inc.
 PROJECT NO.
 096481002
 DRAWING NAME
 096481002PW_DT
 C6.2



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