

PARKER AND PINE FILING NO. 2 LOTS 1-3 MULTI-FAMILY CONSTRUCTION DOCUMENTS

LOTS 1-3 AND TRACTS A-C, PARKER AND PINE FILING NO. 2
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
TEL: (317) 886-7926
CONTACT: KARL STOUT

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
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CONTACT: DAN SKEEHAN

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1051 GREENWOOD SPRINGS BLVD. SUITE 101
GREENWOOD, IN 46143
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1801 CALIFORNIA STREET, SUITE 240
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GAS SERVICE:
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1800 LARIMER STREET
DENVER, CO 80202
CONTACT: RON JOHNSON
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

ARCHITECT:
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
TEL: 303-337-1393
CONTACT: JOHN PERRY, PLS

TELEVISION:
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHOPE
EMAIL: DEAN_FLENTHOPE@CABLE.COMCAST.COM

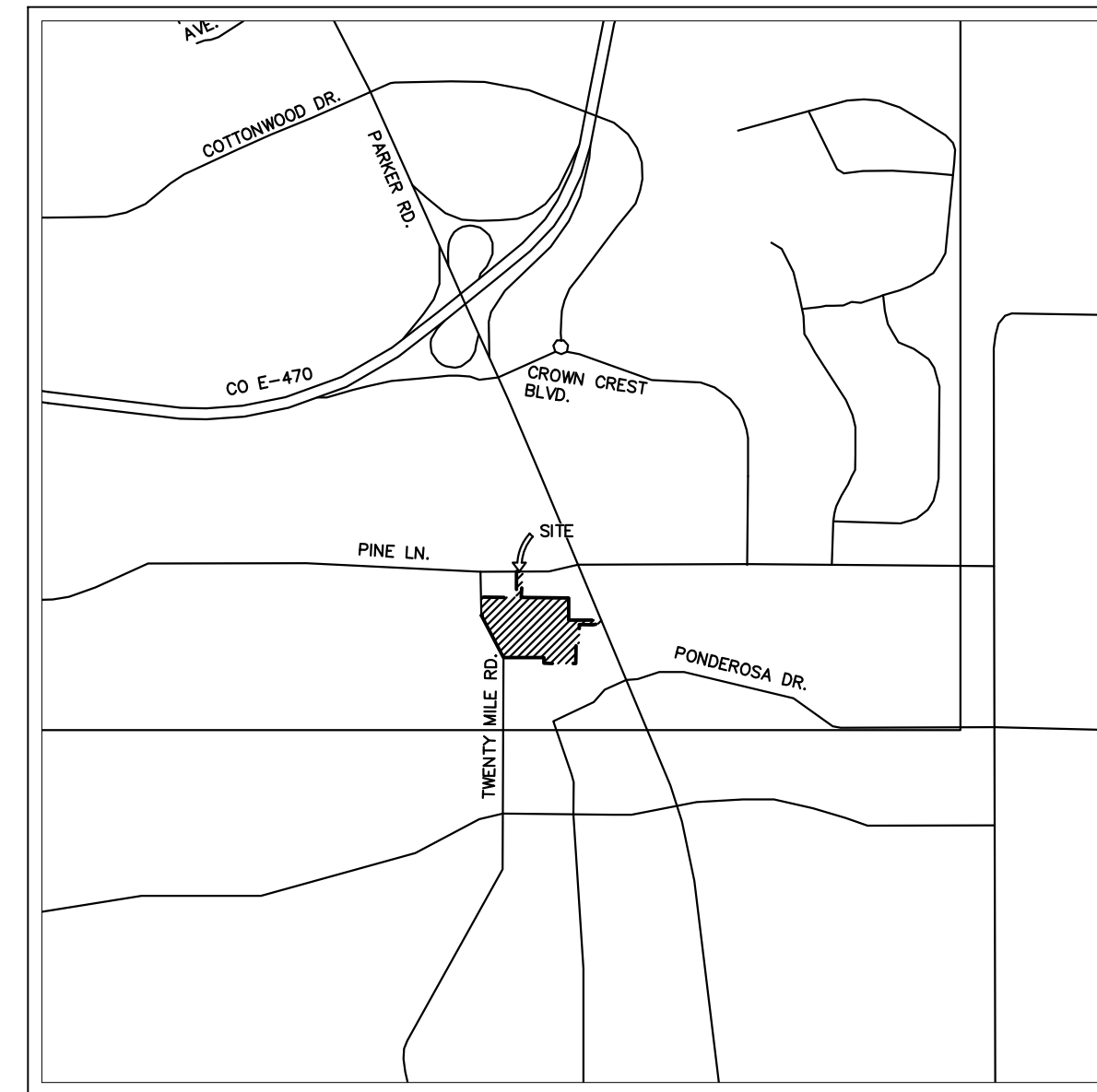
WATER/SANITARY SEWER:
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

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.
CENTENNIAL, CO 80112
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'

LEGAL DESCRIPTION

LOTS 1-3 AND TRACTS A-C, PARKER AND PINE FILING NO. 2,
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

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C3.3	CBMP DETAILS
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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

NO.	REVISION	BY	DATE	APPR

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: 02/16/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
COVER SHEET

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley-Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

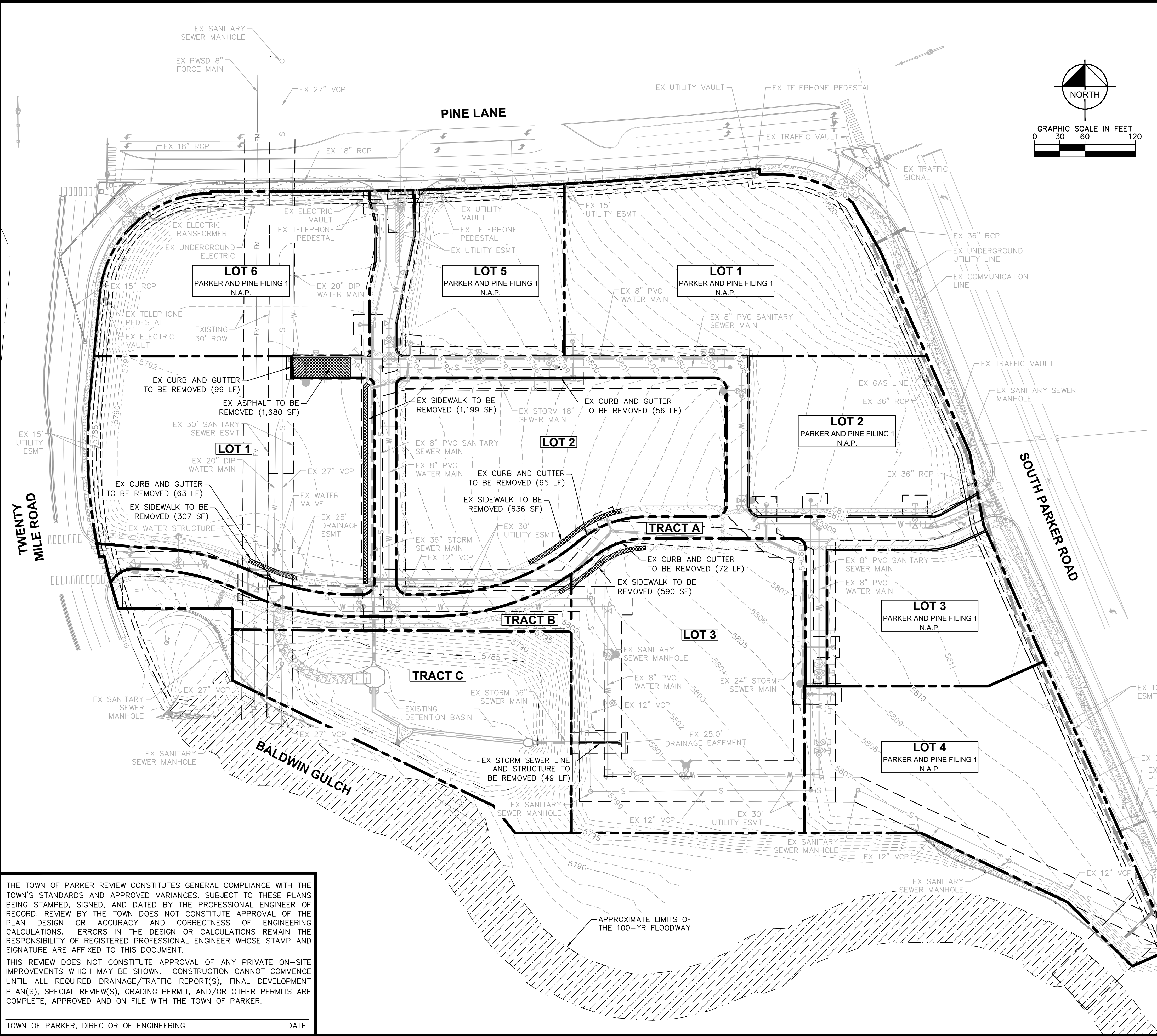
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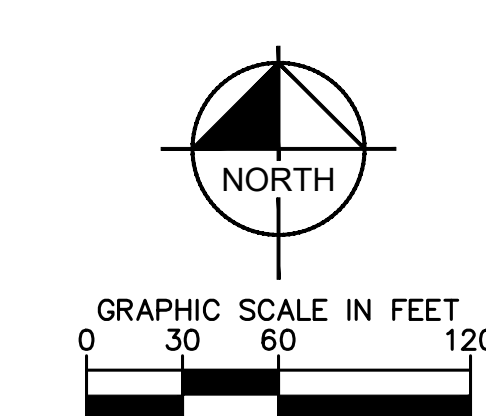
\\kimley-horn\ssm\m\den\096481002 - Parker & Pine - ME\GARDY.D\Site\143\CD\096481002_CD.dwg - D:\P\10/10/2020 10:57 AM - Drawn by: JRK - Checked by: DLS - Date: 02/16/21 - Project: PARKER AND PINE FILING NO. 2 LOTS 1-3 PARKER, CO MULTI-FAMILY CONSTRUCTION DOCUMENTS COVER SHEET - THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE PROJECT, PURPOSE, AND LIMIT FOR WHICH IT WAS PREPARED. NO OTHER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

Kimley-Horn and Associates, Inc. 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500, Denver, Colorado 80237 (303) 228-2300



LEGEND

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STORM SEWER LINE
- EXISTING UNDERGROUND POWER LINE
- FM 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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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 228-2300

PARKER AND PINE FILING NO. 2 LOTS 1-3

PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 EXISTING CONDITIONS AND DEMO PLAN

PRELIMINARY

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION

 Kimley-Horn and Associates, Inc.

PROJECT NO. 096481002

DRAWING NAME 096481002CD_DM

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____

DATE _____

NO. _____

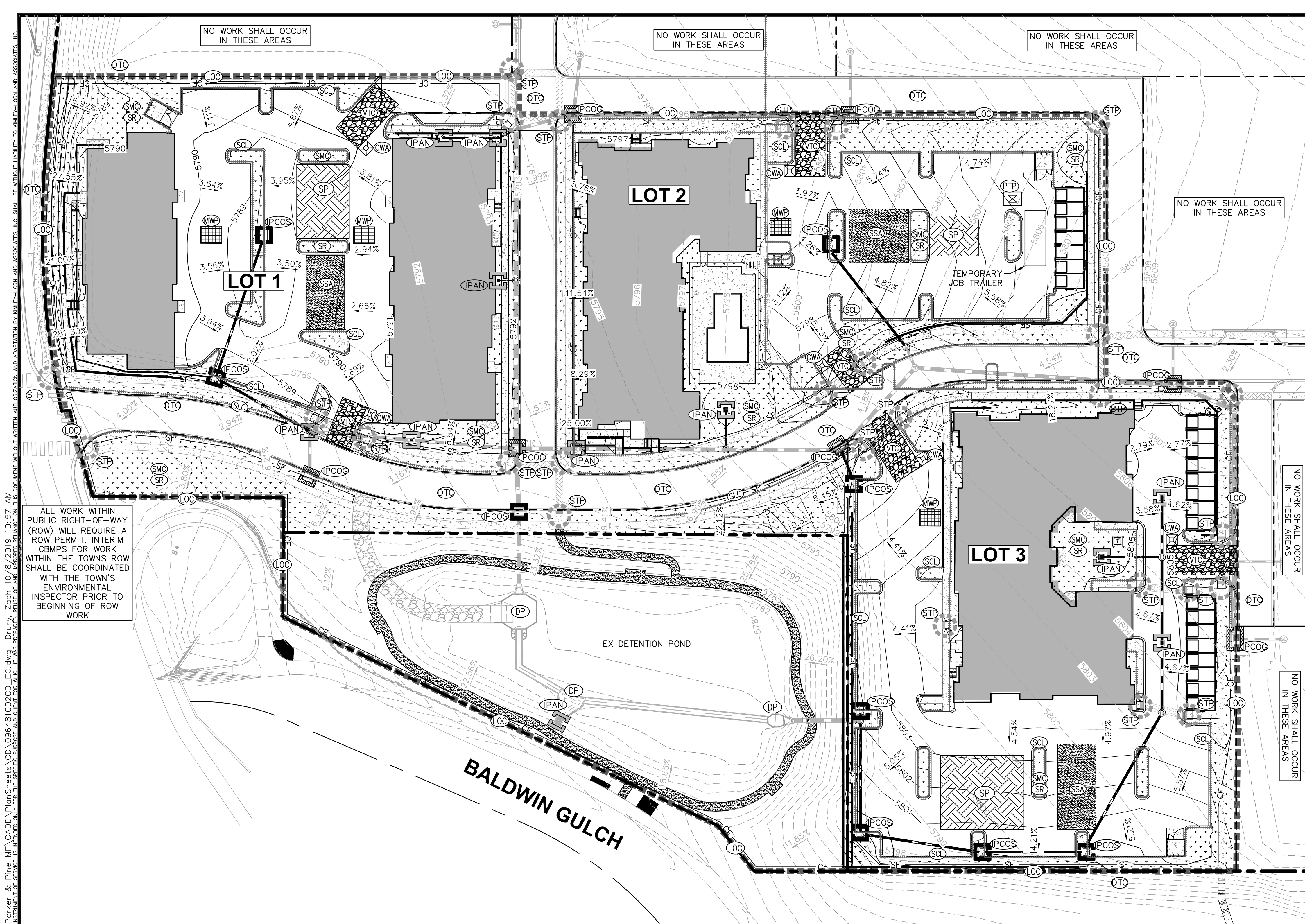
REVISION _____

BY _____

DATE _____

Know what's below.
Call before you dig.

C2.0



LEGEND

	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	SILT FENCE
	STABILIZED STAGING AREA
	CONCRETE WASHOUT
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	PORTABLE TOILET PROTECTION
	EROSION CONTROL BLANKET (ROLLMAX S150 BY NORTH AMERICAN GREEN OR APPROVED EQUAL)
	CONTRACTOR TO SURFACE ROUGHING DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS. SEEDING, MULCHING, AND CRIMPING TO BE TOWN OF PARKER SEED MIX PER THE LANDSCAPE PLANS
	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
	SIDEWALK TRANSITION PROTECTION
	DEBRIS TRASH CONTROL
	MASONRY WORK PROTECTION
	SEDIMENT CONTROL LOG
	PROPOSED SLOPE
	EXISTING STORM SEWER
	PROPOSED STORM SEWER

AREA OF DISTURBANCE

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

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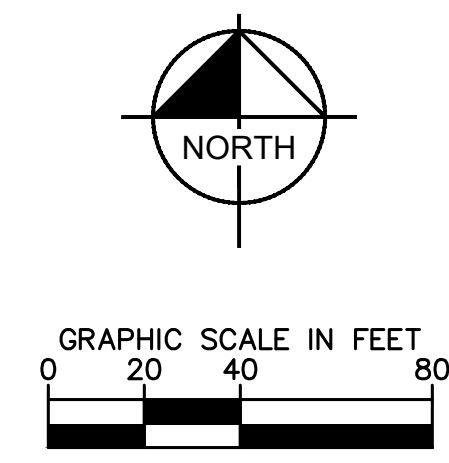
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A ROW PERMIT. INTERIM CBMPS FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO BEGINNING OF ROW WORK

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 C4.2 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.
- ALL PERIMETER PROTECTION TO REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED.
- LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
- CONTRACTOR SHALL INSTALL SEDIMENT CONTROL LOGS ALONG ALL PAVED AREAS ADJACENT TO LANDSCAPE/PERVIOUS AREAS. THIS INCLUDES LANDSCAPE ISLANDS, PEDESTRIAN WALKS, AND TOP OF BACK OF CURB.

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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: 02/16/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 INTERIM-FINAL CBMP PLAN

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 096481002

DRAWING NAME
 096481002CD_EC

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