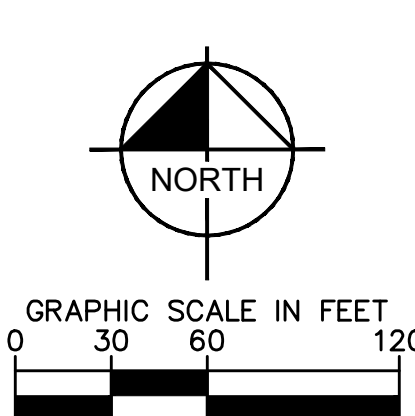
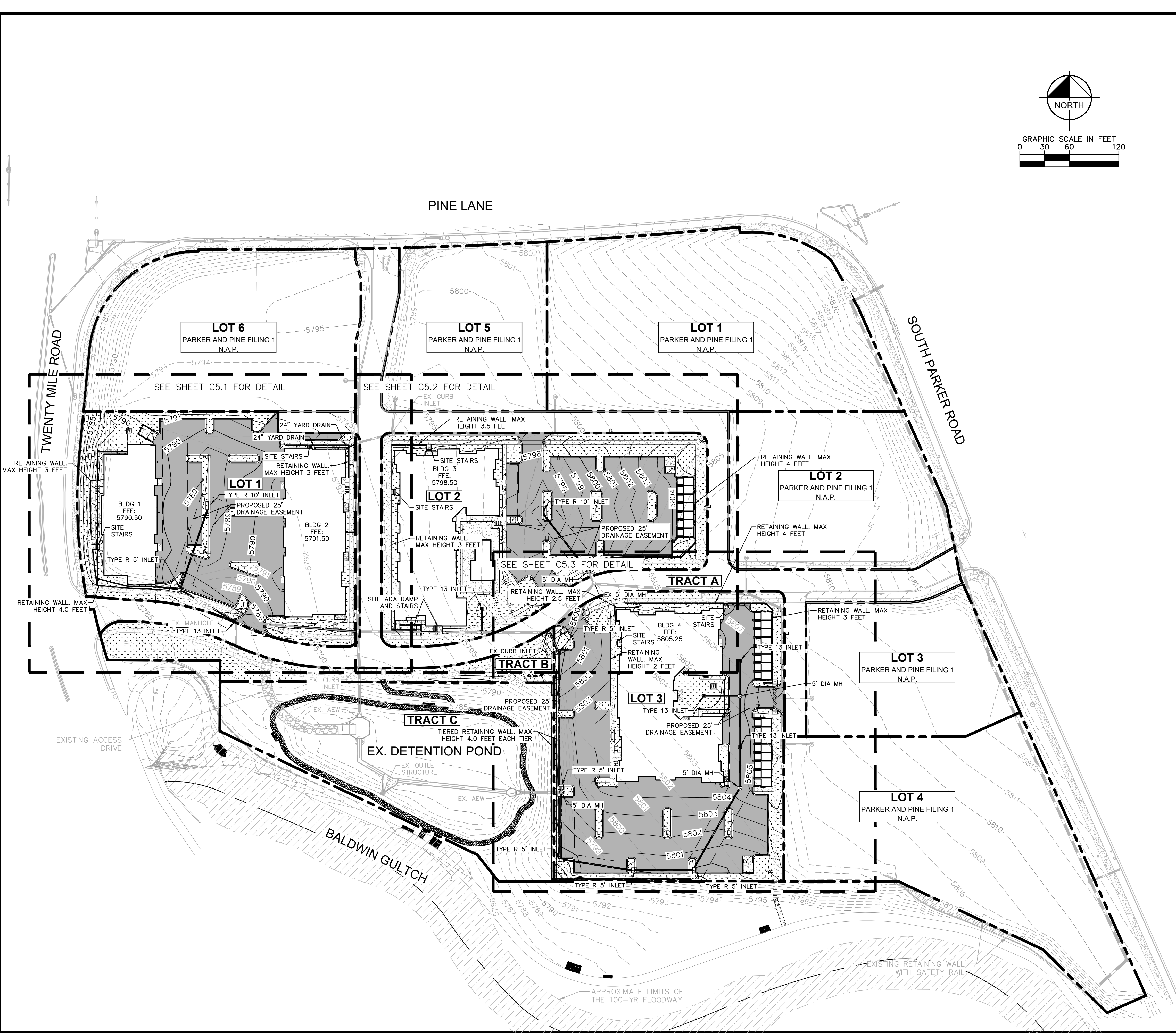


K:\DENV_CADD\096481002 - Parker & Pine MF\CA\DWG\096481002VGD.dwg, K:\DENV_CADD\096481002 - Parker & Pine MF\CA\DWG\096481002VGD.dwg, 10/18/2019 10:57 AM
 THIS DOCUMENT, TOGETHER WITH THE CONCRETS AND GEOTECHNICAL REPORTS, IS INTENDED TO BE USED FOR THE PROJECT AND NOT FOR ANY OTHER PROJECT. IT IS THE RESPONSIBILITY OF THE USER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.



LEGEND

	EXISTING PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM INLET

BENCHMARK
 A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.
 ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

- GRADING NOTES**
- REFER TO DETAILED GRADING PLANS FOR ALL SPOT ELEVATIONS
 - REFER TO DETAILED GRADING PLANS FOR WALL ELEVATIONS.

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

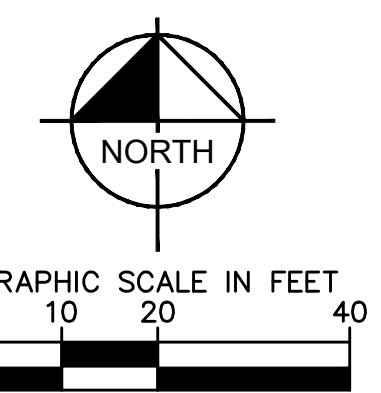
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 OVERALL GRADING PLAN

PRELIMINARY
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 NOT FOR
 CONSTRUCTION
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PROJECT NO.
 096481002
 DRAWING NAME
 096481002VGD
 C5.0



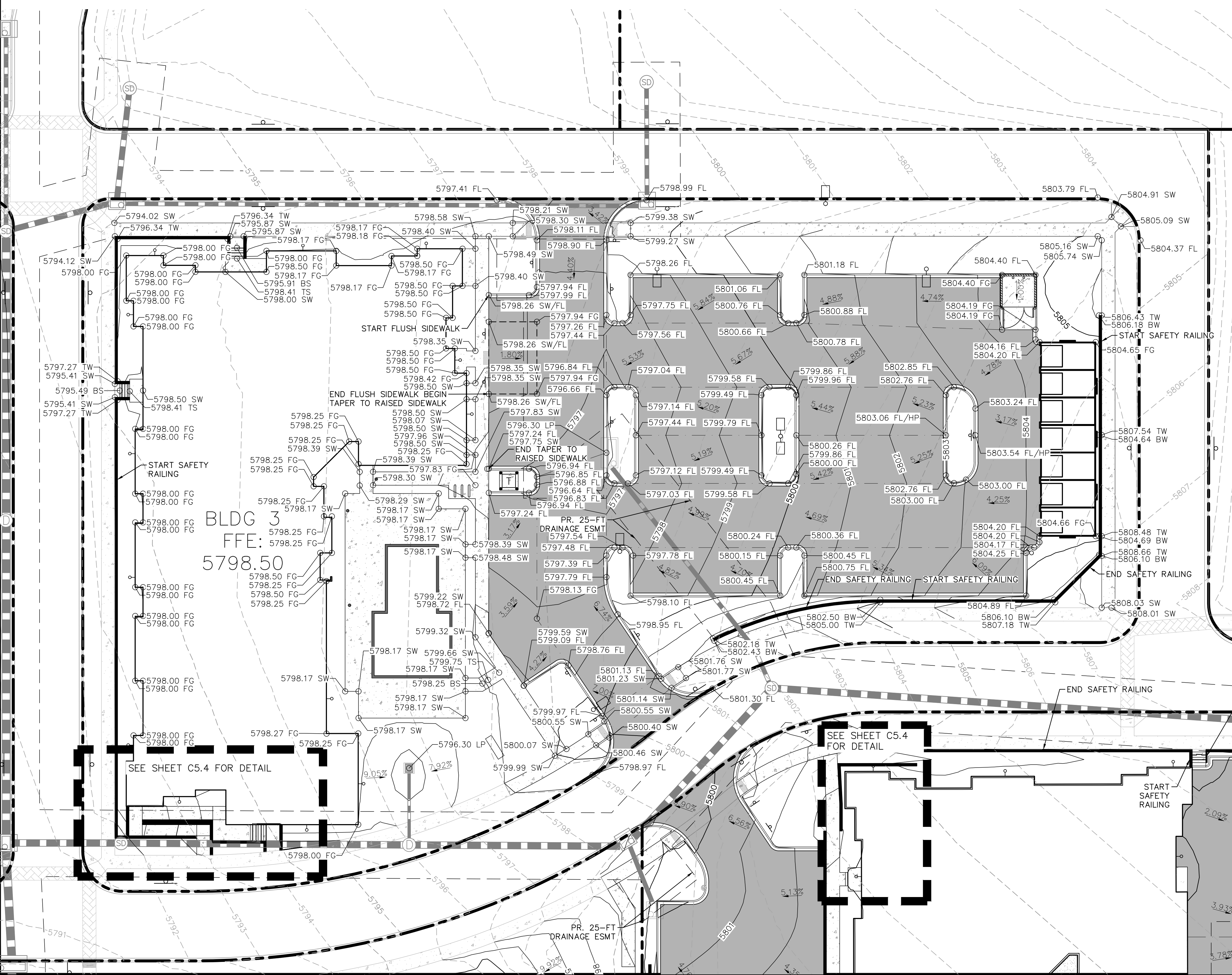
Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. in the event that the Town of Parker, Colorado, or any other authority, uses the information contained herein for purposes not intended by Kimley-Horn and Associates, Inc. or for purposes other than those specifically stated herein.



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 _____

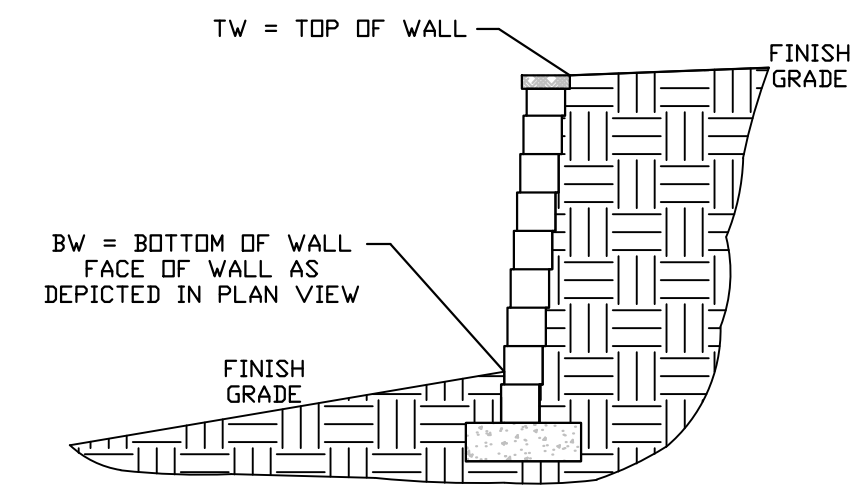


LEGEND

- 40 --- EXISTING MAJOR CONTOURS
- 36 --- EXISTING MINOR CONTOURS
- 40 --- PROPOSED MAJOR CONTOURS
- 36 --- PROPOSED MINOR CONTOURS
- --- PROPOSED GRADE BREAK
- 00.00 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
- X.XX% FLOW ARROW
- DELINEATES ADA PARKING AREA. 2.00% MAX SLOPE IN ANY DIRECTION.

GRADING NOTES:

1. CONTRACTOR TO ENSURE ALL SIDEWALKS ALONG ACCESSIBLE ROUTE TO BE ADA COMPLIANT. LONGITUDINAL SLOPE NOT TO EXCEED 5%, CROSS SLOPE NOT TO EXCEED 2%. CONTRACTOR TO ADJUST ACCORDINGLY AND NOTIFY ENGINEER OF RECORD IN THE EVENT THAT SPOT ELEVATIONS SHOWN EXCEED ADA COMPLIANCE.
2. LANDSCAPE FINISH GRADE SHALL BE 4" MINIMUM BELOW BUILDING FINISH FLOOR ELEVATIONS.
3. CONTRACTOR TO DETERMINE LOCATIONS OF CATCH AND SPILL CURB BASED ON FL SPOT ELEVATIONS ON PLAN.
4. ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS AISLE SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
5. FINISHED GRADE TO BE 1.25" BELOW TOP OF BACK OF CURB/SIDEWALK ELEVATIONS. SEE STRAIGHT CURB DETAIL ON SHEET C6.3.
6. PAVEMENT AND SUBGRADE DESIGN SHALL ADHERE TO RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 AND ANY ASSOCIATED AMENDMENTS.
7. REFER TO GEOTECHNICAL REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 FOR PAVEMENT SECTION INFORMATION IF DESIRED. OWNER/CONTRACTOR CAN PROVIDE FULL DEPTH ASPHALT AS ALTERNATE. REVIEW ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERNAL BUILDING SLOPING.
8. REFER TO GEOTECHNICAL REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 FOR PAVEMENT SECTION INFORMATION IF DESIRED. OWNER/CONTRACTOR CAN PROVIDE FULL DEPTH ASPHALT AS ALTERNATE. REVIEW ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERNAL BUILDING SLOPING.
9. FALL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO SAFETY RAILING DETAIL ON SHEET C6.2.
10. SITE RETAINING WALLS TO BE GRAY SPLIT FACE CMU BLOCK BY ANCHOR DIAMOND PRO OR APPROVED EQUIVALENT.



WALL ELEVATION LEGEND

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