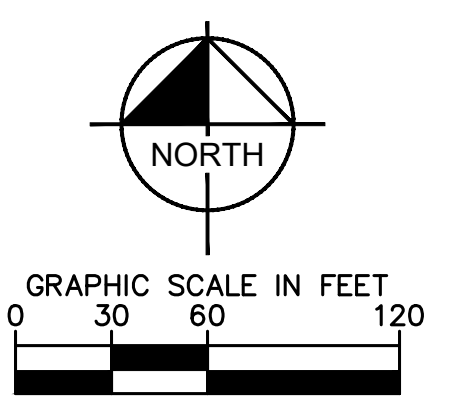
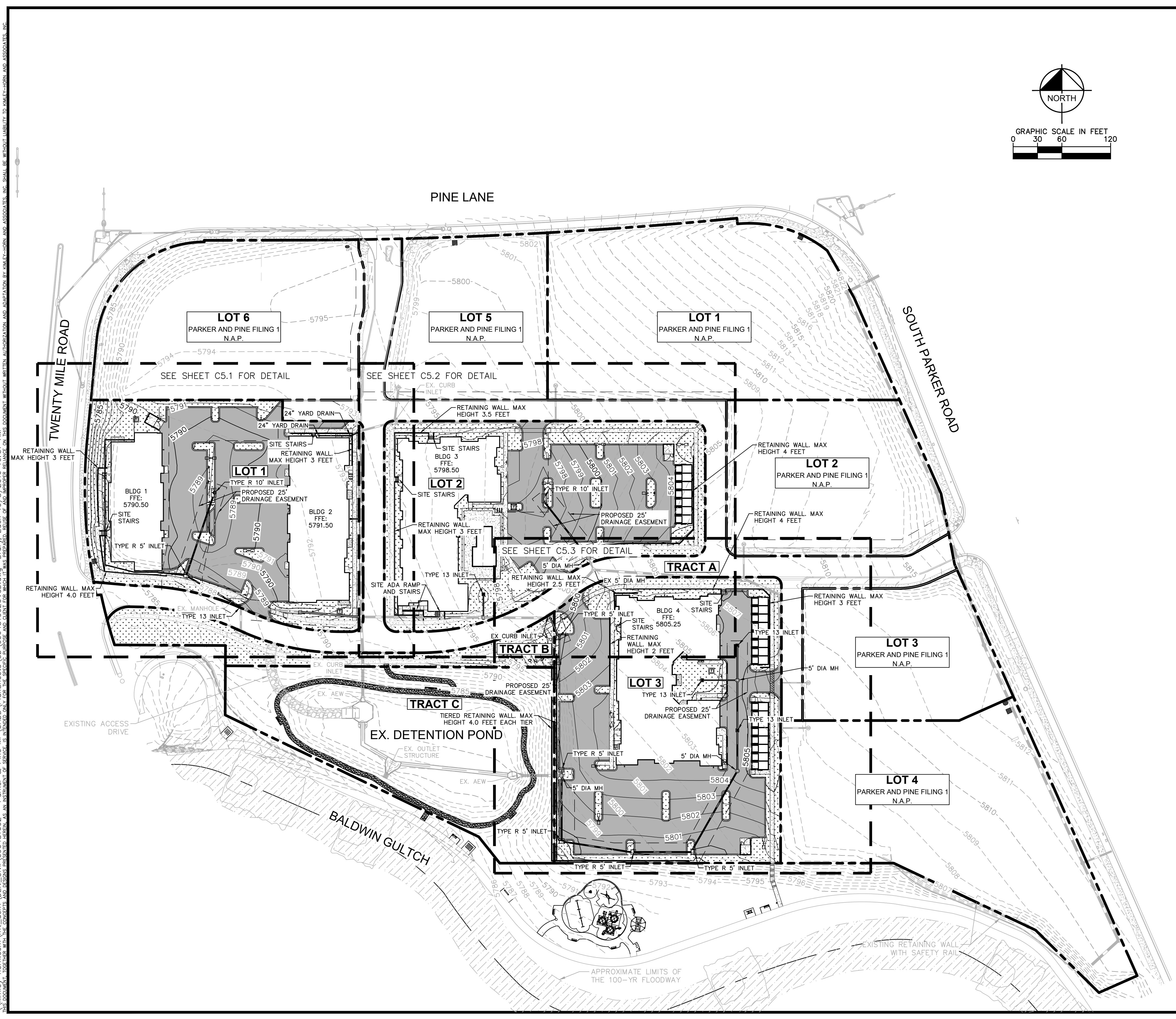


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LEGEND

	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: 04/19/21

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

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

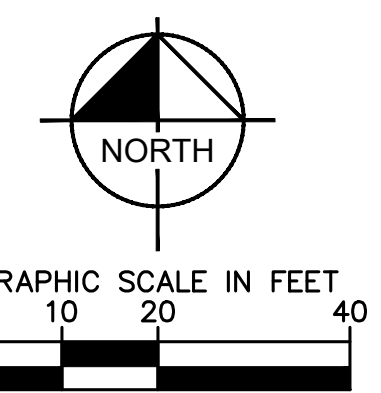
PROJECT NO.
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DRAWING NAME
 096481002VGD

C5.0



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 TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



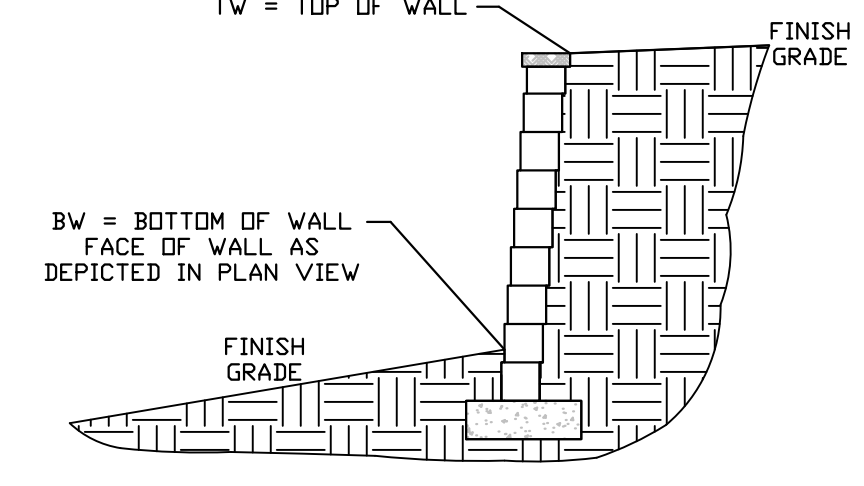
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 TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGEND

---	EXISTING MAJOR CONTOURS
---	EXISTING MINOR CONTOURS
---	PROPOSED MAJOR CONTOURS
---	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:

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WALL ELEVATION LEGEND

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2020 KIMLEY-HORN AND ASSOCIATES, INC.
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 Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
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 CHECKED BY: DLS
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PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 DETAILED GRADING PLAN

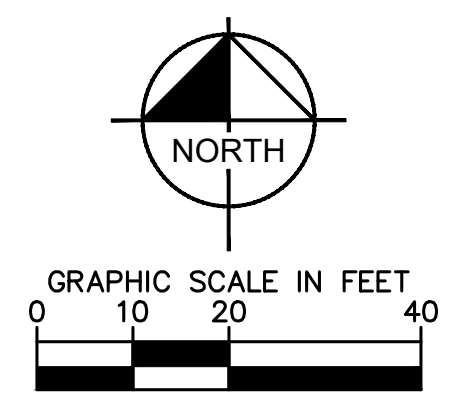
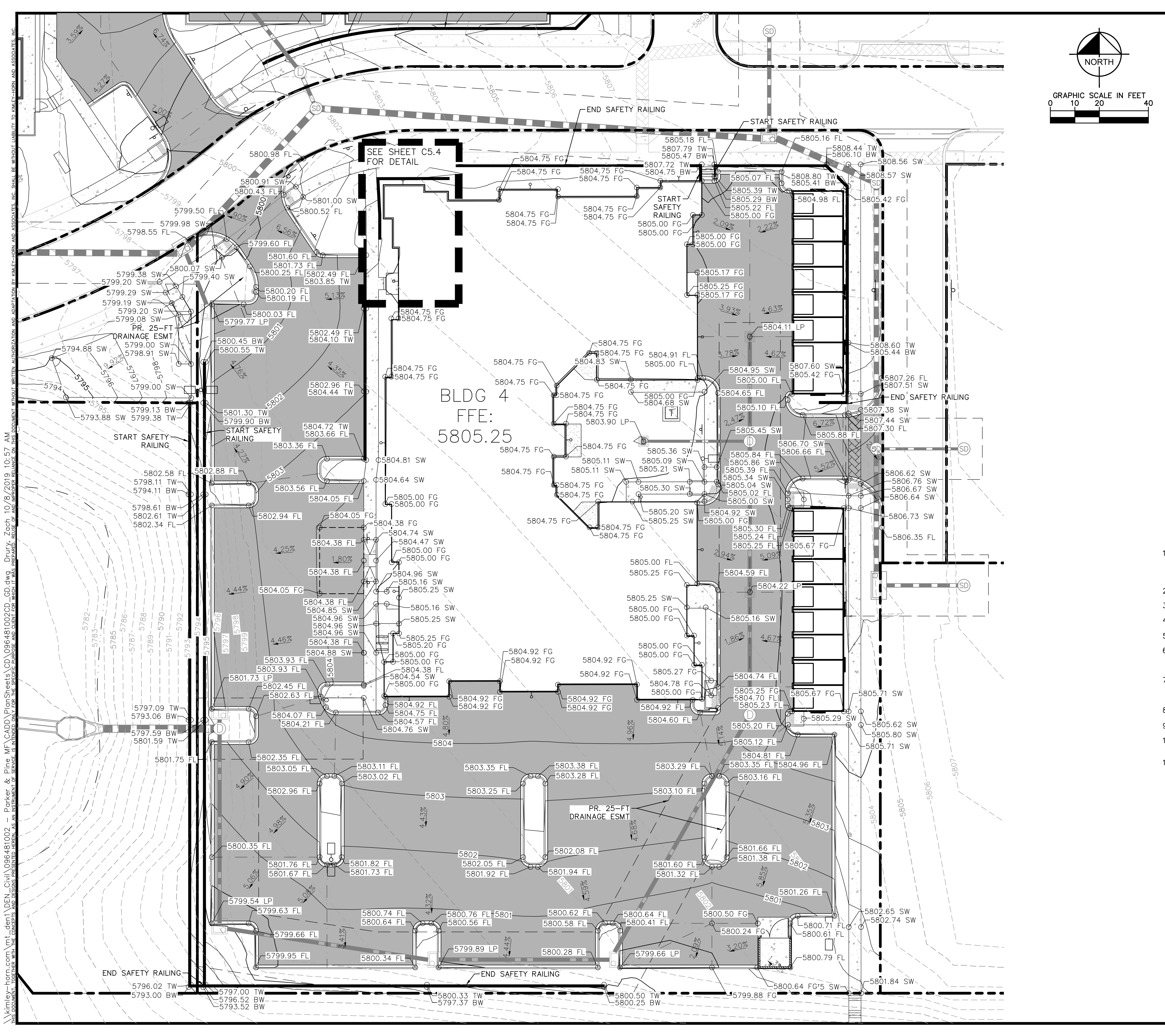
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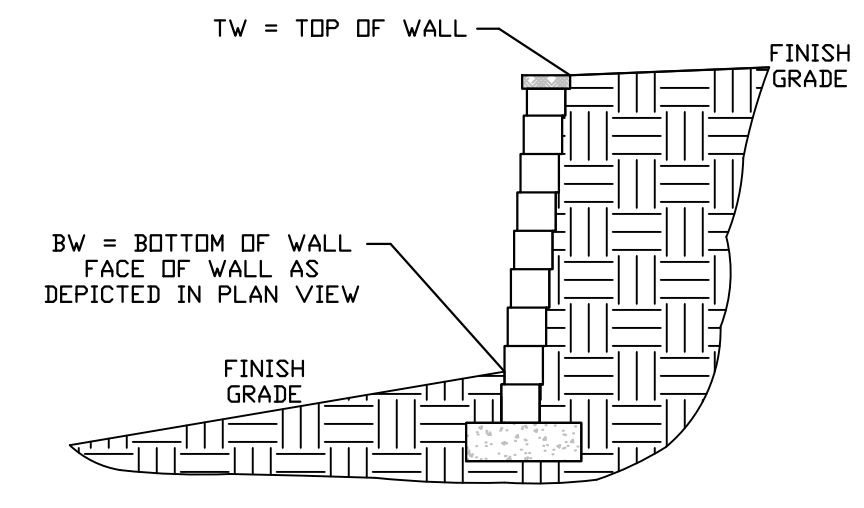
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

LEGEND

--- 40 ---	EXISTING MAJOR CONTOURS
--- 36 ---	EXISTING MINOR CONTOURS
--- 40 ---	PROPOSED MAJOR CONTOURS
--- 36 ---	PROPOSED MINOR CONTOURS
---	PROPOSED GRADE BREAK
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WALL ELEVATION LEGEND

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DESIGNED BY: DLS
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 CHECKED BY: DLS
 DATE: 04/19/21

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 MULTI-FAMILY CONSTRUCTION DOCUMENTS
 DETAILED GRADING PLAN

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PROJECT NO.
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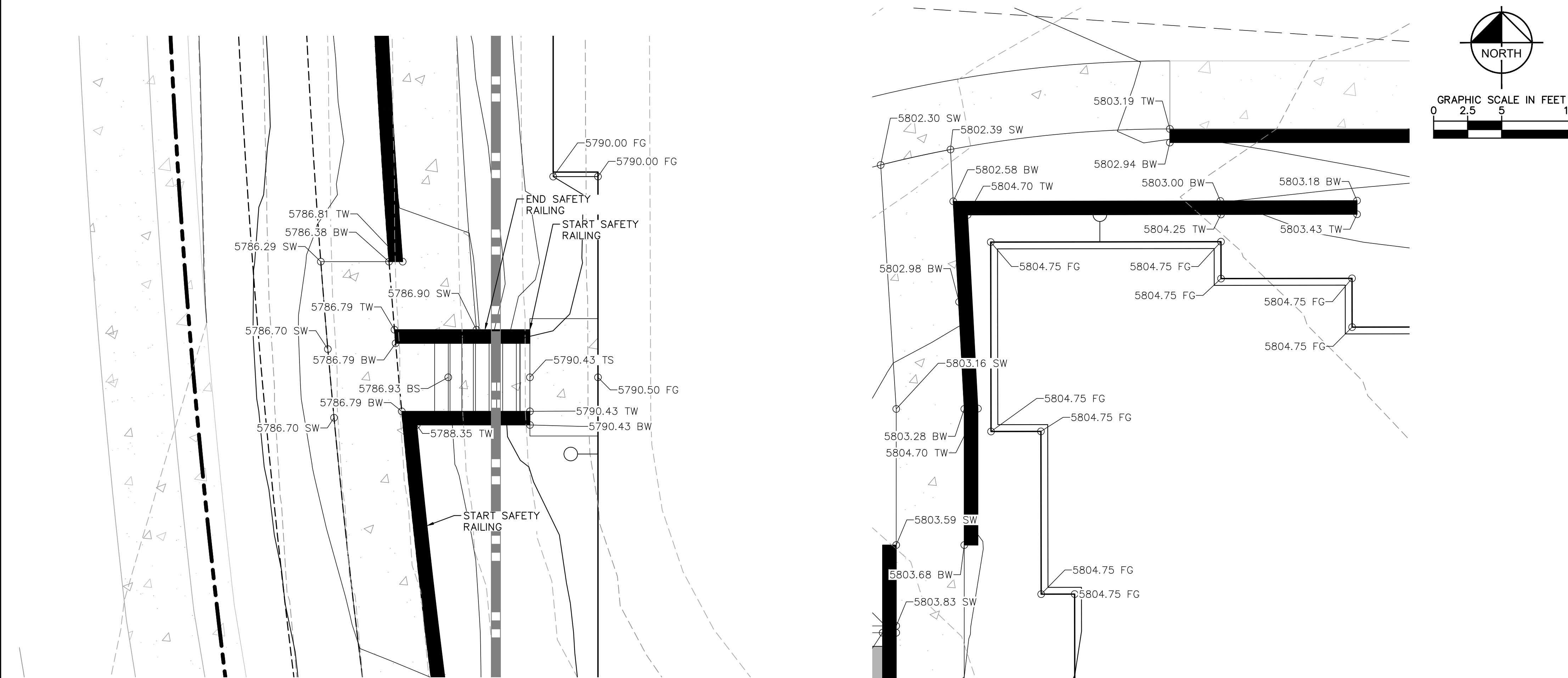
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 PLOT SHEET SHEET SCALE: 1.0000

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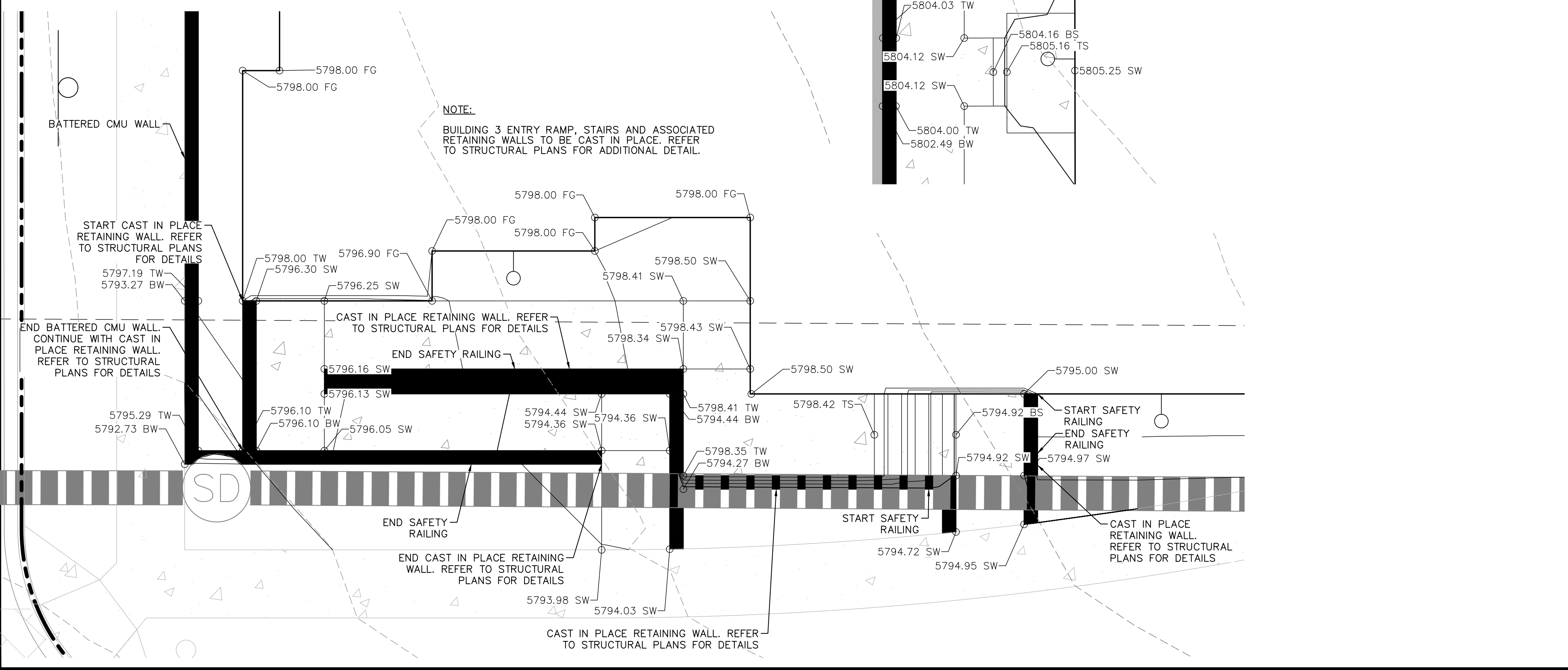
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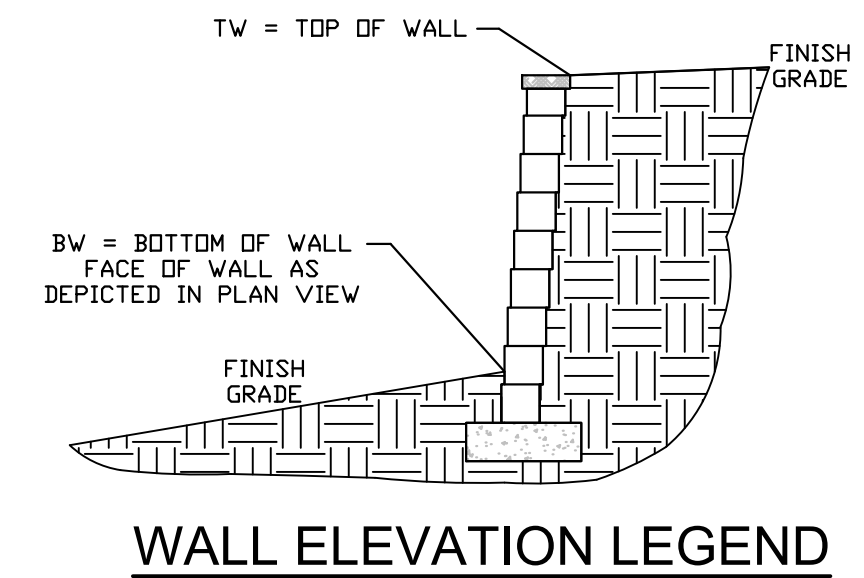
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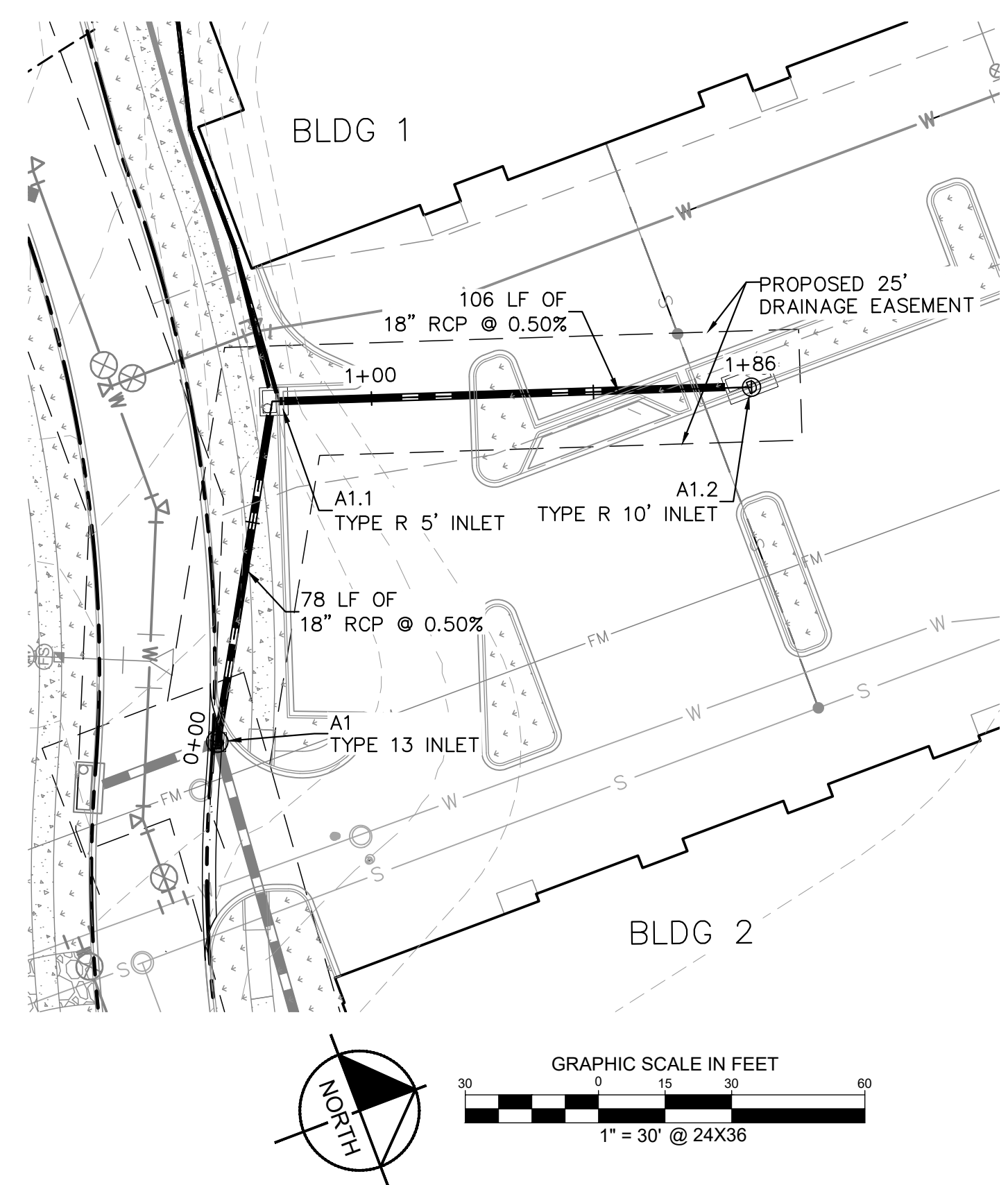
Kimley-Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
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 DRAWING NAME
 096481002CD_CD

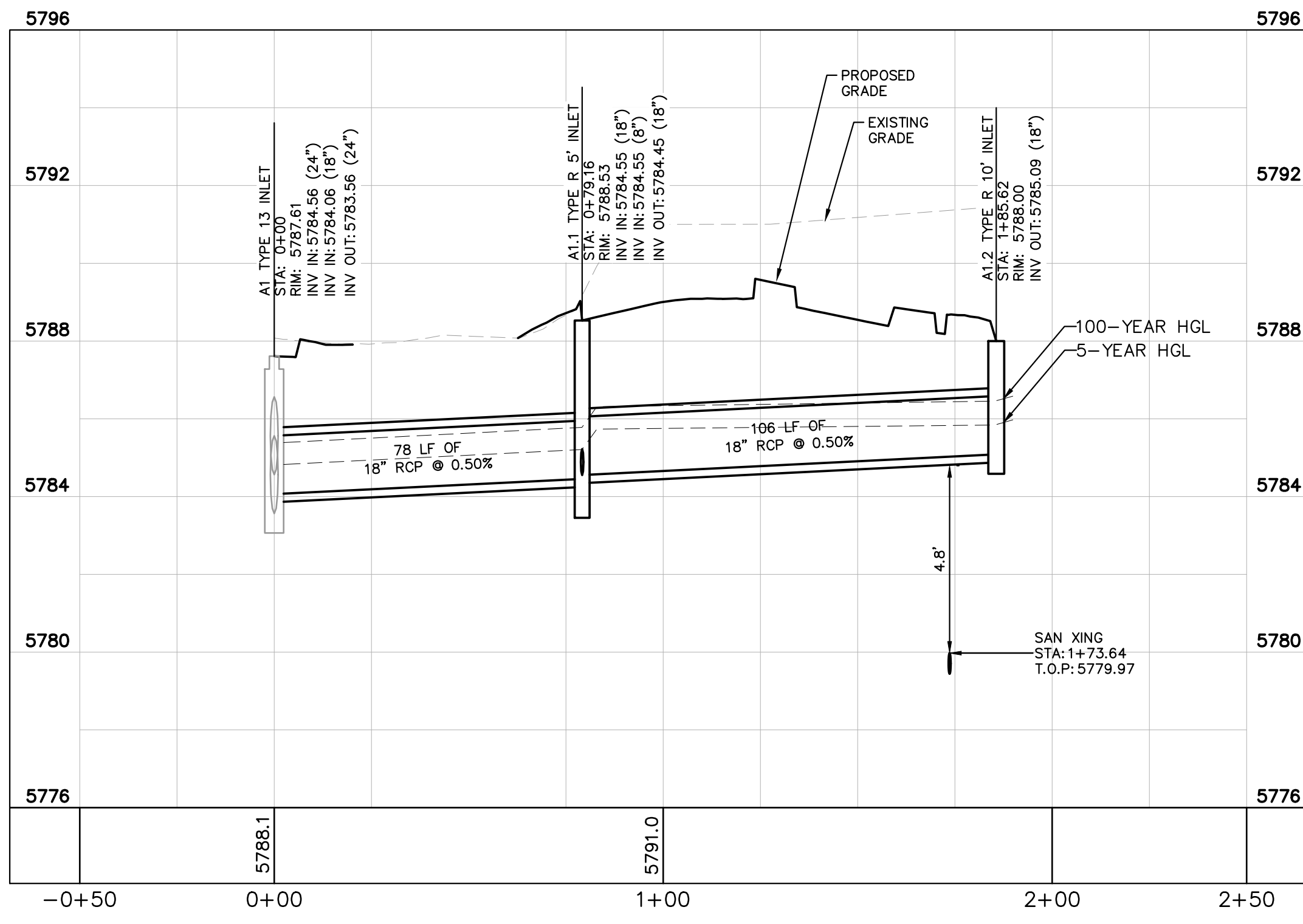
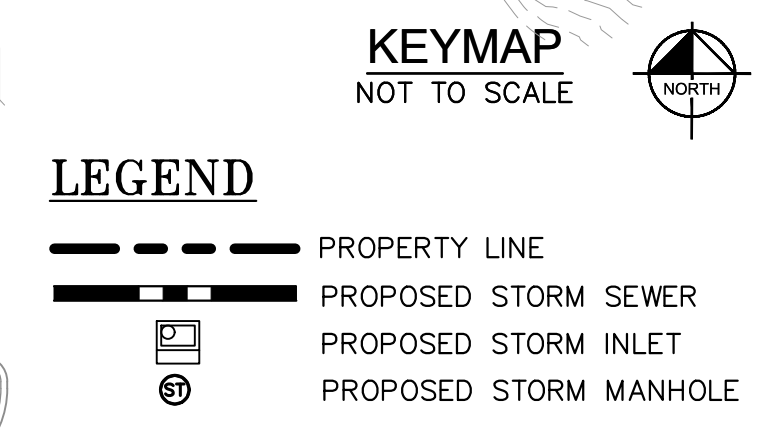
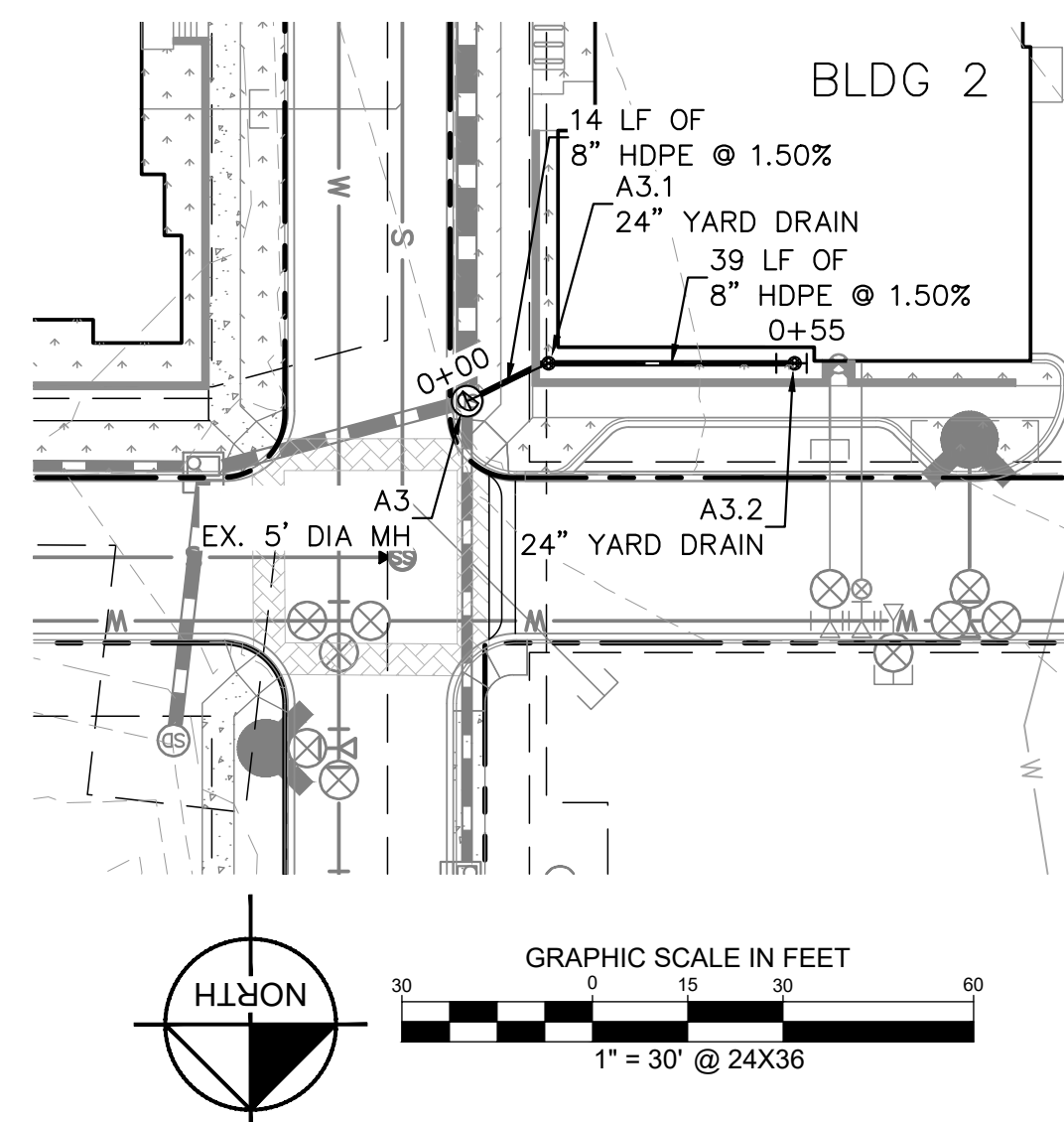
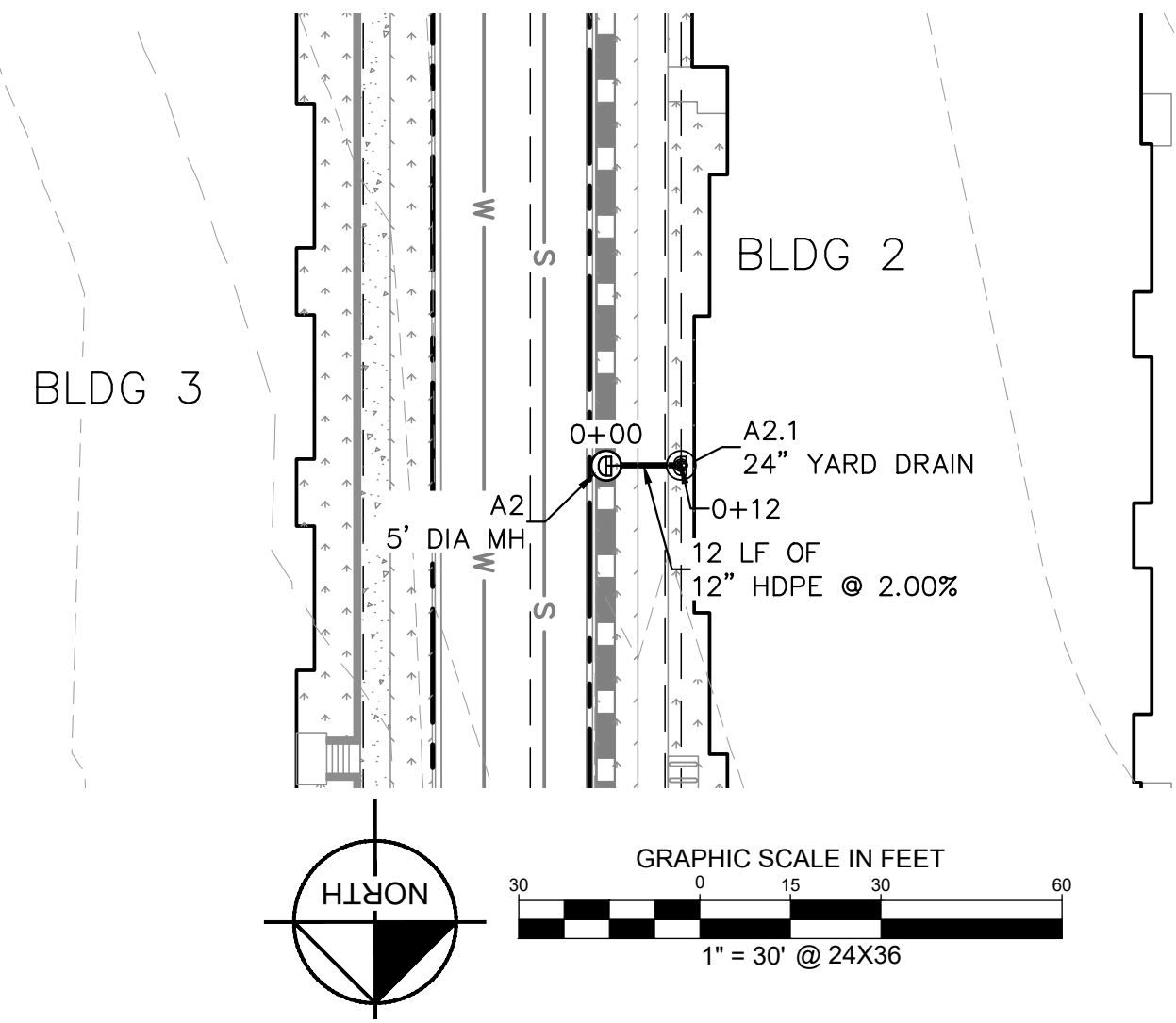


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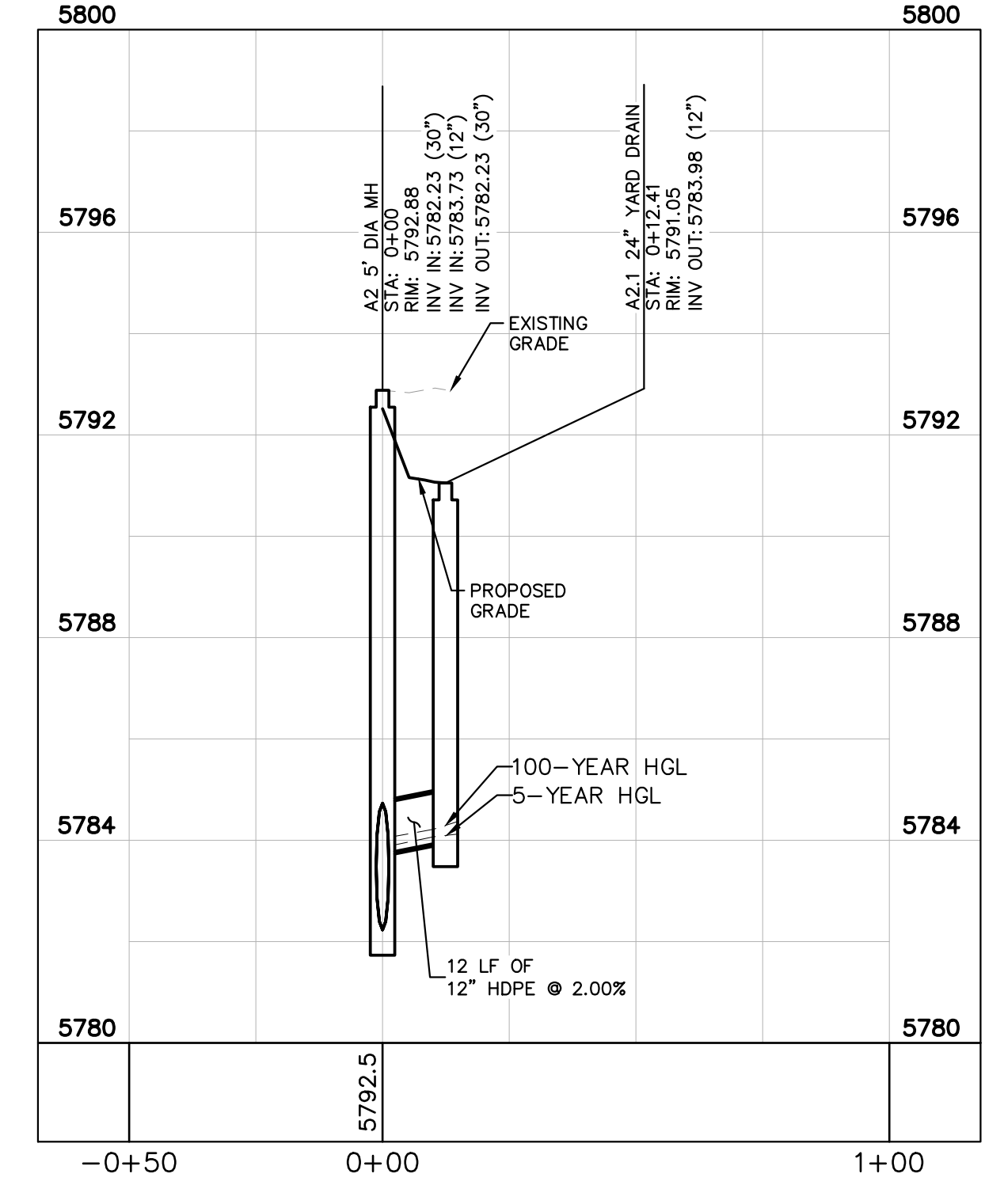
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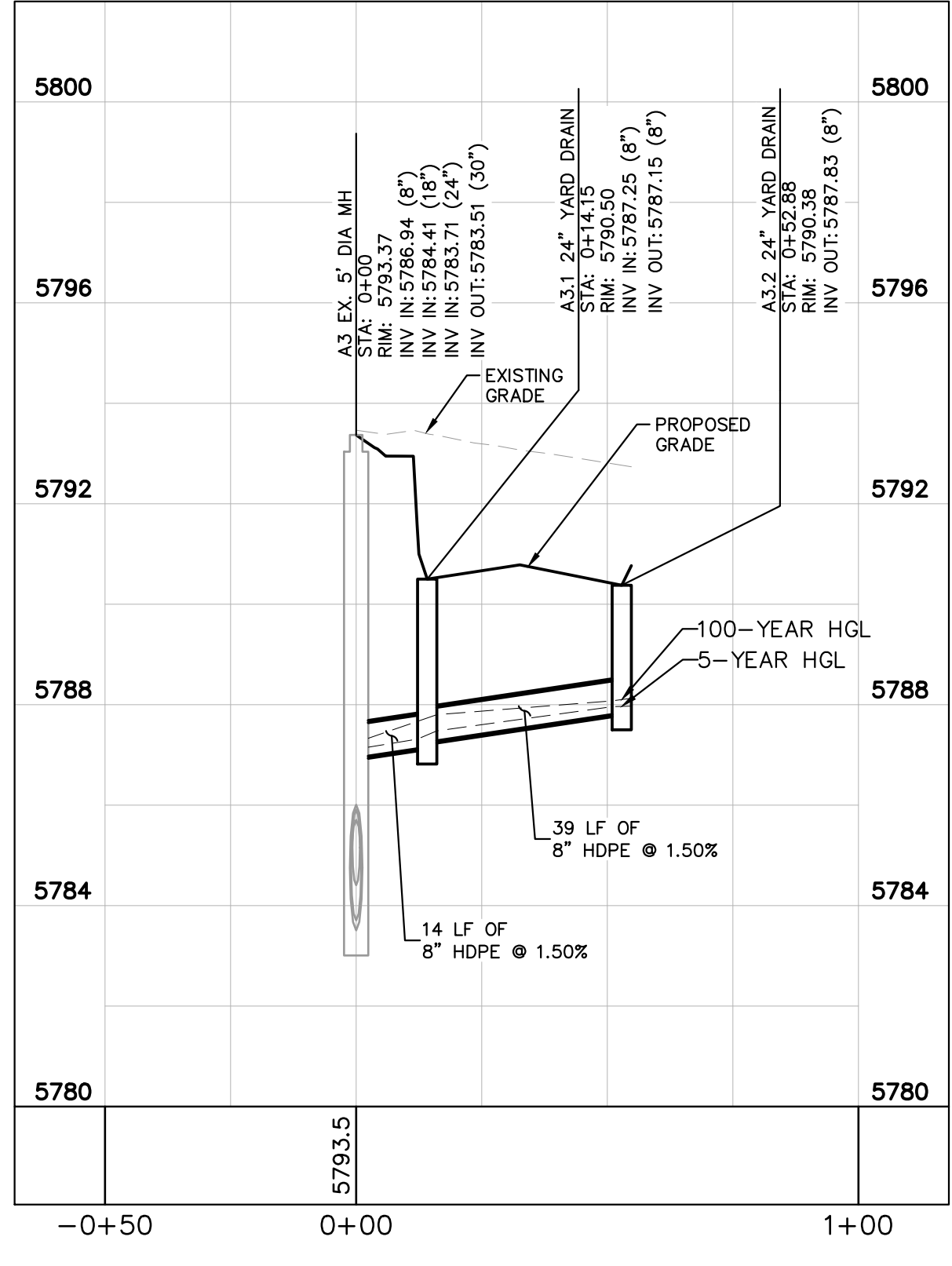
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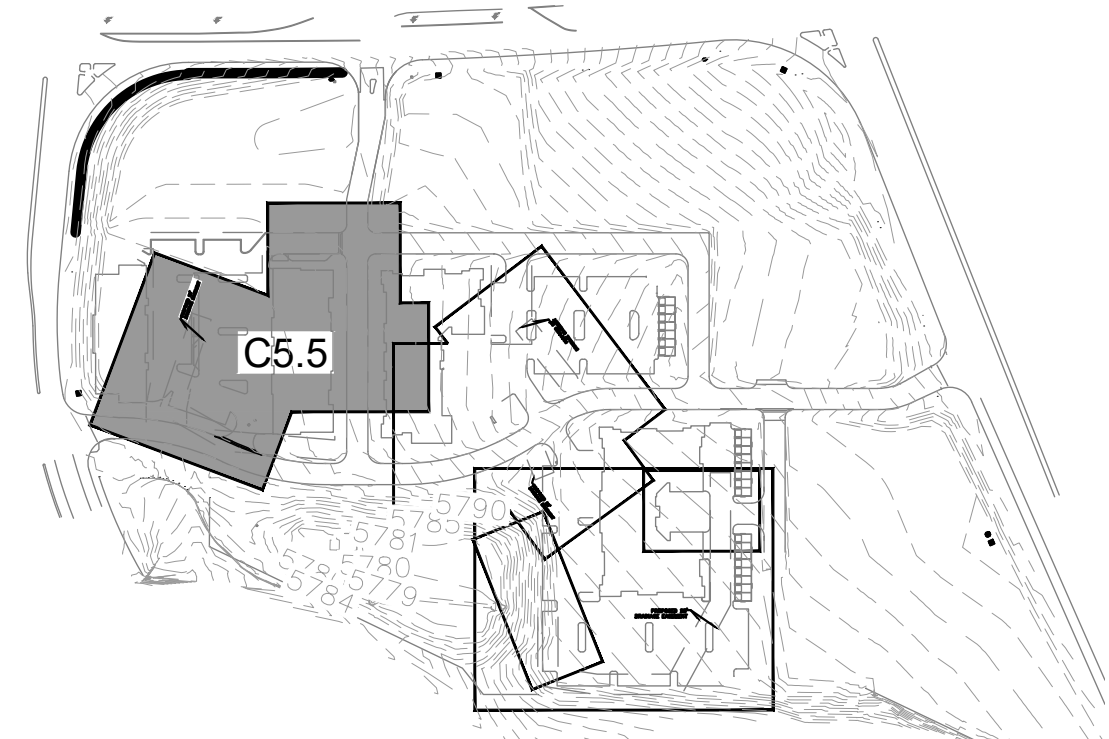
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 VERTICAL SCALE: 1"=3'



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



STORM LINE A3 PROFILE
 [STA 0+00 TO 0+55]
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=3'



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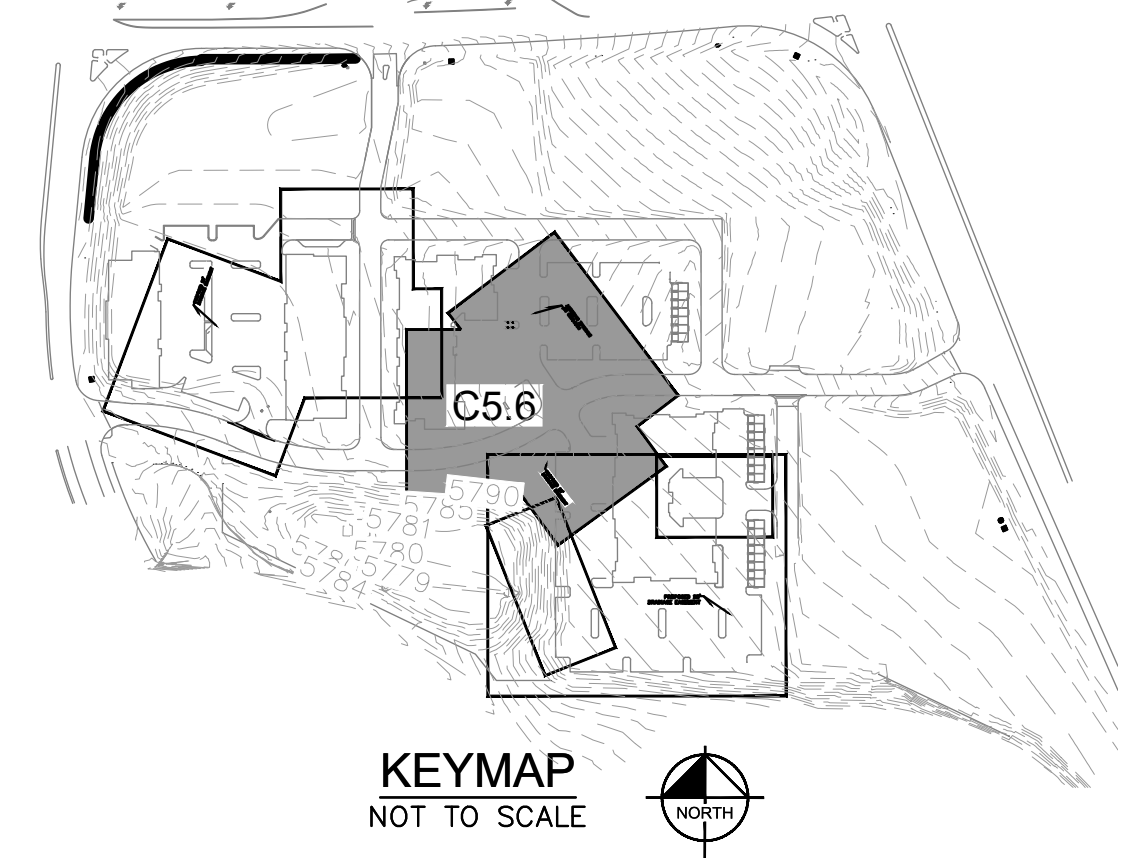
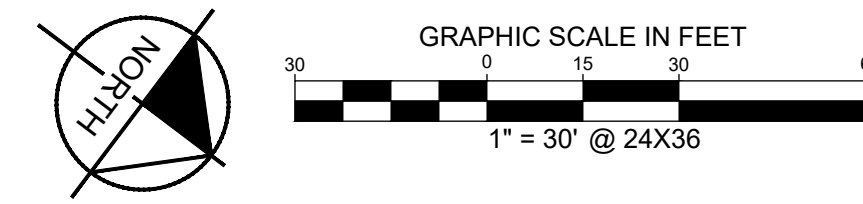
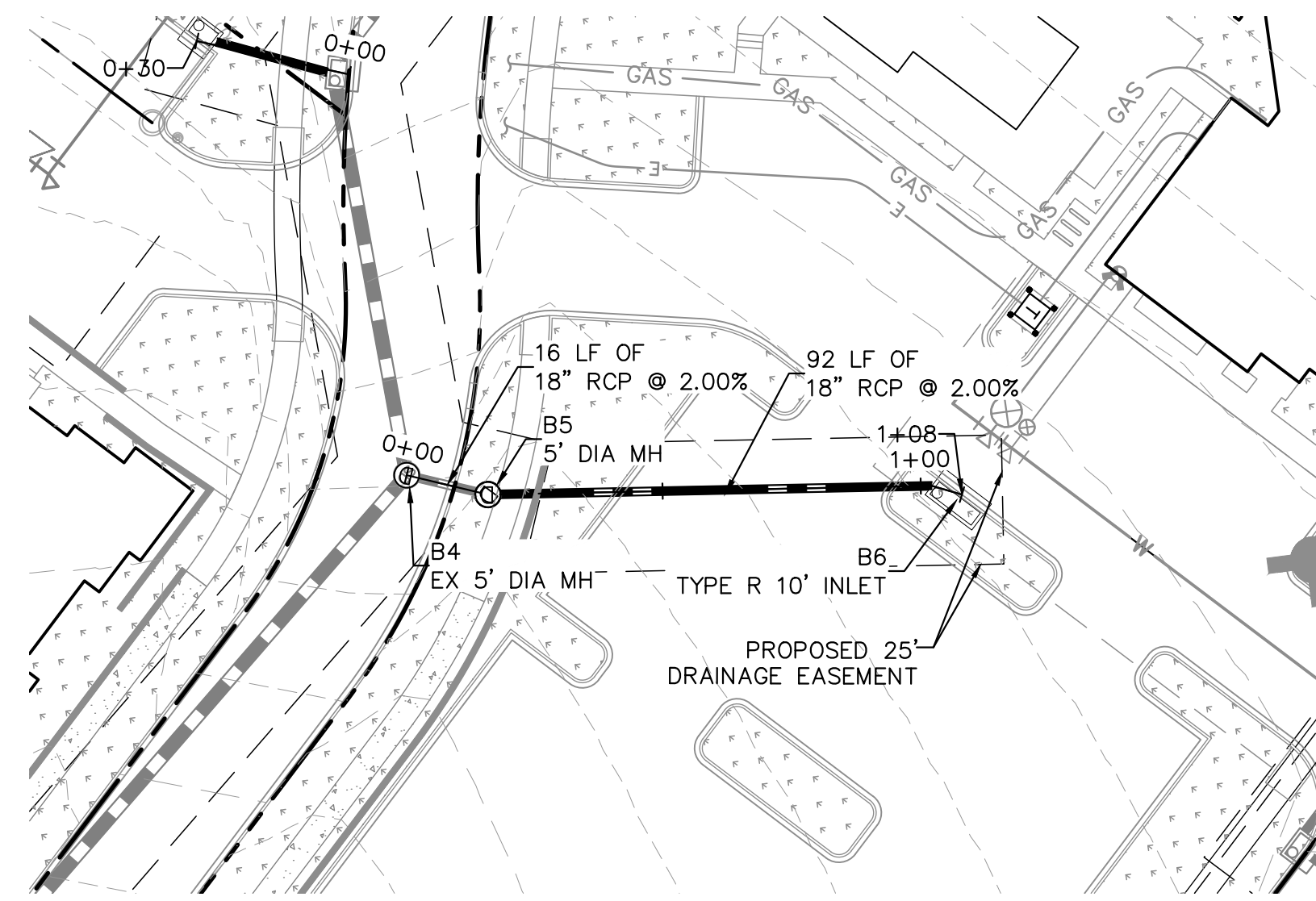
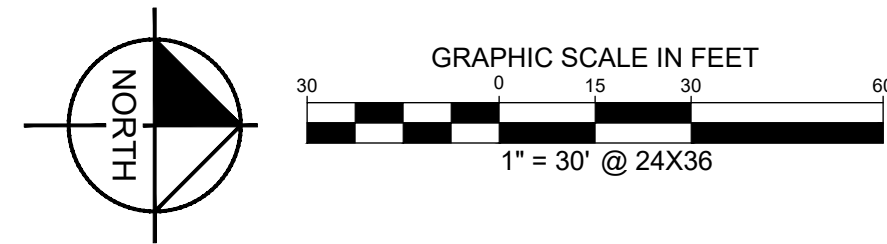
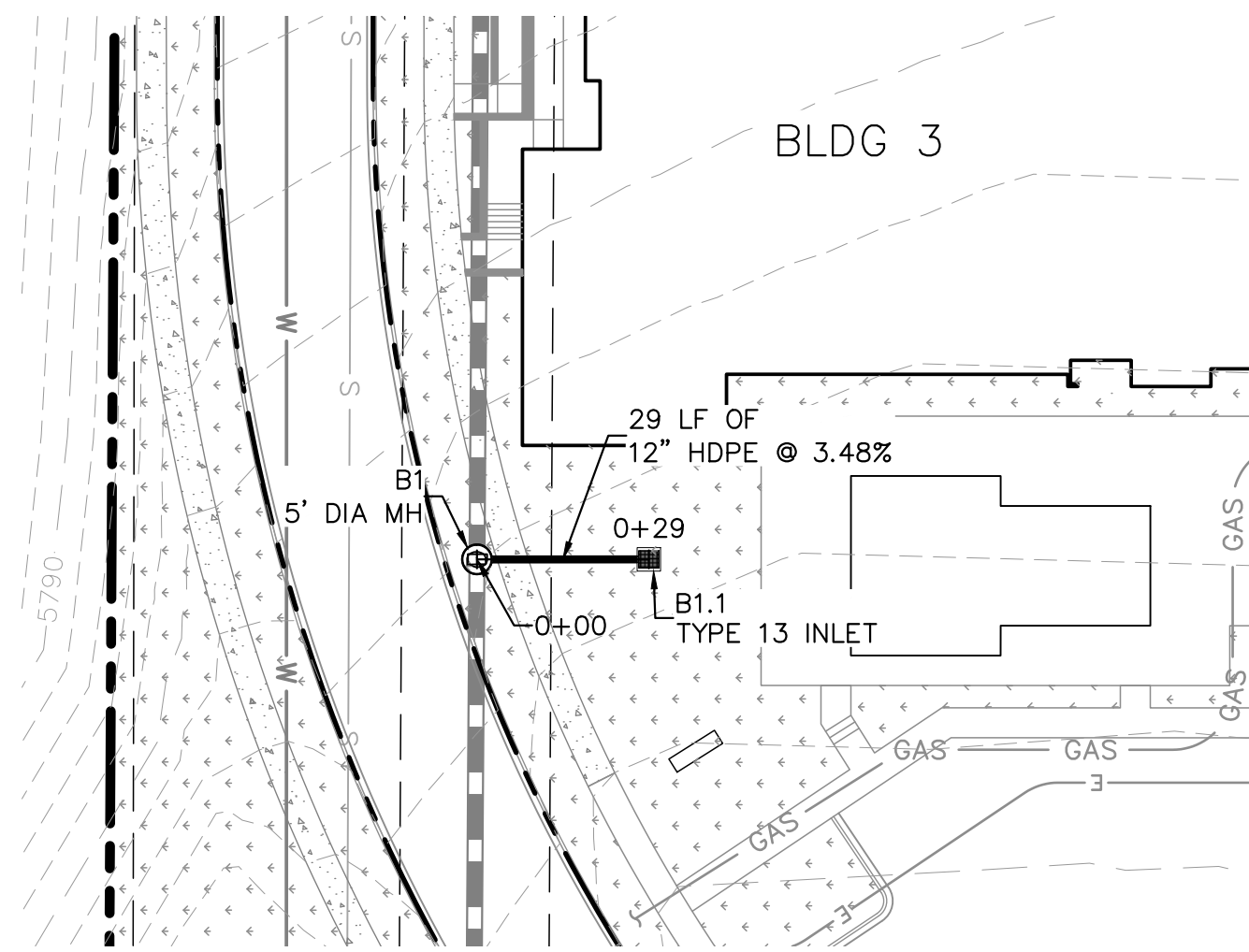
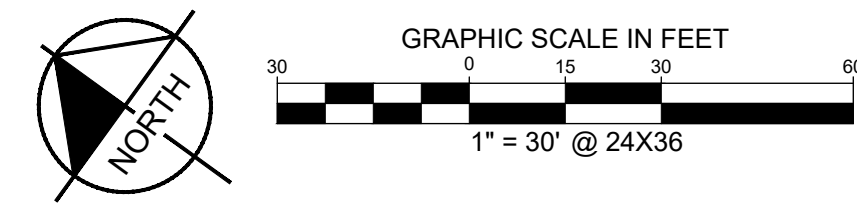
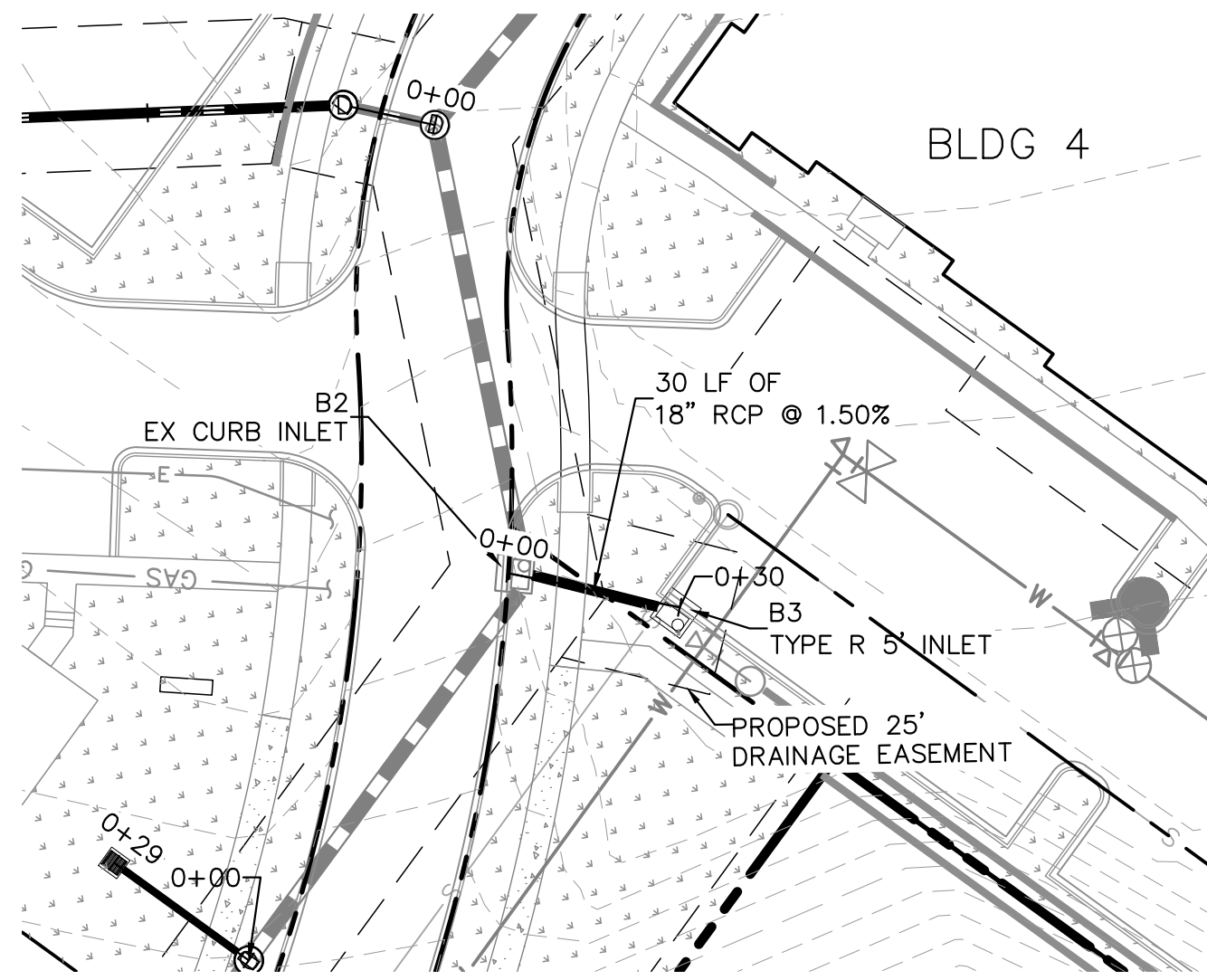
PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
STORM - A PLAN & PROFILE

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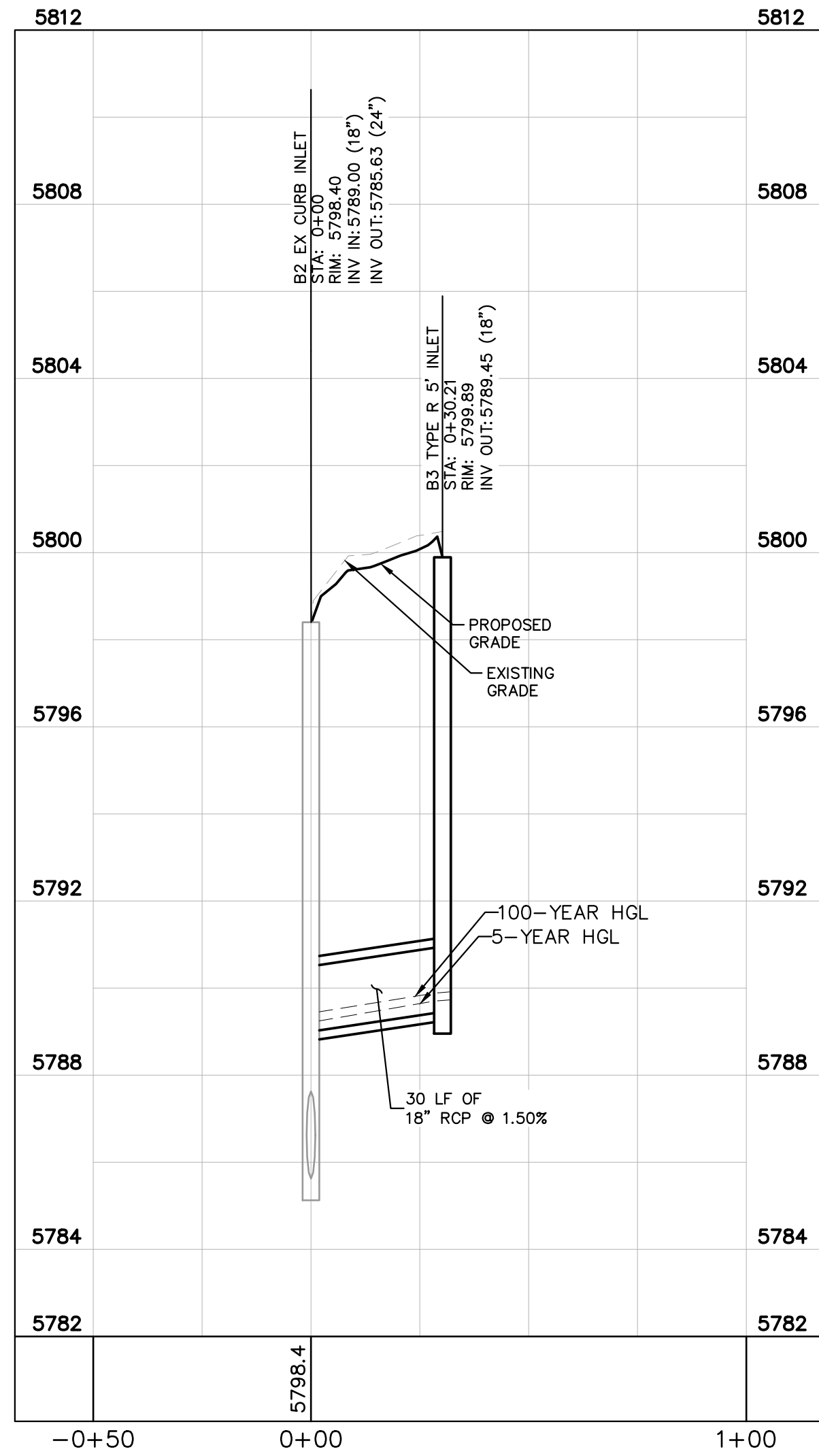
PROJECT NO.
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 DRAWING NAME
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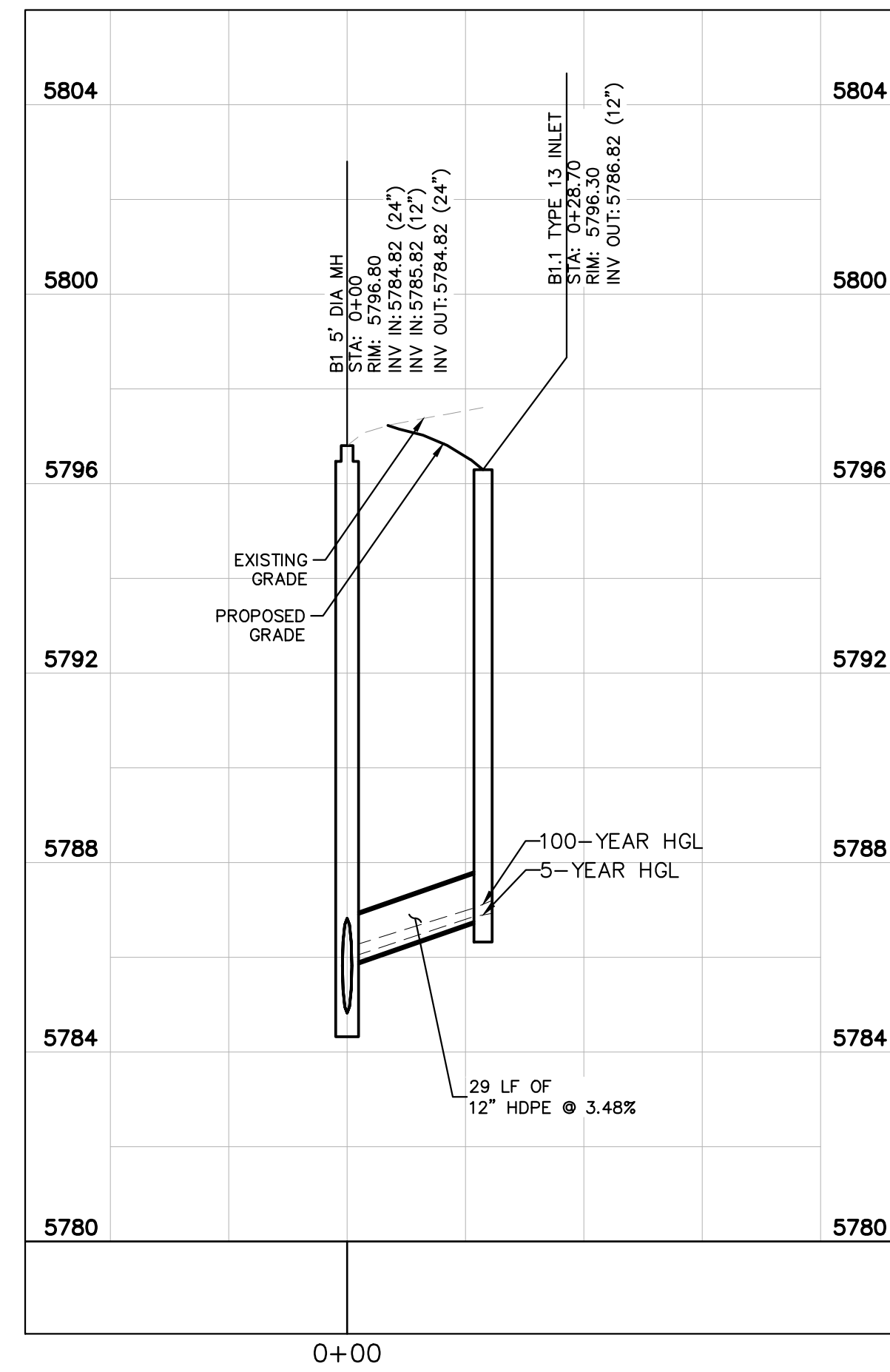
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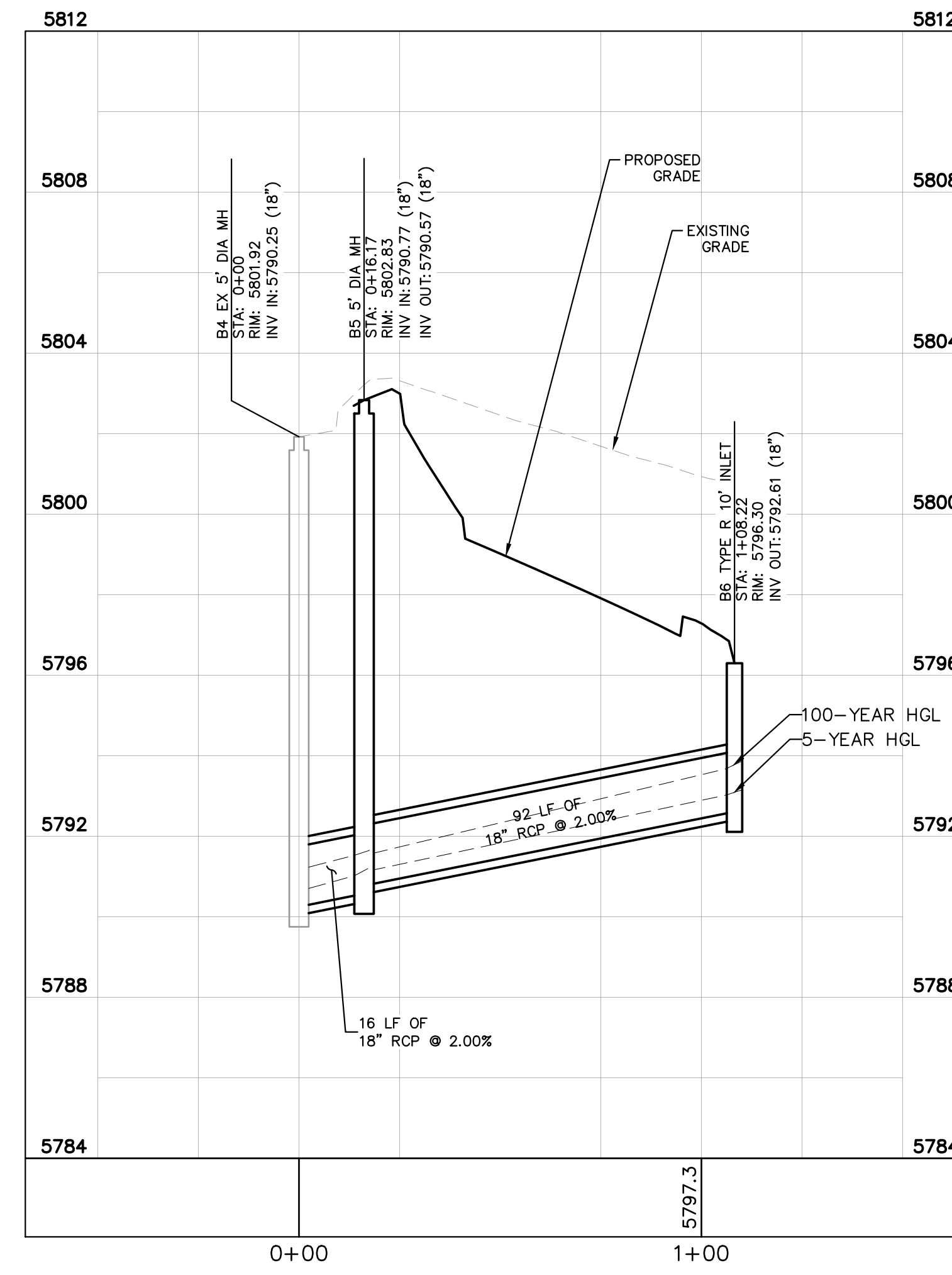
- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE



STORM LINE B1 PROFILE
 [STA 0+00 TO 0+31]
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=3'



STORM LINE B2 PROFILE
 [STA 0+00 TO 0+29]
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=3'



STORM LINE B3 PROFILE
 [STA 0+00 TO 1+08]
 HORIZONTAL SCALE: 1"=30'
 VERTICAL SCALE: 1"=3'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



NO.	REVISION	BY	DATE	APPR

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 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: 04/19/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
STORM - B PLAN & PROFILE

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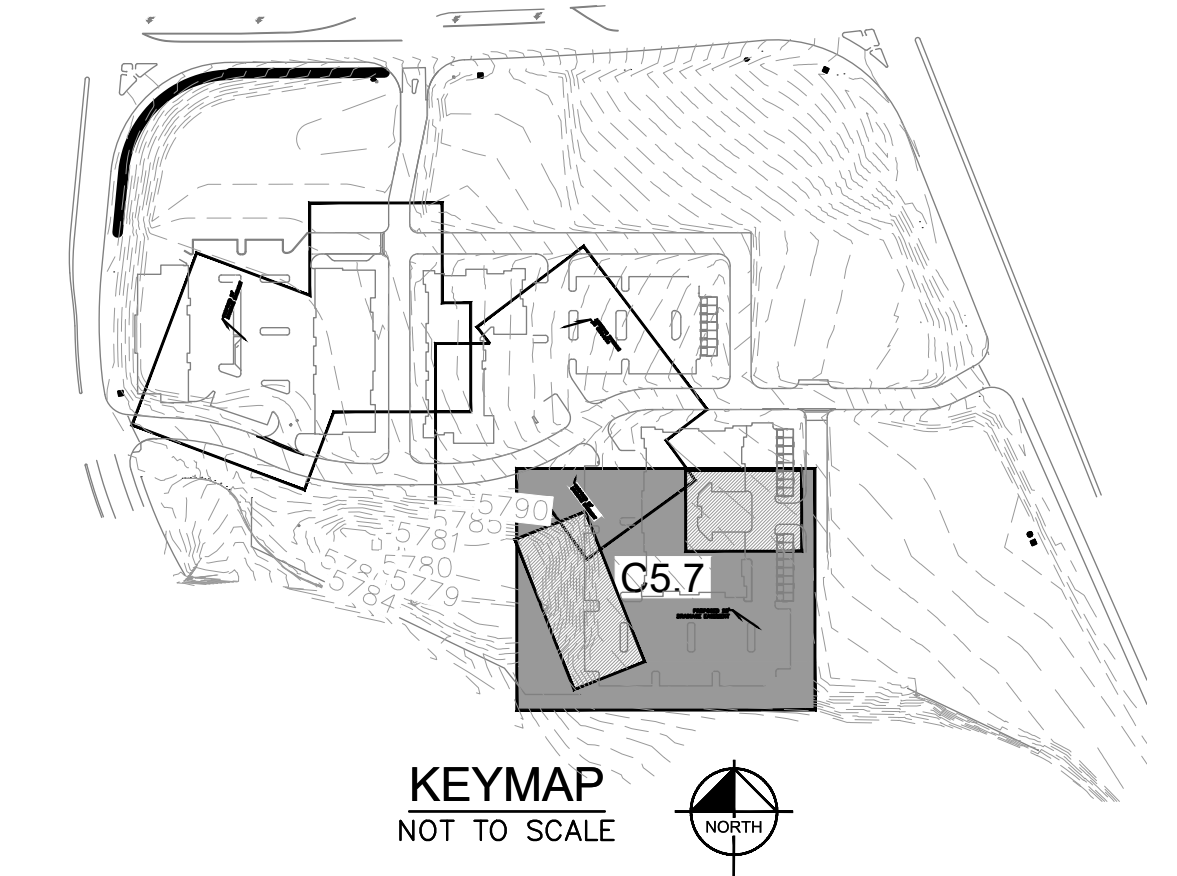
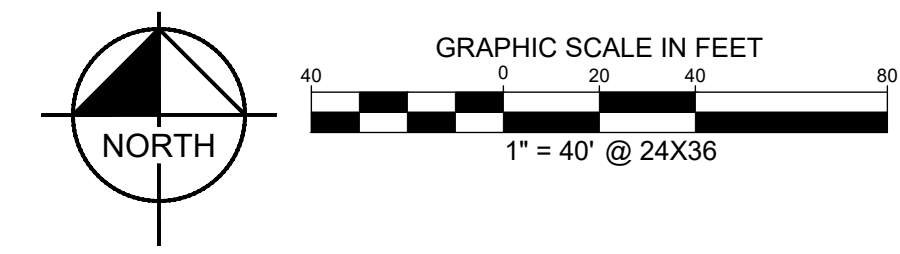
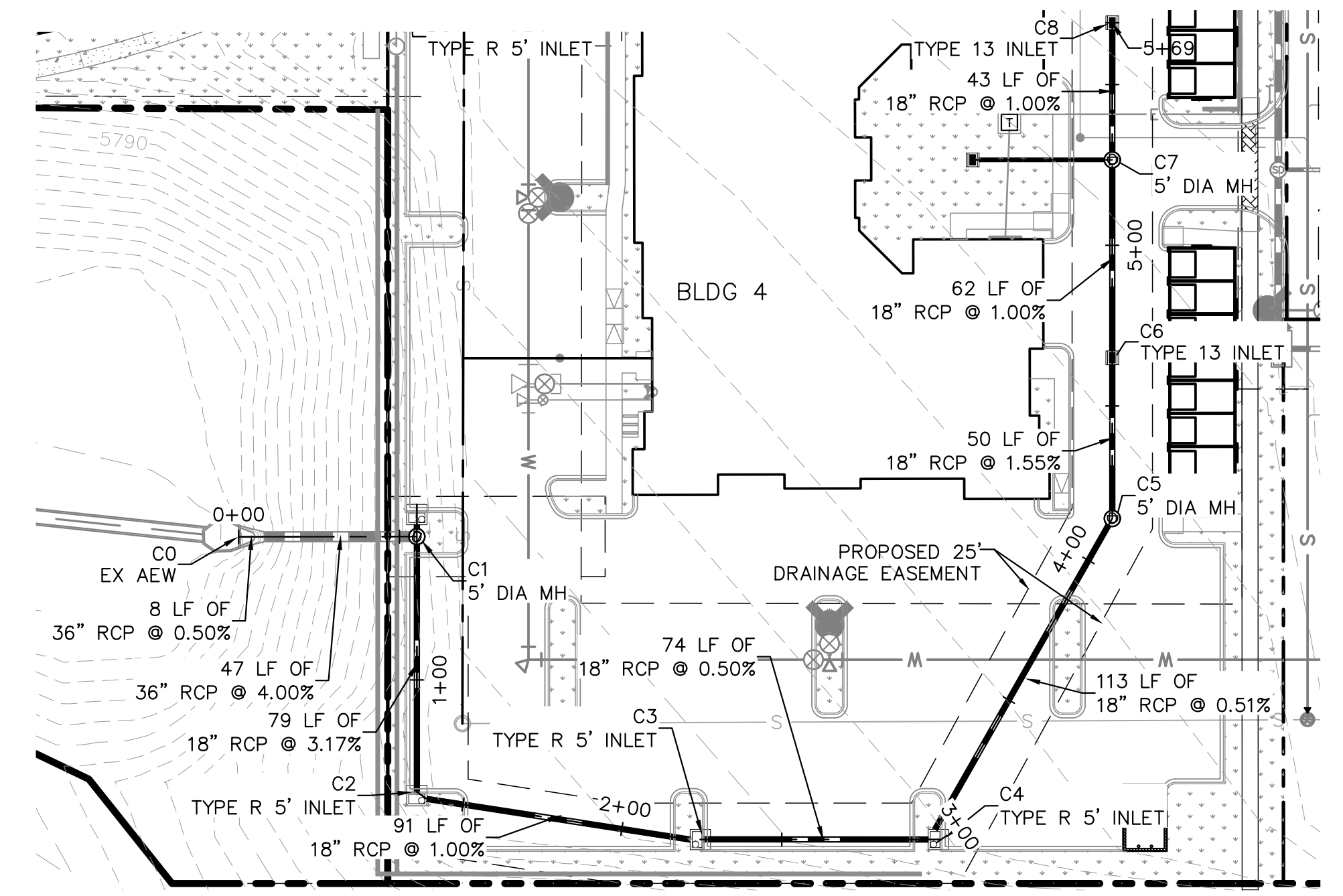
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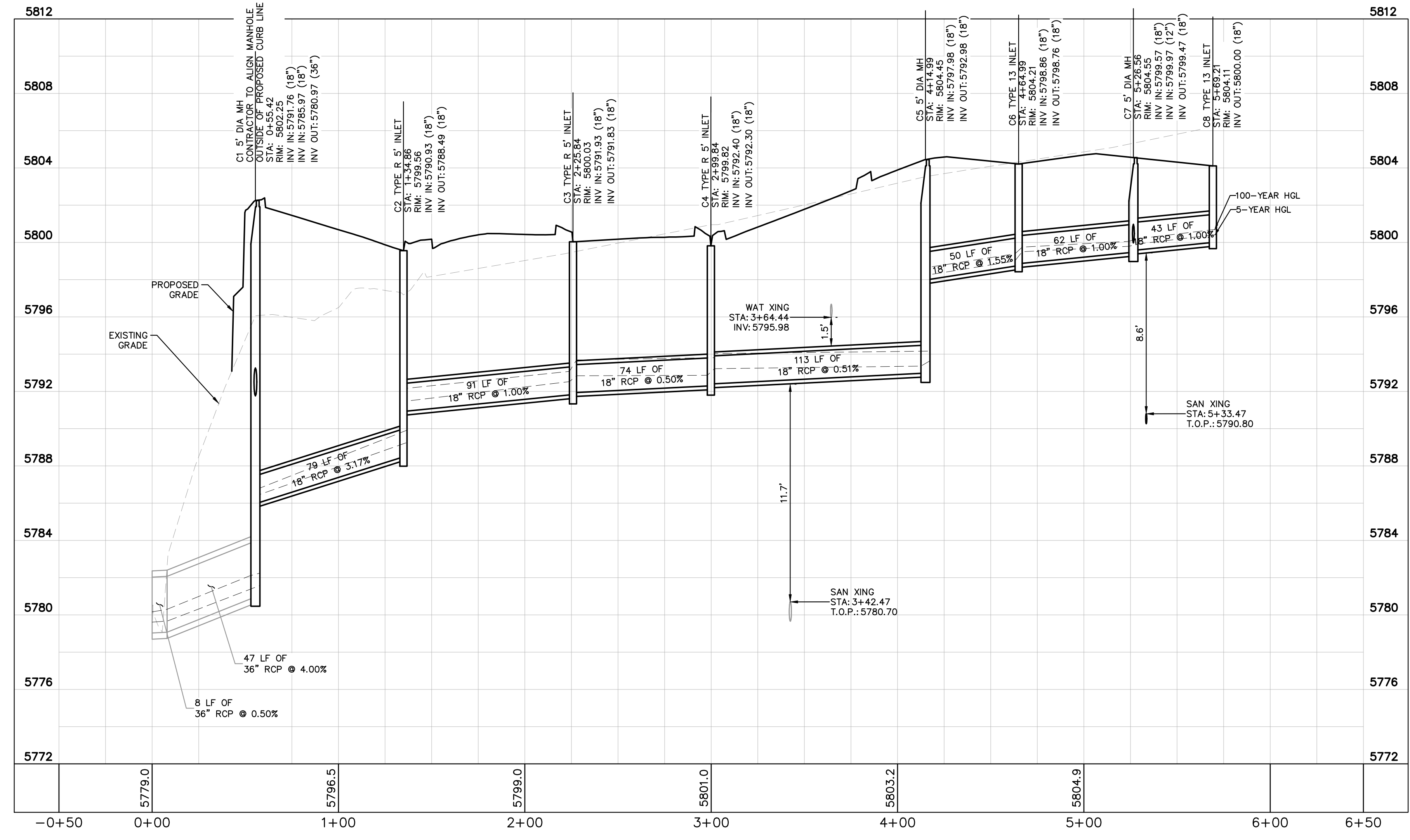
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- LEGEND**
- PROPERTY LINE
 - - - - - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - ⊙ PROPOSED STORM MANHOLE



STORM LINE C1 PROFILE
 [STA 0+00 TO 5+70]
 HORIZONTAL SCALE: 1"=40'
 VERTICAL SCALE: 1"=4'

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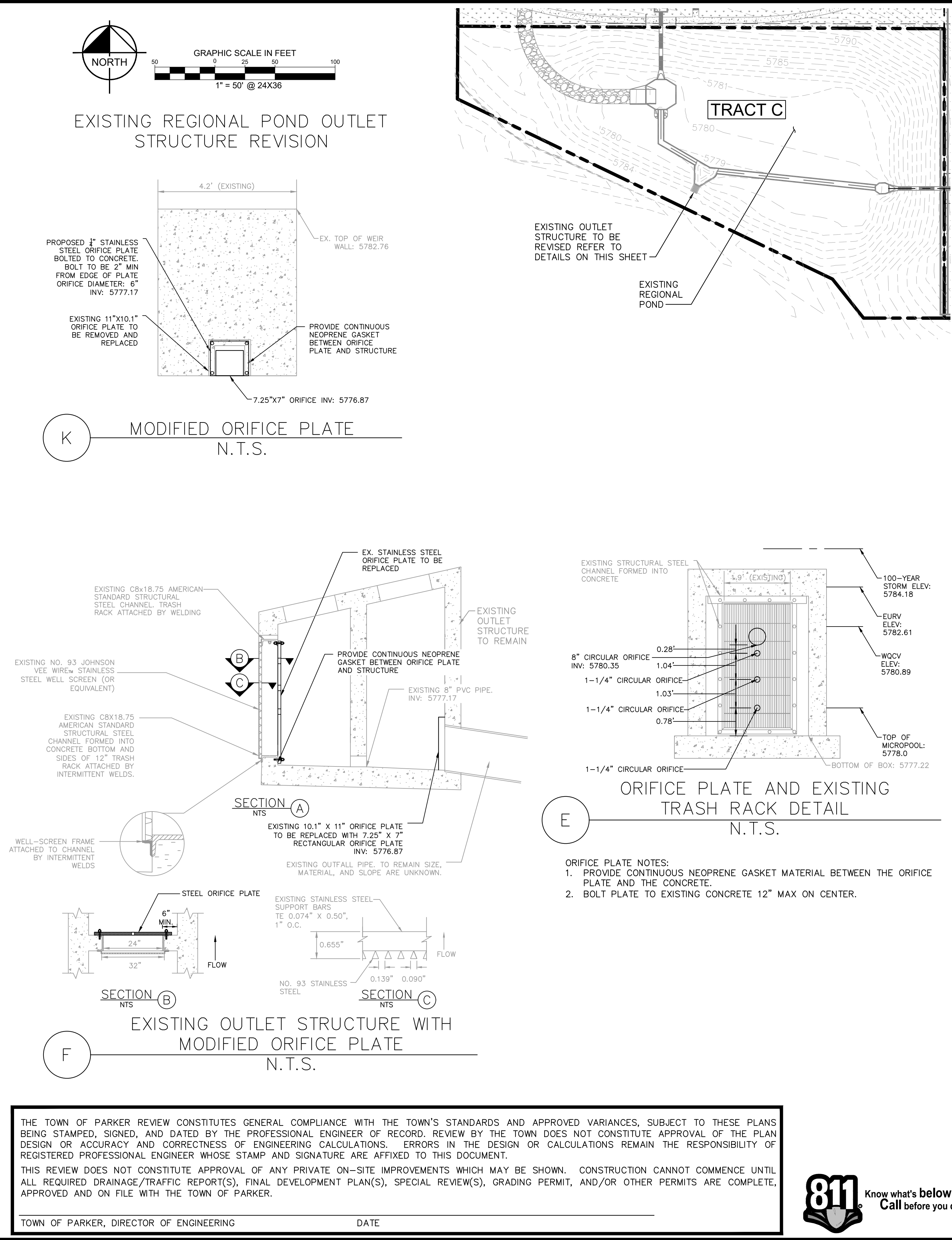
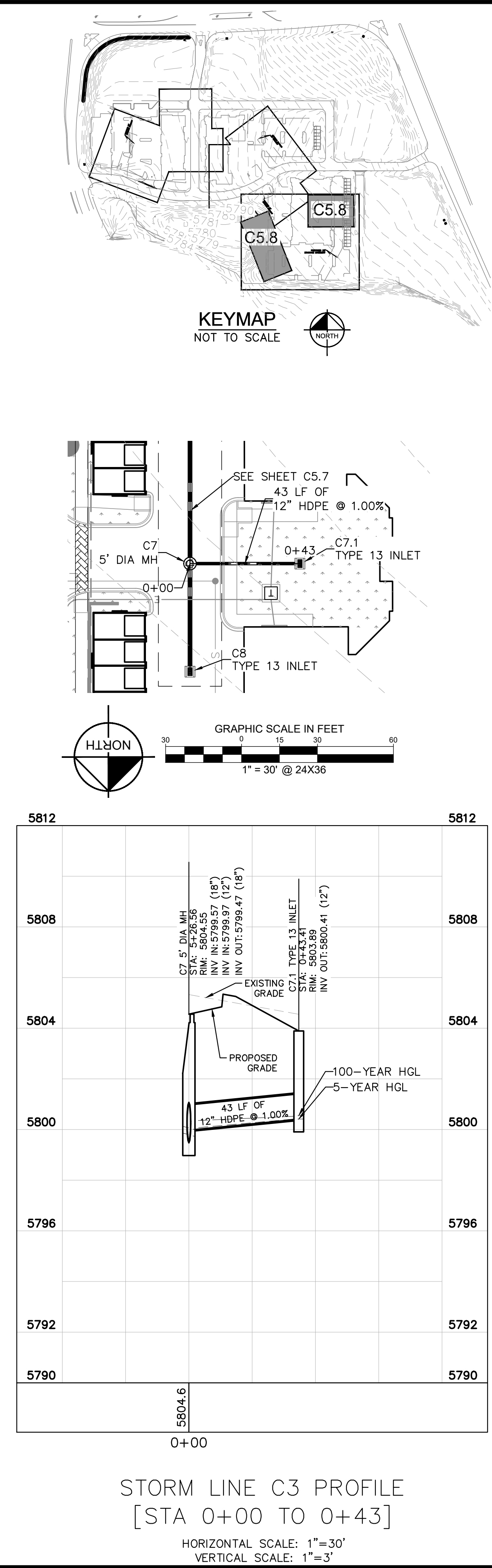
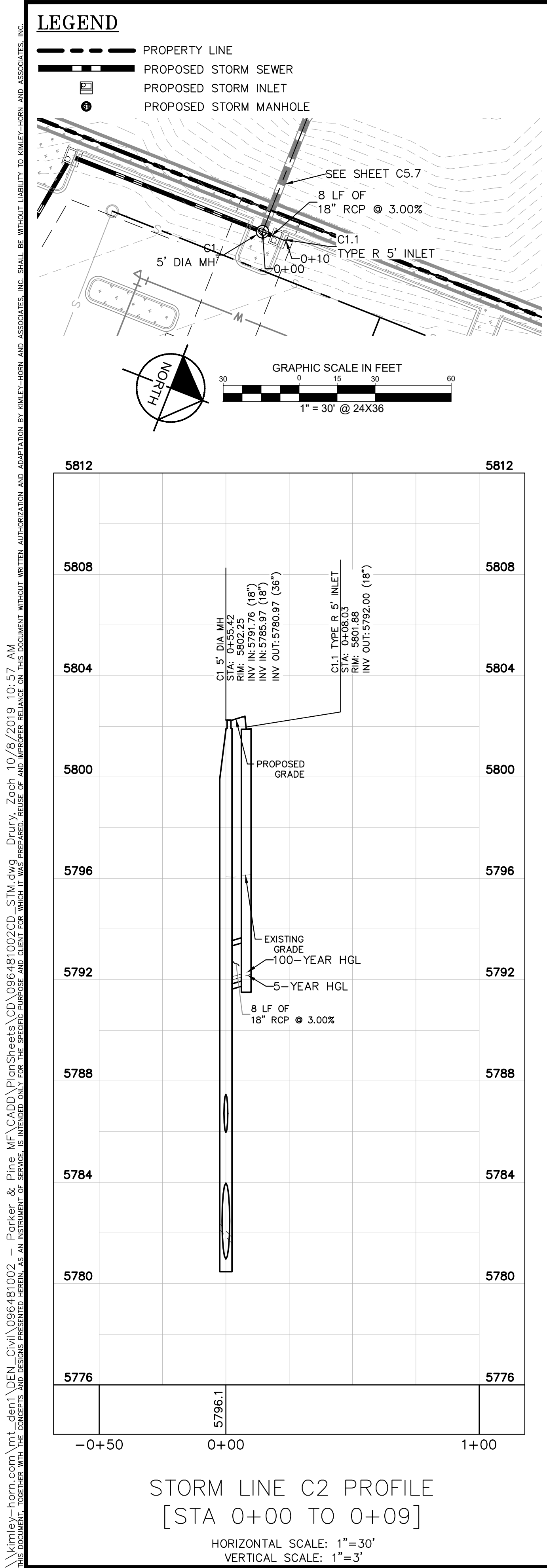
DESIGNED BY: DLS
 DRAWN BY: JRK
 CHECKED BY: DLS
 DATE: 04/19/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
 PARKER, CO
 MULTI-FAMILY CONSTRUCTION DOCUMENTS
STORM - C PLAN & PROFILE

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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: 04/19/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
STORM - D PLAN & PROFILE AND OUTLET STRUCTURE REVISION

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