

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

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
DENVER, CO 80237
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN

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THE GARRETT COMPANIES
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GREENWOOD, IN 46143
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CONTACT: NICK SMITH

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1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

GAS SERVICE
XCEL ENERGY
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

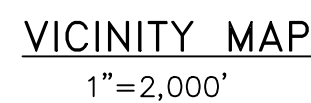
WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

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



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.

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.

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

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.

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM
CAP.

ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

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 _____

811 Know what's below.
Call before you dig.

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: 12/14/20

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

DRAWING NAME
096481002CD CV

C1.0

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TOWN OF PARKER
SIGNAGE AND STRIPING NOTES

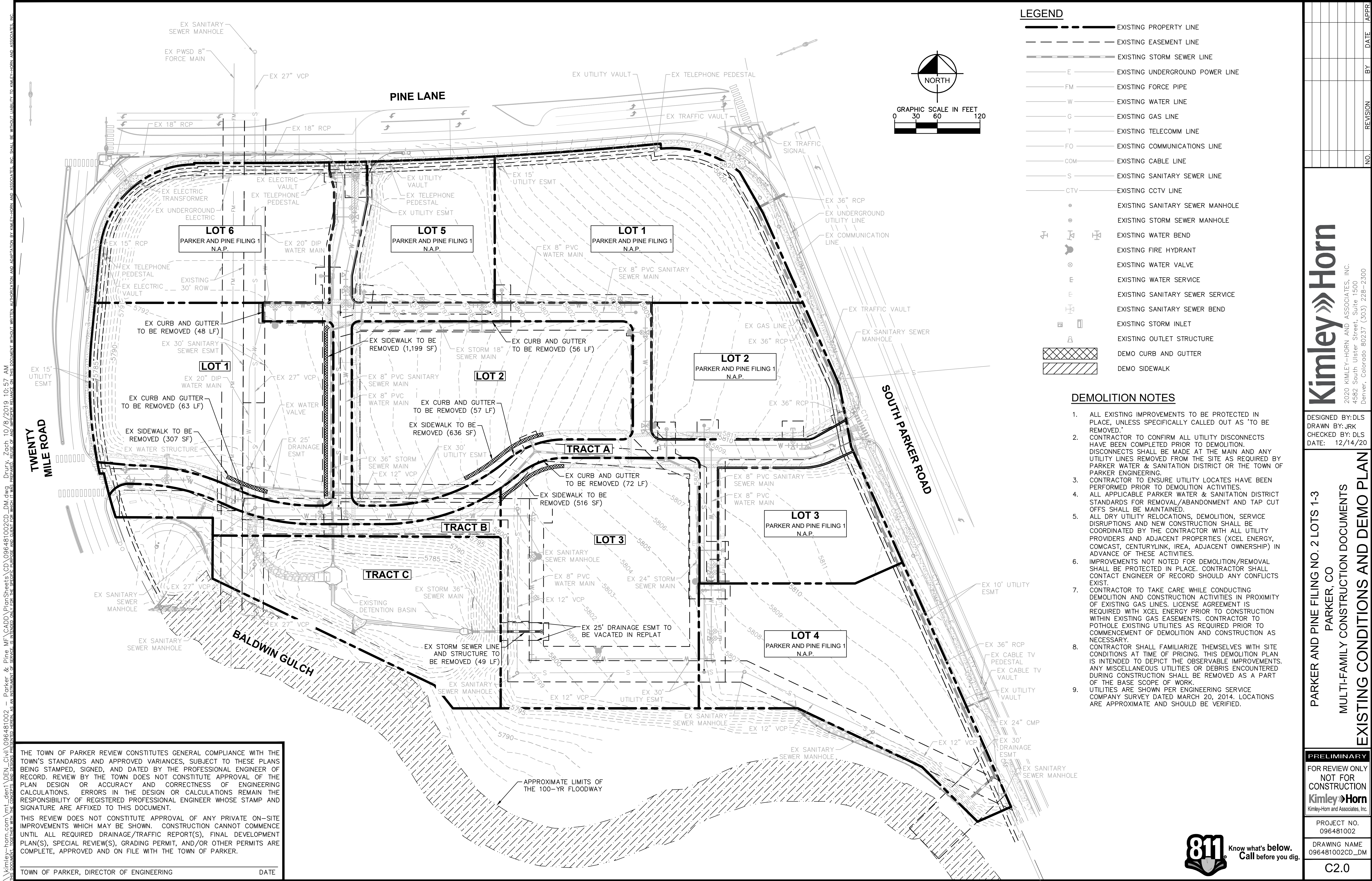
1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA. ADDITIONAL FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER, A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAY AND PAVEMENT MARKING SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW OR GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO APPLICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS:
 - SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
 - SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
 - SHALL LINE UP WITH HANDICAP RAMPS.
 - SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:

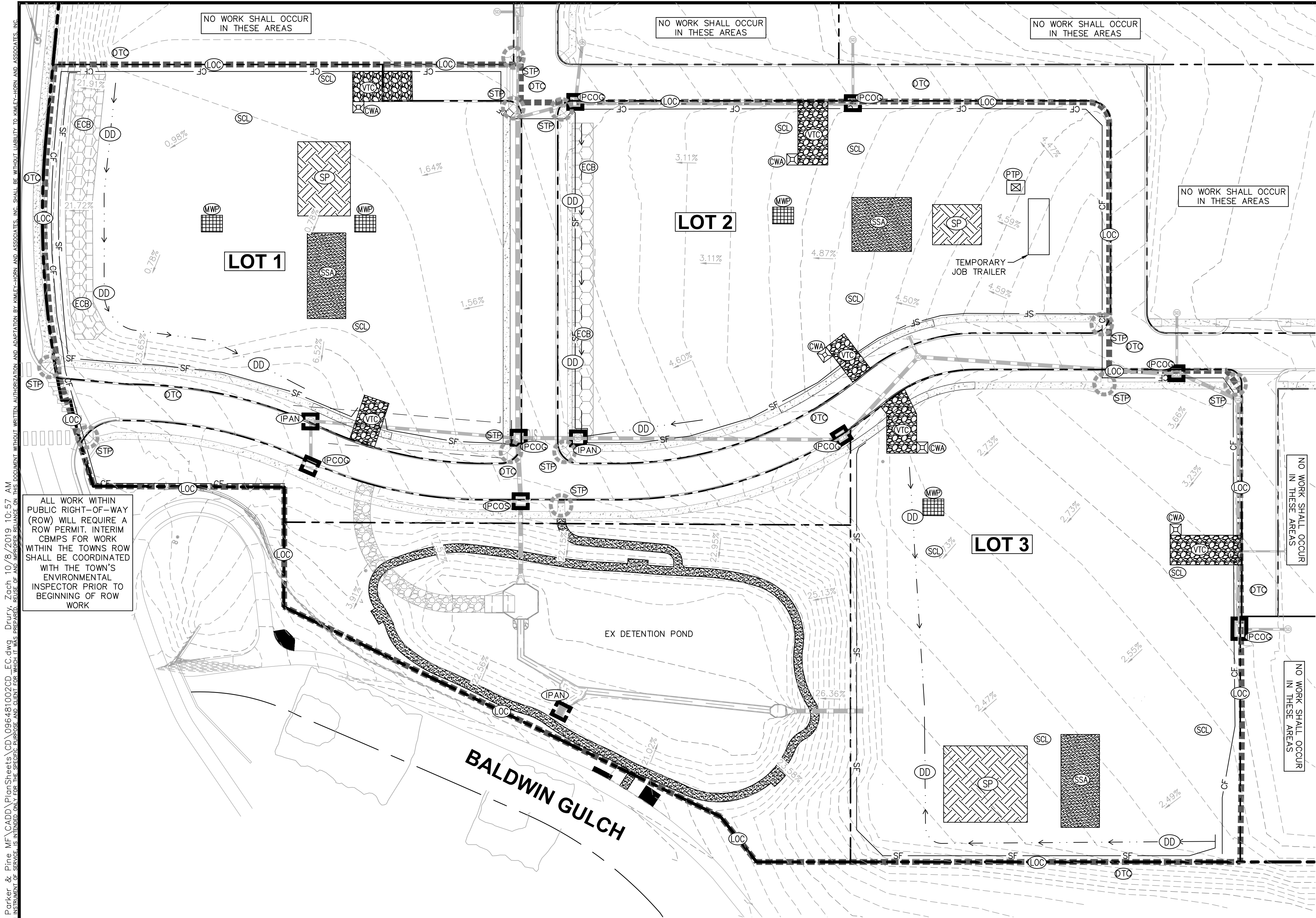
FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 ML), PREFORMED PLASTIC (90 ML), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)

FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 ML), PREFORMED PLASTIC (90 ML), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER ENVIRONMENTAL REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

PROJECT NO. 096481002
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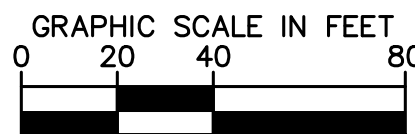
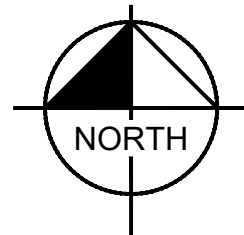






GENERAL NOTES

1. 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.
2. 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.
3. 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.
4. 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.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. 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 WITHIN OWNER REQUIREMENTS.
7. CONTRACTOR TO UPDATE EROSION CONTROL LIVING DOCUMENT AS ADJUSTMENTS ARE MADE ON SITE.
8. 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.
9. SEE SHEET C3.2 FOR PHASING SEQUENCE DETAILS.
10. REFER TO LANDSCAPE AND IRRIGATION PLANS FOR PERMANENT STABILIZATION MEASURES.
11. 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.
12. NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION.
13. ALL PERIMETER PROTECTION TO REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED.
14. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.



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: 12/14/20

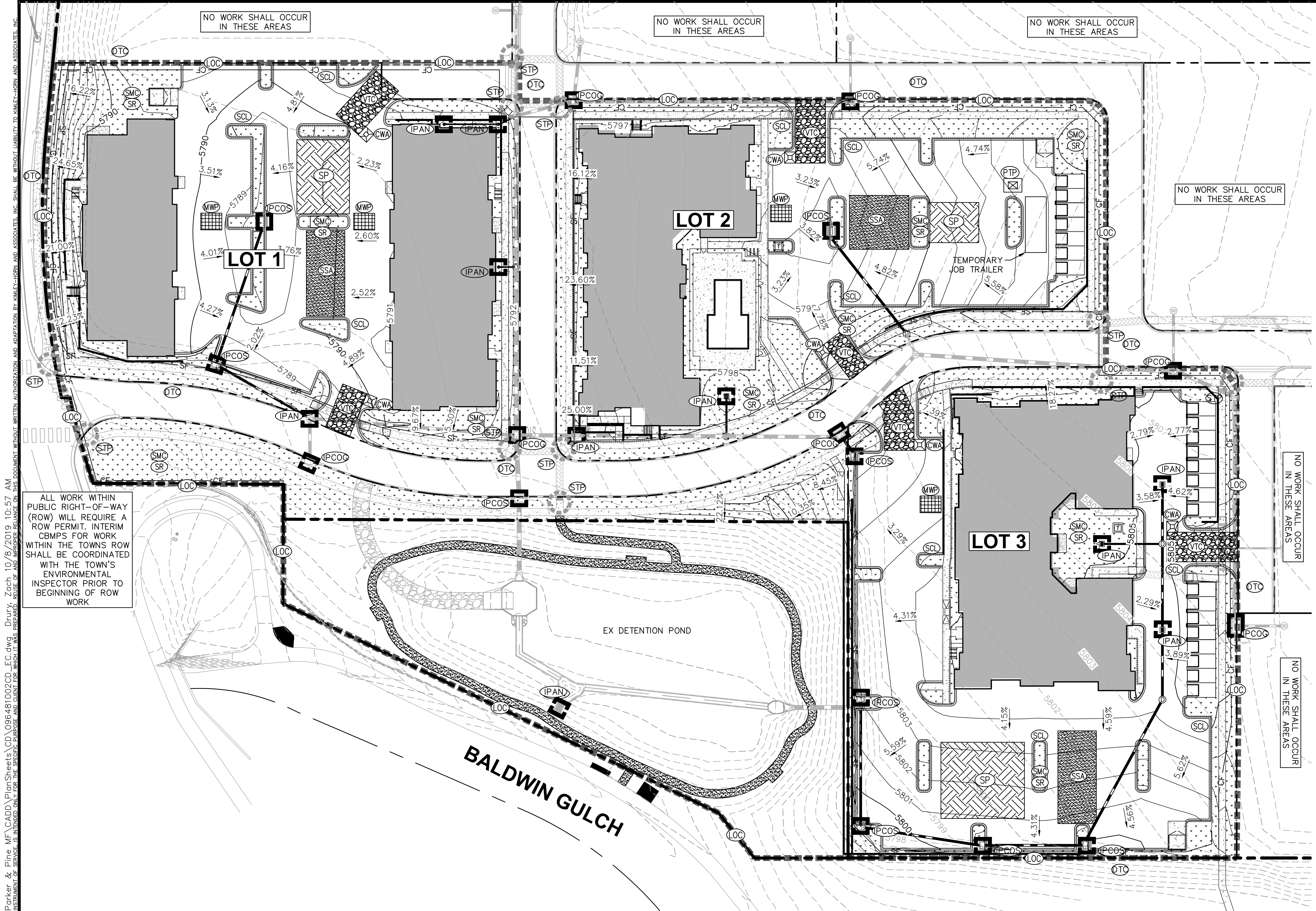
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
INITIAL CBMP PLAN

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

PROJECT NO.
096481002

DRAWING NAME
096481002CD_EC

C3.0



LEGEND

	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	SILT FENCE
	STABILIZED STAGING AREA
	CONCRETE WASHOUT
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	INLET PROTECTION, CURB ON GRADE, TYPE R INLET
	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

AREA OF DISTURBANCE

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

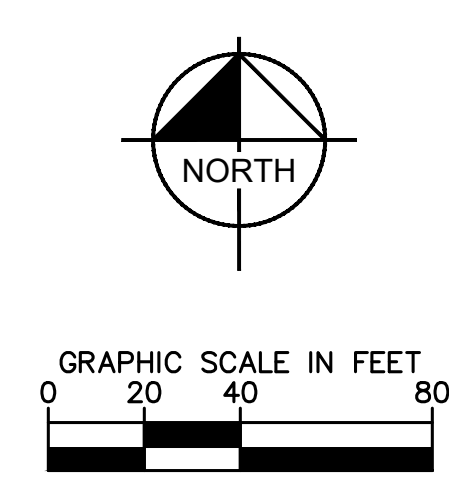
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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7. CONTRACTOR TO UPDATE EROSION CONTROL LIVING DOCUMENT AS ADJUSTMENTS ARE MADE ON SITE.
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Kimley»Horn 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4552 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300	NO.	REVISION	BY	DATE	APPR
PARKER AND PINE FILING NO. 2 LOTS 1-3 PARKER, CO MULTI-FAMILY CONSTRUCTION DOCUMENTS INTERIM-FINAL CBMP PLAN					
DESIGNED BY: DLS DRAWN BY: JRK CHECKED BY: DLS DATE: 12/14/20					
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley»Horn Kimley-Horn and Associates, Inc.					
PROJECT NO. 096481002					
DRAWING NAME 096481002CD_EC					
C3.1					

\\kimley-horn.com\work\del\dev\c\w\096481002 - Parker & Pine ME\CAD\Drawings\096481002EC.DWG Date: 10/9/2019 10:57 AM
THIS DOCUMENT, INCLUDING THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. NO WARRANTIES, REPRESENTATIONS, OR GUARANTEES ARE MADE BY KIMLEY-HORN AND ASSOCIATES, INC. FOR THE USE OF THIS DOCUMENT FOR ANY OTHER PROJECT OR PURPOSE.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

- 2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
- A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION, INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
- (D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.

33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

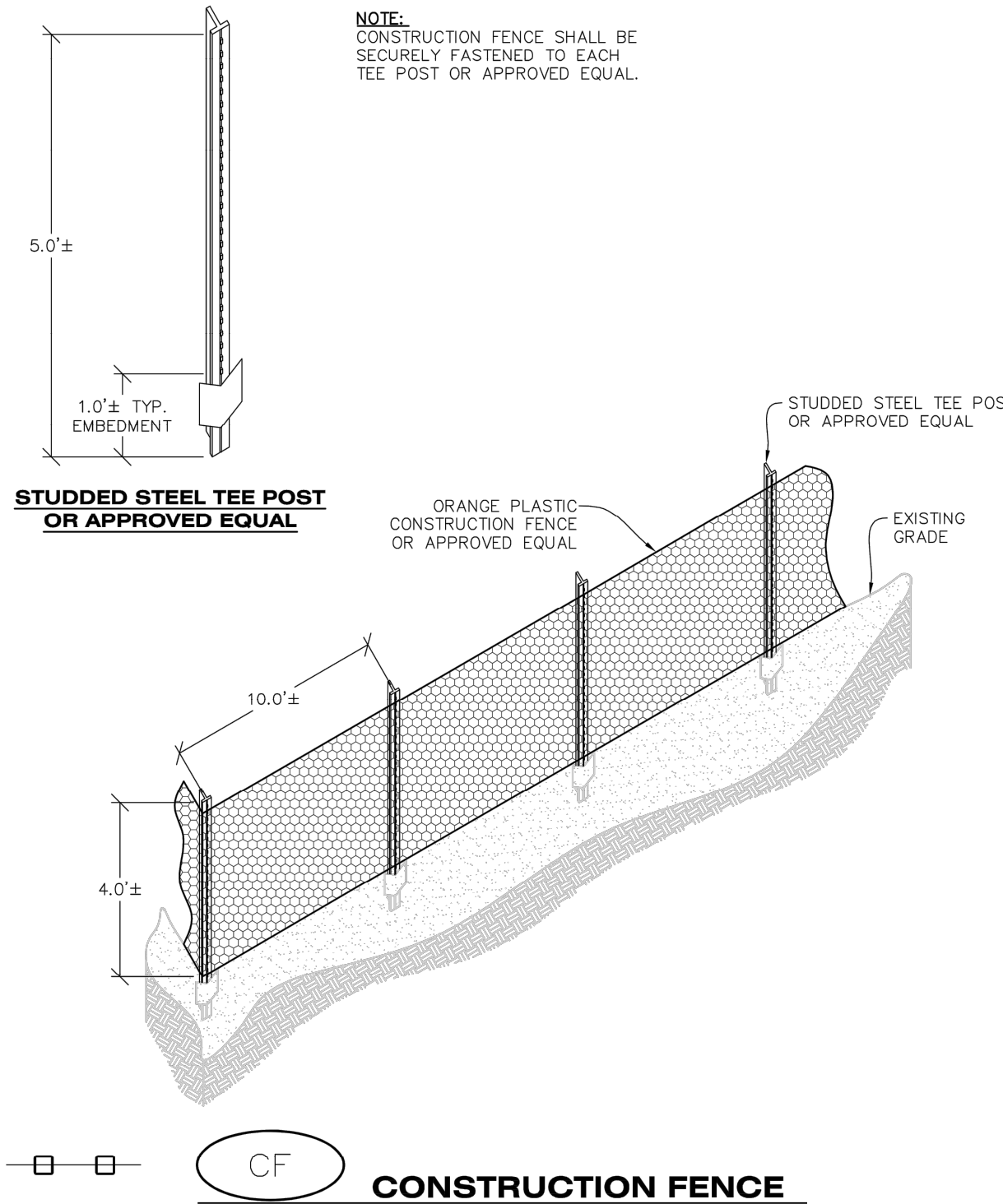
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.



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CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES
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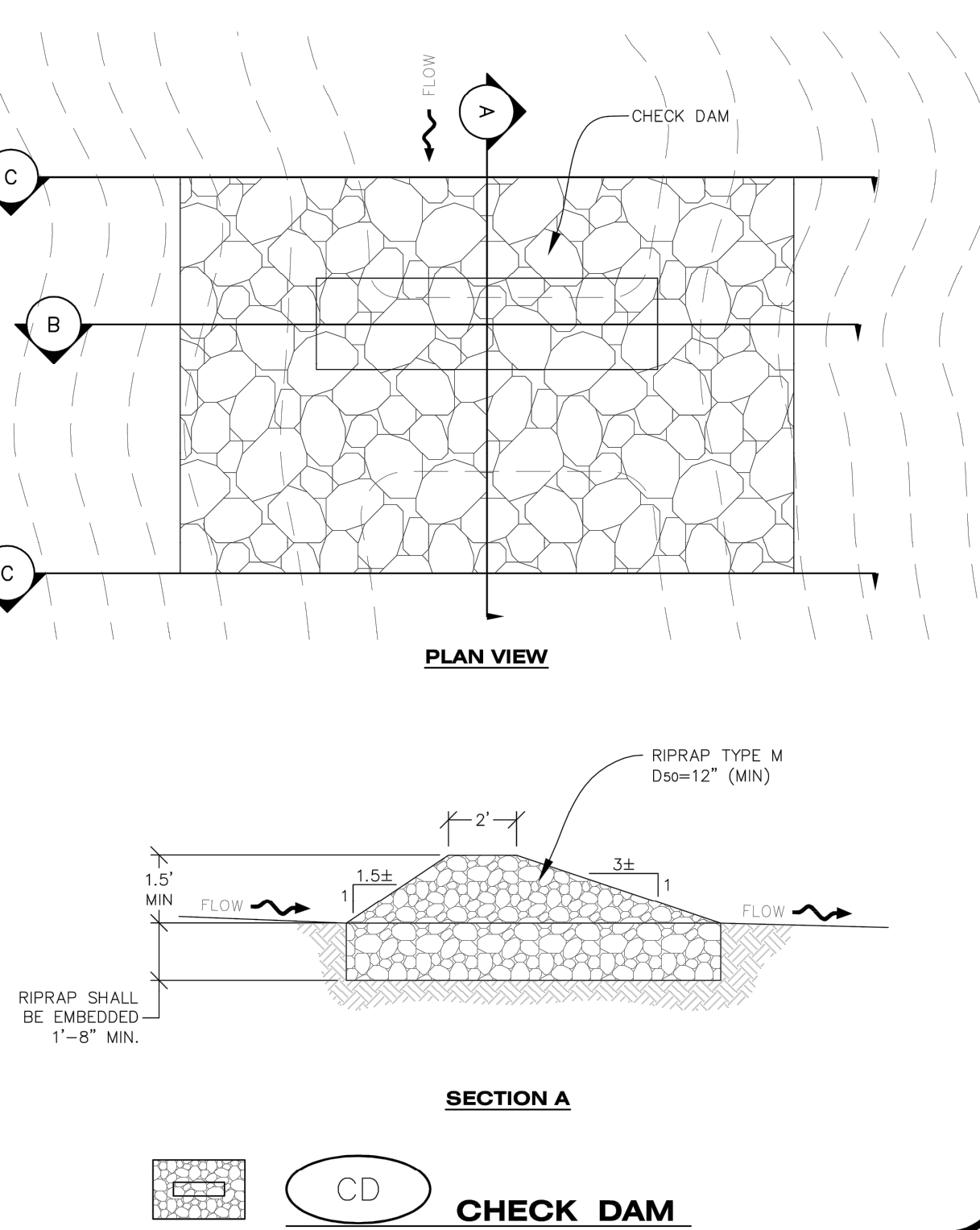




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CF
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CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
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CONSTRUCTION FENCE INSTALLATION NOTES

1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

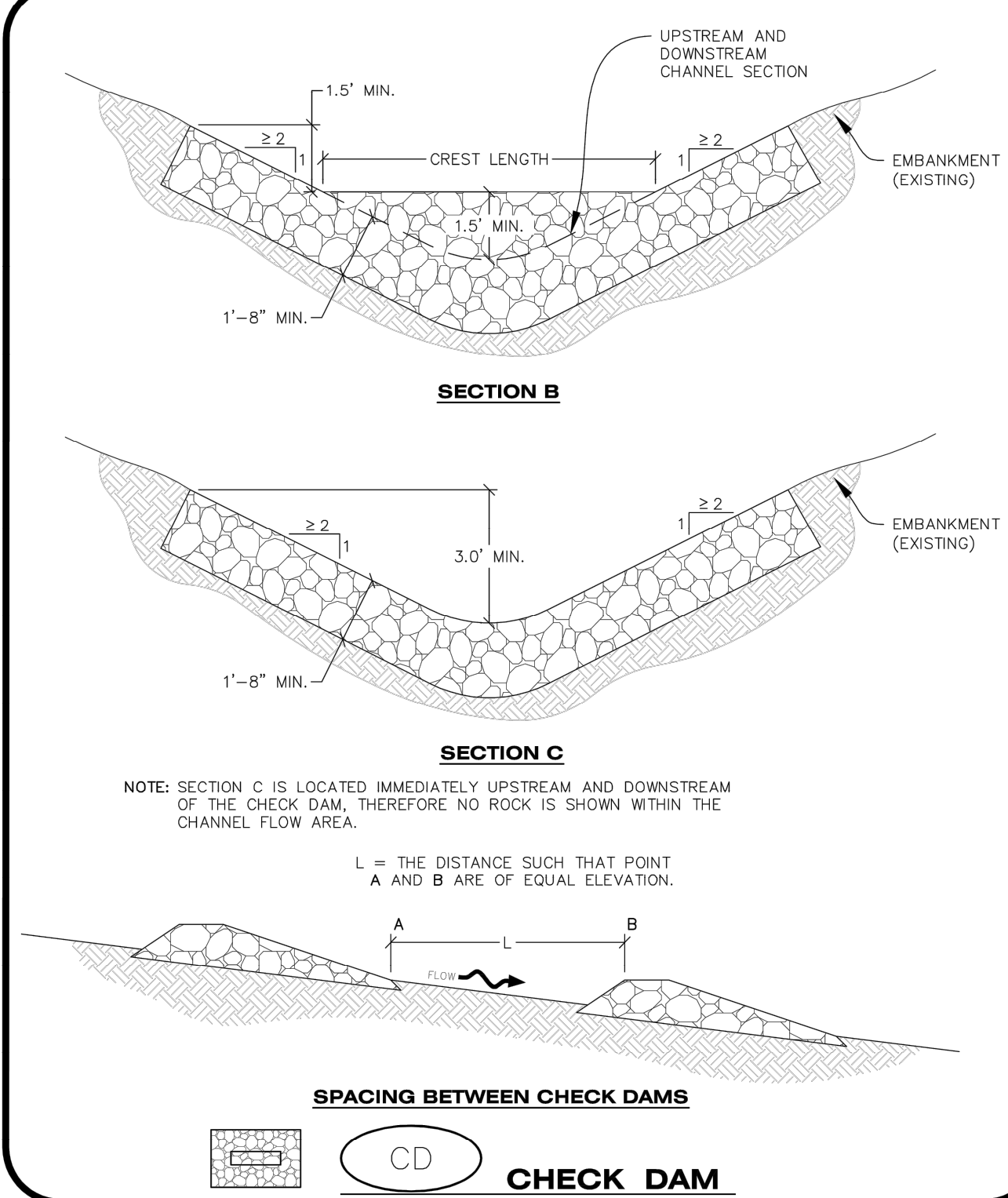
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



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CF
2 OF 2
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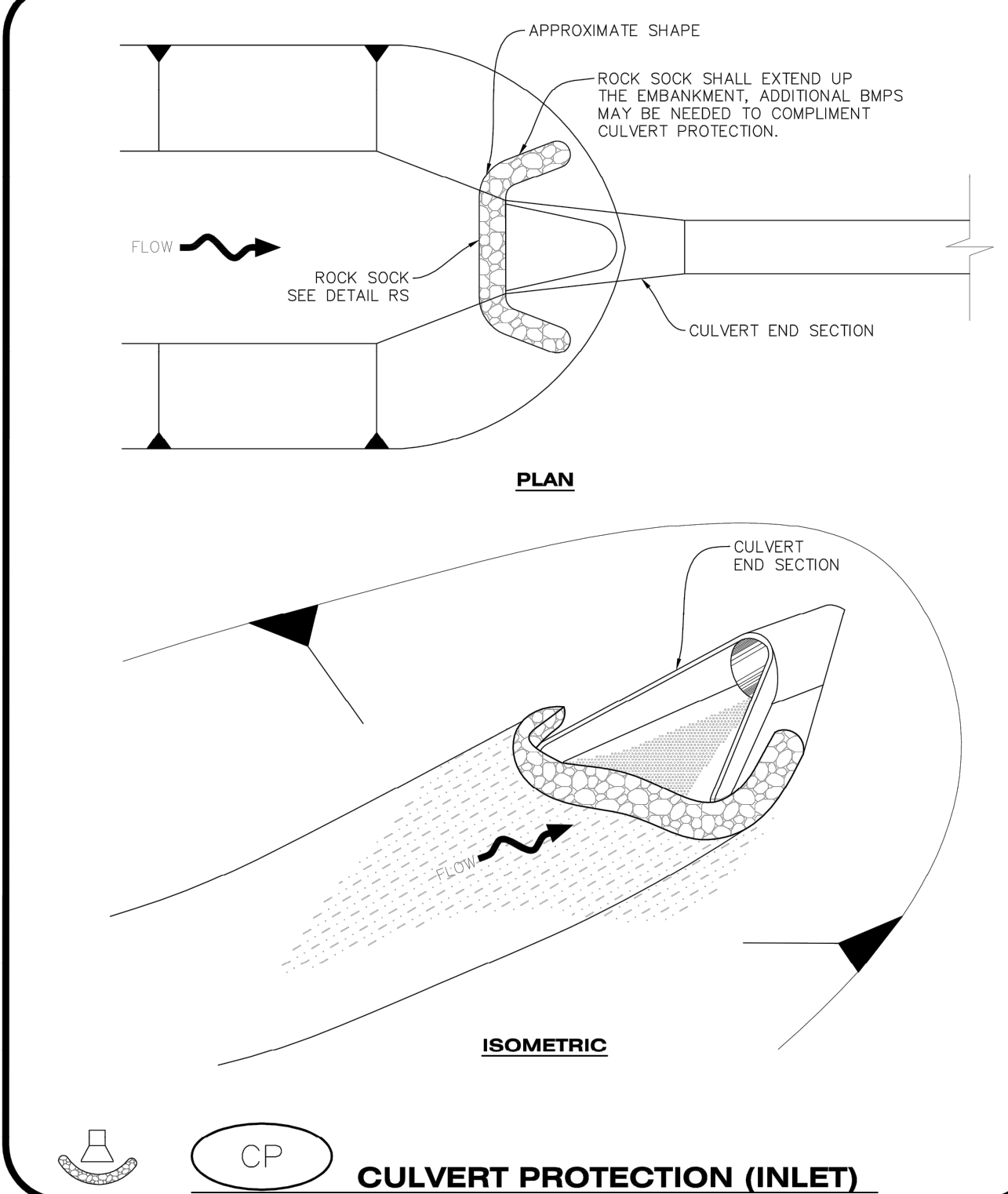




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CP
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CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.

CHECK DAM INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
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CULVERT PROTECTION (INLET) INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
4. ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



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CONSTRUCTION BEST MANAGEMENT PRACTICES

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DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

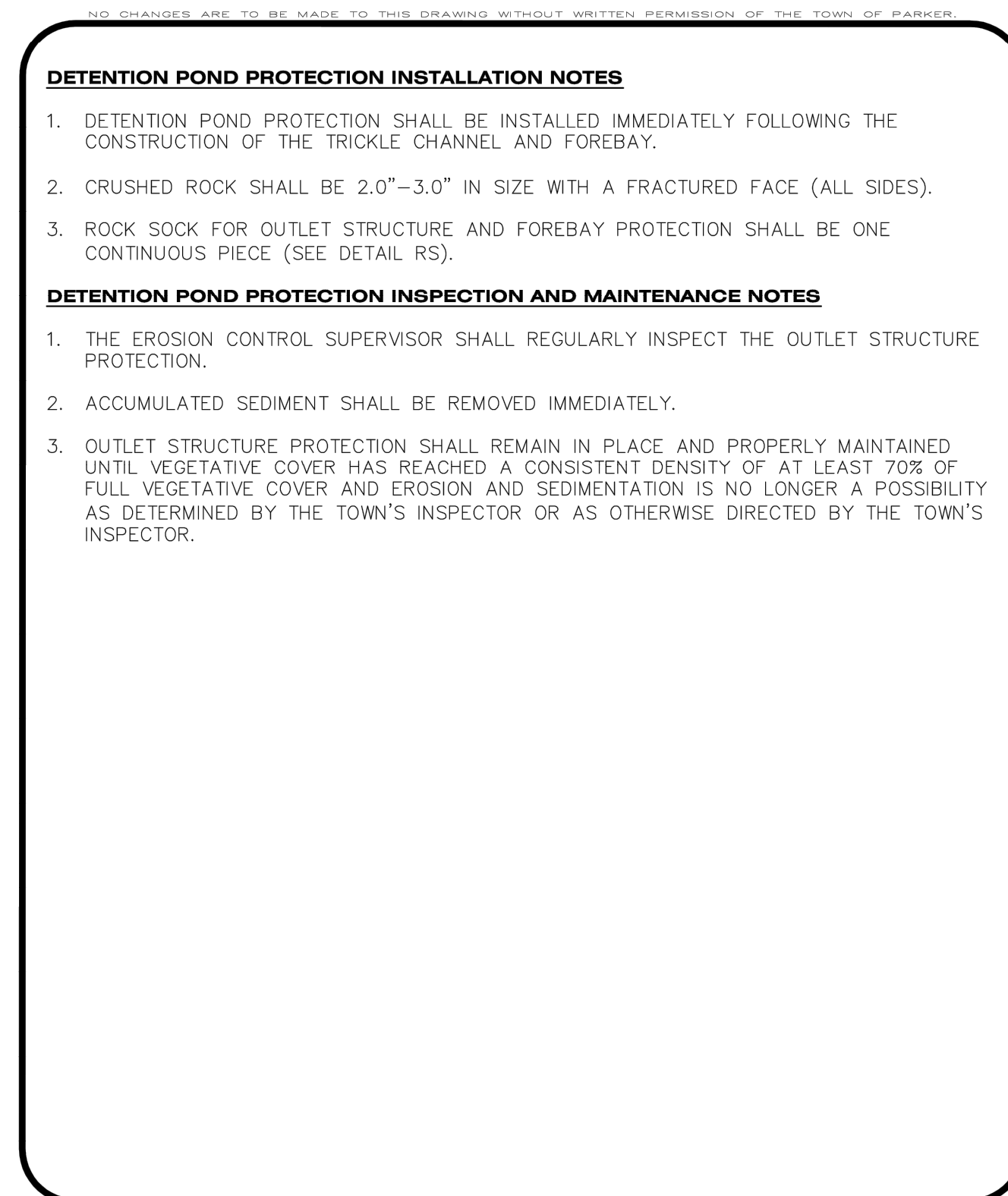
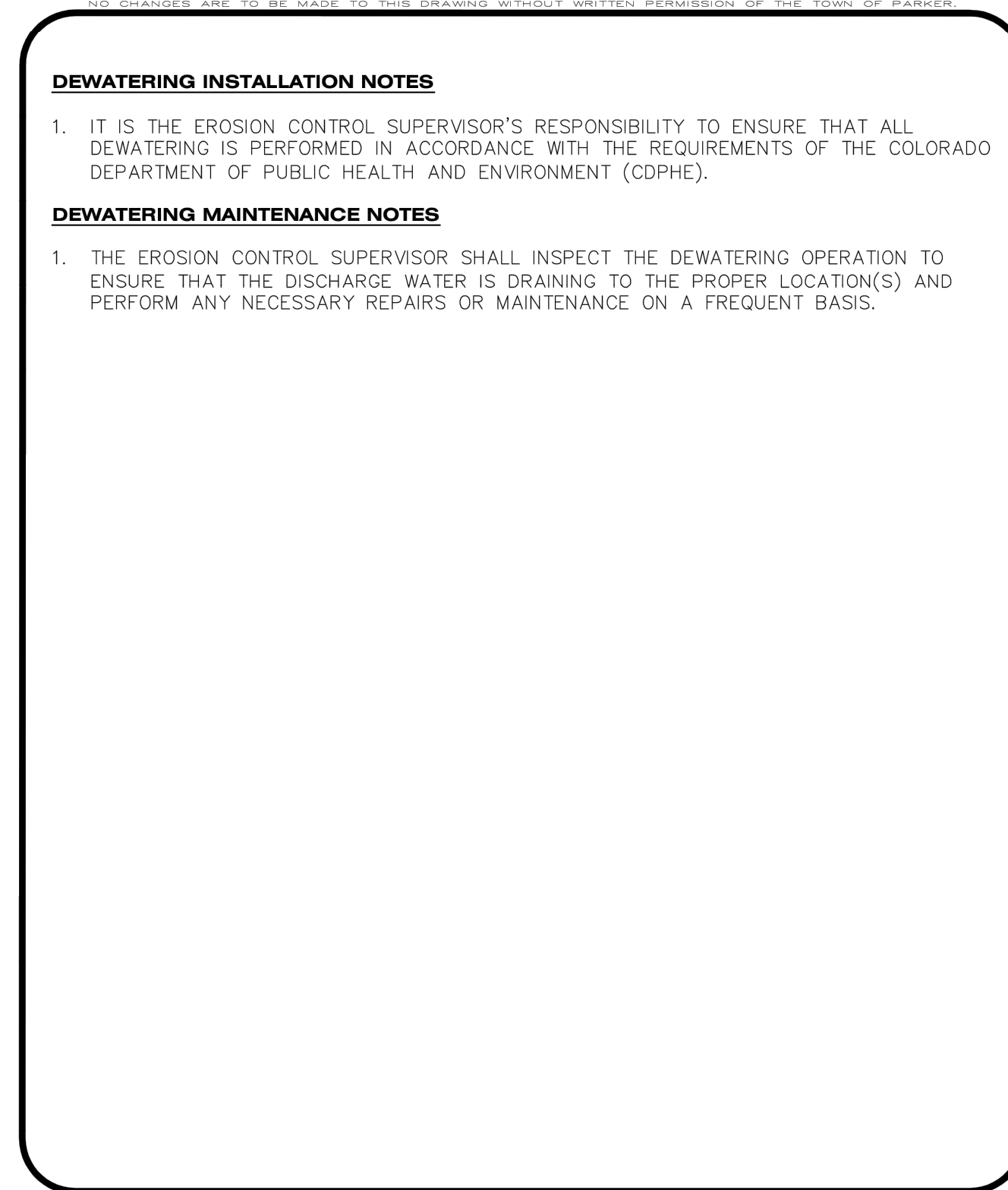
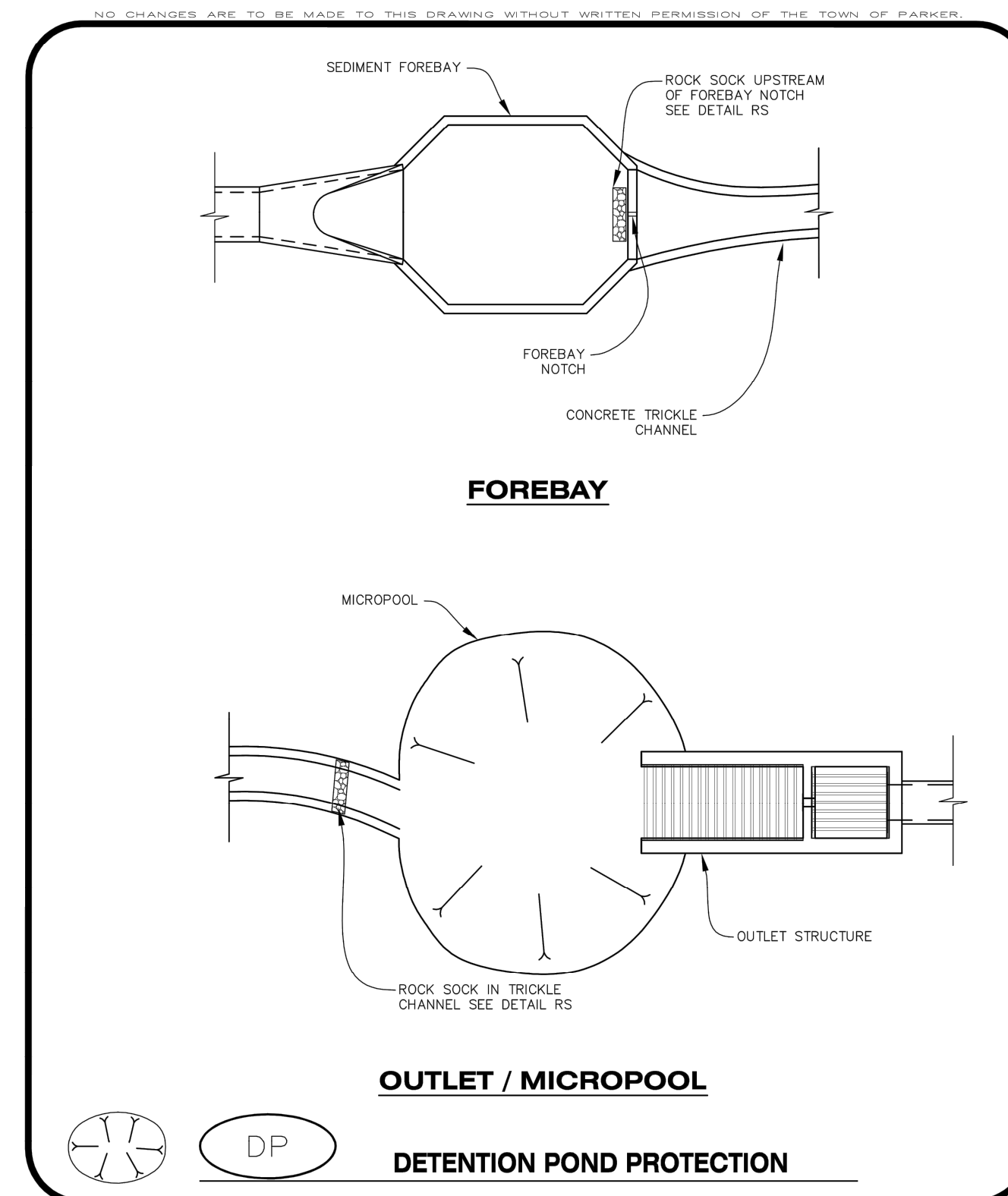
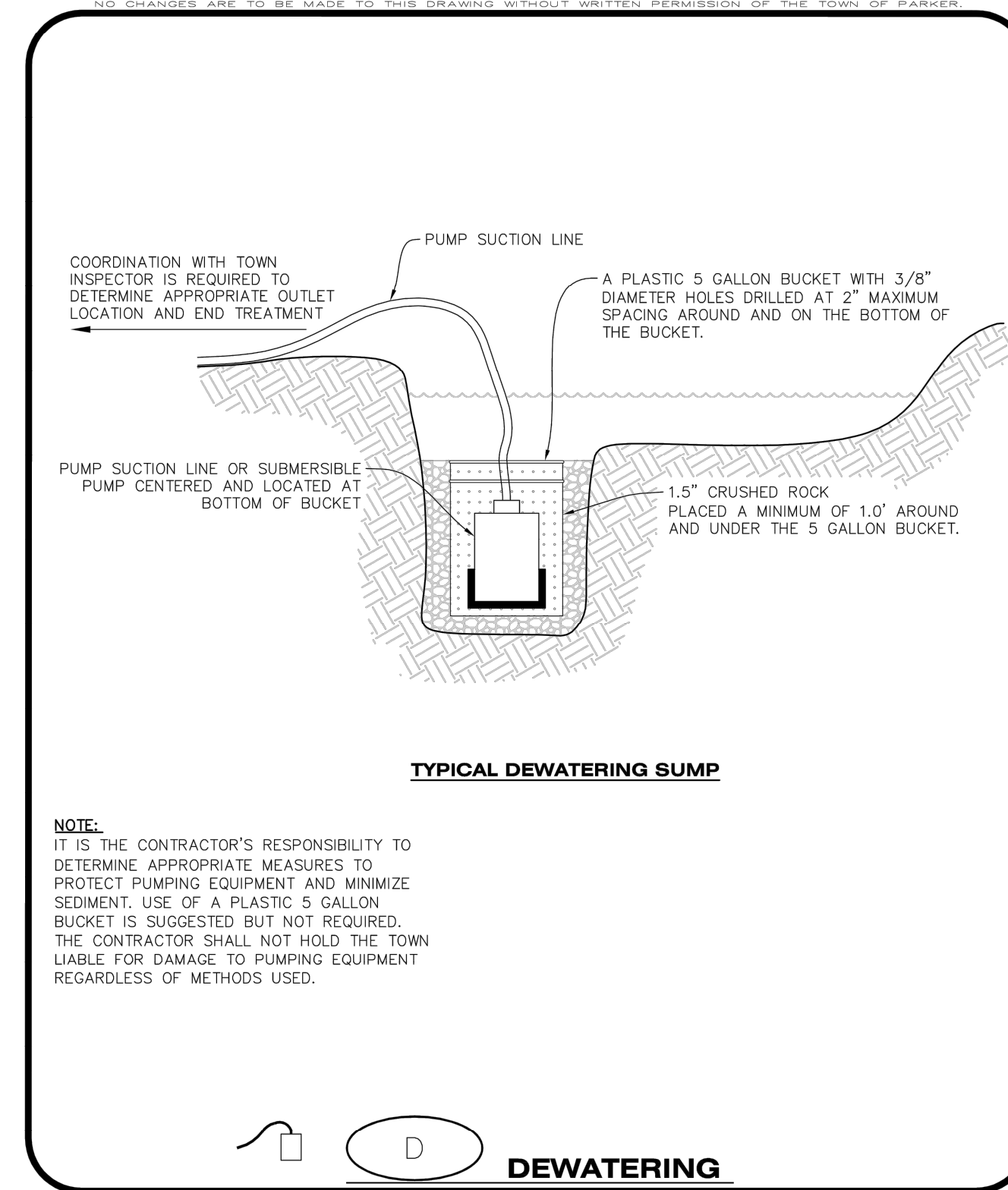
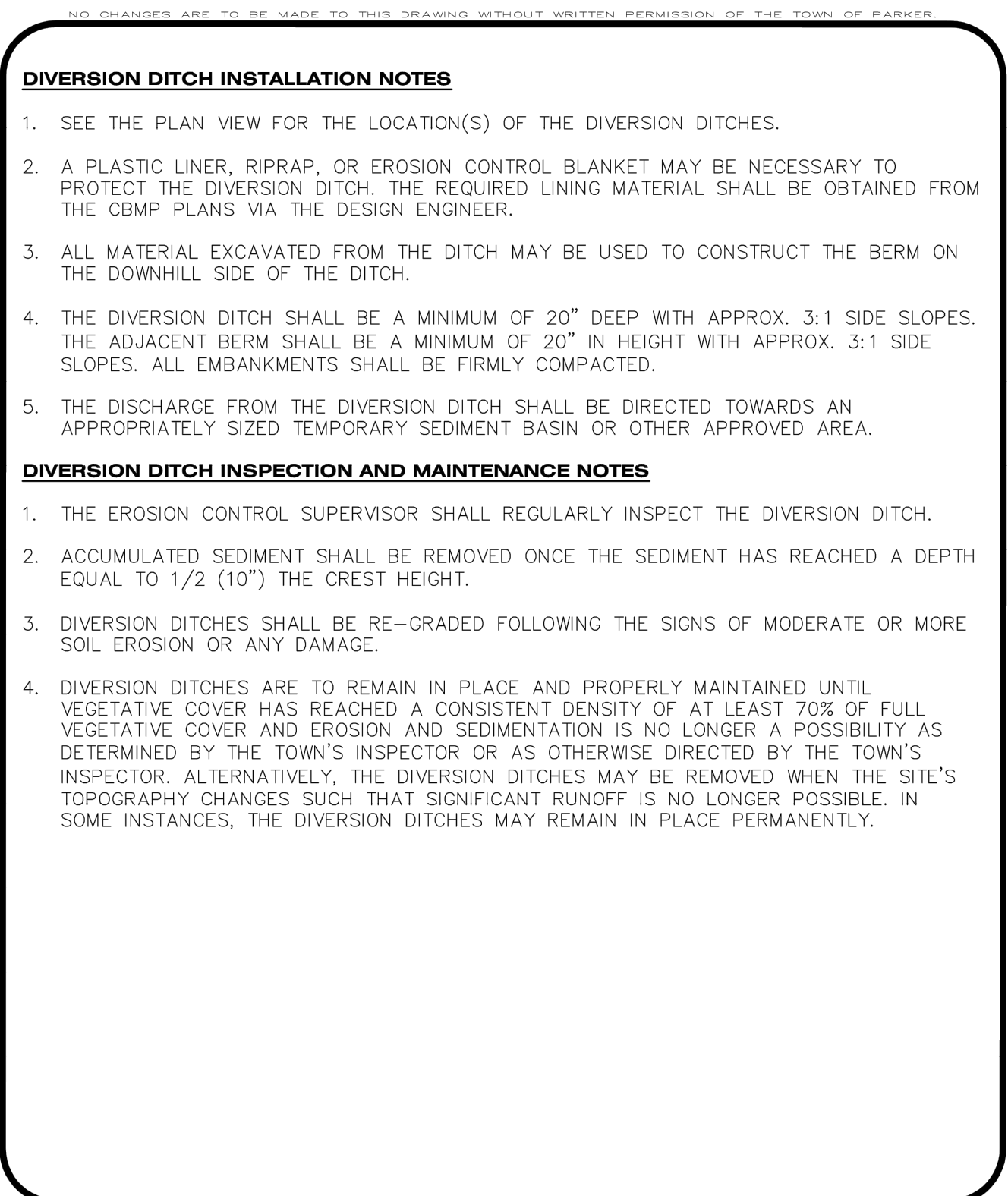
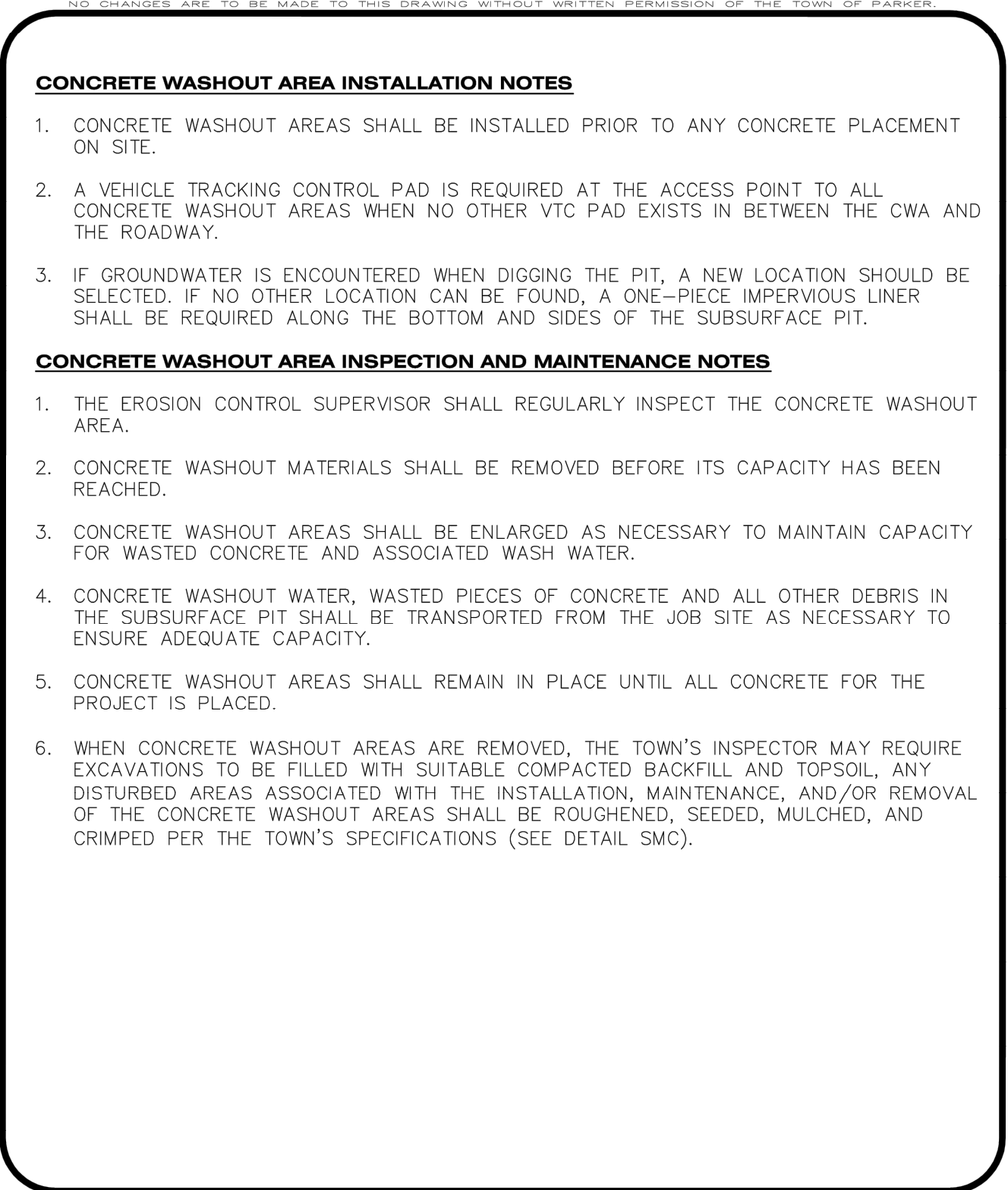
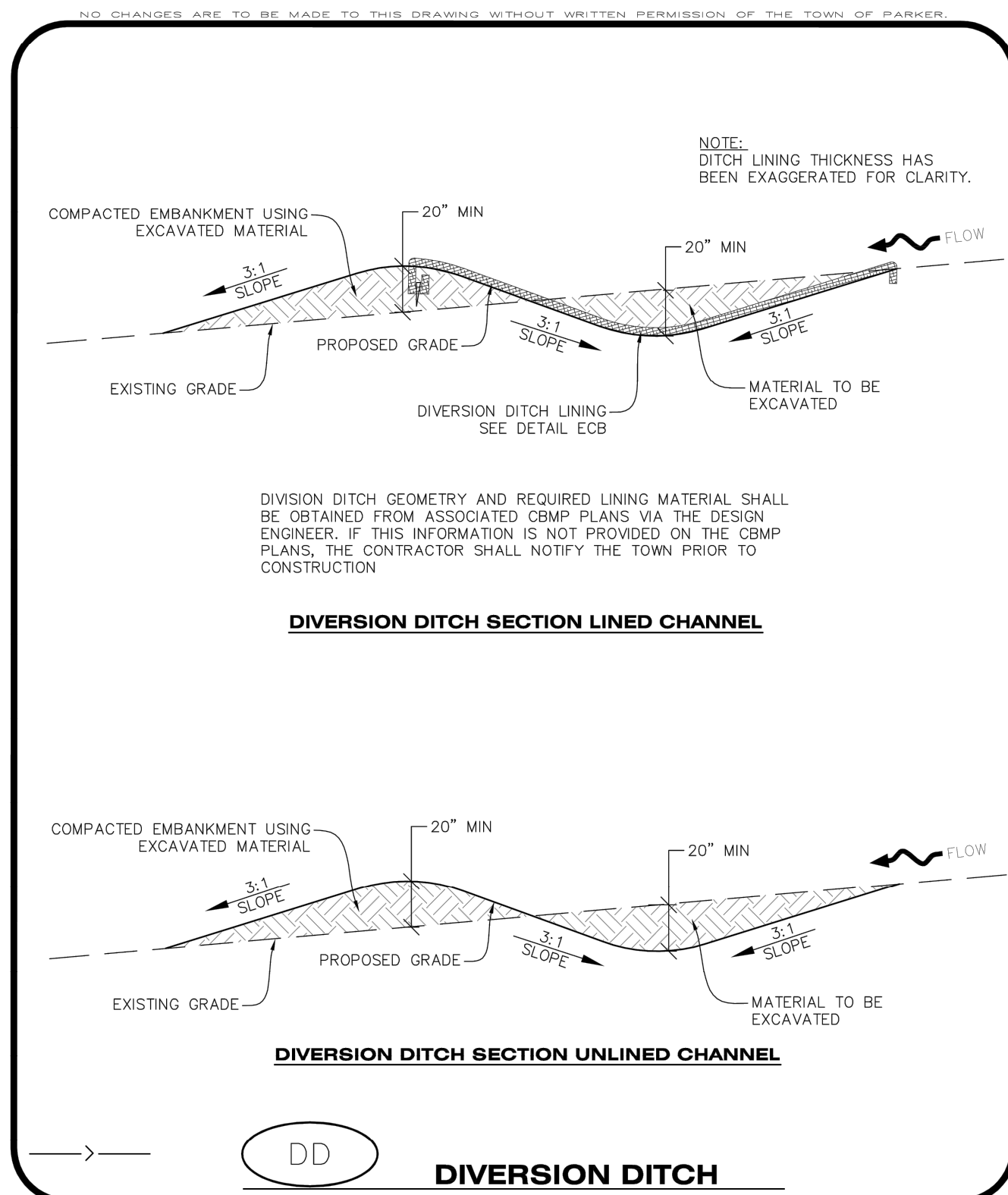
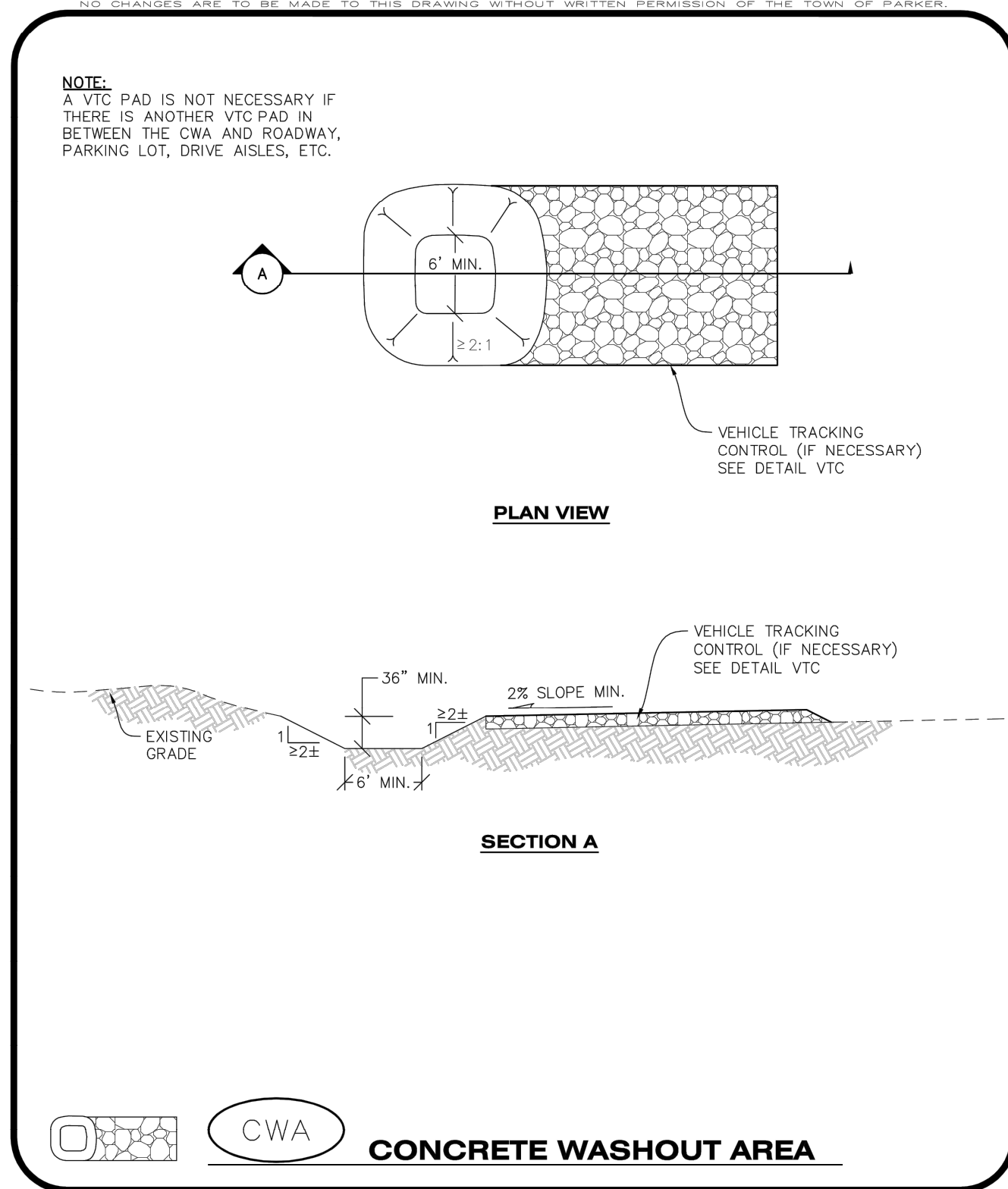
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
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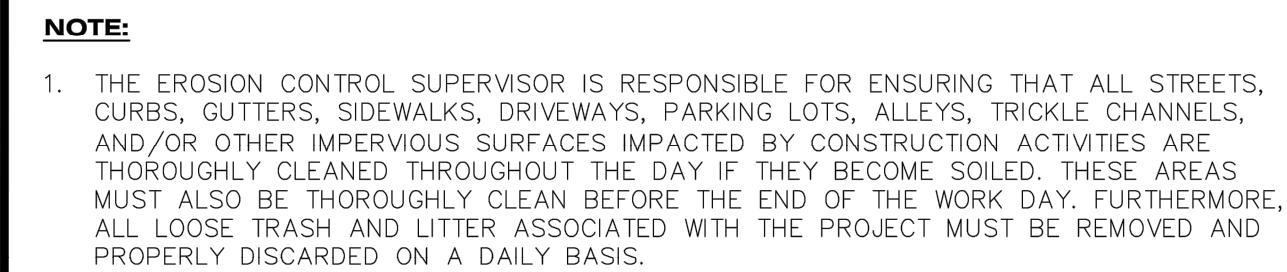
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DRAWN BY:JRK
CHECKED BY: DLS
DATE: 12/14/20

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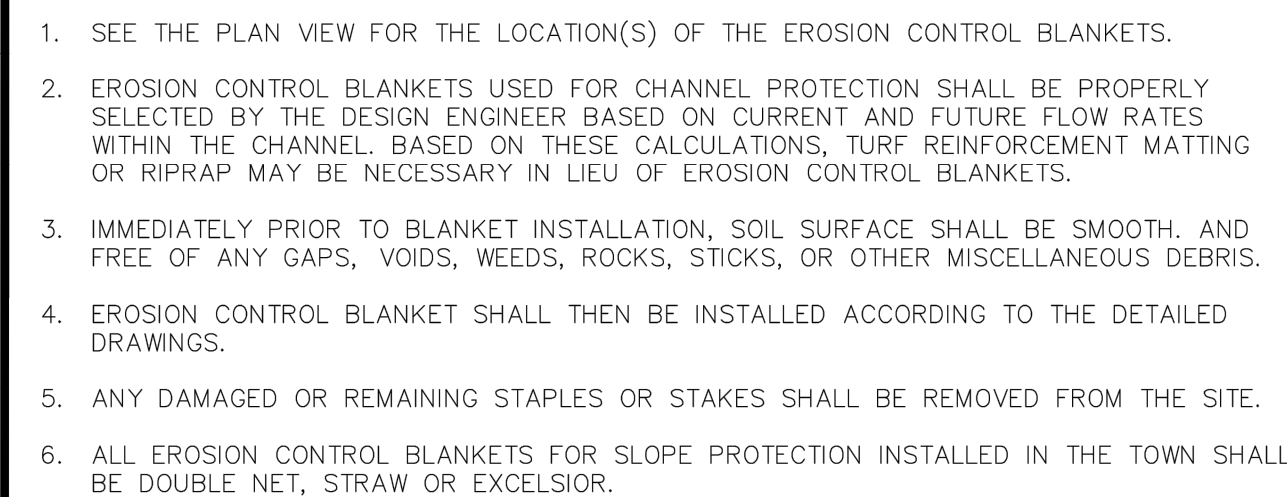
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7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

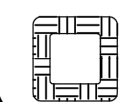
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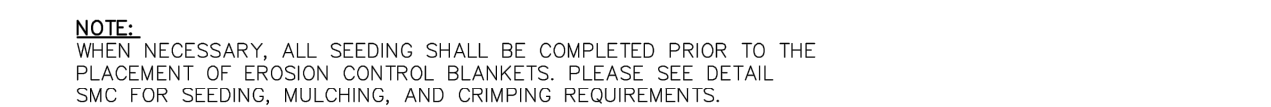


DTC
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CBMP

ECB
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1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

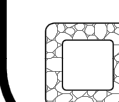


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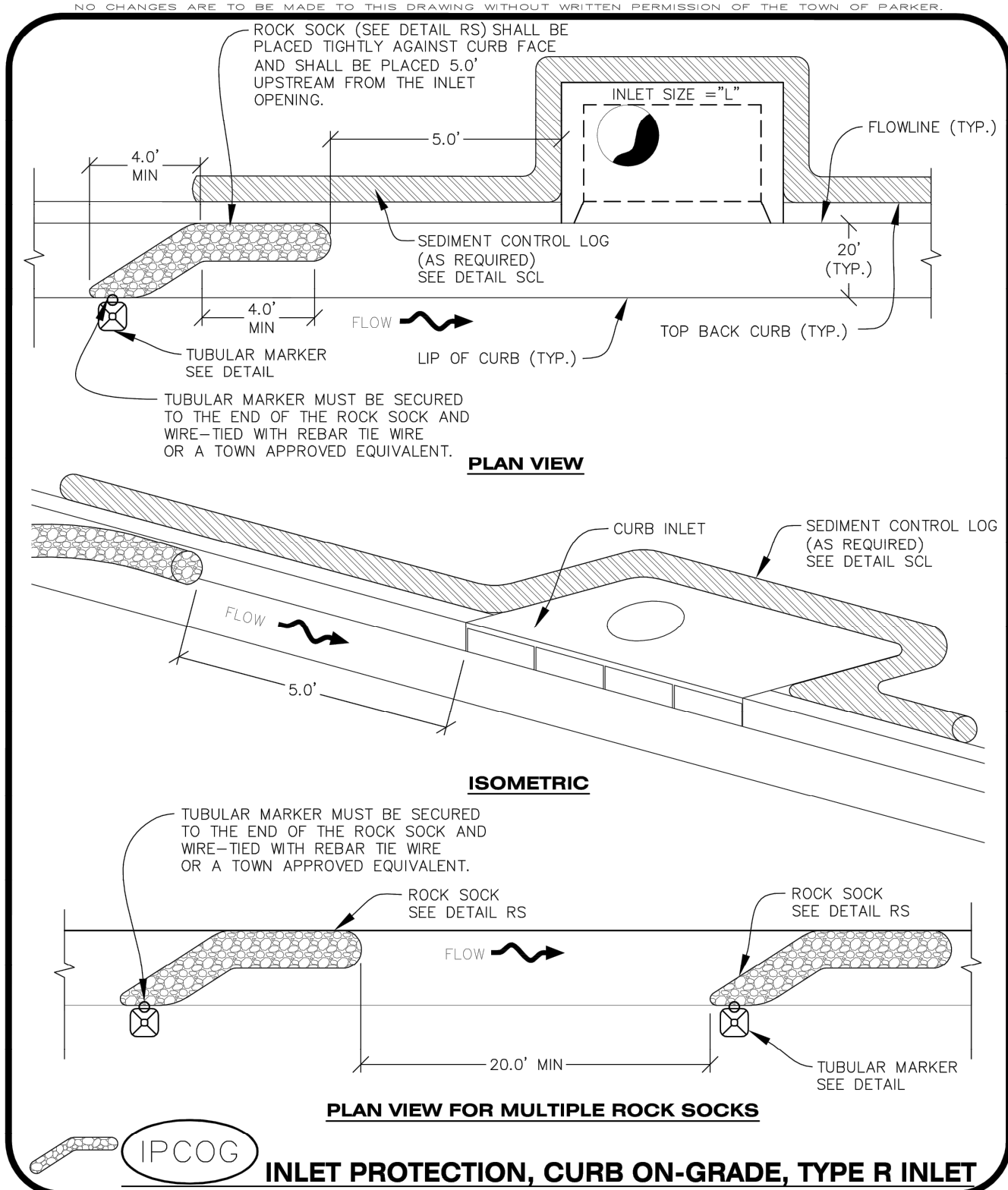
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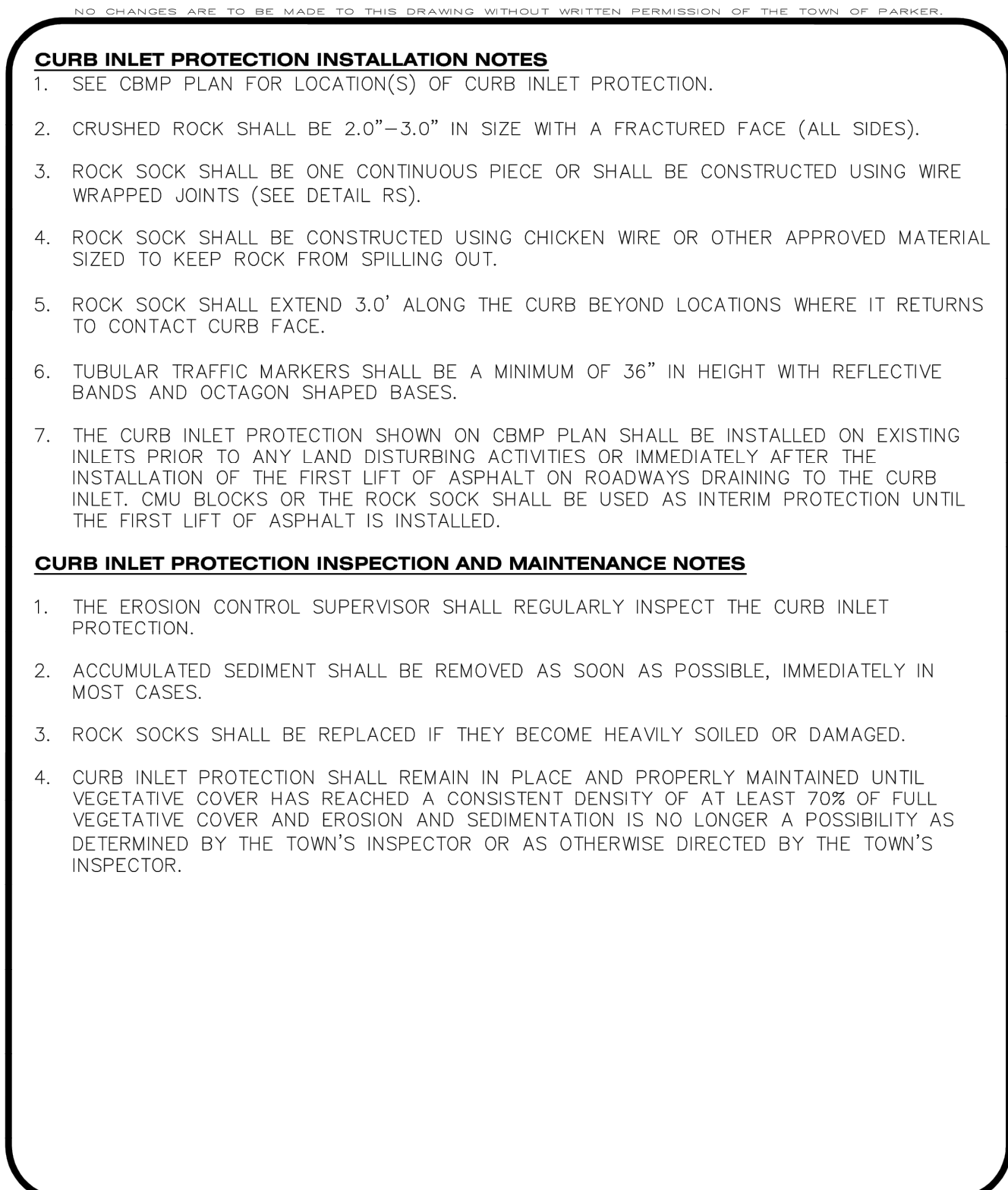
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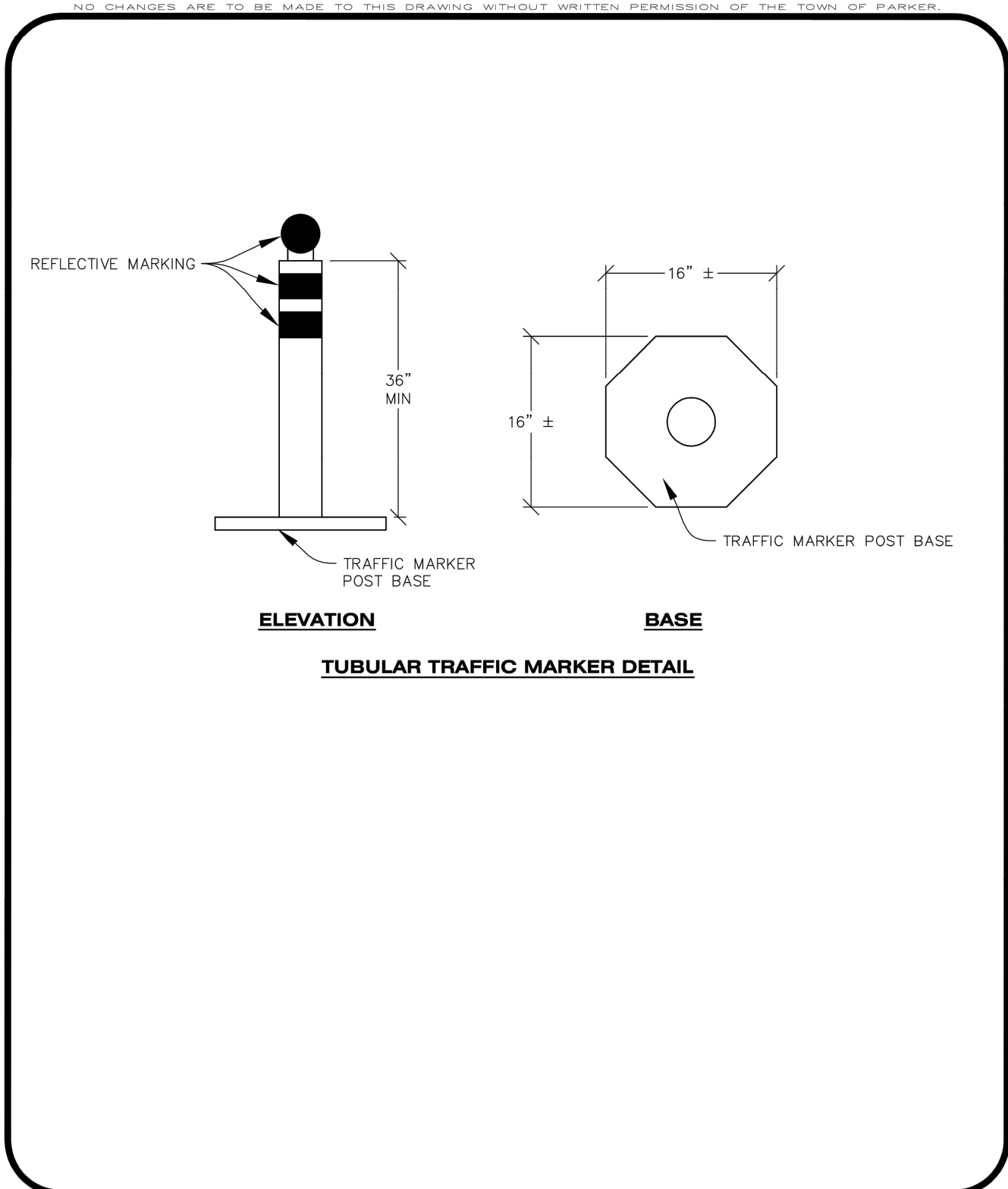
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CBMP **IPCOS**

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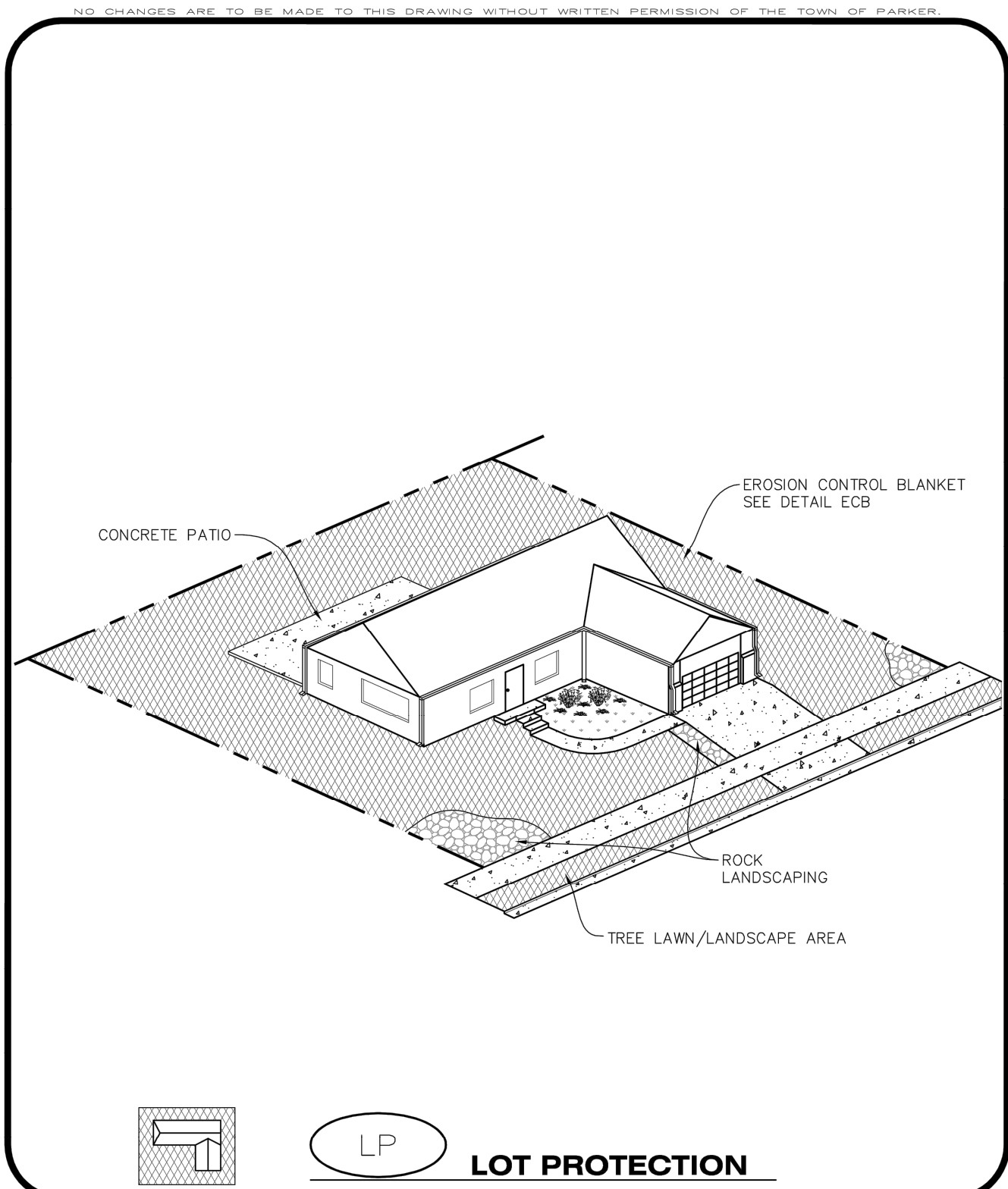
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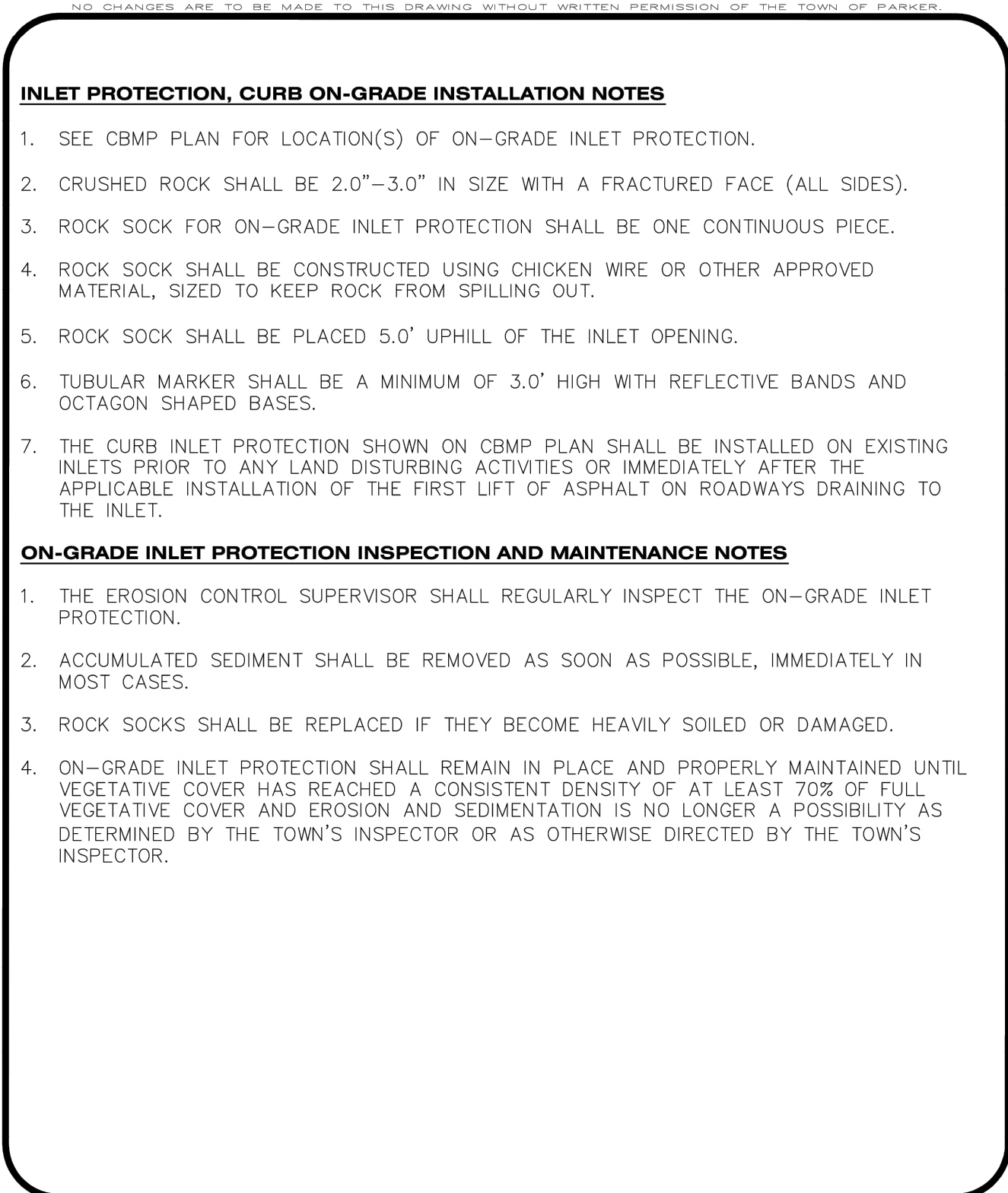
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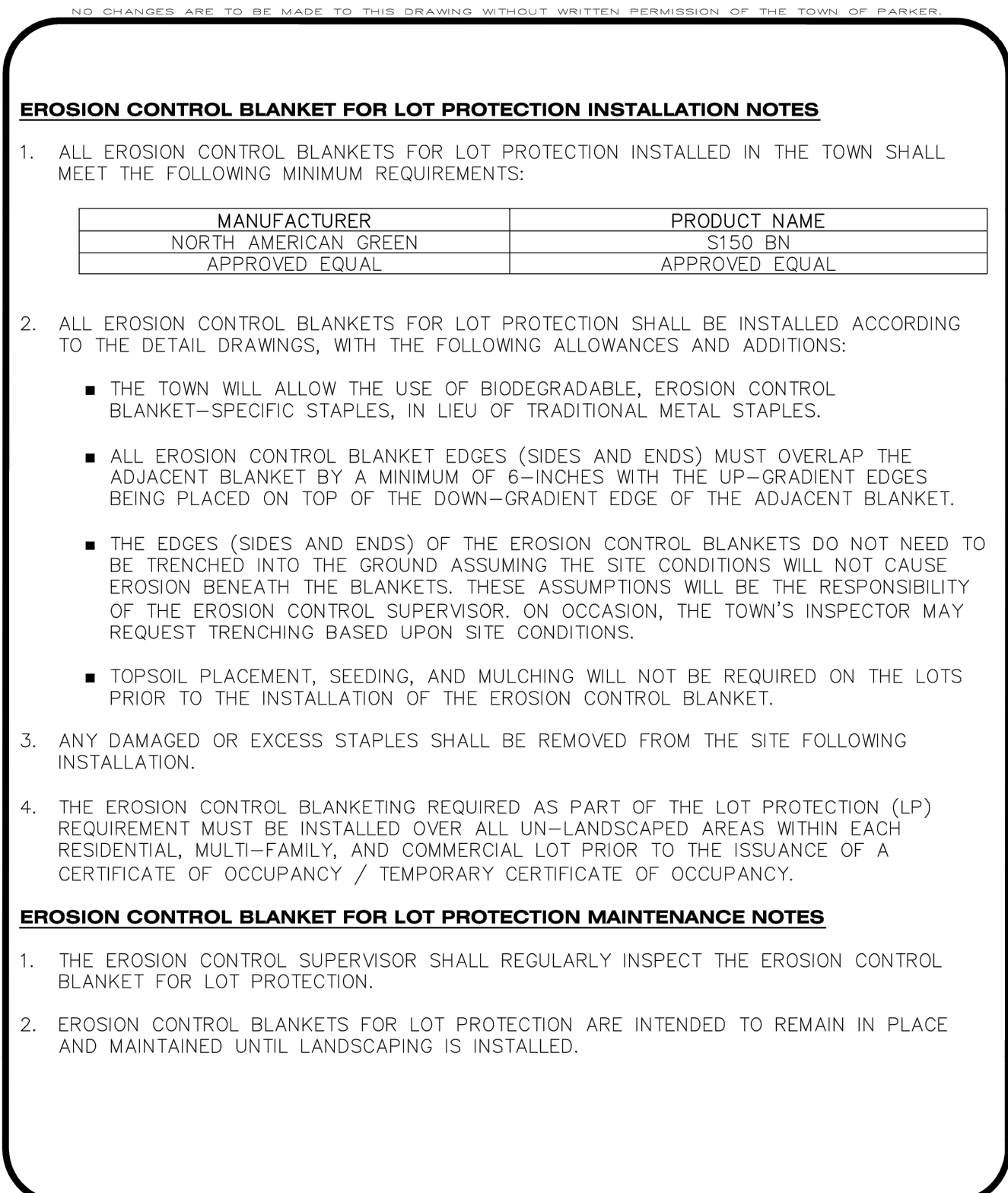
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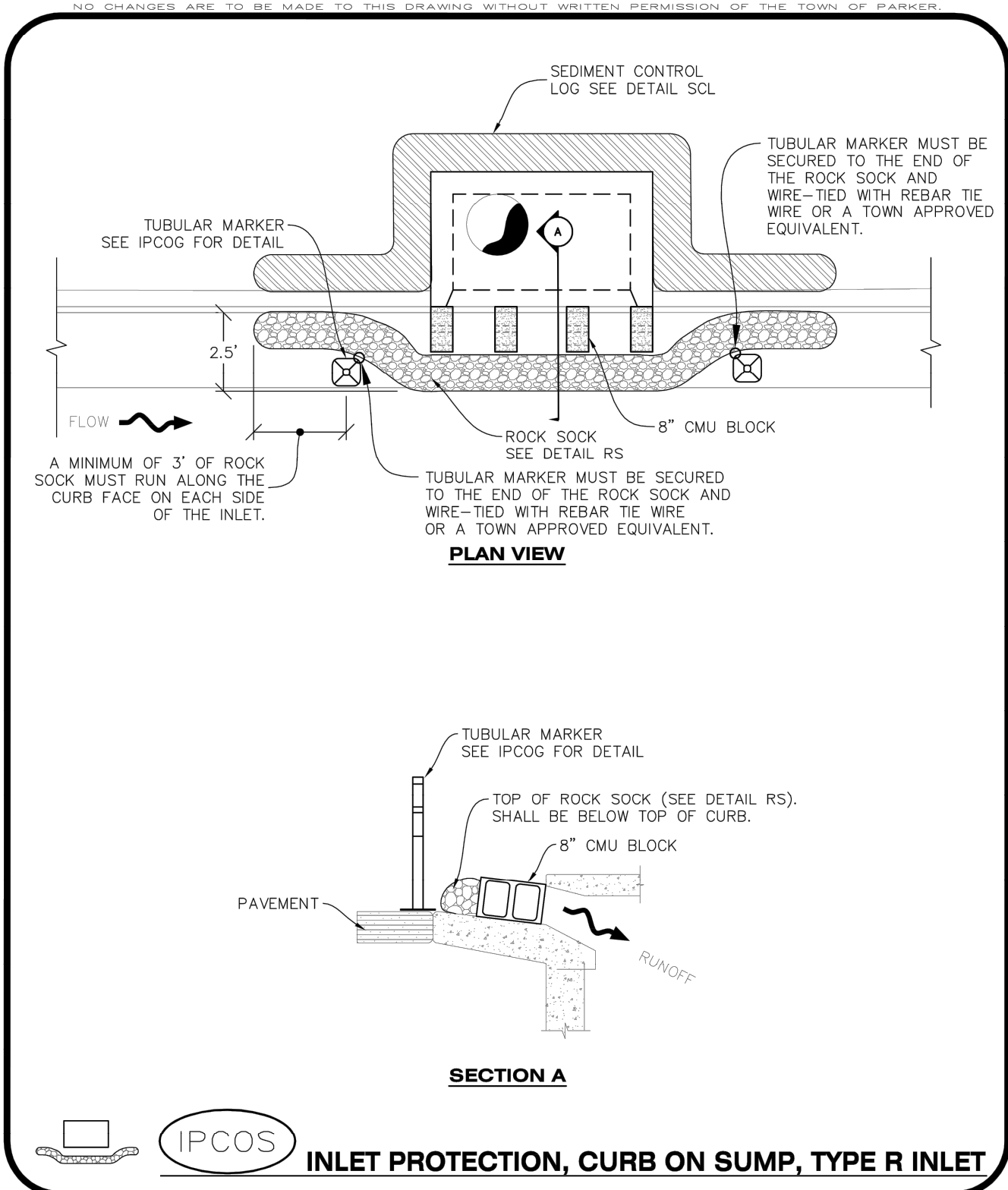
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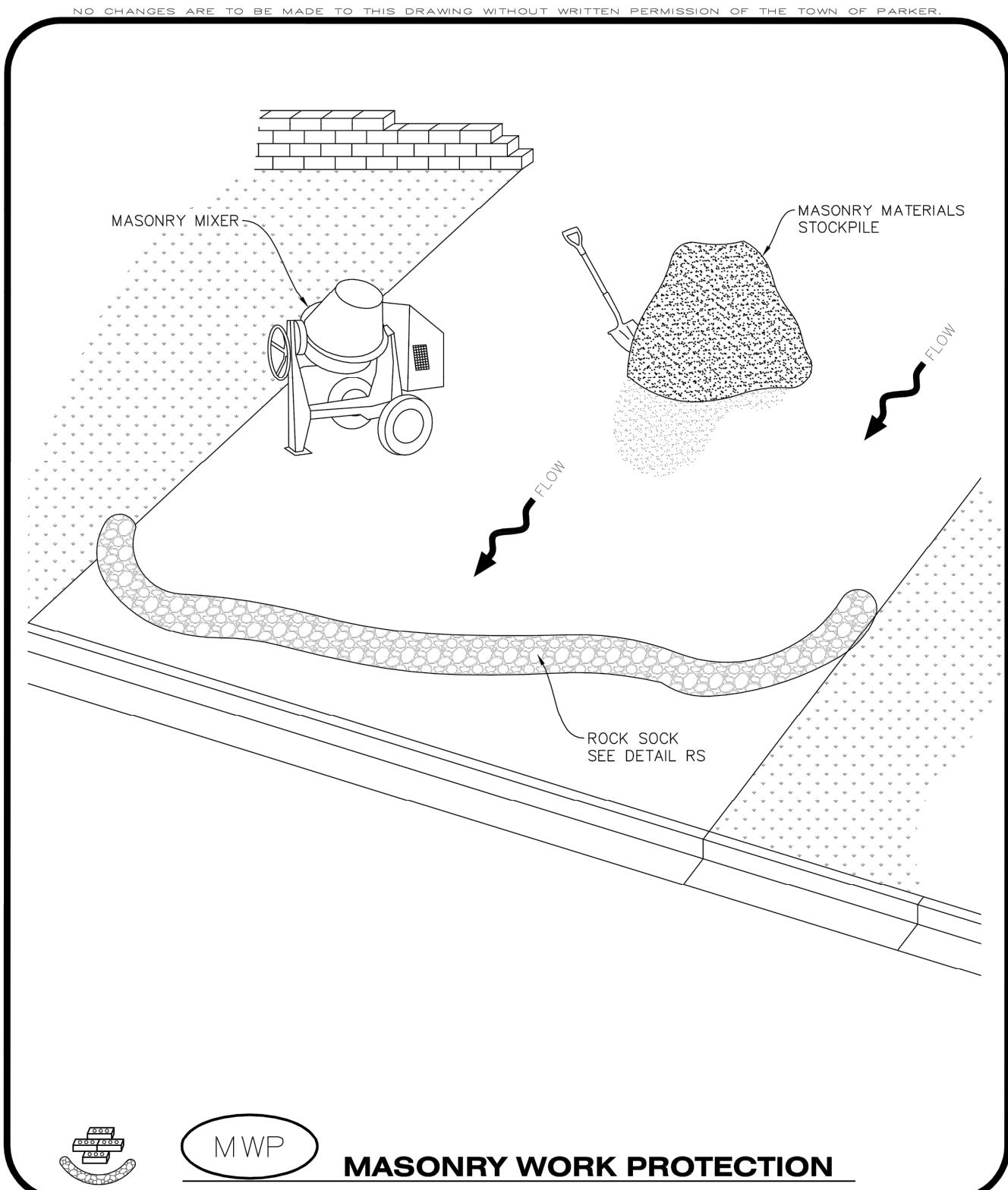
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PLAN VIEW

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CONSTRUCTION BEST MANAGEMENT PRACTICES



CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC
1 OF 2
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- A cross-sectional diagram of a swale. A dashed line represents the 'SWALE' profile. Below it, a 'ROCK SOCK' is shown, which is a curved layer of rock. Above the rock sock, a layer of 'WIRE AND ROCK NOT SHOWN FOR CLARITY' is indicated. A dimension line shows the 'ROCK SOCK' has a minimum thickness of '12" MIN'. Another dimension line indicates the 'WIRE AND ROCK' layer 'VARIES' in thickness. The bottom of the rock sock is labeled 'APPROXIMATE 2" EMBEDMENT'.

SWALE ELEVATION

-

SWALE SPACING

ROCK SOCK IN SWALE



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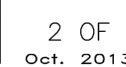
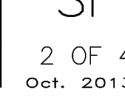
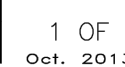
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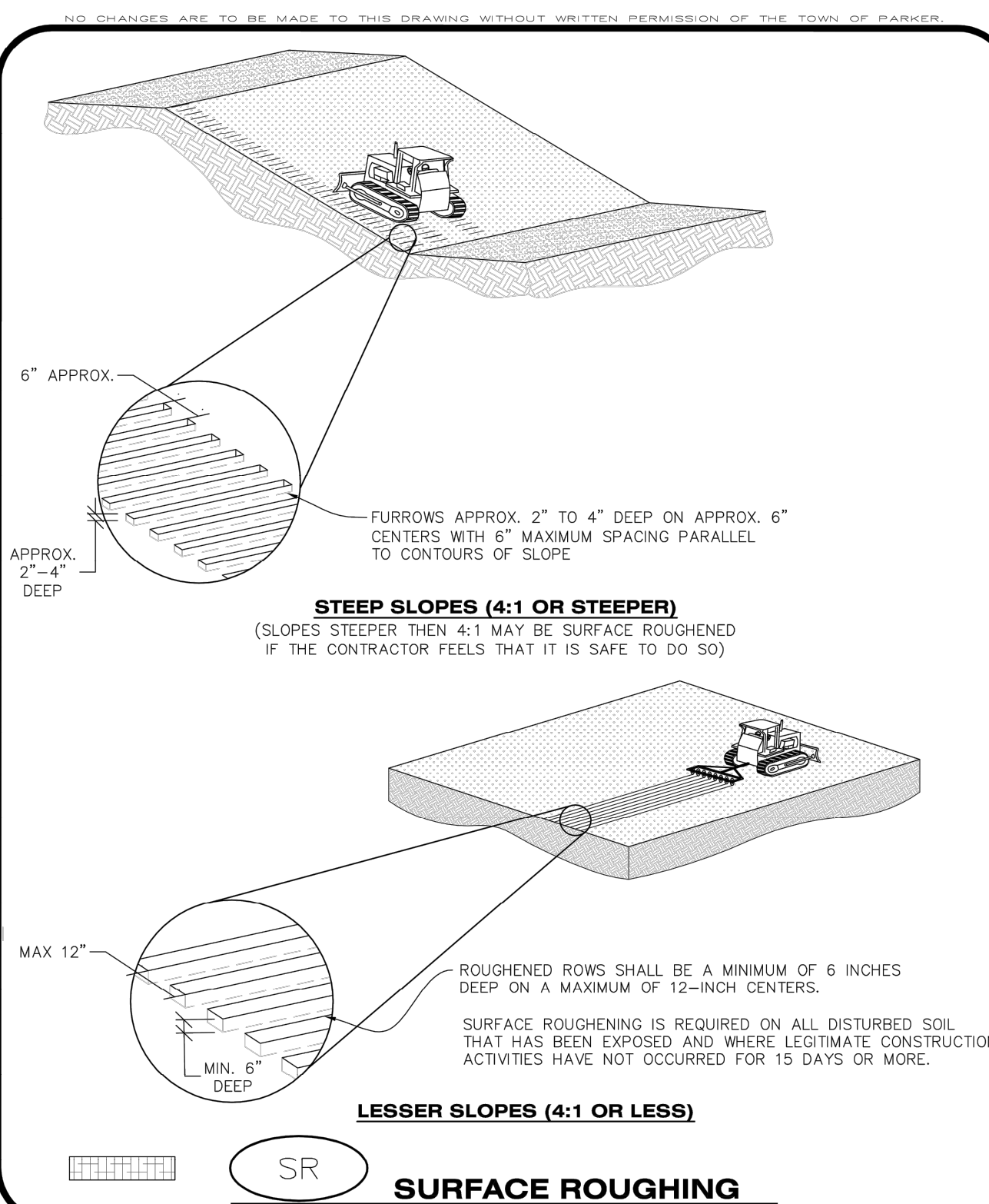
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13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



- SEE PLAN VIEW FOR
- LOCATION(S) OF SEEDING AND MULCHING
- TYPE OF SEED MIX

2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF $\frac{1}{4}$ - $\frac{1}{2}$ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF $\frac{1}{4}$ - $\frac{1}{2}$ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MEANS OF HAND CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STAIN DISPLACEMENT. TACKIFIER SHOULD BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



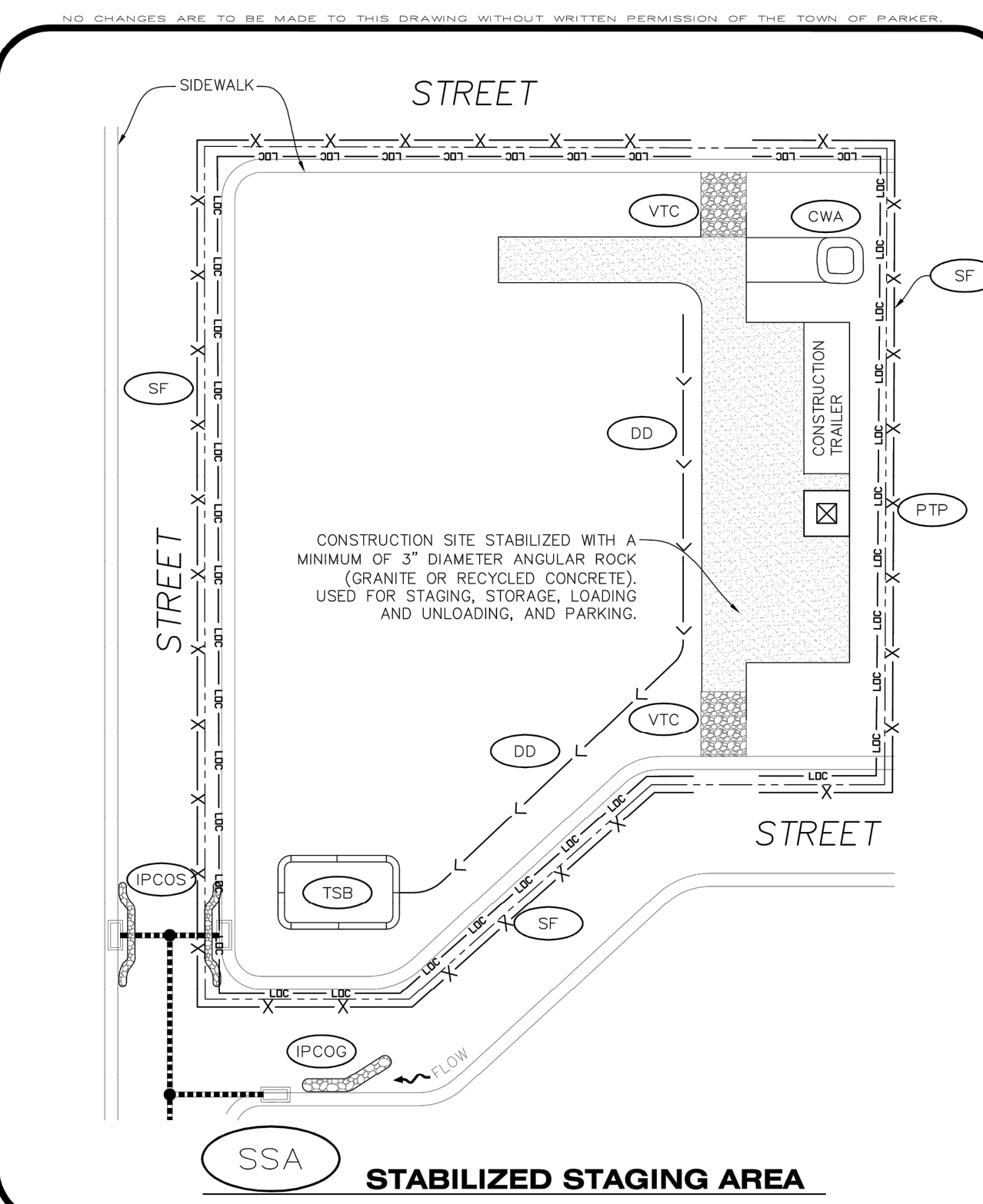
1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDCM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.



1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.



20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

BROADCAST: 50 LBS/ACRE

23% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

BROADCAST: 50 LBS/ACRE

SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER



1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.

3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.



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1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINT(S) TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FOOT LONG AND 10-FOOT WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.



Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.022
Channel Slope	0.010 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.07 cfs

2-YEAR STORM
TC: 10 MIN
C-VALUE: 0.60
AREA: 1.91 AC
FLOW: 3.07 CFS

Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

Upstream Depth	0.0 in
Profile Description	
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.4 in
Critical Depth	6.2 in
Channel Slope	0.010 ft/ft
Critical Slope	0.012 ft/ft

Bentley Systems, Inc. Haestad Methods Solution
Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

FlowMaster
[10.02.00.01]
Page 1 of 1

Project Description	
Friction Method Solve For	Manning Formula Normal Depth
Input Data	
Roughness Coefficient	0.022
Channel Slope	0.010 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.06 cfs

2-YEAR STORM
TC: 10 MIN
C-VALUE: 0.60
AREA: 1.90 AC
FLOW: 3.06 CFS

Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0

Upstream Depth	0.0 in
Profile Description	
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.4 in
Critical Depth	6.2 in
Channel Slope	0.010 ft/ft
Critical Slope	0.012 ft/ft

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FlowMaster
[10.02.00.01]
Page 1 of 1



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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

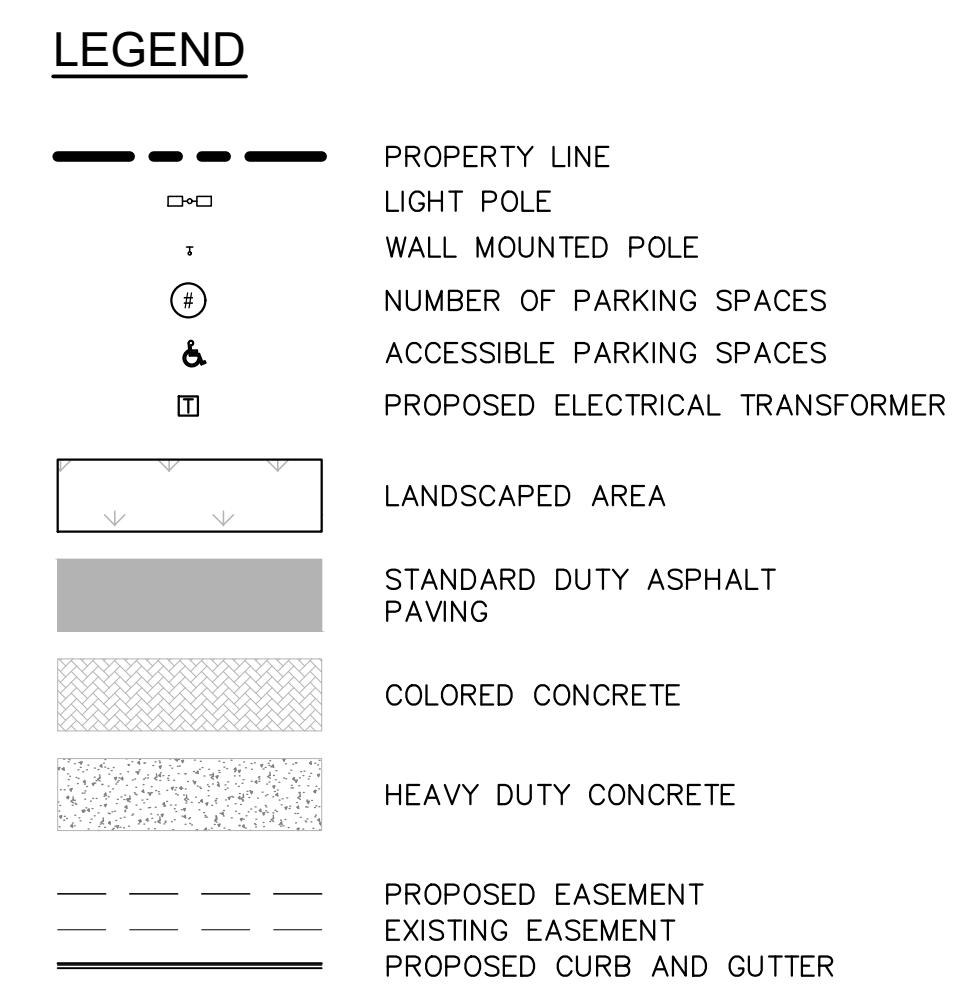
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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 12/14/20

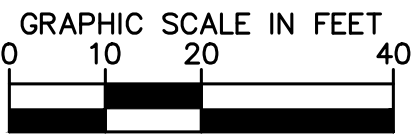
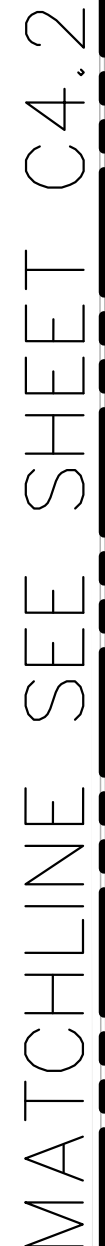
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- 1 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP. REFER TO ARCH PLANS
- 2 PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING PER TOWN OF PARKER STANDARD DETAIL.
- 3 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 4 PROPOSED MONUMENT SIGN, UNDER SEPARATE PERMIT.
- 5 PROPOSED PRIVATE STAIRWAY. WIDTH PER PLAN.
- 6 EXISTING/PROPOSED FIRE HYDRANT.
- 7 PROPOSED TRASH ENCLOSURE. REFER TO ARCH PLANS.
- 8 PROPOSED ADA PARKING STALLS.
- 9 EXISTING 8' CONCRETE SIDEWALK.
- 10 PROPOSED 5' CONCRETE SIDEWALK PER TOWN OF PARKER STD DETAIL.
- 11 PROPOSED STANDARD DUTY ASPHALT PAVING.
- 12 DETACHED GARAGE. PARKING COUNT PER PLAN.
- 13 PROPOSED STANDARD 9'X18' PARKING STALL
- 14 PROPOSED 18" CURB AND GUTTER PER TOWN OF PARKER STANDARD DETAIL.
- 15 PROPOSED 6 STALL BICYCLE PARKING, REFER TO LANDSCAPE DETAILS.
- 16 PROPOSED RETAINING WALL
- 17 PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL

1. ALL DRIVE AISLE WIDTHS TO BE A MINIMUM OF 24' UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE FROM FLOW LINE UNLESS OTHERWISE NOTED.
3. VAN-ACCESSIBLE ADA SPACE DIMENSIONS SHALL BE 18.0' L BY 9.0' W. ACCESS AISLES PROVIDED TO BE 9'.
4. PROPOSED EASEMENTS AS SHOWN TO BE DEDICATED BY PLAT OR BY SEPARATE DOCUMENT.
5. ACCESSIBLE ROUTE TO BE PROVIDED TO ALL BUILDINGS AND ON-SITE AMENITIES.
6. SIDEWALKS SHALL COMPLY UNDER CURRENT ADA CODE.
7. SEE COVER SHEET FOR RELEVANT SITE DATA.
8. ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' W.
9. REFER TO SHEETS C4.1-C4.4 FOR ALL RADII AND DIMENSIONS OF PROPOSED CURB AND GUTTER.
10. LIGHTING POLES/BOLLARDS SHOWN FOR REFERENCE ONLY. REFER TO ARCH/MEP PLANS.

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

1. REFER TO SHEET C4.4 FOR HORIZONTAL CONTROL
LINE AND CURVE TABLES

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DATE _____



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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
HORIZONTAL CONTROL PLAN

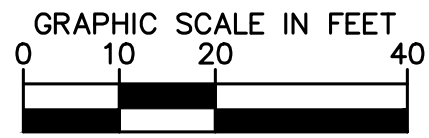
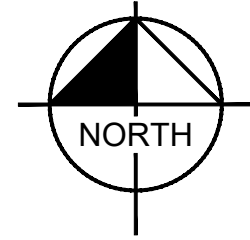
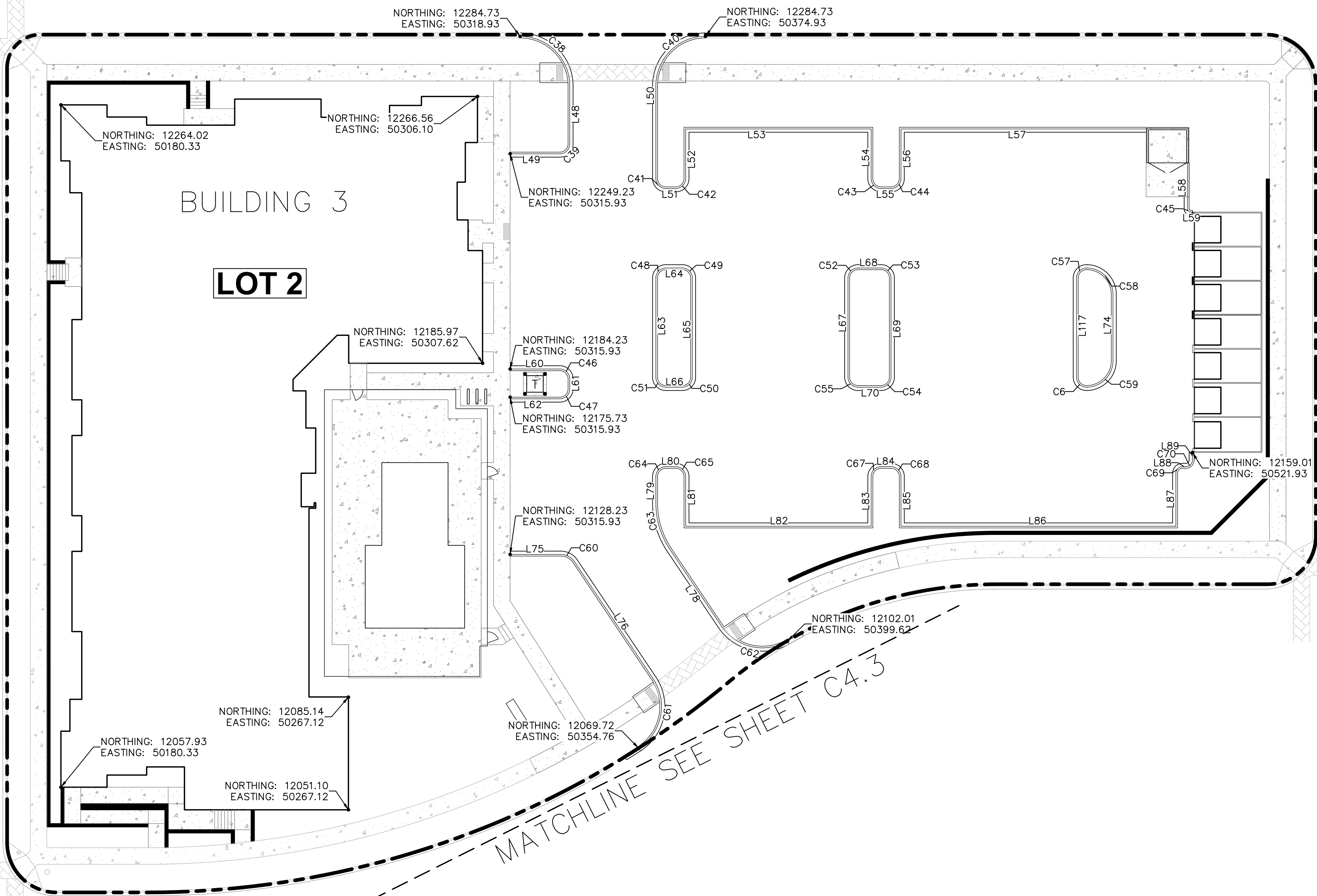
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PROJECT NO
096481002

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MATCHLINE SEE SHEET C4.1



LEGEND

- PROPERTY LINE
- == PROPOSED CONCRETE CURB
- == EXISTING CURB

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 S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

HORIZONTAL CONTROL NOTES

1. REFER TO SHEET C4.4 FOR HORIZONTAL CONTROL LINE AND CURVE TABLES

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

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

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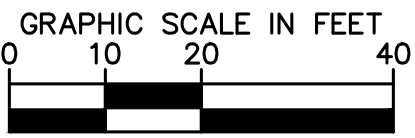
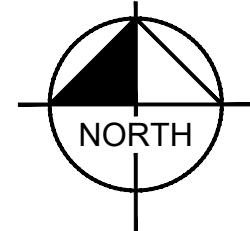
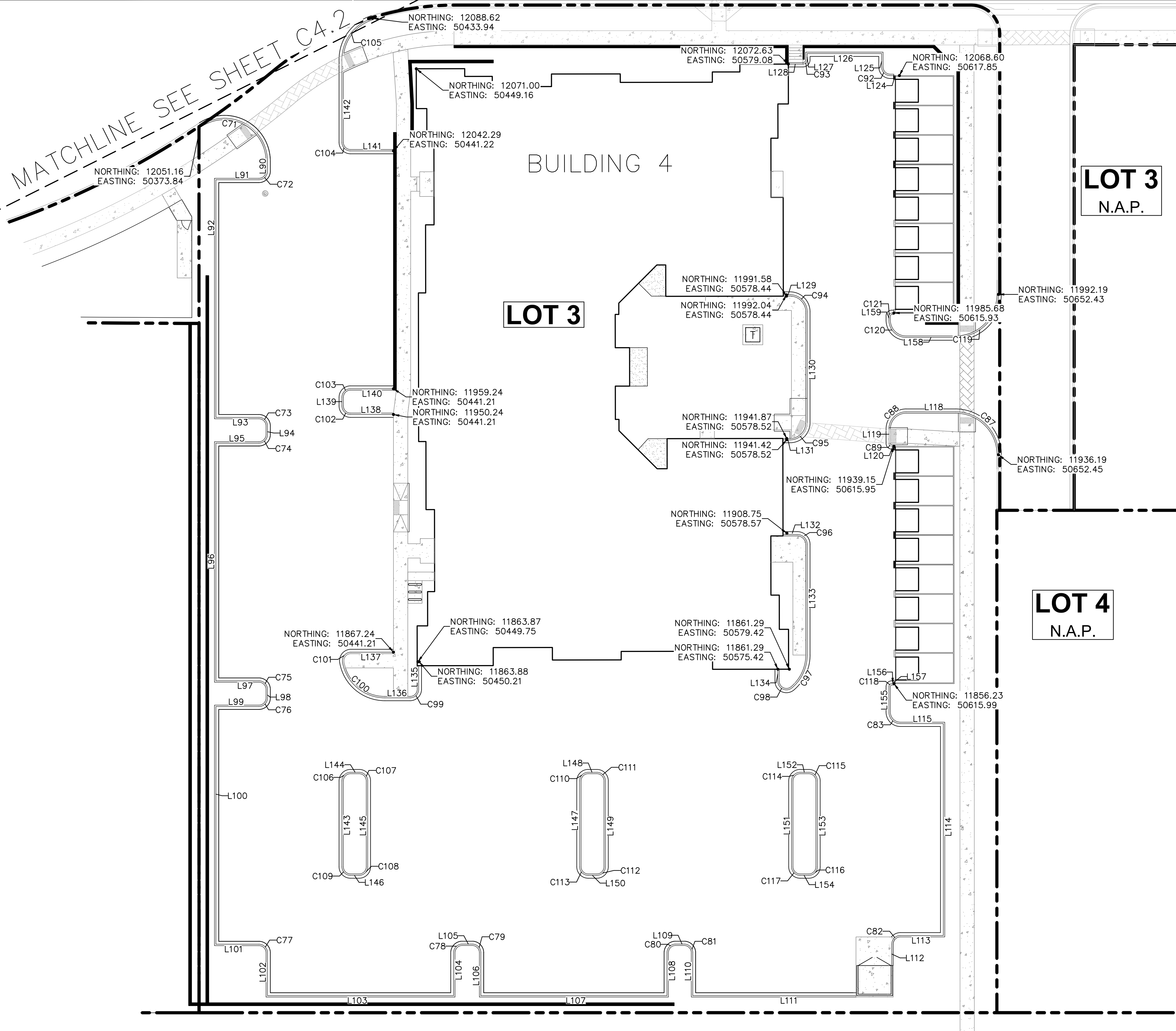
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PROJECT NO.
096481002

DRAWING NAME
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LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING CURB

BASIS OF BEARINGS

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HORIZONTAL CONTROL NOTES

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

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

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PROJECT NO.
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LINE TABLE		
LINE	LENGTH	BEARING
L2	0.86	N90°00'00.00"W
L3	13.29	N0°00'00.00"E
L4	47.00	S89°59'55.40"W
L5	15.00	S0°00'00.00"E
L6	3.00	N90°00'00.00"W
L7	15.00	N0°00'00.00"E
L8	56.00	S89°59'53.57"W
L9	16.00	S0°00'00.00"E
L10	10.75	N90°00'00.00"W
L11	10.25	S90°00'00.00"E
L13	7.76	S0°00'00.00"E
L14	3.00	S0°00'00.00"E
L15	22.00	S89°59'54.89"W
L16	129.26	N0°00'00.00"E
L17	22.17	S71°18'42.46"E
L18	15.00	N90°00'00.00"W
L19	47.00	S0°00'00.55"E
L20	16.00	N89°59'52.00"E
L21	5.00	S0°00'00.00"E
L22	16.00	S89°59'52.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L23	56.00	S0°00'00.58"W
L24	15.00	N89°59'52.00"E
L25	3.00	N0°00'00.00"E
L26	30.00	N89°59'52.00"E
L27	3.00	S0°00'00.00"E
L28	30.00	S89°59'52.00"W
L29	3.00	N0°00'00.00"E
L30	30.00	N89°59'52.00"E
L31	3.00	S0°00'00.00"E
L32	30.00	S89°59'52.00"W
L33	28.24	S89°59'57.90"W
L34	9.55	N0°00'00.00"E
L35	29.81	S71°18'42.46"E
L36	7.16	N90°00'00.00"W
L37	7.11	S45°00'00.00"W
L38	1.15	N71°18'42.46"W
L39	17.00	N18°41'17.54"E
L40	74.00	N71°18'42.46"W
L41	16.58	S21°24'10.62"W
L42	0.49	N22°01'14.62"E

LINE TABLE		
LINE	LENGTH	BEARING
L43	17.71	N90°00'00.00"W
L44	2.66	S21°04'32.34"W
L45	5.00	N90°00'00.00"W
L46	1.06	S0°00'00.00"E
L47	2.16	N90°00'00.00"E
L48	17.50	S0°00'00.00"E
L49	15.00	N90°00'00.00"W
L50	27.98	N0°00'00.00"E
L51	3.00	N90°00'00.00"W
L52	15.00	S0°00'00.00"E
L53	56.00	S90°00'00.00"W
L54	15.00	N0°00'00.00"W
L55	3.00	N90°00'00.00"W
L56	15.00	S0°00'00.00"E
L57	74.00	N90°00'00.00"W
L58	13.86	N0°00'00.00"W
L59	0.50	S89°59'23.81"W
L60	15.00	N90°00'00.00"E
L61	3.00	S0°00'00.00"E
L62	15.00	N90°00'00.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L63	30.00	S0°00'00.00"E
L64	5.00	N90°00'00.00"W
L65	30.00	N0°00'00.00"E
L66	5.00	N90°00'00.00"E
L67	30.00	N0°00'00.00"W
L68	7.00	S90°00'00.00"E
L69	30.00	S0°00'00.00"E
L70	7.00	N90°00'00.00"W
L73	9.40	S40°39'27.54"W
L74	20.00	N0°00'00.00"W
L75	15.00	N90°00'00.00"E
L76	42.54	S33°52'07.72"E
L78	27.84	N33°52'07.72"W
L79	8.04	N0°00'00.00"E
L80	3.00	N90°00'00.00"E
L81	15.00	S0°00'00.00"E
L82	56.00	N90°00'00.00"E
L83	15.00	N0°00'00.00"E
L84	3.00	S90°00'00.00"E
L85	15.00	S0°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L86	83.00	N90°00'00.00"E
L87	16.00	N0°00'00.00"W
L88	1.00	S90°00'00.00"E
L89	2.27	N0°00'00.00"E
L90	3.47	N0°00'00.00"E
L91	15.00	N90°00'00.00"E
L92	83.00	N0°00'00.00"E
L93	15.00	N90°00'00.00"W
L94	3.00	N0°00'00.00"E
L95	15.00	N90°00'00.00"E
L96	83.00	N0°00'00.00"E
L97	15.00	N90°00'00.00"W
L98	3.00	N0°00'00.00"E
L99	15.00	N90°00'00.00"E
L100	83.00	N0°00'00.00"E
L101	15.00	N90°00'00.00"W
L102	14.96	N0°00'00.00"E
L103	65.00	N90°00'00.00"W
L104	15.00	S0°00'00.00"E
L105	3.50	N90°00'00.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L106	15.00	N0°00'00.00"E
L107	65.00	N90°00'00.00"W
L108	15.00	S0°00'00.00"E
L109	3.00	N90°00'00.00"W
L110	15.00	N0°00'00.00"E
L111	57.00	N90°00'00.00"W
L112	8.00	S0°00'00.00"E
L113	15.00	N90°00'00.00"W
L114	74.00	S0°00'00.00"E
L115	15.00	N90°00'00.00"E
L117	30.00	S0°00'00.00"E
L118	17.24	N90°00'00.00"E
L119	5.04	N0°00'00.00"E
L120	0.74	S89°58'31.91"W
L124	3.19	S89°58'31.91"W
L125	4.71	N0°00'00.00"E
L126	26.00	N89°59'55.66"W
L127	2.18	S0°00'00.00"E
L128	5.08	N90°00'00.00"W
L129	1.22	N90°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L130	38.63	S0°00'00.00"E
L131	1.14	N90°00'00.00"W
L132	4.09	N90°00'00.00"E
L133	39.53	S0°00'00.00"E
L134	4.22	N0°00'00.00"E
L135	9.60	N0°00'00.00"E
L136	9.01	N90°00'00.00"E
L137	14.83	N90°00'00.00"W
L138	15.00	S90°00'00.00"E
L139	3.00	S0°00'00.00"W
L140	15.00	N90°00'00.00"W
L141	15.01	S89°59'26.86"E
L142	28.94	S0°00'00.00"E
L143	30.00	S0°00'00.00"E
L144	3.00	N90°00'00.00"W
L145	30.00	N0°00'00.00"E
L146	3.00	N90°00'00.00"E
L147	30.00	N0°00'00.00"E
L148	3.00	N90°00'00.00"E
L149	30.00	S0°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L150	3.00	N90°00'00.00"W
L151	30.00	N0°00'00.00"E
L152	3.00	N90°00'00.00"E
L153	30.00	S0°00'00.00"E
L154	3.00	N90°00'00.00"W
L155	9.18	S0°02'27.36"E
L156	0.78	S89°58'31.91"W
L157	1.00	S0°01'28.09"E
L158	17.22	N90°00'00.00"W
L159	1.50	N0°00'00.00"E
L161	6.50	N90°00'00.00"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	21.53'	49°20'32"	11.48'
C2	3.00'	4.71'	90°00'00"	3.00'
C3	3.00'	4.71'	90°00'00"	3.00'
C4	3.00'	4.71'	90°00'00"	3.00'
C5	2.00'	3.14'	90°00'00"	2.00'
C6	3.00'	4.71'	90°00'00"	3.00'
C7	3.00'	4.71'	89°59'55"	3.00'
C8	2.00'	3.14'	90°00'05"	2.00'
C9	3.00'	5.69'	108°41'18"	4.18'
C10	3.00'	3.73'	71°18'42"	2.15'
C11	3.00'	4.71'	90°00'00"	3.00'
C12	2.00'	3.14'	90°00'08"	2.00'
C13	2.00'	3.14'	89°59'52"	2.00'
C14	3.00'	4.71'	90°00'08"	3.00'
C15	3.00'	4.71'	89°59'52"	3.00'
C16	3.00'	4.71'	90°00'08"	3.00'
C17	3.00'	4.71'	89°59'52"	3.00'
C18	3.00'	4.71'	90°00'08"	3.00'
C19	3.00'	4.71'	89°59'52"	3.00'
C20	3.00'	4.71'	90°00'08"	3.00'

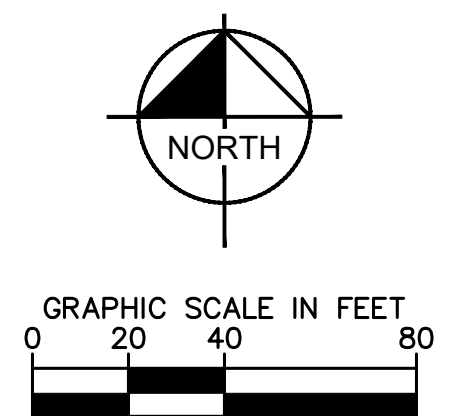
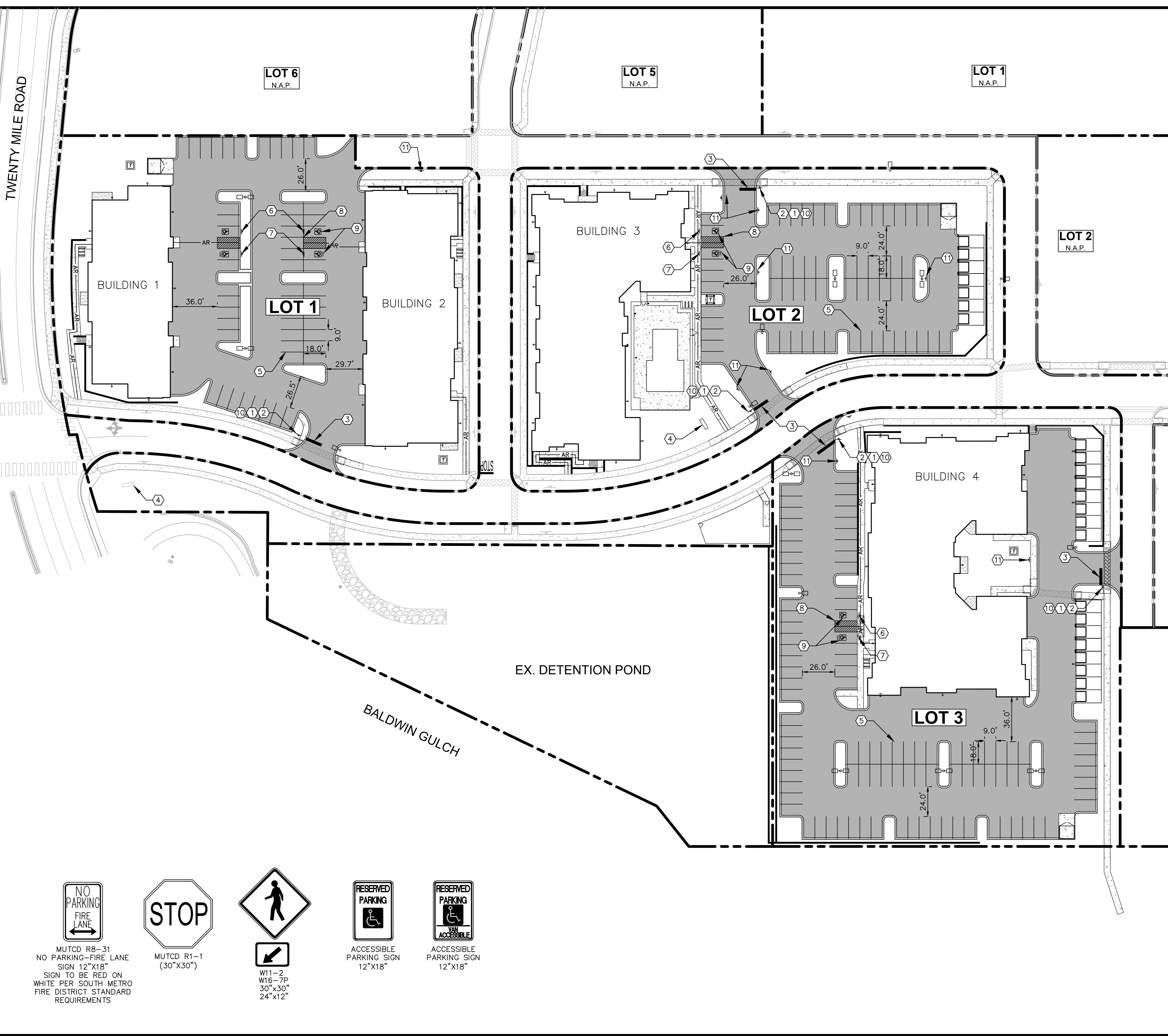
CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C21	3.00'	4.71'	89°59'52"	3.00'
C22	3.00'	4.71'	90°00'08"	3.00'
C23	3.00'	8.45'	161°18'40"	18.23'
C24	3.00'	4.71'	90°00'02"	3.00'
C25	3.00'	5.69'	108°41'18"	4.18'
C26	25.00'	19.63'	45°00'00"	10.36'
C27	1.00'	1.11'	63°41'18"	0.62'
C28	1.00'	1.57'	90°00'00"	1.00'
C29	1.00'	1.79'	102°22'21"	1.24'
C30	15.00'	20.24'	77°18'00"	12.00'
C31	20.00'	30.81'	88°16'04"	19.40'
C32	327.30'	7.21'	1°15'42"	3.60'
C33	5.00'	6.01'	68°55'28"	3.43'
C34	15.00'	24.73'	94°26'35"	16.21'
C35	273.03'	7.05'	1°28'47"	3.53'
C36	14.00'	21.99'	90°00'00"	14.00'
C37	3.00'	4.71'	90°00'00"	3.00'
C38	15.00'	23.56'	90°00'00"	15.00'
C39	3.00'	4.71'	90°00'00"	3.00'
C40	15.00'	23.56'	90°00'00"	15.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C41	3.00'	4.71'	90°00'00"	3.00'
C42	3.00'	4.71'	90°00'00"	3.00'
C43	3.00'	4.71'	90°00'00"	3.00'
C44	3.00'	4.71'	90°00'00"	3.00'
C45	1.00'	1.57'	90°00'01"	1.00'
C46	3.00'	4.71'	90°00'00"	3.00'
C47	3.00'	4.71'	90°00'00"	3.00'
C48	3.00'	4.71'	90°00'00"	3.00'
C49	3.00'	4.71'	90°00'00"	3.00'
C50	3.00'	4.71'	90°00'00"	3.00'
C51	3.00'	4.71'	90°00'00"	3.00'
C52	3.00'	4.71'	90°00'00"	3.00'
C53	3.00'	4.71'	90°00'00"	3.00'
C54	3.00'	4.71'	90°00'00"	3.00'
C55	3.00'	4.71'	90°00'00"	3.00'
C57	3.00'	4.71'	90°00'00"	3.00'
C58	8.00'	12.57'	90°00'00"	8.00'
C59	8.00'	12.57'	90°00'00"	8.00'
C60	5.03'	5.20'	59°08'44"	2.86'
C61	15.00'	23.85'	91°05'31"	15.29'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C62	15.00'	22.52'	86°00'14"	13.99'
C63	25.00'	14.78'	33°52'08"	7.61'
C64	3.00'	4.71'	90°00'00"	3.00'
C65	3.00'	4.71'	90°00'00"	3.00'
C67	3.00'	4.71'	90°00'00"	3.00'
C68	3.00'	4.71'	90°00'00"	3.00'
C69	2.00'	3.14'	90°00'00"	2.00'
C70	2.00'	3.14'	90°00'00"	2.00'
C71	15.00'	32.44'	123°55'17"	28.16'
C72	3.00'	4.71'	90°00'00"	3.00'
C73	3.00'	4.71'	90°00'00"	3.00'
C74	3.00'	4.71'	90°00'00"	3.00'
C75	3.00'	4.71'	90°00'00"	3.00'
C76	3.00'	4.71'	90°00'00"	3.00'
C77	3.00'	4.71'	90°00'00"	3.00'
C78	3.00'	4.71'	90°00'00"	3.00'
C79	3.00'	4.71'	90°00'00"	3.00'
C80	3.00'	4.71'	90°00'00"	3.00'
C81	3.00'	4.71'	90°00'00"	3.00'
C82	3.09'	4.23'	78°23'33"	2.52'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C83	4.00'	6.05'	86°43'05"	3.78'
C87	15.00'	23.56'	89°58'32"	14.99'
C88	6.00'	9.42'	90°00'00"	6.00'
C89	1.00'	1.57'	90°04'06"	1.00'
C92	3.00'	4.71'	90°01'28"	3.00'
C93	1.50'	2.36'	90°00'00"	1.50'
C94	6.00'	9.42'	90°00'00"	6.00'
C95	6.00'	9.42'	90°00'00"	6.00'
C96	3.00'	4.71'	90°00'00"	3.00'
C97	15.00'	13.02'	49°44'31"	6.95'
C98	3.00'	6.82'	130°15'29"	6.47'
C99	3.00'	4.71'	90°00'00"	3.00'
C100	15.00'	21.00'	80°13'25"	12.64'
C101	3.00'	5.22'	99°46'35"	3.56'
C102	3.00'	4.71'	90°00'00"	3.00'
C103	3.00'	4.71'	90°00'00"	3.00'
C104	3.00'	4.71'	89°59'27"	3.00'
C105	15.00'	19.24'	73°28'50"	11.20'
C106	3.00'	4.71'	90°00'00"	3.00'
C107	3.00'	4.71'	90°00'00"	3.00'

\\kimley-horn.com\h1-dm\DEV_C\096481002 - Parker & Pine ME\CAD\Drawings\096481002SIGN.dwg Drawn: 10/18/2019 10:57 AM
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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
11. PROPOSED R8-31 "NO PARKING - FIRE LANE" SIGN

- 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.

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

MUTCD R8-31
NO PARKING-FIRE LANE
SIGN 12"x18"
SIGN TO BE RED ON
WHITE PER SOUTH METRO
FIRE DISTRICT STANDARD
REQUIREMENTS

STOP
MUTCD R1-1
(30"x30")

W11-2
W16-7P
30"x30"
24"x12"

RESERVED
PARKING
12"x18"

RESERVED
PARKING
12"x18"



DESIGNED BY: DLS DRAWN BY: JRK CHECKED BY: DLS DATE: 12/14/20	
PARKER AND PINE FILING NO. 2 LOTS 1-3 PARKER, CO MULTI-FAMILY CONSTRUCTION DOCUMENTS SIGNAGE AND STRIPING PLAN	
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 096481002	DRAWING NAME 096481002SIGN
C4.5	

TYPICAL PAVEMENT STRIPING

20'-0" OR AS REQUIRED

4"-4"

2'-8"

4" OR 8"
SEE PLAN.

TRAFFIC ARROW

NON REFLECTIVE WHITE LATEX PAINT

20°

15"

9"

15"

20"

8"

15"

TYPICAL LETTER

NON REFLECTIVE WHITE LATEX PAINT

4"

4"

20"

15"

6'-0"

8'-0"

9"

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

REFER TO PLAN FOR SIGN PANEL

2" O.D. GALVANIZED PIPE
PROVIDE, WELDED, WATERTIGHT CAP,
PAINT EXPOSED TUBE BLACK.

7'-0" MIN.

FINISHED GRADE

8" CONCRETE
DIAMETER BASE

2'-0"

3"

Diagram illustrating the required dimensions and signage for a van loading zone, based on ADA standards.

Dimensions:

- Four equal segments, each 9.0' wide.
- 4" solid blue painted stripes at 2' O.C. (Typ.)

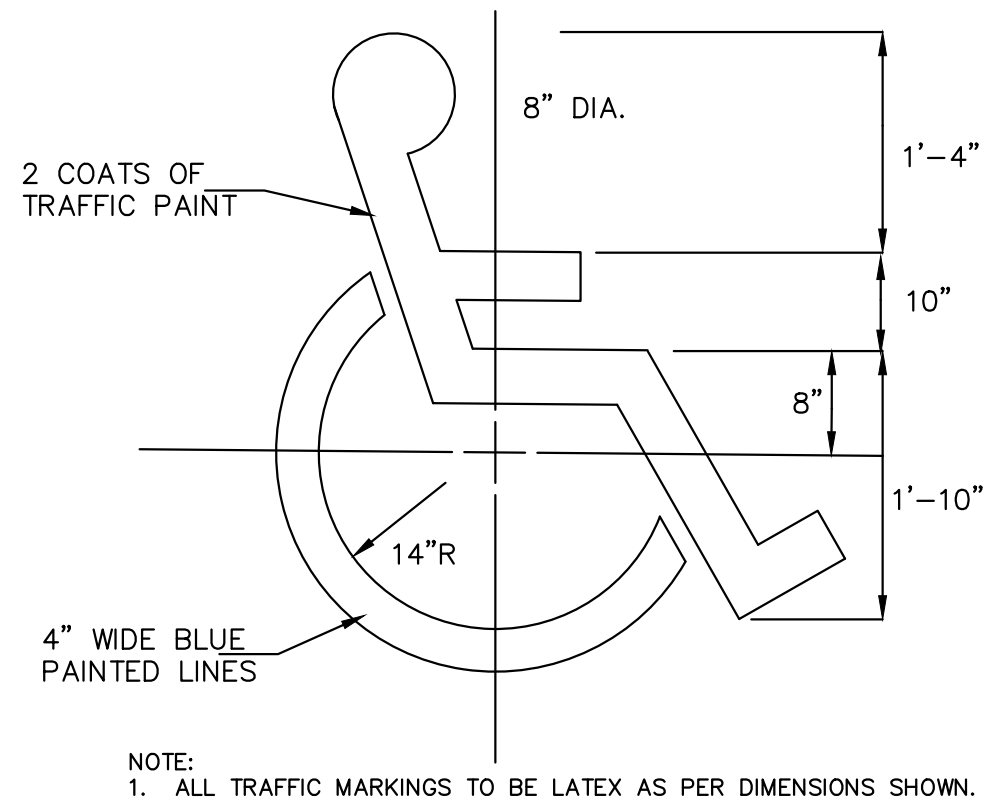
Signage and Markings:

- ADA signs to be in accordance with ADA standards.
- Paint standard handicapped symbol.
- One space adjacent to unloading area to be designated "van accessible space" on signage. See site plan.

Notes:

- Dimensions may vary refer to site geometrics plan.
- Signage and markings to be in accordance with federal, state and local regulations.

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

Creation Date: 07/04/12
 Created By: JSW
 Last Modification Date: 02/08/17
 Last Modified By: MBhat
 CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date:	Comments

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

Project Sheet Number:

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

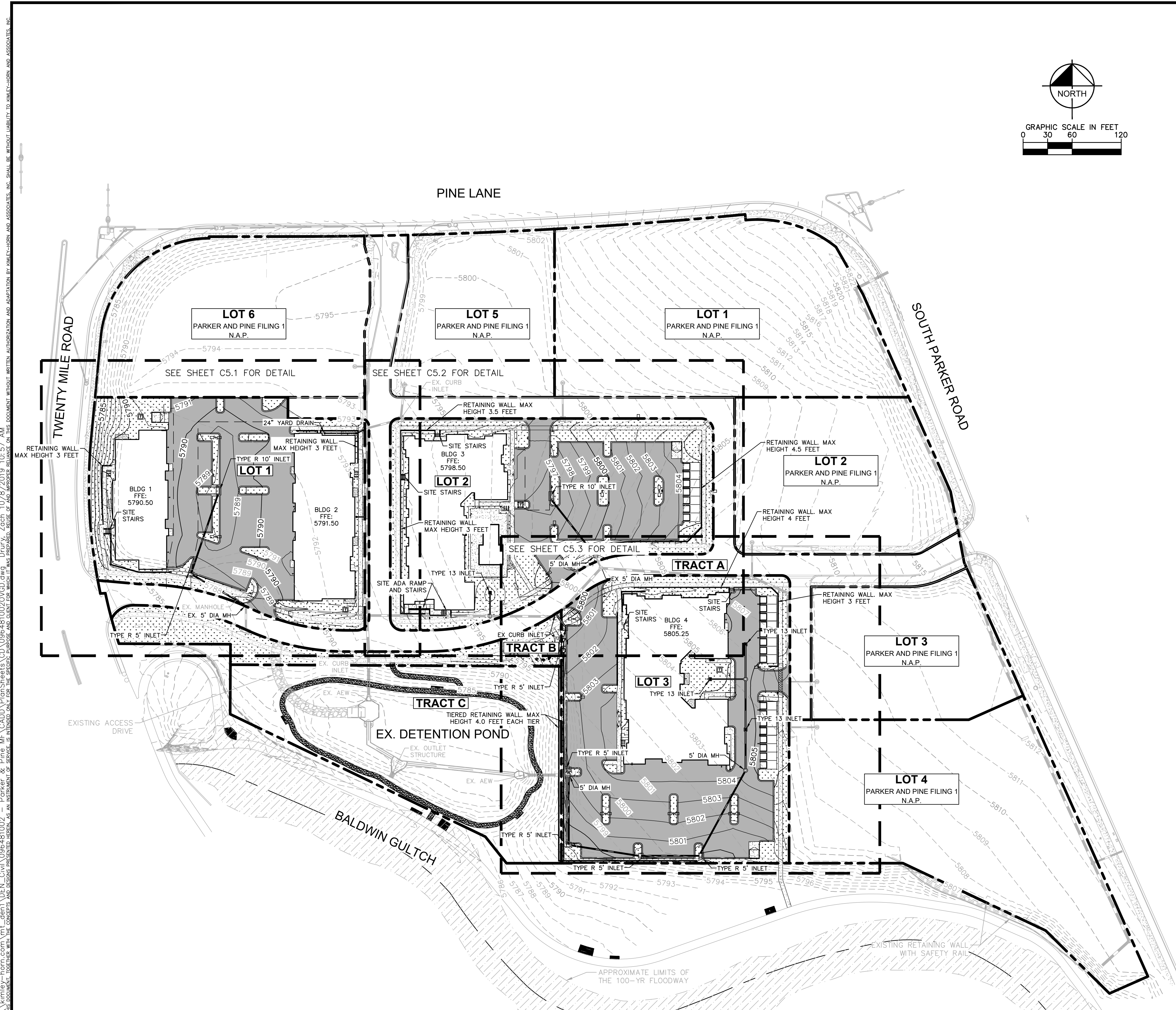
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING DETAILS

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

PROJECT NO. 096481002
DRAWING NAME 096481002SIGN
C4.6



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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

1. REFER TO DETAILED GRADING PLANS FOR ALL SPOT ELEVATIONS
2. REFER TO DETAILED GRADING PLANS FOR WALL ELEVATIONS.

Kimley»»Horn
2020 KIMLEY—HORN AND ASSOCIATES, INC.

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: 12/14/20

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. 096481002

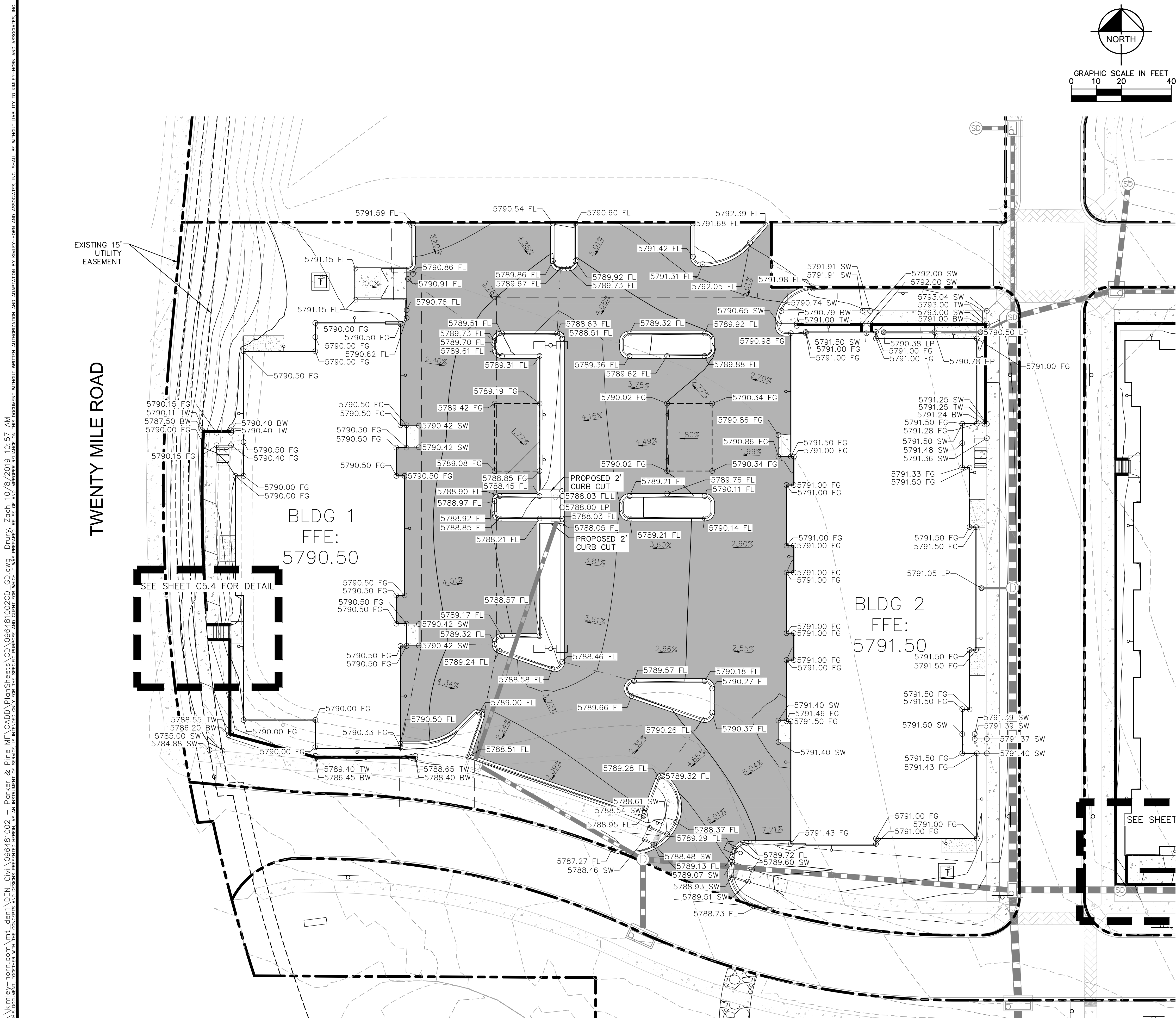
DRAWING NAME
096481002OVGD

C5.0



Know what's **below**.
 • **Call** before you dig.

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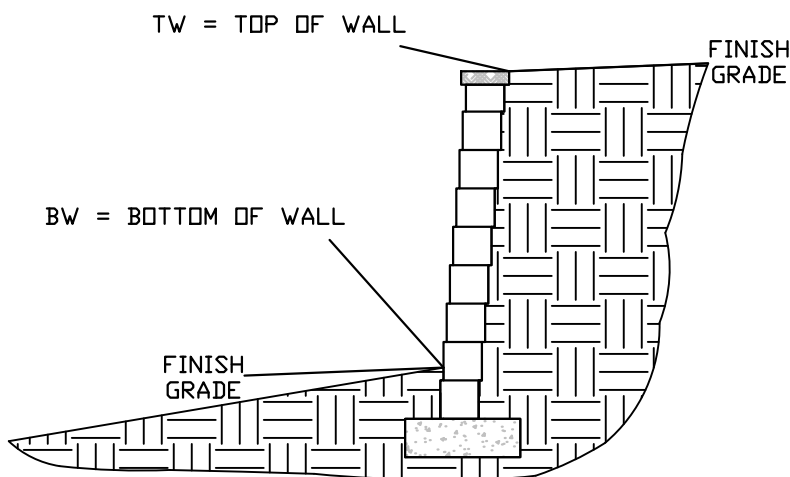
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGEND	
— 40 —	EXISTING MAJOR CONTOURS
— 36 —	EXISTING MINOR CONTOURS
— 40 —	PROPOSED MAJOR CONTOURS
— 36 —	PROPOSED MINOR CONTOURS
— — —	PROPOSED GRADE BREAK
• 00.00	PROPOSED SPOT ELEVATION
• (00.00)	EXISTING SPOT ELEVATION
<u>X.XX%</u>	PROPOSED SLOPE
<u>X.XX%</u>	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
	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 SHOW 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 ADJACENT ACCESS AISLE SHALL HAVE A MAX SLOPE OF 2% IN ALL DIRECTIONS.
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.
8. REVIEW ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERNAL BUILDING SLAB.
9. FALL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO SAFETY RAILING DETAIL ON SHEET C6.2.



WALL ELEVATION LEGEND

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: 12/14/20

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

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

PROJECT NO.
096481002

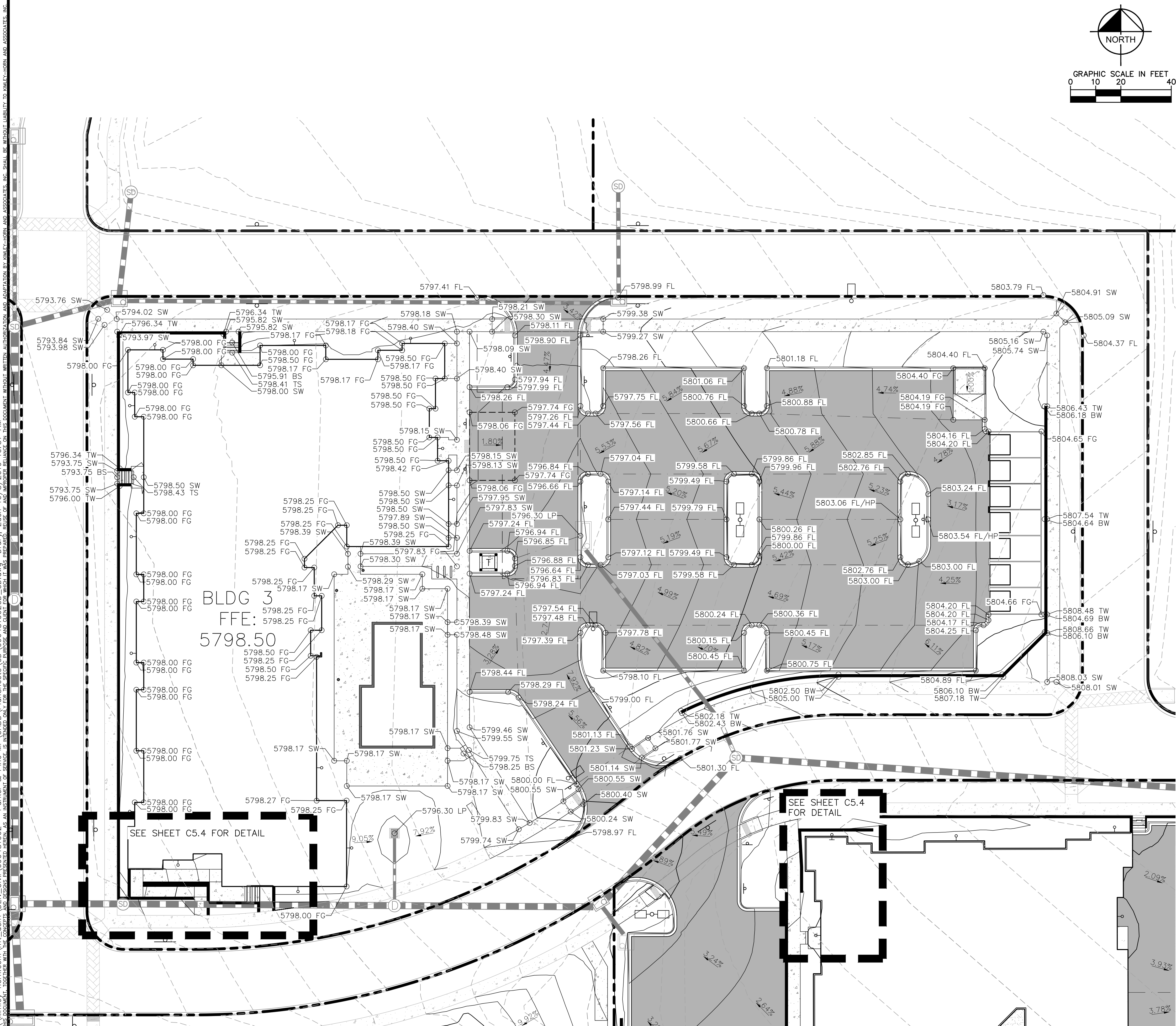
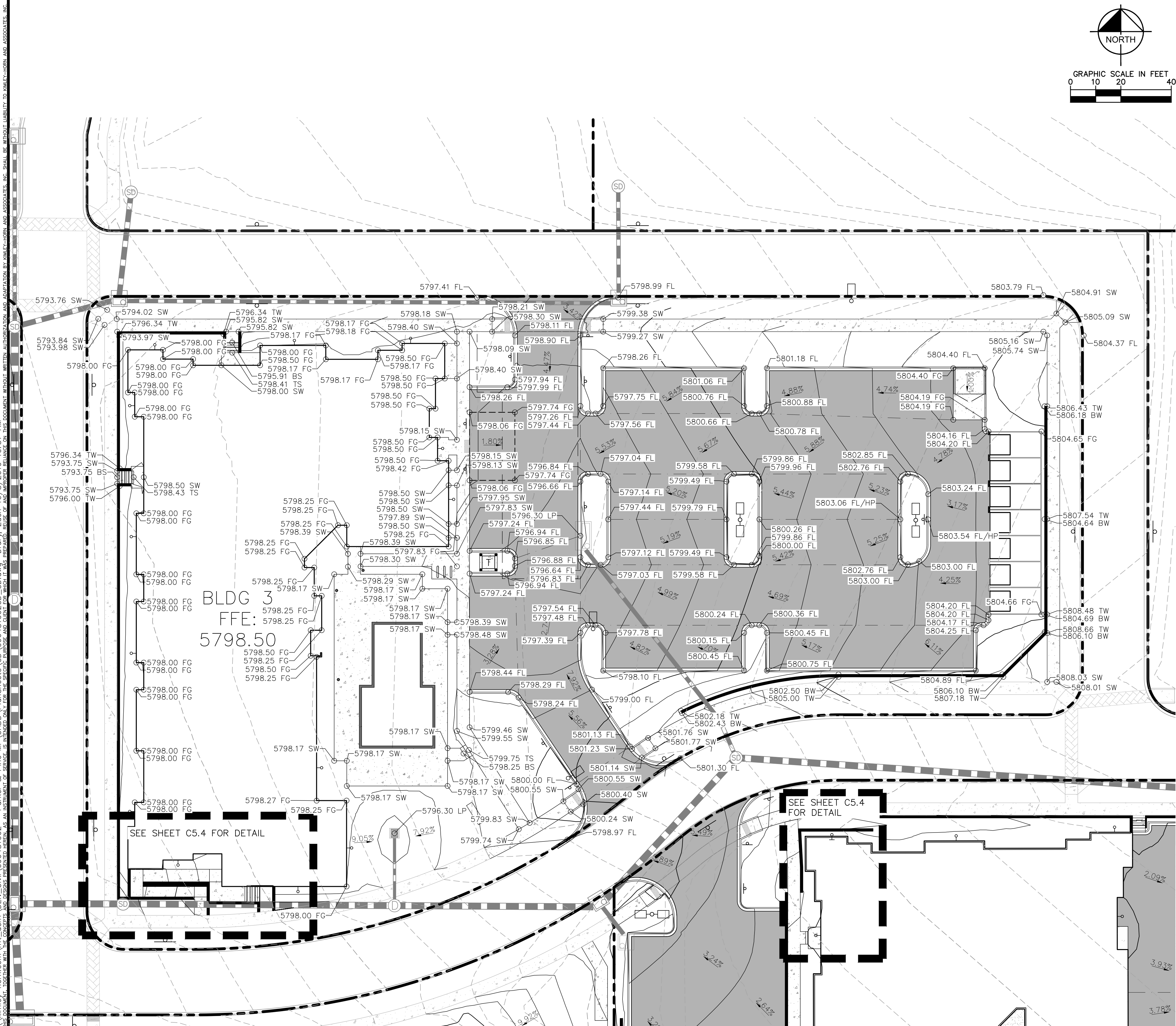
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000-10-00000-00

C5.1



Know what's below.
Call before you dig.

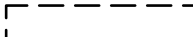
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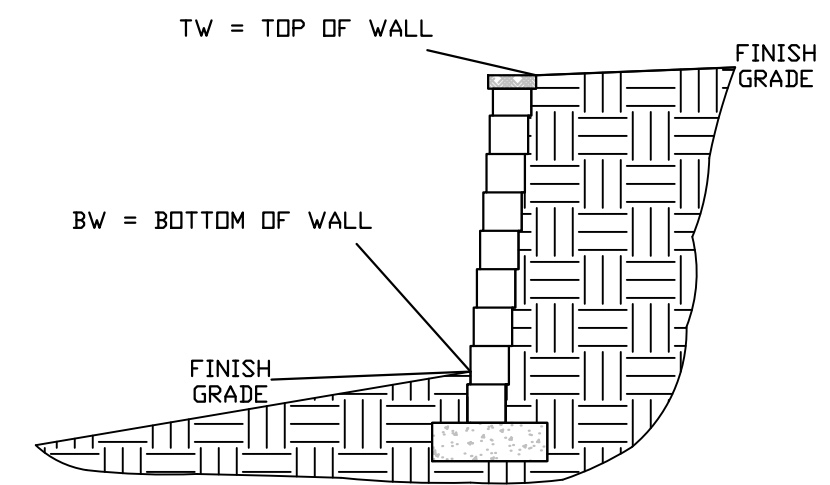
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TOWN OF PARKER, DIRECTOR OF ENGINEERING	DATE
---	------

LEGEND	
— · — · —	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
<u>X.XX%</u>	PROPOSED SLOPE
<u>X.XX%</u>	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
	FLOW ARROW
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WALL ELEVATION LEGEND

Kimley»»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1300
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY:DLS
DATE: 12/14/20

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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

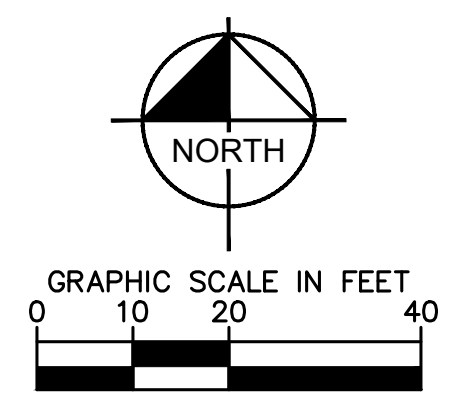
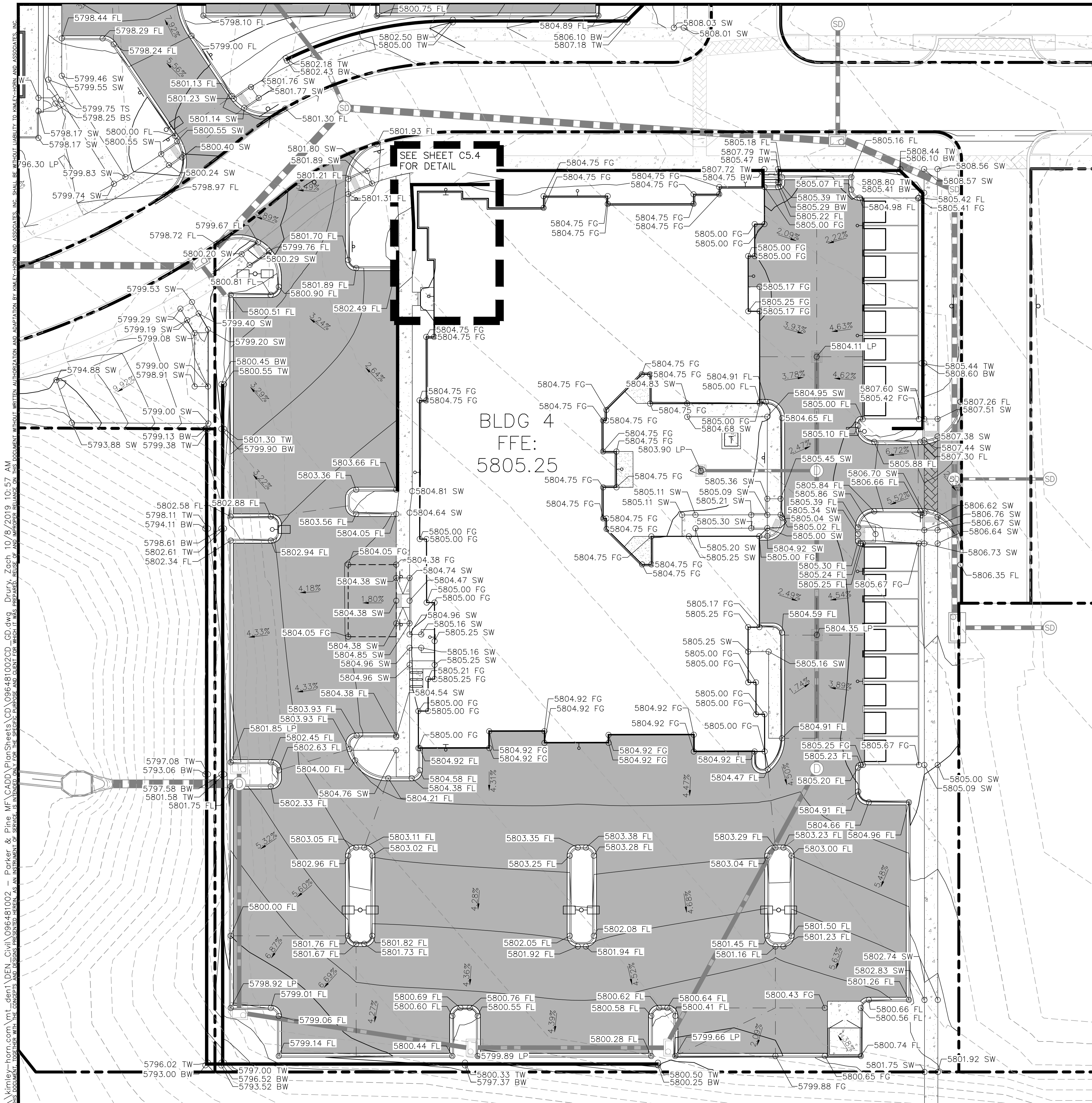
PROJECT NO.
096481002

DRAWING NAME	096481002CD_GD
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C5.2



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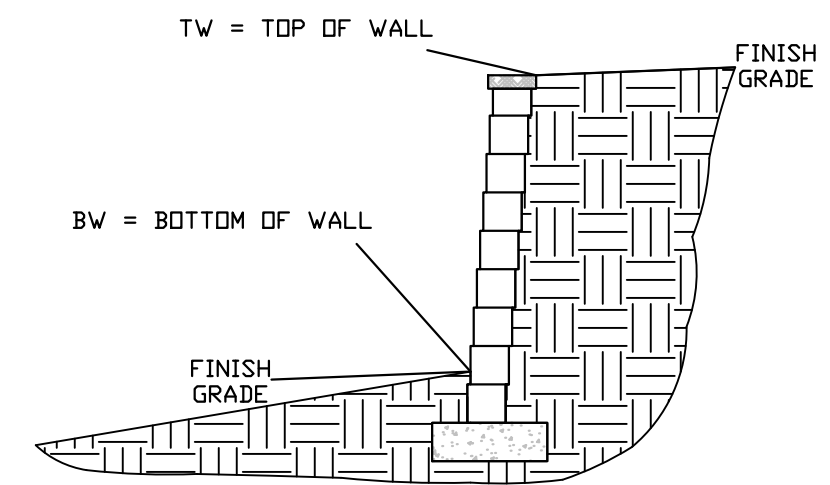
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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
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---	RETAINING WALL
X.XX%	FLOW ARROW
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WALL ELEVATION LEGEND

NO.	REVISION	BY	DATE	APPROVED

2020 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

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

PRELIMINARY

FOR REVIEW ONLY
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CONSTRUCTION

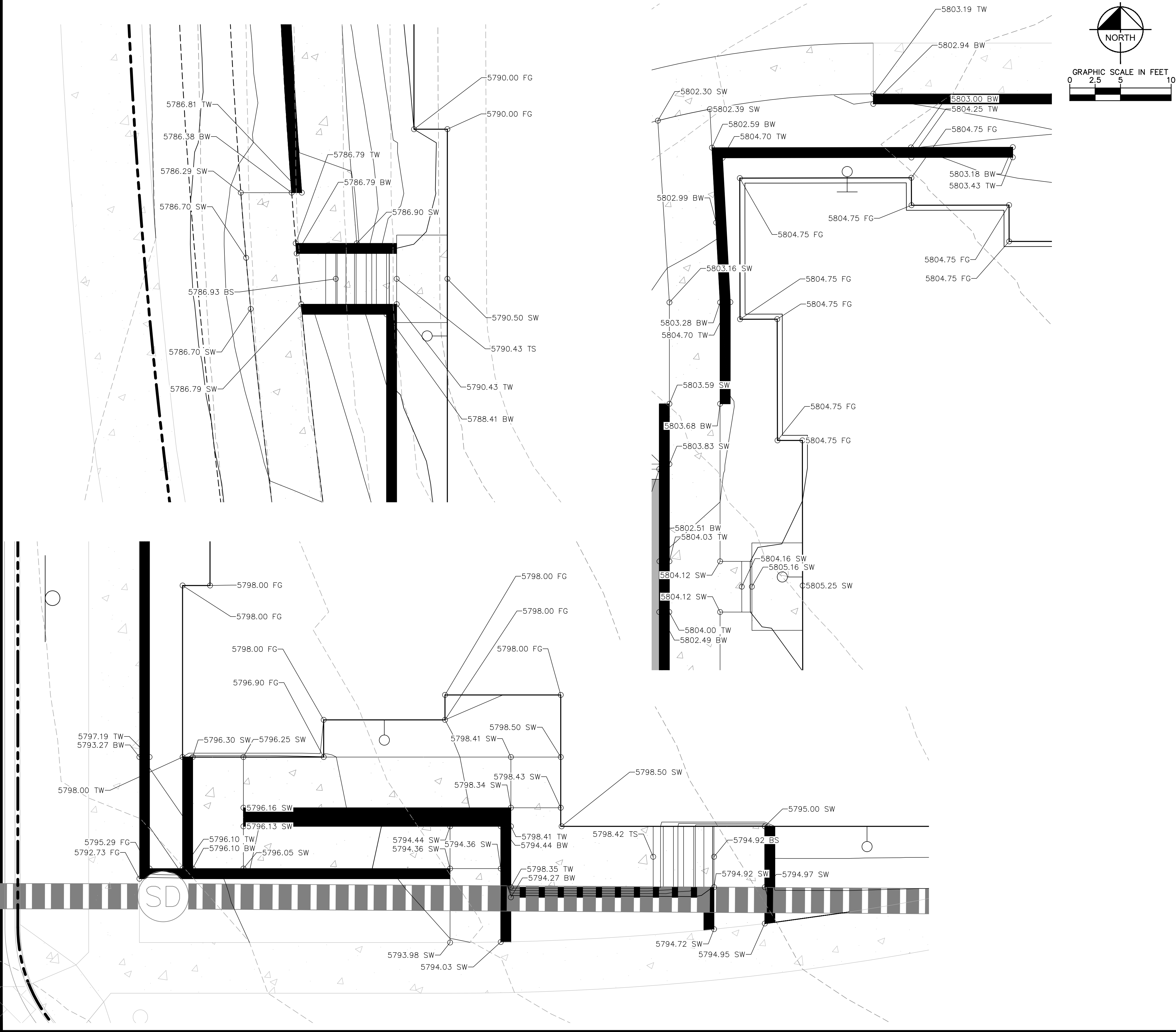
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWING NAME
096481002CD_GD

C5.3

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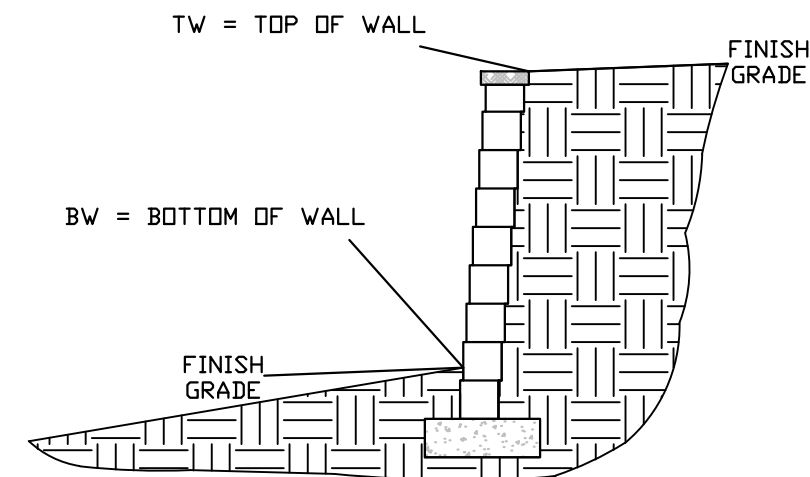
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

LEGEND

- 40 --- EXISTING MAJOR CONTOURS
- 36 --- EXISTING MINOR CONTOURS
- 40 --- PROPOSED MAJOR CONTOURS
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- 00.00 PROPOSED SPOT ELEVATION
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WALL ELEVATION LEGEND



Kimley»Horn

2020 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

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

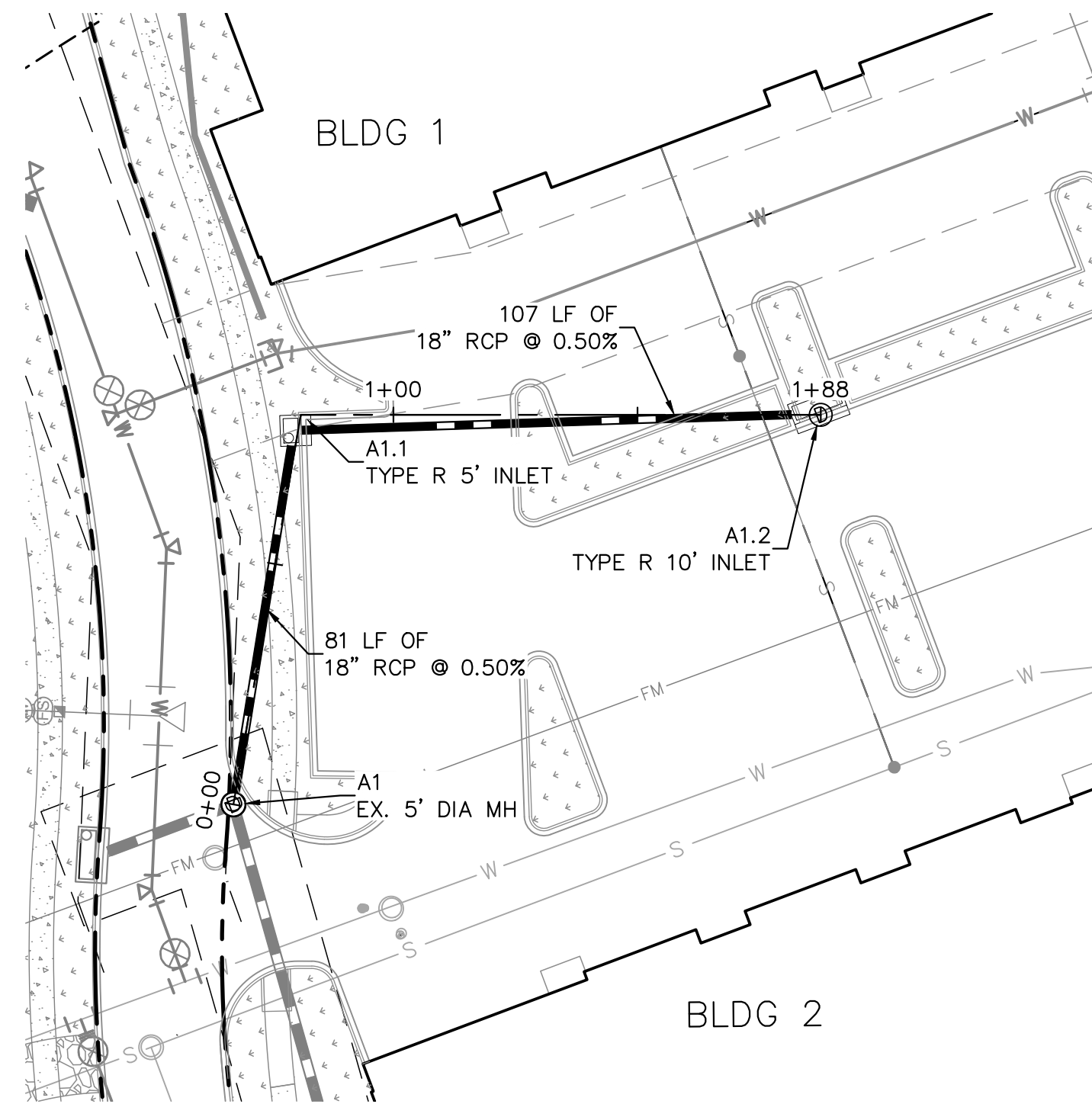
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Kimley-Horn and Associates, Inc.

PROJECT NO.
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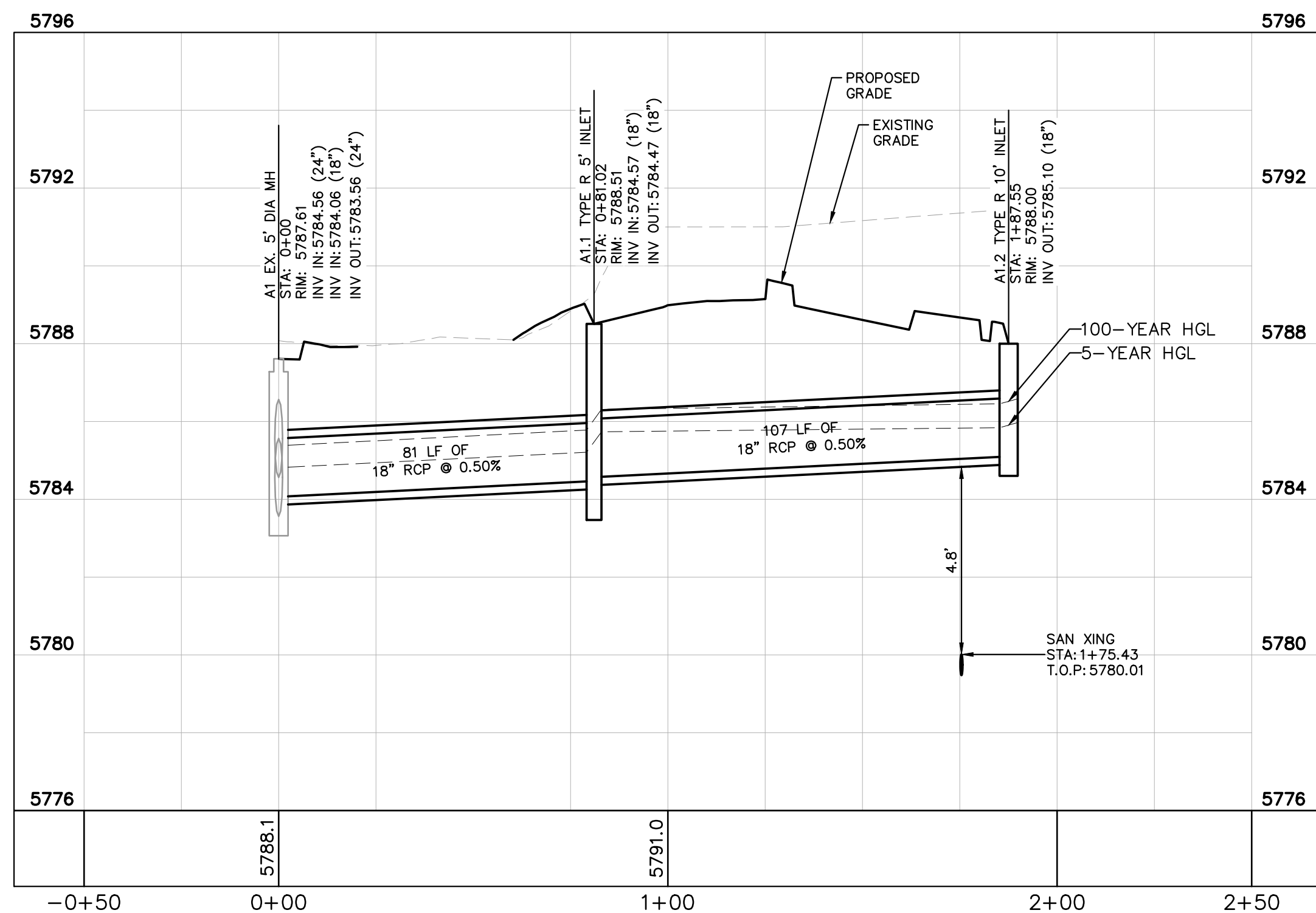
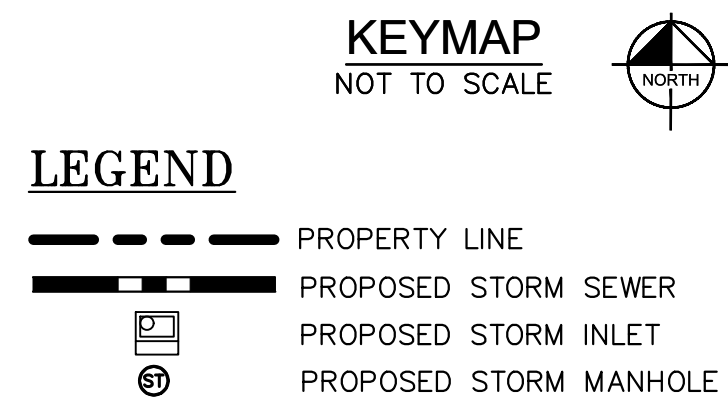
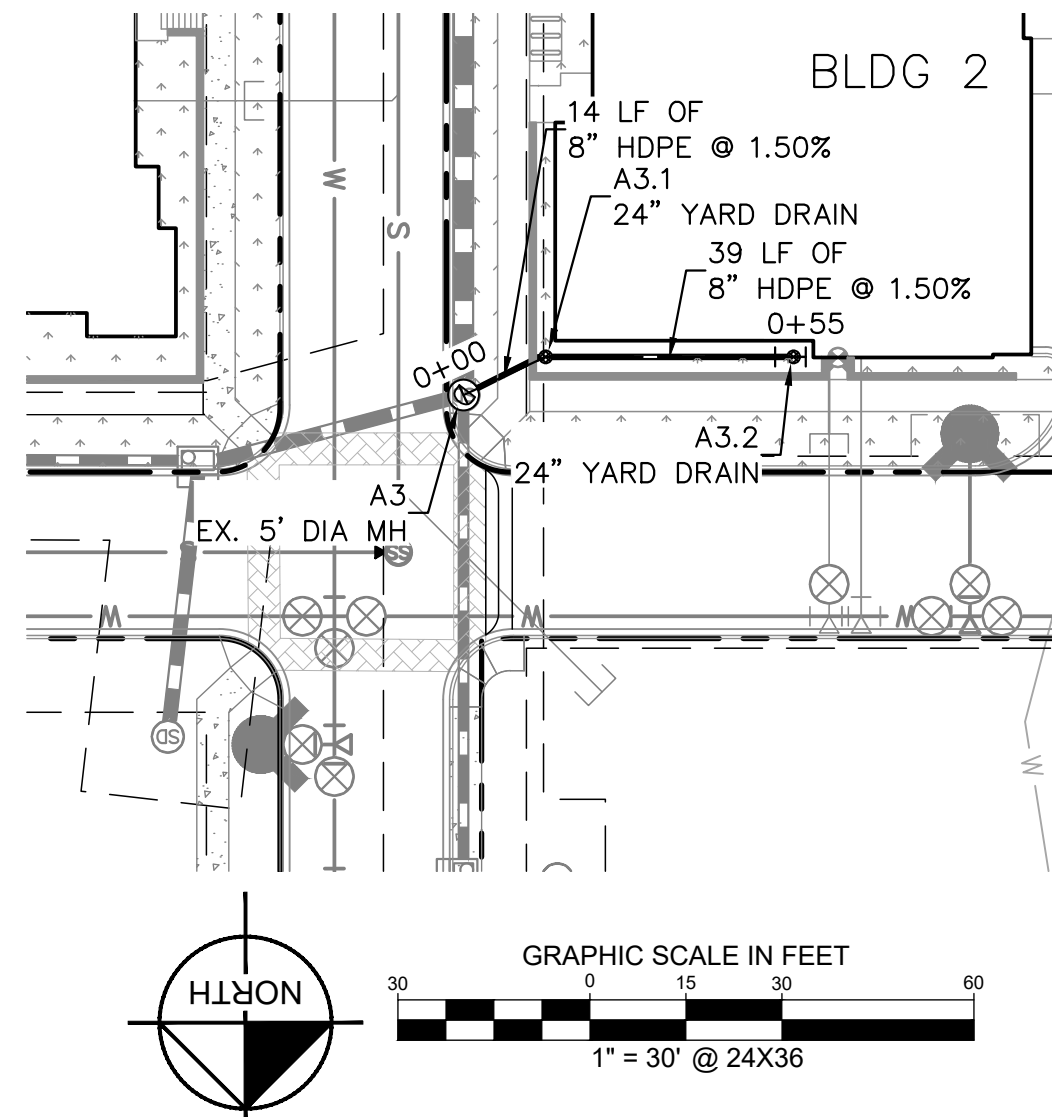
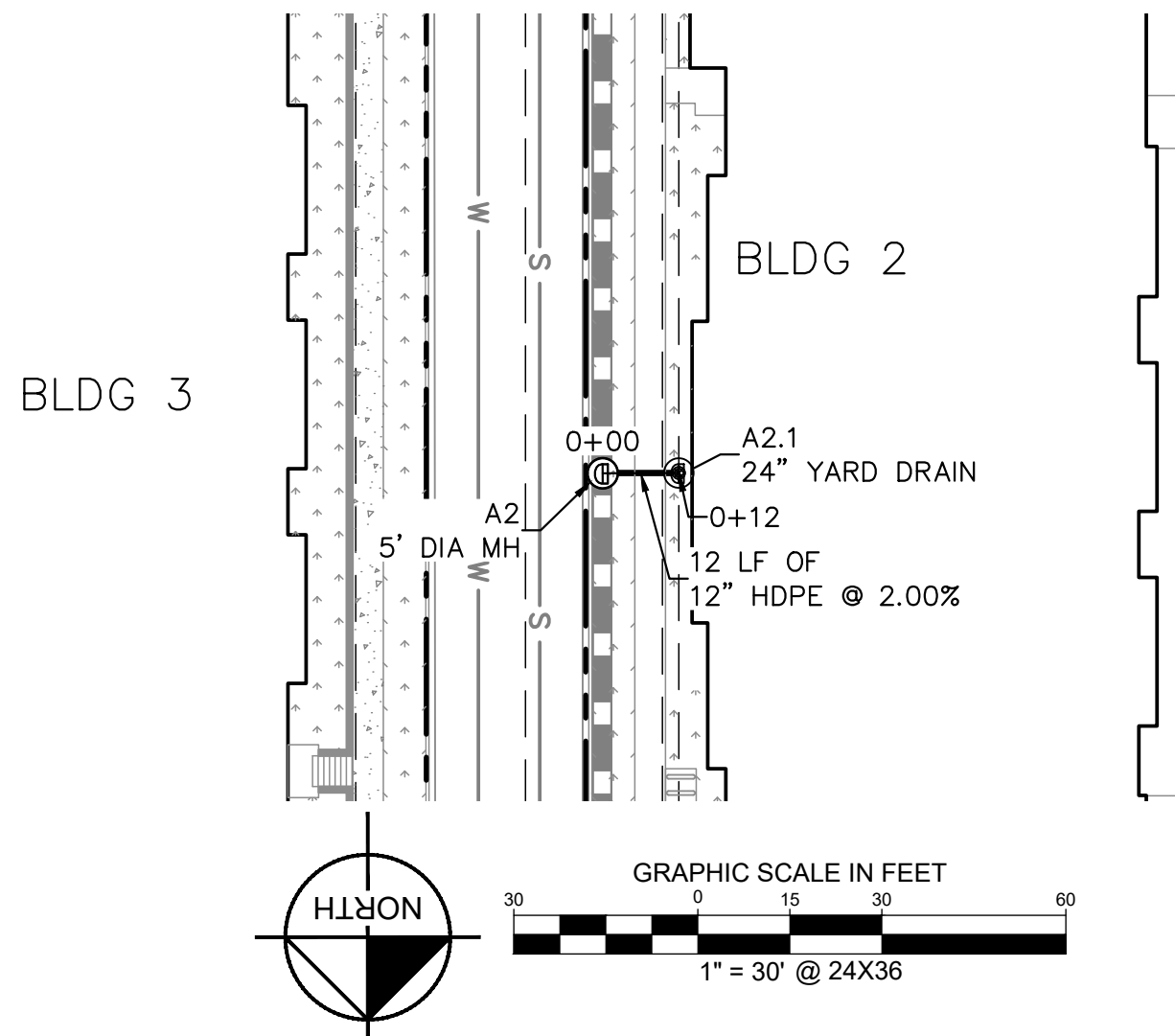
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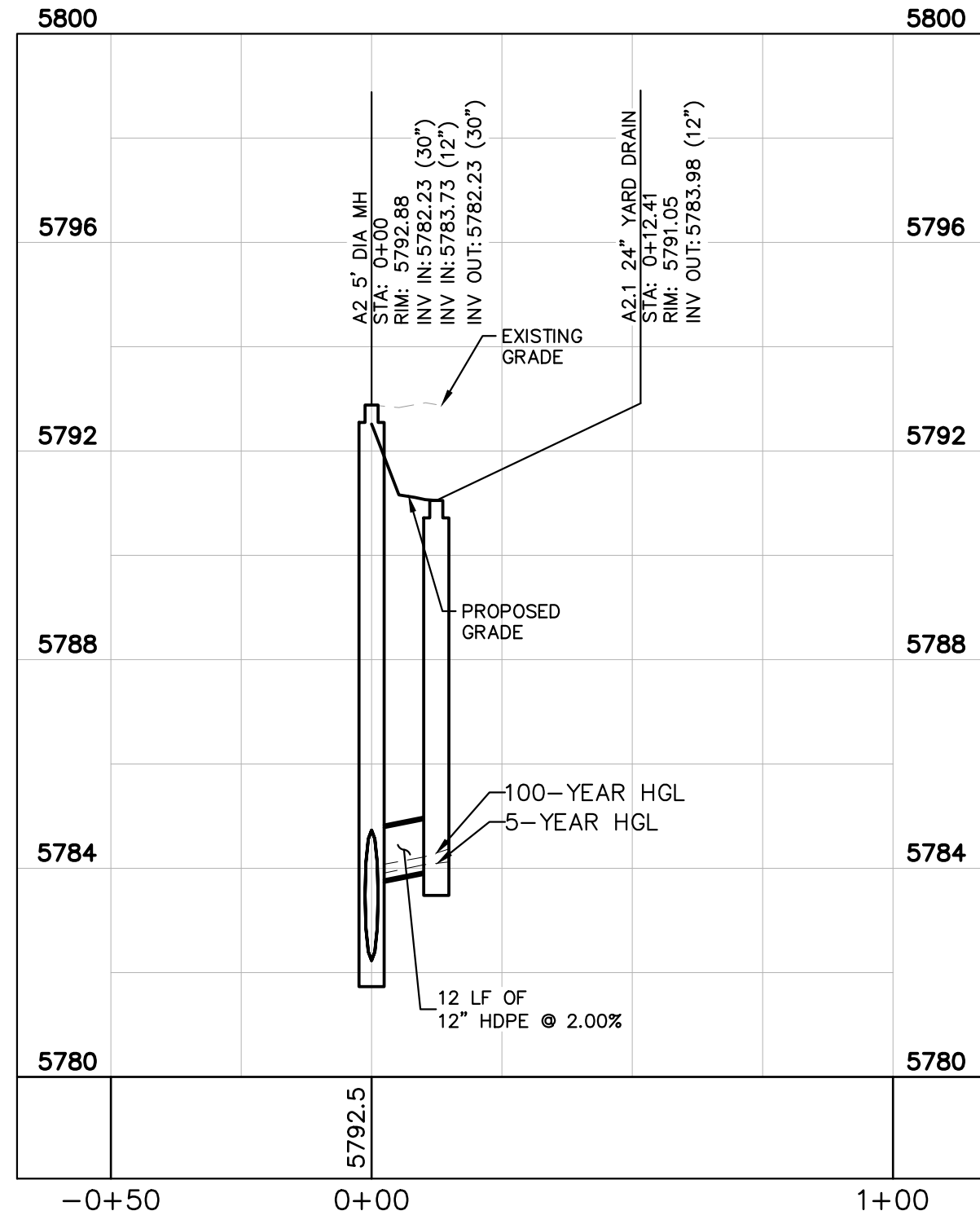
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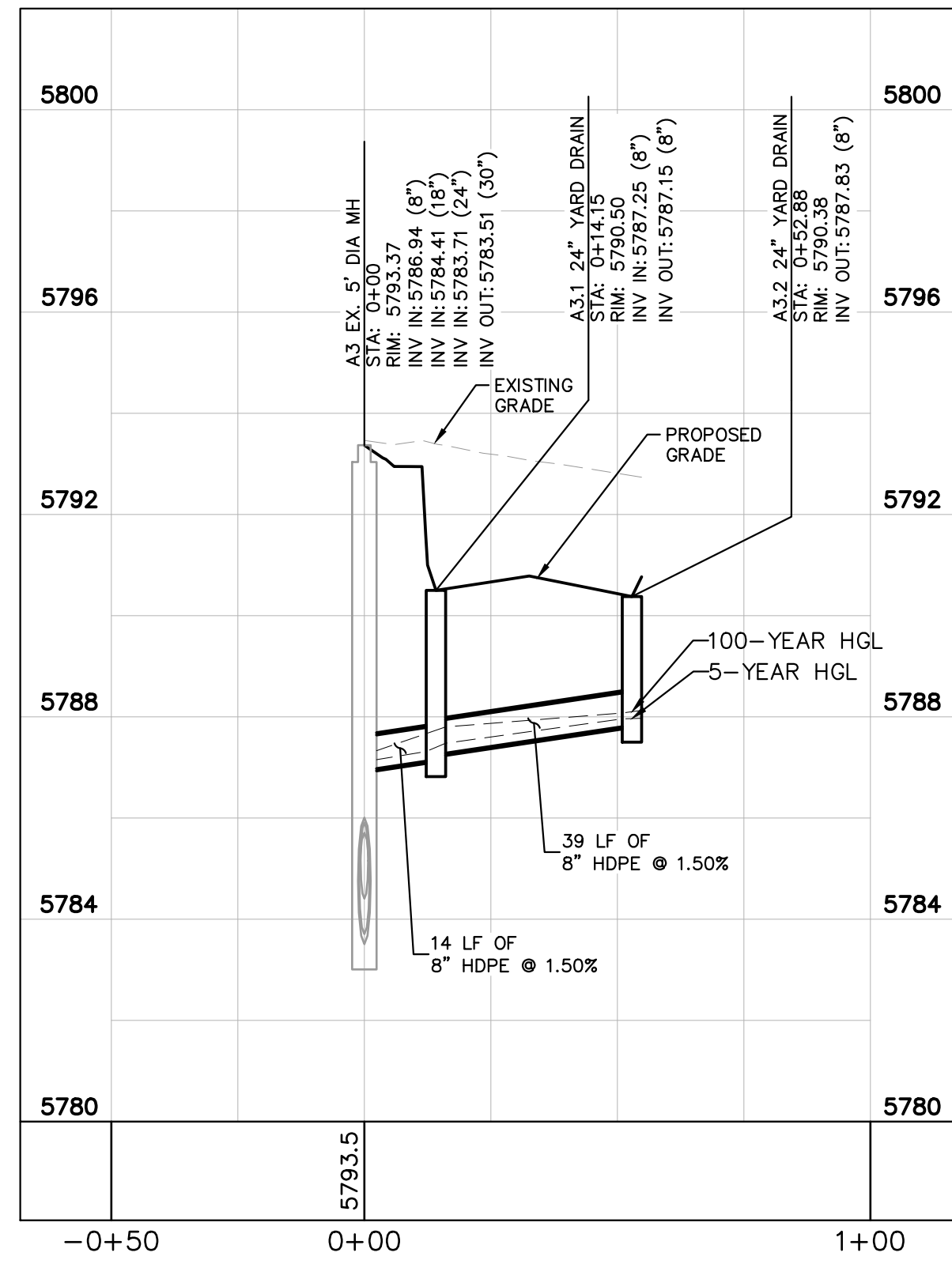
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



STORM LINE A1 PROFILE
[STA 0+00 TO 1+88]
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STORM LINE A2 PROFILE
[STA 0+00 TO 0+12]
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'

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

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

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Kimley»Horn
Kimley-Horn and Associates, Inc.

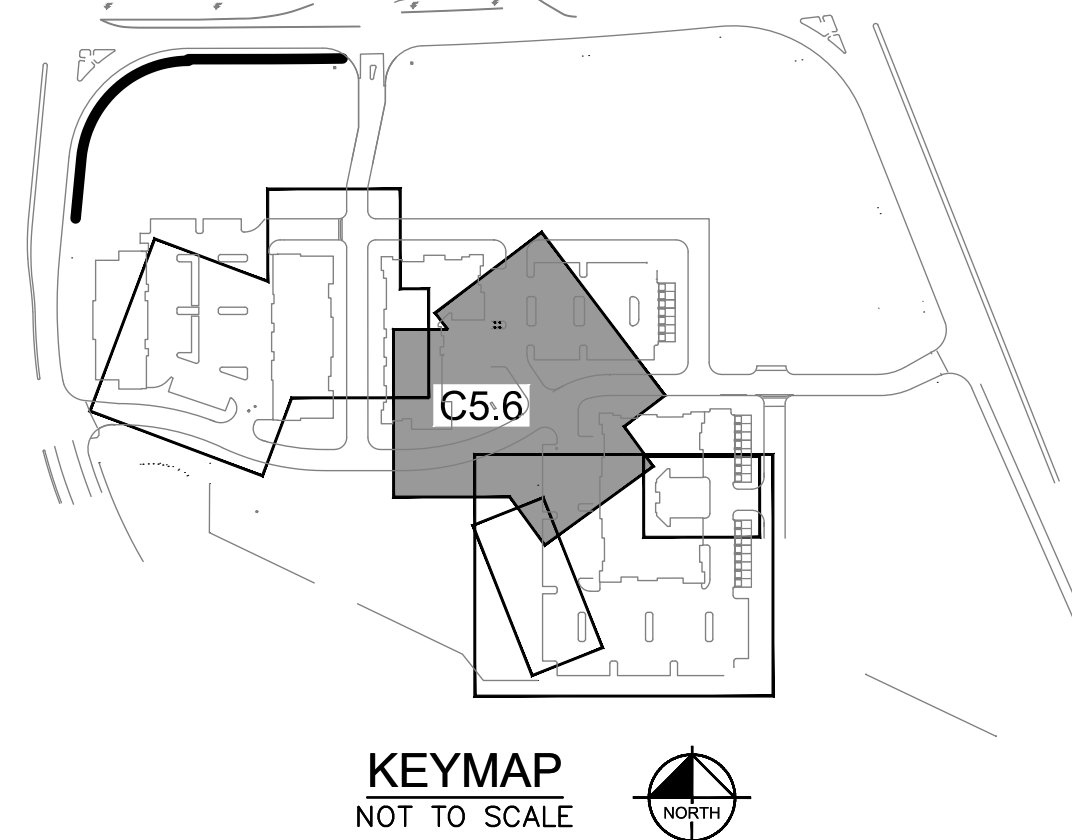
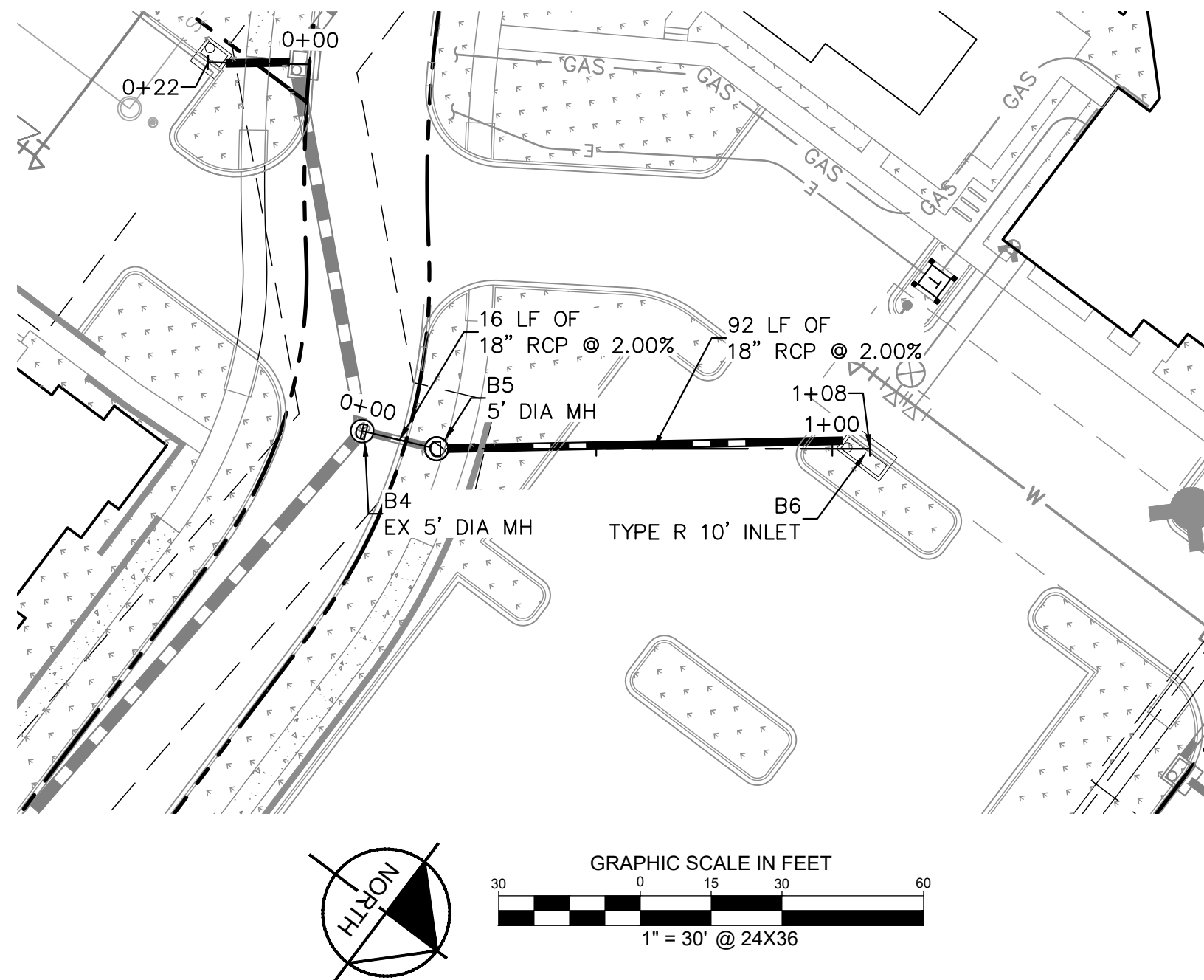
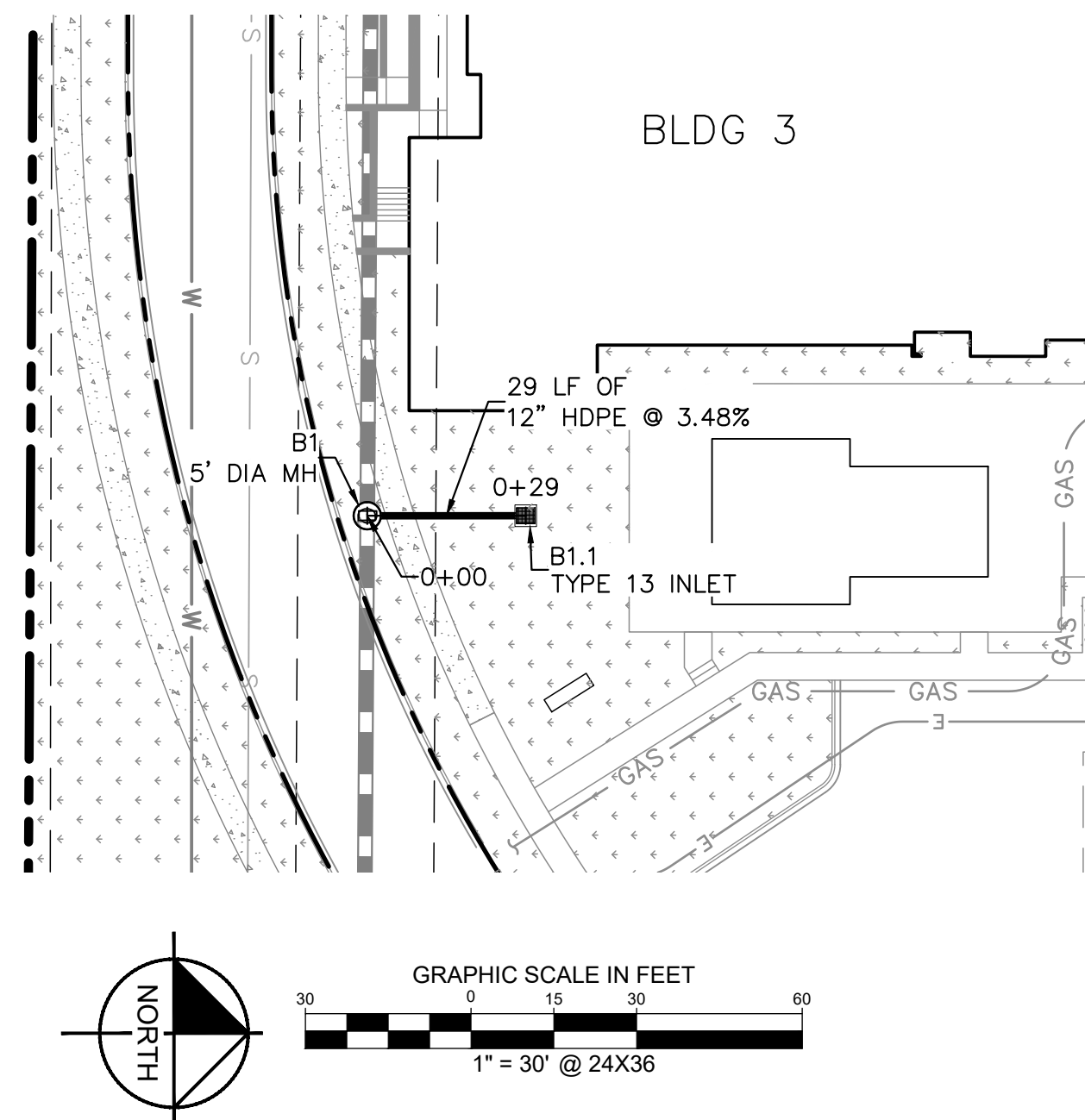
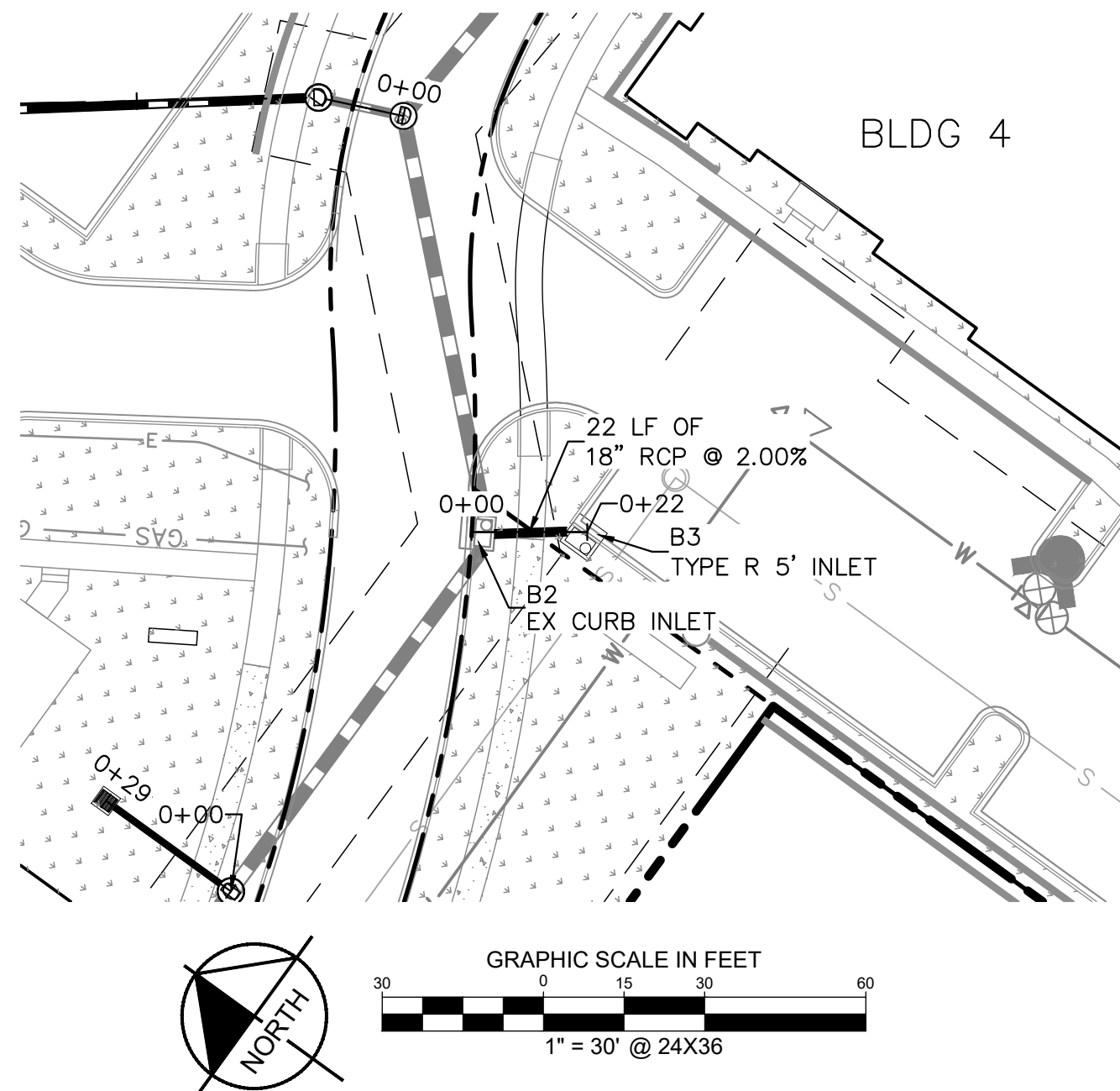
PROJECT NO.
096481002

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096481002CD_STM

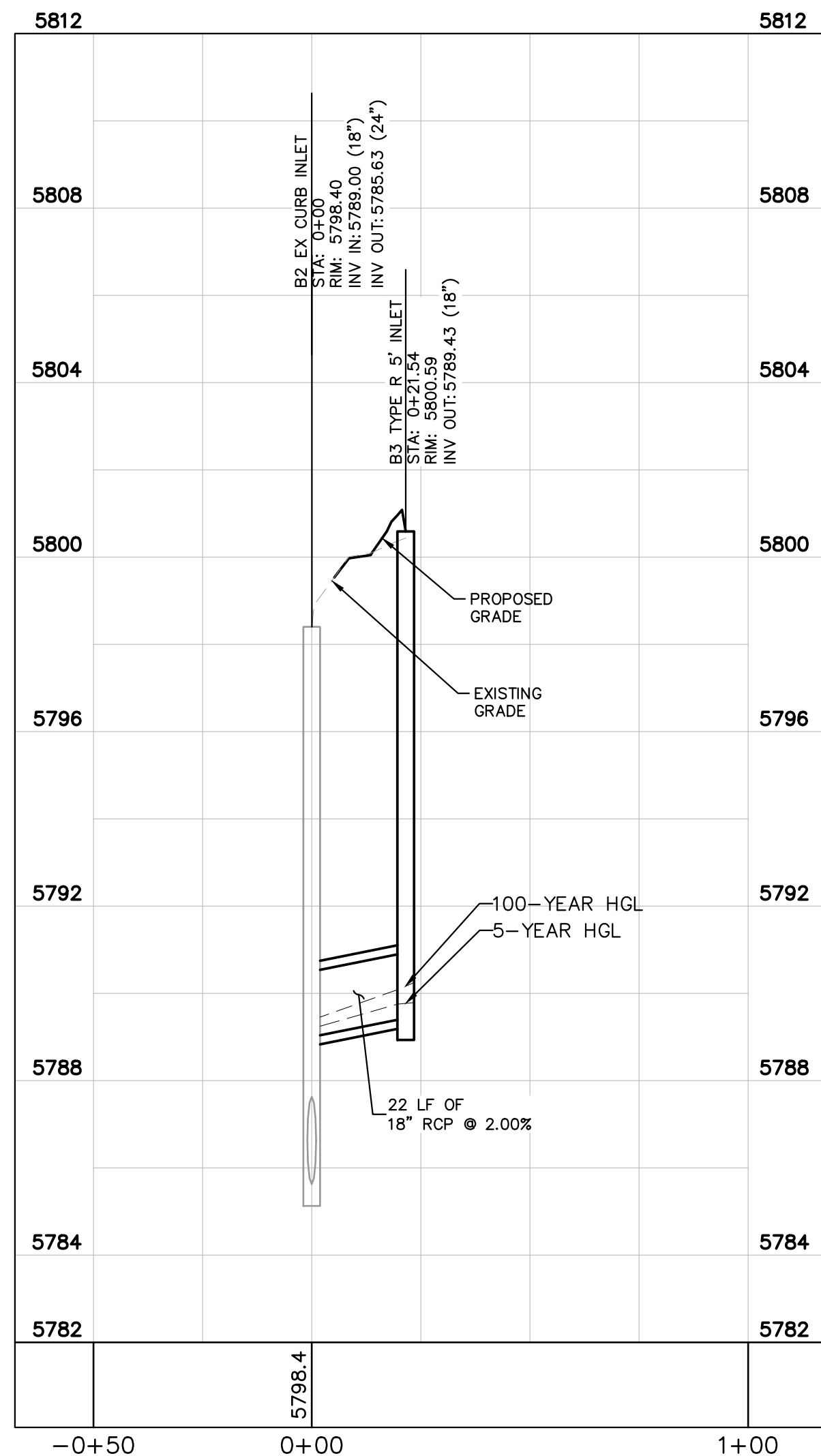
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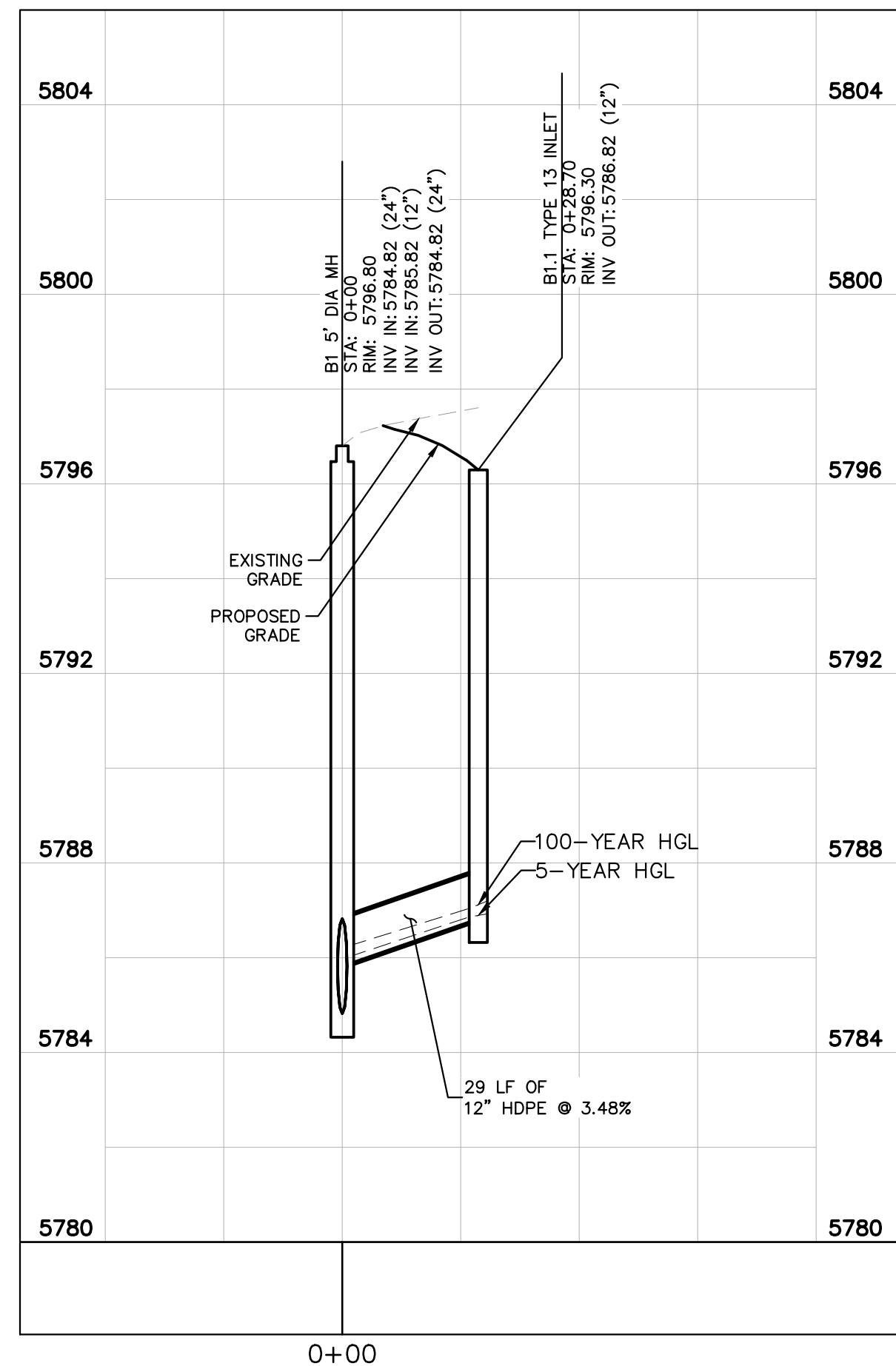
- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE



STORM LINE B1 PROFILE
[STA 0+00 TO 0+22]

HORIZONTAL SCALE: 1"=30'

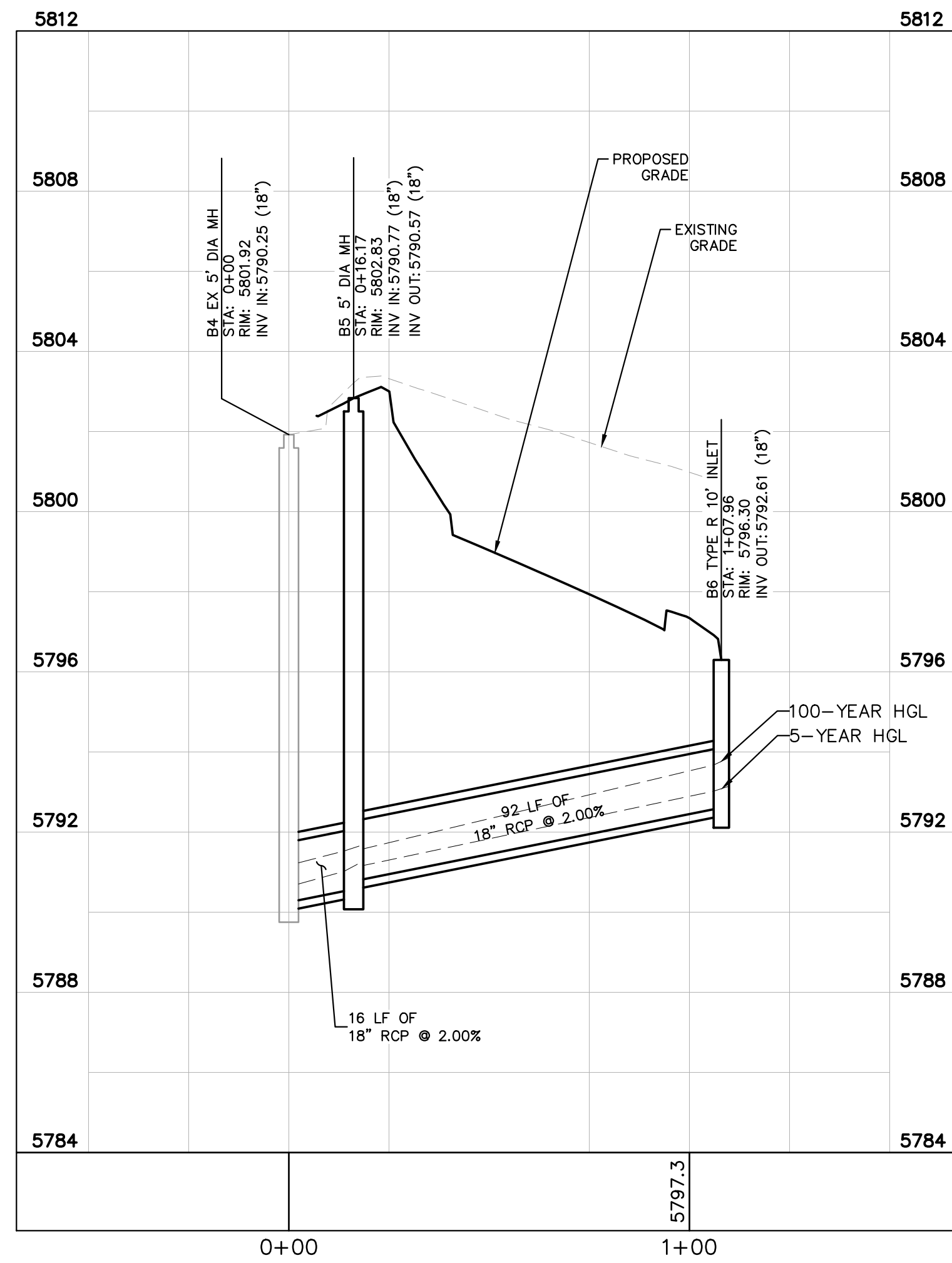
VERTICAL SCALE: 1"=3'



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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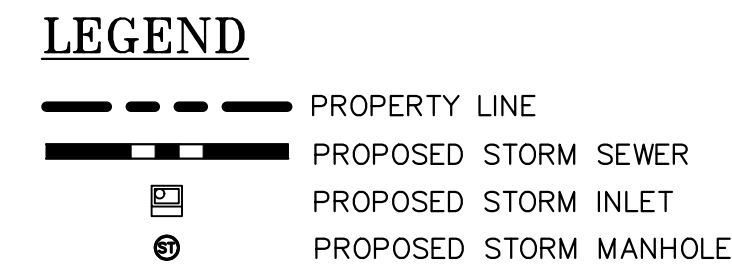
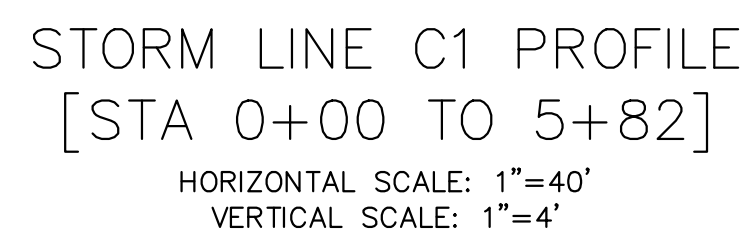
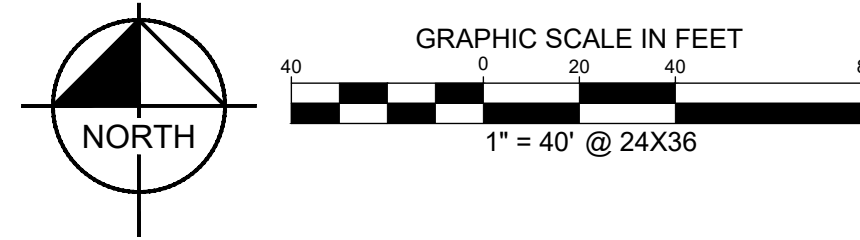
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



KIMLEY-HORN AND ASSOCIATES, INC. 2020 KIMLEY-HORN AND ASSOCIATES, INC. 4552 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300	
DESIGNED BY: DLS	CHECKED BY: JRK
DATE: 12/14/20	
PARKER AND PINE FILING NO. 2 LOTS 1-3 PARKER, CO MULTI-FAMILY CONSTRUCTION DOCUMENTS STORM - B PLAN & PROFILE	
PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION Kimley-Horn Kimley-Horn and Associates, Inc.	
PROJECT NO. 096481002	DRAWING NAME 096481002CD_STM
C5.6	

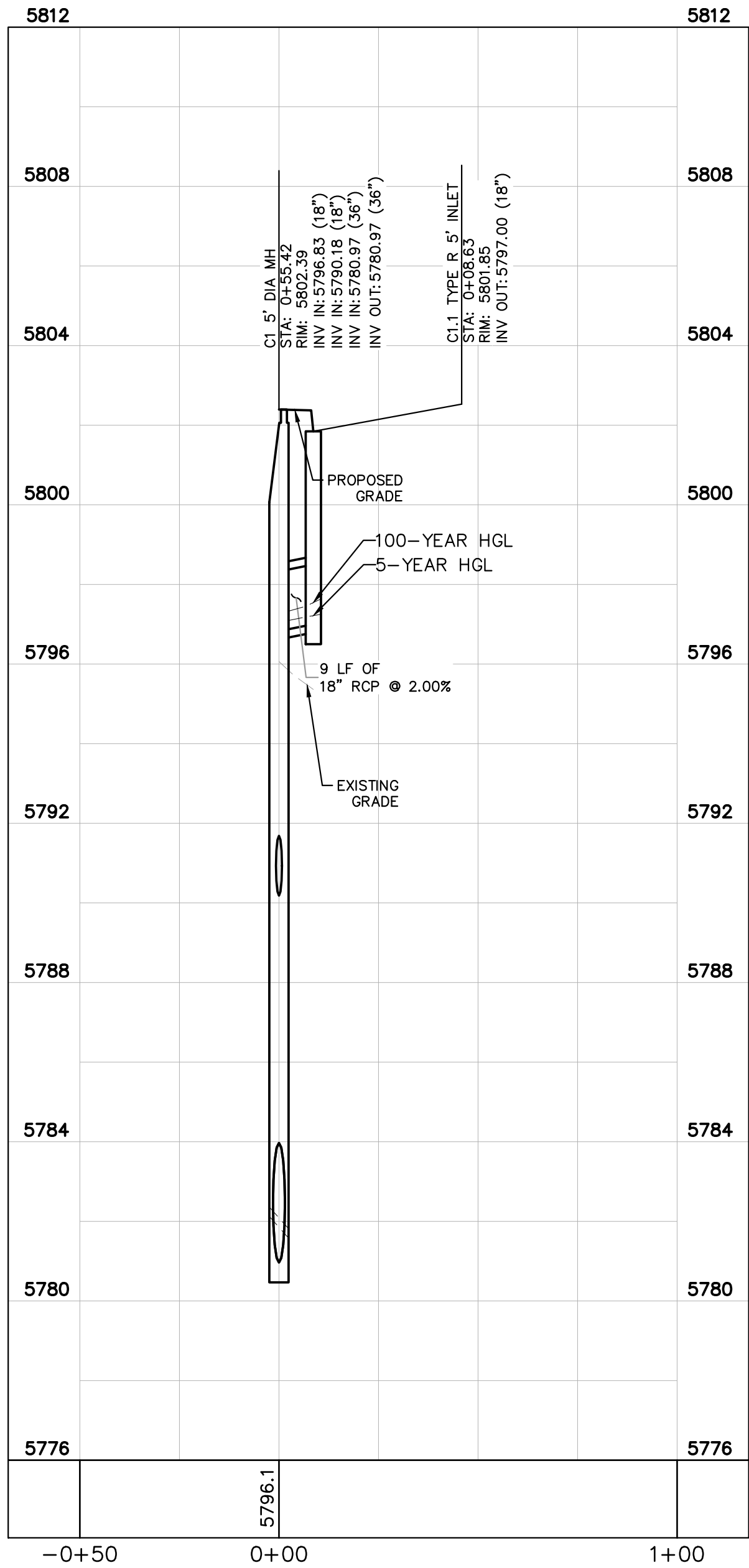
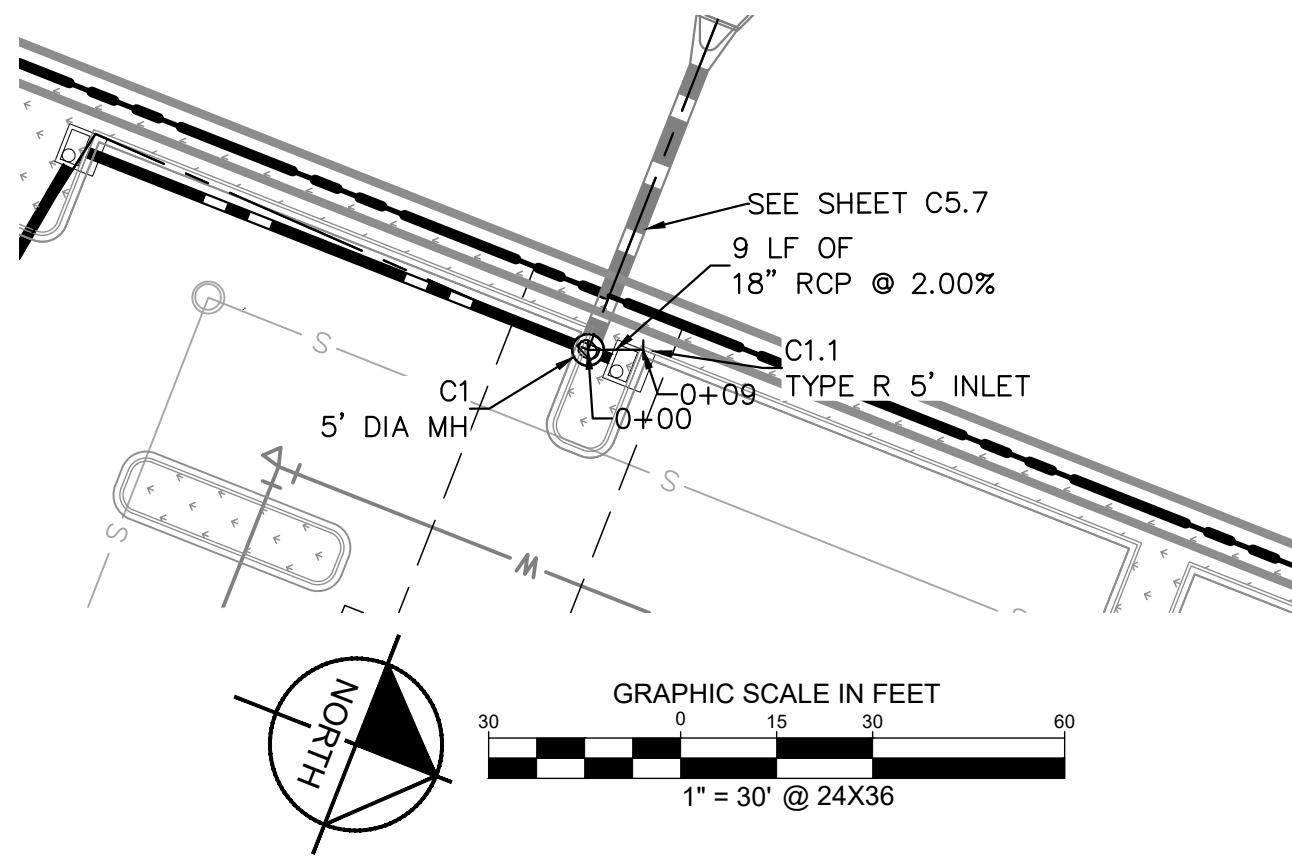
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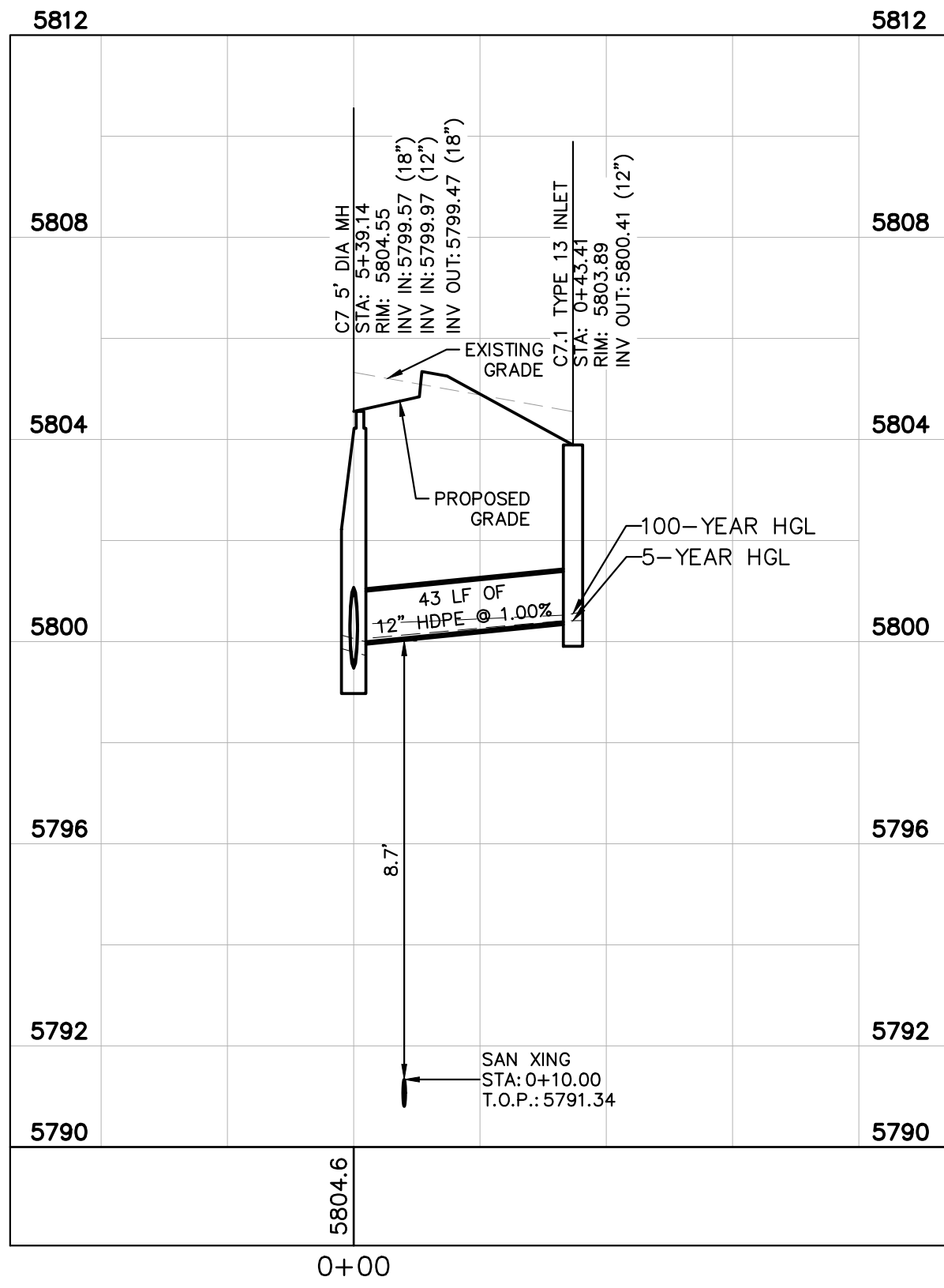
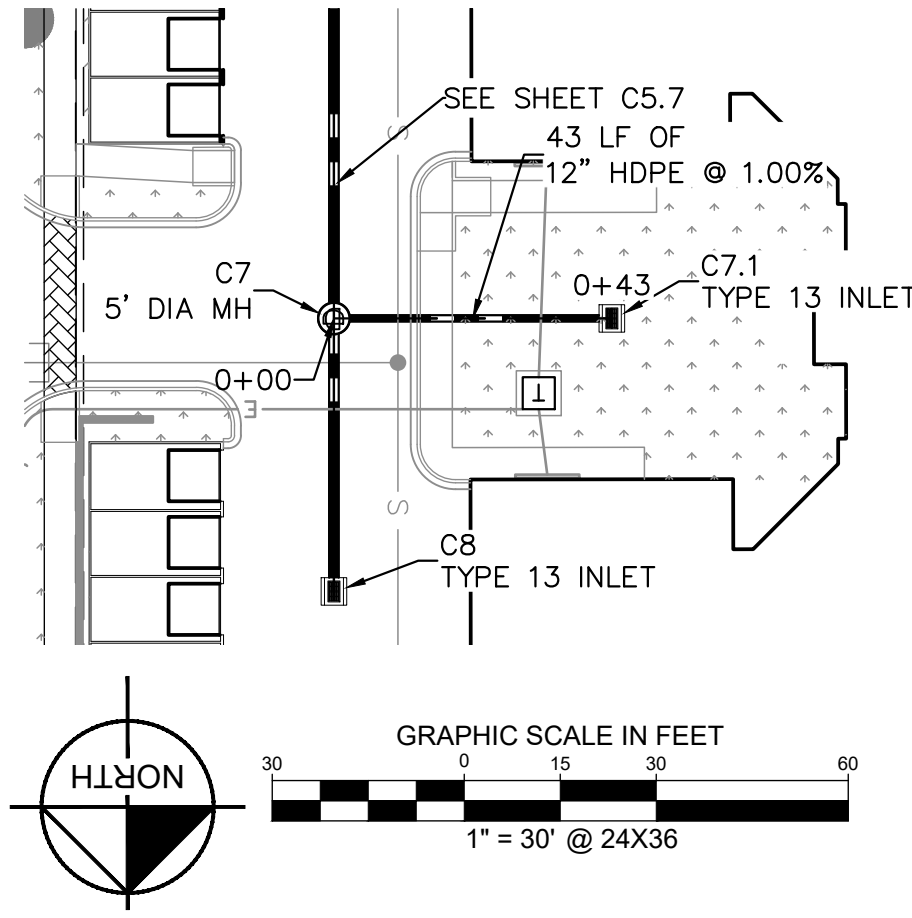
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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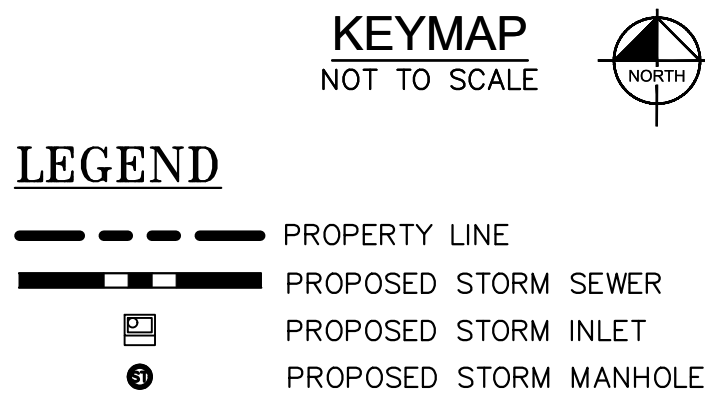
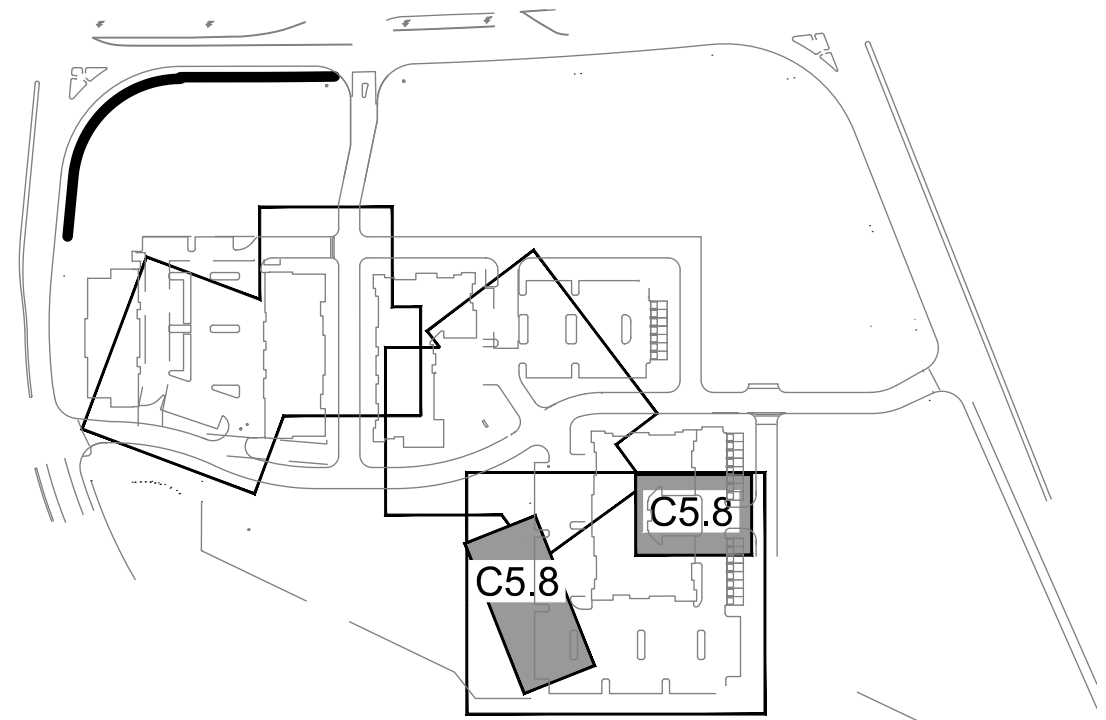
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STORM LINE C2 PROFILE
[STA 0+00 TO 0+09]
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STORM LINE C3 PROFILE
[STA 0+00 TO 0+43]
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



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.

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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

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 12/14/20

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

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Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWING NAME
096481002CD_STM

C5.8



		NO.	REVISION

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

CHECKED BY: DLS
DATE: 12/14/20

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

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CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

DRAWING NAME
096481002PW_DT

C6.0

Know what's below.
Call before you dig.



* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.



1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.
2. FOR MONOLITHIC CURB AND GUTTER, A TOOLED JOINT SHALL BE PLACED AT THE BACK OF CURB. TRANSVERSE SIDEWALK JOINTS SHALL MATCH CURB AND GUTTER JOINTS.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

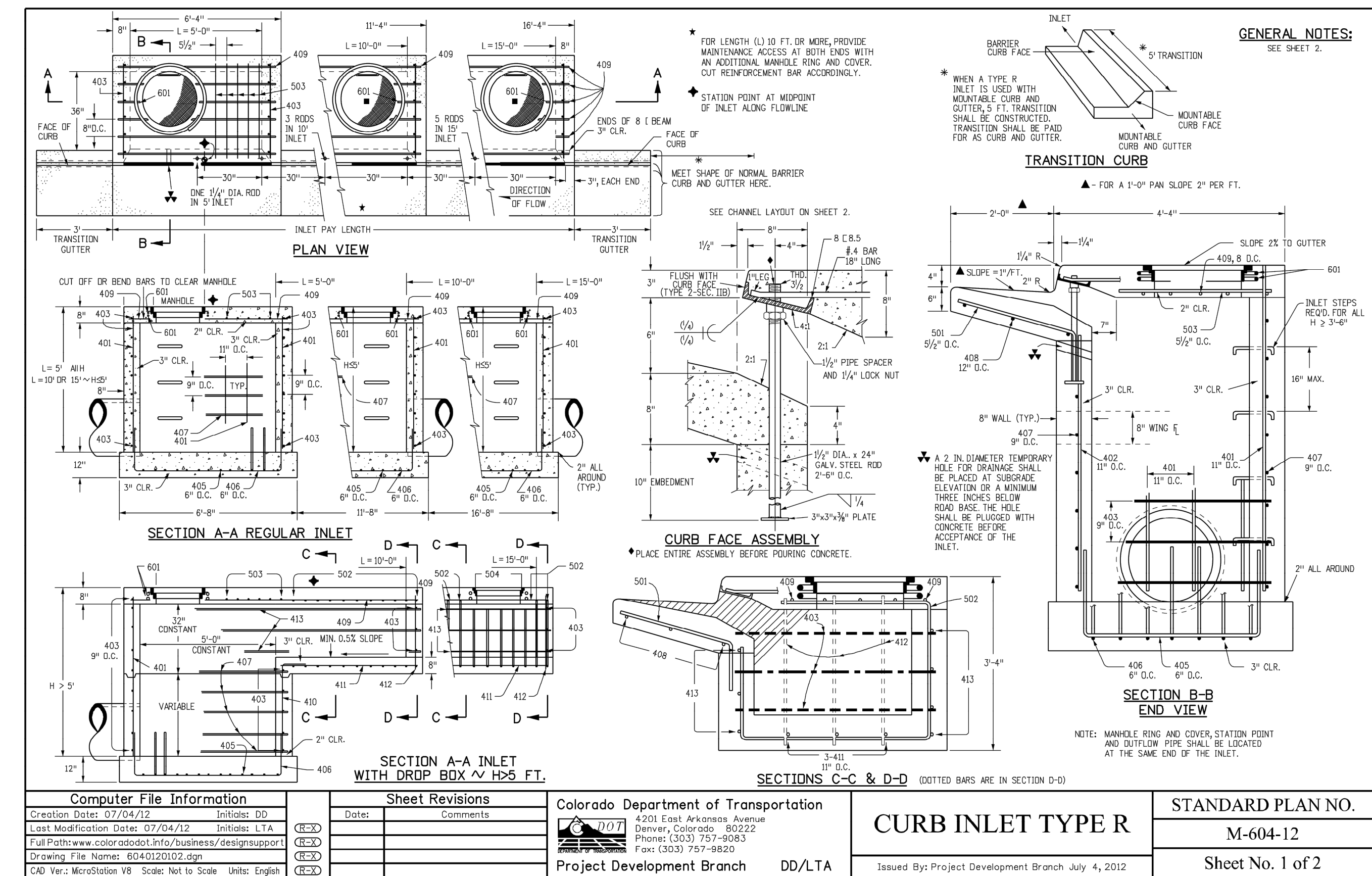
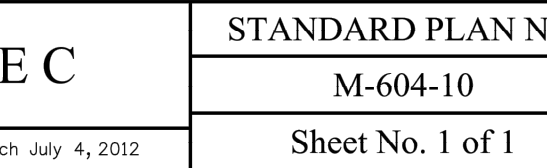


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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKE

	DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 18 1 OF 2
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Computer File Information		Sheet Revisions		Colorado Department of Transportation		INLET, TYPE C	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: DD	Date:	Comments		4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820		M-604-10
Last Modification Date: 07/04/12	Initials: LTA						
Full Path: www.coloradodot.info/business/designsupport/							
Drawing File Name: 6040100101.dgn							
Color Ver: MicroStation V8	Scale: Not to Scale	Units: English		Project Development Branch DD/LTA		Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 1

Computer File Information		Sheet Revisions		Colorado Department of Transportation		STANDARD PLAN NO.	
Creation Date: 07/04/12 Initials: DD		Date: Comments		 4201 East Arkansas Avenue Denver, Colorado 80202 Phone: (303) 757-9083 Fax: (303) 757-8820		CURB INLET TYPE R	
Last Modification Date: 07/04/12							
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Drawing File Name: 60401200102.dgn							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Project Development Branch DD/LTA		Sheet No. 1 of 2	

811 Know what's below.
Call before you dig.

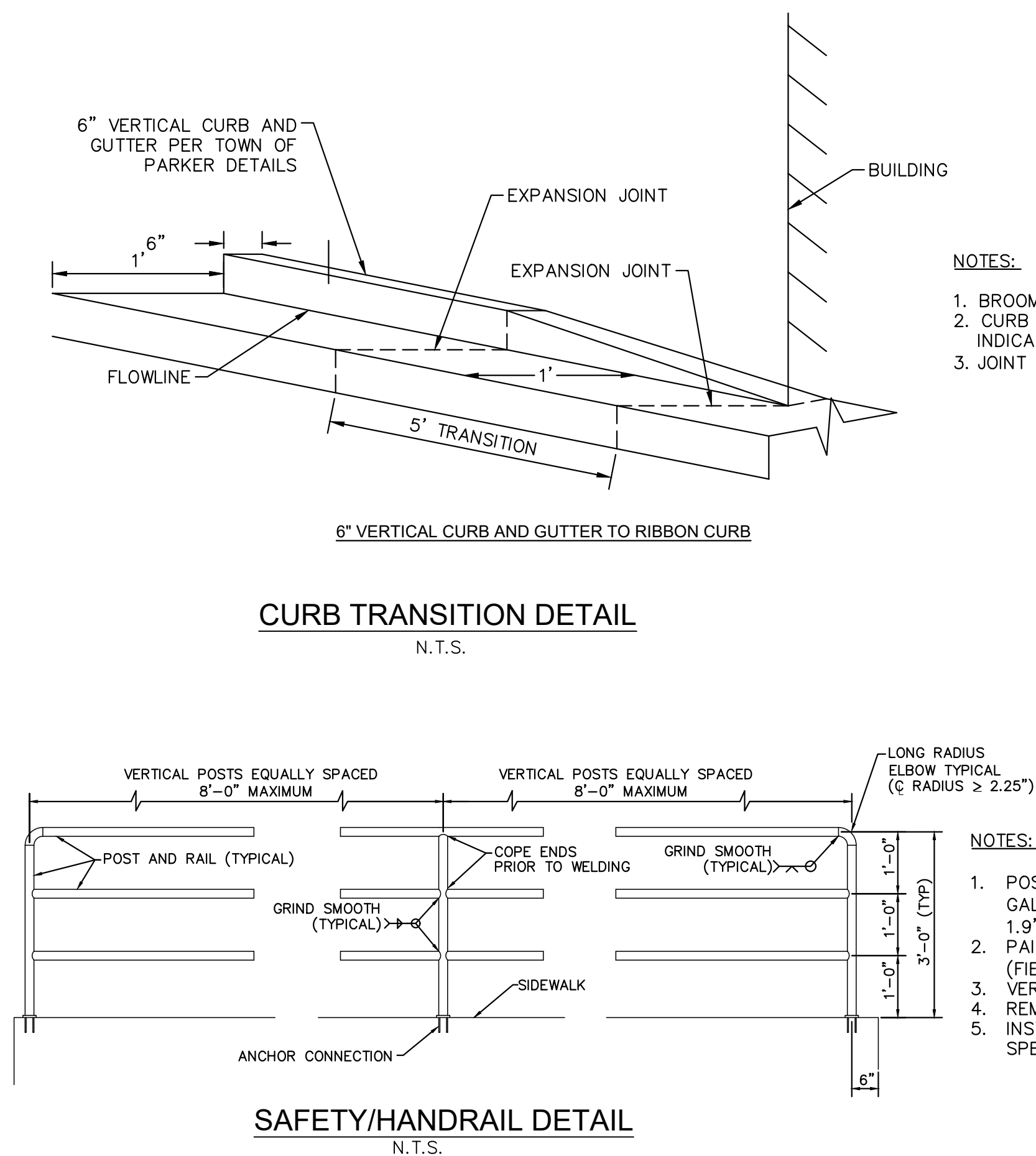
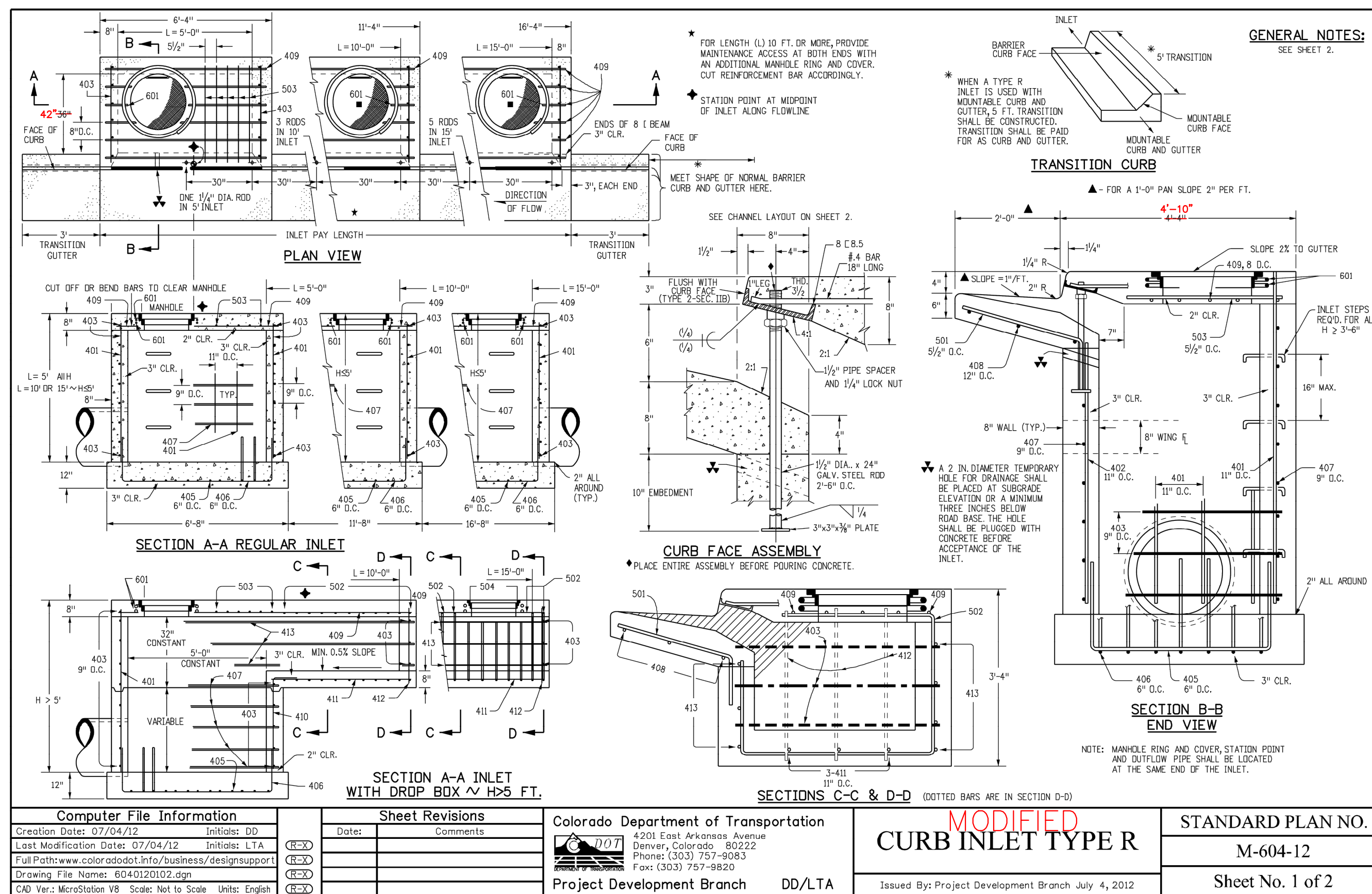
Kimley»Horn

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY:DLS
DATE: 12/14/20

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

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PROJECT NO. 096481002
DRAWING NAME 096481002PW_DT
C6.1



MARK	BAR #	BAR SIZE	O.C. SPECIFICATION	TYPE	ALL INLETS			INLETS: H ≤ 5 FT.						INLETS: H > 5 FT.					
					L = 5 FT.			L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 FT.		L = 10 FT.		L = 15 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	NO. REQ'D	LENGTH	
401	4	1 1/4"	II		15	*	21	*	28	*	11	*	11	*					
402	4	1 1/4"	II		7	*	13	*	18	*	7	*	7	*					
403	4	9"	II			4-0"		4-0"		4-0"		4-0"		4-0"		4-0"		4-0"	
405	4	6"	VI	11	6"-10"	21	6"-10"	31	6"-10"	11	6"-10"	11	6"-10"	11	6"-10"	11	6"-10"	11	6"-10"
406	7	6"	VI			10"-10"		10"-10"		10"-10"		10"-10"		10"-10"		10"-10"		10"-10"	
407	9	6"	VI			10"-10"		10"-10"		10"-10"		10"-10"		10"-10"		10"-10"		10"-10"	
408	4	12"	II	3	6"-10"	3	11"-10"	3	16"-0"	3	11"-10"	3	11"-10"	3	16"-0"	3	11"-10"	3	16"-0"
409	8	12"	II	6	5"-10"	6	10"-10"	6	15"-10"	6	10"-10"	6	10"-10"	6	15"-10"	6	10"-10"	6	15"-10"
410	4	11"	VI												3		3		
411	4	11"	II												3		3		
412	4	11"	II												3		3		
413	4	9"	II												7		7		
501	5	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"	33	3'-4"	33	3'-4"	33	3'-4"
502	5	5 1/2"	II												11		11		
503	5	5 1/2"	IX	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"	6	3'-6"	6	3'-6"	6	3'-6"
504	5	5 1/2"	IX												5		5		
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"
801	8	1 1/2"		1	5'-10"	1	10'-10"	1	10'-10"	1	10'-10"	1	10'-10"	1	10'-10"	1	10'-10"	1	10'-10"

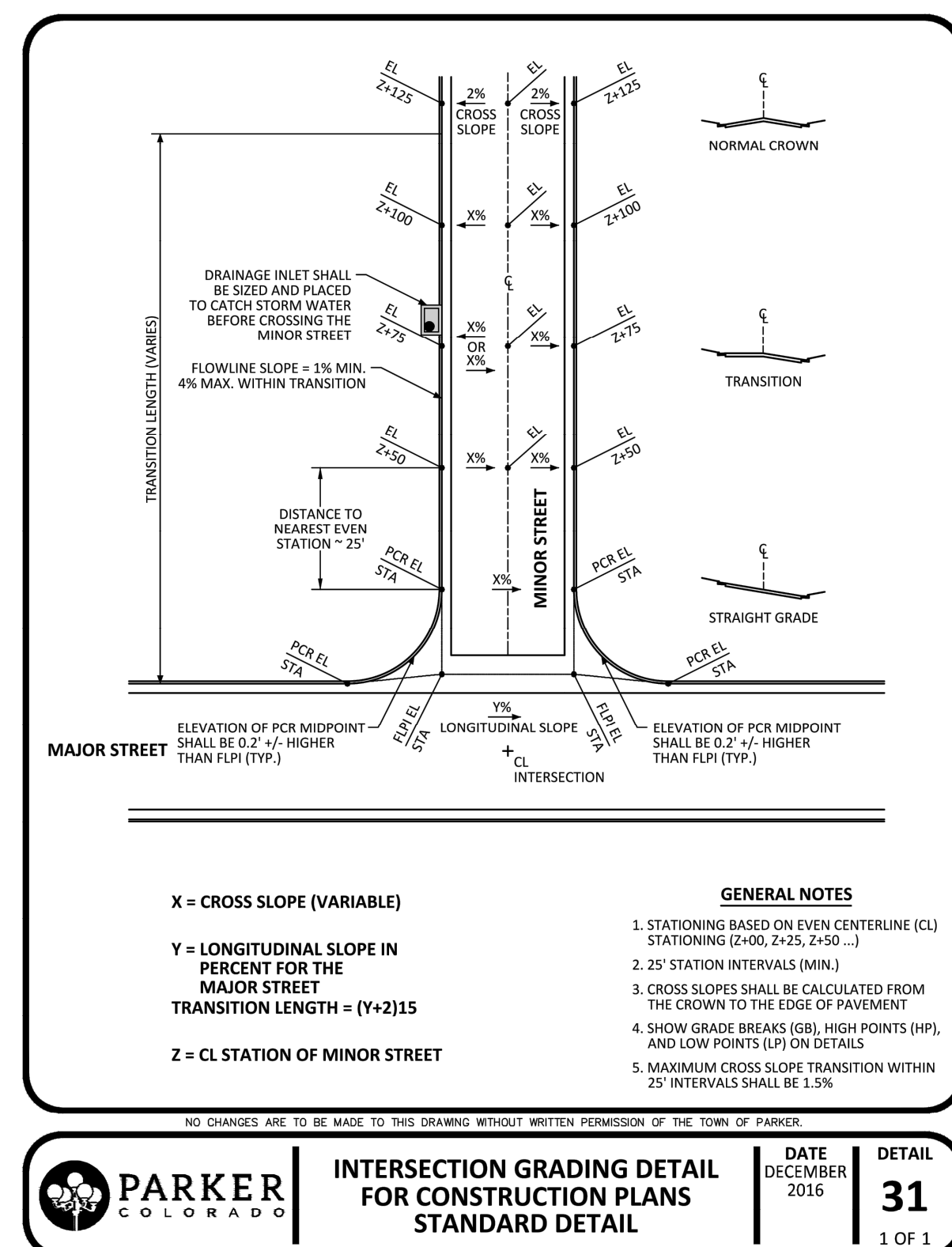
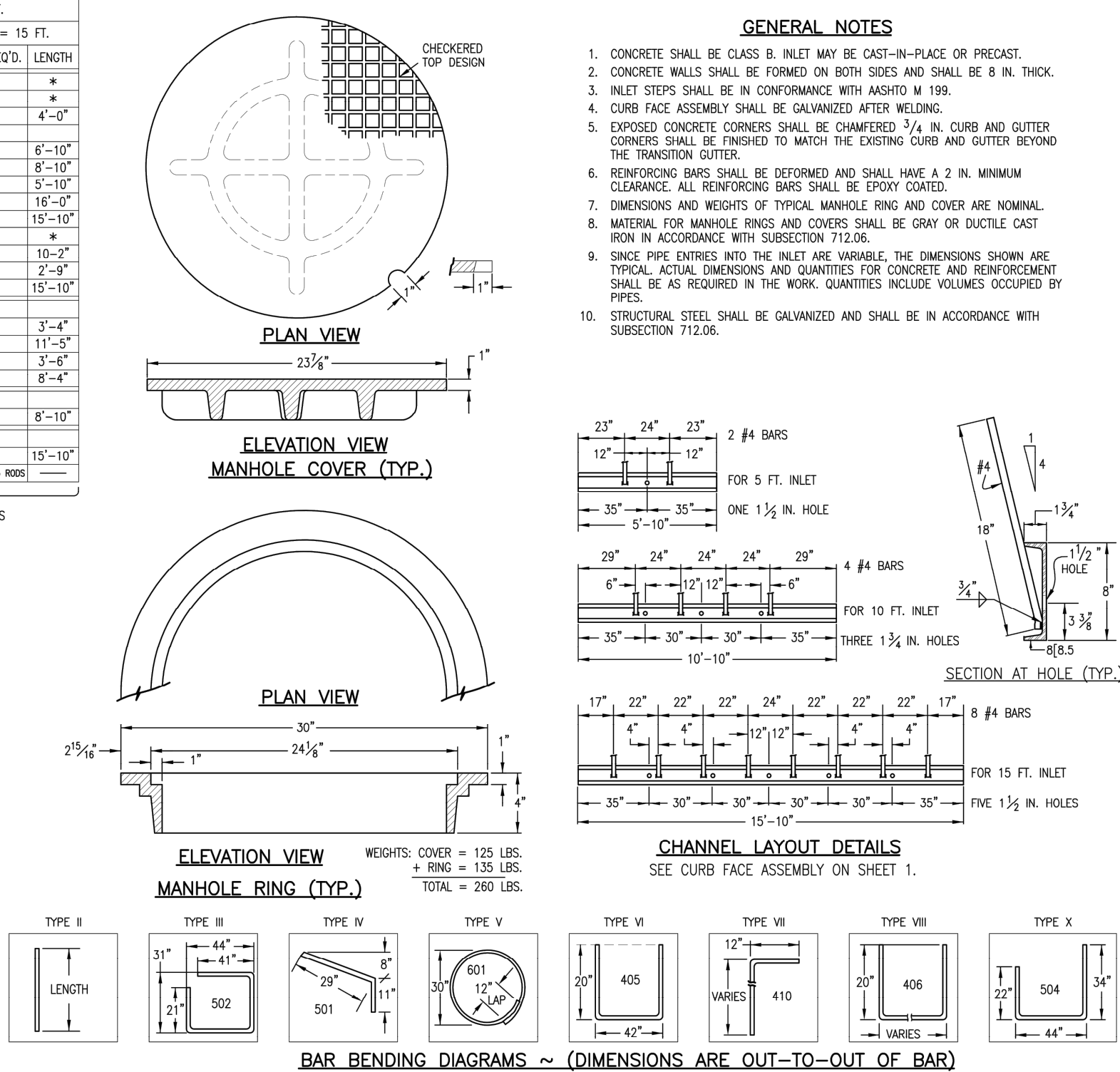
* VARIABLE REFER TO TABLE 20.

REGULAR REGULAR (CHANGING LENGTH)

DROP BOX DROPPING BOX

Type	LENGTH			NO. REQ'D.		NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.	
	401	402	410	REGULAR 403	407	REGULAR 403	407	CONC. U.S. 105	CONC. U.S. 105	CONC. U.S. 105	CONC. U.S. 105	CONC. U.S. 105	CONC. U.S. 105
3'-0" 4'-0" 4'-6"	1-8"	1-8"	1-8"	10	7	3	34	385	5	407	74	708	
3'-6" 4'-2"	2'-2"	2'-2"	2'-2"	10	7	3	34	305	5	528	79	747	
4'-0" 4'-8"	3'-8"	3'-8"	3'-8"	12	9	37	326	6.00	559	8.4	84	786	
4'-6" 5'-0"	4'-6"	4'-6"	4'-6"	12	9	39	334	6.4	564	8.8	88	804	
5'-0" 5'-6"	4'-8"	4'-8"	4'-8"	14	11	41	354	3.64	602	9.3	84	854	
5'-6" 6'-0"	5'-0"	5'-0"	5'-0"	16	13	15	6	4	375	6.00	607	7.4	880
6'-0" 6'-6"	5'-8"	5'-8"	5'-8"	16	13	16	6	4.6	382	6.2	616	7.6	886
6'-6" 7'-0"	6'-0"	6'-0"	6'-0"	18	15	18	8	4.8	402	6.4	636	7.8	892
7'-0" 7'-6"	6'-8"	6'-8"	6'-8"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6" 8'-0"	6'-2"	6'-2"	6'-2"	20	17	20	10	5.3	430	6.9	684	8.3	903
8'-0" 8'-6"	6'-10"	6'-10"	6'-10"	22	19	22	12	5.5	441	7.1	694	8.5	907
8'-6" 9'-0"	6'-4"	6'-4"	6'-4"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0" 9'-6"	6'-8"	6'-8"	6'-8"	24	21	24	14	6.0	499	7.6	711	9.0	954
9'-6" 10'-0"	7'-0"	7'-0"	7'-0"	26	23	26	16	6.2	508	7.8	722	9.2	974
10'-0" 10'-6"	8'-0"	8'-0"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6" 11'-0"	8'-2"	8'-2"	8'-2"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0" 11'-6"	8'-6"	8'-6"	8'-6"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L=5 FT., L=10 FT., AND L=15 FT.
 REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
 DROP-STOP INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
 STRUCTURAL STRENGTHS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.



Computer File Information		Sheet Revisions		Colorado Department of Transportation		MODIFIED CURB INLET TYPE R		STANDARD PLAN NO.			
Creation Date: 07/24/06 Initials: SJR Last Modification Date: 07/24/06 Initials: LTA Full Path: www.dot.state.co.us/Desktop/Support/ Drawing File Name: 604012002.dwg CAD User: MicroStation Script: Not to Scale Units: English		<table><thead><tr><th>Date:</th><th>Comments:</th></tr></thead><tbody><tr><td> </td><td> </td></tr></tbody></table>		Date:	Comments:					 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-4083 Fax: (303) 757-9820 Project Development Branch SRJ/LTA	
Date:	Comments:										
Issued By: Project Development Branch on July 24, 2006						Sheet No. 2 of 2					