

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
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CONTACT: KARL STOUT

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ARCHITECT:
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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

COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHOPE
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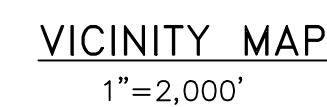
WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

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
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FIRE DEPARTMENT
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: CHIP KERKHOVE

20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 805-3174
CONTACT: BRYCE MATTHEWS



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 the 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

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

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DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

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



PROJECT NO
096481002

DRAWING NAME
096481002CD CV

C1.0



Know what's below.
Call before you dig.

TOWN OF PARKER
SIGNAGE AND STRIPING NOTES

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE TOWN ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE TOWN WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 303-228-2300. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, WYB BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
4. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
6. LOCATION AND ELEVATION OF EXISTING STRUCTURES TO BE CONNECTED TO SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
8. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
9. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE ENGINEER.
11. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
13. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK IN QUESTION.
14. APPROVAL OF THESE PLANS BY THE TOWN DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
15. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE TOWN DOES NOT AUTHORIZE THE CONTRACTOR OR OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.)
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH COLORADO REVISED STATUTES TITLE 12, ARTICLE 25, PART 2. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE TOWN FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
17. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE TOWN ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE TOWN/AGENCY INSPECTOR REQUIRES THE CHANGE.
18. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE TOWN. CONTACT THE ENGINEER FOR THE REQUIREMENTS OF THE AS-BUILT DRAWINGS.
19. EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM A SURVEY PREPARED BY ENGINEERING SERVICE COMPANY, DATED MARCH 20, 2014.
20. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
21. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
22. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
23. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
24. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
25. CONSTRUCTIVE STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
26. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
27. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
28. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
29. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
30. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE DURING INTERIM CONDITIONS OF CONSTRUCTION.
31. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY ENGINEER OF RECORD.

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 MANUAL. 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 ROADWAYS 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 "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 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 FABRICATION.
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:

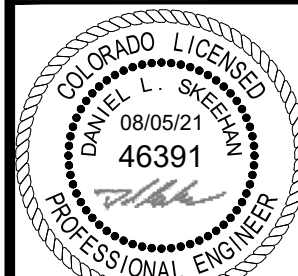
FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED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

[illegible]

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

AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MILY CONSTRUCTION DOCUMENTS
GENERAL NOTES

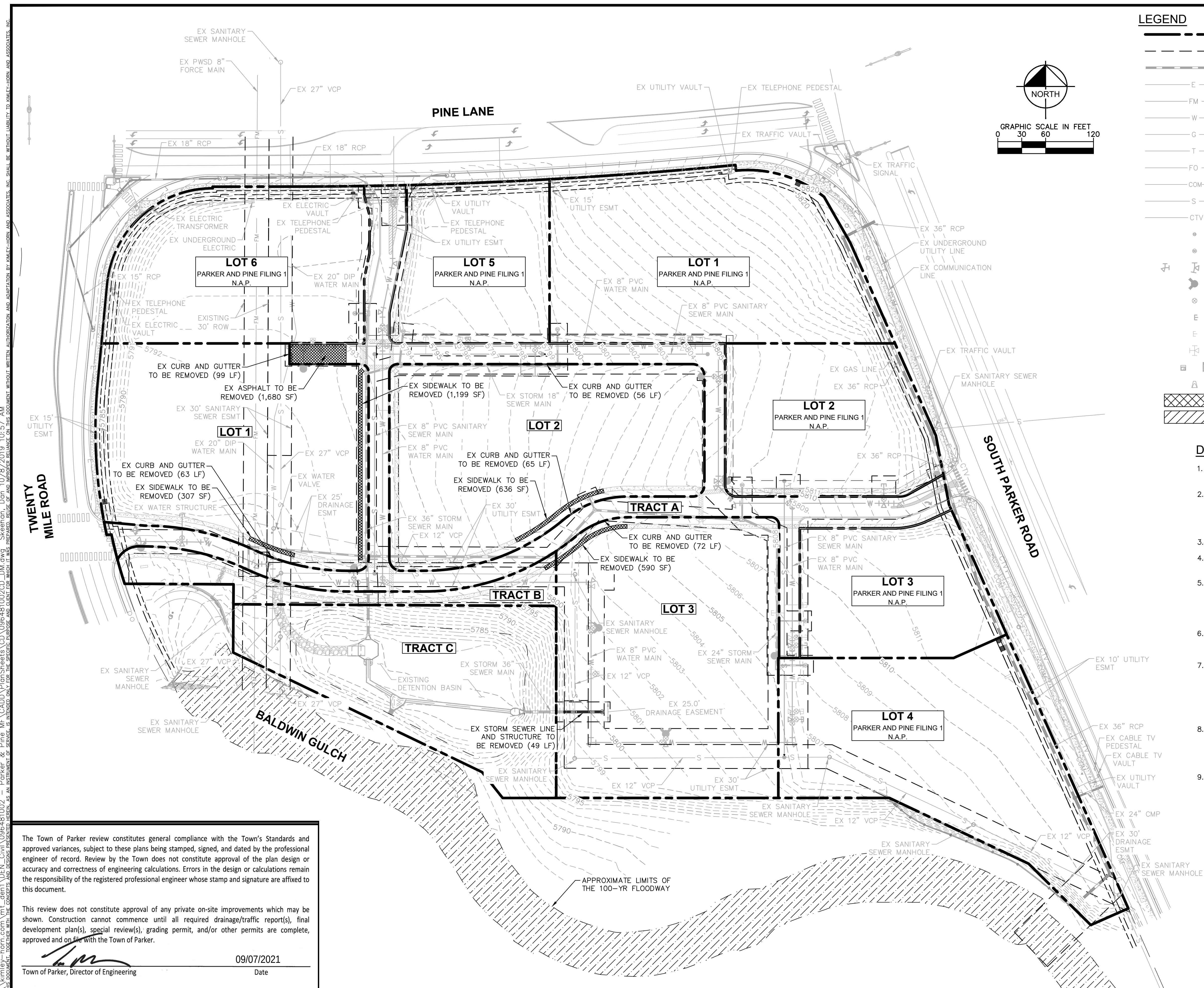


DRAWING NAME
006481003CD CD

C1.1



Know what's below.
Call before you dig.



LEGEND

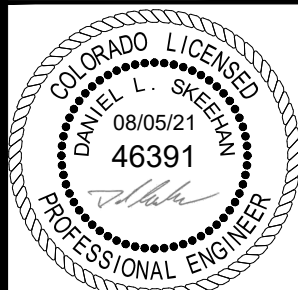
	EXISTING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STORM SEWER LINE
	EXISTING UNDERGROUND POWER LINE
	EXISTING FORCE PIPE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING TELECOMM LINE
	EXISTING COMMUNICATIONS LINE
	EXISTING CABLE LINE
	EXISTING SANITARY SEWER LINE
	EXISTING CCTV LINE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING STORM SEWER MANHOLE
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER SERVICE
	EXISTING SANITARY SEWER SERVICE
	EXISTING SANITARY SEWER BEND
	EXISTING STORM INLET
	EXISTING OUTLET STRUCTURE
	DEMO CURB AND GUTTER
	DEMO SIDEWALK

- ## DEMOLITION NOTES
1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED'.
 2. CONTRACTOR TO CONFIRM ALL UTILITY DISCONNECTS HAVE BEEN COMPLETED PRIOR TO DEMOLITION. DISCONNECTS SHALL BE MADE AT THE MAIN AND ANY UTILITY LINES REMOVED FROM THE SITE AS REQUIRED BY PARKER WATER & SANITATION DISTRICT OR THE TOWN OF PARKER ENGINEERING.
 3. CONTRACTOR TO ENSURE UTILITY LOCATES HAVE BEEN PERFORMED PRIOR TO DEMOLITION ACTIVITIES.
 4. ALL APPLICABLE PARKER WATER & SANITATION DISTRICT STANDARDS FOR REMOVAL/ABANDONMENT AND TAP CUT OFFS SHALL BE MAINTAINED.
 5. ALL DRY UTILITY RELATIONS, DEMOLITION, SERVICE DISRUPTIONS AND NEW CONSTRUCTION SHALL BE COORDINATED BY THE CONTRACTOR WITH ALL UTILITY PROVIDERS AND ADJACENT PROPERTIES (XCEL ENERGY, COMCAST, CENTURYLINK, IREA, ADJACENT OWNERSHIP) IN ADVANCE OF THESE ACTIVITIES.
 6. IMPROVEMENTS NOT NOTED FOR DEMOLITION/REMOVAL SHALL BE PROTECTED IN PLACE. CONTRACTOR SHALL CONTACT ENGINEER OF RECORD SHOULD ANY CONFLICTS EXIST.
 7. CONTRACTOR TO TAKE CARE WHILE CONDUCTING DEMOLITION AND CONSTRUCTION ACTIVITIES IN PROXIMITY OF EXISTING GAS LINES. LICENSE AGREEMENT IS REQUIRED WITH THE ENERGY COMPANY PRIOR TO CONSTRUCTION WITHIN EXISTING GAS EASEMENTS. CONTRACTOR TO POTHOLE EXISTING UTILITIES AS REQUIRED PRIOR TO COMMENCEMENT OF DEMOLITION AND CONSTRUCTION AS NECESSARY.
 8. CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH SITE CONDITIONS AT TIME OF PRICING. THIS DEMOLITION PLAN IS INTENDED TO DEPICT THE OBSERVABLE IMPROVEMENTS. ANY MISCELLANEOUS UTILITIES OR DEBRIS ENCOUNTERED DURING CONSTRUCTION SHALL BE REMOVED AS A PART OF THE BASE SCOPE OF WORK.
 9. UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014. LOCATIONS ARE APPROXIMATE AND SHOULD BE VERIFIED.

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: 08/05/21

PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS AND DEMO PLAN

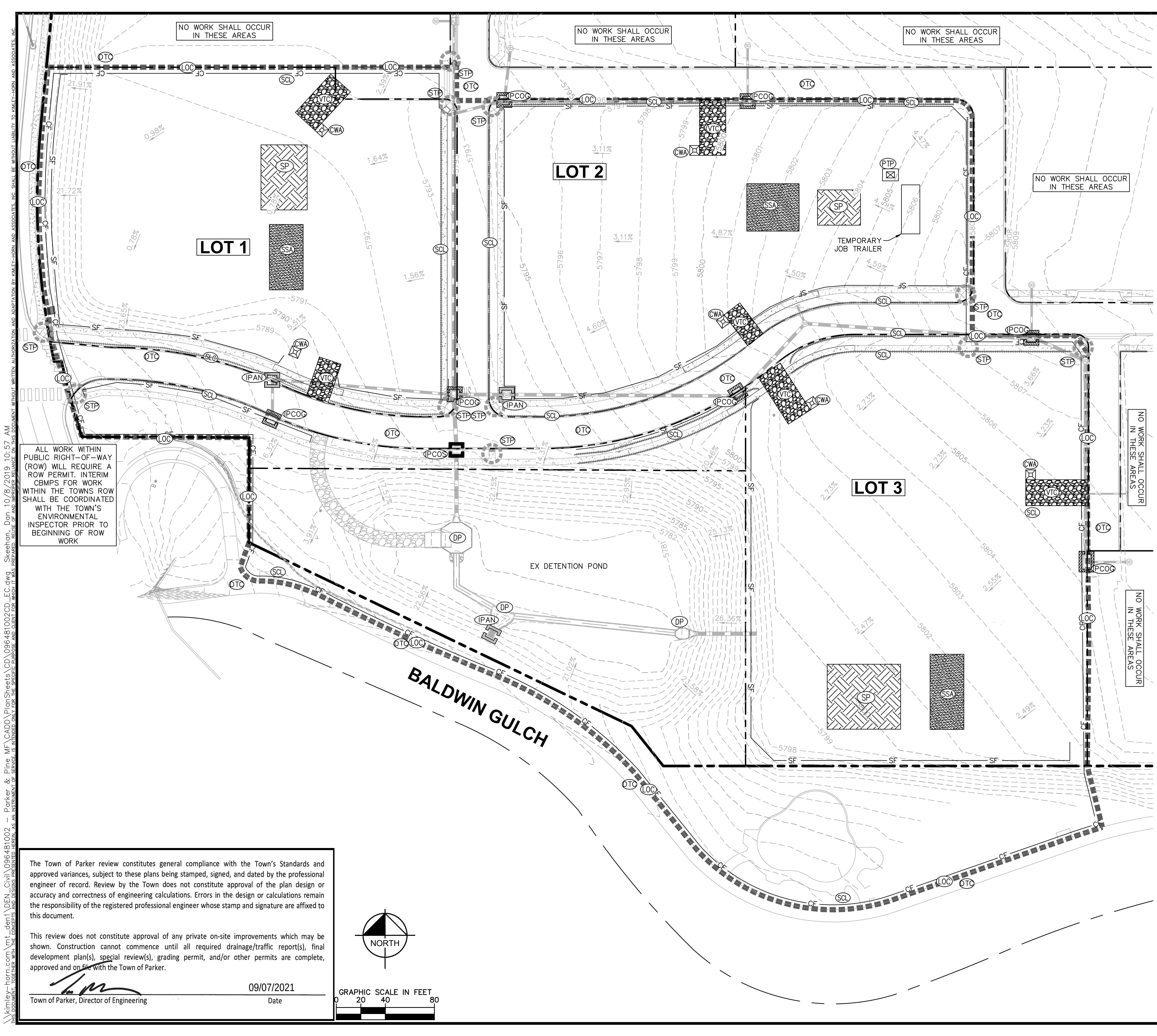


PROJECT NO.
096481002

DRAWING NAME
96481002CD_

C2.0





LEGEND

- LOC --- LIMITS OF CONSTRUCTION
- CF --- CONSTRUCTION FENCE
- SF --- SILT FENCE
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL
- SP SOIL STOCKPILE
- DD DIVERSION DITCH/BERM
- PCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- PCOC INLET PROTECTION, CURB ON GRADE, TYPE R INLET
- IPAN INLET PROTECTION, AREA INLET NOT IN A PAVEMENT AREA
- PTP PORTABLE TOILET PROTECTION
- ECB EROSION CONTROL BLANKET
- STP SIDEWALK TRANSITION PROTECTION
- DTC DEBRIS TRASH CONTROL
- X.XX% EXISTING SLOPE
- SCL SEDIMENT CONTROL LOG
- EXISTING STORM SEWER

AREA OF DISTURBANCE

ONSITE IMPROVEMENTS	= ±8.56 ACRES
OFFSITE IMPROVEMENTS	= ±0.87 ACRES
TOTAL	= ±9.43 ACRES

GENERAL NOTES

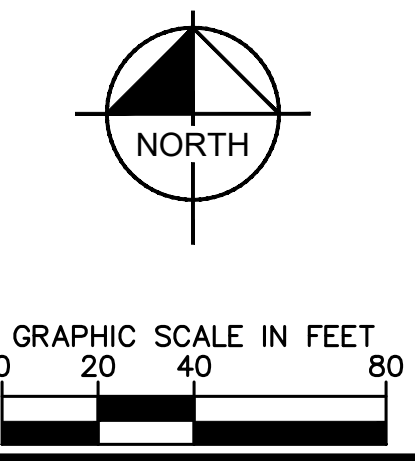
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2. ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AS NEEDED DURING ACTIVE TRACKING.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
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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 WITH 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 BENCHES 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.
15. CONTRACTOR SHALL INSTALL SEDIMENT CONTROL LOGS ALONG ALL PAVED AREAS ADJACENT TO LANDSCAPE/PERVIOUS AREAS. THIS INCLUDES LANDSCAPE ISLANDS, PEDESTRIAN WALKS, AND TOP OF BACK OF CURB.

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

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 the 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 09/07/2021



Kimley»Horn

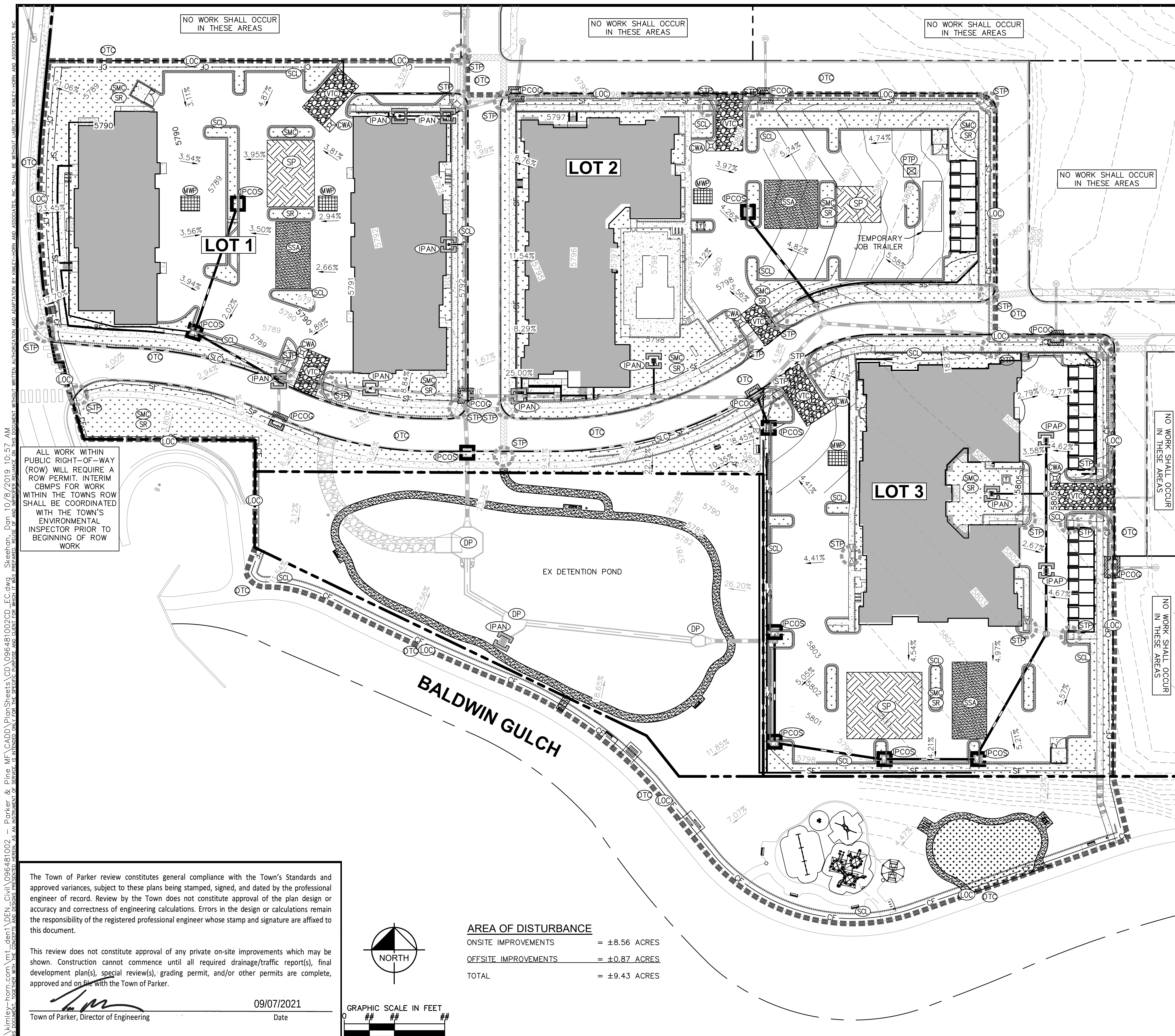
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4552 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/05/21

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

PROFESSIONAL ENGINEER
46391
08/05/21

PROJECT NO.
096481002
DRAWING NAME
096481002CD_EC
C3.0



ALL WORK WITHIN
PUBLIC RIGHT-OF-WAY
(ROW) WILL REQUIRE A
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09/07/2021
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DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

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



PROJECT NO.
096481002

DRAWING NAME
096481002CD_EC

C3.1



kimley-horn.com\mtd\DEN_Civil\096481002 - Parker & Pierce MF\CADD\PlanSheets\CD\096481002\EC-DT.dwg Sketchbook, Dan 10/8/2019 10:57 AM
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PHASED BMP IMPLEMENTATION – INITIAL PHASE

THE INITIAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPs TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER WHILE MOBILIZING AND PREPARING THE SITE FOR CONSTRUCTION ACTIVITIES. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INITIAL PHASE SEQUENCING AS FOLLOWS:

- 1.CONTRACTOR TO OBTAIN TOWN EROSION CONTROL PERMIT AND STATE CONSTRUCTION ACTIVITIES DISCHARGE PERMIT IN ADVANCE OF START OF CONSTRUCTION.
- 2.INSTALL CONSTRUCTION FENCE AROUND LIMITS OF CONSTRUCTION (LOC) AT PROPERTY LINE OR LIMITS OF DISTURBANCE.
- 3.INSTALL STABILIZED VEHICLE TRACKING CONTROL PAD. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
- 4.PREPARE STABILIZED STAGING AREA AND CONCRETE WASHOUT.
- 5.INSTALL PERIMETER SILT FENCE, AT DOWN GRADIENT LOCATIONS.
- 6.CONSTRUCT AND STABILIZE TEMPORARY SEDIMENT BASIN WITH APPROPRIATE OUT FALL STRUCTURES AFTER RECEIPT OF GRADING PERMIT (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL THE BASIN). TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL ALL STORM SEWER AND PAVEMENT BASE COURSE HAVE BEEN INSTALLED OR INSTRUCTED IN THE SEQUENCE OF NOTES, DUE TO FIELD CONDITIONS OR INSPECTOR INPUT.
- 7.INSTALL DIVERSION DITCHES.
- 8.CALL TOWN OF PARKER FOR EROSION CONTROL INSPECTION.

PHASED BMP IMPLEMENTATION – INTERIM PHASE

THE INTERIM PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPs TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION UTILITIES AND SITE GRADING ASSOCIATED WITH THE PROPOSED RESIDENTIAL BUILDING. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INTERIM PHASE SEQUENCING AS FOLLOWS:

1. CONFIRM EXISTING BMPs WHICH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
2. REPAIR AND/OR REPLACE ANY EXISTING BMPs WHICH ARE DEEMED INADEQUATE.
3. STOCKPILE MATERIALS IN ACCORDANCE WITH THE STOCKPILE MANAGEMENT (SP) CBMP.

NOTE: SOIL STOCKPILES ARE DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES OR IS ANTICIPATED TO BE CEASED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH TEMPORARY SEEDING OR OTHER STABILIZATION METHODS WITHIN 7 DAYS OF TEMPORARILY CEASING CONSTRUCTION.

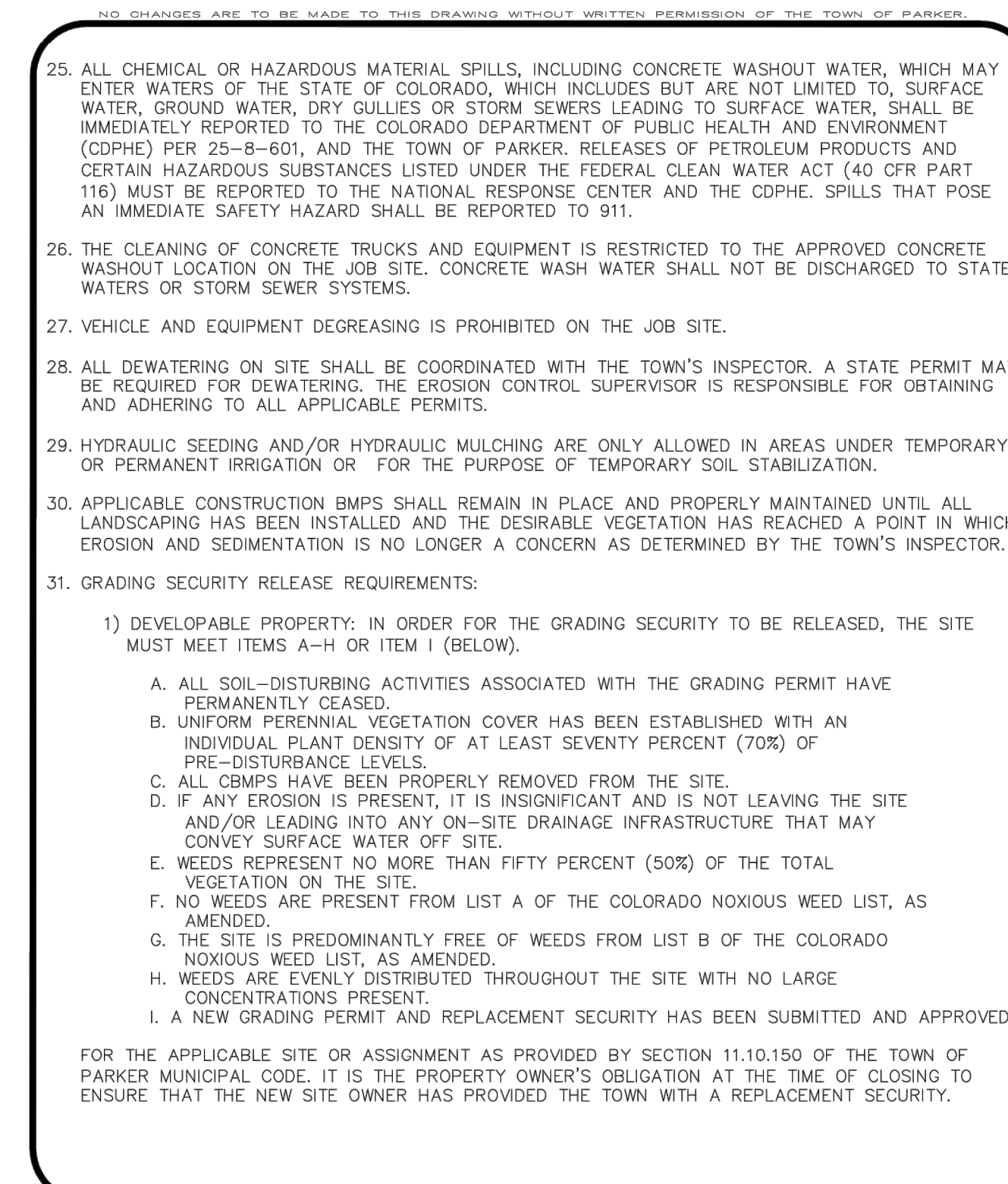
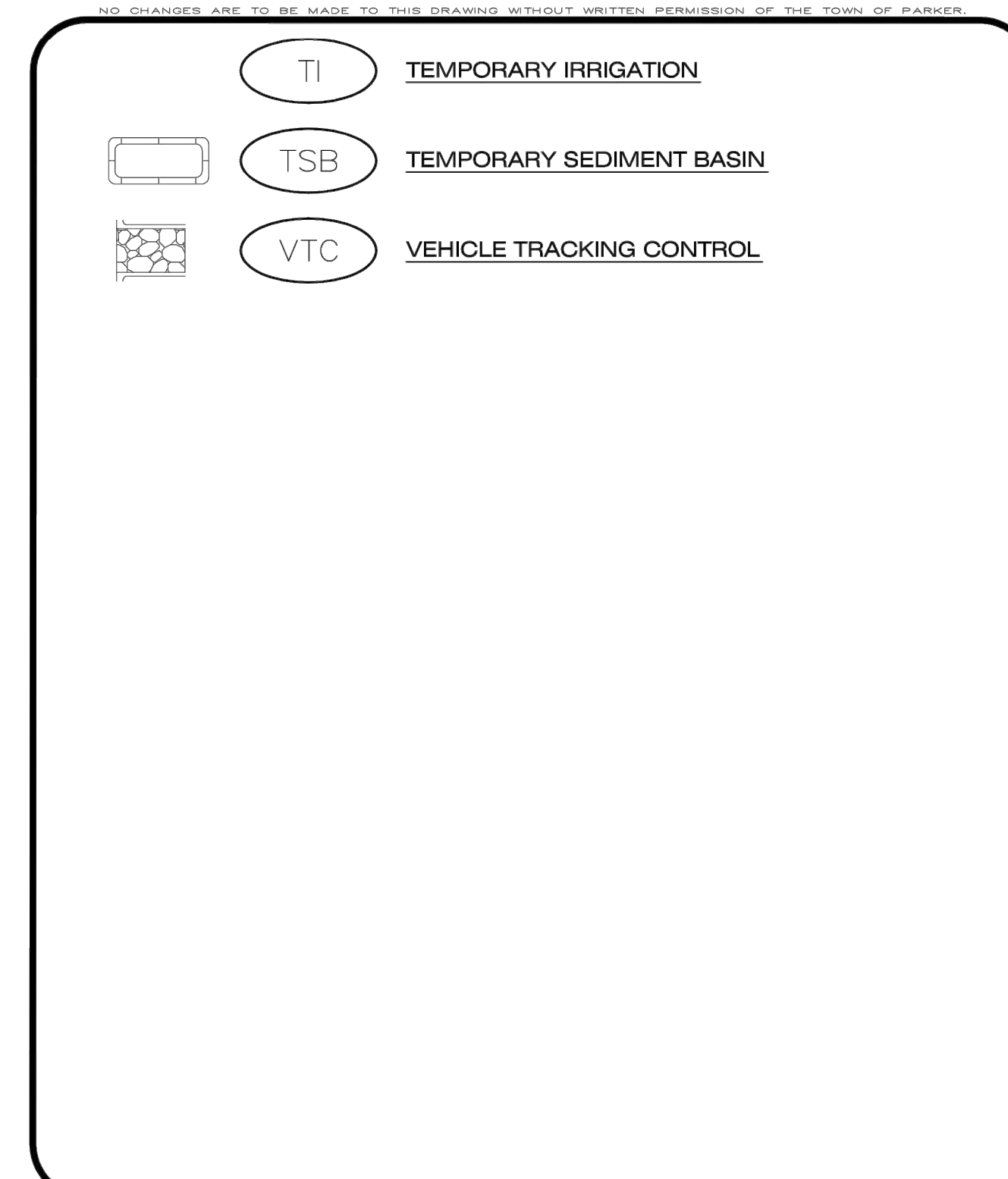
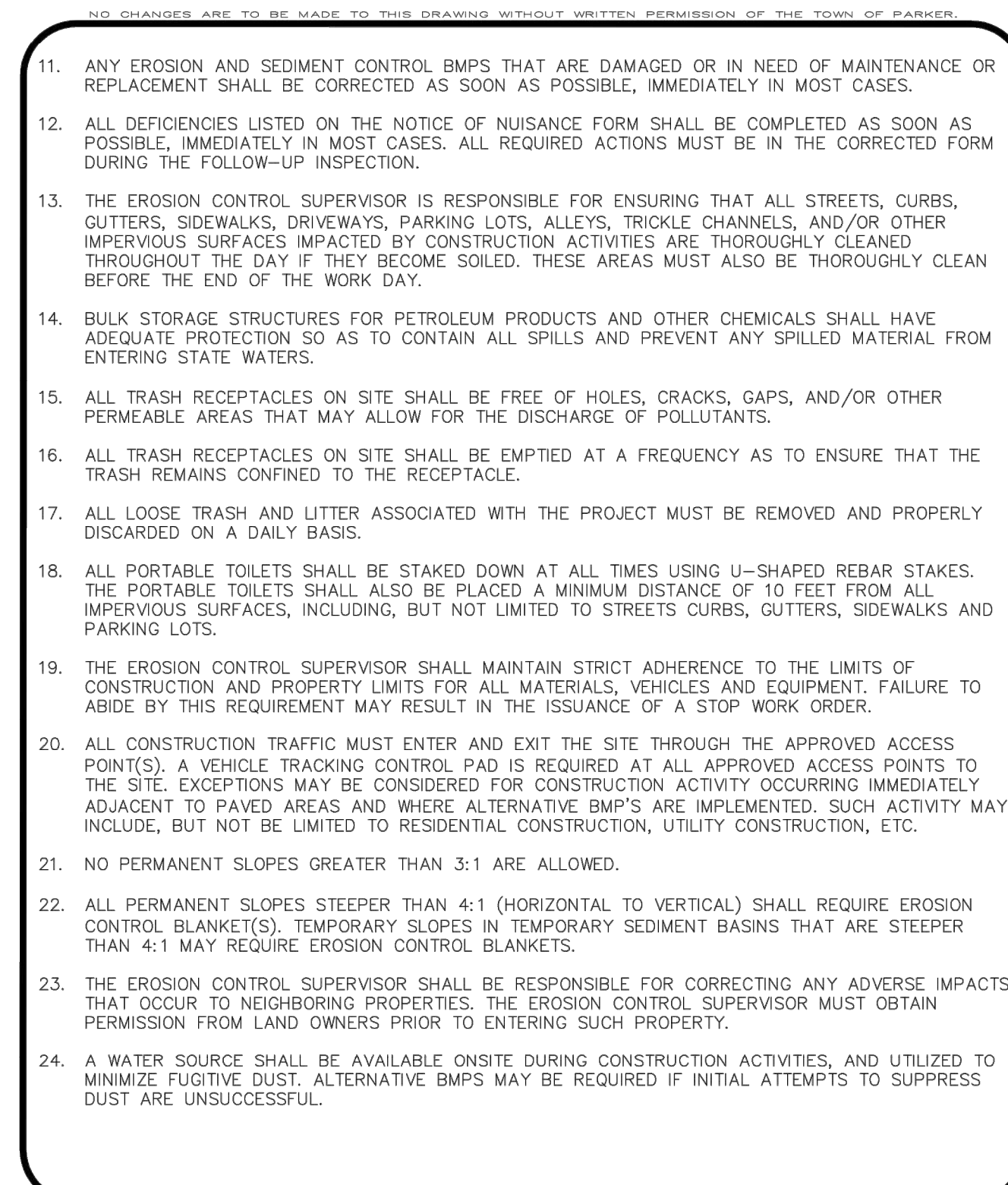
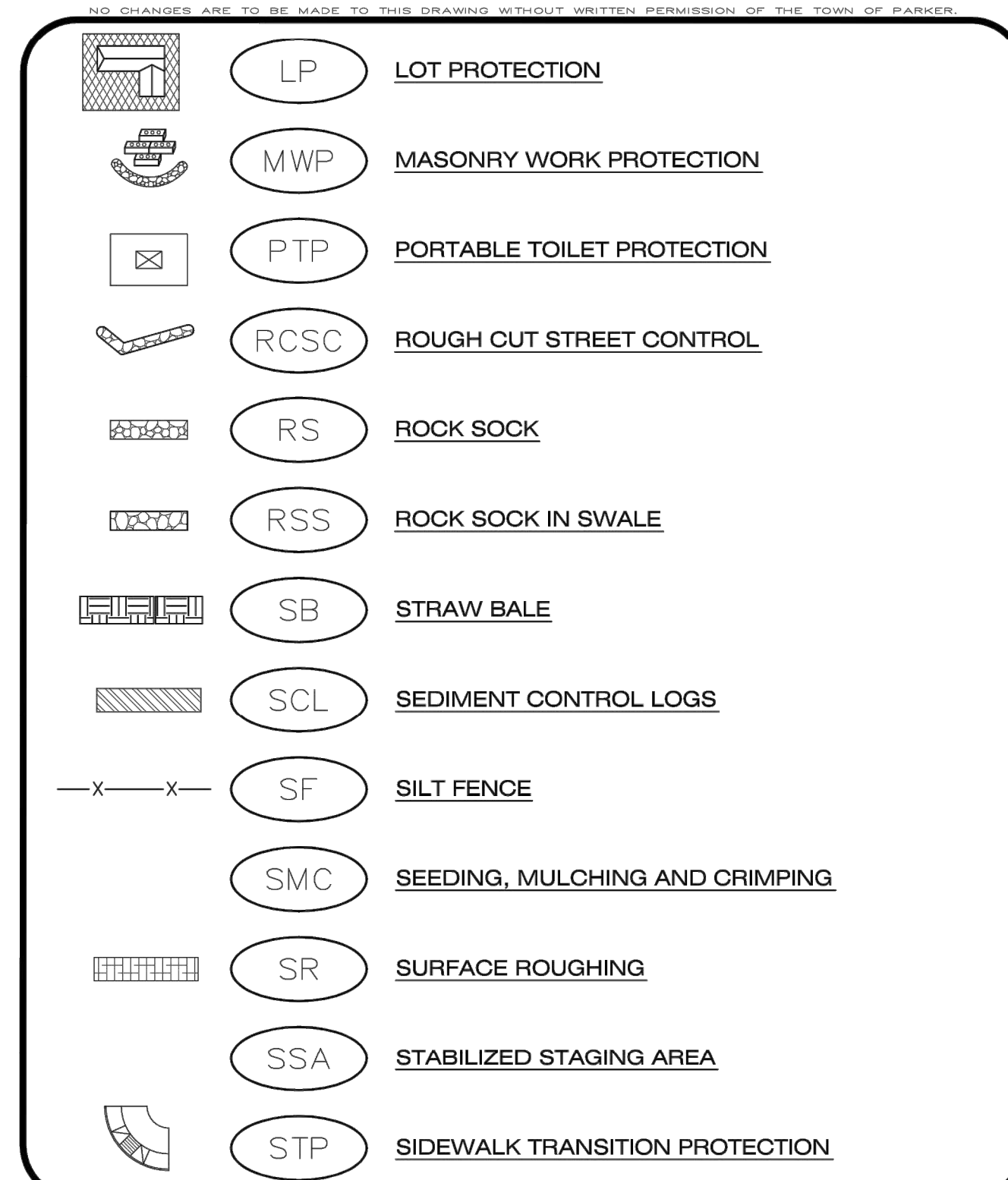
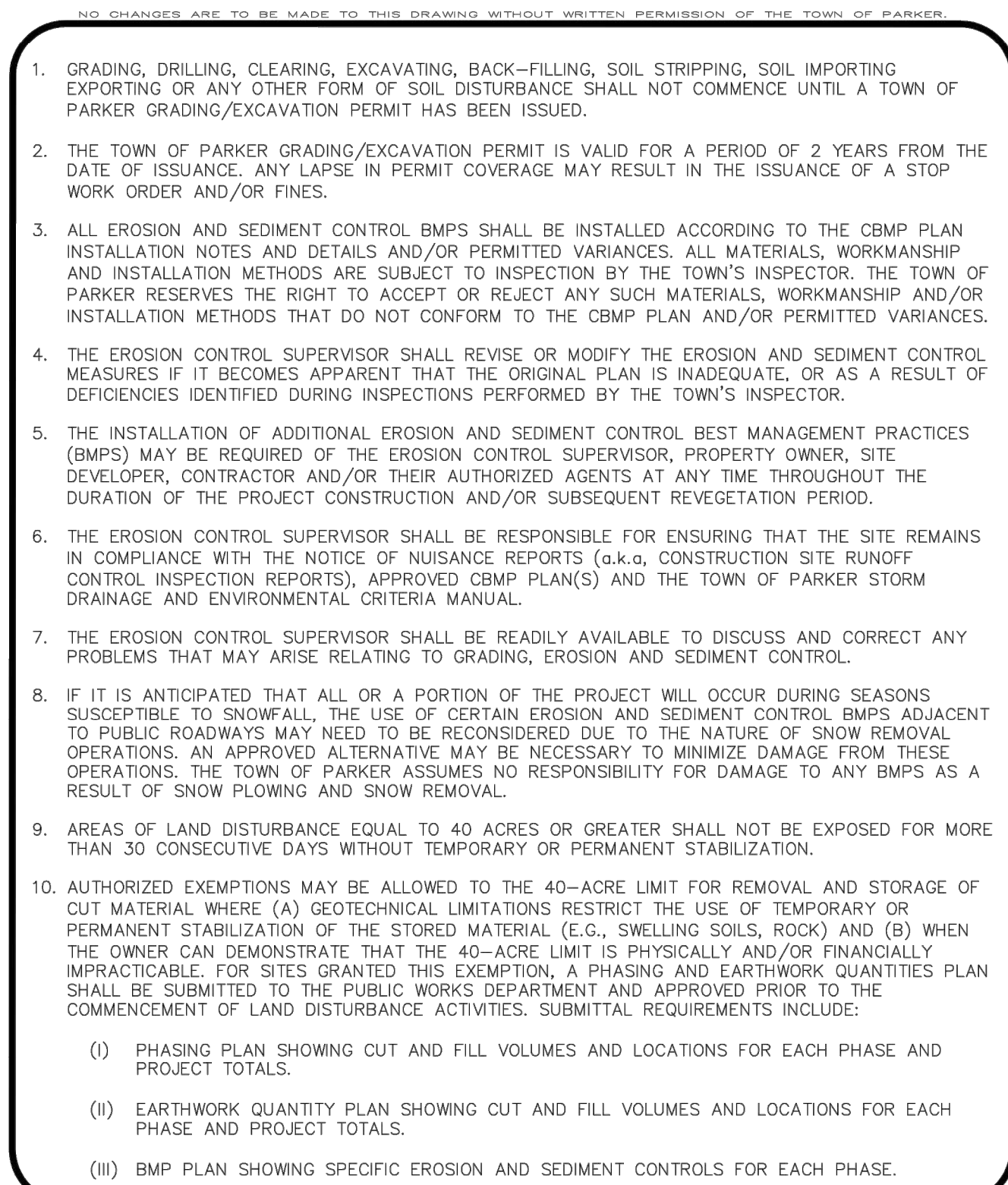
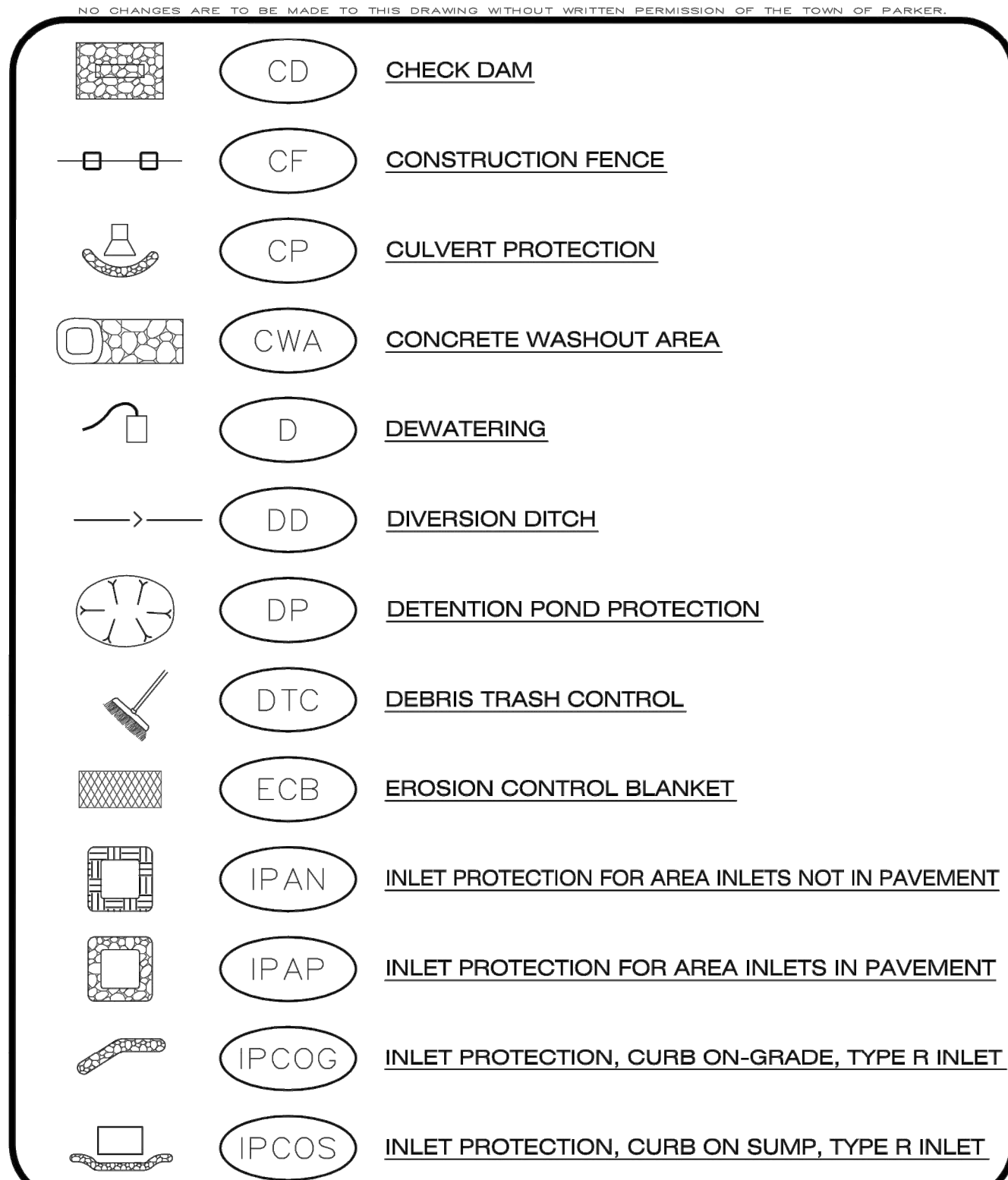
NOTE: STOCKPILE AREAS SHOWN ON THE PLAN FOR REFERENCE ONLY. DUE TO THE CONSTRUCTION PHASING, REUSE OF DEMOLITION MATERIALS AND IMPORT REQUIRED, IT IS ANTICIPATED THAT ONSITE STOCKPILES WILL BE REQUIRED. CONTRACTOR SHALL IMPLEMENT STOCKPILE MANAGEMENT (SP) BMPs AT LOCATIONS REQUIRED BY CONSTRUCTION PHASING AND SEQUENCING AND NOTE SUCH ON THE STORMWATER MANAGEMENT SITE MAP.

- 4.INSTALL PRIVATE STORM, SANITARY, AND WATER FACILITIES.
- 5.INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED. CONDUCT PERIODIC INSPECTIONS AT NOTED INTERVALS AS REQUIRED BY THE TOWN AND STATE OF COLORADO.

PHASED BMP IMPLEMENTATION – FINAL PHASE

THE FINAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPs TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION OF THE PROPOSED LIMITED SITE IMPROVEMENTS. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED FINAL PHASE SEQUENCING AS FOLLOWS:

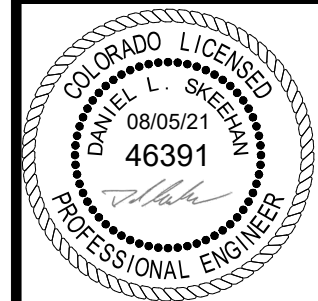
- 1.INSTALL DRY UTILITIES AND SET TRANSFORMERS AND METER BANKS IN COORDINATION WITH XCEL ENERGY AND IREA.
- 2.PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- 3.UPON COMPLETION OF STORM DRAINAGE SYSTEM, CONTRACTOR SHALL TAKE THE SEDIMENT BASIN OFF-LINE AND ESTABLISH DETAILED CONSTRUCTION OF DRAINAGE FACILITIES.
- 4.COMPLETE GRADING AND INSTALLATION OF POND.
- 5.PREPARE SITE FOR CURB, GUTTER, AND PAVING INSTALLATION.
- 6.PAVE SITE AND INSTALL HARDSCAPE.
- 7.REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.
- 8.CONTACT THE TOWN OF PARKER FOR FINAL INSPECTION.
- 9.REMOVE BMPS.
- 10.REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.

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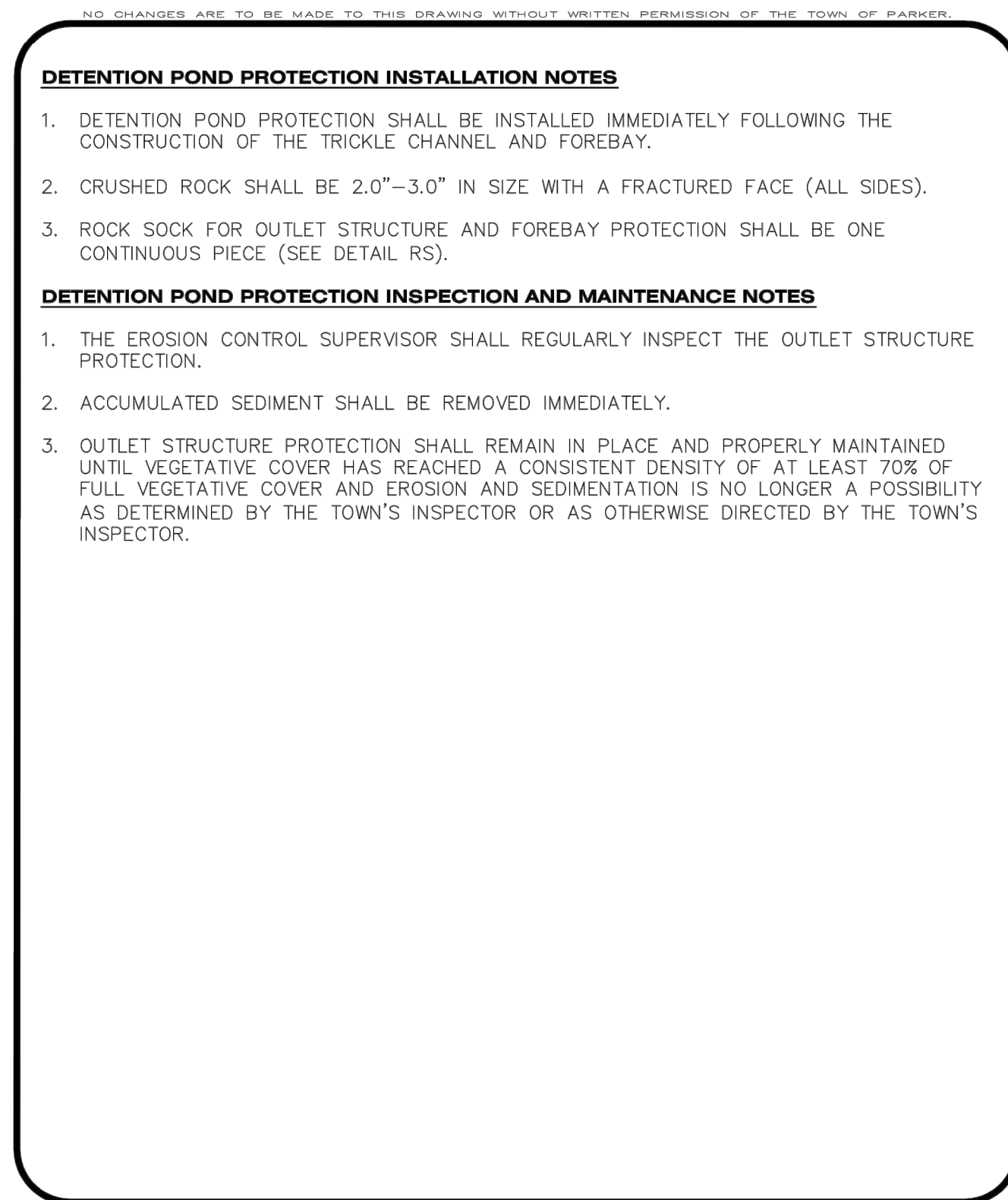
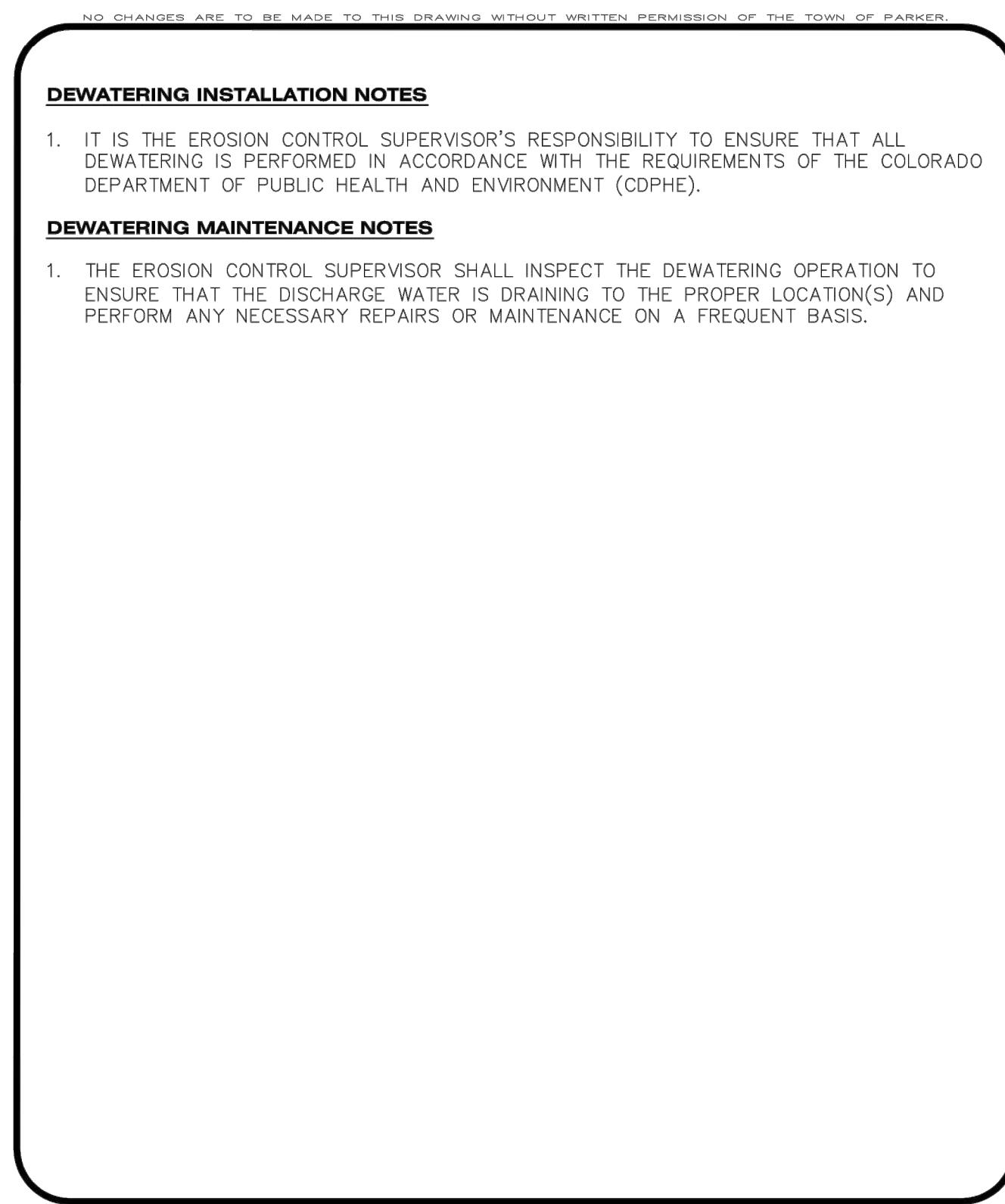
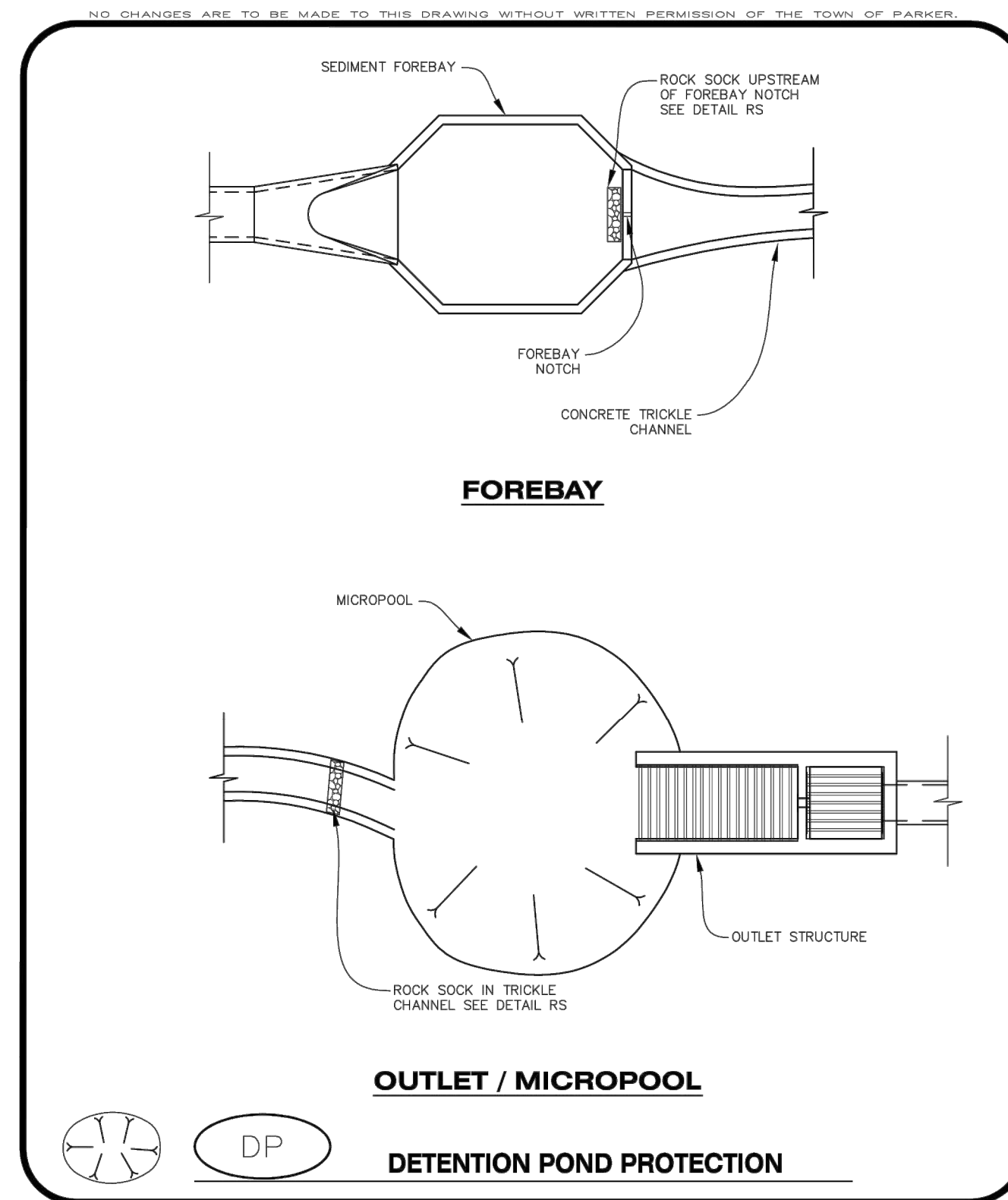
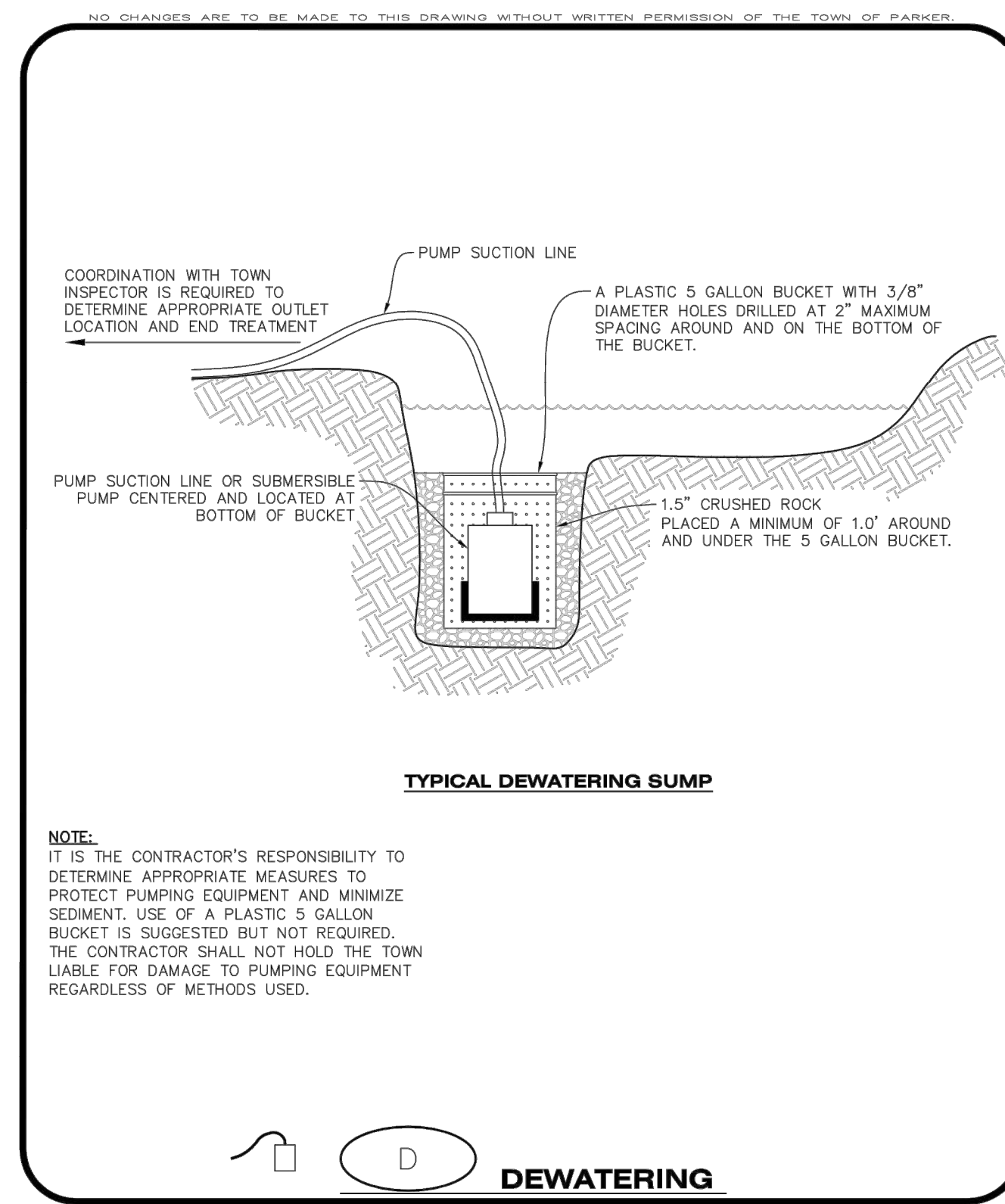
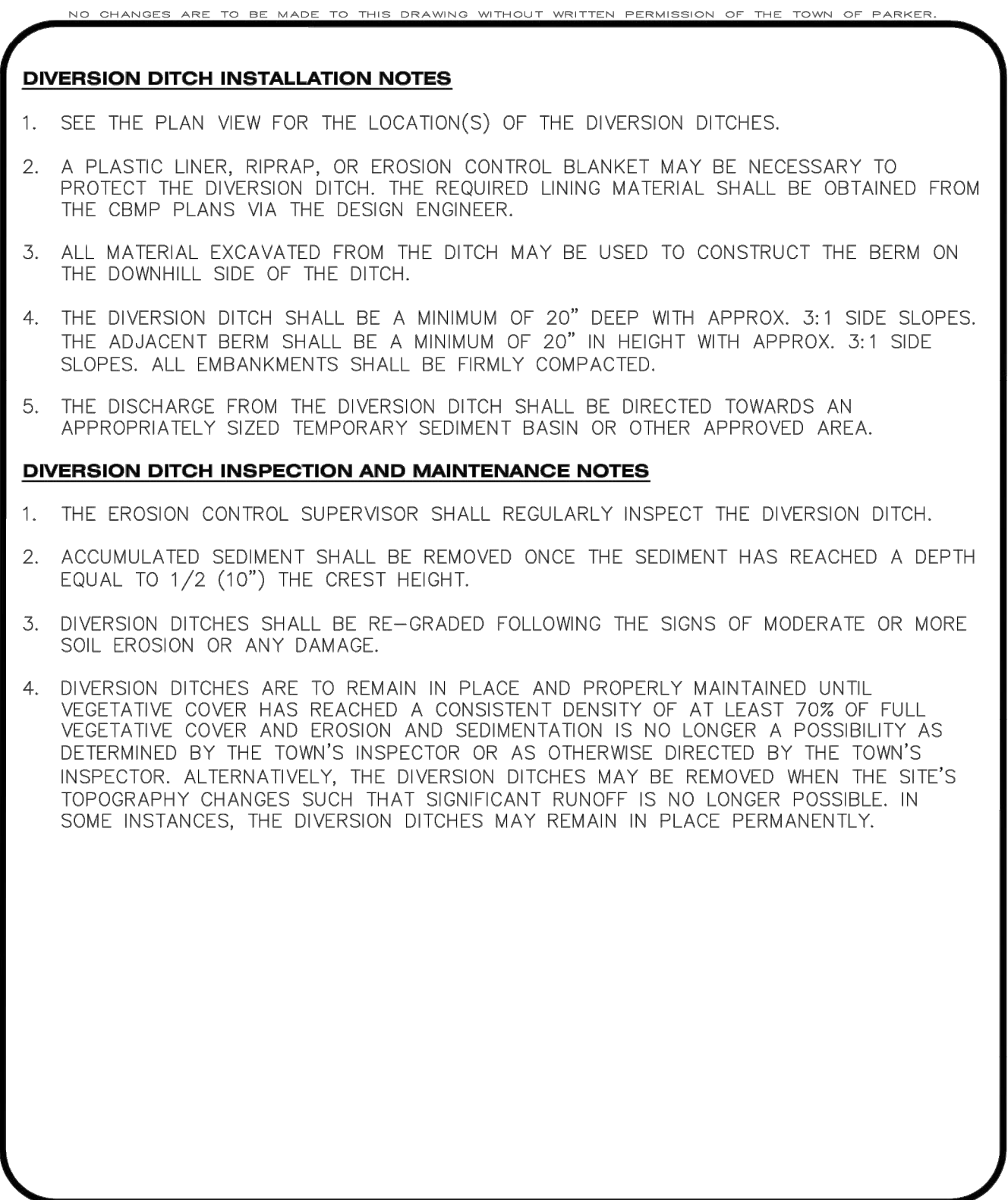
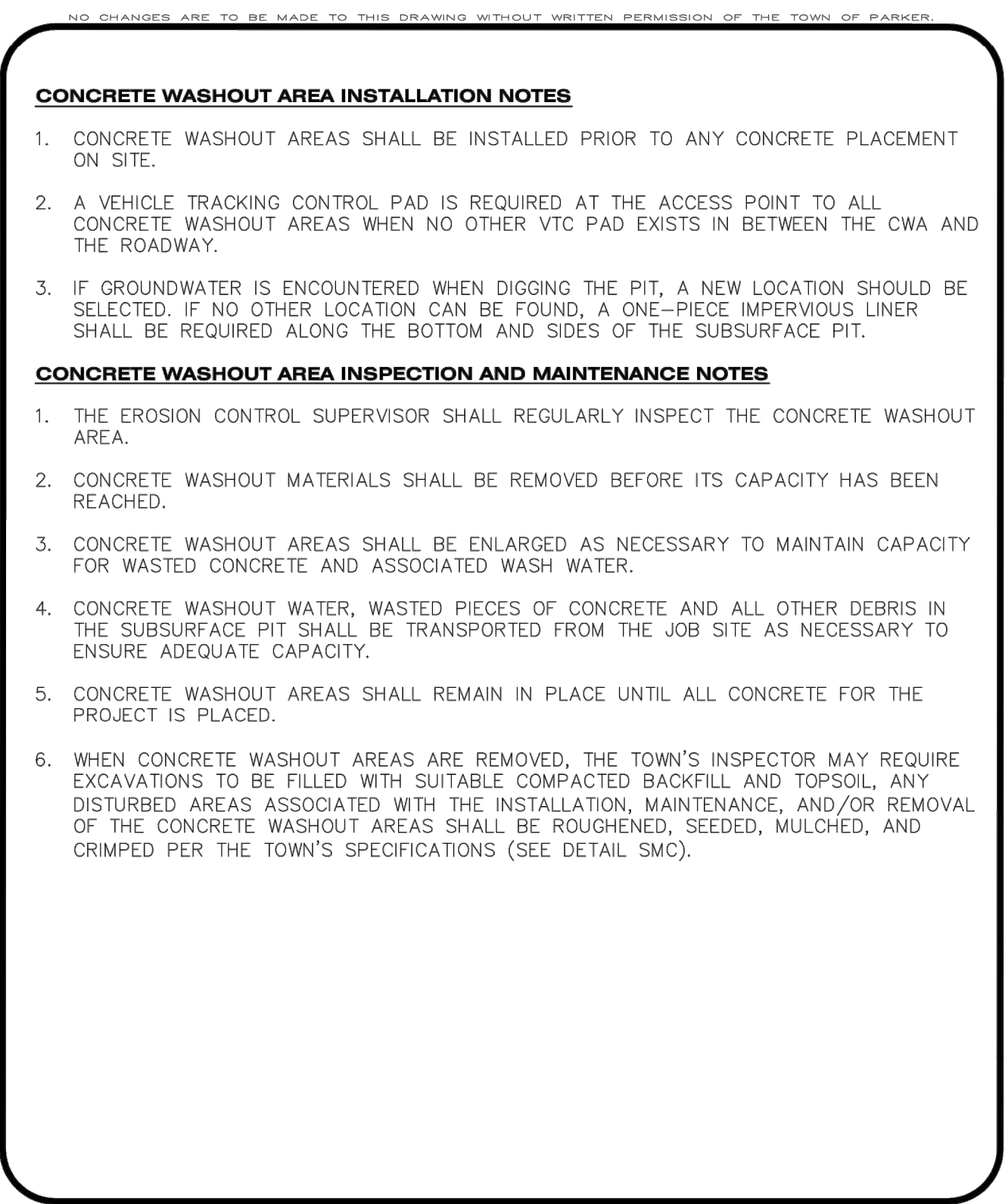
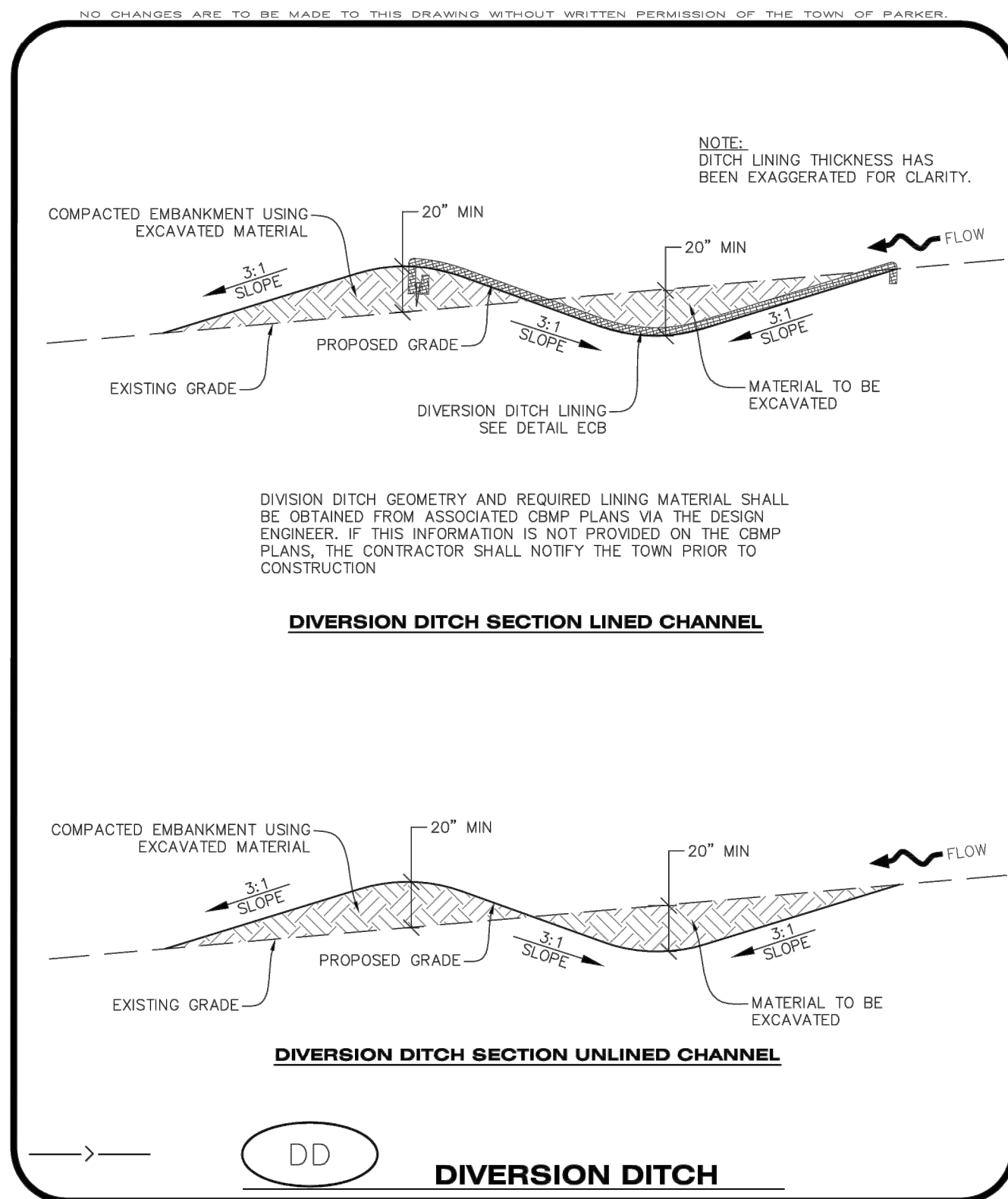
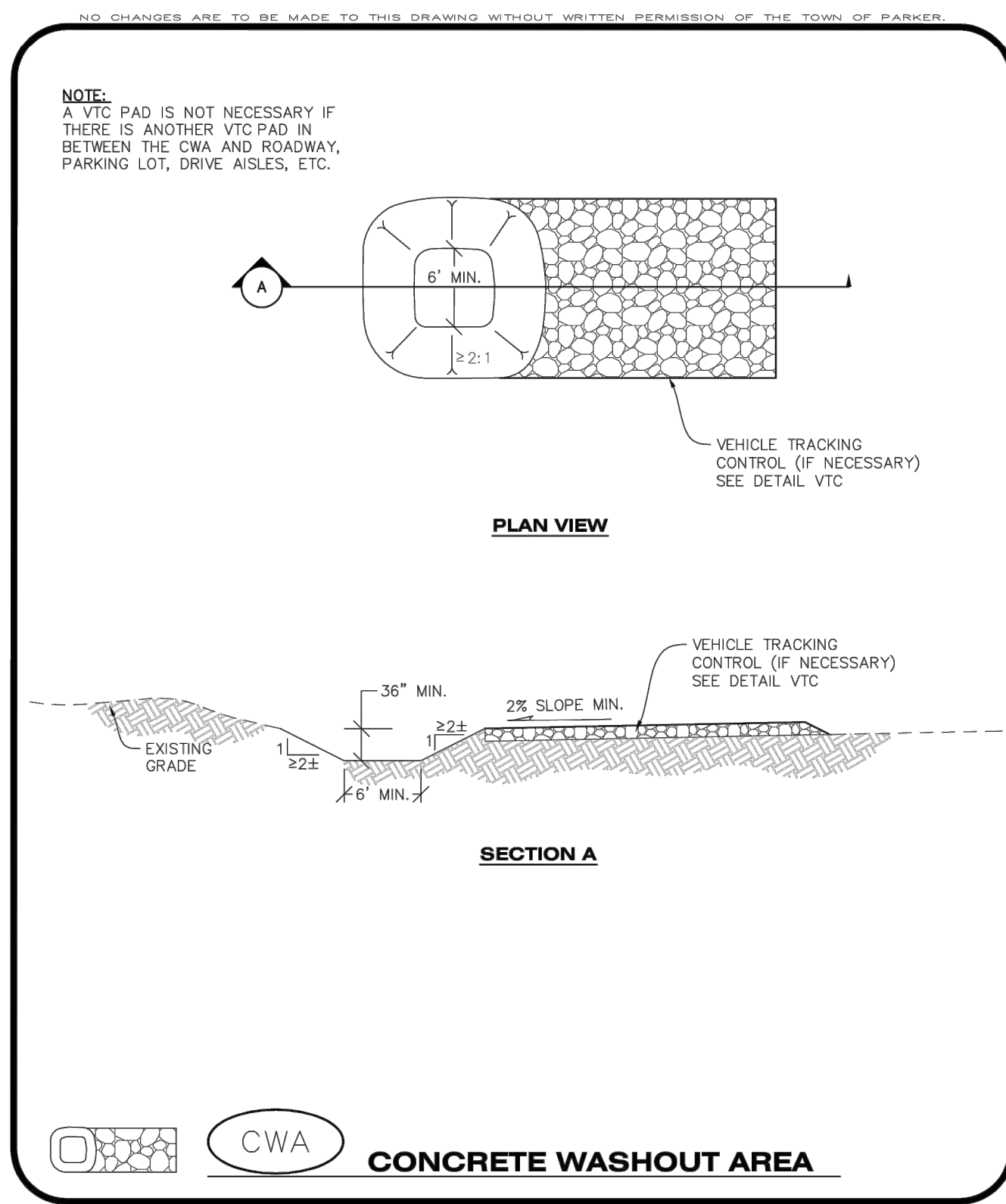
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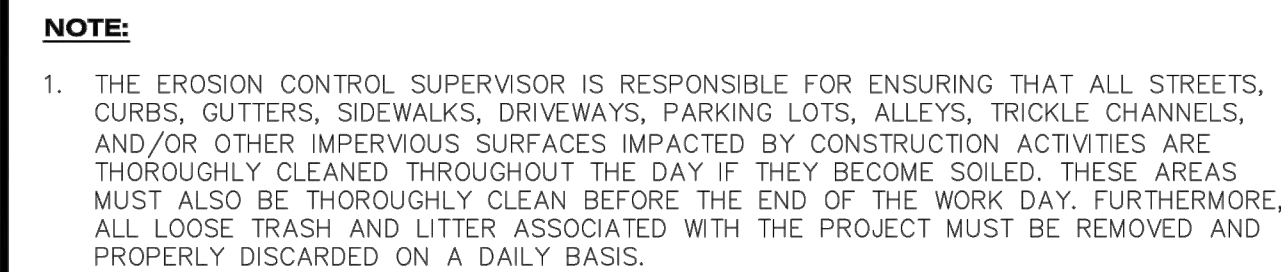
DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

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



PROJECT NO. 096481002
DRAWING NAME 096481002EC_DT
C3.2

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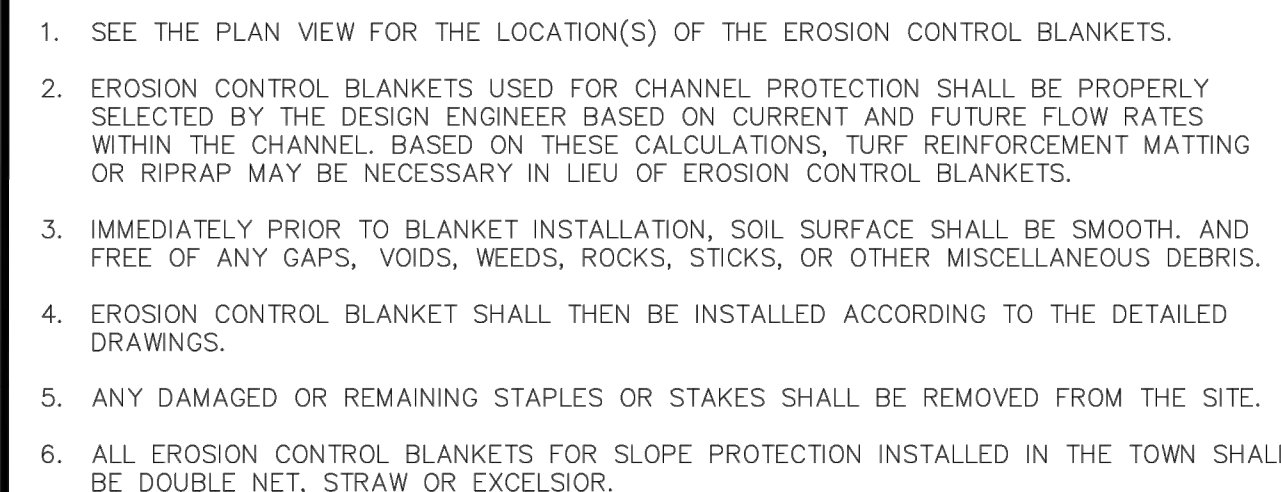


CBMP

DTC

1 OF 2

Oct. 2013



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

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.



CBMP

ECB
3 OF 3
Oct. 2013



Town of
Parker

COLORADO

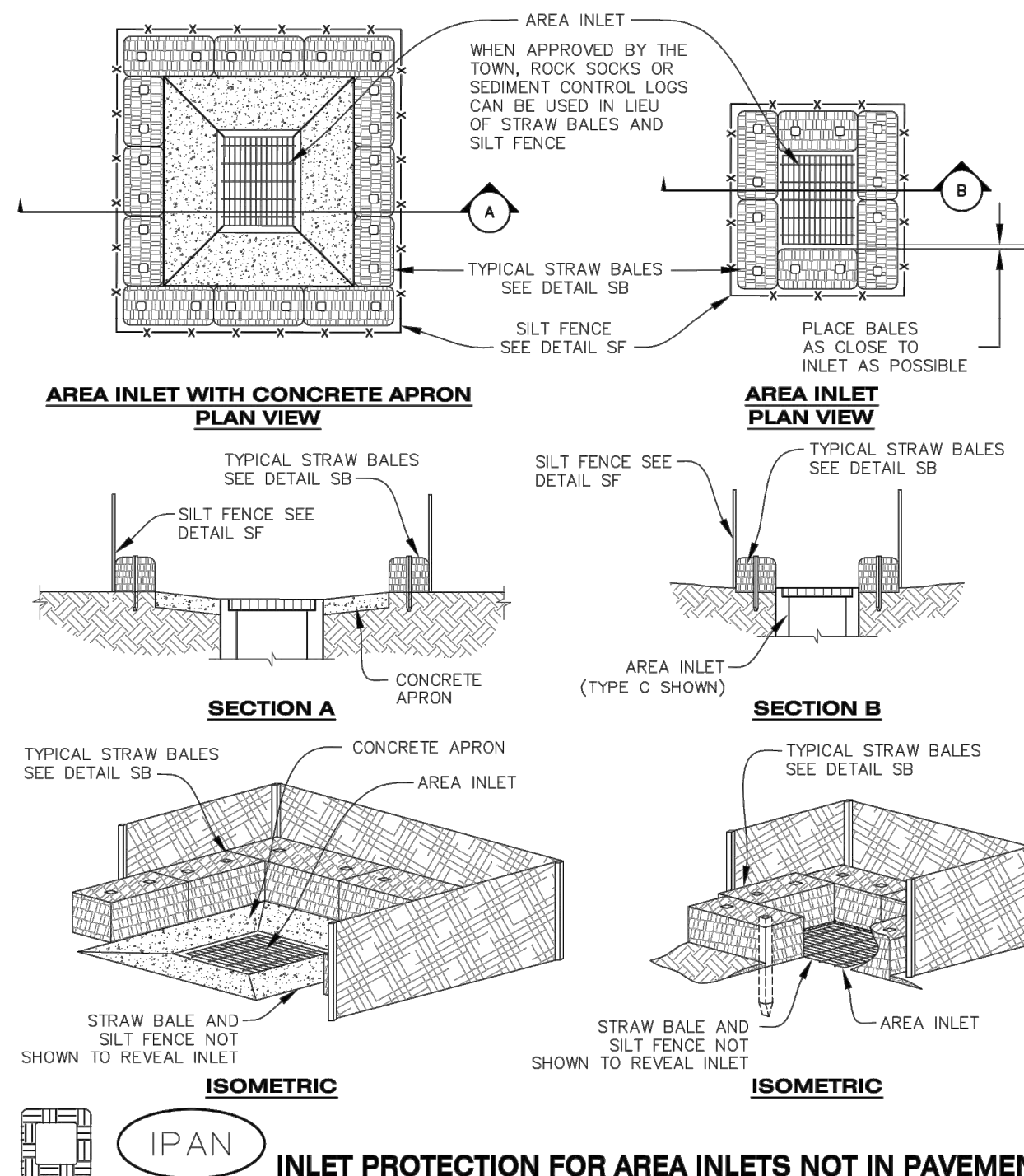
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC

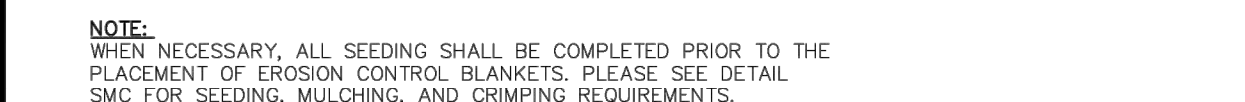
2 OF 2

Oct. 2013



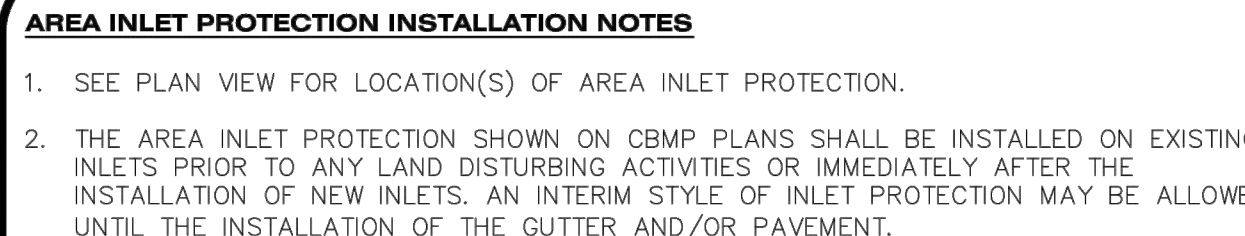
CBMP

IPAM
1 OF 1
Oct. 2013



CBMP

ECB
1 OF 3
Oct 2013

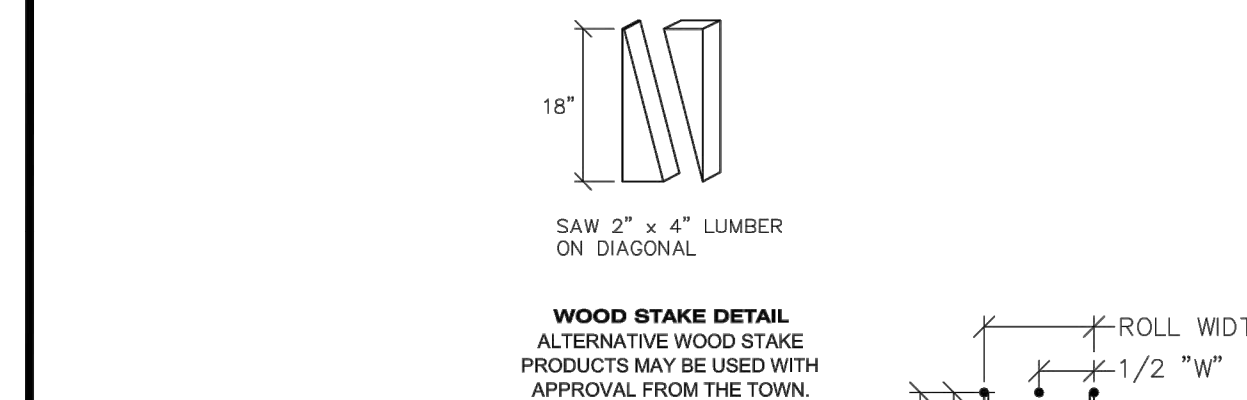


1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY 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.



CBMP

IPA
1 OF 1
Oct. 2013



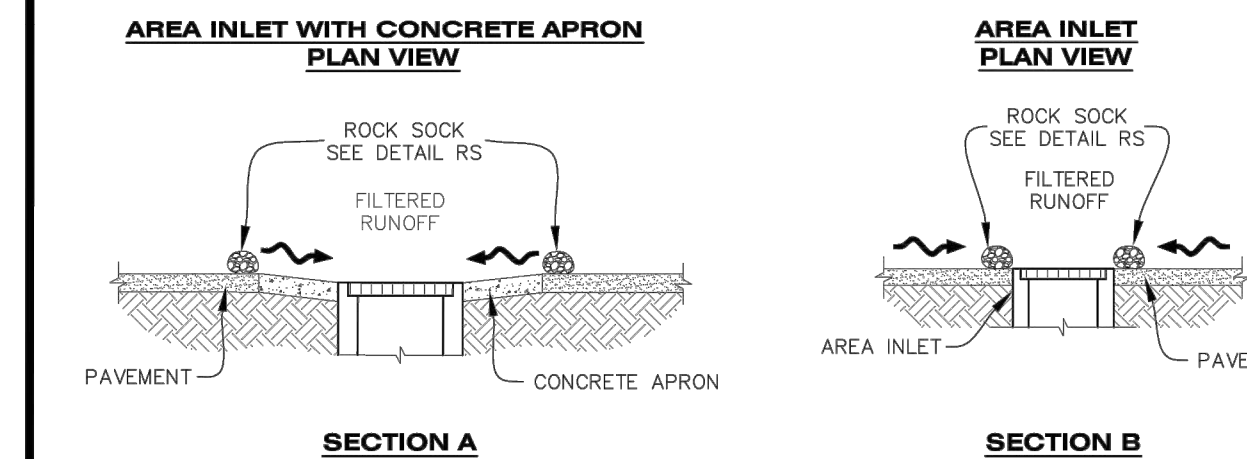
NOTES:

1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



CBMP

ECE
2 OF 3
Oct. 2011



INLET PROTECTION FOR AREA INLETS IN PAVEMENT



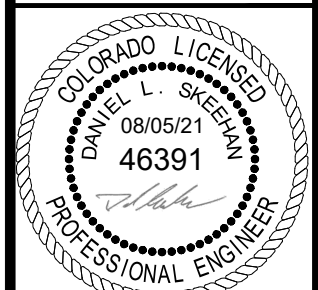
CBMP

IPAR
1 OF 1
Oct. 2013





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

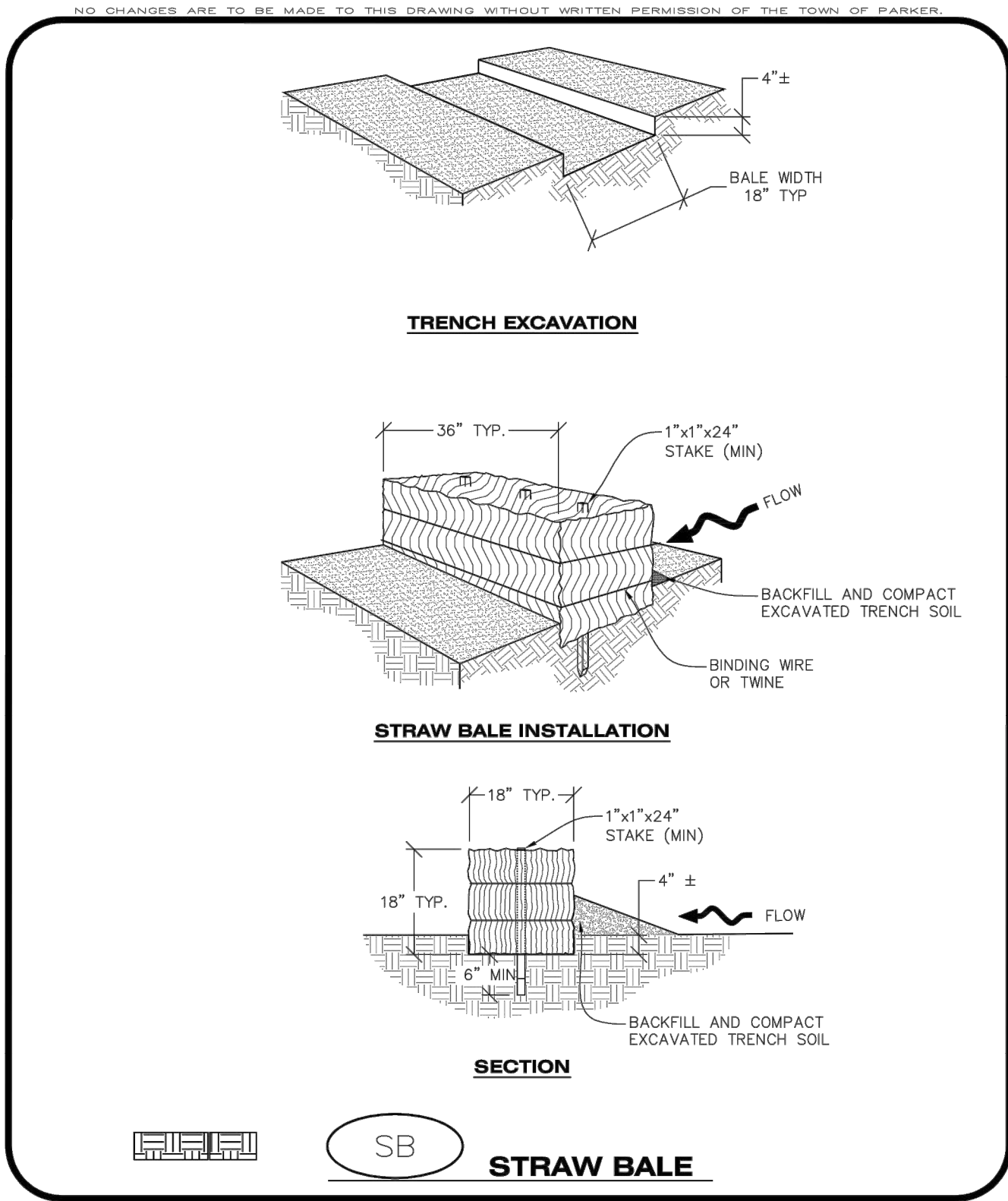
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C3.6

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C3.7

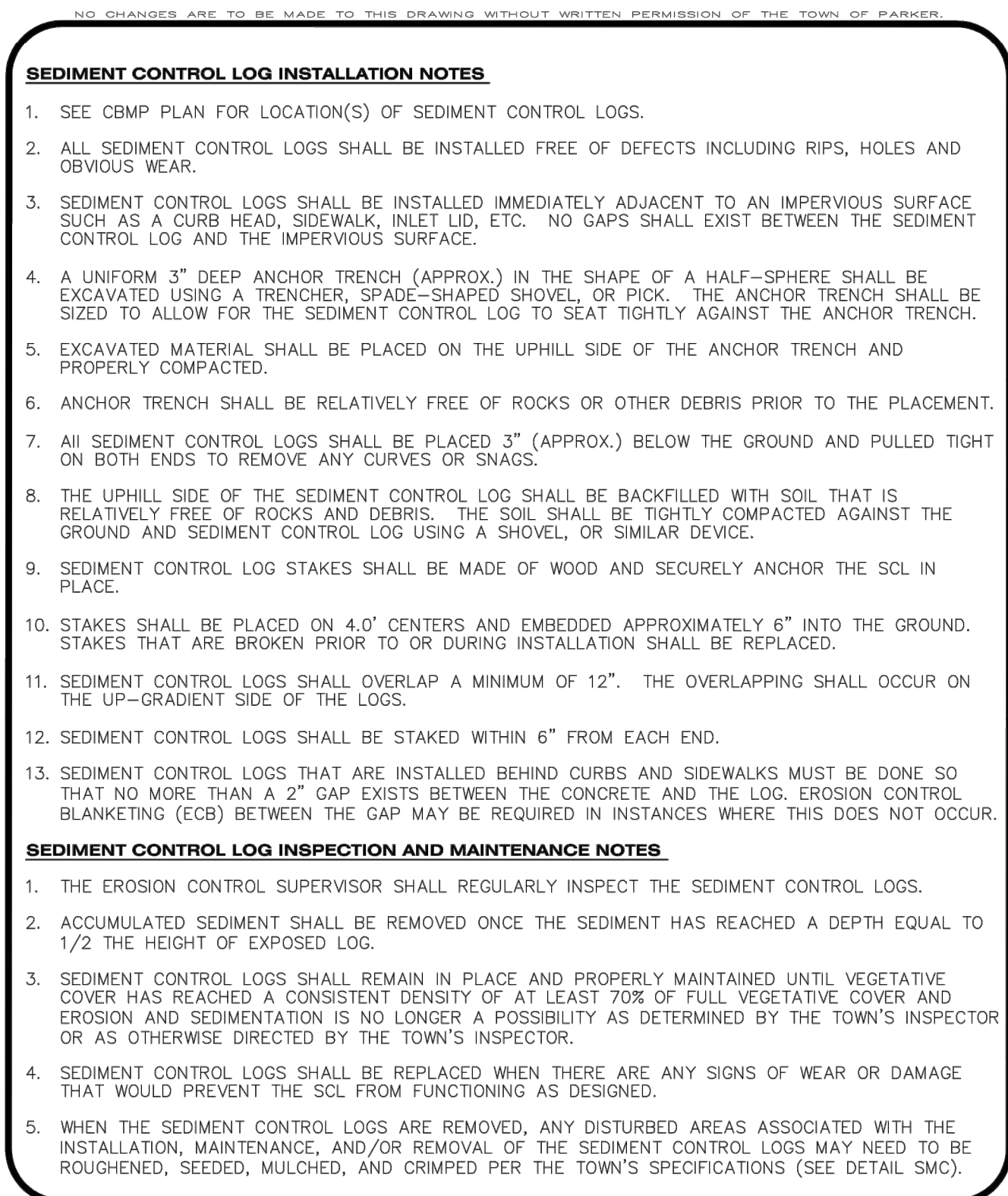
\\kimley-horn.com\cadd\dev\c3\096481002.ctb - Parker & Pines, ME\cadd\p\shp\c3\096481002.ec - DWG, Sheet No. 01, 10/18/2019 10:57 AM
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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

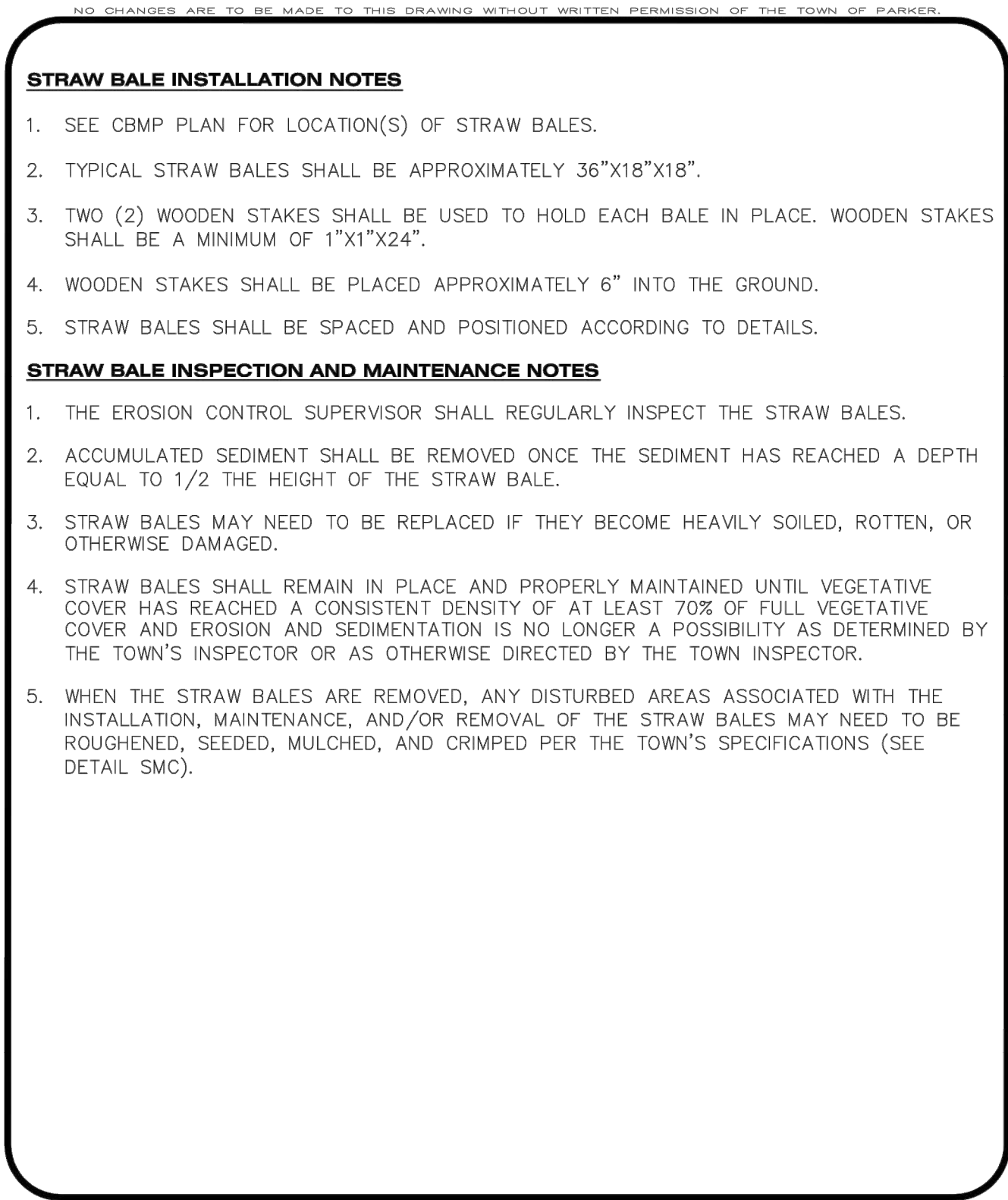
SB
1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

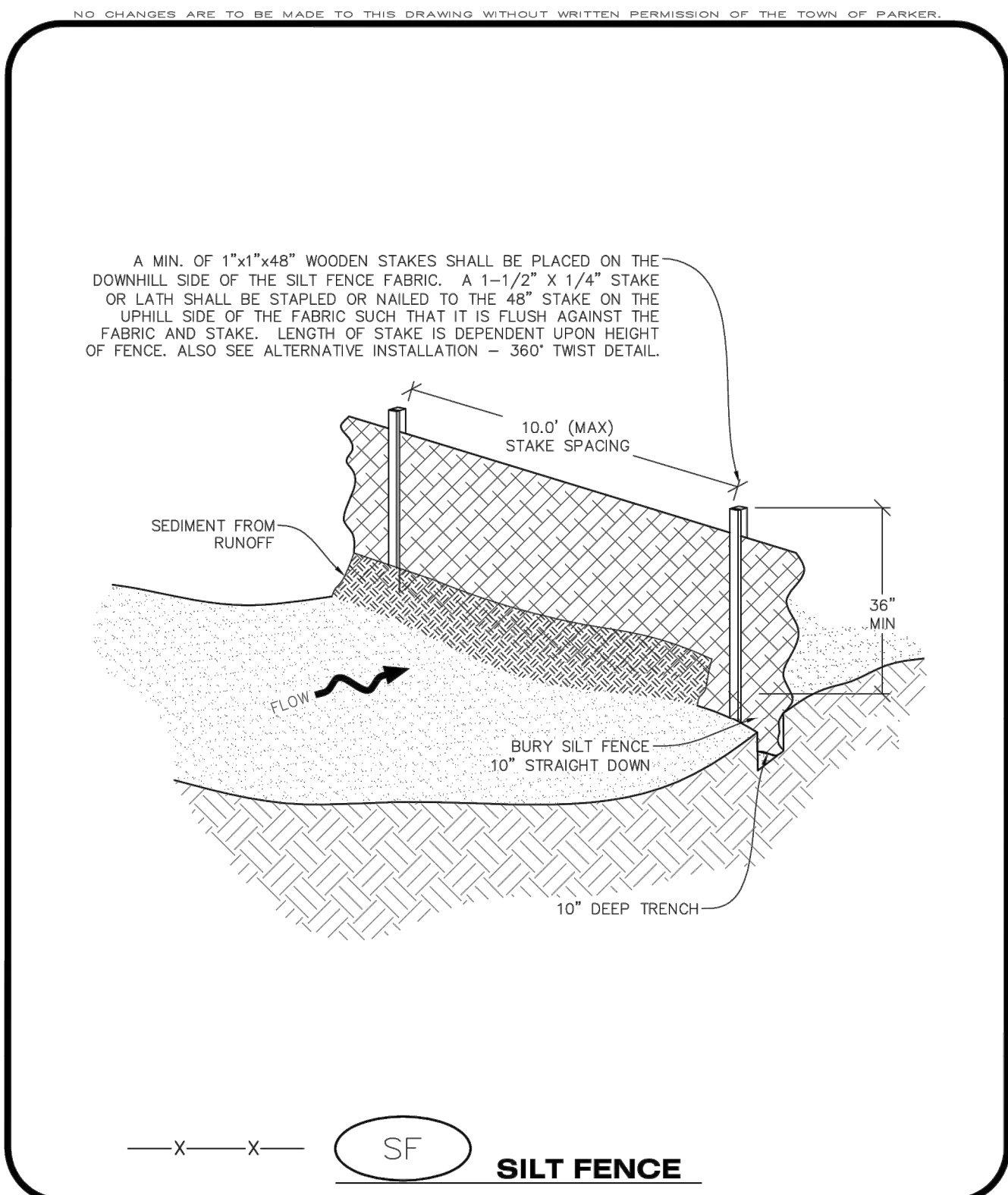
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3 OF 3
Oct. 2013

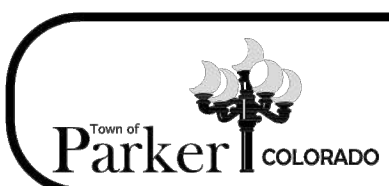




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

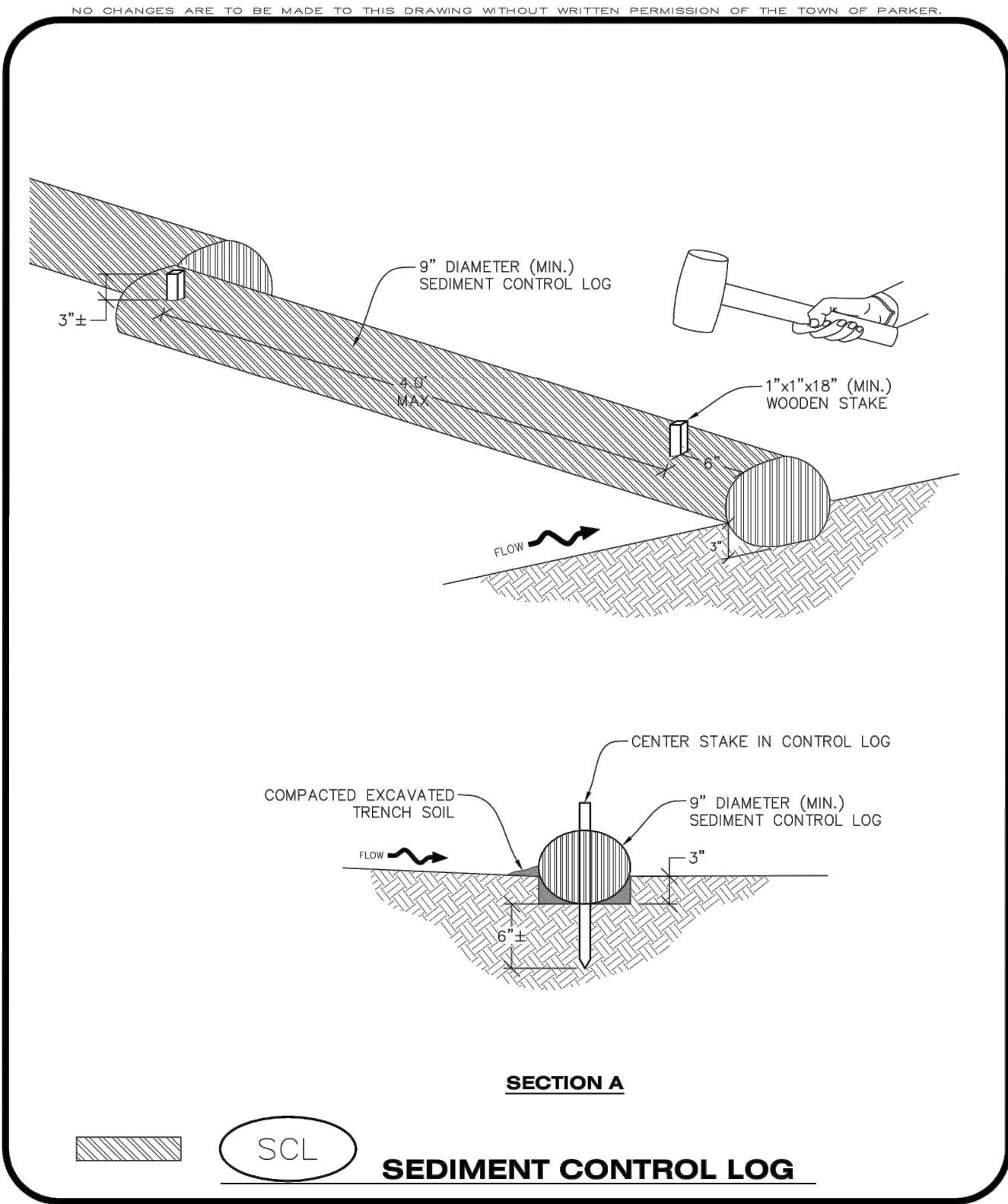
SB
2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

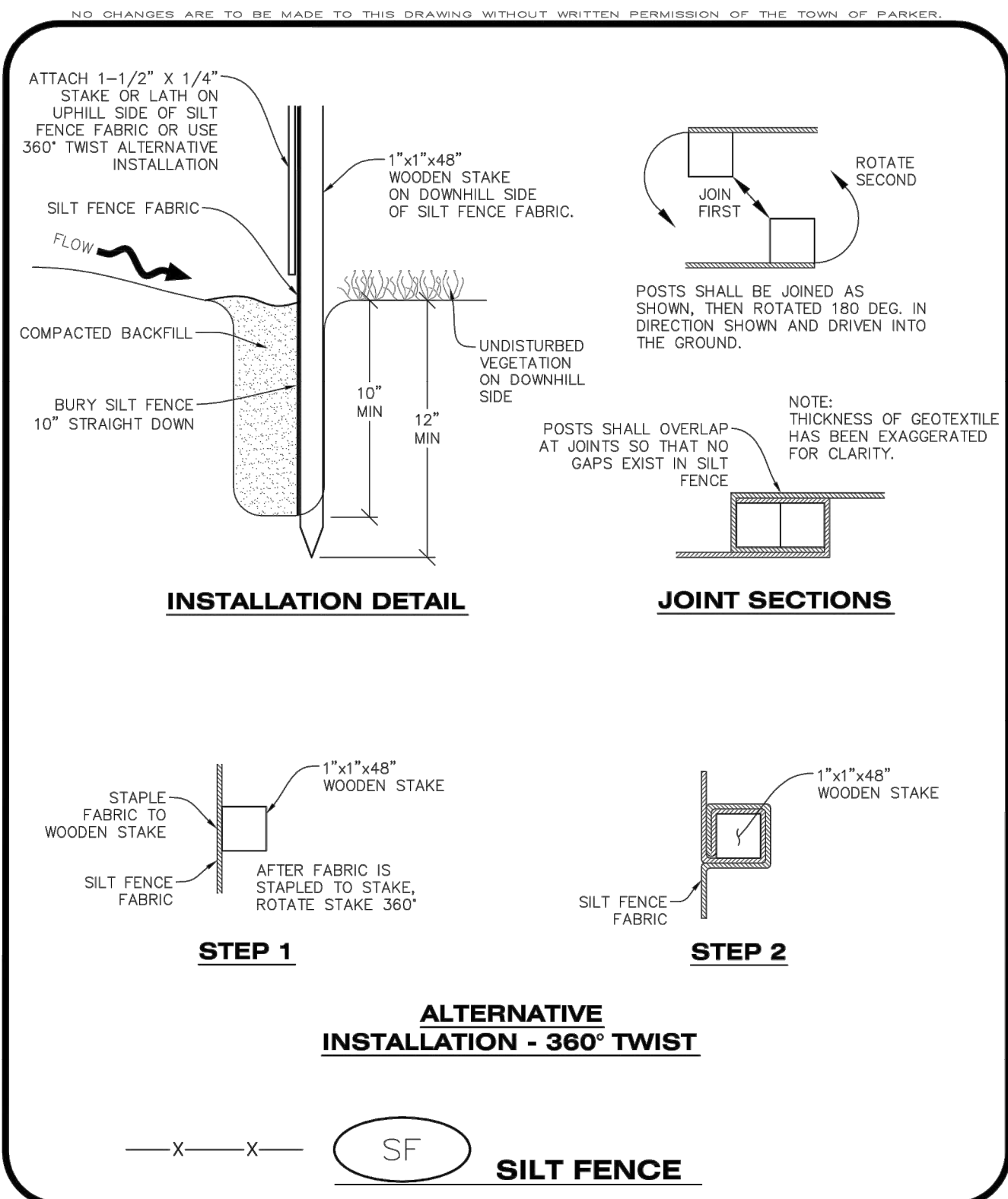
SF
1 OF 4
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

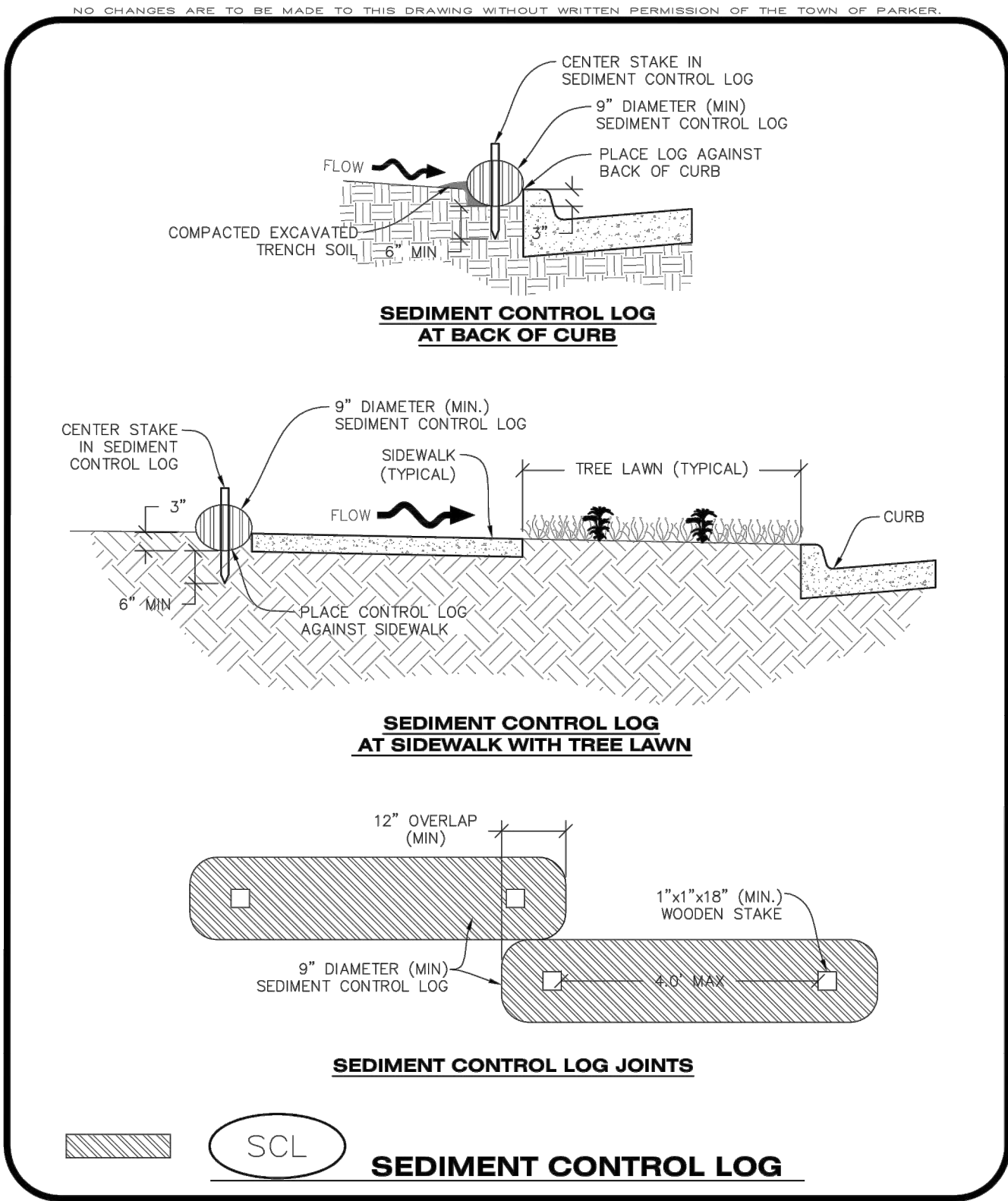
SCL
1 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

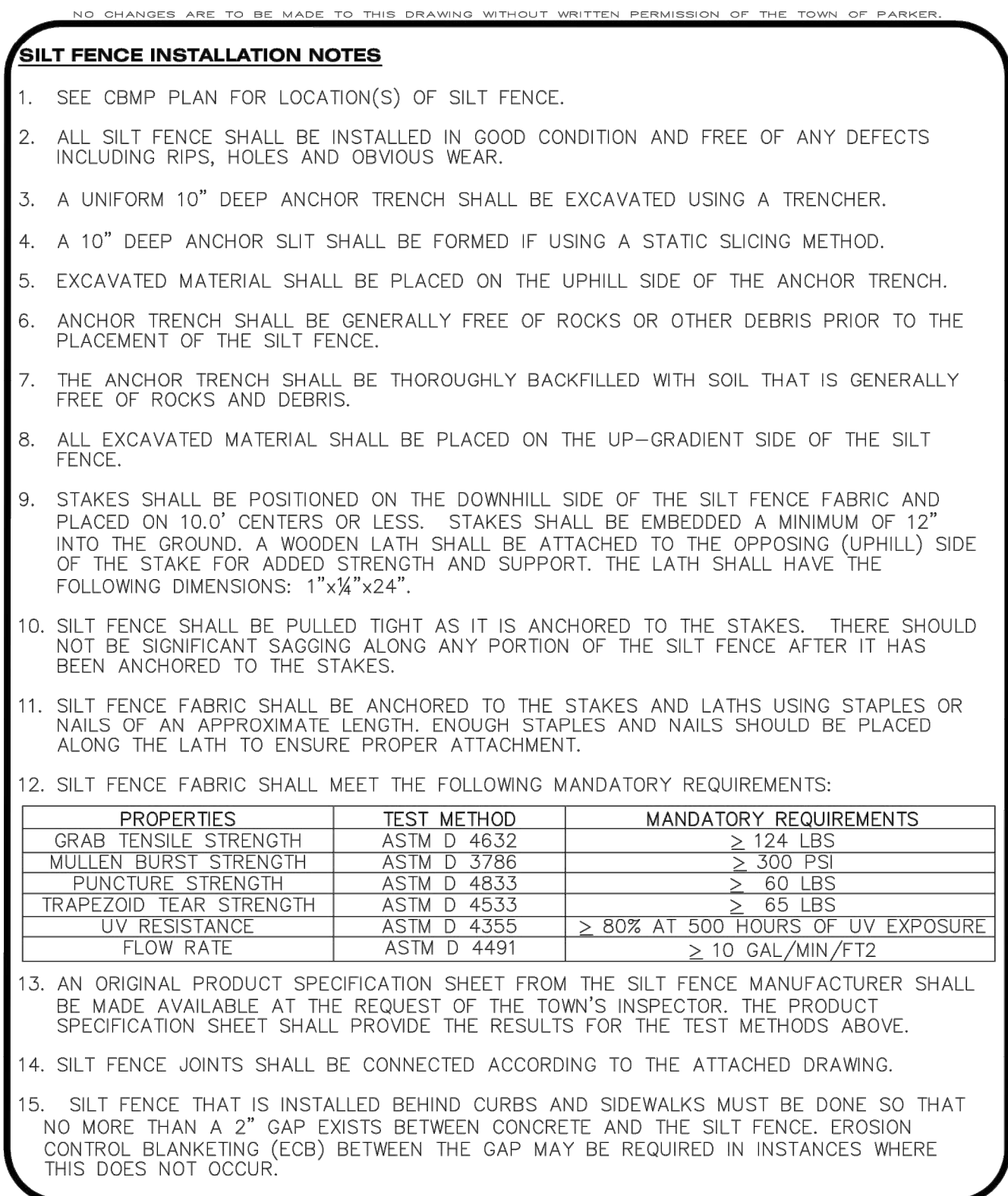
SF
2 OF 4
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL
2 OF 3
Oct. 2013





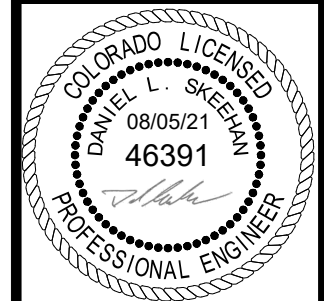
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF
3 OF 4
Oct. 2013



DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY:DLS
DATE: 08/05/21

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



PROJECT NO.
096481002
DRAWING NAME
096481002EC_DT
C3.8

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



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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

3 OF 3

Oct. 2013



- | | | |
|--|---|---|
|  | <h1>CBMP</h1> <p>CONSTRUCTION BEST MANAGEMENT PRACTICES</p> | <p>TSB</p> <p>3 OF 3</p> <p>Oct. 2013</p> |
|--|---|---|



\\winley-horn.com\win-draft\DEV_C\096481002 - Parker & Pine ME\CADD\DrawSheets\01\096481002EC_DT.dwg, Sheet 01, Date: 10/18/2019, 10:57 AM
THIS DOCUMENT, INCLUDING THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND LOCATION IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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

VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

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 POINTS 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--FEET LONG AND 10--FEET 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 BASKGRID 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).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

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.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

3 OF 3

Oct. 2013

Worksheet for DD - LOT 1

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
Results	
Normal Depth	6.4 in
Flow Area	1.1 ft²
Wetted Perimeter	4.4 ft
Hydraulic Radius	3.1 in
Top Width	4.24 ft
Critical Depth	6.2 in
Critical Slope	0.012 ft/ft
Velocity	2.73 ft/s
Velocity Head	0.12 ft
Specific Energy	0.65 ft
Froude Number	0.935
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
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

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

DD SIZING.m8
8/25/2020

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1686

FlowMaster
[10.02.00.01]
Page 1 of 1

Worksheet for DD - LOT 2

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	3.06 cfs
Results	
Normal Depth	6.4 in
Flow Area	1.1 ft²
Wetted Perimeter	4.4 ft
Hydraulic Radius	3.1 in
Top Width	4.24 ft
Critical Depth	6.2 in
Critical Slope	0.012 ft/ft
Velocity	2.73 ft/s
Velocity Head	0.12 ft
Specific Energy	0.65 ft
Froude Number	0.935
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
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

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

DD SIZING.m8
8/25/2020

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1686

FlowMaster
[10.02.00.01]
Page 1 of 1



Know what's below.
Call before you dig.



PROJECT NO.
096481002

DRAWING NAME
096481002EC_DT

C3.11

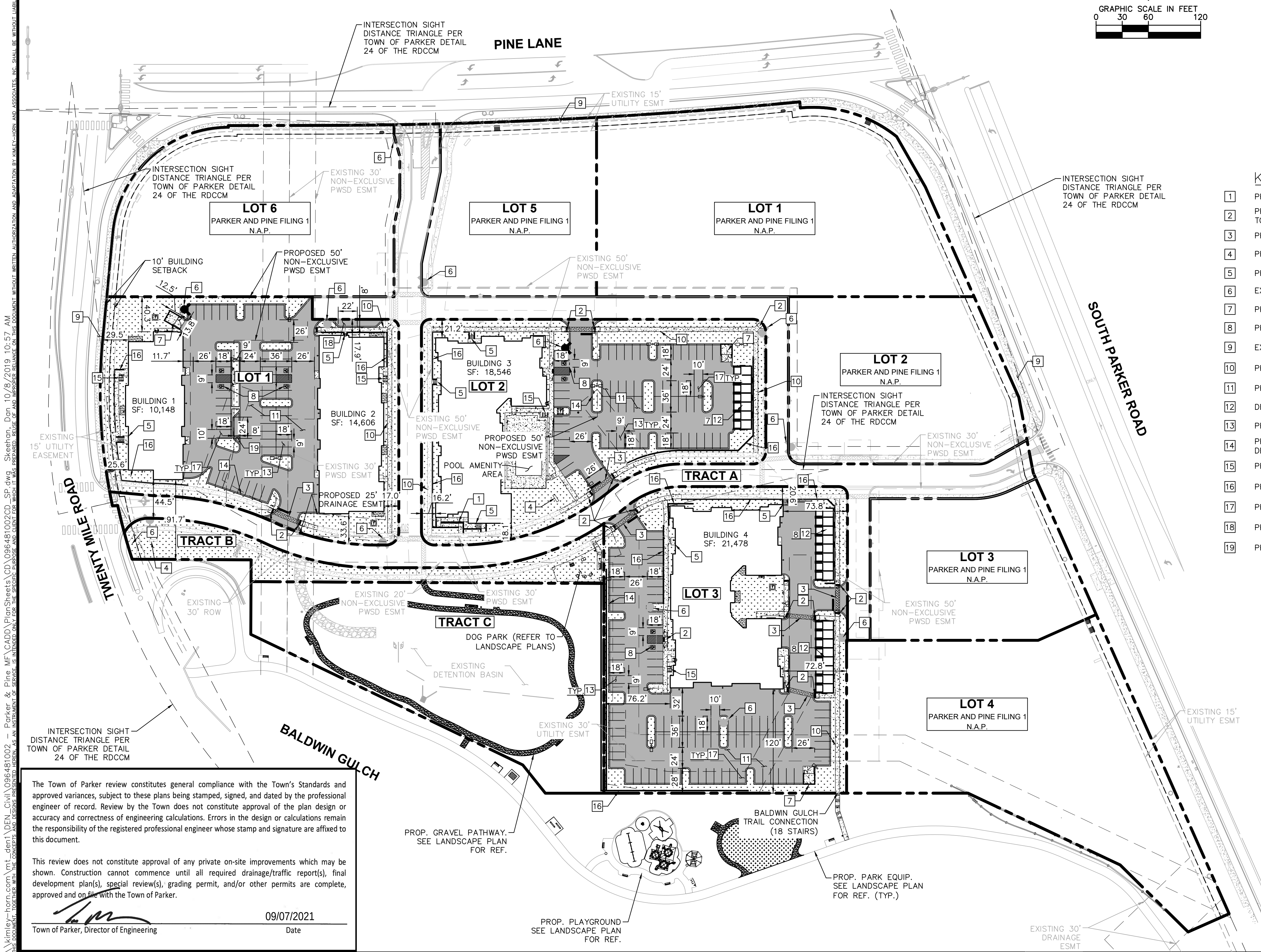
Kimley»Horn

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

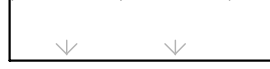
DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/05/21

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

NO. REVISION BY DATE APPR



LEGEND

- | | |
|---|---------------------------------|
|  | PROPERTY LINE |
|  | LIGHT POLE |
|  | WALL MOUNTED POLE |
|  | NUMBER OF PARKING SPACES |
|  | ACCESSIBLE PARKING SPACES |
|  | PROPOSED ELECTRICAL TRANSFORMER |
|  | LANDSCAPED AREA |
|  | STANDARD DUTY ASPHALT PAVING |
|  | COLORLED CONCRETE |
|  | HEAVY DUTY CONCRETE |
|  | PROPOSED EASEMENT |
|  | EXISTING EASEMENT |
|  | PROPOSED CURB AND GUTTER |

KEY NOTES

- 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
- 18 PROPOSED 8'X22' PARALLEL PARKING STALL
- 19 PROPOSED 8'X24' PARALLEL PARKING STALL

SITE PLAN NOTES

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 OF THE SITE PLAN SET 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.

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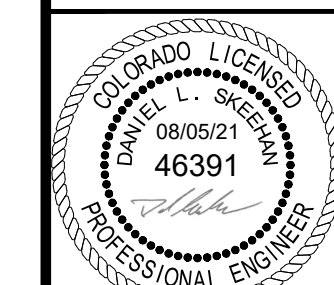

Town of Parker, Director of Engineering

09/07/2021
Date

Kimley»Horn

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

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



PROJECT NO
096481002

DRAWING NAME
096481002CD_SP

C4.0



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

LOT 6
N.A.P.

LOT 1

BUILDING 1

BUILDING 2

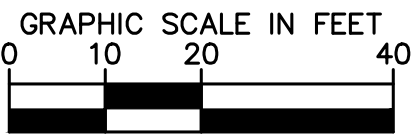
WALL CALLOUTS (Northings and Eastings):

- Top Left: N: 12289.02, E: 49885.94
- Left of Building 1: N: 12277.96, E: 49879.56
- Top of Building 1: N: 12270.95, E: 49884.55; N: 12270.45, E: 49884.55; N: 12259.60, E: 49827.85
- Bottom Left: N: 12112.14, E: 49827.85; N: 12102.66, E: 49890.55; N: 12101.24, E: 49890.55
- Top Right: N: 12310.73, E: 50036.91
- Right of Building 2: N: 12284.73, E: 50122.53
- Top of Building 2: N: 12266.84, E: 50046.70; N: 12264.67, E: 50121.07
- Bottom Right: N: 12063.02, E: 50046.61; N: 12062.59, E: 50046.70; N: 12064.76, E: 50121.07
- Bottom Center: N: 12035.64, E: 50039.76
- Bottom Left: N: 12063.08, E: 49968.42

WALL CALLOUTS (Labels):

- L8, L7, L5, L4, L3, L2, L1, L10, C5, C4, L6, C3, C2, L2, C1, L15, L16, C123, C122, C129, L45, L160, C125, L162, C127, L163, C37, L46, C35, L47, C36, L208, C151, L210, L212, C153, C152, L26, C16, L28, C17, C18, L25, C19, L30, C20, L32, C21, C22, L33, C24, L35, L34, C25, C23, L40, C29, L41, C30, L42, C31, L43, C33, L44, C34, C35, L38, C28, L37, C27, L36, C26, L39, C25, C32, C31, C30, C29, C34, C35, C36, C37, C38, C39, C40, C41, C42, C43, C44, C45, C46, C47, C48, C49, C50, C51, C52, C53, C54, C55, C56, C57, C58, C59, C60, C61, C62, C63, C64, C65, C66, C67, C68, C69, C70, C71, C72, C73, C74, C75, C76, C77, C78, C79, C80, C81, C82, C83, C84, C85, C86, C87, C88, C89, C90, C91, C92, C93, C94, C95, C96, C97, C98, C99, C100

Matchline: SEE SHEET C4.2



 PROPERTY LINE
 PROPOSED CONCRETE CURB
 EXISTING CURB

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

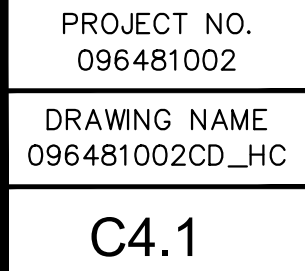
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09/07/2021
Date

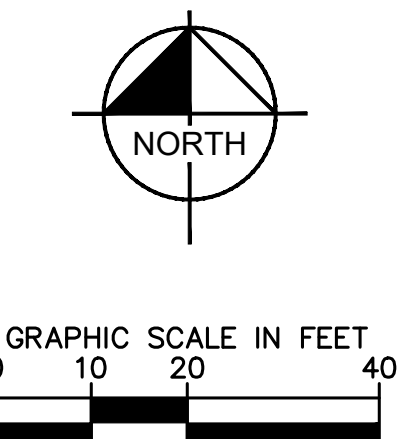
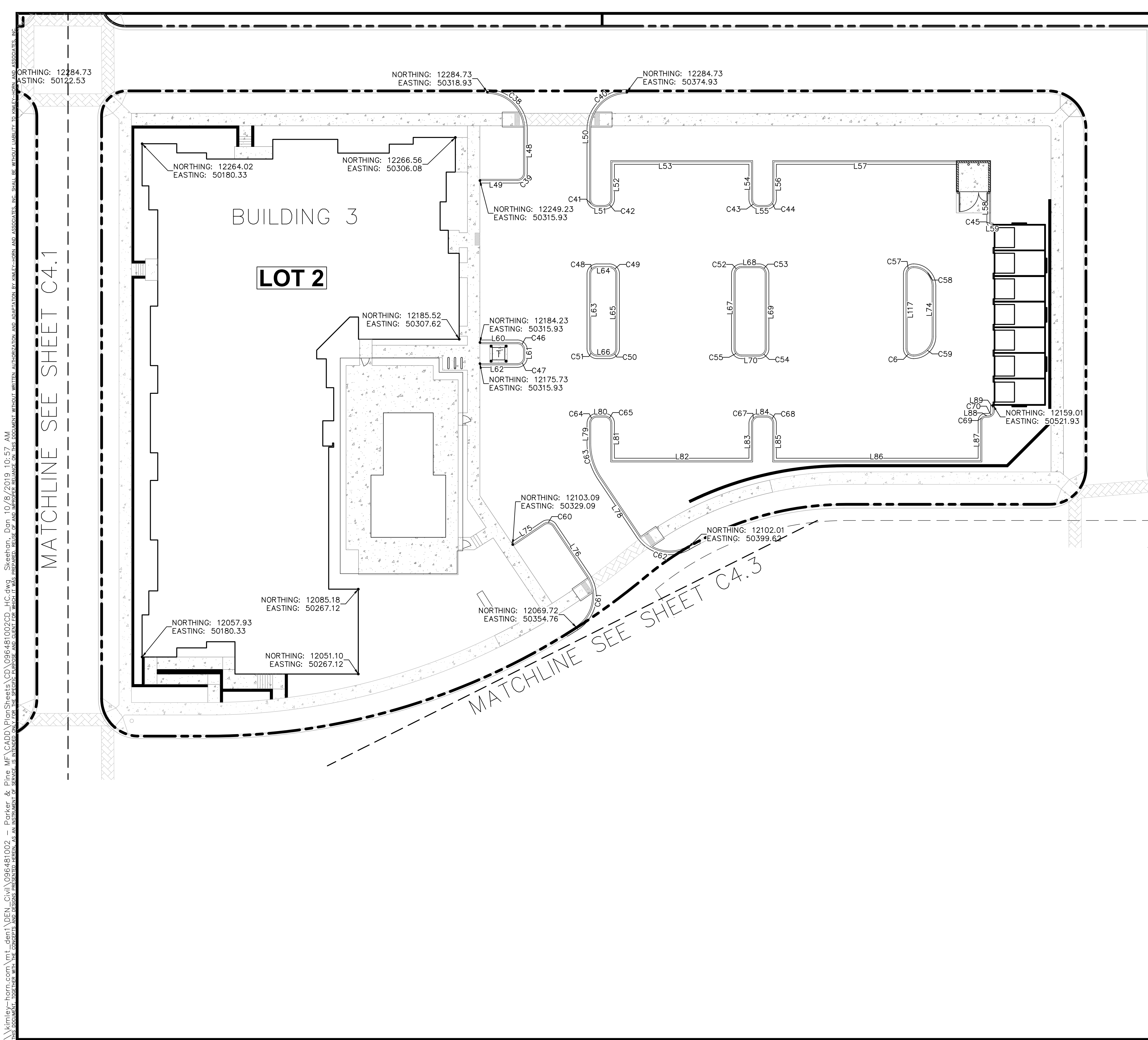


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4562 South Ulster Street, Suite 1500
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PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN



\\\\kimley-horn.com\\mtden\\DEN_Civil\\096481002 - Parker & Pine W\\CA00\\PlanSheets\\CD\\096481002\\CD.dwg Skethon Dan 10/8/2019 10:57 AM



LEGEND

-  PROPERTY LINE
 PROPOSED CONCRETE CURB
 EXISTING CURB

BASIS OF BEARINGS

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.

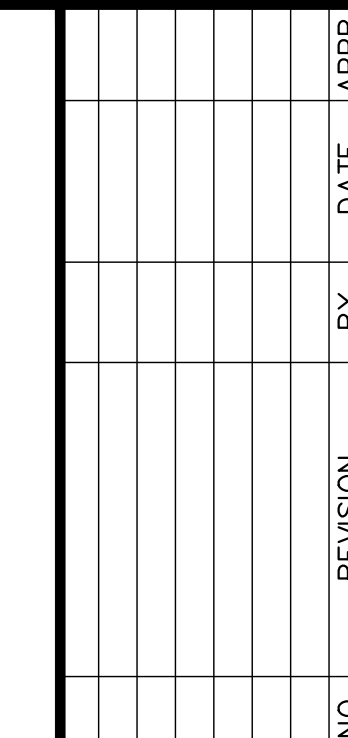
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 09/07/2021
Town of Parker, Director of Engineering Date

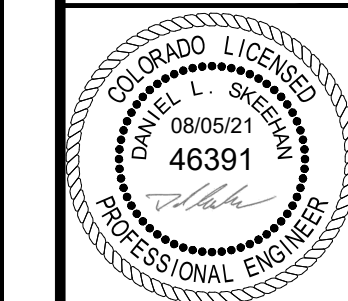


Kimley»»Horn

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4562 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

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



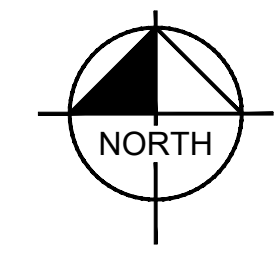
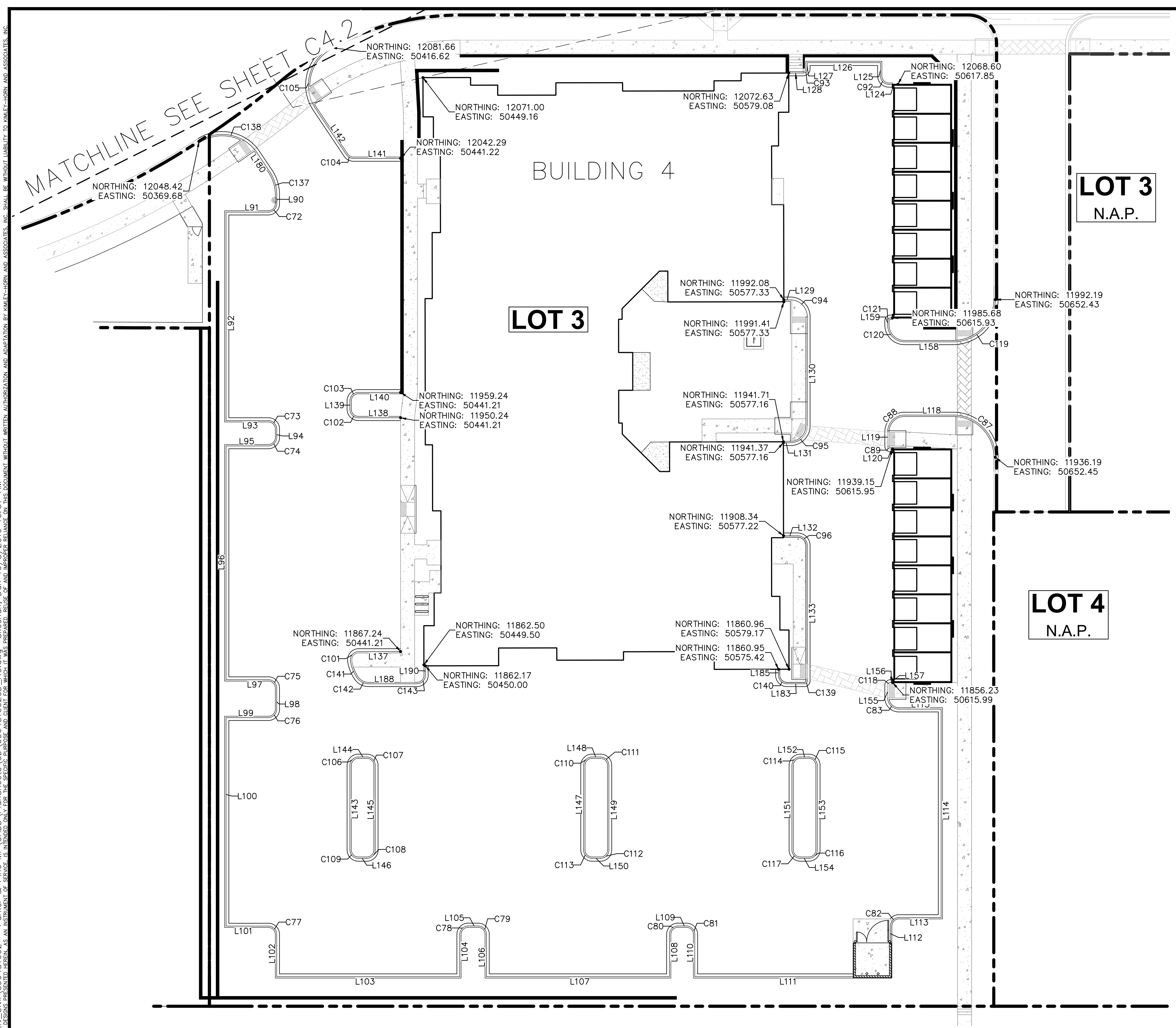
PROJECT NO.
096481002

DRAWING NAME
096481002CD HC

C4.2



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GRAPHIC SCALE IN FEET



A horizontal line with vertical tick marks at 0, 10, 20, and 40. The segment between 10 and 20 is shaded black.

LEGEND

- PROPERTY LINE
 PROPOSED CONCRETE CURB
 EXISTING CURB

BASIS OF BEARINGS

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.

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Town of Parker, Director of Engineering

09/07/2021
Date



Know what's below.
Call before you dig.

[illegible]

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4562 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

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



PROJECT NO.
096481002

DRAWING NAME
096481002CD_HC

C4.3

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LINE TABLE		
LINE	LENGTH	BEARING
L2	0.88	N90°00'00.00"W
L3	13.29	N0°00'01.81"W
L4	47.00	S89°59'55.40"W
L5	15.00	S0°00'02.45"W
L6	3.00	N90°00'00.00"W
L7	15.00	N0°00'04.05"E
L8	56.00	S89°59'53.57"W
L9	16.63	S0°00'00.00"E
L10	8.50	N60°00'00.00"W
L13	9.43	S60°00'00.00"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	28.16	S89°59'57.90"W
L34	10.55	N0°00'05.20"E

LINE TABLE		
LINE	LENGTH	BEARING
L35	29.89	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
L43	17.71	N90°00'00.00"W
L44	2.66	S21°04'32.34"W
L45	2.93	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

LINE TABLE		
LINE	LENGTH	BEARING
L55	3.00	N90°00'00.00"W
L56	15.00	S0°00'00.00"E
L57	73.23	N90°00'00.00"W
L58	12.11	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
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	27.45	S40°39'27.54"W
L74	20.00	N0°00'00.00"W
L75	15.00	N56°07'52.28"E
L76	24.01	S33°52'07.72"E

LINE TABLE		
LINE	LENGTH	BEARING
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
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	3.10	N0°00'00.00"E
L91	15.00	N90°00'00.00"E
L92	74.00	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

LINE TABLE		
LINE	LENGTH	BEARING
L98	7.48	N0°00'04.84"E
L99	15.00	N90°00'00.00"E
L100	74.00	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
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	56.23	N90°00'00.00"W
L112	6.50	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

LINE TABLE		
LINE	LENGTH	BEARING
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	2.33	N90°00'00.00"E
L130	38.63	S0°00'00.00"E
L131	2.50	S89°59'26.64"W
L132	4.94	N90°00'00.00"E
L133	48.04	S0°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	16.73	S89°59'26.86"E
L142	19.68	S33°52'07.72"E
L143	30.00	S0°00'00.00"E
L144	3.00	N90°00'00.00"W

LINE TABLE		
LINE	LENGTH	BEARING
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
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	4.66	S0°04'42.50"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
L160	7.85	S45°00'00.00"E
L161	2.42	N90°00'00.00"W
L162	38.90	N90°00'00.00"E
L163	7.85	N45°00'00.00"E
L180	7.82	N33°52'07.72"W

LINE TABLE		
LINE	LENGTH	BEARING
L183	6.25	N90°00'00.00"W
L185	2.16	N0°00'00.00"E
L188	17.17	N90°00'00.00"E
L190	3.37	N0°02'18.75"W
L191	101.00	S0°00'00.12"W
L192	15.00	N90°00'00.00"W
L194	2.43	S0°00'00.00"E
L196	20.06	S71°18'42.46"E
L198	4.03	N0°00'00.00"E
L200	8.66	N45°00'00.00"W
L202	23.17	N0°00'00.00"E
L204	8.66	N45°00'00.00"E
L206	76.17	N0°00'00.02"E
L208	22.00	S89°59'54.89"W
L210	3.00	S0°00'00.00"E
L212	15.00	N89°59'52.00"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	10.00'	8.61'	49°20'32"	4.59'
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	1.50'	3.14'	120°00'00"	2.60'
C6	3.00'	4.71'	90°00'00"	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'
C21	3.00'	4.71'	89°59'52"	3.00'
C22	3.00'	4.71'	90°00'08"	3.00'
C23	3.50'	9.85'	161°18'40"	21.27'
C24	3.00'	4.71'	90°00'02"	3.00'
C25	3.00'	5.69'	108°42'19"	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'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
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'
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'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
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	3.00'	4.71'	90°00'00"	3.00'
C61	15.00'	23.85'	91°05'31"	15.29'
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'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
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'
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'	9.47'	90°24'14"	6.04'
C95	6.00'	9.46'	90°18'27"	6.03'
C96	3.50'	5.50'	90°00'00"	3.50'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
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'	2.94'	56°07'19"	1.60'
C105	15.00'	25.30'	96°38'18"	16.85'
C106	3.00'	4.71'	90°00'00"	3.00'
C107	3.00'	4.71'	90°00'00"	3.00'
C108	3.00'	4.71'	90°00'00"	3.00'
C109	3.00'	4.71'	90°00'00"	3.00'
C110	3.00'	4.71'	90°00'00"	3.00'
C111	3.00'	4.71'	90°00'00"	3.00'
C112	3.00'	4.71'	90°00'00"	3.00'
C113	3.00'	4.71'	90°00'00"	3.00'
C114	3.00'	4.71'	90°00'00"	3.00'
C115	3.00'	4.71'	90°00'00"	3.00'
C116	3.00'	4.71'	90°00'00"	3.00'
C117	3.00'	4.71'	90°00'00"	3.00'
C118	1.00'	1.57'	89°58'32"	1.00'
C119	15.00'	23.57'	90°01'28"	15.01'
C120	6.00'	9.42'	90°00'00"	6.00'

\\parker-horn.com\parker-horn\dev\c4\096481002 - Parker & Pines ME\CAD\Drawings\096481002\096481002SIGN.dwg Plot Date: 10/19/2019 10:57 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND LOCATION FOR WHICH IT WAS PREPARED. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM PARKER-HORN AND ASSOCIATES, INC.

TWENTY MILE ROAD

LOT 6
N.A.P.

LOT 5
N.A.P.

LOT 1
N.A.P.

LOT 2
N.A.P.

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

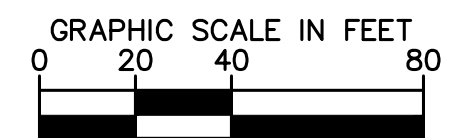
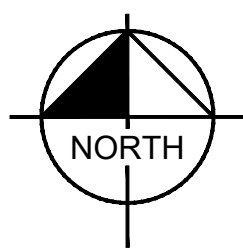
LOT 1

LOT 2

LOT 3

EX. DETENTION POND

BALDWIN GULCH



LEGEND

- PROPERTY LINE
- SIGN
- AR --- ACCESSIBLE ROUTE

SIGNING AND STRIPING NOTES

- ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- PROPOSED R1-1 STOP SIGN
- 12" STOP BAR. SEE DETAIL ON SHEET C4.6
- PROPOSED MONUMENT SIGN (REFER TO ARCH. PLANS)
- 4" SOLID WHITE PARKING STALL STRIPING
- PROPOSED ACCESSIBLE PARKING SIGN
- PROPOSED VAN ACCESSIBLE PARKING SIGN
- SOLID 4" BLUE STRIPING AT 4' O.C.
- ACCESSIBLE STALL PAVEMENT MARKING
- PROPOSED CROSSWALK SIGN W11-2 AND W11-7P
- PROPOSED R8-31 "NO PARKING - FIRE LANE" SIGN
- SOLID 4" WHITE STRIPING AT 4' O.C.

NOTES:

- SEE SIGN POST DETAIL ON SHEET C4.6 FOR INSTALLATION AND POST/BASE DIMENSIONS.
- ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' WIDE FROM STRIPE TO FACE OF CURB.
- 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 the 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

09/07/2021
Date



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



MUTCD R1-1
(30"x30")



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



ACCESSIBLE
PARKING SIGN
12"x18"



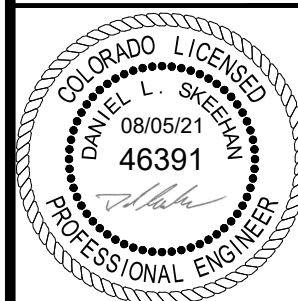
ACCESSIBLE
PARKING SIGN
12"x18"

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: 08/05/21

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



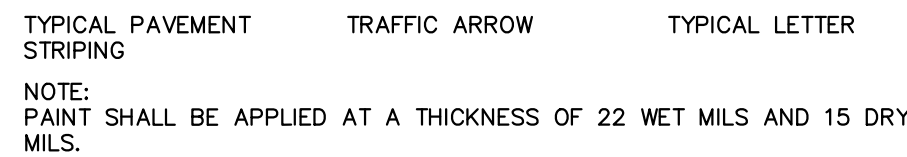
PROJECT NO.
096481002

DRAWING NAME
096481002SIGN

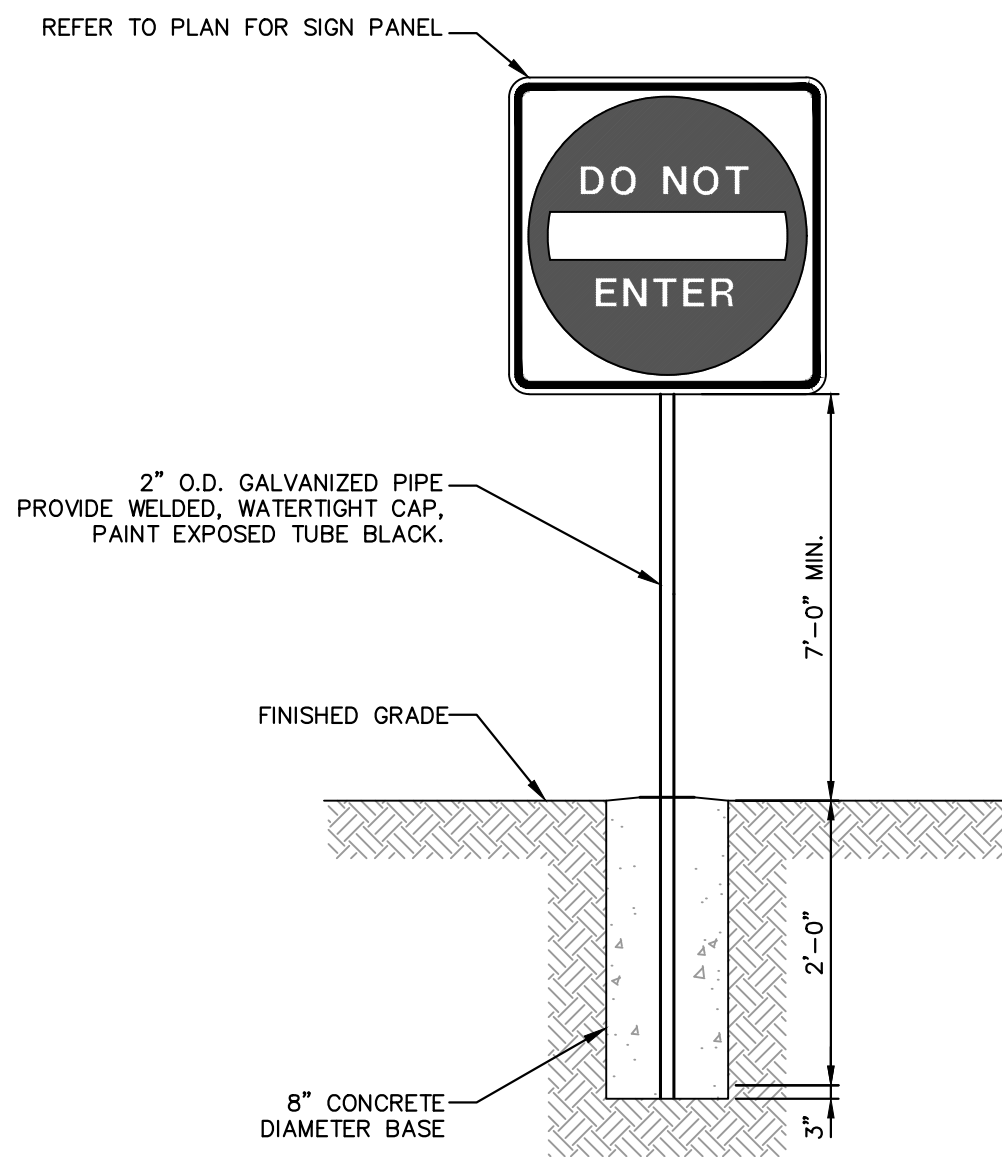
C4.5



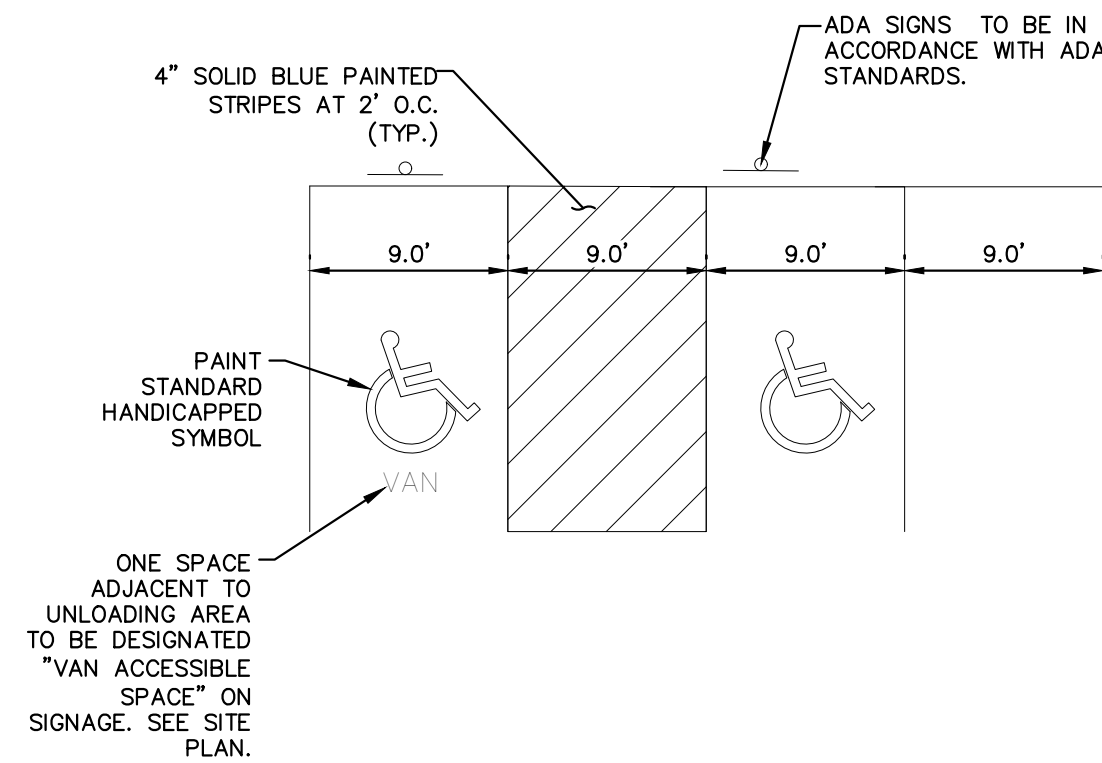
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NOT TO SCALE



NOT TO SCALE

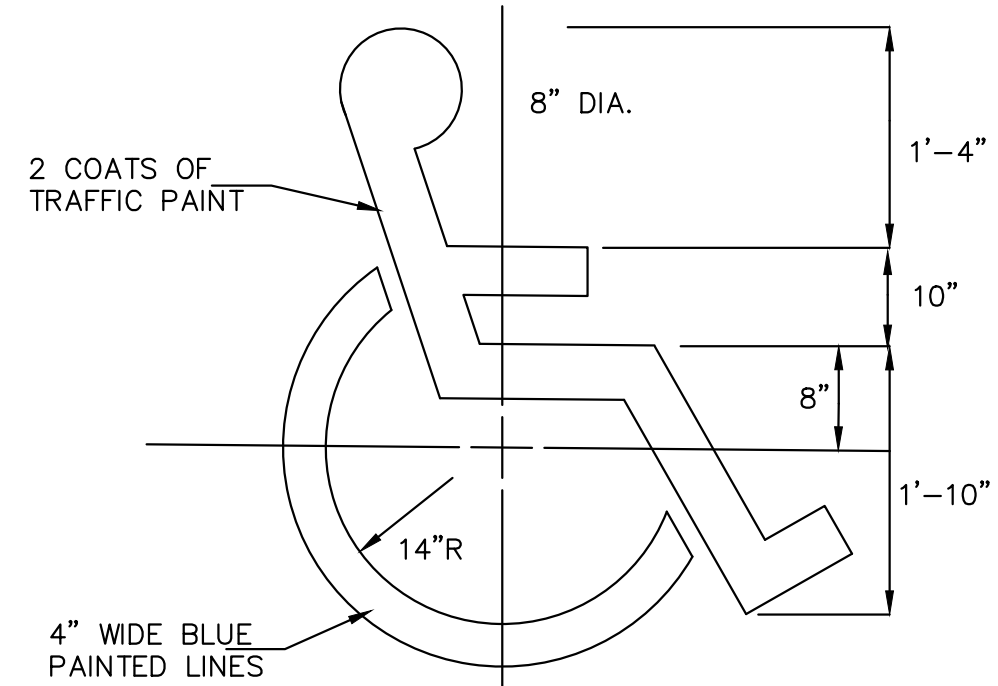


- NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
 2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

ACCESSIBLE PARKING DETAIL
NOT TO SCALE

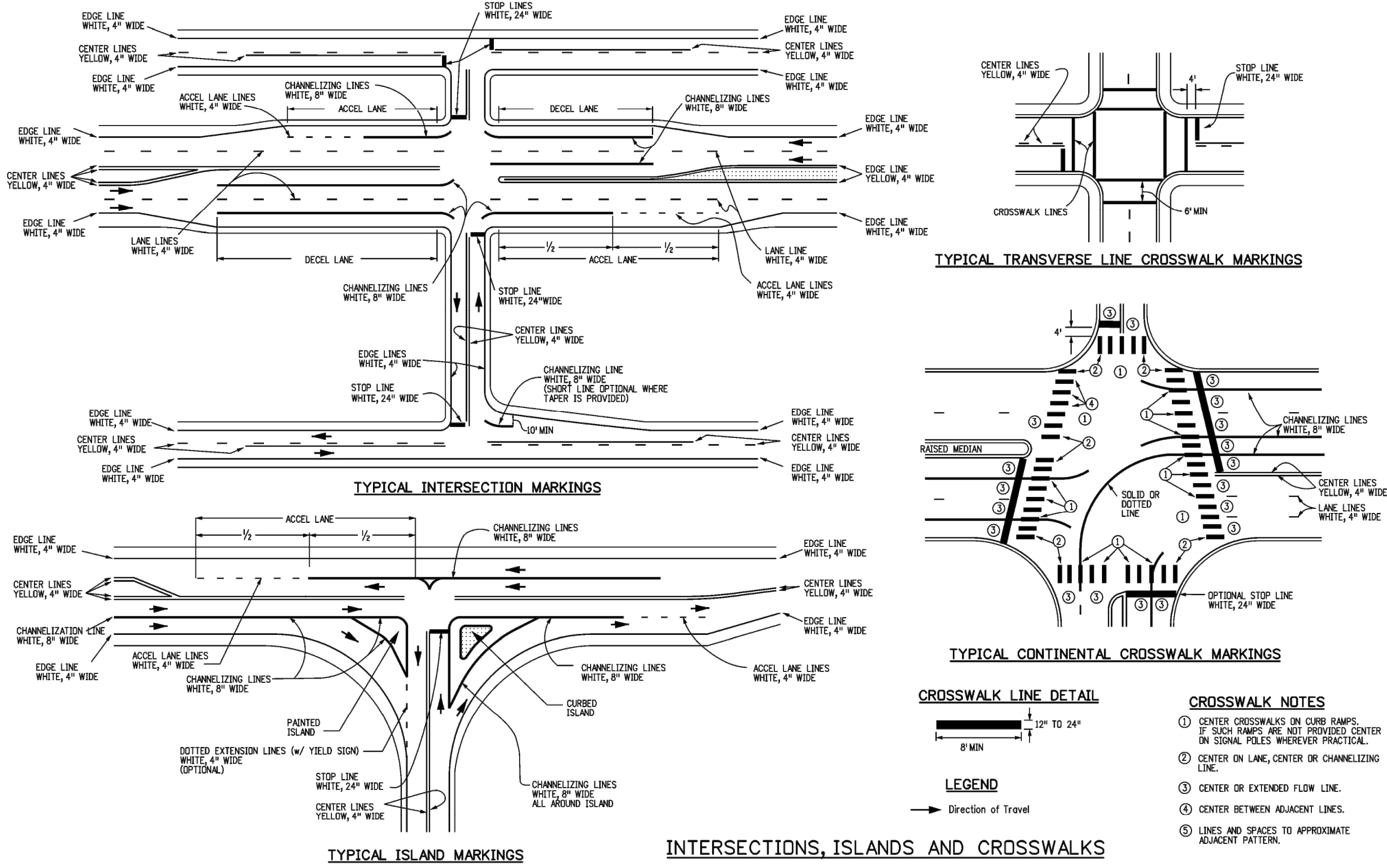
NOTES

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



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

ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



Computer File Information Creation Date: 07/04/12 Created By: JSW Last Modification Date: 02/08/17 Last Modified By: MlHrnt 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		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:	
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Know what's below.
Call before you dig.

PROJECT NO.
096481002

DRAWING NAME
096481002SIGN

C4.6

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: 08/05/21

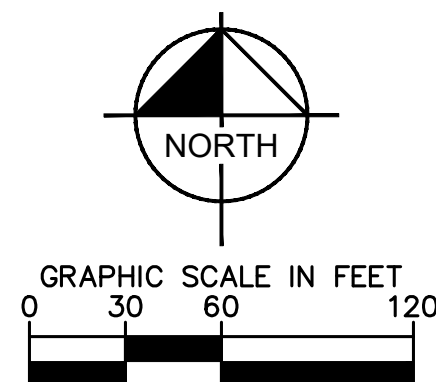
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING DETAILS



PROJECT NO.
096481002

DRAWING NAME
096481002SIGN

C4.6



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.

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Town of Parker, Director of Engineering

09/07/2021
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: 08/05/21

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



PROJECT NO.
096481002

DRAWING NAME
096481002QVGD

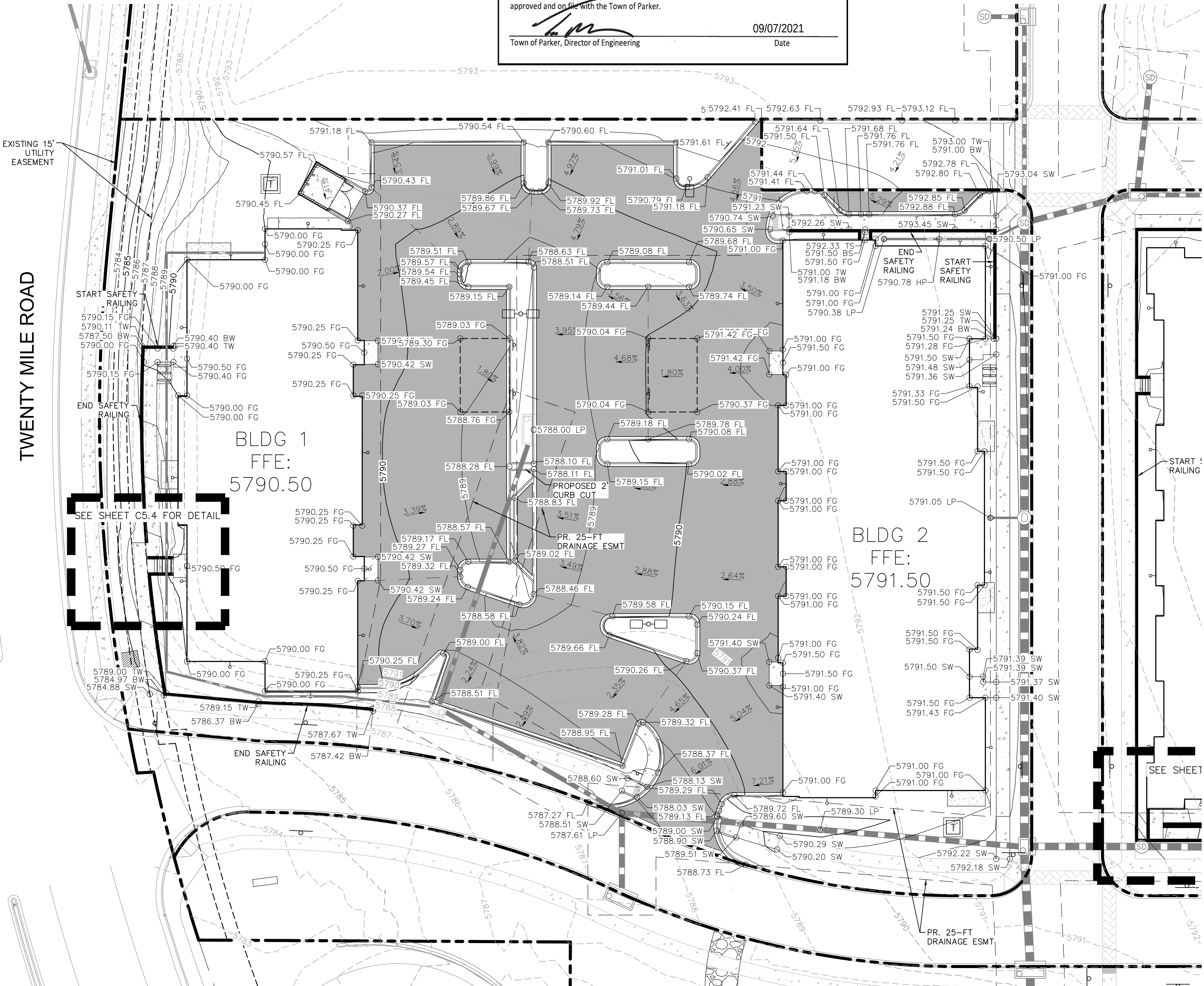
C5.0



Know what's below.
Call before you dig.

\\kimley-horn.com\N\401\DEV_C\1\096481002 - Parker & Pines ME\CDN\PlanSheets\4\09648100200_CD.dwg, Sheet 01, Date: 10/19/2019, 10:57 AM
THIS DOCUMENT, INCLUDING ALL ATTACHED FILES, IS THE PROPERTY OF KIMLEY-HORN AND ASSOCIATES, INC. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.

TWENTY MILE ROAD

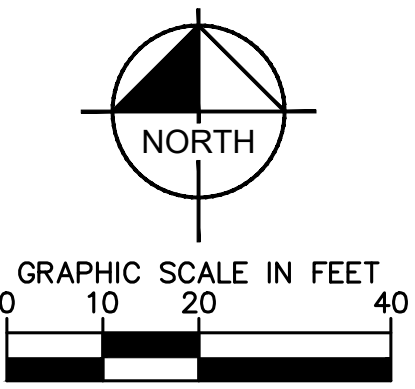


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[Signature]
Town of Parker, Director of Engineering

09/07/2021
Date



THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING

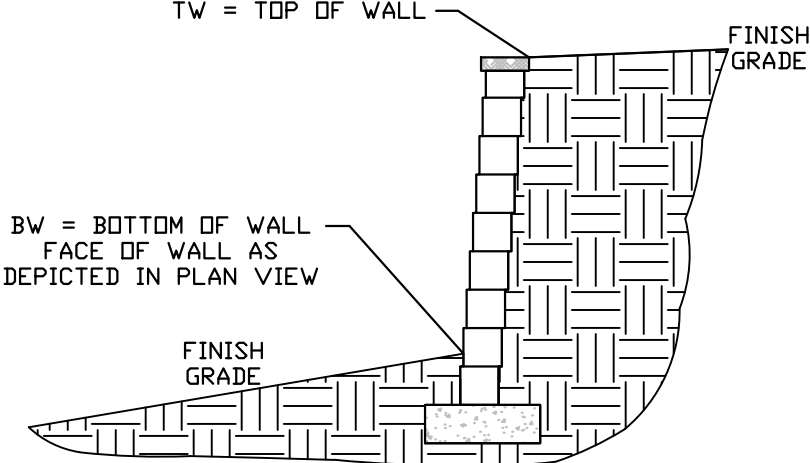
DATE

LEGEND

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

GRADING NOTES:

- CONTRACTOR TO ENSURE ALL SIDEWALKS ALONG ACCESSIBLE ROUTE TO BE ADA COMPLIANT. LONGITUDINAL SLOPE NOT TO EXCEED 5%, CROSS SLOPE NOT TO EXCEED 2%. CONTRACTOR TO ADJUST ACCORDINGLY AND NOTIFY ENGINEER OF RECORD IN THE EVENT THAT SPOT ELEVATIONS SHOWN EXCEED ADA COMPLIANCE.
- LANDSCAPE FINISH GRADE SHALL BE 4" MINIMUM BELOW BUILDING FINISH FLOOR ELEVATIONS.
- CONTRACTOR TO DETERMINE LOCATIONS OF CATCH AND SPILL CURB BASED ON FL SPOT ELEVATIONS ON PLAN.
- ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS AISLE SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
- FINISHED GRADE TO BE 1.25' BELOW TOP OF BACK OF CURB/SIDEWALK ELEVATIONS. SEE STRAIGHT CURB DETAIL ON SHEET C6.3.
- PAVEMENT AND SUBGRADE DESIGN SHALL ADHERE TO RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY KUMAR & ASSOCIATES, INC. DATED JANUARY 29, 2021 AND ANY ASSOCIATED AMENDMENTS.
- REFER TO GEOTECHNICAL REPORT PREPARED BY KUMAR & ASSOCIATES, INC. DATED JANUARY 29, 2021 FOR PAVEMENT SECTION INFORMATION IF DESIRED, OWNER/CONTRACTOR CAN PROVIDE FULL DEPTH ASPHALT AS ALTERNATE.
- REVIEW ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERNAL BUILDING SLOPING.
- FALL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO SAFETY RAILING DETAIL ON SHEET C6.2.
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WALL ELEVATION LEGEND

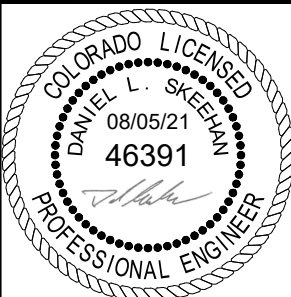


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DETAILED GRADING PLAN

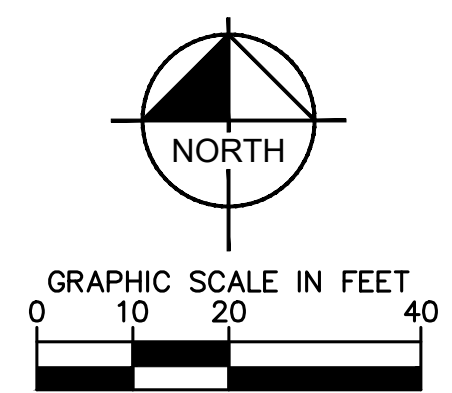
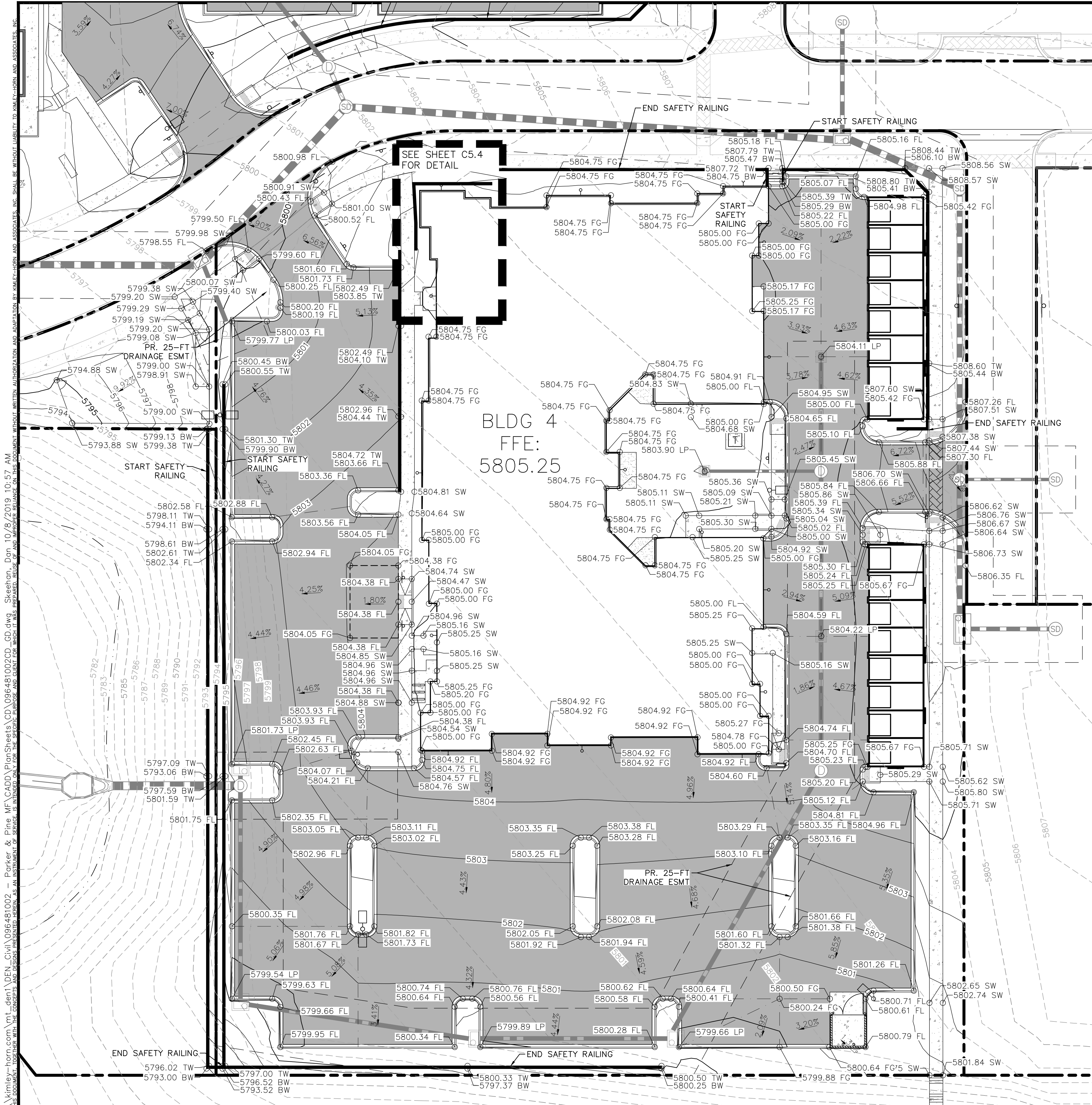


PROJECT NO.
096481002

DRAWING NAME
096481002CD_CD

C5.1

NO.	REVISION	BY	DATE	APPROVED



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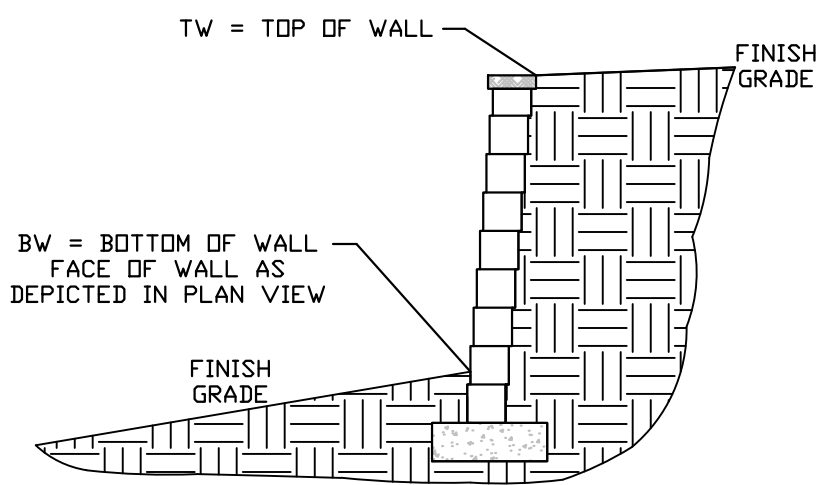
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[Signature] 09/07/2021
Town of Parker, Director of Engineering Date

LEGEND	
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WALL ELEVATION LEGEND

NO. REVISION BY DATE APPR

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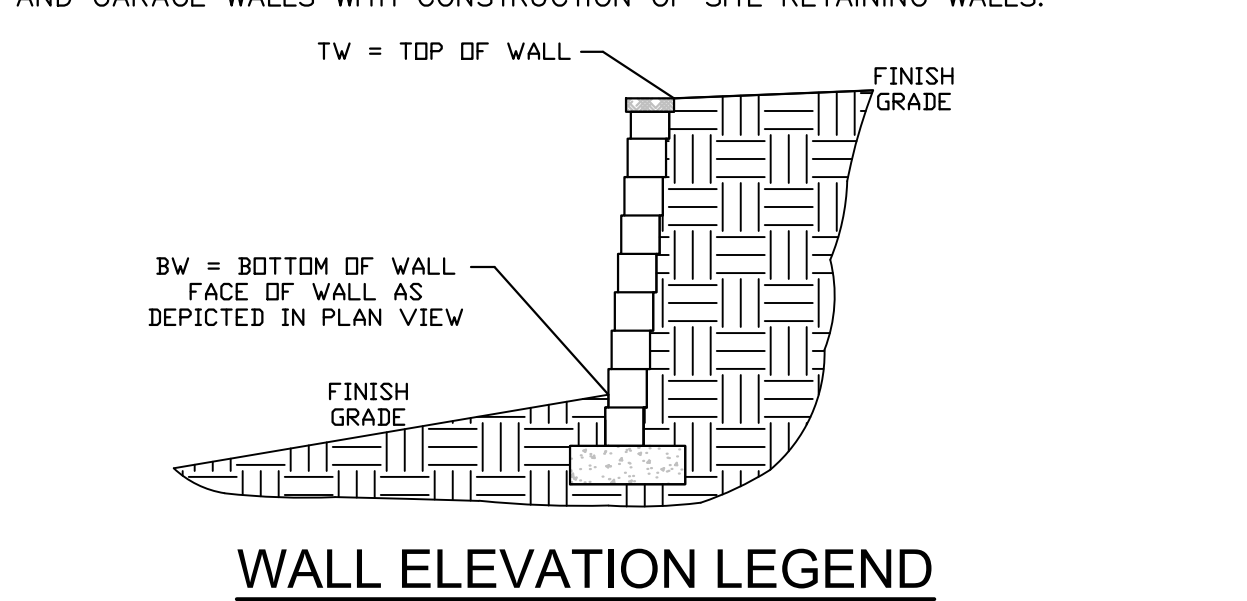
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MULTI-FAMILY CONSTRUCTION DOCUMENTS
DETAILED GRADING PLAN

PROJECT NO.
096481002
DRAWING NAME
096481002CD_GD
C5.3



<u>LEGEND</u>	
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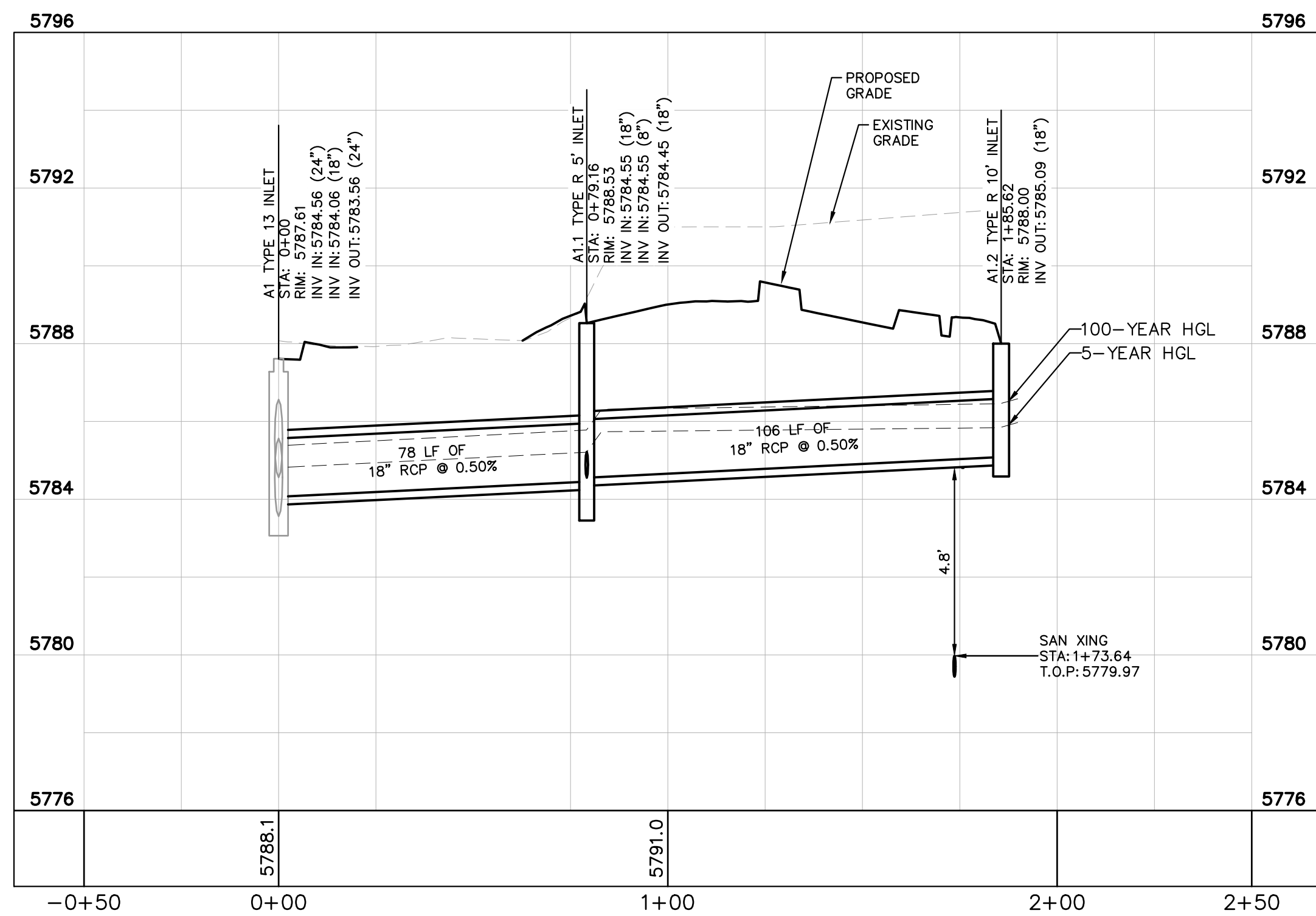
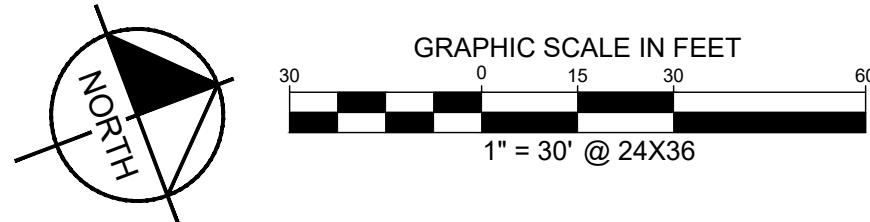
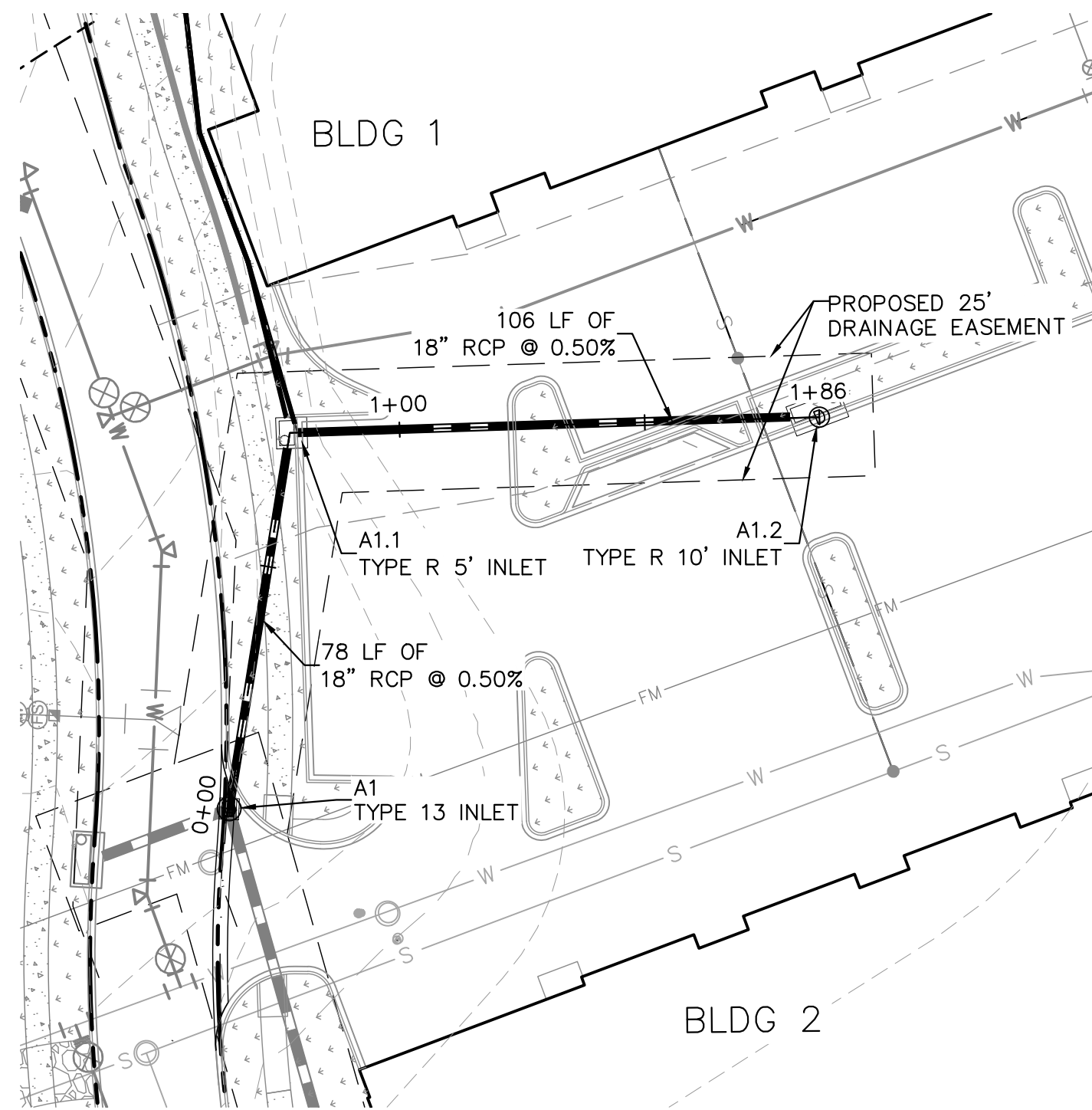
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811 Know what's below.
Call before you dig.

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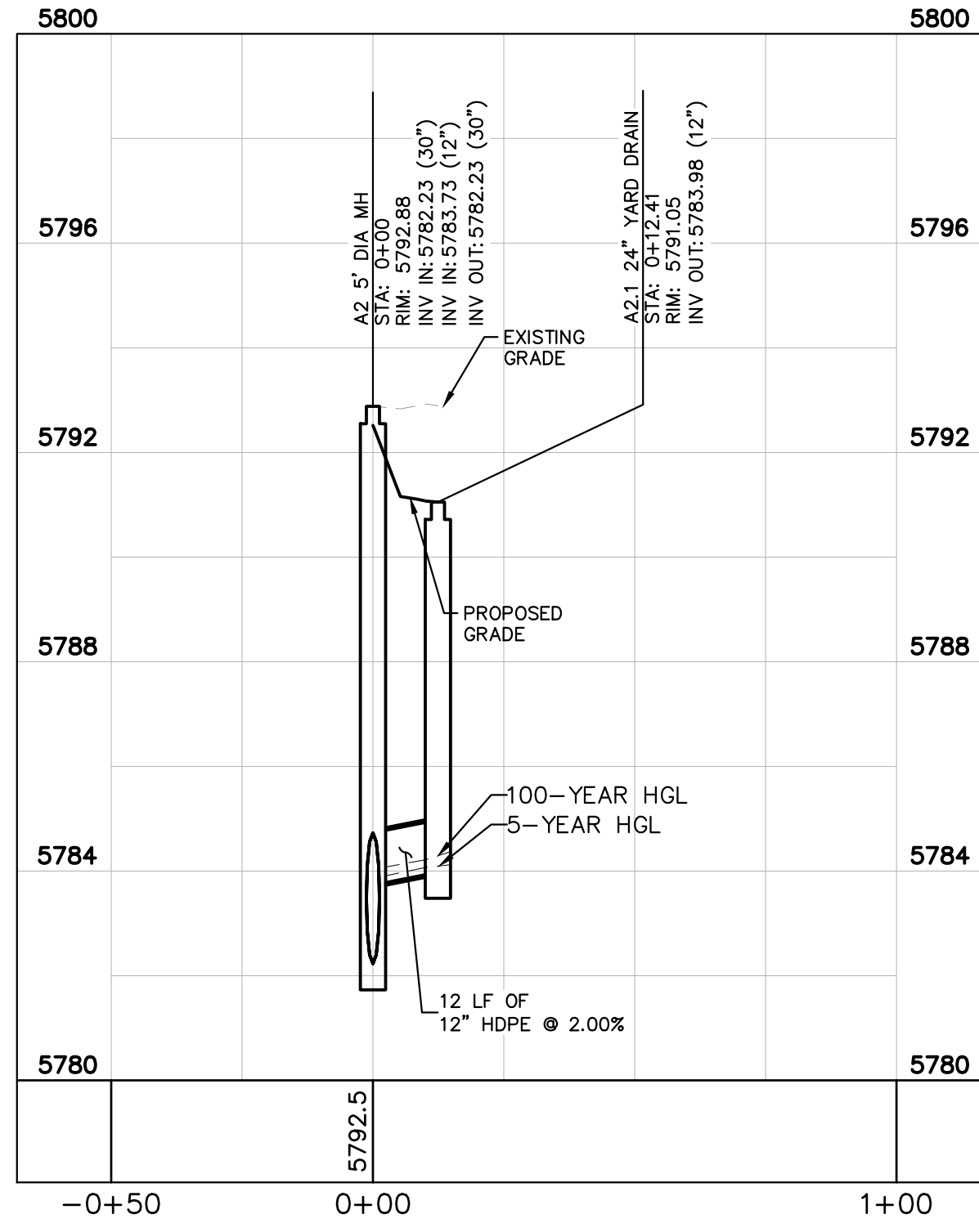
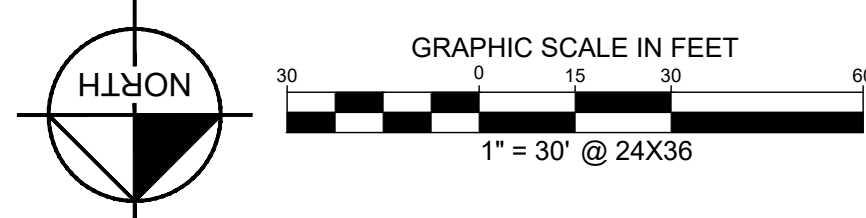
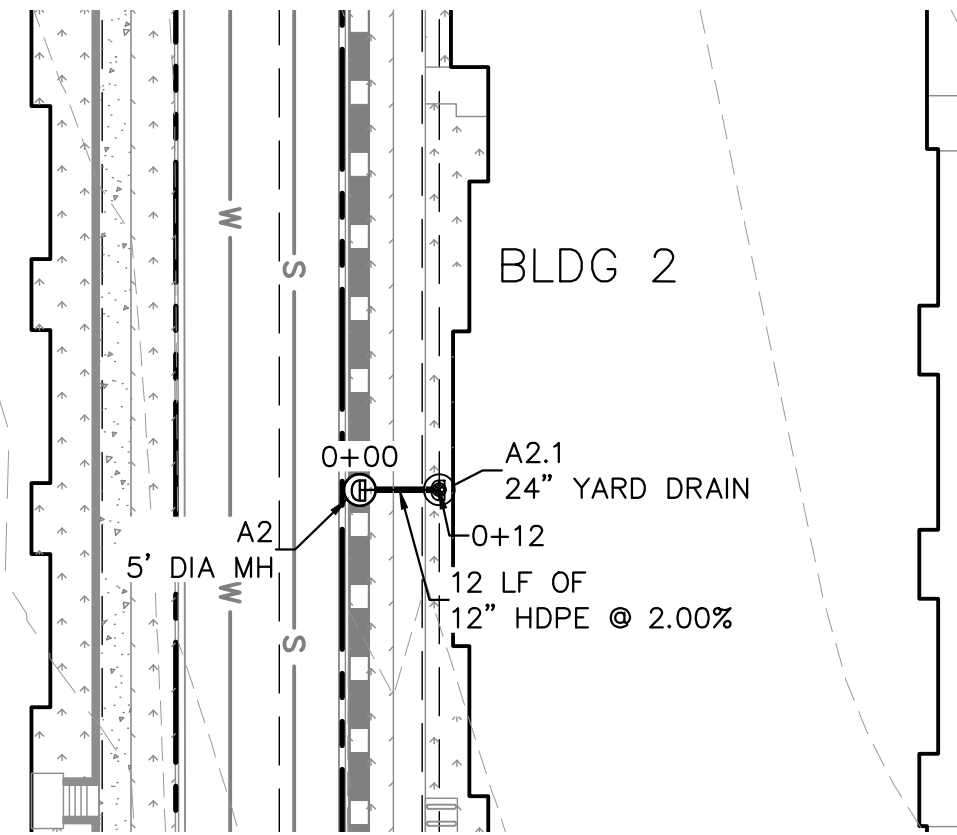
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STORM LINE A1 PROFILE
[STA 0+00 TO 1+88]

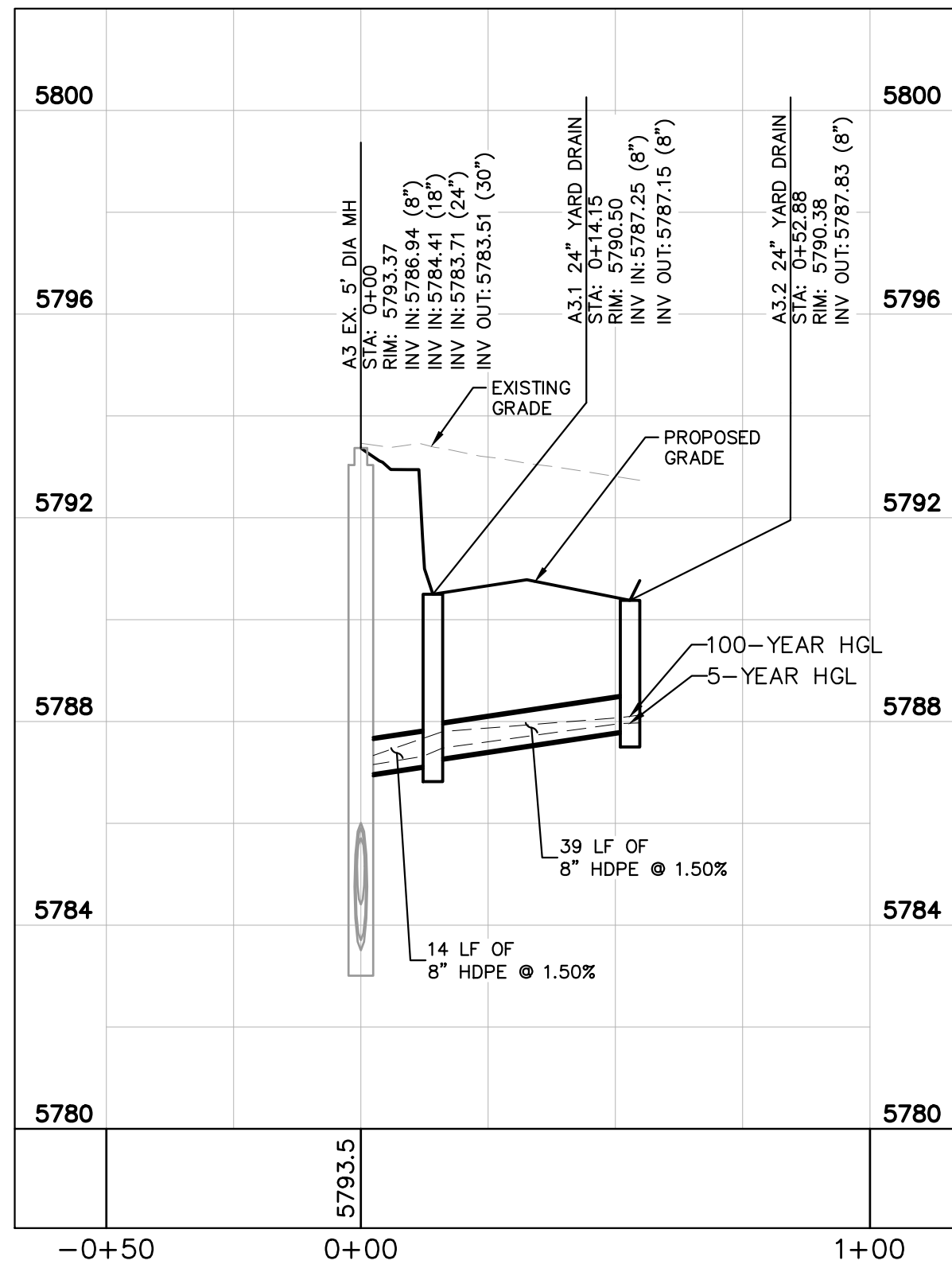
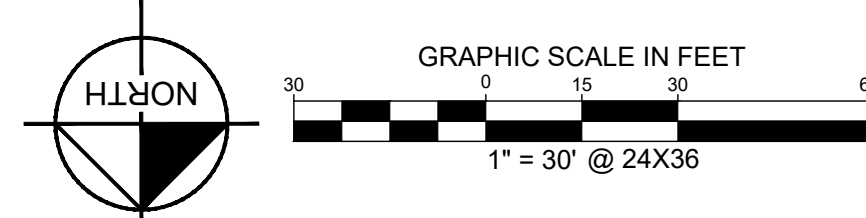
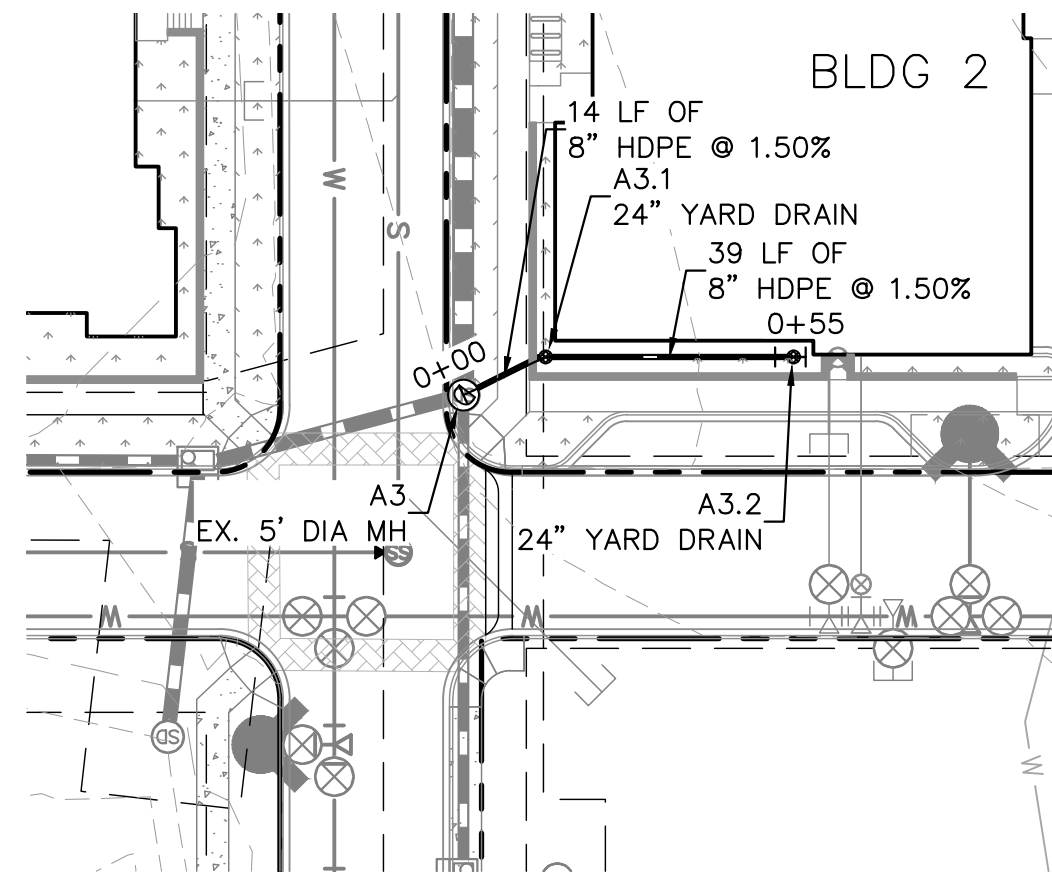
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VERTICAL SCALE: 1"=3'

BLDG 3



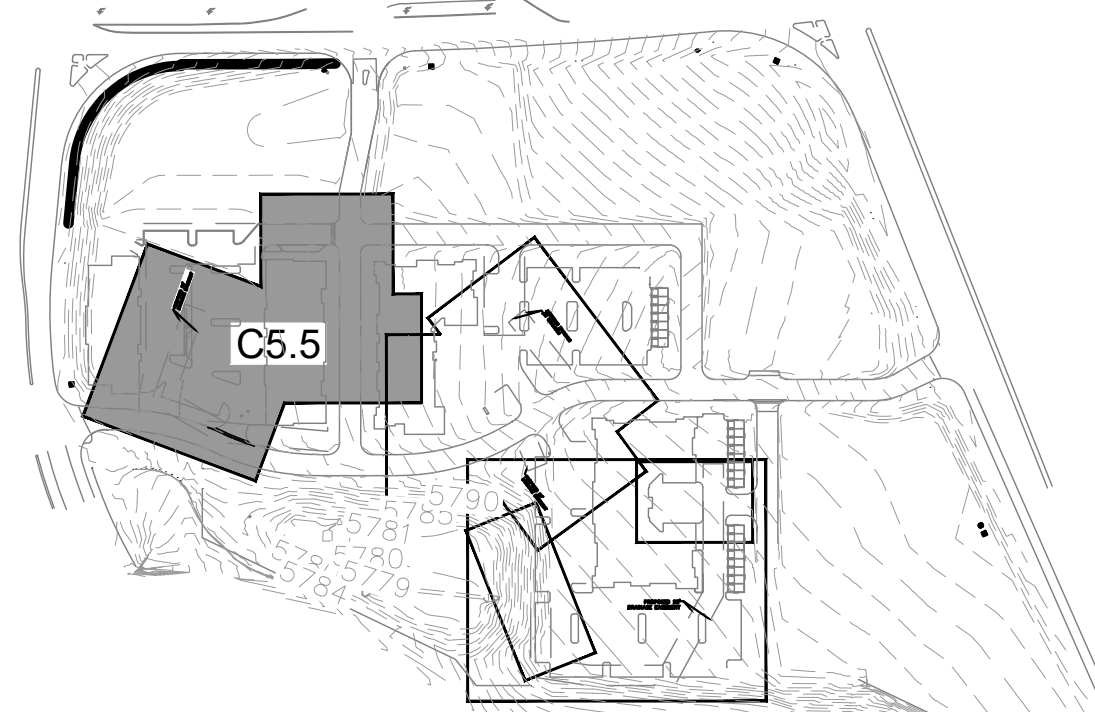
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[STA 0+00 TO 0+12]

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'



KEYMAP
NOT TO SCALE

LEGEND

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

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PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
STORM - A PLAN & PROFILE



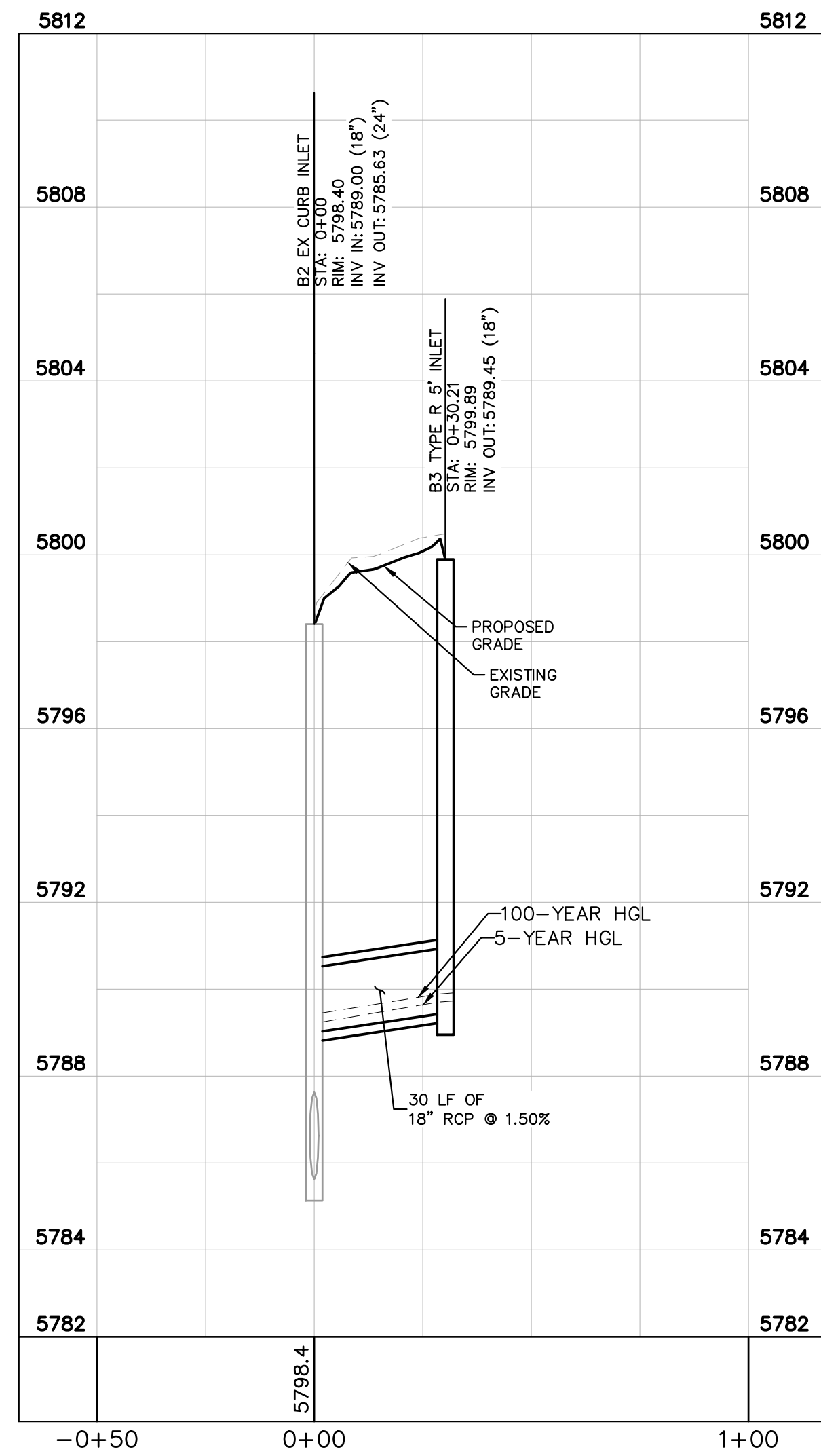
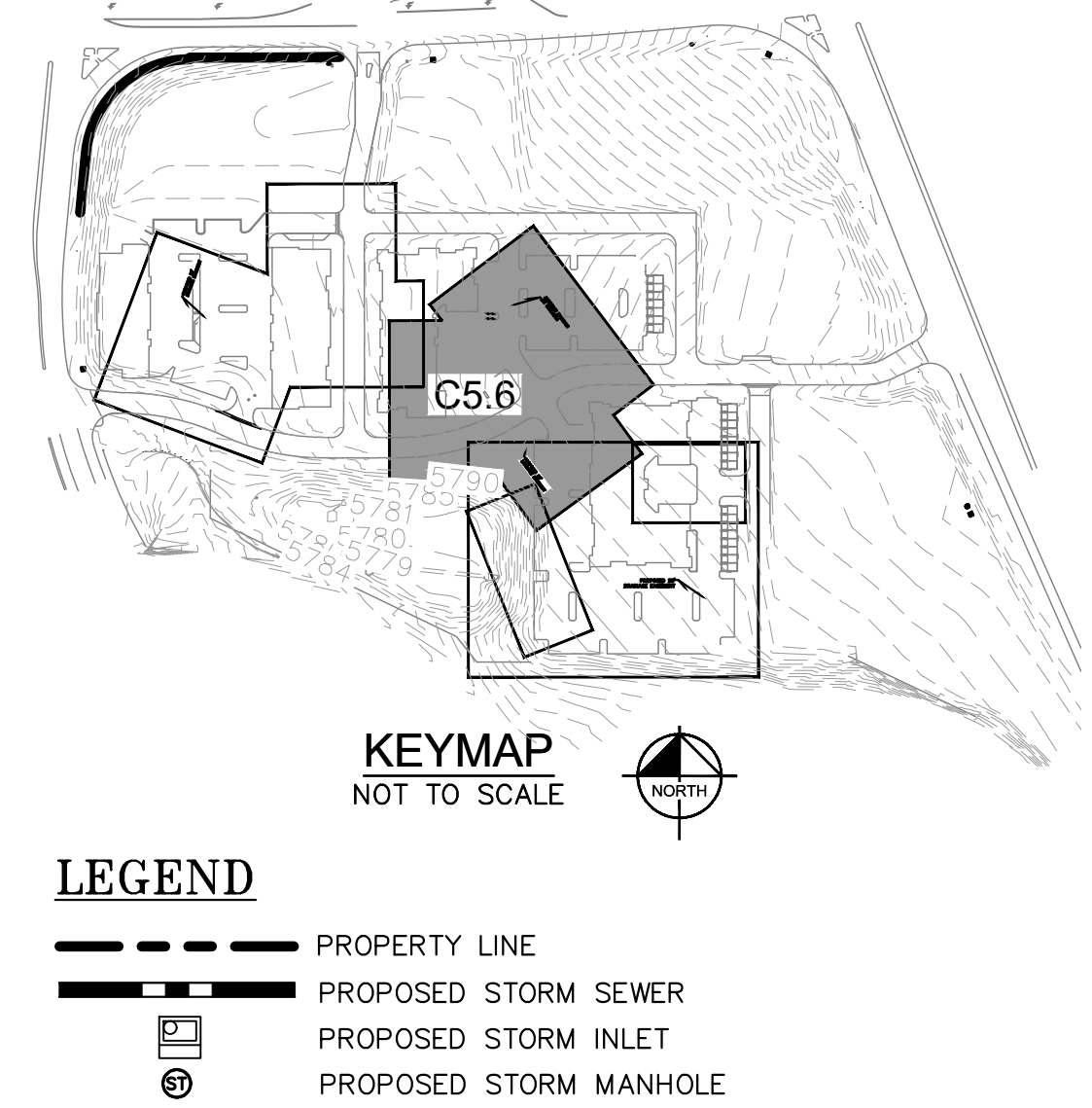
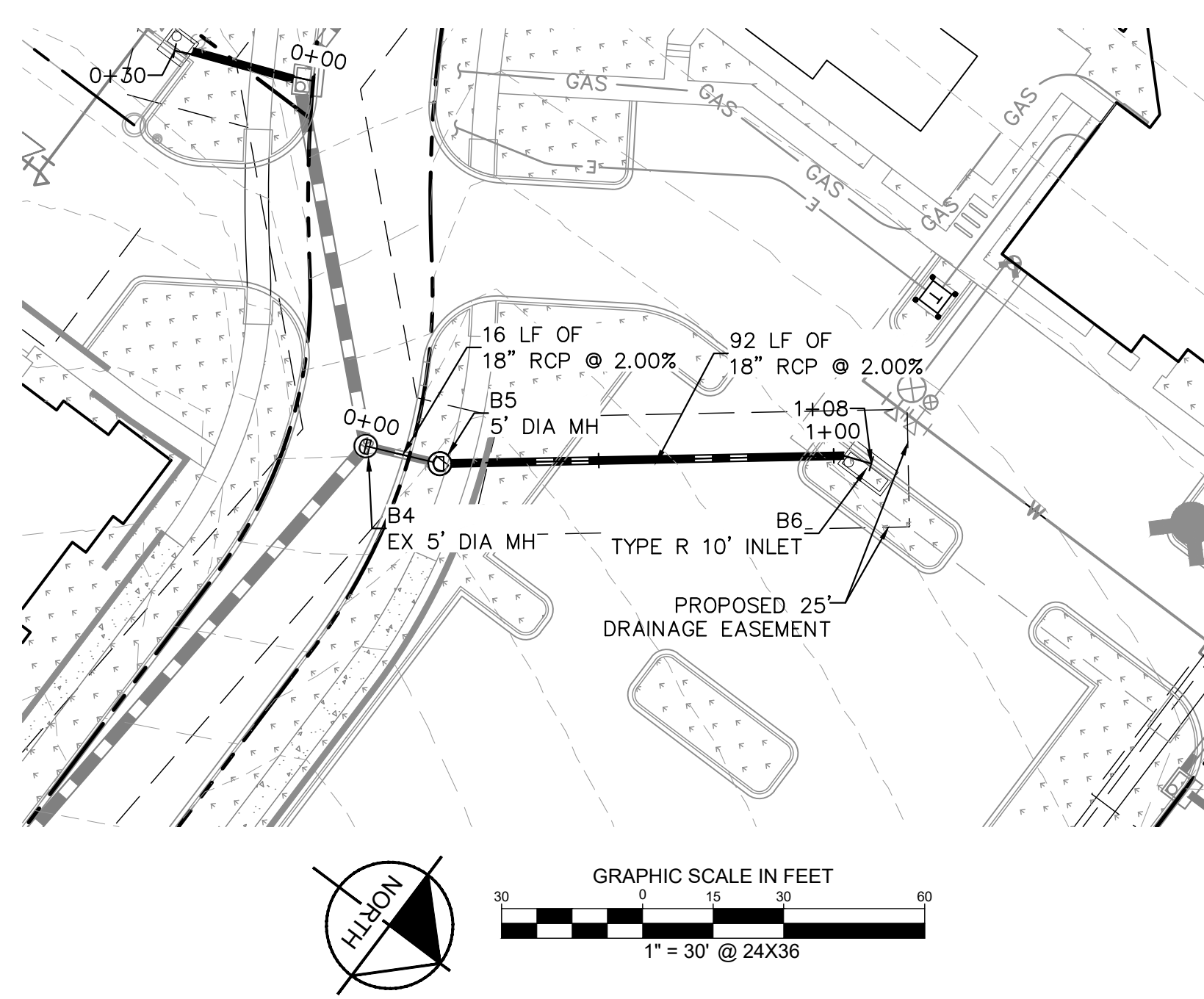
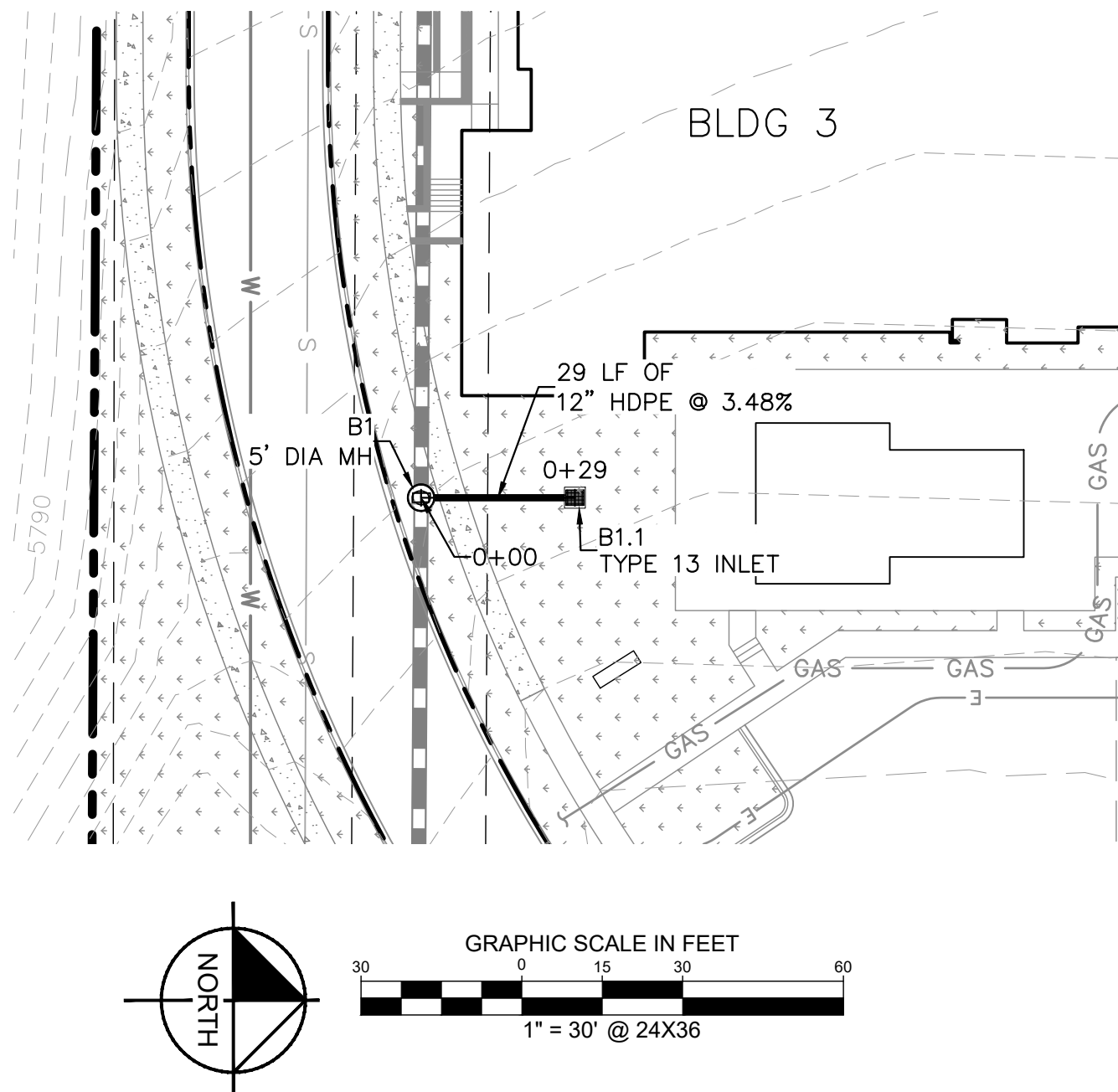
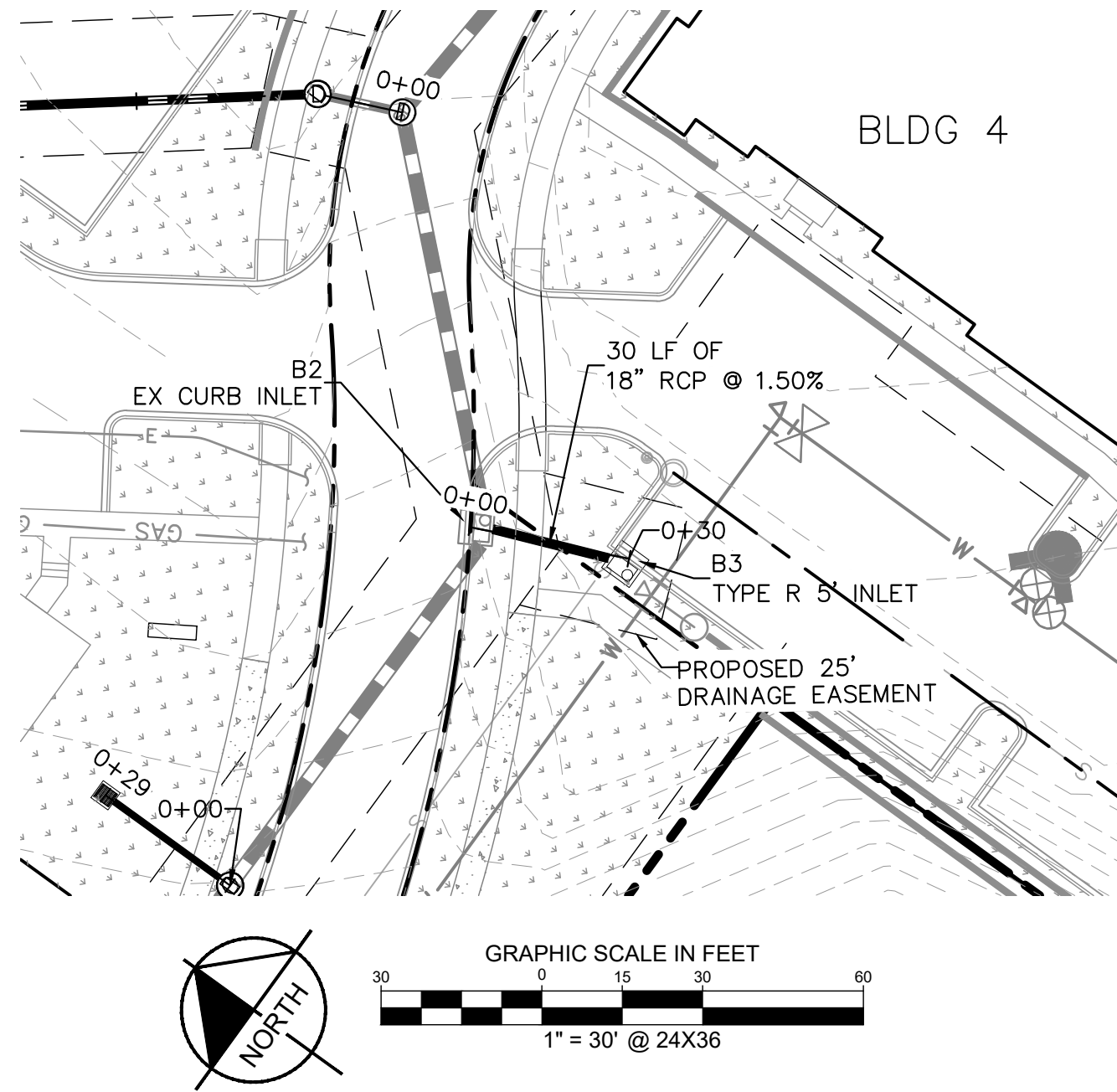
PROJECT NO.
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DRAWING NAME
096481002CD_STM

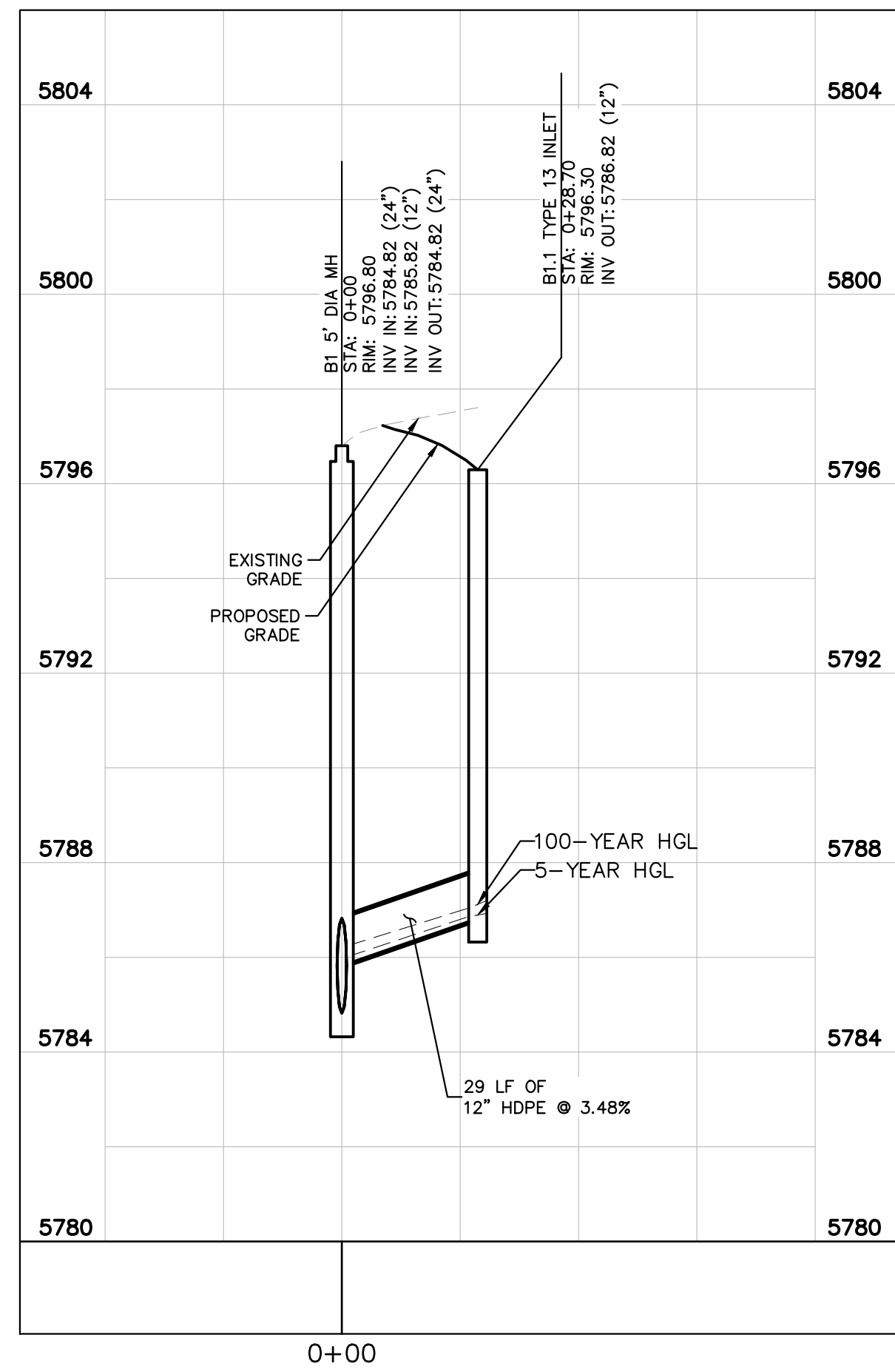
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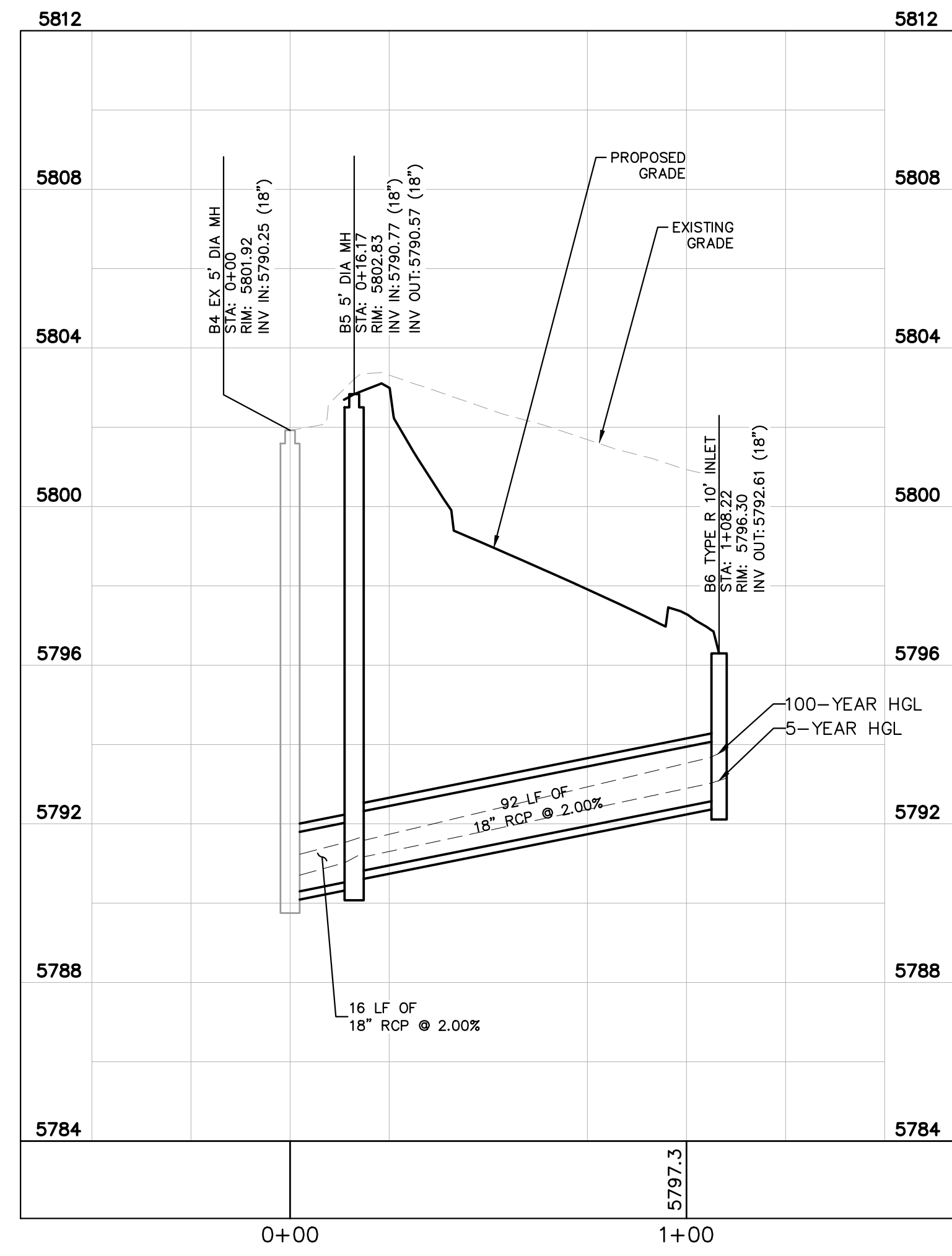
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STORM LINE B1 PROFILE
[STA 0+00 TO 0+31]
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



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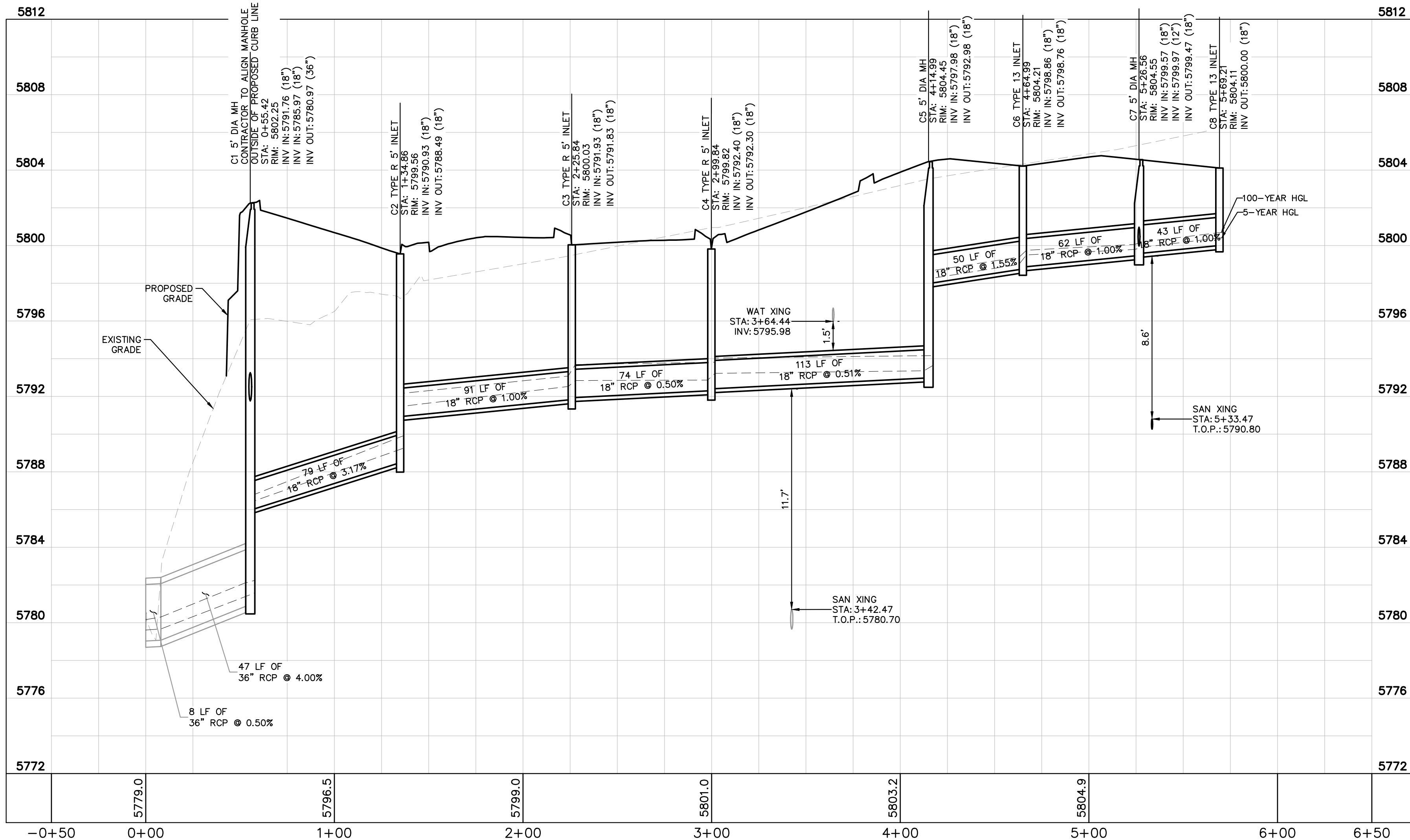
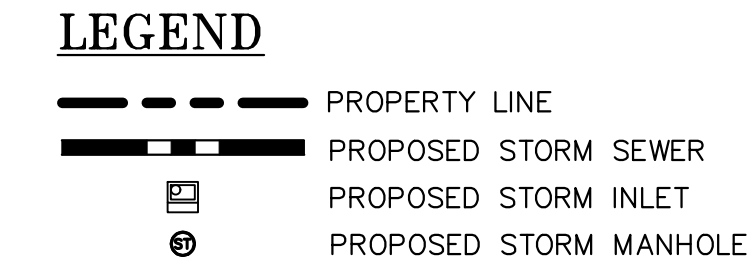
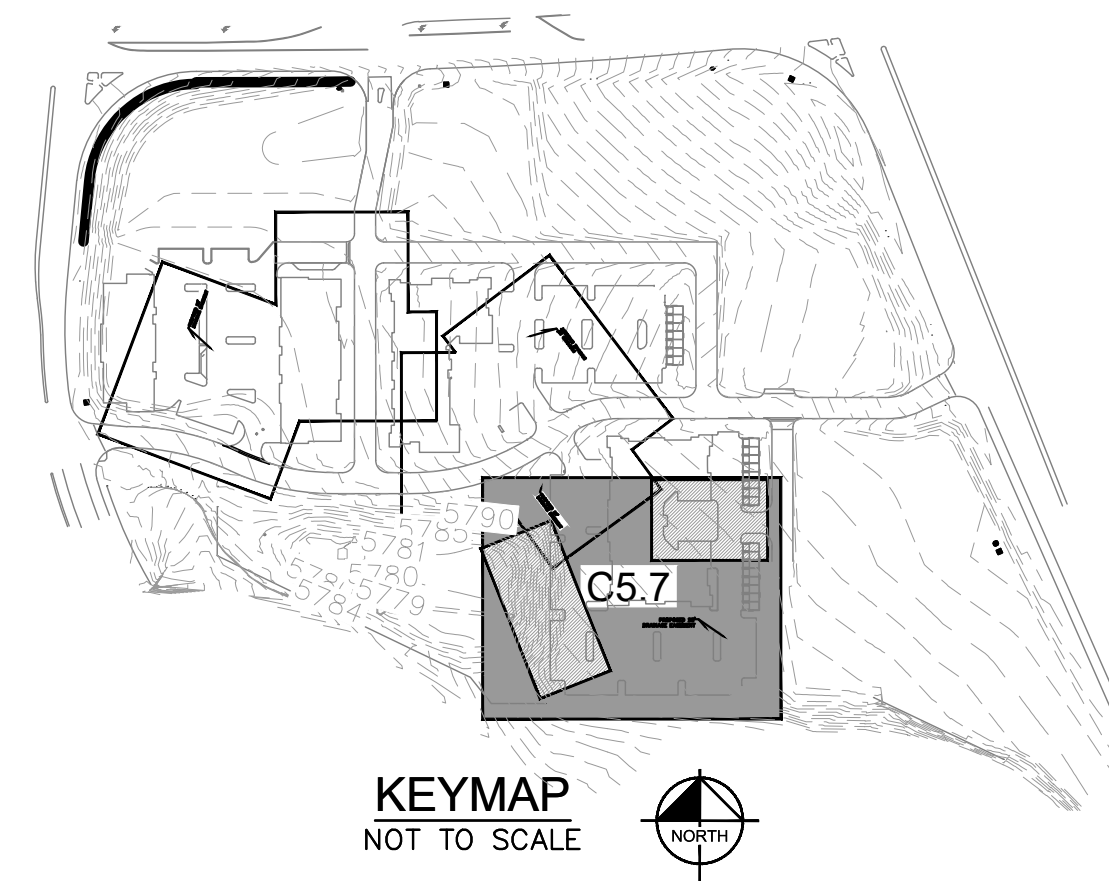
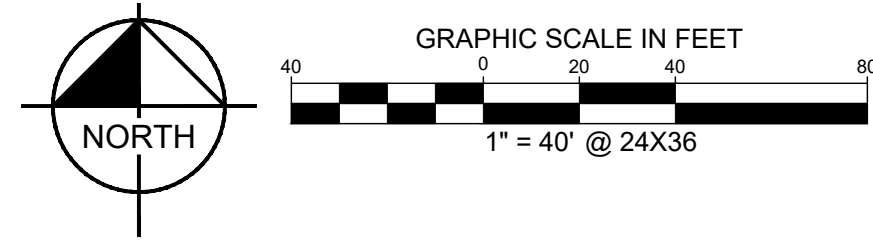
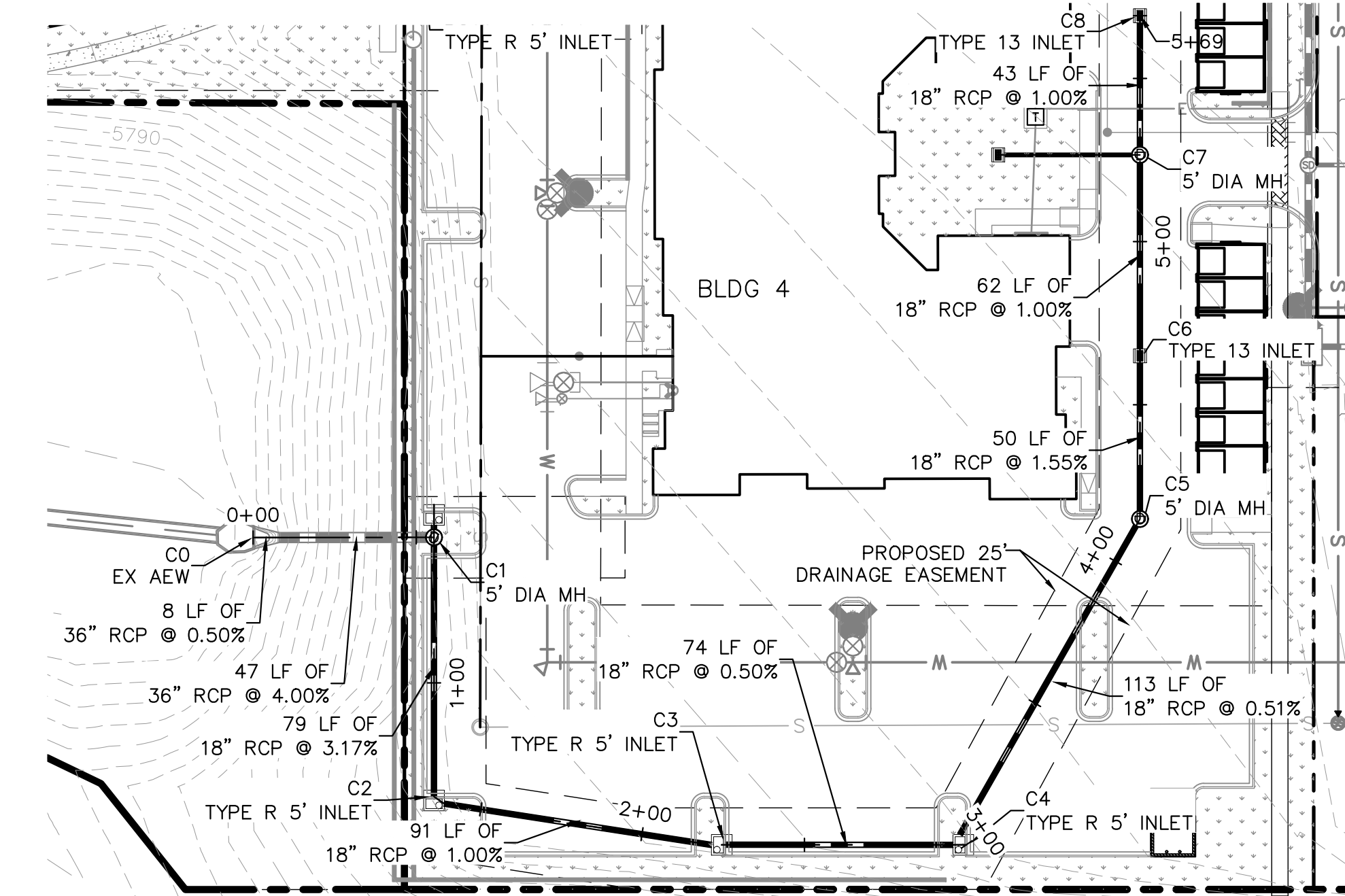
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STORM LINE C1 PROFILE
[STA 0+00 TO 5+70]
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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 the registered professional engineer whose stamp and signature are affixed to this document.

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Town of Parker, Director of Engineering
Date: 09/07/2021



NO.	REVISION	BY	DATE	APPROVED

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

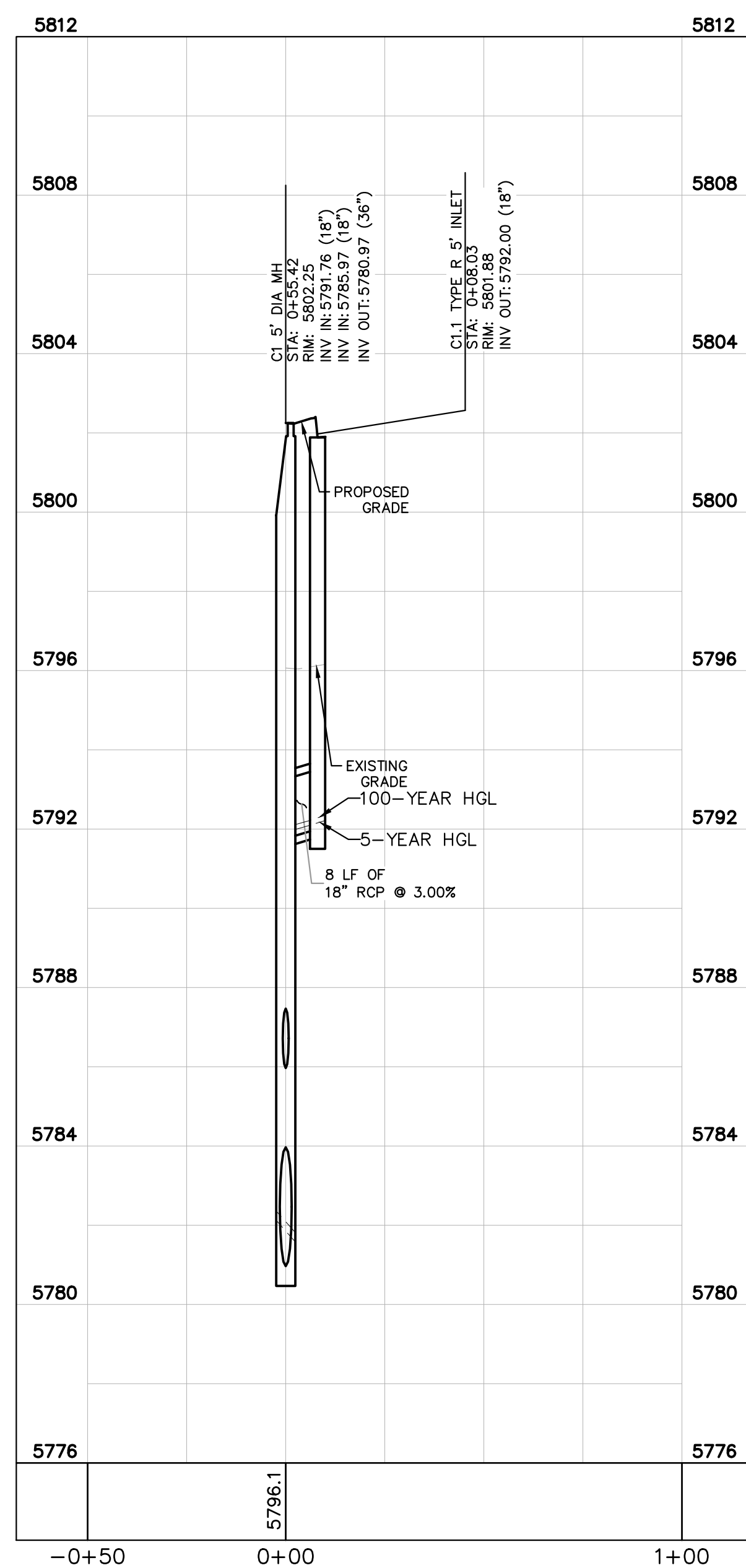
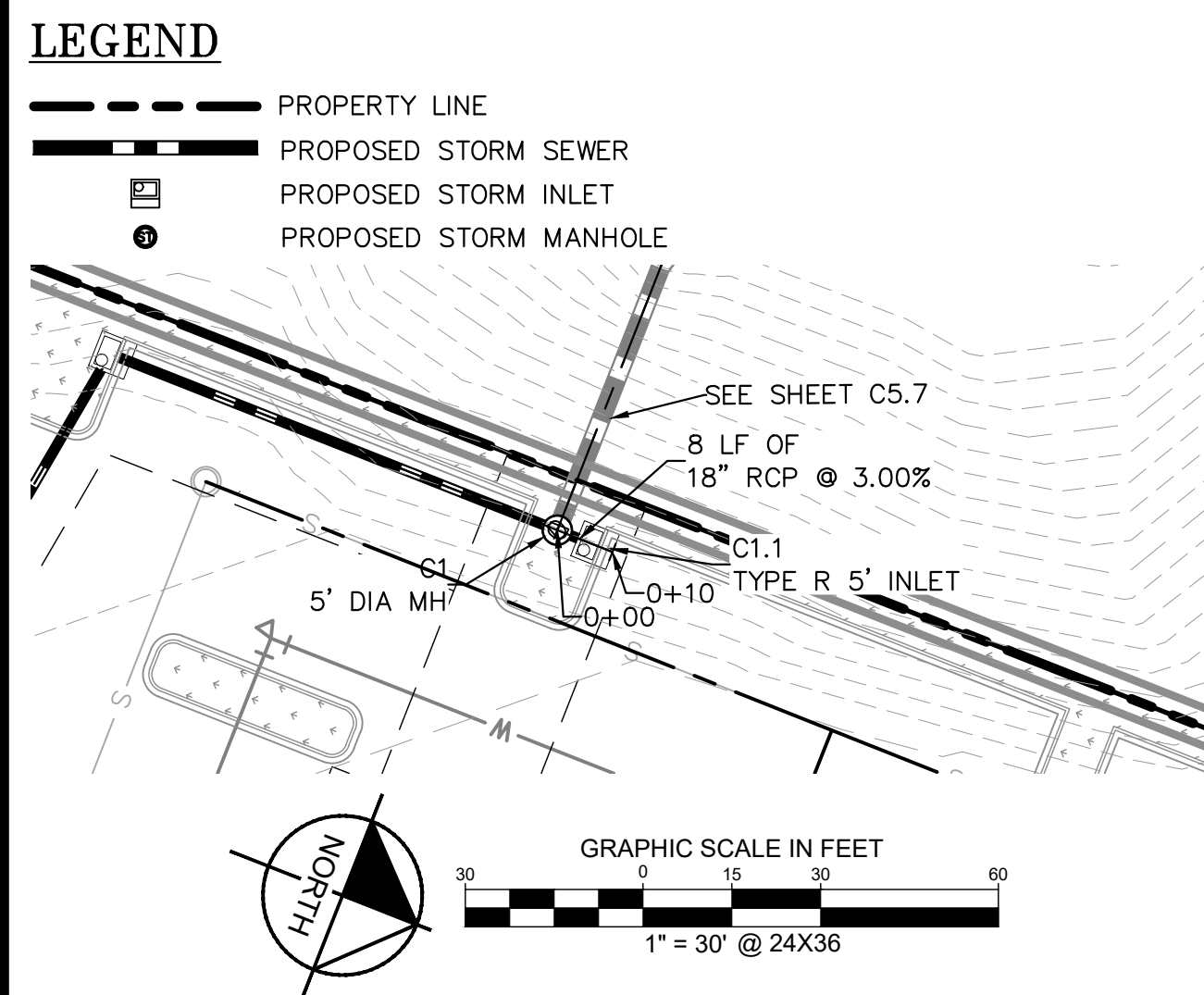
DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/05/21

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



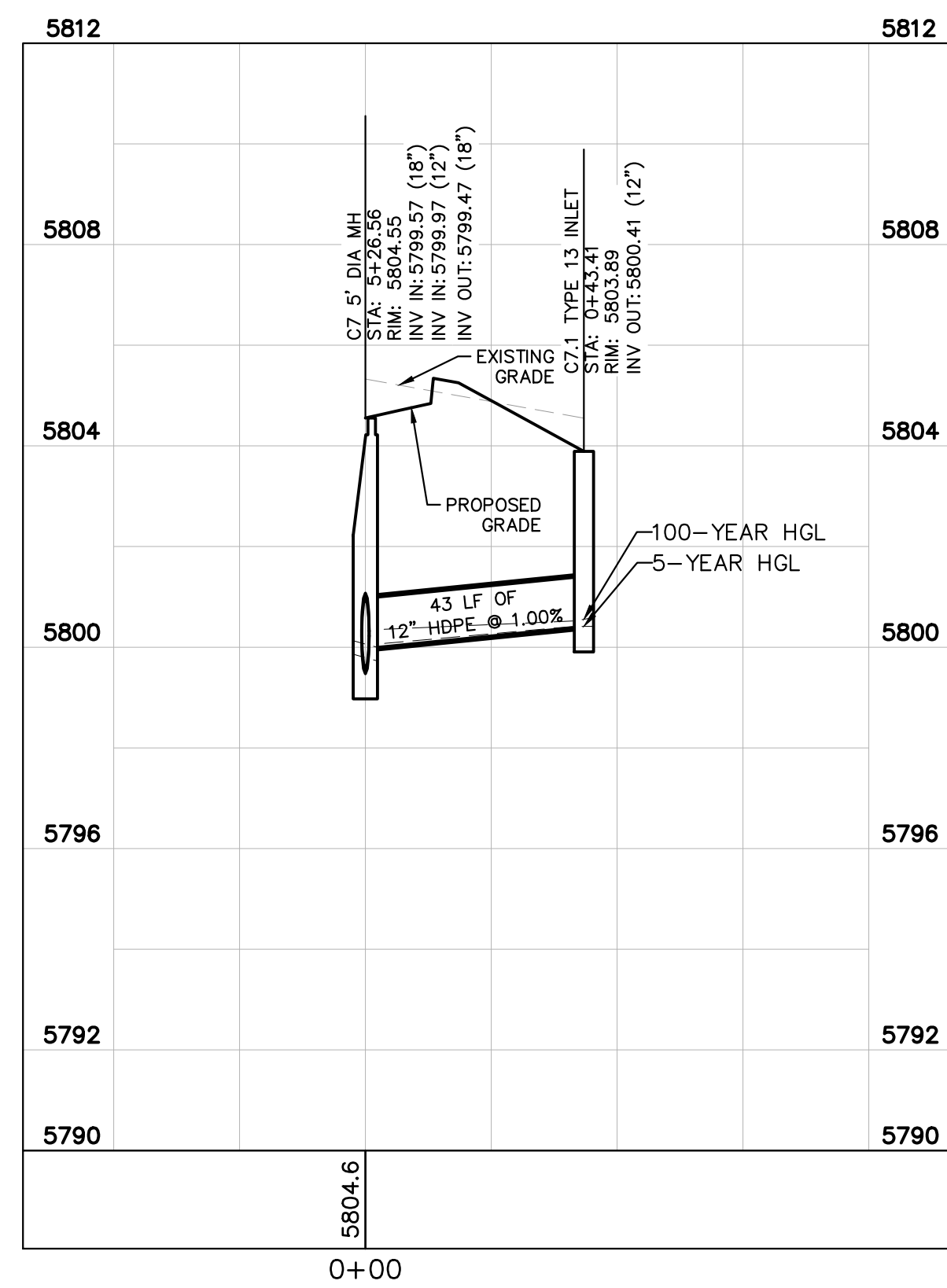
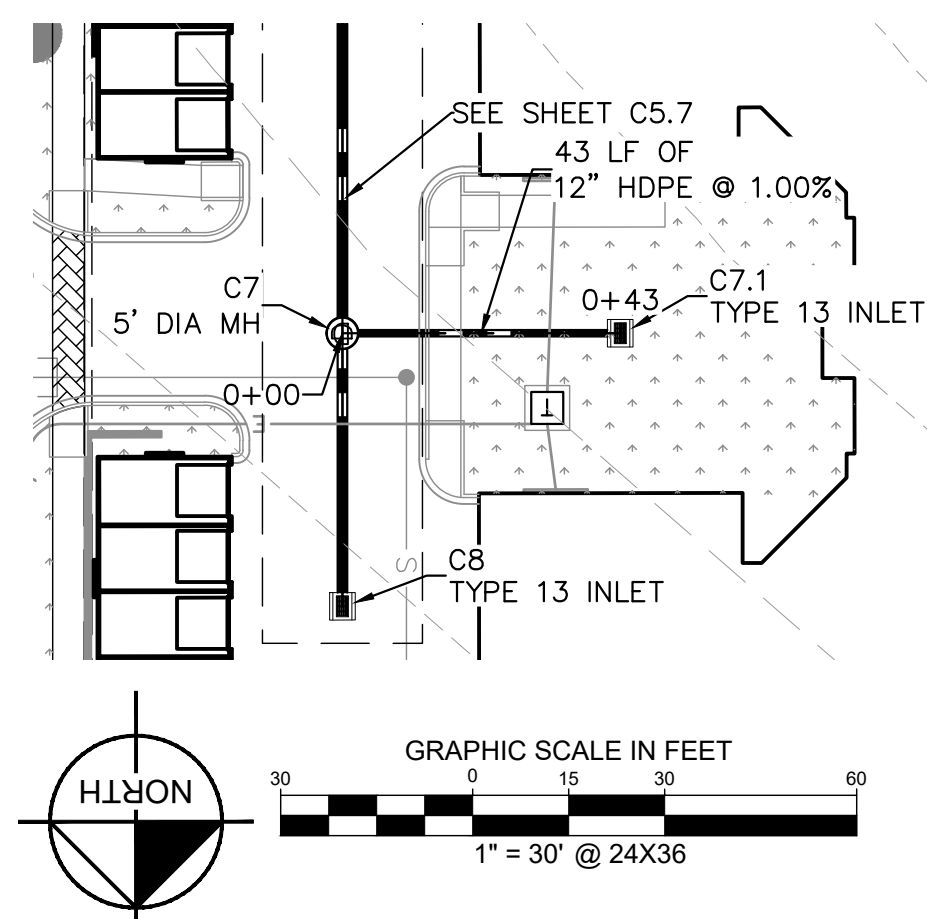
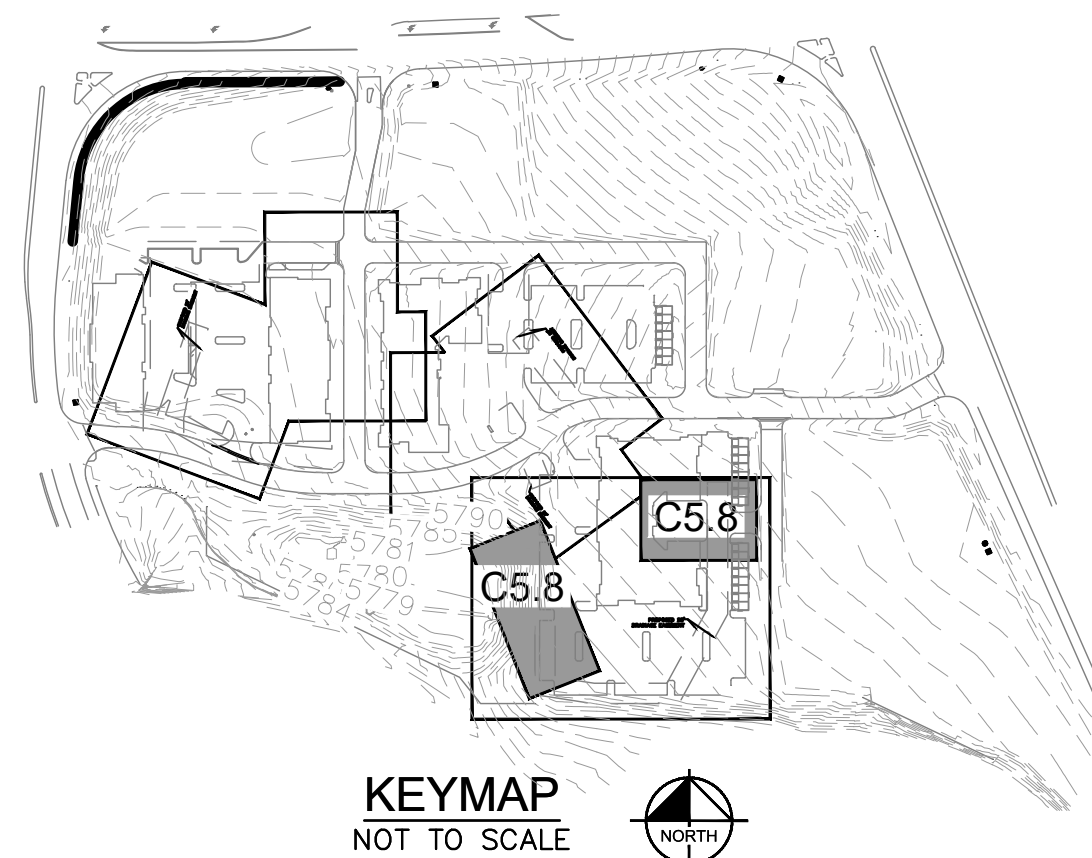
PROJECT NO.
096481002
DRAWING NAME
096481002CD_STM
C5.7

\\kimley-horn.com\m\den_civil\096481002 - Parker & Pine MF\CADD\PlanSheets\CIP_096481002CD_STM.dwg SheeHan, Don 10/8/2010 10:57 AM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHOM IT WAS PREPARED. NO OTHER REUSE OR IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



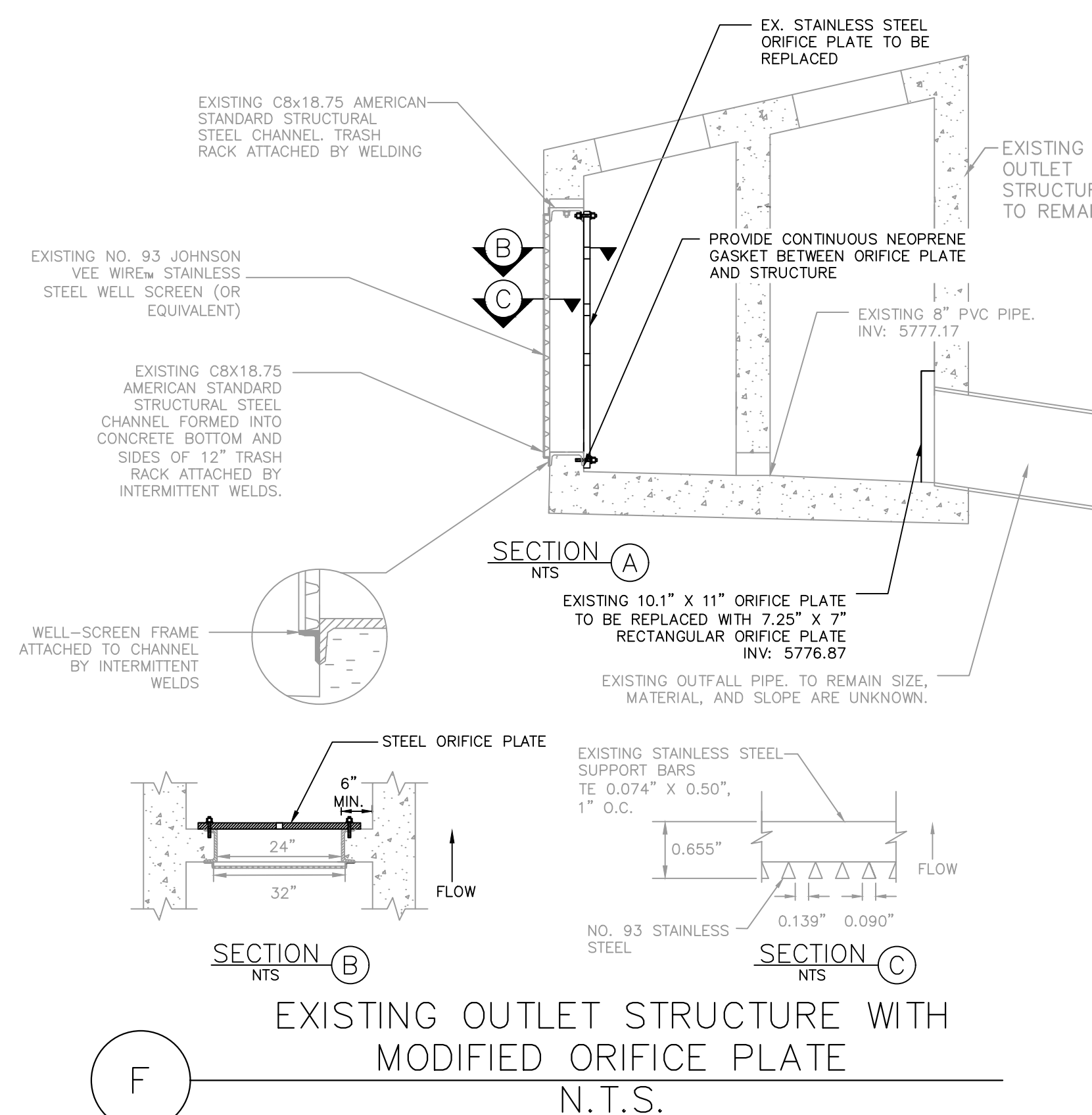
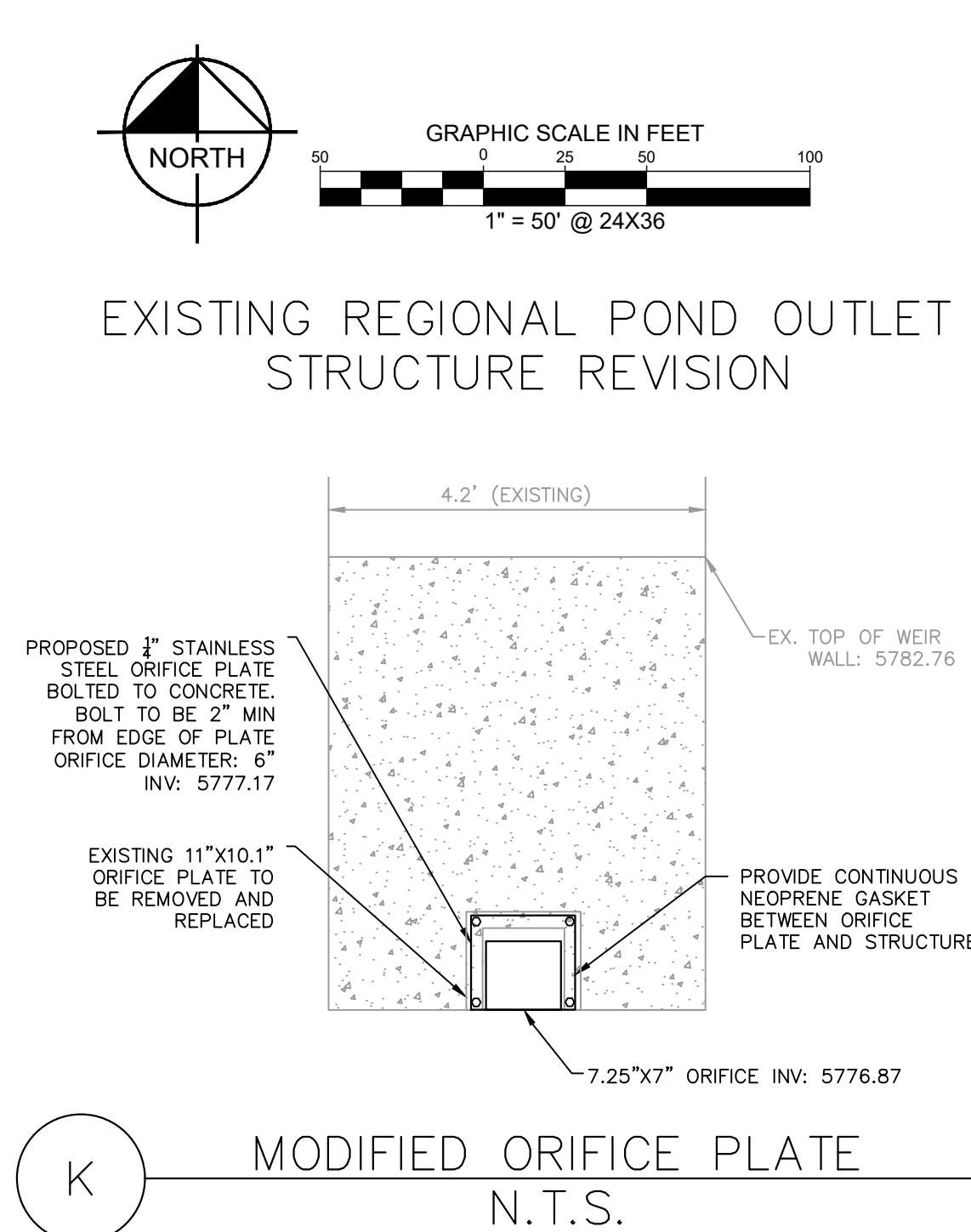
STORM LINE C2 PROFILE
[STA 0+00 TO 0+09]

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'

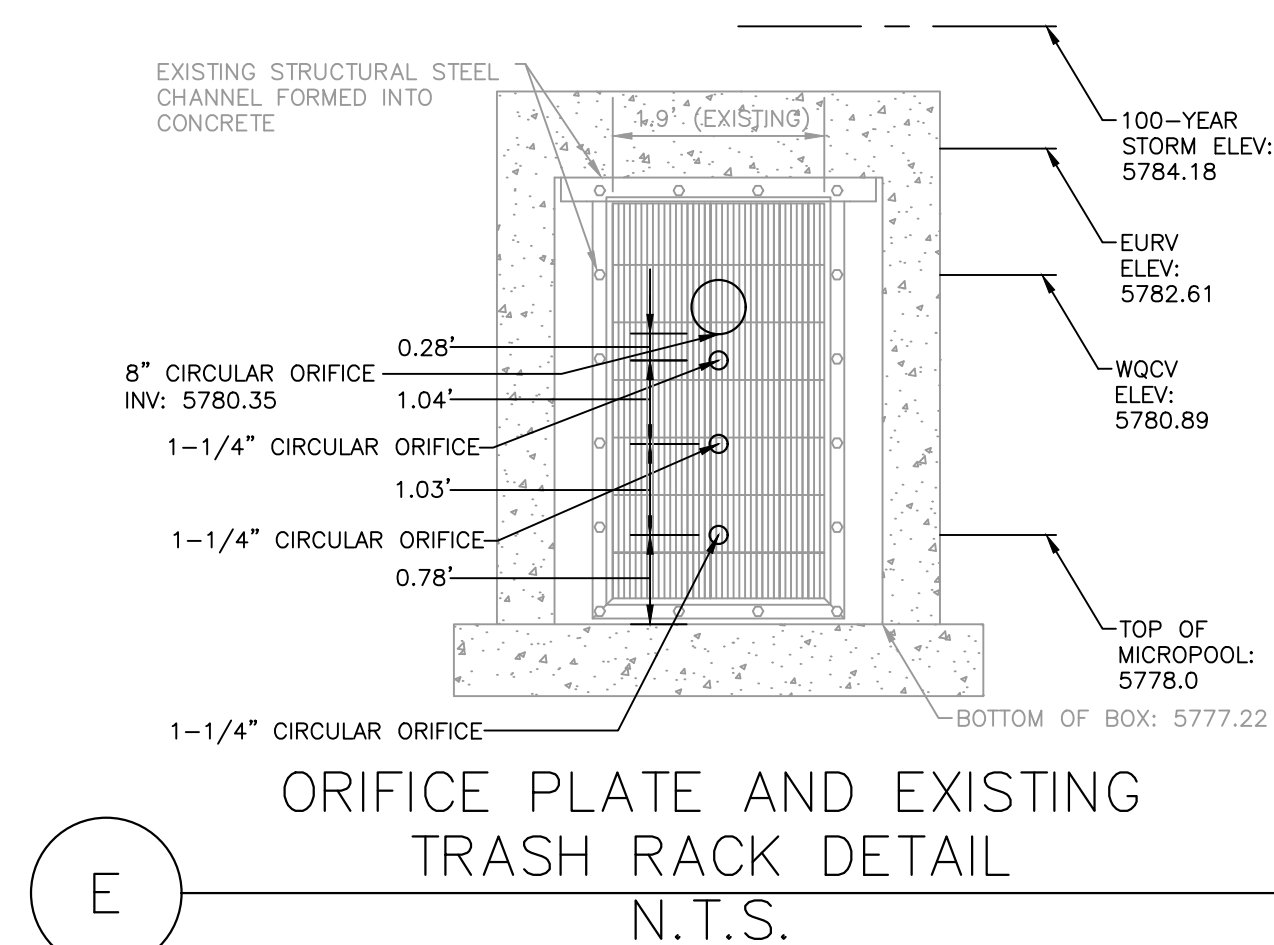


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Town of Parker, Director of Engineering

Topographic map of Tract C. The map shows a proposed road layout with a dashed line indicating a future road and a solid line indicating an existing road. A dashed line also indicates an existing regional pond. Elevation contours are shown with labels: 5780, 5781, 5784, 5785, and 5790. A building is located near the top left. A label 'TRACT C' is in the center. A dashed line with an arrow points to a location labeled 'EXISTING REGIONAL POND'. A solid line with an arrow points to a location labeled 'EXISTING OUTLET STRUCTURE TO BE REMOVED AND REFER TO THIS SHEET'.



ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND THE CONCRETE.
2. BOLT PLATE TO EXISTING CONCRETE 12" MAX ON CENTER.



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

[illegible]

Kimley»»Horn

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

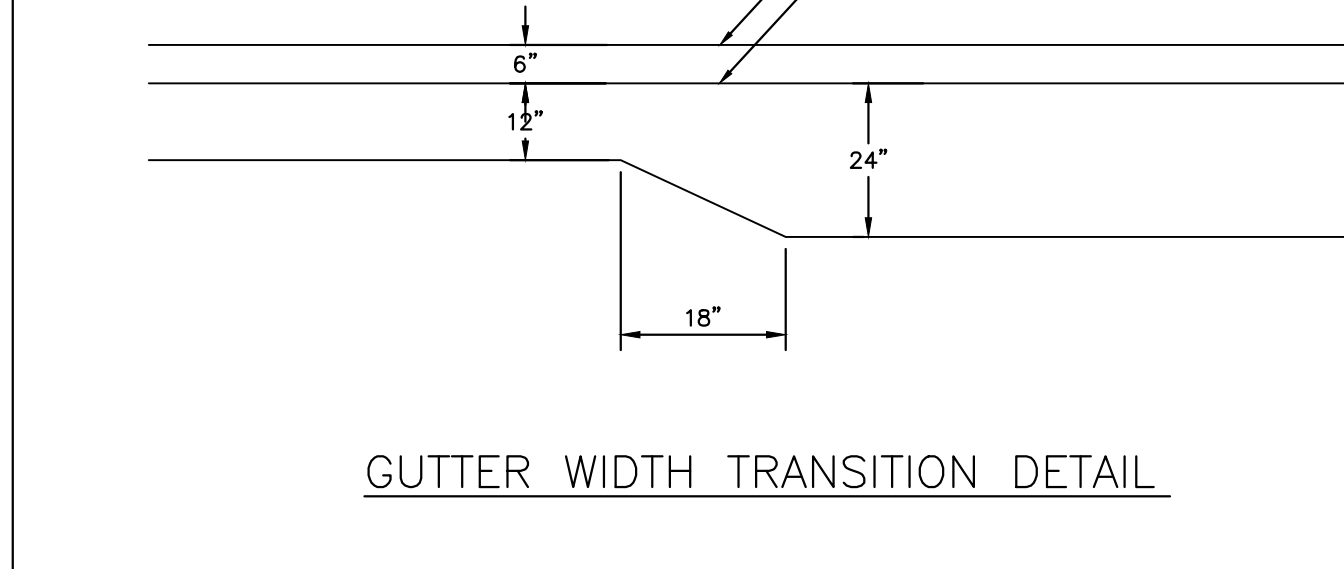
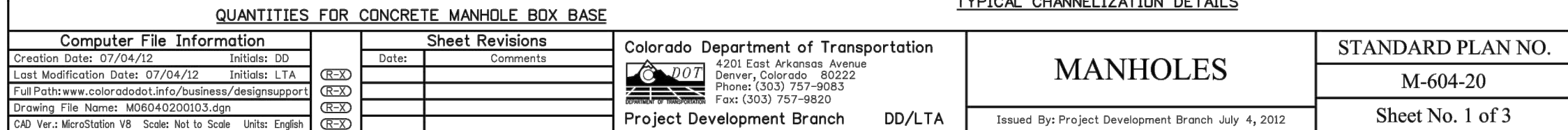
PARKER AND PINE FILING NO. 2 LOTS 1-3
PARKER, CO
MULTI-FAMILY CONSTRUCTION DOCUMENTS
STORM - D PLAN & PROFILE AND OUTLET STRUCTURE REVISION

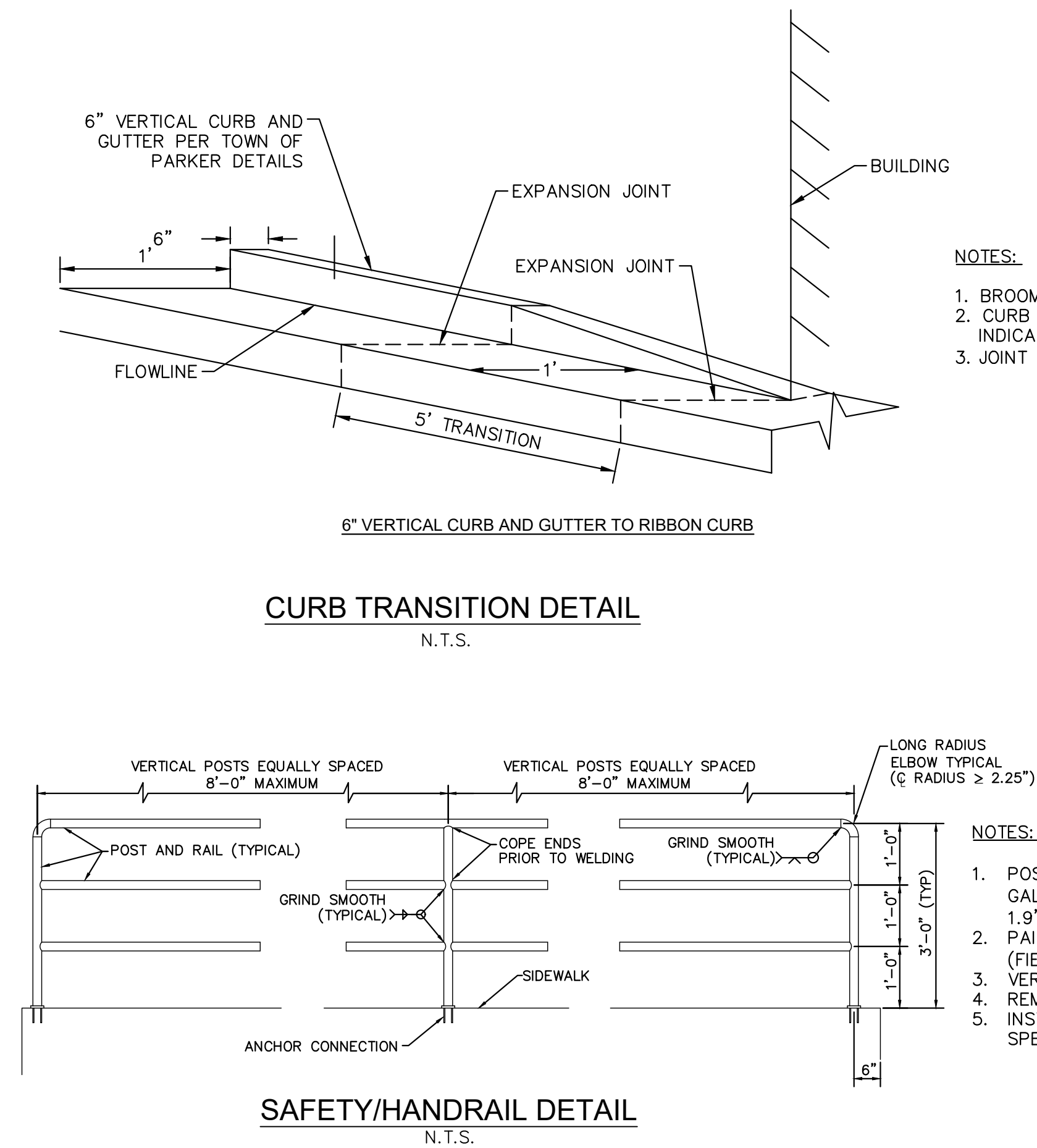


PROJECT NO.
096481002

DRAWING NAME
006481003CD STM

C5.8





VERTICAL POSTS EQUALLY SPACED
8'-0" MAXIMUM

POST AND RAIL (TYPICAL)

GRIND SMOOTH (TYPICAL)

COPE ENDS PRIOR TO WELDING

GRIND SMOOTH (TYPICAL)

SIDEWALK

ANCHOR CONNECTION

LONG RADIUS ELBOW TYPICAL
(RADIUS $\geq 2.25"$)

8'-0" MAXIMUM

3'-0" (TYP)

6"

NOTES:

1. POST GALV. 1.9"
2. PAINT (FIE)
3. VERT. REM
4. INS. SPE

SAFETY/HANDRAIL DETAIL

The drawing consists of two views of a manhole cover. The top view is the **PLAN VIEW**, which is a circle with a cross-shaped pattern of dashed lines. A section line (two parallel lines with arrows) is drawn across the top right quadrant, with the label **CHECKERED TOP DESIGN** to its right. The bottom view is the **ELEVATION VIEW**, showing the cover's profile with a flat top and a raised rim. Dimension lines indicate a diameter of **23 5/8"** and a rim height of **1"**.

PLAN VIEW

3/4" 30" 24 1/8" 1" 1"

ELEVATION VIEW

WEIGHTS: COVER = 125 LB
 + RING = 135 LB
 TOTAL = 260 LB

MANHOLE RING (TYP.)

TYPE III

3" 44" 41" 21" 502

TYPE V

20" 9" 11" 501

TYPE VI

601 12" 30"

Department of Transportation 4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820		CUR
Development Branch	SRJ/LTA	Issued By: Pro

[illegible]

10'-0" MIN

4" OR FLATTER

1

2%

4" OR FLATTER

1

8" LAYER OF 3-4" FRACTURED FACE GRANITE MIXED WITH CLASS 6 ROADBASE

TENSAR BX1100 GEOGRID MIRAFL BASXGRID II OR APPROVED EQUAL

4" LAYER OF DECOMPOSED FRACTURED GRANITE FINES (LEVELED AND COMPACTED)

CROSS SECTION
ABOVE EURY WATER SURFACE

NOTES:

- CONTRACTOR TO MAINTAIN THE REQUIRED MAINTENANCE ACCESS PATH MATERIAL DEPTH BELOW THE PROPOSED DETENTION POND GRAVEL PATH.

DETENTION POND TRAIL CROSSING
EXISTING MAINTENANCE ROAD DETAIL

N.T.S.

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

COLORADO LICENSED
DANIEL L. SHEPHERD
980521
46391
PROFESSIONAL ENGINEER

PROJECT NO.
096481002

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/05/21

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



PROJECT NO. 096481002
DRAWING NAME 096481002PW_DT

C6.2