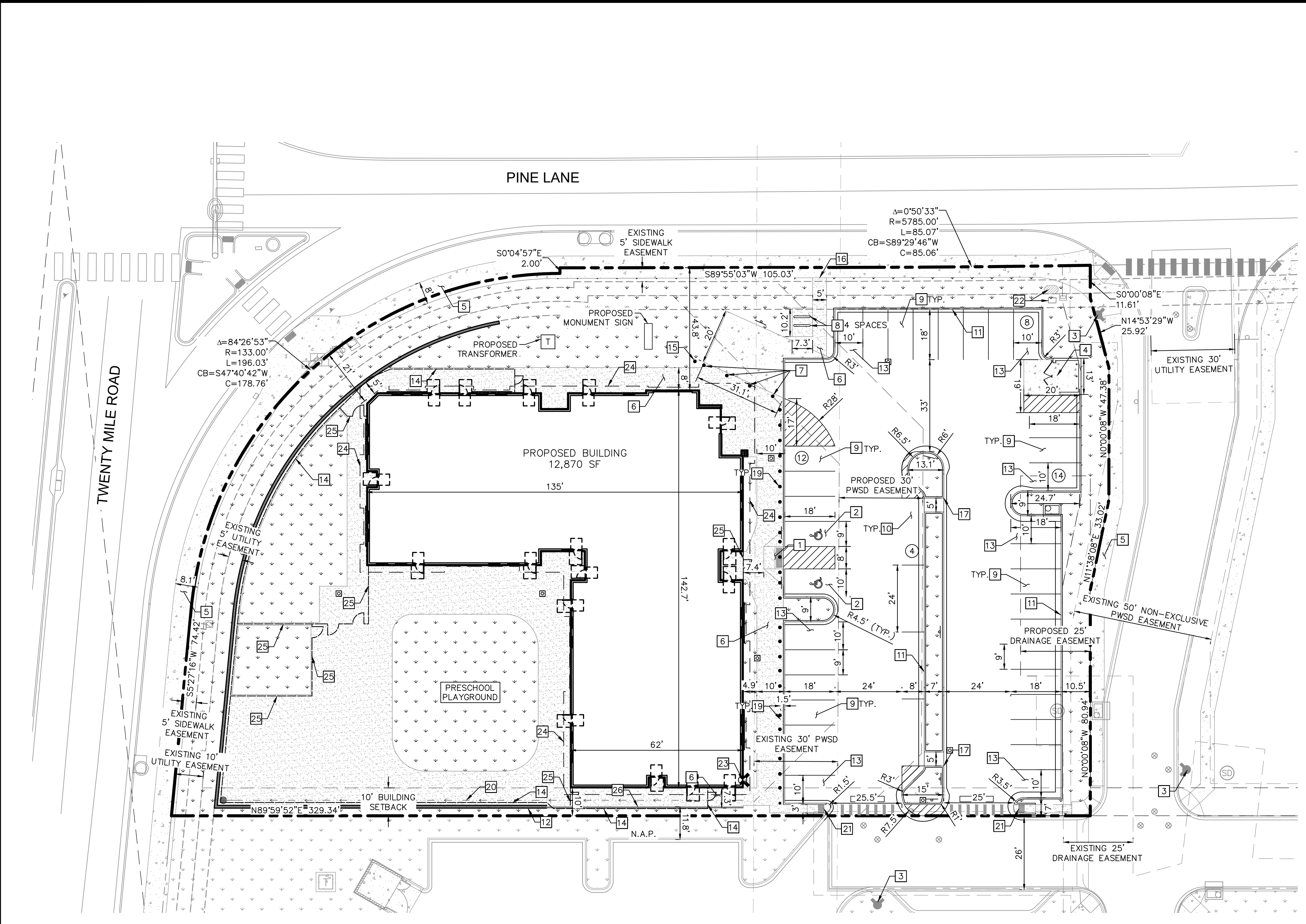


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- LEGEND**
- PROPERTY LINE
 - EASEMENT BOUNDARY
 - STANDARD DUTY ASPHALT PAVEMENT
 - HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED STRIPING
 - PARKING COUNT
 - EXISTING FIRE HYDRANT
 - PROPOSED STORM INLET
 - FDC
 - PROPOSED SIGN SEE SHEET C4.1
 - PROPOSED RETAINING WALL AND FENCE

- KEY NOTES**
- 1 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP PER TOWN OF PARKER STD DETAIL 17.
 - 2 PROPOSED ADA PARKING STALLS.
 - 3 EXISTING FIRE HYDRANT.
 - 4 PROPOSED TRASH ENCLOSURE. REFER TO ARCH PLANS.
 - 5 EXISTING CONCRETE SIDEWALK, SIZE PER PLAN
 - 6 PROPOSED CONCRETE SIDEWALK, SIZE PER PLAN, PER TOWN OF PARKER STD. DTL.
 - 7 PROPOSED REMOVABLE BOLLARDS.
 - 8 PROPOSED BIKE RACK. SEE SHEET C6.1 FOR DETAIL.
 - 9 PROPOSED STANDARD 9'X18' PARKING STALL.
 - 10 PROPOSED STANDARD 8'X24' PARALLEL PARKING SPACE.
 - 11 PROPOSED 18" CURB AND GUTTER PER TOWN OF PARKER STANDARD DETAIL.
 - 12 PROPOSED RETAINING WALL SEE SHEET C5.0 FOR GRADING INFORMATION.
 - 13 PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL.
 - 14 PROPOSED 6" METAL ORNAMENTAL FENCE REFER TO ARCH PLANS.
 - 15 PROPOSED FLAG POLE. REFER ARCH PLANS.
 - 16 PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
 - 17 2' WIDE CURB CUT
 - 18 6" CURB AND INTEGRAL SIDEWALK, REFER TO ARCH PLANS.
 - 19 PROPOSED BOLLARDS @ 5' O.C. REFER TO ARCH PLANS.
 - 20 CONCRETE FLOW LINE. SEE SHEET C5.0 FOR GRADING INFORMATION.
 - 21 PROPOSED ADA ACCESSIBLE SIDEWALK RAMP PER TOWN OF PARKER STD DETAIL 18. SEE DETAIL ON SHEET C6.2
 - 22 EXISTING ELECTRICAL EQUIPMENT
 - 23 PROPOSED FIRE DEPARTMENT CONNECTION
 - 24 PROPOSED BUILDING OVERHANG
 - 25 PROPOSED 4" METAL ORNAMENTAL FENCE REFER TO ARCH PLANS.
 - 26 PROPOSED TURNDOWN SIDEWALK. MAX HEIGHT 20" SEE SHEET C5.0 FOR GRADING INFORMATION.

- NOTES:**
1. ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
 3. LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.
 4. ALL DIMENSIONS AND RADII ARE TO FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
 5. REFER TO SITE ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS.
 6. REFER TO SHEET C4.2 FOR ALL RADII AND DIMENSIONS OF PROPOSED CURB AND GUTTER.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237, (303) 728-2300

DESIGNED BY: MCN
 DRAWN BY: NMH
 CHECKED BY: DLS
 DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
OVERALL SITE PLAN

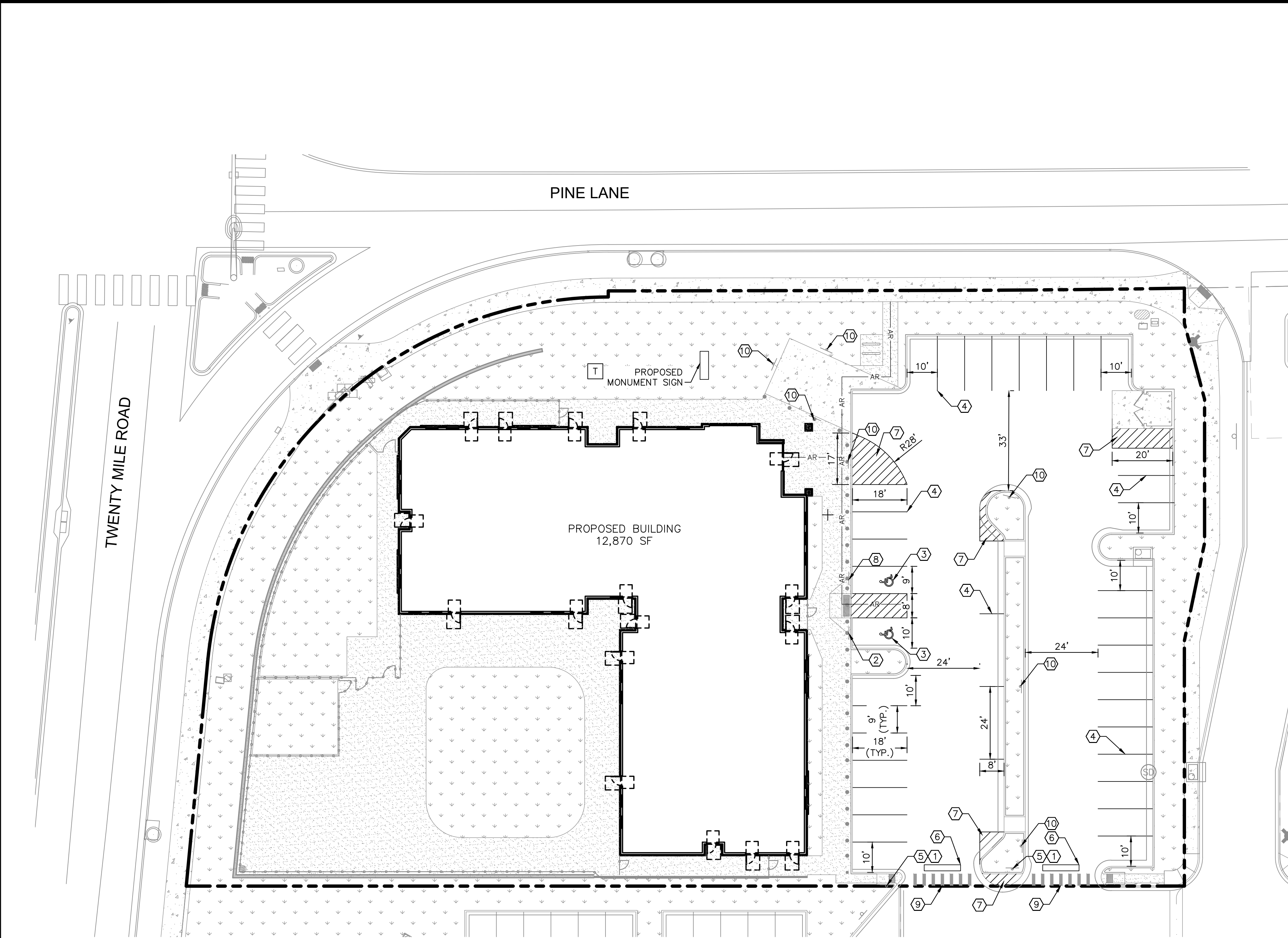


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 096895001
 DRAWING NAME
 096895001SP_SP

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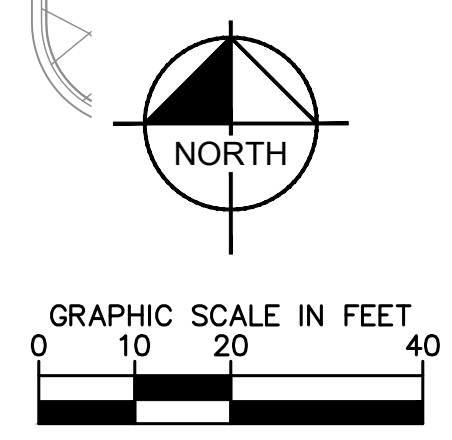


LEGEND

	PROPERTY LINE
	SIGN
	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 ACCESSIBLE PARKING SIGN. SEE DETAIL ON SHEET C6.1
 - ③ ACCESSIBLE STALL PAVEMENT MARKING. SEE DETAIL ON SHEET C6.1.
 - ④ 4" SOLID WHITE PARKING STALL STRIPING (TYP.)
 - ⑤ PROPOSED R1-1 STOP SIGN. SEE DETAIL ON SHEET C6.1
 - ⑥ 12" STOP BAR. SEE DETAIL ON SHEET C6.1.
 - ⑦ 4" SOLID WHITE STRIPING AT 45° AND 24" O.C.
 - ⑧ PROPOSED VAN ACCESSIBLE PARKING SIGN
 - ⑨ 4' CROSSWALK STRIPING. SEE DETAIL ON SHEET C6.2
 - ⑩ PROPOSED R8-31 "NO PARKING-FIRE LANE" SIGN
- NOTES:
1. SEE SIGN POST DETAIL ON SHEET C6.1 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.



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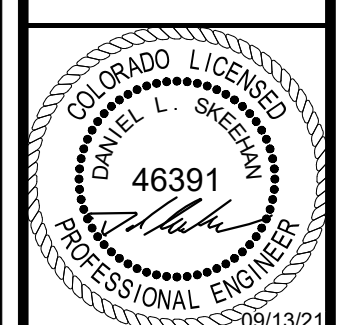
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 PARKER, CO
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 SIGNAGE AND STRIPING PLAN

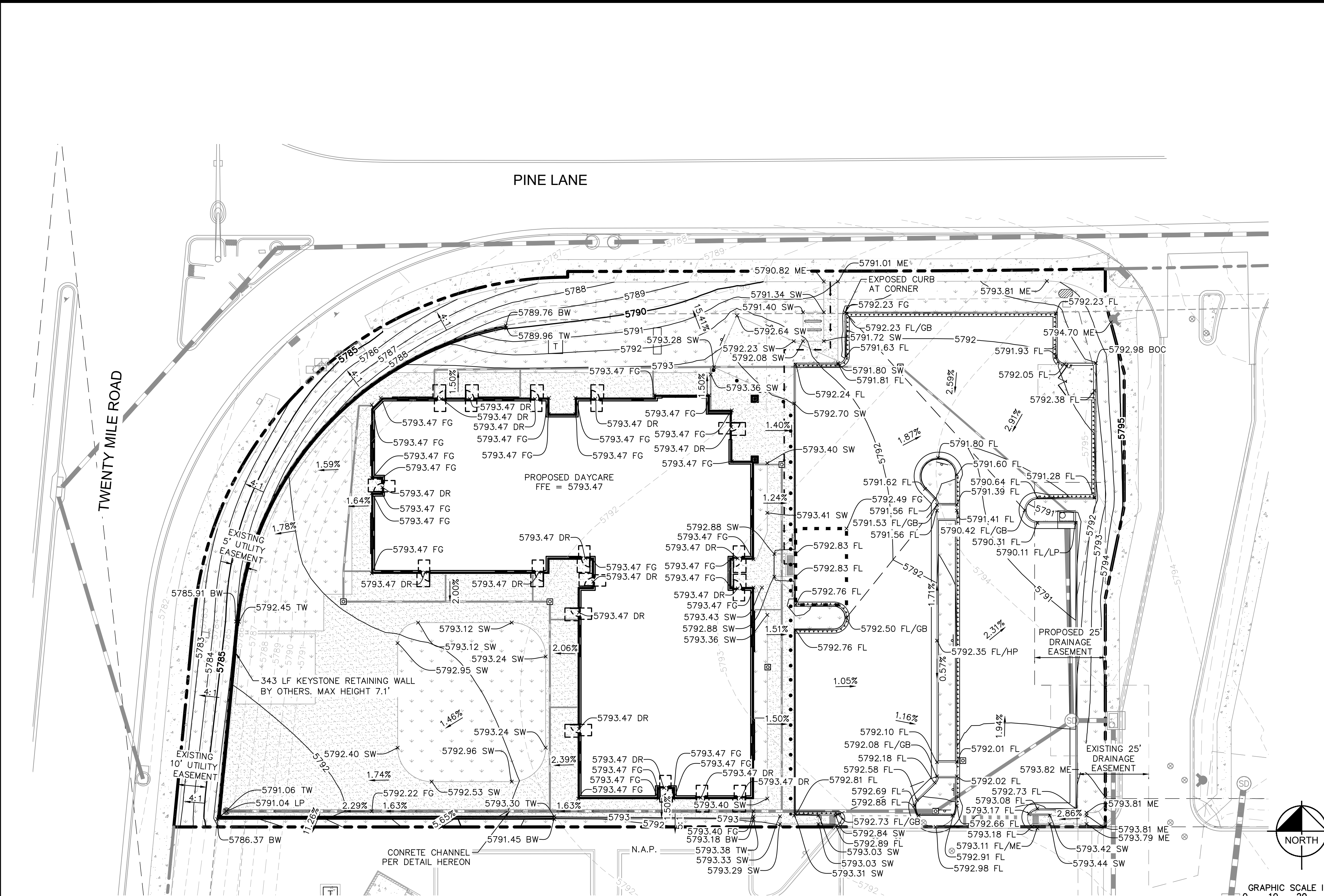


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096895001

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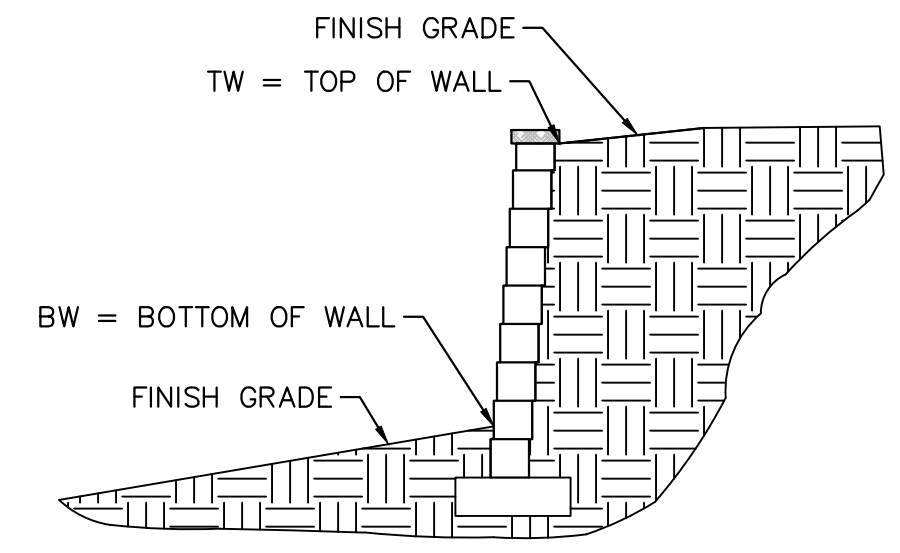
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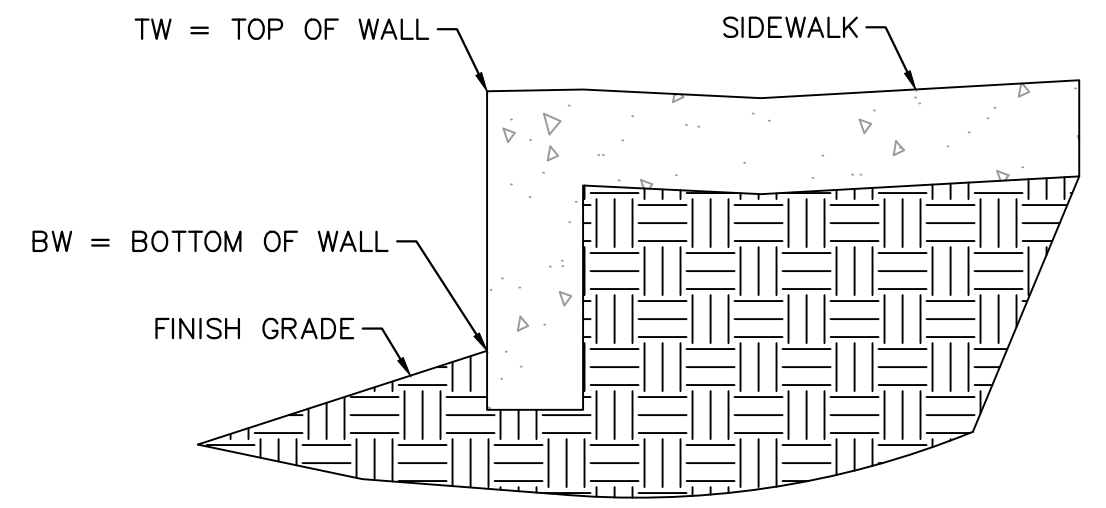
- LEGEND:**
- PROPERTY LINE
 - 50 PROPOSED MAJOR CONTOURS
 - 49 PROPOSED MINOR CONTOURS
 - 50 EXISTING MAJOR CONTOURS
 - 49 EXISTING MINOR CONTOURS
 - PROPOSED STORM PIPES
 - ADA PATH OF TRAVEL
 - ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
 - GRADE BREAK LINE
 - PROPOSED MANHOLE
 - PROPOSED STORM DRAIN
 - DRAINAGE SLOPE DIRECTION
 - STANDARD 6" VERTICAL SPILL CURB/24" GUTTER

- 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.
 - 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 C6.0.
 - 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.
 - REFER TO GEOTECHNICAL REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 FOR PAVEMENT SECTION INFORMATION IF DESIRED. OWNER/CONTRACTOR CAN PROVIDE FULL DEPTH ASPHALT AS ALTERNATE.
 - REVIEW ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERNAL BUILDING SLOPING.
 - FINAL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO ARCH PLANS.



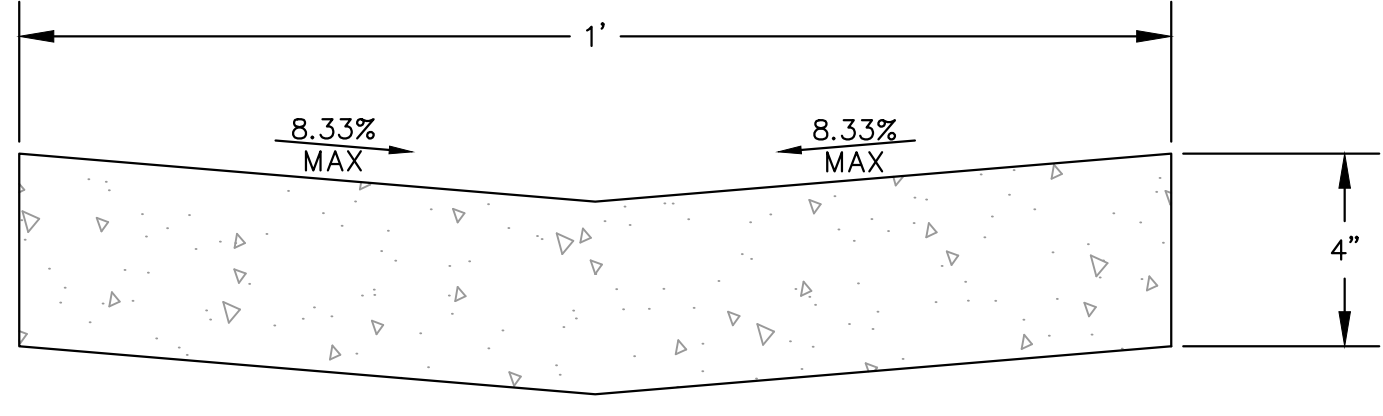
- NOTE:**
- WALL ELEVATION LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BW AND TW WHEN CALLED OUT WITH SPOT ELEVATIONS.
 - GRAPHIC IS NOT MEANT TO BE A WALL DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.

WALL ELEVATION LEGEND



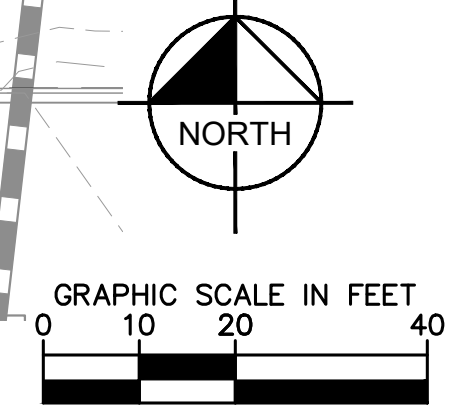
- NOTE:**
- TURNDOWN SIDEWALK LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BW AND TW WHEN CALLED OUT WITH SPOT ELEVATIONS. GRAPHIC IS NOT MEANT TO BE A DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE SIDEWALK.

TURNDOWN SIDEWALK LEGEND



CONCRETE CHANNEL DETAIL

- NOTES:**
- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4500 PSI.
 - SUBGRADE TO MEET MINIMUM REQUIREMENT FOR STANDARD DUTY CONCRETE PAVEMENT AND GEOTECHNICAL RECOMMENDATIONS.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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DRAWN BY: NMH
CHECKED BY: DLS
DATE: 09/13/2021

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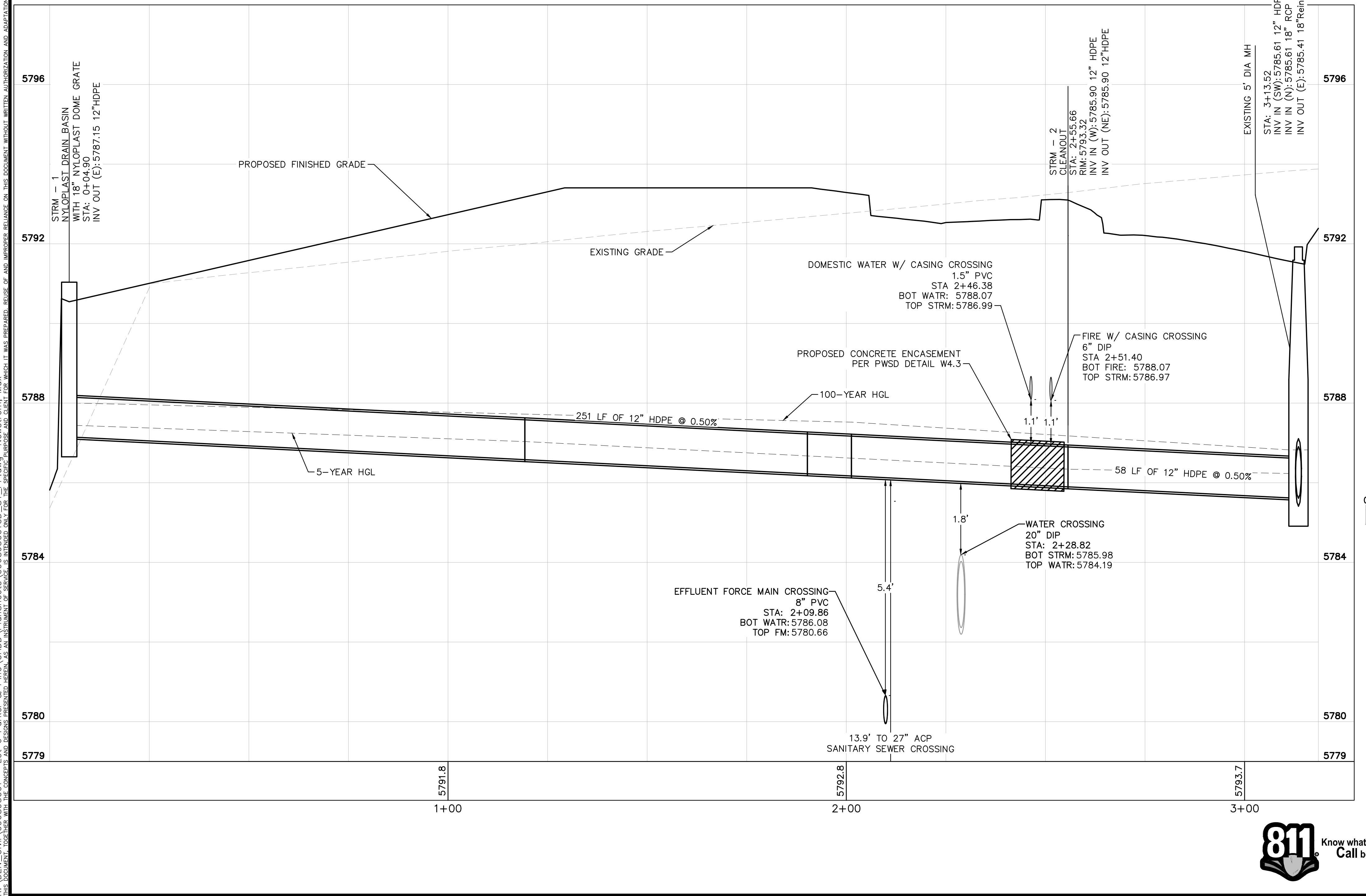
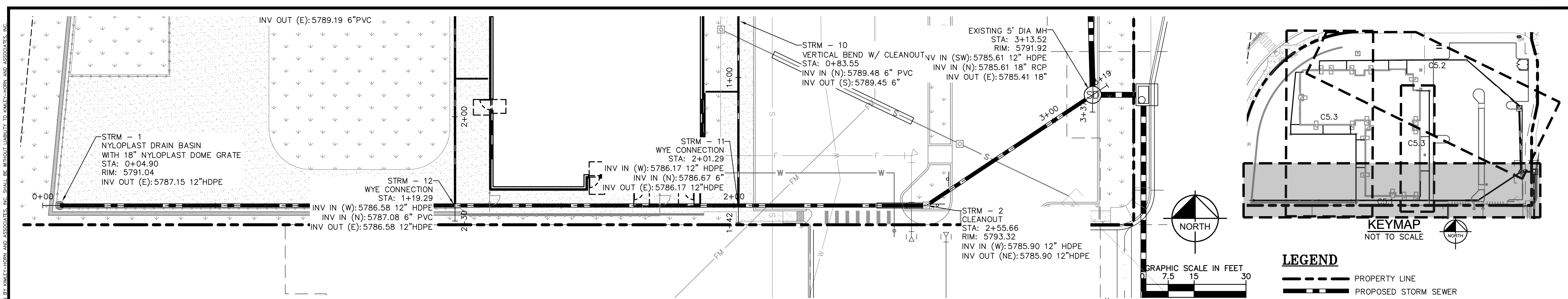
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LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
OVERALL GRADING PLAN

PROJECT NO. 096895001
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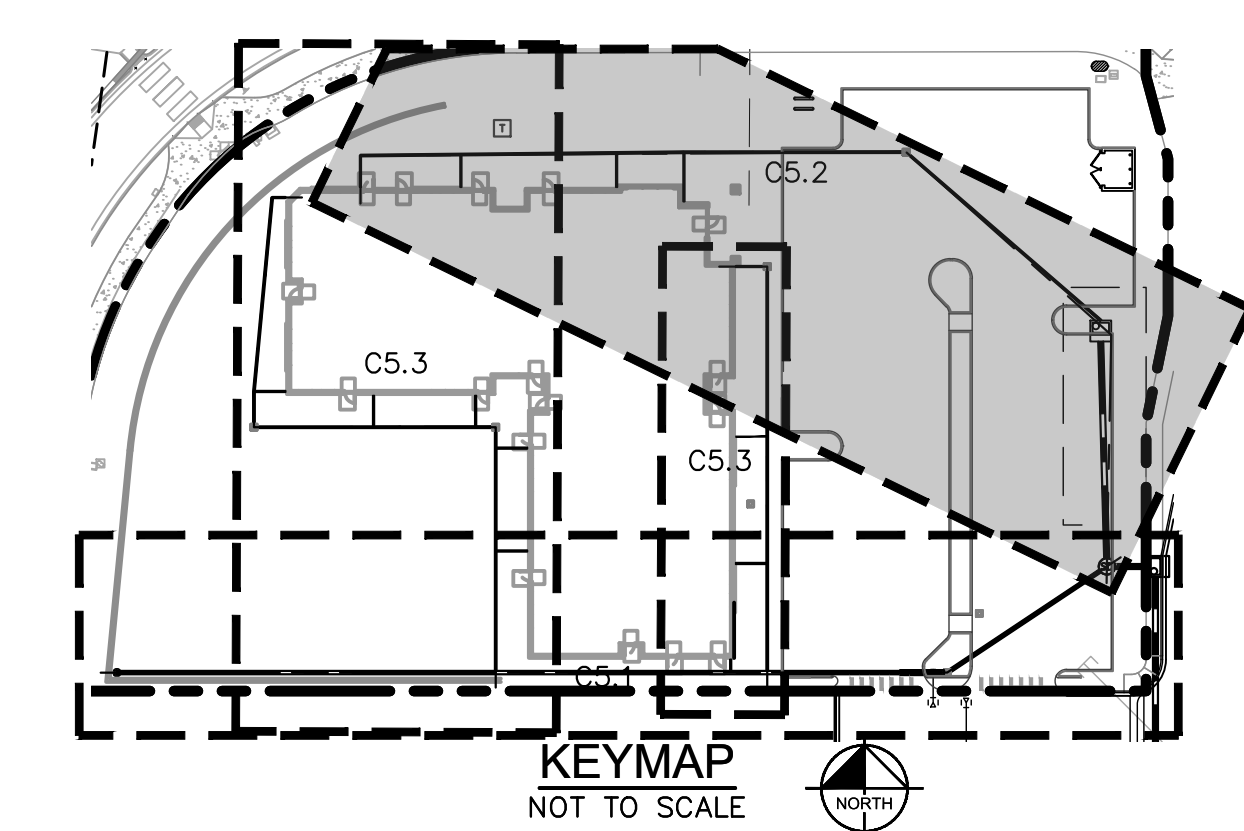
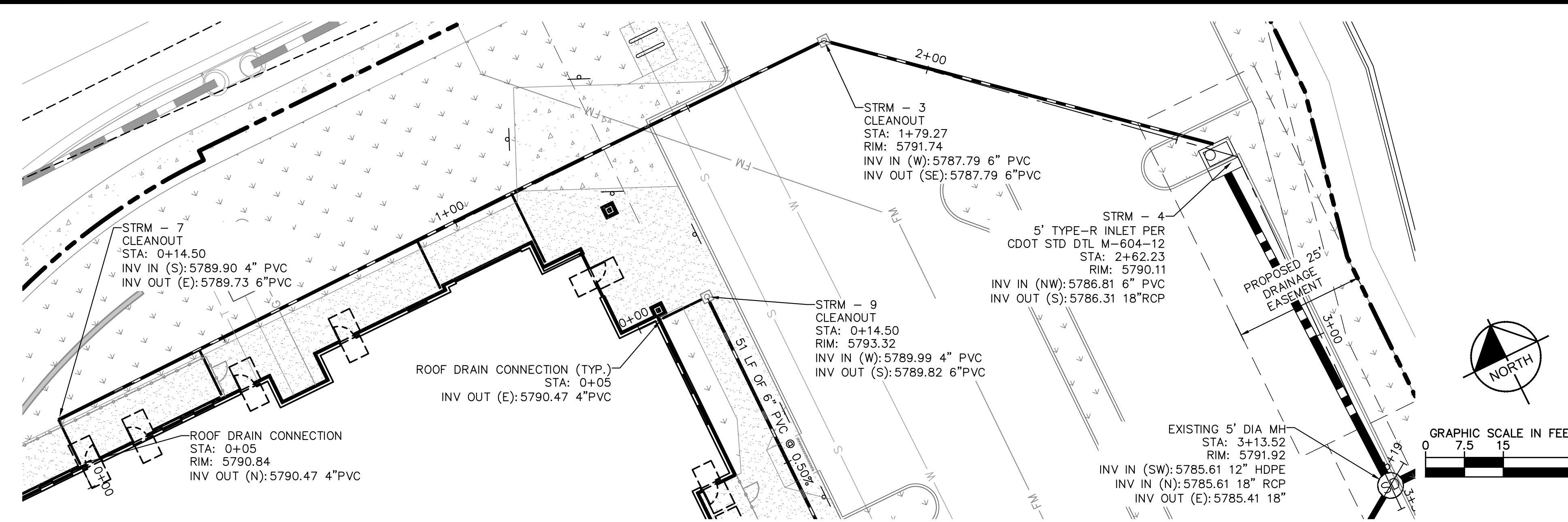
LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
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 PRIVATE STORM PLAN AND PROFILE

PROJECT NO. 096895001
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 TOWN OF PARKER, DIRECTOR OF ENGINEERING

TOWN OF PARKER, DIRECTOR OF ENGINEERING

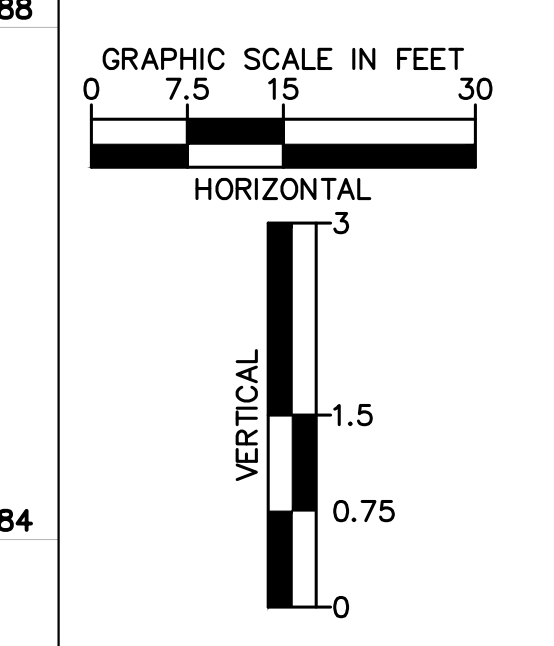
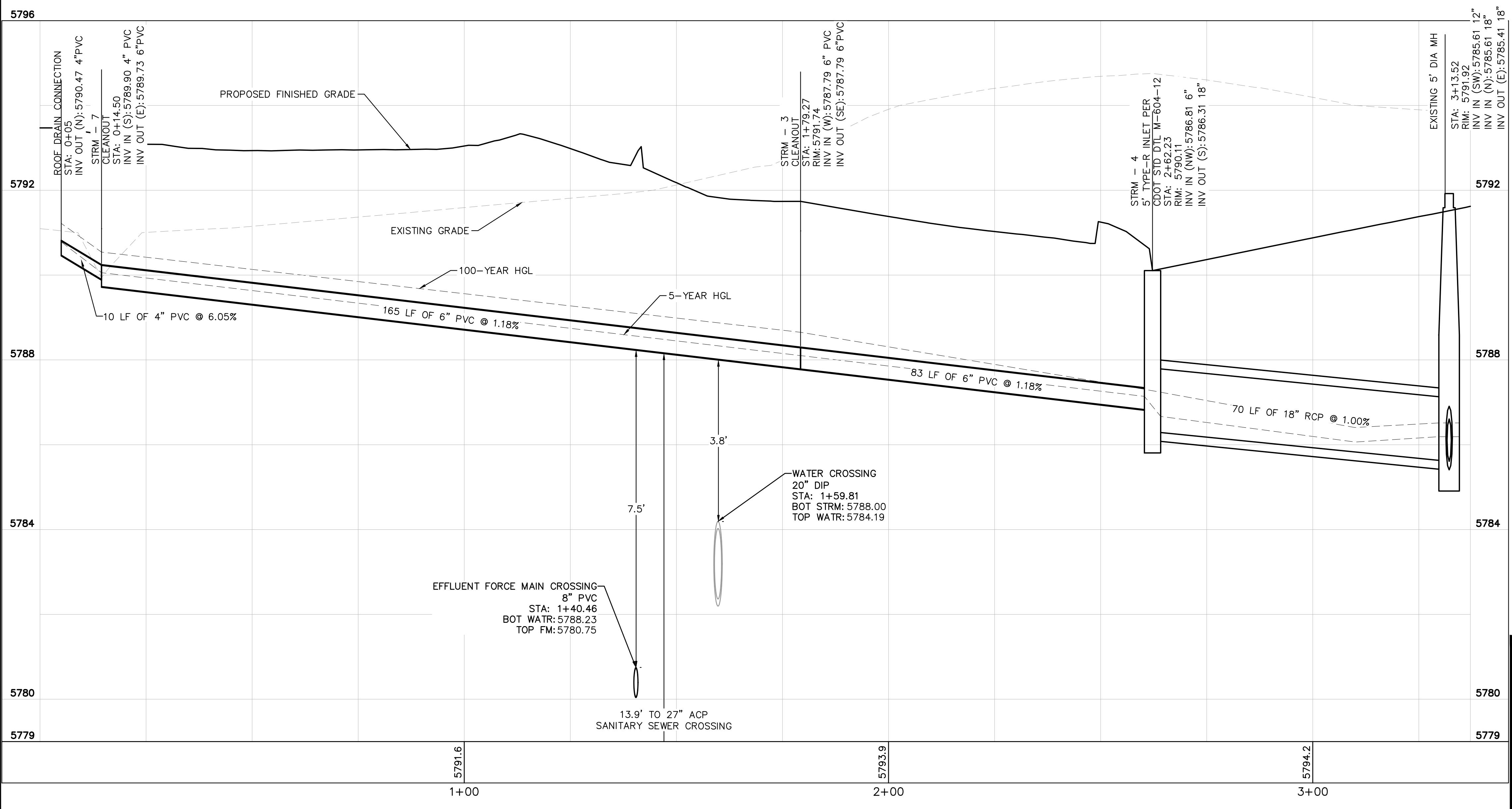
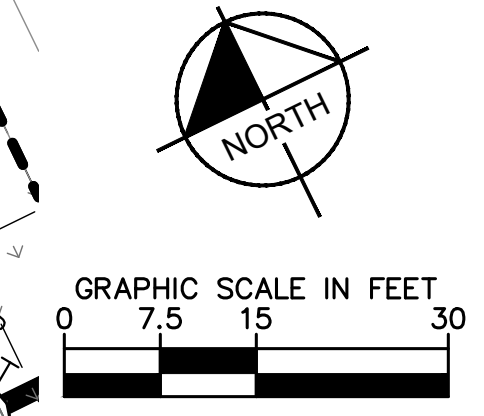
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LEGEND

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



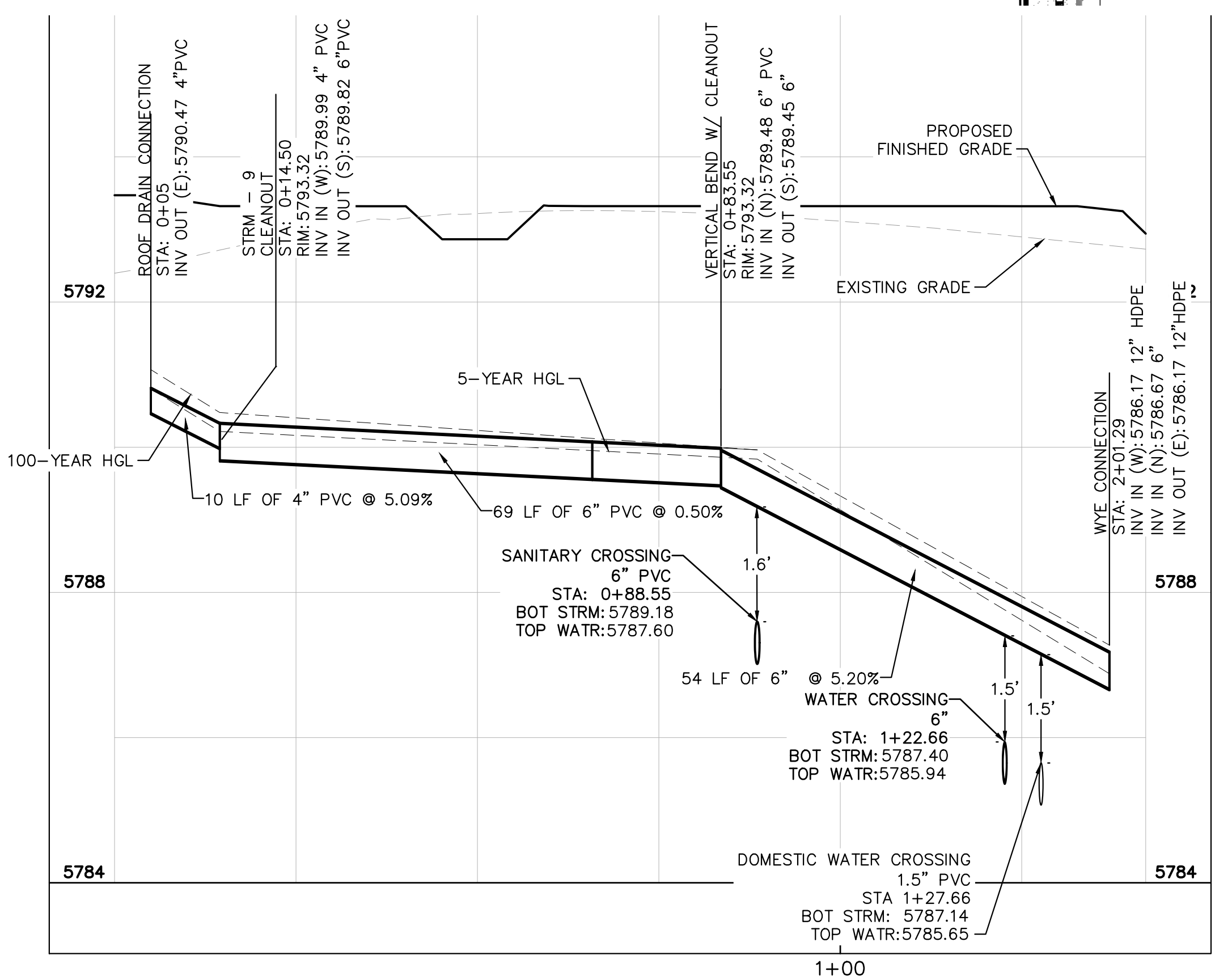
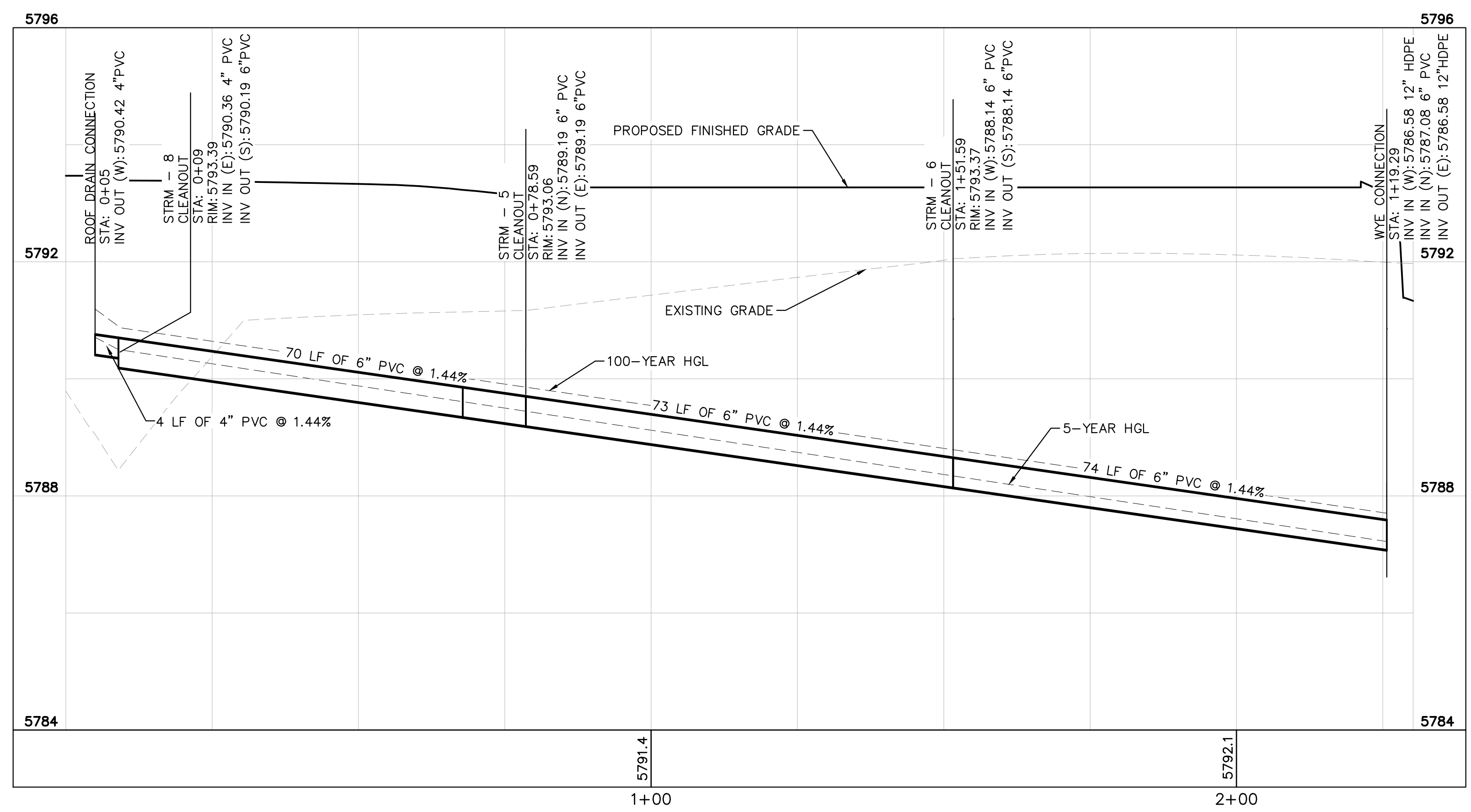
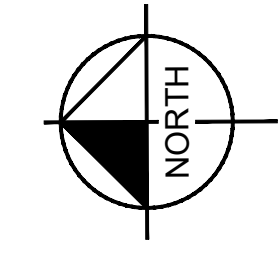
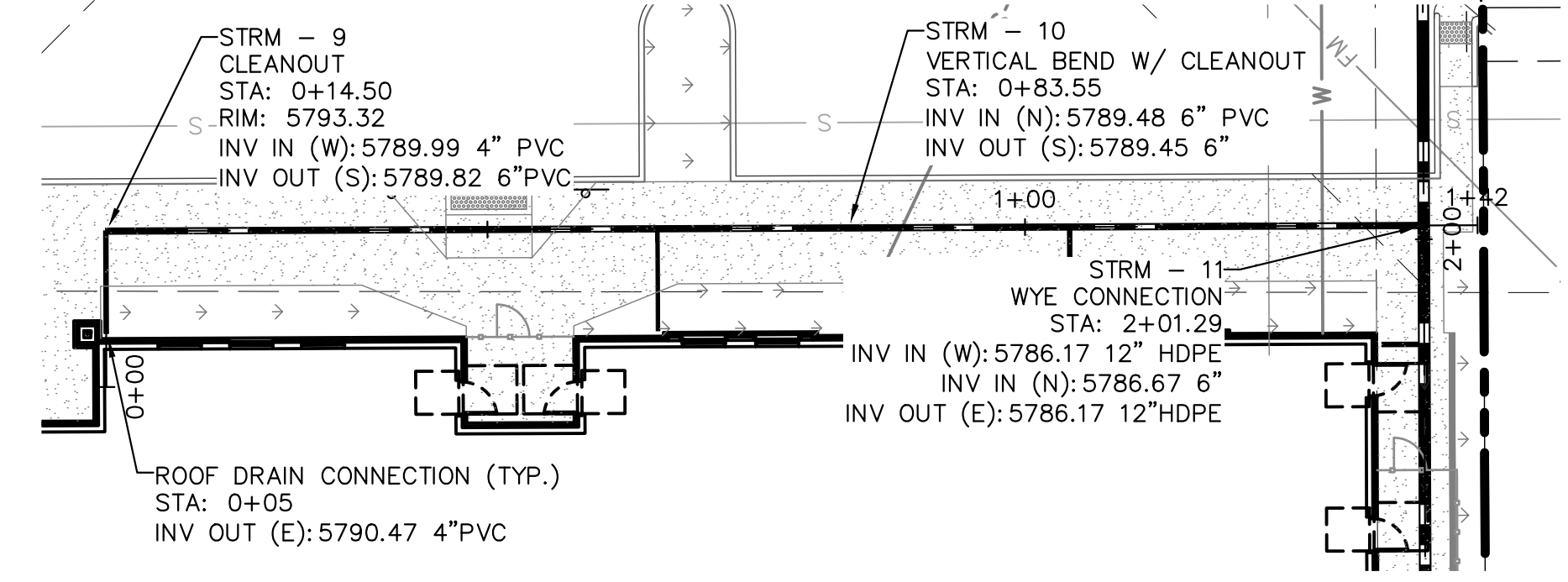
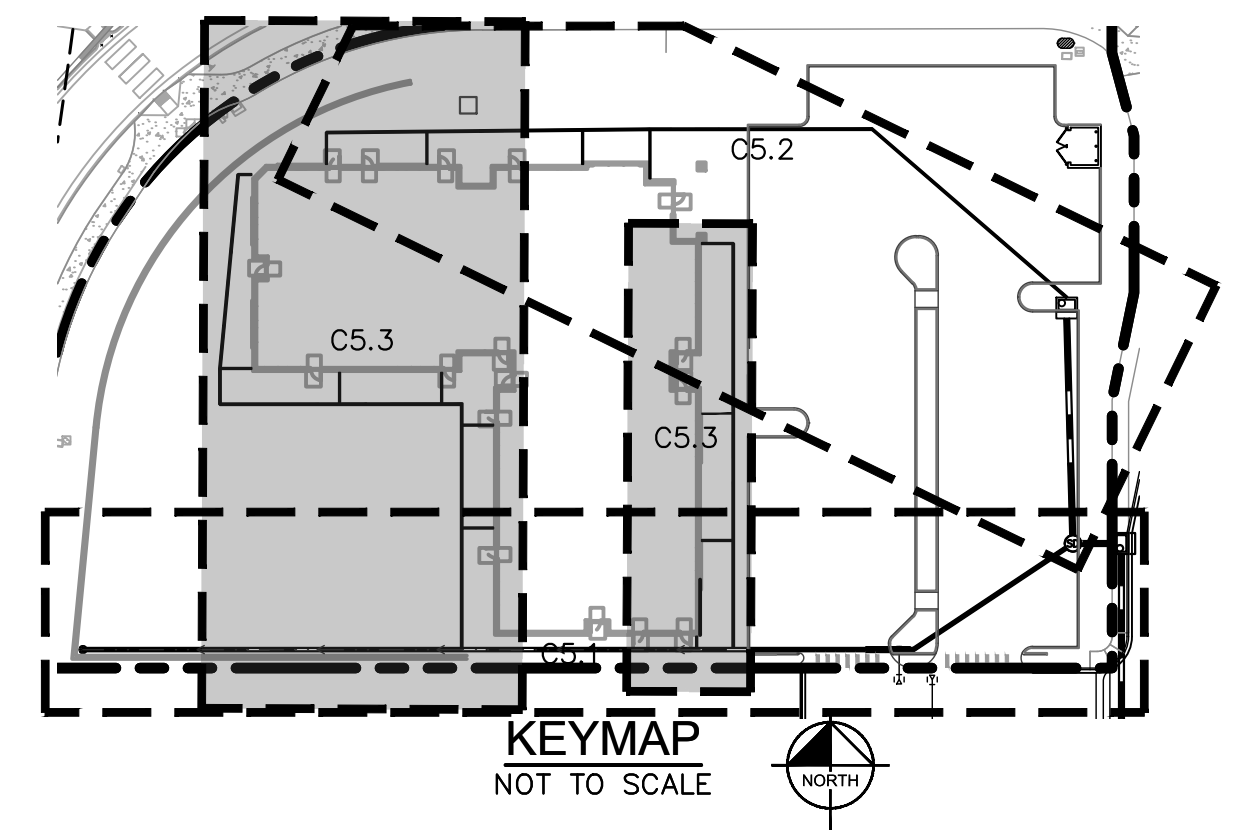
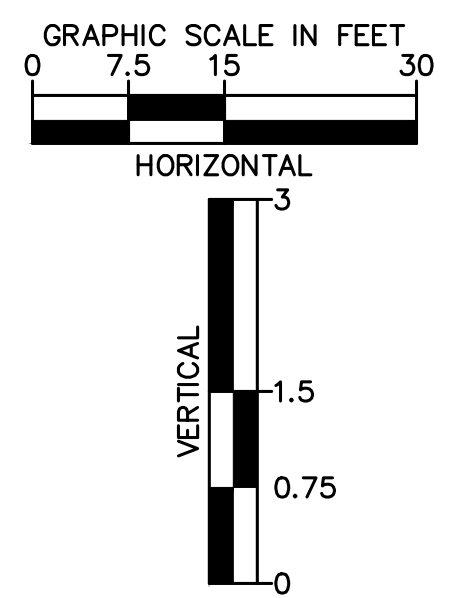
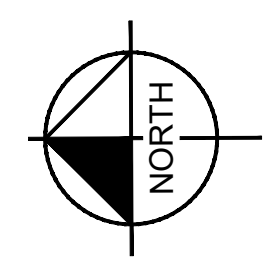
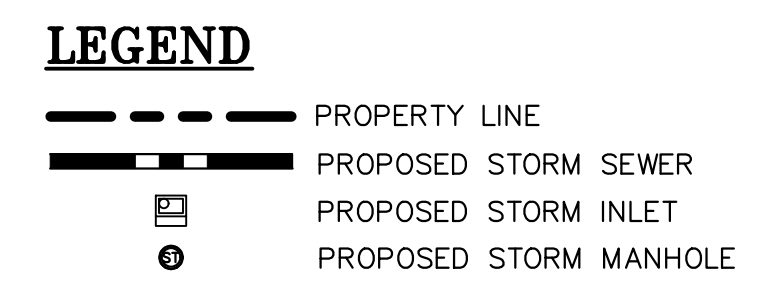
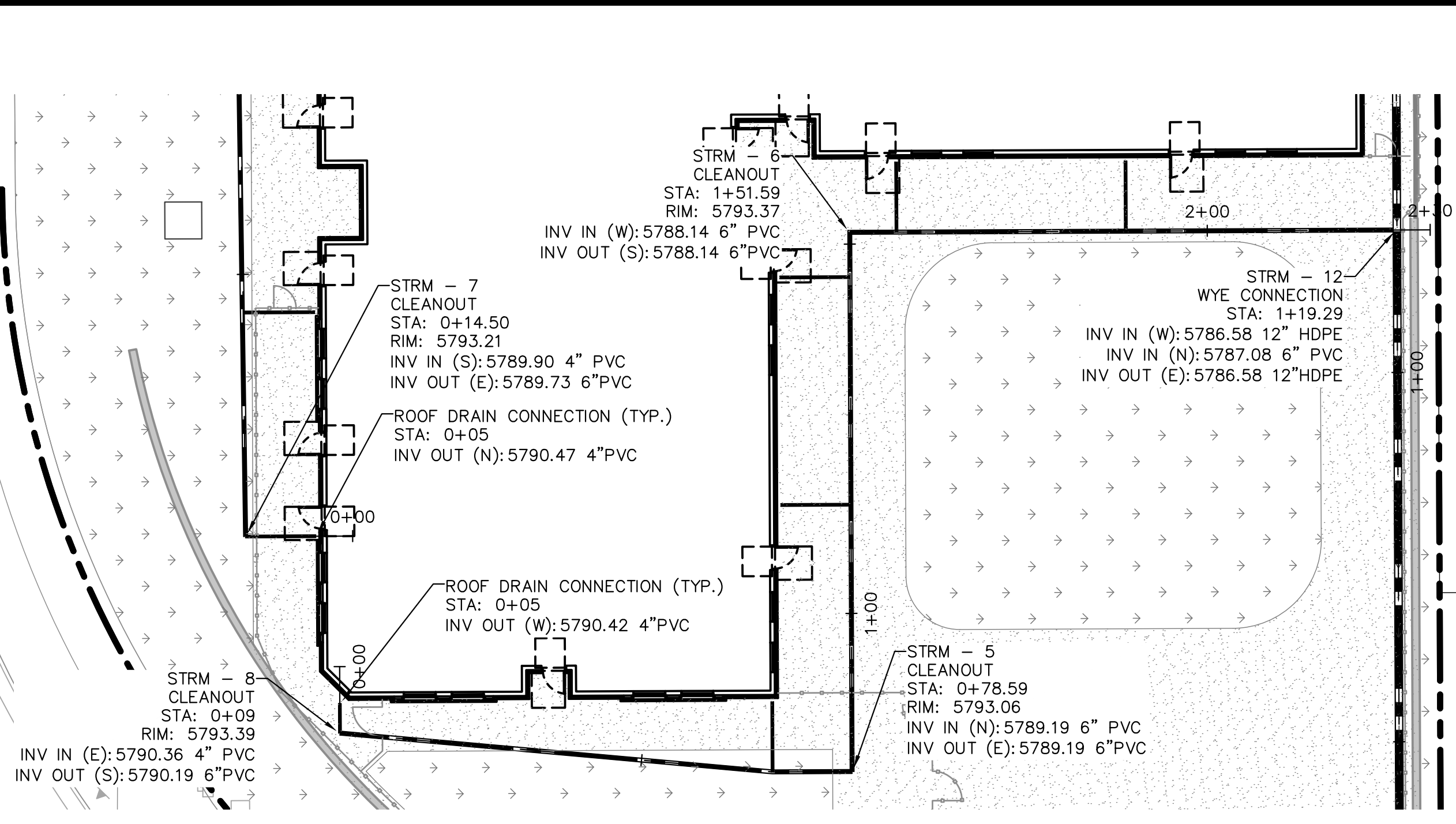
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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<p style="font-weight: bold; font-size: 12px; margin: 0;">DESIGNED BY: MCN DRAWN BY: NMH CHECKED BY: DLS DATE: 09/13/2021</p>	
<p style="font-weight: bold; font-size: 14px; margin: 0;">LOT 6 PARKER AND PINE FILING 1</p> <p style="font-weight: bold; font-size: 12px; margin: 0;">PARKER, CO</p> <p style="font-weight: bold; font-size: 12px; margin: 0;">EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS</p> <p style="font-weight: bold; font-size: 12px; margin: 0;">PRIVATE STORM PLAN AND PROFILE</p>	
<p style="font-size: 8px; margin: 0;">PROJECT NO. 096895001</p> <p style="font-size: 8px; margin: 0;">DRAWING NAME 096895001CD_ST_PP</p>	
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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237, (303) 728-2300

DESIGNED BY: MCN
 DRAWN BY: NMH
 CHECKED BY: DLS
 DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 PRIVATE STORM PLAN AND PROFILE

PROFESSIONAL ENGINEER
 STATE OF COLORADO LICENSED
 DATE: 11/13/2021
 46391

PROJECT NO.
 096895001

DRAWING NAME
 096895001CD_ST_PP

C5.3

K:\DEV_CAD\068695001_1.dwg, 6. Dec 2016, 8:51 AM, C:\Users\jls\AppData\Local\Temp\068695001_CD_SITE_DT.dwg, News from: Max
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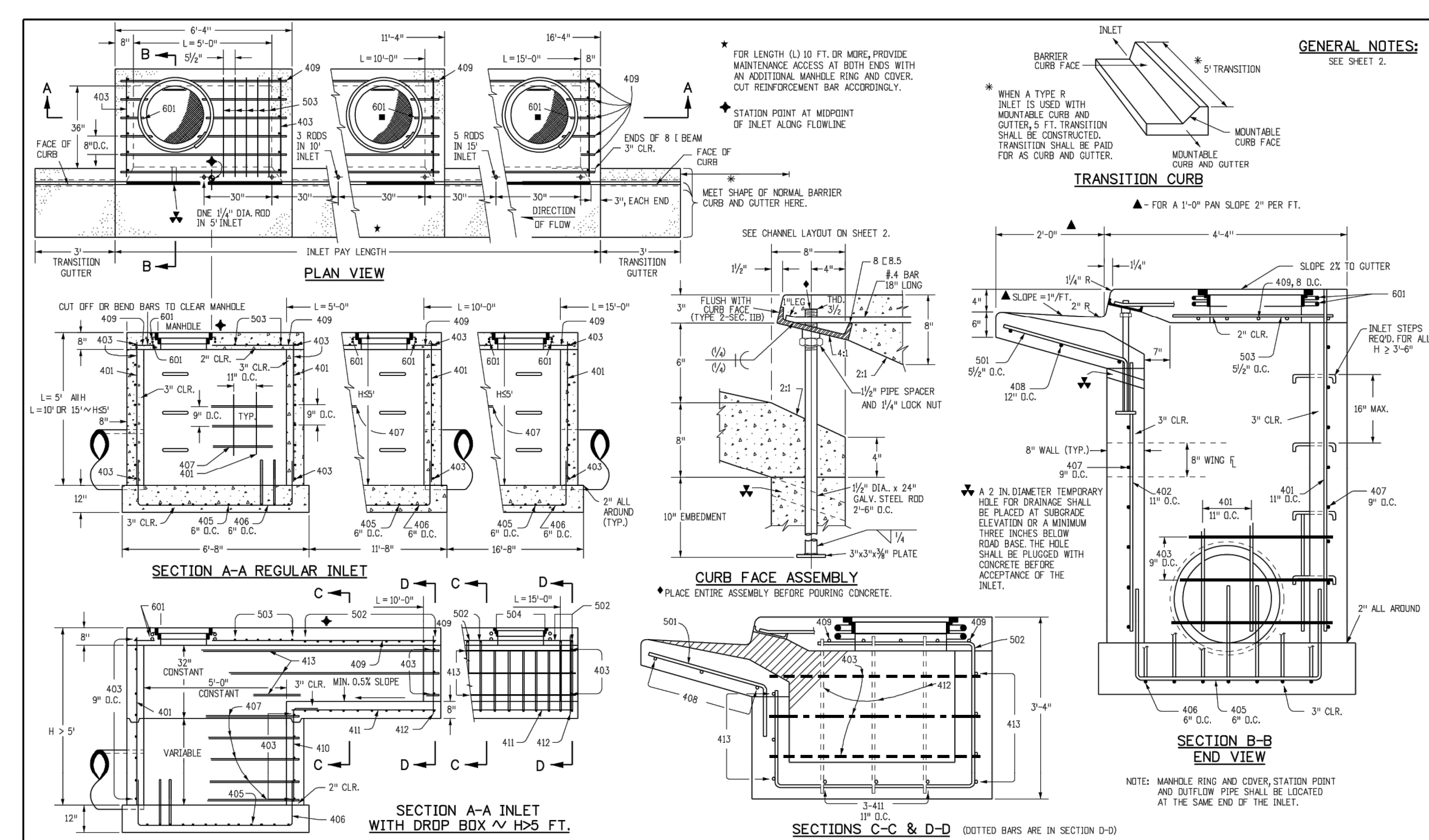


TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

MARK	BAR # OR SIZE	Q.C. SPACING	TYPE	INLETS: H ≤ 5 FT.				INLETS: H > 5 FT.					
				L = 5 FT.	L = 10 FT.	L = 15 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	L = 15 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		
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VII	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	11'-10"	3	16'-10"
409	4	6"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
411	4	11"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
412	4	11"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
413	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
501	5	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5 1/2"	IV	5	3'-6"	16	3'-6"	27	3'-6"	11	11'-5"	17	11'-5"
503	5	5 1/2"	IV	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
504	5	5 1/2"	IV	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"

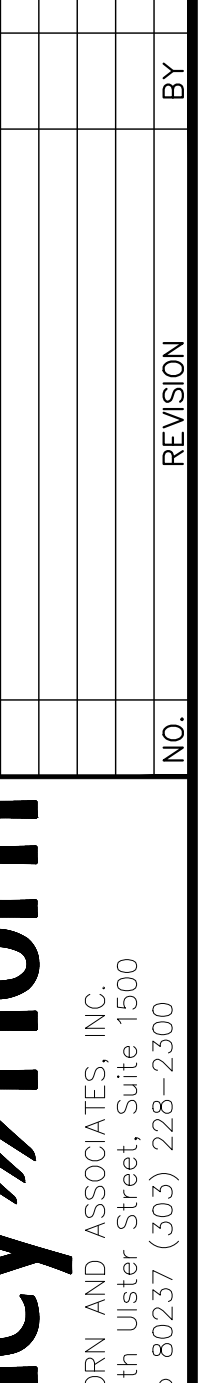
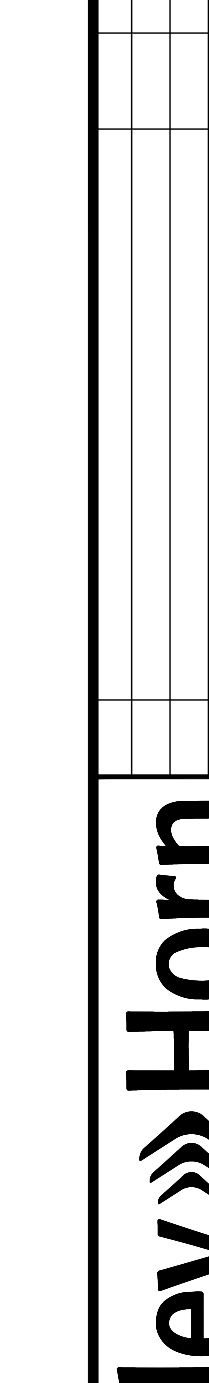
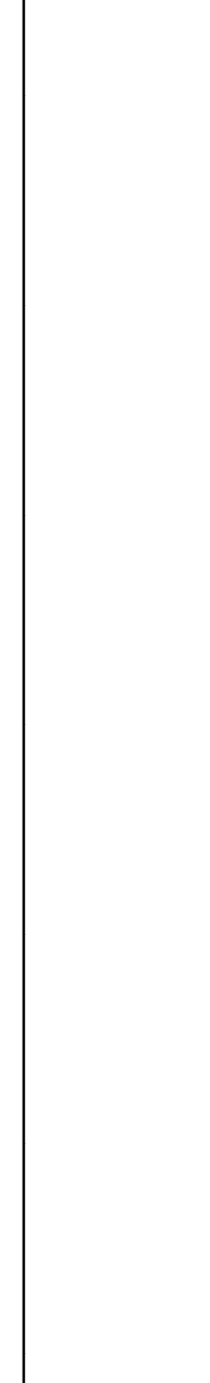
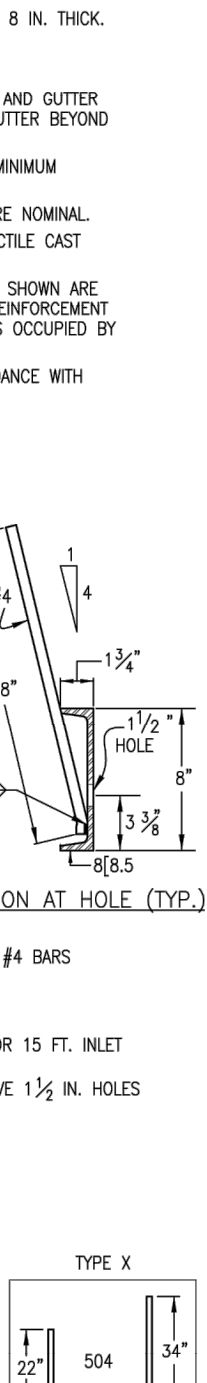
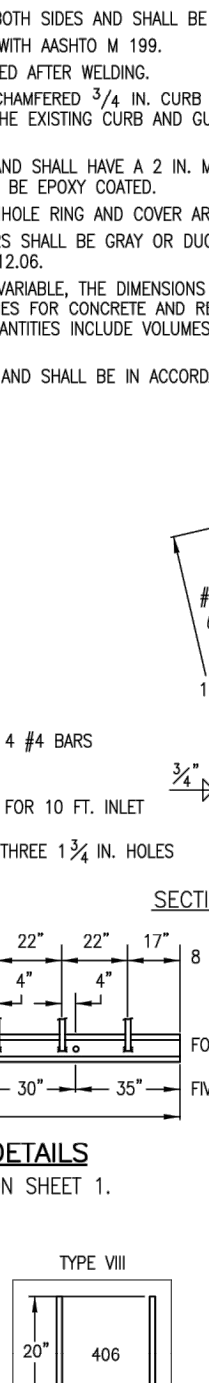
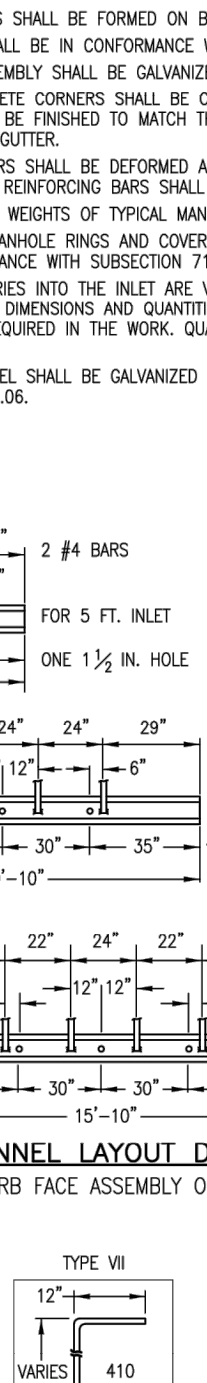
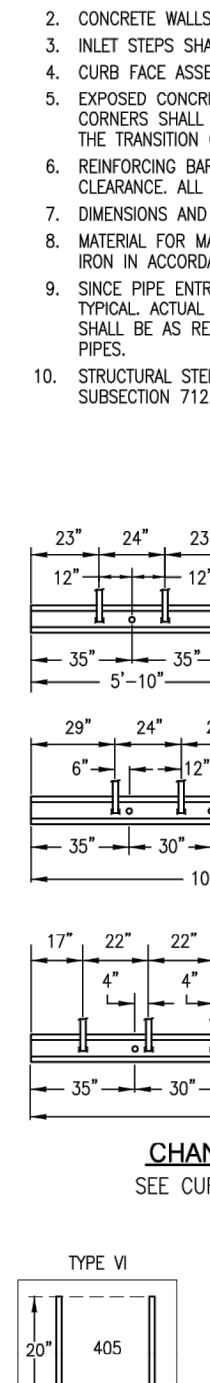
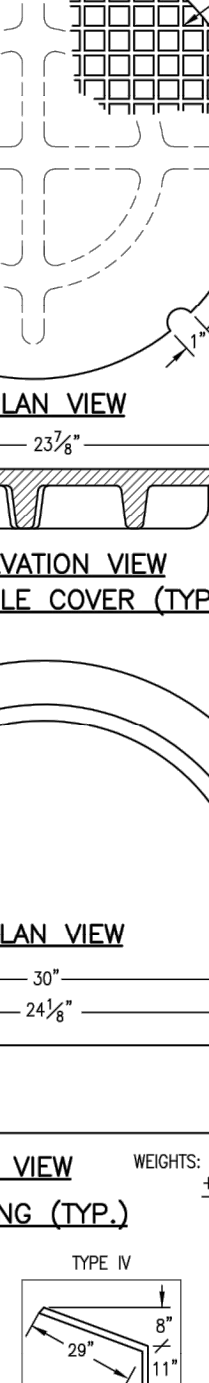
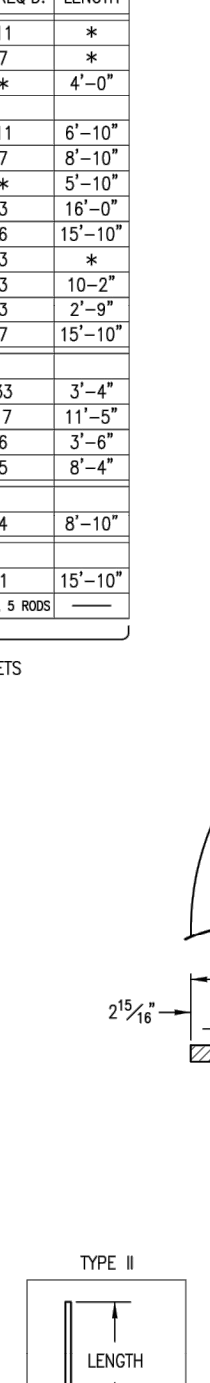
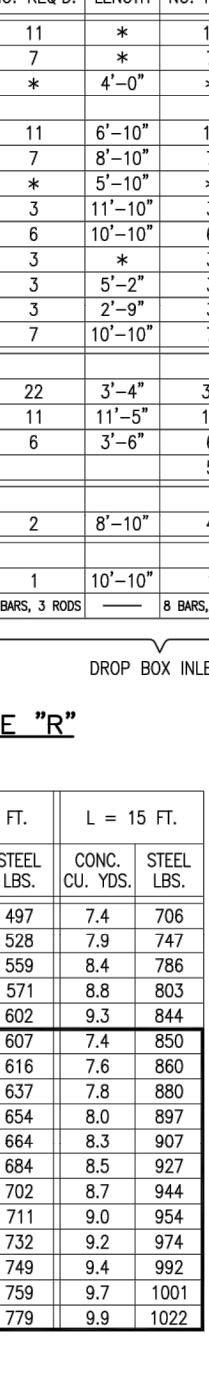
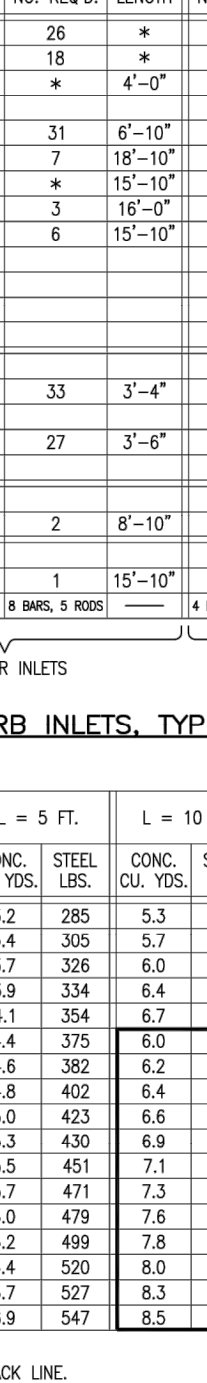
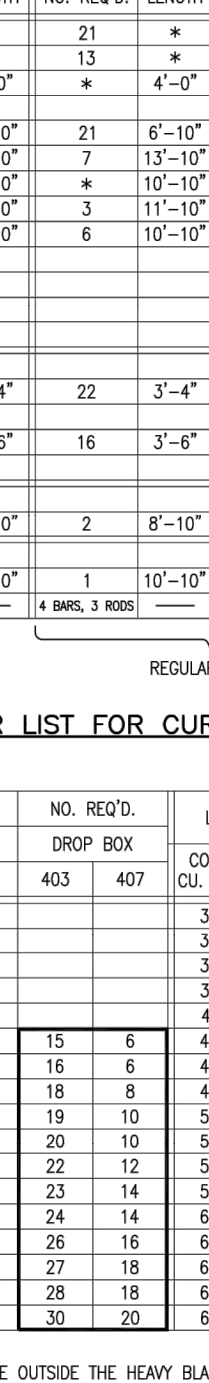
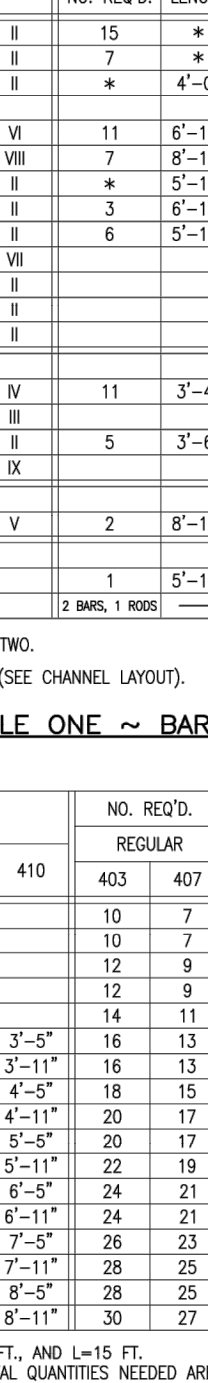
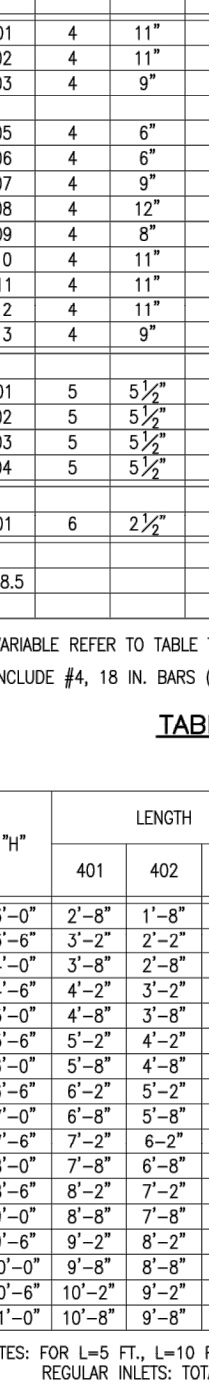
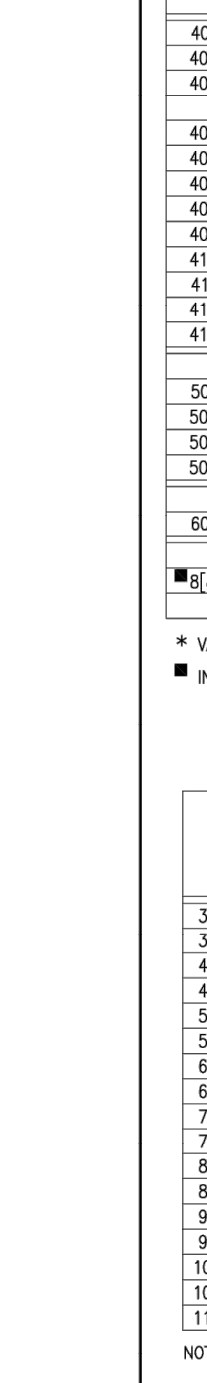


TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

H"	LENGTH	NO. REQ'D.	NO. REQ'D.	L = 5 FT.		L = 10 FT.		L = 15 FT.	
				CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	11	7	3.2	285	5.3	497	7.4	766
3'-6"	3'-2"	10	7	3.4	309	5.7	528	7.8	749
4'-0"	3'-8"	12	9	3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	12	9	3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	14	11	4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	16	13	4.4	375	7.0	607	9.7	850
6'-0"	5'-8"	18	15	4.6	382	7.2	616	10.0	860
6'-6"	6'-2"	18	15	4.8	402	7.4	637	10.3	880
7'-0"	6'-8"	20	17	5.0	423	7.6	654	10.6	897
7'-6"	7'-2"	20	17	5.3	430	7.9	664	10.9	907
8'-0"	7'-8"	22	19	5.5	451	8.1	684	11.2	927
8'-6"	8'-2"	24	21	5.7	471	8.3	702	11.5	944
9'-0"	8'-8"	24	21	6.0	479	8.6	711	11.8	954
9'-6"	9'-2"	26	23	6.2	499	8.8	732	12.1	974
10'-0"	9'-8"	28	25	6.4	520	9.0	749	12.4	992
10'-6"	10'-2"	28	25	6.7	527	9.3	759	12.7	1001
11'-0"	10'-8"	30	27	6.9	547	9.5	779	13.0	1022

Computer File Information

Creation Date: 07/04/06
 Last Modification Date: 07/04/06
 Full Path: www.dot.state.co.us/DesignSupport/
 Drawing File Name: 8040120202.dwg
 CAD Ver: WinStation V8 Scale: Not to Scale Units: English

Sheet Revisions

Date	Comments
07/04/06	Initials: SJR
07/04/06	Initials: LTA

Colorado Department of Transportation

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 Denver, Colorado 80222
 Phone: (303) 757-9083
 Fax: (303) 757-9920

STANDARD PLAN NO.

M-604-12

Project Development Branch

SRJ/LTA

Issue Date: July 04, 2006

Sheet No. 2 of 2

Computer File Information

Creation Date: 07/04/06
 Last Modification Date: 07/04/06
 Full Path: www.dot.state.co.us/DesignSupport/
 Drawing File Name: 8040120202.dwg
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Date	Comments
07/04/06	Initials: SJR
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Colorado Department of Transportation

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 Denver, Colorado 80222
 Phone: (303) 757-9083
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STANDARD PLAN NO.

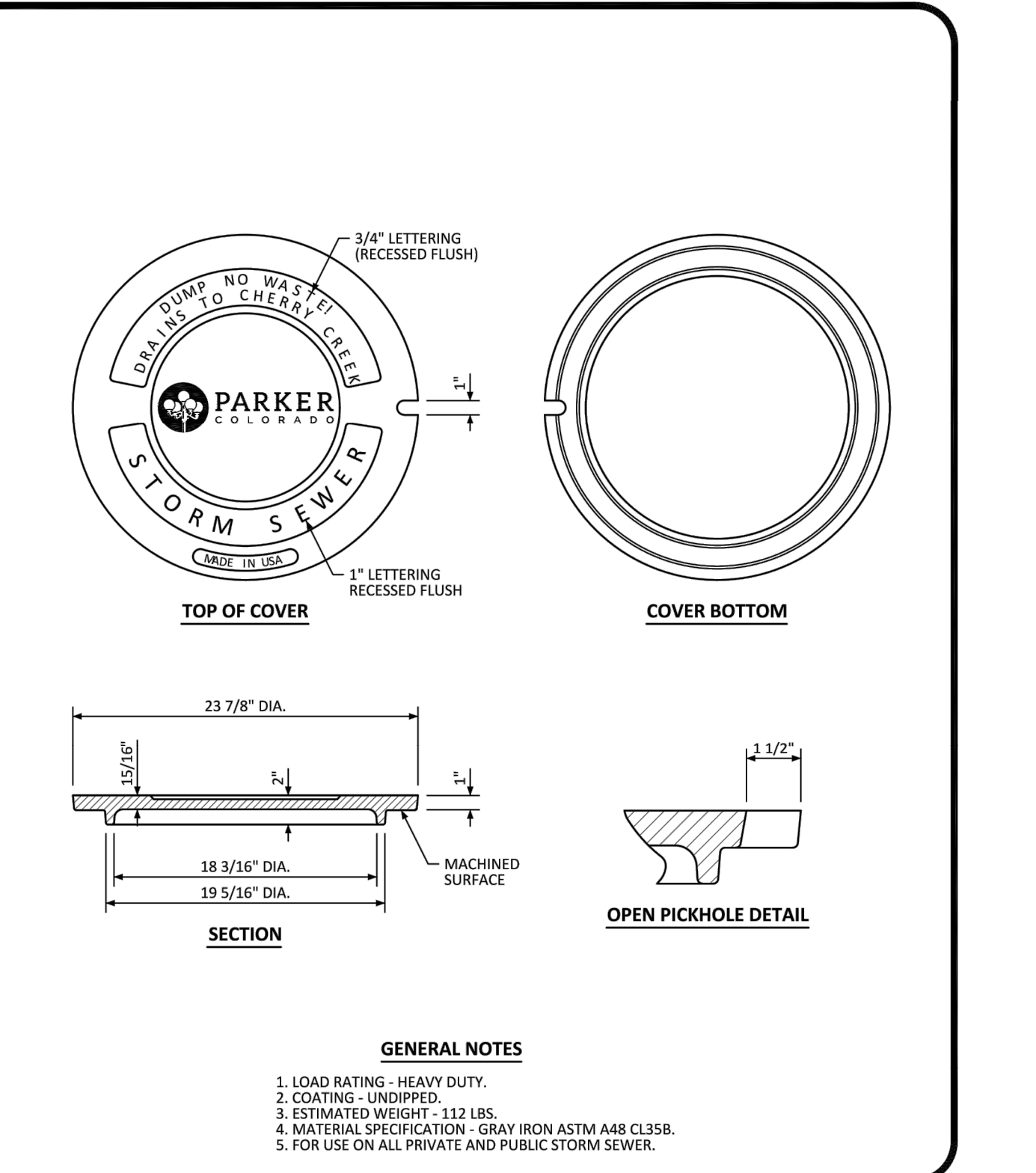
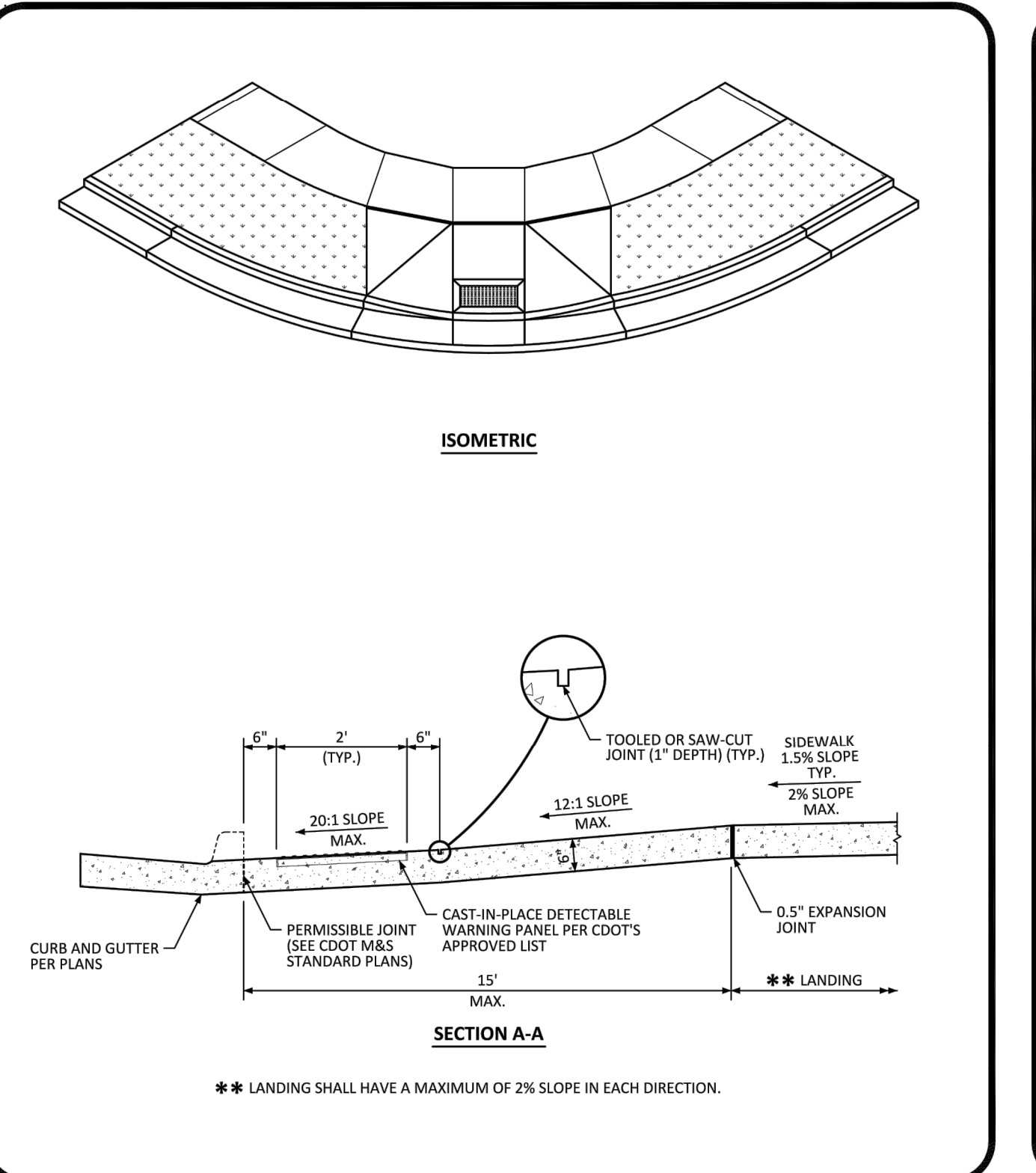
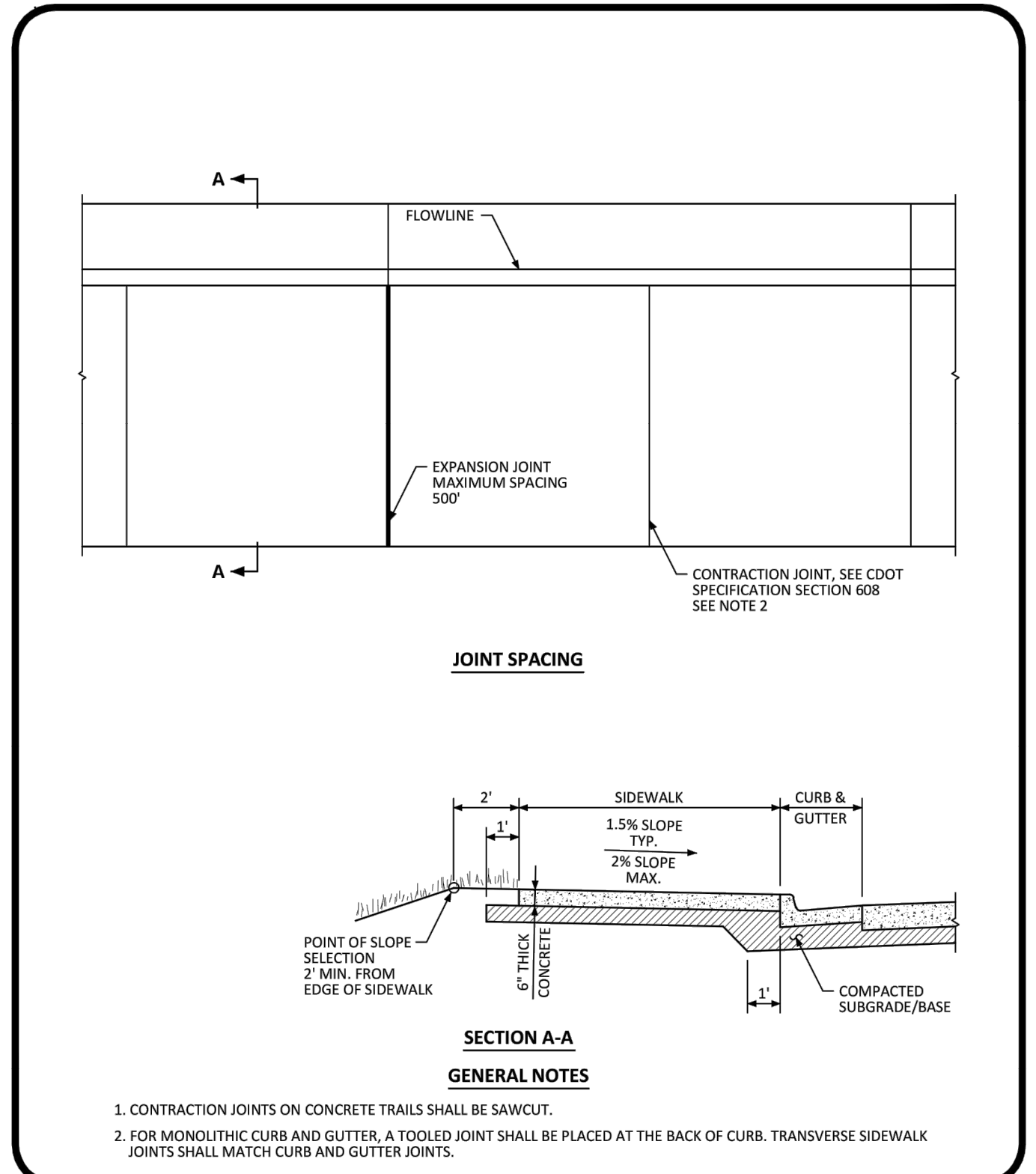
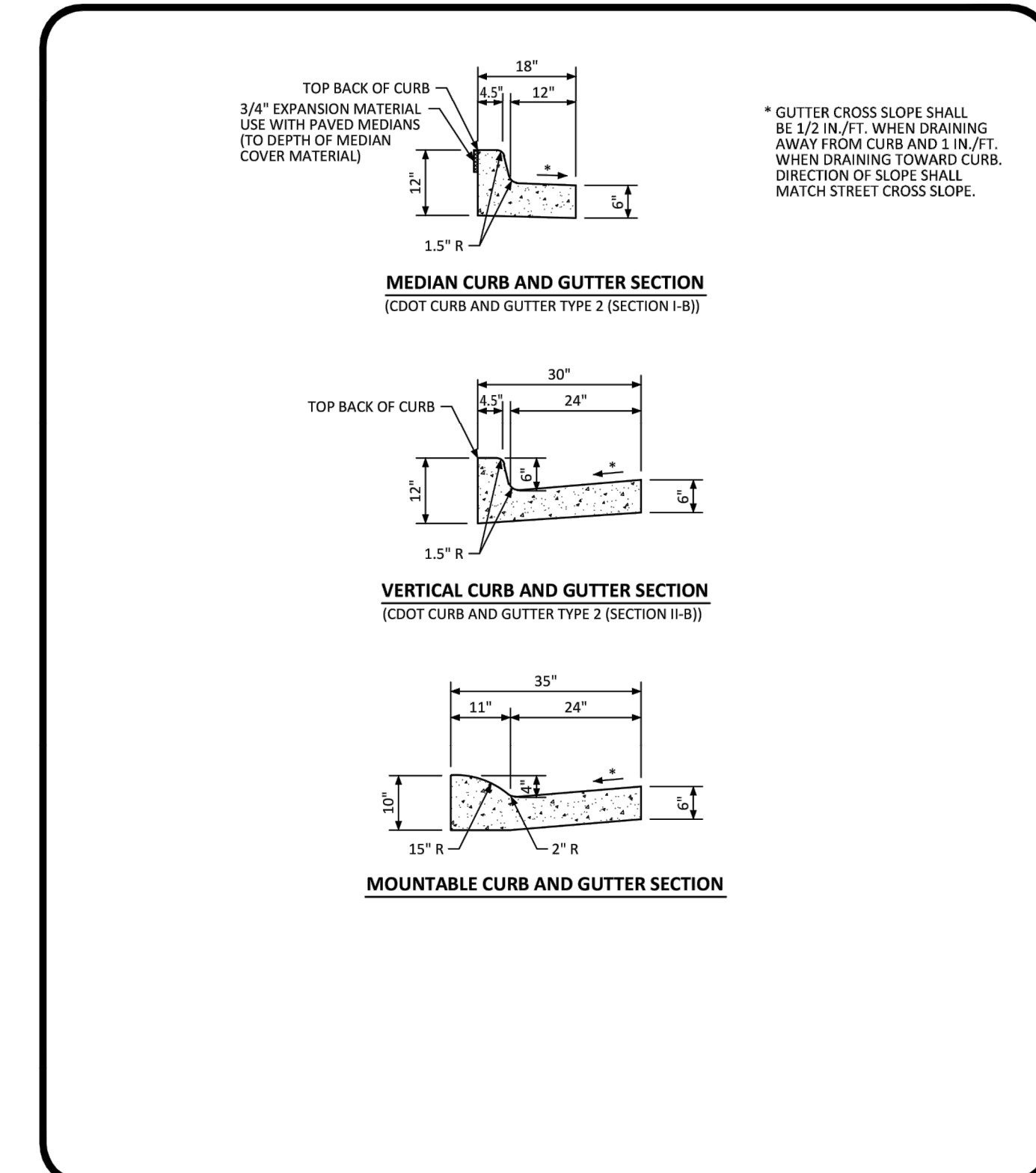
M-604-12

Project Development Branch

SRJ/LTA

Issue Date: July 04, 2006

Sheet No. 2 of 2



Colorado Department of Transportation

DATE AUGUST 2014

DETAIL 3

1 OF 1

Colorado Department of Transportation

DATE AUGUST 2014

DETAIL 4

2 OF 2

PARKER COLORADO

DATE DECEMBER 2016

DETAIL 15

2 OF 2

PARKER COLORADO

DATE DECEMBER 2016

DETAIL 33

1 OF 1

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 4582 South Ulster Street, Suite 1500
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DESIGNED BY: MCN
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 CHECKED BY: DLS
 DATE: 09/13/2021

LOT 6 PARKER AND PINE FILING 1

PARKER, CO

EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS

SITE DETAILS

PROJ. NO. 096895001

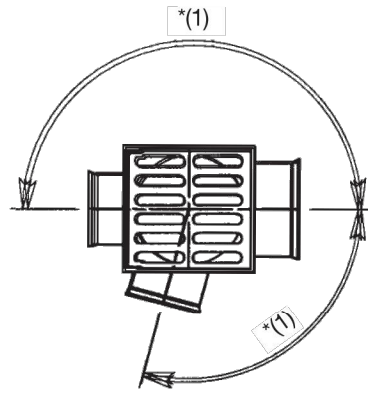
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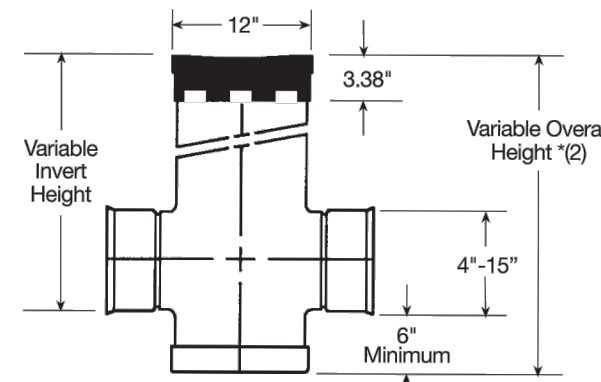
K:\DEV_CAD\096895001 - Lot 6, Parker & Pine\CAD\Drawings\096895001_CD_SITE_DT.dwg, News from Max, The document contains information that is confidential and proprietary to Kimley-Horn and Associates, Inc. and its clients. It is intended for the use of the recipient only. If you have received this document in error, please notify the sender immediately. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, without the prior written permission of Kimley-Horn and Associates, Inc.

12" & 15" Drain Basins

Part/Prefix	Product Description	Available Outlets
2812AG_X	12" Custom Basin	4" thru 12"
2815AG_X	15" Custom Basin	4" thru 15"

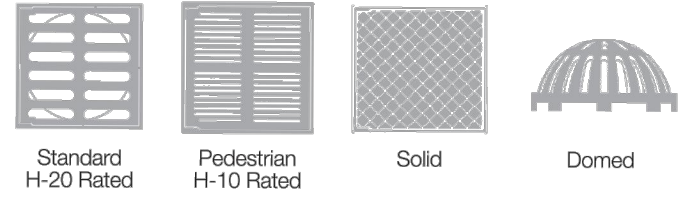


*1) Adapters can be mounted on any angle 0° to 359°. To determine minimum angle between adapters please see chart on page (1).



*2) Maximum recommended overall height 10'

12" & 15" Grate Options
Light Duty Bronze Grate Available (see pg. 23-24)



Nyloplast

ADS

36" (900 MM) STORM MANHOLE SPECIFICATION

SCOPE
This specification describes the 36" (900 mm) Storm Manhole for use in underground stormwater applications.

JOINT PROPERTIES
36" (900 mm) Storm Manholes and their reducing cones shall be manufactured from PVC pipe stock, utilizing a thermforming process to reform the pipe stock to the specified configuration. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

Gaskets shall be made from material meeting the requirements of ASTM F477.

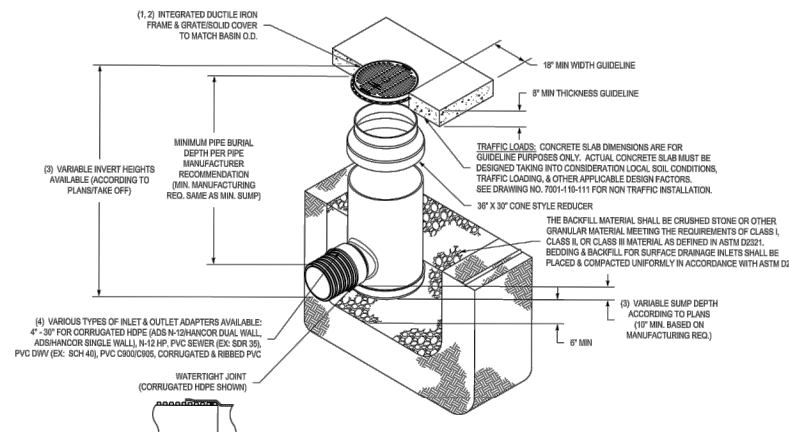
Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

PERFORMANCE
The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seats.

Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast.

INSTALLATION
36" Storm Manholes shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of Class 1, Class 2, or Class 3 materials as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. Contact Nyloplast Engineering in Buford, GA for installation recommendations.

36" STORM MANHOLE



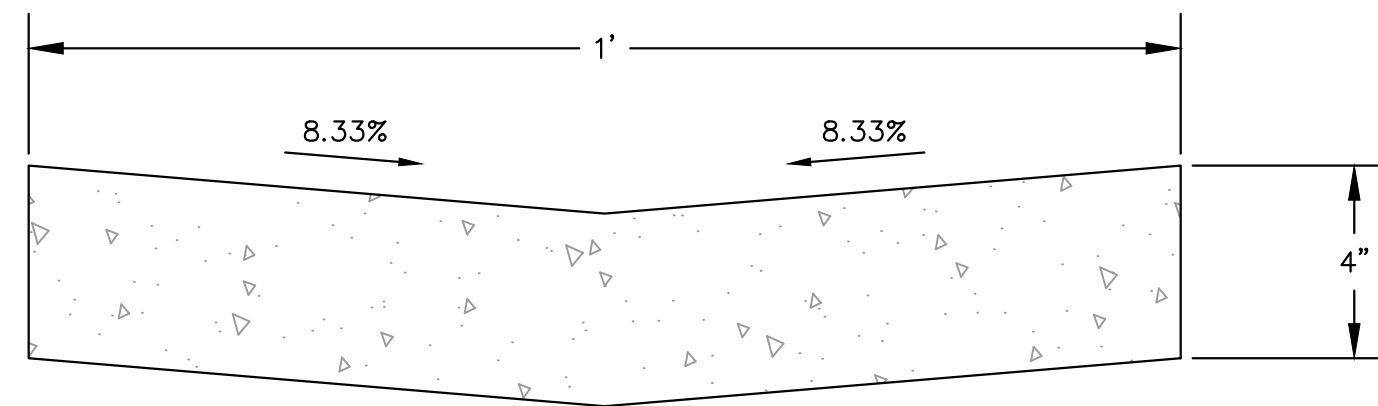
Ask a local representative for a complete listing of specifications, details and pricing. Visit www.nyloplast-us.com or call 866-888-8479 for project support.

THE MOST ADVANCED NAME IN WATER MANAGEMENT SOLUTIONS™

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Advanced Drainage Systems, Inc.
www.ads-pipe.com
www.nyloplast-us.com

Try the Online Drain Basin Configurator at www.basinconfigurator.com. Create a custom drain basin in minutes and get the documentation needed to specify parts and get pricing.



CONCRETE SWALE DETAIL

N.T.S.

NOTES:

- MINIMUM COMPRESSIVE STRENGTH OF CONCRETE SHALL BE 4500 PSI.
- SUBGRADE TO MEET MINIMUM REQUIREMENT FOR STANDARD DUTY CONCRETE PAVEMENT AND GEOTECHNICAL RECOMMENDATIONS.



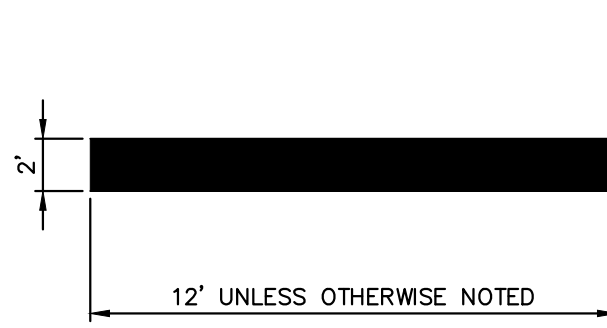
12" x 18" MINIMUM SIZE

NOTE:

- SIGN SHALL BE MOUNTED ON TOP OF A BOLLARD.

MUTCD R7-8 ACCESSIBLE PARKING SIGN

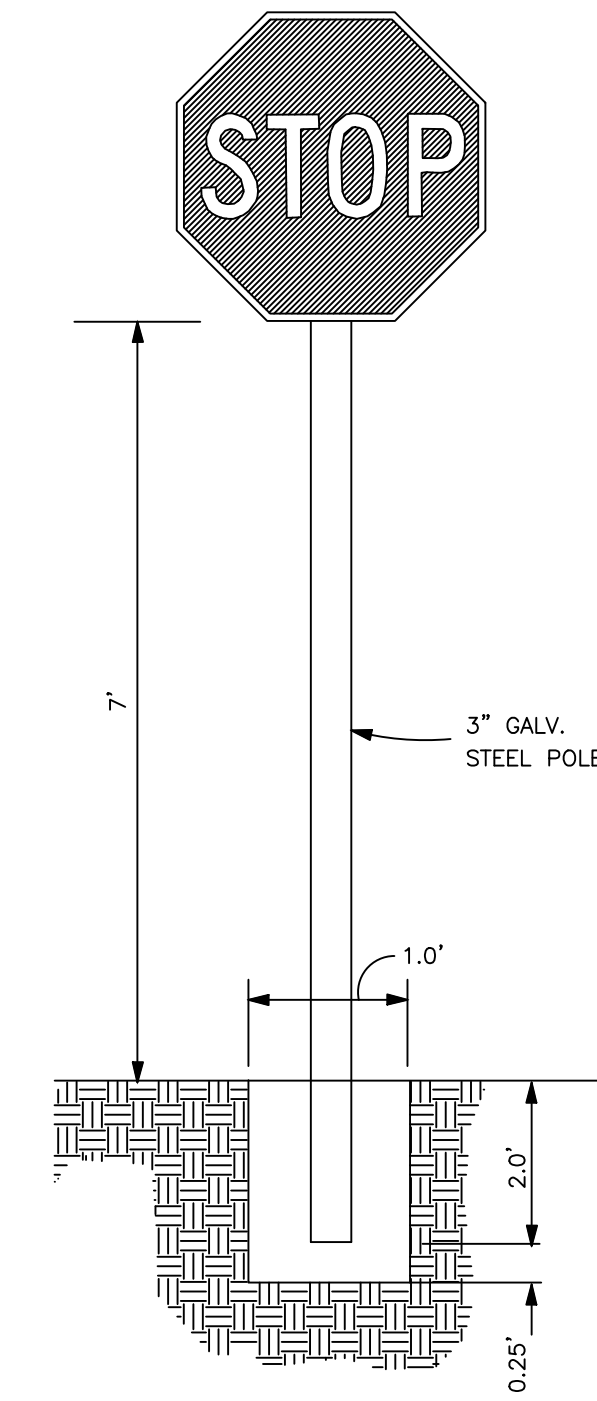
N.T.S.



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

STOP BAR DETAIL

N.T.S.



NOTES:

- ALL SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTD) FOR COLOR, SIZE, REFLECTIVITY, AND HEIGHT.
- SIGNS TO PLACE AS SHOWN ON THE PLANS.
- FOR SIGNS NOT PROTECTED BY A STANDARD PARKING BUMPER OR BEHIND THE CURB PLACE STEEL POLE IN BOLLARD PER THE HANDICAP PARKING SIGN DETAIL.

SIGN POST DETAIL

NOT TO SCALE



12" x 18" MINIMUM SIZE

NOTE:

- SIGN SHALL BE MOUNTED ON TOP OF A BOLLARD.

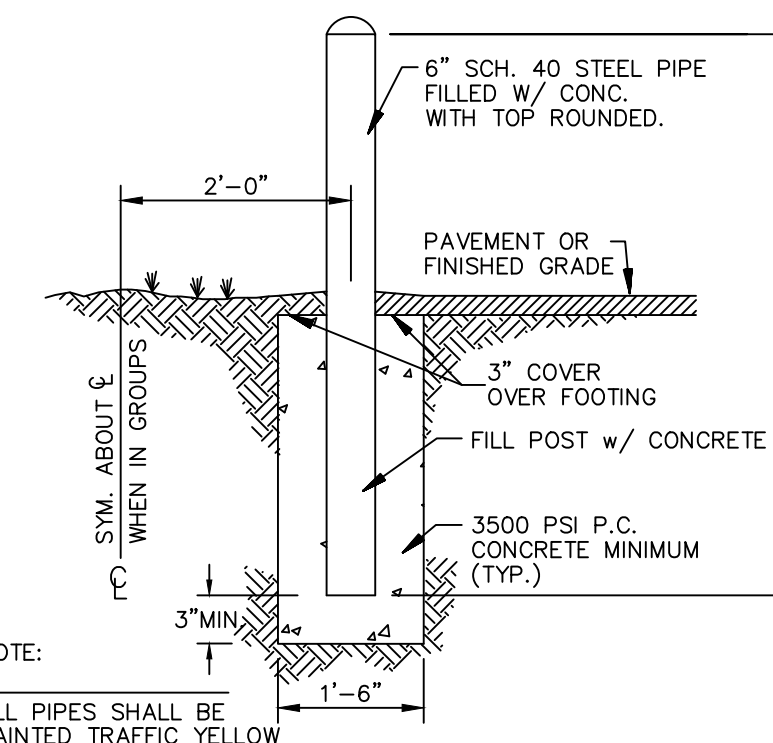
MUTCD R7-8 ACCESSIBLE PARKING SIGN

N.T.S.



NO PARKING FIRE LANE - R8-31

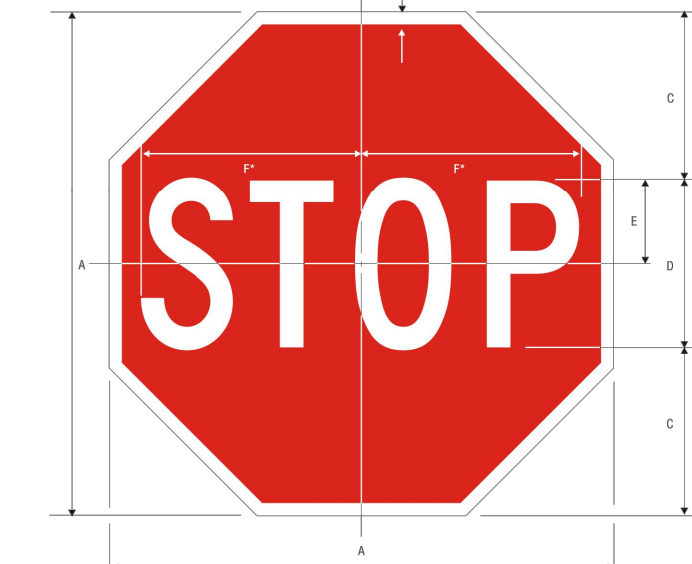
N.T.S.



NOTE:
ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD

N.T.S.



B&S SIGN		*Minimum spacing (ft.)	
A	B	C	D
18	30	6	3
24	36	8	4
30	42	10	5
36	48	12	6
48	60	16	8

COLORS: LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - RED (RETROREFLECTIVE)

STOP SIGN - R1-1

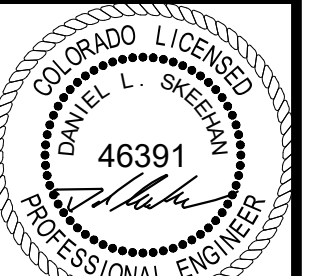
N.T.S.

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SITE DETAILS



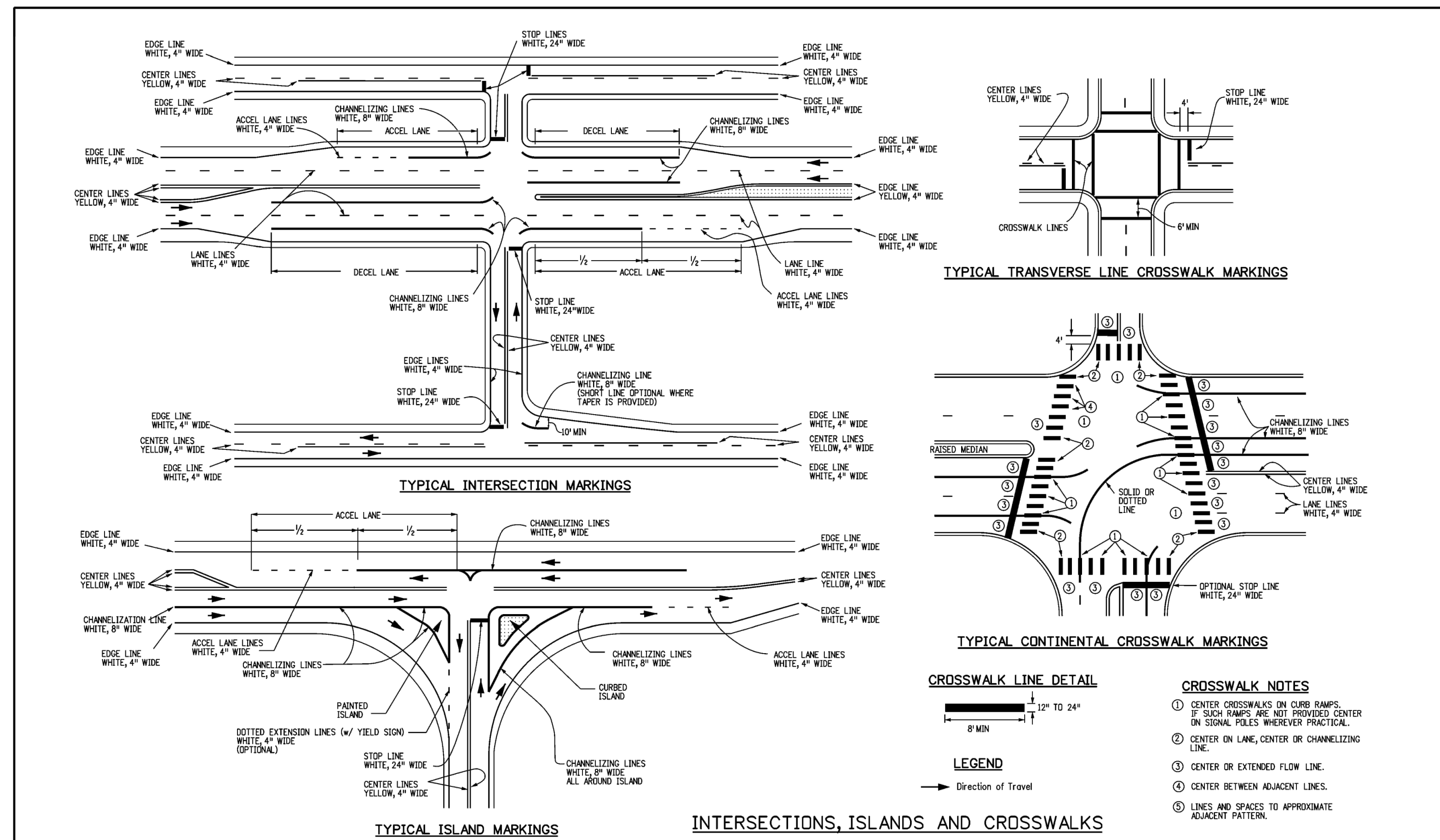
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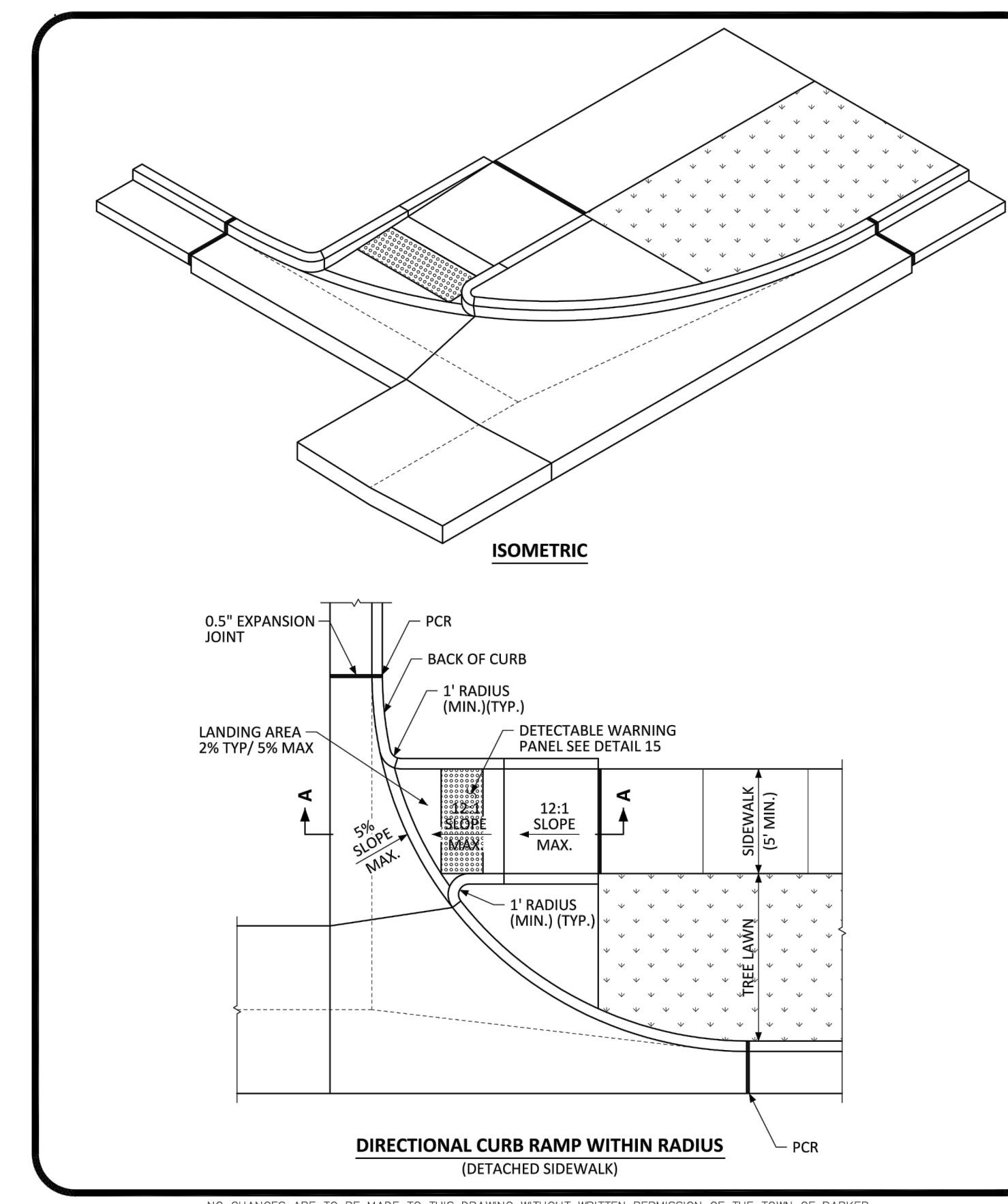
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NO.	REVISION	BY	DATE	APPR.

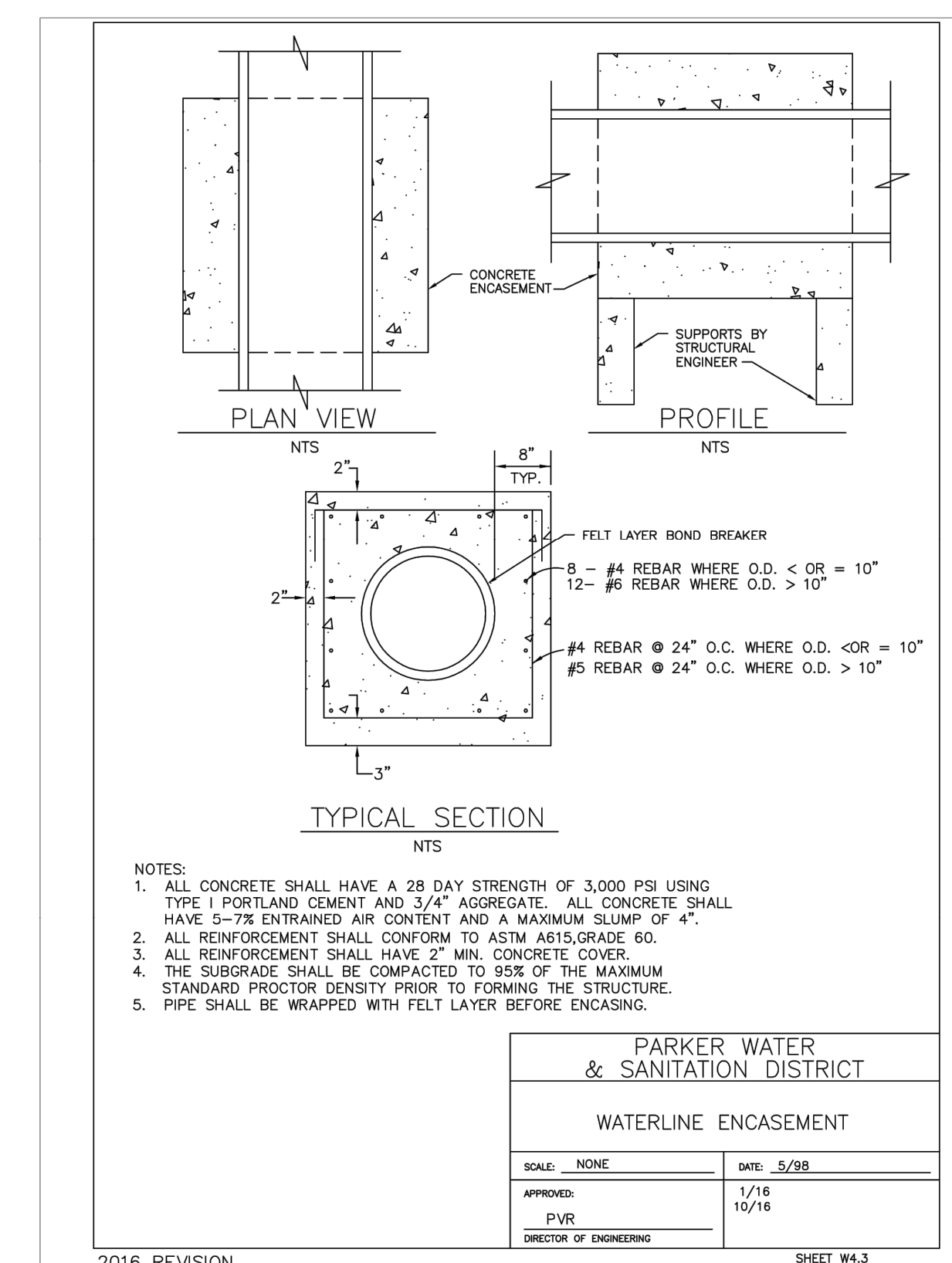
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Creation Date: 07/04/12	Date:	Comments:			
Created By: JSW					
Last Modification Date: 02/08/17					
Last Modified By: MIBhot					
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English			



	DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL	DATE NOVEMBER 2020	DETAIL 18
		2 OF 2	



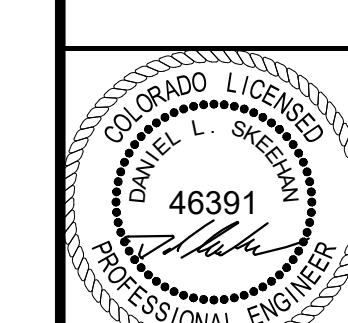
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WATERLINE ENCASEMENT	
SCALE: NONE	DATE: 5/28
APPROVED: PVR	1/16
DIRECTOR OF ENGINEERING	10/16

NO.	REVISION	BY	DATE

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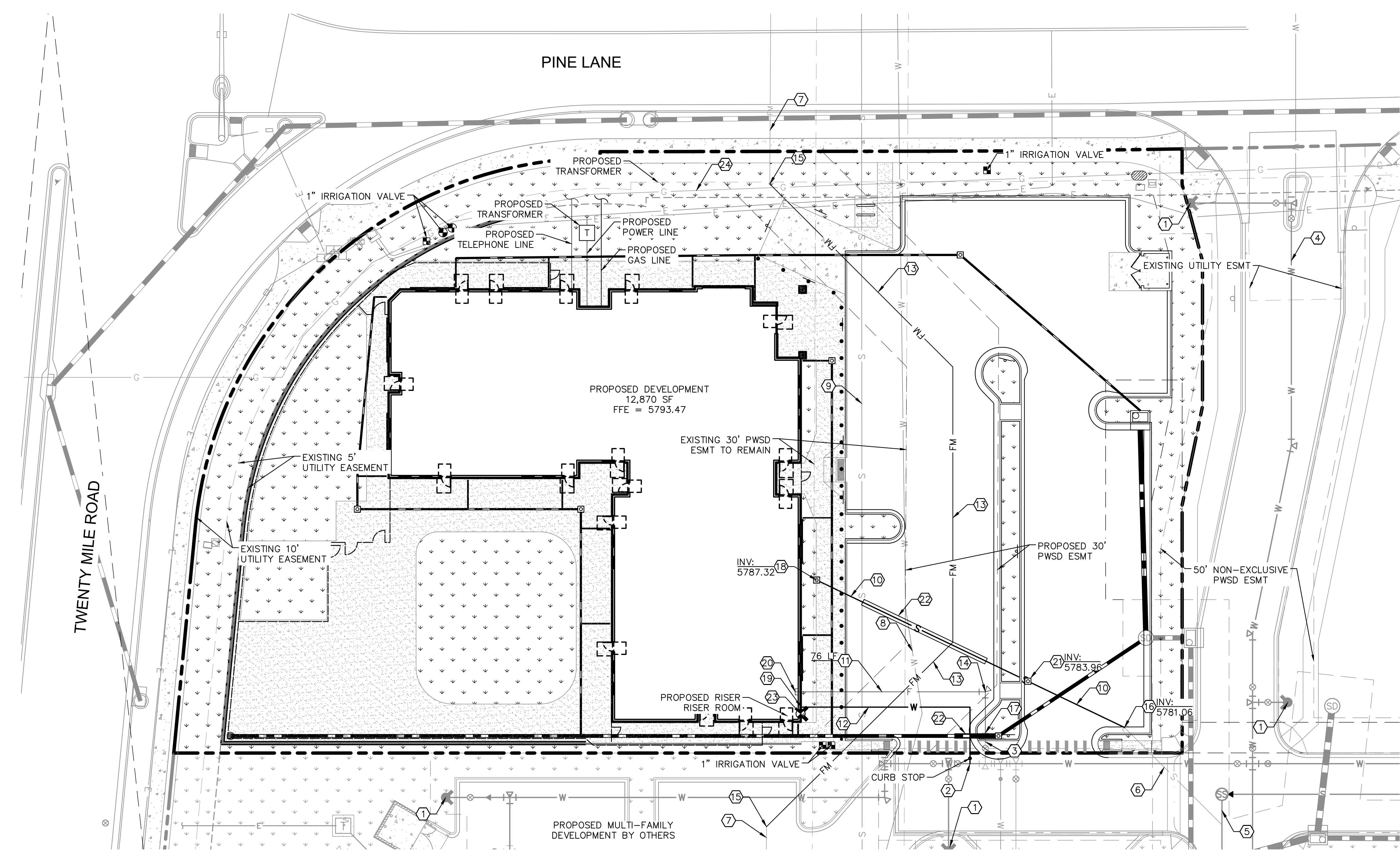
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PROJECT NO. 096895001
 DRAWING NAME 096895001CD_SITE_DT

C6.2

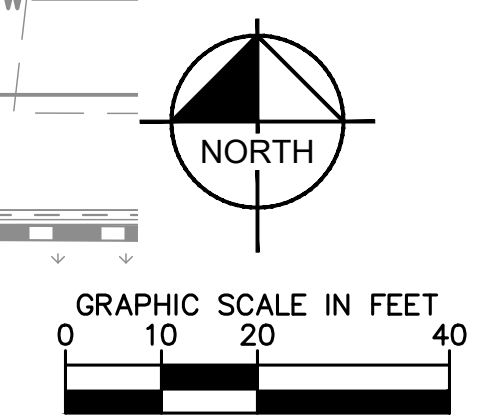
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UTILITY LEGEND

	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED SANITARY SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAINAGE LINE
	EXISTING STORM DRAINAGE LINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING ELECTRIC LINE
	PROPOSED FIRE HYDRANT W/ BOLLARDS
	PROPOSED WATER VALVE
	PROPOSED TEE / BEND
	EXISTING SANITARY SEWER MANHOLE
	FDC

- SITE KEYNOTES**
- ① EXISTING FIRE HYDRANT
 - ② CONNECT DOMESTIC WATER TO EXISTING 8" WATER MAIN
 - ③ EXISTING 6" STUB W/TEMP BLOW-OFF
 - ④ EXISTING 8" WATER MAIN
 - ⑤ EXISTING 8" SEWER MAIN
 - ⑥ EXISTING 6" SEWER STUB
 - ⑦ EXISTING 8" EFFLUENT FORCE MAIN
 - ⑧ EXISTING 20" DIP WATER MAIN
 - ⑨ EXISTING 27" ACP SANITARY SEWER MAIN
 - ⑩ PROPOSED 6" PVC SANITARY SEWER LINE
 - ⑪ PROPOSED 6" DIP FIRE LINE
 - ⑫ PROPOSED 1.5" PVC DOMESTIC WATER SERVICE
 - ⑬ PROPOSED 8" C900 PVC EFFLUENT FORCE MAIN UNDER SEPARATE PERMIT
 - ⑭ PROPOSED 6" DIP 45 DEGREE BEND WITH HORIZONTAL THRUST BLOCK
 - ⑮ CONNECT TO EXISTING 8" PVC FORCE MAIN WITH 8" DIP 45 DEGREE BEND WITH HORIZONTAL THRUST BLOCK UNDER SEPARATE PERMIT
 - ⑯ CONNECT TO EXISTING SANITARY SEWER STUB/CLEANOUT.
 - ⑰ CONNECT TO EXISTING WATER STUB
 - ⑱ PROPOSED 6" SANITARY SEWER BUILDING POINT OF CONNECTION.
 - ⑲ PROPOSED 1.5" DOMESTIC WATER SERVICE BUILDING POINT OF CONNECTION.
 - ⑳ PROPOSED 6" FIRE SERVICE BUILDING POINT OF CONNECTION.
 - ㉑ PROPOSED SANITARY SEWER CLEANOUT.
 - ㉒ PROPOSED CONCRETE CASING. SEE SHEET C7.6 FOR DETAIL.
 - ㉓ PROPOSED FIRE DEPARTMENT CONNECTION
 - ㉔ EXISTING GAS LINE



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.

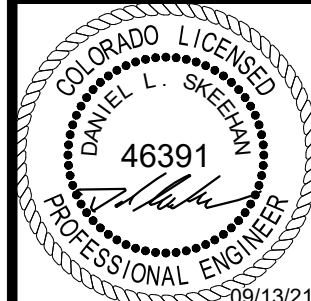
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

FIRE CODE REVIEW BLOCK

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

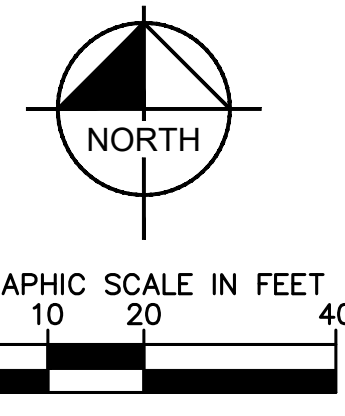
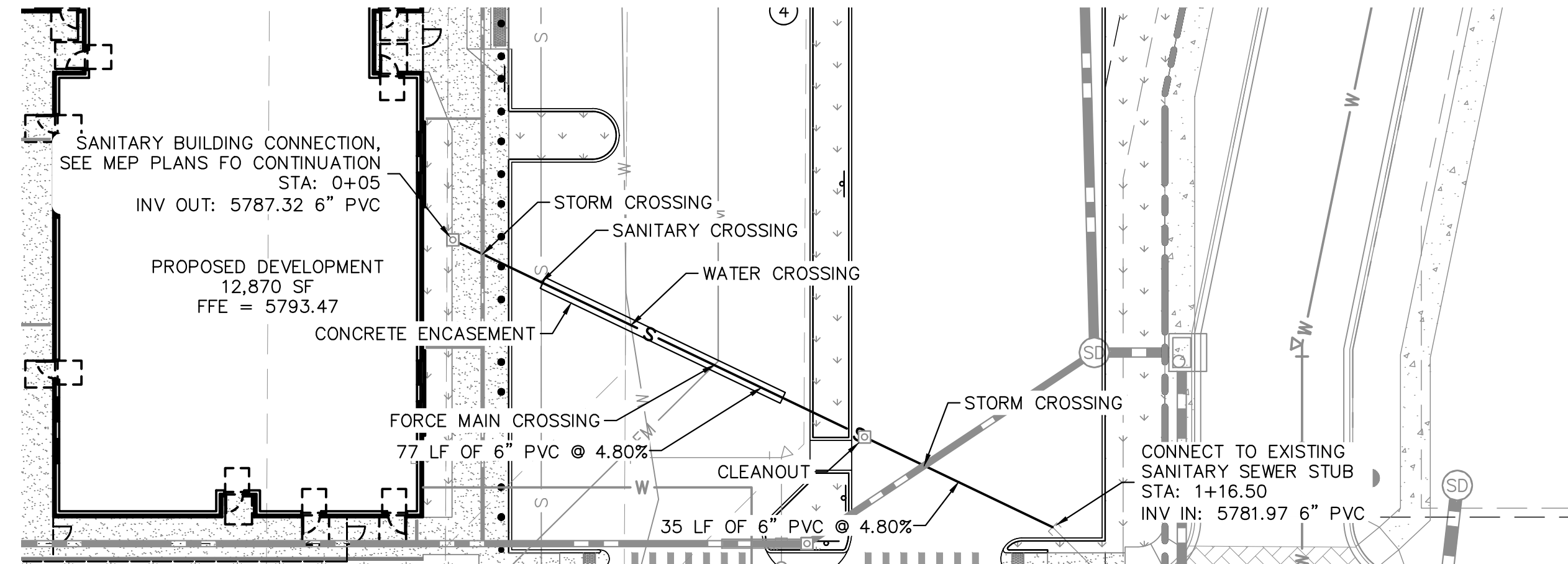
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE _____ DATE _____

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW)

	NO. _____		REVISION _____
			BY _____
			DATE _____
Kimley»Horn			
2021 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Smith Street, Suite 1500 Denver, Colorado 80237 (303) 728-2300			
DESIGNED BY: MCN DRAWN BY: NMH CHECKED BY: DLS DATE: 09/13/2021			
LOT 6 PARKER AND PINE FILING 1			
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS			
UTILITY PLAN			
			
PROJECT NO. 096895001			
DRAWING NAME 096895001UT_UT			
C7.2			



K:\DEV_CAD\096895001 - Lot 6 Parker & Pine\096895001UT_SSWR.dwg News from Mr. The document contains information that is the property of Kimley-Horn and Associates, Inc. and is intended for the use of the client only. It is not to be distributed, copied, or used for any other project without the written consent of Kimley-Horn and Associates, Inc.

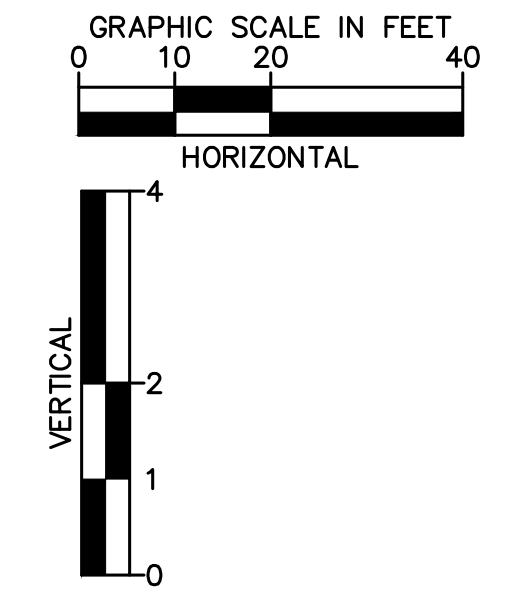
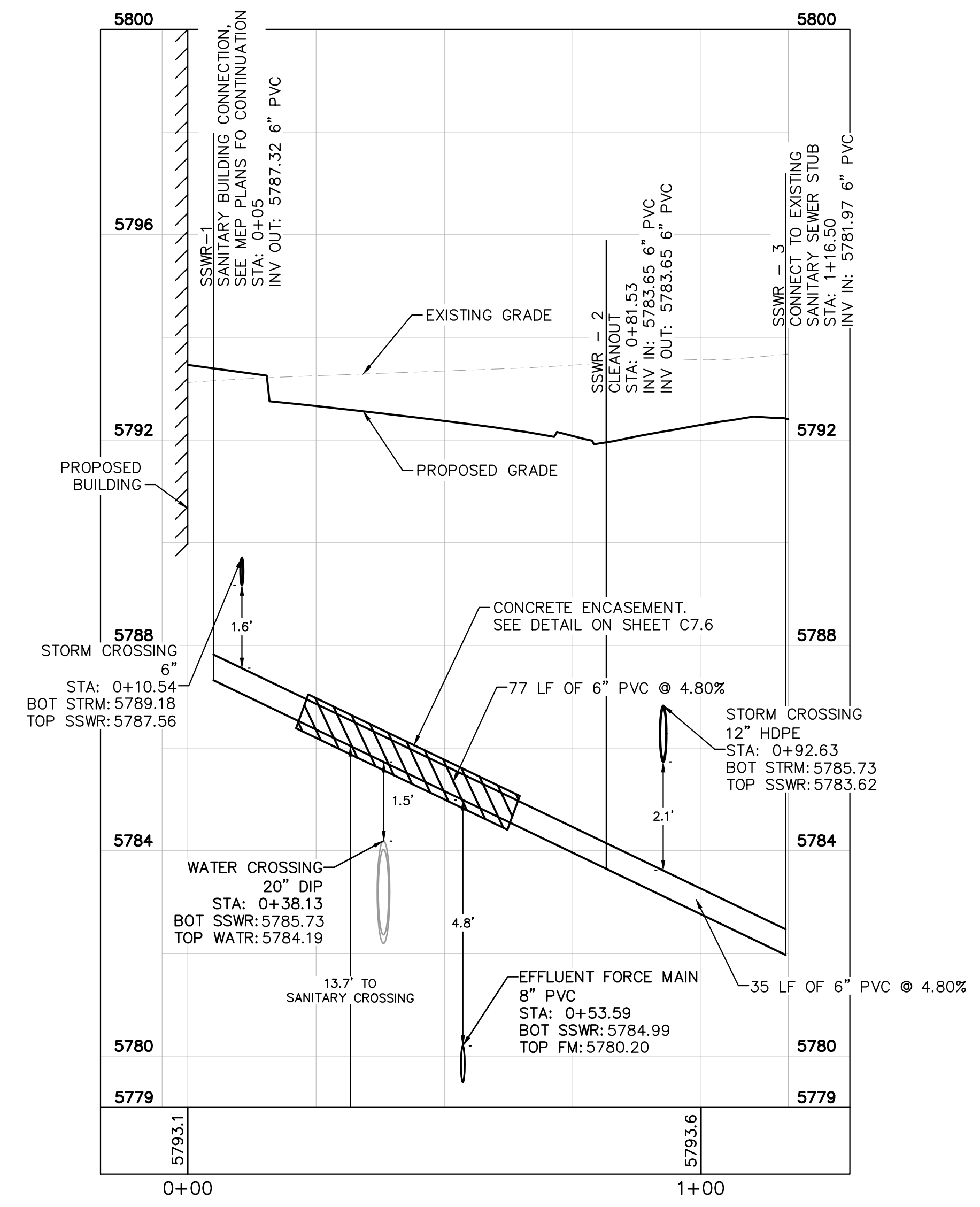


UTILITY LEGEND

---	EXISTING PROPERTY LINE
- - - -	EXISTING EASEMENT
- . - . -	PROPOSED EASEMENT
— FM —	PROPOSED SANITARY SEWER FORCE MAIN
— SD —	EXISTING STORM DRAINAGE LINE
G	EXISTING GAS LINE
W	EXISTING WATER LINE
S	EXISTING SANITARY SEWER LINE
E	EXISTING ELECTRIC LINE
○	EXISTING SANITARY SEWER MANHOLE

NOTES:

- CONTRACTOR TO FIELD VERIFY SIZE, INVERT, AND LOCATION OF ALL EXISTING UTILITIES.



NO.	REVISION	BY	DATE	APPR

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2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 09/13/2021

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PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
SANITARY SEWER LINE PLAN AND PROFILE

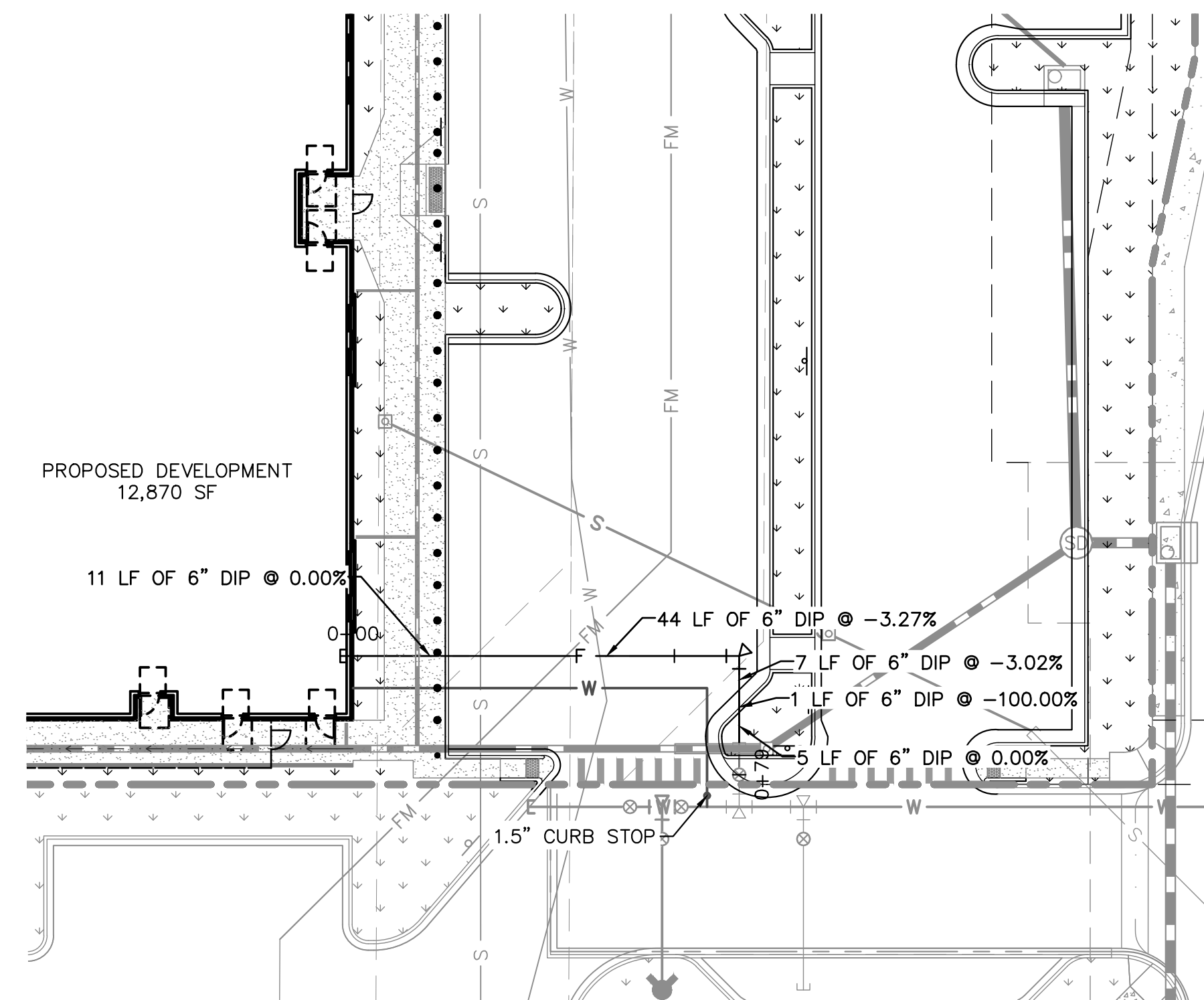


PROJECT NO.
096895001

DRAWING NAME
096895001UT_SSWR

C7.3

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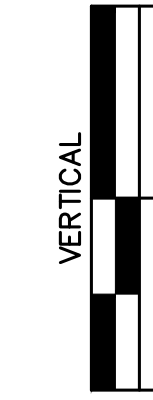
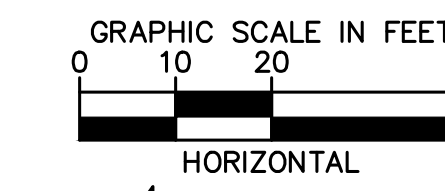
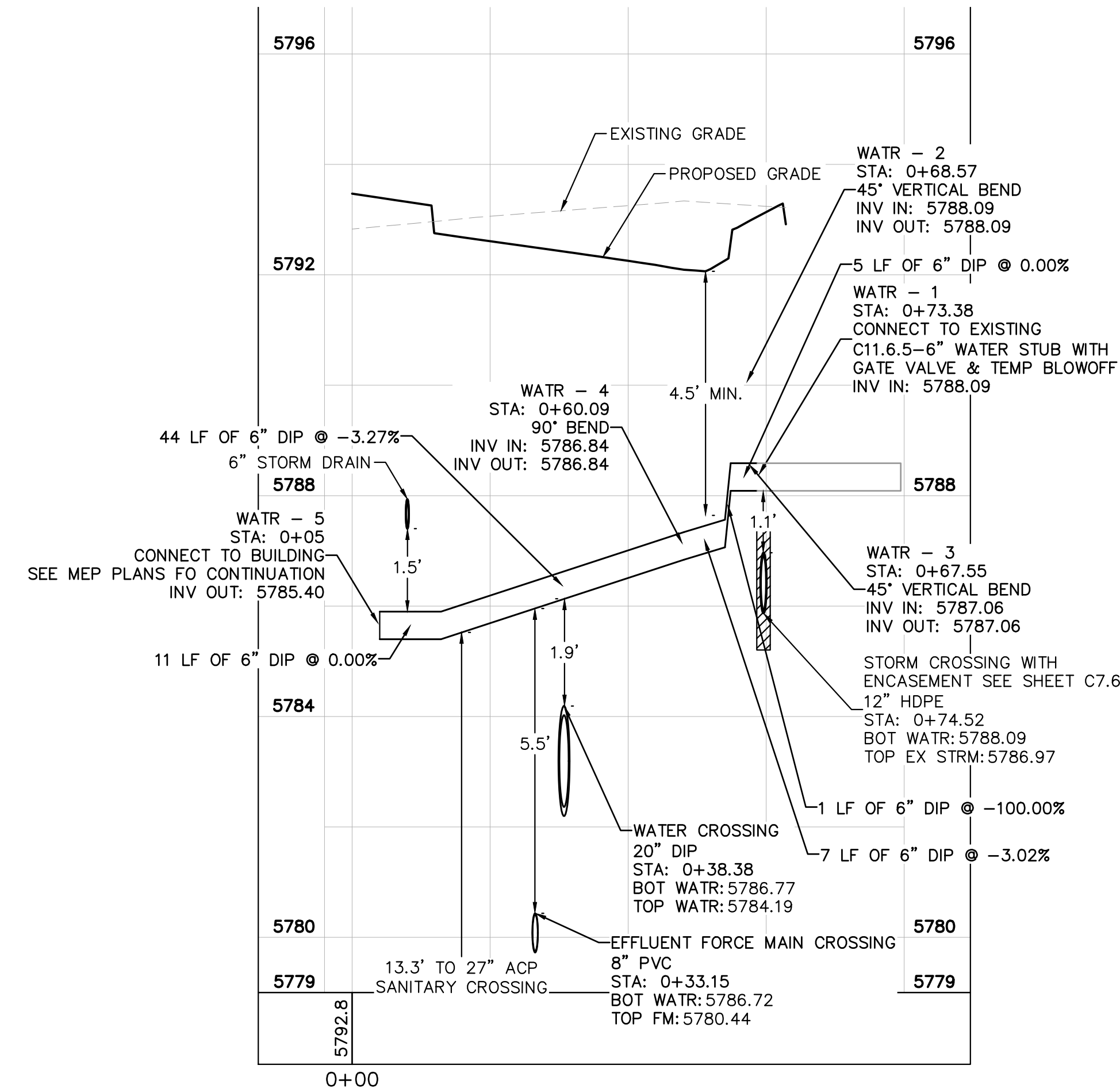
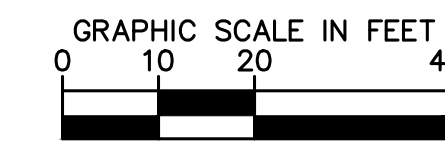
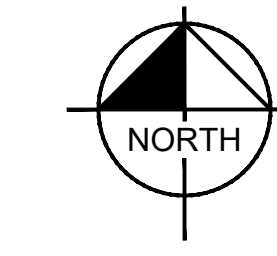


LEGEND:

- — — — — PROPERTY LINE
- W — — — — — EXISTING WATER LINE
- W — — — — — PROPOSED WATER LINE
- S — — — — — EXISTING SANITARY SEWER LINE
- S — — — — — PROPOSED SANITARY SEWER LINE
- — — — — PROPOSED STORM LINE
- F — — — — — PROPOSED FIRE LINE
- FM — — — — — PROPOSED FORCE MAIN

WATER NOTES

1. CONTRACTOR TO POTHOLE EXISTING UTILITY LINES AT WATER LINE CROSSING AREAS PRIOR TO CONSTRUCTION.
2. WATER LINE CONNECTION ELEVATION TO EXISTING WATER MAINS IS APPROXIMATE. CONTRACTOR TO POTHOLE AND VERIFY TIE IN ELEVATION PRIOR TO CONSTRUCTION OF WATER MAIN.
3. CONTRACTOR TO MEET THE INSTALLATION REQUIREMENTS BY THE PARKER WATER AND SANITATION DISTRICT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. VERTICAL BENDS AND DEFLECTIONS MAYBE UTILIZED TO PROVIDE VERTICAL CHANGES IN ACCORDANCE WITH PWSD STANDARDS AS NEEDED.
5. ALL WATER LINES SHALL BE INSTALLED AT LEAST 4.5 FEET BELOW THE SURFACE OF THE GROUND.

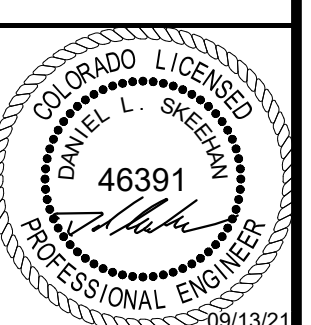


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 4582 South Ulster Street, Suite 1500
 Denver, Colorado 80237 (303) 728-2300

DESIGNED BY: MCN
 DRAWN BY: NMH
 CHECKED BY: DLS
 DATE: 09/13/2021

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 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 WATER LINE PLAN AND PROFILE

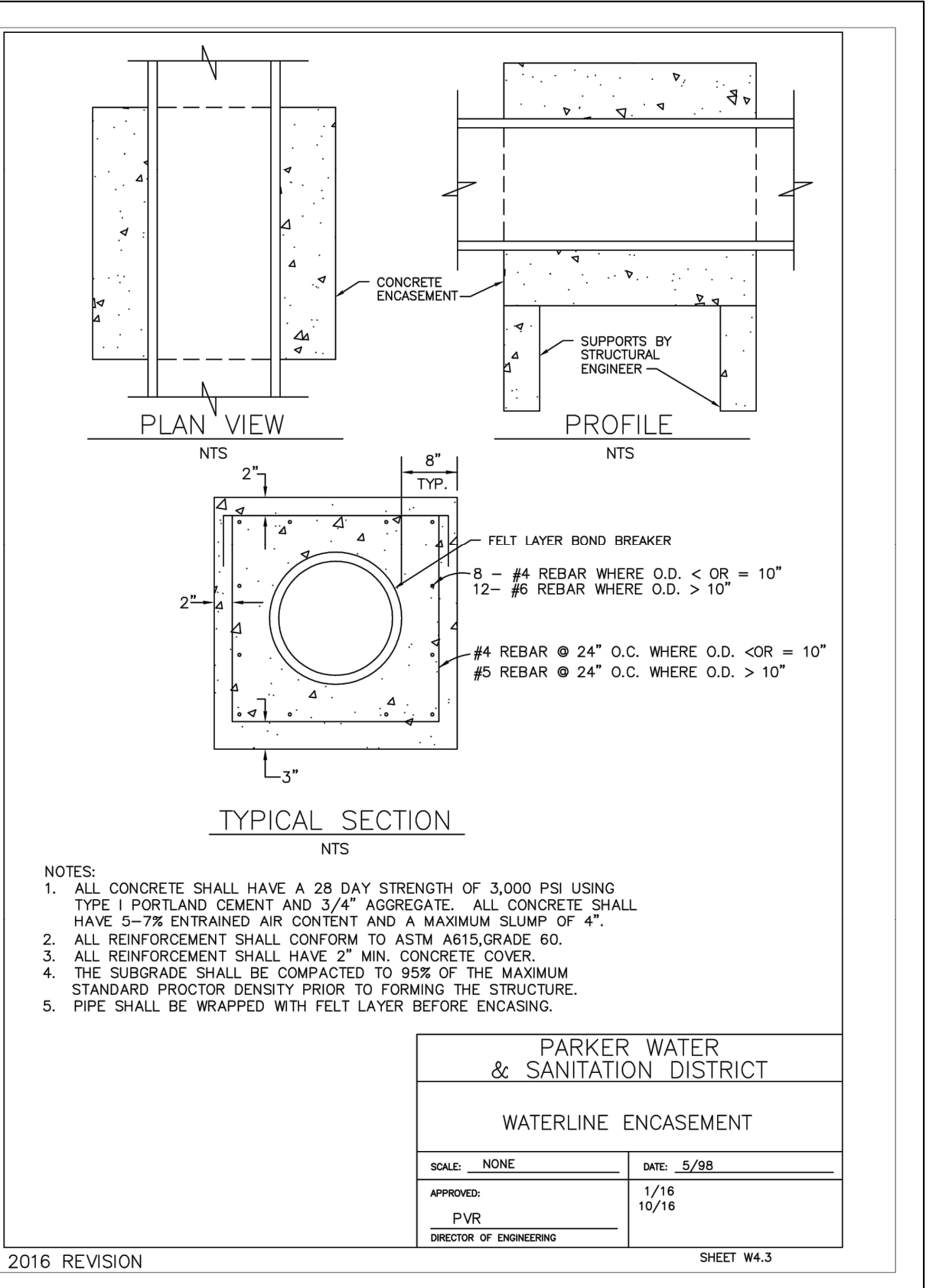
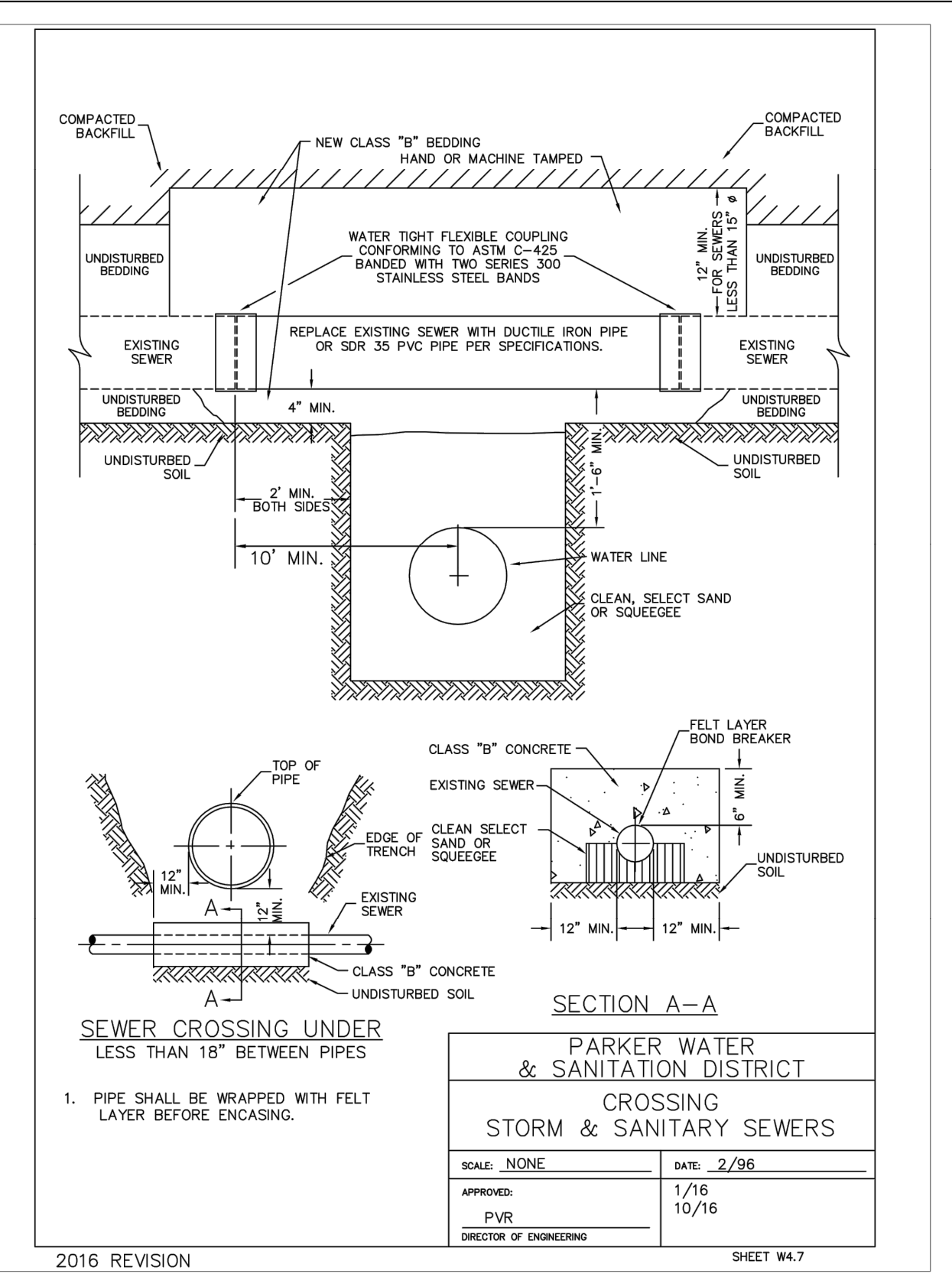
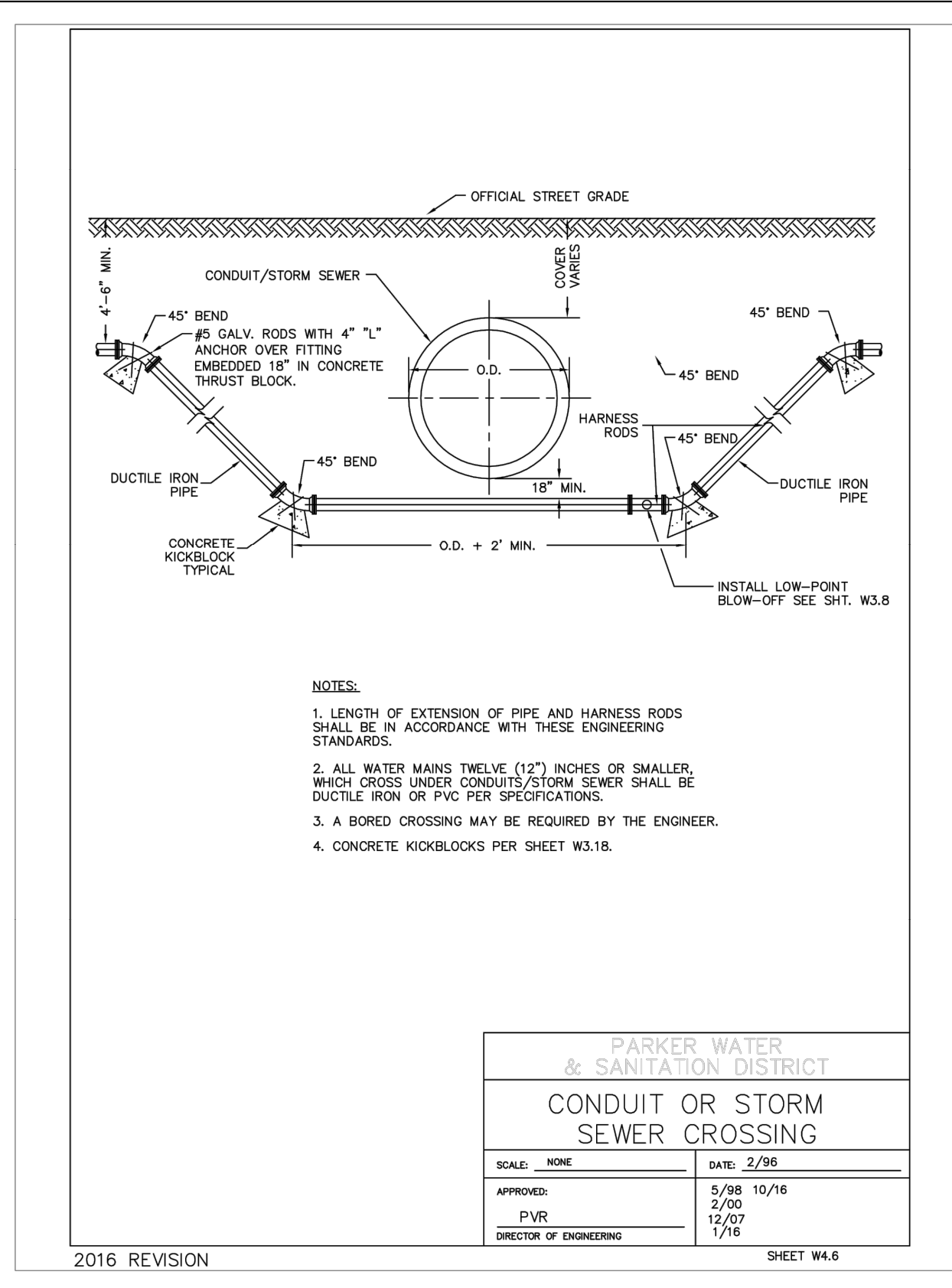
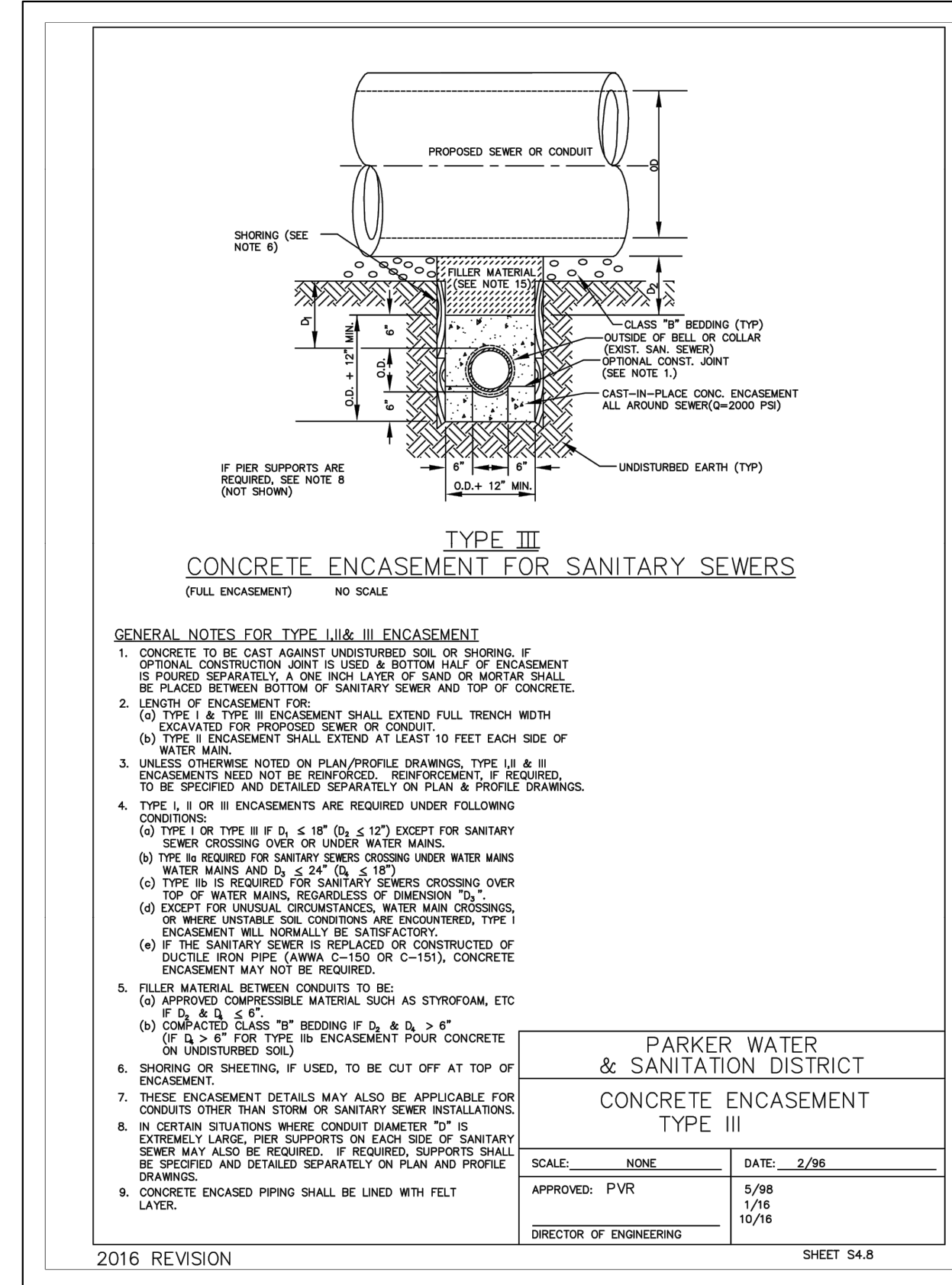


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 Denver, Colorado 80237 (303) 728-2300

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LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 WATER & SANITARY SEWER DETAILS



PROJECT NO.
096895001

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C7.6

