

LOT 6 PARKER AND PINE EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS

LOT 6 - PARKER AND PINE FILING 1.

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

CONTACTS:

DEVELOPER:
NLD PARKER, LLC.
C/O CAPITAL REAL ESTATE, INC.
60 SOUTH 6TH STREET, SUITE 2630
MINNEAPOLIS, MN 55403
TEL: (612) 313-0126
CONTACT: ALLISON MORGAN

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318
CONTACT: DAN SKEEHAN, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2300
CONTACT: CHRIS HEPLER, P.L.A.

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

GAS SERVICE
XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
CONTACT: RON JOHNSON
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

ARCHITECT:
ADA ARCHITECTS, INC.
17710 DETROIT AVE
CLEVELAND, OH 44107
TEL: (216) 521-5134
CONTACT: JAVIER CORA

SURVEYOR
ENGINEERING SERVICE COMPANY
14190 EAST EVANS AVENUE
AURORA, CO 80014
TEL: 303-337-1393
CONTACT: CHARLES BECKSTROM, PLS

TELEVISION
COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHOPE
EMAIL: DEAN_FLENTHOPE@CABLE.COMCAST.COM

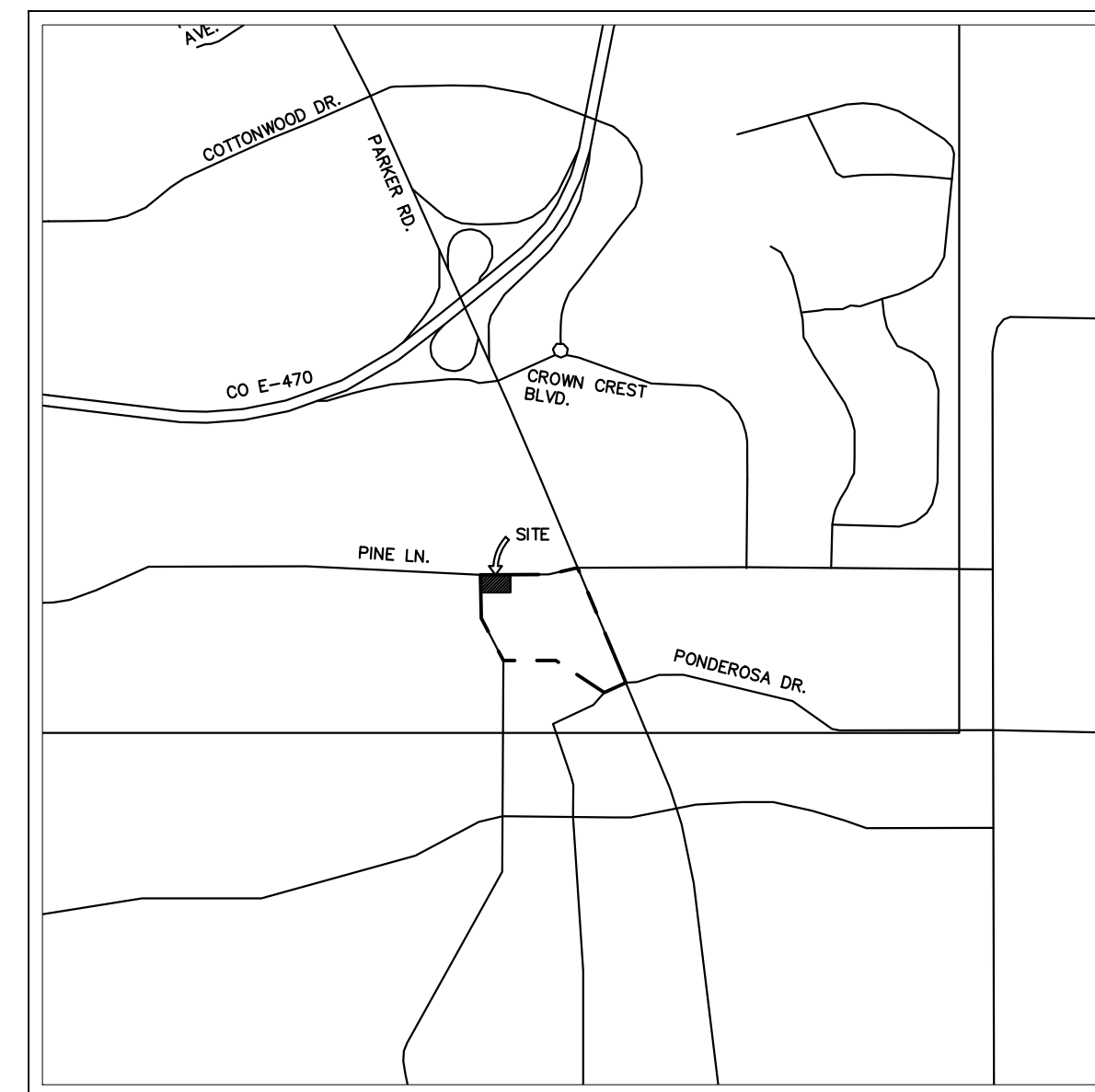
WATER/SANITARY SEWER
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN ROAD
PARKER, CO 80134
TEL: 303-841-4627
CONTACT: DRAYTON SANDERSON

ELECTRICAL SERVICE
IREA
5486 US HWY 85
SEDALIA, CO 80135
TEL: (303) 688-7431
CONTACT: AMANDA STEINER

TOWN OF PARKER
TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, CO 80138-7334
TEL: (303) 805-3199
CONTACT: STACEY NERGER

FIRE DEPARTMENT
TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA

TOWN OF PARKER PLAN REVIEW
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 805-3174
CONTACT: BRYCE MATTHEWS



VICINITY MAP
1"=2,000'

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C2.0	EXISTING CONDITIONS AND DEMO PLAN
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C7.1	WATER AND SANITATION NOTES
C7.2	UTILITY PLAN
C7.3	SANITARY SEWER LINE PLAN AND PROFILE
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C7.6	WATER & SANITARY SEWER DETAILS

FLOODPLAIN NOTE

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.

SIGHT DISTANCE CERTIFICATION

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.

ENGINEER'S STATEMENT

I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE TOWN OF PARKER STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR THE ACCURACY OF ALL DESIGN, REVISIONS, AND RECORD CONDITIONS THAT I HAVE NOTED ON THESE PLANS.

DANIEL L. SKEEHAN, P.E.
CO REGISTERED PROFESSIONAL NO. 46391
KIMLEY-HORN AND ASSOCIATES, INC.
4582 S. ULSTER STREET, SUITE 1500
DENVER, CO 80237
TEL: (303) 228-2318

LEGAL DESCRIPTION

LOT 6, PARKER AND PINE FILING 1, 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.

BENCHMARK

DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/2" ALUMINUM CAP.
ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING N001°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.

[Signature]
Town of Parker, Director of Engineering

01/19/2022
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)

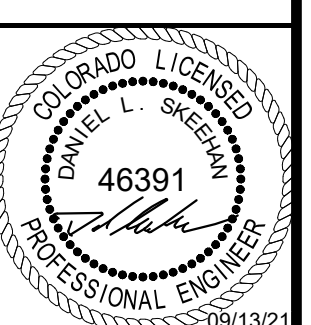


NO.	REVISION	BY	DATE	APPR

Kimley»Horn
2021 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

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
COVER SHEET



PROJECT NO.
096895001

DRAWING NAME
096895001CD_CD_CV

C1.0

K:\DENV_CD\096895001 - Lot 6 Parker and Pine - Final - CADD\Drawings\096895001_CD_CV.dwg - Next from: Mr. Daniel L. Skeehan - 09/13/2021 10:00 AM - This document is the property of Kimley-Horn and Associates, Inc. and shall be returned to Kimley-Horn and Associates, Inc. upon completion of the project. No part of this document may be reproduced 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 prior written permission of Kimley-Horn and Associates, Inc.

K:\DEN_Civil\096895001 - Lot 6 Park Ref. & Piv. \CAD\Drawings\096895001.dwg - New from: Mr. ...

TOWN OF PARKER CONSTRUCTION NOTES

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...

GENERAL NOTES FOR CONTRACTOR

- 1. THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES...

TOWN OF PARKER STORM DRAINAGE INFRASTRUCTURE NOTES

- 1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...

TOWN OF PARKER SIGNAGE AND STRIPING NOTES

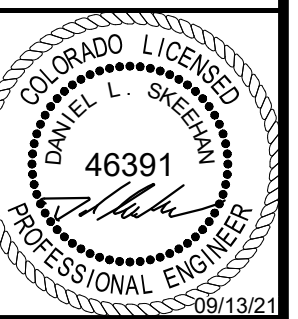
- 1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL...

Table with columns: NO., REVISION, DATE, APPR.

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

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

LOT 6 PARKER AND PINE FILING 1 PARKER, CO EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS GENERAL NOTES

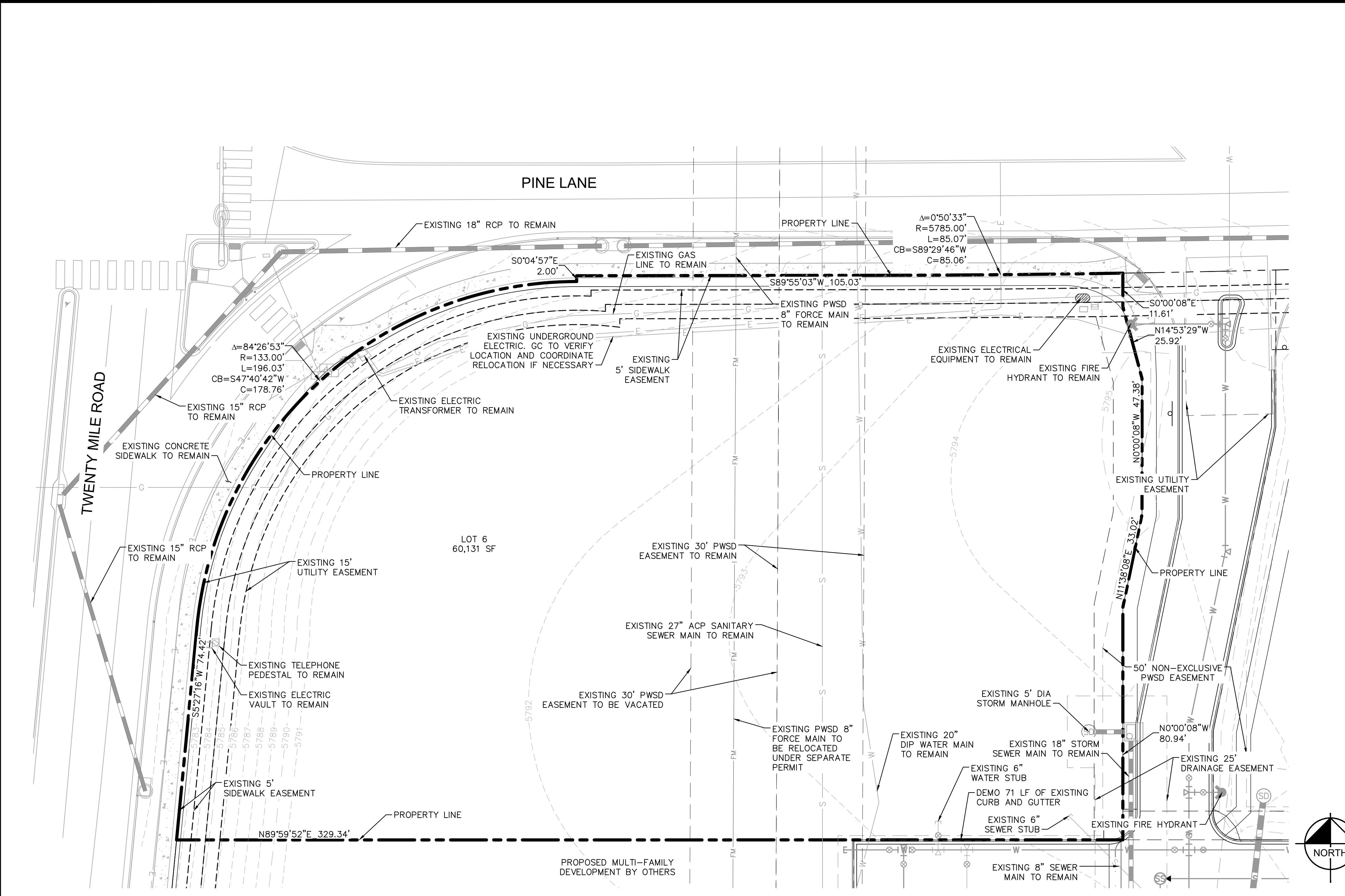


PROJECT NO. 096895001 DRAWING NAME 096895001CD_CV

C1.1



K:\DEV_CAD\096895001 - Lot 6 Parker & Pine\CAD\096895001\096895001.dwg, Newstortm, Max, THE DOCUMENT CONTAINS UNREVIEWED CONCEPTS AND DESIGNS. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE INFORMATION SHOWN ON THIS DRAWING. THE USER SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



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 BEND
⊙	EXISTING FIRE HYDRANT
⊙	EXISTING WATER VALVE
⊙	EXISTING WATER SERVICE
⊙	EXISTING SANITARY SEWER SERVICE
⊙	EXISTING SANITARY SEWER BEND
⊙	EXISTING STORM INLET

- DEMOLITION NOTES**
1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
 2. UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014 AND PARKER AND PINE FILING 1 (INFRASTRUCTURE) CONSTRUCTION PLANS BY KIMLEY-HORN AND ASSOCIATES, INC.

NO.	REVISION	BY	DATE	APPR

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

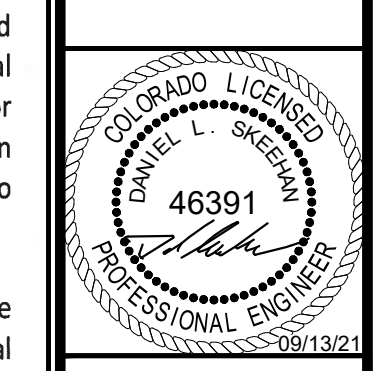
LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 EXISTING CONDITIONS AND DEMO PLAN

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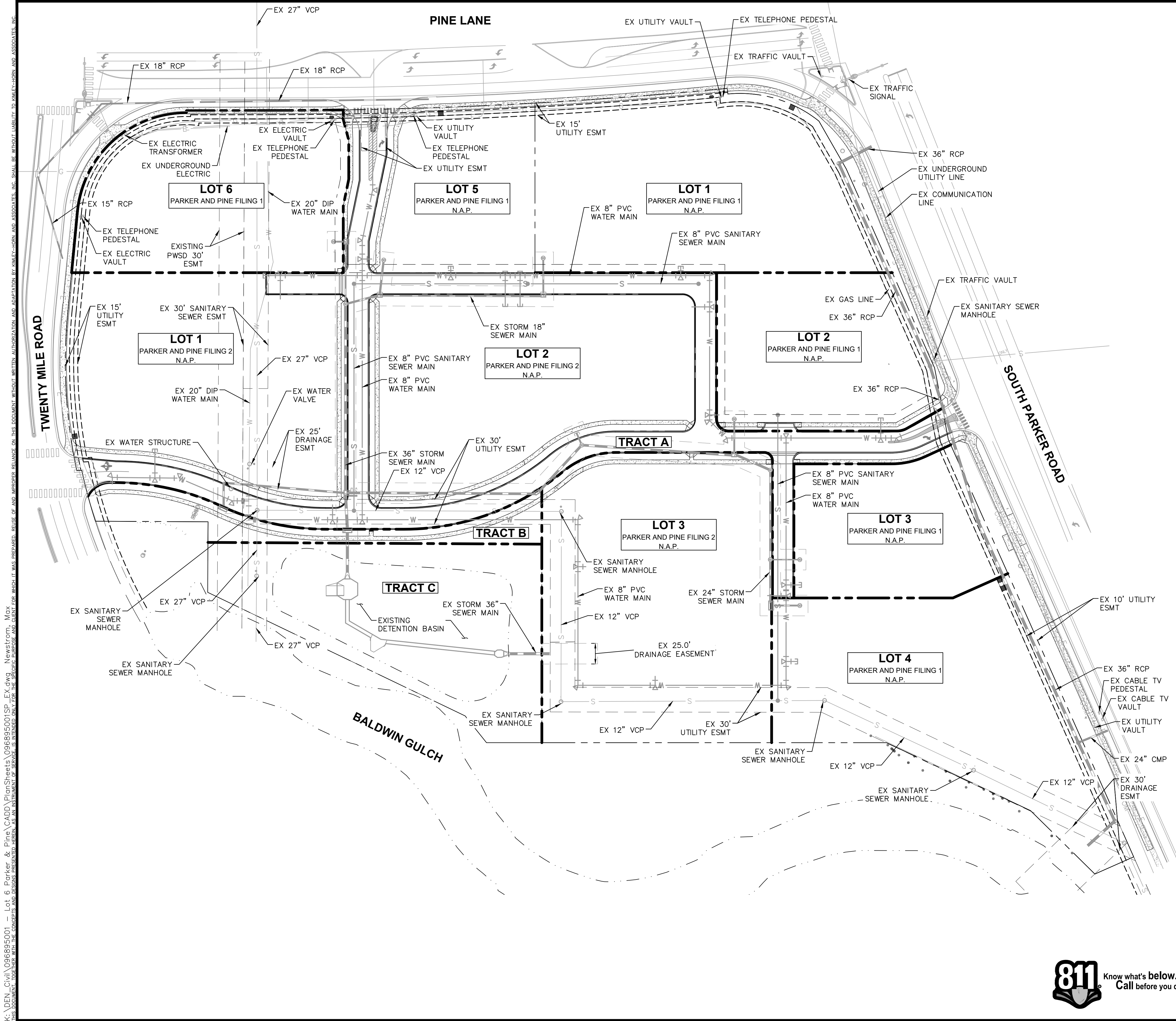
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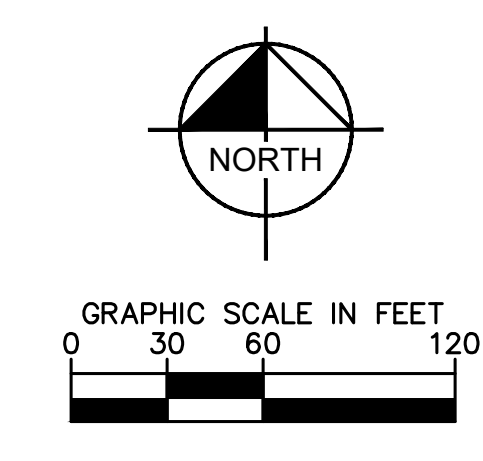
Town of Parker, Director of Engineering
 01/19/2022
 Date



PROJECT NO.
096895001
 DRAWING NAME
096895001SP_EX
 C2.0



LEGEND
 - - - - - EXISTING PROPERTY LINE
 - - - - - EXISTING EASEMENT LINE



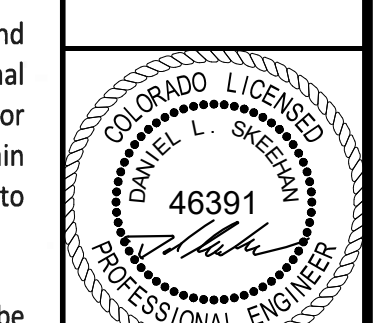
K:\DEV_CAD\096895001 - Lot 6 Parker and Pine Filing 1.dwg, Newns10/01/2022, Max
 THE DOCUMENT CONTAINS CONCEPTS AND DESIGNS PREPARED HEREIN AS AN INSTRUMENT OF SERVICE FOR THE TOWN OF PARKER, COLORADO. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

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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
 OVERALL EXISTING CONDITIONS



PROJECT NO.
096895001
 DRAWING NAME
096895001SP_EX
 C2.1

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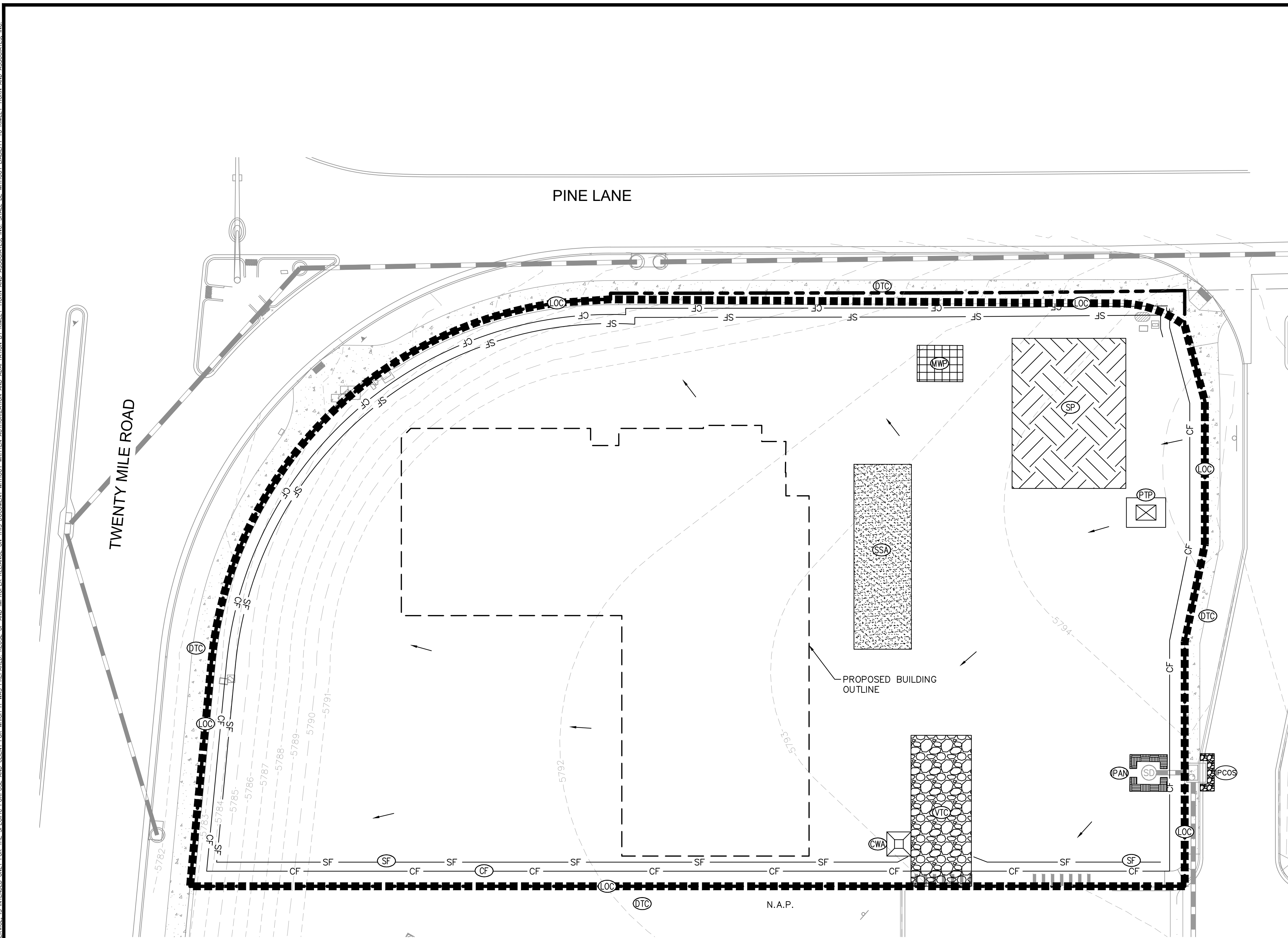
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[Signature]
 Town of Parker, Director of Engineering

01/19/2022
 Date



K:\DENV_CADD\096895001 - Lot 6, Parker, CO, CADD\Drawings\096895001_CD_EC.dwg, Newstrom, M, THE DOCUMENT CONTAINS UNREVIEWED CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INTERIM MEASURE AND SHOULD NOT BE USED FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELEASE OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

- LIMITS OF CONSTRUCTION
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED STAGING AREA
- CONCRETE WASHOUT
- VEHICLE TRACKING CONTROL
- SOIL STOCKPILE
- DEBRIS TRASH CONTROL
- INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- INLET PROTECTION, AREA INLET NOT IN A PAVEMENT AREA
- PORTABLE TOILET PROTECTION
- MASONRY WORK PROTECTION

AREA OF DISTURBANCE

- ONSITE IMPROVEMENTS = ±1.17 ACRES
- OFFSITE IMPROVEMENTS = ±0.21 ACRES
- TOTAL = ±1.38 ACRES

GENERAL NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AS NEEDED DURING ACTIVE TRACKING.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE 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 BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
12. NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION.
13. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
14. ALL PERIMETER PROTECTION TO REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED.
15. DETENTION POND PROTECTION (DP) WILL BE REQUIRED AT THE INSPECTORS DISCRETION IN THE DOWNSTREAM DOWNSTREAM DETENTION FACILITY.

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
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
INITIAL CBMP PLAN**



PROJECT NO.
096895001

DRAWING NAME
096895001CD_EC

C3.0



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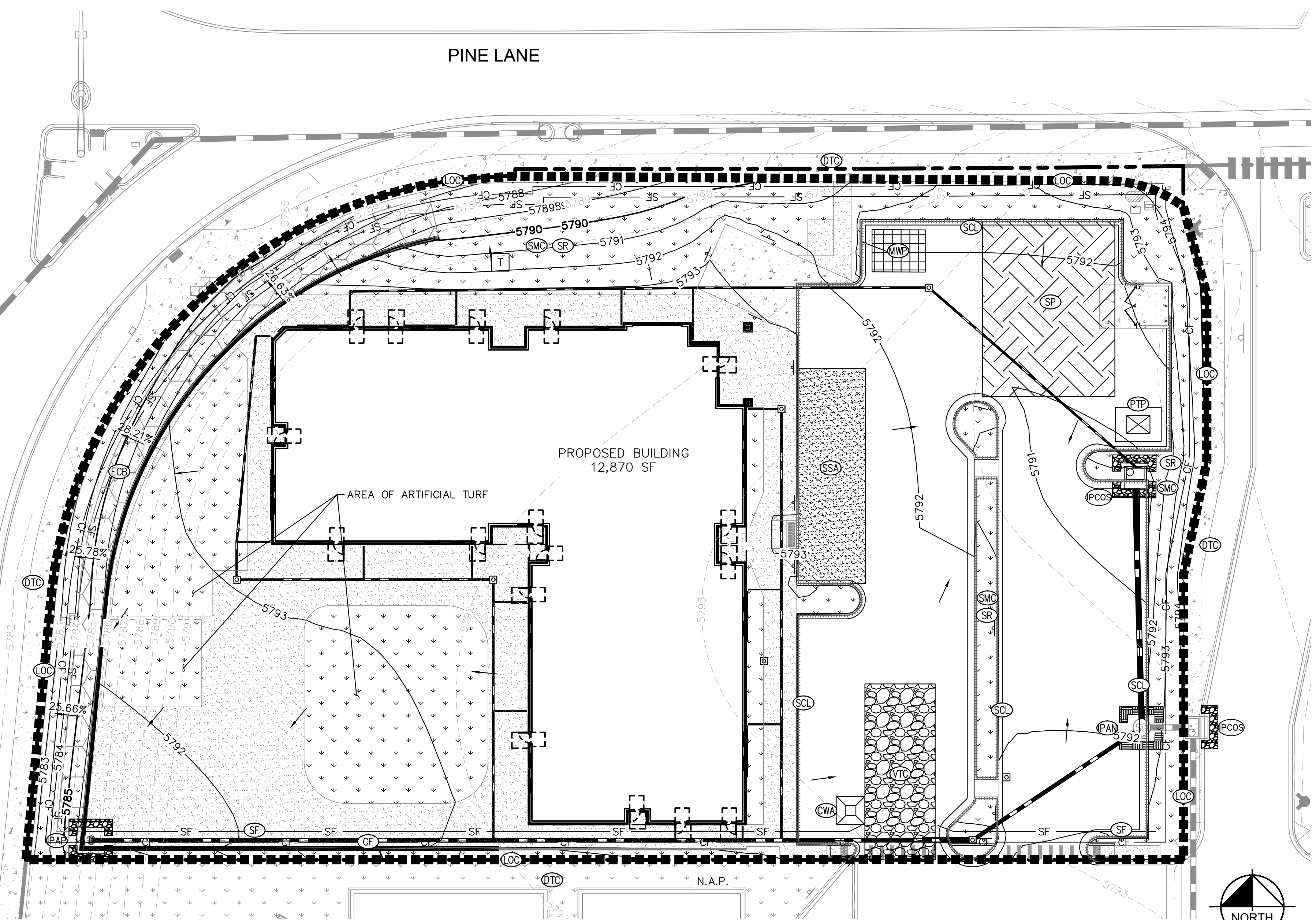
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Town of Parker, Director of Engineering Date: 01/19/2022

K:\DEV_CAD\096895001 - Lot 6 Parker & Pine\CD\096895001_CD.dwg, Newstrom, M, THE DOCUMENT CONTAINS UNREVIEWED CONCEPTS AND DESIGNS PRESENTED HEREIN AS AN INSTRUMENT OF SERVICE. THE TOWN OF PARKER SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC. FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC.

TWENTY MILE ROAD

PINE LANE



LEGEND

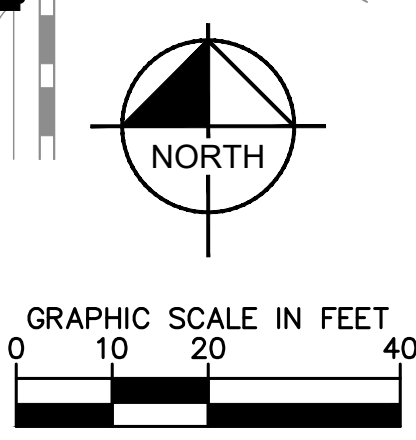
- LIMITS OF CONSTRUCTION
- CONSTRUCTION FENCE
- SILT FENCE
- STABILIZED STAGING AREA
- CONCRETE WASHOUT
- VEHICLE TRACKING CONTROL
- SOIL STOCKPILE
- CONTRACTOR TO SURFACE ROUGHEN DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 15 DAYS. SEEDING, MULCHING, AND CRIMPING TO BE TOWN OF PARKER SEED MIX PER THE LANDSCAPE PLANS
- INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- INLET PROTECTION, AREA INLET NOT IN A PAVEMENT AREA
- INLET PROTECTION, AREA INLETS IN A PAVEMENT AREA
- EROSION CONTROL BLANKET
- PORTABLE TOILET PROTECTION
- MASONRY WORK PROTECTION
- DEBRIS TRASH CONTROL
- SEDIMENT CONTROL LOG

AREA OF DISTURBANCE

ONSITE IMPROVEMENTS	= ±1.17 ACRES
OFFSITE IMPROVEMENTS	= ±0.21 ACRES
TOTAL	= ±1.38 ACRES

GENERAL NOTES

1. THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AS NEEDED DURING ACTIVE TRACKING.
3. TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
4. PERMANENT STABILIZATION (PS) MAY BE USED WITHIN AREAS OF TEMPORARY STABILIZATION (TS) AT THE CONTRACTOR'S DISCRETION. STABILIZATION SHALL BE APPLIED IN ACCORDANCE WITH APPLICABLE TEMPORARY STABILIZATION SEQUENCING REQUIREMENTS.
5. CONTRACTOR SHALL UTILIZE ROLLED EROSION CONTROL PRODUCTS ON ALL SLOPES 3H:1V OR GREATER TO ACHIEVE REQUIRED STABILIZATION.
6. CONTRACTOR SHALL MAINTAIN ACCEPTABLE EROSION CONTROL PRACTICES WITHIN THE ANTICIPATED LIMITS OF CONSTRUCTION IDENTIFIED HEREIN. BEST MANAGEMENT PRACTICES AND STABILIZATION SHALL BE COMPLETED AS IDENTIFIED HEREIN IN ACCORDANCE 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 BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER. NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION.
12. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
13. ALL PERIMETER PROTECTION TO REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED.
14. DETENTION POND PROTECTION (DP) WILL BE REQUIRED AT THE INSPECTORS DISCRETION IN THE DOWNSTREAM DOWNSTREAM DETENTION FACILITY.



NO.	REVISION	BY	DATE

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
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
INTERIM-FINAL CBMP 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
Date: 01/19/2022

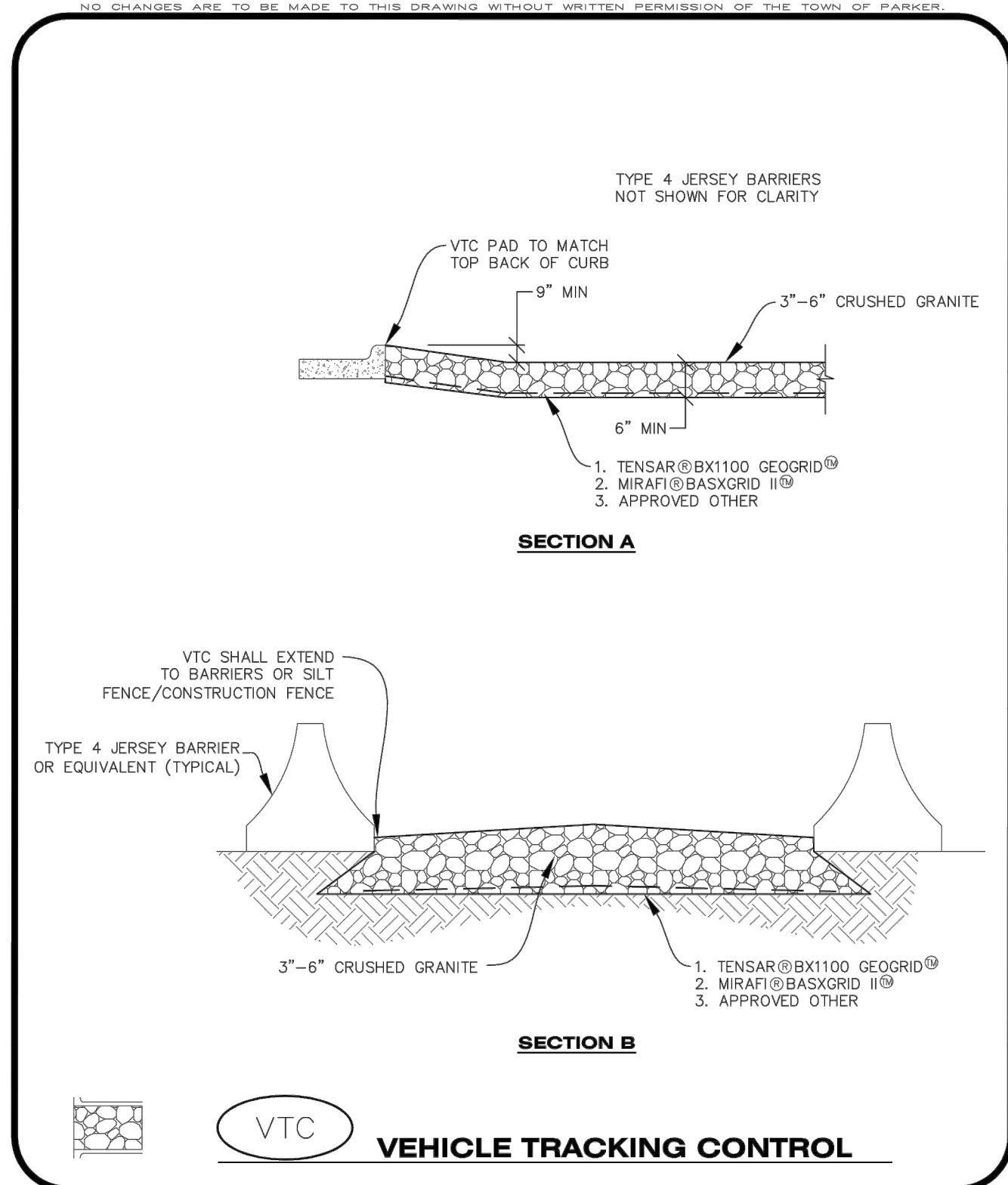


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096895001
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CBMP | **VTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
 Oct. 2013

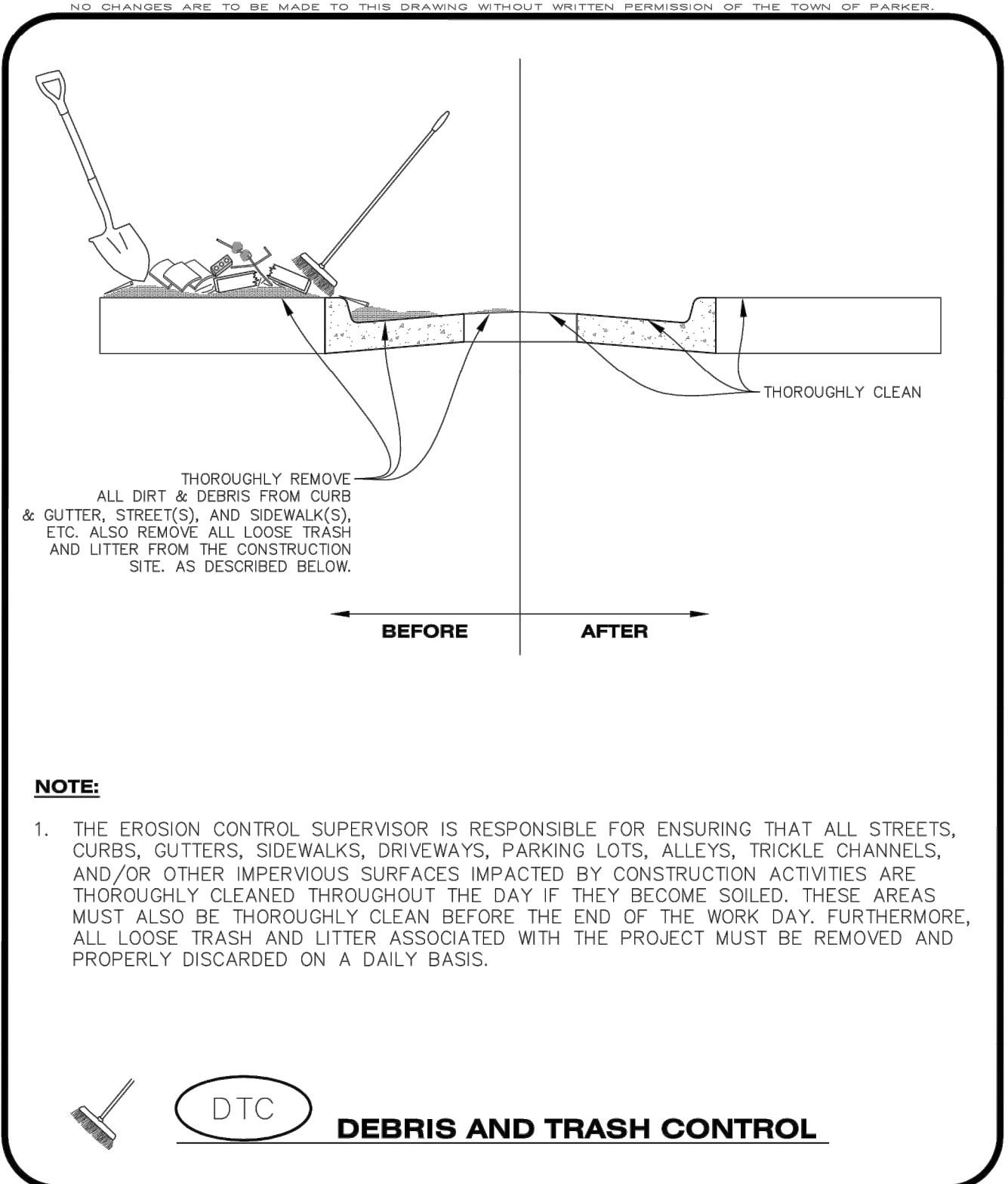
VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
- 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.
- THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FOOT LONG AND 10-FOOT WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
- A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
- CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
- 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).
- 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 | **VTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
 Oct. 2013

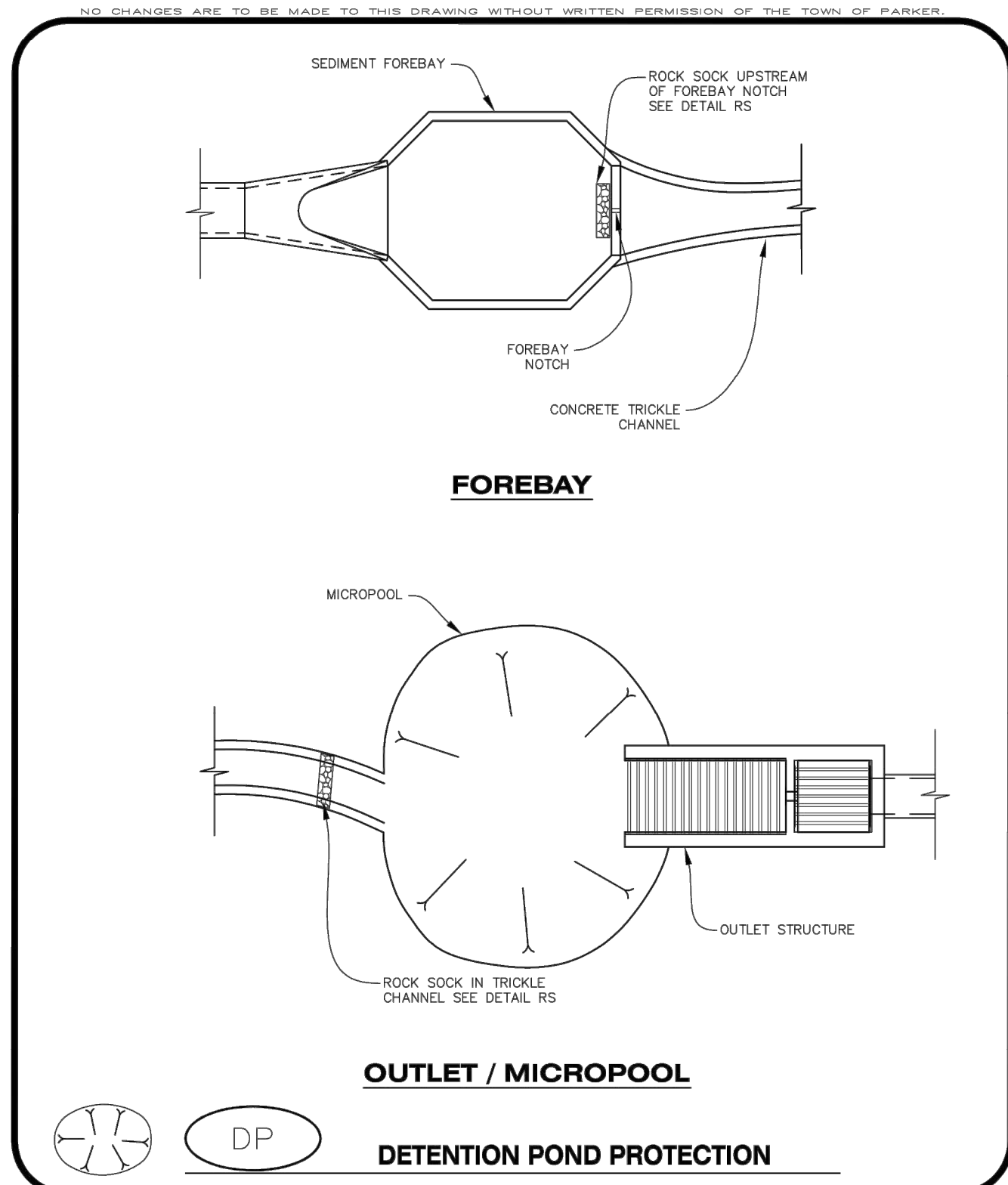


CBMP | **DTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
 Oct. 2013

DEBRIS CONTROL NOTES:

- A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
- ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
- ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

CBMP | **DTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
 Oct. 2013



CBMP | **DP**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
 Oct. 2013

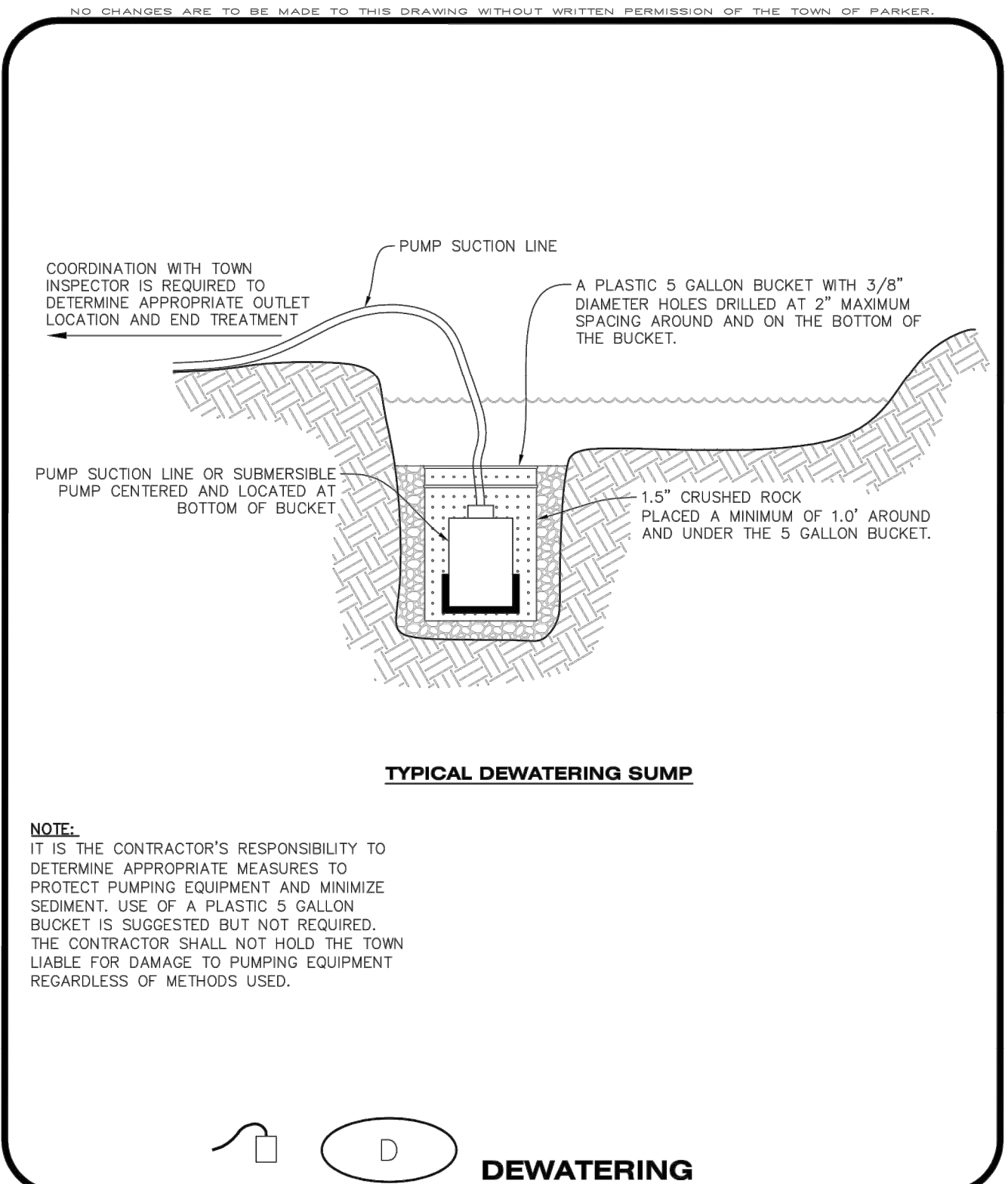
DETENTION POND PROTECTION INSTALLATION NOTES

- DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
- OUTLET STRUCTURE 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.

CBMP | **DP**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
 Oct. 2013



CBMP | **D**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
 Oct. 2013

DEWATERING INSTALLATION NOTES

- IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

DEWATERING MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

CBMP | **D**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
 Oct. 2013



NO.	REVISION	BY	DATE

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
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 CBMP DETAILS

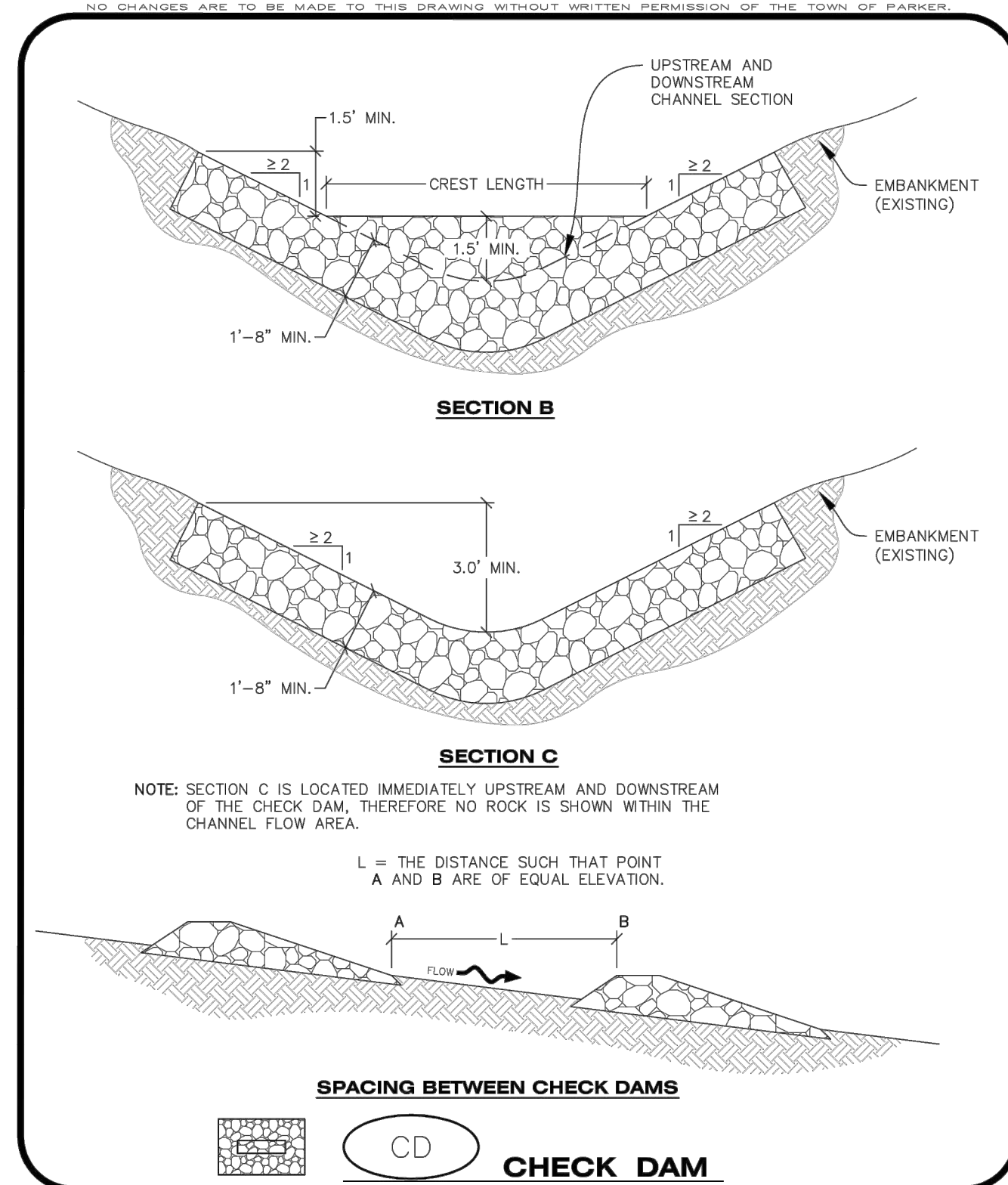
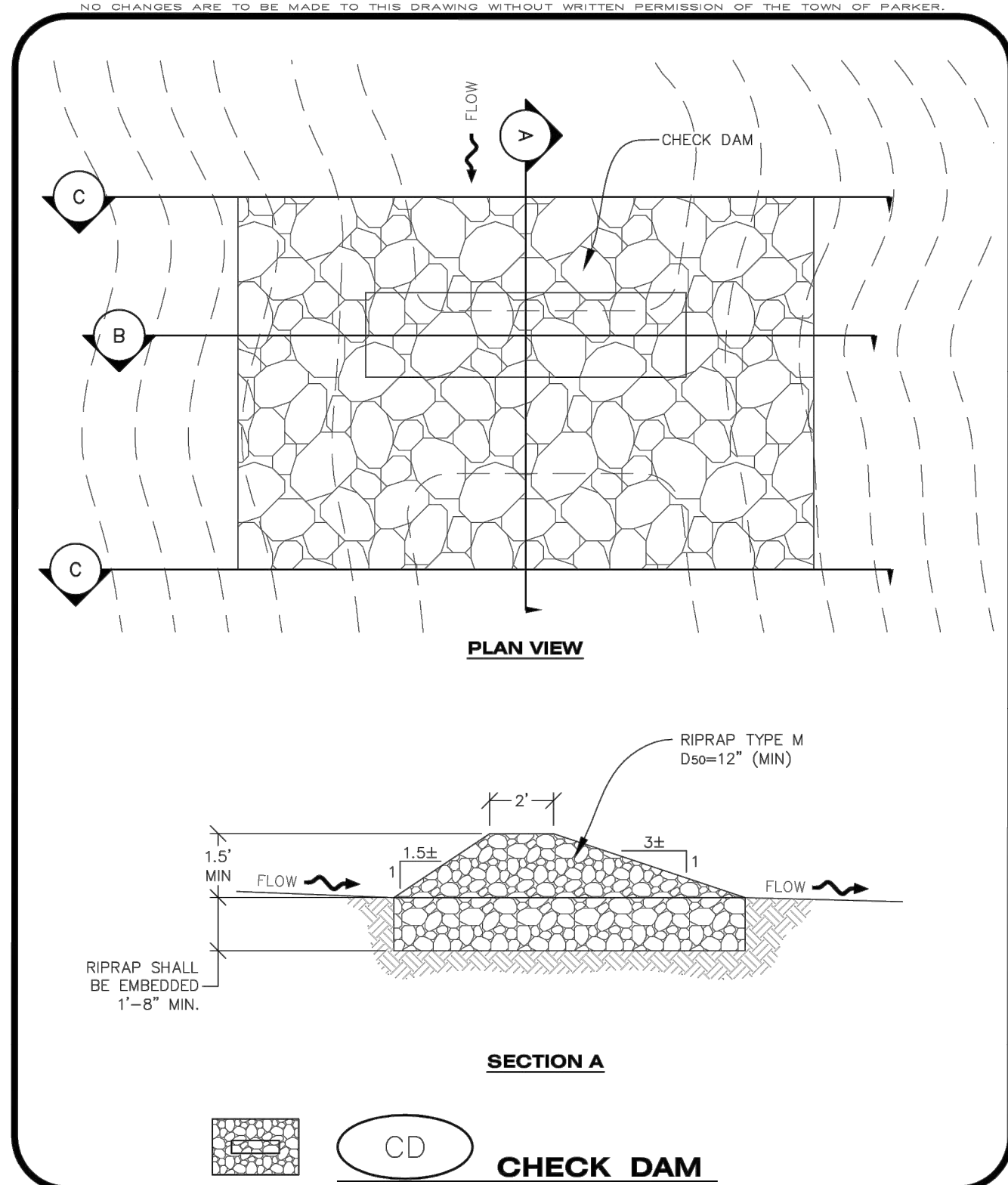
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 COLORADO LICENSE
 46391
 09/13/2021

PROJECT NO.
 096895001

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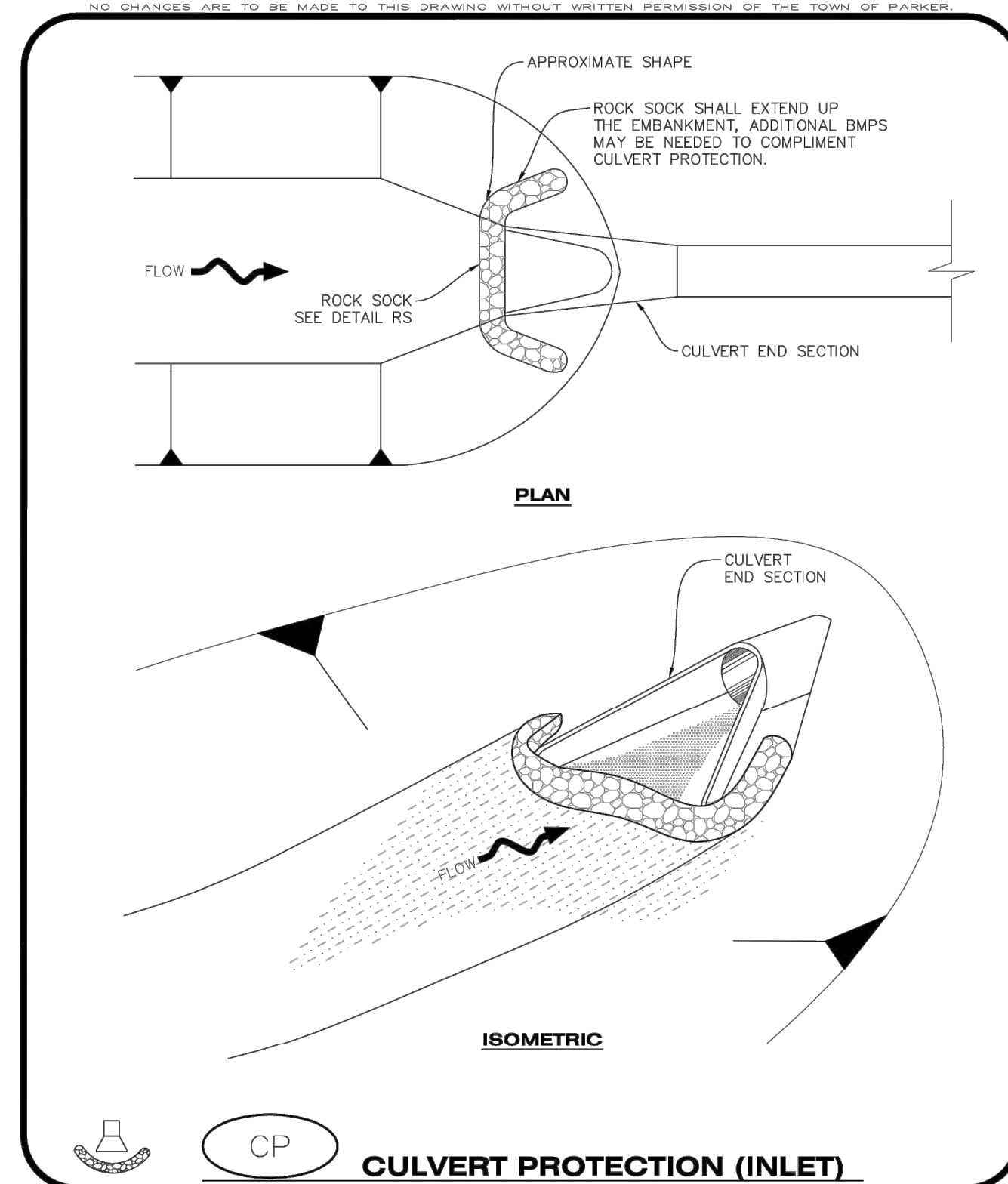


CHECK DAM INSTALLATION NOTES

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

CHECK DAM INSPECTION AND MAINTENANCE NOTES

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



CBMP | **CD**
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CBMP | **CD**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013

CBMP | **CD**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013

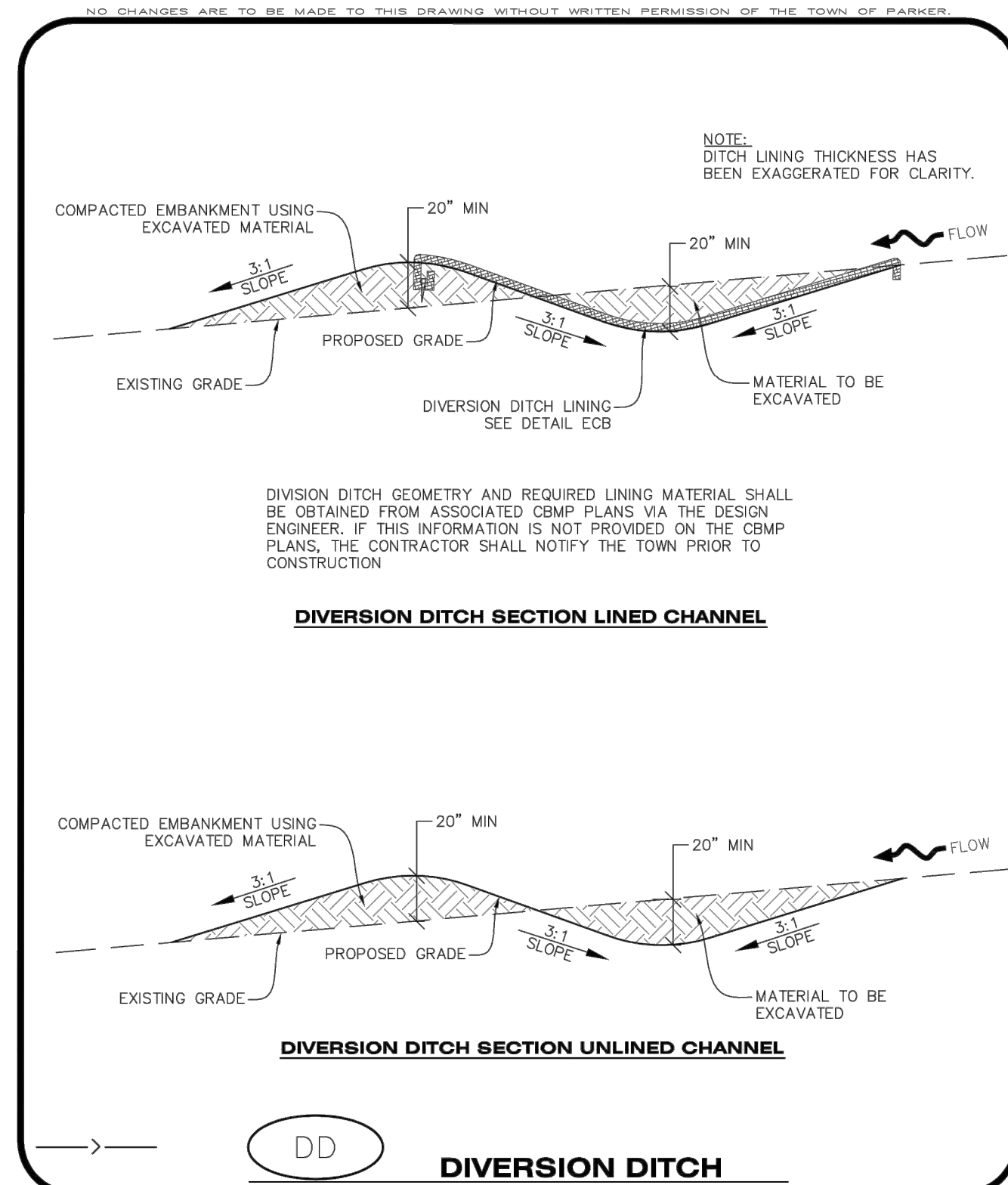
CBMP | **CP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

CULVERT PROTECTION (INLET) INSTALLATION NOTES

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

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

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



DIVERSION DITCH INSTALLATION NOTES

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
- A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
- ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
- THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
- THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

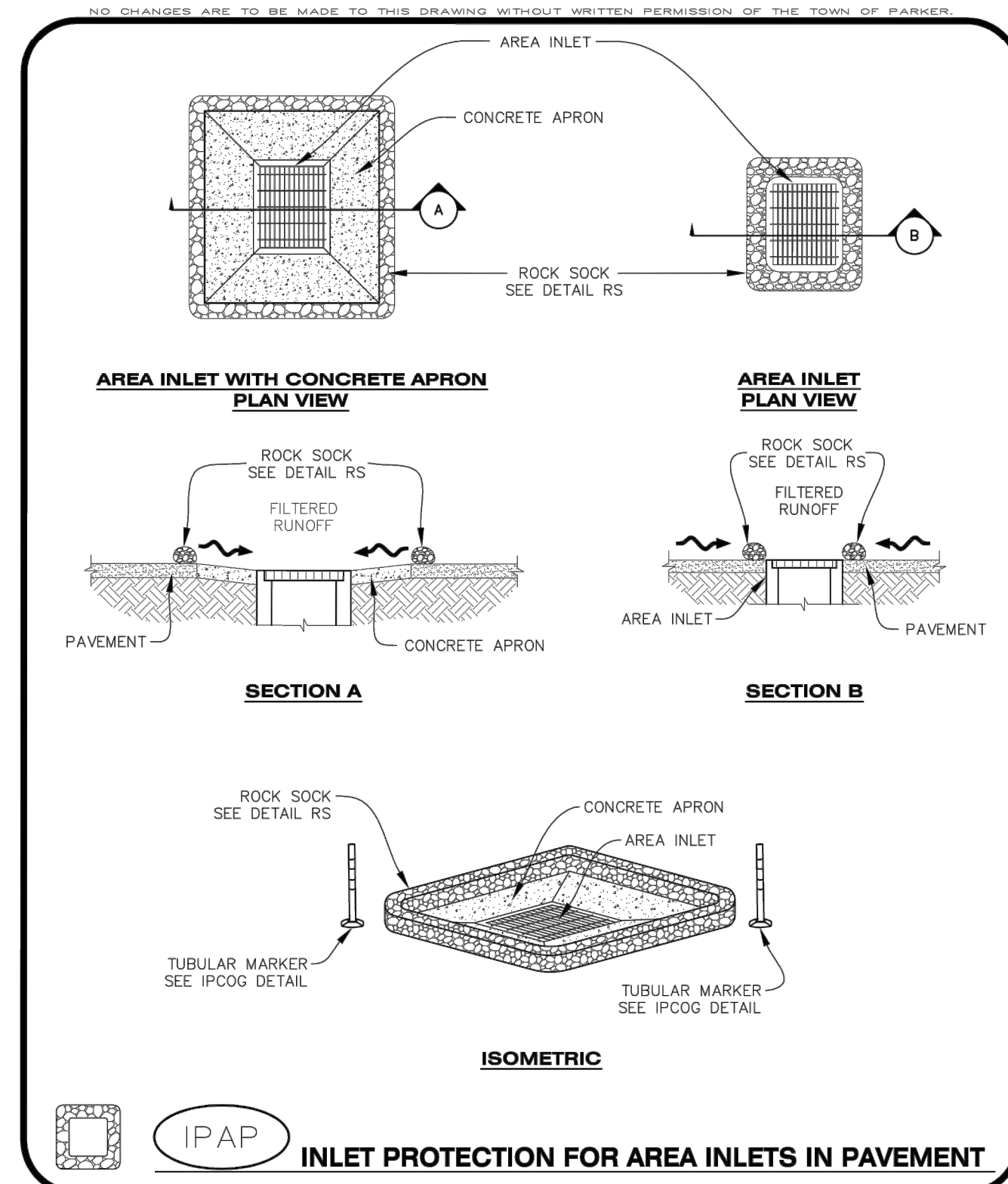
DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
- DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
- DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

CBMP | **CP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013

CBMP | **DD**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
Oct. 2013

CBMP | **DD**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
Oct. 2013



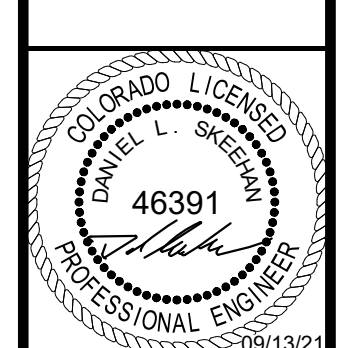
CBMP | **IPAP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
Oct. 2013

NO.	REVISION	BY	DATE

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

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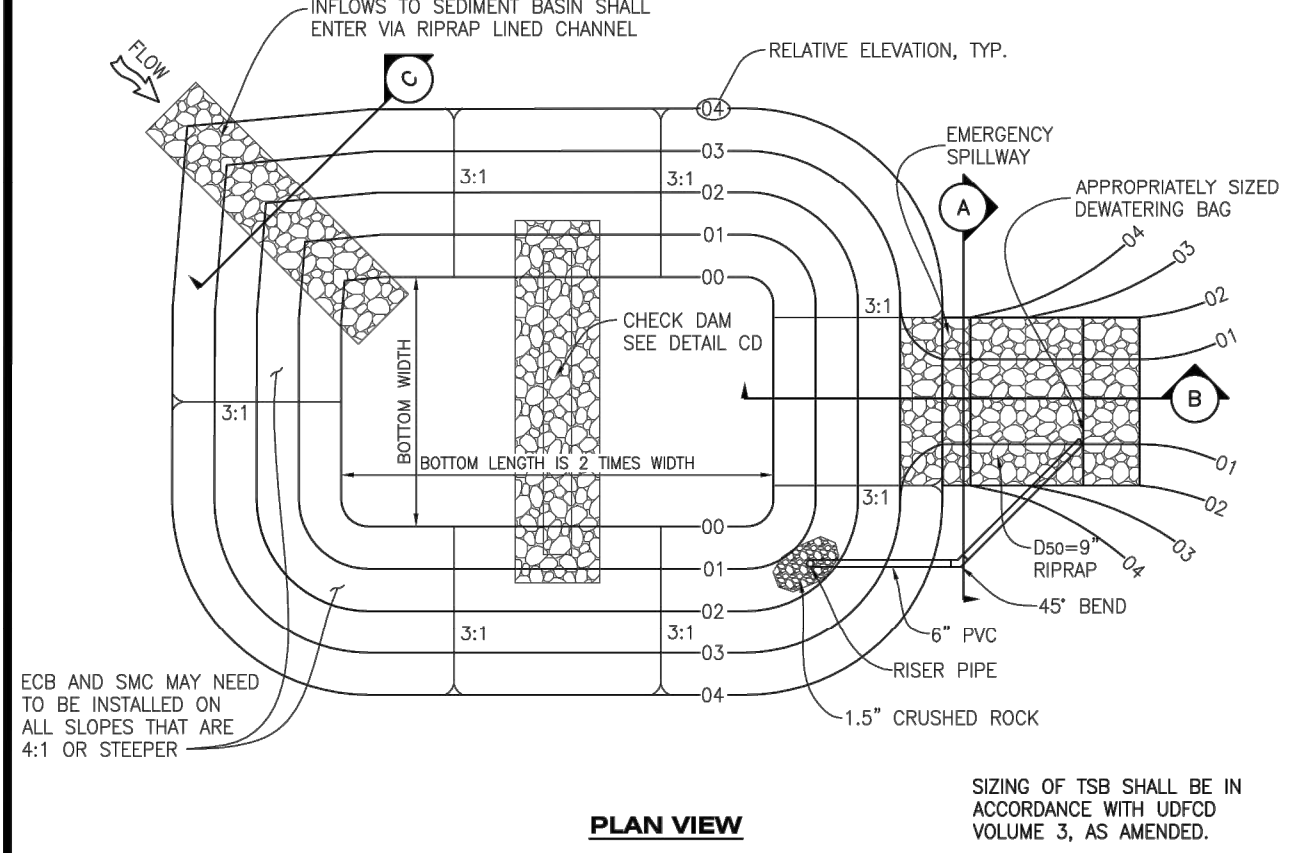
SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
5. SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

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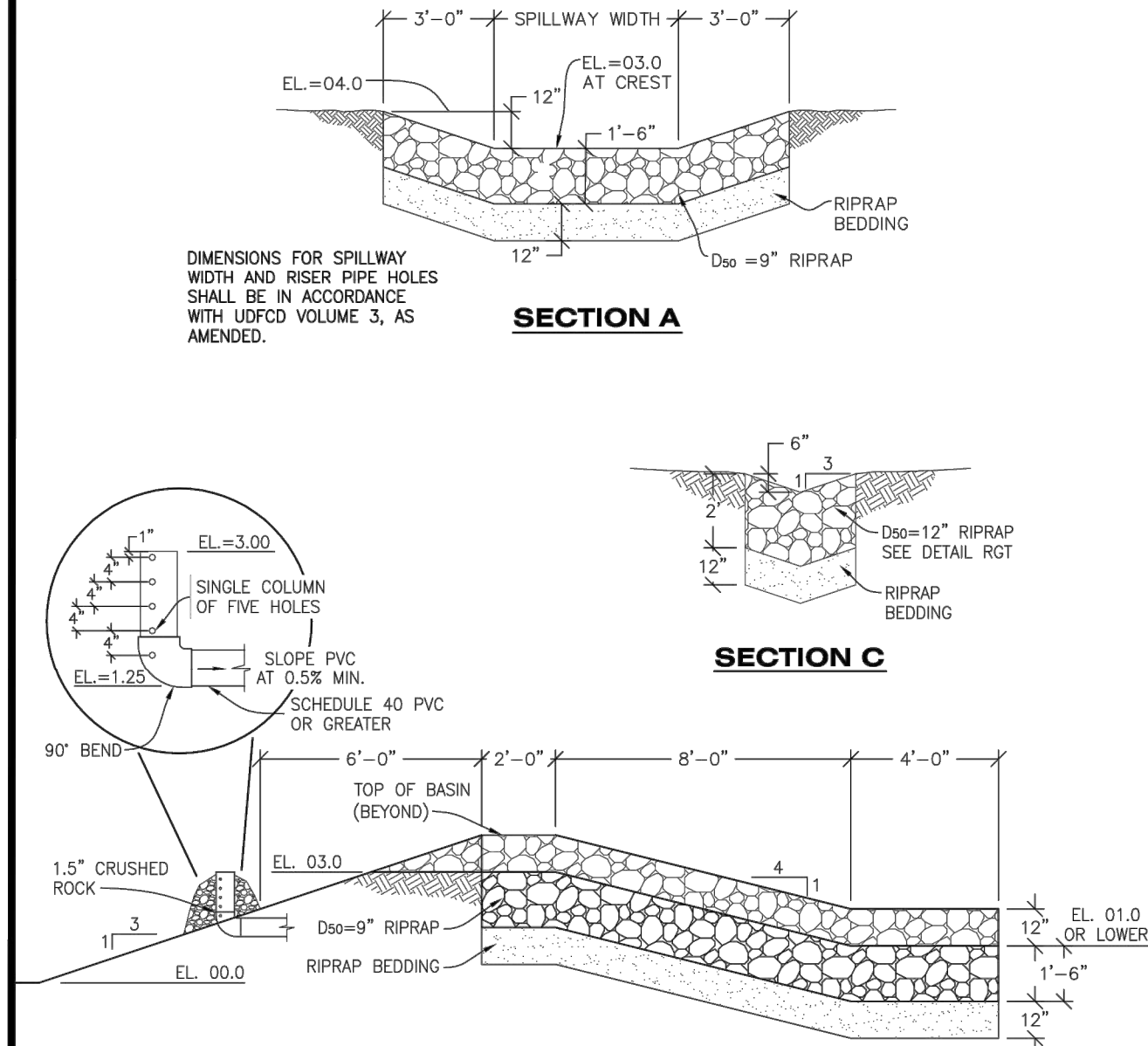


TSB TEMPORARY SEDIMENT BASIN

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB 1 OF 3 Oct. 2013

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TSB TEMPORARY SEDIMENT BASIN

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB 2 OF 3 Oct. 2013

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

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM 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.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB 3 OF 3 Oct. 2013

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

STP 3 OF 3 Oct. 2013

To allow for a proper and timely establishment of native grasses, temporary irrigation is required over all areas where permanent native seeding is proposed. This includes, but is not limited to: detention ponds, drainageways, park and trail areas, general open space, etc. In addition to the landscape plans, please show the temporary irrigation symbol (TI) on the CBMP Plan over all areas where permanent native seeding is proposed. As a reminder, when working within Parker Water and Sanitation District's (PWSD) jurisdiction, the following is required:

- Temporary irrigation for native seed must be supplied by a fire hydrant hook-up. Use of proposed/existing landscape irrigation taps is not allowed. Please indicate on the irrigation plans fire hydrants that are to be used for the temporary irrigation mainline and provide a detail for the connection. This detail should show the hydrant, PRV, PWSD water meter, a 2" backflow assembly, a 2" x 2" cam lock for fire department quick disconnect and a support system for all components
- The following note must be shown on the Irrigation plan set "Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case, any longer than one growing season." PWSD may allow temporary irrigation to continue for one additional growing season with prior approval.
- The following note must be shown on the Irrigation plan set "All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be installed above ground."
- All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be clearly labeled on the plans.
- Provide detail drawings for all above ground components including but not limited to mainlines, laterals, valves, heads and quick couplers.

If the project is outside of PWSD's jurisdiction, check with the applicable water provider regarding their specific requirements for temporary irrigation.

K:\DEV_C\096895001 - Lot 6 Parker & Pine CAD\Drawings\096895001EC_DT.dwg - New 10/1/2013 10:58 AM. Max. The document contains information that is confidential, proprietary, and/or otherwise subject to legal protection. 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. All rights reserved.



NO.	REVISION	BY	DATE

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
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
CBMP DETAILS

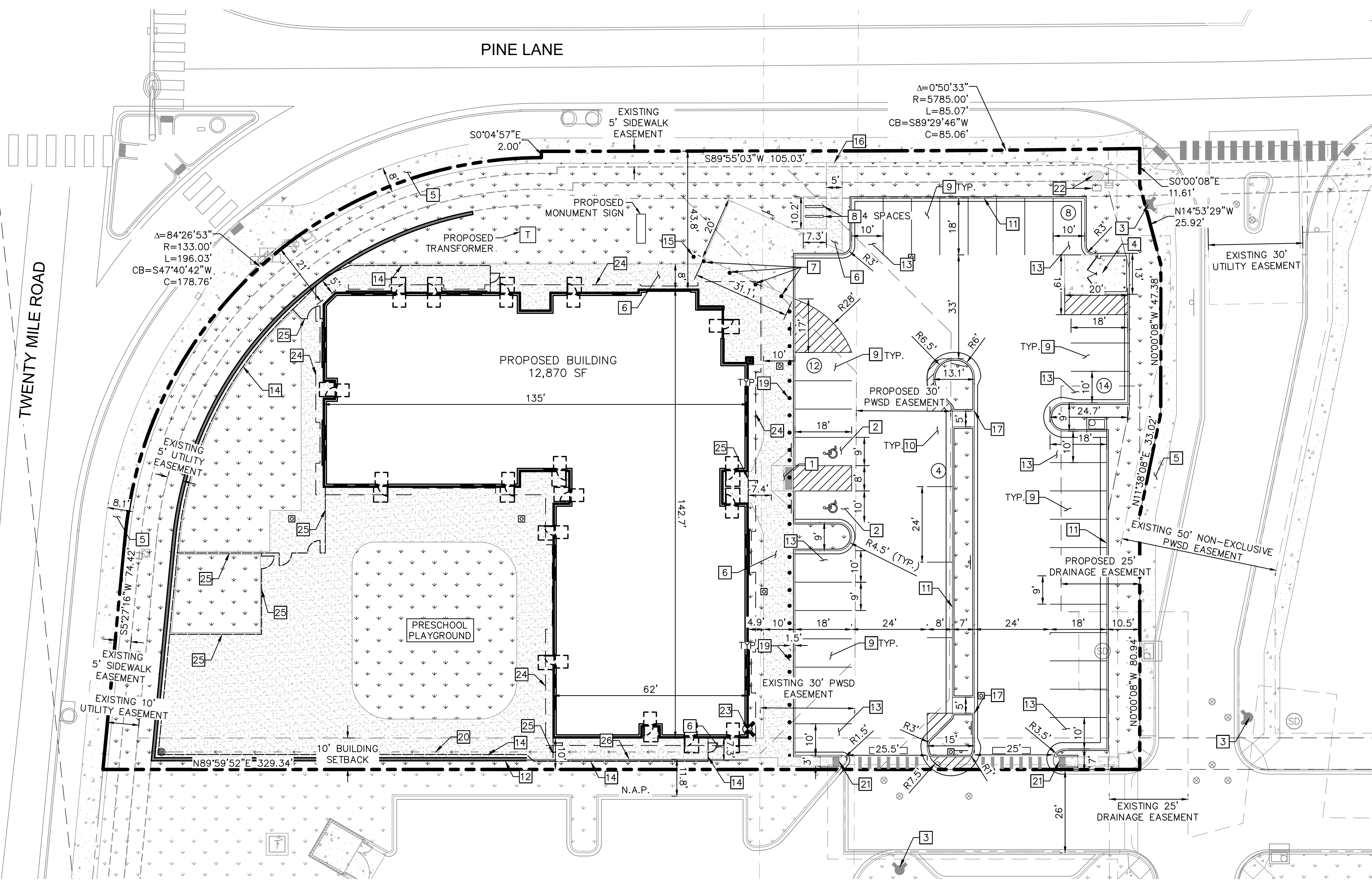


PROJECT NO.
096895001

DRAWING NAME
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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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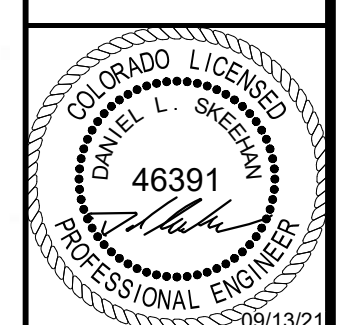
Date: 01/19/2022

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
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 OVERALL SITE PLAN**



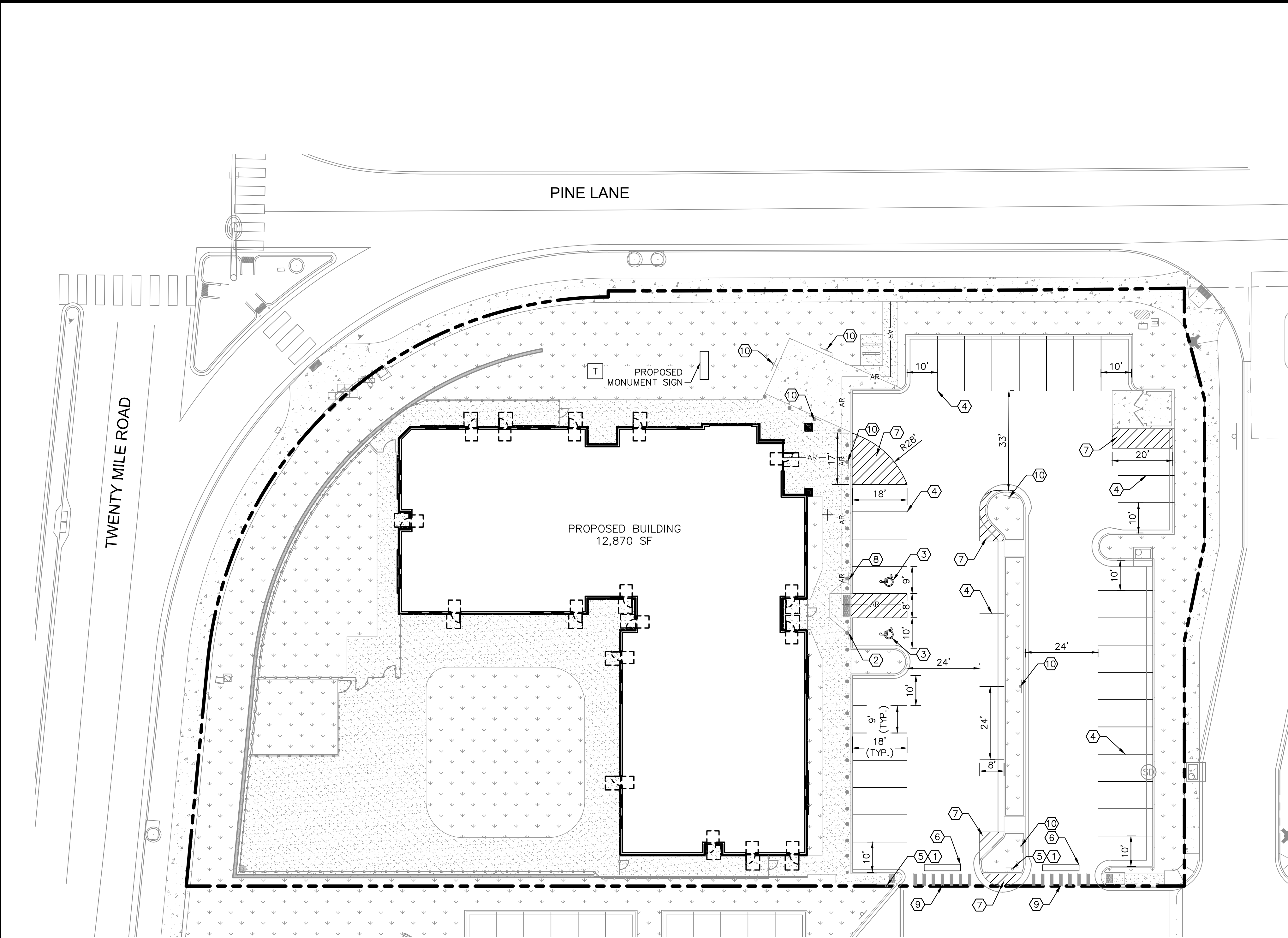
PROJECT NO.
096895001

DRAWING NAME
096895001SP_SP

C4.0



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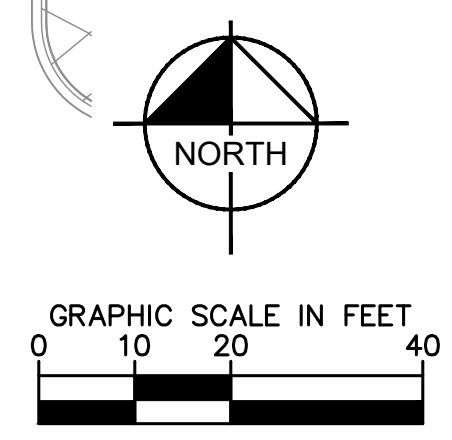
LEGEND

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

SIGNING AND STRIPING NOTES

- ① ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ② PROPOSED 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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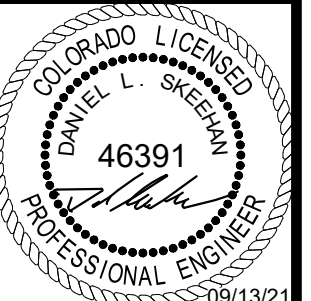
[Signature]
Town of Parker, Director of Engineering
Date: 01/19/2022

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
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING PLAN

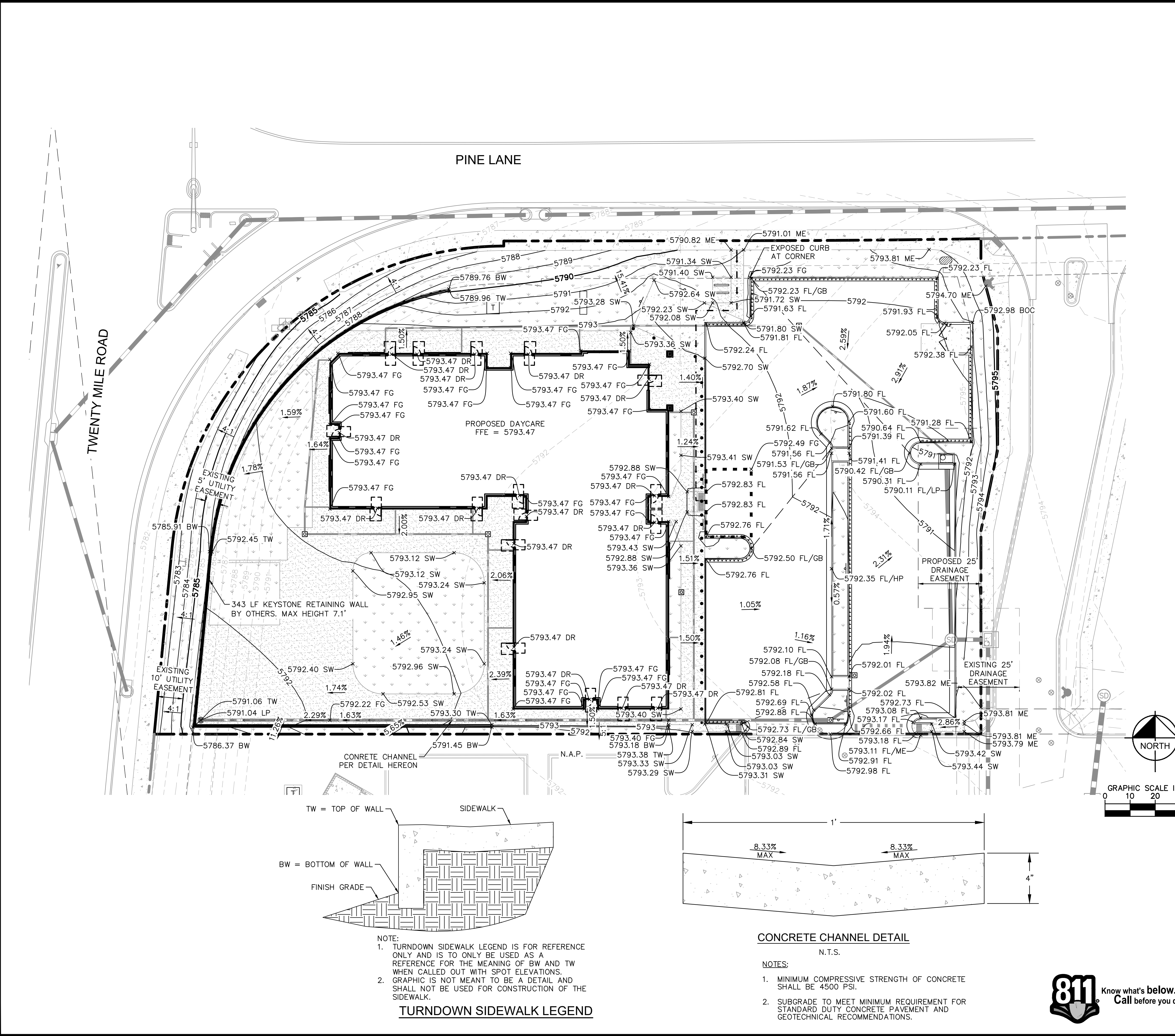


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096895001

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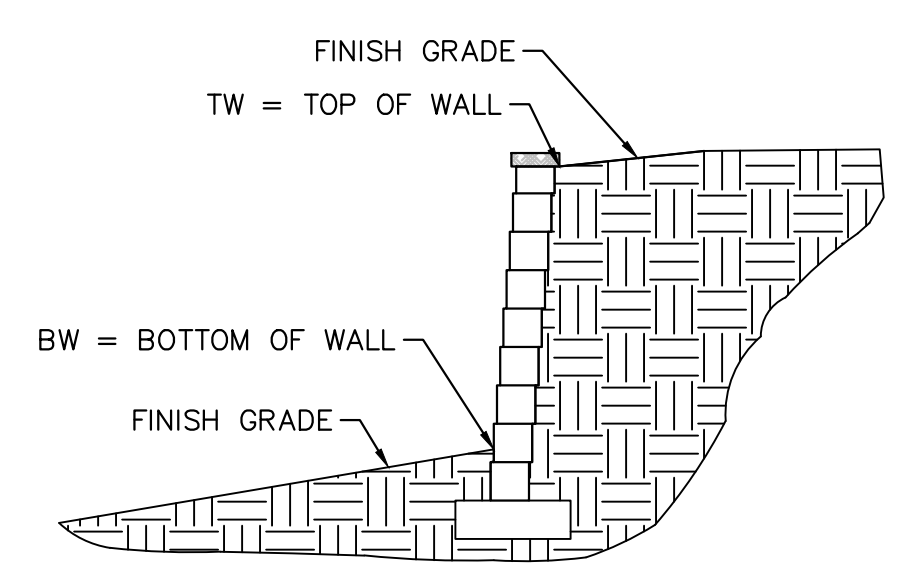
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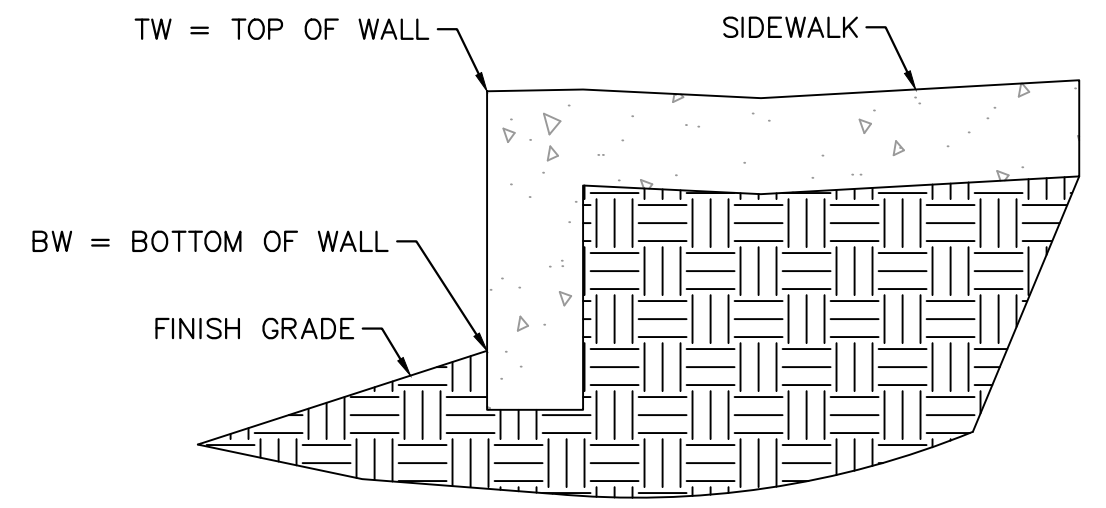
- LEGEND:**
- PROPERTY LINE
 - 50 PROPOSED MAJOR CONTOURS
 - 49 PROPOSED MINOR CONTOURS
 - 50 EXISTING MAJOR CONTOURS
 - 49 EXISTING MINOR CONTOURS
 - PROPOSED STORM PIPES
 - ADA PATH OF TRAVEL
 - ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
 - GRADE BREAK LINE
 - PROPOSED MANHOLE
 - 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.
 - FALL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO ARCH PLANS.



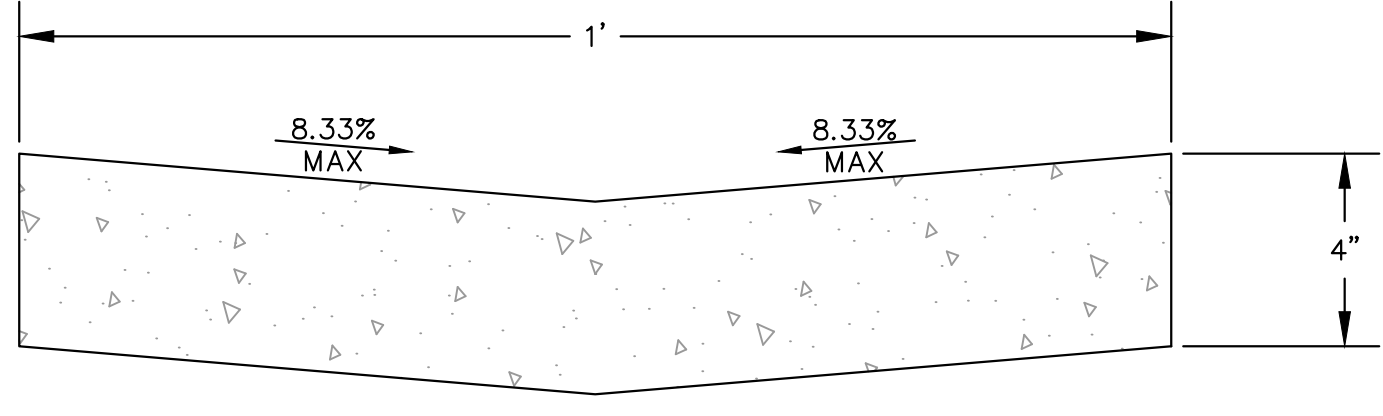
- NOTE:**
- WALL ELEVATION LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BW AND TW WHEN CALLED OUT WITH SPOT ELEVATIONS.
 - GRAPHIC IS NOT MEANT TO BE A WALL DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.

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.

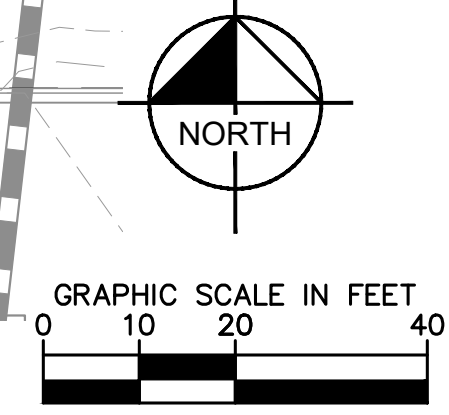
TURNDOWN SIDEWALK LEGEND



CONCRETE CHANNEL DETAIL

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.



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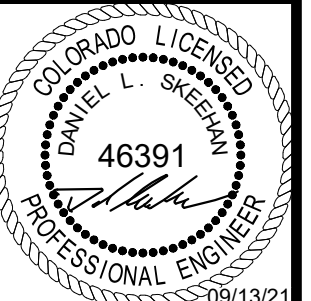
09/19/2022
Town of Parker, Director of Engineering Date

NO.	REVISION	BY	DATE

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
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
OVERALL GRADING PLAN

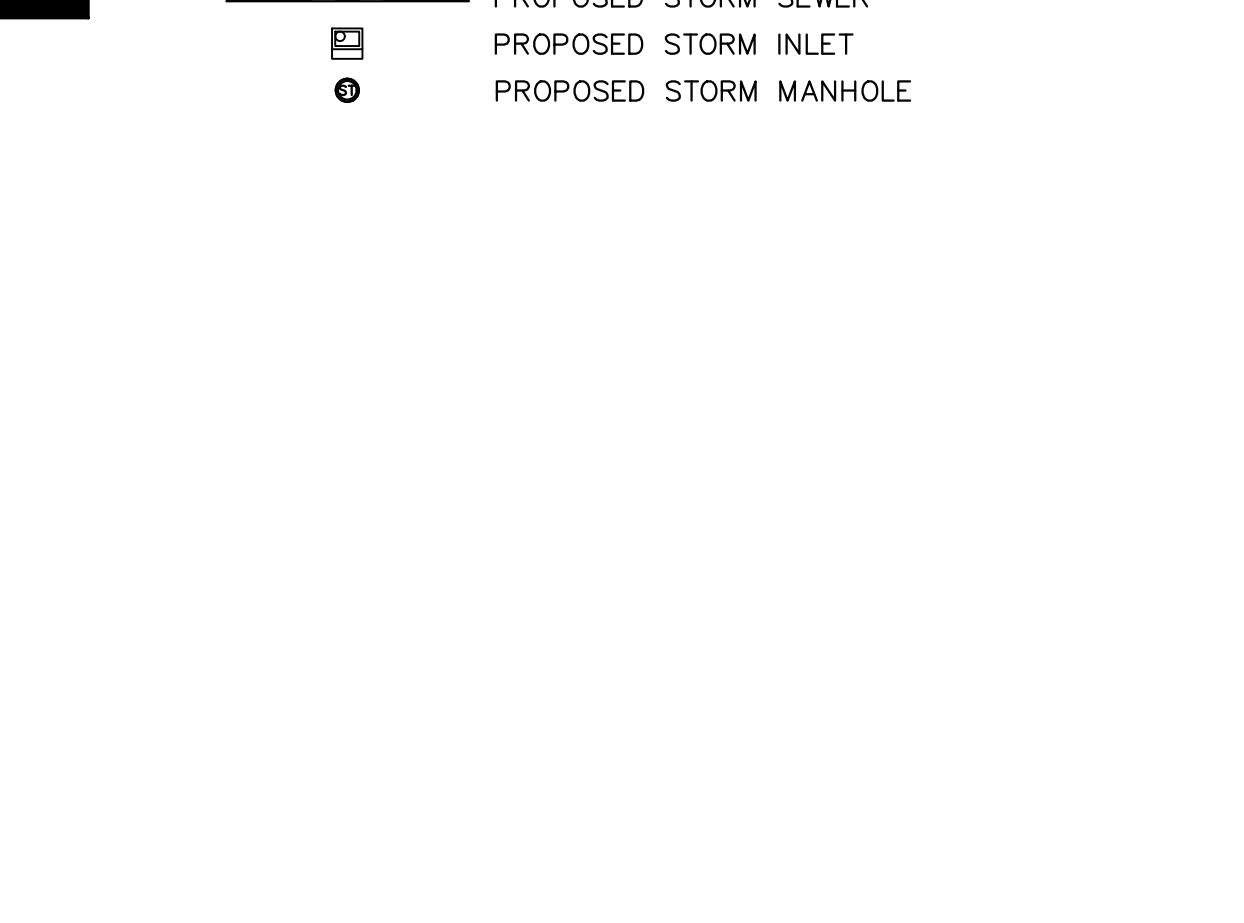
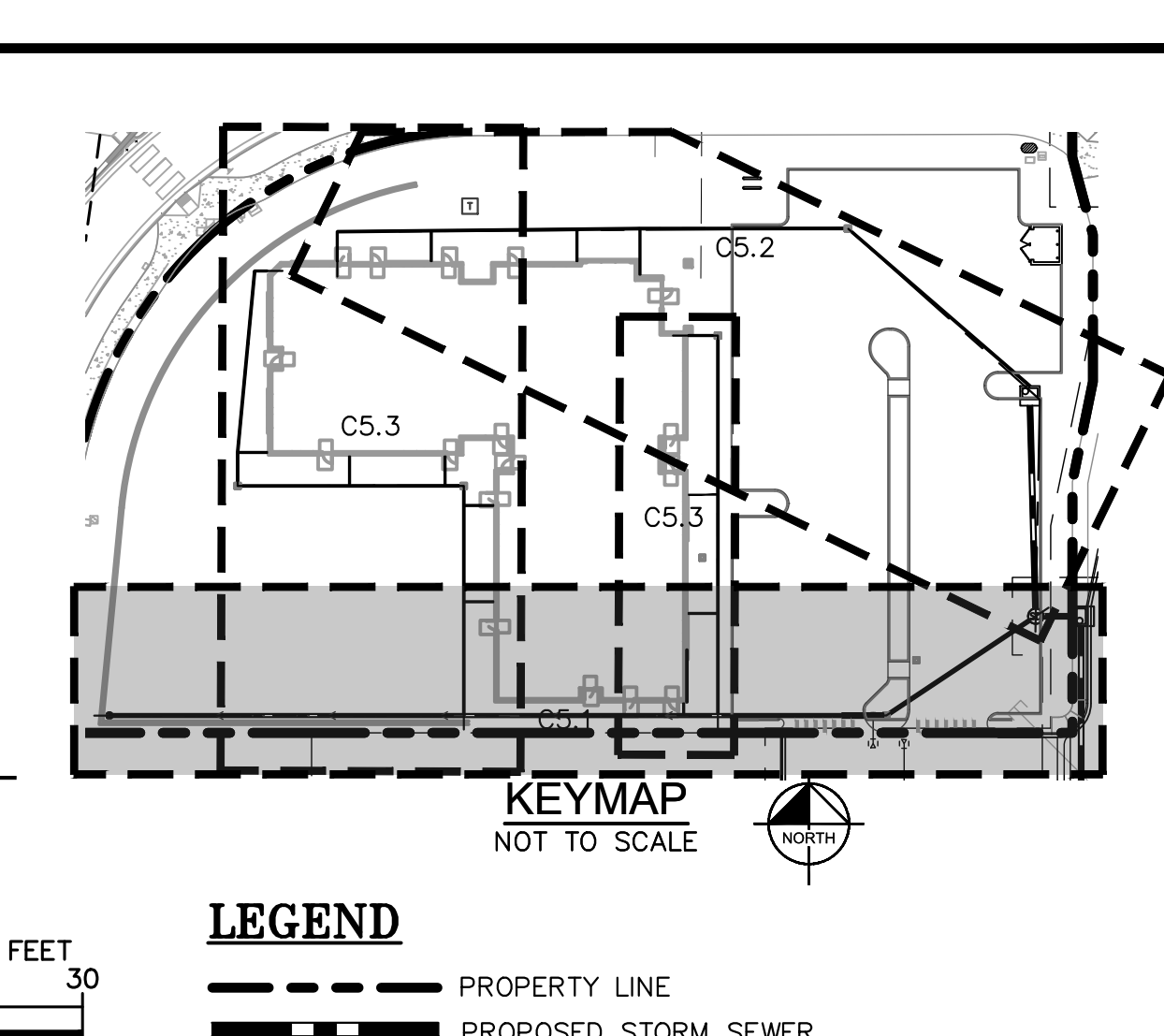
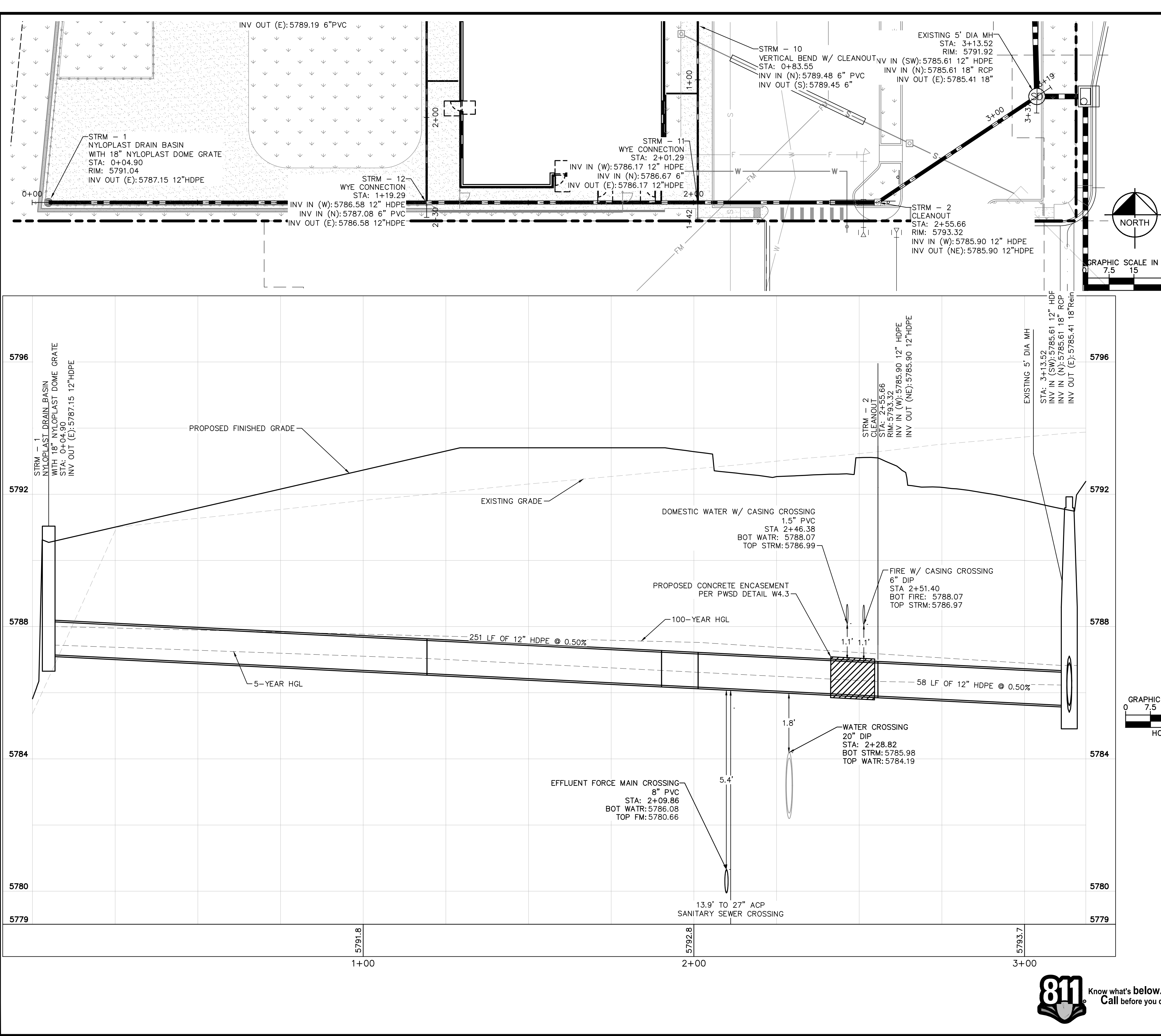


PROJECT NO.
096895001

DRAWING NAME
096895001SP_GD

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Town of Parker, Director of Engineering
 Date: 01/19/2022

NO. _____ BY DATE
 REVISION _____

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

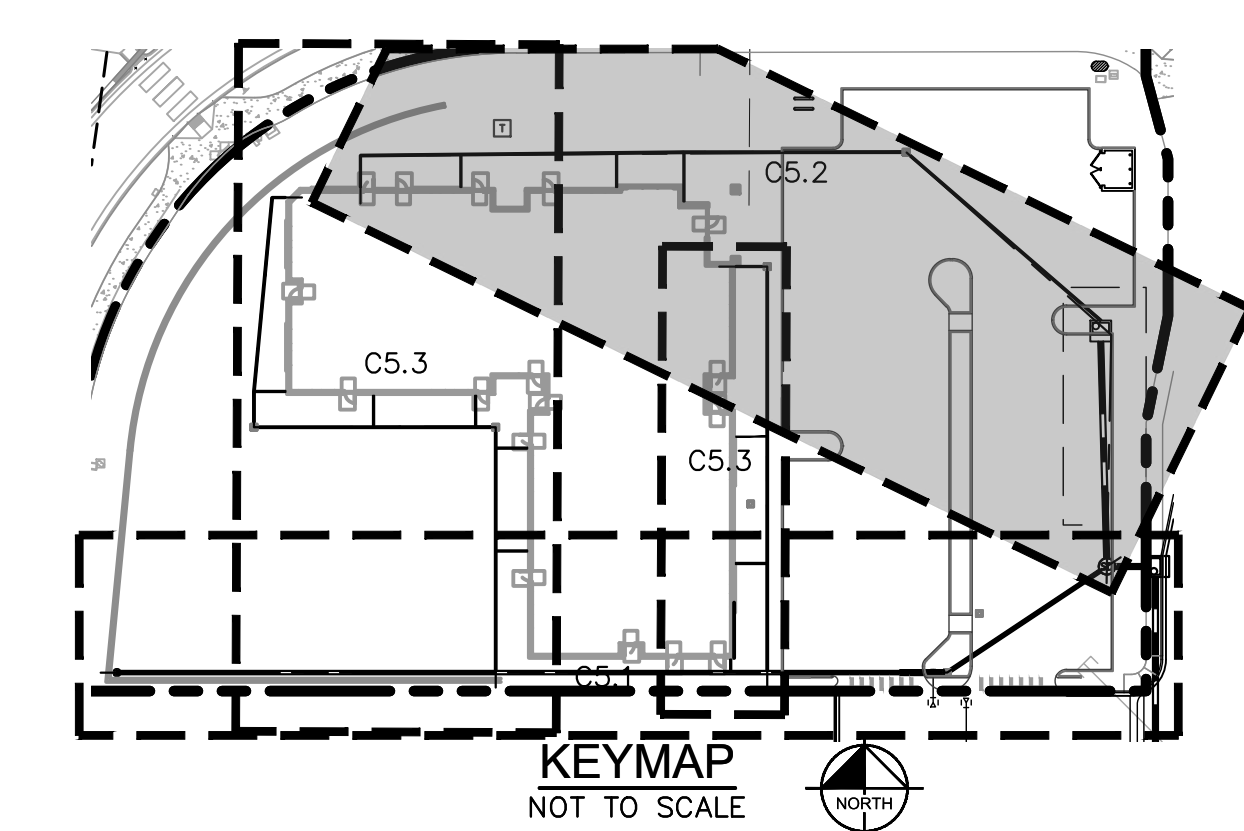
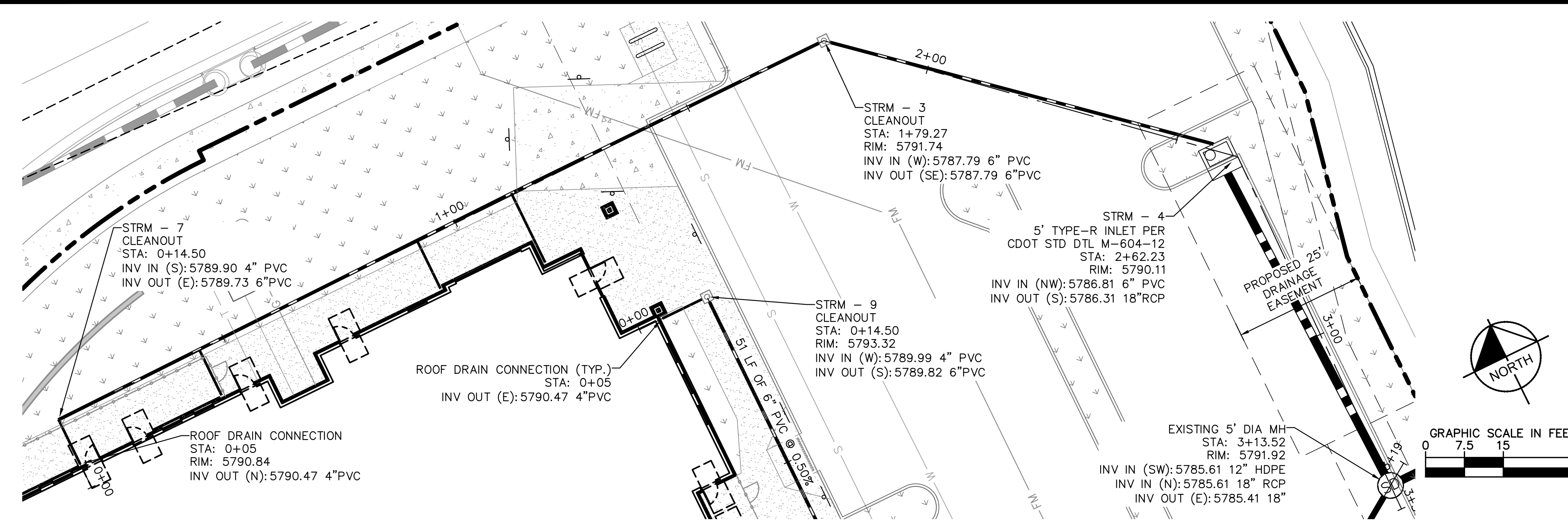
LOT 6 PARKER AND PINE FILING 1
 PARKER, CO
 EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
 PRIVATE STORM PLAN AND PROFILE

PROJECT NO.
096895001

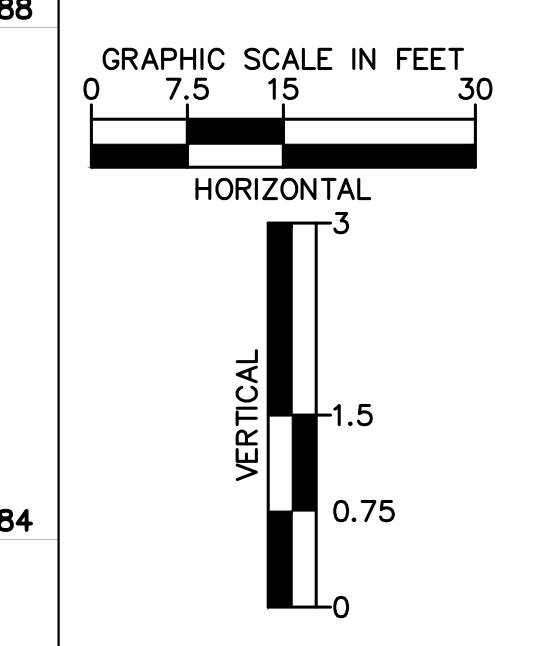
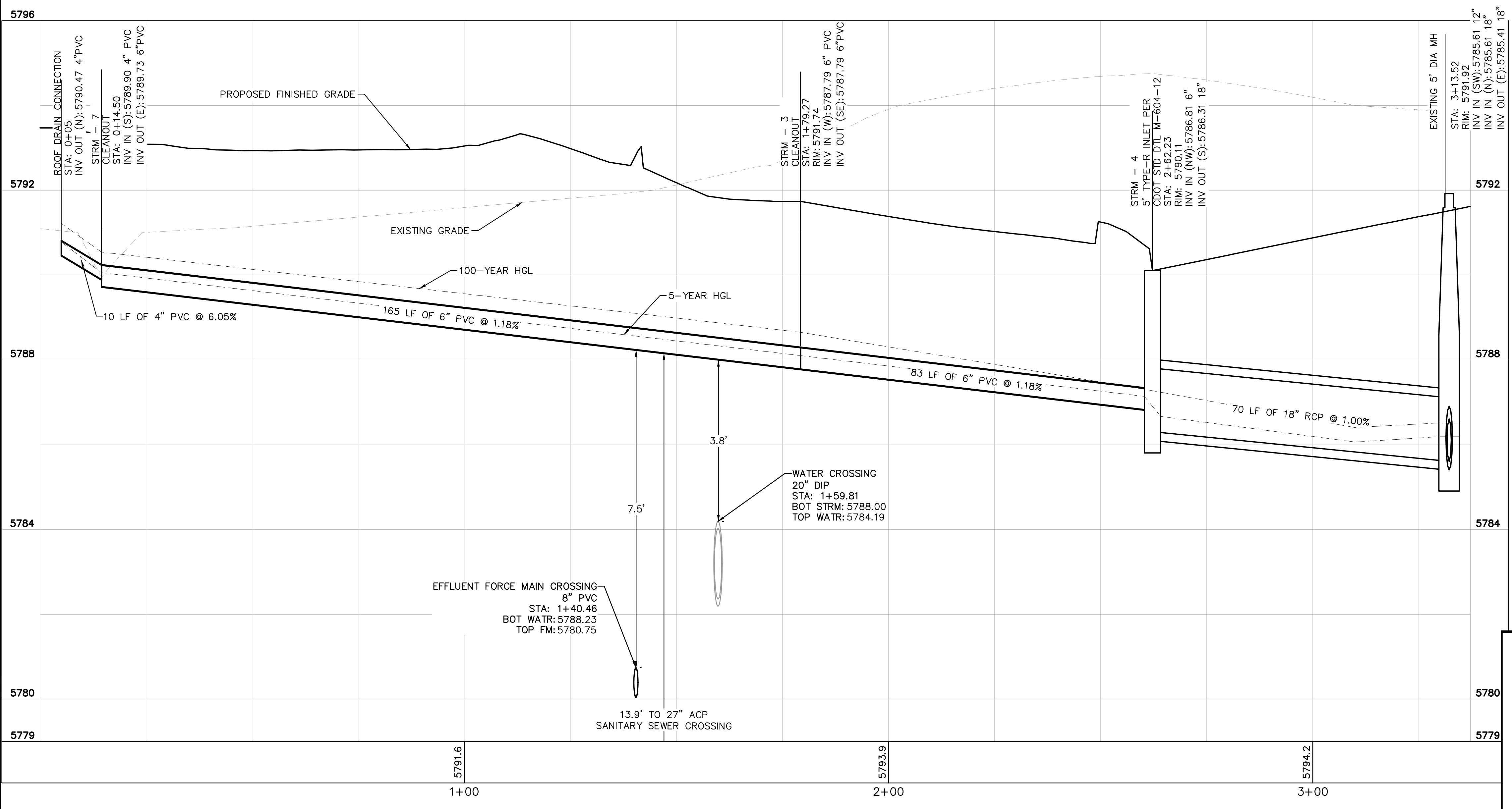
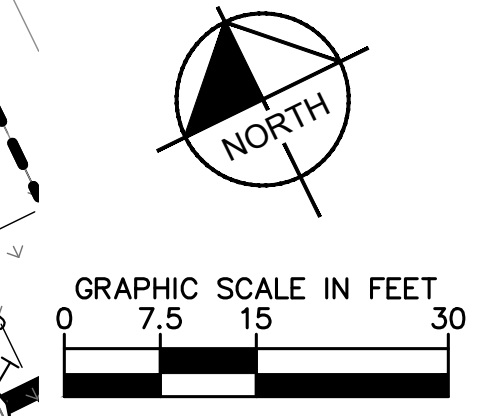
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- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE



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[Signature]
 Town of Parker, Director of Engineering

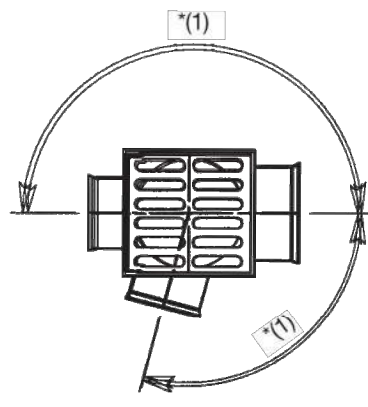
01/19/2022
 Date

	NO. _____
	REVISION _____
	BY _____
	DATE _____
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 PARKER, CO EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS PRIVATE STORM PLAN AND PROFILE	
PROJECT NO. 096895001	
DRAWING NAME 096895001CD_ST_PP	
C5.2	

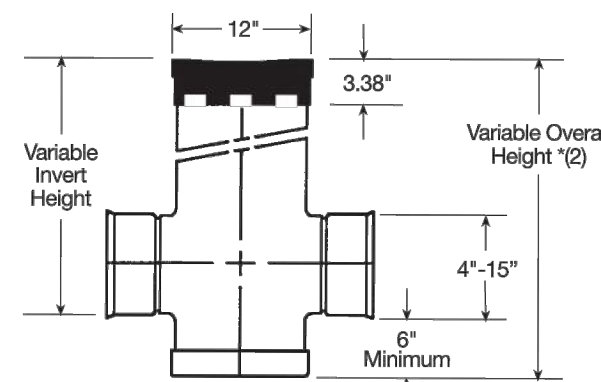
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12" & 15" Drain Basins

Part#/Prefix	Product Description	Available Outlets
2812AG...X	12" Custom Basin	4" thru 12"
2815AG...X	15" Custom Basin	4" thru 15"

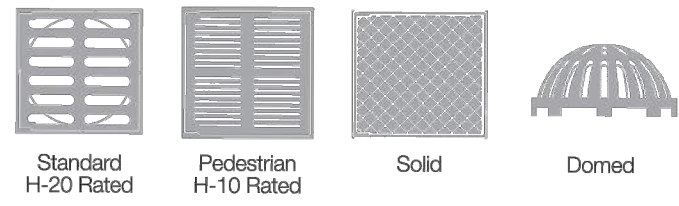


(1) Adapters can be mounted on any angle 0° to 359°. To determine minimum angle between adapters please see chart on page (1).



(2) Maximum recommended overall height 10'

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

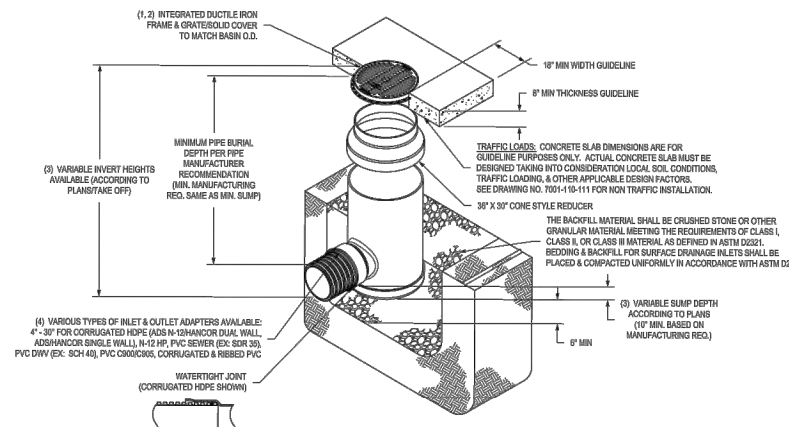
Gaskets shall be made from material meeting the requirements of ASTM F477.

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



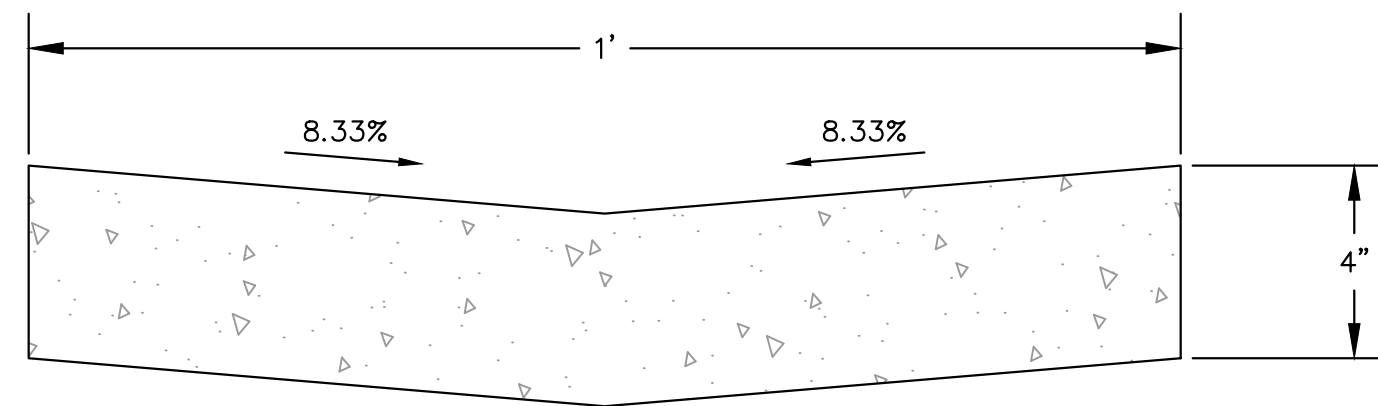
Ask a local representative for a complete listing of specifications, details and pricing. Visit www.nyloplast-us.com or call 866-888-8479 for project support.

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.



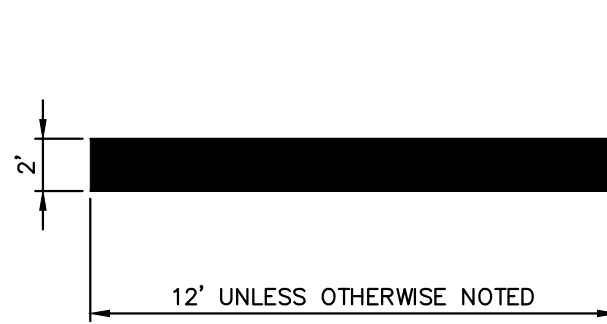
12" x 18" MINIMUM SIZE

NOTE:

- SIGN SHALL BE MOUNTED ON TOP OF A BOLLARD.

MUTCD R7-8 ACCESSIBLE PARKING SIGN

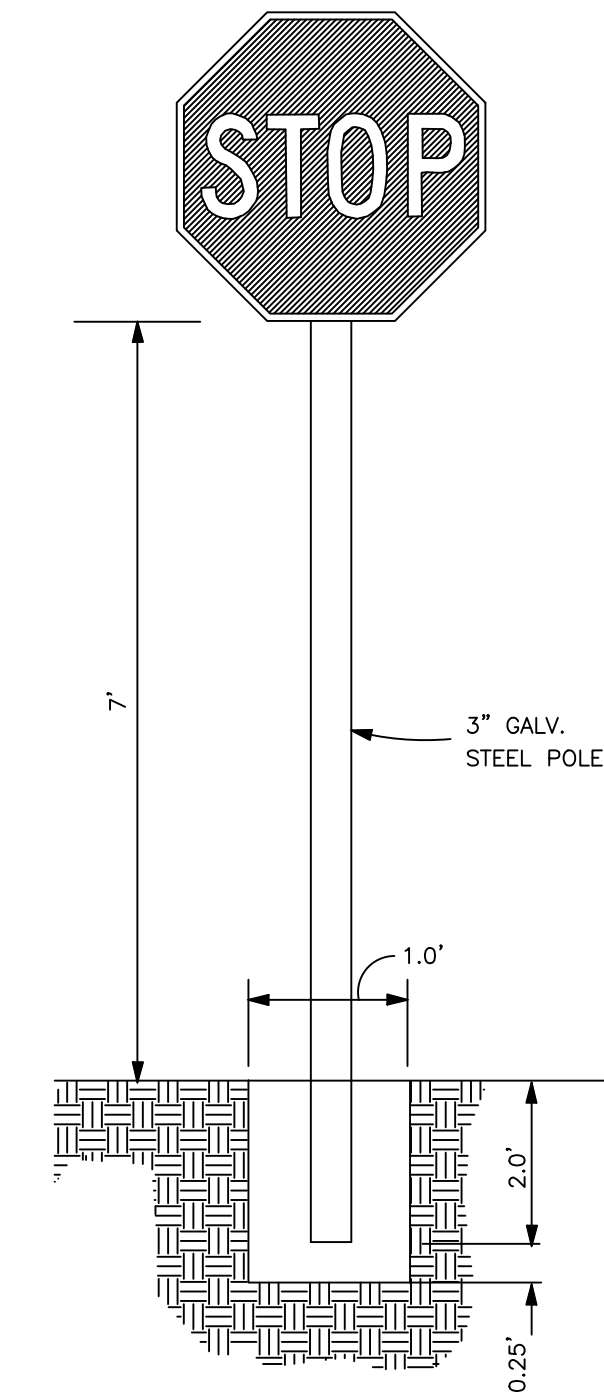
N.T.S.



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 (MUTCD) 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.

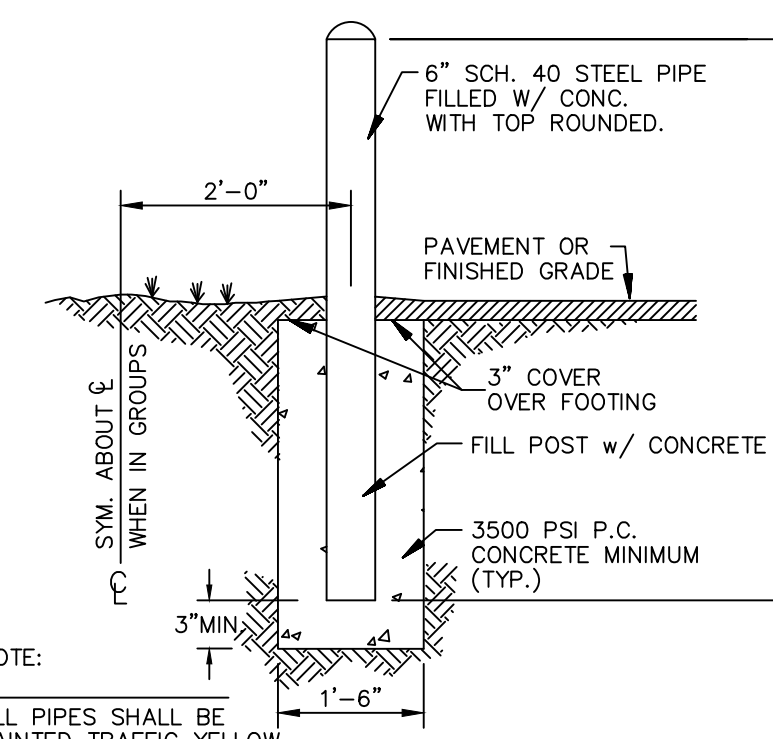
MUTCD R7-8 ACCESSIBLE PARKING SIGN

N.T.S.



NO PARKING FIRE LANE - R8-31

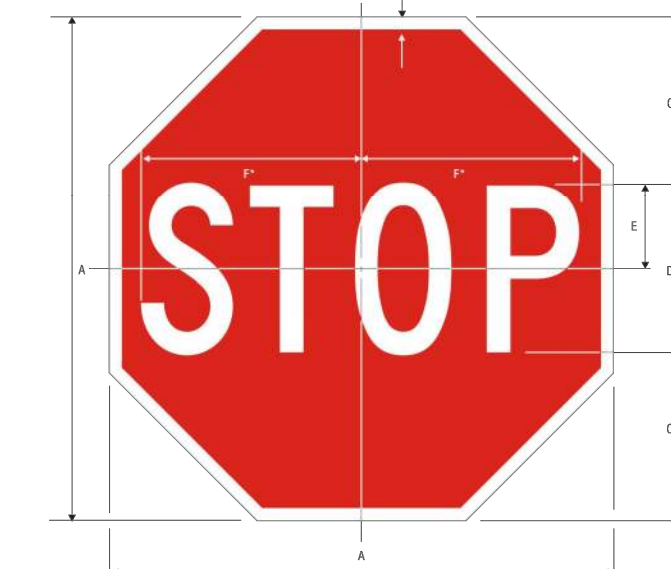
N.T.S.



NOTE:
 ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD

N.T.S.



BSA 800

A	B	C	D	E	F
10	375	6	5C	3	775
24	865	8	5C	4	10
36	75	10	5C	5	125
36	875	12	10C	6	15
48	125	16	10C	8	20

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

STOP SIGN - R1-1

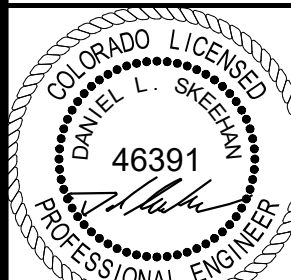
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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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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
 SITE DETAILS

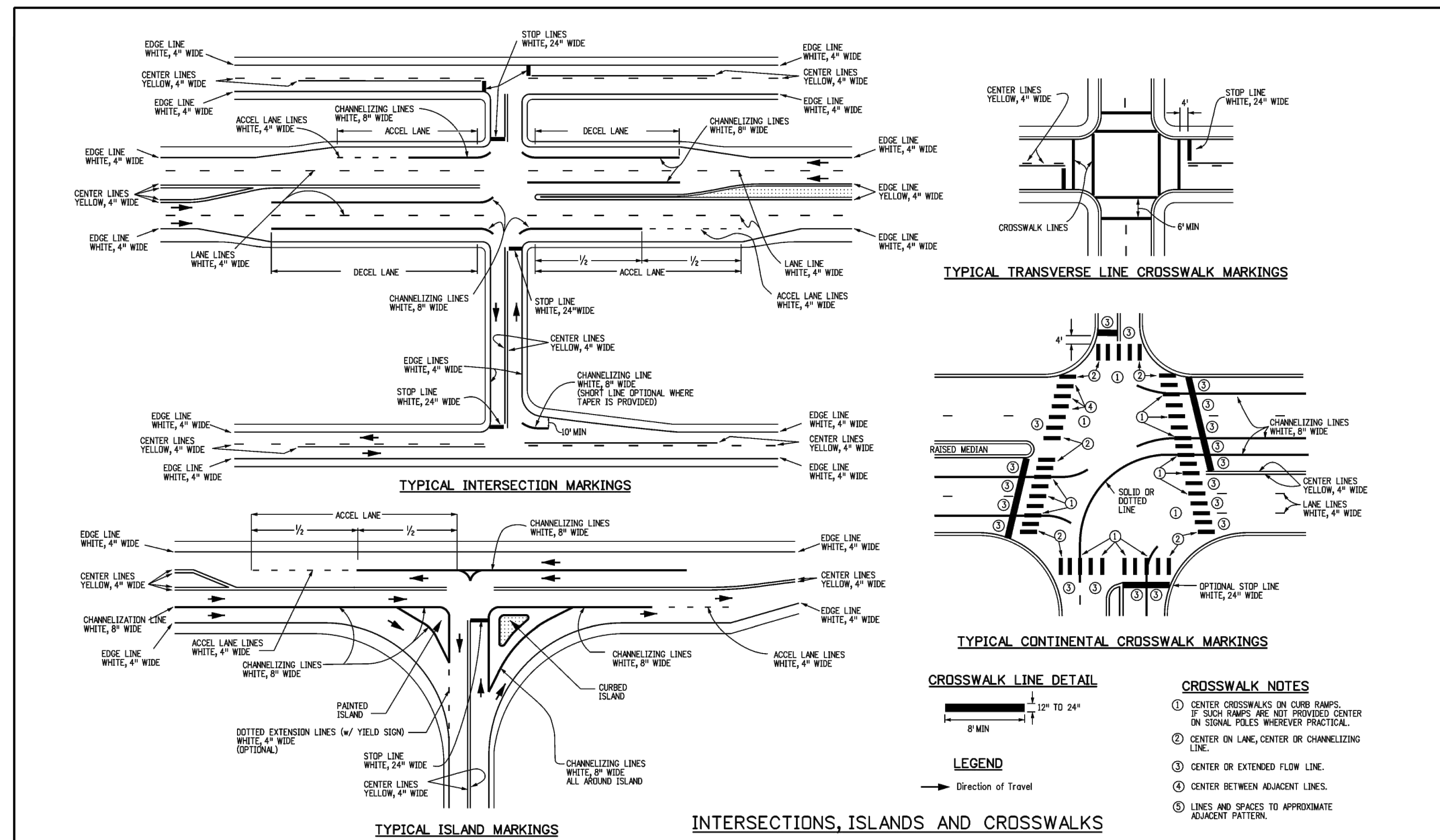


PROJECT NO.
 096895001

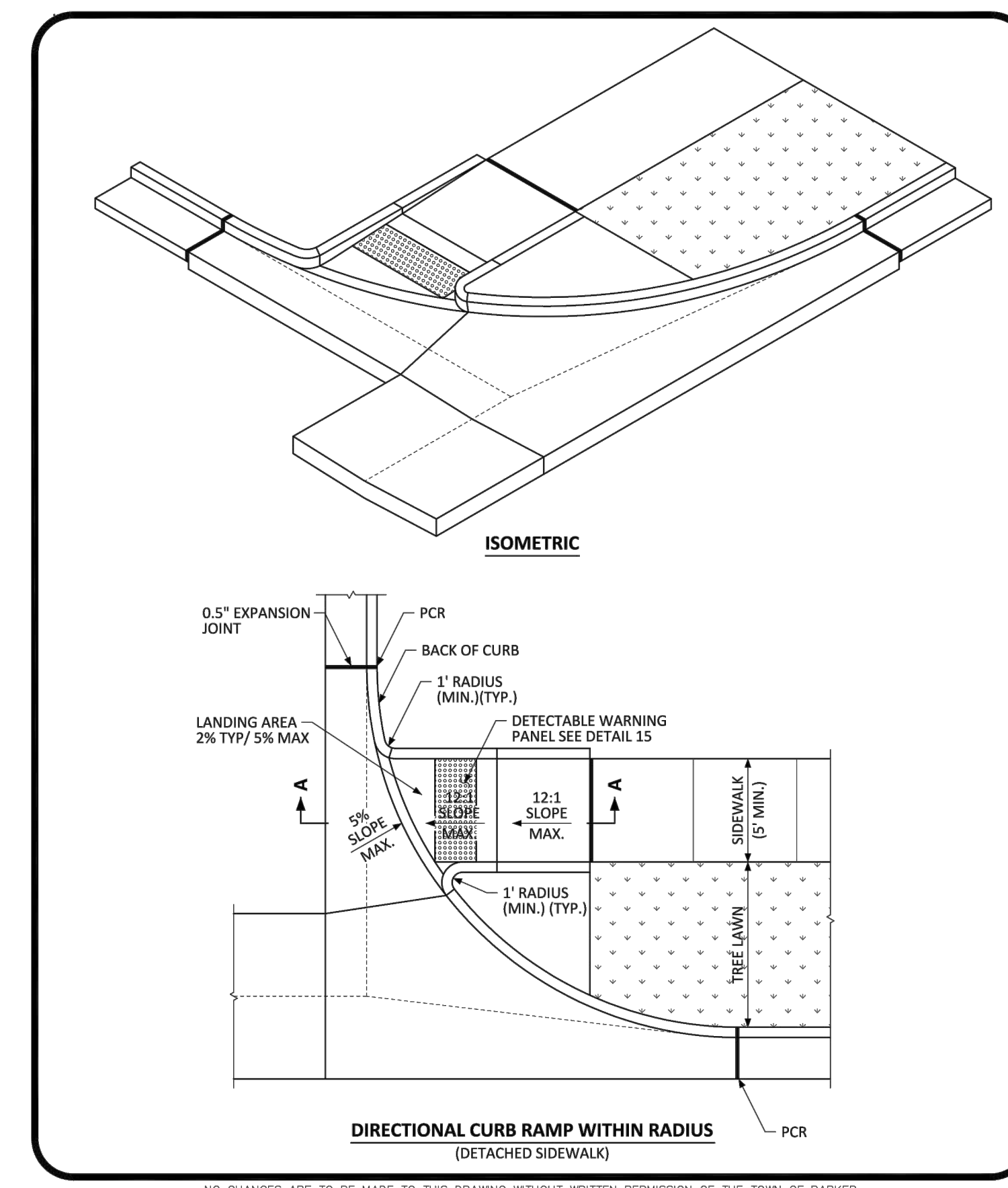
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K:\DEV_CAD\096895001 - Lot 6, Parker & Pine\096895001_CD_SITE_DT.dwg, News from Max
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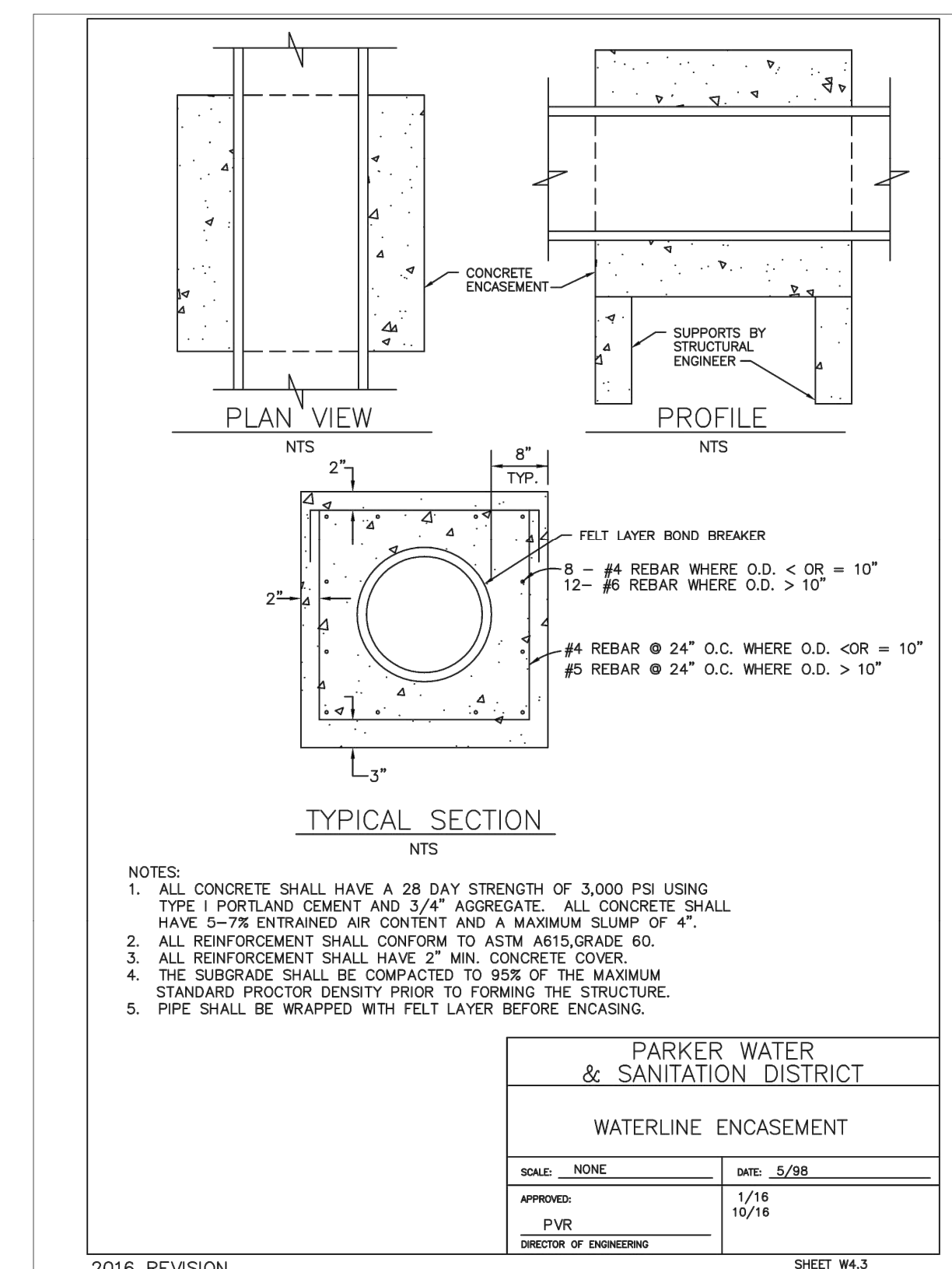


Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9436 FAX: 303-757-9219 Traffic & Safety Engineering MKB	PAVEMENT MARKINGS STANDARD PLAN NO. S-627-1 Standard Sheet No. 3 of 9 Project Sheet Number:
Creation Date: 07/04/12	Date:	Comments:			
Created By: JSW					
Last Modification Date: 02/08/17					
Last Modified By: MBhot					
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English			



PARKER COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

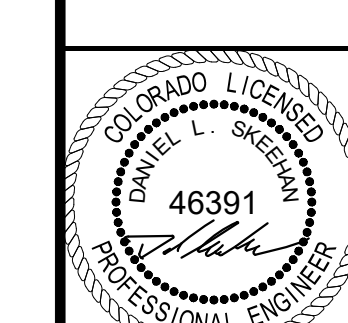


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