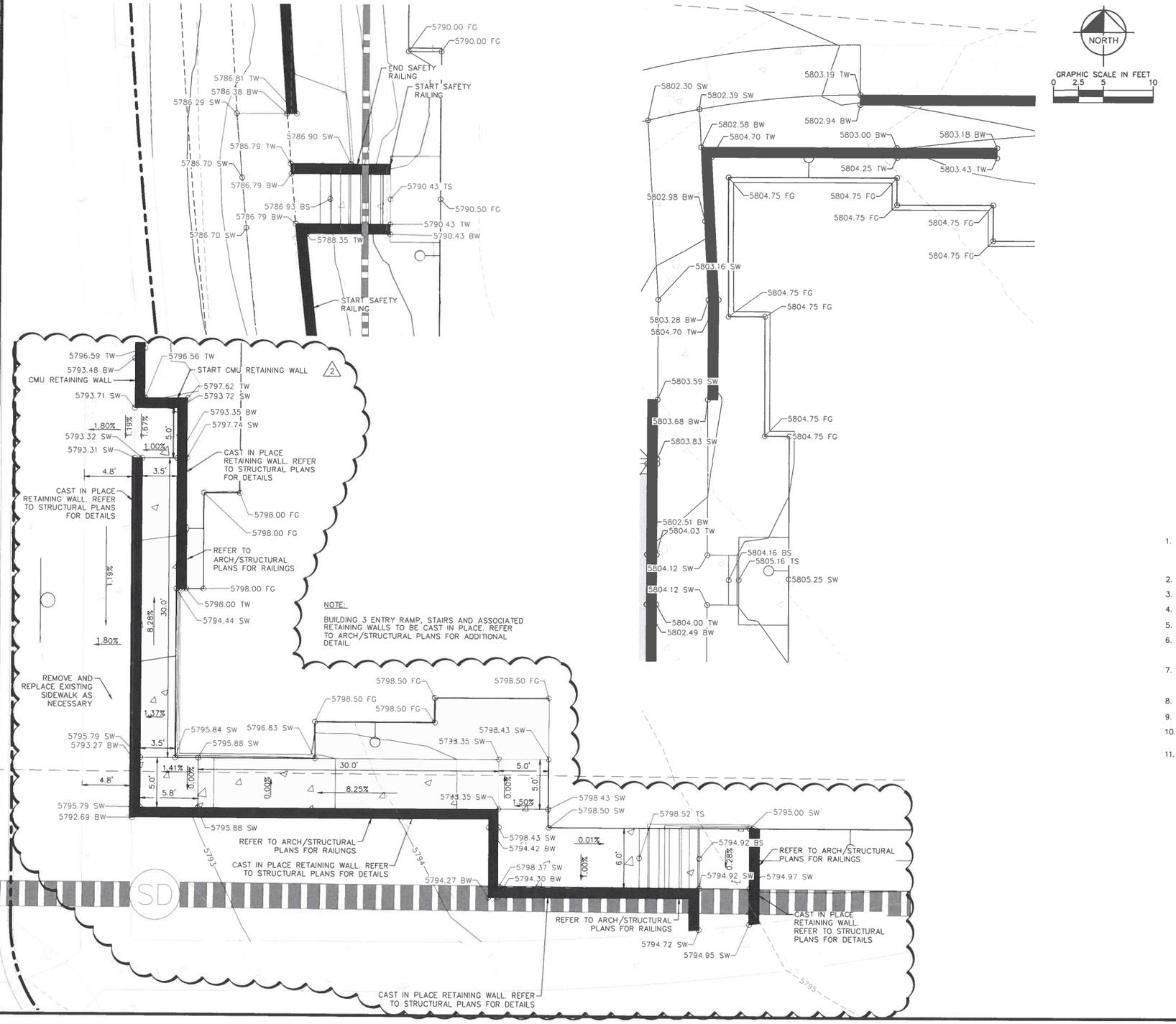


THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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.

for TW 5/10/22

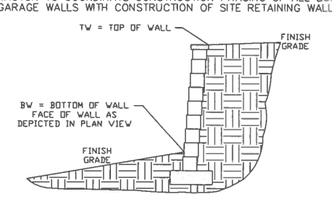
TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

LEGEND

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

GRADING NOTES:

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



WALL ELEVATION LEGEND

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

NO.	REVISION	BY	DATE	APPR.
	IFC/CITY APPROVED SET	JK	11.03.21	DS
1	IFC REVISION 1	JK	11.03.21	DS
2	ADA RAMP REVISION	JG	08.01.22	DS

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

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

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

DETAILED GRADING PLAN

COLORADO LICENSED DANIEL L. SKAGEN 08/05/21 46391 PROFESSIONAL ENGINEER

PROJECT NO.
096481002

DRAWING NAME
096481002CD_GD

C5.4

K:\den_civil\096481002 — parker & pine mf\CADD\PlanSheets\CD\096481002CD_GD.dwg, Greenhut, Jonathon 10/8/2019 10:57 AM
ANY UNAUTHORIZED REUSE OF THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.