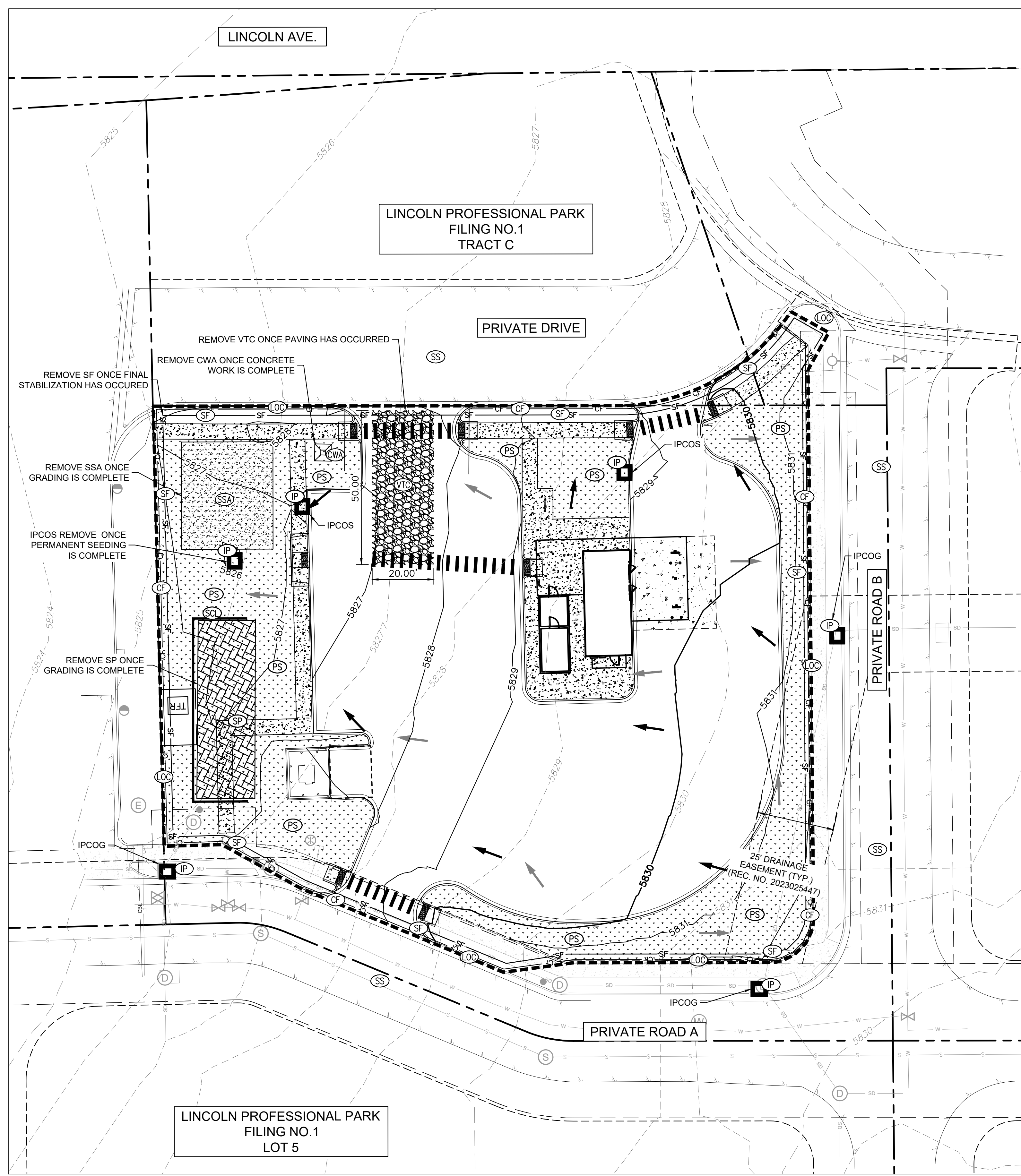
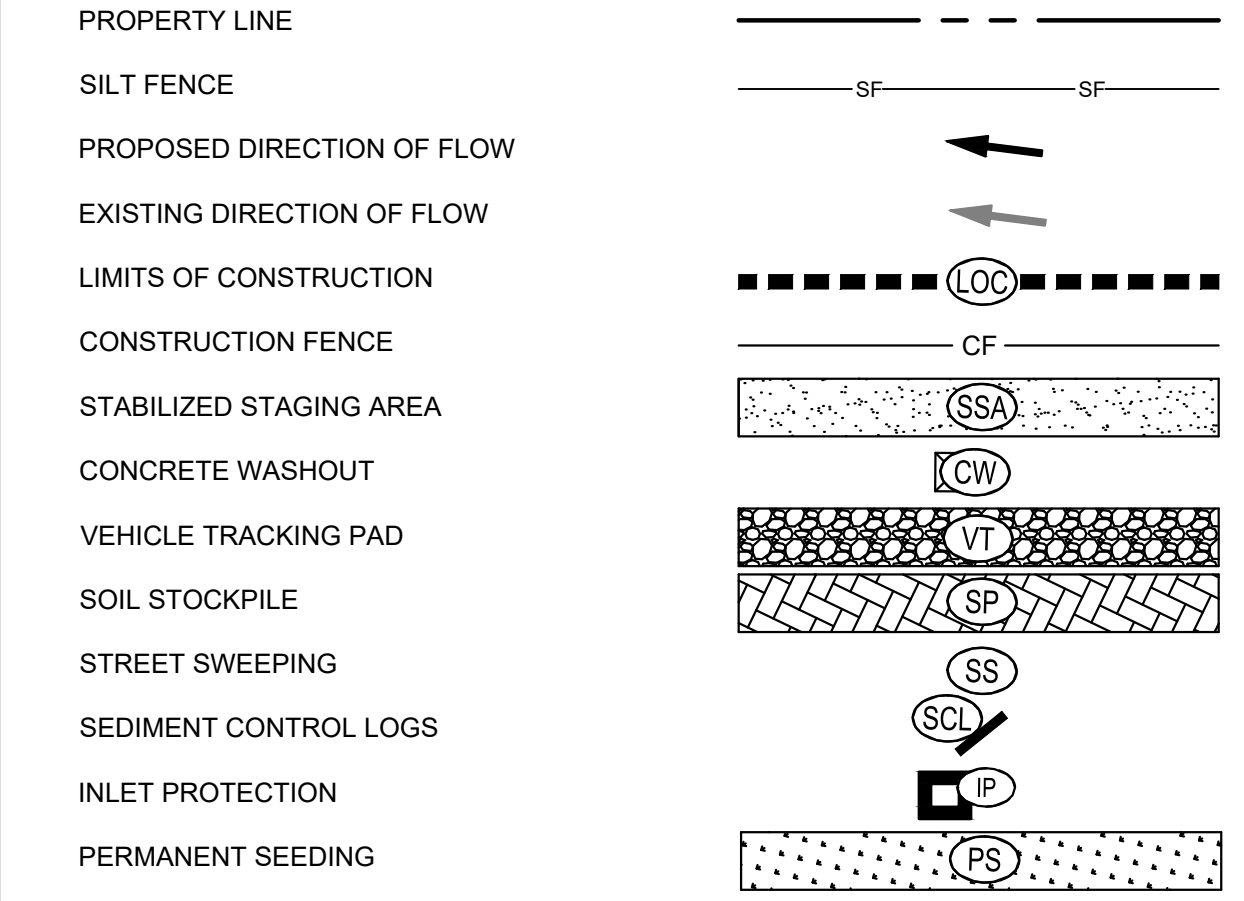


THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

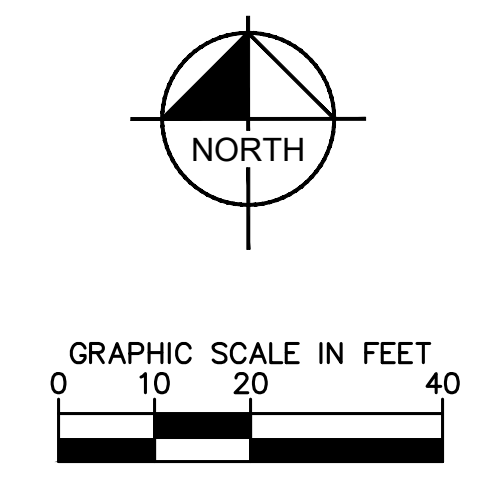


LEGEND



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. NO WORK SHALL OCCUR OUTSIDE THE DESIGNATED LIMITS OF CONSTRUCTION.
10. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
11. ALL PERIMETER PROTECTION TO REMAIN IN PLACE UNTIL THE SITE IS FULLY STABILIZED.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 CBMP INTERIM-FINAL

PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION

 Kimley-Horn and Associates, Inc.

PROJECT NO.
 296237001
 SHEET
 296237001_CBMP
C2.2



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT 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.

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
 - THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
 - ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
 - THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
 - THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
 - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
 - THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
 - IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
 - AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
 - AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
 - PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES OF 4
 09/1/2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
 - ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
 - THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
 - BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
 - ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
 - ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
 - ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
 - ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
 - THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
 - 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 BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
 - NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
 - ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
 - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
 - A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

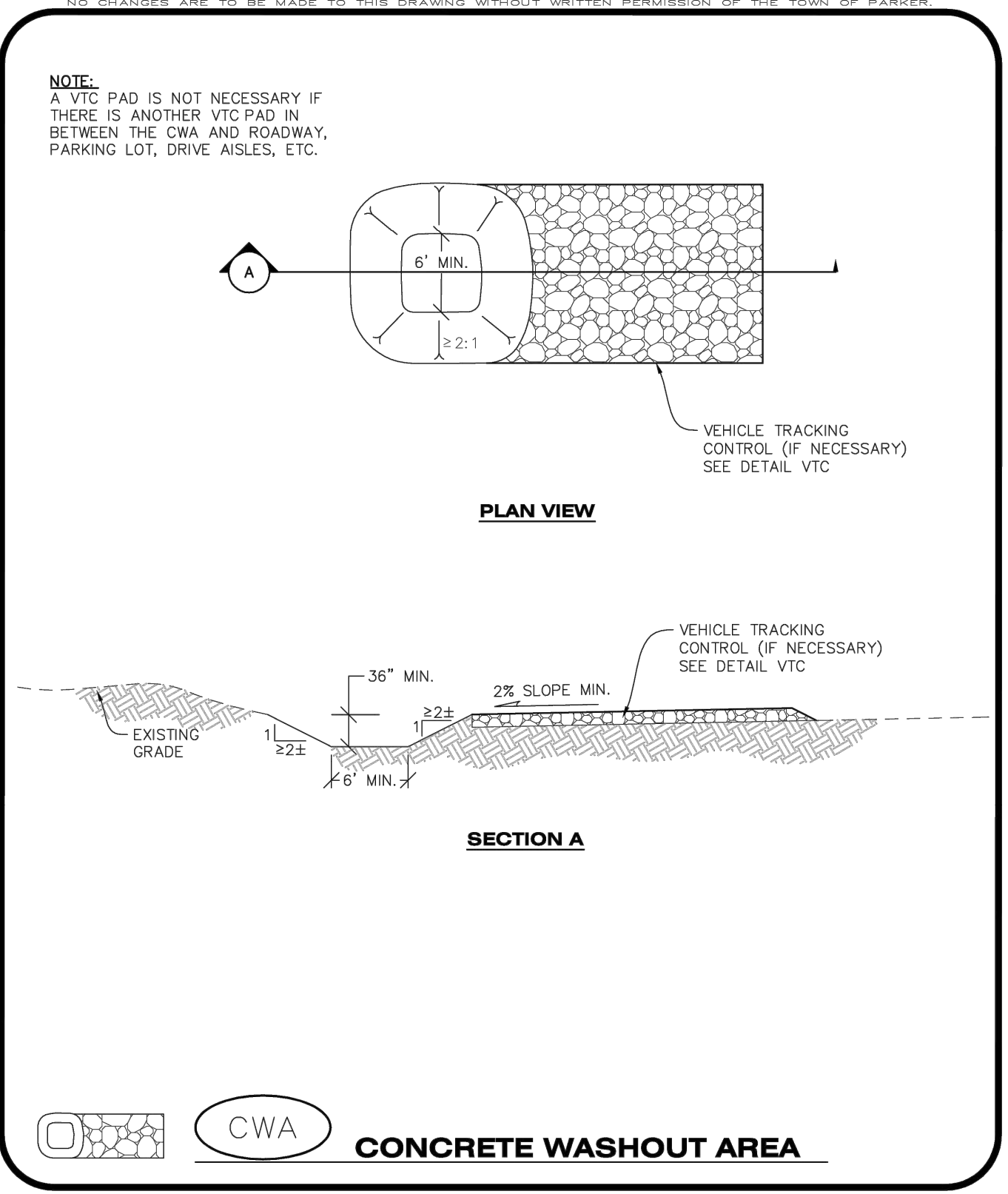
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES 2 OF 4
 09/1/2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
 - THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
 - VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
 - ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
 - HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
 - APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
 - GRADING SECURITY RELEASE REQUIREMENTS:
 - DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
 - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

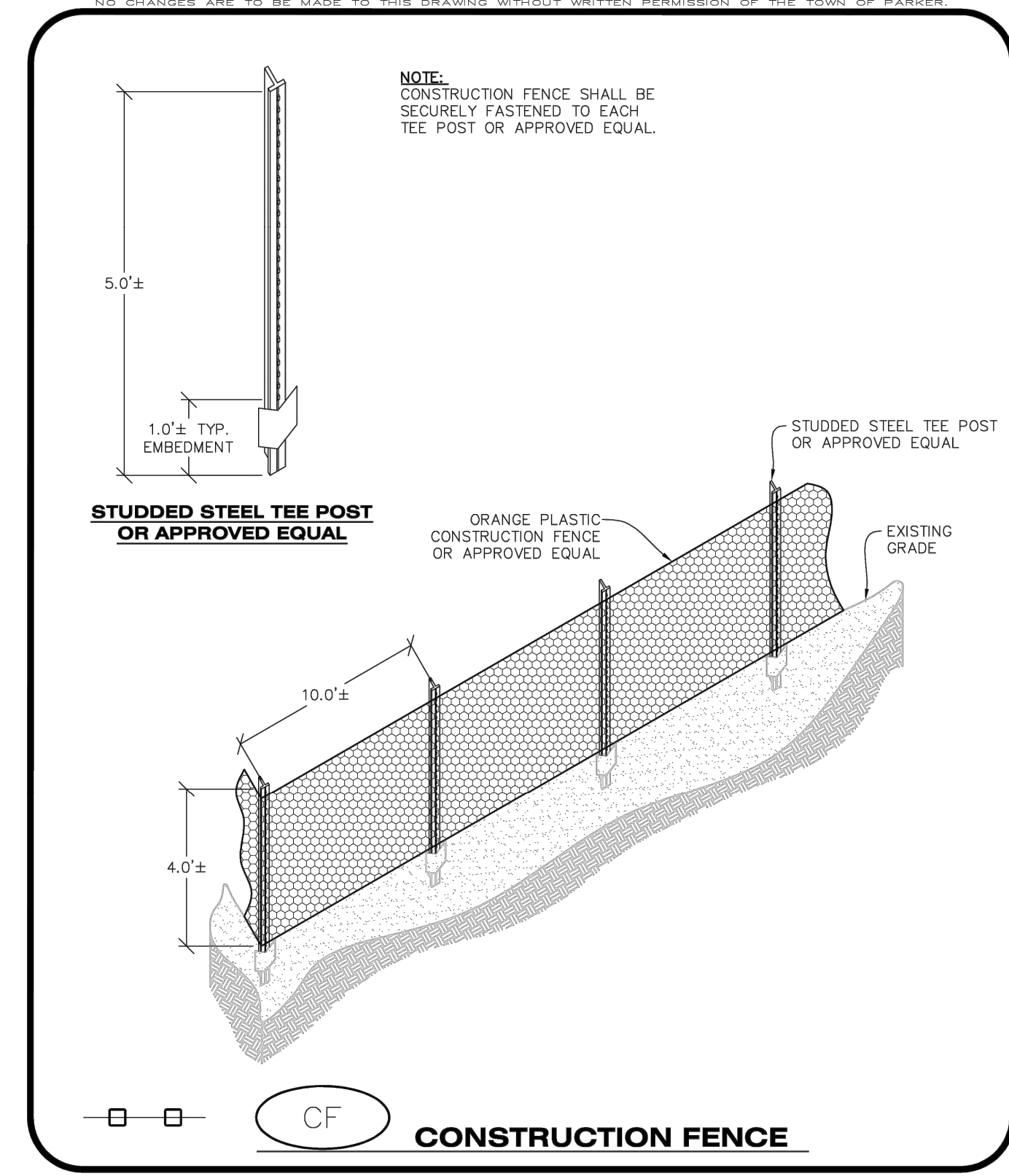
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES 3 OF 4
 09/1/2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
 - NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
- (D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.
- DEFINITIONS:**
 DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.
 NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.
- FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
 - ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
 - THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

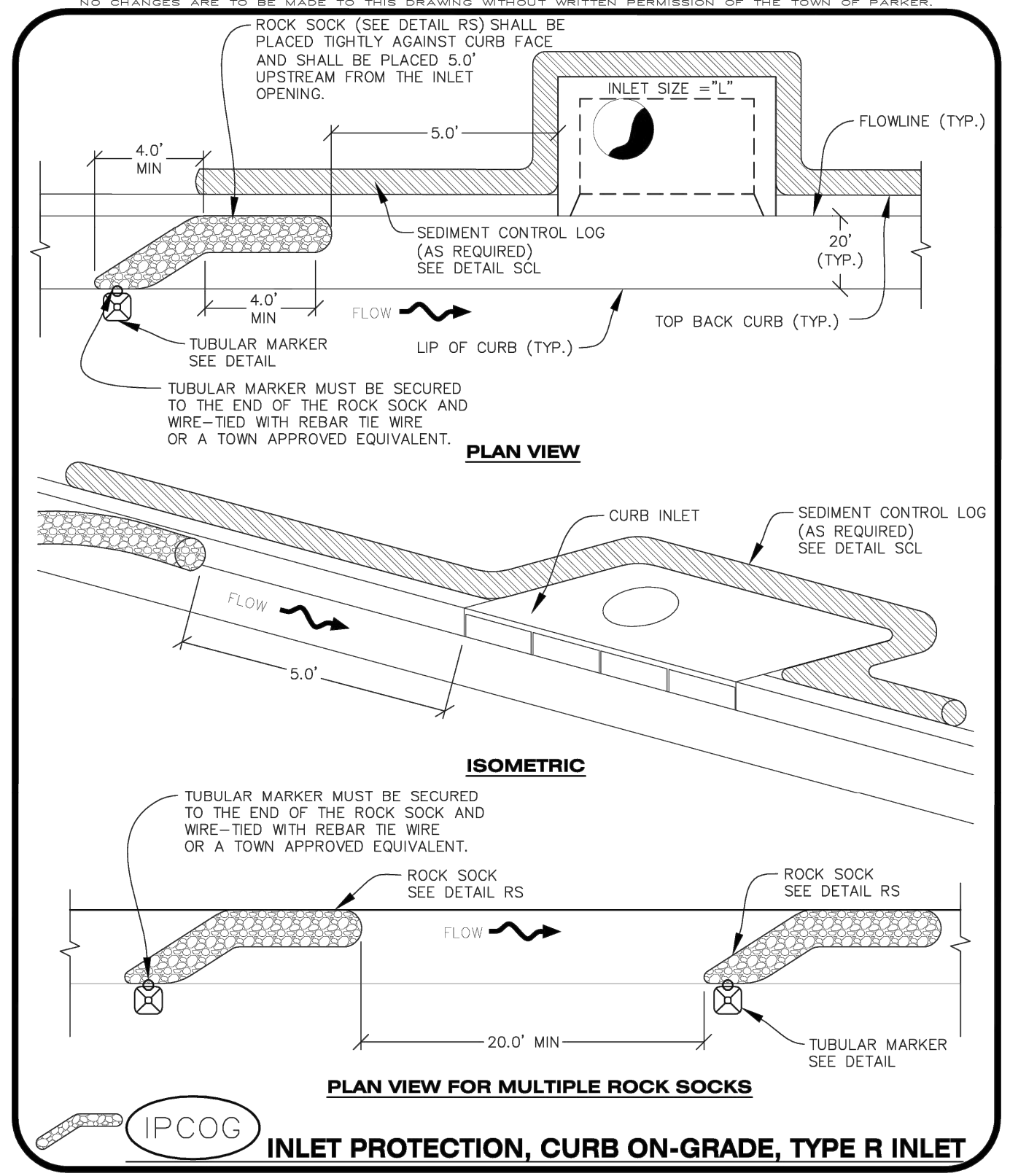
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
GEN NOTES 4 OF 4
 09/1/2013



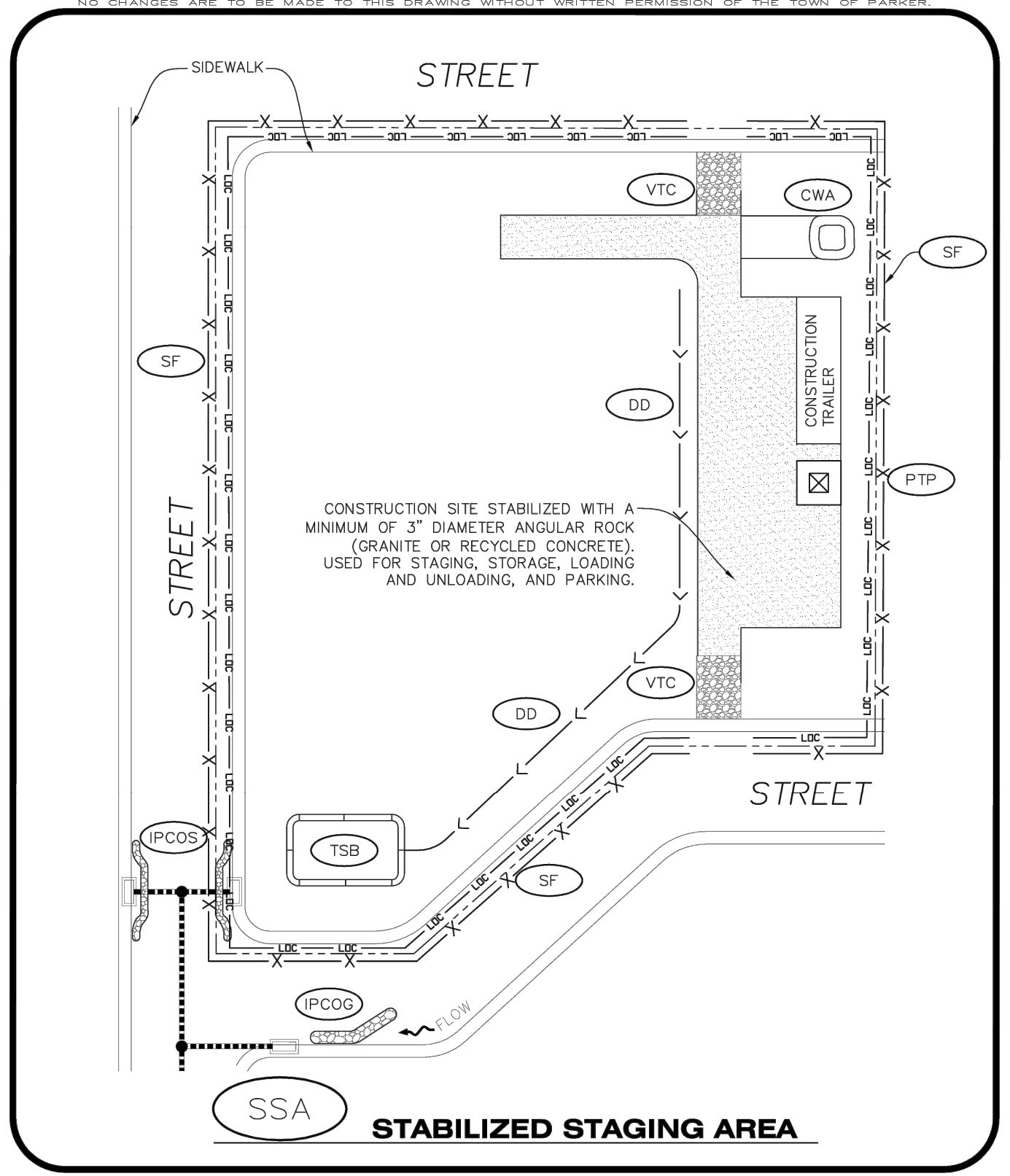
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
CWA 1 OF 2
 09/1/2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
CF 1 OF 2
 09/1/2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
IPCOG 1 OF 3
 09/1/2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SSA 1 OF 2
 09/1/2013

NO.	REVISION	DATE	APPR.

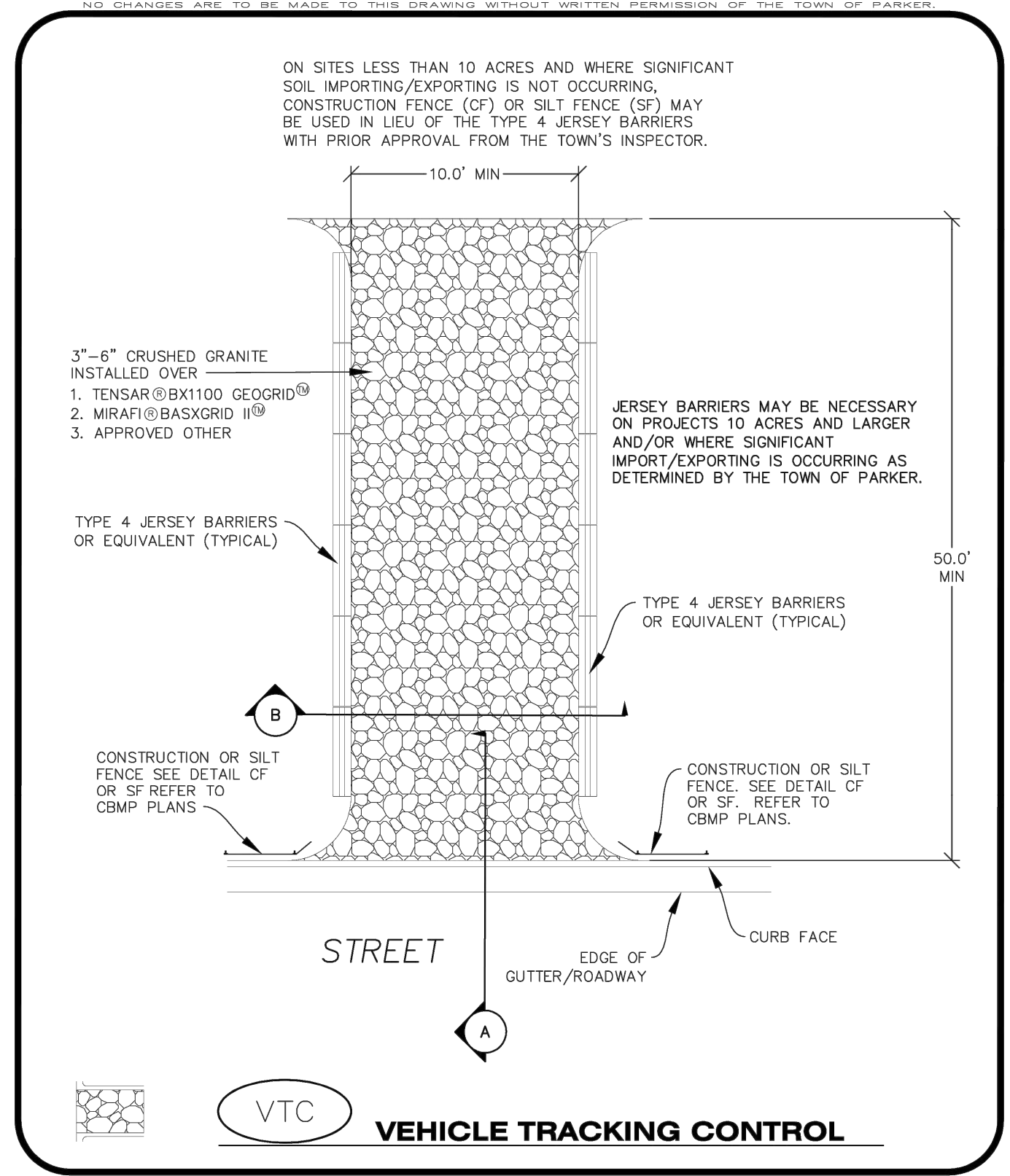
Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 CBMP DETAILS

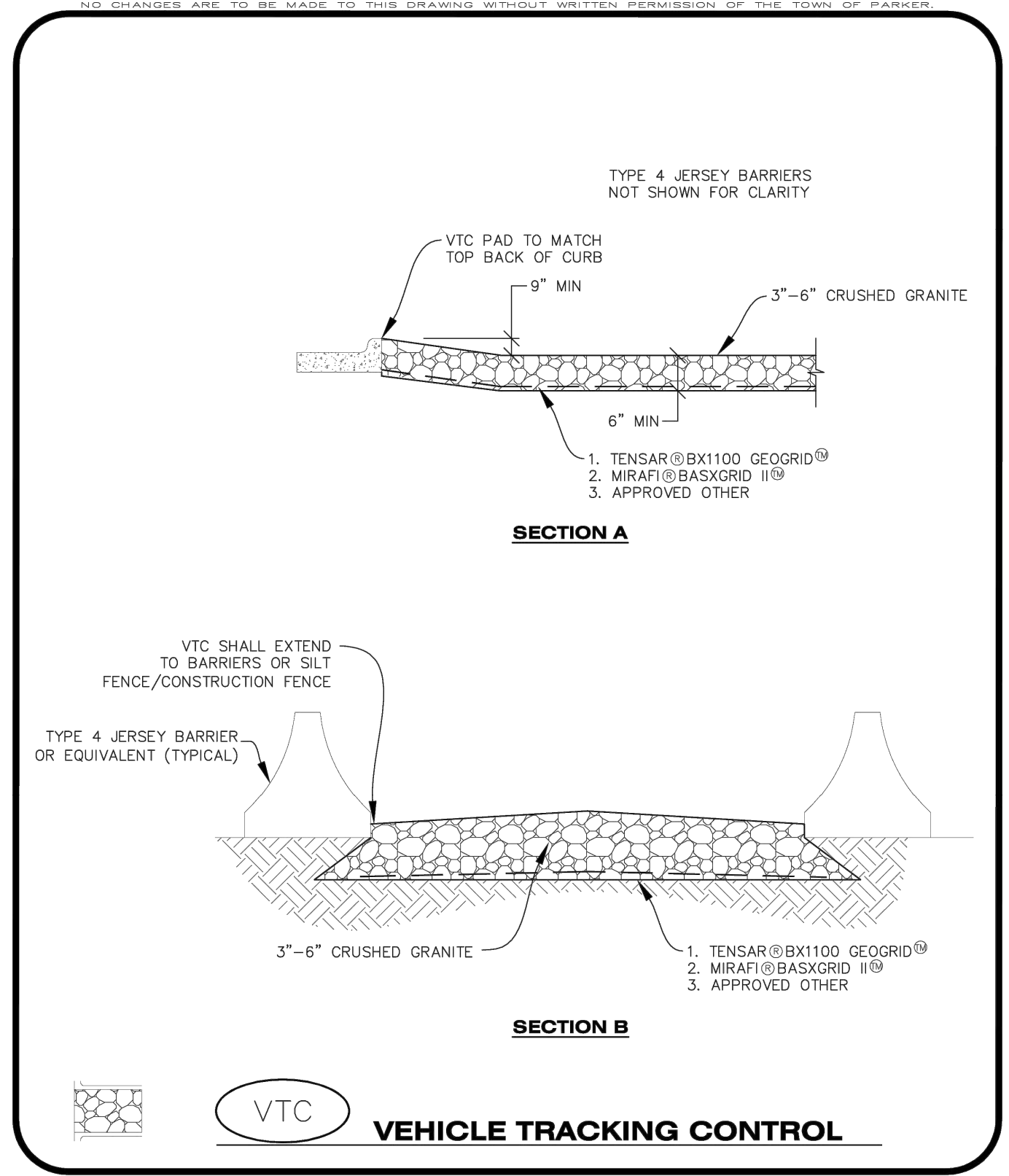
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.
 PROJECT NO. 296237001
 SHEET 296237001_CBMP
C2.3

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT 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.



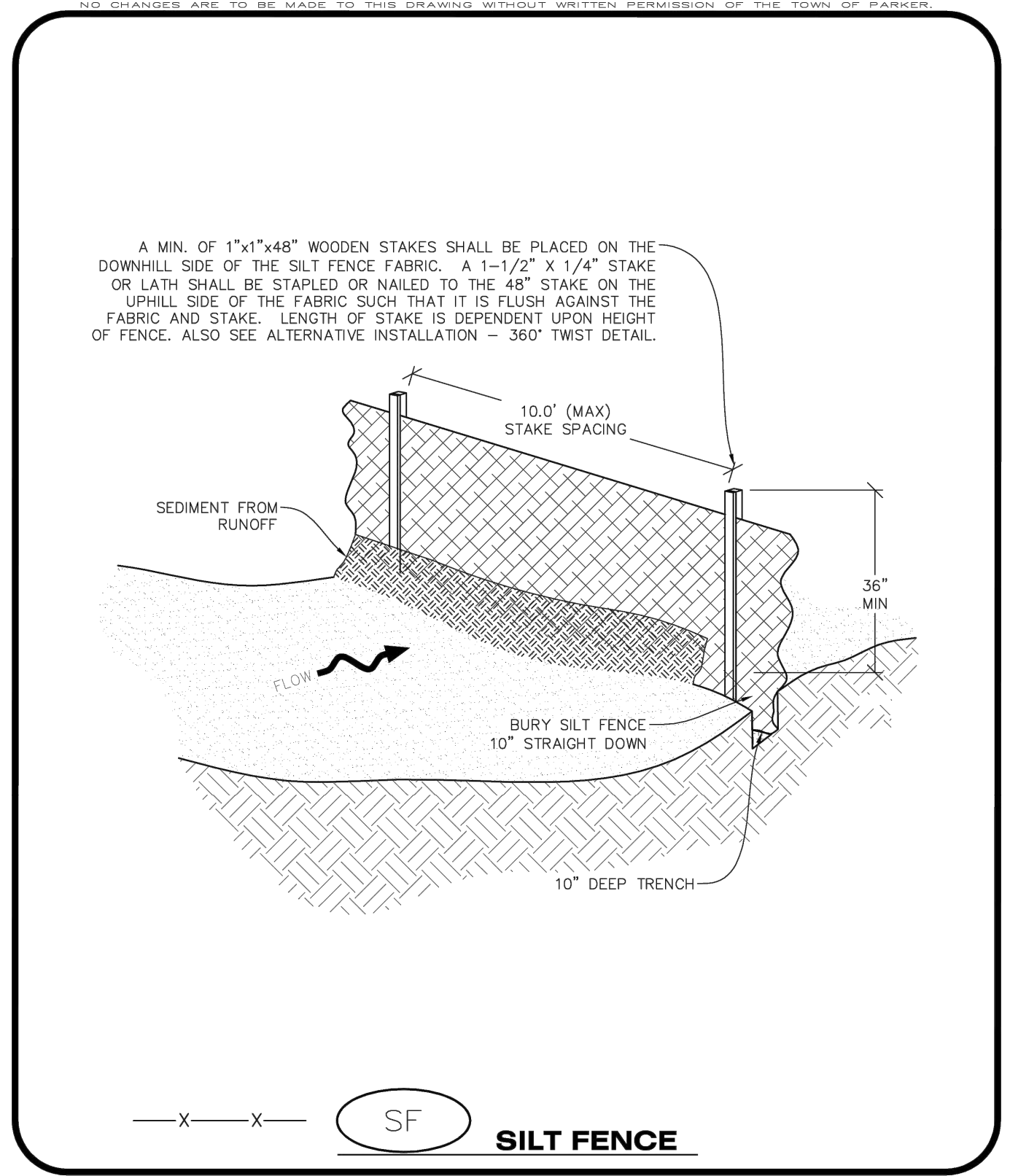
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC 1 OF 3 Oct. 2013



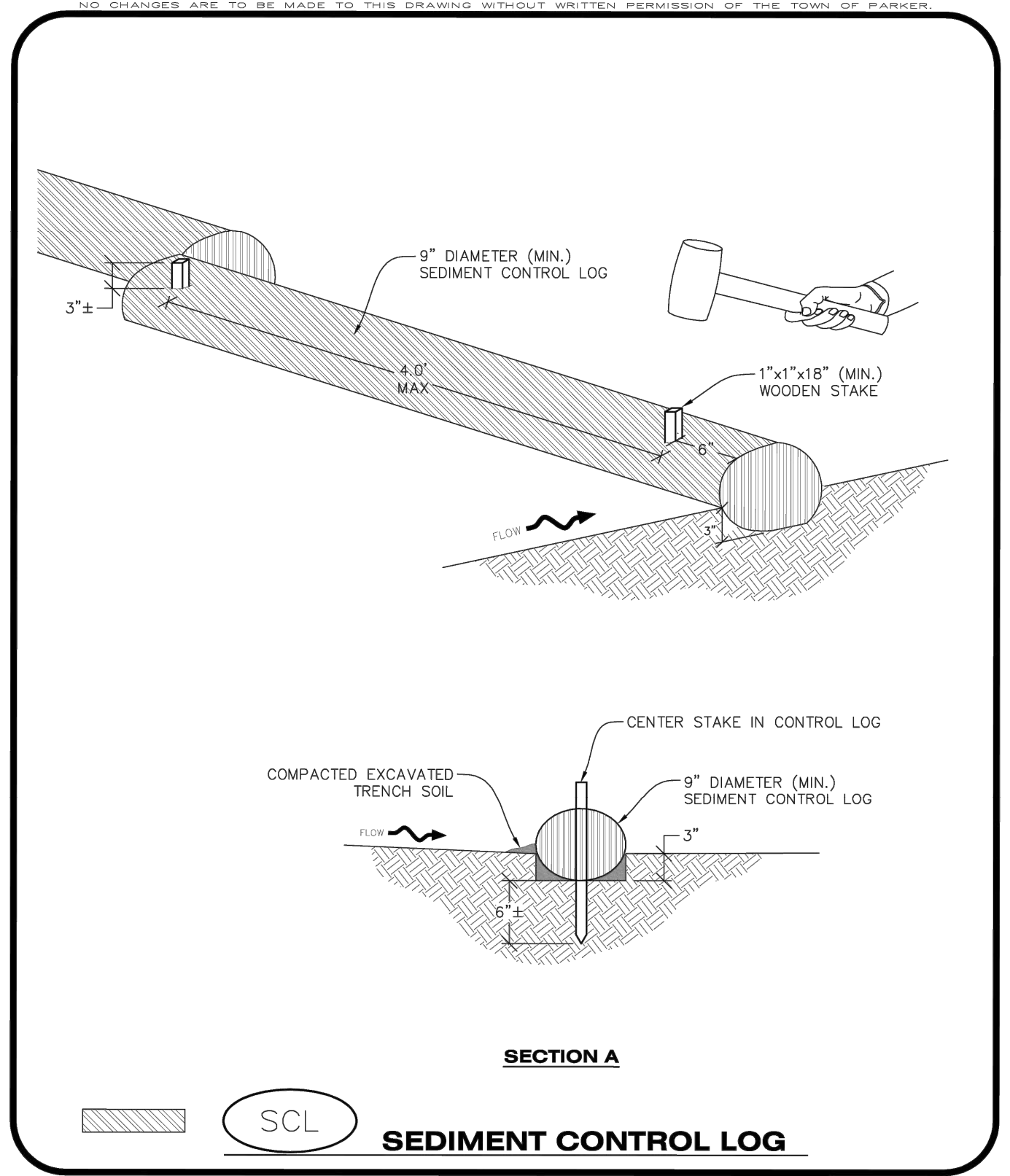
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC 2 OF 3 Oct. 2013



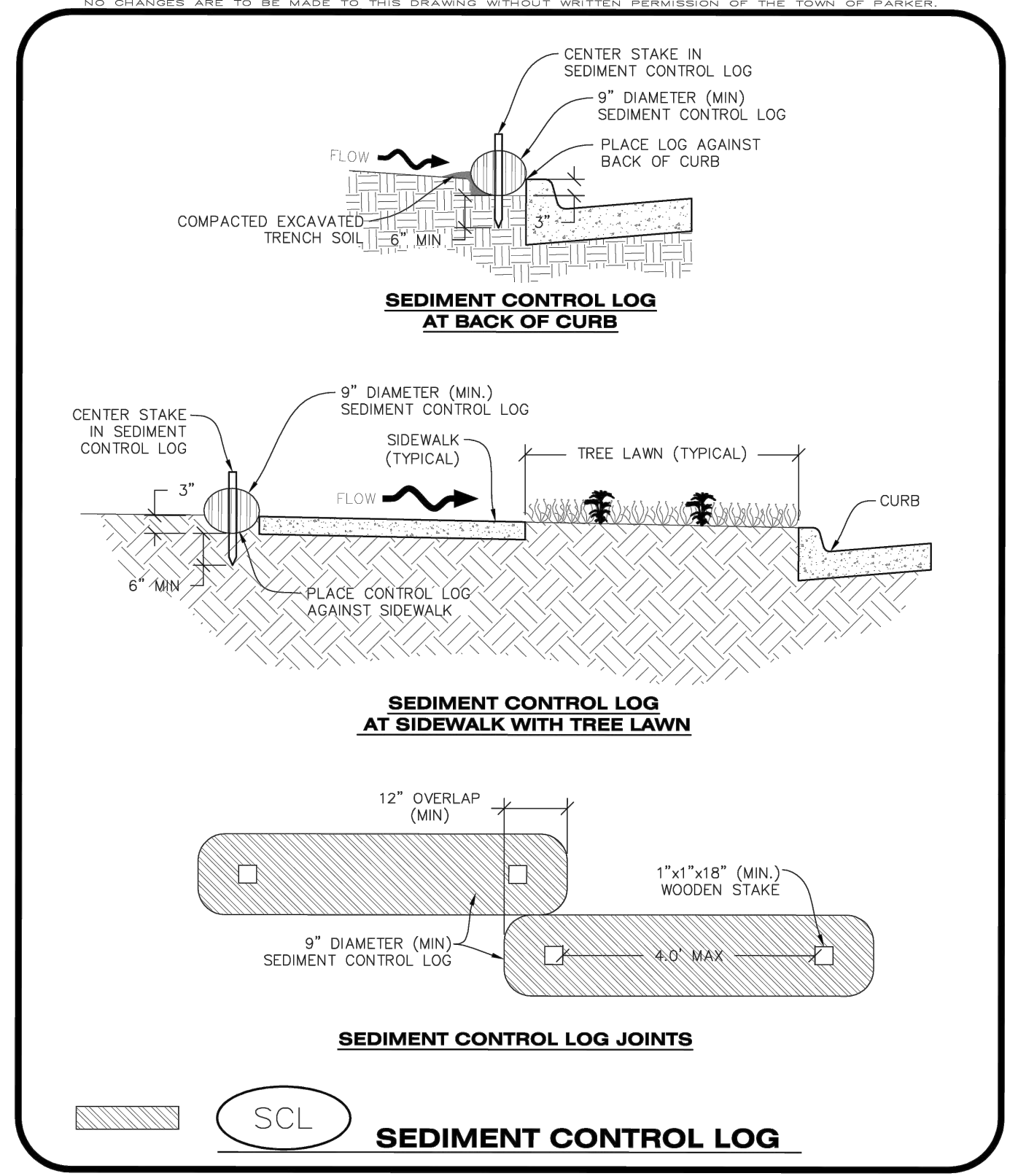
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SF 1 OF 4 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL 1 OF 3 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL 2 OF 3 Oct. 2013

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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC 1 OF 3 Oct. 2013

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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC 2 OF 3 Oct. 2013

- TOWN OF PARKER, SEED MIX 1**
- 20% CANADA WILDRYE
 - 15% CRESTED WHEATGRASS
 - 15% SLENDER WHEATGRASS
 - 10% ANNUAL RYEGRASS
 - 10% SHEEP FESCUE
 - 10% BIG BLUESTEM
 - 10% SIDEDATA'S GRAMA
 - 5% CANADA BLUEGRASS
 - 5% BLUE GRAMA
- SEEDING RATE:**
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE
- TOWN OF PARKER, SEED MIX 2**
- 22% SLENDER WHEATGRASS
 - 18% SODAR STREAMBANK WHEATGRASS
 - 13% ARIZONA FESCUE
 - 13% BLUE GRAMA
 - 12% BUFFALOGRASS
 - 12% BARLEY OR OATS
 - 5% SPIKE MUHLY
 - 5% INDIAN RICEGRASS
- SEEDING RATE:**
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE
- TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)**
- 25% EPHRAIM CRESTED WHEATGRASS
 - 23% SHEEP FESCUE
 - 18% PERENNIAL RYEGRASS
 - 13% CANADA BLUEGRASS
 - 12% BARLEY OR OATS
 - 9% BLUE FESCUE
- SEEDING RATE:**
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE
- SEED MIX 4:**
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC 3 OF 3 Oct. 2013

NO.	REVISION	BY	DATE

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

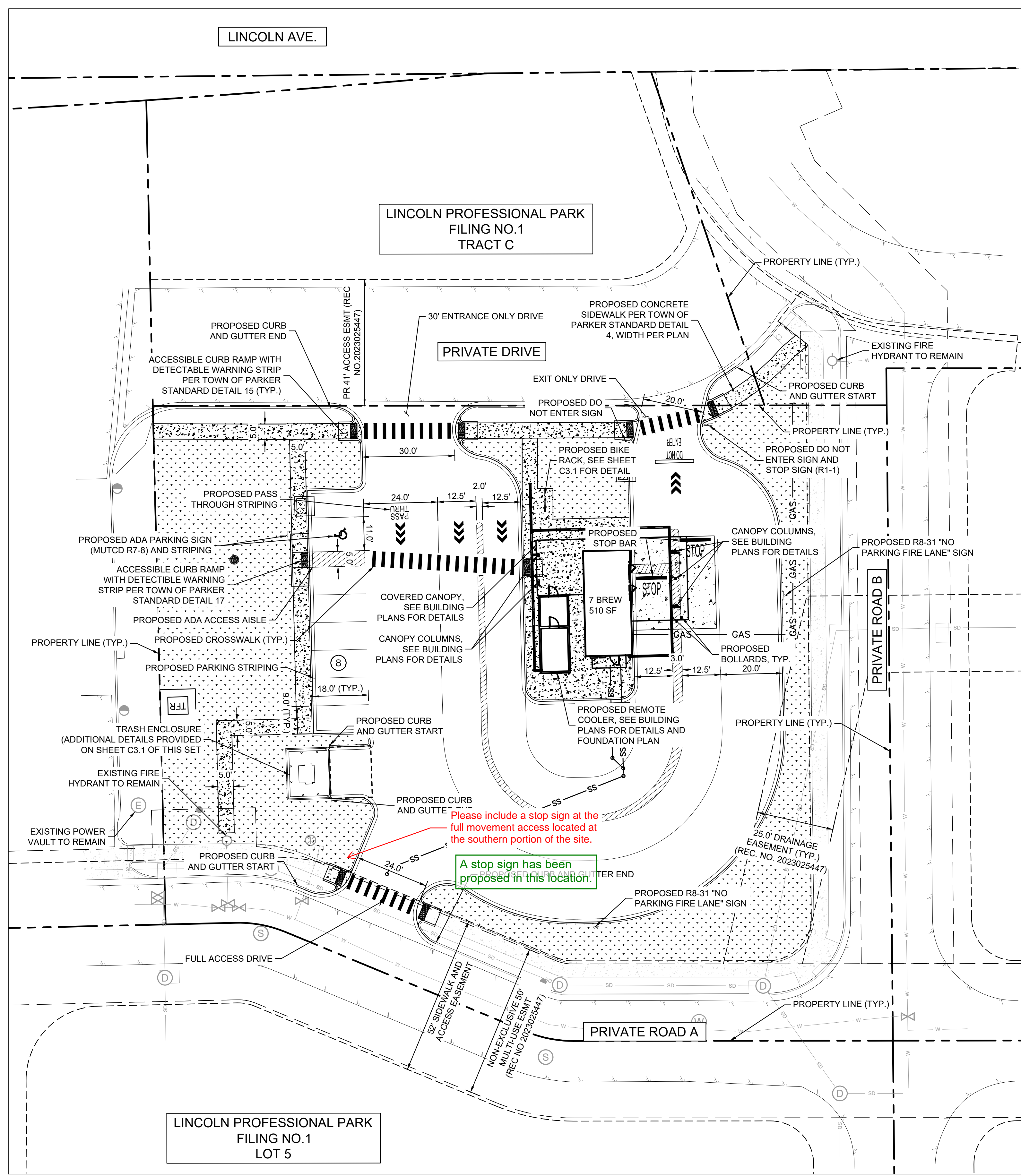
LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 CBMP DETAILS

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

PROJECT NO.
296237001

SHEET
296237001_CBMP
C2.4

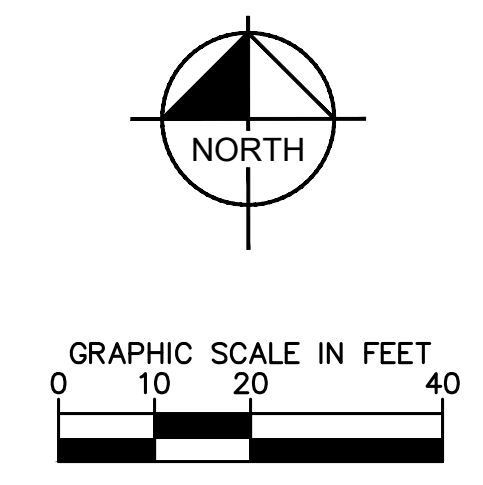
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



LEGEND

PROPERTY LINE	
CONCRETE SIDEWALK	
CURB AND GUTTER	
PROPOSED SIGNAGE	
EXISTING SANITARY SEWER MANHOLE	
PROPOSED WATER METER	
EXISTING FIRE HYDRANT	
PROPOSED STOP BAR	
PROPOSED TRAFFIC DIRECTION ARROW	
PROPOSED CROSSWALK	

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PARKING STALL STRIPING IS TO BE 4" SOLID WHITE.
 3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 4. BUILDING, MECHANICAL EQUIPMENT, SITE LIGHTING, AND SIGNS ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO CONSTRUCTION PLANS OF THOSE ITEMS FOR LOCATIONS AND DETAILS.
 5. A SEPARATE SIGN PERMIT TO BE PROVIDED FOR ALL SIGNAGE PROPOSED.
 6. ALL CONSTRUCTION SHALL CONFORM WITH APPLICABLE STATE AND LOCAL CONSTRUCTION STANDARDS AS IDENTIFIED IN THESE PLANS. THE CONTRACTOR SHALL MAINTAIN A CURRENT RELEASE OF THE STATE AND LOCAL LAND DEVELOPMENT STANDARDS MANUAL ON THE PROJECT SITE FOR REFERENCE DURING CONSTRUCTION OF THE PROJECT.
 7. ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 8. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES DURING CONSTRUCTION. AT LEAST 48 HOURS PRIOR TO ANY DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITY THE CONTRACTOR SHALL NOTIFY "COLORADO 811" FOR PROPER IDENTIFICATION OF EXISTING UTILITIES WITHIN THE PROJECT SITE.
 9. CONTRACTOR SHALL INSTALL ACCESSIBLE RAMPS PER CDOT AND ADA STANDARDS AT ALL DRIVE AND BUILDING LOCATIONS AS REQUIRED.
 10. CONTRACTOR SHALL NOTIFY ENGINEER IF EXISTING CONDITIONS DO NOT MATCH INFORMATION ON PLANS.
 11. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING PERMISSION MUST BE CONFIRMED WITH THE SITE SPECIFIC GEOTECHNICAL REPORT PAVEMENT RECOMMENDATIONS.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

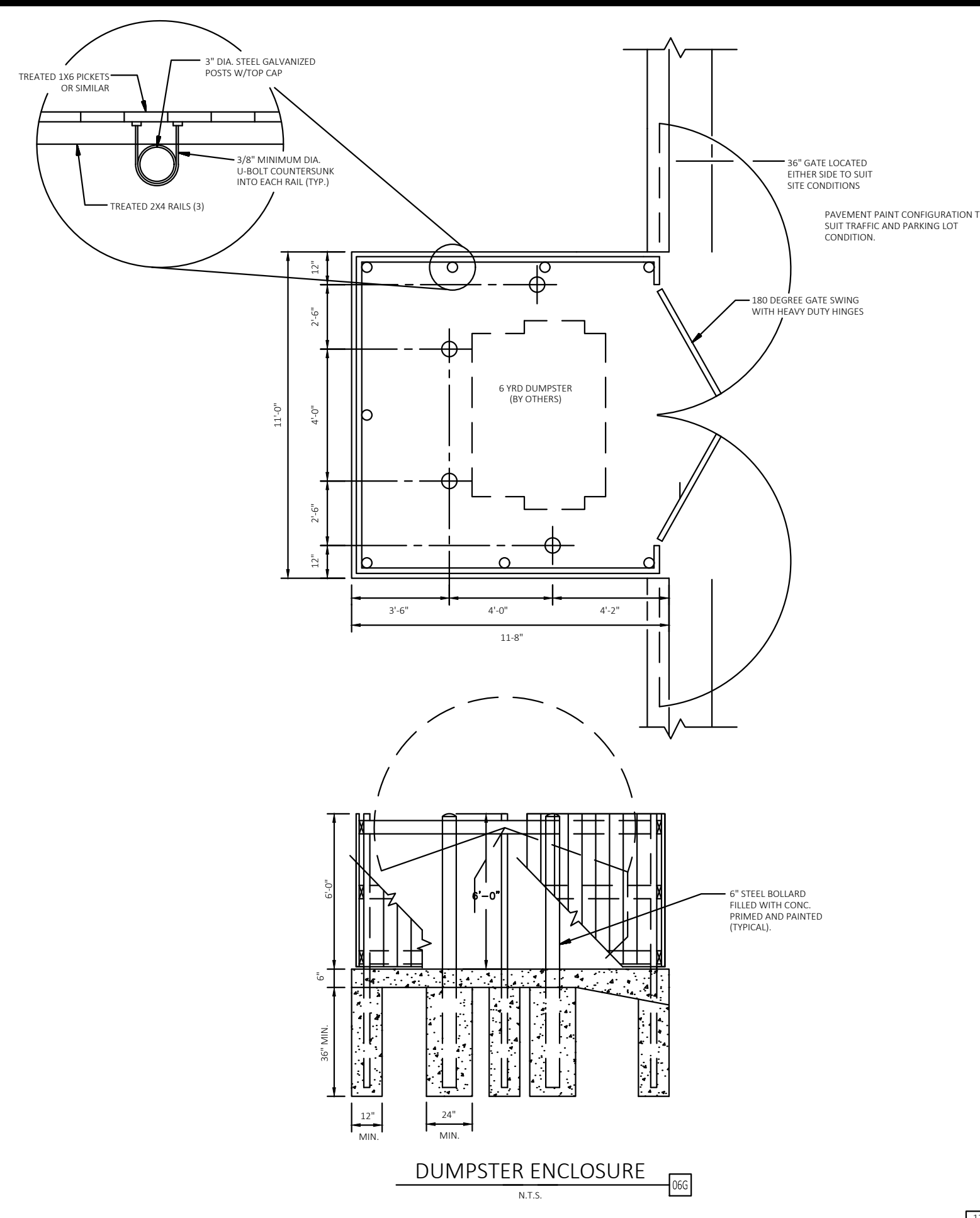
LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 SITE PLAN

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

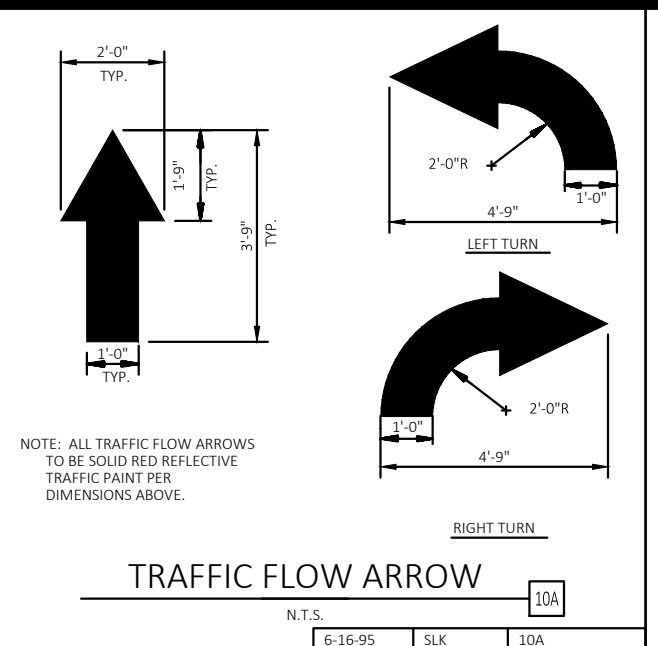
PROJECT NO.
 296237001
 SHEET
 296237001_SP
C3.0



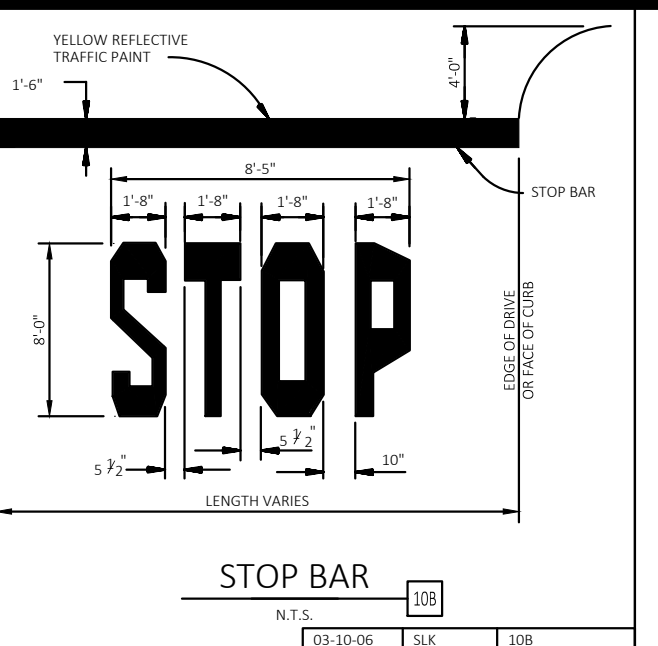
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



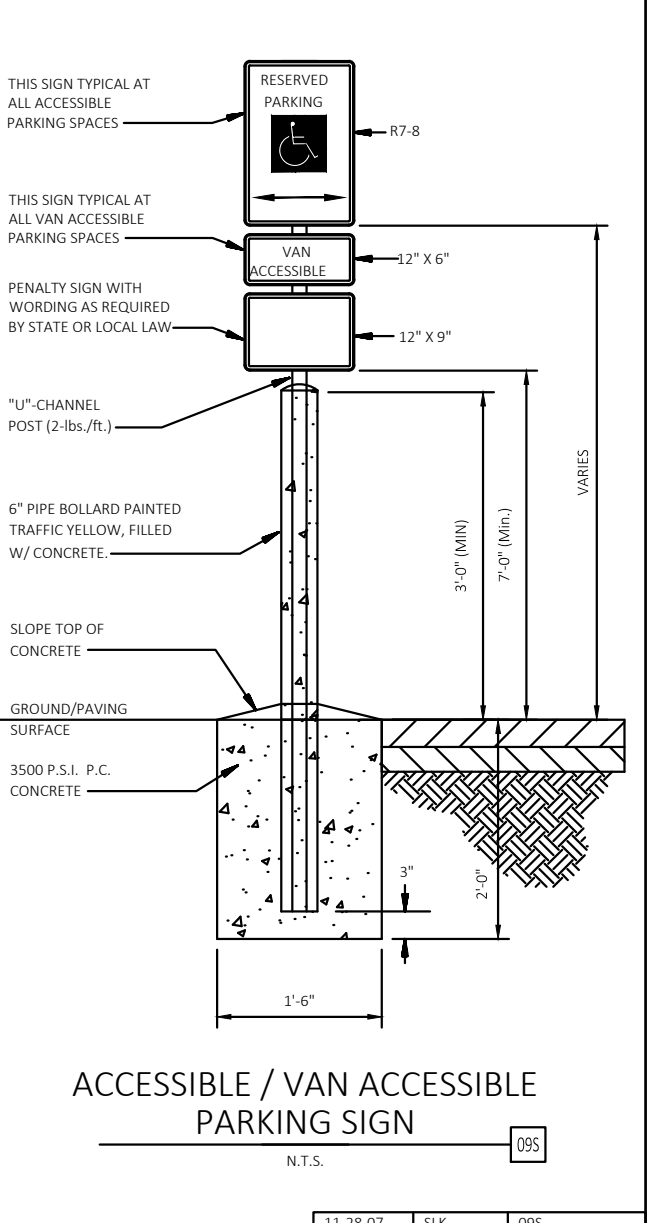
12-22-05 SIX 096



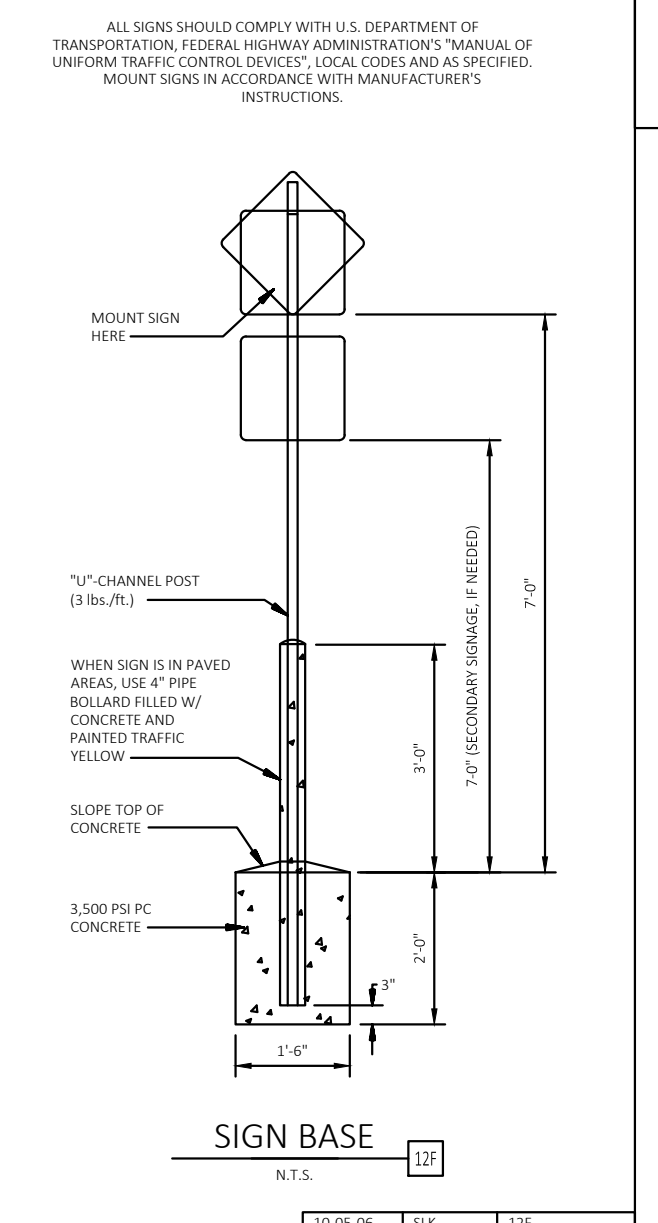
6-16-95 SIX 10A



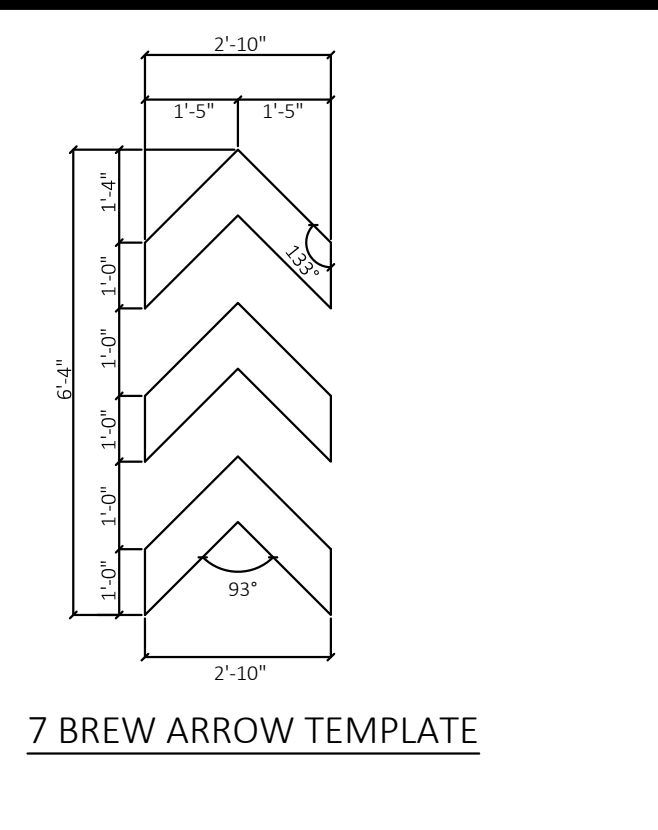
20-10-06 SIX 10B



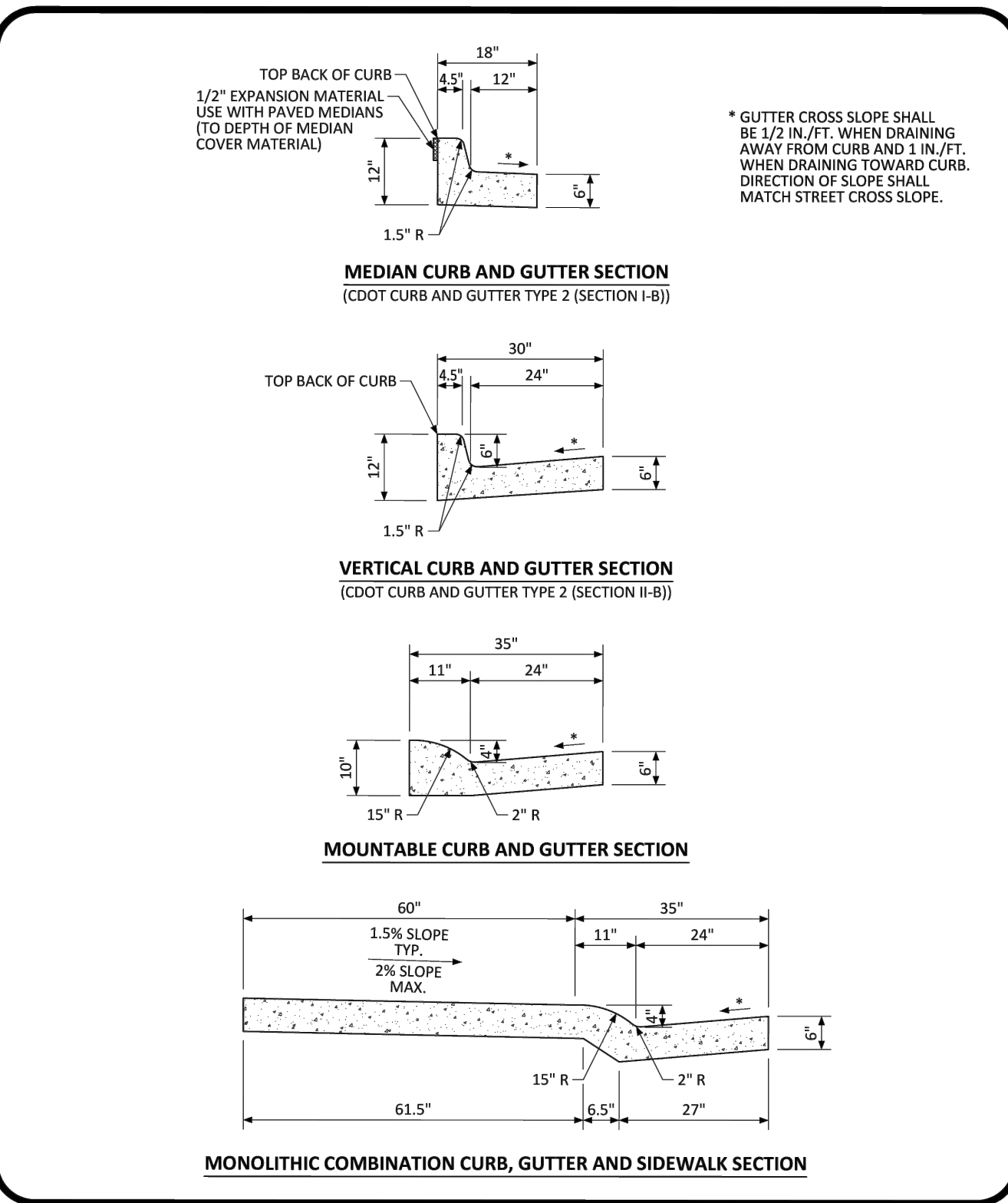
11-28-07 SIX 095



10-05-06 SIX 12F



7 BREW ARROW TEMPLATE



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
PARKER COLORADO CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 3 OF 1

NO.	REVISION	BY	DATE

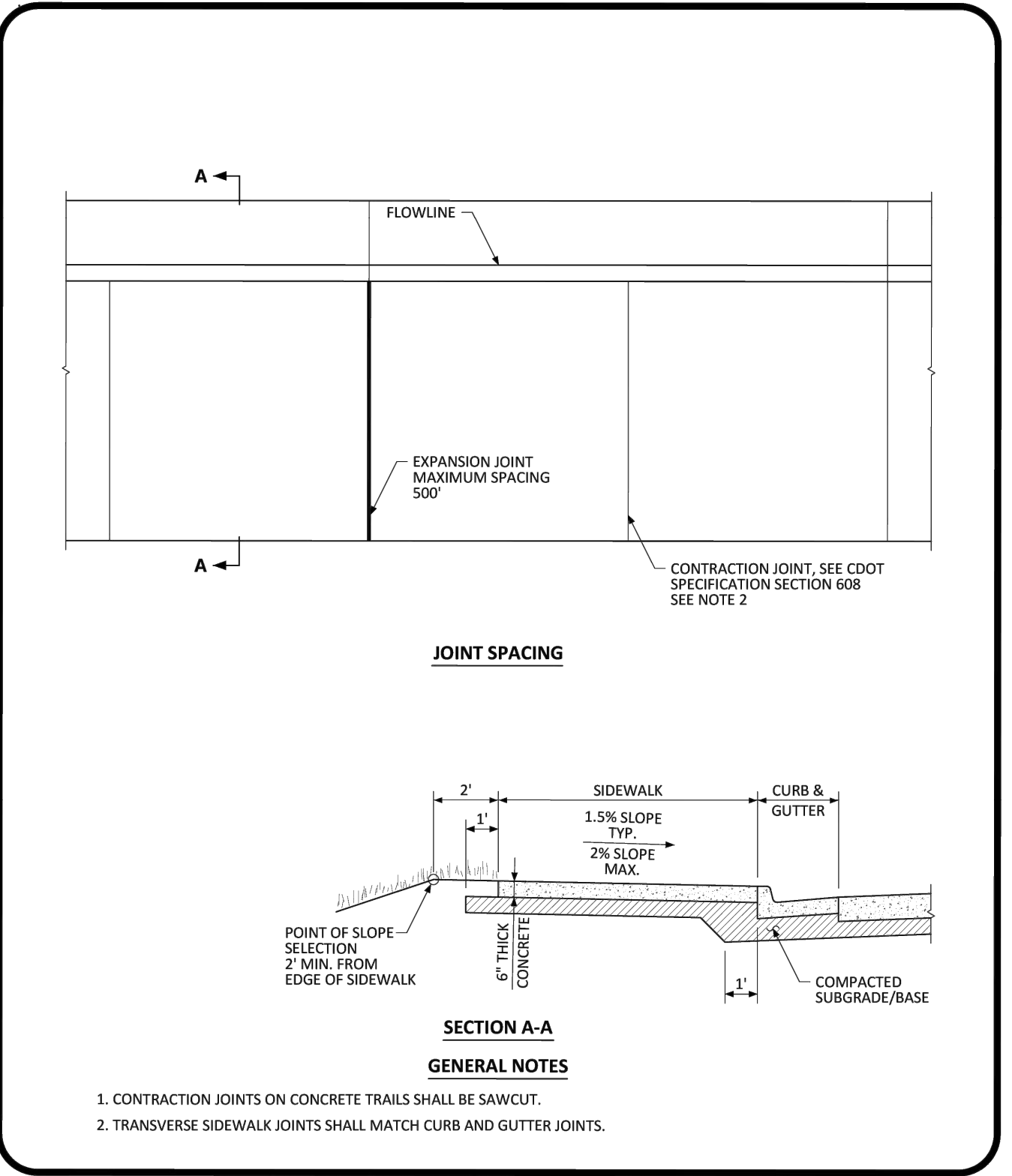
Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

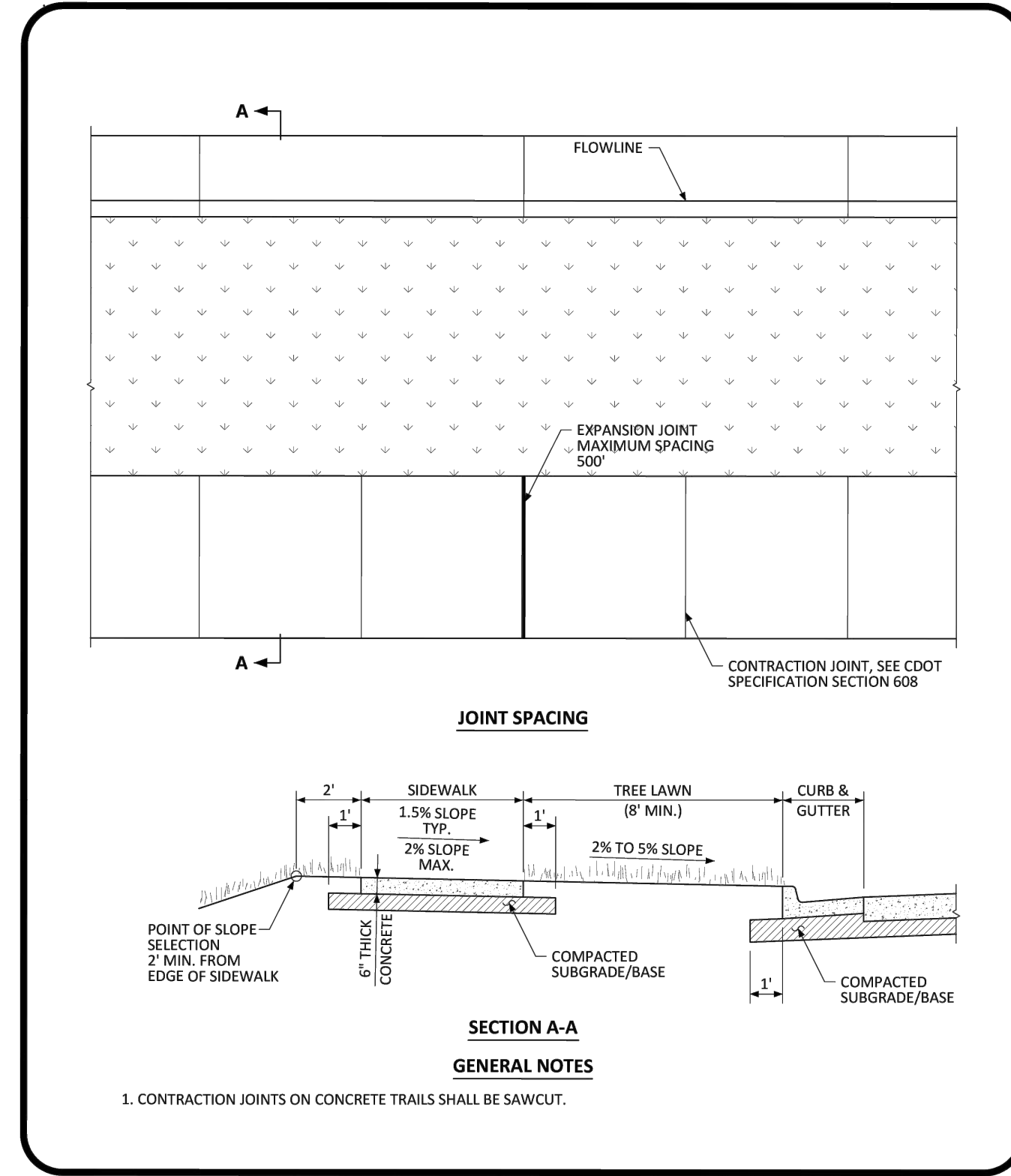
LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 SITE DETAILS

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

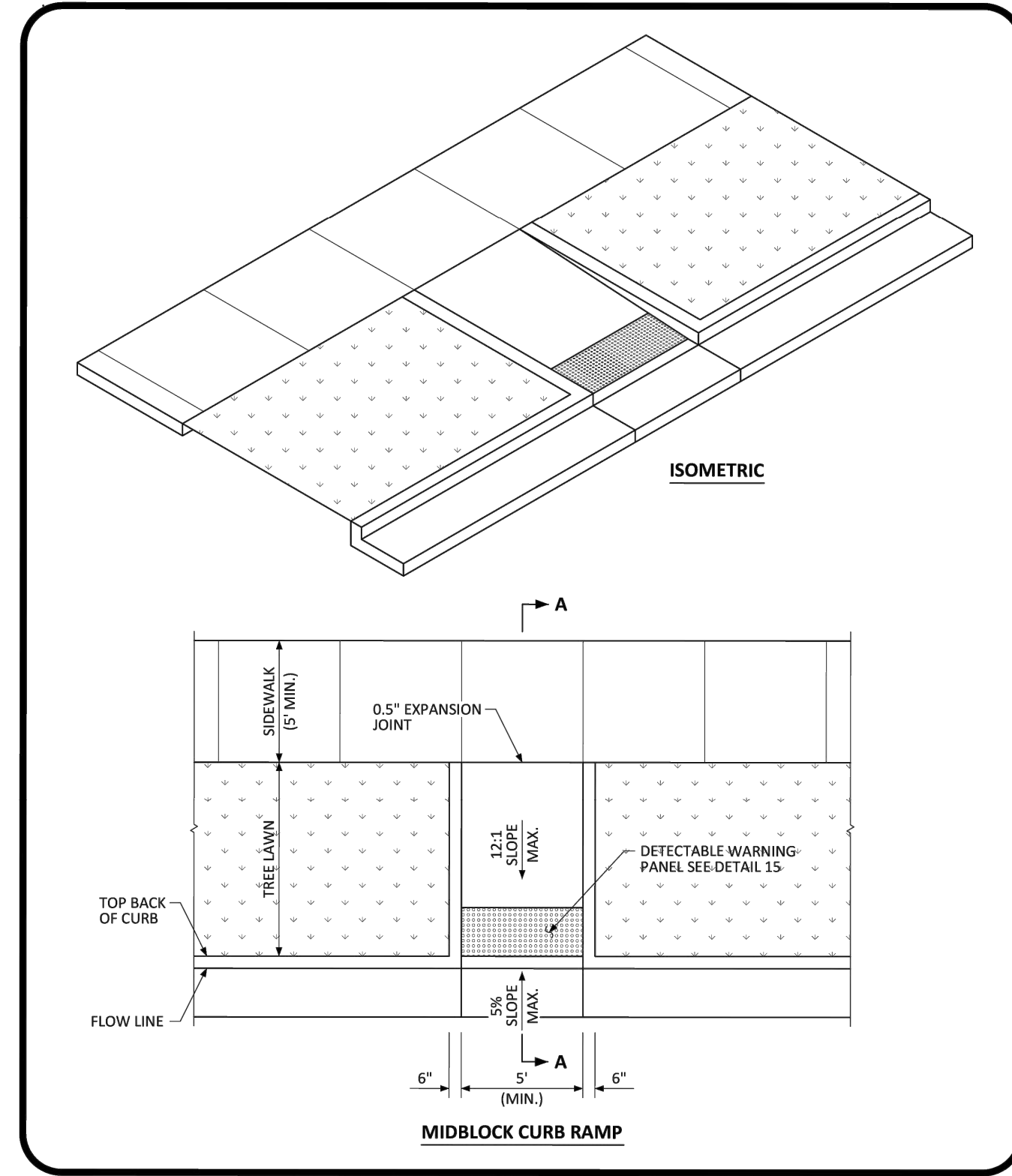
PROJECT NO.
 296237001
 SHEET
 296237001_SP
 C3.2



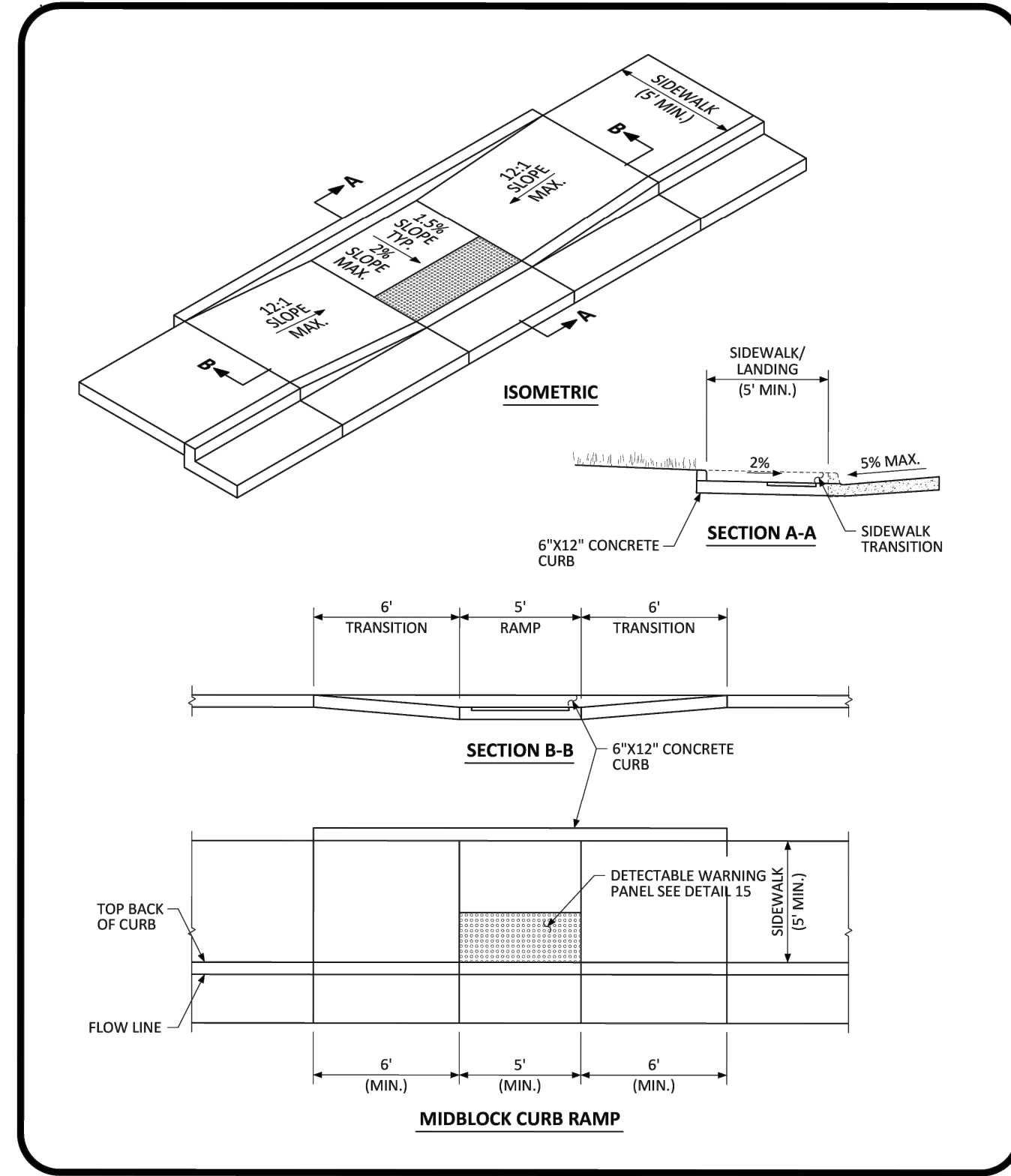
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
PARKER COLORADO ATTACHED SIDEWALK STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 4 OF 2



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
PARKER COLORADO DETACHED SIDEWALK STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 4 OF 2

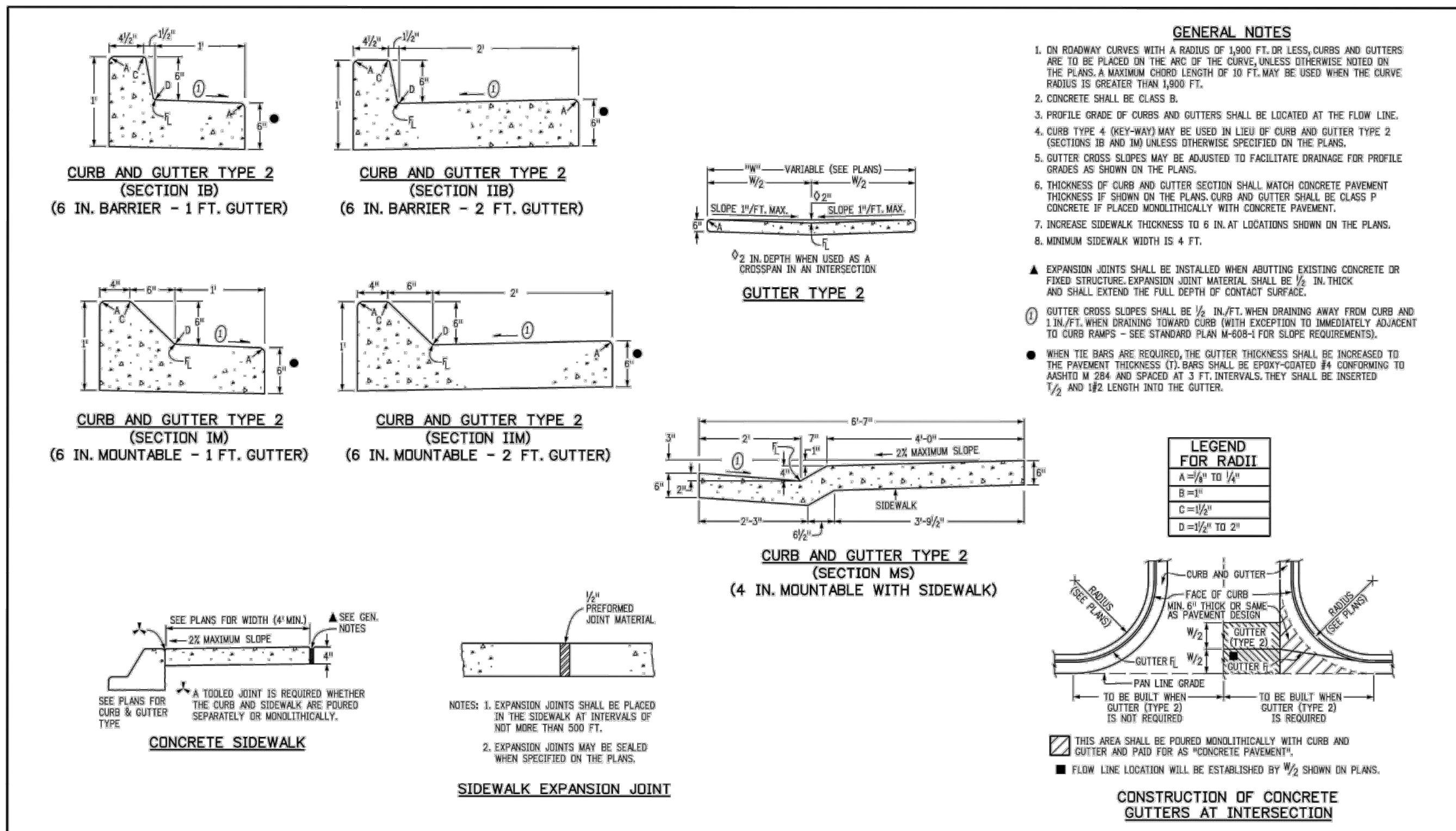


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
PARKER COLORADO MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 17 OF 2

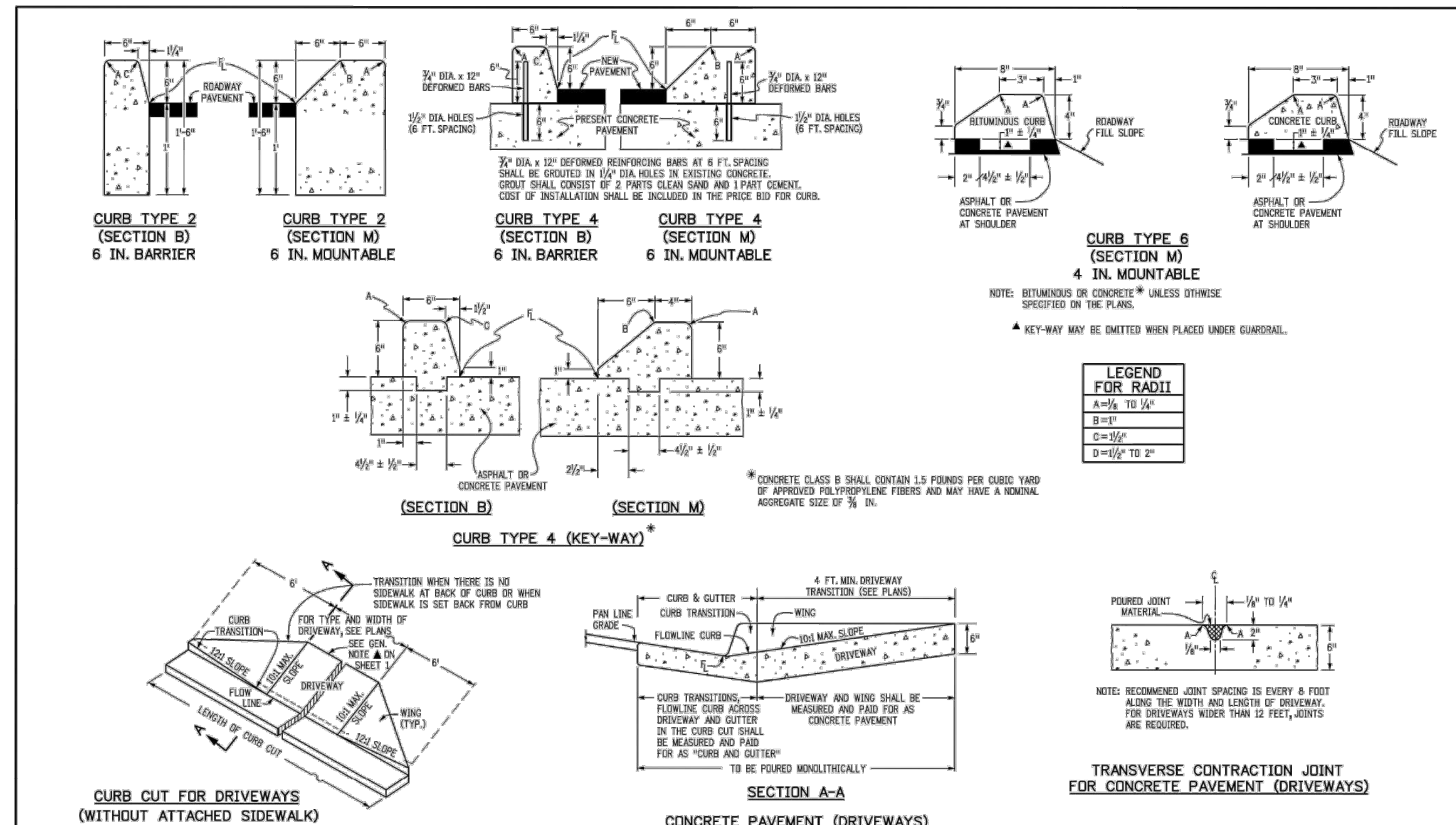


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
PARKER COLORADO MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL DATE NOVEMBER 2020 DETAIL 17 OF 2

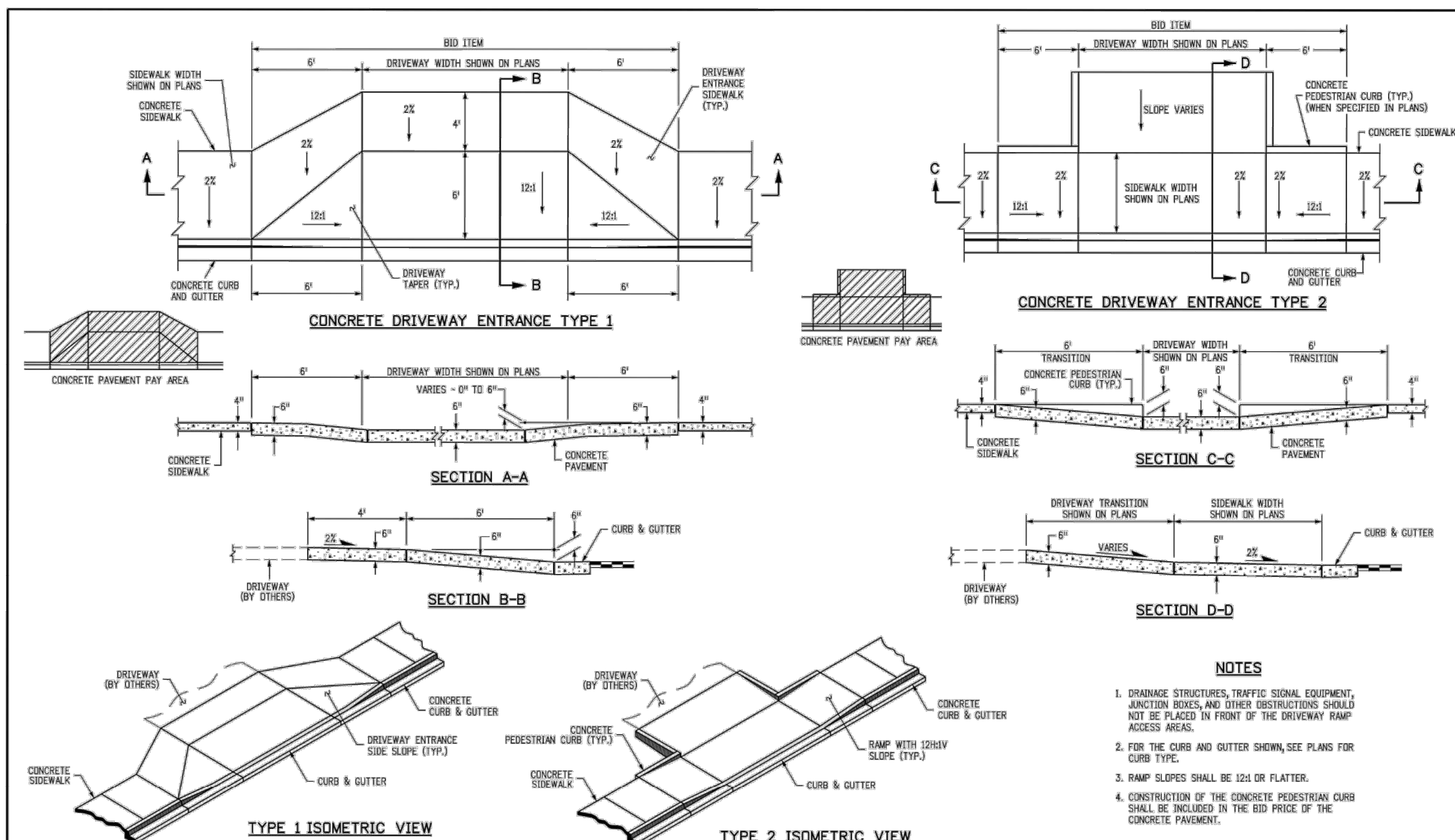
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



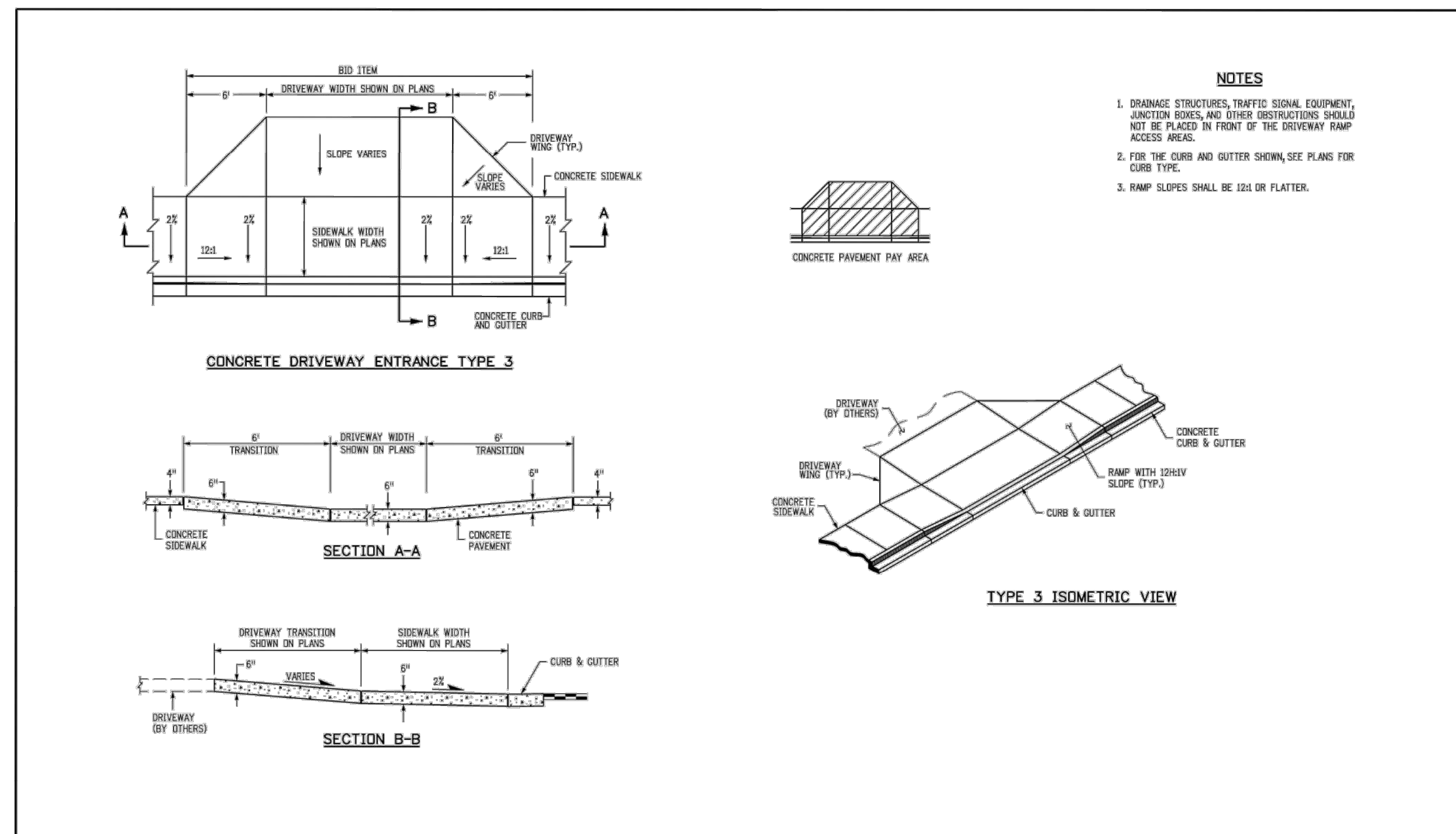
Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB, GUTTERS, AND SIDEWALKS		STANDARD PLAN NO. M-609-1	
Creation Date: 07/31/19	Designer: JBK	1		2829 West Howard Place	3007 1/2, 3rd Floor	Denver, CO 80204	Phone: 303-757-9021	FAX: 303-757-9868	Standard Sheet No. 1 of 4
Last Modification Date: 07/31/19	Detailer: LTA	2		Project Development Branch	JBK				Project Sheet Number:
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English							



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB, GUTTERS, AND SIDEWALKS		STANDARD PLAN NO. M-609-1	
Creation Date: 07/31/19	Designer: JBK	1		2829 West Howard Place	3007 1/2, 3rd Floor	Denver, CO 80204	Phone: 303-757-9021	FAX: 303-757-9868	Standard Sheet No. 2 of 4
Last Modification Date: 07/31/19	Detailer: LTA	2		Project Development Branch	JBK				Project Sheet Number:
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English							



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB, GUTTERS, AND SIDEWALKS		STANDARD PLAN NO. M-609-1	
Creation Date: 07/31/19	Designer: JBK	1		2829 West Howard Place	3007 1/2, 3rd Floor	Denver, CO 80204	Phone: 303-757-9021	FAX: 303-757-9868	Standard Sheet No. 3 of 4
Last Modification Date: 07/31/19	Detailer: LTA	2		Project Development Branch	JBK				Project Sheet Number:
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English							



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB, GUTTERS, AND SIDEWALKS		STANDARD PLAN NO. M-609-1	
Creation Date: 07/31/19	Designer: JBK	1		2829 West Howard Place	3007 1/2, 3rd Floor	Denver, CO 80204	Phone: 303-757-9021	FAX: 303-757-9868	Standard Sheet No. 4 of 4
Last Modification Date: 07/31/19	Detailer: LTA	2		Project Development Branch	JBK				Project Sheet Number:
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English							

NO.	REVISION	BY	DATE

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 8/4/25

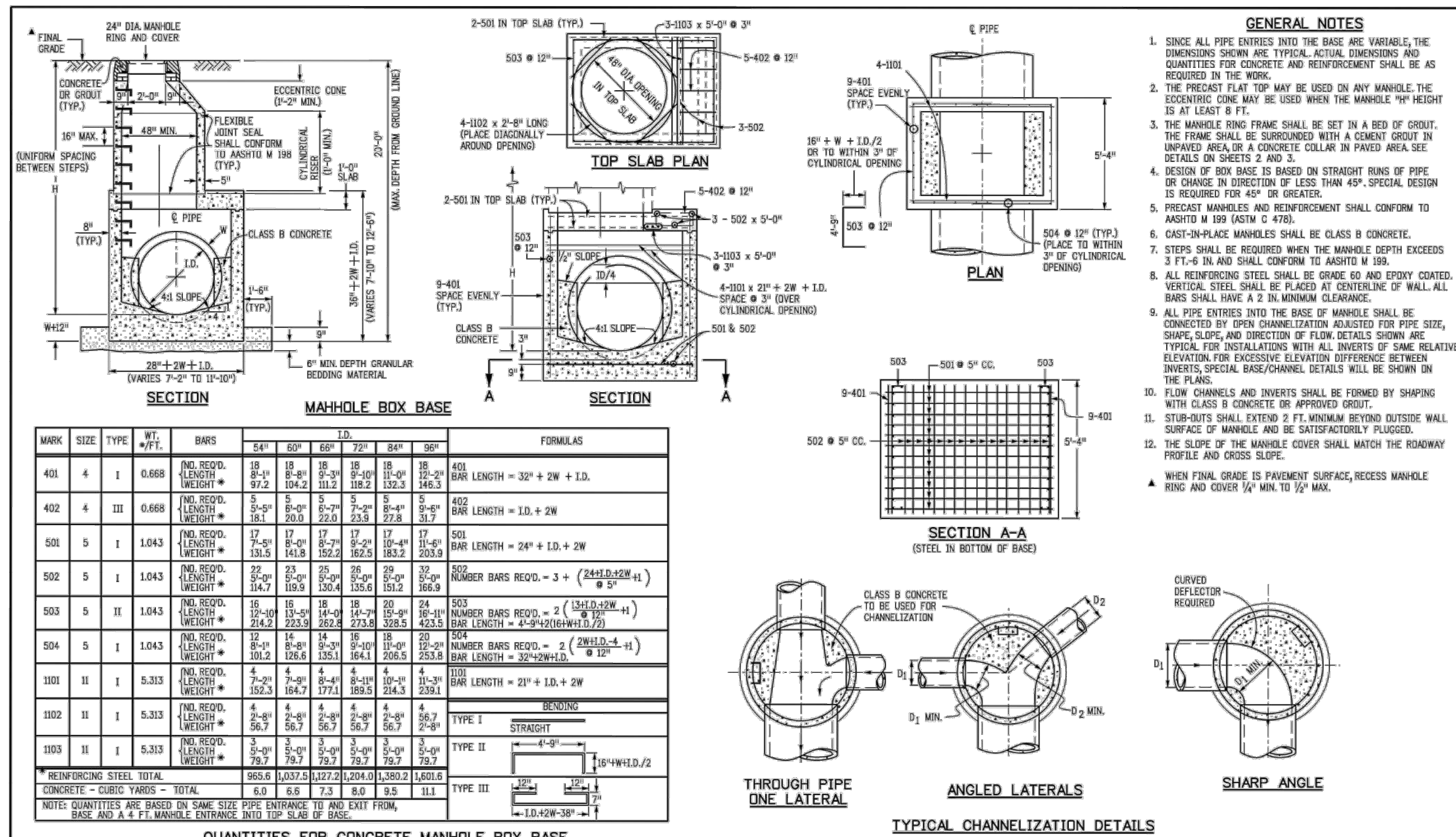
LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
SITE DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

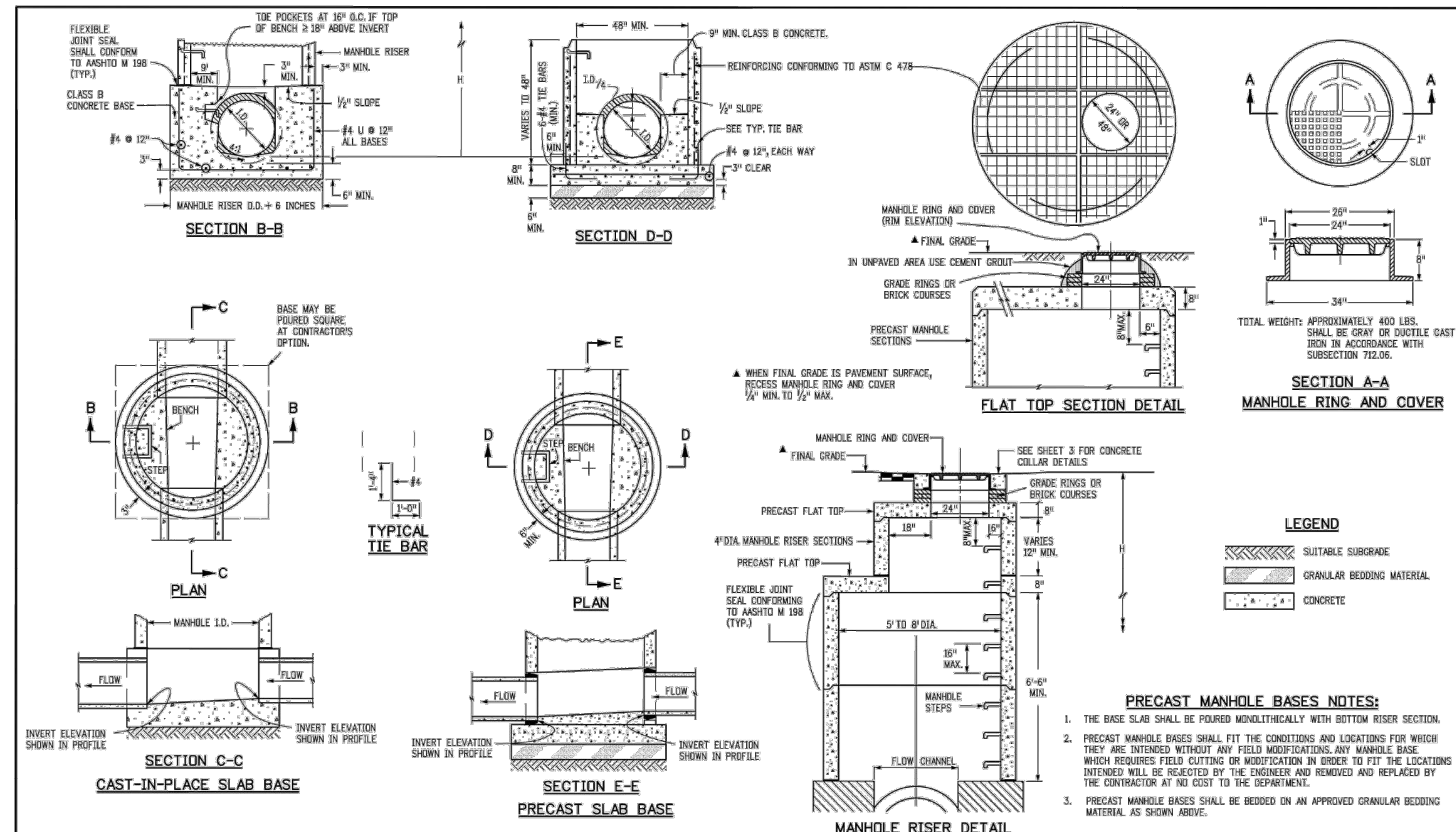
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 296237001
SHEET 296237001.SP
C3.3

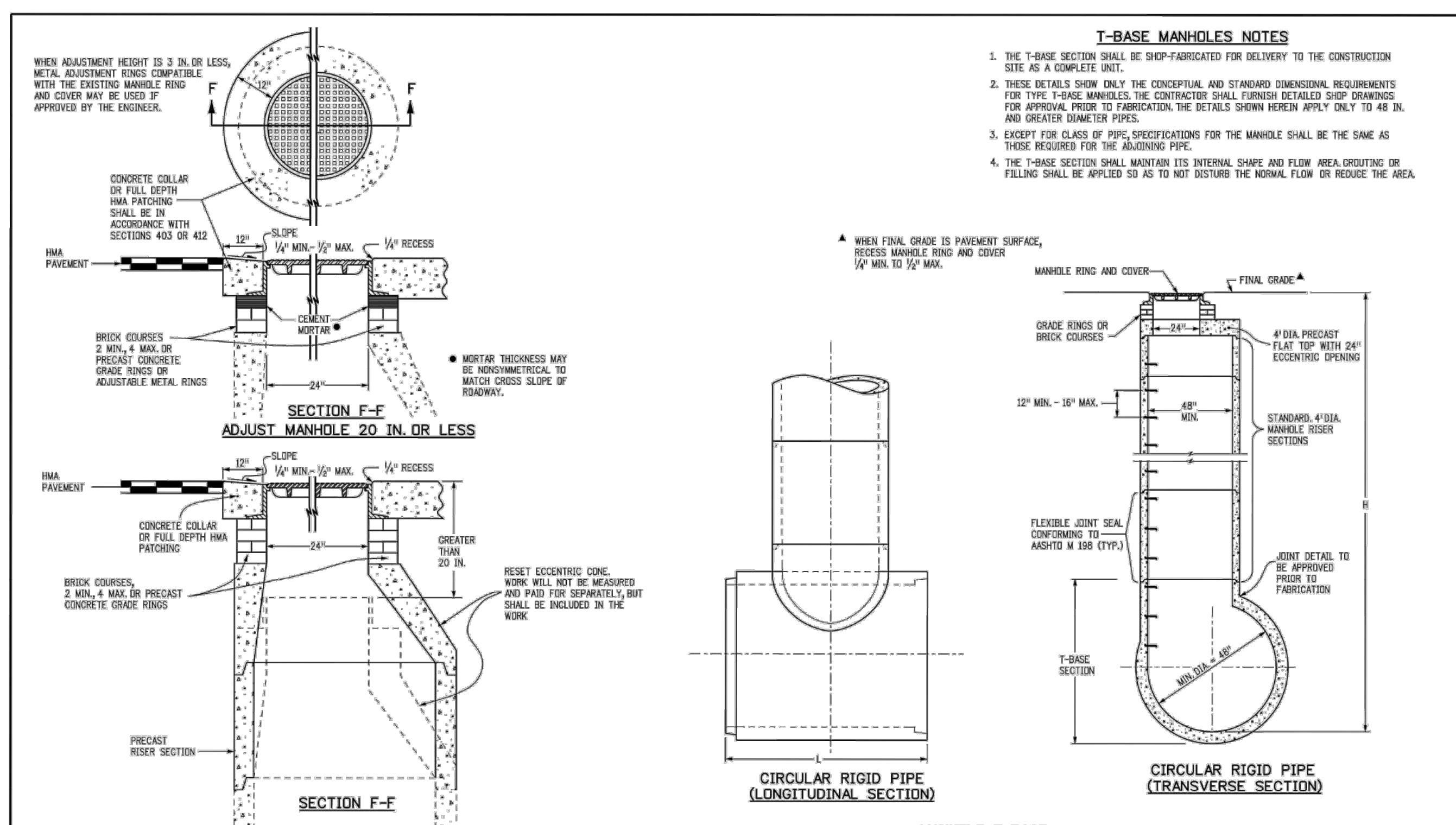
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Dates	2829 West Howard Place COOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888	M-604-20
Designer: JBC	Comments	Project Development Branch JBK	Standard Sheet No. 1 of 3
Last Modification Date: 07/31/19		Issued by the Project Development Branch July 31, 2019	Project Sheet Number:
Detailer: LTA			
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English	



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Dates	2829 West Howard Place COOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888	M-604-20
Designer: JBC	Comments	Project Development Branch JBK	Standard Sheet No. 2 of 3
Last Modification Date: 07/31/19		Issued by the Project Development Branch July 31, 2019	Project Sheet Number:
Detailer: LTA			
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English	



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Dates	2829 West Howard Place COOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888	M-604-20
Designer: JBC	Comments	Project Development Branch JBK	Standard Sheet No. 3 of 3
Last Modification Date: 07/31/19		Issued by the Project Development Branch July 31, 2019	Project Sheet Number:
Detailer: LTA			
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English	

NO.	REVISION	BY	DATE

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 8/4/25

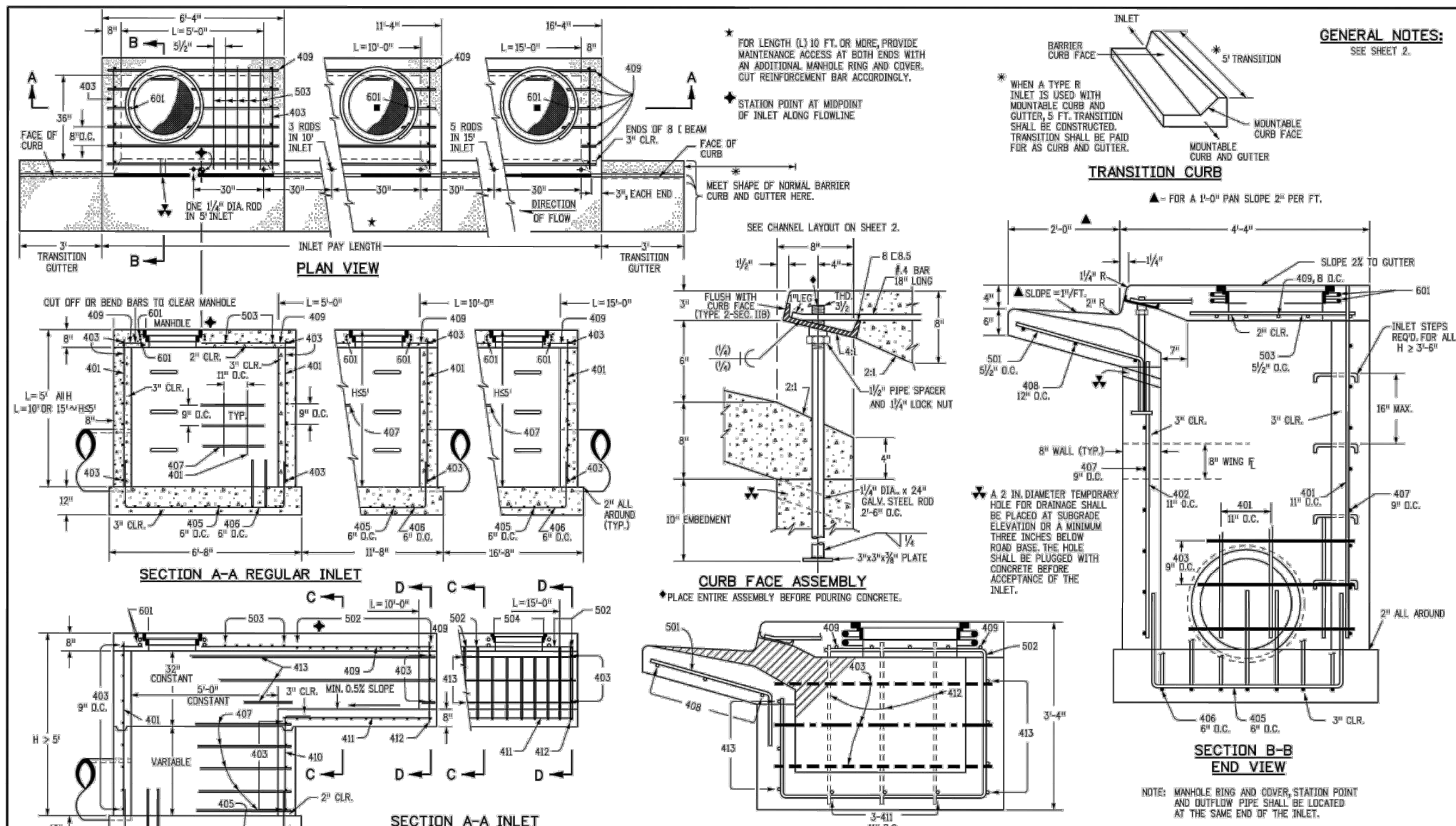
LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
SITE DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296237001

SHEET
296237001.SP
C3.4



Computer File Information Creation Date: 07/31/19 Designer Initials: JBC Last Modification Date: 07/31/19 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Dates: _____ Comments: _____	Colorado Department of Transportation 2829 West Howard Place COOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888	CURB INLET TYPE R	STANDARD PLAN NO. M-604-12 Standard Sheet No. 1 of 2
Project Development Branch		JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:

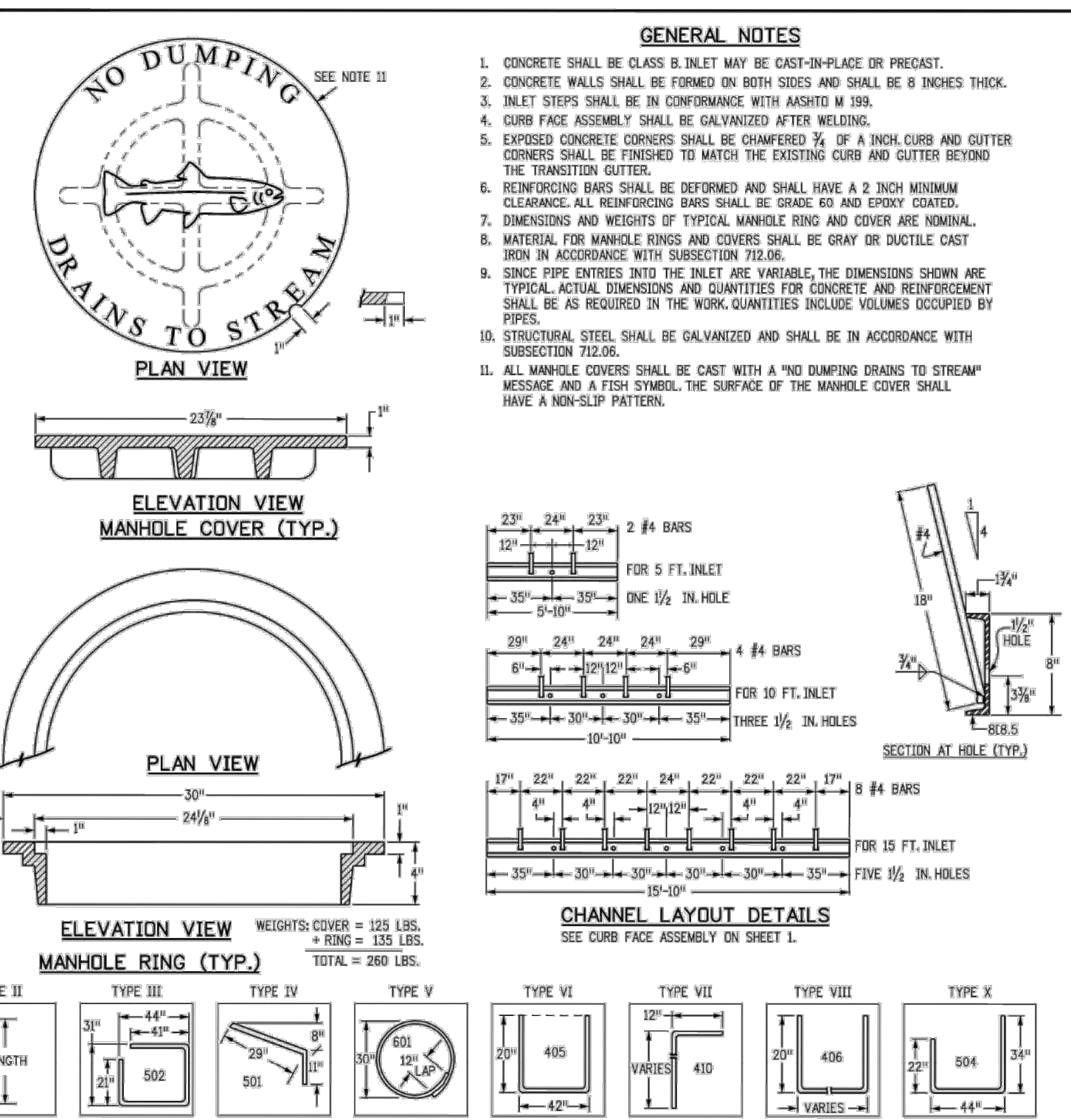
MARK	BAR #	D.C. SPACING	TYPE	ALL INLETS		INLETS H 5.5 FT.		INLETS H 5 FT.		INLETS H 3.5 FT.	
				L = 5 FT.	L = 10 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.	L = 10 FT.	L = 15 FT.
401	4	18"	II	15	21	15	21	11	11	11	11
402	4	18"	II	7	13	13	19	7	7	7	7
403	4	18"	II	7	13	13	19	7	7	7	7
404	4	18"	II	7	13	13	19	7	7	7	7
405	4	18"	II	7	13	13	19	7	7	7	7
406	4	18"	II	7	13	13	19	7	7	7	7
407	4	18"	II	7	13	13	19	7	7	7	7
408	4	18"	II	7	13	13	19	7	7	7	7
409	4	18"	II	7	13	13	19	7	7	7	7
410	4	18"	II	7	13	13	19	7	7	7	7
411	4	18"	II	7	13	13	19	7	7	7	7
412	4	18"	II	7	13	13	19	7	7	7	7
413	4	18"	II	7	13	13	19	7	7	7	7
501	5	18"	IV	11	17	17	23	11	11	11	11
502	5	18"	IV	11	17	17	23	11	11	11	11
503	5	18"	IV	11	17	17	23	11	11	11	11
504	5	18"	IV	11	17	17	23	11	11	11	11
505	5	18"	IV	11	17	17	23	11	11	11	11
506	5	18"	IV	11	17	17	23	11	11	11	11
507	5	18"	IV	11	17	17	23	11	11	11	11
508	5	18"	IV	11	17	17	23	11	11	11	11
509	5	18"	IV	11	17	17	23	11	11	11	11
510	5	18"	IV	11	17	17	23	11	11	11	11
511	5	18"	IV	11	17	17	23	11	11	11	11
512	5	18"	IV	11	17	17	23	11	11	11	11
513	5	18"	IV	11	17	17	23	11	11	11	11
514	5	18"	IV	11	17	17	23	11	11	11	11
515	5	18"	IV	11	17	17	23	11	11	11	11
516	5	18"	IV	11	17	17	23	11	11	11	11
517	5	18"	IV	11	17	17	23	11	11	11	11
518	5	18"	IV	11	17	17	23	11	11	11	11
519	5	18"	IV	11	17	17	23	11	11	11	11
520	5	18"	IV	11	17	17	23	11	11	11	11

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

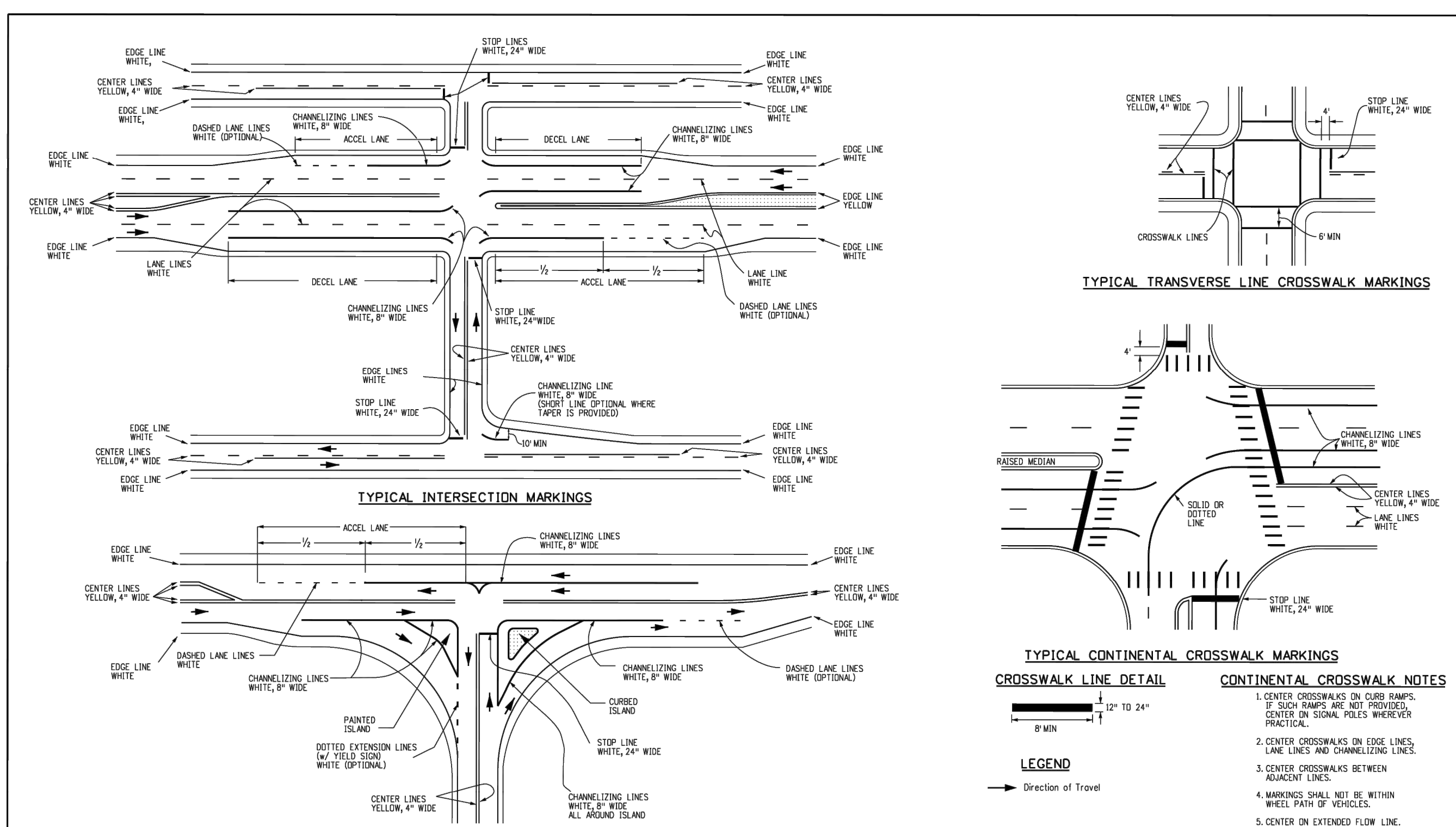
MARK	LENGTH	NO. REOD.		DROPP BOX	L = 5 FT.		L = 10 FT.		L = 15 FT.	
		REGULAR	NO. REOD.		CONC. CU. YDS.	STEEL CU. YDS.	CONC. CU. YDS.	STEEL CU. YDS.	CONC. CU. YDS.	STEEL CU. YDS.
3'-0"	3'-0"	10	7		3.2	285	5.3	497	7.4	706
3'-0"	3'-0"	10	7		3.4	305	5.7	528	7.9	747
4'-0"	3'-0"	12	9		3.7	328	6.0	559	8.4	786
4'-0"	3'-0"	12	9		3.9	354	6.4	571	8.8	803
5'-0"	3'-0"	14	11		4.1	384	6.7	602	9.3	844
5'-0"	3'-0"	14	11		4.4	375	6.0	607	7.4	850
6'-0"	3'-0"	16	13		4.6	382	6.2	609	7.6	860
6'-0"	3'-0"	16	13		4.8	402	6.4	637	7.8	860
7'-0"	3'-0"	18	15		5.0	423	6.6	654	8.0	897
7'-0"	3'-0"	20	17		5.3	430	6.9	664	8.3	907
8'-0"	3'-0"	22	19		5.6	451	7.1	684	8.5	927
8'-0"	3'-0"	24	21		5.7	471	7.3	702	8.7	944
9'-0"	3'-0"	24	21		6.0	479	7.5	711	9.0	954
9'-0"	3'-0"	26	23		6.2	499	7.8	732	9.2	974
10'-0"	3'-0"	28	25		6.4	520	8.0	749	9.4	992
10'-0"	3'-0"	28	25		6.7	527	8.3	759	9.7	1000
12'-0"	3'-0"	32	27		6.9	547	8.5	779	9.9	1022

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

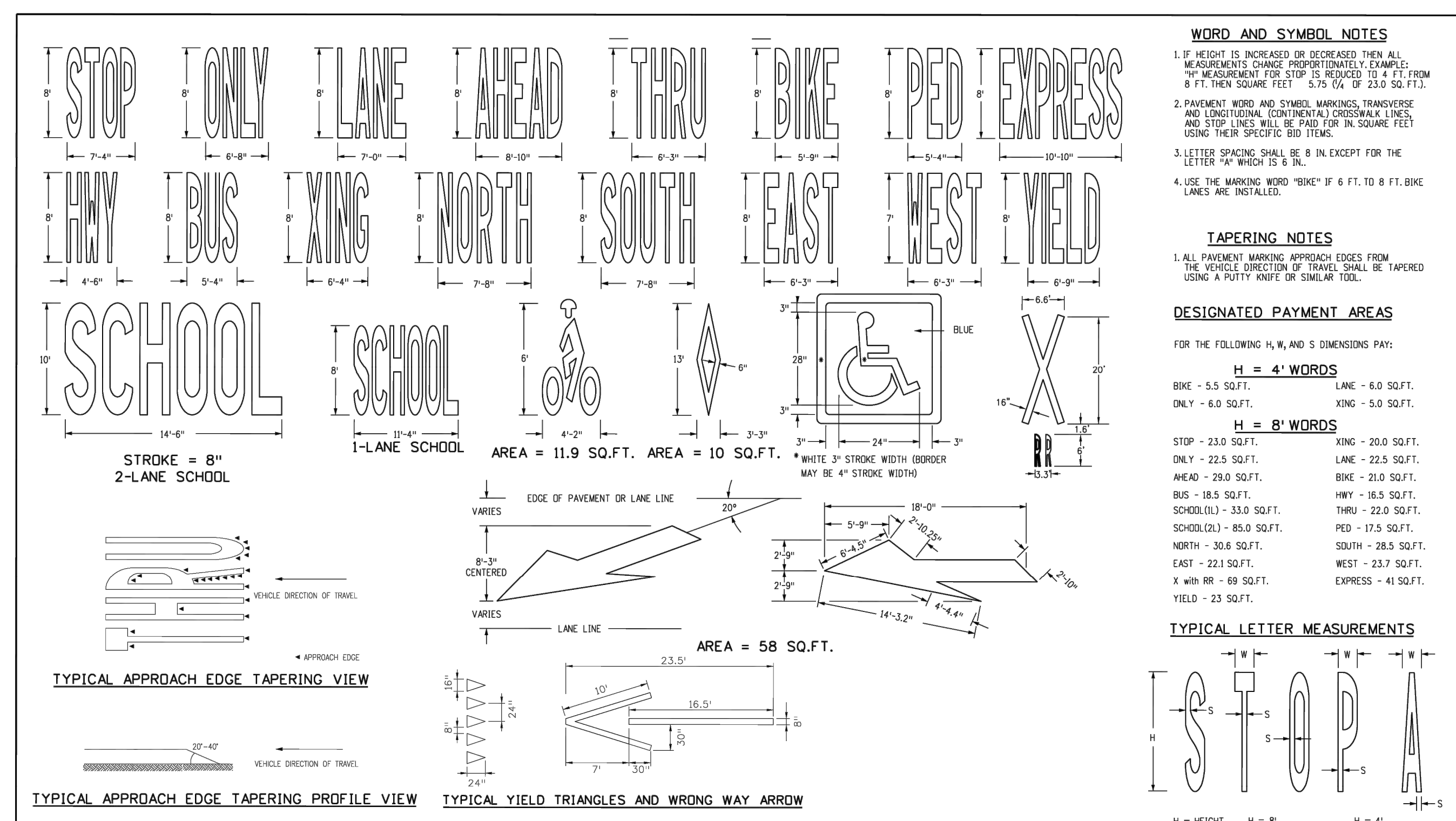
MARK	LENGTH	NO. REOD.		DROPP BOX	L = 5 FT.		L = 10 FT.		L = 15 FT.		
		REGULAR	NO. REOD.		CONC. CU. YDS.	STEEL CU. YDS.	CONC. CU. YDS.	STEEL CU. YDS.	CONC. CU. YDS.	STEEL CU. YDS.	
401	402	403	407	403	407	403	407	403	407	403	407



Computer File Information Creation Date: 07/31/19 Designer Initials: JBC Last Modification Date: 07/31/19 Detailer Initials: LTA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Dates: _____ Comments: _____	Colorado Department of Transportation 2829 West Howard Place COOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9888	CURB INLET TYPE R	STANDARD PLAN NO. M-604-12 Standard Sheet No. 2 of 2
Project Development Branch		JBK	Issued by the Project Development Branch July 31, 2019	Project Sheet Number:



Computer File Information Creation Date: 07/04/12 Created By: JWB Last Modification Date: 12/20/24 Last Modified By: NRI/VERA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Dates: _____ Comments: _____	Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9654 FAX: 303-757-9219	PAVEMENT MARKINGS	STANDARD PLAN NO. S-627-1 Standard Sheet No. 3 of 11
Traffic Safety & Engineering		EB	Issued By: Traffic Safety & Engineering Branch July 31, 2019	Project Sheet Number:



Computer File Information Creation Date: 07/04/12 Created By: JWB Last Modification Date: 12/20/24 Last Modified By: NRI/VERA CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Sheet Revisions Dates: _____ Comments: _____	Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9654 FAX: 303-757-9219	PAVEMENT MARKINGS	STANDARD PLAN NO. S-627-1 Standard Sheet No. 9 of 11
Traffic Safety & Engineering		EB	Issued By: Traffic Safety & Engineering Branch July 31, 2019	Project Sheet Number:

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

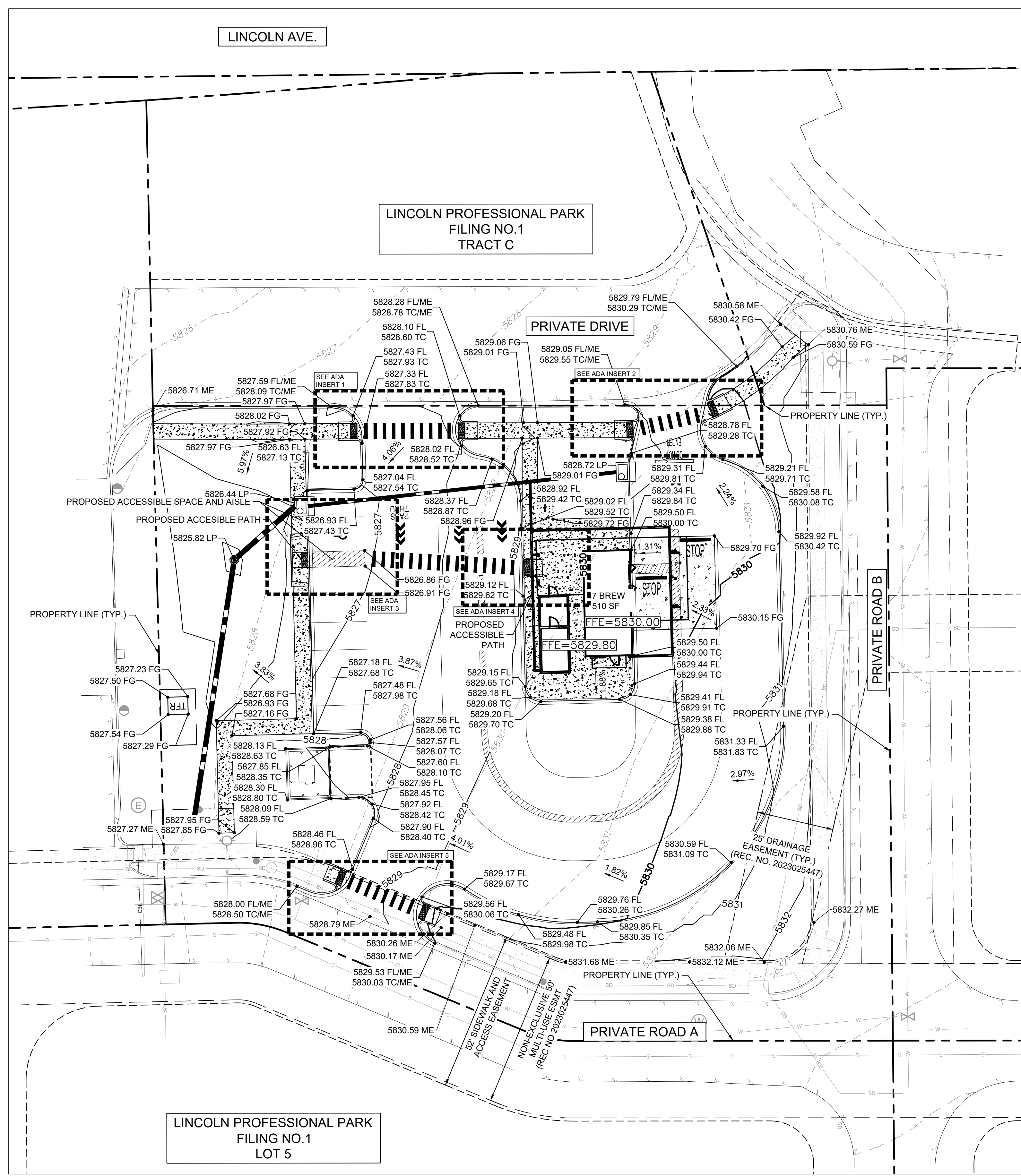
DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 SITE DETAILS

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

PROJECT NO.
 296237001
 SHEET
 296237001_SP
 C3.5

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT 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.

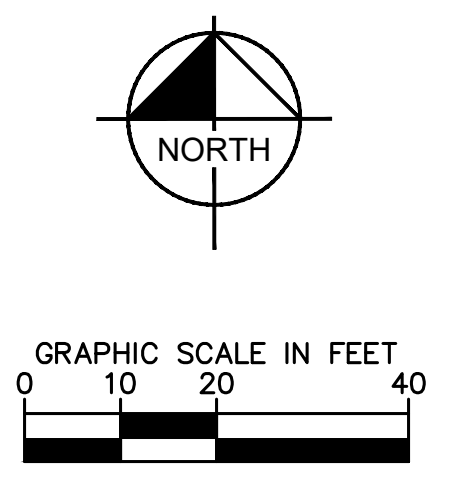


LEGEND

PROPERTY LINE	---
BUILDING OUTLINE	---
PROPOSED CONTOUR	—100— 99—
EXISTING CONTOUR	-100- 99-
EXISTING STORM LINE	---
EXISTING GAS LINE	—GAS— GAS—
EXISTING SANITARY SEWER LINE	—S— S—
EXISTING WATER LINE	—W— W—
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING SANITARY SEWER CLEANOUT	⊙
PROPOSED WATER BENDS	┌┐└└┘┘
PROPOSED WATER METER	⊙

NOTES:

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 2:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
7. EXISTING AND PROPOSED TOPOGRAPHY ARE SHOWN AT ONE-FOOT CONTOUR INTERVALS.
8. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4" OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER AS NEEDED. THE AREA SHALL THEN BE SEEDED, FERTILIZED, MULCHED, WATERED, AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. THE TOP BACK OF CURB SHALL BE 0.5-FEET ABOVE FLOWLINE ELEVATIONS.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

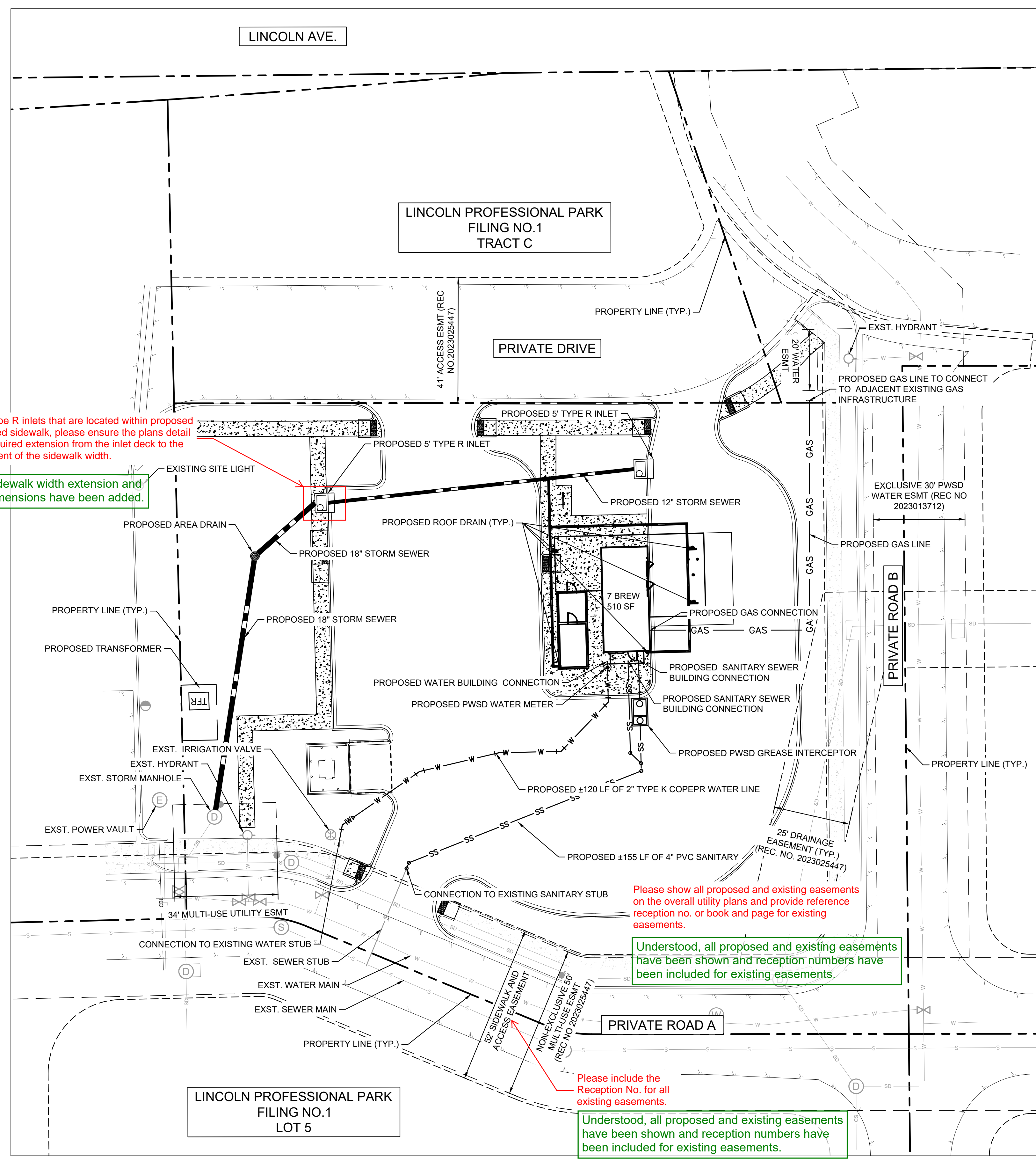
LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 GRADING PLAN

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

PROJECT NO.
 296237001
 SHEET
 296237001_GP
 C4.0



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT 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.



For Type R inlets that are located within proposed attached sidewalk, please ensure the plans detail the required extension from the inlet deck to the full extent of the sidewalk width.

Sidewalk width extension and dimensions have been added.

Please show all proposed and existing easements on the overall utility plans and provide reference reception no. or book and page for existing easements.

Understood, all proposed and existing easements have been shown and reception numbers have been included for existing easements.

Please include the Reception No. for all existing easements.

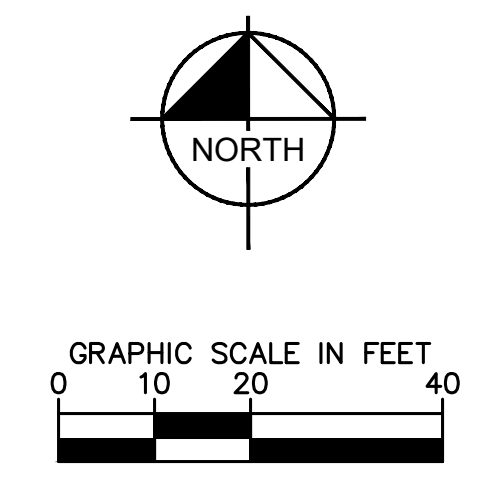
Understood, all proposed and existing easements have been shown and reception numbers have been included for existing easements.

LEGEND

PROPERTY LINE	---
EASEMENT	---
BUILDING OUTLINE	---
PROPOSED GAS LINE	— GAS — GAS —
PROPOSED SANITARY SEWER LINE	— S — S —
PROPOSED WATER LINE	— W — W —
PROPOSED STORM LINE	— SD — SD —
EXISTING GAS LINE	— GAS — GAS —
EXISTING SANITARY SEWER LINE	— S — S —
EXISTING WATER LINE	— W — W —
EXISTING STORM LINE	— SD — SD —
PROPOSED CONTOUR	— 100 — 99 —
EXISTING CONTOUR	— 100 —
EXISTING SANITARY SEWER MANHOLE	⊙
EXISTING STORM MANHOLE	⊙
EXISTING FIRE HYDRANT	⊙
EXISTING SEWER CLEANOUT	⊙
EXISTING WATER VALVE	⊙
EXISTING STORM DRAIN STRUCTURE	⊙
PROPOSED WATER BENDS	⌒
PROPOSED STORM CURB INLET	⊙

NOTES:

- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
- ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
- CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICES LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

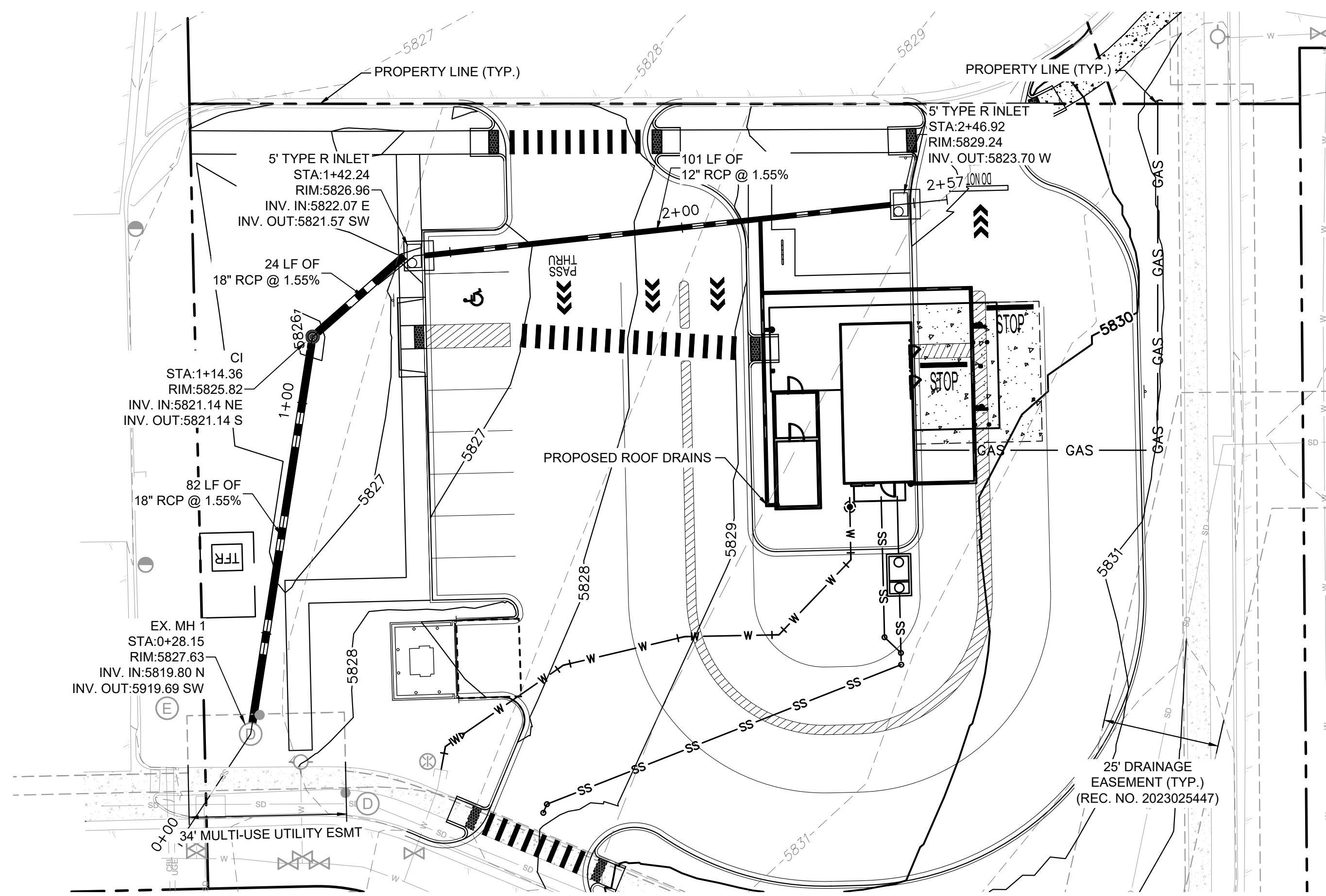
LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 OVERALL UTILITY PLAN

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

PROJECT NO.
 296237001
 SHEET
 296237001_00
 C5.0



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT 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.



STORM PLAN - STA. 0+00 TO 2+57

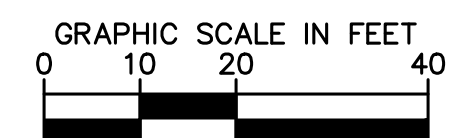
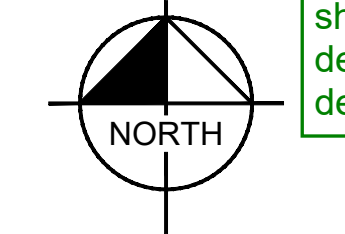
LEGEND	
PROPERTY LINE	---
EASEMENT	---
BUILDING OUTLINE	---
PROPOSED GAS LINE	— GAS — GAS —
PROPOSED SANITARY SEWER LINE	— S — S —
PROPOSED WATER LINE	— W — W —
PROPOSED STORM LINE	— SD — SD —
EXISTING GAS LINE	— GAS — GAS —
EXISTING SANITARY SEWER LINE	— S — S —
EXISTING WATER LINE	— W — W —
EXISTING STORM LINE	— SD — SD —
PROPOSED CONTOUR	100 — 99 —

Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.

Understood, all proposed and existing easements have been shown and reception numbers have been included for existing easements.

Drainage easements granting the Town legal access to all stormwater facilities located outside the public right-of-way is a requirement to ensure proper construction and maintenance (excluding landscaping and roof drains). Easements by separate document may be necessary when drainage facilities are proposed to be constructed on previously platted parcels. Please see Table 2.8 of the SDEC for proposed easement requirements. Please show existing and proposed drainage easements. Please provide a legal description and exhibit for the proposed easement in future submittals and name of the authorized signatory for drafting of the easement (This should be the owner or authorized member of an LLC that owns the property). The draft drainage easement will be sent for review and signature when ready and will be recorded by separate document with the provided exhibit and legal description upon approval of the Site Plan Application.

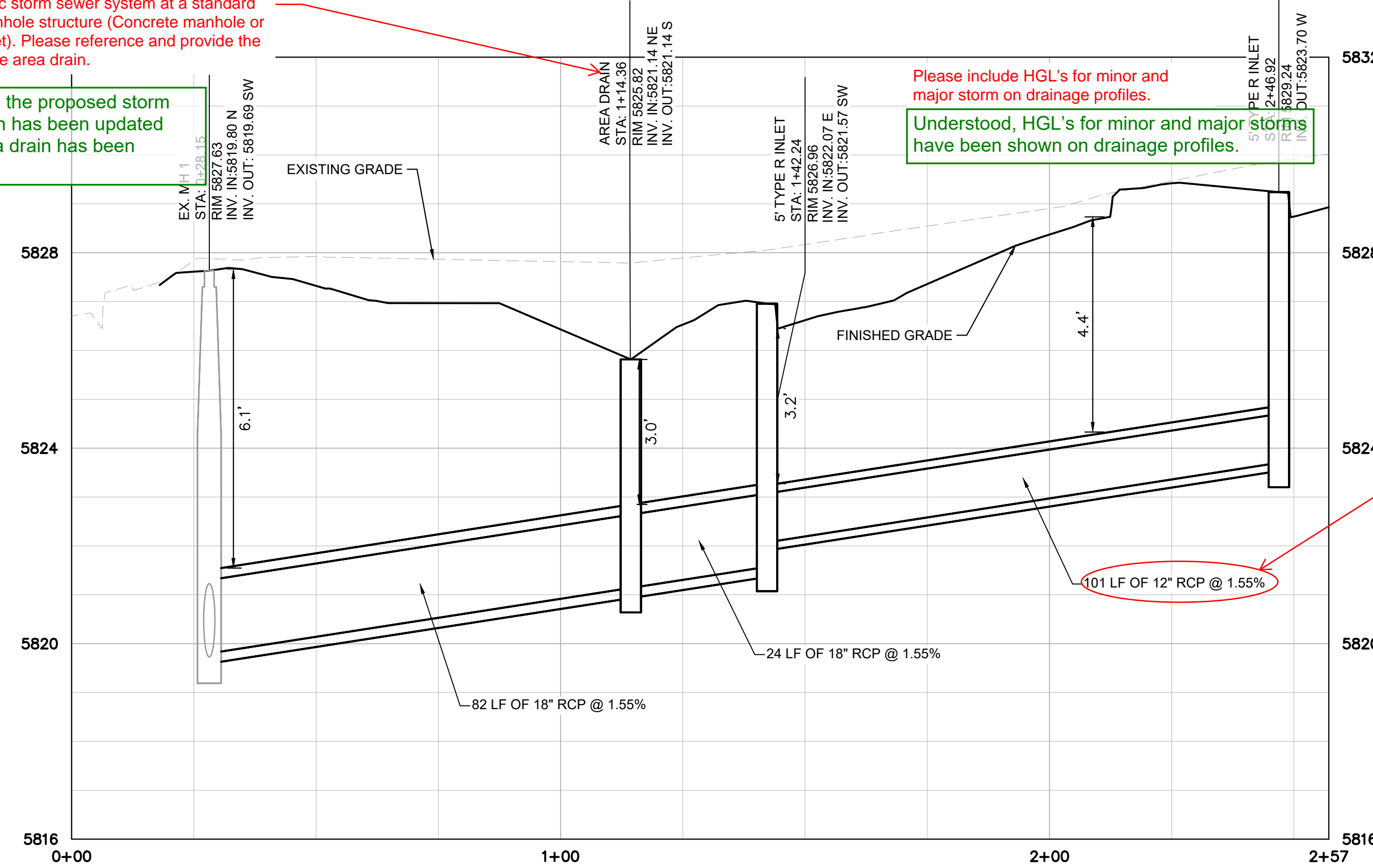
Understood, existing and proposed drainage easements have been shown on the plans. A legal description and exhibit will be dedicated by separate document.



- NOTES:
- UTILITY CONNECTIONS TERMINATE 5' FROM BUILDING ENVELOPE. SEE ARCHITECT AND MEP PLANS FOR CONTINUATION.
 - ALL UTILITY PIPE LENGTHS ON PLANS ARE SHOWN FOR REFERENCE AND COORDINATION. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
 - ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.
 - THE EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.
 - CONTRACTOR TO CONFIRM ALL UTILITY CROSSINGS PRIOR TO CONSTRUCTION.
 - REFER TO STORM DRAIN PROFILES FOR CROSSING INFORMATION.

Please be aware that the Town does not allow storm main line connection to plastic nyloplast area drains, these private systems must connect to the public storm sewer system at a standard inlet or manhole structure (Concrete manhole or Type C Inlet). Please reference and provide the detail for the area drain.

Understood, the proposed storm configuration has been updated and the area drain has been removed.



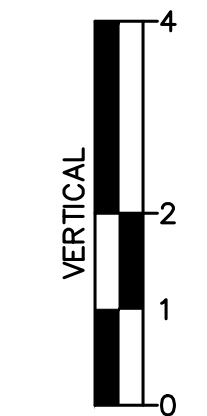
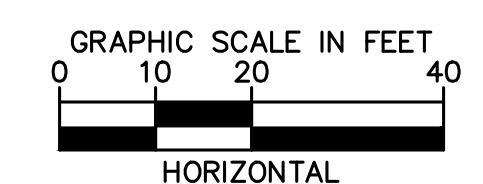
STORM PROFILE - STA. 0+00 TO 2+57

Please include HGL's for minor and major storm on drainage profiles.

Understood, HGL's for minor and major storms have been shown on drainage profiles.

All storm sewer systems collecting drainage from the proposed drive aisles and parking areas must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDEC, including the use of RCP (18" minimum) and dedication of drainage easements. Private landscape drains, roof drains, and leaders for these systems may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.

Understood, pipe sizes revised. The private system connects to the Master system at a manhole.



NO.	REVISION	BY	DATE	APPR

Kimley»Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 6200 South Syracuse Way, Suite 300
 Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
 DRAWN BY: KNP
 CHECKED BY: KEW
 DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
 LOT 2, PARKER, CO
 7 BREW - CONSTRUCTION DOCUMENTS
 STORM PLAN AND PROFILE

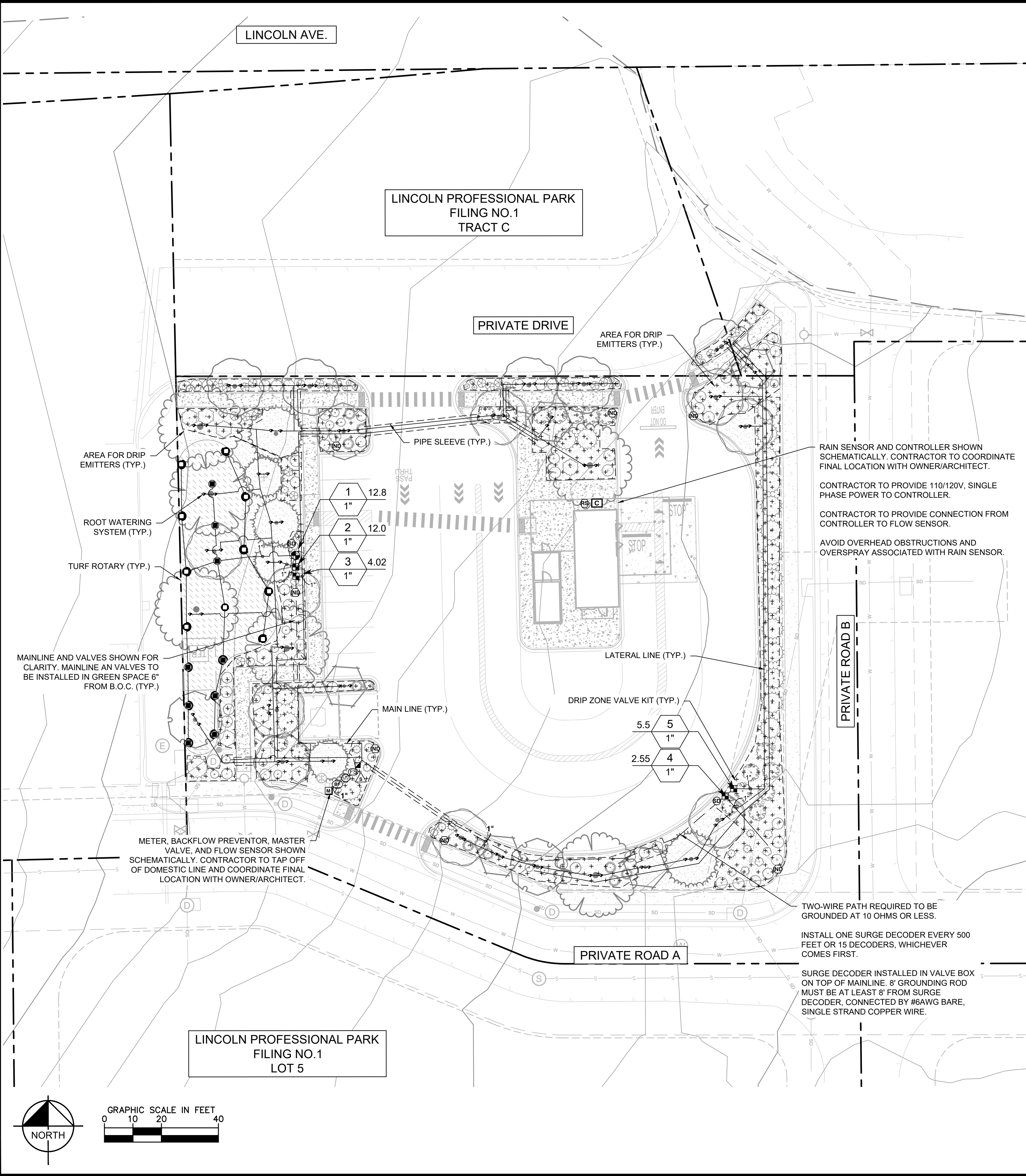
PRELIMINARY
 FOR REVIEW ONLY
 NOT FOR
 CONSTRUCTION
Kimley»Horn
 Kimley-Horn and Associates, Inc.

PROJECT NO.
 296237001

SHEET
 296237001_STRM

C5.1

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT 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.



VALVE SCHEDULE

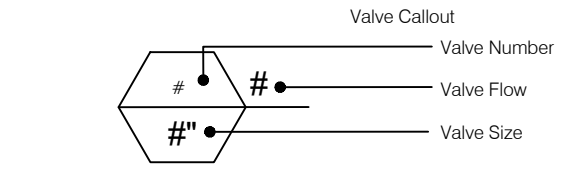
NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	RAIN BIRD PEB-IVM	1"	TURF ROTARY	12.81	111.6	42.7	61.6	0.42 in/h
2	RAIN BIRD XCZ-100-VMQ	1"	BUBBLER	11.88	111.6	45.7	63.7	0.39 in/h
3	RAIN BIRD XCZ-100-VMQ	1"	AREA FOR DRIP EMITTERS	4.02	114.9	37.1	50.4	0.24 in/h
4	RAIN BIRD XCZ-100-VMQ	1"	AREA FOR DRIP EMITTERS	2.55	346.1	37.0	50.1	0.27 in/h
5	RAIN BIRD XCZ-100-VMQ	1"	BUBBLER	5.5	350.0	37.7	52.2	1.03 in/h
Common Wire					258.4			

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
100	HUNTER MP1000 PROS-06-PRS30-CV TURF ROTATOR, 6IN. POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY, M-MAROON ADJ ARC 90 TO 210, L-LIGHT BLUE 210 TO 270 ARC, O-OLIVE 360 ARC.	9	40
200	HUNTER MP2000 PROS-06-PRS30-CV TURF ROTATOR, 6IN. POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 30 PSI, MP ROTATOR NOZZLE ON PRS30 BODY, K-BLACK ADJ ARC 90-210, G-GREEN ADJ ARC 210-270, R-RED 360 ARC.	10	40
1401 1402	RAIN BIRD RW5-M-B-C W/ RW5-SOCK 1400 SERIES MINI ROOT WATERING SYSTEM WITH 4IN. DIAMETER X 18IN. LONG WITH LOCKING GRATE, SEMI-RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED, WITH CHECK VALVE, AND SAND SOCK FOR SANDY SOIL.	86	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
100	RAIN BIRD XCZ-100-VMQ WIDE FLOW I/M DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1IN. BALL VALVE WITH 1IN. PESBIVM SMART VALVE W/ FACTORY INSTALLED I/M-SOL. 0.3-20 GPM OUTLET 1IN. PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER 0.3-20 GPM.	4
100	RAIN BIRD MDCFCAP DRIPLINE FLUSH VALVE CAP IN COMPRESSION FITTING COUPLER.	4
ND	RAIN BIRD OPERIND DRIP SYSTEM OPERATION INDICATOR, STEM RISES 6IN. FOR CLEAR VISIBILITY WHEN DRIP SYSTEM IS CHARGED TO A MINIMUM OF 20PSI. INCLUDES 18IN. OF 1/4IN. DISTRIBUTION TUBING WITH CONNECTION FITTING PRE-INSTALLED.	7
+	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XBCV-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 05PC 0.5 GPH-BLUE, 10PC 1.0 GPH-BLACK, AND 20PC 2.0 GPH-RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET, WITH CHECK VALVE.	6,587 SF
	Emitter Notes: 05PC emitters (2 assigned to each 1 GAL plant)	24
	10PC emitters (2 assigned to each 5 GAL plant)	382

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
100	RAIN BIRD PEB-IVM 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED I/M-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	1
100	RAIN BIRD 44-LRC 1IN. BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 2-PIECE BODY.	1
100	RAIN BIRD PESB-IVM 1" 1IN., 1-1/2IN., 2IN. PLASTIC INDUSTRIAL SMART VALVES W/ FACTORY INSTALLED I/M-SOL. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION, WITH SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	1
100	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
100	RAIN BIRD ESPLXIVM 60 STATION, 2-WIRE CONTROLLER W/ SMART VALVE TECHNOLOGY. (1) ESPLXIVM 60-STATION, INDOOR/OUTDOOR, PLASTIC WALL-MOUNT CABINET. SYSTEM REQUIREMENTS: RAIN BIRD LXIVM-XXX INTEGRATED VALVE MODULES & 2-WIRE DEVICES. USE PAIGE ELECTRIC CABLE P7072D & RAIN BIRD WC20 DRY SPLICES ONLY. GROUND SYSTEM W/ (X) LXIVMSD SURGE DEVICE IN RAIN BIRD ROUND VALVE BOXES. INSTALL PER MANUFACTURERS RECOMMENDATIONS.	1
100	RAIN BIRD LXIVMSD (2) SURGE DEVICE PROVIDES NECESSARY PROTECTION ON THE ESPLXIVM(P) CONTROLLER, 2 WIRE PATH. INSTALL (1) LXIVMSD EVERY 500 FT OR 15 FIELD DEVICES (WHICHEVER IS SMALLER).	2
100	RAIN BIRD LXIVMSEN (3) SENSOR DEVICE INTERFACES W/ FLOW OR WEATHER SENSOR AND ESP-LX-IVM(P) CONTROLLER. FLOW SENSOR CAN BE INSTALLED ANYWHERE ON THE 2-WIRE PATH.	1
100	RAIN BIRD WR2-RFC WIRELESS RAIN AND FREEZE SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN/FREEZE SENSOR TRANSMITTER.	1
100	RAIN BIRD UFS-100 1IN. ULTRASONIC FLOW SENSORS, WITH GLASS FILLED NYLON BODY. OPERATING RANGE .3 GPM-50 GPM. SIZE FOR FLOW NOT ACCORDING TO PIPE SIZE.	1
100	WATER METER 1"	1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE. ONLY LATERAL TRANSITION PIPE SIZES 1" AND ABOVE ARE INDICATED ON THE PLAN.	1,800 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40	258.4 LF
	PIPE SLEEVE: PVC SCHEDULE 40	136.0 LF



CRITICAL ANALYSIS

Generated: 2025-08-08 14:58

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 70 PSI
Elevation Change: 5.00 ft
Service Line Size: 4"
Length of Service Line: 20 ft
Pressure Available: 68 PSI

DESIGN ANALYSIS
Maximum Station Flow: 12.81 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 24.69 GPM

Critical Station:
Design Pressure: 2
Friction Loss: 30 PSI
Fittings Loss: 0.68 PSI
Loss through Valve: 0.07 PSI
Pressure Req. at Critical Station: 15.0 PSI
Loss for Fittings: 45.7 PSI
Loss for Main Line: 3.83 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 10.9 PSI
Loss for Master Valve: 2.02 PSI
Loss for Water Meter: 0.9 PSI
Critical Station Pressure at POC: 63.7 PSI
Pressure Available: 68 PSI
Residual Pressure Available: 4.26 PSI

NO.	REVISION	BY	DATE	APPR

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 8/4/25

LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
IRRIGATION PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
296237001

SHEET
296237001_JRR

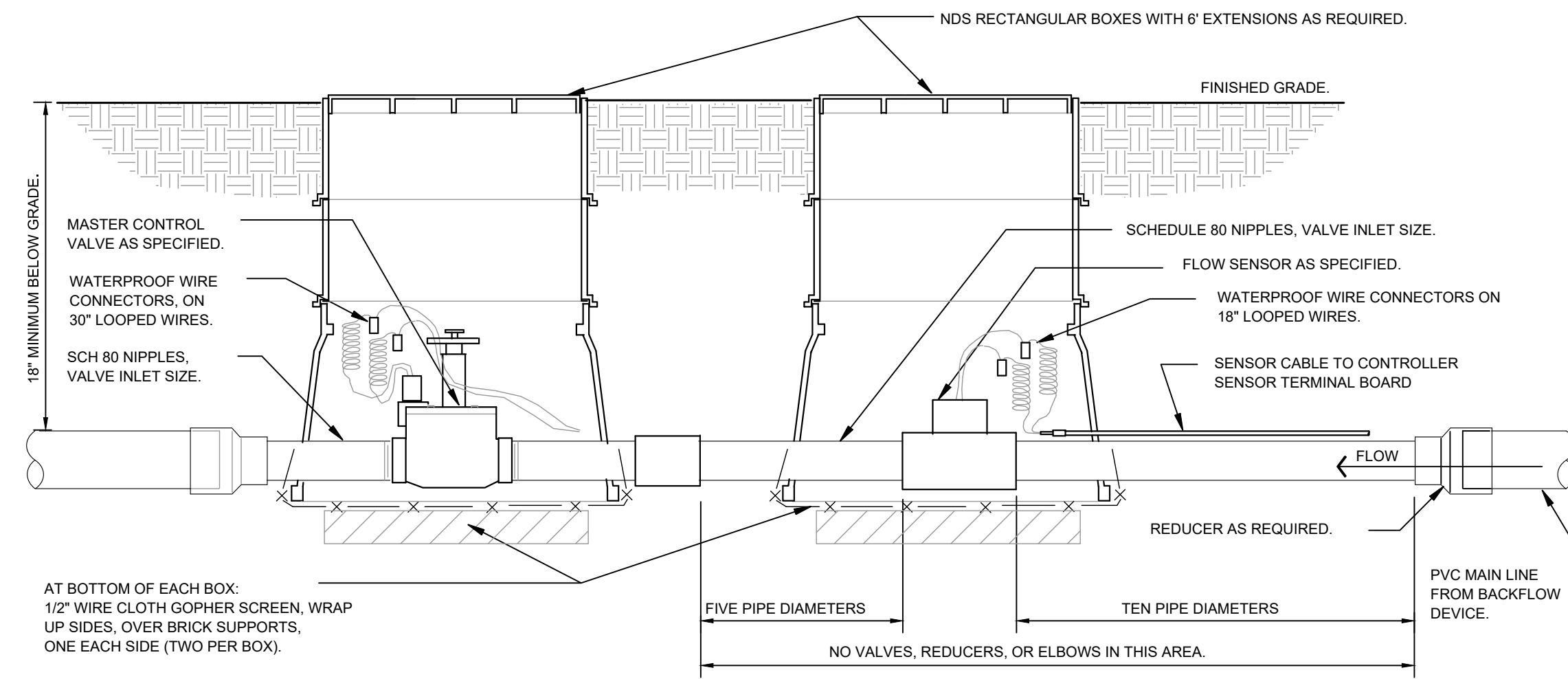
C6.0



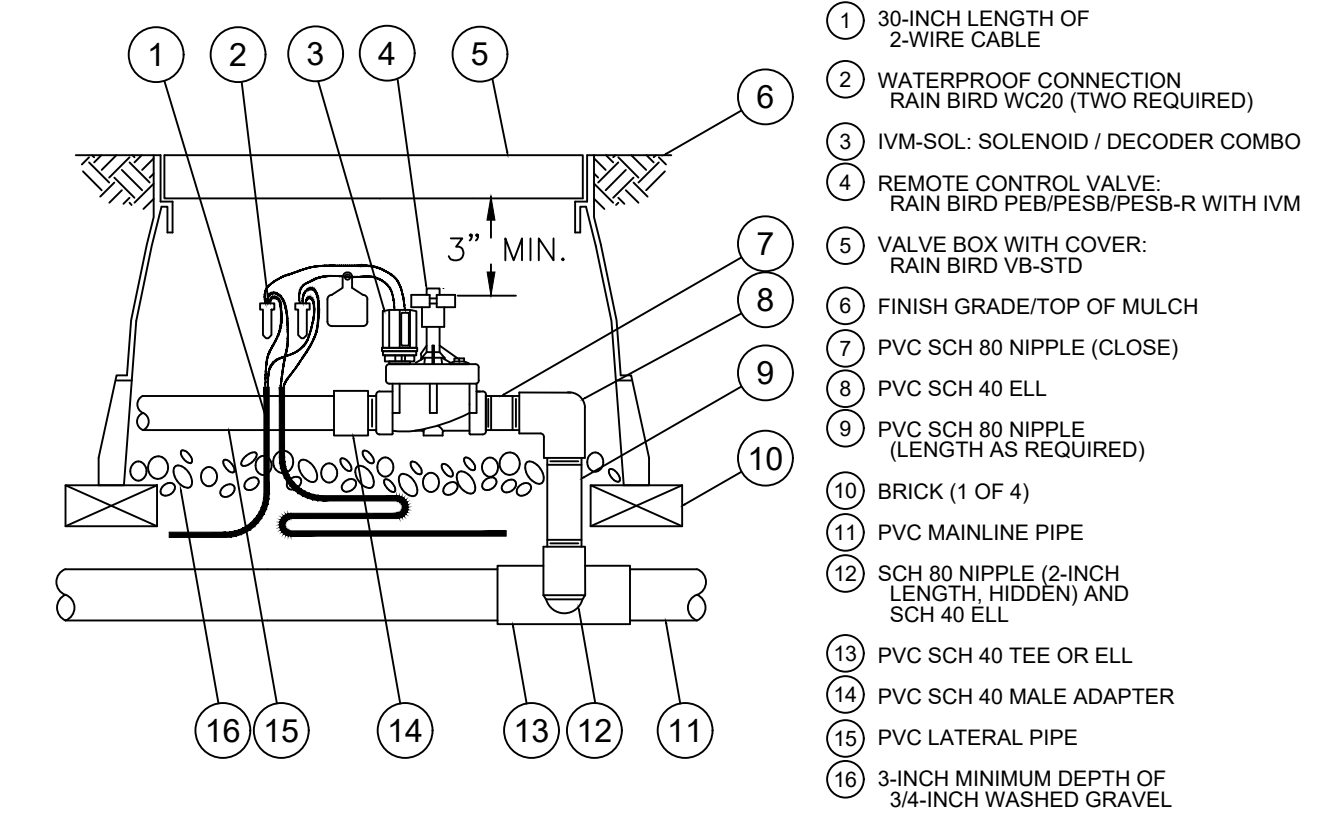
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

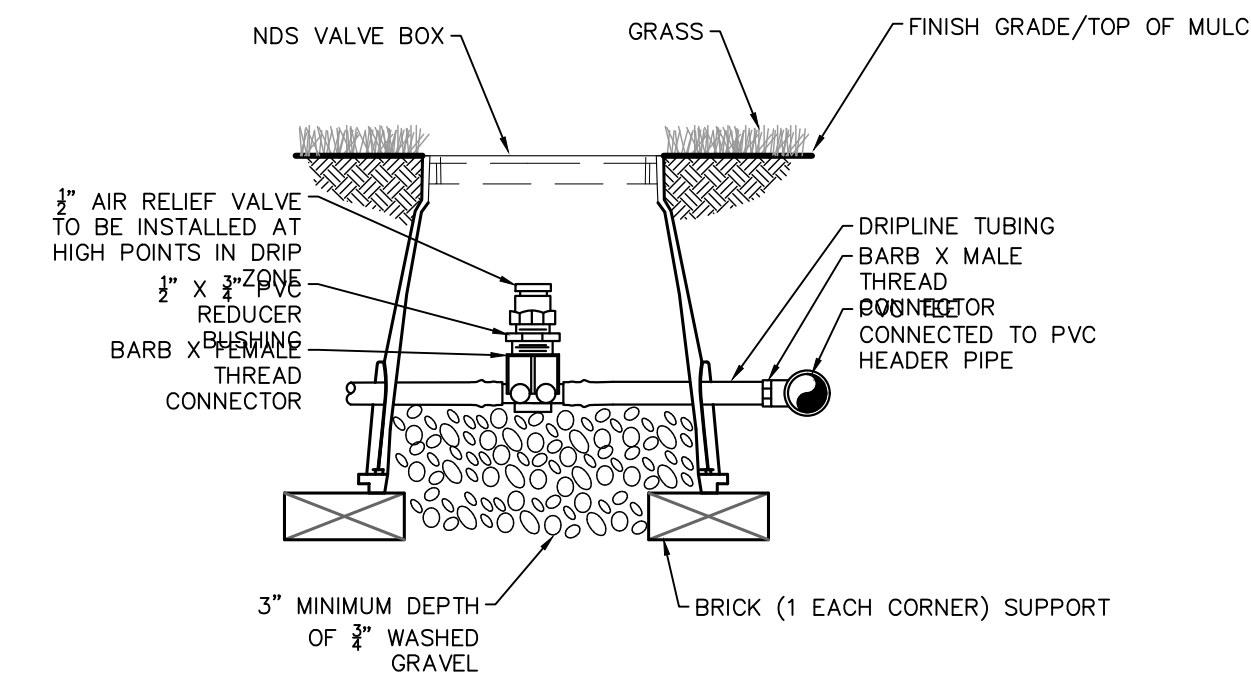
- THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE. ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS OR SPECIFICATIONS PRIOR TO BEGINNING OR CONTINUING WORK. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION SLIGHT FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
- THE CONTRACTOR SHALL MAKE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO ENSURE THAT ALL IRRIGATION EQUIPMENT MEETS GOVERNMENT REGULATIONS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
- VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.
- CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRESSURE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRESSURE. REFER TO CRITICAL ANALYSIS FOR ASSUMED STATIC PRESSURE.
- CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.
- IRRIGATION DESIGN IS SCHEMATIC ONLY. FULL AND COMPLETE SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.
- CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.
- IRRIGATION CONTRACTOR TO COORDINATE POWER SUPPLY TO ELECTRIC CONTROLLERS WITH ELECTRICAL CONTRACTOR.
- IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON-SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR. WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/OR STATE JURISDICTION.
- IRRIGATION LATERAL LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN. ALL IRRIGATION LINES AND EQUIPMENT ARE TO BE WITHIN AND INSTALLED WITHIN THE LIMITS OF THE PROPERTY LINE.
- LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE. ALL LINES UNDER PAVEMENT MUST BE SLEEVED. ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.
- IRRIGATION SYSTEMS CONNECTED TO POTABLE WATER SUPPLY, SHALL HAVE A BACKFLOW PREVENTER INSTALLED.
- SUPPLY LINE AND METER TO BE PROVIDED BY GENERAL CONTRACTOR. BACKFLOW PREVENTER TO BE PROVIDED BY IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR'S POINT OF CONNECTION TO BEGIN AFTER THE IRRIGATION WATER METER.
- INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES. FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT OWNER.
- THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.
- EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TRENCH OR EXCAVATE WITHIN THE CRITICAL ROOT ZONE OF ANY TREE.
- ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS-BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE TO THE NEAREST FOOT OF EACH END OF THE SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS-BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN THE PIPE IT CARRIES. ALL IRRIGATION SLEEVING TO BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR. ELECTRICAL WIRES FOR IRRIGATION VALVES AND IRRIGATION LINES ARE TO BE PLACED IN SEPARATE SLEEVES. SEE SLEEVING DETAIL.
- ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPARATE, SMALLER CONDUIT.
- SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE. OPEN CUT IS NOT AN OPTION.
- NUMBER THE TOP OF ALL VALVE BOX LIDS WITH MINIMUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBB VALVE BOXES SHALL BE LABELED IN A SIMILAR MANNER WITH THE DESIGNATION "HB" LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.
- THE IRRIGATION CONTRACTOR SHALL INSTALL A COLOR CODED METAL DETECTABLE MARKING TAPE WHICH CLEARLY NOTES: "CAUTION: IRRIGATION LINE BURIED BELOW." THE TAPE SHALL BE INSTALLED THE FULL LENGTH OF THE IRRIGATION MAINLINE.
- ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN VALVE BOXES.
- ALL UNSIZED PIPE SHALL BE 1" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.
- LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3'-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED. PIPE SIZES ON EITHER SIDE OF SECTION VALVES CONNECTING MAINLINE TO SECTION LATERAL SHALL BE ONE (1) PIPE SIZE LARGER THAN VALVE SIZE. WHERE MAINLINES RUN PARALLEL TO PAVEMENT OR CURBING, THE MAINLINE SHALL BE OFFSET 2'-0" FROM THE EDGE OF PAVEMENT OR CURB.
- IRRIGATION ZONES SHALL BE SEPARATED FOR HIGH AND LOW WATER USE REQUIREMENTS AND OPERATED ON DIFFERENT WATERING CYCLES. BUBBLERS, DRIPLINE, AND SPRAY HEADS SHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.
- ALL DRIP ZONES SHALL BE INSTALLED WITH A FLUSH VALVE AND DRIP INDICATOR.
- IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS. THE CONTROLLER SHALL BE PLACED IN A LOCKING CABINET APPROPRIATE FOR ITS LOCATION. (INDOOR VS. OUTDOOR USE)
- IRRIGATION CONTRACTOR SHALL REVIEW WINTERIZATION PROCEDURES FOR IRRIGATION SYSTEM WITH OWNERS REPRESENTATIVE.
- LOCATE THE AUTOMATIC RAIN / FREEZE SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNOBSTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD OBJECT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAY ZONE OF ANY SPRINKLER HEAD, INCLUDING OFF-SITE IRRIGATION. CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.
- CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.
HYDRO-TESTING TO BE PERFORMED AS LISTED:
THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF TESTING. PRIOR TO BACKFLUSHING, CONTRACTOR SHALL FILL PIPING WITH WATER. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE, TAKING CARE TO PURGE THE AIR FROM IT, A SMALL, HIGH PRESSURE PUMP OR OTHER MEANS OF MAINTAINING A CONTINUOUS WATER SUPPLY SHALL BE CONNECTED TO THE PIPING AND SET SO AS TO MAINTAIN 125 PSI FOR TWO (2) HOURS WITHOUT INTERRUPTION. CONTRACTOR SHALL MAKE ANY NECESSARY CORRECTIONS AND RETEST THE SYSTEM UNTIL THE OWNER'S REPRESENTATIVE IS SATISFIED THAT THE SYSTEM IS REASONABLY SOUND.
- ALL WIRING FOR CONNECTION OF THE VALVES TO THE CONTROLLER SHALL FOLLOW MANUFACTURERS SPECIFICATIONS.
- CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.
- ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.
- ALL PLANT MATERIAL IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOIST UNTIL PLANTED.



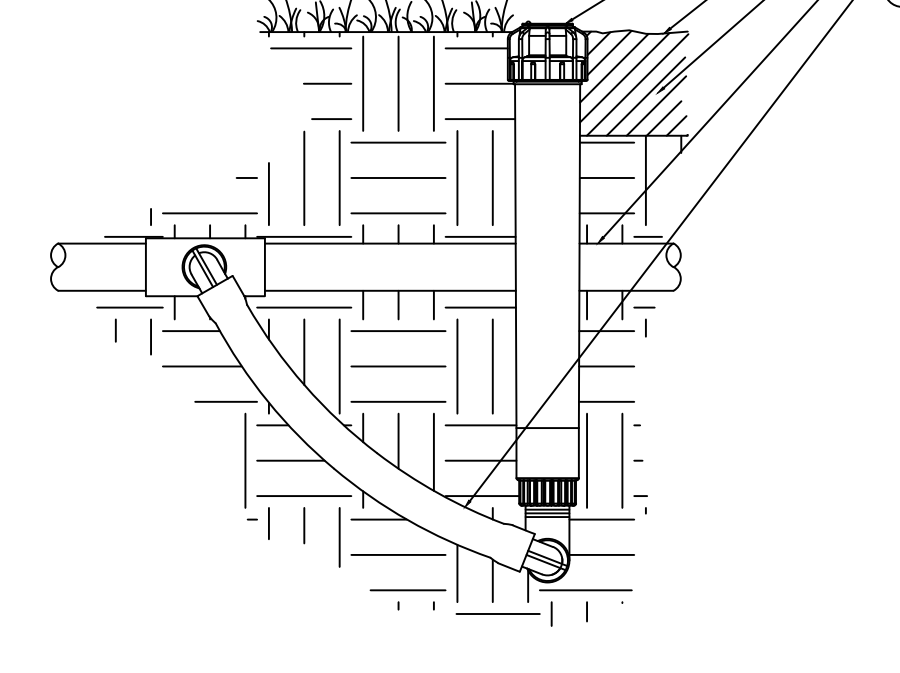
1 MASTER CONTROL VALVE / FLOW SENSOR ASSEMBLY
C6.1 SECTION NTS



2 IVM TWO-WIRE CONTROL VALVE
C6.1 SECTION NTS

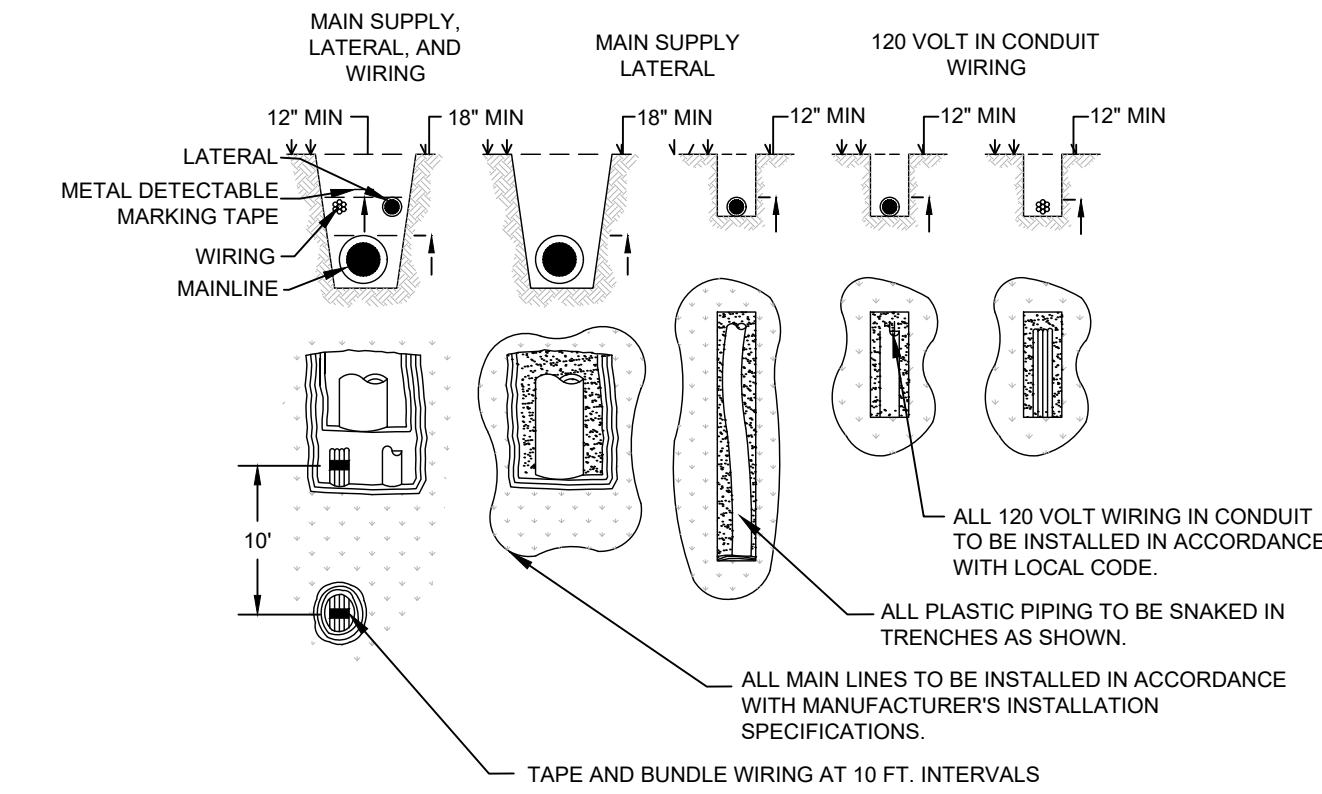


5 AIR RELIEF VALVE IN DRIPLINE
C6.1 SECTION NTS

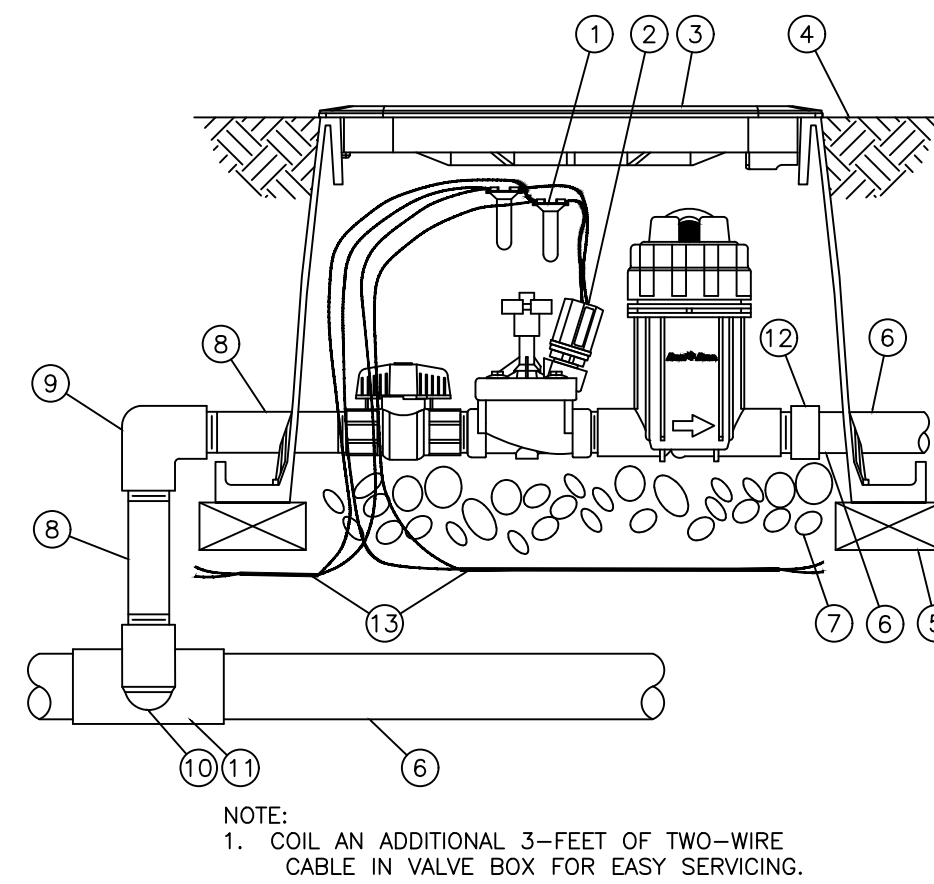


6 ECO INDICATOR - FLEX TUBING
C6.1 SECTION NTS

- LEGEND:**
- 1 ECO INDICATOR
 - 2 FINISHED GRADE
 - 3 ADJACENT MULCH
 - 4 PVC LATERAL PIPE
 - 5 FLEX TUBING

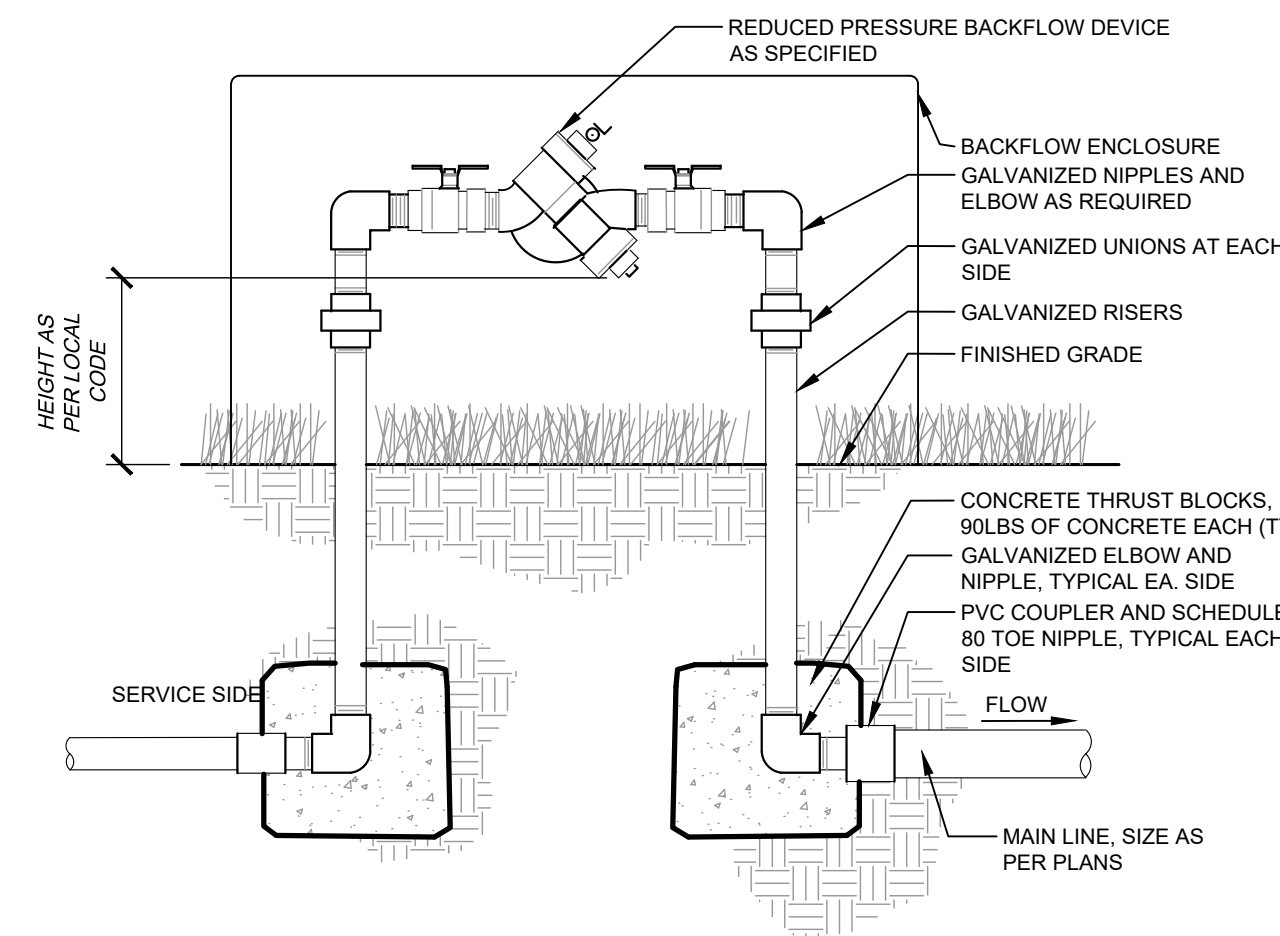


7 TYPICAL TRENCHING
C6.1 SECTION NTS



3 IVM DRIP ZONE VALVE KIT - .3-20 GPM
C6.1 SECTION NTS

- 1 WATERPROOF SPLICE CONNECTION: RAIN BIRD WC20 (TWO REQUIRED)
- 2 IVM-SOL: COMBINATION SOLENOID AND DECODER
- 3 JUMBO VALVE BOX WITH COVER: RAIN BIRD VB-JMB
- 4 FINISH GRADE OR TOP OF MULCH
- 5 BRICK (1 OF 4)
- 6 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 7 PVC SCH 80 NIPPLE 1"
- 8 PVC SCH 80 ELBOW
- 9 PVC SCH 80 NIPPLE (2" LENGTH, HIDDEN) AND PVC SCH 80 ELBOW
- 10 PVC SCH 80 TEE OR ELBOW
- 11 PVC SCH 40 MALE ADAPTER
- 12 TWO-WIRE CABLE BETWEEN DEVICES (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR CONTROLLER)
- 13



4 BACKFLOW PREVENTER
C6.1 SECTION NTS

NO.	REVISION	DATE	APPR.

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2500

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 8/4/25

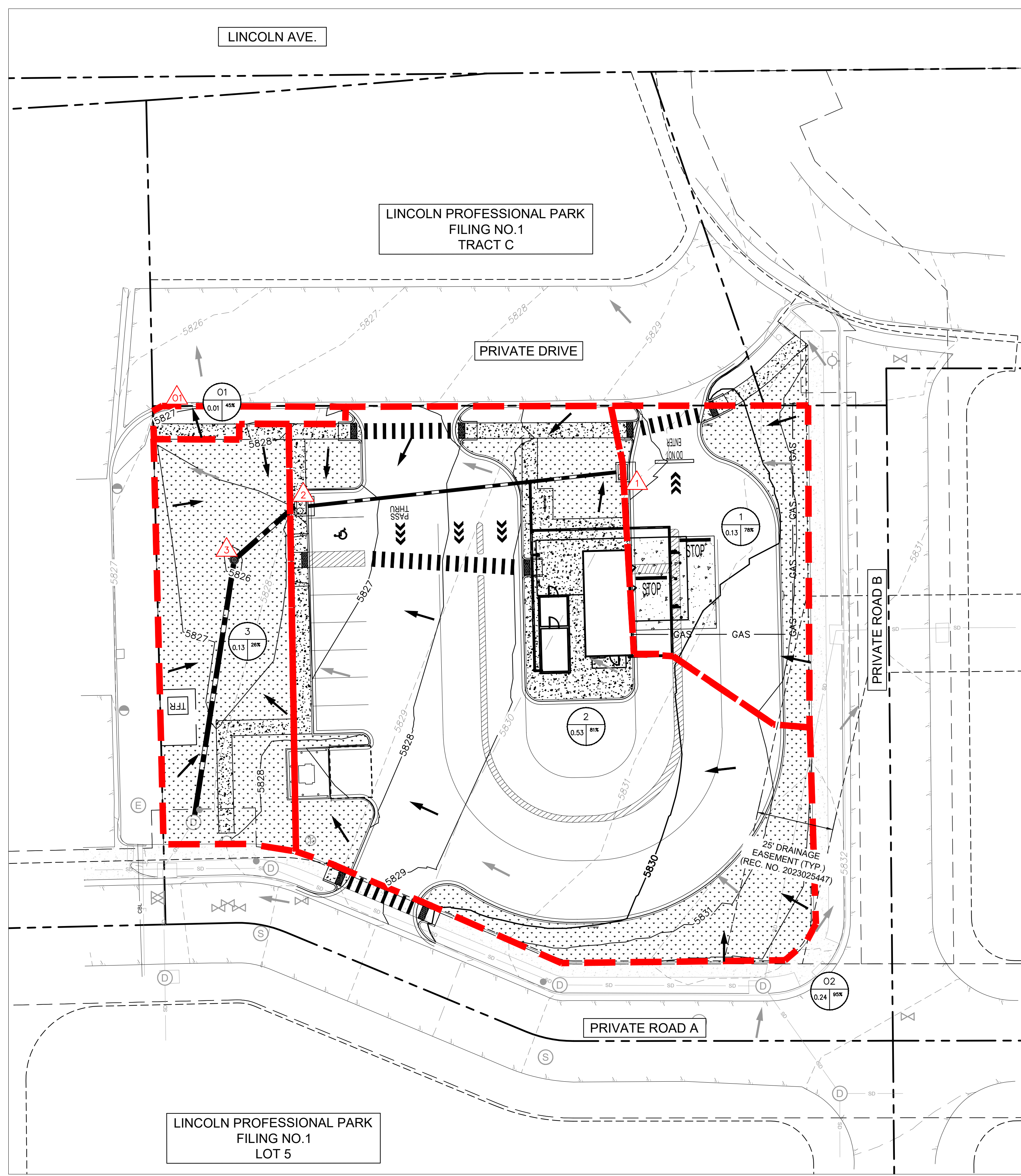
LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
IRRIGATION NOTES

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

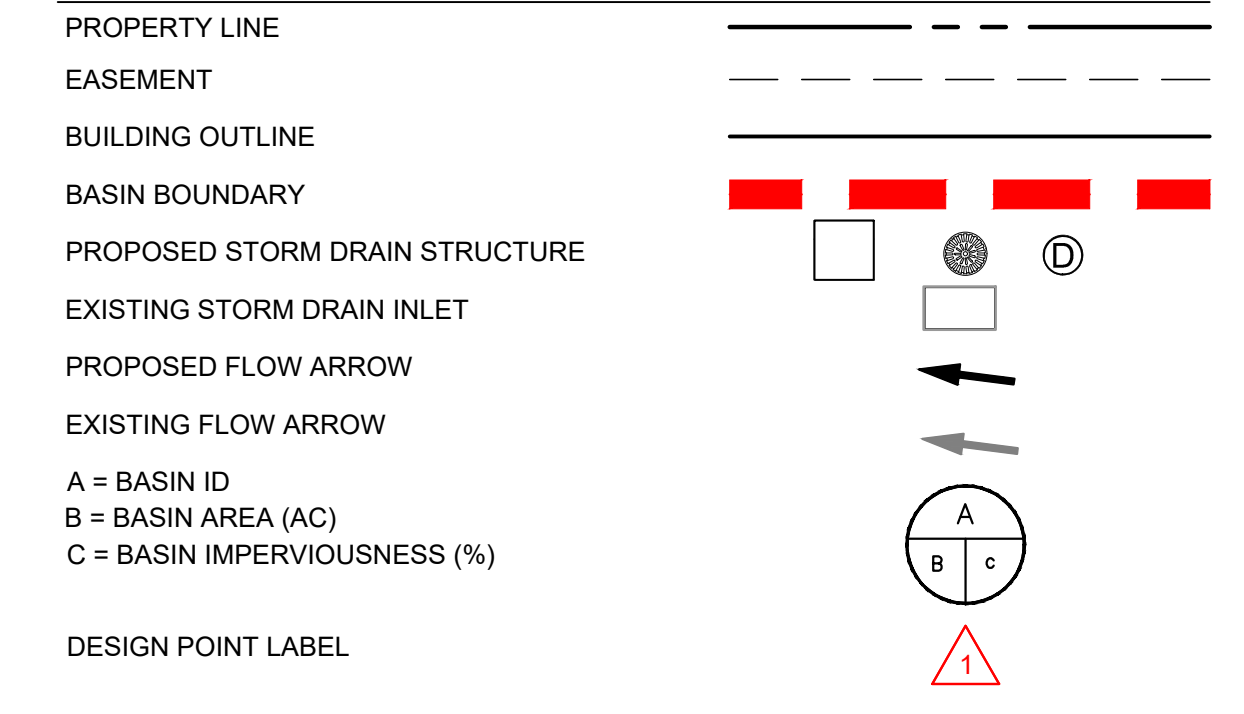
PROJECT NO.
296237001
SHEET
296237001_JRR
C6.1



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT 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.



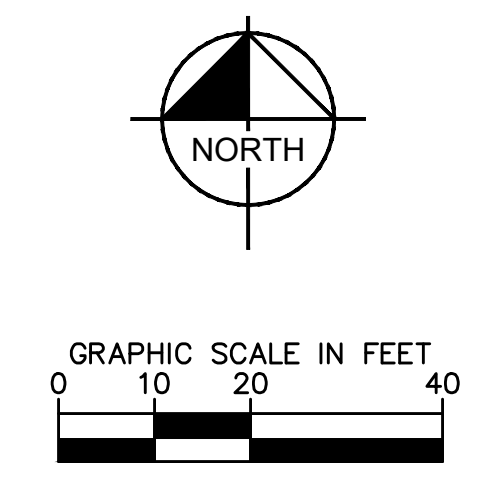
LEGEND



NOTES:

1. ALL STORM INFRASTRUCTURE NOT WITHIN THE ROW IS PRIVATELY OWNED AND MAINTAINED.

DESIGN POINT	RATIONAL CALCULATIONS SUMMARY			PEAK FLOWS (CFS)	
	TRIBUTARY BASINS	TRIBUTARY AREA (AC)	IMPERVIOUSNESS %	Q5	Q100
On-Site Basins					
1	1	0.13	78%	0.31	0.81
2	2	0.53	81%	1.25	3.21
3	3	0.13	26%	0.02	0.08
OI	OI	0.01	45%	0.00	0.00
TOTAL		0.79	71%	1.58	4.10



NO. _____

REVISION _____

BY _____ DATE _____

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
6200 South Syracuse Way, Suite 300
Greenwood, Colorado 80111 (303) 228-2300

LINCOLN PROFESSIONAL PARK FILING NO. 1
LOT 2, PARKER, CO
7 BREW - CONSTRUCTION DOCUMENTS
DRAINAGE MAP

DESIGNED BY: MMR
DRAWN BY: KNP
CHECKED BY: KEW
DATE: 8/4/25

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION

PROJECT NO.
296237001

SHEET
296237001_DM
C7.0

Know what's below.
Call before you dig.