\\kimley-horn.com\nt_den1\DEN_Civil\096481002 - Parker & Pine MF\CADD\PlanSheets\CD\096481002SIGN.dwg, Krasprzak, Jack 10/8/2019 10:57 AM
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TWENTY MILE ROAD

BUILDING 1

BUILDING 2

BUILDING 3

BUILDING 4

LOT 1

LOT 2

LOT 3

EX. DETENTION POND

BALDWIN GULCH

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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 R1-1 STOP SIGN
3. 12" STOP BAR. SEE DETAIL ON SHEET C4.6
4. PROPOSED MONUMENT SIGN (REFER TO ARCH. PLANS)
5. 4" SOLID WHITE PARKING STALL STRIPING
6. PROPOSED ACCESSIBLE PARKING SIGN
7. PROPOSED VAN ACCESSIBLE PARKING SIGN
8. SOLID 4" BLUE STRIPING AT 4' O.C.
9. ACCESSIBLE STALL PAVEMENT MARKING
10. PROPOSED CROSSWALK SIGN W11-2 AND W11-7P

NOTES:
1. SEE SIGN POST DETAIL ON SHEET C4.6 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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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



NO PARKING-FIRE LANE SIGN 12"X18"



MUTCD R1-1 (30"X30")


W11-2
W16-7P
30"x30"
24"x12"



ACCESSIBLE PARKING SIGN 12"X18"



ACCESSIBLE PARKING SIGN 12"X18"

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

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

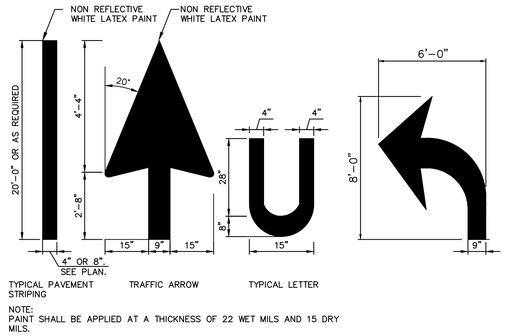
SIGNAGE AND STRIPING PLAN

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Kimley-Horn and Associates, Inc.

PROJECT NO. 096481002

DRAWING NAME 096481002SIGN

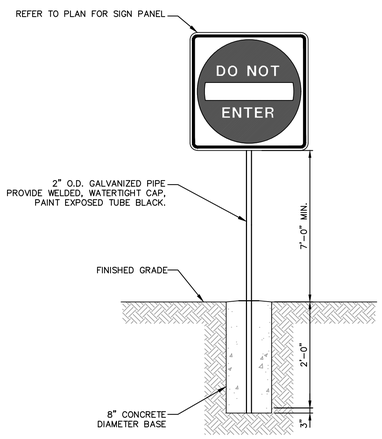
C4.5



NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

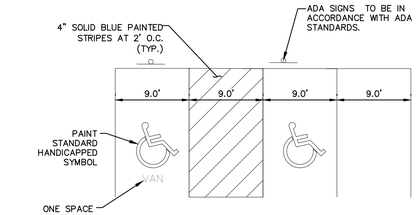
TYPICAL PAVEMENT MARKINGS

NOT TO SCALE



SIGN POST DETAIL

NOT TO SCALE



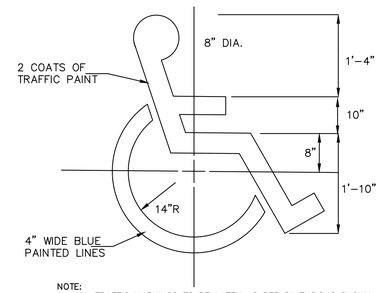
NOTES:
1. DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
2. SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

ACCESSIBLE PARKING DETAIL

NOT TO SCALE

NOTES

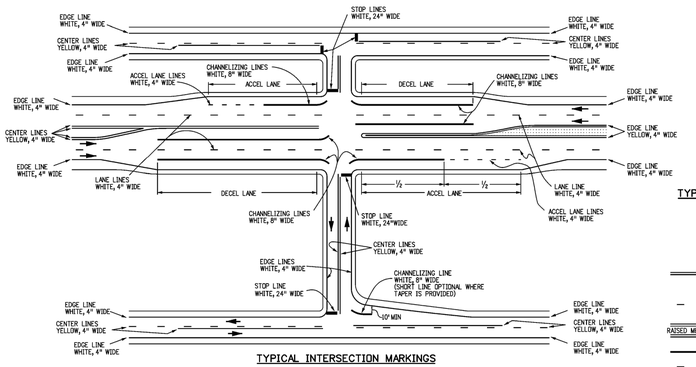
1. BOLLARD SHALL NOT BE USED WHEN SIGN IS LOCATED BEHIND BACK OF CURB.
2. MOUNT BOTTOM OF LOWEST SIGN 84" ABOVE PARKING SURFACE.



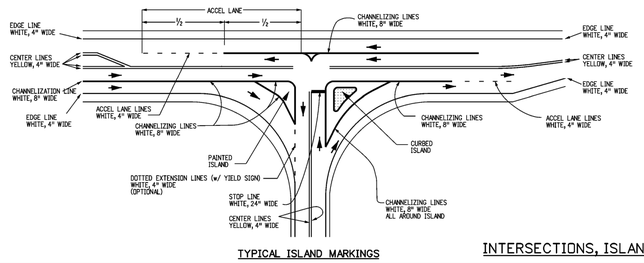
NOTE:
1. ALL TRAFFIC MARKINGS TO BE LATEX AS PER DIMENSIONS SHOWN.

ACCESSIBLE PARKING SYMBOL

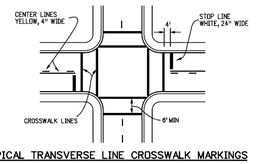
NOT TO SCALE



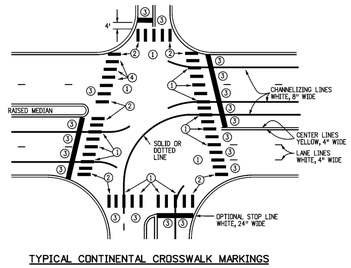
TYPICAL INTERSECTION MARKINGS



TYPICAL ISLAND MARKINGS

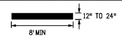


TYPICAL TRANSVERSE LINE CROSSWALK MARKINGS



TYPICAL CONTINENTAL CROSSWALK MARKINGS

CROSSWALK LINE DETAIL



LEGEND

→ Direction of Travel

CROSSWALK NOTES

1. CENTER CROSSWALKS ON CURB RAMPS. IF SUCH RAMPS ARE NOT PROVIDED CENTER ON SIGNAL POLES WHEREVER PRACTICAL.
2. CENTER ON LANE, CENTER OR CHANNELIZING LINE.
3. CENTER OR EXTENDED FLOW LINE.
4. CENTER BETWEEN ADJACENT LINES.
5. LINES AND SPACES TO APPROXIMATE ADJACENT PATTERN.

INTERSECTIONS, ISLANDS AND CROSSWALKS

Computer File Information		Sheet Revisions	
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Created By: JSW			
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Last Modified By: MBhat			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

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

Issued By: Traffic & Safety Engineering Branch July 31, 2019

STANDARD PLAN NO.
S-627-1
Standard Sheet No. 3 of 9
Project Sheet Number:

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PARKER AND PINE MULTI-FAMILY
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SIGNAGE AND STRIPING DETAILS

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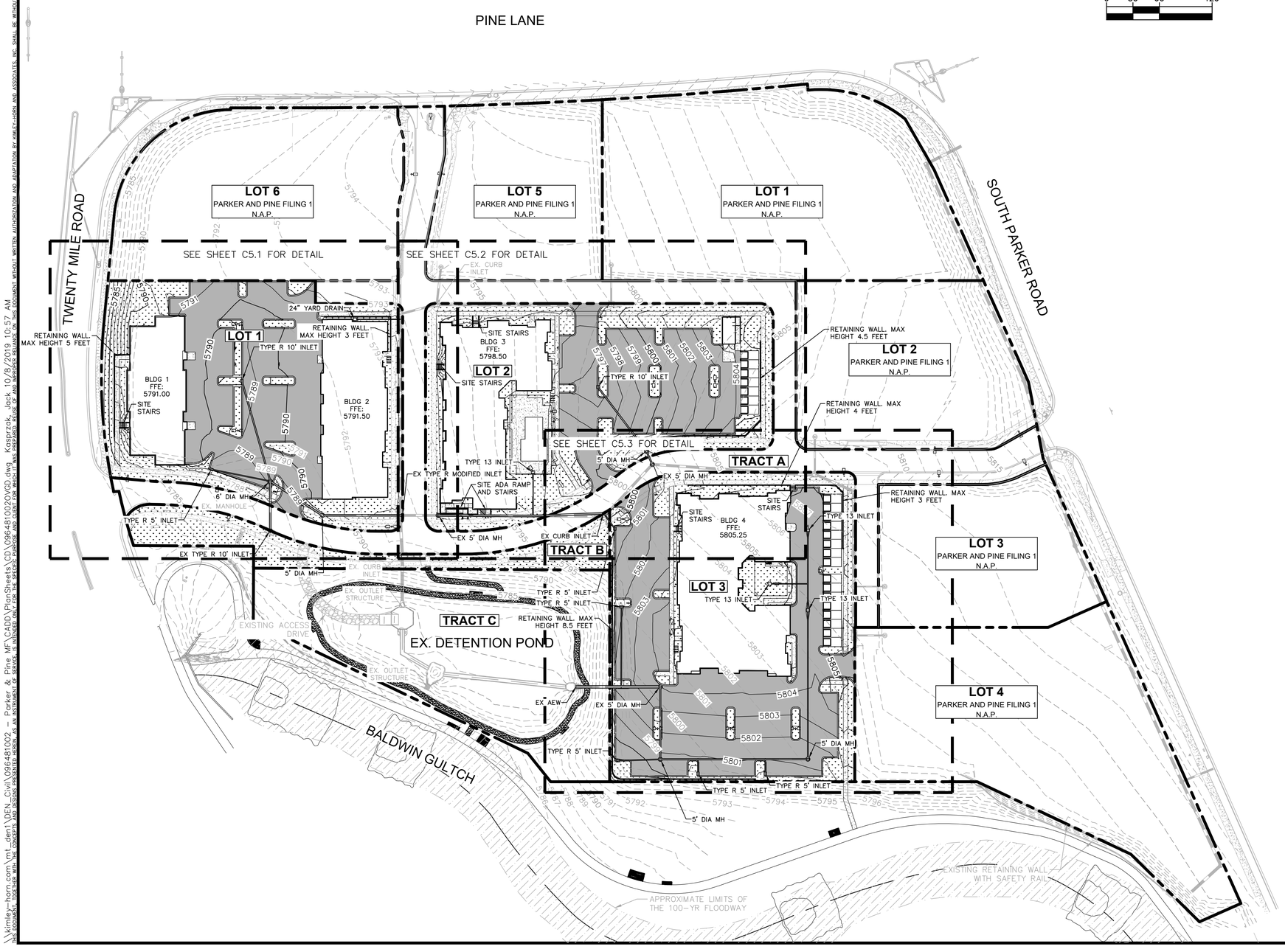
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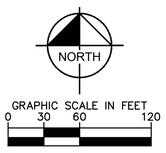
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LEGEND

- EXISTING PROPERTY LINE
- EXISTING CONTOUR
- 5771 PROPOSED CONTOUR
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED STORM INLET

BENCHMARK

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF WAY FENCE.

ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

GRADING NOTES

1. REFER TO DETAILED GRADING PLANS FOR ALL SPOT ELEVATIONS
2. REFER TO DETAILED GRADING PLANS FOR WALL ELEVATIONS.

NO.	REVISION	BY	DATE	APPR.

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CHECKED BY: DLS
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PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

OVERALL GRADING PLAN

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PROJECT NO.
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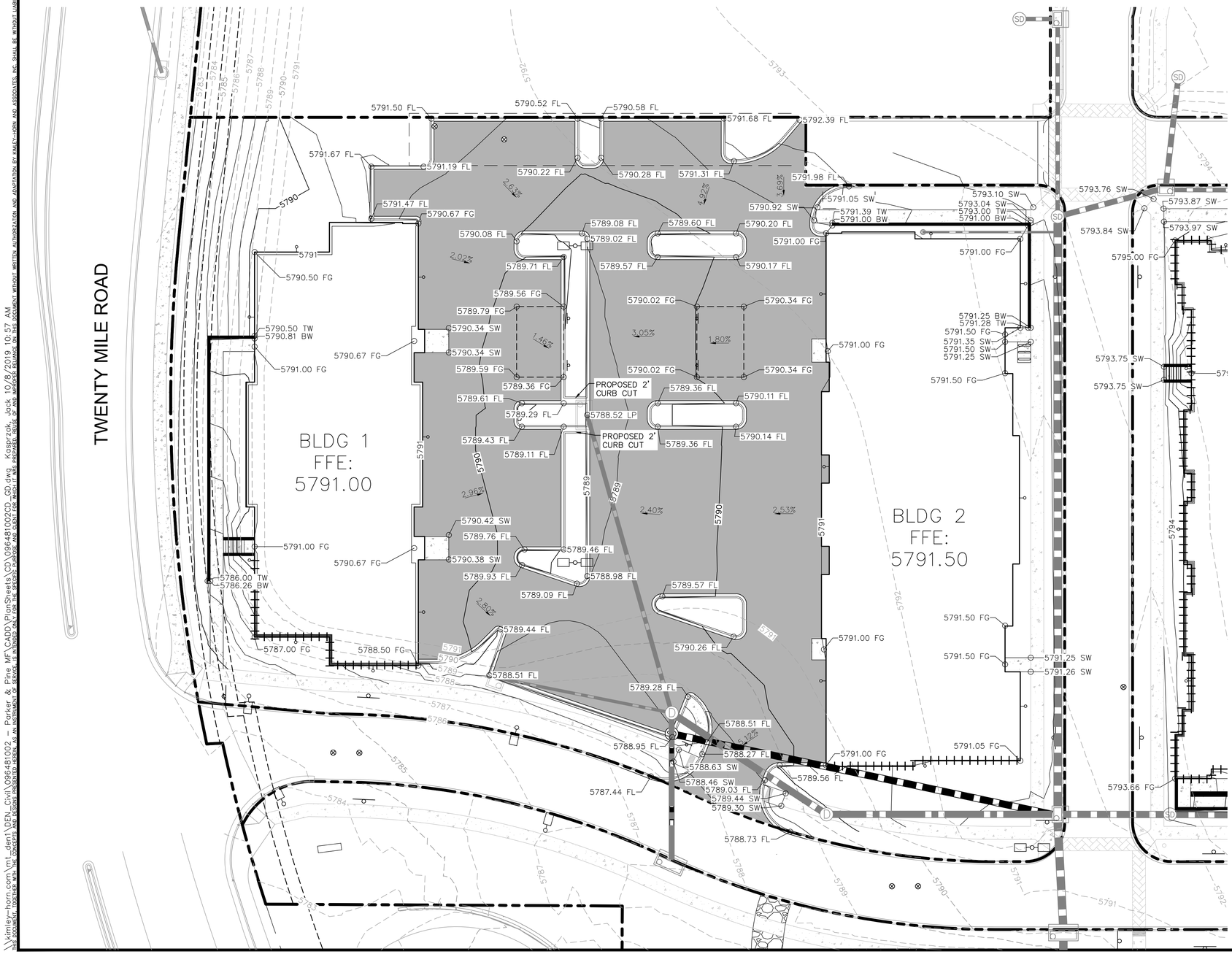
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TWENTY MILE ROAD



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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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
	EXPOSED FOOTER
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.
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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 NINYO & MOORE, INC. DATED APRIL 1, 2019 AND ANY ASSOCIATED AMENDMENTS.
7. 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.
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.

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

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

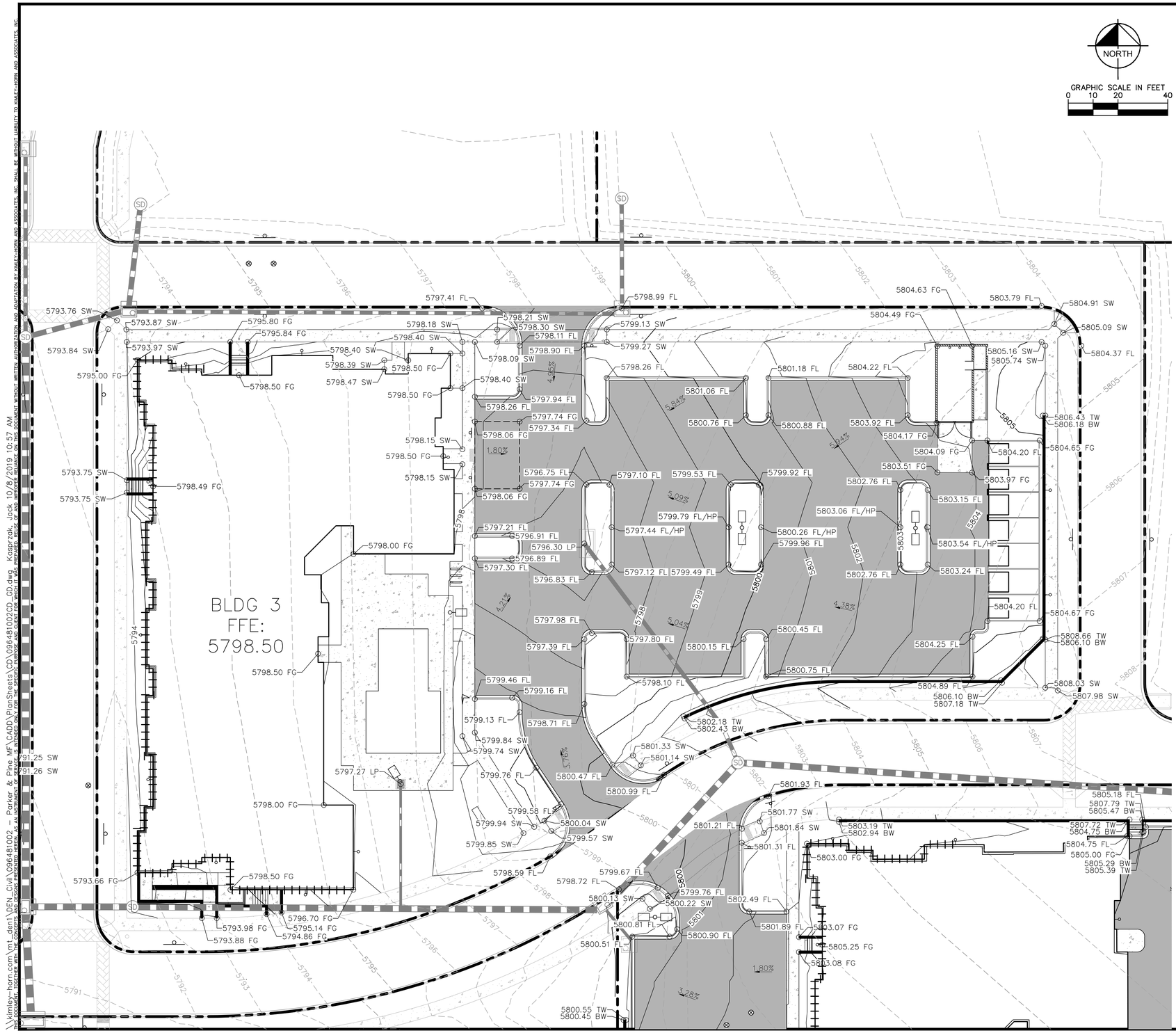
DETAILED GRADING PLAN

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PROJECT NO.
096481002

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C5.1



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGEND

40	EXISTING MAJOR CONTOURS
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40	PROPOSED MAJOR CONTOURS
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PARKER, CO
CONSTRUCTION DOCUMENTS

DETAILED GRADING PLAN

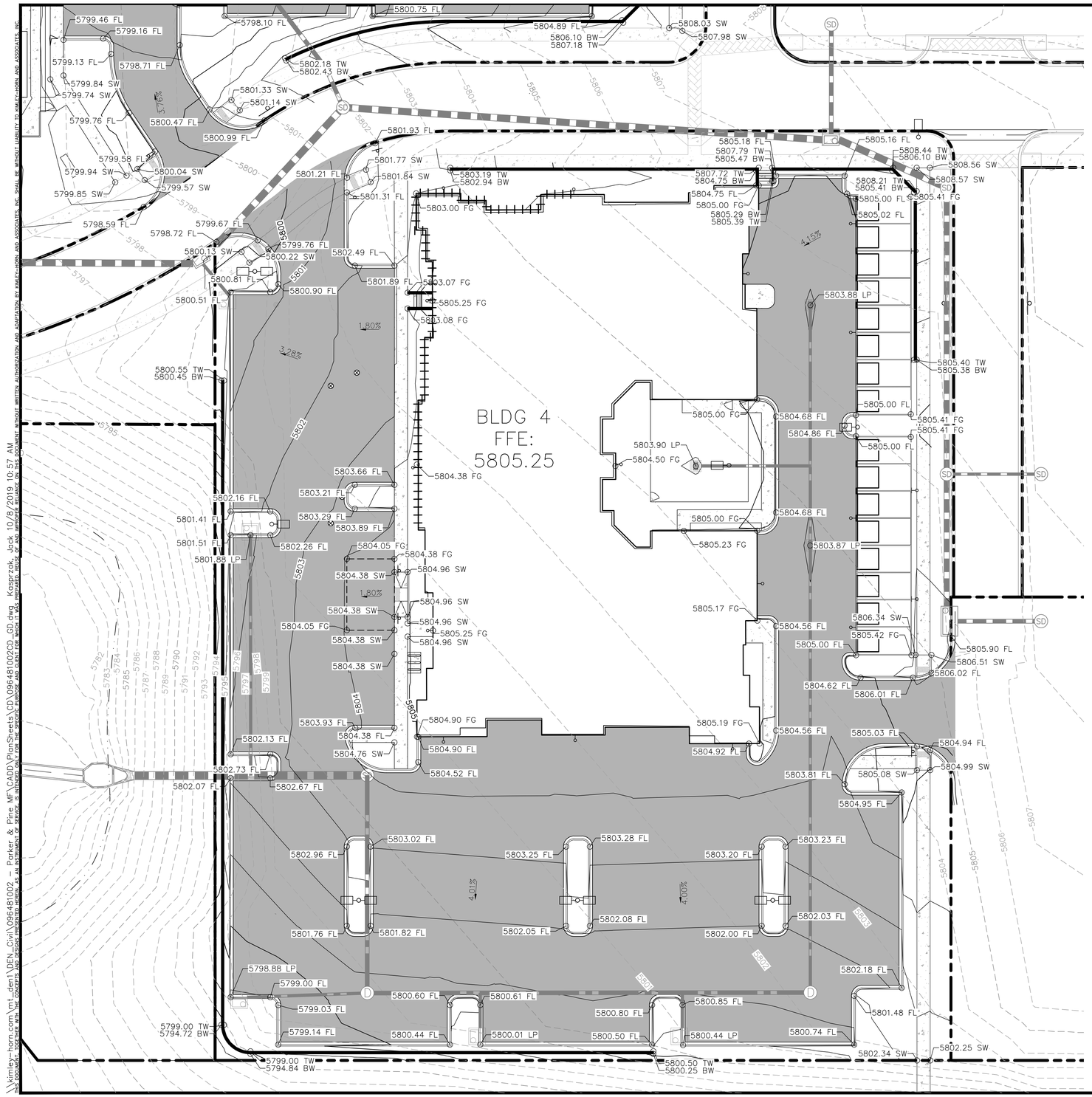
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DRAWING NAME
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C5.2

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NORTH

GRAPHIC SCALE IN FEET
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGEND

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40	PROPOSED MAJOR CONTOURS
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	PROPOSED GRADE BREAK
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	EXPOSED FOOTER
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 NINYO & MOORE, INC. DATED APRIL 1, 2019 AND ANY ASSOCIATED AMENDMENTS.
7. 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.
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 C6.4.

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NO.	REVISION	BY	DATE	APPR.

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

DESIGNED BY:DLS
DRAWN BY:JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

DETAILED GRADING PLAN

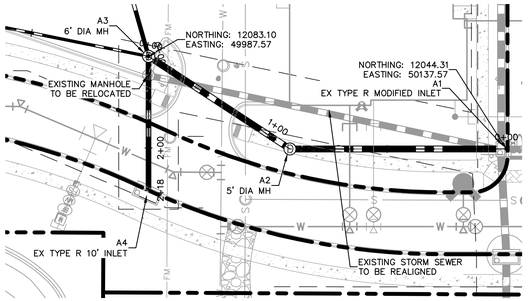
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Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWING NAME
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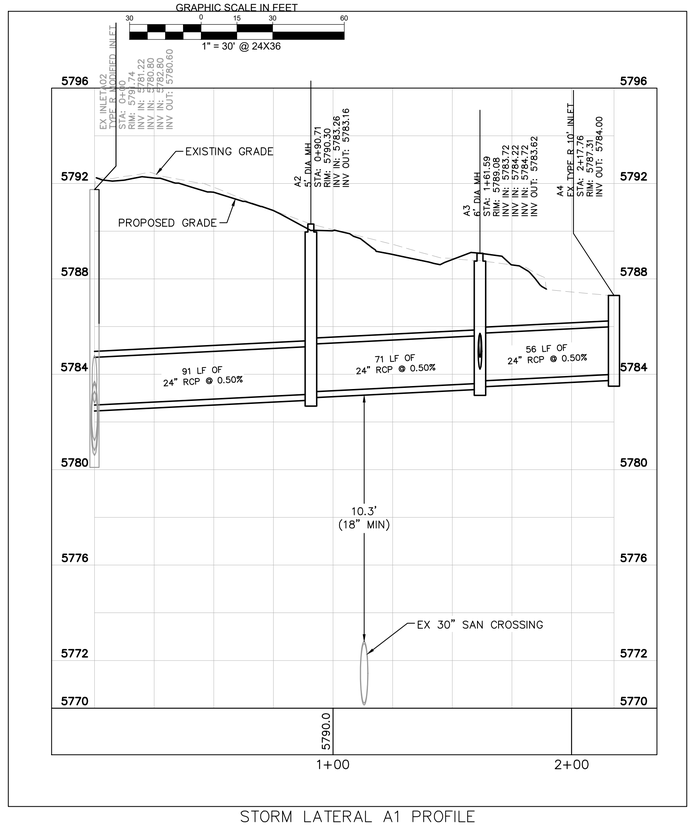
C5.3

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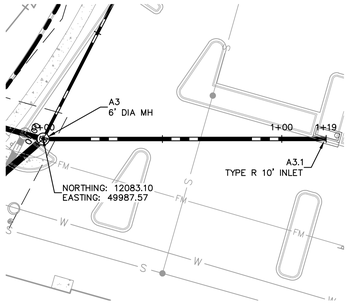


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1" = 30' @ 24X36



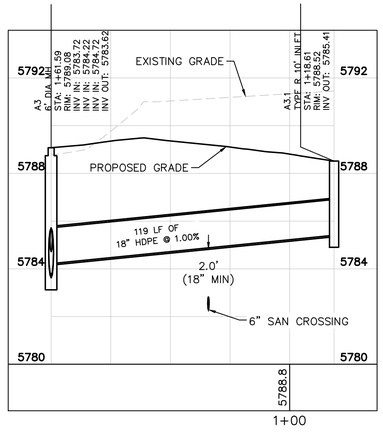
STORM LATERAL A1 PROFILE
[STA 0+00 TO 2+25]

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VERTICAL SCALE: 1"=3'



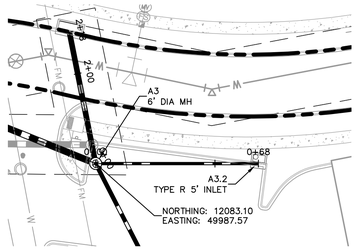


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1" = 30' @ 24X36



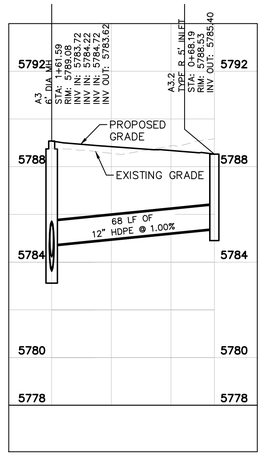
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[STA 0+00 TO 1+25]

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VERTICAL SCALE: 1"=3'



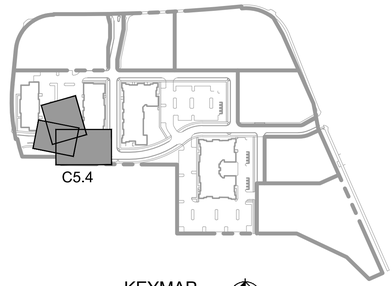


GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36



STORM LATERAL A3.2 PROFILE
[STA 0+00 TO 0+75]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



KEYMAP
NOT TO SCALE



LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- PROPOSED STORM INLET
- PROPOSED STORM MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED WATER
- EXISTING STORM SEWER
- EXISTING WATER
- EXISTING SANITARY SEWER

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

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

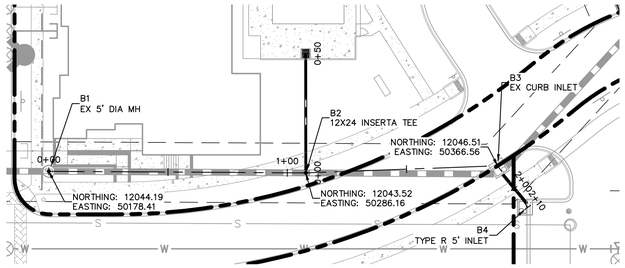
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PROJECT NO.
096481002

DRAWING NAME
096481002CD_STM

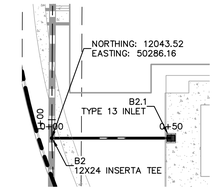
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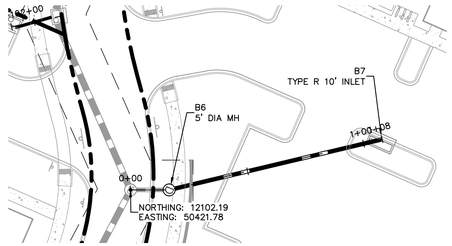
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GRAPHIC SCALE IN FEET
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1" = 30' @ 24X36



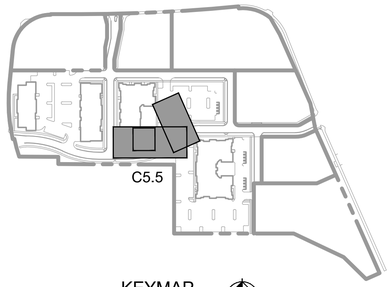
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GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36



NORTH

GRAPHIC SCALE IN FEET
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1" = 30' @ 24X36

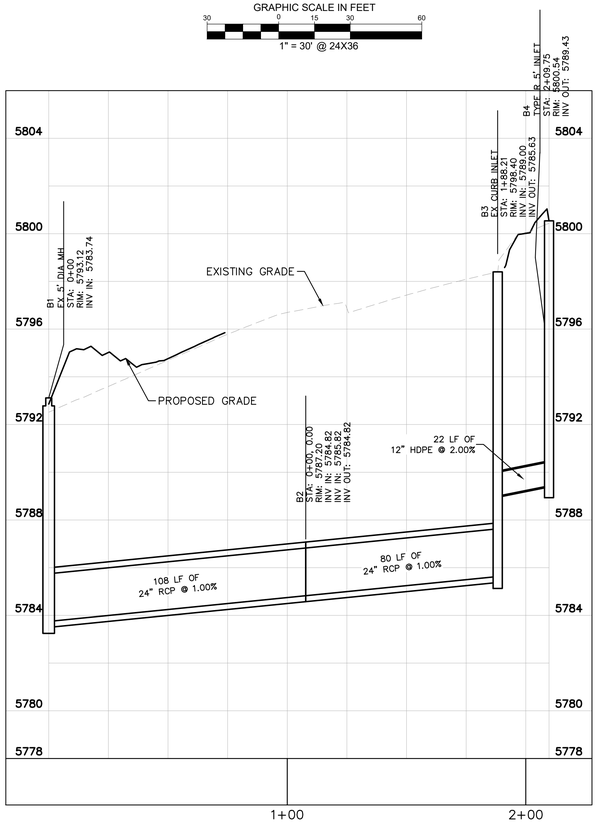


KEYMAP
NOT TO SCALE

NORTH

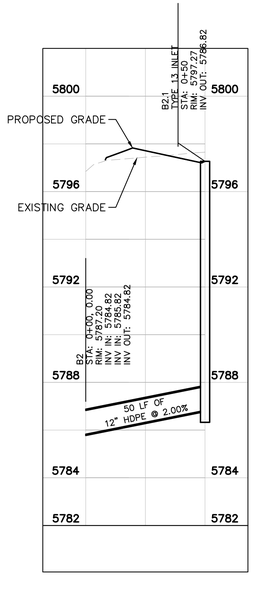
LEGEND

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



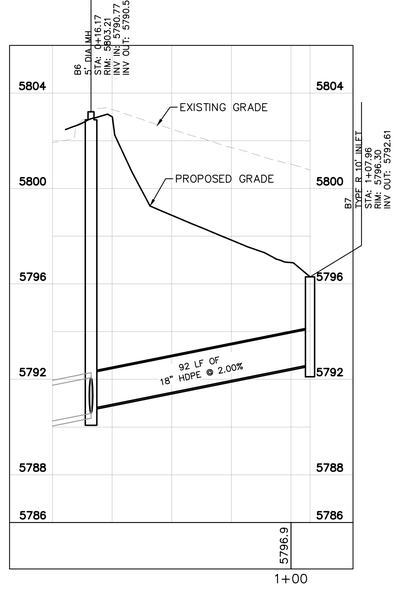
STORM LATERAL B1 PROFILE
[STA 0+00 TO 2+10]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STORM LATERAL B2 PROFILE
[STA 0+00 TO 0+50]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STORM LATERAL B3 PROFILE
[STA 0+00 TO 1+10]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

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Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
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PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

STORM - B PLAN & PROFILE

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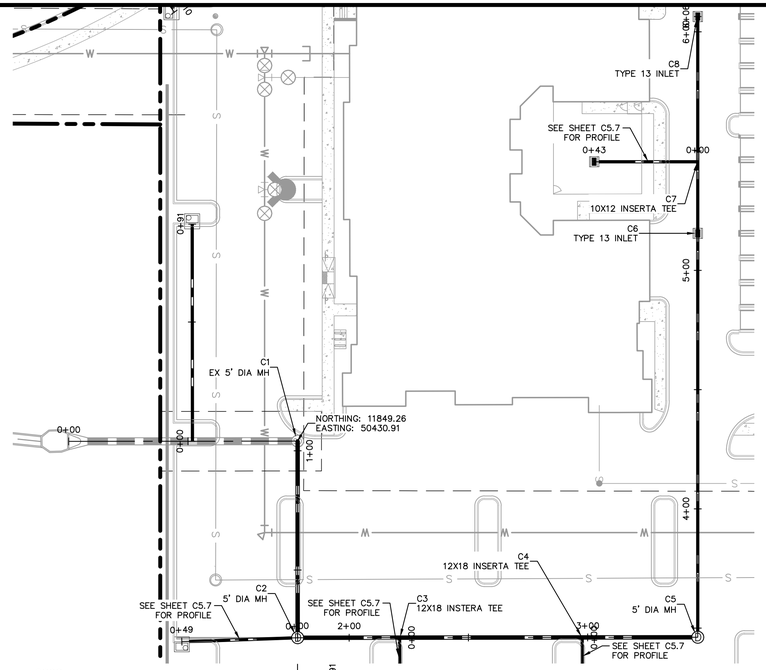
PROJECT NO.
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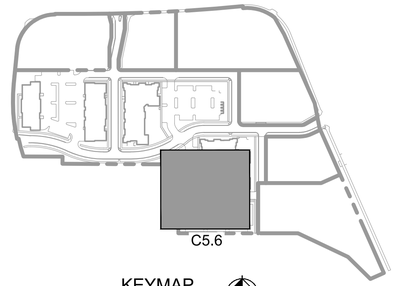
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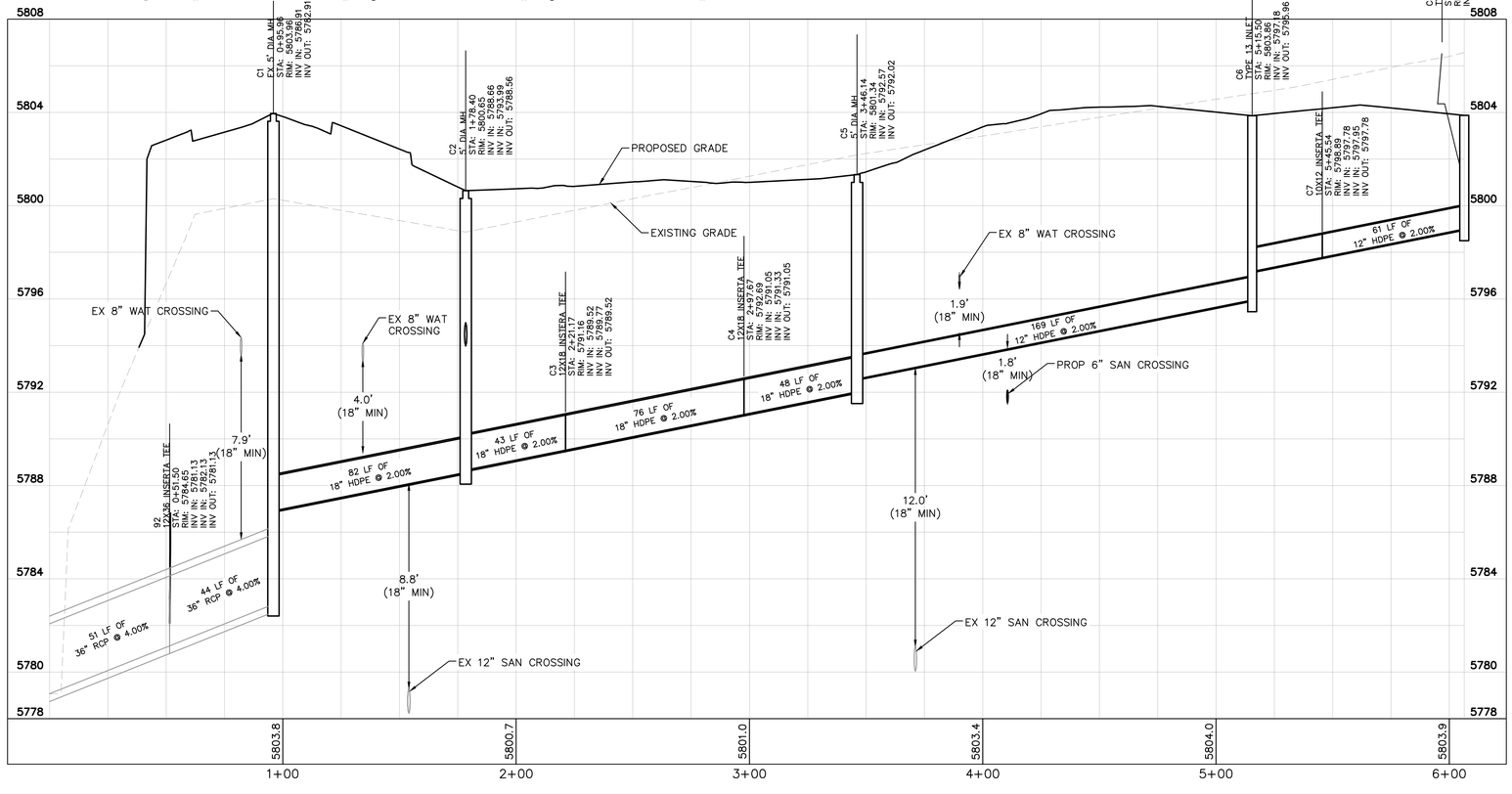
KEYMAP
NOT TO SCALE

NORTH

GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36

STORM LATERAL C1 PROFILE
[STA 0+00 TO 6+10]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



LEGEND

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

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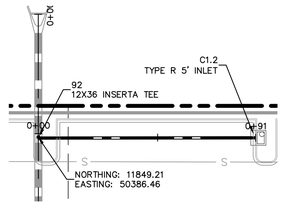
PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS
STORM - C PLAN & PROFILE

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PROJECT NO.
096481002

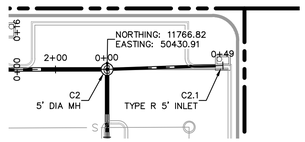
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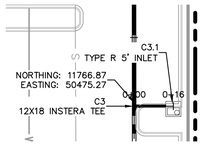


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1" = 30' @ 24X36



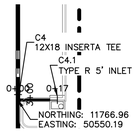


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1" = 30' @ 24X36



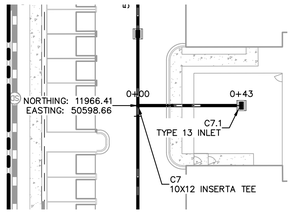


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1" = 30' @ 24X36



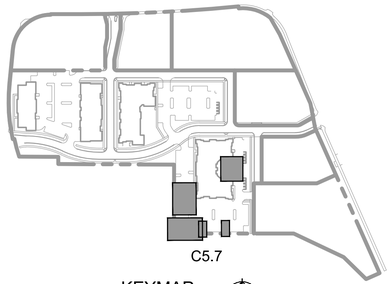


GRAPHIC SCALE IN FEET
30 0 15 30 60
1" = 30' @ 24X36





GRAPHIC SCALE IN FEET
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1" = 30' @ 24X36

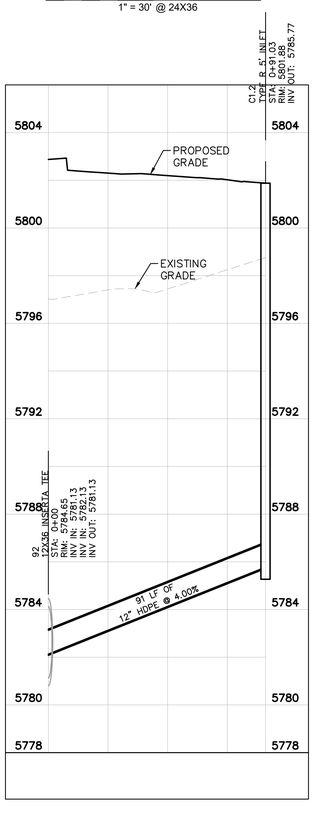


KEYMAP
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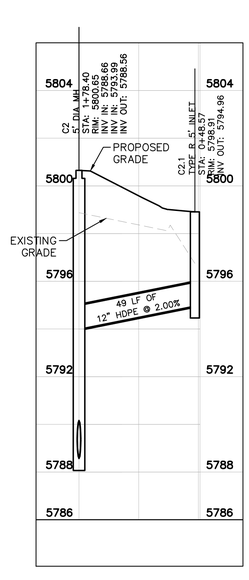
LEGEND

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



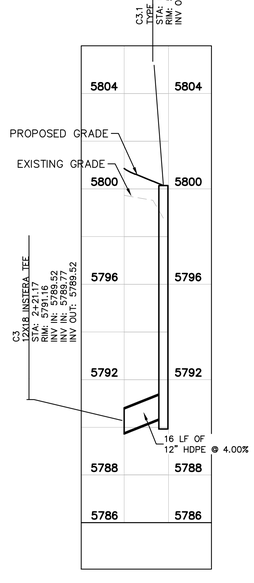
STORM LATERAL C2 PROFILE
[STA 0+00 TO 1+00]

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VERTICAL SCALE: 1"=3'



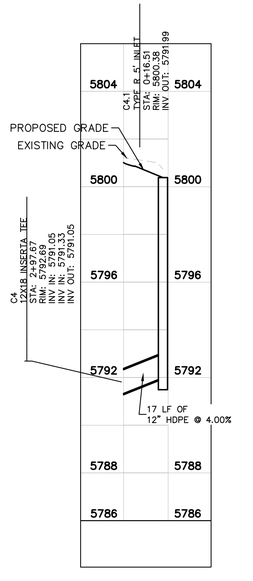
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[STA 0+00 TO 0+50]

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VERTICAL SCALE: 1"=3'



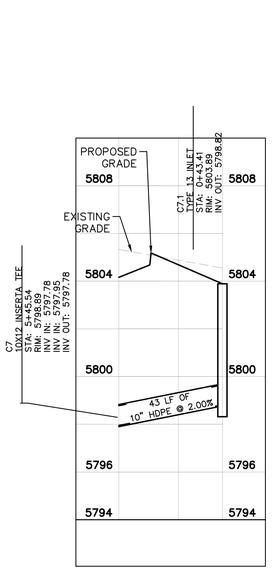
STORM LATERAL C4 PROFILE
[STA 0+00 TO 0+25]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STORM LATERAL C5 PROFILE
[STA 0+00 TO 0+25]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'



STORM LATERAL C6 PROFILE
[STA 0+00 TO 0+50]

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=3'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

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PARKER, CO
CONSTRUCTION DOCUMENTS
STORM - C PLAN & PROFILE

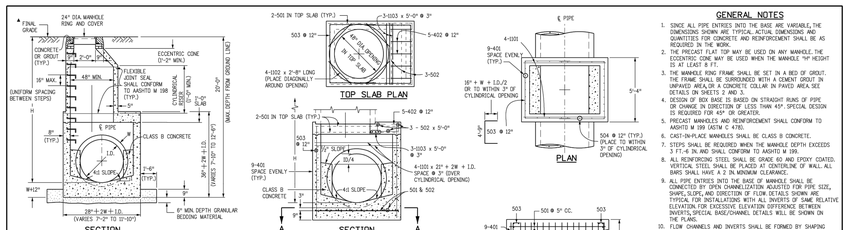
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PROJECT NO.
096481002

DRAWING NAME
096481002CD_STM

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GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASES BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

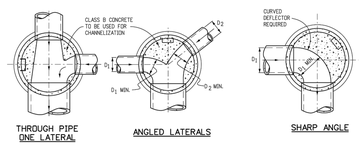
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ½" MIN. TO ½" MAX.

MANHOLE BOX BASE

MARK	SIZE	TYPE	W=, H=,	BARS	I.D. 54"	I.D. 60"	I.D. 66"	I.D. 72"	I.D. 84"	I.D. 96"	FORMULAS
401	4	I	0.668	(NO. REQD.) (LENGTH) WEIGHT ▲	18 8'-0" 97.2	18 8'-8" 104.2	18 9'-3" 111.3	18 9'-10" 118.2	18 11'-0" 132.3	18 12'-3" 146.5	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQD.) (LENGTH) WEIGHT ▲	5 5'-3" 18.2	5 5'-9" 20.5	5 6'-3" 22.0	5 6'-9" 23.9	5 8'-0" 27.8	5 9'-4" 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQD.) (LENGTH) WEIGHT ▲	17 7'-10" 131.5	17 8'-6" 141.8	17 9'-2" 152.0	17 9'-10" 162.5	17 11'-6" 183.2	17 12'-11" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQD.) (LENGTH) WEIGHT ▲	22 11'-4" 214.7	23 12'-0" 228.9	23 12'-8" 240.4	23 13'-4" 252.8	23 14'-8" 278.0	23 16'-0" 303.2	502 NUMBER BARS REQD. = 3 + $\left(\frac{24+I.D.+2W}{6"}\right)$
503	5	II	1.043	(NO. REQD.) (LENGTH) WEIGHT ▲	16 12'-10" 214.2	16 13'-9" 223.9	16 14'-8" 263.8	16 15'-7" 273.8	16 17'-5" 312.9	20 19'-4" 423.5	503 NUMBER BARS REQD. = 2 $\left(\frac{1345+2W}{6"}+1\right)$ BAR LENGTH = 4'-9"+I.D.+W+I.D./3)
504	5	I	1.043	(NO. REQD.) (LENGTH) WEIGHT ▲	12 8'-0" 151.2	14 8'-8" 191.6	14 9'-3" 195.5	14 9'-10" 207.1	20 11'-0" 264.1	20 12'-3" 293.5	504 NUMBER BARS REQD. = 2 $\left(\frac{2W+I.D.+1}{6"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	(NO. REQD.) (LENGTH) WEIGHT ▲	4 5'-3" 152.3	4 5'-9" 164.7	4 6'-4" 177.1	4 6'-9" 189.5	4 8'-1" 214.3	4 9'-5" 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQD.) (LENGTH) WEIGHT ▲	4 5'-9" 58.7	4 6'-3" 64.7	4 6'-9" 70.7	4 7'-3" 76.7	4 8'-5" 88.7	4 9'-8" 100.8	TYPE I STRAIGHT / TYPE II BENDING
1103	11	I	5.313	(NO. REQD.) (LENGTH) WEIGHT ▲	5 5'-9" 73.4	5 6'-3" 80.9	5 6'-9" 88.4	5 7'-3" 95.9	5 8'-5" 110.9	5 9'-8" 126.0	TYPE II 1'-9" 10"+W+I.D./2
▲ REINFORCING STEEL TOTAL					965.8	1,037.5	1,127.2	1,204.4	1,380.2	1,610.6	TYPE III 1'-3" 1'-3" I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

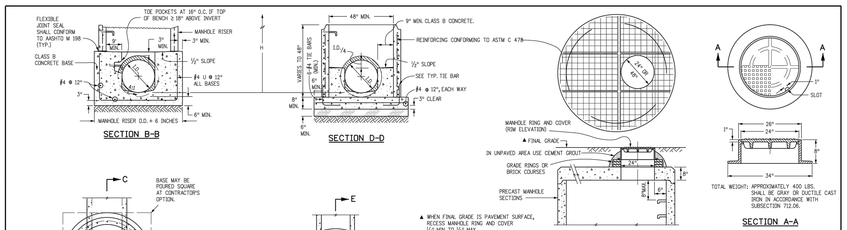
NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



TYPICAL CHANNELIZATION DETAILS

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Last Modification Date: 07/04/12 Initials: LTA	CE&D			Phone: (303) 757-9083 Fax: (303) 757-9820	M-604-20
Full Path: www.coloradodot.info/business/designsupport	CE&D			Project Development Branch DD/LTA	Sheet No. 1 of 3
Drawing File Name: M604020020003.dgn	CE&D			Issued By: Project Development Branch July 4, 2012	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	CE&D				



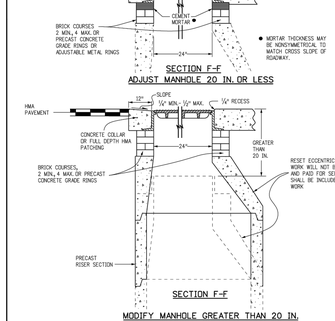
PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS SHOWN ON THE PLANS SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

LEGEND

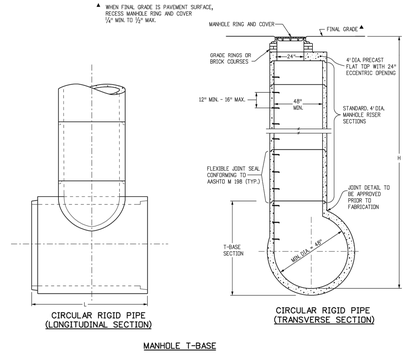
- SUITABLE SUBGRADE
- GRANULAR BEDDING MATERIAL
- CONCRETE

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Drawing File Name: M604020020003.dgn	CE&D			Issued By: Project Development Branch July 4, 2012	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	CE&D				

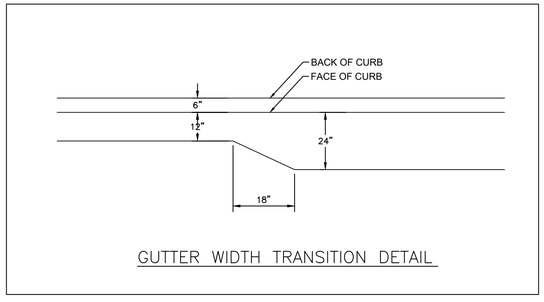


T-BASE MANHOLES NOTES

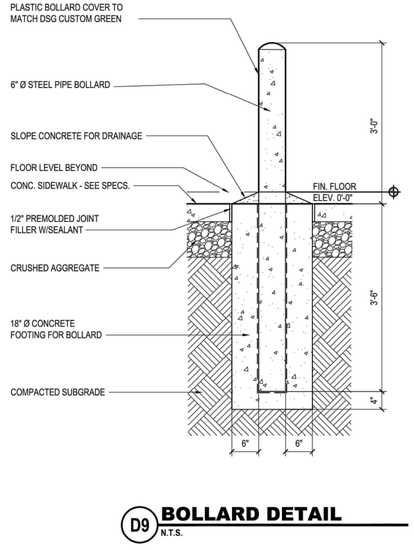
1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.



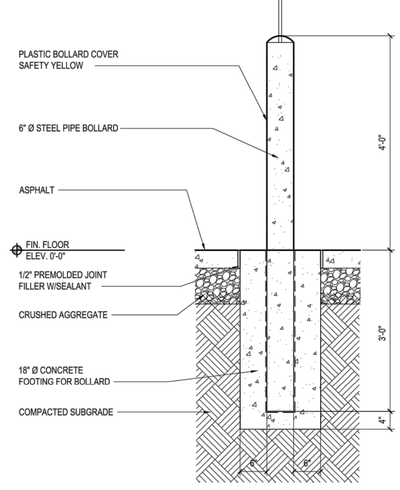
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GUTTER WIDTH TRANSITION DETAIL



D9 **BOLLARD DETAIL** N.T.S.



D10 **BOLLARD DETAIL** N.T.S.

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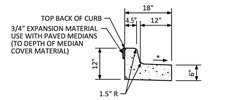
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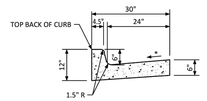
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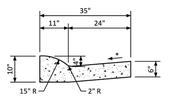


MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))

* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.



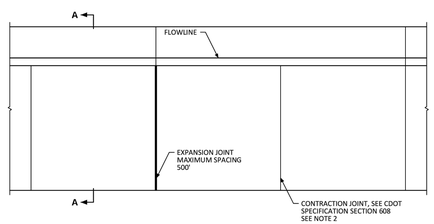
VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



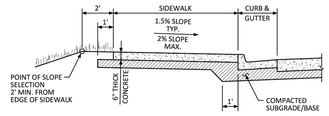
MOUNTABLE CURB AND GUTTER SECTION

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Town of Parker COLORADO	CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL	DATE AUGUST 2014	DETAIL 3 1 OF 1



JOINT SPACING



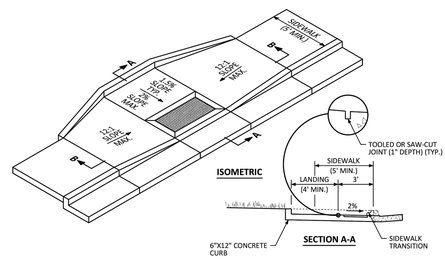
SECTION A-A

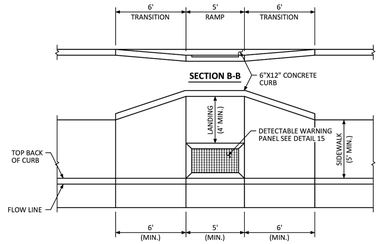
GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.
2. FOR MONOLITHIC CURB AND GUTTER, A TOOLED JOINT SHALL BE PLACED AT THE BACK OF CURB. TRANSVERSE SIDEWALK JOINTS SHALL MATCH CURB AND GUTTER JOINTS.

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

Town of Parker COLORADO	ATTACHED SIDEWALK STANDARD DETAIL	DATE AUGUST 2014	DETAIL 4 2 OF 2

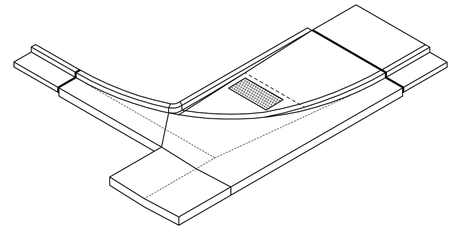




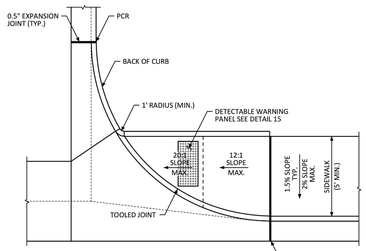
MIDBLOCK CURB RAMP

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Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 2 OF 2



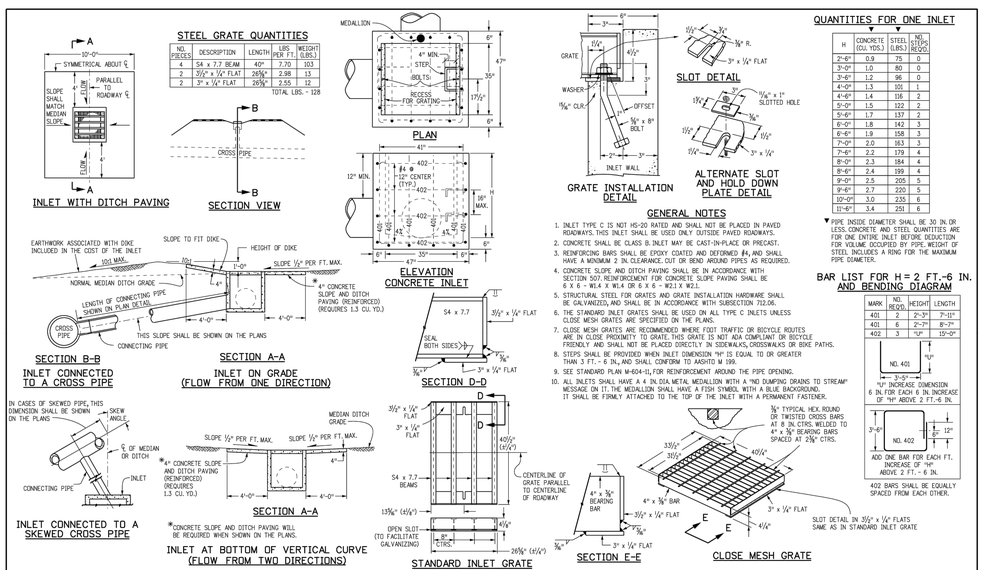
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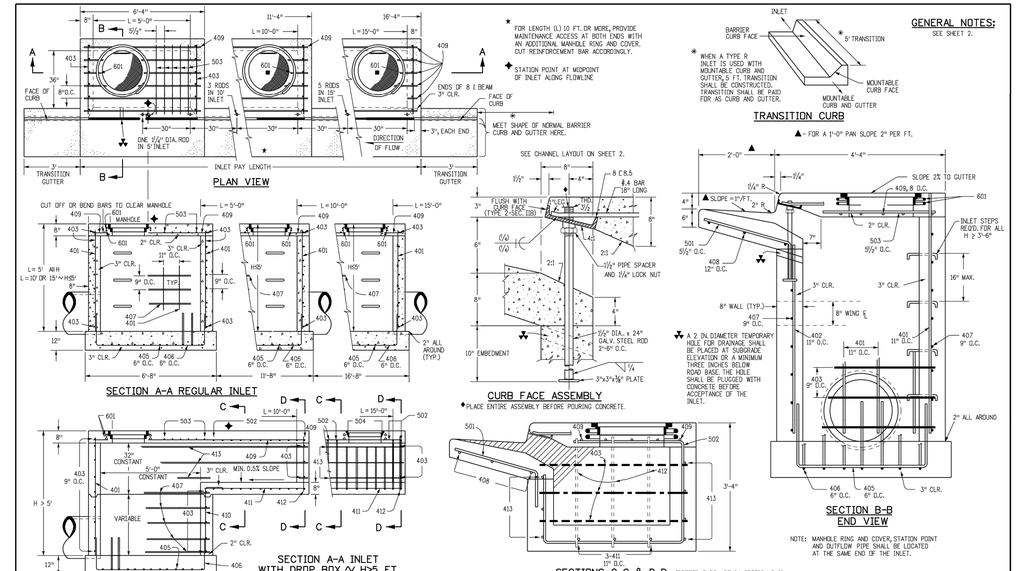
DIRECTIONAL CURB RAMP WITHIN RADIUS
(ATTACHED SIDEWALK)

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Town of Parker COLORADO	DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 18 1 OF 2



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Drawing File Name: 604010010I.dgn	(BOX)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(BOX)					



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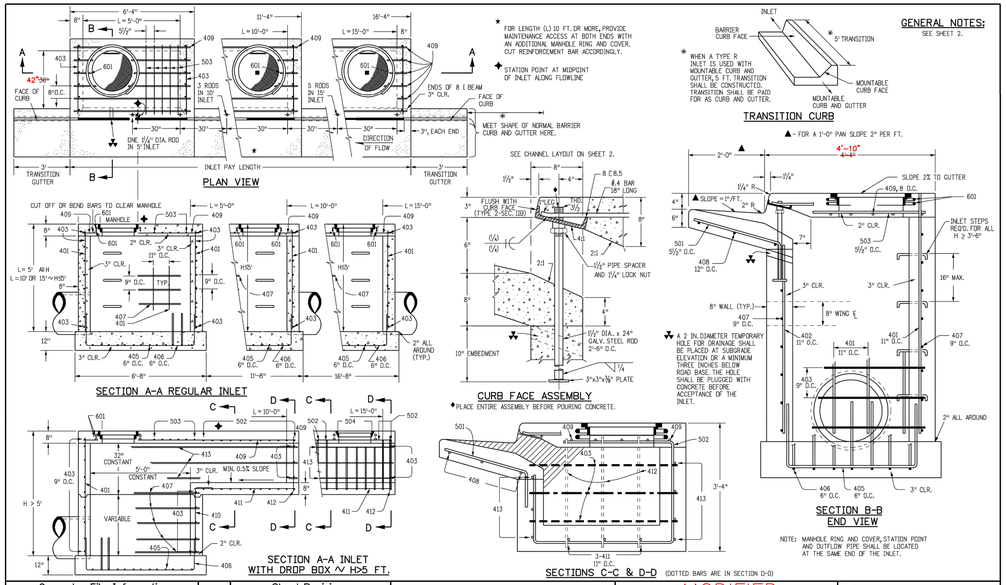
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CONSTRUCTION DOCUMENTS
DETAILS

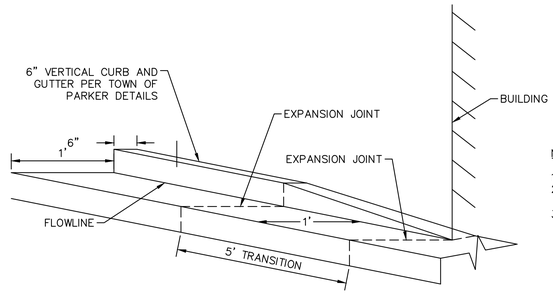
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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 096481002
DRAWING NAME 096481002PW_DT
C6.1

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Computer File Information		Sheet Revisions		Colorado Department of Transportation	MODIFIED CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: DD		Dates	Comments	4201 East Arkansas Avenue, Denver, Colorado 80222		M-604-12
Last Modification Date: 07/04/12 Initials: LTA	REV.			Phone: (303) 757-9083 Fax: (303) 757-9820		
Full Path: www.coloradodot.info/business/designsupport	REV.			Project Development Branch DD/LTA	Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 2
Drawing File Name: 6040120102.dgn	REV.					
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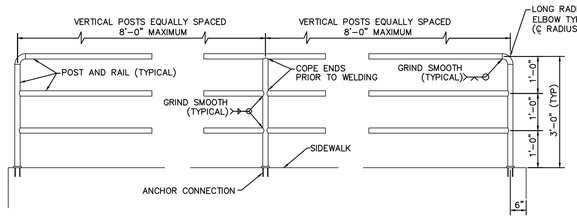


6" VERTICAL CURB AND GUTTER TO RIBBON CURB

NOTES:

1. BROOM FINISH ALL SURFACES.
2. CURB MAY BE SPILL OR CATCH AS INDICATED ON PLANS.
3. JOINT SPACING 10' MAXIMUM.

CURB TRANSITION DETAIL
N.T.S.



NOTES:

1. POSTS AND RAILS SHALL BE 1.5" SCHEDULE 40 HOT-DIPPED GALVANIZED STEEL PIPE ASTM A 53, GRADE A (2.72 #/LF, 1.9" O.D.).
2. PAINT RAIL BLACK SHOP PRIME WITH RUST INHIBITING PRIMER (FIELD REPAIR PRIMER AS NEEDED).
3. VERTICAL POSTS TO BE EVENLY SPACED.
4. REMOVE ALL SHARP EDGES.
5. INSTALL SAFETY RAIL AS REQUIRED BY PLANS OR SPECIFICATIONS.

SAFETY/HANDRAIL DETAIL
N.T.S.

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 10 FT. LENGTH	INLETS: H ≤ 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H ≤ 5 FT. L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 10 FT. LENGTH	INLETS: H > 5 FT. L = 15 FT. NO. REQ'D.	INLETS: H > 5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
					4'-6"								
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	*	3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5 1/2"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5 1/2"	III							11	11'-5"	17	11'-5"
503	5	5 1/2"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5 1/2"	IX									5	8'-4"
601	6	2 3/4"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■ #8.5				1 2 BARS, 1 RODS	5'-10"	1 4 BARS, 2 RODS	10'-10"	1 8 BARS, 5 RODS	15'-10"	1 4 BARS, 3 RODS	10'-10"	1 8 BARS, 5 RODS	15'-10"

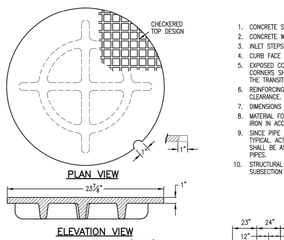
* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).
REGULAR INLETS | DROP BOX INLETS

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

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.9	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	469	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

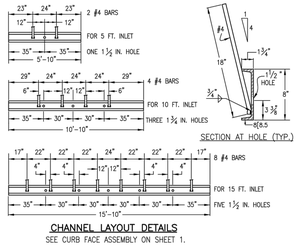
NOTES: FOR L=5 FT., L=10 FT., AND L=15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

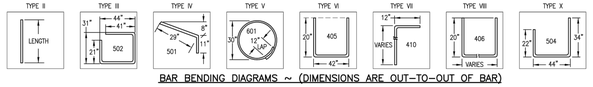


GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE, TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.

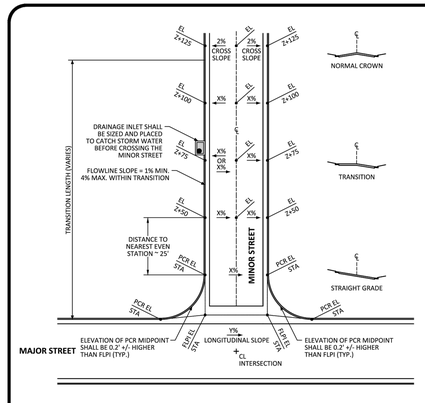


CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.



BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

Computer File Information		Sheet Revisions		Colorado Department of Transportation	MODIFIED CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/06 Initials: SJR		Date:	Comments	4201 East Arkansas Avenue, Denver, Colorado 80222		M-604-12
Last Modification Date: 07/04/06 Initials: LTA	REV.			Phone: (303) 757-9083 Fax: (303) 757-9820		
Full Path: www.dot.state.co.us/DesignSupport/	REV.			Project Development Branch SRJ/LTA	Issued By: Project Development Branch on July 04, 2006	Sheet No. 2 of 2
Drawing File Name: 6040120202.dwg	REV.					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	REV.					



X = CROSS SLOPE (VARIABLE)

Y = LONGITUDINAL SLOPE IN PERCENT FOR THE MAJOR STREET TRANSITION LENGTH = (Y÷2)15

Z = CL STATION OF MINOR STREET

GENERAL NOTES

1. STATIONING BASED ON EVEN CENTERLINE (CL) STATIONING (2+00, 2+25, 2+50 ...).
2. 25' STATION INTERVALS (MIN.).
3. CROSS SLOPES SHALL BE CALCULATED FROM THE CROWN TO THE EDGE OF PAVEMENT
4. SHOW GRADE BREAKS (GB), HIGH POINTS (HP), AND LOW POINTS (LP) ON DETAILS
5. MAXIMUM CROSS SLOPE TRANSITION WITHIN 25' INTERVALS SHALL BE 1.5%

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

PARKER COLORADO | INTERSECTION GRADING DETAIL FOR CONSTRUCTION PLANS STANDARD DETAIL | DATE DECEMBER 2016 | DETAIL 31 | 1 OF 1

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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
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4582 South Ulster Street, Suite 1500
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DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS
DETAILS

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