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I, the undersigned, certify that the design and construction of the project shown on these plans was prepared, reviewed, and sealed by me or under my direct supervision and control, and that I am fully responsible for the accuracy of all design, revisions, and record conditions that I have noted on these plans.

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

FIRE DEPARTMENT
SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2244
CONTACT: CHIP KERKHOVE

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

PARKER & PINE RETAIL
PINE LANE AND S. PARKER ROAD
CONSTRUCTION DOCUMENTS

LOT 1 BLOCK 3 PARKER AUTO PLAZA FILING NO.1
A PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND A PART OF THE
NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE
6TH P.M. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
1"=2,000'

LAND USE DATA

EXISTING ZONING	PLANNED DEVELOPMENT	
PROPOSED ZONING	NO CHANGE	
PROPOSED LAND USE	RETAIL SHOPPING OR SERVICES	
GROSS SITE AREA	15.952 A.C.	
SITE AREA WITHIN 100-YEAR FLOODPLAIN	0 A.C.	
DEVELOPABLE SITE AREA (GROSS - FLOODPLAIN AREA)	15.952 A.C.	
BUILDING GROSS FLOOR AREA	BLDING NO.	SF RETAIL
RETAIL A/B	2	13,296
TOTAL		13,296

DEVELOPMENT STANDARDS

COMMERCIAL DEVELOPMENT STANDARDS	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	PROVIDED
MINIMUM LANDSCAPE AREA	2.39 AC (15%)	11.45 AC (72%)
MAXIMUM BUILDING HEIGHT	RETAIL A/B	35'
		28'-0"
MINIMUM OFF-STREET PARKING	TOWN OF PARKER LAND DEVELOPMENT CODE REQ.	
PARKING	1 SPACE/300 SQUARE FEET GFA	SPACES REQUIRED
SHOPPING CENTER	13,296	45
	TOTAL	45
	ADA SPACES REQUIRED (PORTION OF TOTAL)	2
STANDARD SURFACE SPACES		195
ADA STANDARD SPACES		5
ADA VAN SPACES		5
	TOTAL PROVIDED	205
	ADA SPACES PROVIDED (PORTION OF TOTAL)	10
BICYCLE PARKING SPACES	REQUIRED: 2 PER 10,000 SF	8

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SHEET INDEX

TOWN OF PARKER PUBLIC WORKS CONSTRUCTION PLANS

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	EX. CONDITIONS & DEMOLITION PLAN
C3.0	CBMP PLAN (INITIAL)
C3.1	CBMP PLAN (FINAL)
C3.2	CBMP DETAILS
C3.3	CBMP DETAILS
C3.4	CBMP DETAILS
C3.5	CBMP DETAILS
C3.6	CBMP DETAILS
C3.7	CBMP DETAILS
C3.8	CBMP DETAILS
C3.9	CBMP DETAILS
C3.10	CBMP DETAILS
C3.11	CBMP DETAILS
C4.0	SITE PLAN
C4.1	HORIZONTAL CONTROL PLAN
C4.2	HOR. CONTROL LINE AND CURVE TABLE
C4.3	SIGNAGE AND STRIPING PLAN
C4.4	SIGNAGE AND STRIPING DETAILS
C5.0	OVERALL GRADING PLAN
C5.1	DETAILED GRADING PLAN
C5.2	DETAILED GRADING PLAN
C5.3	DETAILED GRADING PLAN
C5.4	DETAILED GRADING PLAN
C5.5	STORM-A PLAN AND PROFILE
C5.6	STORM-A PLAN AND PROFILE
C5.7	STORM-B PLAN AND PROFILE
C5.8	STORM-B PLAN AND PROFILE
C5.9	STORM-A LATERALS PLAN AND PROFILE
C5.10	STORM-A LATERALS PLAN AND PROFILE
C5.11	STORM-B LATERALS PLAN AND PROFILE
C5.12	STORM-B LATERALS PLAN AND PROFILE
C6.0	DETAILS
C6.1	DETAILS

PARKER WATER AND SANITATION DISTRICT
CONSTRUCTION PLANS

SHEET NUMBER	SHEET TITLE
C7.0	COVER SHEET
C7.1	WATER AND SANITARY SEWER NOTES
C7.2	OVERALL UTILITY PLAN
C7.3	SANITARY SEWER PLAN AND PROFILE
C7.4	SANITARY SEWER PLAN AND PROFILE
C7.5	WATER PLAN AND PROFILE - A
C7.6	WATER PLAN AND PROFILE - B
C7.7	WATER PLAN AND PROFILE - C
C7.8	WATER PLAN AND PROFILE - D
C7.9	UTILITY DETAILS
C7.10	UTILITY DETAILS
C7.11	UTILITY DETAILS
C7.12	UTILITY DETAILS
C7.13	UTILITY DETAILS



Know what's below.
Call before you dig.

Kimley»Horn

2017 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:CTM
CHECKED BY:DLS
DATE: 8/17/17

PARKER & PINE
PARKER, CO
CONSTRUCTION DOCUMENTS
COVER SHEET

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

PROJECT NO.
096502001

DRAWING NAME
096502001CV_PW

C1.0

- THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE TOWN WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 303--228--2300. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
4. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES HERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
6. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE CONNECTED TO SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
8. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
9. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE ENGINEER.
11. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
13. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK IN QUESTION.
14. APPROVAL OF THESE PLANS BY THE TOWN DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
15. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE TOWN DOES NOT AUTHORIZE THE CONTRACTOR OR OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET SEQ.)
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATION, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH COLORADO REVISED STATUTES TITLE 12, ARTICLE 25, PART 2. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE TOWN FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
17. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE TOWN ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE TOWN/AGENCY INSPECTOR REQUESTS THE CHANGE.
18. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE TOWN. CONTACT THE ENGINEER FOR THE REQUIREMENTS OF THE AS-BUILT DRAWINGS.
19. THE AREA WHICH IS DEFINED AS A NON GRADING AREA AND WHICH IS NOT TO BE DISTURBED SHALL BE STAKED PRIOR TO START OF THE WORK. THE PERMIT APPLICANT AND ALL OF THEIR REPRESENTATIVES OR CONTRACTORS SHALL COMPLY WITH THE REQUIREMENTS FOR PROTECTION OF THIS AREA AS REQUIRED BY ANY APPLICABLE AGENCY. ISSUANCE OF THE TOWN'S GRADING PERMIT SHALL NOT RELIEVE THE APPLICANT OR ANY OF THEIR REPRESENTATIVES OR CONTRACTORS FROM COMPLYING WITH ANY STATE OR FEDERAL REQUIREMENTS BY AGENCIES INCLUDING BUT NOT LIMITED TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT OR COLORADO DIVISION OF WILDLIFE. COMPLIANCE MAY INCLUDE OBTAINING PERMITS, OTHER AUTHORIZATIONS, OR COMPLIANCE WITH MANDATES BY ANY APPLICABLE STATE OR FEDERAL AGENCY.
20. EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM A SURVEY PREPARED BY **ENGINEERING SERVICE COMPANY DATED MARCH 20, 2014**.
21. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
22. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
23. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
24. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
25. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
27. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
28. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
29. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
30. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
31. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE DURING INTERIM CONDITIONS OF CONSTRUCTION.
32. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY ENGINEER OF RECORD.

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
SANITARY SEWER CONNECTION - N/A
WATER TIE IN - N/A
STORM CONNECTION - N/A
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION.
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PERMITTING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE FOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

- ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CRC 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED TO MEET TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET; FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 6.1. 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APURTANCE MANHOLES, INLETS, ETC)
 - 6.2. 1 TEST EVERY 200 LF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/2 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE, RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER A "ROAD CLOSED AHEAD" AND TO BE EXTENDED WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD. THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS:
 - SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
 - SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
 - SHALL LINE UP WITH HANDICAP RAMPS.
 - SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:

FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE
EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY
APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE
HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90
MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS
SPECIFIED.

17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

[illegible]

Kimley»»Horn
2017 KIMLEY—HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:CTM
CHECKED BY:DLS
DATE: 8/17/17

PARKER & PINE
PARKER, CO
CONSTRUCTION DOCUMENTS
GENERAL NOTES

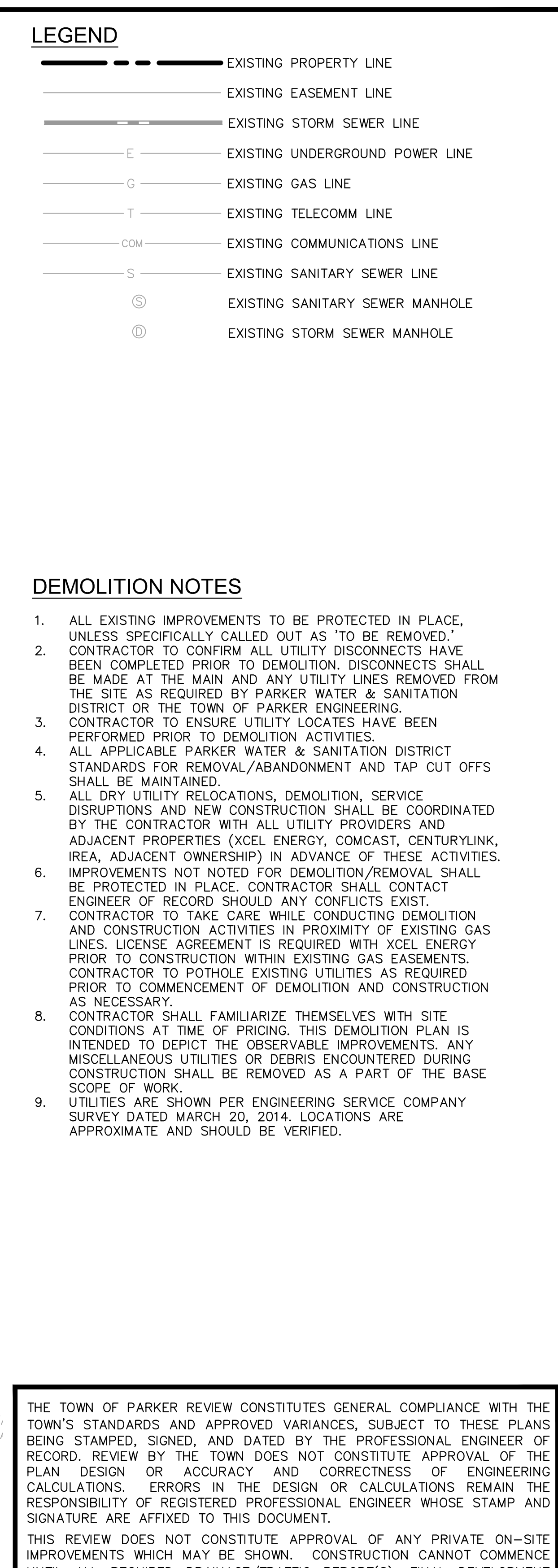
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Kimley-Horn
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PROJECT NO. 096502001
DRAWING NAME 096502001CV_PW

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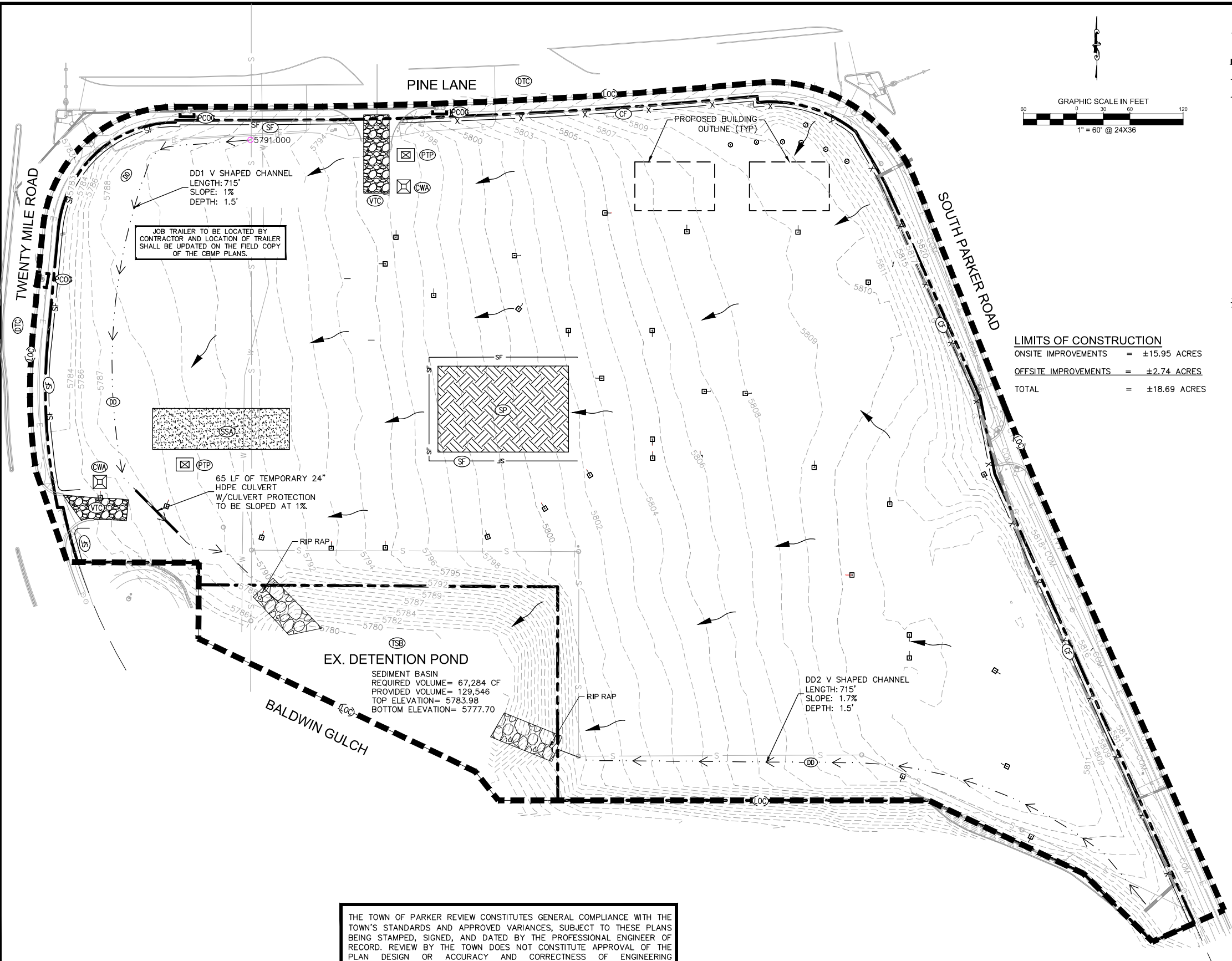
Know what's **below**.
Call before you dig.



811 Know what's below
Call before you dig

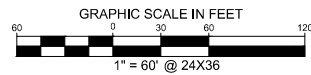
 Kimley»Horn 2017 KIMLEY-HORN AND ASSOCIATES, INC. 4582 South Ulster Street, Suite 1500 Denver, Colorado 80237 (303) 228-2300	DESIGNED BY: DLS DRAWN BY: CTM CHECKED BY: DLS DATE: 8/17/17	PARKER & PINE PARKER, CO CONSTRUCTION DOCUMENTS EX. CONDITIONS & DEMOLITION PLAN	PRELIMINARY FOR REVIEW ONLY NOT FOR CONSTRUCTION  Kimley-Horn and Associates, Inc.	PROJECT NO. 096502001	DRAWING NAME 096502001DM	C2.0	NO. REVISION BY DATE APPRO.
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LEGEND*

- EXISTING PROPERTY LINE
- LOC LIMITS OF CONSTRUCTION
- CF CONSTRUCTION FENCE
- SF SILT FENCE
- SSA STABILIZED STAGING AREA
- CWA CONCRETE WASHOUT
- VTC VEHICLE TRACKING CONTROL
- SP SOIL STOCKPILE
- PTP PORTABLE TOILET PROTECTION
- FLOW ARROW
- OTO DEBRIS TRASH CONTROL
- PCOS INLET PROTECTION, CURB ON SUMP
- DD DIVERSION DITCH/BERM
- MWP MASONRY WORK PROTECTION
- PCOD INLET PROTECTION, CURB ON GRADE



LIMITS OF CONSTRUCTION
ONSITE IMPROVEMENTS = ±15.95 ACRES
OFFSITE IMPROVEMENTS = ±2.74 ACRES
TOTAL = ±18.69 ACRES

*SEE SHEET C3.2 - CBMP DETAILS FOR COMPLETE 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 AT ALL TIMES DURING ACTIVE TRACKING AND AT A MINIMUM ON A DAILY BASIS AT THE END OF EACH CONSTRUCTION DAY.
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.
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NOTE: REFER TO SHEET C3.11 FOR BMP CALCULATIONS.

Kimley»Horn

2017 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY:CTM
CHECKED BY:DLS
DATE: 8/17/17

PARKER & PINE
PARKER, CO
CONSTRUCTION DOCUMENTS
CBMP PLAN (INITIAL)

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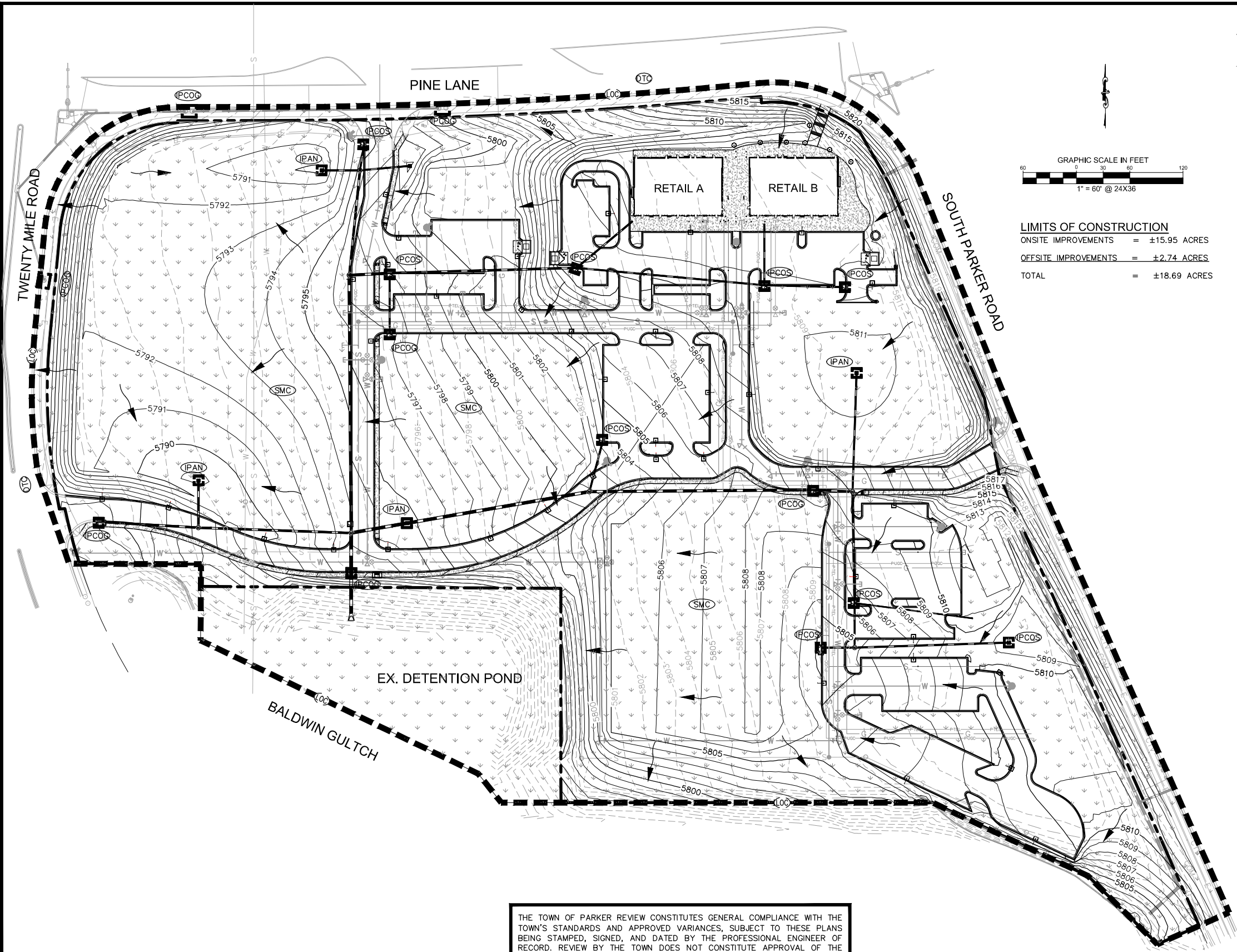
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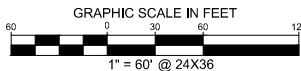
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LEGEND*

- EXISTING PROPERTY LINE
- LIMITS OF CONSTRUCTION
- CONSTRUCTION FENCE
- SILT FENCE
- PAVED AREA
- PORTABLE TOILET PROTECTION
- FLOW ARROW
- INLET PROTECTION, CURB ON SUMP
- INLET PROTECTION, AREA INLETS NOT IN PAVEMENT
- INLET PROTECTION, CURB ON GRADE
- SEEDING MULCHING AND CRIMPING
- DEBRIS TRASH CONTROL
- PERMANENT STABILIZATION REFER TO LANDSCAPE PLANS
- SEDIMENT CONTROL LOGS

*SEE SHEET C3.2 - CBMP DETAILS FOR COMPLETE LEGEND



LIMITS OF CONSTRUCTION

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OFFSITE IMPROVEMENTS = ±2.74 ACRES
TOTAL = ±18.69 ACRES

NOTES

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

Kimley»Horn

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

DESIGNED BY:DLS
DRAWN BY:CTM
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DATE: 8/17/17

PARKER & PINE
PARKER, CO
CONSTRUCTION DOCUMENTS
CBMP PLAN (FINAL)

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PROJECT NO.
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DRAWING NAME
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PHASED BMP IMPLEMENTATION – INITIAL PHASE
THE INITIAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER WHILE MOBILIZING AND PREPARING THE SITE FOR CONSTRUCTION ACTIVITIES. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INITIAL PHASE SEQUENCING AS FOLLOWS:

- 1.CONTRACTOR TO OBTAIN TOWN EROSION CONTROL PERMIT AND STATE CONSTRUCTION ACTIVITIES DISCHARGE PERMIT IN ADVANCE OF START OF CONSTRUCTION.
- 2.INSTALL CONSTRUCTION FENCE AROUND LIMITS OF CONSTRUCTION (LOC) AT PROPERTY LINE.
- 3.INSTALL STABILIZED VEHICLE TRACKING CONTROL PAD. THIS WILL BE THE FIRST CONSTRUCTION WORK ON THE PROJECT.
- 4.PREPARE STABILIZED STAGING AREA AND CONCRETE WASHOUT.
- 5.INSTALL PERIMETER SILT FENCE, AT DOWN GRADIENT LOCATIONS.
- 6.CONSTRUCT AND STABILIZE TEMPORARY SEDIMENT BASIN WITH APPROPRIATE OUT FALL STRUCTURES AFTER RECEIPT OF GRADING PERMIT (CLEAR ONLY THOSE AREAS NECESSARY TO INSTALL THE BASIN). TEMPORARY SEDIMENT BASINS SHALL REMAIN IN PLACE UNTIL ALL STORM SEWER AND PAVEMENT BASE COURSE HAVE BEEN INSTALLED OR INSTRUCTED IN THE SEQUENCE OF NOTES, DUE TO FIELD CONDITIONS OR INSPECTOR INPUT.
- 7.INSTALL DIVERSION DITCHES.
- 8.CALL TOWN OF PARKER FOR EROSION CONTROL INSPECTION.

PHASED BMP IMPLEMENTATION – INTERIM PHASE
THE INTERIM PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION UTILITIES AND SITE GRADING ASSOCIATED WITH THE PROPOSED RESIDENTIAL BUILDING. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED INTERIM PHASE SEQUENCING AS FOLLOWS:

- 1.CONFIRM EXISTING BMPS WHICH ARE TO BE MAINTAINED THROUGHOUT CONSTRUCTION ARE IN WORKING ORDER AND COMPLIANT WITH APPLICABLE REGULATIONS.
- 2.REPAIR AND/OR REPLACE ANY EXISTING BMPS WHICH ARE DEEMED INADEQUATE.
- 3.STOCKPILE MATERIALS IN ACCORDANCE WITH THE STOCKPILE MANAGEMENT (SP) CBMP.

NOTE: SOIL STOCKPILES ARE DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES OR IS ANTICIPATED TO BE CEASED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE TEMPORARILY STABILIZED WITH TEMPORARY SEEDING OR OTHER STABILIZATION METHODS WITHIN 7 DAYS OF TEMPORARILY CEASING CONSTRUCTION.

NOTE: STOCKPILE AREAS SHOWN ON THE PLAN FOR REFERENCE ONLY. DUE TO THE CONSTRUCTION PHASES, REUSE OF DEMOLITION MATERIALS AND IMPORT REQUIRED, IT IS ANTICIPATED THAT ONSITE STOCKPILES WILL BE REQUIRED. CONTRACTOR SHALL IMPLEMENT STOCKPILE MANAGEMENT (SP) BMPS AT LOCATIONS REQUIRED BY CONSTRUCTION PHASING AND SEQUENCING AND NOTE SUCH ON THE STORMWATER MANAGEMENT SITE MAP.

- 4.INSTALL PRIVATE STORM, SANITARY, AND WATER FACILITIES.
- 5.INSTALL INLET PROTECTION AT ALL STORM SEWER STRUCTURES AS EACH INLET STRUCTURE IS INSTALLED. CONDUCT PERIODIC INSPECTIONS AT NOTED INTERVALS AS REQUIRED BY THE TOWN AND STATE OF COLORADO.

PHASED BMP IMPLEMENTATION – FINAL PHASE
THE FINAL PHASE SHALL CONSIST OF THE TEMPORARY CONSTRUCTION BMPS TO MINIMIZE POTENTIAL FOR EROSION AND SEDIMENT TRANSFER DURING THE CONSTRUCTION OF THE PROPOSED STRUCTURE AND ASSOCIATED LIMITED SITE IMPROVEMENTS. THE SITE SUPERVISOR SHALL COMPLETE THE ANTICIPATED FINAL PHASE SEQUENCING AS FOLLOWS:

- 1.BEGIN VERTICAL CONSTRUCTION OF BUILDING AND STRUCTURES.
- 2.INSTALL DRY UTILITIES AND SET TRANSFORMERS AND METER BANKS IN COORDINATION WITH XCEL ENERGY AND IREA.
- 3.PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
- 4.UPON COMPLETION OF STORM DRAINAGE SYSTEM, CONTRACTOR SHALL TAKE THE SEDIMENT BASIN OFF-LINE AND ESTABLISH DETAILED CONSTRUCTION OF DRAINAGE FACILITIES.
- 5.COMPLETE GRADING AND INSTALLATION OF POND.
- 6.PREPARE SITE FOR CURB, GUTTER, AND PAVING INSTALLATION.
- 7.PAVE SITE AND INSTALL HARDSCAPE.
- 8.REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.
- 9.CONTACT THE TOWN OF PARKER FOR FINAL INSPECTION.
- 10.REMOVE BMPS.
- 11.REFER TO LANDSCAPING PLAN FOR PLANTING INFORMATION AND INSTALL FINAL STABILIZATION MEASURES.

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

	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	D	DEWATERING
	DD	DIVERSION DITCH
	DP	DETENTION POND PROTECTION
	DTC	DEBRIS TRASH CONTROL
	ECB	EROSION CONTROL BLANKET
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

1 OF 3
Oct. 2013

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

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (G.K.G., CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. 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.
9. 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.
10. 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:
 - (i) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - (ii) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - (iii) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES

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Oct. 2013

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

	LP	LOT PROTECTION
	MWP	MASONRY WORK PROTECTION
	PTP	PORTABLE TOILET PROTECTION
	RCSC	ROUGH CUT STREET CONTROL
	RS	ROCK SOCK
	RSS	ROCK SOCK IN SWALE
	SB	STRAW BALE
	SCL	SEDIMENT CONTROL LOGS
	SF	SILT FENCE
	SMC	SEEDING, MULCHING AND CRIMPING
	SR	SURFACE ROUGHING
	SSA	STABILIZED STAGING AREA
	STP	SIDEWALK TRANSITION PROTECTION

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

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Oct. 2013

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

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. 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.
19. 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.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
22. 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.
23. 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.
24. 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.

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES

2 OF 4
Oct. 2013

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

	TI	TEMPORARY IRRIGATION
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL

Town of Parker COLORADO

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CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

3 OF 3
Oct. 2013

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

25. 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-B-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 CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. 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.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. 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.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. 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.
31. GRADING SECURITY RELEASE REQUIREMENTS:
 - 1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - C. ALL CBMP'S HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - D. 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.
 - E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - I. 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.

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES

3 OF 4
Oct. 2013

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn

2017 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
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DESIGNED BY: DLS
DRAWN BY: CTM
CHECKED BY: DLS
DATE: 8/17/17

PARKER & PINE
PARKER, CO

CONSTRUCTION DOCUMENTS

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Kimley-Horn and Associates, Inc.

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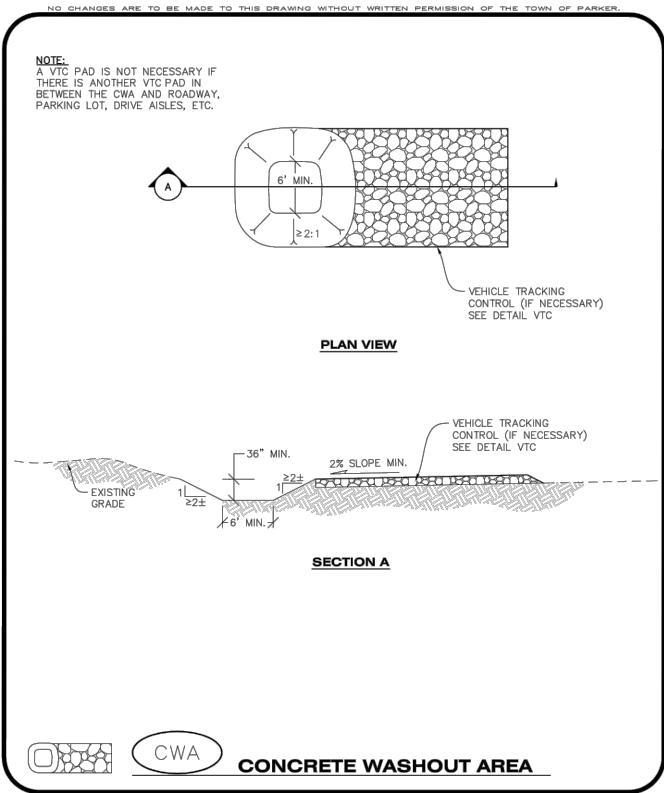
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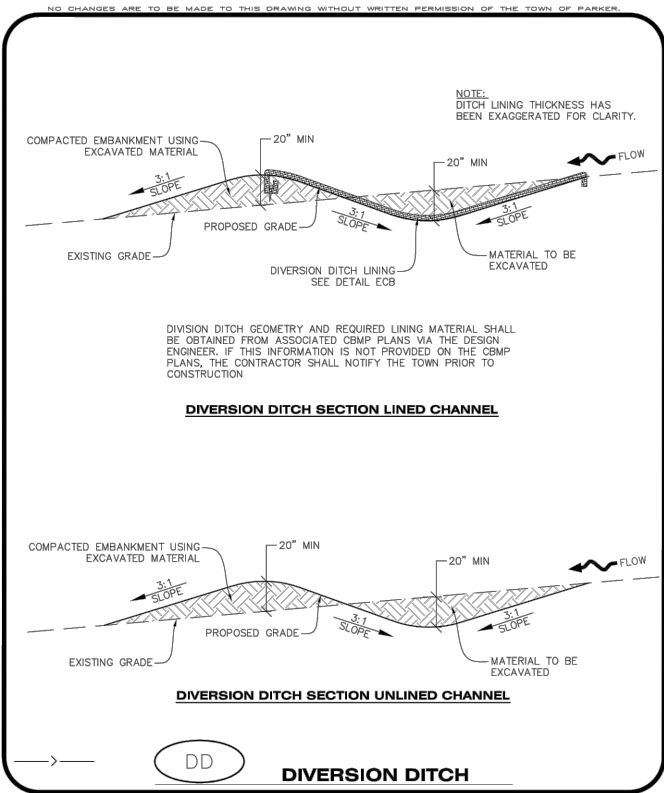
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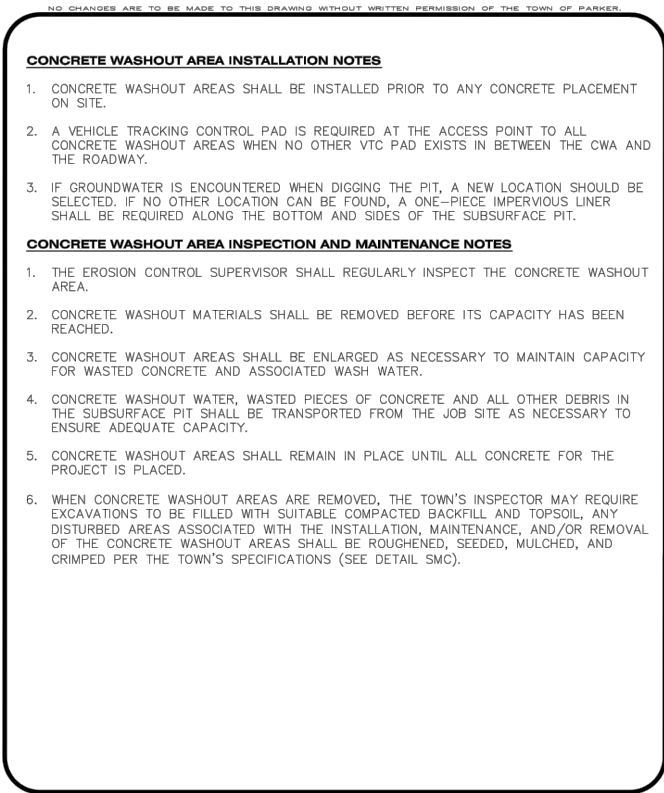
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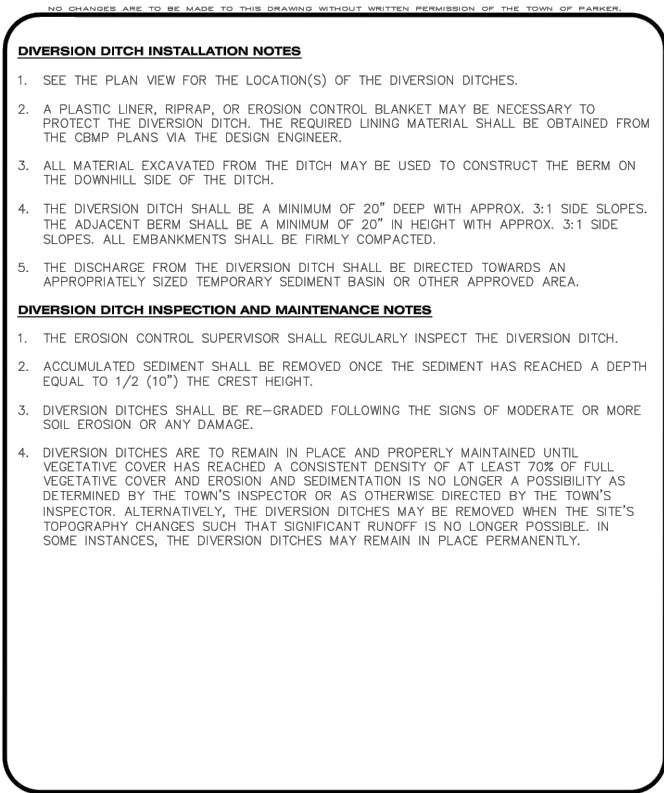
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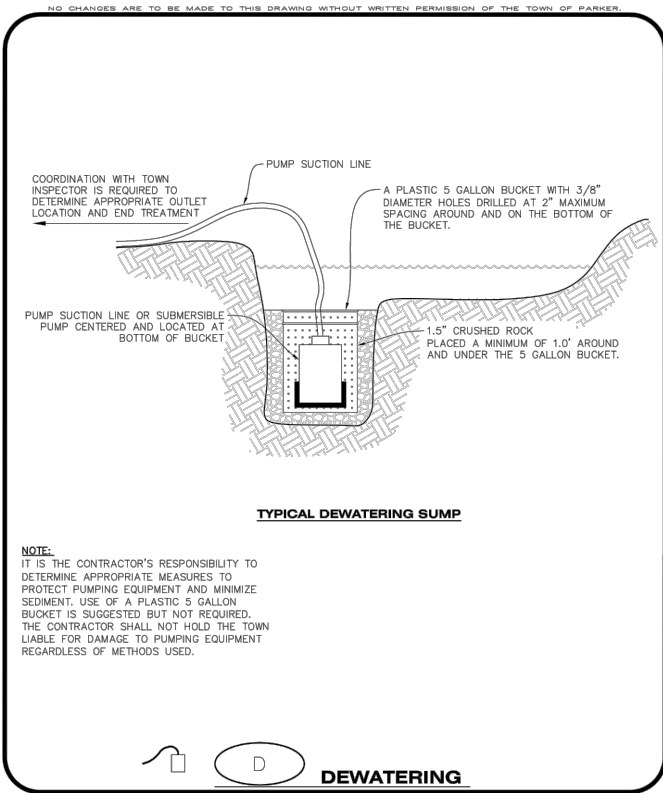
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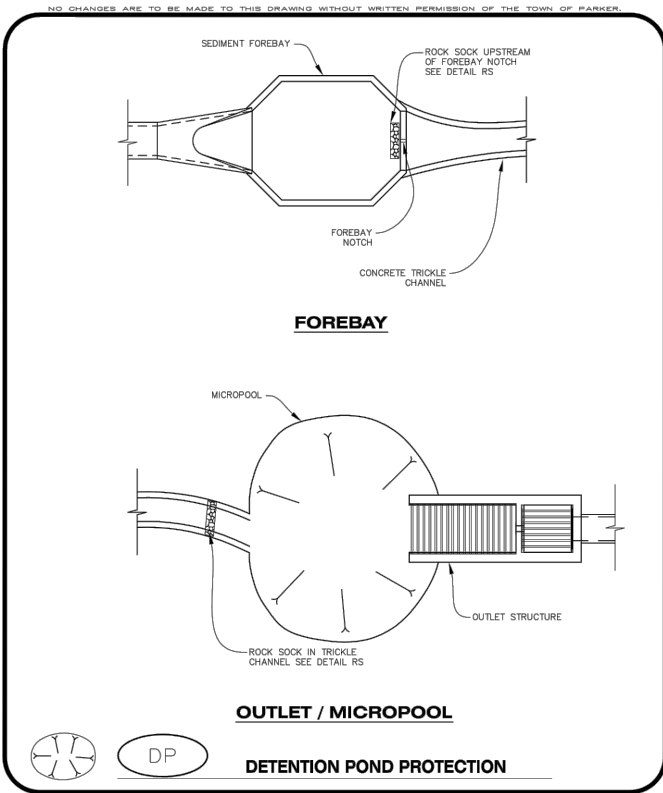
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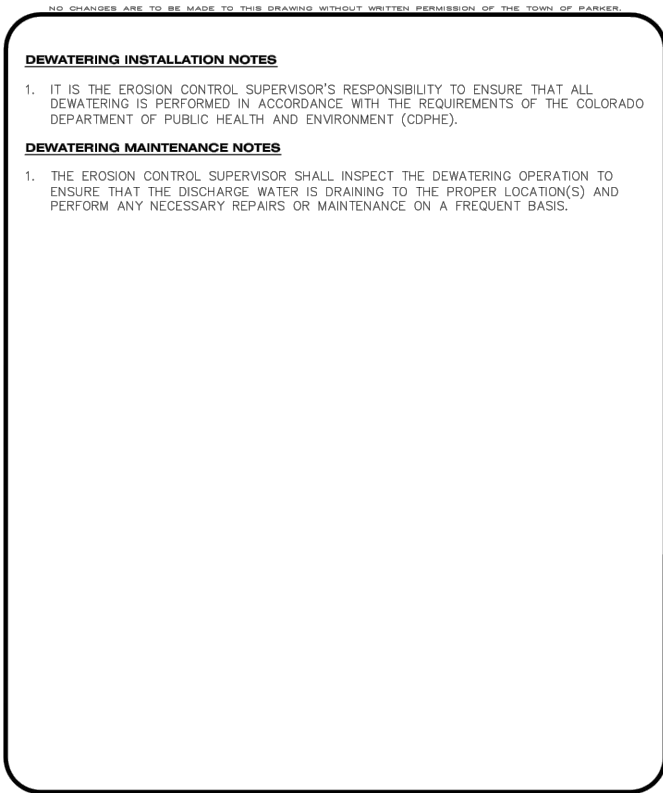
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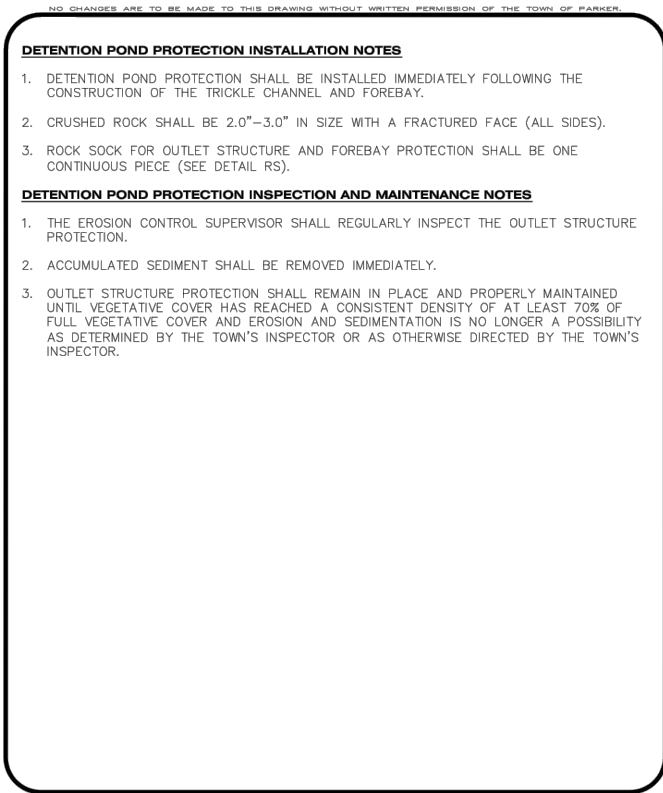
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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **DP** 2 OF 2 Oct. 2013



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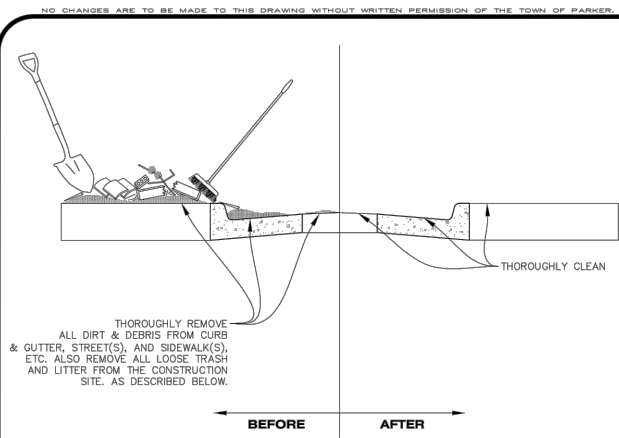
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- NOTE:**
1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.



CBMP **DTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2
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EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

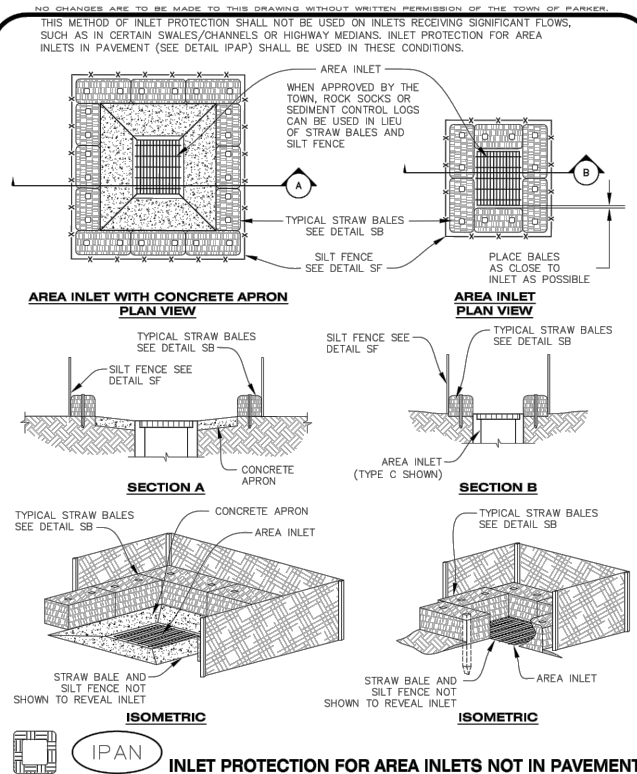
EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

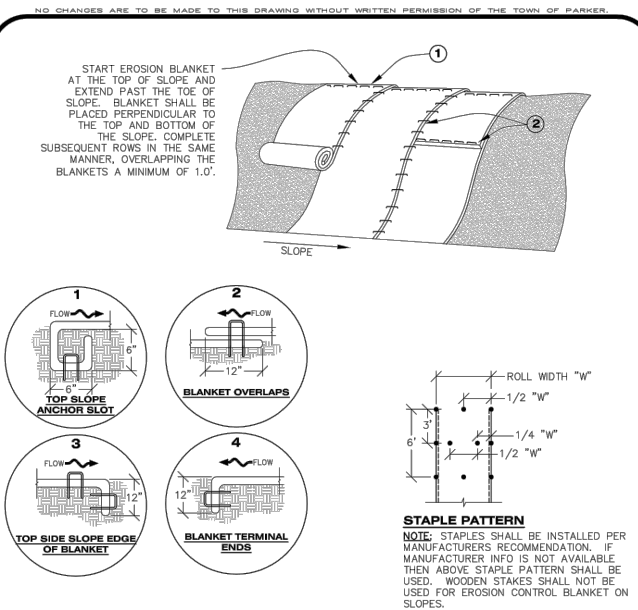
CBMP **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- DEBRIS CONTROL NOTES:**
1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
 2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
 3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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



CBMP **IPAN**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 1
Oct. 2013



- NOTE:**
- WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



CBMP **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3
Oct. 2013

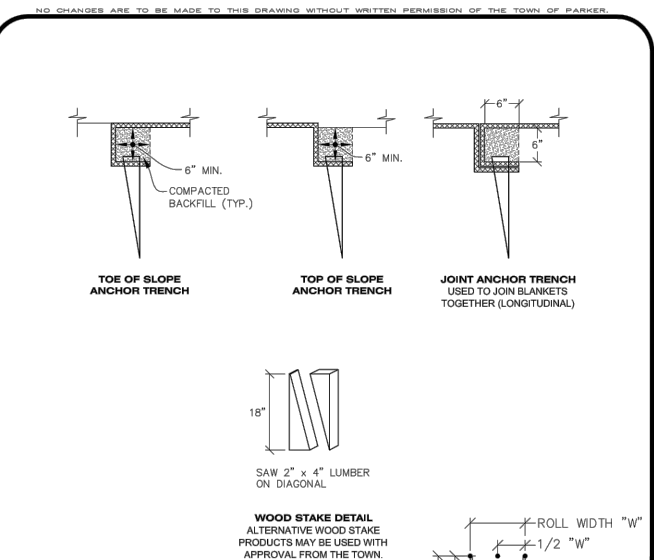
AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

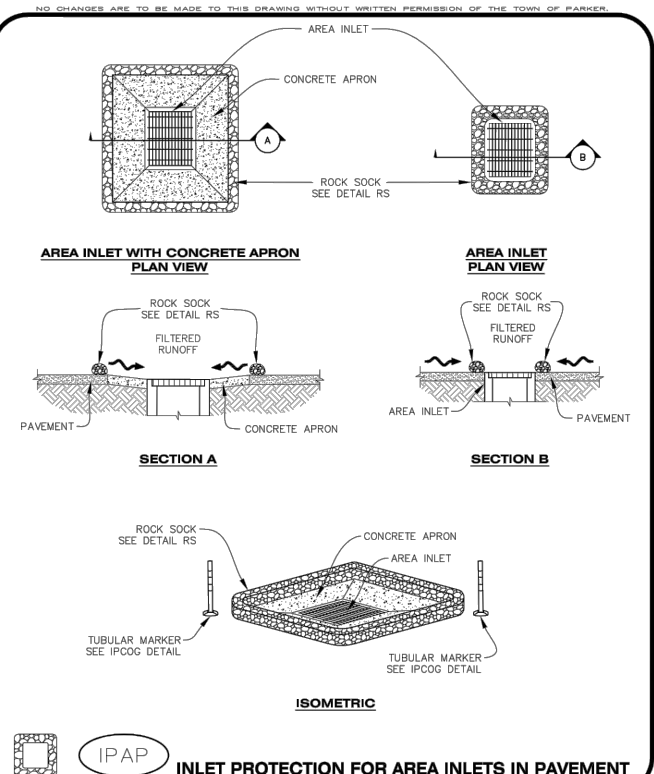
CBMP **IPA**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 1
Oct. 2013



- NOTES:**
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
 2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



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



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



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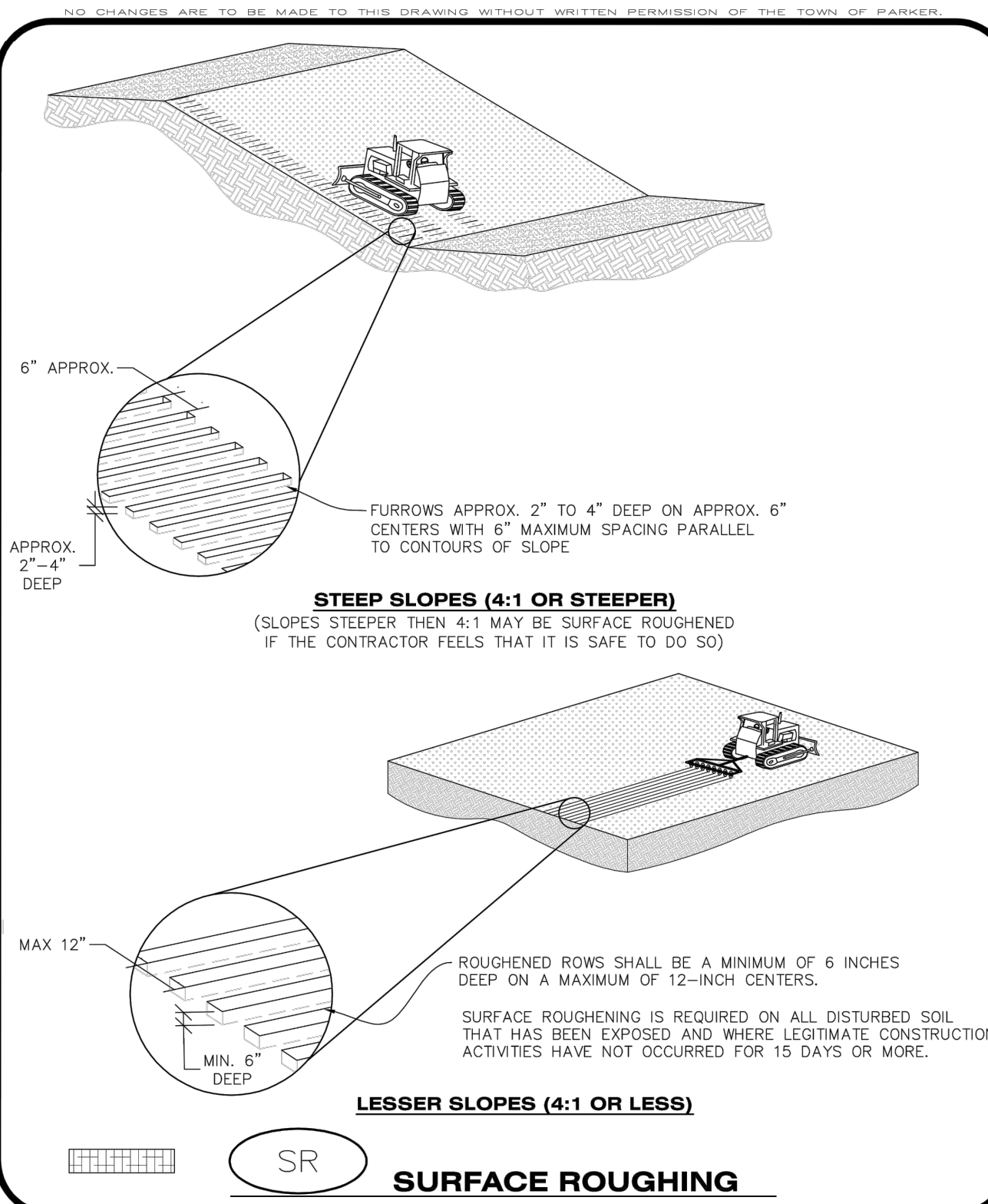
DESIGNED BY:DLS
DRAWN BY:CTM
CHECKED BY:DLS
DATE: 8/17/17

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CONSTRUCTION DOCUMENTS
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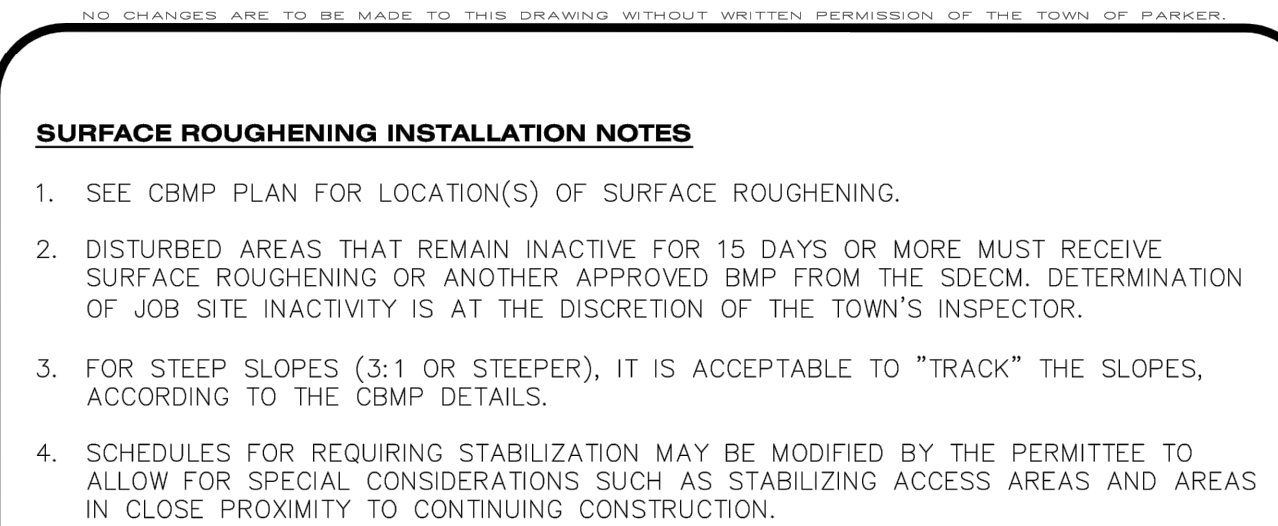
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PROJECT NO.
096502001
DRAWING NAME
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C3.5

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



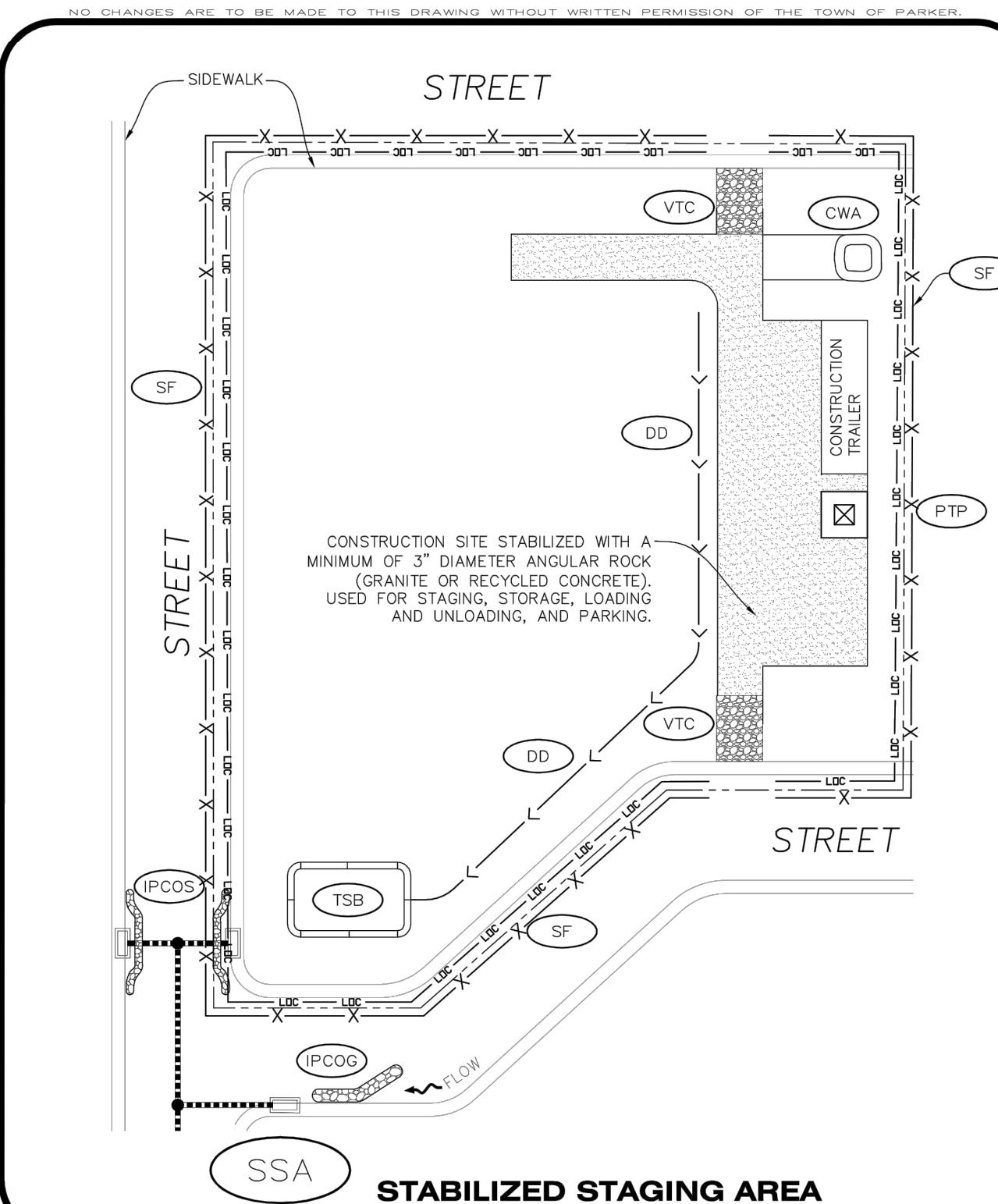
- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SEEDING AND MULCHING
 - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. 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.
5. 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.
6. ALL AREAS TO BE SEEDDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF $\frac{3}{4}$ - $\frac{1}{2}$ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDERD 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 SEEDER 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 $\frac{3}{4}$ - $\frac{1}{2}$ INCH.
9. 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.
10. 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.



1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

1. 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.
2. 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.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. 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.
5. 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.



20% CANADA WILDRITE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

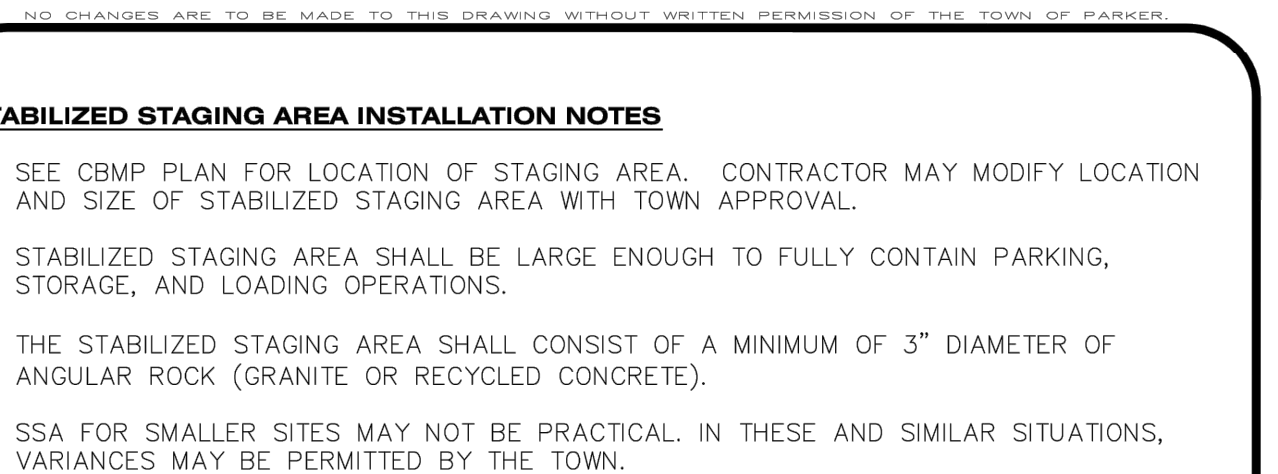
BROADCAST: 50 LBS/ACRE

18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE



THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.

STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.



Kimley»Horn
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PARKER, CO
CONSTRUCTION DOCUMENTS
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PROJECT NO.
096502001

DRAWING NAME
096502001EC DT

C3.9

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Bentley Systems, Inc. Haestad Methods Software
8/3/2017 4:27:07 PM 27 Siemens Company Drive Suite 200 W Watertown, CT 06795 USA +1-203-755-1666 Page 1 of 2

Bentley Systems, Inc. Haestad Methods Software Center
8/3/2017 4:06:45 PM 27 Siemens Company Drive Suite 200 W. Watertown, CT 06795 USA +1-203-755-1666 Page 1 of 1

Bentley Systems, Inc. Haestad Methods Software Center Master V8i (SELECTseries 1) [08.11.01.03]
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1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCAVATIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50- FEET LONG AND 10- FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASXGR2 II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.



3 OF 3
Oct. 2013

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PARKER, CO
CONSTRUCTION DOCUMENTS
CBMP DETAILS

C3.11



This detailed site plan illustrates a commercial development project. The plan features two primary retail buildings, labeled 'RETAIL A' (6,661 SF) and 'RETAIL B' (6,635 SF), situated in the upper right quadrant. Surrounding these buildings are extensive parking areas, with various stalls and circulation paths indicated by numbers and dashed lines. The site is bounded by Pine Lane to the north, South Parker Road to the east, and Baldwin Gulch to the south. To the west, the plan shows the intersection with Twenty Mile Road. Key infrastructure elements include sight distance triangles at the intersections, existing and proposed easements (ESMT), and utility lines. Specific setbacks are noted, such as a 24-foot building setback along Pine Lane and a 33-foot building setback along South Parker Road. The plan also identifies an existing detention basin and a proposed 4-foot maximum retaining wall. A graphic scale in feet (1" = 60' @ 24X36) and a north arrow are provided in the upper right corner for reference.



C4.0

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NORTHING: 12473.36
EASTING: 50184.30

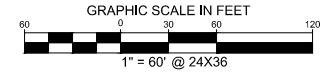
NORTHING: 12085.32
EASTING: 49817.26

BALDWIN GULCH

RETAIL A
6,661 SF

RETAIL B
6,635 SF

NORTHING: 12118.49
EASTING: 50869.43





PROPERTY LINE
 PROPOSED CONCRETE CURB
 EXISTING CURB

HORIZONTAL CONTROL NOTES

1. REFER TO SHEETS C4.2 FOR HORIZONTAL CONTROL LINE AND CURVE TABLES

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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DESIGNED BY:DLS
DRAWN BY:CTM
CHECKED BY:DLS
DATE: 8/17/17

PARKER & PINE
PARKER, CO
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

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CONSTRUCTION

PROJECT NO.
000700001

DRAWING NAME
096502001HC

C4.1

NO.	REVISION	BY	DATE	APPR.
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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, HOUSE OF ANG, AND WHERE REFERENCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

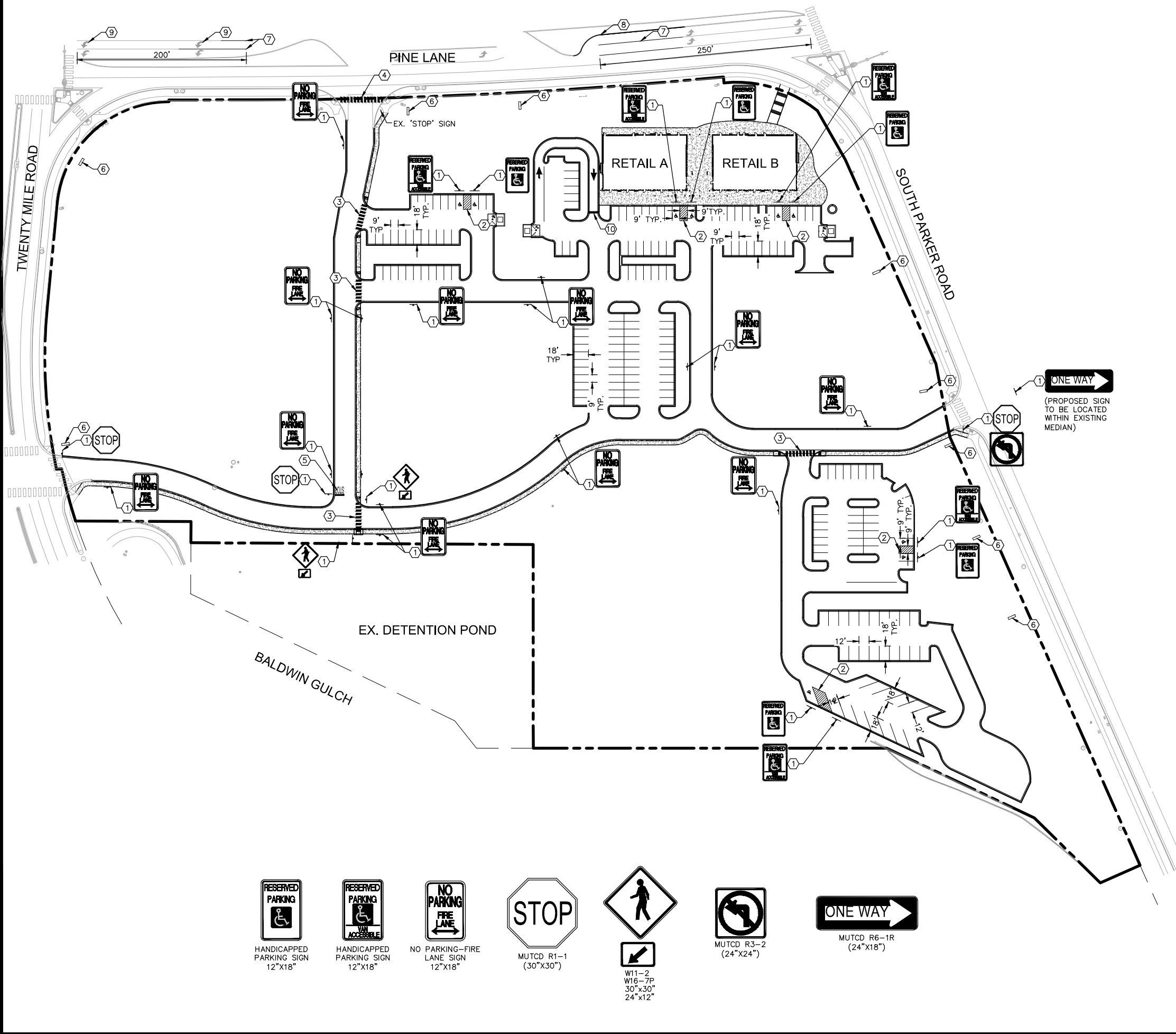
Line Table		
Line #	Length	Direction
L3	65.136	N90° 00' 00.00"E
L4	16.864	N60° 00' 00.00"E
L5	25.896	N90° 00' 00.00"E
L6	64.979	S0° 00' 00.00"E
L7	46.000	S0° 00' 00.00"E
L8	61.500	S0° 00' 00.00"E
L9	24.222	S19° 44' 06.00"E
L10	152.735	S64° 44' 06.00"E
L11	18.213	N19° 44' 06.00"W
L12	9.728	S64° 44' 06.00"E
L13	4.745	S19° 44' 06.00"E
L14	89.968	S64° 44' 06.00"E
L15	25.981	S25° 15' 54.00"W
L16	26.907	N64° 44' 06.00"W
L17	3.755	N25° 15' 54.00"E
L18	87.659	N23° 56' 20.00"W
L19	30.538	N83° 41' 57.14"W
L20	3.257	N90° 00' 00.00"E
L21	15.000	S0° 00' 00.00"E
L22	120.000	N90° 00' 00.00"E
L23	15.000	N0° 00' 00.00"E
L24	4.808	N90° 00' 00.00"E
L25	19.348	S0° 00' 00.00"E
L26	112.855	N90° 00' 00.00"W
L27	12.000	S0° 00' 00.00"E
L28	1.966	N0° 00' 00.00"E
L29	15.000	S90° 00' 00.00"E
L30	68.038	N0° 00' 00.00"E
L31	13.533	S55° 36' 07.19"W
L32	11.344	N58° 34' 33.89"W
L33	14.642	S0° 00' 00.00"E
L34	74.000	N90° 00' 00.00"E
L35	13.731	N0° 00' 00.00"E
L35	88.703	N90° 00' 00.00"W
L36	49.709	S65° 11' 41.01"W
L37	18.213	N70° 15' 54.00"E
L38	101.823	N64° 44' 06.00"W
L39	23.385	S70° 15' 54.00"W
L40	47.520	N64° 44' 06.00"W
L41	2.575	N0° 00' 00.00"E
L42	28.808	N90° 00' 00.00"E
L43	15.000	S0° 00' 00.00"E
L44	108.000	N90° 00' 00.00"E
L45	15.000	N0° 00' 00.00"E
L46	2.225	N90° 00' 00.00"E
L47	70.154	S23° 56' 20.00"E
L48	5.345	S25° 15' 54.00"W
L49	10.845	N64° 44' 06.00"W
L50	12.961	N90° 00' 00.00"E
L51	2.000	S0° 00' 00.00"E
L52	15.000	N90° 00' 00.00"W
L53	65.000	S0° 00' 00.00"E
L54	15.000	N90° 00' 00.00"E
L55	3.000	S0° 00' 00.00"E
L56	13.855	N90° 00' 00.00"W
L57	53.348	N0° 00' 00.00"E
L58	27.000	N90° 00' 00.00"W
L59	27.000	N90° 00' 00.00"E
L60	27.000	N90° 00' 00.00"E
L61	27.000	N90° 00' 00.00"W

Line Table		
Line #	Length	Direction
L62	48.955	S60° 26' 52.61"W
L63	71.362	N90° 00' 00.00"W
L64	73.000	N90° 00' 00.00"W
L65	25.459	N90° 00' 00.00"W
L66	7.635	N45° 00' 00.00"W
L67	102.744	N0° 00' 00.00"E
L68	42.000	S0° 00' 00.00"E
L69	26.000	S0° 00' 00.00"E
L70	15.000	N0° 00' 00.00"E
L71	83.000	N90° 00' 00.00"W
L72	15.000	S0° 00' 00.00"E
L73	16.000	N0° 00' 00.00"E
L74	1.000	S0° 00' 00.00"E
L75	44.000	N90° 00' 00.00"E
L76	1.000	N0° 00' 00.00"E
L77	5.000	S0° 00' 00.00"E
L78	30.000	N90° 00' 00.00"W
L79	18.000	S0° 00' 00.00"E
L80	31.000	N90° 00' 00.00"E
L81	1.000	N90° 00' 00.00"W
L82	4.000	N90° 00' 00.00"W
L83	20.000	N0° 00' 00.00"E
L84	65.000	N90° 00' 00.00"W
L85	13.500	S0° 00' 00.00"E
L86	13.500	N0° 00' 00.00"E
L87	65.000	N90° 00' 00.00"W
L88	13.500	S0° 00' 00.00"E
L89	13.500	N0° 00' 00.00"E
L90	101.000	N90° 00' 00.00"W
L91	15.000	S0° 00' 00.00"E
L92	1.000	S90° 00' 00.00"W
L93	60.868	N0° 00' 00.00"E
L94	22.712	N90° 00' 00.00"W
L95	72.077	S0° 00' 00.00"E
L96	12.337	N90° 00' 00.00"E
L97	15.194	S0° 00' 00.00"E
L98	27.000	N90° 00' 00.00"E
L99	15.000	N0° 00' 00.00"E
L100	26.000	S0° 00' 00.00"E
L101	92.124	N90° 00' 00.00"W
L102	2.282	N0° 00' 00.00"E
L103	33.234	S0° 00' 00.00"E
L104	15.183	S0° 00' 00.00"E
L105	19.791	N0° 00' 00.00"E
L106	99.000	N90° 00' 00.00"W
L107	16.000	S0° 00' 00.00"W
L108	31.729	N90° 00' 00.00"E
L109	5.918	N90° 00' 00.00"W
L110	59.828	N11° 38' 07.76"E
L111	20.000	N0° 00' 00.00"E
L112	15.000	N90° 00' 00.00"E
L113	11.000	N90° 00' 00.00"W
L114	102.262	N0° 00' 00.00"E
L115	10.158	N60° 00' 00.00"E
L116	2.203	N90° 00' 00.00"E
L117	1.341	S0° 00' 00.00"E
L118	15.000	N90° 00' 00.00"W
L119	110.000	S0° 00' 00.00"E
L120	11.476	N90° 00' 00.00"W
L121	1.401	N0° 00' 00.00"E

Line Table		
Line #	Length	Direction
L122	30.000	N90° 00' 00.00"E
L123	1.341	S0° 00' 00.00"E
L124	30.000	N90° 00' 00.00"W
L125	16.000	N90° 00' 00.00"E
L126	63.000	N90° 00' 00.00"W
L127	10.000	N0° 00' 00.00"E
L128	63.000	N90° 00' 00.00"E
L129	15.000	N0° 00' 00.00"E
L130	5.000	N90° 00' 00.00"E
L131	26.000	S0° 00' 00.00"E
L132	5.000	N90° 00' 00.00"W
L133	15.000	N0° 00' 00.00"E
L134	26.000	N0° 00' 00.00"E
L135	15.000	S0° 00' 00.00"E
L136	10.000	S0° 00' 00.00"E
L137	6.145	S88° 56' 41.38"E
L137	15.000	S0° 00' 00.00"E
L138	95.566	N90° 00' 00.00"E
L138	8.712	N90° 00' 00.00"W
L139	15.000	N90° 00' 00.00"E
L140	56.000	N0° 00' 00.00"E
L141	15.000	N90° 00' 00.00"W
L142	4.000	N0° 00' 00.00"E
L143	19.000	N90° 00' 00.00"W
L144	5.132	S0° 00' 00.00"E
L145	22.712	S90° 00' 00.00"E
L146	60.868	S0° 00' 00.00"E
L147	101.000	N90° 00' 00.00"E
L148	14.941	N0° 00' 00.00"E
L149	9.000	N90° 00' 00.00"E
L150	39.490	S0° 00' 00.00"W
L151	15.000	N0° 00' 00.00"E
L152	110.000	N90° 00' 00.00"W
L153	15.000	S0° 00' 00.00"W
L154	39.490	N0° 00' 00.00"E
L155	14.941	S0° 00' 00.00"W
L156	28.119	N90° 00' 00.00"E
L157	21.605	S0° 00' 00.00"W
L158	44.000	S0° 00' 00.00"W
L159	16.000	S0° 00' 00.00"W
L160	44.000	S0° 00' 00.00"W
L161	26.555	S0° 00' 00.00"W
L162	44.000	S0° 00' 00.00"W
L163	21.445	S0° 00' 00.00"W
L164	116.000	N90° 00' 00.00"W
L165	44.000	N90° 00' 00.00"W
L166	66.098	N90° 00' 00.00"E
L167	29.026	N90° 00' 00.00"E
L168	15.000	N90° 00' 00.00"W
L169	110.000	S0° 00' 00.00"E
L170	15.000	N90° 00' 00.00"E
L171	10.106	S0° 00' 00.00"E
L172	61.112	S0° 00' 00.00"E
L173	33.591	S11° 38' 07.76"W
L174	46.643	S9° 43' 41.42"W
L175	106.990	S0° 00' 00.00"W
L176	171.000	S0° 00' 00.00"W
L177	25.161	S0° 00' 00.00"W
L178	11.446	N90° 00' 00.00"W
L179	37.167	N84° 51' 01.91"W

Curve Table			
Curve #	Length	Radius	Delta
C4	74.339	100.000	42.5930
C5	7.854	15.000	30.0000
C6	19.271	15.000	73.6093
C7	5.983	76.000	4.5105
C8	51.863	76.000	39.0988
C9	25.637	15.000	97.9271
C10	12.112	74.000	9.3775
C11	38.055	126.000	17.3046
C12	40.045	36.000	63.7334
C13	2.304	3.000	43.9984
C14	7.069	3.000	135.0000
C15	19.635	25.000	45.0000
C16	19.635	25.000	45.0000
C17	60.146	50.000	68.9226
C18	15.708	10.000	90.0000
C19	21.469	25.000	49.2039
C20	8.411	10.000	48.1897
C21	6.196	3.000	118.3359
C22	4.712	3.000	90.0000
C23	4.712	3.000	90.0000
C24	15.708	10.000	90.0000
C25	15.708	10.000	90.0000
C26	15.708	10.000	90.0000
C27	4.712	3.000	90.0000
C28	34.821	58.000	34.3980
C29	6.702	3.000	128.0030
C30	7.324	10.000	41.9613
C31	7.039	3.000	134.4337
C32	5.539	3.000	105.7803
C33	7.024	100.000	4.0245
C34	22.500	15.000	85.9426
C35	21.647	50.000	24.8053
C36	3.927	5.000	45.0000
C37	11.298	10.000	64.7350
C38	14.364	10.000	82.3016
C38	15.708	10.000	90.0000
C39	4.712	3.000	90.0000
C40	4.712	3.000	90.0000
C41	5.765	5.000	66.0611
C42	12.882	15.000	49.2039
C43	31.416	20.000	90.0000
C44	7.069	3.000	135.0000
C45	7.854	5.000	90.0000
C46	4.712	3.000	90.0000
C47	4.712	3.000	90.0000
C48	7.854	5.000	90.0000
C49	15.708	10.000	90.0000
C50	14.104	100.000	8.0812
C51	14.298	10.000	81.9188
C52	14.137	4.500	180.0000
C53	14.137	4.500	180.0000
C54	14.137	4.500	180.0000
C55	14.137	4.500	180.0000
C56	12.379	24.000	29.5521
C57	39.270	50.000	45.0000
C58	23.562	30.000	45.0000
C59	15.708	10.000	90.0000
C60	4.712	3.000	90.0000
C61	4.712	3.000	90.0000
C62	15.708	10.000	90.0000

Curve Table			
Curve #	Length	Radius	Delta
C63	15.708	10.000	90.0000
C64	15.708	10.000	90.0000
C65	4.712	3.000	90.0000
C66	6.283	2.000	180.0000
C67	4.712	3.000	90.0000
C68	14.137	4.500	180.0000
C69	14.137	4.500	180.0000
C70	4.712	3.000	90.0000
C71	15.708	10.000	90.0000
C72	42.412	27.000	90.0000
C73	42.412	27.000	90.0000
C74	4.712	3.000	90.0000
C75	1.781	3.000	34.0150
C76	11.899	25.000	27.2713
C77	4.359	3.000	83.2563
C78	4.712	3.000	90.0000
C79	15.708	10.000	90.0000
C80	15.708	10.000	90.0000
C81	15.708	10.000	90.0000
C82	4.712	3.000	90.0000
C83	4.712	3.000	90.0000
C84	3.142	2.000	90.0000
C85	26.608	15.000	101.6355
C86	4.712	3.000	90.0000
C87	15.708	10.000	90.0000
C88	23.562	15.000	90.0000
C89	15.708	15.000	60.0000
C90	7.854	15.000	30.0000
C91	15.708	10.000	90.0000
C92	4.712	3.000	90.0000
C93	4.228	126.000	1.9226
C94	16.005	10.000	91.6994
C95	4.712	3.000	90.0000
C96	4.712	3.000	90.0000
C97	15.708	10.000	90.0000
C98	4.712	3.000	90.0000
C99	15.708	10.000	90.0000
C100	15.708	10.000	90.0000
C101	4.712	3.000	90.0000



GRAPHIC SCALE IN FEET

60 0 30 60 120

1" = 60' @ 24X36

LEGEND

--- PROPERTY LINE

ACCESSIBLE PARKING SPACES

DIRECTIONAL ARROWS

SIGN

SIGNING AND STRIPING NOTES

ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

TWO COATS WHITE LATEX TRAFFIC PAINT (4" MIN. WIDTH) REQUIRED FOR PAVEMENT STRIPING EXCEPT TWO COATS BLUE TRAFFIC PAINT SHALL BE USED FOR HANDICAP PARKING AREA AND TWO COATS YELLOW TRAFFIC PAINT FOR FIRE LANE MARKINGS (18" LETTERS, 2" PAINT STROKE).

6" CROSSWALK STRIPING SHALL BE PAINTED 2' WIDE SINGLE WHITE SOLID LINE AT 4'-0" O.C. PERPENDICULAR TO THE PATH OF TRAVEL

10' CROSSWALK STRIPING SHALL BE 2' WIDE SOLID RECESS PREFORMED PLASTIC AT 4'-0" O.C. PERPENDICULAR TO THE PATH OF TRAVEL

12" STOP BAR. SEE DETAIL ON SHEET C4.4

PROPOSED MONUMENT SIGN (REFER TO ARCH. PLANS)

EXTEND EXISTING 6" SOLID WHITE STRIPE

6" SOLID DOUBLE YELLOW STRIPE

DIRECTIONAL PAVEMENT MARKING. SEE DETAIL SHEET C4.4

'DO NOT ENTER/ONE WAY STRIPING.' SEE DETAIL ON SHEET C4.4

NOTES:

1. SEE SIGN POST DETAIL ON SHEET C4.4 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.

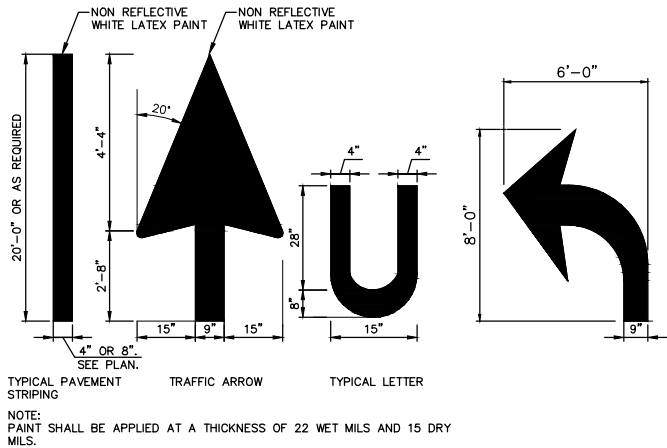
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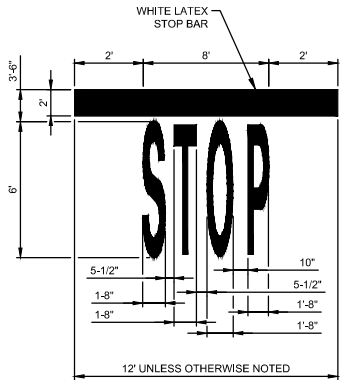
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

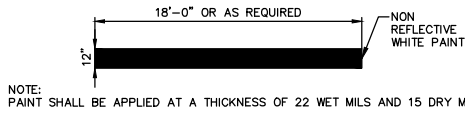
k:\den_civil\096502001 - mixed use parker rd\CADD\plansheets\096502001SIGN.dwg Miller, Tyler 12/22/2016 10:29 AM
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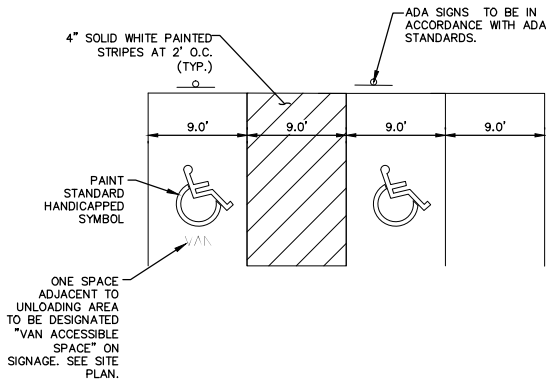
TYPICAL PAVEMENT MARKINGS
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

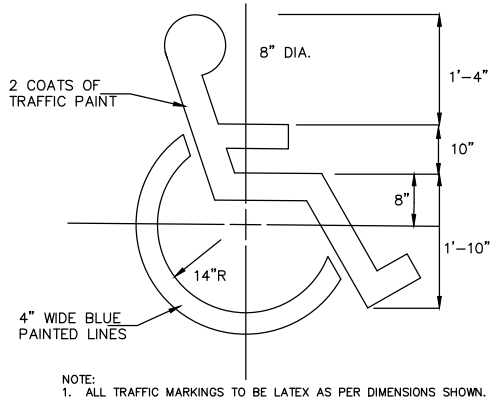


DO NOT ENTER /ONE WAY STRIPING
NOT TO SCALE



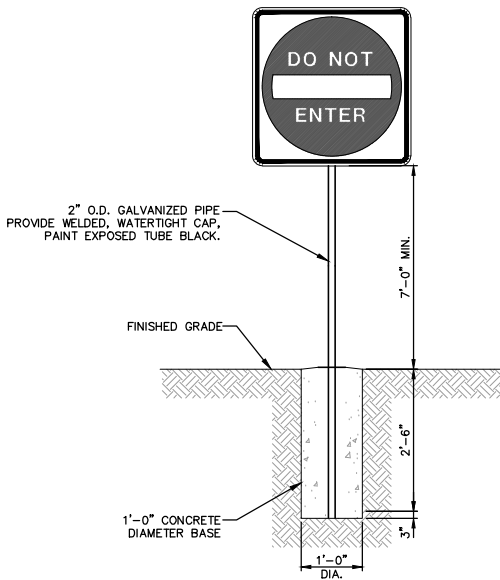
- NOTES:
- DIMENSIONS MAY VARY REFER TO SITE GEOMETRICS PLAN.
 - SIGNAGE AND MARKINGS TO BE IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

ACCESSIBLE PARKING DETAIL
NOT TO SCALE



HANDICAP SYMBOL
NOT TO SCALE

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



SIGN POST DETAIL
NOT TO SCALE

Kimley»Horn
2017 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: CTM
CHECKED BY: DLS
DATE: 8/17/17

PARKER & PINE
PARKER, CO
CONSTRUCTION DOCUMENTS
SIGNAGE AND STRIPING DETAILS

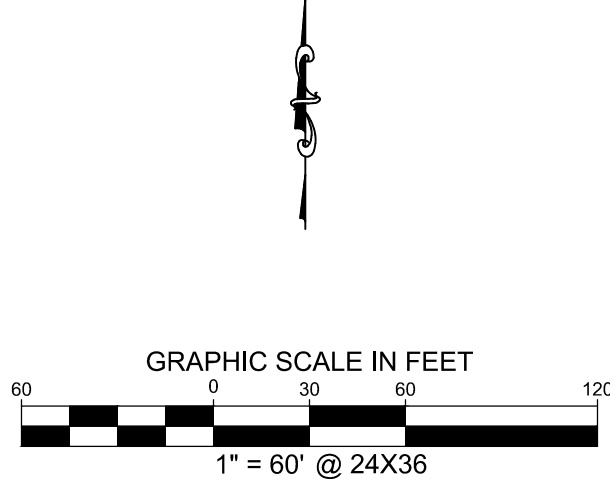
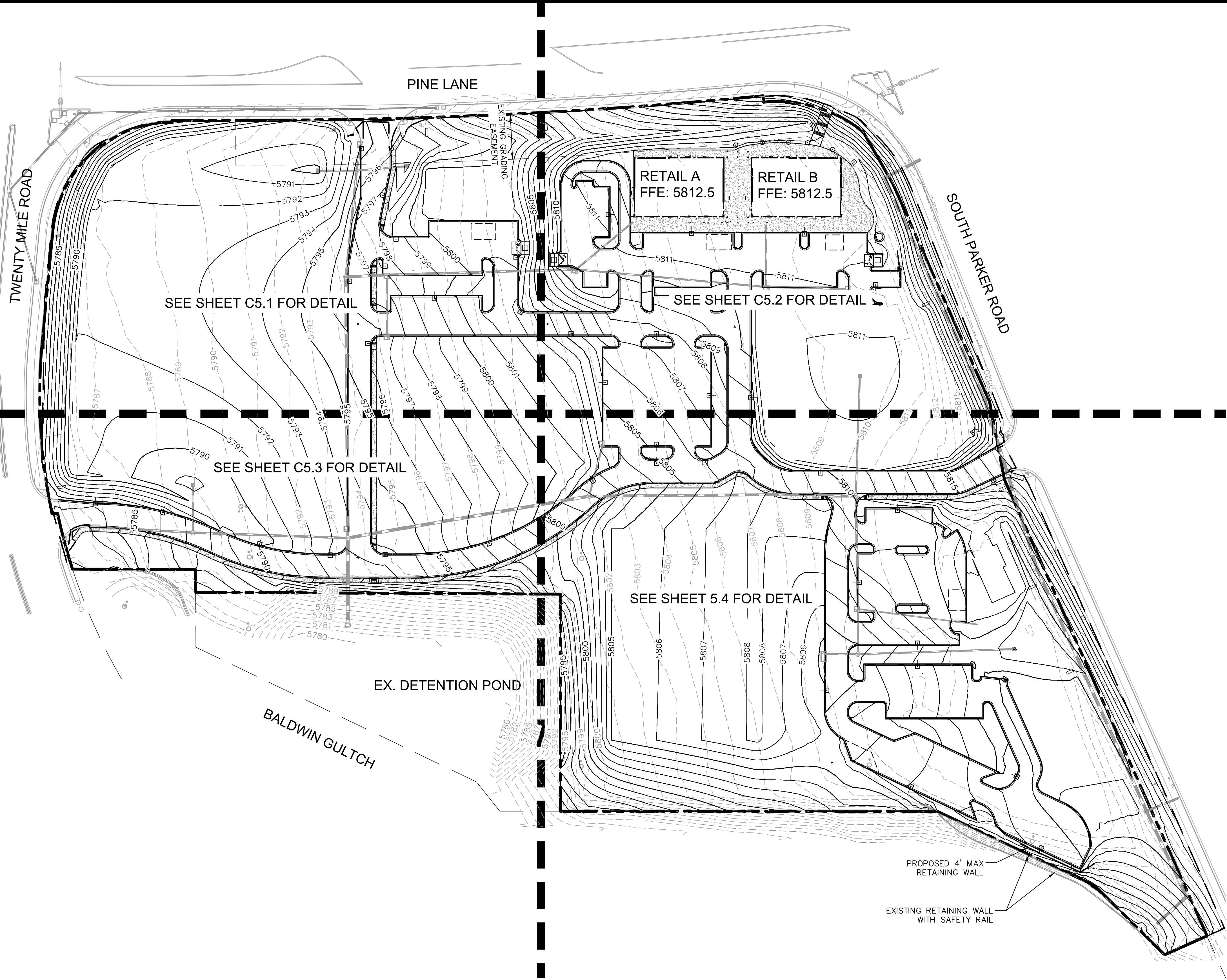
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096502001
DRAWING NAME
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C4.4



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- LEGEND**
- EXISTING PROPERTY LINE
 - - - EXISTING CONTOUR
 - 5771— PROPOSED CONTOUR
 - - - EXISTING STORM SEWER
 - - - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - - - DELINEATION OF ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA.

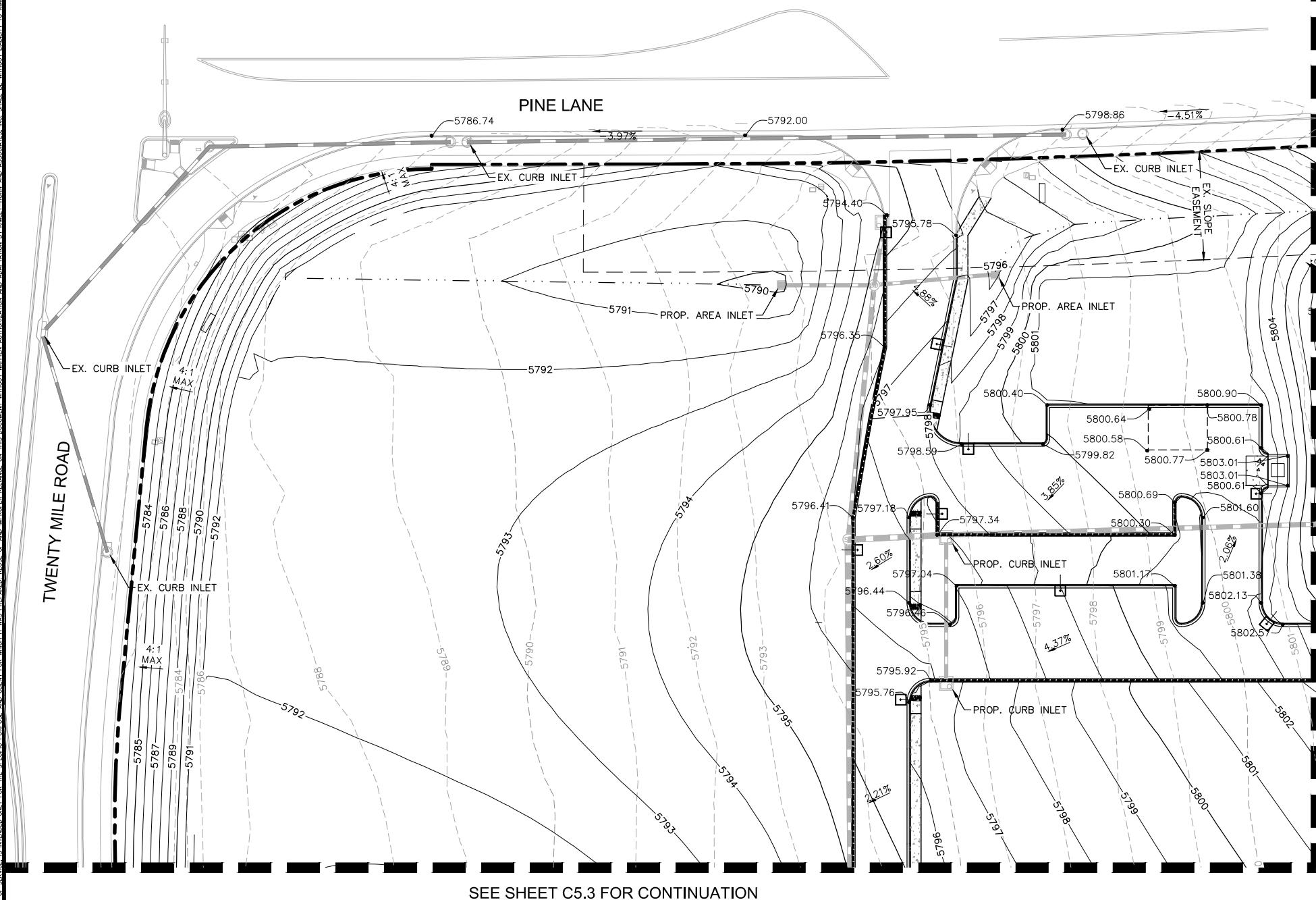
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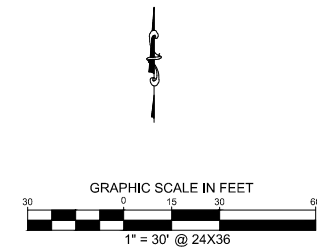
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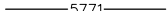
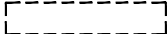


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SEE SHEET C5.2 FOR CONTINUATION



LEGEND

- | | |
|---|--|
|  | PROPERTY LINE |
|  | EXISTING CONTOUR |
|  | PROPOSED CONTOUR |
|  | PROPOSED FLOW ARROW WITH SLOPE |
|  | PROPOSED SPOT ELEVATION |
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | PROPOSED STORM INLET |
| TP | TOP OF PAVEMENT |
| TS | TOP OF SLAB
(DUMPSTER PAD) |
| SW | TOP OF SIDEWALK |
| ME | MATCH EXISTING ELEVATION |
|  | DELINEATION OF ADA PARKING AND ACCESS, SLOPES NOT TO EXCEED 2% IN THIS AREA. |
|  | PROPOSED VALLEY |
|  | PROPOSED RIDGE |
|  | CATCH CURB |

BENCHMARK

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Call before you dig.

Kimley»»Horn

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

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DRAWN BY:CTM
CHECKED BY:DLS
DATE: 8/17/17

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PARKER, CO
CONSTRUCTION DOCUMENTS
DETAILED GRADING PLAN

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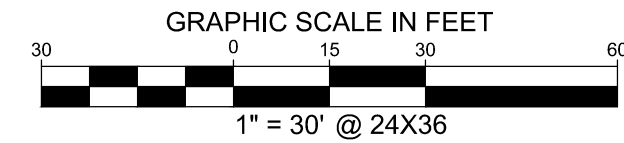
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DRAWING NAME	096502001GD

C5.1

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SOUTH PARKER ROAD



LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED FLOW ARROW WITH SLOPE
	PROPOSED SPOT ELEVATION
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	PROPOSED STORM INLET
TP	TOP OF PAVEMENT
TS	TOP OF SLAB (DUMPSTER PAD)
SW	TOP OF SIDEWALK
ME	MATCH EXISTING ELEVATION
	DELINEATION OF ADA PARKING ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA.
	PROPOSED VALLEY
	PROPOSED RIDGE
	CATCH CURB

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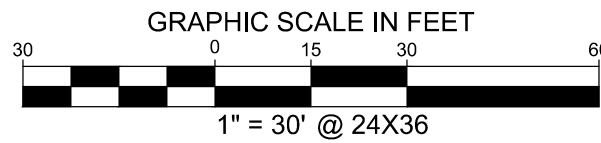
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SEE SHEET C5.4 FOR CONTINUATION



LEGEND

- | | |
|----|--|
| | PROPERTY LINE |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR |
| | PROPOSED FLOW ARROW WITH SLOPE |
| | PROPOSED SPOT ELEVATION |
| | EXISTING STORM SEWER |
| | PROPOSED STORM SEWER |
| | PROPOSED STORM INLET |
| TP | TOP OF PAVEMENT |
| TS | TOP OF SLAB
(DUMPSTER PAD) |
| SW | TOP OF SIDEWALK |
| ME | MATCH EXISTING ELEVATION |
| | DELINEATION OF ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA. |
| | PROPOSED VALLEY |
| | PROPOSED RIDGE |
| | CATCH CURB |

BENCHMARK

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C5.3

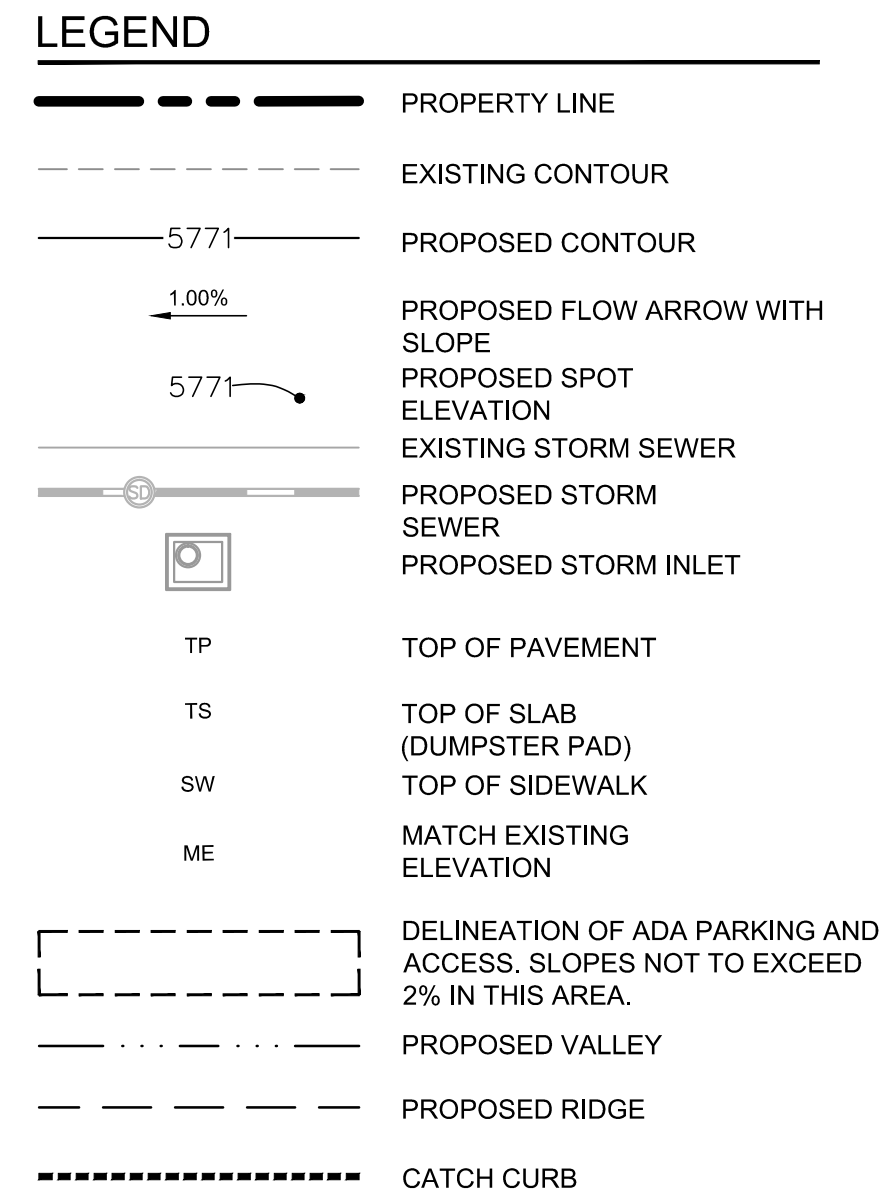


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SEE SHEET C5.3 FOR CONTINUATION

[illegible]

SEE SHEET C5.3 FOR CONTINUATION



DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4"
ALUMINUM CAP.

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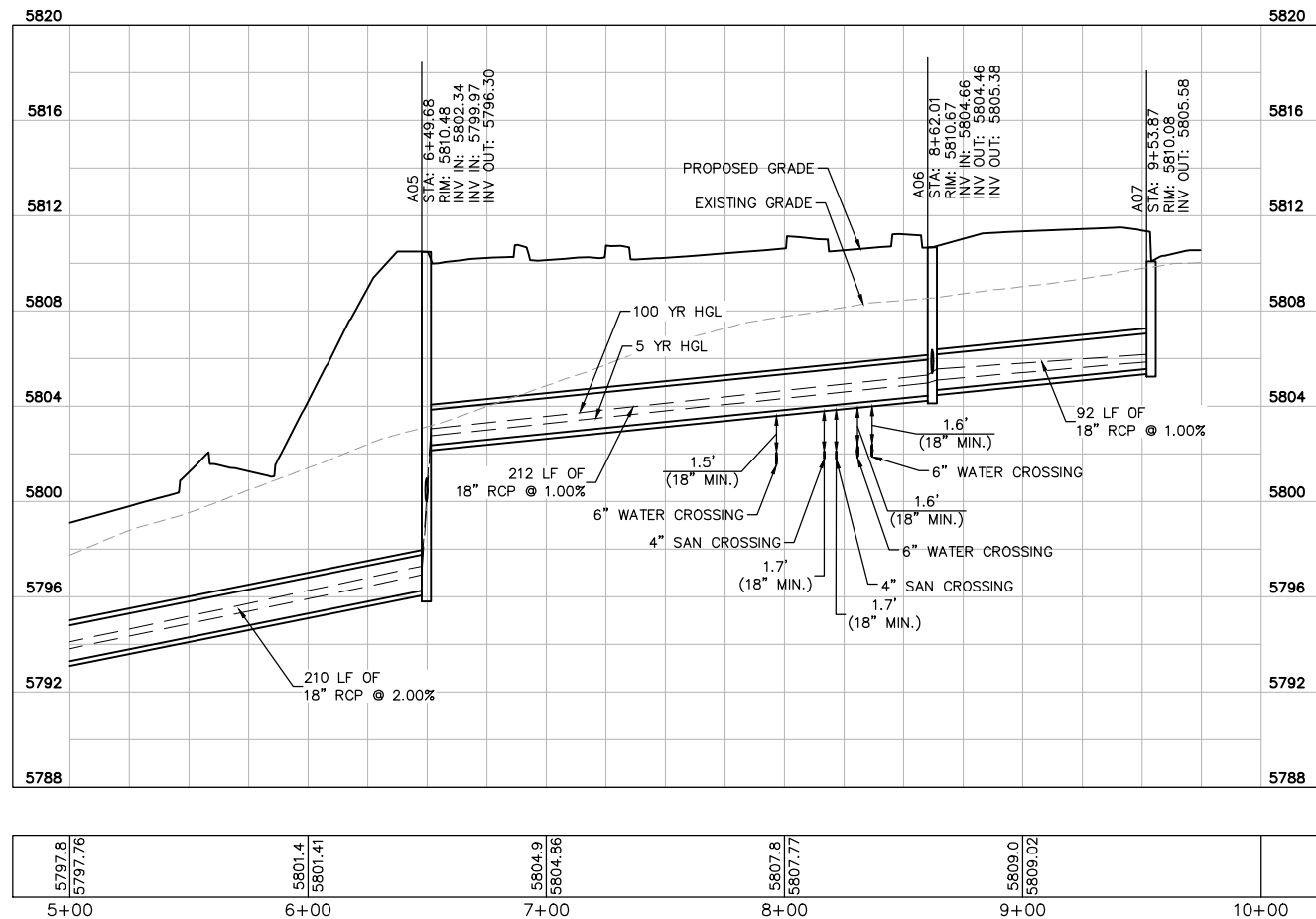
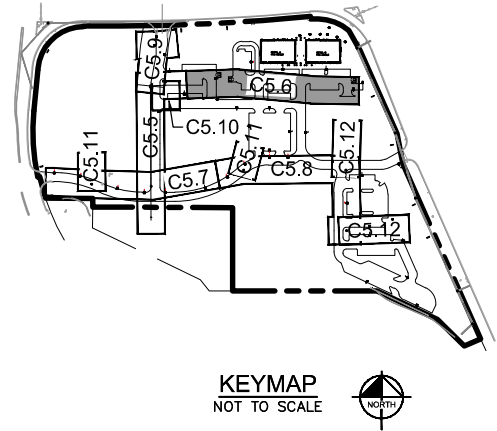
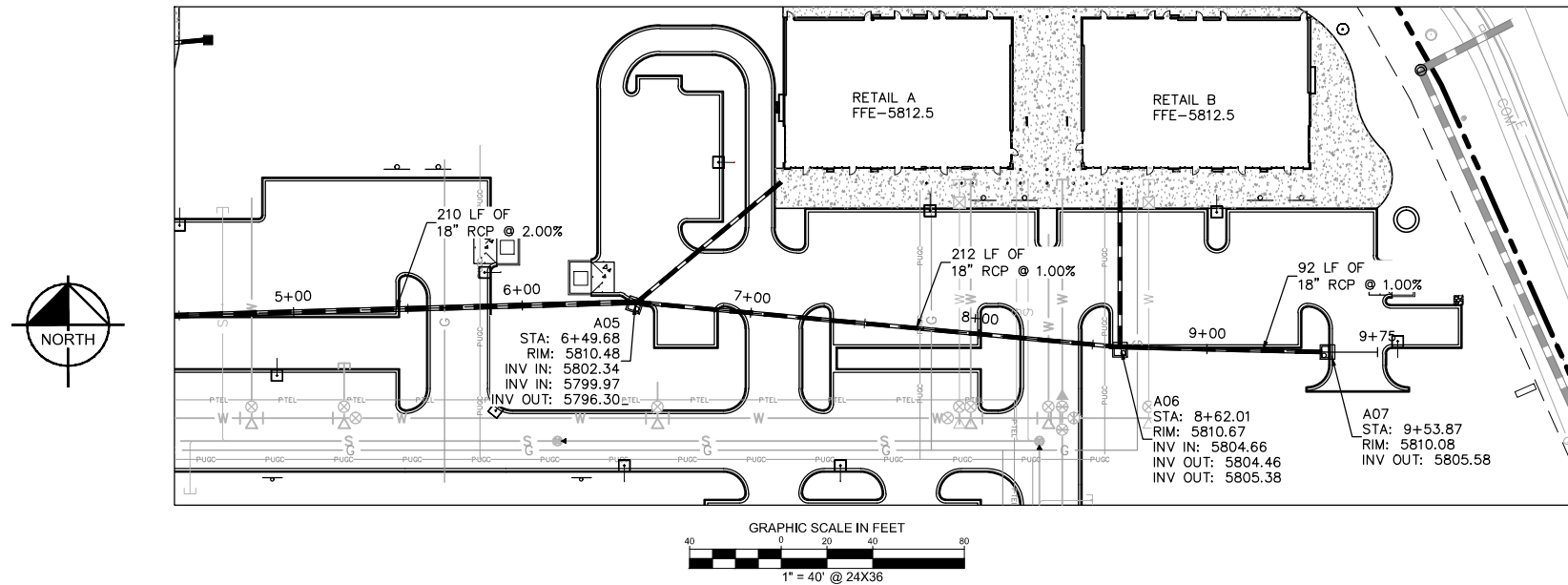
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CONSTRUCTION DOCUMENT
DETAILED GRADING PLAN

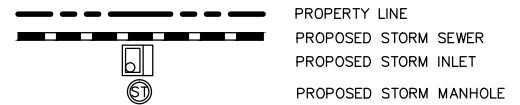
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LEGEND



STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R-10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R-5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R-5'
A04	INLET - CDOT TYPE R-5'
A04-1	INLET - CDOT TYPE R-5'
A05	INLET - CDOT TYPE R-5'
A06	INLET - CDOT TYPE R-5'
A07	INLET - CDOT TYPE R-5'
B00	INLET - CDOT TYPE R-10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R-5'
B04	INLET - CDOT TYPE R-5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R-5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R-10'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

STORM LINE A PROFILE [STA 5+00 TO 10+00]

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

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Denver, Colorado 80237 (303) 228-2300

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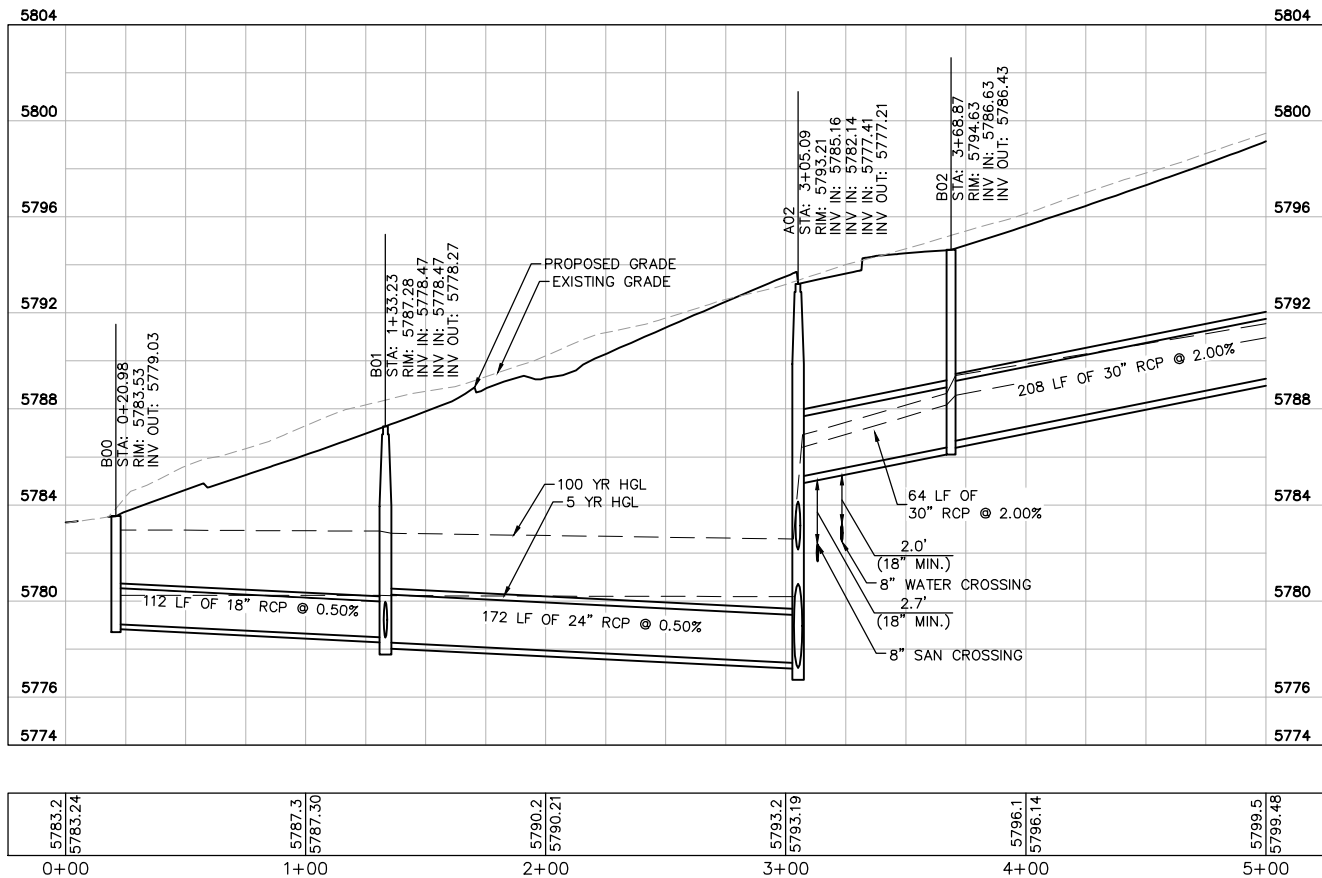
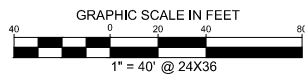
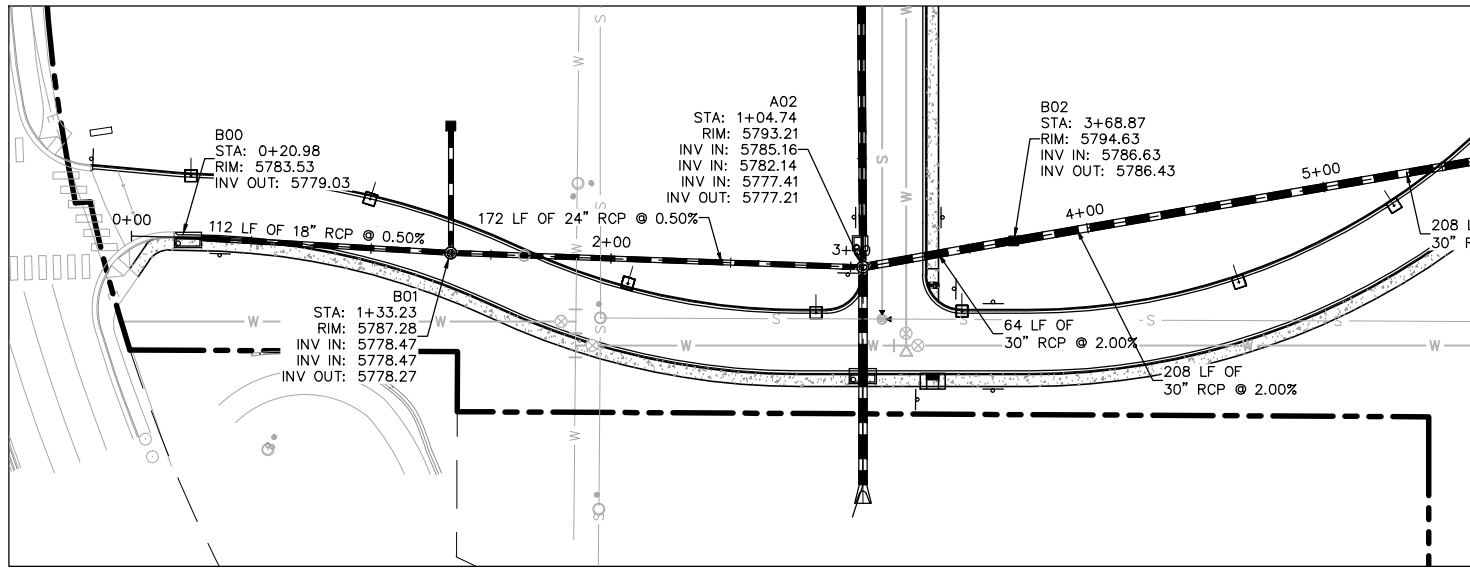
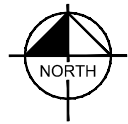
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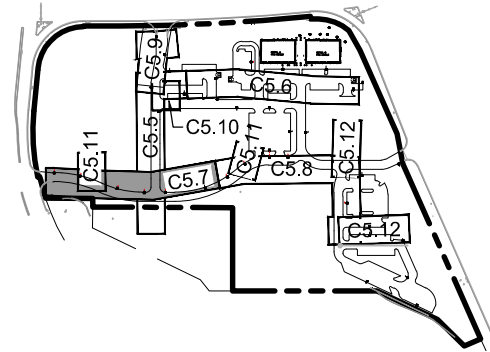


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STORM LINE B PROFILE [STA 0+00 TO 5+00]

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



LEGEND

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

STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R-10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R-5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R-5'
A04	INLET - CDOT TYPE R-5'
A04-1	INLET - CDOT TYPE R-5'
A05	INLET - CDOT TYPE R-5'
A06	INLET - CDOT TYPE R-5'
A07	INLET - CDOT TYPE R-5'
B00	INLET - CDOT TYPE R-10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R-5'
B04	INLET - CDOT TYPE R-5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R-5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R-10'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: CTM
CHECKED BY: DLS
DATE: 8/17/17

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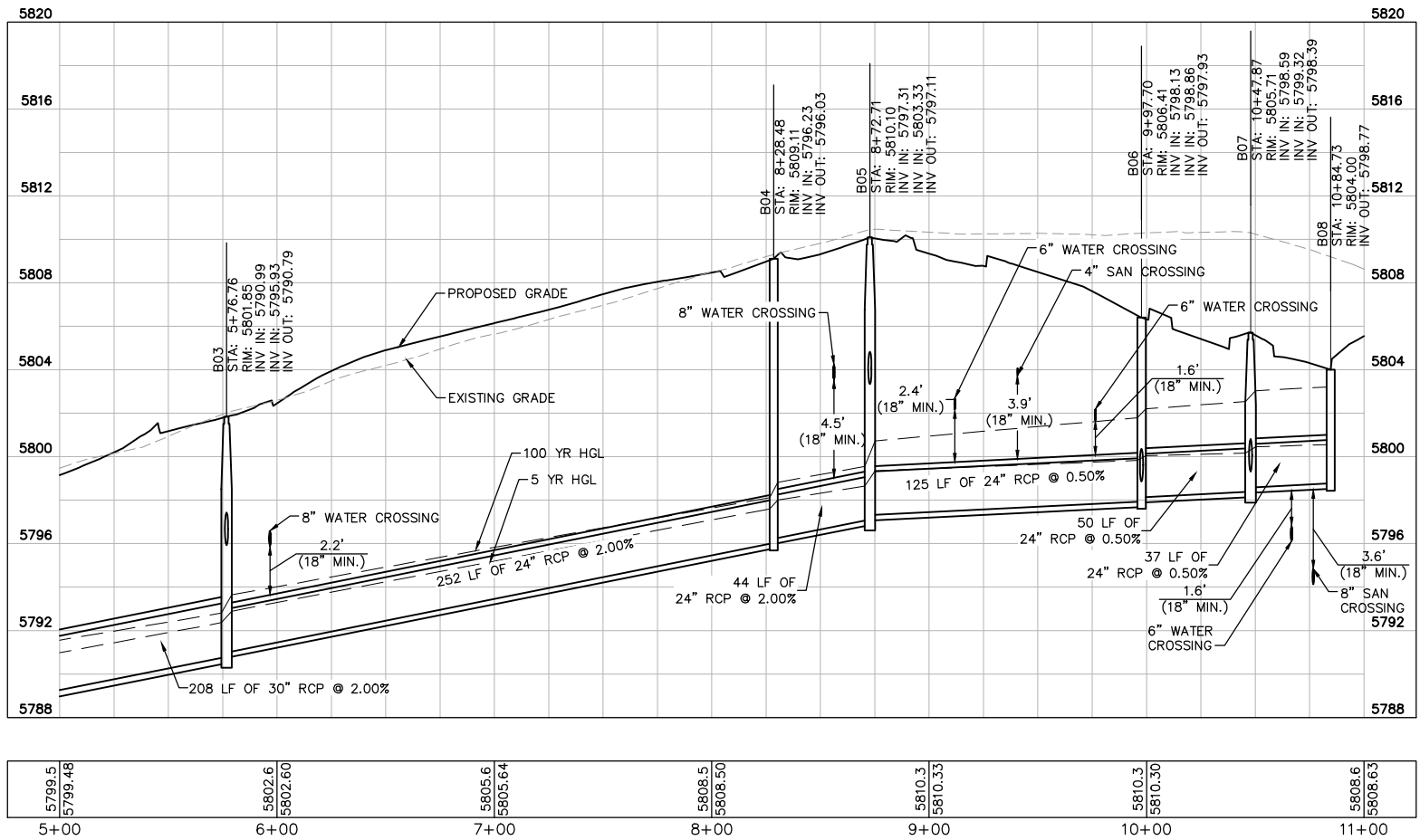
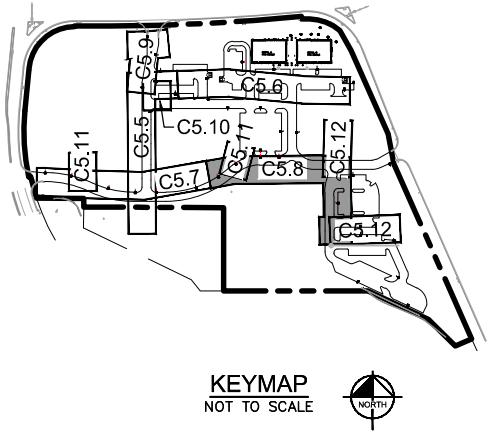
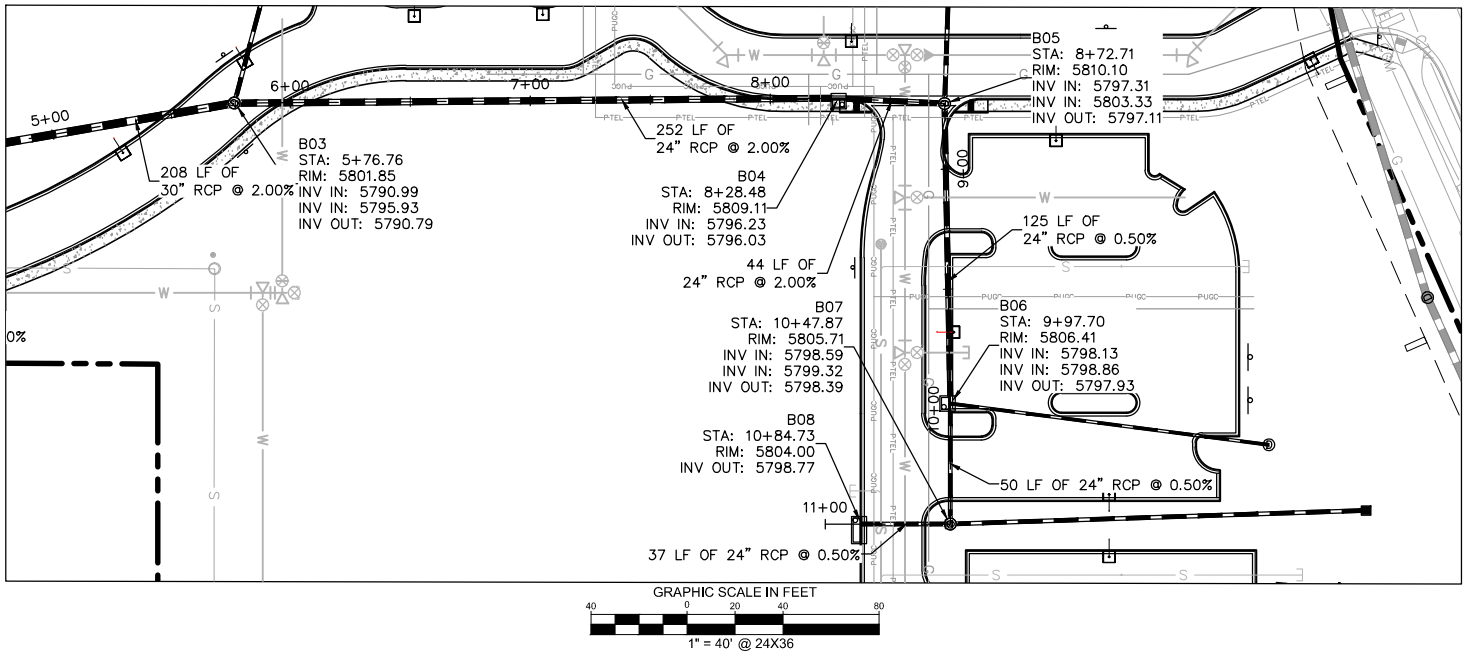
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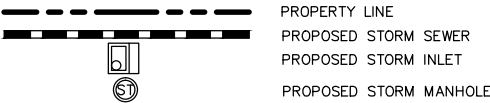
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STORM LINE B PROFILE [STA 5+00 TO 11+00]

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'

LEGEND



STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R-10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R-5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C-DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R-5'
A04	INLET - CDOT TYPE R-5'
A04-1	INLET - CDOT TYPE R-5'
A05	INLET - CDOT TYPE R-5'
A06	INLET - CDOT TYPE R-5'
A07	INLET - CDOT TYPE R-5'
B00	INLET - CDOT TYPE R-10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C-DEPRESSED
B02	INLET - CDOT TYPE C-DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R-5'
B04	INLET - CDOT TYPE R-5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C-DEPRESSED
B06	INLET - CDOT TYPE R-5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R-10'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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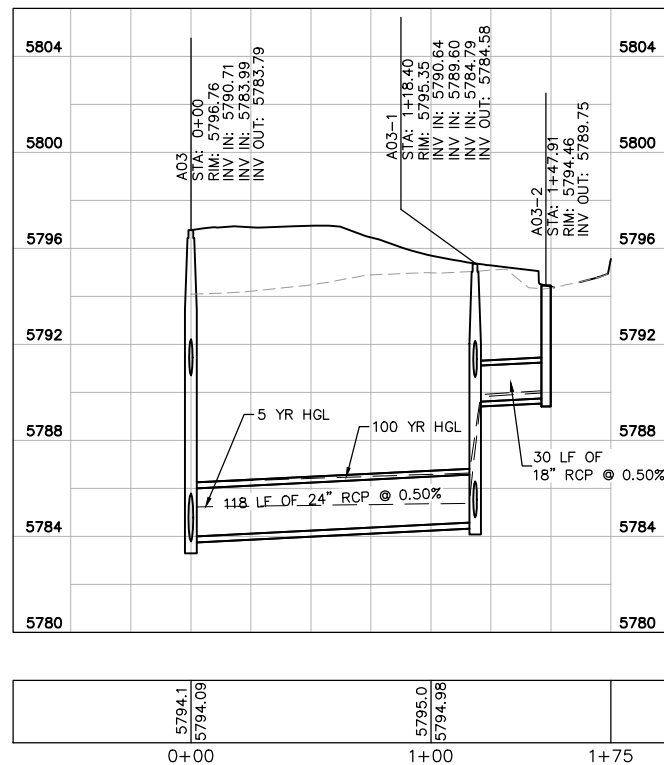
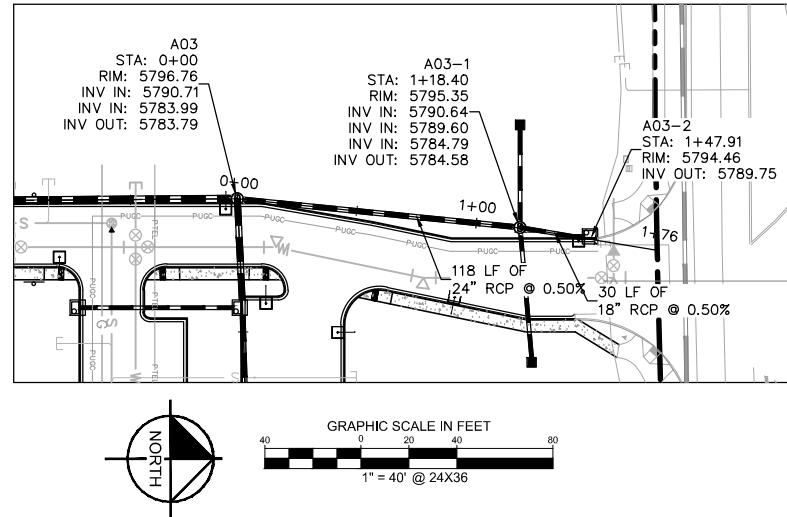
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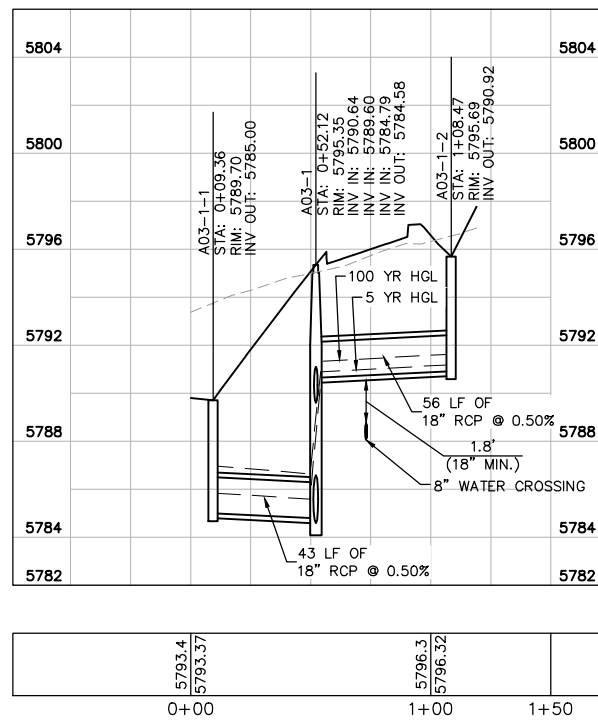
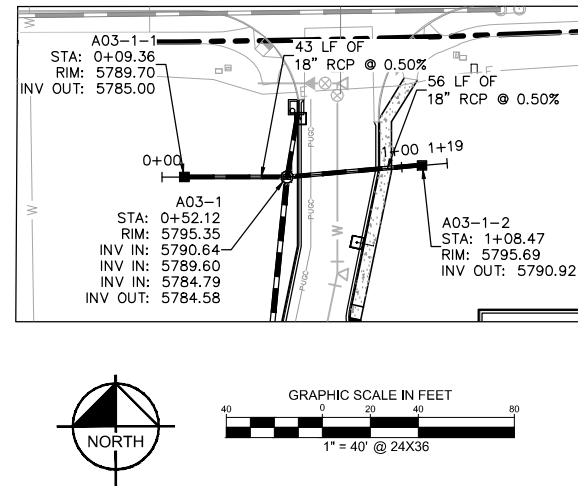
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STORM LATERAL A-1 PROFILE
[STA 0+00 TO 1+75]

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



STORM LATERAL A-1.1 PROFILE
[STA 0+00 TO 1+50]

HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



LEGEND

PROPERTY LINE

PROPOSED STORM SEWER

PROPOSED STORM INLET

PROPOSED STORM MANHOLE

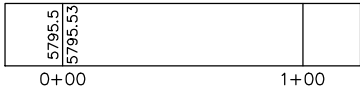
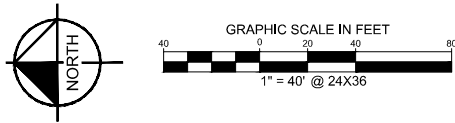
STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R -10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R -5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C -DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R -5'
A04	INLET - CDOT TYPE R -5'
A04-1	INLET - CDOT TYPE R -5'
A05	INLET - CDOT TYPE R -5'
A06	INLET - CDOT TYPE R -5'
A07	INLET - CDOT TYPE R -5'
B00	INLET - CDOT TYPE R -10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C -DEPRESSED
B02	INLET - CDOT TYPE C -DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R -5'
B04	INLET - CDOT TYPE R -5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C -DEPRESSED
B06	INLET - CDOT TYPE R -5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R -10'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____





HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



LEGEND



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

STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R -10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R -5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C -DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A04	INLET - CDOT TYPE R -5'
A04-1	INLET - CDOT TYPE R -5'
A05	INLET - CDOT TYPE R -5'
A06	INLET - CDOT TYPE R -5'
A07	INLET - CDOT TYPE R -5'
B00	INLET - CDOT TYPE R -10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C -DEPRESSED
B02	INLET - CDOT TYPE C -DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R -5'
B04	INLET - CDOT TYPE R -5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C -DEPRESSED
B06	INLET - CDOT TYPE R -5'
B07	4' DIA MANHOLE
B07-1	INLET - CDOT TYPE C
B08	INLET - CDOT TYPE R -10'

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DATE: 8/17/17

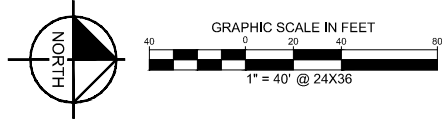
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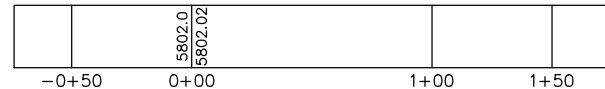
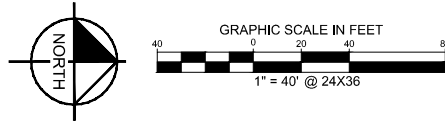
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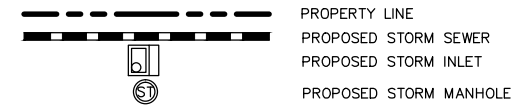
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



LEGEND



STRUCTURE ID	STRUCTURE TYPE
A00	FOREBAY
A01	INLET - CDOT TYPE R -10'
A02	5' DIA MANHOLE
A02-1	INLET - CDOT TYPE R -5'
A03	4' DIA MANHOLE
A03-1	4' DIA MANHOLE
A03-1-1	INLET - CDOT TYPE C -DEPRESSED
A03-1-2	INLET - CDOT TYPE C
A03-2	INLET - CDOT TYPE R -5'
A04	INLET - CDOT TYPE R -5'
A04-1	INLET - CDOT TYPE R -5'
A05	INLET - CDOT TYPE R -5'
A06	INLET - CDOT TYPE R -5'
A07	INLET - CDOT TYPE R -5'
B00	INLET - CDOT TYPE R -10'
B01	4' DIA MANHOLE
B01-1	INLET - CDOT TYPE C -DEPRESSED
B02	INLET - CDOT TYPE C -DEPRESSED
B03	5' DIA MANHOLE
B03-1	INLET - CDOT TYPE R -5'
B04	INLET - CDOT TYPE R -5'
B05	4' DIA MANHOLE
B05-1	INLET - CDOT TYPE C -DEPRESSED
B06	INLET - CDOT TYPE R -5'
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B07-1	INLET - CDOT TYPE C
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Denver, Colorado 80237 (303) 228-2300

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CHECKED BY:DLS
DATE: 8/17/17

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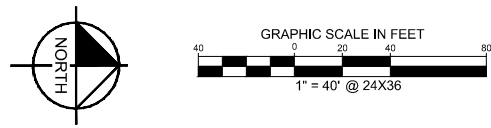
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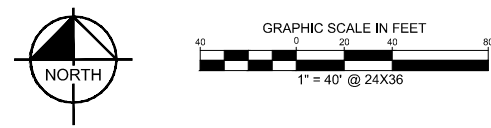
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HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=4'



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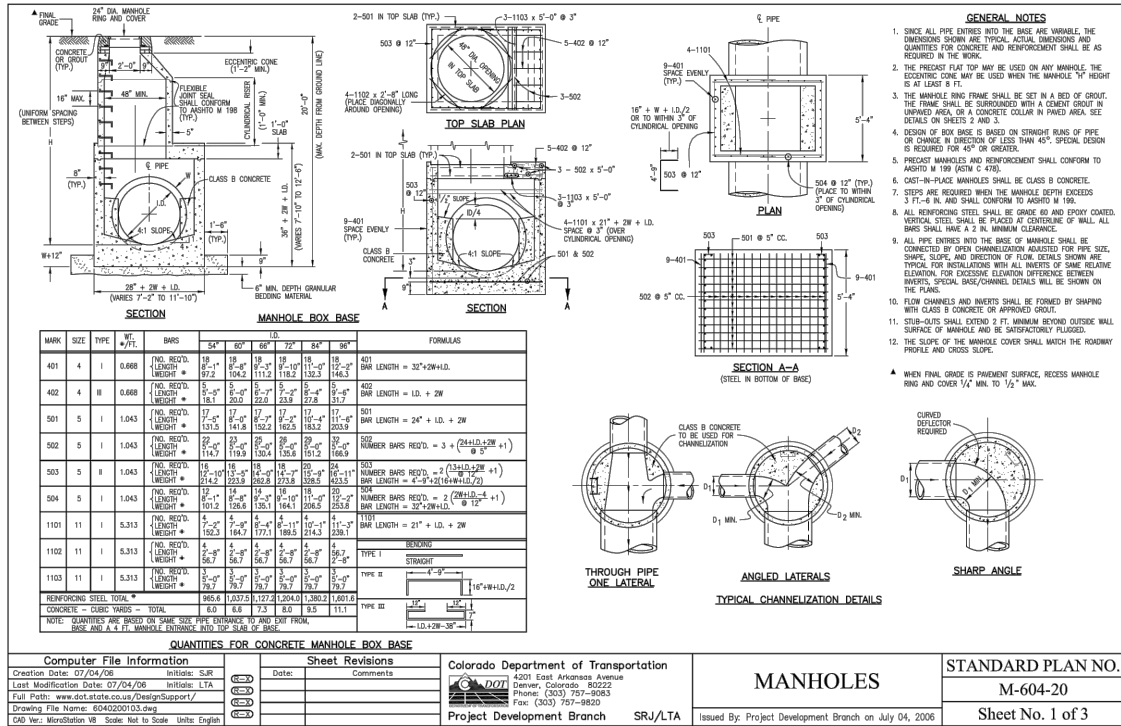
TOWN OF PARKER, DIRECTOR OF ENGINEERING	DATE
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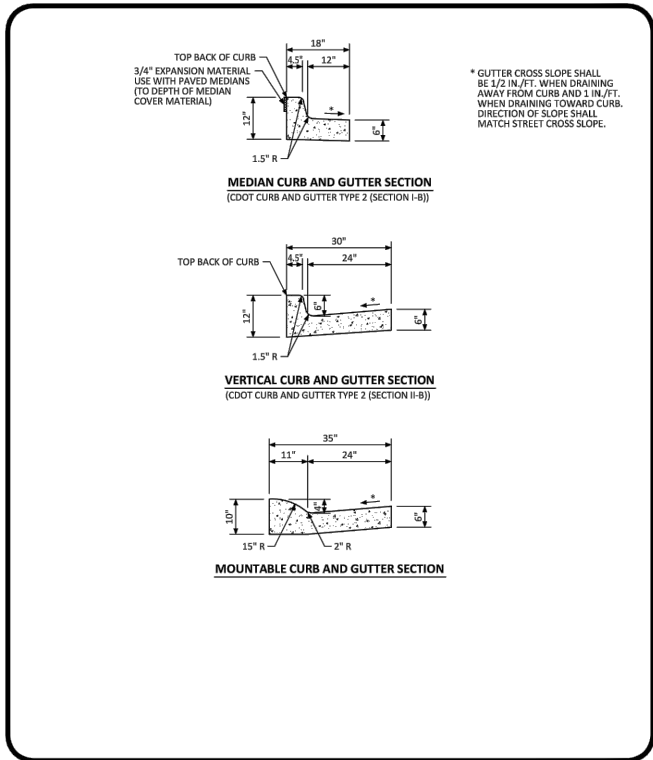
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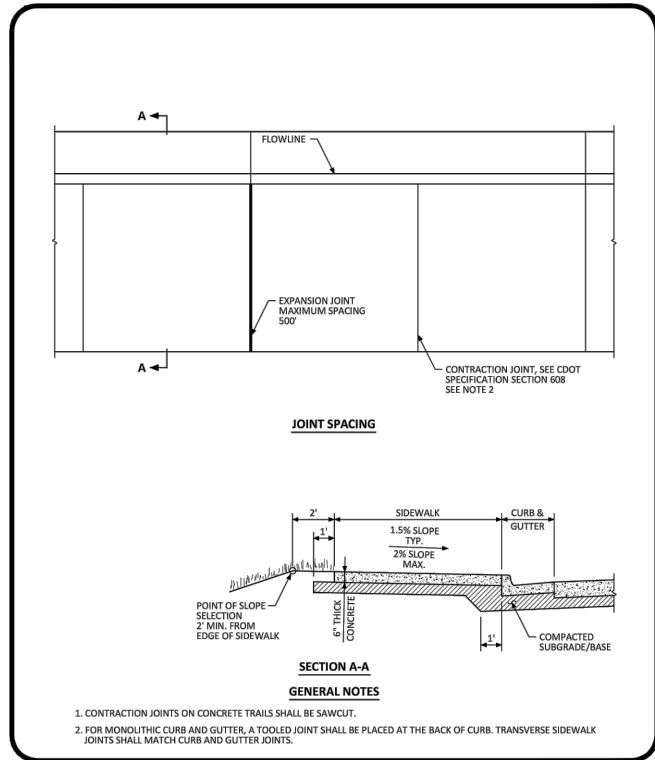




**CURB, GUTTER, AND
SIDEWALK SECTIONS
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
3
1 OF 1

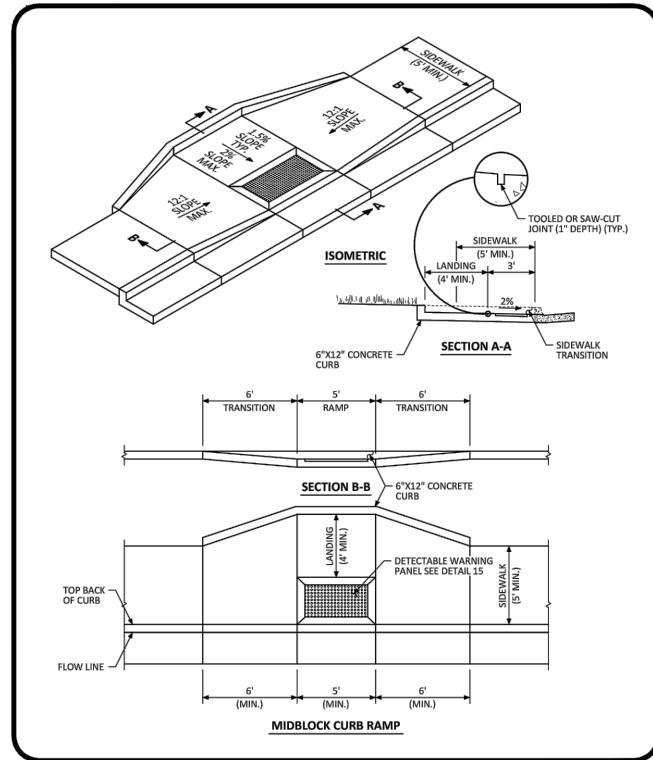




**ATTACHED SIDEWALK
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
4
2 OF 2

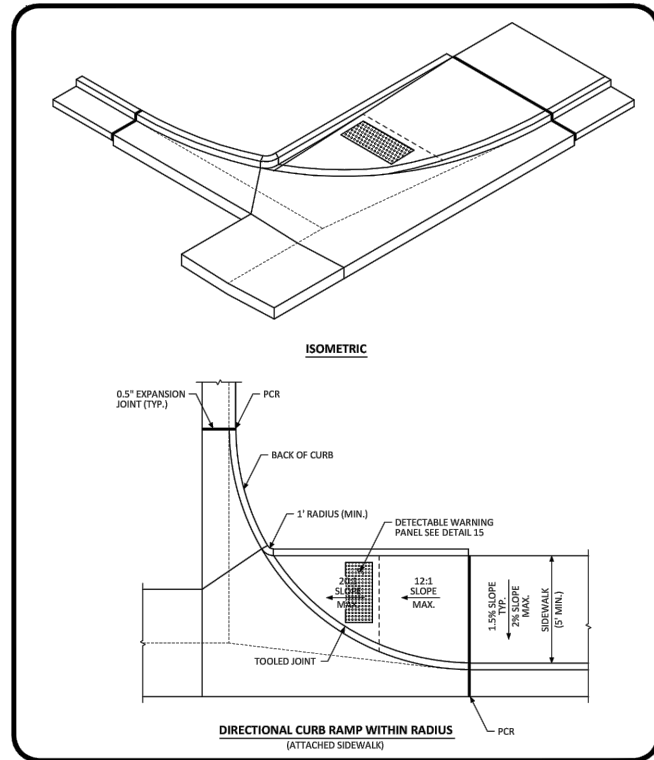




**MIDBLOCK CURB RAMP
LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
17
2 OF 2

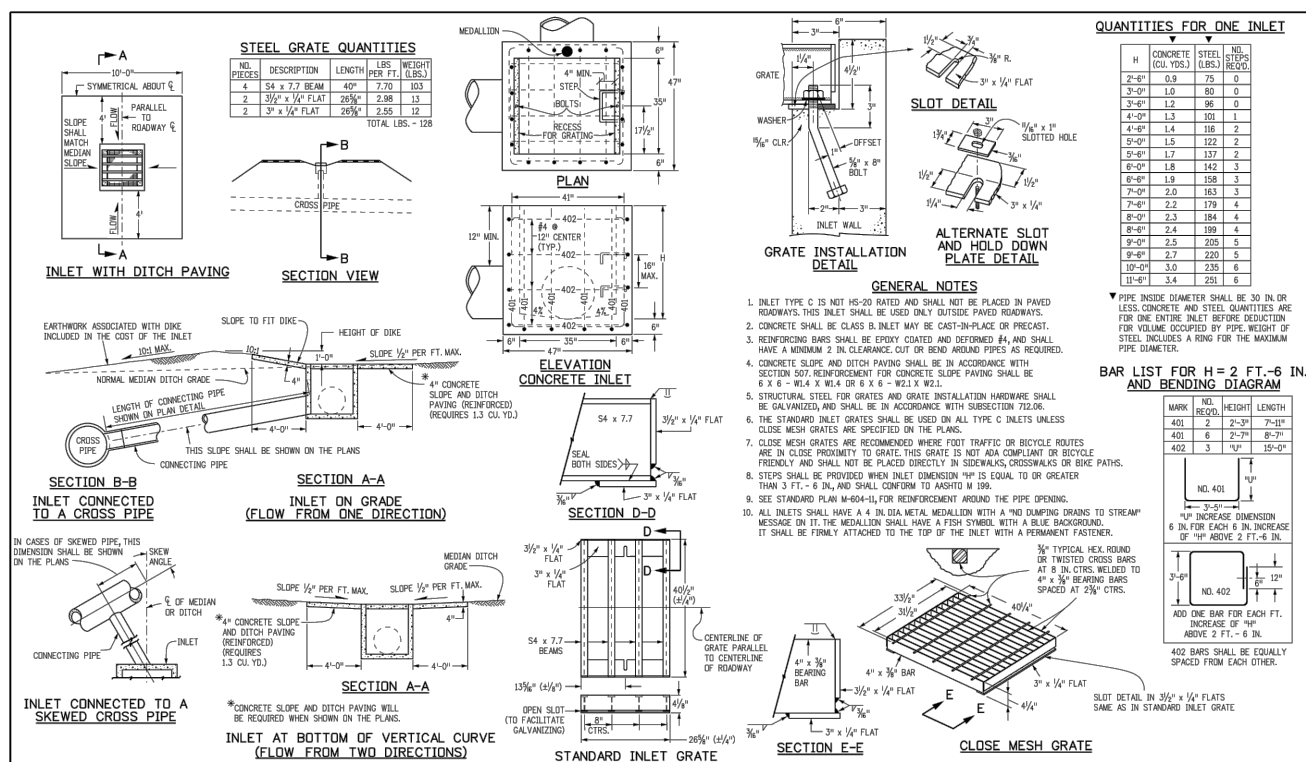




**DIRECTIONAL CURB RAMP
WITHIN RADIUS LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
18
1 OF 2

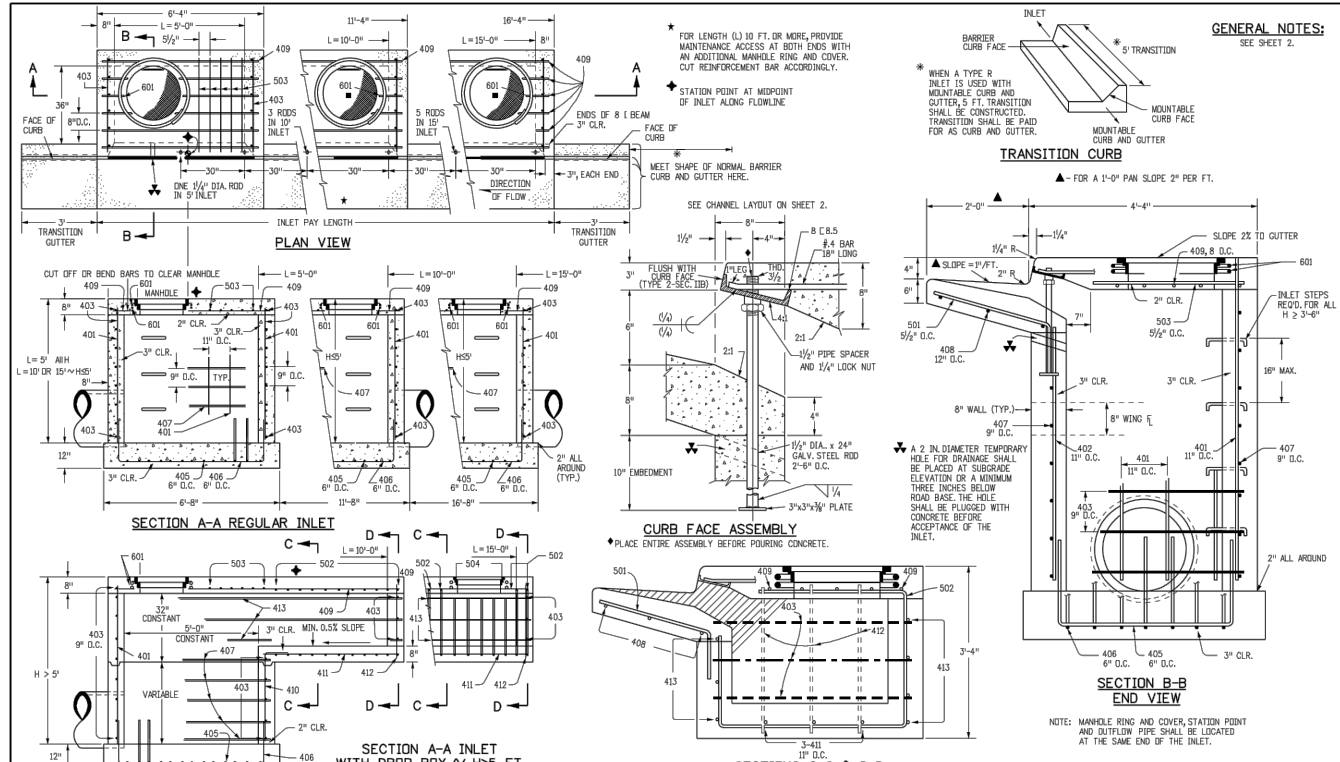


Computer File Information

Creation Date: 07/04/12
Last Modification Date: 07/04/12
Full Path: \\www.colorado.net\info\business\designsupport\096502001\096502001.dgn
Drawing File Name: 096502001.dgn
CAD Ver: MicroStation V8
Scale: Not to Scale
Units: English

Sheet Revisions

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