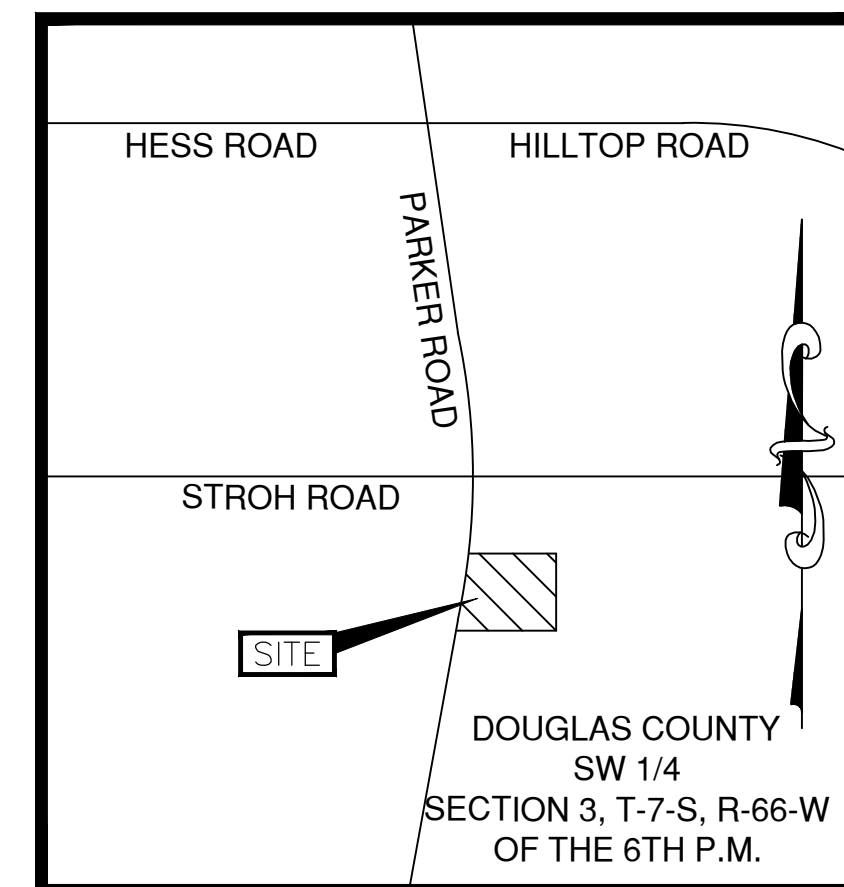


SITE DEVELOPMENT PLANS FOR



LOT 14 PARKER POINTE PARKER, COLORADO 80134



VICINITY MAP
Not to Scale

GENERAL NOTES:

- THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS, WHICH ARE BEING ALTERED OR REPLACED. THE CONTRACTOR SHALL CONTACT, IF DEEMED NECESSARY, THE ENGINEER FOR ADDITIONAL LANDSCAPING AND/OR IRRIGATION INFORMATION AND DETAILS REQUIRED TO COMPLETE THE WORK DETAILED IN THESE PLANS.

WETLANDS NOTICE:

ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/ DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.

WARRANTY/DISCLAIMER:

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A TEMPORARY BASIS AT THE SITE.

NOTICE TO BIDDERS:

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION DEPARTMENT AT (918) 884-2335. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

FLOOD CERTIFICATION:

THIS PROPERTY IS WITHIN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" (500-YEAR FLOOD PLAIN)), AND THEREFORE IS NOT IN THE 100 YEAR FLOODPLAIN PER FLOOD INSURANCE RATE MAP FOR COMMUNITY NO. 080049, MAP NUMBER 08035C0182G, DATED MARCH 16, 2016.

BENCHMARKS:

BENCHMARK #1
DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83),
ELEVATION = 5970.79 (NAVD1988)

UTILITIES CONTACT LIST:

TOWN OF PARKER
PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138
TEL: (303) 840-9546

FIRE DEPARTMENT
SOUTH METRO FIRE AND RESCUE
9195 EAST MINERAL AVENUE
CENTENNIAL, CO 80112
TEL: (720) 989-2244

GAS PROVIDER
XCEL ENERGY
550 15TH STREET, SUITE 700
DENVER, CO 80202
TEL: 1-800-628-2121

WATER/WASTEWATER PROVIDER:
PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DRIVE
PARKER, CO 80134
TEL : (303) 841-4627

ELECTRIC PROVIDER
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION
5496 NORTH U.S. HIGHWAY 85
SEDALIA, CO 80135
TEL: (303) 688-3100

PROJECT CONTACT LIST:

ENGINEER OF RECORD
CYNERGY
810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK, 74119
TEL: (918) 877-6000
FAX: (918) 877-4000

OWNER'S REPRESENTATIVE
STEPHEN ANDERSON
11251 FOREST HILLS DR.
PARKER, CO 80138
TEL : (918) 884-2335

DEVELOPER
PARKER & STROH, LLC
975 LINCON STREET, SUITE 204
PARKER, CO 80203
TEL : (303) 699-3368

CIVIL SHEET INDEX

Sheet Number	Sheet Title
GI001	COVER SHEET
CE101	EROSION CONTROL PLAN
CH101	HORIZONTAL CONTROL PLAN
CP101	JOINTING PLAN
CS101	SITE PLAN
CU101	UTILITY PLAN
CG101	GRADING PLAN
CS501	DETAILS

CYNERGY
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TULSA, OK 74119
www.cynergy.com

ROBERT L. DAY, PE
ENGINEER OF RECORD

CYNERGY ENGINEERING, PLLC
CA # 3537
EXPIRES 6/30/2020

Ziggi's COFFEE
PARKER, COLORADO

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

STIPULATION FOR REUSE
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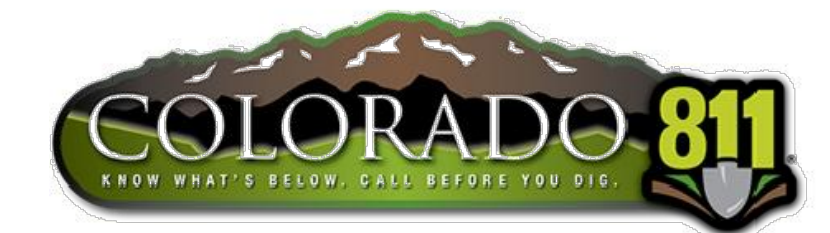
ISSUES / REVISIONS

NO	DATE	REVISION
	10/18/18	

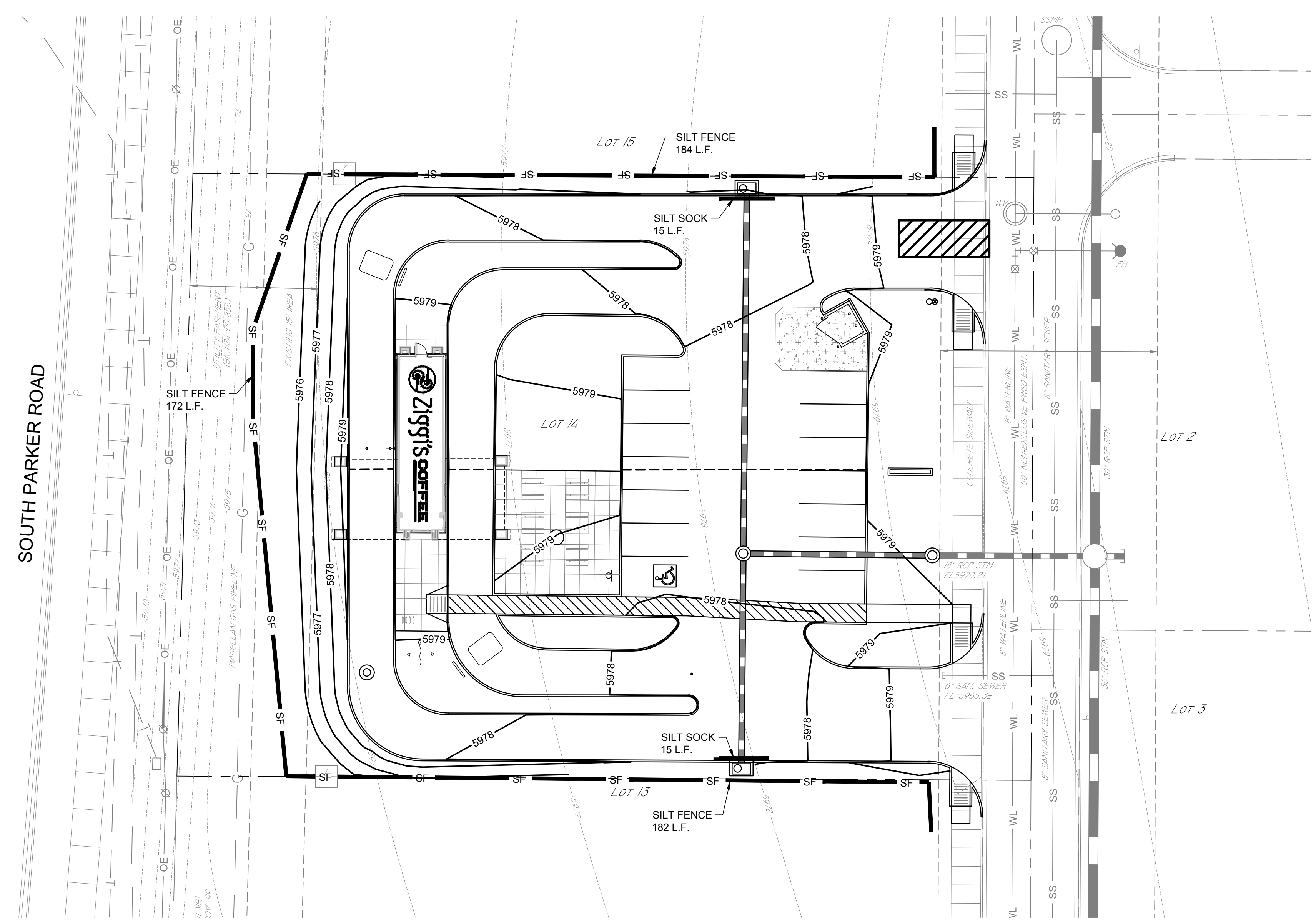
ISSUE DATE: 10/18/18
PROTO DATE:
CHECKED BY: WCM
DRAWN BY: AWD

SHEET NAME
COVER SHEET

SHEET NUMBER
GI001



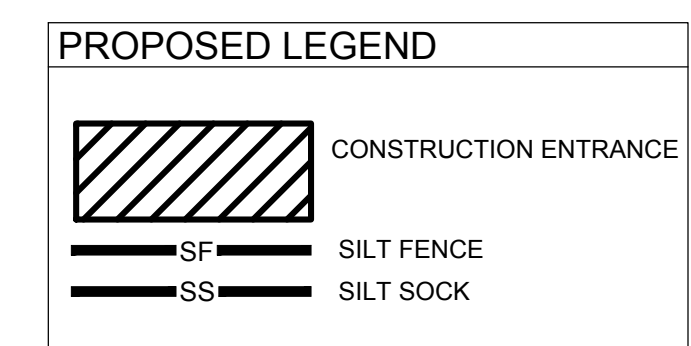
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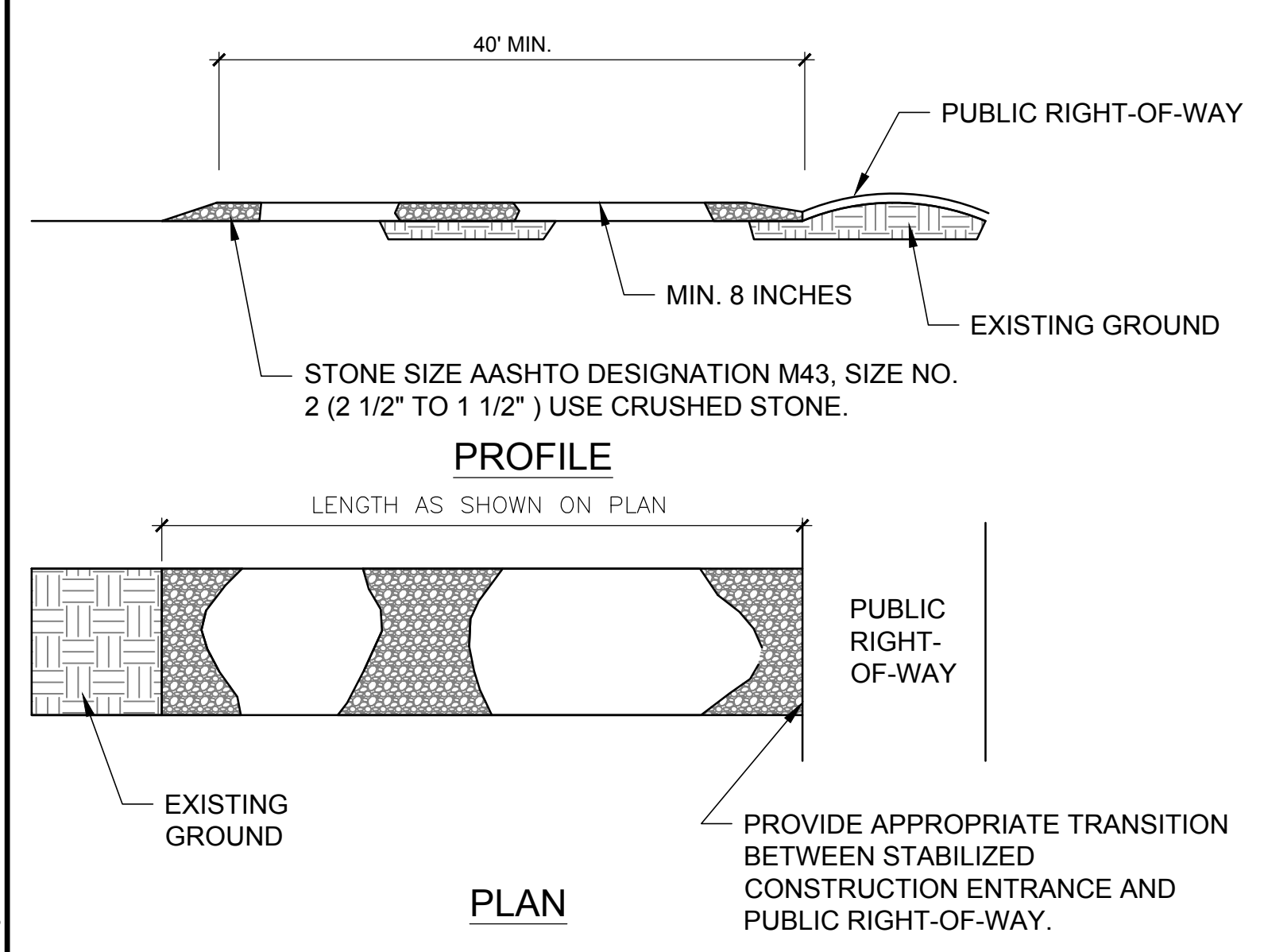
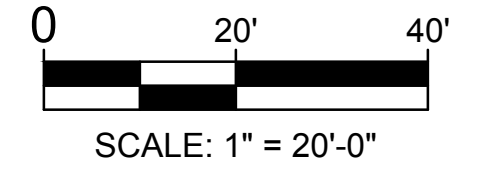
EROSION CONTROL PLAN NOTES

1. THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
2. THE EROSION CONTROL PLAN WILL INCORPORATE EROSION CONTROL MEASURES AND TECHNIQUES TO PREVENT SEDIMENT AND ERODED SOIL FROM LEAVING THE SITE EITHER IN THE EXISTING STORM DRAIN SYSTEM OR ONTO ADJACENT PRIVATE AND PUBLIC PROPERTY. CONSTRUCT TEMPORARY EROSION CONTROL SYSTEMS AS SHOWN ON THE PLANS TO PROTECT ADJACENT PROPERTIES AND WATER RESOURCES FROM EROSION AND SEDIMENTATION. CONTRACTOR SHALL NOTIFY THE CIVIL ENGINEER AT ONCE IF SITE CONDITIONS WARRANT ADDITIONAL EROSION CONTROL MEASURES. CONTRACTOR IS RESPONSIBLE FOR TAKING IMMEDIATE ACTION TO REMEDY EROSION CONTROL MEASURES WHILE ENGINEER IS PREPARING RESPONSE.
3. ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY GROUND DISTURBING ACTIVITIES.
4. THE APPROPRIATE EROSION CONTROL DEVICE(S) SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY AND SHALL BE PROPERLY MAINTAINED AND/OR OPERATED DURING THE TIME SUCH SPECIAL CONDITIONS EXIST. SILT FENCE SHOWN ON PLANS IS A SUGGESTED LAYOUT. IF CONDITIONS WARRANT, THE CONTRACTOR MAY SUBMIT AN ALTERNATE EROSION CONTROL PLAN TO THE CONSULTING ENGINEER FOR APPROVAL.
5. SEDIMENT COLLECTED BEHIND THE SILT FENCES OR SEDIMENT BARRIER SHALL BE REMOVED WHEN SEDIMENT REACHES ONE THIRD THE HEIGHT OF THE BARRIER.
6. SEDIMENT FILTERS AND SILT FENCES SHALL BE INSPECTED AND MAINTAINED NO LESS THAN WEEKLY AND/OR WITHIN 24 HOURS OF A RAINFALL EVENT OF 0.5 INCHES OR MORE. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO SEDIMENT REMOVAL, BARRIER REPAIR AND/OR REPLACEMENT.
7. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, PERIODICALLY WATER THE SITE TO CONTROL DUST.
8. SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING CONSTRUCTION OR UPON PERMANENT STABILIZATION OF THE DISTURBED AND GRADED AREAS, WHICHEVER OCCURS LAST.
9. ALL DISTURBED GRASS AREAS WITHIN THE CONSTRUCTION AREA SHALL BE REPAIRED OR REPLACED AND SHALL MEET OR EXCEED PRE DEVELOPMENT CONDITIONS.
10. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION AND DEBRIS REMOVAL HAS BEEN COMPLETED AND PERMANENT EROSION CONTROL MEASURES ARE IN PLACE.
11. ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAYS SHALL BE REMOVED IMMEDIATELY.
12. SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE ADEQUATELY CONTAINED THROUGH THE USE OF SEEDING, MULCH OR SILT FENCE.
13. WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
14. SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE OR CATCH BASIN.
15. PERMANENT EROSION CONTROL MEASURES SUCH AS SEEDING AND/OR SODDING SHALL TAKE PLACE AS SOON AS POSSIBLE AFTER FINAL GRADING OPERATIONS HAVE BEEN COMPLETED.

TOTAL DISTURBED AREA
0.67 ACRES
29,433 S.F.



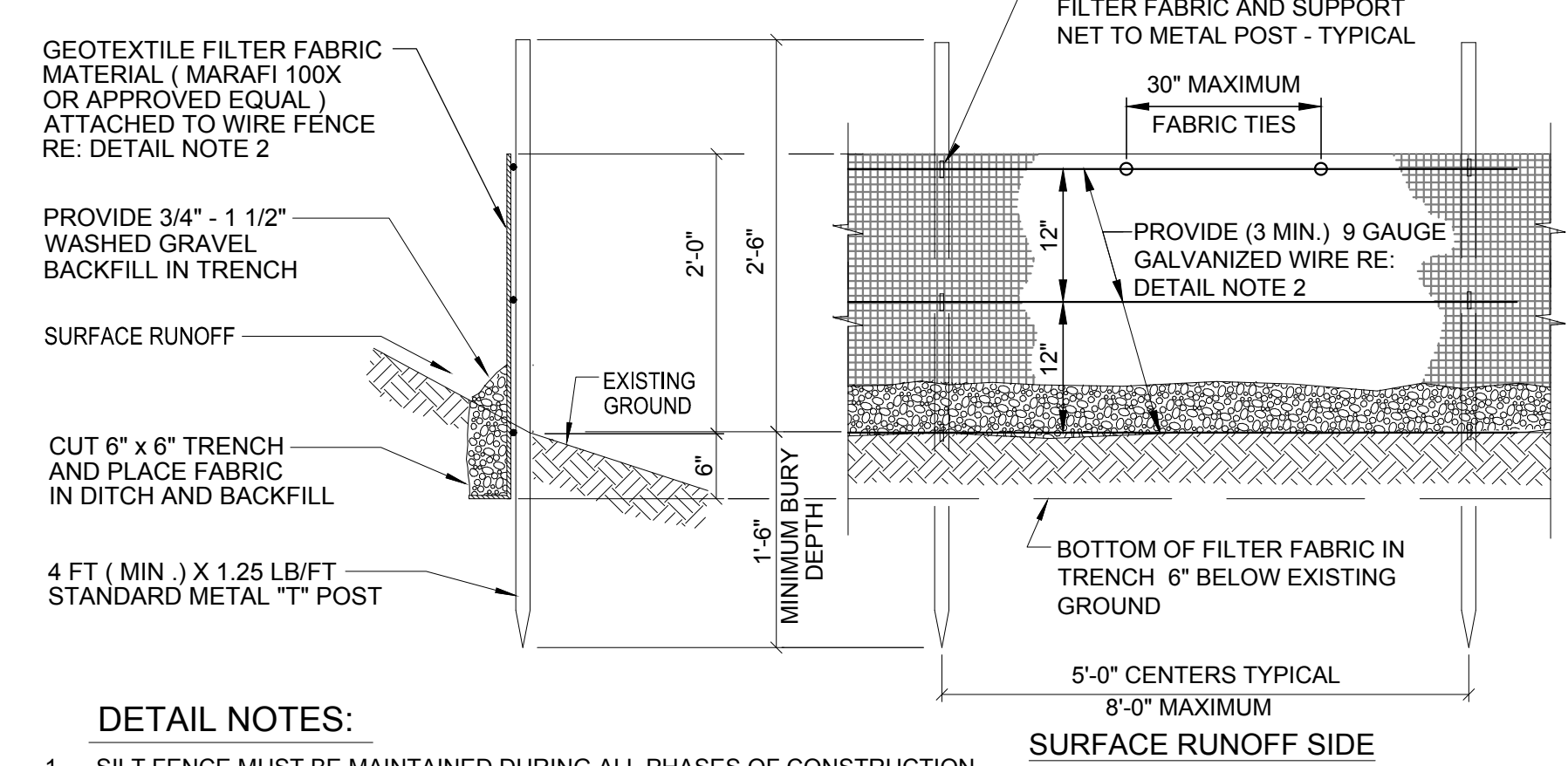
1 EROSION CONTROL PLAN
SCALE: 1" = 20'
NORTH



2 CONSTRUCTION ENTRANCE DETAIL
SCALE: NOT TO SCALE

CONSTRUCTION ENTRANCE NOTES:

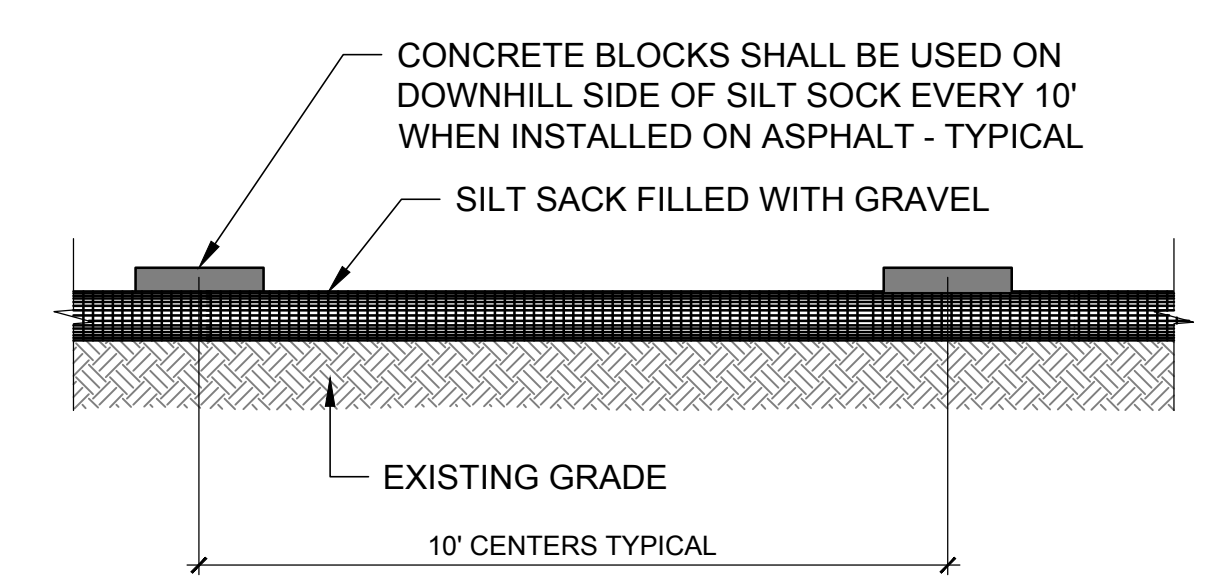
1. STONE SHALL BE AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
2. LENGTH-AS EFFECTIVE, BUT NO LESS THAN 40 FEET.
3. THICKNESS-NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH-NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR AS INDICATED ON THE PLAN.
5. WASHING-WHEN NECESSARY. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN PROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER-COURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE-THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY BY THE CONTRACTOR AT CONTRACTOR'S EXPENSE.



3 SILT FENCE DETAIL
SCALE: NOT TO SCALE

DETAIL NOTES:

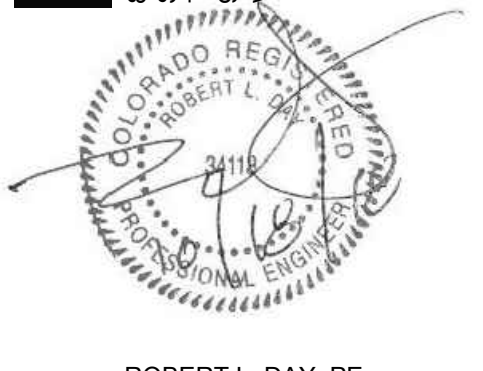
1. SILT FENCE MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION.
2. OPTION TO WIRE STRANDS: PROVIDE 6" X 6" X 11 GAGE SMOOTH ZINC-COATED (GALVANIZED) CARBON STEEL WIRE FENCE AS SUPPORT NETTING MATERIAL.
3. SILT FENCE IS DESIGNED FOR LOW FLOW STORM WATER RUN OFF ONLY. DO NOT USE SILT FENCE IN STREAM BED, DITCHES OR AREAS WITH RAPID WATER VELOCITY. FOR RAPID WATER VELOCITY USE A SEDIMENT BARRIER OR A DITCH CHECK.



DETAIL NOTE:

SILT SOCK MUST BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL SEEDING IS IN PLACE OR 75% VEGETATION STABILIZATION IS OBTAINED IN THE TRIBUTARY AREA.

4 SILT SOCK DETAIL
SCALE: NOT TO SCALE



ROBERT L. DAY, PE
ENGINEER OF RECORD
CYNERGY ENGINEERING, PLLC
CA # 3537
EXPIRES 6/30/2020

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ISSUES / REVISIONS

NO	DATE	REVISION

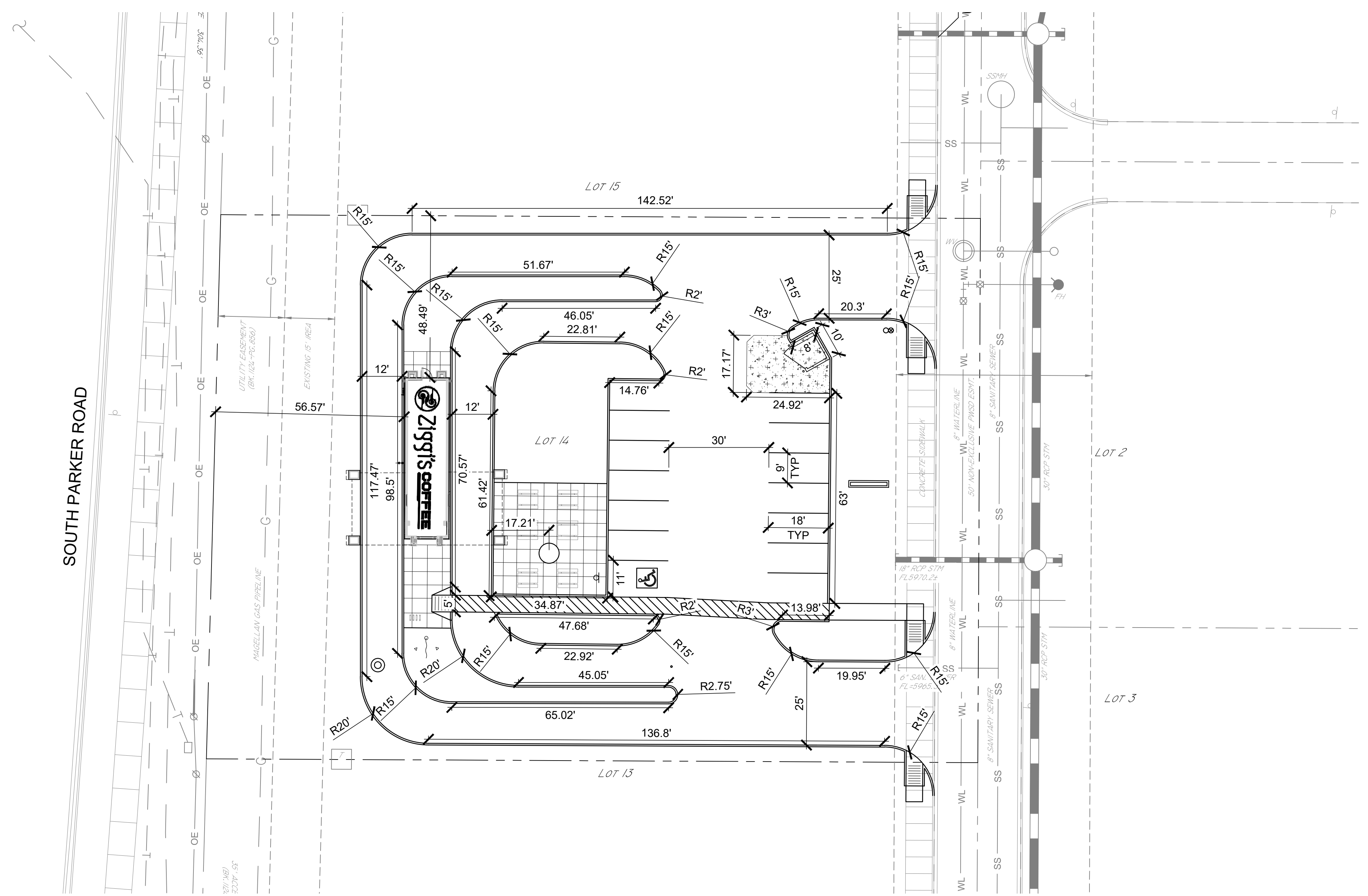
ISSUE DATE: 10/18/18
PROTO DATE:
CHECKED BY: WCM
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SHEET NAME
EROSION CONTROL PLAN

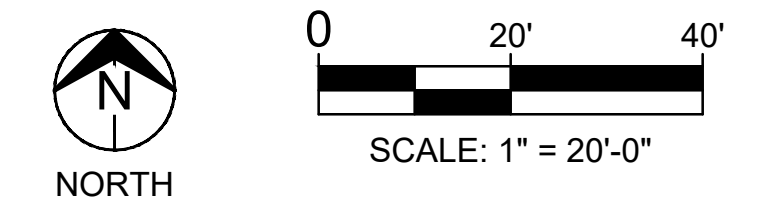
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1 HORIZONTAL CONTROL PLAN
SCALE: 1" = 20'



HORIZONTAL CONTROL NOTES

1. THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF ROAD, CENTERLINE OF PAINT STRIPES AND TO FACE OF CURB. DIMENSIONS TO BUILDINGS OR OF BUILDINGS ARE TO THE OUTSIDE FACE OF WALL, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.
4. BASIS OF BEARING IS BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
5. ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT CITY STANDARD SPECIFICATIONS AND DETAILS.
6. THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.

CYNERGY
810 SOUTH CINCINNATI
SECOND FLOOR
TULSA, OK 74119
www.cynergy.com

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EXPIRES 6/30/2020

Ziggis
COFFEE
PARKER, COLORADO

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ISSUES / REVISIONS

NO	DATE	REVISION
	/ / 18	

ISSUE DATE: 10/18/18
PROTO DATE:
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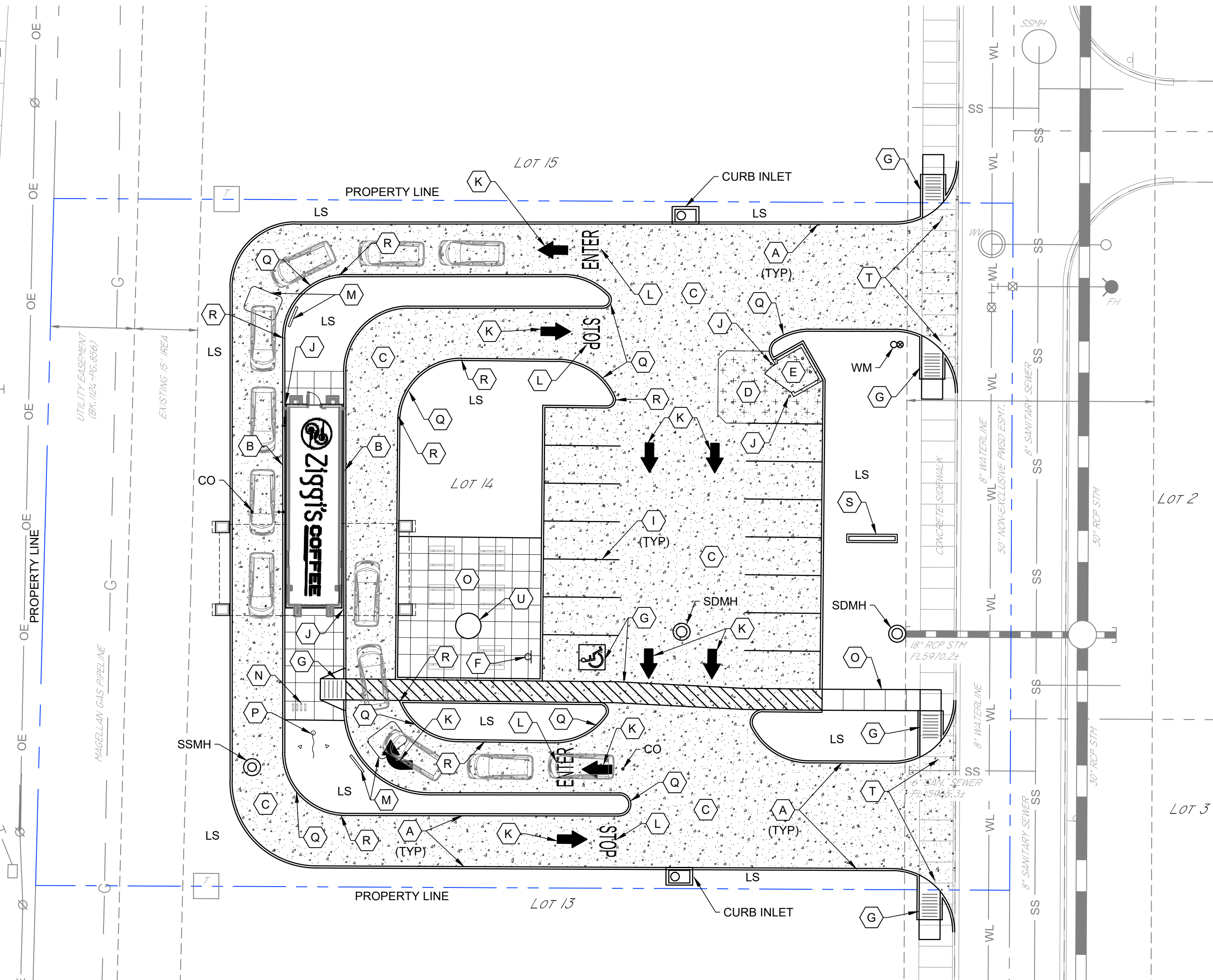
SHEET NAME
HORIZONTAL CONTROL PLAN

SHEET NUMBER
CH101



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SOUTH PARKER ROAD



1 SITE PLAN
SCALE: 1" = 20'

LEGEND

[Pattern]	STANDARD DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
LS	LANDSCAPE AREA

SITE CRITERIA

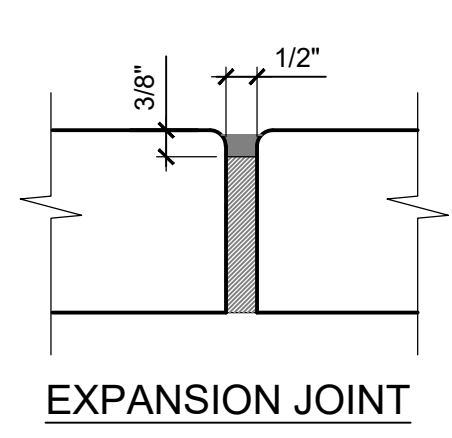
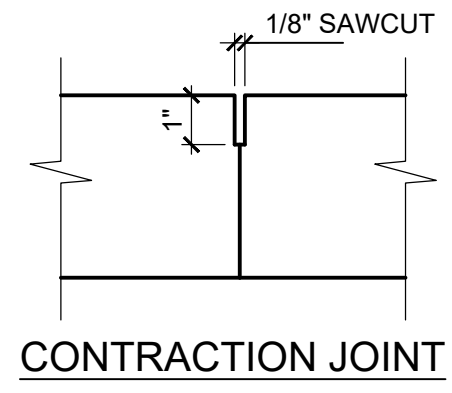
CURRENT ZONING	C, COMMERCIAL
TOTAL FLOOR AREA	624 S.F.
LAND AREA	37,473.84 S.F. (0.86 ACRES)
FLOOR TO AREA RATIO (FAR)	0.016
EXISTING IMPERVIOUS AREA	0 S.F.
PROPOSED IMPERVIOUS AREA	19,491 S.F.
PARKING (1/100 S.F.)	6
REGULAR SPACES REQUIRED	6
ACCESSIBLE SPACES REQUIRED	1
REGULAR SPACES PROVIDED	13
ACCESSIBLE SPACES PROVIDED	1
TOTAL SPACES PROVIDED	14

- SITE PLAN KEY NOTES**
- (A) CONSTRUCT 6" CURB AND GUTTER, RE: 3/CS101
 - (B) CONSTRUCT INTEGRAL 6" CURB, RE: 5/CS101
 - (C) CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT, RE: 1/CS501
 - (D) CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT, RE: 1/CS501
 - (E) CONSTRUCT TRASH ENCLOSURE, RE: ARCHITECTURAL
 - (F) INSTALL ADA PARKING SIGN, RE: 2/CS501
 - (G) INSTALL ADA CURB RAMP, RE: 2/CS501
 - (H) ADA PARKING SYMBOLS & STRIPING, RE: 3/CS501
 - (I) 4" SOLID WHITE PARKING LINE
 - (J) CONSTRUCT PIPE BOLLARD, RE: 4/CS501
 - (K) PAINTED DIRECTIONAL ARROW (WHITE)
 - (L) PAINTED "ENTER", 6" HIGH
PAINTED "STOP", 6" HIGH
 - (M) MENU BOARD W/DETECTION LOOP
 - (N) INSTALL INVERTED "U" BIKE RACKS (4)
 - (O) CONSTRUCT CONCRETE SIDEWALK, RE: 5/CS501
 - (P) FLAG POLE WITH ILLUMINATION
 - (Q) CONSTRUCT ROLL OVER CURB AT INSIDE RADIUS OF DRIVE THRU LANE, RE: 4/CS101
 - (R) TRANSITION FROM ROLL OVER CURB TO STANDARD CURB AND GUTTER IN 24"
 - (S) MONUMENT SIGN, BY OTHERS
 - (T) REMOVE EXISTING SIDEWALK, CURB AND GUTTER IN DRIVE OPENING
 - (U) ROCK/WATER FEATURE, 6" DIA. SLAB LEAVE OUT RE: ARCHITECTURAL PLANS

- SITE PLAN NOTES**
- THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES CAN BE LOCATED AND MARKED.
 - EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 - SIDEWALK EXPANSION JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL 2/CS101.
 - BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W.
 - THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL AS SHOWN ON THE CONSTRUCTION PLANS FOR PARKER POINTE AS PREPARED BY PERCEPTION DESIGN GROUP, INC.
 - EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH STRUCTURAL BUILDING PLANS AND SPECIFICATIONS.
 - ALL CONSTRUCTION AND METHODS TO BE IN STRICT ACCORDANCE WITH CURRENT THE CITY STANDARD SPECIFICATIONS AND DETAILS.
 - THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND WILL NOT BE LIMITED TO NORMAL WORKING HOURS. MAINTAIN ALL BARRICADES, WARNING SIGNS, FLASHING LIGHTS AND TRAFFIC CONTROL DEVICES DURING CONSTRUCTION. CONTRACTOR SHALL COMPLY WITH ALL O.S.H.A. REGULATIONS AND SAFETY REQUIREMENTS.
 - THIS SET OF CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS A WHOLE IN THAT THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS ARE RESPONSIBLE FOR INFORMATION PRESENTED ON ALL SHEETS OF THIS SET OF DRAWINGS.
 - CONTRACTOR IS TO BE RESPONSIBLE FOR OBTAINING ANY REQUIRED STATE OR LOCAL PERMITS. CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, AS NECESSARY, TO RETURN IT TO THE EXISTING CONDITION OR BETTER. CONTRACTOR SHALL REPAIR AND RESTORE ANY AREAS DAMAGED DURING CONSTRUCTION AT HIS OWN EXPENSE.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL MEASURES PER THE EROSION CONTROL PLAN (CE101).
 - THE CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL CITY, COUNTY, STATE AND FEDERAL SAFETY AND HEALTH REGULATIONS, IN PARTICULAR THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
 - ALL PAVEMENT MARKING OF STRIPES TO BE 4" WIDE, WHITE AND APPLIED IN TWO COATS, UNLESS OTHERWISE NOTED.
 - PARKING LOT STRIPING AND REQUIRED ADA ACCESSIBLE AISLES SHOWN ON PLAN SHALL BE MARKED IN ACCORDANCE WITH CURRENT ADA GUIDELINES.
 - ALL NEW SIDEWALKS, NOT ADJACENT TO THE BUILDING, SHALL BE 4" THICK AND A MINIMUM OF FOUR (4) FEET WIDE. SIDEWALKS SHALL HAVE A LIGHT BROOM FINISH WITH A MAXIMUM CROSS SLOPE OF TWO PERCENT. TRANSVERSE CONTRACTION JOINTS SHALL MAINTAIN AN EQUAL SPACING WITH THE SIDEWALK WIDTH. SIDEWALK EXPANSION JOINTS SHALL NOT EXCEED 40 FOOT SPACING UNLESS OTHERWISE NOTED.

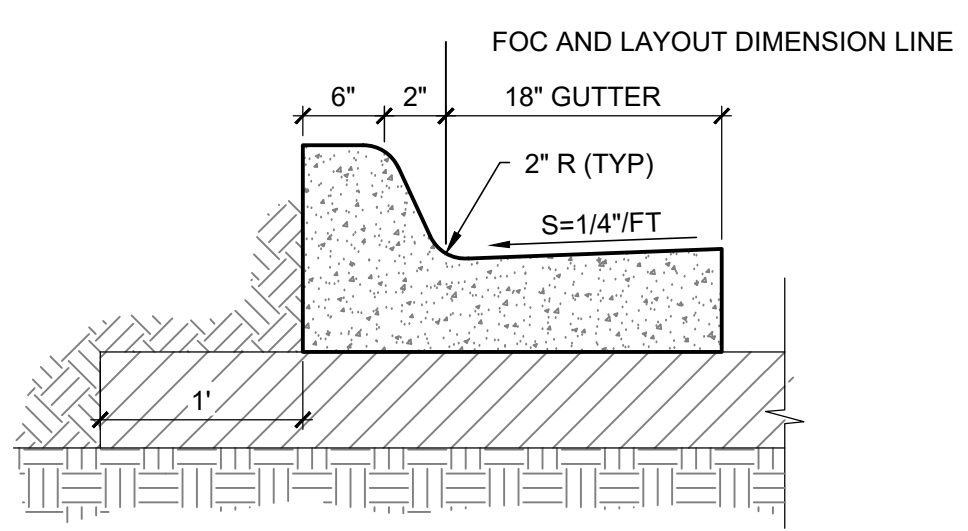
- ADA NOTES**
- ANY REQUEST BY THE GOVERNING AUTHORITY OR INSPECTOR TO ALTER ADA COMPLIANCE DETAILS OR REQUIREMENTS DEPICTED ON AND IN THESE PLANS AND SPECIFICATIONS MUST BE DIRECTED TO THE OWNER'S CONSTRUCTION MANAGER FOR AUTHORIZATION. ANY CHANGES MADE WITHOUT PROPER AUTHORIZATION AND LATER FOUND TO BE NON-COMPLIANT WITH THE DETAILS AS SHOWN ON AND IN THESE PLANS AND SPECIFICATIONS WILL BE REMOVED AND REPLACED TO BE MADE FULLY COMPLIANT, REGARDLESS OF MAGNITUDE, AT THE CONTRACTOR AND/OR SUB-CONTRACTOR'S EXPENSE. THE CONTRACTOR MUST FOLLOW THE "REQUEST FOR INFORMATION" (RFI) PROCESS IN ACQUIRING THE APPROVAL OF CHANGES TO ADA RELATED ITEMS.
 - RE: GRADING PLAN SHEET (CG101) FOR FINAL GRADES.
 - ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC R/W AND WHEN ADJACENT STREET GRADES EXCEED 5%, THEN SIDEWALK RUNNING SLOPES MAY MATCH STREET GRADES.
 - 1/8" MAXIMUM DEPTH TO TOP OF SEALANT AND 1/8" MAXIMUM PROTRUSION TO TOP OF SEALANT ALONG ADA ACCESS ROUTES.

- PAVING NOTES**
- ALL CONCRETE SHALL BE 4000 PSI, AND ALL REINFORCING STEEL SHALL BE GRADE 60, UNLESS OTHERWISE NOTED.
 - TRAFFIC CONTROL MEASURES SHALL BE IN-ACCORDANCE WITH THE CITY AND THE LATEST VERSION OF THE MUTCD.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND ANY NEW PAVEMENT.
 - CONTRACTOR SHALL PROVIDE AND INSTALL 4 INCH PVC SLEEVES FOR FUTURE UTILITY CROSSINGS UNDER NEW PAVEMENT. THE LOCATION AND NUMBER OF CONDUITS SHALL APPEAR ON THE SITE UTILITY PLAN. VERIFY CONDUIT LOCATIONS WITH ALL UTILITY COMPANIES, AGENCIES OR ENGINEER SUPPLYING FUTURE SERVICES.
 - ALL TRENCH BACKFILL FOR OPEN CUT PAVEMENT AREAS SHALL BE BACKFILLED FULL DEPTH WITH AGGREGATE BASE MATERIAL AND COMPACTED IN 9 INCH LIFTS TO 95% STANDARD PROCTOR DENSITY TO THE BOTTOM OF SURFACE PAVEMENT.

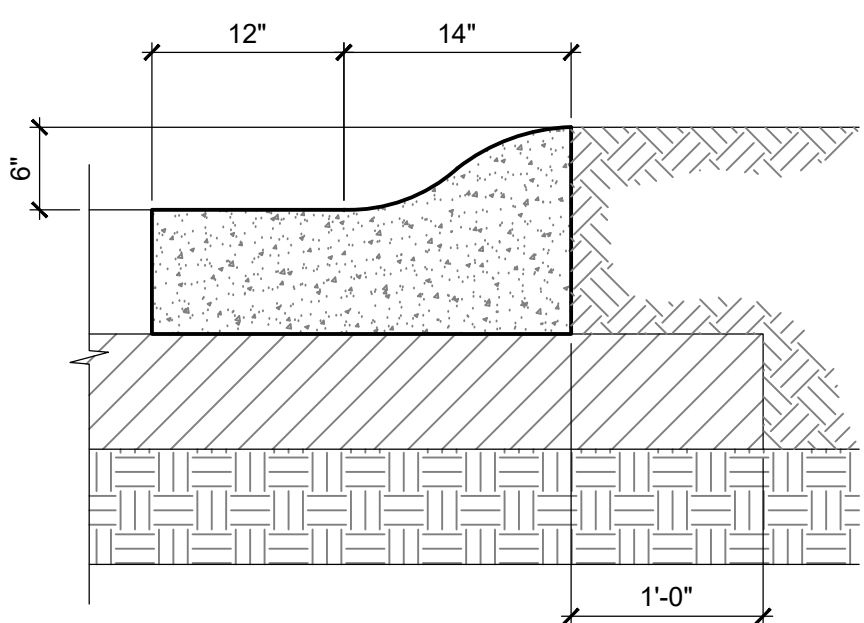


- NOTES:**
- CONTRACTION JOINTS SHALL BE PLACED EVERY 6' UNLESS OTHERWISE NOTED.
 - EXPANSION JOINTS SHALL BE PLACED EVERY 54' UNLESS OTHERWISE NOTED AND NEXT TO BUILDING.

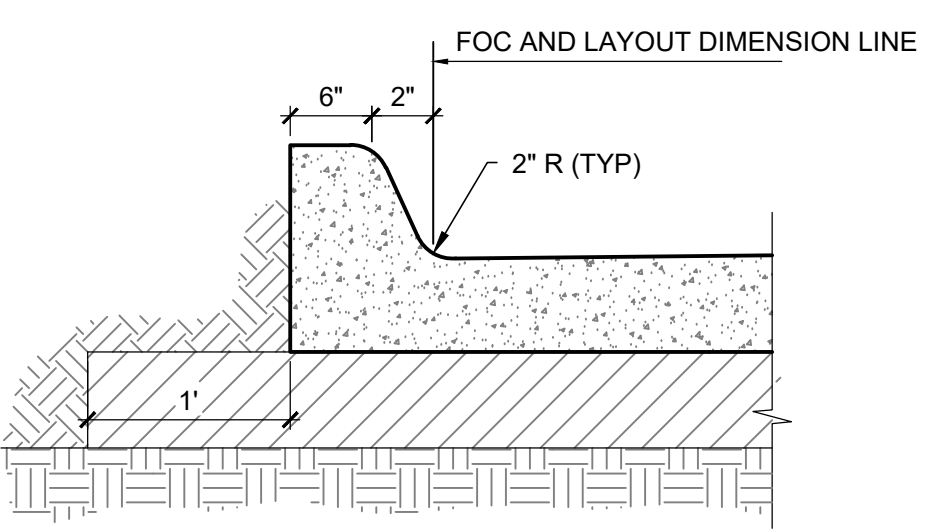
2 SIDEWALK JOINT DETAILS
SCALE: NOT TO SCALE



3 CURB AND GUTTER DETAIL
SCALE: NOT TO SCALE



4 ROLL OVER CURB DETAIL
SCALE: NOT TO SCALE



5 INTEGRAL CURB DETAIL
SCALE: NOT TO SCALE

LEGEND (ABBREVIATIONS)

CMP	CORRUGATED METAL PIPE
CO	SANITARY SEWER CLEAN OUT
ES	ELECTRICAL SECONDARY UNDERGROUND
F.F.E.	FINISH FLOOR ELEVATION
FL	FLOW LINE
G	GUTTER
GL	GAS LINE
HDPE	HIGH-DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FOOT
LS	LANDSCAPE AREA
O.C.	ON CENTER
OE	OVERHEAD ELECTRICAL LINE
PP	POWER POLE
R	RADIUS
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER LINE
SSMH	SANITARY SEWER MANHOLE
T	THICK
TC	TOP OF CURB
TG	TOP OF GRATE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TYP	TYPICAL
UE	UNDERGROUND ELECTRICAL LINE
UT	UNDERGROUND TELEPHONE LINE
WM	WATER METER

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ISSUES / REVISIONS

NO	DATE	REVISION
1	10/18	

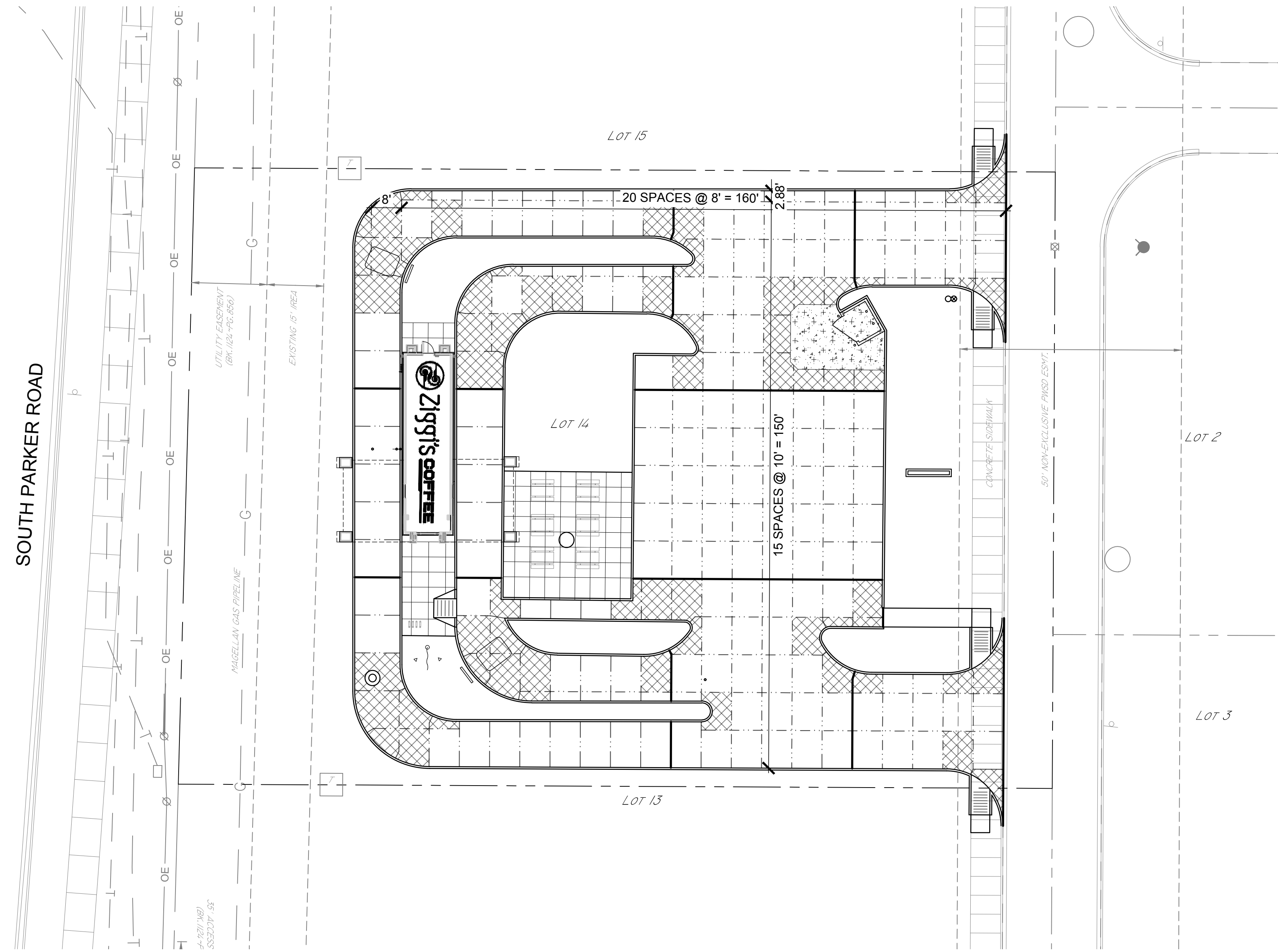
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SHEET NAME
SITE PLAN

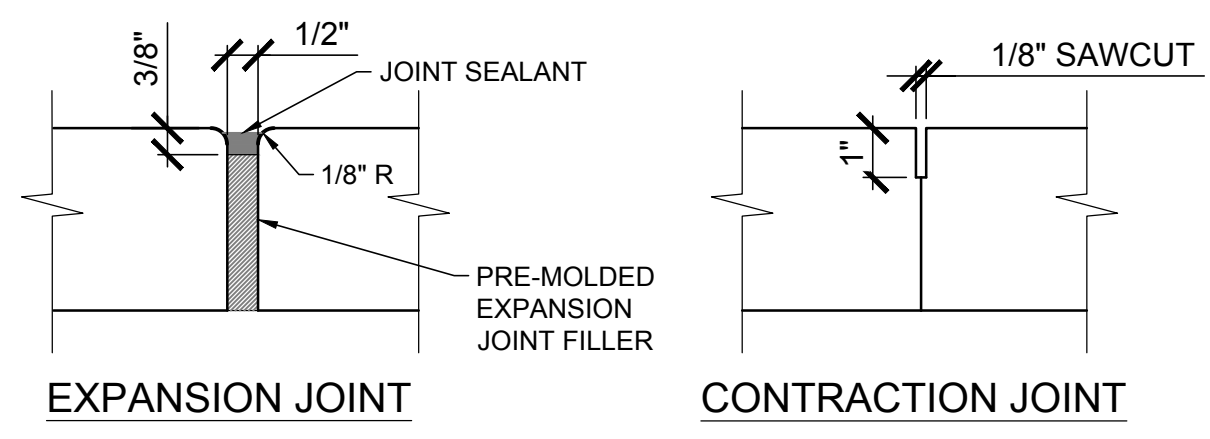
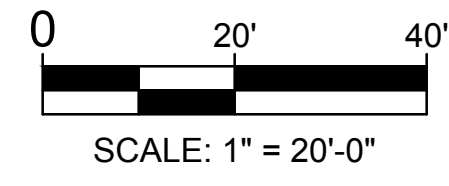
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CS101



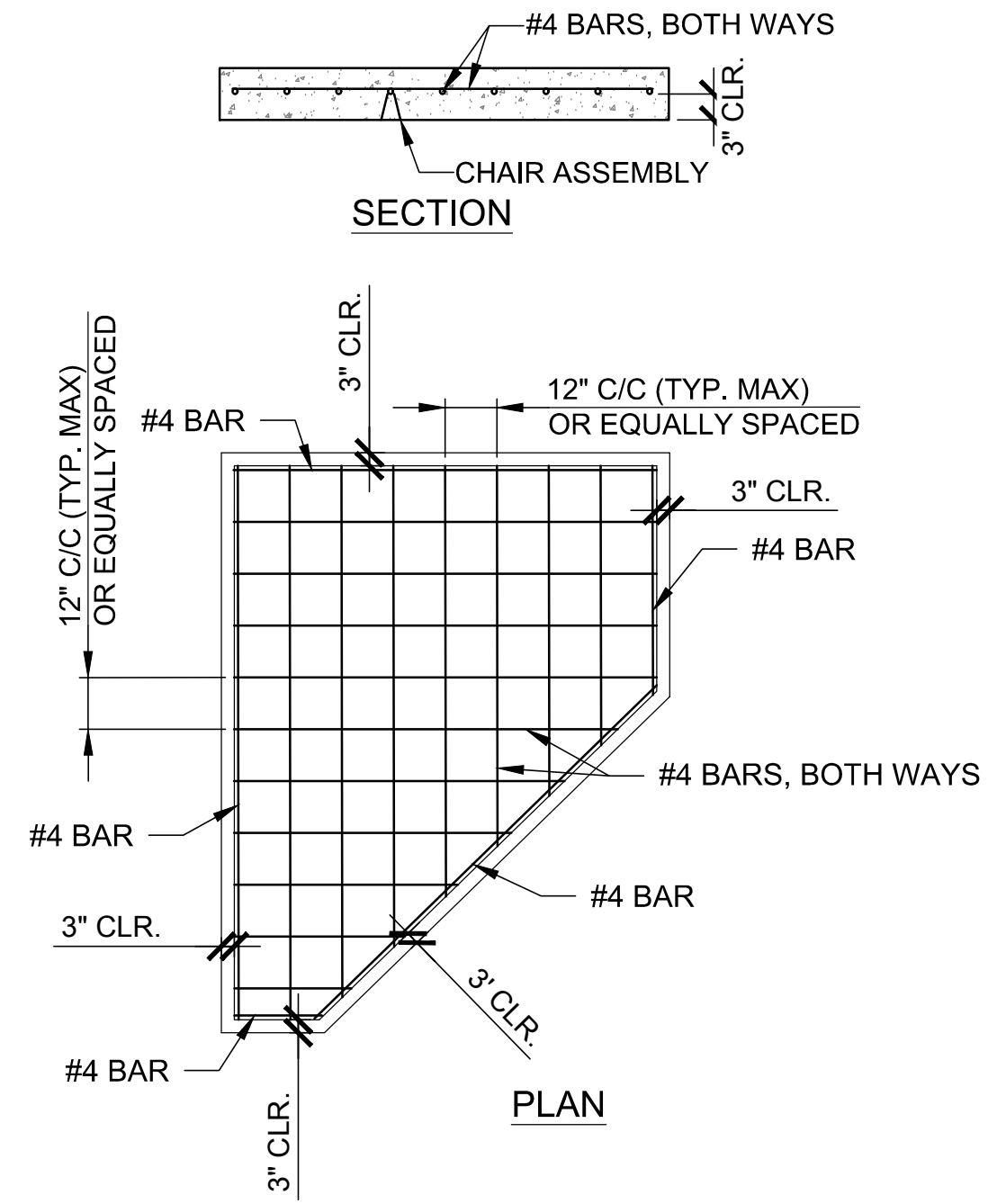
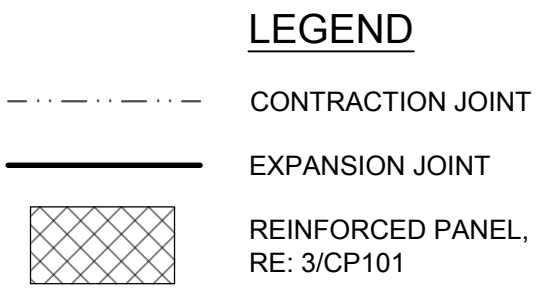
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1 HORIZONTAL CONTROL PLAN
SCALE: 1" = 20'



2 JOINT DETAILS
SCALE: NOT TO SCALE



- PANEL REINFORCEMENT NOTES**
- CHAIR ASSEMBLIES SHALL BE OF A TYPE APPROVED BY THE ENGINEER AND AT LEAST ONE CHAIR WILL BE REQUIRED FOR EACH 16 SQUARE FEET OF PAVEMENT, OR IN SUCH NUMBER AS TO FULLY SUPPORT THE REINFORCING STEEL.
 - VIBRATION EQUIPMENT SHALL BE REQUIRED TO ENSURE COMPLETE AND UNIFORM CONSOLIDATION OF CONCRETE AROUND THE REINFORCING.
 - THE RECOMMENDED PLACEMENT OF THE LONGITUDINAL STEEL IS TO BE SUPPORTED ON TRANSVERSE STEEL & CHAIR ASSEMBLIES. CHAIR ASSEMBLIES MUST BE USED.

3 TYPICAL PANEL REINFORCEMENT DETAIL
SCALE: N.T.S.

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

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ISSUES / REVISIONS

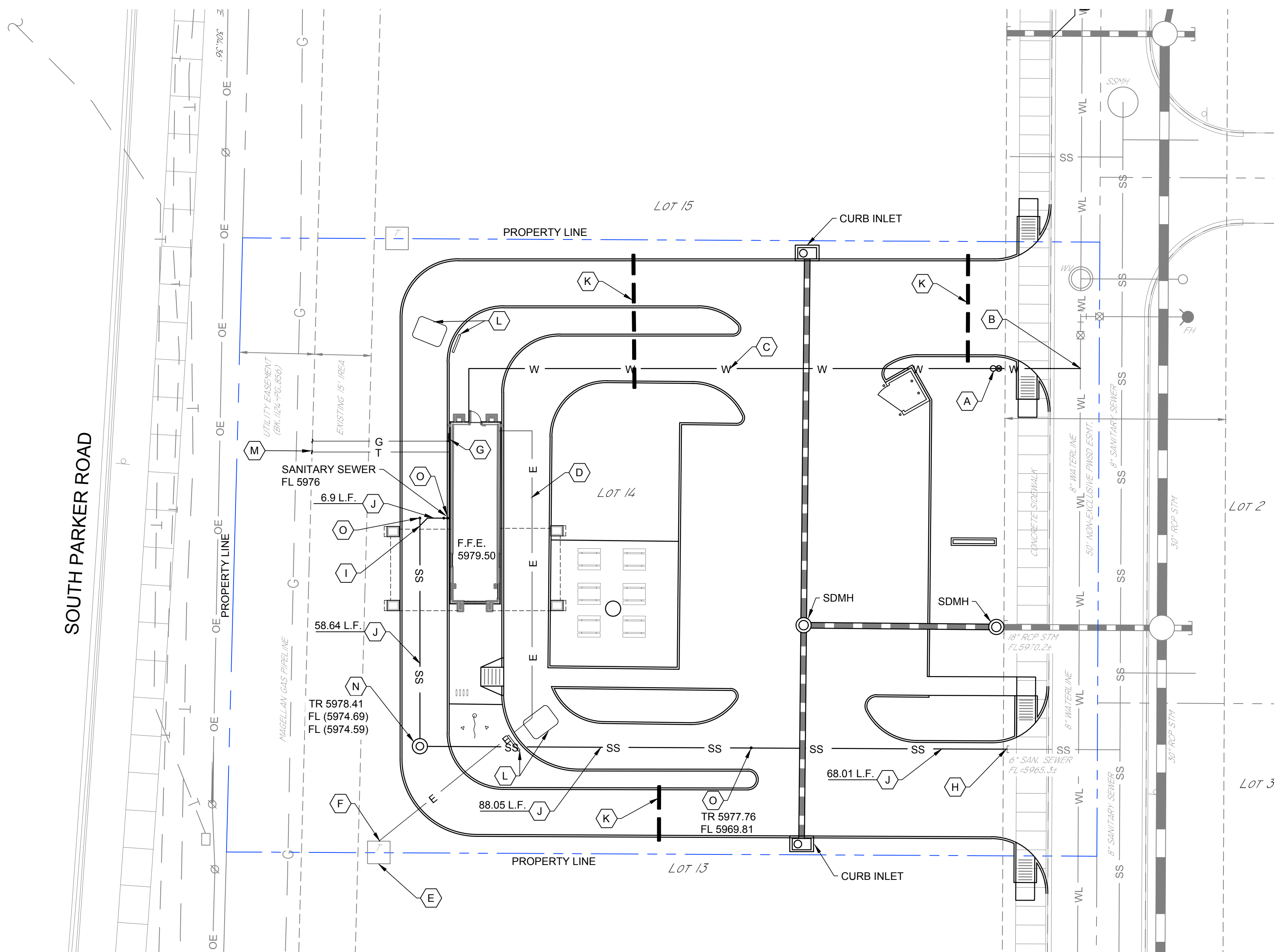
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ISSUE DATE: 10/18/18
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CHECKED BY: WCM
DRAWN BY: AWD

SHEET NAME
JOINTING PLAN

SHEET NUMBER
CP101

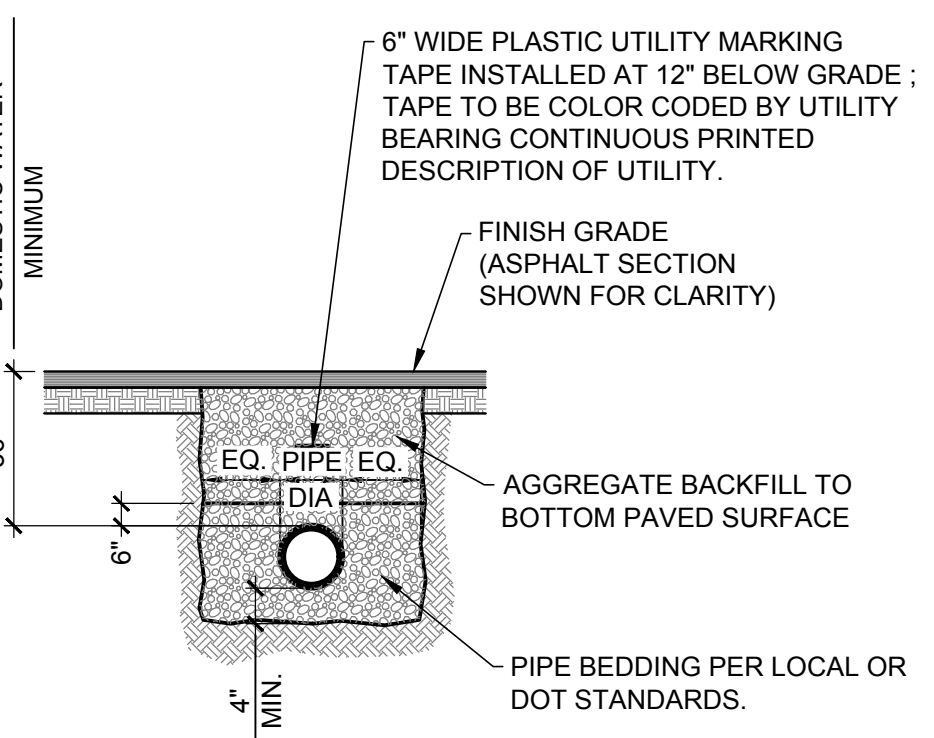
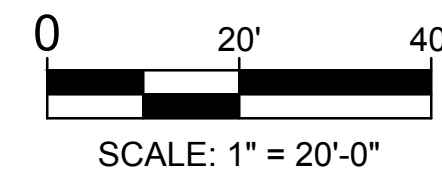




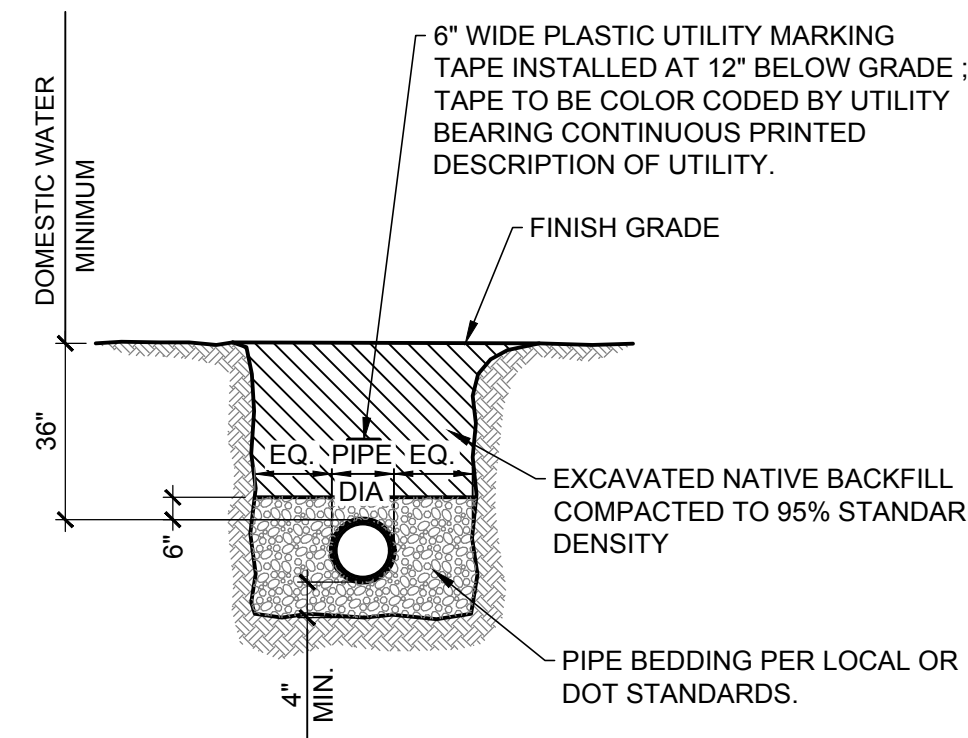
LEGEND

- T EXISTING UNDERGROUND TELEPHONE
- OE EXISTING OVERHEAD ELECTRICAL
- W EXISTING WATER LINE
- SS EXISTING SANITARY SEWER

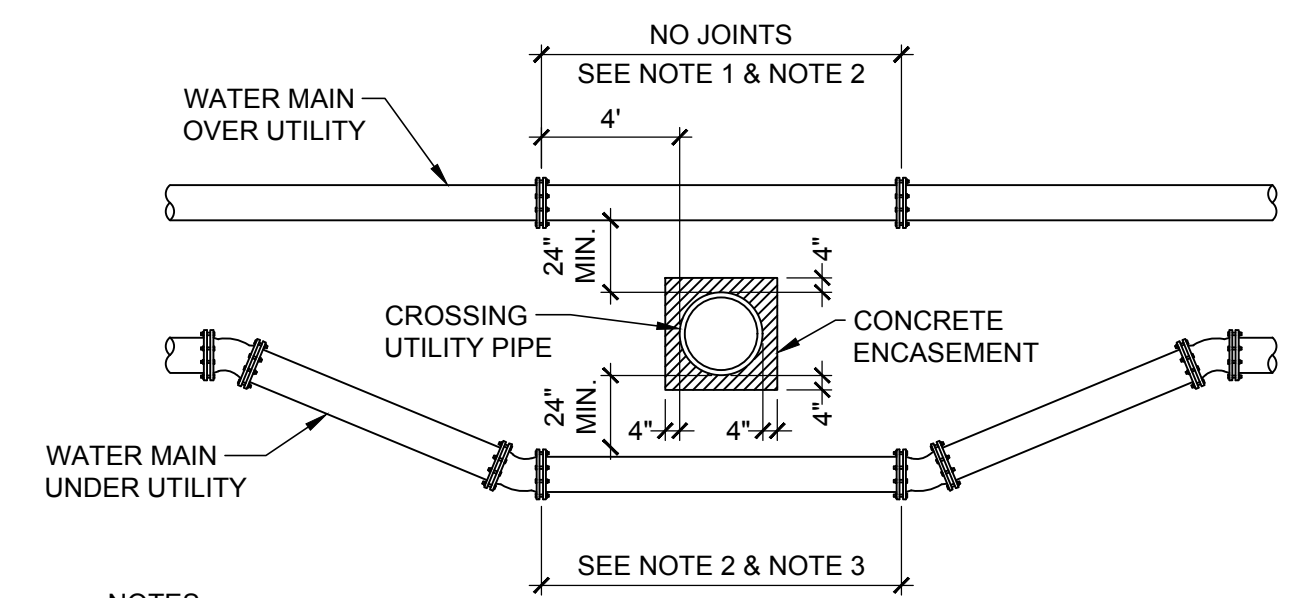
1 UTILITY PLAN
SCALE: 1" = 20'



2 TRENCH DETAIL (PAVED AREAS)
SCALE: NOT TO SCALE

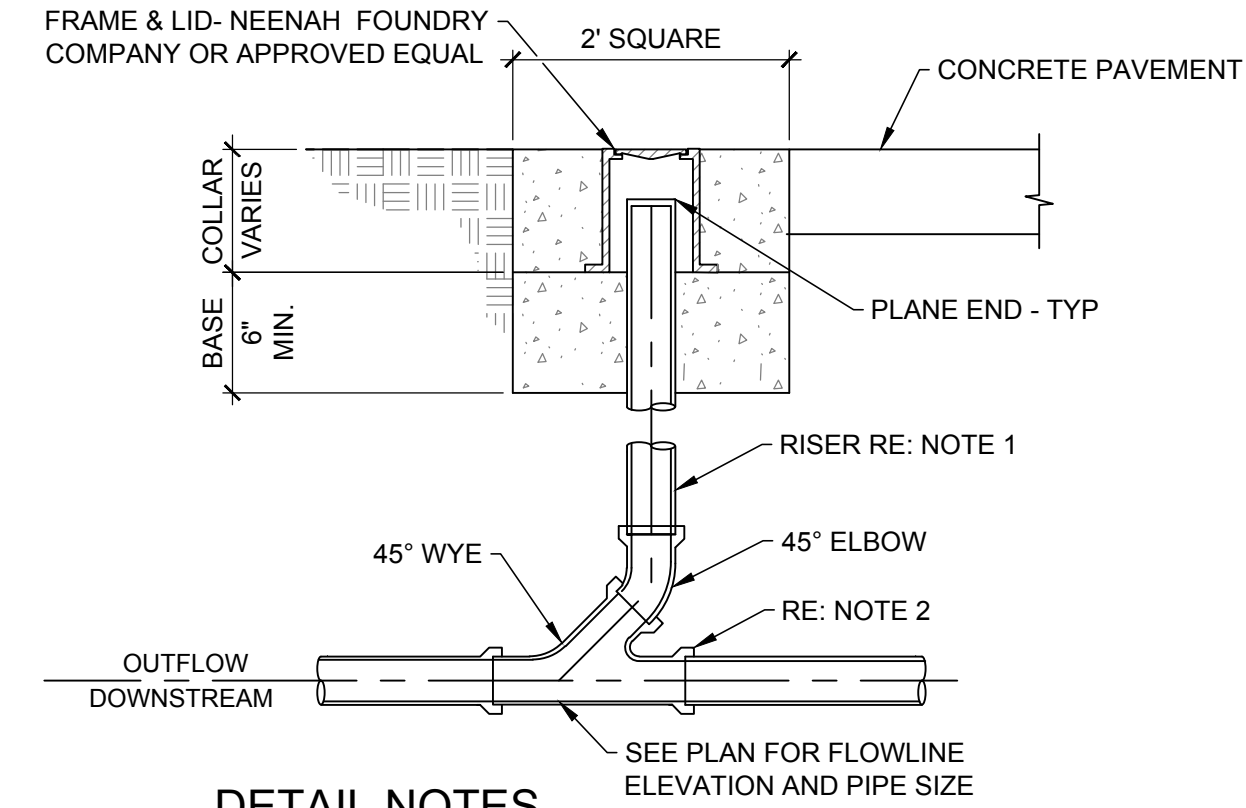


3 TRENCH DETAIL (UNPAVED AREAS)
SCALE: NOT TO SCALE



- NOTES:**
- WHEN THE UTILITY BEING CROSSED IS NOT A STORM DRAIN, SANITARY SEWER, OR A NON-POTABLE WATER LINE, THEN THE "NO JOINT" REQUIREMENT DOES NOT APPLY.
 - WHEN THE UTILITY BEING CROSSED IS A STORM DRAIN, SANITARY SEWER, OR A NON-POTABLE WATER LINE, EITHER ABOVE OR BELOW THE POTABLE WATERLINE, AND THE MINIMUM CLEARANCE IS 24", THEN THE TYPE OF PIPE MUST BE DUCTILE IRON PIPE OR AWWA C900 DR-14 PVC PIPE. IF THE CLEARANCE IS LESS THAN 24" THEN THE CROSSING UTILITY MUST ALSO BE ENCASED WITH 4 INCHES OF CONCRETE, MINIMUM FOR A DISTANCE 20', 10' ON EITHER SIDE OF THE WATERLINE.
 - NO JOINTS ALLOWED IF LESS THAN 18 FEET, OR LESS THAN 20 FEET IF THE UTILITY BEING CROSSED IS SEWER. ALL JOINTS BETWEEN FITTINGS MUST BE RESTRAINED.

4 UTILITY CROSSING DETAIL
SCALE: NOT TO SCALE



- DETAIL NOTES**
- RISER DIAMETER TO MATCH DOWNSTREAM PIPE SIZE. MAXIMUM RISER DIAMETER IS 10 INCHES.
 - WHERE LINE DOES NOT EXTEND, INSTALL A PLUG OR SUBSTITUTE A LENGTH OF STRAIGHT PIPE AND ANOTHER 45° ELBOW FOR WYE.

5 CLEANOUT DETAIL
SCALE: NOT TO SCALE

UTILITY KEY NOTES

- A PROPOSED 1" DOMESTIC WATER METER SETTING (INSTALLED BY CITY). CONTRACTOR RESPONSIBLE FOR TAP & EQUITY FEES.
- B PROPOSED WATER SERVICE LINE TAP. CONNECT PER CITY PUBLIC WORKS DEPARTMENT REQUIREMENTS.
- C INSTALL 1 1/4" (SCH-40) PVC, DOMESTIC WATER SERVICE
- D INSTALL UNDERGROUND SECONDARY ELECTRICAL LINE
- E ELECTRICAL TRANSFORMER AND PRIMARY LINE BY OTHERS
- F PROPOSED POINT OF CONNECTION FOR ELECTRICAL SERVICE.
- G GAS METER AND GAS LINE FROM METER TO GAS MAIN INSTALLED BY OTHERS.
- H PROPOSED POINT OF CONNECTION FOR SANITARY SEWER SERVICE. VERIFY FLOW LINE, IF NECESSARY, ADJUST SLOPE AND INVERTS. TIE IN THE PROPOSED SERVICE PER CITY OF TULSA STANDARDS.
- I INSTALL 4" WYE AND CLEAN-OUT, RE: 5/CU101
- J INSTALL 4" PVC SANITARY SEWER SERVICE LINE.
- K INSTALL 4" PVC CONDUIT WITH PULL WIRE AND CAPPED ENDS FOR FUTURE USE.
- L MENU BOARD W/DETECTION LOOP (N.I.C.)
- M APPROXIMATE LOCATION OF TELECOMMUNICATIONS LINE. VERIFY LOCATION WITH UTILITY PROVIDER.
- N 4" I.D. SANITARY SEWER MANHOLE
- O PROPOSED 4" TWO-WAY CLEANOUT

LEGEND (ABBREVIATIONS)

- CICI CAST IRON CURB INLET
- CMP CORRUGATED METAL PIPE
- CO SANITARY SEWER CLEAN OUT
- ES ELECTRICAL SECONDARY UNDERGROUND
- F.F.E. FINISH FLOOR ELEVATION
- FL FLOW LINE
- G GUTTER
- GL GAS LINE
- HDPE HIGH-DENSITY POLYETHYLENE
- IE INVERT ELEVATION
- LF LINEAR FOOT
- LS LANDSCAPE AREA
- O.C. ON CENTER
- OE OVERHEAD ELECTRICAL LINE
- PP POWER POLE
- R RADIUS
- SD STORM DRAIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER LINE
- SSMH SANITARY SEWER MANHOLE
- T THICK
- TC TOP OF CURB
- TG TOP OF GRATE
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TYP TYPICAL
- UE UNDERGROUND ELECTRICAL LINE
- UT UNDERGROUND TELEPHONE LINE
- W WIDE

UTILITY NOTES

- THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
- UTILITY TRENCHING AND BACKFILLING SHALL BE IN ACCORDANCE WITH THE CITY REQUIREMENTS, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND NATIONAL SAFETY STANDARDS.
- UTILITY CONSTRUCTION SHALL CONFORM TO CITY STANDARD SPECIFICATIONS AND DETAILS.
- MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
- WATER LINES SHALL BE INSTALLED WITH AT LEAST 36" COVER.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL CLEARANCE BETWEEN WATER PIPE AND SANITARY SEWER PIPE. RE: 4/CU101 FOR MINIMUM VERTICAL CLEARANCE REQUIREMENTS.
- PROVIDE PIPE BOLLARDS AT LOCATIONS SHOWN AND AT LOCATIONS SPECIFIED BY THE OWNER, REGULATORY AGENCIES AND UTILITY COMPANIES. COORDINATE BOLLARD INSTALLATION WITH FINISHED PAVING GRADE.
- EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- PRIOR TO BEGINNING ANY CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, MEASUREMENTS AND LOCATIONS OF EXISTING FACILITIES, UTILITIES, EQUIPMENT AND OTHER EXISTING ITEMS WHICH MAY EFFECT CONSTRUCTION SCHEDULES AND NEW UTILITY DESIGN.
- EXISTING UTILITY LOCATIONS ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR IS TO VERIFY THE LOCATION, DEPTH AND INVERT OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO THE START OF CONSTRUCTION.
- DURING CONSTRUCTION TEMPORARY PLUGS SHALL BE INSTALLED AT ALL OPENINGS WHENEVER ANY PIPELINE IS LEFT UNATTENDED.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING A MINIMUM OF ONE LANE OF A ROADWAY OPEN DURING CONSTRUCTION. TEMPORARY ROADWAY OR BY-PASS PAVEMENT MUST BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION UNTIL PERMANENT PAVEMENT REPLACEMENT IS INSTALLED.
- ADEQUATE EMERGENCY VEHICLE AND PEDESTRIAN ACCESS SHALL BE MAINTAINED AT ALL TIMES TO ROADWAYS, DRIVEWAYS AND BUILDING ENTRANCES.
- ALL SANITARY SEWER LINES SHALL BE PVC SDR-35 PIPE. PIPE SHALL BE LAID UPSTREAM WITH THE SPIGOT ENDS POINTING DOWNSTREAM. ALL PIPES SHALL BE PLACED TRUE TO LINE AND GRADE WITH ENDS ABUTTING, CAREFULLY CENTERED, AND WITH A SMOOTH INVERT AT THE JOINTS.

UTILITY INSTALLATION CONSIDERATIONS

- PRIOR TO THE CONSTRUCTION OF, OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, OR ANY OTHER ELEVATION SENSITIVE UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTIONS AND ALL UTILITY CROSSINGS. THE CONTRACTOR SHALL INFORM THE ENGINEER AND THE OWNER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. THE ENGINEER AND OWNER WILL BE HELD HARMLESS IN THE EVENT THE ENGINEER AND OWNER ARE NOT NOTIFIED OF A DESIGN CONFLICT.
- ALL PROPOSED UTILITIES, WHEN POSSIBLE, SHALL BE ROUTED THROUGH PERVIOUS AREAS - SPECIFICALLY AVOIDING ON-SITE PAVED AREAS DESIGNATED FOR PARKING, ACCESS, AND VEHICULAR TRAFFIC FLOW.
- REFER TO DETAIL 2 AND 3, THIS SHEET, FOR TRENCHING, BACKFILL, AND PLACEMENT DETAILS.
- BACKFLOW PREVENTER TO BE PLACED INSIDE THE BUILDING, MOUNTED 12" TO 60" FROM THE FLOOR, BE ACCESSIBLE, INSTALLED BEFORE ANY OTHER CONNECTION IN THE BUILDING AND BE WITHIN 200' FROM THE CONNECTION TO THE WATER MAIN.

CAUTION EXISTING UTILITIES !!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

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ISSUES / REVISIONS

NO	DATE	REVISION

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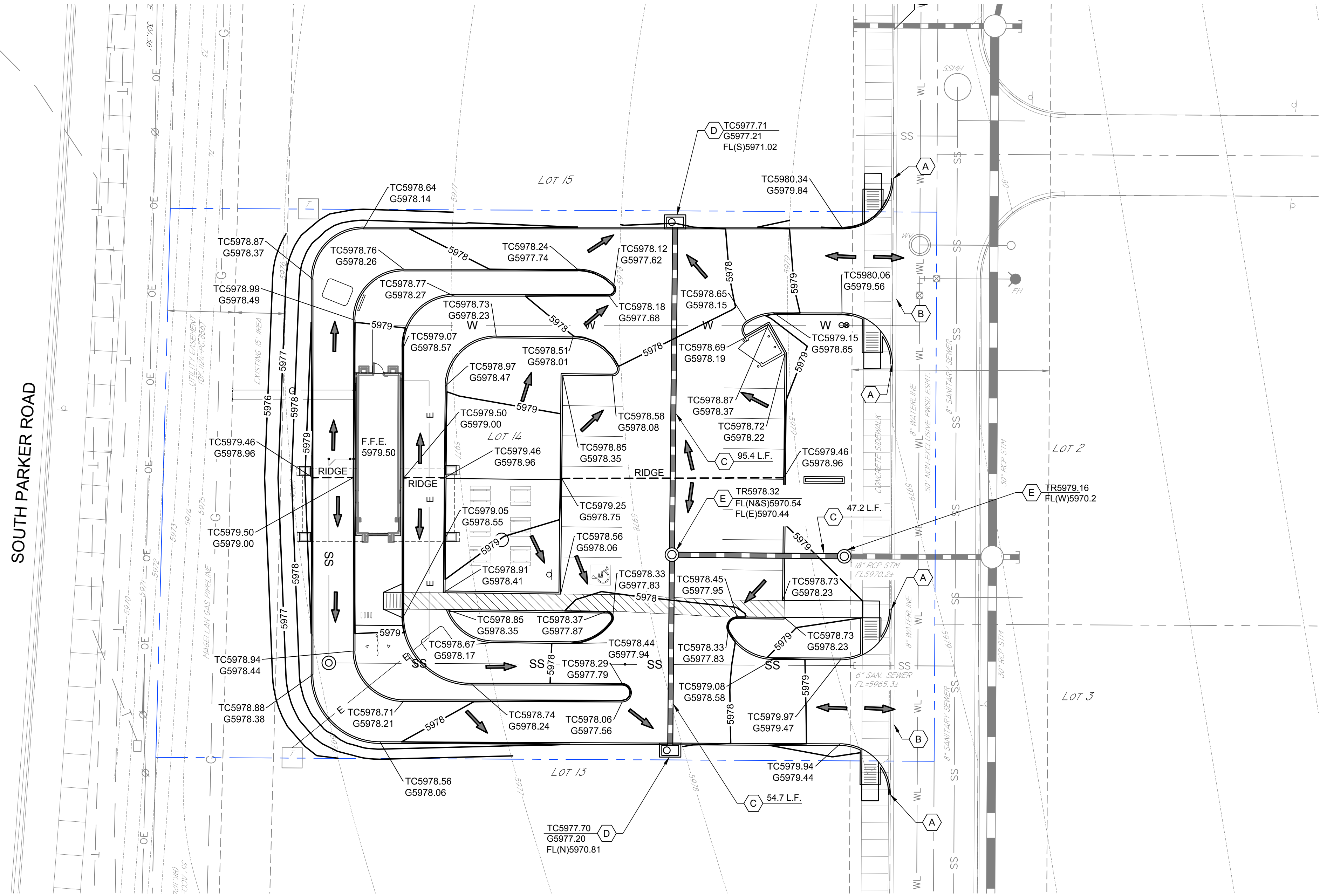
SHEET NAME
UTILITY PLAN

SHEET NUMBER
CU101



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SOUTH PARKER ROAD



LEGEND (ABBREVIATIONS)

CICI	CAST IRON CURB INLET
CMP	CORRUGATED METAL PIPE
CO	SANITARY SEWER CLEAN OUT
ES	ELECTRICAL SECONDARY UNDERGROUND
F.F.E.	FINISH FLOOR ELEVATION
FL	FLOW LINE
G	GUTTER
GL	GAS LINE
HDPE	HIGH-DENSITY POLYETHYLENE
IE	INVERT ELEVATION
LF	LINEAR FOOT
LS	LANDSCAPE AREA
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TC	TOP OF CURB
TG	TOP OF GRATE
TSB	TRAFFIC SIGNAL BOX
TSP	TRAFFIC SIGNAL POLE
TYP	TYPICAL
UE	UNDERGROUND ELECTRICAL LINE
UT	UNDERGROUND TELEPHONE LINE
W	WIDE

GRADING PLAN LEGEND

---	LOT 2 PROPERTY LINE
- 5975 -	CONTOUR LINE (EXISTING)
- 5975 -	CONTOUR LINE (NEW)
→	DRAINAGE FLOW ARROW
● TC 5975.50	TOP OF CURB ELEVATION (NEW)
● G 5975.00	GUTTER ELEVATION (NEW)
● FG 5975.00	TOP OF PAVEMENT ELEVATION (NEW)

GRADING PLAN KEY NOTES

- (A) MATCH EXISTING
- (B) SAWCUT, FULL DEPTH
- (C) INSTALL 18" STORM DRAIN @ 0.50%
- (D) CONSTRUCT CURB INLET, TYPE "R" COLORADO DOT STANDARD PLAN NO. M-604-12
- (E) CONSTRUCT 4" DIA MANHOLE, COLORADO DOT STANDARD PLAN NO. M-604-20

GRADING PLAN NOTES

1. THE CONTRACTOR SHALL CONTACT "UNCC" AT 811 OR 1-800-922-1987, THREE (3) WORKING DAYS BEFORE BEGINNING ANY WORK, SO EXISTING UNDERGROUND UTILITIES MAY BE LOCATED AND MARKED.
2. EXISTING UTILITIES ARE SHOWN APPROXIMATELY AND FOR GENERAL INFORMATION PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. MANHOLE LIDS AND SLEEVES IN PAVED AREAS SHALL BE HS-25 TRAFFIC RATED.
4. UNDERGROUND STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DETAILS.
5. PROVIDE PIPE BOLLARDS AT LOCATIONS SHOWN AND AT LOCATIONS SPECIFIED BY THE OWNER, REGULATORY AGENCIES AND UTILITY COMPANIES. COORDINATE BOLLARD INSTALLATION WITH FINISHED PAVING GRADE.
6. EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
7. UNLESS OTHERWISE SHOWN, NEW PAVING SHALL BE CONSTRUCTED TO ALLOW FOR POSITIVE DRAINAGE TO CATCH BASIN, CURB, GUTTER, AND OTHER RUNOFF COLLECTION DEVICES. NEW PAVEMENT SLOPE SHALL BE MINIMUM 0.50% FOR CONCRETE AND 1.5% FOR ASPHALT UNLESS OTHERWISE INDICATED OR DIRECTED BY THE ARCHITECT/ENGINEER.
8. ALL DISTURBED AREAS THAT ARE NOT TO BE PAVED SHALL BE SODDED UNLESS NOTED OTHERWISE.
9. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND TO COMPLY WITH DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS.
10. EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY IS BASED OFF SITE DEVELOPMENT CONSTRUCTION PLAN FOR PARKER POINTE PREPARED BY PERCEPTION DESIGN GROUP, INC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF EXISTING GROUND CONDITIONS ARE NOT REPRESENTATIVE IN THE FIELD.
11. THE CONTRACTOR SHALL KEEP THE SITE CLEAN AT ALL TIMES AND CONTROL DUST RESULTING FROM THE EARTHWORK OPERATIONS. THE CONTRACTOR SHALL NOT TRACK MUD ON THE PUBLIC STREETS.
12. NEW CONTOURS DENOTE TOP OF FINISHED PAVING AND GRADED AREA AS INDICATED. ALL PROPOSED ELEVATIONS ARE TOP OF CURB, GUTTER OR FINISH GRADE AS INDICATED ON THE PLANS, UNLESS NOTED OTHERWISE.
13. STORM DRAIN STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS AND DETAILS.
14. THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AND SHALL NOT DAMAGE OR DISTURB ANY SERVICE. THE CONTRACTOR SHALL REPAIR, AT HIS OWN EXPENSE, ANY DAMAGED UTILITIES CAUSED BY HIS CONSTRUCTION OPERATIONS.
15. ALL DRAINAGE PIPES, SHALL HAVE A MINIMUM COVER OF (1) FEET TO TOP OF PIPE, UNLESS NOTED OTHERWISE.
16. BEDDING MATERIALS SHALL BE OF GRADE AS SPECIFIED IN THE CITY STANDARD SPECIFICATIONS. PIPES SHALL BE PLACED ON AT LEAST 6-INCHES OF BEDDING MATERIALS, AND BACKFILLED WITH SAME MATERIALS.
17. ADJUST ALL VALVE BOXES AND MANHOLE COVERS TO FINISHED GRADE WHEN APPLICABLE.
18. THE CONTRACTOR SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), TO MAINTAIN A VIABLE TRENCH SAFETY SYSTEM AT ALL TIMES.
19. THE CONTRACTOR SHALL FURNISH ALL BONDS AND INSPECTION FEES AS REQUIRED BY THE CITY.
20. IF FIELD GRADE ADJUSTMENTS ARE REQUIRED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER.
21. IF A CONFLICT EXISTS BETWEEN THE PLANS, SPECIFICATIONS, THE CONTRACTOR SHALL CONTACT THE ARCHITECT/ENGINEER FOR CLARIFICATION PRIOR TO CONSTRUCTION.
22. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING REQUIRED PERMITS AND FOR CONTACTING THE CITY TO ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE IF SO REQUESTED BY THE CITY, PRIOR TO THE START OF CONSTRUCTION.
23. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY.
24. FOR PAVEMENT THICKNESS'S AND MATERIAL SPECIFICATIONS, REFER TO PLAN SHEETS AND/OR DETAILS SHEETS.
25. UNDERGROUND UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL STANDARDS.
26. SIDEWALK JOINTS SHALL BE PLACED IN ACCORDANCE WITH DETAIL 2/CS101.
27. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCY FOUND SHALL BE DISCUSSED WITH THE ENGINEER OF RECORD PRIOR TO ANY CONSTRUCTION WORK.

CAUTION EXISTING UTILITIES !!!

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



ROBERT L. DAY, PE
ENGINEER OF RECORD
CYNTERGY ENGINEERING, PLLC
CA # 3537
EXPIRES 6/30/2020



DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

STIPULATION FOR REUSE
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE AT PARKER, COLORADO, CONTEMPORANEOUSLY WITH ITS ISSUE DATE ON 10/18/18, AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

ISSUES / REVISIONS

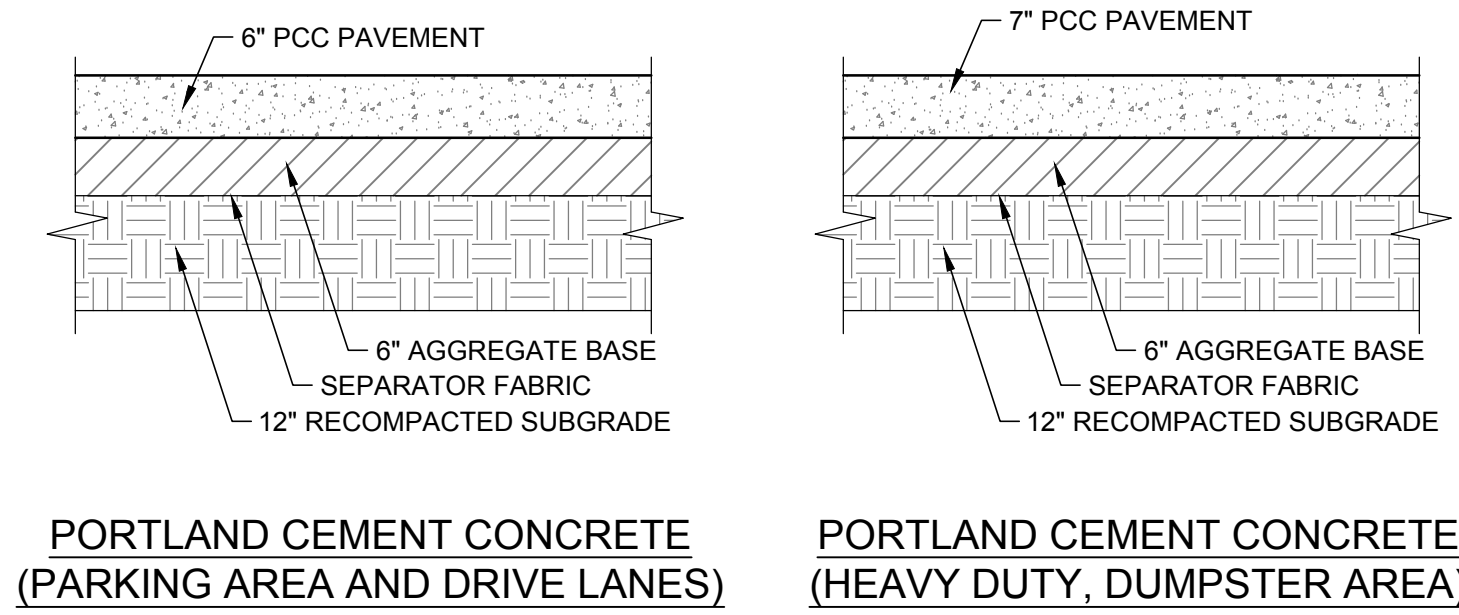
NO	DATE	REVISION

ISSUE DATE: 10/18/18
PROTO DATE:
CHECKED BY: WCM
DRAWN BY: AWD

SHEET NAME
GRADING PLAN

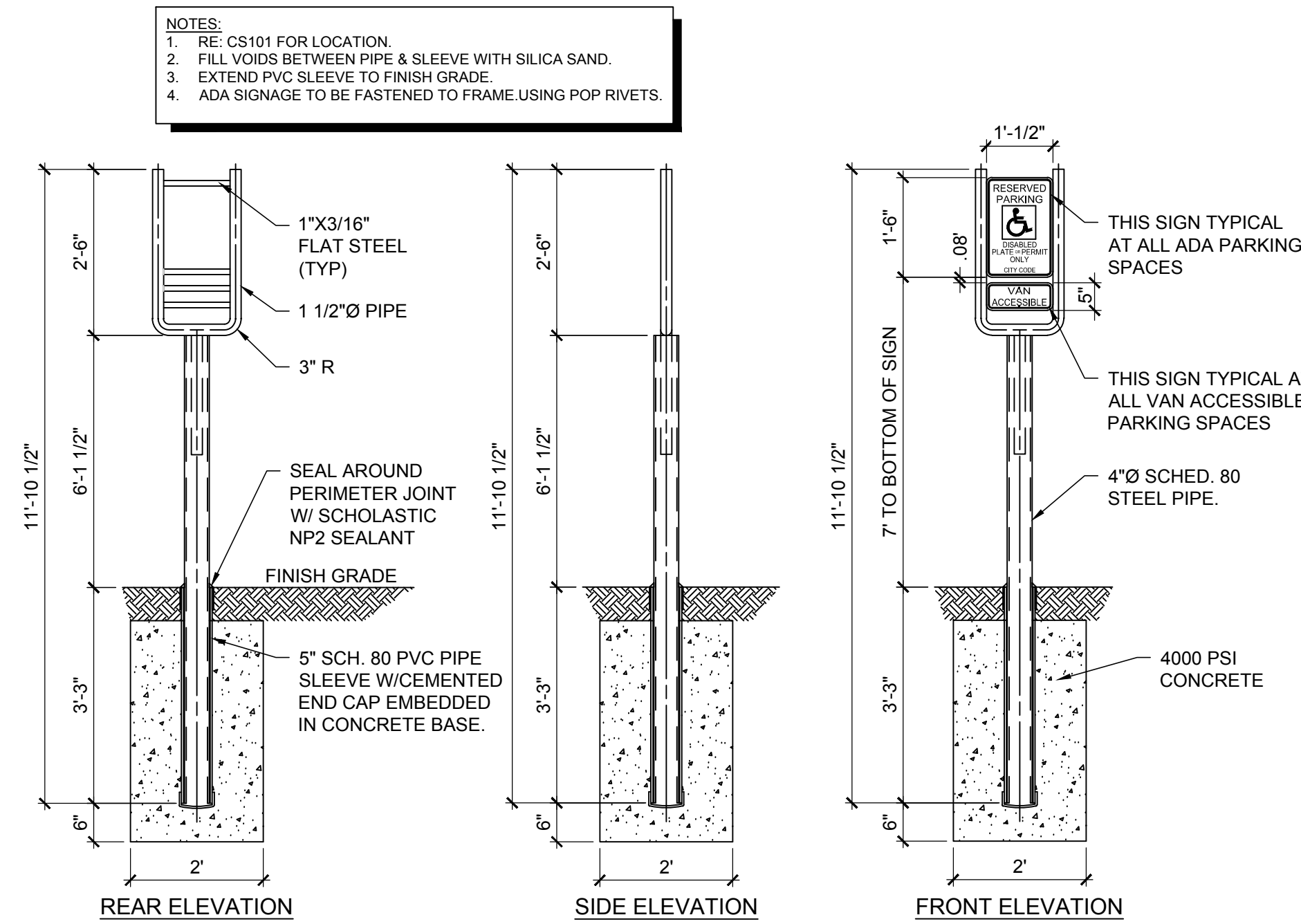
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CG101



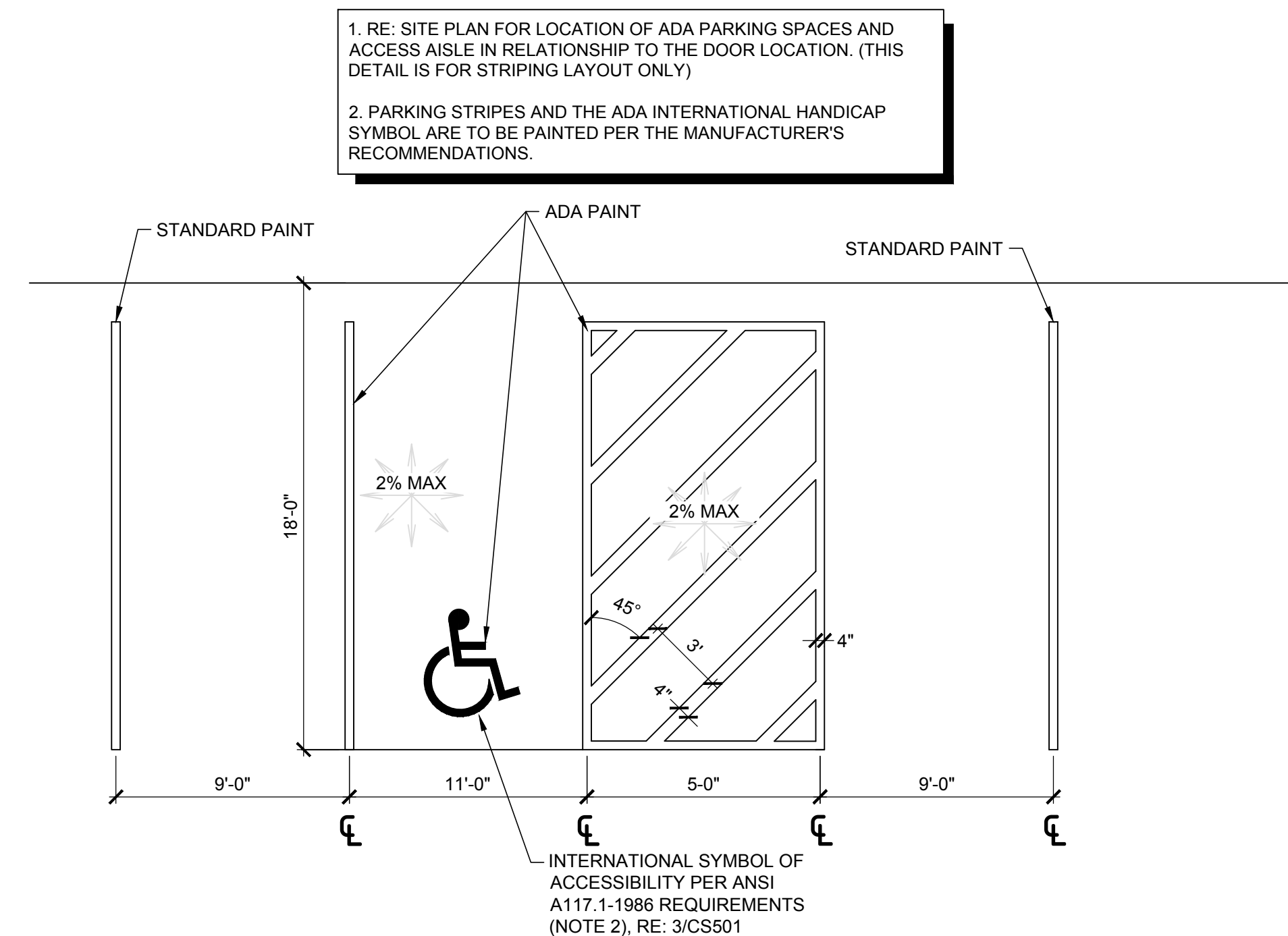


DETAIL NOTE:
CONTRACTOR TO CONSTRUCT A FIVE (5) FOOT PAVEMENT TRANSITION BETWEEN ASPHALT AND CONCRETE PAVEMENT. THICKEN THE ASPHALT SECTION TO MATCH THE CONCRETE PAVEMENT DEPTH AND CREATE A THICKENED EDGE PAVEMENT TRANSITION.

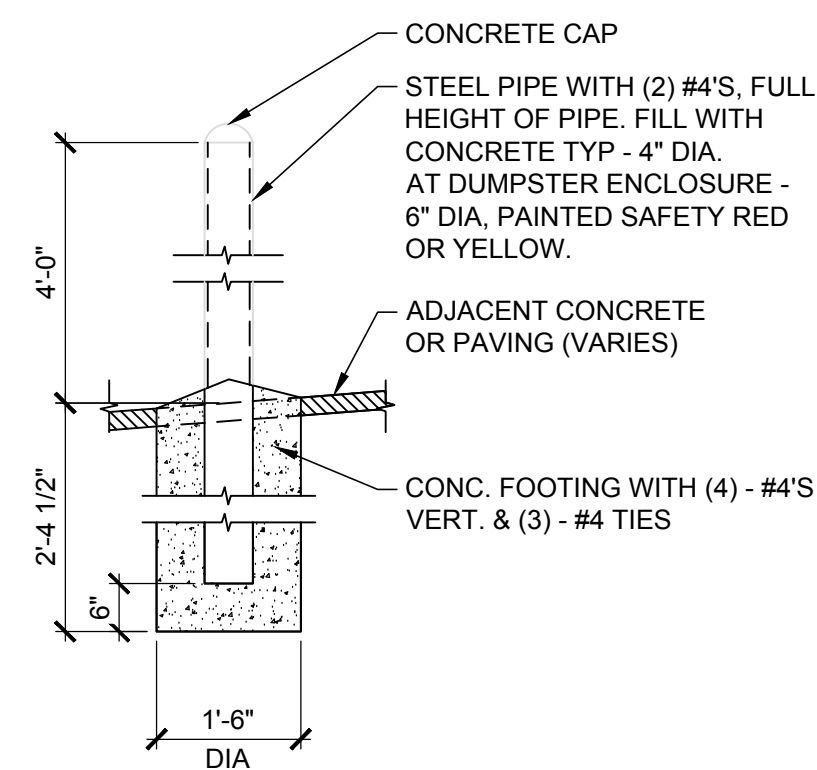
1 PAVEMENT SECTIONS
SCALE: NOT TO SCALE



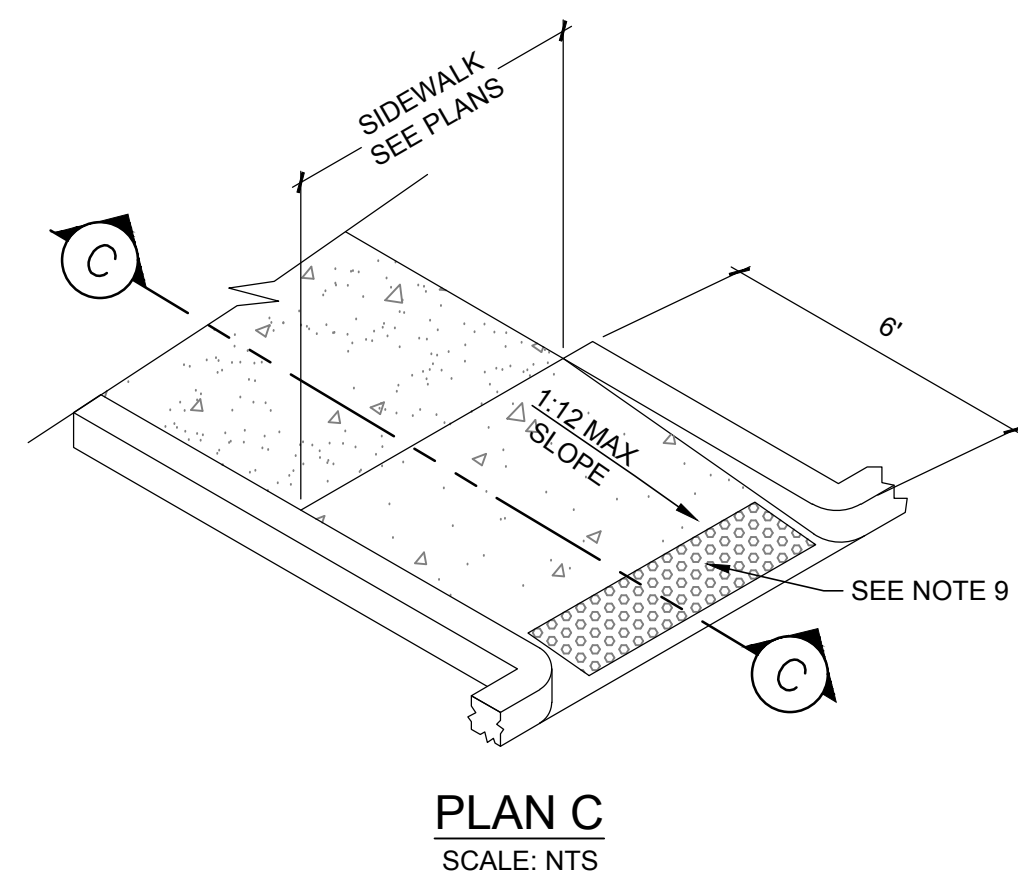
2 ADA SIGN IN BOLLARD DETAIL
SCALE: 1\"/>



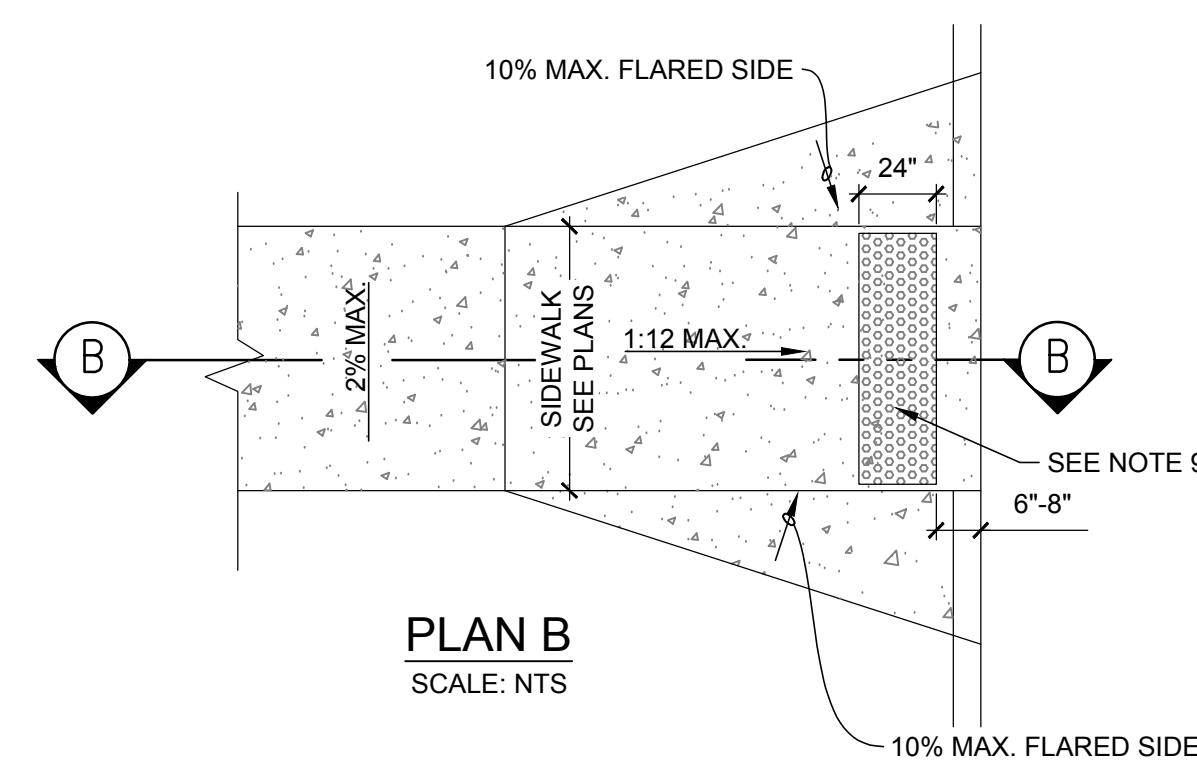
3 ADA PARKING DETAIL
SCALE: NOT TO SCALE



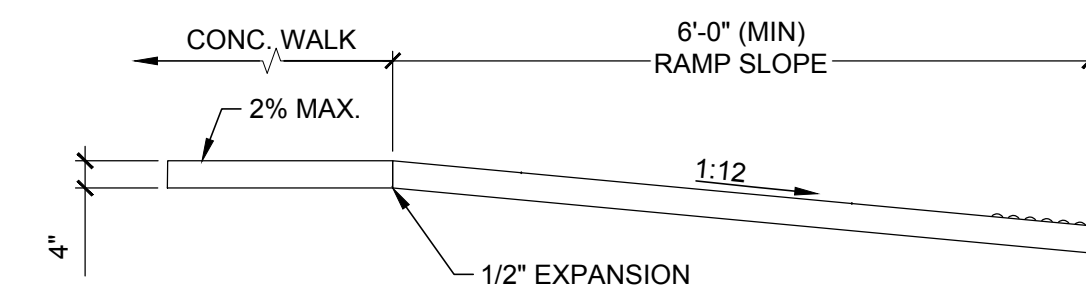
4 PIPE BOLLARD DETAIL
SCALE: NOT TO SCALE



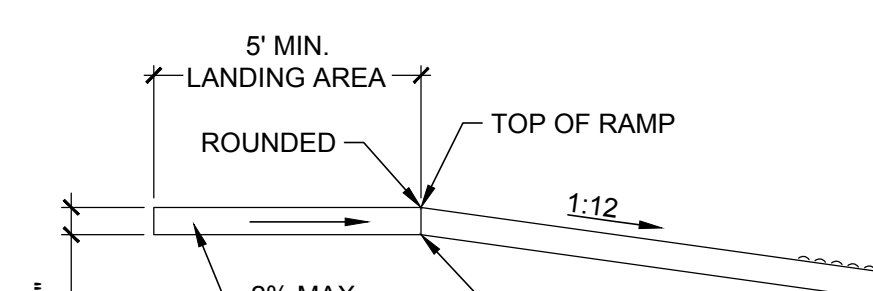
PLAN C
SCALE: NTS



PLAN B
SCALE: NTS



SECTION C-C
SCALE: NTS

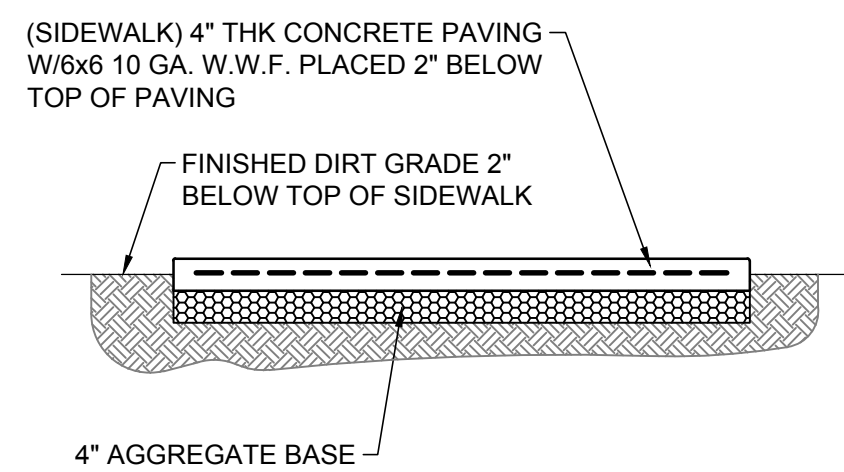


SECTION B-B
SCALE: NTS

NOTES:
1. ALL RAMPS SHALL BE CONSTRUCTED WITH 4\"/>

6 ADA RAMP DETAIL
SCALE: NOT TO SCALE

RE: GEOTECHNICAL REPORT FOR APPROVED METHOD OF SUBGRADE PREPARATION



5 SIDEWALK DETAIL
SCALE: NOT TO SCALE

DOCUMENTS WITHOUT SIGNATURE AND REQUIRED SEAL OF AOR/EOR ARE NOT FOR CONSTRUCTION

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ISSUES / REVISIONS

NO	DATE	REVISION
	/ / 18	

ISSUE DATE: 10/18/18
PROTO DATE:
CHECKED BY: WCM
DRAWN BY: AWD

SHEET NAME
DETAILS

SHEET NUMBER
CS501