

File: TLE - CD - ROPAD00C.dwg Path: P:\Colorado\Parker\Brytar\Parker TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 31-Oct-19 8:12:29am

LEGAL DESCRIPTION

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONTAINING 48,372 SF (1.111 AC), MORE OR LESS.

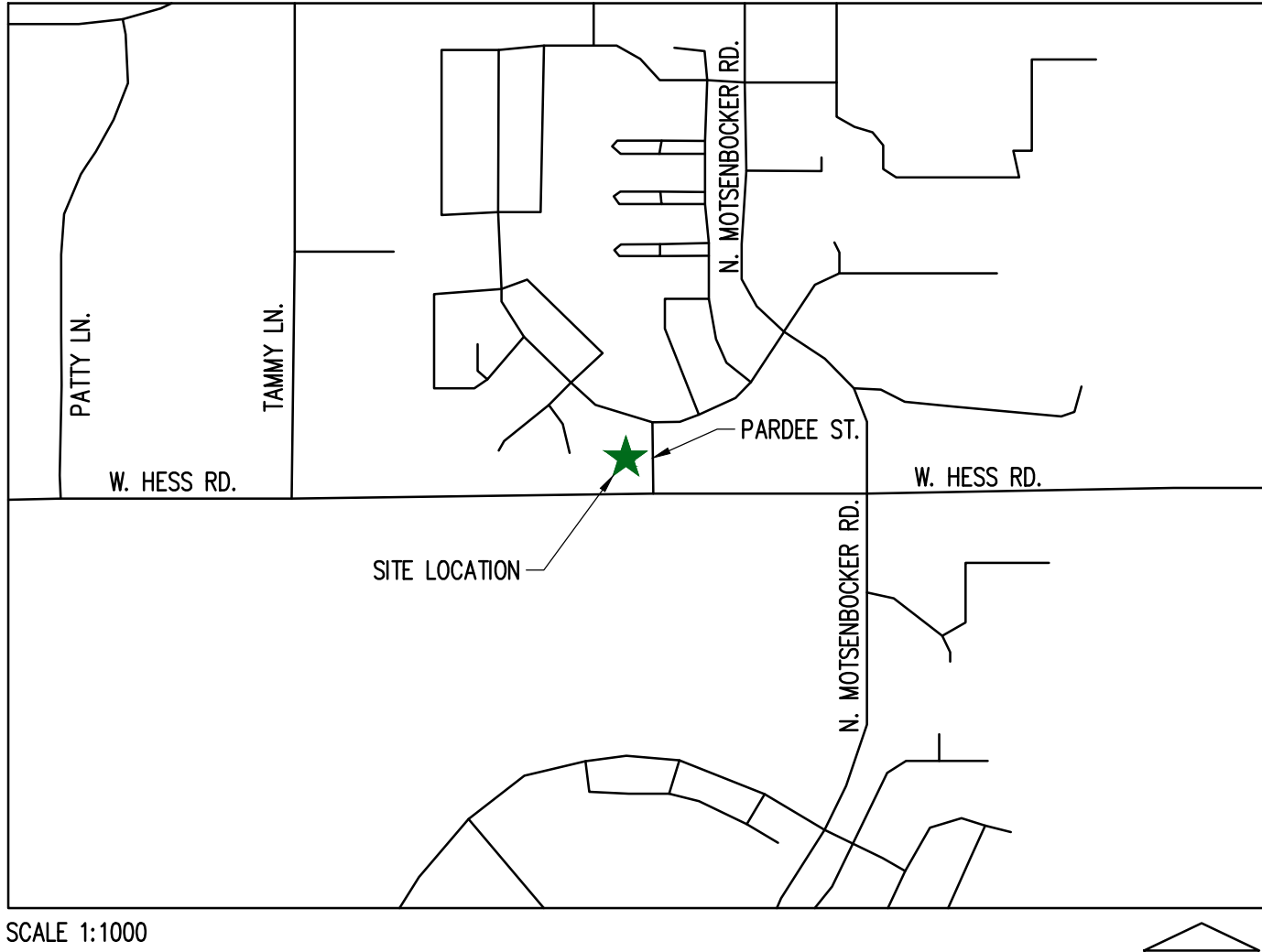
TOWN OF PARKER - CONSTRUCTION NOTES

- 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.
- 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.
- 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.
- A TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE 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.
- 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.
- 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.
- ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
EXAMPLES: WATER TIE-IN SHEET 3
STORM SEWER CONNECTION SHEET 6
- 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.
- 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.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- 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.
- 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.
- 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.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- 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 HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- 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 AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

SIGNAGE AND STRIPING NOTES:

- 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.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- 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.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- 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.
- 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.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- 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.
- 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.
- 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.
- 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.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- 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.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:
 - FOR CONCRETE 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 METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.
 - (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
 - 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.
- 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.

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS



VICINITY MAP

SHEET INDEX

CV-1.0	COVER SHEET
ER-1.0	INITIAL BMP PLAN
ER-1.1	FINAL BMP PLAN
ER-1.2	EROSION EX. POND IMPROVEMENTS
ER-2.0	BMP DETAILS
ER-2.1	BMP DETAILS
ER-2.2	BMP DETAILS
ER-2.3	BMP DETAILS
ER-2.4	BMP DETAILS
ER-2.5	BMP DETAILS
ER-2.6	BMP DETAILS
ER-2.7	BMP DETAILS
ER-2.8	BMP DETAILS
ER-2.9	BMP DETAILS
ER-2.10	BMP DETAILS
C-1.0	SITE PLAN
C-1.1	HORIZONTAL CONTROL
C-2.0	GRADING PLAN
C-2.1	STORM DRAINAGE PROFILES
C-2.2	EX. POND IMPROVEMENTS
C-4.0	DETAILS
C-4.1	DETAILS

PROJECT CONTACTS:

PROPERTY OWNER
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

APPLICANT
BRYTAR COMPANIES
8117 PRESTON ROAD, #300
DALLAS, TX 75225
(214) 632-4860
CONTACT: SCOTT REMPHREY

CIVIL ENGINEER
RIDGETOP ENGINEERING AND CONSULTING, LLC
541 E. GARDEN DRIVE, UNIT N
WINDSOR, CO 80550
(970) 663-4552
CONTACT: MIKE BEACH, P.E.

ARCHITECT
ROGUE ARCHITECTURE
4100 WADSWORTH BLVD, SUITE 300
WHEAT RIDGE, CO 80033
(720) 599-3330
CONTACT: SCOTT BODUCH

SURVEYOR
P.L.S. GROUP
532 WEST 66TH STREET
LOVELAND, CO 80538
(970) 669-2100
CONTACT: BRYAN SHORT

PARKER PUBLIC WORKS
ASSOCIATE PLANNER
20120 E. MAIN STREET
PARKER, CO 80138
(303) 805-3199
CONTACT: STACEY NERGER

GAS
XCEL ENERGY
180 LARIMER ST.
DENVER, CO 80202
(800) 895-2999

SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
(720) 488-7200
CONTACT: RANDY CAPRA

INTERNATIONAL RURAL ELECTRIC ASSOC.
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135
(303) 688-3100
CONTACT: BROOK KAUFMAN

STORM DRAINAGE INFRASTRUCTURE NOTES:

- 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.
- 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 (S CR 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.
- 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 THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED 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).
- 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 (SQUEEGEE) 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.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- 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 BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
 - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
- 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.
- 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 ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT
- 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.
- EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- 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.
- 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.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- 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.
- 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.
- PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGHT DISTANCE CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

MICHAEL R. BEACH, PE #45088

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, 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.

MICHAEL R. BEACH, PE #45088

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 the 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

LOGO

RidgeTop
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 663-4562
W ridgektopeng.com

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

PREPARED FOR

BRYTAR
COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 22

File: TLE - CD - ROPA010DES.dwg Path: P:\Colorado\Parker\Brylan\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 31-Oct-19 8:12:34am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

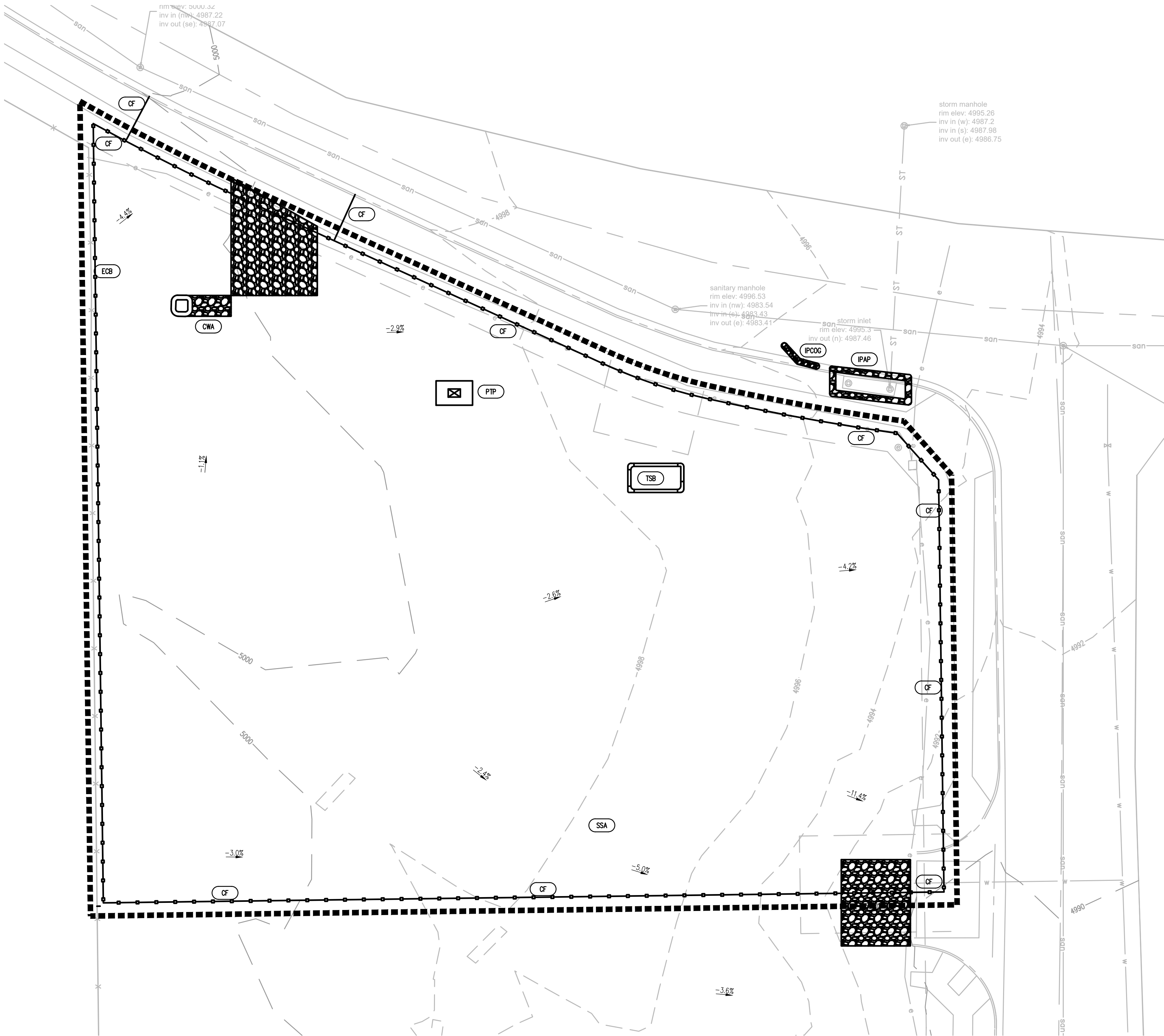
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONSTRUCTION DOCUMENTS

GENERAL EROSION CONTROL NOTES

- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY PLS GROUP, DATED 1-15-2019. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE MOST CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT-LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE. FAILURE BY THE CONTRACTOR CAN RESULT IN A FINE. THE DESIGNATED TEMPORARY CONTACT PERSON NOTED ON THIS PLAN MUST BE AVAILABLE FOR CONTACT BY TELEPHONE ON A 24 HOUR BASIS THROUGHOUT CONSTRUCTION AND UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR FROM THE BEGINNING OF CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION AND THE SITE IS STABILIZED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED AND INSPECTED BY THE LOCAL JURISDICTION PRIOR TO ANY CLEARING OR CONSTRUCTION TAKING PLACE. DURING CONSTRUCTION, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE OWNER AND/OR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED ADEQUATE BASIC REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, DEVIATIONS FROM THIS PLAN MAY BE NECESSARY IN ORDER TO MAINTAIN WATER QUALITY.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR ON A FREQUENT BASIS AND IMMEDIATELY AFTER EACH RAINFALL, AND MAINTAINED AS NECESSARY TO INSURE THEIR CONTINUED FUNCTIONING. ALL SEDIMENT MUST BE REMOVED FROM SILT FENCES, STRAW BALES, SEDIMENT PONDS, ETC. PRIOR TO THE SEDIMENT REACHING 1/2 ITS MAXIMUM POTENTIAL DEPTH.
- AT NO TIME SHALL CONCRETE, CONCRETE BYPRODUCTS, VEHICLE FLUIDS, PAINT, CHEMICALS, OR OTHER POLLUTING MATTER BE PERMITTED TO DISCHARGE TO THE TEMPORARY OR PERMANENT DRAINAGE SYSTEM, OR TO DISCHARGE FROM THE PROJECT SITE.
- THE CONTRACTOR PERFORMING THE WORK SHALL MAINTAIN A SET OF THE APPROVED CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR PERFORMING THE WORK SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION ALONGSIDE OR WITHIN ALL PUBLIC ROADWAYS.
- THIS APPROVED "TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN" MUST BE IMPLEMENTED PRIOR TO ANY SITE WORK. SEE THE PLANS AND DETAILS FOR FURTHER INFORMATION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IN THE EVENT OF DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
- MAXIMUM SLOPES SHALL BE 2:1 HORIZ:VERT FOR FILL SLOPES, AND 2:1 HORIZ:VERT FOR CUT SLOPES.
- ROCKERIES OR OTHER RETAINING FACILITIES EXCEEDING 4' IN HEIGHT REQUIRE A SEPARATE PERMIT.
- ALL AREAS DISTURBED DURING CONSTRUCTION WHERE PERMANENT LANDSCAPING WILL NOT BE PROVIDED WITHIN THE NUMBER OF DAYS SPECIFIED BELOW SHALL BE HYDROSEED, OR OTHERWISE STABILIZED, AS REQUIRED. STRAW MULCHING OR PLASTIC SHEETING ARE ACCEPTABLE ALTERNATIVES TO TEMPORARY HYDROSEEDING DURING PERIODS OF LOW GROWTH:
WEST OF THE CASCADE MOUNTAIN CREST
DURING THE DRY SEASON (MAY 1 - SEPT. 30): 7 DAYS
DURING THE WET SEASON (OCTOBER 1 - APRIL 30): 2 DAYS
EAST OF THE CASCADE MOUNTAIN CREST, EXCEPT FOR CENTRAL BASIN
DURING THE DRY SEASON (MAY 1 - SEPT. 30): 10 DAYS
DURING THE WET SEASON (OCTOBER 1 - APRIL 30): 5 DAYS
CENTRAL BASIN (WHERE MEAN ANNUAL PRECIP IS LESS THAN 12") EAST OF THE CASCADE CREST
DURING THE DRY SEASON (MAY 1 - SEPT. 30): 30 DAYS
DURING THE WET SEASON (OCTOBER 1 - APRIL 30): 15 DAYS
- SLOPE STABILIZATION. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ROUGHENED SOIL SURFACES ARE PREFERRED TO SMOOTH SURFACES. INTERCEPTORS SHOULD BE CONSTRUCTED AT THE TOP OF LONG, STEEP SLOPES WHICH HAVE SIGNIFICANT AREAS ABOVE THAT CONTRIBUTE RUNOFF. CONCENTRATED RUNOFF SHOULD NOT BE ALLOWED TO FLOW DOWN THE FACE OF A CUT OR FILL SLOPE UNLESS CONTAINED WITHIN AN ADEQUATE CHANNEL OR PIPE SLOPE DRAIN. WHEREVER A SLOPE FACE CROSSES A WATER SEEPAGE PLANE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHOULD BE PROVIDED. IN ADDITION, SLOPES SHOULD BE STABILIZED IN ACCORDANCE WITH ITEM (17) ABOVE.
- STORM DRAIN INLET PROTECTION. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- REFER TO PROJECT SPECIFICATIONS FOR SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE.
-



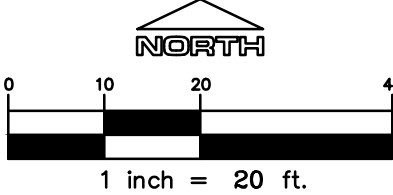
SEE LOT 2 BLOCK 1 HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT PLANS FOR ADDITIONAL GRADING INFORMATION; IF LOT 2 IS UNABLE TO BE CONSTRUCTED, CONTRACTOR IS TO GRADE FROM EDGE OF PAVEMENT SHOWN ON THESE PLANS BACK TO EXISTING AT NO LESS THAN 3:1 SLOPE.

LEGEND

EX. CONTOUR	
PROPOSED CONTOUR	
PROPERTY LINE	
LIMITS OF DISTURBANCE	

EROSION DETAILS

	CF CONSTRUCTION FENCE
	CP CULVERT PROTECTION
	CS CURB STEP
	CWA CONCRETE WASHOUT AREA
	DP DETENTION POND
	ECB EROSION CONTROL BLANKET
	IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCG INLET PROTECTION, CURB ON GRADE, TYPE R INLET
	IPCS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	PTP PORTABLE TOILET PROTECTION
	RS ROCK SOCK
	RSS ROCK SOCK IN SWALE
	SB STRAW BALE
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	SMC SEEDING, MULCHING AND CRIMPING
	SR SURFACE ROUGHING
	SSA STABILIZED STAGING AREA
	STP SIDEWALK TRANSITION PROTECTION
	TSB TEMPORARY SEDIMENT BASIN
	VTC VEHICLE TRACKING CONTROL



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 the 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

LOGO



SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

PREPARED FOR

BRYTAR
COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY:	BSA
CHECKED BY:	MRB
PROJECT NO.:	18-075-001
REVISIONS	
2ND SUBMITTAL	10/31/2019

DATE

5/28/2019

SHEET TITLE

INITIAL BMP PLAN

SHEET INFORMATION

ER-1.0

File: TLE - CD - ROPA010TER.dwg Path: F:\Colorado\Parker\Bryon\Drawings\ Plotted by: Brod Date: 31-Oct-19 8:12:40am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

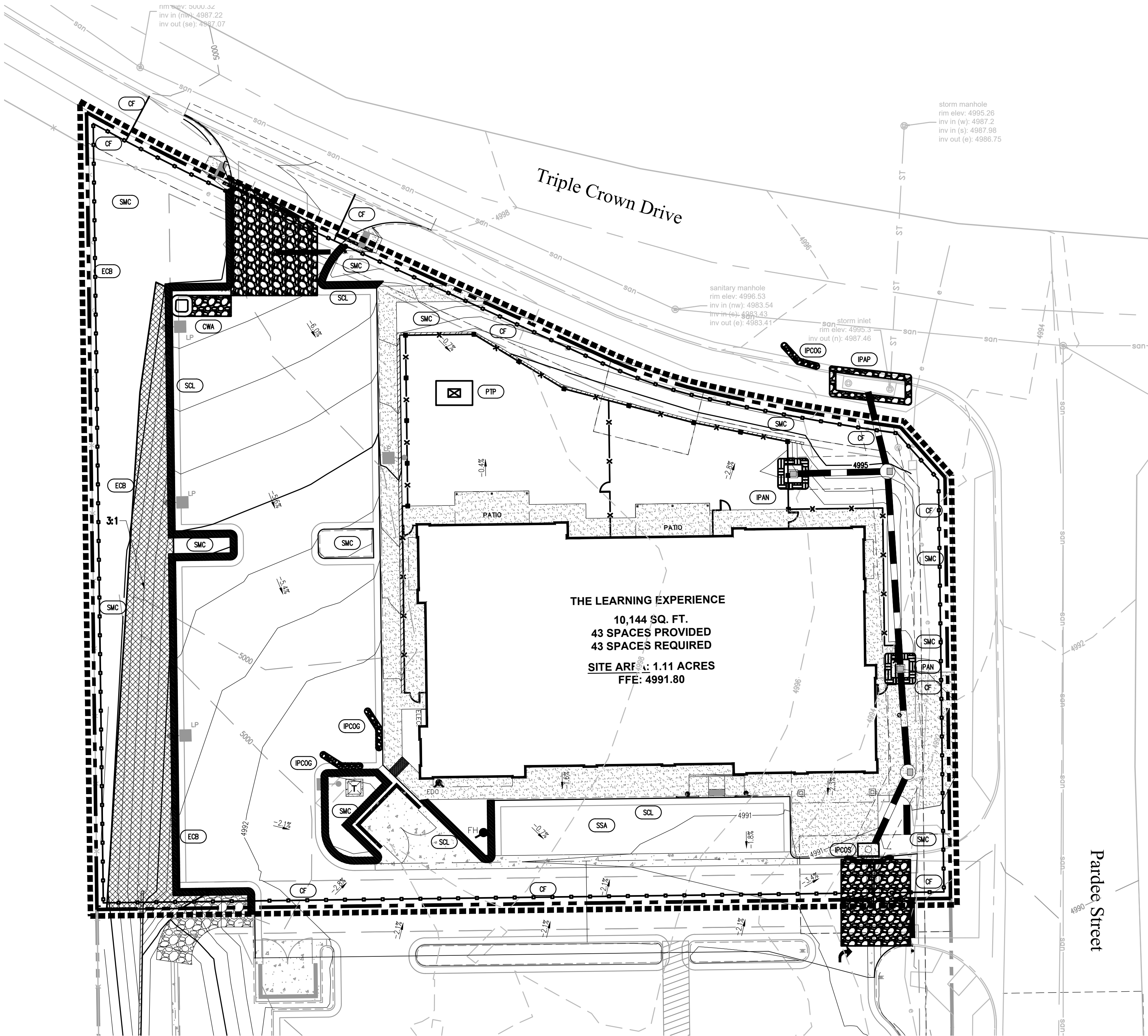
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONSTRUCTION DOCUMENTS

GENERAL EROSION CONTROL NOTES

- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY PLS GROUP, DATED 1-15-2019. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE MOST CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SILT-LADEN RUNOFF FROM DISCHARGING FROM THE PROJECT SITE. FAILURE BY THE CONTRACTOR CAN RESULT IN A FINE. THE DESIGNATED TEMPORARY CONTACT PERSON NOTED ON THIS PLAN MUST BE AVAILABLE FOR CONTACT BY TELEPHONE ON A 24 HOUR BASIS THROUGHOUT CONSTRUCTION AND UNTIL THE PROJECT HAS BEEN COMPLETED AND APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR FROM THE BEGINNING OF CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED BY THE GOVERNMENTAL AGENCY WITH JURISDICTION AND THE SITE IS STABILIZED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED AND INSPECTED BY THE LOCAL JURISDICTION PRIOR TO ANY CLEARING OR CONSTRUCTION TAKING PLACE. DURING CONSTRUCTION, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE OWNER AND/OR CONTRACTOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE EROSION AND SEDIMENTATION CONTROL FACILITIES SHOWN ON THIS PLAN ARE TO BE CONSIDERED ADEQUATE BASIC REQUIREMENTS FOR THE ANTICIPATED SITE CONDITIONS. DURING CONSTRUCTION, DEVIATIONS FROM THIS PLAN MAY BE NECESSARY IN ORDER TO MAINTAIN WATER QUALITY.
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSPECTED BY THE CONTRACTOR ON A FREQUENT BASIS AND IMMEDIATELY AFTER EACH RAINFALL, AND MAINTAINED AS NECESSARY TO INSURE THEIR CONTINUED FUNCTIONING. ALL SEDIMENT MUST BE REMOVED FROM SILT FENCES, STRAW BALES, SEDIMENT PONDS, ETC. PRIOR TO THE SEDIMENT REACHING 1/2 ITS MAXIMUM POTENTIAL DEPTH.
- AT NO TIME SHALL CONCRETE, CONCRETE BYPRODUCTS, VEHICLE FLUIDS, PAINT, CHEMICALS, OR OTHER POLLUTING MATTER BE PERMITTED TO DISCHARGE TO THE TEMPORARY OR PERMANENT DRAINAGE SYSTEM, OR TO DISCHARGE FROM THE PROJECT SITE.
- THE CONTRACTOR PERFORMING THE WORK SHALL MAINTAIN A SET OF THE APPROVED CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK TO OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR PERFORMING THE WORK SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION ALONGSIDE OR WITHIN ALL PUBLIC ROADWAYS.
- THIS APPROVED "TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN" MUST BE IMPLEMENTED PRIOR TO ANY SITE WORK. SEE THE PLANS AND DETAILS FOR FURTHER INFORMATION.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IN THE EVENT OF DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
- MAXIMUM SLOPES SHALL BE 2:1 HORIZ:VERT FOR FILL SLOPES, AND 2:1 HORIZ:VERT FOR CUT SLOPES.
- ROCKERIES OR OTHER RETAINING FACILITIES EXCEEDING 4' IN HEIGHT REQUIRE A SEPARATE PERMIT.
- ALL AREAS DISTURBED DURING CONSTRUCTION WHERE PERMANENT LANDSCAPING WILL NOT BE PROVIDED WITHIN THE NUMBER OF DAYS SPECIFIED BELOW SHALL BE HYDROSEED, OR OTHERWISE STABILIZED, AS REQUIRED. STRAW MULCHING OR PLASTIC SHEETING ARE ACCEPTABLE ALTERNATIVES TO TEMPORARY HYDROSEEDING DURING PERIODS OF LOW GROWTH:
WEST OF THE CASCADE MOUNTAIN CREST
DURING THE DRY SEASON (MAY 1 - SEPT. 30): 7 DAYS
DURING THE WET SEASON (OCTOBER 1 - APRIL 30): 2 DAYS
EAST OF THE CASCADE MOUNTAIN CREST, EXCEPT FOR CENTRAL BASIN
DURING THE DRY SEASON (MAY 1 - SEPT. 30): 10 DAYS
DURING THE WET SEASON (OCTOBER 1 - APRIL 30): 5 DAYS
CENTRAL BASIN (WHERE MEAN ANNUAL PRECIP IS LESS THAN 12") EAST OF THE CASCADE CREST
DURING THE DRY SEASON (MAY 1 - SEPT. 30): 30 DAYS
DURING THE WET SEASON (OCTOBER 1 - APRIL 30): 15 DAYS
- SLOPE STABILIZATION. CUT AND FILL SLOPES SHALL BE CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION. ROUGHENED SOIL SURFACES ARE PREFERRED TO SMOOTH SURFACES. INTERCEPTORS SHOULD BE CONSTRUCTED AT THE TOP OF LONG, STEEP SLOPES WHICH HAVE SIGNIFICANT AREAS ABOVE THAT CONTRIBUTE RUNOFF. CONCENTRATED RUNOFF SHOULD NOT BE ALLOWED TO FLOW DOWN THE FACE OF A CUT OR FILL SLOPE UNLESS CONTAINED WITHIN AN ADEQUATE CHANNEL OR PIPE SLOPE DRAIN. WHEREVER A SLOPE FACE CROSSES A WATER SEEPAGE PLANE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHOULD BE PROVIDED. IN ADDITION, SLOPES SHOULD BE STABILIZED IN ACCORDANCE WITH ITEM (17) ABOVE.
- STORM DRAIN INLET PROTECTION. ALL STORM DRAIN INLETS MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT STORMWATER RUNOFF SHALL NOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
- REFER TO PROJECT SPECIFICATIONS FOR SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE.
- LOT PROTECTION IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.



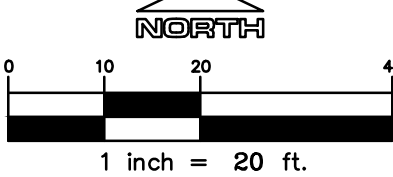
SEE LOT 2 BLOCK 1 HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT PLANS FOR ADDITIONAL GRADING INFORMATION; IF LOT 2 IS UNABLE TO BE CONSTRUCTED, CONTRACTOR IS TO GRADE FROM EDGE OF PAVEMENT SHOWN ON THESE PLANS BACK TO EXISTING AT NO LESS THAN 3:1 SLOPE.

LEGEND

- EX. CONTOUR
PROPOSED CONTOUR
PROPERTY LINE
LIMITS OF DISTURBANCE

EROSION DETAILS

- CF CONSTRUCTION FENCE
CP CULVERT PROTECTION
CS CURB STEP
CWA CONCRETE WASHOUT AREA
DP DETENTION POND
ECB EROSION CONTROL BLANKET
IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
IPDC INLET PROTECTION, CURB ON GRADE, TYPE R INLET
IPDS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
PTP PORTABLE TOILET PROTECTION
RS ROCK SOCK
RSS ROCK SOCK IN SWALE
SB STRAW BALE
SCL SEDIMENT CONTROL LOG
SF SILT FENCE
SMC SEEDING, MULCHING AND CRIMPING
SR SURFACE ROUGHING
SSA STABILIZED STAGING AREA
STP SIDEWALK TRANSITION PROTECTION
TSB TEMPORARY SEDIMENT BASIN
VTC VEHICLE TRACKING CONTROL



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

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 the 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

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 663-4562 W ridgetopeng.com

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300 DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

SHEET TITLE

FINAL BMP PLAN

SHEET INFORMATION

ER-1.1

3 of 22

File: TLE - CD - ROPA012ER.dwg Path: P:\Colorado\Parker\Brylan\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 31-Oct-19 8:12:54am

LEGEND

EX. CONTOUR	
PROPOSED CONTOUR	
PROPERTY LINE	
LIMITS OF DISTURBANCE	

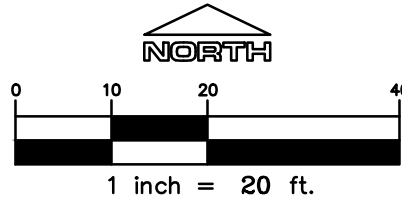
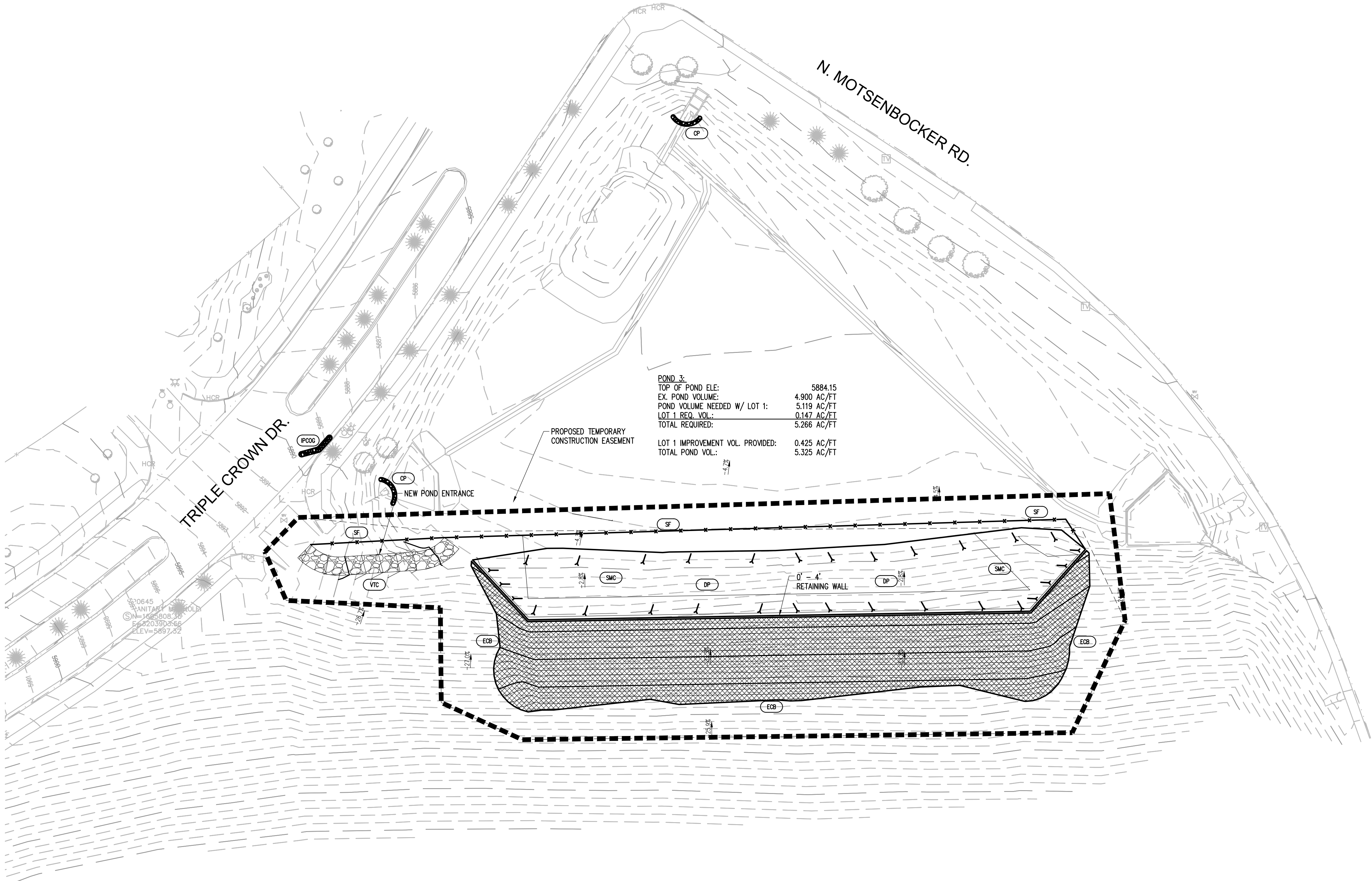
EROSION DETAILS

	CF CONSTRUCTION FENCE
	CP CULVERT PROTECTION
	CS CURB STEP
	CWA CONCRETE WASHOUT AREA
	DP DETENTION POND
	ECB EROSION CONTROL BLANKET
	IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCG INLET PROTECTION, CURB ON GRADE, TYPE R INLET
	IPCS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	PTP PORTABLE TOILET PROTECTION
	RS ROCK SOCK
	RSS ROCK SOCK IN SWALE
	SB STRAW BALE
	SCL SEDIMENT CONTROL LOG
	SF SILT FENCE
	SMC SEEDING, MULCHING AND CRIMPING
	SR SURFACE ROUGHING
	SSA STABILIZED STAGING AREA
	STP SIDEWALK TRANSITION PROTECTION
	TSB TEMPORARY SEDIMENT BASIN
	VTC VEHICLE TRACKING CONTROL

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

LEGEND

EX. CONTOUR	
PROPOSED CONTOUR	
SPOT ELEVATION	
BOTTOM OF WALL	BW
TOP OF WALL	TW



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 the 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

LOGO



SEAL

PROJECT TITLE

THE LEARNING
EXPERIENCE

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

PREPARED FOR

BRYTAR
COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 18-075-001

REVISIONS
2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

SHEET TITLE

EROSION
EX. POND
IMPROVEMENTS

SHEET INFORMATION

ER-1.2

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING OR 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/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 (d.k.a. 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 STORED MATERIAL (E.G. SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THIS 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.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN
NOTES

1 OF 4

Oct. 2013

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

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

1 OF 3
Oct. 2013

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, PARKING LOTS, ALLEYS, TRUCKLOOPS, DRIVEWAYS, 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 CLEAR 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 STACKED 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 BMP'S MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.



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

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


CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND
 2 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 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS MATERIALS 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 IS NOT 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 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 CBMPs 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

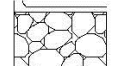
CONSTRUCTION BEST MANAGEMENT PRACTICES

**GEN
NOTES**

3 OF 4

Oct. 2013

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

	TI	<u>TEMPORARY IRRIGATION</u>
	TSB	<u>TEMPORARY SEDIMENT BASIN</u>
	VTC	<u>VEHICLE TRACKING CONTROL</u>

	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	LEGEND 3 OF 3 Oct. 2013
---	---	---

NO CHANGES TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF THE TOWN OF PARKER

NONDEVELOPABLE PROPERTY, IN ORDER FOR THE GRADING SCHEME TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).

- A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
- B. ALL CEMPS HAVE BEEN PERMANENTLY REMOVED FROM THE SITE.
- C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
- D. THE VEGETATION REPRESENTS A PERMANENT STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
- E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) 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 BY THE APPLICABLE CITY, OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO OBTAIN A NEW GRADING PERMIT AND REPLACEMENT SECURITY WITHIN A REPLACEMENT SECURITY.
- J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT ASSESSMENT HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FARAINGING CONTROL, NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DEVELOPED OR IMPROVED. NONDEVELOPABLE PROPERTY INCLUDES, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER, AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.

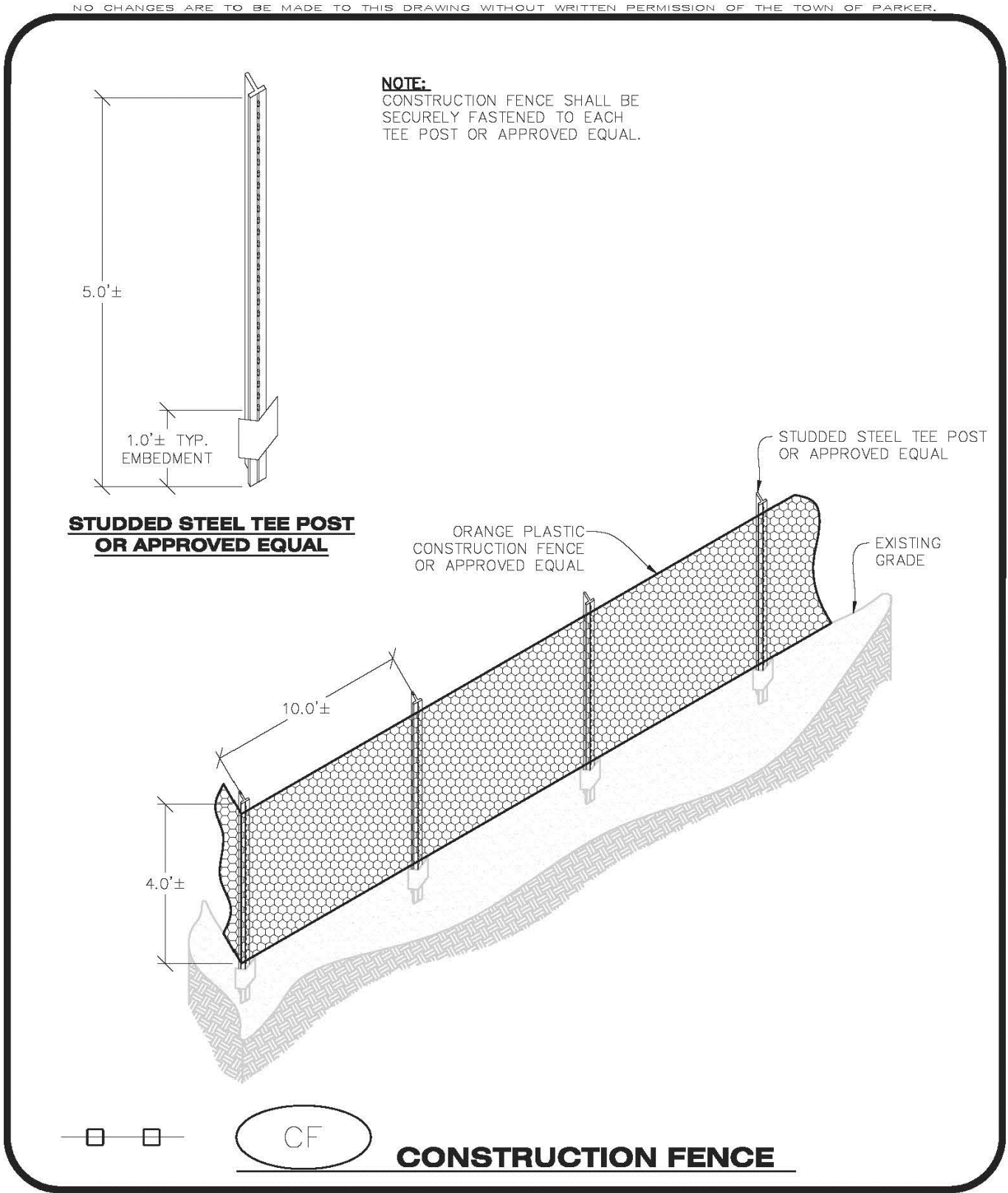
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE FINED BY THE TOWN OF PARKER UP TO FIVE HUNDRED FIVE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN OF PARKER MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION, OR OTHER REMEDY TO PREVENT OR ENFORCE COMPLIANCE WITH THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE COSTS OF THE TOWN OF PARKER'S ENFORCEMENT OF THE VIOLATION, INCLUDING RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBWP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY THE TOWN STAFF TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS. THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	GEN NOTES 4 OF 4 Oct. 2013
---	---	--

CASE NUMBER: Z_____

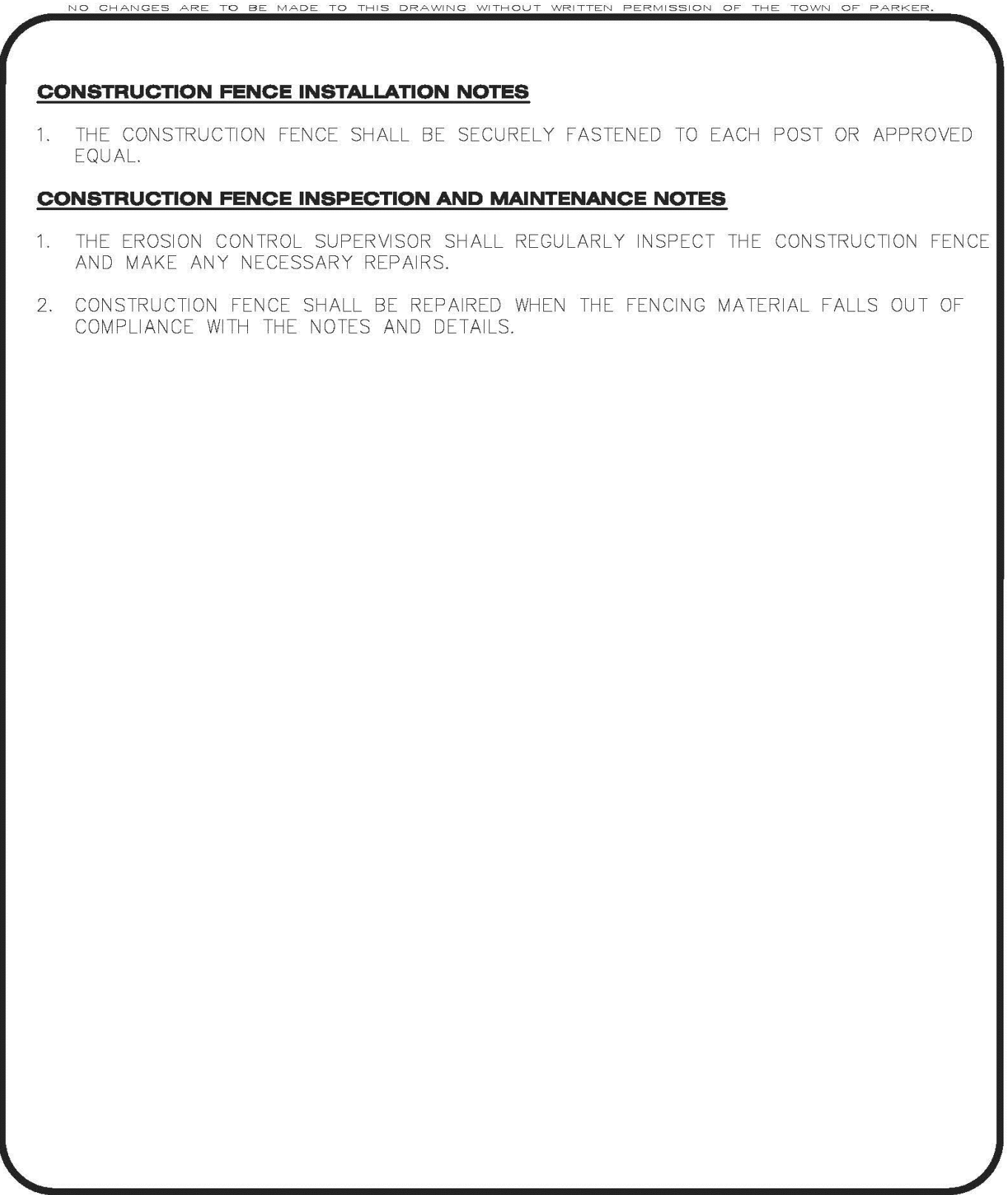
File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Bryon\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 06-Nov-19 3:46:54pm





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

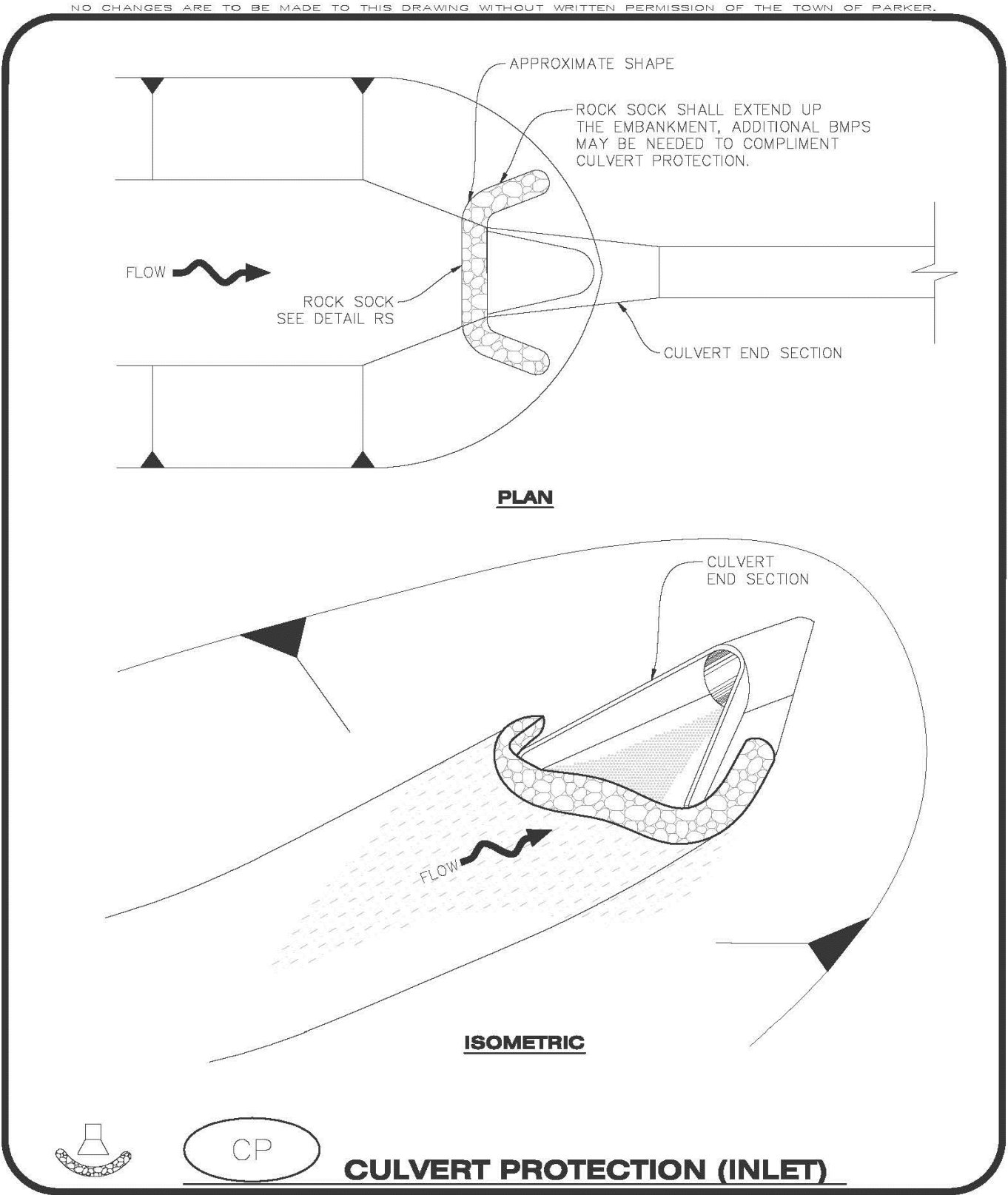
CF
1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

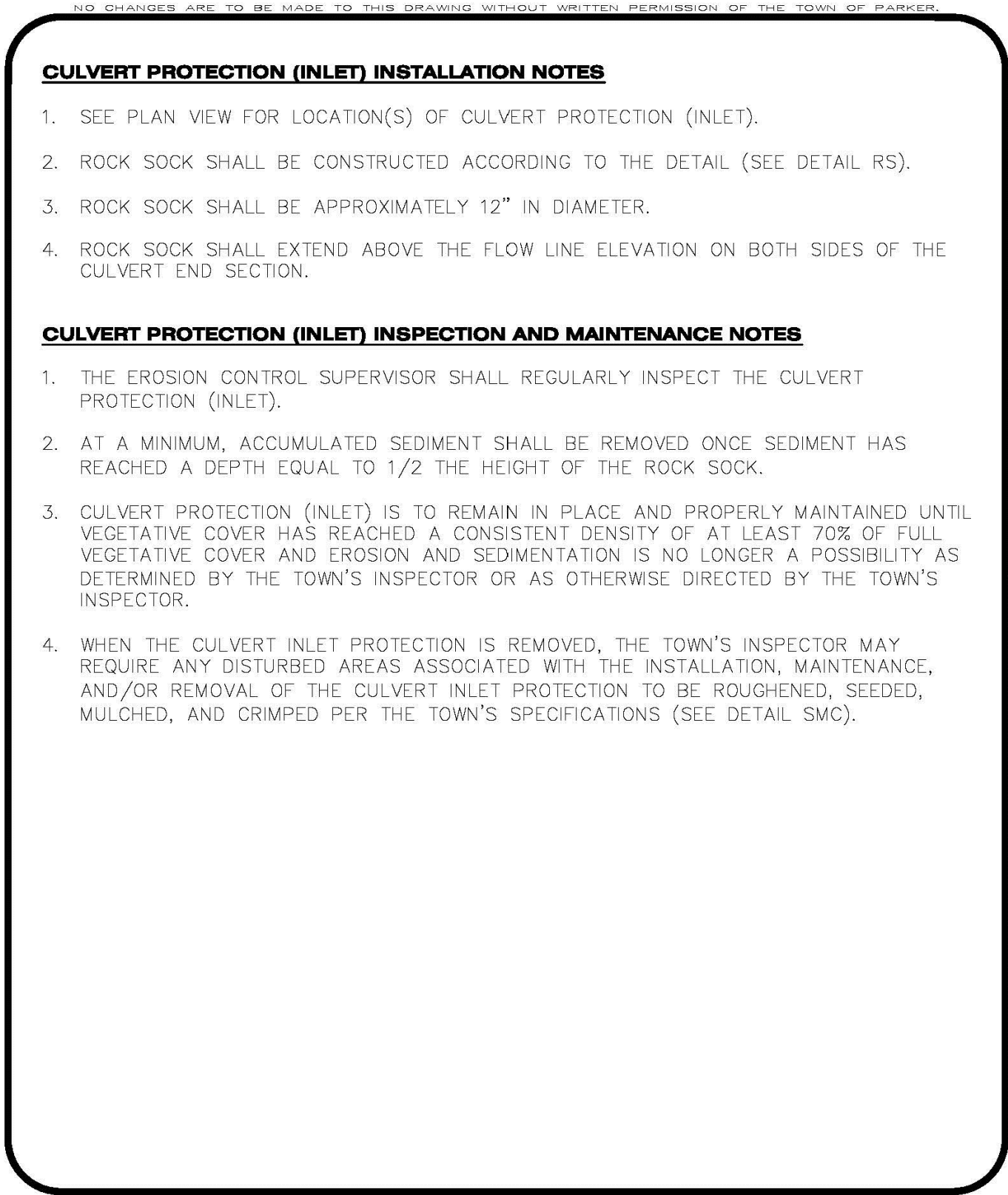
CF
2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

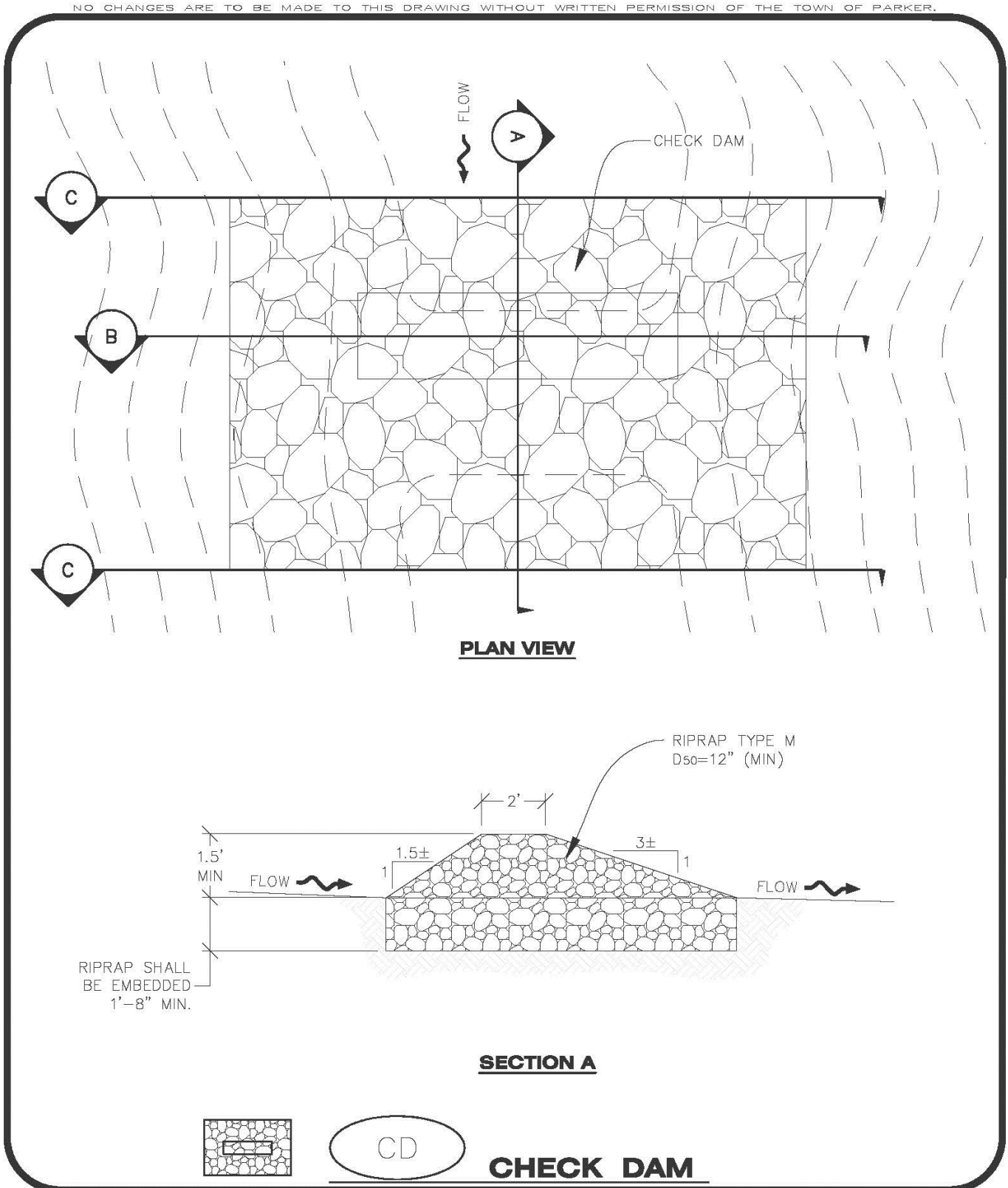
CP
1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

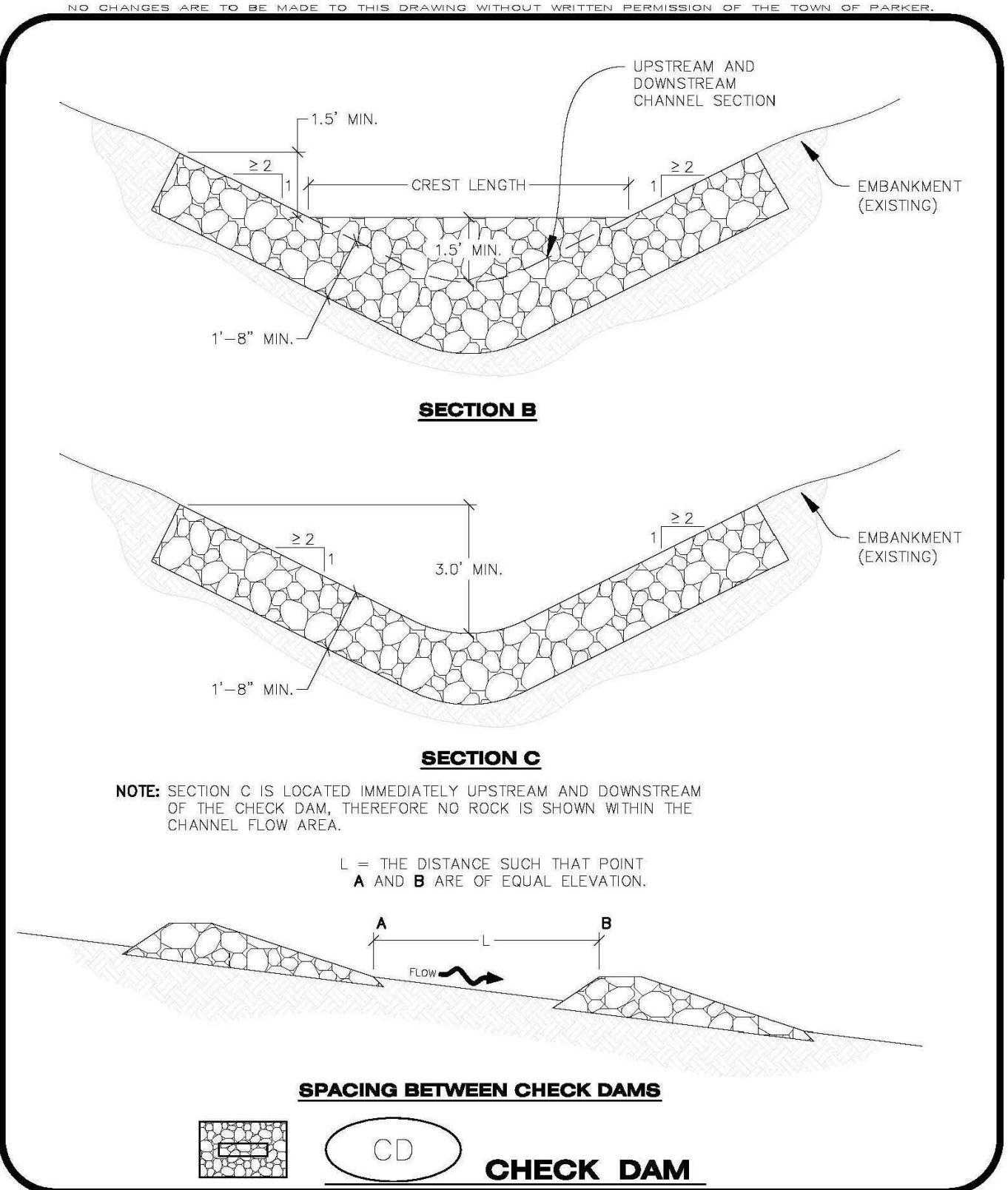
CP
2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

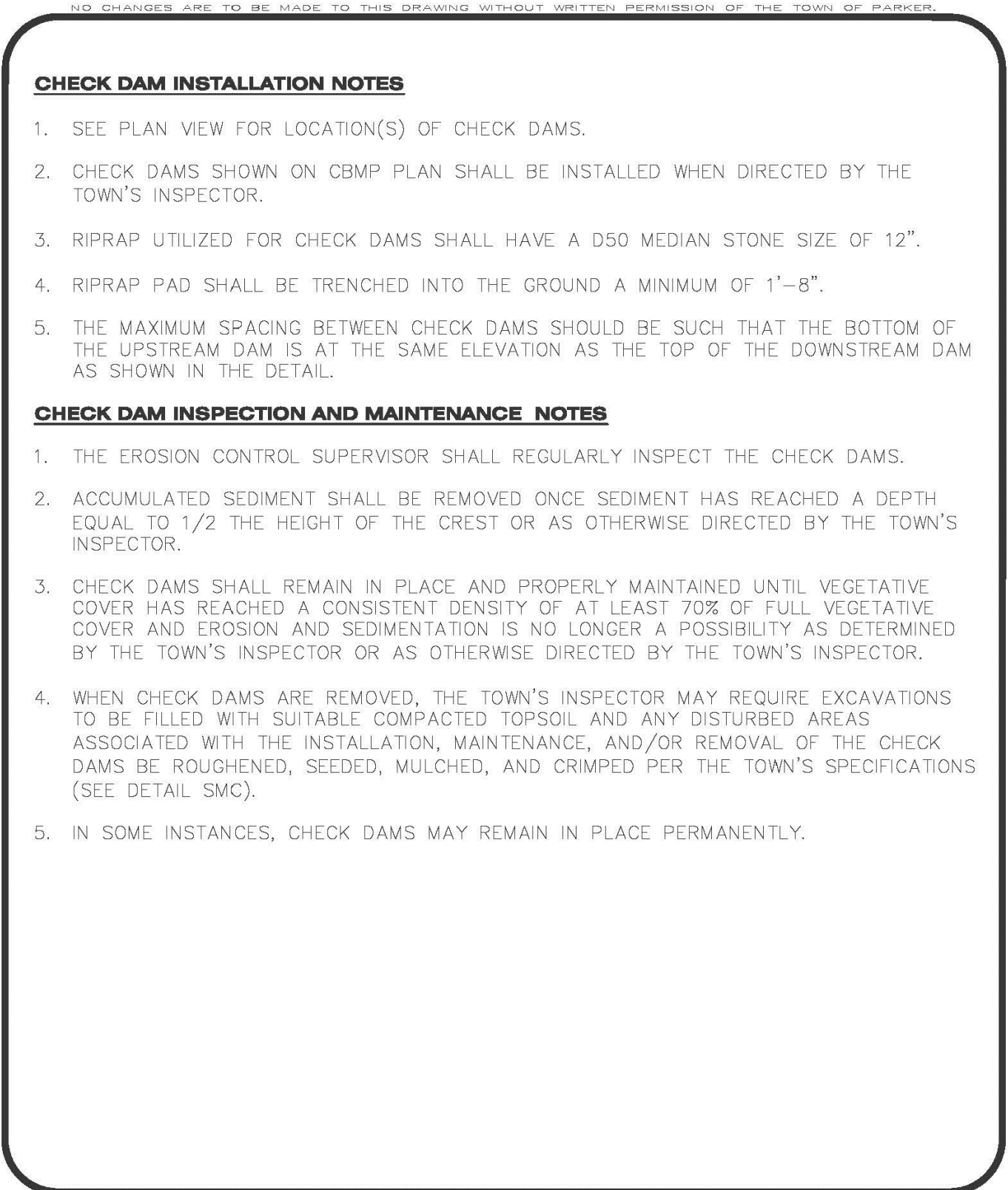
CD
1 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
2 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
3 OF 3
Oct. 2013

CASE NUMBER: Z_____



RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 663-4662 W ridgetopeng.com

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300 DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

SHEET TITLE

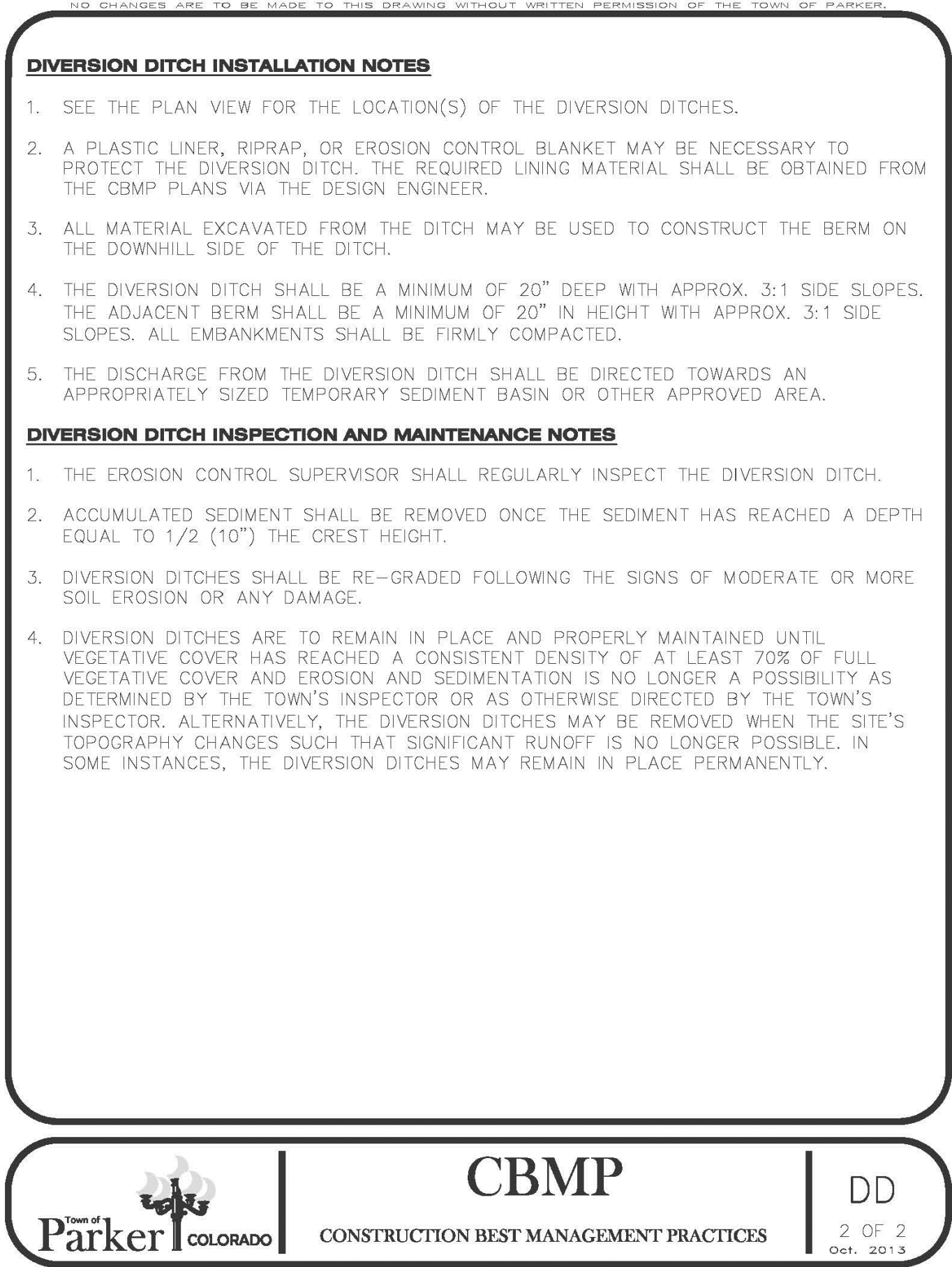
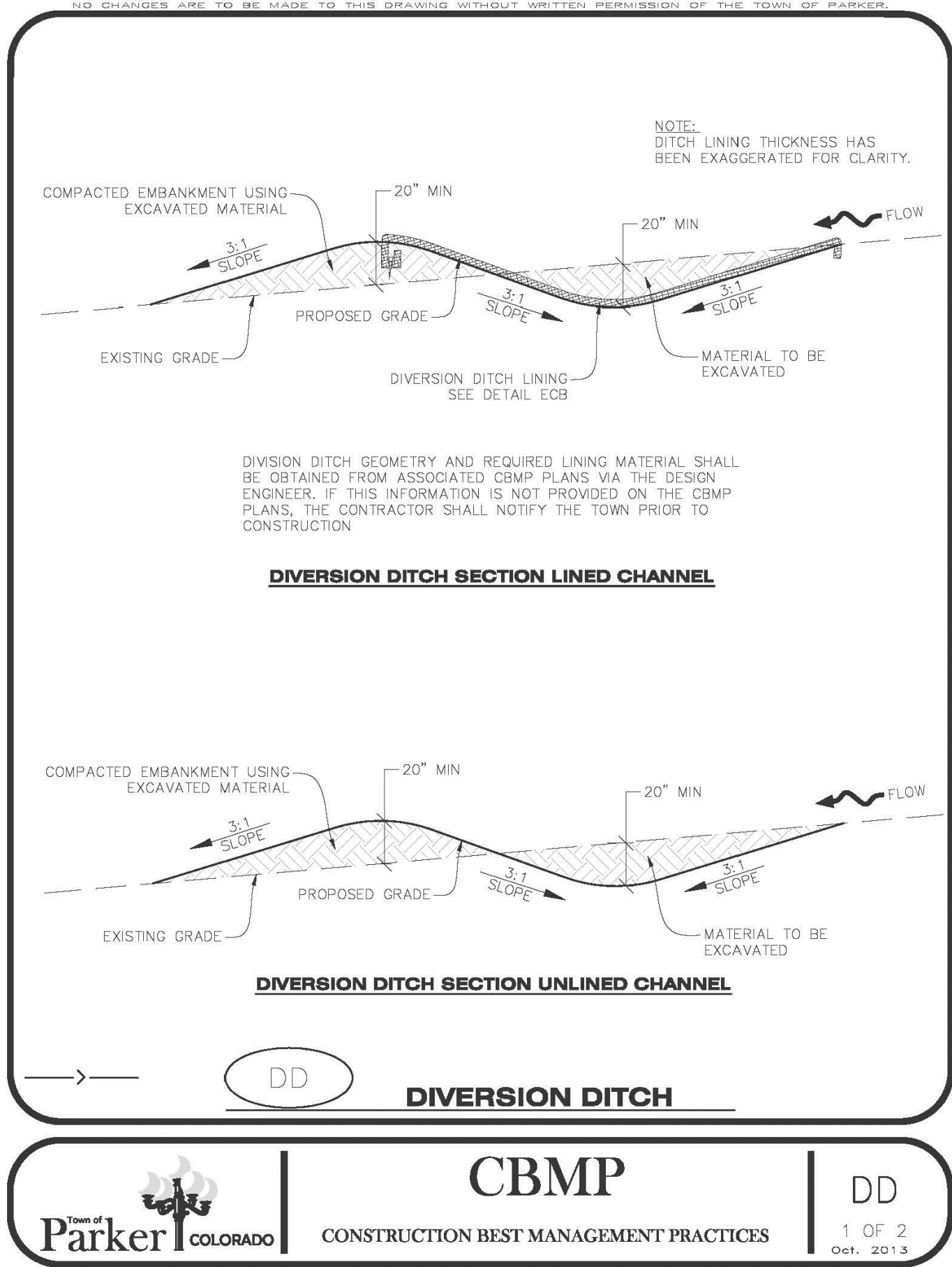
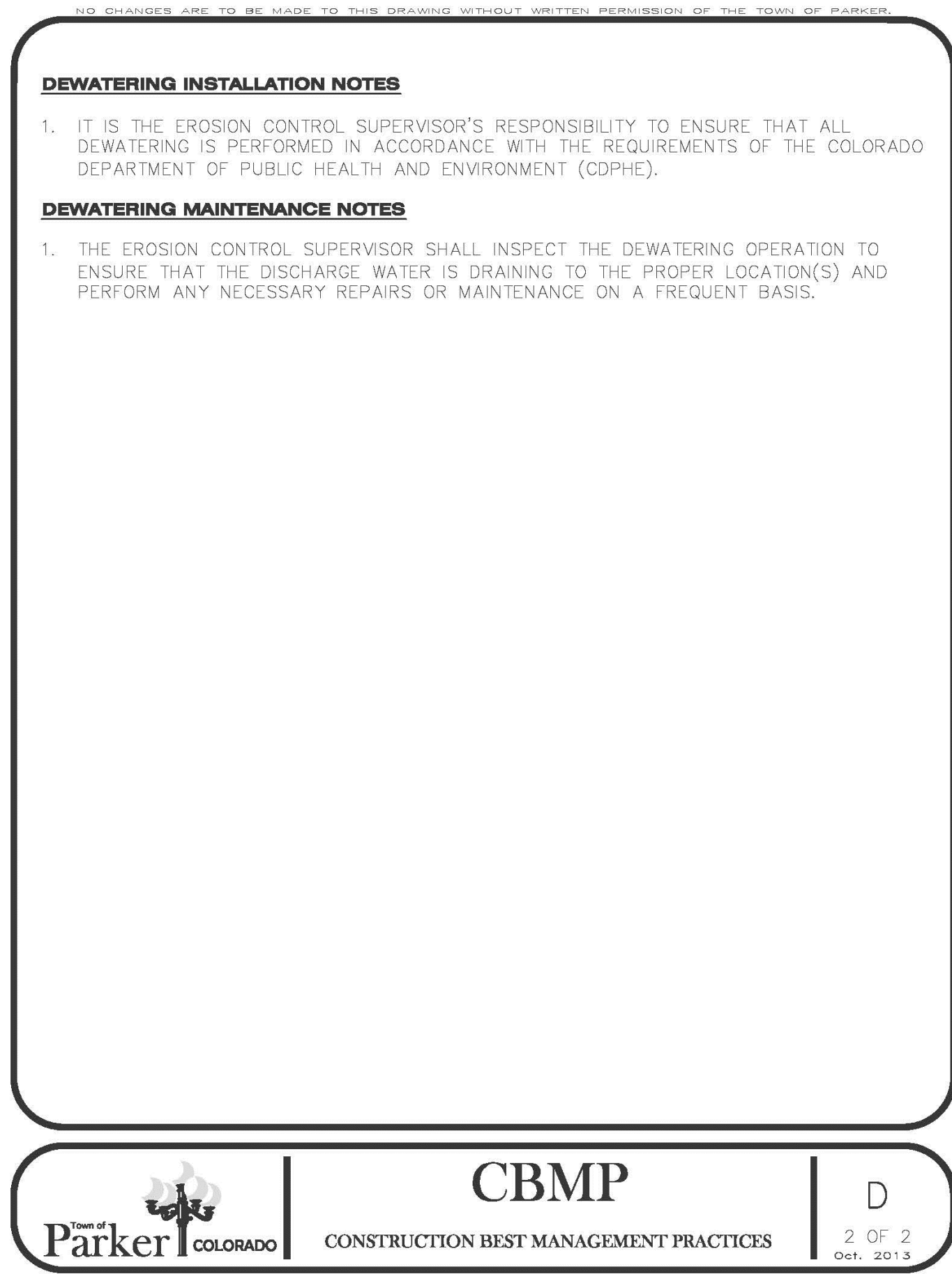
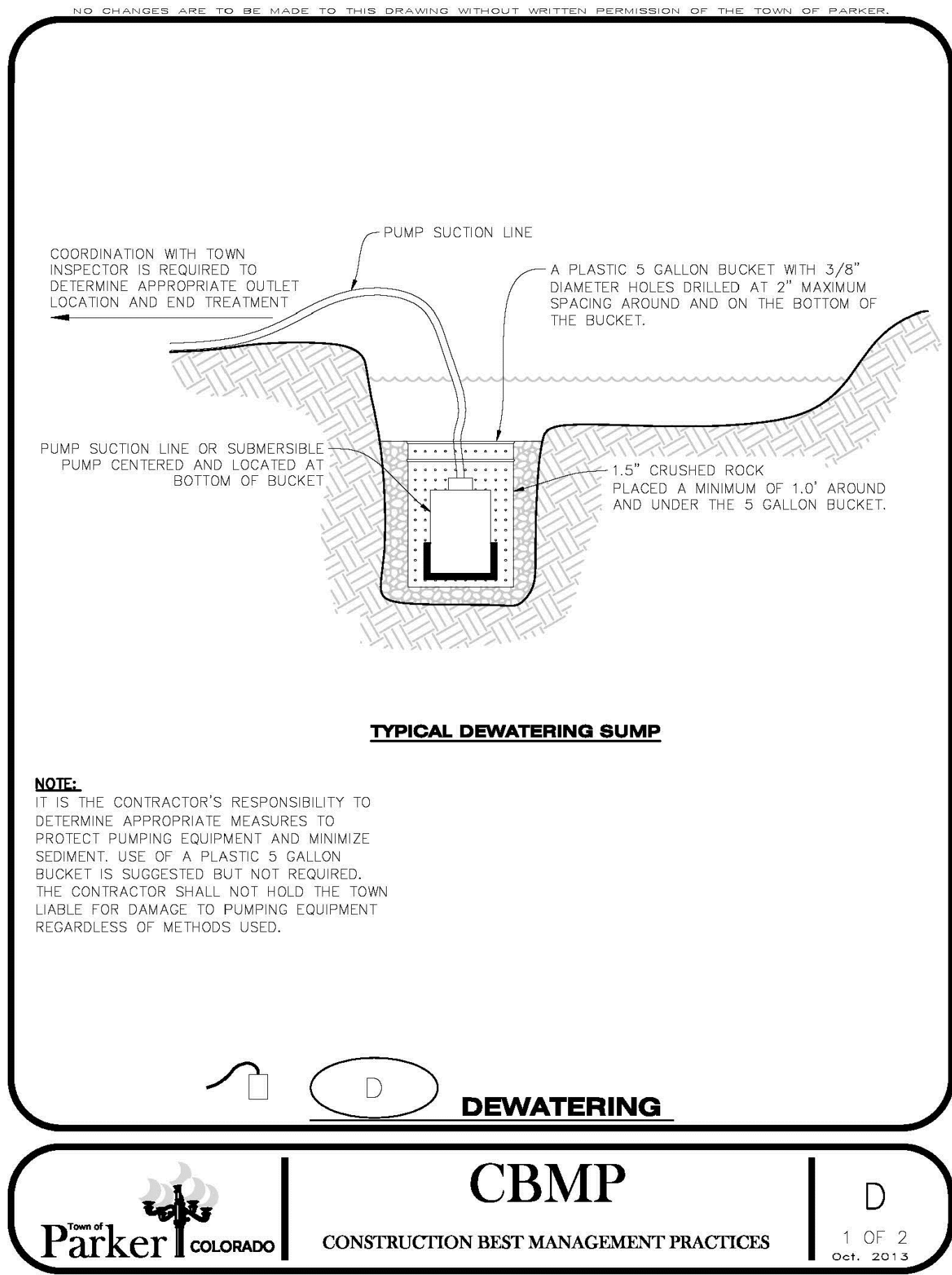
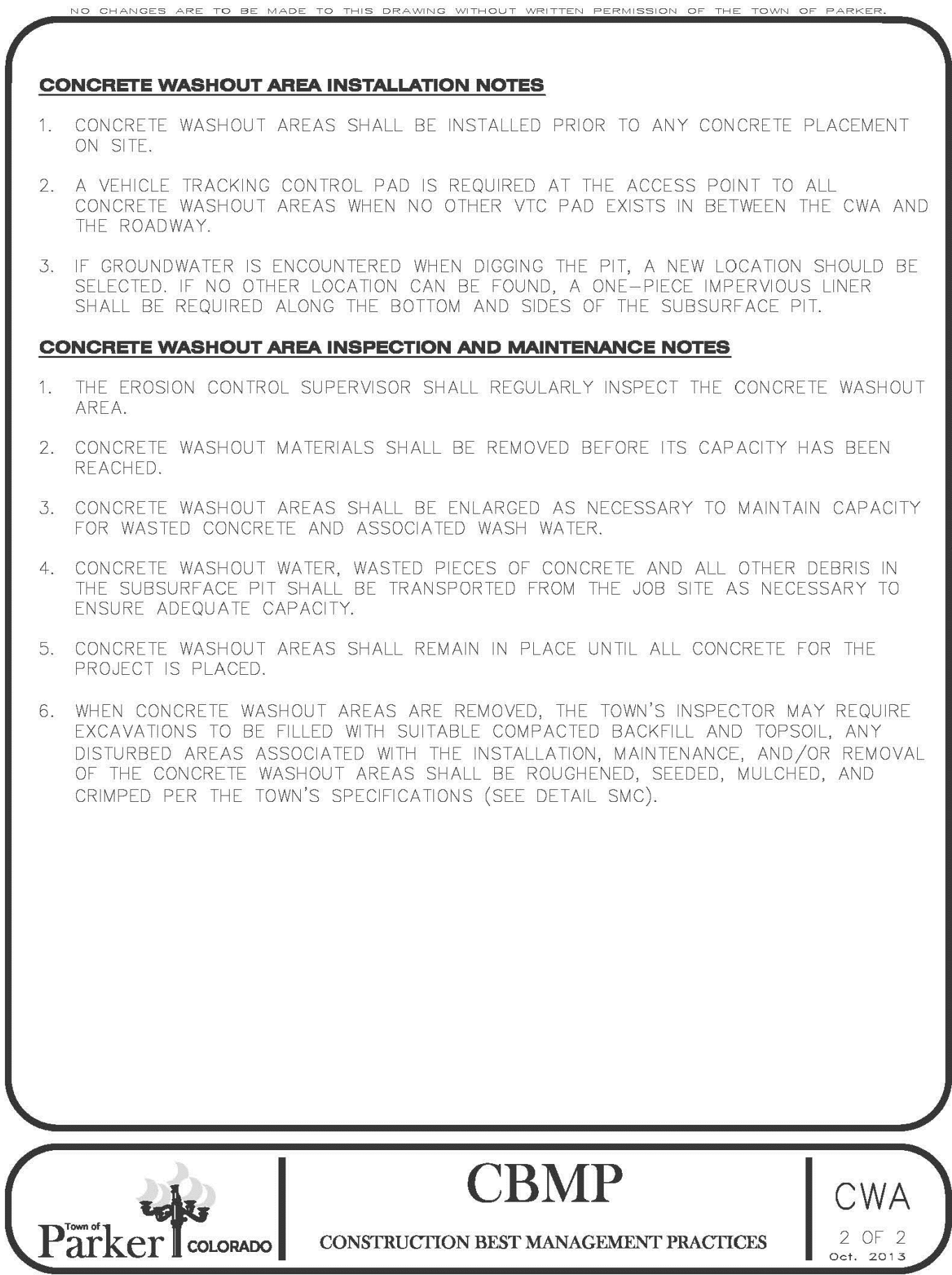
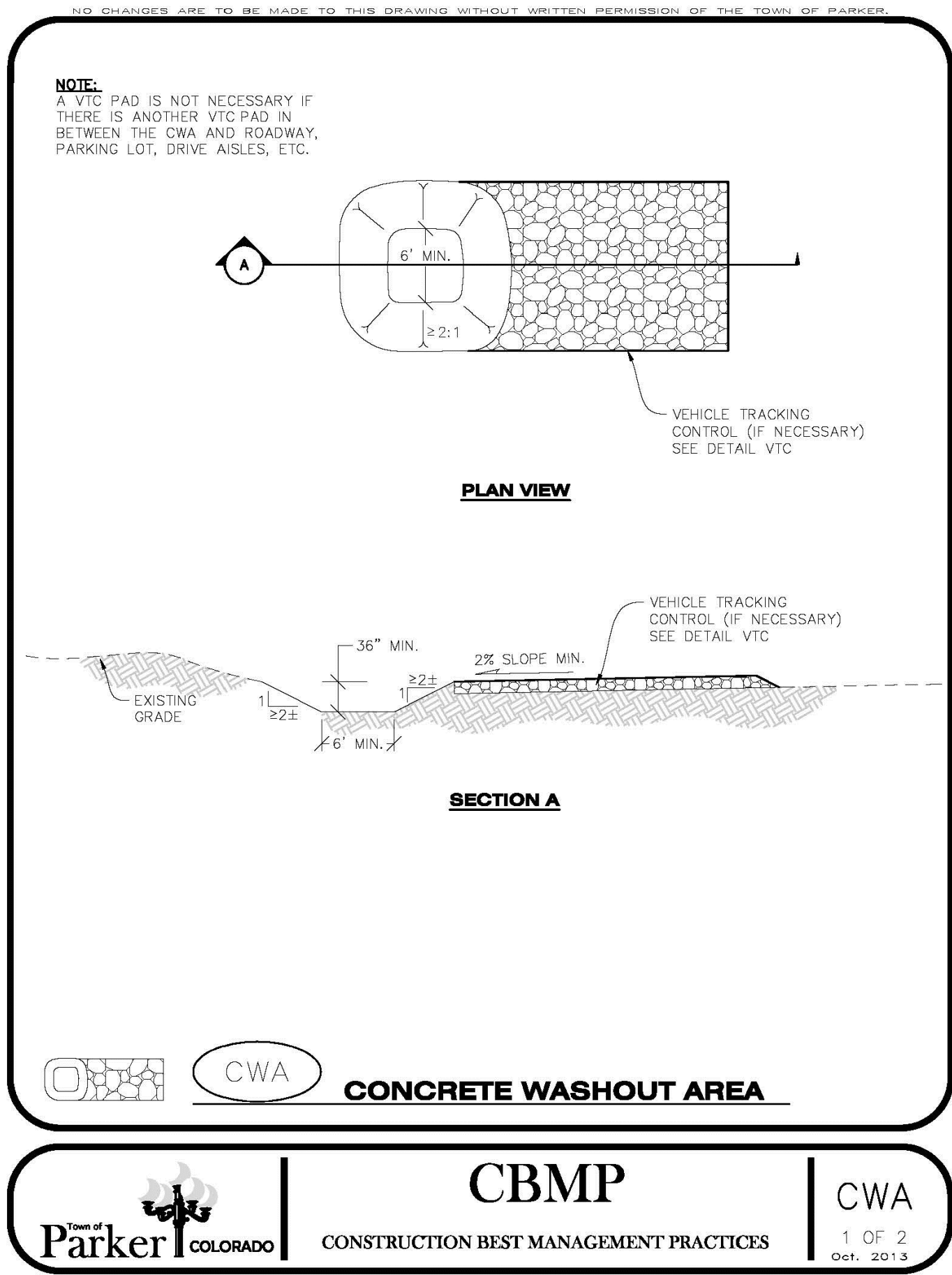
BMP DETAILS

SHEET INFORMATION

ER-2.1

6 of 22

File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Bryon\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 06-Nov-19 3:47:02pm



LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive,
Unit N Windsor, CO 80550
T (970) 863-4562
W ridgetopeng.com

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 18-075-001

REVISIONS
2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

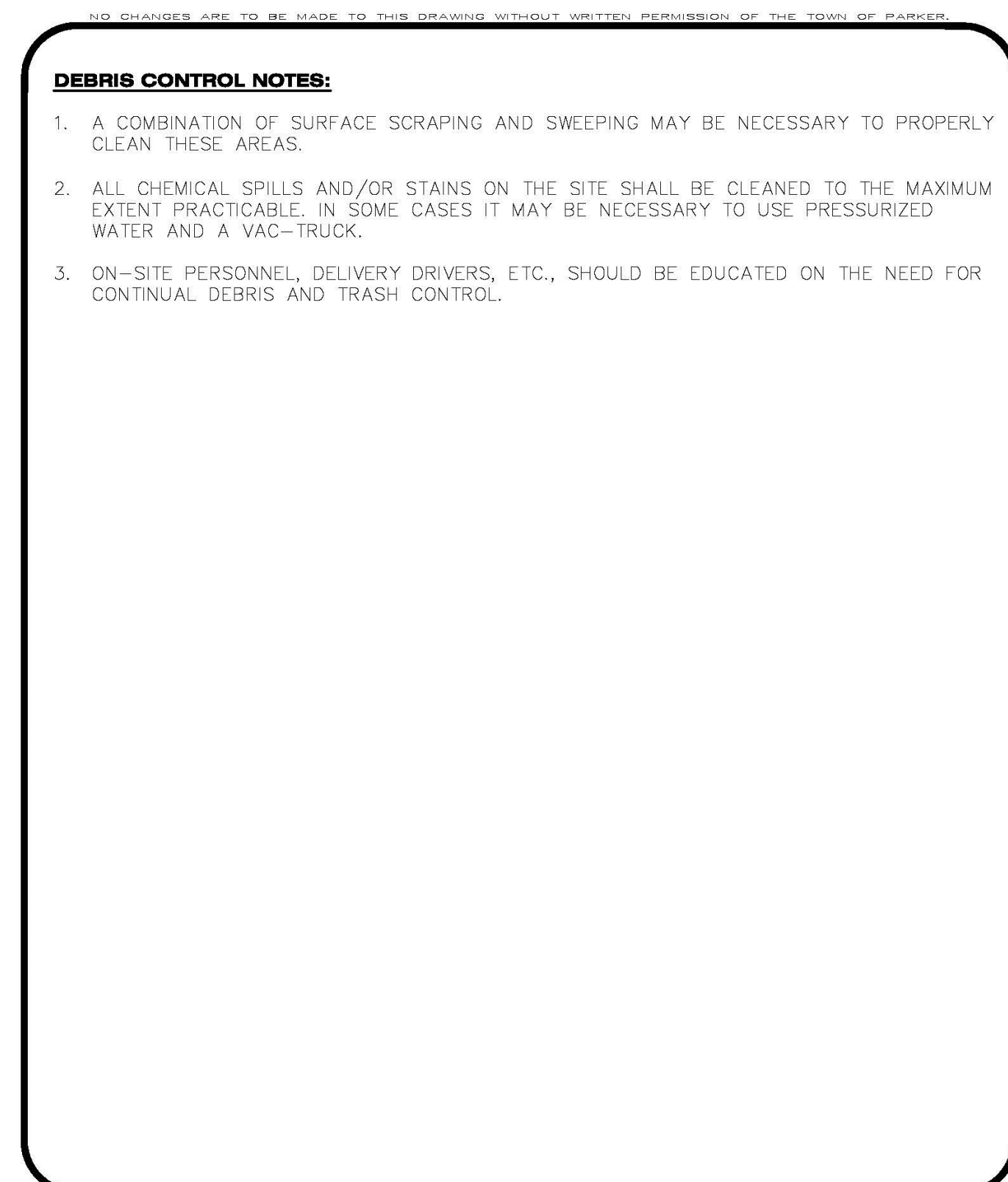
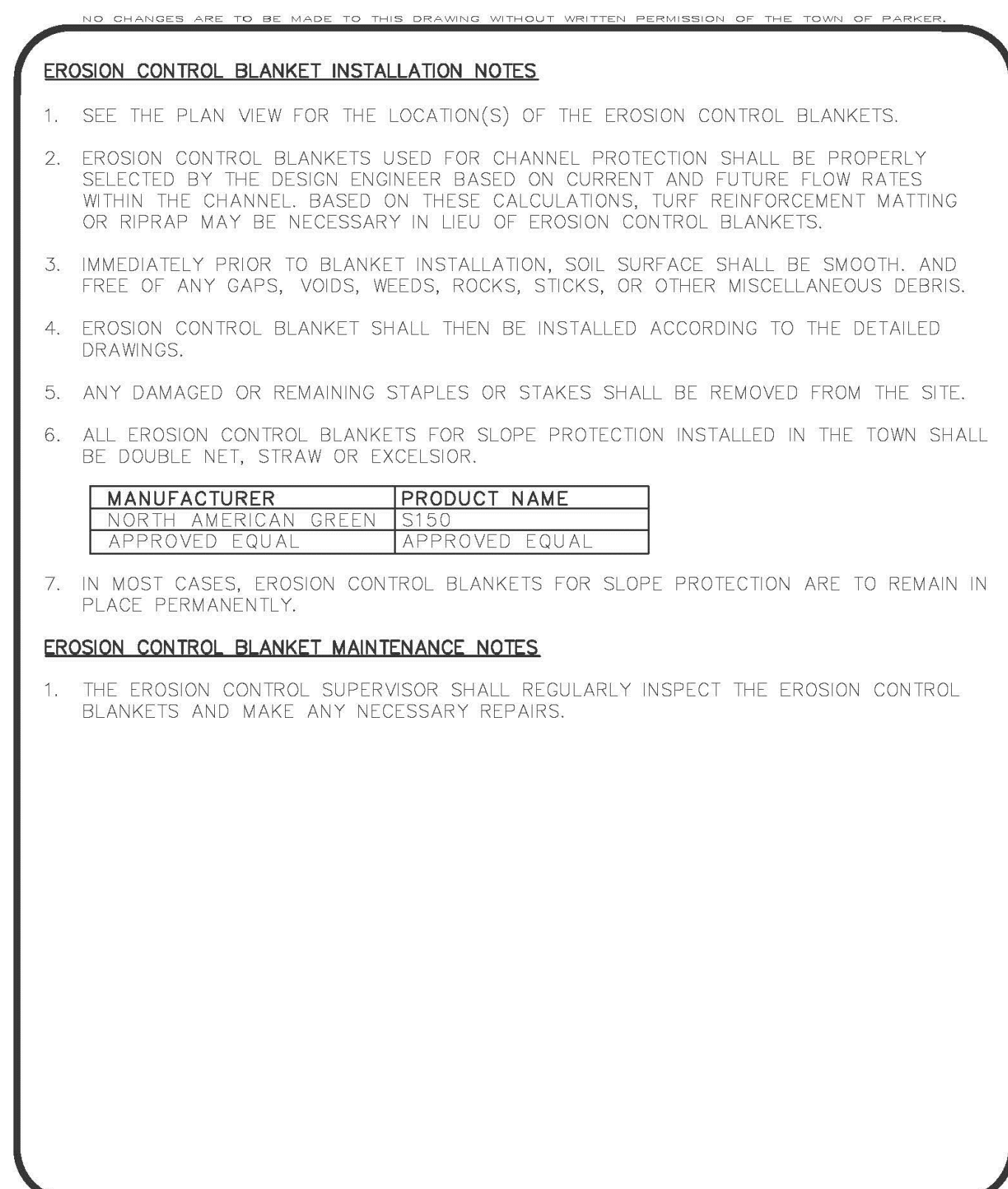
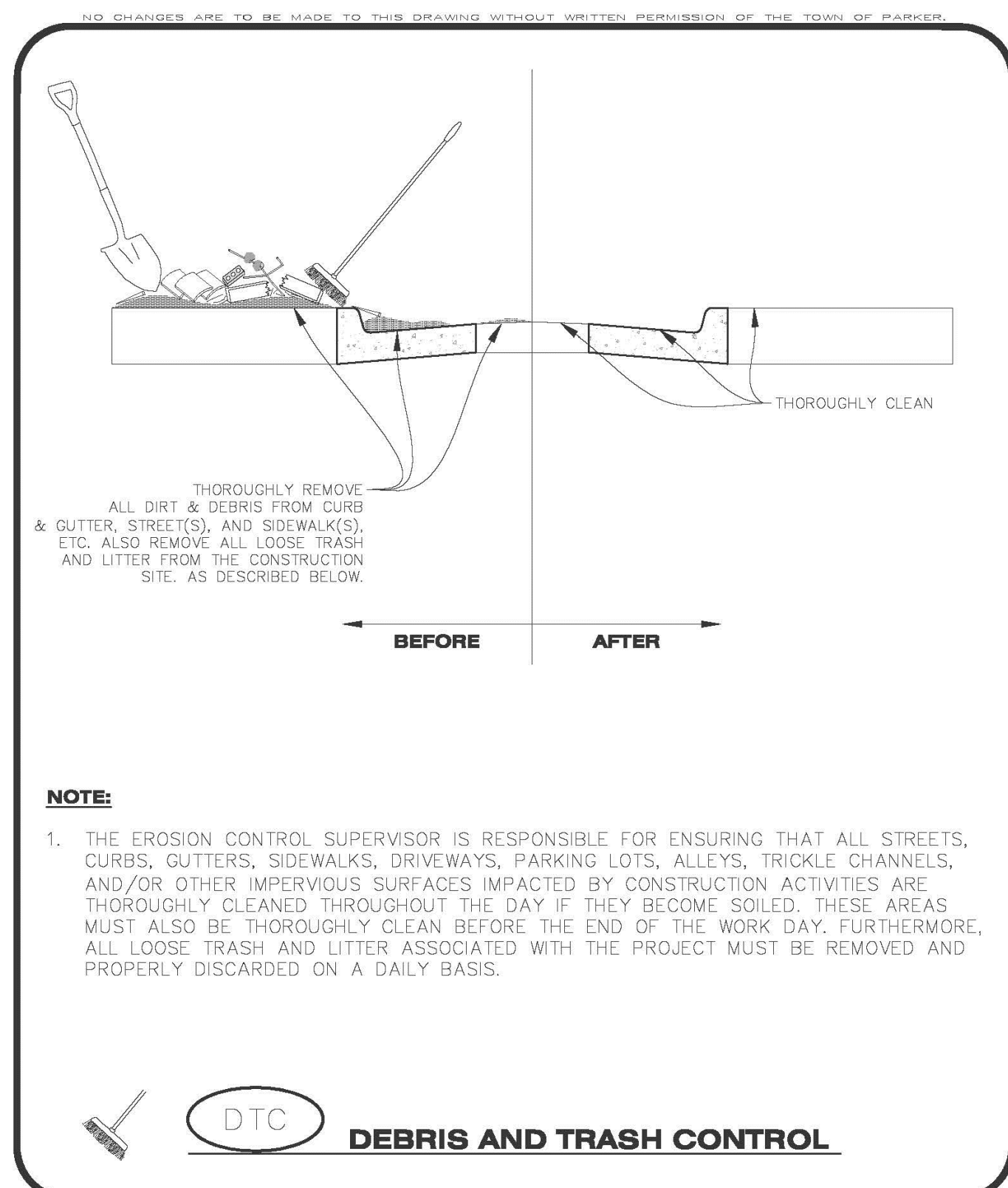
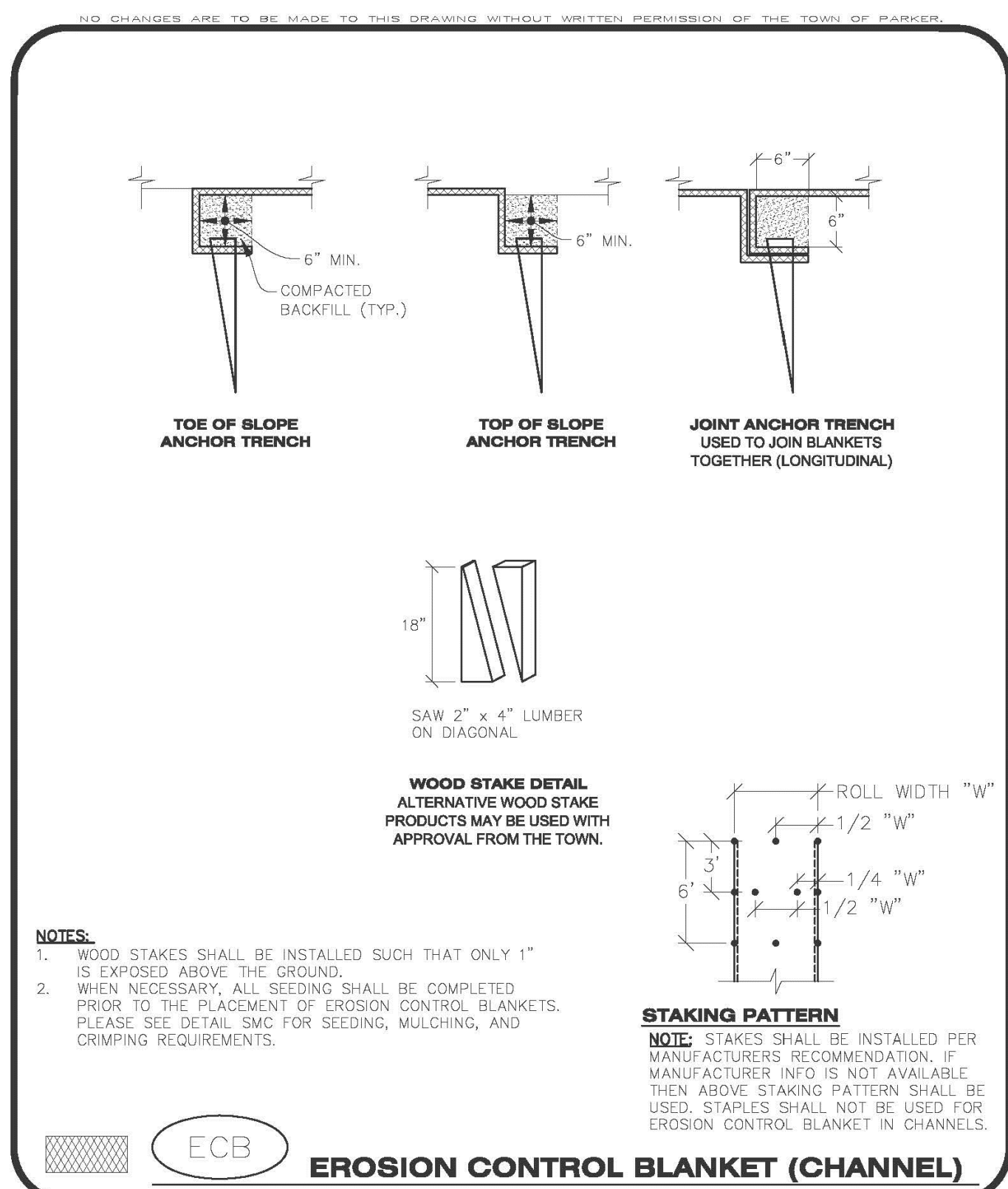
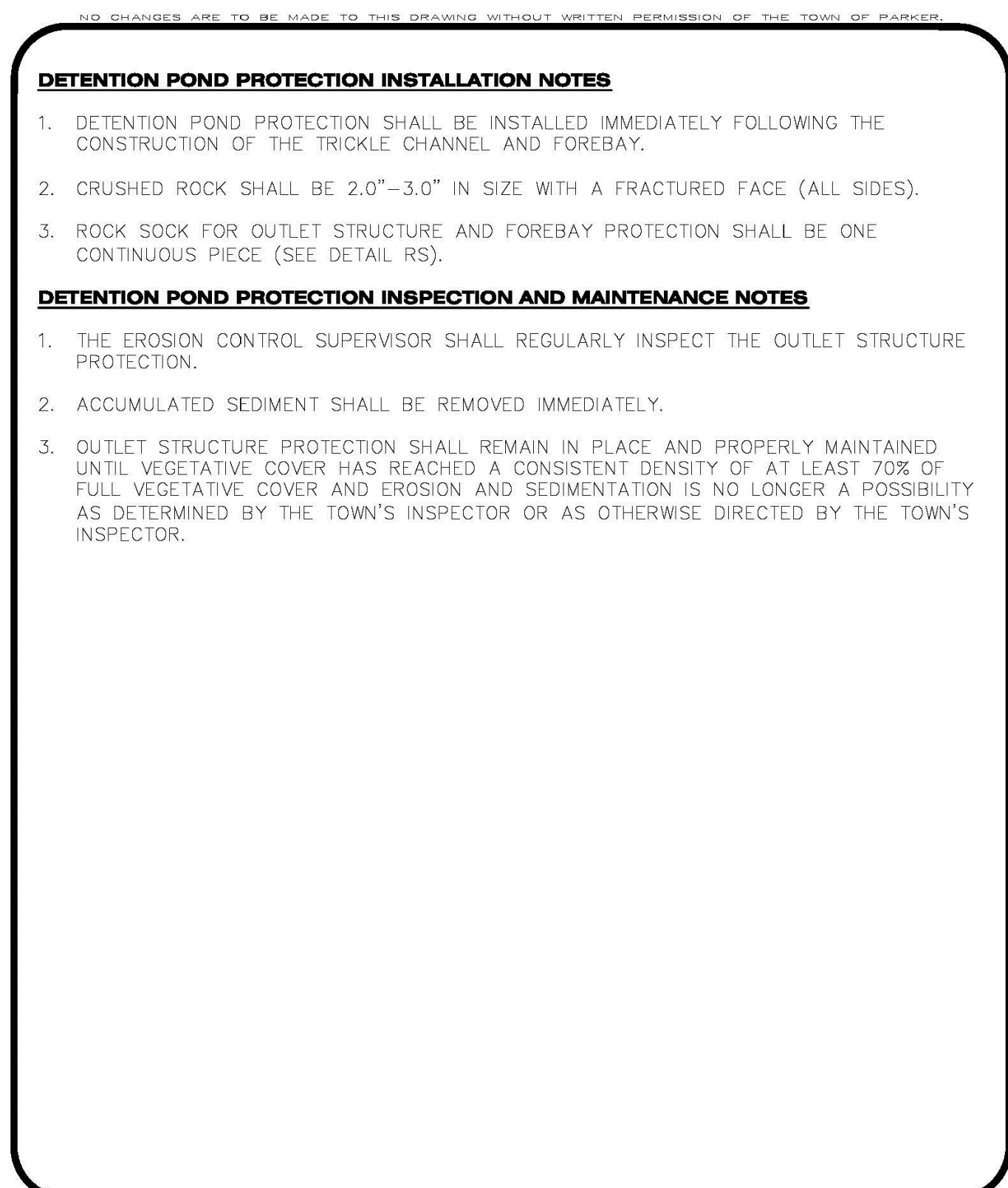
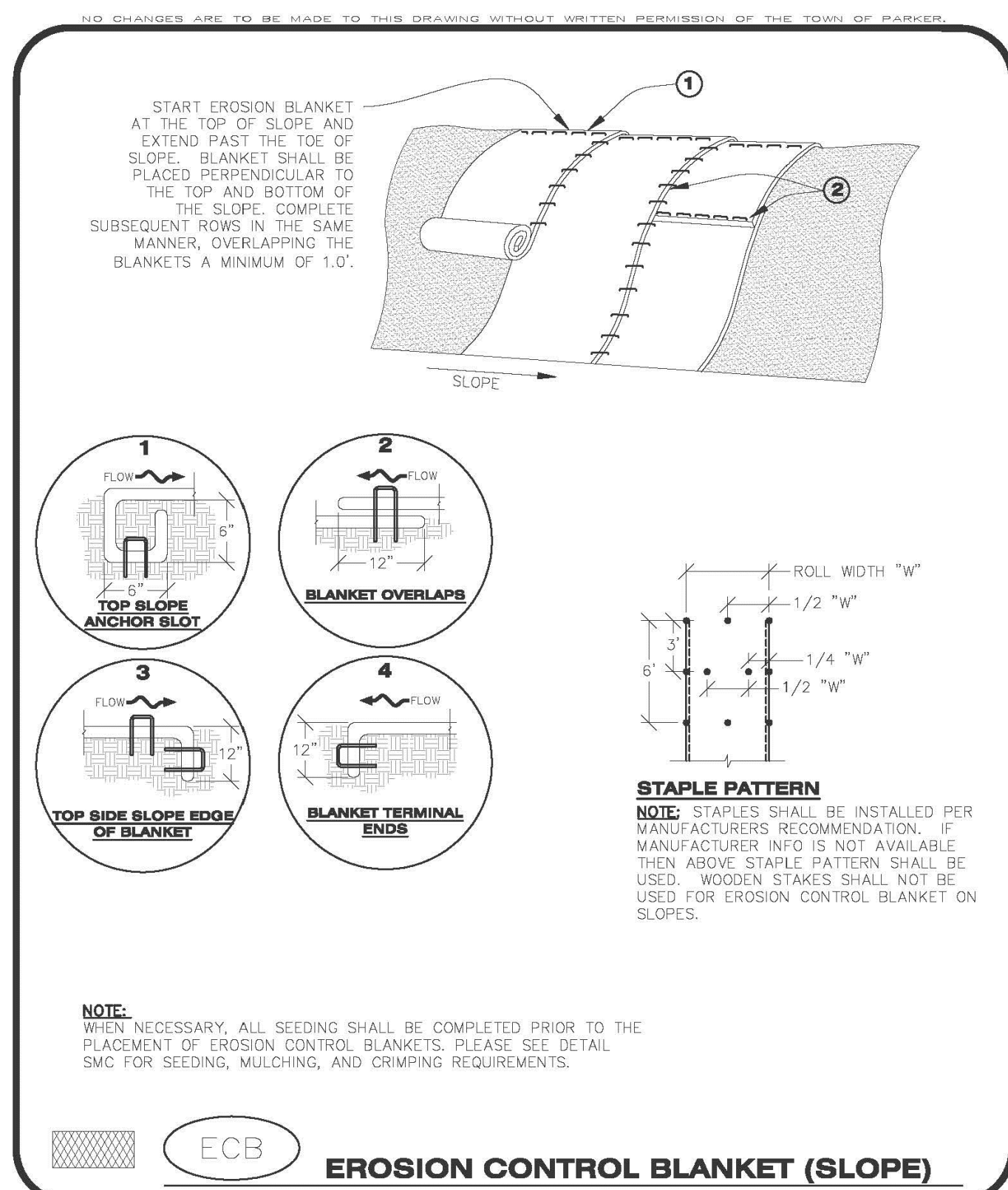
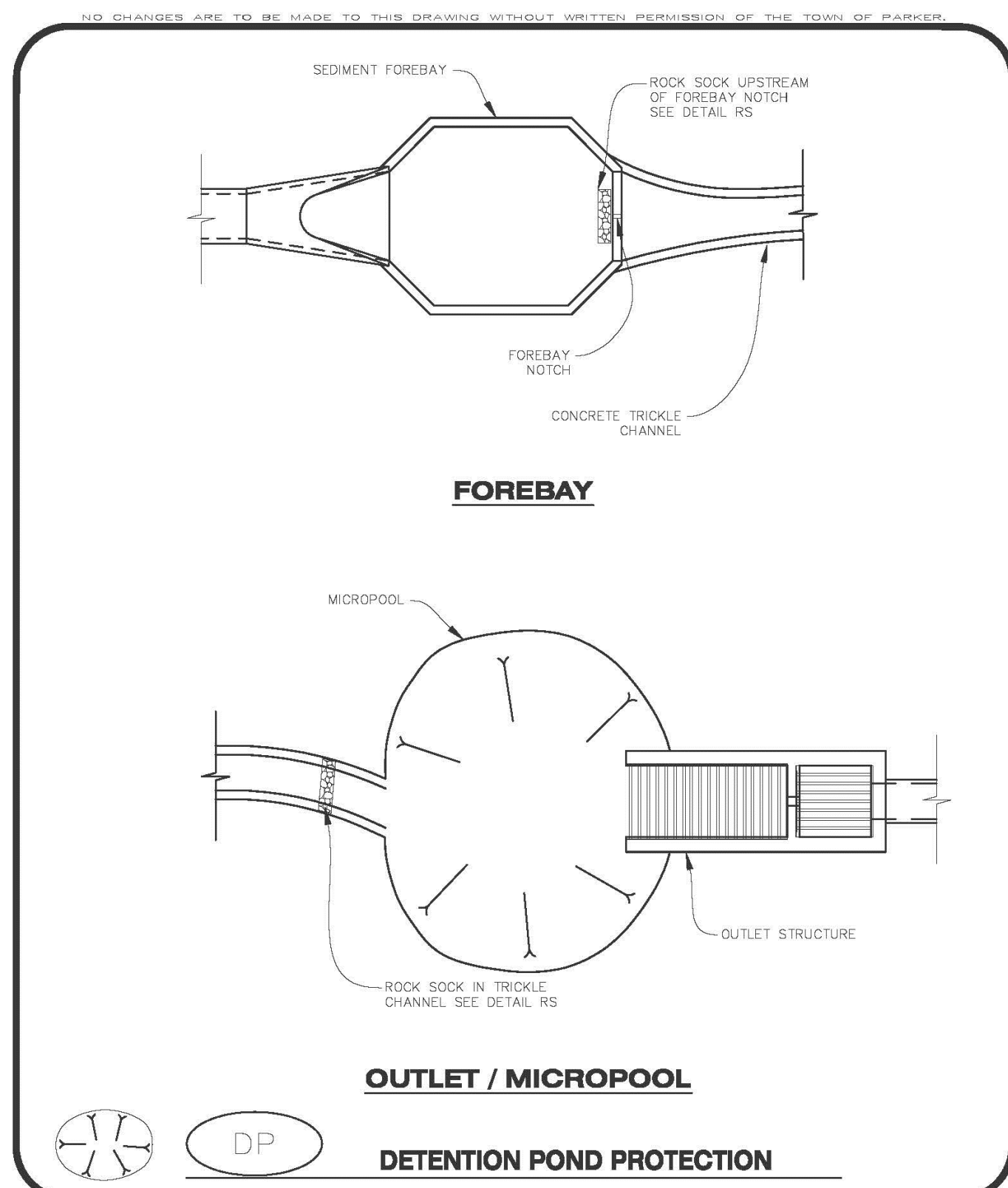
SHEET TITLE

BMP DETAILS

SHEET INFORMATION

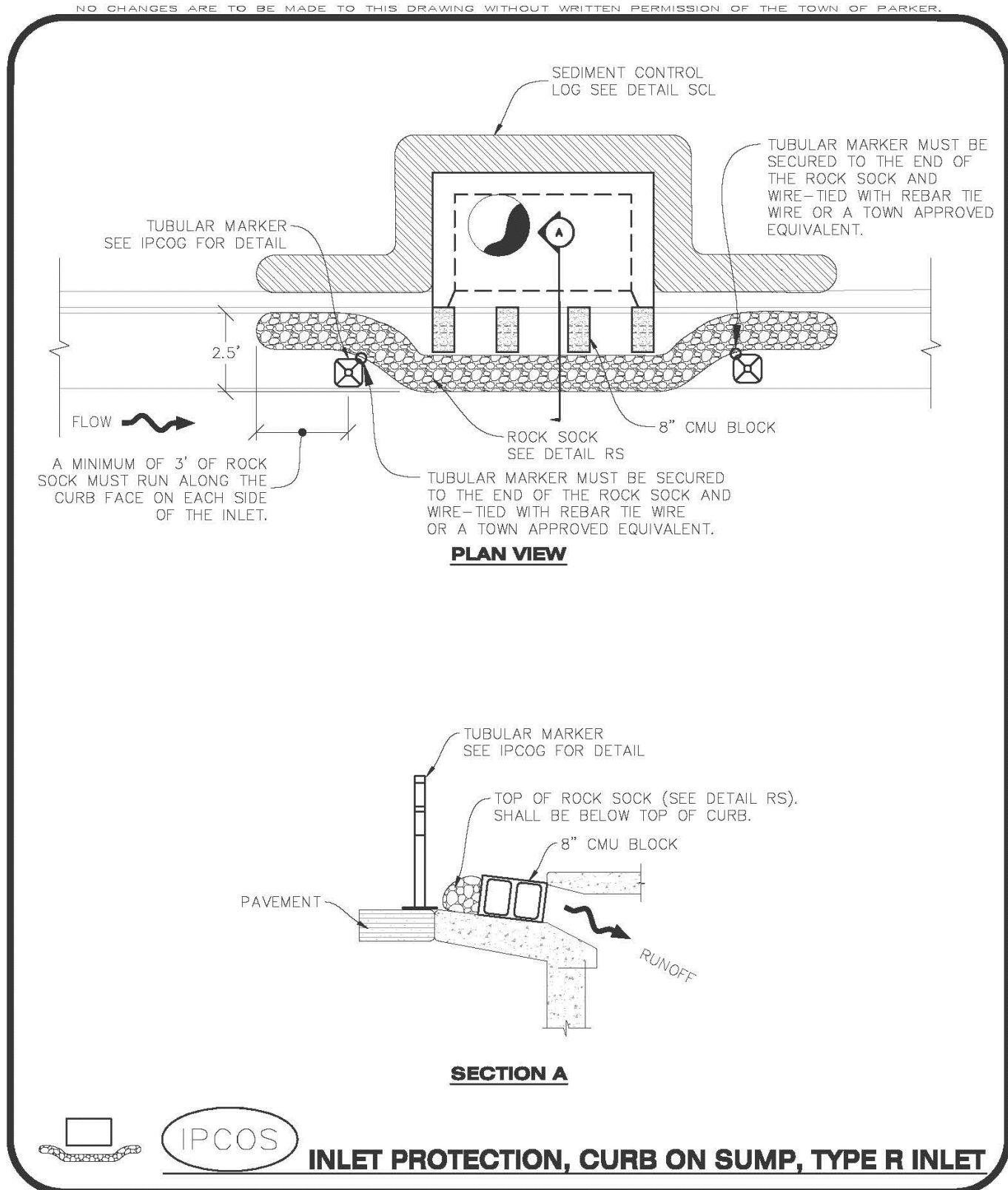
ER-2.2

7 of 22



File: TLE - CD - ROPA020ER.dwg Path: P:\Colorado\Parker\Brytar\TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 06-Nov-19 3:47:19pm

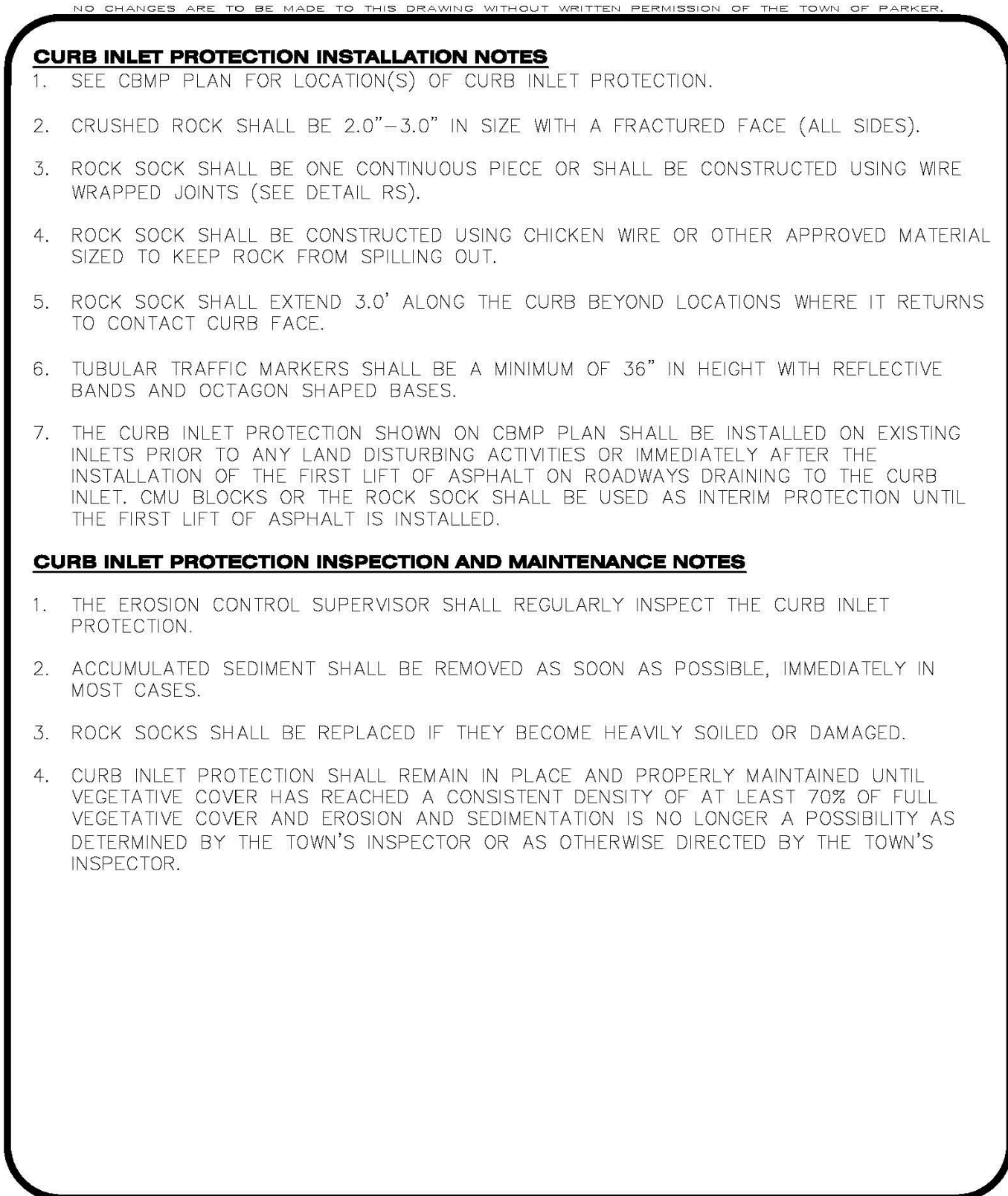
File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Bryon\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 06-Nov-19 3:47:27pm





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

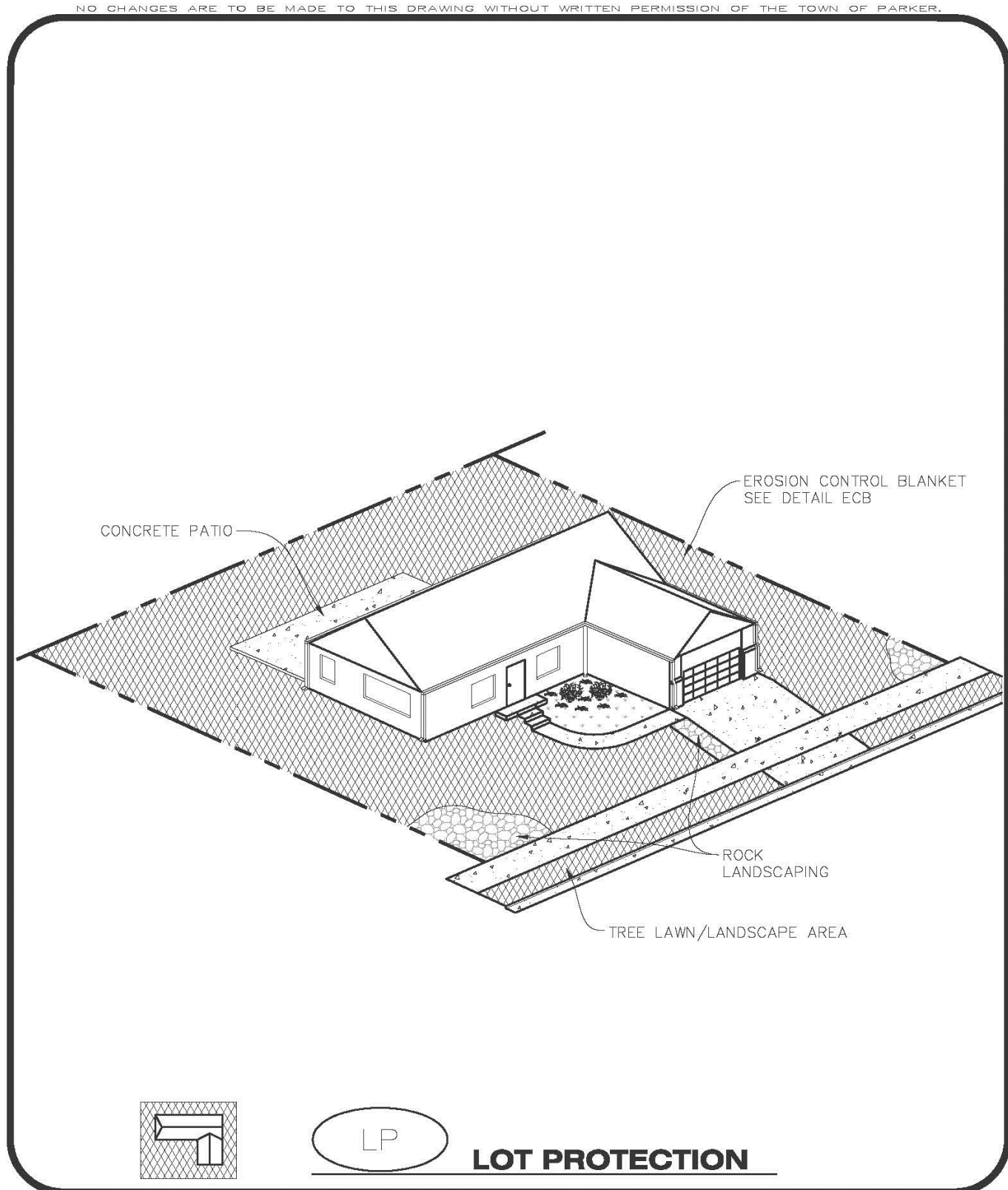
IPCOS
1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

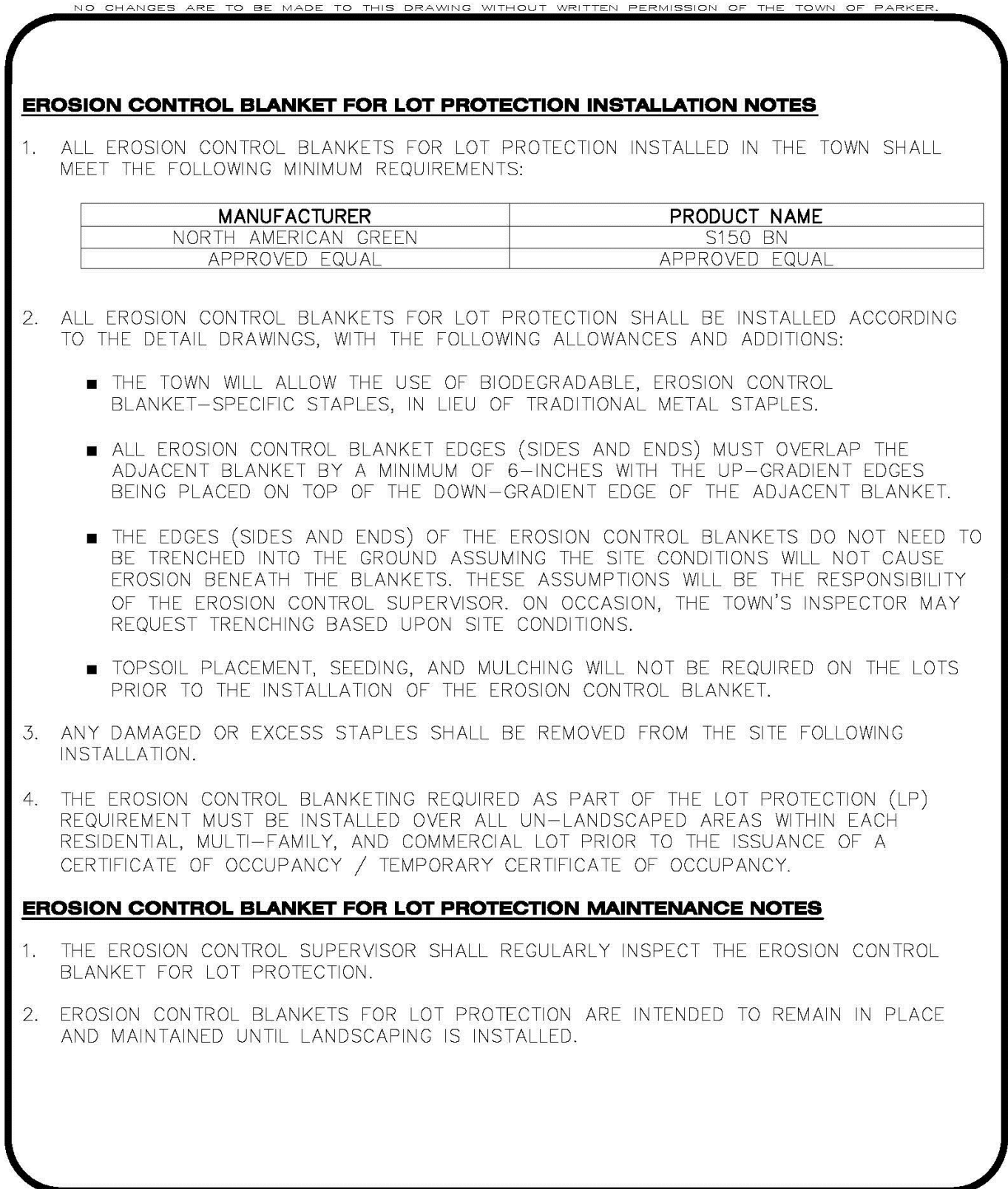
IPCOS
2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

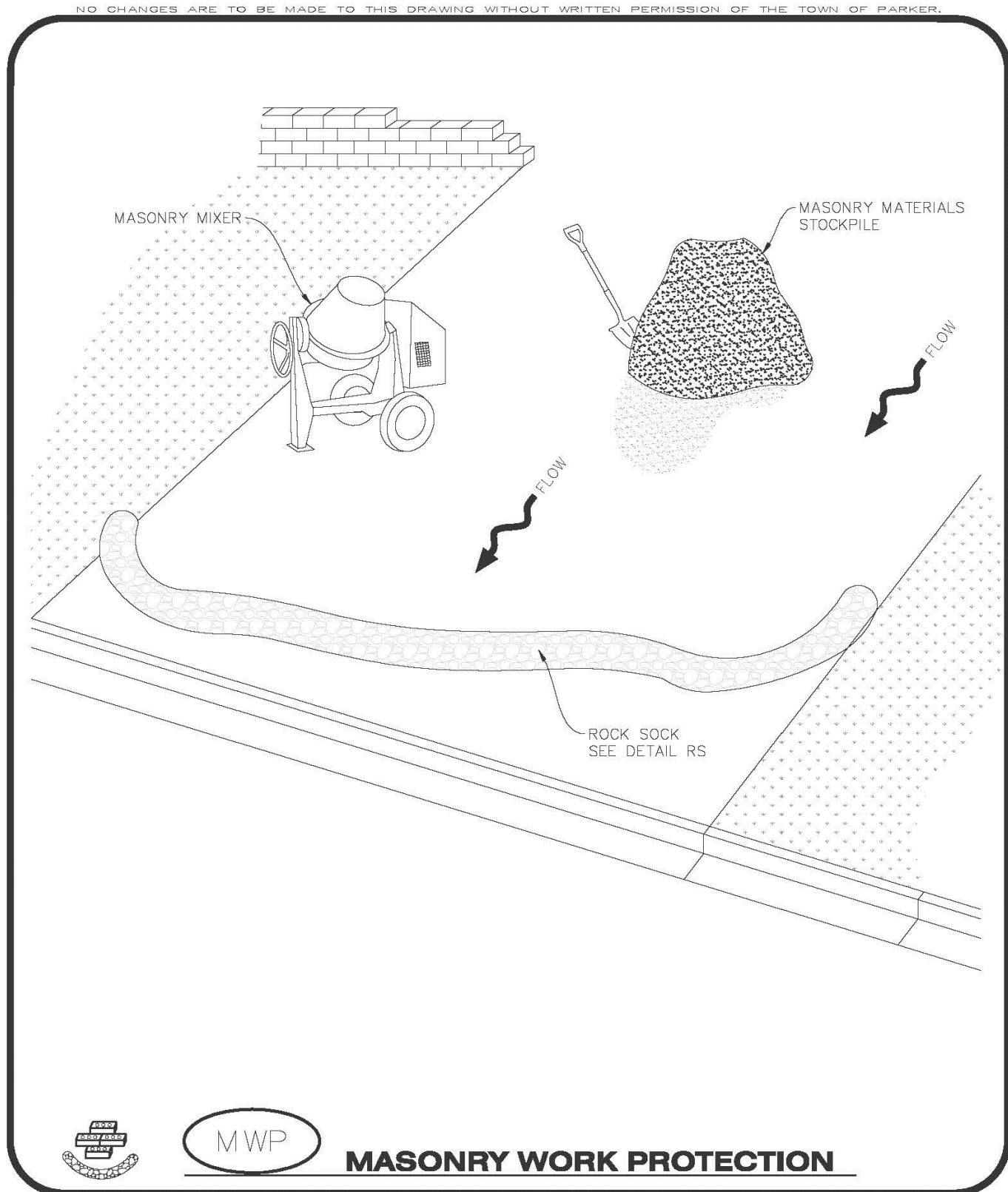
LP
1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

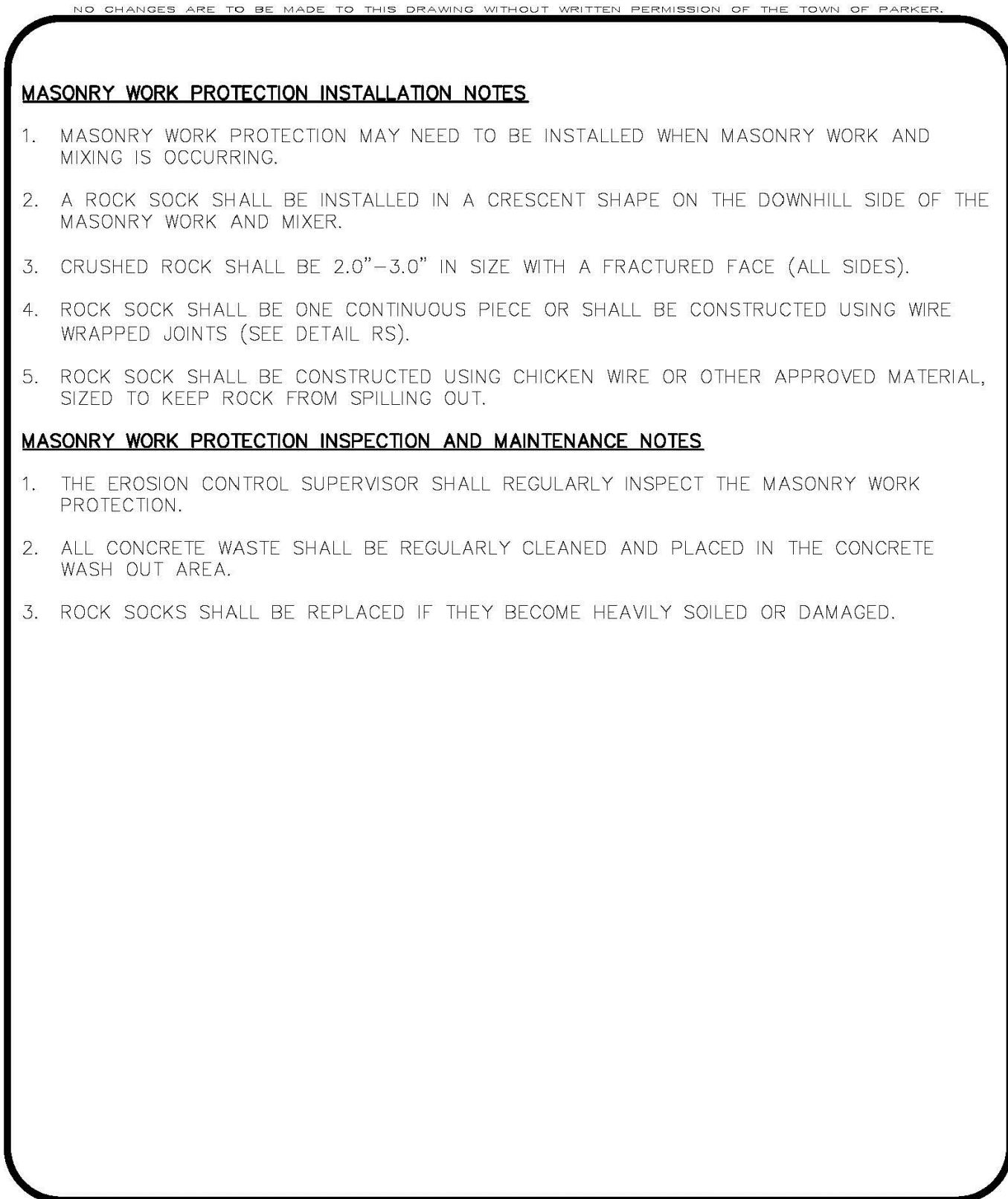
LP
2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP
1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP
2 OF 2
Oct. 2013

CASE NUMBER: Z_____



SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL	10/31/2019

DATE

5/28/2019

SHEET TITLE

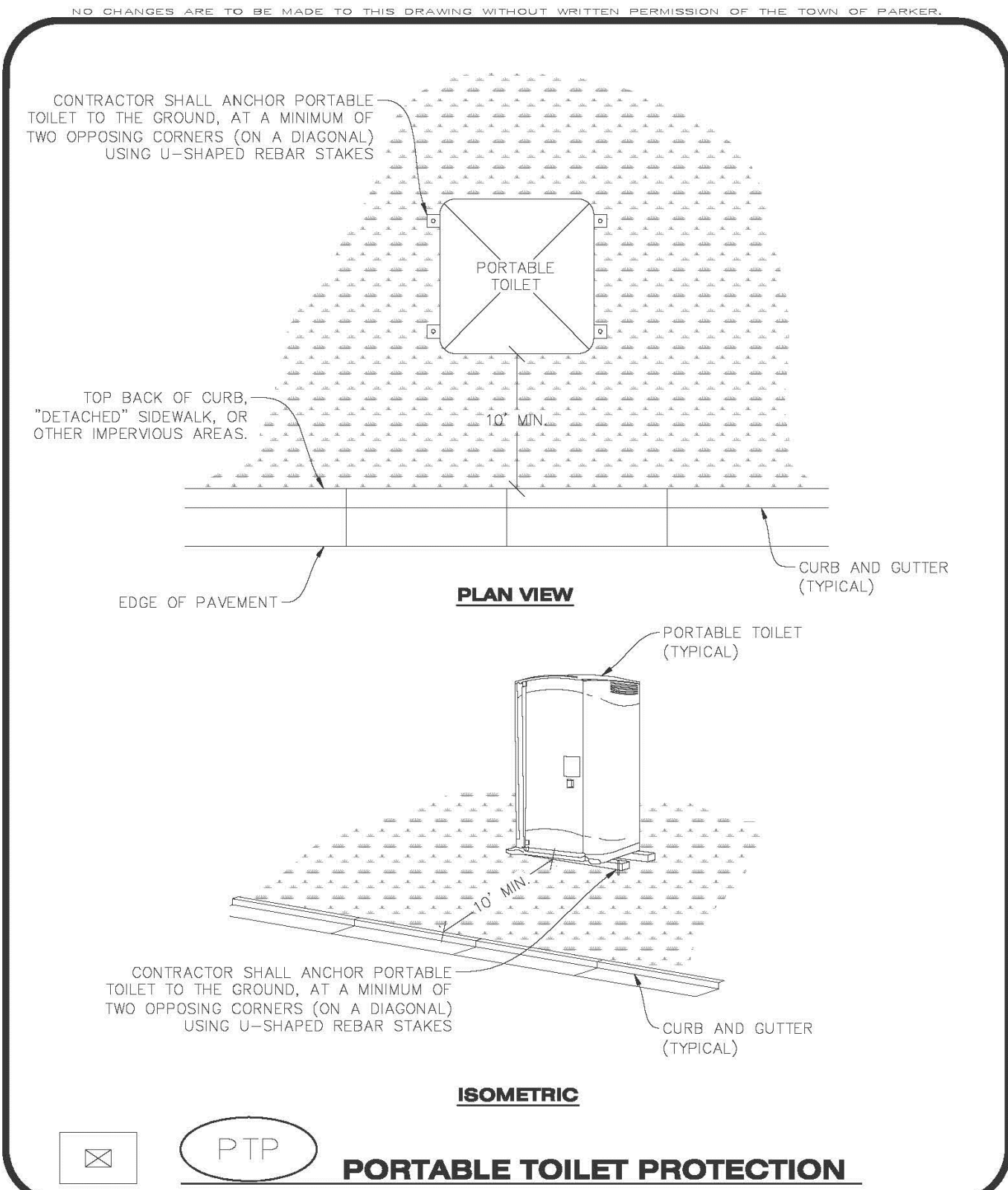
BMP DETAILS

SHEET INFORMATION

ER-2.5

10 of 22

File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Bryon\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 06-Nov-19 3:47:34pm

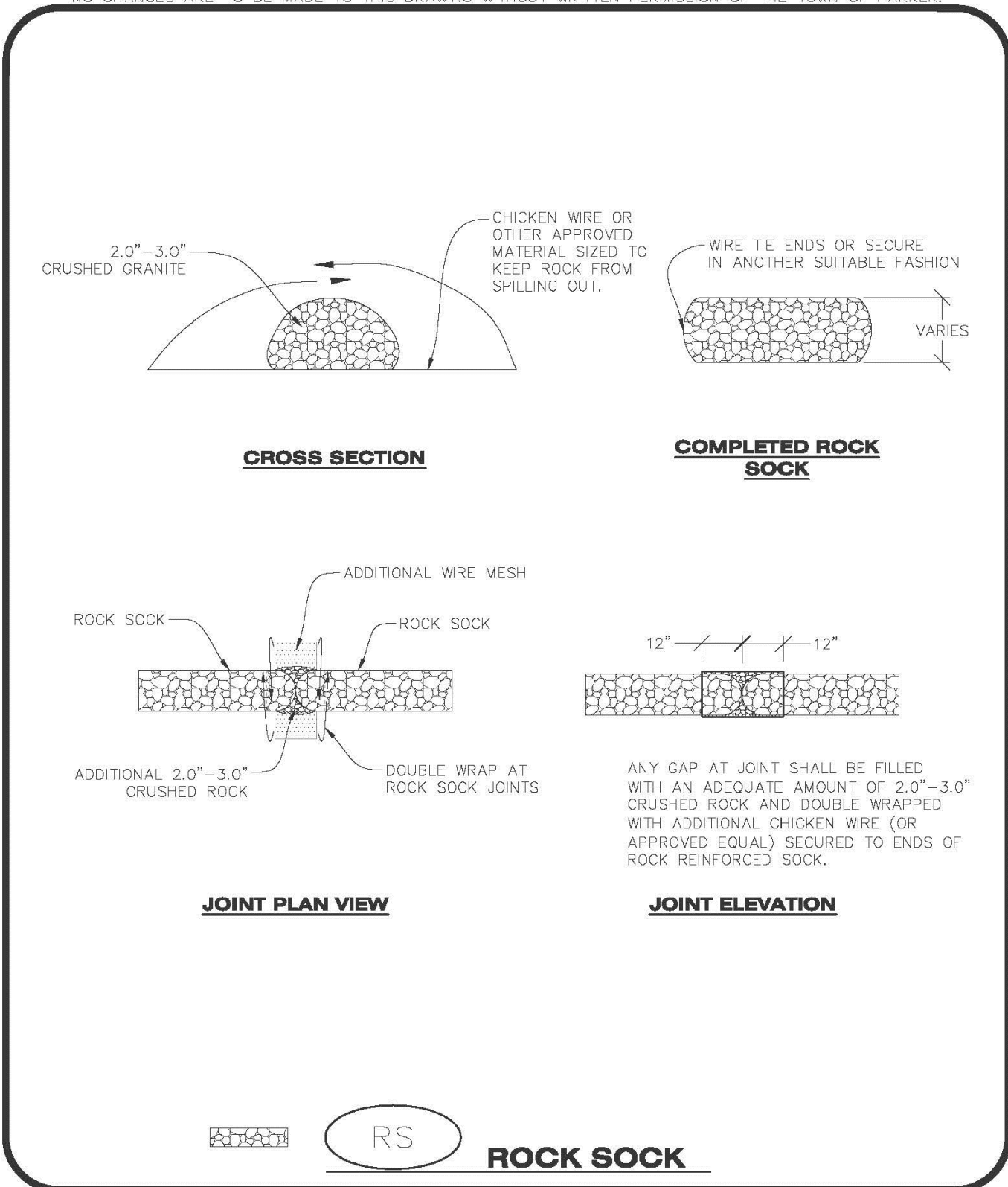




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2
Oct. 2013

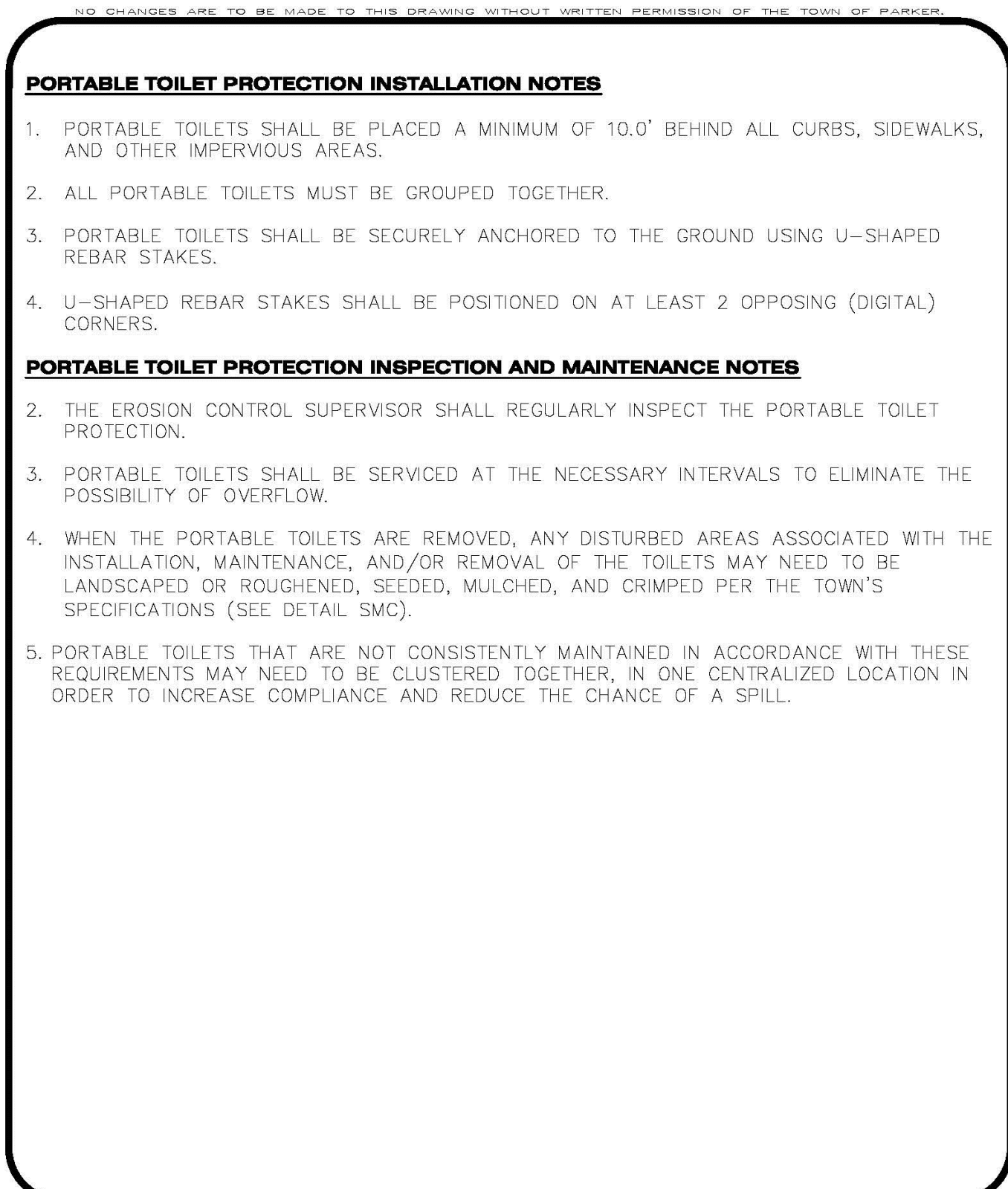




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

1 OF 2
Oct. 2013

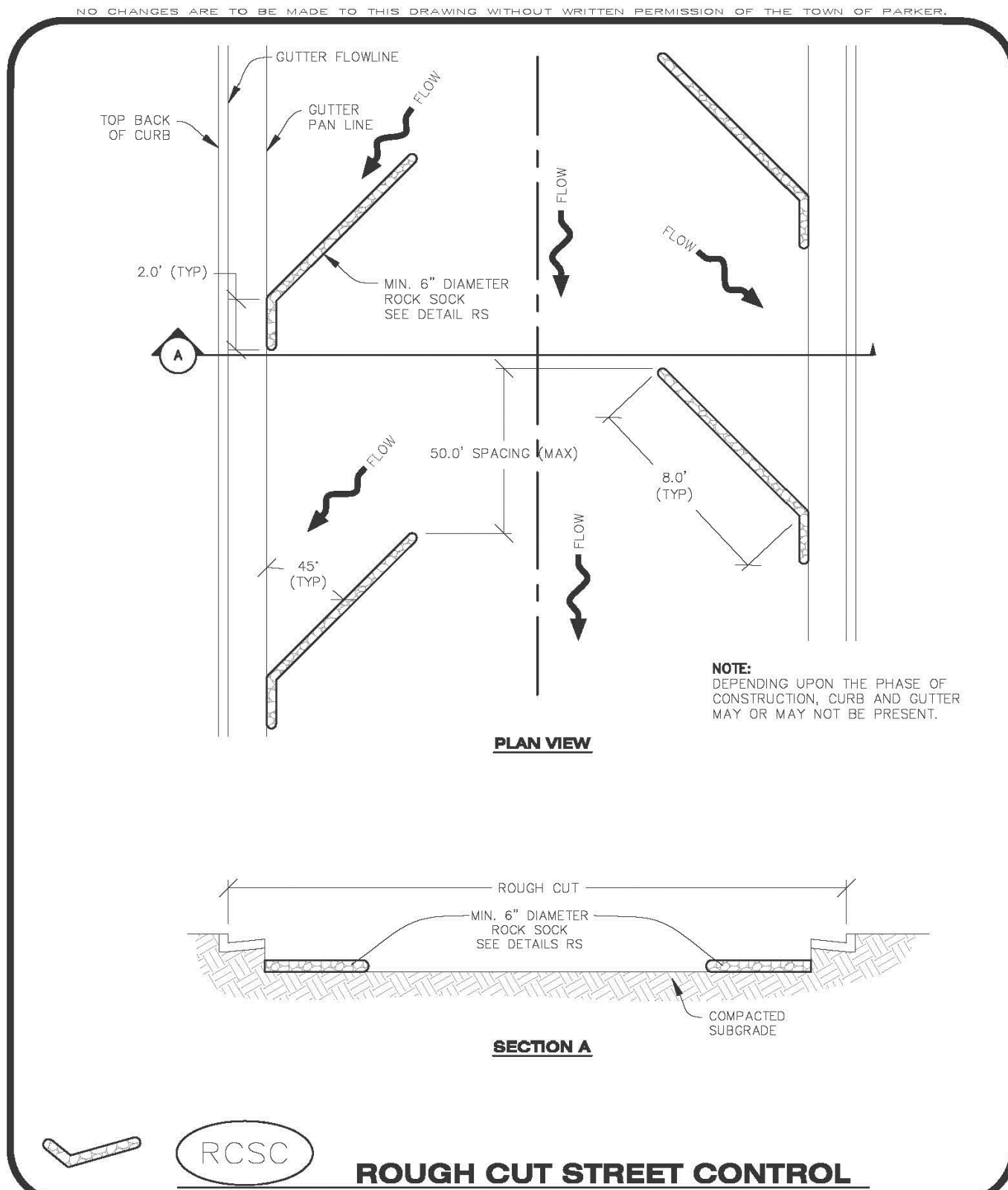




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

2 OF 2
Oct. 2013

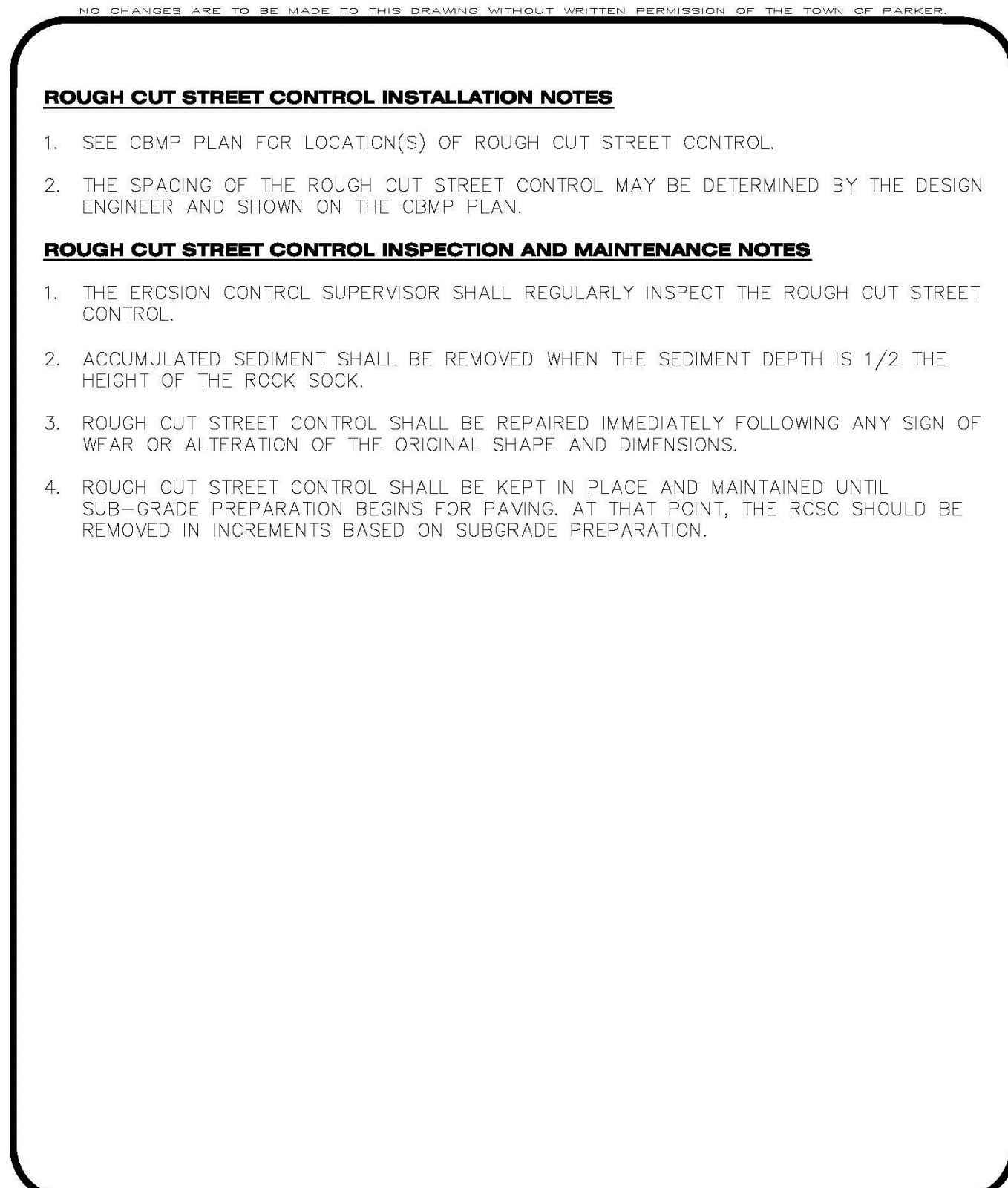




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

1 OF 2
Oct. 2013

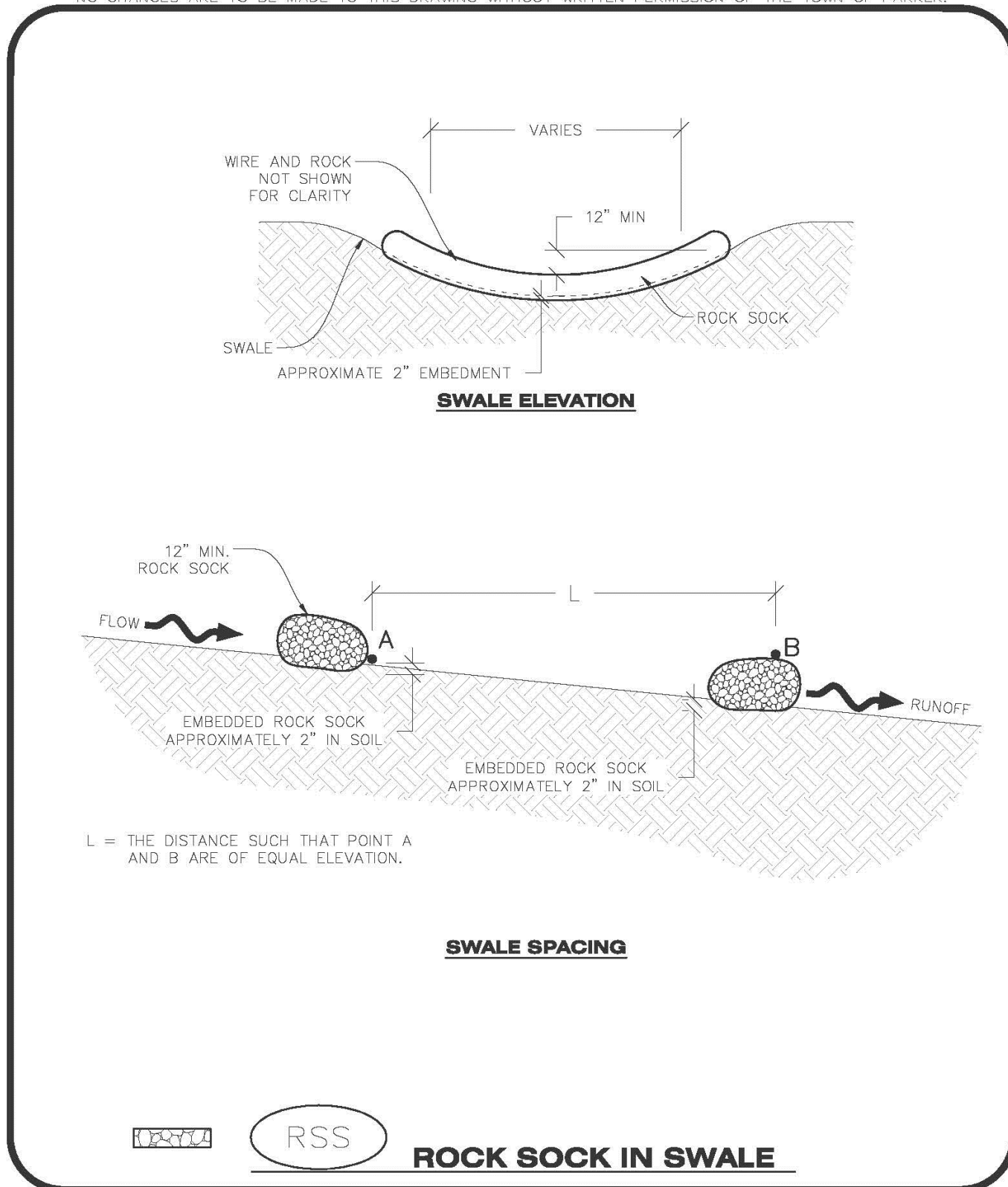




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RSS

1 OF 1
Oct. 2013



RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive,
Suite N
Windsor, CO 80550
T (970) 663-4562
W ridgeTOPeng.com

SEAL

PROJECT TITLE

THE LEARNING
EXPERIENCE

PREPARED FOR

BRYTAR
COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

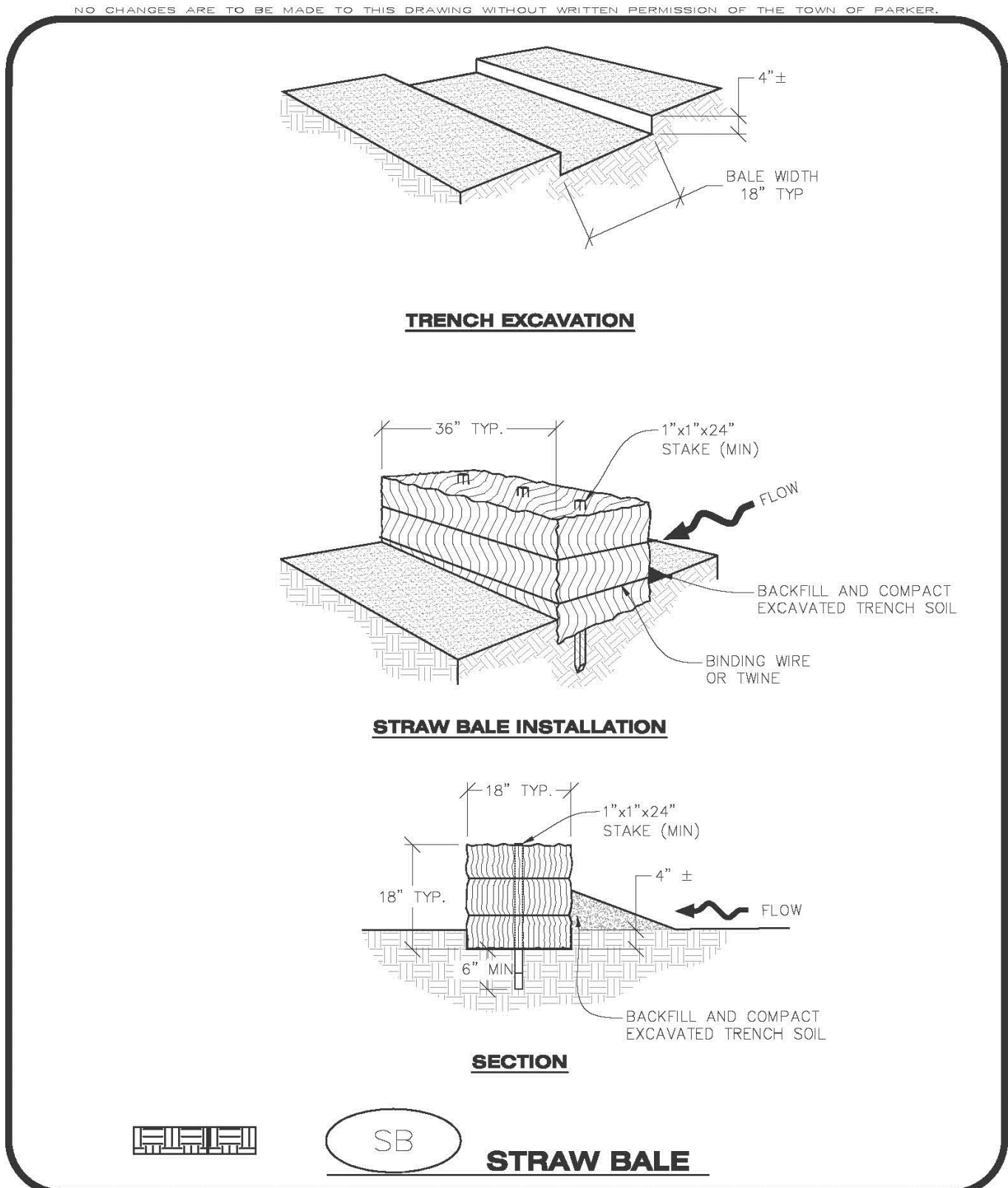
SHEET TITLE

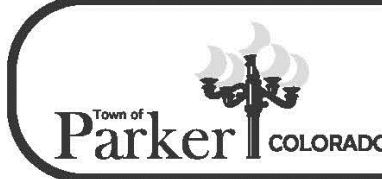
BMP DETAILS

SHEET INFORMATION

ER-2.6

11 of 22

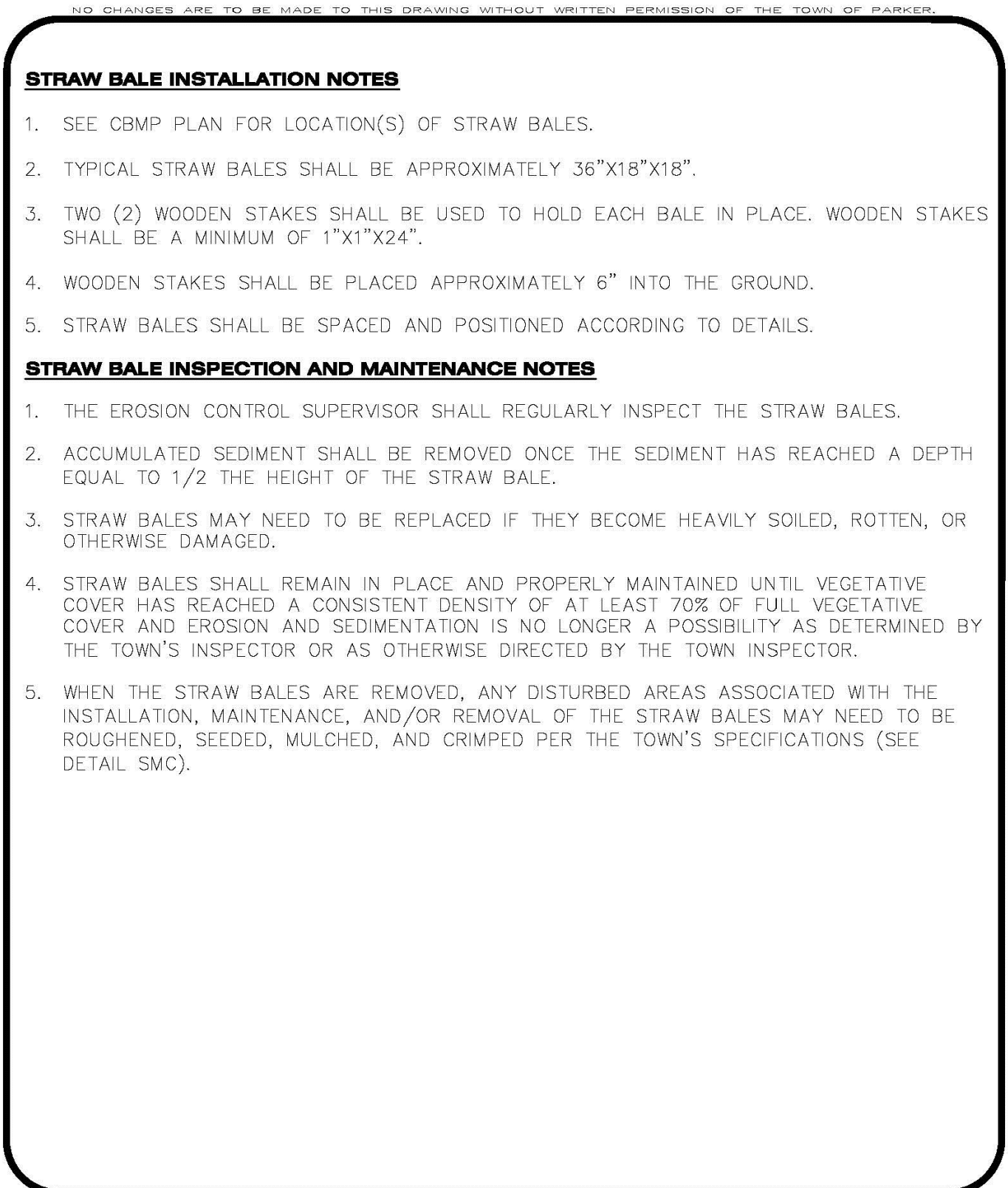


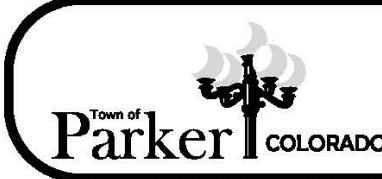


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

1 OF 2
Oct. 2013

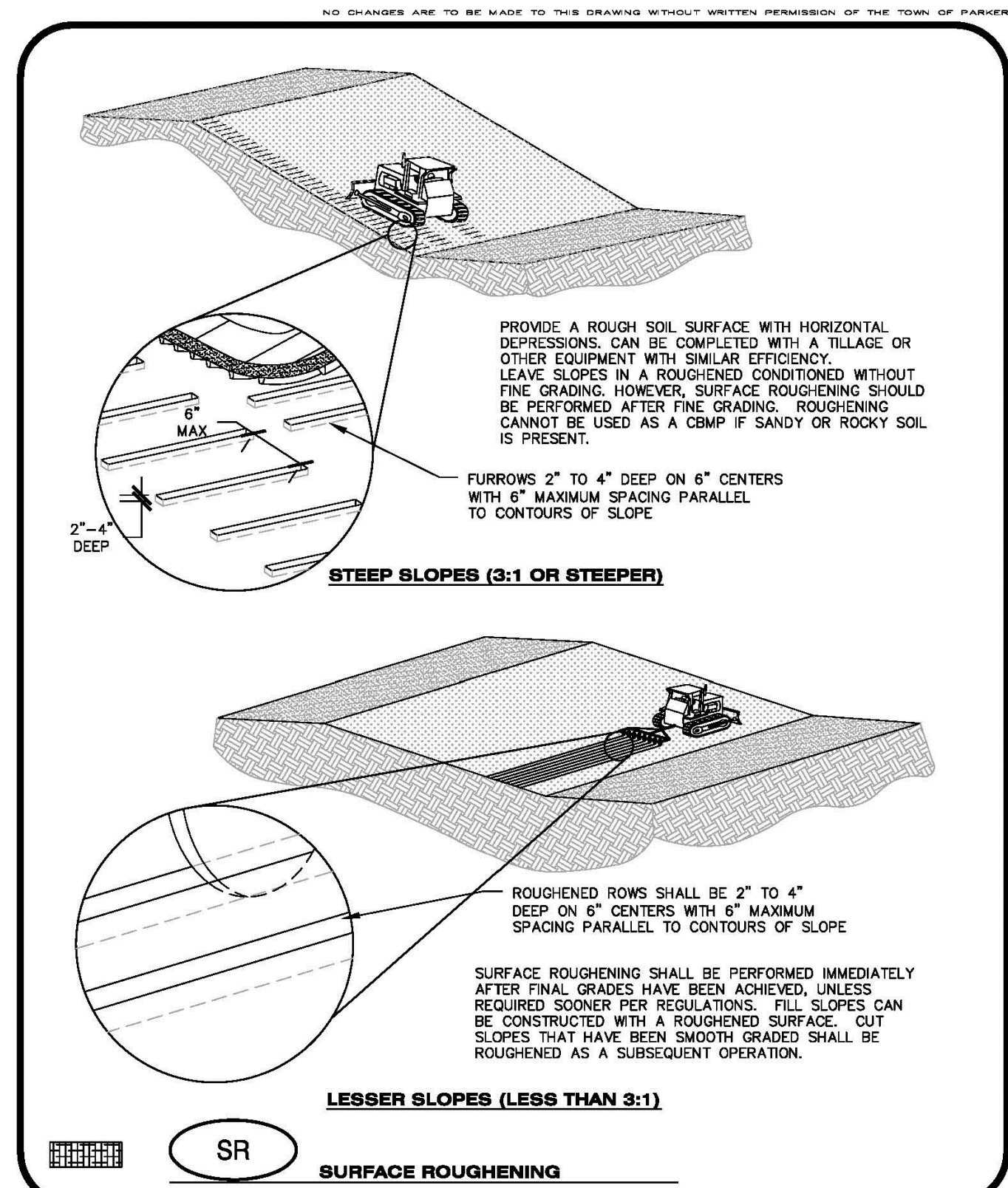


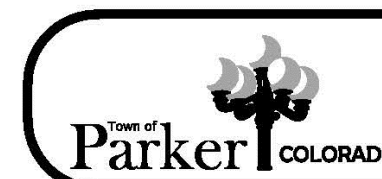


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

2 OF 2
Oct. 2013

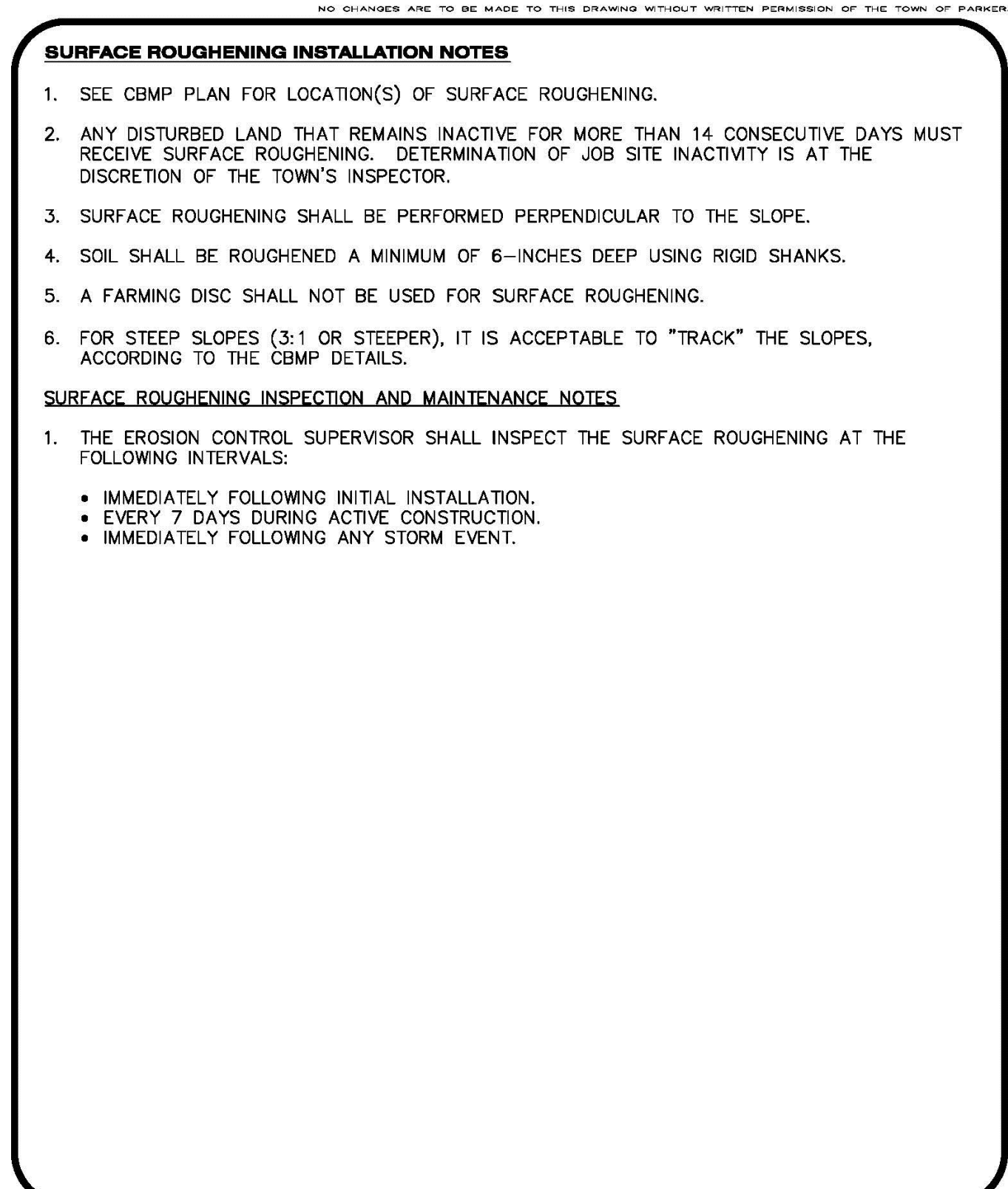


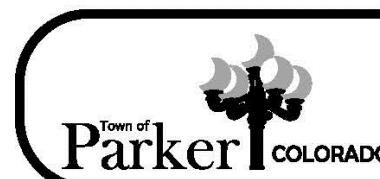


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

JUNE 2006

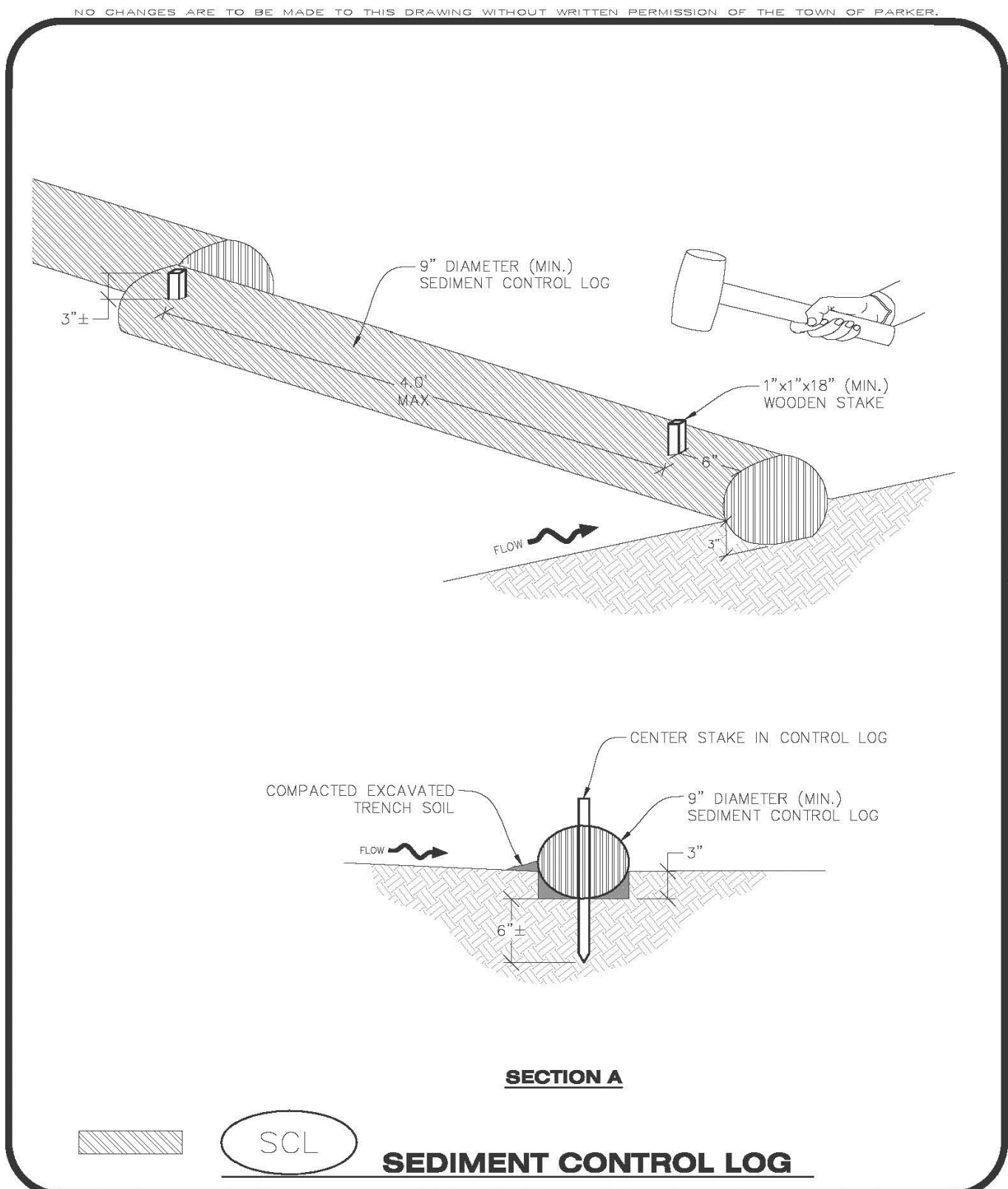


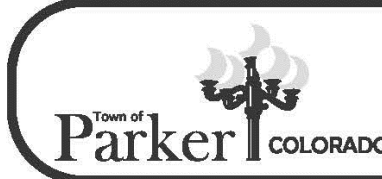


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

JUNE 2006

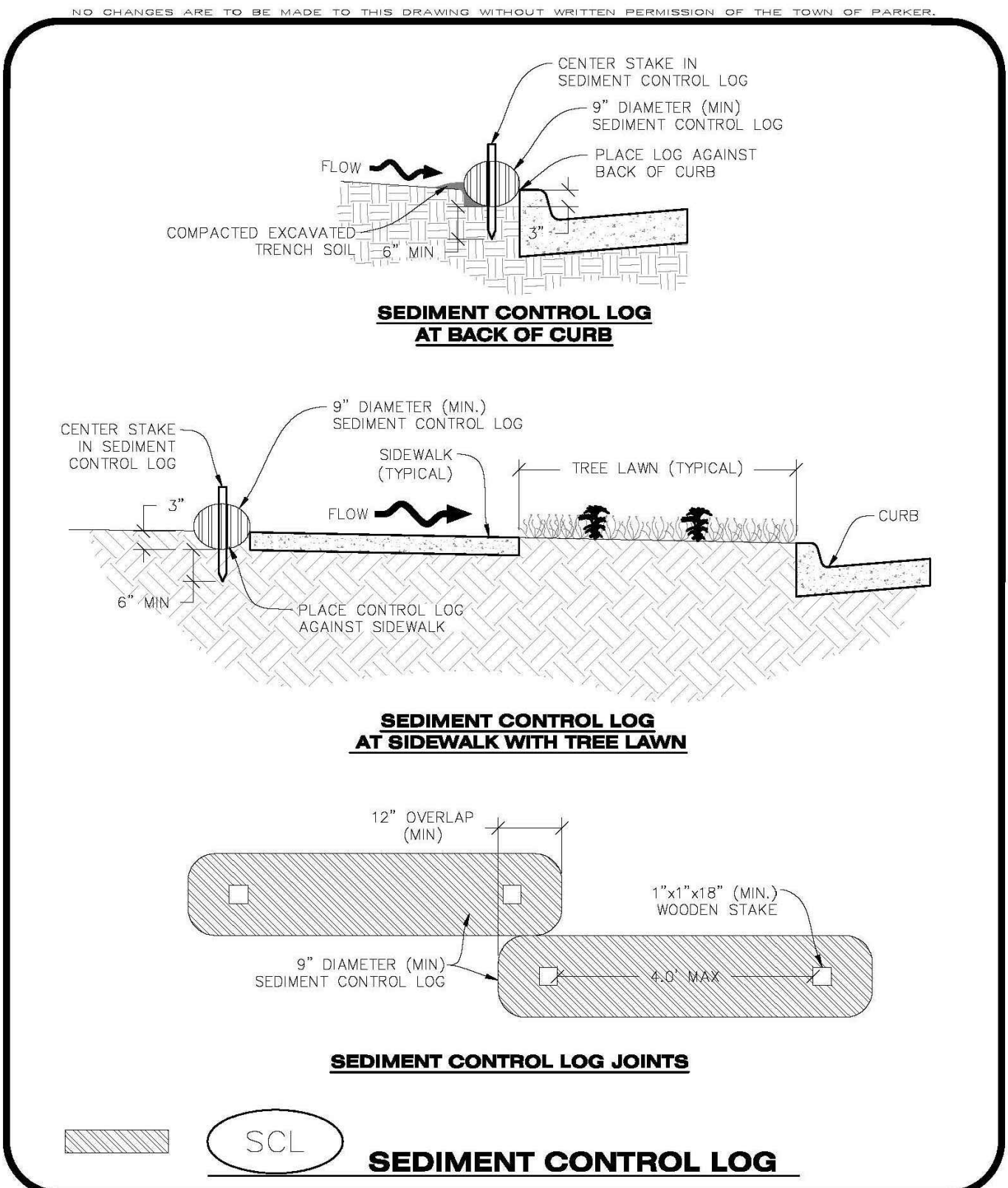


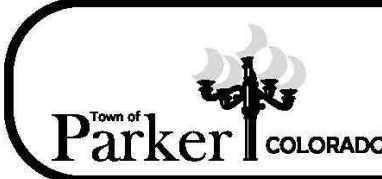


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

1 OF 3
Oct. 2013

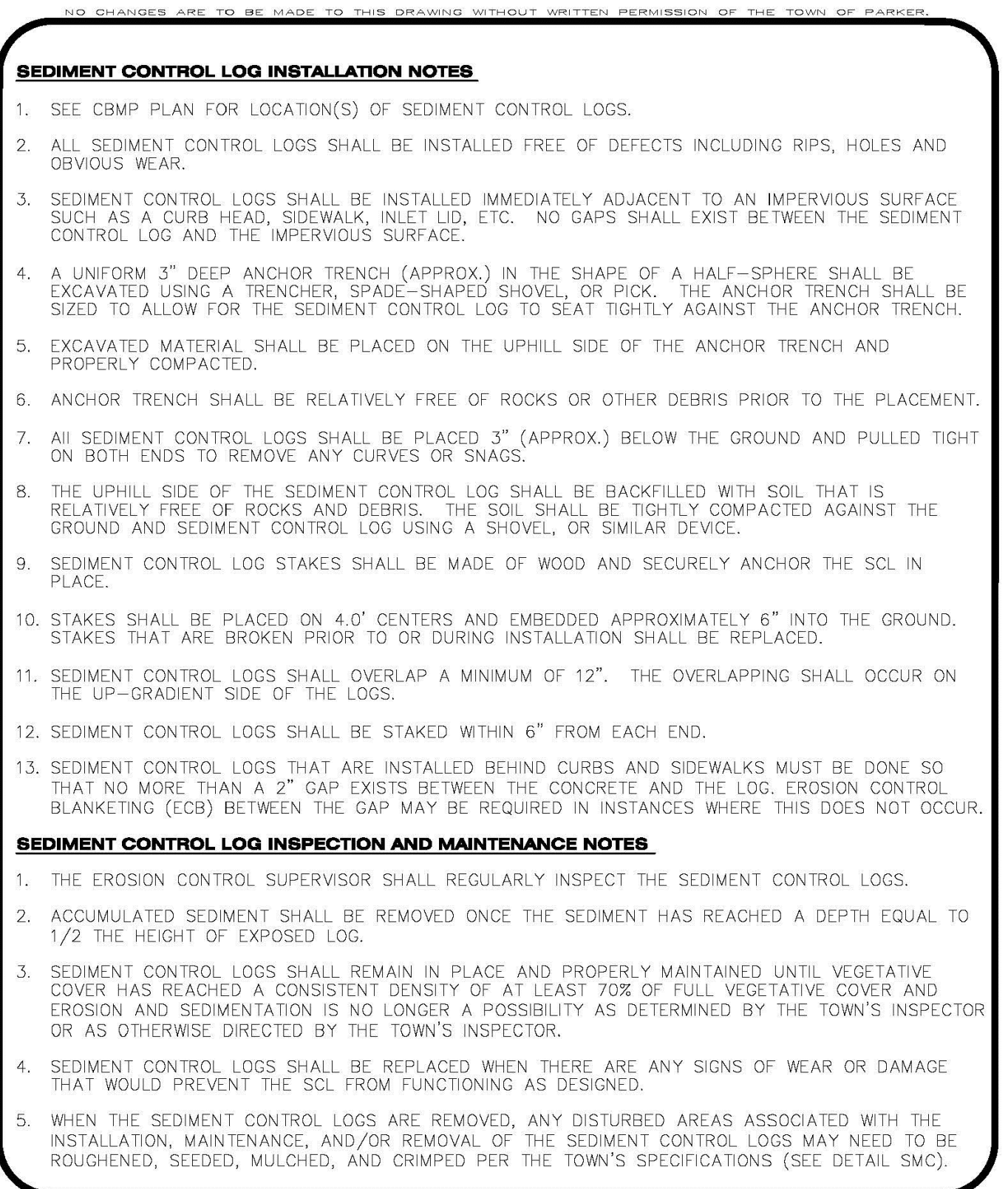


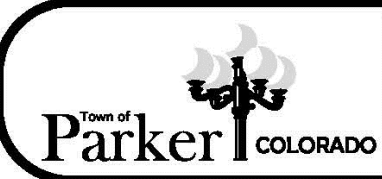


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

2 OF 3
Oct. 2013



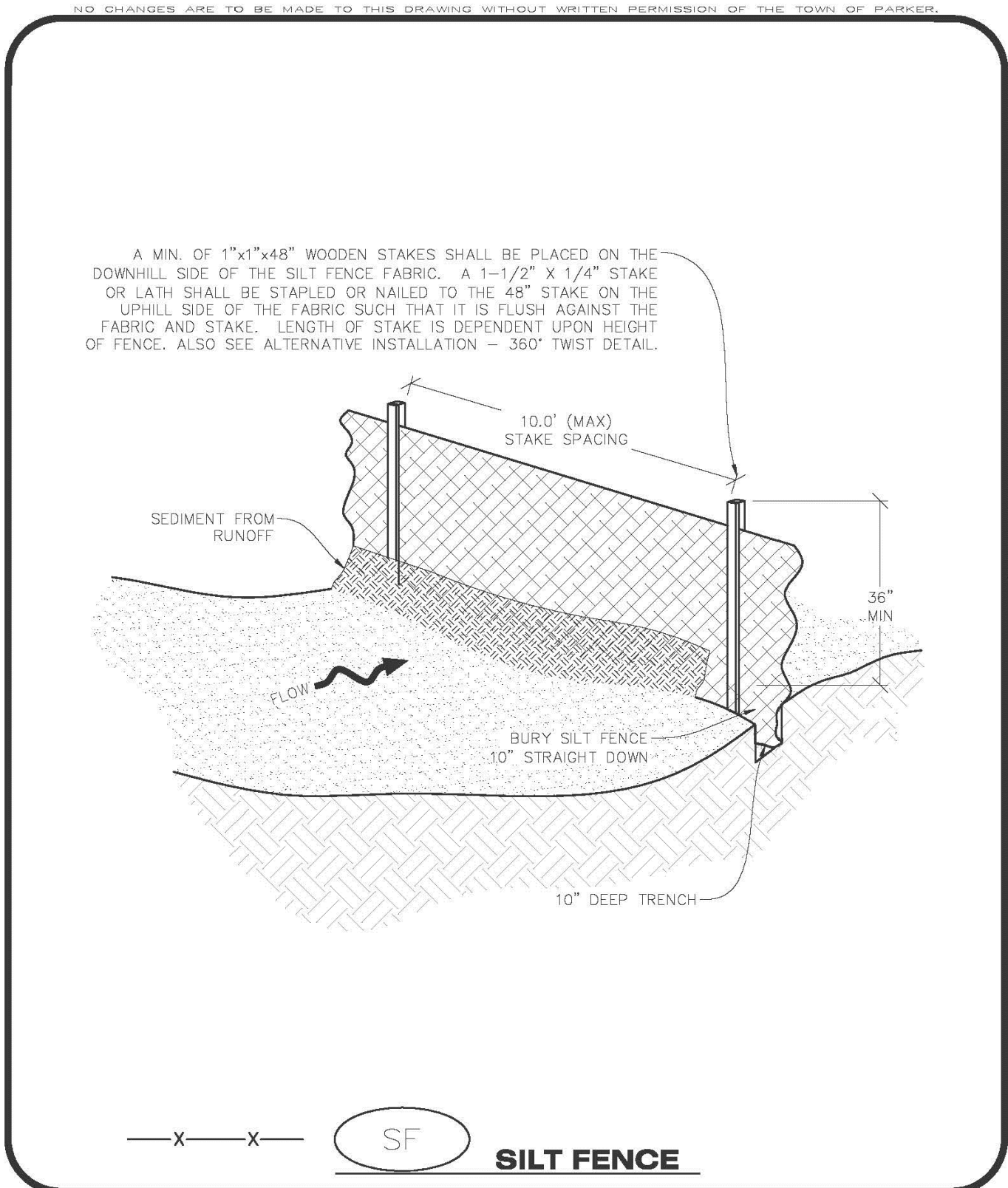


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

3 OF 3
Oct. 2013

File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Bryon\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 06-Nov-19 3:47:53pm

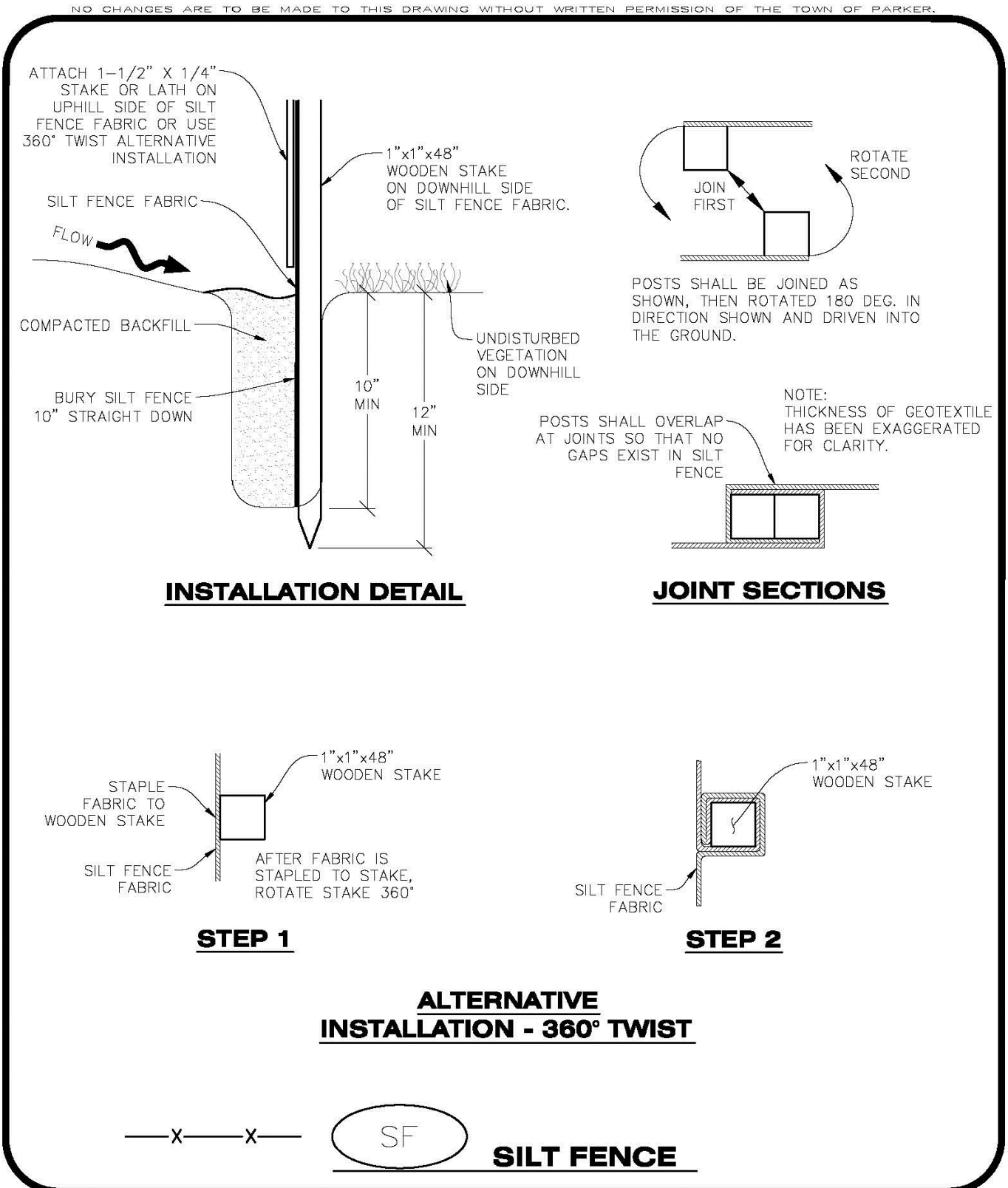




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

1 OF 4
Oct. 2013

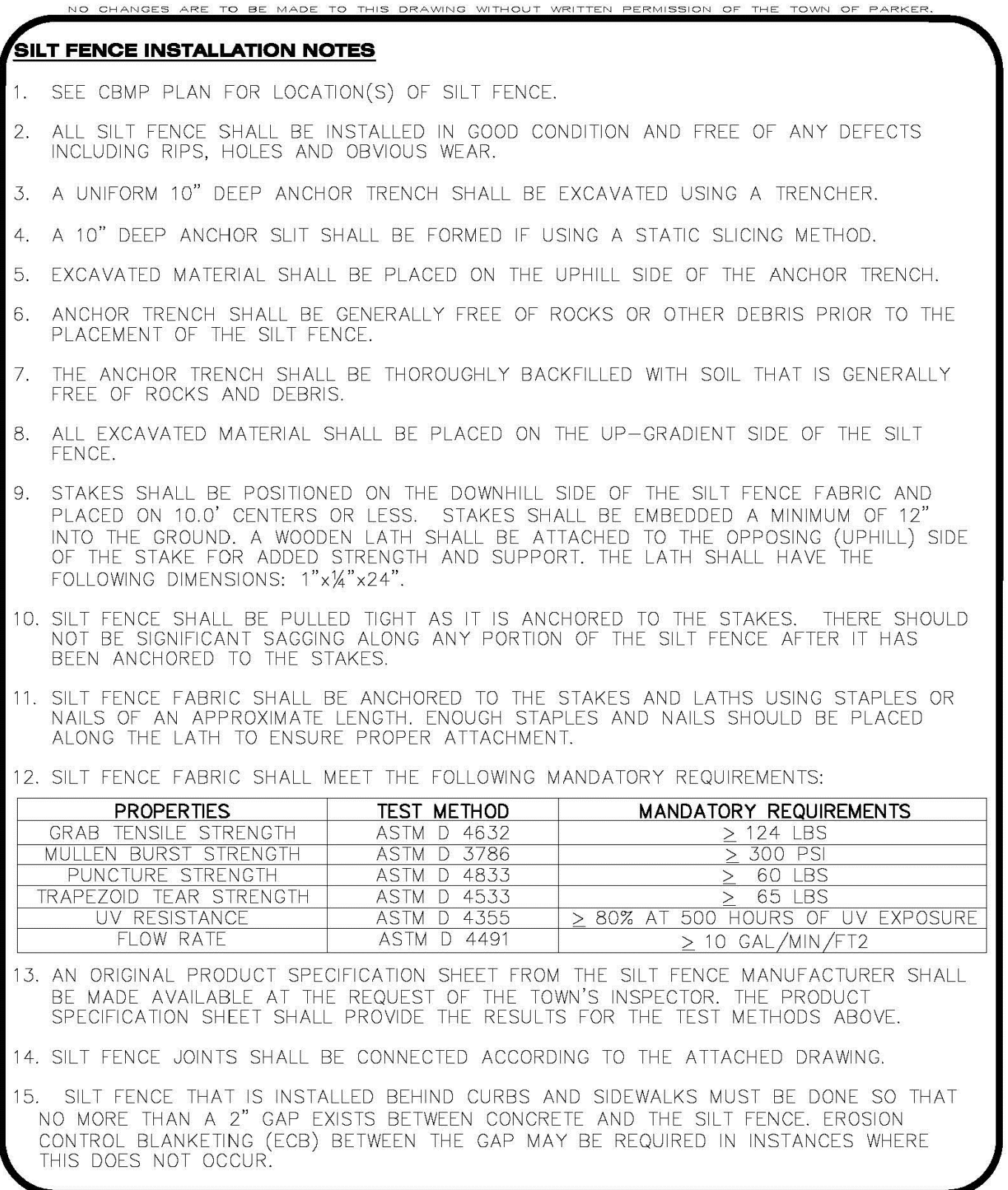




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

2 OF 4
Oct. 2013

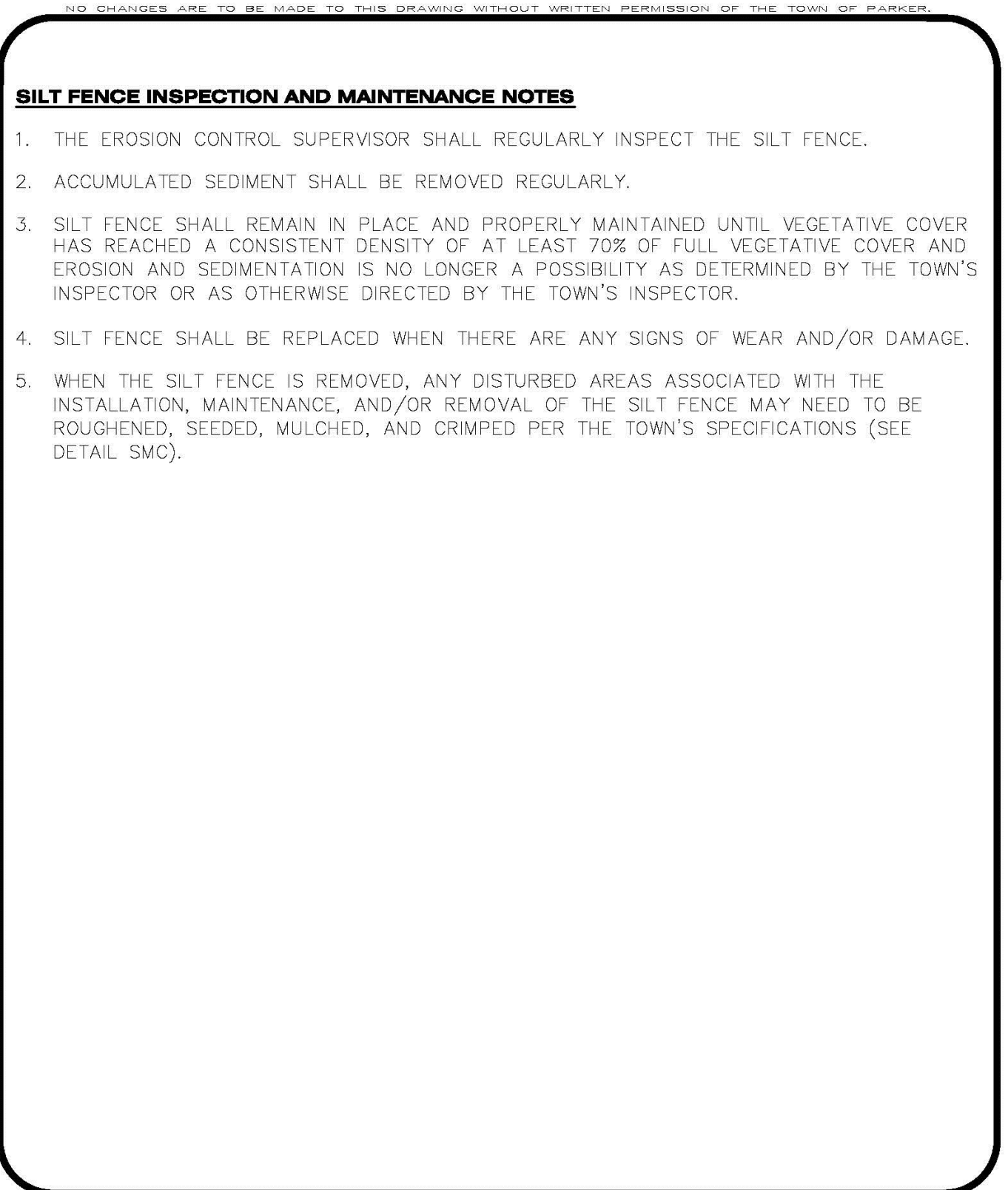




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

3 OF 4
Oct. 2013

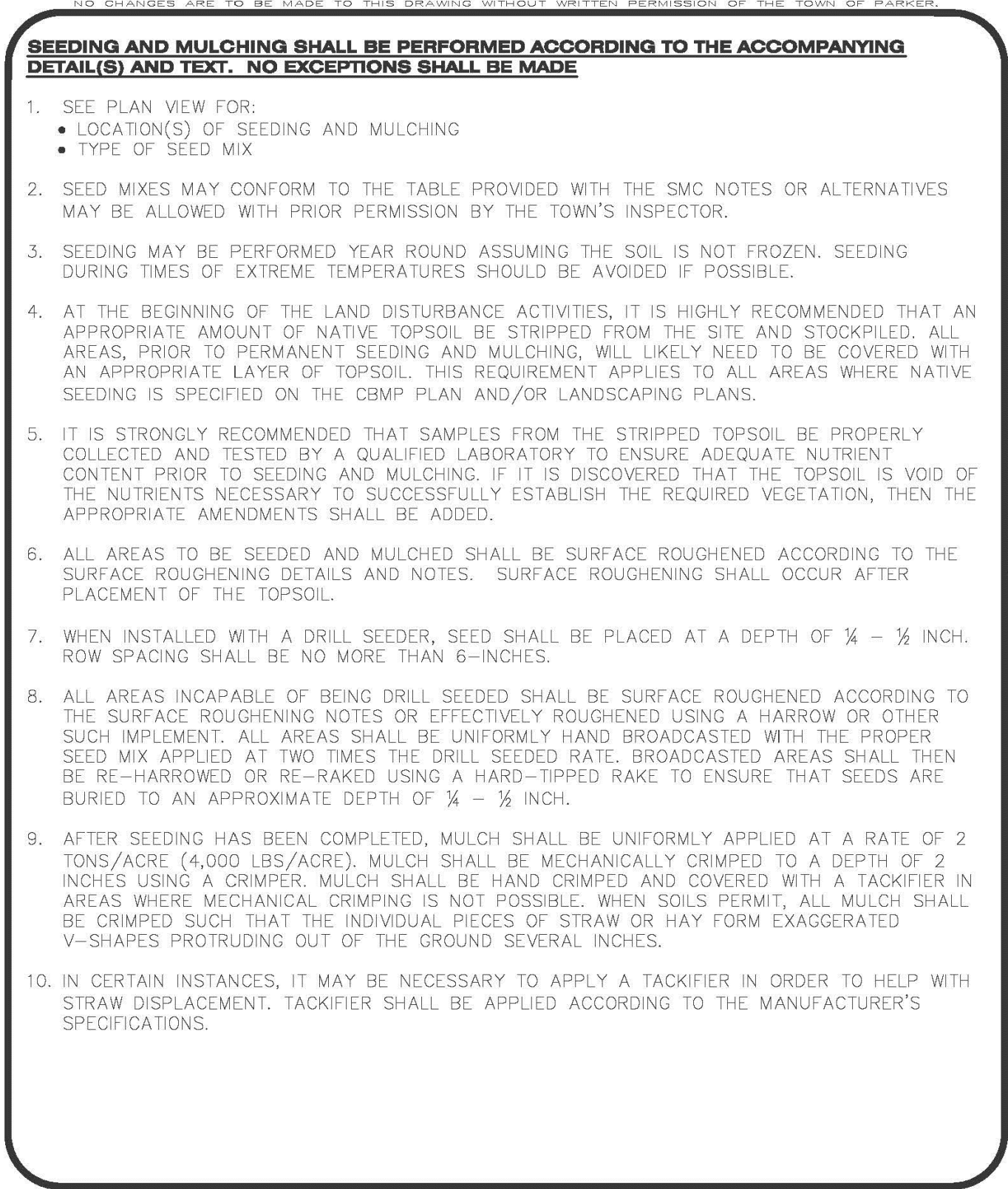




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

4 OF 4
Oct. 2013

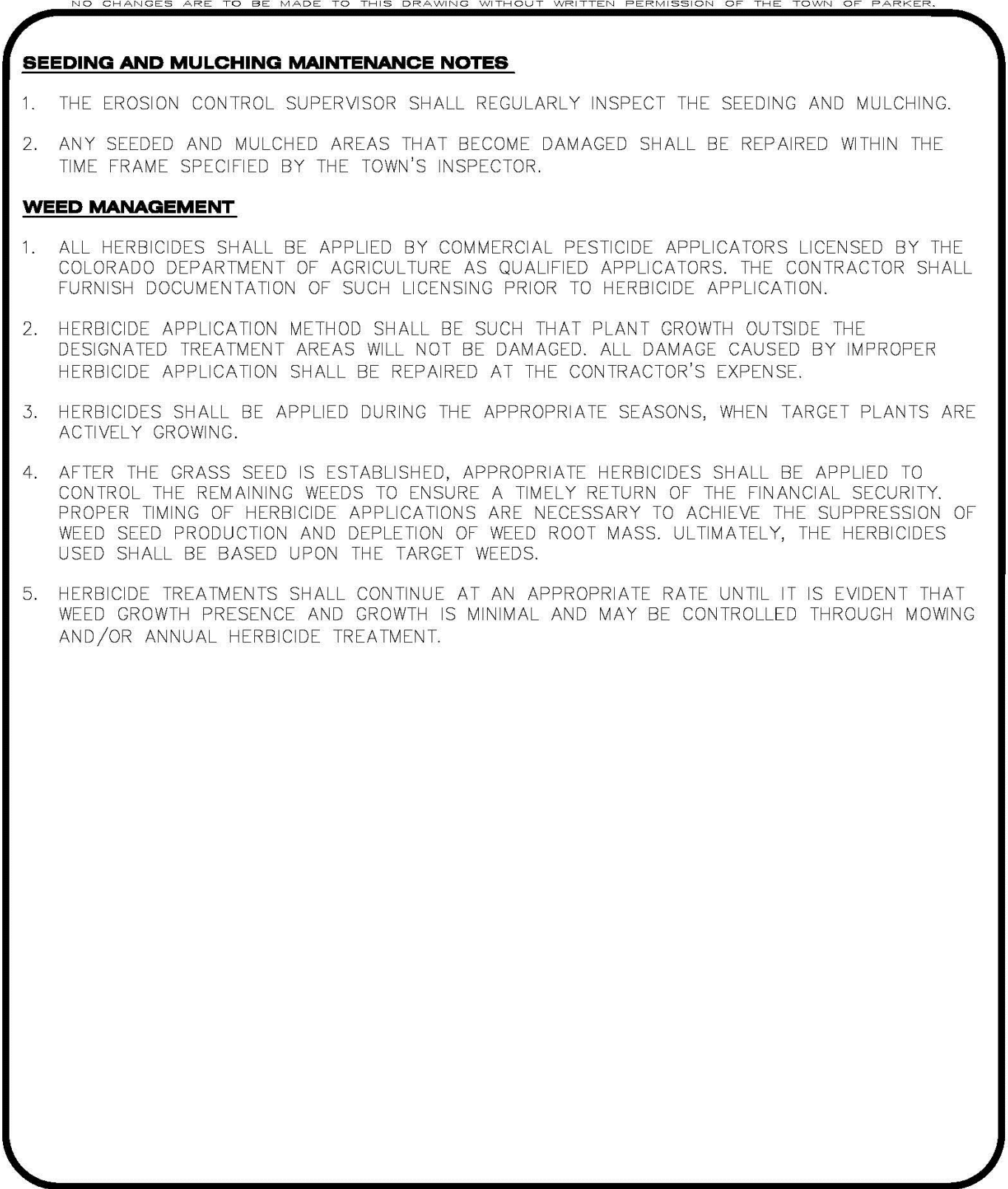




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

1 OF 3
Oct. 2013

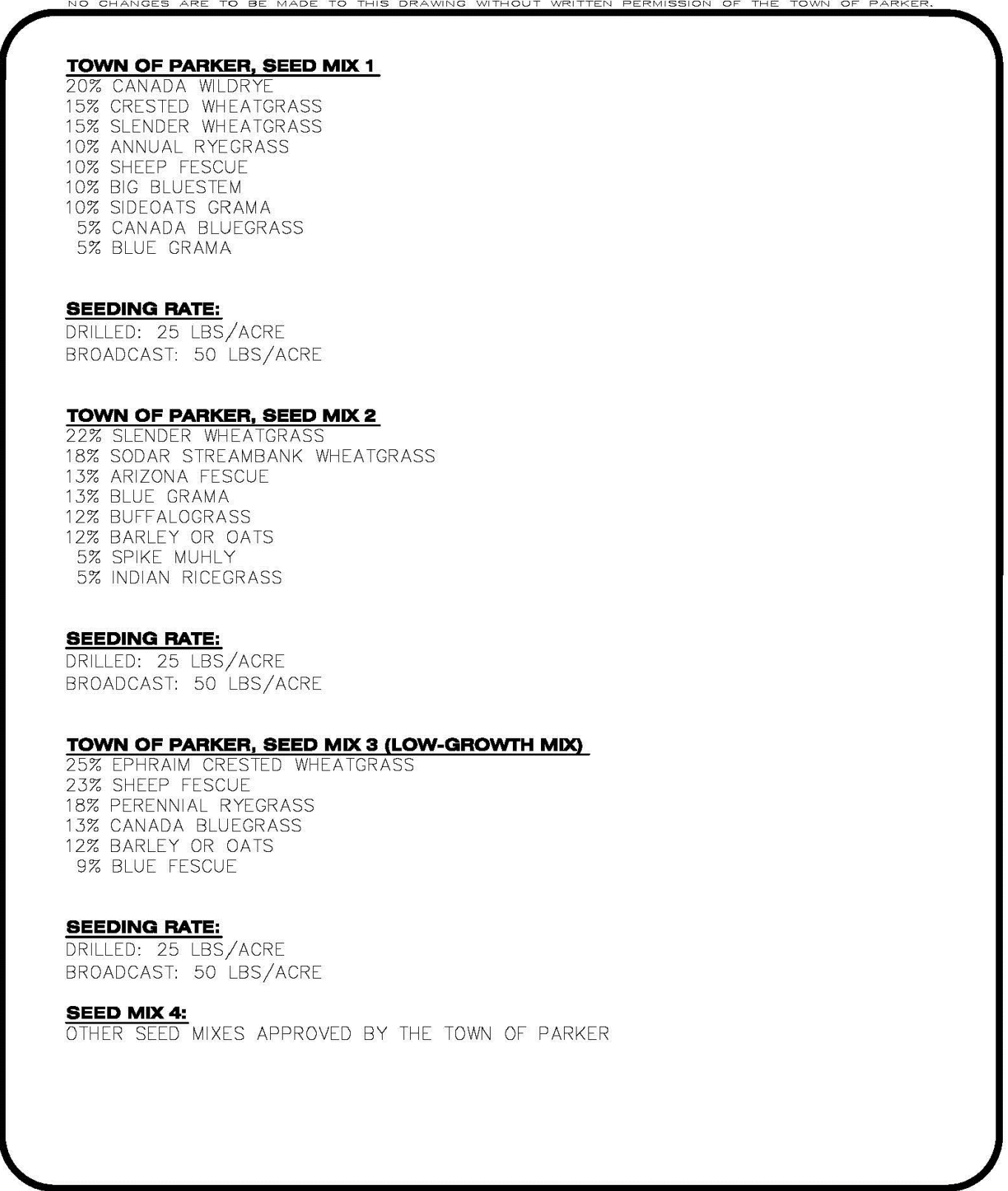




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

2 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

3 OF 3
Oct. 2013

CASE NUMBER: Z_____



541 E. Garden Drive,
Unit N
Windsor, CO 80550

T (970) 863-4662
W ridgepeng.com

LOGO

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

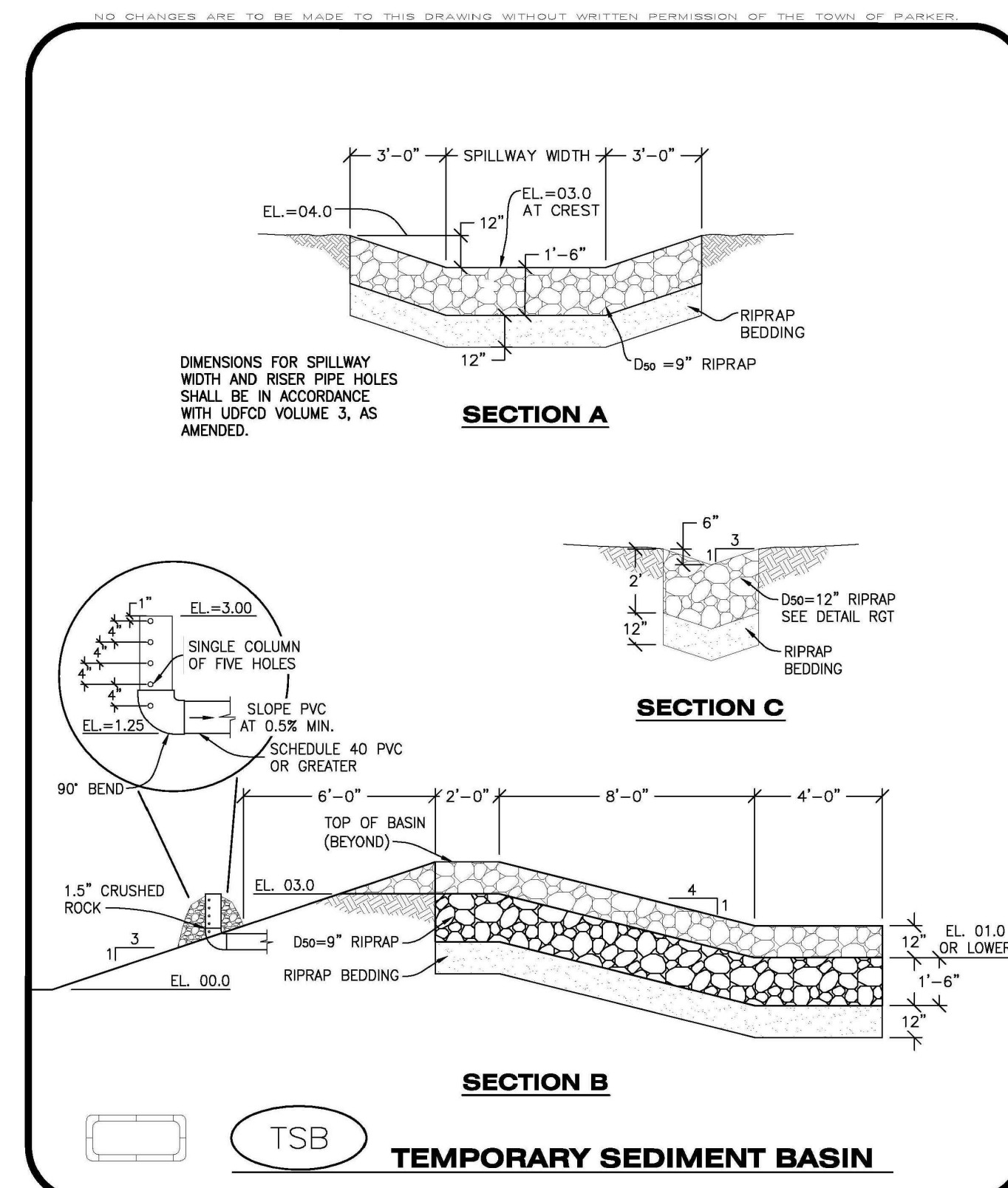
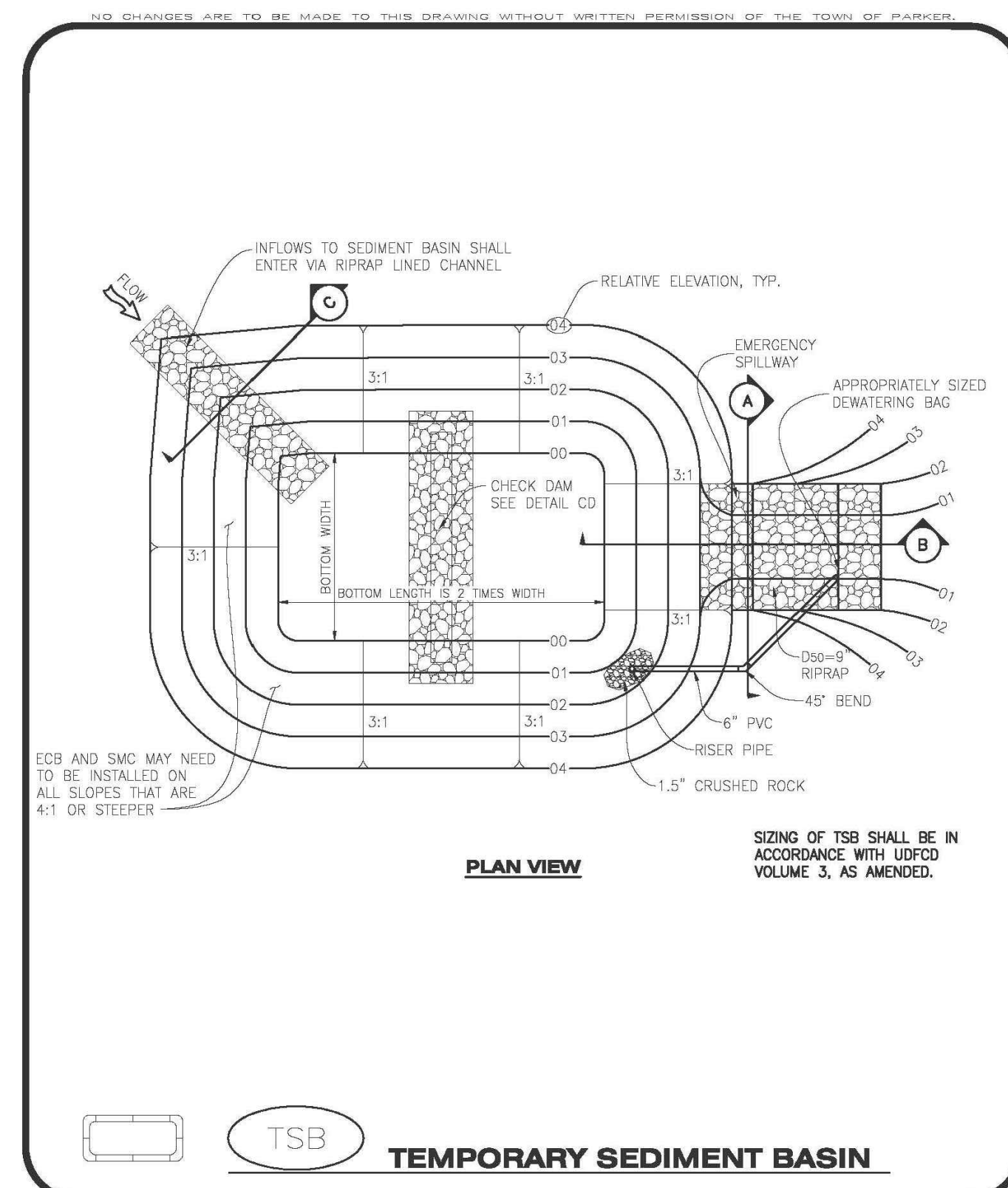
SHEET TITLE

BMP DETAILS

SHEET INFORMATION

ER-2.8

13 of 22

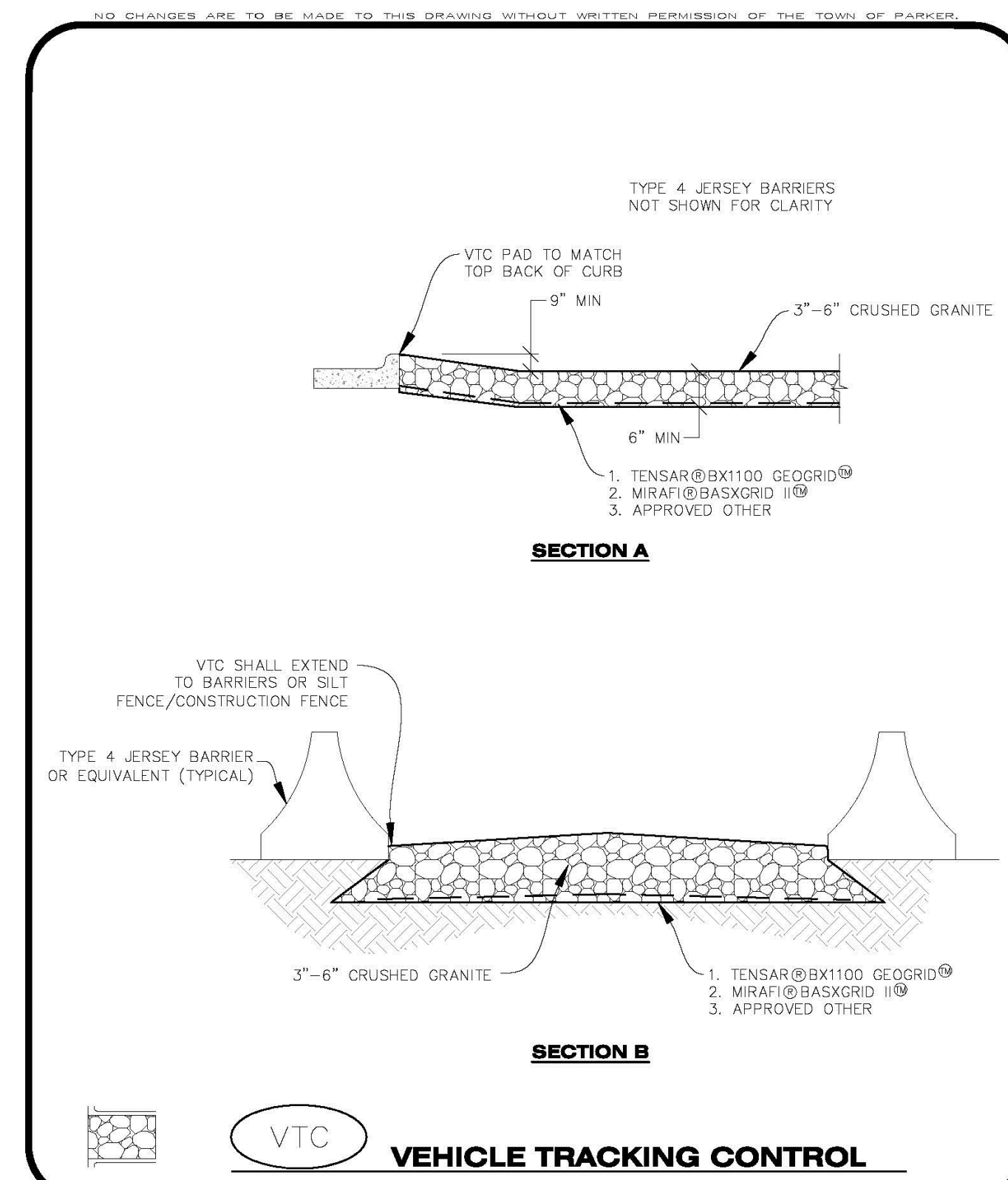
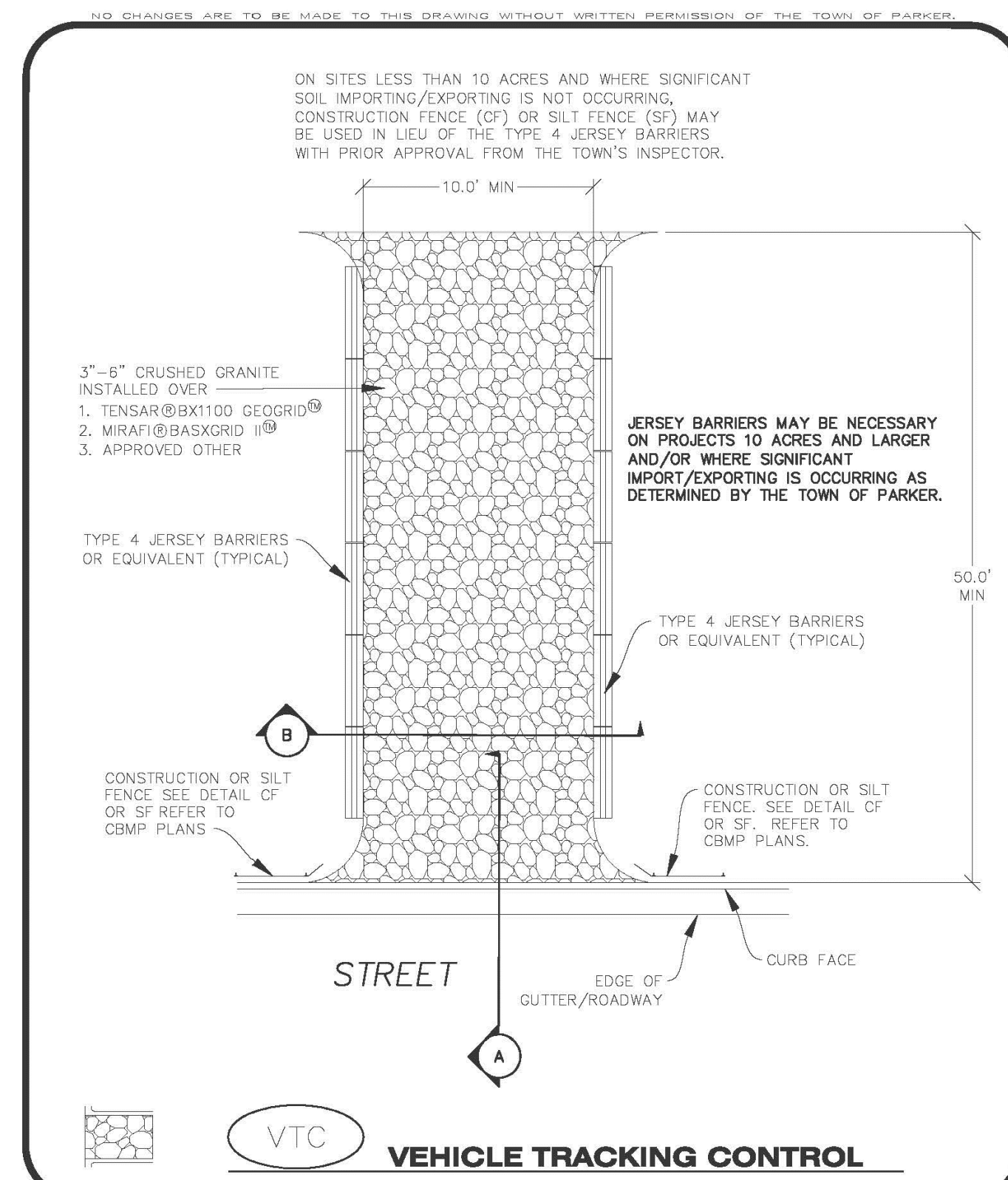


- ### TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFG VOLUME 3, AS AMENDED.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM 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.



- ## VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

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). 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.
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 BASXGRID 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).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

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.



File: TLE - CD - ROP1005.dwg Path: P:\Colorado\Parker\Brytar\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 31-Oct-19 8:14:06am

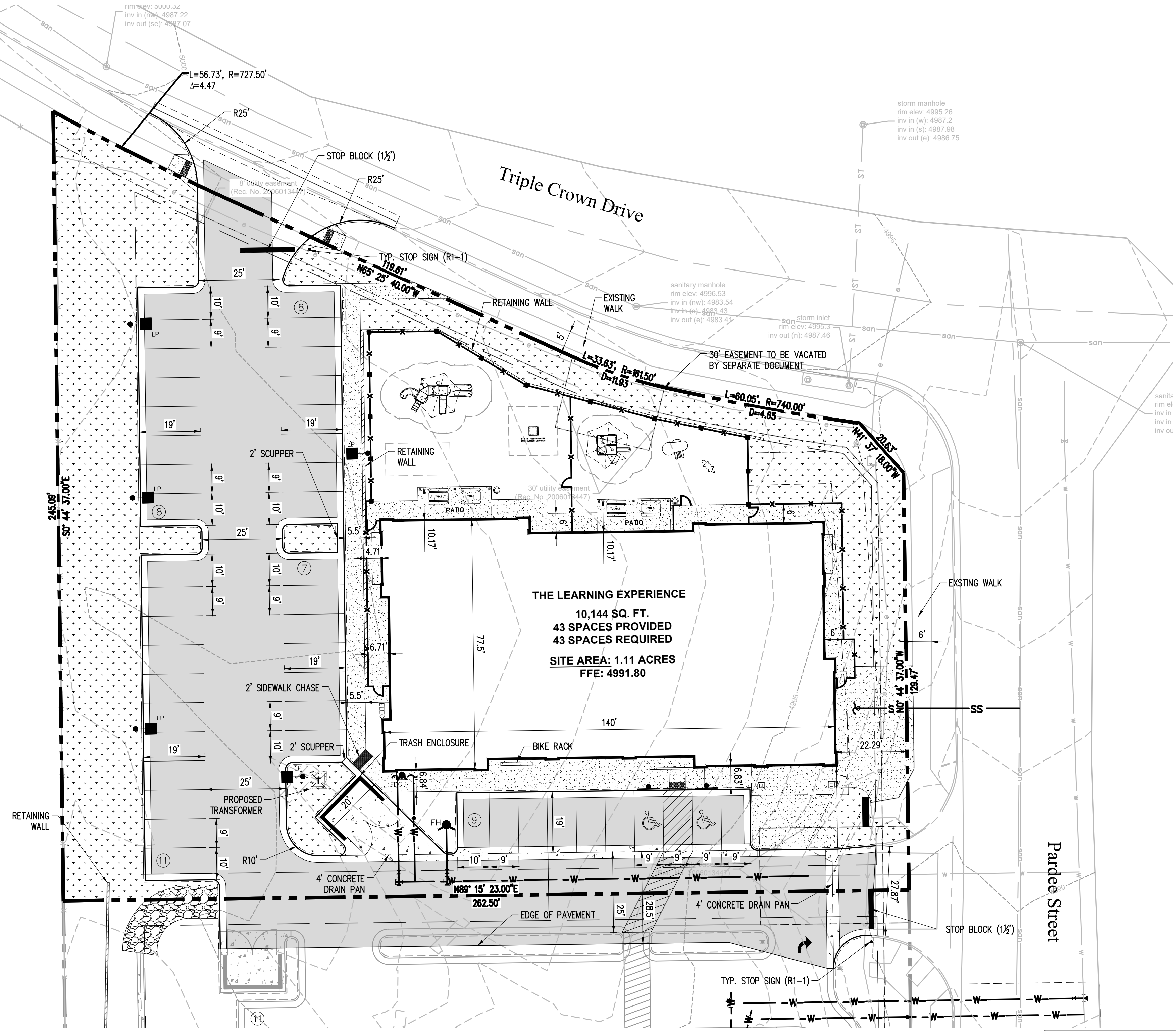
HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

LEGEND

	CONCRETE PAVEMENT
	STANDARD DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK PAVEMENT
	LANDSCAPED AREA
	PROPERTY LINE
	CONCRETE CURB & GUTTER
	EASEMENT
	BUILDING SETBACK

SITE DATA

BUILDING:	±10,144 SF (0.233 AC)
LANDSCAPE:	±11,430 SF (0.263 AC)
PLAYGROUND:	±4,161 SF (0.096 AC)
SIDEWALK:	±5,239 SF (0.120 AC)
PAVED:	±17,399 SF (0.399 AC)
TOTAL:	±48,373 SF (1.111 AC)
USE:	DAY CARE FACILITY
BUILDINGS:	±10,144 SF
ZONE:	PLANNED DEVELOPMENT
REQUIRED PARKING (1 PER 4 CHILDREN OF LICENSED CAPACITY)	
170/4 = 42.5 OR 43 PARKING STALLS	
STANDARD PARKING PROVIDED	43
HC STALLS	2
TOTAL PARKING PROVIDED	45
BICYCLE PARKING:	9
STANDARD STALL DIMENSIONS:	9' X 19'
STALLS NEXT TO LANDSCAPE:	10' X 19'
DRIVE AISLE WIDTH:	25'



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 the 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

LOGO

541 E. Garden Drive,
Unit N
Windsor, CO 80550

T (970) 663-4662
W ridgeTOPeng.com

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL	10/31/2019

DATE

5/28/2019

SHEET TITLE

SITE PLAN

SHEET INFORMATION

C-1.0

16 of 22

File: TLE - CD - ROPA111CH.dwg Path: P:\Colorado Parker\Bryar\Drawings\ Plotted by: Brod Date: 31-Oct-19 8:14:50am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

LEGEND

- CONCRETE PAVEMENT
- STANDARD DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK PAVEMENT
- LANDSCAPED AREA
- PROPERTY LINE
- CONCRETE CURB & GUTTER
- EASEMENT
- BUILDING SETBACK

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (970) 663-4562 W ridgetopeng.com

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300 DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

SHEET TITLE

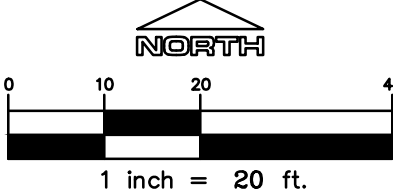
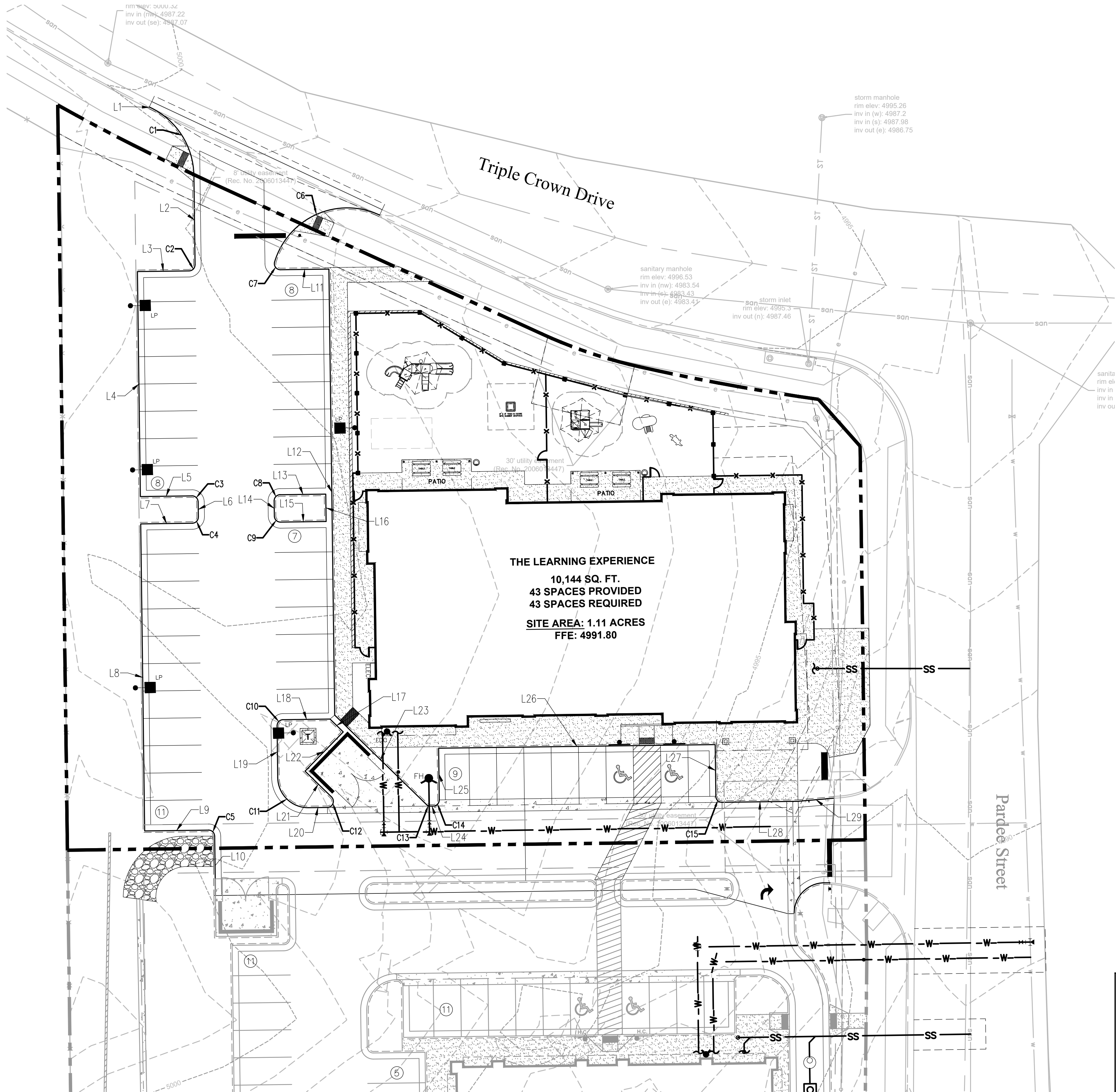
HORIZONTAL CONTROL

SHEET INFORMATION

C-1.1

17 of 22

HORIZONTAL CONTROL					
Tag	Length	Bearing/Delta	Radius	N&E START	N&E END
C1	27.98'	64.12	25.00'	N 829.02 E 434.44	N 851.32 E 420.06
C2	3.14'	90.00	2.00'	N 797.57 E 432.85	N 799.60 E 434.82
C3	3.14'	90.00	2.00'	N 721.60 E 435.84	N 723.58 E 433.81
C4	3.14'	90.00	2.00'	N 714.58 E 433.93	N 716.60 E 435.90
C5	3.14'	90.00	2.00'	N 611.66 E 441.26	N 613.64 E 439.24
C6	42.88'	98.27	25.00'	N 800.54 E 460.98	N 815.92 E 495.53
C7	3.76'	107.61	2.00'	N 797.96 E 462.92	N 800.54 E 460.98
C8	3.14'	90.00	2.00'	N 721.93 E 460.83	N 723.95 E 462.81
C9	3.14'	90.00	2.00'	N 714.95 E 462.92	N 716.93 E 460.90
C10	3.14'	90.00	2.00'	N 647.93 E 461.79	N 649.96 E 463.77
C11	15.71'	90.00	10.00'	N 621.02 E 472.14	N 630.89 E 462.01
C12	4.71'	135.00	2.00'	N 624.54 E 479.73	N 621.10 E 478.36
C13	1.57'	45.00	2.00'	N 621.54 E 512.29	N 622.11 E 510.87
C14	3.14'	90.00	2.00'	N 623.58 E 515.16	N 621.56 E 513.19
C15	3.14'	90.00	2.00'	N 622.79 E 608.18	N 624.76 E 606.15
L1	0.35'	N 64° 52' 03"W		N 851.32 E 420.06	N 851.47 E 419.75
L2	28.42'	N 0° 44' 37"W		N 799.60 E 434.82	N 829.02 E 434.44
L3	17.00'	N 89° 15' 23"E		N 797.35 E 415.85	N 797.57 E 432.85
L4	74.00'	N 0° 44' 37"W		N 723.36 E 416.81	N 797.35 E 415.85
L5	17.00'	S 89° 15' 23"W		N 723.58 E 433.81	N 723.36 E 416.81
L6	5.00'	N 0° 44' 37"W		N 716.60 E 435.90	N 721.60 E 435.84
L7	17.00'	N 89° 15' 23"E		N 714.36 E 416.93	N 714.58 E 433.93
L8	101.00'	N 0° 44' 37"W		N 613.37 E 418.24	N 714.36 E 416.93
L9	21.00'	S 89° 15' 23"W		N 613.64 E 439.24	N 613.37 E 418.24
L10	19.54'	N 0° 44' 33"W		N 592.12 E 441.52	N 611.66 E 441.26
L11	15.92'	S 89° 15' 23"W		N 798.17 E 478.85	N 797.96 E 462.92
L12	146.72'	N 0° 44' 37"W		N 651.46 E 480.75	N 798.17 E 478.85
L13	15.00'	N 89° 15' 23"E		N 723.95 E 462.81	N 724.15 E 477.81
L14	5.00'	N 0° 44' 37"W		N 716.93 E 460.90	N 721.93 E 460.83
L15	15.00'	S 89° 15' 23"W		N 715.15 E 477.92	N 714.95 E 462.92
L16	9.00'	S 0° 44' 37"E		N 724.15 E 477.81	N 715.15 E 477.92
L17	6.06'	S 45° 44' 37"E		N 650.16 E 479.22	N 645.93 E 483.56
L18	15.45'	N 89° 15' 23"E		N 649.96 E 463.77	N 650.16 E 479.22
L19	17.04'	N 0° 44' 33"W		N 630.89 E 462.01	N 647.93 E 461.79
L20	6.21'	S 89° 15' 23"W		N 621.10 E 478.36	N 621.02 E 472.14
L21	12.19'	S 45° 44' 37"E		N 633.04 E 471.00	N 624.54 E 479.73
L22	18.00'	S 44° 15' 27"W		N 645.93 E 483.56	N 633.04 E 471.00
L23	42.06'	N 45° 44' 37"W		N 622.11 E 510.87	N 651.46 E 480.75
L24	0.89'	S 89° 15' 23"W		N 621.56 E 513.19	N 621.54 E 512.29
L25	17.00'	S 0° 44' 37"E		N 640.58 E 514.94	N 623.58 E 515.16
L26	91.00'	S 89° 15' 23"W		N 641.76 E 605.93	N 640.58 E 514.94
L27	17.00'	N 0° 44' 37"W		N 624.76 E 606.15	N 641.76 E 605.93
L28	25.00'	S 89° 15' 23"W		N 623.11 E 633.18	N 622.79 E 608.18
L29	11.93'	S 84° 58' 09"W		N 624.16 E 645.06	N 623.11 E 633.18



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 the 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

File: TLE - CD - ROP4120G.dwg Path: P:\Colorado\Parker\Bryar\Parker TLE - 18-075-001\2 Drawings\ Plotted by Brod Date: 31-Oct-19 8:14:27am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

LEGEND

EX. CONTOUR	-24-
PROPOSED CONTOUR	322
PROPERTY LINE	---
SPOT ELEVATION	4653
TOP OF CURB	TC
FLOW LINE	FL
MATCH EXISTING	ME

GRADING NOTES

- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- CAUTION - NOTICE TO CONTRACTOR**
THE CONTRACTOR IS SPECIFICALLY CAUTIONED AT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
- ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
- CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
- CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
- FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
- FOR LAYOUT INFORMATION REFER TO THE SITE PLAN AND HORIZONTAL CONTROL PLAN.

STRUCTURE TABLE			
#	TYPE	RIM	INVERT
12	RT TYPE R	RIM = 4990.30	IE OUT: 4988.59 18" NE
15	RT SDMH	RIM = 4994.42	IE IN: 4987.79 18" S IE IN: 4987.79 18" W IE OUT: 4987.69 18" N
16	RT TYPE 13 INLET	RIM = 4991.53	IE OUT: 4987.95 18" E
18	RT SDMH	RIM = 4991.45	IE IN: 4988.45 18" SW IE OUT: 4988.35 18" N
19	RT TYPE 13 INLET	RIM = 4992.03	IE IN: 4988.19 18" S IE OUT: 4988.09 18" N

PIPE TABLE				
#	SIZE	LENGTH	MATERIAL	SLOPE
3	18"	29'	REINFORCED CONCRETE PIPE	0.50%
4	18"	32'	REINFORCED CONCRETE PIPE	0.50%
5	18"	60'	REINFORCED CONCRETE PIPE	0.50%
6	18"	29'	REINFORCED CONCRETE PIPE	0.55%
7	18"	25'	REINFORCED CONCRETE PIPE	0.50%

LOGO



541 E. Garden Drive,
Unit N
Windsor, CO 80550

T (970) 663-4662
W ridgetopeng.com

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

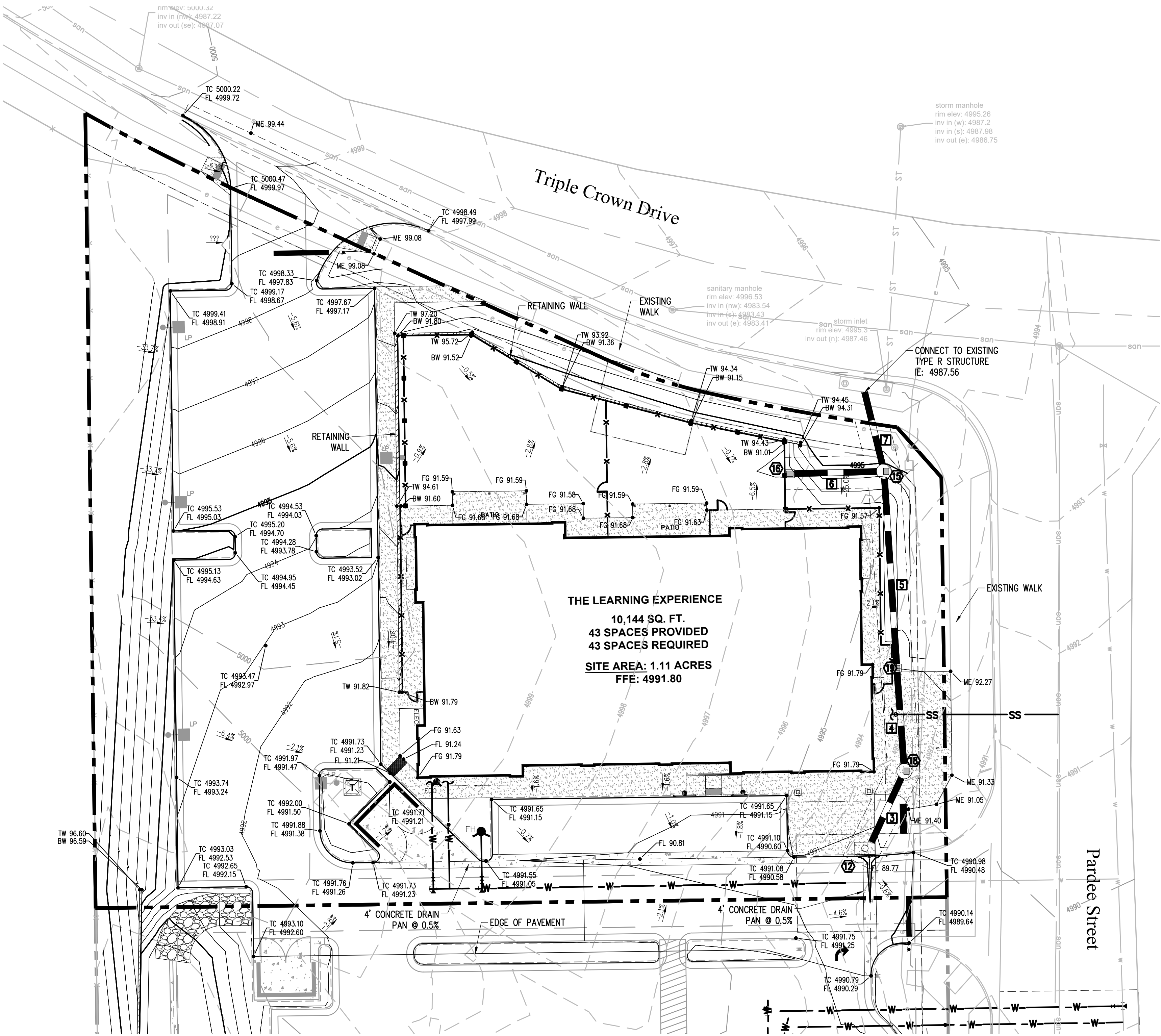
SHEET TITLE

GRADING PLAN

SHEET INFORMATION

C-2.0

18 of 22



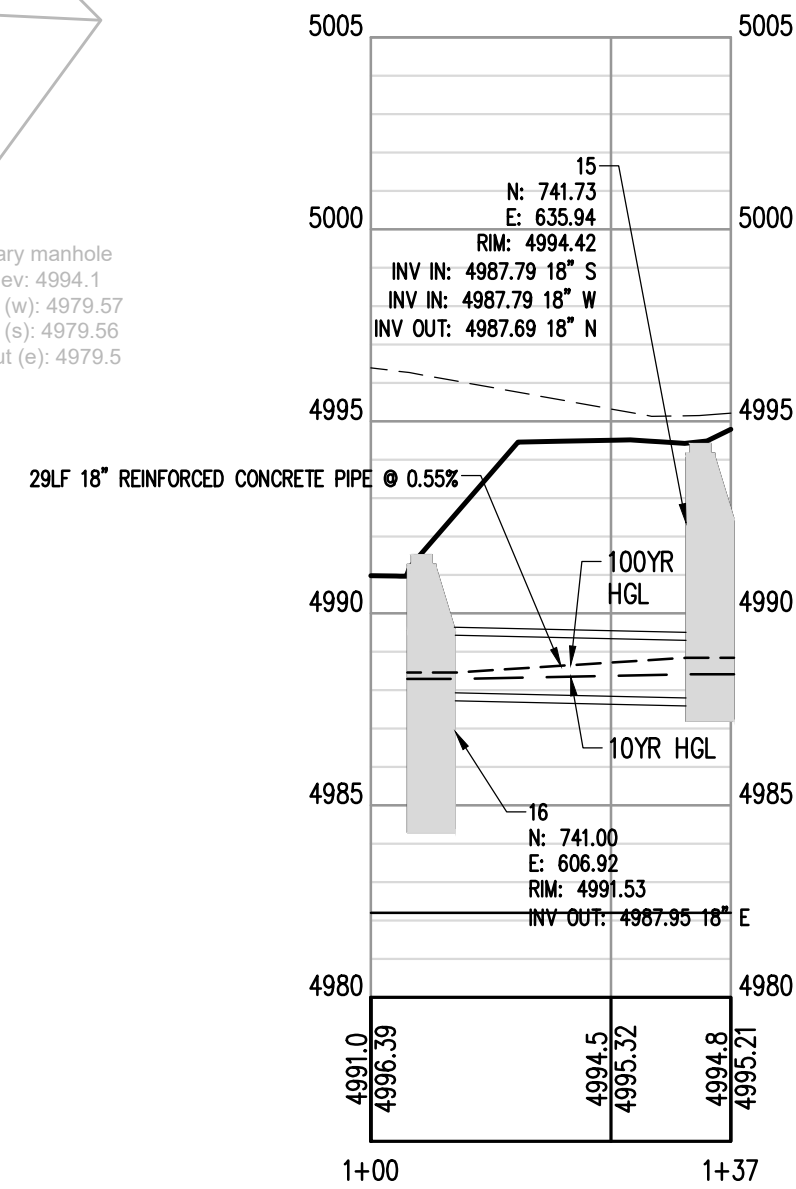
SEE LOT 2 BLOCK 1 HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT PLANS FOR ADDITIONAL GRADING INFORMATION: IF LOT 2 IS UNABLE TO BE CONSTRUCTED, CONTRACTOR IS TO GRADE FROM EDGE OF PAVEMENT SHOWN ON THESE PLANS BACK TO EXISTING AT NO LESS THAN 3:1 SLOPE.

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 the 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

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

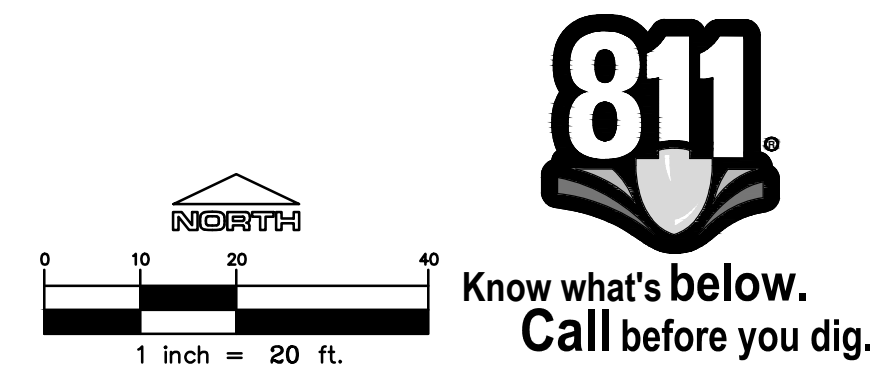
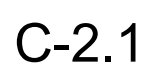


SCALE
H: 1"=20'
V: 1"=5'



SCALE
H: 1"=20'
V: 1"=5'

1. THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITEWORK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITEWORK WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
2. CAUTION – NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED AT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS BEFORE AN EXCAVATION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. THE SPOT ELEVATIONS INDICATED ON THIS PLAN REPRESENT THE DESIGN TOP OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3:1-1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A PERMANENT PLANT STAND OF GRASS IS OBTAINED.
5. ALL CUT AND FILL SLOPES SHALL BE CONSTRUCTED PER THE IBC CODE AND APPLICABLE LOCAL REGULATION. ALL CUT AND FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS AND SHALL GRADE ALL AREAS TO PRECLUDE PONDING OF WATER.
7. ALL POLLUTANTS OTHER THAN SEDIMENT ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
8. PROPERTIES AND WATERWAYS DOWNSTREAM OF THE SITE SHALL BE PROTECTED FROM EROSION DUE TO INCREASES IN THE VOLUME, VELOCITY AND PEAK FLOW RATE OF STORMWATER RUNOFF FROM PROJECT SITE.
9. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO LAST.
10. CONTRACTOR TO REMOVE UNSUITABLE SOILS LOCATED WITHIN THE BUILDINGS SPLAY LINE OF THE FOOTINGS.
11. FOR BOUNDARY AND TOPOGRAPHIC INFORMATION REFER TO PROJECT SURVEY.
12. FOR LAYOUT INFORMATION REFER TO THE SITE PLAN AND HORIZONTAL CONTROL PLAN.



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 the 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

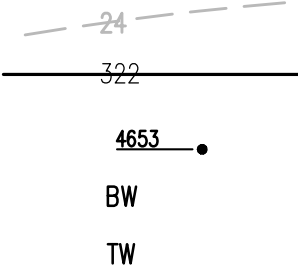
Date _____

File: TLE - CD - ROP4122G.dwg Path: P:\Colorado\Parker\Brytar\Parker TLE - 18-075-001\2 Drawings\ Plotted by Brod Date: 31-Oct-19 8:14:46am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

LEGEND

EX. CONTOUR
PROPOSED CONTOUR
SPOT ELEVATION
BOTTOM OF WALL
TOP OF WALL



LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive,
Unit N
Windsor, CO 80550
T (970) 663-4662
W ridgeTOPeng.com

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

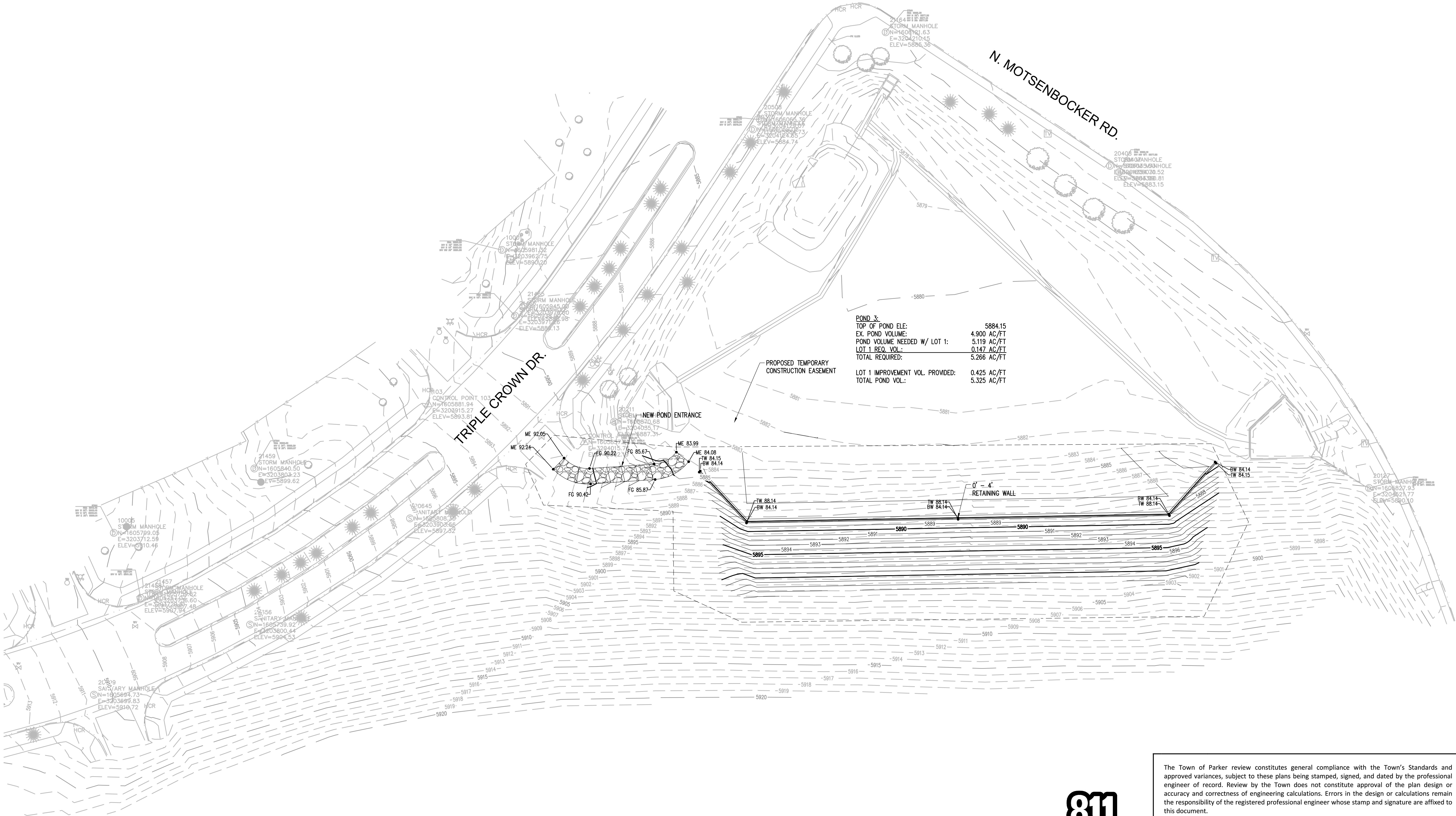
SHEET TITLE

EX. POND IMPROVEMENTS

SHEET INFORMATION

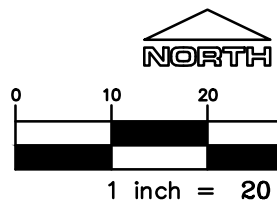
C-2.2

20 of 22



POND 3:
TOP OF POND ELE: 5884.15
EX. POND VOLUME: 4.900 AC/FT
POND VOLUME NEEDED W/ LOT 1: 5.119 AC/FT
LOT 1 REQ. VOL.: 0.147 AC/FT
TOTAL REQUIRED: 5.266 AC/FT
LOT 1 IMPROVEMENT VOL. PROVIDED: 0.425 AC/FT
TOTAL POND VOL.: 5.325 AC/FT

0' - 4' RETAINING WALL



Know what's below.
Call before you dig.

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 the 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

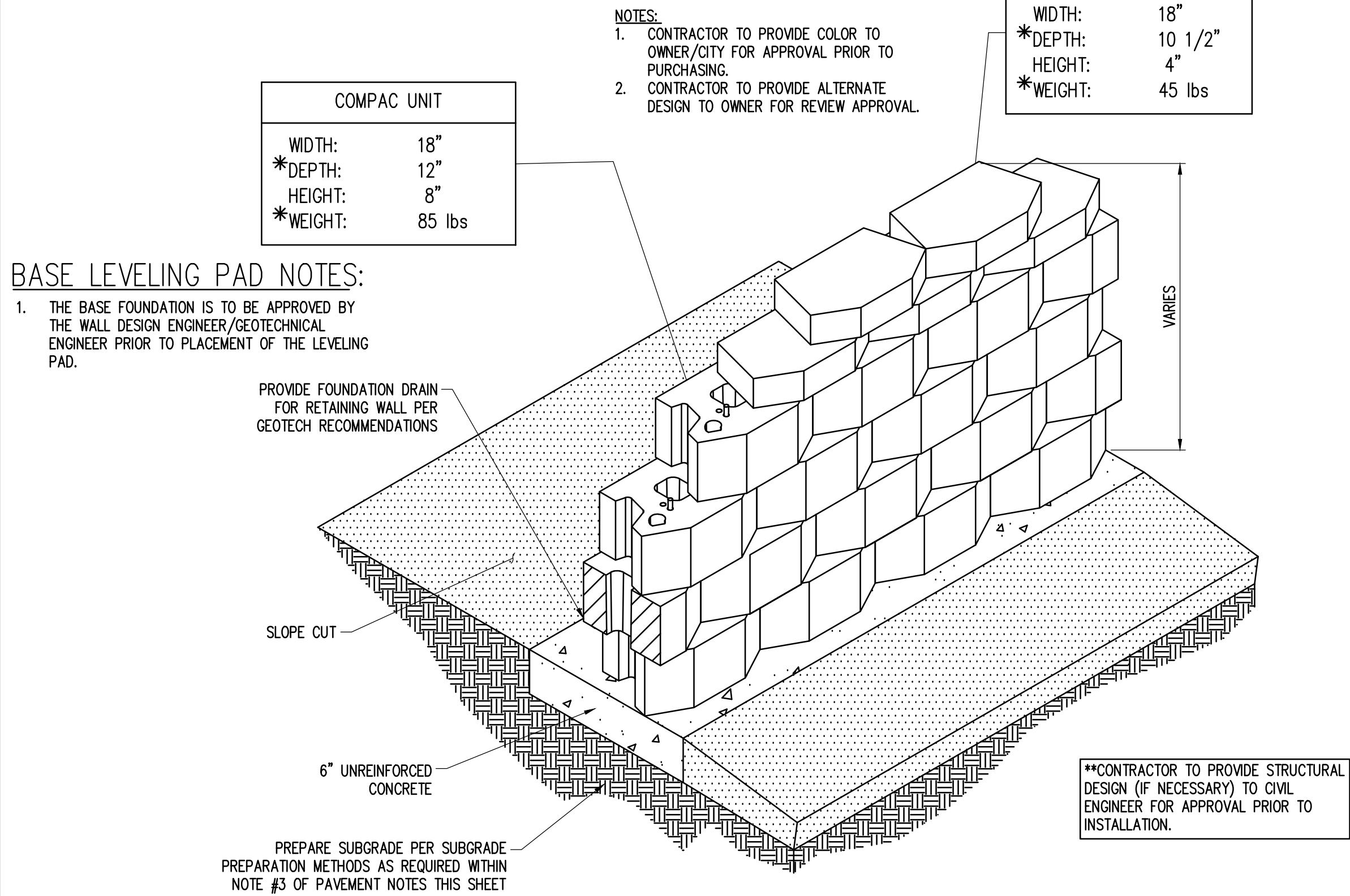
File: TLE - CD - ROP1400.dwg Path: P:\Colorado\Parker\Brytar\Parker\TLE - 18-075-001\2 Drawings\ Plotted by Brod Date: 31-Oct-19 8:14:50am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

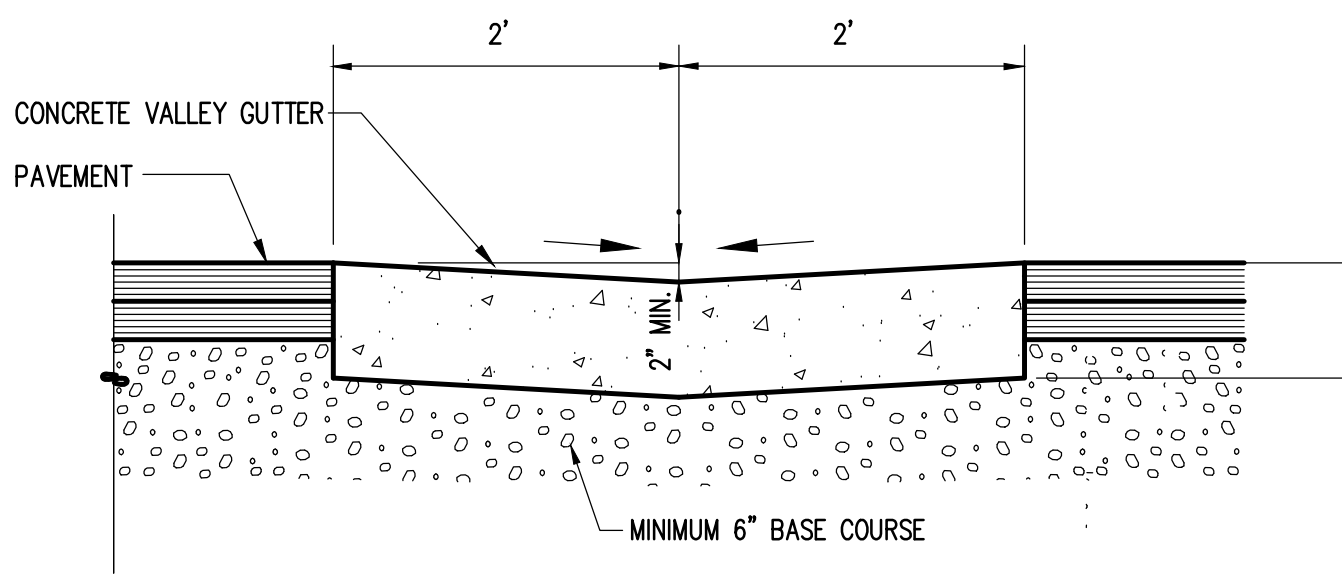
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

CONSTRUCTION DOCUMENTS



COMPAC UNIT/BASE PAD ISOMETRIC SECTION VIEW

NTS * DIMENSIONS & WEIGHT MAY VARY BY REGION



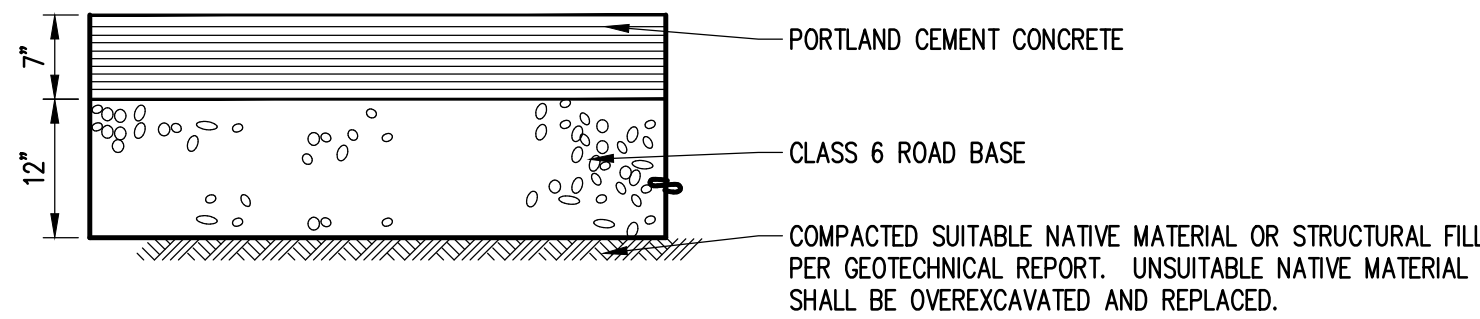
- NOTES:
- MINIMUM OF 0.5% LONGITUDINAL SLOPE FOR DRAINAGE PAN.
 - MAXIMUM SPACE OF CONTRACTION JOINT - TEN (10) FEET
 - CONCRETE SHALL BE POURED MONOLITHICALLY WITH CURB AND SHALL BE 6" THICK MINIMUM.

4' CONCRETE DRAIN PAN

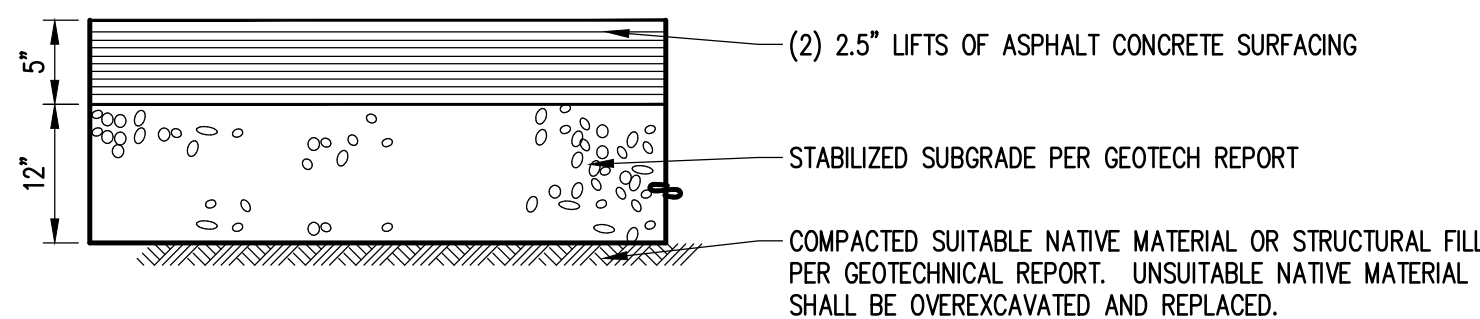
NTS

PAVEMENT NOTES

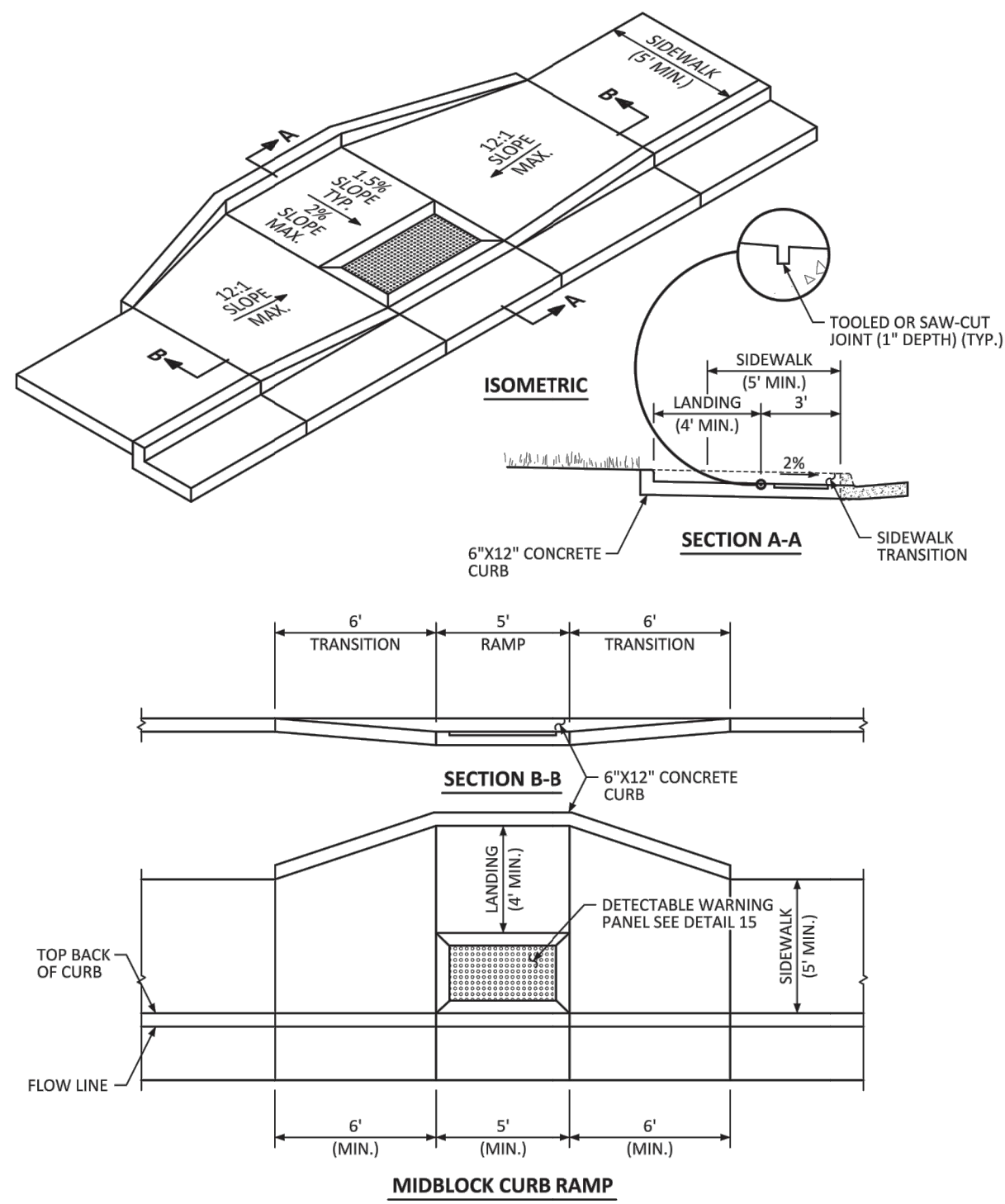
- MATERIAL THICKNESS IS COMPACTED DEPTH. APPLIES TO ALL SECTIONS.
- SUBGRADE:** THE UPPER 3 FEET OF SUBGRADE MATERIAL HAS A POTENTIAL FOR EXPANSION UNDER LOW SURCHARGE PRESSURE. WE DO BELIEVE SWELL MITIGATION IS NECESSARY. BY MOPEC OR TOWN OF PARKER STANDARDS A MINIMUM OF 3 FEET OF THE SUBGRADE SOILS SHOULD BE MOISTURE TREATED, HOWEVER THIS WOULD BE EXPENSIVE FOR A PARKING LOT. ASSUMING THE OWNER CAN TOLERATE PAVEMENT MOVEMENT AND MORE FREQUENT MAINTENANCE, WE SUGGEST THAT TWO FEET OF THE SUBGRADE SOIL BE MOISTURE TREATED TO 0 TO + 4 PERCENT OF OPTIMUM MOISTURE AND RECOMPACTED TO 95 PERCENT OF THE MAXIMUM STANDARD PROCTOR DENSITY. AS AN ALTERNATE 12 INCHES OF AGGREGATE BASE COURSE MAY BE USED FOR MITIGATION BELOW THE PAVEMENT SECTION
- AGGREGATE BASE COURSE:** SHOULD CONFORM TO THE REQUIREMENTS OF AASHTO M147 AND TO SECTION 703.03 OF THE COLORADO DEPARTMENT OF TRANSPORTATION (COOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SHOULD MEET CLASS 6 GRADING AND QUALITY AS DEFINED BY THE COOT SPECIFICATIONS. THE AGGREGATE SHOULD HAVE A MINIMUM R-VALUE OF 78. THE ASPHALT AND AGGREGATE BASE COURSE ALSO SHOULD MEET ANY OTHER APPLICABLE TOWN OF PARKER STANDARDS. MATERIALS ALSO SHOULD MEET THE TOWN OF PARKER STANDARDS.
- ASPHALT:** THE ASPHALT SHOULD CONSIST OF A MIXTURE OF AGGREGATE, FILLER AND ASPHALT CEMENT ESTABLISHED BY A QUALIFIED ENGINEER. ASPHALT CEMENT WITH A PERFORMANCE GRADE OF 64-22 IS COMMONLY USED IN THIS AREA, AND WILL LIKELY BE ACCEPTABLE FOR THIS PROJECT. THE APPROPRIATE ASPHALT CEMENT CONTENT SHOULD BE DETERMINED BY THE MIX DESIGN. AN S MIX SHOULD BE USED ON THE LOWER LIFT, AND AN S OR SX MIX (3/4-INCH AND 1/2-INCH NOMINAL, RESPECTIVELY) SHOULD BE USED IN THE TOP LIFT.
- CONCRETE:** WE RECOMMEND PORTLAND CEMENT CONCRETE WHERE TRASH TRUCKS SERVICE DUMPSTERS. A CONCRETE SECTION SHOULD BE 7 INCHES THICK UNDERLAIN BY 12 INCHES OF CLASS 6 ROAD BASE. A COOT P-MIX IS SATISFACTORY. WE DO NOT RECOMMEND CONCRETE FOR THE REMAINDER OF THE PAVEMENT--DUE TO THE EXPANSIVE POTENTIAL.
- PAVEMENT SUBGRADE PREPARATION:** POINTS OF OPTIMUM PAVEMENT SUBGRADE CONDITIONS ARE PROJECTED TO GENERALLY CONSIST OF CLAY EXHIBITING POTENTIAL FOR EXPANSION UPON WETTING. TO LIMIT POTENTIALLY EXCESSIVE PAVEMENT MOVEMENT DUE TO POSSIBLE MOISTURE-RELATED EXPANSION OF CLAY, WE RECOMMEND THAT THE UPPER 24 INCHES OF THE CLAY UNDERLYING PAVEMENTS SHOULD BE REMOVED AND RE-COMPACTED WITH A MOISTURE CONTENT BETWEEN +2 AND +4 PERCENTAGE AND RE-COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D 698).
- PROOF ROLL:** BEFORE PAVING, THE SUBGRADE SHOULD BE PROOF ROLLED WITH A HEAVILY LOADED, PNEUMATIC-TIRED VEHICLE. THE VEHICLE SHOULD HAVE A GROSS VEHICLE WEIGHT OF AT LEAST 50,000 POUNDS WITH A LOADED SINGLE AXLE WEIGHT OF 18,000 POUNDS AND A TIRE PRESSURE OF 100 PSI. AREAS WHICH DEFORM EXCESSIVELY UNDER HEAVY WHEEL LOADS ARE NOT STABLE AND SHOULD BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO ACHIEVE A STABLE SUBGRADE PRIOR TO PAVING OR PLACEMENT OF BASE COURSE.
- CONTRACTOR SHALL PROVIDE A PRIME COAT AND TACK COAT TO FACE OF CURB WHERE CURB CONTACTS ASPHALT.
- ADDITIONAL REQUIREMENTS HAVE BEEN SET FORTH WITHIN THE GEOTECHNICAL REPORT. REFER TO THE GEOTECHNICAL REPORT FOR ALTERNATIVE PAVEMENT SECTIONS.



CONCRETE PAVEMENT



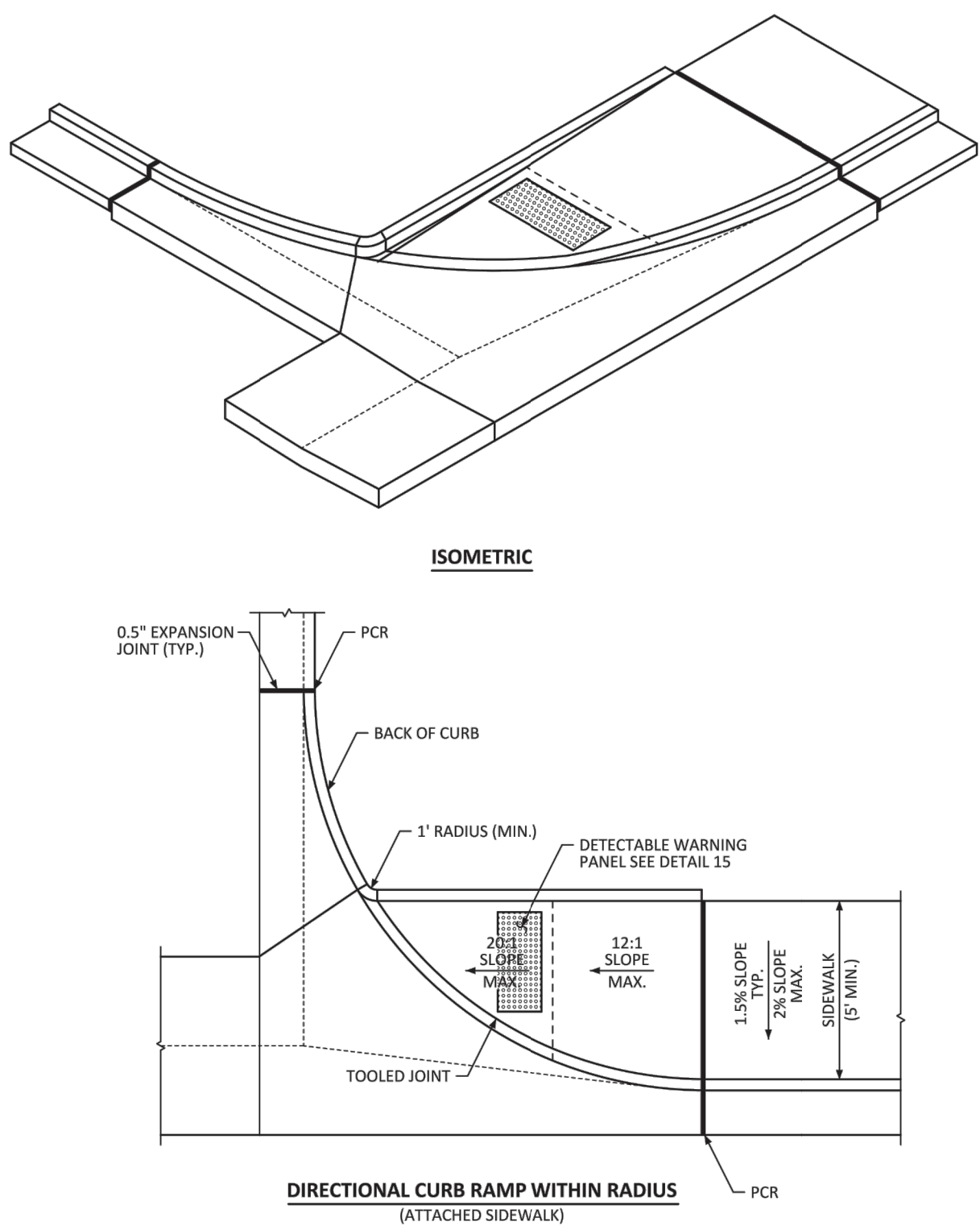
ASPHALT PAVEMENT



MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE
DECEMBER
2016

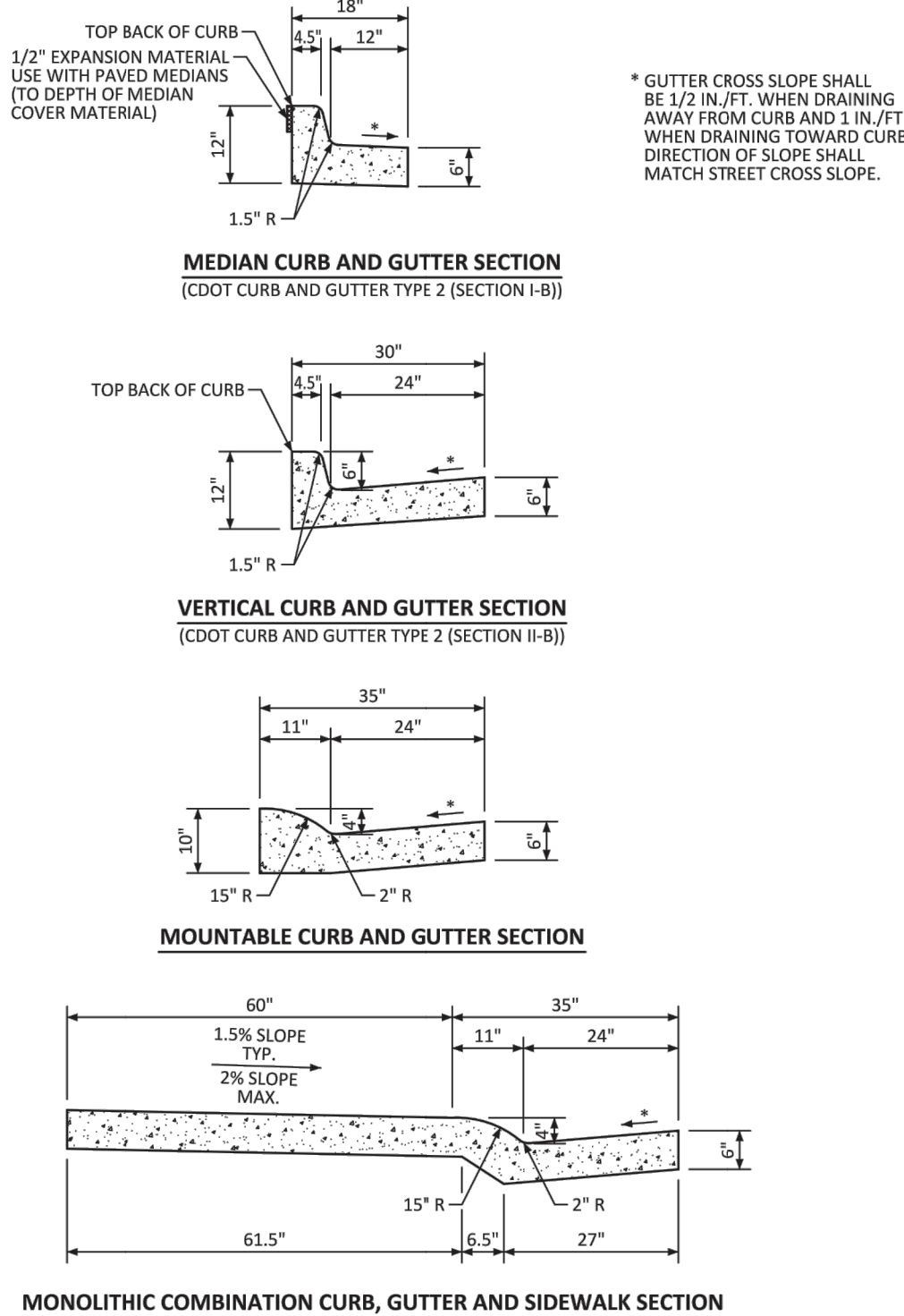
DETAIL
17
2 OF 2



DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE
DECEMBER
2016

DETAIL
18
1 OF 2



CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE
DECEMBER
2016

DETAIL
3
1 OF 1

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 the 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

LOGO

RidgeTop
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit H
Windsor, CO 80550
T (970) 863-4662
W ridgeTOPeng.com

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY:

BSA

CHECKED BY:

MRB

PROJECT NO.:

18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

DATE

5/28/2019

SHEET TITLE

DETAILS

SHEET INFORMATION

C-4.0

21 of 22

LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

