

# 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

## 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

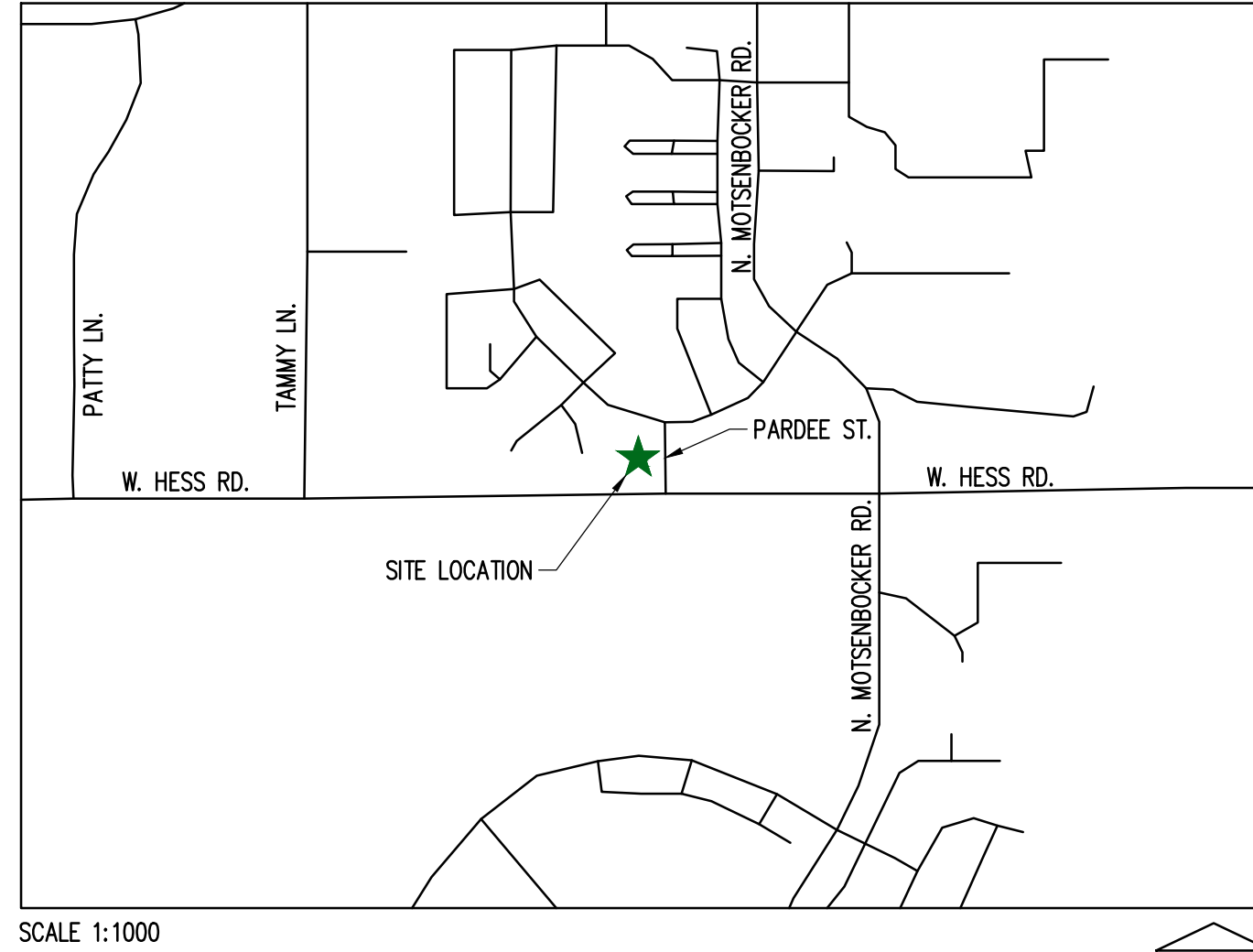
CONTAINING 48,372 SF (1.111 AC), MORE OR LESS.

## 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 PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- 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 HEALTH, WATER QUALITY CONTROL DIVISION, WOOD-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), 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.



SCALE 1:1000

## 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

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

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

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

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

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

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

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

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

## 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 SET 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 (5 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 TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUNDED 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 1/8 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 (BMP) MANUAL 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



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

3RD SUBMITTAL 02/18/2020

DATE

5/28/2019

SHEET TITLE

COVER SHEET

SHEET INFORMATION

CV-1

1 of 22



# 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

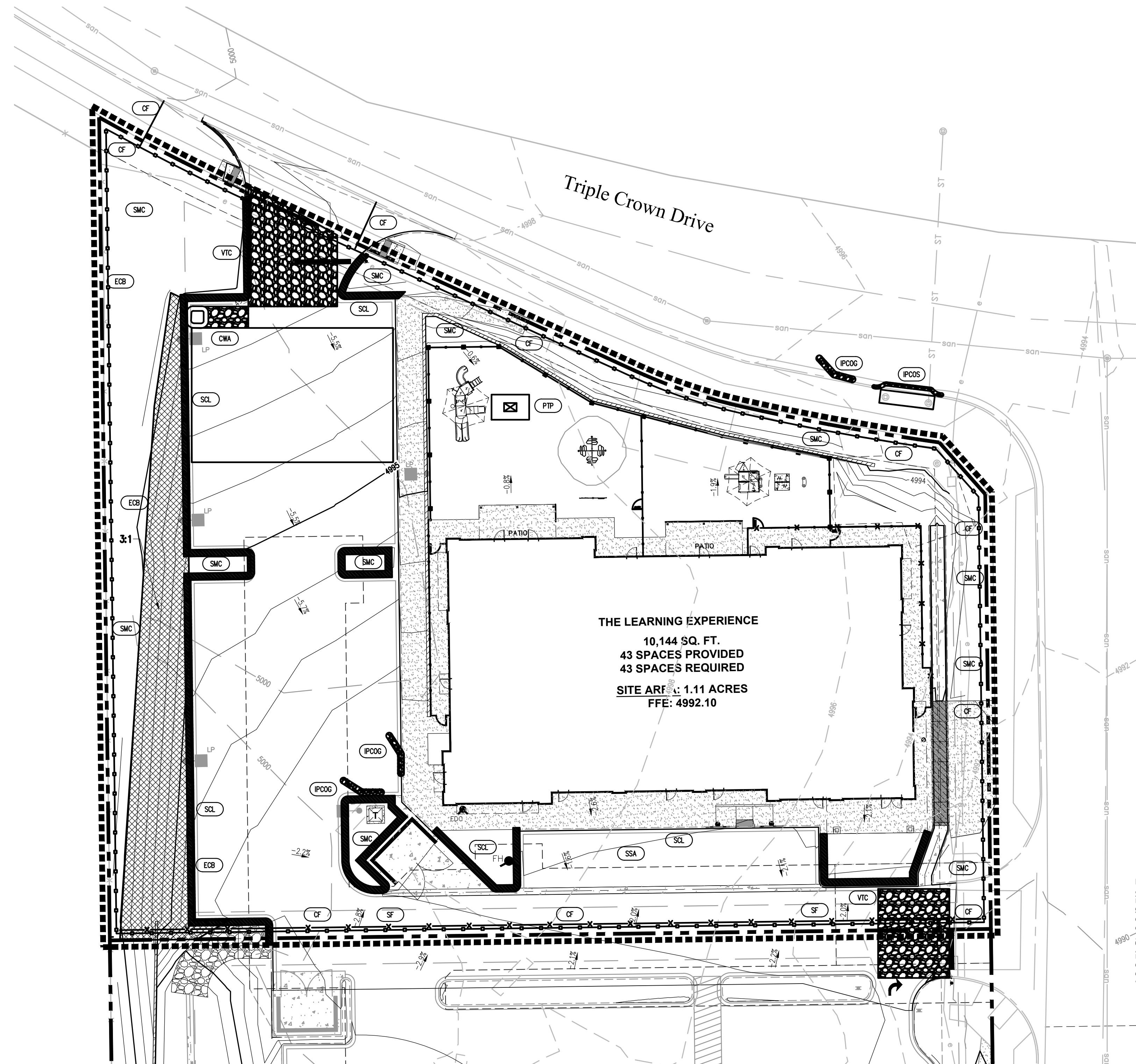
EX. CONTOUR		-24
PROPOSED CONTOUR		322
PROPERTY LINE		
LIMITS OF DISTURBANCE		

### 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
	PIP 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

### 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 RELOCATE 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.
- 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.

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

1 inch = 20 ft.

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, Windsor, CO 80550  
T (877) 663-4552  
W. ridge-topeng.com

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
3RD SUBMITTAL	02/18/2020

DATE  
5/28/2019

SHEET TITLE  
**FINAL BMP PLAN**

SHEET INFORMATION  
**ER-1.1**

File: TLE - CD - ROPARTER.dwg Path: P:\Colorado\Parke\Brytar\Brytar\Drawings\ Plotted by: Brod Date: 21-Feb-20 9:11:48am

# 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	
PROPERTY LINE	
LIMITS OF DISTURBANCE	

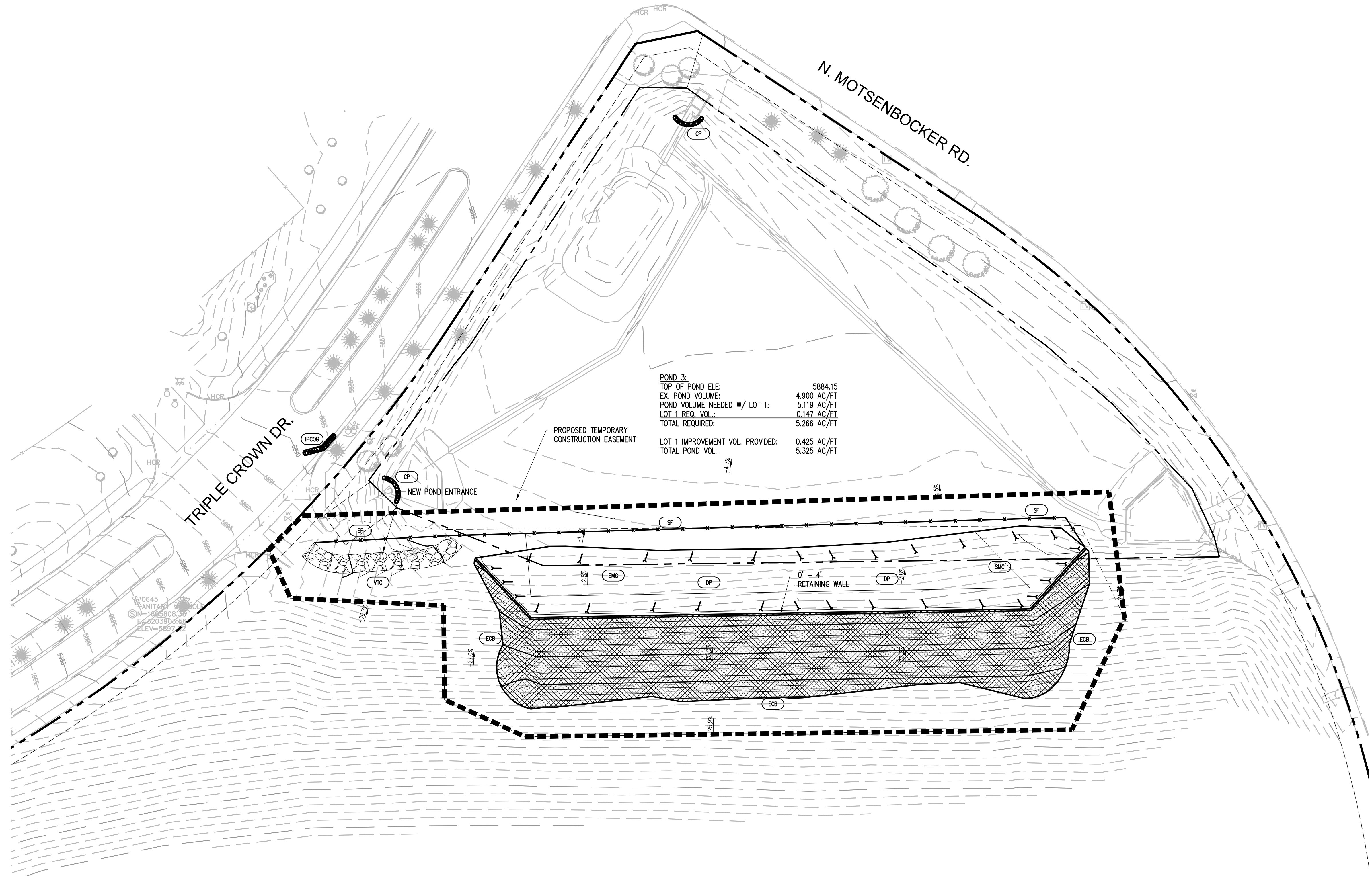
### EROSION DETAILS

	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

NOTE:  
TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.

### LEGEND

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



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

File: TLE - CD - ROP401ZER.dwg Path: P:\Colorado\Parker\Bryant\Bryant\Drawings\ Plotted by: Brad Date: 21-Feb-20 9:12:05am

**RIDGE TOP**  
ENGINEERING & SURVEYING  
541 E. Garden Drive, Windsor, CO 80550  
T (877) 663-4552 W. ridgetopeng.com

---

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
3RD SUBMITTAL	02/18/2020

---

DATE  
**5/28/2019**

---

SHEET TITLE  
**EROSION EX. POND IMPROVEMENTS**

---

SHEET INFORMATION  
**ER-1.2**

---

4 of 22

1 inch = 20 ft.

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 \_\_\_\_\_

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

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

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

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

**DEFINITIONS:**  
**DEVELOPABLE PROPERTY** MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT 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 DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

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

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 PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

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

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 SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.

26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.

27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.

28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.

29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.

30. APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.

31. GRADING SECURITY RELEASE REQUIREMENTS:

1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.  
 B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.  
 C. ALL 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.

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

11. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.

13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.

14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.

15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.

16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.

17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.

19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.

20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.

21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.

22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.

23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.

24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

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

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.

2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.

3. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.

4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.

5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.

6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (G.K.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 THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:

(i) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.  
 (ii) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.  
 (iii) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **GEN NOTES** 1 OF 4 Oct. 2013

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **GEN NOTES** 2 OF 4 Oct. 2013

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **GEN NOTES** 3 OF 4 Oct. 2013

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

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

**CD CHECK DAM**

**CF CONSTRUCTION FENCE**

**CP CULVERT PROTECTION**

**CWA CONCRETE WASHOUT AREA**

**D DEWATERING**

**DD DIVERSION DITCH**

**DP DETENTION POND PROTECTION**

**DTC DEBRIS TRASH CONTROL**

**ECB EROSION CONTROL BLANKET**

**IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

**IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

**IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

**IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

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

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

**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

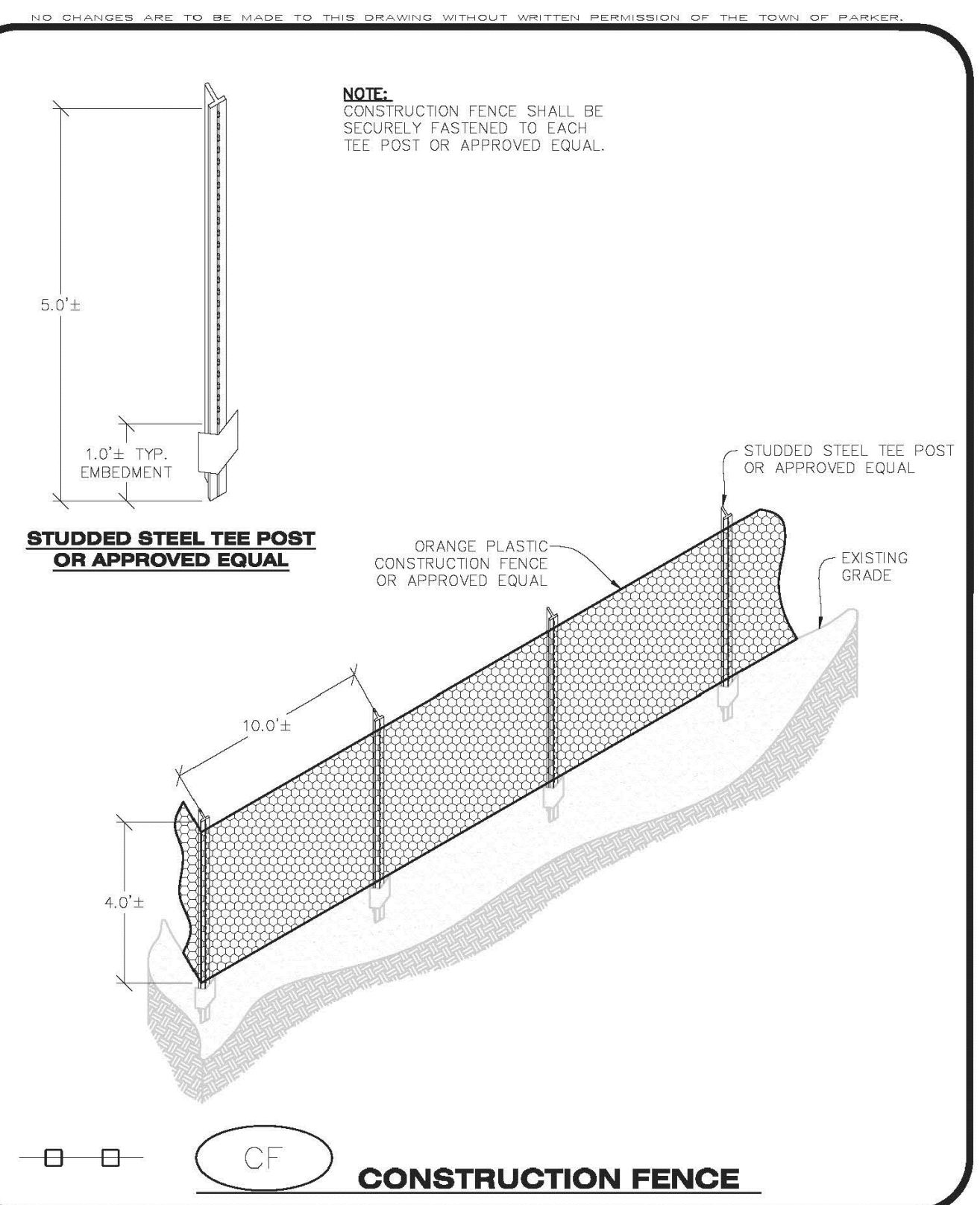
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**TI TEMPORARY IRRIGATION**

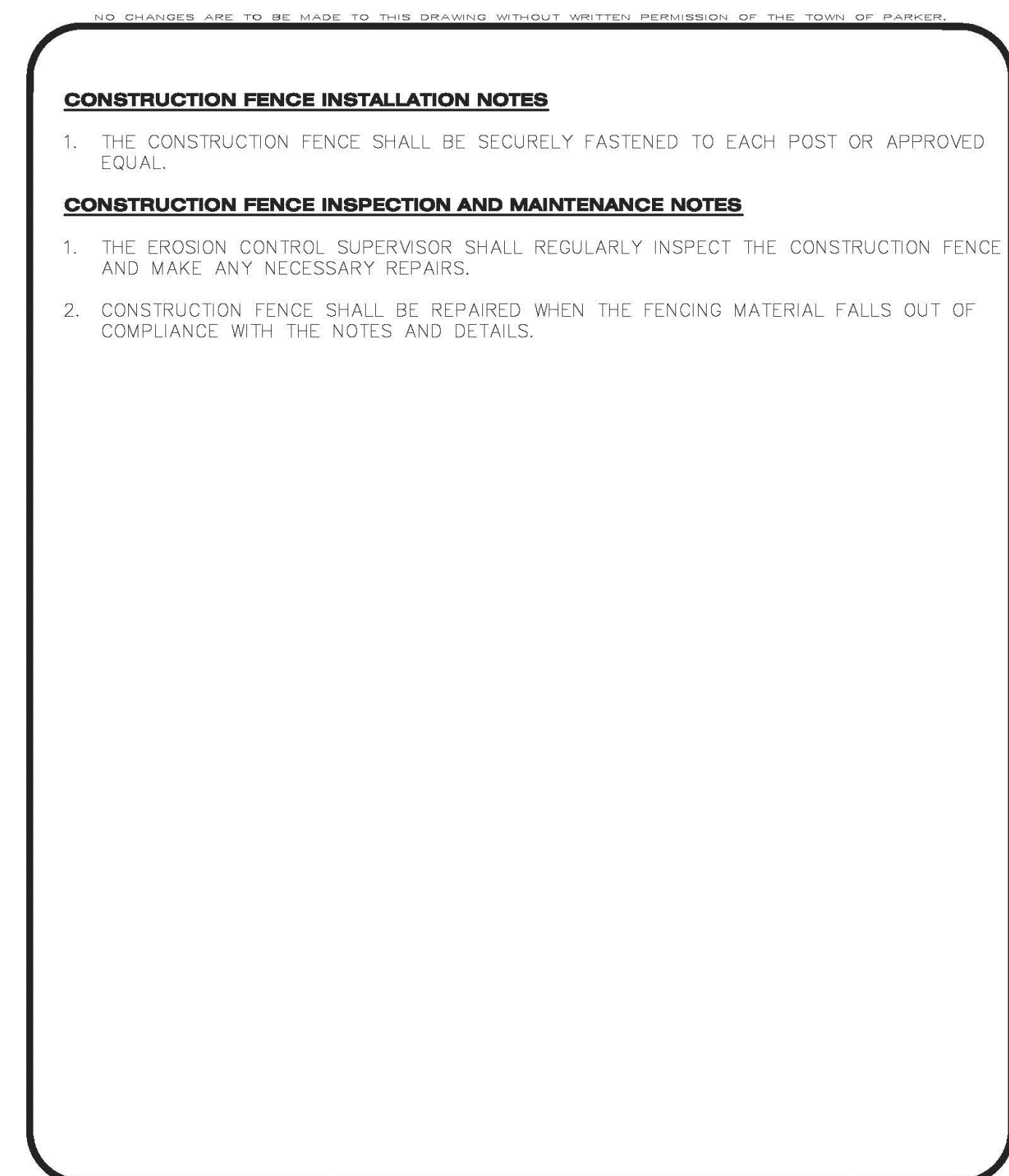
**TSB TEMPORARY SEDIMENT BASIN**

**VTC VEHICLE TRACKING CONTROL**

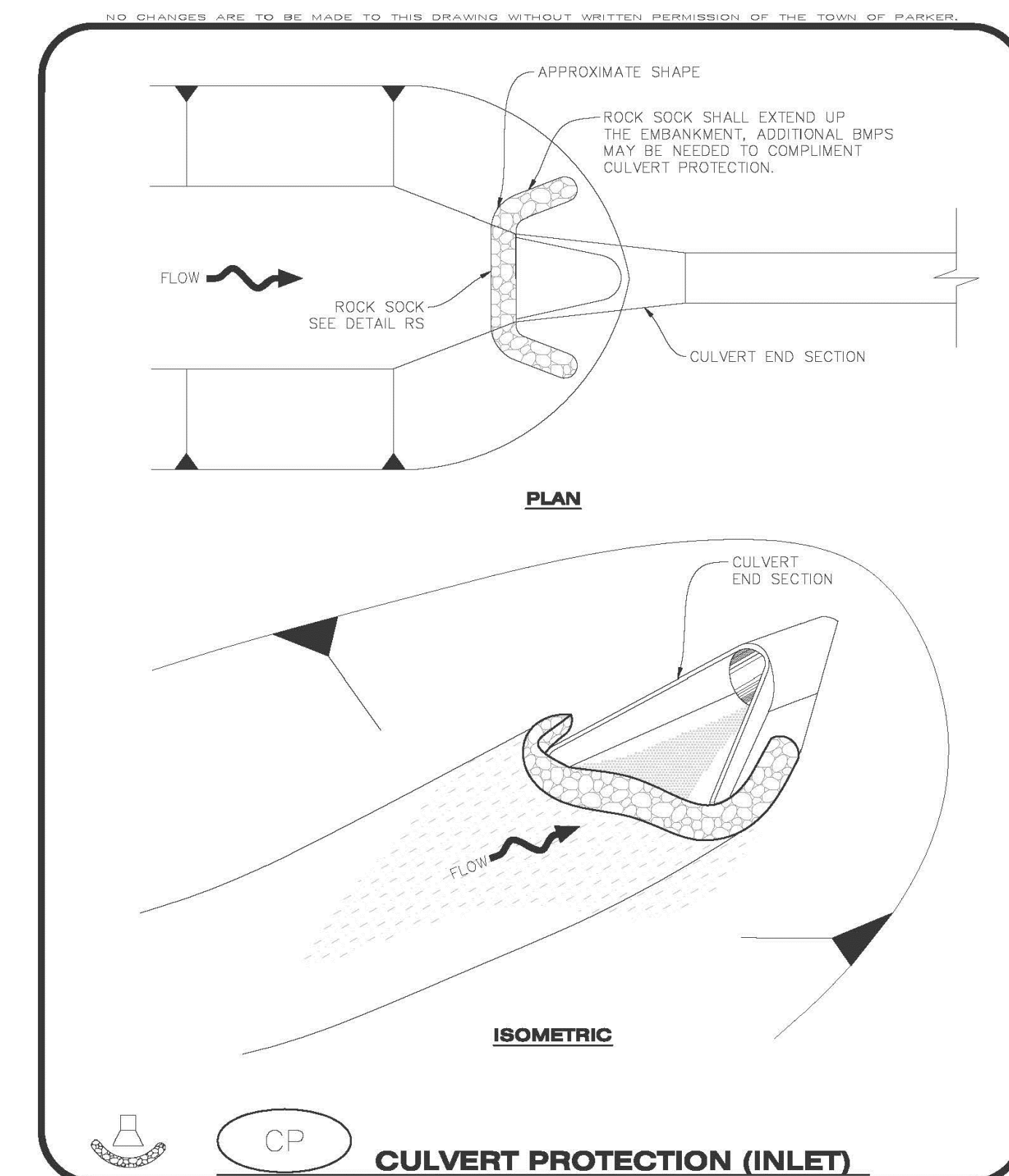
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **LEGEND** 3 OF 3 Oct. 2013



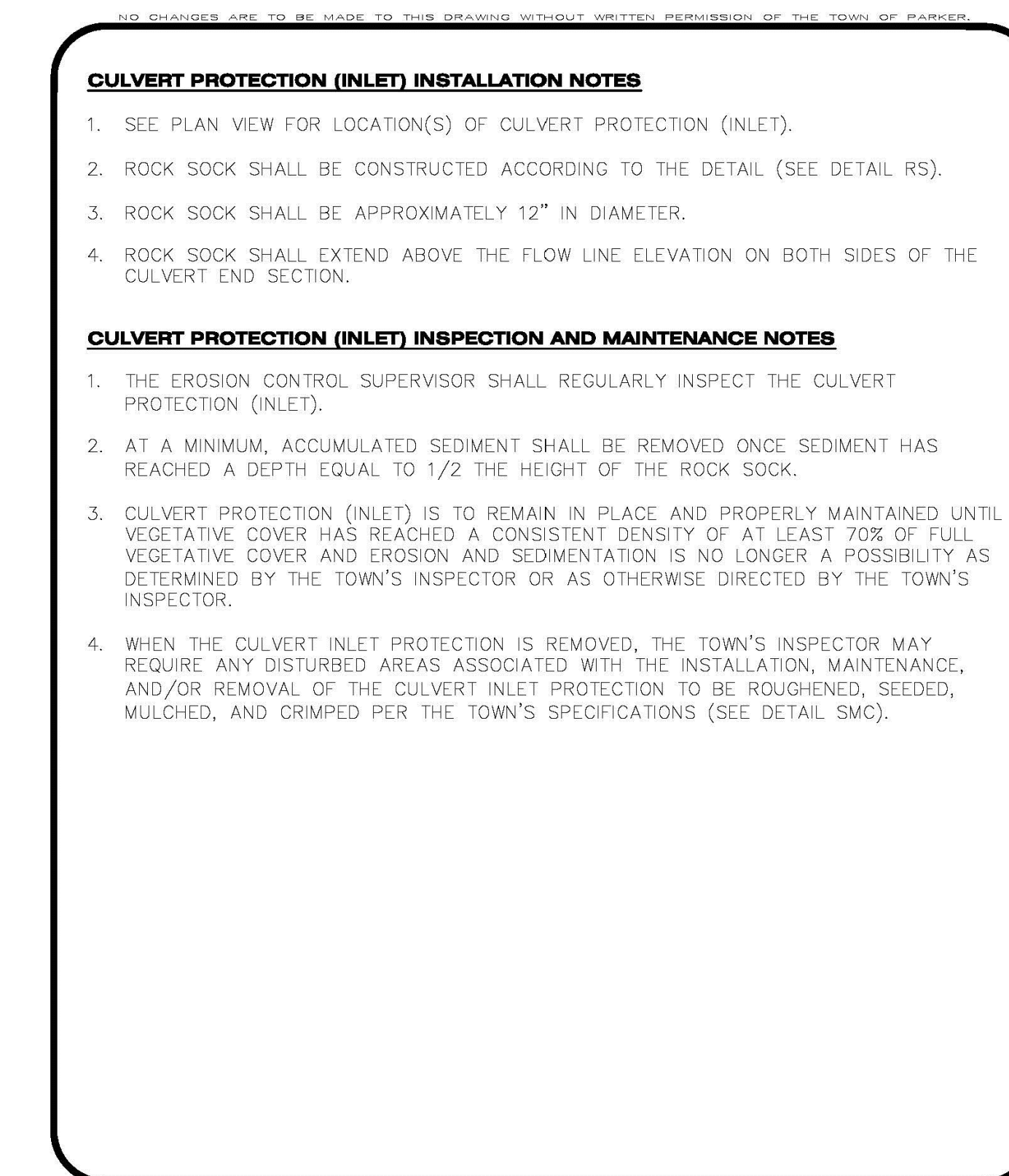
 **CBMP** **CONSTRUCTION BEST MANAGEMENT PRACTICES** **CF**  
 1 OF 2  
 Oct. 2013



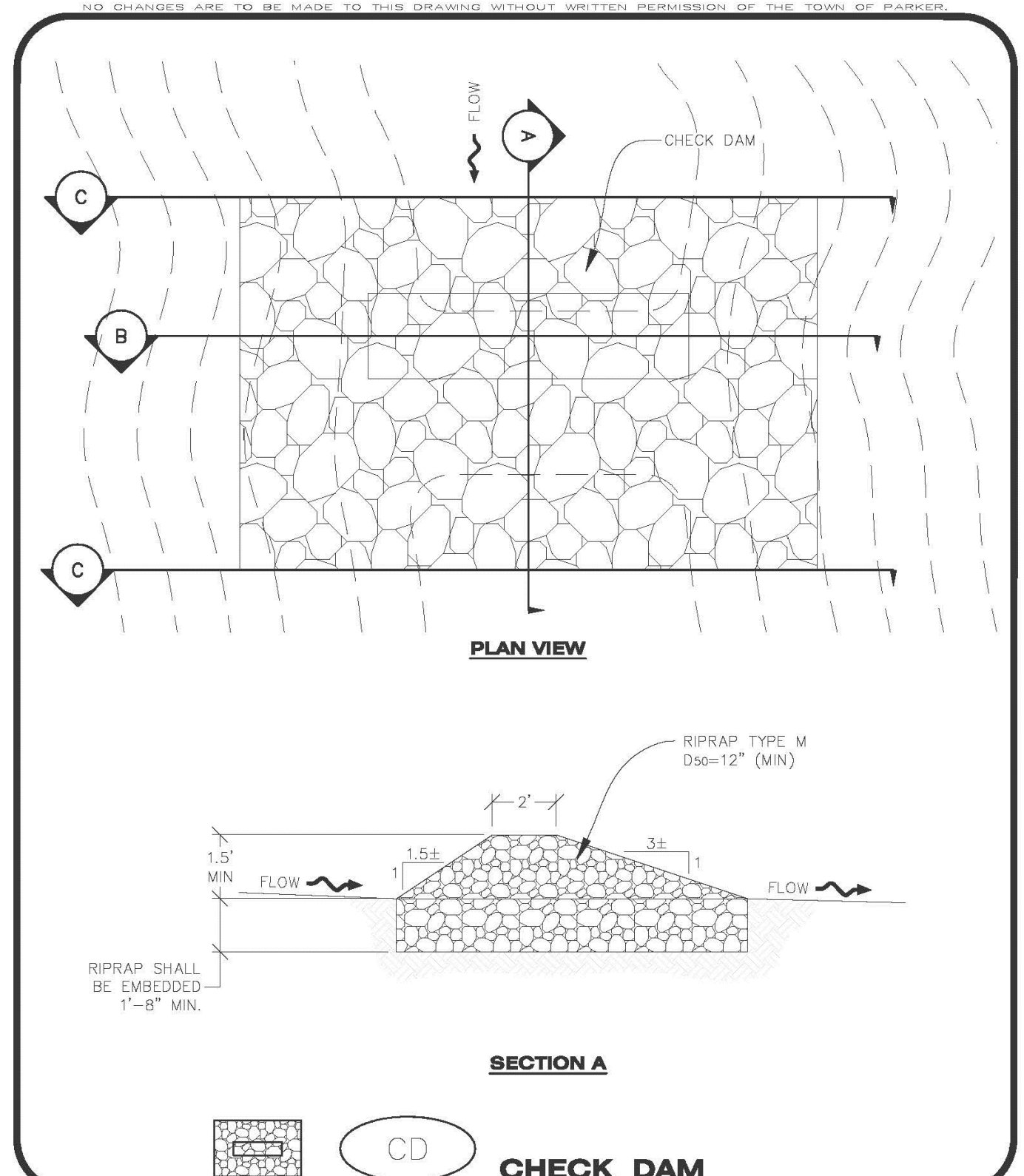
 **CBMP** **CONSTRUCTION BEST MANAGEMENT PRACTICES** **CF**  
 2 OF 2  
 Oct. 2013



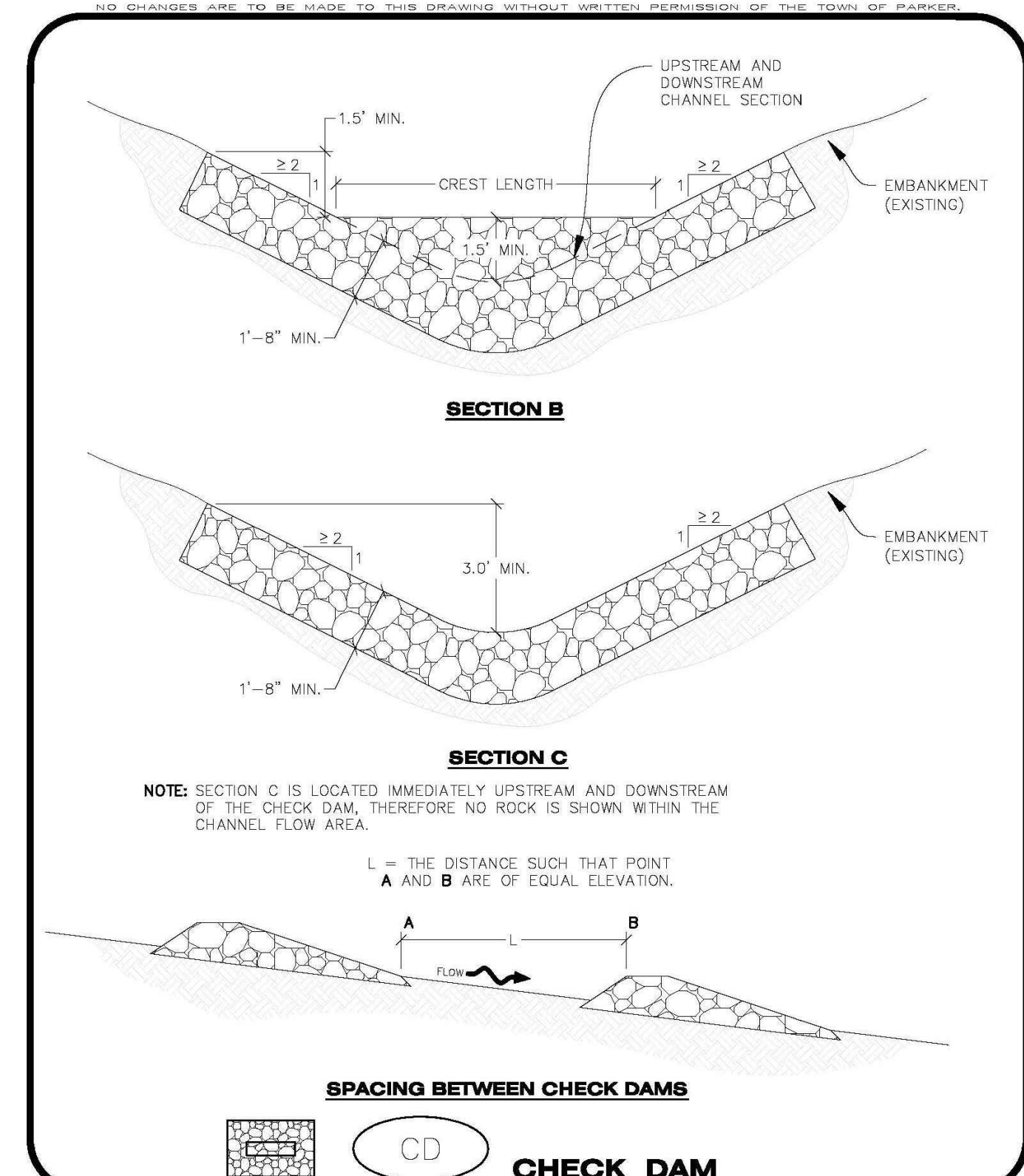
 **CBMP** **CONSTRUCTION BEST MANAGEMENT PRACTICES** **CP**  
 1 OF 2  
 Oct. 2013



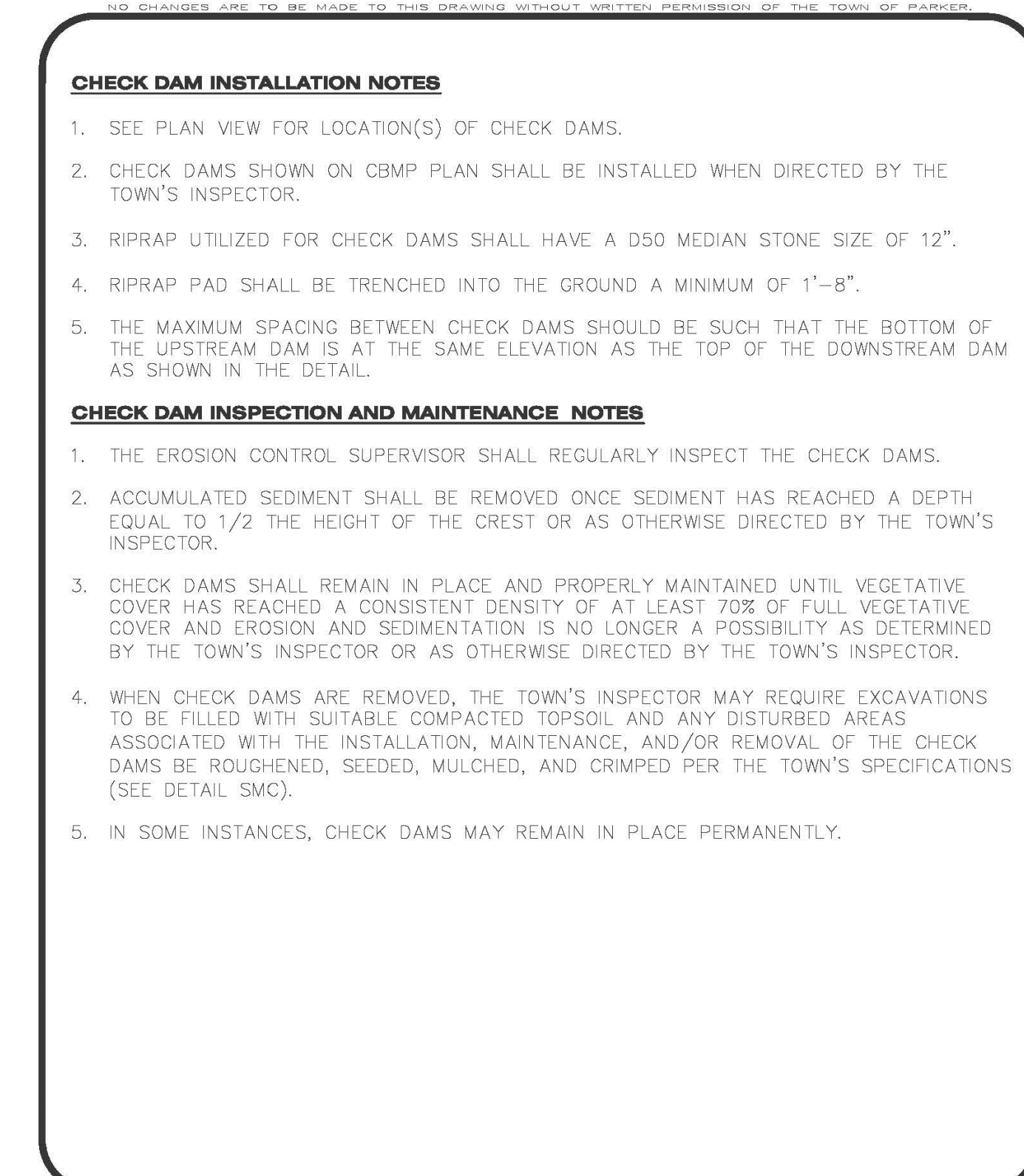
 **CBMP** **CONSTRUCTION BEST MANAGEMENT PRACTICES** **CP**  
 2 OF 2  
 Oct. 2013



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



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



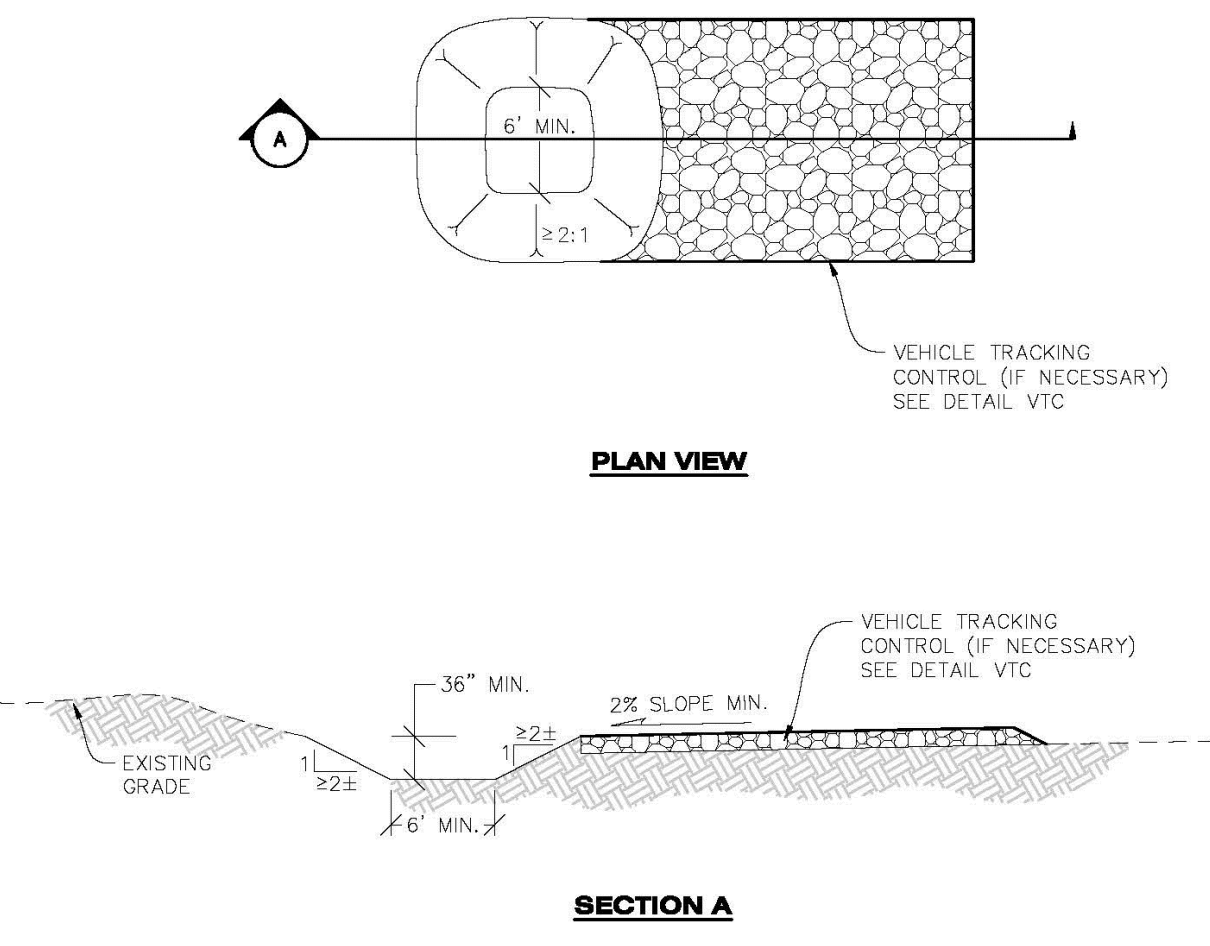
 **CBMP** **CONSTRUCTION BEST MANAGEMENT PRACTICES** **CD**  
 3 OF 3  
 Oct. 2013

File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Bryon\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 21-Feb-20 9:12:20am



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

**NOTE:**  
 A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.



**CWA CONCRETE WASHOUT AREA**

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **CWA** 1 OF 2 Oct. 2013

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

**CONCRETE WASHOUT AREA INSTALLATION NOTES**

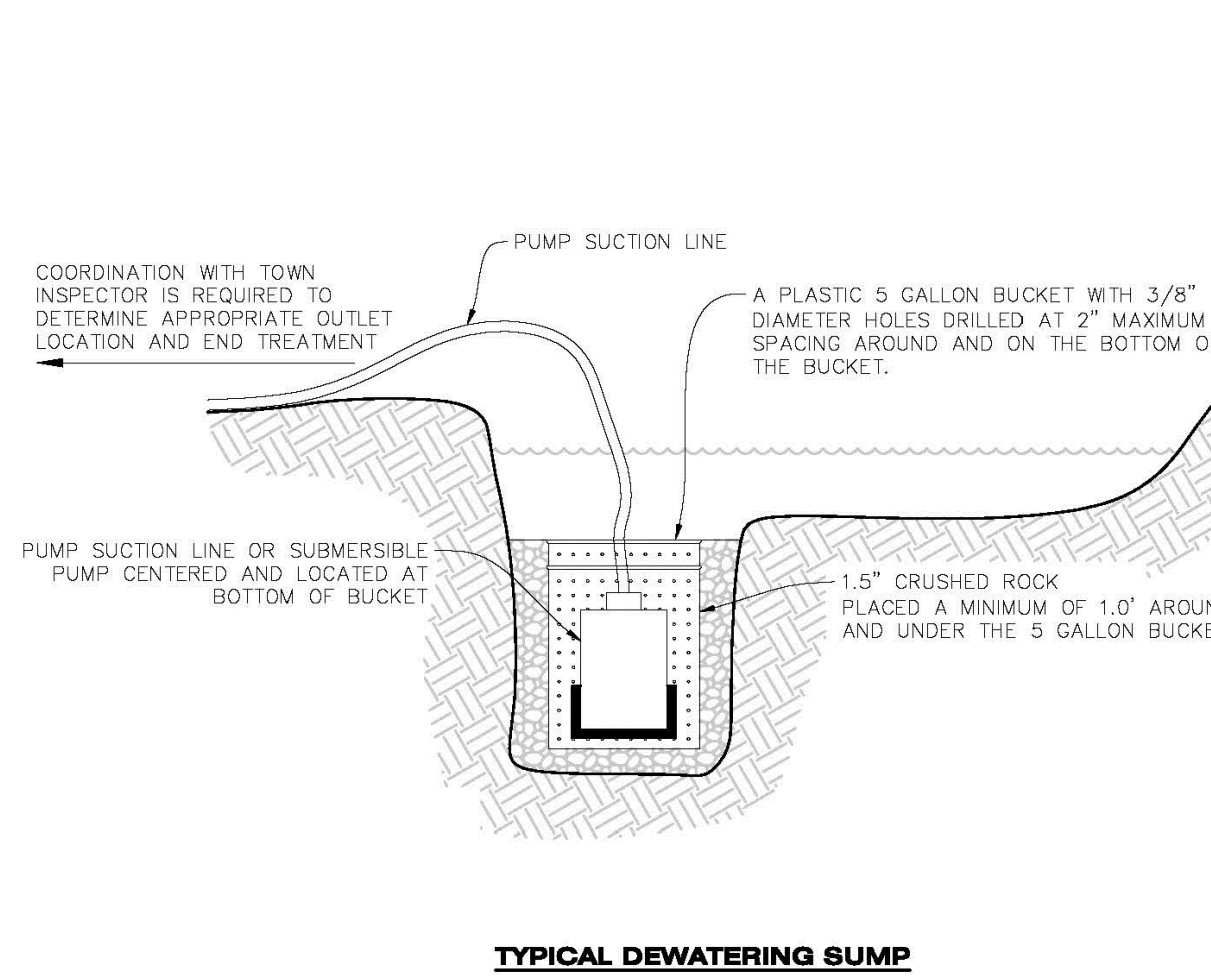
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

**CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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

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



**NOTE:**  
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

**D DEWATERING**

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **D** 1 OF 2 Oct. 2013

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

**DEWATERING INSTALLATION NOTES**

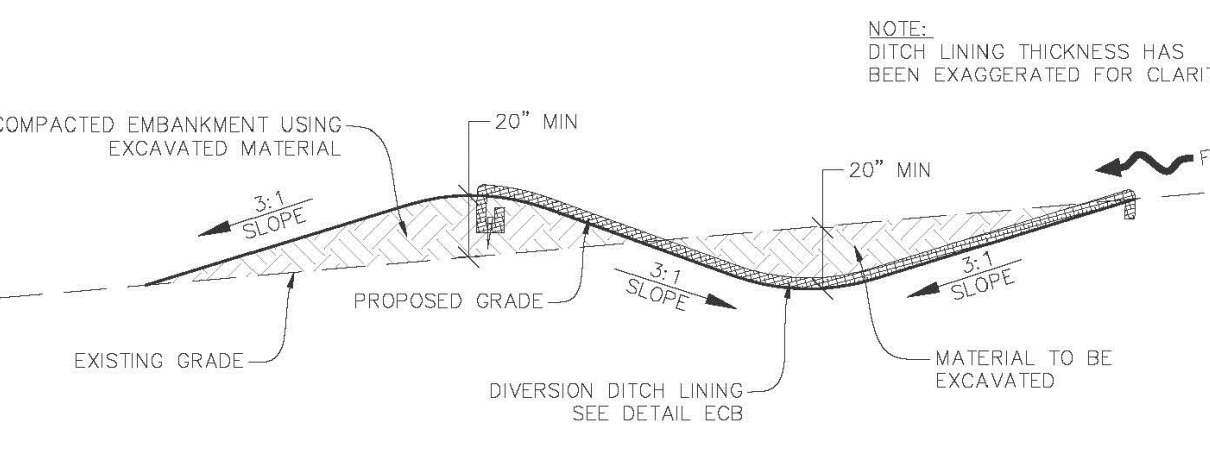
1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

**DEWATERING MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

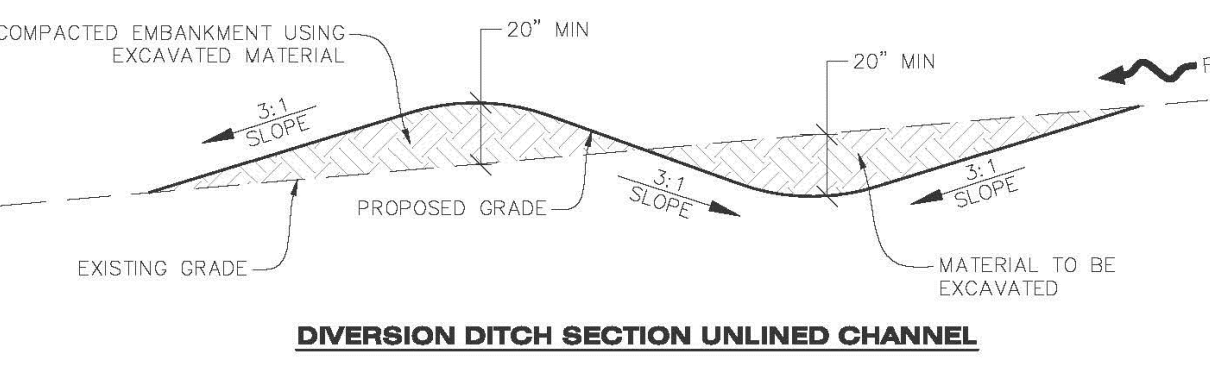
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **D** 2 OF 2 Oct. 2013

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



DIVISION DITCH GEOMETRY AND REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM ASSOCIATED CBMP PLANS VIA THE DESIGN ENGINEER. IF THIS INFORMATION IS NOT PROVIDED ON THE CBMP PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO CONSTRUCTION.

**DD DIVERSION DITCH SECTION LINED CHANNEL**



**DD DIVERSION DITCH**

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **DD** 1 OF 2 Oct. 2013

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

**DIVERSION DITCH INSTALLATION NOTES**

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

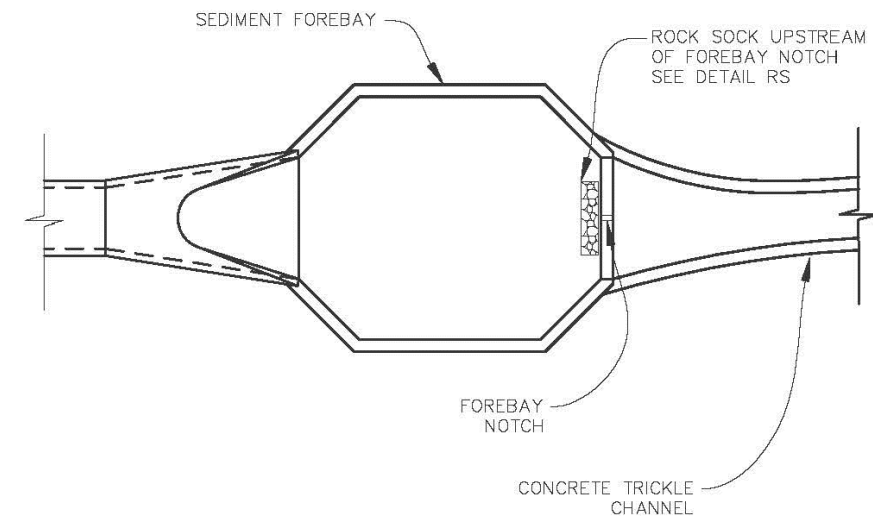
**DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL FULL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

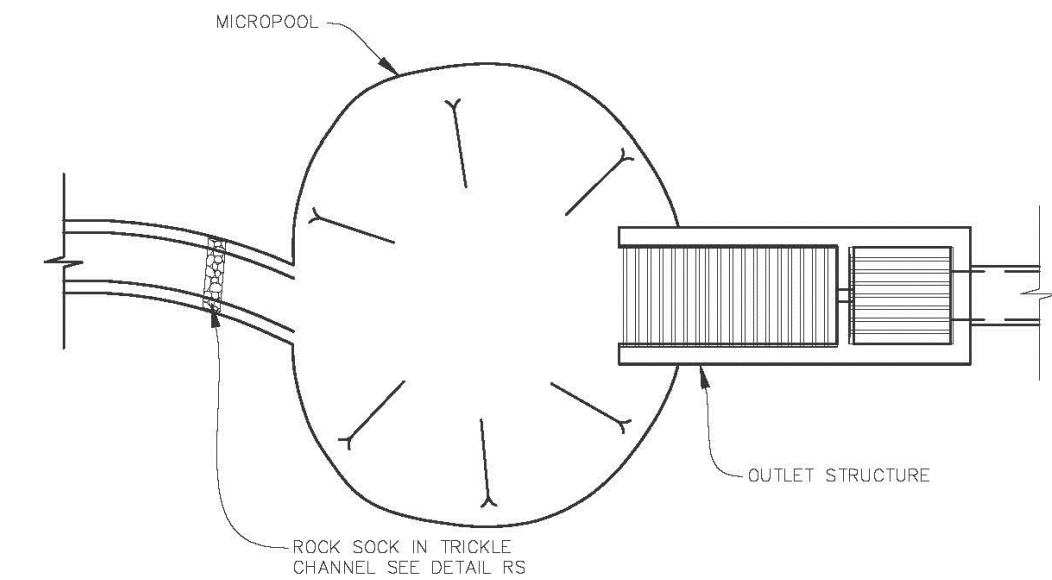
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **DD** 2 OF 2 Oct. 2013

File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Bryton\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 21-Feb-20 9:12:30am

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



FOREBAY



OUTLET / MICROPOOL



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

**DETENTION POND PROTECTION INSTALLATION NOTES**

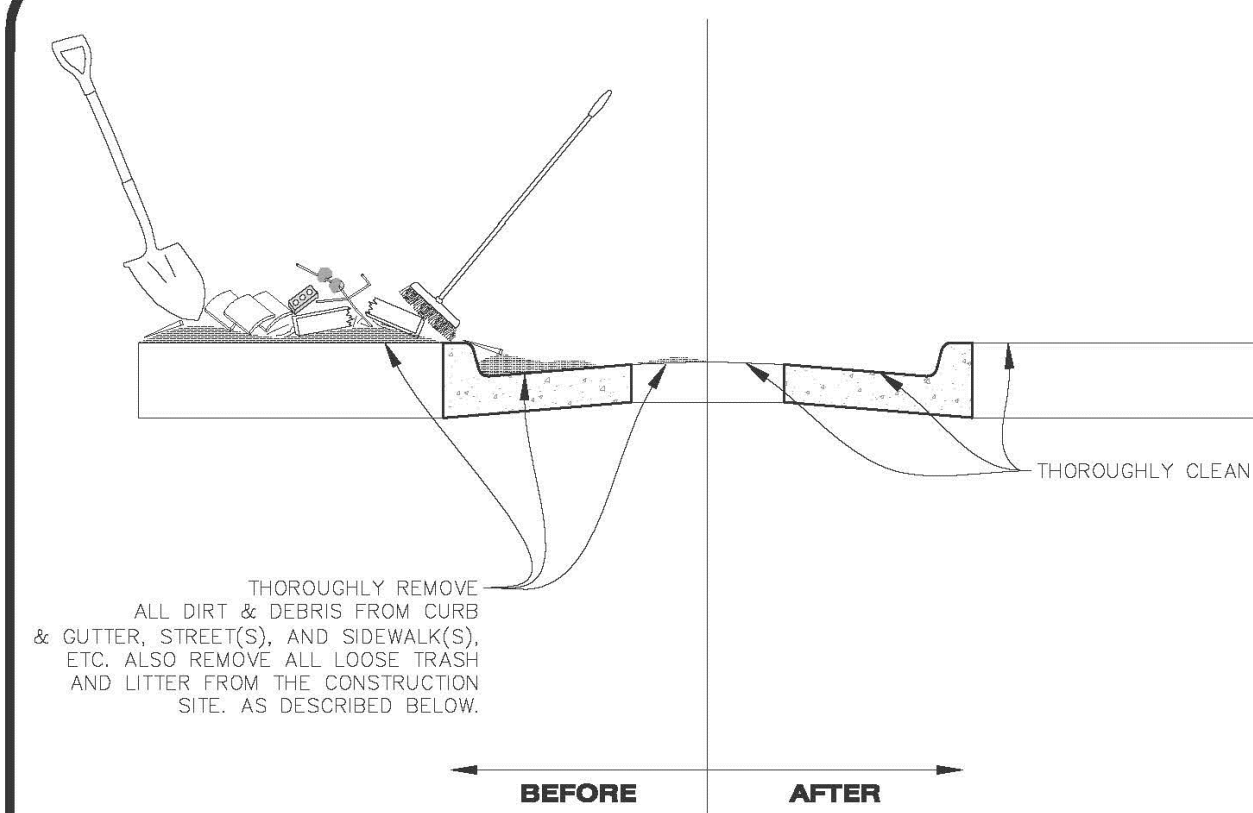
1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

**DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

**CBMP** **DP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
 Oct. 2013

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



**NOTE:**

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



**CBMP** **DTC**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
 Oct. 2013

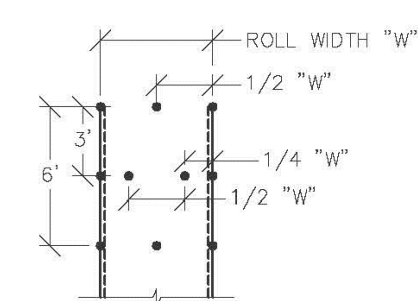
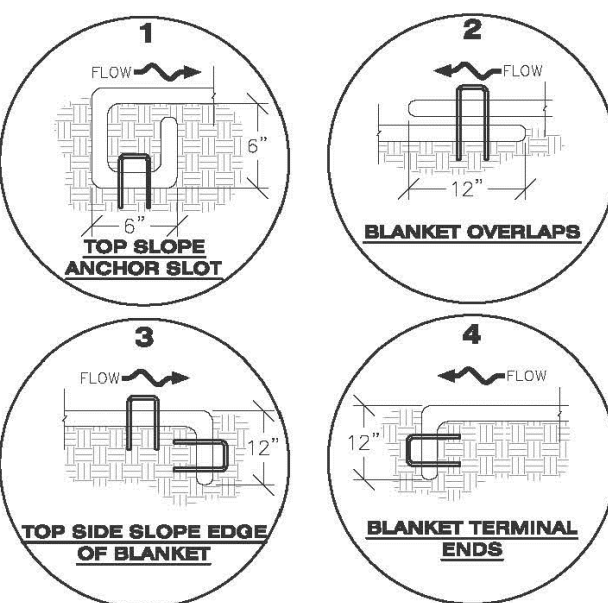
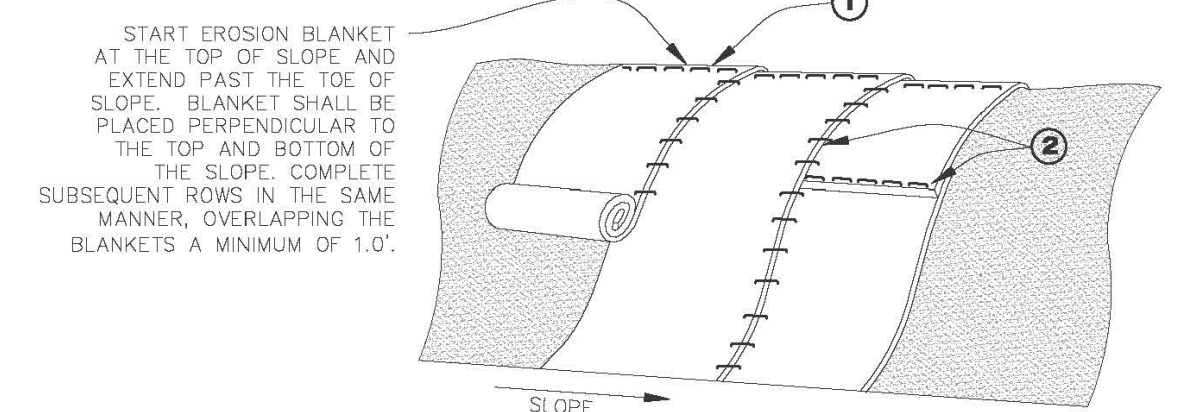
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**DEBRIS CONTROL NOTES:**

1. A COMBINATION OF SURFACE SCRAPPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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

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

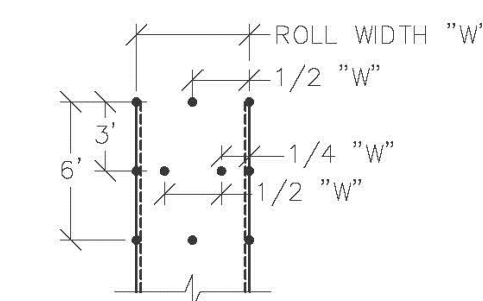
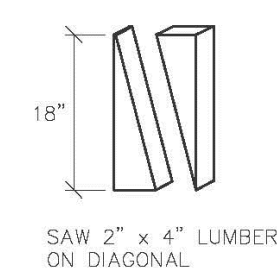
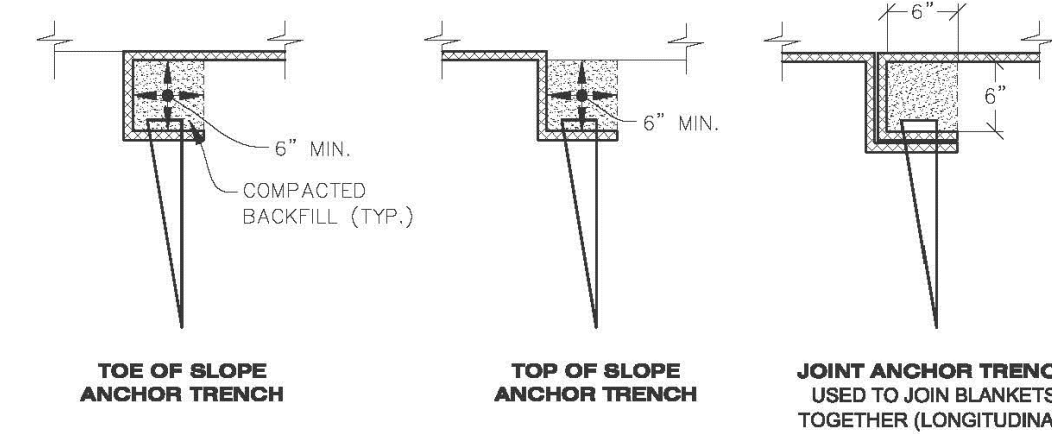


**STAPLE PATTERN**  
**NOTE:** STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

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



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



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

**STAKING PATTERN**  
**NOTE:** STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.



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

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

**EROSION CONTROL BLANKET INSTALLATION NOTES**

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	ST50
APPROVED EQUAL	APPROVED EQUAL

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

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

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

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

3RD SUBMITTAL 02/18/2020

DATE

5/28/2019

SHEET TITLE

BMP DETAILS

SHEET INFORMATION

ER-2.3

8 of 22

File: TLE - CD - ROPADDER.dwg Path: P:\Colorado\Parker\Brytar\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 21-Feb-20 9:12:35am

CASE NUMBER: Z\_\_\_\_\_

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

**AREA INLET PROTECTION INSTALLATION NOTES**

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

**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

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

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

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

**AREA INLET WITH CONCRETE APRON PLAN VIEW**  
 WHEN APPROVED BY THE TOWN, ROCK SOCKS OR SEDIMENT CONTROL LOGS CAN BE USED IN LIEU OF STRAW BALES AND SILT FENCE.

**AREA INLET PLAN VIEW**  
 PLACE BALES AS CLOSE TO INLET AS POSSIBLE.

**SECTION A**  
 TYPICAL STRAW BALES SEE DETAIL SB  
 SILT FENCE SEE DETAIL SF  
 CONCRETE APRON  
 AREA INLET

**SECTION B**  
 TYPICAL STRAW BALES SEE DETAIL SB  
 SILT FENCE SEE DETAIL SF  
 AREA INLET (TYPE C SHOWN)

**ISOMETRIC**  
 STRAW BALE AND SILT FENCE NOT SHOWN TO REVEAL INLET

IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

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

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

**AREA INLET PROTECTION INSTALLATION NOTES**

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

**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT

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

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

**AREA INLET WITH CONCRETE APRON PLAN VIEW**  
 AREA INLET  
 CONCRETE APRON  
 ROCK SOCK SEE DETAIL RS

**AREA INLET PLAN VIEW**  
 ROCK SOCK SEE DETAIL RS  
 FILTERED RUNOFF  
 AREA INLET  
 PAVEMENT

**SECTION A**  
 ROCK SOCK SEE DETAIL RS  
 FILTERED RUNOFF  
 PAVEMENT  
 CONCRETE APRON  
 AREA INLET

**SECTION B**  
 ROCK SOCK SEE DETAIL RS  
 FILTERED RUNOFF  
 PAVEMENT  
 AREA INLET

**ISOMETRIC**  
 ROCK SOCK SEE DETAIL RS  
 CONCRETE APRON  
 AREA INLET  
 TUBULAR MARKER SEE IP00G DETAIL

IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT

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

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

ROCK SOCK (SEE DETAIL RS) SHALL BE PLACED TIGHTLY AGAINST CURB FACE AND SHALL BE PLACED 5.0' UPSTREAM FROM THE INLET OPENING.

INLET SIZE 2'-L

FLOWLINE (TYP.)

4.0' MIN

5.0'

SEDIMENT CONTROL LOG (AS REQUIRED) SEE DETAIL SCL

20' (TYP.)

4.0' MIN

FLOW

LIP OF CURB (TYP.)

TOP BACK CURB (TYP.)

TUBULAR MARKER SEE DETAIL

TUBULAR MARKER MUST BE SECURED TO THE END OF THE ROCK SOCK AND WIRE-TIED WITH REBAR TIE WIRE OR A TOWN APPROVED EQUIVALENT.

**PLAN VIEW**

CURB INLET

SEDIMENT CONTROL LOG (AS REQUIRED) SEE DETAIL SCL

5.0'

FLOW

**ISOMETRIC**

TUBULAR MARKER MUST BE SECURED TO THE END OF THE ROCK SOCK AND WIRE-TIED WITH REBAR TIE WIRE OR A TOWN APPROVED EQUIVALENT.

ROCK SOCK SEE DETAIL RS

ROCK SOCK SEE DETAIL RS

20.0' MIN

TUBULAR MARKER SEE DETAIL

**PLAN VIEW FOR MULTIPLE ROCK SOCKS**

IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

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

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

REFLECTIVE MARKING

36" MIN

16" ±

16" ±

TRAFFIC MARKER POST BASE

**ELEVATION**

**BASE**

**TUBULAR TRAFFIC MARKER DETAIL**

IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

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

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

**INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
- TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **IPCOG**  
 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: 21-Feb-20 9:12:40am

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

**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES**

- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN APPROVED EQUAL	S150 BN APPROVED EQUAL

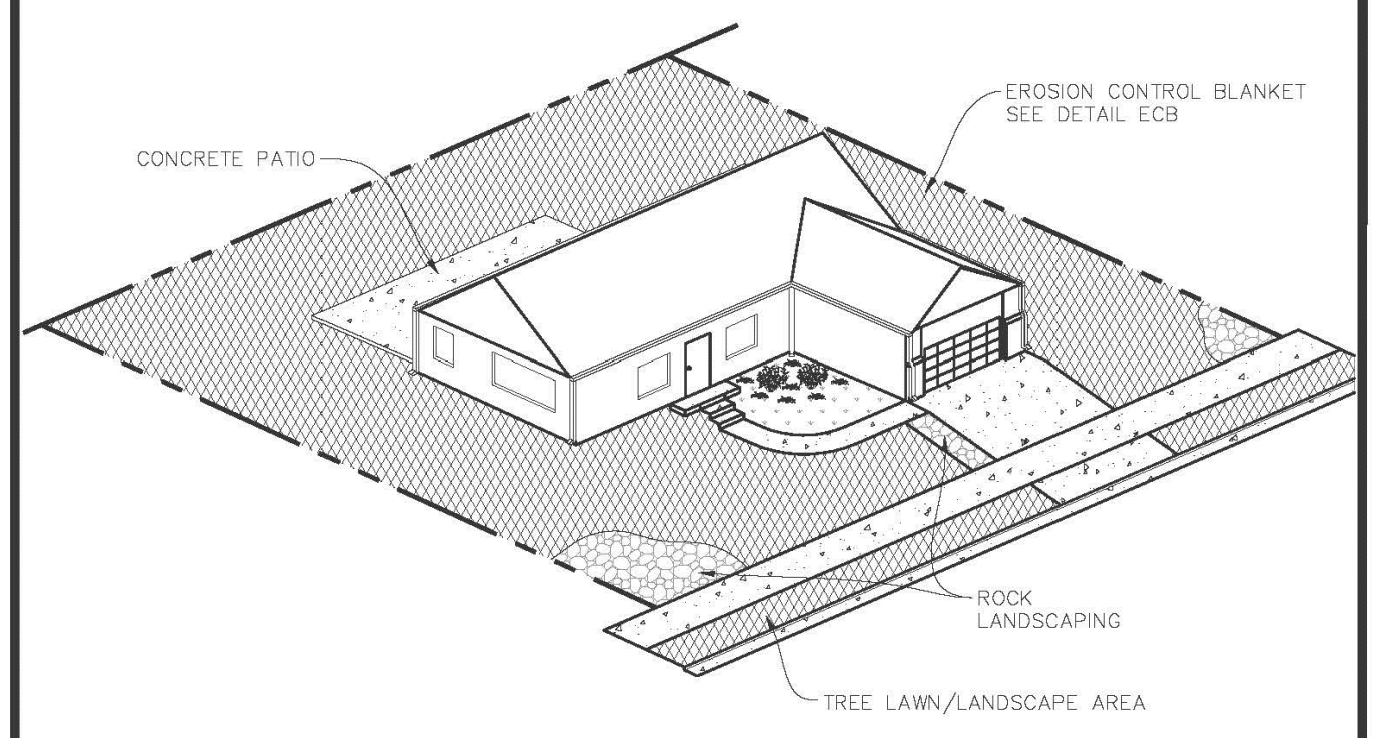
- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:

- THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
  - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADE EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
  - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
  - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
- ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
  - THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
- EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

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



**LOT PROTECTION**

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **LP** 1 OF 2 Oct. 2013

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

**CURB INLET PROTECTION INSTALLATION NOTES**

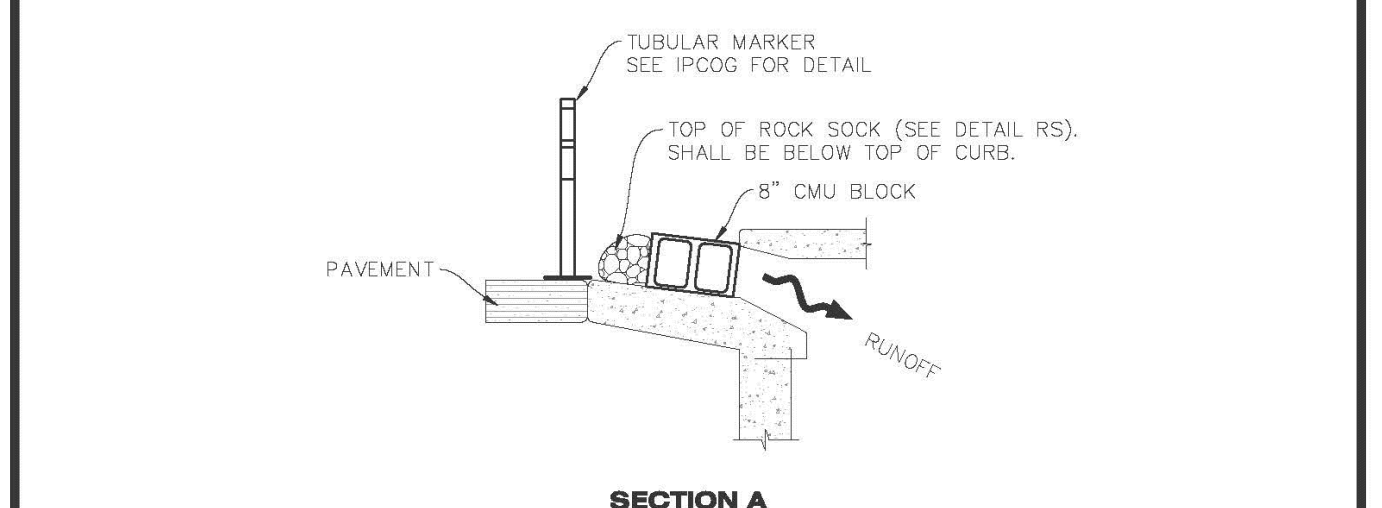
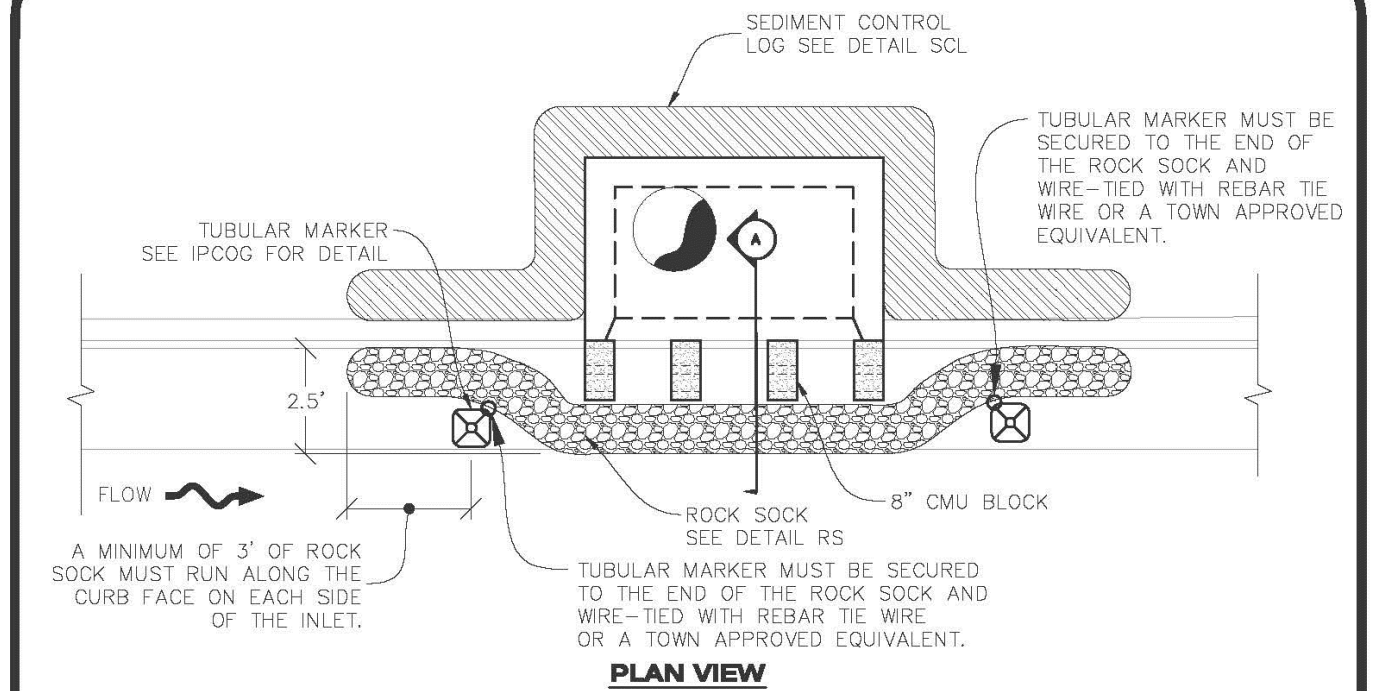
- SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
- TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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

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



**INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **IPCOS** 1 OF 2 Oct. 2013

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

**MASONRY WORK PROTECTION INSTALLATION NOTES**

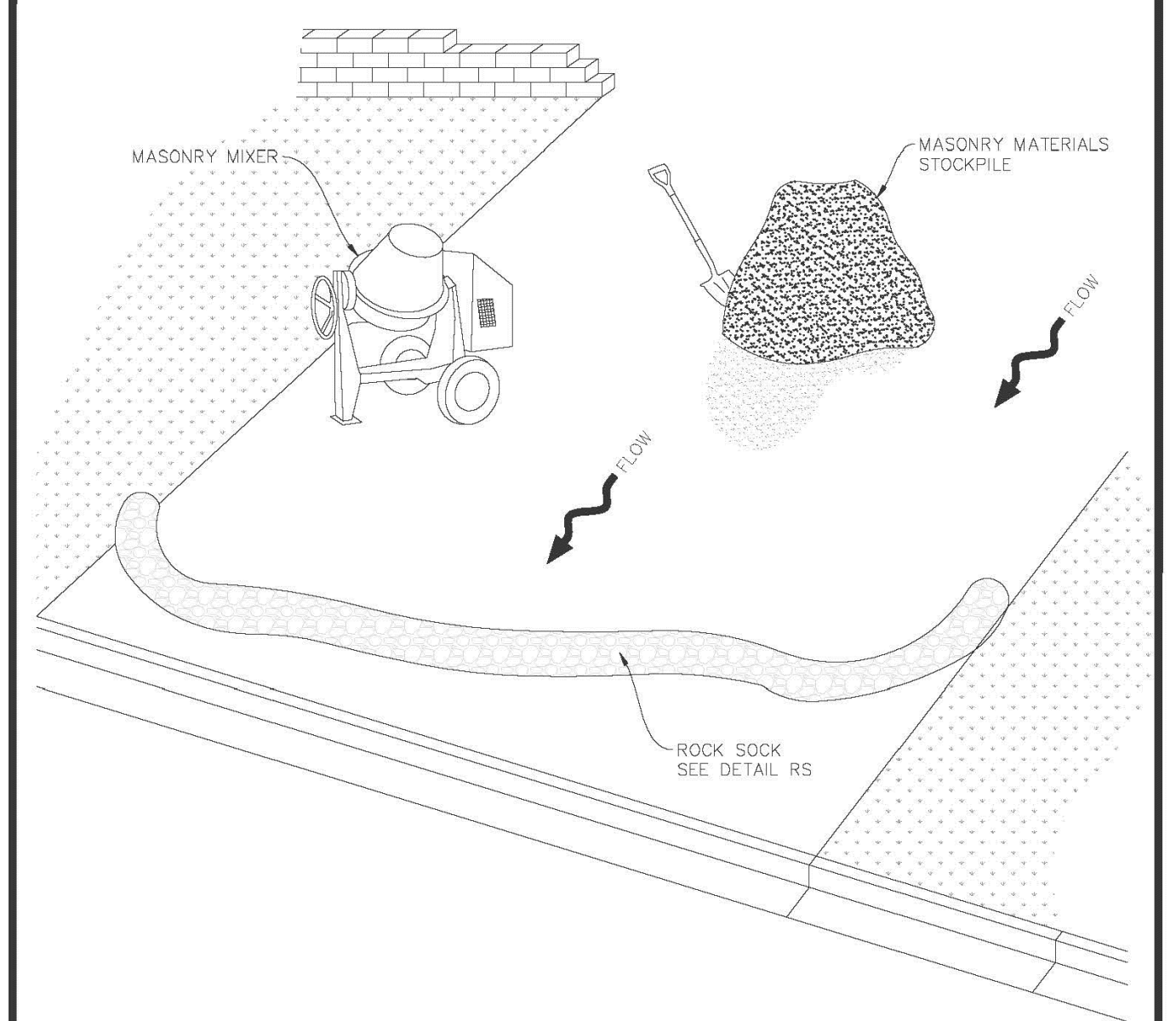
- MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
- A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

**MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
- ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

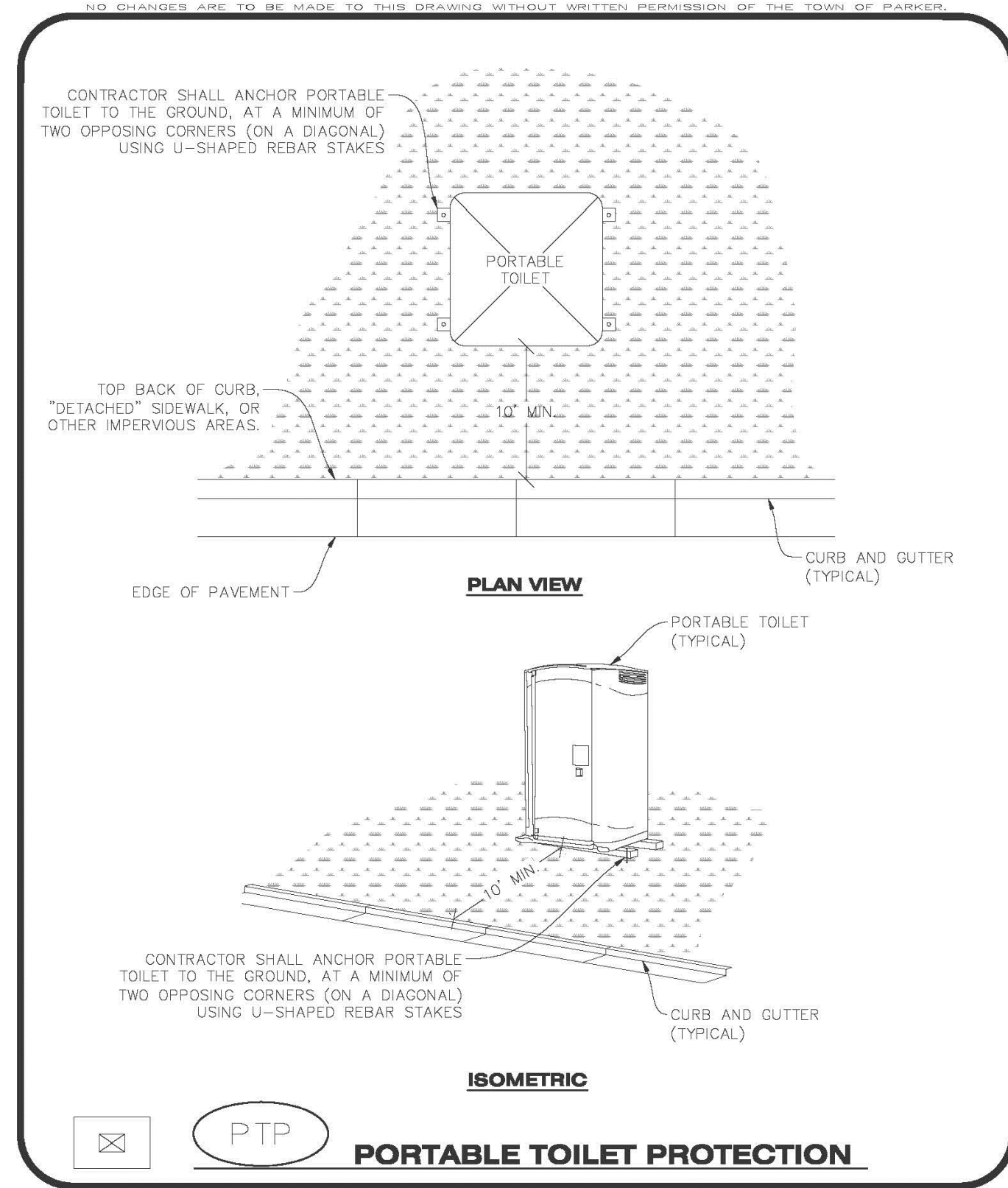
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **MWP** 2 OF 2 Oct. 2013

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

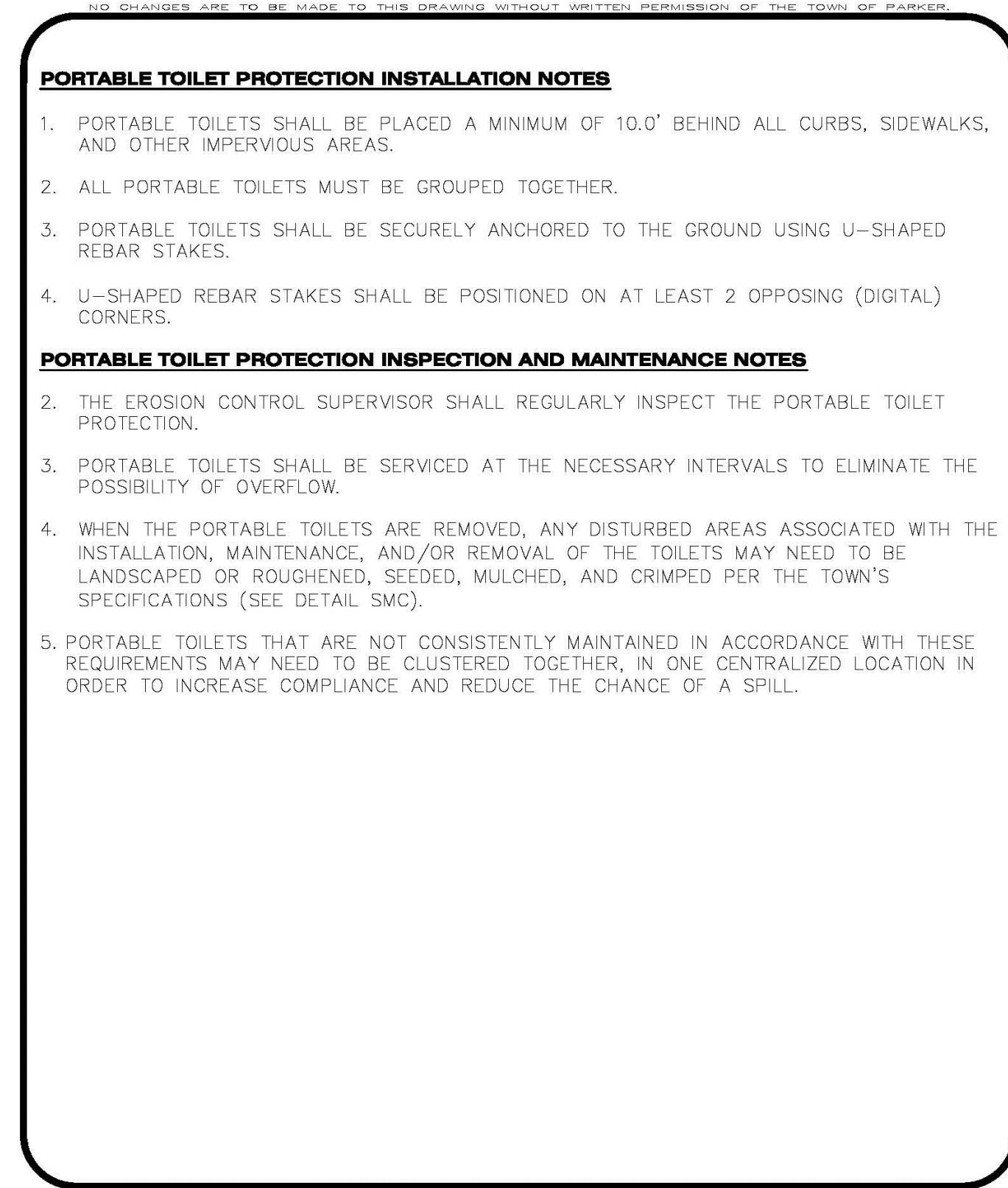


**MASONRY WORK PROTECTION**

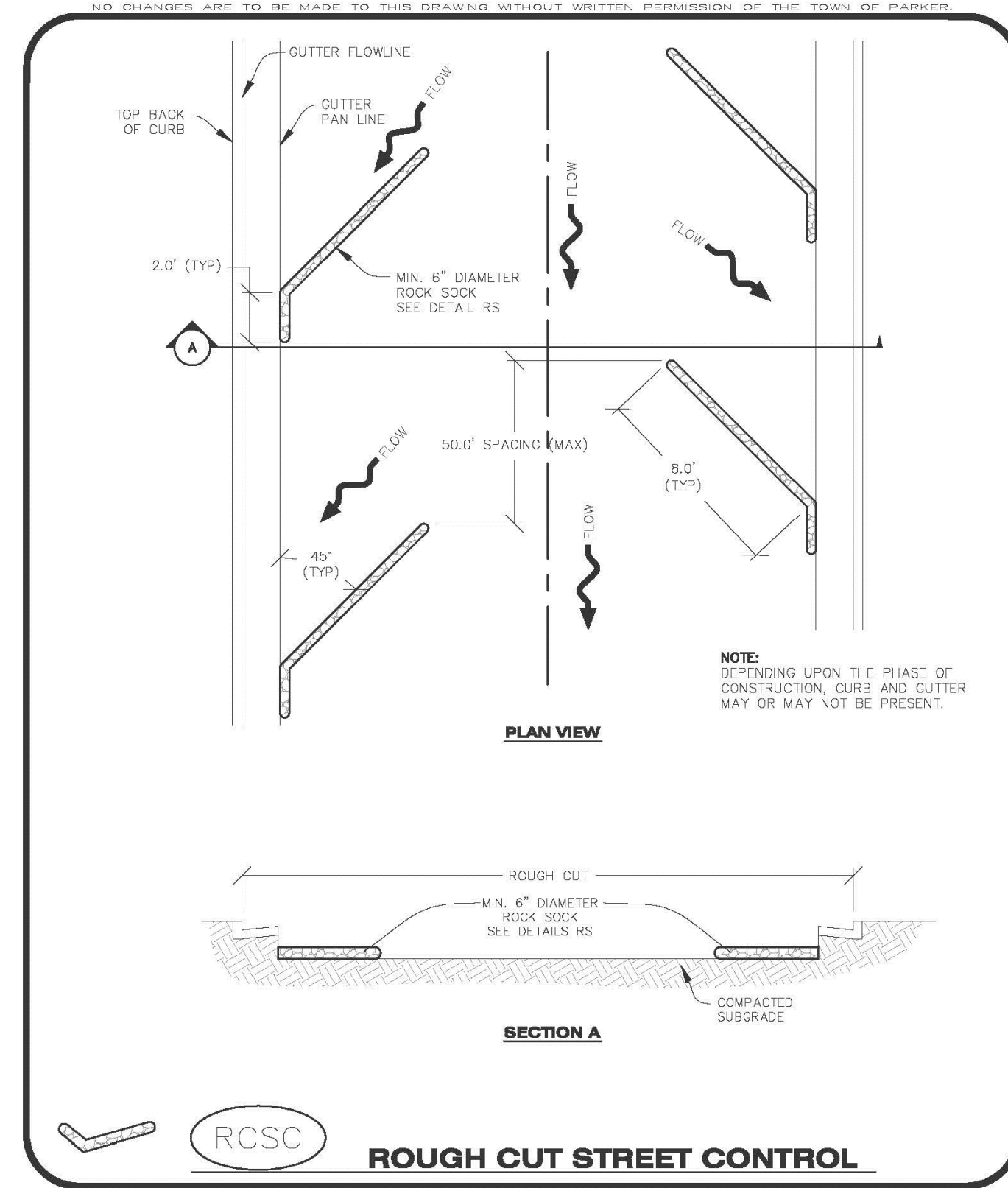
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **MWP** 1 OF 2 Oct. 2013



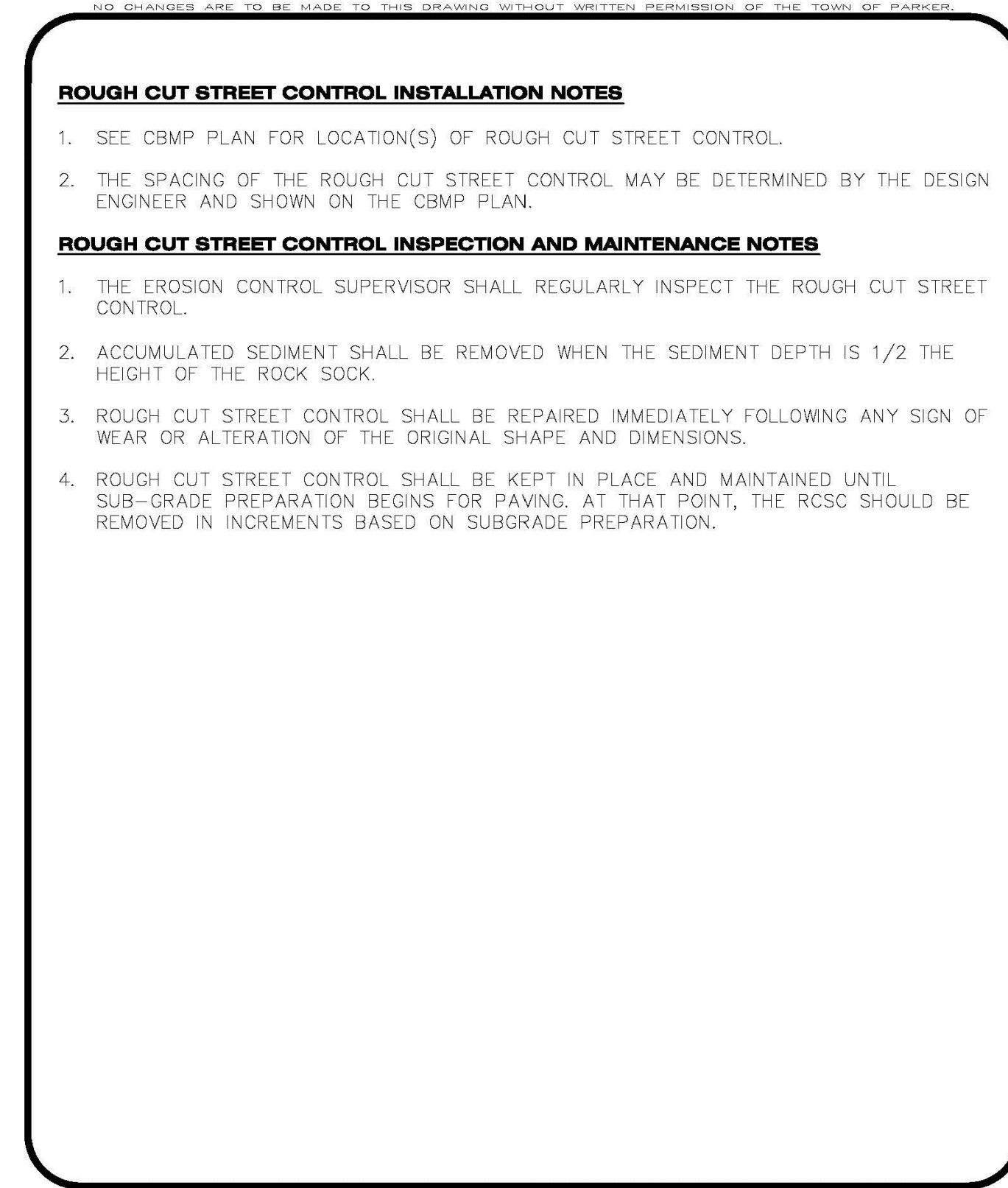
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
 PTP 1 OF 2 Oct. 2013



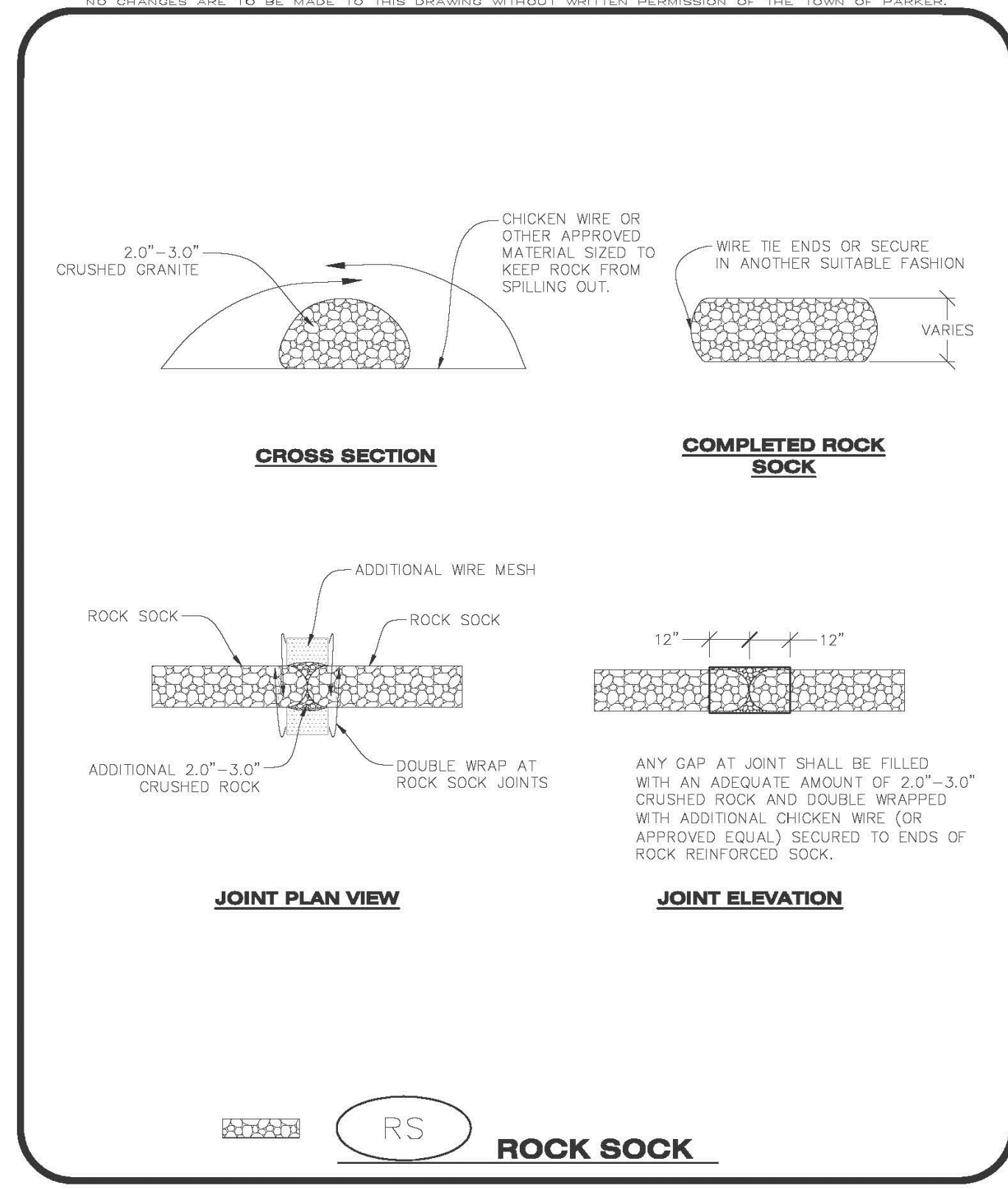
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
 PTP 2 OF 2 Oct. 2013



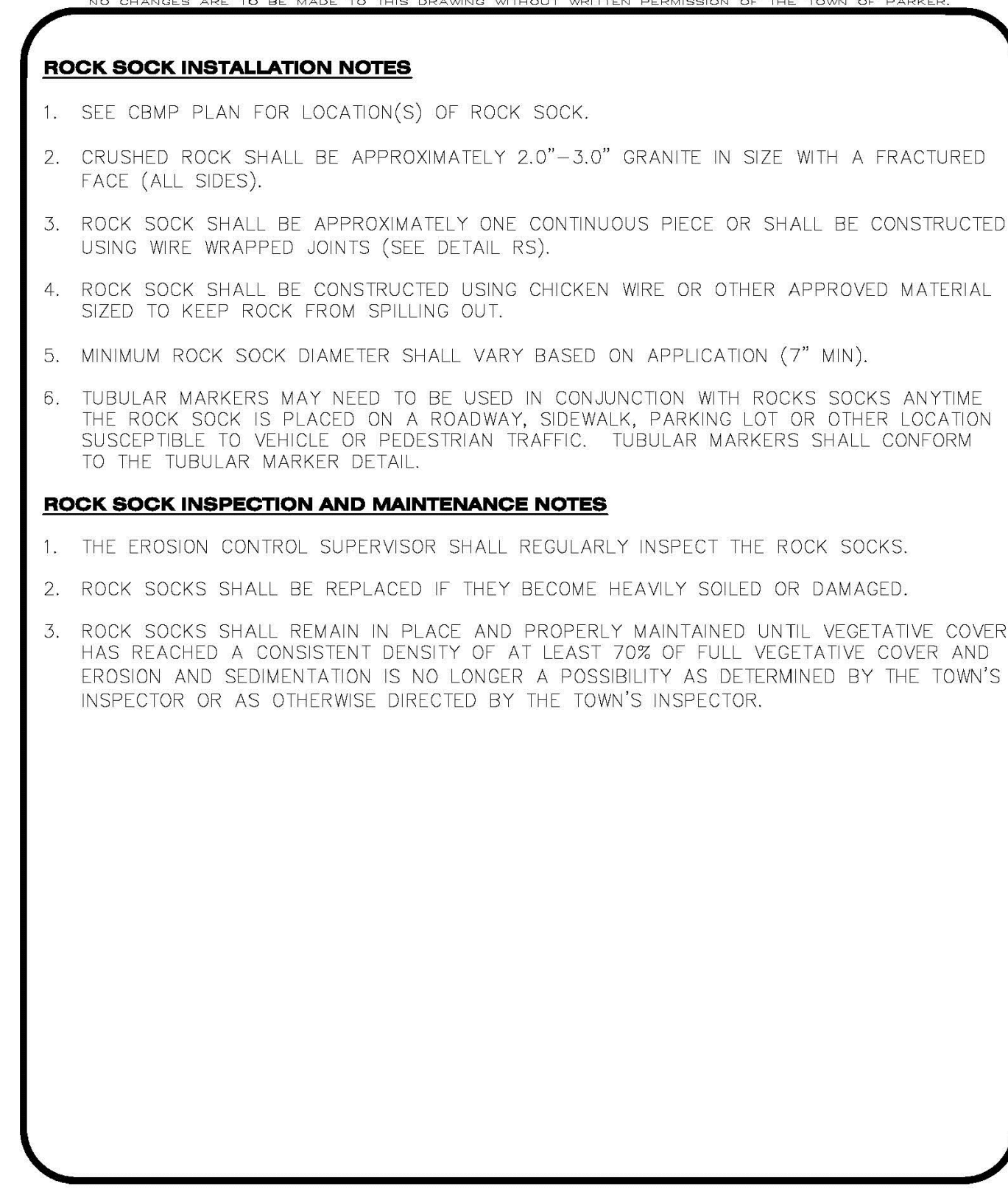
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
 RCSC 1 OF 2 Oct. 2013



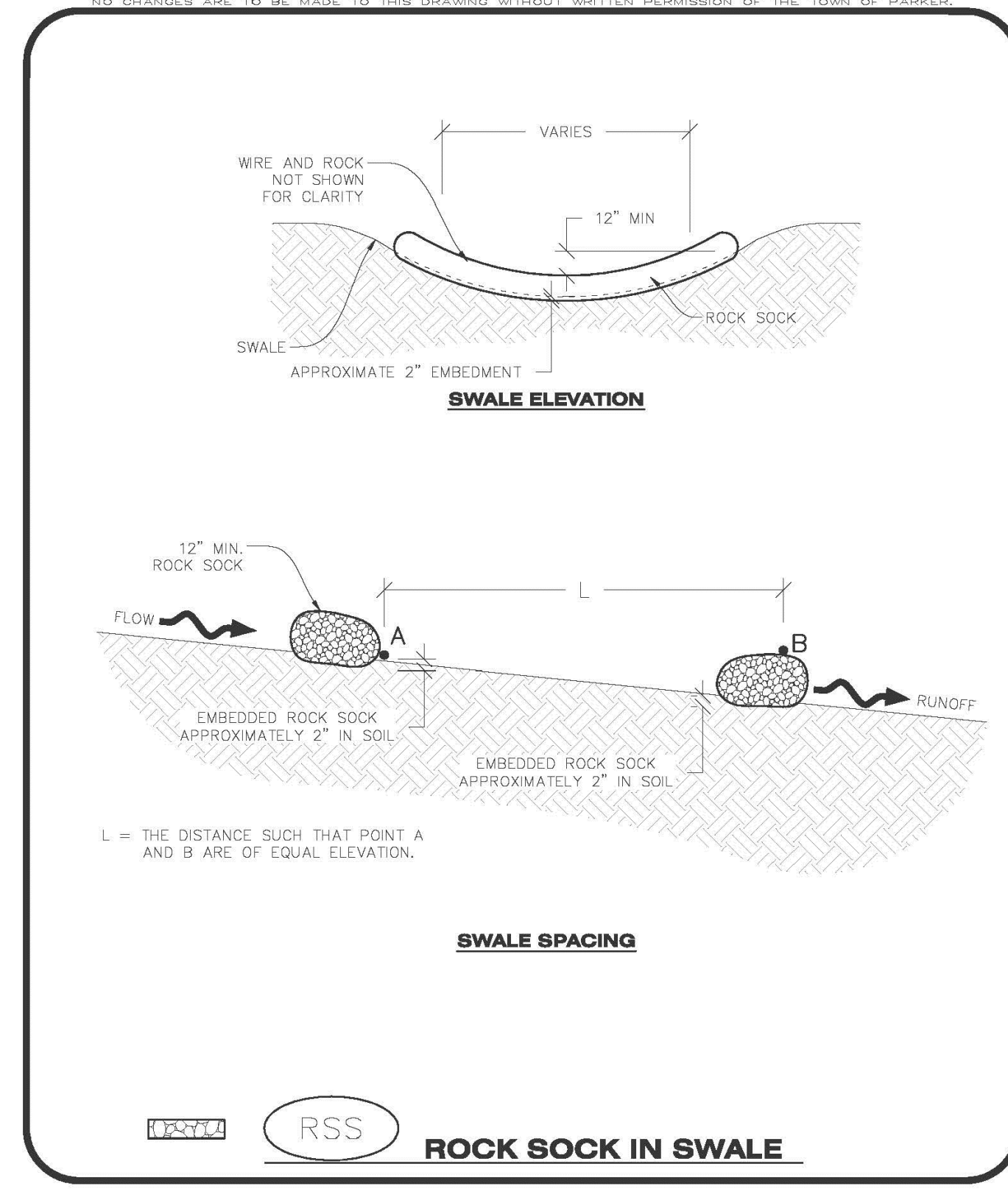
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
 RCSC 2 OF 2 Oct. 2013



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
 RS 1 OF 2 Oct. 2013

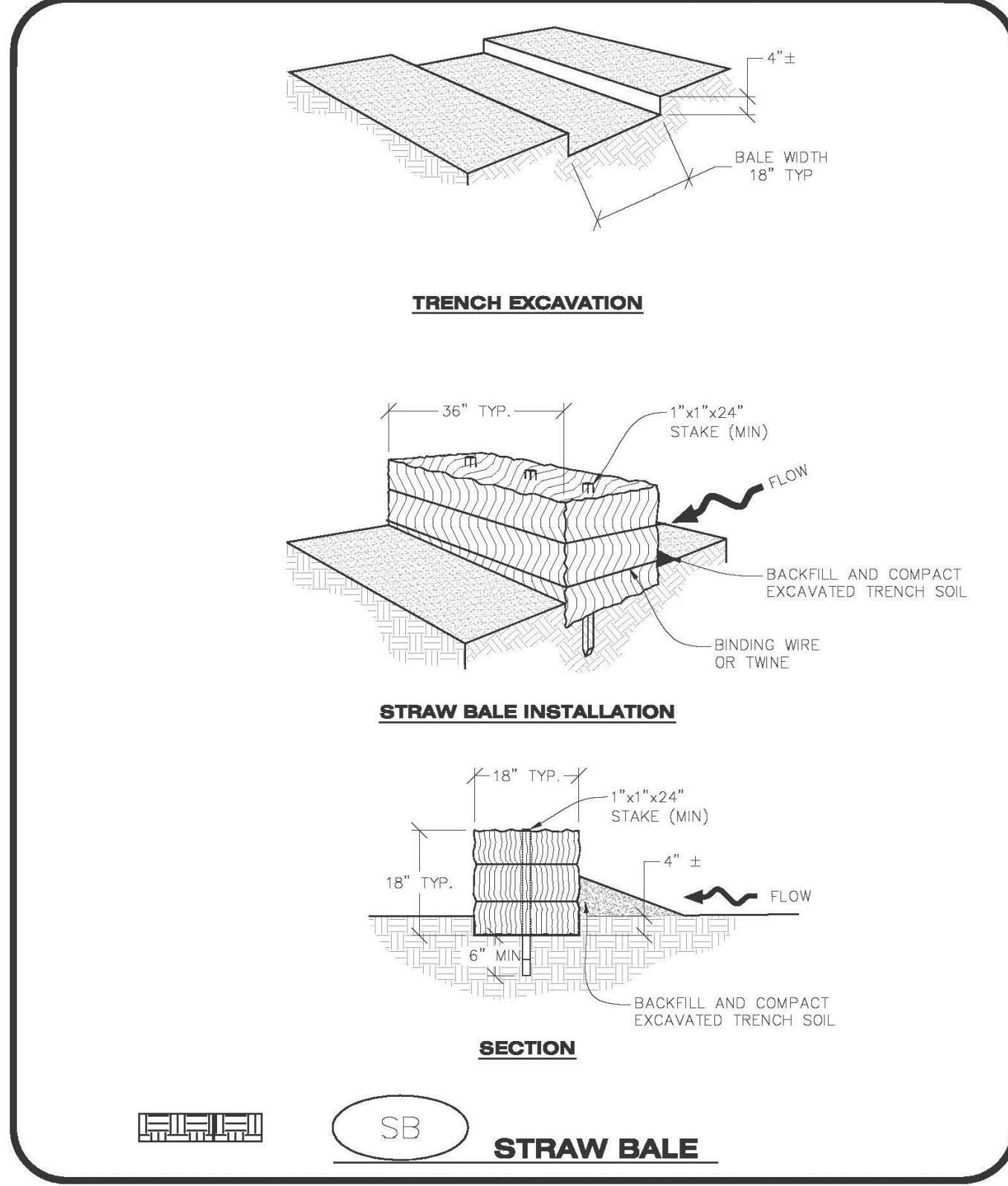


**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
 RS 2 OF 2 Oct. 2013



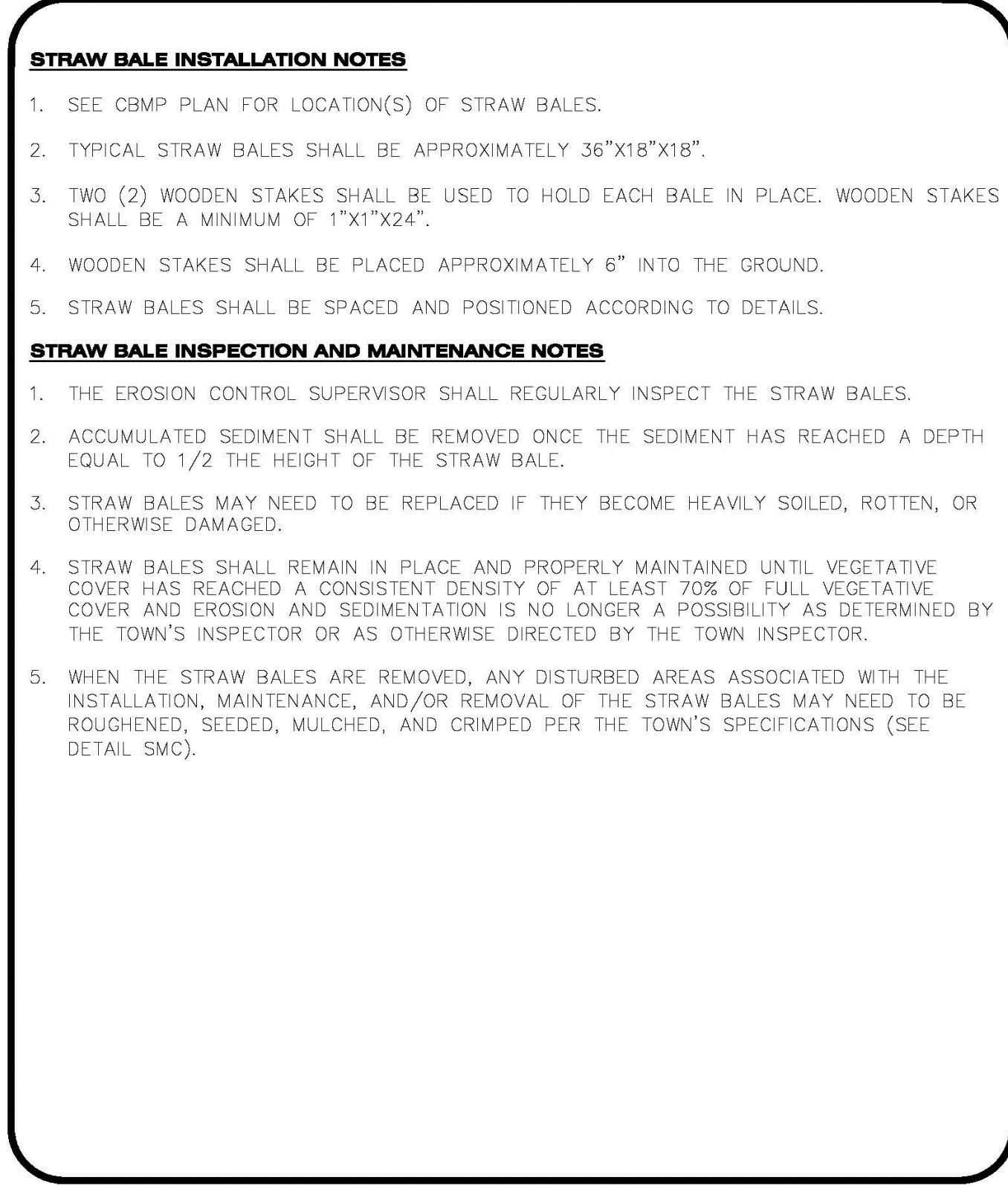
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
 RSS 1 OF 1 Oct. 2013

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



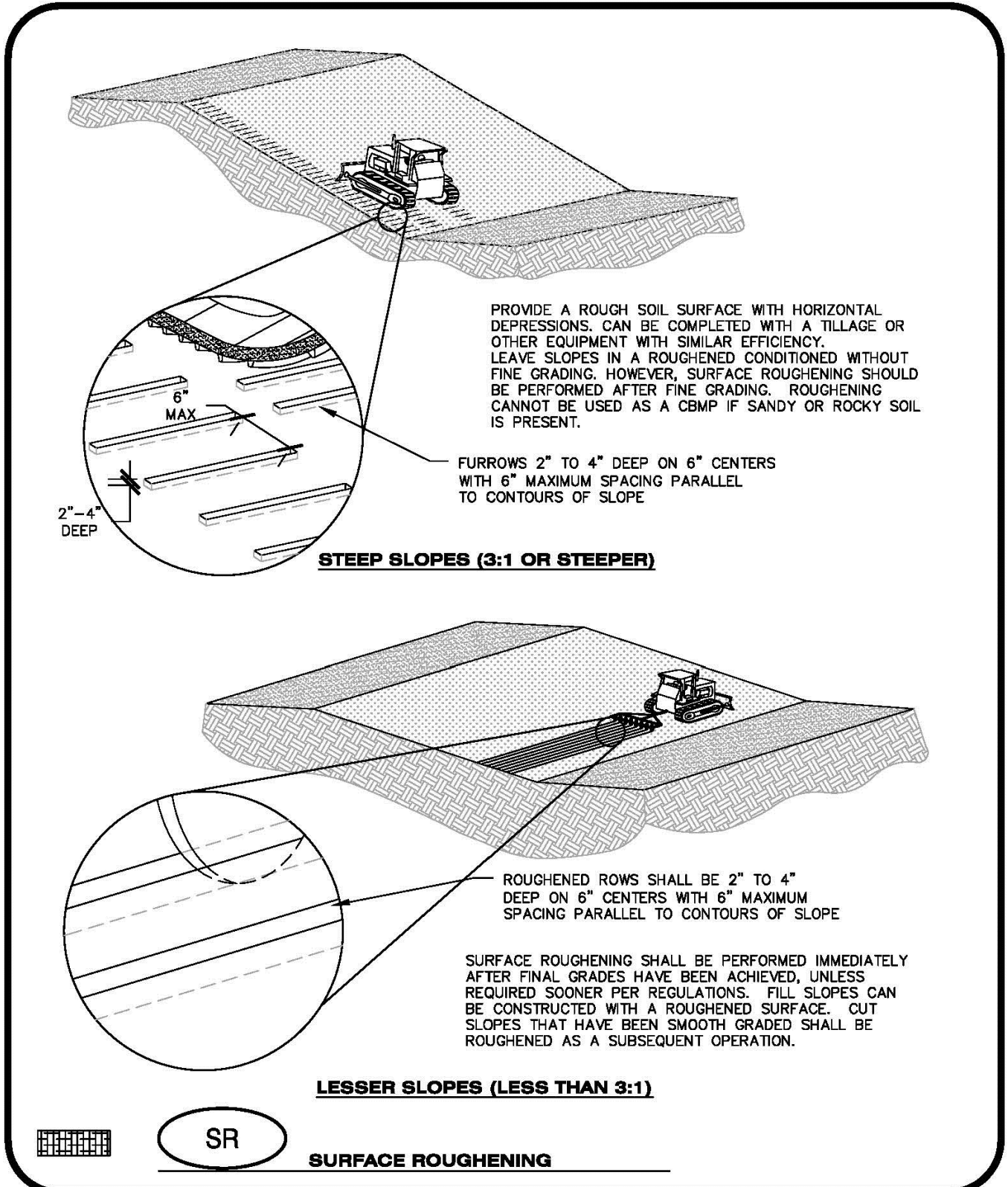
**CBMP** SB  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
 Oct. 2013

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



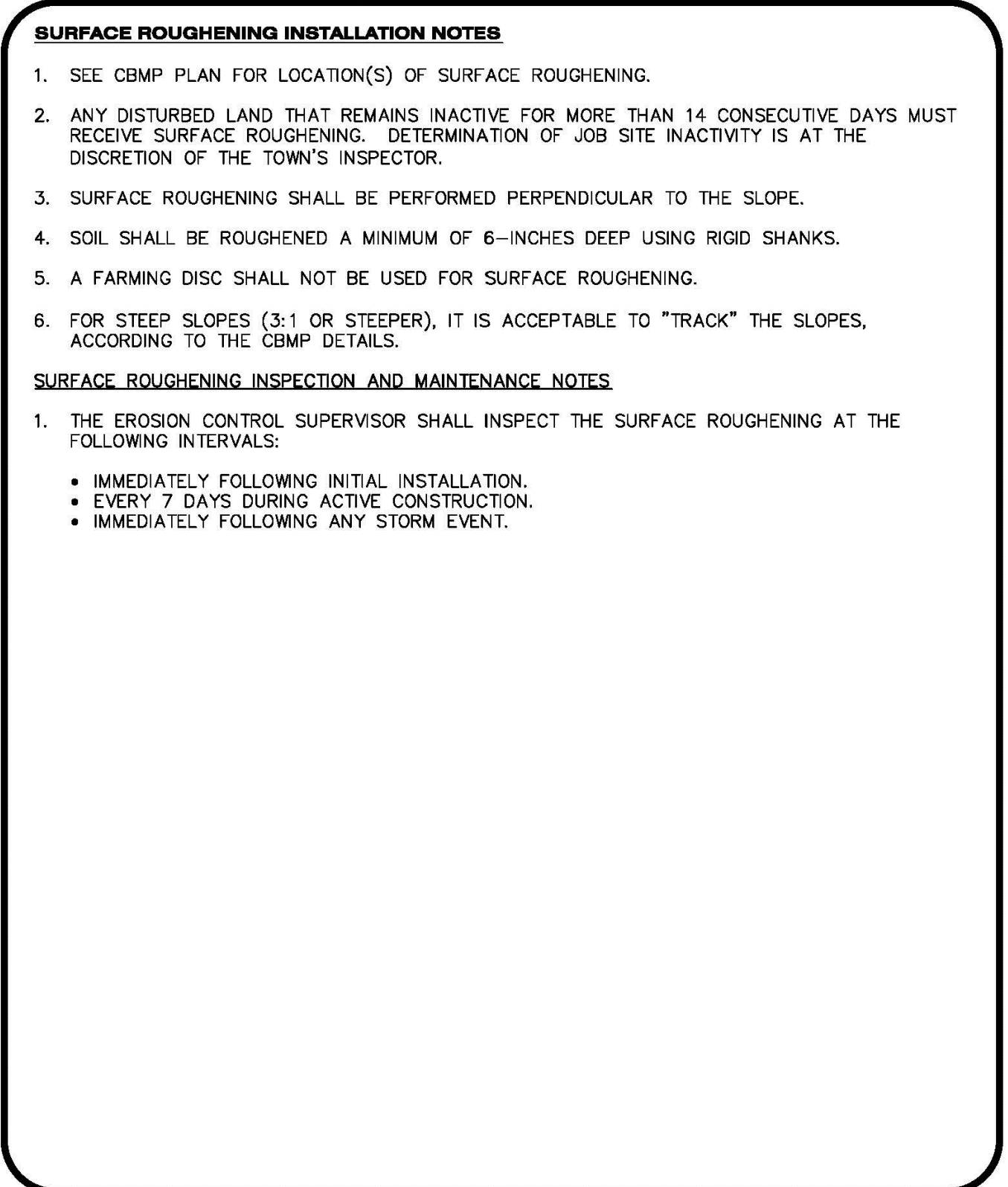
**CBMP** SB  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2  
 Oct. 2013

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



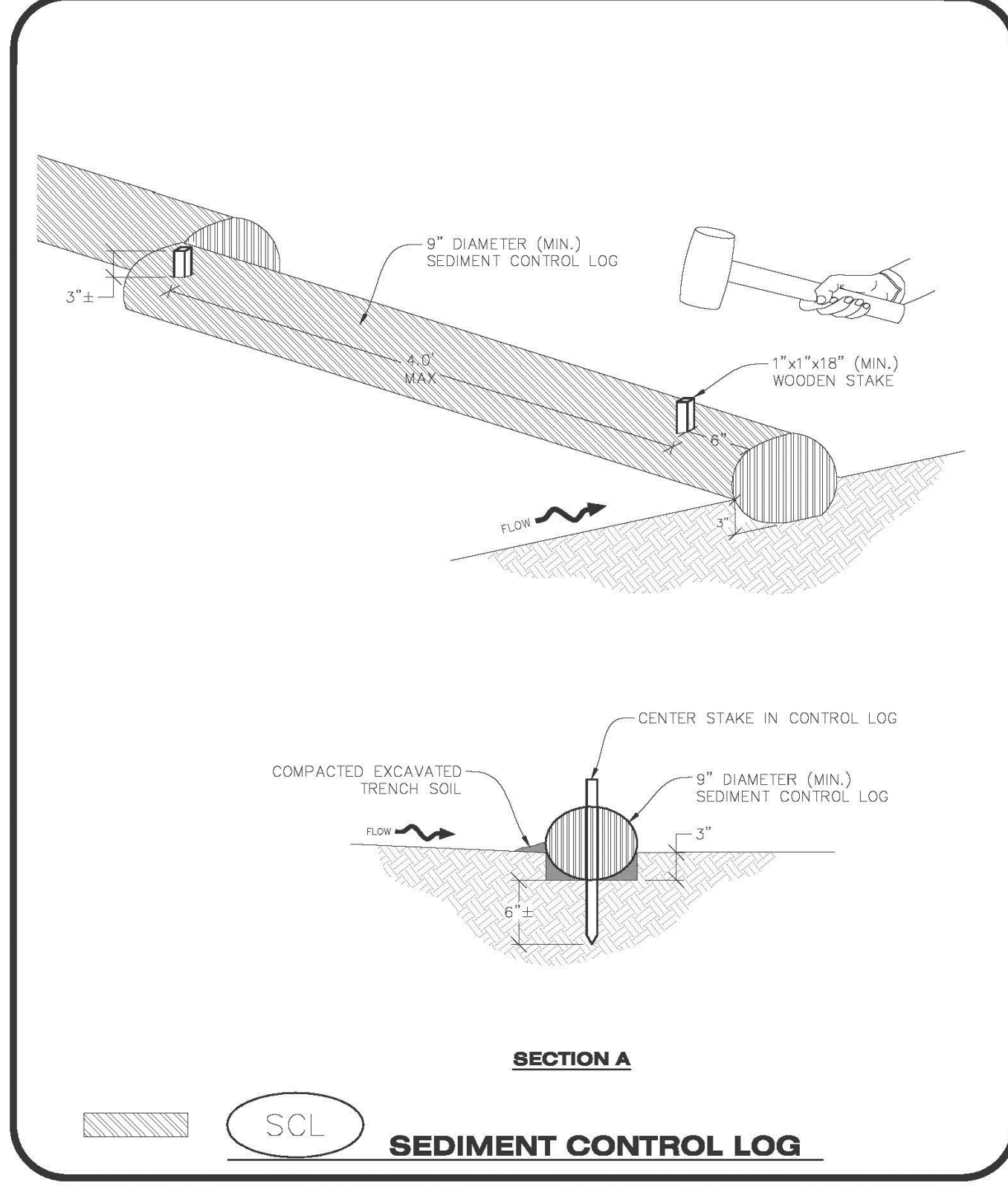
**CBMP** SR  
 CONSTRUCTION BEST MANAGEMENT PRACTICES JUNE 2006

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



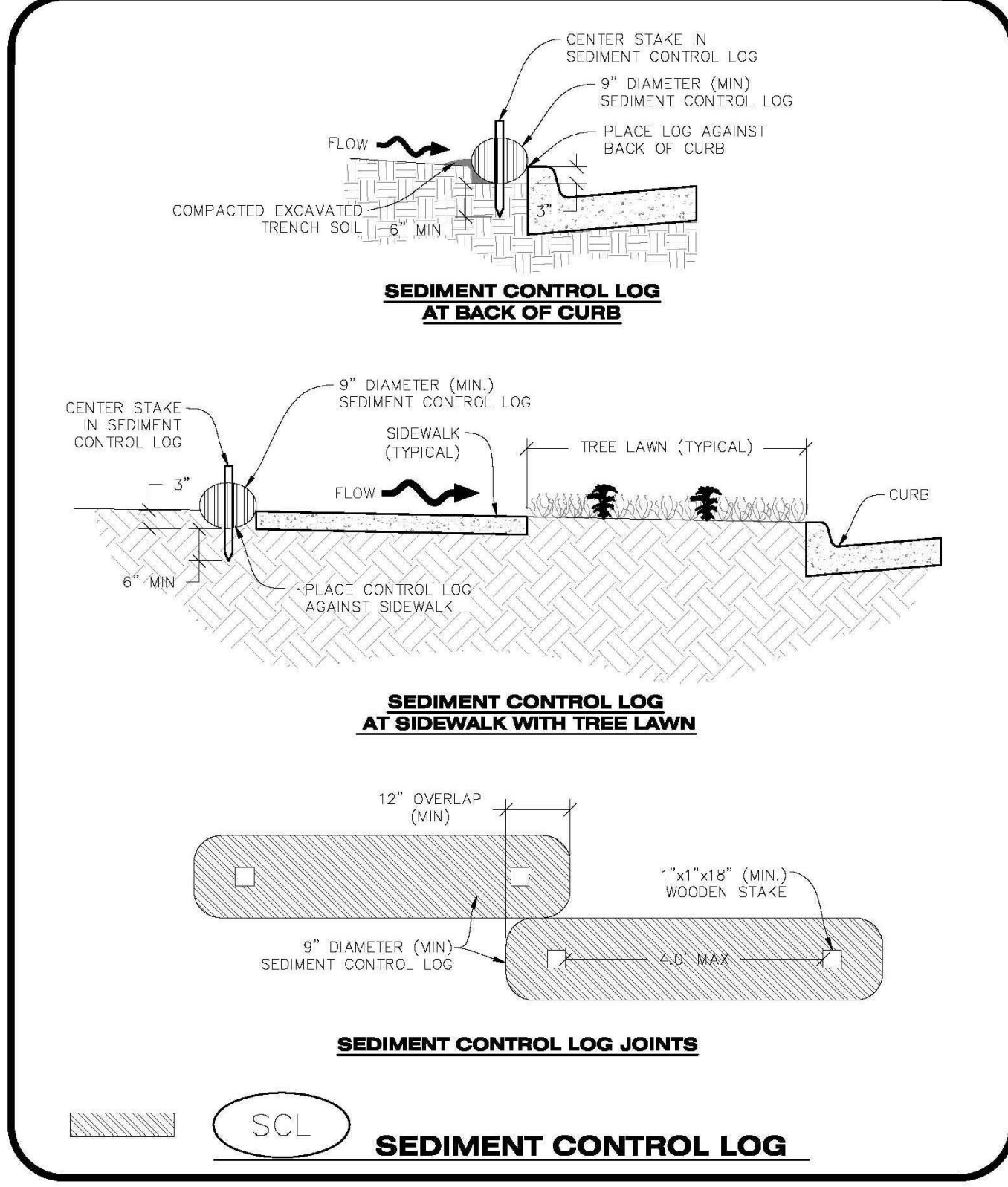
**CBMP** SR  
 CONSTRUCTION BEST MANAGEMENT PRACTICES JUNE 2006

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



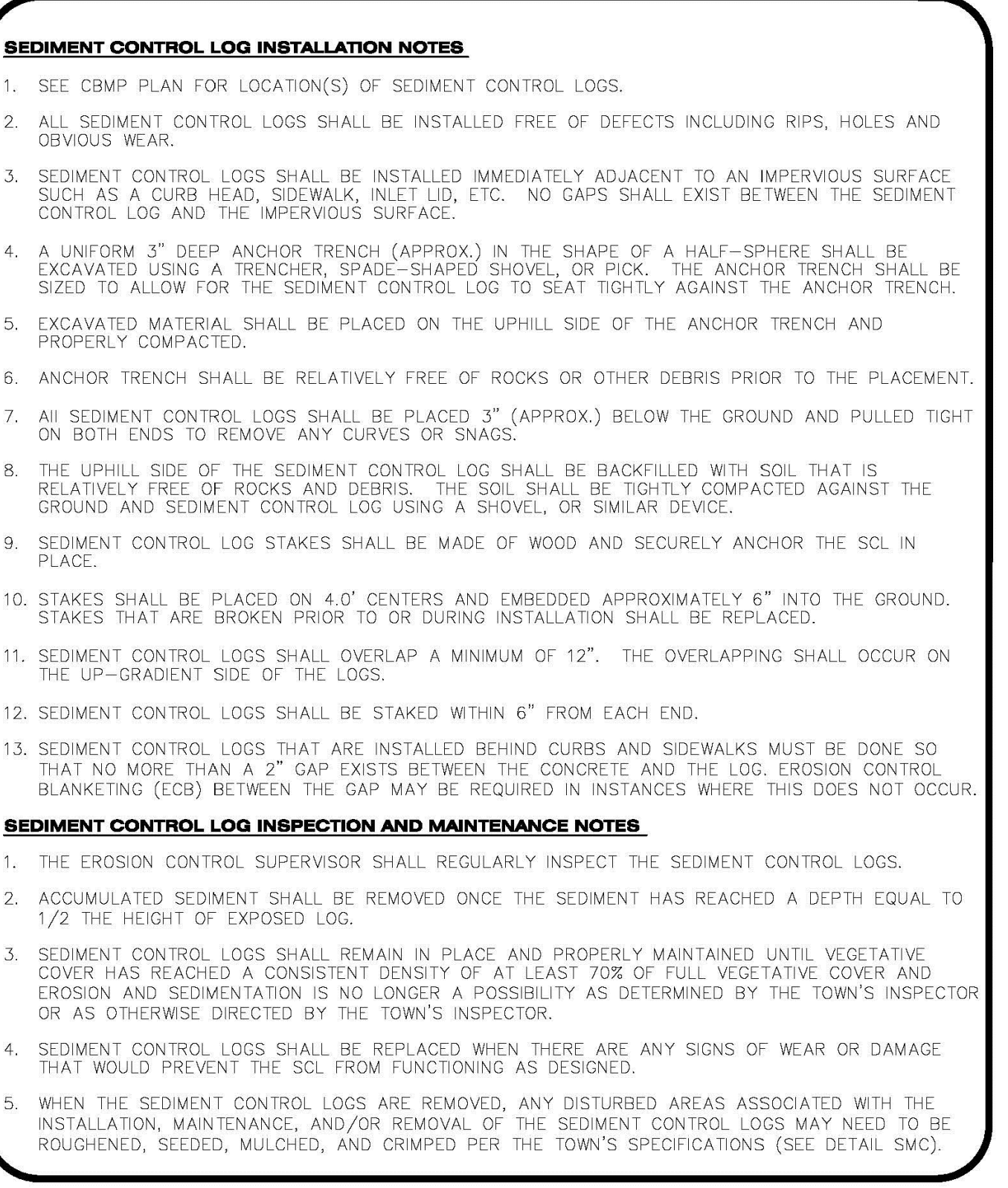
**CBMP** SCL  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3  
 Oct. 2013

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

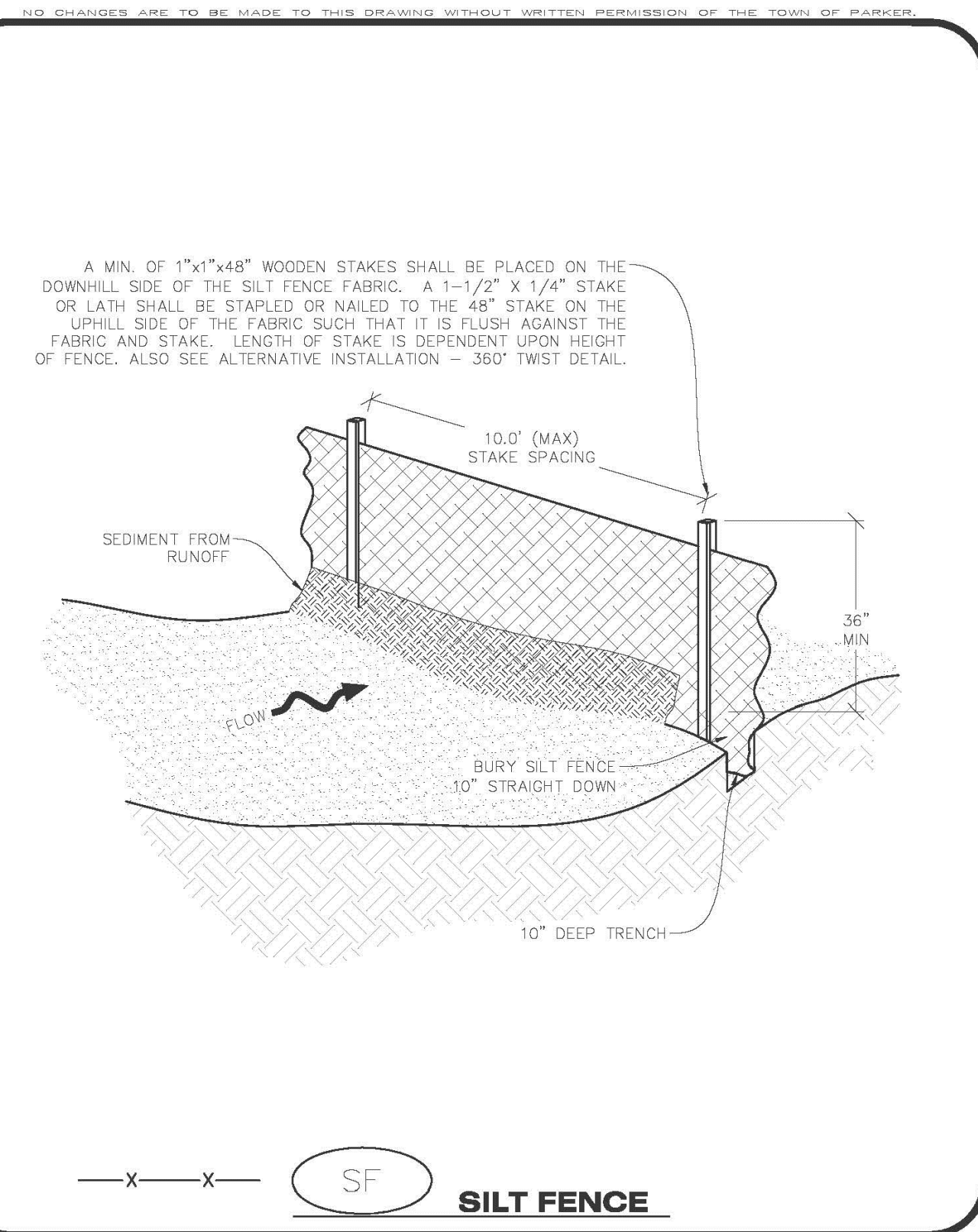


**CBMP** SCL  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3  
 Oct. 2013

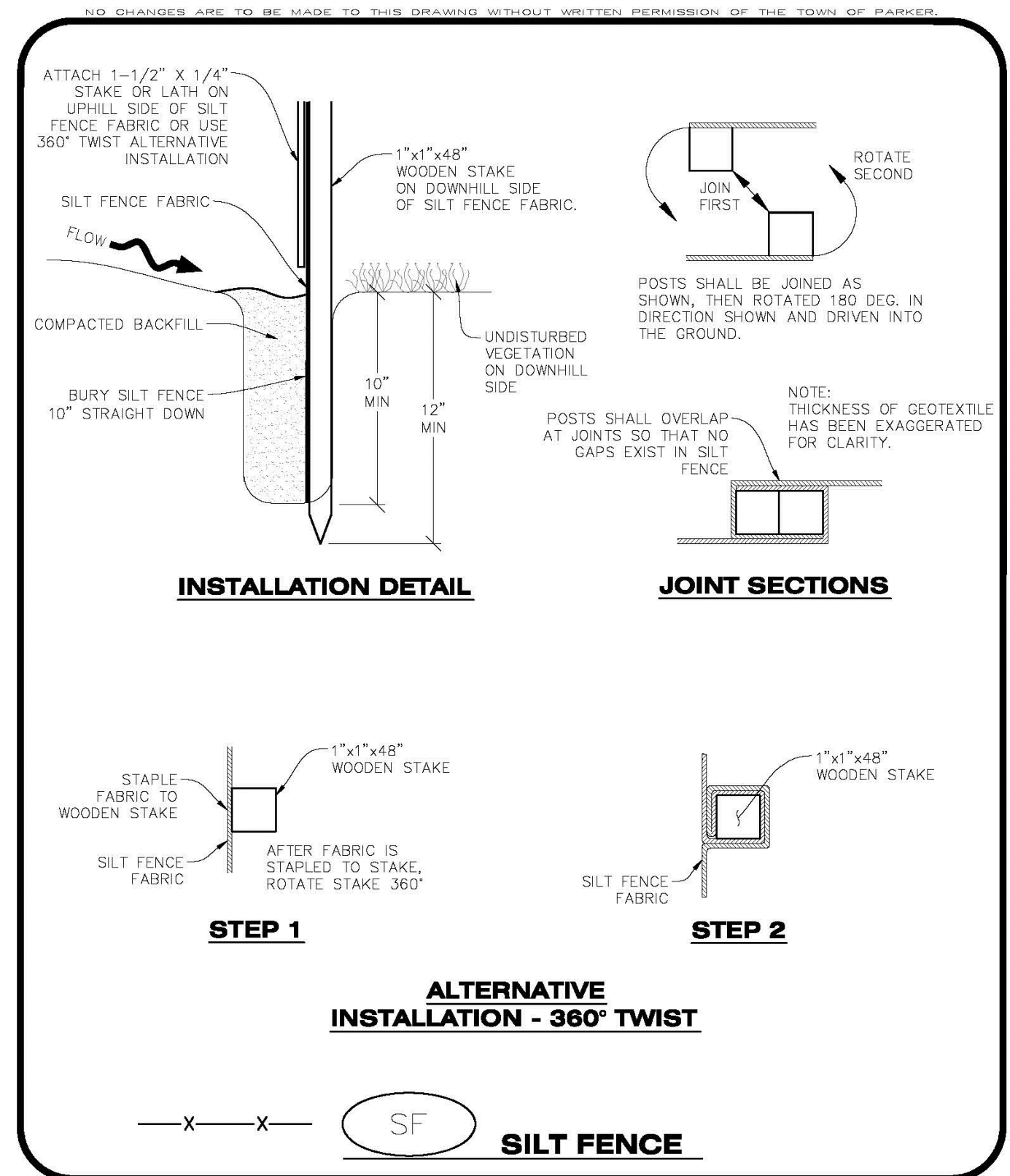
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



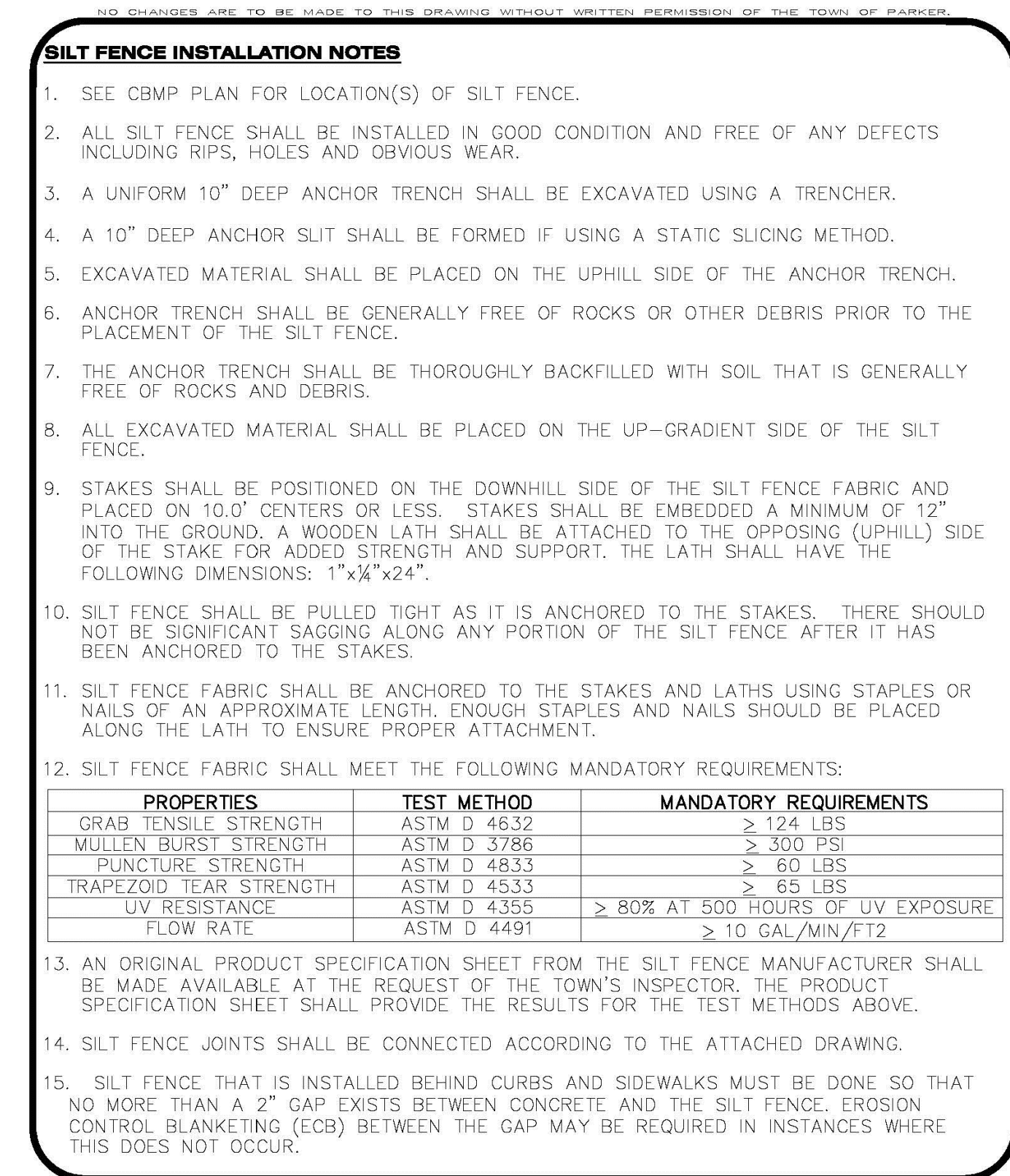
**CBMP** SCL  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3  
 Oct. 2013



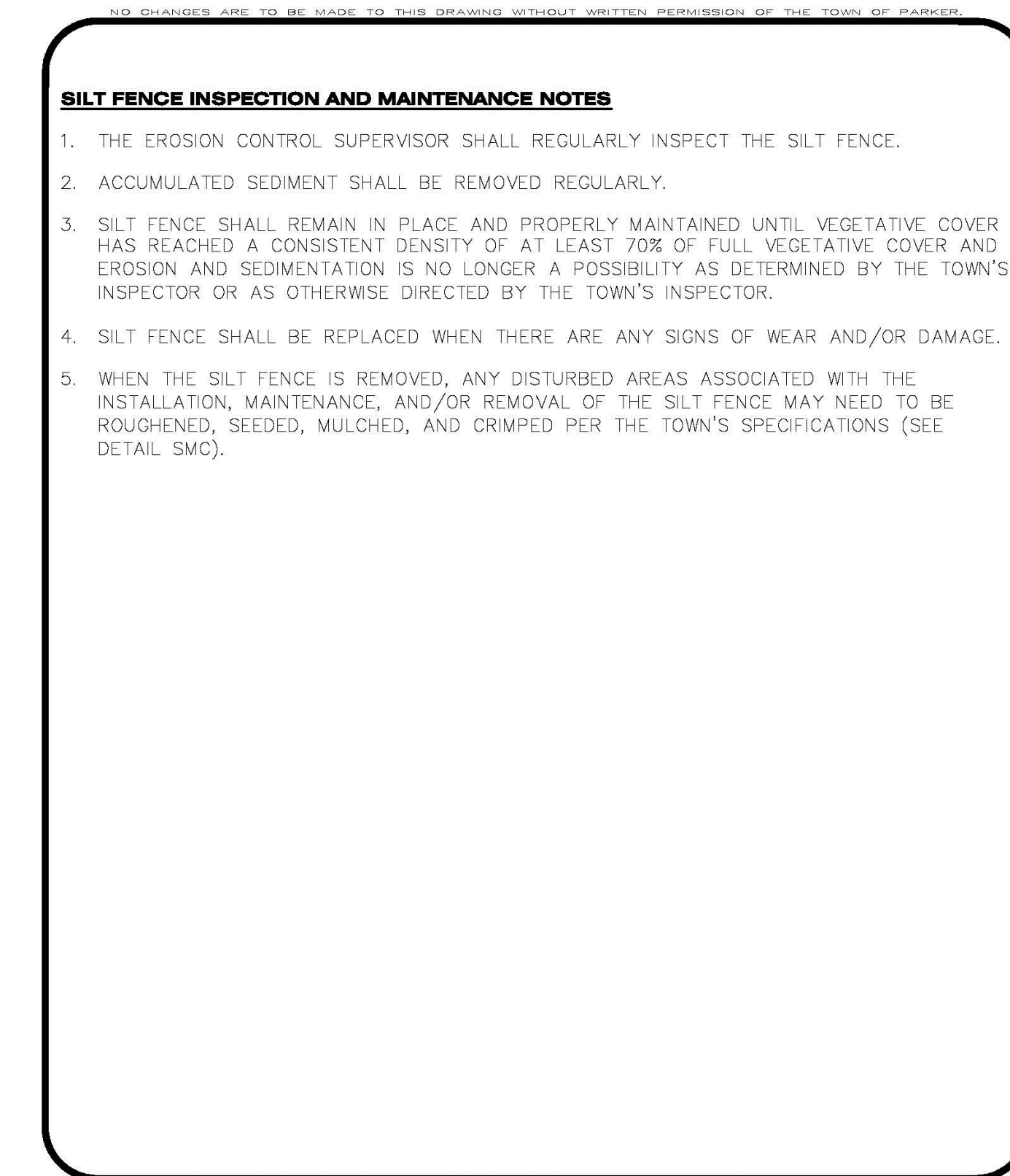
 **CBMP** **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 4  
 Oct. 2013



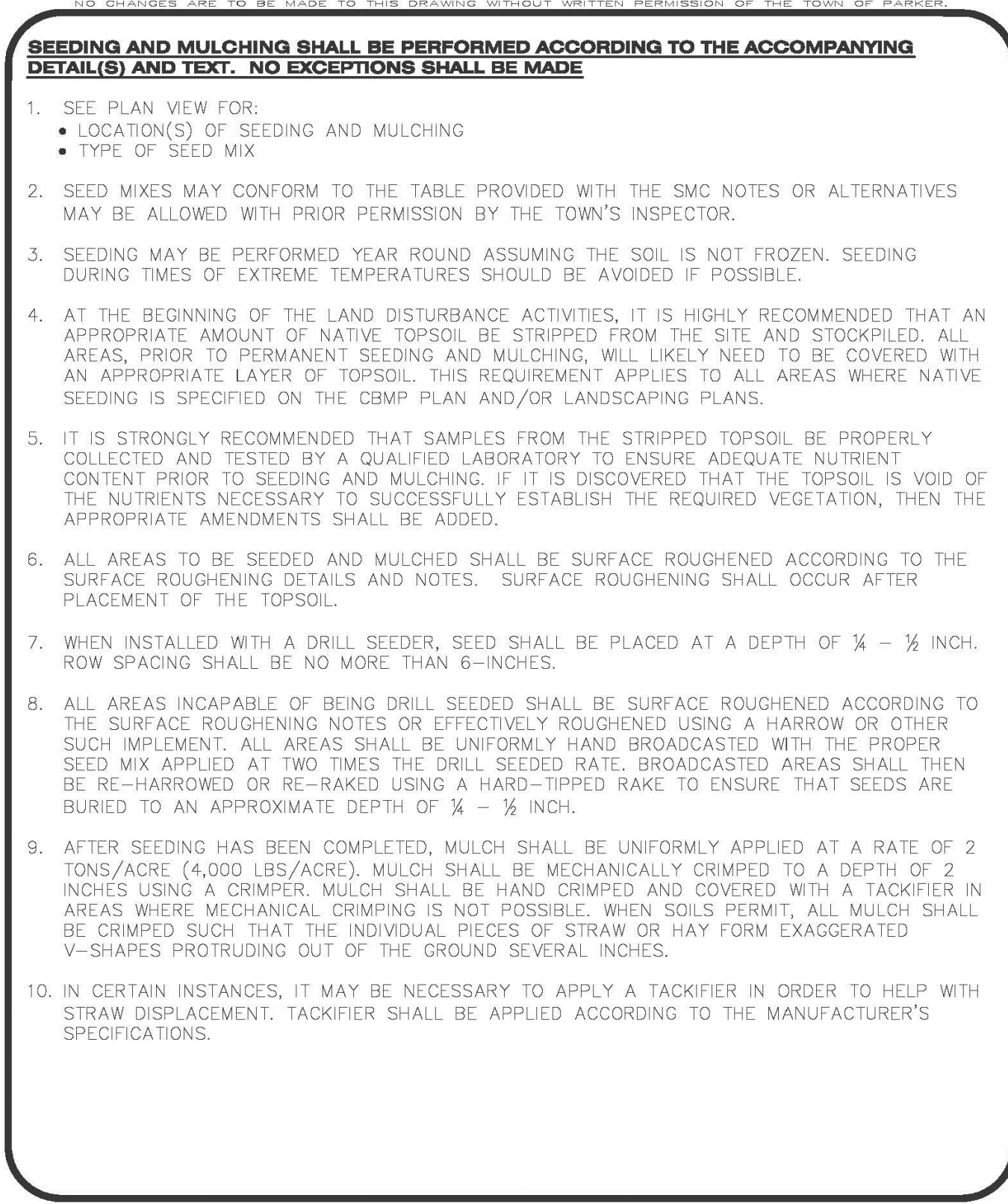
 **CBMP** **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 4  
 Oct. 2013



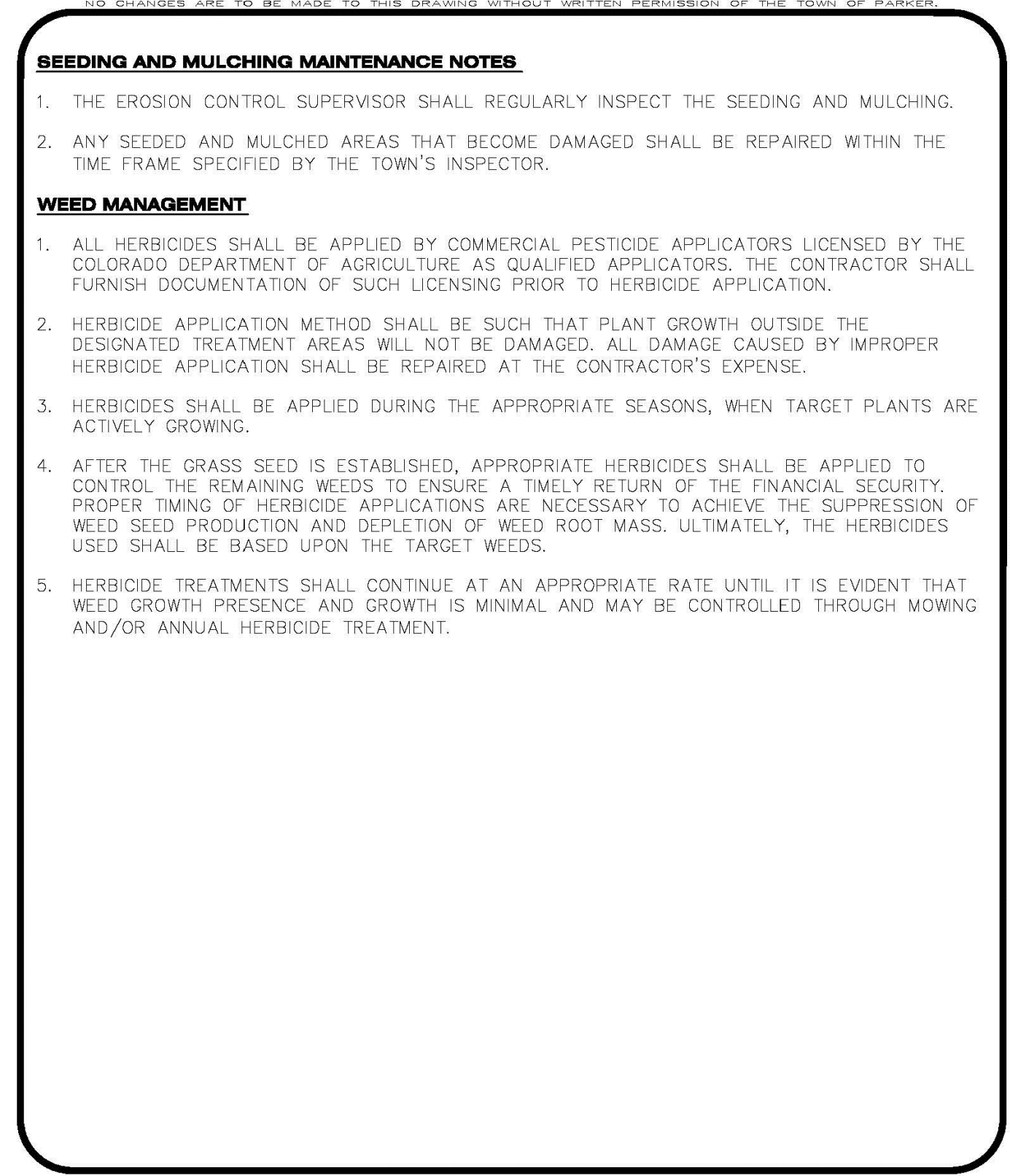
 **CBMP** **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 4  
 Oct. 2013



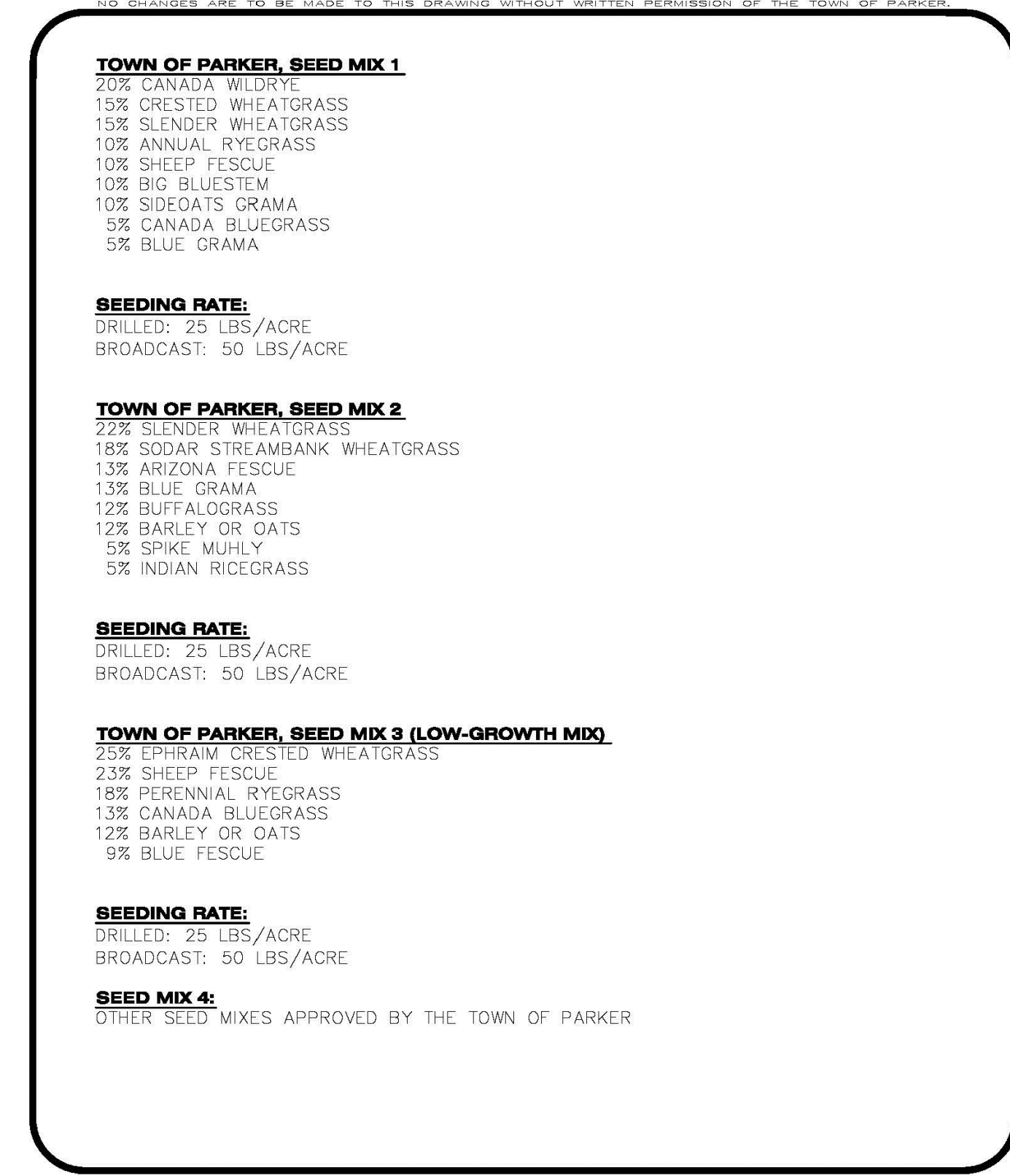
 **CBMP** **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 4 OF 4  
 Oct. 2013



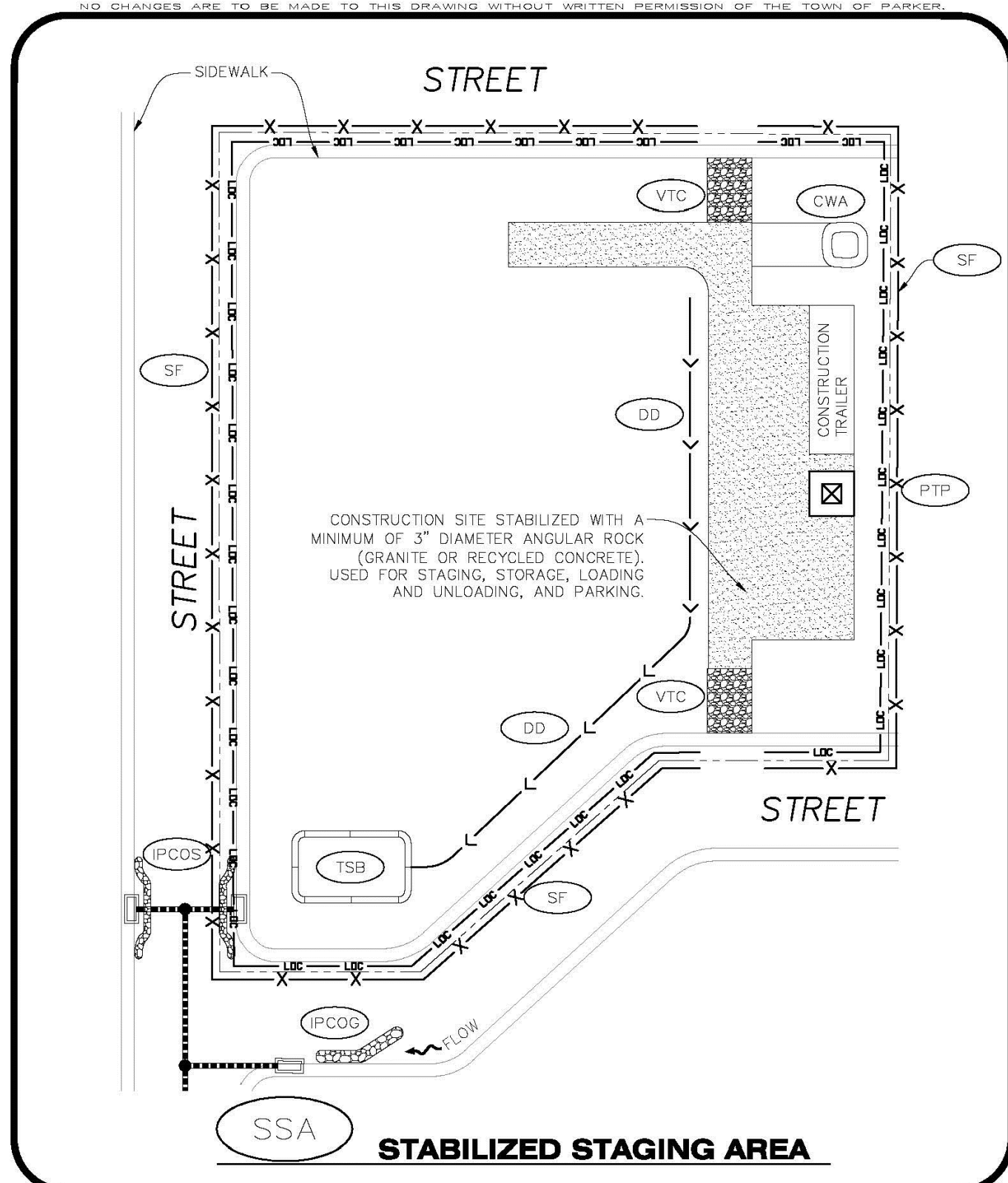
 **CBMP** **SMC**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3  
 Oct. 2013



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



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

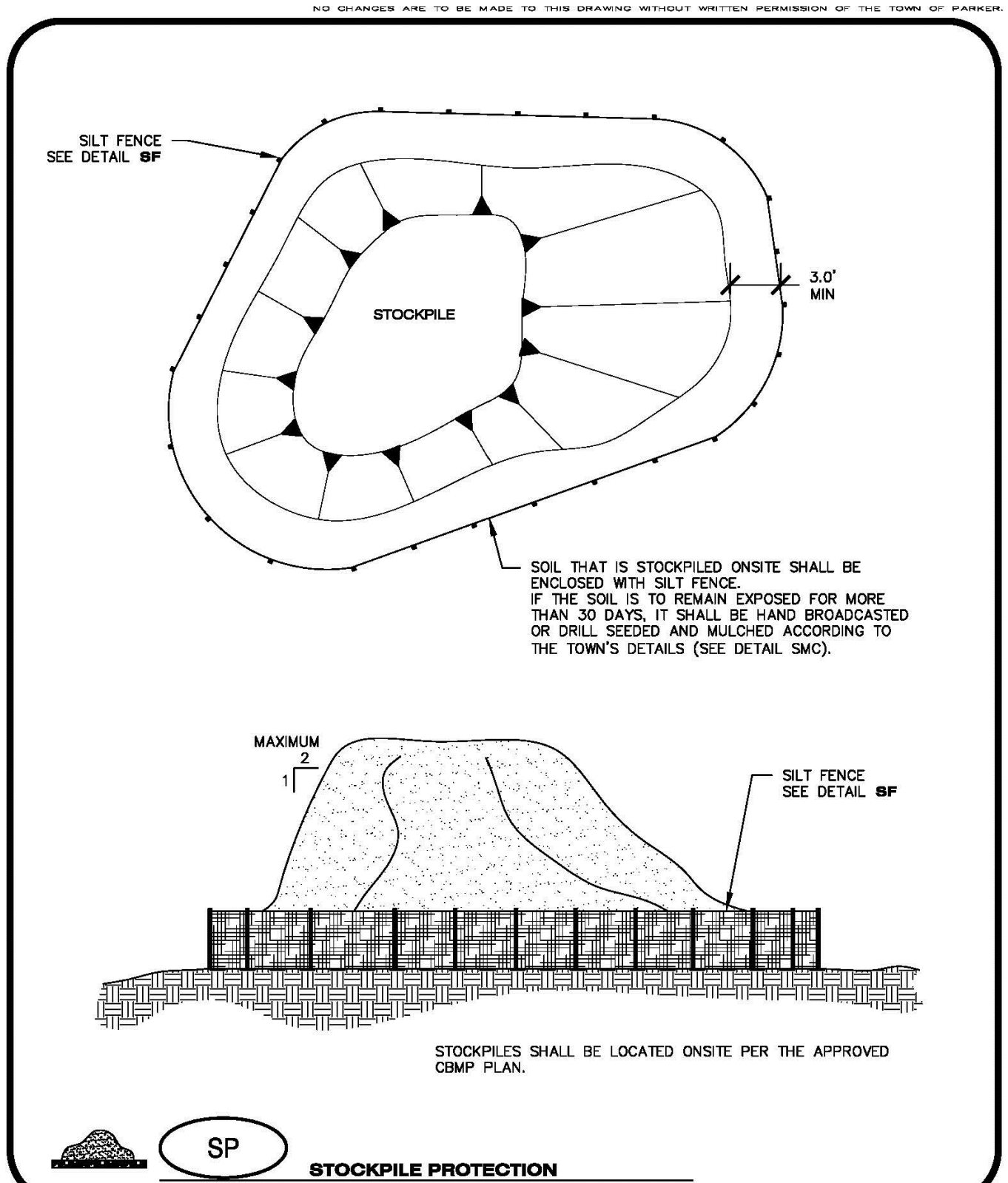


**STABILIZED STAGING AREA INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
- SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

**STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
- STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.



**STOCKPILE PROTECTION**

SOIL THAT IS STOCKPILED ONSITE SHALL BE ENCLOSED WITH SILT FENCE. IF THE SOIL IS TO REMAIN EXPOSED FOR MORE THAN 30 DAYS, IT SHALL BE HAND BROADCASTED OR DRILL SEEDED AND MULCHED ACCORDING TO THE TOWN'S DETAILS (SEE DETAIL SMC).

STOCKPILES SHALL BE LOCATED ONSITE PER THE APPROVED CBMP PLAN.

To allow for a proper and timely establishment of native grasses, temporary irrigation is required over all areas where permanent native seeding is proposed. This includes, but is not limited to: detention ponds, drainageways, park and trail areas, general open space, etc. In addition to the landscape plans, please show the temporary irrigation symbol (TI) on the CBMP Plan over all areas where permanent native seeding is proposed. As a reminder, when working within Parker Water and Sanitation District's (PWSD) jurisdiction, the following is required:

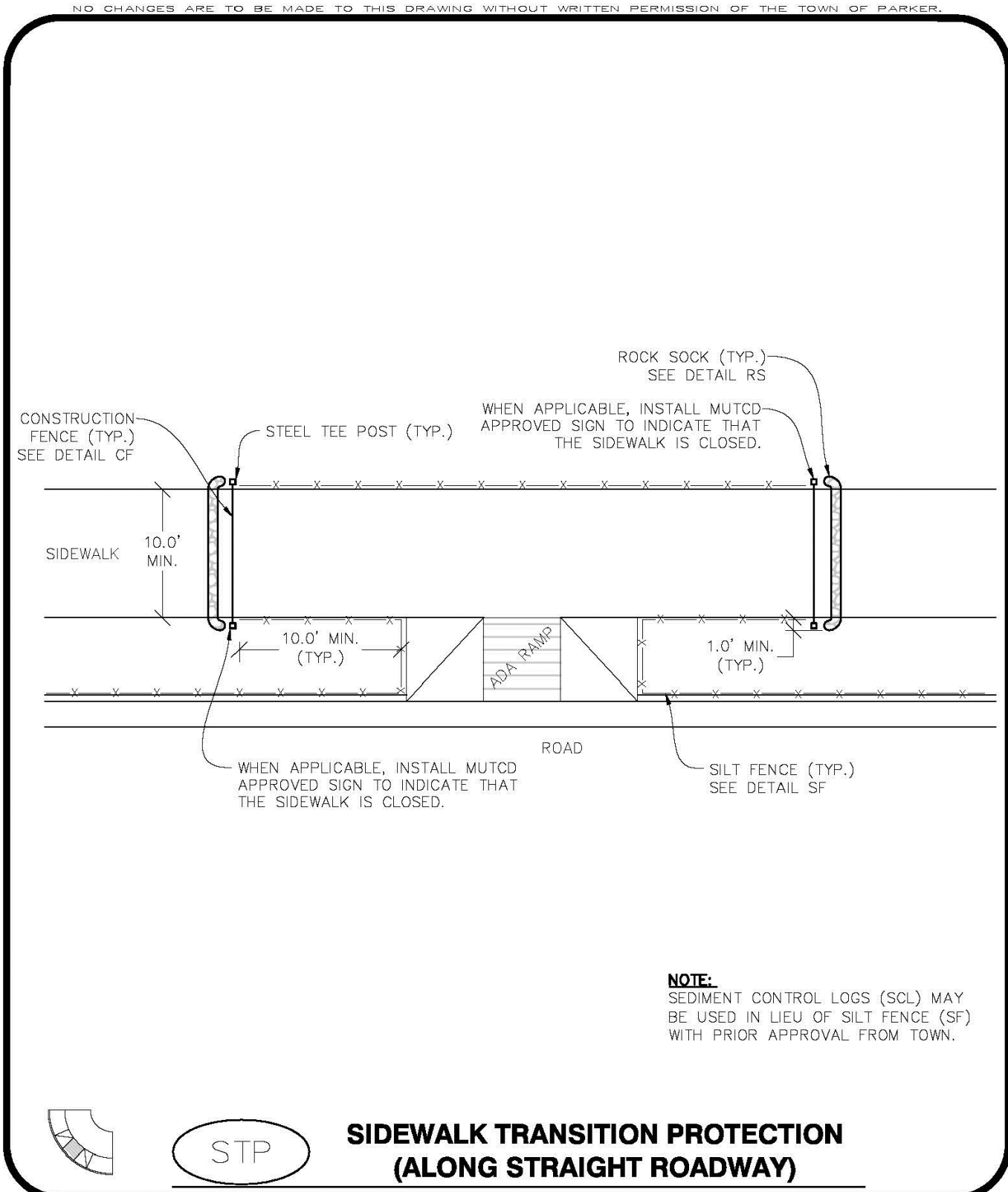
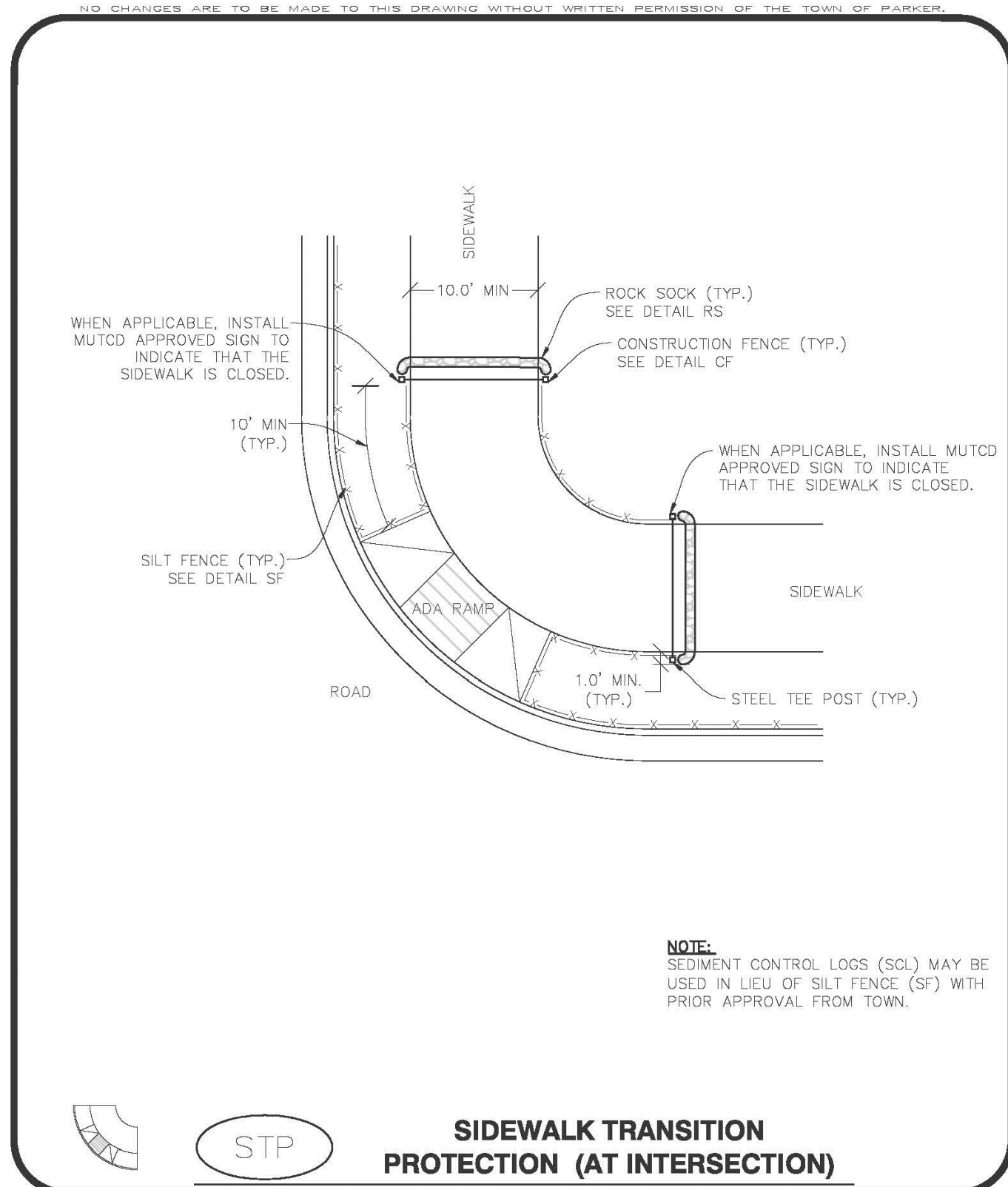
- Temporary irrigation for native seed must be supplied by a fire hydrant hook-up. Use of proposed/existing landscape irrigation taps is not allowed. Please indicate on the irrigation plans fire hydrants that are to be used for the temporary irrigation mainline and provide a detail for the connection. This detail should show the hydrant, PRV, PWSD water meter, a 2" backflow assembly, a 2" x 2" cam lock for fire department quick disconnect and a support system for all components.
- The following note must be shown on the Irrigation plan set "Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case, any longer than one growing season." PWSD may allow temporary irrigation to continue for one additional growing season with prior approval.
- The following note must be shown on the Irrigation plan set "All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be installed above ground."
- All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be clearly labeled on the plans.
- Provide detail drawings for all above ground components including but not limited to mainlines, laterals, valves, heads and quick couplers.

If the project is outside of PWSD's jurisdiction, check with the applicable water provider regarding their specific requirements for temporary irrigation.

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
**SSA**  
 1 OF 2  
 Oct. 2013

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

**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
**SP**  
 JUNE 2008



**SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
- CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
- SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

**SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

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

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

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

# 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	41
HC STALLS	2
TOTAL PARKING PROVIDED	43

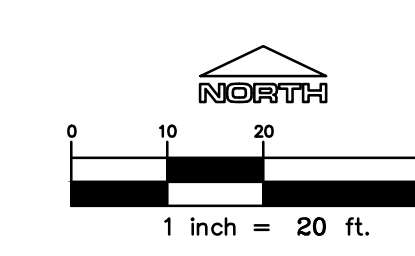
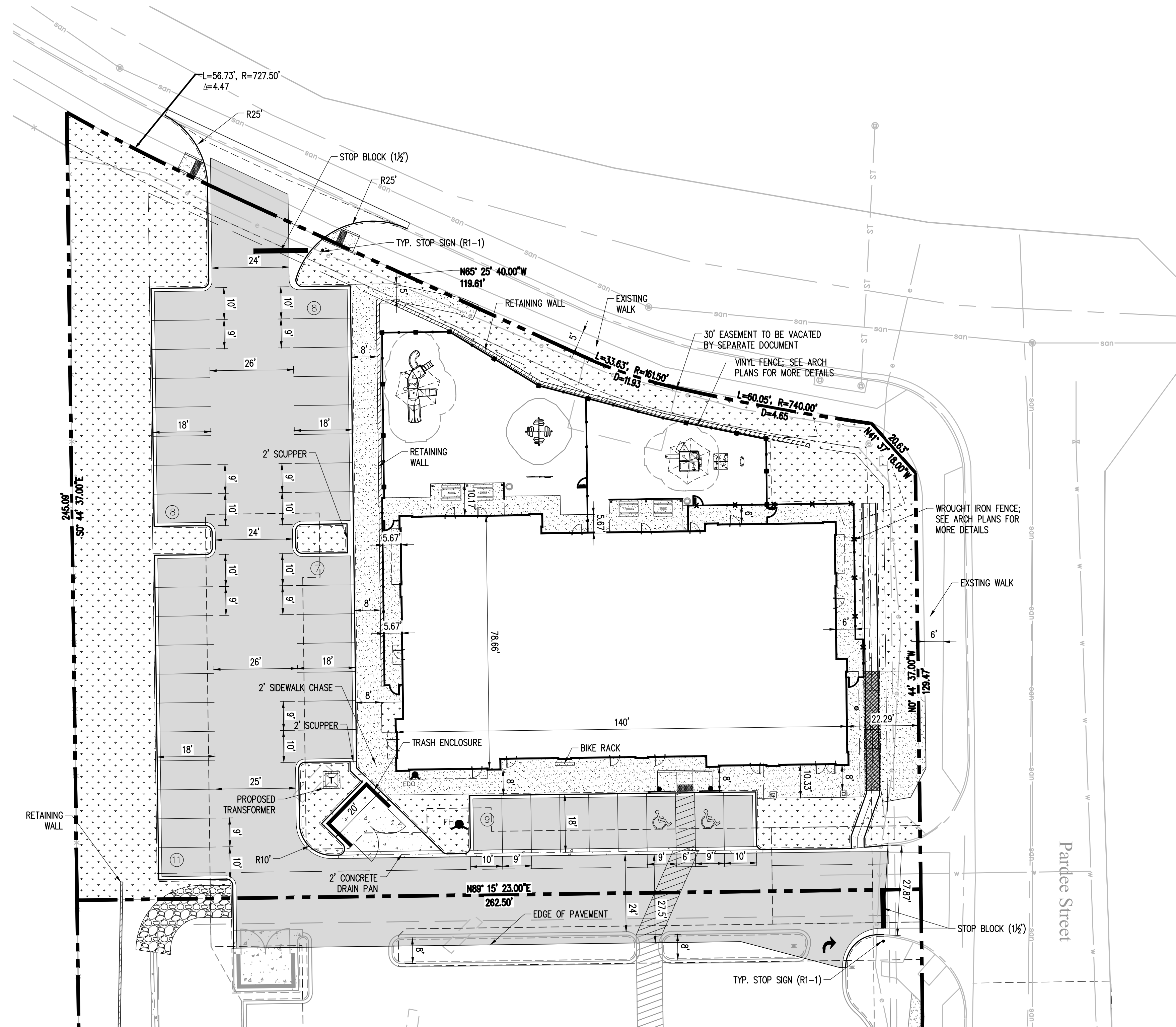
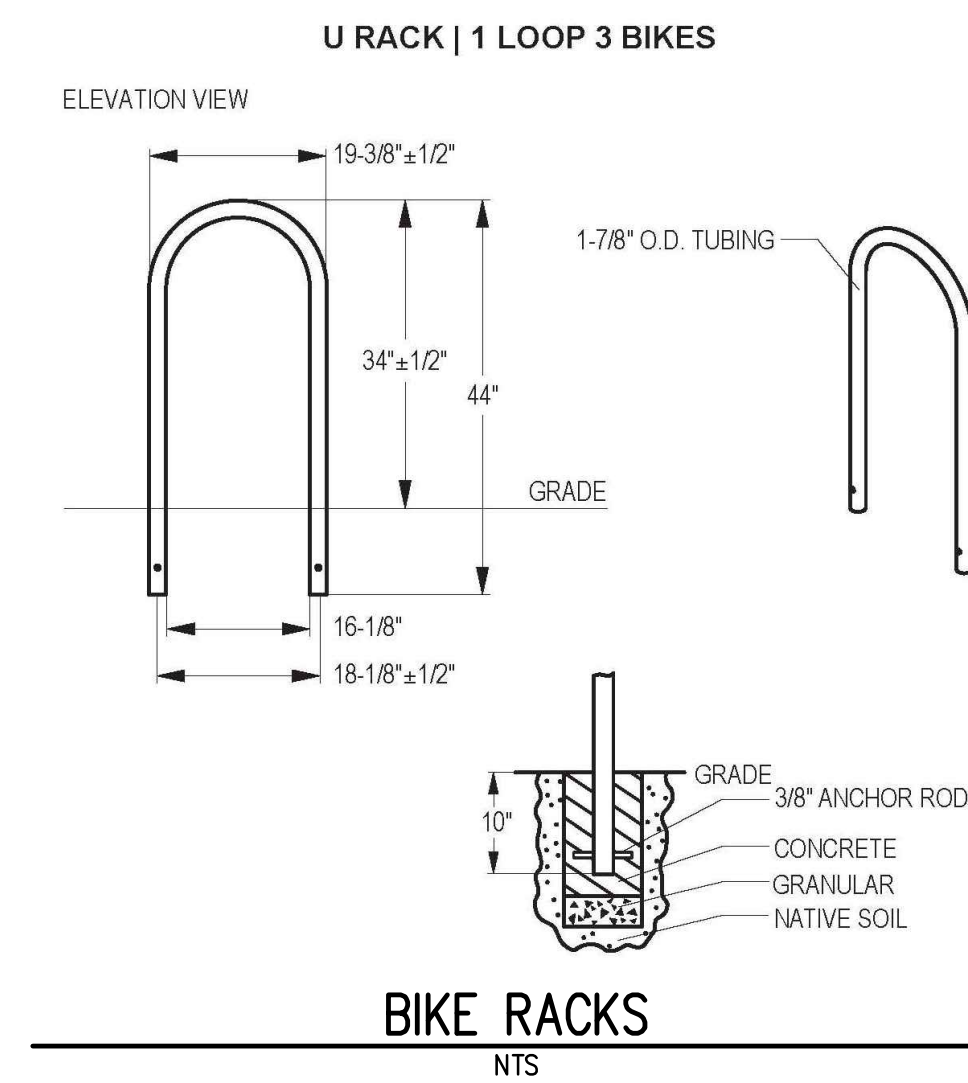
BICYCLE PARKING: 9

STANDARD STALL DIMENSIONS: 9' X 19'  
STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 24'

### NOTES

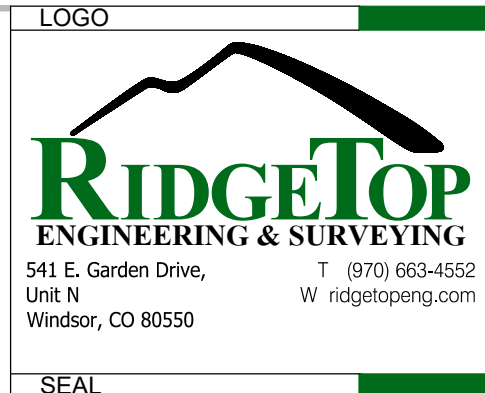
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THIS PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON SURVEY PREPARED BY PLS GROUP, DATED 01/15/2019. 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 UTILITIES, 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 AND EXISTING IMPROVEMENTS WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS ON THE PLANS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
- ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DUTY PAVEMENT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- FIRE LANE STRIPING AROUND BUILDING PERIMETER AND ALONG FIRE TRUCK ACCESS WAYS SHALL BE INSTALLED AS PART OF THIS CONTRACT, IN ACCORDANCE WITH THE LOCAL CODE AND FIRE MARSHALL REQUIREMENTS.
- ALL ON-SITE PAINTED STRIPING SHALL BE DOUBLE COATED. SEPARATE COATS SHALL BE APPLIED NO SOONER THAN 4 HOURS APART. (CONTRACTOR TO REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL PAVING MARKING REQUIREMENTS.)
- PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, & DOUBLE COATED, UNLESS OTHERWISE NOTED. LIGHT POLE BASES TO BE PAINTED TRAFFIC YELLOW (DOUBLE COAT)
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB AND GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB AND GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- CURB RADI adjacent TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADI SHALL BE 10', UNLESS OTHERWISE NOTED.



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 \_\_\_\_\_



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  
3RD SUBMITTAL 02/18/2020

DATE  
**5/28/2019**

SHEET TITLE  
**SITE PLAN**

SHEET INFORMATION  
**C-1.0**

16 of 22

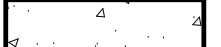

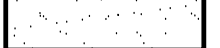


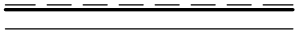


# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

## 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



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  
3RD SUBMITTAL 02/18/2020

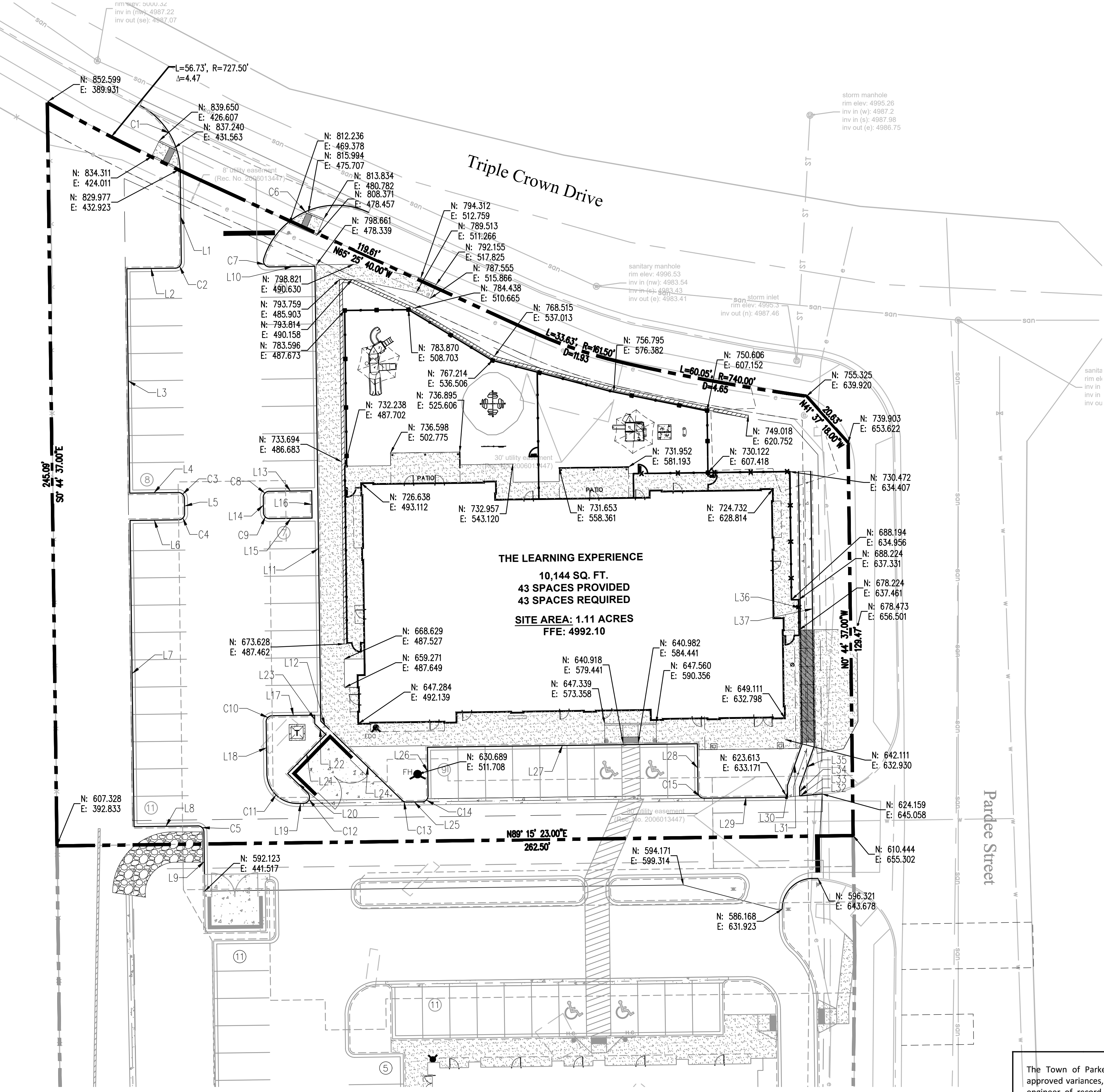
DATE  
**5/28/2019**

SHEET TITLE  
**HORIZONTAL CONTROL**

SHEET INFORMATION  
**C-1.1**

17 of 22

HORIZONTAL CONTROL					HORIZONTAL CONTROL						
Tag	Length	Bearing/Delta	Radius	N&E START	N&E END	Tag	Length	Bearing/Delta	Radius	N&E START	N&E END
C1	26.67'	61.13	25.00'	N:829.47 E:433.44	N:851.20 E:420.22						
C2	3.14'	90.00	2.00'	N:797.56 E:431.85	N:799.58 E:433.82						
C3	3.14'	90.00	2.00'	N:721.59 E:434.84	N:723.56 E:432.81						
C4	3.14'	90.00	2.00'	N:714.56 E:432.93	N:716.59 E:434.90						
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:482.01						
C12	4.71'	135.00	2.00'	N:624.48 E:475.47	N:621.05 E:474.10						
C13	1.57'	45.00	2.00'	N:621.49 E:508.03	N:622.06 E:506.61						
C14	3.14'	90.00	2.00'	N:623.58 E:515.16	N:624.74 E:513.19						
C15	3.14'	90.00	2.00'	N:622.76 E:606.18	N:624.74 E:604.15						
L1	29.89'	N0° 44' 37"W		N:799.58 E:433.44	N:829.47 E:433.44						
L2	16.00'	N89° 15' 23"E		N:797.35 E:415.85	N:797.56 E:431.85						
L3	74.00'	N0° 44' 37"W		N:723.36 E:416.81	N:797.35 E:415.85						
L4	16.00'	S89° 15' 23"W		N:723.36 E:432.81	N:723.36 E:416.81						
L5	5.00'	N0° 44' 37"W		N:716.59 E:434.90	N:721.59 E:434.84						
L6	16.00'	N89° 15' 23"E		N:714.36 E:416.93	N:714.56 E:432.93						
L7	101.00'	N0° 44' 37"W		N:613.37 E:418.24	N:714.36 E:416.93						
L8	21.00'	S89° 15' 23"W		N:613.64 E:439.24	N:613.37 E:418.24						
L9	19.54'	N0° 44' 33"W		N:592.12 E:441.52	N:611.66 E:441.26						
L10	14.92'	S89° 15' 23"W		N:798.15 E:477.85	N:797.96 E:462.92						
L11	149.98'	N0° 44' 37"W		N:648.19 E:479.79	N:798.15 E:477.85						
L12	3.81'	N45° 44' 37"W		N:845.53 E:482.52	N:848.19 E:479.79						
L13	14.00'	N89° 15' 23"E		N:723.95 E:462.81	N:724.14 E:476.81						
L14	5.00'	N0° 44' 37"W		N:716.93 E:460.90	N:721.93 E:460.83						
L15	14.00'	S89° 15' 23"W		N:715.14 E:476.92	N:714.95 E:476.92						
L16	9.00'	S0° 44' 37"E		N:724.14 E:476.81	N:715.14 E:476.92						
L17	14.00'	N89° 15' 23"E		N:649.96 E:463.77	N:650.14 E:477.77						
L18	17.04'	N0° 44' 33"W		N:630.89 E:462.01	N:647.93 E:461.79						
L19	1.95'	S89° 15' 23"W		N:621.05 E:474.10	N:621.02 E:472.14						
L20	9.18'	S45° 44' 37"E		N:630.88 E:468.89	N:624.48 E:475.47						
L21	18.00'	S44° 15' 27"W		N:643.78 E:481.46	N:630.88 E:468.89						
L22	5.10'	S45° 44' 37"E		N:647.34 E:477.80	N:643.78 E:481.46						
L23	2.81'	S0° 44' 37"E		N:650.14 E:477.77	N:647.34 E:477.80						
L24	31.63'	N45° 44' 37"W		N:622.06 E:506.61	N:644.13 E:483.96						
L25	5.15'	S89° 15' 23"W		N:621.56 E:513.19	N:621.49 E:508.03						
L26	16.00'	S0° 44' 37"E		N:639.58 E:514.95	N:623.58 E:515.16						
L27	89.00'	S89° 15' 23"W		N:640.74 E:603.95	N:639.58 E:514.95						
L28	16.00'	N0° 44' 37"W		N:624.74 E:604.15	N:640.74 E:603.95						
L29	27.50'	S89° 15' 23"W		N:623.12 E:633.68	N:622.76 E:606.18						
L30	3.86'	S0° 44' 37"E		N:626.98 E:633.63	N:623.12 E:633.68						
L31	14.40'	S19° 34' 27"W		N:640.54 E:638.45	N:626.98 E:633.63						
L32	6.91'	S84° 57' 45"W		N:624.16 E:645.06	N:623.55 E:638.17						
L33	0.50'	S89° 15' 23"W		N:623.55 E:638.17	N:623.55 E:637.67						
L34	2.77'	N0° 44' 37"W		N:623.55 E:637.67	N:626.31 E:637.64						
L35	14.40'	N19° 34' 27"E		N:626.31 E:637.64	N:639.88 E:642.46						
L36	89.98'	S0° 44' 34"E		N:730.51 E:637.28	N:640.54 E:638.45						
L37	90.69'	N0° 44' 34"W		N:639.88 E:642.46	N:730.56 E:641.28						



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

0 10 20 40  
1 inch = 20 ft.

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 - ROPA111CH.dwg Path: P:\Colorado\Parke\Brytar\PARKEER TLE - 18-075-001\2 Drawings\ Plotted by: Brod Date: 21-Feb-20 9:13:27am

# 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

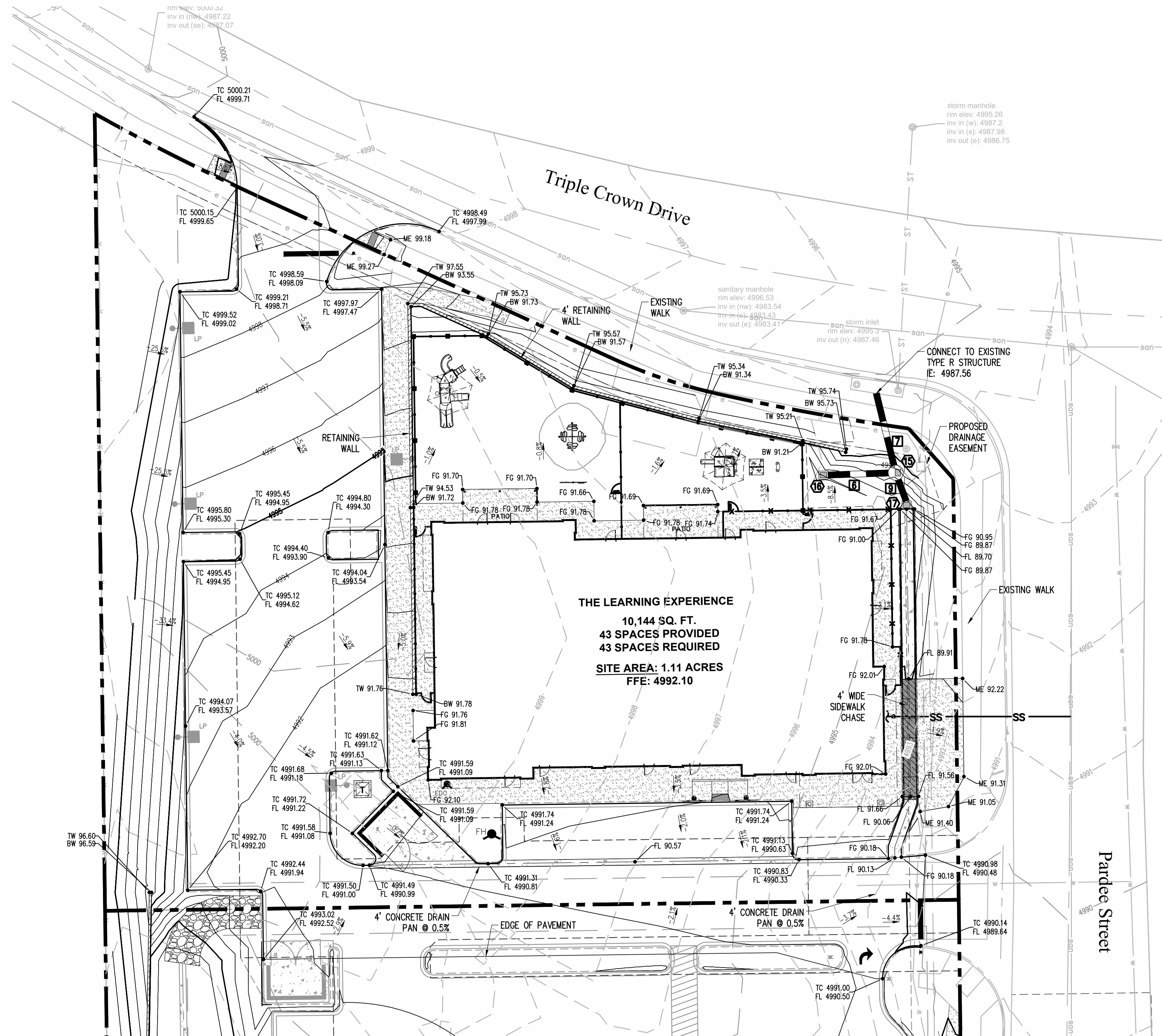
## CONSTRUCTION DOCUMENTS

### 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.



**THE LEARNING EXPERIENCE**  
10,144 SQ. FT.  
43 SPACES PROVIDED  
43 SPACES REQUIRED  
SITE AREA: 1.11 ACRES  
FFE: 4992.10

#	TYPE	RIM	INVERT
15	RT SDMH	RIM = 4993.55	IE IN: 4987.79 18" S IE IN: 4987.79 18" W IE OUT: 4987.69 18" N
16	RT TYPE 13 INLET	RIM = 4991.06	IE OUT: 4987.90 18" E
17	RT TYPE 13 INLET	RIM = 4990.24	IE OUT: 4987.83 18" N

#	SIZE	LENGTH	MATERIAL	SLOPE
6	18"	22'	REINFORCED CONCRETE PIPE	0.50%
7	18"	25'	REINFORCED CONCRETE PIPE	0.50%
9	18"	10'	REINFORCED CONCRETE PIPE	0.50%

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 \_\_\_\_\_

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

T (878) 683-4552  
W ridge-topeng.com

---

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
3RD SUBMITTAL	02/18/2020

---

DATE

**5/28/2019**

---

SHEET TITLE

**GRADING PLAN**

---

SHEET INFORMATION

**C-2.0**

---

18 of 22

File: TLE - CD - ROP1200.dwg Path: P:\Colorado\parker\Brytar\parker TLE - 18-075-001\2 Drawings\ Plotted by Brod Date: 21-Feb-20 8:13:37am

# 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
- PROPERTY LINE



### GRADING NOTES

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 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.
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 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH GRASS IN ACCORDANCE WITH LOCAL SPECIFICATION UNTIL A HEALTHY 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 SAME.
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.

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.**

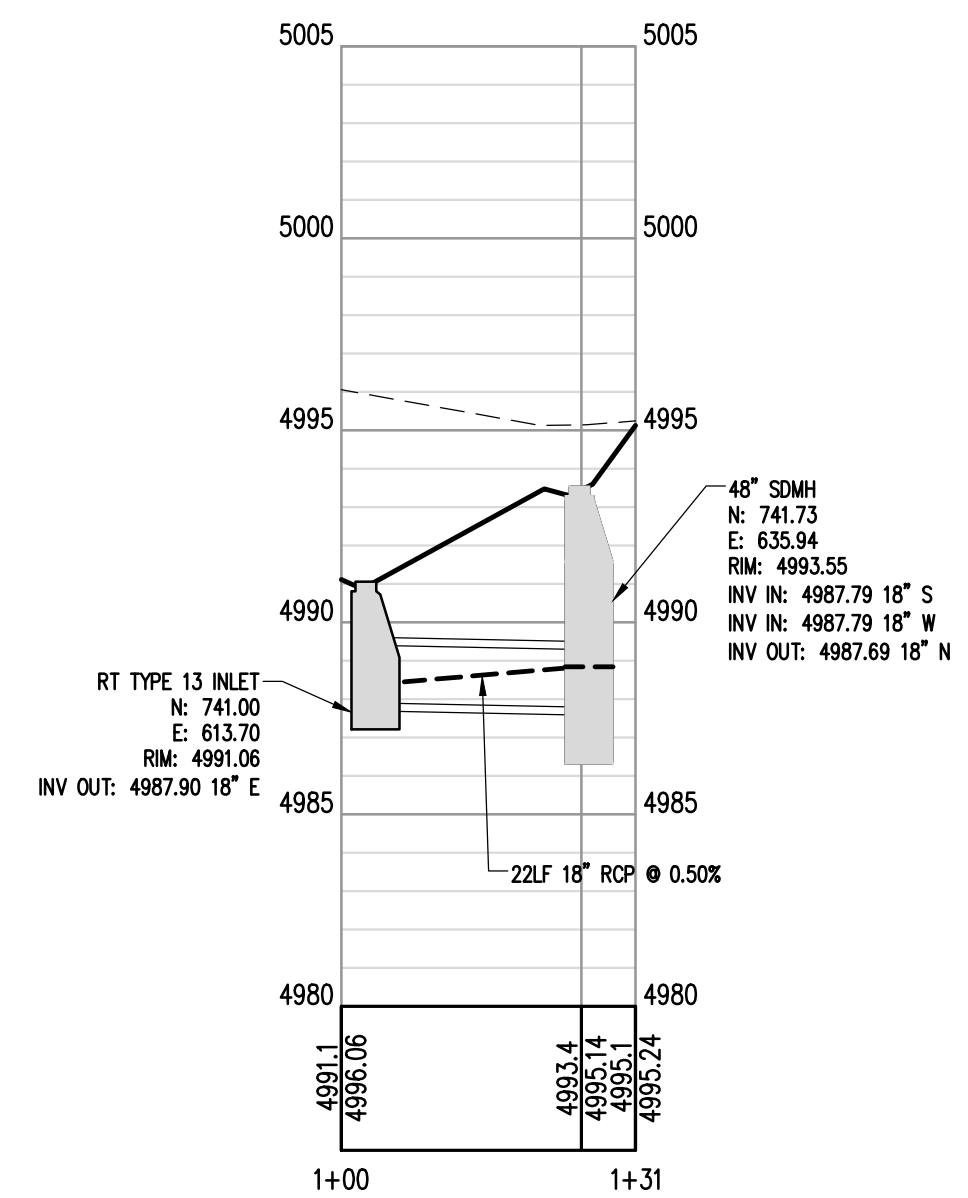
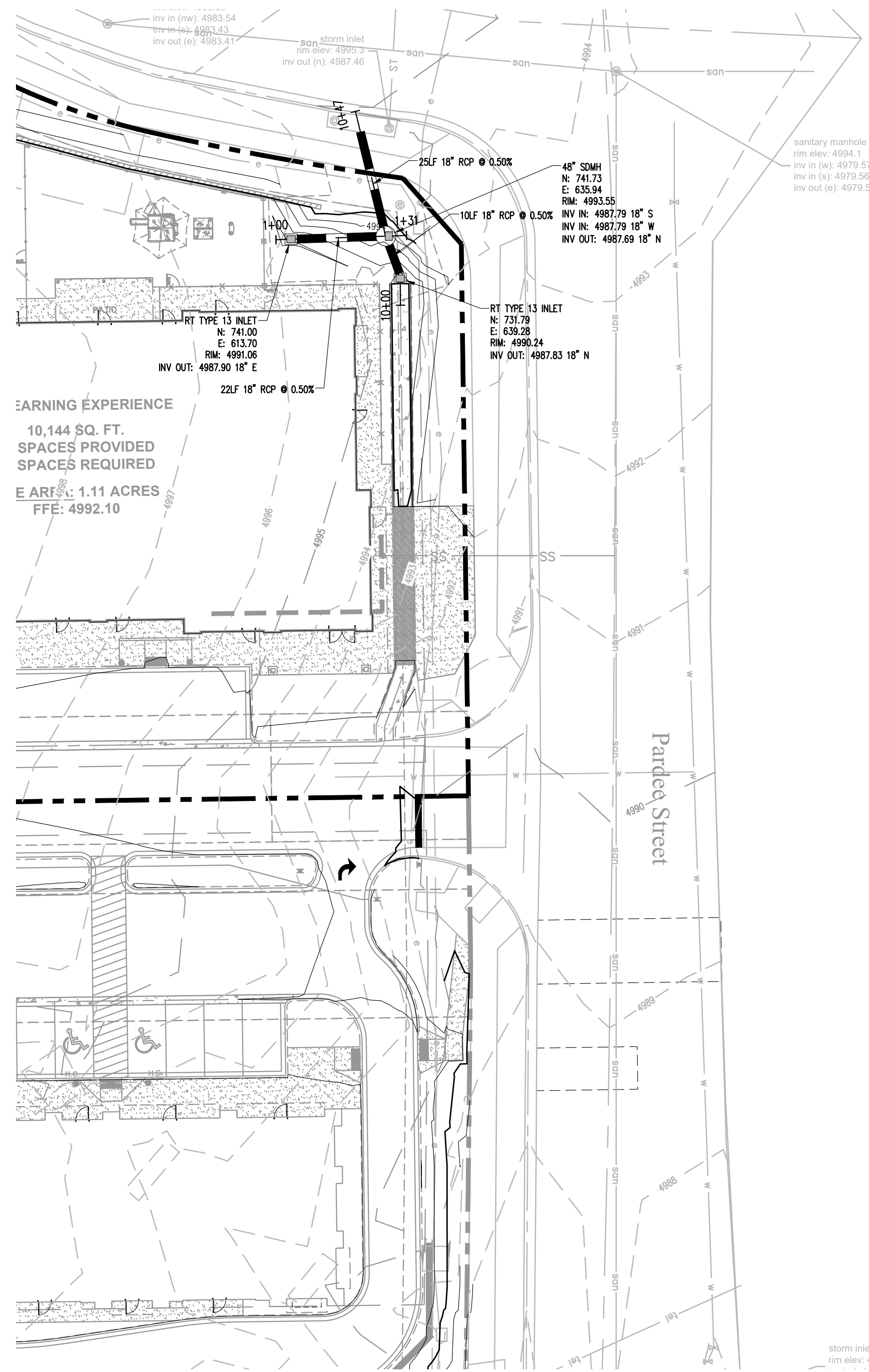
DRAWN BY: BSA  
CHECKED BY: MRB  
PROJECT NO.: 18-075-001

REVISIONS  
2ND SUBMITTAL 10/31/2019  
3RD SUBMITTAL 02/18/2020

DATE  
**5/28/2019**

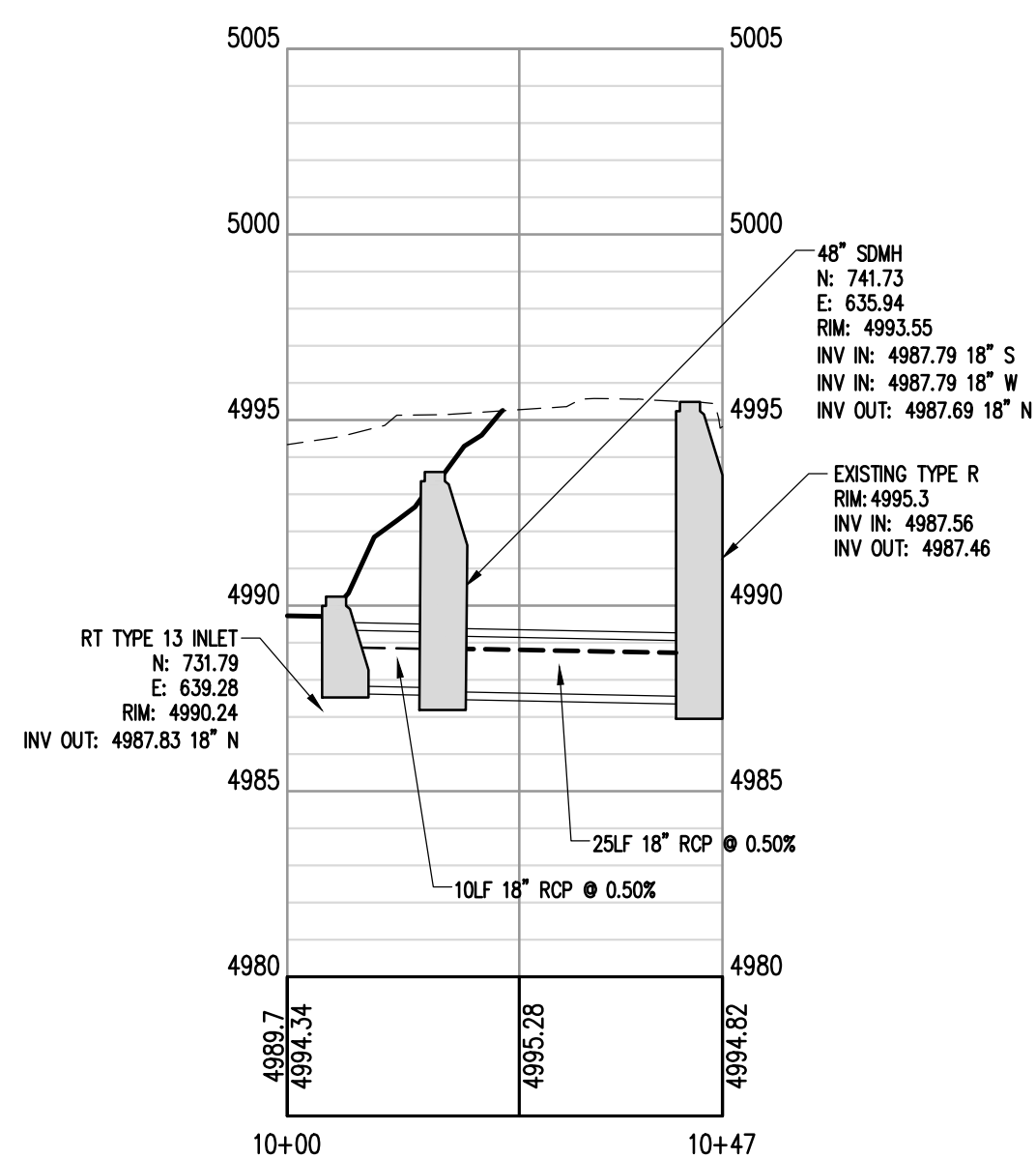
SHEET TITLE  
**STORM DRAINAGE PROFILES**

SHEET INFORMATION  
**C-2.1**



PRIVATE STORM DRAINAGE PROFILE STA: 1+00 TO 1+31

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



PRIVATE STORM DRAINAGE PROFILE STA: 10+00 TO 10+47

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

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 - ROP121G.dwg Path: P:\Colorado\Parker\Brytar\PARKER TLE - 18-075-001\Drawings\ Plotted by: Brad Date: 21-Feb-20 8:13:46am

# 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		-24
PROPOSED CONTOUR		322
SPOT ELEVATION		4653
BOTTOM OF WALL		BW
TOP OF WALL		TW



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  
3RD SUBMITTAL 02/18/2020

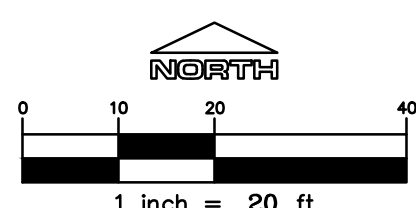
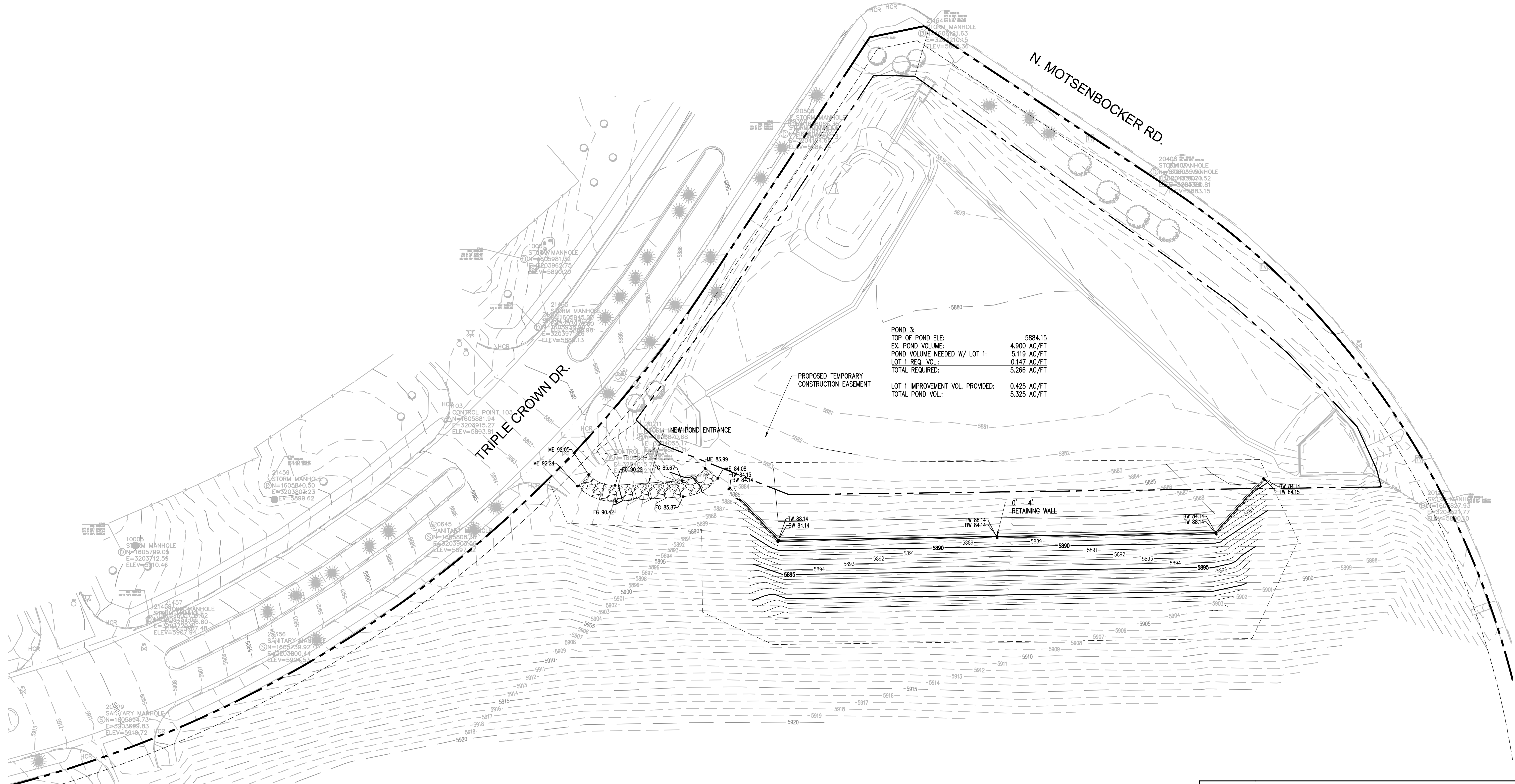
DATE  
**5/28/2019**

SHEET TITLE  
**EX. POND IMPROVEMENTS**

SHEET INFORMATION  
**C-2.2**

20 of 22

File: TLE - CD - ROP4122G.dwg Path: P:\Colorado\Parker\Brytar\Parker TLE - 18-075-001\2 Drawings\ Plotted by Brod Date: 21-Feb-20 8:13:59am



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.

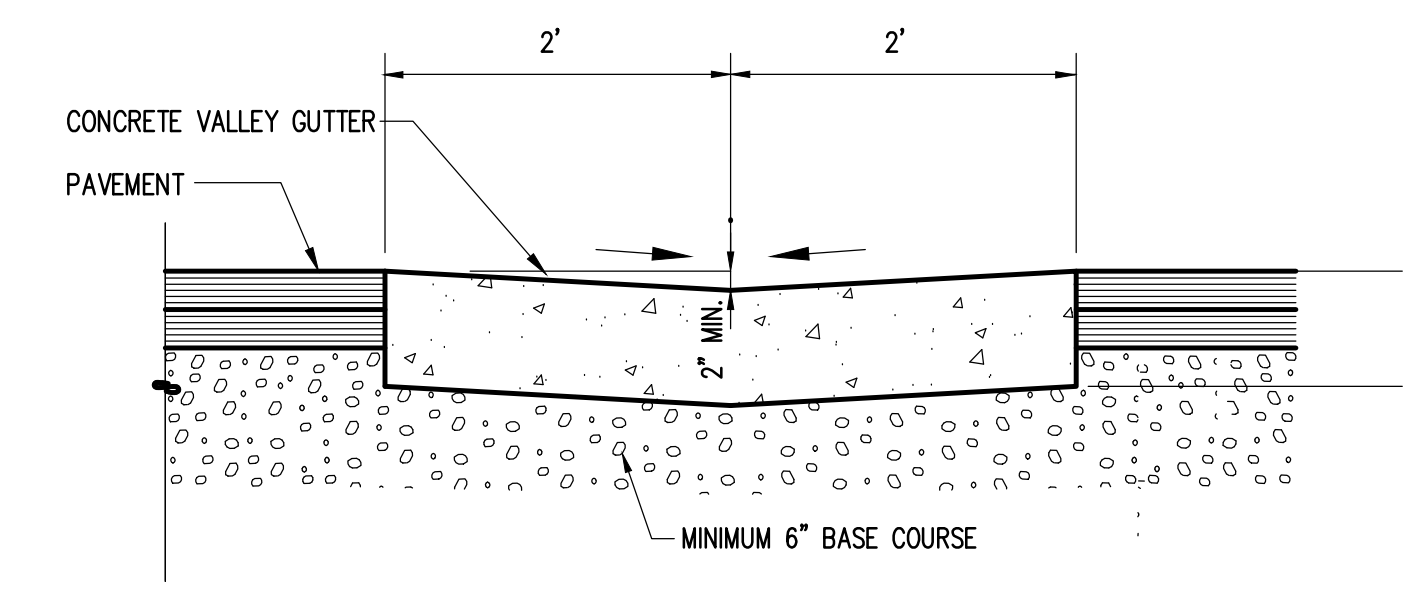
Town of Parker, Director of Engineering \_\_\_\_\_ Date \_\_\_\_\_

# 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

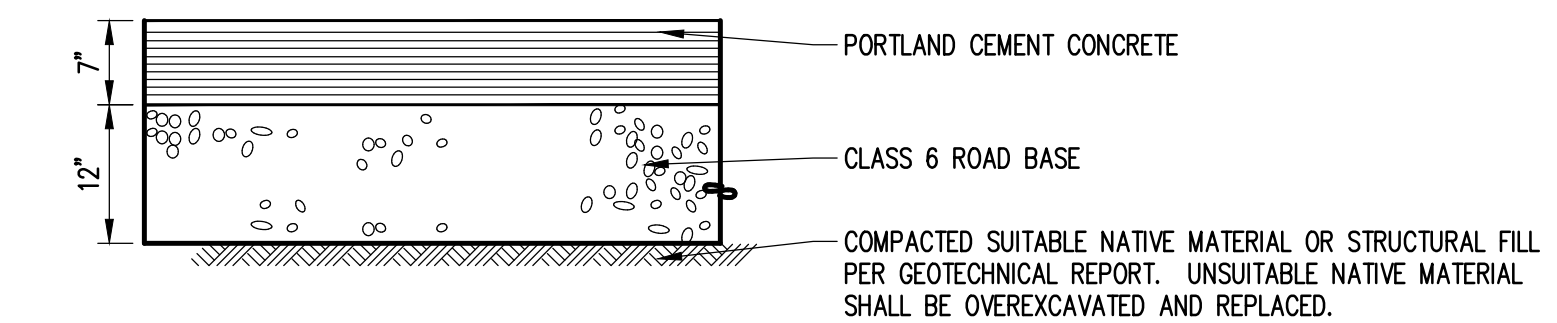


- NOTES:
- MINIMUM OF 0.5% LONGITUDINAL SLOPE FOR DRAINAGE PAN.
  - MAXIMUM SPACE OF CONTRACTION JOINT - TEN (10) FEET
  - CONCRETE SHALL BE POURED MONOLITHICALLY WITH CURB AND SHALL BE 6" THICK MINIMUM.

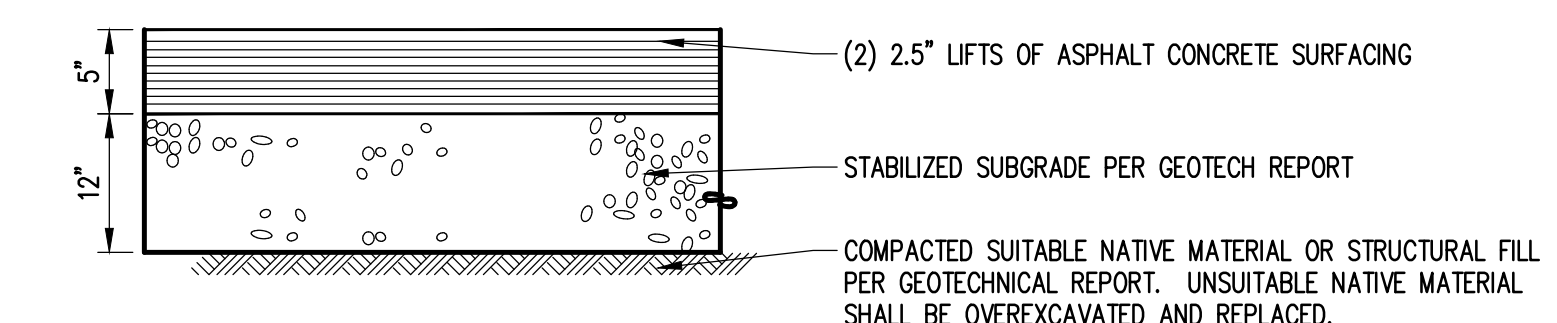
**4' CONCRETE DRAIN PAN**  
 N.T.S.

**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 MPEC 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 SIX 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**

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 \_\_\_\_\_

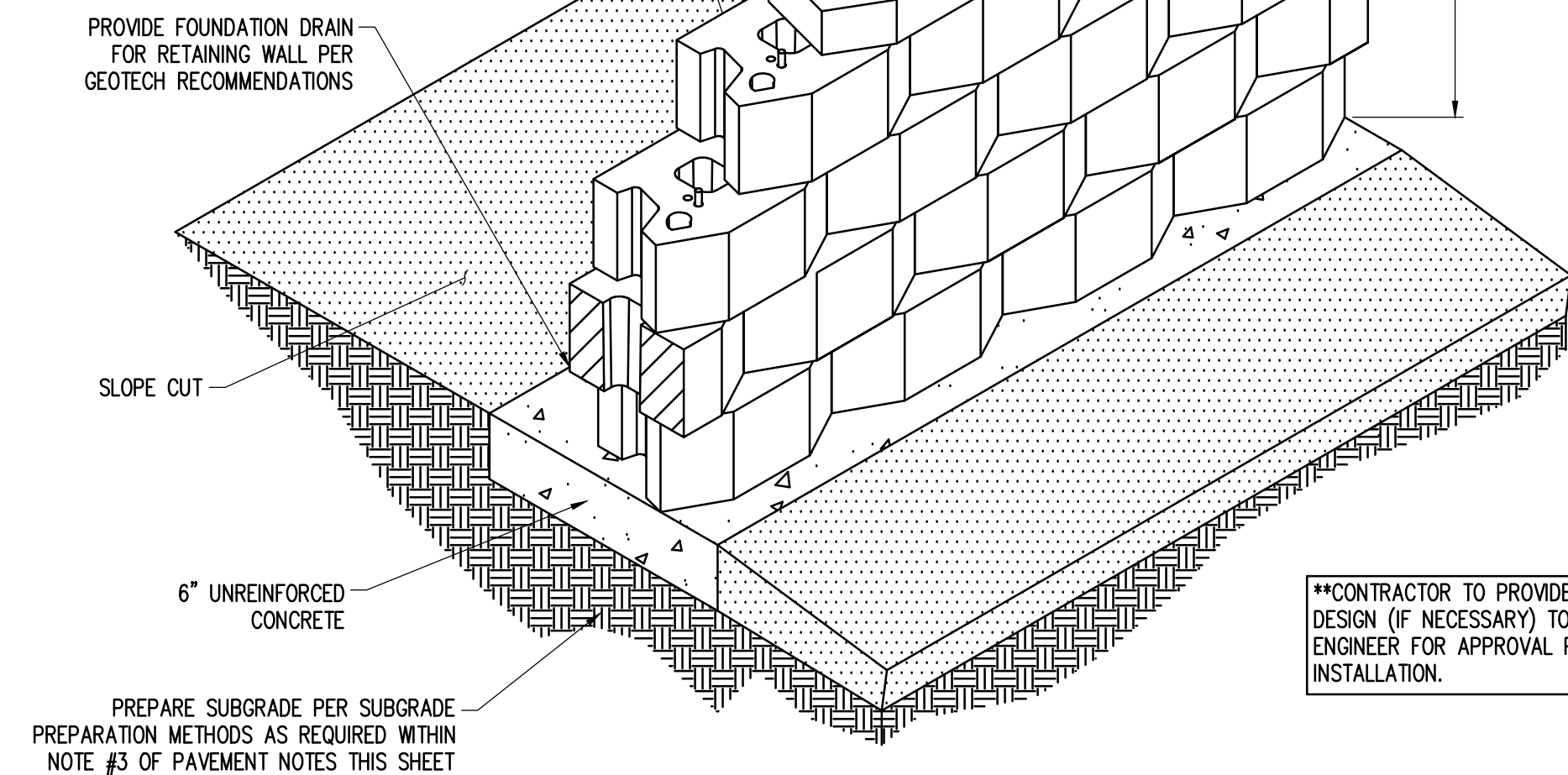
- NOTES:
- CONTRACTOR TO PROVIDE COLOR TO OWNER/CITY FOR APPROVAL PRIOR TO PURCHASING.
  - CONTRACTOR TO PROVIDE ALTERNATE DESIGN TO OWNER FOR REVIEW APPROVAL.

COMPAC UNIT	
WIDTH:	18"
*DEPTH:	12"
HEIGHT:	8"
*WEIGHT:	85 lbs

CAP UNIT	
WIDTH:	18"
*DEPTH:	10 1/2"
HEIGHT:	4"
*WEIGHT:	45 lbs

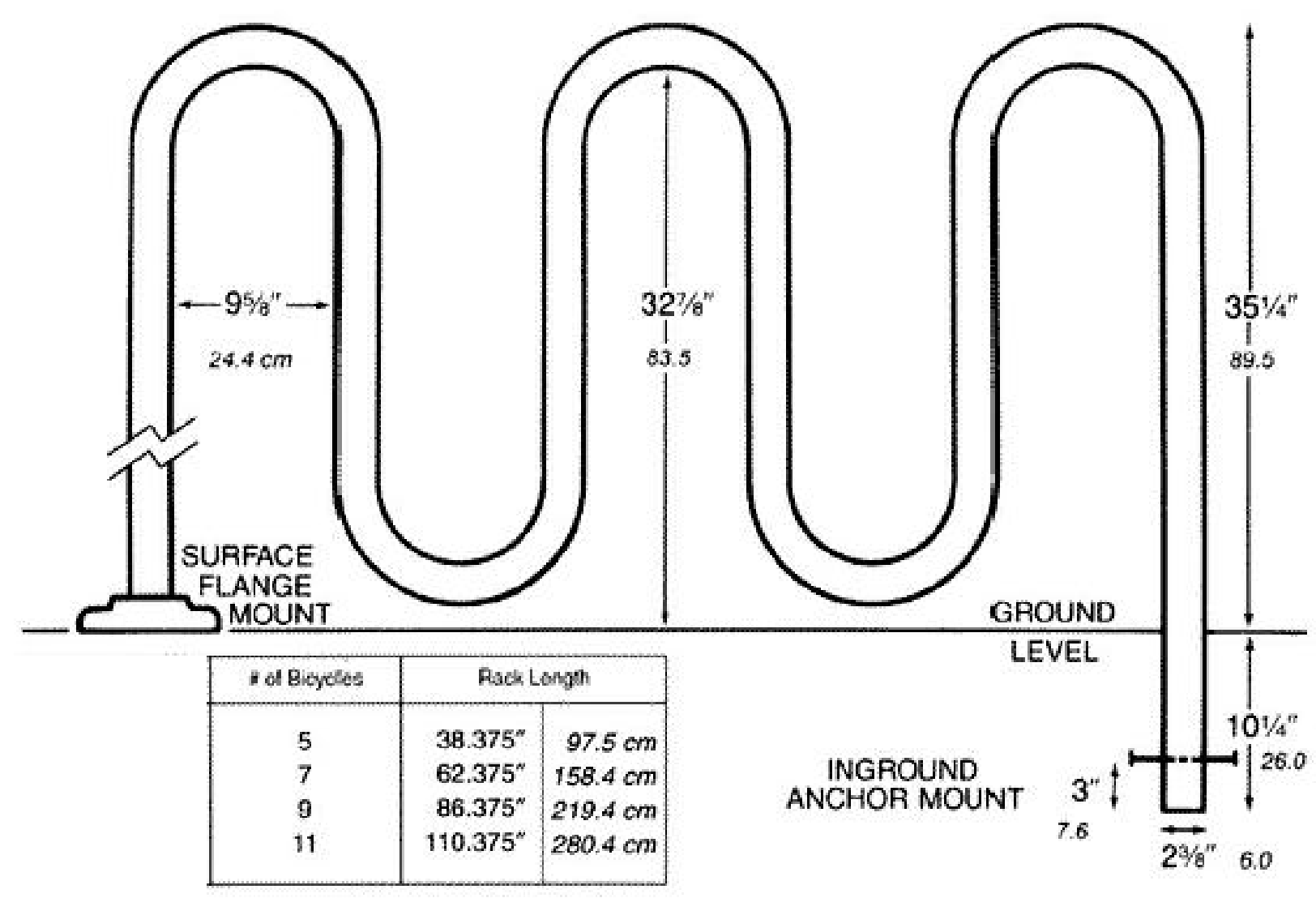
**BASE LEVELING PAD NOTES:**

- THE BASE FOUNDATION IS TO BE APPROVED BY THE WALL DESIGN ENGINEER/GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF THE LEVELING PAD.



**COMPAC UNIT/BASE PAD ISOMETRIC SECTION VIEW**

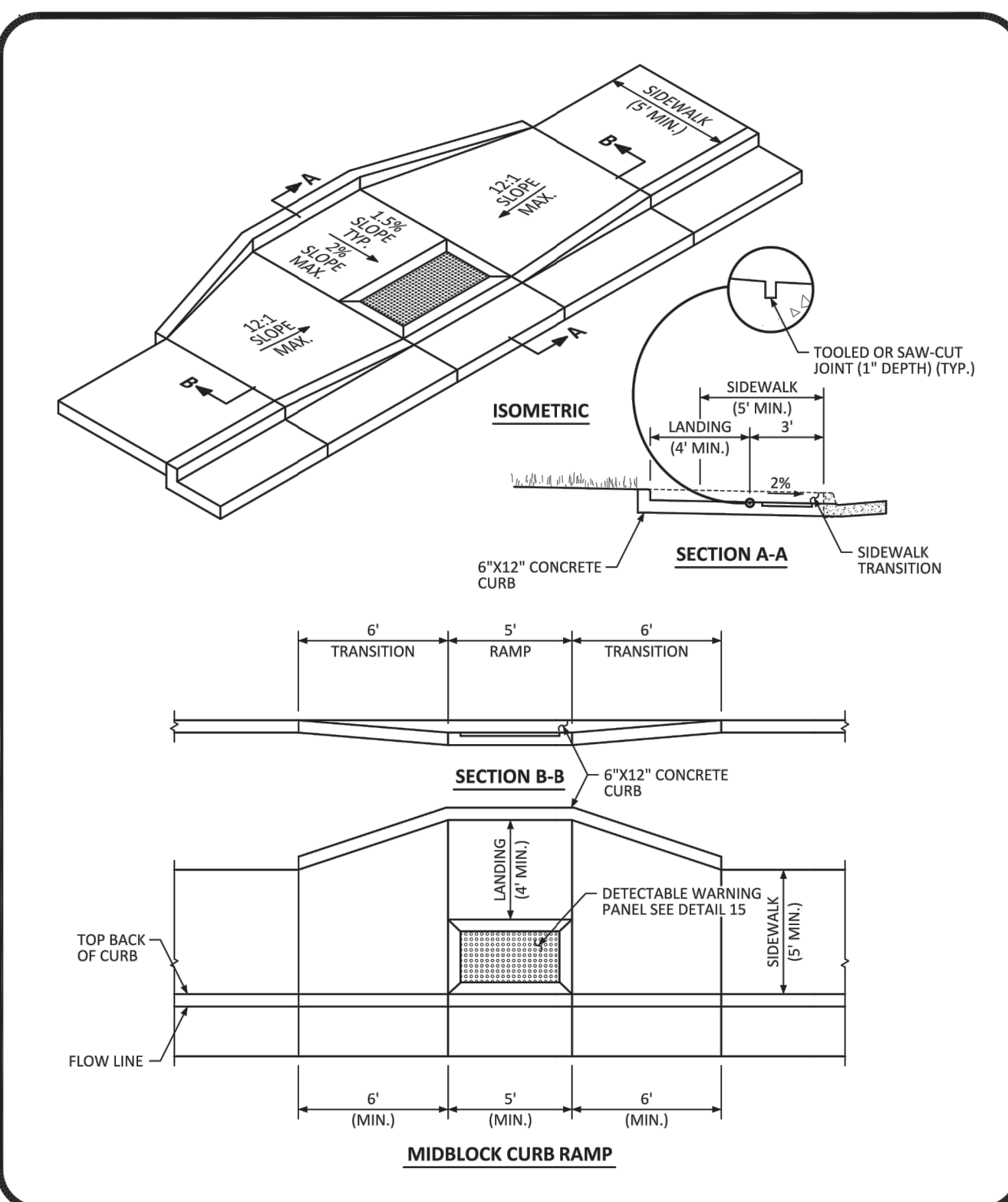
NTS \* DIMENSIONS & WEIGHT MAY VARY BY REGION



# of Bicycles	Rack Length	
5	38.375"	97.5 cm
7	62.375"	158.4 cm
9	86.375"	219.4 cm
11	110.375"	280.4 cm

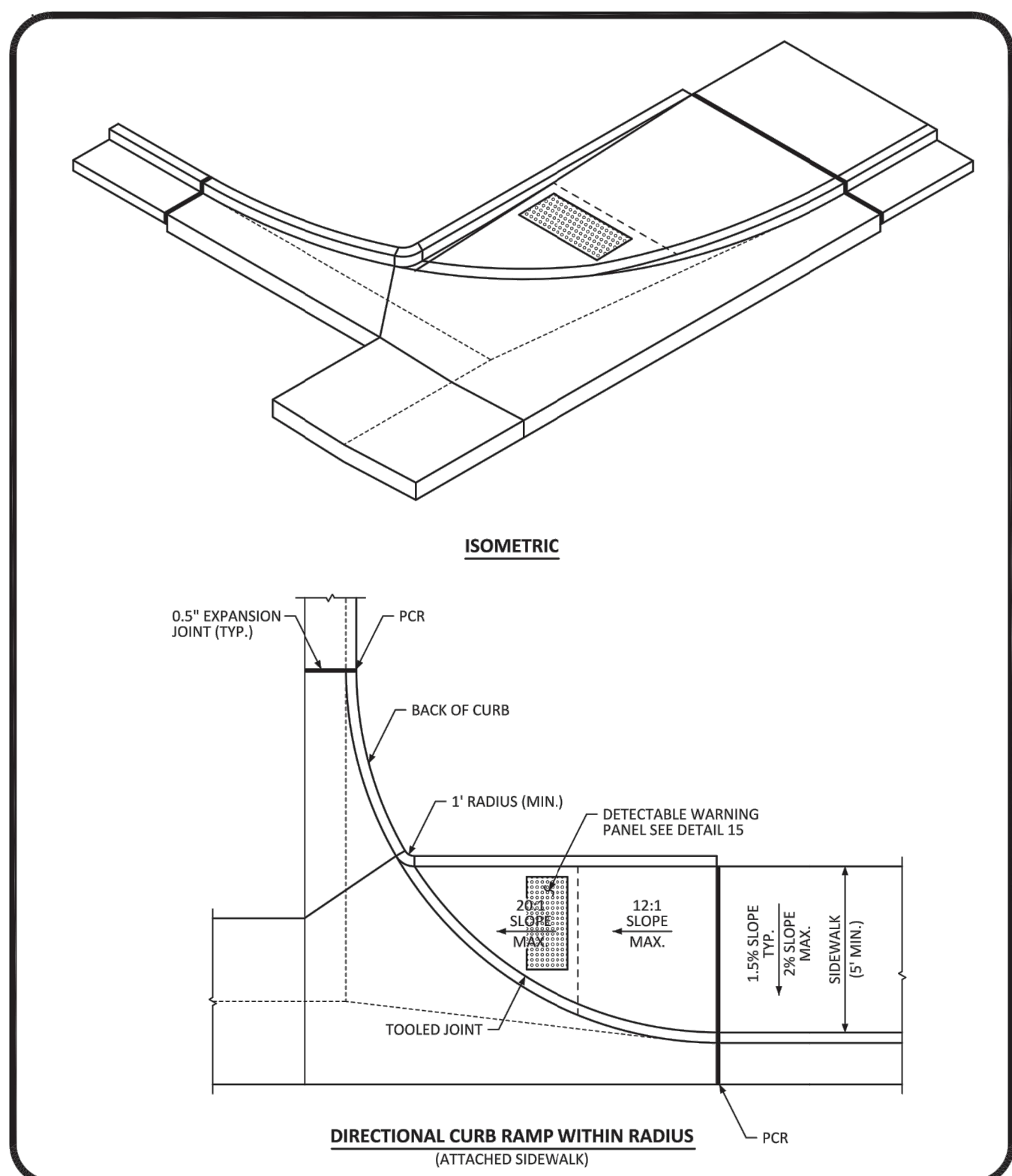
**BIKE RACK (9 STALLS)**

N.T.S.



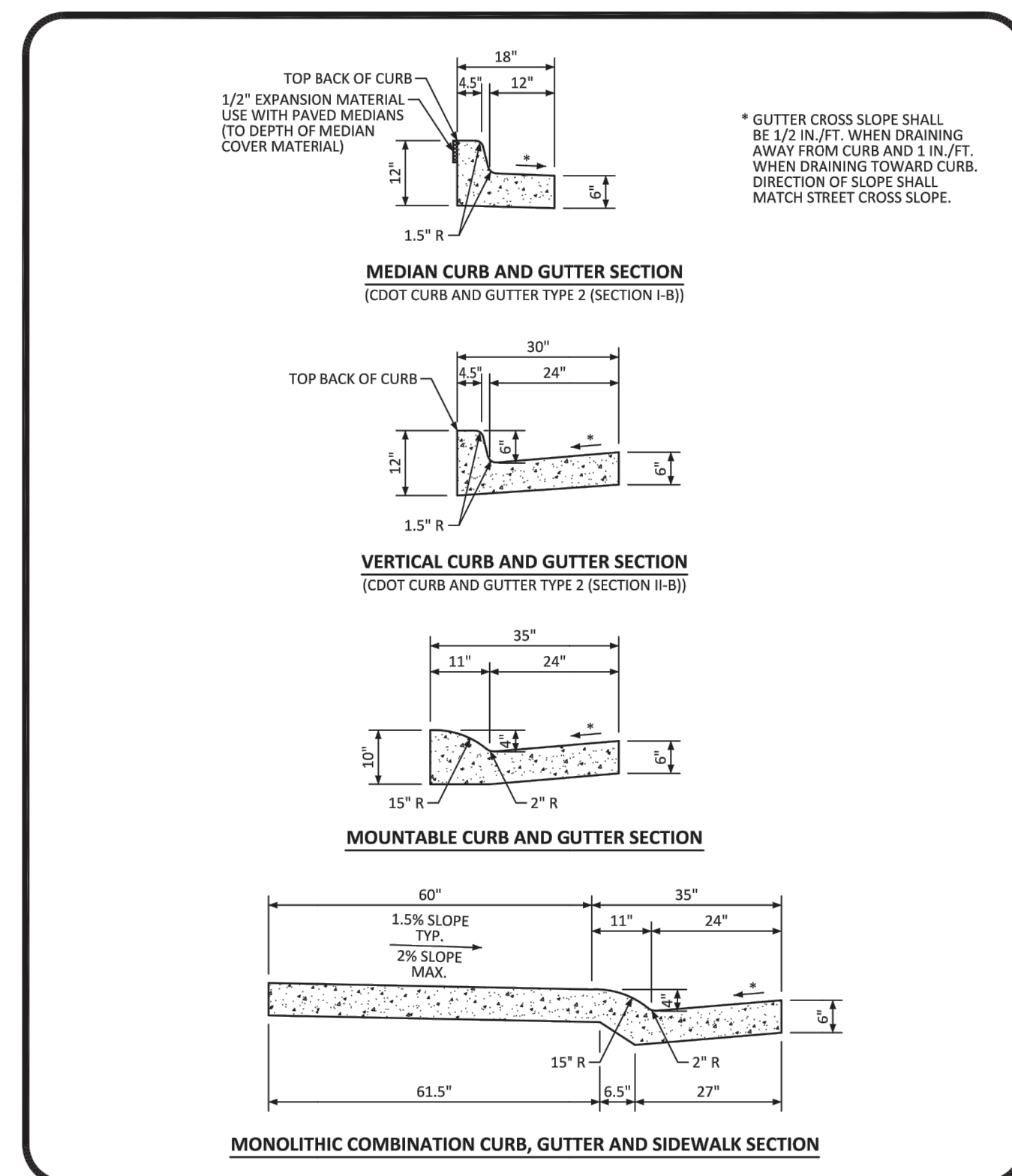
**MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL**

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

File: TLE - CD - ROP41400.dwg Path: P:\Colorado\Parker\Brytar\Brytar\TLE - 18-075-001\2 Drawings\ Plotted by: Brod Date: 21-Feb-20 8:14:06am

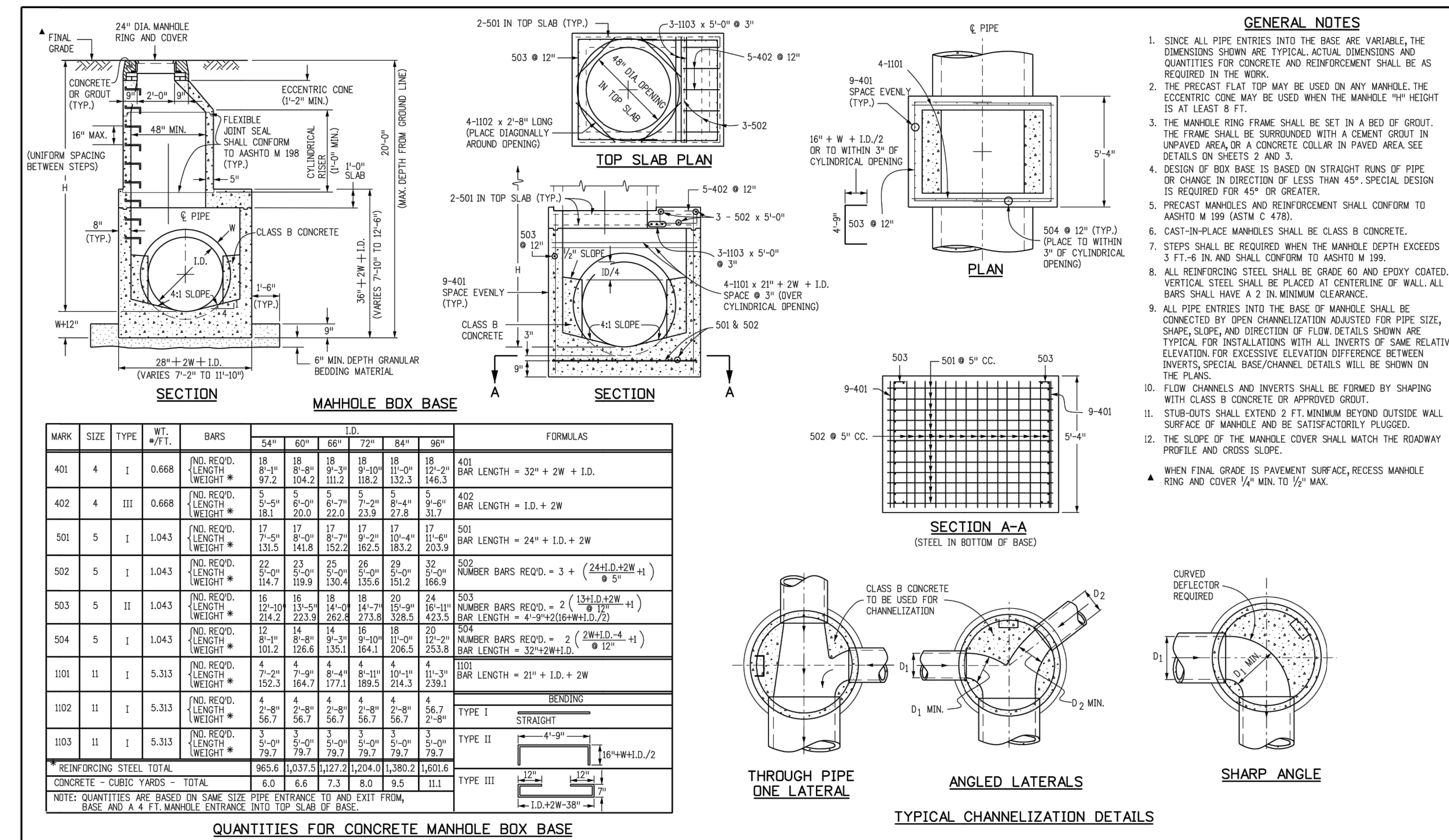
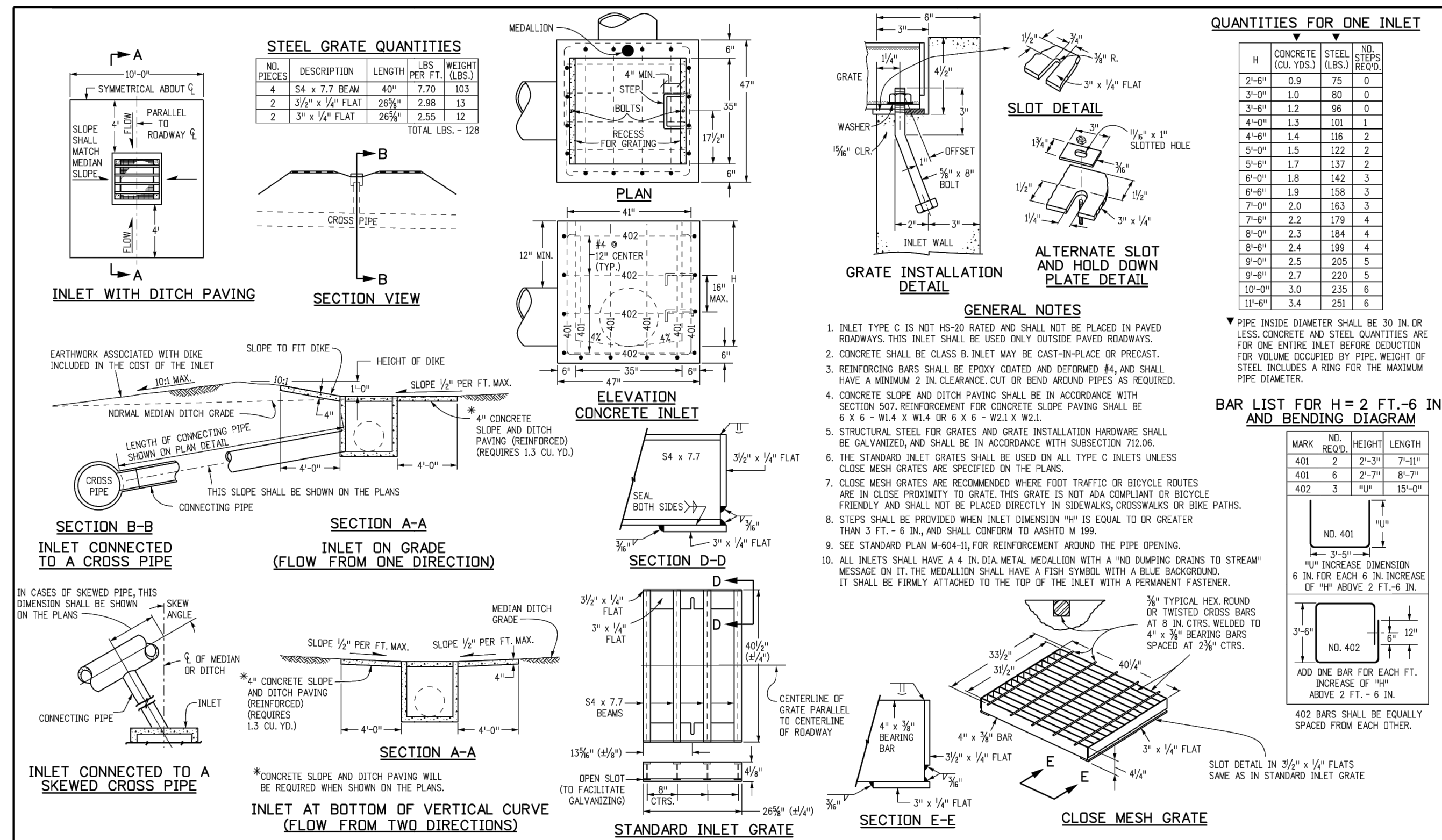


# HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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

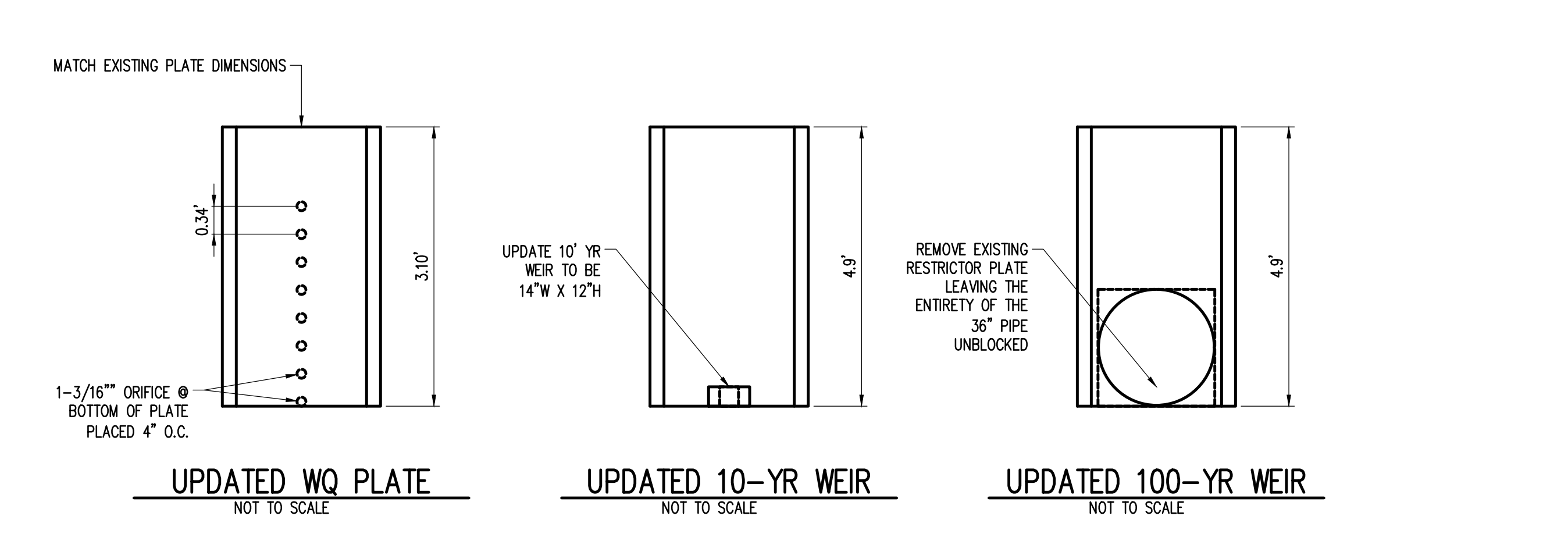
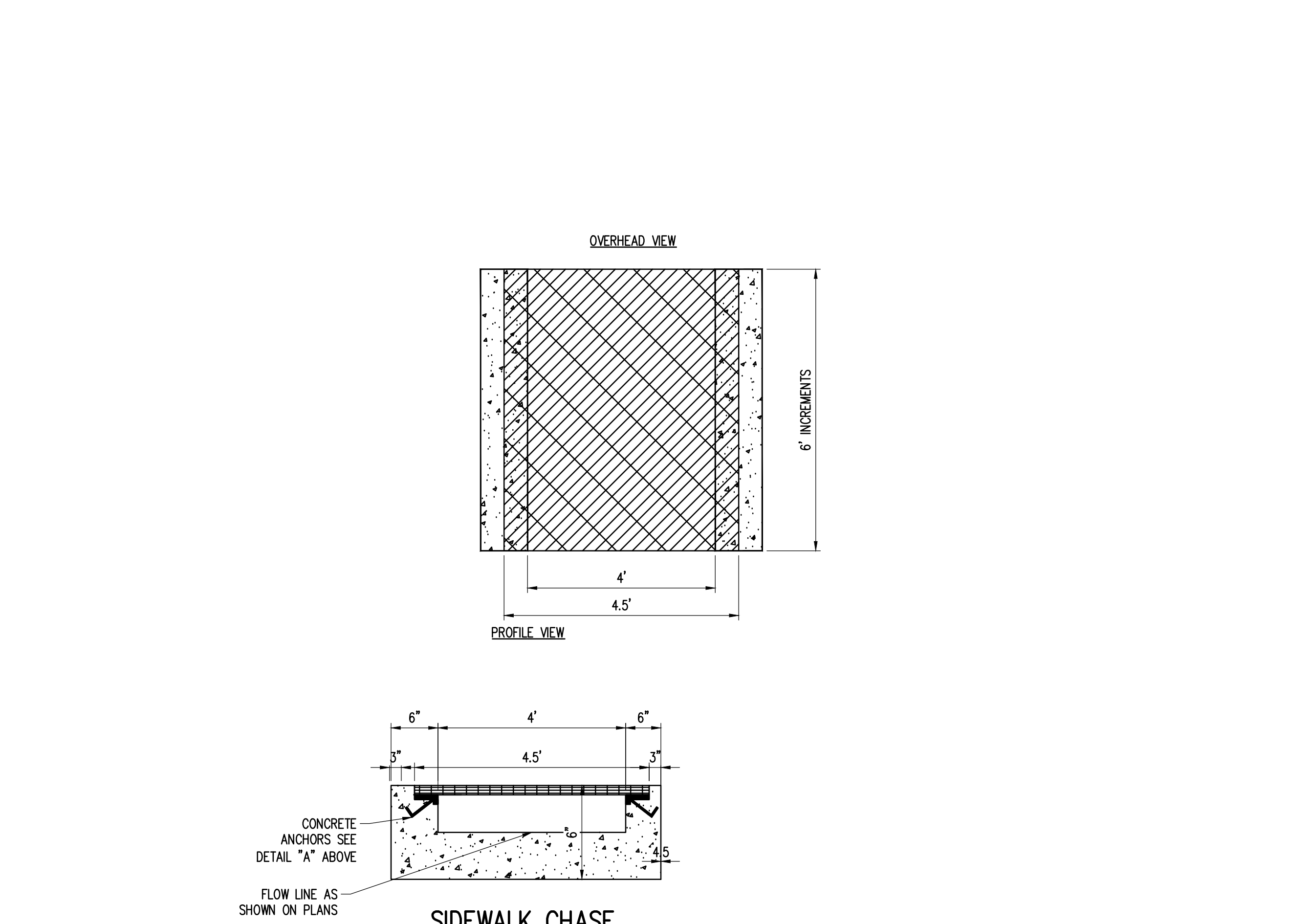
### A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN

## CONSTRUCTION DOCUMENTS



<b>Computer File Information</b> Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.colorado.gov/infocenter/business/designsupport Drawing File Name: 604100101.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Initials: DD Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado, 80222 Phone: (303) 757-9023 Fax: (303) 757-9820 Project Development Branch DD/LTA	<b>INLET, TYPE C</b> Issued By: Project Development Branch July 4, 2012	<b>STANDARD PLAN NO.</b> M-604-10 Sheet No. 1 of 1
--	--	---	--	--

<b>Computer File Information</b> Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.colorado.gov/infocenter/business/designsupport Drawing File Name: M06040200103.dgn CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	<b>Sheet Revisions</b> Initials: DD Date: _____ Comments: _____	<b>Colorado Department of Transportation</b> 4201 East Arkansas Avenue Denver, Colorado, 80222 Phone: (303) 757-9023 Fax: (303) 757-9820 Project Development Branch DD/LTA	<b>MANHOLES</b> Issued By: Project Development Branch July 4, 2012	<b>STANDARD PLAN NO.</b> M-604-20 Sheet No. 1 of 3
---	--	---	---	--



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 \_\_\_\_\_

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
3RD SUBMITTAL	02/18/2020

DATE  
**5/28/2019**

SHEET TITLE  
**DETAILS**

SHEET INFORMATION  
**C-4.1**