

File: TLE - CD - ROPAD00C.dwg Path: P:\Colorado\Parker\Brytar\Parker TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 21-Apr-20 8:16:30am

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

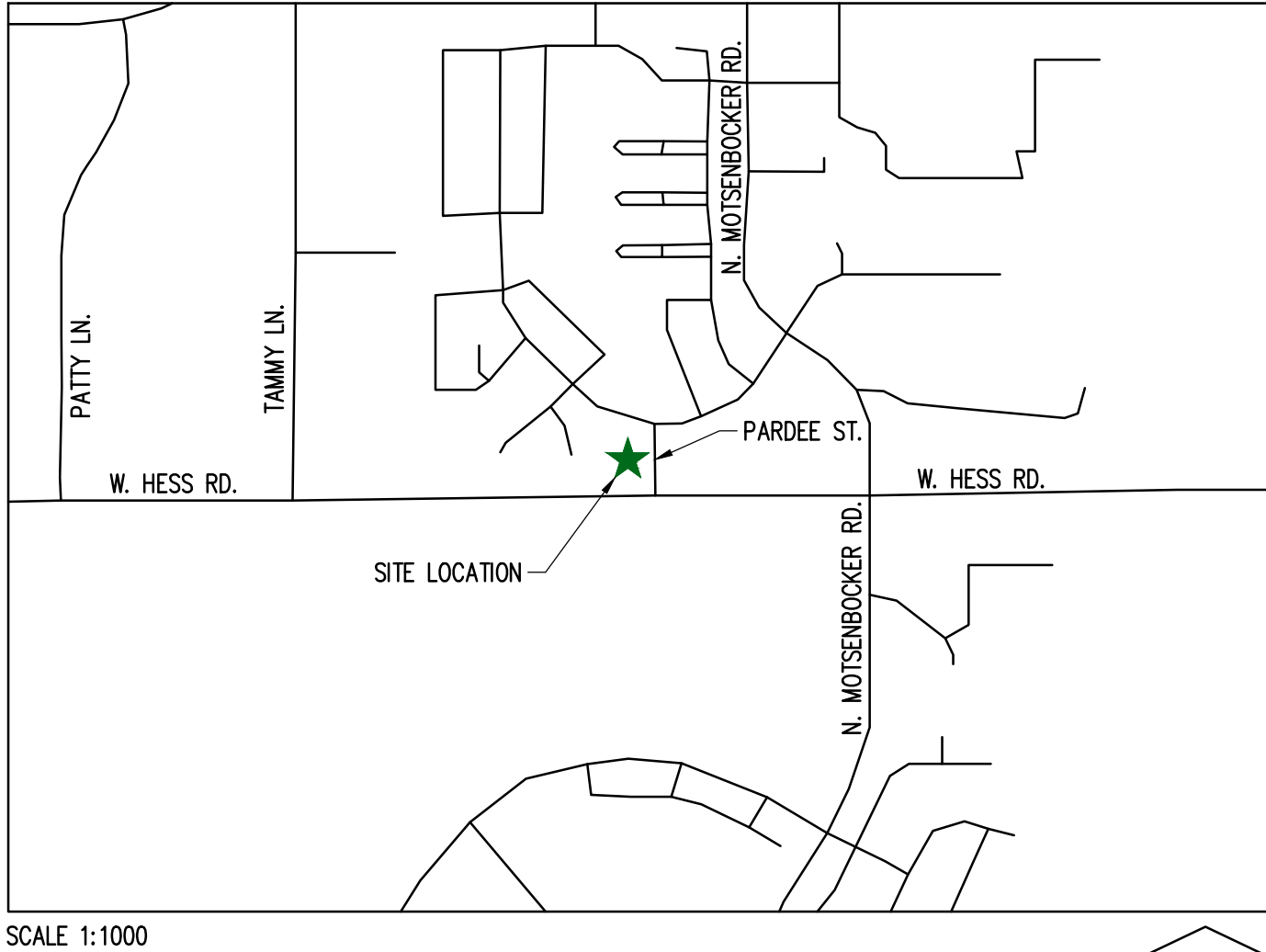
CONTAINING 48,372 SF (1.111 AC), MORE OR LESS.

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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

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

CONSTRUCTION DOCUMENTS



VICINITY MAP

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, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

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

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

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

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

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

STORM DRAINAGE INFRASTRUCTURE NOTES:

- ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
- THE CONTRACTOR SHALL COMPLY WITH THE COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8 CRS), THE PROTECTION OF FISHING STREAMS (TITLE 33, ARTICLE 5, CRS), THE CLEAN WATER ACT (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72 (5 COR 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 DISSIPATERS, RIPRAP, GROUDED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
- STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
 - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
- ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
- ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT
- JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
- EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
- TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES (DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES).
- PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGHT DISTANCE CERTIFICATION:

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

MICHAEL R. BEACH, PE #45088

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, THE BIG TOOL BOX, IS DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

MICHAEL R. BEACH, PE #45088

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

Town of Parker, Director of Engineering

Date

LOGO
 541 E. Garden Drive, Unit N Windsor, CO 80550 T (970) 663-4552 W ridgepeng.com
SEAL
PROJECT TITLE
THE LEARNING EXPERIENCE
LOT 1, BLOCK 1 HORSESHOE RIDGE PARKER, CO 80134
PREPARED FOR
BRYTAR COMPANIES
8117 PRESTON RD. #300 DALLAS, TX 75225
SUBMITTAL
CONSTRUCTION DOCS.
DRAWN BY: BSA
CHECKED BY: MRB
PROJECT NO.: 18-075-001
REVISIONS
2ND SUBMITTAL 10/31/2019
3RD SUBMITTAL 02/18/2020
4TH SUBMITTAL 04/01/2020
DATE
5/28/2019
SHEET TITLE
COVER SHEET
SHEET INFORMATION
CV-1
1 of 22

File: TLE - CD - ROPA010DES.dwg Path: P:\Colorado\Parker\Brylar\PARKER TLE - 18-075-001\2 Drawings\ Plotted by: Brad Date: 21-Apr-20 8:18:37am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

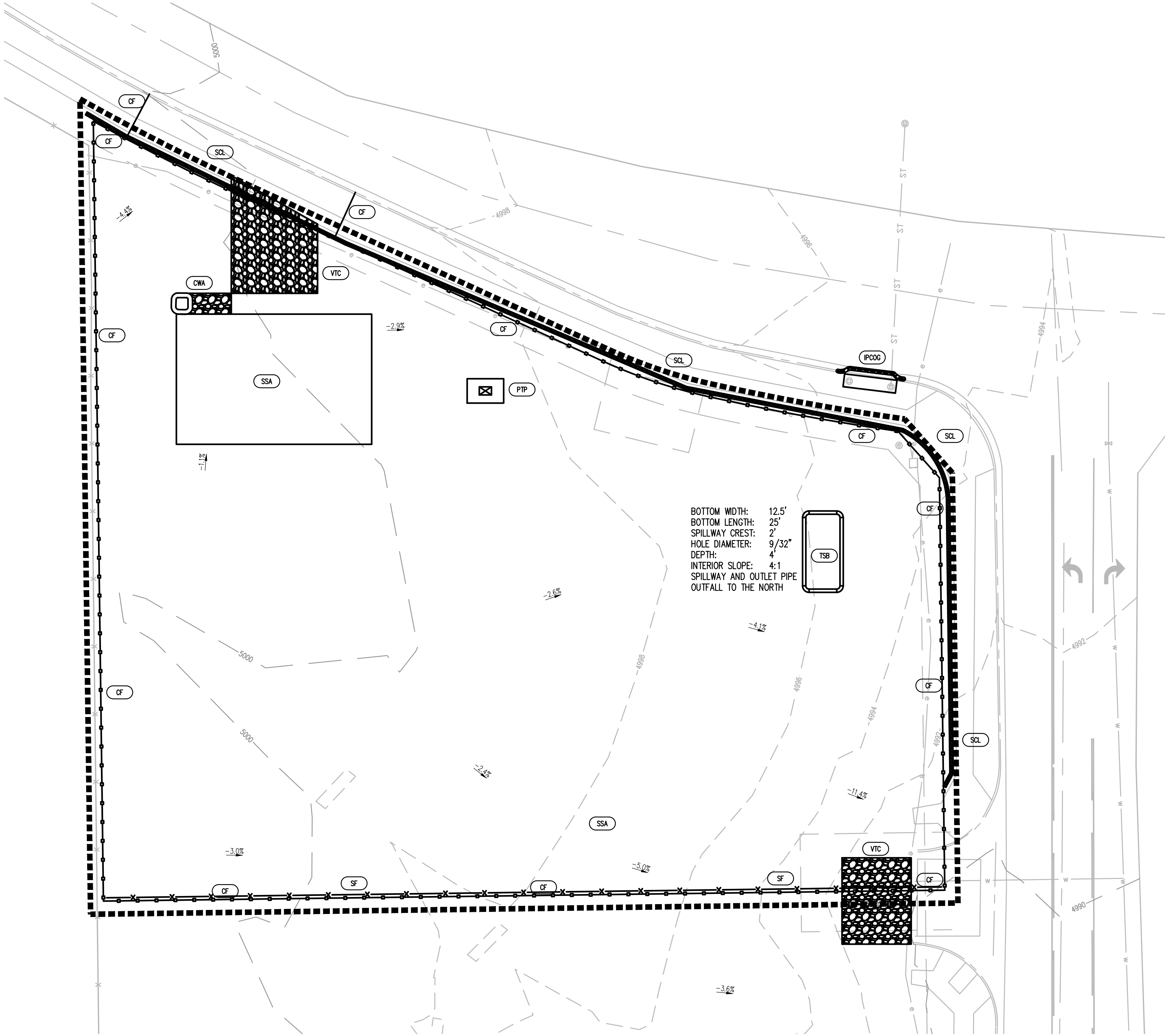
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

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

GENERAL EROSION CONTROL 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 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.
2. CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE MOST CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. THE CONTRACTOR PERFORMING THE WORK SHALL MAINTAIN A SET OF THE APPROVED CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
11. 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.
12. THE CONTRACTOR PERFORMING THE WORK SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION ALONGSIDE OR WITHIN ALL PUBLIC ROADWAYS.
13. THIS APPROVED "TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN" MUST BE IMPLEMENTED PRIOR TO ANY SITE WORK. SEE THE PLANS AND DETAILS FOR FURTHER INFORMATION.
14. 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.
15. MAXIMUM SLOPES SHALL BE 2:1 HORIZ:VERT FOR FILL SLOPES, AND 2:1 HORIZ:VERT FOR CUT SLOPES.
16. ROCKERIES OR OTHER RETAINING FACILITIES EXCEEDING 4' IN HEIGHT REQUIRE A SEPARATE PERMIT.
17. 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.
18. 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.
19. REFER TO PROJECT SPECIFICATIONS FOR SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE.



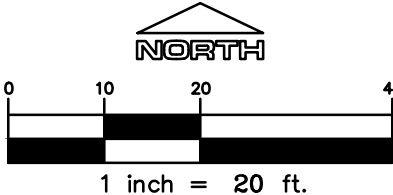
SEE LOT 2 BLOCK 1 HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT PLANS FOR ADDITIONAL GRADING INFORMATION; IF LOT 2 IS UNABLE TO BE CONSTRUCTED, CONTRACTOR IS TO GRADE FROM EDGE OF PAVEMENT SHOWN ON THESE PLANS BACK TO EXISTING AT NO LESS THAN 3:1 SLOPE.

LEGEND

- EX. CONTOUR
PROPOSED CONTOUR
PROPERTY LINE
LIMITS OF DISTURBANCE

EROSION DETAILS

- CONSTRUCTION FENCE
CULVERT PROTECTION
CURB STEP
CONCRETE WASHOUT AREA
DETENTION POND
EROSION CONTROL BLANKET
INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
INLET PROTECTION FOR AREA INLETS IN PAVEMENT
INLET PROTECTION, CURB ON GRADE, TYPE R INLET
INLET PROTECTION, CURB ON SUMP, TYPE R INLET
PORTABLE TOILET PROTECTION
ROCK SOCK
ROCK SOCK IN SWALE
STRAW BALE
SEDIMENT CONTROL LOG
SILT FENCE
SEEDING, MULCHING AND CRIMPING
SURFACE ROUGHING
STABILIZED STAGING AREA
SIDEWALK TRANSITION PROTECTION
TEMPORARY SEDIMENT BASIN
VEHICLE TRACKING CONTROL



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

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Town of Parker, Director of Engineering

Date

LOGO

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

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300 DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

3RD SUBMITTAL 02/18/2020

4TH SUBMITTAL 04/01/2020

DATE

5/28/2019

SHEET TITLE

INITIAL BMP PLAN

SHEET INFORMATION

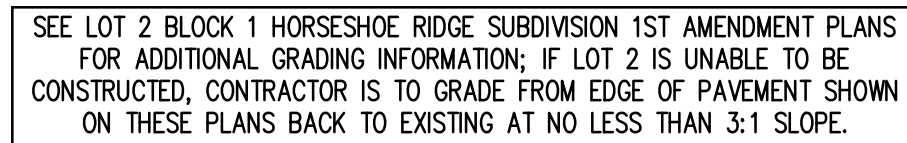
ER-1.0

2 of 22

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

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 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.
2. **CAUTION – NOTICE TO CONTRACTOR**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
3. ALL WORKSMANSHIP AND MATERIALS SHALL CONFORM TO THE MOST CURRENT APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE AT ALL TIMES FOR PREVENTING SLT--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.
5. 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.
6. THE EROSION CONTROL MEASURES 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 THE MAXIMUM UNTIL ALL CONSTRUCTION IS APPROVED.
7. 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.
8. 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.
9. AT NO TIME SHALL CONCRETE, CONCRETE BYPRODUCTS, VEHICLE FLUIDS, PAINT, CHEMICALS, OR OTHER POLLUTING MATERIAL BE PERMITTED TO DISCHARGE TO THE TEMPORARY OR PERMANENT DRAINAGE SYSTEM, OR TO DISCHARGE FROM THE PROJECT SITE.
10. THE CONTRACTOR PERFORMING THE WORK SHALL MAINTAIN A SET OF THE APPROVED CONSTRUCTION DRAWINGS ON SITE AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS.
11. 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.
12. THE CONTRACTOR PERFORMING THE WORK SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL AT ALL TIMES DURING CONSTRUCTION ALONGSIDE WITHIN ALL PUBLIC ROADWAYS.
13. THIS APPROVED "TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN" MUST BE IMPLEMENTED PRIOR TO ANY SITE WORK. SEE THE PLANS AND DETAILS FOR FURTHER INFORMATION.
14. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER IN THE EVENT OR DISCOVERY OF POOR SOILS, GROUNDWATER OR DISCREPANCIES IN THE EXISTING CONDITIONS AS NOTED ON THE PLANS.
15. MAXIMUM SLOPES SHALL BE 2:1 HORIZ:VERT FOR FILL SLOPES, AND 2:1 HORIZ:VERT FOR CUT SLOPES.
16. ROOKERIES OR OTHER RETAINING FACILITIES EXCEEDING 4' IN HEIGHT REQUIRE A SEPARATE PERMIT.
17. 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 SLOPE. SLOPE PROTECTION SHALL BE ADEQUATE CHANNEL OR PIPE SLOPE DRAIN, WHEREVER SLOPE FACE CROSSES WATER SEEPAGE PLANS, ADEQUATE DRAINAGE OR OTHER PROTECTION SHOULD BE PROVIDED. IN ADDITION, SLOPES SHOULD BE STABILIZED IN ACCORDANCE WITH ITEM (7) ABOVE.
18. 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.
19. REFER TO PROJECT SPECIFICATIONS FOR SURFACE WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE.
20. LOT PROTECTIONS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.



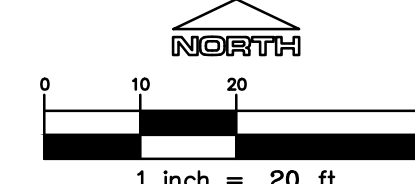
EX. CONTOUR - - - - - 24' - - - - -

PROPOSED CONTOUR ————— 322' —————

PROPERTY LINE = = = = =

LIMITS OF DISTURBANCE ■■■■■■

	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
	IPCOG INLET PROTECTION, CURB ON GRADE, TYPE R INLET
	IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	PTP PORTABLE TOILET PROTECTION
	RS ROCK SOCK
	RSS ROCK SOCK IN SWALE
	SB STRAW BALE
	SOL 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
	UTC VEHICLE TRACKING CONTROL



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.

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Town of Parker, Director of Engineering

Date _____

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LEGEND

- EX. CONTOUR
PROPOSED CONTOUR
PROPERTY LINE
LIMITS OF DISTURBANCE

EROSION DETAILS

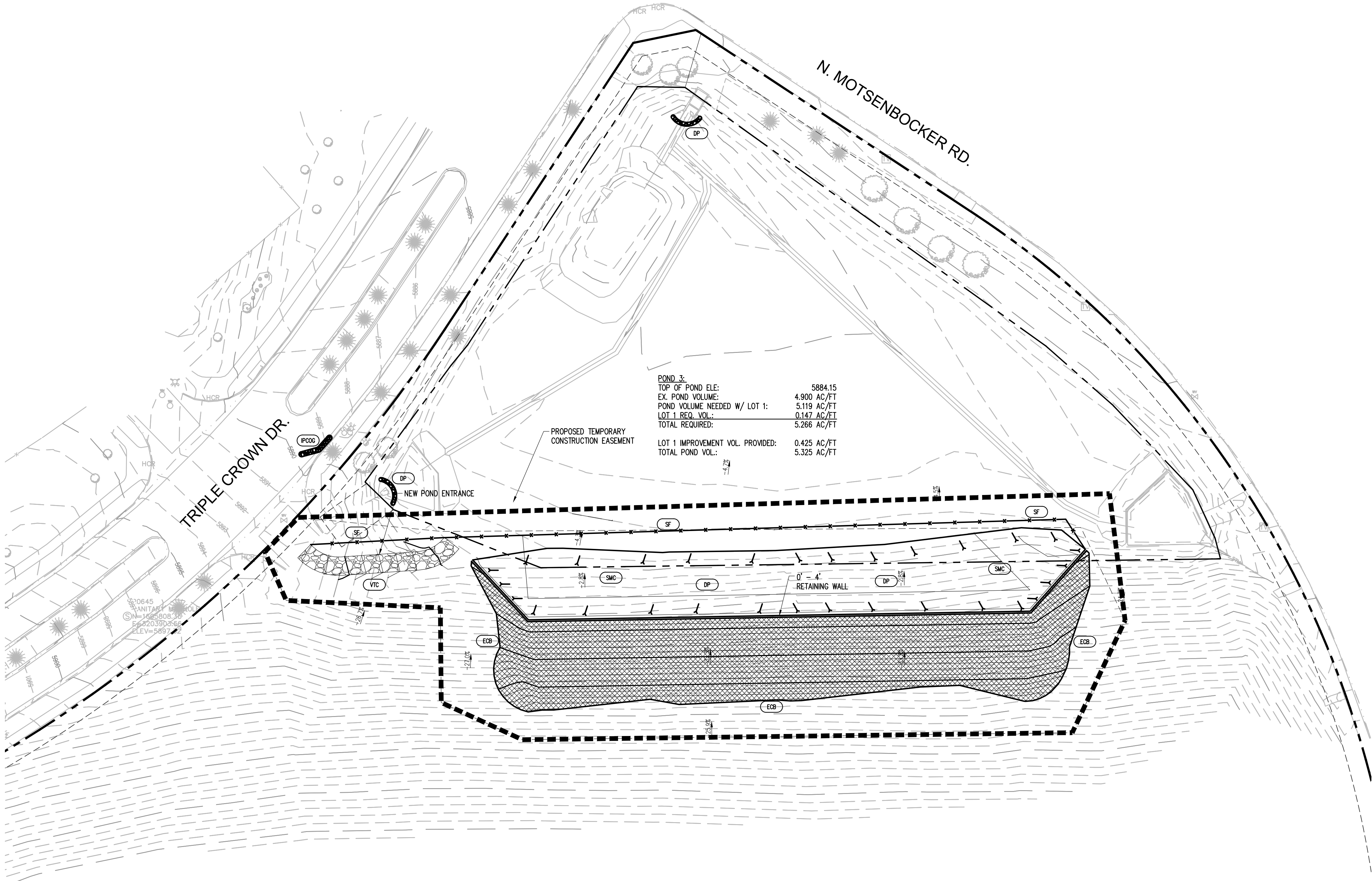
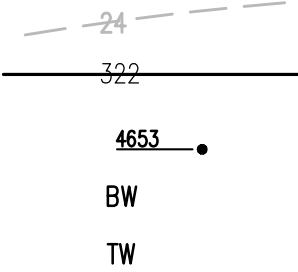
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CP CULVERT PROTECTION
CS CURB STEP
CWA CONCRETE WASHOUT AREA
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SR SURFACE ROUGHING
SSA STABILIZED STAGING AREA
STP SIDEWALK TRANSITION PROTECTION
TSB TEMPORARY SEDIMENT BASIN
VIC VEHICLE TRACKING CONTROL

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.

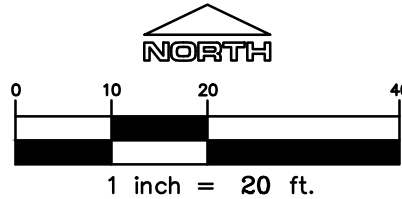
HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS

LEGEND

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



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



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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
4TH SUBMITTAL 04/01/2020

DATE

5/28/2019

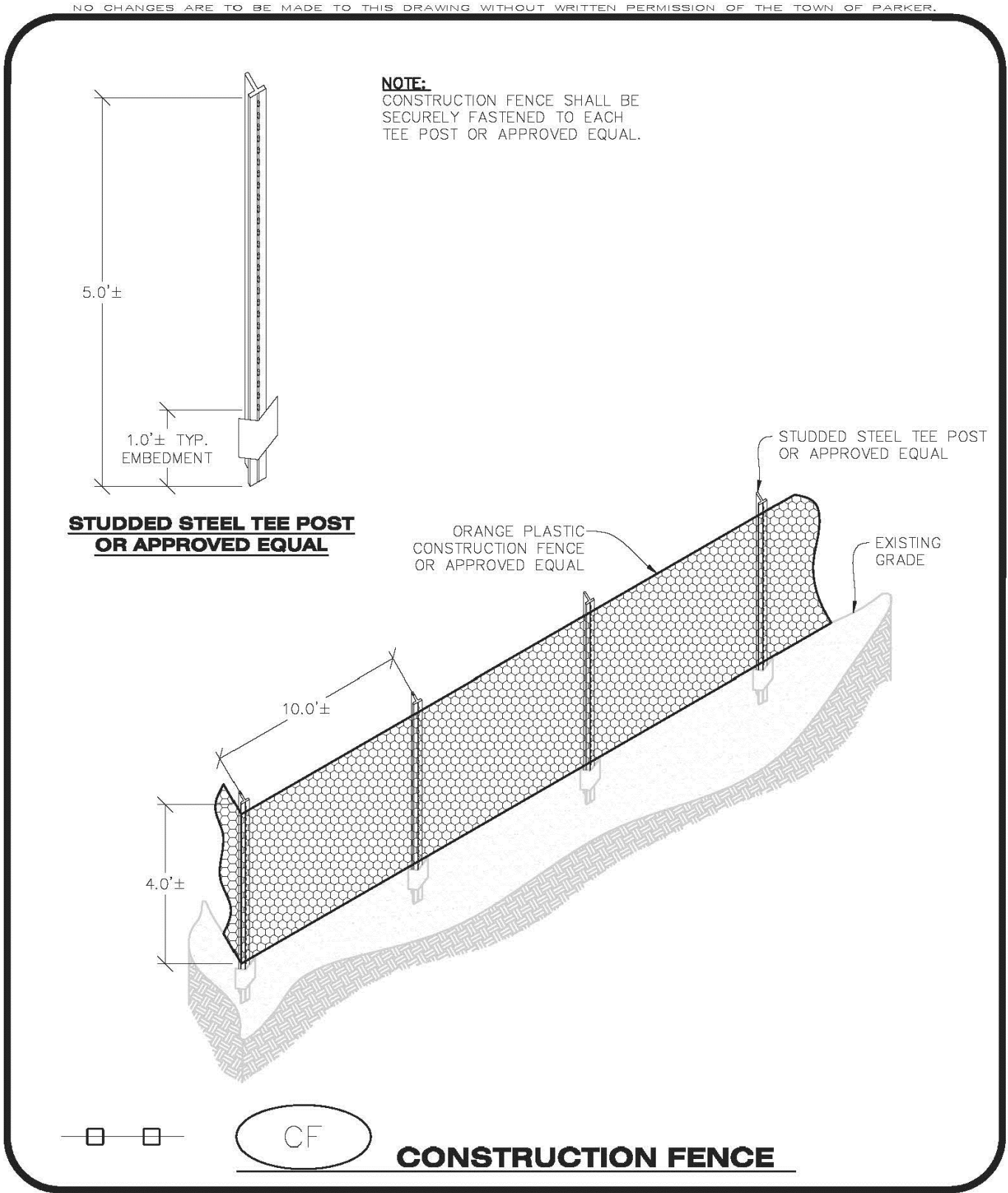
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EROSION
EX. POND
IMPROVEMENTS

SHEET INFORMATION

ER-1.2

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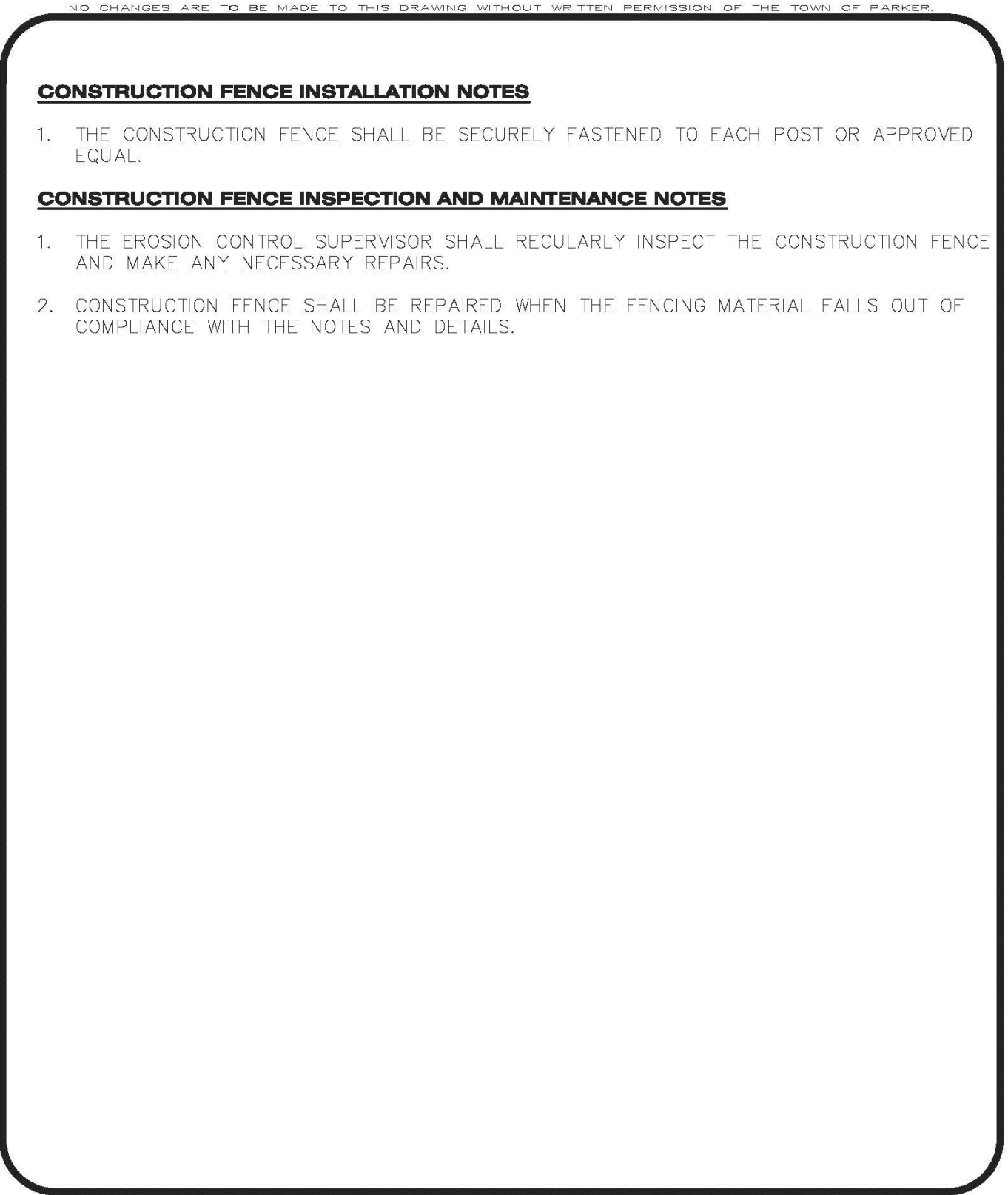




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

1 OF 2
Oct. 2013

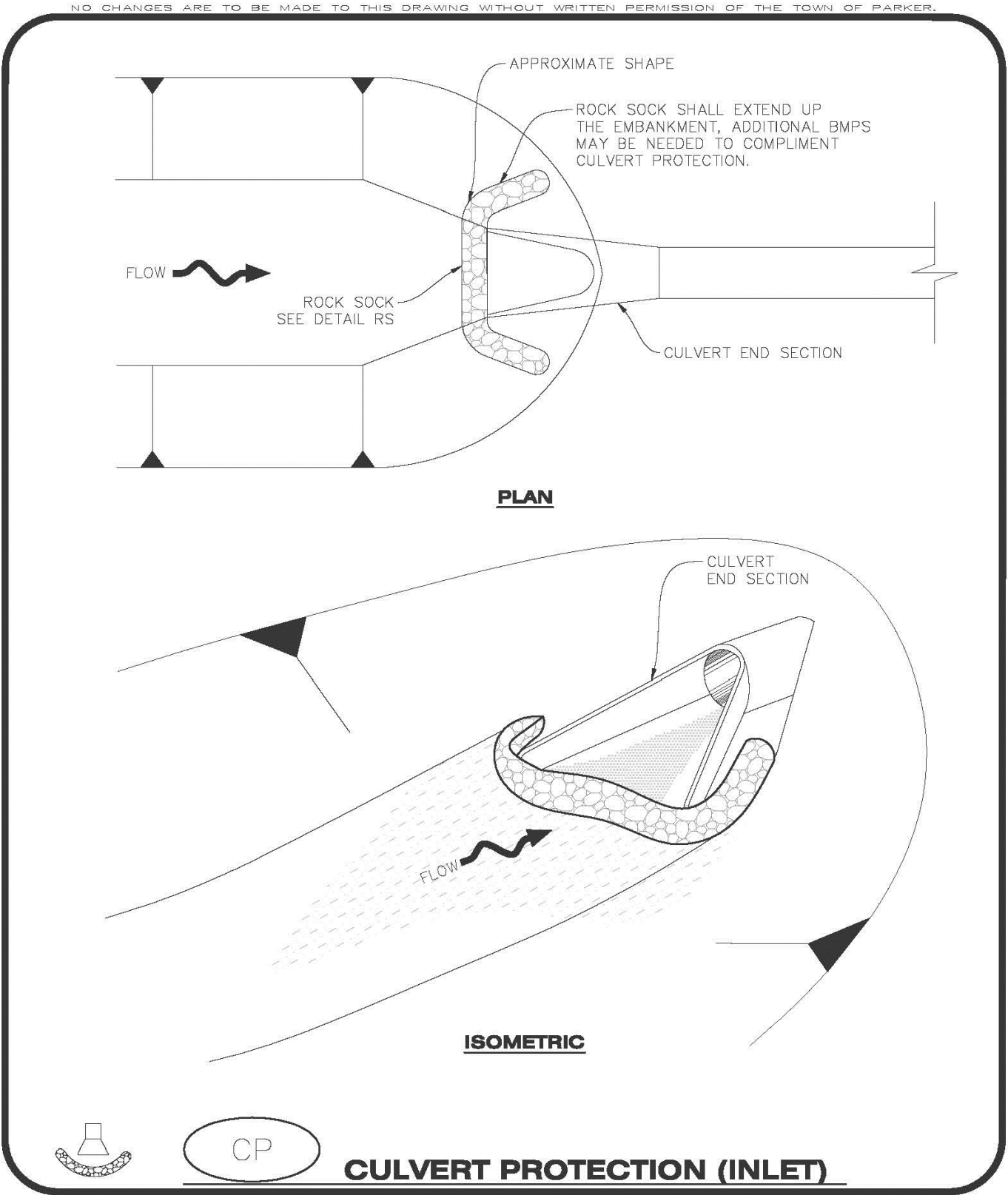




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

2 OF 2
Oct. 2013

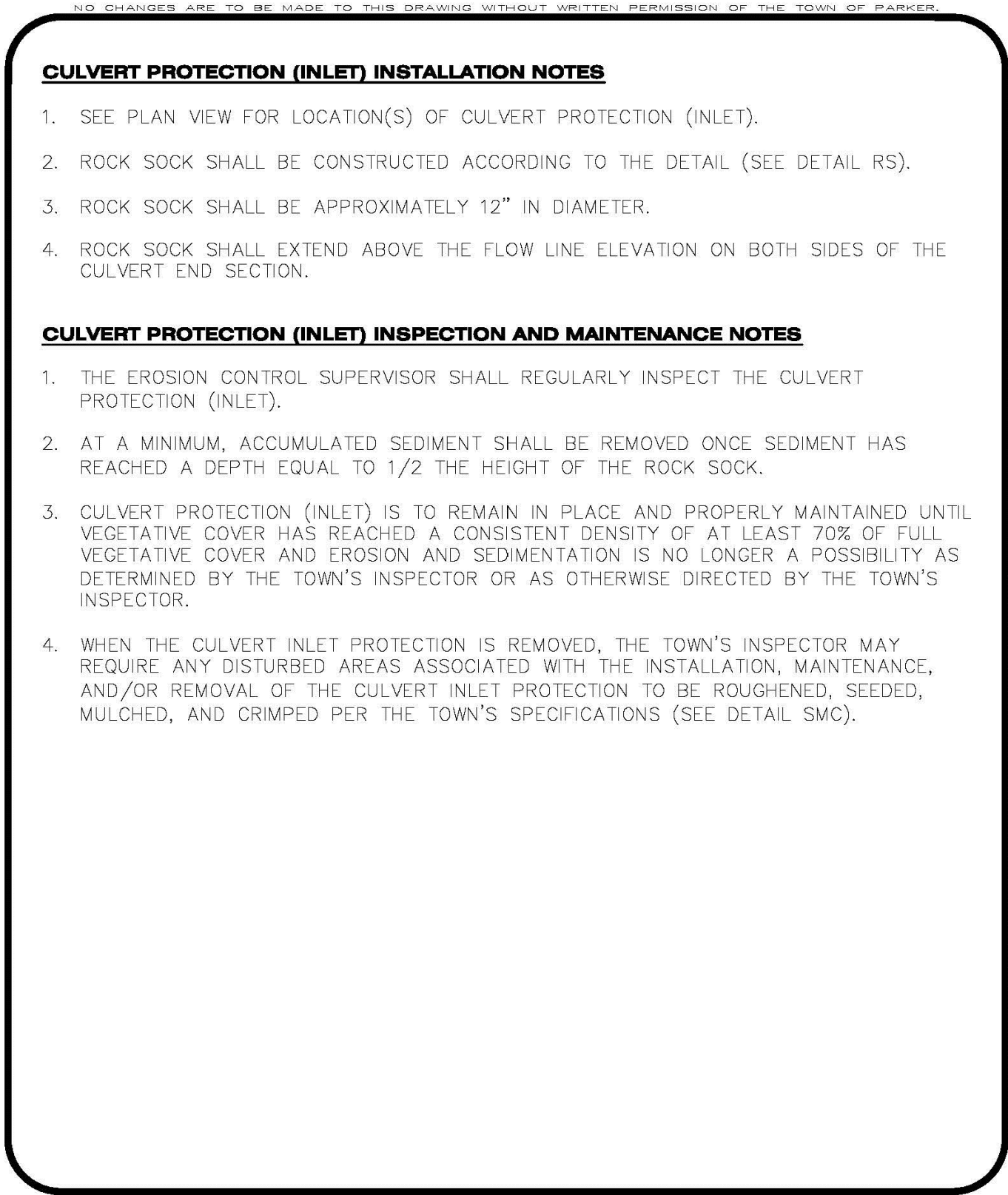




CBMP
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CP

1 OF 2
Oct. 2013

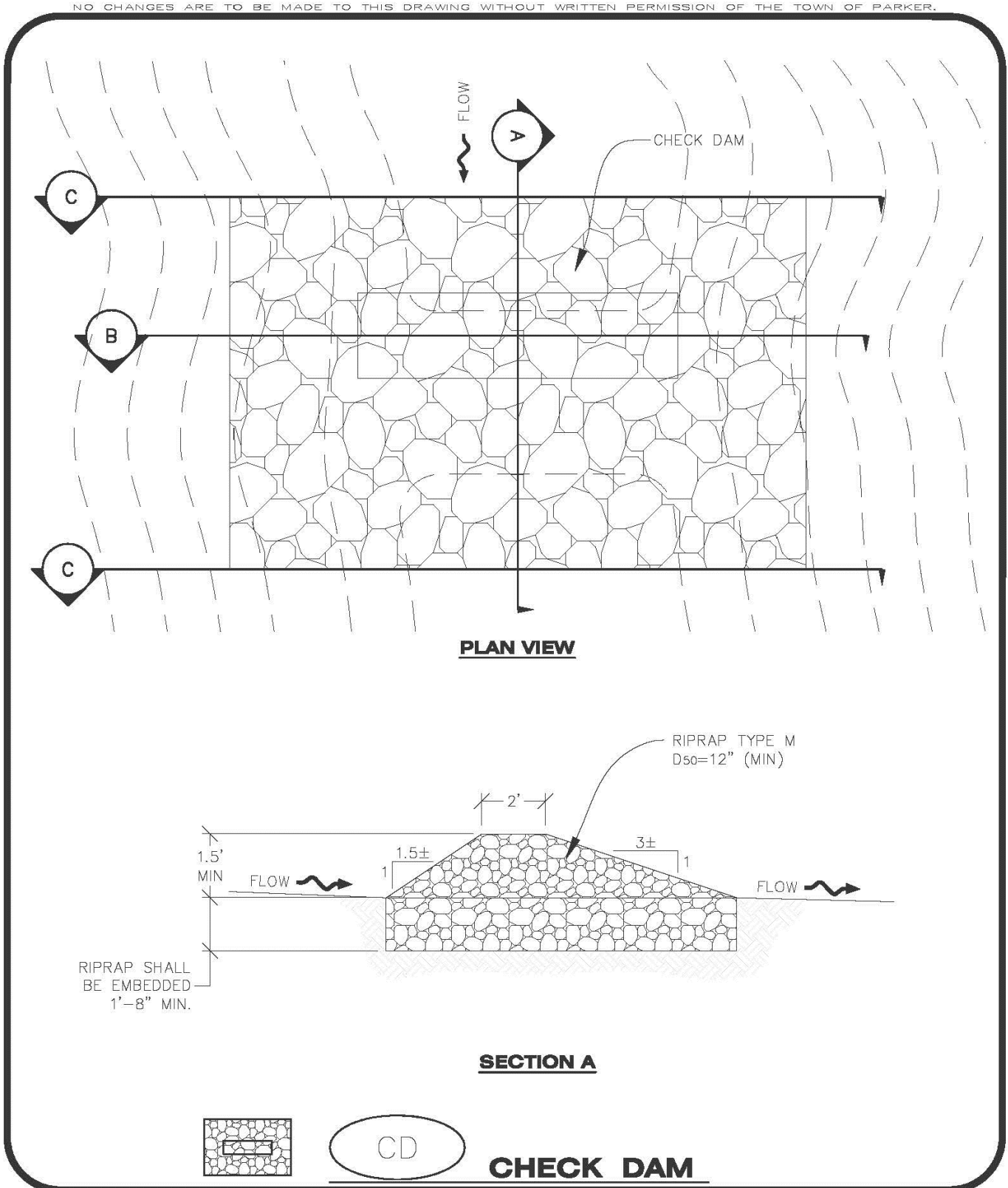




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CONSTRUCTION BEST MANAGEMENT PRACTICES

CP

2 OF 2
Oct. 2013

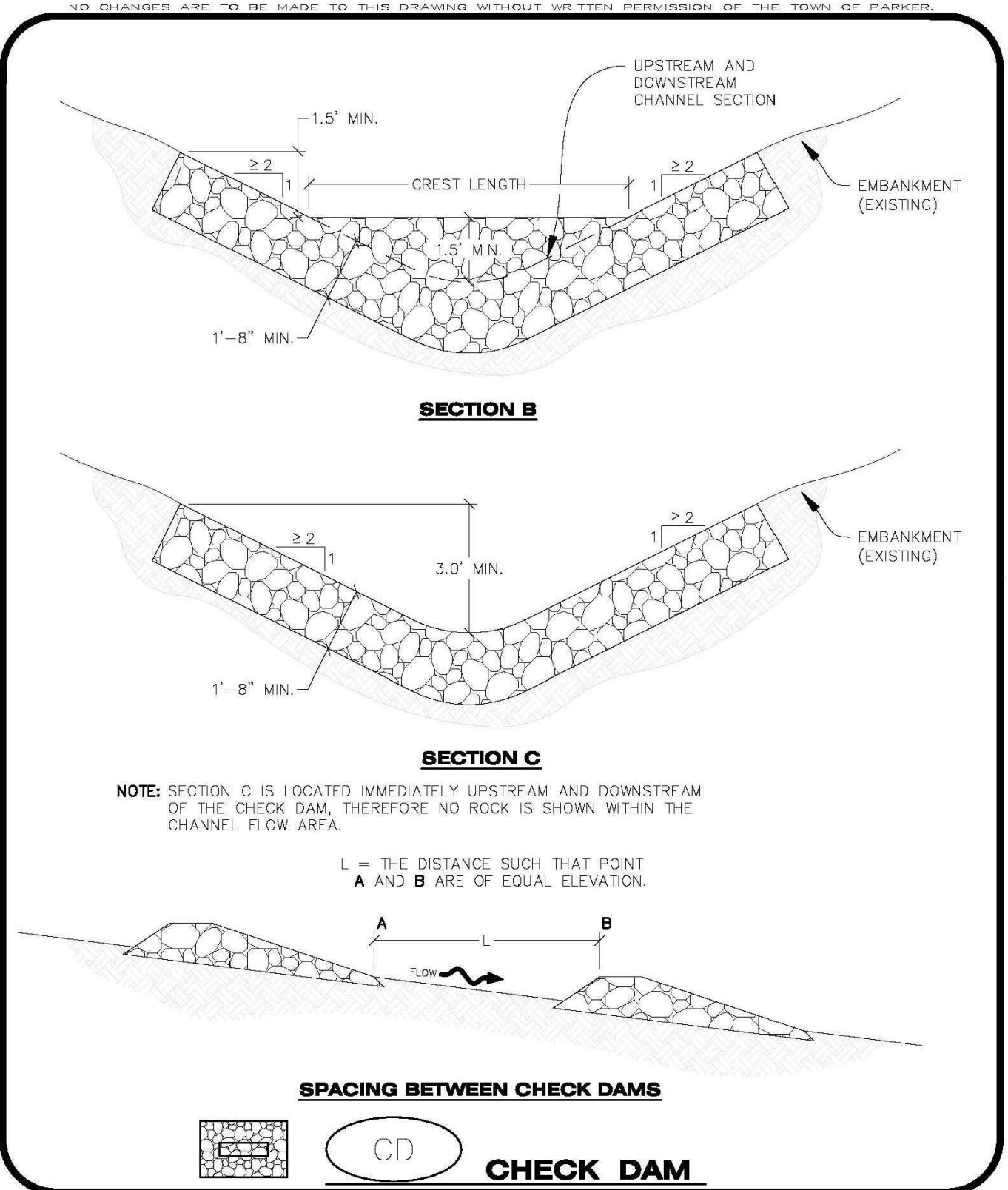




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CD

1 OF 3
Oct. 2013

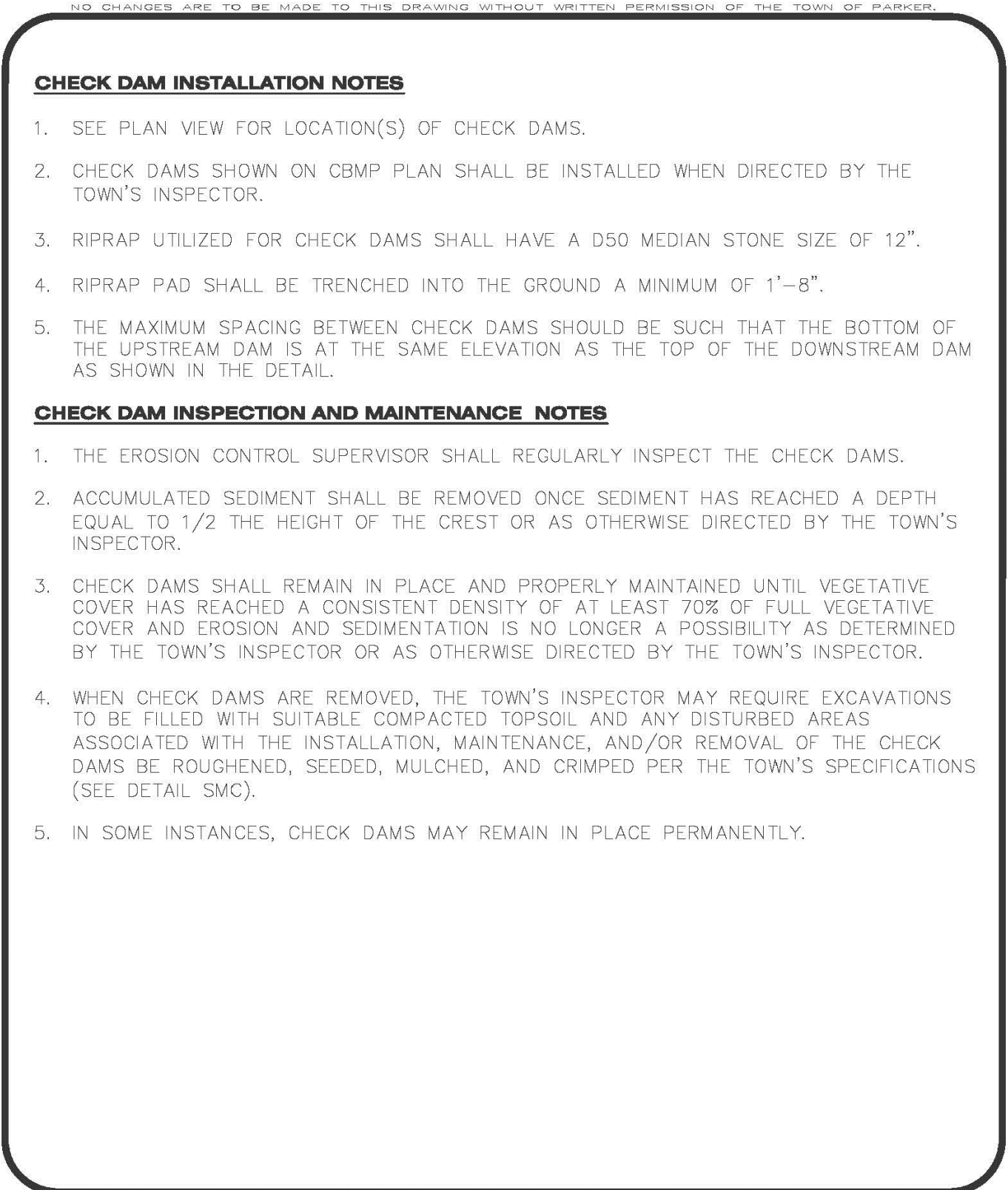




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

2 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

3 OF 3
Oct. 2013

CASE NUMBER: Z_____



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

T (970) 663-4562
W ridgeTOPeng.com

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

3RD SUBMITTAL 02/18/2020

4TH SUBMITTAL 04/01/2020

DATE

5/28/2019

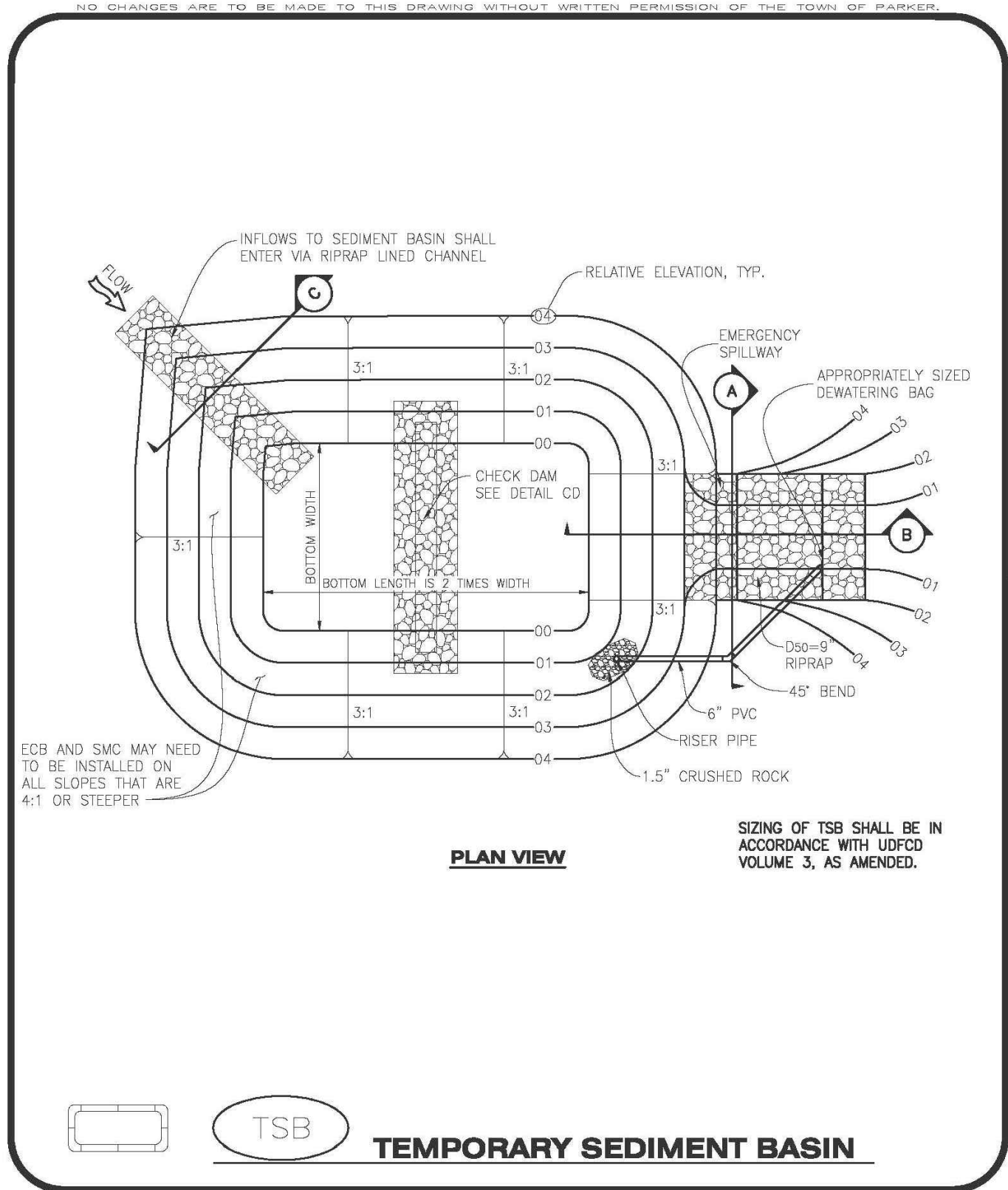
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BMP DETAILS

SHEET INFORMATION

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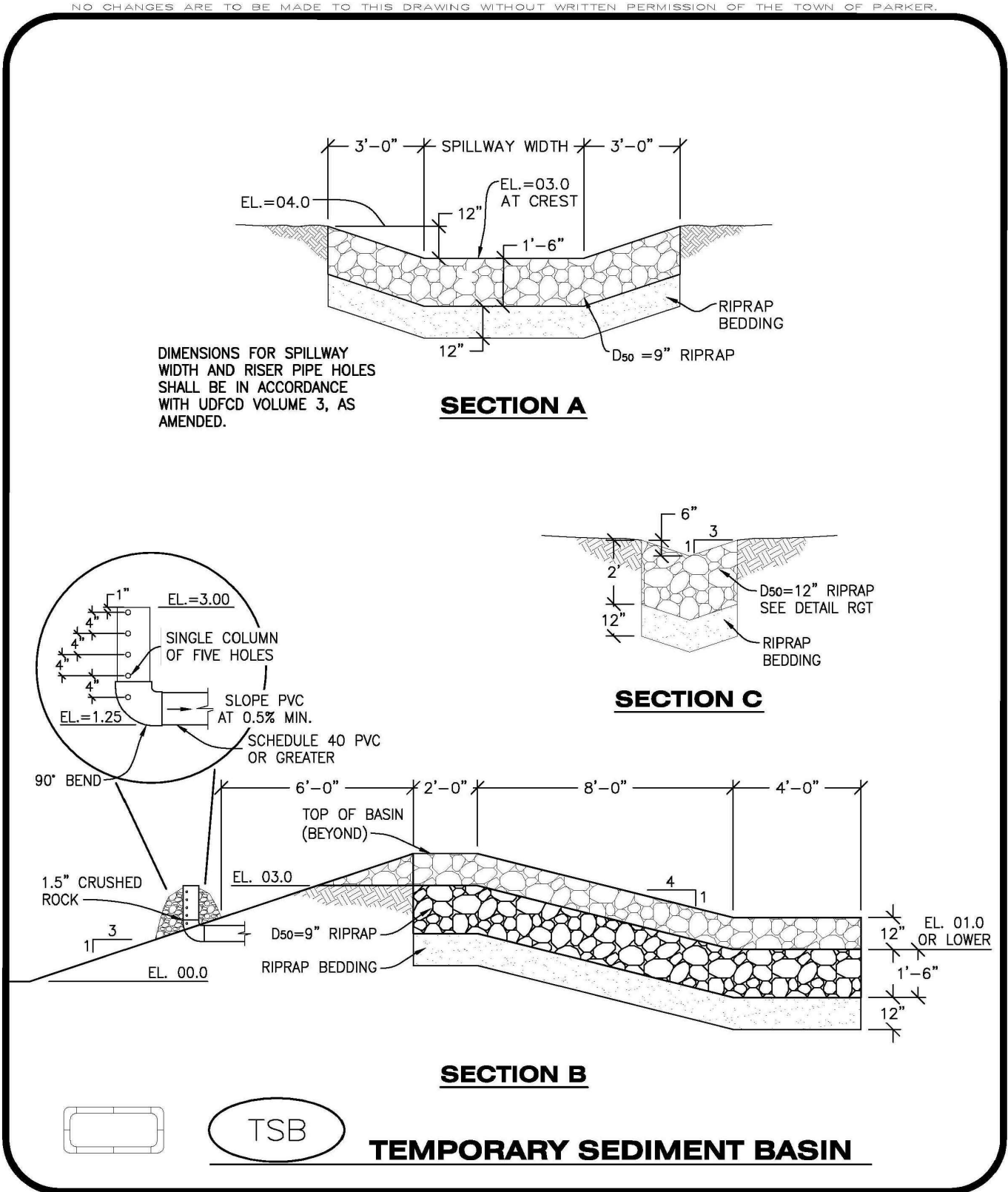




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB

1 OF 3
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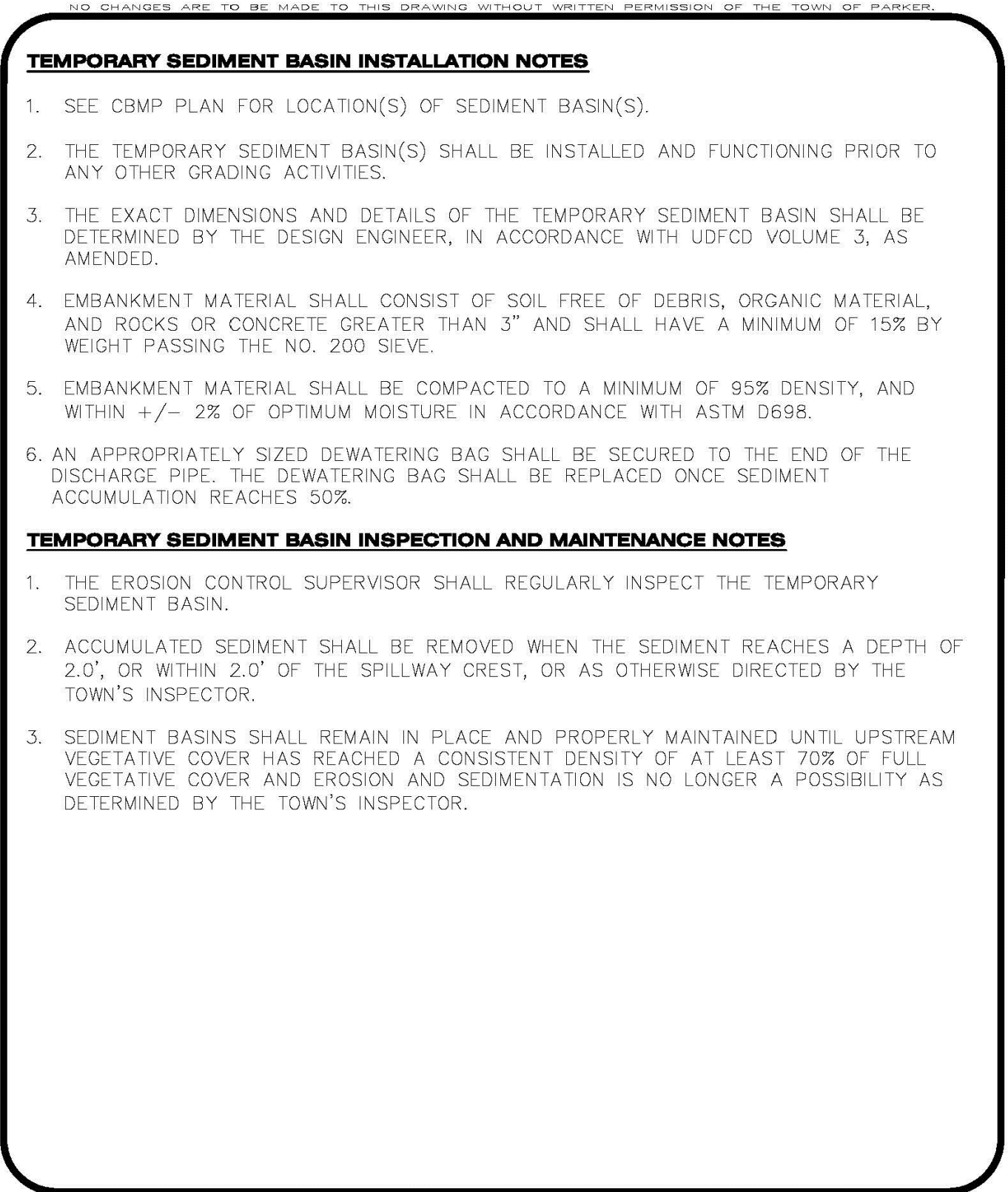




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2 OF 3
Oct. 2013

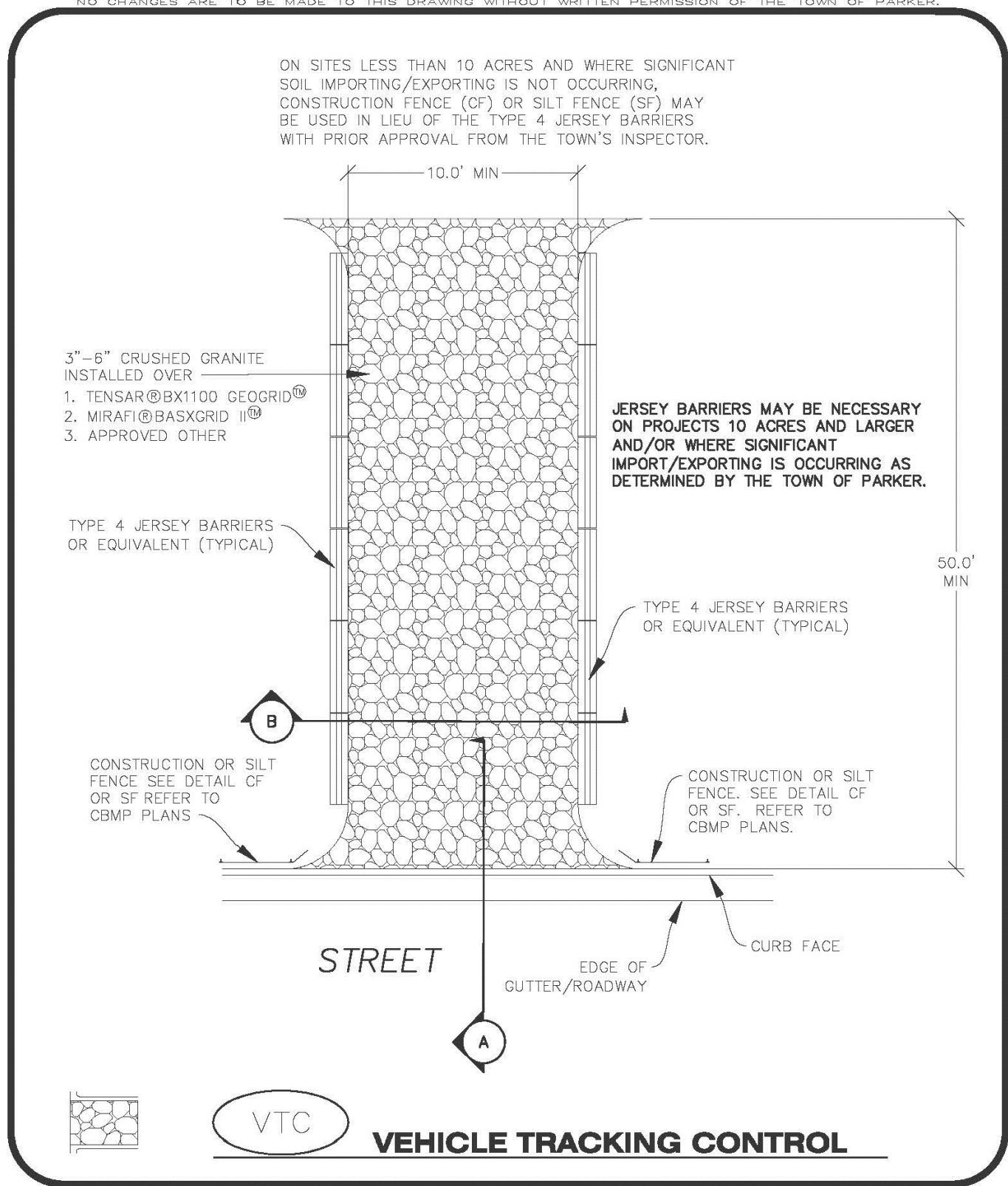




CBMP
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3 OF 3
Oct. 2013

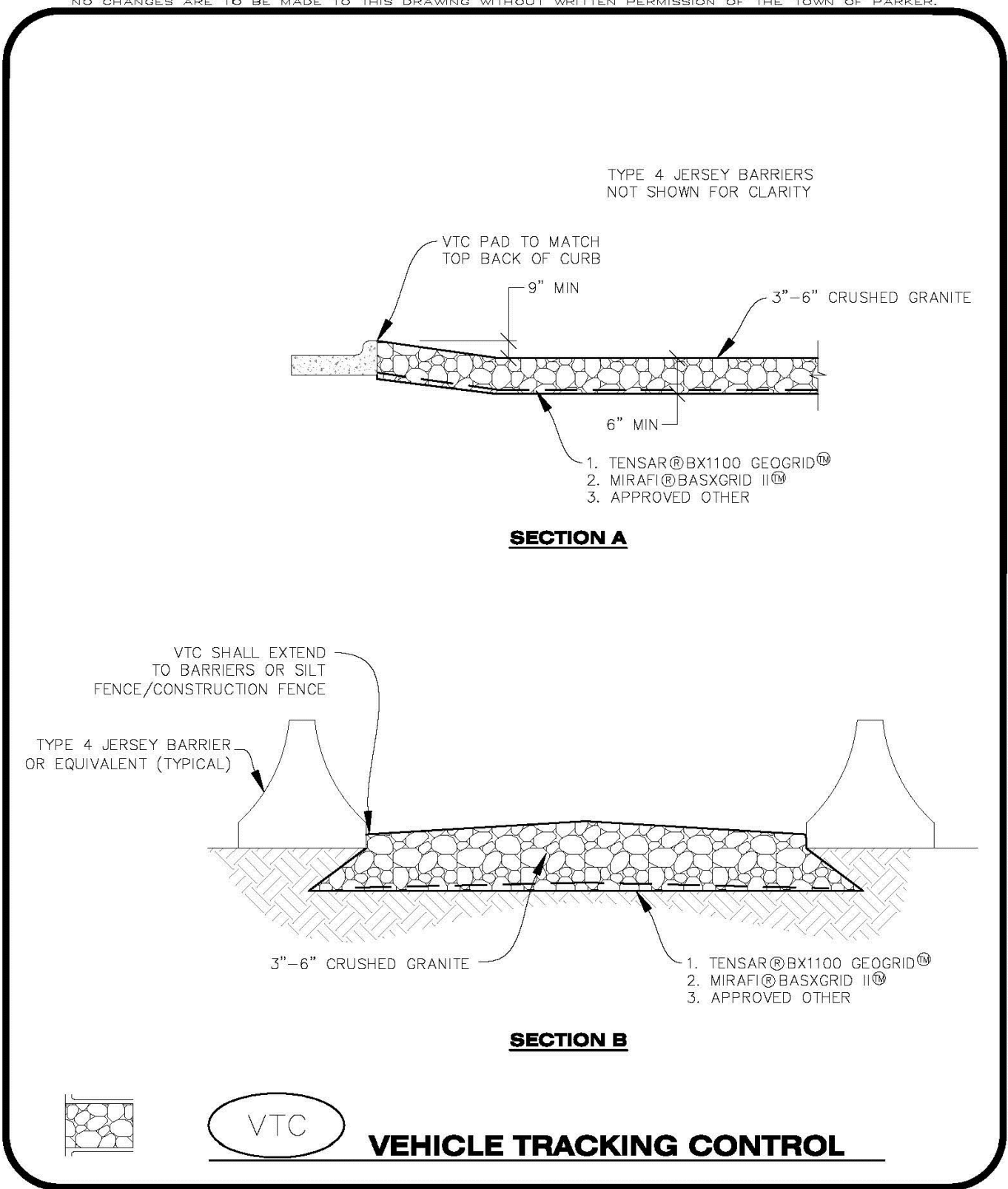




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

1 OF 3
Oct. 2013

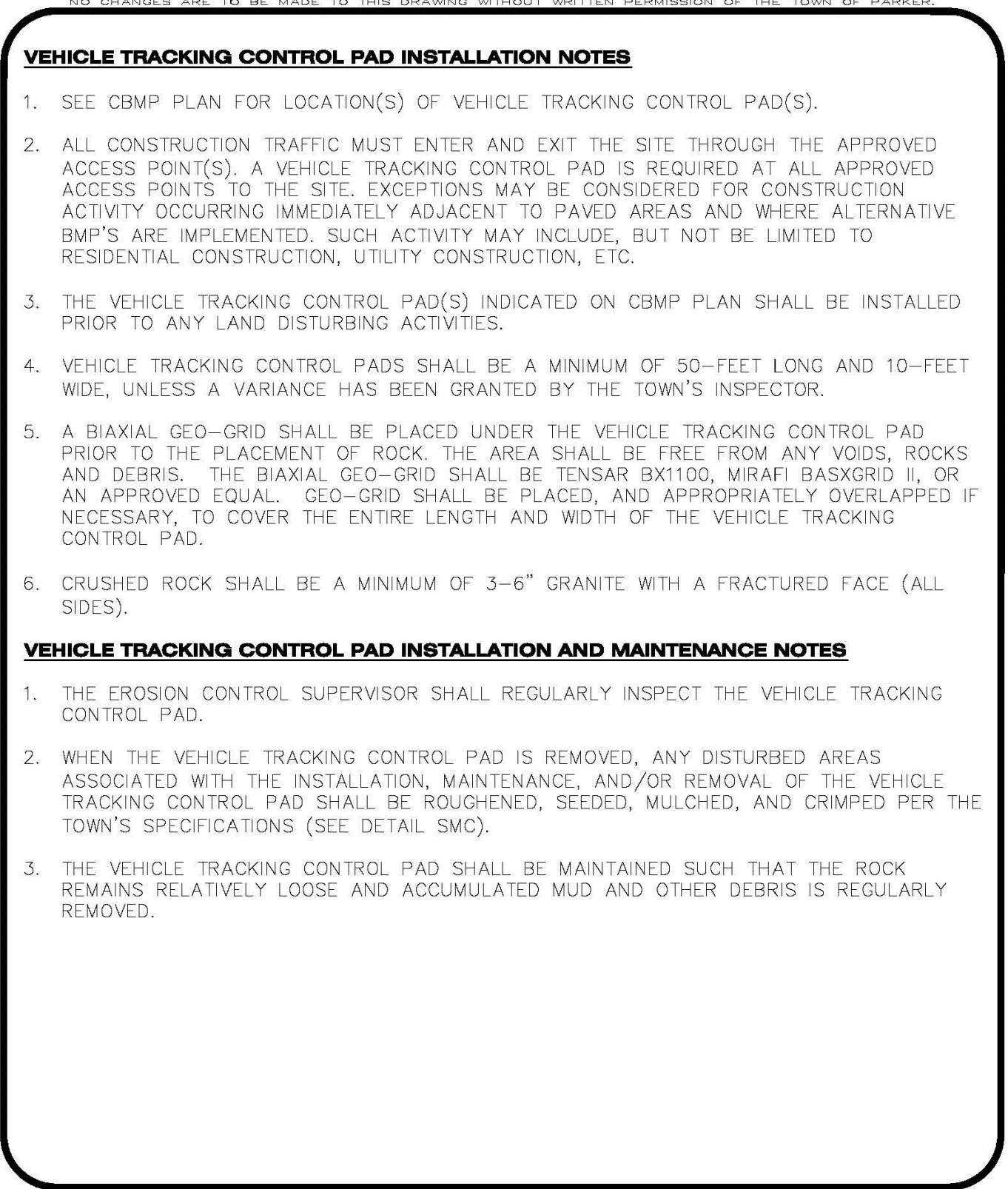




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

2 OF 3
Oct. 2013



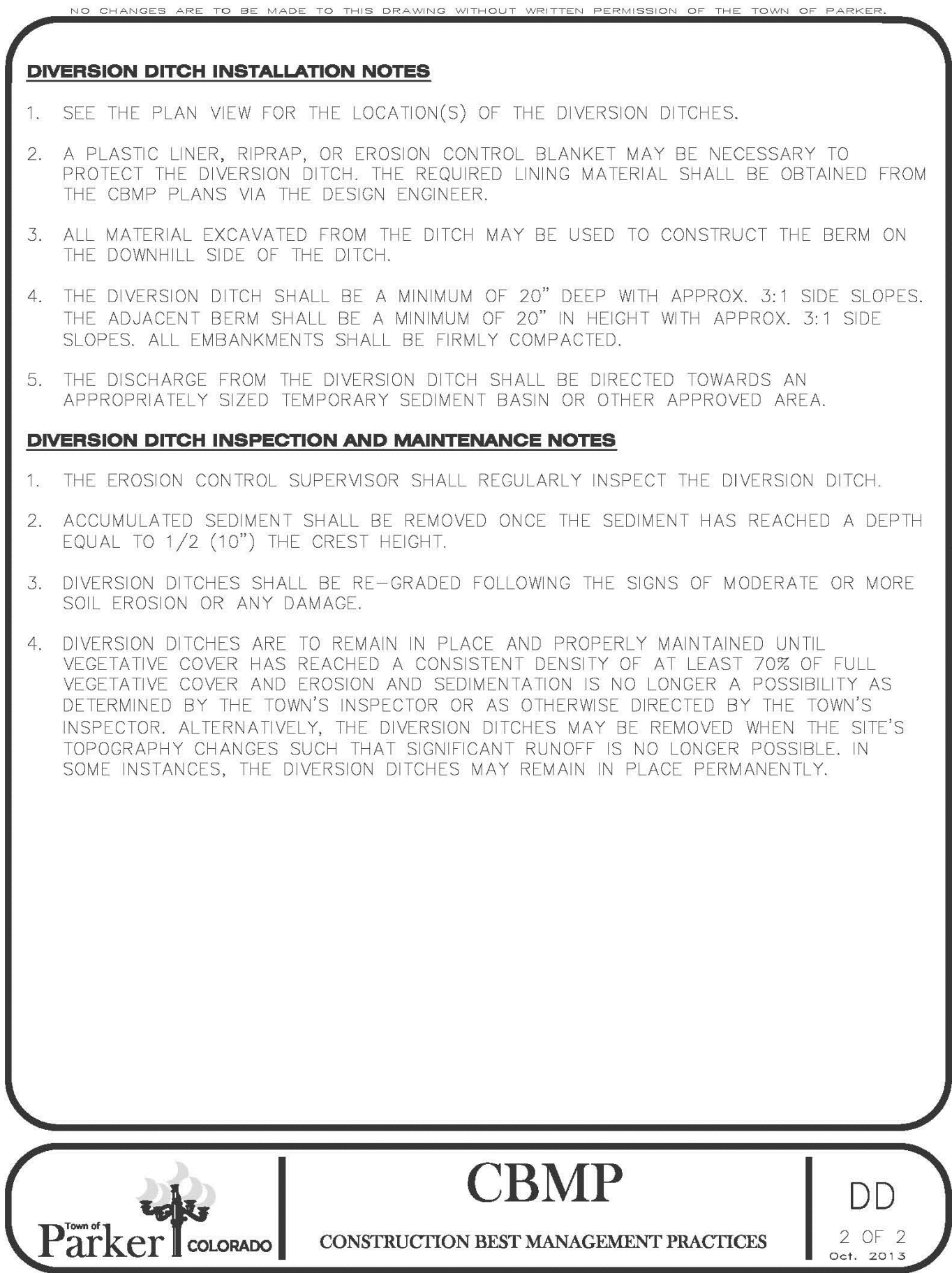
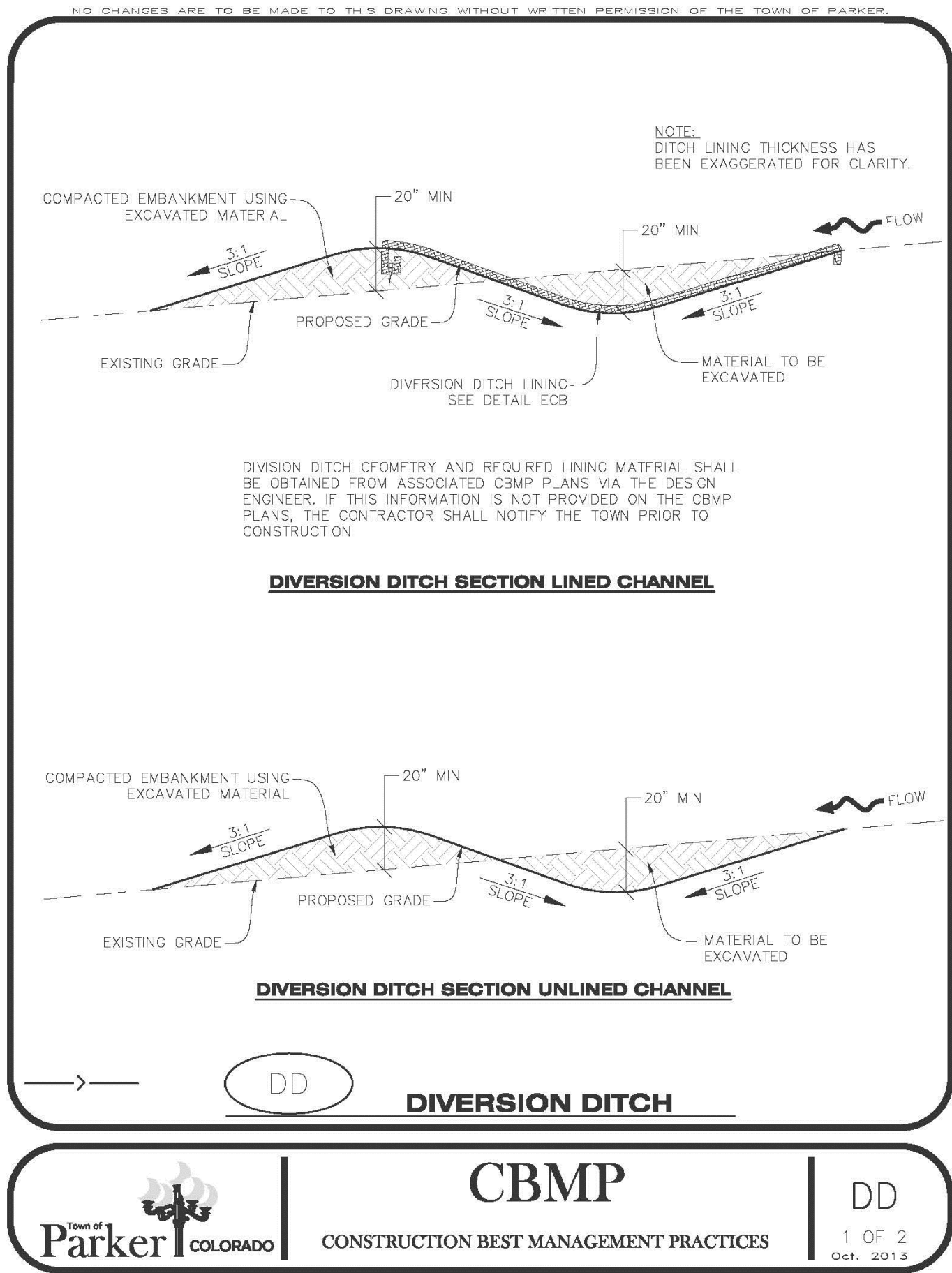
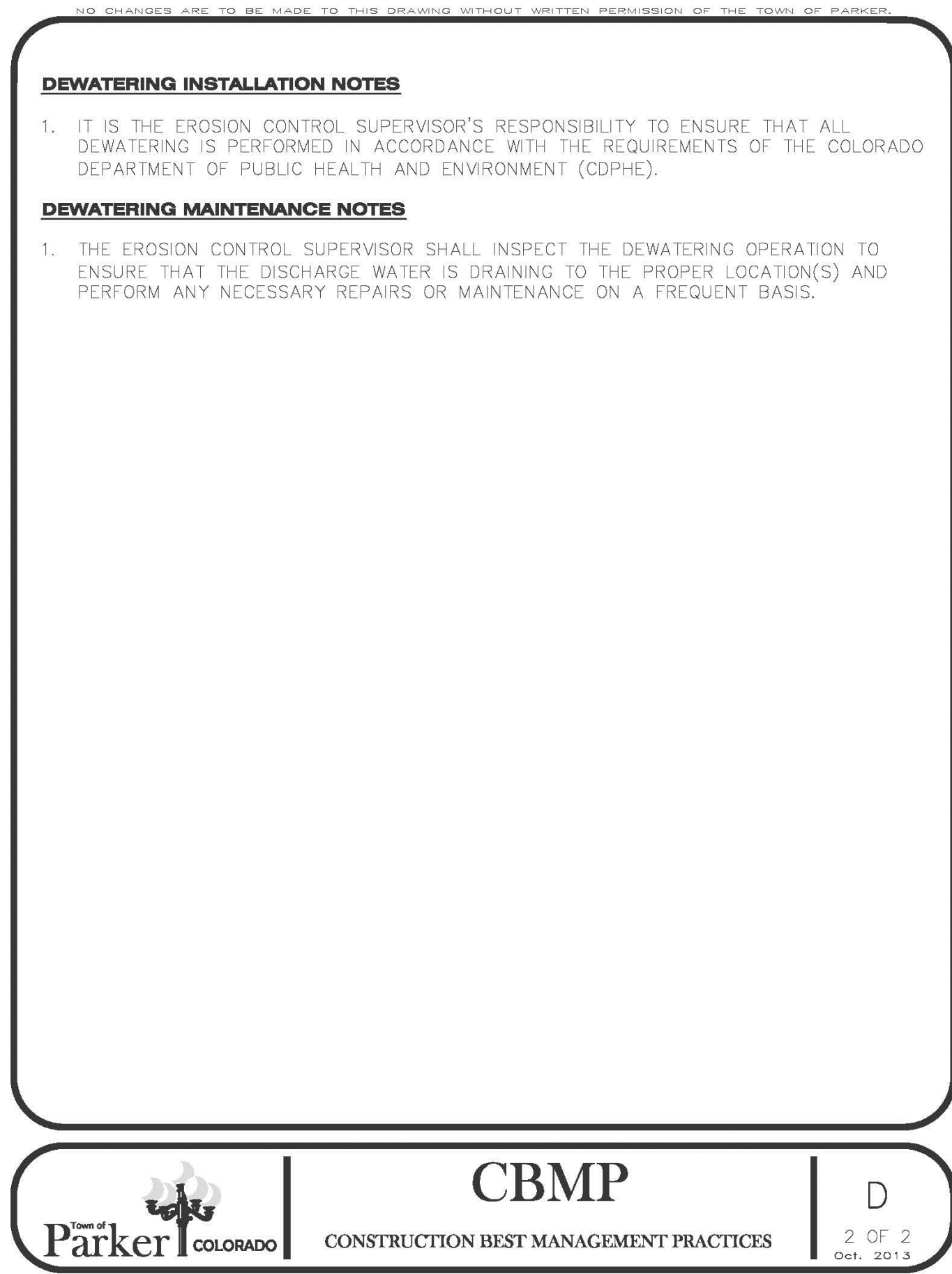
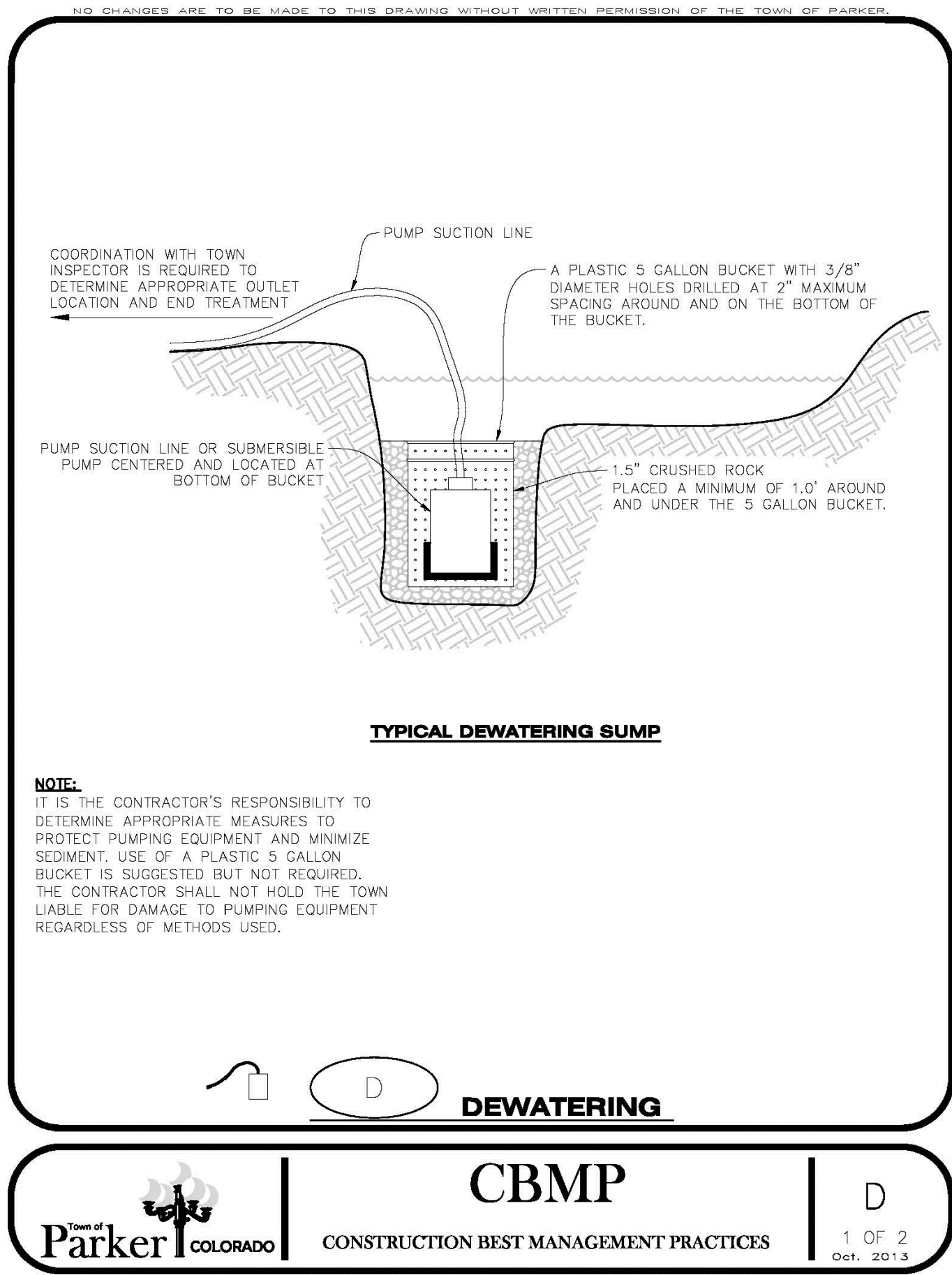
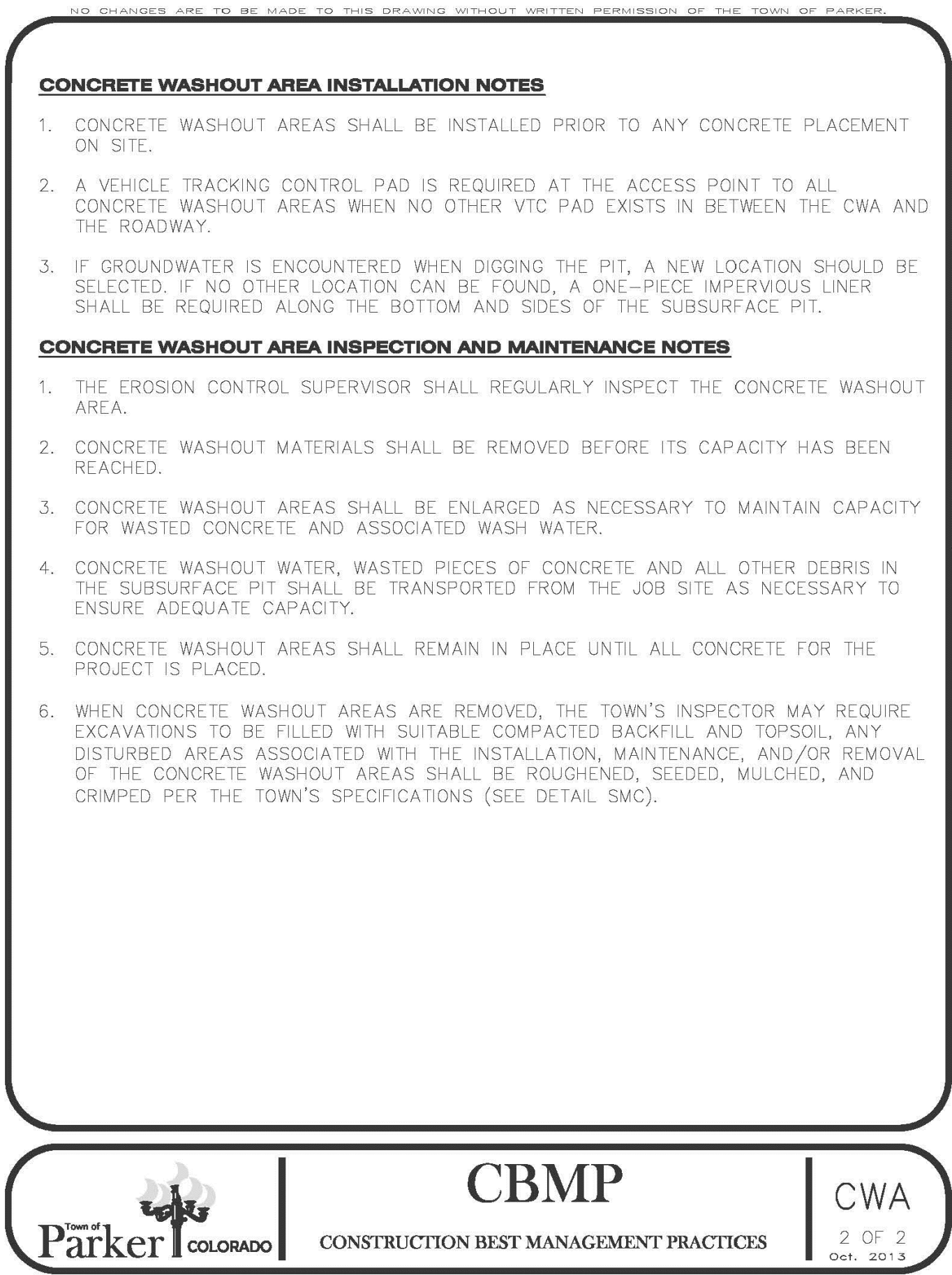
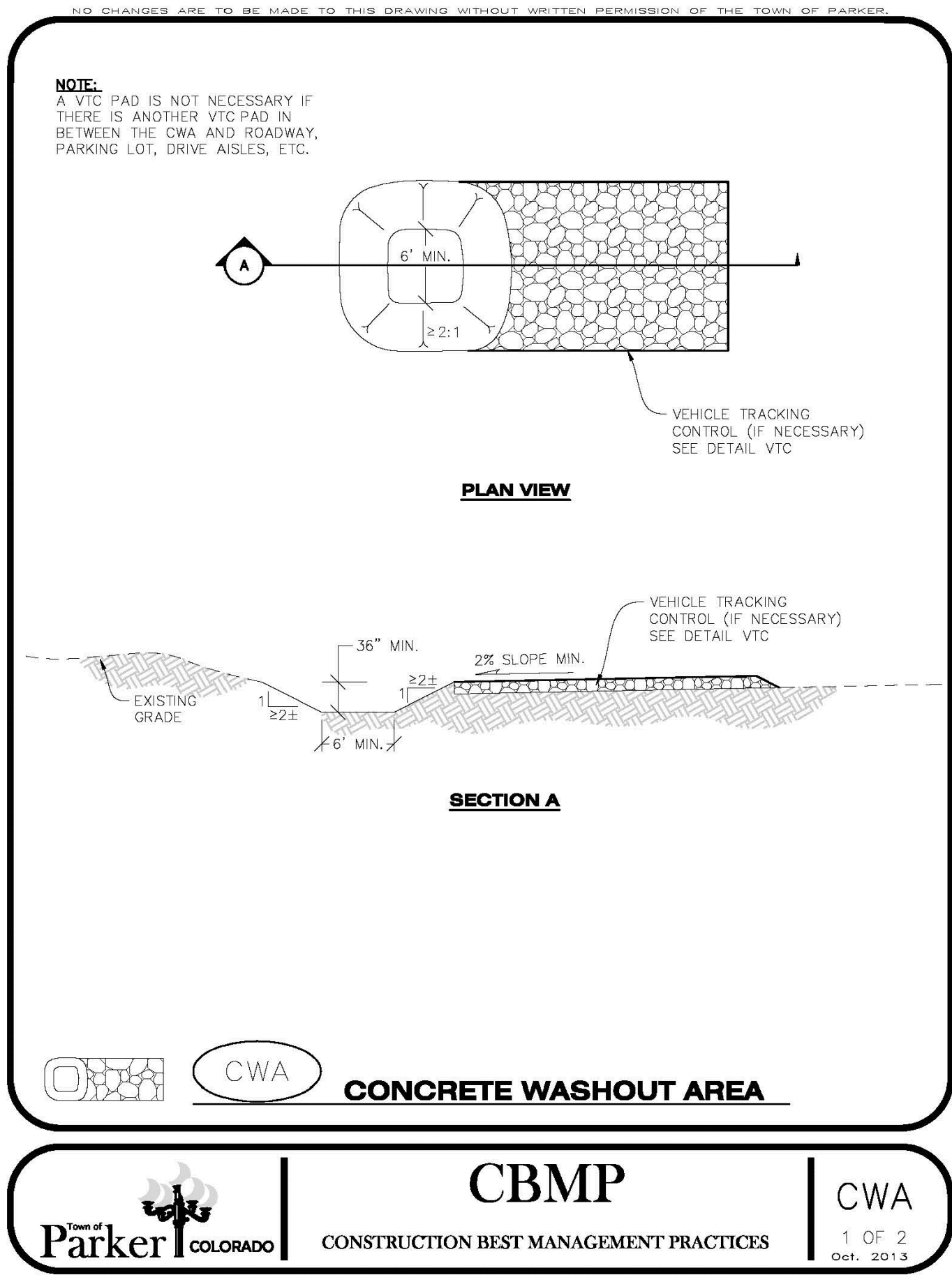


CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

3 OF 3
Oct. 2013

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LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (878) 863-4562 W ridgetopeng.com

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300 DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

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

REVISIONS
2ND SUBMITTAL 10/31/2019
3RD SUBMITTAL 02/18/2020
4TH SUBMITTAL 04/01/2020

DATE

5/28/2019

SHEET TITLE

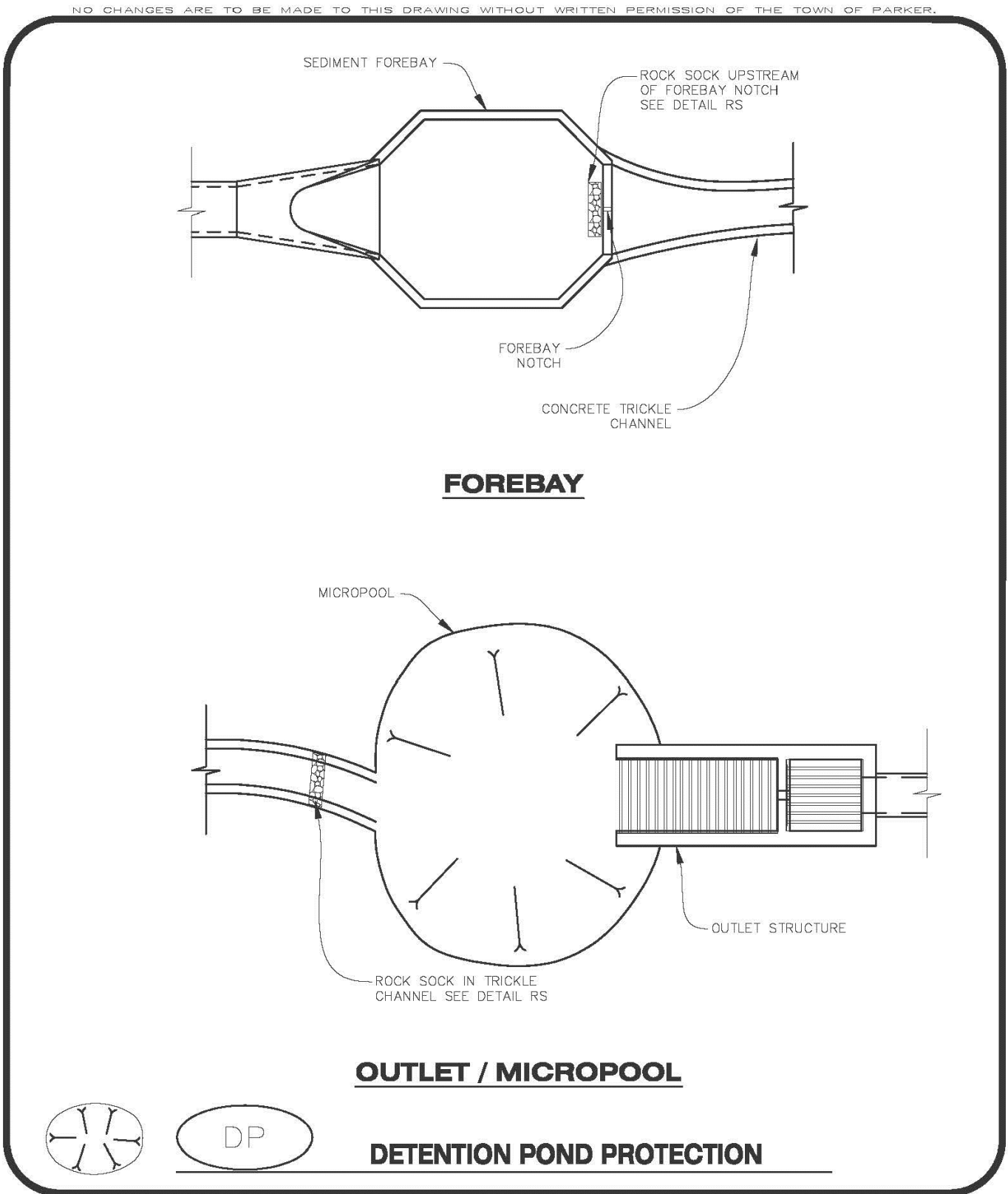
BMP DETAILS

SHEET INFORMATION

ER-2.2

7 of 22

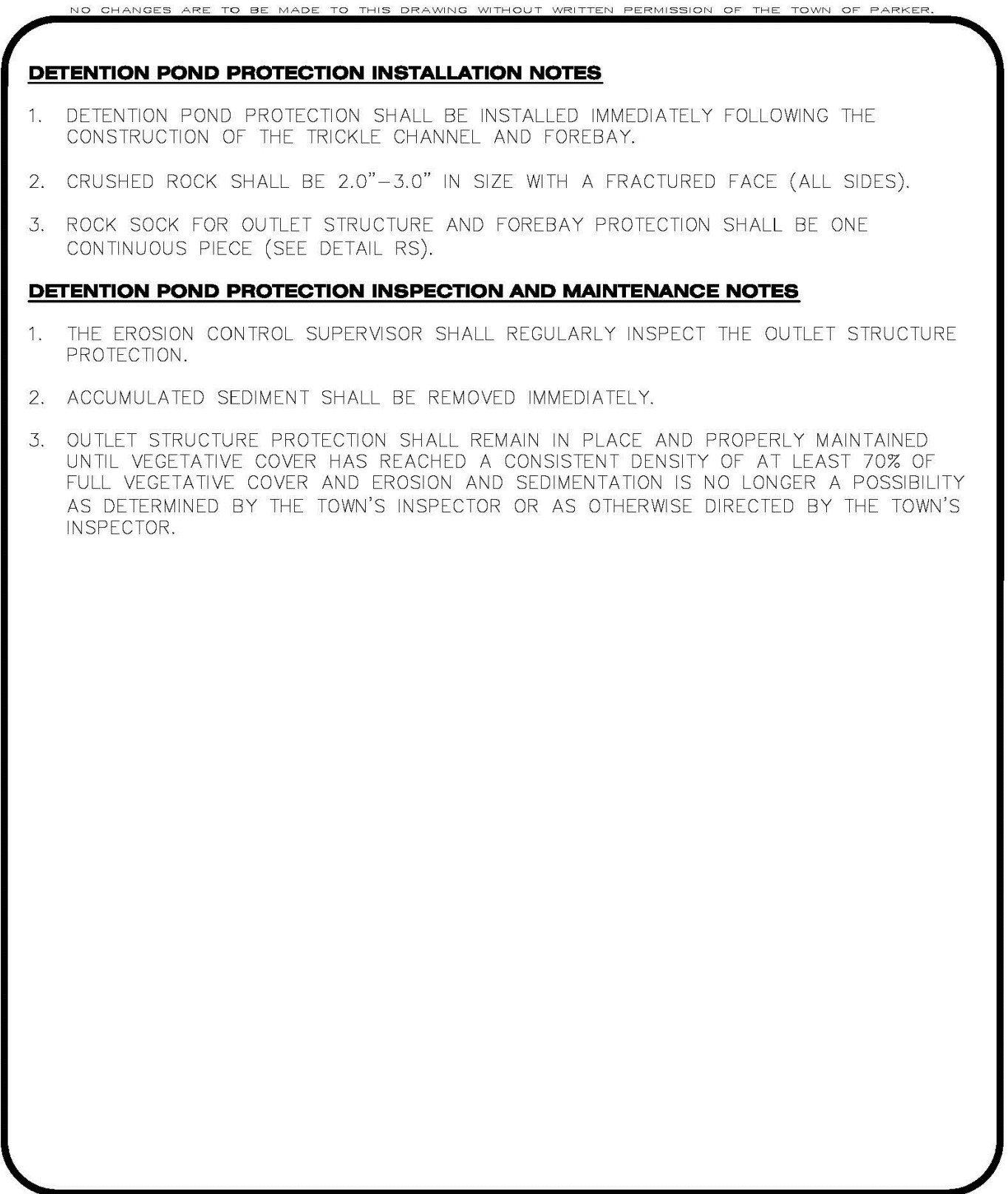
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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

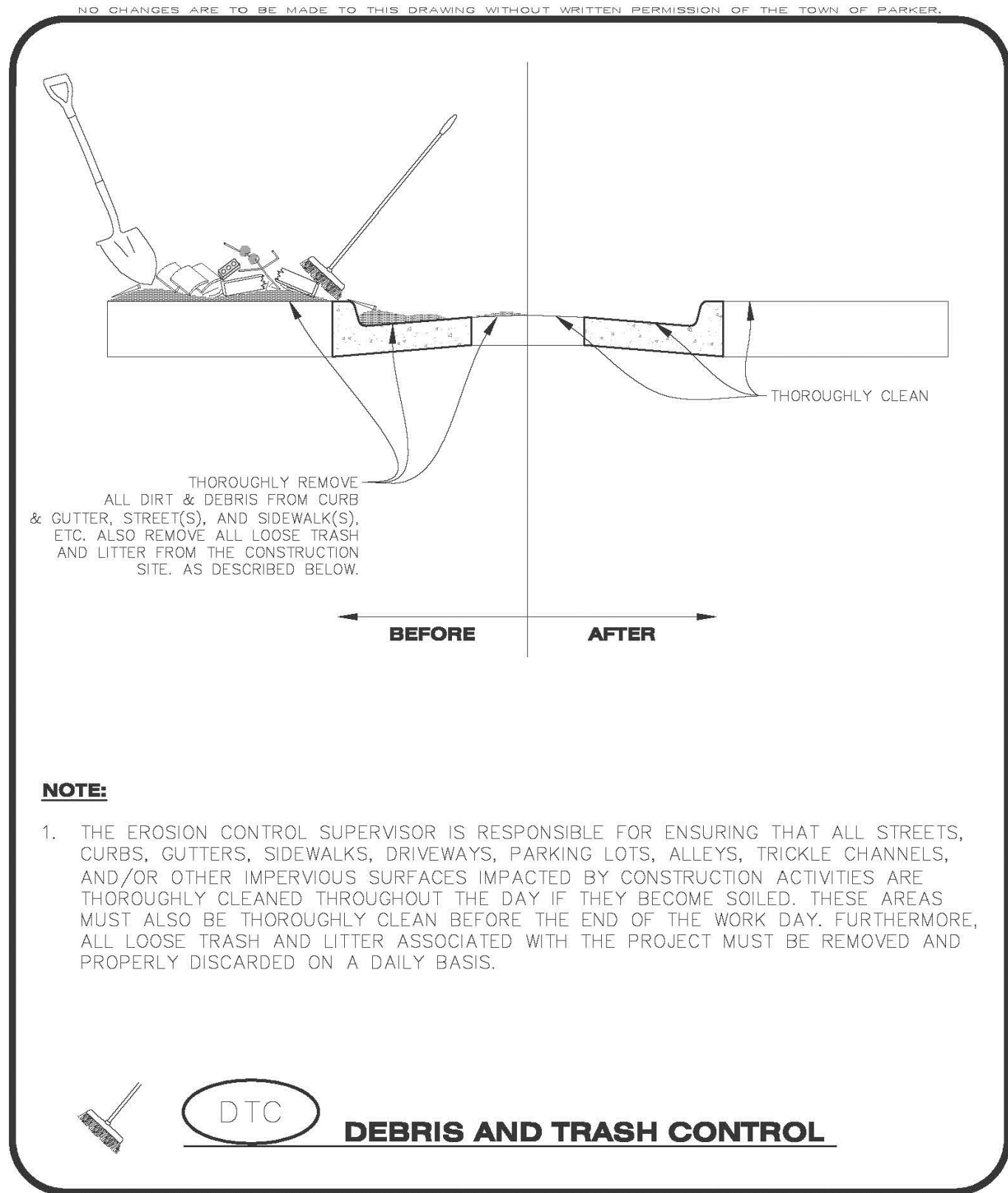
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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

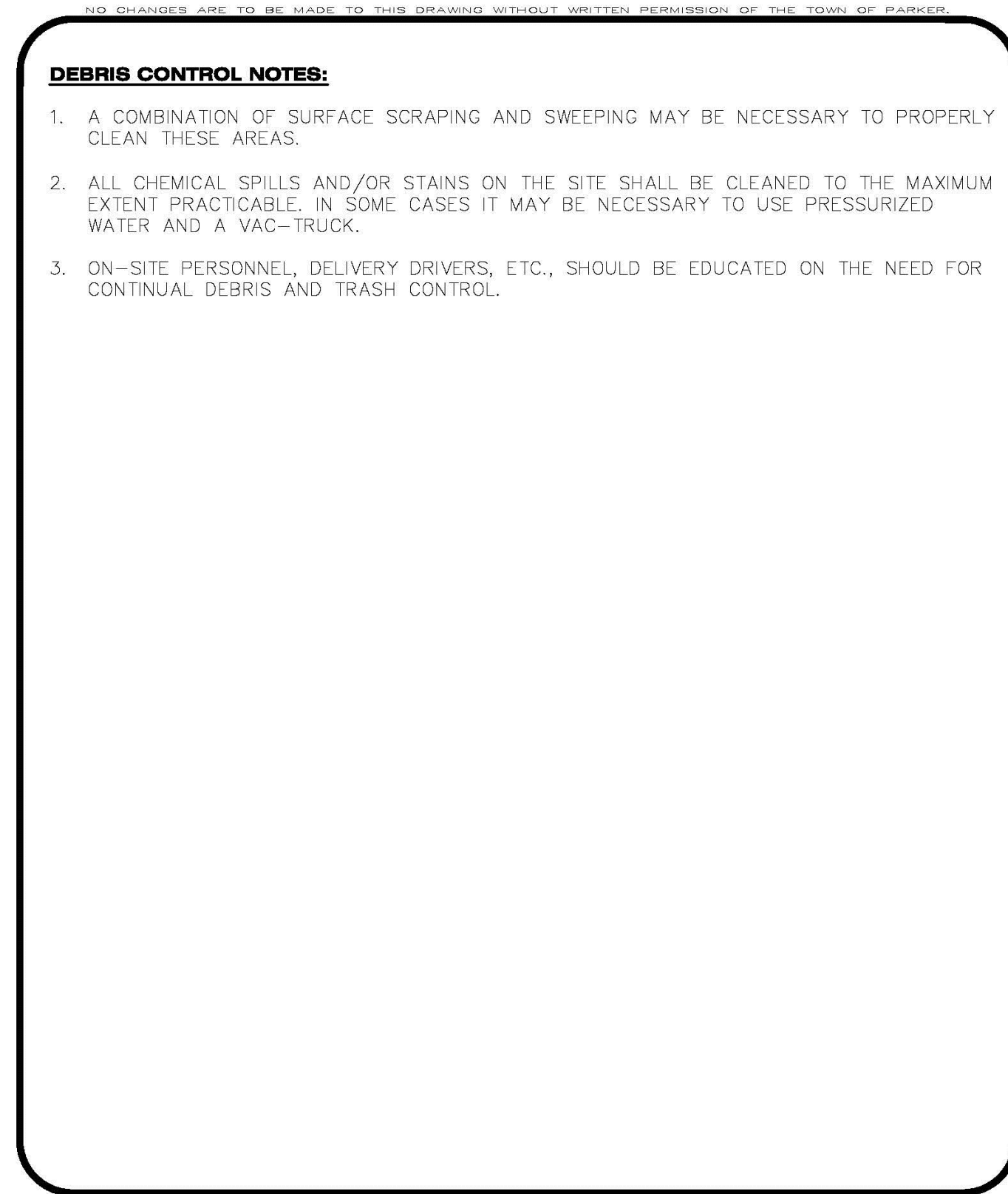
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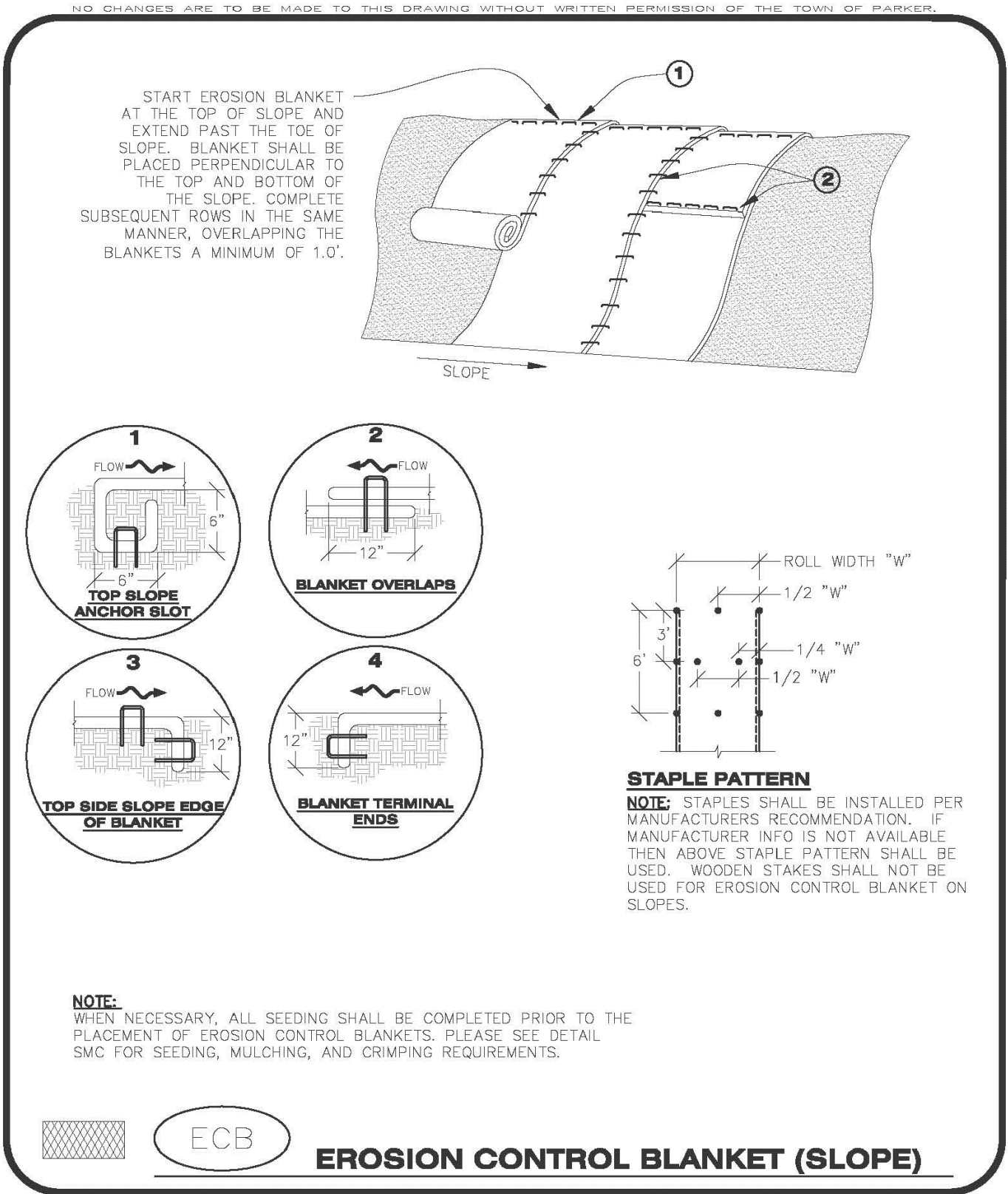
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CBMP
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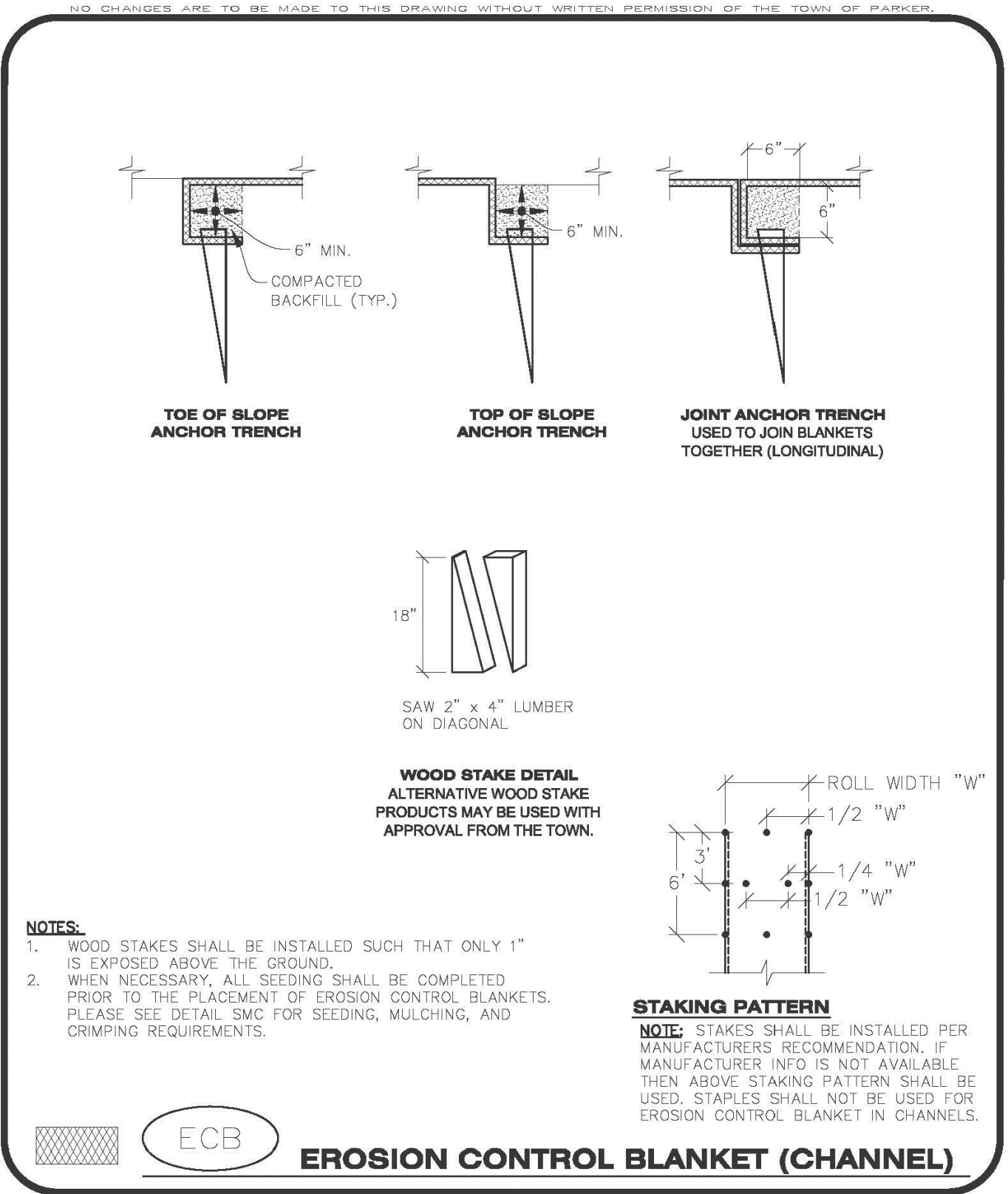
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Oct. 2013





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CONSTRUCTION BEST MANAGEMENT PRACTICES

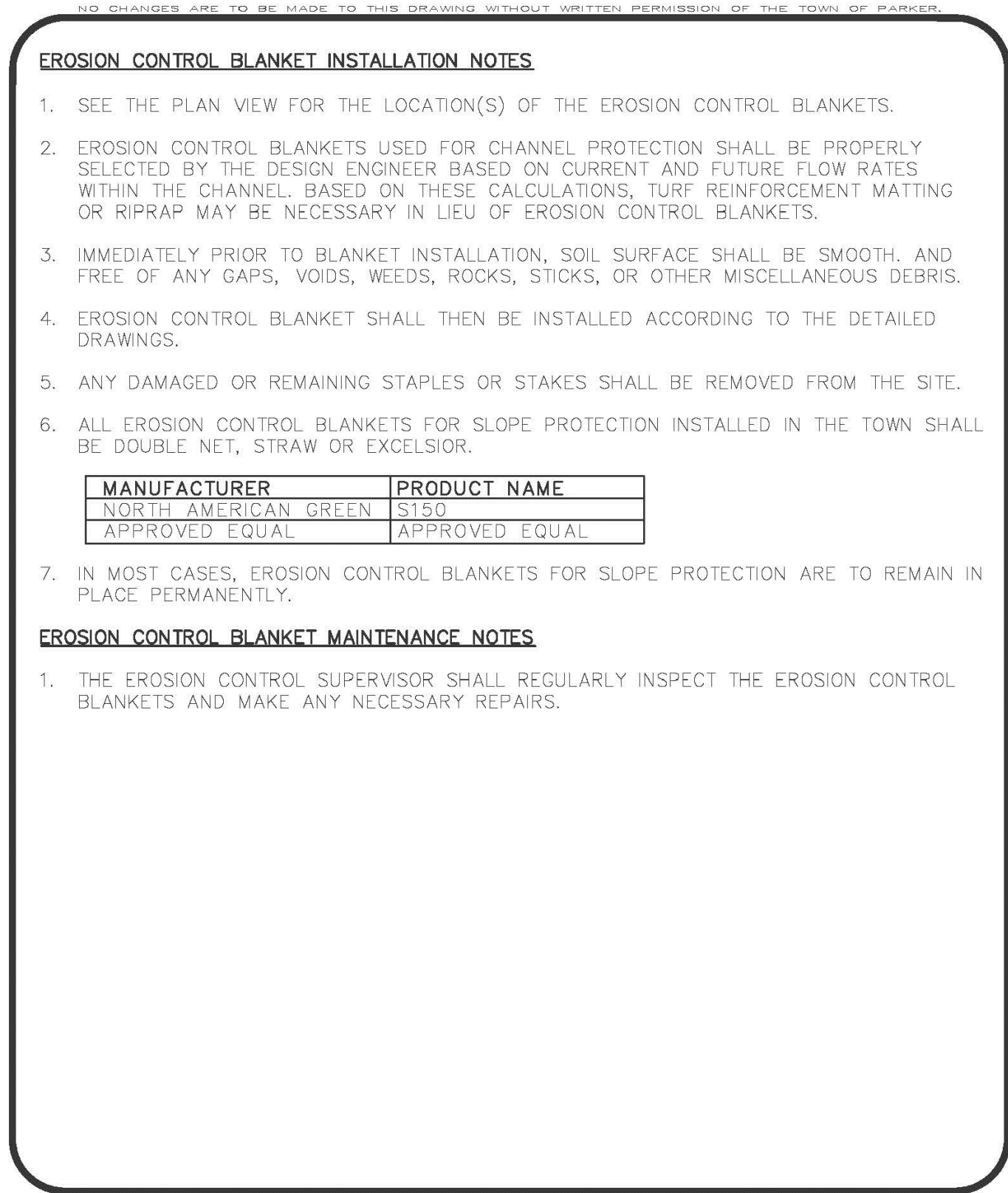
ECB
1 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB
2 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB
3 OF 3
Oct. 2013



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T (970) 663-4662
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SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

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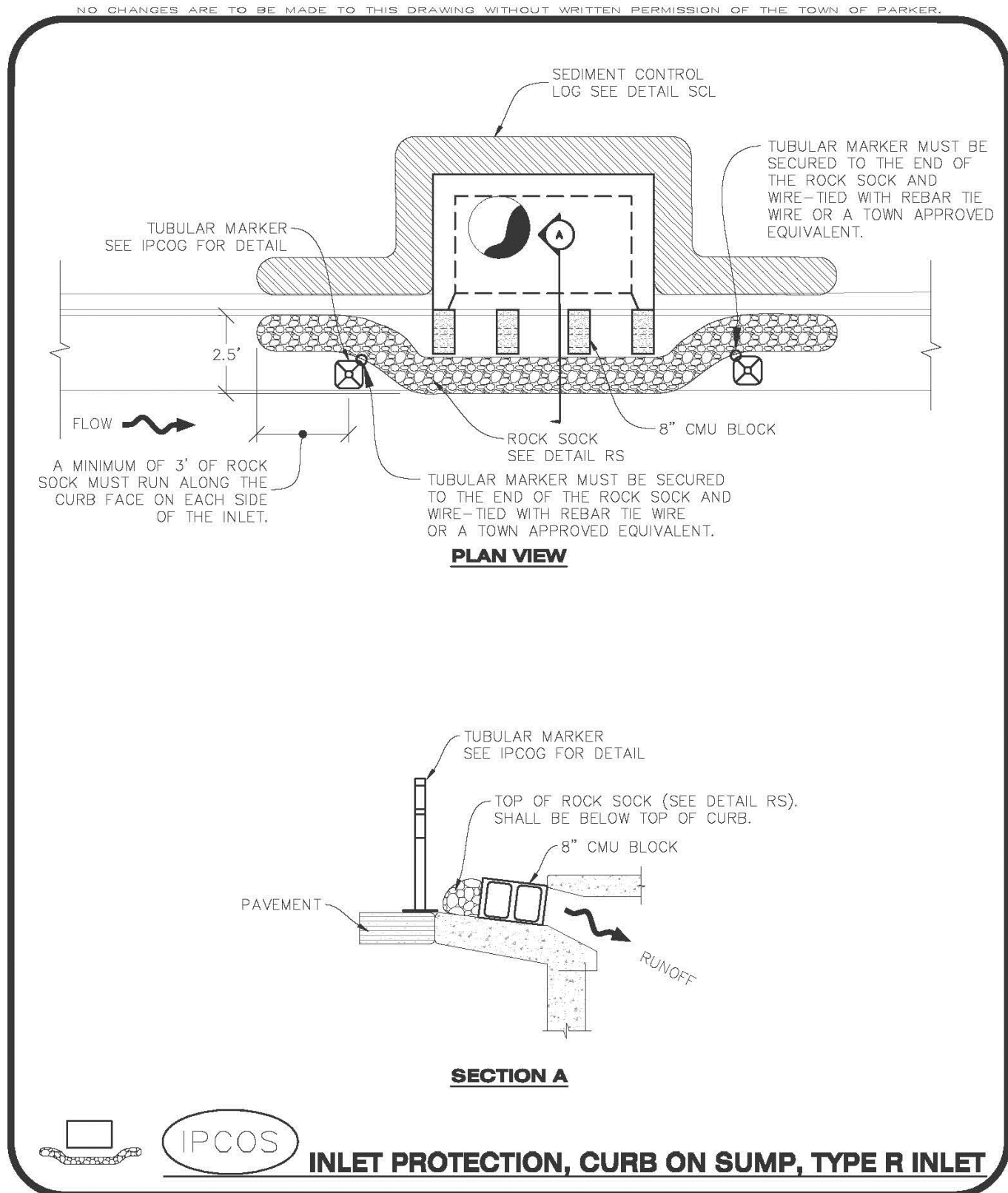
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SHEET INFORMATION

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8 of 22

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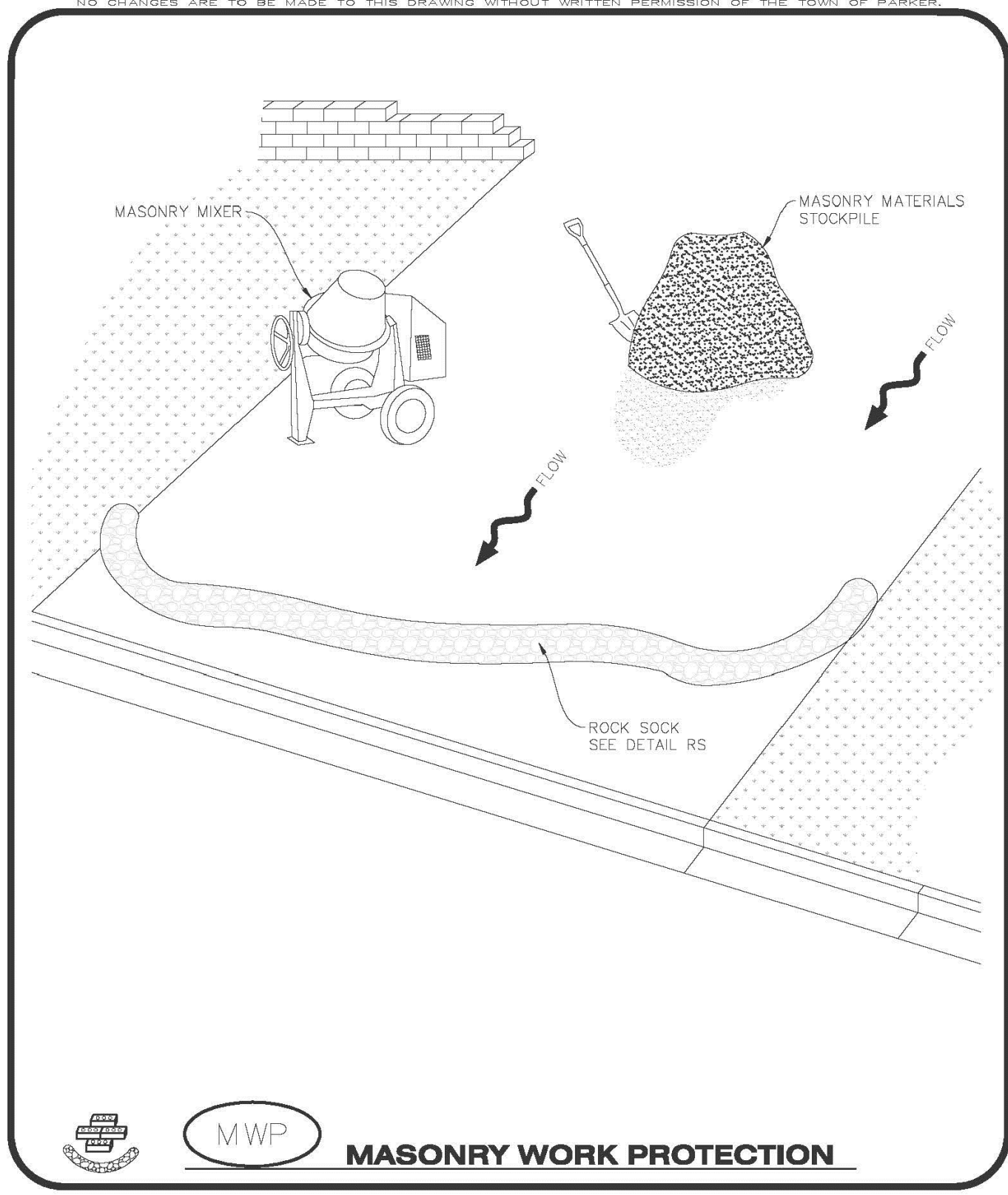




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOS

1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP

1 OF 2
Oct. 2013

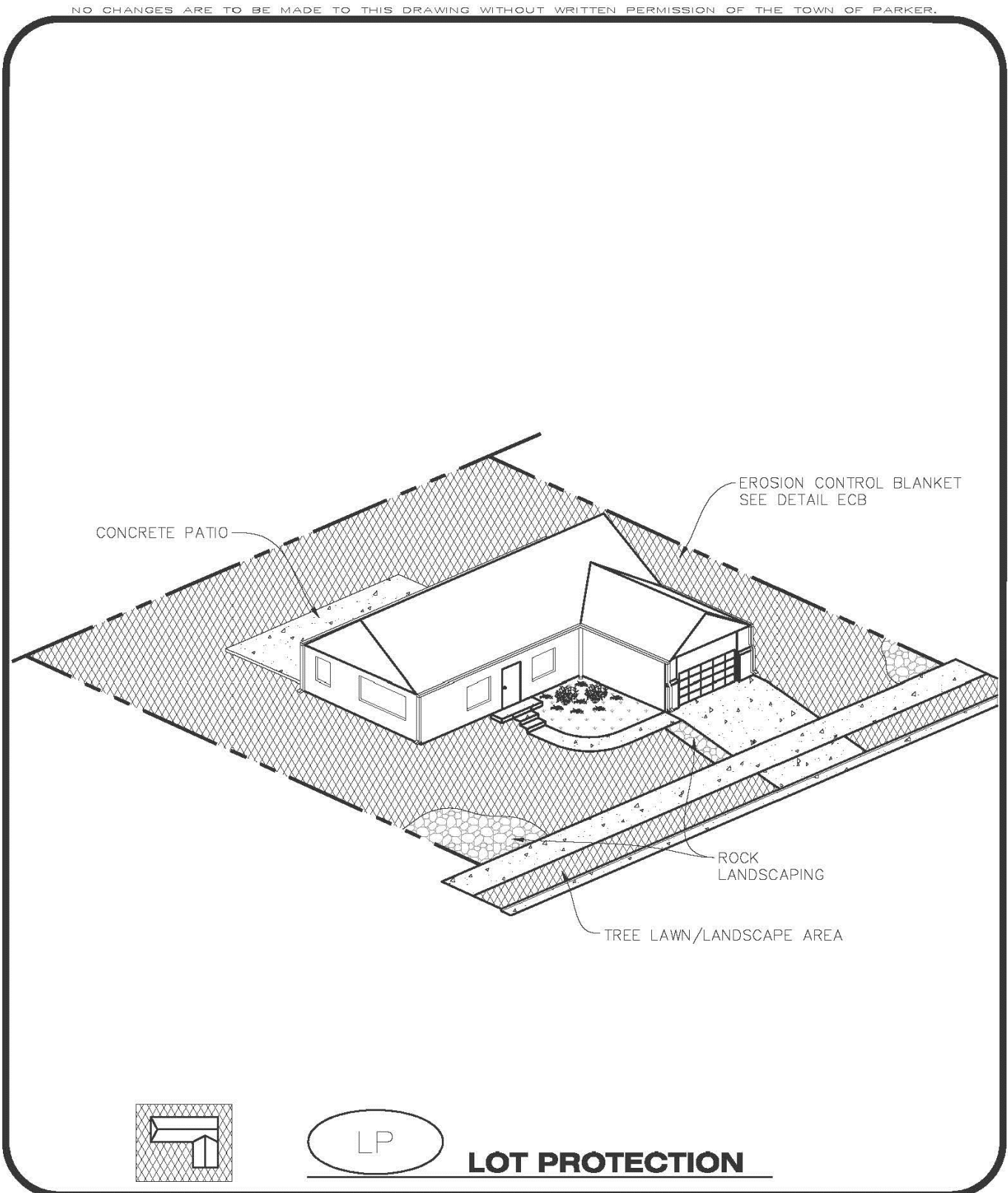
- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- CURB INLET PROTECTION INSTALLATION NOTES**
1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
 2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
 3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
 4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
 5. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
 6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
 7. 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**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
 2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
 3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
 4. 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





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.
- EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES**
1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL
 2. 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-GRAIDENT 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.
 3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
 4. 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**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
 2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

LP

2 OF 2
Oct. 2013

LOGO



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SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

3RD SUBMITTAL 02/18/2020

4TH SUBMITTAL 04/01/2020

DATE

5/28/2019

SHEET TITLE

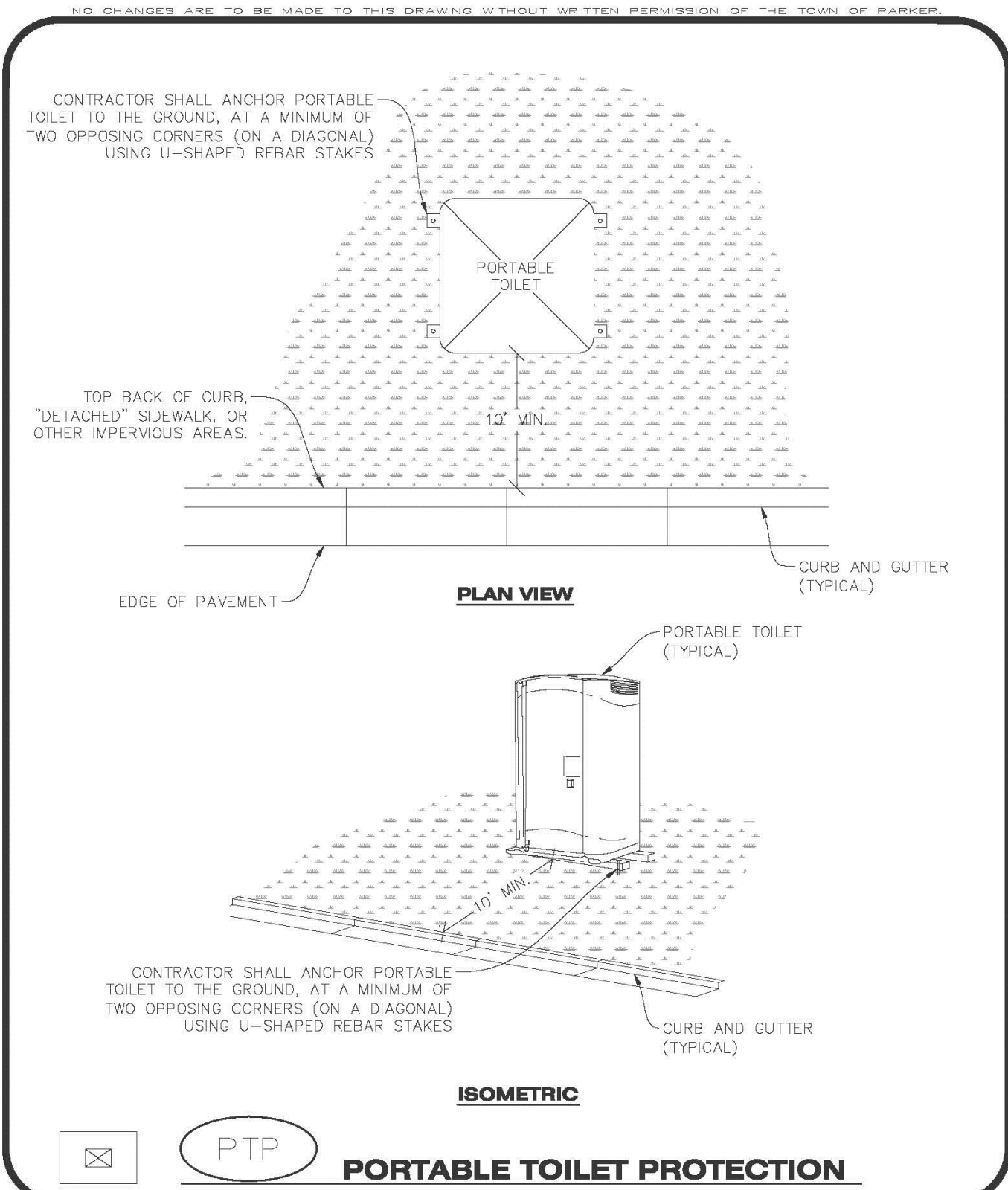
BMP DETAILS

SHEET INFORMATION

ER-2.5

10 of 22

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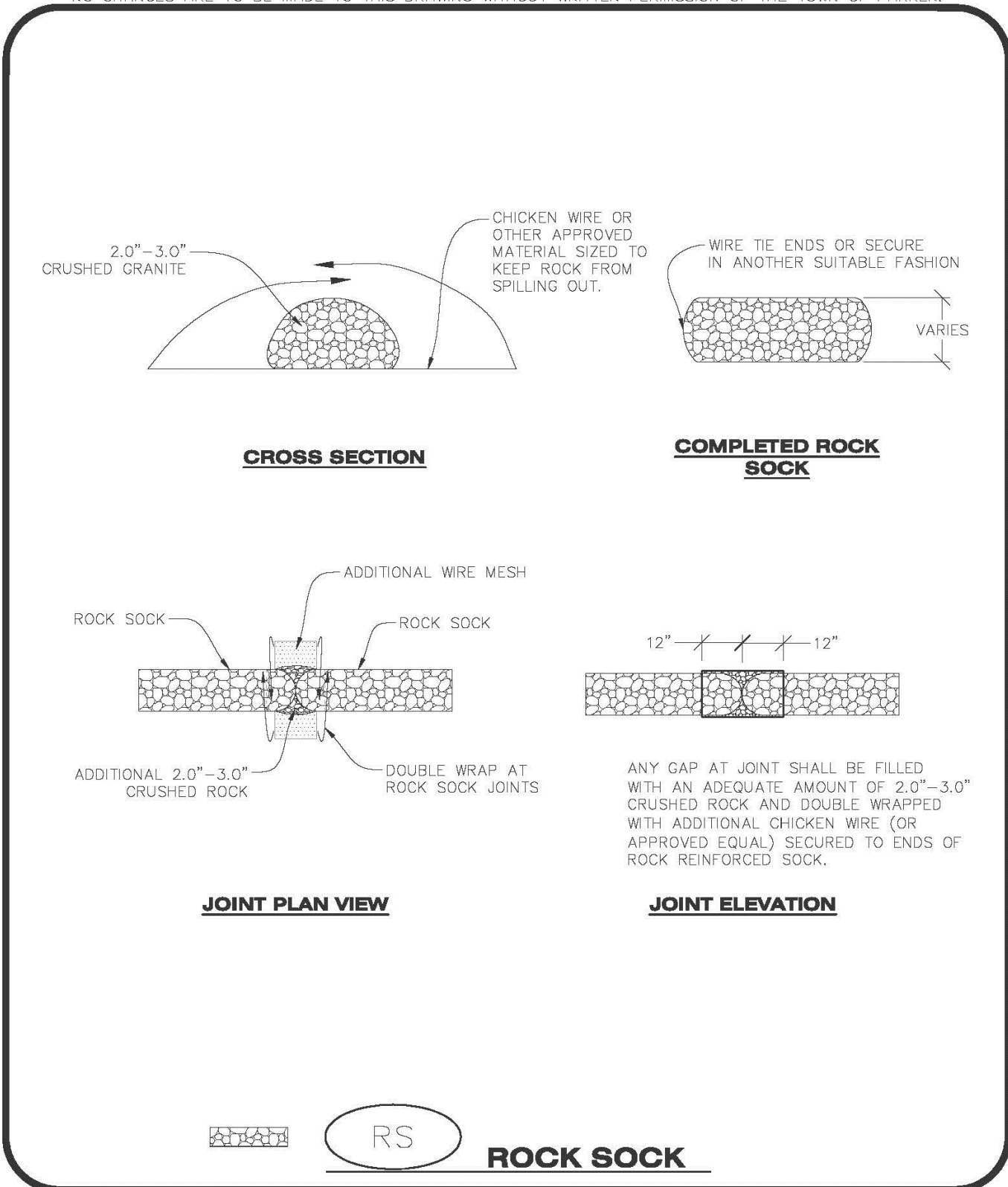




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2
Oct. 2013

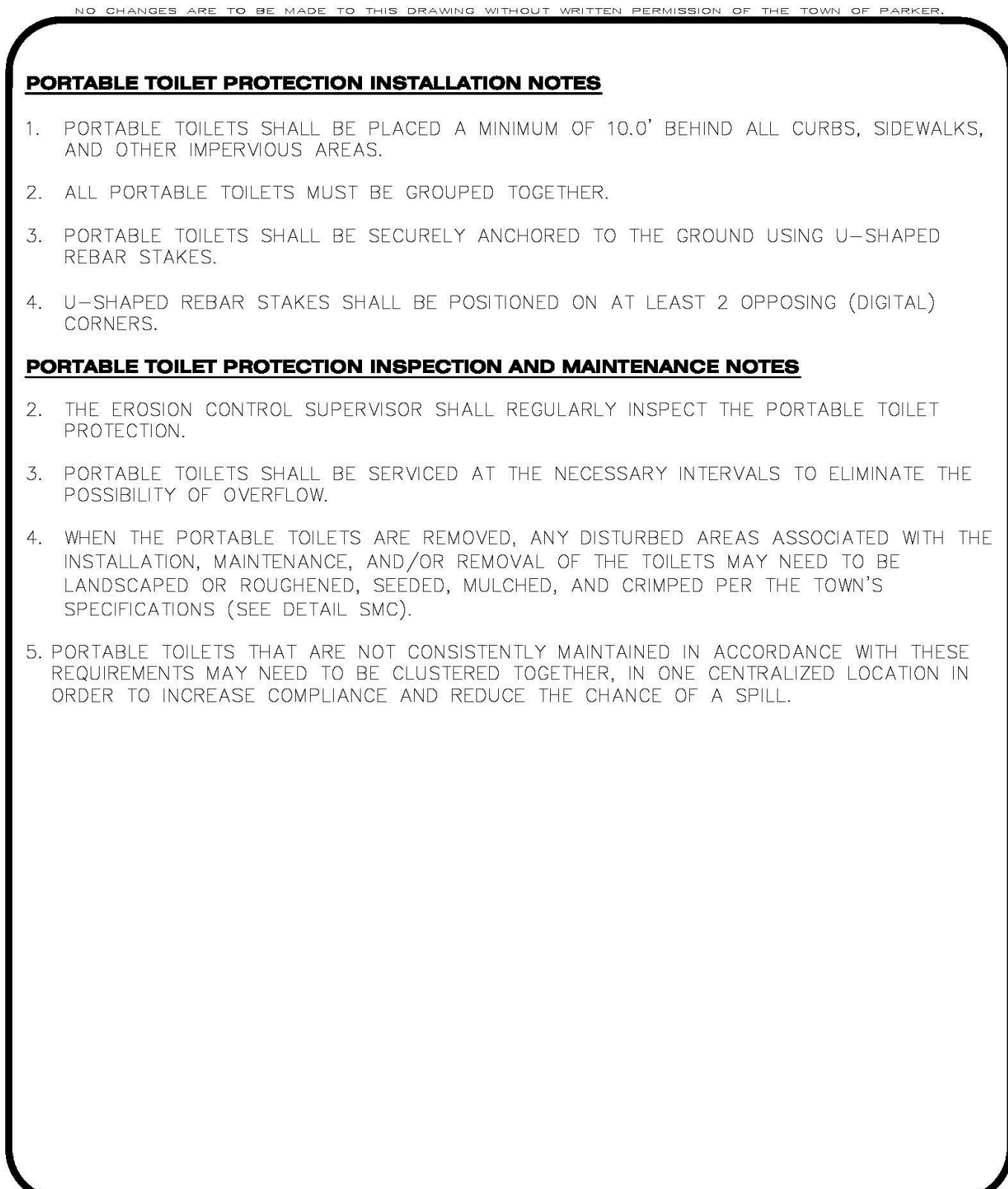




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

1 OF 2
Oct. 2013

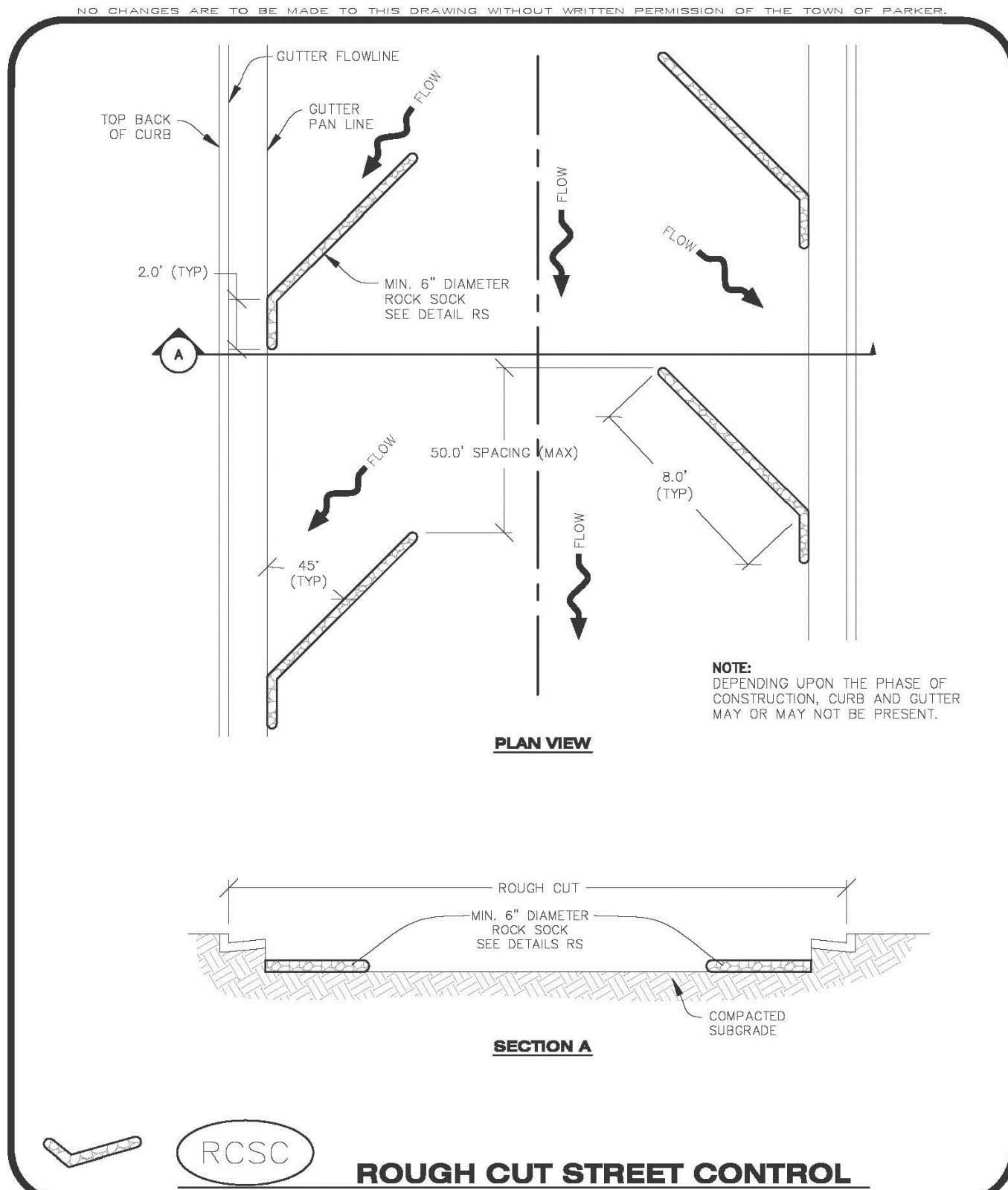




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

2 OF 2
Oct. 2013

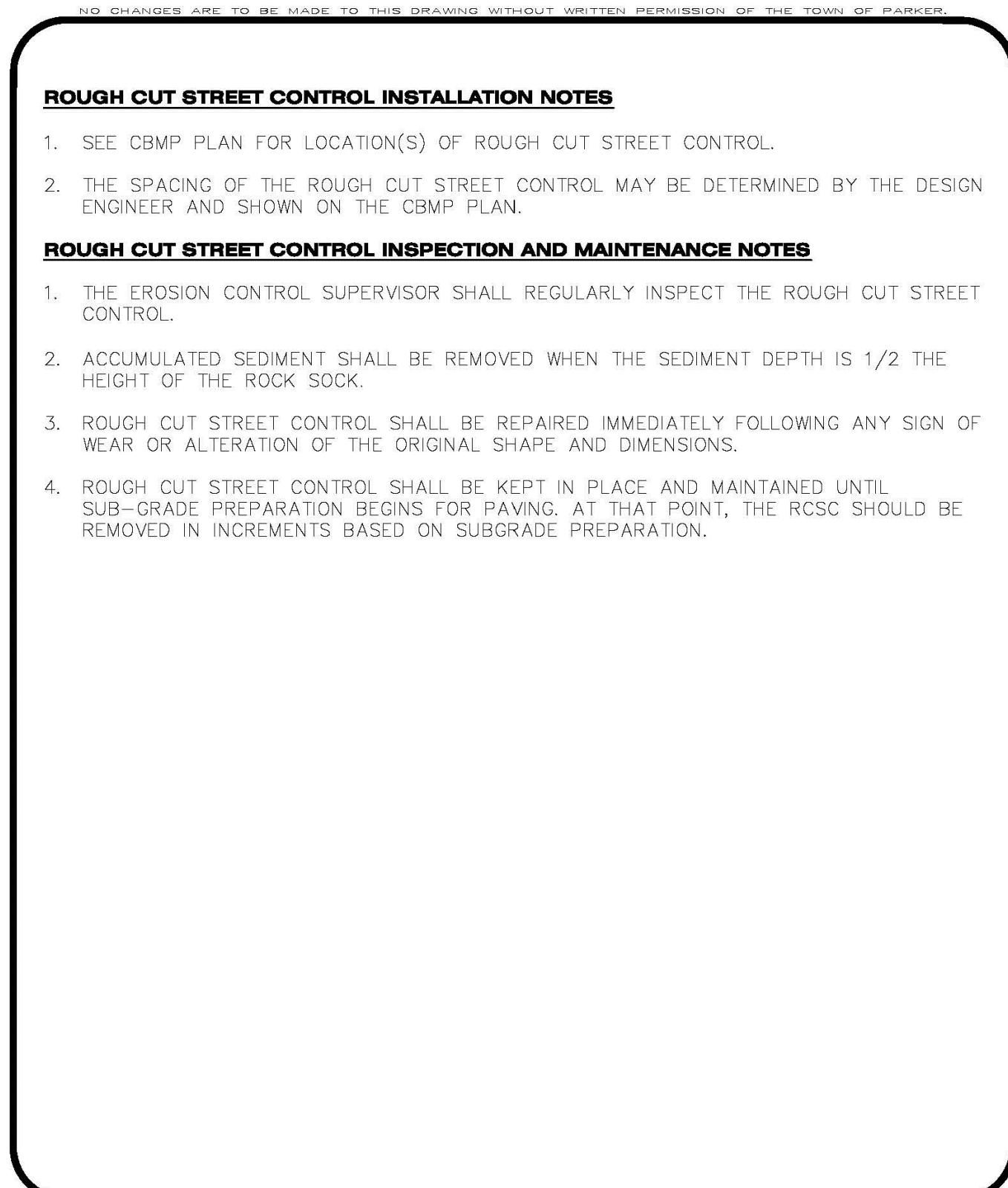




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

1 OF 2
Oct. 2013

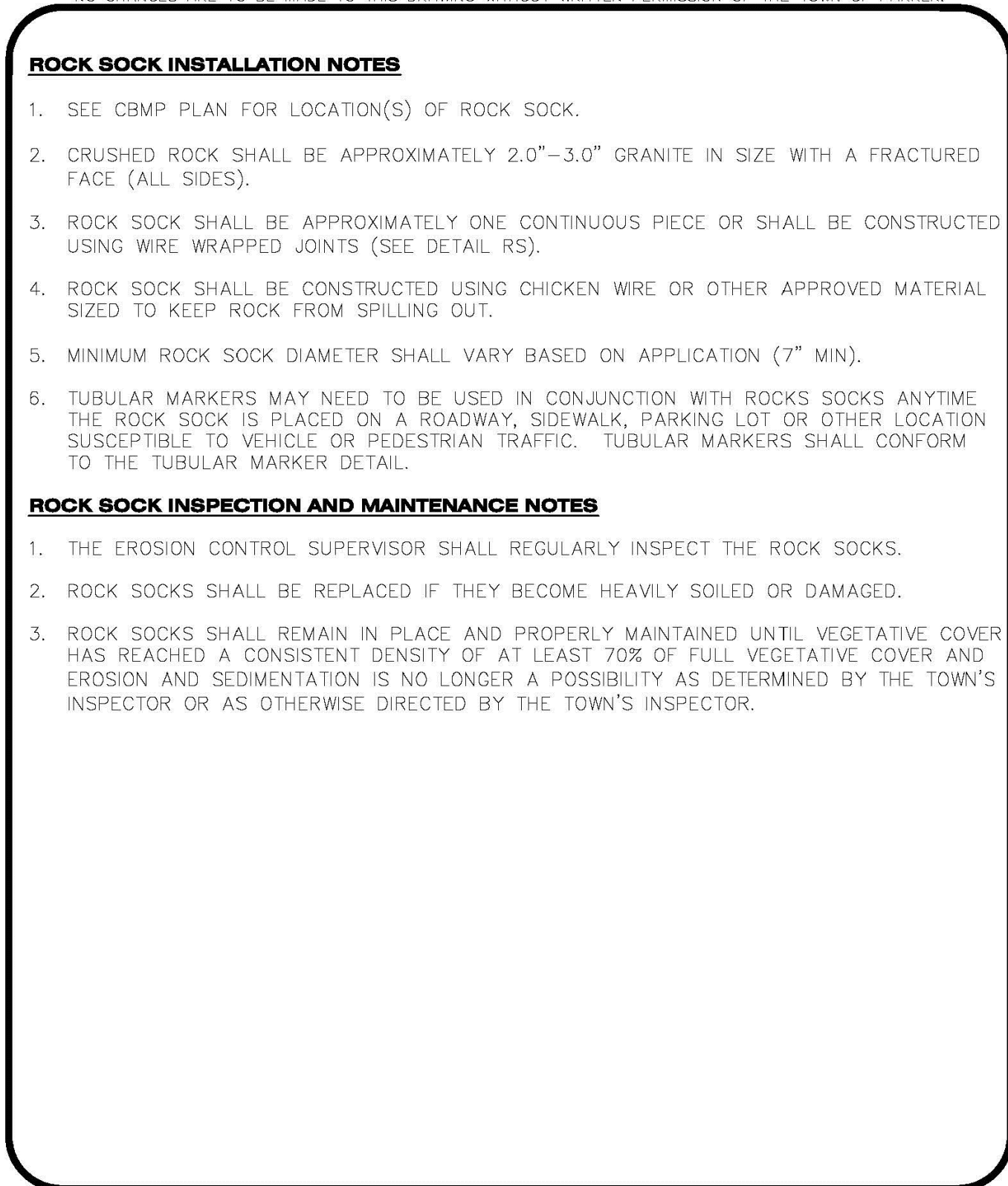




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC

2 OF 2
Oct. 2013

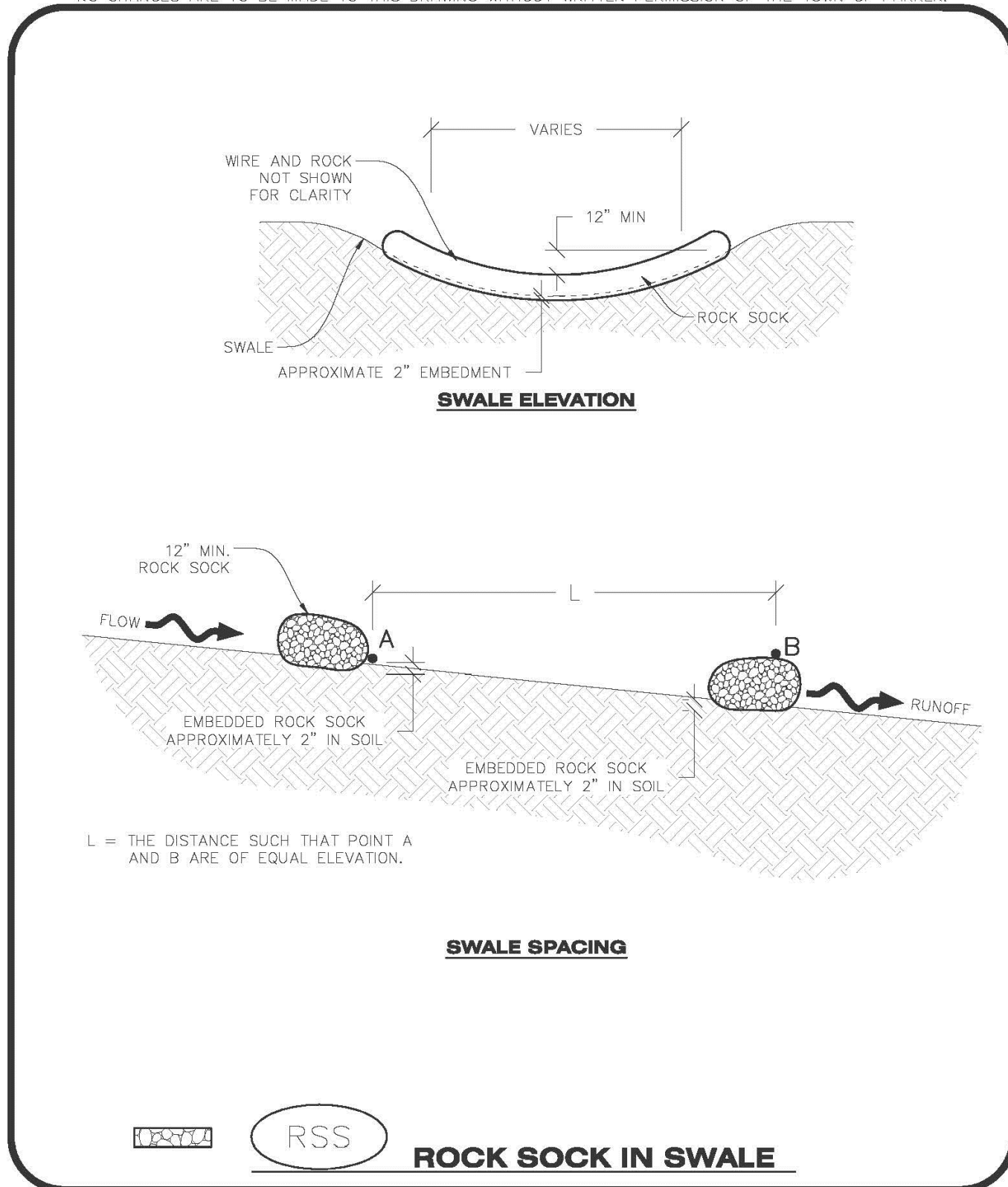




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

RSS

1 OF 1
Oct. 2013



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SEAL

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PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

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CHECKED BY: MRB

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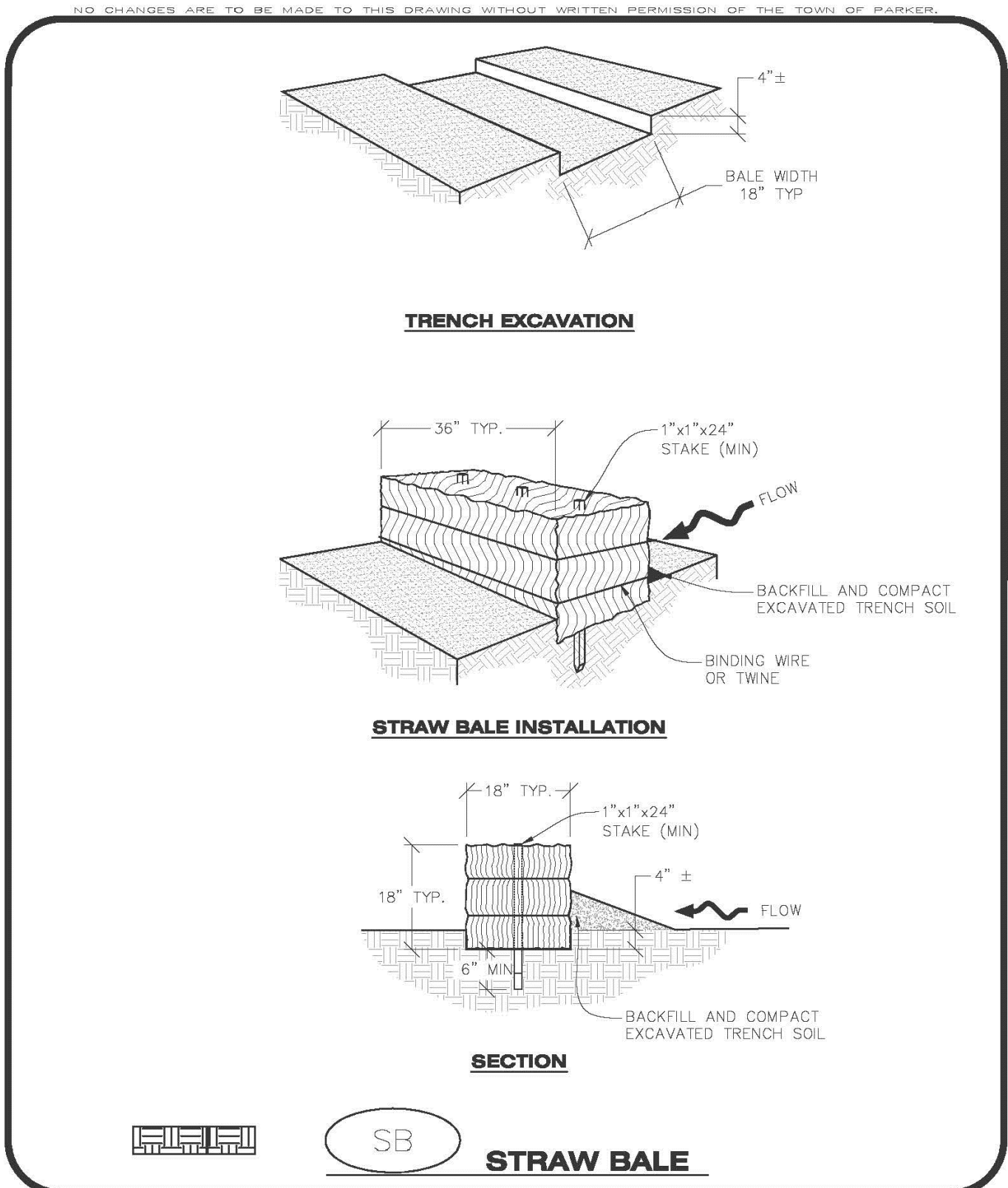
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11 of 22

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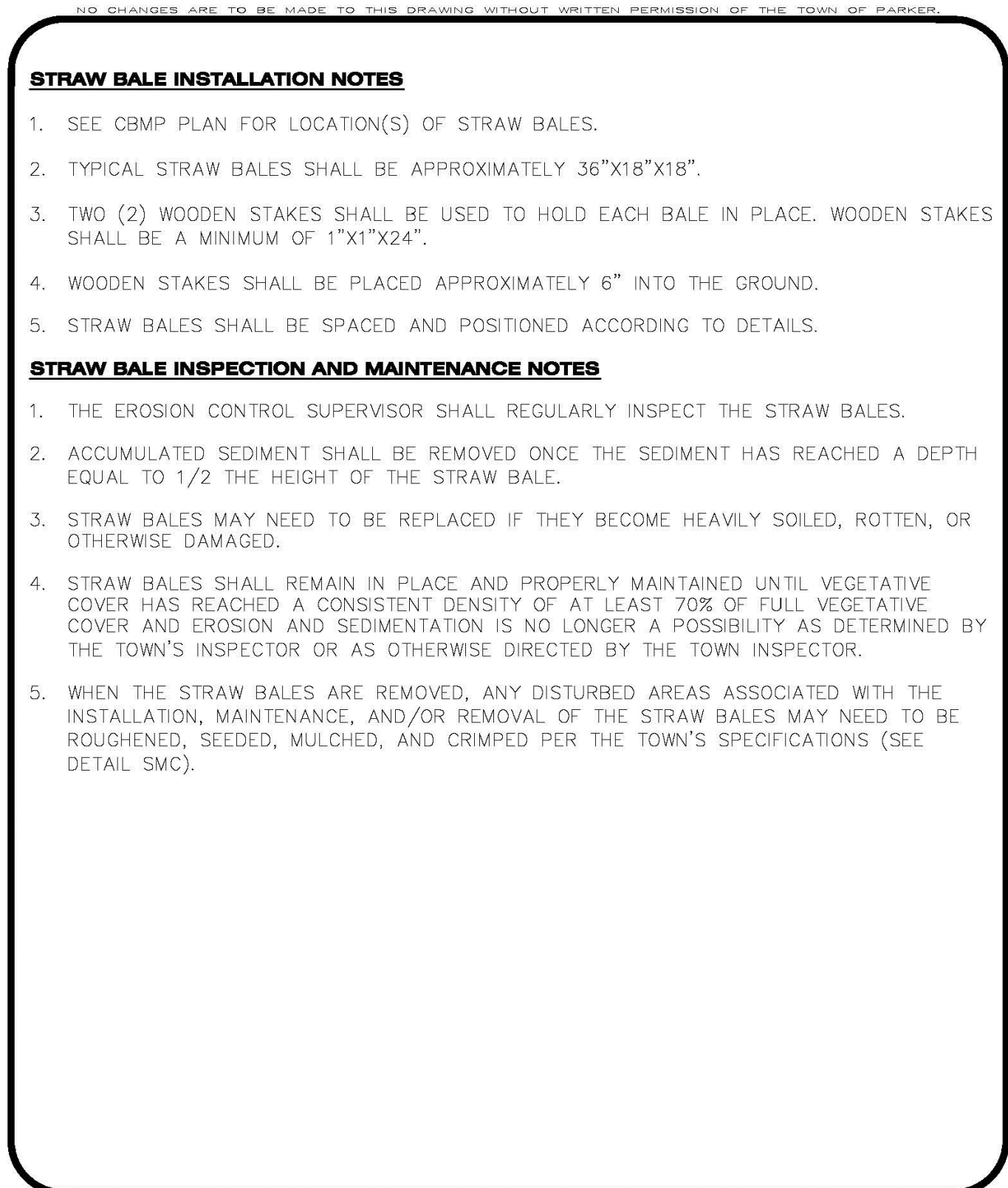




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

1 OF 2
Oct. 2013

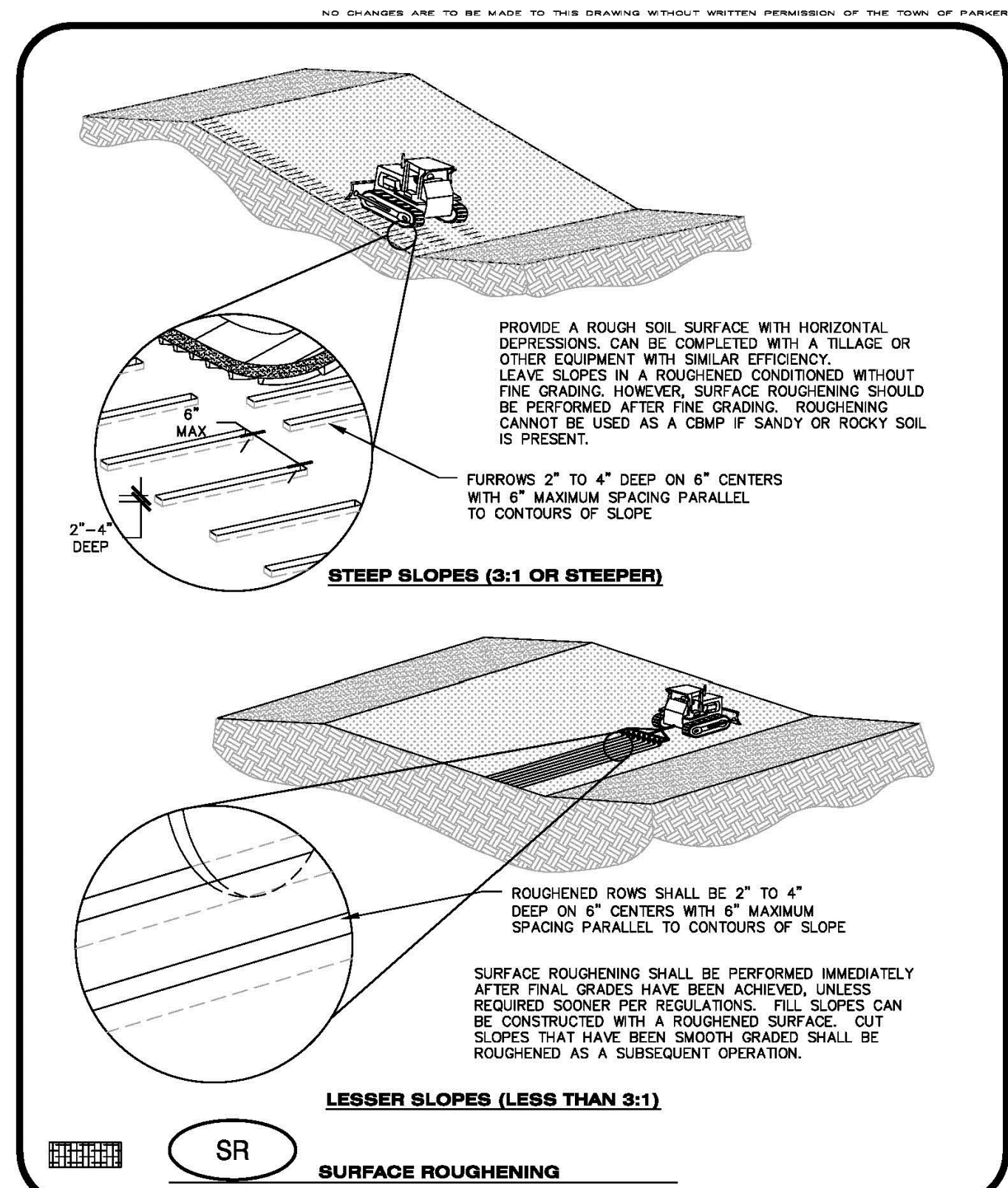




CBMP
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SB

2 OF 2
Oct. 2013

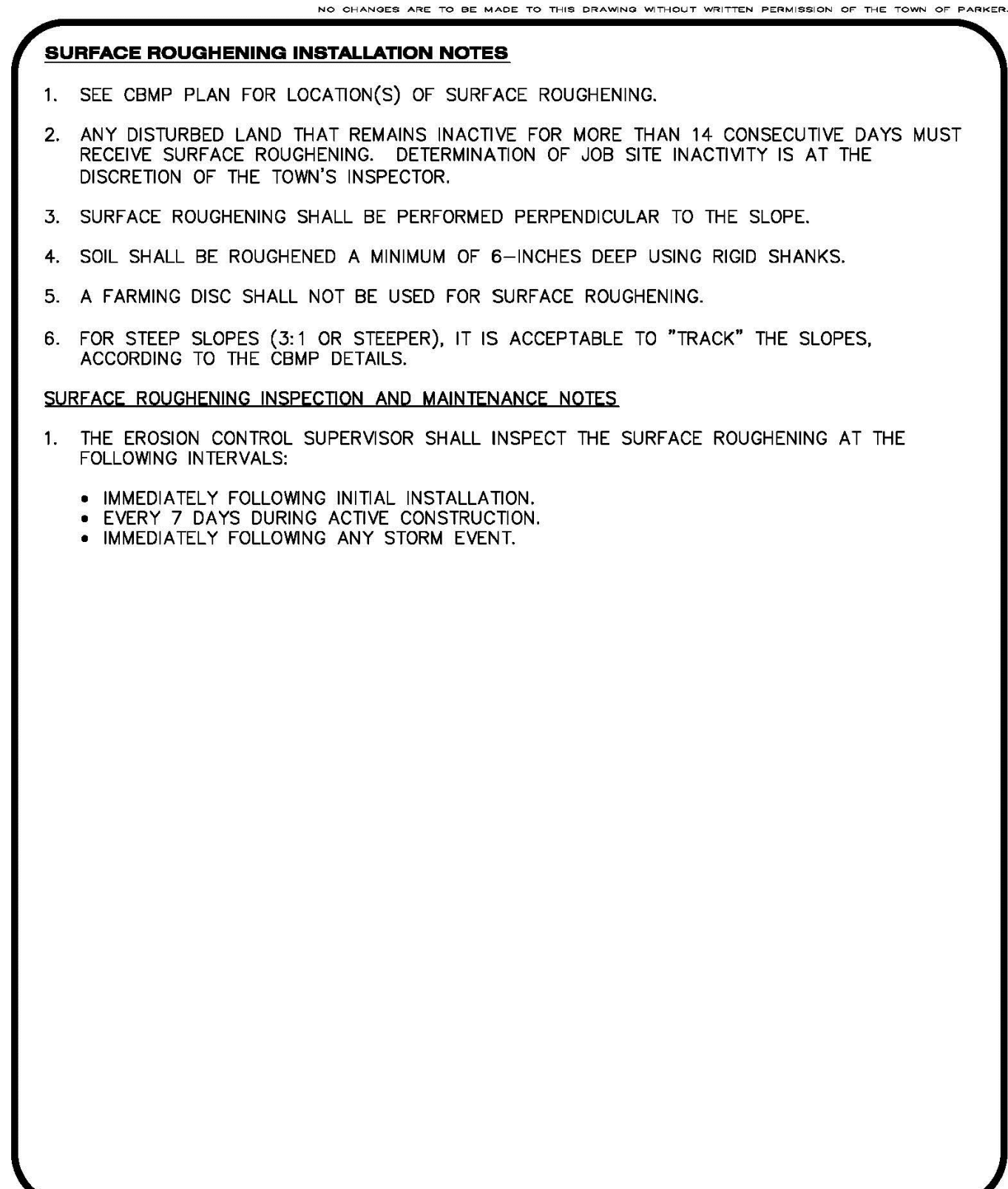




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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JUNE 2006

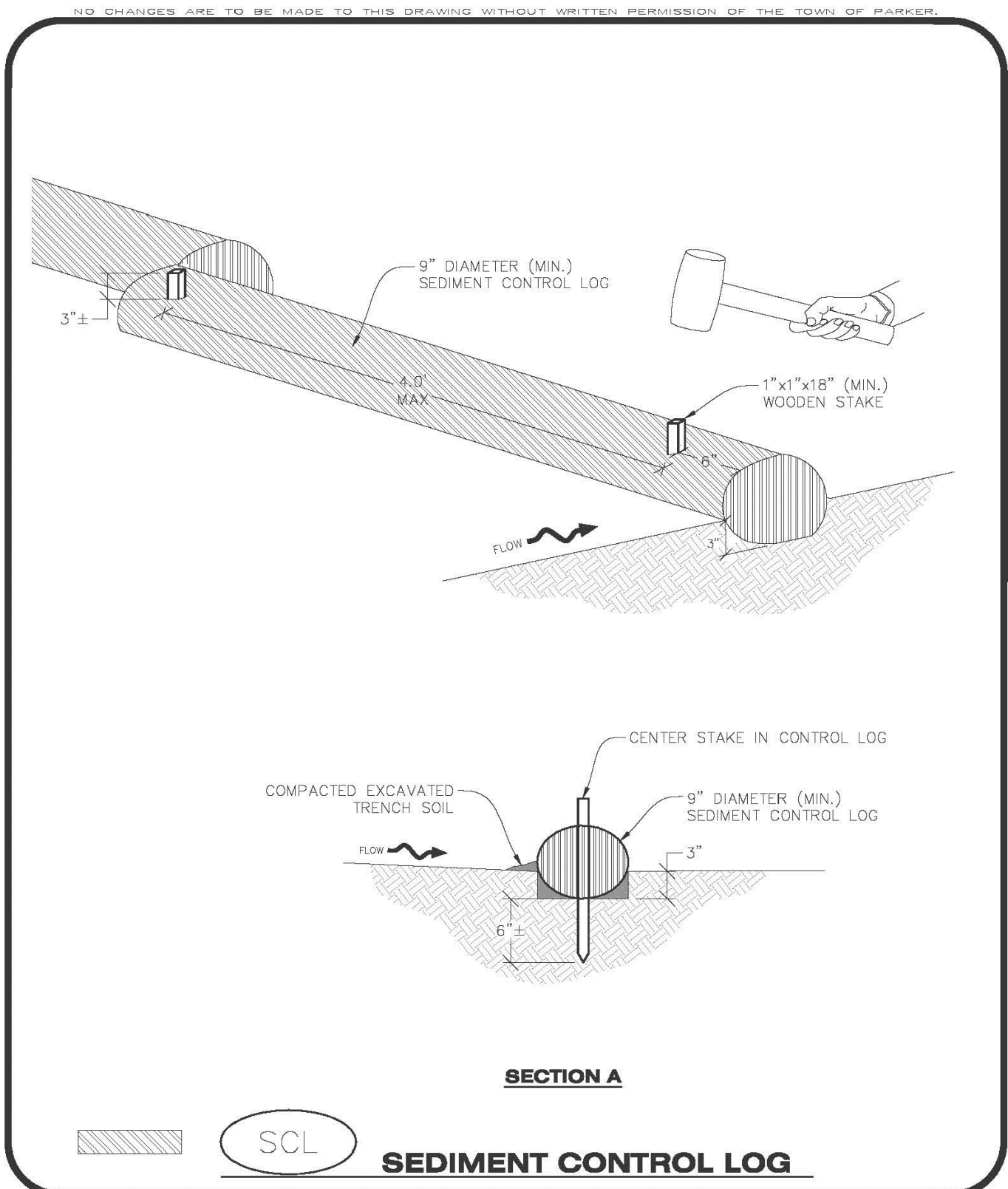




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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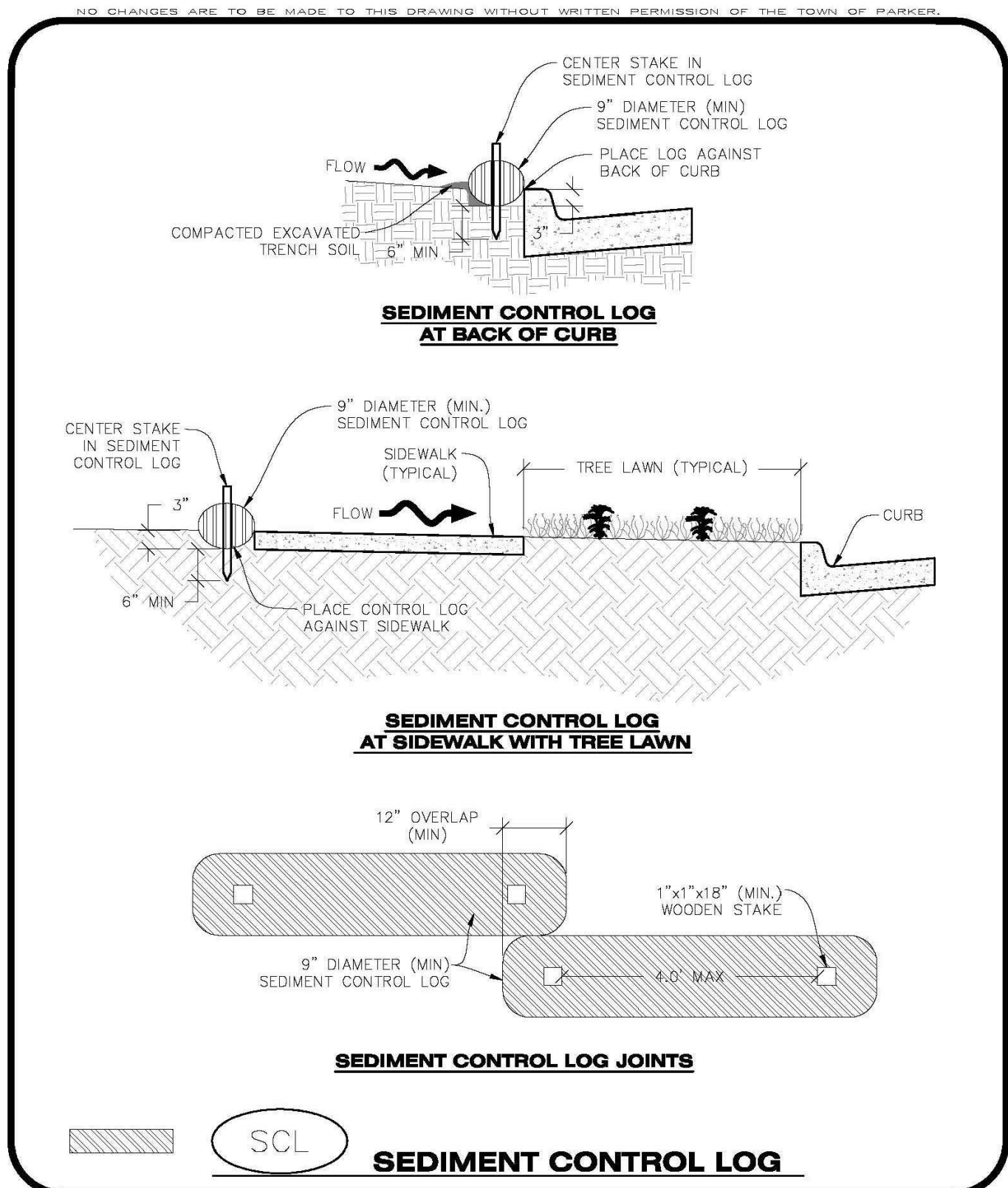




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

1 OF 3
Oct. 2013

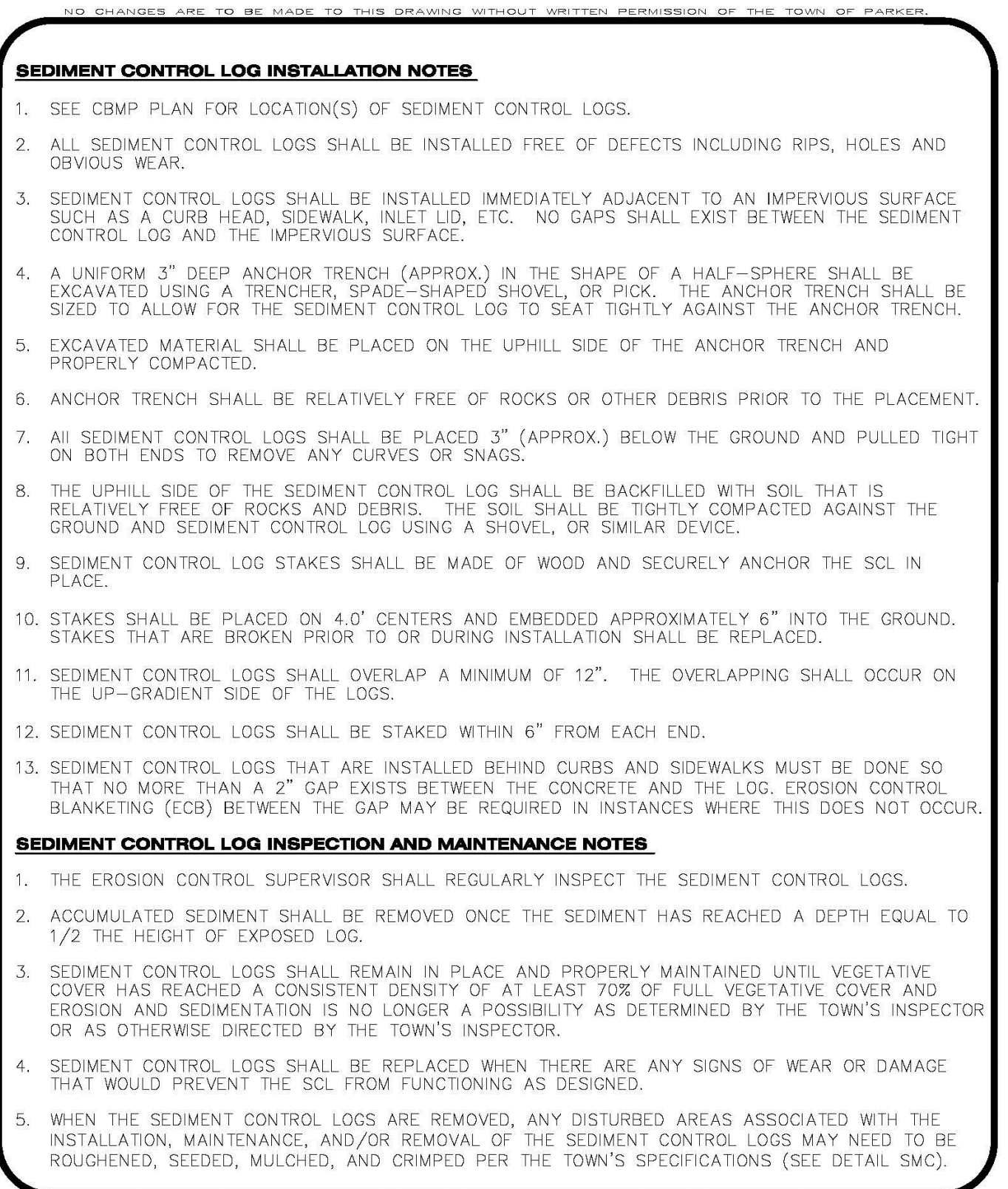




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

2 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

3 OF 3
Oct. 2013

CASE NUMBER: Z_____



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LOGO

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY:

BSA

CHECKED BY:

MRB

PROJECT NO.:

18-075-001

REVISIONS

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4TH SUBMITTAL	04/01/2020

DATE

5/28/2019

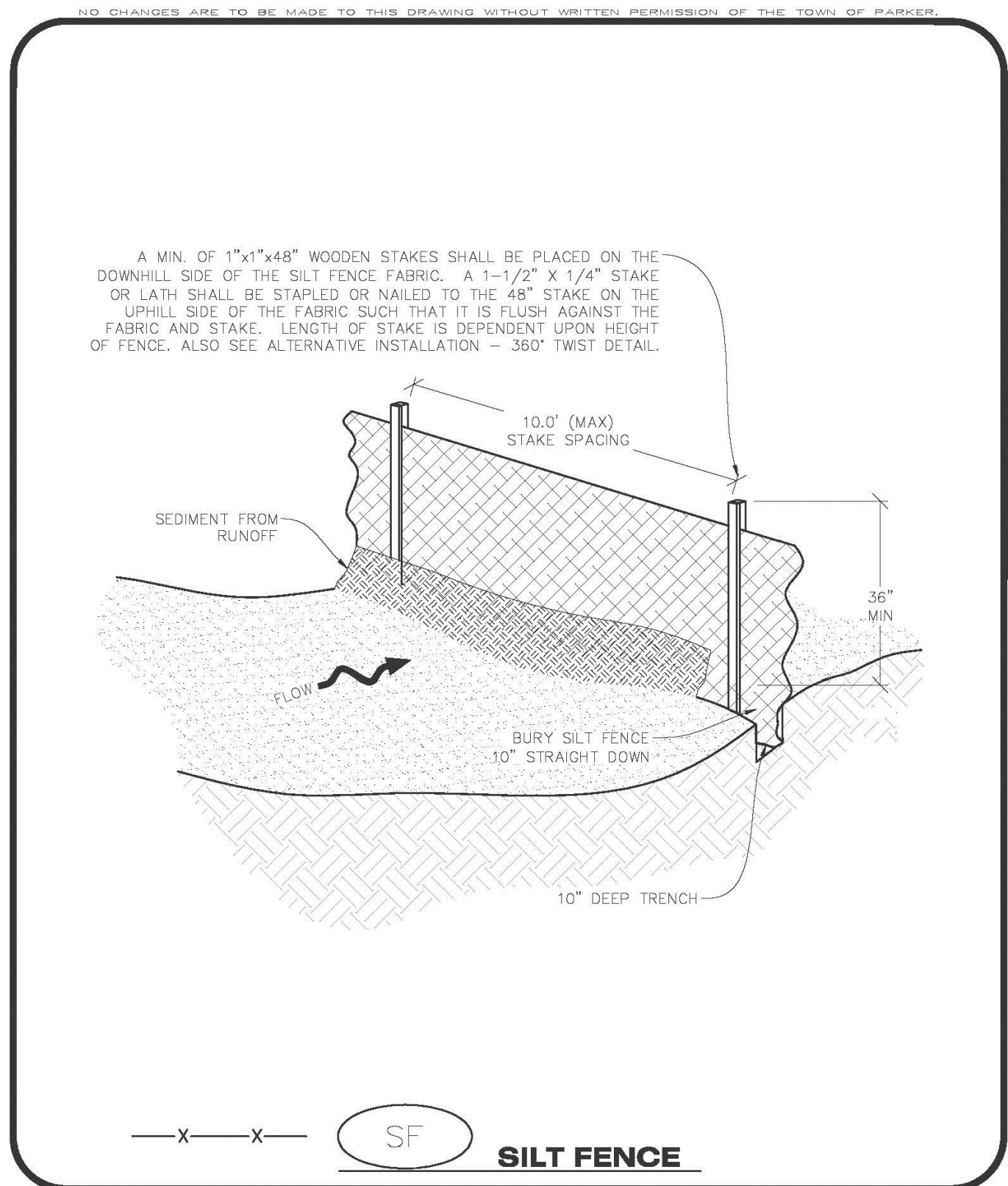
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BMP DETAILS

SHEET INFORMATION

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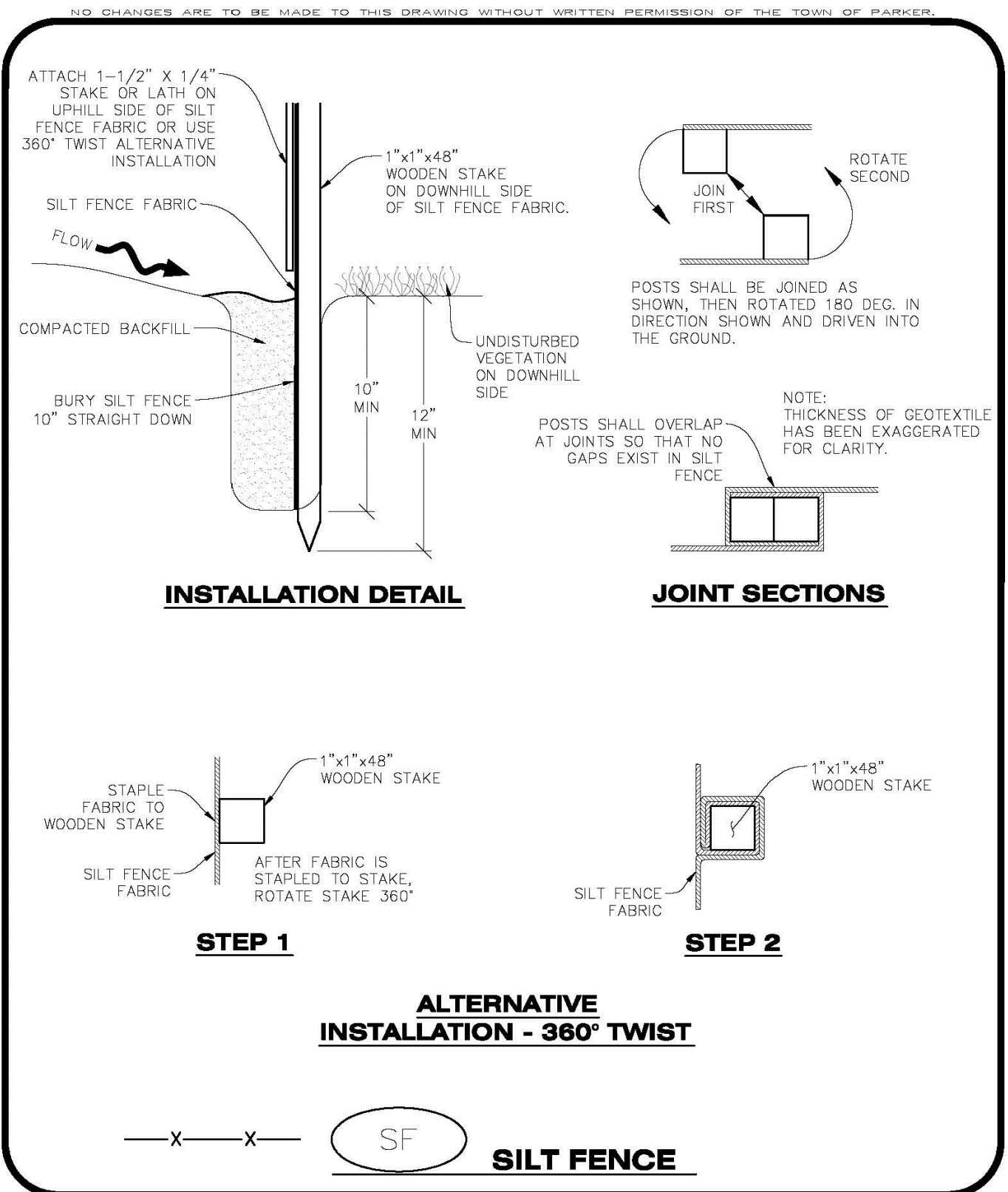
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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

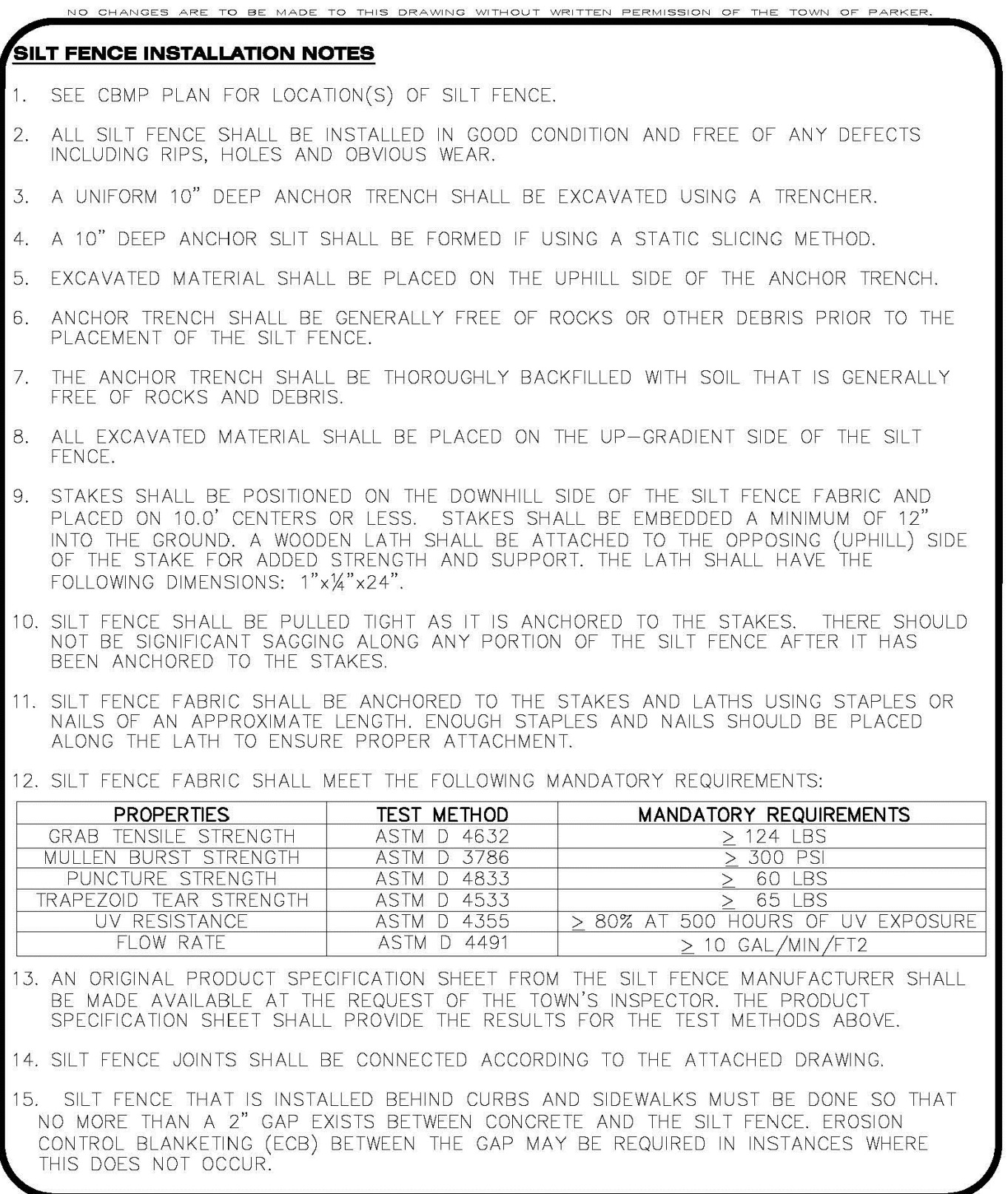
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1 OF 4
Oct. 2013





CBMP
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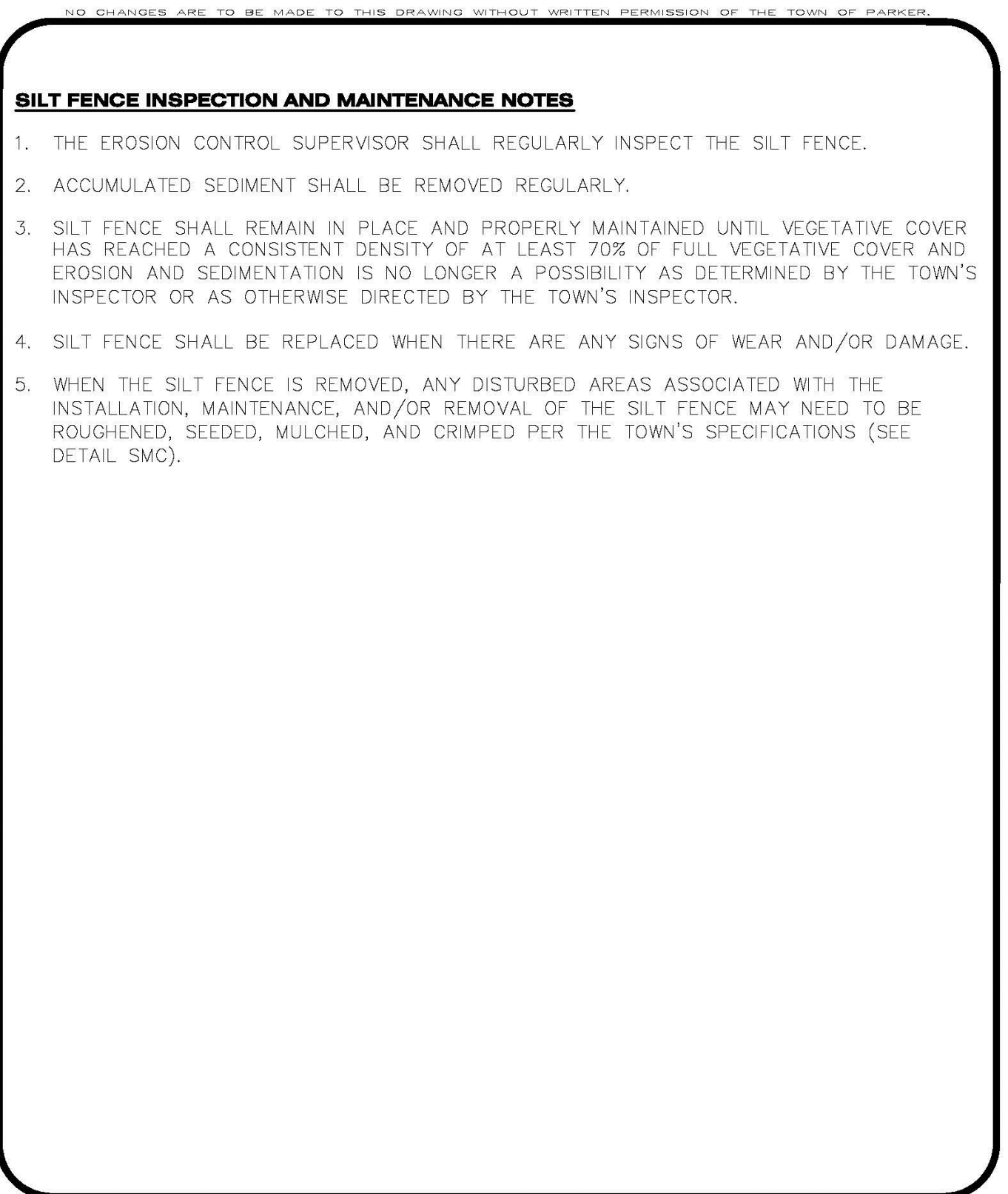
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Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

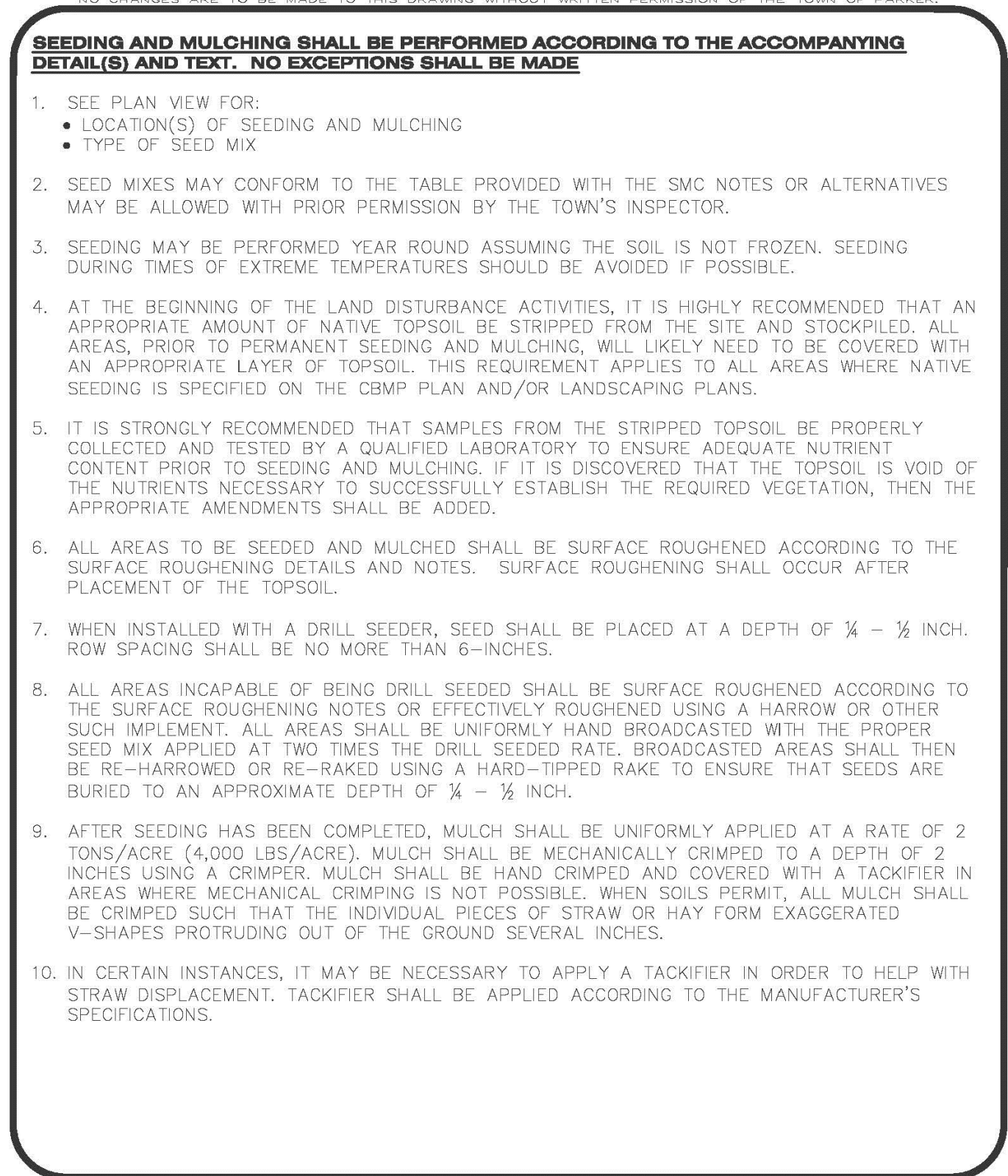
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Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

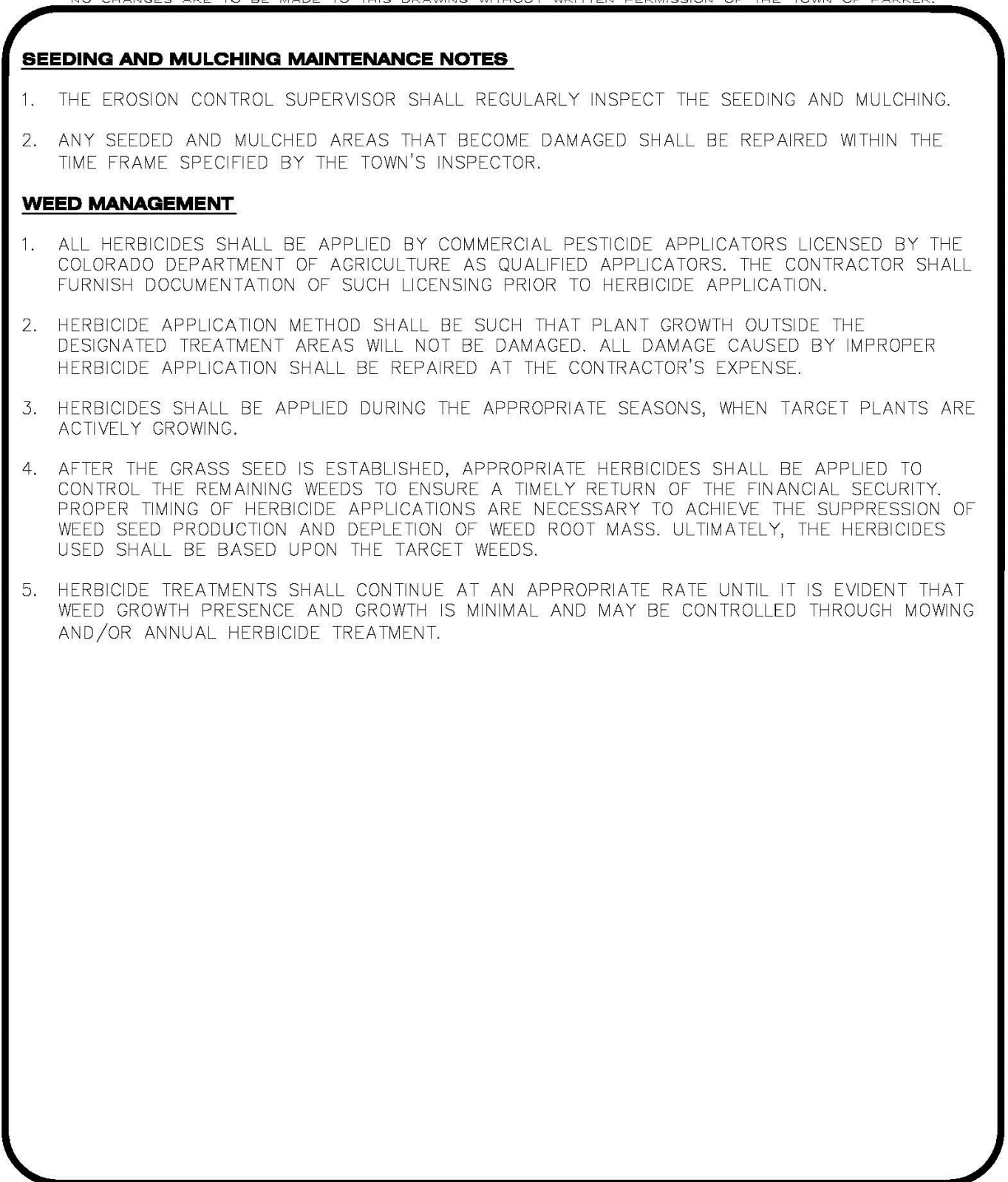
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4 OF 4
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

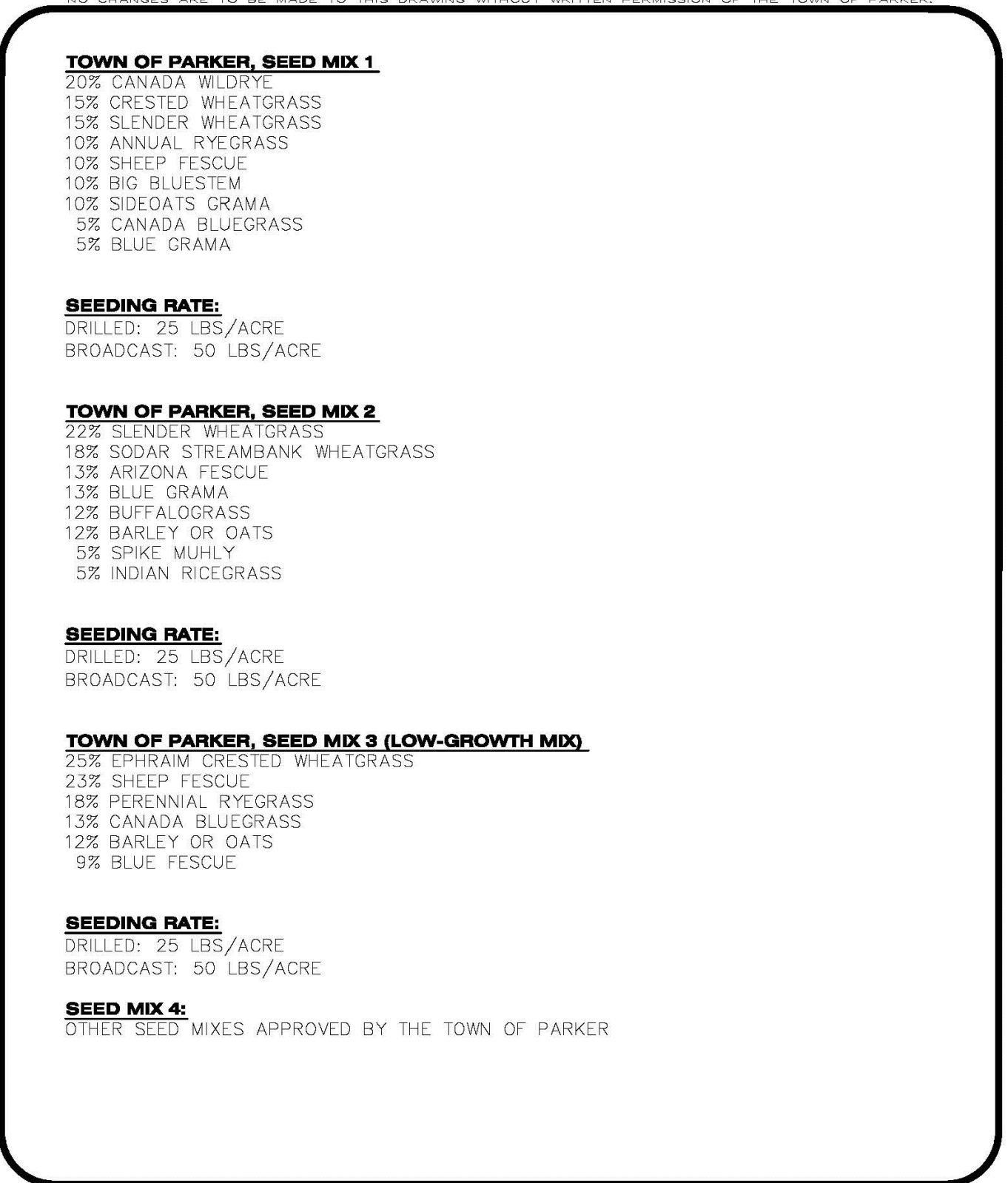
SMC
1 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC
2 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC
3 OF 3
Oct. 2013



541 E. Garden Drive,
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PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL	10/31/2019
3RD SUBMITTAL	02/18/2020
4TH SUBMITTAL	04/01/2020

DATE

5/28/2019

SHEET TITLE

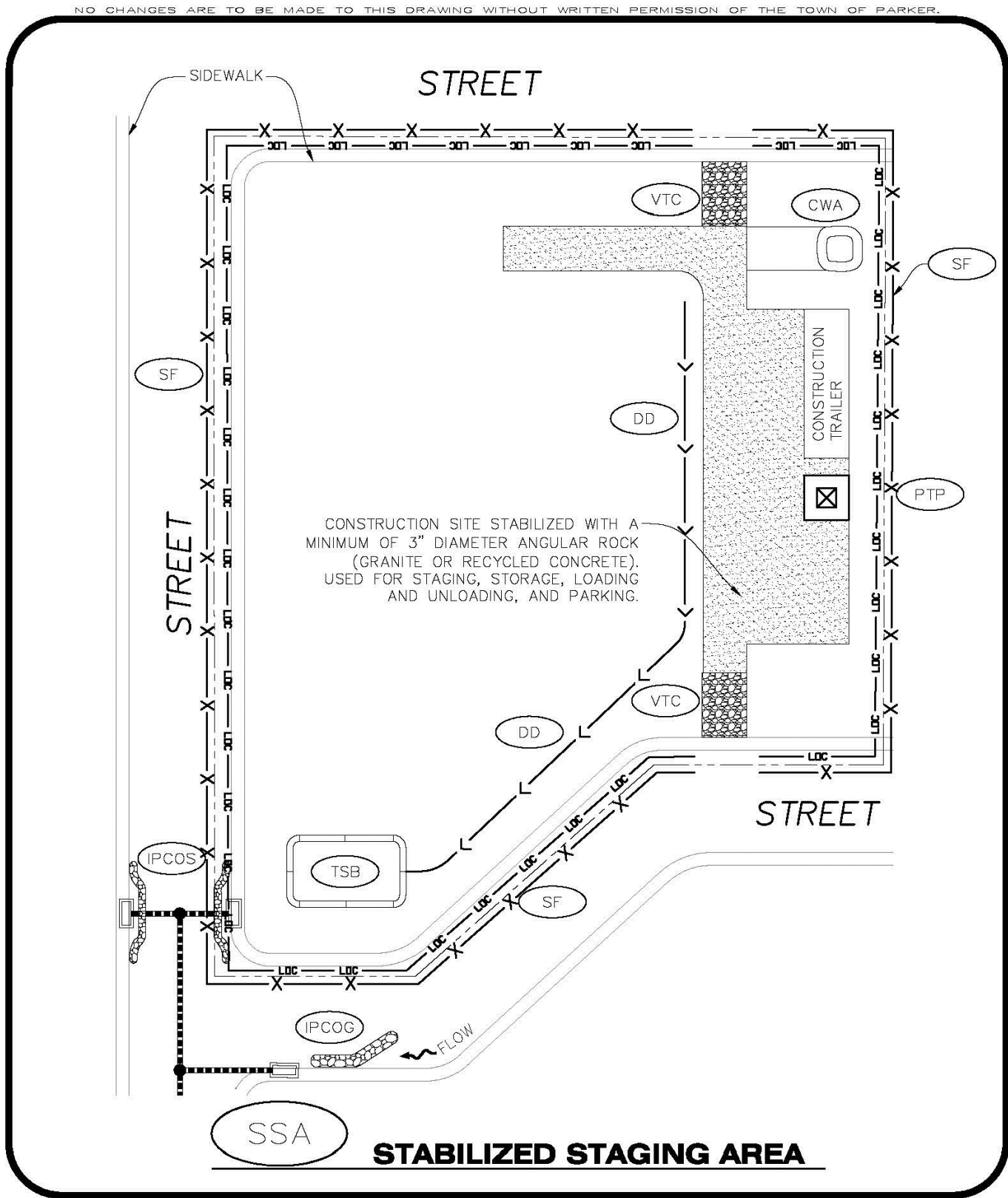
BMP DETAILS

SHEET INFORMATION

ER-2.8

13 of 22

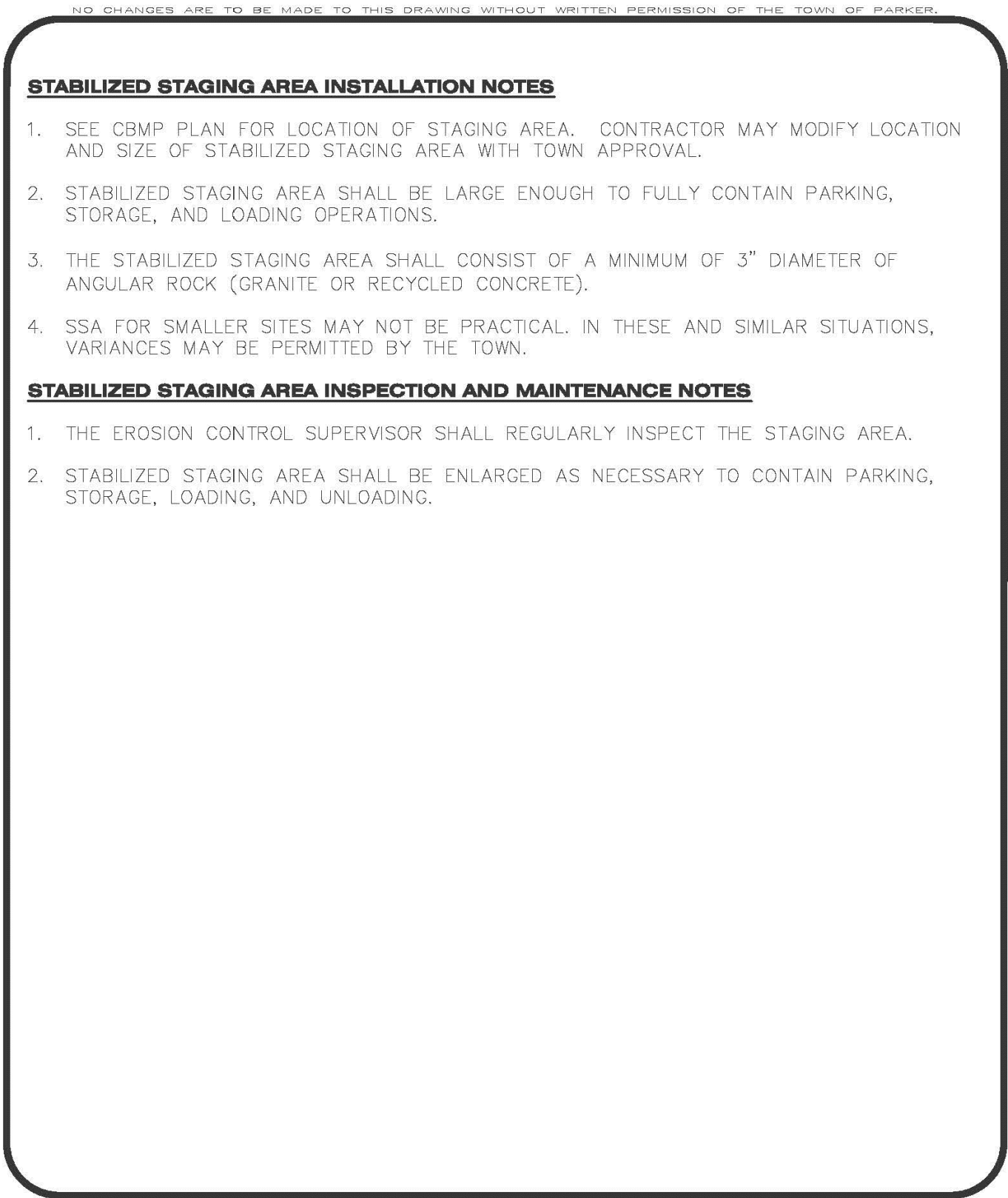
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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

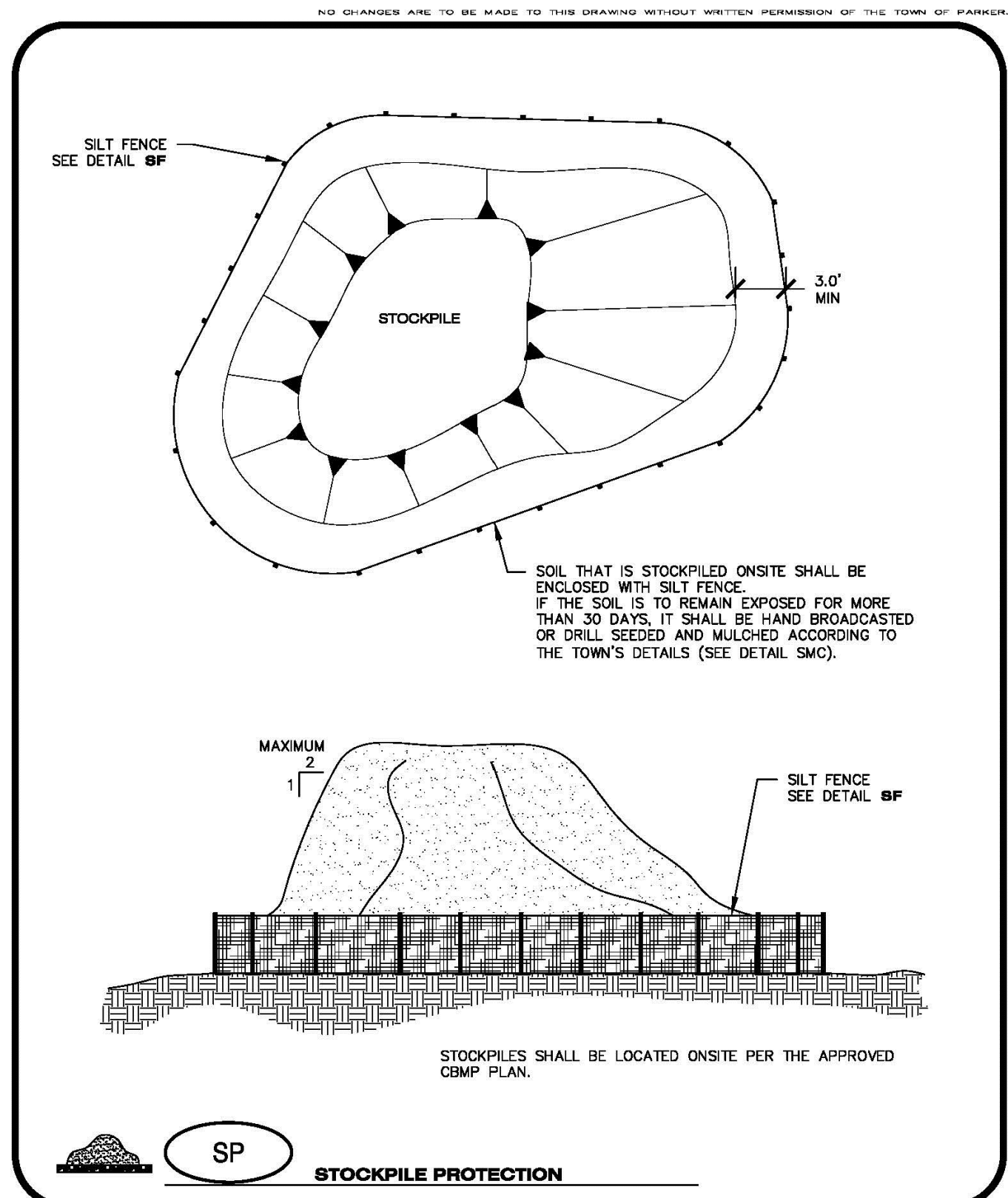
SSA
1 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA
2 OF 2
Oct. 2013





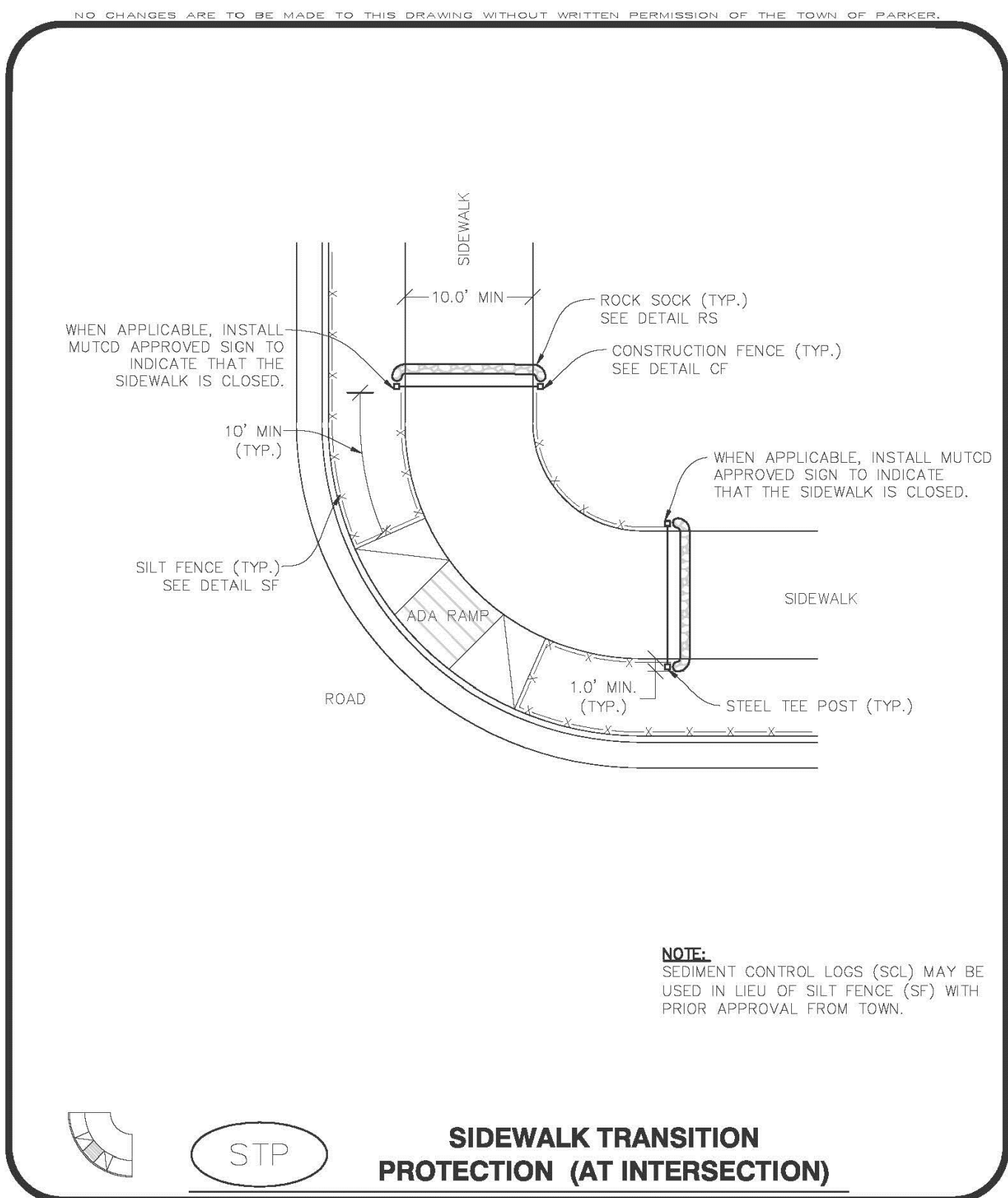
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SP
JUNE 2006

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.

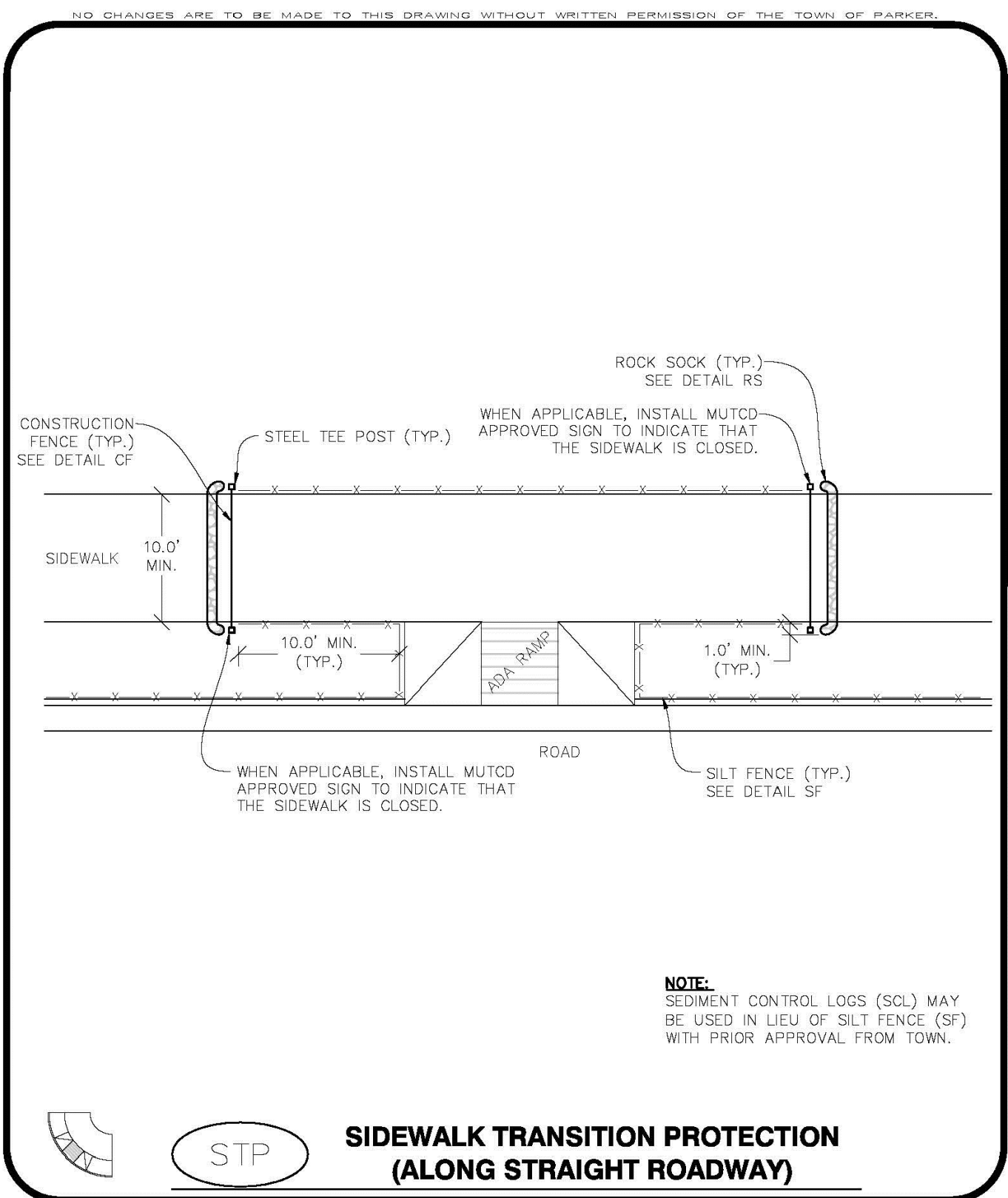
If the project is outside of PWSD's jurisdiction, check with the applicable water provider regarding their specific requirements for temporary irrigation.





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

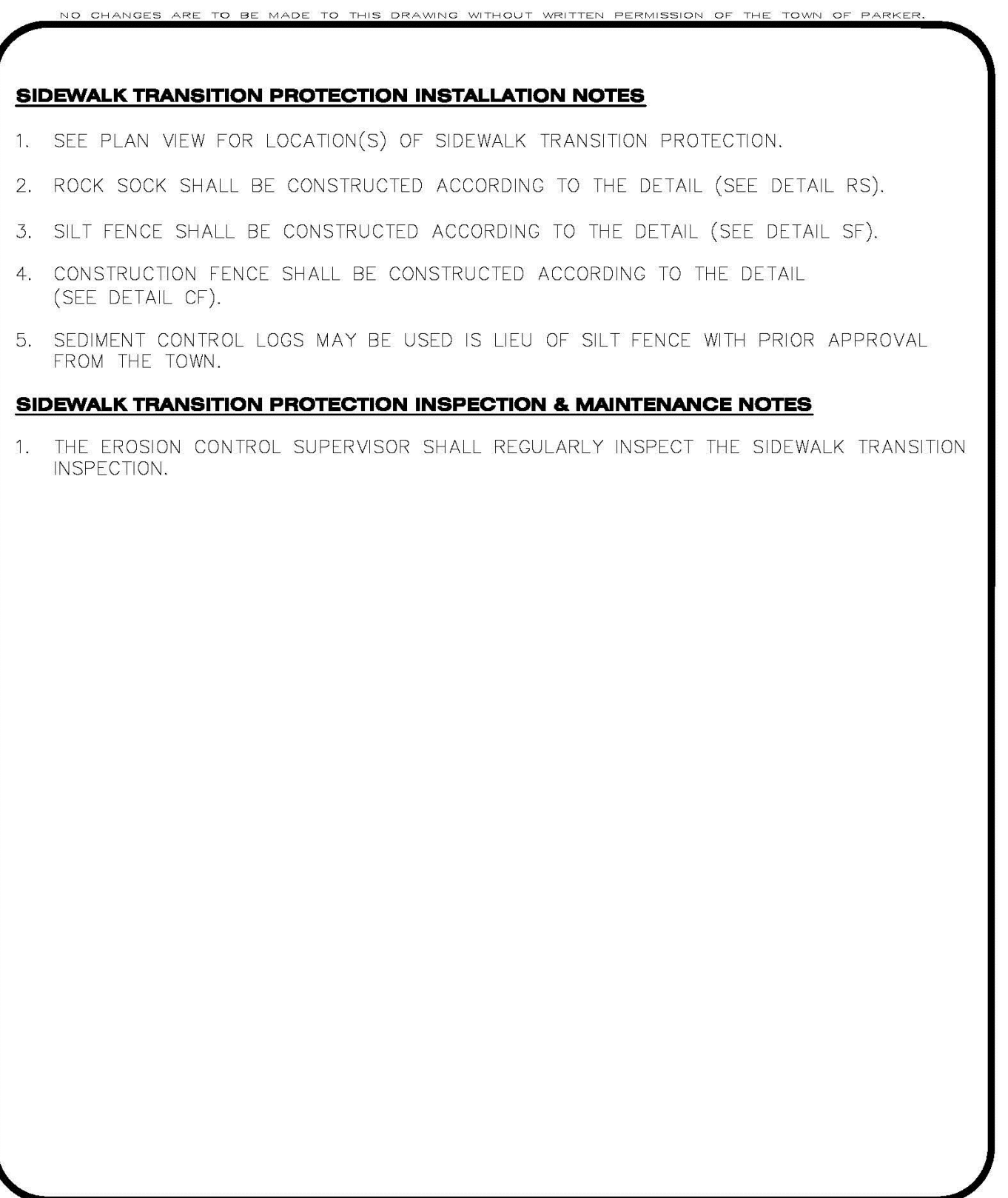
STP
1 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
2 OF 3
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
3 OF 3
Oct. 2013



541 E. Garden Drive,
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SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

8117 PRESTON RD. #300
DALLAS, TX 75225

SUBMITTAL

CONSTRUCTION DOCS.

DRAWN BY: BSA

CHECKED BY: MRB

PROJECT NO.: 18-075-001

REVISIONS

2ND SUBMITTAL 10/31/2019

3RD SUBMITTAL 02/18/2020

4TH SUBMITTAL 04/01/2020

DATE

5/28/2019

SHEET TITLE

BMP DETAILS

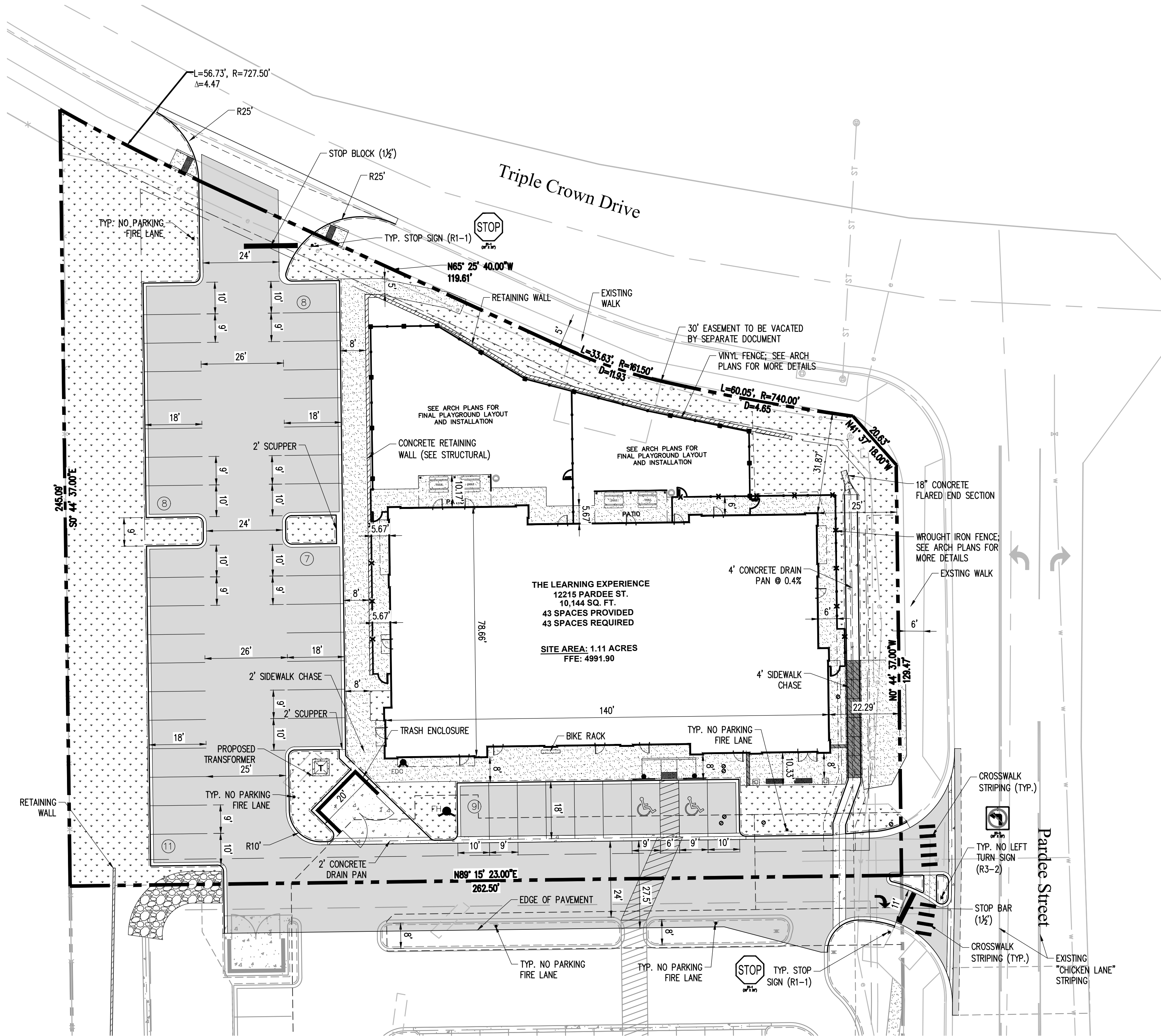
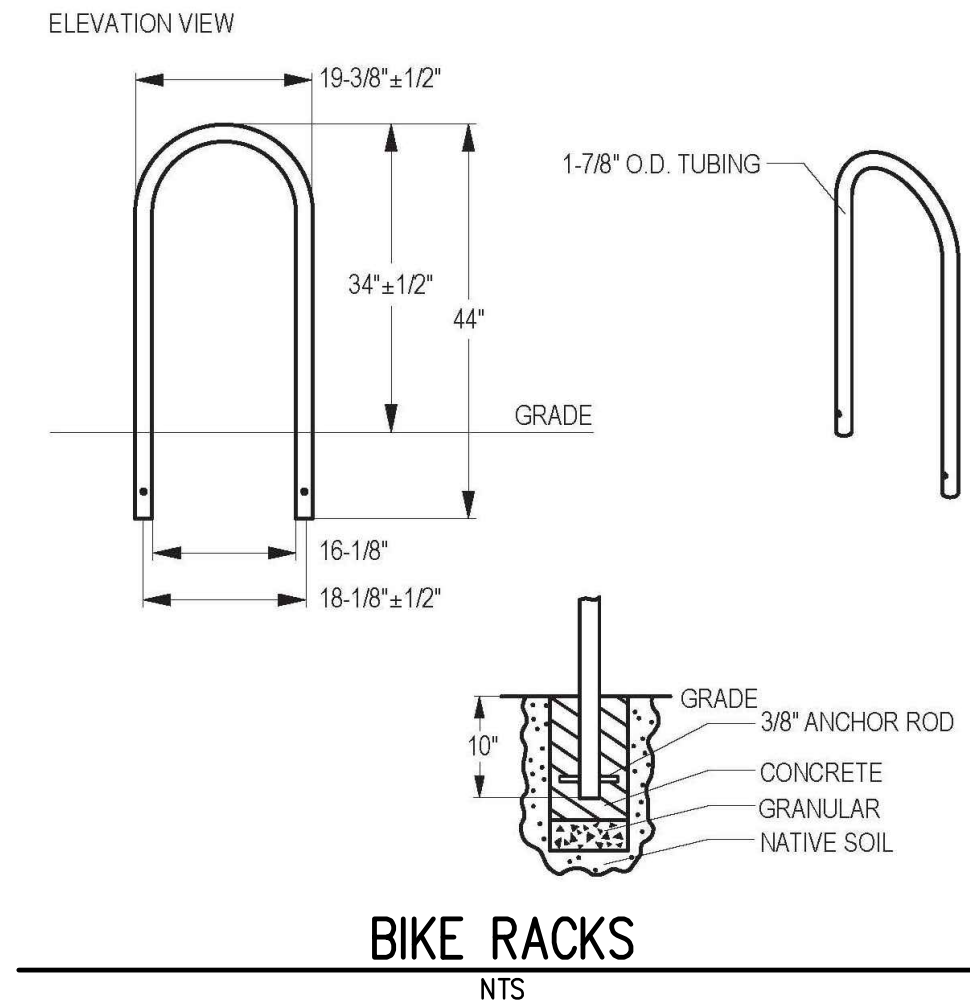
SHEET INFORMATION

ER-2.9

14 of 22

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

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND LOCAL CODES AND O.S.H.A. STANDARDS.
2. 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 STEWOK IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE PROJECT 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.
3. **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 RELOCATE OR LOCATE 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.
4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, SIDEWALKS, RAMPS & TRUCK DOCKS, PRECISE DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
5. DIMENSIONS SHOWN REFER TO FACE OF CURB, FACE OF BUILDING OR TO THE CENTERLINE OF PAVEMENT STRIPING, UNLESS OTHERWISE NOTED.
6. ALL PAVED PARKING LOT AREAS WITHIN THE LIMITS OF IMPROVEMENTS SHALL BE STANDARD DRAINAGE PAVED UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL PROVIDE A TEMPORARY TRAFFIC CONTROL PLAN FOR THE CITY ENGINEER'S APPROVAL PRIOR TO ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. 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 MARSHAL REQUIREMENTS.
9. ALL ON-SITE PAVED 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.)
10. PARKING LOT STRIPING SHALL BE YELLOW, 4" WIDTH, & DOUBLE COATED, UNLESS OTHERWISE NOTED. LIGHT POLE BASES TO BE PAINTED TRAFFIC YELLOW (DOUBLE COAT)
11. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
12. 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.
13. EXISTING STRIPING CONSTRUCTION SHALL BE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
14. 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.
15. CURB RADI ADJACENT TO PARKING STALLS SHALL BE 2'. ALL OTHER CURB RADI SHALL BE 10', UNLESS OTHERWISE NOTED.



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

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

TOTAL PARKING PROVIDED	41
HC STALLS	2
TOTAL PARKING PROVIDED	43

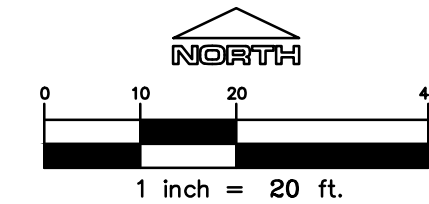
BICYCLE PARKING: 9

STANDARD STALL DIMENSIONS: 9' X 19'

STALLS NEXT TO LANDSCAPE: 10' X 19'

DRIVE AISLE WIDTH: 24'

FOR SIGN DETAILS SEE C-4.1



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

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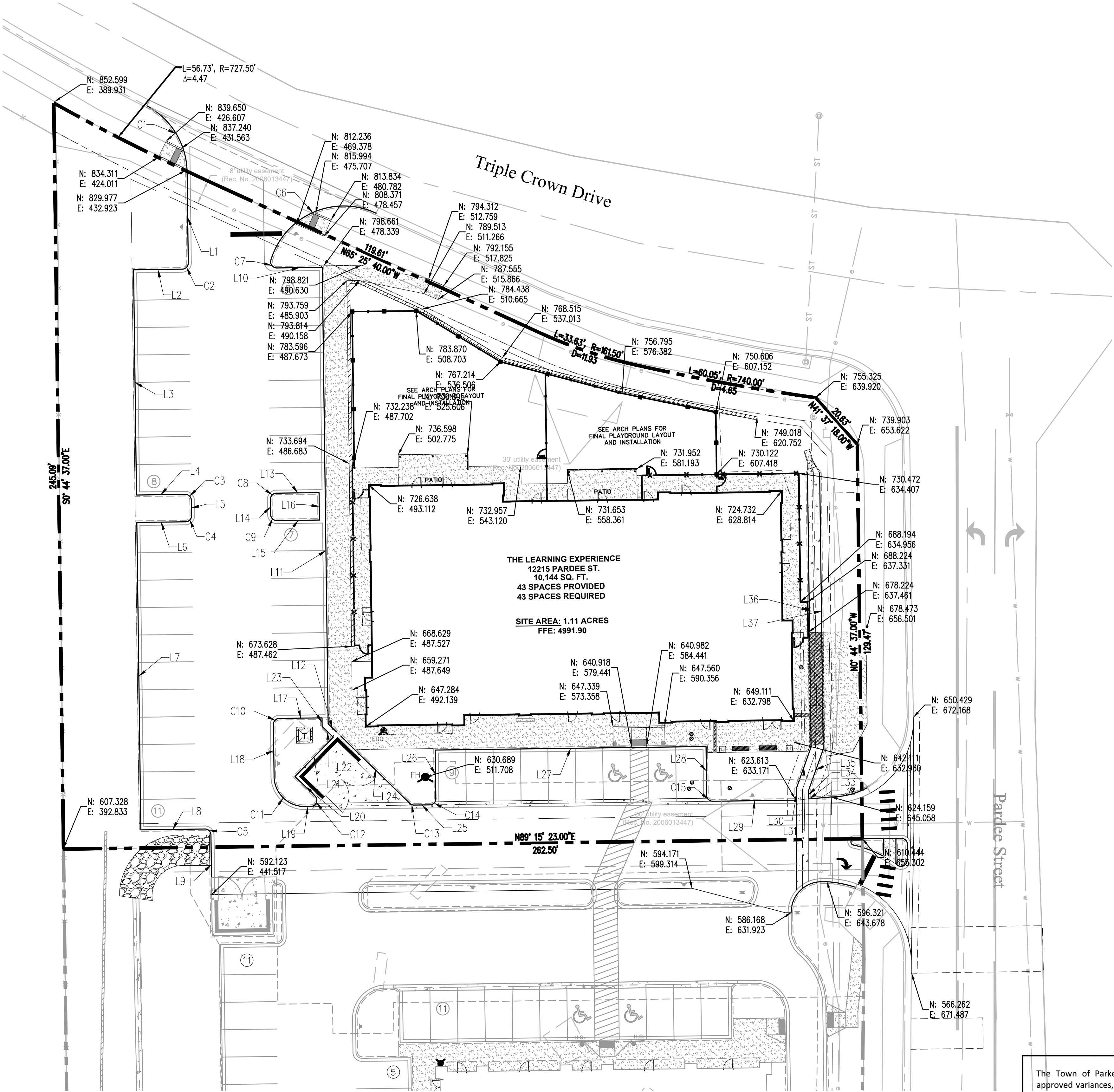
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Date _____

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

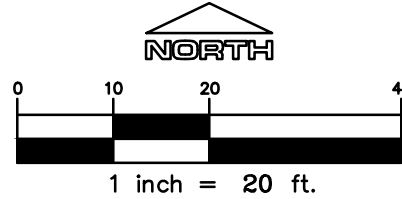
HORIZONTAL CONTROL					
Tag	Length	Bearing/Delta	Radius	N&E START	N&E END
C1	26.67'	61.13	25.00'	N:829.47 E:433.44	N:851.20 E:420.22
C2	3.14'	90.00	2.00'	N:797.56 E:431.85	N:799.58 E:433.82
C3	3.14'	90.00	2.00'	N:721.59 E:434.84	N:723.56 E:432.81
C4	3.14'	90.00	2.00'	N:714.56 E:432.93	N:716.59 E:434.90
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:621.56 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:433.62	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:723.56 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

HORIZONTAL CONTROL					
Tag	Length	Bearing/Delta	Radius	N&E START	N&E END
L12	3.81'	N45° 44' 37"W		N:845.53 E:482.52	N:648.19 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:462.92
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



LEGEND

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



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Town of Parker, Director of Engineering

Date

LOGO

RIDGE TOP
ENGINEERING & SURVEYING
541 E. Garden Drive, Unit N Windsor, CO 80550
T (878) 663-4562 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
4TH SUBMITTAL	04/01/2020

DATE

5/28/2019

SHEET TITLE

HORIZONTAL CONTROL

SHEET INFORMATION

C-1.1

17 of 22

File: TLE - CD - ROP4120G.dwg Path: P:\Colorado\Bryar\Bryar\811\2 Drawings\ Plotted by Brod Date: 21-Apr-20 8:20:35am

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

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LOGO



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SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

BRYTAR COMPANIES

117 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

4TH SUBMITTAL 04/01/2020

DATE

5/28/2019

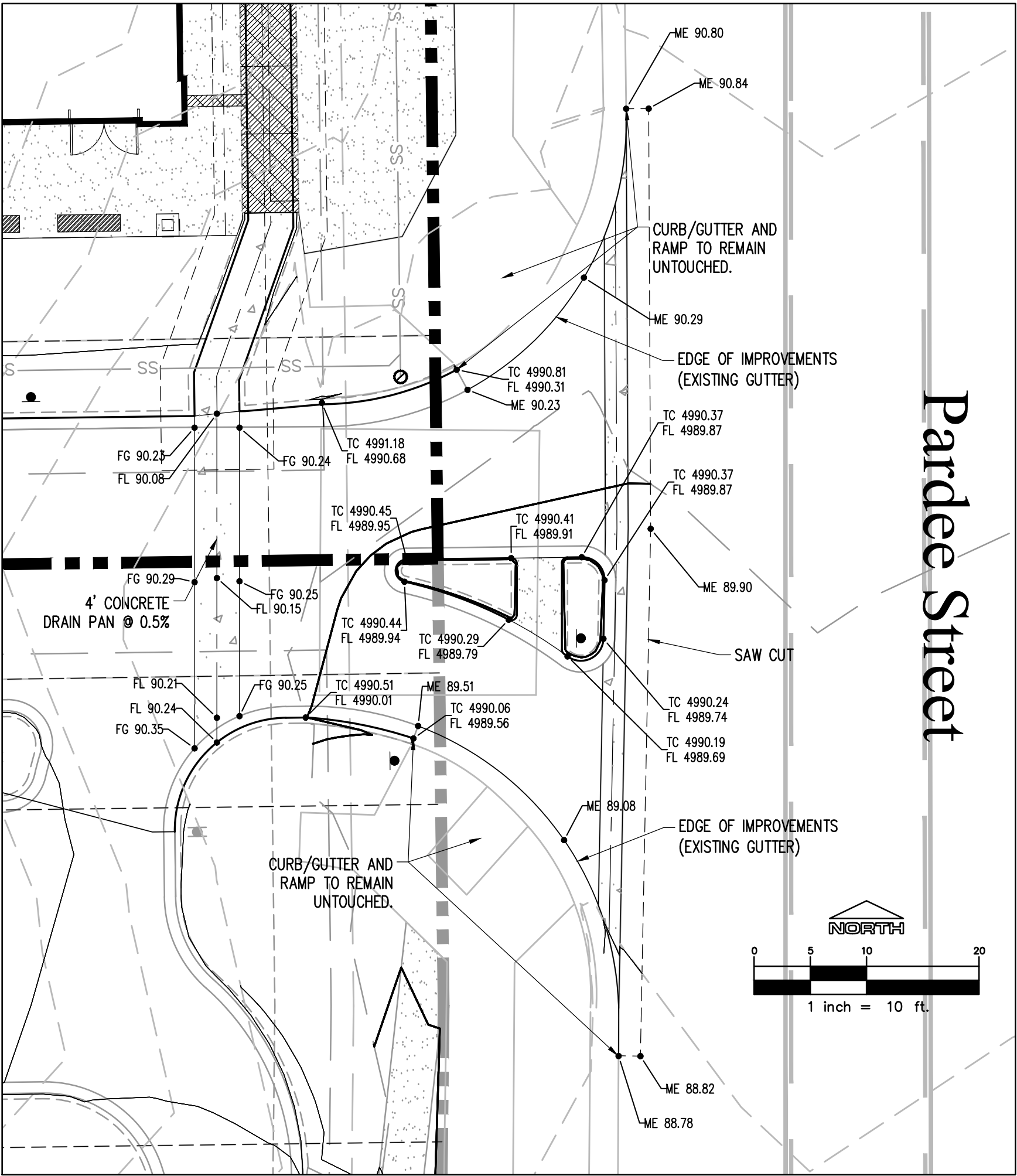
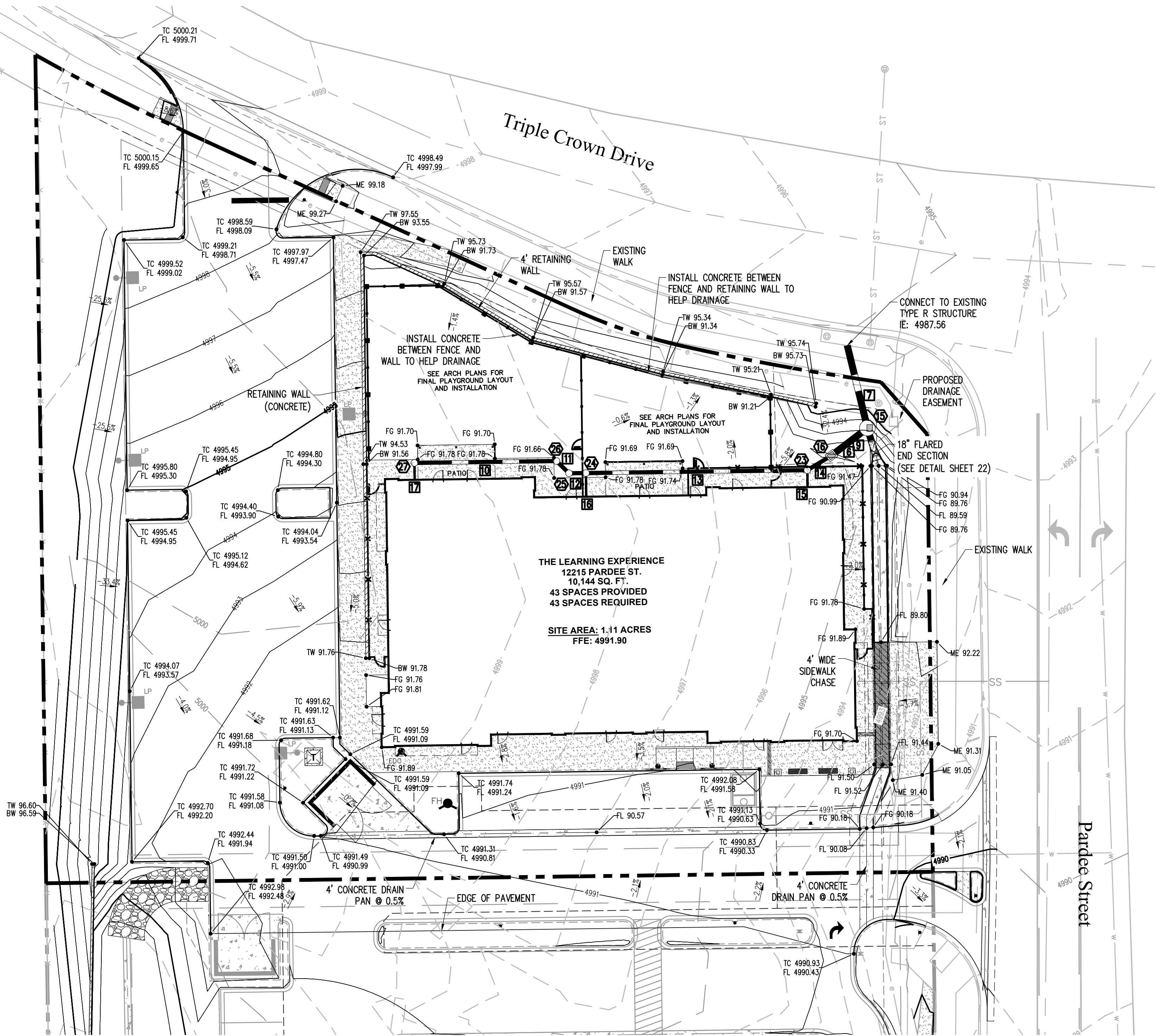
SHEET TITLE

GRADING PLAN

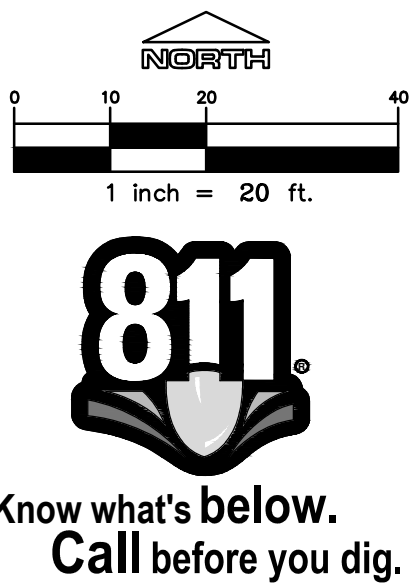
SHEET INFORMATION

C-2.0

18 of 22



EAST ENTRANCE



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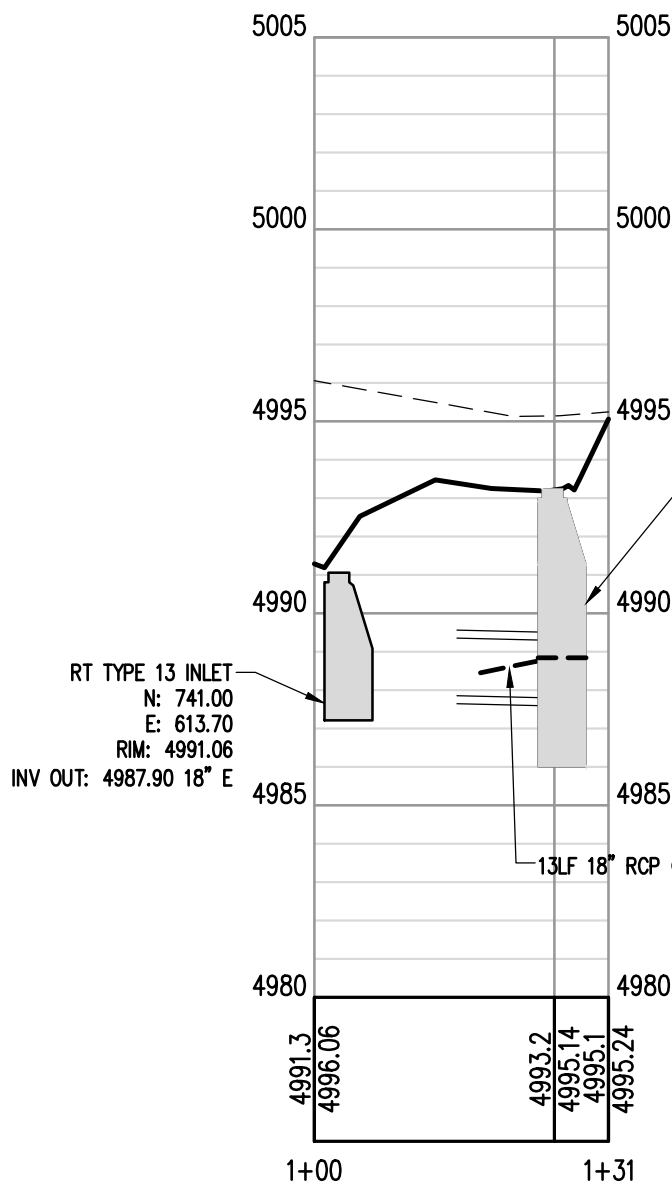
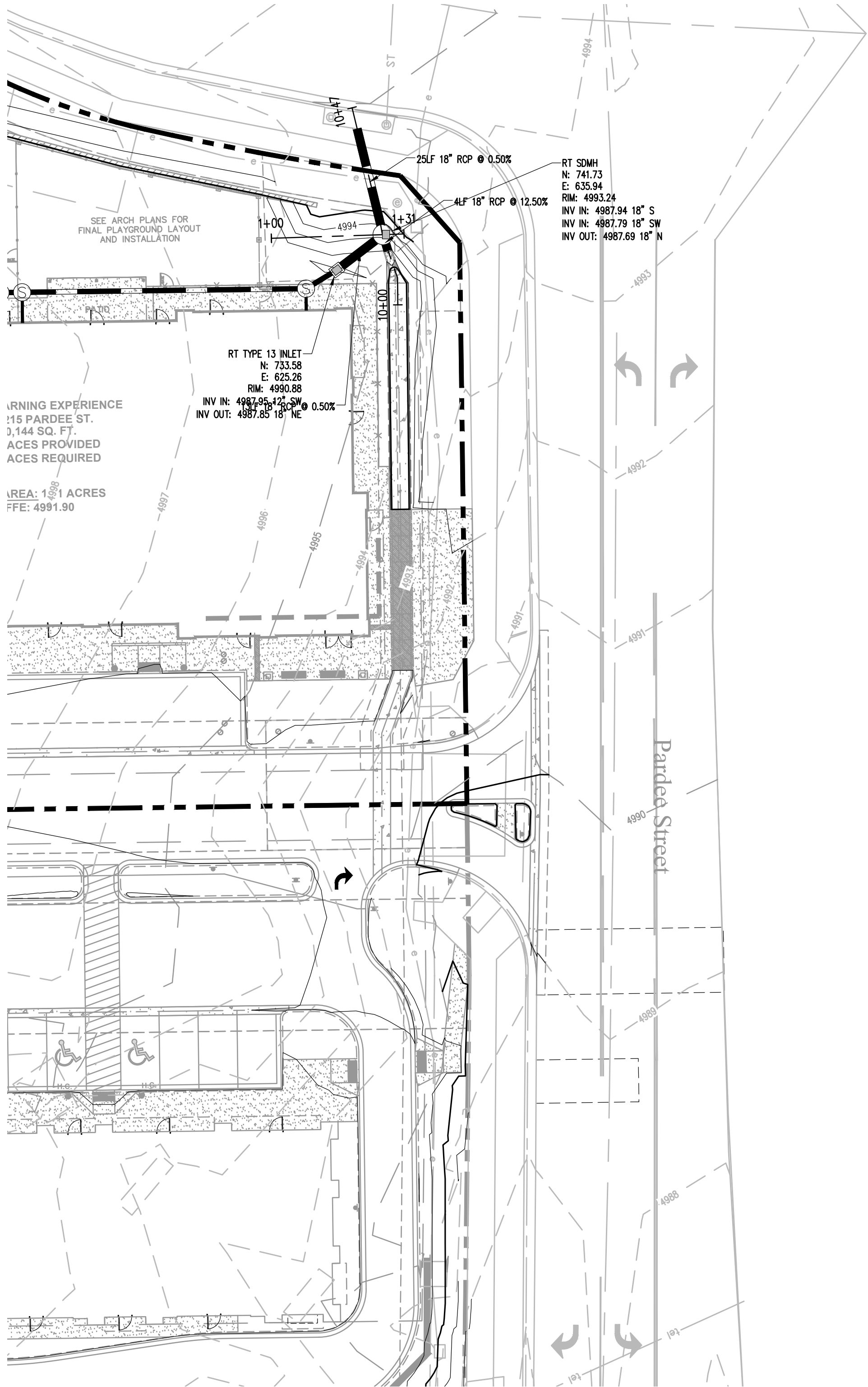
Town of Parker, Director of Engineering Date

STRUCTURE TABLE				PIPE TABLE				
#	TYPE	RIM	INVERT	#	SIZE	LENGTH	MATERIAL	SLOPE
15	RT SDMH	RIM = 4993.24	IE IN: 4987.94 18" S IE IN: 4987.79 18" SW IE OUT: 4987.69 18" N	6	18"	13'	RCP	0.50%
16	RT TYPE 13 INLET	RIM = 4990.88	IE IN: 4987.95 12" SW IE OUT: 4987.85 18" NE	7	18"	25'	RCP	0.50%
23	CLEANOUT	RIM = 5238.76	IE IN: 4988.00 12" W IE IN: 4988.00 6" S IE OUT: 4987.99 12" NE	9	18"	4'	RCP	12.50%
24	CLEANOUT	RIM = 5239.07	IE IN: 4988.32 12" W IE IN: 4988.32 6" S IE OUT: 4988.32 12" E	10	12"	42'	PVC	0.50%
25	CLEANOUT	RIM = 5239.10	IE IN: 4988.35 12" NW IE OUT: 4988.35 12" E	11	12"	5'	PVC	0.50%
26	CLEANOUT	RIM = 5239.12	IE IN: 4988.37 12" W IE OUT: 4988.37 12" SE	12	12"	5'	PVC	0.50%
27	CLEANOUT	RIM = 5239.30	IE IN: 4988.58 6" S IE OUT: 4988.58 12" E	13	12"	66'	PVC	0.50%
				14	12"	8'	PVC	0.50%
				15	6"	5'	PVC	0.50%
				16	6"	7'	PVC	0.50%
				17	6"	5'	PVC	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.

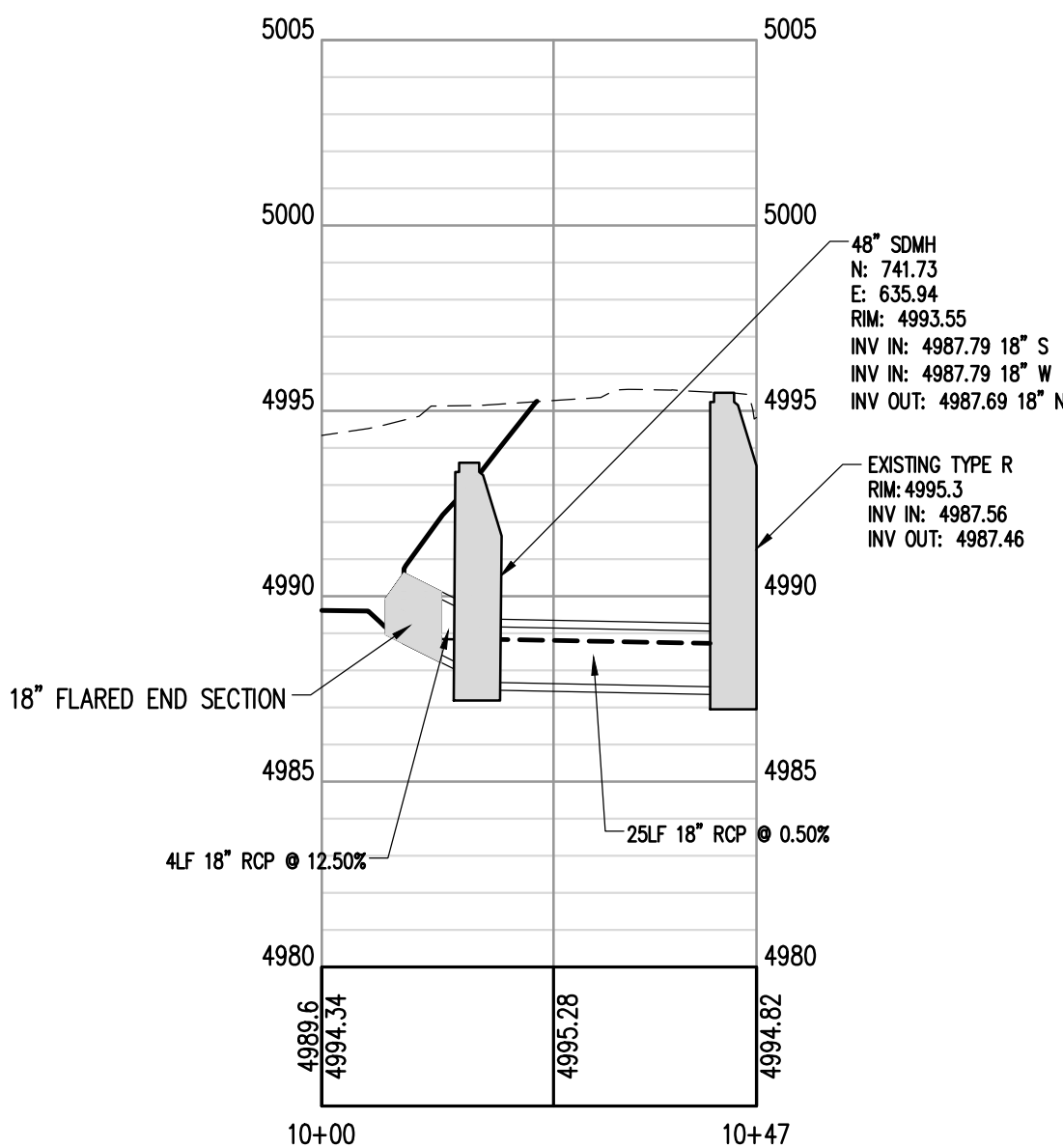
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HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN
CONSTRUCTION DOCUMENTS



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

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

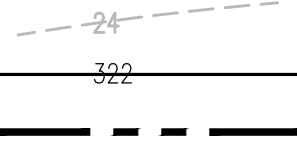


PRIVATE STORM DRAINAGE PROFILE STA: 10+00 TO 10+47

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

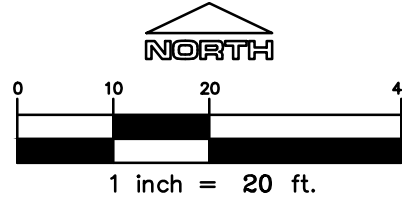
LEGEND

EX. CONTOUR
PROPOSED CONTOUR
PROPERTY LINE



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Town of Parker, Director of Engineering

Date

LOGO

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

SEAL

PROJECT TITLE

THE LEARNING EXPERIENCE

PREPARED FOR

LOT 1, BLOCK 1
HORSESHOE RIDGE
PARKER, CO 80134

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
4TH SUBMITTAL	04/01/2020

DATE

5/28/2019

SHEET TITLE

STORM DRAINAGE PROFILES

SHEET INFORMATION

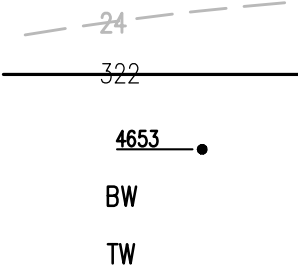
C-2.1

19 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
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LEGEND

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



LOGO

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

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PREPARED FOR

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8117 PRESTON RD. #300
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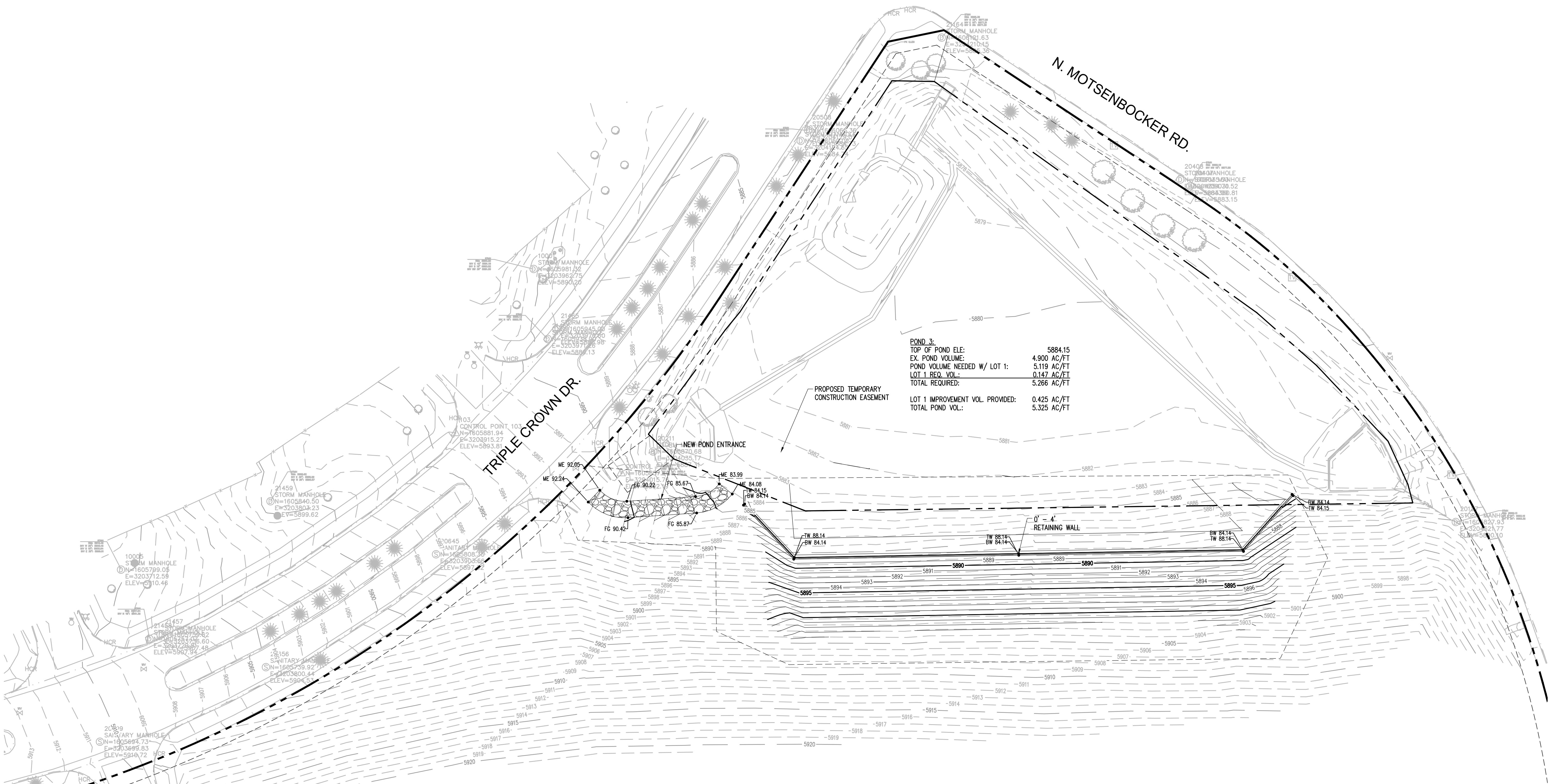
SHEET TITLE

EX. POND IMPROVEMENTS

SHEET INFORMATION

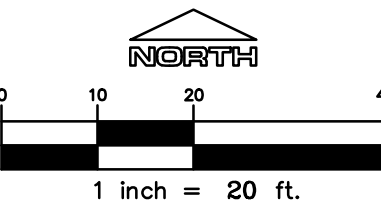
C-2.2

20 of 22



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

0' - 4' RETAINING WALL



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.

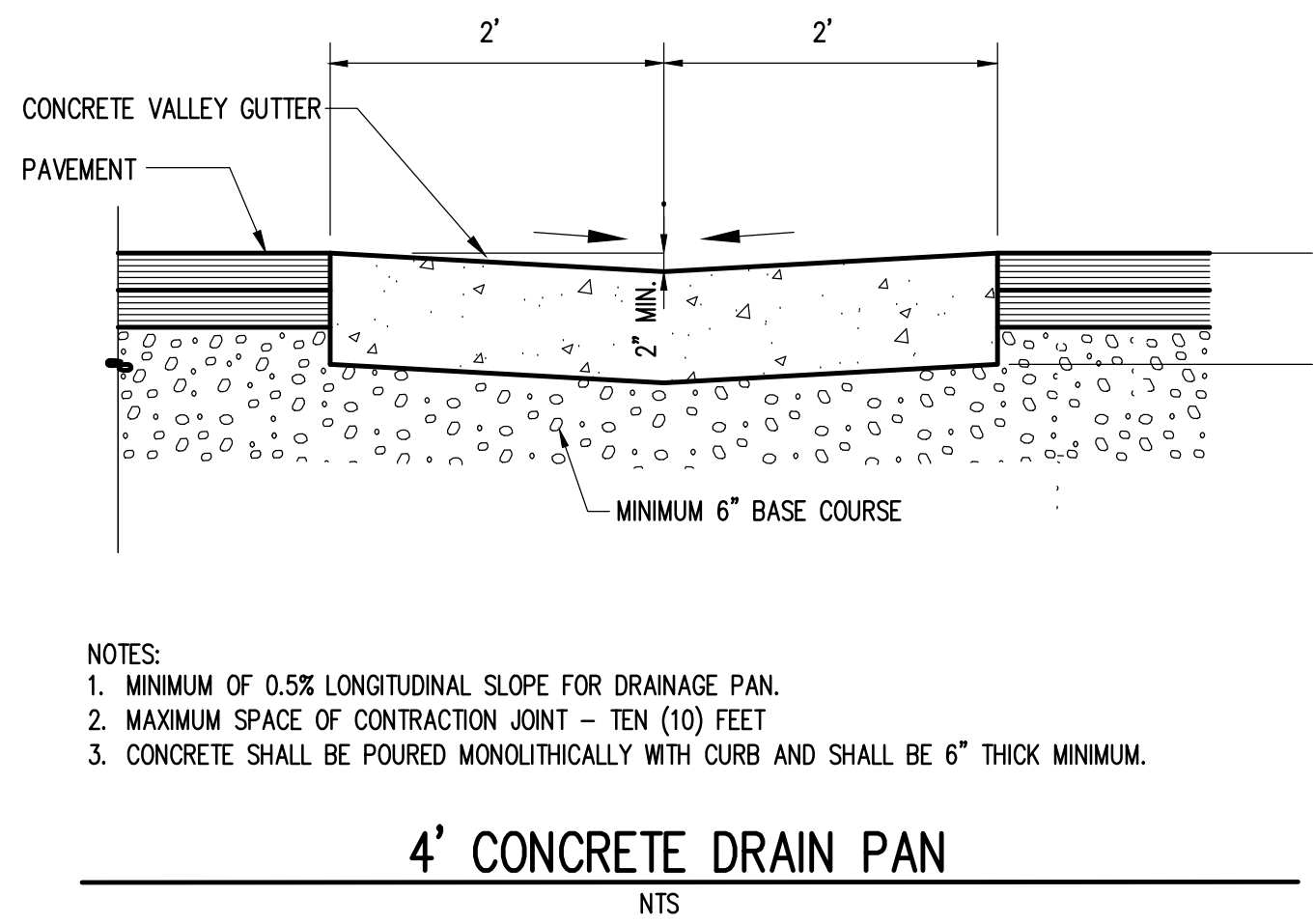
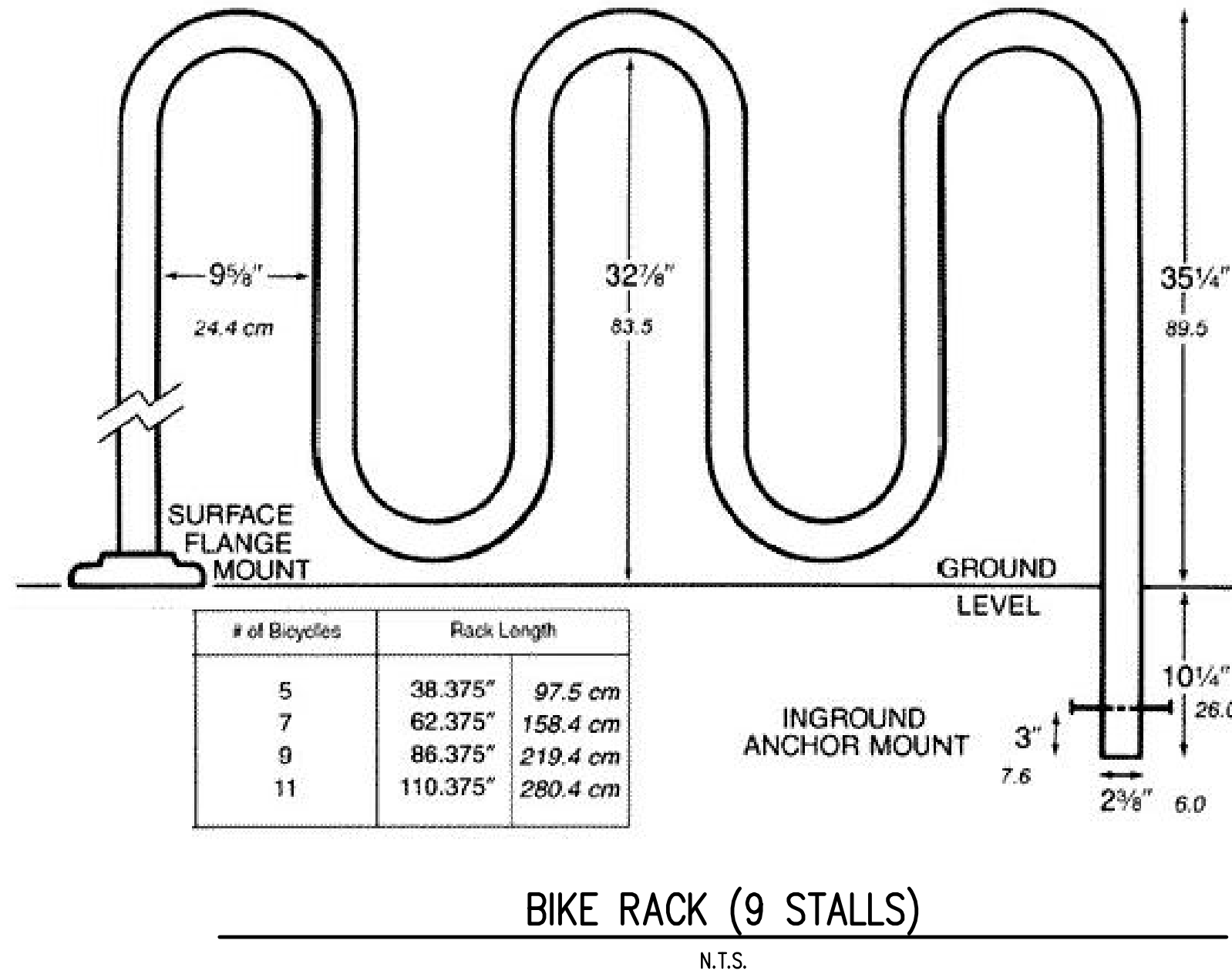
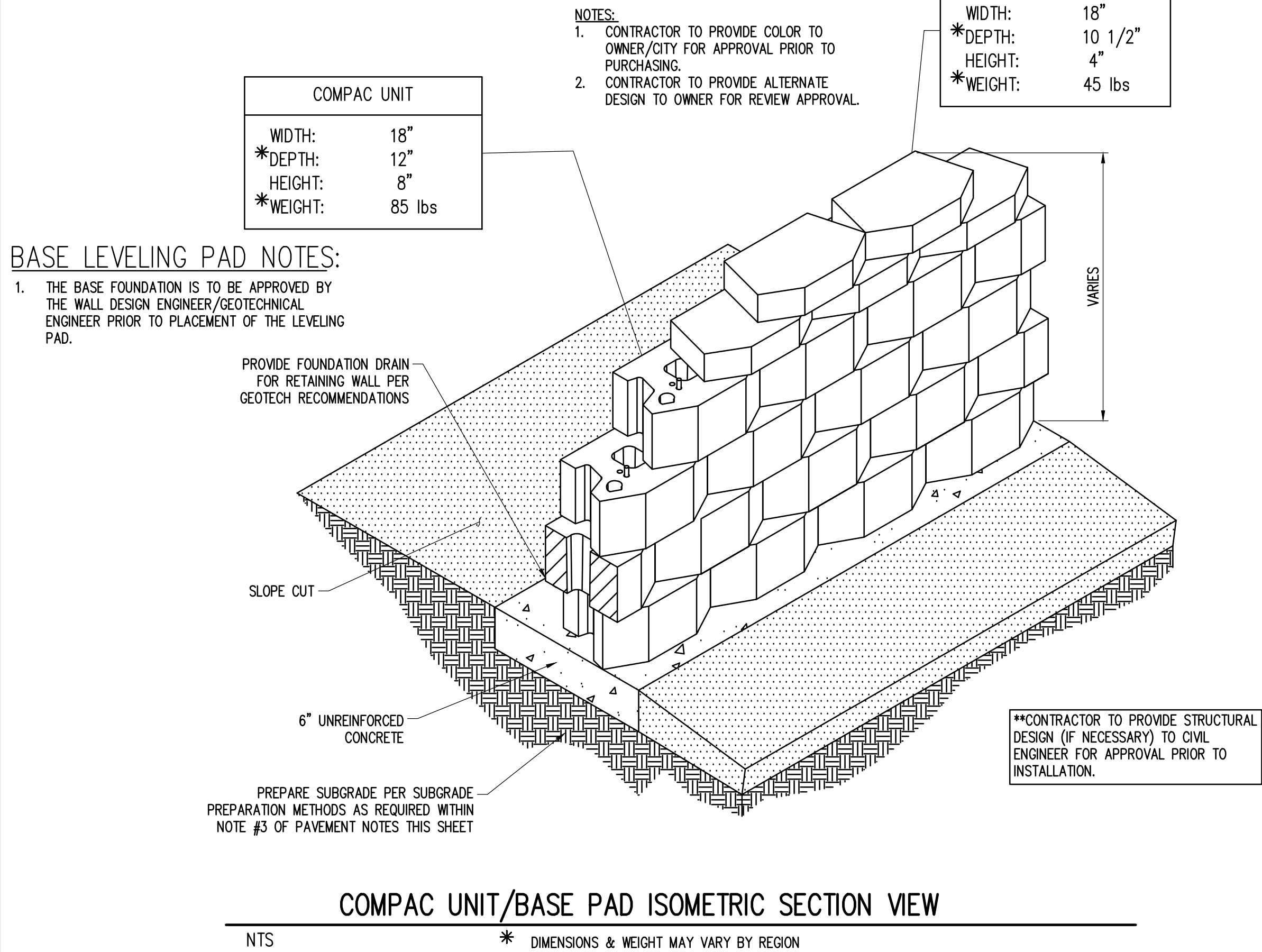
Town of Parker, Director of Engineering Date

File: TLE - CD - ROP41400.dwg Path: P:\Colorado\Parker\Brytar\Brytar\18-075-001\2 Drawings\ Plotted by Brod Date: 21-Apr-20 8:21:03am

HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT

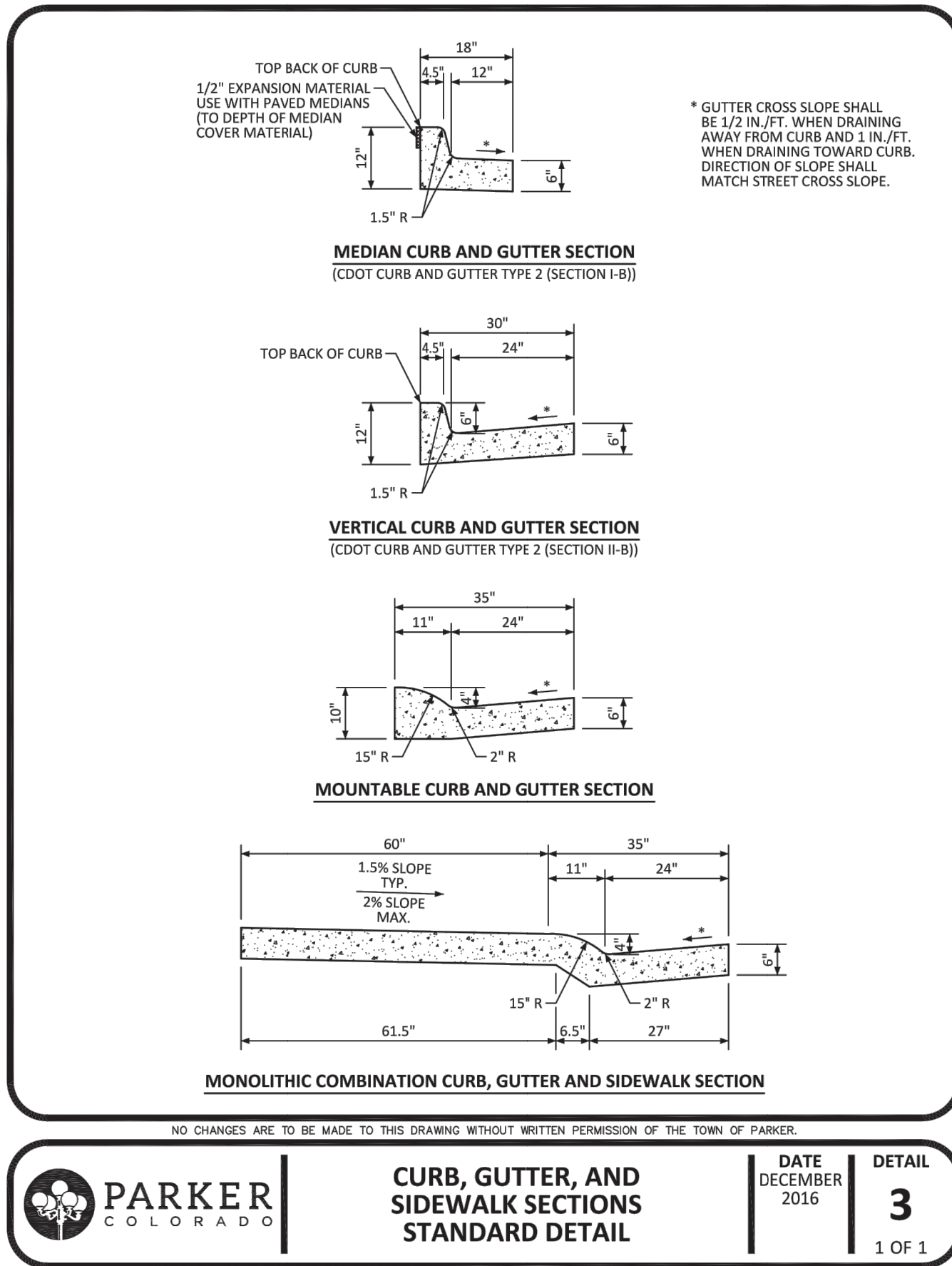
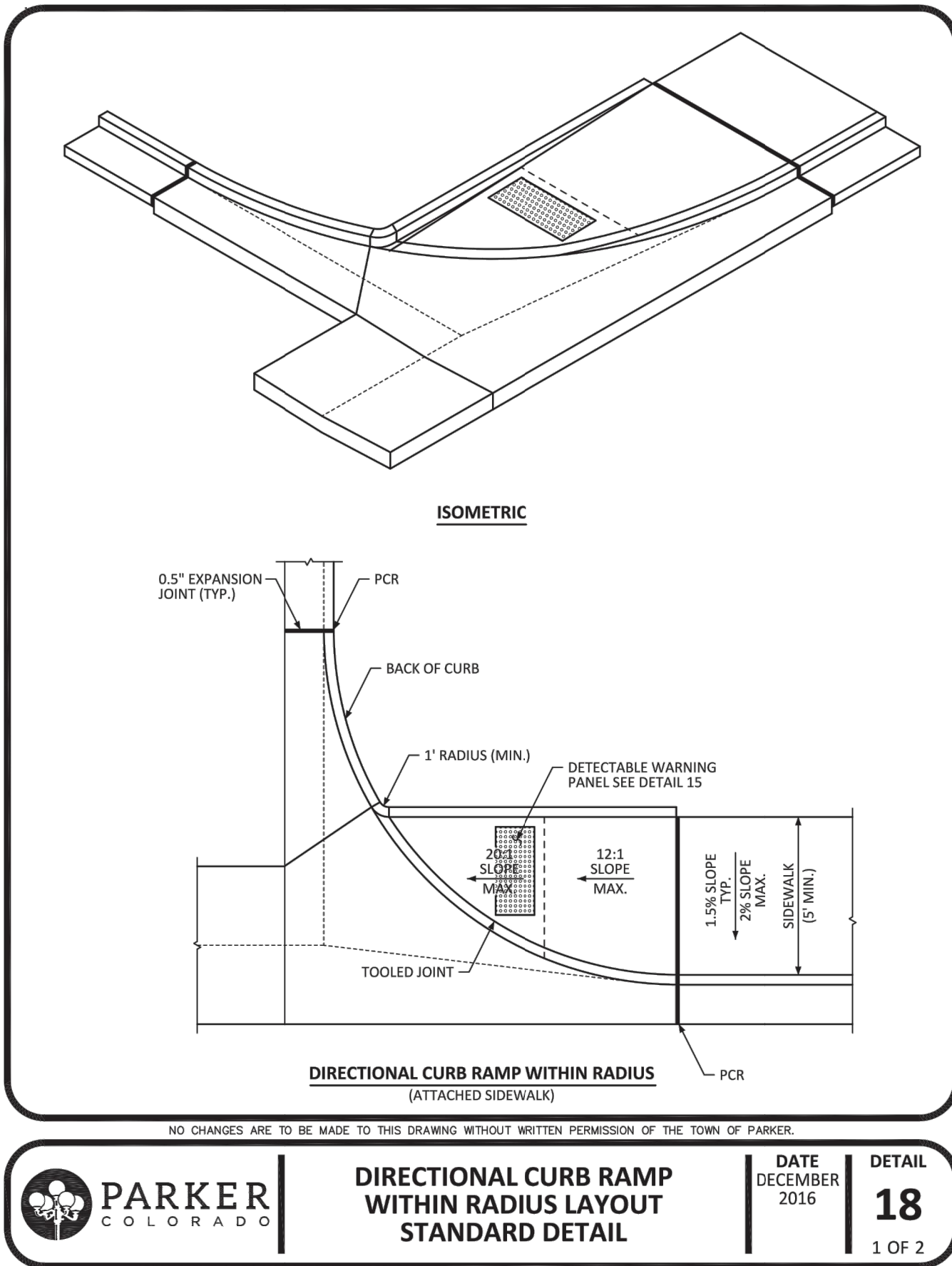
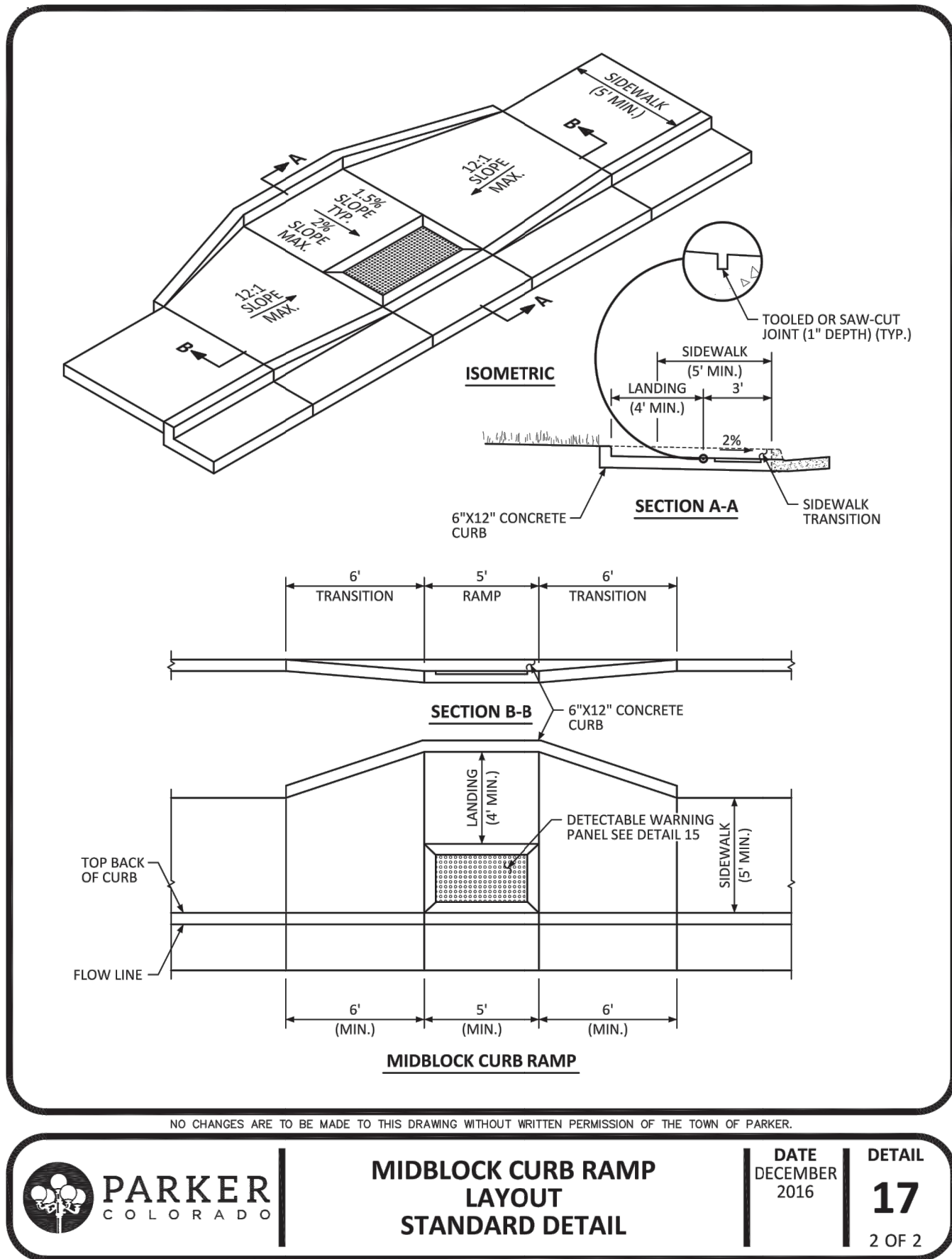
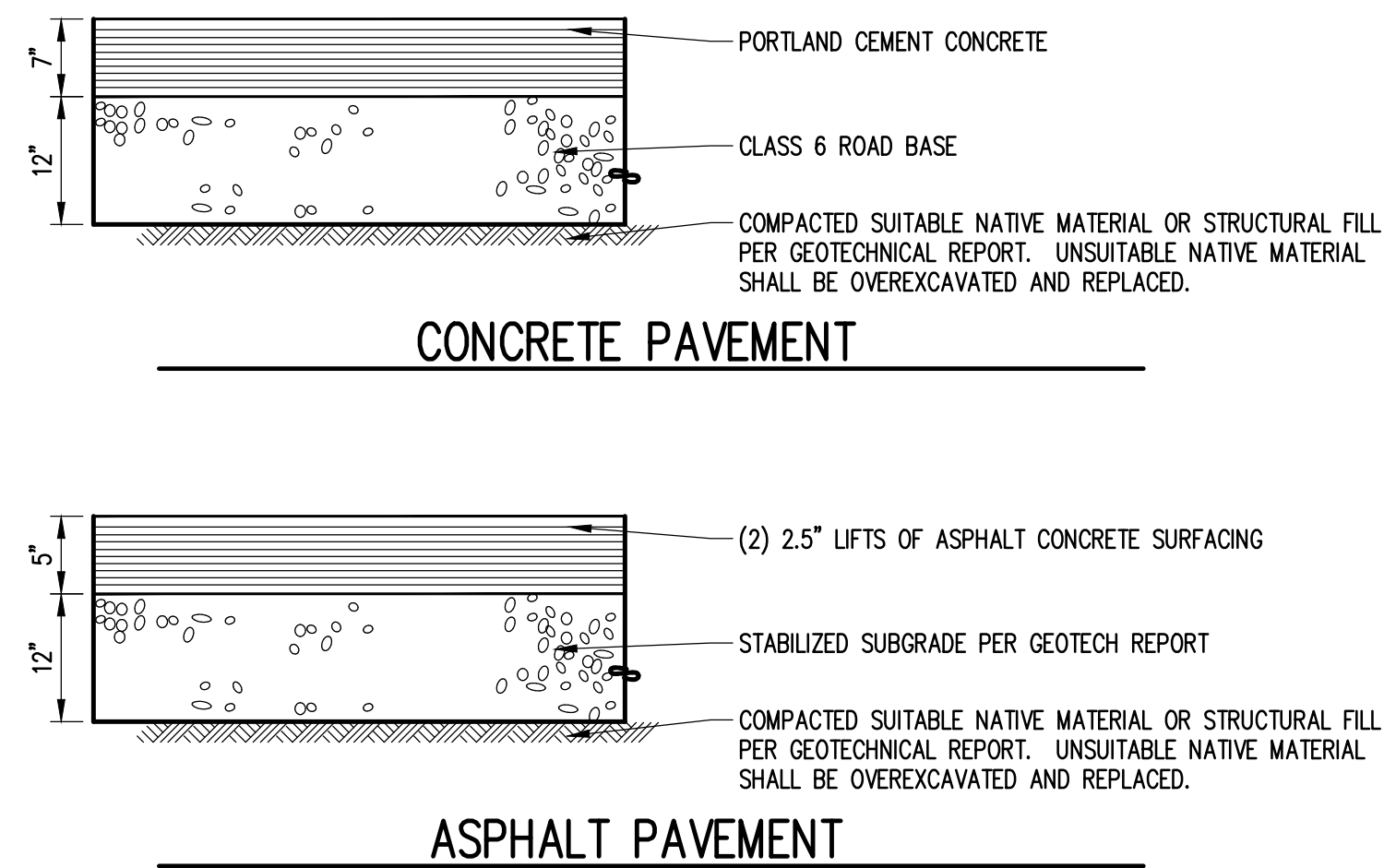
LOT 1, BLOCK 1, HORSESHOE RIDGE SUBDIVISION 1ST AMENDMENT
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF
THE 6TH PRINCIPAL MERIDIAN

CONSTRUCTION DOCUMENTS



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 M&PEC 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 (CDOOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND SHOULD MEET CLASS 6 GRADING AND QUALITY AS DEFINED BY THE CDOOT SPECIFICATIONS. THE AGGREGATE SHOULD HAVE A MINIMUM R-VALUE OF 78. THE ASPHALT AND AGGREGATE BASE COURSE ALSO SHOULD MEET ANY OTHER APPLICABLE TOWN OF PARKER STANDARDS. MATERIALS ALSO SHOULD MEET THE TOWN OF PARKER STANDARDS.
- ASPHALT:** THE ASPHALT SHOULD CONSIST OF A MIXTURE OF AGGREGATE, FILLER AND ASPHALT CEMENT ESTABLISHED BY A QUALIFIED ENGINEER. ASPHALT CEMENT WITH A PERFORMANCE GRADE OF 64-22 IS COMMONLY USED IN THIS AREA, AND WILL LIKELY BE ACCEPTABLE FOR THIS PROJECT. THE APPROPRIATE ASPHALT CEMENT CONTENT SHOULD BE DETERMINED BY THE MIX DESIGN. AN S MIX SHOULD BE USED ON THE LOWER LIFT, AND AN S OR SX MIX (3/4-INCH AND 1/2-INCH NOMINAL, RESPECTIVELY) SHOULD BE USED IN THE TOP LIFT.
- CONCRETE:** WE RECOMMEND PORTLAND CEMENT CONCRETE WHERE TRASH TRUCKS SERVICE DUMPSTERS. A CONCRETE SECTION SHOULD BE 7 INCHES THICK UNDERLAIN BY 12 INCHES OF CLASS 6 ROAD BASE. A CDOOT 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 10,000 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.



LOGO

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

NO.	DATE	DESCRIPTION
2ND SUBMITTAL	10/31/2019	
3RD SUBMITTAL	02/18/2020	
4TH SUBMITTAL	04/01/2020	

DATE

5/28/2019

SHEET TITLE

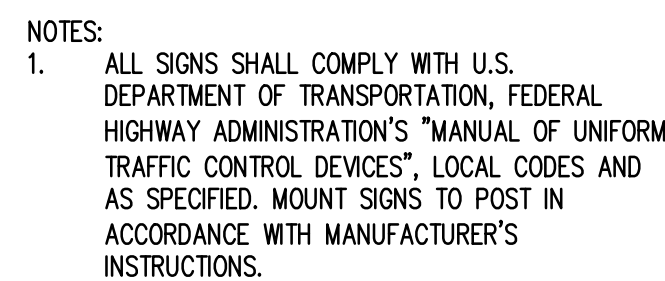
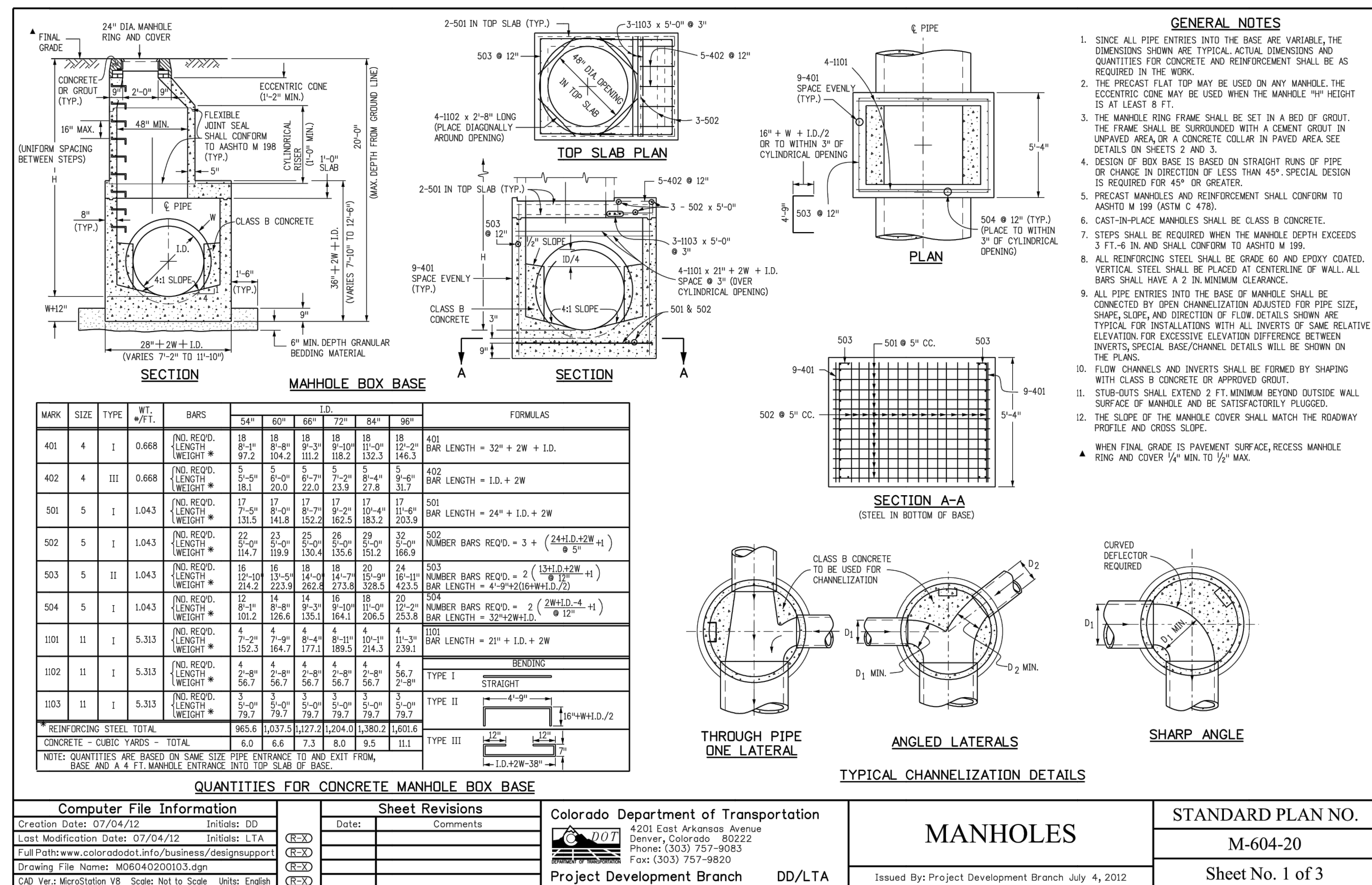
DETAILS

SHEET INFORMATION

C-4.0

21 of 22

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Date _____