

SLIM CHICKENS CONSTRUCTION DOCUMENTS

A PORTION OF PARKER AND PINE FILING NO. 1
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 9 AND THE
SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66
WEST OF THE 6TH P.M., TOWN OF PARKER, COUNTY OF DOUGLAS,
STATE OF COLORADO

APPLICANT/OWNER

TRAIL STAR DEVELOPMENT, LLC
413 WILCOX ST. STE. 200
CASTLE ROCK, CO 80104
ATTN: RICK STUCY
P: (303) 378-1592

ARCHITECT

CAHEN ARCHITECTURAL GROUP P.C.
7000 E. BELLVIEW AVE., STE. 335
GREENWOOD VILLAGE, CO 80111
ATTN: BENJAMIN HUGHES
P: (303) 743-0002, EXT. 213

OWNER'S REP

DEEP WATER POINT COMPANY
317 14 RUBY RANCH ROAD
EVERGREEN, CO 80439
ATTN: TIMOTHY LEONARD
P: (303) 674-7856

TELEPHONE

CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
CONTACT: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.COM

GAS SERVICE

XCEL ENERGY
1800 LARIMER STREET
DENVER, CO 80202
CONTACT: RON JOHNSON
EMAIL: RON.H.JOHNSON@XCELENERGY.COM

TOWN OF PARKER

TOWN OF PARKER
20120 EAST MAINSTREET
PARKER, CO 80138-7334
TEL: (303) 805-3331
CONTACT: CAROLYN PARKINSON

ELECTRICAL SERVICE

IREA
5496 US HWY 85
SEDALIA, CO 80135
TEL: (303) 688-7431
CONTACT: AMANDA STEINER

LEGAL DESCRIPTION:

A PORTION OF PARKER AND PINE FILING 1, COUNTY OF DOUGLAS, STATE OF COLORADO.

BENCHMARK:

A BRASS DISK LOCATED AT 125 FEET NORTH OF THE CENTERLINE OF A DRIVEWAY, 84 FEET SOUTH OF A DOUBLE 36 IN. CULVERT, 25 FEET WEST OF THE WEST EDGE OF PARKER ROAD, AND 25 FEET EAST OF THE WEST RIGHT OF THE FENCE.

ELEVATION = 5734.25 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

FLOODPLAIN NOTE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08035C0067G AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

DEVELOPMENT PLAN NOTES:

LIGHTING NOTE: IN THE INTEREST OF COMPATIBILITY OF SURROUNDING LAND USES, ILLUMINATION OF ANY KIND ON PRIVATE PROPERTIES SHALL BE DIRECTED AND CONTROLLED IN SUCH A MANNER SO THAT THERE SHALL BE NO DIRECT RAYS OF LIGHT WHICH EXTEND BEYOND THE BOUNDARIES OF THE PROPERTY FROM WHICH IT ORIGINATES.

TRASH ENCLOSURE NOTE: TRASH ENCLOSURES SHALL BE CONSTRUCTED TO A MINIMUM HEIGHT OF SIX (6) FEET AND OF THE SAME MATERIAL AND COLOR AS THE MAIN BUILDING.

SCREENING NOTE: ROOF MOUNTED ELECTRICAL AND MECHANICAL EQUIPMENT SHALL BE PLACED OR SCREENED SUCH THAT THE EQUIPMENT IS NOT VISIBLE FROM ANY POINT. SUCH EQUIPMENT SHALL BE SCREENED WITH THE SAME MATERIALS AND COLORS AS THE MAIN BUILDING.

SIGNAGE NOTE: APPROVAL OF A SIGN PERMIT IS REQUIRED IN ADDITION TO DEVELOPMENT PLAN APPROVAL. SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN WILL BE REVIEWED FOR POSSIBLE CONFLICTS WITH SIGHT TRIANGLES AND EASEMENTS. THESE SIGNS WILL NOT BE APPROVED BY THE DEVELOPMENT PLAN REVIEW PROCESS. ALL SIGNS MUST CONFORM TO THE CITY'S STANDARDS.

DOWNSPOUT NOTE: NO ROOF DOWNSPOUT OUTFALLS WILL BE ALLOWED TO DRAIN OVER SIDEWALKS, BIKE PATHS, OR ANY OTHER PEDESTRIAN ROUTES.

AMERICANS WITH DISABILITIES NOTE: THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT. APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE COMPLIANCE WITH THIS ACT.

CONSTRUCTION NOTE: THE APPROVAL OF THIS DEVELOPMENT PLAN DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS, AND BUILDING PLANS. THESE PLANS MUST BE REVIEWED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.

UNDERGROUND UTILITY NOTE: ALL OVERHEAD UTILITIES SERVING THE SITE MUST BE PLACED UNDERGROUND PER THE LAND DEVELOPMENT CODE.

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S CHERRY STREET, SUITE 300
GLENDALE, CO 80246
ATTN: CHRIS MUELLER PE NCEES
P: (314) 737-2758

LANDSCAPE ARCHITECT

EVERGREEN DESIGN GROUP
1400 16TH ST STE 400
DENVER, CO 80202
ATTN: RODNEY MCNABB
P: (713) 817-2125

SURVEYOR

ENGINEERING SERVICE COMPANY
1300 SOUTH POTOMAC ST., SUITE 126
AURORA, CO 80012
TEL: (303) 337-1393
CONTACT: CHARLES BECKTROM, PLS

TELEVISION

COMCAST
1601 MILE HIGH STADIUM CIRCLE
DENVER, CO 80204
CONTACT: DEAN FLENTHROPE
EMAIL: DEAN_FLENTHROPE@CABLE.COMCAST.COM

WATER/SANITARY SEWER

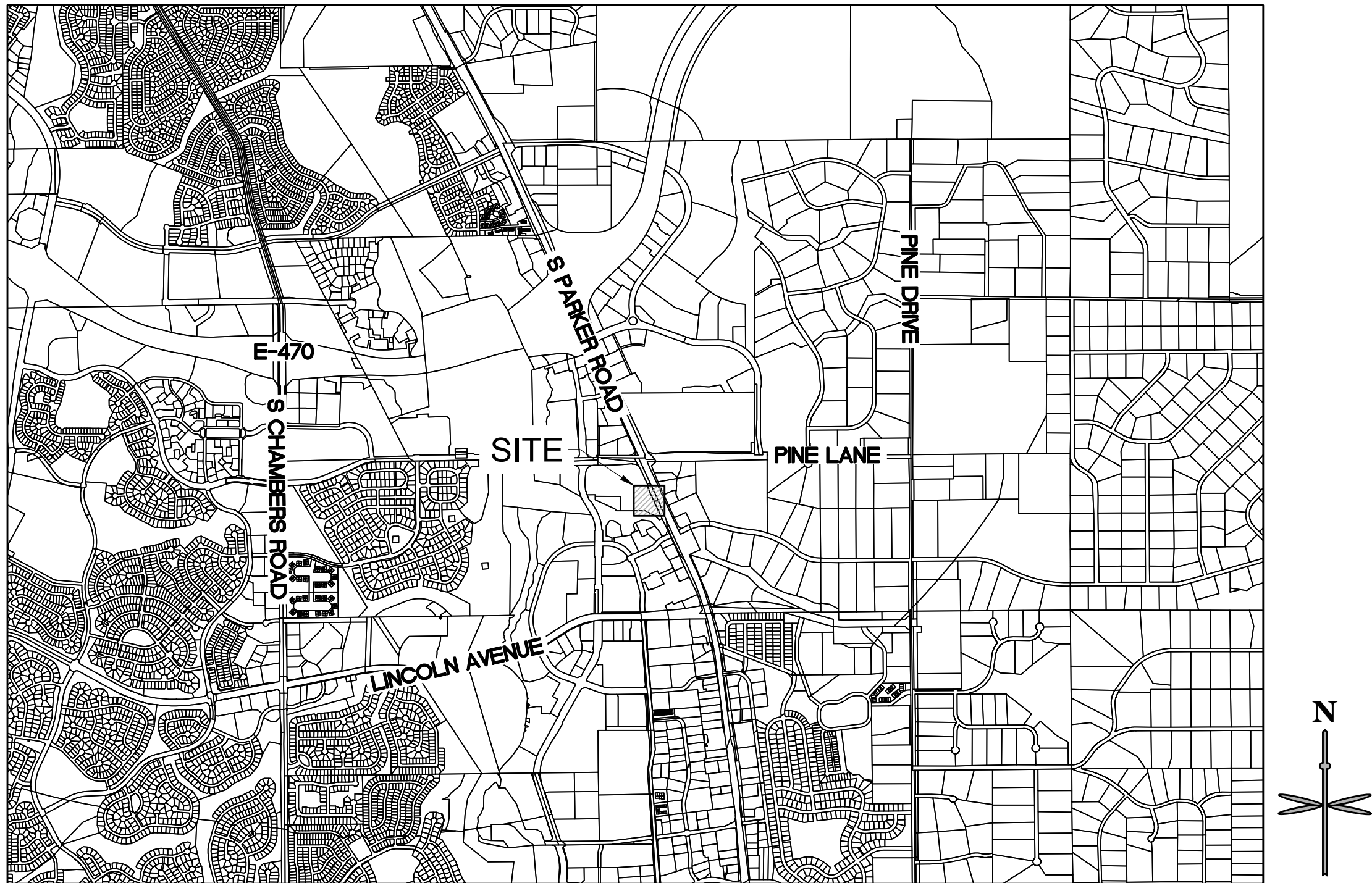
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (720) 842-4265
CONTACT: DRAYTON SANDERSON

FIRE DEPARTMENT

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

TOWN OF PARKER PLAN REVIEW

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



VICINITY MAP

SCALE: 1" = 2000'

TOWN OF PARKER 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 PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE 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 TOWN INSPECTOR'S ABSENCE. HOWEVER, THE 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 IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. 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 DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT 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. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- 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 LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	CONSTRUCTION NOTES
C0.2	EXISTING CONDITIONS PLAN
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C1.1	HORIZONTAL CONTROL, PAVING, STRIPING & SIGNAGE PLAN
C2.0	FINAL GRADING PLAN
C2.1	ENLARGED GRADING PLAN
C4.0	INITIAL CBMP PLAN
C4.1	INTERM & FINAL CBMP PLAN
C4.2	CBMP NOTES AND DETAILS
C4.3	CBMP DETAILS
C4.4	CBMP DETAILS
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C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS

SIGHT DISTANCE CERTIFICATION

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

CHRIS MUELLER PE NCEES _____ DATE _____

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, _____ DATE _____
DIRECTOR OF ENGINEERING/PUBLIC WORKS

BY	DATE

No.	REVISION



EES
ENTITLEMENT AND
ENGINEERING
SOLUTIONS, INC.
501 S Cherry St, Suite 300
Glendale, CO 80246
303-672-7997 www.ees.us.com



SLIM CHICKENS

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

COVER SHEET

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO: TSD003.01

DESIGNED BY: CAM

DRAWN BY: JLG

DATE: 04/26/2021

C0.0

1. ALL MATERIALS AND WORKMANSHIP 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.
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3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. THE 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 TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
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9. 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.
10. 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.
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12. 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.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. 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.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

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



1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN

DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION AND S STANDARDS.

9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.

10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.

11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.

12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.

13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.

15. CROSSWALKS:

- SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR APPROVED EQUAL.
- SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
- SHALL LINE UP WITH HANDICAP RAMPS.
- SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.

16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:

- FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.

WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.

(SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
- FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.

WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.

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

1. NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.
2. ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES
3. VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.
4. GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.
5. GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.
6. GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.
7. ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FROM THE CITY FOR REFERENCE DURING ALL SITE CONSTRUCTION.
8. THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.
9. ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA STANDARDS AND SPECIFICATIONS.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ENGINEER IMMEDIATELY.
11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.
13. NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.



CONSTRUCTION NOTES

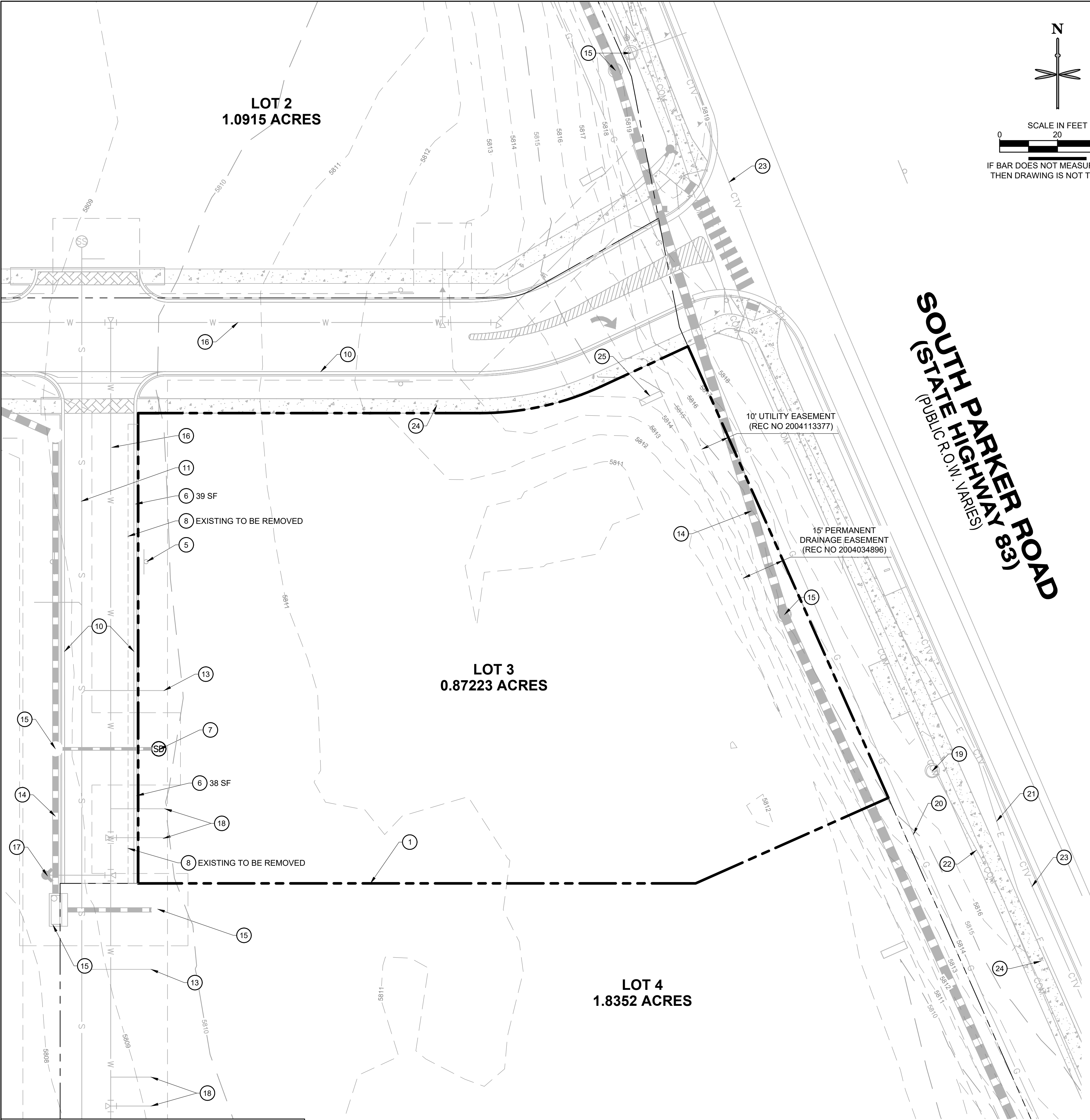
SWC OF S PARKER ROAD AND E PINE LANE PARKER CO 80134

PROJECT NO:	TSD003.01
DESIGNED BY:	CAM
DRAWN BY:	JLG
DATE:	04/26/2021

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 REVIEW(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, _____ DATE _____
DIRECTOR OF ENGINEERING/PUBLIC WORKS

C0.1



LEGEND

---	PROPERTY LINE
==	EXISTING CURB AND GUTTER
-5280-	EXISTING MINOR CONTOUR
-5280-	EXISTING MAJOR CONTOUR
⦿	EXISTING FIRE HYDRANT
⊙	EXISTING SANITARY/STORM MANHOLE
---	EXISTING STORM SEWER
---	EXISTING STORM INLET
G	EXISTING GAS LINE
E	EXISTING ELECTRIC LINE
SS	EXISTING SANITARY LINE
W	EXISTING WATER LINE

EXISTING CONDITIONS NOTE:

- PROPOSED IMPROVEMENTS BY THE OVERALL DEVELOPER, AS DESIGNED BY KIMLEY HORN, CONTRACTOR RESPONSIBLE TO OBTAIN LATEST PLANS FROM KIMLEY HORN, PRIOR TO CONSTRUCTION OF SLIM CHICKENS SITE.

EXISTING CONDITION & DEMOLITION SCHEDULE:

- ① PROPERTY LINE

EXISTING TO BE REMOVED

- ⑤ "NO PARKING" SIGN
⑥ CURB AND GUTTER
⑦ STORM MANHOLE
⑧ SAWCUT LINE

EXISTING TO REMAIN

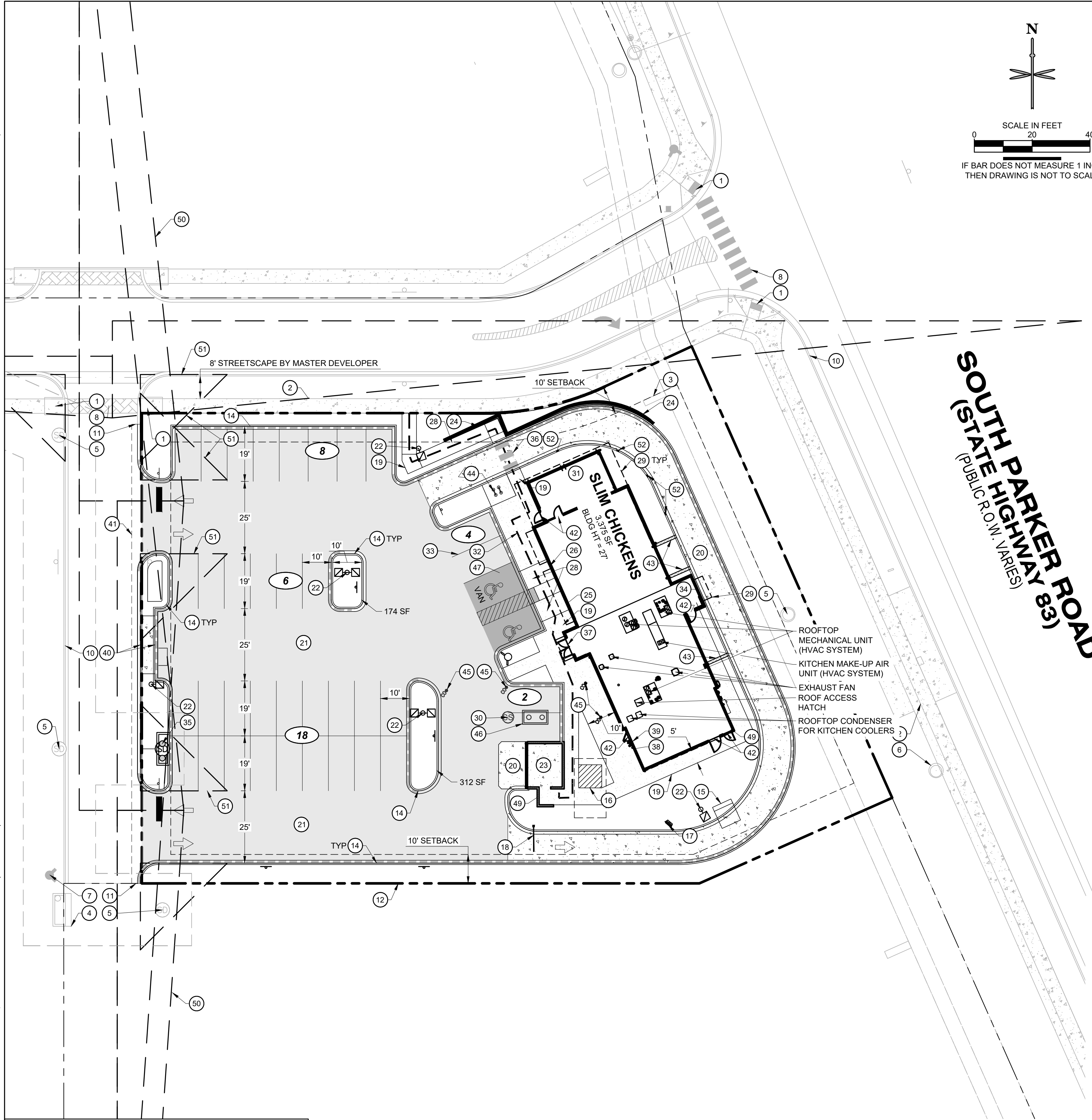
- ⑩ CURB AND GUTTER TO REMAIN
⑪ SANITARY MAIN
⑫ SANITARY MANHOLE/STRUCTURE
⑬ SANITARY STUB
⑭ STORM LINE
⑮ STORM MANHOLE/STRUCTURE/INLET
⑯ WATER MAIN
⑰ WATER HYDRANT
⑱ WATER STUB
⑲ DRY UTILITY MANHOLES/STRUCTURES/BOX
⑳ GAS LINE
㉑ ELECTRIC LINE
㉒ COMMUNICATIONS LINE
㉓ TELECOMMUNICATIONS LINE
㉔ CONCRETE SIDEWALK
㉕ MONUMENT SIGN

NOTE: ALL OTHER UTILITIES AND UTILITY BOXES THAT ARE NOT CALLED OUT TO BE REMOVED OR RELOCATED ARE TO REMAIN.

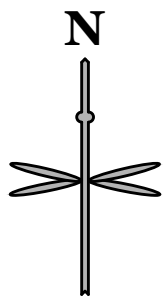
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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, _____ DATE
DIRECTOR OF ENGINEERING/PUBLIC WORKS

CONSTRUCTION DOCUMENTS		SLIM CHICKENS		EXISTING CONDITIONS PLAN	
PROJECT NO:		TSD0003.01		DESIGNED BY:	
DESIGNED BY:		CAM		DRAWN BY:	
DRAWN BY:		JLG		DATE:	
DATE:		04/26/2021		C0.2	
NO.		REVISION		BY	
DATE					



SOUTH PARKWAY ROAD
(STATE HIGHWAY 83)
(PUBLIC R.O.W. VARIES)



SCALE IN FEET
0 20 40
IF BAR DOES NOT MEASURE 1 INCH
THEN DRAWING IS NOT TO SCALE

SITE SCHEDULE

- MASTERPLAN ADA RAMP TO REMAIN
- MASTERPLAN SIDEWALK TO BE BUILT BY MASTER DEVELOPER.
- FUTURE MONUMENT & SIGN LOCATIONS BY SEPARATE SIGN PERMIT.
- MASTERPLAN STORM INLET TO REMAIN
- MASTERPLAN STORM MANHOLE A.T.G.
- MASTERPLAN SANITARY MANHOLE TO REMAIN
- MASTERPLAN FIRE HYDRANT TO REMAIN
- MASTERPLAN CROSSWALK STRIPING
- NOT USED
- MASTERPLAN CURB AND GUTTER TO REMAIN
- BEGIN CURB CUT, MATCH MASTERPLAN CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING.
- PROPERTY LINE
- NOT USED
- PROPOSED CURB AND GUTTER (TYP.)
- PROPOSED DRIVE-THRU ORDER SCREEN. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- PROPOSED 8'X8' ELECTRICAL TRANSFORMER PAD. GENERAL CONTRACTOR TO PROVIDE CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS. REFER TO MEP PLANS FOR TRANSFORMER DESIGN AND DETAILS.
- PROPOSED DRIVE-THRU MENU BOARD. NOT PART OF THIS SITE PLAN APPROVAL. SIGN PERMIT REQUIRED.
- PROPOSED DRIVE-THRU CLEARANCE BAR & ENTRY SIGNAGE. ENTRY SIGNAGE NOT PART OF THIS SITE PLAN APPROVAL. SIGN PERMIT REQUIRED.
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- APPROX. LOCATION OF PROPOSED LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)
- PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- PROPOSED SEGMENTAL BLOCK RET. WALL WITH FENCE ON TOP - DESIGN BY OTHERS. REMOVE AND REPLACE SIDEALK BEHIND RETAINING WALL AS NEEDED FOR CONSTRUCTION OF WALL SYSTEM.
- PROPOSED ADA PARKING SIGNAGE R7-8 MOUNTED ON BUILDING
- PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN R7-8 AND R7-8A MOUNTED ON BUILDING
- NOT USED
- PROPOSED ADA RAMP
- PROPOSED BUILDING OVERHANG. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- PROPOSED SAMPLING MANHOLE
- PROPOSED COVERED PATIO AREA (397 SF), REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- PROPOSED ADA ROUTE
- PROPOSED PAINT 4" 90° SOLID WHITE PARKING STRIP (TYP.)
- PROPOSED DRIVE-THRU WINDOW
- PROPOSED STORM INLET
- NOT USED
- FACILITY MAIN PUBLIC ENTRY
- PROPOSED FDC
- FIRE RISER ROOM
- MOUNTABLE CURB AND PAVEMENT FOR FIRE VEHICLE ACCESS
- PROPOSED 2' SAWCUT ADJACENT TO PROPOSED SITE ACCESS
- SECONDARY ENTRANCE
- PROPOSED SIDEWALK CHASE
- PROPOSED BIKE RACK
- PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT
- PROPOSED GREASE INTERCEPTOR
- SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY FROM BUILDING FRONT ENTRANCE TO HANDICAP PARKING STALLS. CROSS SLOPE NOT TO EXCEED 2% IN ALL DIRECTIONS.
- NOT USED
- EUSERC CABINET
- PROPOSED SIGHT DISTANCE TRIANGLE. PER TOWN OF PARKER STD DTL 24. ASSUME 25 MPH.
- PROPOSED 30'X30' CORNER SIGHT TRIANGLE
- PROPOSED CURB OPENING

LEGEND

- | | |
|--|-----------------------------------|
| | PROPERTY LINE |
| | OFF-SITE PROPERTY LINE |
| | PROPOSED BUILDING |
| | PARKING COUNT |
| | MASTERPLAN CURB AND GUTTER |
| | PROPOSED 6" CURB AND GUTTER |
| | PROPOSED FENCE |
| | PROPOSED RETAINING WALL |
| | MASTERPLAN SITE LIGHTING |
| | MASTERPLAN FIRE HYDRANT |
| | PROPOSED CONCRETE PAVEMENT |
| | PROPOSED ASPHALT PAVING |
| | DIRECTIONAL ARROW STRIPING |
| | DENOTES ADA ROUTE |
| | PROPOSED SITE LIGHTING |
| | MASTERPLAN STORM INLET |
| | MASTERPLAN SANITARY/STORM MANHOLE |
| | PROPOSED SIGN |
| | PROPOSED STORM INLET AND MANHOLE |

GENERAL NOTES:

- ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
- ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
- EMERGENCY AND SERVICE TRUCKS WILL MANEUVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
- CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
- HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA, DIMENSIONS, AND ELEVATIONS.
- THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.
- ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- THE SLIM CHICKENS HOURS OF OPERATION WILL BE 12 HOURS A DAY.
- THERE ARE NO USES WITHIN THE SLIM CHICKENS PROJECT THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE.
- UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLAND SHALL BE 3'.
- THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

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TOWN OF PARKER, _____ DATE
DIRECTOR OF ENGINEERING/PUBLIC WORKS



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

SITE PLAN

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO: TSD003.01
DESIGNED BY: CAM
DRAWN BY: JLG
DATE: 04/26/2021

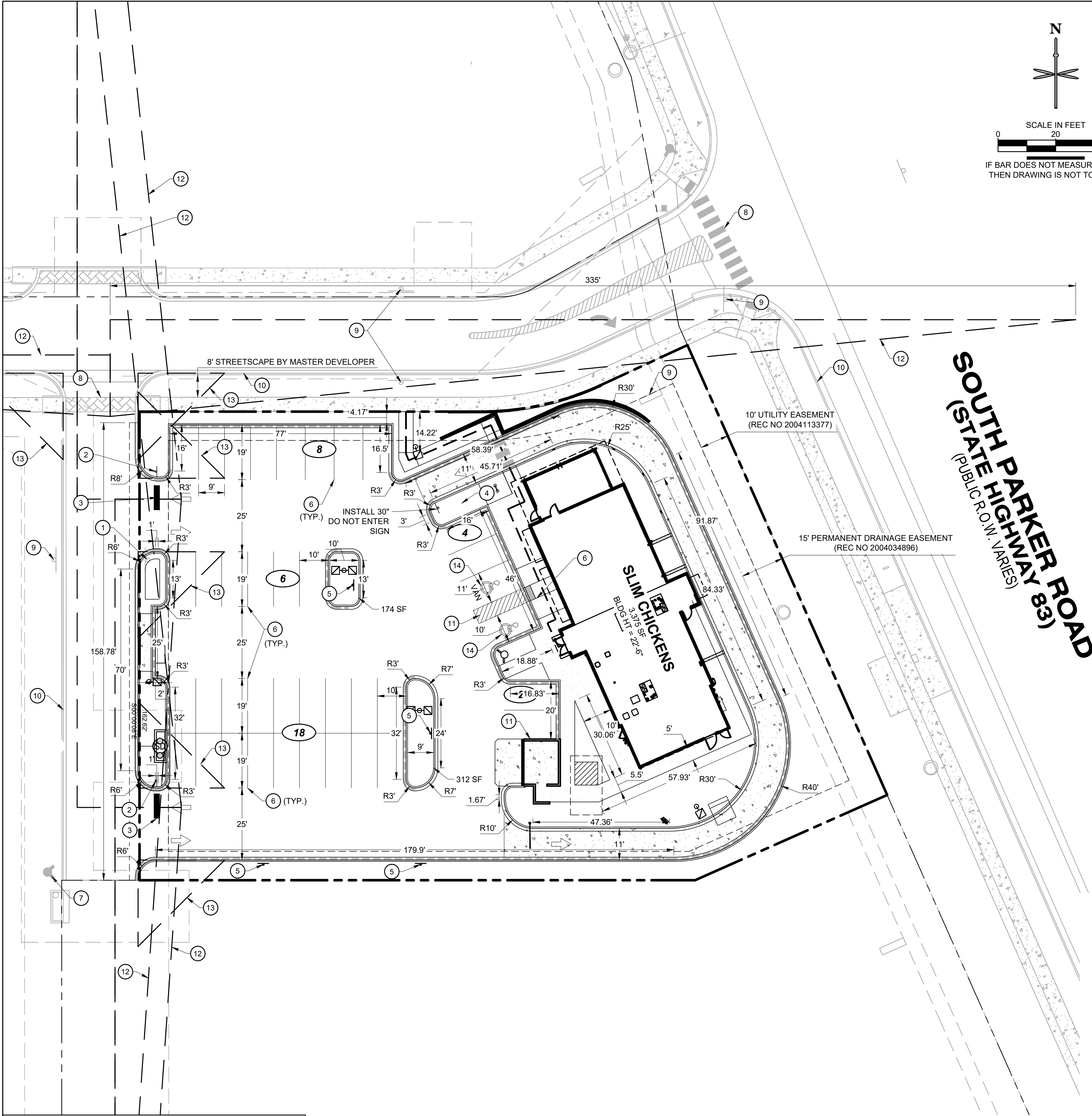
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501 S Cherry St, Suite 300
Glendale, CO 80246
303-672-7987 www.ees.us.com



SLIM CHICKENS



SIGNS AND STRIPING:

- EXISTING SIGN BY OTHERS.
- STOP SIGN WITH 24" STOP BAR PER MUTCD R1-1.
- 12" STOP BAR.
- "DO NOT ENTER" SIGN.
- "NO PARKING FIRE LANE" SIGN 12"x18".
- 4" SINGLE LINE EPOXY COATED WHITE.
- EXISTING FIRE HYDRANT TO REMAIN.
- EXISTING CROSSWALK STRIPING.
- EXISTING SIGN TO REMAIN.
- EXISTING CURB AND GUTTER TO REMAIN.
- PROPOSED PAINT 4" SOLID WHITE PARKING STRIPS AT 16" O.C. AN 45° TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- PROPOSED SIGHT DISTANCE TRIANGLE AS PER DETAIL 24 OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. 25 MPH ASSUMED.
- PROPOSED 30'X30' SIGHT TRIANGLE.
- PROPOSED PAINT HC PARKING SYMBOL.

HORIZONTAL CONTROL NOTES:

- ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL OBTAIN THE LATEST CAD FILE OF SITE IMPROVEMENTS FROM THE ENGINEER OF RECORD FOR HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO CONSTRUCTION. CONTRACTOR TO VERIFY WITH ENGINEER OF RECORD ANY DISCREPANCIES BETWEEN THE CAD FILES AND CONSTRUCTION PLANS PRIOR TO INSTALLATION OF PLAN IMPROVEMENTS.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

HORIZONTAL CONTROL, PAVING, STRIPING & SIGNAGE PLAN

PROJECT NO:

TSD003.01

DESIGNED BY:

CAM

DRAWN BY:

JLG

DATE:

04/26/2021

811

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

EES

ENTITLEMENT AND SOLUTIONS, INC.

501 S Cherry St, Suite 300
Glendale, CO 80246
303-672-7987 www.ees.us.com

SLIM CHICKENS

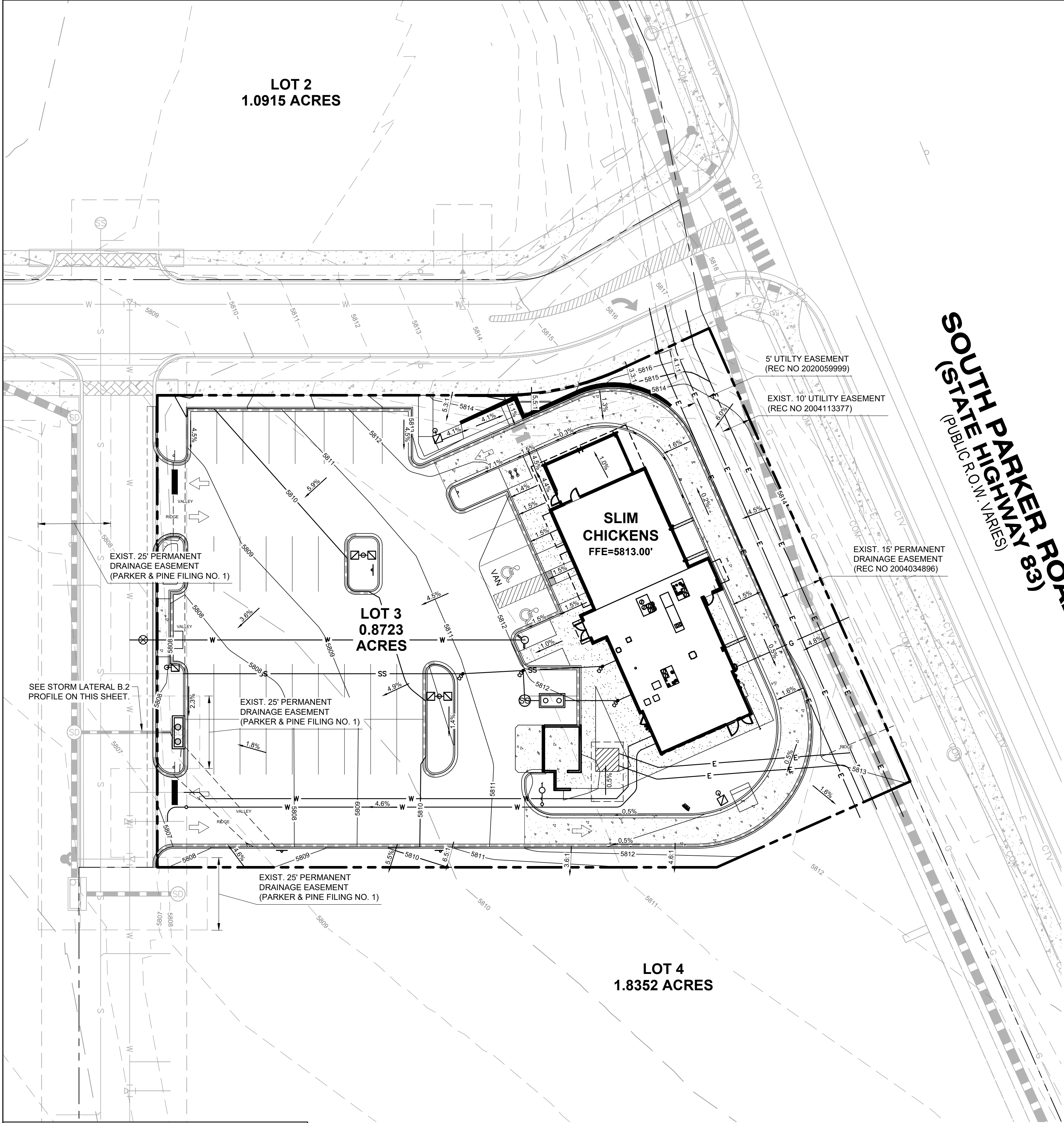
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REVISION

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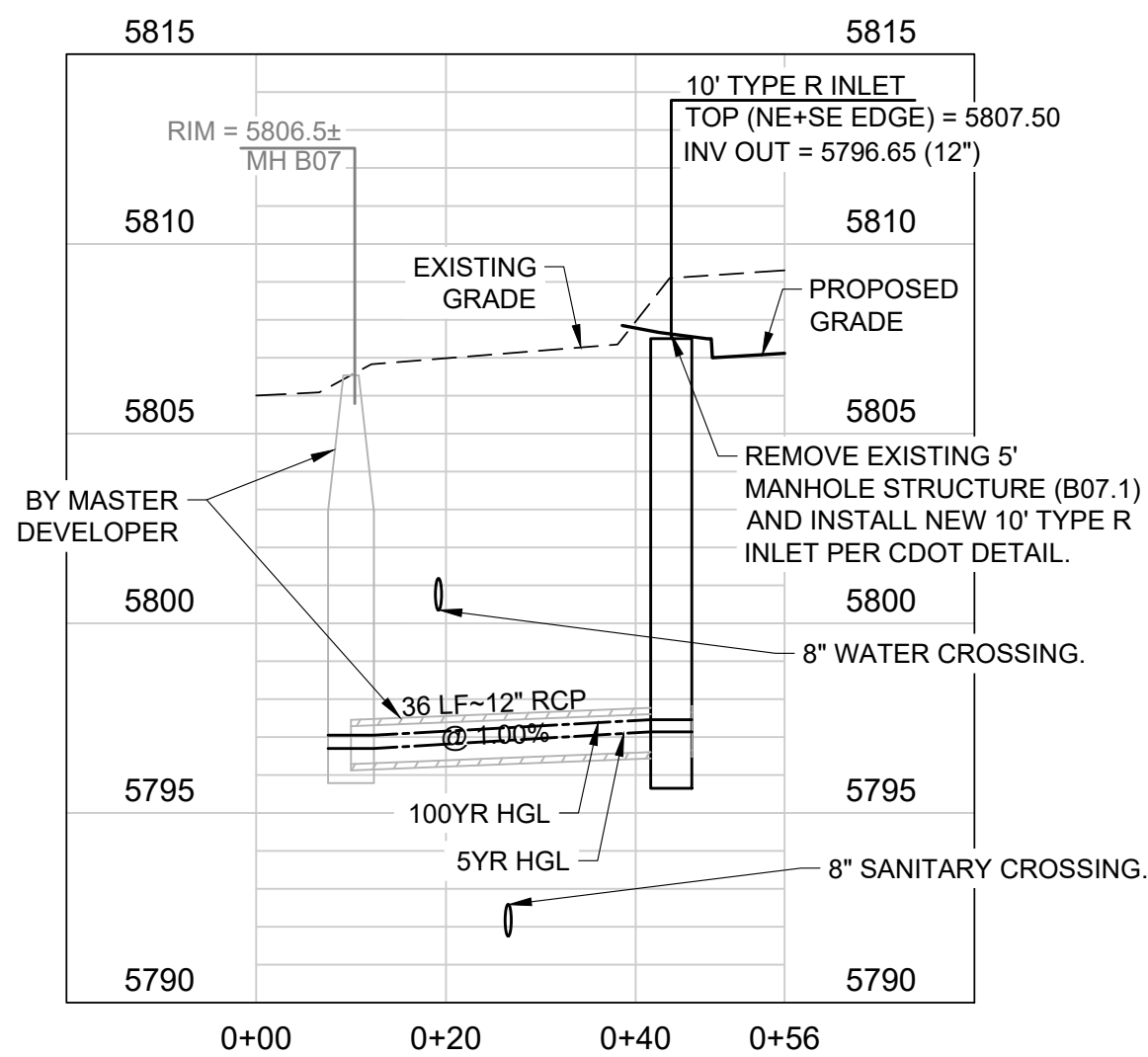
SOUTH PARKER ROAD
(STATE HIGHWAY 83)
(PUBLIC R.O.W. VARIES)

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE

GENERAL NOTES:

- CATCH CURB AND GUTTER FLOWLINE GRADES SHALL BE A MINIMUM 0.5% UNLESS OTHERWISE SHOWN.
- ALL ADA SIDEWALKS, RAMPS AND PARKING STALLS SHALL COMPLY WITH CITY AND STATE APPLICABLE CODES AND STANDARDS.
- ALL SPOT ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- ALL ELEVATIONS ARE FLOWLINE UNLESS OTHERWISE NOTED.
- OFFSITE EASEMENTS REQUIRED FOR ANY GRADING BEYOND PROPERTY BOUNDARY.
- NO WORK IS TO BEGIN UNTIL ALL PERMITS HAVE BEEN OBTAINED.
- FINAL GRADES ARE SUBJECT TO MINOR CHANGE BY CONTRACTOR. NO GRADE CHANGES IN EXCESS OF 0.05' WITHOUT ENGINEER APPROVAL.
- ANY FILL MATERIAL REQUIRED TO BRING THE SITE TO GRADE SHALL BE CLEAN FILL APPROVED BY GEOTECHNICAL ENGINEER.
- GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MINIMIZING DEPOSITION OF ONSITE SEDIMENTS ONTO SURROUNDING PUBLIC STREETS DURING CONSTRUCTION.



PROFILE STORM LATERAL B.2 (STA: 0+00 TO 0+56)

SCALES: 1"=20' HORIZONTAL, 1"=5' VERTICAL

NOTE:

INFORMATION PER PARKER AND PINE FILING NO. 1, BY KIMLEY HORN DATED 4/2/2020, SHEET C5.11, LATERAL B.2. CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EX. MANHOLE PRIOR TO ORDERING AND INSTALLING INLET.

HYDRAULIC GRADE LINES ARE TAKEN FROM THE

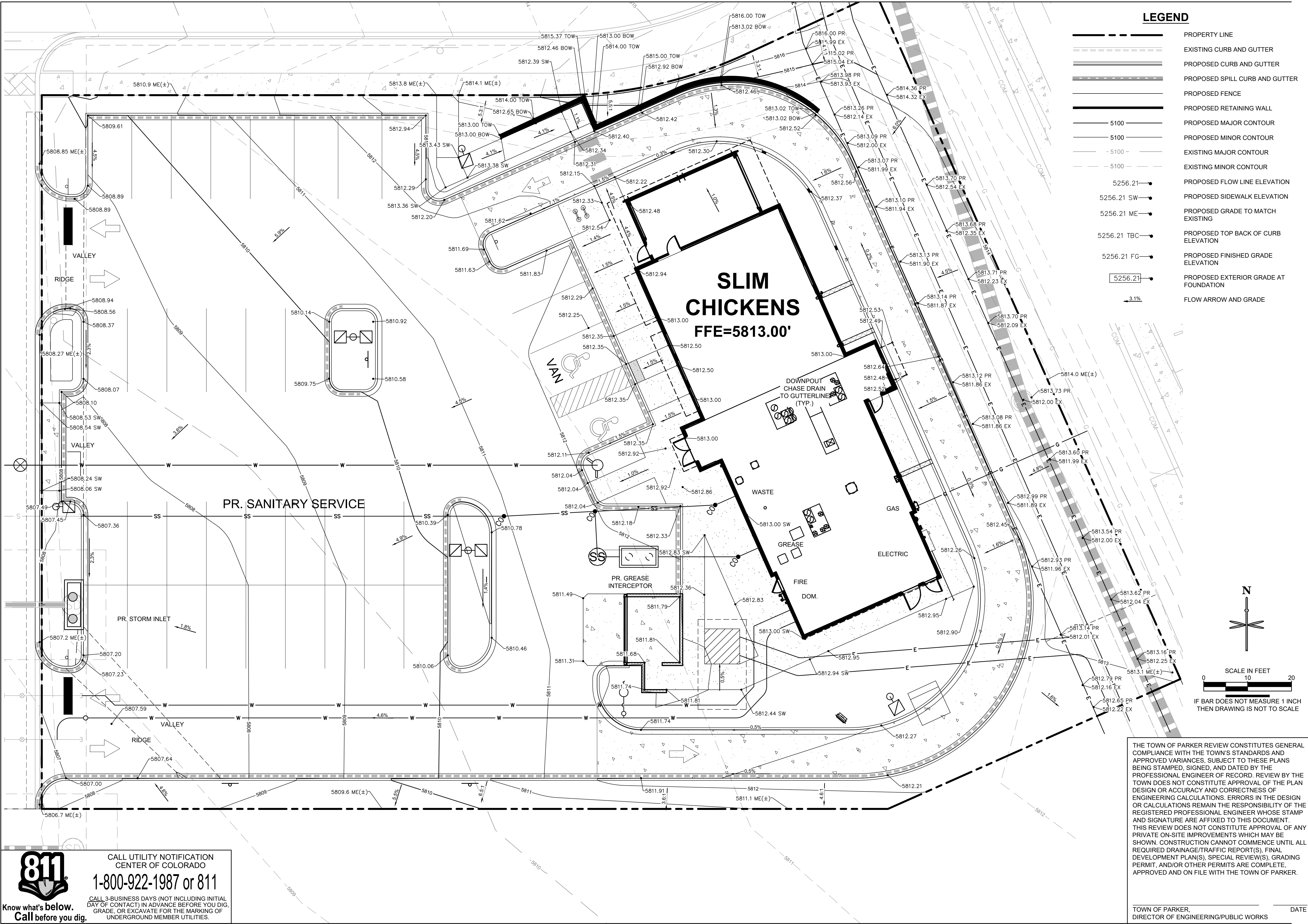
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF 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/PUBLIC WORKS

CONSTRUCTION DOCUMENTS	DATE	
	BY	
	REVISION	
	No.	
SLIM CHICKENS	PROJECT NO: TSD003.01	
	DESIGNED BY: CAM	
FINAL GRADING PLAN	DRAWN BY: JLG	
	DATE: 04/26/2021	
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134		
C2.0		

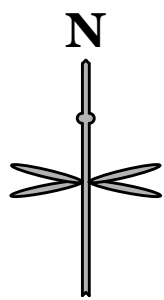
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5/20/2021 7:33 PM P:\TRAIL STAR DEVELOPMENT\CD PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CD\2.0 GRADING PLAN.DWG



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE

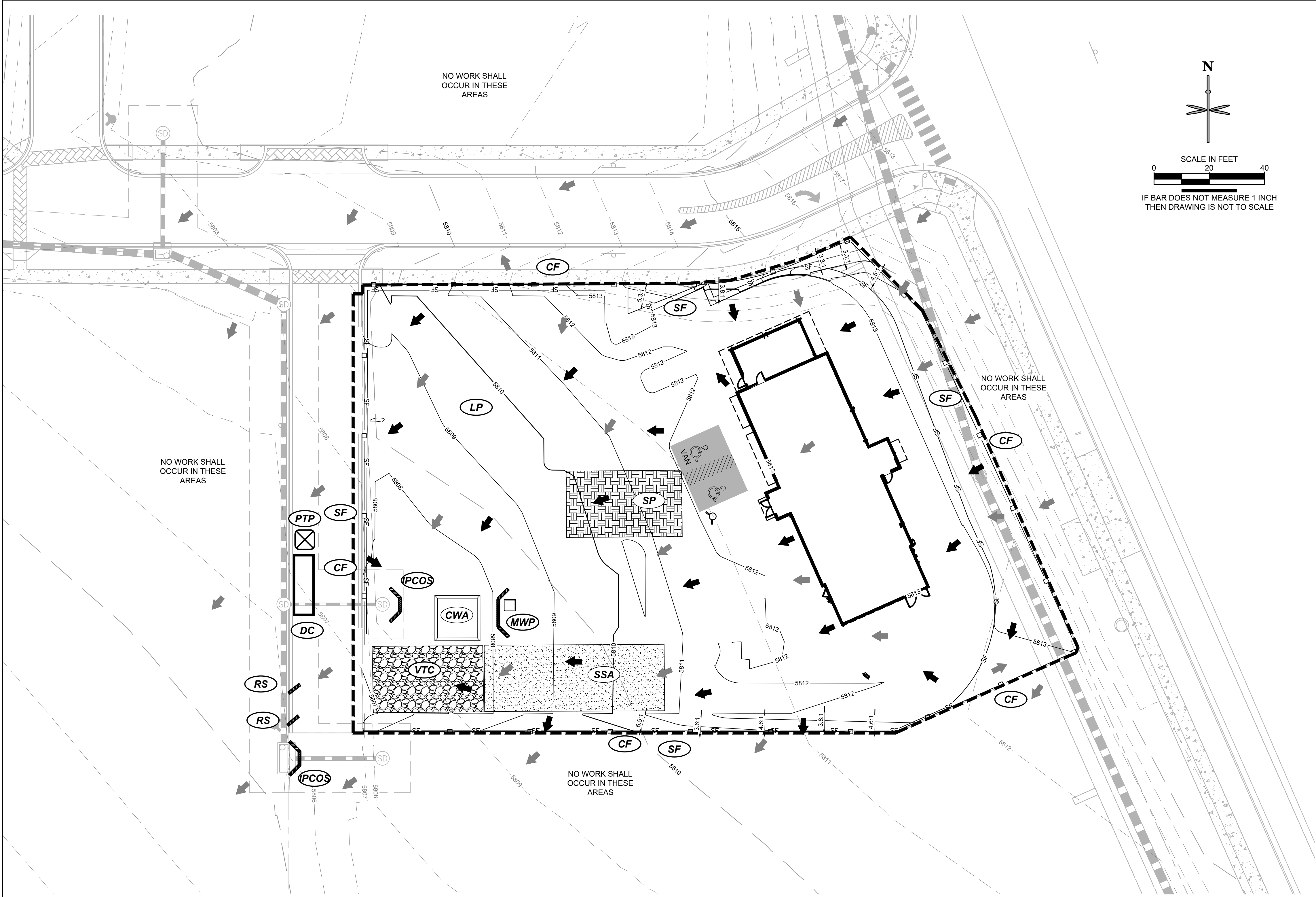


SCALE IN FEET
0 10 20
IF BAR DOES NOT MEASURE 1 INCH THEN DRAWING IS NOT TO SCALE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE	
BY	
REVISION	
No.	
 EES ENVIRONMENTAL ENGINEERING SOLUTIONS, INC. 501 S Cherry St, Suite 900 Glendale, CO 80246 303-672-7987 www.ees.us.com	
 SLIM CHICKENS	
CONSTRUCTION DOCUMENTS SLIM CHICKENS SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134 ENLARGED GRADING PLAN	
PROJECT NO: TSD003.01 DESIGNED BY: CAM DRAWN BY: JLG DATE: 04/26/2021	
C2.1	



EROSION CONTROL LEGEND

	PROPERTY LINE
	LOC LIMITS OF CONSTRUCTION
	SF SILT FENCE
	CF CONSTRUCTION FENCE
	ECB EROSION CONTROL BLANKET
	VTC VEHICLE TRACKING CONTROL
	SSA STABILIZED STAGING AREA
	SP STOCKPILE AREA
	SMC SEEDING/MULCHING
	DC SITE DUMPSTER
	MWP MASONRY WORK PROTECTION
	RS ROCK SOCK
	PCOS INLET PROTECTION CURB ON SUMP
	CWA CONCRETE WASHOUT
	TUBULAR TRAFFIC MARKER
	FLOW ARROW

GRADING QUANTITIES

CUT*	±700 CY
FILL*	±350 CY
NET*	±350 CY (FILL)
AREA OF DISTURBANCE	±0.9 AC

* QUANTITIES ARE RAW VALUES FROM EXISTING GRADE TO FINISHED GRADE AND DO NOT ACCOMMODATE ANY PAVEMENT SECTIONS, OVER-EXCAVATION OR UTILITY TRENCHING. CONTRACTOR IS RESPONSIBLE TO DO THEIR OWN INDEPENDENT CALCULATIONS. HAUL-ON OR HAUL-OFF OF MATERIAL SHALL BE AT NO ADDITIONAL CHARGE.

NOTES:

- SEE THIS CD SET, SHEETS C4.2 THROUGH C4.6, AND/OR TOWN OF PARKER WEBSITE: [HTTP://WWW.PARKERONLINE.ORG/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES](http://www.parkeronline.org/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES) FOR STANDARD NOTES AND BMP DETAILS.
- BMPs ON INITIAL PLAN TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN UNTIL STABILIZATION UNLESS OTHERWISE NOTED.
- PORTABLE TOILETS MAY BE LOCATED AS NEEDED BY THE CONTRACTOR WITH PROPER PROTECTION PER TOWN OF PARKER STANDARDS.
- SURFACE ROUGHENING WILL BE IMPLEMENTED ON DISTURBED SLOPES AS NEEDED.
- ALL TOPSOIL IS REQUIRED PER THE TOWN OF PARKER REGULATIONS TO BE STOCKPILED ONCE STRIPPED AND RE-USED DURING FINAL STABILIZATION SEEDING TO PROMOTE GERMINATION AND RE-GROWTH.
- CONTRACTOR TO PLACE TRENCH SOILS ON THE UPHILL SIDE OF THE TRENCH.
- CONSTRUCTION TRAFFIC TO UTILIZE PRIVATE DRIVE. PUBLIC ACCESS ROUTE TO THE SOUTH SHALL BE INSPECTED PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE TO THE ACCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AND OR REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NOTE, IF NOT INSPECTED AND IDENTIFIED, ANY DAMAGE MAY HOLD UP ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNTIL OFF-SITE (PUBLIC ACCESS) CONDITION IS ACCEPTABLE TO THAT PROPERTY OWNER.
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

INITIAL CBMP PLAN

PROJECT NO:

TSD0003.01

DESIGNED BY:

CAM

DRAWN BY:

JLG

DATE:

04/26/2021

811

Know what's below. Call before you dig.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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501 S Cherry St, Suite 300

Glendale, CO 80246

303-672-7987 www.ees.us.com

SLIM CHICKENS

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

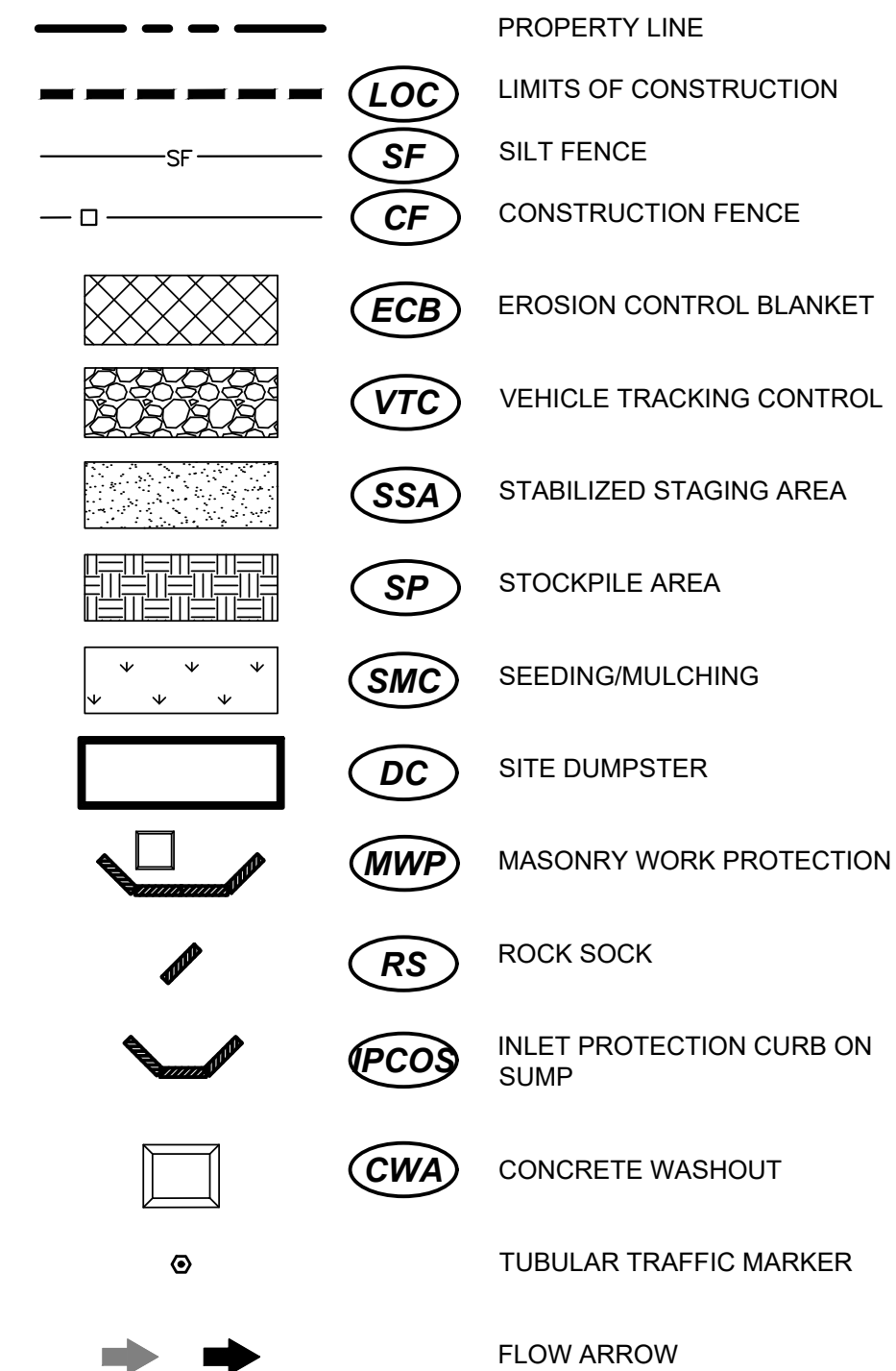
BY

DATE

No.

REVISION

C4.0



GRADING QUANTITIES	
CUT*	±700 CY
FILL*	±350 CY
NET*	±350 CY (FILL)
AREA OF DISTURBANCE	±0.9 AC

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[illegible]

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

INTERM & FINAL CBMP PLAN

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO:	TSD003.01
DESIGNED BY:	CAM
DRAWN BY:	JLG
DATE:	04/26/2021

C4.1

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT. THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REVIEW(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, _____ DATE _____
DIRECTOR OF ENGINEERING/PUBLIC WORKS

NOTES:

1. SEE THIS CD SET, SHEETS C4.2 THROUGH C4.6, AND/OR TOWN OF PARKER WEBSITE: [HTTP://WWW.PARKERONLINE.ORG/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES](http://www.parkeronline.org/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES) FOR STANDARD NOTES AND BMP DETAILS.
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Know what's **below**.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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 COMPS 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 A COVER GREATER THAN ONE (1) SQUARE FOOT THE THICKEN 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. 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 TO FURNISH THE INFORMATION 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 FROM RESIDENTIAL LOT.
- (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 ANY 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 ONE OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE TOWN OF PARKER NOTICING AN VIOLATION OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE FINED NOT MORE THAN FORTY DOLLARS OR FORTY-NINE DOLLARS (\$49.00) 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 RESTITUTION AND ABATEMENT TO PREVENT OR REMEDY THE VIOLATION. ANY 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 STOP WORK ORDER AND NOTIFICATION OF VIOLATION. THE TOWN MAY, AT ITS DISCRETION, GRANT 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.



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

The diagram illustrates the required protection for a stockpile. The top portion is a plan view showing an irregularly shaped stockpile labeled "STOCKPILE". It is surrounded by a "SILT FENCE" (indicated by a line with small triangles) and a "3.0' MIN" clearance. The area between the stockpile and the fence is divided into sections by radial lines. A note states: "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 SWC)." The bottom portion is a cross-section showing the stockpile (hatched area) behind a silt fence (vertical lines). A note points to the fence: "SILT FENCE SEE DETAIL SF". A vertical dimension line indicates a "MAXIMUM 2' 1\"/>

	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	SP JUNE 2006
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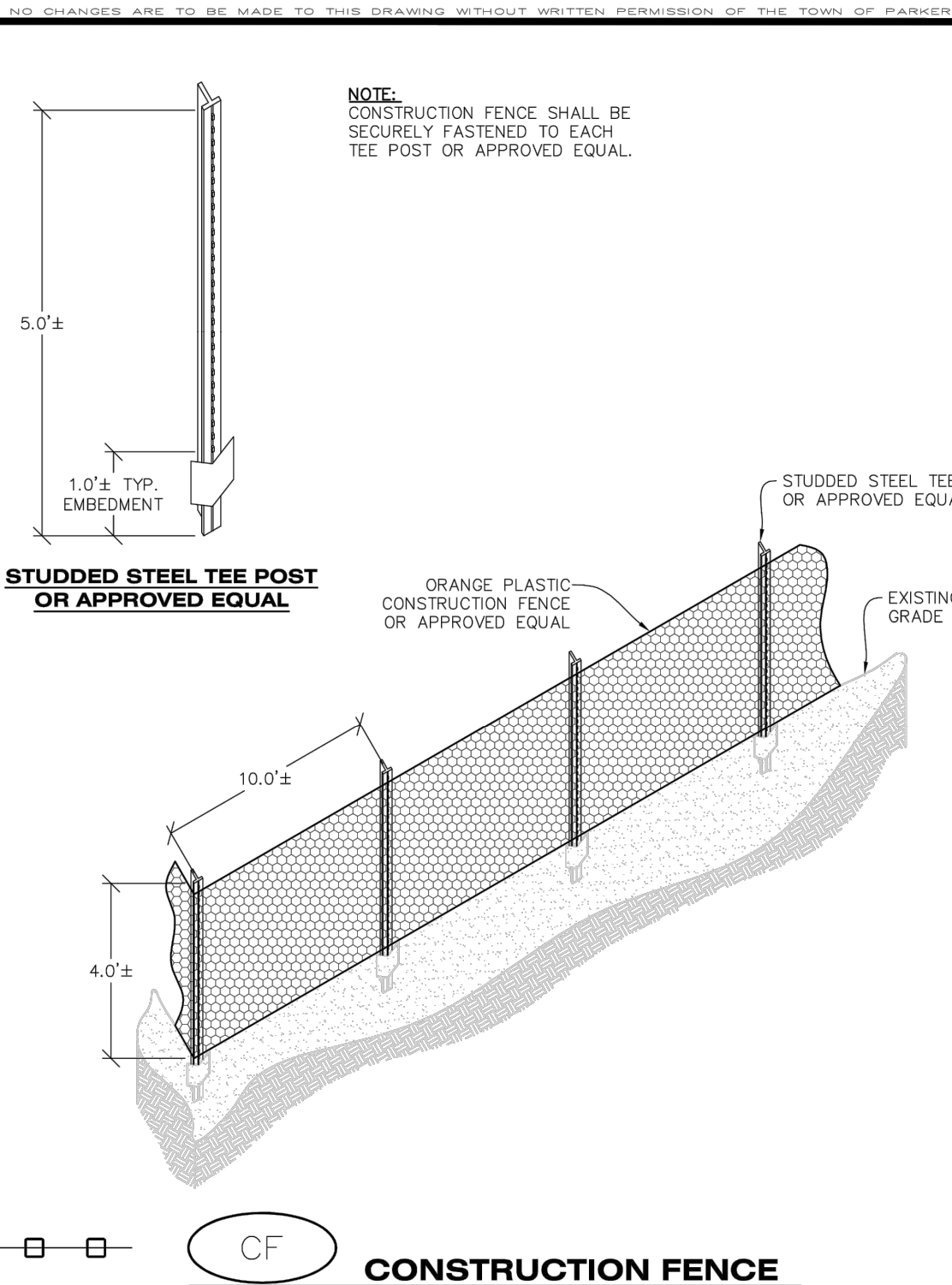
SLIM CHICKENS

CBMP NOTES AND DETAILS

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO:	TSD003.01
DESIGNED BY:	CAM
DRAWN BY:	JLG
DATE:	04/26/2021

C4.2

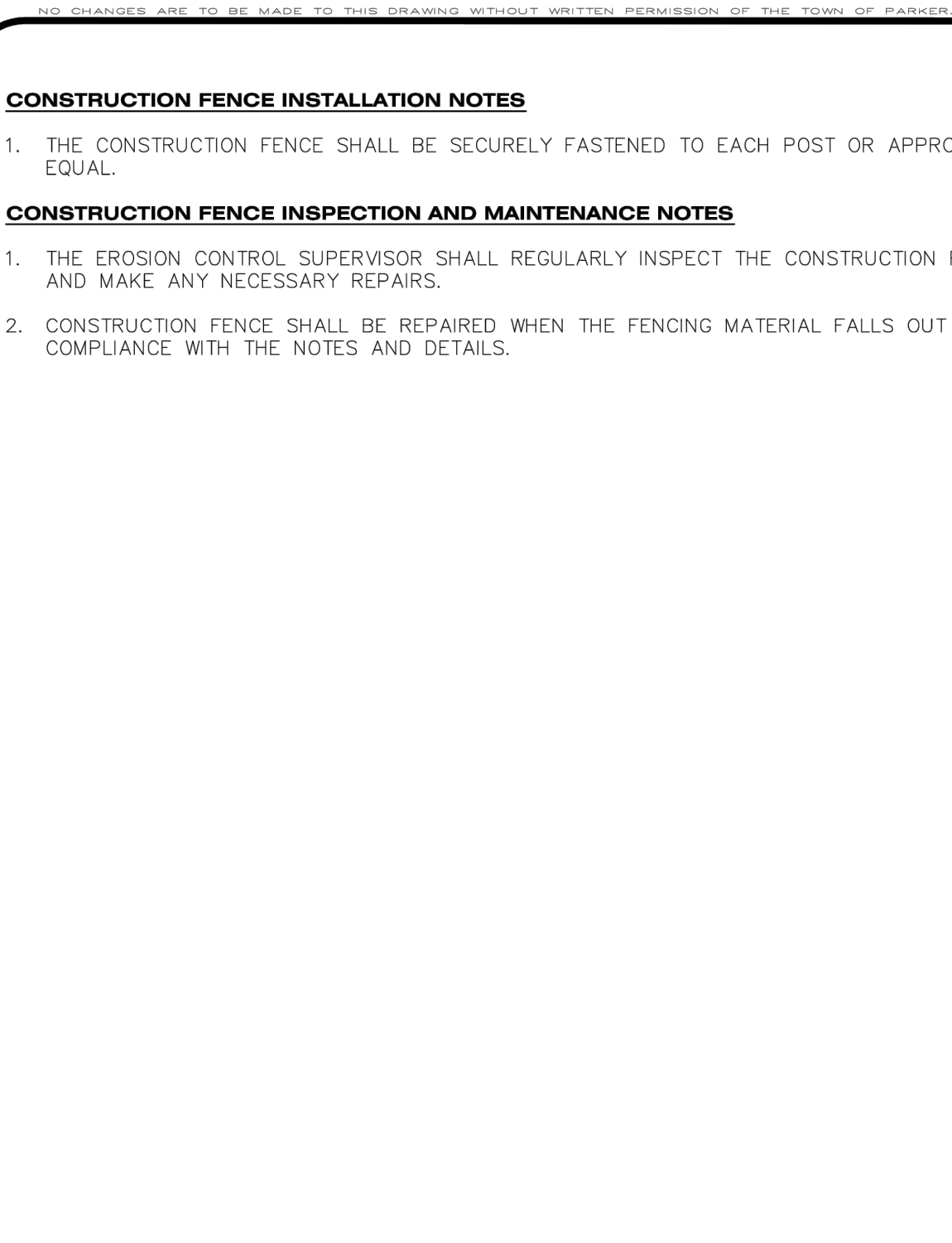


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CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

1 OF 2
Oct. 2013

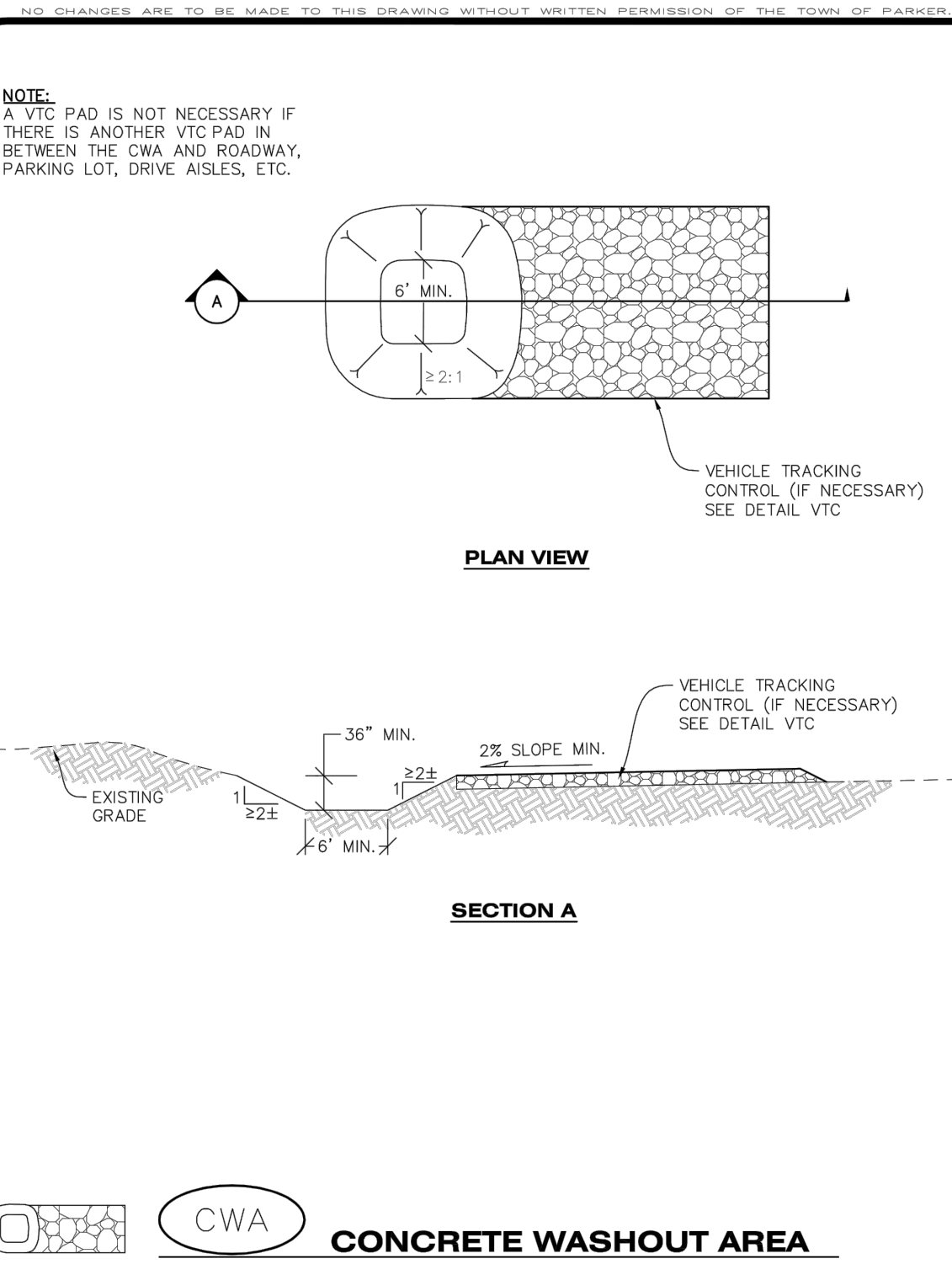


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CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

2 OF 2
Oct. 2013

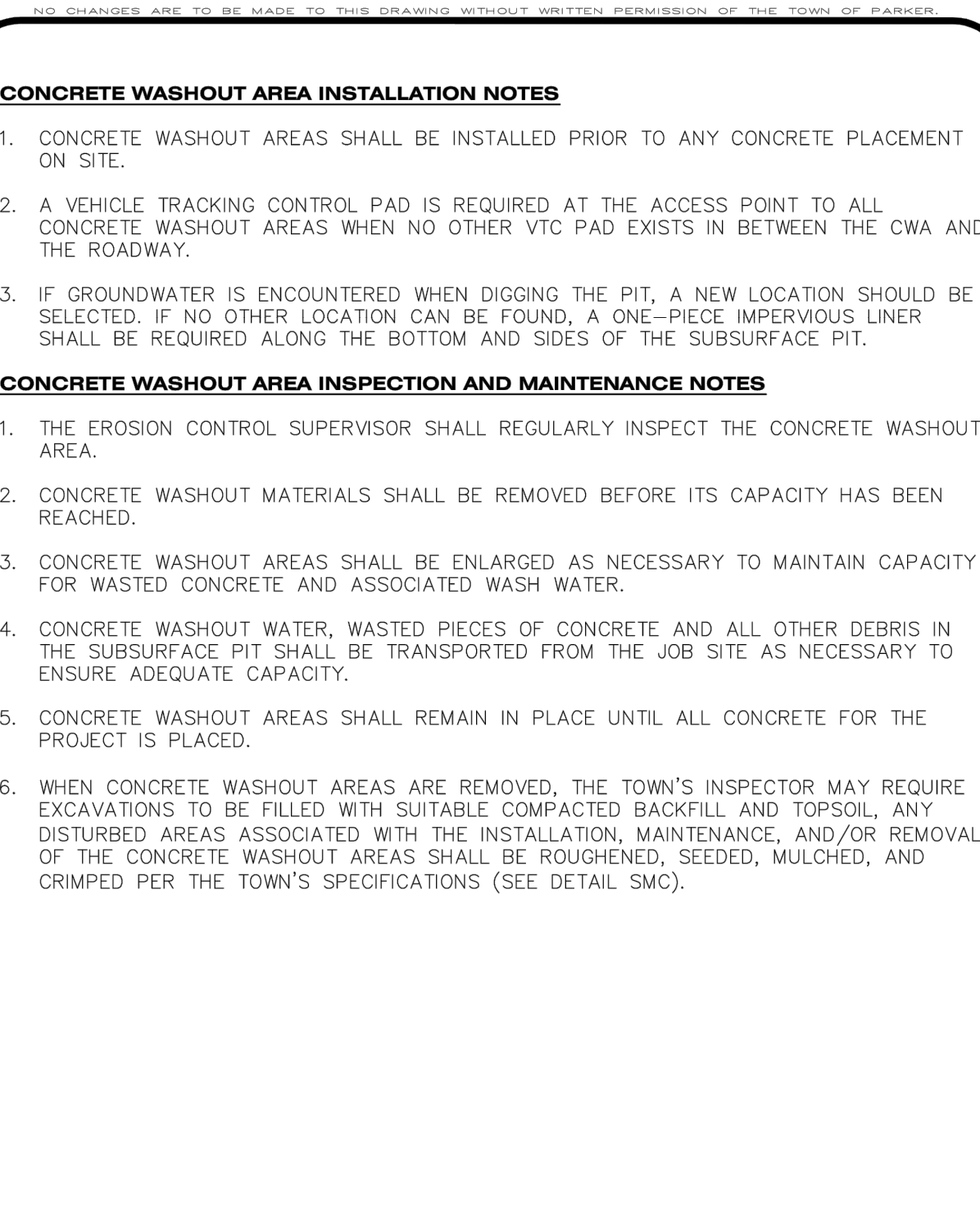


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CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

1 OF 2
Oct. 2013

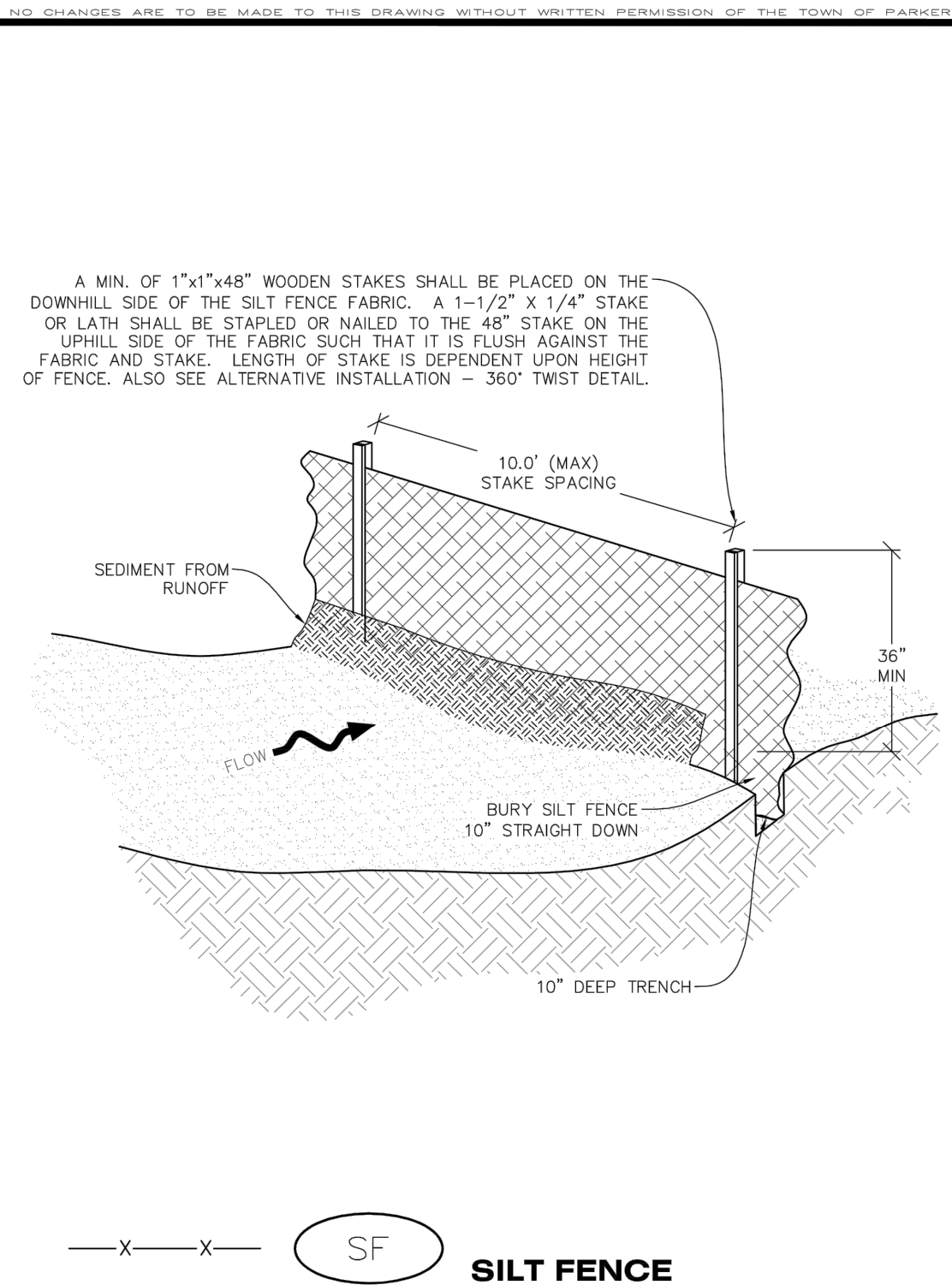


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CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

2 OF 2
Oct. 2013

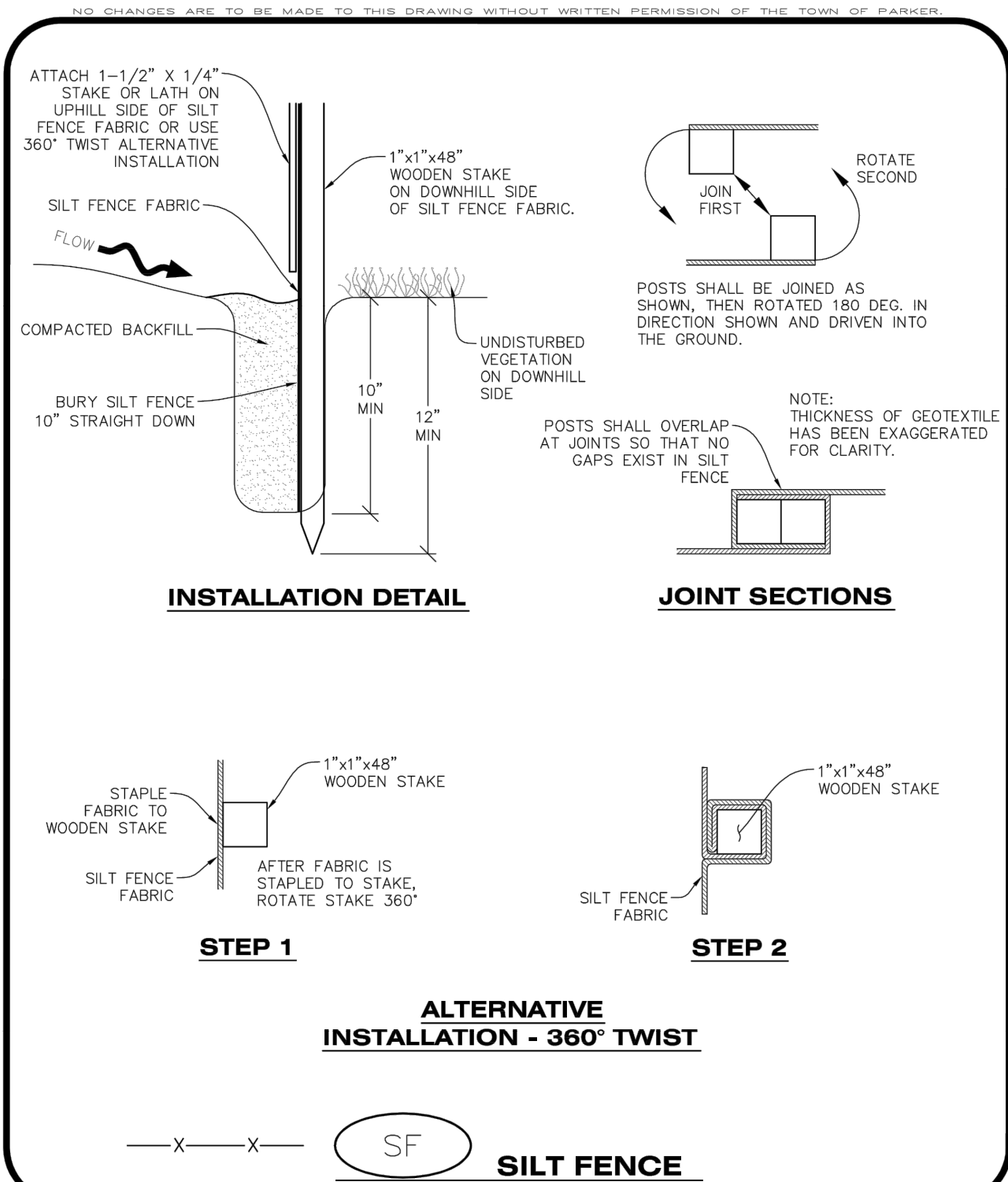


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CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

1 OF 4
Oct. 2013

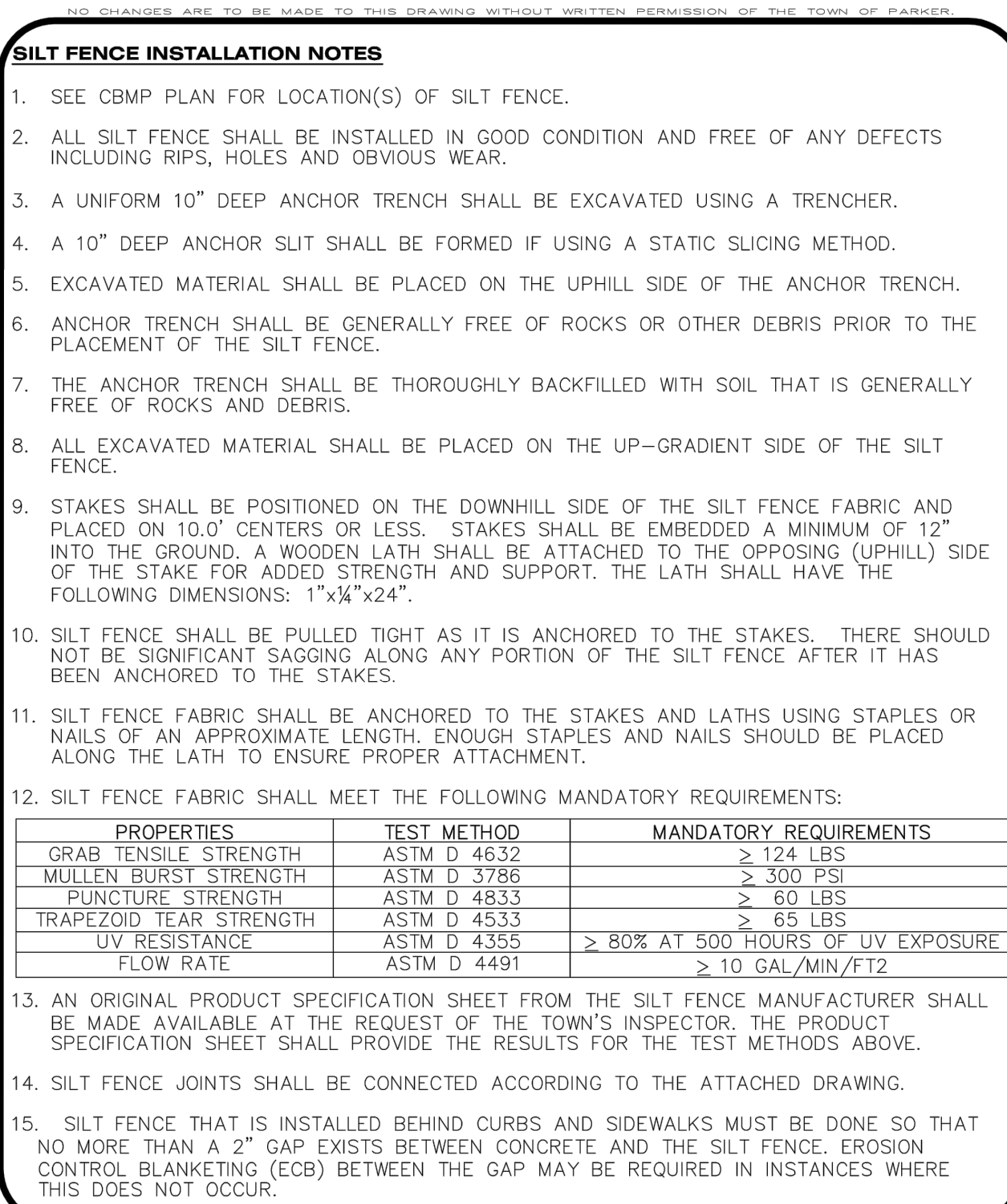


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CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

2 OF 4
Oct. 2013

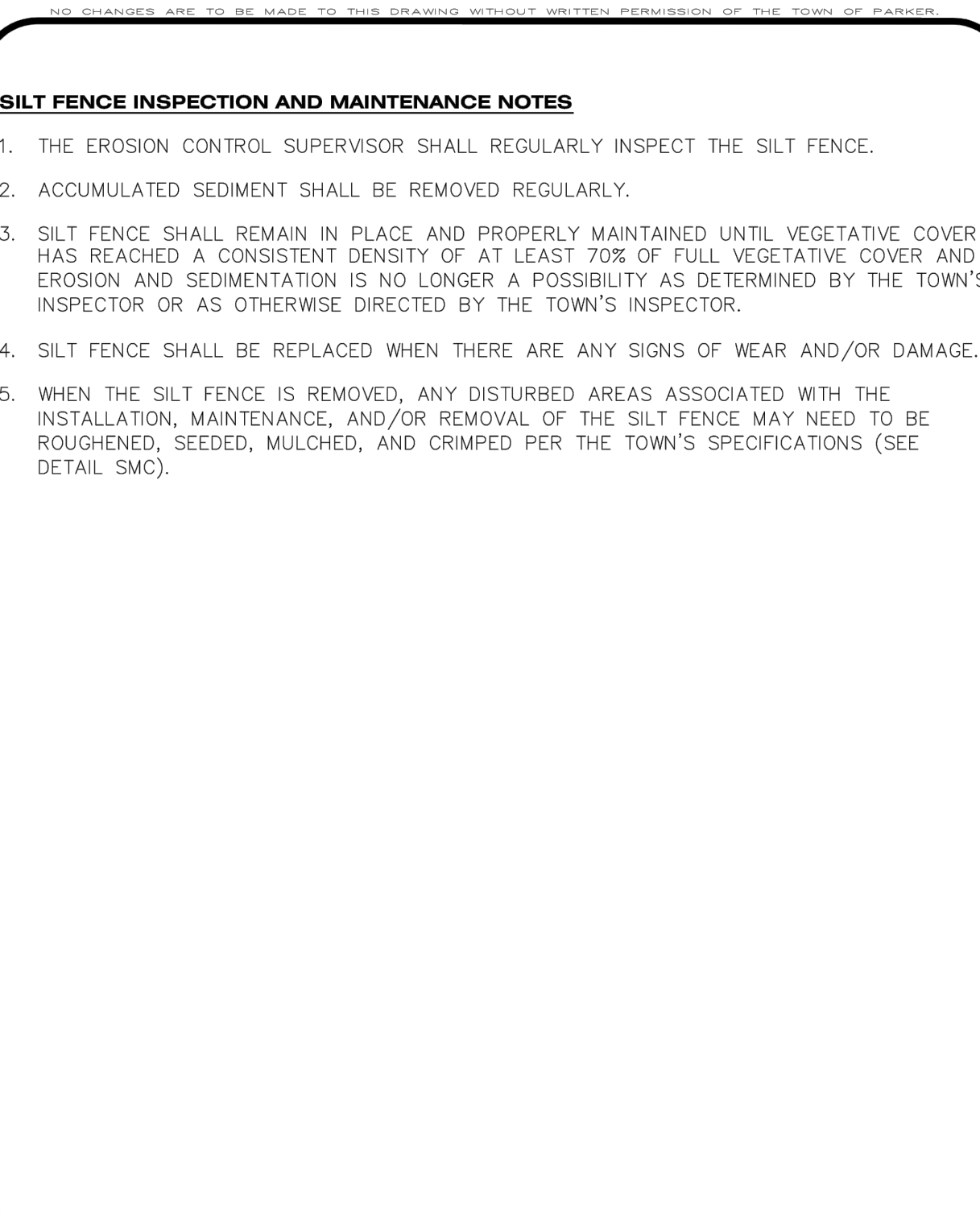


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CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

3 OF 4
Oct. 2013



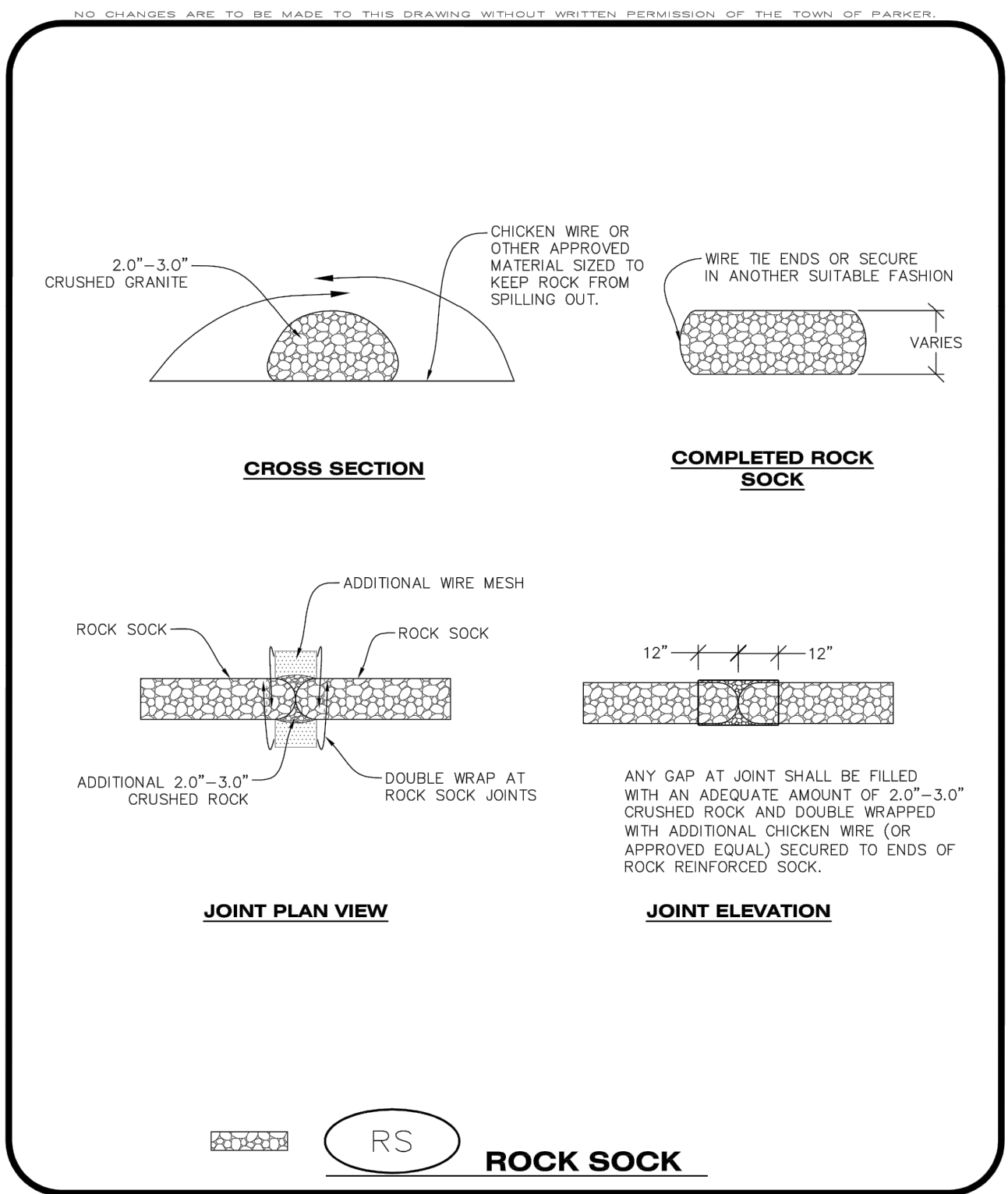
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CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

4 OF 4
Oct. 2013



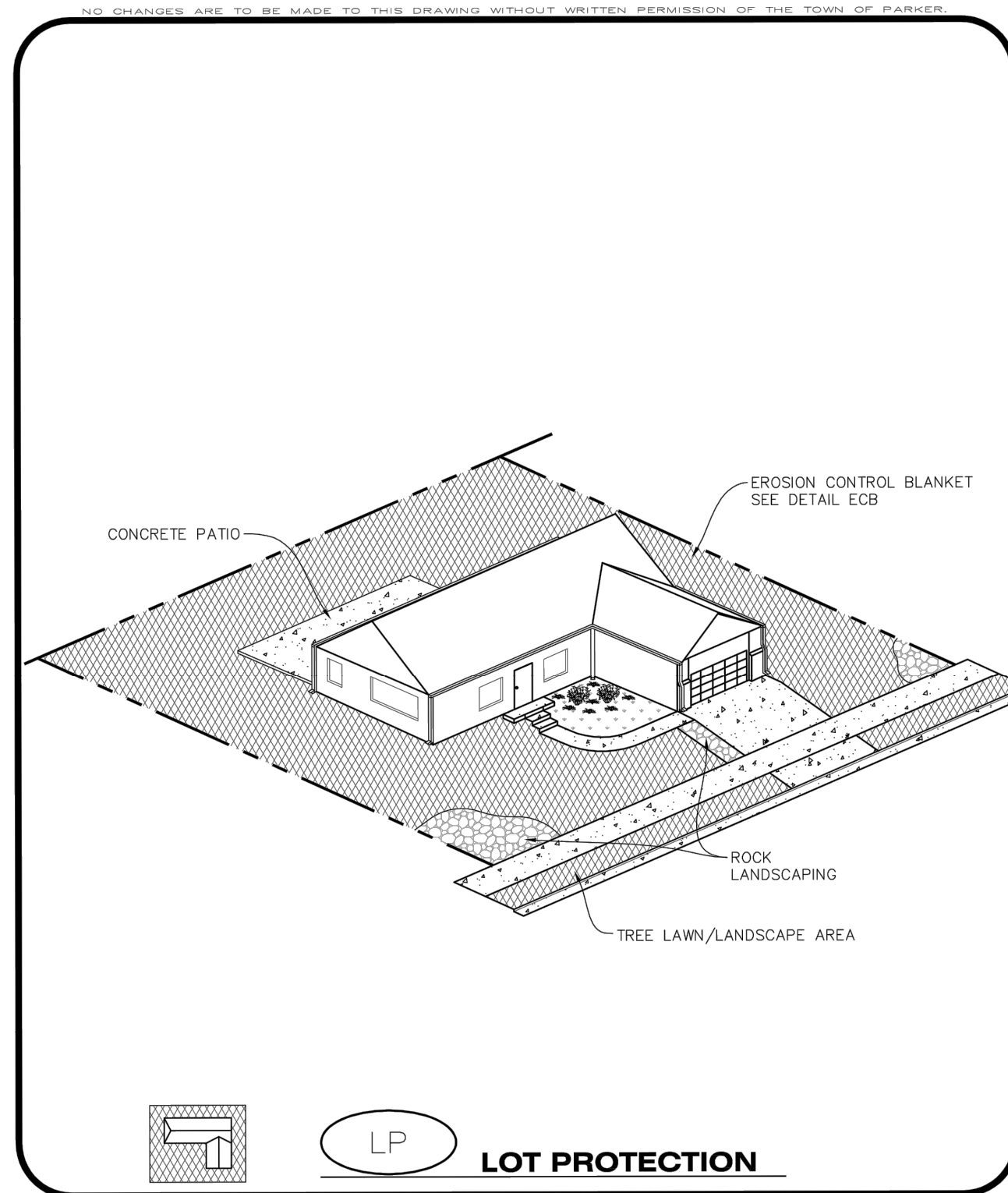




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CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

1 OF 2
Oct. 2013

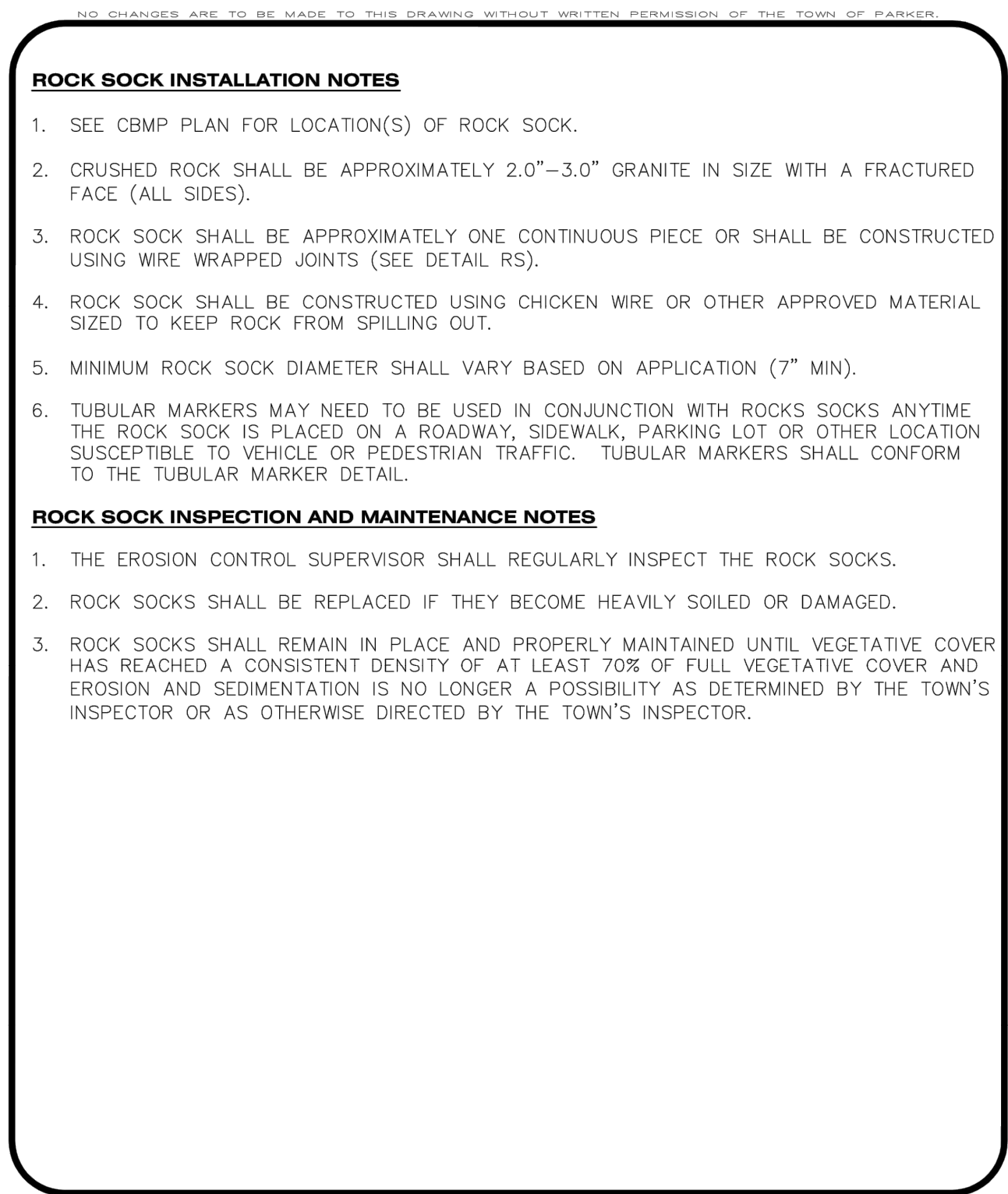




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CONSTRUCTION BEST MANAGEMENT PRACTICES

LP

1 OF 2
Oct. 2013

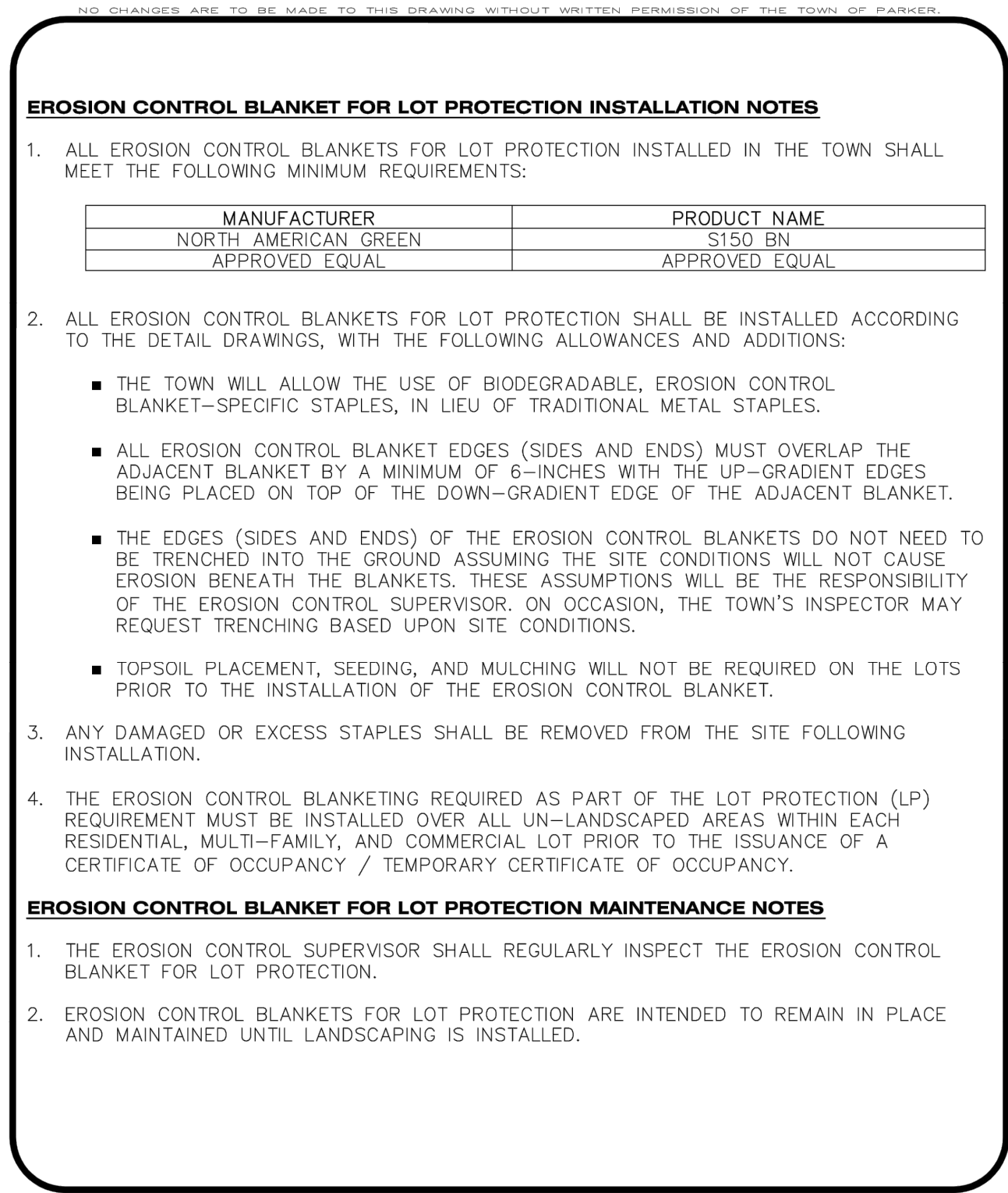




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CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

2 OF 2
Oct. 2013

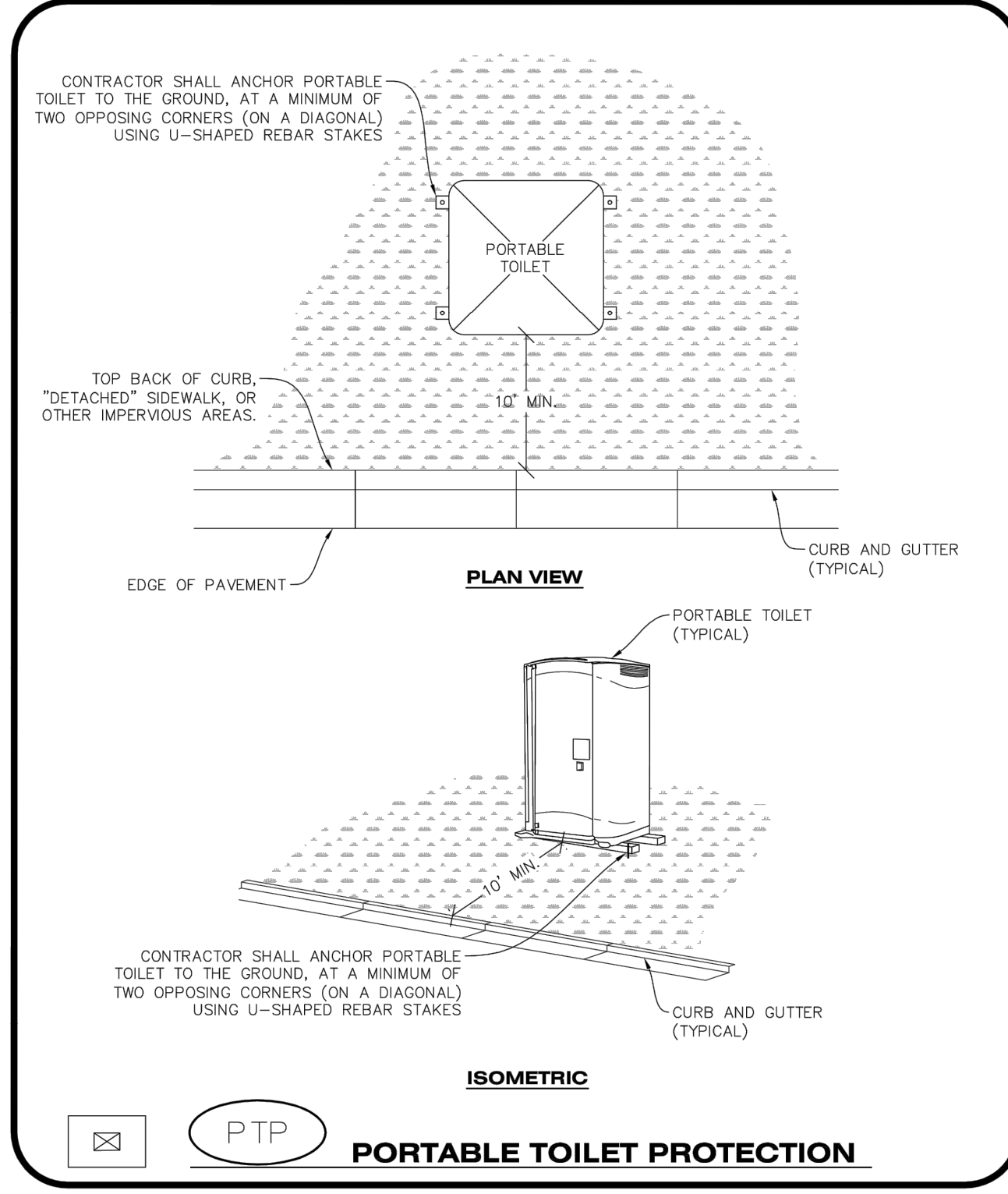




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

LP

2 OF 2
Oct. 2013

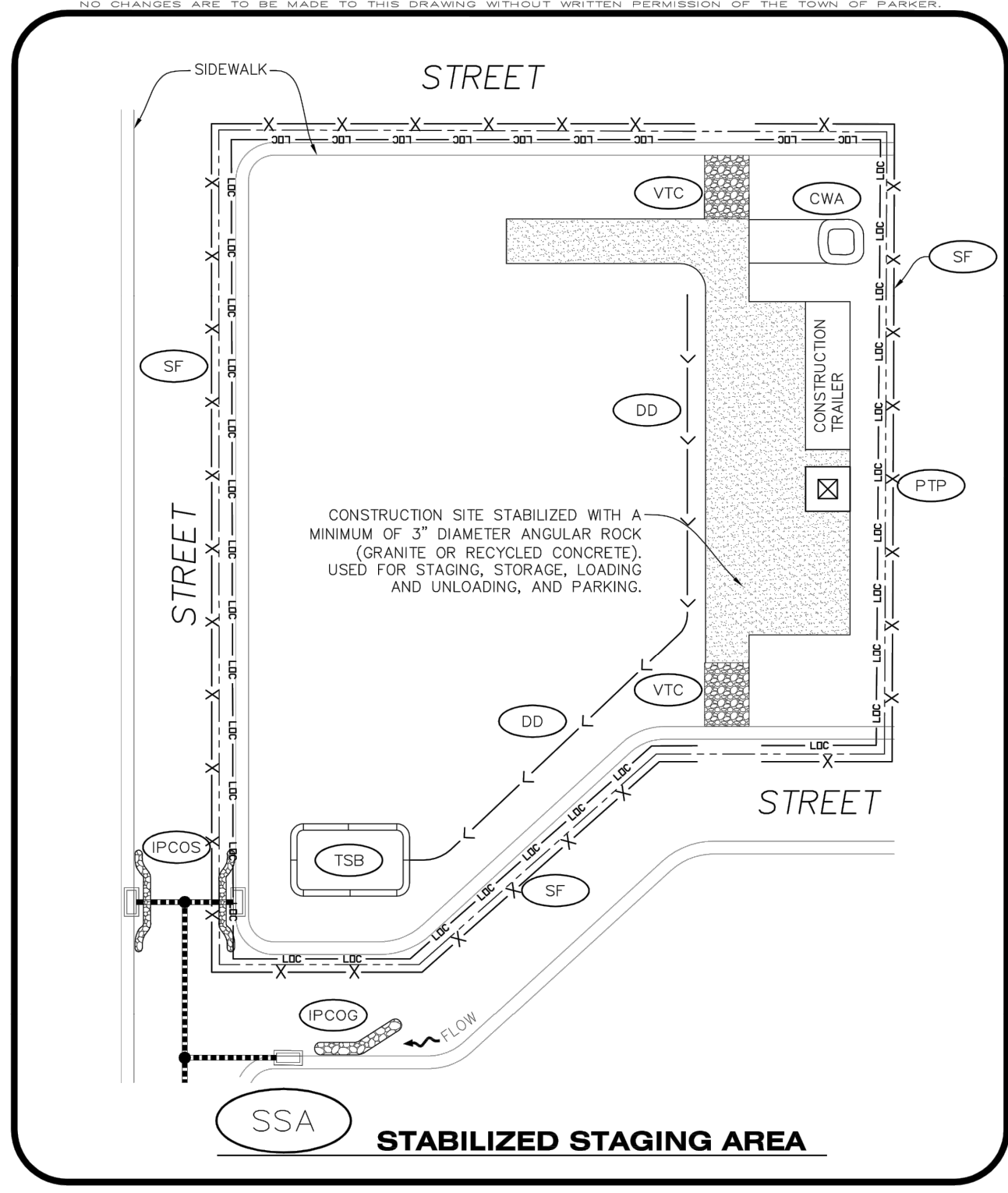




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2
Oct. 2013

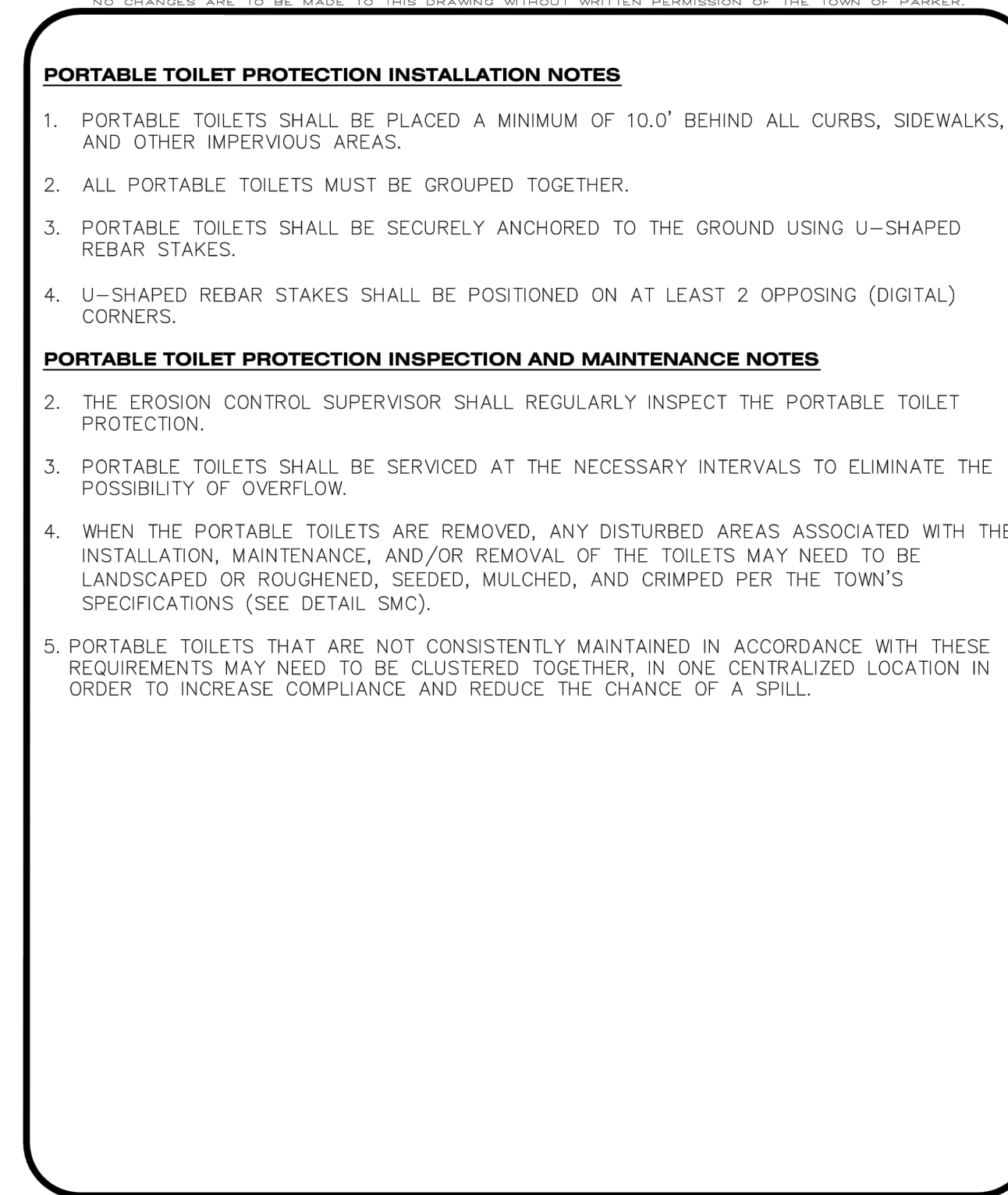




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA

1 OF 2
Oct. 2013

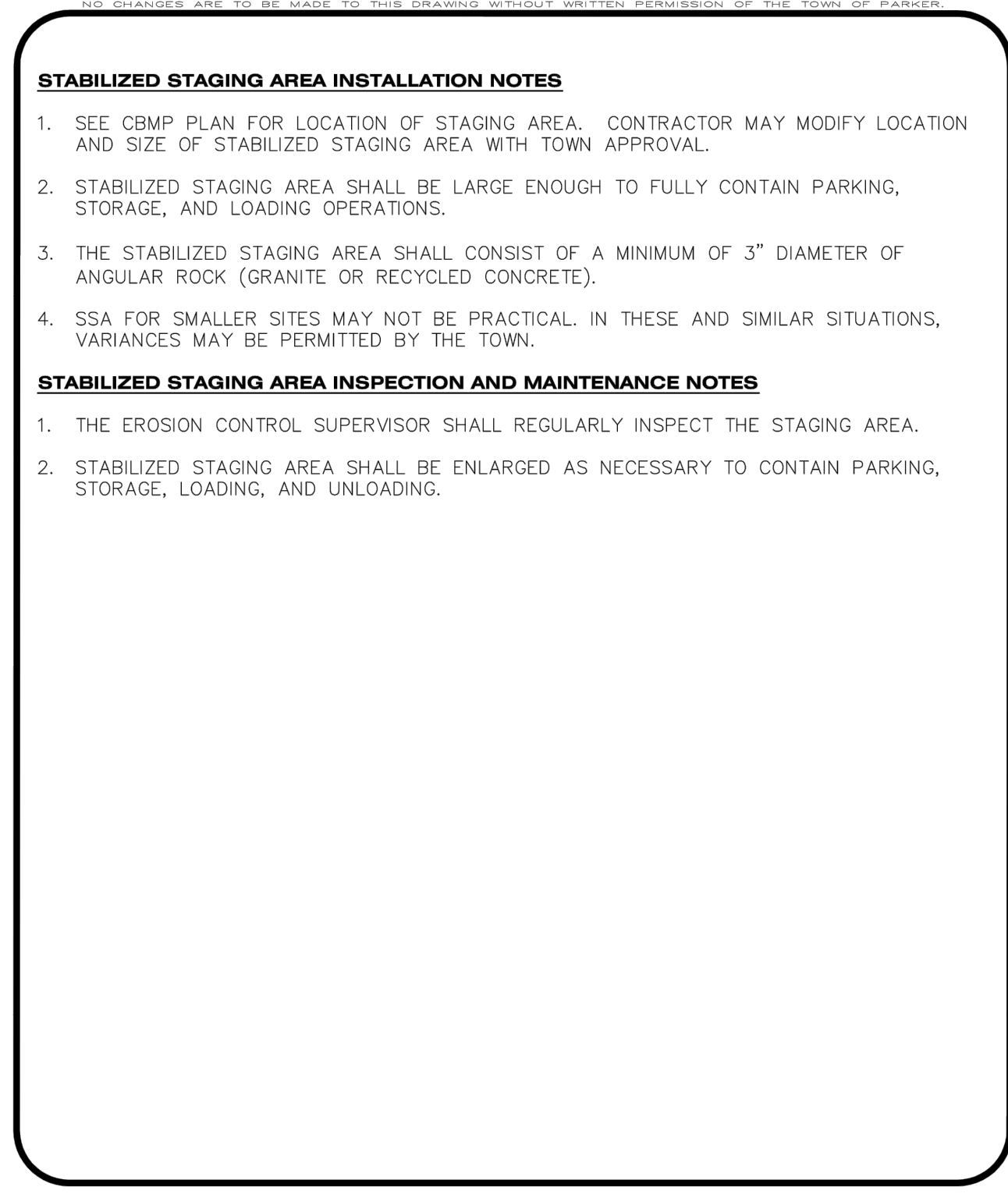




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

2 OF 2
Oct. 2013





CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA

2 OF 2
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CONSTRUCTION DOCUMENTS	DATE					
	BY					
	REVISION					
	No.					



501 S Cherry St, Suite 900
Glendale, CO 80246
303-672-7987 www.ees.us.com



SLIM CHICKENS

CONSTRUCTION DOCUMENTS

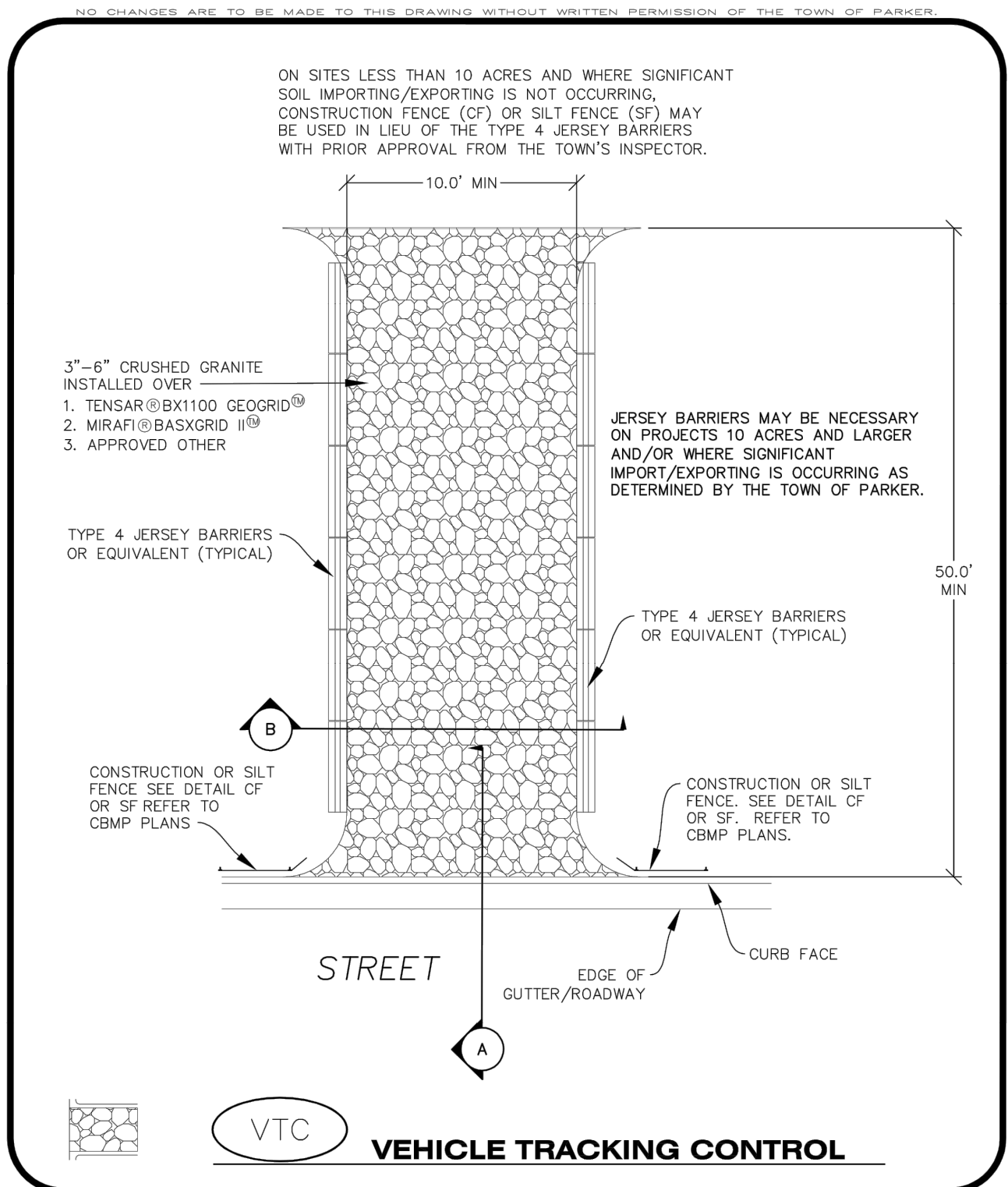
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CBMP DETAILS

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

PROJECT NO:	TSD003.01
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DATE:	04/26/2021

C4.4

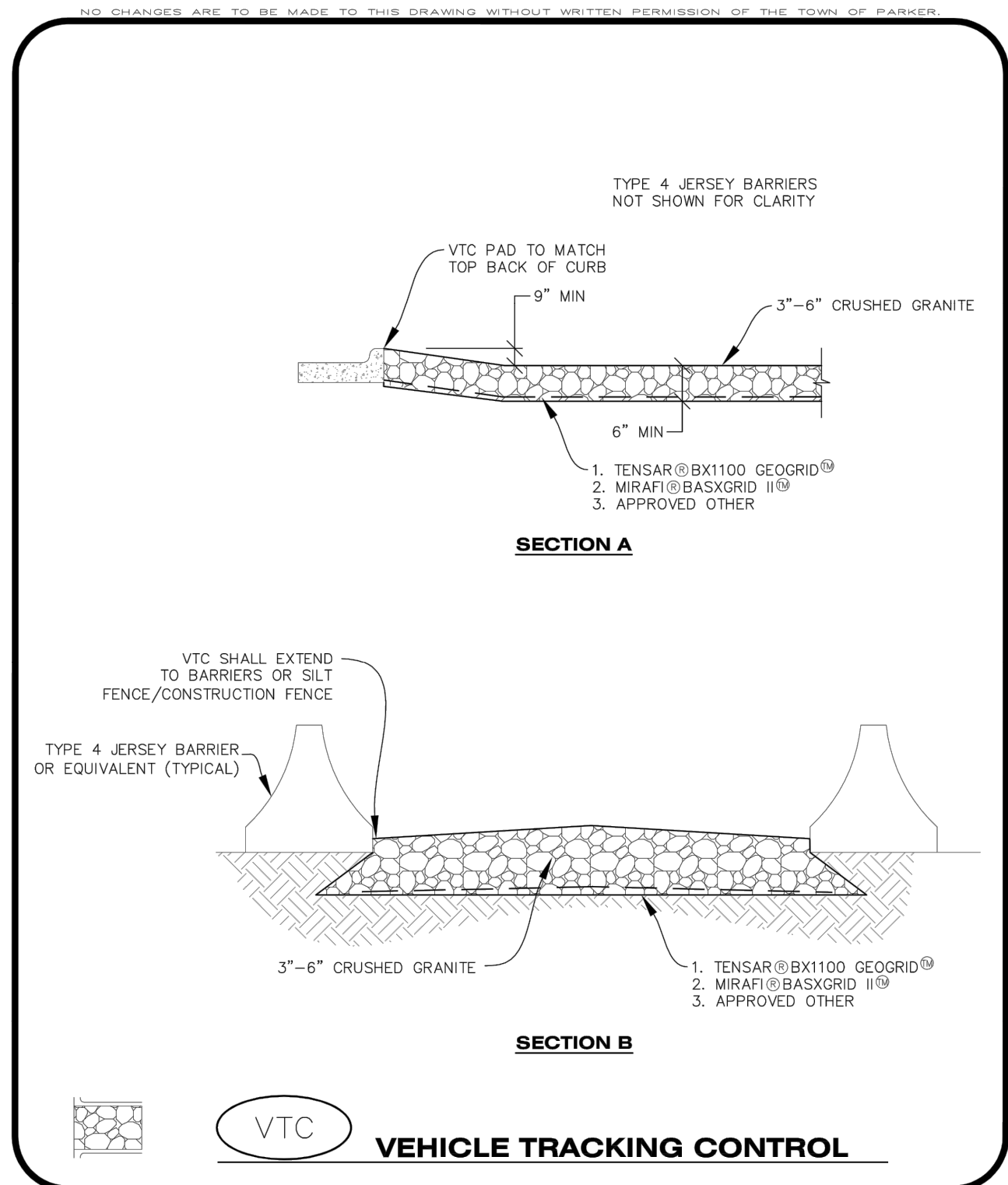




CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

1 OF 3
Oct. 2013

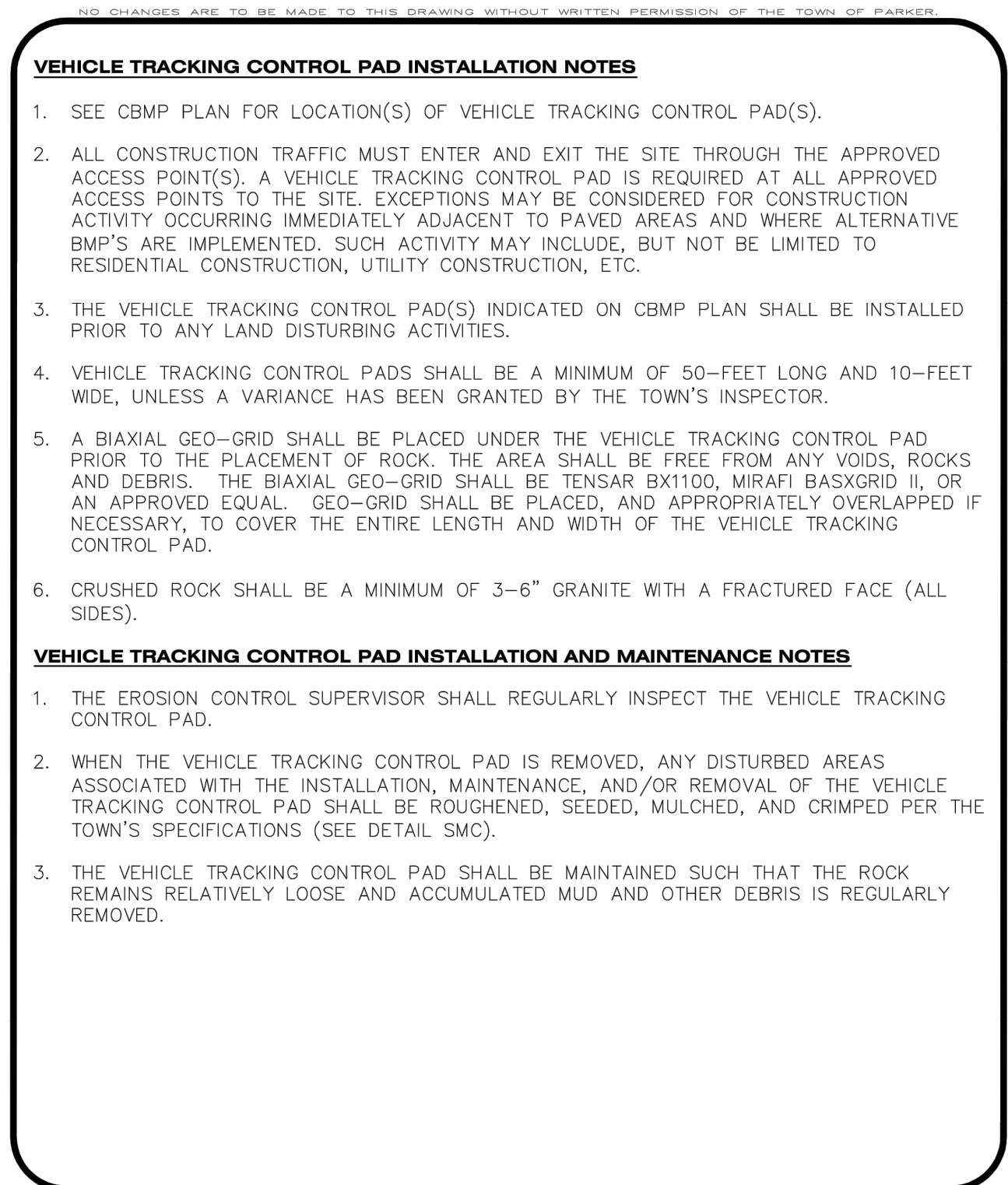




CBMP
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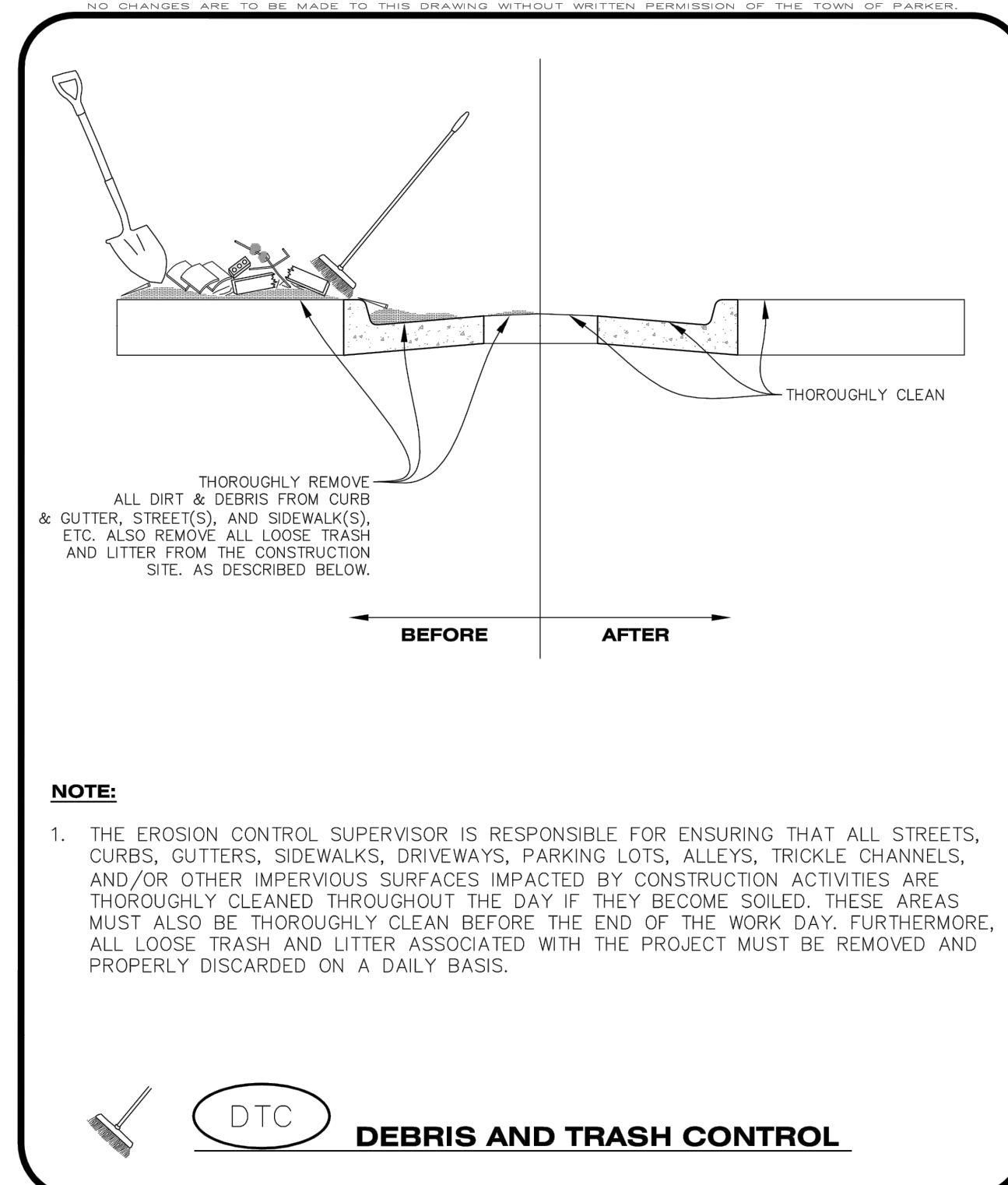




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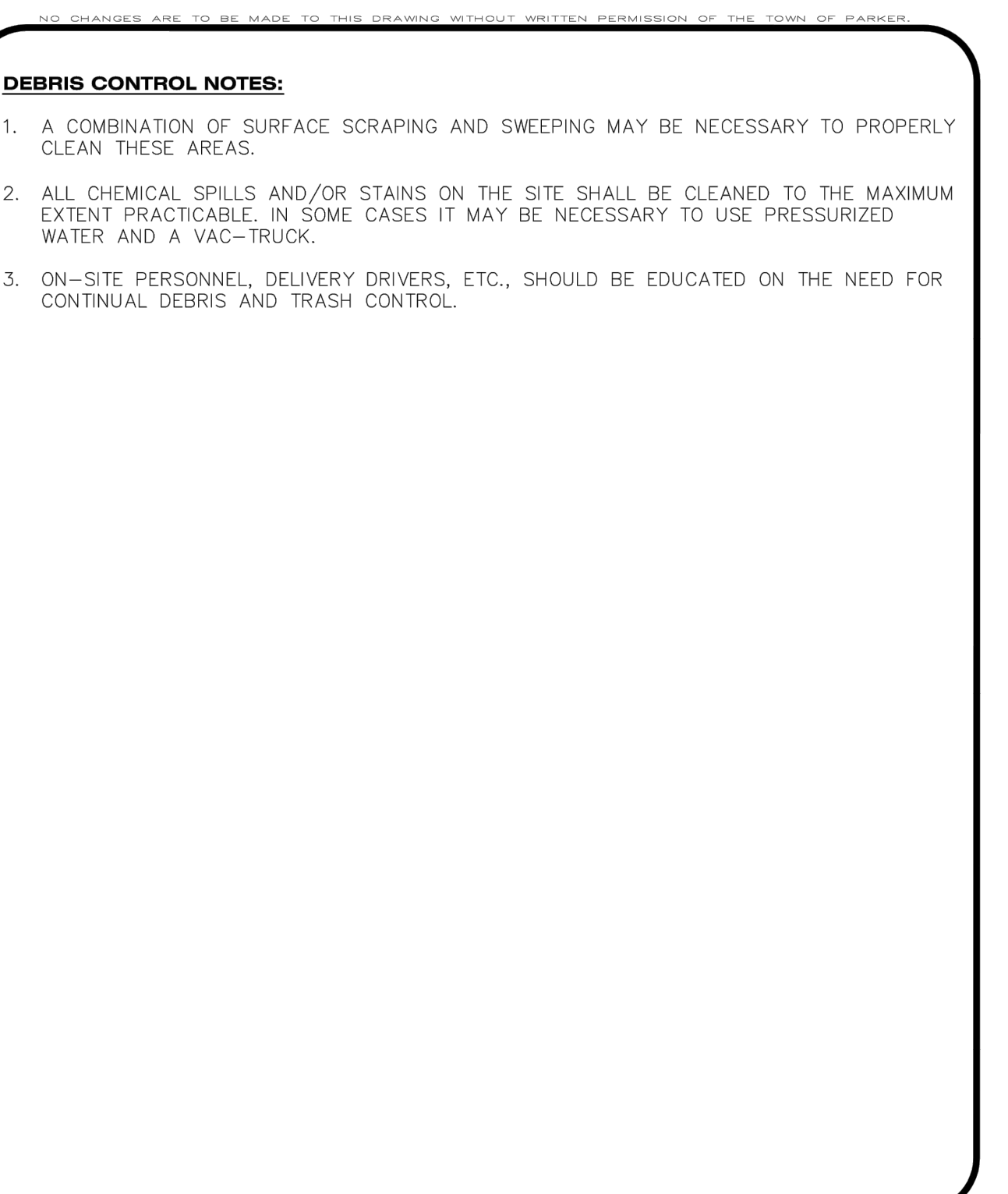




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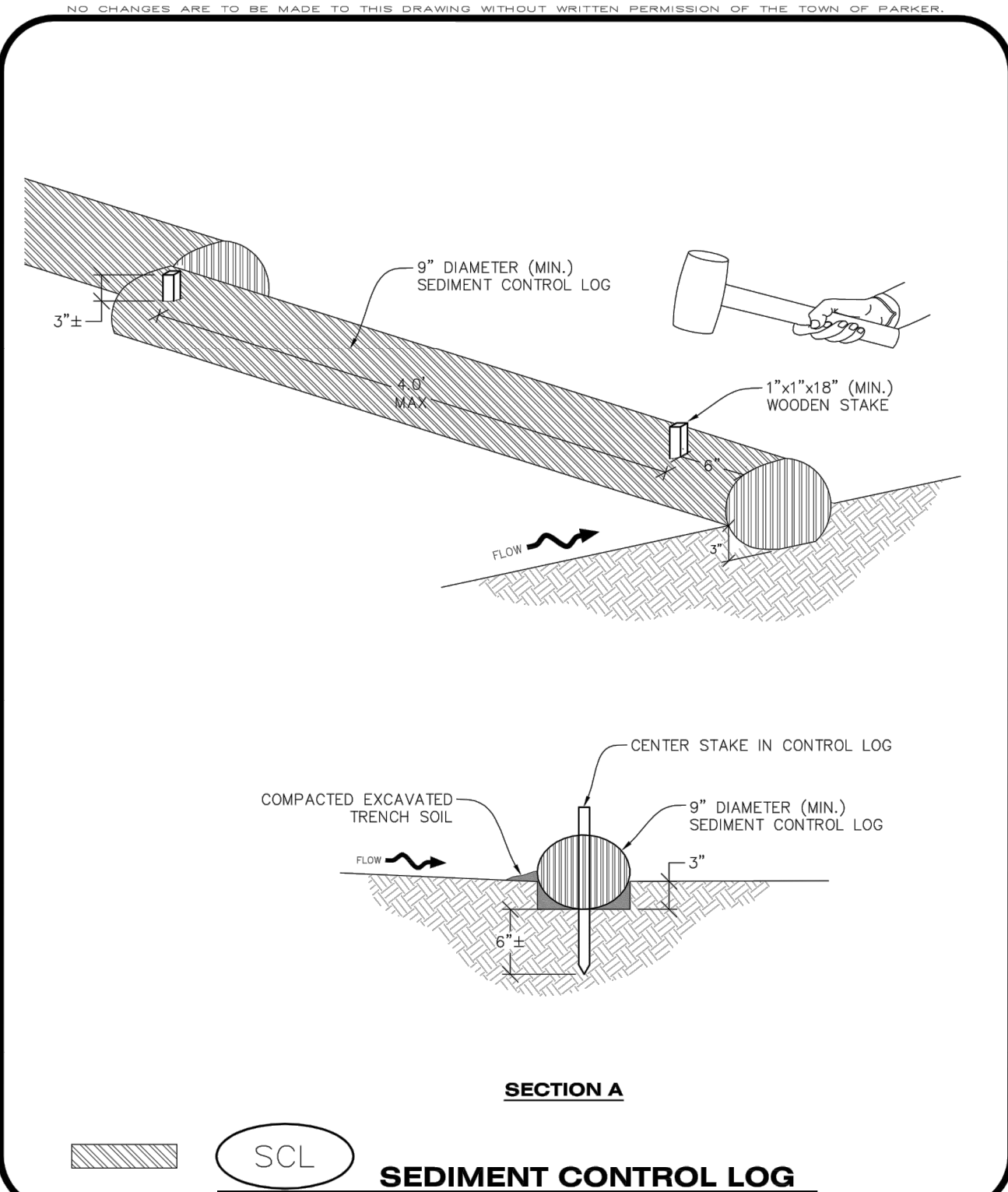




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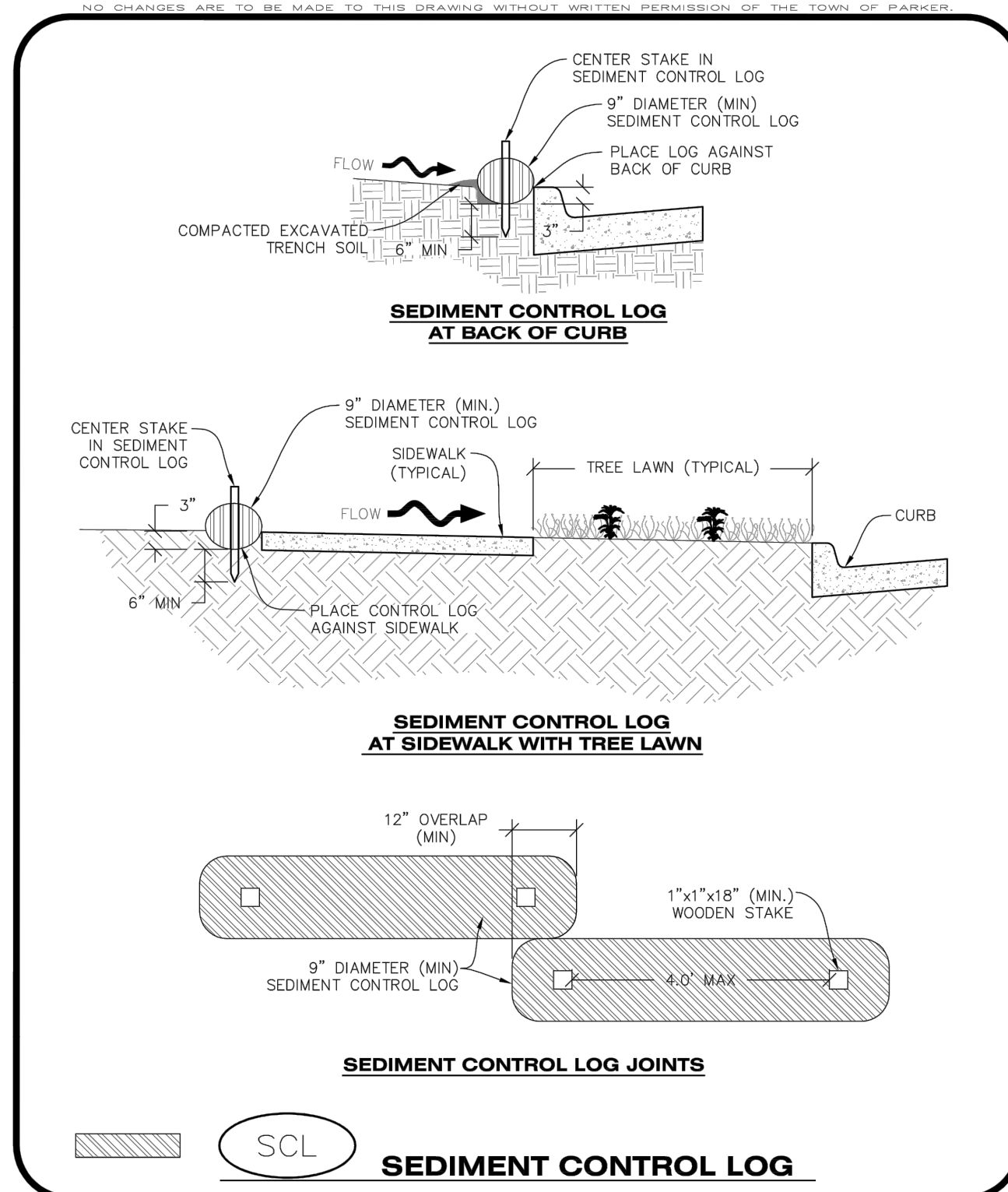




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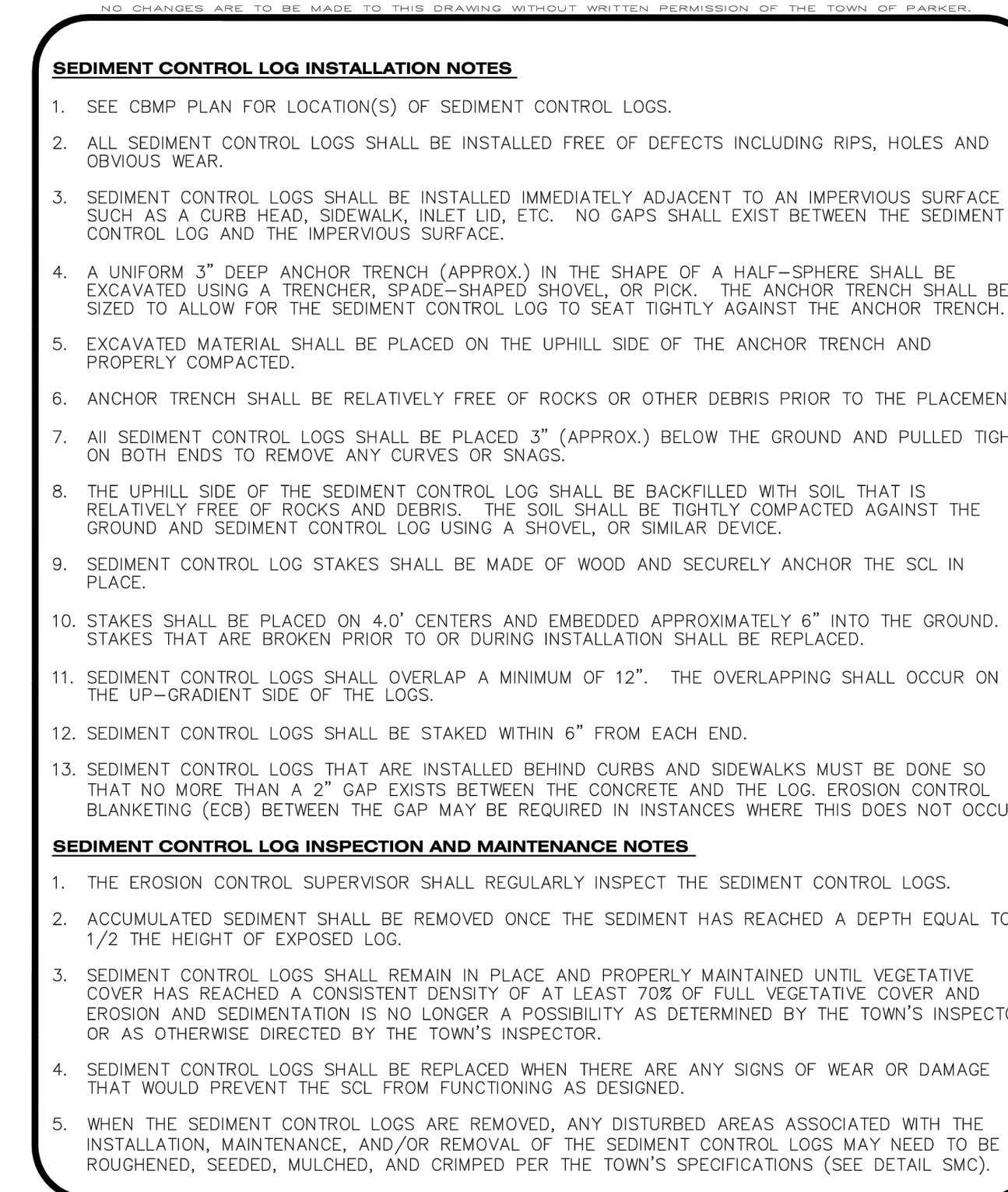




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DRAWN BY: JLG	
DATE: 04/26/2021	
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SLIM CHICKENS



EES
EROSION CONTROL
ENTITLEMENT AND
SOLUTIONS, INC.
501 S Cherry St, Suite 900
Glendale, CO 80246
303-672-7987 www.ees.us.com



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- SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.



- ### **CHECK DAM INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
 2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 3. CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 4. WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.



- CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
 2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
 3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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CONSTRUCTION DOCUMENTS

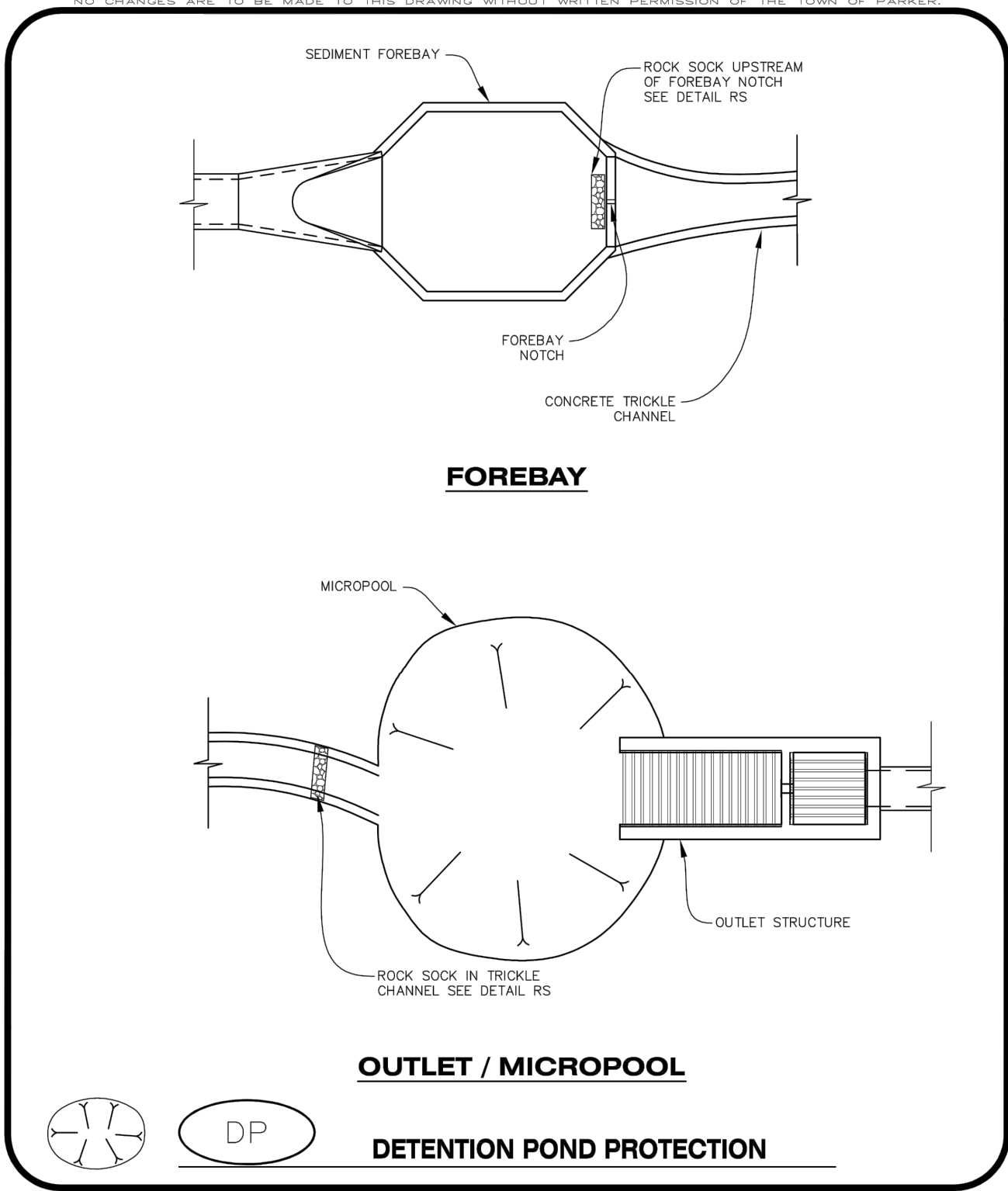
SLIM CHICKENS

CBMP DETAILS

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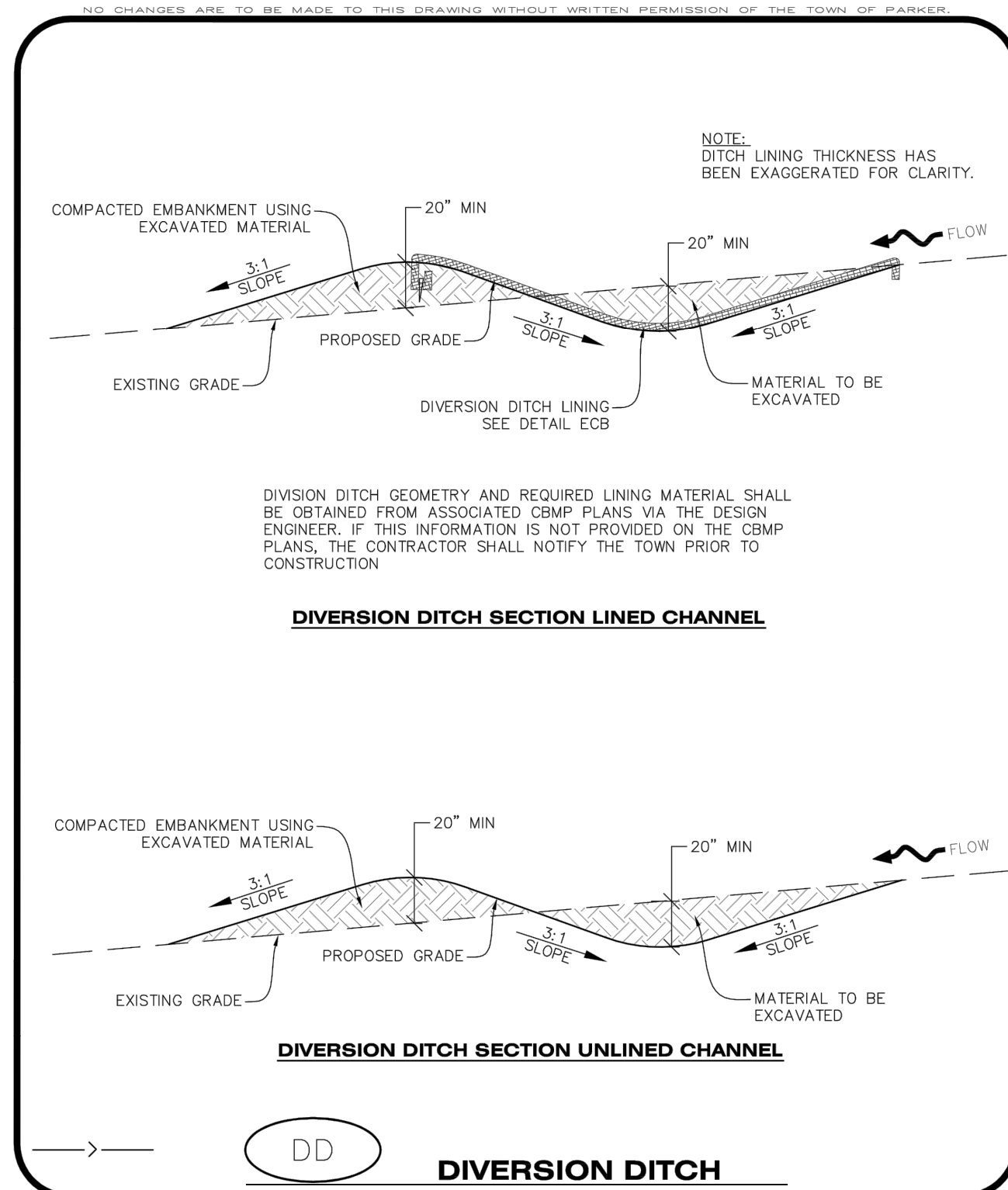
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DRAWN BY:	JLG
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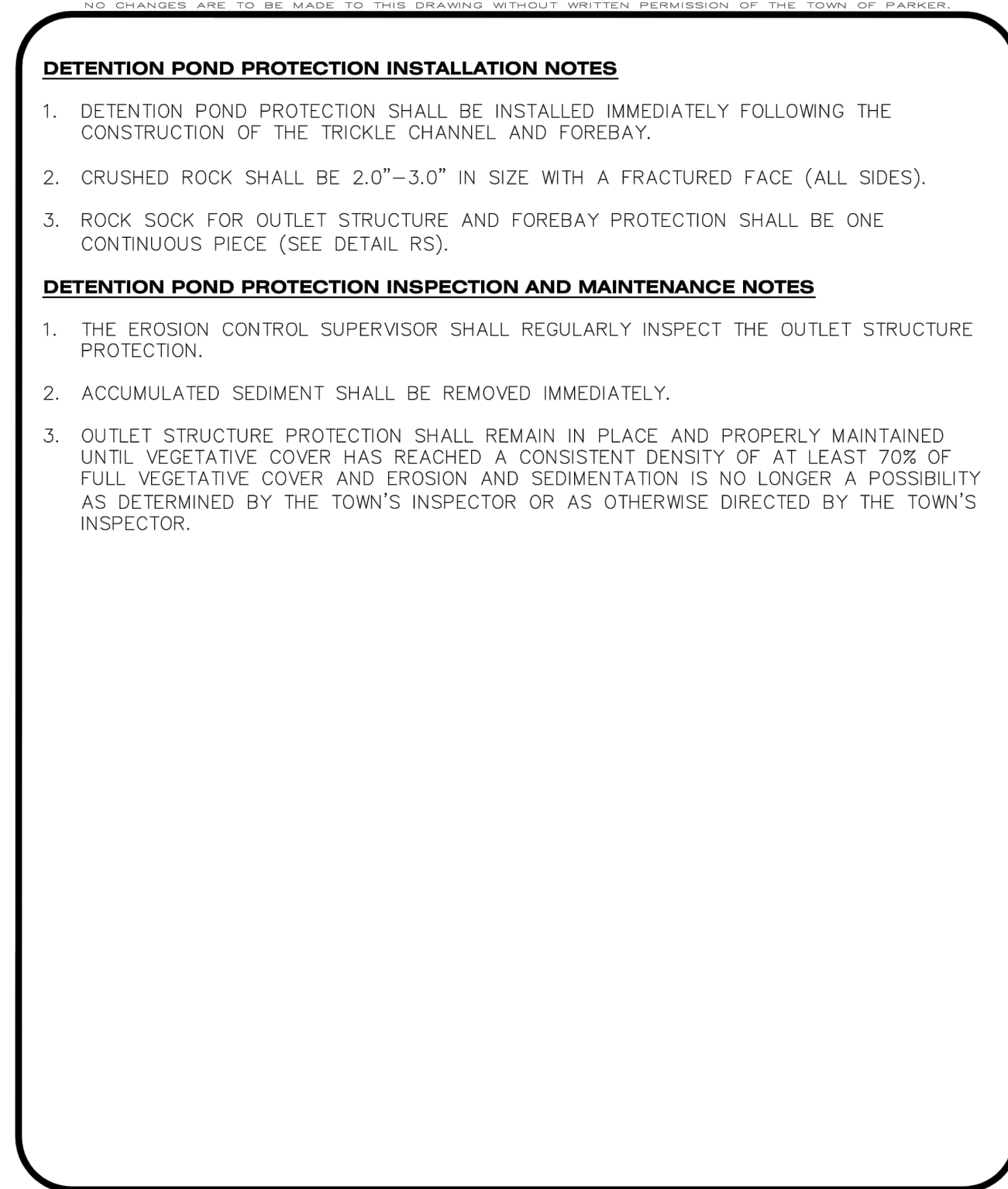
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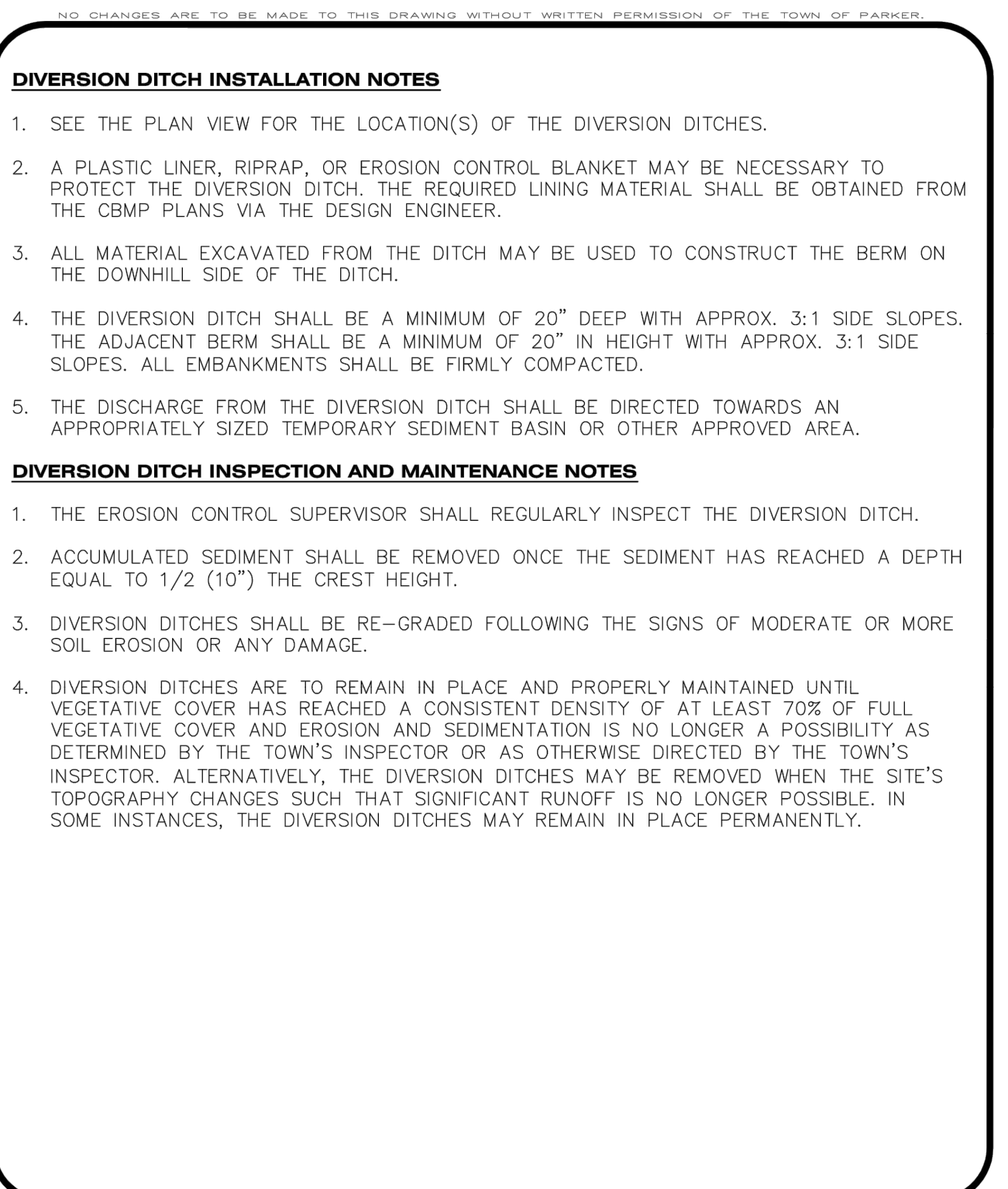
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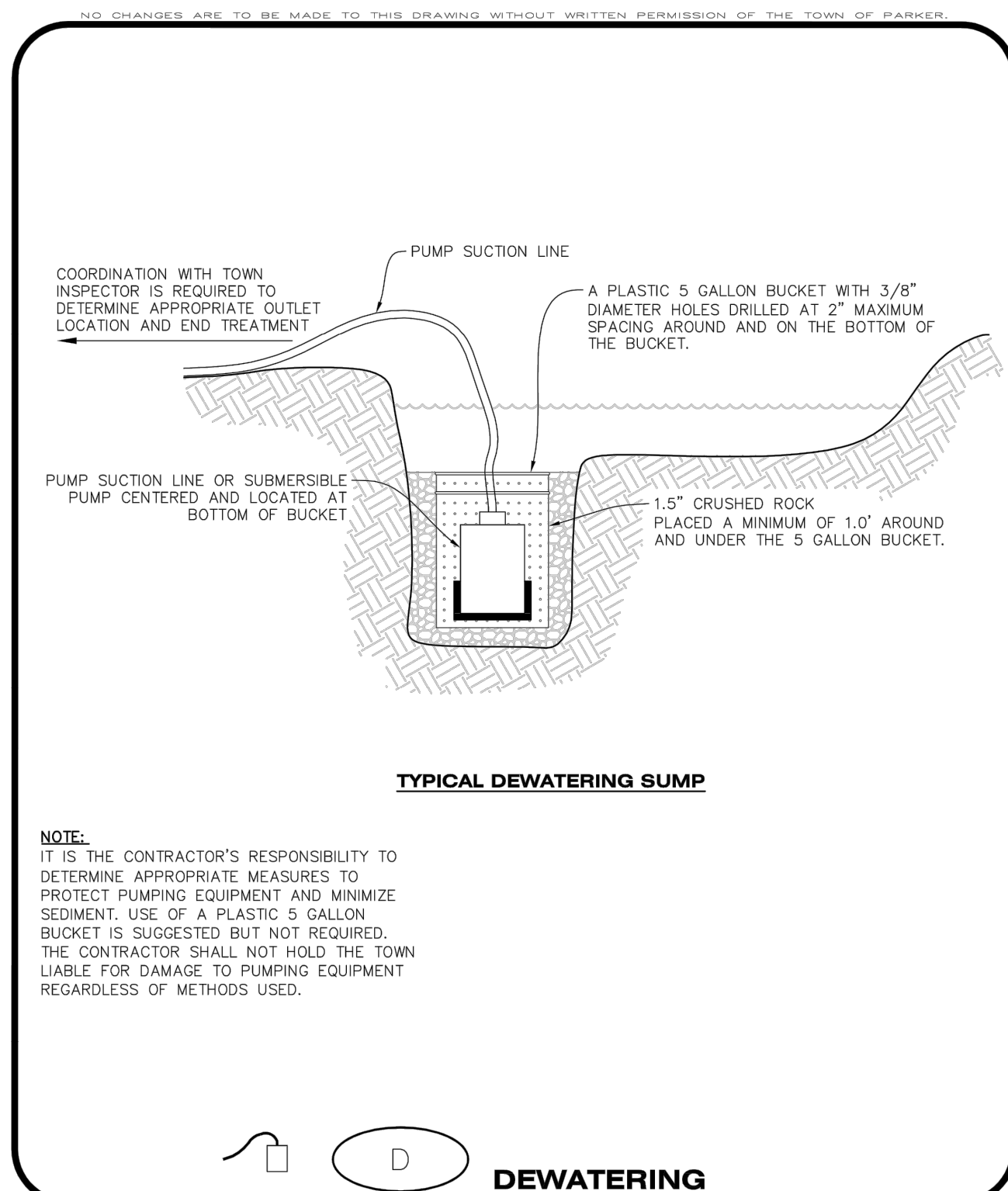
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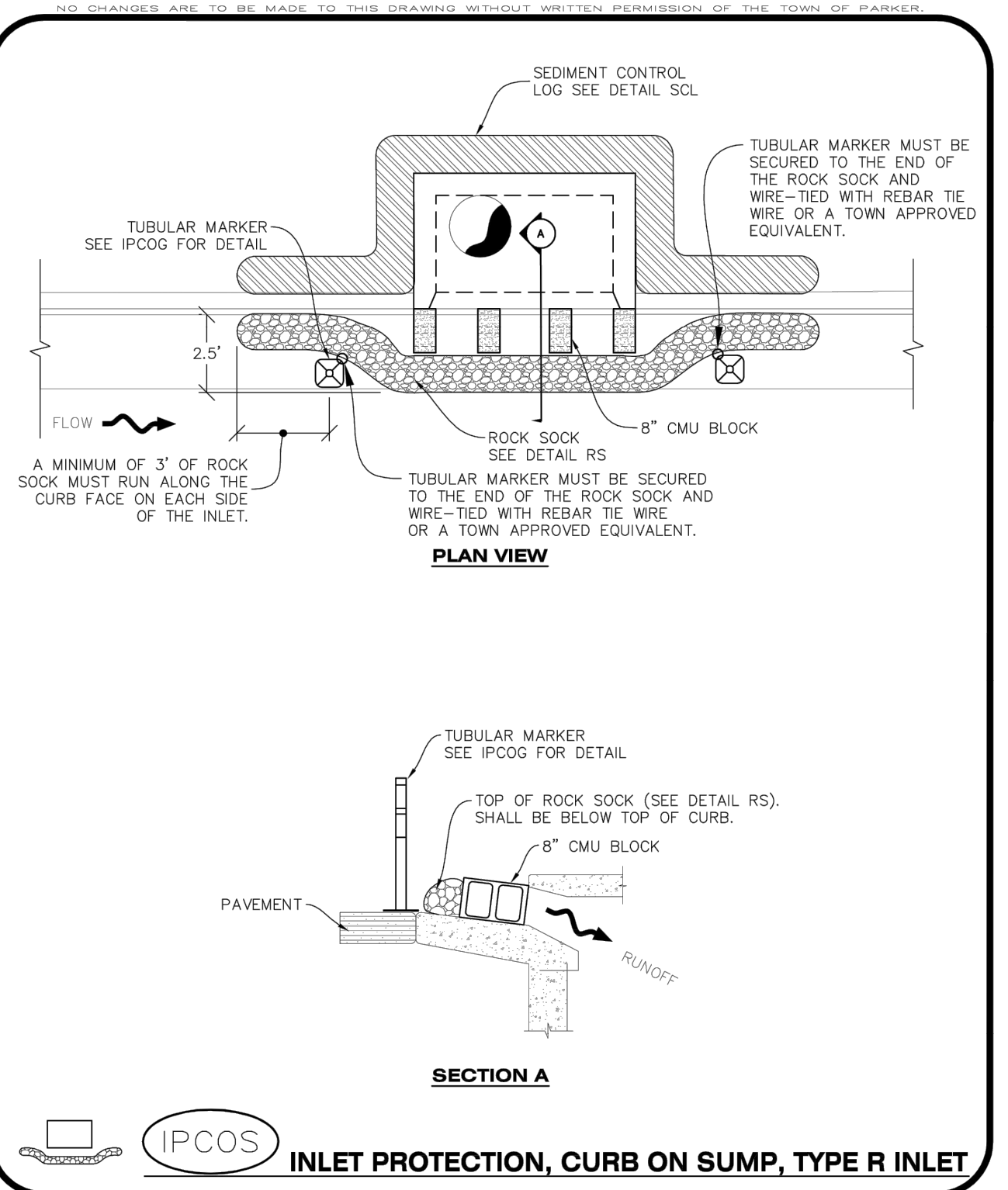
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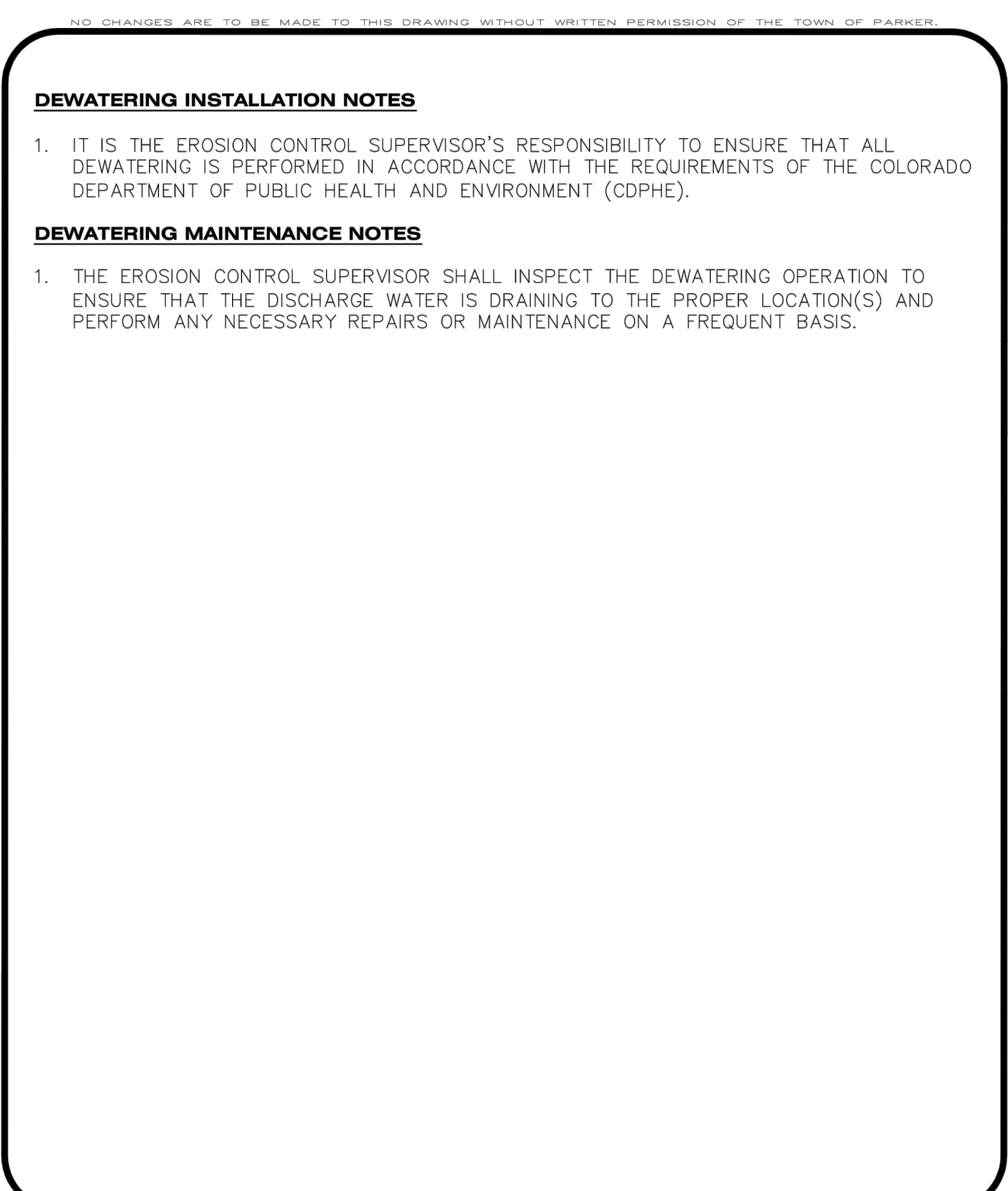
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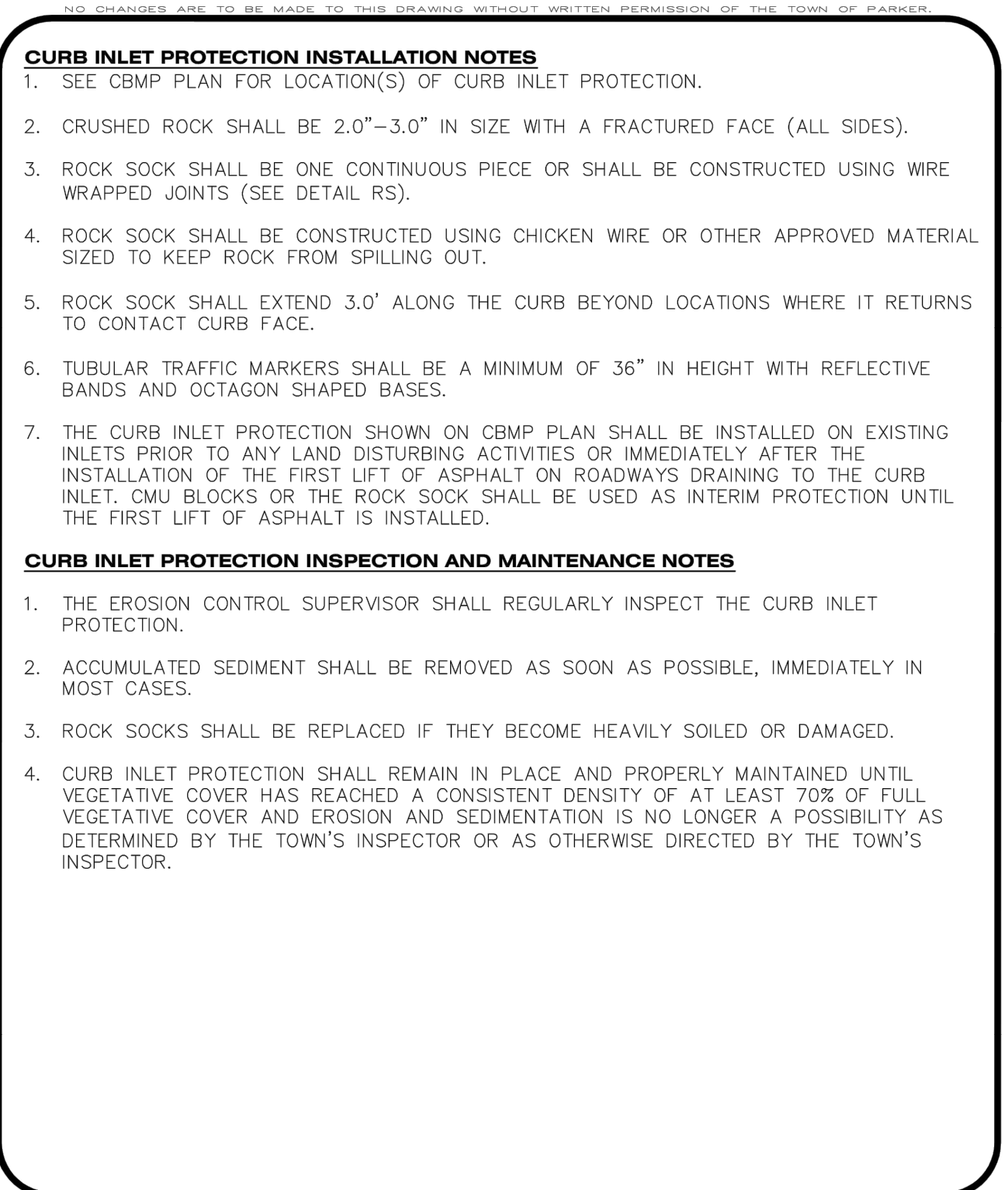
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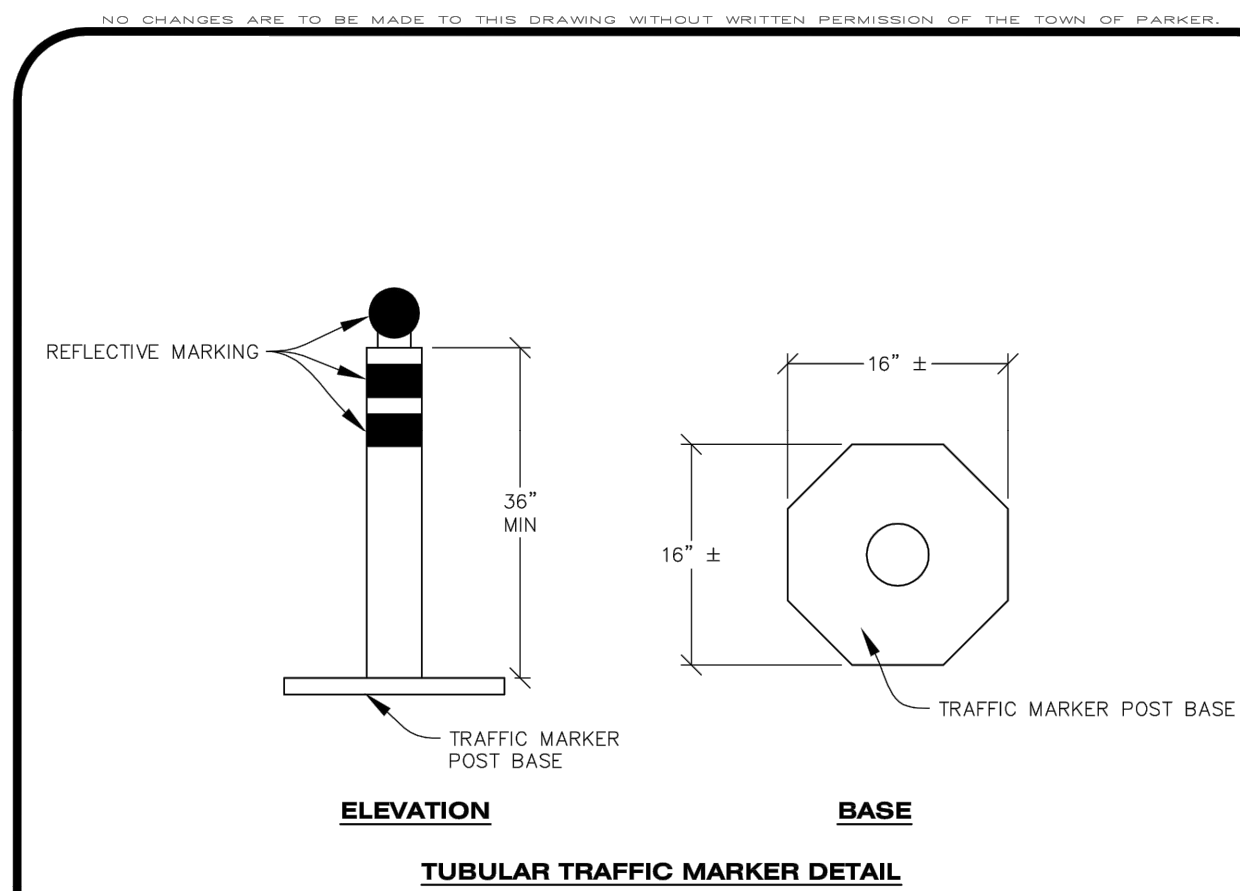
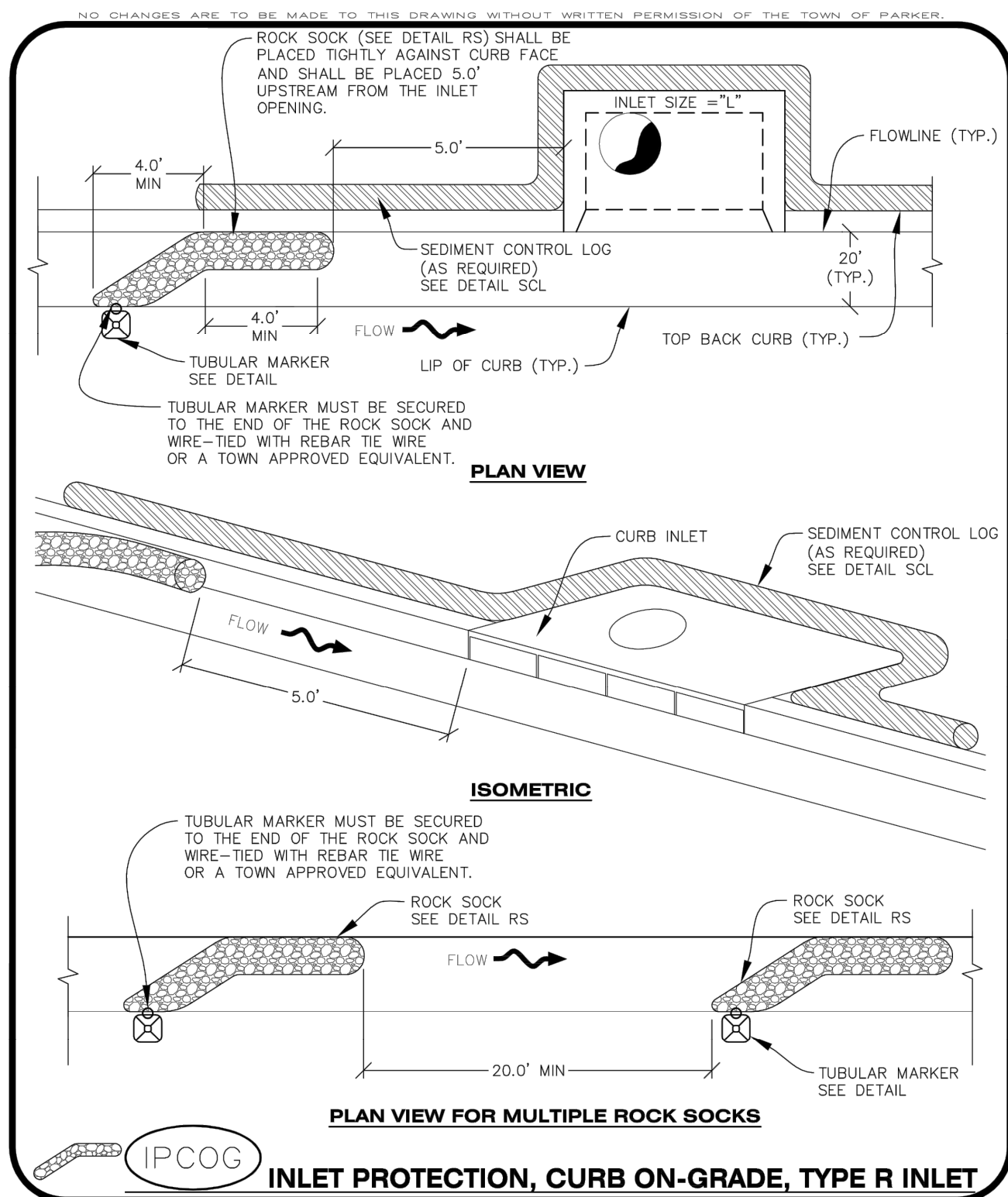
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INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH 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 APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE 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. 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.

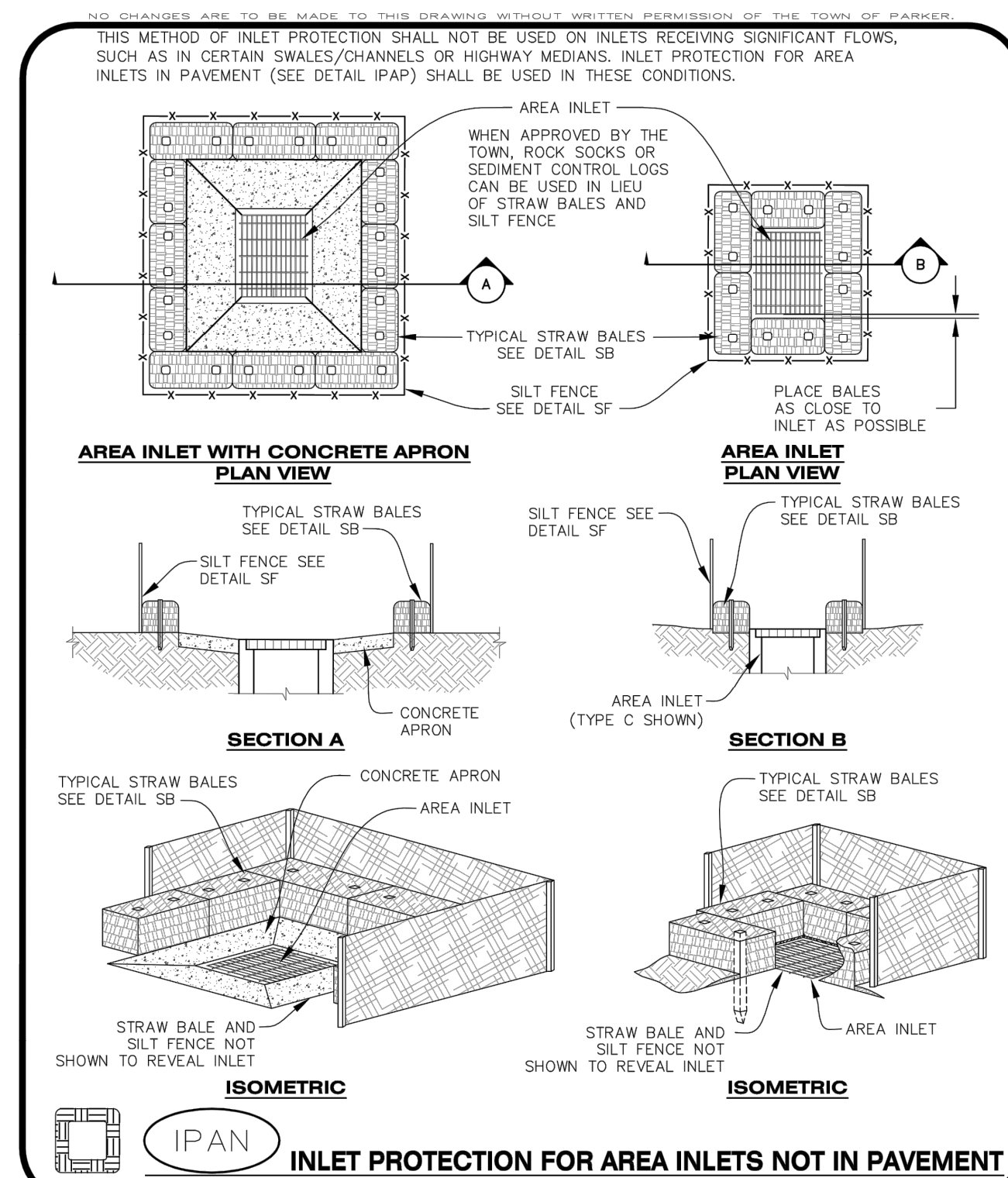


AREA INLET PROTECTION INSTALLATION NOTES

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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

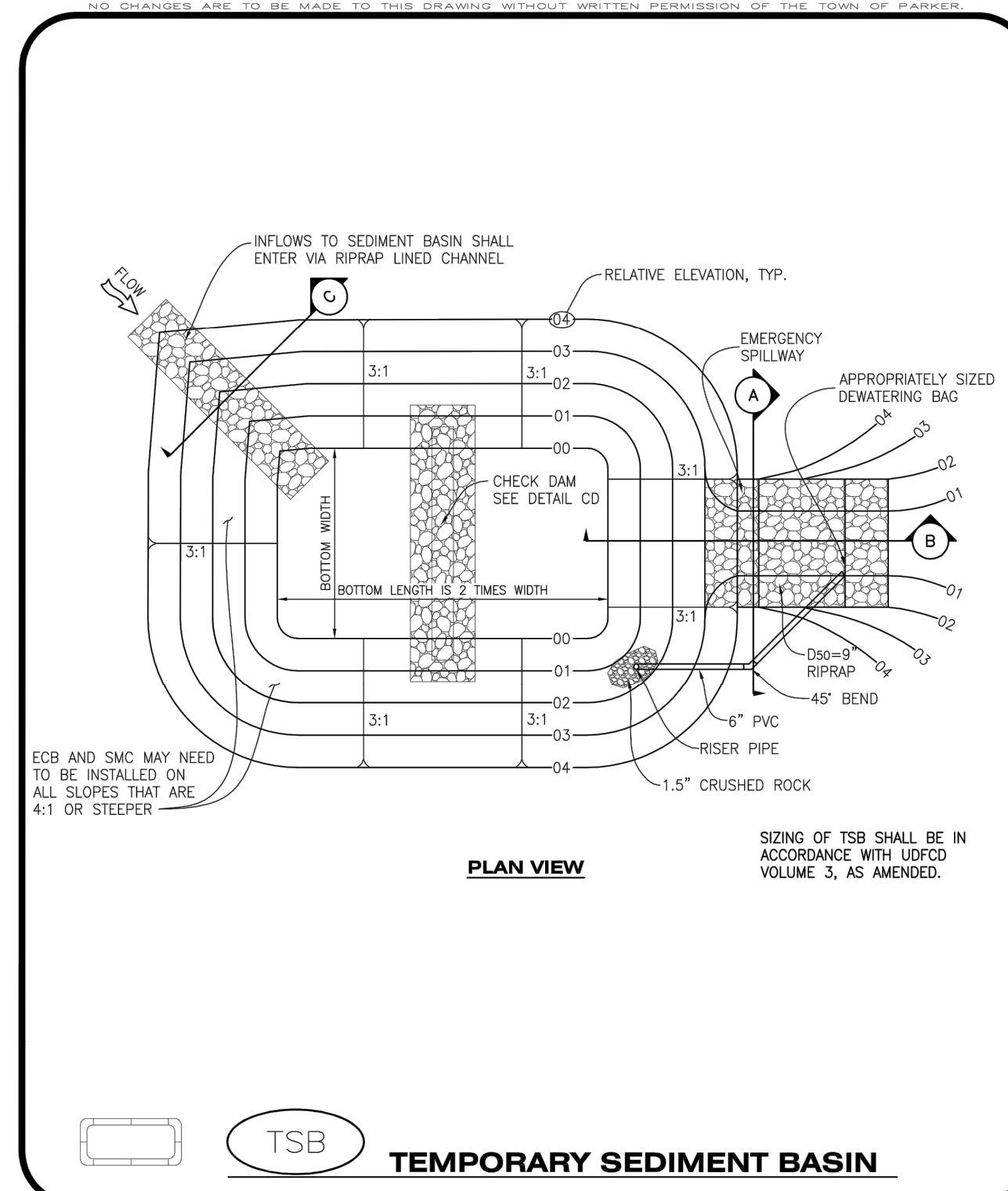
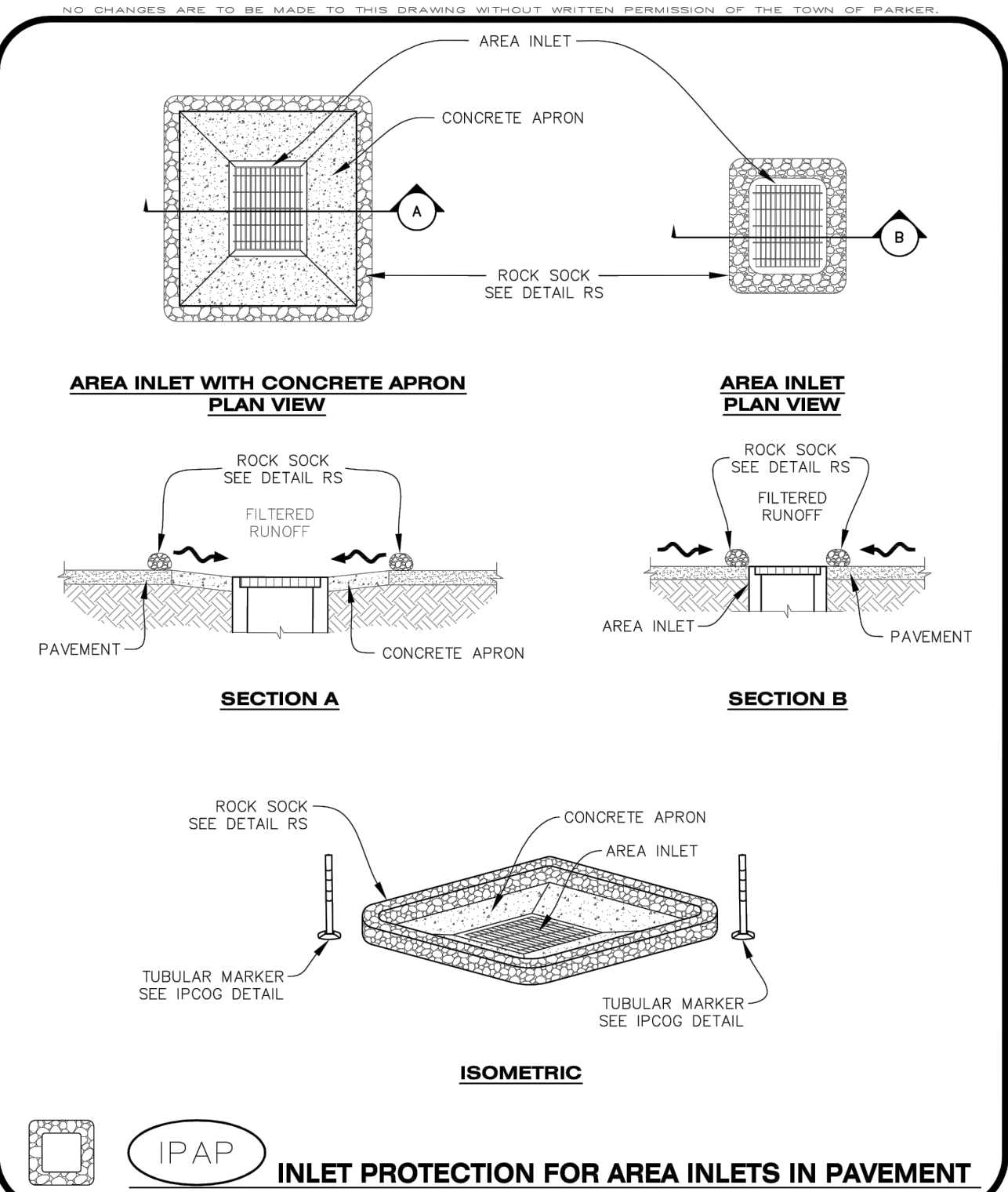


AREA INLET PROTECTION INSTALLATION NOTES

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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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



No.	REVISION	BY	DATE



CONSTRUCTION DOCUMENTS

SLIM CHICKENS

CBMP DETAILS

PROJECT NO:	TSD003.01
DESIGNED BY:	CAM
DRAWN BY:	JLG
DATE:	04/26/2021

C4.9



No.	REVISION	BY	DATE



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501 S. Cherry St., Suite 300
Glendale, CO 80248
303-572-7957 www.ees.us.com



SLIM CHICKENS®

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

CBMP DETAILS

PROJECT NO: TSD003.01

DESIGNED BY: CAM

DRAWN BY: JLG

DATE: 04/26/2021

C4.10

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

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36”X18”X18”.
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1”X1”X24”.
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6” INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES 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 INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



CBMP
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Oct. 2013

CONSTRUCTION DOCUMENTS

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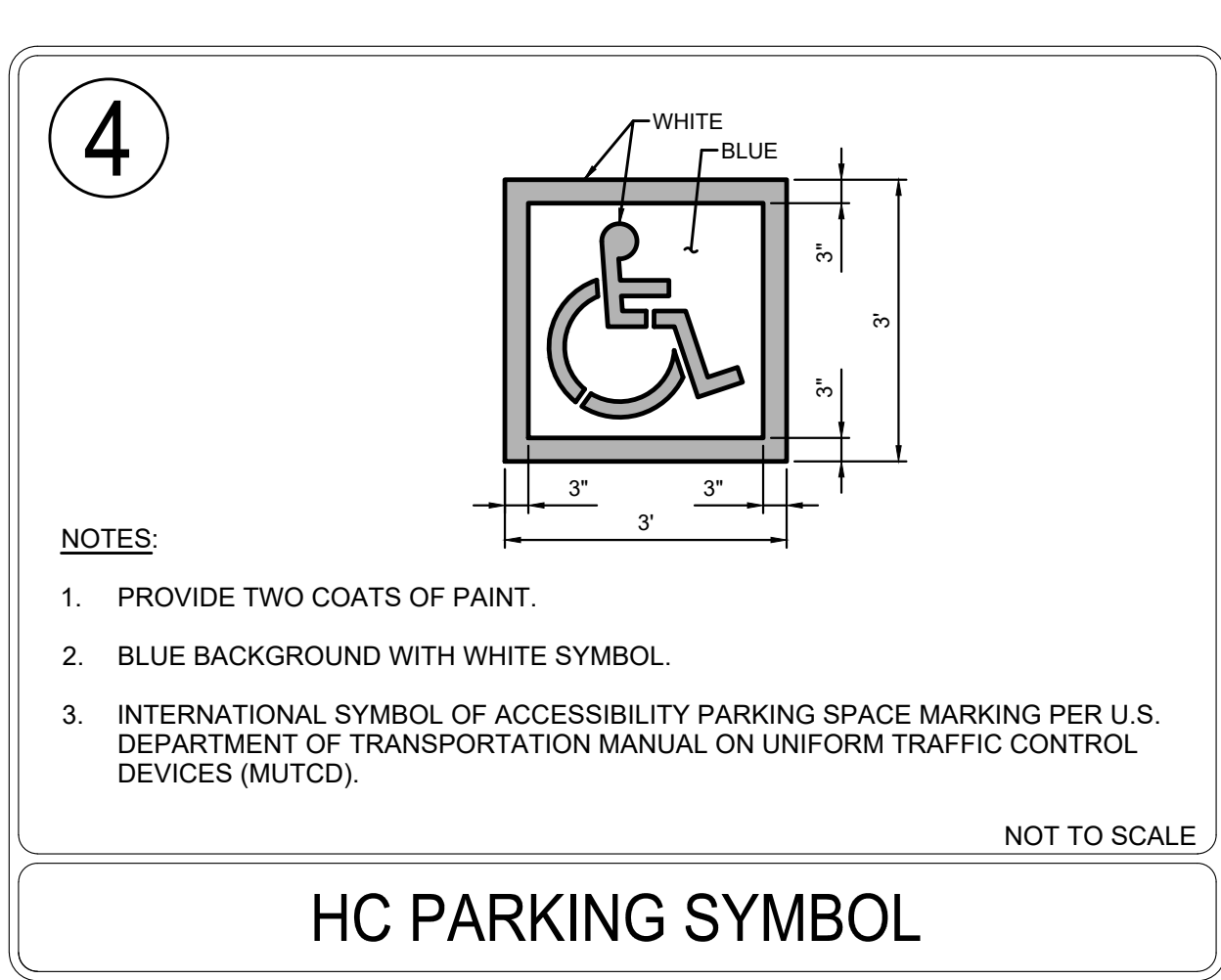
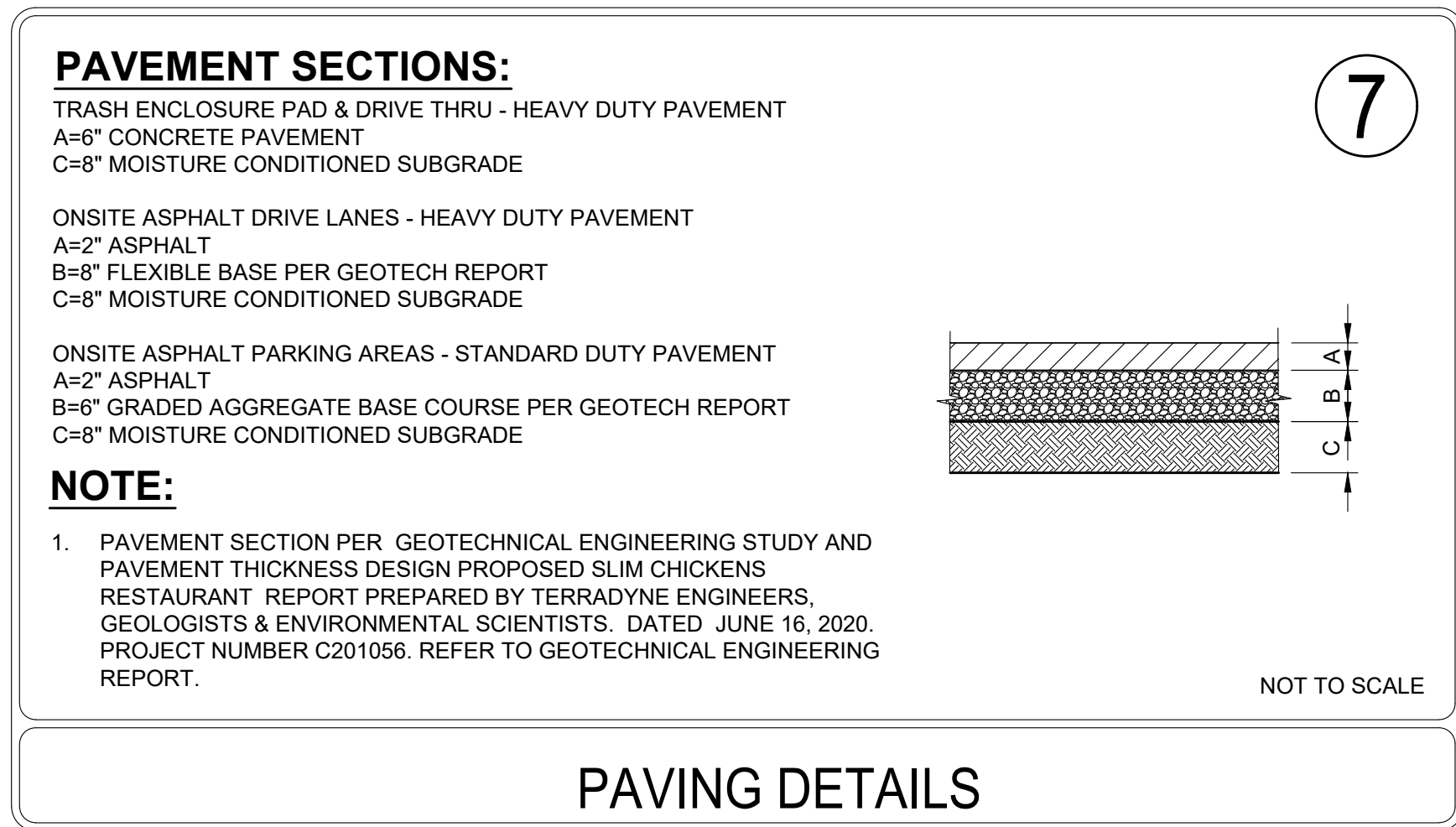
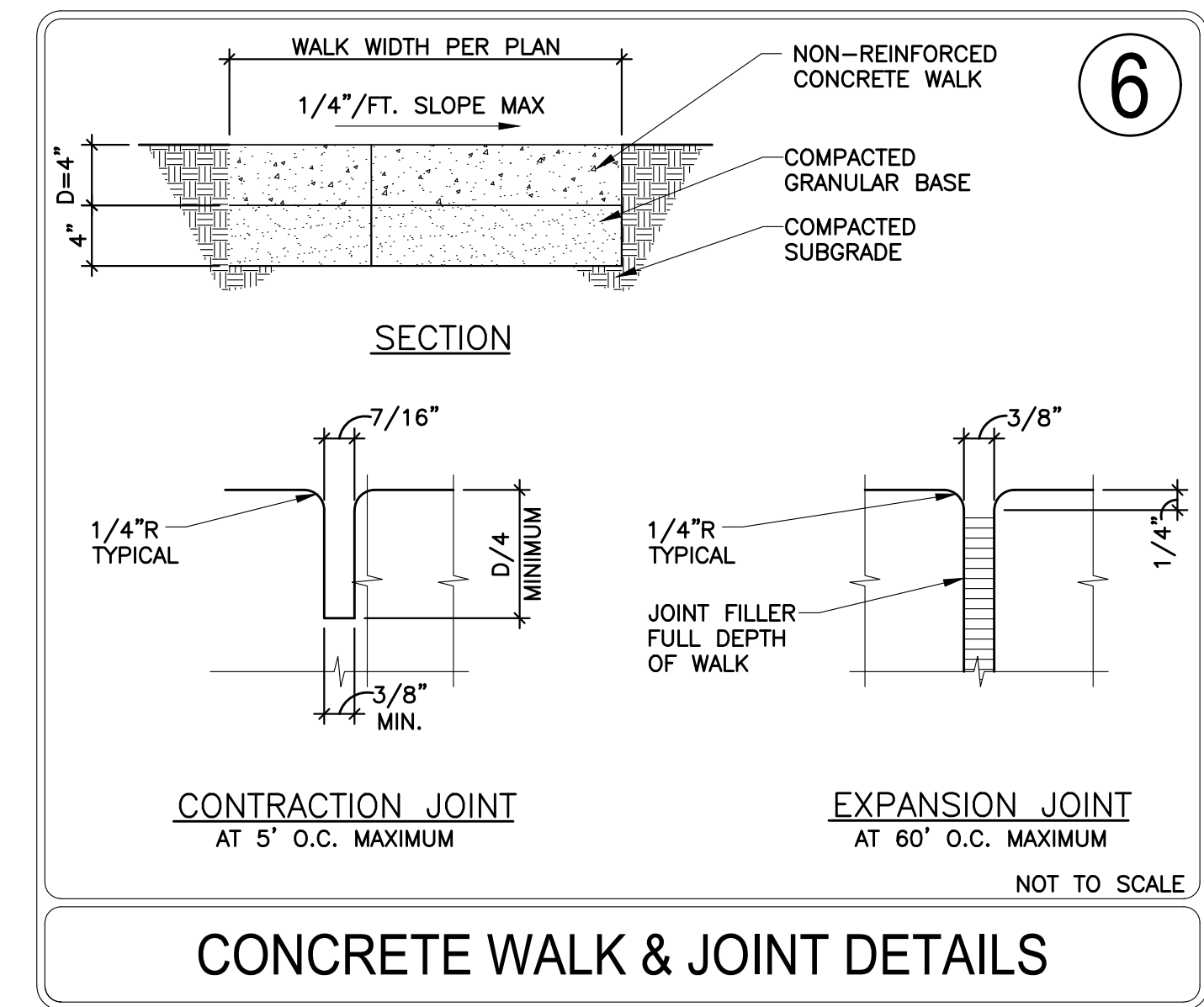
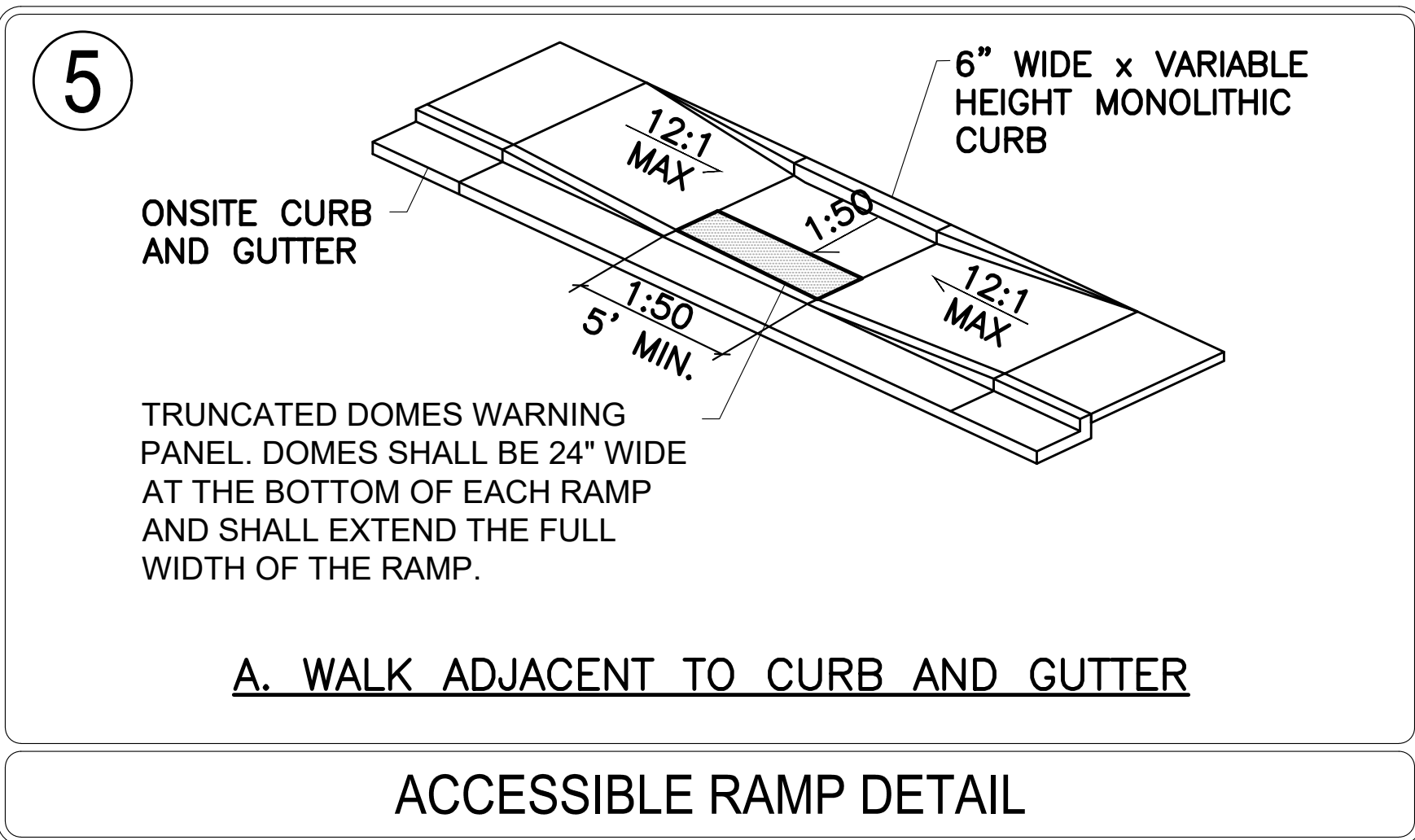
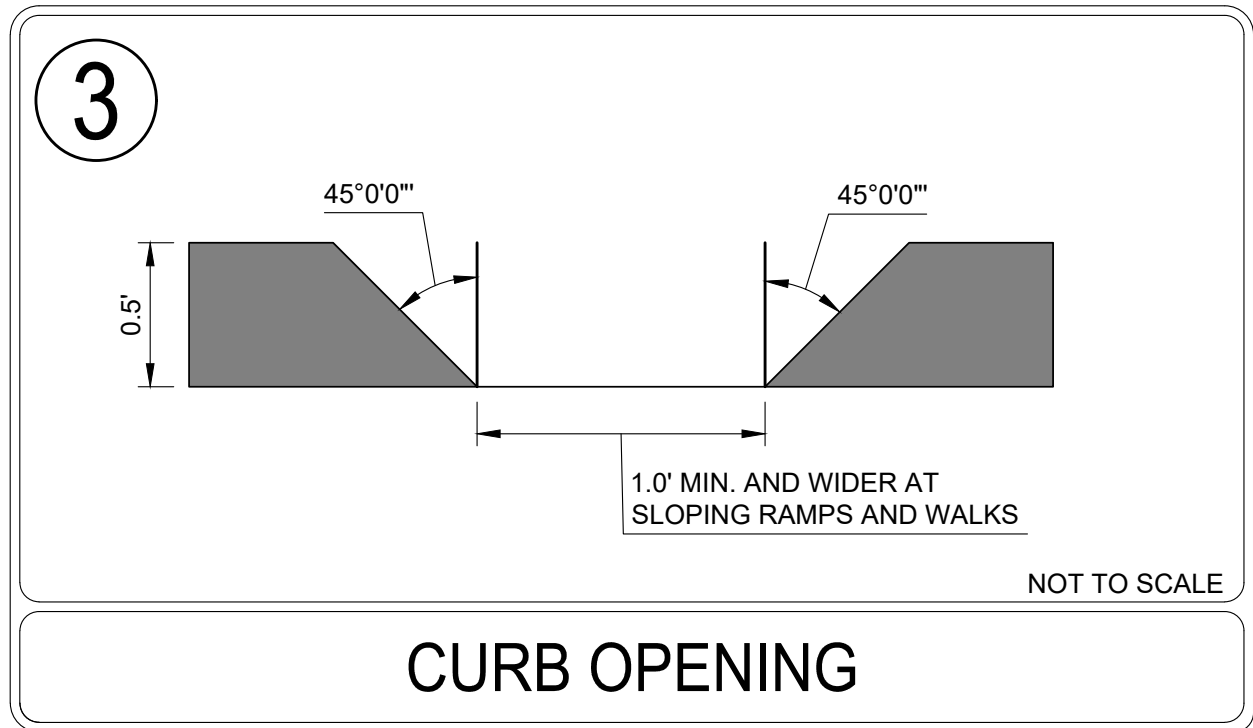
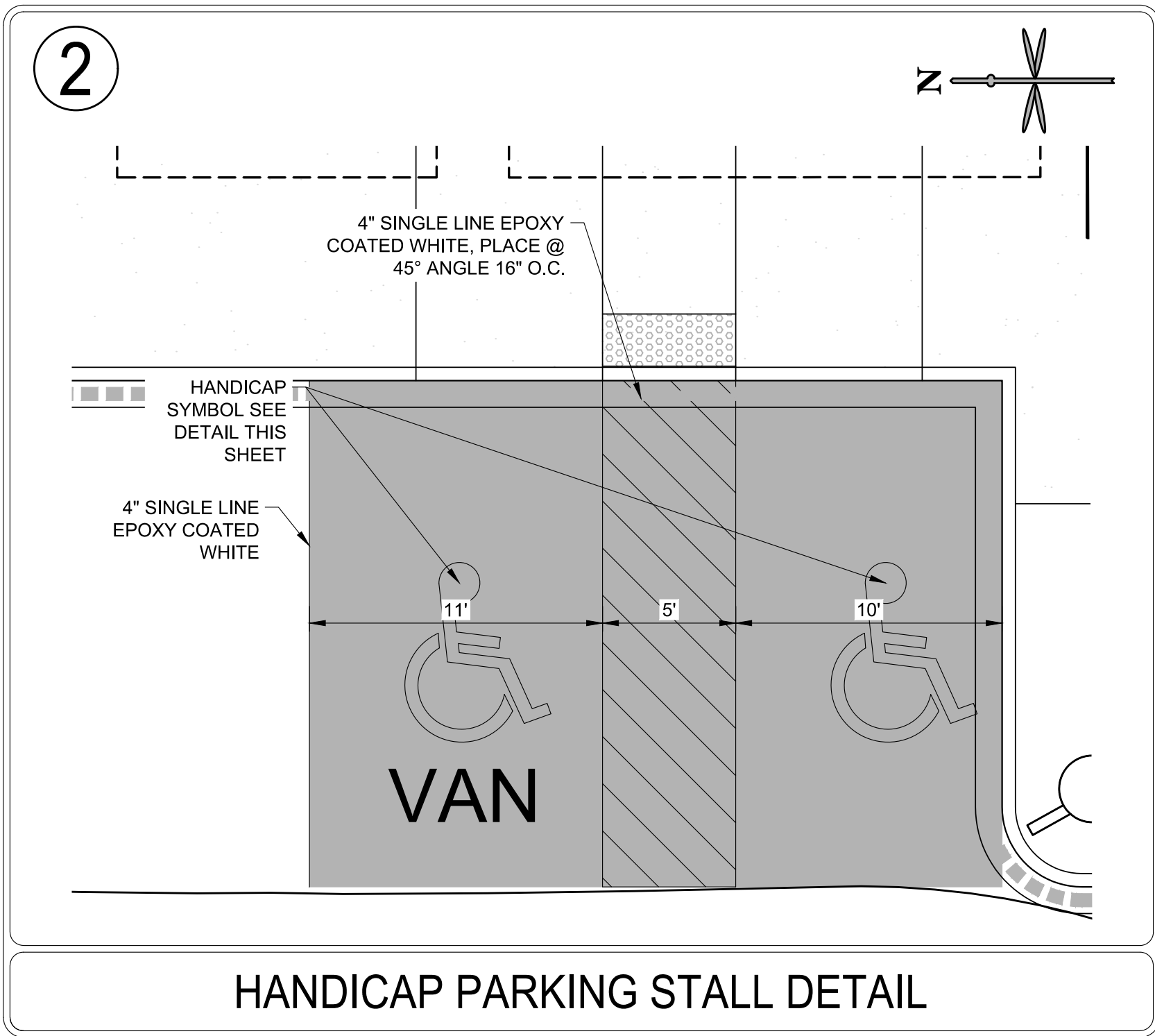
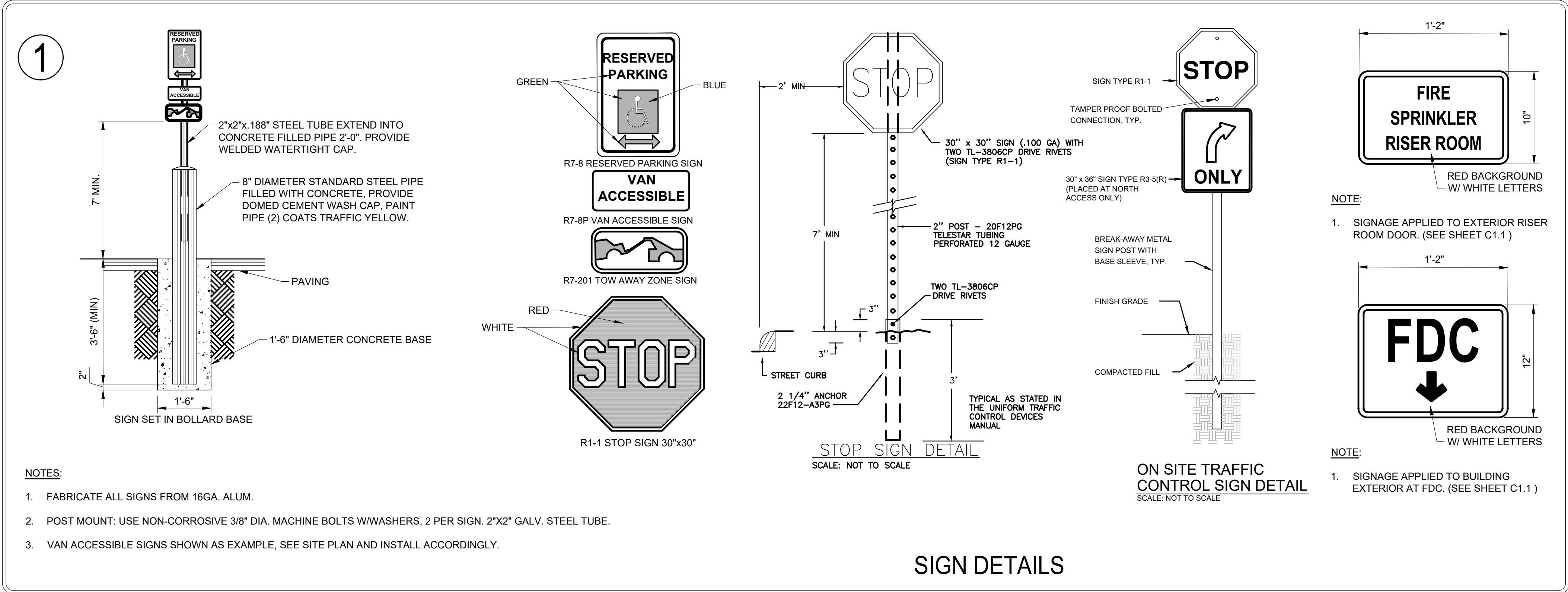
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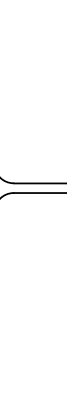
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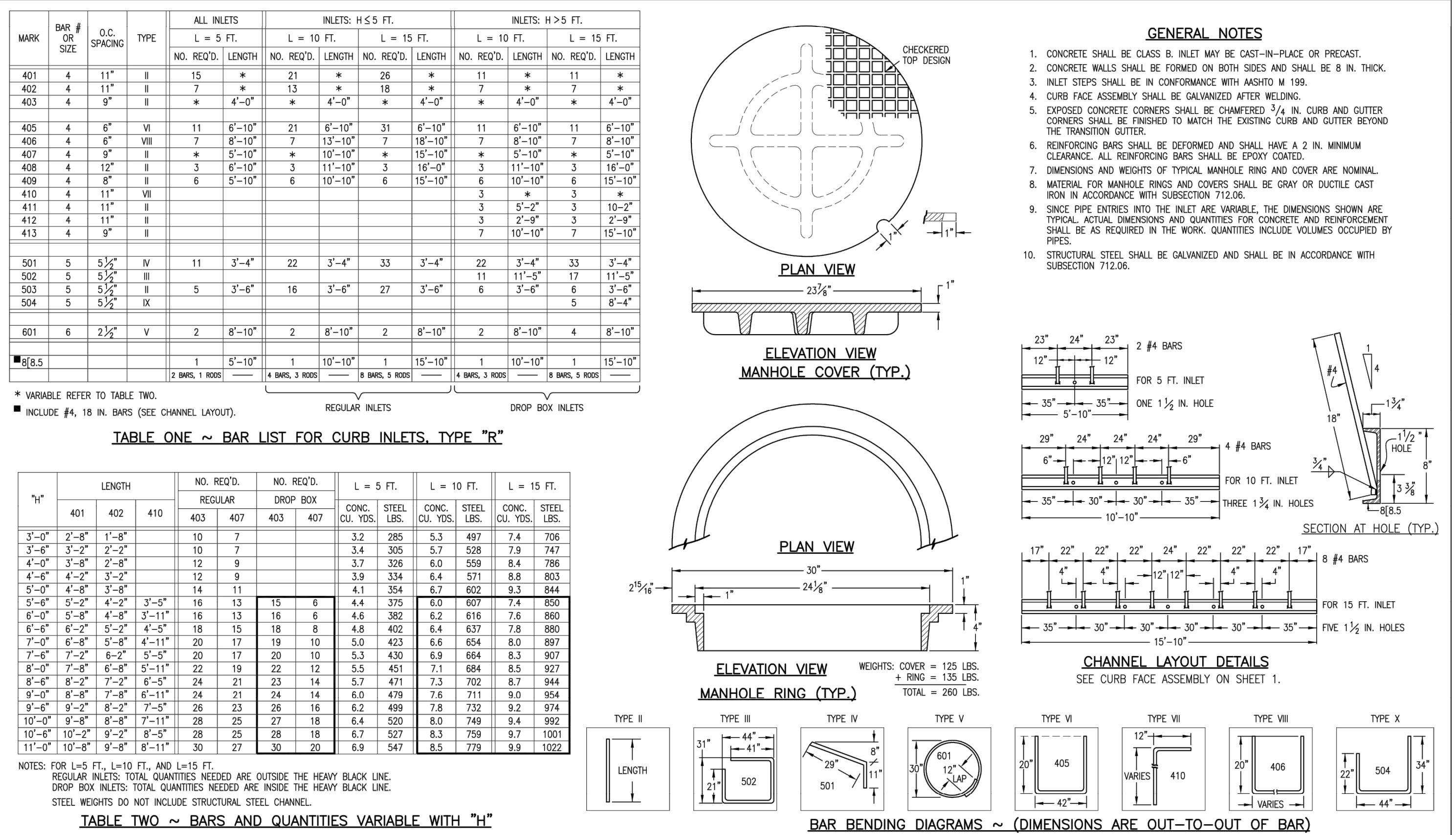
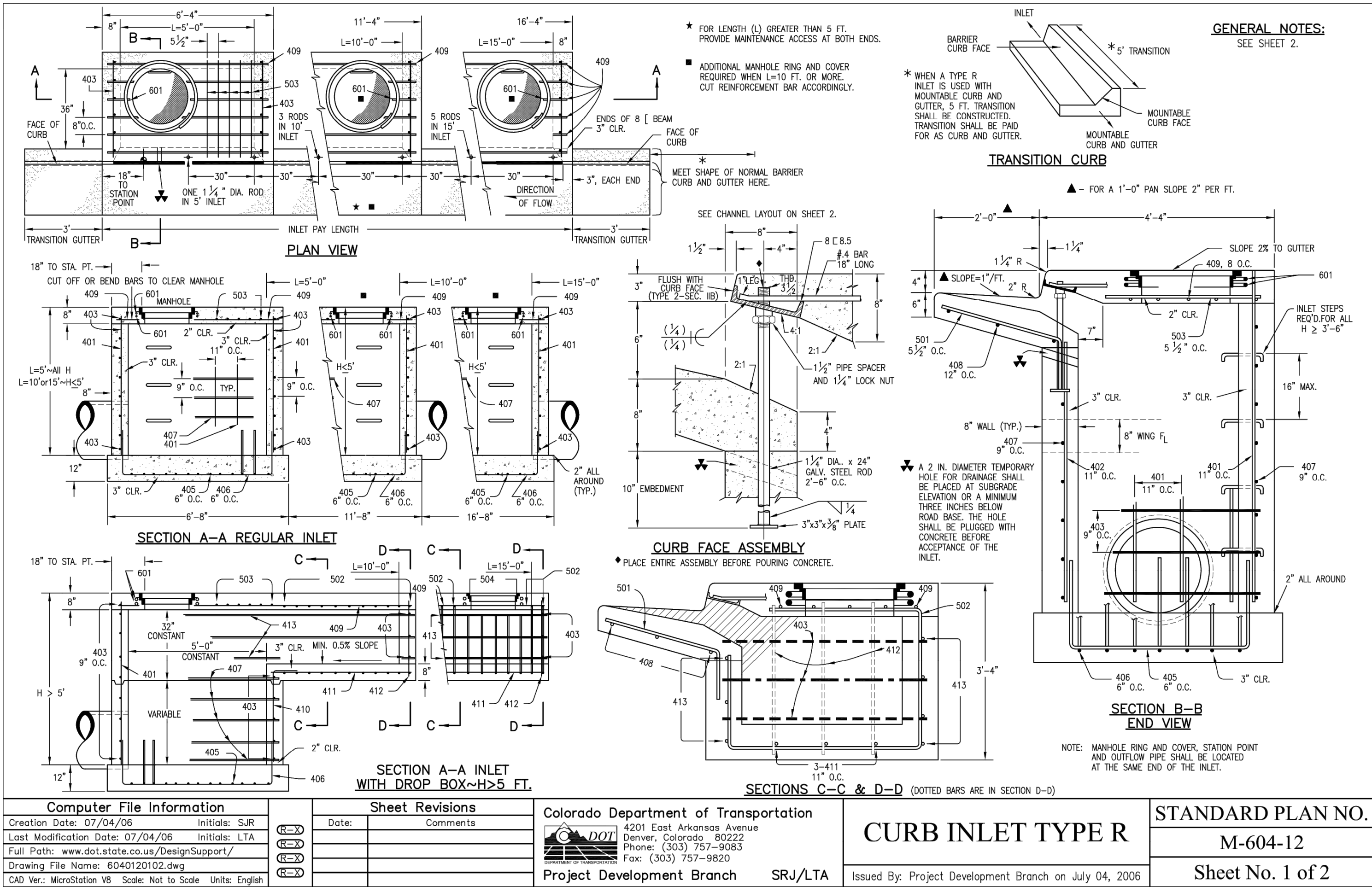
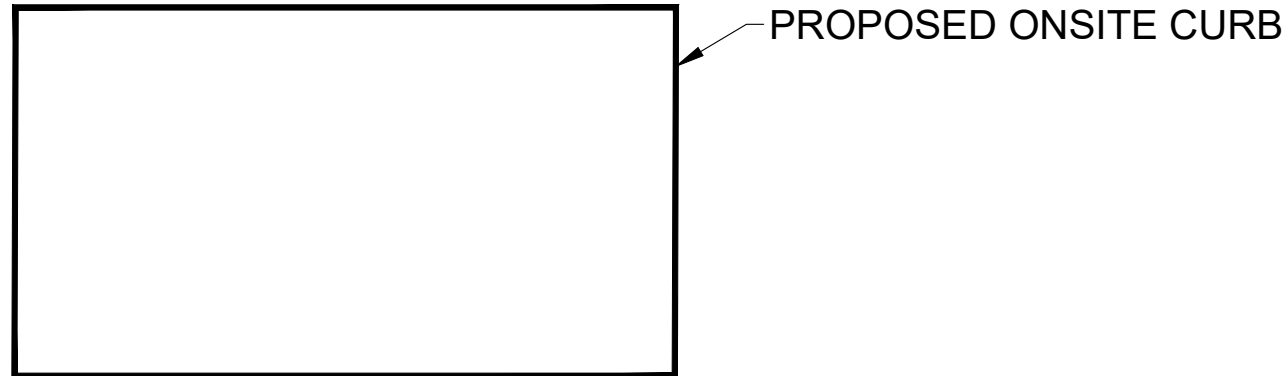
No.	REVISION	BY	DATE



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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

CONSTRUCTION DOCUMENTS SLIM CHICKENS SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134 DRAWN BY: JLG DATE: 04/26/2021 C5.0		 SLIM CHICKENS®		 EES ENTIREMENT AND ENGINEERING SOLUTIONS INC. 501 S. Cherry St. Suite 300 Glendale, CO 80249 303-672-7997 www.ees.usa.com								No.		REVISION		BY		DATE	



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