

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 MAIN STREET
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

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

MEURAN DESIGN GROUP
700 COLORADO BLVD, SUITE 131
DENVER, CO 80206
ATTN: KERRY SMEESTER
P: (303) 512-0549

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

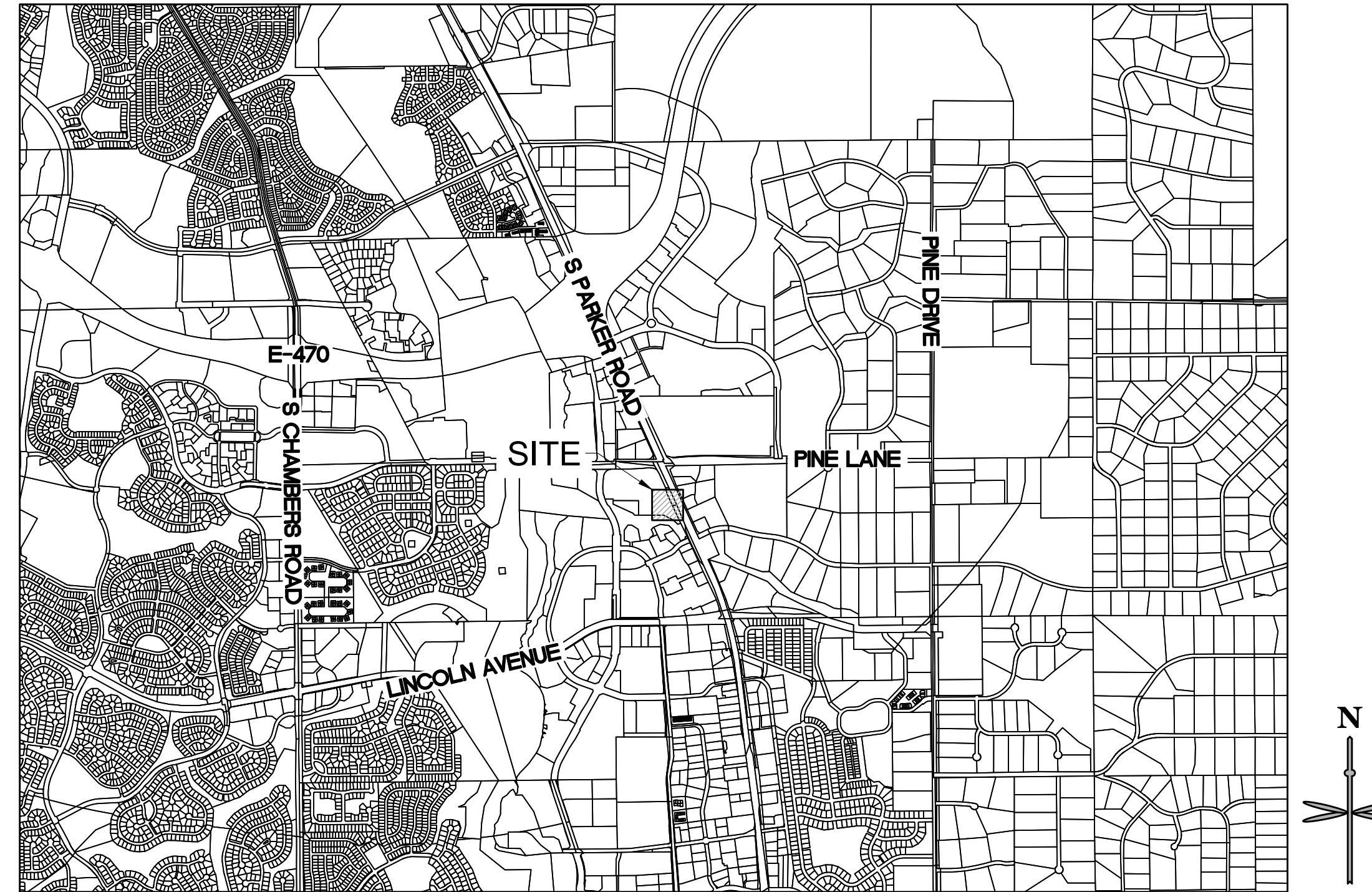
PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMEN ROAD
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

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. MAIN STREET
PARKER, CO 80138
TEL: (303) 805-3169
CONTACT: RANDY CAPRA



VICINITY MAP
SCALE: 1" = 2000'

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.

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 FOREMENTIONED 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.

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

SHEET LIST TABLE

| SHEET NO. | SHEET TITLE |
|-----------|---|
| C0.0 | COVER SHEET |
| C0.1 | CONSTRUCTION NOTES |
| C0.2 | EXISTING CONDITIONS PLAN |
| C1.0 | SITE PLAN |
| C1.1 | HORIZONTAL CONTROL, PAVING, STRIPING & SIGNAGE PLAN |
| C2.0 | FINAL GRADING PLAN |
| C2.1 | ENLARGED GRADING PLAN |
| C4.0 | CBMP PLAN |
| C4.1 | CBMP DETAILS 1 |
| C4.2 | CBMP DETAILS 2 |
| C4.3 | CBMP DETAILS 3 |
| C4.4 | CBMP DETAILS 4 |
| C5.0 | CIVIL DETAILS |
| C5.1 | CIVIL DETAILS |

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.

| No. | REVISION | BY | DATE |
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EES
ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
601 S. Cherry St., Suite 300
Glendale, CO 80246
303-572-7897 www.ees.us.com



CONSTRUCTION DOCUMENTS
SLIM CHICKENS
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
COVER SHEET

PROJECT NO: TSD003.01
DESIGNED BY: CAM
DRAWN BY: CAM
DATE: 06/15/2020
C0.0

CONSTRUCTION NOTES:

- 1. 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...
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT...
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION...
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION...
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION...
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS...
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...
8. 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."
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...
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC...
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK...
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR...
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."
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 FOREMENTIONED FACILITIES...
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES:

- 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.

STORM DRAINAGE INFRASTRUCTURE NOTES:

- 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...
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...
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT...
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03...
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS...
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...
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...
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...
13. TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH...
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS...
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS...
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...
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGNAGE AND STRIPING NOTES:

- 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...
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...
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 PANEL TO THE GROUND...
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M 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...
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW...
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS...
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES...
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW...
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...
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...
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE...
- (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...
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC...
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER...

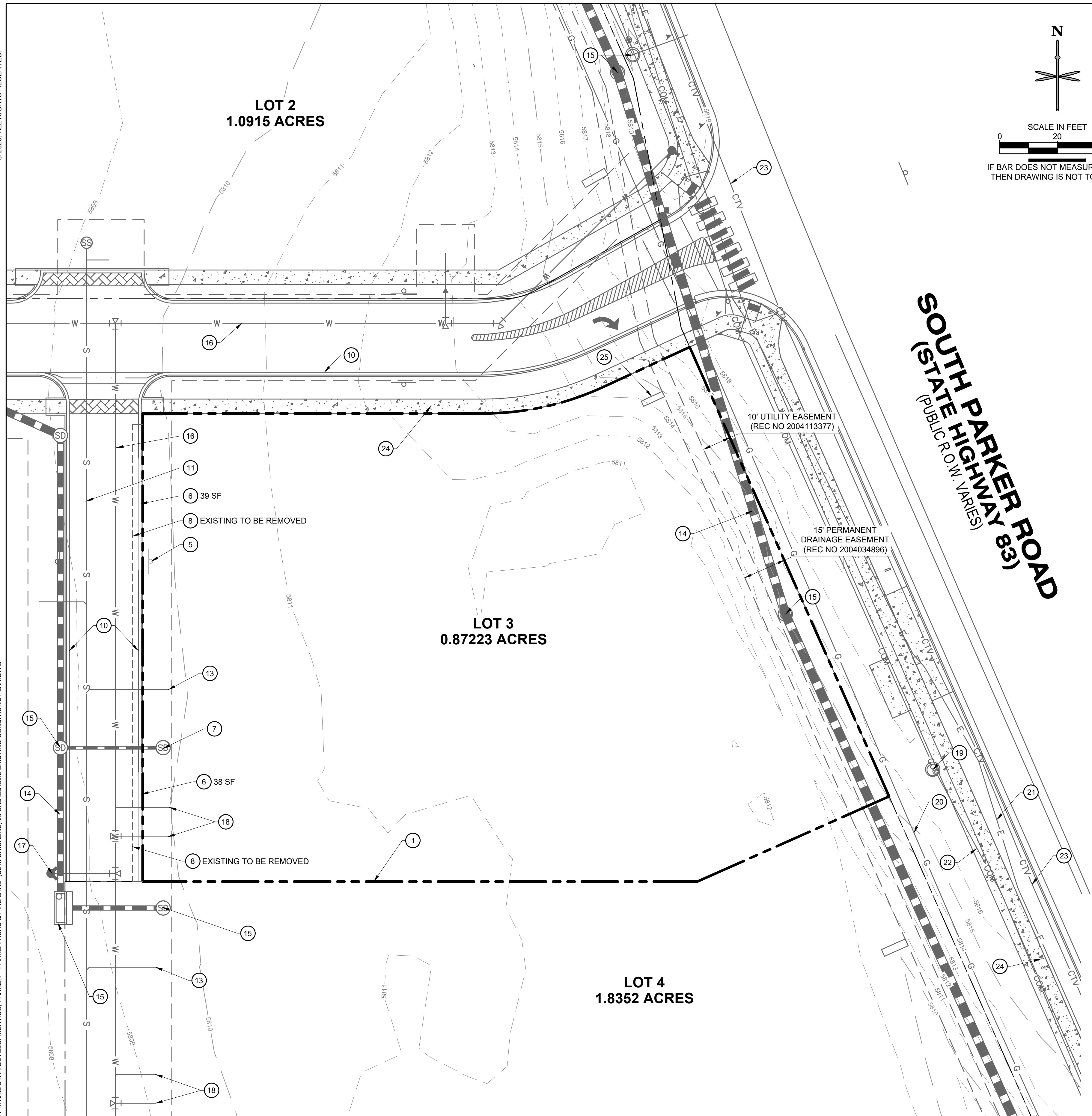
811 CALL UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987 or 811 CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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... PROJECT NO: TSD003.01 DESIGNED BY: CAM DRAWN BY: CAM DATE: 06/15/2020 TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

CONSTRUCTION DOCUMENTS SLIM CHICKENS CONSTRUCTION NOTES SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134 PROJECT NO: TSD003.01 DESIGNED BY: CAM DRAWN BY: CAM DATE: 06/15/2020 C0.1

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6/19/2020 3:00 PM P:\TRAIL STAR DEVELOPMENT\CO, PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CAD\CO.2 EXISTING CONDITIONS PLANNING



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING SANITARY/STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM INLET
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE

EXISTING CONDITIONS NOTE:

1. 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.

**SOUTH PARKER ROAD
(STATE HIGHWAY 183)
(PUBLIC R.O.W. VARIES)**

811
CALL UTILITY NOTIFICATION
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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.

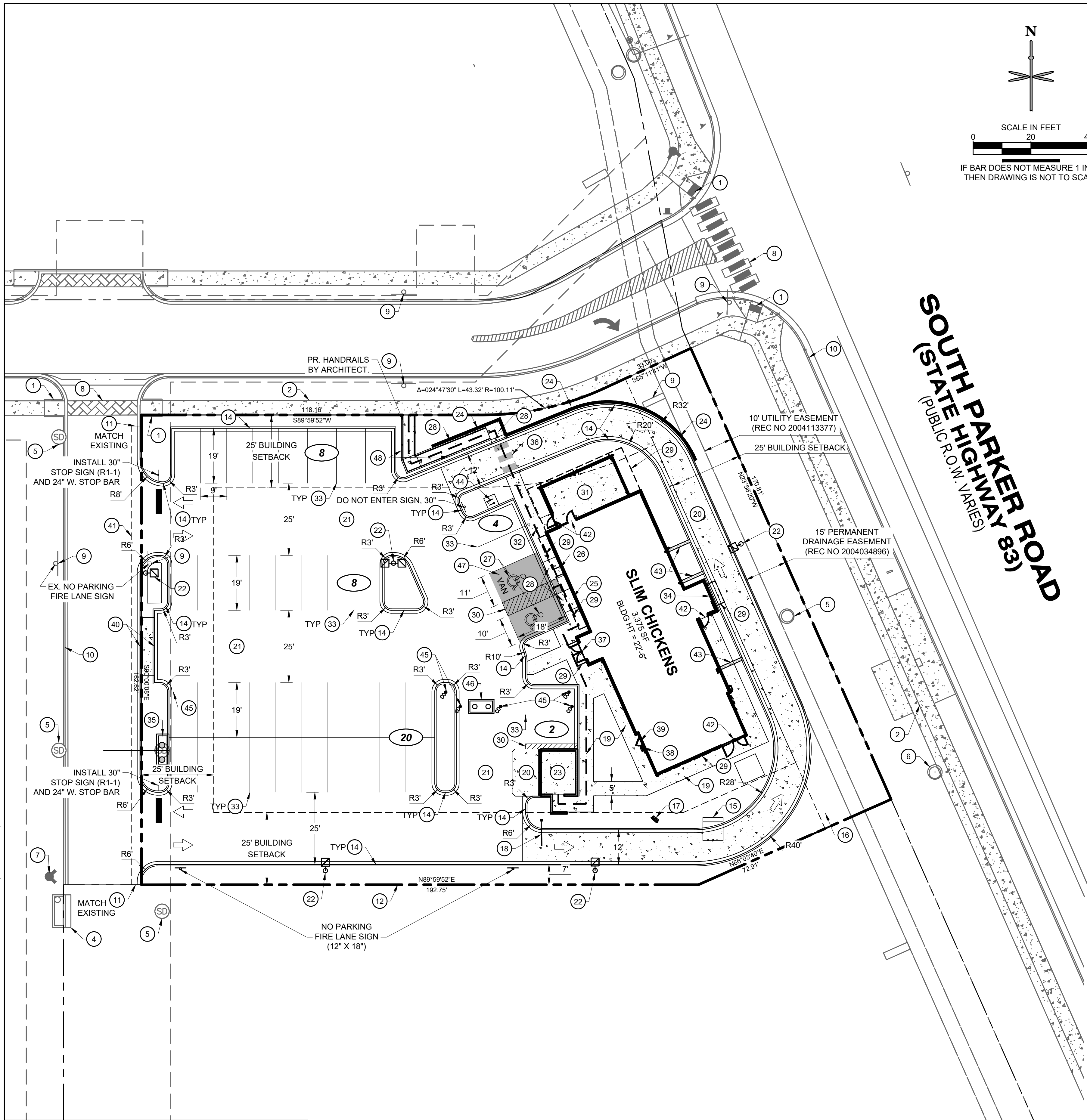
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

| | | | | | |
|------------------------|---------------|--|--------------------------|--------------|------------|
| CONSTRUCTION DOCUMENTS | SLIM CHICKENS | SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134 | EXISTING CONDITIONS PLAN | PROJECT NO: | TSD003.01 |
| | | | | DESIGNED BY: | CAM |
| | | | | DRAWN BY: | CAM |
| | | | | DATE: | 06/15/2020 |
| | | | | C0.2 | |

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601 S. Cherry St., Suite 300
Glendale, CO 80246
303.572.7597 www.ees.us.com





**SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)**

SITE SCHEDULE

- ① EXISTING ADA RAMP TO REMAIN
- ② EXISTING SIDEWALK TO REMAIN
- ③ EXISTING PROJECT MONUMENT SIGN TO REMAIN.
- ④ EXISTING STORM INLET TO REMAIN
- ⑤ EXISTING STORM MANHOLE TO REMAIN
- ⑥ EXISTING SANITARY MANHOLE TO REMAIN
- ⑦ EXISTING FIRE HYDRANT TO REMAIN
- ⑧ EXISTING CROSSWALK STRIPING
- ⑨ EXISTING SIGN TO REMAIN
- ⑩ EXISTING CURB AND GUTTER TO REMAIN
- ⑪ BEGIN CURB CUT. MATCH EXISTING CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING.
- ⑫ PROPERTY LINE
- ⑬ PROPOSED PAINT 4" SOLID WHITE DRIVE-THRU STRIPING.
- ⑭ PROPOSED CURB AND GUTTER (TYP.)
- ⑮ PROPOSED DRIVE-THRU ORDER SCREEN. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- ⑯ 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.
- ⑰ PROPOSED DRIVE-THRU MENU BOARD. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- ⑱ PROPOSED DRIVE-THRU CLEARANCE BAR & ENTRY SIGNAGE. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- ⑲ PROPOSED CONCRETE SIDEWALK
- ⑳ PROPOSED CONCRETE PAVEMENT
- ㉑ PROPOSED ASPHALT PAVEMENT
- ㉒ APPROX. LOCATION OF PROPOSED LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)
- ㉓ PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- ㉔ PROPOSED SEGMENTAL BLOCK RET. WALL - DESIGN BY OTHERS.
- ㉕ PROPOSED ADA PARKING SIGNAGE R7-8 MOUNTED ON BUILDING
- ㉖ PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN R7-8 AND R7-8A MOUNTED ON BUILDING
- ㉗ PROPOSED PAINT HC PARKING SYMBOL
- ㉘ PROPOSED ADA RAMP
- ㉙ PROPOSED BUILDING OVERHANG. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- ㉚ 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.
- ㉛ PROPOSED COVERED PATIO AREA (397 SF). REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- ㉜ PROPOSED ADA ROUTE
- ㉝ PROPOSED PAINT 4" 90° SOLID WHITE PARKING STRIP (TYP.)
- ㉞ PROPOSED DRIVE-THRU WINDOW
- ㉟ PROPOSED STORM INLET
- ㊱ PROPOSED CROSSWALK STRIPING
- ㊲ FACILITY MAIN PUBLIC ENTRY
- ㊳ PROPOSED FDC
- ㊴ FIRE RISER ROOM
- ㊵ MOUNTABLE CURB AND PAVEMENT FOR FIRE VEHICLE ACCESS
- ㊶ PROPOSED 2' SAWCUT ADJACENT TO PROPOSED SITE ACCESS.
- ㊷ SECONDARY ENTRANCE
- ㊸ PROPOSED SIDEWALK CHASE
- ㊹ PROPOSED BIKE RACK
- ㊺ PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT
- ㊻ PROPOSED 1,500 GALLON GREASE INTERCEPTOR
- ㊼ 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.
- ㊽ CURB TURN DOWN

LEGEND

- PROPERTY LINE
- - - OFF-SITE PROPERTY LINE
- ▭ PROPOSED BUILDING
- # PARKING COUNT
- ▬ EXISTING CURB AND GUTTER
- ▬ PROPOSED 6" CURB AND GUTTER
- ☼ EXISTING SITE LIGHTING
- ☼ EXISTING FIRE HYDRANT
- ▭ PROPOSED CONCRETE PAVEMENT
- ← DIRECTIONAL ARROW STRIPING
- - - DENOTES ADA ROUTE
- ☼ PROPOSED SITE LIGHTING
- ▭ EXISTING STORM INLET
- EXISTING SANITARY/STORM MANHOLE
- ▭ EXISTING SIGN
- ▭ PROPOSED SIGN
- ▭ PROPOSED STORM INLET AND MANHOLE

GENERAL NOTES:

1. ALL ITEMS IN SCHEDULE ARE PROPOSED UNLESS NOTED OTHERWISE.
2. ALL EXISTING UTILITIES AND SITE FEATURES TO REMAIN UNLESS NOTED OTHERWISE.
3. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
4. EMERGENCY AND SERVICE TRUCKS WILL MANUEVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
5. CARS/TRUCKS WILL MANUEVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
6. HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA, DIMENSIONS, AND ELEVATIONS.
8. THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
9. MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN ZONING ORDINANCE.
10. ALL SIGNAGE CONTINGENT UPON APPROVAL BY THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE ZONING ORDINANCE.
11. ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
12. SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
13. THE SLIM CHICKENS HOURS OF OPERATION WILL BE 12 HOURS A DAY.
14. THERE ARE NO USES WITHIN THE SLIM CHICKENS PROJECT THAT UTILIZE OR GENERATE ANY SIGNIFICANT QUANTITIES OF TOXIC MATERIAL.
15. ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
16. ALL PARKING LOT STRIPING SHALL BE WHITE.
17. UNLESS OTHERWISE NOTED, ALL RADII ON PARKING ISLAND SHALL BE 3'.
18. 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.
19. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

| | |
|--|------------|
| DATE | |
| BY | |
| REVISION | |
| No. | |
| CONSTRUCTION DOCUMENTS | |
| SLIM CHICKENS | |
| SITE PLAN | |
| SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134 | |
| PROJECT NO: | TSD0003.01 |
| DESIGNED BY: | CAM |
| DRAWN BY: | CAM |
| DATE: | 06/15/2020 |
| C1.0 | |

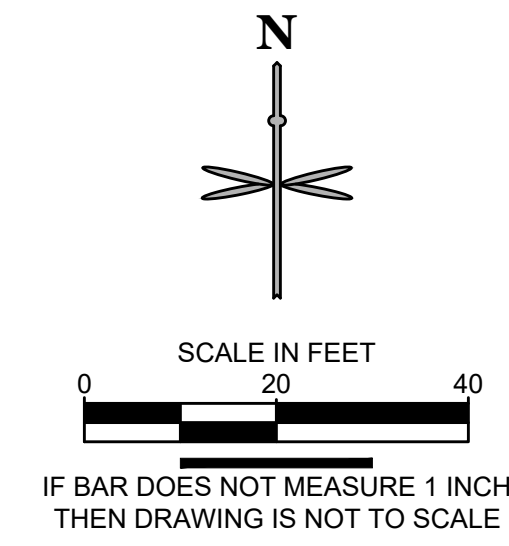
811
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6/19/2020 3:01 PM P:\TRAIL STAR DEVELOPMENT\CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CAD\C1.1 HORIZONTAL CONTROL PLAN.DWG



SCHEDULE

- 1 EXISTING SIGN BY OTHERS
- 2 STOP SIGN PER MUTCD R1-1
- 3 12" STOP BAR
- 4 "DO NOT ENTER" SIGN PER
- 5 "NO PARKING" SIGN PER
- 6 4" SINGLE LINE EPOXY COATED WHITE
- 7 EXISTING FIRE HYDRANT TO REMAIN
- 8 EXISTING CROSSWALK STRIPING
- 9 EXISTING SIGN TO REMAIN
- 10 EXISTING CURB AND GUTTER TO REMAIN
- 11 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

LEGEND

- PROPERTY LINE
- PROPOSED BUILDING
- EXISTING CURB AND GUTTER
- PROPOSED 6" STANDARD CURB
- PROPOSED CONCRETE WALK / PATIO (SEE DETAIL SHEET)
- PROPOSED PARKING AREA AND DRIVE AISLES-ASPHALT (SEE DETAIL SHEET)
- PROPOSED TRASH ENCLOSURE AND DRIVE ACCESS - HEAVY DUTY PORTLAND CEMENT CONCRETE (SEE DETAIL SHEET)

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. UNLESS OTHERWISE NOTED, ALL RADII SHALL BE 3'.
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.
4. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

PAVEMENT SECTIONS:

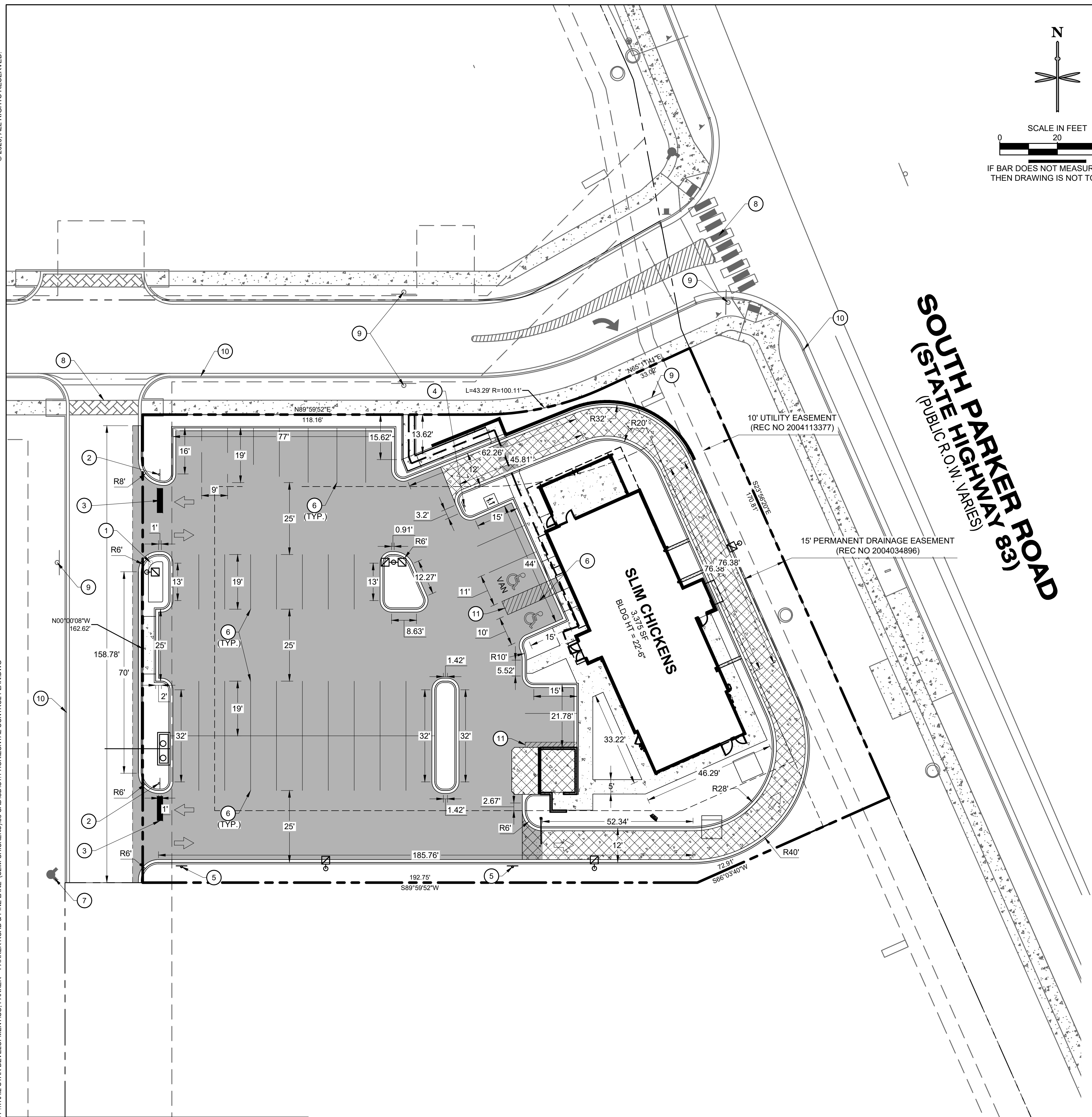
TRASH ENCLOSURE PAD - HEAVY DUTY PAVEMENT
 A= 6" REINFORCED CONCRETE + 8" MOISTURE CONDITIONED SUBGRADE

CONCRETE AUTOMOBILE PARKING AREAS - LIGHT DUTY PAVEMENT
 A= 5" REINFORCED CONCRETE + 8" MOISTURE CONDITIONED SUBGRADE

ASPHALT AUTOMOBILE PARKING AREAS - LIGHT DUTY PAVEMENT
 A= 2" ASPHALTIC CONCRETE + 6" FLEXIBLE BASE + 8" MOISTURE CONDITIONED SUBGRADE

NOTE:

PAVEMENT SECTIONS PER GEOTECHNICAL ENGINEERING SERVICES REPORT, PREPARED BY TERRADYNE DEN INC., DATED 6-16-2020 AND ANY ADDEDUMS.



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

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

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 1-800-922-1987 or 811

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

| No. | REVISION | BY | DATE |
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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: CAM
 DATE: 06/15/2020
C1.1

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6/19/2020 3:01 PM P:\TRAIL STAR DEVELOPMENT\CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CAD\C2.0 GRADING PLAN.DWG

LOT 2
1.0915 ACRES

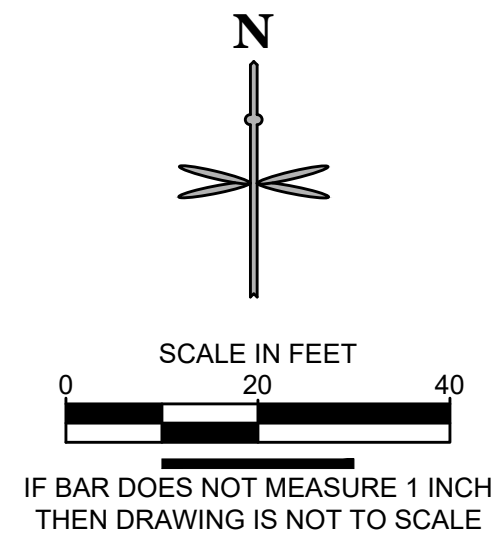
S10°49'51"E
88.19'

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

LOT 3
0.8723 ACRES

SLIM CHICKENS
FFE=5812.45'

LOT 4
1.8352 ACRES



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- 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:

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



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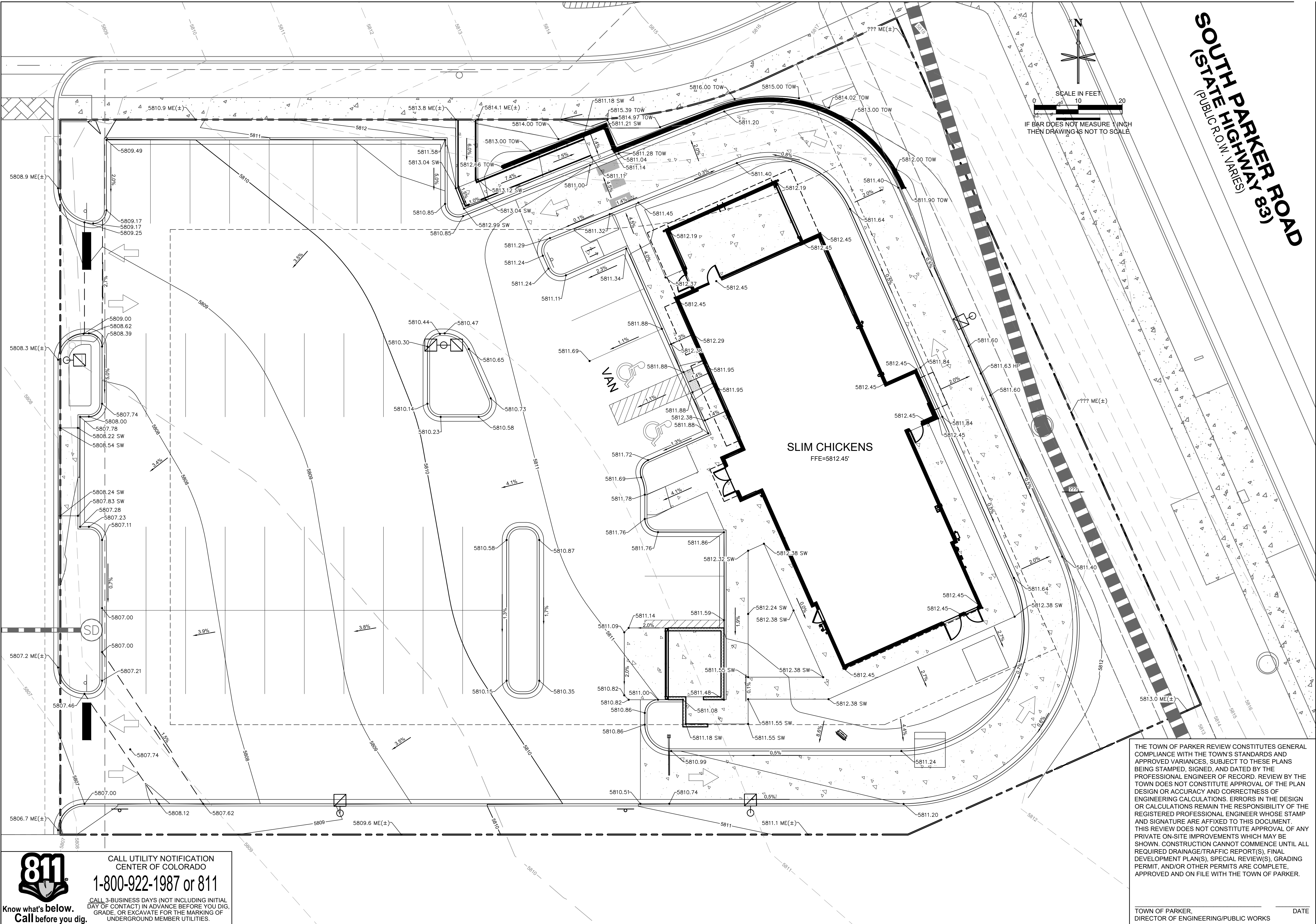


CONSTRUCTION DOCUMENTS
SLIM CHICKENS
SWIC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134

FINAL GRADING PLAN
PROJECT NO: TSD003.01
DESIGNED BY: CAM
DRAWN BY: CAM
DATE: 06/15/2020
C2.0

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6/19/2020 3:01 PM P:\TRAIL STAR DEVELOPMENT\CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CAD\C2.1 ENLARGE GRADING PLANDWG



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

PARKER ROAD

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

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

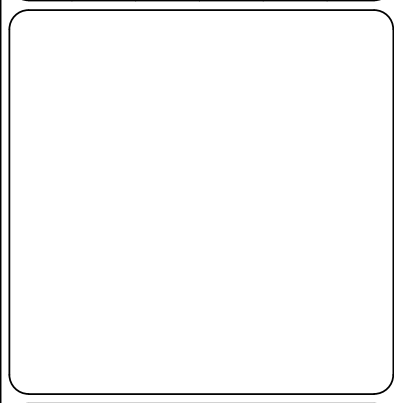
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 303.572.7597 www.ees.us.com



CONSTRUCTION DOCUMENTS

SLIM CHICKENS

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

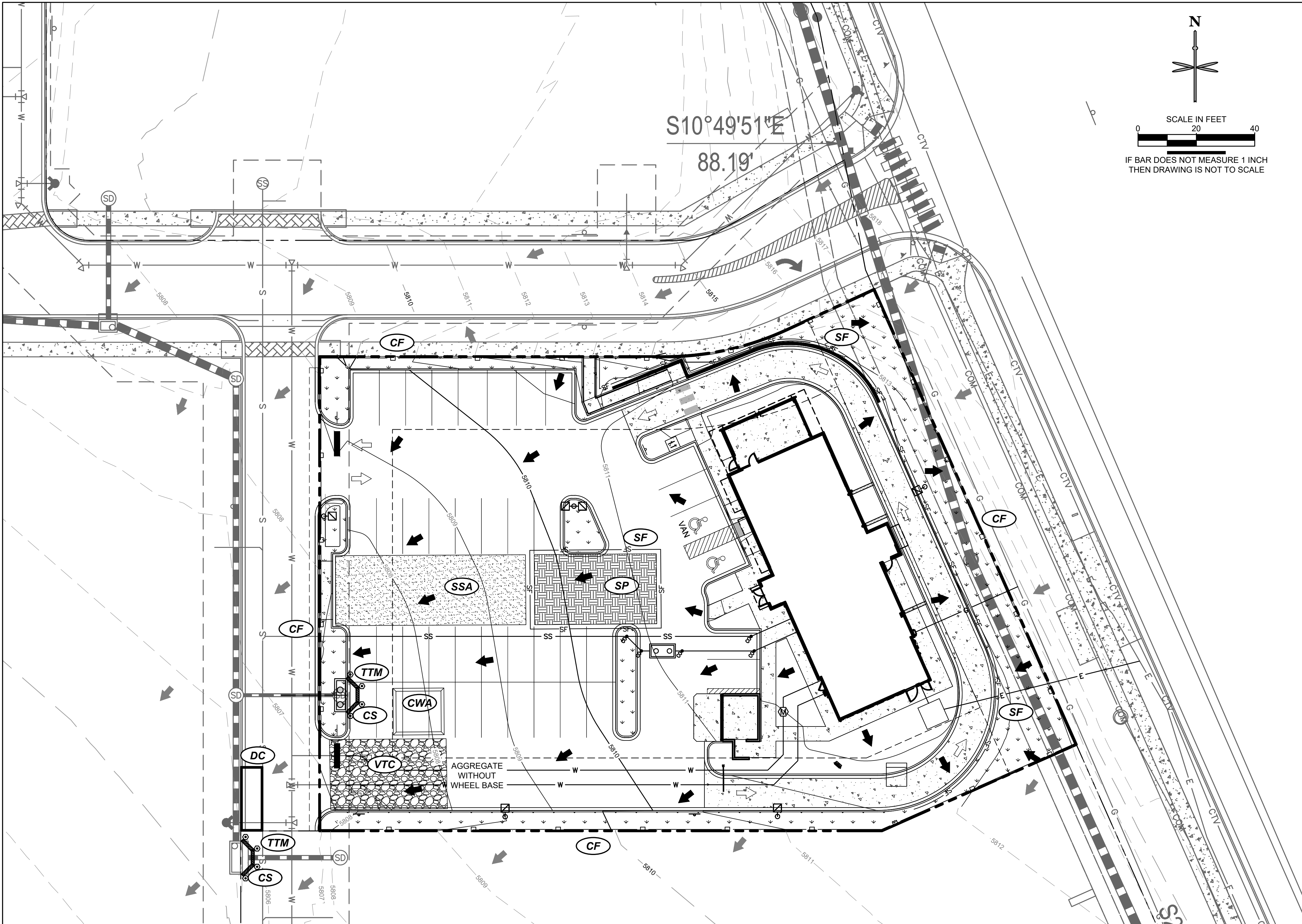
ENLARGED GRADING PLAN

PROJECT NO: TSD003.01
 DESIGNED BY: CAM
 DRAWN BY: CAM
 DATE: 06/15/2020

C2.1

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6/19/2020 3:02 PM P:\TRAIL STAR DEVELOPMENT\CO. PARKER - PARKER ROAD & PINE LANE (SLIM CHICKENS)\08 CAD\CAD\C4.0 EROSION CONTROL PLAN.DWG



EROSION CONTROL LEGEND

- 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
- SM** SEEDING/MULCHING
- DC** SITE DUMPSTER
- CS** CURB SOCK
- CWA** CONCRETE WASHOUT
- TTM** 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 COVER SHEET OF TOWN OF PARKER STANDARD NOTES AND DETAILS FOR LEGEND OF BMP NAMES AND SYMBOLS.
- 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.

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 DATE

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.

DATE: _____

BY: _____

REVISION

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ENVIRONMENTAL AND SOLUTIONS, INC.
601 S Cherry St, Suite 300
Glendale, CO 80246
303.572.7597 www.ees.us.com

SLIM CHICKENS

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

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

CBMP PLAN

PROJECT NO: TSD003.01
DESIGNED BY: CAM
DRAWN BY: CAM
DATE: 06/15/2020

C4.0

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
 - THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
 - ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
 - THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
 - THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
 - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
 - THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
 - IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW FLOWING AND SNOW REMOVAL.
 - AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
 - AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
 - PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
 - ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
 - THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
 - BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
 - ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
 - ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
 - ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
 - ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
 - THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
 - ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
 - NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
 - ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
 - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
 - A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
 - THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
 - VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
 - ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
 - HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
 - APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
 - GRADING SECURITY RELEASE REQUIREMENTS:
 - DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
 - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- 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).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON THE SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
 - NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
 - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
- DEFINITIONS:**
DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.
NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.
- FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
 - ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
 - THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- CD CHECK DAM
 - CF CONSTRUCTION FENCE
 - CP CULVERT PROTECTION
 - CWA CONCRETE WASHOUT AREA
 - D DEWATERING
 - DD DIVERSION DITCH
 - DP DETENTION POND PROTECTION
 - DTC DEBRIS TRASH CONTROL
 - ECB EROSION CONTROL BLANKET
 - IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
 - IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
 - IPCOG INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
 - IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- LP LOT PROTECTION
 - MWP MASONRY WORK PROTECTION
 - PTP PORTABLE TOILET PROTECTION
 - RCSC ROUGH CUT STREET CONTROL
 - RS ROCK SOCK
 - RSS ROCK SOCK IN SWALE
 - SB STRAW BALE
 - SCL SEDIMENT CONTROL LOGS
 - SF SILT FENCE
 - SMC SEEDING, MULCHING AND CRIMPING
 - SR SURFACE ROUGHING
 - SSA STABILIZED STAGING AREA
 - STP SIDEWALK TRANSITION PROTECTION

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 LEGEND 2 OF 3 Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- TI TEMPORARY IRRIGATION
 - TSB TEMPORARY SEDIMENT BASIN
 - VTC VEHICLE TRACKING CONTROL

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

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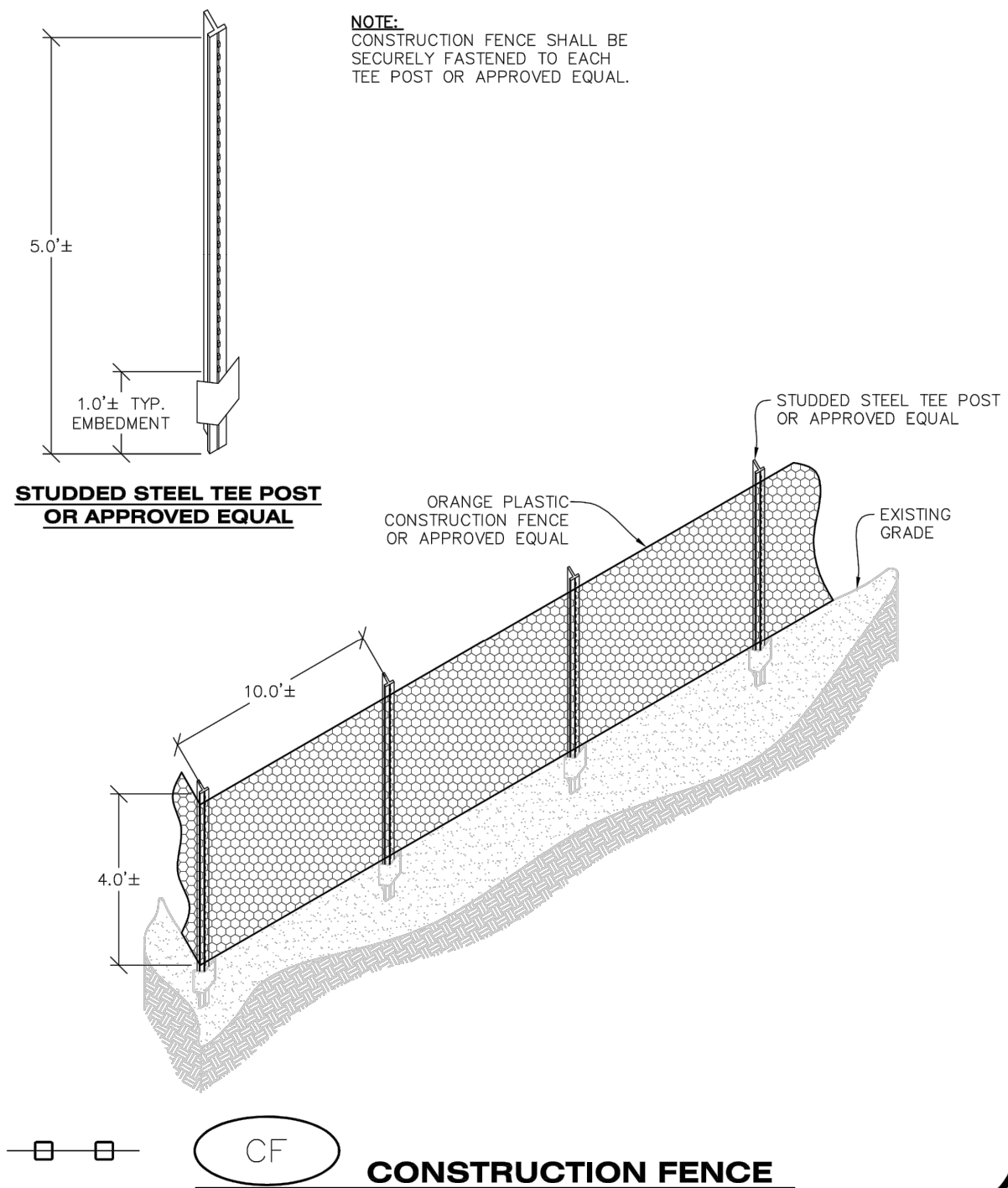
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 303.572.7897 www.ees.us.com

SLIM CHICKENS

CONSTRUCTION DOCUMENTS
SLIM CHICKENS
 SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
CBMP DETAILS 1

PROJECT NO: TSD003.01
 DESIGNED BY: CAM
 DRAWN BY: CAM
 DATE: 06/15/2020
C4.1

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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

CF 1 OF 2 Oct. 2013

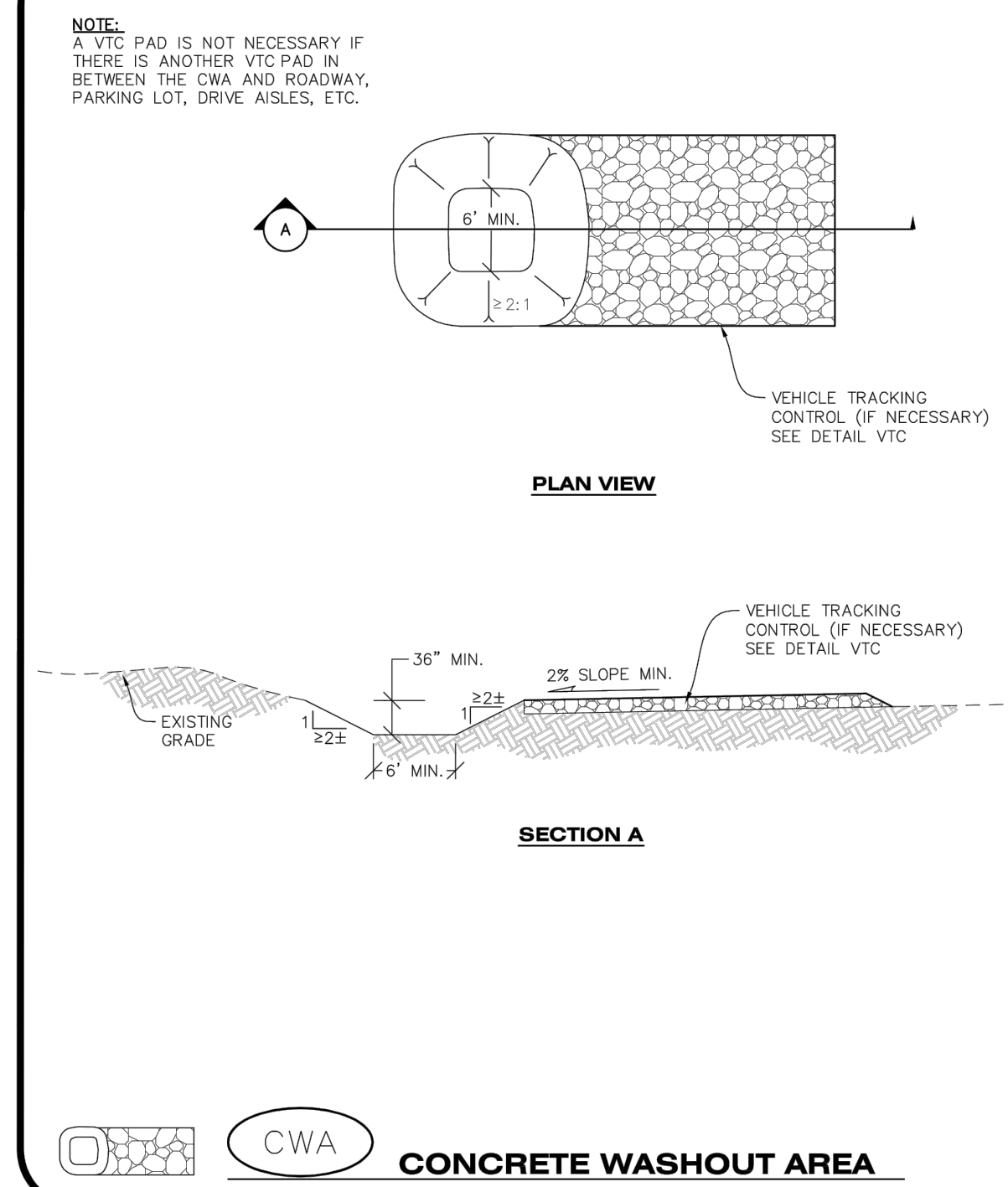
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

- CONSTRUCTION FENCE INSTALLATION NOTES**
1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.
- CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
 2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

CF 2 OF 2 Oct. 2013

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



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA 1 OF 2 Oct. 2013

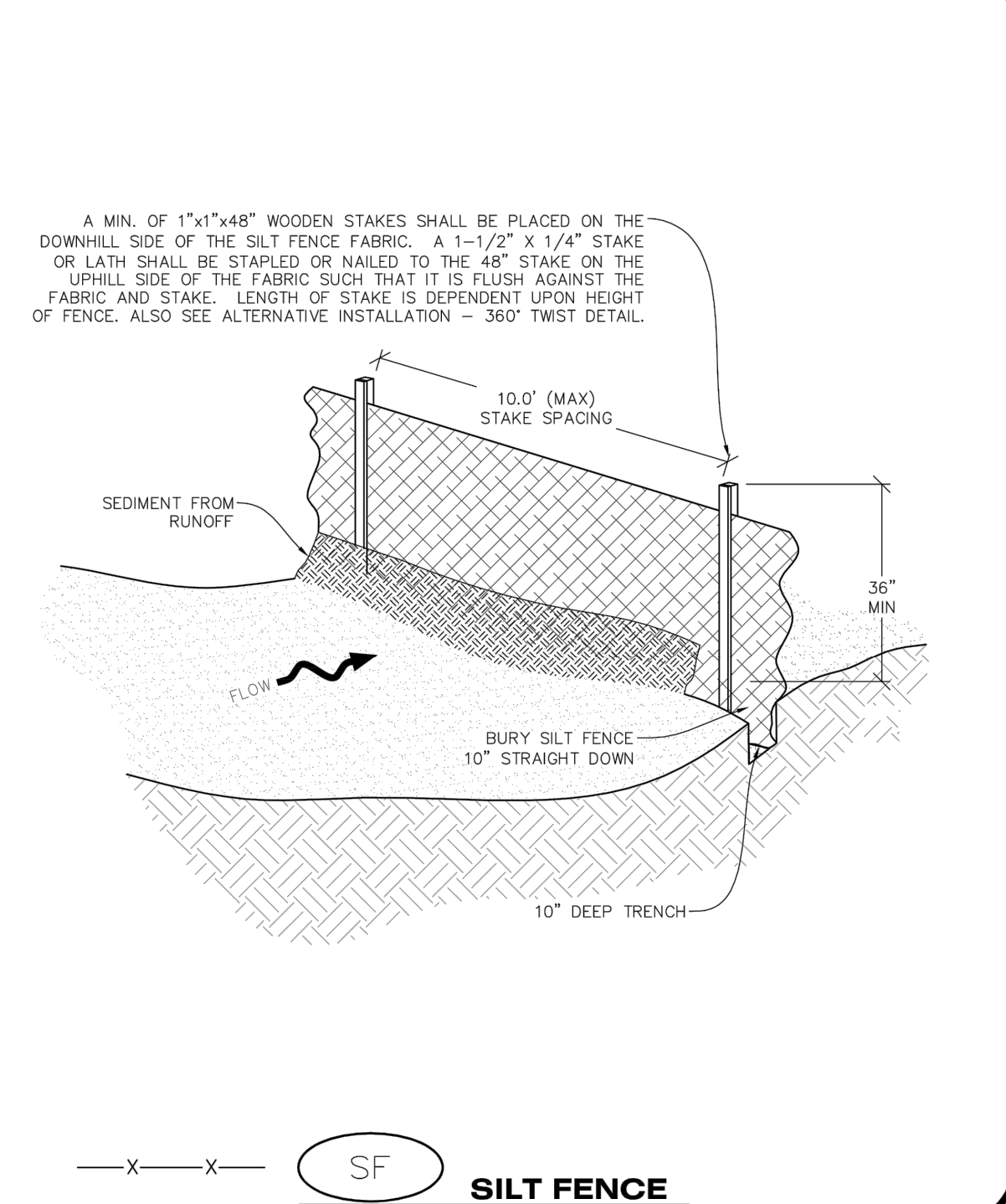
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

- CONCRETE WASHOUT AREA INSTALLATION NOTES**
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
 3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.
- CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
 2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
 3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
 4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
 5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
 6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA 2 OF 2 Oct. 2013

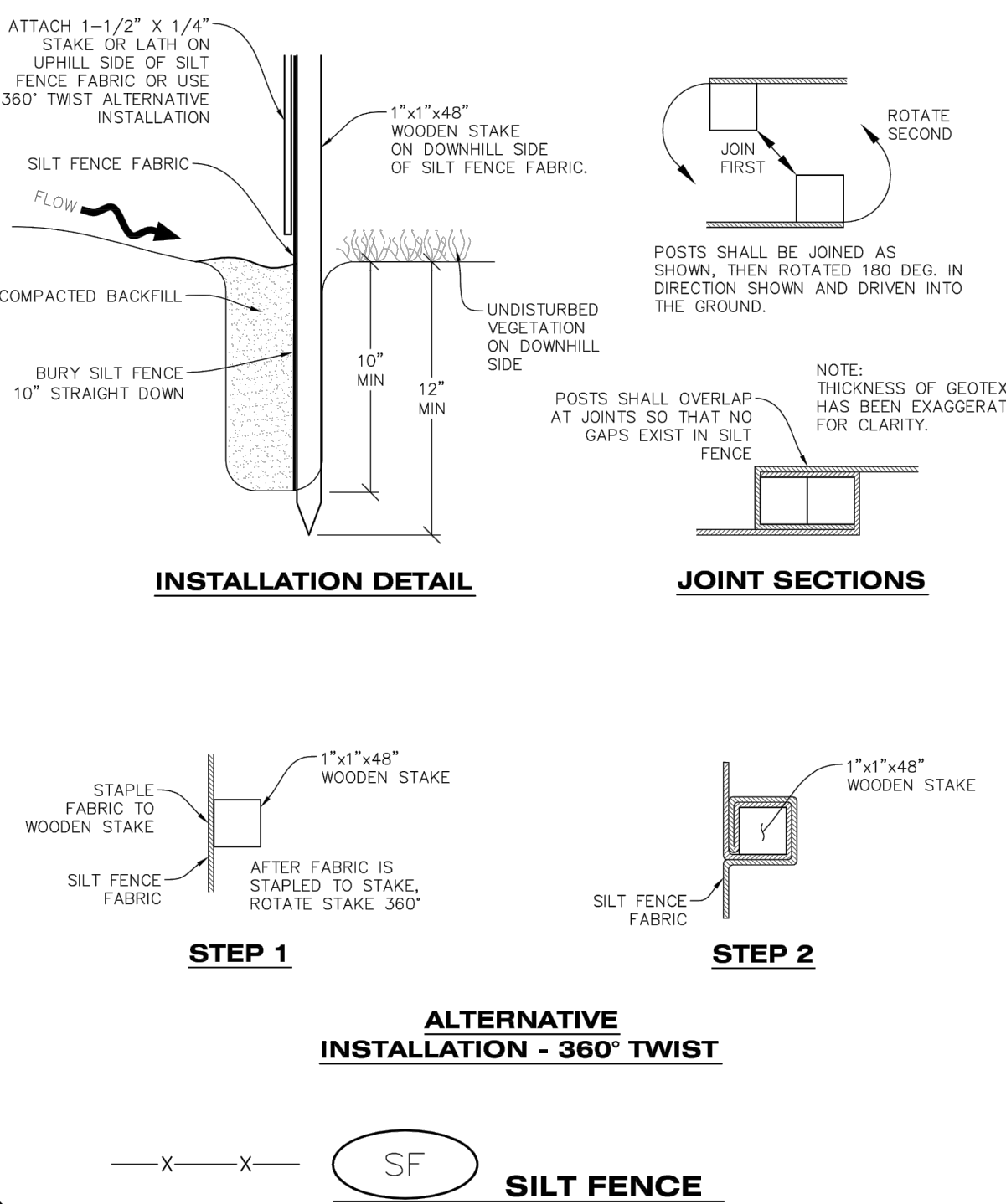
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SF 1 OF 4 Oct. 2013

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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SF 2 OF 4 Oct. 2013

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

- SILT FENCE INSTALLATION NOTES**
1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
 2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
 4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
 5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
 6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
 7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
 8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADE SIDE OF THE SILT FENCE.
 9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x1/4"x24".
 10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
 11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
 12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:
- | PROPERTIES | TEST METHOD | MANDATORY REQUIREMENTS |
|-------------------------|-------------|-----------------------------------|
| GRAB TENSILE STRENGTH | ASTM D 4632 | ≥ 124 LBS |
| MULLEN BURST STRENGTH | ASTM D 3786 | ≥ 300 PSI |
| PUNCTURE STRENGTH | ASTM D 4833 | ≥ 60 LBS |
| TRAPEZOID TEAR STRENGTH | ASTM D 4533 | ≥ 65 LBS |
| UV RESISTANCE | ASTM D 4355 | > 80% AT 500 HOURS OF UV EXPOSURE |
| FLOW RATE | ASTM D 4491 | ≥ 10 GAL/MIN/FT2 |
13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
 14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
 15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SF 3 OF 4 Oct. 2013

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

- SILT FENCE INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
 2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
 3. SILT FENCE 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. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
 5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SF 4 OF 4 Oct. 2013

CONSTRUCTION DOCUMENTS

SLIM CHICKENS

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

CBMP DETAILS 2

PROJECT NO: TSD003.01

DESIGNED BY: CAM

DRAWN BY: CAM

DATE: 06/15/2020

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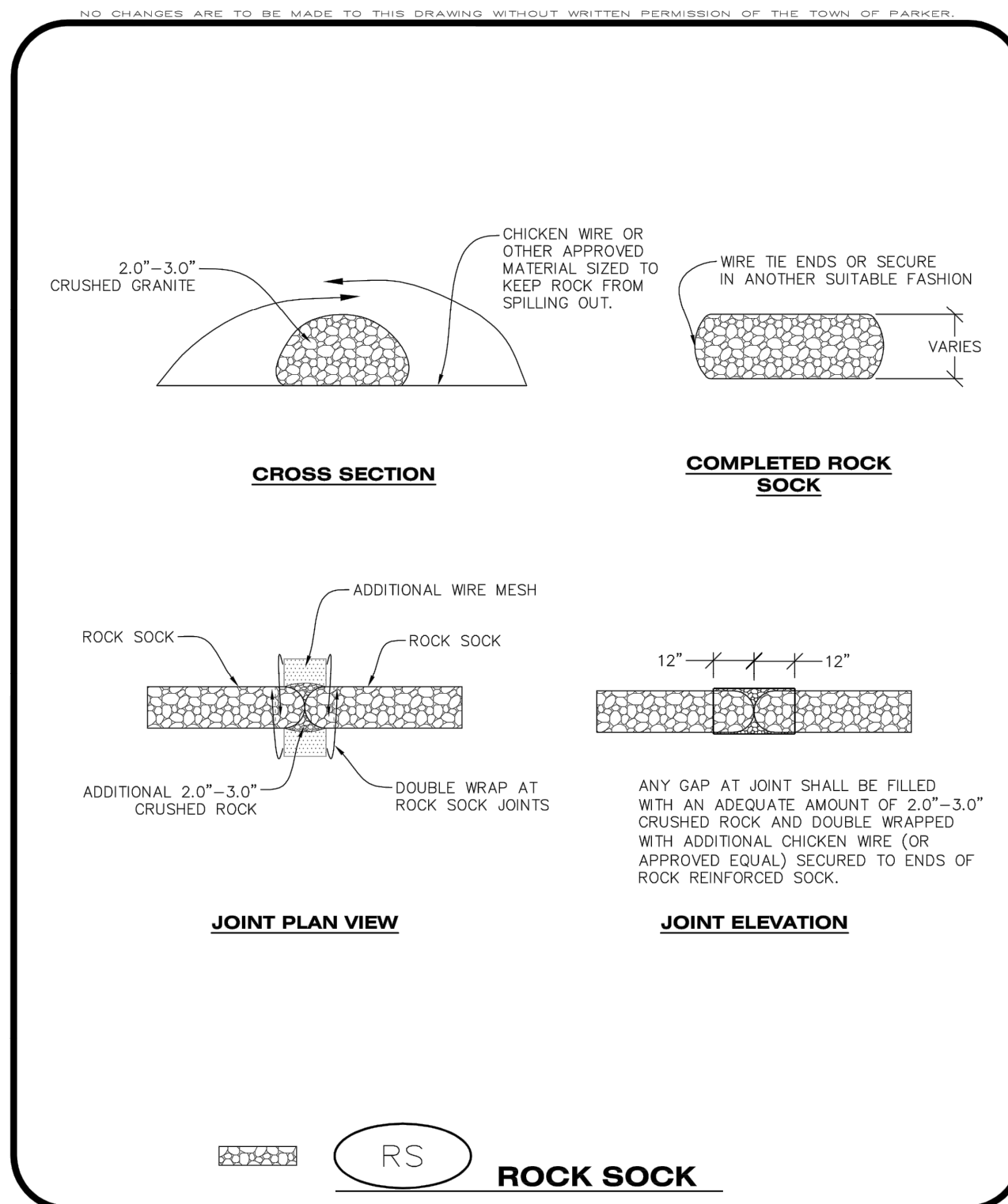
BY

REVISION

No.

EES ENVIRONMENT AND SOLUTIONS, INC. 601 S Cherry St, Suite 300 Glendale, CO 80246 303.572.7897 www.ees.us.com

SLIM CHICKENS



ROCK SOCK INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
- CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
- MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
- TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCK SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- ROCK SOCKS 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
RS 1 OF 2 Oct. 2013

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

SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAILS(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

- SEE PLAN VIEW FOR:
 - LOCATION(S) OF SEEDING AND MULCHING
 - TYPE OF SEED MIX
- SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
- IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
- ALL AREAS TO BE SEEDING AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4" - 1/2" INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- ALL AREAS INCAPABLE OF BEING DRILL SEEDER SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDER RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF 1/4" - 1/2" INCH.
- AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS./ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
- IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

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

SEEDING AND MULCHING MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
- ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

- ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
- HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
- AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
- HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

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

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIC BLUESTEM
10% SIDOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:
DRILLED: 25 LBS./ACRE
BROADCAST: 50 LBS./ACRE

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

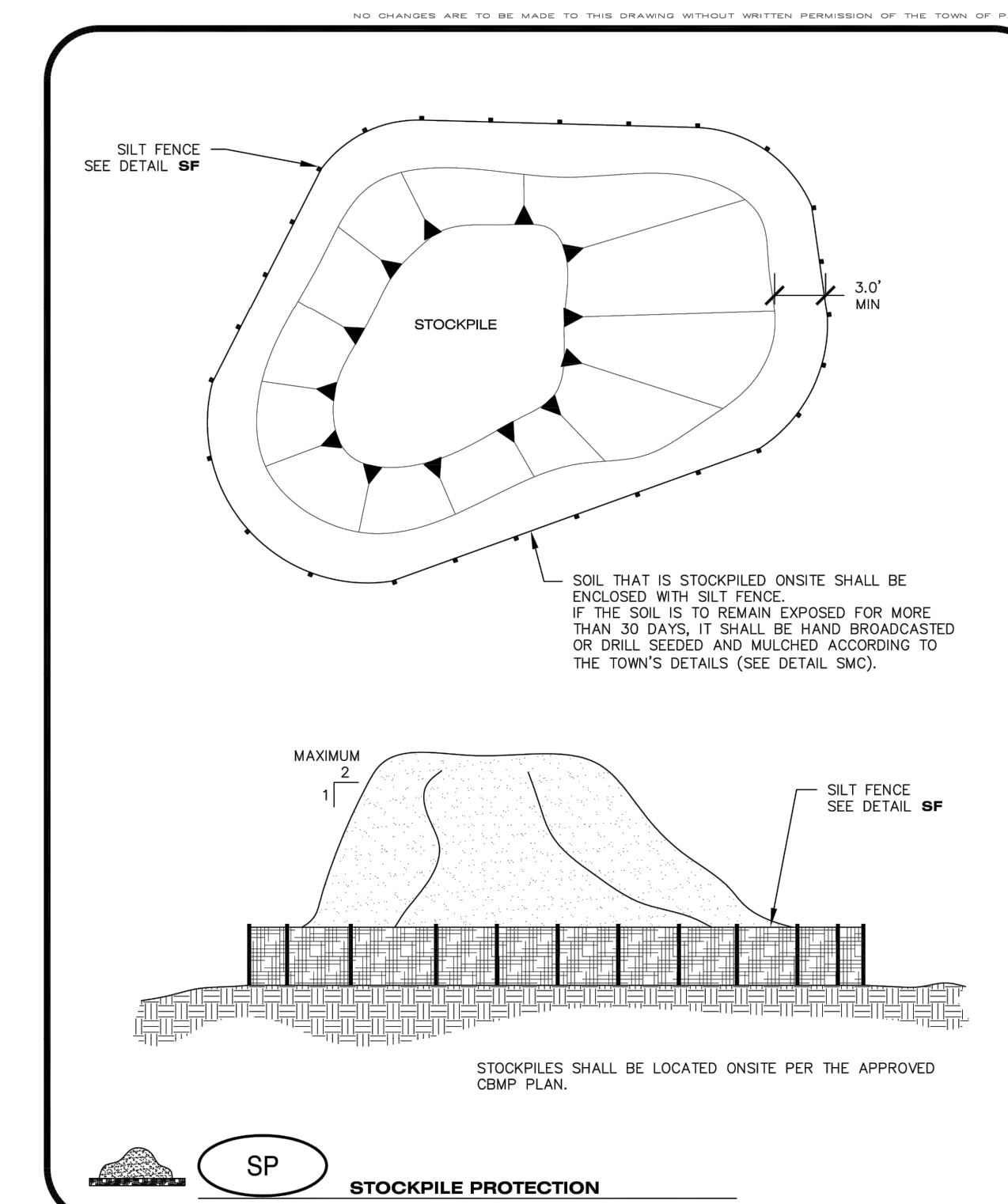
SEEDING RATE:
DRILLED: 25 LBS./ACRE
BROADCAST: 50 LBS./ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
23% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
8% BLUE FESCUE

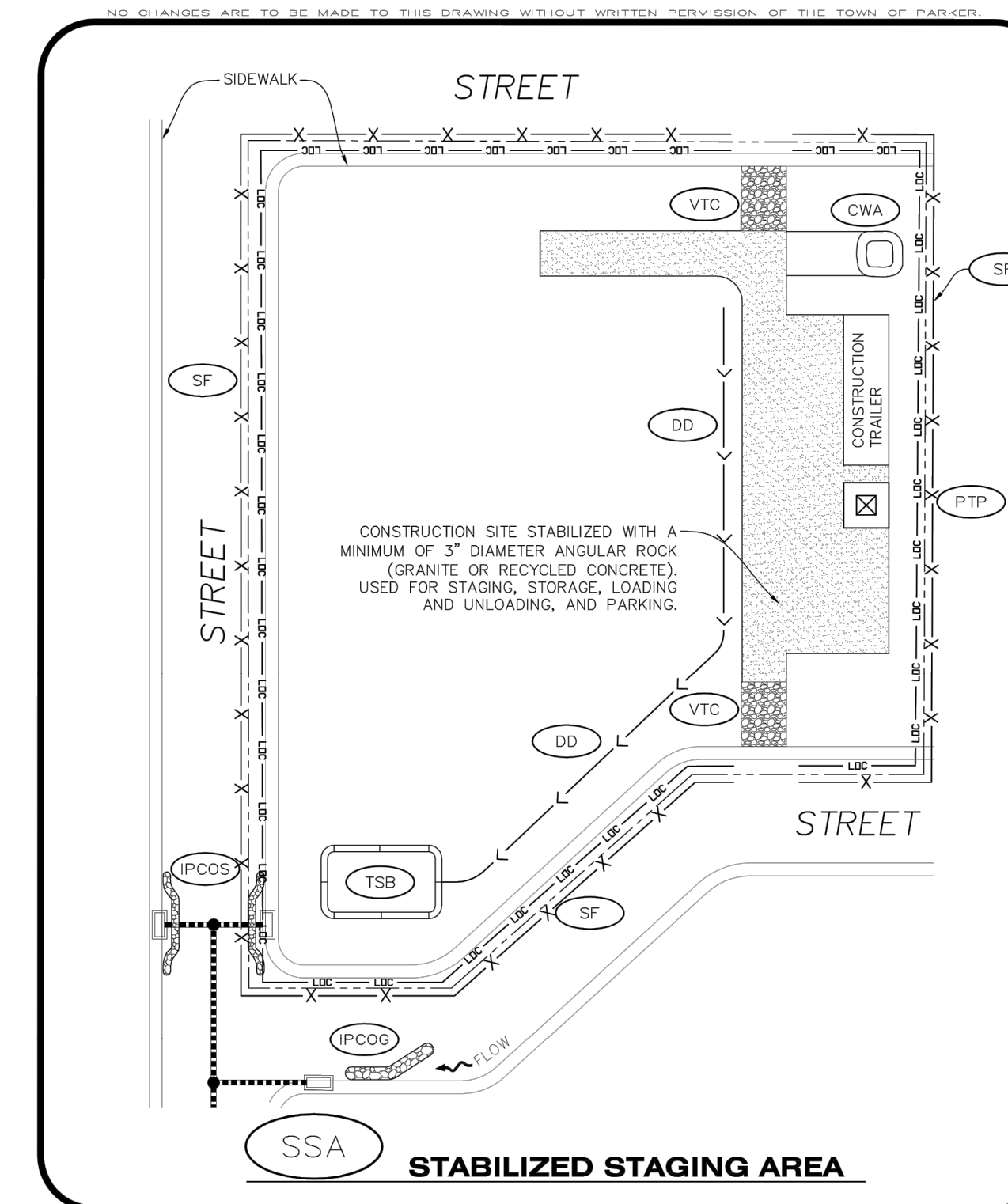
SEEDING RATE:
DRILLED: 25 LBS./ACRE
BROADCAST: 50 LBS./ACRE

SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

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



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SP JUNE 2008



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

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

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

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

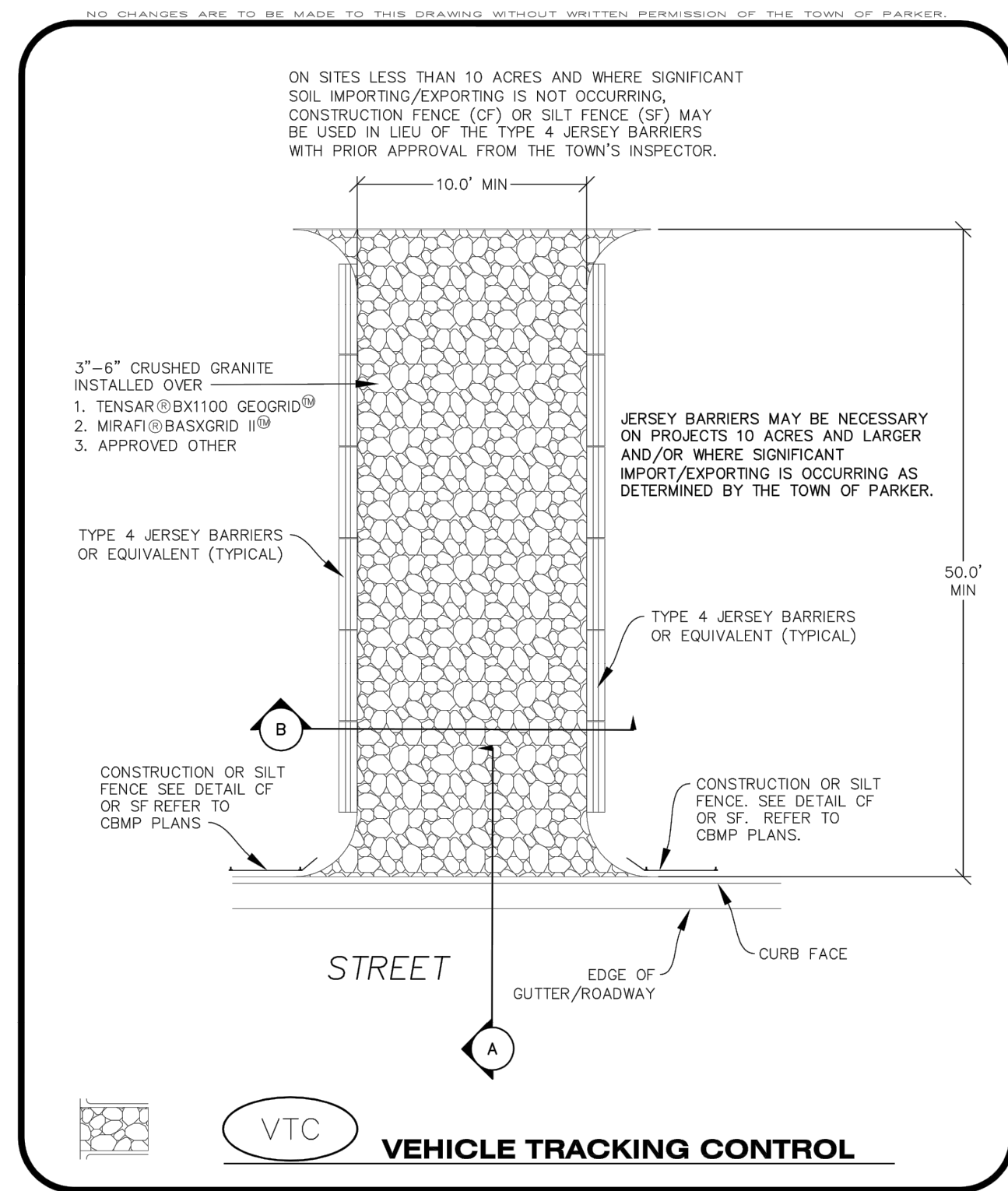
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303.572.7897 www.ees.us.com

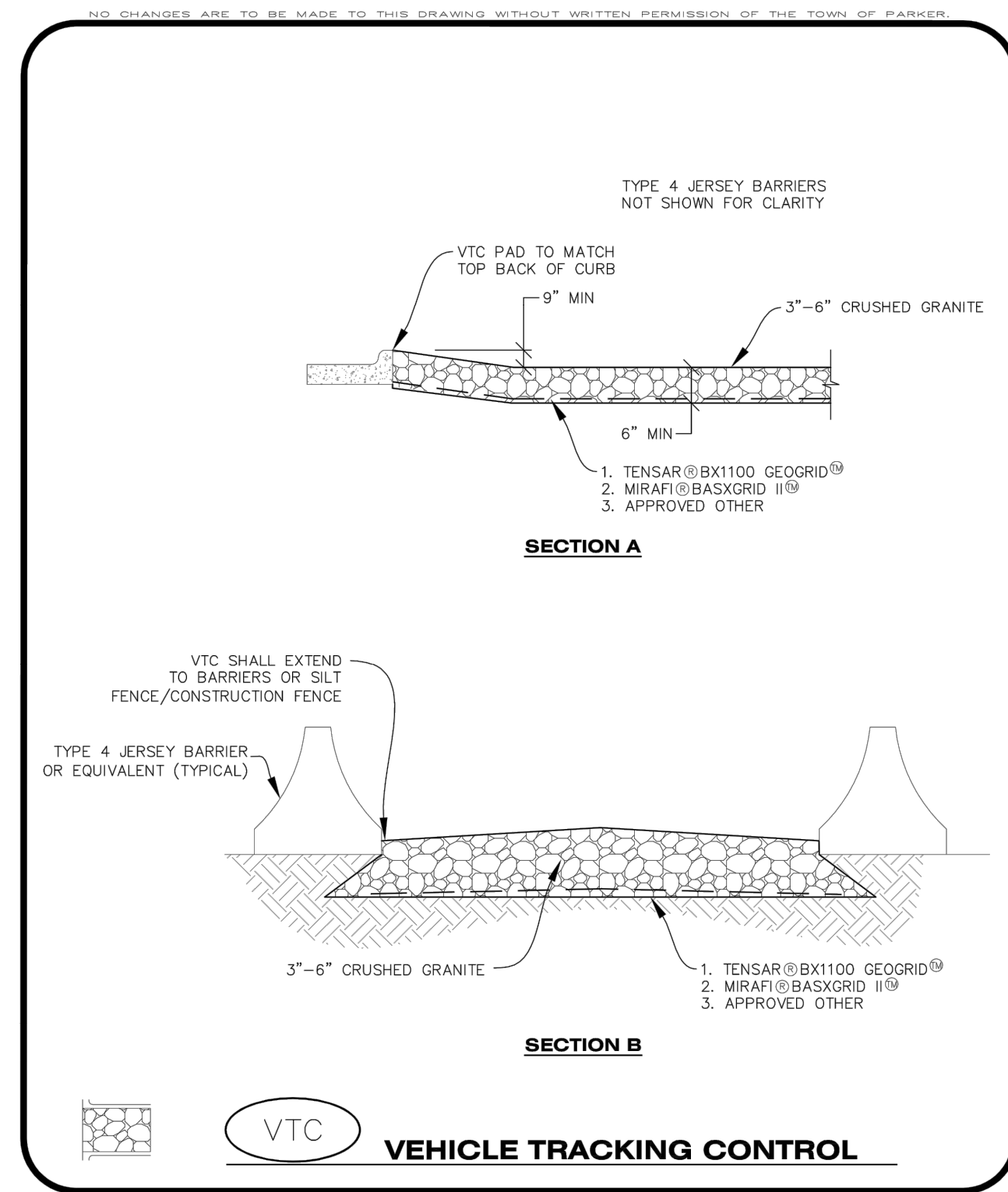
SLIM CHICKENS

CONSTRUCTION DOCUMENTS
SLIM CHICKENS
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
CBMP DETAILS 3

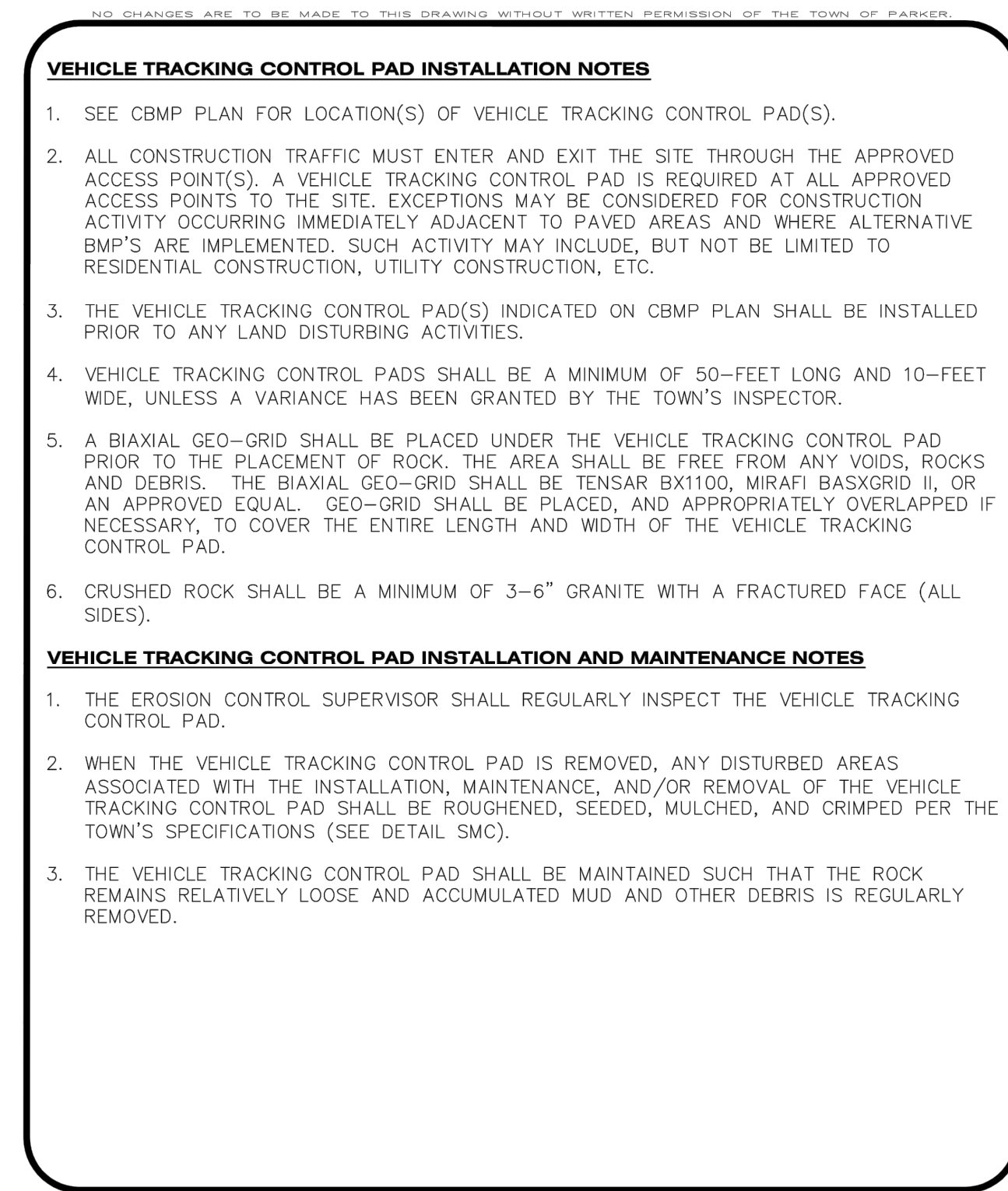
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City of Parker COLORADO | **CBMP** | **VTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
Oct. 2013

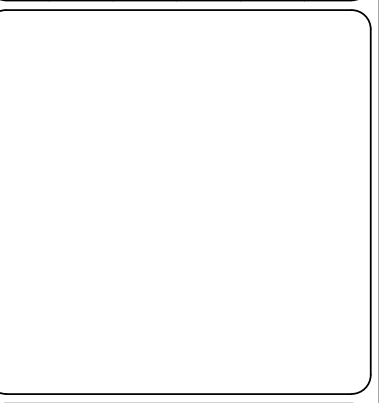


City of Parker COLORADO | **CBMP** | **VTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013



City of Parker COLORADO | **CBMP** | **VTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013

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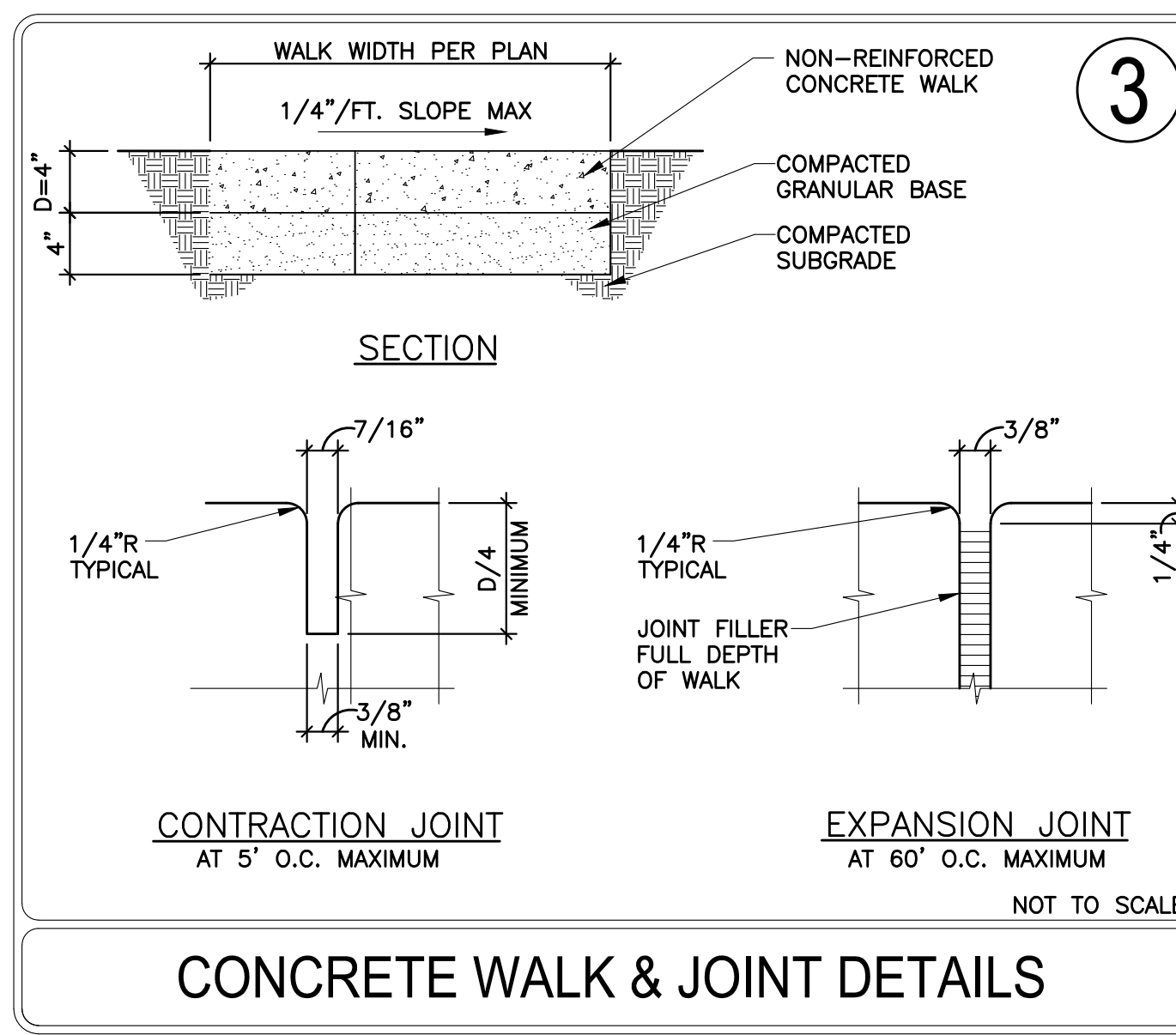
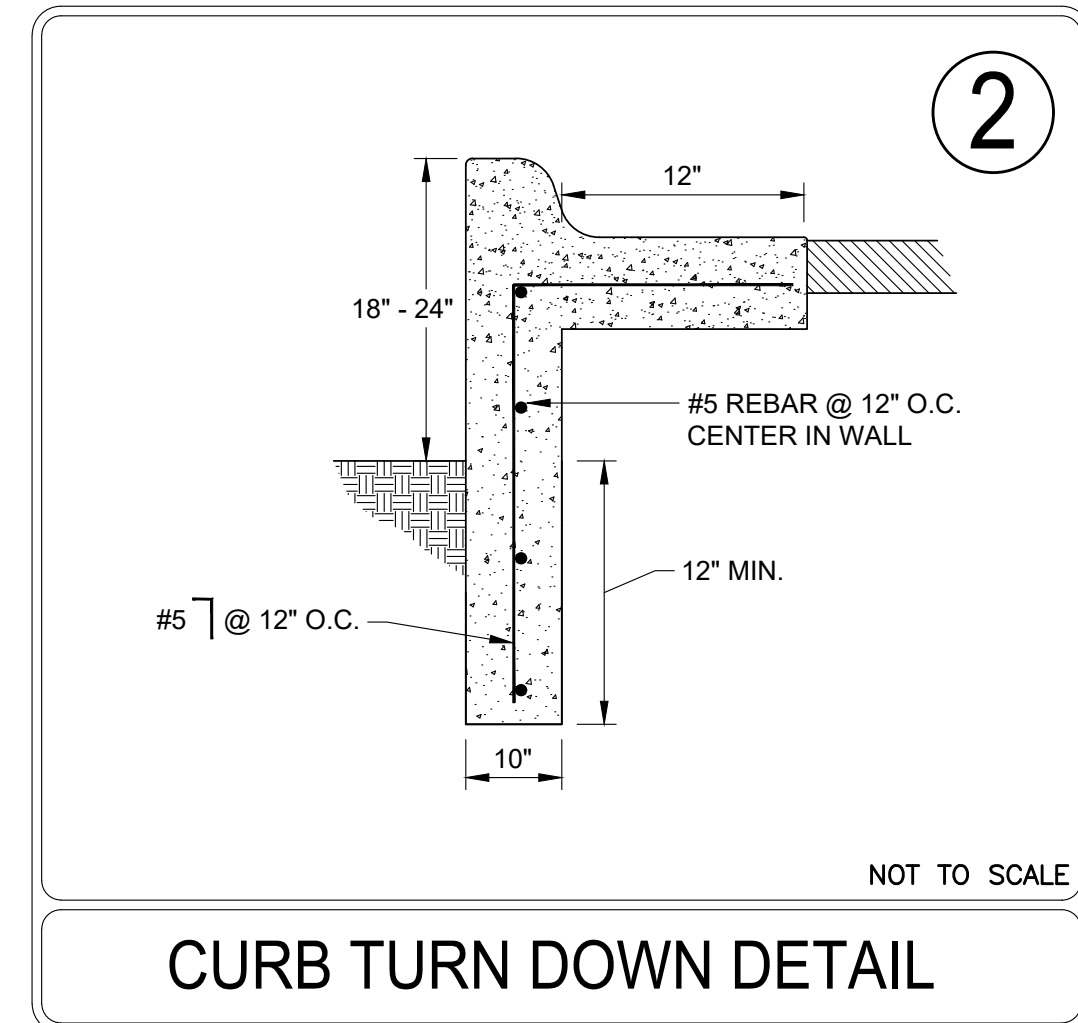
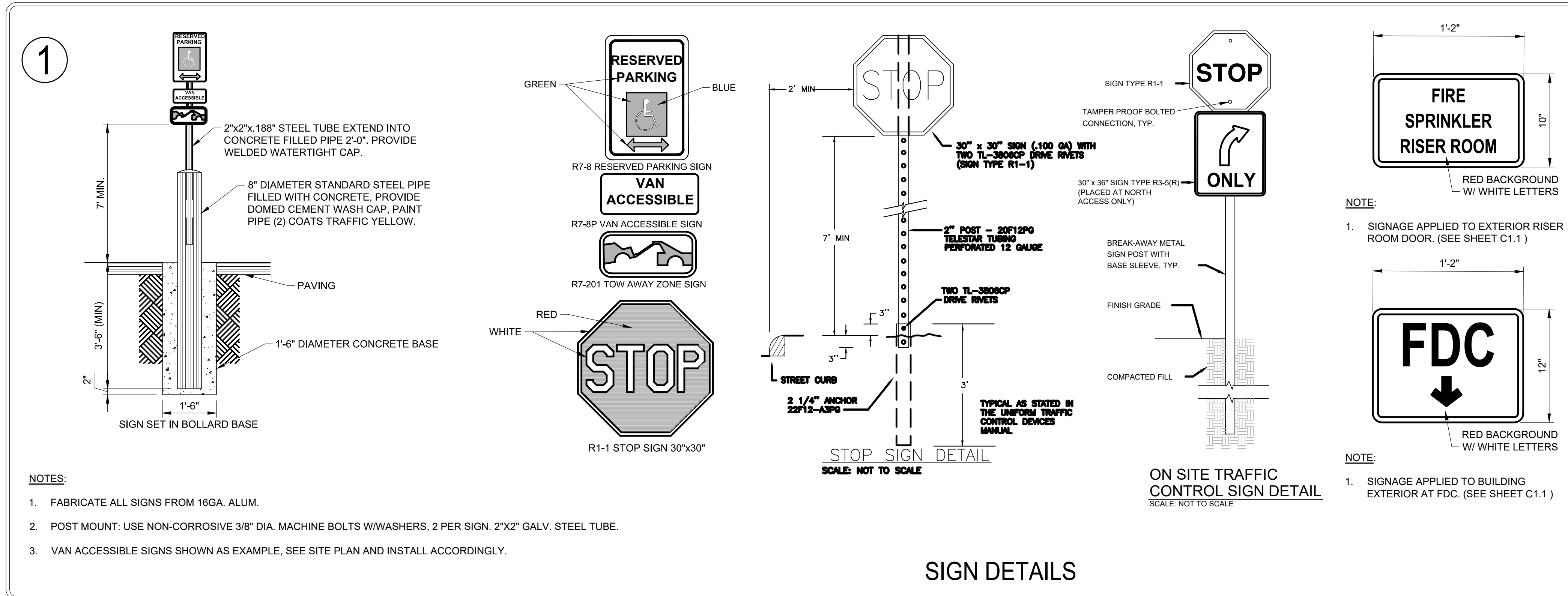
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CONSTRUCTION DOCUMENTS
SLIM CHICKENS
SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134
CBMP DETAILS 4

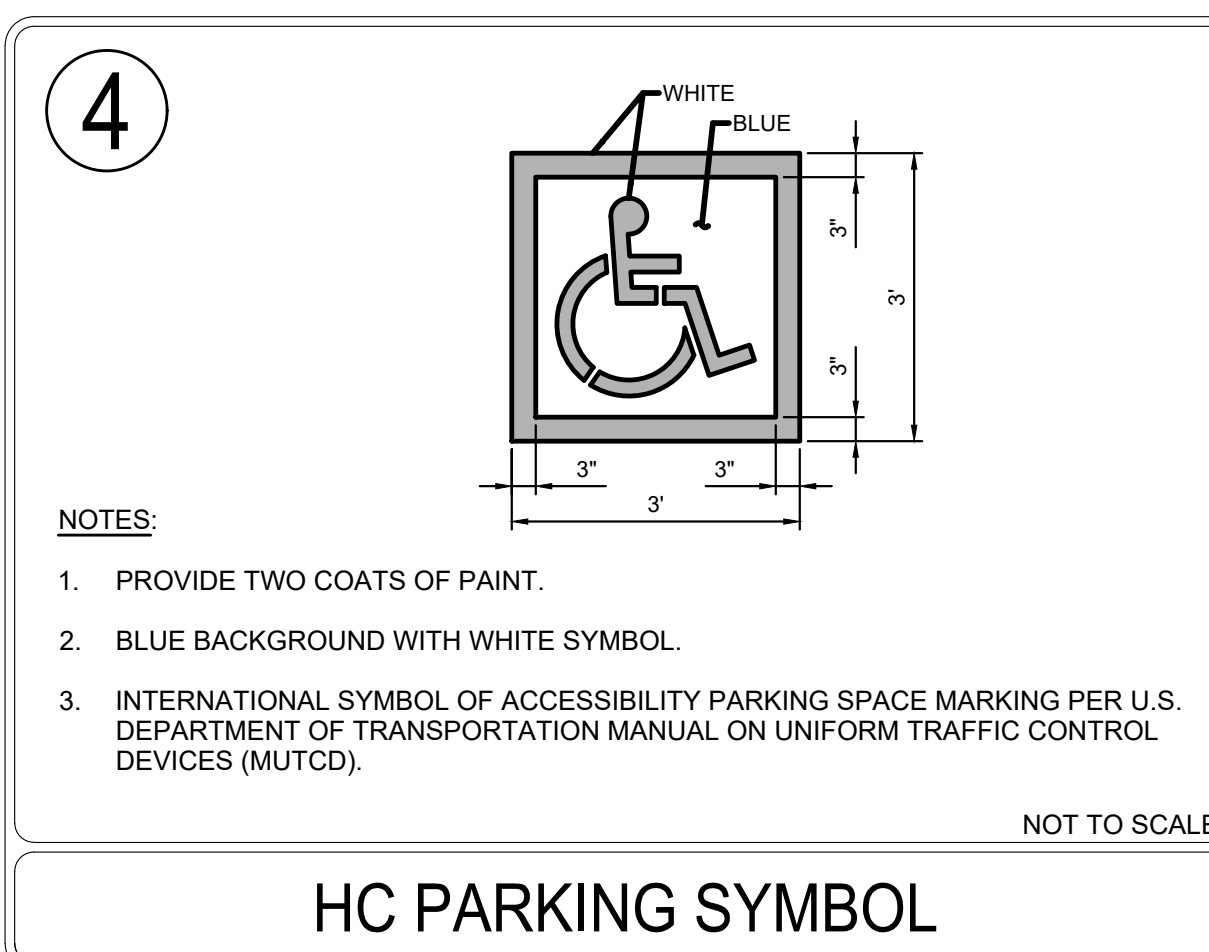
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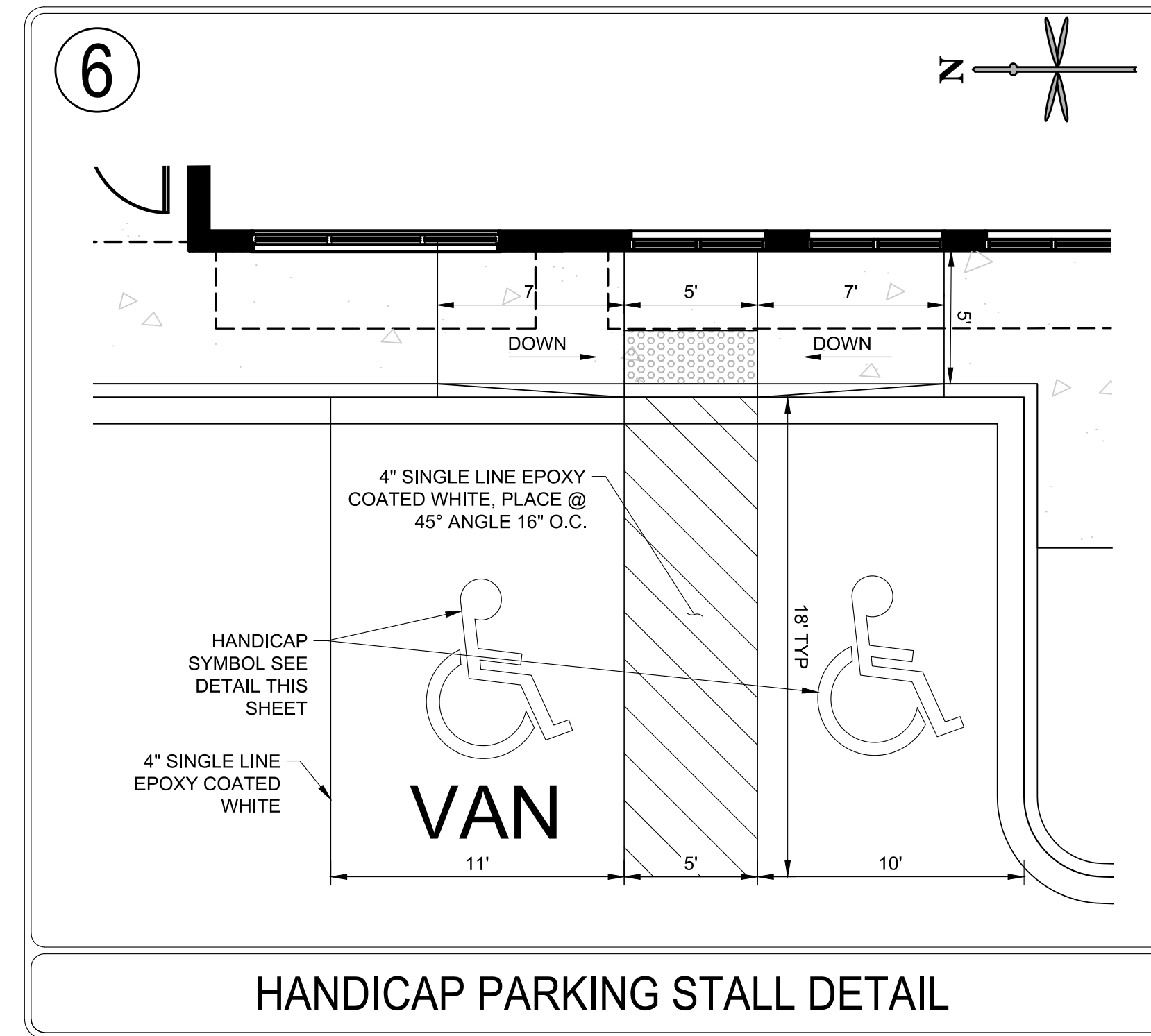
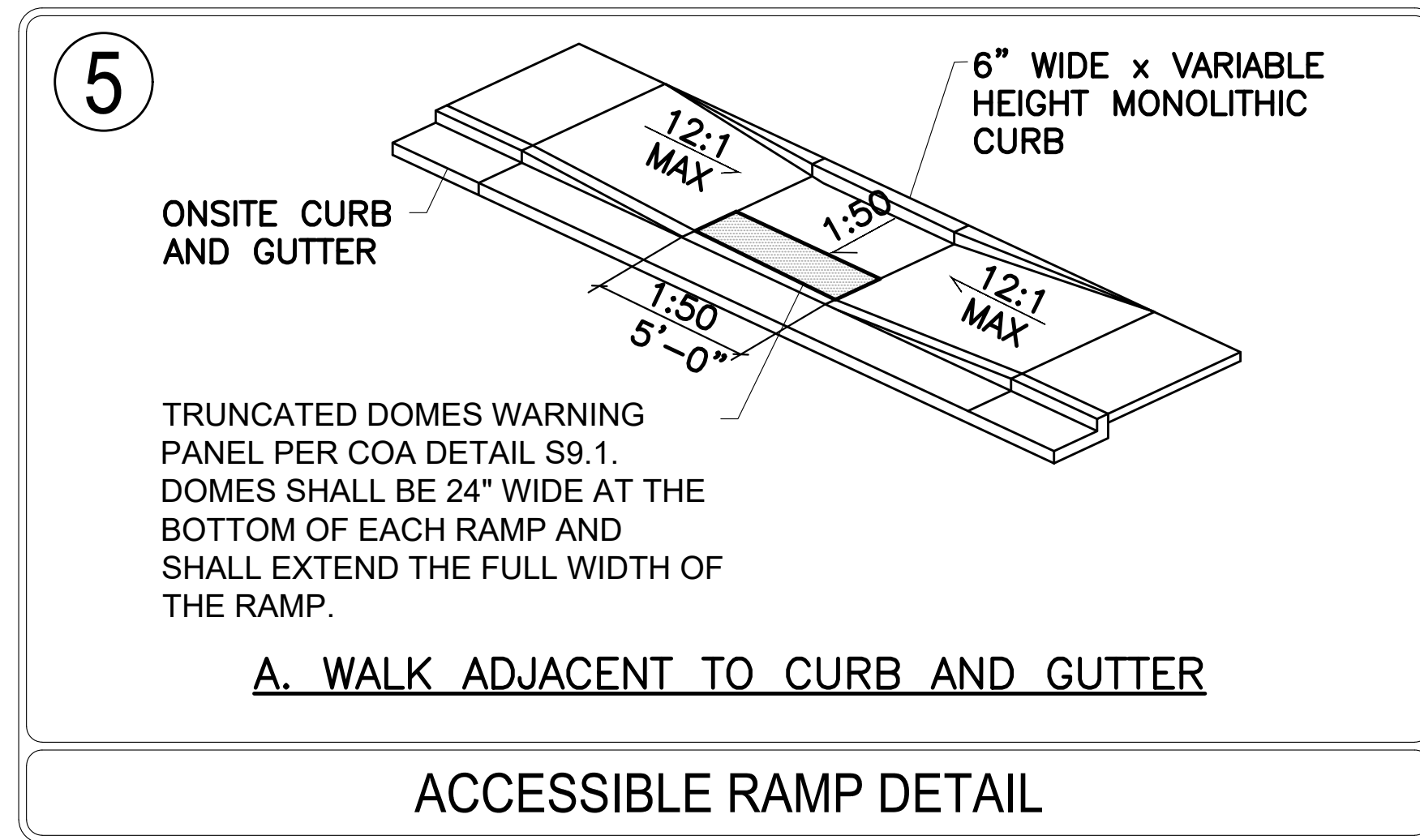
STANDARD JOINTING NOTES:

- CONCRETE AND JOINTING STANDARDS: CONCRETE PAVING SHALL FOLLOW THE GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS, ACI 308R-08 (OR LATEST EDITION), WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW JURISDICTIONAL STANDARDS AND/OR ACI 318, WHICHEVER IS MORE STRINGENT. IF THERE IS A DISCREPANCY BETWEEN PLANS, NOTES AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL ALWAYS APPLY. THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO GEOTECHNICAL AND CIVIL ENGINEER FOR REVIEW PRIOR TO PAVING.
- JOINT SPACING: CONCRETE SHALL BE JOINTED IN RELATIVELY SQUARE PANELS AND SHOULD HAVE THE LENGTH NO GREATER THAN 20% OF THE WIDTH. MAXIMUM SPACING BETWEEN JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS UP TO A MAXIMUM OF 15'. EVEN JOINT SPACING IS PREFERABLE FOR VISUAL CONSISTENCY. CONTRACTOR SHOULD AVOID JOINTING TO SHARP ANGLES AND TRY TO PLACE JOINTS PERPENDICULAR TO RADIUSSES OR ANGLED AREAS.
- JOINT DEPTH: JOINTS SHALL BE CUT AT LEAST 1/4 THE THICKNESS OF THE SLAB THICKNESS OR 1", WHICHEVER DISTANCE IS GREATER.
- JOINT TYPES: ISOLATION JOINTS SHALL BE USED TO SEPARATE CONCRETE SLABS FROM STRUCTURES (I.E. BUILDING) OR FIXED OBJECTS (PLEASE REFER TO STRUCTURAL PLANS FOR PAVING AT BUILDING DOOR OPENINGS), CONCRETE AREAS ADJACENT TO BUILDING OR DOCK WALLS OR THAT ARE DIFFICULT TO SAW CUT SHALL BE TOOL JOINTED USING A GROOVING TOOL OR BY INSERTING A PREMOLDED FILLER STRIP. IN OPEN CONCRETE PAVED AREAS, CONCRETE MAY BE SAW CUT ONCE THE CONCRETE HAS HARDENED ENOUGH TO SUPPORT THE SAWS AND AVOID RAVELING, TYPICALLY WITHIN 4 HOURS (HOT WEATHER) TO 12 HOURS (COLD WEATHER), BUT NOT GREATER THAN 24 HOURS AFTER THE POUR. CONTRACTOR SHALL USE KEYED CONSTRUCTION JOINT TO PROVIDE CLEAN INTERFACE BETWEEN AREAS OF CONCRETE POURED AT DIFFERENT TIMES.
- JOINT SEALING: ISOLATION JOINTS BETWEEN BUILDING WALLS AND SIDEWALKS SHALL BE CLEANED WITH COMPRESSED AIR TO REMOVE FOREIGN MATERIAL AND SEALED WITH AN ELASTOMERIC SEALER TO MINIMIZE WATER INFILTRATION PER ACI 504R. OTHER JOINTS SHALL ONLY BE SEALED IF GEOTECHNICAL OR CIVIL ENGINEER DETERMINES THAT SUBGRADE PERFORMANCE WARRANTS JOINT SEALING. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS FOR PAVEMENT SURROUNDING BUILDING.

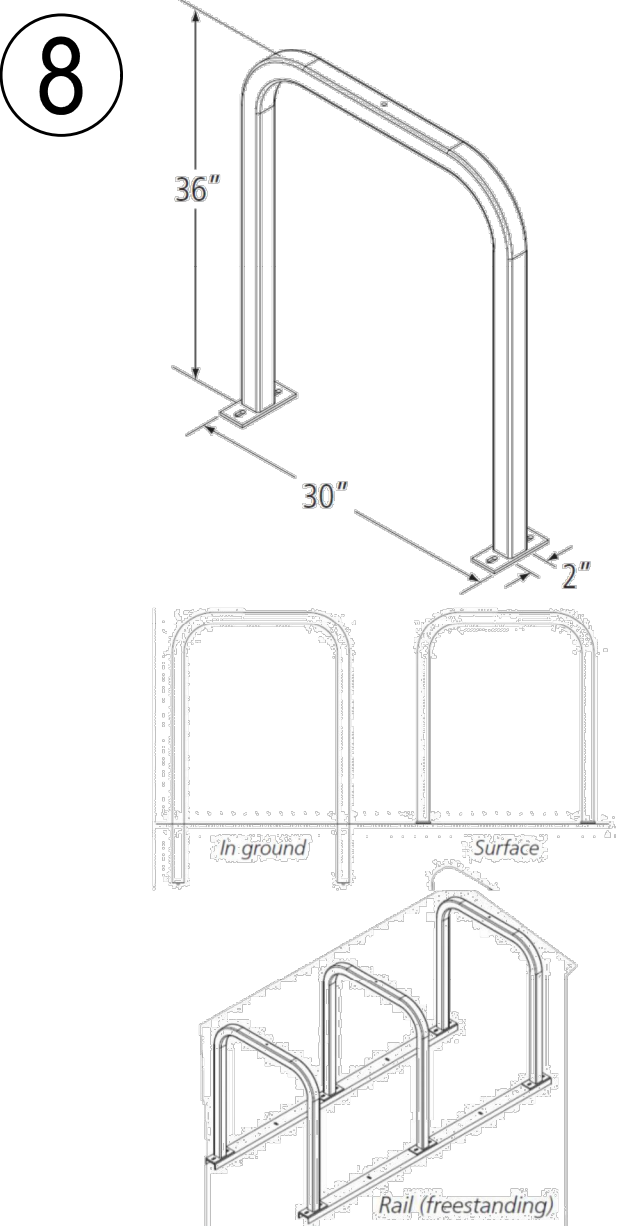


THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF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

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| <p>CONSTRUCTION DOCUMENTS</p> <p>SLIM CHICKENS</p> <p>SWC OF S. PARKER ROAD AND E. PINE LANE, PARKER, CO 80134</p> <p>CIVIL DETAILS</p> | | |
| PROJECT NO: | TSD003.01 | |
| DESIGNED BY: | CAM | |
| DRAWN BY: | CAM | |
| DATE: | 06/15/2020 | |
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Downtown Rack



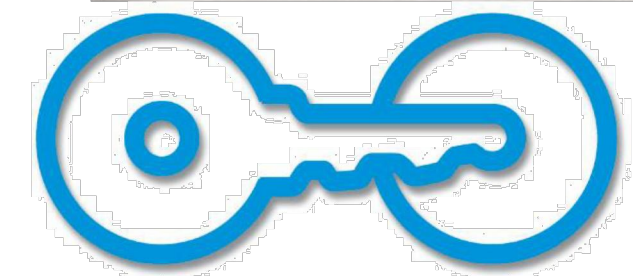
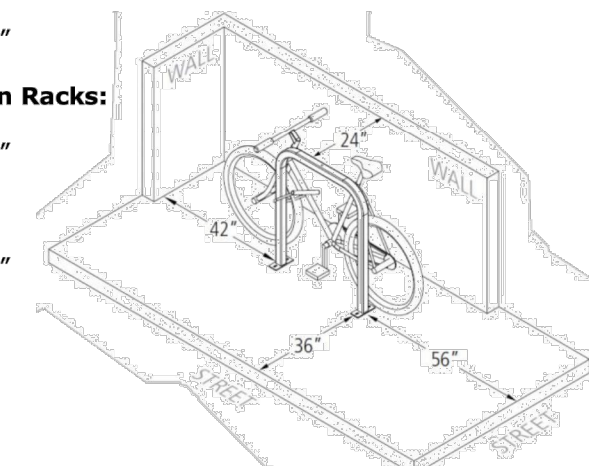
Product: Downtown Rack
 Capacity: 2 Bikes
 Materials: 2" x 2" x 3/16" square tube - mild steel; 2" x 2" x 1/2" square tube - stainless steel
 Finishes: Standard options: Galvanized Or Powder Coated

| | | | | | |
|----------|------------|----------|----------|----------|---------------|
| RAL 9005 | Flat Black | RAL 9003 | RAL 2004 | RAL 1023 | Bright Yellow |
| RAL 6016 | RAL 6018 | RAL 6005 | RAL 5005 | RAL 5015 | Purple |
| RAL 7011 | RAL 7042 | RAL 9007 | RAL 1001 | RAL 8014 | Bronze |
| RAL 3003 | RAL 3005 | | | | |

Also available in PVC, Thermoplastic, or Stainless steel.

Installation Methods: **In ground mount** is embedded into concrete base. Specify in ground mount for this option.
Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option.
Rail Mounted Hoops are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x1.4"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

Space Use & Setbacks:
Wall Setbacks: For racks set parallel to a wall: Minimum: 24" Recommended: 36"
For racks set perpendicular to a wall: Minimum: 28" Recommended: 42"
Distance Between Racks: Minimum: 24" Recommended: 36"
Street Setbacks: Minimum: 24" Recommended: 36"



American Bicycle Security Company
 P.O. Box 7359
 Ventura, CA 93006
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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

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| No. | REVISION | BY | DATE |
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CONSTRUCTION DOCUMENTS

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

CIVIL DETAILS

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|--------------|------------|
| PROJECT NO: | TSD003.01 |
| DESIGNED BY: | CAM |
| DRAWN BY: | CAM |
| DATE: | 06/15/2020 |

C5.1