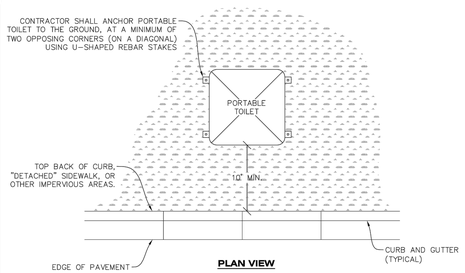
MASONRY WORK PROTECTION INSTALLATION NOTES

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

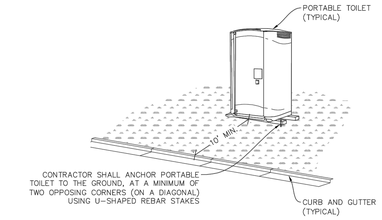
MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | MWP 2 OF 2 Oct. 2013



PLAN VIEW



ISOMETRIC

PTP PORTABLE TOILET PROTECTION

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | PTP 1 OF 2 Oct. 2013

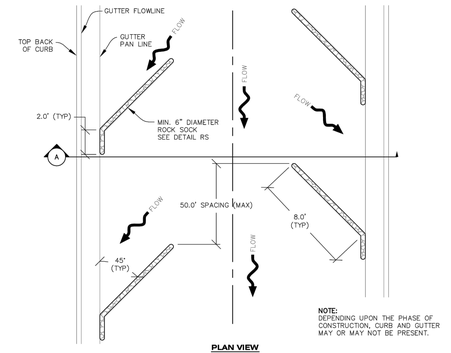
PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

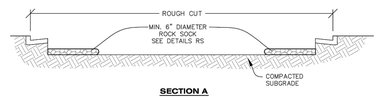
PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | PTP 2 OF 2 Oct. 2013



PLAN VIEW



SECTION A

RCSC ROUGH CUT STREET CONTROL

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RCSC 1 OF 2 Oct. 2013

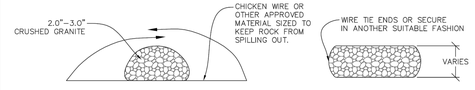
ROUGH CUT STREET CONTROL INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

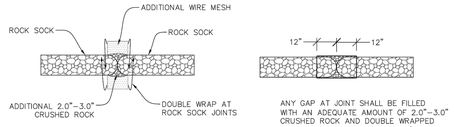
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RCSC 2 OF 2 Oct. 2013



CROSS SECTION

COMPLETED ROCK SOCK



JOINT PLAN VIEW

JOINT ELEVATION

RS ROCK SOCK

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RS 1 OF 2 Oct. 2013

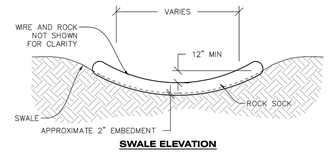
ROCK SOCK INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"–3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS 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.

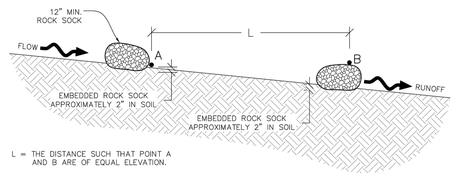
ROCK SOCK INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. 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.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RS 2 OF 2 Oct. 2013



SWALE ELEVATION



SWALE SPACING

RSS ROCK SOCK IN SWALE

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | RSS 1 OF 1 Oct. 2013

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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS
CBMP DETAILS

PRELIMINARY
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NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 096481002
DRAWING NAME 096481002EC_DT

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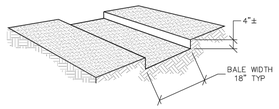
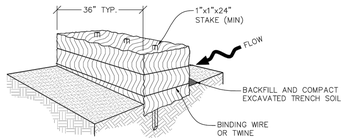
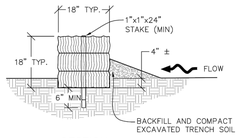


TRENCH EXCAVATION



STRAW BALE INSTALLATION



SECTION

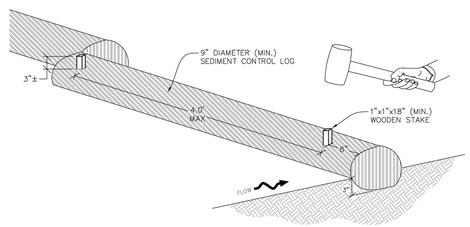
SB **STRAW BALE**

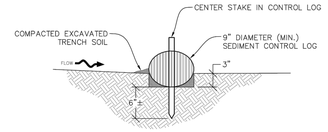
STRAW BALE INSTALLATION NOTES

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

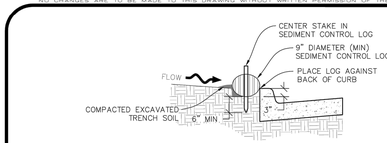
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW 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).



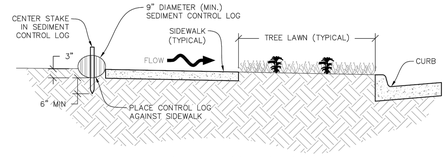


SECTION A

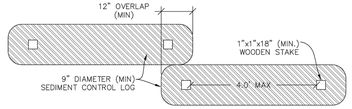
SCL **SEDIMENT CONTROL LOG**



SEDIMENT CONTROL LOG AT BACK OF CURB



SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS

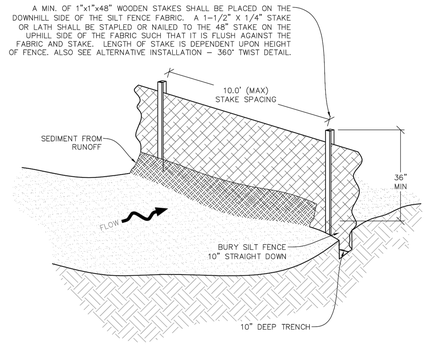
SCL **SEDIMENT CONTROL LOG**

SEDIMENT CONTROL LOG INSTALLATION NOTES

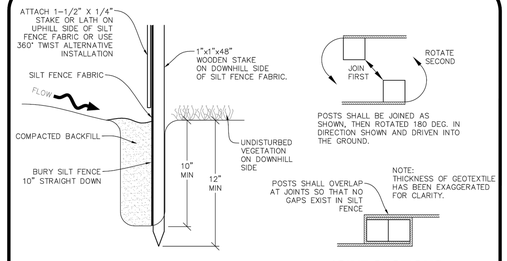
1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS 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. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



—X—X— SF **SILT FENCE**



INSTALLATION DETAIL

JOINT SECTIONS

ALTERNATIVE INSTALLATION - 360° TWIST

—X—X— SF **SILT FENCE**

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-GRADIENT 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"x¼"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.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS
CBMP DETAILS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWING NAME
096481002EC_DT

C3.8

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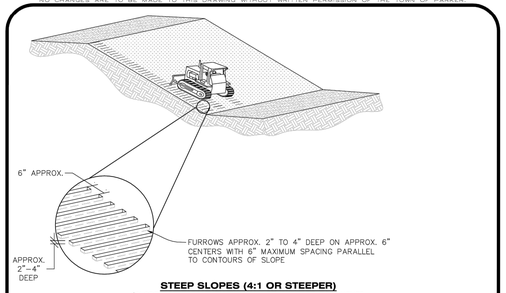
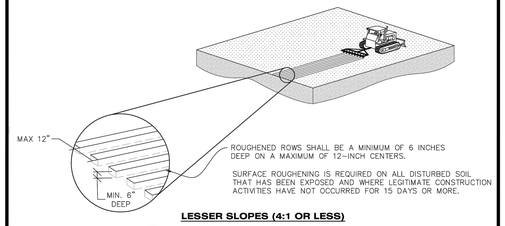
SILT FENCE INSPECTION AND MAINTENANCE NOTES

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).

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 4 OF 4 Oct. 2013



STEEP SLOPES (4:1 OR STEEPER)
(SLOPES STEEPER THEN 4:1 MAY BE SURFACE ROUGHENED IF THE CONTRACTOR FEELS THAT IT IS SAFE TO DO SO)



LESSER SLOPES (4:1 OR LESS)

SR **SURFACE ROUGHING**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 1 OF 2 Oct. 2013

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

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. 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.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. 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.
5. 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.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED 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 SEEDED 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 ¼ – ½ INCH.
9. 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.
10. 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.

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 1 OF 3 Oct. 2013

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDECM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 2 OF 2 Oct. 2013

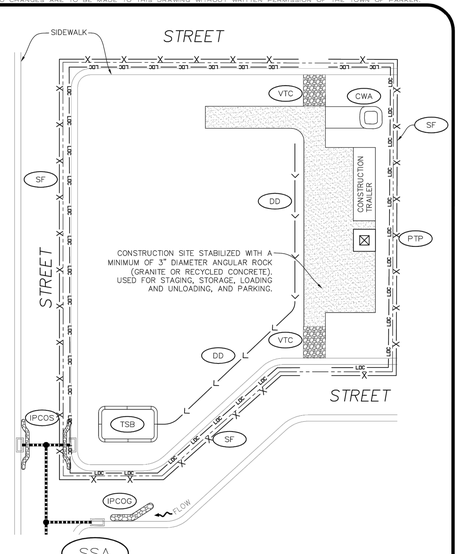
SEEDING AND MULCHING MAINTENANCE NOTES

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

WEED MANAGEMENT

1. 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.
2. 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.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. 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.
5. 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.

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 2 OF 3 Oct. 2013



STABILIZED STAGING AREA

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. 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

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 1 OF 2 Oct. 2013

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS 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 STREAMBANK 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)
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

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

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 3 OF 3 Oct. 2013

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 2 OF 2 Oct. 2013

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2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

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DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

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PROJECT NO.
096481002

DRAWING NAME
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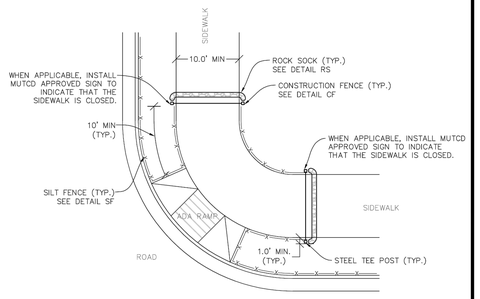
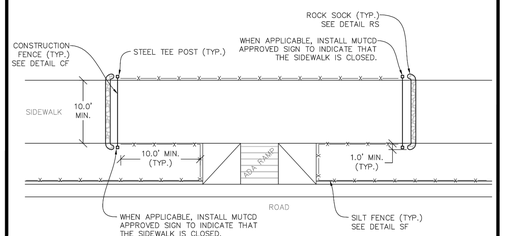


NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP **SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)**

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



NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP **SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)**

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

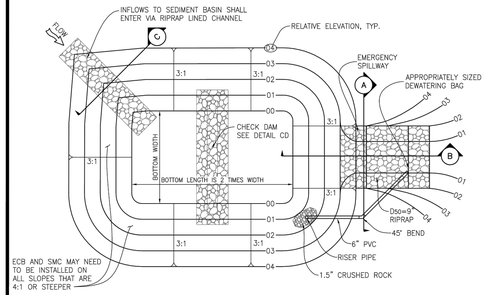
SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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

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

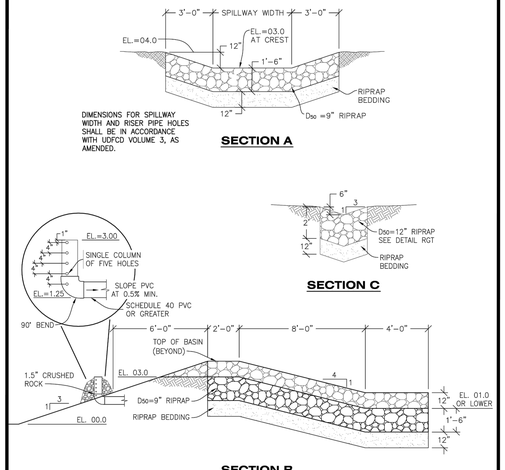


PLAN VIEW

SIZING OF TSB SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

TSB **TEMPORARY SEDIMENT BASIN**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — TSB 1 OF 3 Oct. 2013



TSB **TEMPORARY SEDIMENT BASIN**

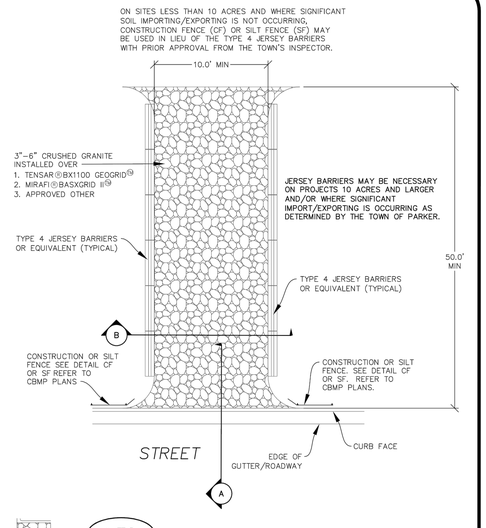
TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

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

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

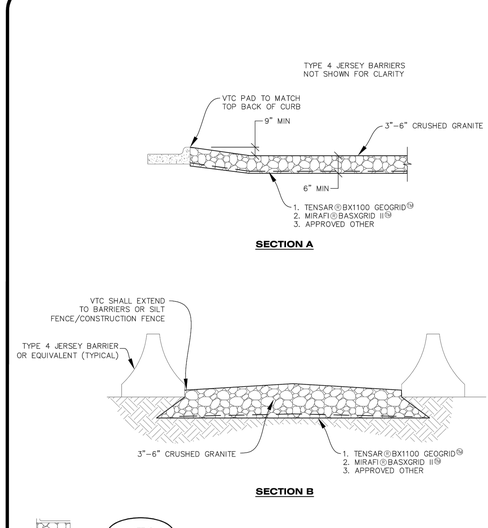
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — TSB 3 OF 3 Oct. 2013



VTC **VEHICLE TRACKING CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC 1 OF 3 Oct. 2013



VTC **VEHICLE TRACKING CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC 2 OF 3 Oct. 2013

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Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS
CBMP DETAILS

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO. 096481002
DRAWING NAME 096481002EC_DT

C3.10

VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50–FEET LONG AND 10–FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO–GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO–GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO–GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3–6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

3 OF 3

Oct. 2013

Worksheet for DD - LOT 1

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.022
Channel Slope	0.010 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.07 cfs
Results	
Normal Depth	6.4 in
Flow Area	1.1 ft²
Wetted Perimeter	4.4 ft
Hydraulic Radius	3.1 in
Top Width	4.24 ft
Critical Depth	6.2 in
Critical Slope	0.012 ft/ft
Velocity	2.73 ft/s
Velocity Head	0.12 ft
Specific Energy	0.65 ft
Froude Number	0.935
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.4 in
Critical Depth	6.2 in
Channel Slope	0.010 ft/ft
Critical Slope	0.012 ft/ft

2-YEAR STORM
TC: 10 MIN
C-VALUE: 0.60
AREA: 1.91 AC
FLOW: 3.07 CFS

DD SIZING.fm8
8/25/2020

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

FlowMaster
[10.02.00.01]
Page 1 of 1

Worksheet for DD - LOT 2

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.022
Channel Slope	0.010 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	4.000 H:V
Discharge	3.06 cfs
Results	
Normal Depth	6.4 in
Flow Area	1.1 ft²
Wetted Perimeter	4.4 ft
Hydraulic Radius	3.1 in
Top Width	4.24 ft
Critical Depth	6.2 in
Critical Slope	0.012 ft/ft
Velocity	2.73 ft/s
Velocity Head	0.12 ft
Specific Energy	0.65 ft
Froude Number	0.935
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.4 in
Critical Depth	6.2 in
Channel Slope	0.010 ft/ft
Critical Slope	0.012 ft/ft

2-YEAR STORM
TC: 10 MIN
C-VALUE: 0.60
AREA: 1.90 AC
FLOW: 3.06 CFS

DD SIZING.fm8
8/25/2020

Bentley Systems, Inc. Haestad Methods Solution Center
27 Siemon Company Drive Suite 200 W
Watertown, CT 06795 USA +1-203-755-1666

FlowMaster
[10.02.00.01]
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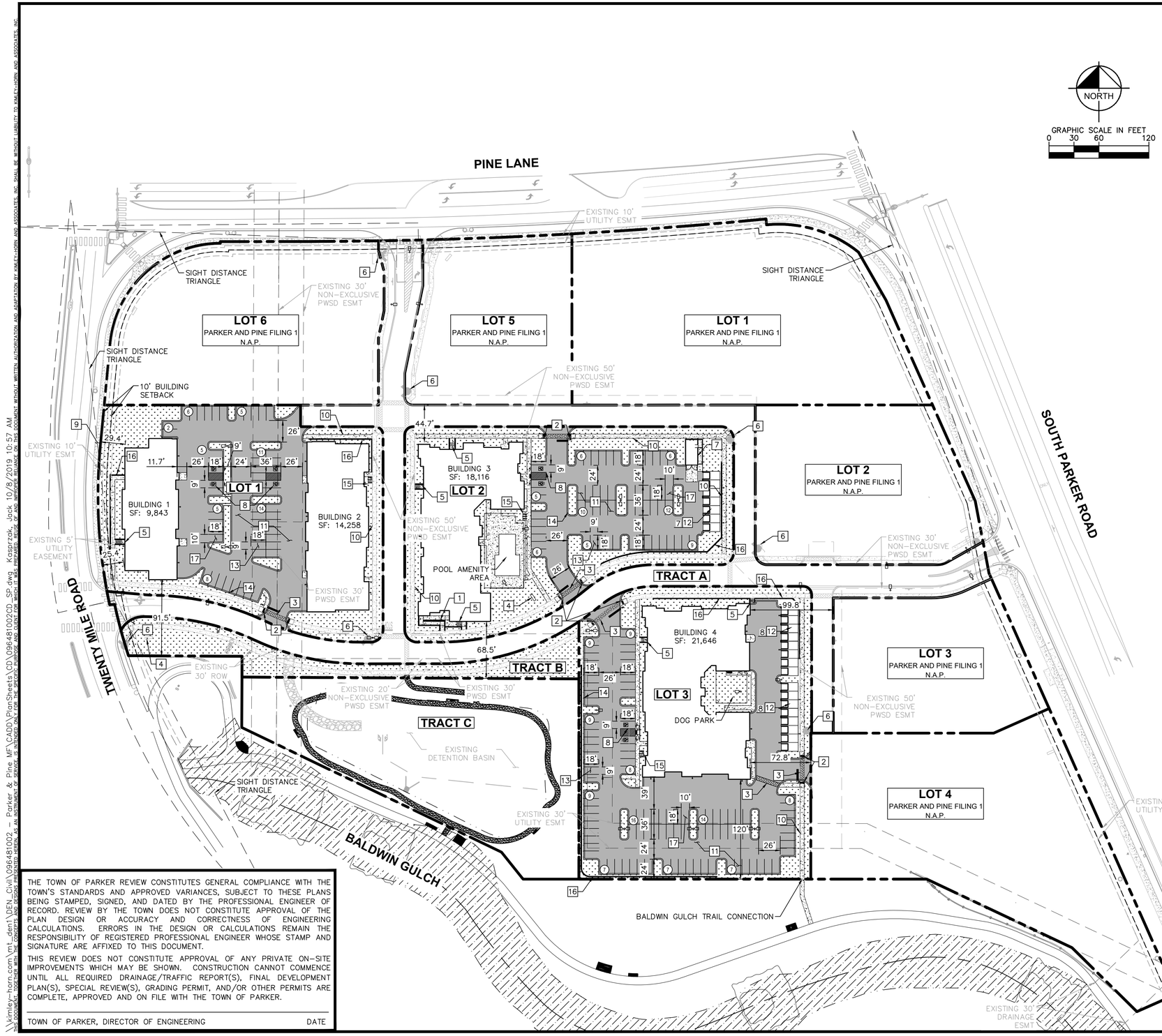


THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGEND

- PROPERTY LINE
- LIGHT POLE
- WALL MOUNTED POLE
- NUMBER OF PARKING SPACES
- ACCESSIBLE PARKING SPACES
- PROPOSED ELECTRICAL TRANSFORMER
- LANDSCAPED AREA
- STANDARD DUTY ASPHALT PAVING
- COLORED CONCRETE
- HEAVY DUTY CONCRETE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED CURB AND GUTTER

KEY NOTES

1. PROPOSED ADA ACCESSIBLE SIDEWALK RAMP. REFER TO ARCH PLANS
2. PROPOSED ACCESSIBLE RAMP W/ 36" DEEP DETECTABLE WARNING PER TOWN OF PARKER STANDARD DETAIL.
3. PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
4. PROPOSED MONUMENT SIGN, UNDER SEPARATE PERMIT.
5. PROPOSED PRIVATE STAIRWAY. REFER TO ARCH PLANS.
6. EXISTING FIRE HYDRANT.
7. PROPOSED TRASH ENCLOSURE. REFER TO ARCH PLANS.
8. PROPOSED ADA PARKING STALLS.
9. EXISTING 8' CONCRETE SIDEWALK.
10. PROPOSED 5' CONCRETE SIDEWALK PER TOWN OF PARKER STD DETAIL.
11. PROPOSED STANDARD DUTY ASPHALT PAVING.
12. DETACHED GARAGE. PARKING COUNT PER PLAN.
13. PROPOSED STANDARD 9'X18' PARKING STALL
14. PROPOSED 18" CURB AND GUTTER PER TOWN OF PARKER STANDARD DETAIL.
15. PROPOSED 6 STALL BICYCLE PARKING, REFER TO LANDSCAPE DETAILS.
16. PROPOSED RETAINING WALL
17. PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL

SITE PLAN NOTES

1. ALL DRIVE AISLE WIDTHS TO BE A MINIMUM OF 24' UNLESS NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE FROM FLOW LINE UNLESS OTHERWISE NOTED.
3. VAN-ACCESSIBLE ADA SPACE DIMENSIONS SHALL BE 18.0' L BY 9.0' W. ACCESS AISLES PROVIDED TO BE 9'.
4. PROPOSED EASEMENTS AS SHOWN TO BE DEDICATED BY PLAT OR BY SEPARATE DOCUMENT.
5. ACCESSIBLE ROUTE TO BE PROVIDED TO ALL BUILDINGS AND ON-SITE AMENITIES.
6. SIDEWALKS SHALL COMPLY UNDER CURRENT ADA CODE.
7. SEE COVER SHEET FOR RELEVANT SITE DATA.
8. ALL PARKING ADJACENT TO LANDSCAPE ISLANDS SHALL BE 10' W.
9. REFER TO SHEETS C4.1-C4.4 FOR ALL RADII AND DIMENSIONS OF PROPOSED CURB AND GUTTER.
10. LIGHTING POLES/BOLLARDS SHOWN FOR REFERENCE ONLY. REFER TO ARCH/MEP PLANS.

Know what's below. Call before you dig.

NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

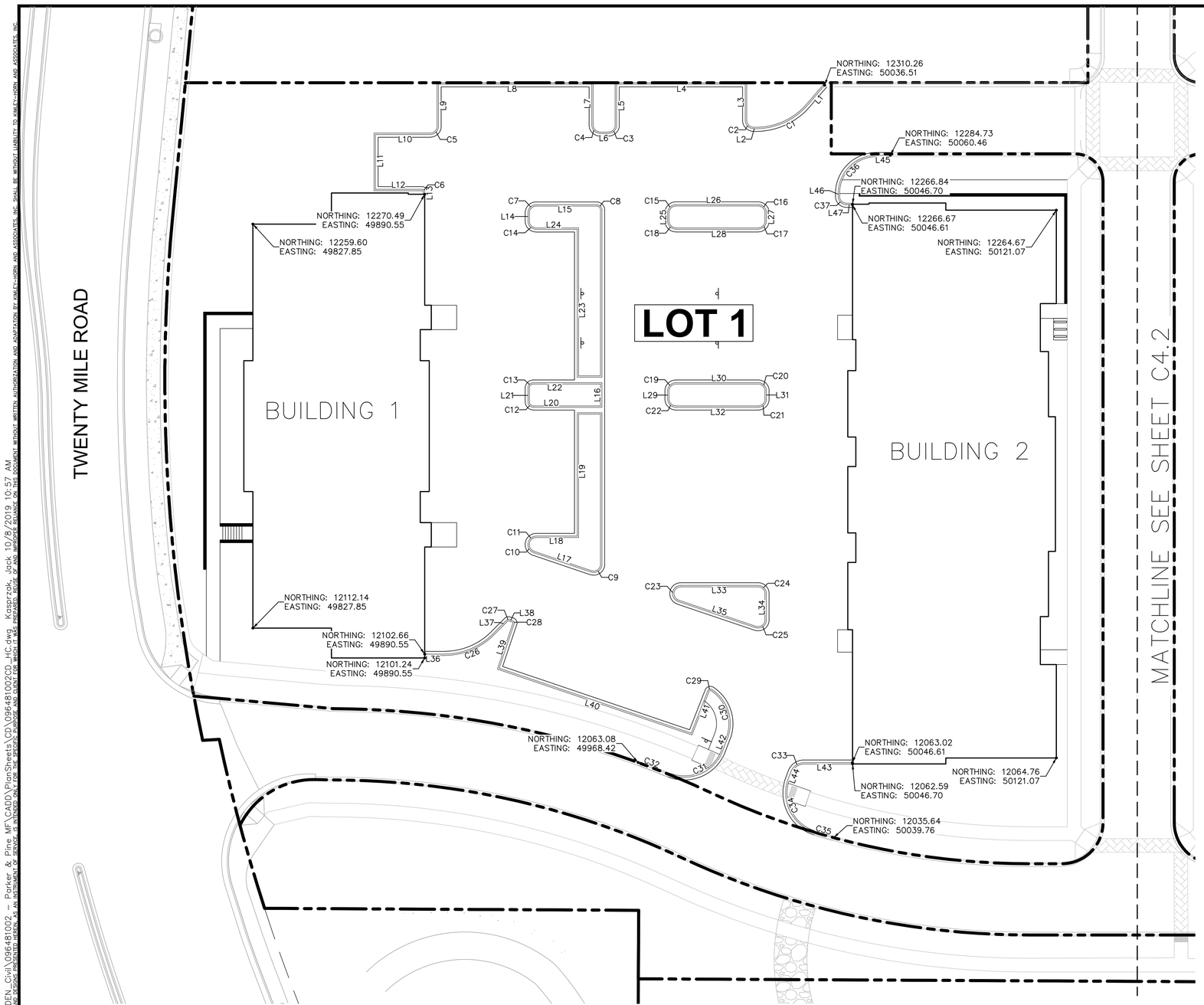
OVERALL SITE PLAN

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWN NAME
096481002CD_SP

C4.0



NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING CURB

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW ¼ OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S00°17'51"W AS REFERENCED ON THE PLAT OF PARKER AUTO PLAZA FILING NO.1 AND BOUND BY THE MONUMENTS SHOWN HEREON.

HORIZONTAL CONTROL NOTES

1. REFER TO SHEET C4.4 FOR HORIZONTAL CONTROL LINE AND CURVE TABLES

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 REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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HORIZONTAL CONTROL PLAN

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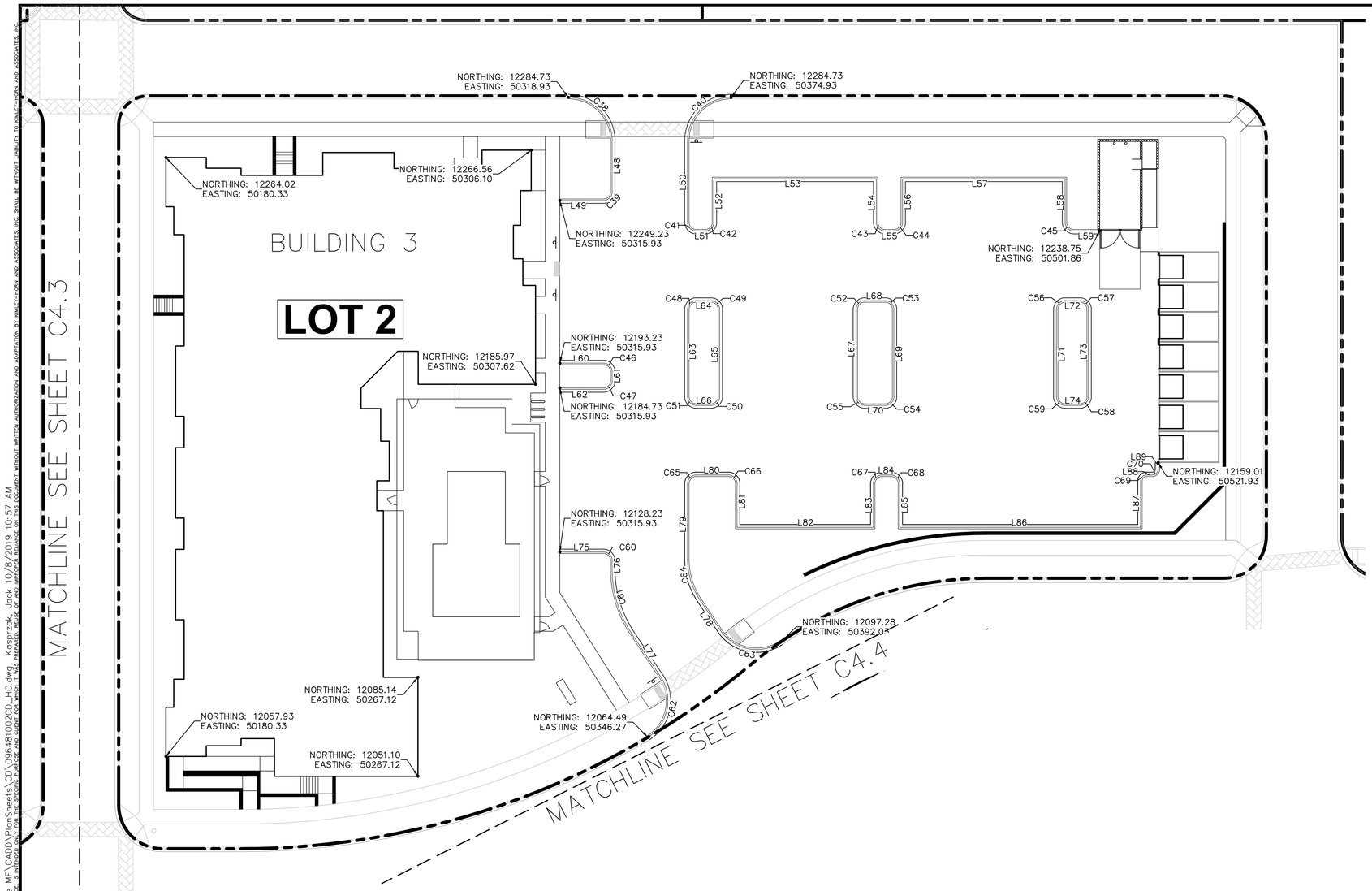
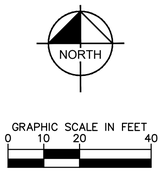
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWING NAME
096481002CD_HC

C4.1





LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING CURB

BASIS OF BEARINGS

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HORIZONTAL CONTROL NOTES

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

HORIZONTAL CONTROL PLAN

PRELIMINARY
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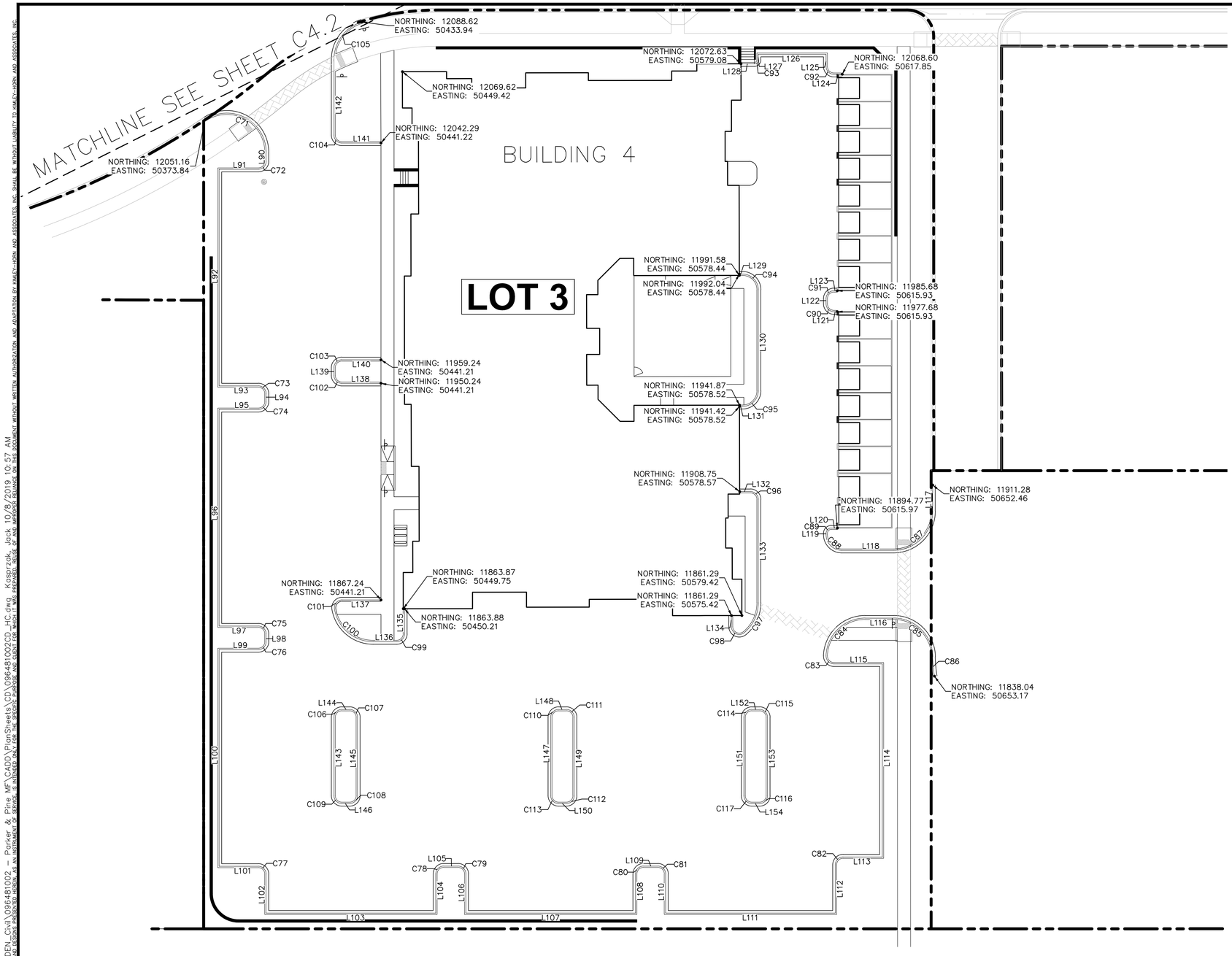
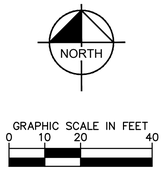
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWN NAME
096481002CD_HC

C4.2





LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE CURB
- EXISTING CURB

BASIS OF BEARINGS

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HORIZONTAL CONTROL NOTES

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PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS

HORIZONTAL CONTROL PLAN

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Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
096481002

DRAWING NAME
096481002CD_HC

C4.3

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.40	S40°39'27.54"W
L2	0.86	N90°00'00.00"W
L3	13.29	N0°00'00.00"E
L4	47.00	S89°59'55.40"W
L5	15.00	S0°00'00.00"E
L6	3.00	N90°00'00.00"W
L7	15.00	N0°00'00.00"E
L8	56.00	S89°59'53.57"W
L9	15.41	S0°00'00.00"E
L10	20.00	N90°00'00.00"W
L11	20.00	S0°00'00.00"E
L12	17.00	N90°00'00.00"E
L13	0.80	S0°00'00.00"E
L14	3.00	S0°00'00.00"E
L15	22.00	S89°59'54.89"W
L16	129.26	N0°00'00.00"E
L17	22.17	S71°18'42.46"E
L18	15.00	N90°00'00.00"W
L19	47.00	S0°00'00.55"E
L20	16.00	N89°59'52.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	5.00	S0°00'00.00"E
L22	16.00	S89°59'52.00"W
L23	56.00	S0°00'00.58"W
L24	15.00	N89°59'52.00"E
L25	3.00	N0°00'00.00"E
L26	30.00	N89°59'52.00"E
L27	3.00	S0°00'00.00"E
L28	30.00	S89°59'52.00"W
L29	3.00	N0°00'00.00"E
L30	30.00	N89°59'52.00"E
L31	3.00	S0°00'00.00"E
L32	30.00	S89°59'52.00"W
L33	28.24	S89°59'57.90"W
L34	9.55	N0°00'00.00"E
L35	29.81	S71°18'42.46"E
L36	7.16	N90°00'00.00"W
L37	7.11	S45°00'00.00"W
L38	1.15	N71°18'42.46"W
L39	17.00	N18°41'17.54"E
L40	74.00	N71°18'42.46"W

LINE TABLE		
LINE	LENGTH	BEARING
L41	16.58	S21°24'10.62"W
L42	4.89	N21°04'32.34"E
L43	17.71	N90°00'00.00"W
L44	2.66	S21°04'32.34"W
L45	5.00	N90°00'00.00"W
L46	1.06	S0°00'00.00"E
L47	2.16	N90°00'00.00"E
L48	17.50	S0°00'00.00"E
L49	15.00	N90°00'00.00"W
L50	27.98	N0°00'00.00"E
L51	3.00	N90°00'00.00"W
L52	15.00	S0°00'00.00"E
L53	56.00	S90°00'00.00"W
L54	15.00	N0°00'00.00"W
L55	3.00	N90°00'00.00"W
L56	15.00	S0°00'00.00"E
L57	56.00	N90°00'00.00"W
L58	15.00	N0°00'00.00"W
L59	8.92	N90°00'00.00"W
L60	15.00	N90°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L61	3.00	S0°00'00.00"E
L62	15.00	N90°00'00.00"W
L63	30.00	S0°00'00.00"E
L64	5.00	N90°00'00.00"W
L65	30.00	N0°00'00.00"E
L66	5.00	N90°00'00.00"E
L67	30.00	N0°00'00.00"W
L68	7.00	S90°00'00.00"E
L69	30.00	S0°00'00.00"E
L70	7.00	N90°00'00.00"W
L71	30.00	S0°00'00.00"E
L72	5.00	S90°00'00.00"W
L73	30.00	N0°00'00.00"W
L74	5.00	N90°00'00.00"E
L75	15.00	N90°00'00.00"E
L76	2.82	S0°00'00.00"E
L77	17.67	S33°52'07.72"E
L78	12.60	N33°52'07.72"W
L79	25.99	N0°00'00.00"E
L80	11.00	N90°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L81	15.00	S0°00'00.00"E
L82	47.00	S90°00'00.00"E
L83	15.00	N0°00'00.00"E
L84	3.00	S90°00'00.00"E
L85	15.00	S0°00'00.00"E
L86	83.00	N90°00'00.00"E
L87	16.00	N0°00'00.00"W
L88	2.00	S90°00'00.00"E
L89	2.27	N0°00'00.00"E
L90	3.47	N0°00'00.00"E
L91	15.00	N90°00'00.00"E
L92	83.00	N0°00'00.00"E
L93	15.00	N90°00'00.00"W
L94	3.00	N0°00'00.00"E
L95	15.00	N90°00'00.00"E
L96	83.00	N0°00'00.00"E
L97	15.00	N90°00'00.00"W
L98	3.00	N0°00'00.00"E
L99	15.00	N90°00'00.00"E
L100	83.00	N0°00'00.00"E

LINE TABLE		
LINE	LENGTH	BEARING
L101	15.00	N90°00'00.00"W
L102	14.96	N0°00'00.00"E
L103	65.00	N90°00'00.00"W
L104	15.00	S0°00'00.00"E
L105	5.50	N90°00'00.00"W
L106	15.00	N0°00'00.00"E
L107	65.00	N90°00'00.00"W
L108	15.00	S0°00'00.00"E
L109	5.50	N90°00'00.00"W
L110	15.00	N0°00'00.00"E
L111	65.00	N90°00'00.00"W
L112	18.50	S0°00'00.00"E
L113	15.00	N90°00'00.00"W
L114	74.00	S0°00'00.00"E
L115	18.54	N90°00'00.00"E
L116	10.84	N90°00'00.00"W
L117	10.00	N0°01'28.09"W
L118	19.80	N90°00'00.00"E
L119	0.51	S0°00'00.00"E
L120	2.29	N89°37'55.72"W

LINE TABLE		
LINE	LENGTH	BEARING
L121	1.27	S89°58'31.91"W
L122	2.00	N0°00'00.00"E
L123	1.27	N89°58'31.91"E
L124	3.19	S89°58'31.91"W
L125	4.71	N0°00'00.00"E
L126	26.00	N89°59'55.66"W
L127	2.18	S0°00'00.00"E
L128	5.08	N90°00'00.00"W
L129	1.22	N90°00'00.00"E
L130	38.63	S0°00'00.00"E
L131	1.14	N90°00'00.00"W
L132	4.09	N90°00'00.00"E
L133	39.53	S0°00'00.00"E
L134	4.22	N0°00'00.00"E
L135	9.60	N0°00'00.00"E
L136	9.01	N90°00'00.00"E
L137	14.83	N90°00'00.00"W
L138	15.00	S90°00'00.00"E
L139	3.00	S0°00'00.00"W
L140	15.00	N90°00'00.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L141	15.01	S89°59'26.86"E
L142	28.94	S0°00'00.00"E
L143	30.00	S0°00'00.00"E
L144	3.00	N90°00'00.00"W
L145	30.00	N0°00'00.00"E
L146	3.00	N90°00'00.00"E
L147	30.00	N0°00'00.00"E
L148	3.00	N90°00'00.00"E
L149	30.00	S0°00'00.00"E
L150	3.00	N90°00'00.00"W
L151	30.00	N0°00'00.00"E
L152	3.00	N90°00'00.00"E
L153	30.00	S0°00'00.00"E
L154	3.00	N90°00'00.00"W

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	25.00'	21.53'	49°20'32"	11.48'
C2	3.00'	4.71'	90°00'00"	3.00'
C3	3.00'	4.71'	90°00'00"	3.00'
C4	3.00'	4.71'	90°00'00"	3.00'
C5	3.00'	4.71'	90°00'00"	3.00'
C6	1.00'	1.57'	90°00'00"	1.00'
C7	3.00'	4.71'	89°59'55"	3.00'
C8	2.00'	3.14'	90°00'05"	2.00'
C9	3.00'	5.69'	108°41'18"	4.18'
C10	3.00'	3.73'	71°18'42"	2.15'
C11	3.00'	4.71'	90°00'00"	3.00'
C12	2.00'	3.14'	90°00'08"	2.00'
C13	2.00'	3.14'	89°59'52"	2.00'
C14	3.00'	4.71'	90°00'08"	3.00'
C15	3.00'	4.71'	89°59'52"	3.00'
C16	3.00'	4.71'	90°00'08"	3.00'
C17	3.00'	4.71'	89°59'52"	3.00'
C18	3.00'	4.71'	90°00'08"	3.00'
C19	3.00'	4.71'	89°59'52"	3.00'
C20	3.00'	4.71'	90°00'08"	3.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C21	3.00'	4.71'	89°59'52"	3.00'
C22	3.00'	4.71'	90°00'08"	3.00'
C23	3.00'	8.45'	161°18'40"	18.23'
C24	3.00'	4.71'	90°00'02"	3.00'
C25	3.00'	5.69'	108°41'18"	4.18'
C26	25.00'	19.63'	45°00'00"	10.36'
C27	1.00'	1.11'	63°41'18"	0.62'
C28	1.00'	1.57'	90°00'00"	1.00'
C29	1.00'	1.79'	102°22'21"	1.24'
C30	15.00'	20.24'	77°18'00"	12.00'
C31	15.00'	23.82'	90°59'49"	15.26'
C32	327.30'	12.00'	2°06'02"	6.00'
C33	5.00'	6.01'	68°55'28"	3.43'
C34	15.00'	24.73'	94°26'35"	16.21'
C35	273.03'	7.05'	1°28'47"	3.53'
C36	14.00'	21.99'	90°00'00"	14.00'
C37	3.00'	4.71'	90°00'00"	3.00'
C38	15.00'	23.56'	90°00'00"	15.00'
C39	3.00'	4.71'	90°00'00"	3.00'
C40	15.00'	23.56'	90°00'00"	15.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C41	3.00'	4.71'	90°00'00"	3.00'
C42	3.00'	4.71'	90°00'00"	3.00'
C43	3.00'	4.71'	90°00'00"	3.00'
C44	3.00'	4.71'	90°00'00"	3.00'
C45	3.00'	4.71'	90°00'00"	3.00'
C46	3.00'	4.71'	90°00'00"	3.00'
C47	3.00'	4.71'	90°00'00"	3.00'
C48	3.00'	4.71'	90°00'00"	3.00'
C49	3.00'	4.71'	90°00'00"	3.00'
C50	3.00'	4.71'	90°00'00"	3.00'
C51	3.00'	4.71'	90°00'00"	3.00'
C52	3.00'	4.71'	90°00'00"	3.00'
C53	3.00'	4.71'	90°00'00"	3.00'
C54	3.00'	4.71'	90°00'00"	3.00'
C55	3.00'	4.71'	90°00'00"	3.00'
C56	3.00'	4.71'	90°00'00"	3.00'
C57	3.00'	4.71'	90°00'00"	3.00'
C58	3.00'	4.71'	90°00'00"	3.00'
C59	3.00'	4.71'	90°00'00"	3.00'
C60	3.00'	4.71'	90°00'00"	3.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C61	40.00'	23.64'	33°52'08"	12.18'
C62	15.00'	23.81'	90°55'47"	15.25'
C63	15.00'	23.58'	90°04'14"	15.02'
C64	25.00'	14.78'	33°52'08"	7.61'
C65	3.00'	4.71'	90°00'00"	3.00'
C66	3.00'	4.71'	90°00'00"	3.00'
C67	3.00'	4.71'	90°00'00"	3.00'
C68	3.00'	4.71'	90°00'00"	3.00'
C69	2.00'	3.14'	90°00'00"	2.00'
C70	2.00'	3.14'	90°00'00"	2.00'
C71	15.00'	32.44'	123°55'17"	28.16'
C72	3.00'	4.71'	90°00'00"	3.00'
C73	3.00'	4.71'	90°00'00"	3.00'
C74	3.00'	4.71'	90°00'00"	3.00'
C75	3.00'	4.71'	90°00'00"	3.00'
C76	3.00'	4.71'	90°00'00"	3.00'
C77	3.00'	4.71'	90°00'00"	3.00'
C78	3.00'	4.71'	90°00'00"	3.00'
C79	3.00'	4.71'	90°00'00"	3.00'
C80	3.00'	4.71'	90°00'00"	3.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C81	3.00'	4.71'	90°00'00"	3.00'
C82	3.00'	4.71'	90°00'00"	3.00'
C83	3.00'	4.84'	92°23'17"	3.13'
C84	15.00'	22.94'	87°36'43"	14.39'
C85	15.00'	23.33'	89°07'02"	14.77'
C86	50.00'	7.51'	8°36'14"	3.76'
C87	15.00'	23.57'	90°01'28"	15.01'
C88	6.00'	9.42'	90°00'00"	6.00'
C89	2.00'	3.15'	90°22'04"	2.01'
C90	3.00'	4.71'	90°01'28"	3.00'
C91	3.00'	4.71'	89°58'32"	3.00'
C92	3.00'	4.71'	90°01'28"	3.00'
C93	1.50'	2.36'	90°00'00"	1.50'
C94	6.00'	9.42'	90°00'00"	6.00'
C95	6.00'	9.42'	90°00'00"	6.00'
C96	3.00'	4.71'	90°00'00"	3.00'
C97	15.00'	13.02'	49°44'31"	6.95'
C98	3.00'	6.82'	130°15'29"	6.47'
C99	3.00'	4.71'	90°00'00"	3.00'
C100	15.00'	21.00'	80°13'25"	12.64'

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C101	3.00'	5.22'	99°46'35"	3.56'
C102	3.00'	4.71'	90°00'00"	3.00'
C103	3.00'	4.71'	90°00'00"	3.00'
C104	3.00'	4.71'	89°59'27"	3.00'
C105	15.00'	19.24'	73°28'50"	11.20'
C106	3.00'	4.71'	90°00'00"	3.00'
C107	3.00'	4.71'	90°00'00"	3.00'
C108	3.00'	4.71'	90°00'00"	3.00'
C109	3.00'	4.71'	90°00'00"	3.00'
C110	3.00'	4.71'	90°00'00"	3.00'
C111	3.00'	4.71'	90°00'00"	3.00'
C112	3.00'	4.71'	90°00'00"	3.00'
C113	3.00'	4.71'	90°00'00"	3.00'
C114	3.00'	4.71'	90°00'00"	3.00'
C115	3.00'	4.71'	90°00'00"	3.00'
C116	3.00'	4.71'	90°00'00"	3.00'
C117	3.00'	4.71'	90°00'00"	3.00'

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 REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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NO.	REVISION	BY	DATE	APPR.

Kimley»Horn
2020 KIMLEY-HORN AND ASSOCIATES, INC.
4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY:DLS
DRAWN BY: JRK
CHECKED BY: DLS
DATE: 08/25/20

PARKER AND PINE MULTI-FAMILY
PARKER, CO
CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

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Kimley»Horn
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