

LOT 6 - PARKER AND PINE FILING 1.
SITUATED IN THE SE 1/4 OF SECTION 9 AND THE SW 1/4 OF SECTION 10, T.6S., R.66W. OF THE 6TH P.M.
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

C1.0

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K:\DEV_Civil\096895001 - Lot 6 Parker & Pine\CD\Drawings\09689500100_CV.dwg Newshorn, May 12, 2020 10:58 AM
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TOWN OF PARKER 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, 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.
2. 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.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
WATER MAIN PLAN AND PROFILE SHEET C7.5-C7.7; SANITARY SEWER PLAN AND PROFILE SHEET C7.3-C7.4.
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. 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."
10. 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.
11. 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.
12. 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.
13. 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.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. 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.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDERS' OFFICE.

GENERAL NOTES FOR CONTRACTOR

1. THE FOLLOWING NOTES ARE PROVIDED TO GIVE DIRECTIONS TO THE CONTRACTOR BY THE ENGINEER OF THE PLANS. THE TOWN ENGINEER'S SIGNATURE ON THESE PLANS DOES NOT CONSTITUTE APPROVAL OF ANY OF THESE NOTES AND THE TOWN WILL NOT BE HELD RESPONSIBLE FOR THEIR ENFORCEMENT.
2. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING: SAFETY OF ALL PERSONS AND PROPERTY, AND THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO INSURE THAT ALL SLOPES, STREETS, UTILITIES, AND STORM SEWERS ARE BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE IS ANY QUESTION REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE DOING ANY WORK BY CALLING THE ENGINEER OF RECORD AT 303-228-2300. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (SAND BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHATEVER OWNER, AGENCY, OR ASSOCIATION IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
4. EXCEPT AS NOTED HEREON ALL UTILITY SERVICES WITHIN THIS DEVELOPMENT ARE UNDERGROUND INSTALLATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK NEAR THEIR FACILITIES, AND SHALL COORDINATE HIS WORK WITH COMPANY REPRESENTATIVES. FOR UTILITY MARK-OUT SERVICE, CALL 811.
5. THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE EXPENSE OF THE CONTRACTOR.
6. LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS TO BE CONNECTED TO SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
7. CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATION OF EXISTING FACILITIES.
8. FOR ALL UTILITY TRENCHES, SOILS REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD BY A QUALIFIED SOILS ENGINEER WHICH CERTIFY THAT TRENCH BACKFILL WAS COMPACTED AS DIRECTED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE ON-SITE EARTHWORK SPECIFICATIONS.
9. ANY WORK DONE WITHOUT INSPECTION OR MATERIALS TESTING IS SUBJECT TO REMOVAL OR CORRECTION.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE ENGINEER.
11. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS FOR GRADING, DRAINAGE AND UNDERGROUND FACILITIES, INCLUDING LOCATION AND ELEVATION OF EXISTING UNDERGROUND FACILITIES AT CROSSINGS WITH PROPOSED UNDERGROUND FACILITIES. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
12. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
13. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS OR IN THE FIELD, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD BEFORE PROCEEDING WITH THE WORK IN QUESTION.
14. APPROVAL OF THESE PLANS BY THE TOWN DOES NOT AUTHORIZE ANY WORK TO BE PERFORMED UNTIL A PERMIT HAS BEEN ISSUED.
15. THE APPROVAL OF THIS PLAN OR ISSUANCE OF A PERMIT BY THE TOWN DOES NOT AUTHORIZE THE CONTRACTOR OR OWNER TO VIOLATE ANY FEDERAL, STATE OR COUNTY LAWS, ORDINANCES, REGULATIONS, OR POLICIES, INCLUDING, BUT NOT LIMITED TO, THE FEDERAL ENDANGERED SPECIES ACT OF 1973 AND AMENDMENTS THERETO (16 USC SECTION 1531 ET.SEQ.)
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SURVEY MONUMENTS AND/OR VERTICAL CONTROL BENCHMARKS WHICH ARE DISTURBED OR DESTROYED BY CONSTRUCTION. A LAND SURVEYOR MUST FIELD LOCATE, REFERENCE, AND/OR PRESERVE ALL HISTORICAL OR CONTROLLING MONUMENTS PRIOR TO ANY EARTHWORK. IF DESTROYED, A LAND SURVEYOR SHALL REPLACE SUCH MONUMENTS WITH APPROPRIATE MONUMENTS. ALL MONUMENTS SHALL BE SET IN ACCORDANCE WITH COLORADO REVISED STATUTES TITLE 12, ARTICLE 25, PART 2. IF ANY VERTICAL CONTROL IS TO BE DISTURBED OR DESTROYED, THE TOWN FIELD SURVEY SECTION MUST BE NOTIFIED, IN WRITING, AT LEAST 3 DAYS PRIOR TO THE CONSTRUCTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPLACING ANY VERTICAL CONTROL BENCHMARKS DESTROYED BY THE CONSTRUCTION.
17. DEVIATIONS FROM THESE SIGNED PLANS WILL NOT BE ALLOWED UNLESS THE TOWN ENGINEER APPROVES A CONSTRUCTION CHANGE OR THE TOWN/AGENCY INSPECTOR REQUIRES THE CHANGE.
18. AS-BUILT DRAWINGS MUST BE SUBMITTED TO THE ENGINEER PRIOR TO ACCEPTANCE OF THIS PROJECT BY THE TOWN. CONTACT THE ENGINEER FOR THE REQUIREMENTS OF THE AS-BUILT DRAWINGS.
19. EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM A SURVEY PREPARED BY CVL CONSULTANTS, INC. DATED OCTOBER 09, 2016.
20. NOTES AND DETAILS DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK.
21. IF AT ANY TIME DURING THE GRADING OPERATION, ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
22. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
23. ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT APPROVED DISPOSAL SITES. THE CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FOR THE TRANSPORTATION OF MATERIAL TO AND FROM THE SITE.
24. DIMENSIONS TO PIPELINES ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
25. CONSTRUCTION STAKING FOR IMPROVEMENTS SHOWN IN THESE PLANS SHALL BE PERFORMED BY A LICENSED LAND SURVEYOR.
26. ALL DIMENSIONS ARE IN FEET OR DECIMALS THEREOF.
27. SPOT GRADES ARE TO FLOWLINE OR FINISH PAVEMENT GRADE UNLESS OTHERWISE NOTED.
28. CONTRACTOR TO BE AWARE OF ALL OVERHEAD LINES AT ALL TIMES, SO AS NOT TO DISTURB THEM.
29. WATER SHALL BE PROVIDED ONSITE AND USED TO CONTROL DUST DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
30. STORM DRAINAGE SYSTEMS SHOWN ON THESE PLANS HAVE BEEN DESIGNED FOR THE FINAL SITE CONDITION AT COMPLETION OF THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ADEQUATE DRAINAGE OF THE SITE DURING INTERIM CONDITIONS OF CONSTRUCTION.
31. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY ENGINEER OF RECORD.

TOWN OF PARKER 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, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION). MIKE SARMENTO, UDFCD CONSTRUCTION MANAGER MUST BE CONTACTED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION OF THE POND OUTFALL, AT 303-455-6277 OR MSARMENTO@UDFCD.ORG.
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED TO MEET TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 6.1. 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE, MANHOLES, INLETS, ETC)
 - 6.2. 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.
18. THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) MAY CONDUCT SITE VISITS DURING PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. ALL GROUDED BOULDER INSTALLATIONS MUST HAVE A SUBGRADE INSPECTION AND A PRE-GROUT INSPECTION. COORDINATION WITH THE UDFCD CONSTRUCTION MANAGER IS REQUIRED 48 HOURS PRIOR TO ANY CONSTRUCTION AND AHEAD OF ANY GROUT OPERATIONS. CONTACT MIKE SARMENTO, UDFCD CONSTRUCTION MANAGER, 303-455-6277, MSARMENTO@UDFCD.ORG.

TOWN OF PARKER 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. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
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 ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS:
 - SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.
 - SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
 - SHALL LINE UP WITH HANDICAP RAMPS.
 - SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:

FOR CONCRETE SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)

FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
GENERAL NOTES

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

PROJECT NO.
096895001
DRAWING NAME
096895001CD_CV

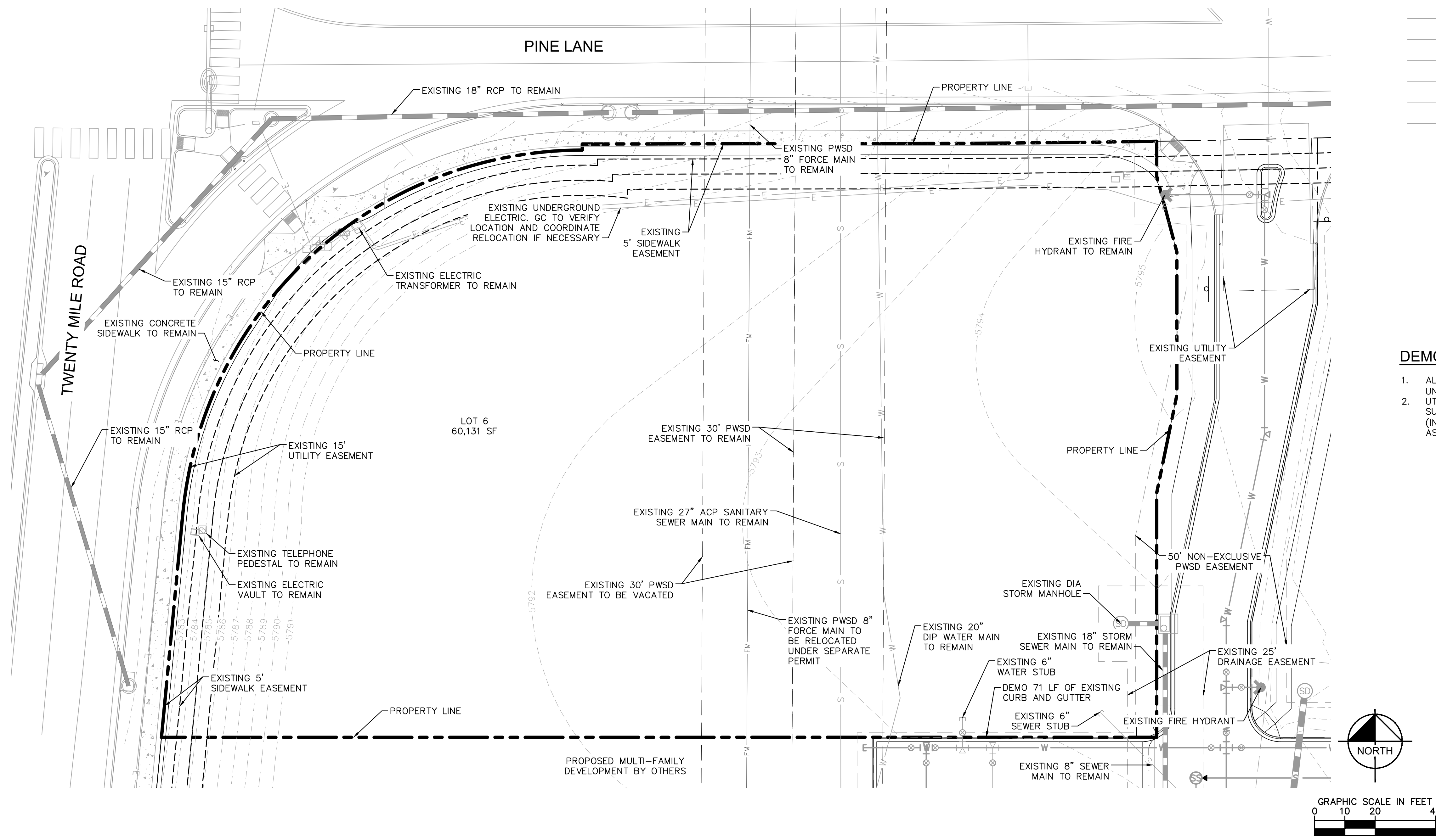
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NO. REVISION BY DATE

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 12/23/2020



X:\DEN_Civil\096895001 - Lot 6 Parker & Pine\CADD\PlanSheets\096895001SP_EX.dwg Newstrom, Max



DEMOLITION NOTES

1. ALL EXISTING IMPROVEMENTS TO BE PROTECTED IN PLACE, UNLESS SPECIFICALLY CALLED OUT AS 'TO BE REMOVED.'
2. UTILITIES ARE SHOWN PER ENGINEERING SERVICE COMPANY SURVEY DATED MARCH 20, 2014 AND PARKER AND PINE FILING (INFRASTRUCTURE) CONSTRUCTION PLANS BY KIMLEY-HORN AND ASSOCIATES, INC.

TOWN OF PARKER, DIRECTOR OF ENGINEERING

Kimley»»Horn

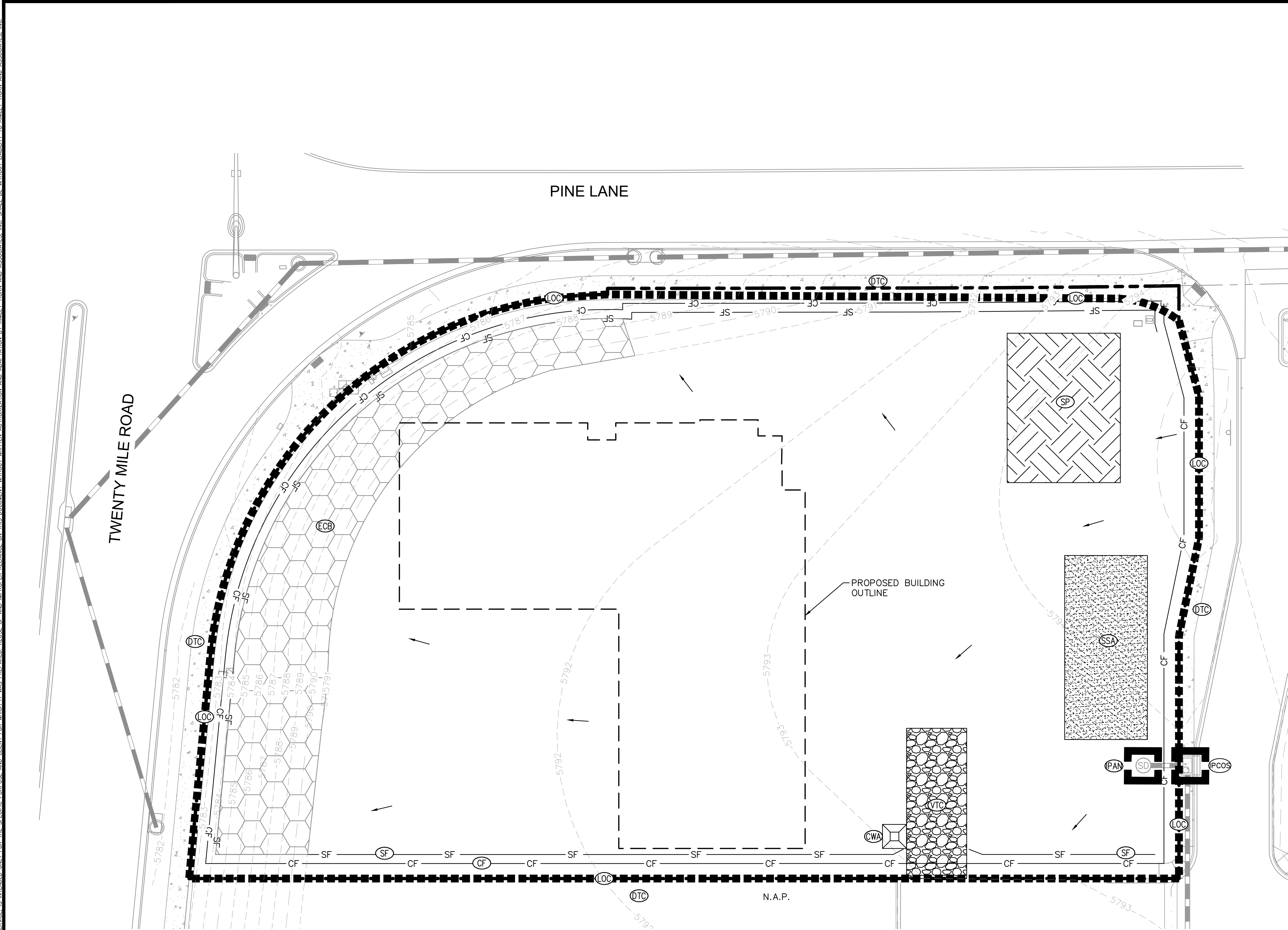
LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
EXISTING CONDITIONS AND DEMO PLAN

PROJECT NO.
096895001

C2.0



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LEGEND

	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	SILT FENCE
	STABILIZED STAGING AREA
	CONCRETE WASHOUT
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	DEBRIS TRASH CONTROL
	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	INLET PROTECTION, AREA INLET NOT IN A PAVEMENT AREA
	EROSION CONTROL BLANKET

AREA OF DISTURBANCE

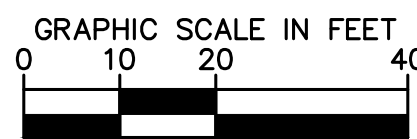
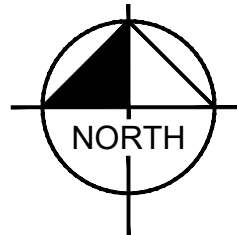
ONSITE IMPROVEMENTS = ±1.17 ACRES

OFFSITE IMPROVEMENTS = ±0.21 ACRES

TOTAL = ±1.38 ACRES

GENERAL NOTES

- THE INTENT OF THIS PLAN IS TO IDENTIFY THE EROSION CONTROL PRACTICES RECOMMENDED. THE CONTRACTOR SHALL REFERENCE ADDITIONAL CONSTRUCTION PLANS FOR DEMOLITION OF EXISTING AND CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- ADJACENT STREETS AND SIDEWALK SHALL BE KEPT CLEAN AND FREE OF SEDIMENT AND/OR DEBRIS AT ALL TIMES. CONTRACTOR SHALL PERFORM STREET SWEEPING AS NEEDED DURING ACTIVE TRACKING.
- TEMPORARY STABILIZATION (TS) SHALL BE IMPLEMENTED WITHIN THE DISTURBED PORTIONS OF THE PROJECT SITE NO LATER THAN 14 DAYS FOLLOWING THE CEASE OF CONSTRUCTION ACTIVITIES WITHIN THE DISTURBED AREAS.
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- CONTRACTOR TO UPDATE EROSION CONTROL LIVING DOCUMENT AS ADJUSTMENTS ARE MADE ON SITE.
- THIS STORMWATER MANAGEMENT PLAN PROVIDES AN INITIAL RECOMMENDATION OF SITE EROSION CONTROL BEST MANAGEMENT PRACTICES BASED UPON REVIEW OF EXISTING SITE TOPOGRAPHY AND PROPOSED SITE CONDITIONS. THE OPERATOR MAY MODIFY INLET PROTECTION MEASURES SHOULD ACTUAL SITE CONDITIONS VARY. THE STORMWATER MANAGEMENT PLAN AND NARRATIVE SHALL BE AMENDED TO REFLECT SAID CHANGES.
- SEE SHEET C3.2 FOR PHASING SEQUENCE DETAILS.
- REFER TO LANDSCAPE AND IRRIGATION PLANS FOR PERMANENT STABILIZATION MEASURES.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
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Know what's below.
Call before you dig.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

Kimley»Horn

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

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 12/23/2020

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
INITIAL CBMP PLAN

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

PROJECT NO.
096895001

DRAWING NAME
096895001CD_EC

C3.0

NO. BY DATE APPR

REVISION

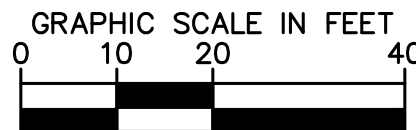
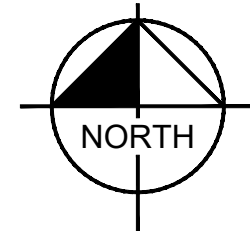
K:\DEV_Civil\096895001 - Lot 6, Parker & Pine\CD\Drawings\096895001_CD.dwg, Newt from May
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TWENTY MILE ROAD

PINE LANE

PROPOSED BUILDING
12,870 SF

N.A.P.



LEGEND

	LIMITS OF CONSTRUCTION
	CONSTRUCTION FENCE
	SILT FENCE
	STABILIZED STAGING AREA
	CONCRETE WASHOUT
	VEHICLE TRACKING CONTROL
	SOIL STOCKPILE
	CONTRACTOR TO SURFACE ROUGHEN DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 15 DAYS. SEEDING, MULCHING, AND CRIMPING TO BE TOWN OF PARKER SEED MIX PER THE LANDSCAPE PLANS
	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	INLET PROTECTION, AREA INLET NOT IN A PAVEMENT AREA
	INLET PROTECTION, AREA INLETS IN A PAVEMENT AREA
	DEBRIS TRASH CONTROL

AREA OF DISTURBANCE

ONSITE IMPROVEMENTS	= ±1.17 ACRES
OFFSITE IMPROVEMENTS	= ±0.21 ACRES
TOTAL	= ±1.38 ACRES

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



Kimley»Horn

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 12/23/2020

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
INTERIM-FINAL CBMP PLAN

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

PROJECT NO.
096895001

DRAWING NAME
096895001CD_EC

C3.1

NO. REVISION BY DATE APPR



- | | | |
|---|---|---|
|  | <h1>CBMP</h1> <p>CONSTRUCTION BEST MANAGEMENT PRACTICES</p> | <p>CWA</p> <p>2 OF 2</p> <p>Oct. 2013</p> |
|---|---|---|



- | | | |
|---|--|-------------------------------------|
|  <p>Town of Parker
COLORADO</p> | <p>CBMP</p> <p>CONSTRUCTION BEST MANAGEMENT PRACTICES</p> | <p>CF</p> <p>2 OF 2
01.2013</p> |
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CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA

2 OF 2

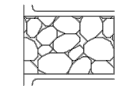
Oct. 2013



Kimley»»Horn

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
CBMP DETAILS

C3.3

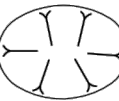


VTC



VTC

2 OF 3
Oct. 2013



DP



DP

1 OF 2
Oct. 2013



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.



VTC

3 OF 3
Oct. 2013



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



DTC

1 OF 2
Oct. 2013



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

D

1 OF 2
Oct. 2013



DTC

2 OF 2
Oct. 2013



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2 OF 2
Oct. 2013



STOCKPILE PROTECTION

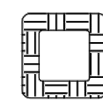


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SP

JUNE 2006



INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAN

1 OF 1
Oct. 2013

1 OF 1
Oct. 2013

Oct. 2013

AREA INLET PROTECTION INSTALLATION NOTES

- ### AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IP A

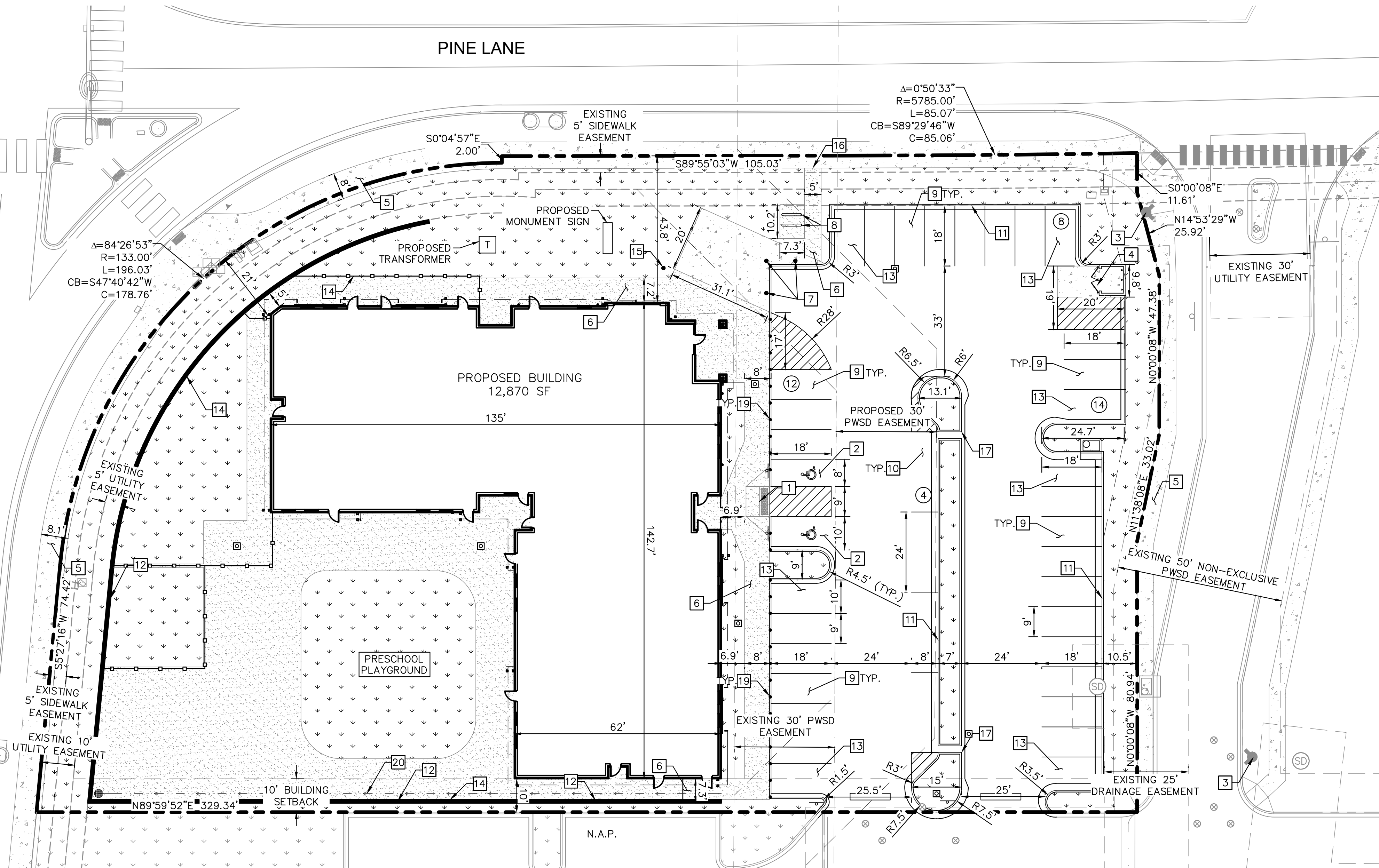
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K:\DEV_Civil\096895001 - Lot 6, Parker & Pine\CAD\Drawings\096895001SP_4.dwg, New from May
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TWENTY MILE ROAD

PINE LANE



LEGEND

- PROPERTY LINE
- EASEMENT BOUNDARY
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED STRIPING
- PARKING COUNT
- EXISTING FIRE HYDRANT
- PROPOSED STORM INLET

KEY NOTES

- PROPOSED ADA ACCESSIBLE SIDEWALK RAMP PER TOWN OF PARKER STD DETAIL 17.
- PROPOSED ADA PARKING STALLS.
- EXISTING FIRE HYDRANT.
- PROPOSED TRASH ENCLOSURE. REFER TO ARCH PLANS.
- EXISTING CONCRETE SIDEWALK, SIZE PER PLAN
- PROPOSED CONCRETE SIDEWALK, SIZE PER PLAN, PER TOWN OF PARKER STD. DTL.
- PROPOSED REMOVABLE BOLLARDS.
- PROPOSED BIKE RACK. SEE SHEET C6.1 FOR DETAIL.
- PROPOSED STANDARD 9'X18' PARKING STALL.
- PROPOSED STANDARD 8'X24' PARALLEL PARKING SPACE.
- PROPOSED 18" CURB AND GUTTER PER TOWN OF PARKER STANDARD DETAIL.
- PROPOSED RETAINING WALL SEE SHEET C5.0 FOR GRADING INFORMATION.
- PROPOSED ISLAND ADJACENT 10'X18' PARKING STALL.
- PROPOSED METAL ORNAMENTAL FENCE REFER TO ARCH PLANS.
- PROPOSED FLAG POLE. REFER ARCH PLANS.
- PROPOSED 5' WIDE PEDESTRIAN CONNECTION.
- 2' WIDE CURB CUT
- 6" CURB AND INTEGRAL SIDEWALK, REFER TO ARCH PLANS.
- PROPOSED BOLLARDS @ 5' O.C. REFER TO ARCH PLANS.
- CONCRETE FLOW LINE. SEE SHEET C5.0 FOR GRADING INFORMATION.

NOTES:

- ALL LIGHTING ON-SITE, EXTERIOR, UNROOFED LIGHTING SHALL CONFORM TO THE TOWN'S LIGHTING STANDARDS.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM A PUBLIC RIGHT OF WAY.
- LOCATION OF TRASH RECEPTACLES SHALL BE SCREENED BY A SOLID SCREEN FENCE SURROUNDING AT LEAST 3 SIDES OF THE CONTAINER.
- ALL DIMENSIONS AND RADII ARE TO FLOWLINE OF CURB AND GUTTER UNLESS OTHERWISE NOTED.
- REFER TO SITE ELECTRICAL PLANS FOR LIGHT POLE LOCATIONS.
- REFER TO SHEET C4.2 FOR ALL RADII AND DIMENSIONS OF PROPOSED CURB AND GUTTER.

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DRAWN BY: NMH
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OVERALL SITE PLAN

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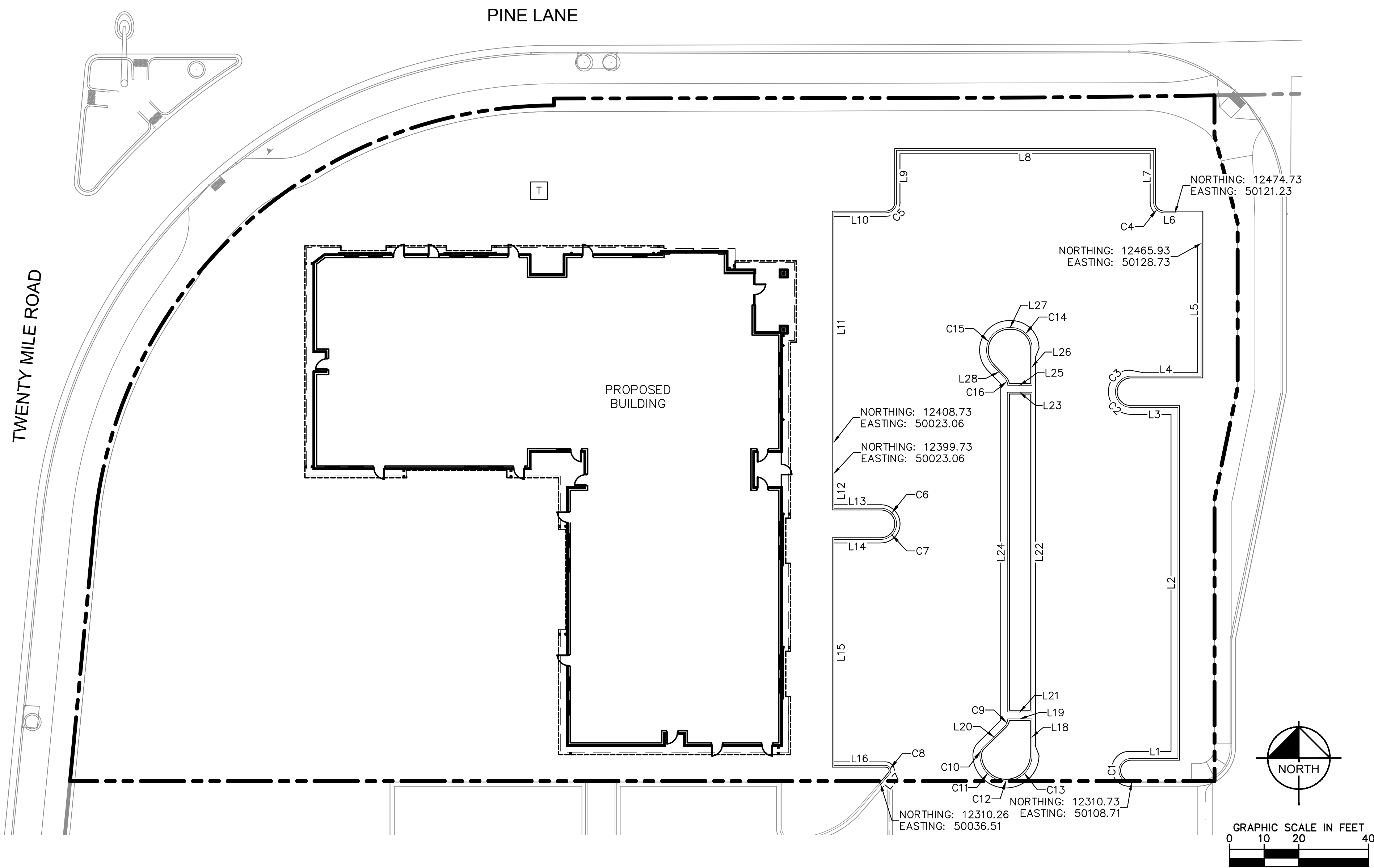
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LEGEND:

---	PROPERTY LINE
---	PROPOSED CONCRETE CURB
---	EXISTING CURB

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SW 1/4 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.51	N89°59'12.96"E
L2	101.00	N0°00'07.84"W
L3	13.50	N89°59'59.15"W
L4	20.17	S89°59'59.15"E
L5	38.20	N0°00'07.01"W
L6	3.17	N90°00'00.00"W
L7	15.00	N0°00'00.00"E
L8	74.00	N90°00'00.00"W
L9	15.00	S0°00'00.00"E
L10	15.00	N90°00'00.00"W
L11	66.00	S0°00'00.00"E
L12	10.00	S0°00'00.00"E
L13	13.50	N90°00'00.00"E
L14	13.50	N90°00'00.00"W

LINE TABLE		
LINE	LENGTH	BEARING
L15	65.00	S0°00'00.00"E
L16	14.87	N90°00'00.00"E
L17	3.94	S40°39'27.54"W
L18	10.38	N0°00'00.72"W
L20	8.70	S45°29'34.76"W
L23	7.00	N89°59'59.28"E
L25	7.00	N89°59'59.28"E

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	3.50'	10.99'	179°57'07"	8336.92'
C2	4.50'	7.07'	90°00'00"	4.50'
C3	4.50'	7.07'	90°00'00"	4.50'
C4	3.00'	4.71'	90°00'00"	3.00'
C5	3.00'	4.71'	90°00'00"	3.00'
C6	4.50'	7.07'	90°00'00"	4.50'
C7	4.50'	7.07'	90°00'00"	4.50'
C8	1.50'	3.42'	130°39'28"	3.27'
C9	3.00'	2.38'	45°29'35"	1.26'
C10	3.00'	2.38'	45°29'35"	1.26'
C11	7.50'	11.78'	90°00'00"	7.50'
C12	7.50'	11.78'	90°00'00"	7.50'
C13	7.50'	11.78'	90°00'00"	7.50'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

Kimley»Horn

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

DESIGNED BY: MCN
DRAWN BY: NMH
CHECKED BY: DLS
DATE: 12/23/2020

LOT 6 PARKER AND PINE FILING 1
PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
HORIZONTAL CONTROL PLAN

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PROJECT NO.
096895001

DRAWING NAME
096895001CD_HC

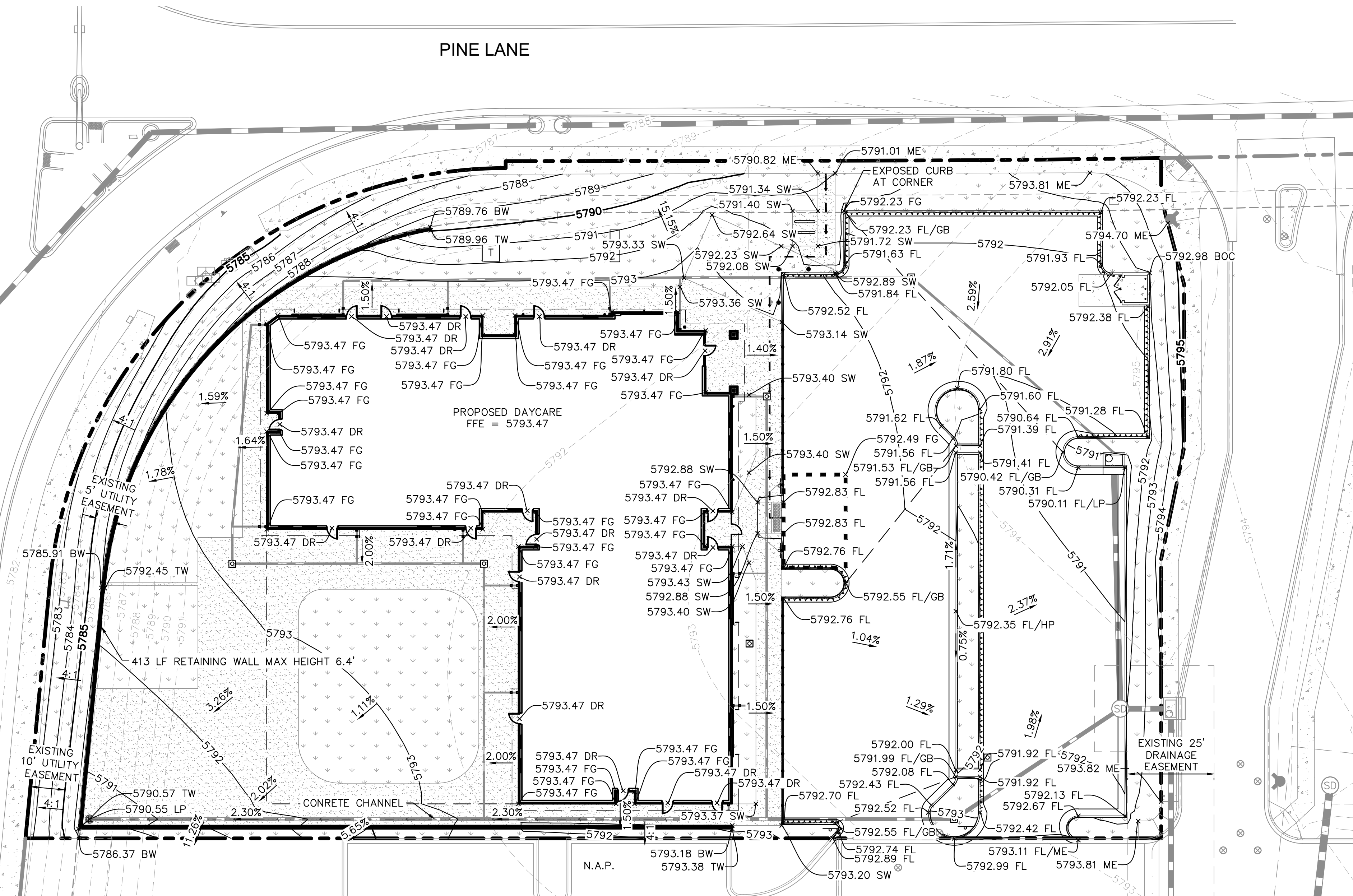
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TWENTY MILE ROAD

PINE LANE

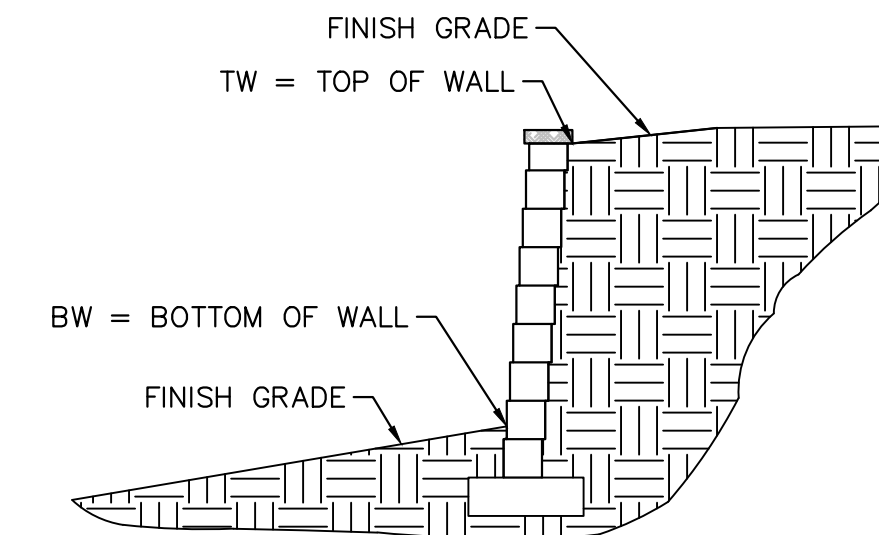


LEGEND:

- PROPERTY LINE
- 50 PROPOSED MAJOR CONTOURS
- 49 PROPOSED MINOR CONTOURS
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- PROPOSED STORM PIPES
- ADA PATH OF TRAVEL
- ADA PARKING AND ACCESS. SLOPES NOT TO EXCEED 2% IN THIS AREA
- GRADE BREAK LINE
- PROPOSED MANHOLE
- PROPOSED STORM DRAIN
- DRAINAGE SLOPE DIRECTION
- STANDARD 6" VERTICAL
- SPILL CURB/24" GUTTER

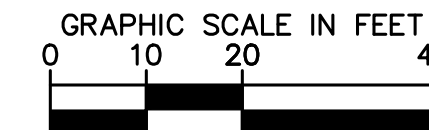
GRADING NOTES:

- CONTRACTOR TO ENSURE ALL SIDEWALKS ALONG ACCESSIBLE ROUTE TO BE ADA COMPLIANT. LONGITUDINAL SLOPE NOT TO EXCEED 5%, CROSS SLOPE NOT TO EXCEED 2%. CONTRACTOR TO ADJUST ACCORDINGLY AND NOTIFY ENGINEER OF RECORD IN THE EVENT THAT SPOT ELEVATIONS SHOWN EXCEED ADA COMPLIANCE.
- LANDSCAPE FINISH GRADE SHALL BE 4" MINIMUM BELOW BUILDING FINISH FLOOR ELEVATIONS.
- ACCESSIBLE PARKING SPACES AND ADJACENT ACCESS AISLE SHALL HAVE A MAX SLOPE OF 2% IN ANY DIRECTION.
- FINISHED GRADE TO BE 1.25" BELOW TOP OF CURB/SIDEWALK ELEVATIONS. SEE STRAIGHT CURB DETAIL ON SHEET C6.0.
- PAVEMENT AND SUBGRADE DESIGN SHALL ADHERE TO RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 AND ANY ASSOCIATED AMENDMENTS.
- REFER TO GEOTECHNICAL REPORT PREPARED BY NINYO & MOORE, INC. DATED APRIL 1, 2019 FOR PAVEMENT SECTION INFORMATION IF DESIRED. OWNER/CONTRACTOR CAN PROVIDE FULL DEPTH ASPHALT AS ALTERNATE.
- REVIEW ARCHITECTURAL AND STRUCTURAL PLANS FOR INTERNAL BUILDING SLOPING.
- FALL PROTECTION TO BE PROVIDED ON ANY WALL 30" OR TALLER. REFER TO ARCH PLANS.



- NOTE:
- WALL ELEVATION LEGEND IS FOR REFERENCE ONLY AND IS TO ONLY BE USED AS A REFERENCE FOR THE MEANING OF BW AND TW WHEN CALLED OUT WITH SPOT ELEVATIONS.
 - GRAPHIC IS NOT MEANT TO BE A WALL DETAIL AND SHALL NOT BE USED FOR CONSTRUCTION OF THE WALL.

WALL ELEVATION LEGEND



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DATE

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4582 South Ulster Street, Suite 1500
Denver, Colorado 80237 (303) 228-2300

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CHECKED BY: DLS
DATE: 12/23/2020

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OVERALL GRADING PLAN

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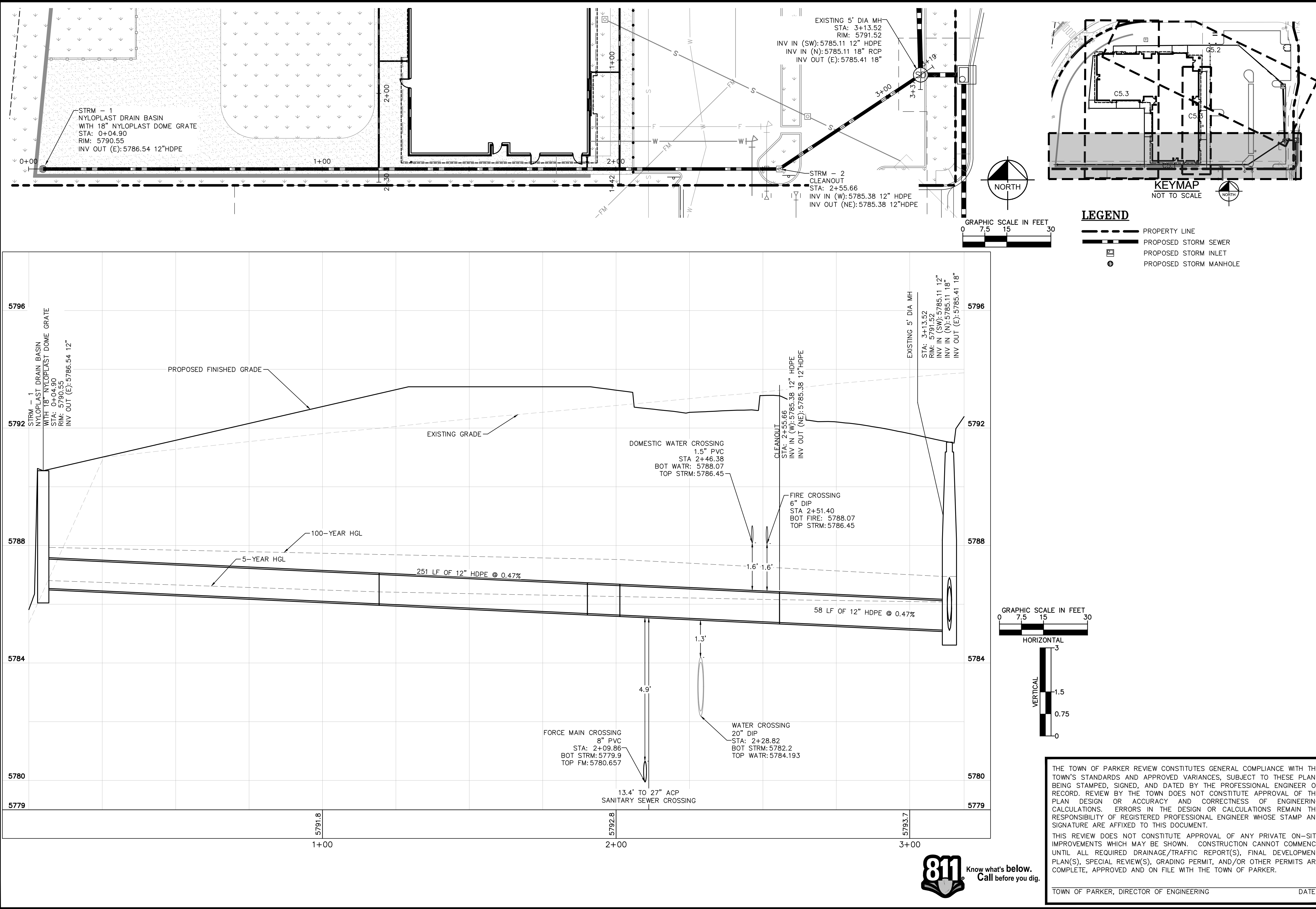
PROJECT NO.
096895001

DRAWING NAME
096895001SP_CD

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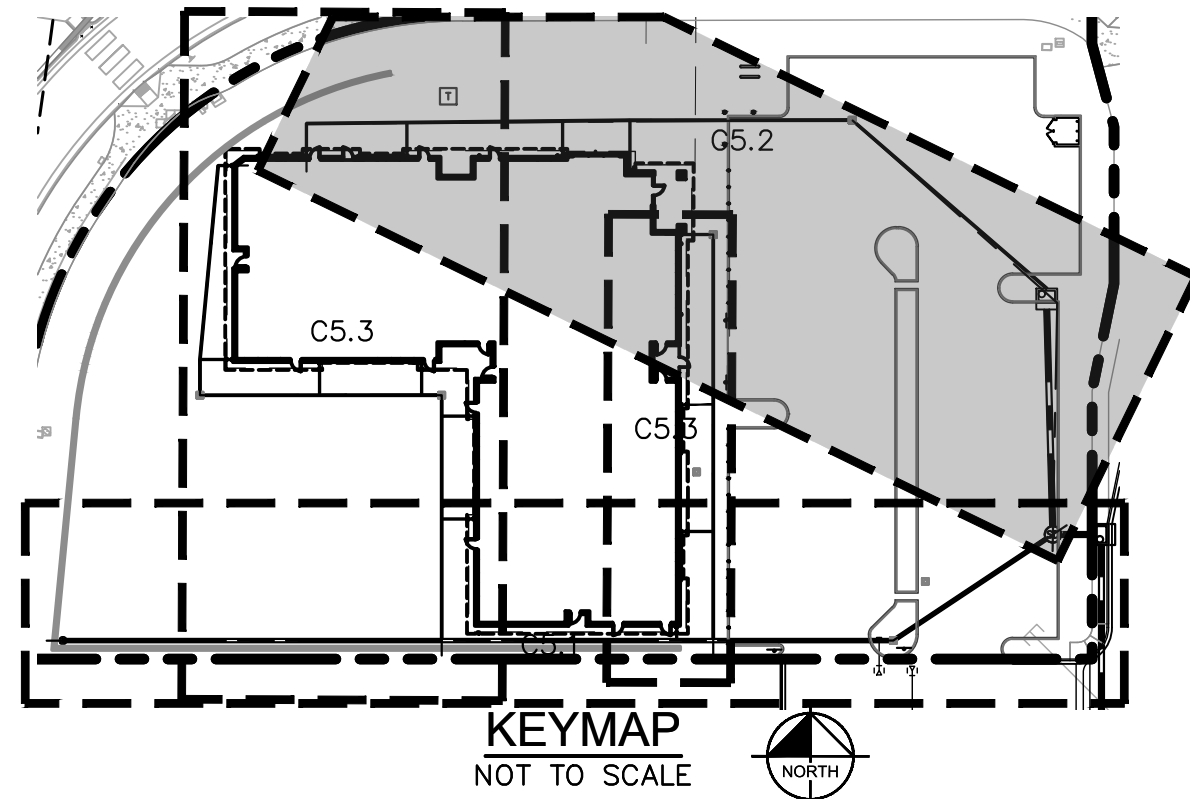
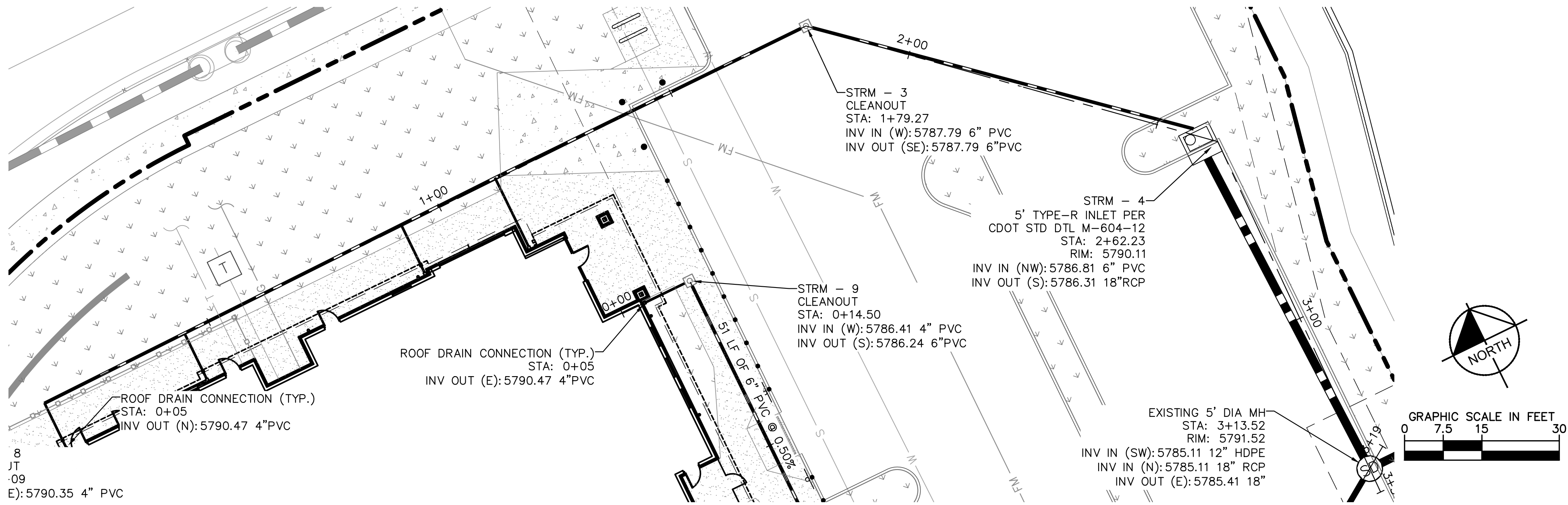
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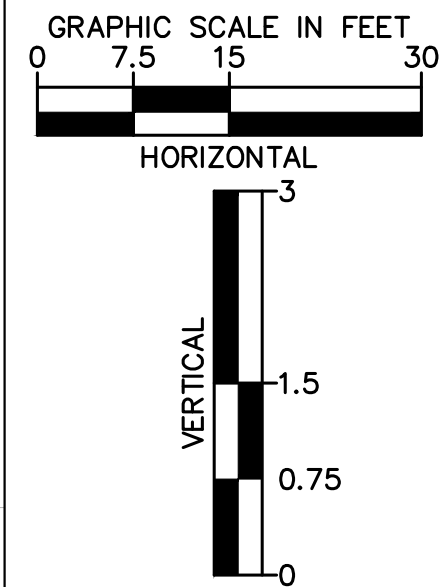
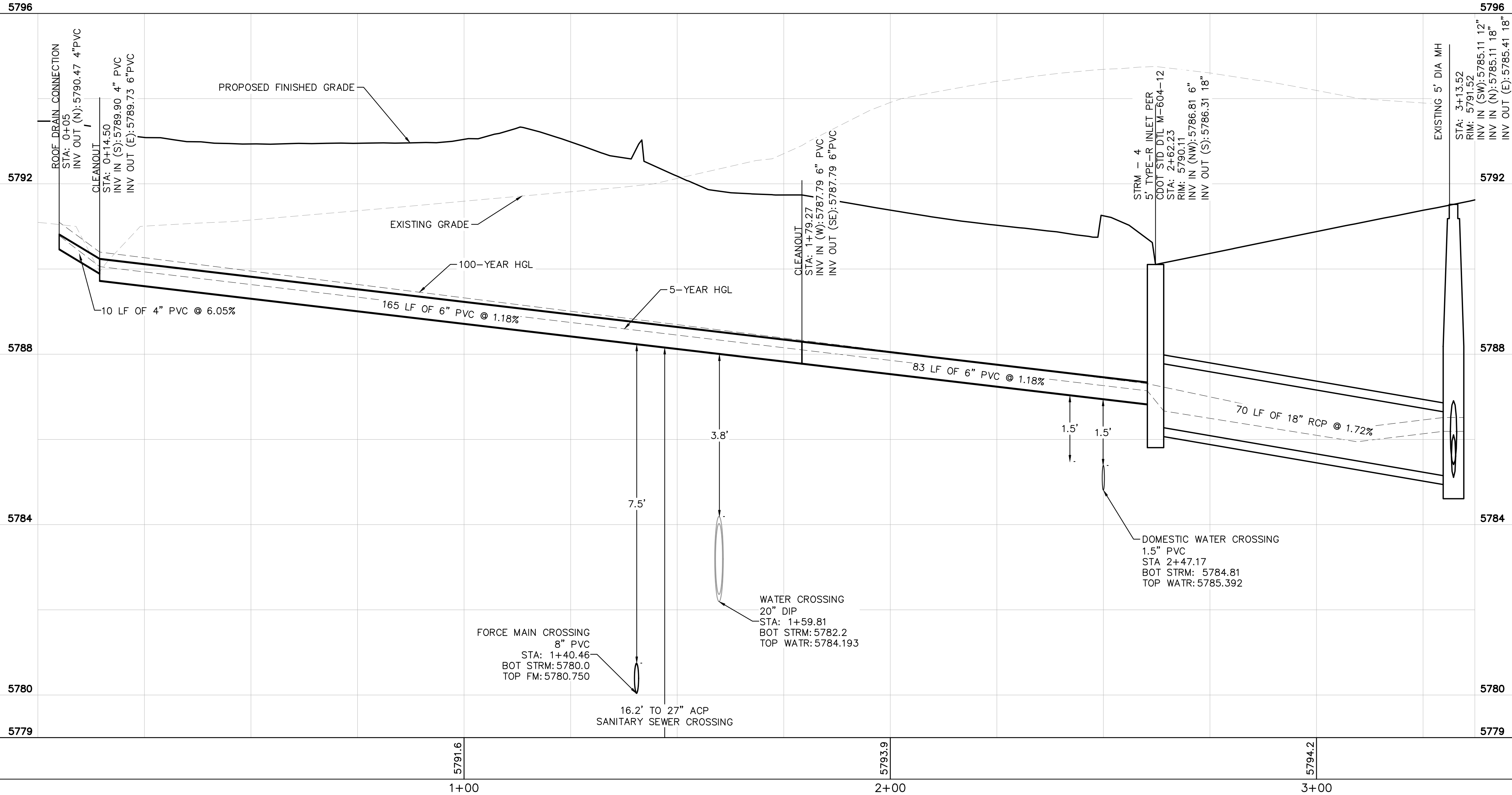
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PROJECT NO. 096895001	DRAWING NAME 096895001CD_ST_PP
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- LEGEND**
- PROPERTY LINE
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE



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PRIVATE STORM PLAN AND PROFILE

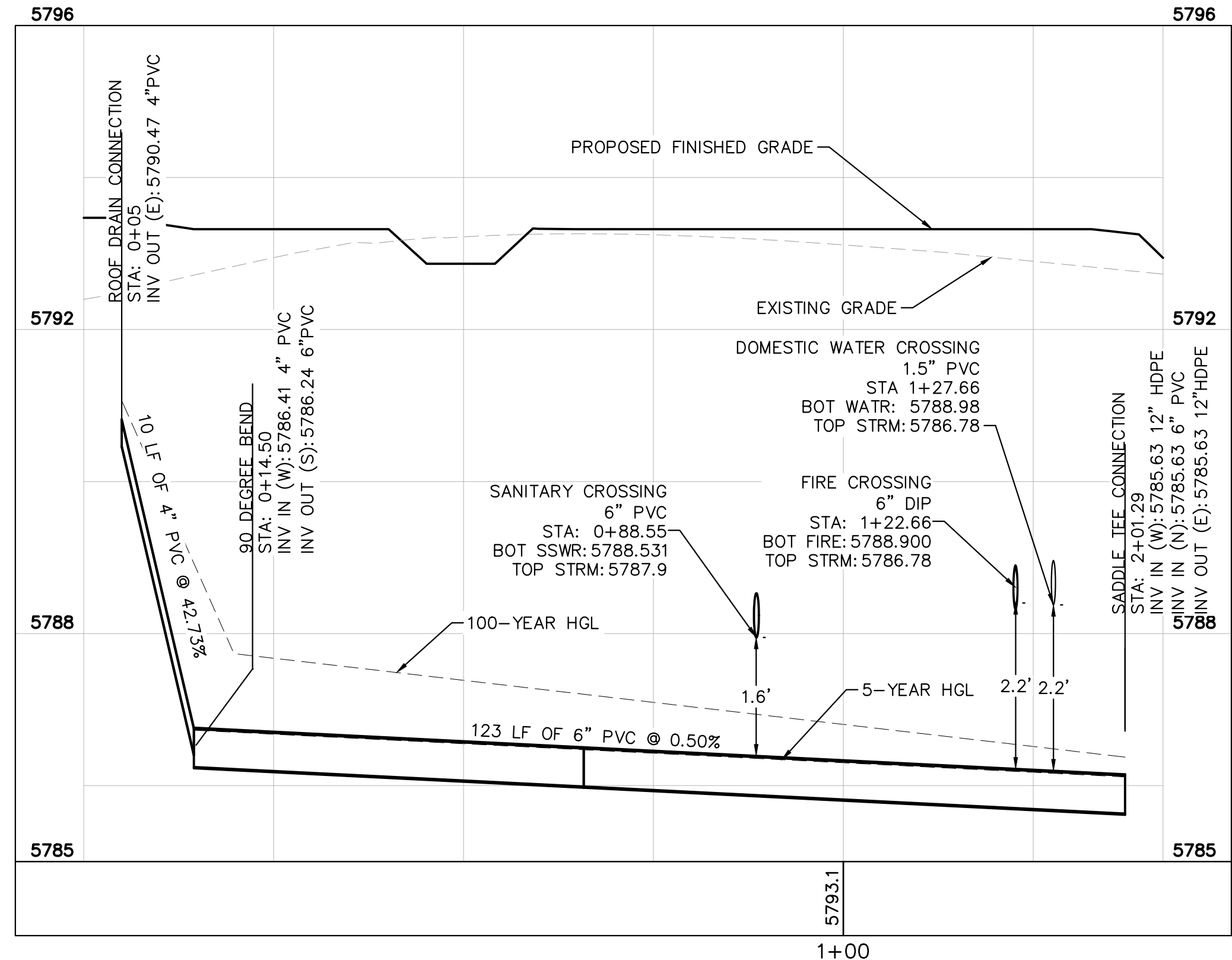
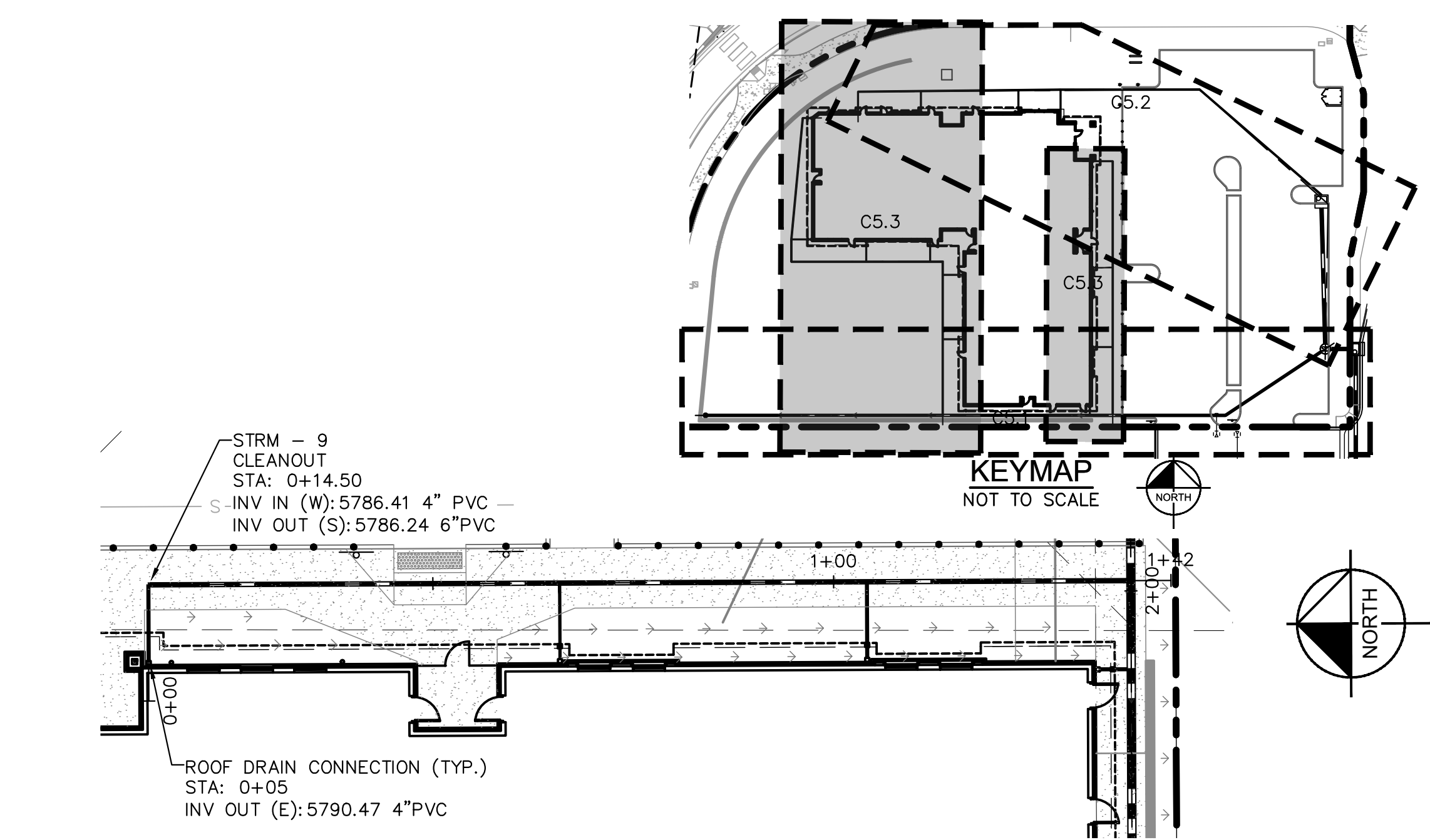
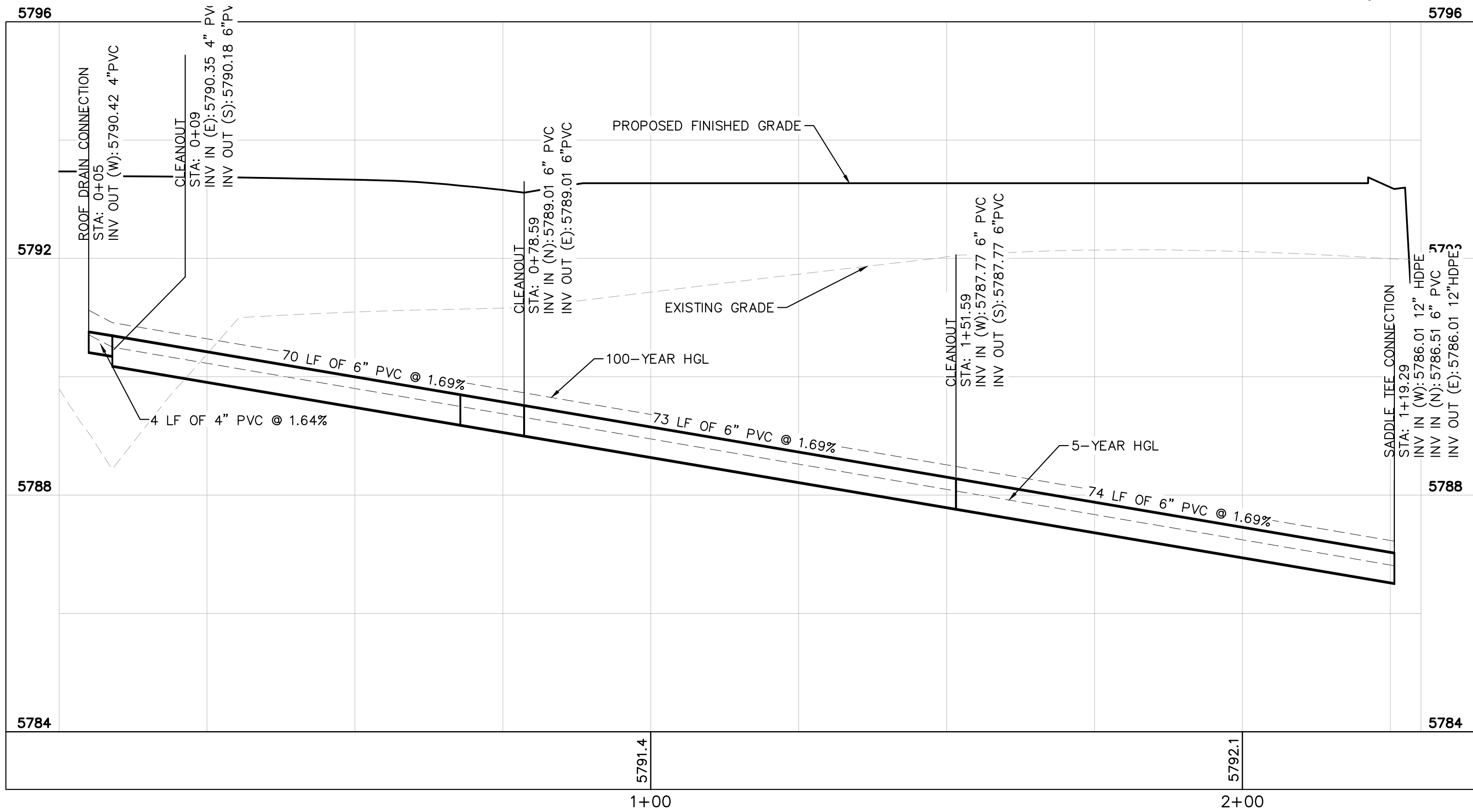
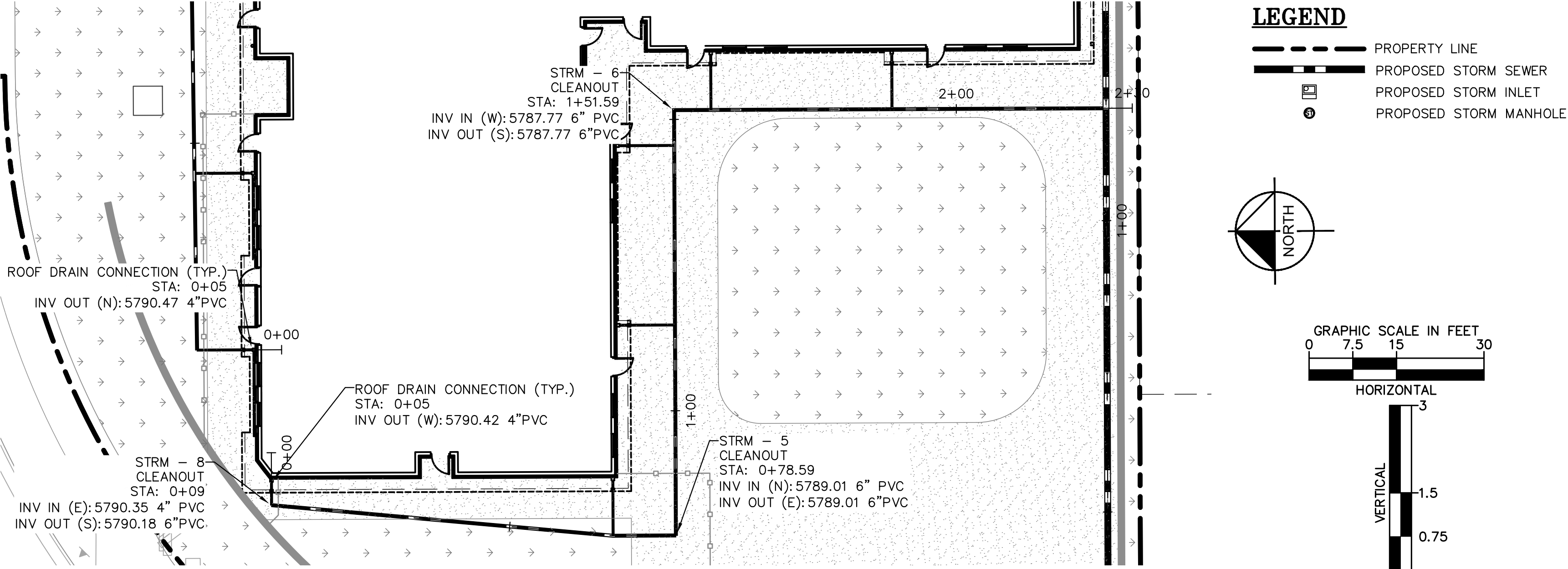
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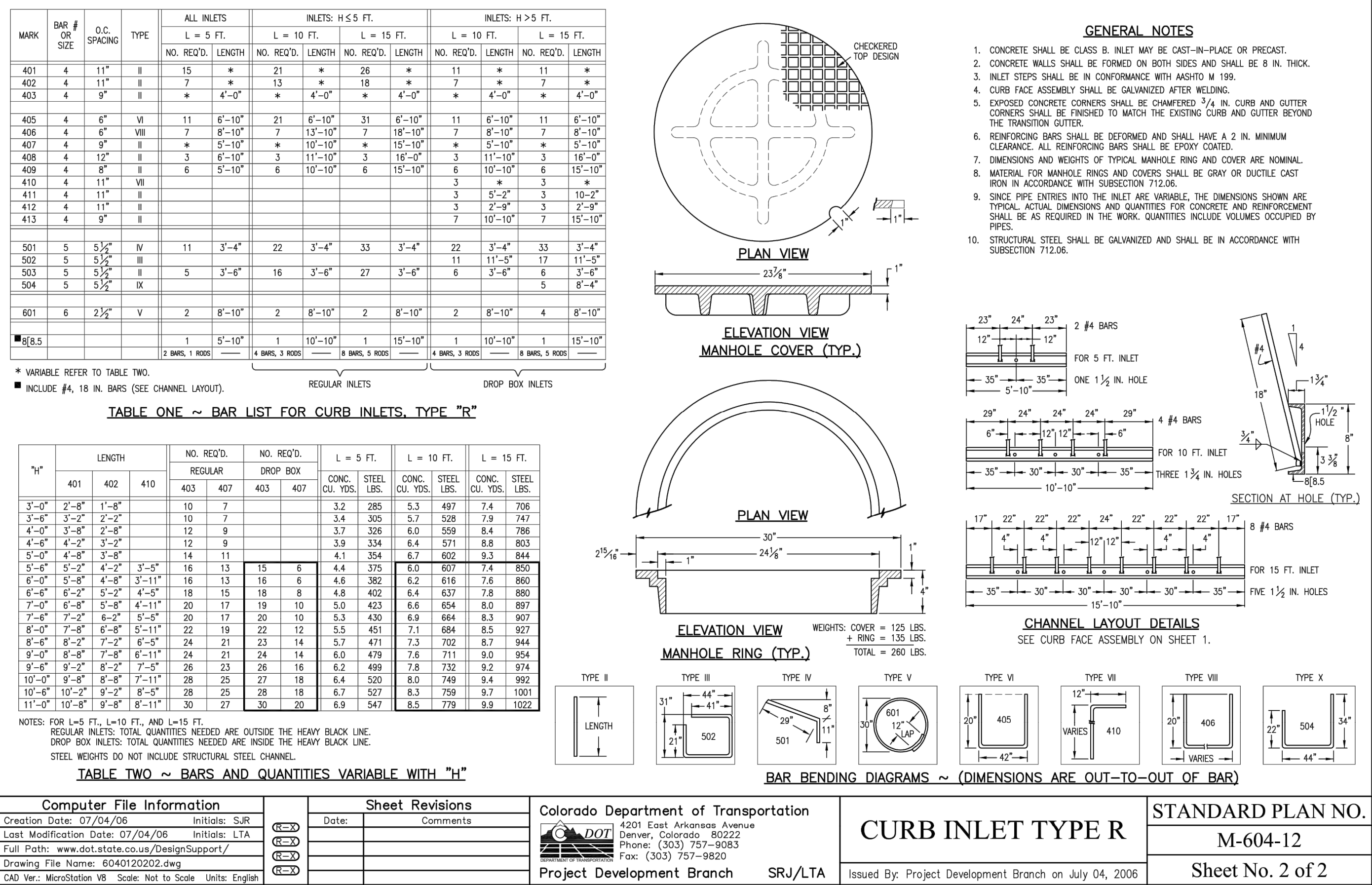
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EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
PRIVATE STORM PLAN AND PROFILE

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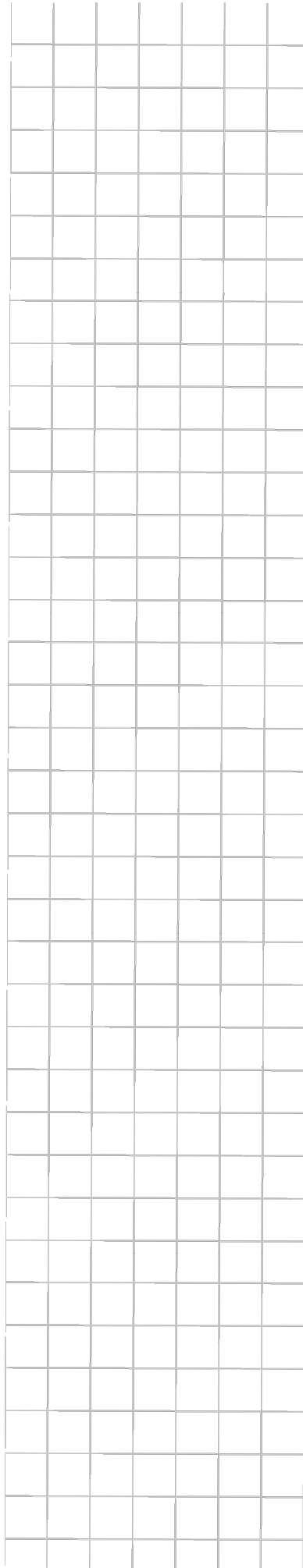
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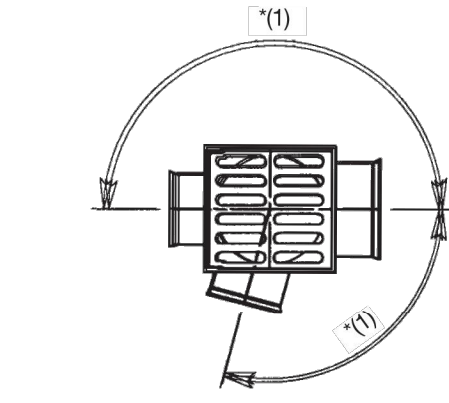
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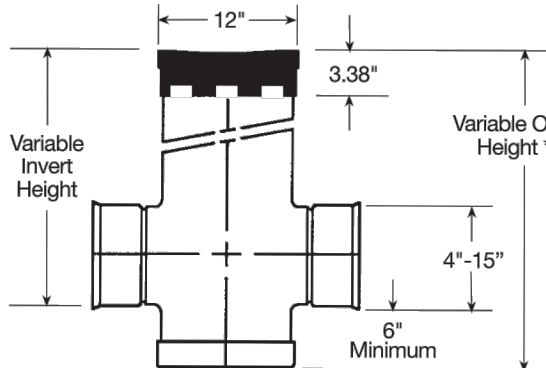


Part#/Prefix	Product Description	Available Outlets
2812AG__X	12" Custom Basin	4" thru 12"
2815AG__X	15" Custom Basin	4" thru 15"



"(1) Adapters can be mounted on any angle 0° to 359°.

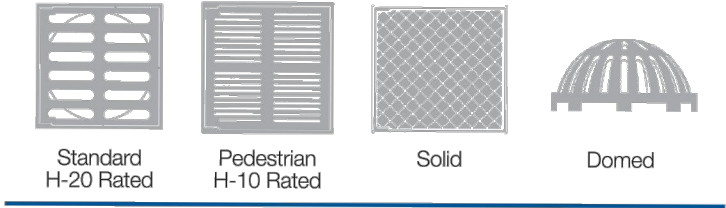
To determine minimum angle between adapters please see chart on page (1).



"(2) Maximum recommended overall height 10"

12" & 15" Grate Options

Light Duty Bronze Grate Available (see pg. 23-24)



12" & 15" Drain Basins

Nyloplast

ADS

36" (900 MM) STORM MANHOLE SPECIFICATION

SCOPE
This specification describes the 36" (900 mm) Storm Manhole for use in underground stormwater applications.

JOINT PROPERTIES
36" (900 mm) Storm Manholes and their reducing cones shall be manufactured from PVC pipe stock, utilizing a thermoforming process to reform the pipe stock to the specified configuration. The raw material used to manufacture the pipe stock that is used to manufacture the main body and pipe stubs of the surface drainage inlets shall conform to ASTM D1784 cell class 12454.

Gaskets shall be made from material meeting the requirements of ASTM F477.

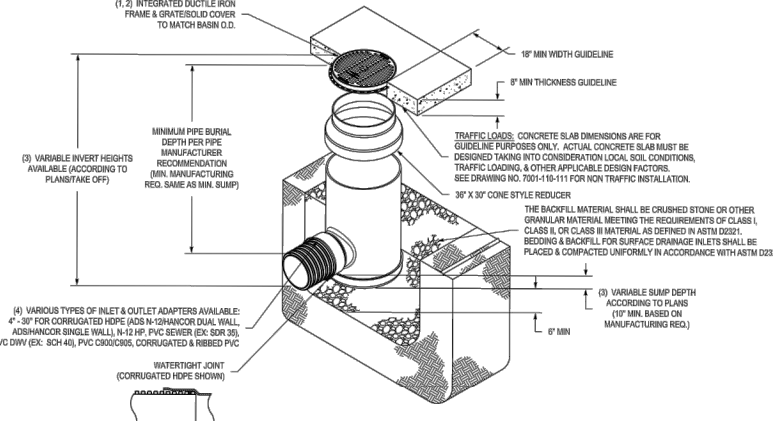
Ductile iron used in the manufacture of the castings shall conform to ASTM A536 grade 70-50-05. Grates and covers shall be provided painted black.

PERFORMANCE
The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. This joint tightness shall conform to ASTM D3212 for joints for drain and sewer plastic pipe using flexible elastomeric seals.

Grates for drain basins shall be capable of supporting various wheel loads as specified by Nyloplast.

INSTALLATION
36" Storm Manholes shall be installed using conventional flexible pipe backfill materials and procedures. The backfill material shall be crushed stone or other granular material meeting the requirements of Class 1, Class 2, or Class 3 materials as defined in ASTM D2321. Bedding and backfill for surface drainage inlets shall be well placed and compacted uniformly in accordance with ASTM D2321. Contact Nyloplast Engineering in Buford, GA for installation recommendations.

36" STORM MANHOLE

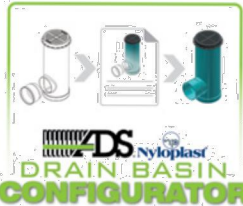


Ask a local representative for a complete listing of specifications, details and pricing. Visit www.nyloplast-us.com or call 866-888-8479 for project support.

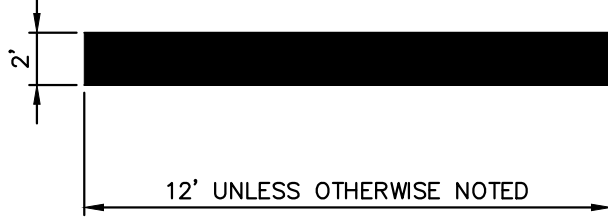
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www.nyloplast-us.com



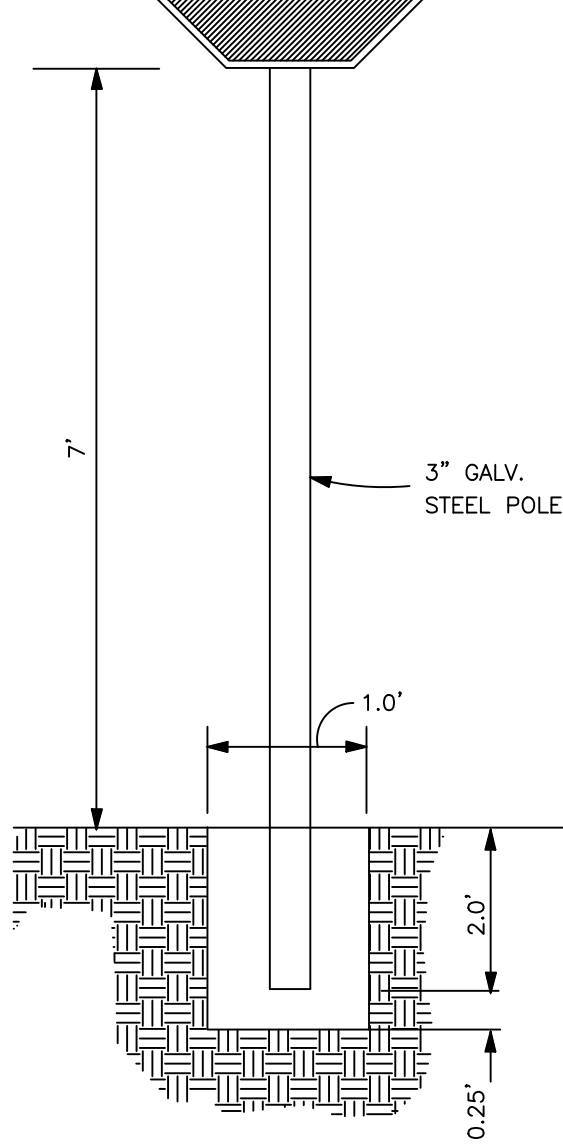
Try the Online Drain Basin Configurator at www.basinconfigurator.com. Create a custom drain basin in minutes and get the documentation needed to specify parts and get pricing.



NOTE:
1. ALL TRAFFIC MARKINGS TO BE THERMOPLASTIC AS PER DIMENSIONS SHOWN.

STOP BAR DETAIL

N.T.S.



NOTES:
1. ALL SIGNS SHALL CONFORM WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR COLOR, SIZE, REFLECTIVITY, AND HEIGHT.
2. SIGNS TO PLACE AS SHOWN ON THE PLANS.
3. FOR SIGNS NOT PROTECTED BY A STANDARD PARKING BUMPER OR BEHIND THE CURB PLACE STEEL POLE IN BOLLARD PER THE HANDICAP PARKING SIGN DETAIL.

SIGN POST DETAIL

NOT TO SCALE



12"x18" MINIMUM SIZE

NOTE:

1. SIGN SHALL BE MOUNTED ON TOP OF A BOLLARD.

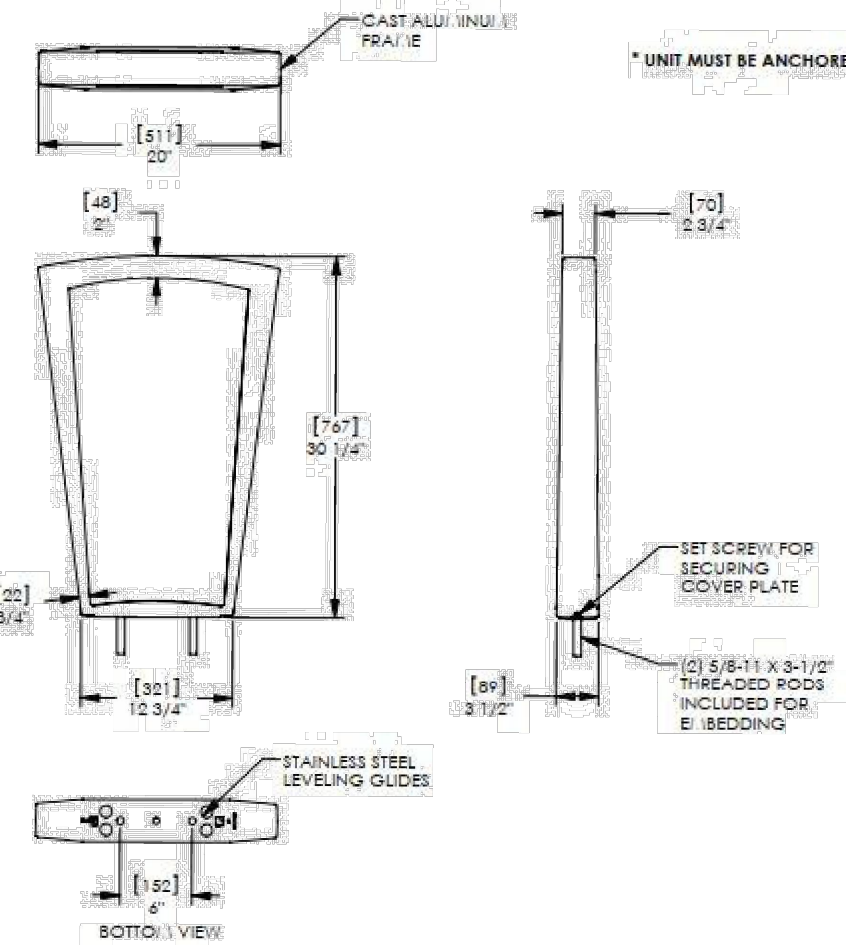
MUTCD R7-8 ACCESSIBLE PARKING SIGN

N.T.S.



NO PARKING FIRE LANE – R8-31

N.T.S.



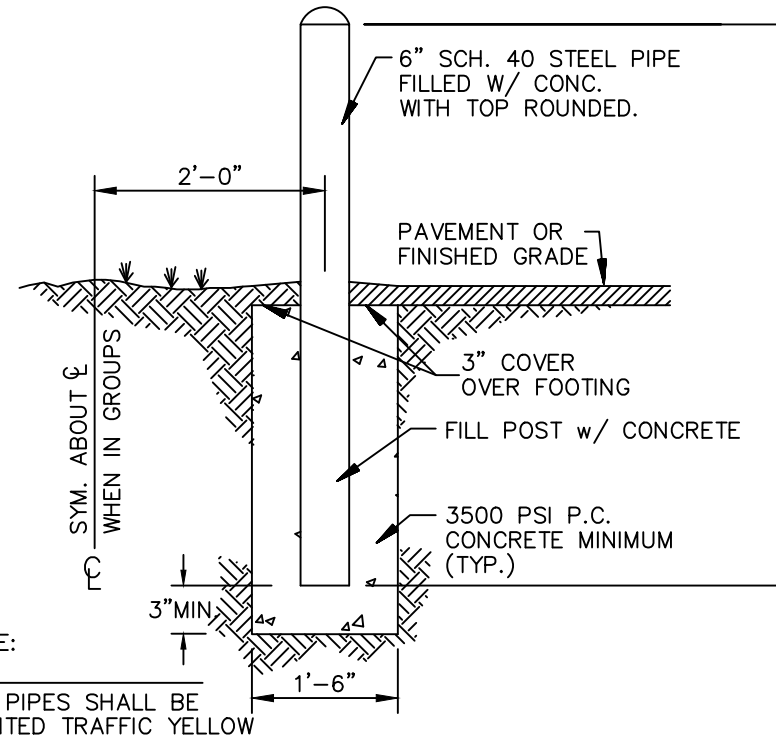
12"x18" MINIMUM SIZE

NOTE:

1. SIGN SHALL BE MOUNTED ON TOP OF A BOLLARD.

MUTCD R7-8 ACCESSIBLE PARKING SIGN

N.T.S.

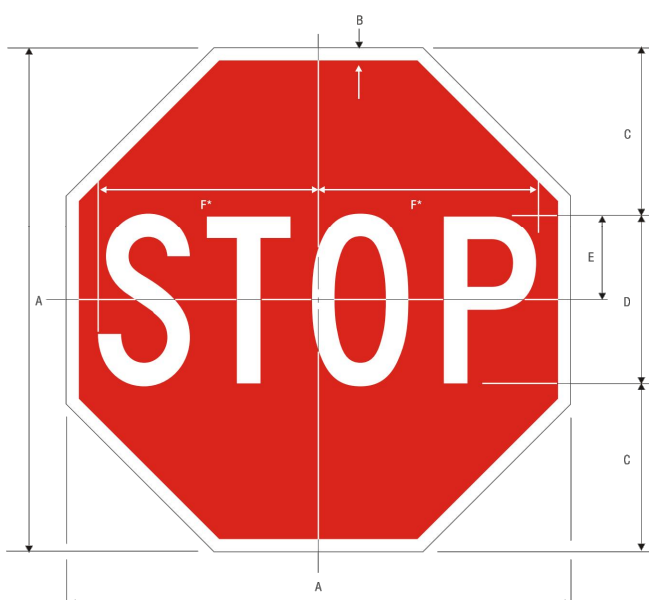


NOTE:

ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW

PIPE BOLLARD

N.T.S.



A	B	C	D	E
18	275	6	8	3
24	355	6	8	4
30	435	6	8	5
36	515	6	8	6
42	595	6	8	7

1-1

STOP SIGN – R1-1

N.T.S.

Kimley»Horn

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4582 South Ulster Street, Suite 1500
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PARKER, CO
EVERBROOK ACADEMY CONSTRUCTION DOCUMENTS
SITE DETAILS

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