

CONVENIENCE STORE CONSTRUCTION DOCUMENTS

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29,
TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
LOT 1 AND LOT 2 OF DOUGLAS 234 FILING NO. 6
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

APPLICANT/OWNER

TWIN STAR ENERGY, LLC
7671 SHAFFER PARKWAY
LITTLETON, CO 80127
C/O: MARK PERRINO
P: (303) 898-2603

OWNERS'S REP

MAPCM
6415 CHEROKEE DRIVE
SEDALIA, CO 80135
ATTN: MARK A PERRINO
P: (303) 537-2603

ARCHITECT

101, ARCHITECTURE LLC
8400 E. CRESCENT PARKWAY, SUITE 160
GREENWOOD VILLAGE, CO 80111
ATTN: BUDDY POPPITT, LEED AP
P: (720) 881-1600

GAS SERVICE

XCEL ENERGY
1123 WEST 3RD AVENUE
DENVER, CO 80223
ATTN: DONNA GEORGE
P: (303) 571-3306

ELECTRICAL SERVICE

IREA
5496 US HWY 85
SEDALIA, CO 80135
ATTN: BROOKS KAUFMAN
P: (720) 805 3331

TELEPHONE

CENTURYLINK
1801 CALIFORNIA STREET, SUITE 240
DENVER, CO 80202
ATTN: WILLIAM BENSON
WILLIAM.BENSON2@LUMEN.COM

TRAFFIC ENGINEER

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE.
CENTENNIAL, CO 80112
ATTN: JACK SCANLON, PE
P: (303) 537-8020

ENGINEERING CONSULTANT

ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S CHERRY STREET, SUITE 300
GLENDALE, CO 80246
ATTN: LANDIS GORDON, PE
P: (618) 670-1512

LANDSCAPE ARCHITECT

VALERIAN
970 YUMA STREET SUITE 130
DENVER, CO 80204
ATTN: BRENT KASLON
P: (303) 347-1200

SURVEYOR

RICK ENGINEERING COMPANY
9801 EAST EASTER AVE.
CENTENNIAL, CO 80112
ATTN: ROBERT HENNESSY, PLS
P: (303) 537-8020

WATER/SANITARY SEWER

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DRIVE
PARKER, CO 80134
ATTN: ROBERT RAMSEY
P: (720) 842-4260

FIRE DEPARTMENT

SOUTH METRO FIRE RESCUE AUTHORITY
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
ATTN: RANDY CAPRA
P: (303) 805-3169

TOWN OF PARKER PLAN REVIEW

20120 E. MAINSTREET
PARKER, CO 80138
ATTN: BRIEANNA SIMON
P: (303) 805-3338

GEOTECHNICAL ENGINEER

TERRACON
10625 W. 1-70 FRONTAGE ROAD N, SUITE 3
WHEAT RIDGE, CO 80033
ATTN: JOHN HAAS
P: (303) 454 5290



VICINITY MAP

SCALE: 1" = 2000'

DEVELOPMENT PLAN NOTES:

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

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

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

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

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

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

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

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

BENCHMARK:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THE MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCH MARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200± NORTH OF HESS ROAD. ELEVATION = 6075.31

BASIS OF BEARING:

THE BASIS OF BEARING IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

FLOODPLAIN NOTE:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY 6. PANEL NUMBER T6SR66WS29 AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

TOWN OF PARKER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.

THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.

- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."

- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2,4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C0.1	CONSTRUCTION NOTES
C0.2	EXISTING CONDITIONS
C1.0	SITE PLAN
C1.1	SITE PLAN SCHEDULE, NOTES & LEGEND
C1.2	HORIZONTAL CONTROL, PAVING, STRIPING & SIGNAGE PLAN
C2.0	OVERALL GRADING PLAN
C2.1	ENLARGED GRADING PLAN - NW
C2.2	ENLARGED GRADING PLAN - NE
C2.3	ENLARGED GRADING PLAN - SW
C2.4	ENLARGED GRADING PLAN - SE
C2.5	ENLARGED GRADING DETAIL - EASTERN ENTRANCE
C3.0	STORM PLAN AND PROFILE
C3.1	PRIVATE STORM PLAN
C4.0	INITIAL CBMP PLAN
C4.1	INTERM & FINAL CBMP PLAN
C4.2	CBMP DETAILS
C4.3	CBMP DETAILS
C4.4	CBMP DETAILS
C4.5	CBMP DETAILS
C4.6	CBMP DETAILS
C4.7	CBMP DETAILS
C4.8	CBMP DETAILS
C4.9	CBMP DETAILS
C4.10	CBMP DETAILS
C4.11	CBMP DETAILS
C4.12	CBMP DETAILS
C5.0	CIVIL DETAILS
C5.1	CIVIL DETAILS
C5.2	CIVIL DETAILS
C5.3	CIVIL DETAILS

SIGHT DISTANCE CERTIFICATION

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

LANDIS GORDON PE DATE

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

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

Town of Parker, Director of Engineering

06/13/2022

Date

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

COVER SHEET

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

C0.0



CALL UTILITY NOTIFICATION

CENTER OF COLORADO

1-800-922-1987 or 811

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

CONSTRUCTION NOTES:

1.

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2.

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3.

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THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
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THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
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THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
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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.
12.

PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13.

REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14.

ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15.

ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16.

IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17.

ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES:

1.

PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2.

STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS
3.

ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4.

ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5.

EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

STORM DRAINAGE INFRASTRUCTURE NOTES:

1.

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 THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4.

STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5.

ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6.

TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:

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1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)

•

1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
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 ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9.

JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10.

EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11.

CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12.

PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13.

TWO (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14.

ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15.

ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16.

CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17.

PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

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 SENE.
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 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.
- EES GENERAL SITE NOTES
1.

NO WORK IS TO BEGIN UNTIL NECESSARY PERMITS HAVE BEEN OBTAINED.

2.

ENTIRE INSTALLATION SHALL MEET ALL APPLICABLE CODES

3.

VERIFY ALL CONDITIONS AND DIMENSIONS ON SITE.

4.

GENERAL CONTRACTOR TO COORDINATE ALL UTILITY WORK WITH THE APPROPRIATE UTILITY PROVIDER. GENERAL CONTRACTOR TO VERIFY AND FOLLOW ALL UTILITY PROVIDER REQUIREMENTS, PROCEDURES, STANDARDS AND SPECIFICATIONS.

5.

GENERAL CONTRACTOR TO PROVIDE ALL EQUIPMENT AND PERSONNEL REQUIRED FOR FINAL CHECKOUT OF ALL FACILITIES BY OWNER'S REPRESENTATIVE.

6.

GENERAL CONTRACTOR TO PERFORM GENERAL YARD AND BUILDING CLEAN-UP AT THE COMPLETION OF WORK.

7.

ALL PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FROM THE CITY FOR REFERENCE DURING ALL SITE CONSTRUCTION.

8.

THE STANDARDS AND SPECIFICATIONS SHALL GOVERN SHOULD A DISCREPANCY ARISE BETWEEN THE STANDARDS AND SPECIFICATIONS AND THE PLANS. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES.

9.

ALL ASPHALT CUTS FOR UTILITIES AND PAVEMENT WITHIN PUBLIC RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF AURORA STANDARDS AND SPECIFICATIONS.

10.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ENGINEER IMMEDIATELY.

11.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL UTILITIES WHEN CONSTRUCTION WORK BEGINS IN THE VICINITY OF ANY UTILITY LINES AND TO ARRANGE FOR A REPRESENTATIVE OF THE UTILITY TO BE PRESENT IF THE CONTRACTOR'S OPERATIONS ARE IN CLOSE PROXIMITY TO ANY LINES IN THEIR EXISTING OR RELOCATED POSITION WHICH COULD CREATE A HAZARDOUS CONDITION.

12.

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INSPECTION AND TESTING REQUIRED FOR APPROVAL OF WORK.

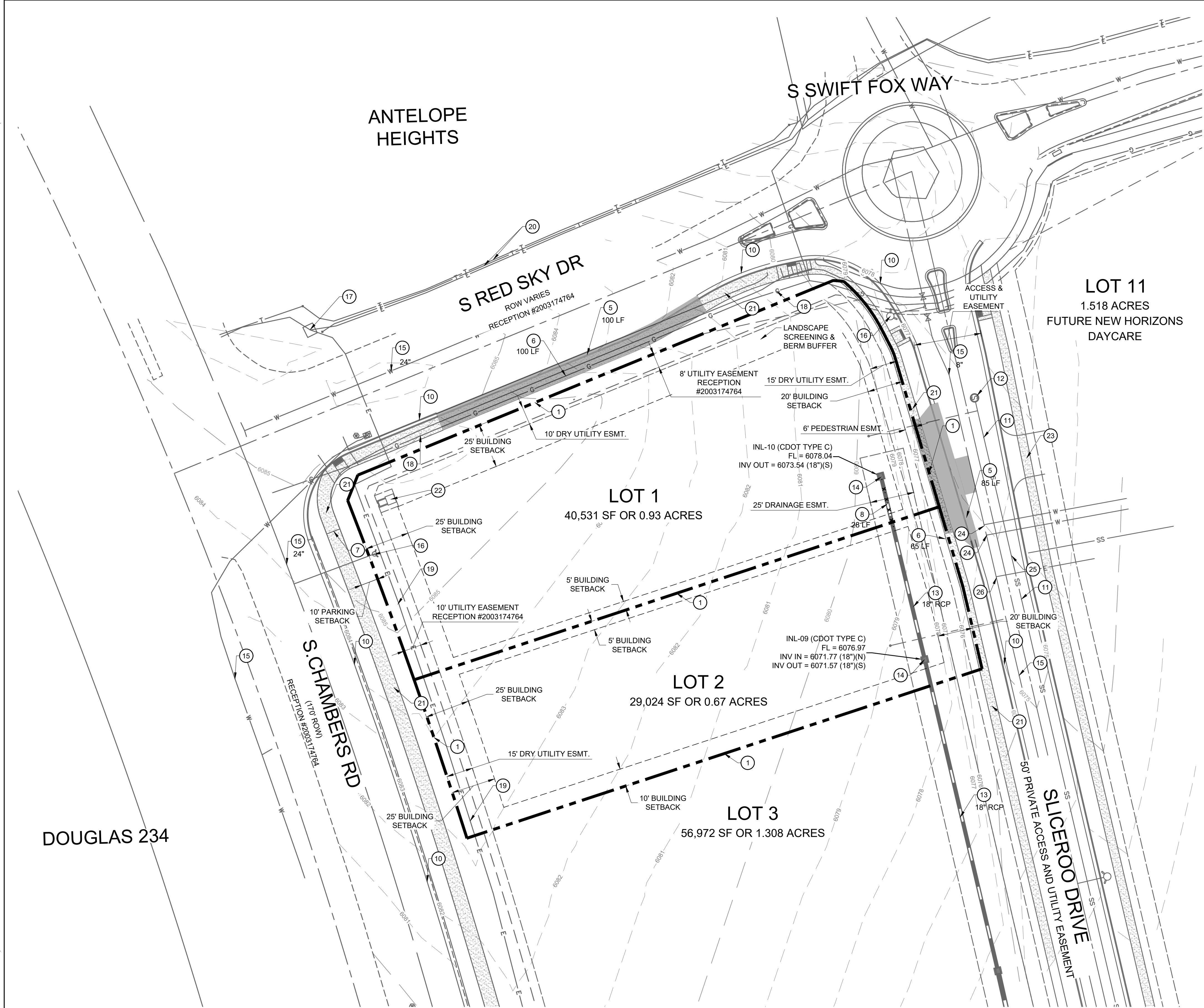
13.

NOTES LOCATED ON ANY SHEET IN THE SET ARE APPLICABLE TO ENTIRE SET.
- CONTRACTOR RESPONSIBLE FOR AS-BUILT DRAWINGS AS REQUIRED FOR ACCEPTANCE OF WORK FROM CITY OF AURORA, COLORADO, OR ANY OTHER GOVERNING AGENCY.
- THE OWNER/CONTRACTOR MUST OBTAIN A C.D.P.S. STORM WATER DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, IF REQUIRED.
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- 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

06/13/2022

Date
-
- Know what's below.
Call before you dig.
- CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
- CONSTRUCTION DOCUMENTS
- CONVENIENCE STORE
- 12181 SLICEROO DRIVE, PARKER, CO 80134
- CONSTRUCTION NOTES
- PROJECT NO: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022
- C0.1



LEGEND

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CURB AND GUTTER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING SANITARY/STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM INLET
- EXISTING GAS LINE
- EXISTING ELECTRIC LINE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING ITEMS TO BE REMOVED

EXISTING CONDITIONS NOTE:

- PROPOSED MASTERPLAN IMPROVEMENTS BY THE OVERALL DEVELOPER, AS DESIGNED BY RICK ENGINEERING. CONTRACTOR RESPONSIBLE TO OBTAIN LATEST PLANS FROM RICK ENGINEERING, PRIOR TO CONSTRUCTION OF LOT 1 AND LOT 2 SITE.

EXISTING CONDITION & DEMOLITION SCHEDULE:

- 1 PROPERTY LINE

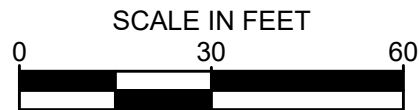
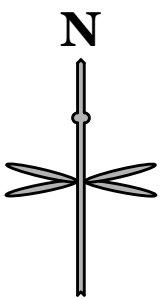
EXISTING TO BE REMOVED

- CURB AND GUTTER
- SIDEWALK
- EXISTING SW END AND MASTER DEVELOPMENT BEGIN.
- EXISTING 18" RCP TO BE REMOVED.

EXISTING TO REMAIN

- CURB AND GUTTER TO REMAIN
- SANITARY MAIN
- SANITARY MANHOLE/STRUCTURE
- STORM LINE
- STORM MANHOLE/STRUCTURE/INLET
- WATER MAIN
- FIRE HYDRANT
- DRY UTILITY MANHOLES/STRUCTURES/BOX
- GAS LINE
- ELECTRIC LINE
- TELECOMMUNICATIONS LINE
- CONCRETE SIDEWALK
- MONUMENT SIGN
- ENTRY TO ADJACENT NEW HORIZON DAYCARE DEVELOPMENT
- APPROX. LOCATION OF NEW HORIZON DAYCARE WATER TAP
- APPROX. LOCATION OF NEW HORIZON DAYCARE SANITARY TAP
- APPROX. LOCATION OF NEW HORIZON ELECTRIC CONNECTION

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



IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

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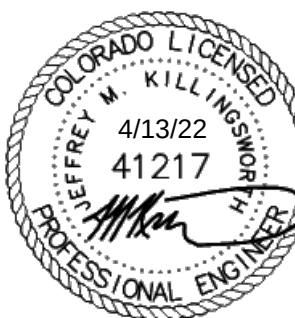
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Town of Parker, Director of Engineering

06/13/2022

Date

No.	REVISION	BY	DATE



CONSTRUCTION DOCUMENTS
CONVENIENCE STORE
12181 SLICEROO DRIVE, PARKER, CO 80134
EXISTING CONDITIONS

PROJECT NO: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022

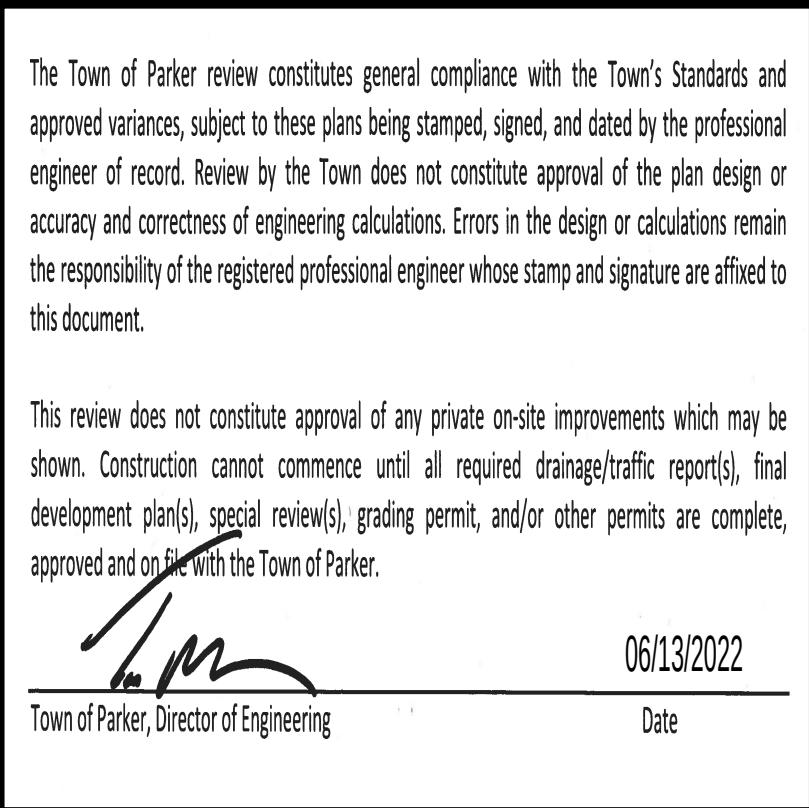
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Know what's below.
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CALL UTILITY NOTIFICATION
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1-800-922-1987 or 811

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



CONSTRUCTION DOCUMENTS		BY		DATE	
PROJECT NO:		REVISION			
DESIGNED BY:					
DRAWN BY:					
DATE:					
C1.0					

- 1 EXISTING CURB AND GUTTER TO REMAIN.
- 2 EXISTING WATER.
- 3 EXISTING UNDERGROUND TELEPHONE.
- 4 EXISTING UNDERGROUND ELECTRIC.
- 5 EXISTING SANITARY MANHOLE.
- 6 EXISTING STORM INLET/MANHOLE.
- 7 EXISTING SIDEWALK TO REMAIN.
- 8 EXISTING RAMP TO REMAIN.
- 9 NEW HORIZON'S DAYCARE ENTRANCE.
- 10 MASTERPLAN ADA RAMP TO REMAIN
- 11 MASTERPLAN SIDEWALK TO BE BUILT BY MASTER DEVELOPER.
- 12 FUTURE MONUMENT & SIGN LOCATIONS BY SEPARATE SIGN PERMIT.
- 13 MASTERPLAN STORM INLET TO REMAIN.
- 14 MASTERPLAN SANITARY MANHOLE TO REMAIN.
- 15 EXISTING OR MASTERPLAN FIRE HYDRANT TO REMAIN.
- 16 MASTERPLAN CURB AND GUTTER TO REMAIN.
- 17 BEGIN CURB CUT. MATCH MASTERPLAN CURB AND PROVIDE AN EXPANSION JOINT AT THE INTERFACE WITH EXISTING.
- 18 PROPERTY LINE.
- 19 PROPOSED ONSITE 6" VERTICAL CURB AND 1' GUTTER. REFER TO DETAIL ON SHEET C5.1 OF CD SET.
- 20 PROPOSED 8"x8" ELECTRICAL TRANSFORMER PAD. REFER TO MEP PLANS FOR TRANSFORMER DESIGN AND DETAILS.
- 21 PROPOSED ONSITE CONCRETE WALK. REFER TO DETAIL ON SHEET C5.0 OF CD SET.
- 22 PROPOSED ASPHALT PAVEMENT. DETAIL ON SHEET C5.2 OF CD SET.
- 23 APPROX. LOCATION OF PROPOSED LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)
- 24 PROPOSED TRASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- 25 PROPOSED ADA RAMP. PER TOWN DETAIL 18, OR SEE SHEET C5.2 OF CD SET.
- 26 PROPOSED BUILDING OVERHANG. REFER TO ARCHITECTURAL PLANS UNDER SEPARATE COVER.
- 27 PROPOSED PAINT 4" 90° SOLID WHITE PARKING STRIP. (TYP.)
- 28 PROPOSED STORM INLET.
- 29 PROPOSED FDC AND KNOX BOX.
- 30 FIRE RISER ROOM.
- 31 PROPOSED 2' SAWCUT ADJACENT TO PROPOSED SITE ACCESS.
- 32 SECONDARY ENTRANCE.
- 33 PROPOSED HS-20 TRAFFIC RATED SANITARY SEWER CLEANOUT. DETAIL ON SHEET U2.0 OF PWSD SET.
- 34 PROPOSED GREASE INTERCEPTOR. DETAIL ON SHEET U2.1 OF PWSD SET.
- 35 PROPOSED SIGHT DISTANCE TRIANGLE. PER TOWN DETAIL 24. ASSUME 25 MPH.
- 36 PROPOSED 30'X30' CORNER SIGHT TRIANGLE.
- 37 PROPOSED SANITARY SEWER SAMPLING MANHOLE. DETAIL ON SHEET U2.1 OF PWSD SET
- 38 PROPOSED BICYCLE RACK. REFER TO DETAIL ON SHEET C5.2.
- 39 PROPOSED TIRE INFLATOR. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- 40 PROPOSED CONCRETE DRIVEWAY APPROACH FULL MOVEMENT ACCESS. PER TOWN DETAIL
- 41 PROPOSED CONCRETE DRIVEWAY ENTRANCE RIGHT IN ACCESS ONLY.
- 42 PROPOSED INTERSECTION CROSS PAN PER TOWN OF PARKER STD DTL 19 ON SHEET C5.2.
- 43 PROPOSED SAND AND OIL INTERCEPTOR. REFER TO SHEET U2.1 ON PWSD SET FOR DETAIL. VERIFY WITH MEP.
- 44 PROPOSED ADA ROUTE
- 45 CONVERT INLET GRATE TO MANHOLE LID FOR MASTER PLAN INLET.

- (50) PROPOSED ADA HANDICAP VAN ACCESSIBLE SIGN MOUNTED IN BOLLARD. REFER TO DETAIL ON SHEET C6.1 OF CD SET.
- (51) PROPOSED PAINT HC PARKING SYMBOL. REFER TO DETAIL ON SHEET C6.1 OF CD SET.
- (52) SCREENED AREA DEFINES ADA COMPLIANT ZONE OF ACCESSIBILITY FROM BUILDING FRONT ENTRANCE TO HANDICAP PARKING STALLS. CROSS SLOPES NOT TO EXCEED 2% IN ALL DIRECTIONS.
- (53) PROPOSED PAINT 4" SOLID WHITE PARKING STRIPS AT 16" O.C. AN 23 DEGREE TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- (54) FACILITY MAIN PUBLIC ENTRY.
- (55) PROPOSED 6MPD STANDARD FUEL CANOPY AND EDGE OF CONCRETE SLAB. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- (56) PROPOSED FUEL TANK FARM AND CONCRETE SLAB. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- (57) PROPOSED VENT RISER. REFER TO FUELING PLANS UNDER SEPARATE COVER.
- (58) PROPOSED 4" PAN. REFER TO DETAIL ON SHEET C5.2 OF CD SET.
- (59) PROPOSED 6" BOLLARD. (TYP.) REFER TO DETAIL ON SHEET C5.0 OF CD SET.
- (60) PROPOSED CO2 AND N2 TANK/CAGE. REFER TO ARCHITECTURAL PLANS UNDER A SEPARATE COVER.
- (61) PROPOSED SIDEWALK CHASE. REFER TO TOWN DETAIL 29 ON SHEET C5.2 OF CD SET.
- (62) PROPOSED CURB OPENING. REFER TO DETAIL 3 ON SHEET C5.0 OF CD SET.
- (63) PR. APPROX. LOCATION OF LIGHT POLES, BASE, AND FIXTURE. REFER TO PHOTOMETRIC PLAN UNDER SEPARATE COVER. (TYP.)
- (64) 3' LANDSCAPE SCREENING WALL

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

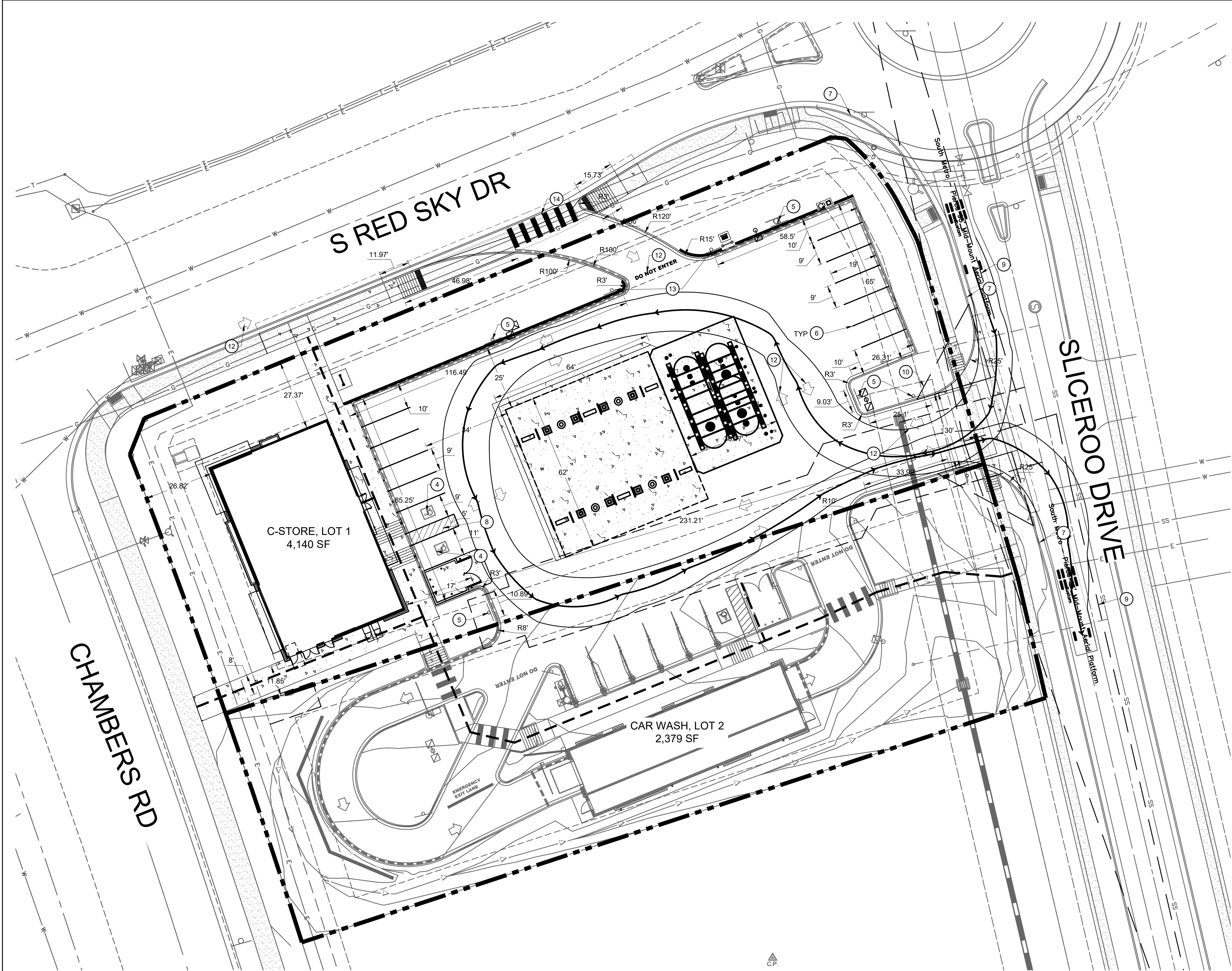
	PROPERTY LINE
	OFF-SITE PROPERTY LINE
	PROPOSED BUILDING
	PARKING COUNT
	EXISTING CURB AND GUTTER
	PROPOSED 6" STANDARD CURB AND GUTTER
	PROPOSED 6" SPILL CURB AND GUTTER
	PROPOSED SCREENING WALL
	EXISTING SITE LIGHTING
	EXISTING FIRE HYDRANT
	EXISTING STORM MANHOLE
	PROPOSED CONCRETE
	DENOTES TRAFFIC FLOW PATTERNS
	DENOTES ADA ROUTE
	PROPOSED SITE LIGHTING
	EXISTING STORM INLET
	EXISTING SANITARY/STORM MANHOLE
	EXISTING SIGN
	PROPOSED SIGN
	PROPOSED STORM INLET AND MANHOLE

 06/13/2022
Town of Parker, Director of Engineering Date

CONSTRUCTION DOCUMENTS
CONVENIENCE STORE
12181 SLICEROO DRIVE, PARKER, CO 80134

SITE PLAN SCHEDULE, NOTES & LEGEND

C1.1



SIGNS AND STRIPING:

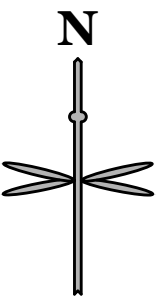
- EXISTING SIGN TO REMAIN.
- STOP SIGN PER MUTCD R1-1.
- NOT USED
- PROPOSED PAINT HC PARKING SYMBOL.
- "NO PARKING FIRE LANE" SIGN 12"X18".
- 4" SINGLE LINE EPOXY COATED WHITE.
- EXISTING CURB AND GUTTER TO REMAIN.
- PROPOSED PAINT 4" SOLID WHITE PARKING STRIPS AT 16" O.C. AN 45° TO THE DIRECTION OF TRAFFIC. BORDER TO BE 4" SOLID WHITE LINE.
- PROPOSED SIGHT DISTANCE TRIANGLE AS PER DETAIL 24 OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL (25 MPH ASSUMED).
- PROPOSED 30'X30' CORNER SIGHT TRIANGLE
- EXISTING SIGN TO BE RELOCATED.
- SOLID WHITE PAINTED ARROWS, WORDS.
- DO NOT ENTER SIGN PER MUTCD X-R5-1.
- PR. CROSSWALK STRIPING, 10'LX2'W WHITE, 4' SEP.

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- DENOTES ADA ROUTE

HORIZONTAL CONTROL NOTES:

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



IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
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Town of Parker, Director of Engineering

06/13/2022

Date

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

**HORIZONTAL CONTROL, PAVING,
STRIPING & SIGNAGE PLAN**

12181 SLICEROO DRIVE, PARKER, CO 80134

PROJECT NO: TWS015.01

DESIGNED BY: LCG

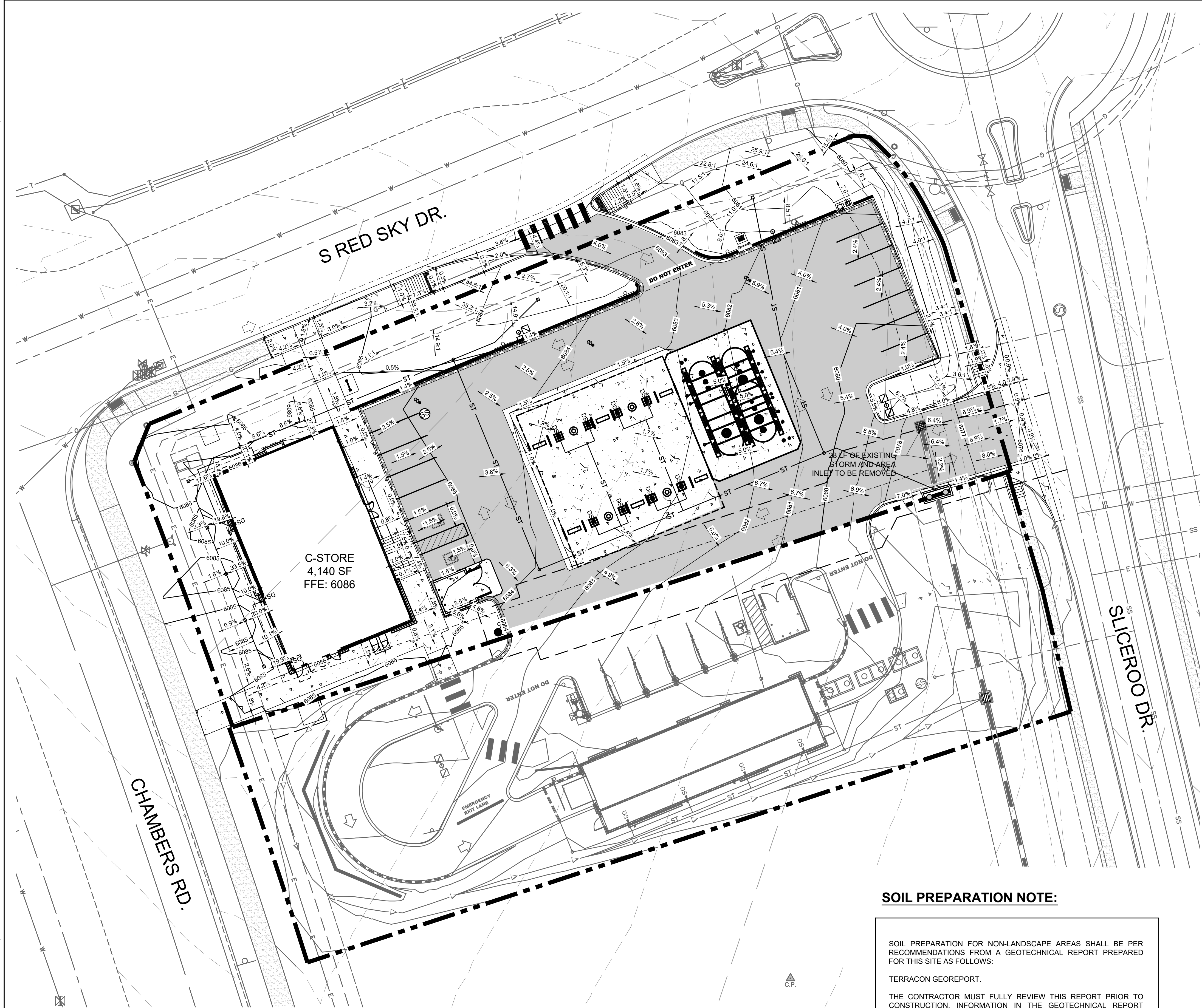
DRAWN BY: JLG

DATE: 4/12/2022

C1.2

NO.	REVISION	BY	DATE





LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE
- TRASH ENCLOSURE PAD (SEE PAVING DETAILS ON SHEET C5.2).
- ONSITE ASPHALT DRIVE LANES AND PARKING AREAS (SEE PAVING DETAILS ON SHEET C5.2).
- ONSITE CONCRETE SIDEWALK (SEE DETAIL C6.0).

GENERAL NOTES:

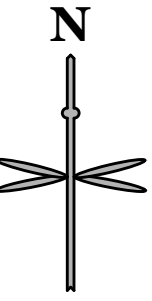
- CATCH CURB AND GUTTER FLOWLINE GRADES SHALL BE A MINIMUM 0.5%.
- ALL ADA SIDEWALKS, RAMPS AND PARKING STALLS SHALL COMPLY WITH CITY AND STATE APPLICABLE CODES AND STANDARDS.
- ALL SPOT ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- ALL ELEVATIONS ARE FLOWLINE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

SOIL PREPARATION NOTE:

SOIL PREPARATION FOR NON-LANDSCAPE AREAS SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS:

TERRACON GEOREPORT.

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING AREA SOIL AMENDMENT PROCEDURES.



IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

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Town of Parker, Director of Engineering

06/13/2022

Date

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

OVERALL GRADING PLAN

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

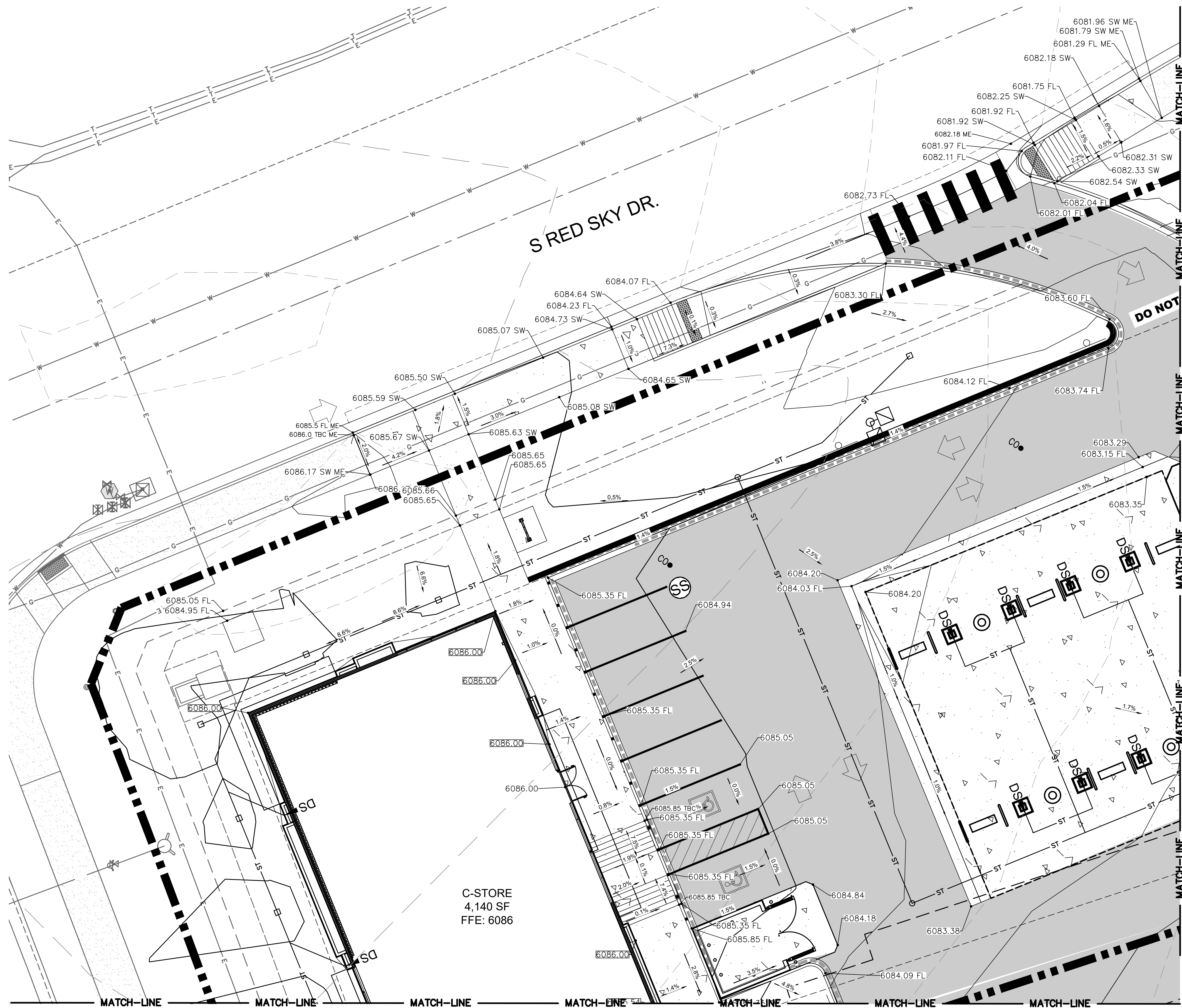
C2.0



Know what's below.
Call before you dig.

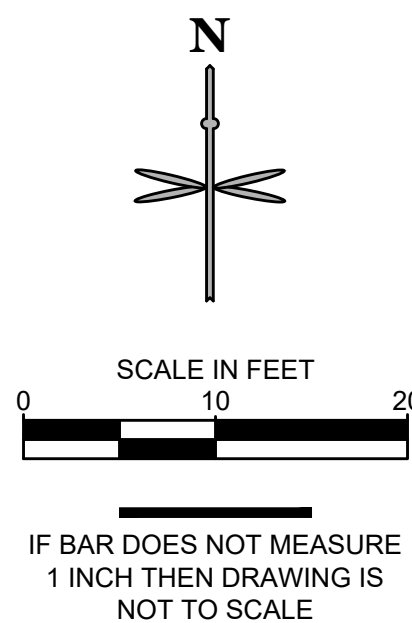
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811

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



REFER TO SHEET
ENLARGED GRADING PLAN - NE

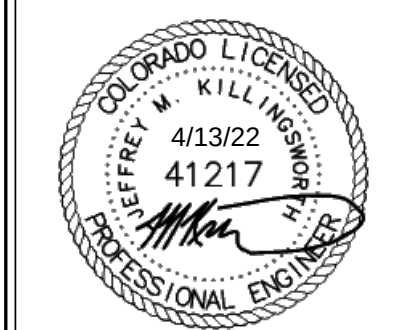
	PROPERTY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED SPILL CURB AND GUTTER
	PROPOSED FENCE
	PROPOSED RETAINING WALL
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
5256.21	PROPOSED FLOW LINE ELEVATION
5256.21 SW	PROPOSED SIDEWALK ELEVATION
5256.21 ME	PROPOSED GRADE TO MATCH EXISTING
5256.21 TBC	PROPOSED TOP BACK OF CURB ELEVATION
5256.21 FG	PROPOSED FINISHED GRADE ELEVATION
	PROPOSED EXTERIOR GRADE AT FOUNDATION
	FLOW ARROW AND GRADE
	TRASH ENCLOSURE PAD (SEE PAVING DETAILS ON SHEET C5.2).
	ONSITE ASPHALT DRIVE LANES AND PARKING AREAS (SEE PAVING DETAILS ON SHEET C5.2).
	ONSITE CONCRETE SIDEWALK (SEE DETAIL C6.0).



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 06/13/2022
Town of Parker, Director of Engineering Date

[illegible]

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

ENLARGED GRADING PLAN - NW

PROJECT NO:	TWS015.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	4/12/2022

C2.1



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

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

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

GRADING DETAIL - NORTHWEST
1" = 10'

REFER TO SHEET
ENLARGED GRADING PLAN - NW



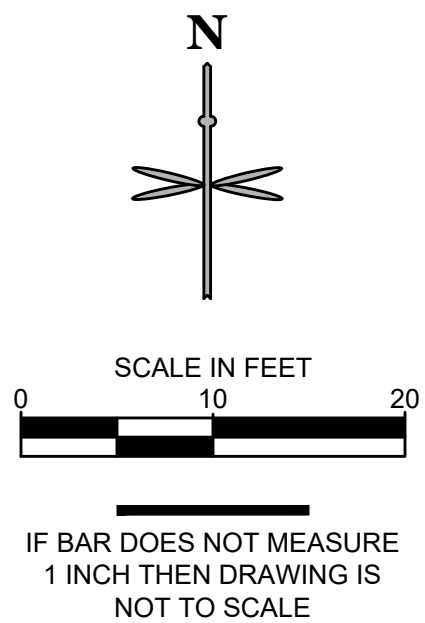
REFER TO SHEET
ENLARGED GRADING PLAN - SE

ENLARGED GRADING DETAIL - NORTHEAST

1" = 10'

LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE
- TRASH ENCLOSURE PAD (SEE PAVING DETAILS ON SHEET C5.2).
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- ONSITE CONCRETE SIDEWALK (SEE DETAIL C6.0).



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[Signature]
Town of Parker, Director of Engineering

06/13/2022

Date

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

ENLARGED GRADING PLAN - NE

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

C2.2



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

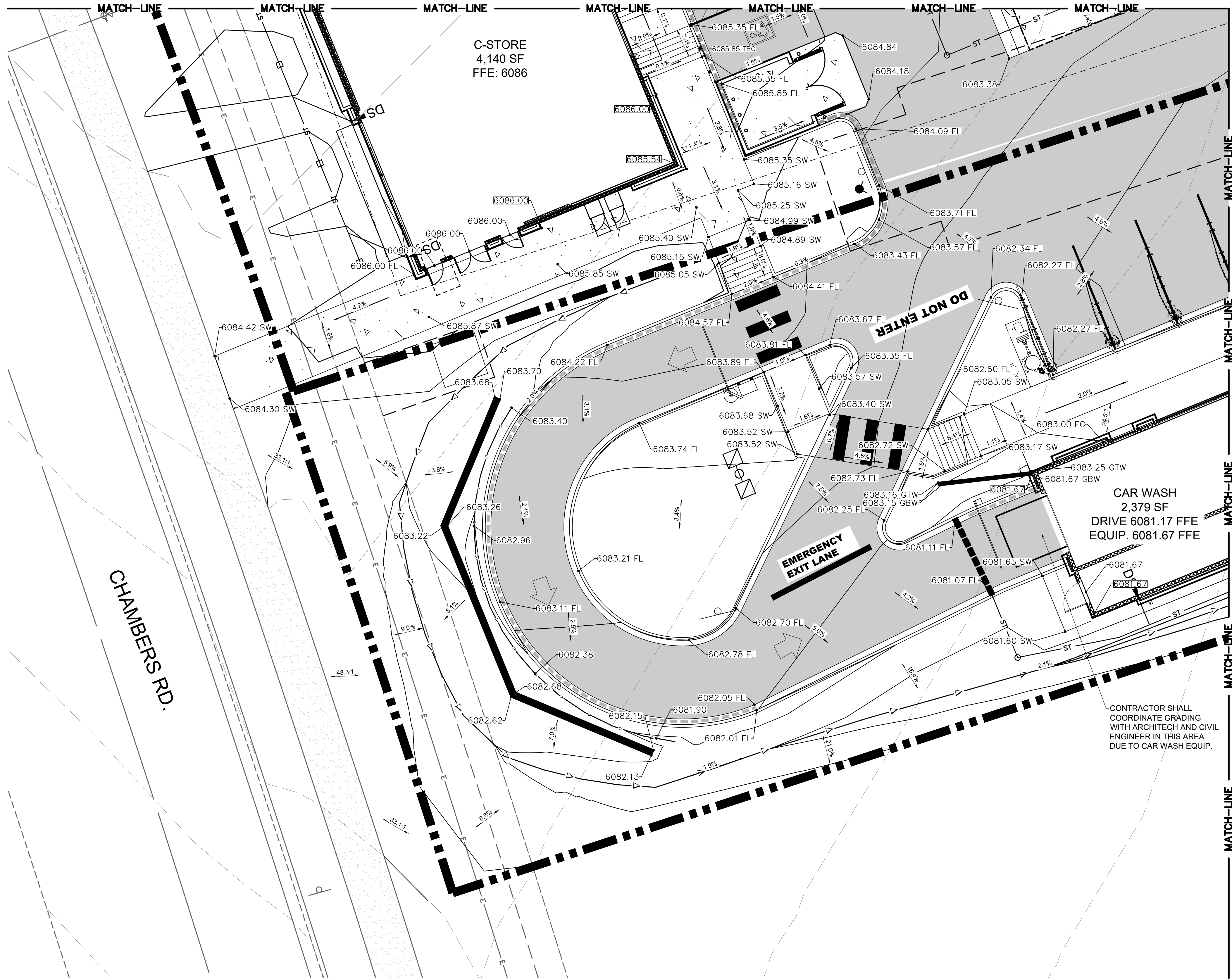
1-800-922-1987 or 811

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

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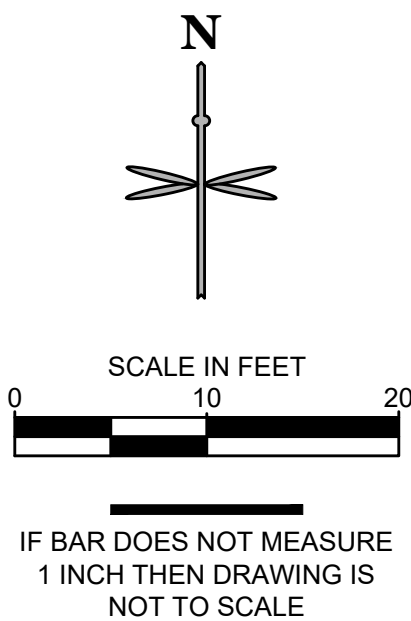
4/13/2022 8:01 AM P:\TWINSTAR ENERGY\CO. PARKER - CHAMBERS & HESS\08 CAD\SITE PLAN\LOT 1\GRADING PLAN.DWG

REFER TO SHEET
ENLARGED GRADING PLAN - NW



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE
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Town of Parker, Director of Engineering
06/13/2022
Date



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GRADING DETAIL - SOUTHWEST
1" = 10'

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

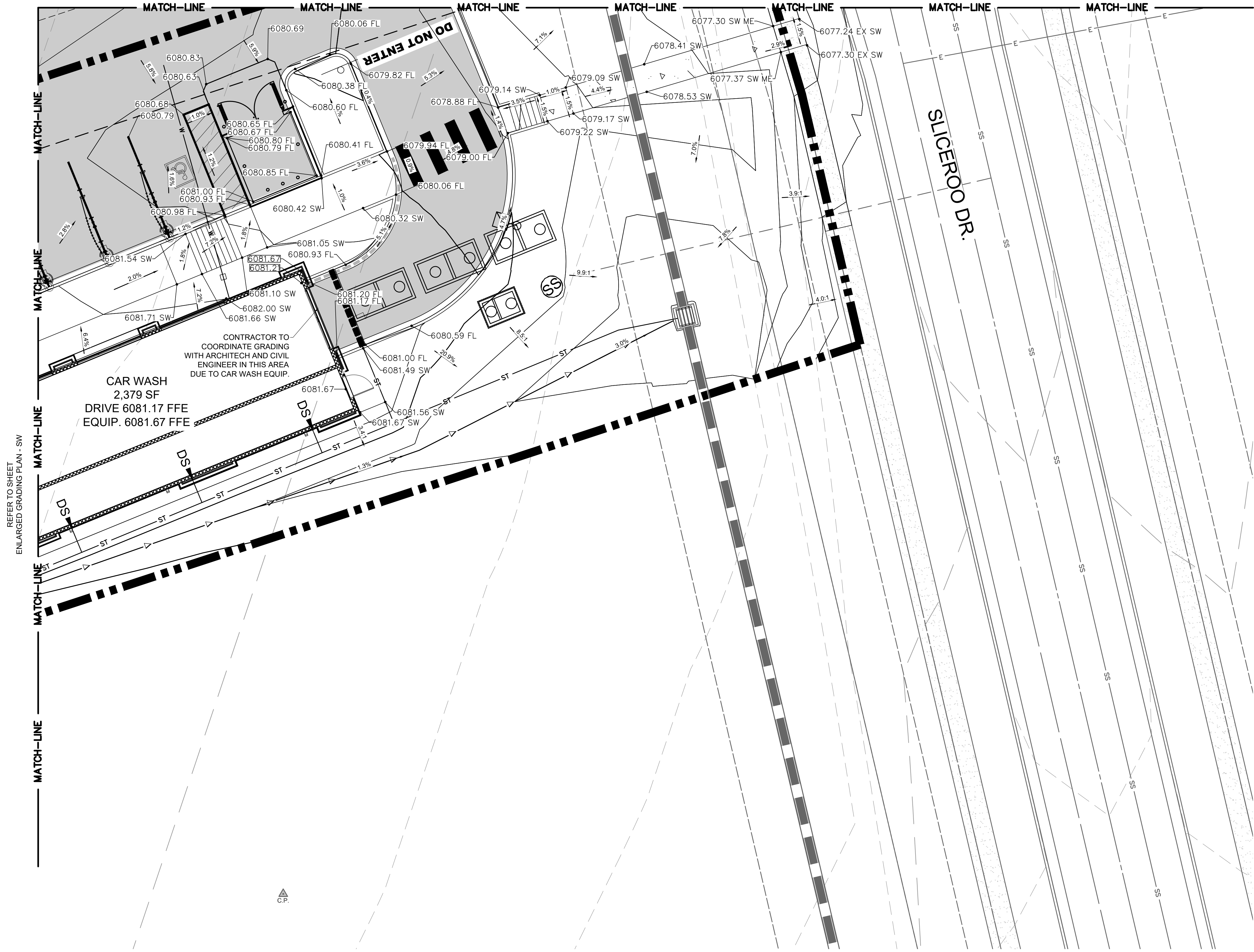
12181 SLICEROO DRIVE, PARKER, CO 80134

ENLARGED GRADING PLAN - SW

PROJECT NO: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022

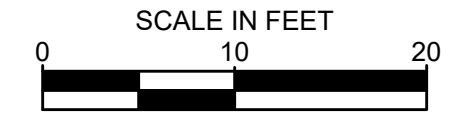
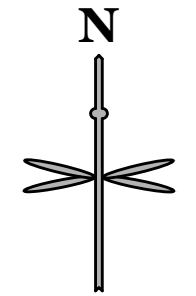
C2.3

REFER TO SHEET
ENLARGED GRADING PLAN - NE



LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED RETAINING WALL
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED FLOW LINE ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE
- TRASH ENCLOSURE PAD (SEE PAVING DETAILS ON SHEET C5.2).
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Town of Parker, Director of Engineering
Date



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

GRADING DETAIL - SOUTHEAST
1" = 10'

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

ENLARGED GRADING PLAN - SE

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

C2.4

EES ENGINEERING SOLUTIONS, INC.

501 S Cherry St, Suite 300
Glendale, CO 80246
303-672-7997 www.ees.us.com

COLORADO LICENSED PROFESSIONAL ENGINEER
4/13/22
41217

BY

DATE

REVISION

No.



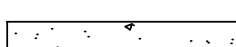
DETAIL 1 - EAST ENTRANCE
1" = 10'

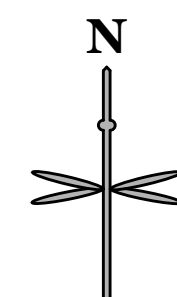


Know what's **below**.
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CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987 or 811
CALL 3-BUSINESS DAYS (NOT INCLUDING INITIAL DAY OF CONTACT) IN ADVANCE BEFORE YOU GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

LEGEND

- | | |
|--|--|
|  | PROPERTY LINE |
|  | EXISTING CURB AND GUTTER |
|  | PROPOSED CURB AND GUTTER |
|  | PROPOSED SPILL CURB AND GUTTER |
|  | PROPOSED FENCE |
|  | PROPOSED RETAINING WALL |
|  5100 | PROPOSED MAJOR CONTOUR |
|  5100 | PROPOSED MINOR CONTOUR |
|  - 5100 - | EXISTING MAJOR CONTOUR |
|  - 5100 - | EXISTING MINOR CONTOUR |
| 5256.21  | PROPOSED FLOW LINE ELEVATION |
| 5256.21 SW  | PROPOSED SIDEWALK ELEVATION |
| 5256.21 ME  | PROPOSED GRADE TO MATCH EXISTING |
| 5256.21 TBC  | PROPOSED TOP BACK OF CURB ELEVATION |
| 5256.21 FG  | PROPOSED FINISHED GRADE ELEVATION |
| <div style="border: 1px solid black; padding: 2px; display: inline-block;">5256.21</div>  | PROPOSED EXTERIOR GRADE AT FOUNDATION |
|  3.1% | FLOW ARROW AND GRADE |
|  | TRASH ENCLOSURE PAD (SEE PAVING DETAILS ON SHEET C5.2). |
|  | ONSITE ASPHALT DRIVE LANES AND PARKING AREAS (SEE PAVING DETAILS ON SHEET C5.2). |
|  | ONSITE CONCRETE SIDEWALK (SEE DETAIL C6.0). |



SCALE IN FEET

0 5 10

IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

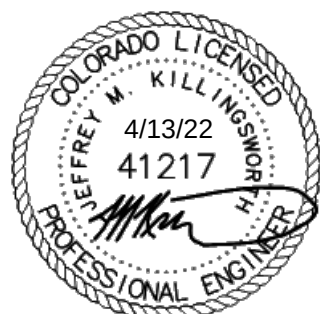
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Town of Parker, Director of Engineering

06/13/2022

Date

[illegible]

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

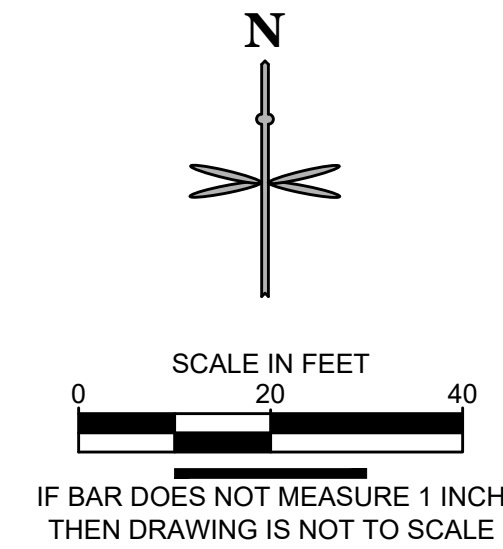
12181 SLICEROO DRIVE, PARKER, CO 80134

ENLARGED GRADING DETAILS

EASTERN ENTRANCE

PROJECT NO:	TWS015.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	4/12/2022

C2.5

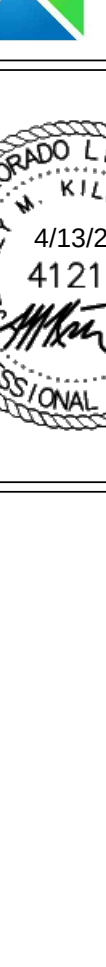


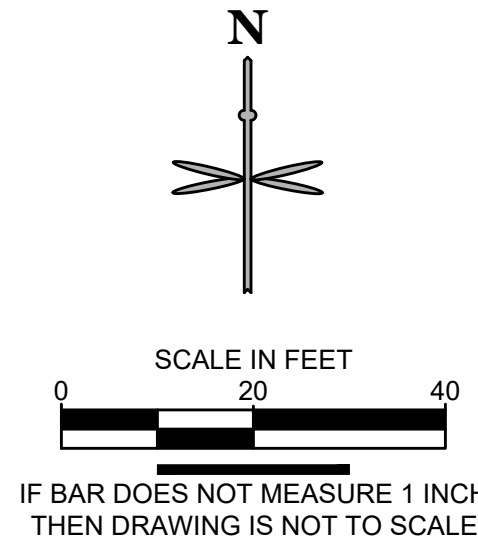
SEE ENLARGED GRADING PLAN FOR TBC ELEVATIONS AT FRONT
CORNERS OF INLET.

	PROPOSED PROPERTY LINE
	EXISTING MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	MINOR CONTOUR
	MAJOR CONTOUR
	CURB AND GUTTER
	PROPOSED SITE LIGHTING
	PROPOSED STORM INLET AND MANHOLE
	SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED 1" WATER METER
	PROPOSED GAS
	PROPOSED ELECTRIC
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE

1. CONSTRUCT ALL WET UTILITIES IN ACCORDANCE WITH THE TOWN OF PARKER STANDARDS AND DETAILS.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
3. THE MINIMUM SEPARATION BETWEEN WATERLINES, SANITARY SEWER AND STORM SEWER LINES IS 10 FEET.
4. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 3 FEET.
5. THE SITE IS LOCATED WITHIN THE TOWN OF PARKER _____ WATER PRESSURE ZONE.
6. THE CONTRACTOR SHALL NOTIFY ENGINEER AND FIELD VERIFY TYPE, SIZE, AND LOCATION OF EXISTING UTILITIES PRIOR TO UTILITY CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER OF ANY WORK THAT IS REQUIRED SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS TWO WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY THE UTILITIES DEPARTMENT.

 06/13/2022
Town of Parker, Director of Engineering Date

CONSTRUCTION DOCUMENTS		REVISION		BY		DATE	
CONVENIENCE STORE 12181 SLICEROO DRIVE, PARKER, CO 80134 STORM PLAN AND PROFILE		No.					
		EES					
		ENTITLEMENT AND					
		SOLUTIONS, INC.					
		501 S Cherry St, Suite 300 Glendale, CO 80246 303-572-7997 www.ees.us.com					
							
PROJECT NO: TWS015.01							
DESIGNED BY: LCG							
DRAWN BY: JLG							
DATE: 4/12/2022							
C3.0							



	PROPOSED SITE LIGHTING
	PROPOSED STORM INLET AND MANHOLE
	SANITARY SEWER CLEANOUT
	EXISTING FIRE HYDRANT
	EXISTING SANITARY/STORM MANHOLE
	PROPOSED 1" WATER METER
	PROPOSED GAS
	PROPOSED ELECTRIC
	PROPOSED SANITARY
	PROPOSED WATER
	EXISTING STORM SEWER
	EXISTING STORM INLET
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING SANITARY LINE
	EXISTING WATER LINE

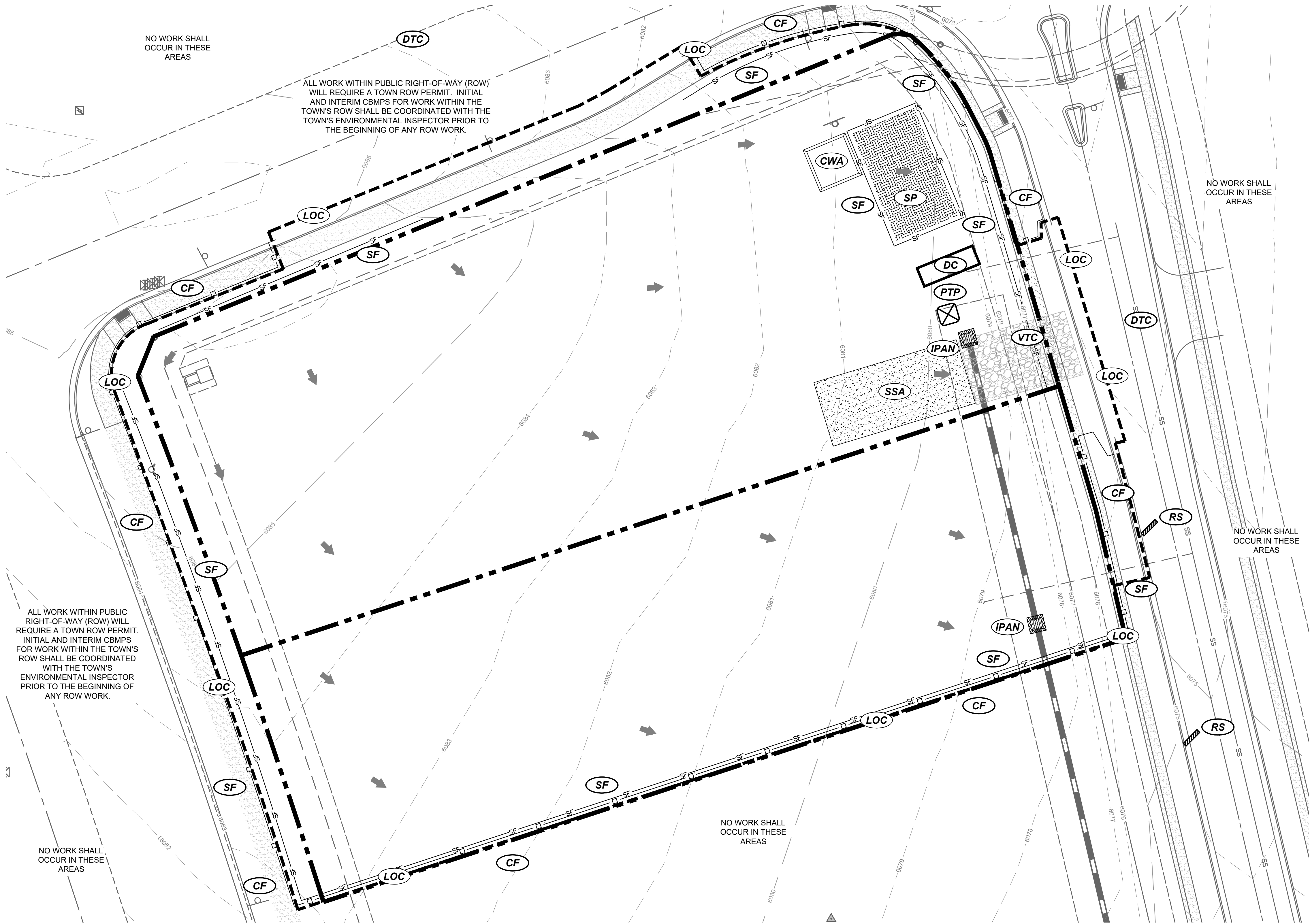
1. CONSTRUCT ALL WET UTILITIES IN ACCORDANCE WITH THE TOWN OF PARKER STANDARDS AND DETAILS.
2. ALL PROPOSED EASEMENTS MUST BE RECORDED PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS.
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4. THE MINIMUM SEPARATION BETWEEN WATER SERVICE LINES IS 3 FEET.
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6. THE CONTRACTOR SHALL NOTIFY ENGINEER AND FIELD VERIFY TYPE, SIZE, AND LOCATION OF EXISTING UTILITIES PRIOR TO UTILITY CONSTRUCTION.
7. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER OF ANY WORK THAT IS REQUIRED SHUTDOWN OR INTERRUPTION OF SERVICE OF EXISTING WATER MAINS TWO WEEKS PRIOR TO THE PROPOSED SHUTDOWN OR INTERRUPTION UNLESS OTHERWISE APPROVED BY THE UTILITIES DEPARTMENT.

SEE ENLARGED GRADING PLAN FOR TBC ELEVATIONS AT FRONT CORNERS OF INLET.

06/13/2022

CONSTRUCTION DOCUMENTS
CONVENIENCE STORE
12181 SLICEROO DRIVE, PARKER, CO 80134
PRIVATE STORM PLAN

C3.1

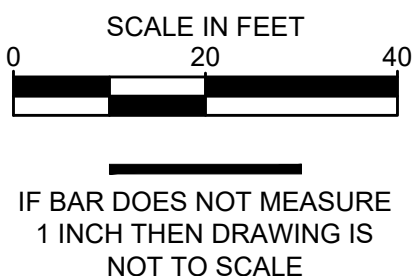
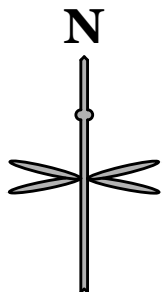


EROSION CONTROL LEGEND

---	PROPERTY BOUNDARY
—SF—	(SF) SILT FENCE
—□—	(CF) CONSTRUCTION FENCE
[Pattern]	(VTC) VEHICLE TRACKING CONTROL
[Pattern]	(SSA) STABILIZED STAGING AREA
[Pattern]	(SP) STOCKPILE AREA
[Pattern]	(DC) SITE DUMPSTER
[Symbol]	(RS) ROCK SOCK
[Symbol]	(CWA) CONCRETE WASHOUT
[Symbol]	(SCL) SEDIMENT CONTROL LOG
---	(LOC) LIMITS OF CONSTRUCTION
[Symbol]	(PTP) PORTABLE TOILET PROTECTION
[Symbol]	(IPAN) INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
[Symbol]	(PCOG) INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
[Symbol]	(MWP) MASONRY WORK PROTECTION
[Symbol]	(DTC) DEBRIS TRASH CONTROL
[Symbol]	(ECB) EROSION CONTROL BLANKET
[Symbol]	(SMC) SEEDING, MULCHING AND CRIMPING
[Symbol]	(SR) SURFACE ROUGHENING
→	FLOW ARROW

NOTES:

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



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

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

Town of Parker, Director of Engineering

06/13/2022

Date



Know what's below.
Call before you dig.

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

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

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

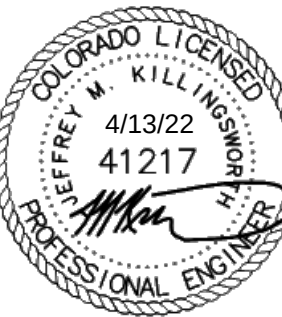
12181 SLICEROOD DRIVE, PARKER, CO 80134

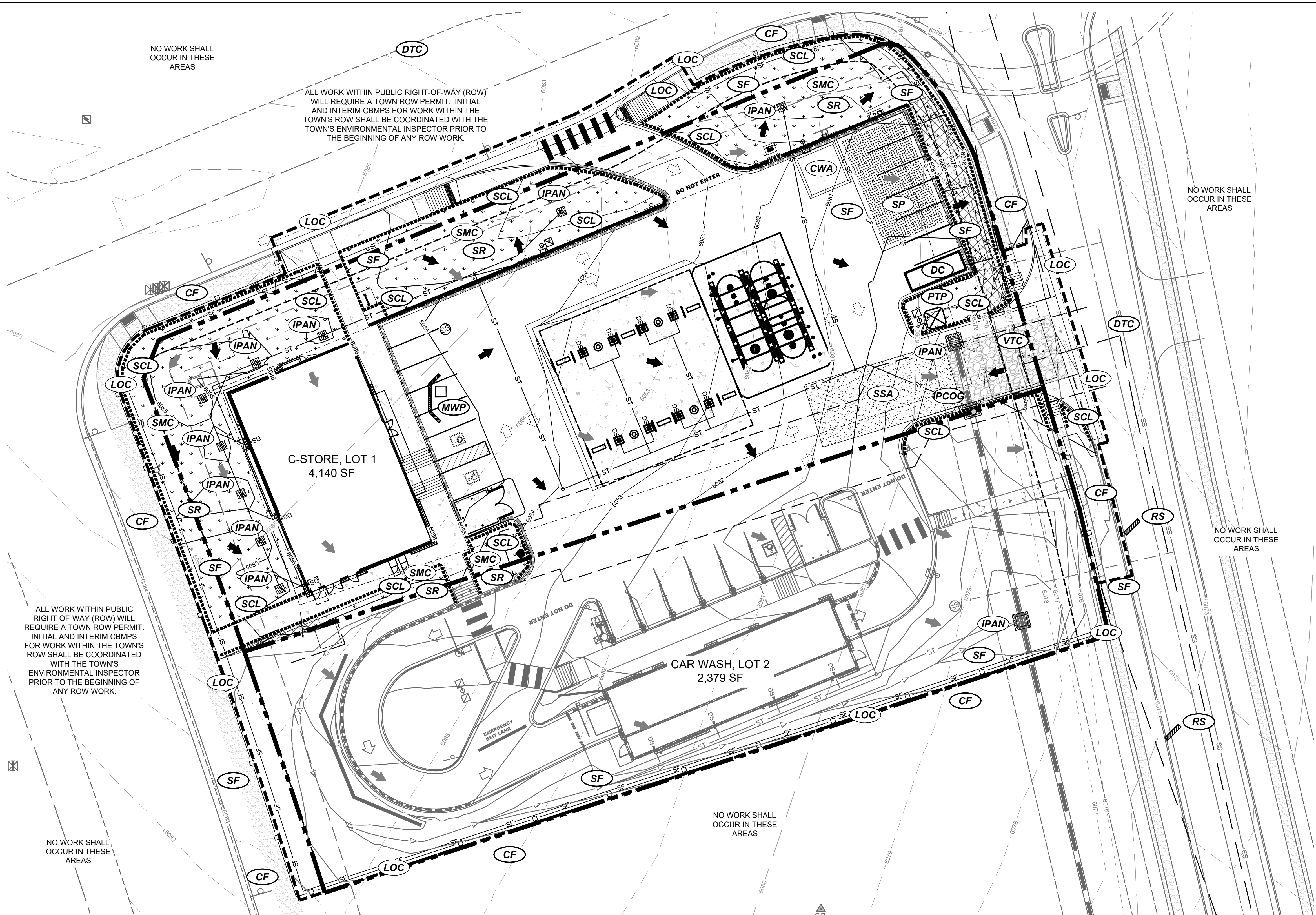
INITIAL CBMP PLAN

PROJECT NO: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022

C4.0

No.	REVISION	BY	DATE



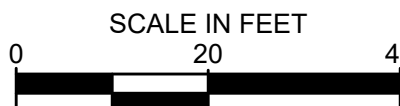
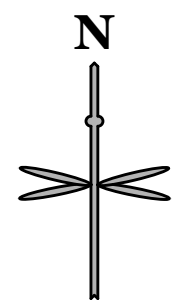


EROSION CONTROL LEGEND

	PROPERTY BOUNDARY
	SILT FENCE
	CONSTRUCTION FENCE
	VEHICLE TRACKING CONTROL
	STABILIZED STAGING AREA
	STOCKPILE AREA
	SITE DUMPSTER
	ROCK SOCK
	CONCRETE WASHOUT
	SEDIMENT CONTROL LOG
	LIMITS OF CONSTRUCTION
	PORTABLE TOILET PROTECTION
	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	MASONRY WORK PROTECTION
	DEBRIS TRASH CONTROL
	EROSION CONTROL BLANKET
	SEEDING, MULCHING AND CRIMPING
	SURFACE ROUGHENING
	FLOW ARROW

NOTES:

- SEE THIS CONSTRUCTION DOCUMENT SET AND/OR TOWN OF PARKER WEBSITE, [HTTP://WWW.PARKERONLINE.ORG/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES](http://www.parkeronline.org/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES), FOR STANDARD NOTES AND BMP DETAILS.
- BMPs ON INITIAL PLAN TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN UNTIL STABILIZATION UNLESS OTHERWISE NOTED.
- PORTABLE TOILETS MAY BE LOCATED AS NEEDED BY THE CONTRACTOR WITH PROPER PROTECTION PER TOWN OF PARKER STANDARDS.
- SURFACE ROUGHENING WILL BE IMPLEMENTED ON DISTURBED SLOPES AS NEEDED.
- ALL TOPSOIL IS REQUIRED PER THE TOWN OF PARKER REGULATIONS TO BE STOCKPILED ONCE STRIPPED AND RE-USED DURING FINAL STABILIZATION SEEDING TO PROMOTE GERMINATION AND RE-GROWTH.
- CONTRACTOR TO PLACE TRENCH SOILS ON THE UPHILL SIDE OF THE TRENCH.
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- LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IN NOT POSSIBLE.



IF BAR DOES NOT MEASURE
1 INCH THEN DRAWING IS
NOT TO SCALE

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Town of Parker, Director of Engineering

06/13/2022

Date

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

INTERM & FINAL CBMP PLAN

PROJECT NO: TWS015.01

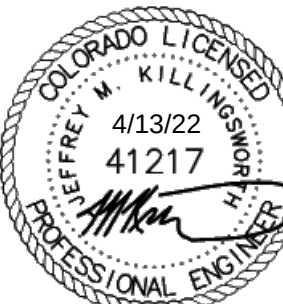
DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

C4.1

NO.	REVISION	BY	DATE

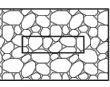
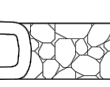
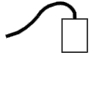
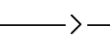
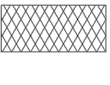
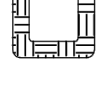
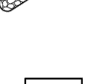
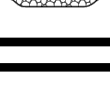


- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS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

**Town of Parker**
COLORADO

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES
1 OF 4
Oct. 2013

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

**Town of Parker**
COLORADO

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

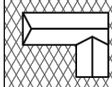
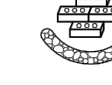
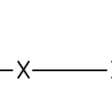
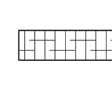
LEGEND
1 OF 3
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
11. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
 12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
 13. 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.
 14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
 15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
 16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
 17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
 18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
 19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
 20. 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.
 21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
 22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
 23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
 24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

**Town of Parker**
COLORADO

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES
2 OF 4
Oct. 2013

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

**Town of Parker**
COLORADO

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

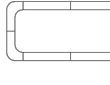
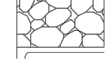
LEGEND
2 OF 3
Oct. 2013

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

**Town of Parker**
COLORADO

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN NOTES
3 OF 4
Oct. 2013

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

**Town of Parker**
COLORADO

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND
3 OF 3
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- 2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - B. ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON-SITE.
 - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
 - (D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.
- DEFINITIONS:**
- DEVELOPABLE PROPERTY** MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.
- NONDEVELOPABLE PROPERTY** MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.
32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
 33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
 34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

**Town of Parker**
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CONSTRUCTION BEST MANAGEMENT PRACTICES

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CONSTRUCTION DOCUMENTS	
CONVENIENCE STORE	
12181 SLICEROO DRIVE, PARKER, CO 80134	
CBMP DETAILS	
PROJECT NO:	TWS015.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	4/12/2022
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SILT FENCE INSPECTION AND MAINTENANCE NOTES

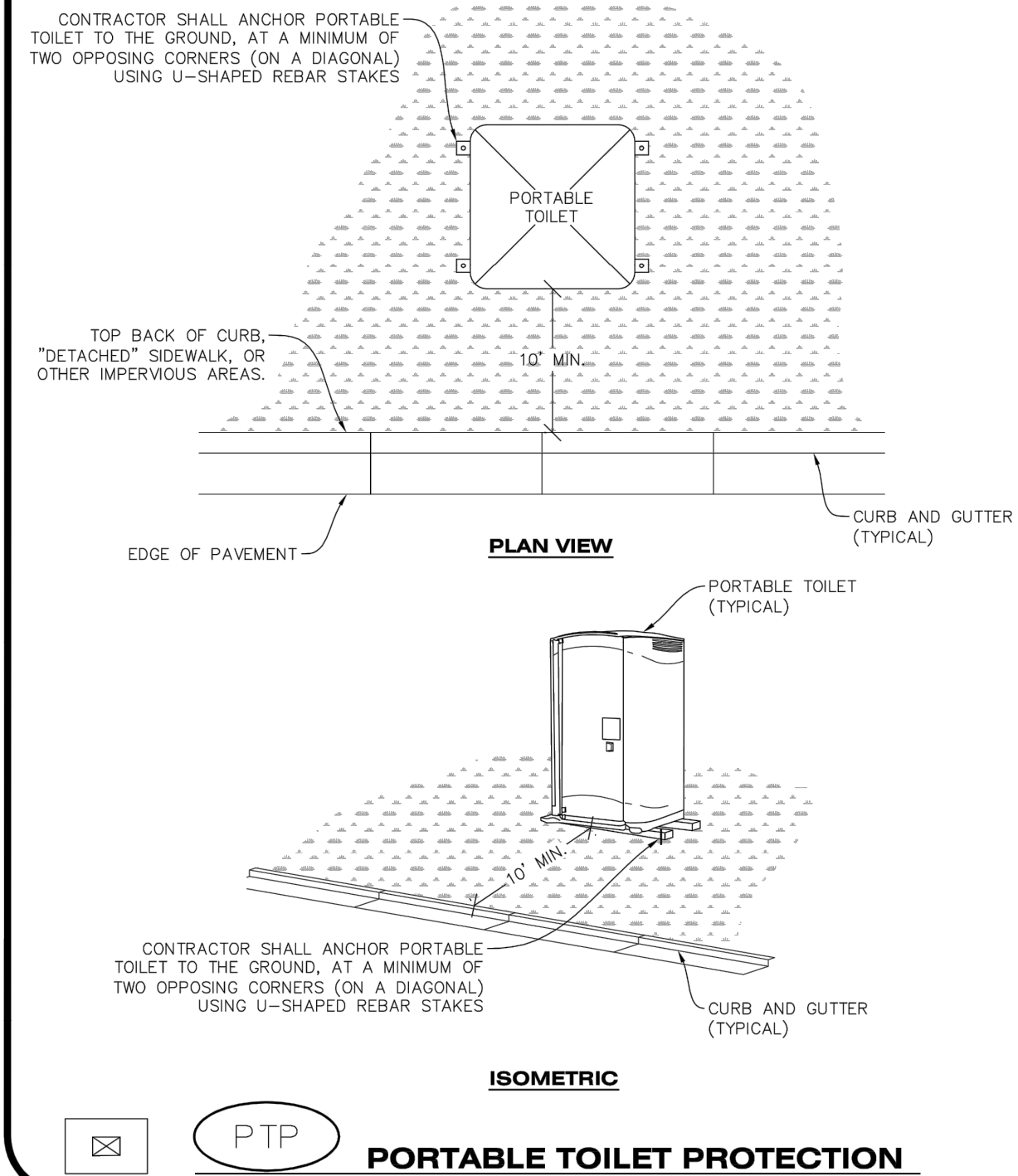
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION 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).

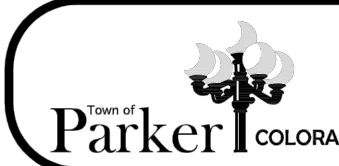


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PTP
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PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

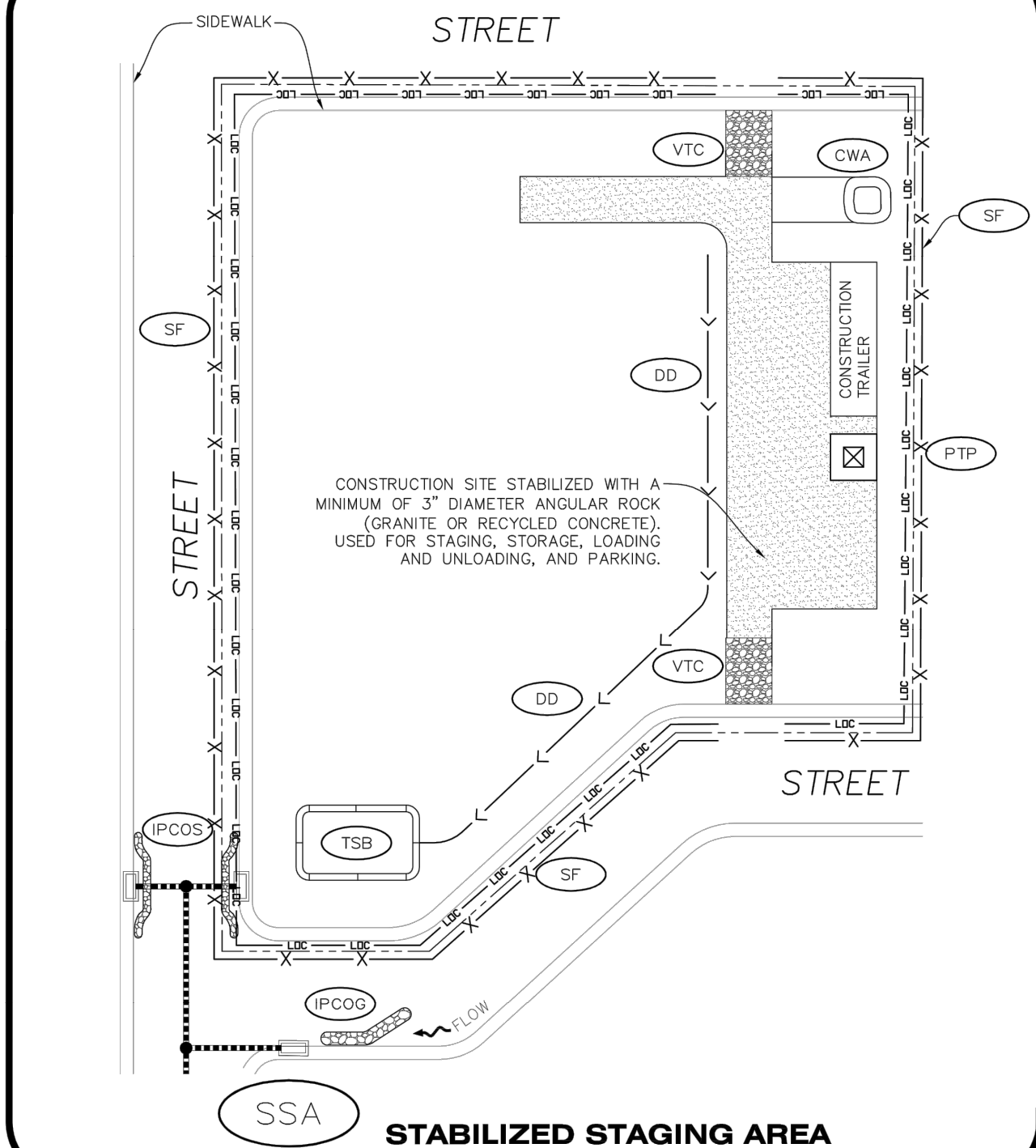
2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, 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.



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SSA
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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

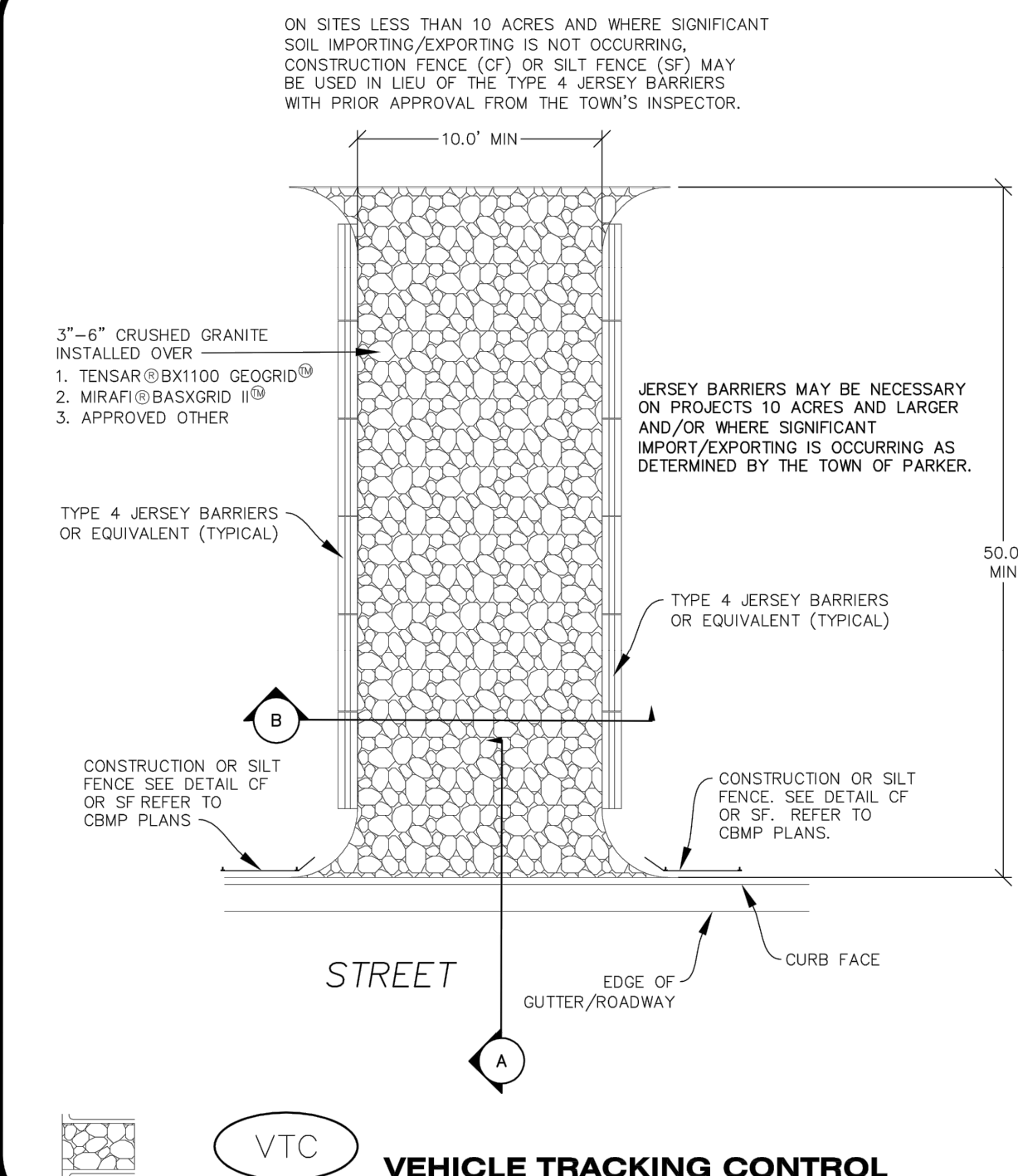
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.



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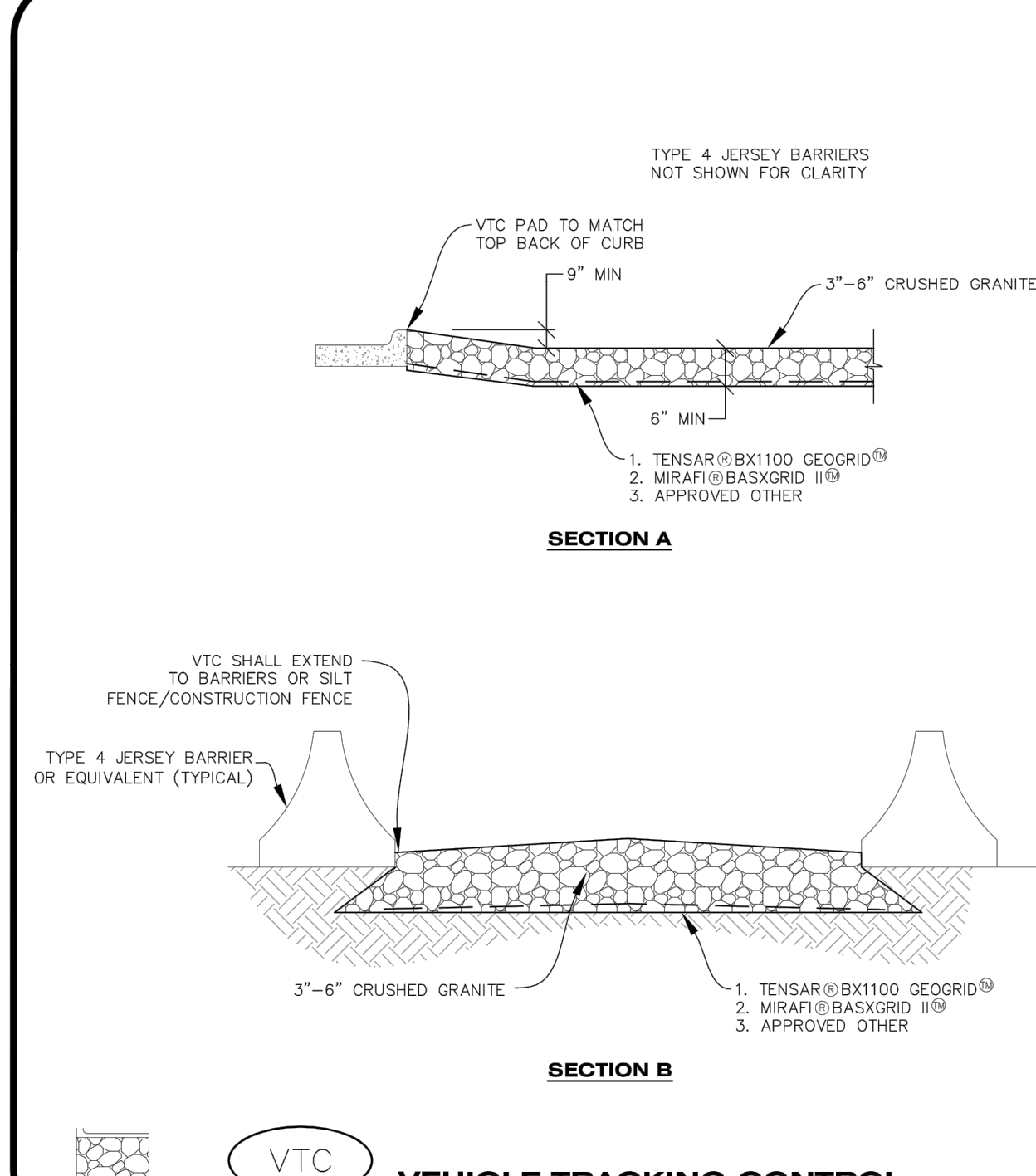


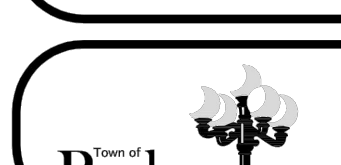


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CBMP DETAILS

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

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DATE

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3 OF 3

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1 OF 2

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2 OF 2

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SP

STOCKPILE PROTECTION



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SP

JUNE 2006

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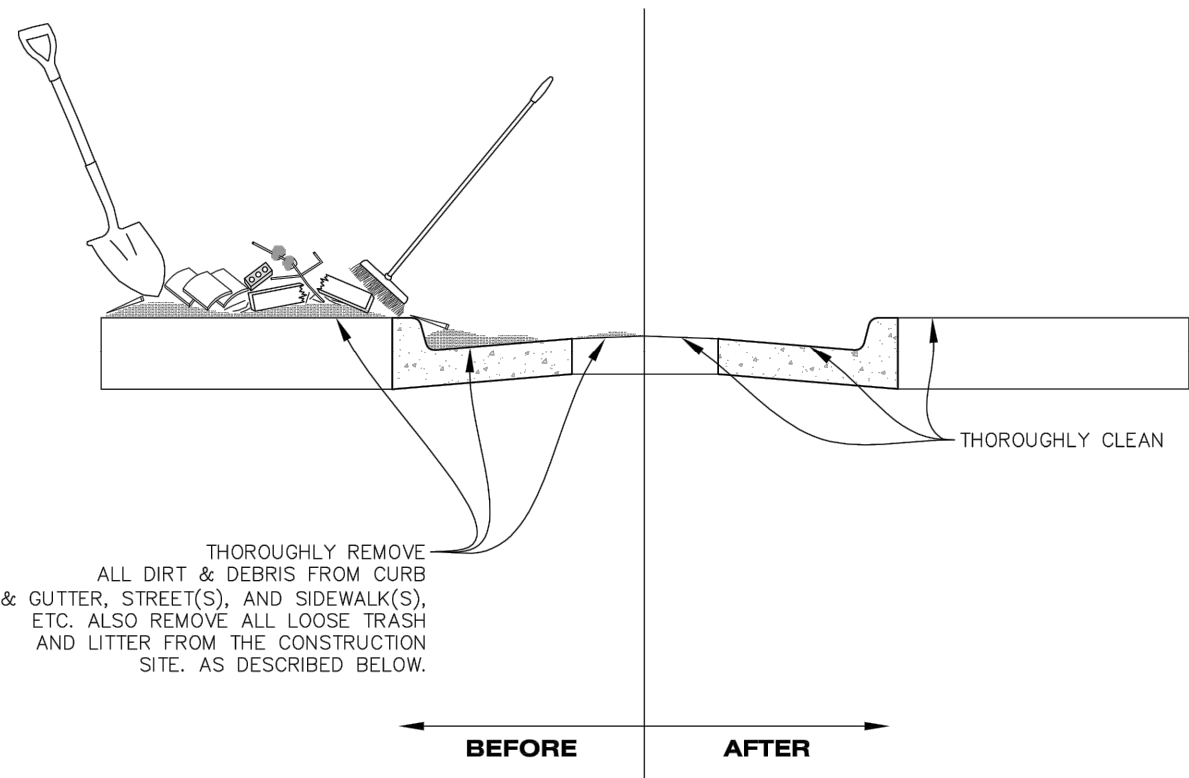
VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

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-FOOT LONG AND 10-FOOT 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 BASKGRID 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.

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NOTE:

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

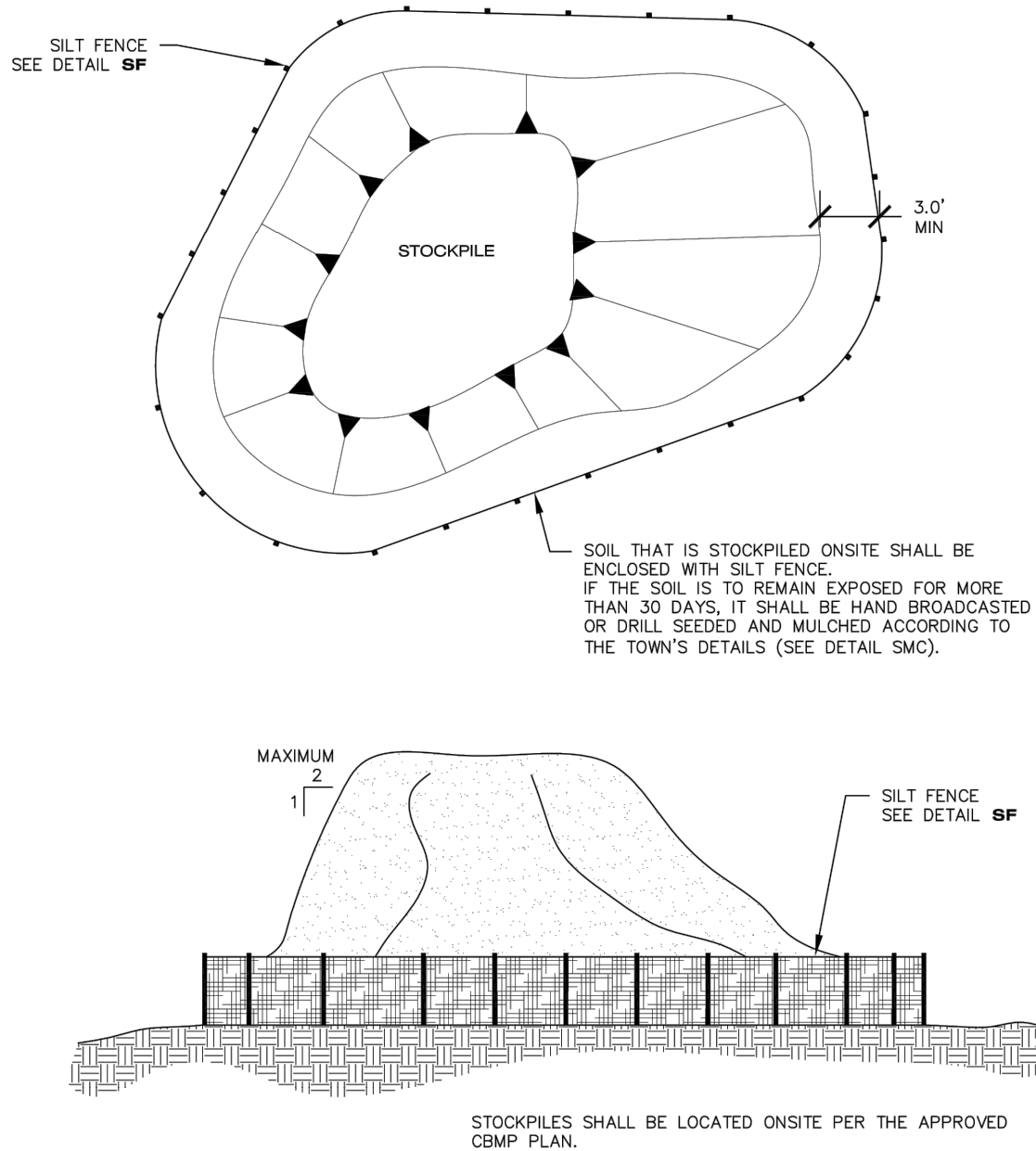
DEBRIS AND TRASH CONTROL

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DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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SP

STOCKPILE PROTECTION



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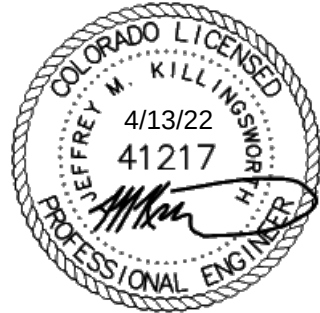
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DRAWN BY: JLG
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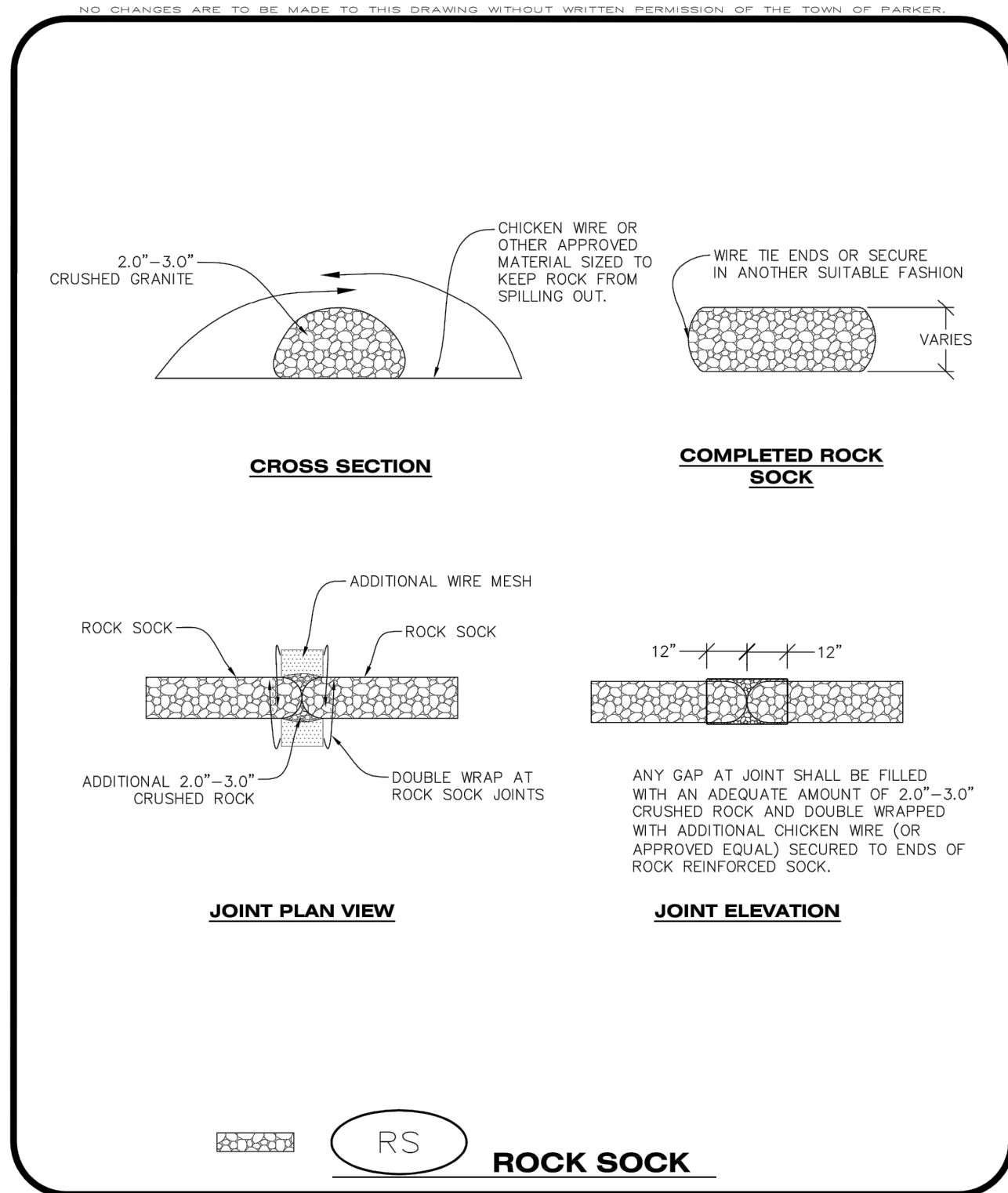
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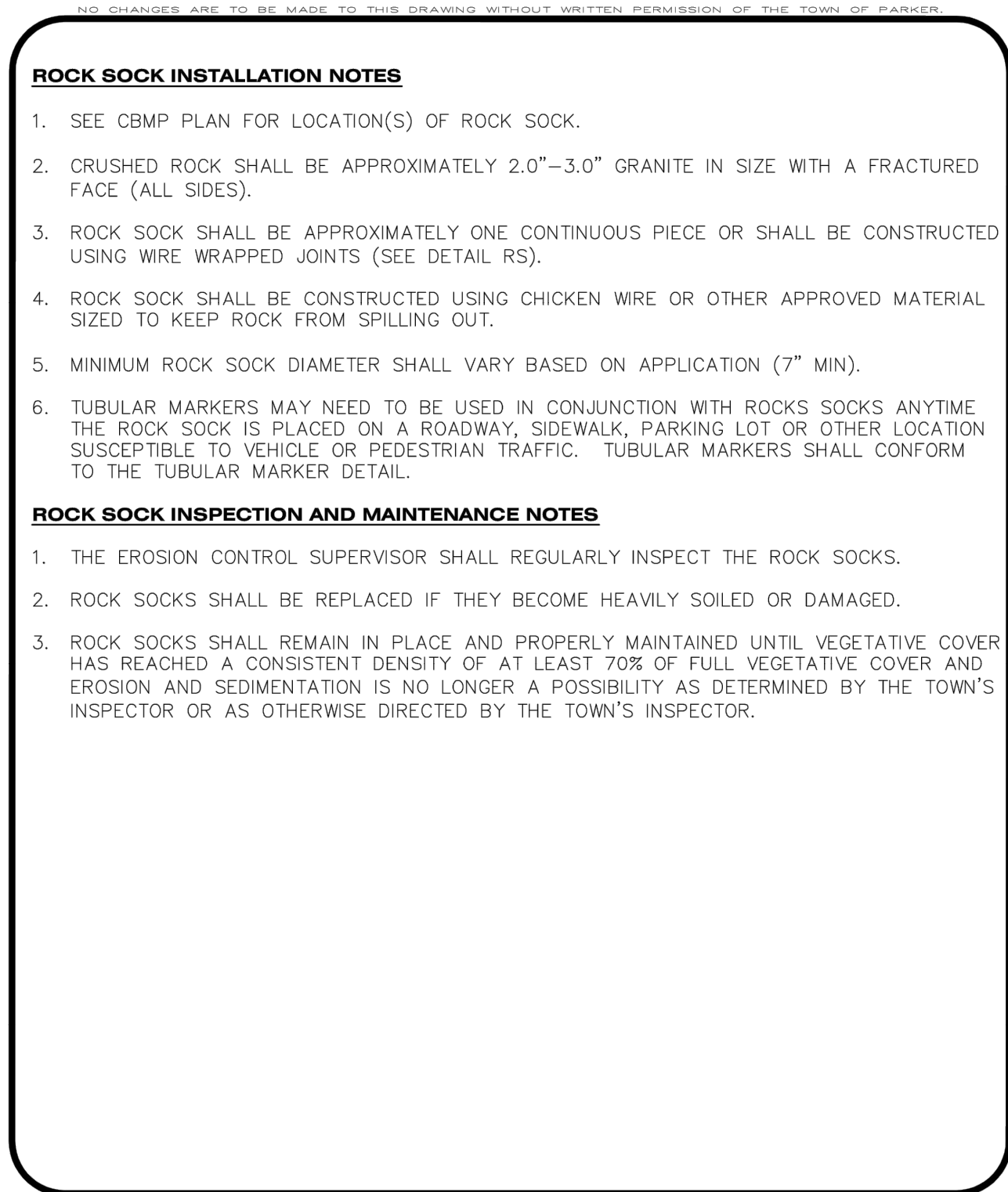






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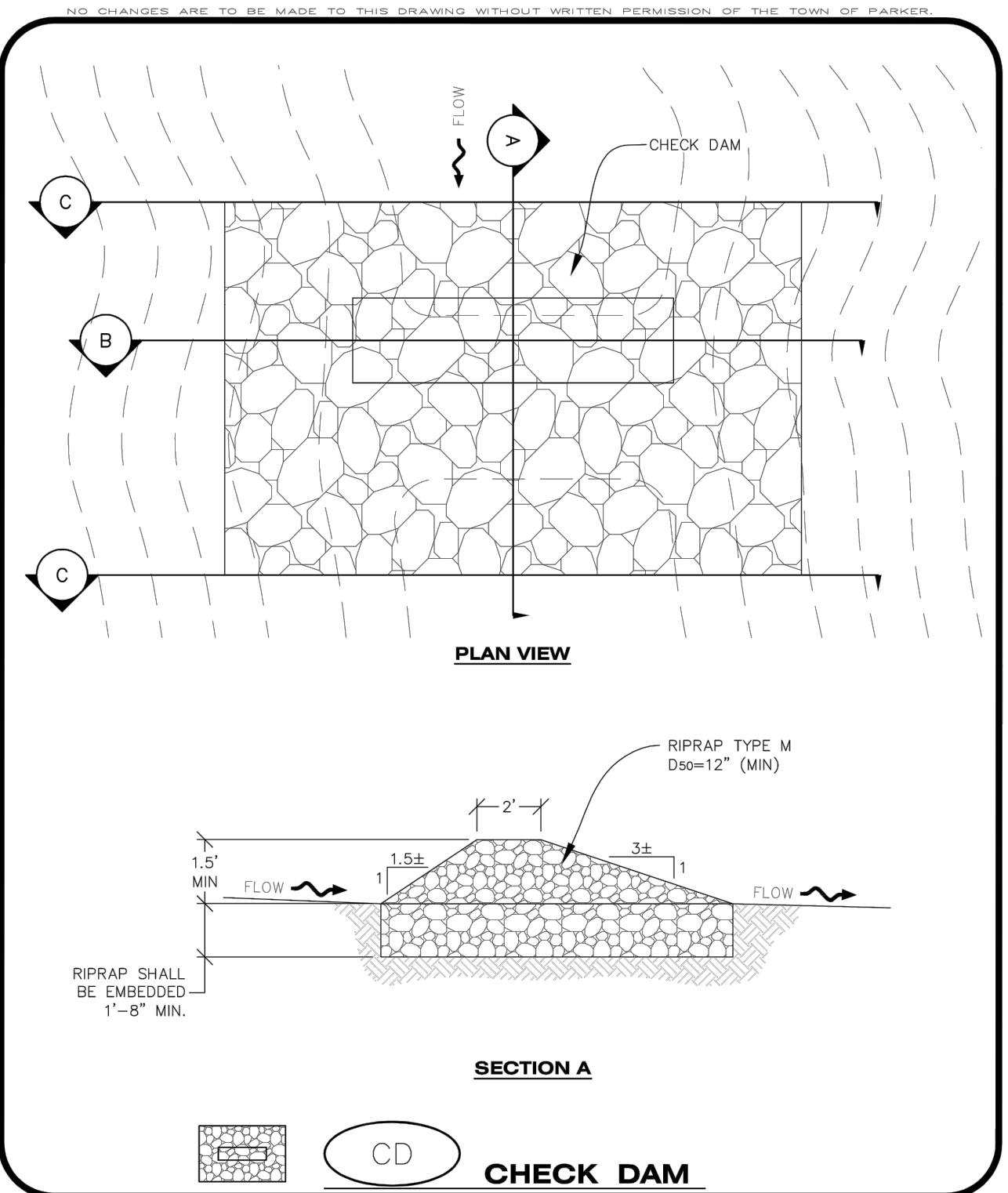
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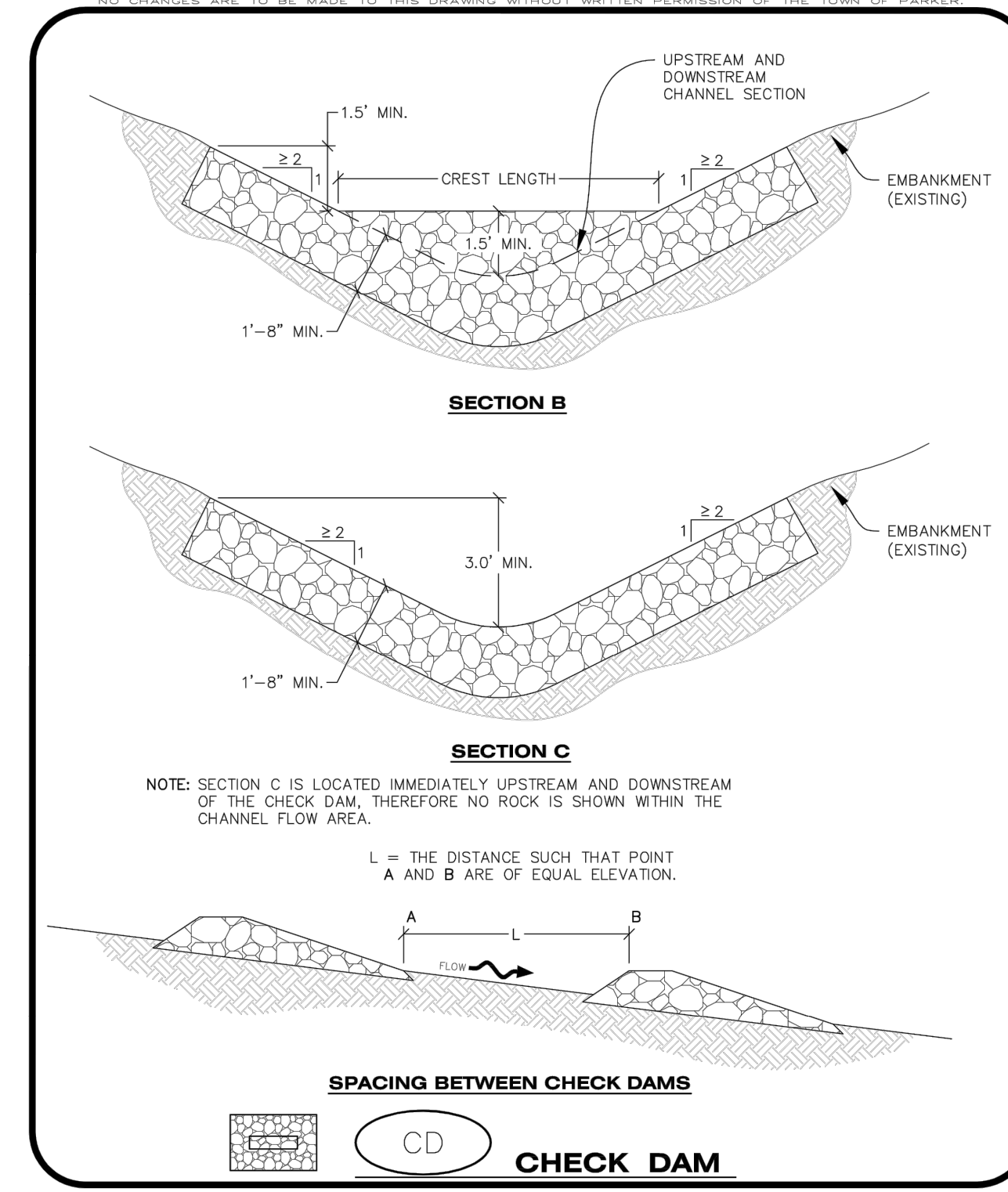
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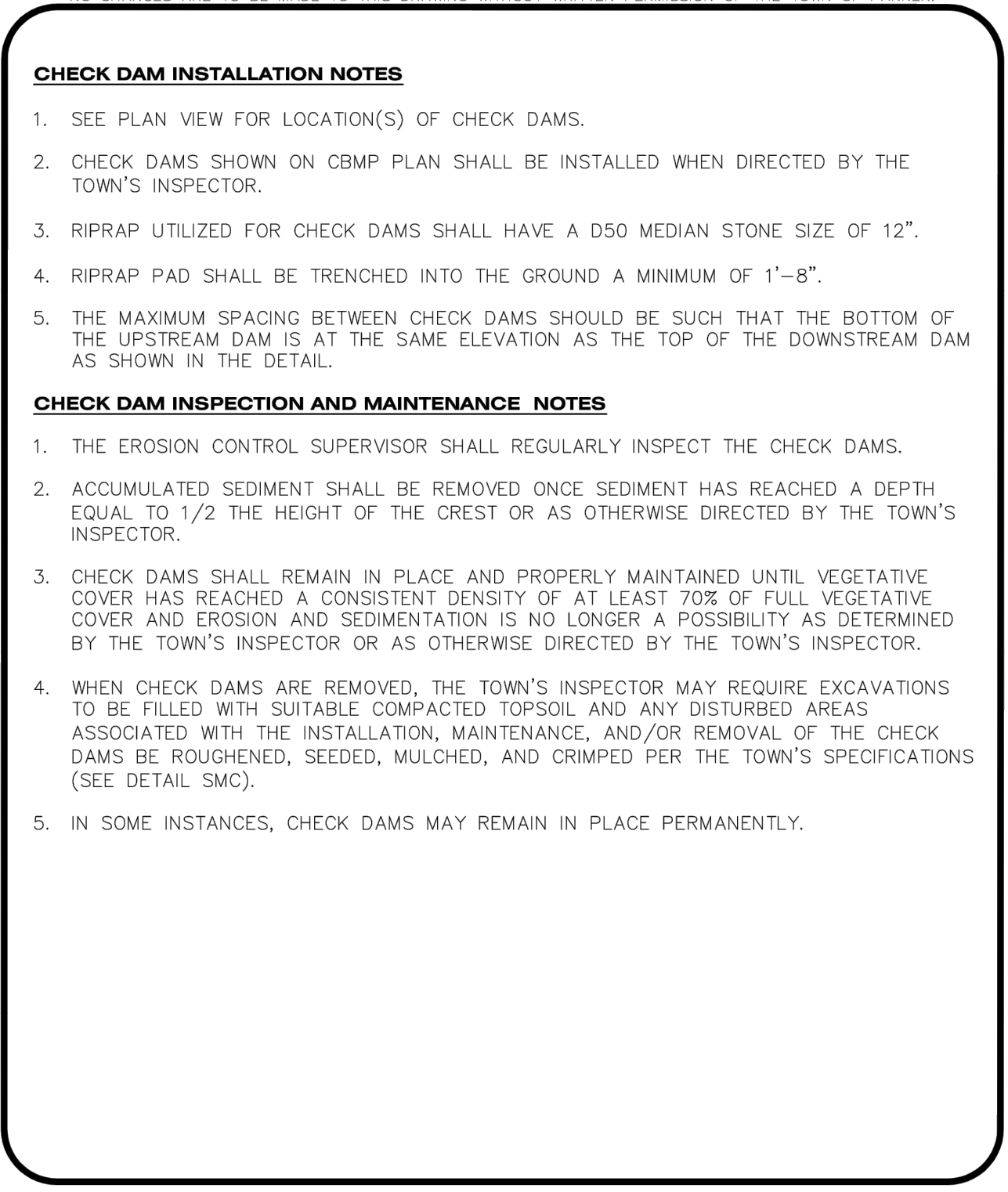
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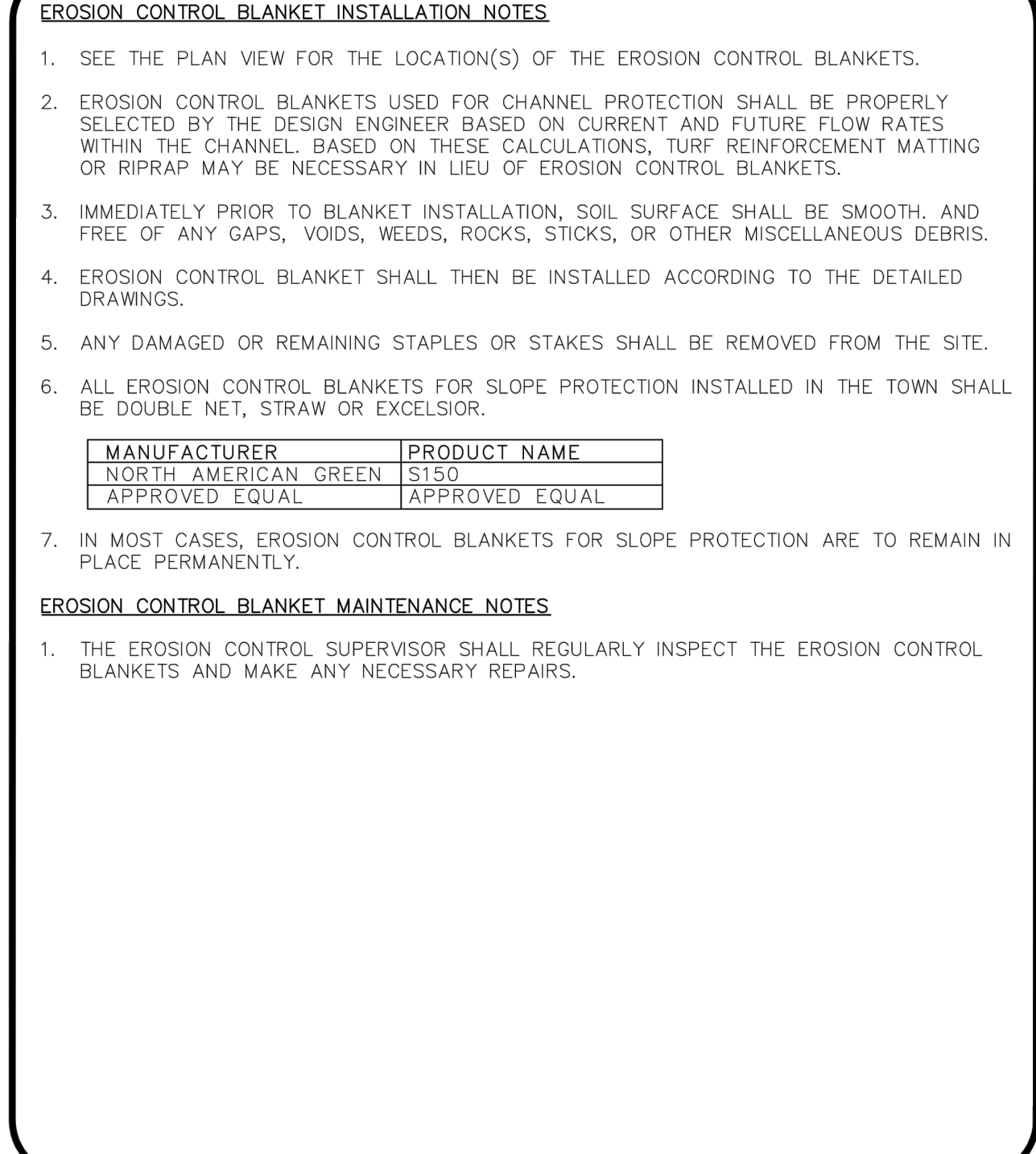


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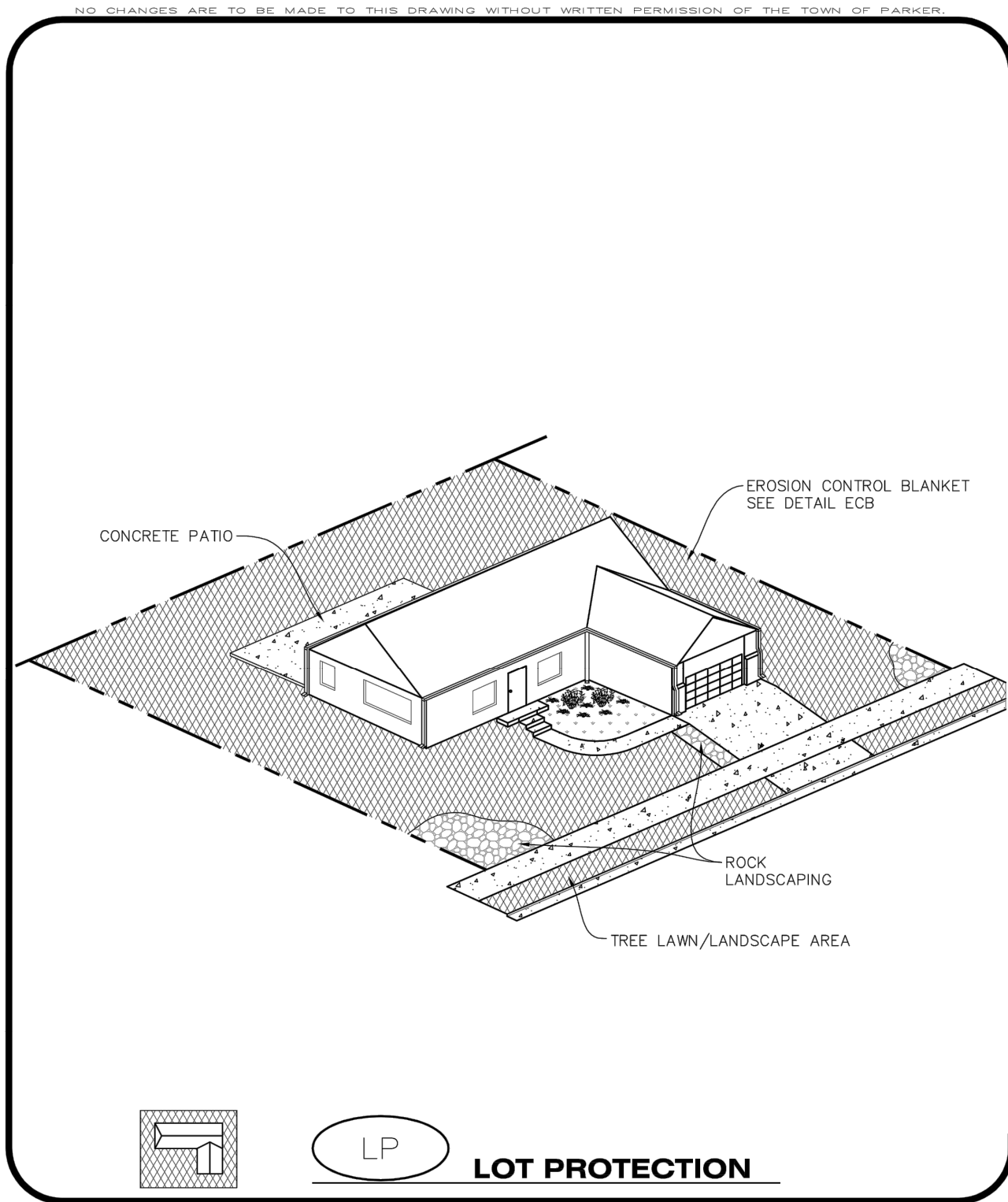
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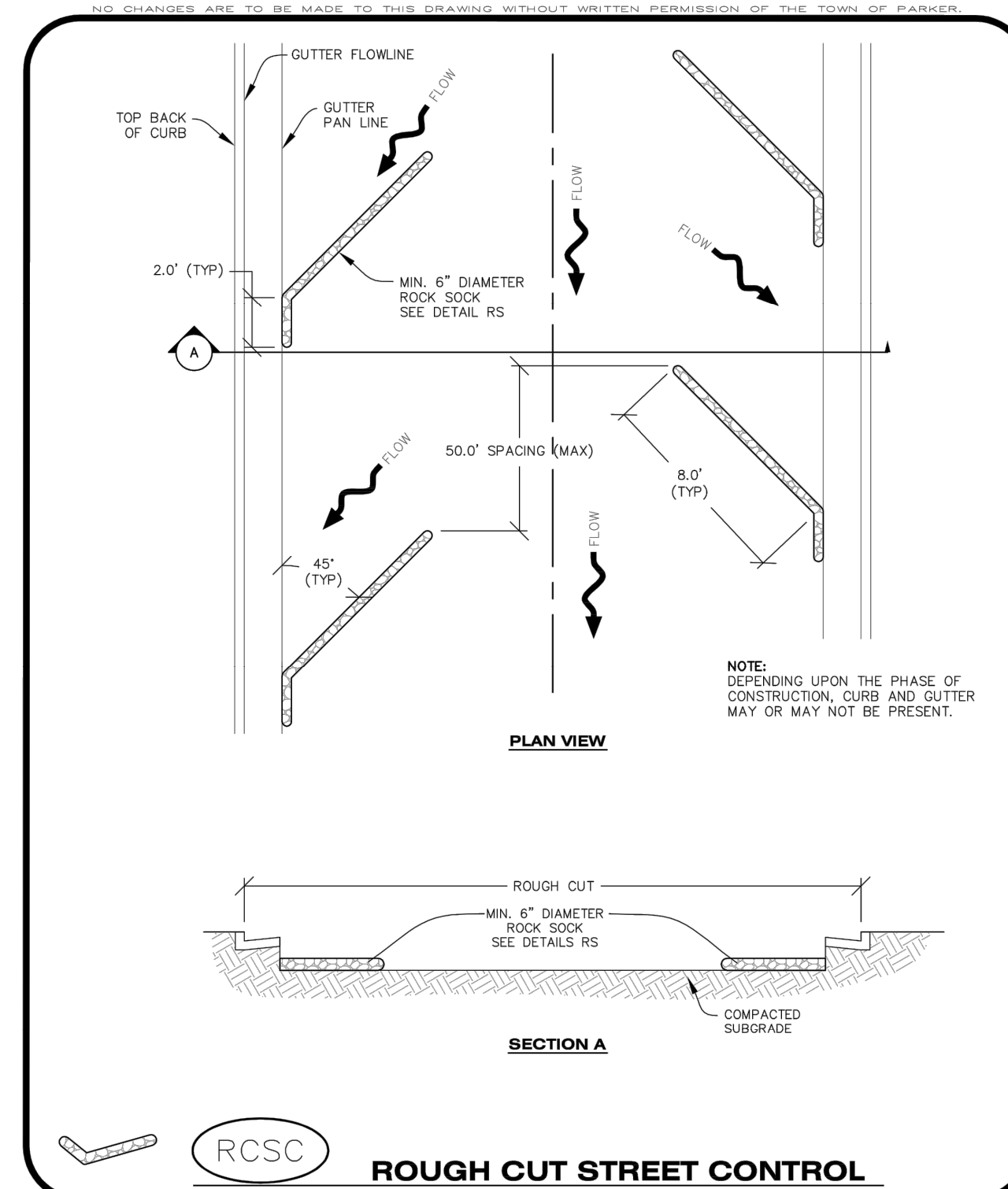
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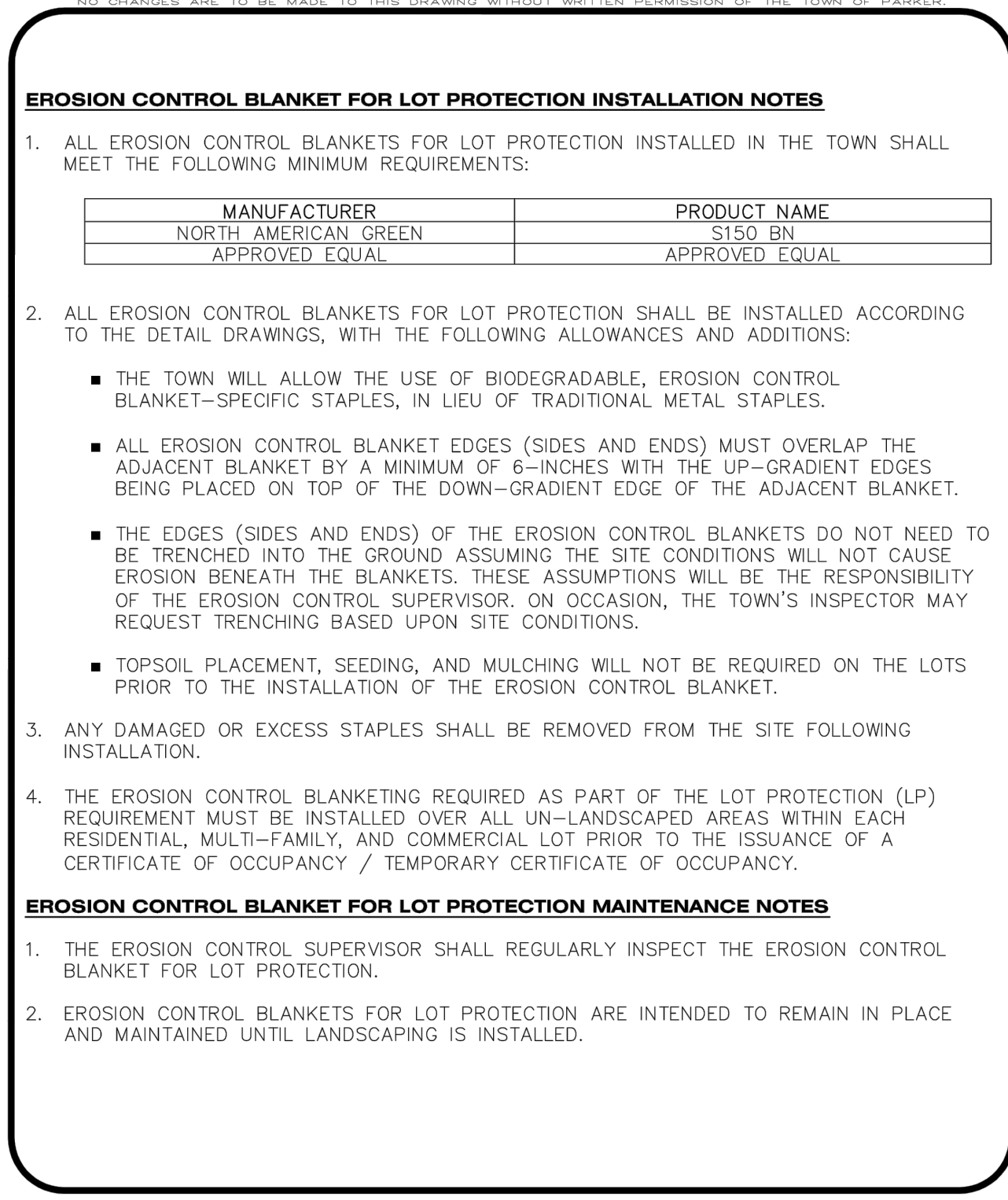
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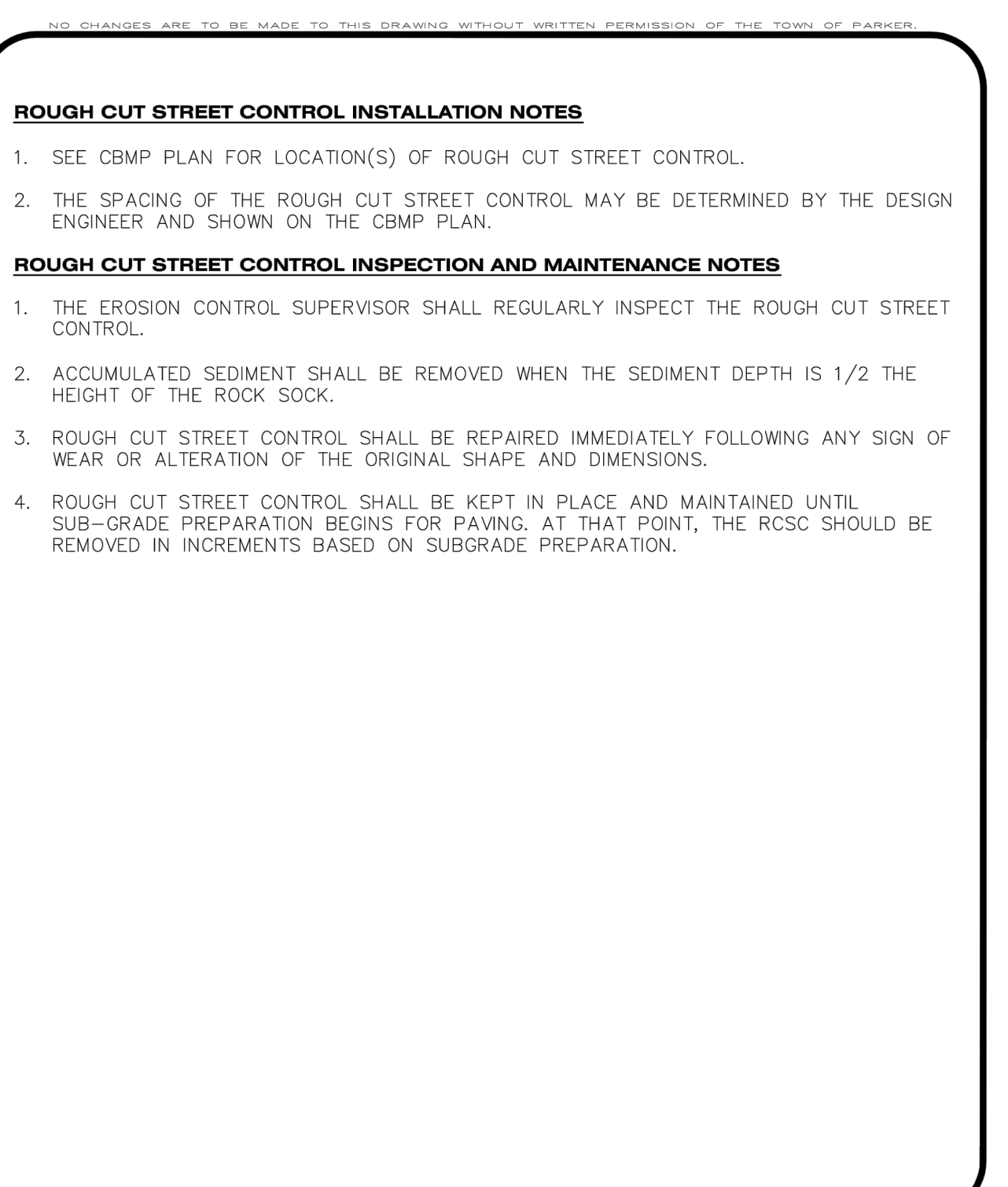
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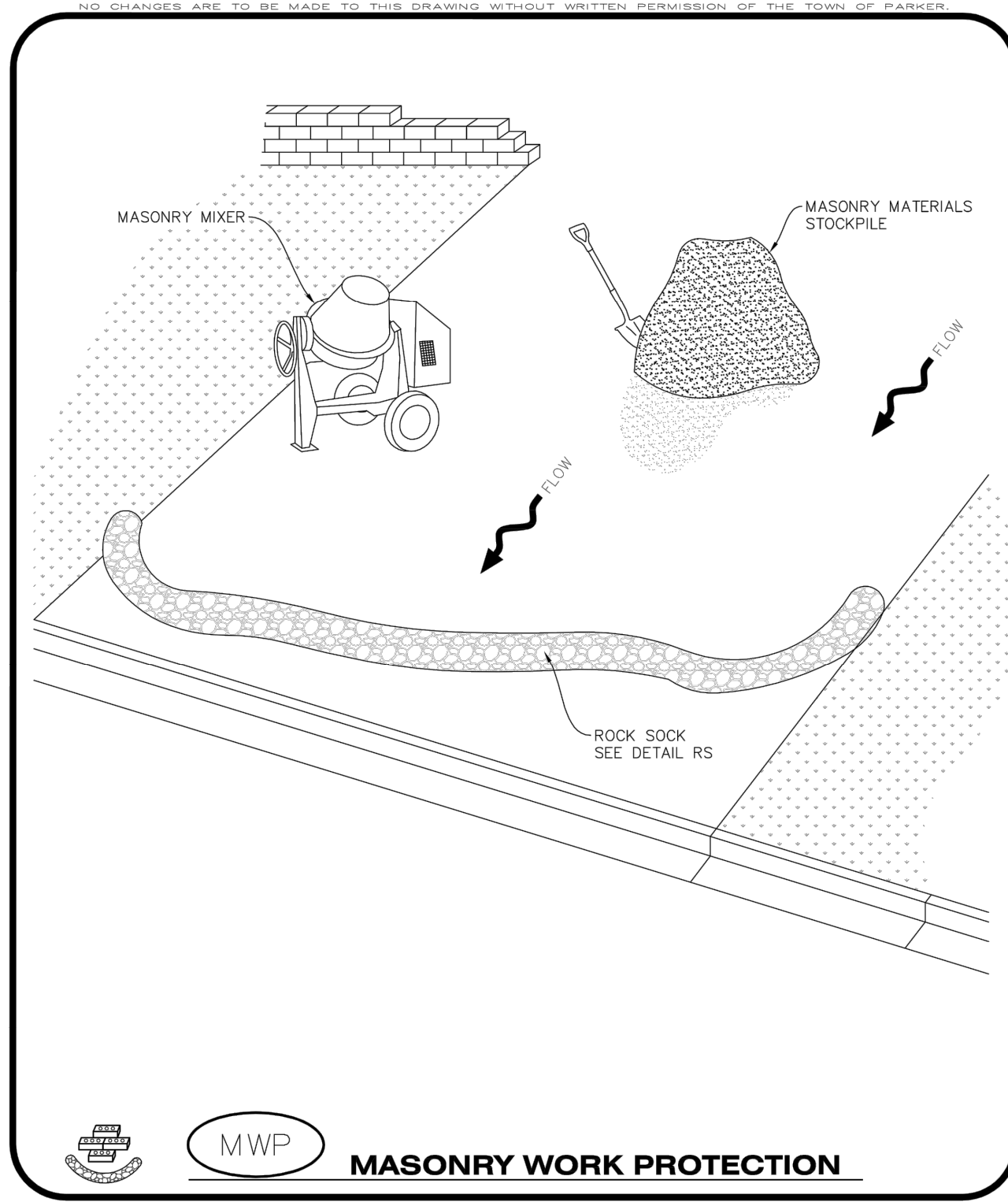
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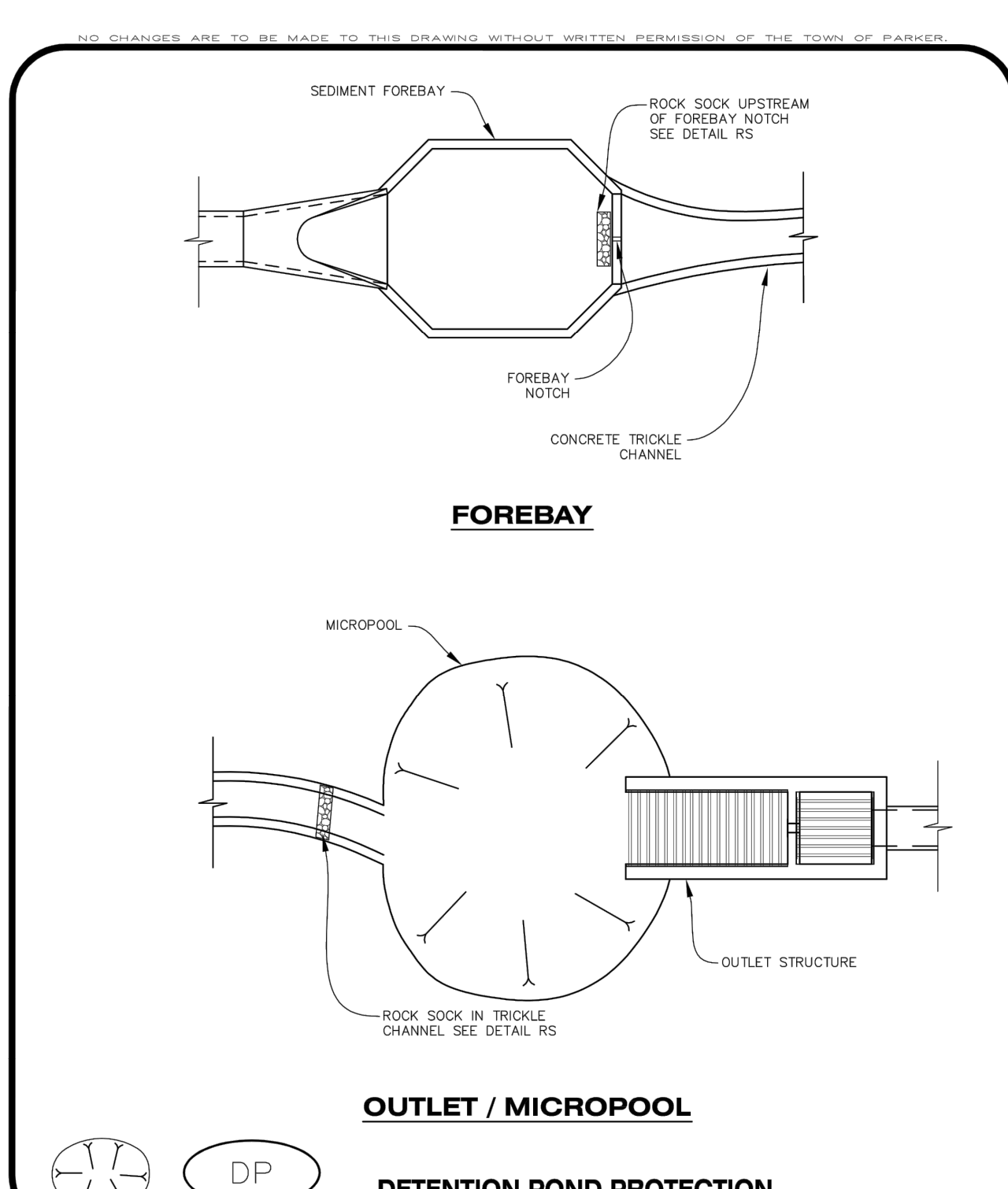
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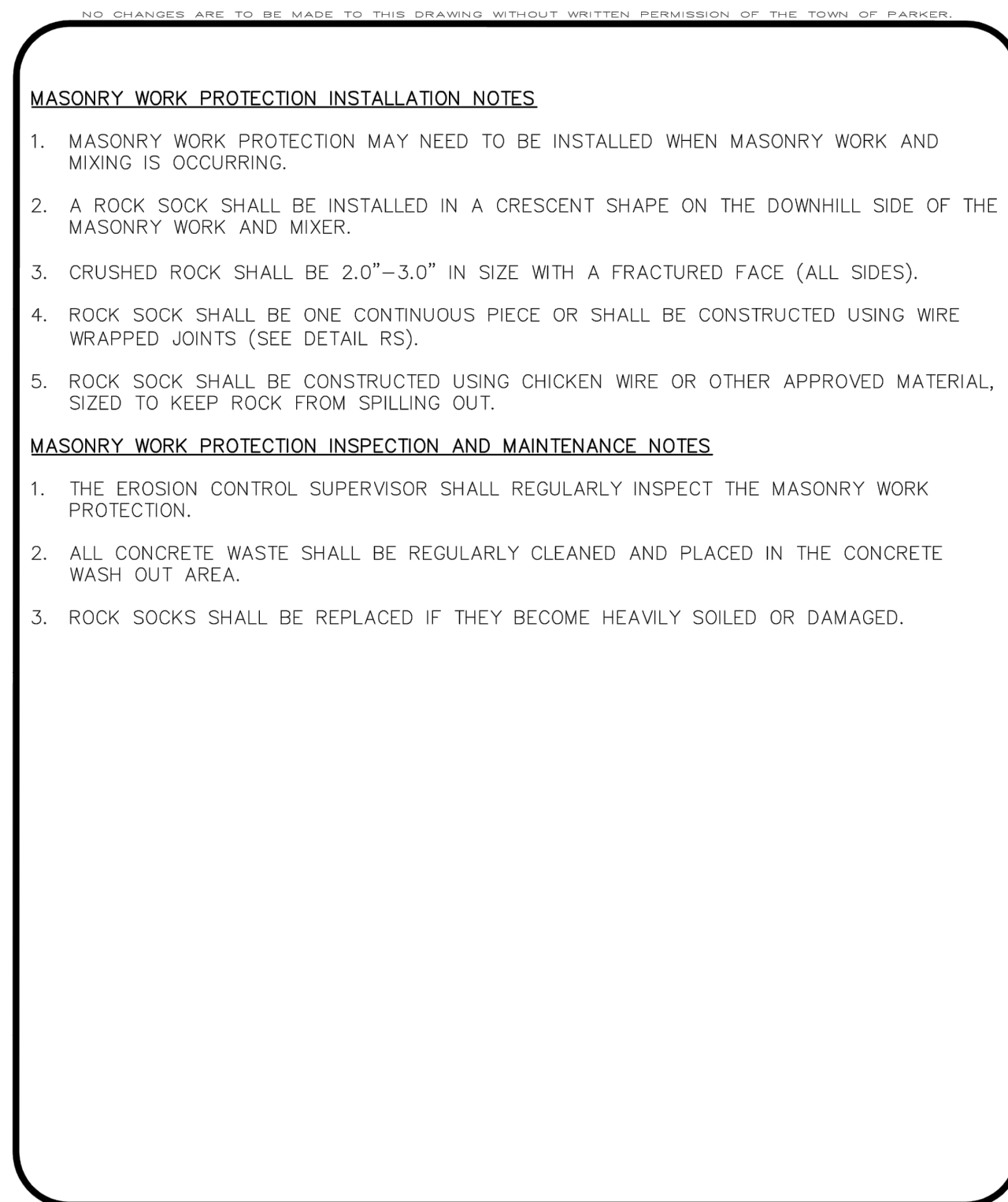
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1 OF 2
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1 OF 2
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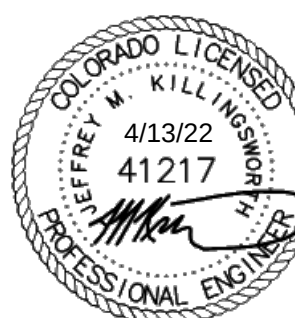


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DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

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DETENTION POND PROTECTION INSTALLATION NOTES

1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



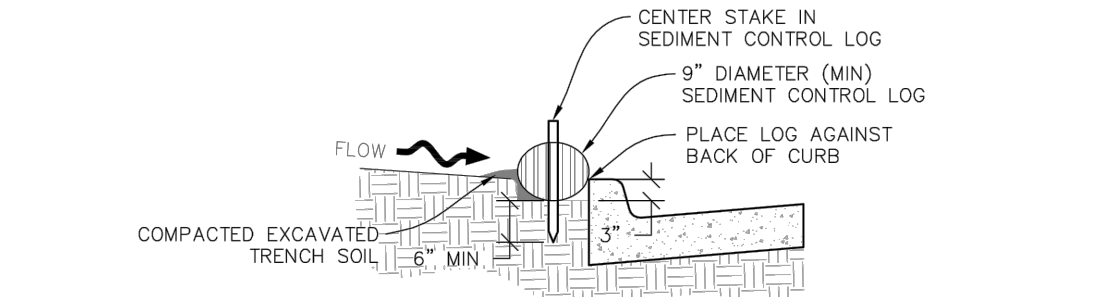
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

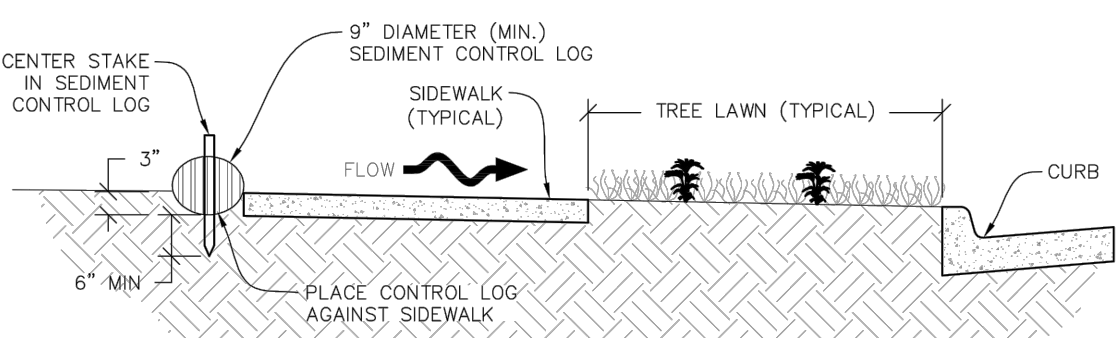
DP

2 OF 2
Oct. 2013

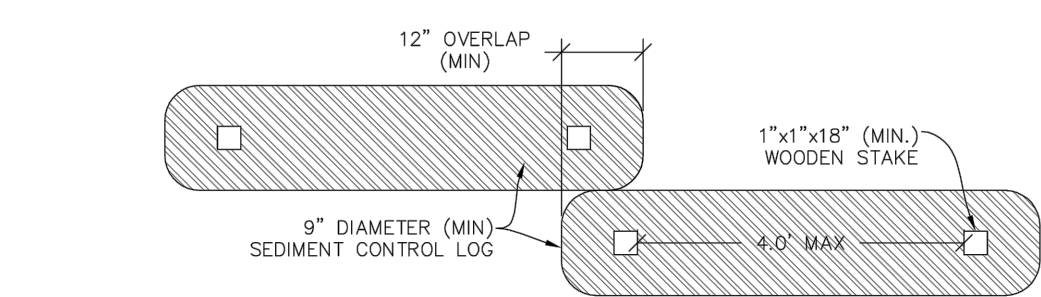
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



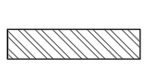
SEDIMENT CONTROL LOG
AT BACK OF CURB



SEDIMENT CONTROL LOG
AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS



SCL

SEDIMENT CONTROL LOG



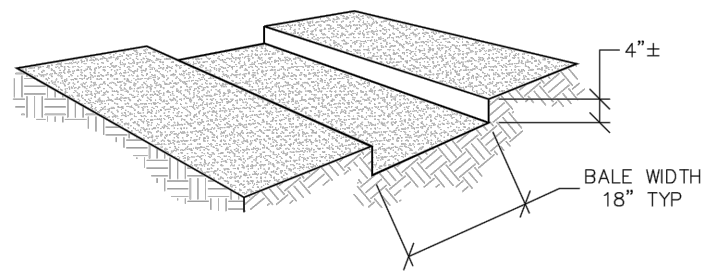
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

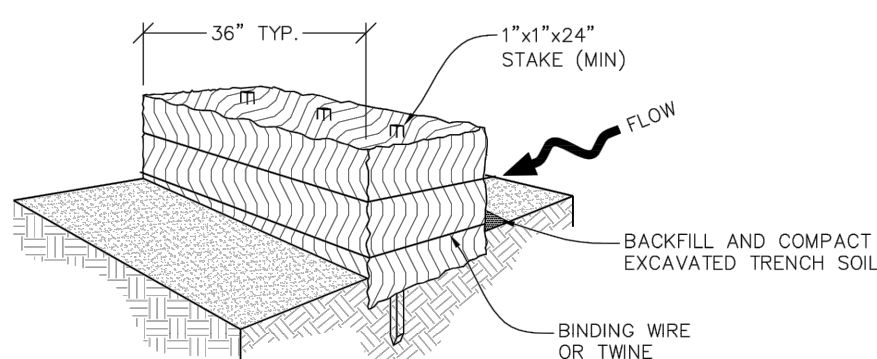
SCL

2 OF 3
Oct. 2013

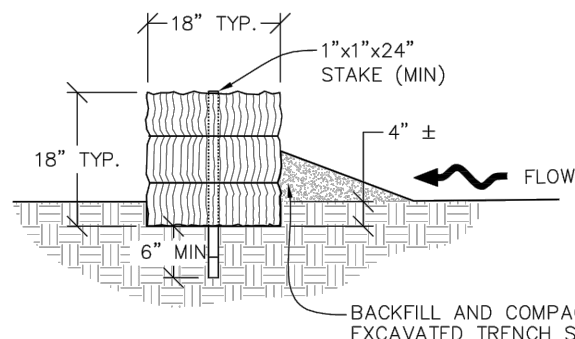
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



TRENCH EXCAVATION



STRAW BALE INSTALLATION



SECTION



SB

STRAW BALE



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

1 OF 2
Oct. 2013

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

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 UD, 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).



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

3 OF 3
Oct. 2013

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

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SB

2 OF 2
Oct. 2013

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

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.



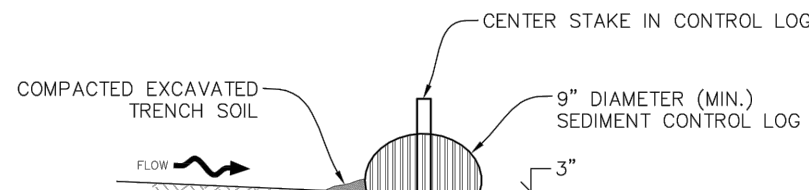
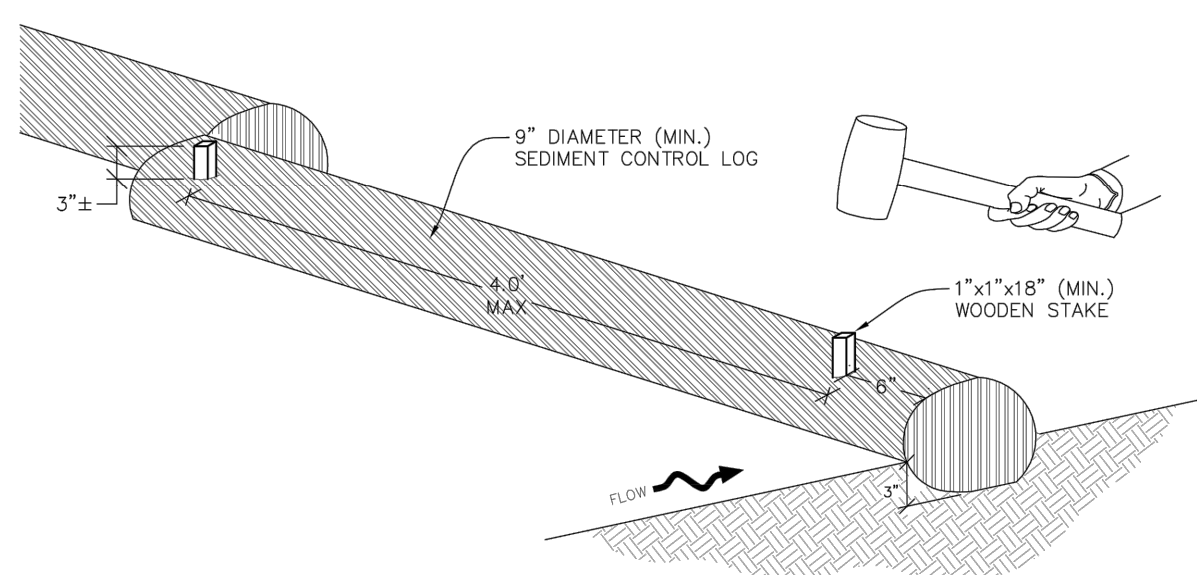
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

1 OF 3
Oct. 2013

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



SECTION A



SCL

SEDIMENT CONTROL LOG



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SCL

1 OF 3
Oct. 2013

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

CBMP DETAILS

PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

C4.10



Know what's below.
Call before you dig.

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP

2 OF 3

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES



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

C4.11



Know what's below.
Call before you dig.

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB

3 OF 3
Oct. 2013

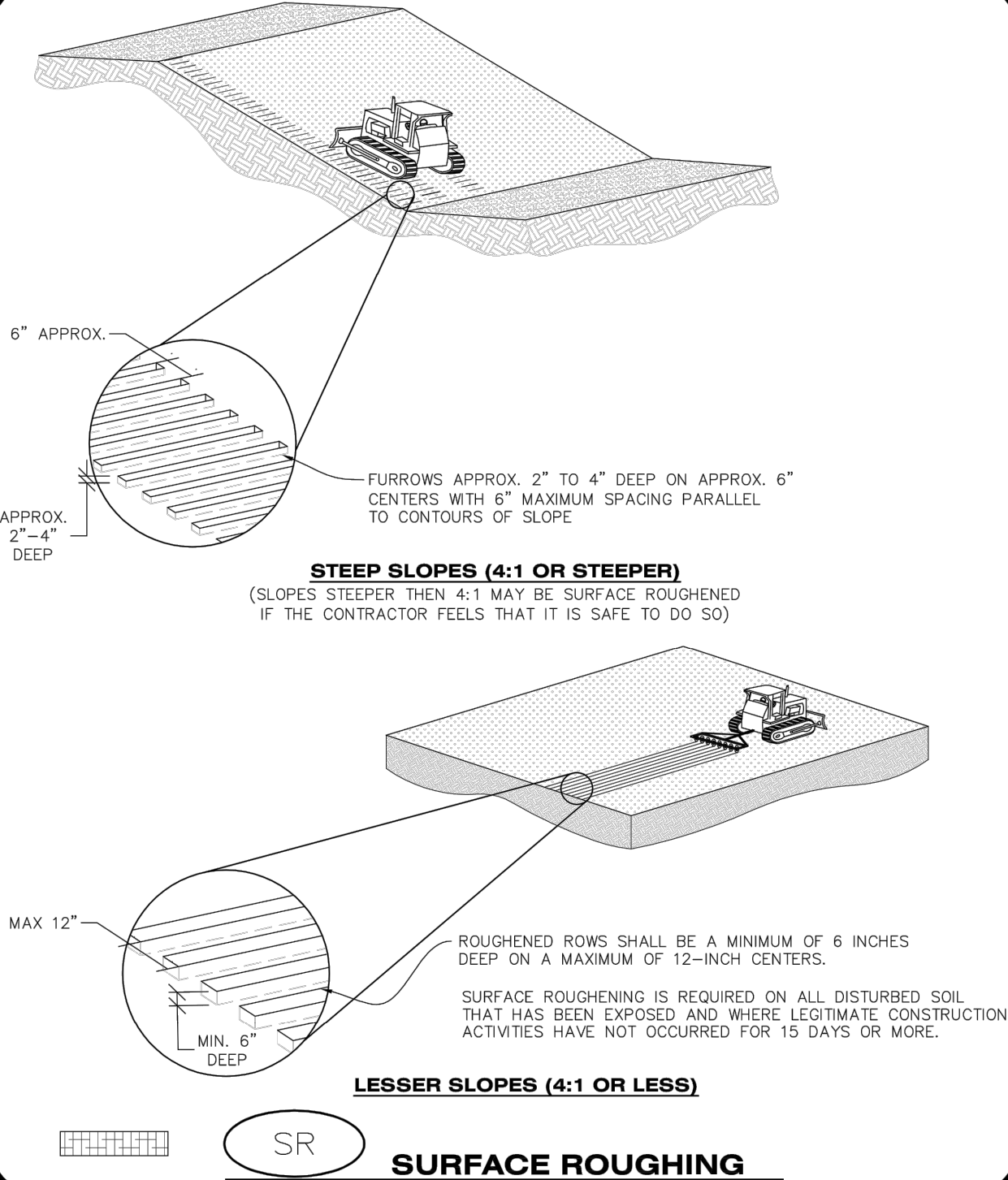
TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

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.

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

1 OF 2
Oct. 2013

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

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.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

2 OF 2
Oct. 2013

To allow for a proper and timely establishment of native grasses, temporary irrigation is required over all areas where permanent native seeding is proposed. This includes, but is not limited to: detention ponds, drainageways, park and trail areas, general open space, etc. **In addition to the landscape plans, please show the temporary irrigation symbol (TI) on the CBMP Plan over all areas where permanent native seeding is proposed.** As a reminder, when working within Parker Water and Sanitation District's (PWSD) jurisdiction, the following is required:

- Temporary irrigation for native seed must be supplied by a fire hydrant hook-up. Use of proposed/existing landscape irrigation taps is not allowed. Please indicate on the irrigation plans fire hydrants that are to be used for the temporary irrigation mainline and provide a detail for the connection. This detail should show the hydrant, PRV, PWSD water meter, a 2" backflow assembly, a 2" x 2" cam lock for fire department quick disconnect and a support system for all components
- The following note must be shown on the Irrigation plan set "Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case, any longer than one growing season." PWSD may allow temporary irrigation to continue for one additional growing season with prior approval.
- The following note must be shown on the Irrigation plan set "All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be installed above ground."
- All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be clearly labeled on the plans.
- Provide detail drawings for all above ground components including but not limited to mainlines, laterals, valves, heads and quick couplers.

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

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

12181 SLICEROO DRIVE, PARKER, CO 80134

CBMP DETAILS

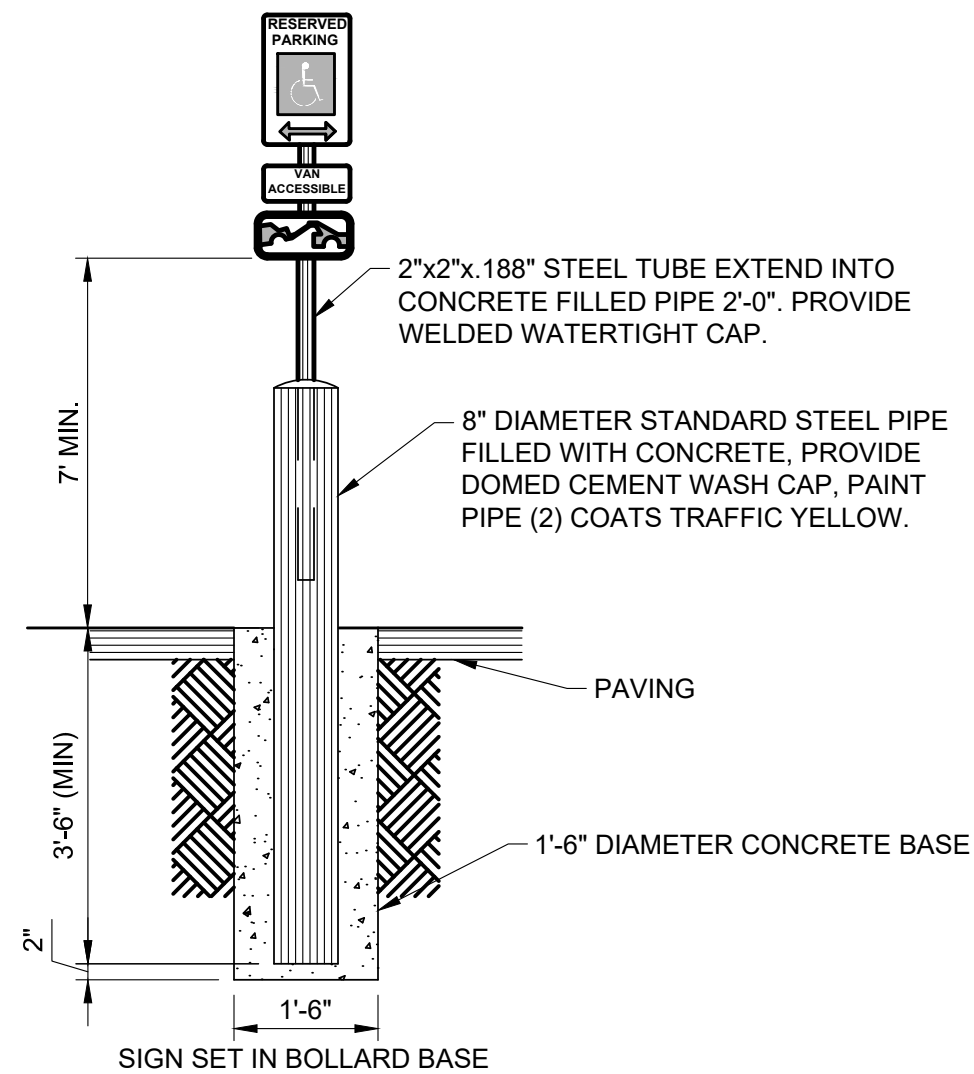
PROJECT NO: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022

C4.12

REVISION		DATE
No.	BY	

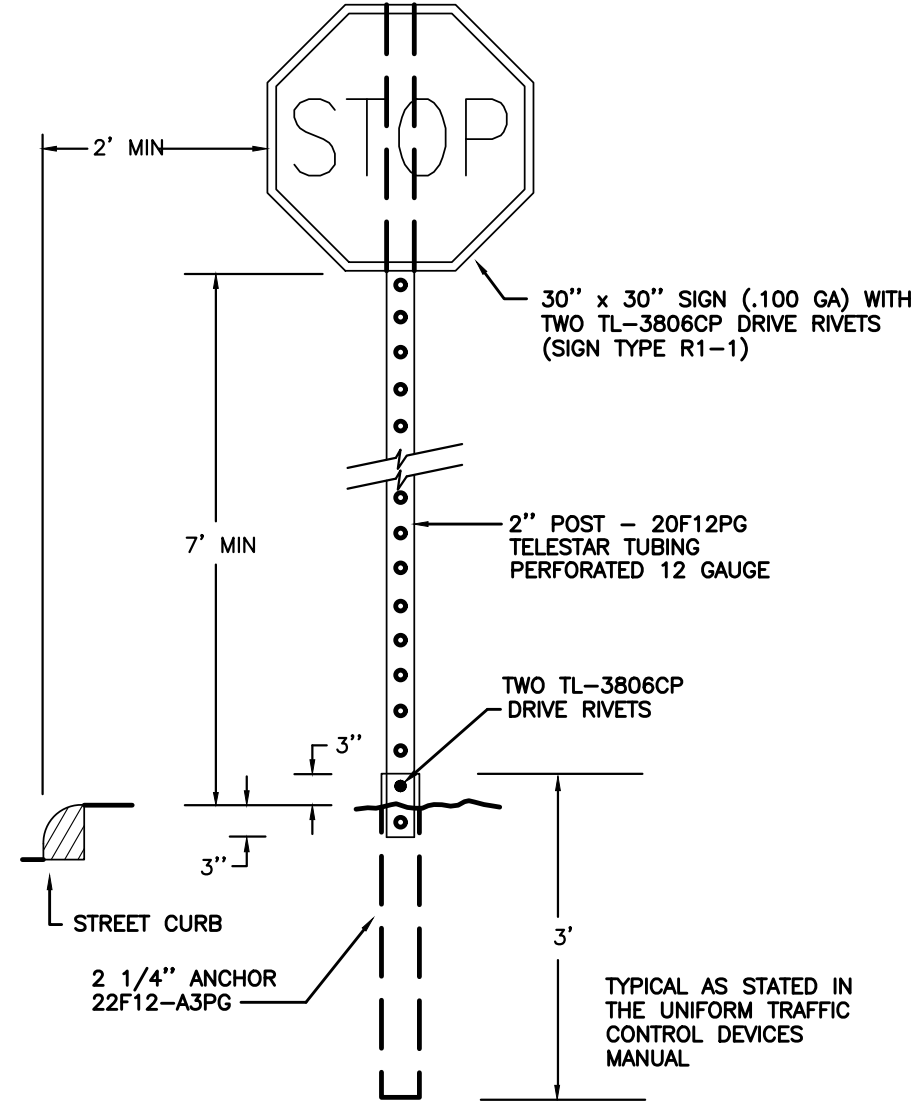
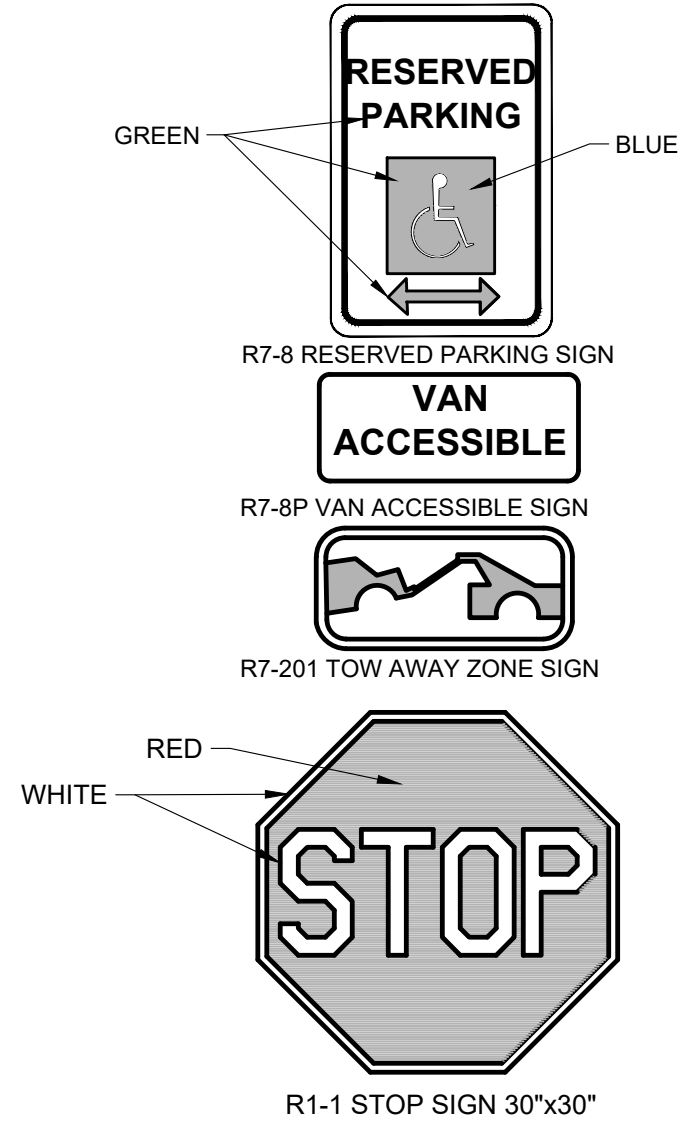


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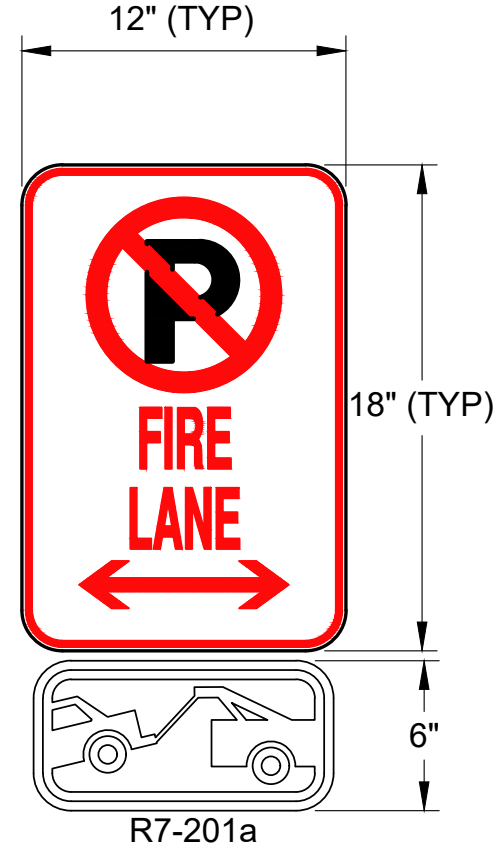


NOTES:

- FABRICATE ALL SIGNS FROM 16GA. ALUM.
- POST MOUNT: USE NON-CORROSIVE 3/8" DIA. MACHINE BOLTS W/WASHERS, 2 PER SIGN. 2"X2" GALV. STEEL TUBE.
- VAN ACCESSIBLE SIGNS SHOWN AS EXAMPLE, SEE SITE PLAN AND INSTALL ACCORDINGLY.

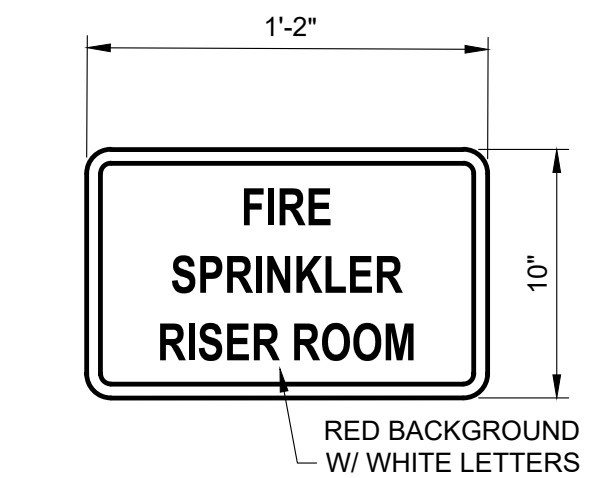


STOP SIGN DETAIL
SCALE: NOT TO SCALE



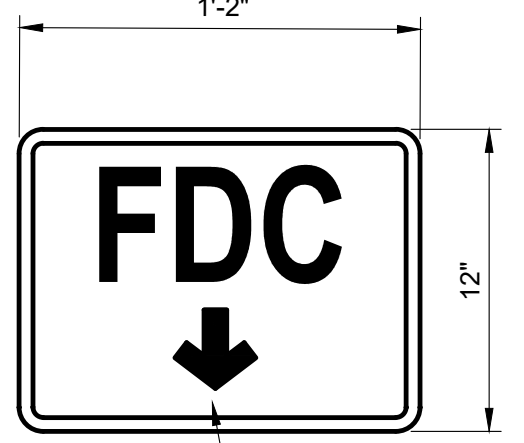
NOTE:

- RED LETTERING ON WHITE BACKGROUND.



NOTE:

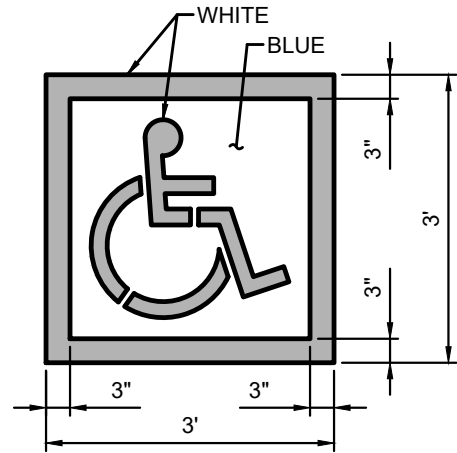
- SIGNAGE APPLIED TO EXTERIOR RISER ROOM DOOR. (SEE SHEET C1.1)



NOTE:

- SIGNAGE APPLIED TO BUILDING EXTERIOR AT FDC. (SEE SHEET C1.1)

2



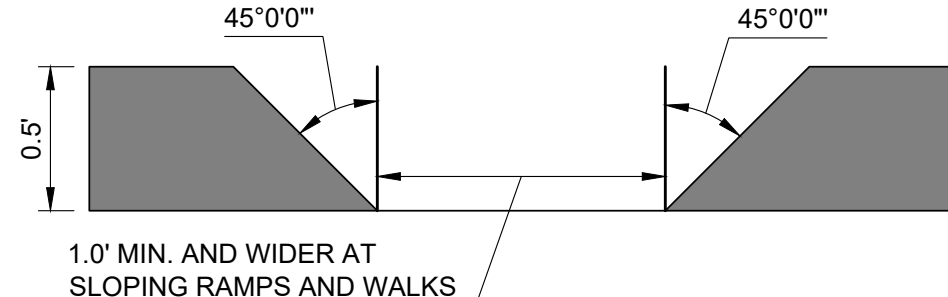
NOTES:

- PROVIDE TWO COATS OF PAINT.
- BLUE BACKGROUND WITH WHITE SYMBOL.
- INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING PER U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

NOT TO SCALE

HC PARKING SYMBOL

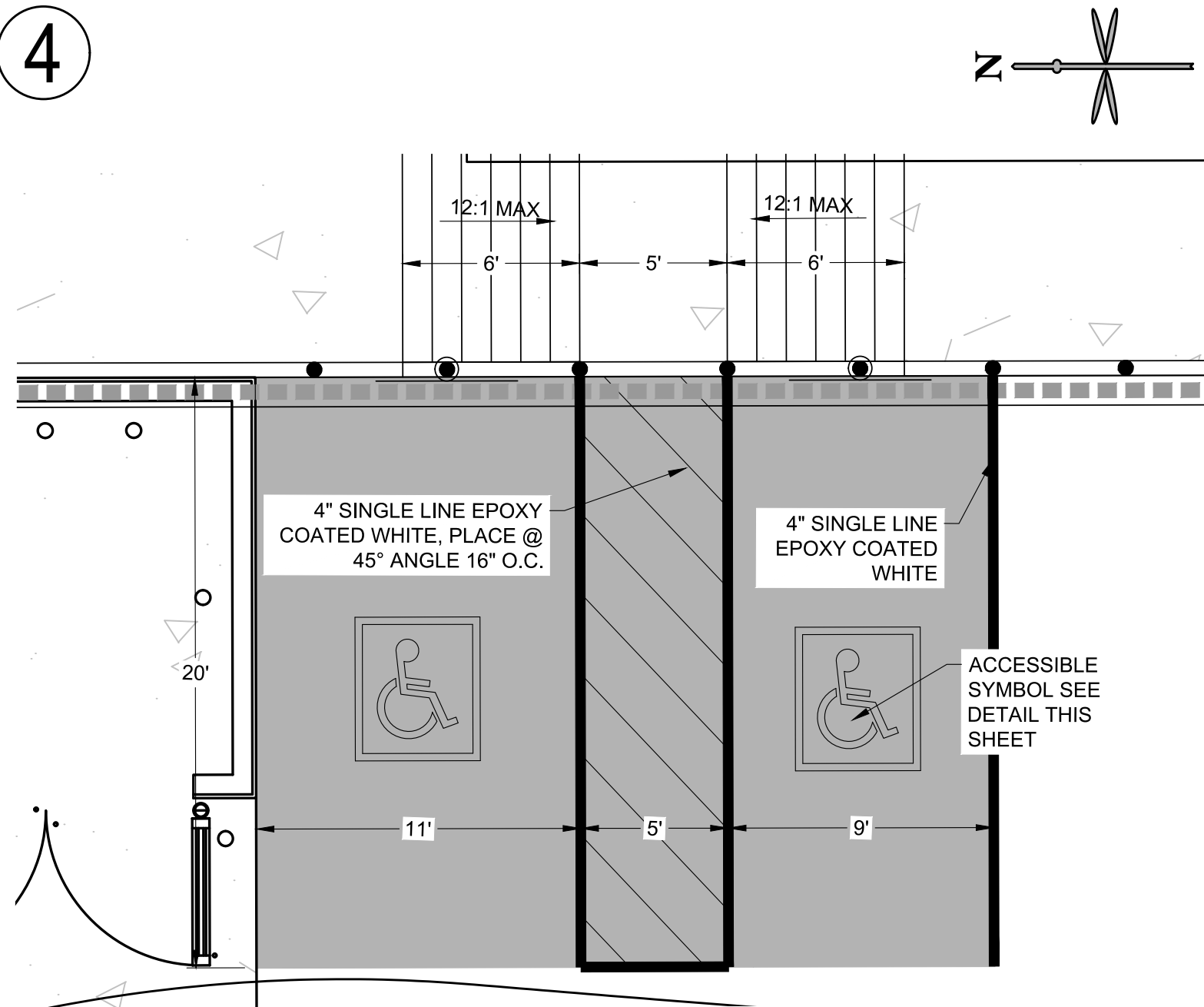
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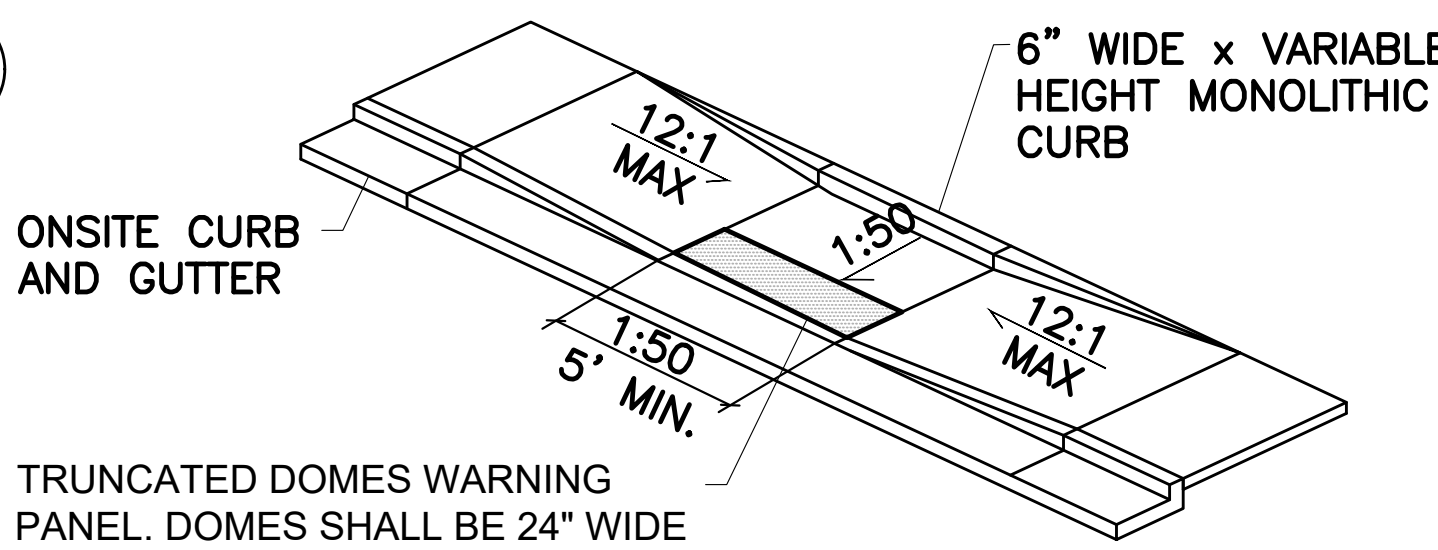
CURB OPENING

4



HANDICAP PARKING STALL DETAIL

5



TRUNCATED DOMES WARNING PANEL. DOMES SHALL BE 24" WIDE AT THE BOTTOM OF EACH RAMP AND SHALL EXTEND THE FULL WIDTH OF THE RAMP.

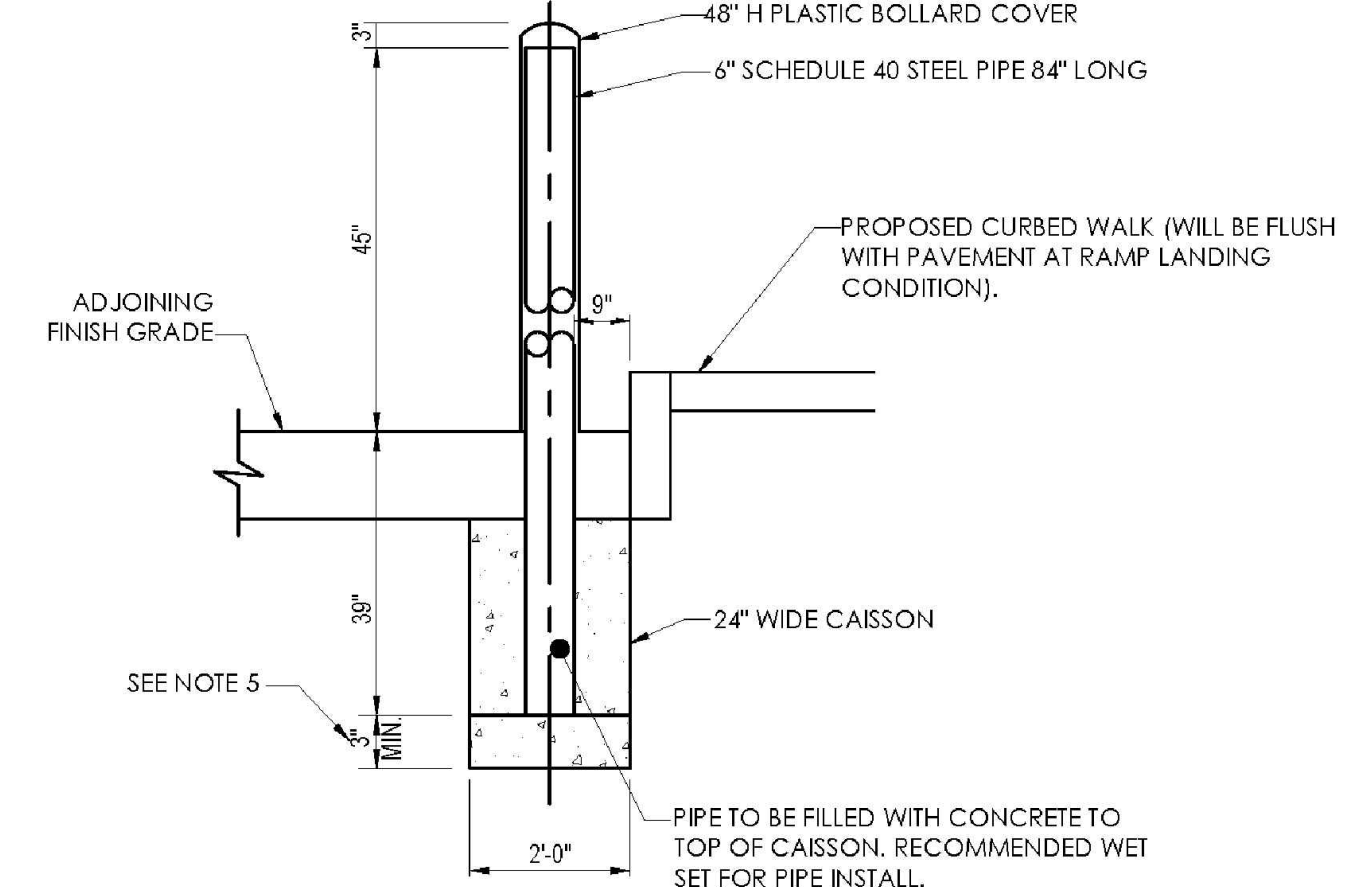
A. WALK ADJACENT TO CURB AND GUTTER

ACCESSIBLE RAMP DETAIL

6

NOTE:

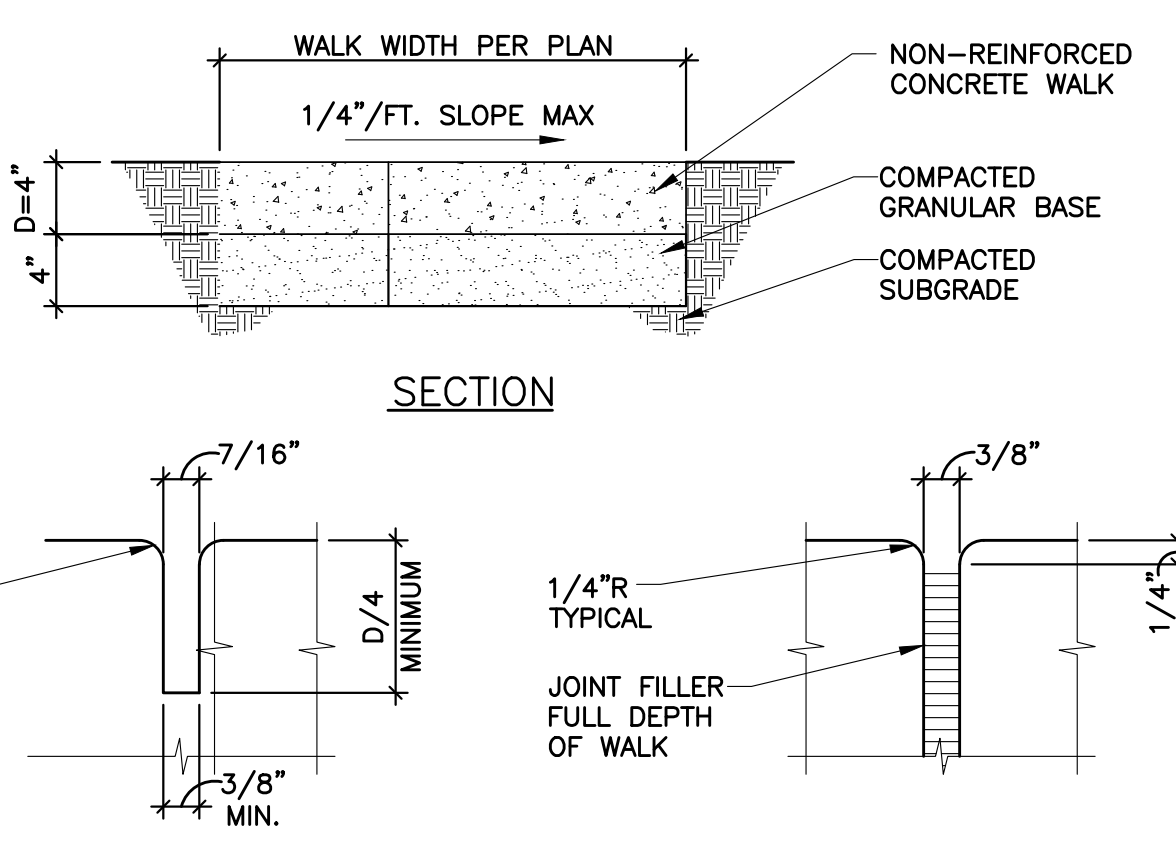
- CONCRETE MUST BE A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
- PROVIDE PLASTIC BOLLARD COVER, COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 1/8" THICK, BROWN (PQ-44OC), 6" PIPE FIT, DOME TOP, 48" TALL.
- DESIGN PARAMETERS:
 - 20 MPH
 - 5,000 LB VEHICLE
- USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
- INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 39" BELOW PAVEMENT.
- IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY NO UTILITY CONFLICTS EXIST WHERE BOLLARDS ARE TO BE INSTALLED, PRIOR TO INSTALLATION.



NOT TO SCALE

BOLLARD DETAIL

7



CONTRACTION JOINT
AT 5' O.C. MAXIMUM

EXPANSION JOINT
AT 60' O.C. MAXIMUM

NOT TO SCALE

CONCRETE WALK & JOINT DETAILS

STANDARD JOINTING NOTES:

- CONCRETE AND JOINTING STANDARDS: CONCRETE PAVING SHALL FOLLOW THE GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS, ACI 330R-08 (OR LATEST EDITION). WORK IN THE PUBLIC RIGHT-OF-WAY SHALL FOLLOW JURISDICTIONAL STANDARDS AND/OR ACI 318, WHICHEVER IS MORE STRINGENT. IF THERE IS A DISCREPANCY BETWEEN PLANS, NOTES AND SPECIFICATIONS, THE MORE STRINGENT REQUIREMENT WILL ALWAYS APPLY. THE CONTRACTOR SHALL SUBMIT MIX DESIGNS TO GEOTECHNICAL AND CIVIL ENGINEER FOR REVIEW PRIOR TO PAVING.
- JOINT SPACING: CONCRETE SHALL BE JOINTED IN RELATIVELY SQUARE PANELS AND SHOULD HAVE THE LENGTH NO GREATER THAN 20% OF THE WIDTH. MAXIMUM SPACING BETWEEN JOINTS SHALL BE 30 TIMES THE SLAB THICKNESS UP TO A MAXIMUM OF 15'. EVEN JOINT SPACING IS PREFERABLE FOR VISUAL CONSISTENCY. CONTRACTOR SHOULD AVOID JOINTING TO SHARP ANGLES AND TRY TO PLACE JOINTS PERPENDICULAR TO RADIIUSES OR ANGLED AREAS.
- JOINT DEPTH: JOINTS SHALL BE CUT AT LEAST 1/4 THE THICKNESS OF THE SLAB THICKNESS OR 1", WHICHEVER DISTANCE IS GREATER.
- JOINT TYPES: ISOLATION JOINTS SHALL BE USED TO SEPARATE CONCRETE SLABS FROM STRUCTURES (I.E. BUILDING) OR FIXED OBJECTS (PLEASE REFER TO STRUCTURAL PLANS FOR PAVING AT BUILDING DOOR OPENINGS). CONCRETE AREAS ADJACENT TO BUILDING OR DOCK WALLS OR THAT ARE DIFFICULT TO SAW CUT SHALL BE TOOL JOINTED USING A GROOVING TOOL OR BY INSERTING A PREMOLDED FILLER STRIP. IN OPEN CONCRETE PAVED AREAS, CONCRETE MAY BE SAW CUT ONCE THE CONCRETE HAS HARDENED ENOUGH TO SUPPORT THE SAWS AND AVOID RAVELING, TYPICALLY WITHIN 4 HOURS (HOT WEATHER) TO 12 HOURS (COLD WEATHER), BUT NOT GREATER THAN 24 HOURS AFTER THE POUR. CONTRACTOR SHALL USE KEYS CONSTRUCTION JOINT TO PROVIDE CLEAN INTERFACE BETWEEN AREAS OF CONCRETE POURED AT DIFFERENT TIMES.
- JOINT SEALING: ISOLATION JOINTS BETWEEN BUILDING WALLS AND SIDEWALKS SHALL BE CLEANED WITH COMPRESSED AIR TO REMOVE FOREIGN MATERIAL AND SEALED WITH AN ELASTOMERIC SEALER TO MINIMIZE WATER INFILTRATION PER ACI 504R. OTHER JOINTS SHALL ONLY BE SEALED IF GEOTECHNICAL OR CIVIL ENGINEER DETERMINES THAT SUBGRADE PERFORMANCE WARRANTS JOINT SEALING. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS FOR PAVEMENT SURROUNDING BUILDING.

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Town of Parker, Director of Engineering

06/13/2022

Date



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

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

Know what's below.
Call before you dig.

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE

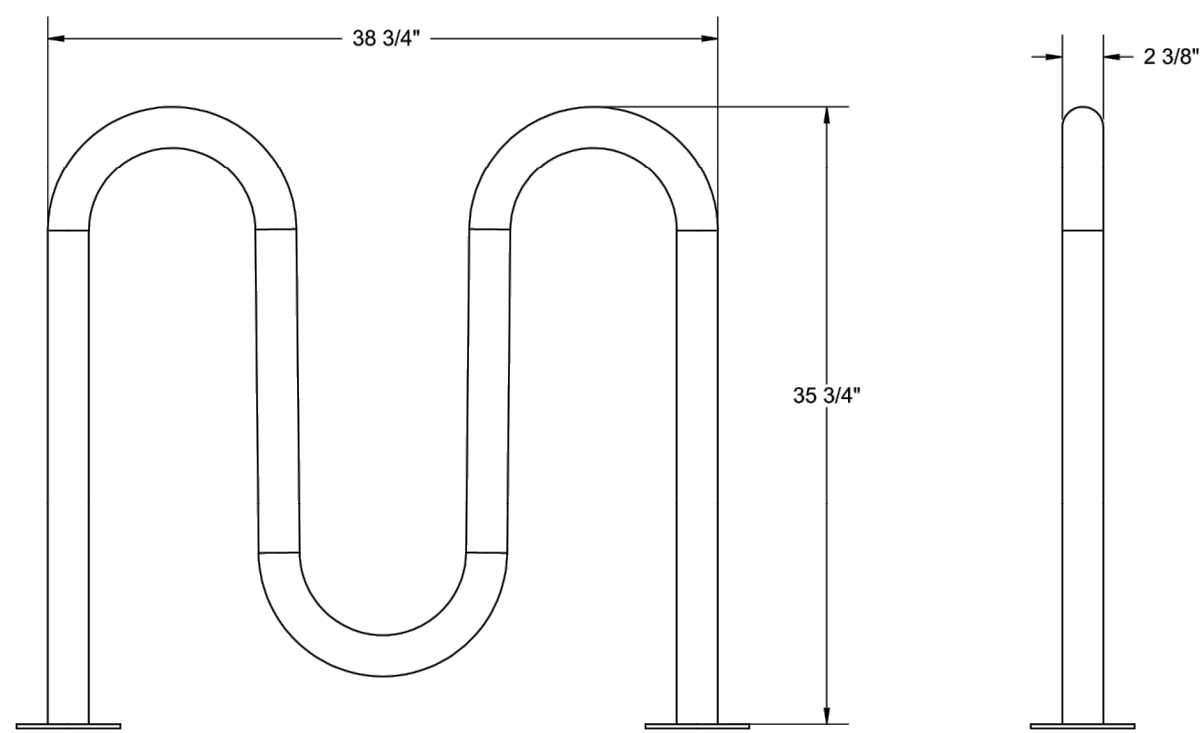
12181 SLICEROOD DRIVE, PARKER, CO 80134

CIVIL DETAILS

PROJECT NO: TWS015.01
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 4/12/2022

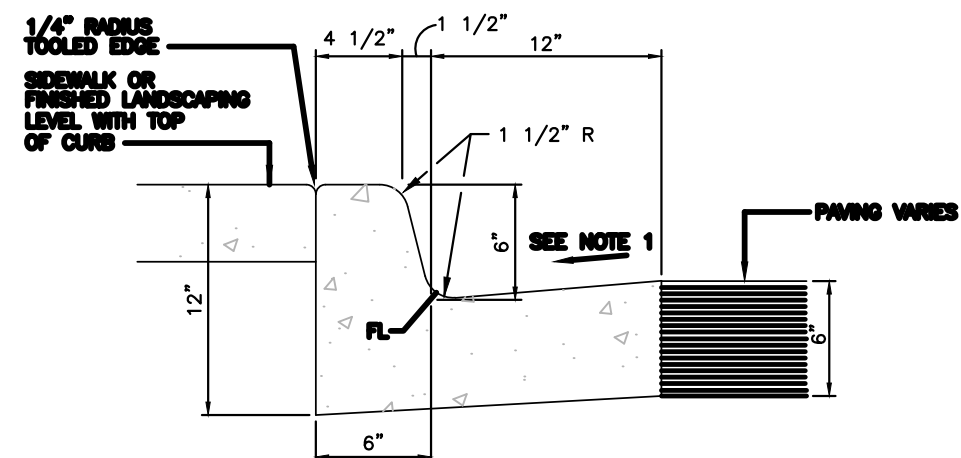
C5.0

8



Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

5 BIKE WAVE RACK - 2 3/8" HEAVY DUTY - SURFACE MOUNT

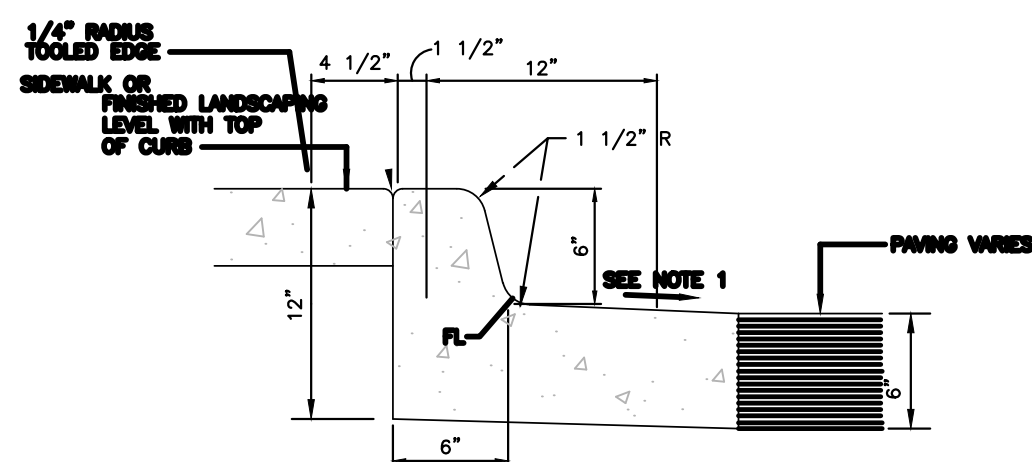


NOTES:

- GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
- BASE OF CURB SHALL REST ON COMPACTED FILL.
- ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
- CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS - SEE CURB CONTROL JOINT DETAIL.
- EXPANSION JOINTS SHALL BE INSTALLED AT 800 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING - SEE CURB EXPANSION JOINT DETAIL.

CATCH CURB AND 1' WIDE GUTTER

SCALE: 1/2" = 1'-0"



NOTES:

- GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
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SPILL CURB AND 1' WIDE GUTTER

SCALE: 1/2" = 1'-0"

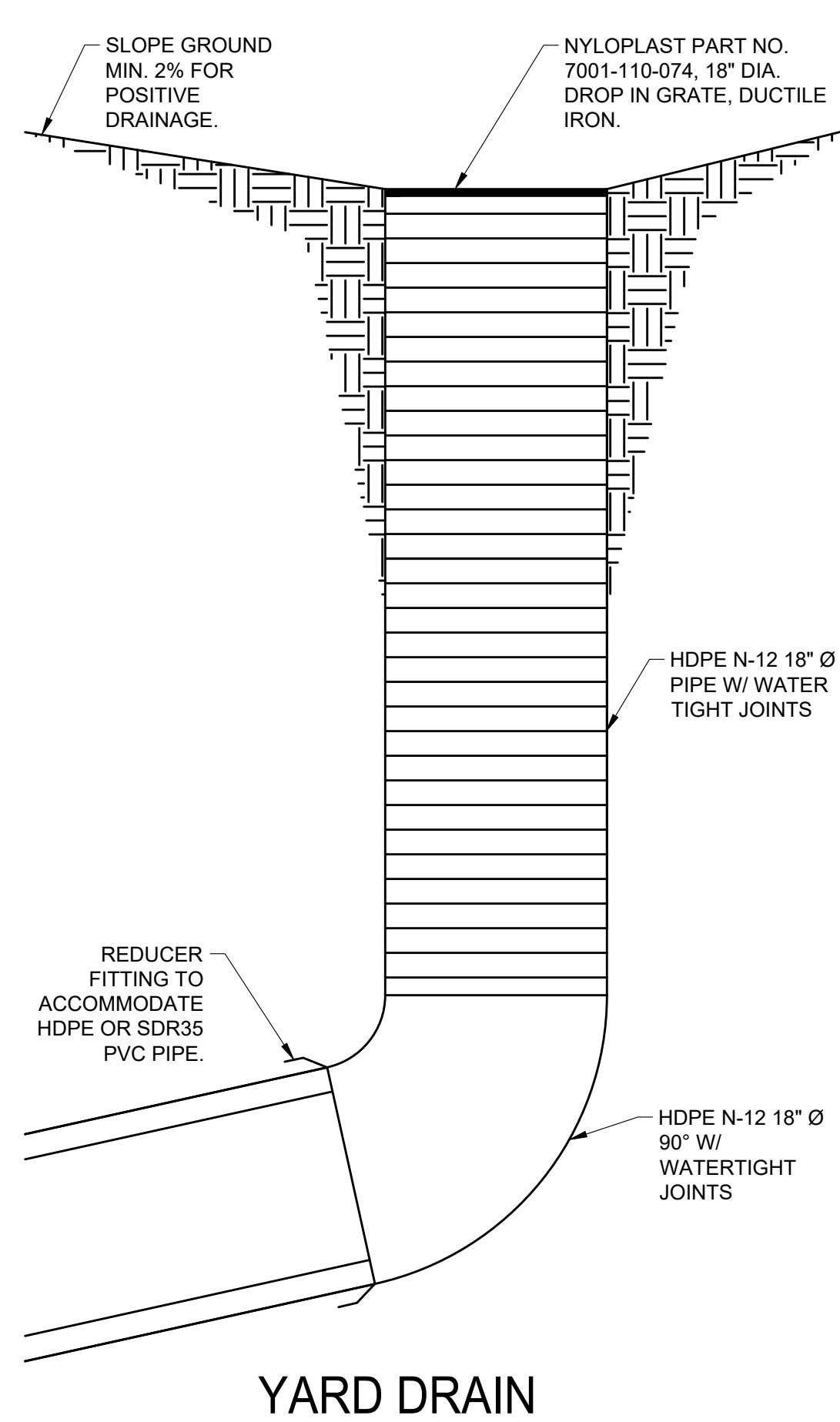
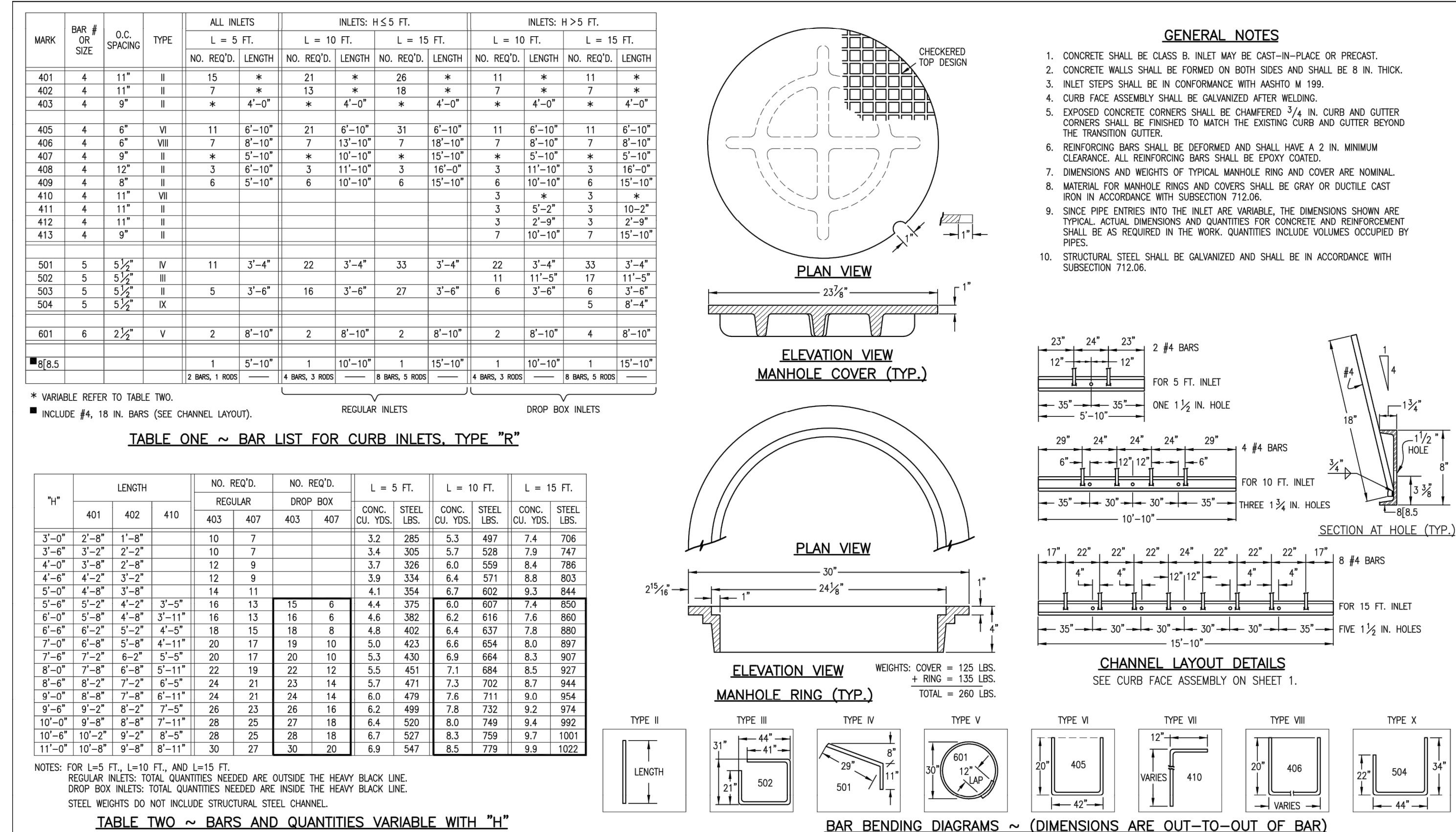
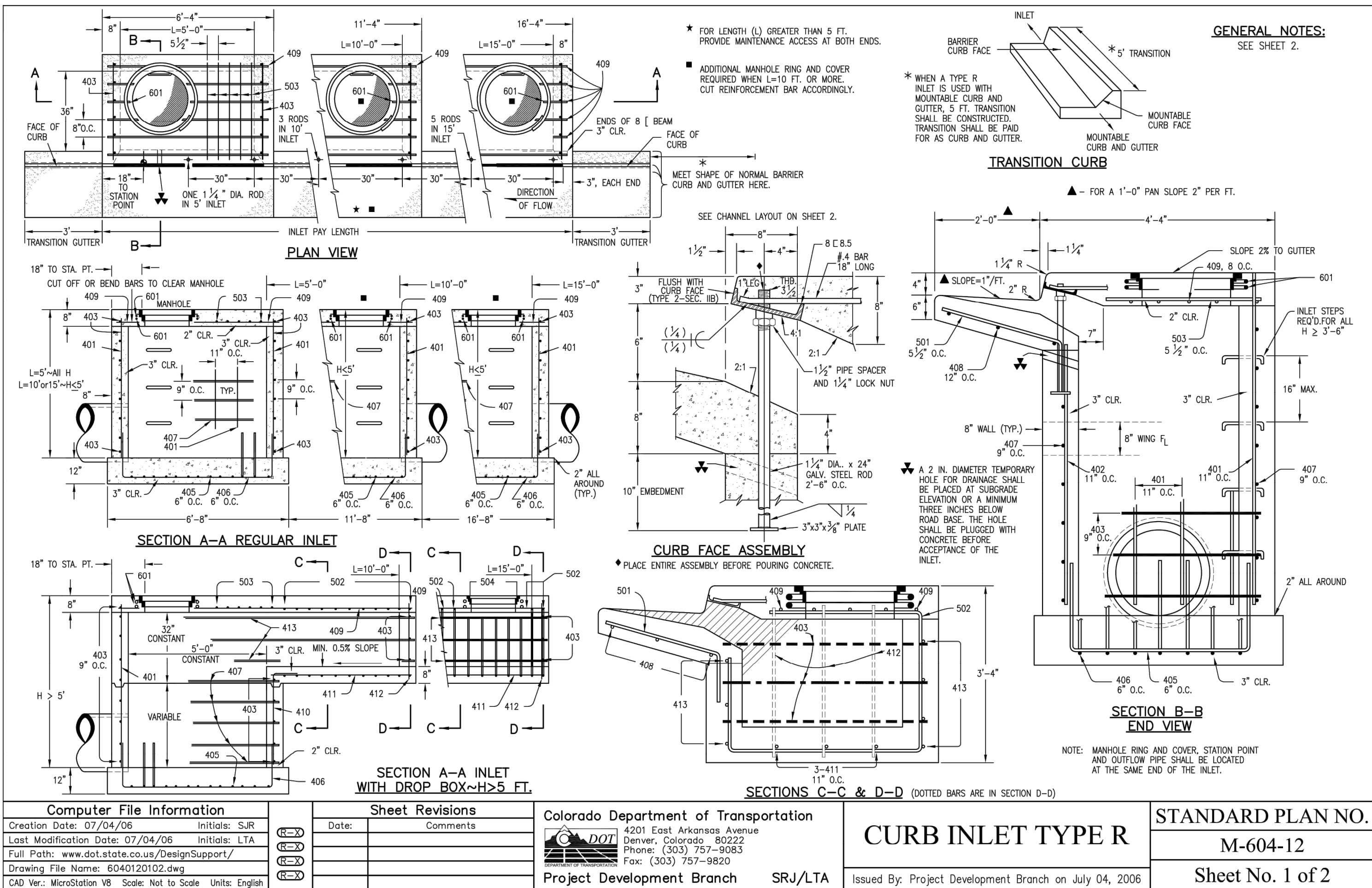
PROPOSED ONSITE CURB
NOTE: 1.5% MAX. SLOPE OF PAN
IN ADA PARKING AREAS.



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UNDERGROUND MEMBER UTILITIES.



DURA SLOPE™

DURA SLOPE™ CHANNEL DRAINS



GRADES TO BE CAST IRON,
SLO 7 08-201

NDS Dura Slope™ is a 6 1/2" wide, 4-foot-long trench drain system with a built-in slope of 0.7%. Each channel section is molded of gray structural foam polyethylene with UV inhibitors and has a 4" inside diameter with a 2" radius bottom. The system consists of 4-foot channel sections including 24 pre-sloped channel sections and 9 neutral channel sections. The sloped channel sections enable the system to extend to a length of 96 feet with a continuous slope.

GRADED TROUGH

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12181 SLICEROOD DRIVE, PARKER, CO 80134

CIVIL DETAILS

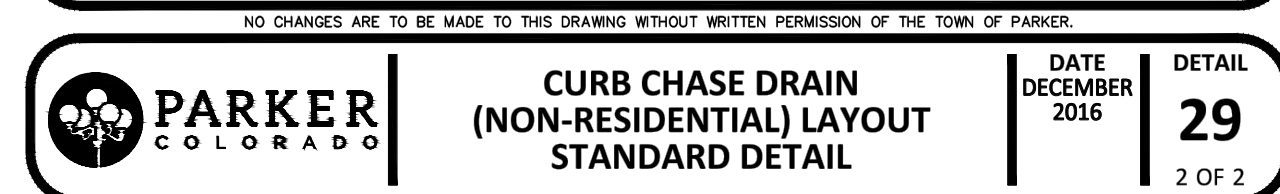
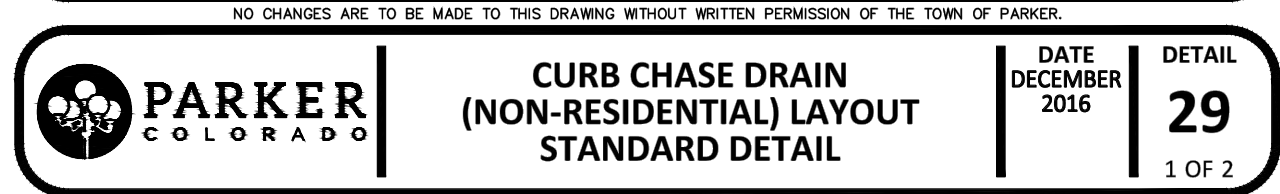
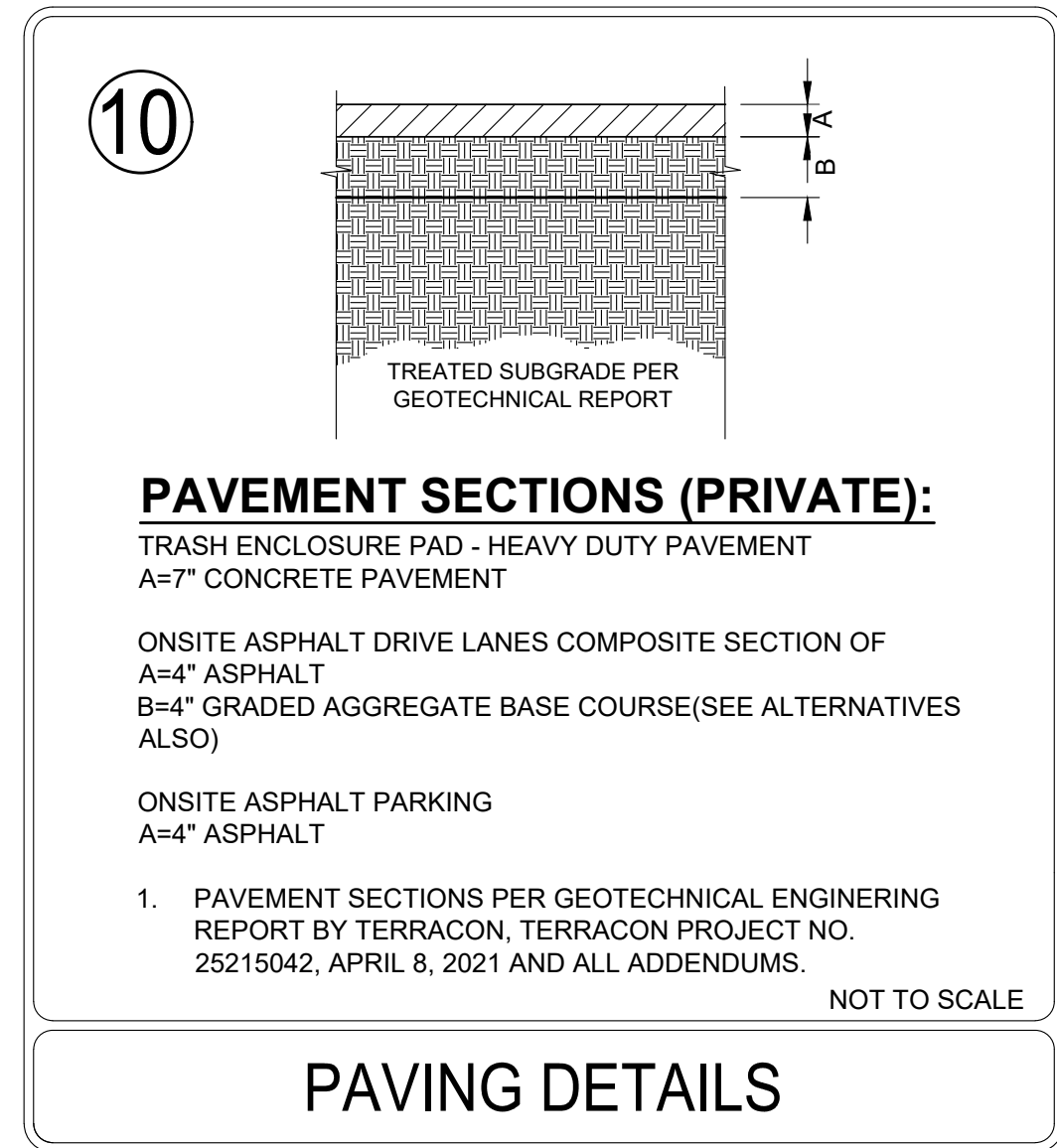
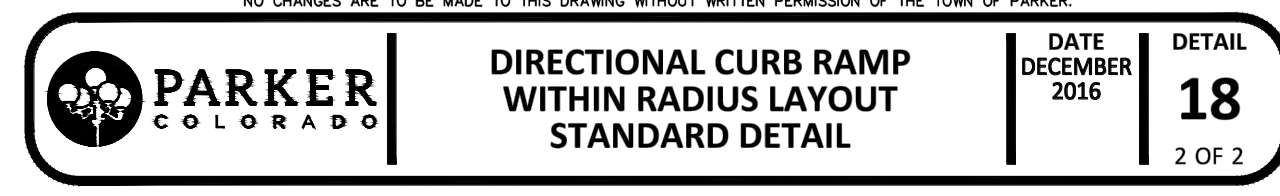
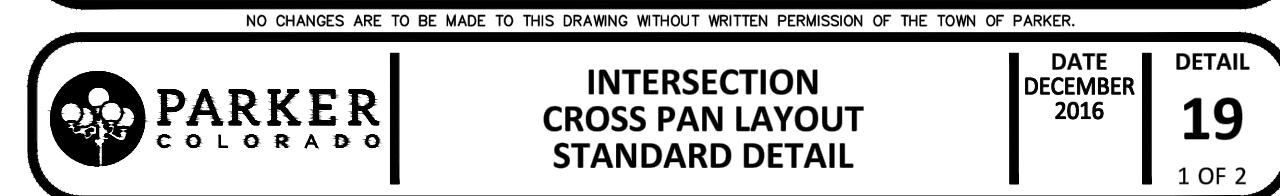
PROJECT NO: TWS015.01

DESIGNED BY: LCG

DRAWN BY: JLG

DATE: 4/12/2022

C5.1

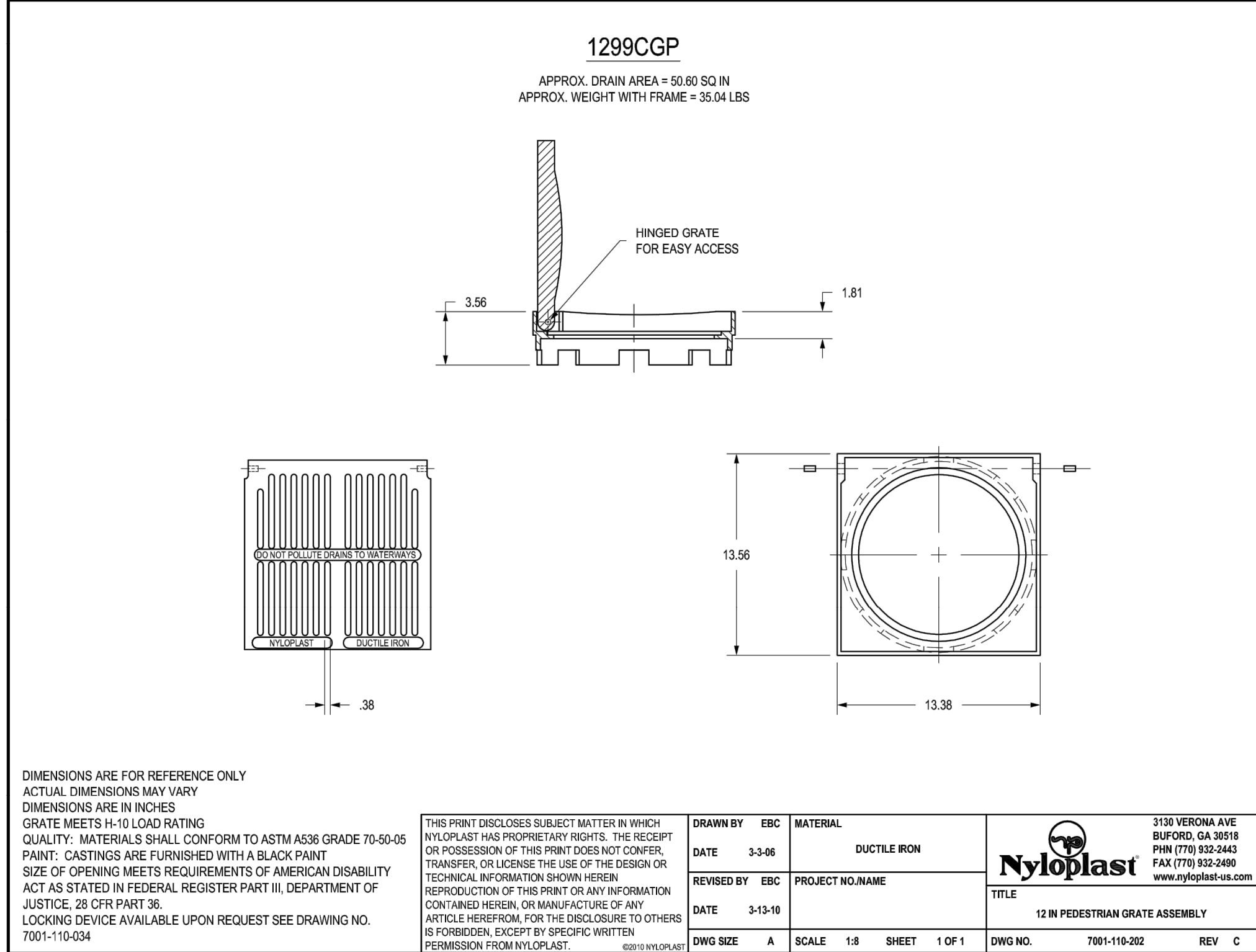


 06/13/2022
Town of Parker, Director of Engineering Date

PROJECT NO:	TWS015.01
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	4/12/2022
C5.2	



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 06/13/2022
Town of Parker, Director of Engineering Date

C5.3