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CONVENIENCE STORE AND CARWASH CONSTRUCTION DOCUMENTS

LOT 1 AND LOT 2 OF DOUGLAS 234 FILING NO. 6
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST 6TH P.M.
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: IZZY MILLER
EMAIL: IZZY.MILLER@CENTURYLINK.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

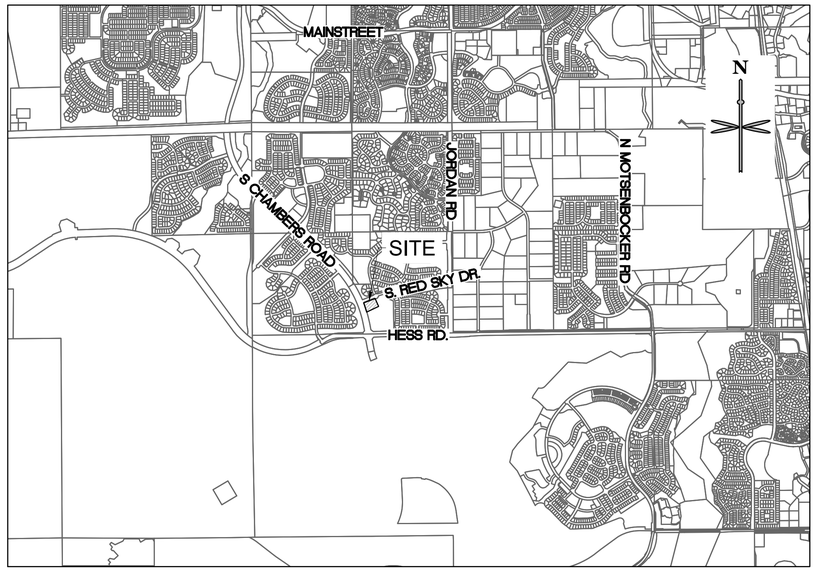
SURVEYOR
RICK ENGINEERING COMPANY
9801 EAST EASTER AVE.
CENTENNIAL, CO 80112
ATTN: ROBERT HENNESSY, PLS
P: (303) 537-8020

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



VICINITY MAP
SCALE: 1" = 2000'

SHEET LIST TABLE

SHEET NUMBER	SHEET LIST
C0.0	COVER SHEET
C0.1	CONSTRUCTION NOTES
C0.2	EXISTING CONDITIONS
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C1.1	HORIZONTAL CONTROL, PAVING, STRIPING & SIGNAGE PLAN
C2.0	GRADING PLAN
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C3.0	STORM PLAN AND PROFILE
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C4.2	EROSION CONTROL DETAILS
C4.3	EROSION CONTROL DETAILS
C4.4	EROSION CONTROL DETAILS
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C5.1	CIVIL DETAILS

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 MARCH 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 PANEL NUMBER T6SR66WS29 AND DATED MARCH 16, 2016 - SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

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

TOWN OF PARKER NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A 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.
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. 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.

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/PUBLIC WORKS DATE

No.	REVISION	BY	DATE

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC
501 S. Cherry St, Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS
CONVENIENCE STORE AND CARWASH
CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134
COVER SHEET

PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 05/27/2021

C0.0

5/27/2021 1:15 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\SITE PLAN\LOT 1\COVER SHEET.DWG

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CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
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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:
   - 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 SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS:
   - SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR 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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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS — DATE

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5/27/2021 1:15 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\SITE PLAN\LOT 1\COVER SHEET.DWG

No.	REVISION	BY	DATE

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501 S. Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

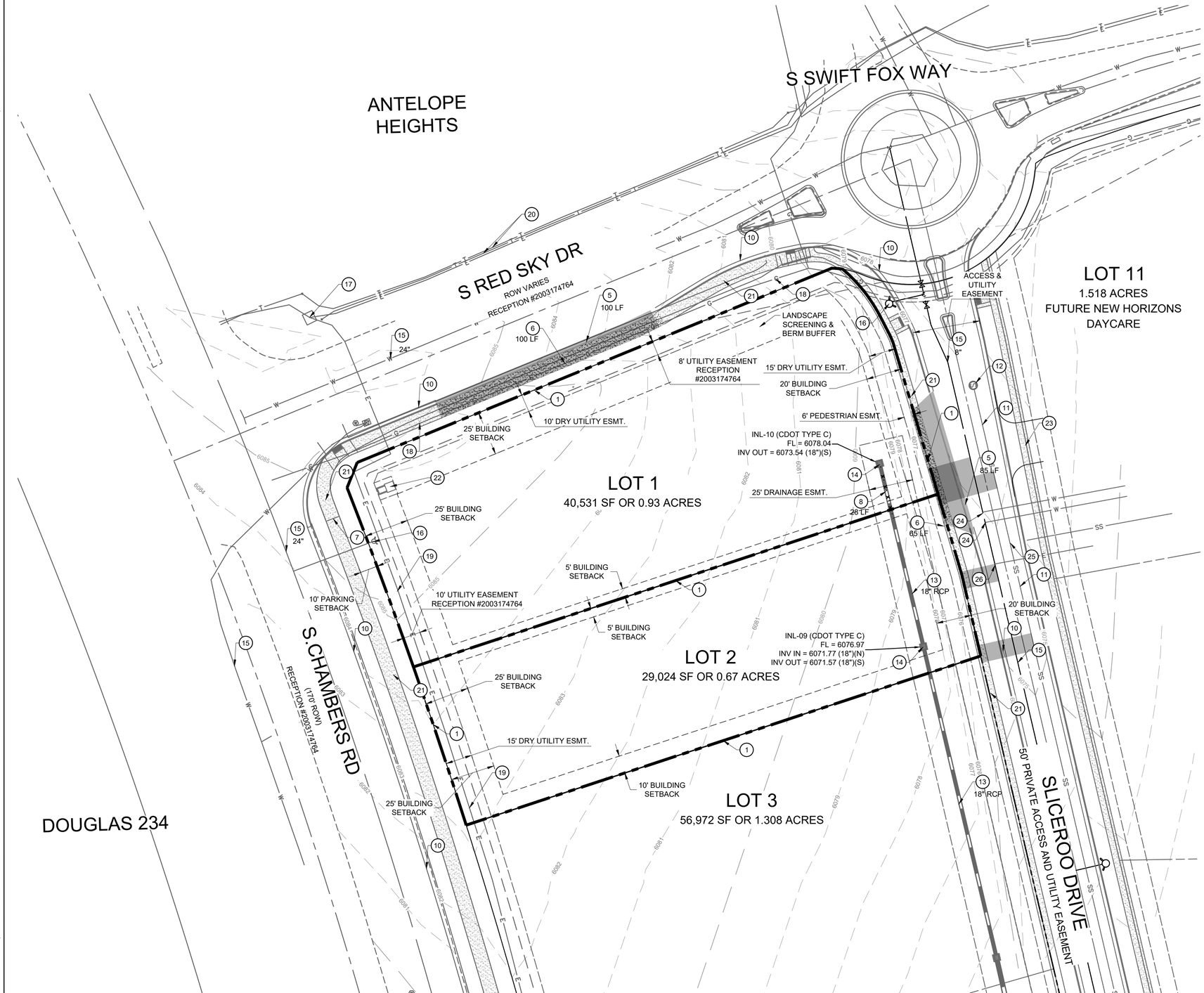
CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

CONSTRUCTION NOTES

PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 05/27/2021

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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
- G — EXISTING GAS LINE
- E — EXISTING ELECTRIC LINE
- SS — EXISTING SANITARY LINE
- W — EXISTING WATER LINE
- EXISTING ITEMS TO BE REMOVED

EXISTING CONDITIONS NOTE:

1. 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

(5) CURB AND GUTTER
(6) SIDEWALK
(7) EXISTING SW END AND MASTER DEVELOPMENT BEGIN.
(8) EXISTING 18" RCP TO BE REMOVED.

EXISTING TO REMAIN

(10) CURB AND GUTTER TO REMAIN
(11) SANITARY MAIN
(12) SANITARY MANHOLE/STRUCTURE
(13) STORM LINE
(14) STORM MANHOLE/STRUCTURE/INLET
(15) WATER MAIN
(16) FIRE HYDRANT
(17) DRY UTILITY MANHOLES/STRUCTURES/BOX
(18) GAS LINE
(19) ELECTRIC LINE
(20) TELECOMMUNICATIONS LINE
(21) CONCRETE SIDEWALK
(22) MONUMENT SIGN
(23) ENTRY TO ADJACENT NEW HORIZON DAYCARE DEVELOPMENT
(24) APPROX. LOCATION OF NEW HORIZON DAYCARE WATER TAP
(25) APPROX. LOCATION OF NEW HORIZON DAYCARE SANITARY TAP
(26) 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.

N

SCALE IN FEET
0 30 60

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

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CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

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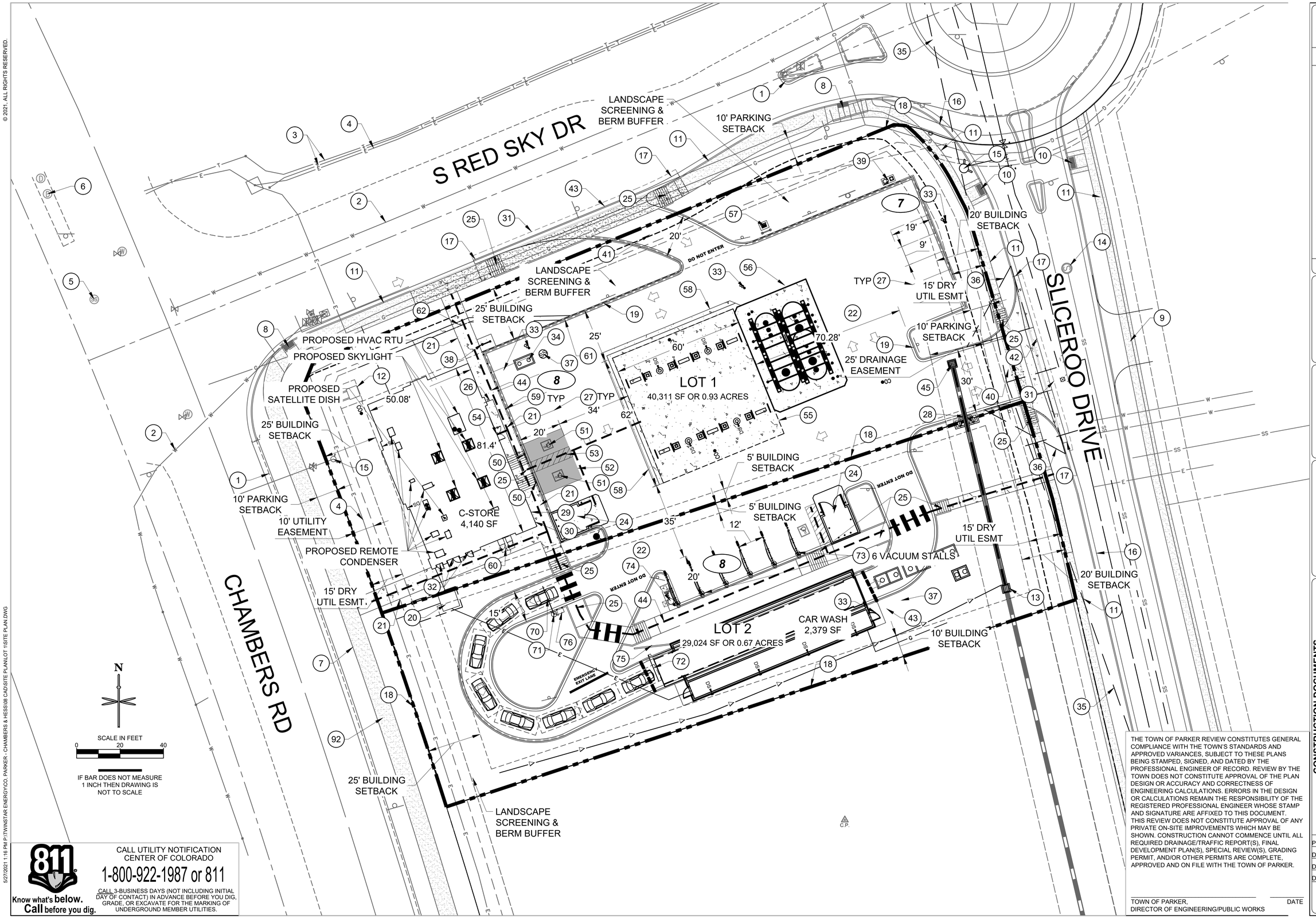
EXISTING CONDITIONS

PROJECT NO:	-----
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

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CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

SITE PLAN

PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	04/26/2021

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5/27/2021 1:16 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\09 CAD\SITE PLAN\LOT 1\SITE PLAN.DWG

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SITE SCHEDULE

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.

LOT 1 SITE SCHEDULE

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 SHEEET C5.0 OF CD SET.

LOT 2 SITE SCHEDULE

70. CAR WASH CLEARANCE BAR REFER TO ARCHITECTURAL PLAN UNDER SEPARATE COVER.
71. CAR WASH ORDER SCREEN REFER TO ARCHITECTURAL PLAN UNDER SEPARATE COVER.
72. CAR WASH ENTRY SIGNAGE REFER TO ARCHITECTURAL PLAN UNDER SEPARATE COVER.
73. SELF-SERVE VACUUM UNIT REFER TO ARCHITECTURAL PLAN UNDER SEPARATE COVER.
74. VACUUM EQUIPMENT REFER TO ARCHITECTURAL PLAN UNDER SEPARATE COVER.
75. PROPOSED RETAINING WALL 2' MAX. DESIGN BY STRUCTURAL ENGINEER.
76. CAR WASH PAY BOX W/ BOLLARDS REFER TO ARCHITECTURAL PLAN UNDER SEPARATE COVER.

LEGEND

- PROPERTY LINE
- OFF-SITE PROPERTY LINE
- PROPOSED BUILDING
- 9 — PARKING COUNT
- EXISTING CURB AND GUTTER
- PROPOSED 6" STANDARD CURB AND GUTTER
- PROPOSED 6" SPILL CURB AND GUTTER
- EXISTING SITE LIGHTING
- EXISTING FIRE HYDRANT
- SD — 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

GENERAL NOTES:

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.

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303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

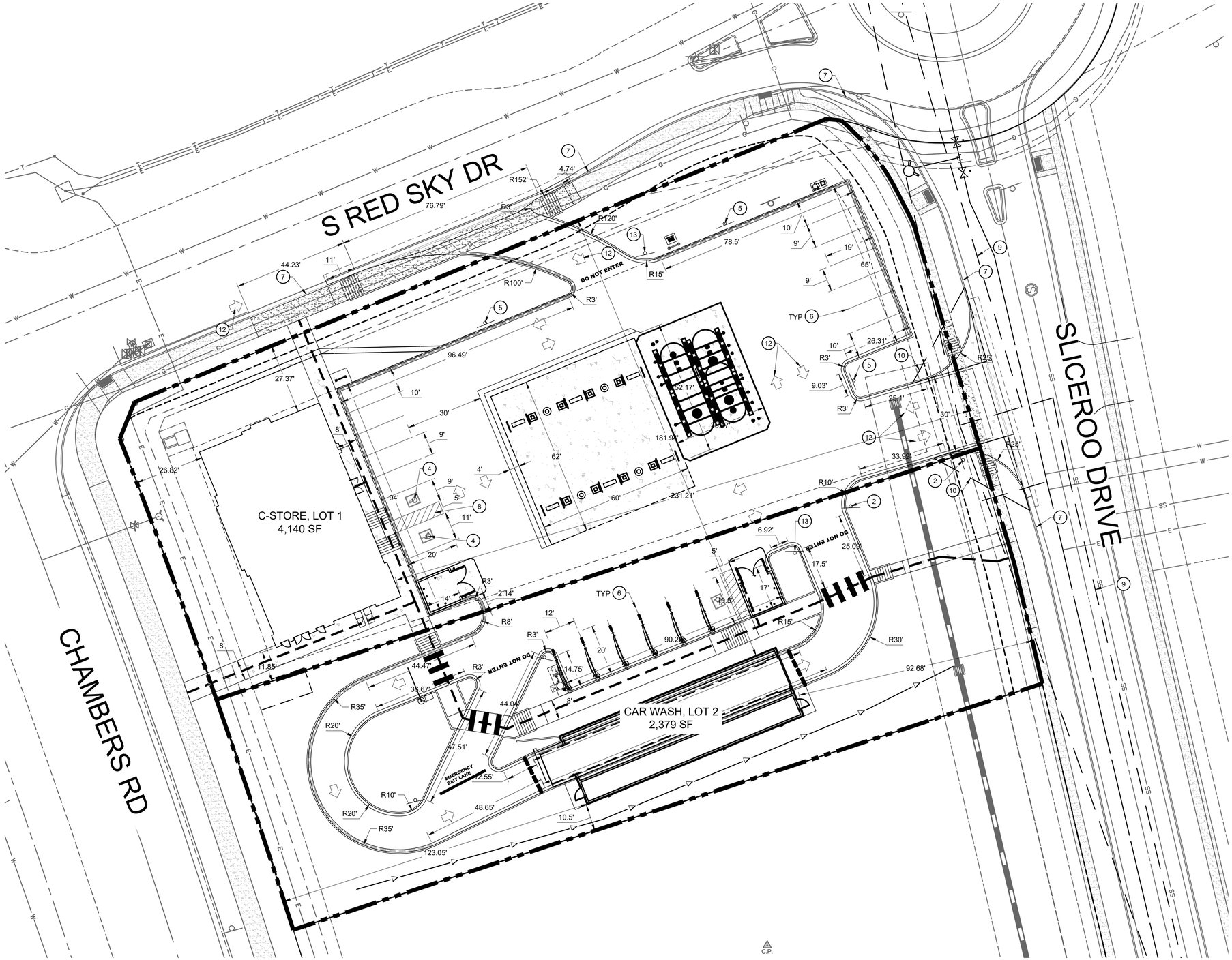
CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

SITE PLAN SCHEDULE, NOTES & LEGEND

PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	04/26/2021

C1.1

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SIGNS AND STRIPING:

1. EXISTING SIGN TO REMAIN.
2. STOP SIGN PER MUTCD R1-1.
3. NOT USED
4. PROPOSED PAINT HC PARKING SYMBOL.
5. "NO PARKING FIRE LANE" SIGN 12"X18".
6. 4" SINGLE LINE EPOXY COATED WHITE.
7. EXISTING CURB AND GUTTER TO REMAIN.
8. 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.
9. PROPOSED SIGHT DISTANCE TRIANGLE AS PER DETAIL 24 OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL (25 MPH ASSUMED).
10. PROPOSED 30'X30' CORNER SIGHT TRIANGLE
11. EXISTING SIGN TO BE RELOCATED.
12. SOLID WHITE PAINTED ARROWS
13. DO NOT ENTER SIGN PER MUTCD X-R5-1.

LEGEND

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

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
2. 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.
3. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.

N

SCALE IN FEET
0 20 40

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

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CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

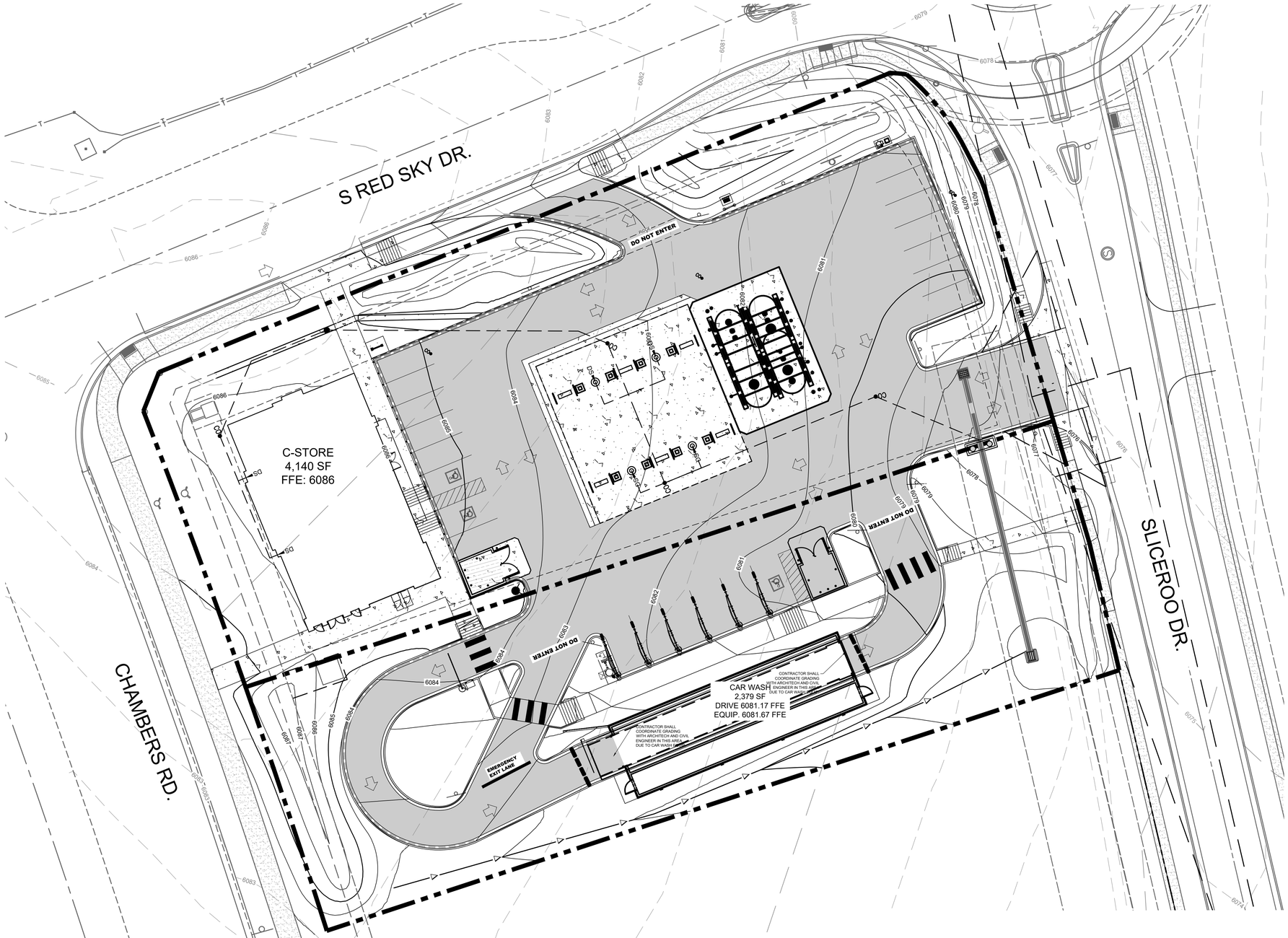
HORIZONTAL CONTROL, PAVING, STRIPING & SIGNAGE PLAN

PROJECT NO:	-----
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

C1.2

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LEGEND

- PROPERTY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED SPILL CURB AND GUTTER
- PROPOSED FENCE
- PROPOSED RETAINING WALL
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- 5100 — PROPOSED MINOR CONTOUR
- 5100 — EXISTING MAJOR CONTOUR
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- 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
- 5256.21 — 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).

GENERAL NOTES:

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

N

SCALE IN FEET
0 20 40

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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.

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CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

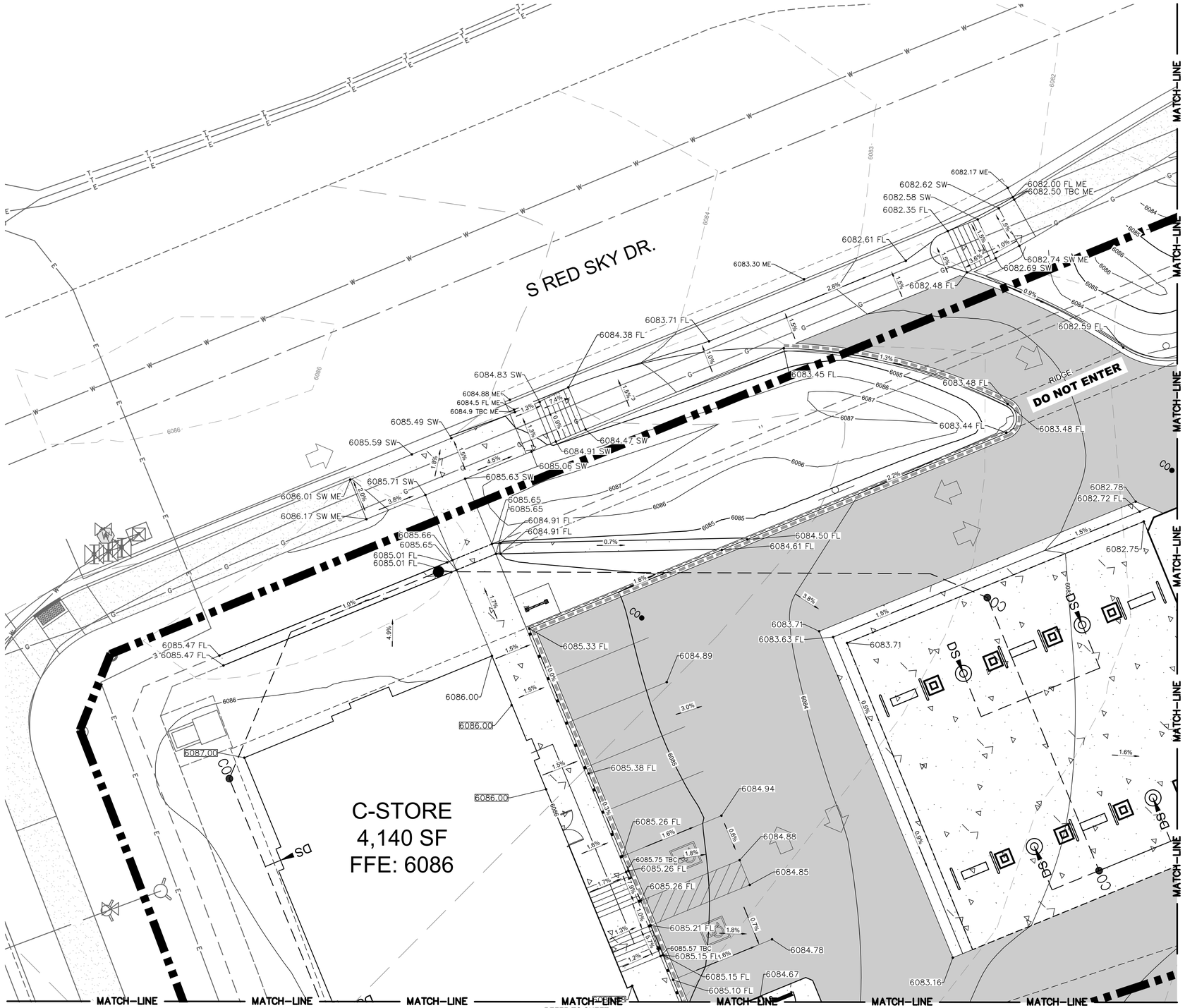
GRADING PLAN

PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 04/26/2021

C2.0

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LEGEND

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N

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GRADING DETAIL - NORTHWEST
1" = 10'

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CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

ENLARGED GRADING PLAN - NW

PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	04/26/2021

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N

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ENLARGED GRADING DETAIL - NORTHEAST

1" = 10'

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ENLARGED GRADING PLAN - NE

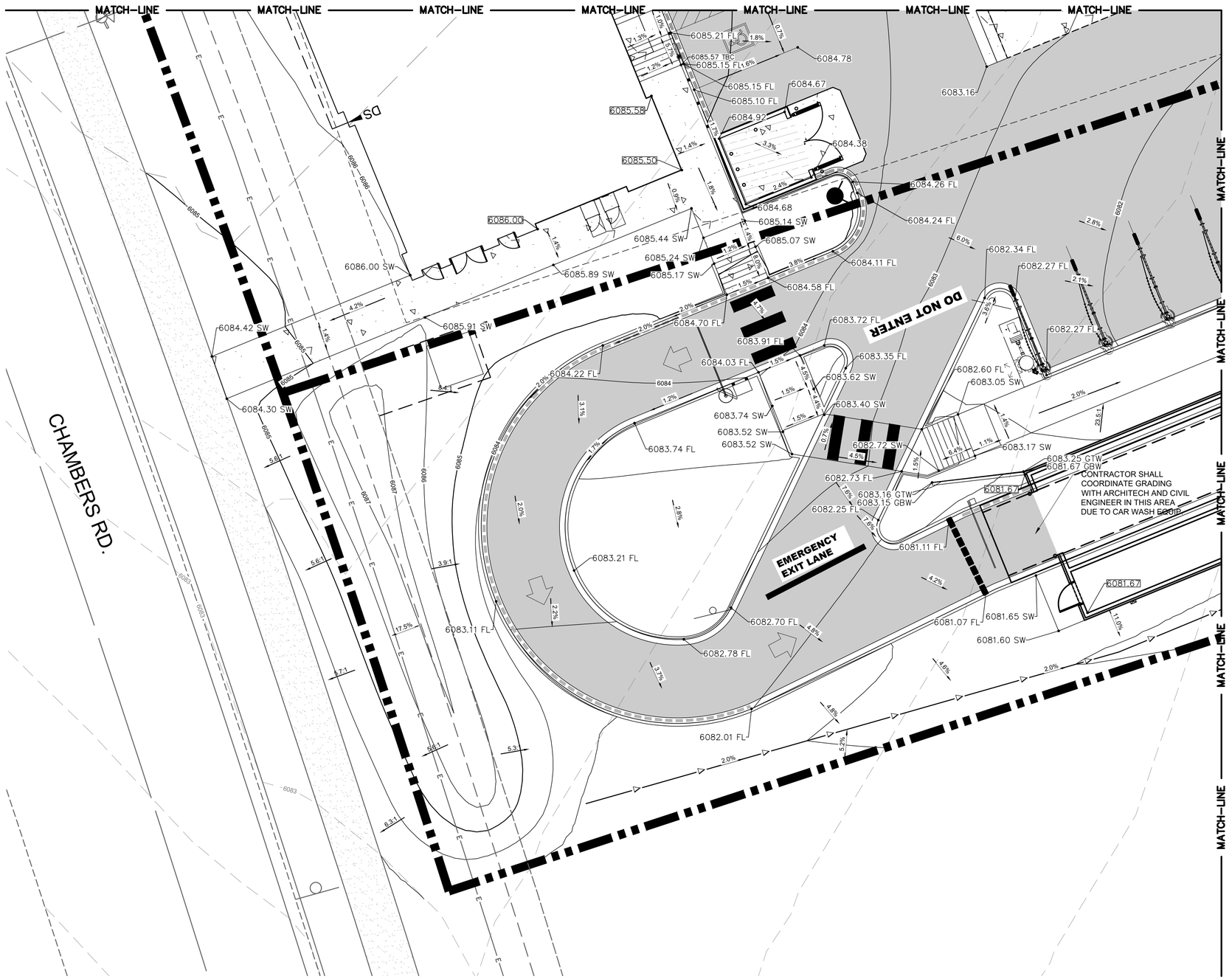
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REFER TO SHEET
ENLARGED GRADING PLAN - NW



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GRADING DETAIL - SOUTHWEST
1" = 10'

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ENLARGED GRADING PLAN - SW

PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	04/26/2021

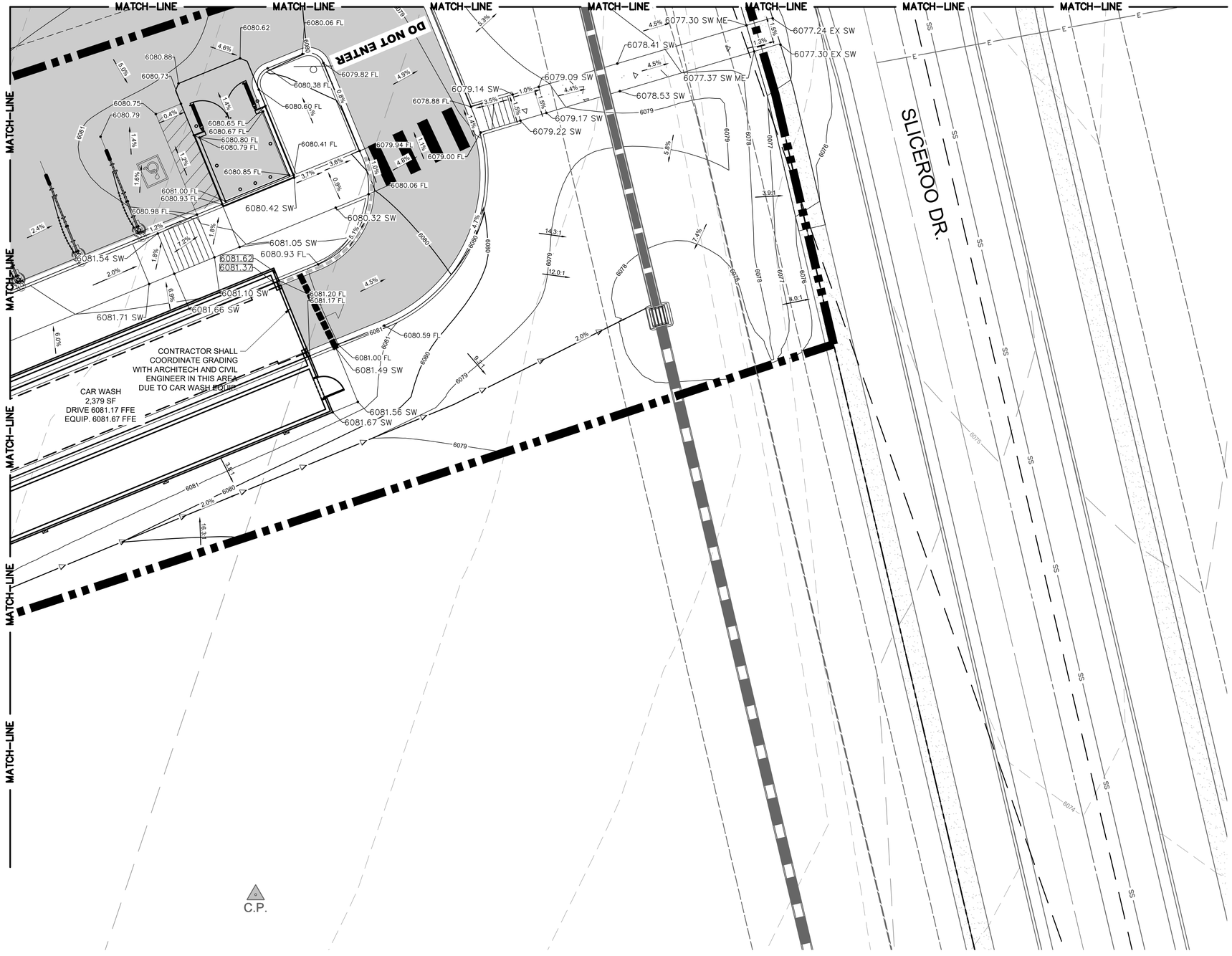
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REFER TO SHEET
ENLARGED GRADING PLAN - NE

REFER TO SHEET
ENLARGED GRADING PLAN - SW



LEGEND

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ENLARGED GRADING PLAN - SE

PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 04/26/2021

C2.4

5/27/2021 1:18 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\SITE PLAN\LOT 1\GRADING PLAN.DWG

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LEGEND

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N

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0 5 10

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DETAIL 1 - EAST ENTRANCE
1" = 10'

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

No.	REVISION	BY	DATE

EES
ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S. Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

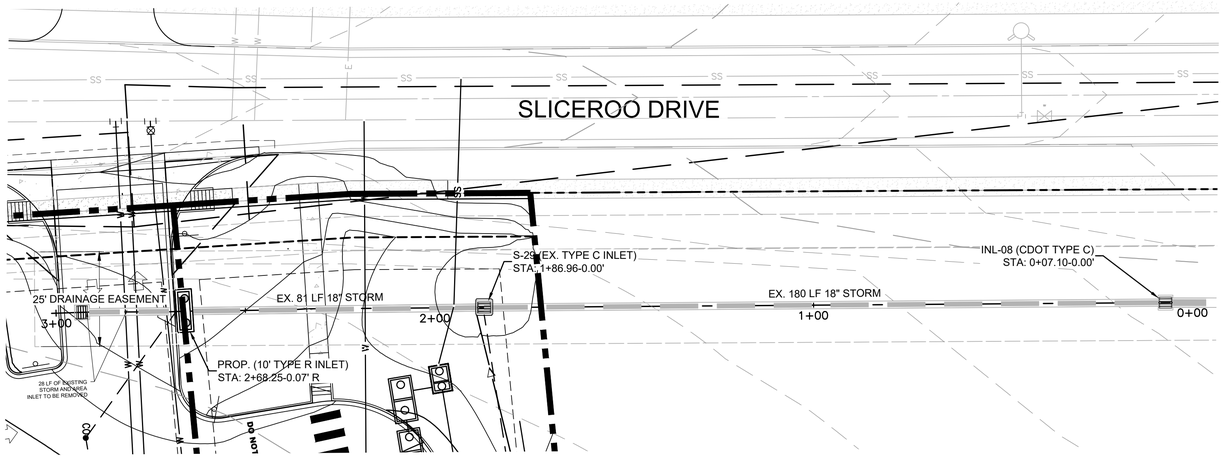
ENLARGED GRADING DETAIL - EASTERN ENTRANCE

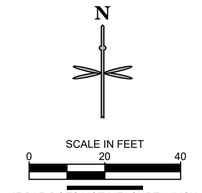
PROJECT NO: -----
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 04/26/2021

C2.5

5/27/2021 1:18 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\SITE PLAN\LOT 1\GRADING PLAN.DWG

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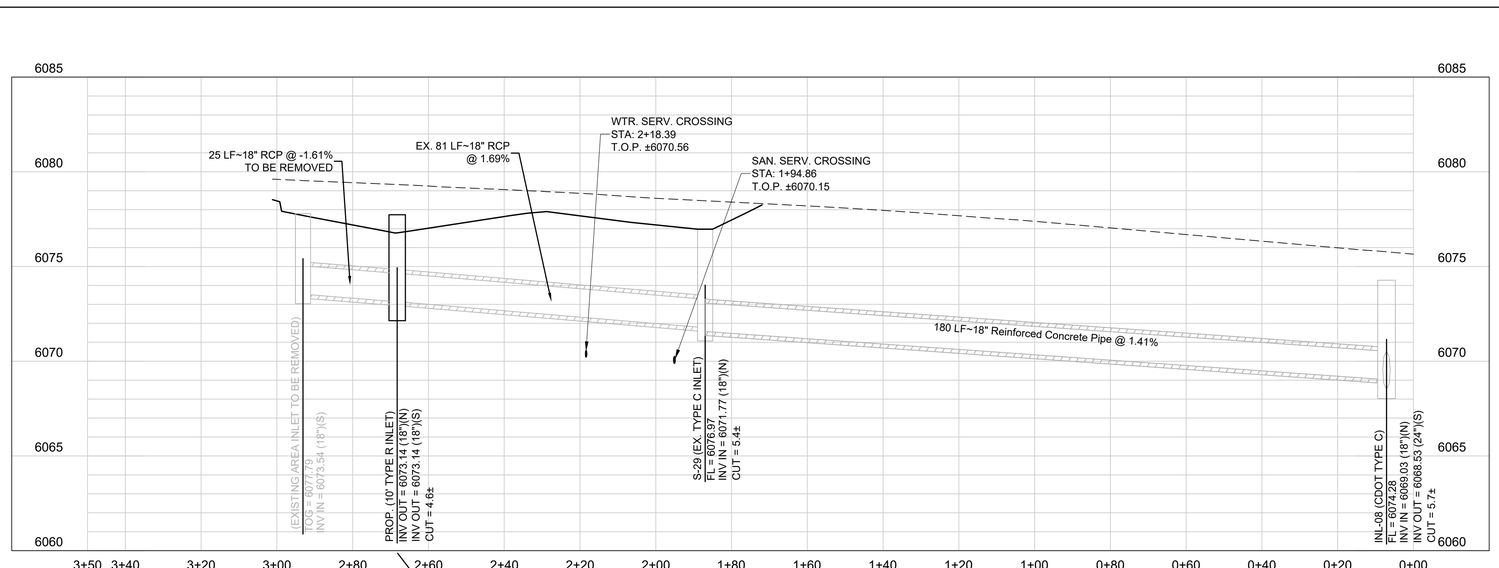
IF BAR DOES NOT MEASURE 1 INCH
THEN DRAWING IS NOT TO SCALE

UTILITY LEGEND

- PROPOSED PROPERTY LINE
- 5280 EXISTING MINOR CONTOUR
- 5280 EXISTING MAJOR CONTOUR
- 5280 MINOR CONTOUR
- 5280 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
- G PROPOSED GAS
- E PROPOSED ELECTRIC
- SS PROPOSED SANITARY
- W PROPOSED WATER
- EXISTING STORM SEWER
- EXISTING STORM INLET
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- SS EXISTING SANITARY LINE
- W EXISTING WATER LINE

UTILITY NOTES:

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.



PROFILE STORM A (STA: 0+00 TO 3+50)

SCALES: 1'=20' HORIZONTAL, 1"=4' VERTICAL

CONTRACTOR NOTE:

EX. PIPE DATA SHOWN WAS OBTAINED FORM RICK ENGINEERING ON 10/23/2020, SHEET 21-23. DATA IS NOT "AS CONSTRUCTED", AND CONTRACTOR SHALL VERIFY DATA PRIOR TO ORDERING AND INSTALLING OF PROPOSED TYPE R INLETS.

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

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

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303-572-7957 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

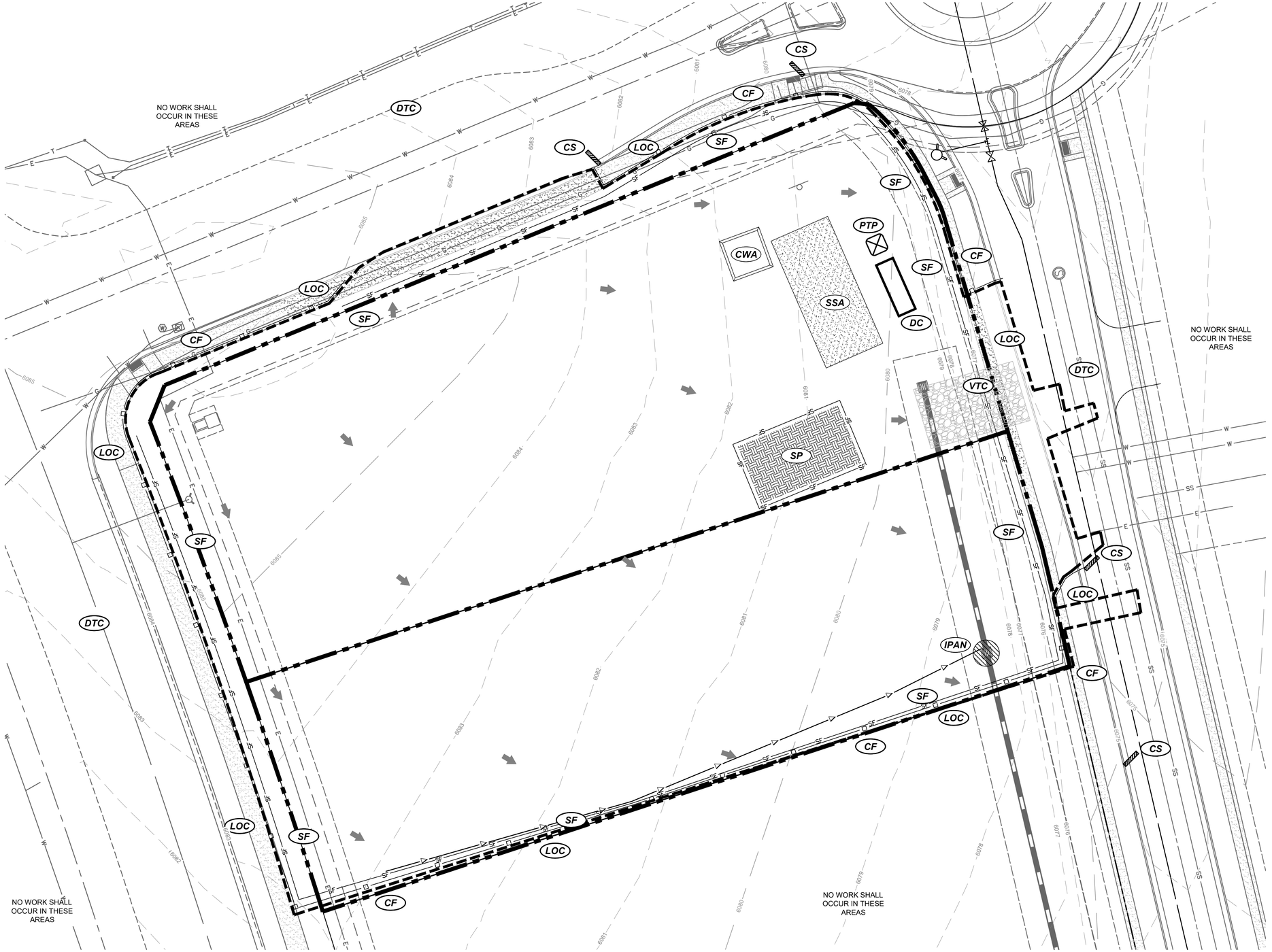
STORM PLAN AND PROFILE

PROJECT NO:	-----
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

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5/27/2021 1:19 PM P:\TWINSTAR ENERGY\CO. PARKER - CHAMBERS & HESS\08 CAD\CDS\STORM P & P.DWG

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EROSION CONTROL LEGEND

		PROPERTY BOUNDARY
SF	SF	SILT FENCE
CF	CF	CONSTRUCTION FENCE
VTC	VTC	VEHICLE TRACKING CONTROL
SSA	SSA	STABILIZED STAGING AREA
SP	SP	STOCKPILE AREA
DC	DC	SITE DUMPSTER
CS	CS	CURB SOCK
CWA	CWA	CONCRETE WASHOUT
SCL	SCL	SEDIMENT CONTROL LOG
LOC	LOC	LIMITS OF CONSTRUCTION
PTP	PTP	PORTABLE TOILET PROTECTION
IPAN	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
IPCOG	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
DTC	DTC	DEBRIS TRASH CONTROL
		FLOW ARROW

NOTES:

1. SEE THIS CONSTRUCTION DOCUMENT SET AND/OR TOWN OF PARKER WEBSITE, HTTP://WWW.PARKERONLINE.ORG/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES, FOR STANDARD NOTES AND BMP DETAILS.
2. BMPs ON INITIAL PLAN TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN UNTIL STABILIZATION UNLESS OTHERWISE NOTED.
3. PORTABLE TOILETS MAY BE LOCATED AS NEEDED BY THE CONTRACTOR WITH PROPER PROTECTION PER TOWN OF PARKER STANDARDS.
4. SURFACE ROUGHENING WILL BE IMPLEMENTED ON DISTURBED SLOPES AS NEEDED.
5. 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.
6. CONTRACTOR TO PLACE TRENCH SOILS ON THE UPHILL SIDE OF THE TRENCH.
7. CONSTRUCTION TRAFFIC TO UTILIZE PRIVATE DRIVE. PUBLIC ACCESS ROUTE TO THE SOUTH SHALL BE INSPECTED PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE TO THE ACCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AND OR REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NOTE, IF NOT INSPECTED AND IDENTIFIED, ANY DAMAGE MAY HOLD UP ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNTIL OFF-SITE (PUBLIC ACCESS) CONDITION IS ACCEPTABLE TO THAT PROPERTY OWNER.

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

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Glendale, CO 80246
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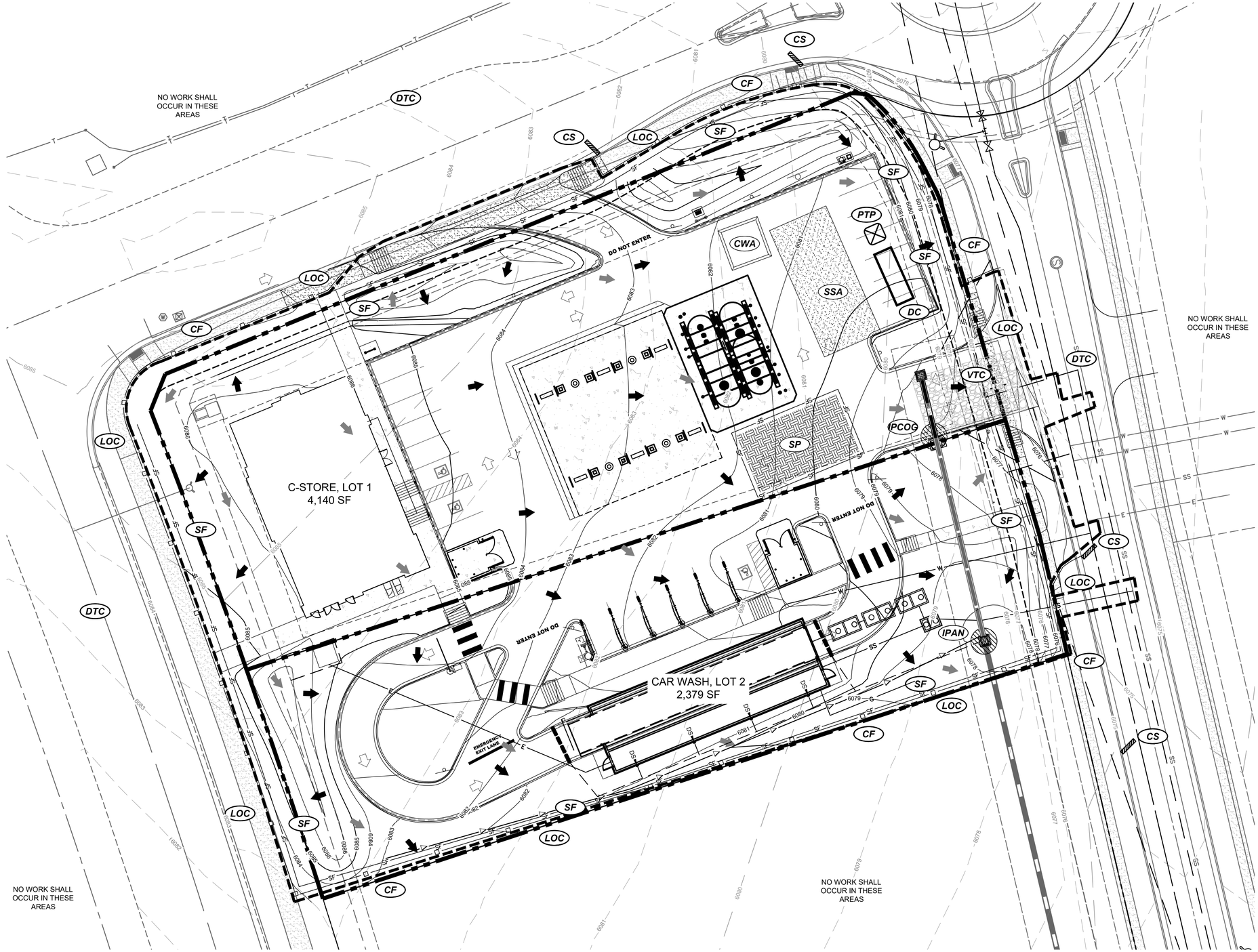
INITIAL CBMP PLAN

PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

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5/27/2021 1:20 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\CD\SIEROSION CONTROL PLAN.DWG

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EROSION CONTROL LEGEND

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PCOC	PCOC	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
DTC	DTC	DEBRIS TRASH CONTROL
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Glendale, CO 80246
303-572-7957 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

INTERM & FINAL CBMP PLAN

PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

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5/27/2021 1:20 PM P:\TWINSTAR ENERGY\CO. PARKER - CHAMBERS & HESS\08 CAD\CD\SEROSION CONTROL PLAN.DWG

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

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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 MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40–ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:

    (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

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

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

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

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

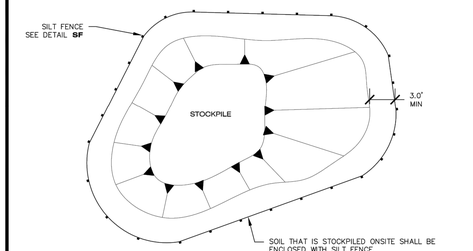
Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 1 OF 3 Oct. 2013

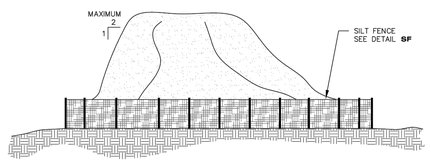
LP	LOT PROTECTION
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOGS
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
SR	SURFACE ROUGHING
SSA	STABILIZED STAGING AREA
STP	SIDEWALK TRANSITION PROTECTION

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

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





SP **STOCKPILE PROTECTION**

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | SP JUNE 2006

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

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

5/27/2021 1:20 PM P:\TWINSTAR ENERGY\CO. PARKER - CHAMBERS & HESS\08 CAD\CDS\C4.3 EROSION CONTROL DETAILS.DWG

No.	REVISION	BY	DATE

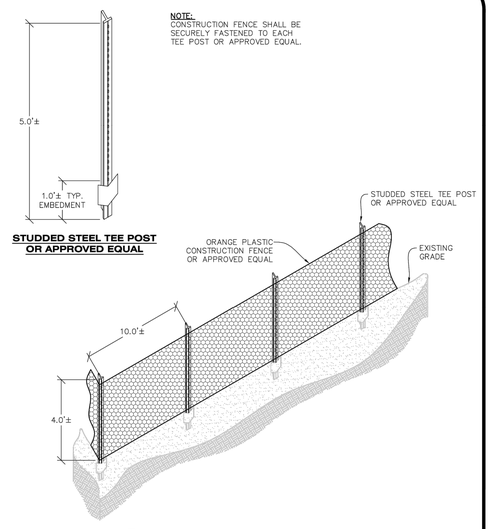
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501 S Cherry St, Suite 300
Glendale, CO 80246
303.572.7997 www.eesus.com

CONSTRUCTION DOCUMENTS
CONVENIENCE STORE AND CARWASH
CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134
EROSION CONTROL DETAILS

PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 05/27/2021

C4.2

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



STUDDED STEEL TEE POST OR APPROVED EQUAL

CF **CONSTRUCTION FENCE**

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

CONSTRUCTION FENCE INSTALLATION NOTES

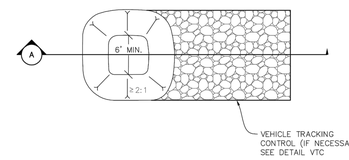
1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

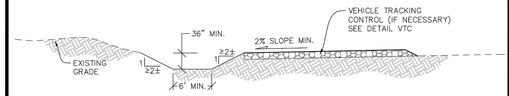
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

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

NOTE:
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.



PLAN VIEW



SECTION A

CWA **CONCRETE WASHOUT AREA**

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

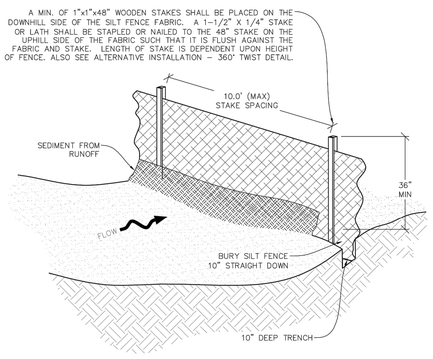
CONCRETE WASHOUT AREA INSTALLATION NOTES

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

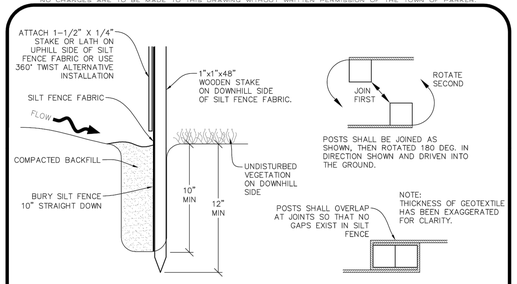
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL. ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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

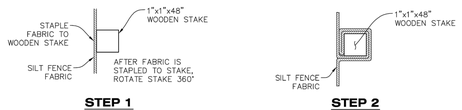


SF **SILT FENCE**

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



INSTALLATION DETAIL **JOINT SECTIONS**



STEP 1 **STEP 2**

ALTERNATIVE INSTALLATION - 360° TWIST

SF **SILT FENCE**

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

SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¼"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

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

SILT FENCE INSPECTION AND MAINTENANCE NOTES

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

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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5/27/2021 1:21 PM P:\TWINSTAR ENERGY\OO. PARKER - CHAMBERS & HESS\08 CAD\CDS\C4.3 EROSION CONTROL DETAILS.DWG

No.	REVISION	BY	DATE

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501 S Cherry St, Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

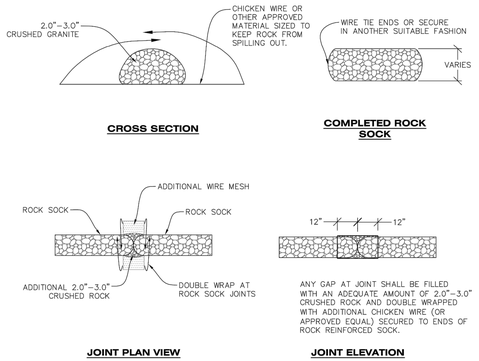
CONSTRUCTION DOCUMENTS
CONVENIENCE STORE AND CARWASH
CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134
EROSION CONTROL DETAILS

PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 05/27/2021

C4.3

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RS **ROCK SOCK**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — RS 1 OF 2 Oct. 2013

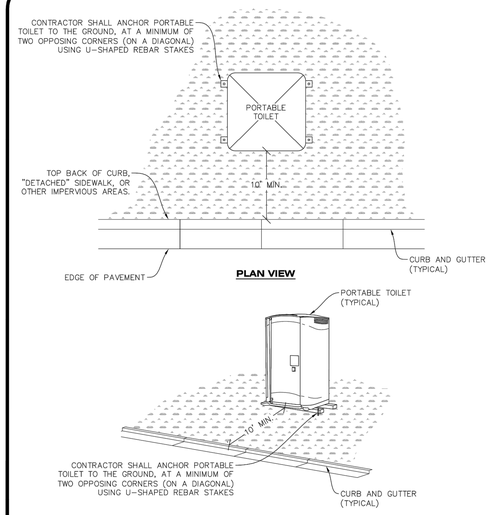
ROCK SOCK INSTALLATION NOTES

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

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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



PTP **PORTABLE TOILET PROTECTION**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — PTP 1 OF 2 Oct. 2013

PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — PTP 2 OF 2 Oct. 2013

AREA INLET PROTECTION INSTALLATION NOTES

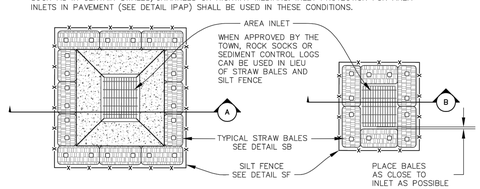
1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE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

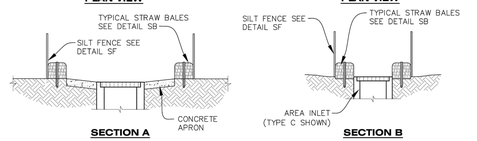
AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

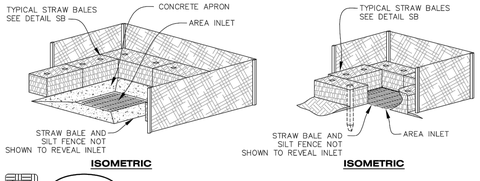
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPA 1 OF 1 Oct. 2013

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

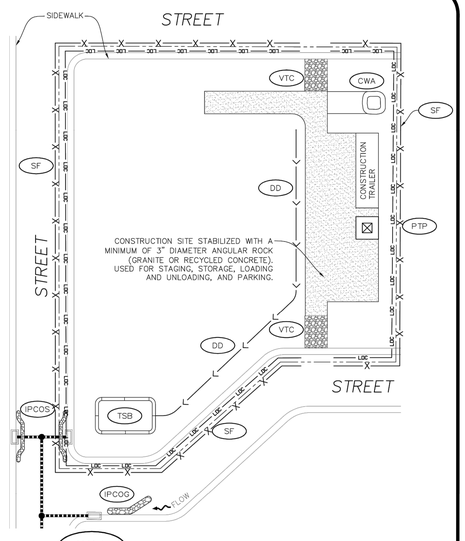






IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPAN 1 OF 1 Oct. 2013



SSA **STABILIZED STAGING AREA**

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

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.

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

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

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

5/27/2021 1:21 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\CDS\C4.3 EROSION CONTROL DETAILS.DWG

No.	REVISION	BY	DATE

EES ENTITLEMENT AND ENGINEERING SOLUTIONS, INC.
501 S. Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

EROSION CONTROL DETAILS

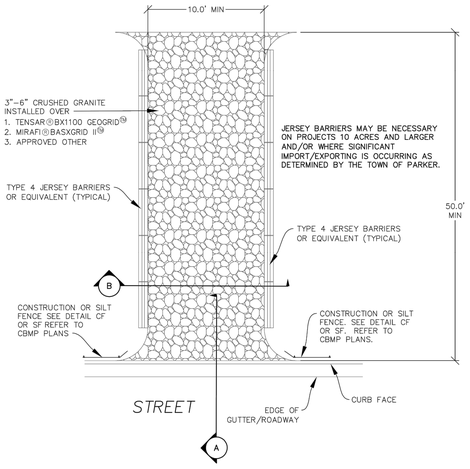
PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 05/27/2021

C4.4

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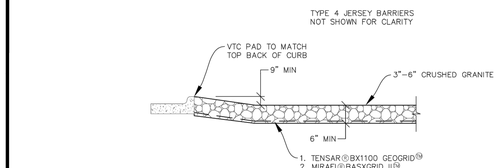
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

ON SITES LESS THAN 10 ACRES AND WHERE SIGNIFICANT SOIL IMPORTING/EXPORTING IS NOT OCCURRING, CONSTRUCTION FENCE (CF) OR SILT FENCE (SF) MAY BE USED IN LIEU OF THE TYPE 4 JERSEY BARRIERS WITH PRIOR APPROVAL FROM THE TOWN'S INSPECTOR.

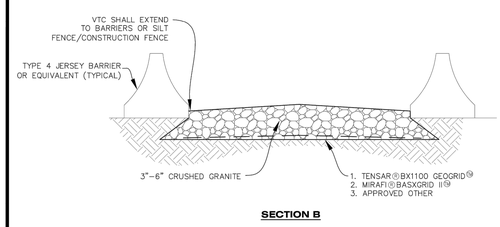


VTC **VEHICLE TRACKING CONTROL**

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



SECTION A



SECTION B

VTC **VEHICLE TRACKING CONTROL**

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

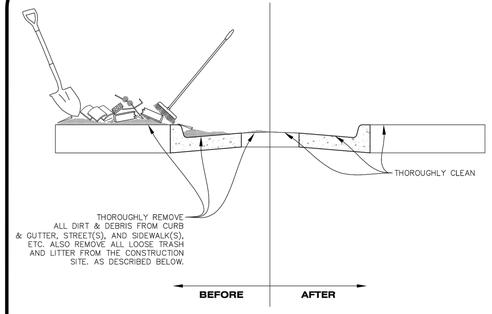
VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

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

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

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

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



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.

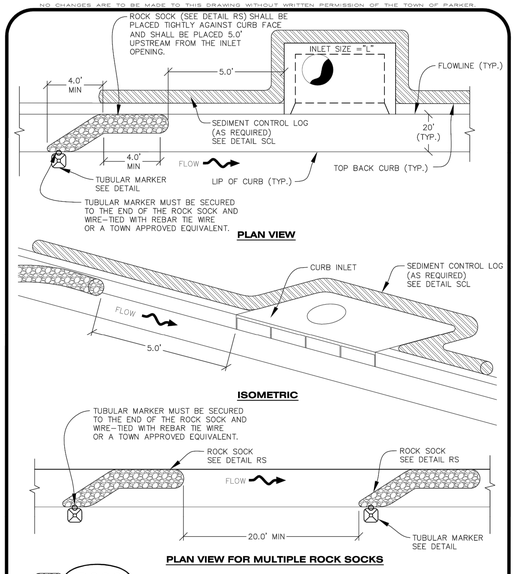
DTC **DEBRIS AND TRASH CONTROL**

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

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.

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



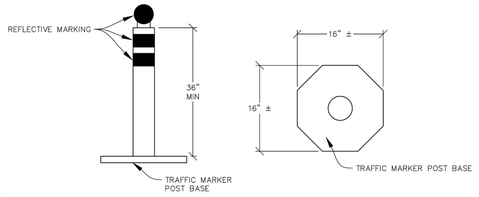
PLAN VIEW

ISOMETRIC

PLAN VIEW FOR MULTIPLE ROCK SOCKS

IPCOG **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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



ELEVATION **BASE**

TUBULAR TRAFFIC MARKER DETAIL

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

INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ON–GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON–GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON–GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. ON–GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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.

5/27/2021 1:21 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\CDS\C4.3 EROSION CONTROL DETAILS.DWG

No.	REVISION	BY	DATE

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501 S. Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

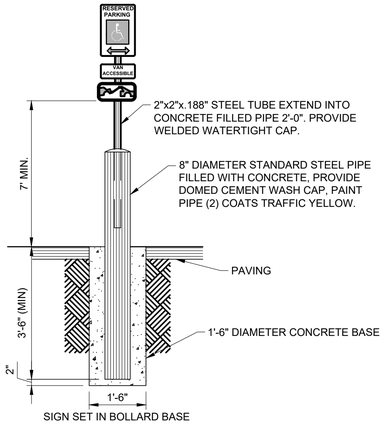
EROSION CONTROL DETAILS

PROJECT NO: ------
DESIGNED BY: LCG
DRAWN BY: JLG
DATE: 05/27/2021

C4.5

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1



SIGN SET IN BOLLARD BASE



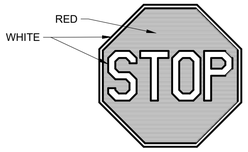
R7-8 RESERVED PARKING SIGN



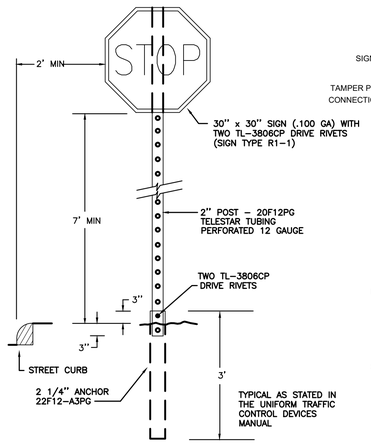
R7-8P VAN ACCESSIBLE SIGN



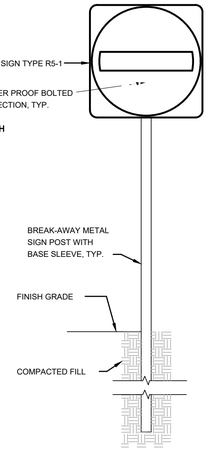
R7-201 TOW AWAY ZONE SIGN



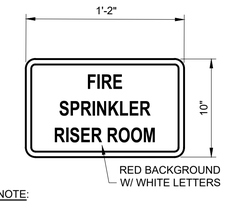
R1-1 STOP SIGN 30"x30"



STOP SIGN DETAIL
SCALE: NOT TO SCALE

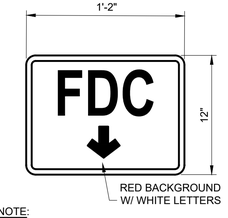


ON SITE TRAFFIC CONTROL SIGN DETAIL
SCALE: NOT TO SCALE



NOTE:

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



NOTE:

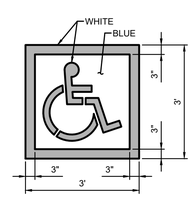
1. SIGNAGE APPLIED TO BUILDING EXTERIOR AT FDC. (SEE SHEET C1.1)

NOTES:

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

SIGN DETAILS

4



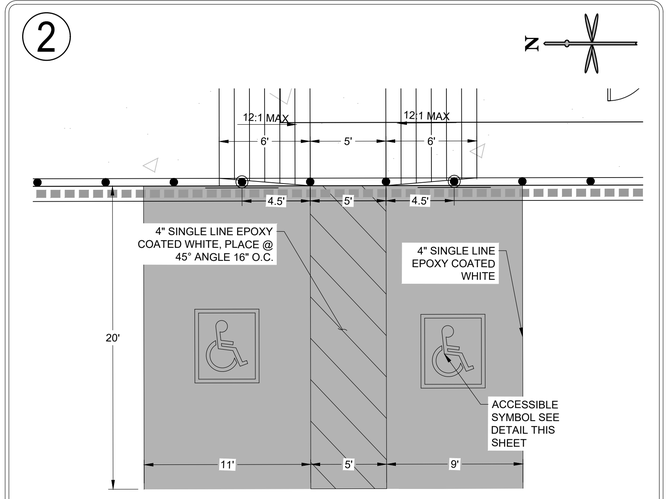
NOTES:

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

NOT TO SCALE

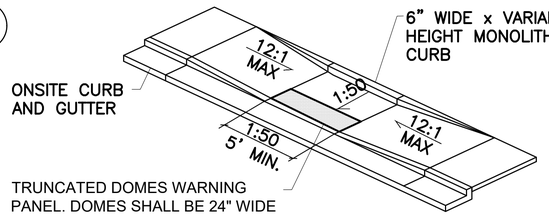
HC PARKING SYMBOL

2



HANDICAP PARKING STALL DETAIL

5



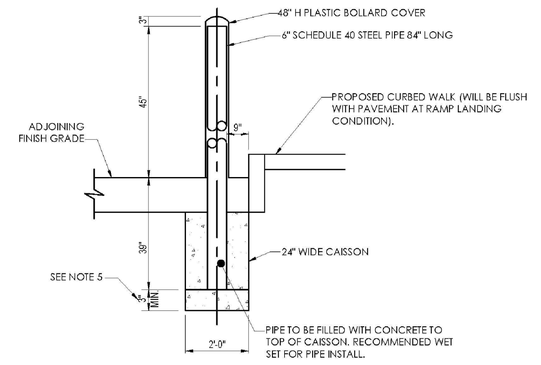
A. WALK ADJACENT TO CURB AND GUTTER

ACCESSIBLE RAMP DETAIL

7

NOTE:

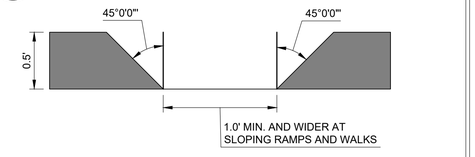
1. CONCRETE MUST BE A MINIMUM 4,000 PSI COMPRESSIVE STRENGTH WITH FIBER MESH.
2. PROVIDE PLASTIC BOLLARD COVER. COVER TO BE IDEALSHIELD (OR APPROVED EQUAL) 1/8" THICK, BROWN (PQ-44OC), 6" PIPE FIT, DOME TOP, 48" TALL.
3. DESIGN PARAMETERS:
   - 20 MPH
   - 5,000 LB VEHICLE
4. USE SONOTUBE IN SANDY OR OTHER SOILS THAT MIGHT CAVE IN.
5. INCREASE DEPTH OF CAISSON BELOW PIPE TO MEET LOCAL JURISDICTION MIN. FROST DEPTH REQUIREMENT. PIPE CAN STAY AT 39" BELOW PAVEMENT.
6. 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

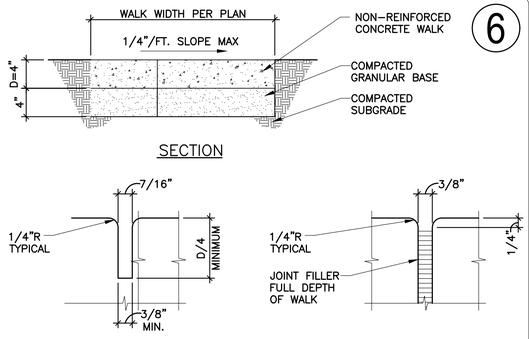
3



NOT TO SCALE

CURB OPENING

6



CONTRACTION JOINT
AT 5' O.C. MAXIMUM

EXPANSION JOINT
AT 60' O.C. MAXIMUM

NOT TO SCALE

CONCRETE WALK & JOINT DETAILS

STANDARD JOINTING NOTES:

1. 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.
2. 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 RADIUSES OR ANGLED AREAS.
3. JOINT DEPTH: JOINTS SHALL BE CUT AT LEASE ¼ THE THICKNESS OF THE SLAB THICKNESS OR 1", WHICHEVER DISTANCE IS GREATER.
4. JOINT TYPES: ISOLATION JOINTS SHALL BE USED TO SEPARATE CONCRETE SLABS FROM STRUCTURES (I.E. BUILDING) OR FIXED OBJECTS (PLEASE REFER TO STRUCTURAL PLANS FOR PAVING AT BUILDING DOOR OPENINGS). CONCRETE AREAS ADJACENT TO BUILDING OR DOCK WALLS OR THAT ARE DIFFICULT TO SAW CUT SHALL BE TOOL JOINTED USING A GROOVING TOOL OR BY INSERTING A PREMOLDED FILLER STRIP. IN OPEN CONCRETE PAVED AREAS, CONCRETE MAY BE SAW CUT ONCE THE CONCRETE HAS HARDENED ENOUGH TO SUPPORT THE SAWS AND AVOID RAVELING, TYPICALLY WITHIN 4 HOURS (HOT WEATHER) TO 12 HOURS (COLD WEATHER), BUT NOT GREATER THAN 24 HOURS AFTER THE POUR. CONTRACTOR SHALL USE KEYED CONSTRUCTION JOINT TO PROVIDE CLEAN INTERFACE BETWEEN AREAS OF CONCRETE POURED AT DIFFERENT TIMES.
5. JOINT SEALING: ISOLATION JOINTS BETWEEN BUILDING WALLS AND SIDEWALKS SHALL BE CLEANED WITH COMPRESSED AIR TO REMOVE FOREIGN MATERIAL AND SEALED WITH AN ELASTOMERIC SEALER TO MINIMIZE WATER INFILTRATION PER ACI 504R. OTHER JOINTS SHALL ONLY BE SEALED IF GEOTECHNICAL OR CIVIL ENGINEER DETERMINES THAT SUBGRADE PERFORMANCE WARRANTS JOINT SEALING. REFERENCE STRUCTURAL DRAWINGS FOR DETAILS FOR PAVEMENT SURROUNDING BUILDING.

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

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

No.	REVISION	BY	DATE

EES
ENTITLEMENT AND ENGINEERING SOLUTIONS, INC
501 S. Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

CIVIL DETAILS

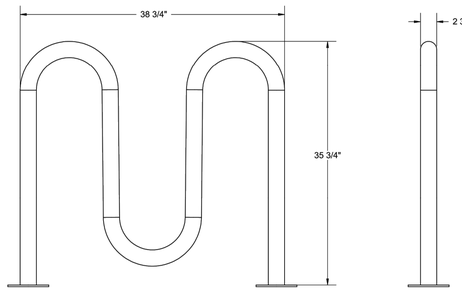
PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

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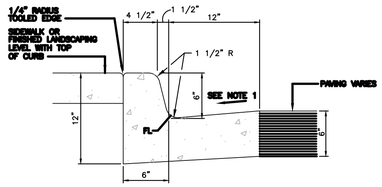
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8



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

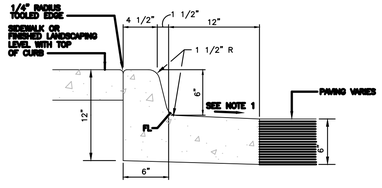


NOTES:

1. GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB.
2. BASE OF CURB SHALL REST ON COMPACTED FILL.
3. ALL EXPOSED CONCRETE SHALL HAVE A SACK FINISH.
4. CONTROL JOINTS SHALL BE INSTALLED AT 10 FOOT MAXIMUM INTERVALS AND AT THE END OF CURB RETURNS – SEE CURB CONTROL JOINT DETAIL.
5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 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 1/2" =1'-0"



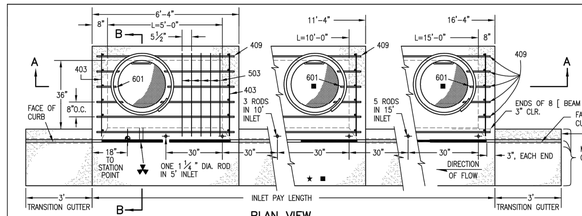
NOTES:

1. 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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5. EXPANSION JOINTS SHALL BE INSTALLED AT 500 FOOT MAXIMUM INTERVALS AND/OR TO MATCH LOCATION OF EXPANSION JOINTS IN PAVING – SEE CURB EXPANSION JOINT DETAIL.

SPILL CURB AND 1' WIDE GUTTER

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

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

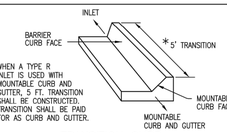


PLAN VIEW

★ FOR LENGTH (L) GREATER THAN 5 FT. PROVIDE MAINTENANCE ACCESS AT BOTH ENDS.

■ ADDITIONAL MANHOLE RING AND COVER REQUIRED WHEN L=10 FT. OR MORE. CUT REINFORCEMENT BAR ACCORDINGLY.

✱ MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.

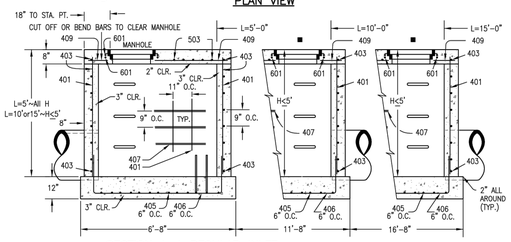


✱ WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

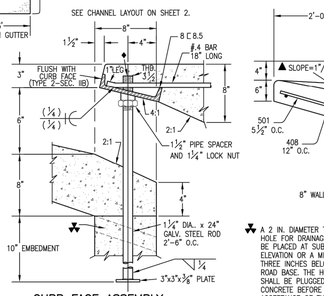
TRANSITION CURB

GENERAL NOTES:

SEE SHEET 2.

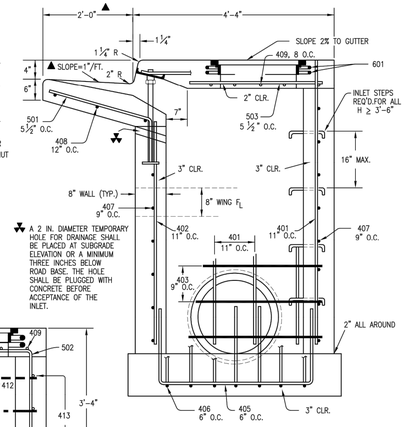


SECTION A–A REGULAR INLET



CURB FACE ASSEMBLY

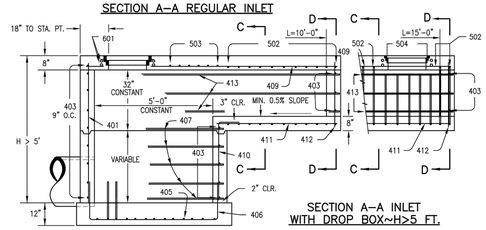
♦ PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.



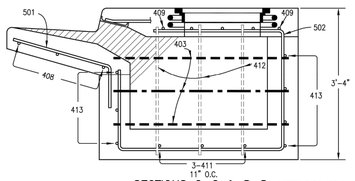
▲ A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

SECTION B–B END VIEW

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.



SECTION A–A INLET WITH DROP BOX~H>5 FT.



SECTIONS C–C & D–D (DOTTED BARS ARE IN SECTION D–D)

Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/06 Initials: SJR	R=X	Date:	Comments	4201 East Arkansas Avenue, Denver, Colorado 80222		M-604-12
Last Modification Date: 07/04/06 Initials: LTA	R=X			Phone: (303) 757-9083 Fax: (303) 757-9820		
Full Path: www.dot.state.co.us/DesignSupport/	R=X			Project Development Branch SRJ/LTA	Issued By: Project Development Branch on July 04, 2006	Sheet No. 1 of 2
Drawing File Name: 6040120102.dwg	R=X					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R=X					

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	ALL INLETS L = 5 FT. LENGTH	INLETS: H≤5 FT. L = 10 FT. NO. REQ'D.	INLETS: H≤5 FT. L = 10 FT. LENGTH	INLETS: H≤5 FT. L = 15 FT. NO. REQ'D.	INLETS: H≤5 FT. L = 15 FT. LENGTH	INLETS: H>5 FT. L = 10 FT. NO. REQ'D.	INLETS: H>5 FT. L = 10 FT. LENGTH	INLETS: H>5 FT. L = 15 FT. NO. REQ'D.	INLETS: H>5 FT. L = 15 FT. LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	*	3	*
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■8[8.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"
				2 BARS, 1 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——	4 BARS, 3 RODS	——	8 BARS, 5 RODS	——

* VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

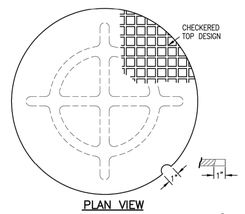
REGULAR INLETS | DROP BOX INLETS

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

"H"	LENGTH 401	LENGTH 402	LENGTH 410	NO. REQ'D. REGULAR 403	NO. REQ'D. REGULAR 407	NO. REQ'D. DROP BOX 403	NO. REQ'D. DROP BOX 407	L = 5 FT. CONC. CU. YDS.	L = 5 FT. STEEL LBS.	L = 10 FT. CONC. CU. YDS.	L = 10 FT. STEEL LBS.	L = 15 FT. CONC. CU. YDS.	L = 15 FT. STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

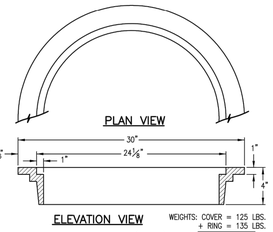
NOTES: FOR L=5 FT., L=10 FT., AND L=15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

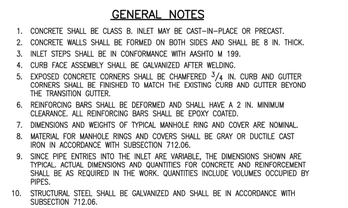
TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"



GENERAL NOTES

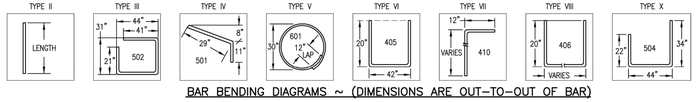
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST–IN–PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ IN. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.





CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.

BAR BENDING DIAGRAMS ~ (DIMENSIONS ARE OUT–TO–OUT OF BAR)



Computer File Information		Sheet Revisions		Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/04/06 Initials: SJR	R=X	Date:	Comments	4201 East Arkansas Avenue, Denver, Colorado 80222		M-604-12
Last Modification Date: 07/04/06 Initials: LTA	R=X			Phone: (303) 757-9083 Fax: (303) 757-9820		
Full Path: www.dot.state.co.us/DesignSupport/	R=X			Project Development Branch SRJ/LTA	Issued By: Project Development Branch on July 04, 2006	Sheet No. 2 of 2
Drawing File Name: 6040120202.dwg	R=X					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	R=X					

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

No.	REVISION	BY	DATE

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ENTITLEMENT AND ENGINEERING SOLUTIONS, INC
501 S. Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.eesi.us.com

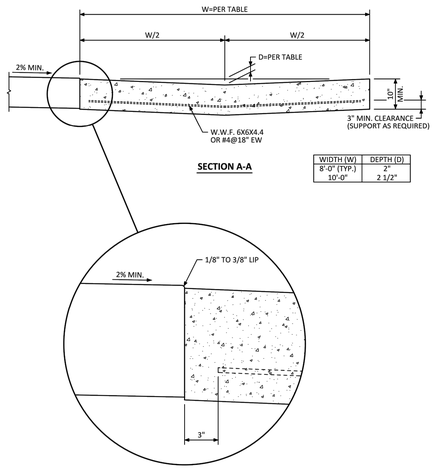
CONSTRUCTION DOCUMENTS
CONVENIENCE STORE AND CARWASH
CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134
CIVIL DETAILS

PROJECT NO:	-----
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

C5.1

5/27/2021 1:21 PM P:\TIWINSTAR ENERGY\CO_PARKER - CHAMBERS & HESS\08 CAD\CDS\C5.0 CIVIL DETAILS.DWG

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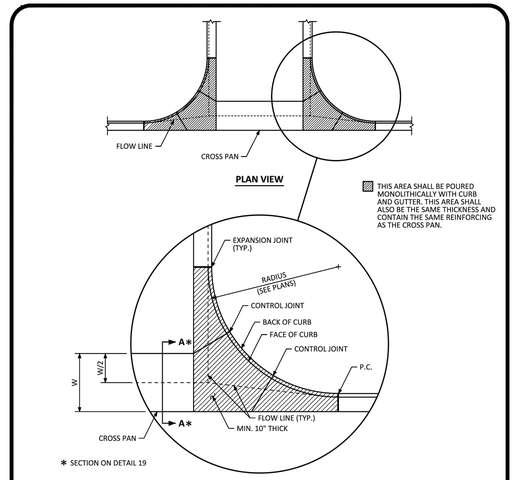
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8'-0" (TYP.)	2"
10'-0"	2 1/2"

GENERAL NOTES

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

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

PARKER COLORADO | **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 19 | 1 OF 2



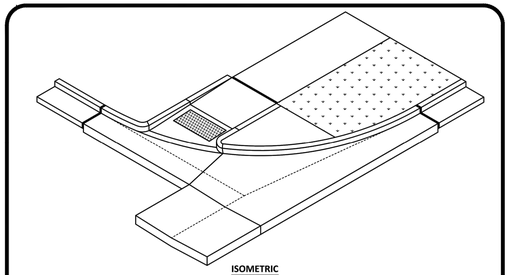
∗ SECTION ON DETAIL 19

GENERAL NOTES

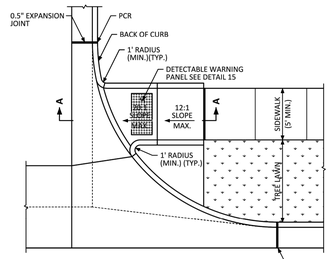
1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

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

PARKER COLORADO | **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 19 | 2 OF 2



ISOMETRIC

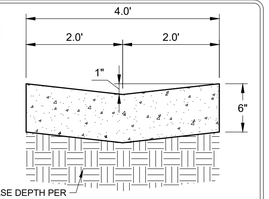


DIRECTIONAL CURB RAMP WITHIN RADIUS
(DETACHED SIDEWALK)

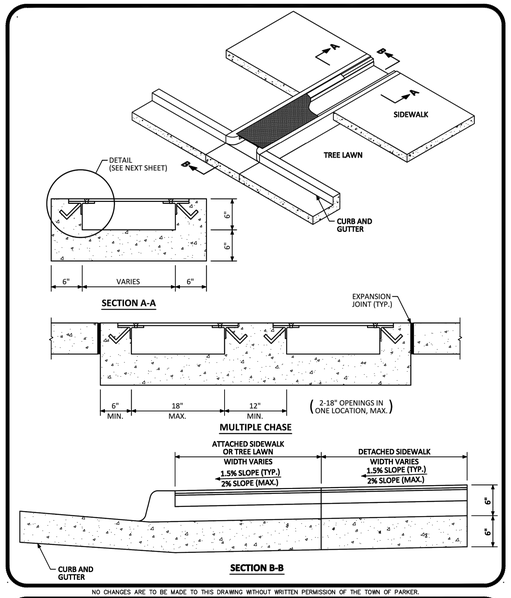
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER COLORADO | **DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 18 | 2 OF 2

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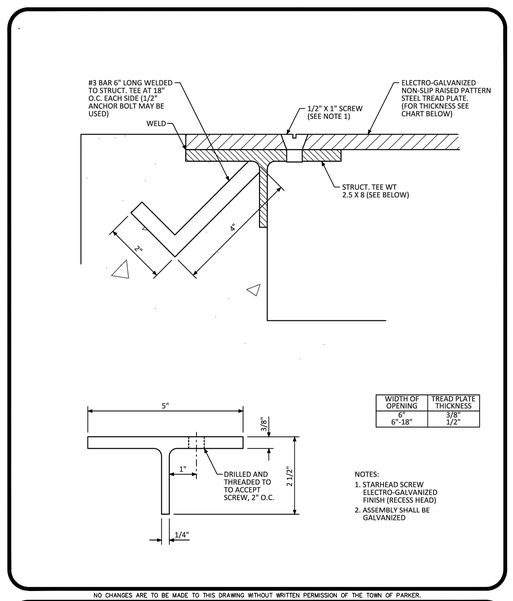


4' ONSITE FUEL CANOPY CONCRETE PAN



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

PARKER COLORADO | **CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 29 | 1 OF 2



WIDTH OF OPENING	TREAD PLATE THICKNESS
6"	3/8"
6"-18"	1/2"

NOTES:
1. STARHEAD SCREW ELECTRO-GALVANIZED FINISH (RECESS HEAD)
2. ASSEMBLY SHALL BE GALVANIZED

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

PARKER COLORADO | **CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT STANDARD DETAIL** | DATE DECEMBER 2016 | DETAIL 29 | 2 OF 2

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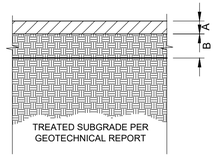
PAVEMENT SECTIONS (PRIVATE):

TRASH ENCLOSURE PAD - HEAVY DUTY PAVEMENT
A=7" CONCRETE PAVEMENT

ONSITE ASPHALT DRIVE LANES COMPOSITE SECTION OF
A=4" ASPHALT
B=4" GRADED AGGREGATE BASE COURSE(SEE ALTERNATIVES ALSO)

ONSITE ASPHALT PARKING
A=4" ASPHALT

1. PAVEMENT SECTIONS PER GEOTECHNICAL ENGINERING REPORT BY TERRACON, TERRACON PROJECT NO. 25215042, APRIL 8, 2021 AND ALL ADDENDUMS.



NOT TO SCALE

PAVING DETAILS

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

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

No.	REVISION	BY	DATE

EES
ENTITLEMENT AND ENGINEERING SOLUTIONS, INC
501 S. Cherry St. Suite 300
Glendale, CO 80246
303-572-7997 www.eesus.com

CONSTRUCTION DOCUMENTS

CONVENIENCE STORE AND CARWASH

CHAMBERS ROAD AND RED SKY DRIVE PARKER, CO 80134

CIVIL DETAILS

PROJECT NO:	------
DESIGNED BY:	LCG
DRAWN BY:	JLG
DATE:	05/27/2021

C5.2

5/27/2021 1:21 PM P:\TWINSTAR ENERGY\CO, PARKER - CHAMBERS & HESS\08 CAD\CDS\C5.0 CIVIL DETAILS.DWG