

PROJECT TEAM

APPLICANT

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1459 GRAND AVE
DES MOINES, IA 50309
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E: DAN.GARNEAU@KUMANDGO.COM

OWNER

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ARCHITECT

BRR ARCHITECTURE
8131 METCALF AVE., SUITE 300
OVERLAND PARK, KS 66204
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ENGINEERING CONSULTANT

ENTITLEMENT & ENGINEERING SOLUTIONS, INC.
501 S. CHERRY STREET, SUITE 300
GLENDALE, CO 80246
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LANDSCAPE ARCHITECT

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907 YUMA ST, SUITE 130
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E: NATHANIEL@VALERIANLLC.COM

TOWN OF PARKER

TOWN OF PARKER
20120 EAST MAIN STREET
PARKER, CO 80138-7334
ATTN: CARSON BYERHOF
P: (303) 805-3331

TOWN OF PARKER
PLAN REVIEW

20120 E. MAINSTREET
PARKER, CO 80138
ATTN: BRIEANNA SIMON
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SURVEYOR

FORESIGHT WEST SURVEYING INC.
1309 S. INCA STREET
DENVER, CO 80223
ATTN: RY P. RUSK
P: (303) 504-4440

BENCHMARK:

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO DOUGLAS COUNTY GIS POINT 1.051038 BEING A FOUND 3.25" ALLOY CAP STAMPED "DOUGLAS COUNTY - 1.051038 - SECONDARY CONTROL MONUMENT" UTILIZING GEOID18 TO MODEL THE ELLIPSOID SEPARATION AND HAVING A PUBLISHED ELEVATION OF: 6053.87 FEET (NAVD 88). SITE BENCH MARK: FWS CONTROL POINT 501 BEING A SET NO.5 REBAR WITH A 2" ALLOY CAP STAMPED "FWS CONTROL POINT" LOCATED APPROXIMATELY 144.5' SOUTH OF THE INTERSECTION OF THE CENTER-LINES OF NORTH PINERY PARKWAY AND ALPINE PHLOX STREET AND 23' WEST OF THE CENTER-LINE OF ALPINE PHLOX STREET HAVING AN ESTABLISHED ELEVATION OF 6069.33' NAVD 88.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., BEING MONUMENTED AT THE NORTH QUARTER CORNER OF SECTION 9 BY A FOUND 1" PIPE WITH A 3.25" ALLOY CAP STAMPED "SURVEY MONUMENT-1986 - 1/4 - 4/9-CC-LS 6935 -ARCHER & ASSOC." AND AT THE CENTER OF SECTION 9 BY A SET NO.6 REBAR WITH A 3.25" ALLOY CAP STAMPED "T7S R66W- C 1/4 S9 - 2022 - PLS 38226" WITH THE LINE BETWEEN ASSUMED TO BEAR NORTH 00°16'46" WEST AS RECORDED ON THE PLAT OF TRAILS AT CROWFOOT FILING NO. 9, RECEPTION NO. 20200098683.

FLOODPLAIN NOTE:

THE FLOOD ZONE CLASSIFICATION FOR THIS PROPERTY IS ZONE X WHICH IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD AS REFERENCED ON FLOOD INSURANCE RATE MAP NUMBER 08035C0183G REVISED MARCH 16, 2016: COMMUNITY-PARKER, TOWN OF NUMBER- 080310, PANEL 0183

LEGAL DESCRIPTION:

LOT 1, TRAILS AT CROWFOOT FILING NO. 9, 1ST AMENDMENT, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

PROJECT STATEMENT:

THE PARCEL DESIGNATED FOR THE KUM AND GO GAS AND C-STORE IMPROVEMENTS IS INCLUDED WITH THE HESS RANCH PLANNED DEVELOPMENT

FIRE DEPARTMENT

SOUTH METRO FIRE AND RESCUE AUTHORITY
DISTRICT 45
16801 NORTHGATE DRIVE
PARKER, CO 80134
ATTN: RANDY CAPRA
P: (303) 805-3163

WATER / SANITARY SEWER

PARKER WATER AND SANITATION DISTRICT
18100 WOODMAN DRIVE
PARKER, CO 80134
ATTN: DRAYTON SANDERSON
P: (303) 841-4627
EMAIL: DSANDERSON@PWSD.ORG

GAS SERVICE

PUBLIC SERVICE COMPANY OF COLORADO
1800 LARIMER ST., SUITE 1100
DENVER, CO 80202
P: (303) 571-7511

GEOTECHNICAL ENGINEER

OLSSON, INC.
3990 FOX STREET
DENVER, COLORADO, 80216
ATTN: PRESTON MILLS, PE
P: (303) 237-2072
GEOTECHNICAL EVALUATION REPORT, DATED 09/16/2022, OLSSON PROJECT NO. 022-03197

TRAFFIC ENGINEER

LSC TRANSPORTATION CONSULTANTS, INC.
1889 YORK STREET
DENVER, COLORADO 80206
ATTN: CHRISTOPHER MCGRANAHAN, PE, PTOE
P: (303) 333-1105

ELECTRICAL SERVICE

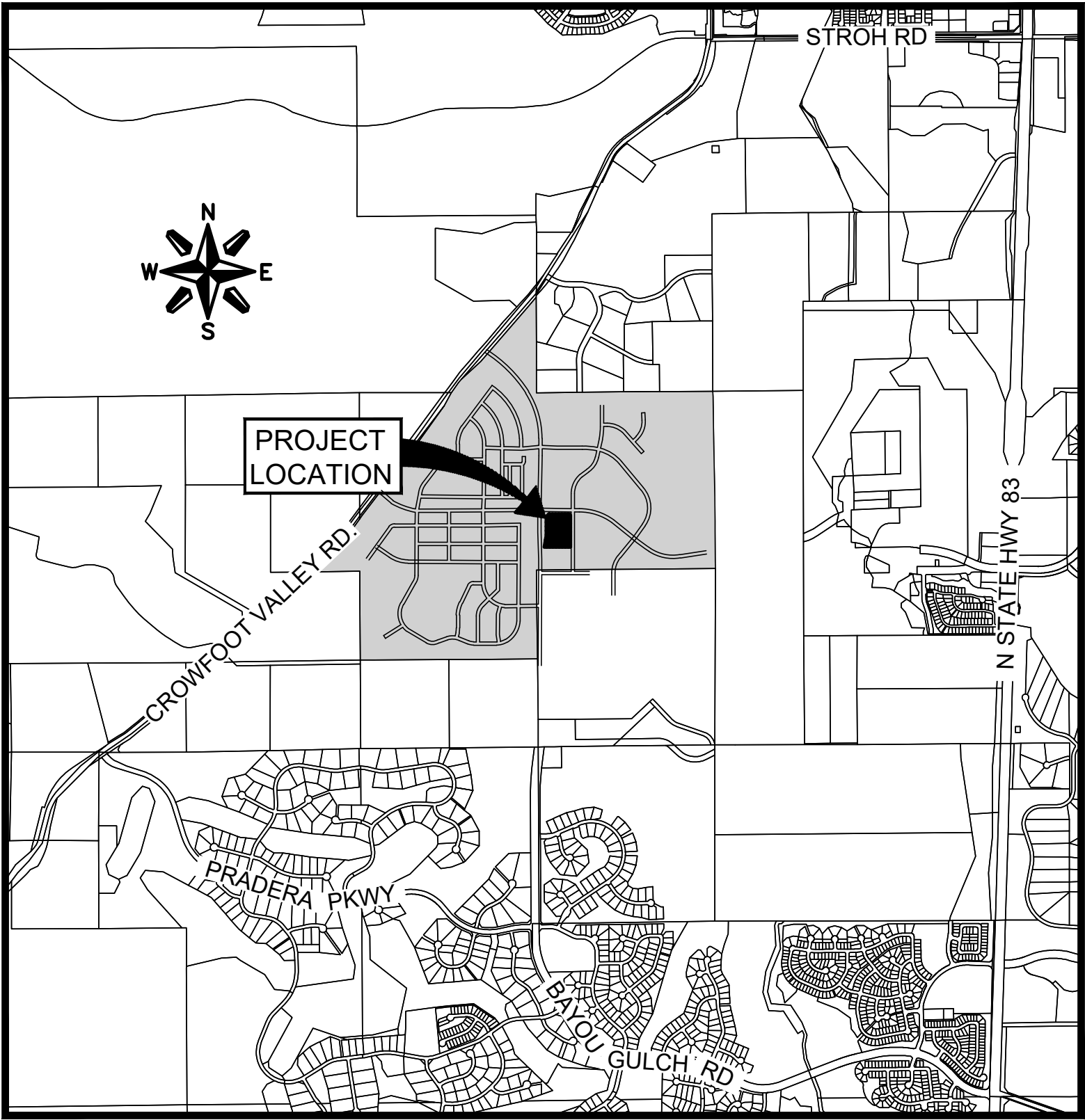
IREA
DISTRICT 7
5496 N US HWY 85
SEDALIA, CO 80135
ATTN: JAMES ANEST
P: (800) 332 9540

TELEPHONE

CENTURYLINK
7759 S WHEELING CT.
ENGLEWOOD, CO 80112
ATTN: TRAVIS YOUNG
EMAIL: TRAVIS.YOUNG@LUMEN.COM



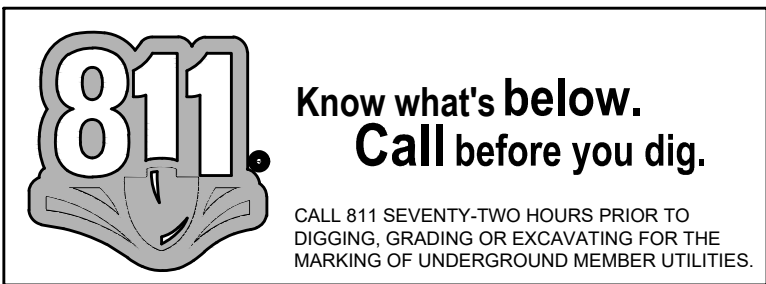
WHERE & MEANS MORE!



VICINITY MAP
SCALE: 1" = 2000'

CAUTION - NOTICE TO CONTRACTOR:

- ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND ARE TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE FIELD LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.
- 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.



SITE CONSTRUCTION DRAWINGS

STORE #2293

NO ADDRESS

PARCEL NO. 234909110001

PARKER, CO ZIPCODE

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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.

KRYSTA HOUTCHENS, 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

SHEET NUMBER:
C0.0
1 OF 30

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY

COVER SHEET

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION

DATE

DATE: 09-23-2022

REVISIONS



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646



P:\KUM & GO\CO. PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\CD\2293 - 02 - KNG NOTES.DWG

GENERAL NOTES

- ALL WORK AND CONSTRUCTION OF THIS PROJECT ON PRIVATE PROPERTY SHALL CONFORM TO KUM & GO STANDARD SPECIFICATIONS, TOWN OF PARKER ENGINEERING STANDARDS, PARKER WATER AND SANITATION DISTRICT STANDARDS, AND THE SPECIFICATIONS/DETAILS SHOWN ON THESE PLANS.
- ALL WORK AND CONSTRUCTION WITHIN PUBLIC RIGHT OF WAY AND EASEMENTS SHALL CONFORM TO THE TECHNICAL SPECIFICATIONS, STANDARD DETAILS, AND TOWN OF PARKER ROADWAY AND CONSTRUCTION CRITERIA MANUAL STANDARDS, AND THE GRANTOR OF THE EASEMENT AS APPLICABLE.
- IN CASE OF A CONFLICT BETWEEN VARYING SPECIFICATIONS, THE MOST STRINGENT SHALL APPLY.
- THE CONTRACTOR SHALL OBTAIN A COPY OF THE LATEST STANDARD SPECIFICATIONS AND DETAILS OF ALL AGENCIES EXERCISING JURISDICTION OVER THIS PROJECT, WHICH ARE INCORPORATED BY REFERENCE ON THESE PLANS. A COPY OF THESE SPECIFICATIONS AND DETAILS SHALL BE MAINTAINED ON THE JOBSITE AT ALL TIMES.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS, STANDARDS, AND SPECIFICATIONS AS APPROVED BY THE APPROPRIATE GOVERNING AGENCY AND OWNER. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THESE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND GOVERNING AGENCY.
- ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL APPLICABLE LAWS AND REGULATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL JOB SITE SAFETY ON THE PROJECT. THIS SHALL INCLUDE THE SAFETY OF HIS OWN PERSONNEL, SUBCONTRACTORS, ALL VISITORS TO THE SITE, AND THE GENERAL PUBLIC. ALL JOB SITE SAFETY SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES, AND ENSURE COMPLIANCE INCLUDING, BUT NOT LIMITED TO, THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- THE CONTRACTOR SHALL CONTACT ONE CALL AT #811 A MINIMUM OF 72 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) IN ADVANCE OF ANY EXCAVATION.
- THE LOCATIONS OF EXISTING UTILITIES AND STRUCTURES SHOWN ON THE PLANS ARE APPROXIMATE AND HAVE BEEN SHOWN FROM AVAILABLE SURVEYS AND/OR RECORDS. THERE MAY BE ADDITIONAL UTILITIES PRESENT, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE, EXACT LOCATION/SIZE, ADEQUATELY PROTECT/SUPPORT, AND TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL INCLUDE, AT NO ADDITIONAL COST, ANY FOOTING OR EXCAVATIONS NECESSARY TO LOCATE EXISTING UTILITIES. UTILITIES SHALL BE LOCATED SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY DUE TO ACTUAL LOCATION OF EXISTING FACILITIES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE GOVERNING AGENCY AND/OR THE UTILITY OWNER.
- ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE INDICATED IN THE PLANS, AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- LOCATIONS AND ELEVATIONS OF EXISTING IMPROVEMENTS TO BE MET (OR AVOIDED) BY THE PROPOSED WORK SHALL BE CONFIRMED BY THE CONTRACTOR THROUGH FIELD EXPLORATIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL REPORT TO THE OWNER ANY DISCREPANCIES BETWEEN HIS MEASUREMENTS AND THESE PLANS.
- THE CONTRACTOR SHALL CONTACT THE OWNER IMMEDIATELY UPON DISCOVERY OF ANY ERRORS OR INCONSISTENCIES SHOWN IN THE PLANS AND/OR SPECIFICATIONS. DO NOT SCALE DRAWINGS - USE ONLY DIMENSIONS PROVIDED ON THESE PLANS.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ACTUAL QUANTITIES, AND SHALL PROVIDE ALL WORK AND MATERIALS NECESSARY TO CONSTRUCT THE PROJECT IN ITS ENTIRETY.
- CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS NOT DESIGNATED FOR REMOVAL AND THOSE IMPROVEMENTS THAT ARE OUTSIDE THE LIMITS OF THE PROPOSED CONSTRUCTION. CONTRACTOR SHALL TAKE CARE TO AVOID DAMAGE THERETO AND SHALL PROVIDE TEMPORARY FENCING, BARRICADES, SUPPORTS, RESTRAINTS, AND/OR BRACING WHERE REQUIRED TO PROTECT EXISTING IMPROVEMENTS. DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPAIRED AND/OR REPLACED TO EQUAL OR BETTER CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL BE CONFINED TO THE OWNER'S PROPERTY, PUBLIC RIGHT-OF-WAY, PERMANENT EASEMENTS, AND TEMPORARY CONSTRUCTION EASEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER OR OWNER'S REPRESENTATIVES, AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE APPROPRIATE GOVERNING AGENCIES AND LOCAL FIRE DEPARTMENT OF ALL STREET CLOSURES AND EXISTING FIRE HYDRANTS/FIRE SUPPRESSION TAKEN OUT OF SERVICE AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE SECURITY AND SHALL PROPERLY PROTECT AND BARRICADE THE CONSTRUCTION SITE UNTIL CONSTRUCTION IS COMPLETE. STORAGE, LOSS DUE TO THEFT, OR VANDALISM OF MATERIALS AND EQUIPMENT (SECURED OR UNSECURED) WILL BE SOLELY AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO BEGINNING THE WORK, THE CONTRACTOR SHALL OBTAIN ANY WRITTEN AGREEMENTS FOR INGRESS AND EGRESS TO THE WORK FROM ADJACENT PRIVATE PROPERTY OWNERS. ACCESS TO ANY ADJACENT PRIVATE PROPERTY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, DURING ALL HOURS OF OPERATION FOR THE BUSINESS LOCATED ON THOSE PARCELS.
- FOR ANY CHANGES OR DEVIATIONS FROM THESE PLANS PROPOSED BY THE CONTRACTOR, SHOP DRAWINGS AND MATERIAL SPECIFICATIONS SHALL BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO PLACEMENT OF MATERIAL.
- CONTRACTOR MUST COORDINATE ALL CONSTRUCTION WITH THE DESIGNATED KUM & GO CONSTRUCTION PROJECT MANAGER.
- CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEY CONTROL AND PROPERTY MONUMENTATION. ANY DAMAGED MONUMENTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE PROJECT'S STATE AT THE CONTRACTOR'S EXPENSE.
- PRIOR TO MOVING OFF THE JOB SITE THE CONTRACTOR SHALL NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE TO PERFORM THE FINAL WALK-THROUGH OF THE CONSTRUCTION SITE.
- TEMPORARY POWER, TELEPHONE, AND WATER FOR THE SITE IS THE CONTRACTOR'S RESPONSIBILITY UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL REFER TO OTHER DRAWINGS ISSUED BY ARCHITECT, STRUCTURAL, ELECTRICAL, AND MECHANICAL ENGINEERS. ENSURE COORDINATION OF EXACT LOCATION AND DIMENSIONS OF BUILDINGS, EXITS, RAMPS, UTILITY ENTRANCE LOCATIONS AND GRADES AROUND THE BUILDING. IMMEDIATELY NOTIFY OWNER OF ANY DISCREPANCIES.
- NO BELOW GRADE WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE APPROPRIATE GOVERNING AGENCY, OWNER AND/OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL PROVIDE ALL TRAFFIC CONTROL NECESSARY TO COMPLETE THE WORK. ALL TRAFFIC CONTROL DEVICES AND METHODS OF CONTROLLING TRAFFIC THROUGH CONSTRUCTION ZONES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUTCD,

AND ALL REVISIONS THERETO INCLUDING LOCAL AND STATE SUPPLEMENTS. ADDITIONAL WORK IN THE RIGHT-OF-WAY OR TRAFFIC CONTROL PERMITS MAY BE NECESSARY AND SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

- IF UNANTICIPATED HAZARDOUS MATERIALS OF ANY KIND ARE ENCOUNTERED IN THE WORK, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL CONSTRUCTION OPERATIONS AND NOTIFY THE OWNER AND/OR OWNER'S REPRESENTATIVE FOR FURTHER DIRECTION.
- ALL DEBRIS RESULTING FROM CONSTRUCTION AND DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF PROPERLY AND LEGALLY.
- GENERAL CONTRACTOR SHALL COORDINATE WITH POSTMASTER TO DETERMINE MAILBOX LOCATION.

SITE PLAN NOTES

- DIMENSIONS SHOWN ON THE SITE PLAN ARE TO FACE OF CURB LINE IN CURBED AREAS AND EXTERIOR FACE OF BUILDING, UNLESS OTHERWISE SPECIFIED.
- A SEPARATE SIGN APPLICATION TO THE TOWN OF PARKER IS REQUIRED FOR ALL SIGNS.

DEMOLITION PLAN NOTES

- PRIOR TO BIDDING, CONTRACTOR SHALL VISIT THE SITE TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE PROJECT AREA AND ANTICIPATED DEMOLITION REQUIREMENTS.
- CONTRACTOR TO PROTECT ALL UTILITY, PAVING, BUILDINGS, ETC. OUTSIDE OF LIMITS OF PROPOSED CONSTRUCTION DURING DEMOLITION OPERATIONS.
- ALL EXISTING PAVEMENT ONSITE SHALL BE REMOVED UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO PAVING PLAN FOR DETAILS ON LIMITS OF PAVING DEMOLITION, AND EROSION CONTROL PLAN FOR PERIMETER CONTROL.
- ALL DEMOLITION WORK ON THIS CONSTRUCTION SITE SHALL BE IN CONFORMANCE WITH LOCAL STANDARDS AND GUIDELINES.
- THIS DEMOLITION PLAN DEPICTS THE ANTICIPATED REMOVALS NECESSARY FOR CONSTRUCTION OF THE PROJECT. MISCELLANEOUS AND MINOR REMOVALS MAY NOT BE SHOWN IN DETAIL BUT ARE CONSIDERED OBLIGATORY TO THE PROJECT. ADDITIONAL REMOVALS MAY BE NECESSARY AND THE CONTRACTOR WILL BE REQUIRED TO REMOVE ALL EXISTING IMPROVEMENTS THAT ARE IN CONFLICT WITH THE PROPOSED CONSTRUCTION AND AS OTHERWISE DIRECTED BY THE OWNER.
- CONTRACTOR SHALL COORDINATE DEMOLITION AND/OR RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNER AND IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS. INTERRUPTIONS IN SERVICE SHALL BE COORDINATED WITH THE UTILITY OWNER AND PROPERTY OWNER(S) IMPACTED. CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANY FOR PORTIONS OF THE WORK TO BE PERFORMED BY UTILITY COMPANY'S FORCES, AND PROVIDE ADEQUATE NOTICE FOR SCHEDULING. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES, UNLESS OTHERWISE PAID BY KUM & GO PRIOR TO CONSTRUCTION. UTILITY REMOVAL TRENCHES SHALL BE BACKFILLED WITH APPROVED MATERIAL AND MEET COMPACTION REQUIREMENTS PER THE GEOTECHNICAL REPORT.
- THE SITE MAY CONTAIN EXISTING FOOTINGS OR OTHER UNDERGROUND STRUCTURES THAT ARE NOT DEPICTED ON THIS PLAN. CONTRACTOR SHALL TAKE CARE TO REMOVE ALL NECESSARY STRUCTURES AND BACKFILL IN CONFORMANCE WITH THE GEOTECHNICAL REPORT. BOTTOM OF EXCAVATION SUBGRADE SHALL BE INSPECTED BY THE GEOTECHNICAL TESTING ENGINEER AND APPROVED PRIOR TO ANY BACKFILL.
- CONTRACTOR TO COMPLETELY REMOVE TREES DESIGNATED TO BE REMOVED, STUMPS, AND ROOT SYSTEMS.
- PRIOR TO DEMOLITION WORK, EROSION CONTROL DEVICES ARE TO BE INSTALLED. EROSION CONTROL MEASURES SHALL BE ADJUSTED AS DEMOLITION AND CONSTRUCTION SEQUENCING WARRANTS.
- ALL EXISTING UNUSED SERVICE LINES FOR WATER AND WASTEWATER SHALL BE REMOVED PER LOCAL UTILITY COMPANY STANDARDS. ALL EXISTING UNUSED GAS, TELEPHONE, FIBER OR ELECTRIC LINE/SERVICE SHALL BE COORDINATED FOR REMOVAL WITH UTILITY COMPANY.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN A MANNER APPROVED BY ALL GOVERNING AUTHORITIES FOR ALL STRUCTURES, PADS, WALLS, PANS, FOUNDATIONS, PAVEMENT, UTILITIES, ETC. TO BE DEMOLISHED, SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. DEMOLITION AND DISPOSAL PERMITS SHALL BE THE CONTRACTOR'S RESPONSIBILITY. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO APPROVED GRADE AND BROUGHT UP TO PROPOSED GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT.
- DURING DEMOLITION OPERATIONS, THE CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES USING MEANS OF THEIR CHOICE.
- CONTRACTOR SHALL PRESERVE ALL LANDSCAPING NOT TO BE REMOVED FOR CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL AREAS DISTURBED BY CONSTRUCTION.
- SAWCUTS SHALL BE TO FULL DEPTH OF EXISTING PAVEMENT. CONCRETE PAVEMENT SHALL BE REMOVED TO NEAREST EXISTING JOINT WHEN LESS THAN 5' FROM PROPOSED SAWCUT.

GRADING PLAN NOTES

- PRIOR TO ANY GRADING OPERATIONS, ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE ADEQUATELY IN PLACE. REFER TO THE EROSION AND SEDIMENT CONTROL PLAN FOR REQUIREMENTS.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT, TOP OF SIDEWALKS AND CURBS, TOP OF FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR MULCH, SOD, PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR SUBGRADE ELEVATIONS.
- ALL TOP OF CURB AND SIDEWALK ELEVATIONS SHALL BE 0.5' ABOVE GUTTER ELEVATIONS UNLESS OTHERWISE NOTED. IN AREAS WITH SIDEWALK ABUTTING BACK OF CURB, TOP OF CURB ELEVATIONS SHALL BE EQUAL TO SIDEWALK ELEVATIONS.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE FOOT VERTICAL IN THREE FEET HORIZONTAL.
- CONTRACTOR SHALL GRADE LANDSCAPED AREAS TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE. SLOPE SHALL BE A 2% MINIMUM.
- SITE AND BUILDING PAD PREPARATION, GRADING AND EXCAVATION PROCEDURES SHALL CONFORM TO THE RECOMMENDATIONS OUTLINED IN THE GEOTECHNICAL REPORT PREPARED BY OLSSON, SEPTEMBER 16, 2022 PROJ. NO. 022-03197.
- IN CASE OF ANY DISCREPANCIES REGARDING EARTHWORK BETWEEN THE GEOTECHNICAL REPORT AND THE SPECIFICATIONS SHOWN IN THESE PLANS, NOTIFY THE OWNER IMMEDIATELY.
- ALL HERBACEOUS VEGETATION AND TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 2-6 INCHES PER GEOTECHNICAL REPORT AND REMOVED FROM SITE OR STOCKPILED FOR LATER USE IN LANDSCAPED AREAS.
- ALL EXISTING PAVEMENT, UTILITIES, BURIED DEBRIS, RUBBLE, AND/OR STRUCTURES/FOUNDATIONS ENCOUNTERED WITHIN AREAS OF DISTURBANCE SHALL BE COMPLETELY REMOVED PRIOR TO OR DURING EARTHWORK OPERATIONS. WASTED MATERIAL SHALL NOT BE BURIED ONSITE WITHOUT THE PRIOR APPROVAL OF THE OWNER.
- THE UPPER 24" OF ALL UTILITY TRENCHES IN UNPAVED AREAS SHALL BE BACKFILLED WITH COMPACTED COHESIVE SOILS. SEE GEOTECHNICAL REPORT FOR COMPACTION AND MOISTURE RECOMMENDATIONS.

- FINAL PAVEMENT SUBGRADES SHALL BE PROOFROLLED IMMEDIATELY PRIOR TO THE PLACEMENT OF THE PAVEMENT TO DETECT LOCALIZED AREAS OF INSTABILITY. PROOFROLLING IS NOT RECOMMENDED IN THE AREAS OF THE NEW FUEL TANKS OR DELIVERY LINE INSTALLATION.
- SUITABLE FILL MATERIALS SHALL BE PLACED IN THIN LIFTS OF 4 TO 8 INCHES LOOSE MEASUREMENT, UNLESS OTHERWISE ALLOWED IN THE GEOTECHNICAL REPORT.
- IF REQUIRED, THE CONTRACTOR SHALL OBTAIN ALL LOCAL AND STATE PERMITS AND AUTHORIZATION TO DISCHARGE FROM DEWATERING ACTIVITIES.
- THE CONTRACTOR SHALL DEWATER ALL EXCAVATIONS AND TRENCHES AS NEEDED FOR THE CONSTRUCTION OF THE PROJECT USING MEANS/METHODS OF HIS CHOICE. REFER TO THE GEOTECHNICAL REPORT FOR ANTICIPATED LEVELS OF GROUNDWATER AND DEWATERING RECOMMENDATIONS.
- ALL EXCAVATIONS AND TRENCHES SHALL BE SLOPED/SHORED/BRACED FOR PROTECTION OF PERSONNEL IN ACCORDANCE WITH OSHA REGULATIONS AND AT THE CONTRACTOR'S FULL DISCRETION BASED ON THE SITE CONDITIONS. OPEN EXCAVATIONS SHALL BE ADEQUATELY PROTECTED AND/OR FENCED AS NECESSARY AND FOR THE SAFETY OF THE PUBLIC.

STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL NOTES

- THIS PROJECT REQUIRES A PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FROM THE STATE'S GOVERNING AUTHORITY. CONTRACTOR TO COMMENCE WORK ON THIS SITE ONLY AFTER AN ACTIVE PERMIT NUMBER HAS BEEN OBTAINED FROM THE STATE'S GOVERNING AUTHORITY. A LOCAL CONSTRUCTION STORMWATER PERMIT IS ALSO REQUIRED BY TOWN OF PARKER.
- THE CONTRACTOR SHALL CONTINUOUSLY PROVIDE ADEQUATE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPROVED GRADING, EROSION AND SEDIMENT CONTROL REPORT FOR KUM & GO GAS & C-STORE #2293 NORTH PINERY PARKWAY AND NORTH BAYOU GULCH ROAD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS, ACCESS ROUTES, AND WATERWAYS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROL "BEST MANAGEMENT PRACTICES" (BMPs) PRIOR TO ANY SITE PREPARATION WORK (E.G., CLEARING, GRUBBING, DEMOLITION, OR EXCAVATION).
- THE PLACEMENT OF EROSION AND SEDIMENT BMPs SHALL BE IN ACCORDANCE WITH THE EROSION AND SEDIMENT CONTROL PLAN PREPARED FOR THE PROJECT. CONTRACTOR TO ADJUST QUANTITY, LOCATION, AND TYPE OF EROSION AND SEDIMENT CONTROL BMPs AS NECESSARY FOR THE VARIOUS PHASES OF THE WORK AND AS ACTUAL CONDITIONS WARRANT. CONTRACTOR SHALL CONTINUOUSLY MODIFY THE EROSION AND SEDIMENT CONTROL PLAN WITH CURRENT BMPs IN ACCORDANCE WITH THE CONSTRUCTION STORMWATER PERMIT REQUIREMENTS. ADDITIONAL EROSION AND SEDIMENT CONTROL BMPs EMPLOYED BY THE CONTRACTOR AT HIS DISCRETION WILL NOT BE MEASURED OR PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- A GROUNDWATER DISCHARGE PERMIT MAY BE REQUIRED FROM THE STATE GOVERNING AUTHORITY PRIOR TO DISCHARGE.
- GROUNDWATER SHALL BE SAMPLED AND SENT TO AN APPROVED LABORATORY FOR TESTING PRIOR TO BEING DISCHARGED. TESTING SHALL BE IN ACCORDANCE WITH THE PERMIT FOR STORMWATER DISCHARGE.
- APPROVED EROSION AND SEDIMENT CONTROL BMPs SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. UNLESS OTHERWISE REQUIRED BY THE STATE'S CONSTRUCTION STORMWATER PERMIT, AT A MINIMUM THE CONTRACTOR SHALL INSPECT ALL BMPs EVERY 14 DAYS, AND AFTER ALL SIGNIFICANT PRECIPITATION EVENTS I.E. RAINFALL, SNOWMELT. ALL NECESSARY MAINTENANCE AND REPAIR ACTIVITIES SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS AFTER DIRECTION BY THE INSPECTOR. ACCUMULATED SEDIMENT AND CONSTRUCTION DEBRIS SHALL BE REMOVED WEEKLY FROM ALL BMPs, OR AT ANY TIME THAT SEDIMENT OR CONSTRUCTION DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMPs.
- TOPSOIL AND SUITABLE EARTHEN MATERIALS SHALL BE SEGREGATED AND STOCKPILED WITHIN THE LIMITS OF CONSTRUCTION FOR USE ON AREAS TO BE FILLED AND RE-VEGETATED. ANY AND ALL STOCKPILES SHALL BE PLACED IN AN APPROVED LOCATION AND PROTECTED FROM EROSIIVE ELEMENTS USING MEASURES SPECIFIED IN THE EROSION/SEDIMENT CONTROL PLAN AND GRADING, EROSION AND SEDIMENT CONTROL REPORT FOR KUM & GO GAS & C-STORE #2293 NORTH PINERY PARKWAY AND NORTH BAYOU GULCH ROAD.
- SOILS THAT WILL BE STOCKPILED FOR MORE THAN THIRTY (30) DAYS SHALL BE MULCHED AND SEEDED WITH A TEMPORARY OR PERMANENT GRASS COVER WITHIN FOURTEEN (14) DAYS OF STOCKPILE CONSTRUCTION.
- ANY SETTLEMENT OR SOIL ACCUMULATIONS BEYOND THE LIMITS OF CONSTRUCTION DUE TO GRADING OR EROSION SHALL BE REPAIRED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, WETLANDS, PROPERTIES, ETC. RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
- A WATER SOURCE MUST BE AVAILABLE ON SITE DURING EARTHWORK OPERATIONS AND UTILIZED AS REQUIRED TO MINIMIZE DUST FROM EARTHWORK EQUIPMENT AND WIND.
- THE CONTRACTOR MUST KEEP ALL POLLUTANTS, INCLUDING SEDIMENT, CONSTRUCTION DEBRIS, AND TRENCH BACKFILL MATERIALS FROM ENTERING THE STORM SEWER SYSTEM.
- ALL SPILLS INCLUDING, BUT NOT LIMITED TO, PETROLEUM PRODUCTS, SOLVENTS, AND CEMENT SHALL BE CLEANED UP IMMEDIATELY. THE LOCAL CITY/COUNTY AND STATE'S GOVERNING AUTHORITY SHALL BE NOTIFIED IMMEDIATELY.

- THE CONTRACTOR SHALL ENSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHT-OF-WAY. ALL MATERIAL EXPORTED FROM THE SITE SHALL BE DISPOSED OF AT A SITE PERMITTED TO ACCEPT SUCH MATERIAL.
- THE USE OF REBAR, STEEL STAKES OR STEEL FENCE POSTS FOR STAKING DOWN STRAW OR HAY BALES, OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE, IS PROHIBITED.
- THE CLEANING OF CONCRETE DELIVERY TRUCK CHUTES IS RESTRICTED TO APPROVED LOCATIONS ON THE JOB SITE. THE DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. ALL CONCRETE WASTE SHALL BE PROPERLY CLEANED UP AND DISPOSED OF AT AN APPROPRIATE LOCATION.

- CONTRACTOR SHALL PROVIDE A COMPLETED "NOTICE OF TERMINATION" TO OWNER, FOR OWNERS SUBMITTAL TO THE STATE'S GOVERNING AUTHORITY ONCE THE PROJECT IS COMPLETE. ALL DISTURBED AREAS HAVE BEEN STABILIZED AND TEMPORARY BMPs HAVE BEEN REMOVED.

- THE CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND LOCAL AUTHORITIES. ANY CONSTRUCTION DEBRIS OR MUD DROPPED INTO MANHOLES, INLETS, PIPES OR TRACKED ONTO EXISTING ROADWAYS SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR ANY EXCAVATIONS OR PAVEMENT FAILURES CAUSED BY HIS CONSTRUCTION.

PAVING NOTES

- ALL PAVING WORK AND SUBGRADE PREPARATION/STABILIZATION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT, PREPARED BY OLSSON, SEPTEMBER 16, 2022 PROJ. NO. 022-03197. IN CASE OF ANY CONFLICT WITH THESE PLANS, NOTIFY OWNER IMMEDIATELY.
- UNLESS PROVIDED FOR IN THE PLANS, CONTRACTOR SHALL DEVELOP A CONCRETE

PAVEMENT JOINTING PLAN USING THE PROPOSED PAVING PLAN AND SITE CONDITIONS. JOINT LAYOUT SHALL BE IN ACCORDANCE WITH ACI 330R "GUIDE FOR THE DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS," AND STANDARD CONSTRUCTION PRACTICES. JOINT DETAILS SHALL BE IN ACCORDANCE WITH TOWN OF PARKER ROADWAY AND CONSTRUCTION CRITERIA MANUAL STANDARDs. CONTRACTOR SHALL PROVIDE A PAVEMENT JOINTING PLAN FOR OWNER APPROVAL.

- ALL CONCRETE PAVEMENT AND CONSTRUCTION SHALL MEET THE TOWN OF PARKER ROADWAY AND CONSTRUCTION CRITERIA MANUAL STANDARDS. CONCRETE PAVEMENT SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI, TYPE III PORTLAND CEMENT (UNLESS OTHERWISE SPECIFIED IN THE GEOTECHNICAL REPORT FOR HIGHER SULFATE RESISTANCE), A SLUMP OF 4 INCHES +/- 1 INCH, AND AN AIR CONTENT OF 6% +/- 1%.
- PAVEMENT MUST HAVE A SOLAR REFLECTANCE INDEX (SRI) OF 29 OR HIGHER.
- ALL RADIUS DIMENSIONS SHOWN ON THE PAVING PLAN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS FOR PARKING STALLS SHALL BE 4" WIDE YELLOW MARKINGS, CONFORMING TO AASHTO M248 READY MIXED YELLOW TRAFFIC PAINT.

- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL ACCESSIBLE AREAS AND ROUTES ARE BUILT IN ACCORDANCE WITH THE PLANS AND THE "2010 ADA STANDARDS FOR ACCESSIBLE DESIGN". THE SITE MAY BE INSPECTED BY CITY PERSONNEL FOR COMPLIANCE WITH THE STANDARDS.
- ADA ACCESSIBLE PARKING STALLS AND AISLES SHALL BE CONSTRUCTED WITH A MAXIMUM SLOPE OF 2.00% IN ANY DIRECTION. ADA ACCESSIBLE ROUTES SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00% (UNLESS RAMPS AND LANDINGS ARE PROVIDED PER ADA STANDARDS). CURB RAMPS SHALL HAVE A MAXIMUM LONGITUDINAL SLOPE OF 8.33% (12:1). ACCESSIBLE MANEUVERING AREAS AT DOORS SHALL BE CONSTRUCTED WITH A MAXIMUM 2.00% IN ANY DIRECTION. CONTRACTOR SHALL FIELD VERIFY ADA GRADES AND FORMWORK PRIOR TO PLACING ANY CONCRETE. OWNER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY SHOWN ON THE PLANS.

UTILITY NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES AT PROPOSED POINTS OF CONNECTION AND CONFIRM EXACT LOCATIONS/SIZES OF ALL UTILITY SERVICE LINE HOOKUPS TO THE BUILDING (PER MEP PLANS) PRIOR TO UTILITIES CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ONSITE MEETINGS WITH THE CITY, GOVERNING AGENCIES, AND UTILITY OWNERS PRIOR TO THE START OF ANY CONSTRUCTION OR INSTALLATION OF UTILITIES.
- THE CONTRACTOR SHALL CONSTRUCT ALL WATER AND SANITARY SEWER SERVICE LINES AND CONNECTIONS IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF THE CITY OR LOCAL UTILITY PROVIDER.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICE CONNECTIONS WITH THE APPROPRIATE UTILITY COMPANY/OWNER, AND TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED FOR SERVICE CONNECTIONS TO UTILITY MAINS.
- UTILITY TRENCHES AND STRUCTURE EXCAVATIONS ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMEN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS.
- UNLESS OTHERWISE NOTED, CONTRACTOR SHALL PROVIDE TRENCHING FOR ALL UTILITY SERVICE LINES.
- CONTRACTOR TO SET AND ADJUST ALL PROPOSED UTILITY STRUCTURES, CLEANOUTS, VALVES, METER PITS, ETC. TO FINISH GRADE. EXISTING ITEMS AFFECTED BY THE WORK SHALL BE ADJUSTED AS REQUIRED TO MATCH FINISH GRADE.
- THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE AND ADJACENT PROPERTIES. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE.

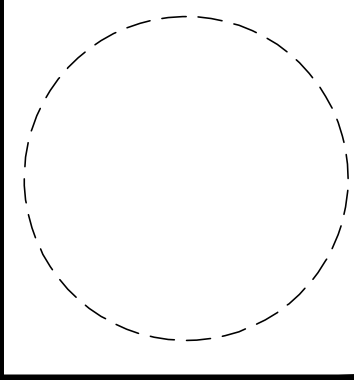
STORM SEWER NOTES

- STORM SEWER PIPE MATERIALS SHALL MEET THE KUM & GO STANDARD SPECIFICATIONS. UNLESS OTHERWISE SPECIFIED IN THE PLANS, BE HDPE DOUBLE-WALL, SMOOTH INTERIOR PIPE (ADS N-12 OR APPROVED EQUAL) UNLESS OTHERWISE SPECIFIED IN THE PLANS. ALL JOINTS AND STRUCTURE CONNECTIONS SHALL BE SOIL-TIGHT (MINIMUM).
- STORM SEWER PIPE SHALL BE BEDDED, INSTALLED, AND BACKFILLED IN ACCORDANCE WITH THE DETAILS INCLUDED IN THE PLANS, MANUFACTURER'S INSTALLATION REQUIREMENTS, AND/OR STANDARD DETAILS INCLUDED BY REFERENCE.
- ALL CAST-IN-PLACE CONCRETE DRAINAGE STRUCTURES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI, TYPE II CEMENT (UNLESS OTHERWISE SPECIFIED) WITH AIR ENTRAINING ADMIXTURES AND SHALL CONFORM TO THE LOCAL CITY'S SPECIFICATIONS.
- SMALL DIAMETER STORM SEWER CONNECTIONS (12 INCH DIAMETER AND LESS) SHALL BE MADE WITH REDUCING WYE'S, 45 DEGREE BENDS, AND REDUCING COUPLERS, UNLESS OTHERWISE INDICATED. REFER TO PLAN AND DETAILS FOR SYSTEM LAYOUT.
- ALL CAST-IN-PLACE AND PRE-FABRICATED DRAINAGE STRUCTURES WITHIN PAVED AREAS MUST BE INSTALLED TO MEET (AT A MINIMUM) AASHTO H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER OF ANY PRE-FABRICATED STRUCTURE TO CONFIRM INSTALLATION MEASURES REQUIRED TO ENSURE THE AFOREMENTIONED LOAD RATING IS ACHIEVED. FOR ALL PRE-FABRICATED NYLOPLAST® DRAIN BASINS, THE GENERAL CONTRACTOR SHALL POUR A CONCRETE COLLAR UNDER THE FRAME/GRATE/HOOD ASSEMBLY IN THE MINIMUM DIMENSIONS SPECIFIED ON THE MANUFACTURER'S STANDARD DETAIL DRAWINGS TO ACHIEVE H-20/HS-20 LOAD RATING. THE GENERAL CONTRACTOR SHALL CONTACT OWNER FOR ADDITIONAL DIRECTION IF H-20/HS-20 INSTALLATION GUIDELINES CANNOT BE OBTAINED FROM THE MANUFACTURER OF ANY PROPOSED PRE-FABRICATED STRUCTURE.

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



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY

GENERAL NOTES

KG PROJECT TEAM:

RDM:

SDM:

CPM:

REVISION DESCRIPTION

DATE

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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.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. 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.

ROADWAY NOTES:

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, 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 ¼ 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 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 TOWN STANDARDS AND SPECIFICATIONS, LATEST REVISION THEREOF. IT IS RECOMMENDED THAT THE CONTRACTOR OBTAIN A COPY OF THESE MANUALS FROM THE TOWN 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 TOWN OF PARKER STANDARDS AND SPECIFICATIONS.

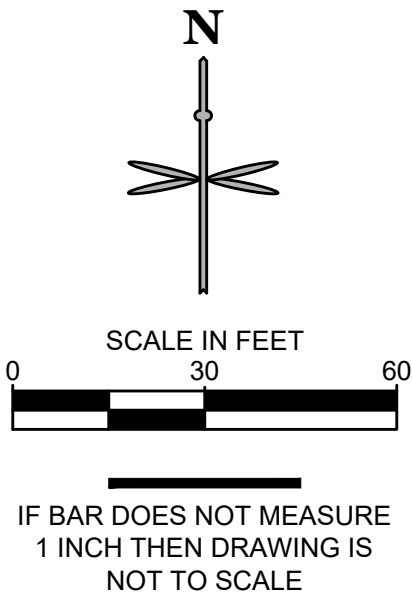
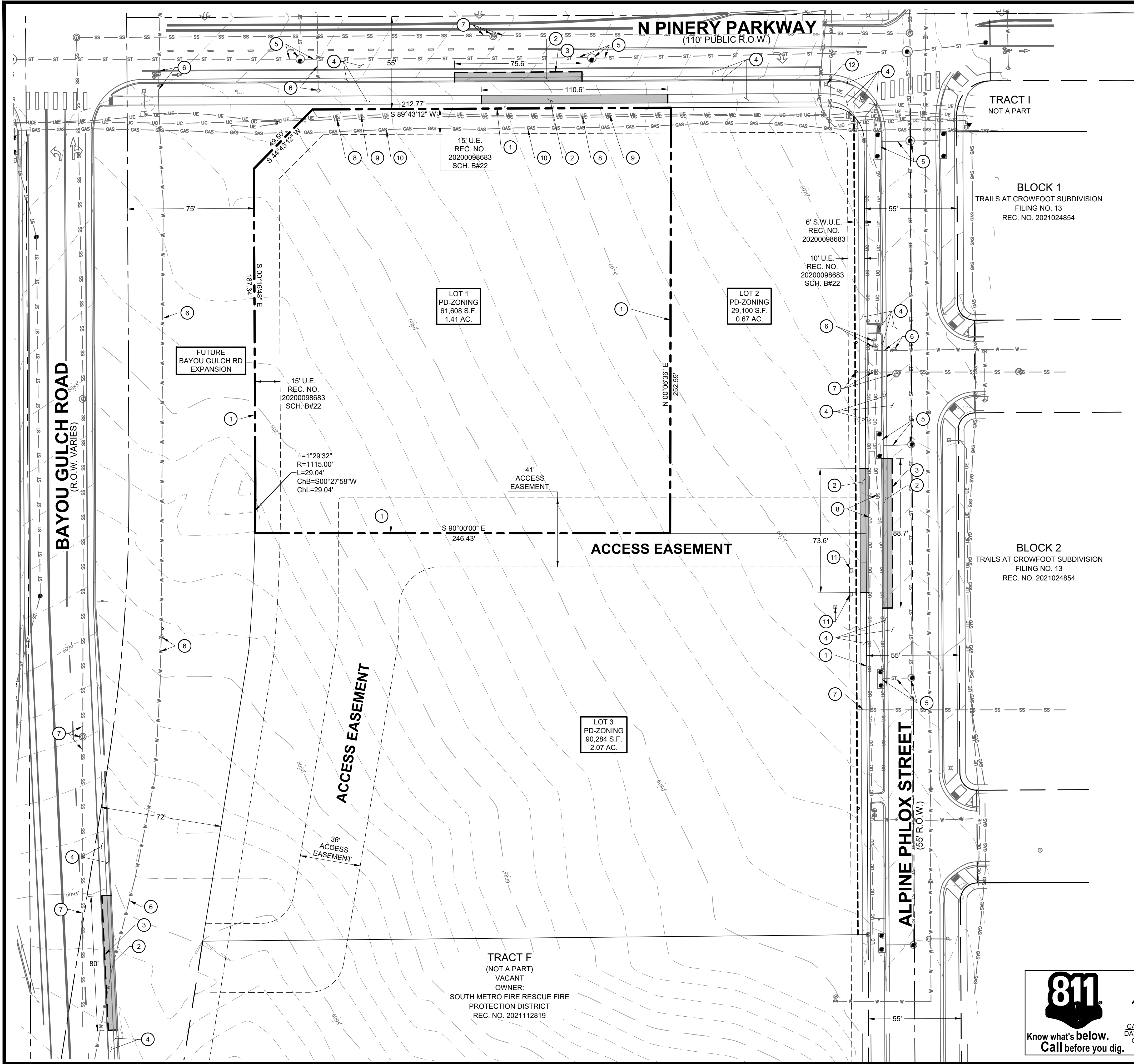
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACTUAL LOCATION AND ELEVATION OF EXISTING UTILITIES WHICH MAY BE IN CONFLICT WITH THE PROPOSED CONSTRUCTION. IF A CONFLICT DOES EXIST, THE CONTRACTOR SHALL STOP WORK IMMEDIATELY AND NOTIFY ENGINEER IMMEDIATELY.

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 TOWN OF PARKER, 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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-
- 1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646
- 2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
- GENERAL NOTES
- KG PROJECT TEAM:
RDM:
SDM:
CPM:
- | REVISION DESCRIPTION | DATE | | | | |
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- DATE: 09-23-2022
- SHEET NUMBER:
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- REVISIONS
- PIKUM & GOICO, PARKER, 2293 - PINERY AND BAYOU GULCH RD CAD/CDD/2293_03 - GENERAL NOTES.DWG
- CRITERIA PLAN 04/2020

P:\KUM & GO\CO. PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\CD\2293_04 - EXISTING CONDITIONS.DWG



LEGEND

- PROPERTY BOUNDARY
- EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER MAIN GATE
- EXISTING SANITARY/STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING STORM INLET
- EXISTING GAS LINE
- EXISTING COMMUNICATIONS LINE
- EXISTING ELECTRIC LINE
- EXISTING ELECTRIC STRUCTURE
- EXISTING SANITARY LINE
- EXISTING WATER LINE
- EXISTING TO BE REMOVED

EXISTING CONDITION & DEMOLITION SCHEDULE:

- 1 PROPERTY LINE
- 2 EXISTING CURB AND GUTTER, SIDEWALK AND ASPHALT.
- 3 SAWCUT LINE, 3' FROM CURB LIP
- 4 ASPHALT / CONCRETE CURB AND GUTTER / SIDEWALK / ADA RAMP
- 5 STORM SEWER INLET / MAIN LINE / MANHOLE
- 6 FIRE HYDRANT / WATER MAIN / WATER VALVE
- 7 SANITARY MANHOLE/STRUCTURE. PROTECT IN PLACE. VERIFY RIM ELEVATION.
- 8 COMMUNICATIONS LINE
- 9 ELECTRIC LINE
- 10 GAS LINE
- 11 IRRIGATION CONTROL BOX
- 12 STREET LIGHT POLE

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

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TOWN OF PARKER,
DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE



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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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BAYOU GULCH RD AND PINERY PKWY
EXISTING CONDITIONS
AND DEMOLITION PLAN

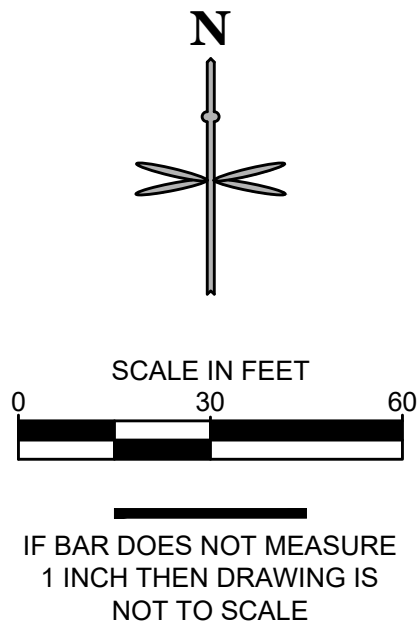
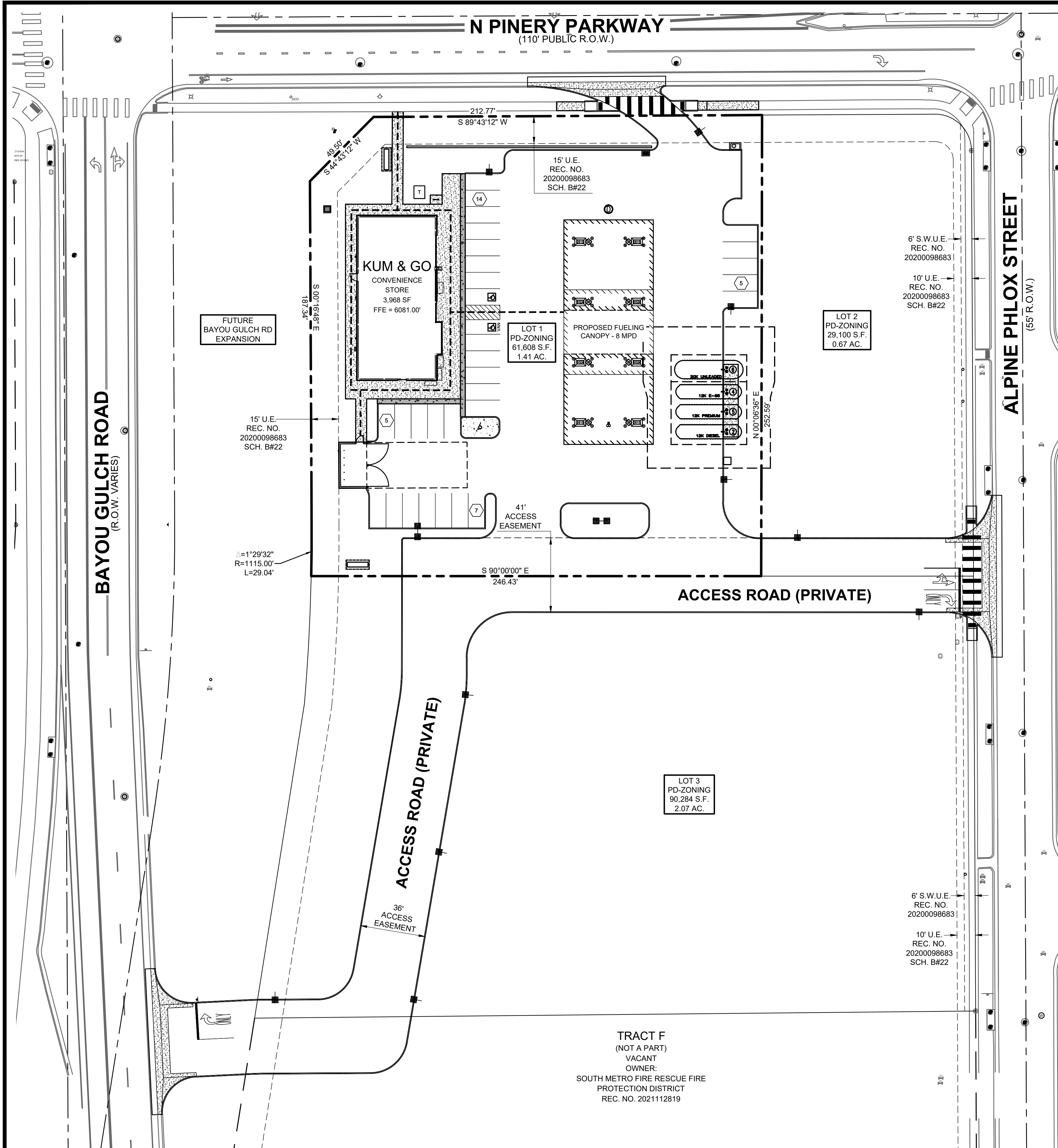
KG PROJECT TEAM:
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SDM:
CPM:

REVISION DESCRIPTION	DATE

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REVISIONS



SITE PLAN LEGEND

	PROPERTY BOUNDARY		EXISTING STORM SEWER MANHOLE/INLET
	EXISTING EASEMENT		PROPOSED STORM SEWER MANHOLE/INLET
	EXISTING CURB & GUTTER		EXISTING STREET LIGHTING
	PROPOSED INTEGRAL CURB		EXISTING FIRE HYDRANT
	PROPOSED BUILDING		EXISTING SIGNAGE
	PROPOSED ACCESSIBLE ROUTE		PROPOSED SITE LIGHTING
	PROPOSED CONCRETE WALK		PROPOSED PARKING COUNT
	PROPOSED COLORED CONCRETE		

GENERAL NOTES:

- ALL ITEMS IN SCHEDULE ARE FINAL UNLESS NOTED OTHERWISE.
- ALL EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
- ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH STANDARD SPECIFICATIONS OF ALL GOVERNING JURISDICTIONS AS APPLICABLE.
- EMERGENCY AND SERVICE TRUCKS WILL MANEUVER THROUGH DRIVE AISLES IN A ONE-WAY TRAFFIC MOVEMENT.
- CARS/TRUCKS WILL MANEUVER AROUND BUILDING DRIVE AISLES IN A TWO-WAY TRAFFIC MOVEMENT UNLESS OTHERWISE NOTED FOR SPECIFIC DRIVES.
- HANDICAP PARKING AREAS PROVIDED PER TOWN STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED UNIFORM BUILDING CODE.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA, DIMENSIONS, AND ELEVATIONS.
- THE DISPOSAL OF DEMOLISHED ITEMS SHALL COMPLY TO ALL STATE AND LOCAL REQUIREMENTS.
- MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE TOWN LAND DEVELOPMENT ORDINANCE.
- ALL SIGNAGE SHALL BE BY SEPARATE PERMIT THROUGH THE TOWN. ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LAND DEVELOPMENT ORDINANCE.
- ALL ACCESSIBLE RAMPS SHALL HAVE A MAXIMUM SLOPE OF 12:1.
- SIDEWALKS SHALL NOT EXCEED 2% CROSS SLOPE.
- ALL DIMENSIONS ARE FLOWLINE TO FLOWLINE UNLESS OTHERWISE NOTED.
- ALL PARKING LOT STRIPING SHALL BE WHITE.
- 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.



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TOWN OF PARKER,
DIRECTOR OF ENGINEERING/PUBLIC WORKS

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2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY

OVERALL SITE PLAN

KG PROJECT TEAM:

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SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022

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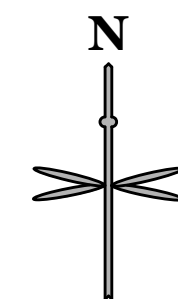
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A 3x3 grid of squares. The top row has a black square, a white square, and a black square. The middle row has a white square, a black square, and a white square. The bottom row has a black square, a white square, and a black square.

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

	PROPERTY BOUNDARY		EXISTING STORM SEWER MANHOLE/INLET
	EXISTING EASEMENT		
	EXISTING CURB & GUTTER		PROPOSED STORM SEWER MANHOLE/INLET
	PROPOSED CURB		EXISTING STREET LIGHTING
	PROPOSED BUILDING		EXISTING FIRE HYDRANT
	PROPOSED ACCESSIBLE ROUTE		EXISTING SIGNAGE
	PROPOSED CONCRETE WALK		PROPOSED SITE LIGHTING
	PROPOSED COLORED CONCRETE		PROPOSED PARKING COUNT

1	BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS.	26	FUELING CANOPY.
2	PROPANE CAGE (9' X 9', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING.	27	INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C5.2.
3	MISCELLANEOUS MERCHANDISE.	28	4" DIAMETER BOLLARDS @ 5' O.C. REFER TO DETAIL ON SHEET C5.1.
4	FIREWOOD.	29	BROOM FINISH CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C5.3.
5	ADA ROUTE.	30	ELECTRICAL TRANSFORMER LOCATION. SEE UTILITY PLAN UNDER SEPARATE COVER FOR MORE INFORMATION.
6	ICE MERCHANDISER.	31	PAINT CURB ALONG FRONT OF TANKS YELLOW.
7	40' FLAGPOLE, MAINTAIN Ø24' CLEAR SPACE ABOVE GRADE. REFER TO DETAIL ON SHEET C5.1 FOR MORE INFORMATION.	32	DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C5.4.
8	SINGLE WAVE/U-SHAPED BIKE RACK ON 5.0' x 6.5' x 4" THICK CONCRETE PAD (5 BIKE SPACES PROVIDED).REFER TO DETAIL ON SHEET C5.1 FOR MORE INFORMATION.	33	2'X10' CROSSWALK STRIPES PER TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL STANDARDS.
9	1' WIDE X 4' TALL SCREEN WALL PER TOWN OF PARKER STANDARDS. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.	34	STORM INLET/MANHOLE. REFER TO SHEETS ##### AND ##### FOR MORE INFORMATION.
10A	4" CONCRETE SITE SIDEWALK. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).	35	APPROXIMATE LOCATION OF SITE LIGHTING. (SEE PHOTOMETRICS PLAN.)
10B	4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).	36	EXISTING STORM SEWER MAIN / INLET / MANHOLE TO REMAIN.
10C	BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).	37	EXISTING CURB AND GUTTER TO REMAIN.
10D	BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).	38	EXISTING SIDEWALK TO REMAIN.
11	STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)	39	EXISTING ROAD PAVEMENT MARKINGS TO REMAIN.
12	4" WIDE WHITE PAVEMENT MARKING, TYP.		
13	BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C5.1.		
14	BOLLARD MOUNTED ADA PARKING SIGN. REFER TO DETAIL ON SHEET C5.1.		
15	ACCESSIBLE PARKING SPACE.		
16	ADA CURB RAMP PER TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS. REFER TO DETAIL ON SHEET C5.6.		
17	AIR MACHINE LOCATION, 4'X4' CONCRETE PAD. KEEP AT LEAST Ø20' AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C5.1.		
18	8' TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.		
19	INTERSECTION CROSS PAN LAYOUT PER TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS. REFER TO DETAIL ON SHEET C5.6.		
20	STOP SIGN. REFER TO DETAIL ON SHEET C5.1.		
21	14'-8" X 24'-8" TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS).		
22	55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE.		
23	UNDERGROUND FUEL STORAGE TANKS. (REFER TO PETROLEUM PLANS).		
24	TANK OVERDIG LIMITS, WITH APPROVED BACKFILL.		
25	8' X 40' CONCRETE PAD FOR FUEL FILL LIDS. ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE.		

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2293 - PARKER, COLORADO
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DETAILED SITE PLAN - NORTH

KG PROJECT TEAM:
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SDM:
CPM:

△	DATE	REVISION DESCRIPTION

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6 OF 30

CRITERIA PLAN 04/2022

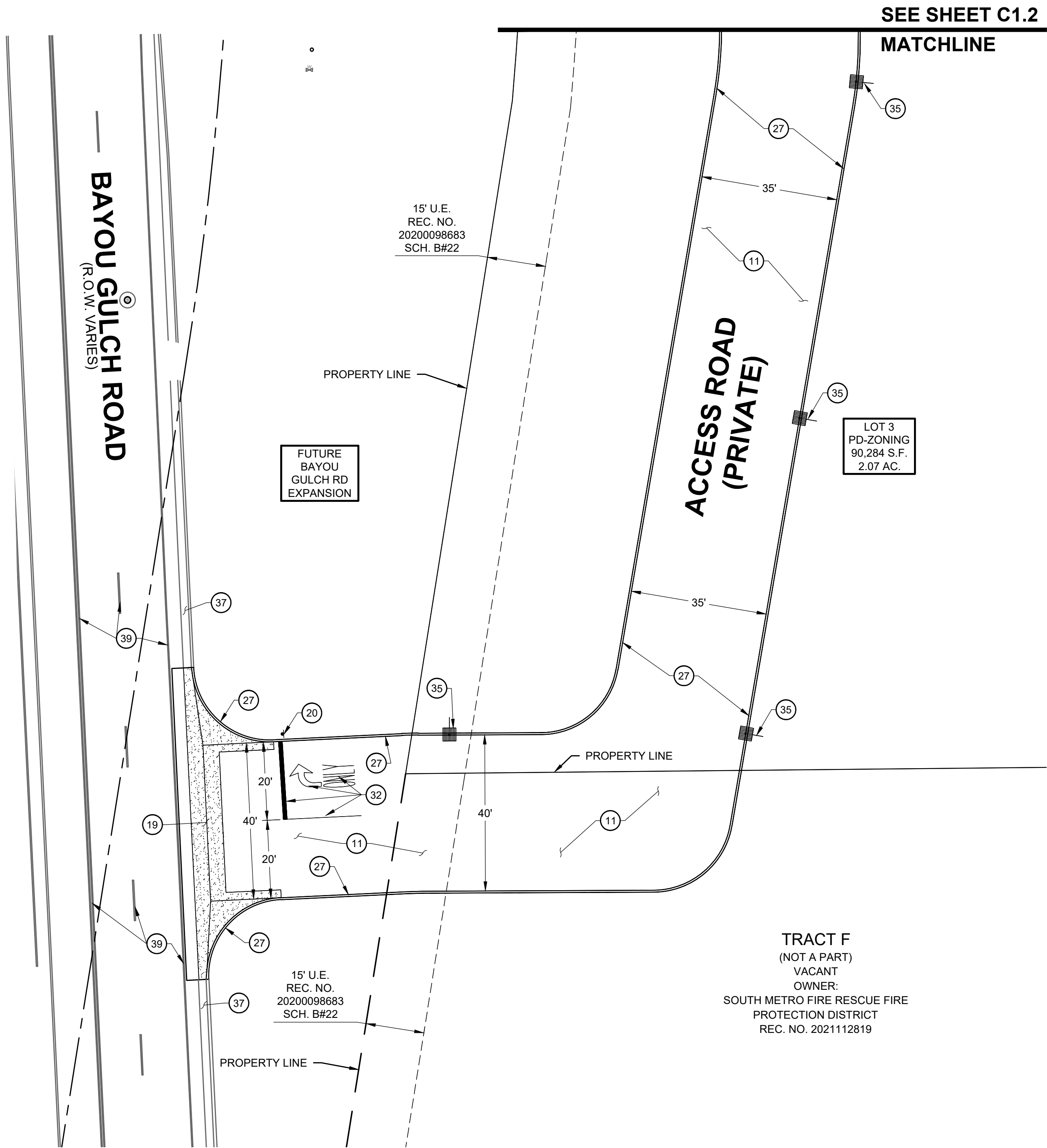
811

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.



SITE PLAN LEGEND

	PROPERTY BOUNDARY		EXISTING STORM SEWER MANHOLE/INLET
	EXISTING EASEMENT		PROPOSED STORM SEWER MANHOLE/INLET
	EXISTING CURB & GUTTER		EXISTING STREET LIGHTING
	PROPOSED CURB		EXISTING FIRE HYDRANT
	PROPOSED BUILDING		EXISTING SIGNAGE
	PROPOSED ACCESSIBLE ROUTE		PROPOSED SITE LIGHTING
	PROPOSED CONCRETE WALK		PROPOSED PARKING COUNT
	PROPOSED COLORED CONCRETE		

SITE SCHEDULE:

- 1

BUILDING ENTRY, REFER TO ARCHITECTURAL PLANS.
- 2

PROPANE CAGE (9' X 9', 4" CONCRETE PAD. 1.5% SLOPE AWAY FROM SIDE WALL OF BUILDING.
- 3

MISCELLANEOUS MERCHANDISE.
- 4

FIREWOOD.
- 5

ADA ROUTE.
- 6

ICE MERCHANDISER.
- 7

40' FLAGPOLE, MAINTAIN Ø24" CLEAR SPACE ABOVE GRADE. REFER TO DETAIL ON SHEET C5.1 FOR MORE INFORMATION.
- 8

SINGLE WAVE/U-SHAPED BIKE RACK ON 5.0' x 6.5' x 4" THICK CONCRETE PAD (5 BIKE SPACES PROVIDED).REFER TO DETAIL ON SHEET C5.1 FOR MORE INFORMATION.
- 9

1' WIDE X 4' TALL SCREEN WALL PER TOWN OF PARKER STANDARDS. SEE ARCHITECTURAL PLANS FOR MORE INFORMATION.
- 10A

4" CONCRETE SITE SIDEWALK. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 10B

4" CONCRETE SITE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 10C

BUILDING CONCRETE SIDEWALK, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 10E

BUILDING CONCRETE SIDEWALK ADJACENT TO LANDSCAPE, 1.5% MAX. CROSS SLOPE. (REFERENCE ARCHITECTURAL DRAWINGS FOR CONTROL JOINT PLAN).
- 11

STANDARD DUTY CONCRETE PAVEMENT. (REFERENCE GEOTECHNICAL ENGINEERING REPORT)
- 12

4" WIDE WHITE PAVEMENT MARKING, TYP.
- 13

BOLLARD MOUNTED ADA VAN PARKING SIGN. REFER TO DETAIL ON SHEET C5.1.
- 14

BOLLARD MOUNTED ADA PARKING SIGN. REFER TO DETAIL ON SHEET C5.1.
- 15

ACCESSIBLE PARKING SPACE.
- 16

ADA CURB RAMP PER TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS. REFER TO DETAIL ON SHEET C5.6.
- 17

AIR MACHINE LOCATION. 4'X4' CONCRETE PAD. KEEP AT LEAST Ø20' AWAY FROM DISPENSERS AND TANK FULL PORTS. REFER TO DETAIL ON SHEET C5.1.
- 18

8' TALL MONUMENT SIGN. REFER TO SEPARATE SIGNAGE PERMIT UNDER SEPARATE COVER.
- 19

INTERSECTION CROSS PAN LAYOUT PER TOWN OF PARKER DEVELOPMENT DESIGN STANDARDS. REFER TO DETAIL ON SHEET C5.6.
- 20

STOP SIGN. REFER TO DETAIL ON SHEET C5.1.
- 21

14'-8" X 24'-8" TRASH ENCLOSURE. (REFER TO ARCHITECTURAL PLANS).
- 22

55'X25' MINIMUM GARBAGE TRUCK CLEAR SPACE.
- 23

UNDERGROUND FUEL STORAGE TANKS. (REFER TO PETROLEUM PLANS).
- 24

TANK OVERDIG LIMITS, WITH APPROVED BACKFILL.
- 25

8' X 40' CONCRETE PAD FOR FUEL FILL LIDS. ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE.
- 26

FUELING CANOPY.
- 27

INTEGRAL CONCRETE CURB. REFER TO DETAIL ON SHEET C5.2.
- 28

4" DIAMETER BOLLARDS @ 5' O.C. REFER TO DETAIL ON SHEET C5.1.
- 29

BROOM FINISH CONCRETE PAVEMENT. REFER TO DETAIL ON SHEET C5.3.
- 30

ELECTRICAL TRANSFORMER LOCATION. SEE UTILITY PLAN UNDER SEPARATE COVER FOR MORE INFORMATION.
- 31

PAINT CURB ALONG FRONT OF TANKS YELLOW.
- 32

DRIVEWAY ENTRANCE PAVEMENT MARKINGS. REFER TO DETAIL ON SHEET C5.4.
- 33

2'X10' CROSSWALK STRIPES PER TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL STANDARDS.
- 34

STORM INLET/MANHOLE. REFER TO SHEETS ##### AND ##### FOR MORE INFORMATION.
- 35

APPROXIMATE LOCATION OF SITE LIGHTING. (SEE PHOTOMETRICS PLAN.)
- 36

EXISTING STORM SEWER MAIN / INLET / MANHOLE TO REMAIN.
- 37

EXISTING CURB AND GUTTER TO REMAIN.
- 38

EXISTING SIDEWALK TO REMAIN.
- 39

EXISTING ROAD PAVEMENT MARKINGS TO REMAIN.

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TOWN OF PARKER,
DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

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2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY

DETAILED SITE PLAN - SOUTH

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	BY	REVISIONS

DATE: 09-23-2022

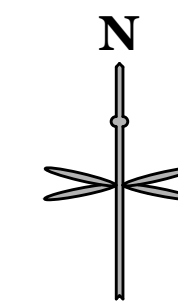
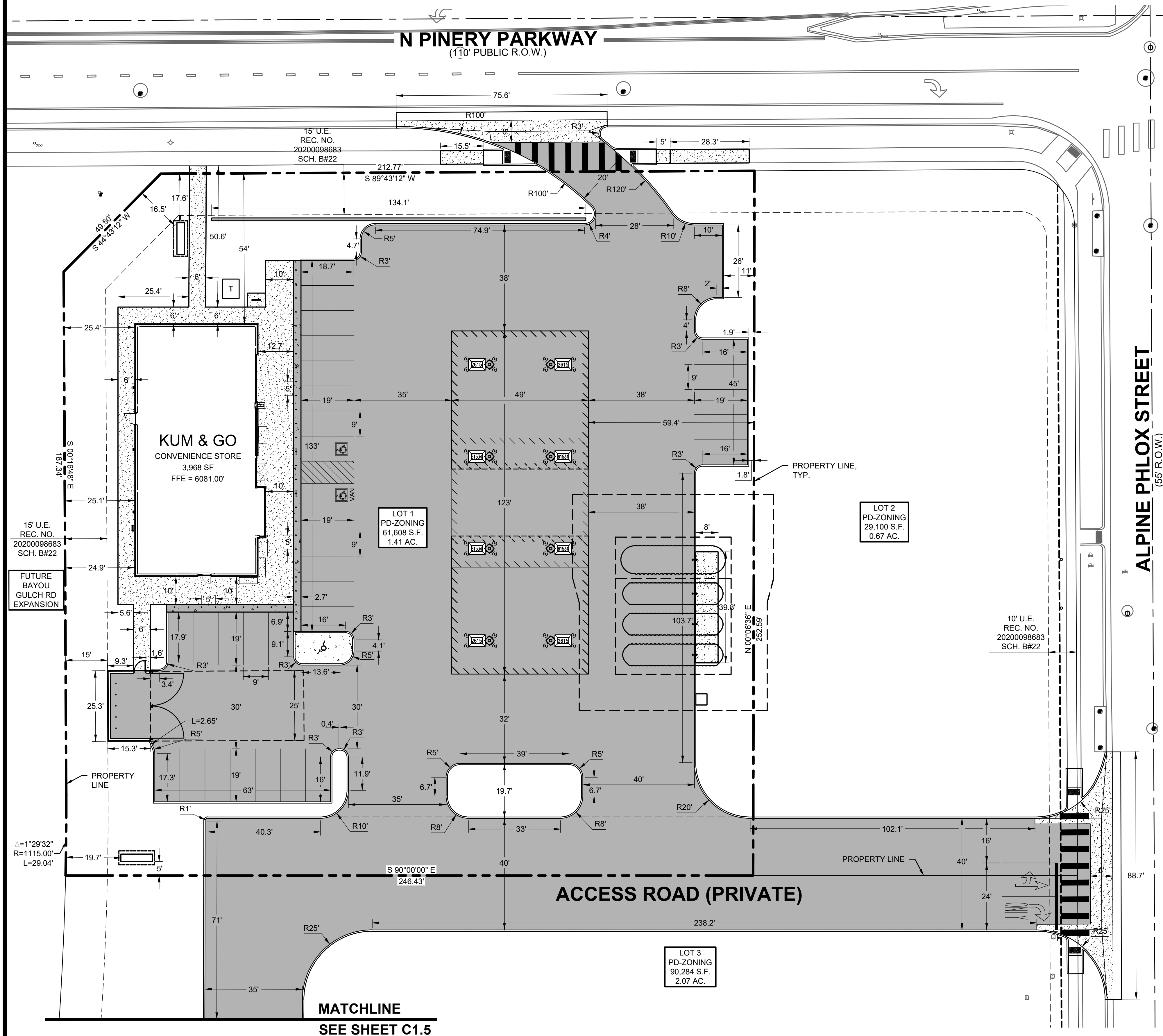
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C1.3
7 OF 30



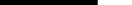
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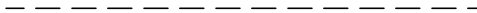
SCALE IN FEET



0 20 40

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

HORIZONTAL CONTROL PLAN LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB & GUTTER
	PROPOSED INTEGRAL CURB
	PROPOSED BUILDING
	PROPOSED TRASH ENCLOSURE, PARKING AREA AND DRIVE AISLES STANDARD CONCRETE PAVEMENT (SEE DETAIL SHEET)
	PROPOSED CONCRETE SIDEWALK

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.

TRASH ENCLOSURE AND PAVEMENT SECTIONS:

SITE PARKING AND DRIVE AREAS - STANDARD DUTY CONCRETE PAVEMENT
A = 6" CONCRETE PAVEMENT
B = 12" PREPARED SUBGRADE

NOTE:

PAVEMENT SECTIONS PER GEOTECHNICAL ENGINEERING SERVICES REPORT,
PREPARED BY OLSSON, PROJECT NO. 022-03197, DATED 09-16-2022 AND ANY ADDENDUMS.

SOIL PREPARATION NOTE:

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL
ENGINEERING REPORT PREPARED FOR THIS SITE AS FOLLOWS

GEOTECHNICAL ENGINEER: OLSSON
REPORT NO. 022-03197

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT PRIOR TO CONSTRUCTION
INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING
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TOWN OF PARKER, _____ DATE
 DIRECTOR OF ENGINEERING/PUBLIC WORKS



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2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
DETAILED HORIZONTAL CONTROL, PAVING
AND SIGNAGE PLAN - NORTH

KG PROJECT TEAM:

RDM

SDM

CPM

△	DATE	REVISION DESCRIPTION

DATE: 09-23-2022

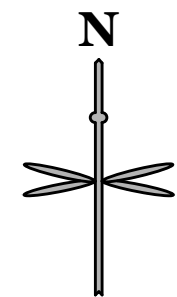
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C1.4
8 OF 30



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SCALE IN FEET



A horizontal scale bar with a black line. Above the line, the text "SCALE IN FEET" is centered. Below the line, there are three tick marks labeled "0", "20", and "40" from left to right. The distance between 0 and 20 is equal to the distance between 20 and 40.

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

HORIZONTAL CONTROL PLAN LEGEND

	PROPERTY BOUNDARY
	EXISTING EASEMENT
	EXISTING CURB & GUTTER
	PROPOSED INTEGRAL CURB
	PROPOSED BUILDING
	PROPOSED TRASH ENCLOSURE, PARKING AREA AND DRIVE AISLES STANDARD CONCRETE PAVEMENT (SEE DETAIL SHEET)
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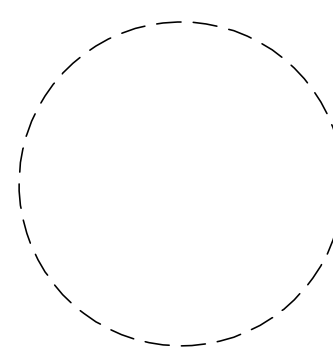
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2293 - PARKER, COLORADO
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AND SIGNAGE PLAN - SOUTH

KG PROJECT TEAM

RDM:

SDM:

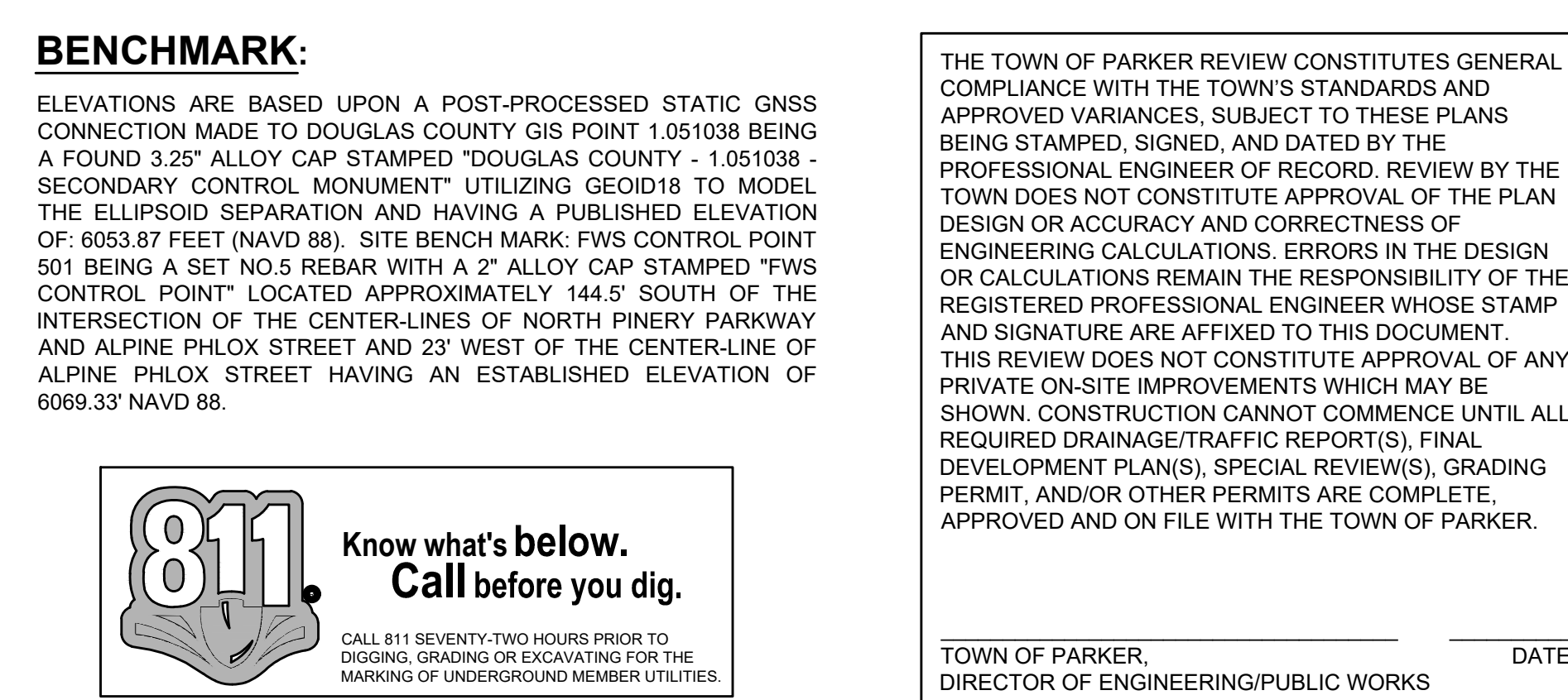
CPM:

REVISIONS		
△	DATE	REVISION DESCRIPTION

DATE: 09-23-2022

SHEET NUMBER:

C1.5
9 OF 30



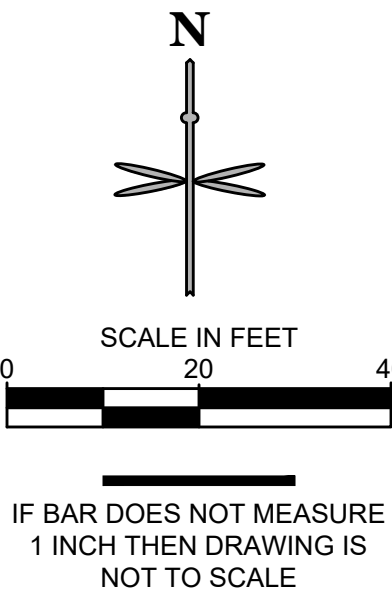
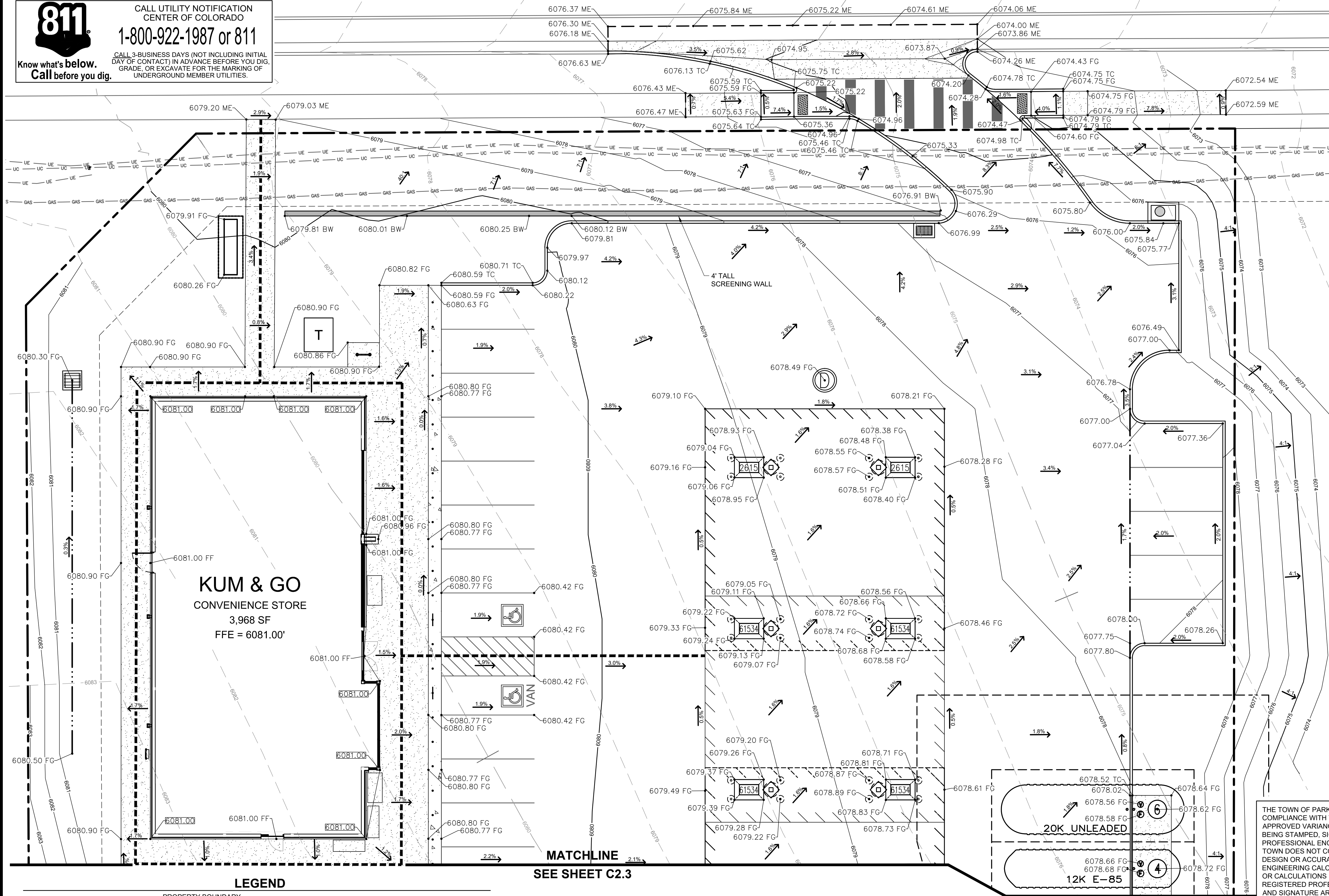


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Know what's below.
Call before you dig.

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KUM & GO
CONVENIENCE STORE
3,968 SF
FFE = 6081.00'

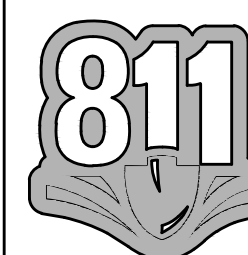
MATCHLINE
SEE SHEET C2.3

LEGEND

	PROPERTY BOUNDARY	5836.21		PROPOSED FLOW LINE ELEVATION
	EXISTING EASEMENT	5836.21 SW		PROPOSED SIDEWALK ELEVATION
	EXISTING CURB AND GUTTER	5836.21 TBC		PROPOSED TOP BACK OF CURB ELEVATION
	PROPOSED CURB AND GUTTER	5836.21 FG		PROPOSED FINISHED GRADE ELEVATION
	PROPOSED MAJOR CONTOUR	5836.21 GB		PROPOSED GRADE BREAK ELEVATION
	PROPOSED MINOR CONTOUR			PROPOSED ACCESSIBLE ROUTE
	EXISTING MAJOR CONTOUR			
	EXISTING MINOR CONTOUR			
	FLOW ARROW AND GRADE			

BENCHMARK:

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO DOUGLAS COUNTY GIS POINT 1.051038 BEING A FOUND 3.25" ALLOY CAP STAMPED "DOUGLAS COUNTY - 1.051038 - SECONDARY CONTROL MONUMENT" UTILIZING GEOID18 TO MODEL THE ELLIPSOID SEPARATION AND HAVING A PUBLISHED ELEVATION OF: 6053.87 FEET (NAVD 88). SITE BENCHMARK: FWS CONTROL POINT 501 BEING A SET NO.5 REBAR WITH A 2" ALLOY CAP STAMPED "FWS CONTROL POINT" LOCATED APPROXIMATELY 144.5' SOUTH OF THE INTERSECTION OF THE CENTER-LINES OF NORTH PINERY PARKWAY AND ALPINE PHLOX STREET AND 23' WEST OF THE CENTER-LINE OF ALPINE PHLOX STREET HAVING AN ESTABLISHED ELEVATION OF 6069.33' NAVD 88.



Know what's below.
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CALL 811 SEVENTY-TWO HOURS PRIOR TO
DIGGING, GRADING OR EXCAVATING FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES

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2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
ENLARGED GRADING PLAN - NORTH

KG PROJECT TEAM:	
RDM:	
SDM:	
CPM:	
REVISION DESCRIPTION	REVISIONS
DATE	
DATE	09-23-2022
SHEET NUMBER:	C2.2
	11 OF 30

PIKUM & GO/CO, PARKER, 2293 - PINERY AND BAYOU GULCH RD CAD/CDD2293 - 13 - DET GRADING PLAN - SW.DWG

SEE SHEET C2.3

MATCHLINE

PROPERTY LINE

15' U.E.
REC. NO.
20200098683
SCH. B#22

PROPERTY LINE

N



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

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED FLOW LINE ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
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- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
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TOWN OF PARKER,
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DATE

REVISION DESCRIPTION

DATE

DATE: 09-23-2022

SHEET NUMBER:

C2.4
13 OF 30

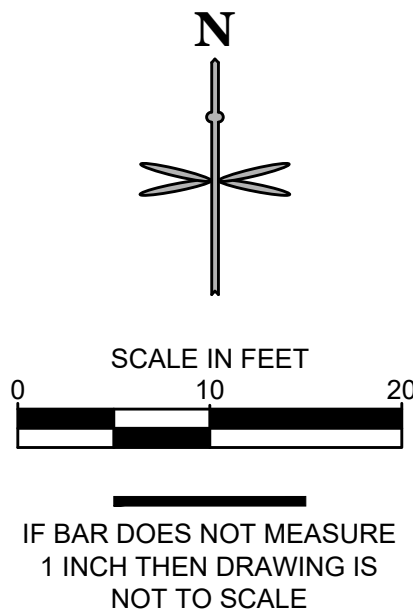
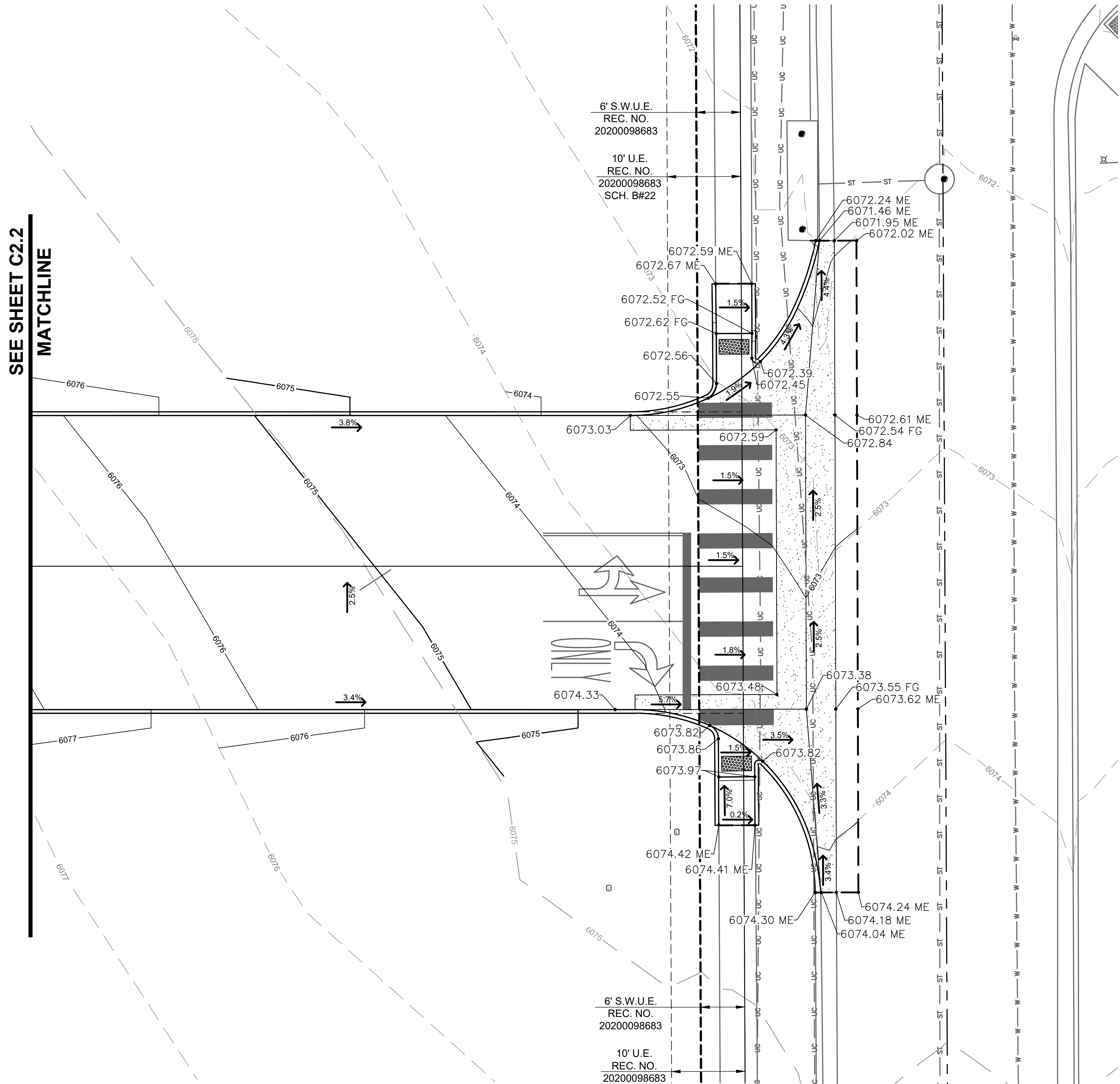
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BAYOU GULCH RD AND PINERY PKWY
ENLARGED GRADING PLAN
-SOUTHWEST

KG PROJECT TEAM:
RDM:
SDM:
CPM:



LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
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- PROPOSED HIGH POINT ELEVATION
- PROPOSED SIDEWALK ELEVATION
- PROPOSED GRADE TO MATCH EXISTING
- PROPOSED TOP BACK OF CURB ELEVATION
- PROPOSED FINISHED GRADE ELEVATION
- PROPOSED EXTERIOR GRADE AT FOUNDATION
- FLOW ARROW AND GRADE

BENCHMARK:

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO DOUGLAS COUNTY GIS POINT 1.051038 BEING A FOUND 3.25" ALLOY CAP STAMPED "DOUGLAS COUNTY - 1.051038 - SECONDARY CONTROL MONUMENT" UTILIZING GEOID18 TO MODEL THE ELLIPSOID SEPARATION AND HAVING A PUBLISHED ELEVATION OF: 6053.87 FEET (NAVD 88). SITE BENCH MARK: FWS CONTROL POINT 501 BEING A SET NO.5 REBAR WITH A 2" ALLOY CAP STAMPED "FWS CONTROL POINT" LOCATED APPROXIMATELY 144.5' SOUTH OF THE INTERSECTION OF THE CENTER-LINES OF NORTH PINERY PARKWAY AND ALPINE PHLOX STREET AND 23' WEST OF THE CENTER-LINE OF ALPINE PHLOX STREET HAVING AN ESTABLISHED ELEVATION OF 6069.33' NAVD 88.



**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.

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



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SOLUTIONS, INC.
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Glendale, CO 80246
303-572-7997 www.ees.us.com



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
ENLARGED GRADING PLAN - EAST

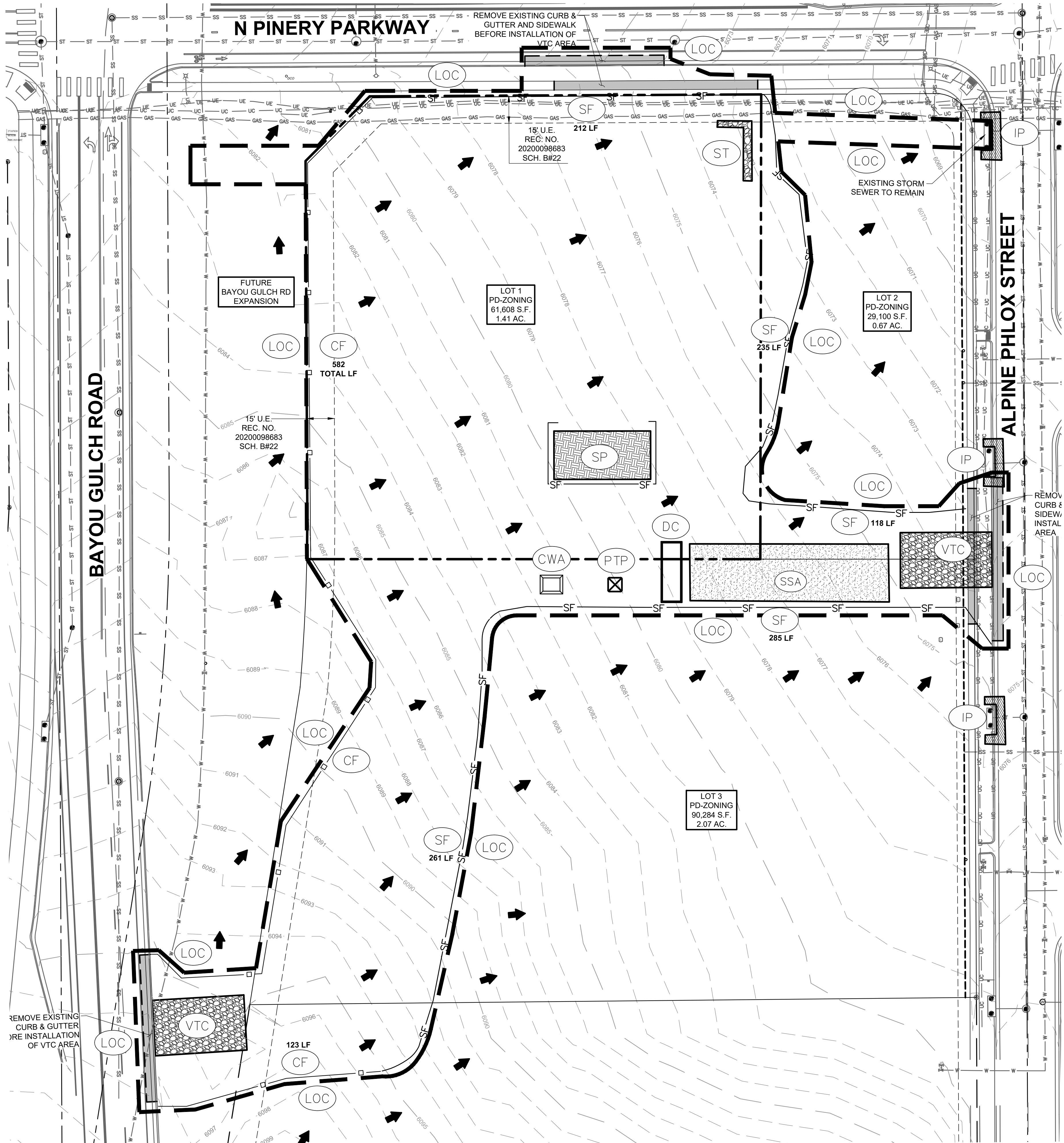
KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:
C2.5
14 OF 30

REVISIONS



EROSION CONTROL LEGEND:

	PROPERTY BOUNDARY
	SILT FENCE
	CONSTRUCTION FENCE
	INLET PROTECTION
	SEDIMENT CONTROL LOG
	SEEDING AND MULCHING
	STOCKPILE AREA
	STABILIZED STAGING AREA
	VEHICLE TRACKING CONTROL
	LIMITS OF CONSTRUCTION
	CURB SOCK
	SEDIMENT TRAP
	DIVERSION DITCH
	CONCRETE WASHOUT AREA
	SITE DUMPSTER
	PORTABLE TOILET PROTECTION
	FLOW ARROW

NOTES:

- SEE THIS CD SET, SHEETS C3.3 THROUGH C3.8, AND/OR TOWN OF PARKER WEBSITE: [HTTP://WWW.PARKERONLINE.ORG/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES](http://WWW.PARKERONLINE.ORG/532/CONSTRUCTION-BEST-MANAGEMENT-PRACTICES) FOR STANDARD NOTES AND BMP DETAILS.
- BMPs ON INITIAL PLAN TO BE INSTALLED PRIOR TO CONSTRUCTION AND REMAIN UNTIL STABILIZATION UNLESS OTHERWISE NOTED.
- PORTABLE TOILETS MAY BE LOCATED AS NEEDED BY THE CONTRACTOR WITH PROPER PROTECTION PER TOWN OF PARKER STANDARDS.
- SURFACE ROUGHENING WILL BE IMPLEMENTED ON DISTURBED SLOPES AS NEEDED.
- ALL TOPSOIL IS REQUIRED PER THE TOWN OF PARKER REGULATIONS TO BE STOCKPILED ONCE STRIPPED AND RE-USED DURING FINAL STABILIZATION SEEDING TO PROMOTE GERMINATION AND RE-GROWTH.
- CONTRACTOR TO PLACE TRENCH SOILS ON THE UPHILL SIDE OF THE TRENCH.
- CONSTRUCTION TRAFFIC TO UTILIZE PRIVATE DRIVE. PUBLIC ACCESS ROUTE TO THE SOUTH SHALL BE INSPECTED PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE TO THE ACCESS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AND OR REPLACED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. NOTE, IF NOT INSPECTED AND IDENTIFIED, ANY DAMAGE MAY HOLD UP ISSUANCE OF A CERTIFICATE OF OCCUPANCY UNTIL OFF-SITE (PUBLIC ACCESS) CONDITION IS ACCEPTABLE TO THAT PROPERTY OWNER.
- LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.

BENCHMARK:

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TOWN OF PARKER,
DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
EROSION AND STORMWATER
CONTROL PLAN - INITIAL

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE

DATE: 09-23-2022

SHEET NUMBER:
C3.1
15 OF 30

P:\KUM & GO\CO. PARKER_2293 - PINERY AND BAYOU GULCH\08 CAD\CD\02293 - 17 - CBMP DETAILS 1.DWG

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
 2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
 3. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
 4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
 5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
 6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (d.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.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN
NOTES
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- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
11. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
 12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
 13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
 14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
 15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
 16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
 17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
 18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
 19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
 20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs 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.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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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.



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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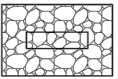
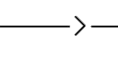
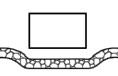
- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- 2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN
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4 OF 4
Oct. 2013

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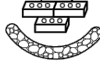
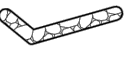
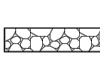
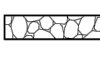
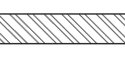
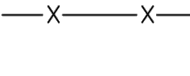
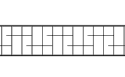
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	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	D	DEWATERING
	DD	DIVERSION DITCH
	DP	DETENTION POND PROTECTION
	DTC	DEBRIS TRASH CONTROL
	ECB	EROSION CONTROL BLANKET
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND
1 OF 3
Oct. 2013

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

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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND
2 OF 3
Oct. 2013

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	TI	TEMPORARY IRRIGATION
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

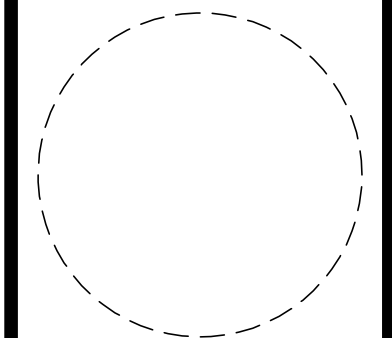
LEGEND
3 OF 3
Oct. 2013

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



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1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

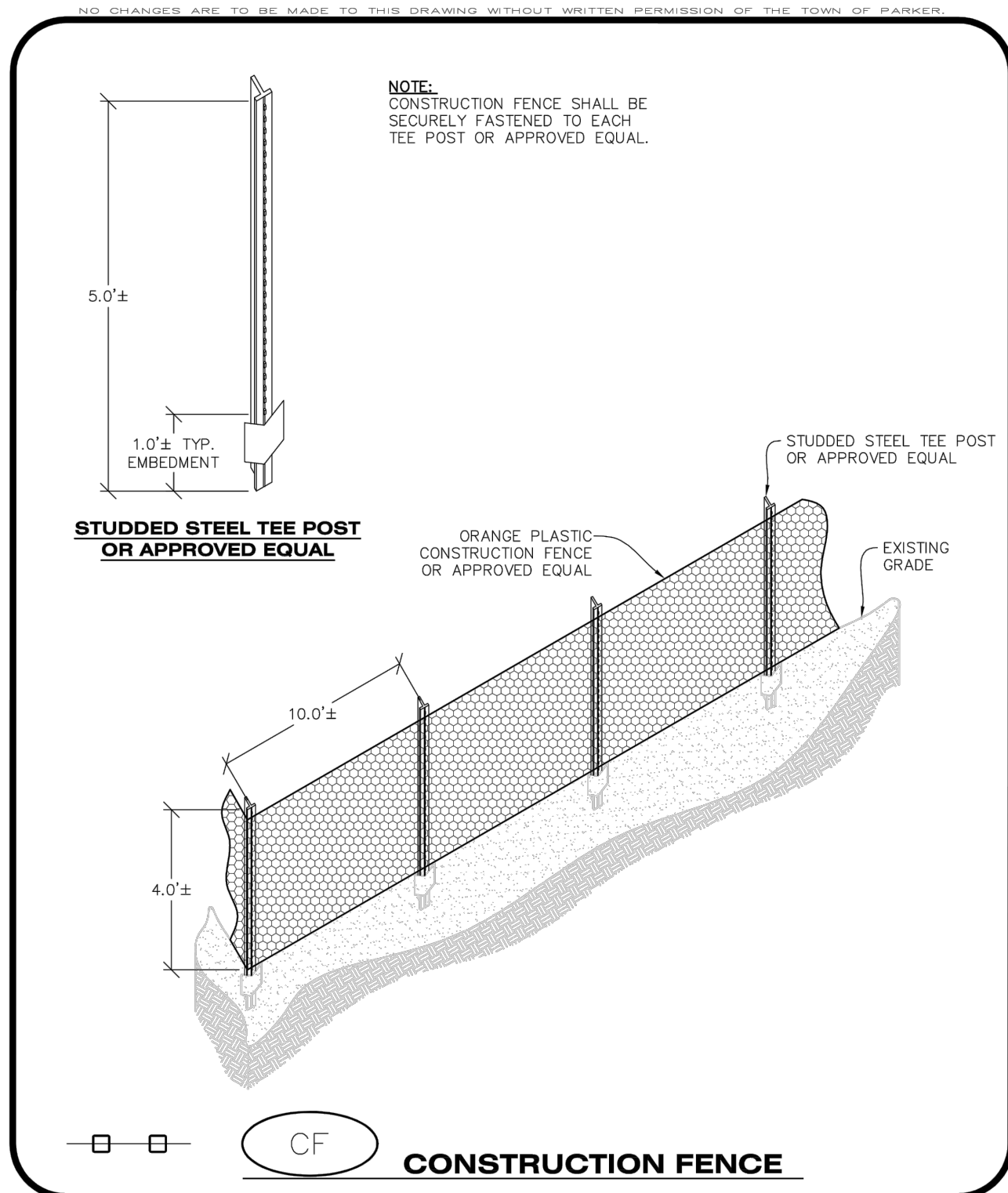
2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
EROSION AND STORMWATER CONTROL
DETAILS

KG PROJECT TEAM:
RDM:
SDM:
CPM:

REVISION DESCRIPTION	DATE	BY	CHKD	APPD

DATE: 09-23-2022

SHEET NUMBER:
C3.3
17 OF 30



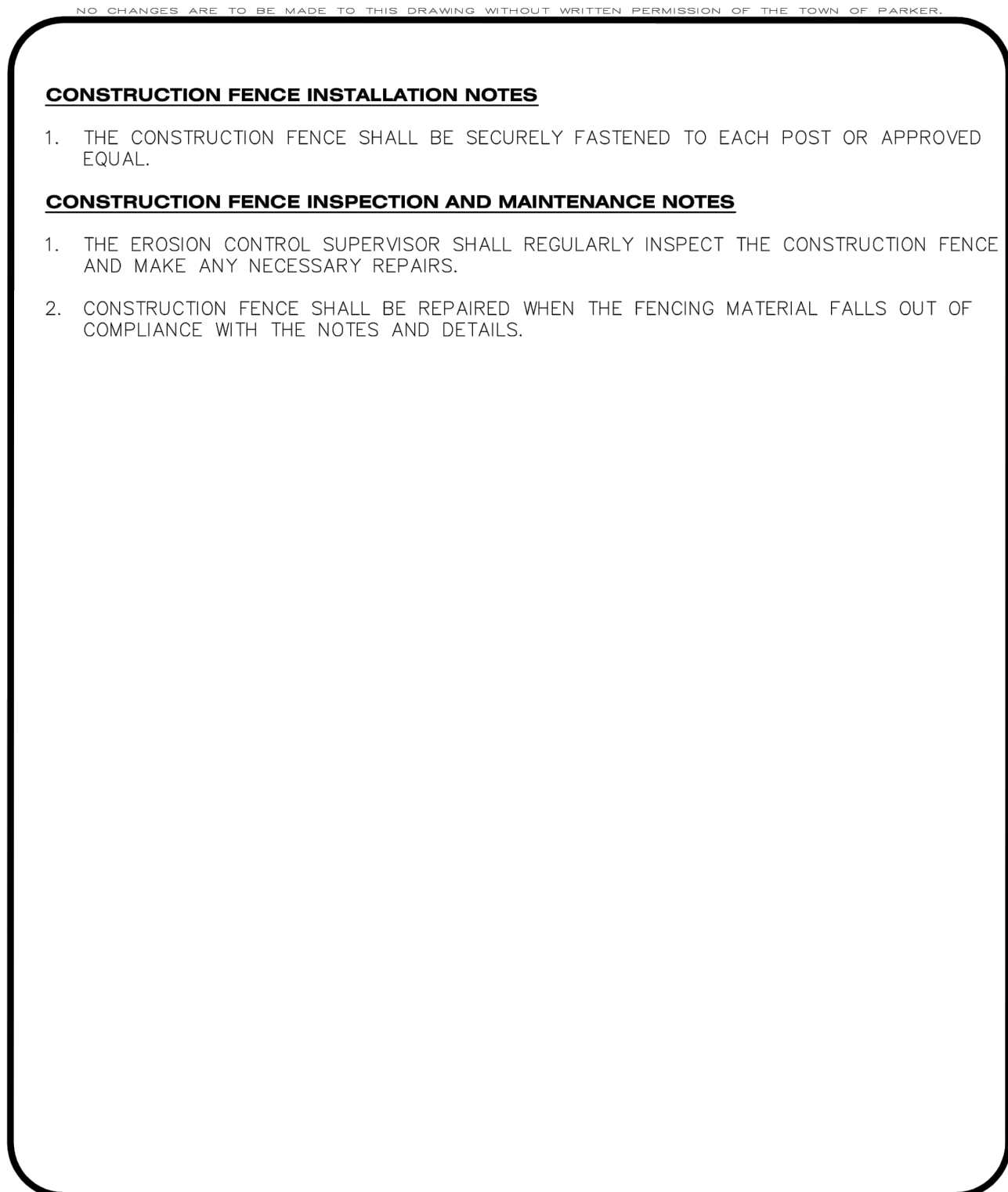


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

1 OF 2
Oct. 2013



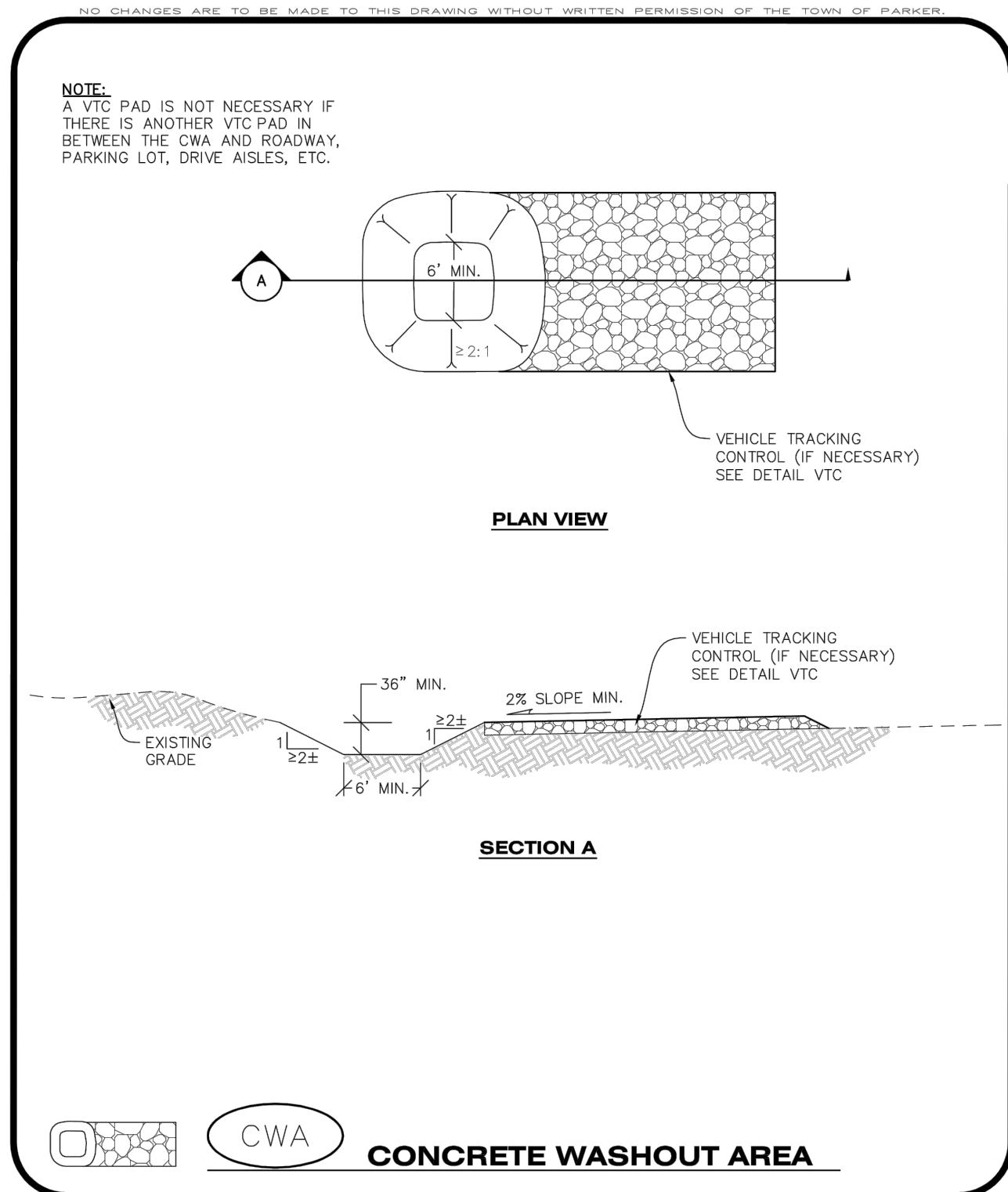


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF

2 OF 2
Oct. 2013



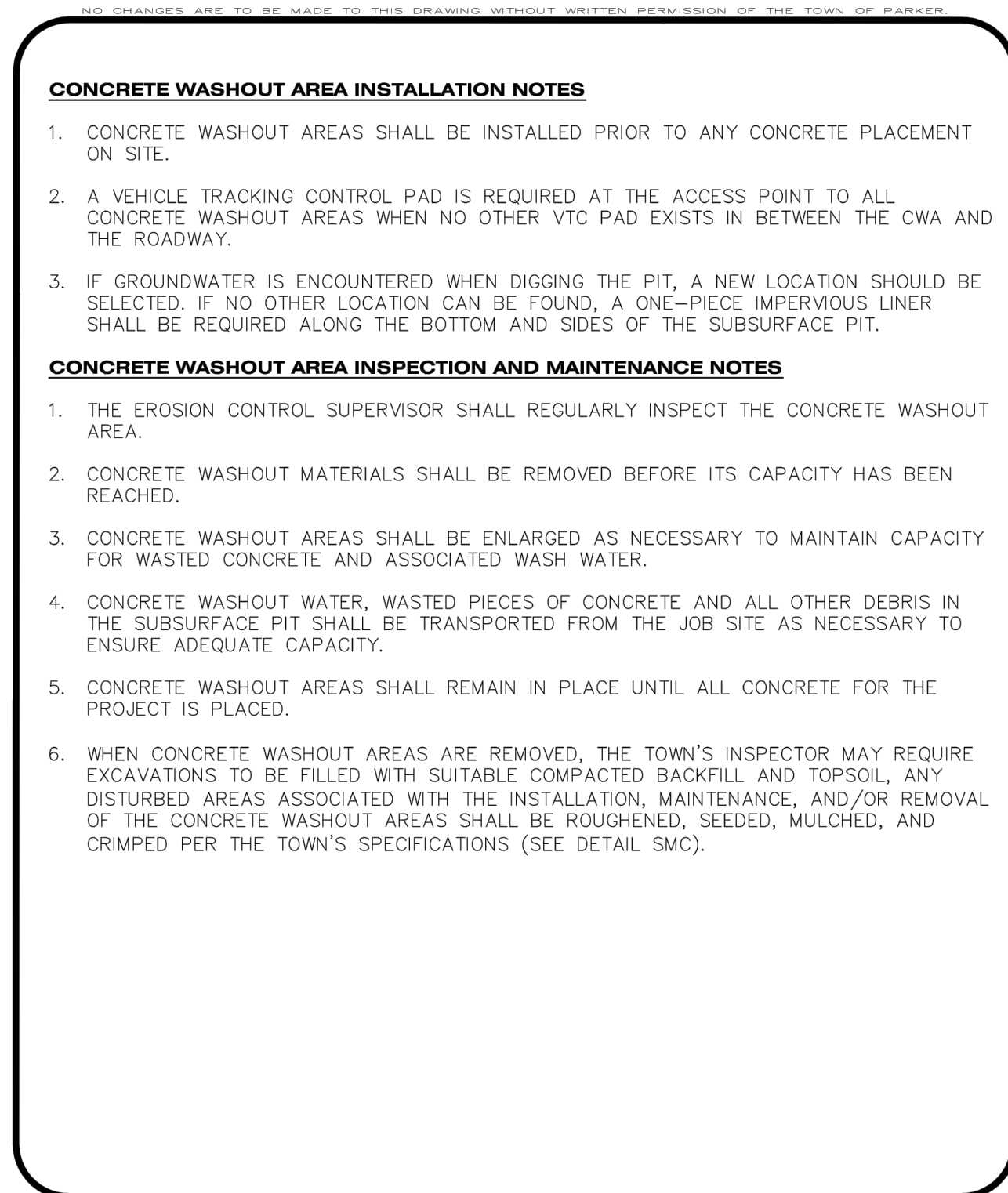


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

1 OF 2
Oct. 2013



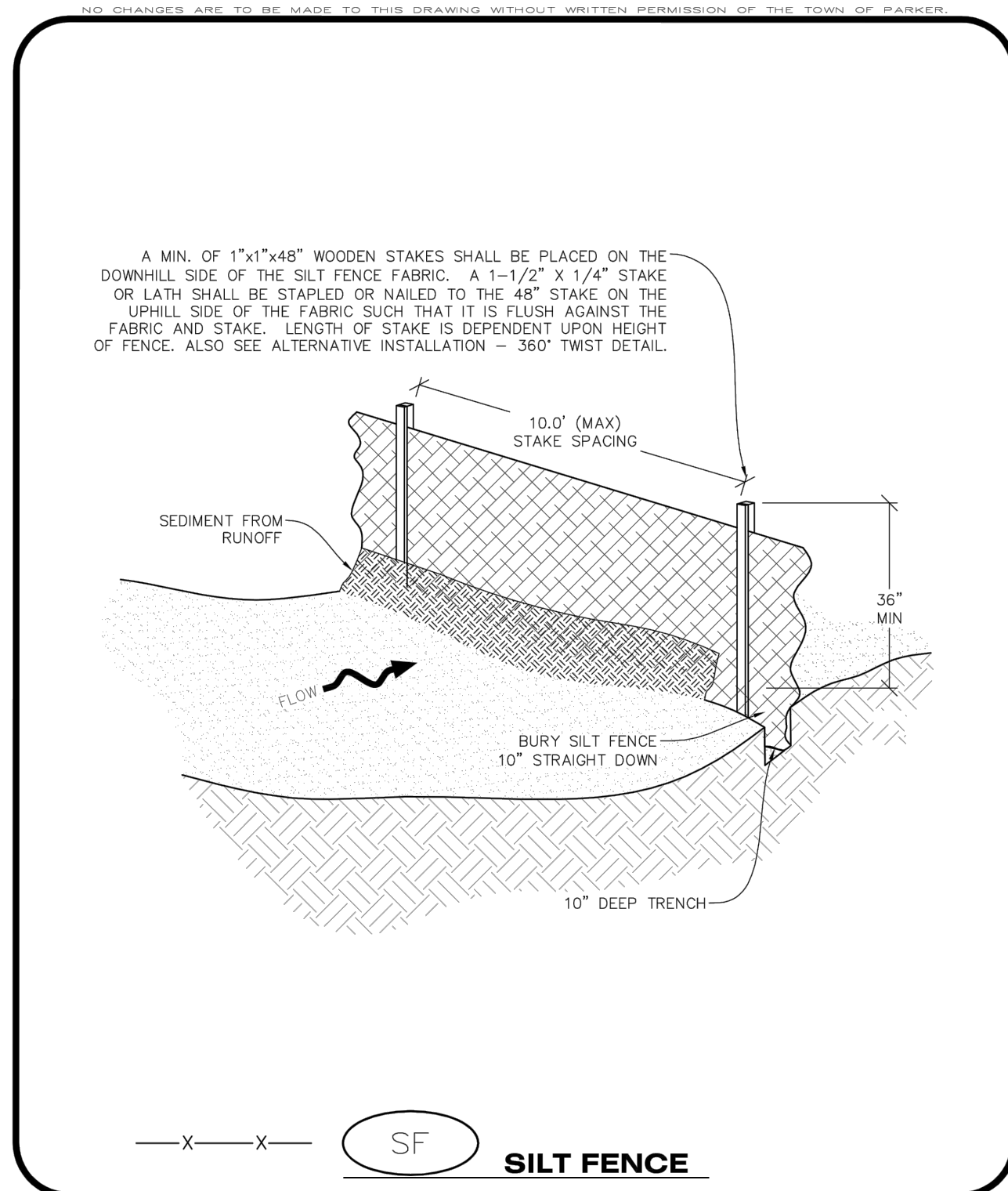


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CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

2 OF 2
Oct. 2013



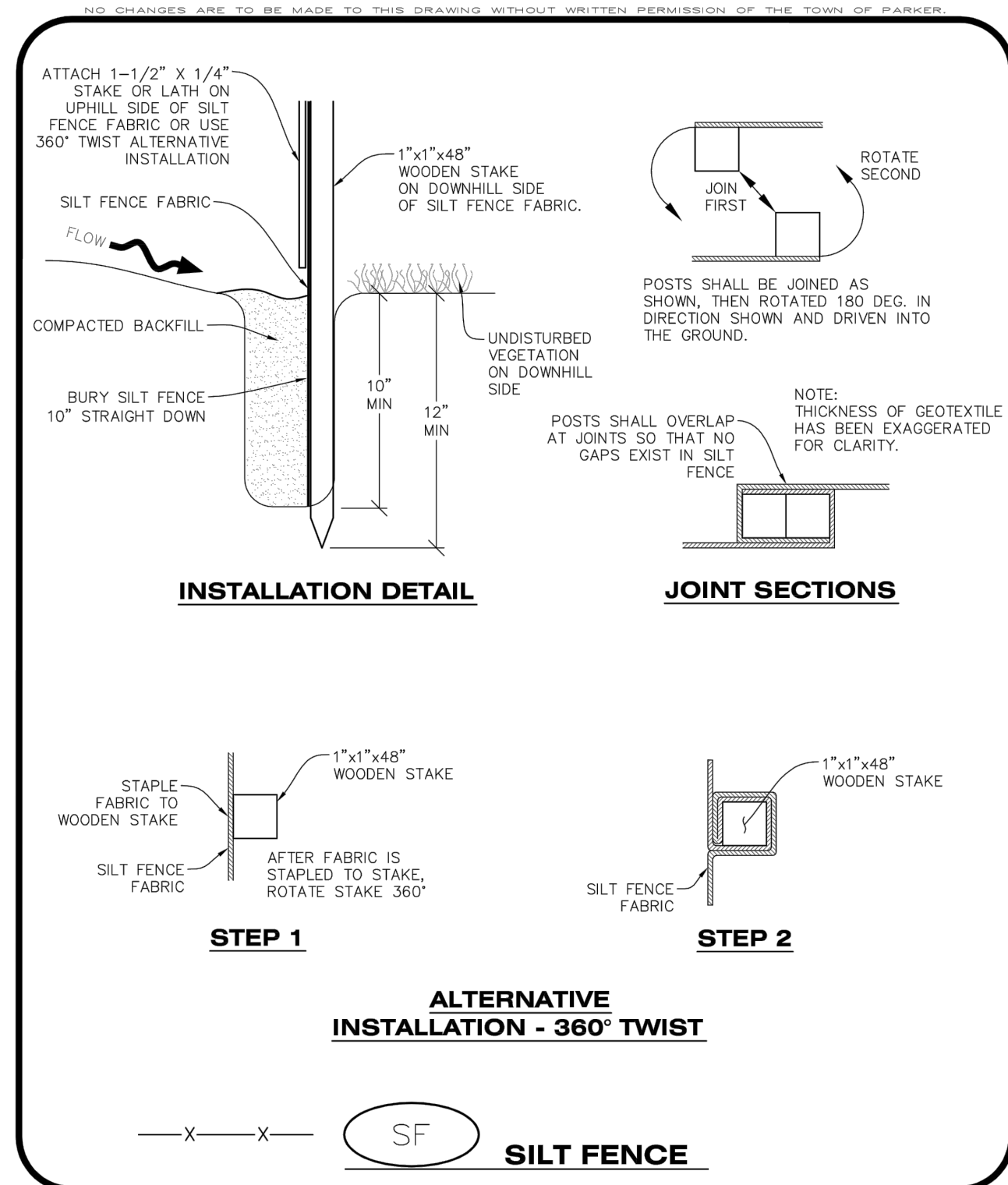


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

1 OF 4
Oct. 2013



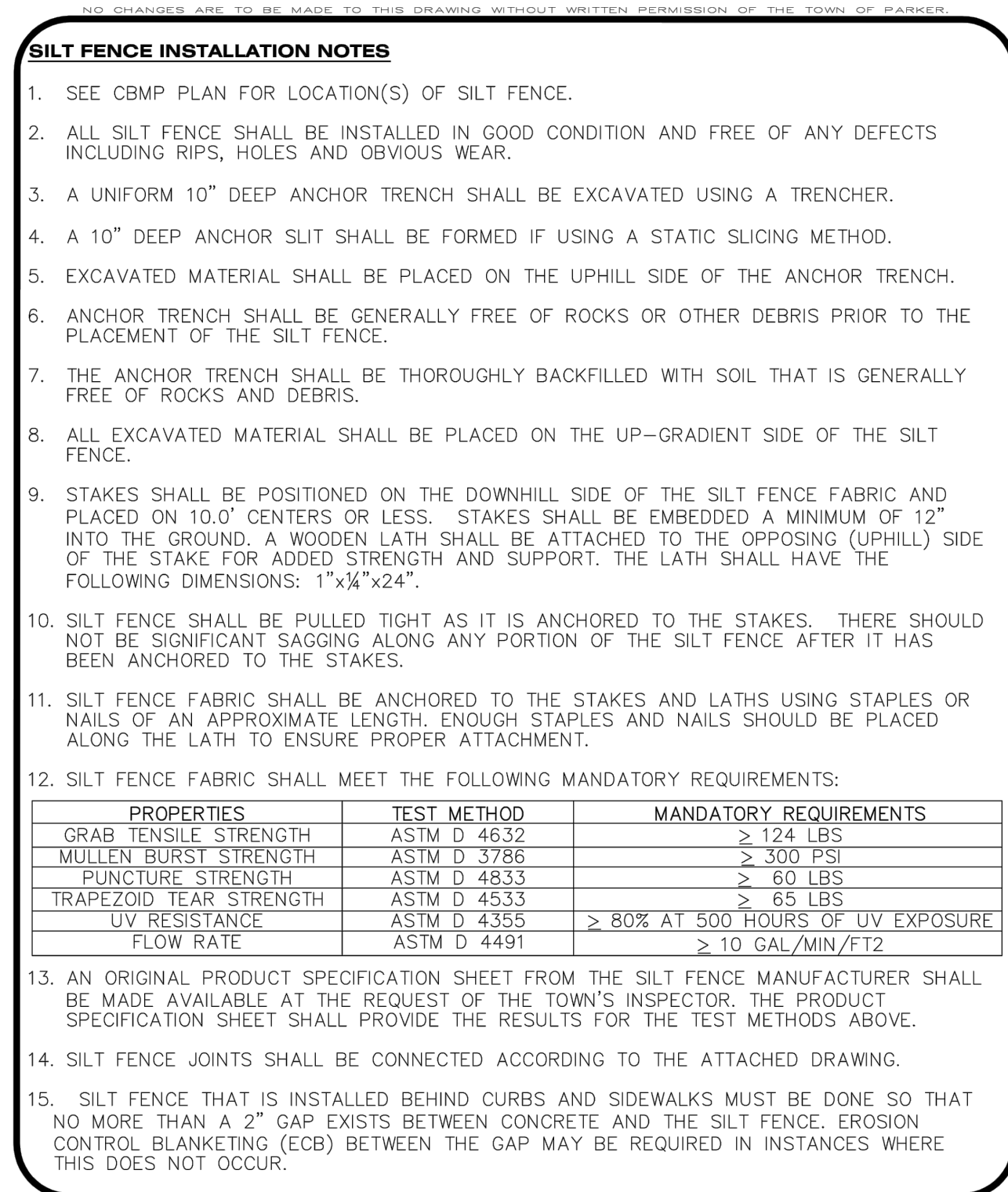


CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

2 OF 4
Oct. 2013





CBMP

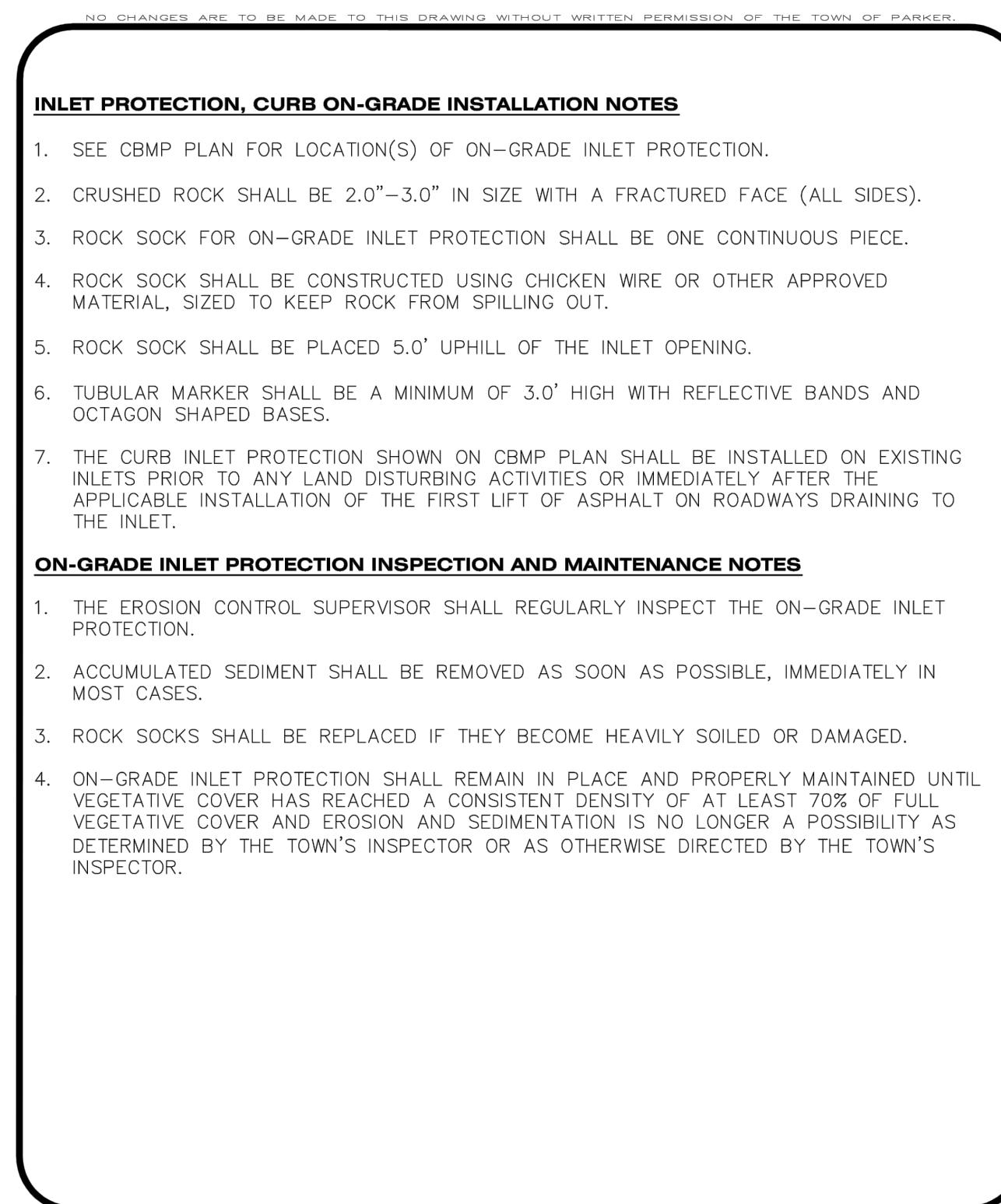
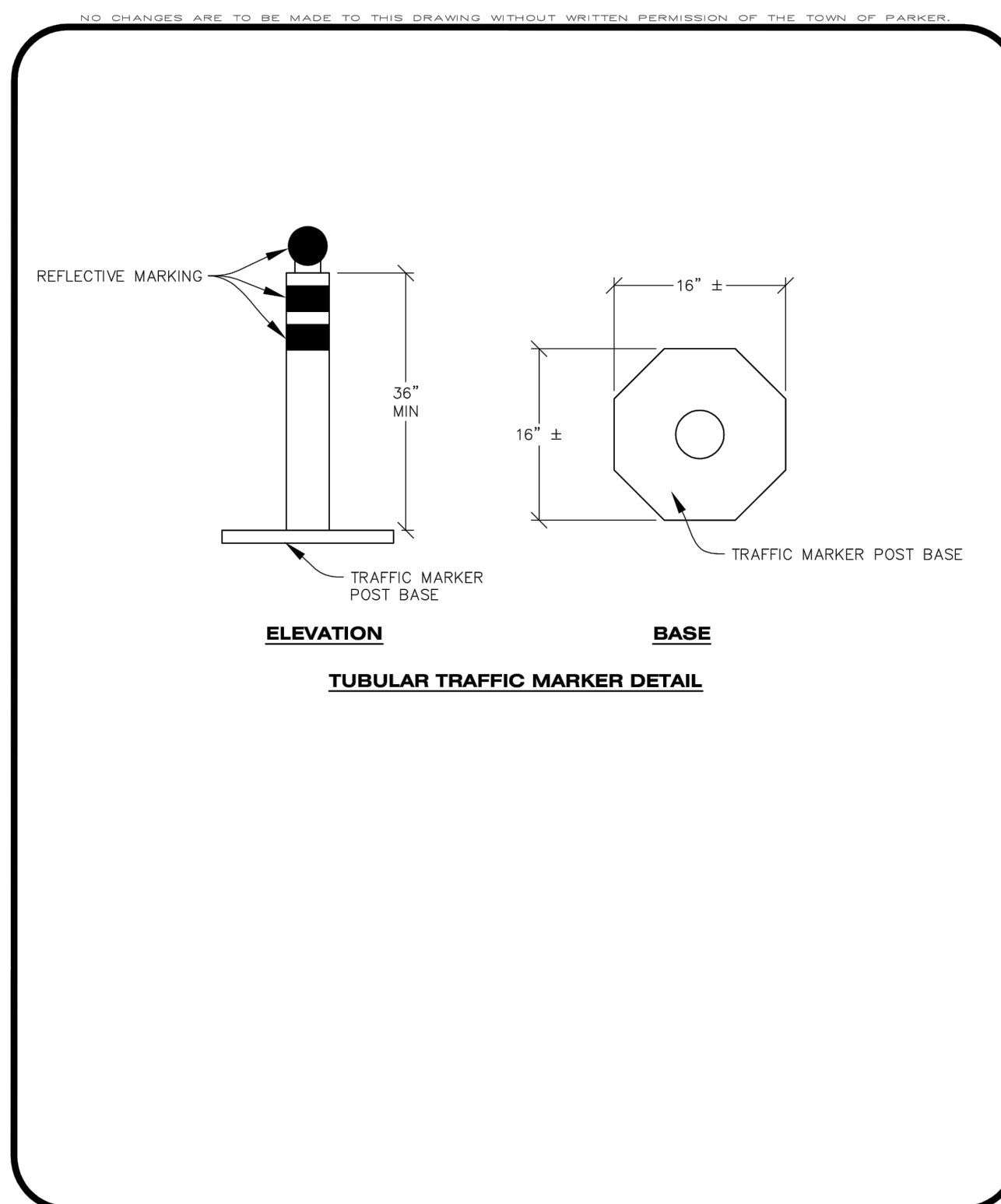
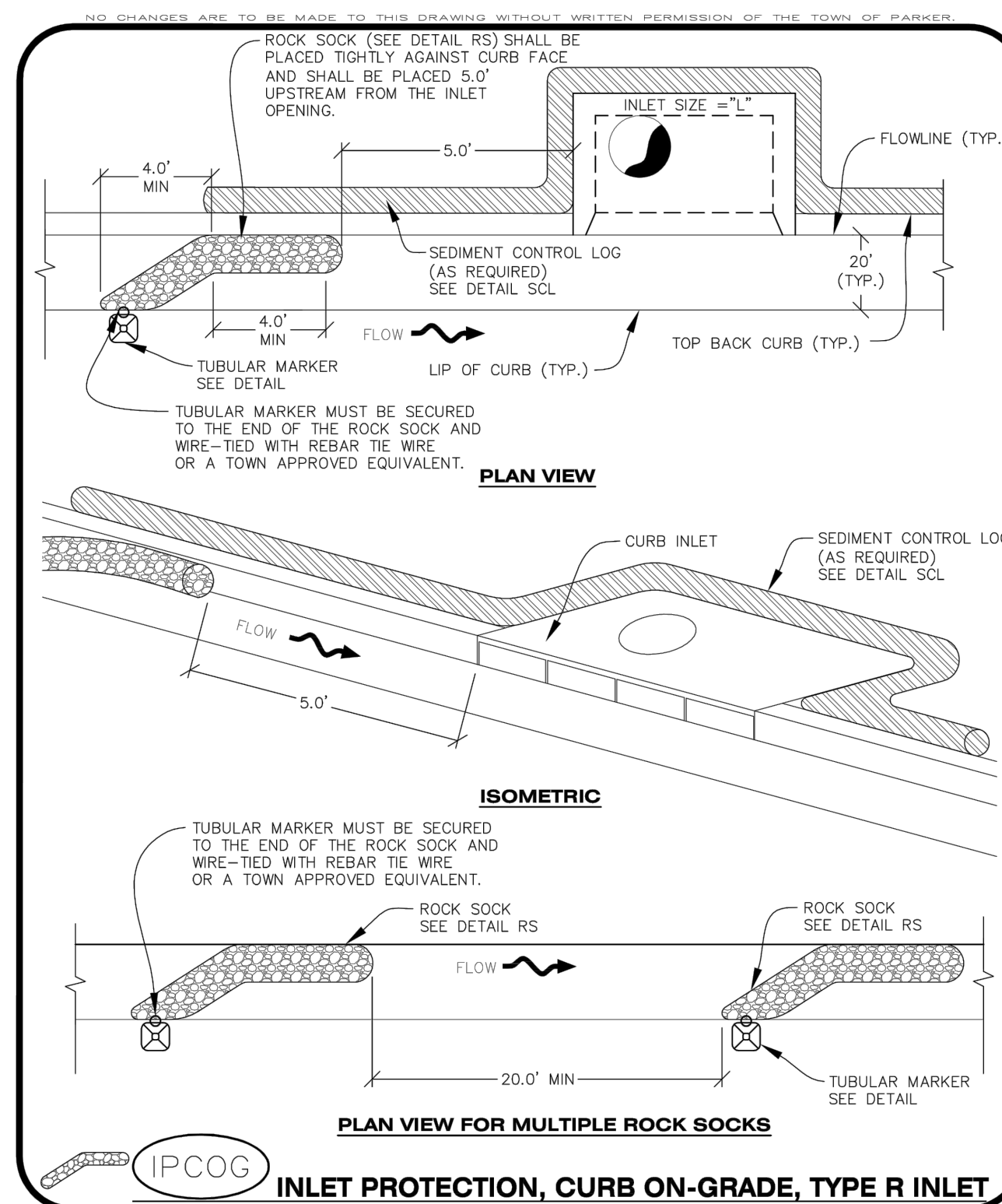
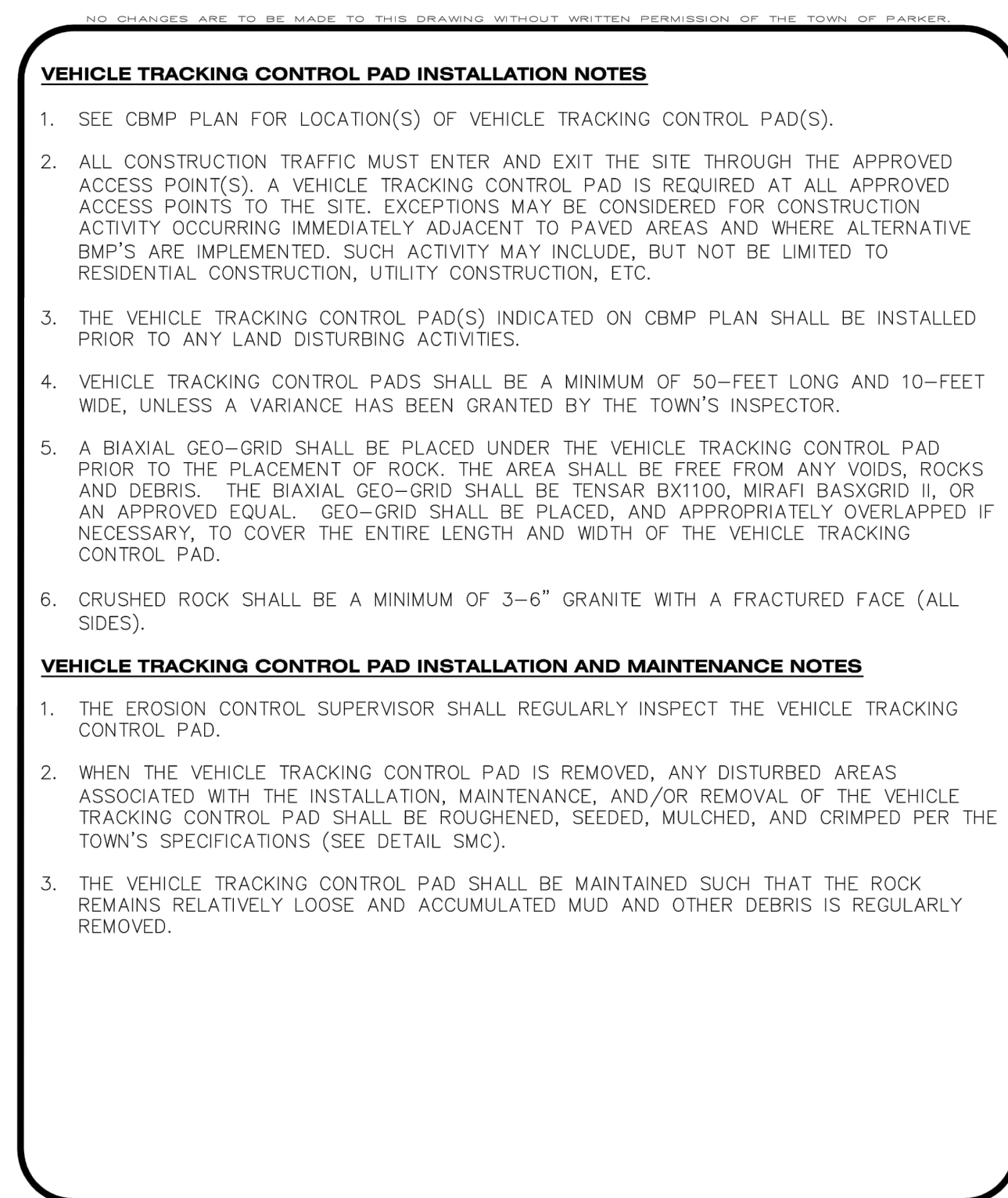
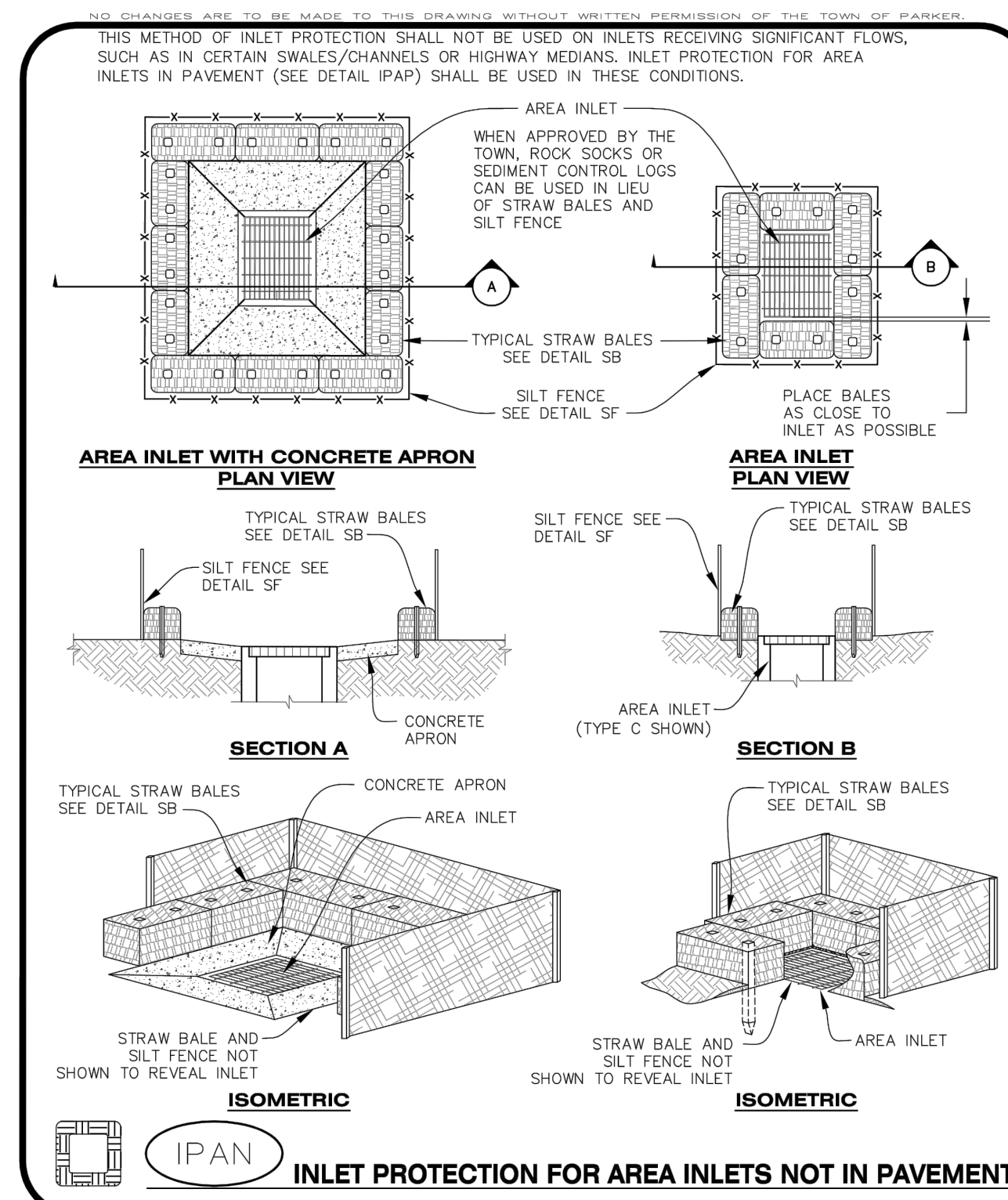
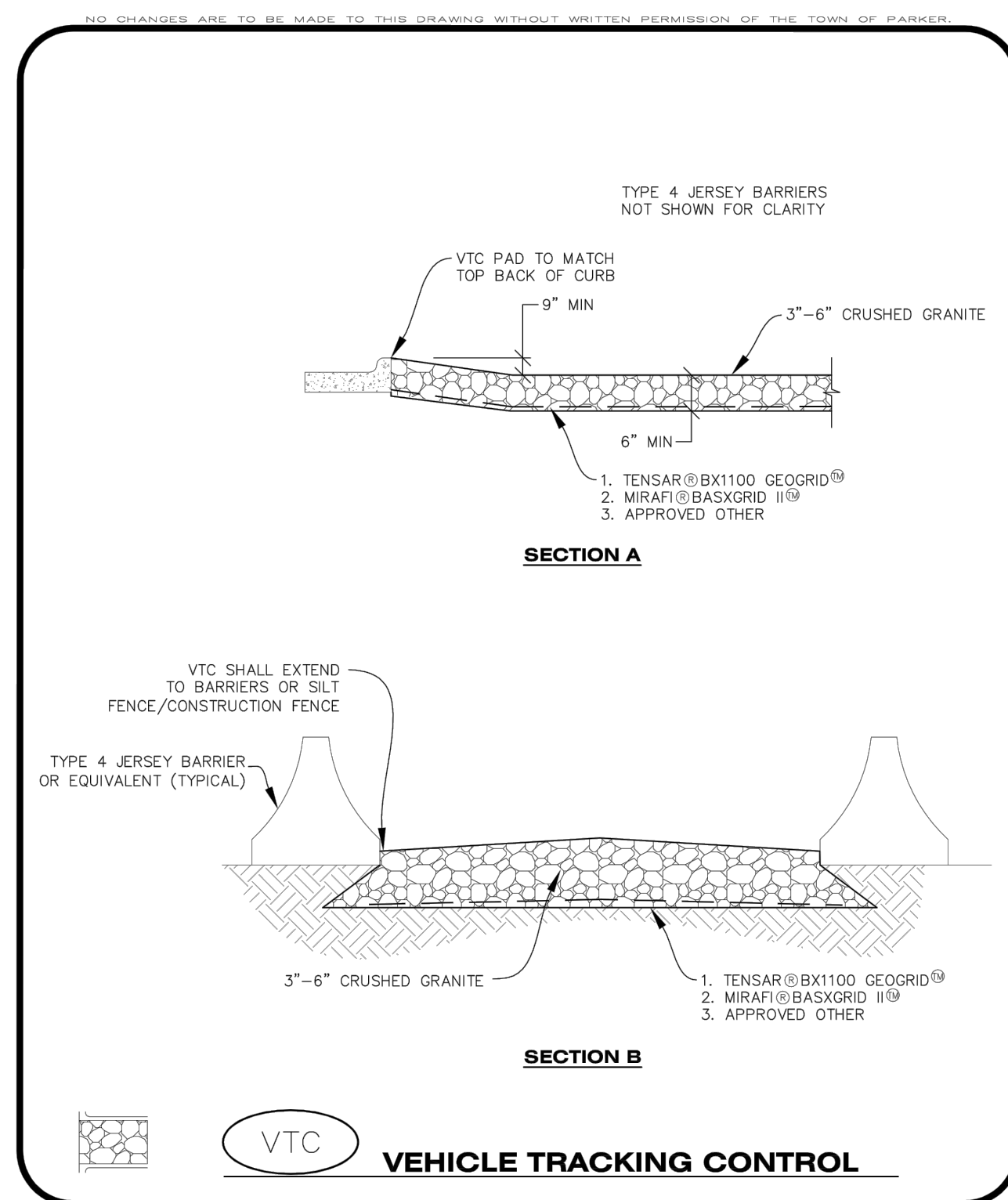
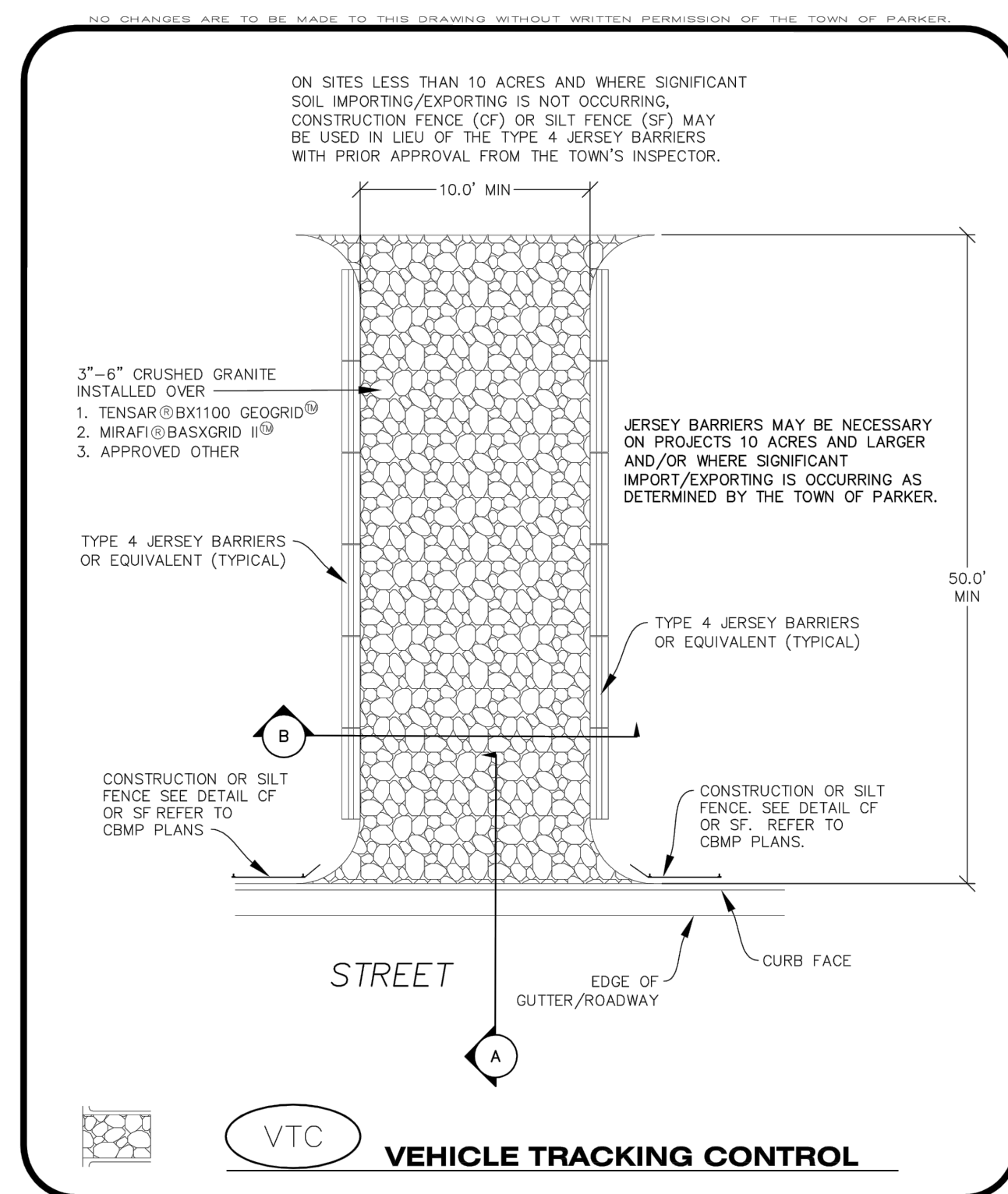
CONSTRUCTION BEST MANAGEMENT PRACTICES

SF

3 OF 4
Oct. 2013

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.

REVISION DESCRIPTION	DATE	BY	APP



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303-572-7997 www.ees.us.com



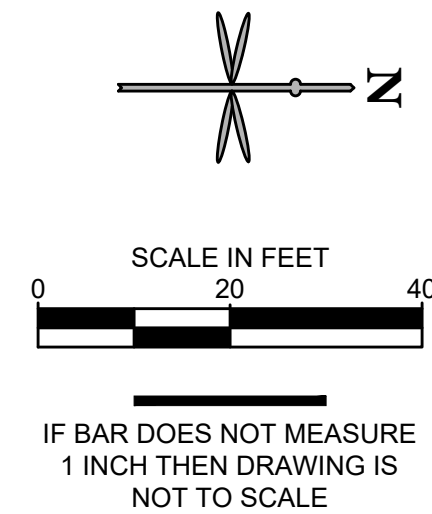
1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY
EROSION AND STORMWATER CONTROL
DETAILS

KG PROJECT TEAM: RDM: SDM: CPM:		
△	DATE	REVISION DESCRIPTION
DATE: 09-23-2022		REVISIONS

SHEET NUMBER:
C3.8
22 OF 30

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 REVIEW(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.



- | | |
|---|----------------------------------|
|  | PROPERTY BOUNDARY |
|  | EXISTING EASEMENT |
|  | EXISTING MAJOR CONTOUR |
|  | EXISTING MINOR CONTOUR |
|  | PROPOSED MAJOR CONTOUR |
|  | PROPOSED MINOR CONTOUR |
|  | EXISTING STORM SEWER |
|  | PROPOSED STORM SEWER |
|  | EXISTING STORM INLET AND MANHOLE |
|  | PROPOSED STORM INLET AND MANHOLE |

**STORM SEWER PIPING
AND STRUCTURE NOTES:**

- ① 6" CANOPY DRAINAGE CONNECTION, EAST AND WEST.
SEE PROFILE FOR INVERT ELEVATION.

BENCHMARK:

ELEVATIONS ARE BASED UPON A POST-PROCESSED STATIC GNSS CONNECTION MADE TO DOUGLAS COUNTY GIS POINT 1.051038 BEING A FOUND 3.25" ALLOY CAP STAMPED "DOUGLAS COUNTY - 1.051038 - SECONDARY CONTROL MONUMENT" UTILIZING GEOID18 TO MODEL THE ELLIPSOID SEPARATION AND HAVING A PUBLISHED ELEVATION OF: 6053.87 FEET (NAVD 88). SITE BENCH MARK: FWS CONTROL POINT 501 BEING A SET NO.5 REBAR WITH A 2" ALLOY CAP STAMPED "FWS CONTROL POINT" LOCATED APPROXIMATELY 144.5' SOUTH OF THE INTERSECTION OF THE CENTER-LINES OF NORTH PINERY PARKWAY AND ALPINE PHLOX STREET AND 23' WEST OF THE CENTER-LINE OF ALPINE PHLOX STREET HAVING AN ESTABLISHED ELEVATION OF 6069.33" NAVD 88.

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

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

811[®]

CALL UTILITY NOTIFICATION
CENTER OF COLORADO

1-800-922-1987 or 811

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

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



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2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY

STORM SEWER PLAN AND PROFILE

KG PROJECT TEAM

RDM:

SDM:

CPM:

[illegible]

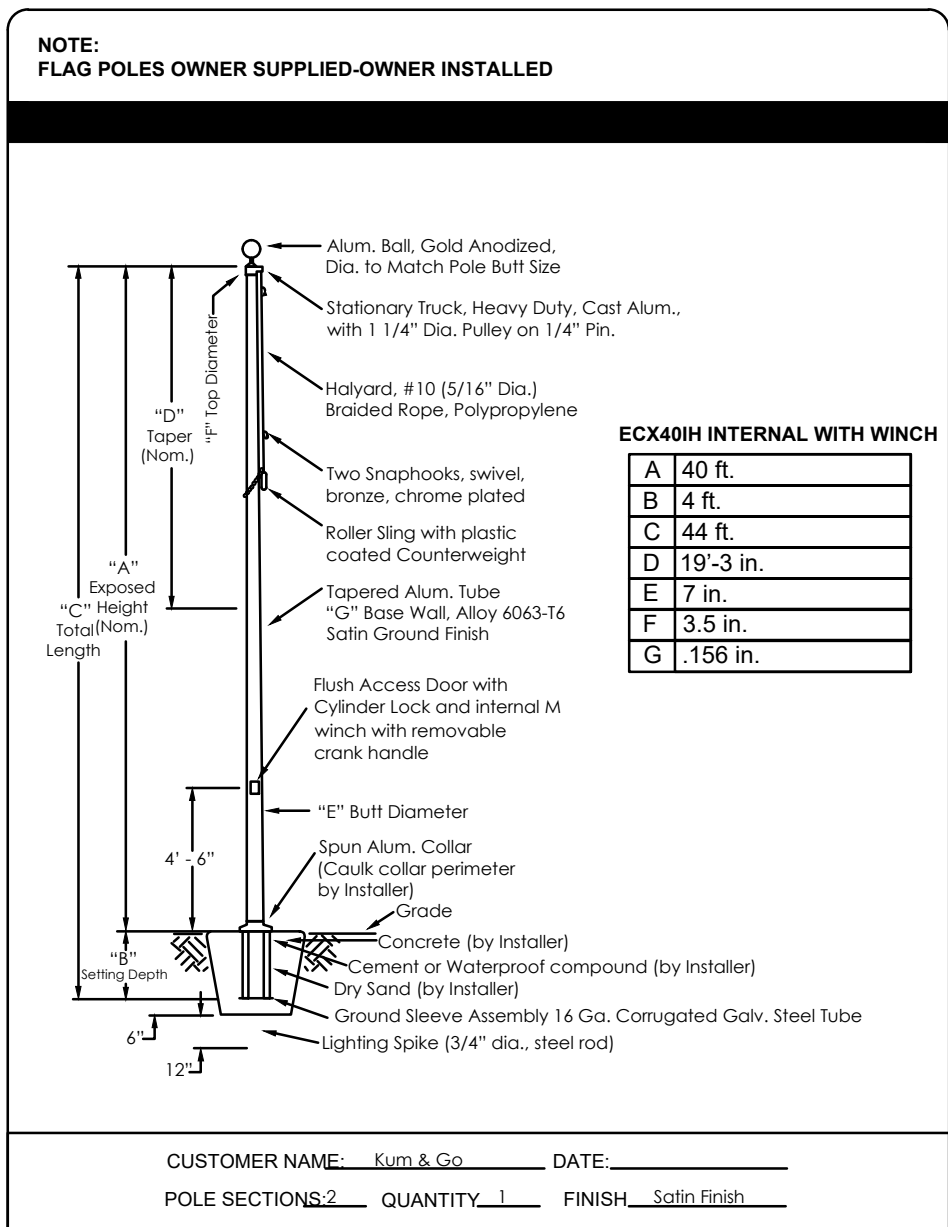
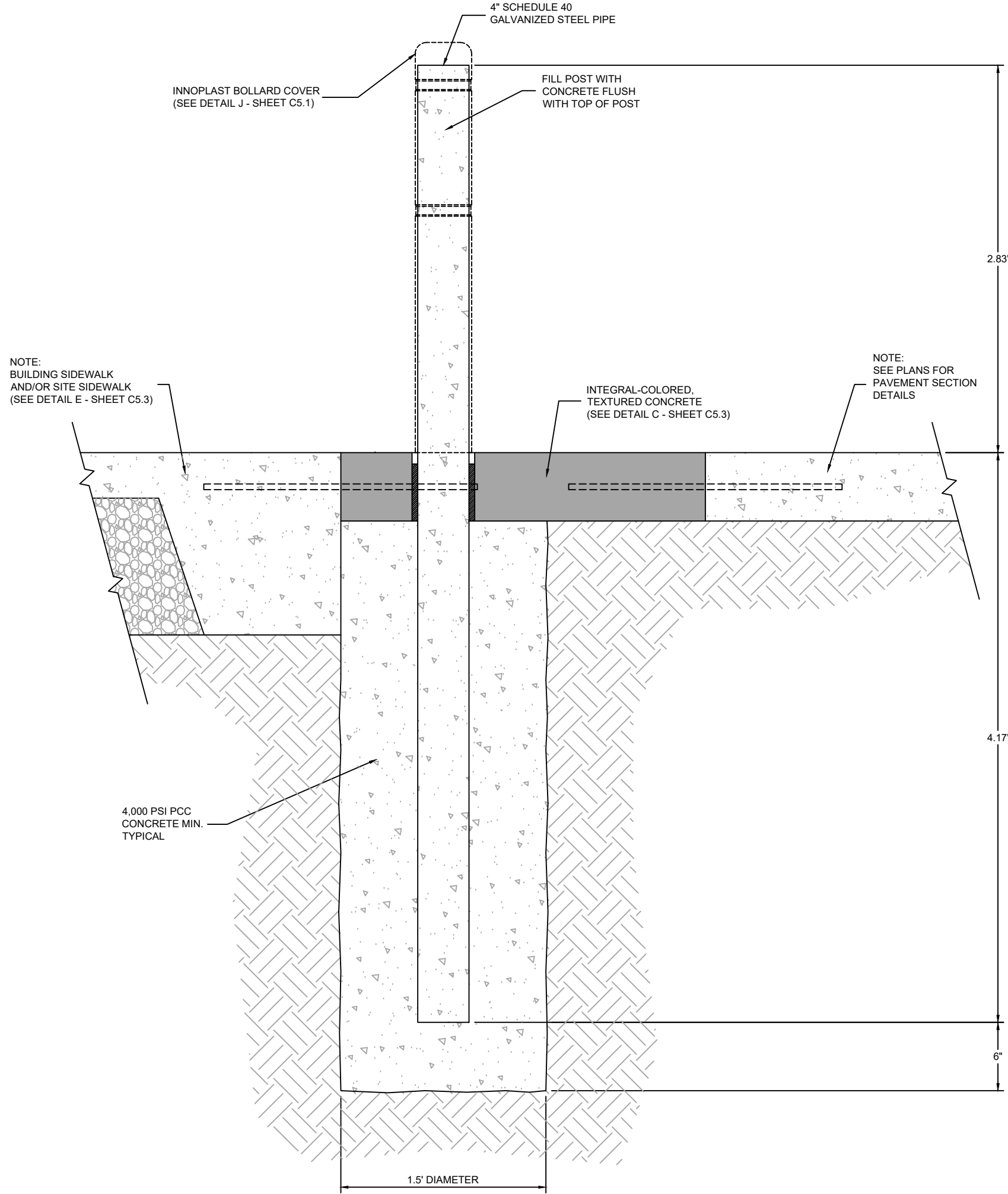
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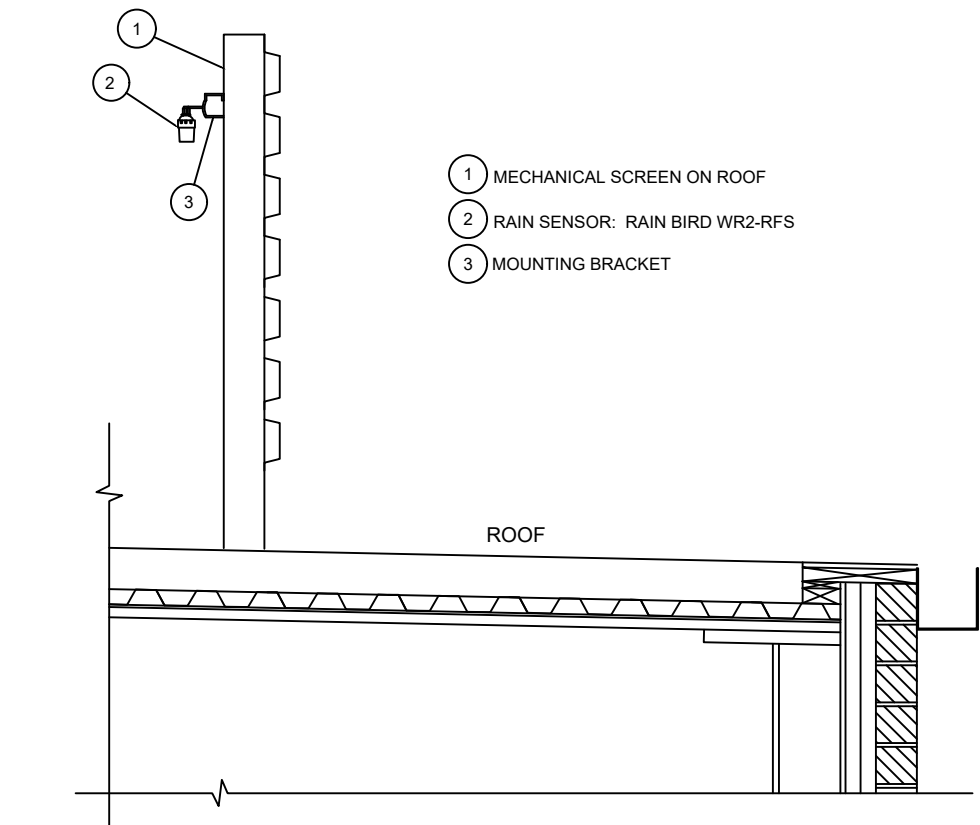
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24 OF 30

CRITERIA PLAN 04/202

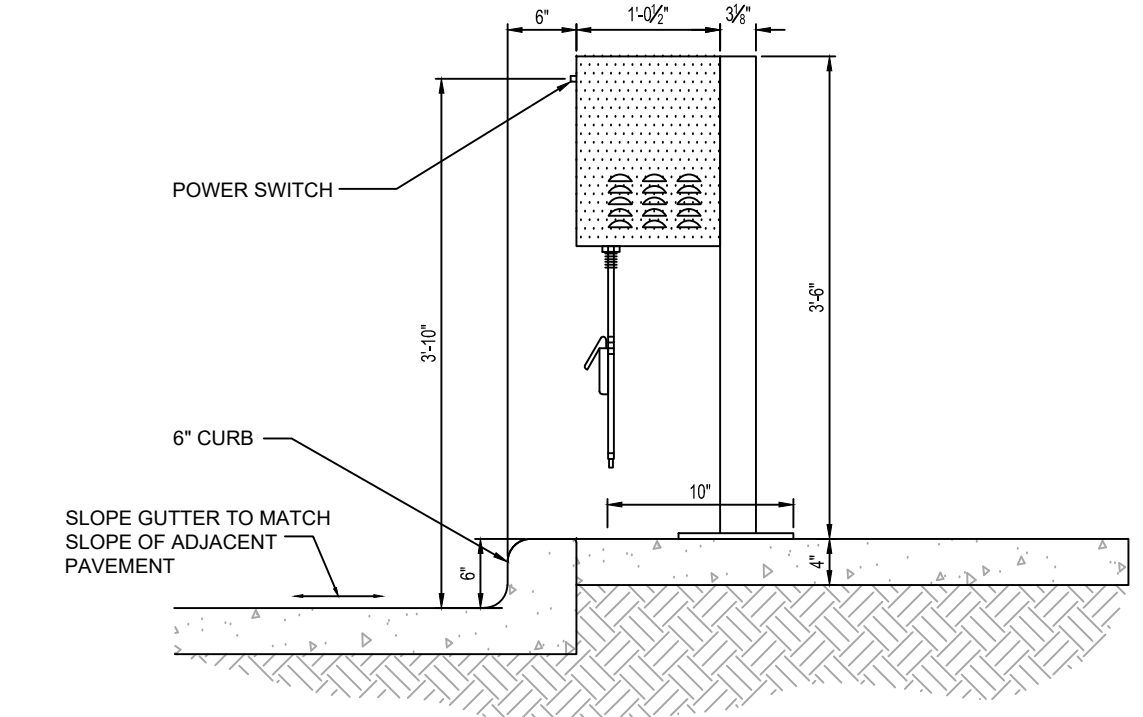
I BOLLARD DETAIL (TYP.)
NOT TO SCALE



F 40' FLAG POLE
NOT TO SCALE

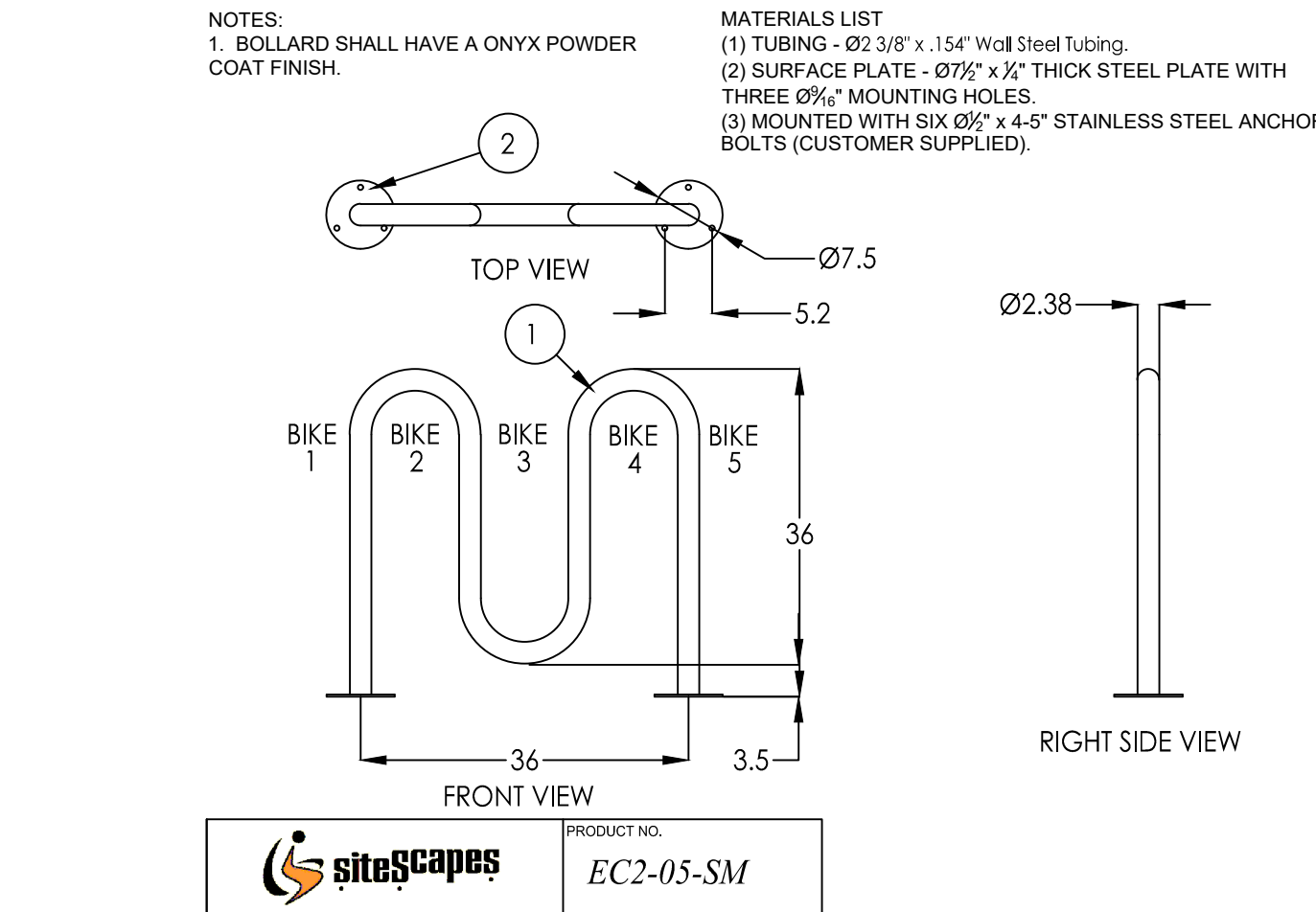


E RAIN SENSOR
NOT TO SCALE

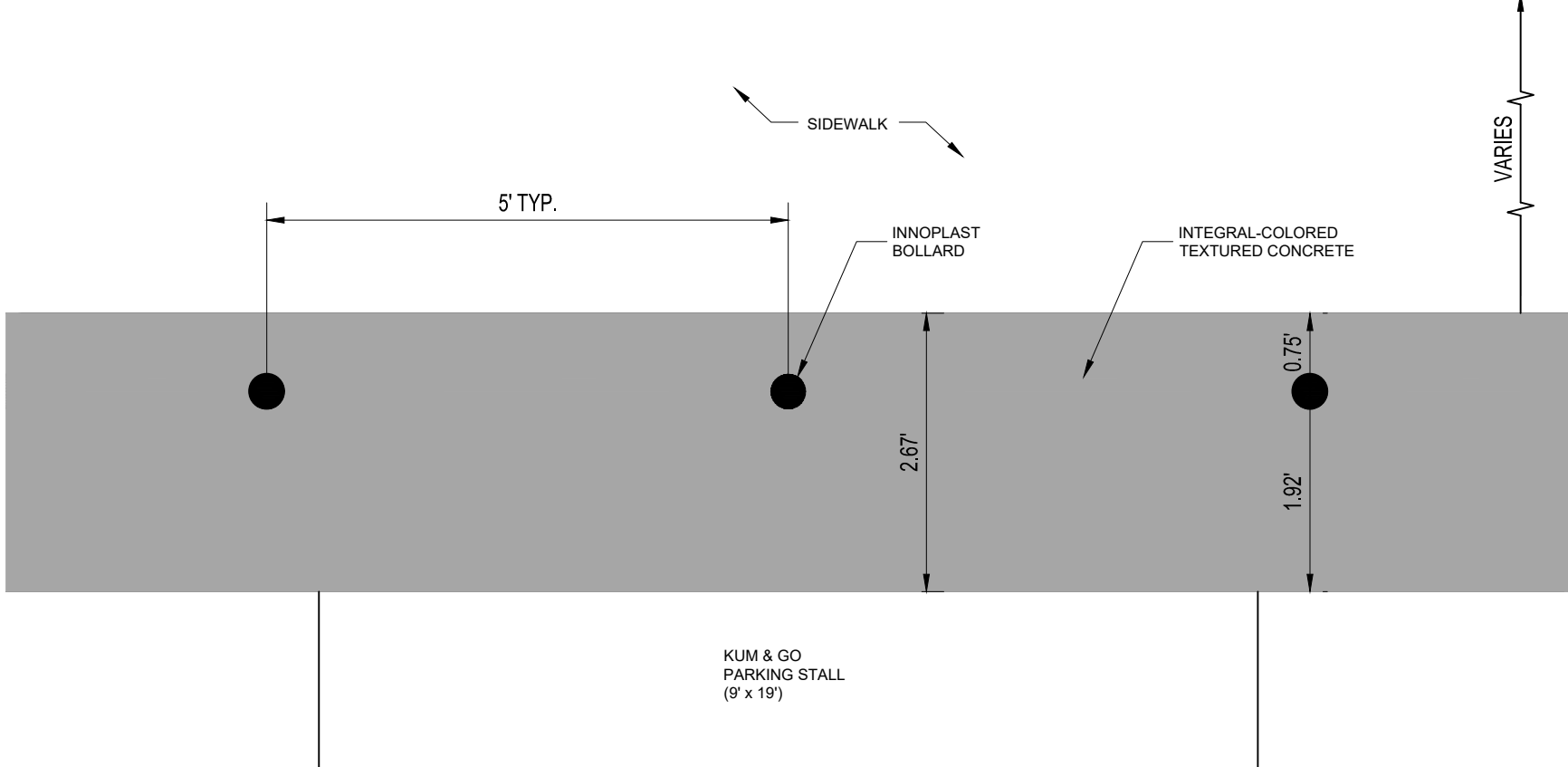


D AIR MACHINE
NOT TO SCALE

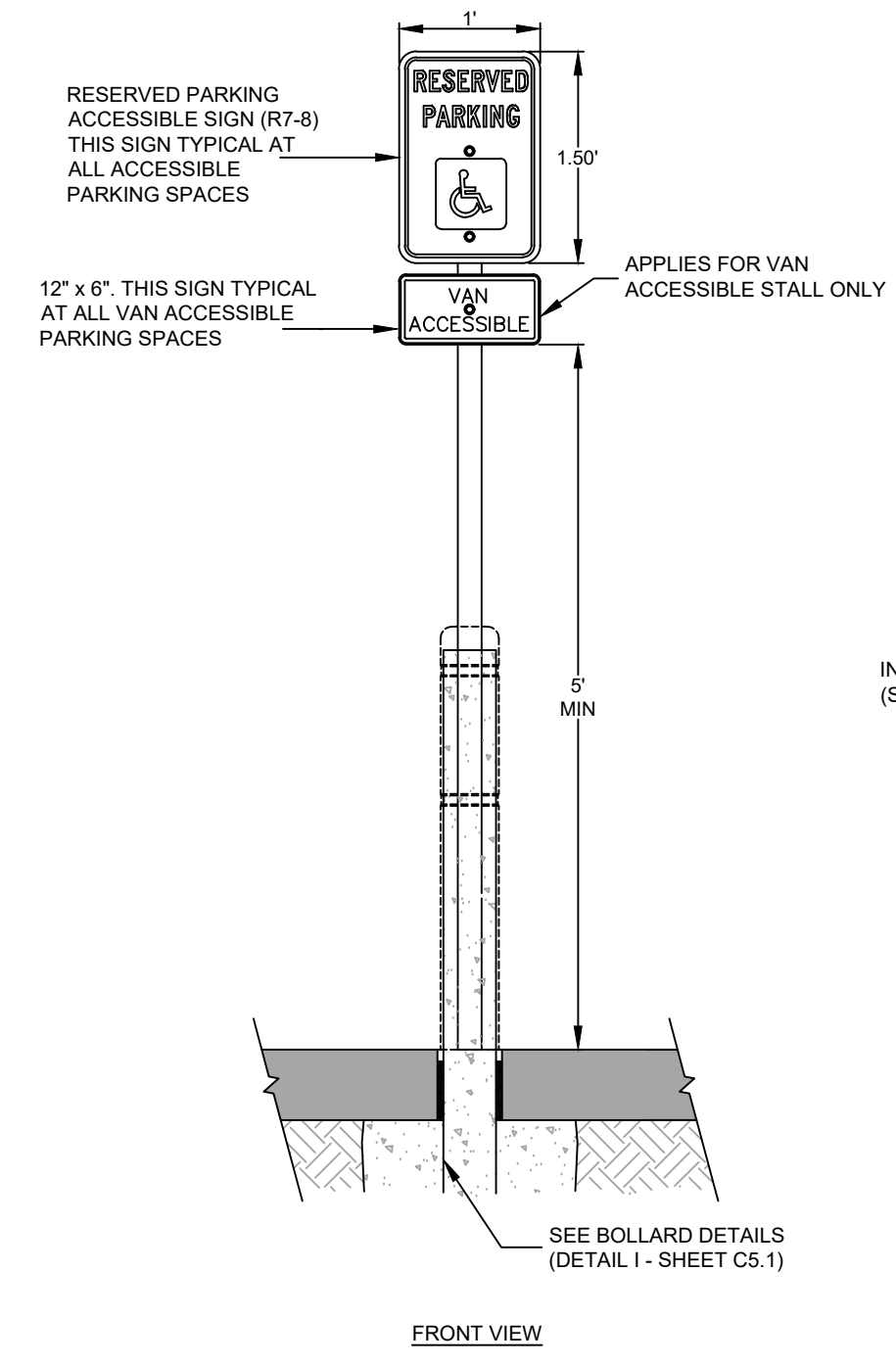
H BOLLARD DETAIL (PLAN VIEW)
NOT TO SCALE



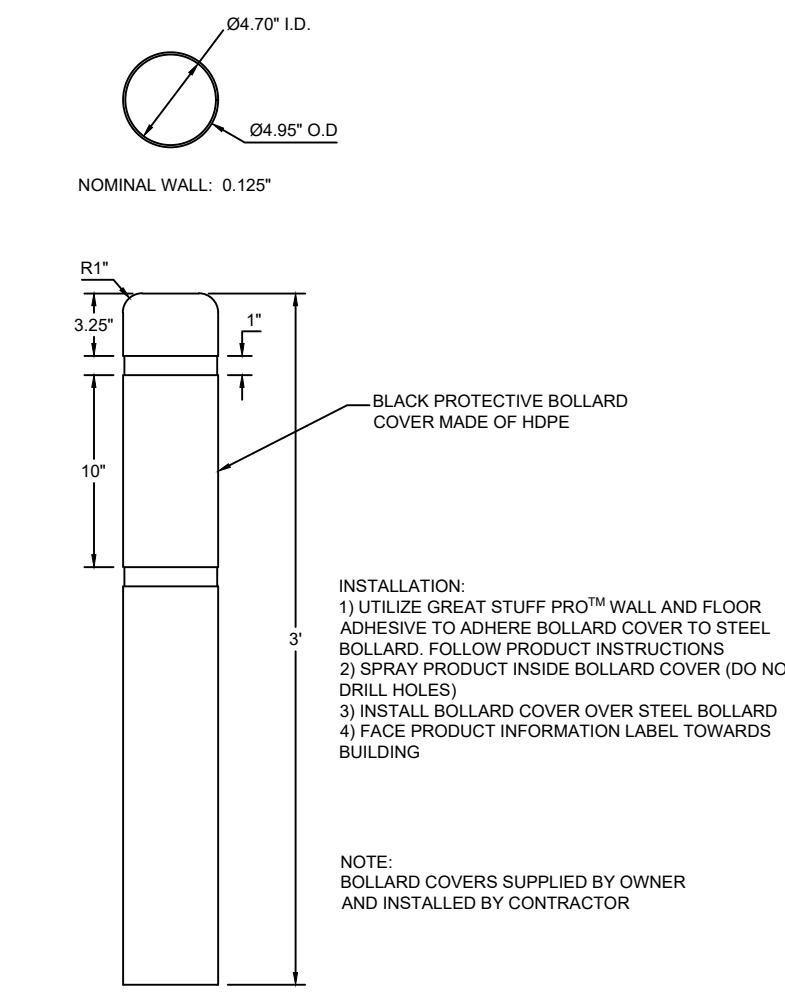
G BOLLARD BIKE RACK DETAIL
NOT TO SCALE



C SIGN IN LANDSCAPE
NOT TO SCALE

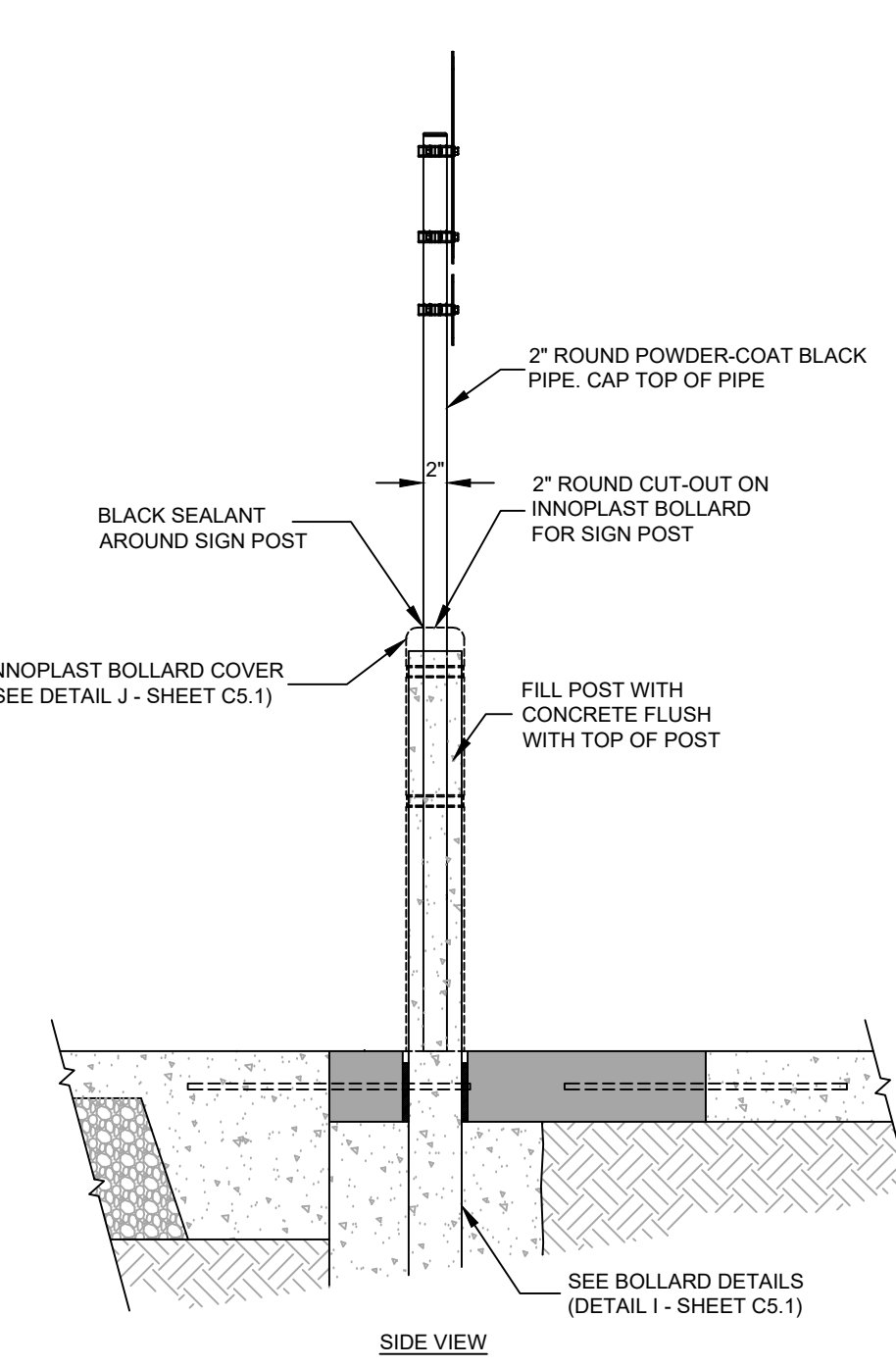


A BOLLARD-MOUNTED ADA SIGN
NOT TO SCALE



J INNOPLAST BOLLARD COVER
NOT TO SCALE

B SIGN IN CONCRETE
NOT TO SCALE



REVISION DESCRIPTION	DATE

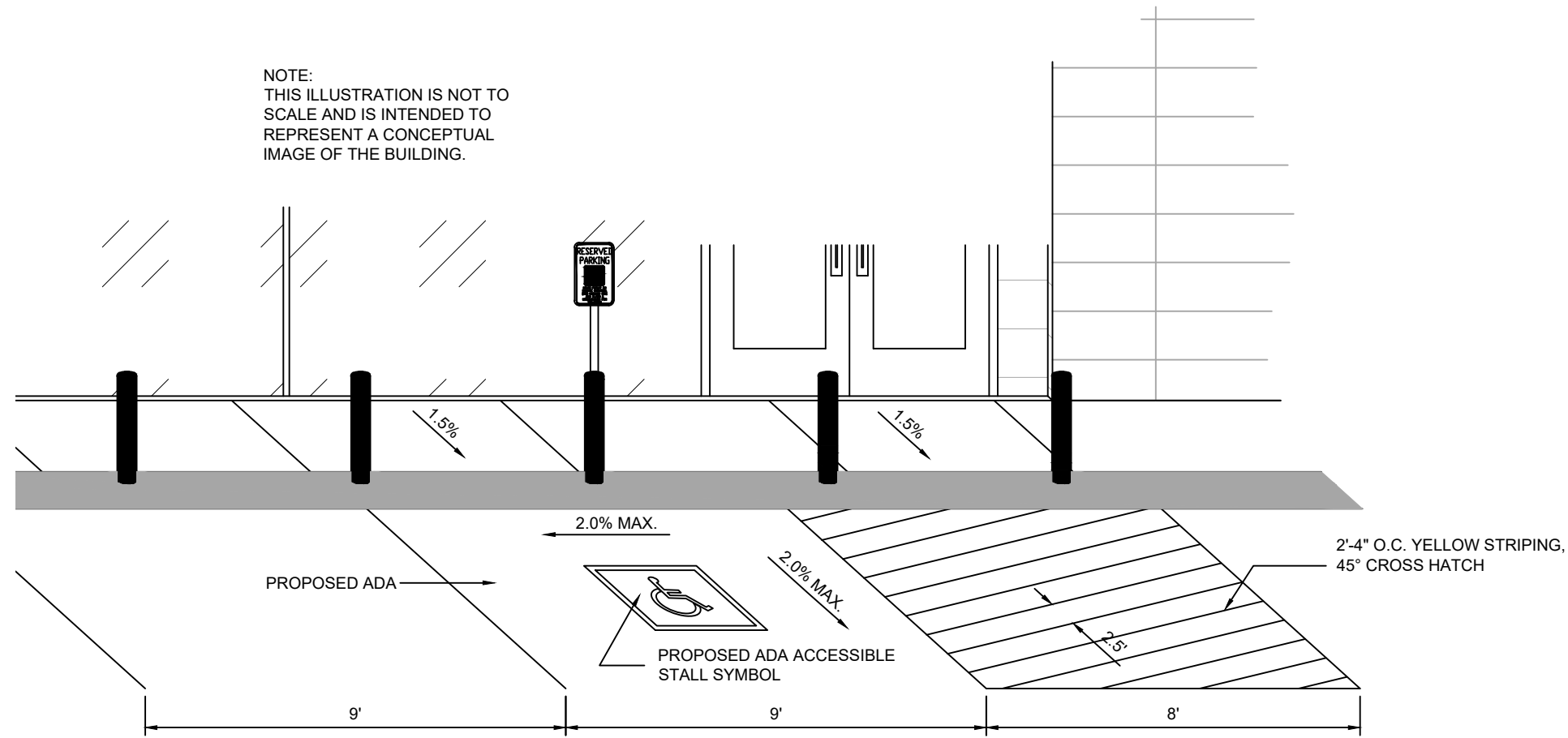
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SHEET NUMBER:
C5.1
25 OF 30

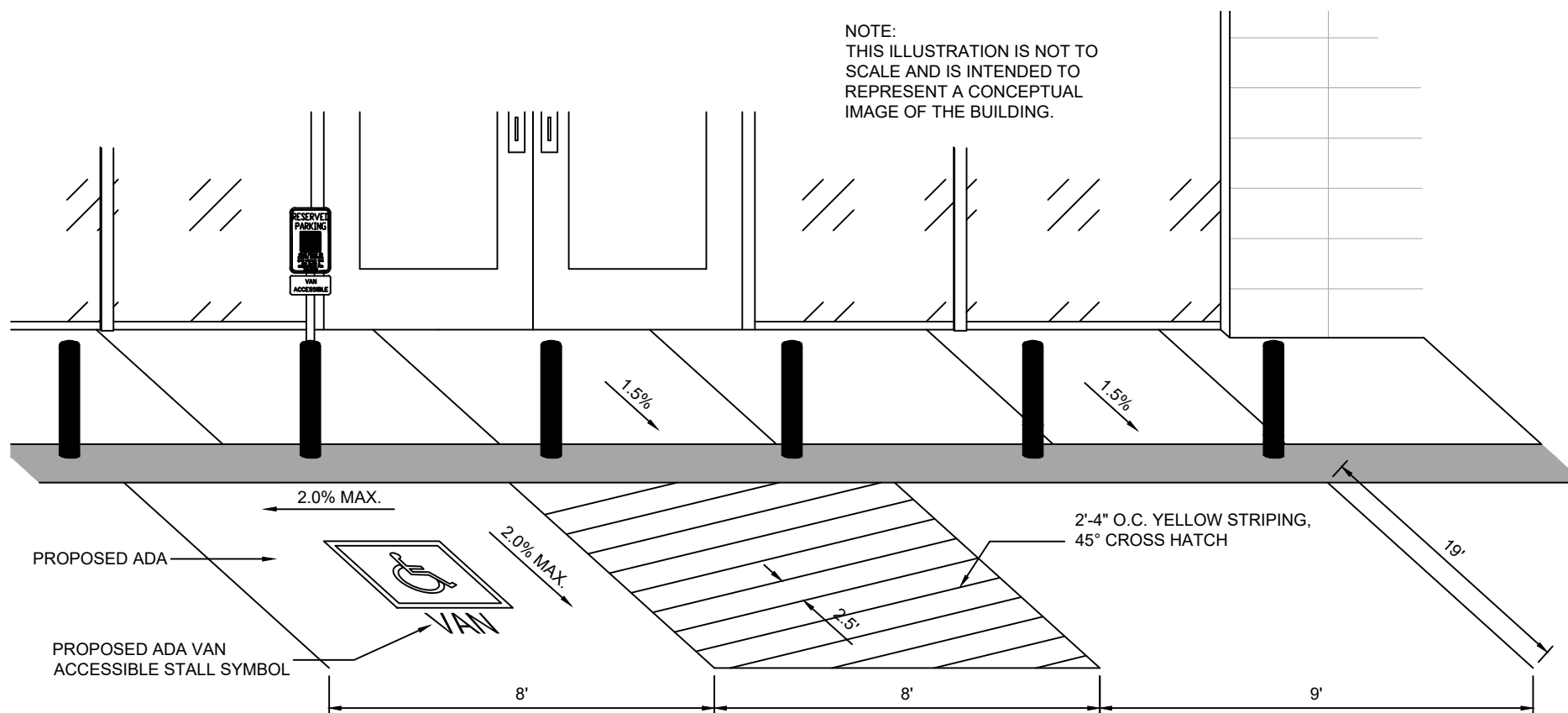
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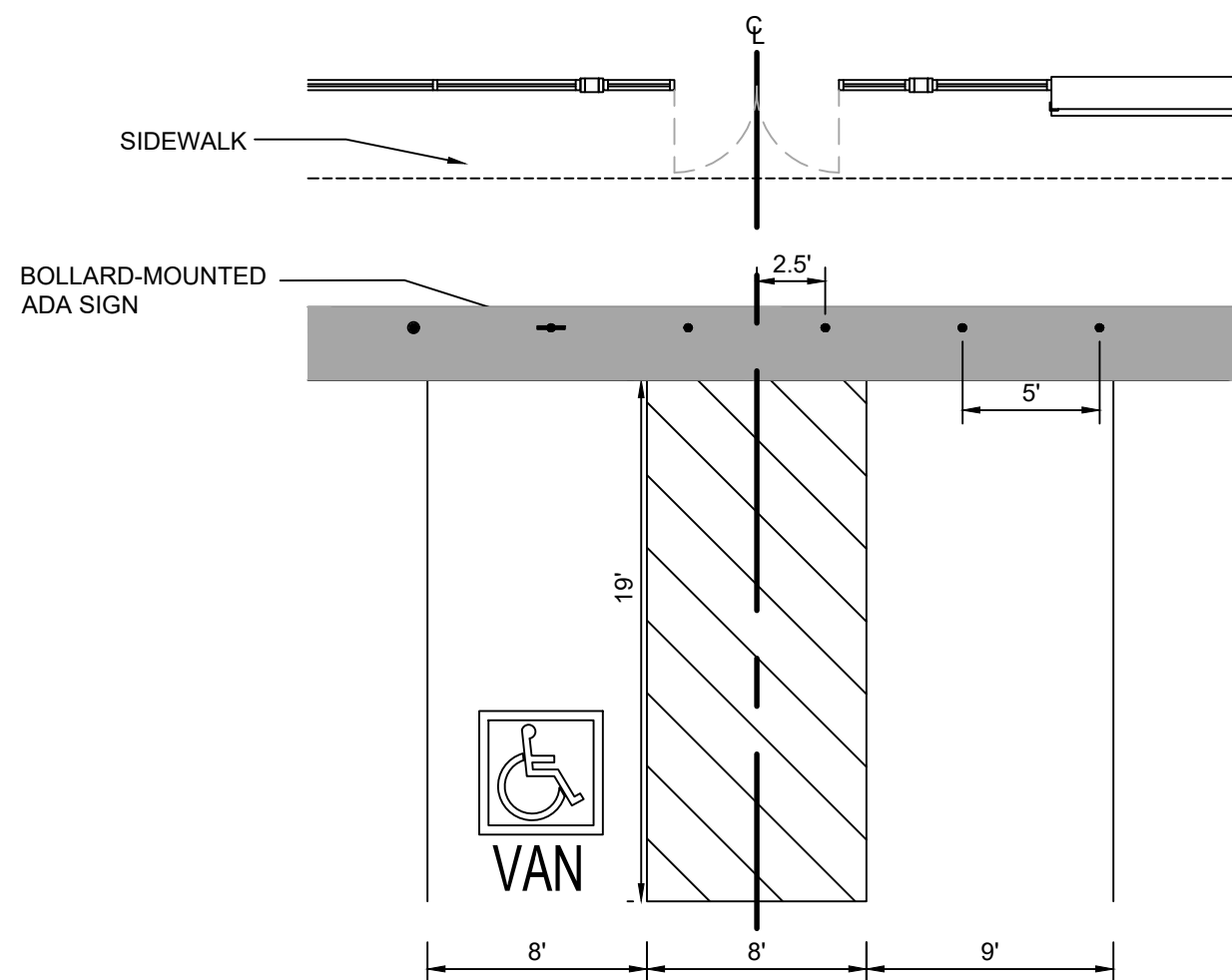
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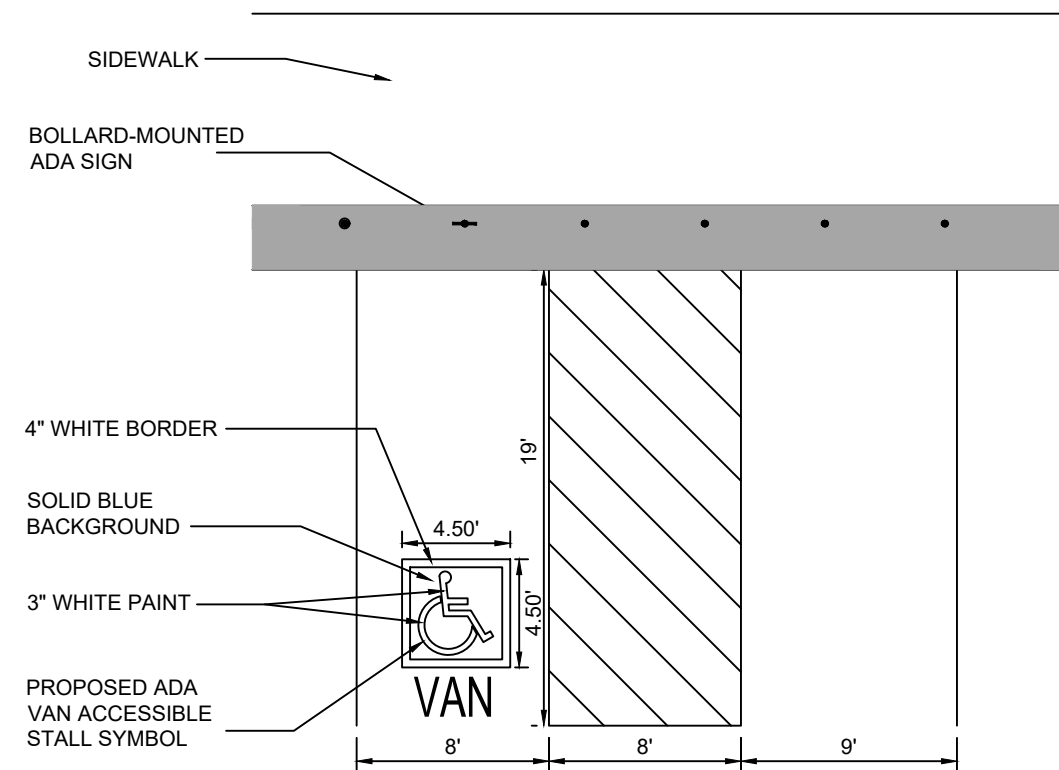
M BUILDING SIDE SIDEWALK & PARKING STALL
NOT TO SCALE



L BUILDING FRONT SIDEWALK & PARKING STALL
NOT TO SCALE

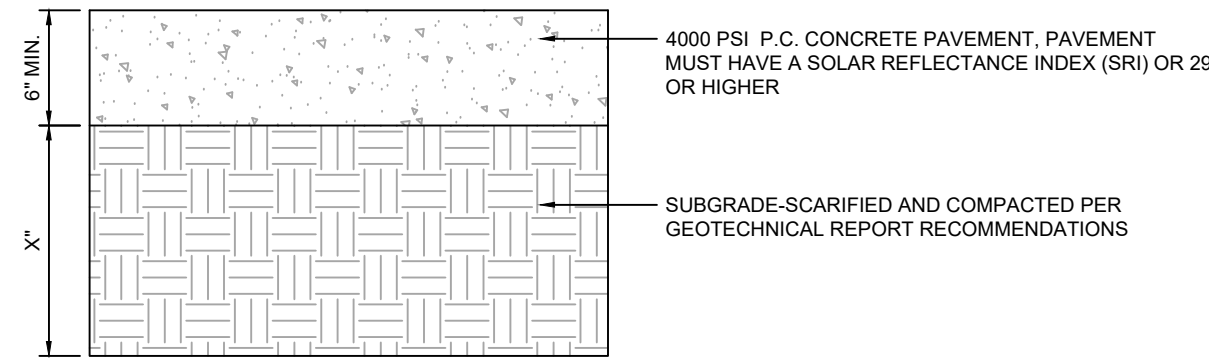


K BOLLARD PLACEMENT DETAILS
NOT TO SCALE

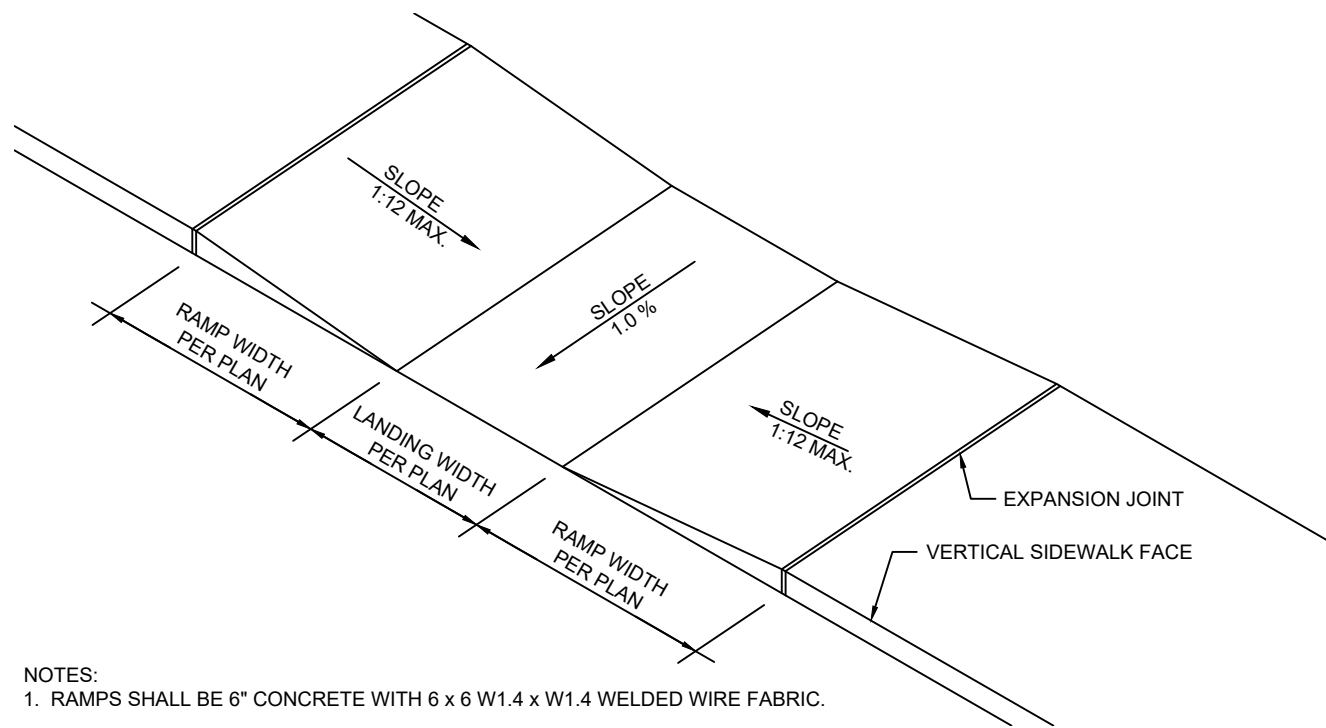


J ACCESSIBLE FRONT PARKING STALL
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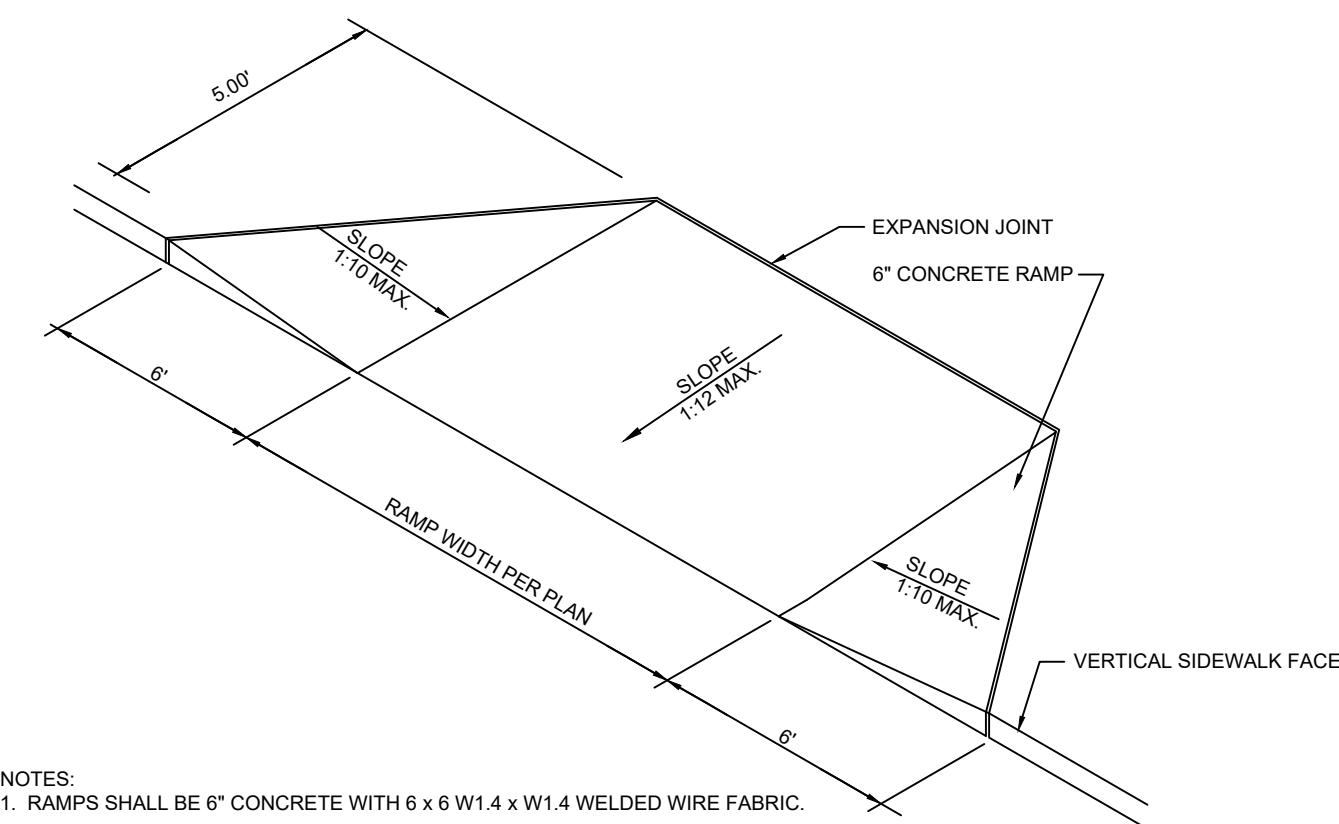
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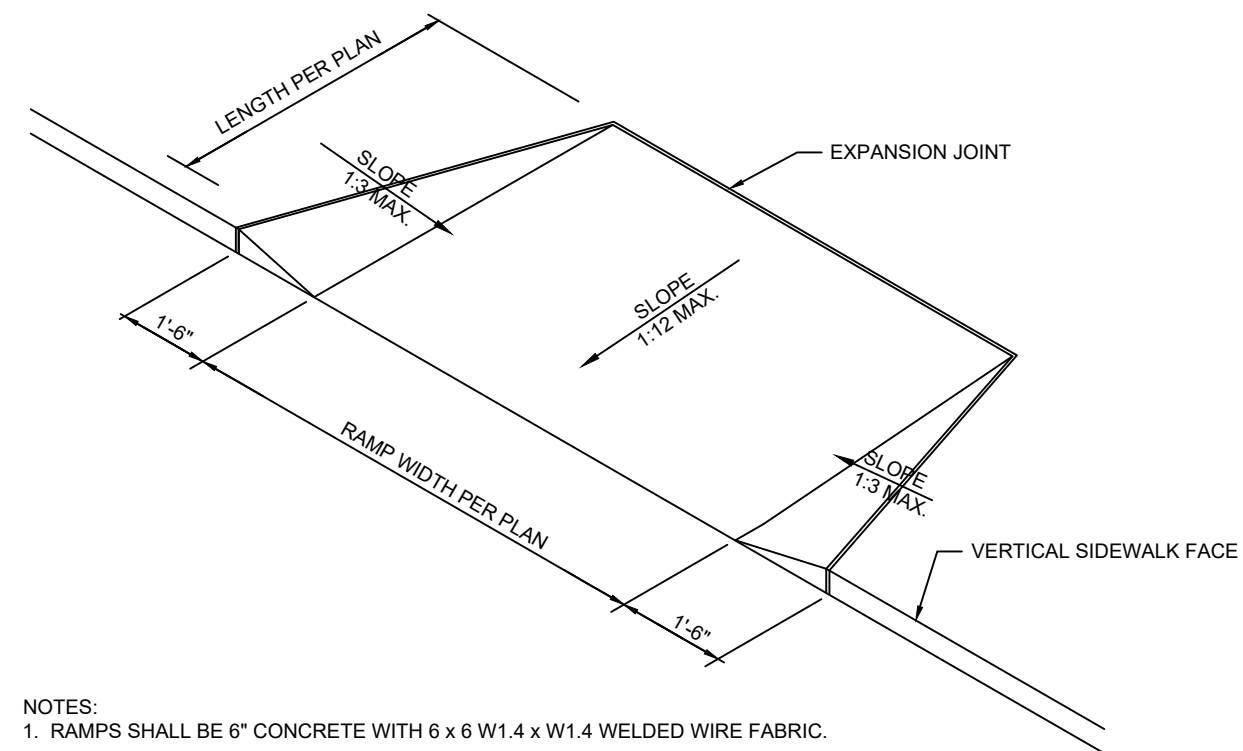
H STANDARD DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE



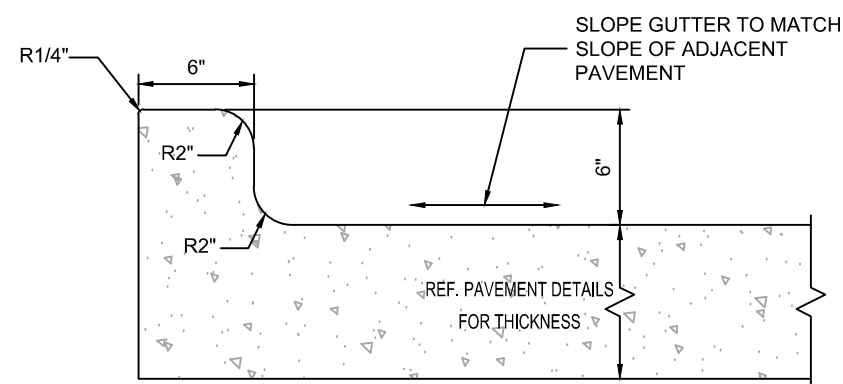
G ADA PARALLEL CURB RAMP DETAIL
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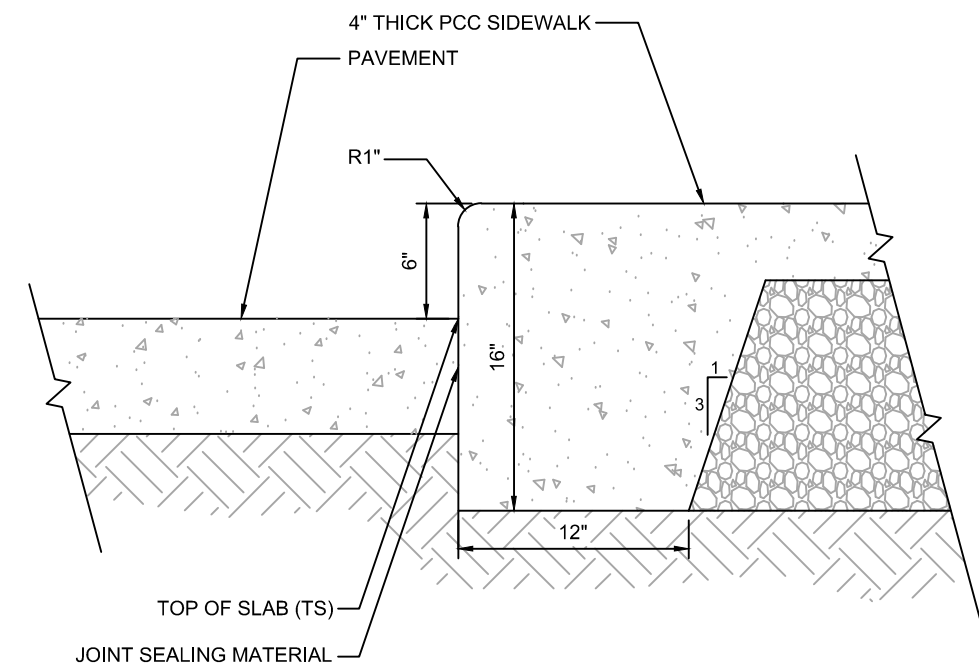
F ADA CURB RAMP DETAIL, TYPE 2
NOT TO SCALE



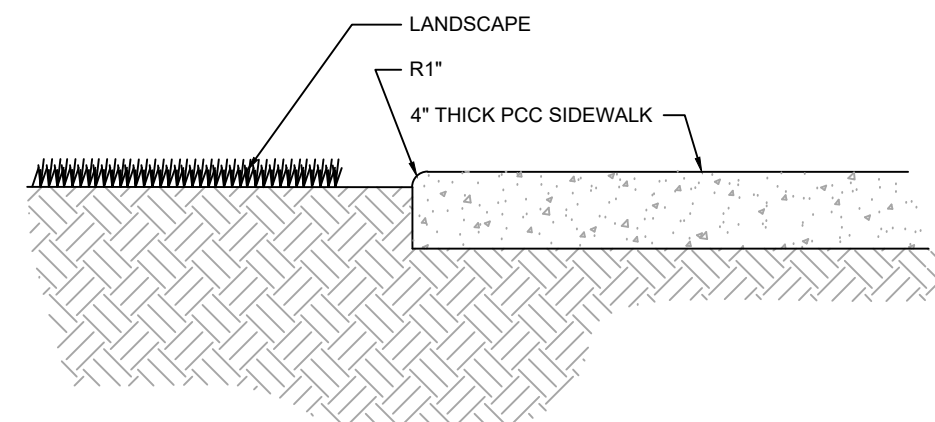
E ADA CURB RAMP DETAIL, TYPE 1
NOT TO SCALE



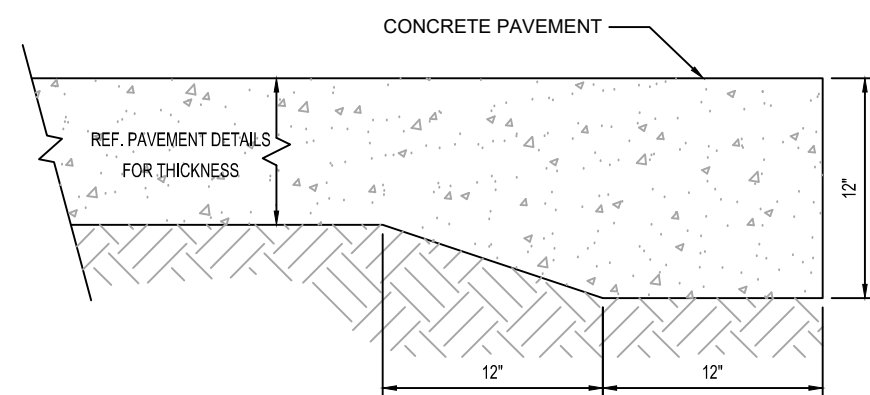
D INTEGRAL CONCRETE CURB DETAIL
NOT TO SCALE



C 6" CURB/SIDEWALK DETAIL
NOT TO SCALE



B SIDEWALK DETAIL
NOT TO SCALE



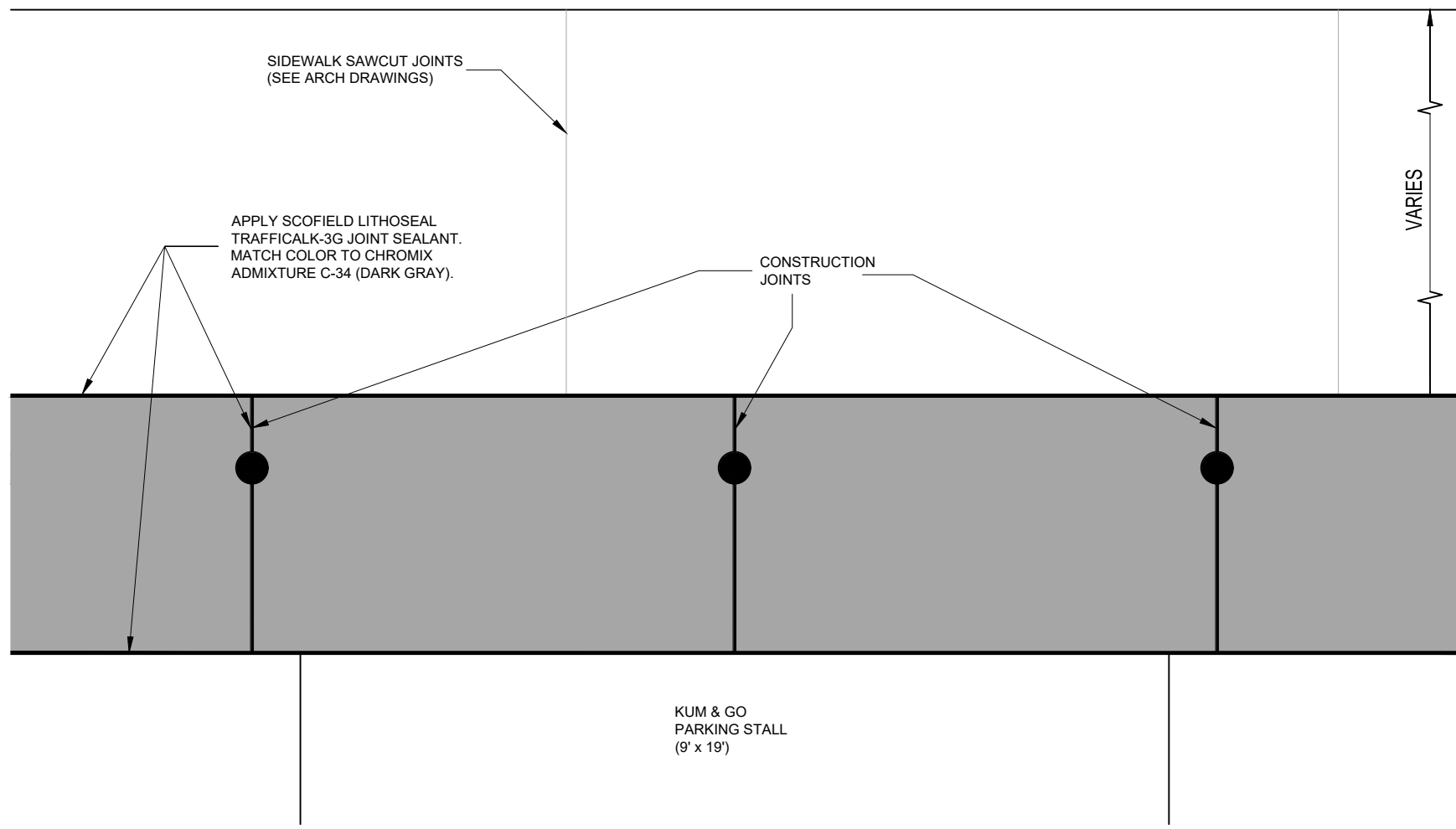
A THICKENED CONCRETE PAVEMENT EDGE
NOT TO SCALE

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.

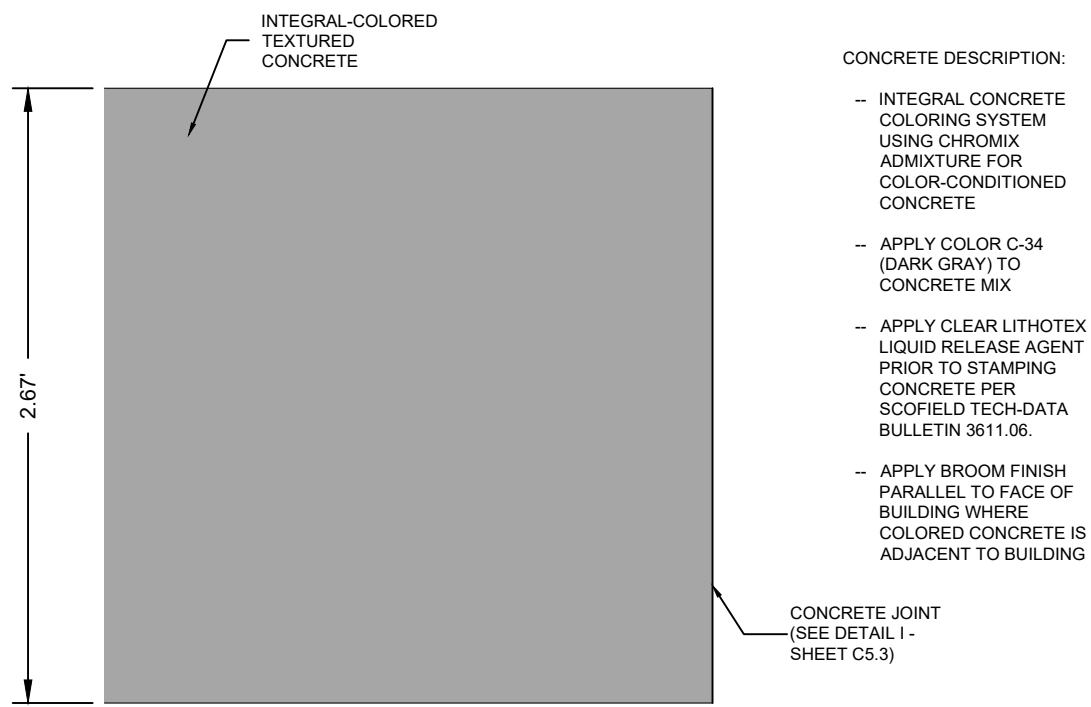
TOWN OF PARKER,
DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

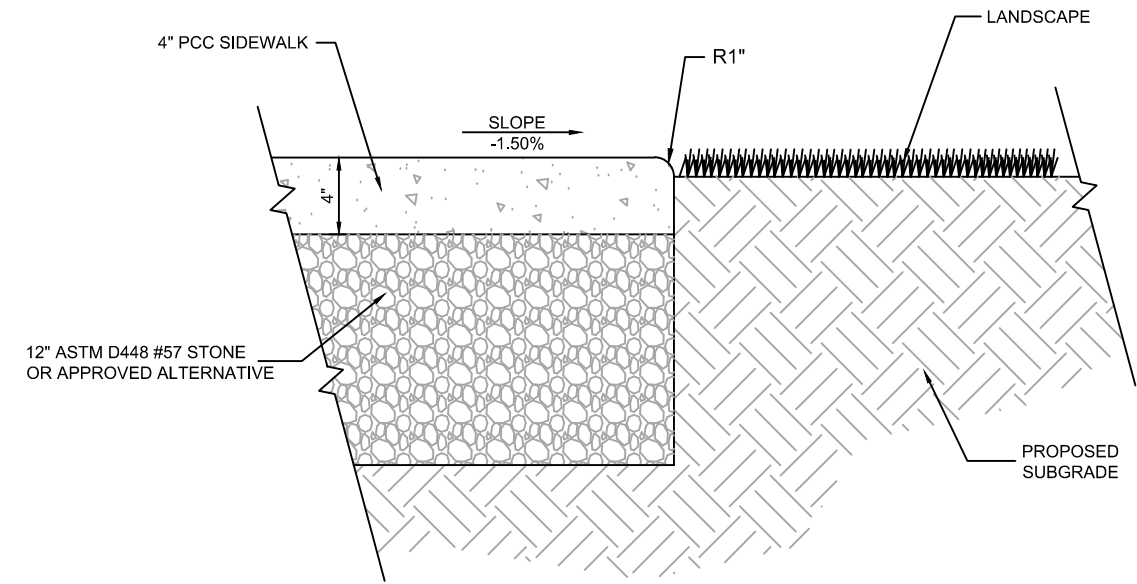
REVISION DESCRIPTION	DATE



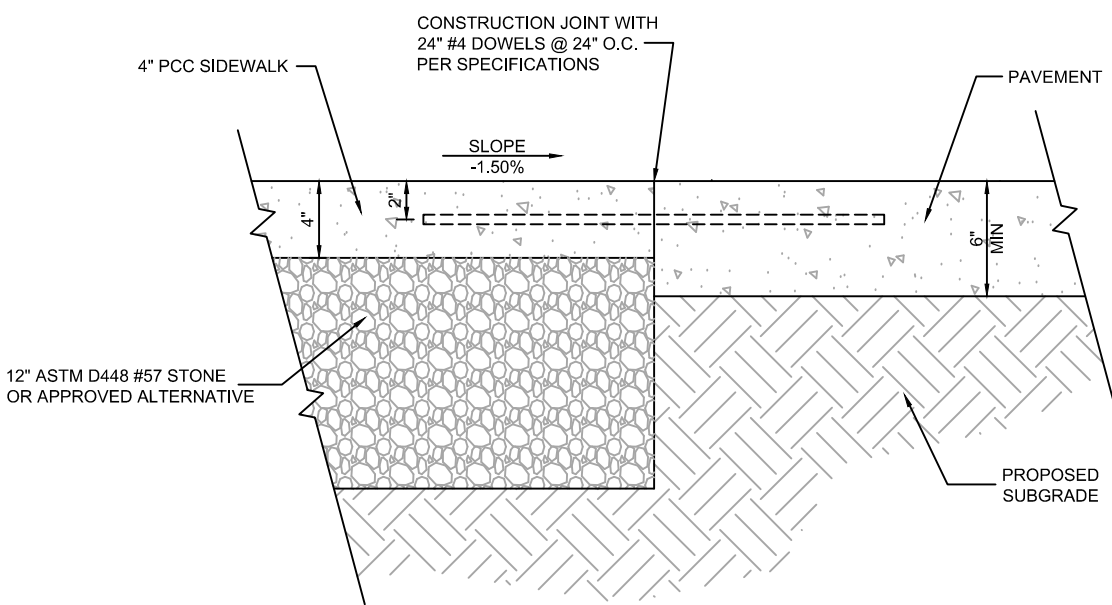
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NOT TO SCALE



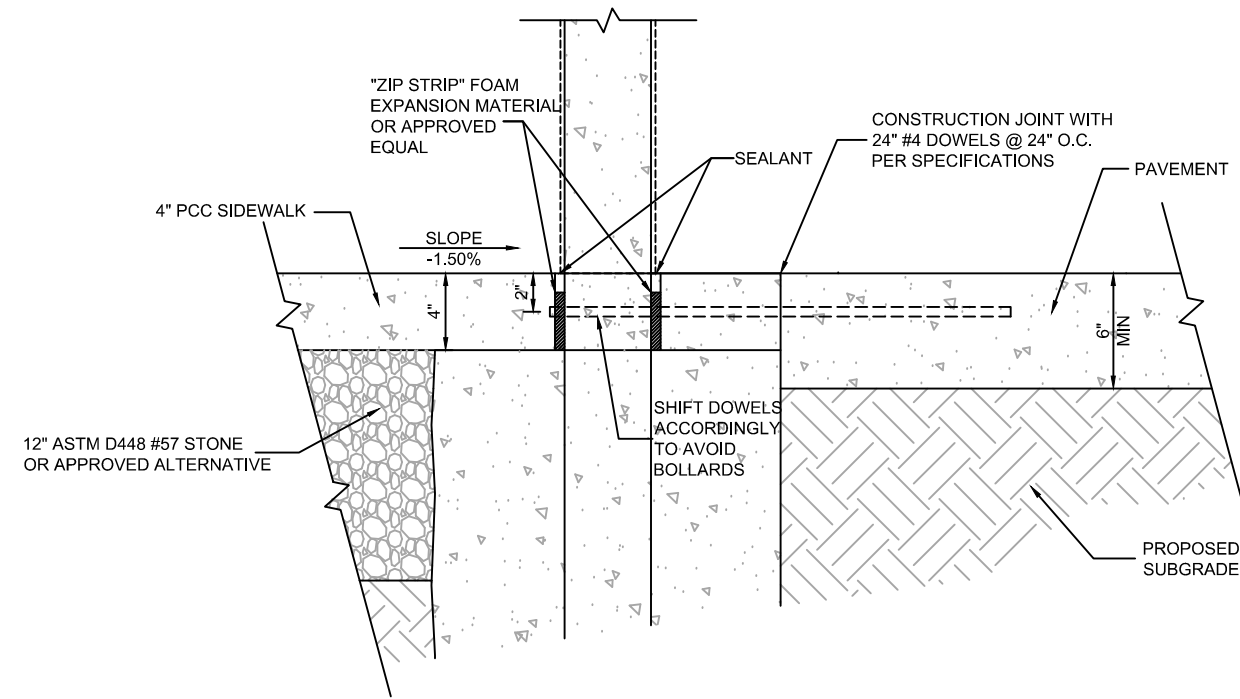
H BROOM FINISH CONCRETE PAVEMENT DETAIL
NOT TO SCALE



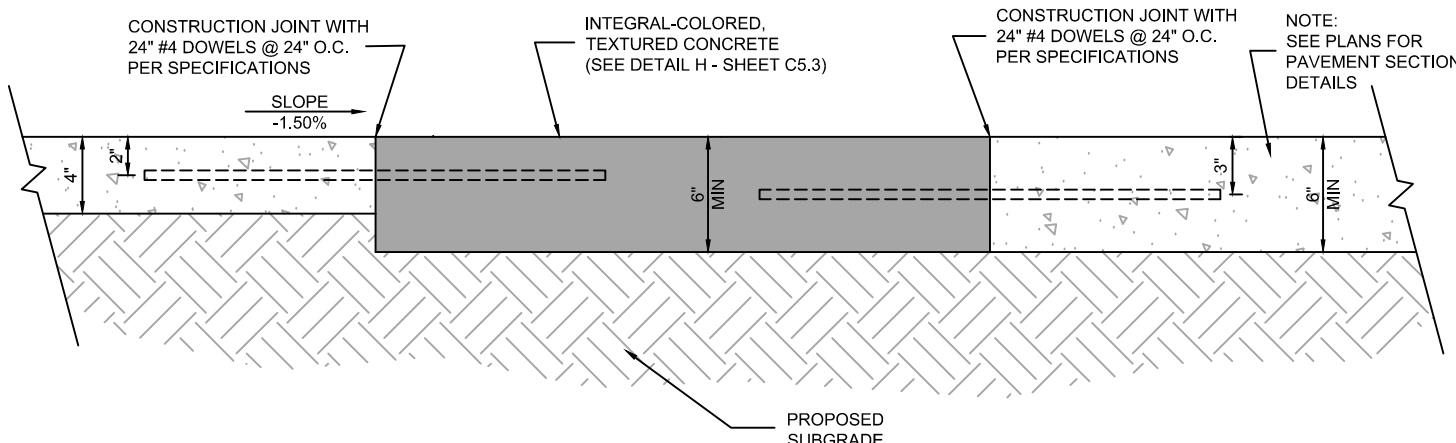
G BUILDING SIDEWALK TO LANDSCAPE
NOT TO SCALE



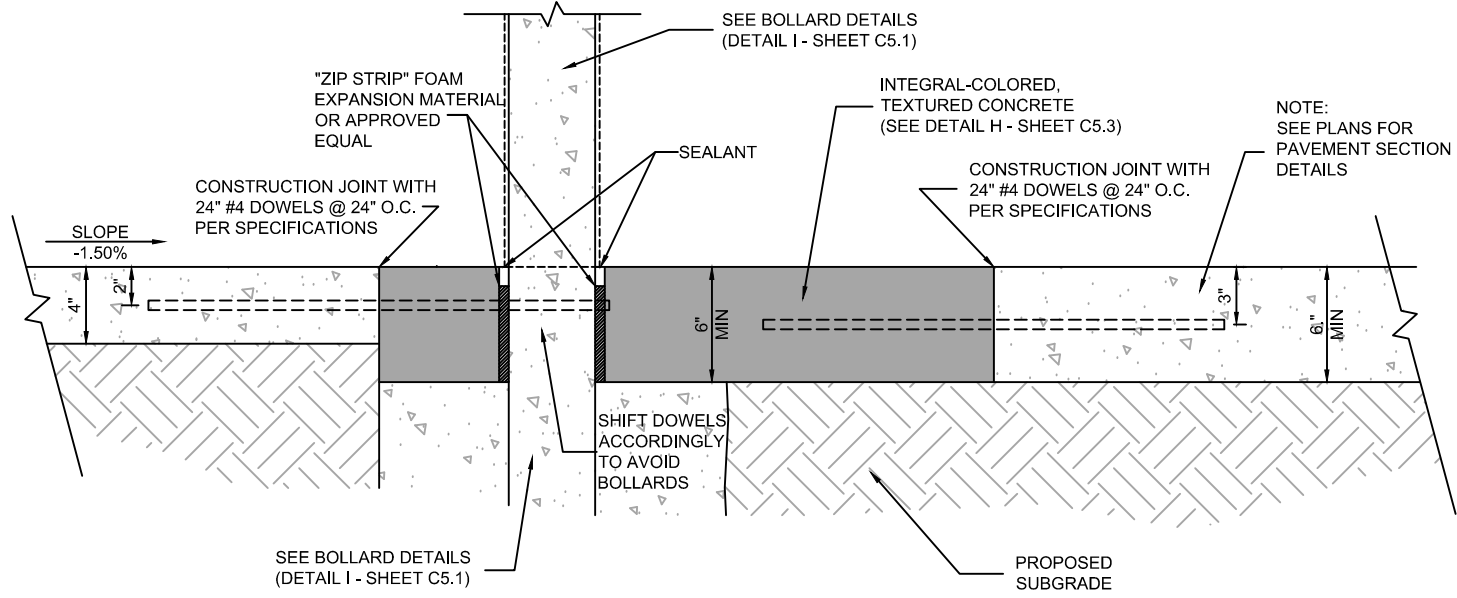
F BUILDING SIDEWALK TO PAVEMENT - NO COLORED CONCRETE
NOT TO SCALE



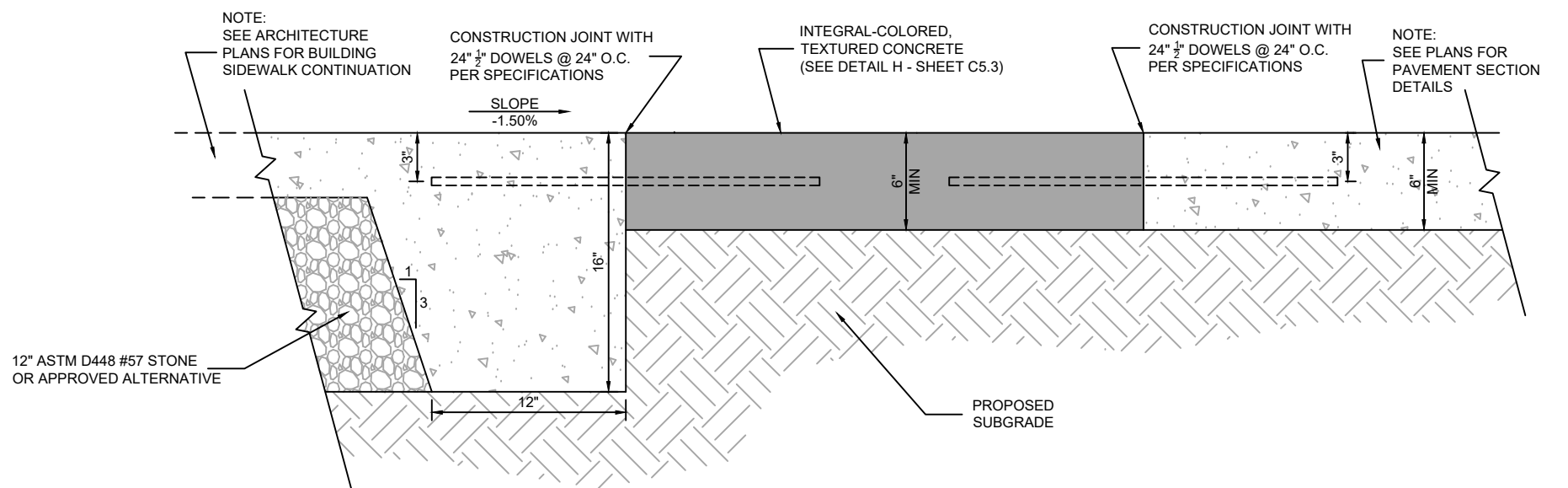
E SITE SIDEWALK AT BOLLARD - NO COLORED CONCRETE
NOT TO SCALE



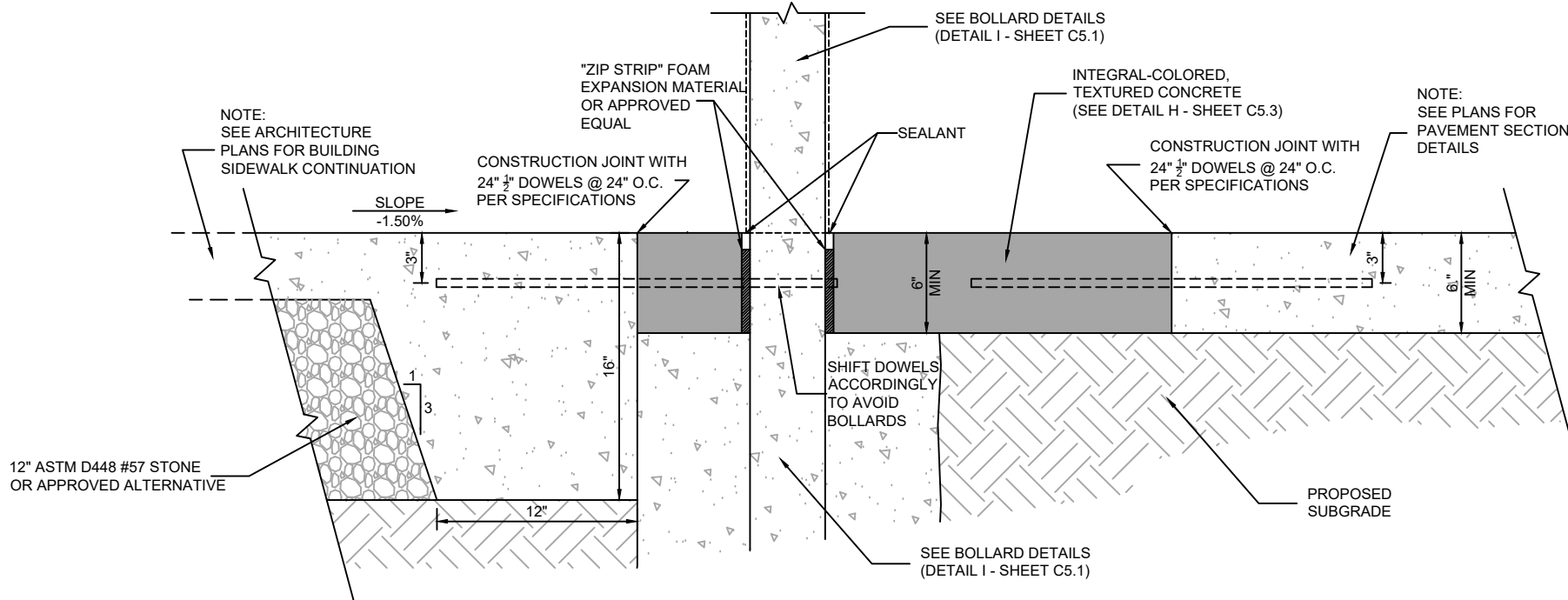
D SITE SIDEWALK TO PAVEMENT DETAIL
NOT TO SCALE



C SITE SIDEWALK AT BOLLARD DETAIL
NOT TO SCALE



B BUILDING SIDEWALK TO PAVEMENT DETAIL
NOT TO SCALE



A BUILDING SIDEWALK AT BOLLARD DETAIL
NOT TO SCALE

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

REVISION DESCRIPTION	DATE	REVISIONS
Δ		

DATE: 09-23-2022

SHEET NUMBER:
C5.3
27 OF 30



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



1459 Grand Ave
Des Moines, IA 50309
P: 888-458-6646

2293 - PARKER, COLORADO
BAYOU GULCH RD AND PINERY PKWY

CIVIL DETAILS

KG PROJECT TEAM
RDM:
SDM:
CPM:

△	DATE	REVISION DESCRIPTION

SHEET NUMBER:
C5.4
28 OF 30



