

# CROWN POINT FILING NO. 1 LOT 4E

## CONSTRUCTION DOCUMENTS

| UTILITY PLAN INDEX<br>(FOR REFERENCE ONLY UNDER SEPARATE COVER) |             |                     |
|-----------------------------------------------------------------|-------------|---------------------|
| SHEET NO.                                                       | SHEET DESC. | SHEET TITLE         |
| 1                                                               | U.0         | UTILITY COVER SHEET |
| 2                                                               | U.1         | UTILITY SITE PLAN   |
| 3                                                               | U.2         | WATER PLAN          |
| 4                                                               | U.3         | WATER DETAILS       |
| 5                                                               | U.4         | SANITARY PLAN       |
| 6                                                               | U.5         | SANITARY DETAILS    |
| 7                                                               | U.6         | SANITARY DETAILS    |

SITE AREA: 51,697 SF / 1.19 AC  
 ZONING: COMMERCIAL  
 BUILDING: SINGLE STORY - 5,680 SF (BUILDING)  
 FLOOR AREA: 25% MAX. / 10.7% ACTUAL  
 BUILDING COVERAGE: 50% MAX. / 13.8% ACTUAL  
 OPEN SPACE: 15% MIN. / 22.7% ACTUAL (11,761 SF LANDSCAPED AREA)  
 BUILDING SETBACK: 30' FRONT  
 0' SIDE & 0' REAR  
 BUILDING HT: 60' MAX / 21'-8" ACTUAL  
 CAR PARKING: 61 REQUIRED / 66 SPACES (INCLUDES 3 ADA) PROVIDED  
 BIKE PARKING: 4 REQUIRED / 4 PROVIDED

LOT 4E, CROWN POINT FILING NO. 1, 20TH AMENDMENT, COUNTY OF DOUGLAS, STATE COLORADO.

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036,  
ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH,  
WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID  
03, WHICH BEARS N86°26'45"E

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE 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.

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEER'S  
REPORT PREPARED FOR 18704 COTTONWOOD DRIVE, PARKER, COLORADO AS FOLLOWS:

GEOTECHNICAL ENGINEER: SCI ENGINEERING, INC  
PROJECT NO.: 2022-0732.10

THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. IF  
IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED  
CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES  
SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, CROWN P. NO. 1 IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE C WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS.



(REGISTERED PROFESSIONAL ENGINEER) (LICENSE NO.)

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
[GallowayUS.com](http://GallowayUS.com)



10/10/2025

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LAND OF SUSHI  
CROWN POINT FILING NO. 1

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

LAND OF SUSHI  
CONTACT: JESSIE LIU  
2412 E. ARAPAHOE ROAD  
CENTENNIAL, COLORADO 80122  
EMAIL: JESSIELIU88@MSN.COM

GALLOWAY & CO., INC.  
5500 GREENWOOD PLAZA BLVD., SUITE 200  
GREENWOOD VILLAGE, CO 80111  
TEL: (303) 770-8884  
CONTACT: SCOTT BROWN, P.E.  
EMAIL: SCOTTBROWN@GALLOWAYUS.COM

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CONTACT: BRYN HALSTEN  
EMAIL: BRYNHILDRHALSTEN@GALLOWAYUS.COM

TOWN OF PARKER - ENGINEERING  
20120 E. MAIN STREET  
PARKER, CO 80138  
TEL: (303) 805-3169  
CONTACT: ALEX MESTDAGH

TOWN OF PARKER - ENGINEERING  
20120 E. MAIN STREET  
PARKER, CO 80138  
TEL: (303) 840-9546  
CONTACT: JIM GILBERT

SOUTH METRO FIRE RESCUE AUTHORITY  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112  
TEL: (720) 989-2244  
CONTACT: RANDY CAPRA

COTTONWOOD WATER AND SANITATION DISTRICT  
58 INVERNESS DRIVE EAST, SUITE 100  
ENGLEWOOD, CO 80112  
TEL: (303) 792-9509  
CONTACT: SCOTT BARNETT

XCEL ENERGY  
1800 LARIMER STREET  
DENVER, CO 80202  
EMAIL: RON.H.JOHNSON@XCELENERGY.COM  
CONTACT: RON JOHNSON

CORE ELECTRIC COOPERATIVE  
5496 NORTH US HIGHWAY 85  
SEDALIA, CO 80135  
TEL: (303) 688-3100  
CONTACT: AMANDA STEINER

COMCAST  
1601 MILE HIGH STADIUM CIRCLE  
DENVER, CO 80204  
EMAIL: DEAN\_FLENTHOPE@CABLE.COMCAST.COM  
CONTACT: DEAN FLENTHOPE

CENTURYLINK  
1801 CALIFORNIA STREET, SUITE 240  
DENVER, CO 80202  
CONTACT: IZZY MILLER  
EMAIL: IZZY.MILLER@CENTURYLINK.COM

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. THE DEVELOPMENT 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 PROBABRATORY 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 HEALTH, WATER QUALITY CONTROL DIVISION, WQCC-PB-B2, 4300 CHERY DRIVE, SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DETERMINING IS REQUIRED, A STATE CONSTRUCTION DETERMINING 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, PAPERS, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

1. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN DRIVE LANES FOR EMERGENCY VEHICLE INGRESS AND EGRESS, INCLUDING SNOW REMOVAL.
2. EMERGENCY VEHICLE ACCESS ROAD IS REQUIRED TO ALLOW ACCESS WITHIN 150' OF ALL EXTERIOR OF THE BUILDING BY AN APPROVED ROUTE.
3. FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH A SURFACE SO AS TO PROVIDE ALL-WEATHER DRIVING FEASIBILITIES. ACCESS ROAD SHALL BE EITHER CONCRETE, ASPHALT, OR OTHER APPROVED ALTERNATIVE MATERIAL ACCOMPANIED WITH AN ENGINEER'S STAMP STATING THE MATERIAL WILL MEET A 75,000 LBS IMPOSED LOAD.
4. FIRE HYDRANT(S) ARE REQUIRED TO BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF VERTICAL CONSTRUCTION.
5. "NO PARKING FIRE LANE" SIGNS ARE REQUIRED IN AREAS THAT MEET THE FOLLOWING CRITERIA AND IN AREAS DESIGNATED BY THE FIRE PREVENTION BUREAU. SIGNS SHALL BE POSTED ON BOTH SIDES OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS LESS THAN 26 FEET WIDE. SIGNS SHALL BE POSTED ON ONE SIDE ONLY OF FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS BETWEEN 26 FEET WIDE AND 32 FEET WIDE. NO SIGNAGE IS REQUIRED FOR ACCESS ROADWAY FIRE DEPARTMENT ACCESS ROADWAYS, PUBLIC OR PRIVATE ROADWAYS OR DRIVEWAYS EXCEEDING 32 FEET WIDE.
6. WHEN FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION IS REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO BUILDING CONSTRUCTION GOING VERTICAL.

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

*Donald Capner* 07/15/2025

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE (DATE)

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW)

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS IN THE STATE OF COLORADO.

SCOTT BROWN

REGISTERED PROFESSIONAL ENGINEER  
STATE OF COLORADO No. (PE #45900)  
GALLOWAY & COMPANY, INC.  
5500 GREENWOOD PLAZA BOULEVARD,  
GREENWOOD VILLAGE, CO 80111

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

|             |            |
|-------------|------------|
| Project No: | LOS001     |
| Drawn By:   |            |
| Checked By: |            |
| Date:       | 11/27/2011 |

## COVER SHEET

# C0.0



LAND OF SUSHI

CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

NOVEMBER 2024

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

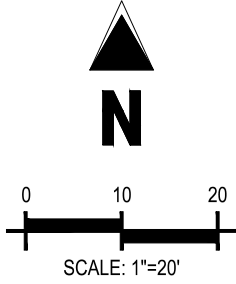
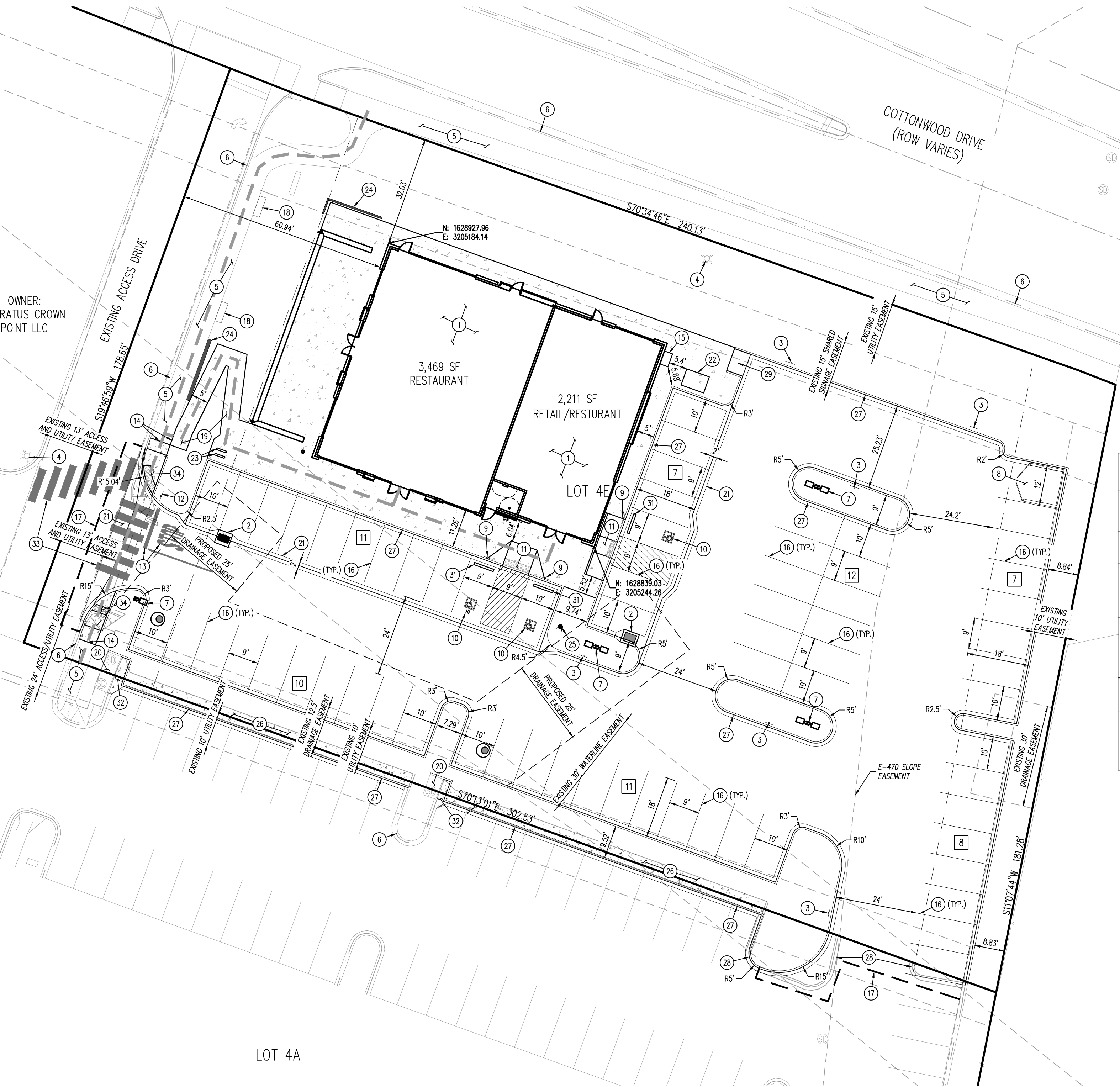
CONTRACTOR SHALL BE RESPONSIBLE FOR AND HIRE A COLORADO REGISTERED LAND SURVEYOR TO ESTABLISH PROPERTY CORNERS, BUILDING CORNERS, ETC. AS REQUIRED FOR CONSTRUCTION LAYOUT.

CONTRACTOR TO ENSURE THE LIGHT POLES AND SIGNS ARE AT LEAST 2' FROM THE BACK OF THE CURB TO PREVENT THE VEHICLES STRIKING THE LIGHT POLE OR SIGN.

CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY.

ZONING: COMMERCIAL



LEGEND

|  |                                          |
|--|------------------------------------------|
|  | PROPERTY LINE                            |
|  | PROPOSED SETBACK                         |
|  | EASEMENT BOUNDARY LINE                   |
|  | PROPOSED CURB AND GUTTER                 |
|  | EXISTING CURB AND GUTTER                 |
|  | PROPOSED SAWCUT LINE                     |
|  | ADA ACCESSIBLE ROUTE                     |
|  | EXISTING CONCRETE PAVEMENT               |
|  | PROPOSED CONCRETE SIDEWALK               |
|  | EXISTING CONCRETE SIDEWALK TO BE REMOVED |
|  | PROPOSED SITE LIGHTING                   |
|  | PARKING COUNT                            |
|  | PROPOSED SIGN                            |

GENERAL SITE NOTES

- ALL DIMENSIONS SHOWN ARE TO THE FLOW LINE UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
  - ALL CURB AND GUTTER ADJACENT TO PAVING SHALL BE INSTALLED PER DETAILS 21-22 SHEET C7.2.
  - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE SIGNAGE AND STRIPING PLAN C6.1 OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
- ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 7 SHEET C7.1.

| SETBACK TABLE            |     |
|--------------------------|-----|
| BUILDING SETBACK (FRONT) | 30' |
| BUILDING SETBACK (SIDE)  | 0'  |
| REAR                     | 0'  |
| PARKING SETBACK          | 0'  |

| PARKING INFORMATION: |           |                                         |           |            |       |
|----------------------|-----------|-----------------------------------------|-----------|------------|-------|
| DESCRIPTION          | OCCUPANCY | RATIO                                   | REQUIRED: |            |       |
|                      |           |                                         | REGULAR   | ACCESSIBLE | TOTAL |
| RESTAURANT           | 125       | 1 SPACE PER 3 PERSONS OF RATED CAPACITY | 40        | 2          | 43    |
| RETAIL/RESTAURANT    | 52        |                                         | 18        |            | 18    |
| TOTAL REQUIRED       |           |                                         |           |            | 61    |
| STALL DIMENSIONS:    |           |                                         | PROVIDED: |            |       |
|                      |           |                                         | REGULAR   | ACCESSIBLE | TOTAL |
| 9' X 18'             |           |                                         | 50        | 1          | 52    |
| 10' X 18'            |           |                                         | 13        | 1          | 14    |
| TOTAL PROVIDED       |           |                                         |           |            | 66    |

| IMPERVIOUS SITE RATIO (ISR)  |                              |                               |        |        |
|------------------------------|------------------------------|-------------------------------|--------|--------|
| AREA                         | PRE-CONSTRUCTION SQUARE FEET | POST-CONSTRUCTION SQUARE FEET | %      | %      |
| IMPERVIOUS (ROOF AND PAVING) | 0                            | 39,936                        | 0%     | 77.3%  |
| GREENSPACE                   | 47,044                       | 11,761                        | 91.0%  | 22.7%  |
| GROSS SITE                   | 51,697                       | 51,697                        | 100.0% | 100.0% |

SCHEDULE

- PROPOSED BUILDING
- PROPOSED SINGLE TYPE 13 INLET (REF. SHEET C5.3)
- PROPOSED "NO PARKING FIRE LANE" SIGN (REF. DETAIL 16 SHEET C7.2)
- EXISTING FIRE HYDRANT TO REMAIN
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING CURB AND GUTTER TO REMAIN
- PROPOSED SITE LIGHT (REF. DETAIL 14, SHEET C7.1 AND PHOTOMETRIC PLANS)
- PROPOSED TRASH ENCLOSURE WITH CONCRETE APRON (REF. ARCHITECTURE PLANS)
- PROPOSED ADA SIGN MOUNTED ON BOLLARD (REF. DETAIL 2 SHEET C7.1)
- PROPOSED PAINTED ADA PARKING SYMBOL (REF. DETAIL 6 SHEET C7.1)
- PROPOSED RAMP (REF. DETAIL 10 SHEET C7.1, DETAIL 19 & 24 SHEET C7.2)
- PROPOSED STOP SIGN MUTCD T1-1 30"x30" (REF. DETAIL 8 SHEET C7.1)
- PROPOSED "STOP" BAR, 20' 4"-WIDE TRAFFIC YELLOW LANE STRIPING, AND "STOP" LETTERING (REF. DETAIL 1 SHEET C7.1)
- CONNECT TO EXISTING SIDEWALK WITH ISOLATION JOINT (REF. DETAIL 23 SHEET C7.2)
- PROPOSED EUSERC CABINET (REF. ARCHITECTURE PLANS)
- PROPOSED PAINTED PARKING STRIPING
- SAWOUT EXISTING ASPHALT
- PROPOSED BENCH (REF. LANDSCAPE PLANS)
- PROPOSED SIDEWALK (REF. DETAIL 15 SHEET C7.2)
- EXISTING MODIFIED TYPE R INLET TO REMAIN
- PROPOSED CROSS PAN (REF. DETAIL 17 SHEET C7.2)
- PROPOSED TRANSFORMER TO BE INSTALLED BY CORE
- PROPOSED BIKE RACK (REF. DETAIL 13 SHEET C7.1)
- PROPOSED LANDSCAPE WALL (REF. LANDSCAPE PLANS)
- PROPOSED FIRE HYDRANT (REF. SHEET U.4)
- EXISTING CROSS PAN TO BE REMOVED
- PROPOSED CURB AND GUTTER (REF. DETAILS 21-22 SHEET C7.2)
- EXISTING CURB AND GUTTER TO BE REMOVED
- PROPOSED RAMP 5 (SEE SHEET C4.2)
- PROPOSED SINGLE TYPE 13 COMBO INLET (REF. SHEET C5.3)
- PROPOSED WHEEL STOP (REF. DETAIL 18 SHEET C7.2)
- CONNECT TO EXISTING CURB AND GUTTER AND CONCRETE PAN
- PROPOSED PAINTED PEDESTRIAN CROSSWALK
- PROPOSED CURB RAMP (REF. SHEET C4.2)

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036, ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL"  
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N88°28'45"E.

CAUTION - NOTICE TO CONTRACTOR

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- 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 POTHOLES OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Galloway

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Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com



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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

| #  | Date | Issue / Description | Init. |
|----|------|---------------------|-------|
| 1  |      |                     |       |
| 2  |      |                     |       |
| 3  |      |                     |       |
| 4  |      |                     |       |
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| 7  |      |                     |       |
| 8  |      |                     |       |
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|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

SITE PLAN

C1.0



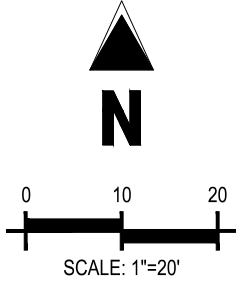
LAND OF SUSHI

CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

NOVEMBER 2024



LEGEND

|  |                            |
|--|----------------------------|
|  | PROPERTY LINE              |
|  | EASEMENT BOUNDARY LINE     |
|  | PROPOSED SIGN              |
|  | EXISTING CONCRETE SIDEWALK |
|  | PROPOSED CONCRETE SIDEWALK |
|  | PROPOSED SITE LIGHTING     |

| LINE SEGMENT TABLE |             |             |
|--------------------|-------------|-------------|
| LINE TAG #         | BEARING     | LENGTH (FT) |
| L1                 | S35°13'25"E | 3.50        |
| L2                 | N19°46'30"E | 19.99       |
| L3                 | S70°13'30"E | 110.00      |
| L4                 | S19°46'30"W | 20.00       |
| L5                 | N87°58'30"E | 5.39        |
| L6                 | S70°14'20"E | 18.72       |
| L7                 | N70°13'30"W | 12.99       |
| L8                 | N19°54'19"E | 74.00       |
| L9                 | S70°05'41"E | 15.00       |
| L10                | N19°54'19"E | 13.97       |
| L11                | S70°34'52"E | 76.93       |
| L12                | S78°52'17"E | 17.41       |
| L13                | S110°7'43"W | 76.00       |
| L14                | N78°52'17"W | 15.50       |
| L15                | S78°52'17"E | 15.50       |
| L16                | S110°7'43"W | 73.00       |
| L17                | S70°18'49"E | 2.30        |
| L18                | S19°41'11"W | 6.09        |
| L19                | S70°19'24"E | 98.85       |
| L20                | S19°44'20"W | 9.95        |

| LINE SEGMENT TABLE |             |             |
|--------------------|-------------|-------------|
| LINE TAG #         | BEARING     | LENGTH (FT) |
| L21                | S70°07'19"E | 0.80        |
| L22                | N11°07'43"E | 17.84       |
| L23                | N70°13'01"W | 4.19        |
| L24                | S19°46'59"W | 15.00       |
| L25                | N70°13'01"W | 101.00      |
| L26                | N19°46'59"E | 15.00       |
| L27                | N70°13'01"W | 2.29        |
| L28                | S19°46'59"W | 15.00       |
| L29                | N70°13'01"W | 92.00       |
| L30                | N19°46'59"E | 14.66       |
| L31                | S19°36'57"W | 3.54        |
| L32                | S68°42'02"E | 2.75        |
| L33                | S19°36'29"W | 7.86        |
| L34                | S70°23'31"E | 89.27       |
| L35                | N70°13'30"W | 26.00       |
| L36                | S70°13'30"E | 26.00       |
| L37                | N70°13'30"W | 26.00       |
| L38                | S70°13'30"E | 26.00       |

| CURVE SEGMENT TABLE |            |             |             |               |                   |
|---------------------|------------|-------------|-------------|---------------|-------------------|
| CURVE TAG #         | DELTA      | LENGTH (FT) | RADIUS (FT) | CHORD BEARING | CHORD LENGTH (FT) |
| C1                  | 93°11'14"  | 24.46       | 15.04       | S26°08'47"E   | 21.85             |
| C2                  | 89°52'11"  | 7.84        | 5.00        | N64°50'24"E   | 7.06              |
| C3                  | 90°07'49"  | 7.87        | 5.00        | N25°09'36"W   | 7.06              |
| C4                  | 90°00'00"  | 4.71        | 3.00        | N64°54'19"E   | 4.24              |
| C5                  | 82°14'09"  | 2.87        | 2.00        | S29°27'48"E   | 2.63              |
| C6                  | 90°31'36"  | 3.16        | 2.00        | S33°36'30"E   | 2.84              |
| C7                  | 90°00'00"  | 3.93        | 2.50        | S56°07'43"W   | 3.54              |
| C8                  | 90°00'00"  | 3.93        | 2.50        | S33°52'17"E   | 3.54              |
| C9                  | 86°42'44"  | 7.58        | 5.01        | S23°37'02"E   | 6.88              |
| C10                 | 98°44'58"  | 25.85       | 15.00       | N60°30'12"E   | 22.77             |
| C11                 | 81°20'44"  | 14.20       | 10.00       | N29°32'39"W   | 13.03             |
| C12                 | 90°00'00"  | 4.71        | 3.00        | S64°46'59"W   | 4.24              |
| C13                 | 90°00'00"  | 4.71        | 3.00        | N25°13'01"W   | 4.24              |
| C14                 | 90°00'00"  | 4.71        | 3.00        | S64°46'59"W   | 4.24              |
| C15                 | 103°43'07" | 5.43        | 3.00        | N32°04'34"W   | 4.72              |
| C16                 | 76°26'55"  | 20.01       | 15.00       | S57°50'25"W   | 18.56             |
| C17                 | 90°07'49"  | 7.87        | 5.00        | N25°09'36"W   | 7.06              |
| C18                 | 89°52'11"  | 7.84        | 5.00        | N64°50'24"E   | 7.06              |
| C19                 | 90°07'49"  | 7.87        | 5.00        | S25°09'36"E   | 7.08              |
| C20                 | 89°52'11"  | 7.84        | 5.00        | S64°50'24"W   | 7.06              |
| C21                 | 90°07'49"  | 7.87        | 5.00        | N25°09'36"W   | 7.08              |
| C22                 | 89°52'11"  | 7.84        | 5.00        | N64°50'24"E   | 7.06              |
| C23                 | 90°07'49"  | 7.87        | 5.00        | S25°09'36"E   | 7.08              |
| C24                 | 89°52'11"  | 7.84        | 5.00        | S64°50'24"W   | 7.06              |

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036,  
ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP  
STAMPED "GALLOWAY CONTROL"  
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "4" IN CONCRETE

BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66  
WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION  
03, WHICH BEARS N86°26'45"E

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 IS TO BE CONSIDERED AN  
APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S  
RESPONSIBILITY TO FIELD VERIFY THE 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.



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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 OF 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

Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com



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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

| #  | Date | Issue / Description | Init. |
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|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

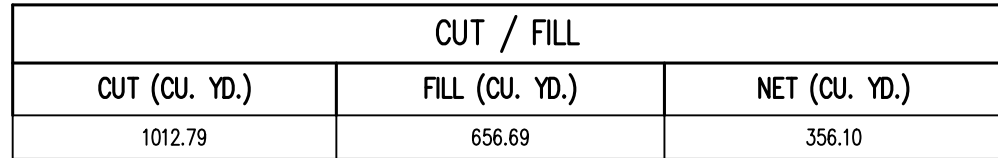
HORIZONTAL CONTROL PLAN

C2.1



**CROWN POINT FILING NO. 1 LOT 4E**

## CONSTRUCTION DOCUMENTS



1. PROVIDE CONVENIENT, WELL--MAINTAINED, AND PROPERLY LOCATED TOILET FACILITIES ON-SITE.
2. LOCATE TOILET FACILITIES AWAY FROM STORM DRAIN INLETS AND WATERWAYS TO PREVENT ACCIDENTAL SPILLS AND CONTAMINATION OF STORMWATER.
3. MAINTAIN CLEAN RESTROOM FACILITIES AND EMPTY PORTABLE TOILETS REGULARLY.
4. WHERE POSSIBLE, PROVIDE SECONDARY CONTAINMENT PANS UNDER PORTABLE TOILETS.
5. PROVIDE TIE--DOWNS AND STAKE--DOWNS FOR PORTABLE TOILETS.
6. EDUCATE EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS ON LOCATIONS OF FACILITIES.
7. TREAT OR DISPOSE OF SANITARY AND SEPTIC WASTE IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. DO NOT DISCHARGE OR BURY WASTEWATER AT THE CONSTRUCTION SITE.
8. INSPECT FACILITIES FOR LEAKS. IF FOUND, REPAIR OR REPLACE IMMEDIATELY.
9. SPECIAL CARE IS NECESSARY DURING MAINTENANCE (PUMP OUT) TO ENSURE THAT WASTE AND/OR BIOHIDE ARE NOT SPILLED ON THE GROUND.

TOTAL DISTURBED AREA = 50,678 SF (1.16 ACRES)  
TOTAL AREA OF PROJECT SITE (ACRES) = 51,697 SF (1.19 ACRES)

1. WEIGHTED WATTLES OR OTHER PERMITTER CONTROLS SUCH AS SILT FENCE OR BERMS ARE NECESSARY AROUND ALL PILES OR ERODIBLE MATERIALS.
2. DURING DEMOLITION, ALL DIRT AND ERODIBLE DEBRIS MUST BE CLEANED UP THROUGHOUT EACH DAY.
3. LOT PROTECTION IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
4. REFER TO SHEET C3.3 THROUGH C3.6 FOR DETAILS.
5. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL, and the TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
6. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS

PROPOSED PROJECT SITE MADE UP OF A SINGLE COMMERCIAL LOT. STORM RUN-OFF FROM SITE WILL PIPE INTO OFF SITE DETENTION SYSTEM WHICH WILL ACCOMMODATE STORM RUN-OFF FOR THE DRIVE-THRU RESTAURANT.

PROPOSED PROJECT IS CONSTRUCTING A RESTAURANT AND RETAIL BUILDING CONSISTING OF 5,680 SF TOTAL, WITH PATIO AREA AND ASSOCIATED PARKING AREA.

PROPOSED PROJECT IS CONSTRUCTING A RESTAURANT AND RETAIL BUILDING CONSISTING OF 5,680 SF TOTAL, WITH PATIO AREA AND ASSOCIATED PARKING AREA.

ANTICIPATED CONSTRUCTION START DATE IS MARCH 2025 AND COMPLETION DATE IS JUNE 2026

CONTRACTOR TO TAKE APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ESCAPING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

CONTRACTOR TO TAKE APPROPRIATE MEASURES TO KEEP SEDIMENT FROM ESCAPING SITE AND ALL ACCUMULATED SEDIMENT SHALL BE CLEANED OUT AND REMOVED FROM SITE.

DOWNSTREAM CONDITION WILL NOT BE NEGATIVELY AFFECTED BY PROPOSED DEVELOPMENT.

## INITIAL

2. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
  3. PREPARE TEMPORARY PARKING AND STORAGE AREA.
  3. CONSTRUCT THE SILT FENCES ON THE SITE.
  4. INSTALL ALL PREPARED SEDIMENT MEASURES.
  5. INSTALL ALL TEMPORARY EROSION & SEDIMENT CONTROLS AS NEEDED.
  6. CLEAR AND GRUB THE SITE.
  7. BEGIN GRADING THE SITE.
- INTERIM/FINAL**
8. START CONSTRUCTION BUILDING PAD AND STRUCTURES.
  9. TEMPORARILY SEED PROTECTED AREAS.
  10. INSTALL UTILITIES, UNDERDRAINS, STORM SEWERS, CURBS AND GUTTERS.
  11. INSTALL INLET/FLUME IDENTIFICATION DEVICES.
  12. PREPARE SITE FOR PAVING.
  13. PAVE SITE.
  14. COMPLETE GRADING AND INSTALL PERMANENT SEEDING AND PLANTING.
  15. REMOVE CONSTRUCTION AND TEMPORARY SEDIMENT CONTROL DEVICES AFTER STABILIZATION IS ACHIEVED.

EROSION CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITY AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

\*THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES\*.

\*EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE\*.

|                  |                                        |
|------------------|----------------------------------------|
| ----- 5225 ----- | EXISTING MAJOR CONTOUR                 |
| ----- 5224 ----- | EXISTING MINOR CONTOUR                 |
|                  | PROPOSED MAJOR CONTOUR                 |
|                  | PROPOSED MINOR CONTOUR                 |
|                  | FLOW ARROW                             |
|                  | LOC LIMITS OF CONSTRUCTION/DISTURBANCE |
|                  | VTC VEHICLE TRACKING CONTROL           |
|                  | CWA CONCRETE WASHOUT AREA              |
|                  | SSA STABILIZED STAGING AREA            |
|                  | LS PERMANENT LANDSCAPING               |
|                  | SR SURFACE ROUGHING                    |
|                  | SP STOCK PILE                          |
|                  | ECB EROSION CONTROL BLANKET            |
|                  | SCL SEDIMENT CONTROL LOGS              |
|                  | IPAN ON GRADE INLET PROTECTION         |
|                  | IPCS SUMP INLET PROTECTION             |
|                  | SF SILT FENCE                          |
|                  | CF CONSTRUCTION FENCE                  |
|                  | PTP PORTABLE TOILET PROTECTION         |
|                  | RS ROCK SOCKS                          |
|                  | DTC DEBRIS TRASH CONTROL               |
|                  | STP SIDEWALK TRANSITION PROTECTION     |
|                  | MWP MASONRY WORK PROTECTION            |

 EXISTING WATER LINE  
 EXISTING SANITARY SEWER  
 EXISTING STORM SEWER  
 EXISTING STORM SEWER  
 PROPOSED STORM DRAIN  
 PROPOSED STORM DRAIN (12" & LARGER)  
 EXISTING SANITARY SEWER MANHOLE

 EXISTING PROPERTY BOUNDARY LINE  
 EXISTING EASEMENT LINE  
 EXISTING SIGN  
 EXISTING CURB AND GUTTER

CONTRACTOR IS RESPONSIBLE FOR PERMANENTLY STABILIZING ALL ON- AND OFF-SITE AREAS DISTURBED DURING CONSTRUCTION, WHETHER THESE AREAS ARE SHOWN ON THESE PLANS OR NOT, INCLUDING MAINTENANCE OF ALL BMP'S UNTIL A NOTICE OF INACTIVATION HAS BEEN ACCEPTED BY THE STATE.

EXPOSED SUBGRADE NOTE: EXPOSED SUBGRADE DUE TO PAVEMENT REMOVAL OR BUILDING FOUNDATION EXCAVATION MUST BE KEPT BELOW THE TOP OF EXISTING PAVEMENT OR SEDIMENT CONTROL LOGS (WEIGHTED WADDLES) OR ROCK SOCKS MUST BE USED TO CONTROL SEDIMENT FROM RUNNING ACROSS THE EXISTING PAVEMENT.

THE LOCATION OF THE SILT FENCE AND CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE SILT FENCE AND CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.

ALL EROSION CONTROL MEASURES SHALL BE IN PLACE AS REQUIRED BY THE ENGINEER, PLANS, AND CITY REPRESENTATIVE. SILTATION CONTROL MEASURES SHALL BE INSPECTED PER THE NPDES PERMIT REQUIREMENTS. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY AND NO FURTHER WORK WILL PROCEED UNTIL SAID DEFICIENCIES ARE CORRECTED TO THE CITY ENGINEER'S APPROVAL.

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036,  
ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1: ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP  
STAMPED "GALLOWAY CONTROL"  
SITE BENCHMARK #2: ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY THROUGH POT-HOLE OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

 Know what's below.  
Call before you dig.

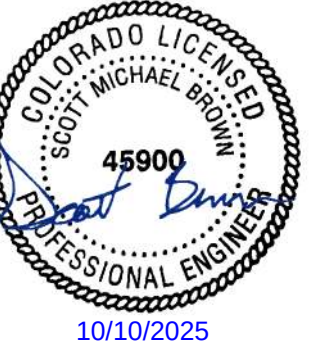
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS



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



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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

[illegible]

|             |            |
|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

EROSION CONTROL PLAN -  
INITIAL

## C3.1











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LAND OF SUSHI

# CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## CONSTRUCTION DOCUMENTS

NOVEMBER 2024

Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com



10/10/2025

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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

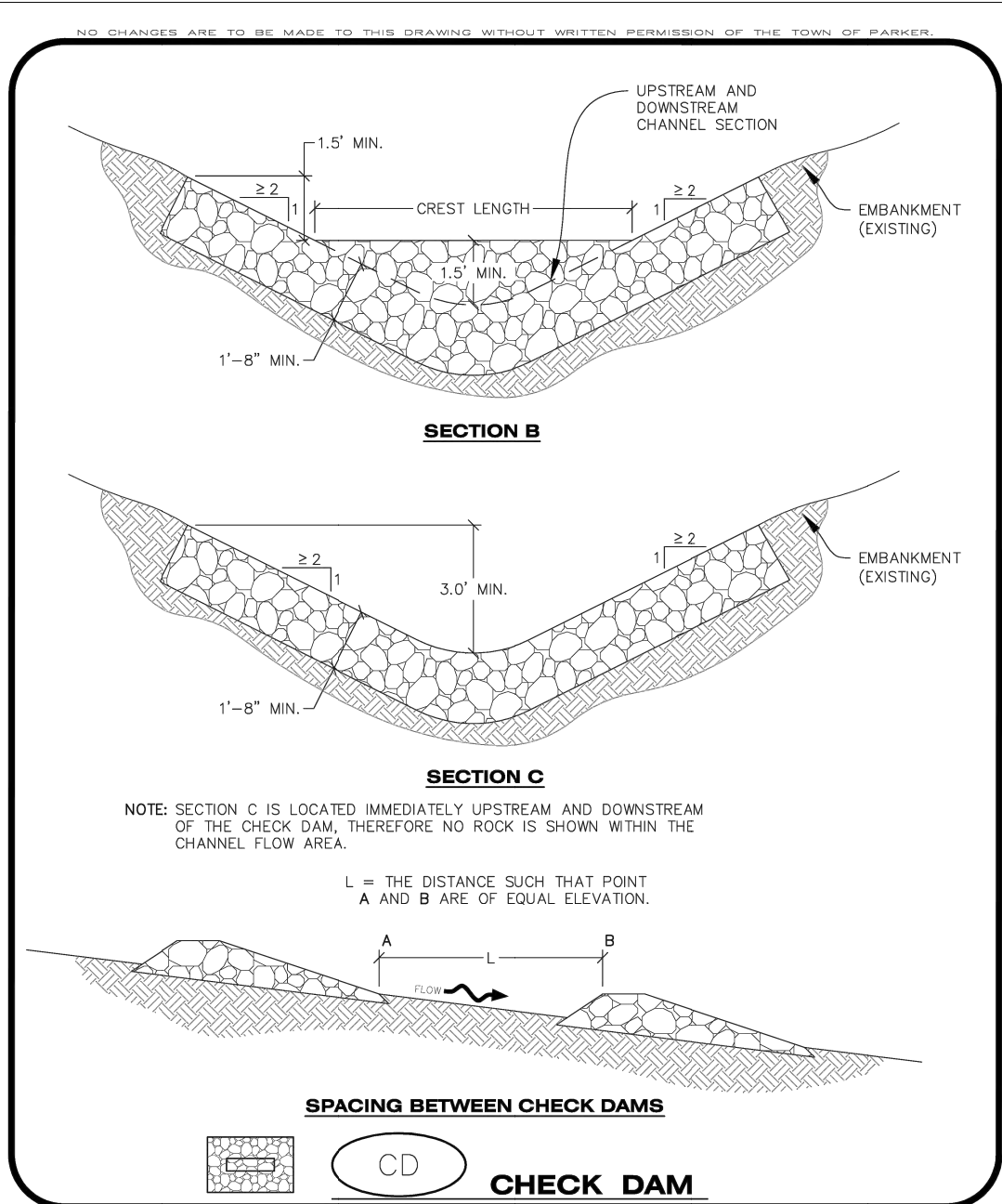
18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

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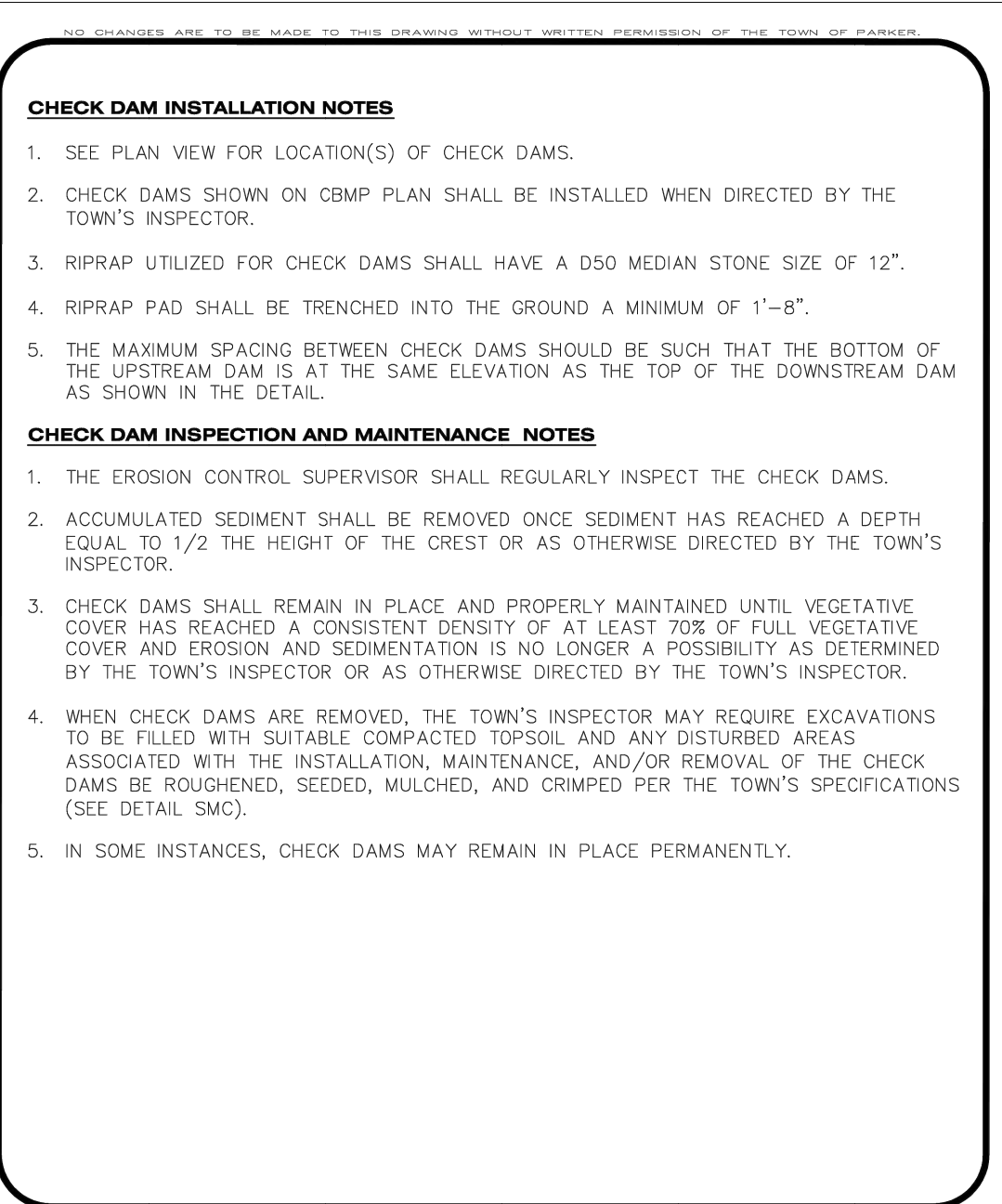
|             |            |
|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

CBMP DETAILS

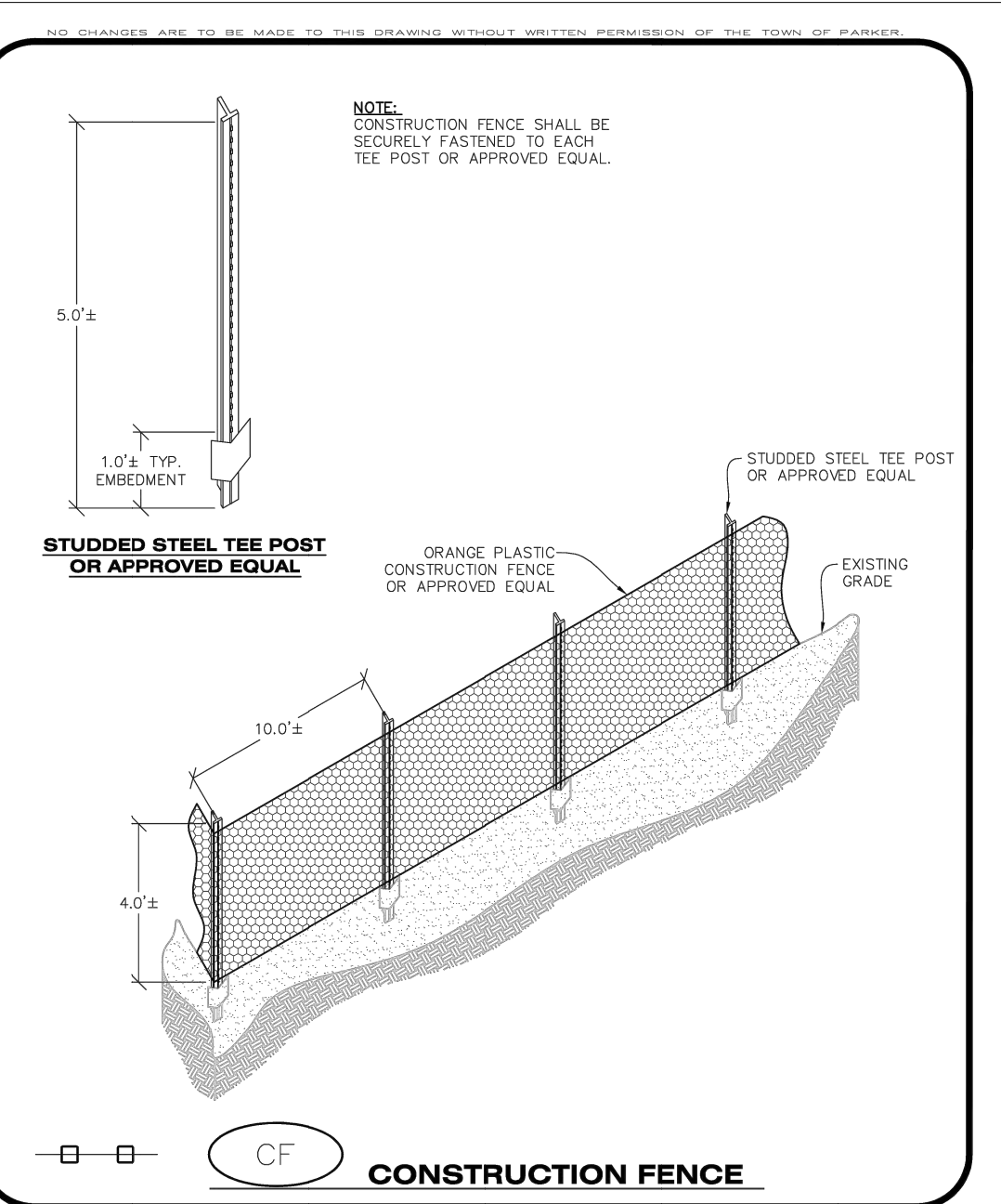
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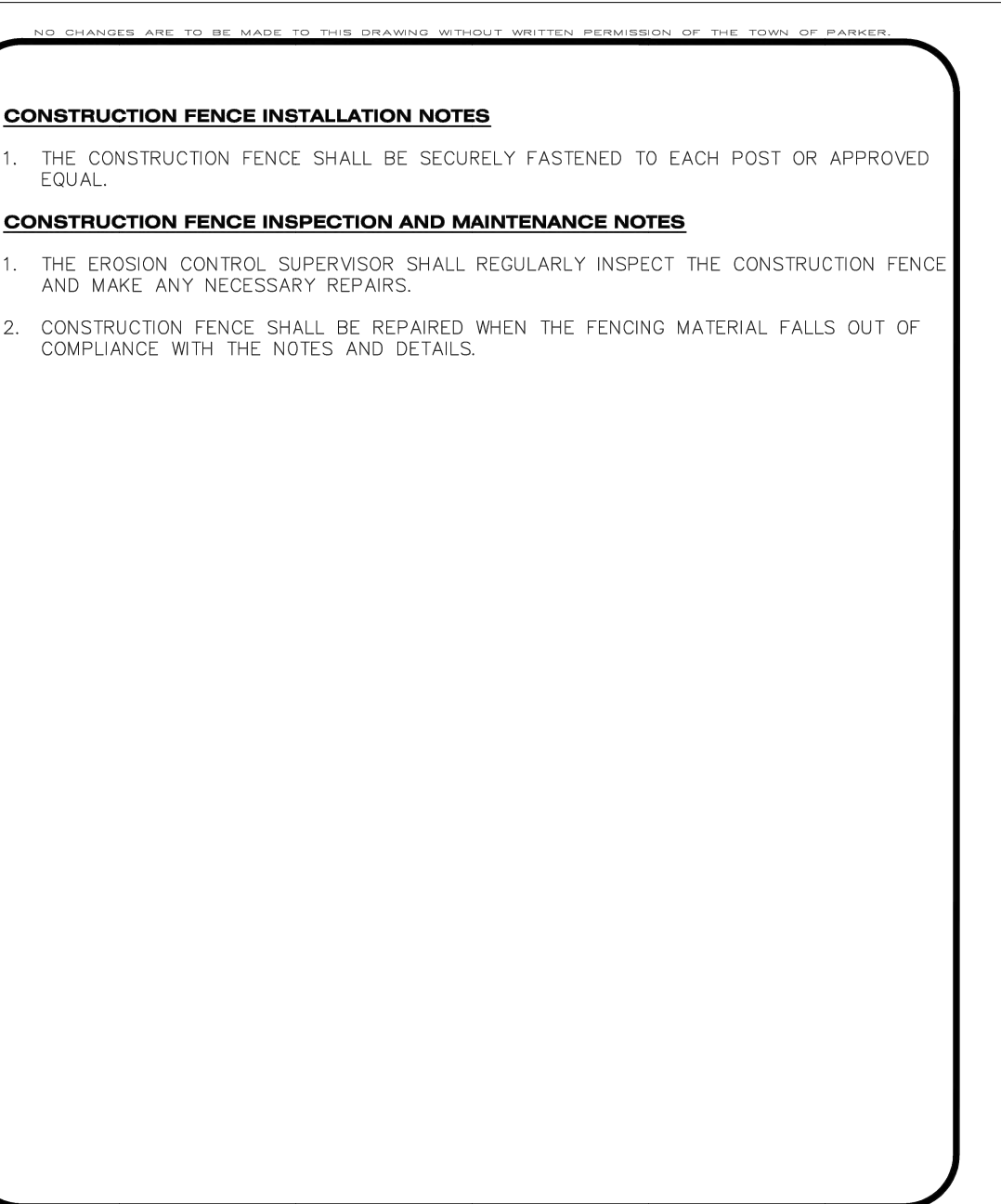
**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
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Oct. 2013



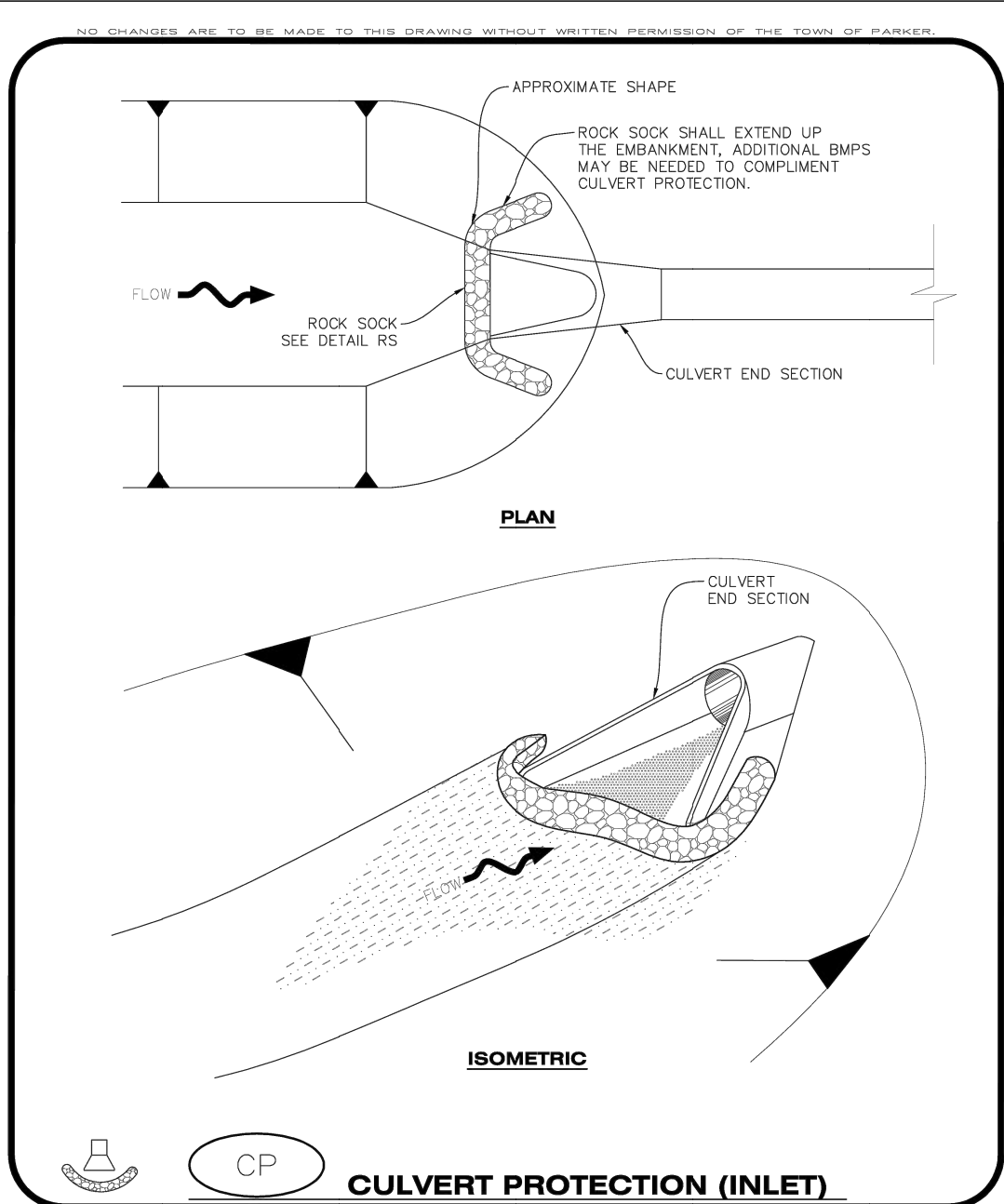
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Oct. 2013



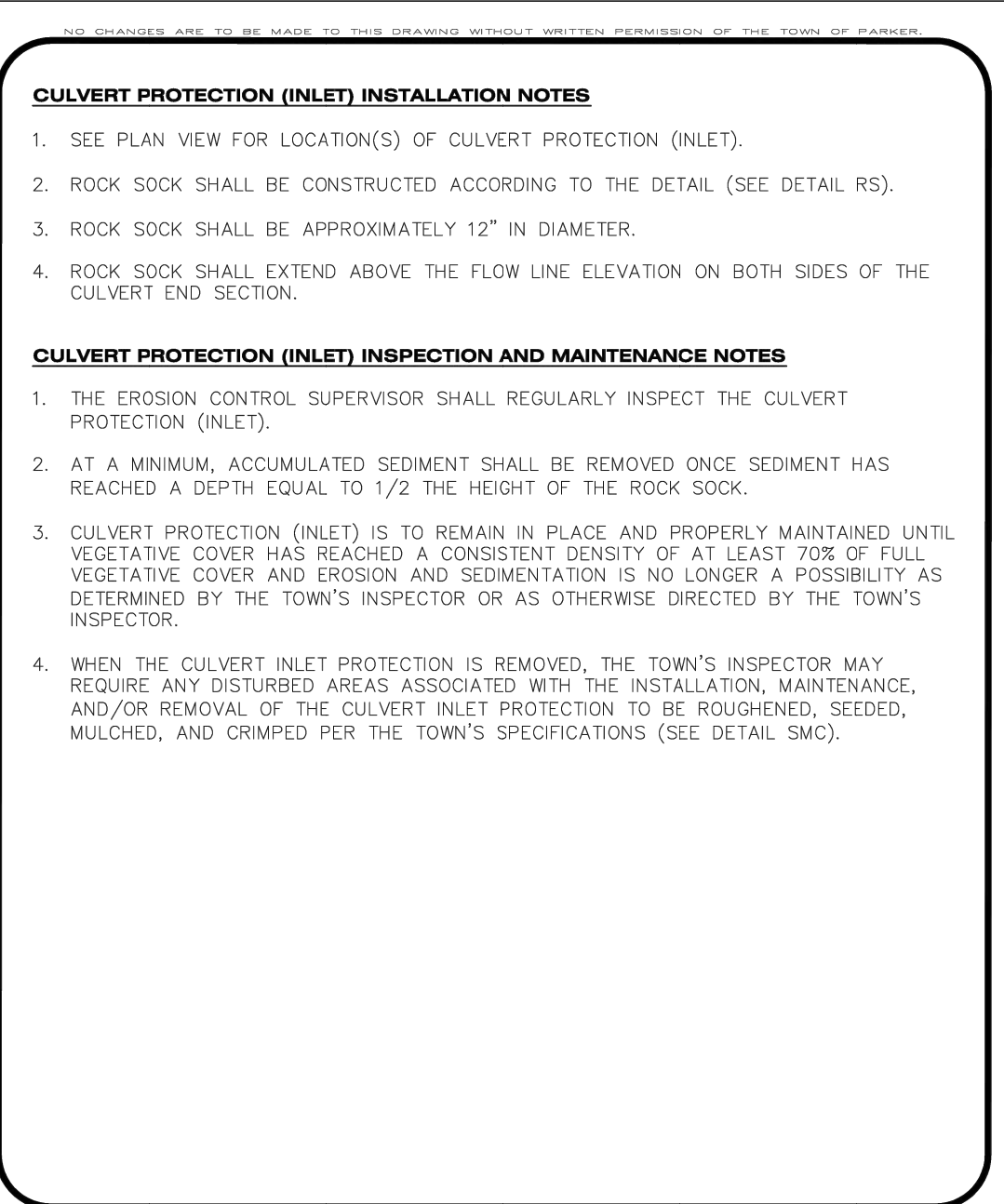
**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
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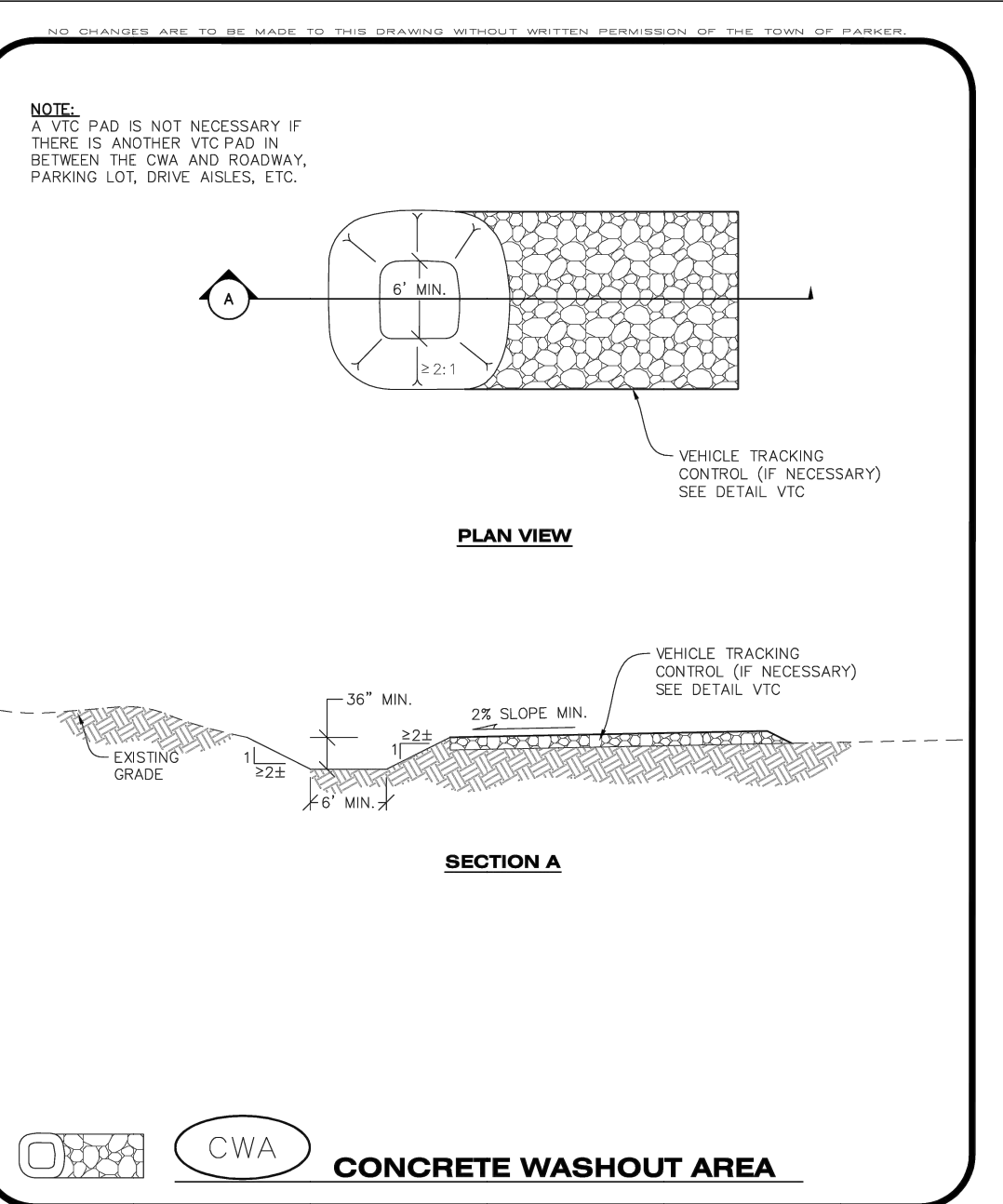
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CONSTRUCTION BEST MANAGEMENT PRACTICES  
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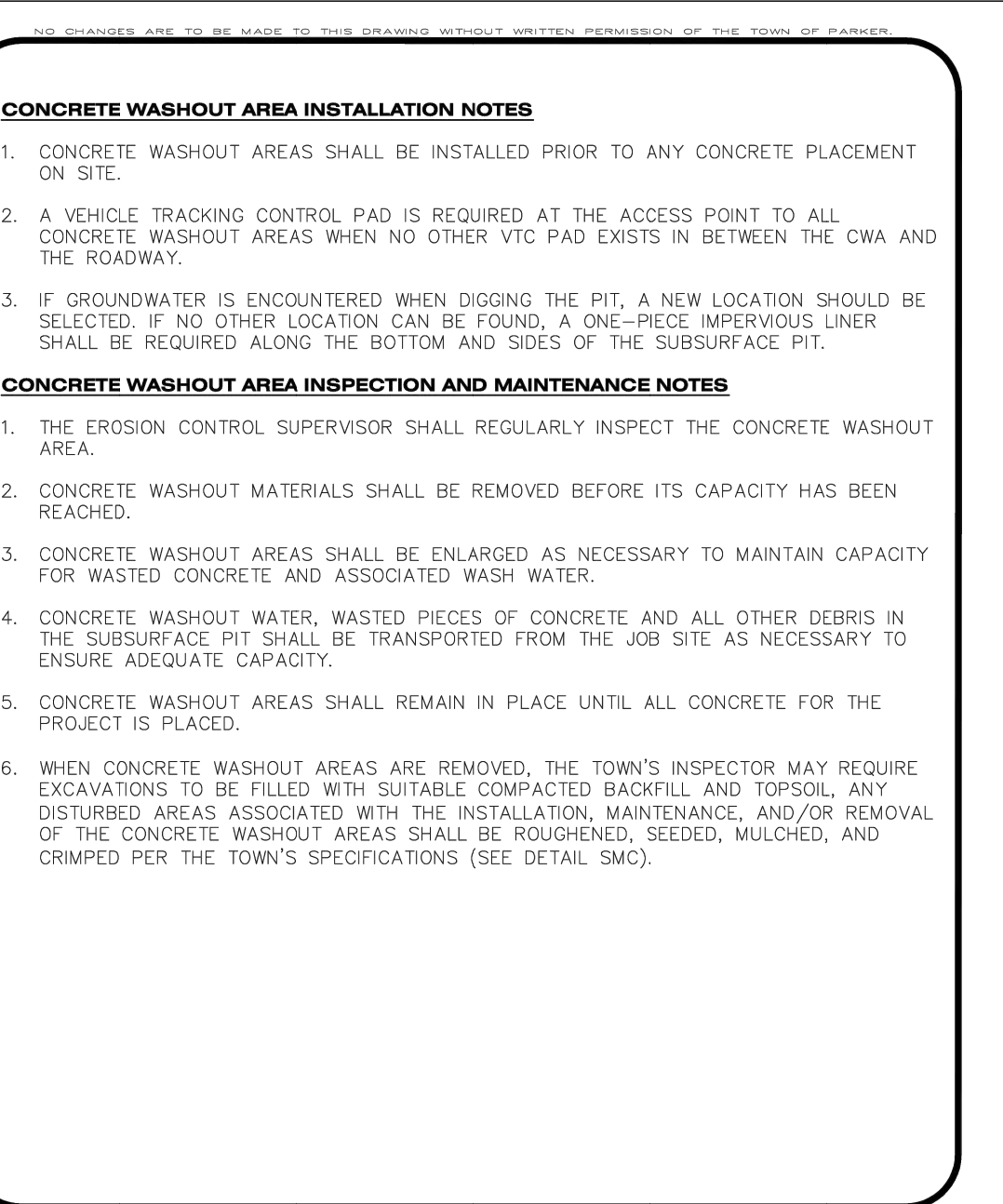
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**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
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**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
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Oct. 2013



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
CWA  
2 OF 2  
Oct. 2013



**CROWN POINT FILING NO. 1 LOT 4E**

## CONSTRUCTION DOCUMENTS

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| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

## C3.5





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LAND OF SUSHI

# CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

NOVEMBER 2024

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10/10/2025

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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

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PARKER, COLORADO 80138

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Project No: LOS000001  
Drawn By: JRC  
Checked By: SMB  
Date: 11/27/2024

CBMP DETAILS

C3.6

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

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.

1. TOP SLOPE ANCHOR SLOT  
2. BLANKET OVERLAPS  
3. TOP SIDE SLOPE EDGE OF BLANKET  
4. BLANKET TERMINAL ENDS

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE, THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

NOTE: WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB EROSION CONTROL BLANKET (SLOPE)

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 1 OF 3 Oct. 2013

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1. TOE OF SLOPE ANCHOR TRENCH  
2. TOP OF SLOPE ANCHOR TRENCH  
3. JOINT ANCHOR TRENCH USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)  
4. SAW 2" x 4" LUMBER ON DIAGONAL

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE, THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

NOTE: WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB EROSION CONTROL BLANKET (CHANNEL)

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 2 OF 3 Oct. 2013

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

EROSION CONTROL BLANKET INSTALLATION NOTES

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
- EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
- IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
- EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
- ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
- ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

| MANUFACTURER         | PRODUCT NAME   |
|----------------------|----------------|
| NORTH AMERICAN GREEN | S150           |
| APPROVED EQUAL       | APPROVED EQUAL |

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

EROSION CONTROL BLANKET MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

ECB 3 OF 3 Oct. 2013

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

AREA INLET PROTECTION INSTALLATION NOTES

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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

IPA 1 OF 1 Oct. 2013

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

AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH CONCRETE APRON SECTION A

AREA INLET WITH CONCRETE APRON ISOMETRIC

AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH CONCRETE APRON SECTION B

AREA INLET WITH CONCRETE APRON ISOMETRIC

IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAN 1 OF 1 Oct. 2013

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

AREA INLET PROTECTION INSTALLATION NOTES

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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

IPA 1 OF 1 Oct. 2013

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

AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH CONCRETE APRON SECTION A

AREA INLET WITH CONCRETE APRON ISOMETRIC

IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAP 1 OF 1 Oct. 2013

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

AREA INLET WITH CONCRETE APRON PLAN VIEW

AREA INLET WITH CONCRETE APRON SECTION A

AREA INLET WITH CONCRETE APRON ISOMETRIC

IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT

City of Parker COLORADO

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAP 1 OF 1 Oct. 2013



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LAND OF SUSHI

CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

NOVEMBER 2024

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AMD 20, LOT 4E

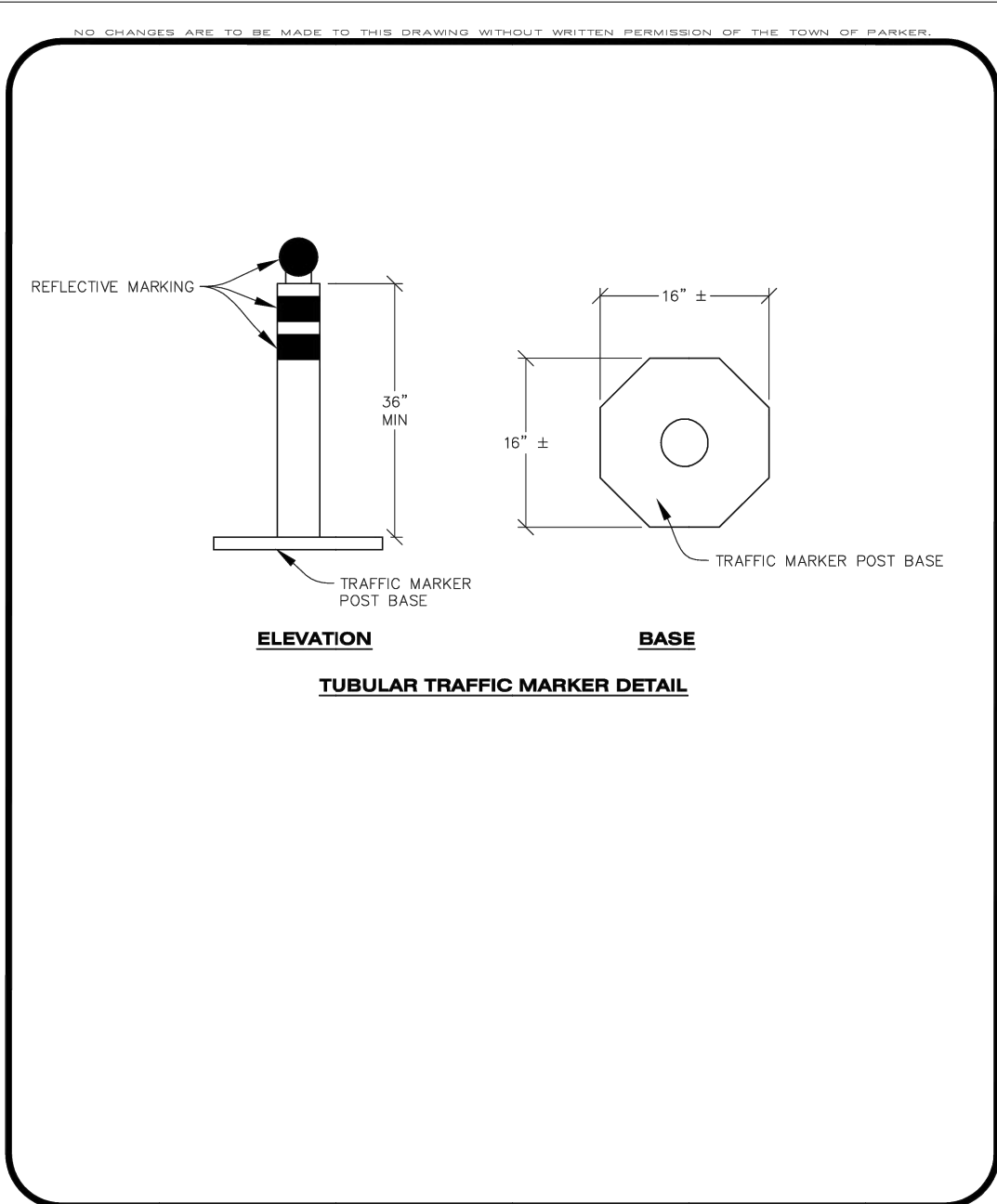
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| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

CBMP DETAILS

C3.7





**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG  
2 OF 3  
Oct. 2013

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

**INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**

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

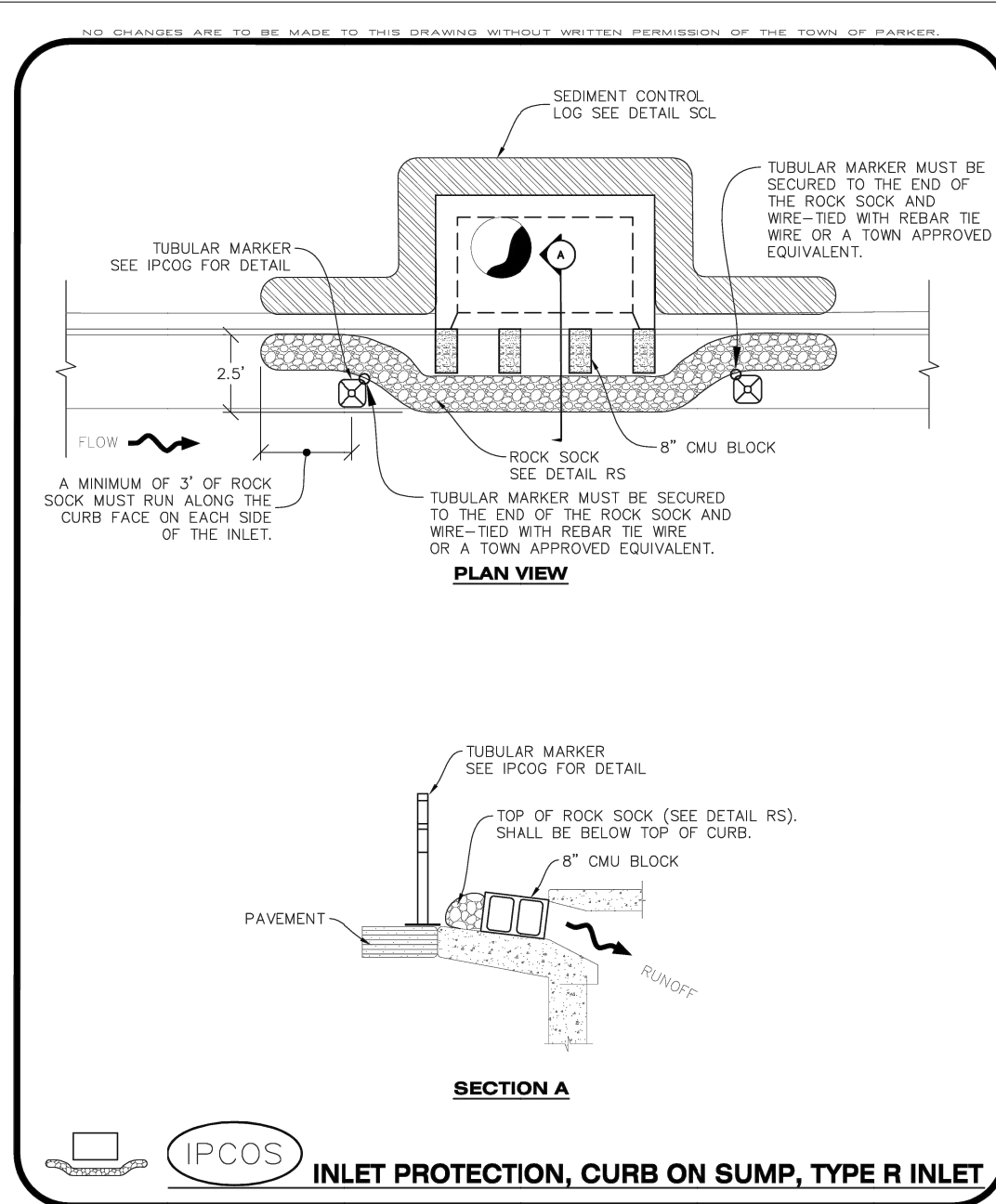
**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG  
3 OF 3  
Oct. 2013





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CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG  
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Oct. 2013

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**CURB INLET PROTECTION INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
- TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

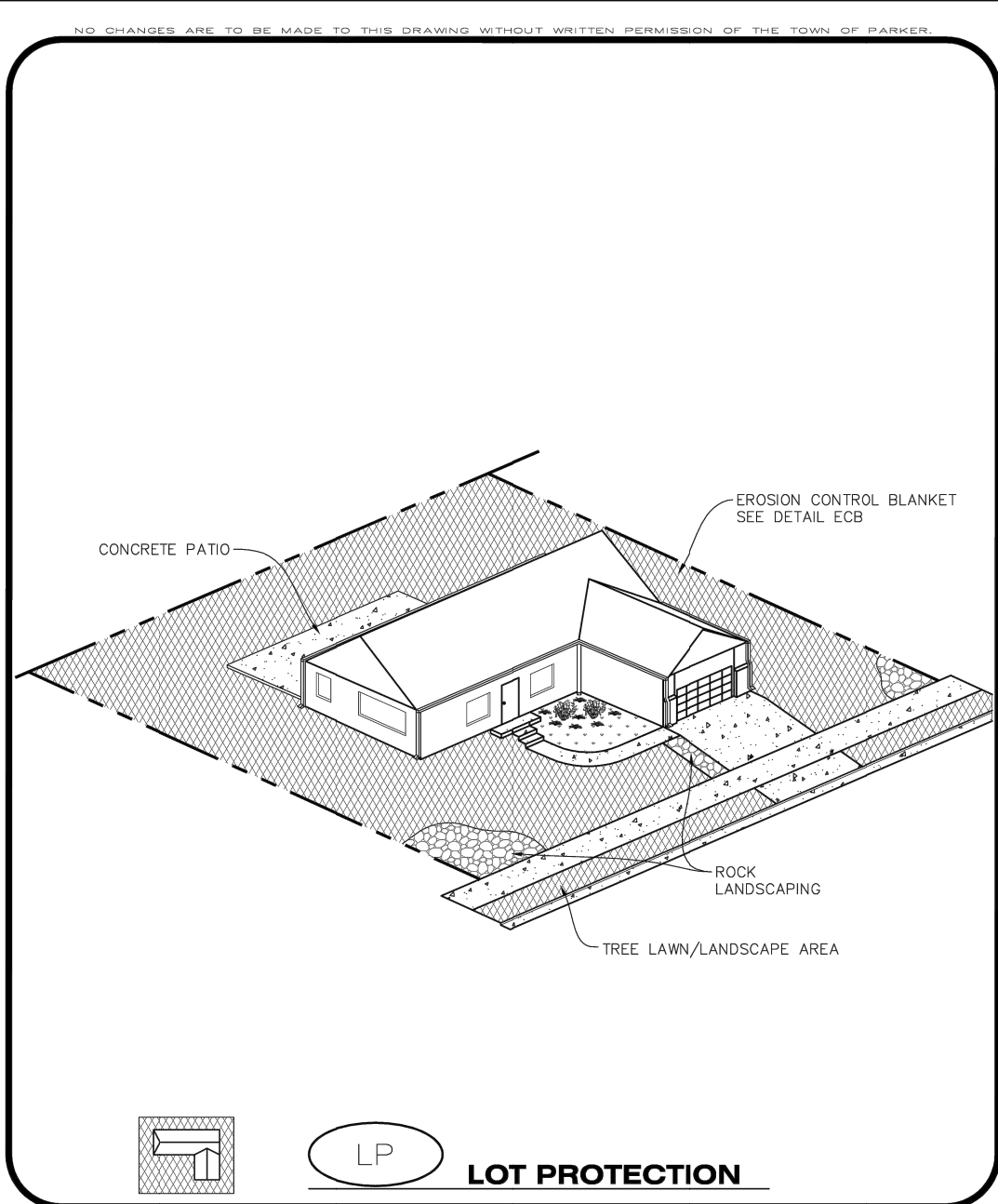
**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG  
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Oct. 2013





**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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1 OF 2  
Oct. 2013

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

**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES**

- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

|                      |                |
|----------------------|----------------|
| MANUFACTURER         | PRODUCT NAME   |
| NORTH AMERICAN GREEN | S150 BN        |
| APPROVED EQUAL       | APPROVED EQUAL |
- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
  - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
  - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADE EDGES BEING PLACED ON TOP OF THE DOWN-GRADE EDGE OF THE ADJACENT BLANKET.
  - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
  - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
- ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
- THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

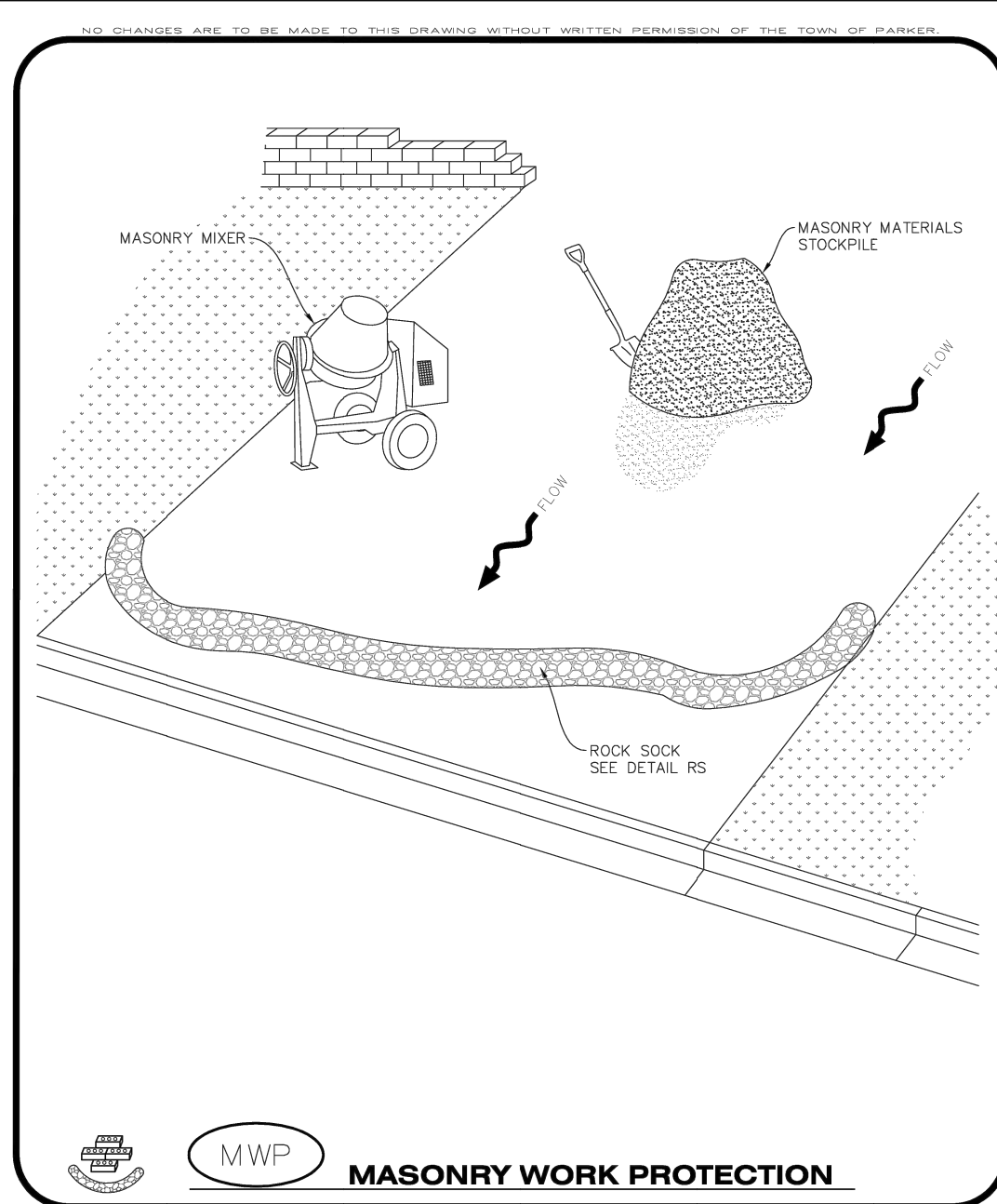
**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
- EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.



**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013





**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

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**MASONRY WORK PROTECTION INSTALLATION NOTES**

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

**MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**

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



**CBMP**  
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Oct. 2013



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LAND OF SUSHI

CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

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CROWN POINT FILING NO. 1  
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Project No: LOS000001  
Drawn By: JRC  
Checked By: SMB  
Date: 11/27/2024

CBMP DETAILS

C3.8

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

CONTRACTOR SHALL ANCHOR PORTABLE TOILET TO THE GROUND, AT A MINIMUM OF TWO OPPOSING CORNERS (ON A DIAGONAL) USING U-SHAPED REBAR STAKES.

PORTABLE TOILET

TOP BACK OF CURB, "DETACHED" SIDEWALK, OR OTHER IMPERVIOUS AREAS.

10' MIN.

EDGE OF PAVEMENT

PLAN VIEW

CURB AND GUTTER (TYPICAL)

PORTABLE TOILET (TYPICAL)

CONTRACTOR SHALL ANCHOR PORTABLE TOILET TO THE GROUND, AT A MINIMUM OF TWO OPPOSING CORNERS (ON A DIAGONAL) USING U-SHAPED REBAR STAKES.

10' MIN.

CURB AND GUTTER (TYPICAL)

ISOMETRIC

PTP

PORTABLE TOILET PROTECTION

1 OF 2  
Det. 2013

CBMP  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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

**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

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

**PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

PTP

2 OF 2  
Det. 2013

CBMP  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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

OUTTER FLOWLINE

TOP BACK OF CURB

2.0' (TYP)

MIN. 6" DIAMETER ROCK SOCK SEE DETAIL RS

50.0' SPACING (MAX)

8.0' (TYP)

PLAN VIEW

ROUGH CUT

MIN. 6" DIAMETER ROCK SOCK SEE DETAIL RS

COMPACTED SUBGRADE

SECTION A

RCSC

ROUGH CUT STREET CONTROL

1 OF 2  
Det. 2013

CBMP  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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

**ROUGH CUT STREET CONTROL INSTALLATION NOTES**

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

**ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES**

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

CBMP

2 OF 2  
Det. 2013

RCSC  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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

2.0'-3.0" CRUSHED GRANITE

CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPOILING OUT.

WIRE TIE ENDS OR SECURE IN ANOTHER SUITABLE FASHION

CROSS SECTION

COMPLETED ROCK SOCK

ROCK SOCK

ADDITIONAL WIRE MESH

ADDITIONAL 2.0'-3.0" CRUSHED ROCK

DOUBLE WRAP AT ROCK SOCK JOINTS

JOINT PLAN VIEW

JOINT ELEVATION

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 2.0'-3.0" CRUSHED ROCK AND DOUBLE WRAPPED WITH ADDITIONAL CHICKEN WIRE (OR APPROVED EQUIV.) SECURED TO ENDS OF ROCK REINFORCED SOCK.

RS

ROCK SOCK

1 OF 2  
Det. 2013

CBMP  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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

**ROCK SOCK INSTALLATION NOTES**

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

**ROCK SOCK INSPECTION AND MAINTENANCE NOTES**

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

RS

2 OF 2  
Det. 2013

CBMP  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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

WIRE AND ROCK NOT SHOWN FOR CLARITY

VARIES

12" MIN

SWALE

APPROXIMATE 2" EMBEDMENT

SWALE ELEVATION

12" MIN. ROCK SOCK

FLOW

EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL

EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL

L = THE DISTANCE SUCH THAT POINT A AND B ARE OF EQUAL ELEVATION.

SWALE SPACING

RSS

ROCK SOCK IN SWALE

1 OF 1  
Det. 2013

CBMP  
CONSTRUCTION BEST MANAGEMENT PRACTICES

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

4" ±

BALE WIDTH 18" TYP

TRENCH EXCAVATION

36" TYP.

1"x1"x24" STAKE (MIN)

FLOW

BACKFILL AND COMPACT EXCAVATED TRENCH SOIL

BINDING WIRE OR TWINE

STRAW BALE INSTALLATION

18" TYP.

18" TYP.

1"x1"x24" STAKE (MIN)

4" ±

FLOW

BACKFILL AND COMPACT EXCAVATED TRENCH SOIL

SECTION

SB

STRAW BALE

1 OF 2  
Det. 2013

CBMP  
CONSTRUCTION BEST MANAGEMENT PRACTICES



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LAND OF SUSHI

# CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

## CONSTRUCTION DOCUMENTS

NOVEMBER 2024

# Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com



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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E  
18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

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Project No: LOS000001  
Drawn By: JRC  
Checked By: SMB  
Date: 11/27/2024

CBMP DETAILS

# C3.9

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

**STRAW BALE INSTALLATION NOTES**

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

**STRAW BALE INSPECTION AND MAINTENANCE NOTES**

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

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

**SEDIMENT CONTROL LOG AT BACK OF CURB**

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

**SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN**

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

**SEDIMENT CONTROL LOG JOINTS**

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

**SEDIMENT CONTROL LOG INSTALLATION NOTES**

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

**SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES**

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

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

**STRAW BALE INSTALLATION NOTES**

A MIN. OF 1"x1"x48" WOODEN STAKES SHALL BE PLACED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC. A 1-1/2" X 1/4" STAKE OR LATH SHALL BE STAPLED OR NAILED TO THE 48" STAKE ON THE UPHILL SIDE OF THE FABRIC SUCH THAT IT IS FLUSH AGAINST THE FABRIC AND STAKE. LENGTH OF STAKE IS DEPENDENT UPON HEIGHT OF FENCE. ALSO SEE ALTERNATIVE INSTALLATION - 360° TWIST DETAIL.

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

**INSTALLATION DETAIL**

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

**JOINT SECTIONS**

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

**ALTERNATIVE INSTALLATION - 360° TWIST**

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

**SILT FENCE INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
- ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
- A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
- ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
- THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
- STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x4"x24".
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
- SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

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

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

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

**SILT FENCE INSPECTION AND MAINTENANCE NOTES**

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











CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

NOVEMBER 2024

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

TYPE 4 JERSEY BARRIERS  
NOT SHOWN FOR CLARITY

VTC PAD TO MATCH  
TOP BACK OF CURB

9" MIN

3"-6" CRUSHED GRANITE

6" MIN

TENSAR®BX1100 GEOGRID®  
2. MIRAFI®BASKGRID II®  
3. APPROVED OTHER

SECTION A

VTC SHALL EXTEND  
TO BARRIERS OR SILT  
FENCE/CONSTRUCTION FENCE

TYPE 4 JERSEY BARRIER  
OR EQUIVALENT (TYPICAL)

3"-6" CRUSHED GRANITE

1. TENSAR®BX1100 GEOGRID®  
2. MIRAFI®BASKGRID II®  
3. APPROVED OTHER

SECTION B

VTC

VEHICLE TRACKING CONTROL

City of  
**Parker**  
COLORADO

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

2 OF 3  
Oct. 2013

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

**VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES**

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

**VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES**

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

City of  
**Parker**  
COLORADO

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

VTC

3 OF 3  
Oct. 2013

**Galloway**

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Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com

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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

| #  | Date | Issue / Description | Init. |
|----|------|---------------------|-------|
| 1  |      |                     |       |
| 2  |      |                     |       |
| 3  |      |                     |       |
| 4  |      |                     |       |
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| 19 |      |                     |       |
| 20 |      |                     |       |

|             |            |
|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

CBMP DETAILS

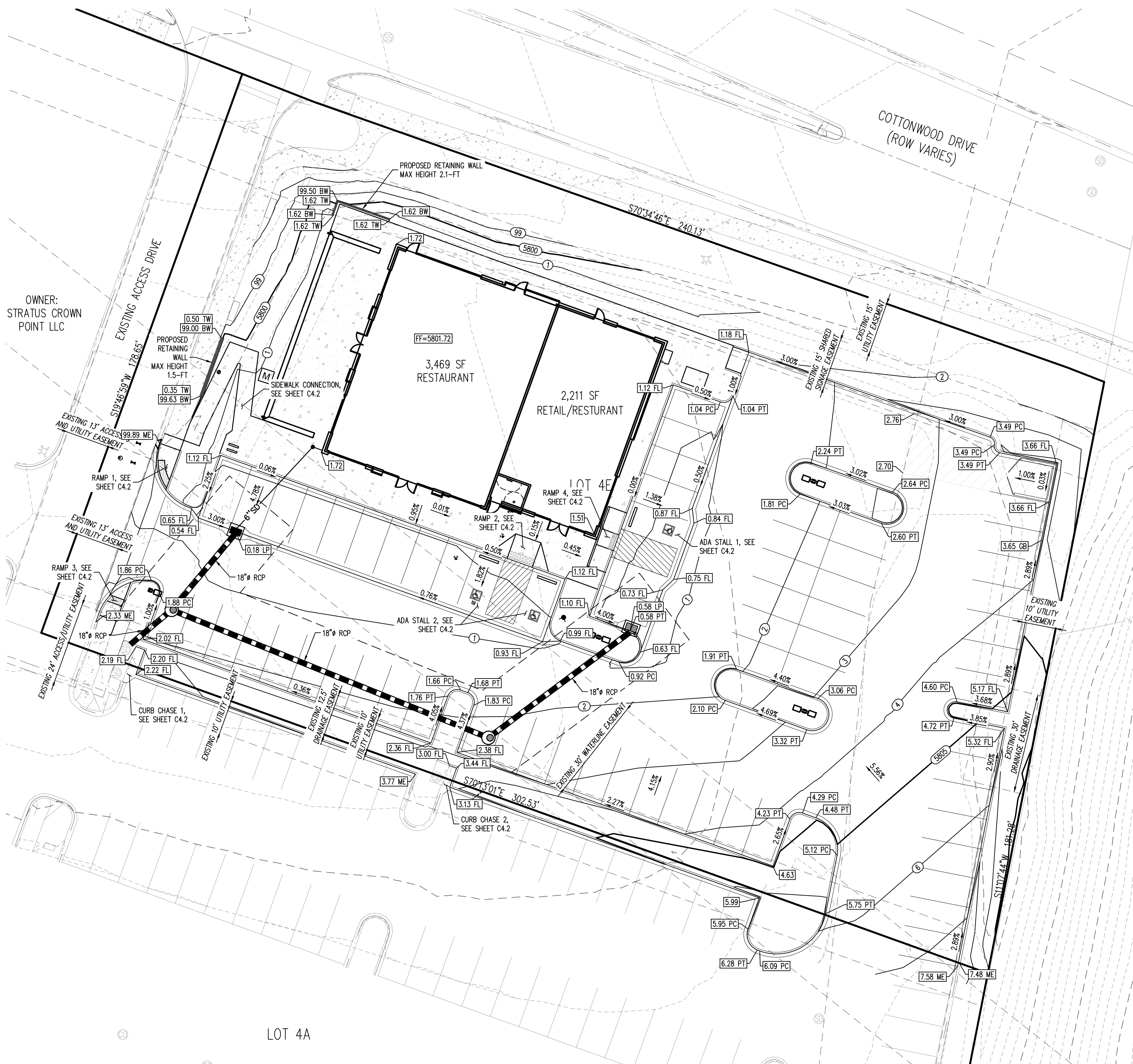
C3.12

H:\Users\BryanParker\CD\_LOS000001\_Cottonwood Drive\CD\CD\LOS001\_C3.12\_CBMP\_Details.dwg - Matthew Pappas - 2024-11-27



**CROWN POINT FILING NO. 1 LOT 4E**

## CONSTRUCTION DOCUMENTS



|  |                                              |
|--|----------------------------------------------|
|  | EXISTING PROPERTY LINE                       |
|  | EXISTING MAJOR CONTOUR                       |
|  | EXISTING MINOR CONTOUR                       |
|  | PROPOSED MAJOR CONTOUR                       |
|  | PROPOSED MINOR CONTOUR                       |
|  | FLOW ARROW                                   |
|  | EXISTING EASEMENT                            |
|  | PROPOSED RETAINING WALL                      |
|  | SPILL CURB                                   |
|  | CATCH CURB                                   |
|  | EXISTING FIRE HYDRANT                        |
|  | EXISTING 4" SANITARY SEWER MANHOLE           |
|  | EXISTING STORM DRAIN MANHOLE                 |
|  | PROPOSED NO. 16 COMBO INLET                  |
|  | PROPOSED SPOT ELEVATION - FINISHED GRADE     |
|  | PROPOSED SPOT ELEVATION - FLOW LINE          |
|  | PROPOSED SPOT ELEVATION - POINT OF TANGENCY  |
|  | PROPOSED SPOT ELEVATION - POINT OF CURVATURE |
|  | PROPOSED SPOT ELEVATION - TOP OF FOUNDATION  |
|  | PROPOSED SPOT ELEVATION - MATCH EXISTING     |

THESE DRAWINGS DO NOT INCLUDE COMPONENTS FOR CONSTRUCTION SAFETY

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

### SOIL PREPARATION NOTE

SOIL PREPARATION SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL ENGINEERING REPORT PREPARED FOR 18704 COTTONWOOD DRIVE, PARKER, COLORADO AS FOLLOWS:

GEOTECHNICAL ENGINEER: SCI ENGINEERING, INC  
PROJECT NO.: 2022-0732.10

THE CONTRACTOR MUST FULLY REVIEW THESE REPORTS PRIOR TO CONSTRUCTION. INFORMATION IN THE GEOTECHNICAL REPORT SUPERSEDES ANY CONFLICTING INFORMATION CONTAINED IN THE CONSTRUCTION PLANS AND SPECIFICATIONS. REFER TO GENERAL STRUCTURAL NOTES FOR SPECIFIC SOIL PREPARATION AT SITE STRUCTURES.

## BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036  
ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP  
STAMPED "GALLOWAY CONTROL"  
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

## BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

CAUTION – NOTICE TO CONTRACTOR

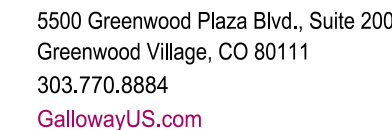
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2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POT-HOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

THE 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 OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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LAND OF SUSHI  
CROWN POINT FILING NO. 1

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

[illegible]

|             |            |
|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

## GRADING PLAN

## C4.1

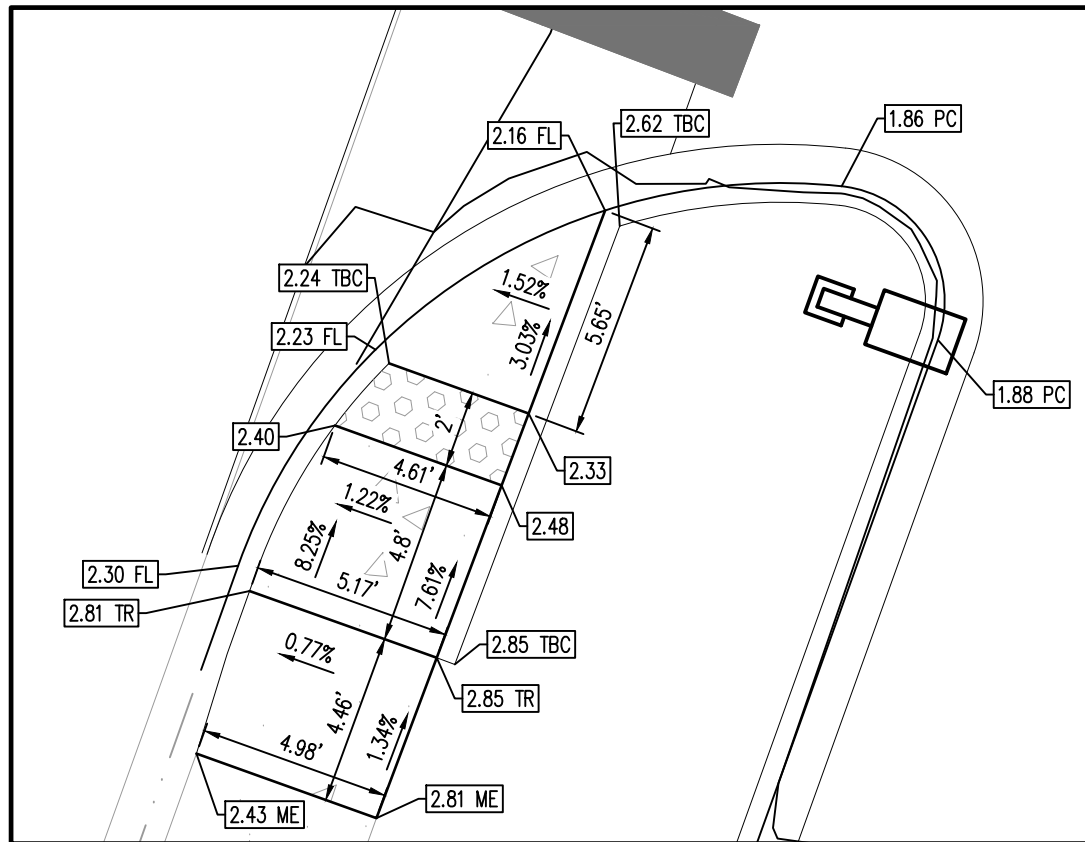


**CROWN POINT FILING NO. 1 LOT 4E**

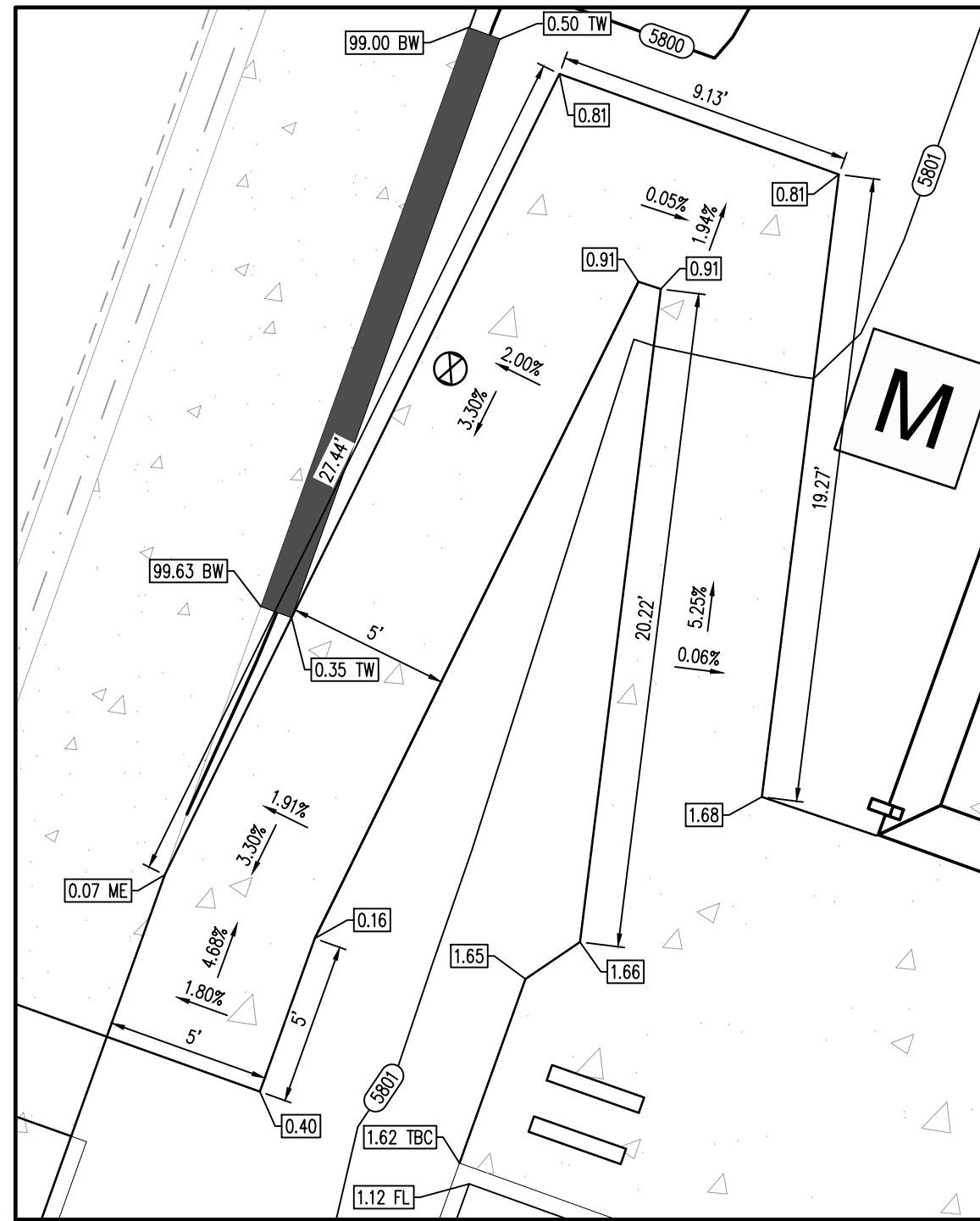
## CONSTRUCTION DOCUMENTS

[illegible]

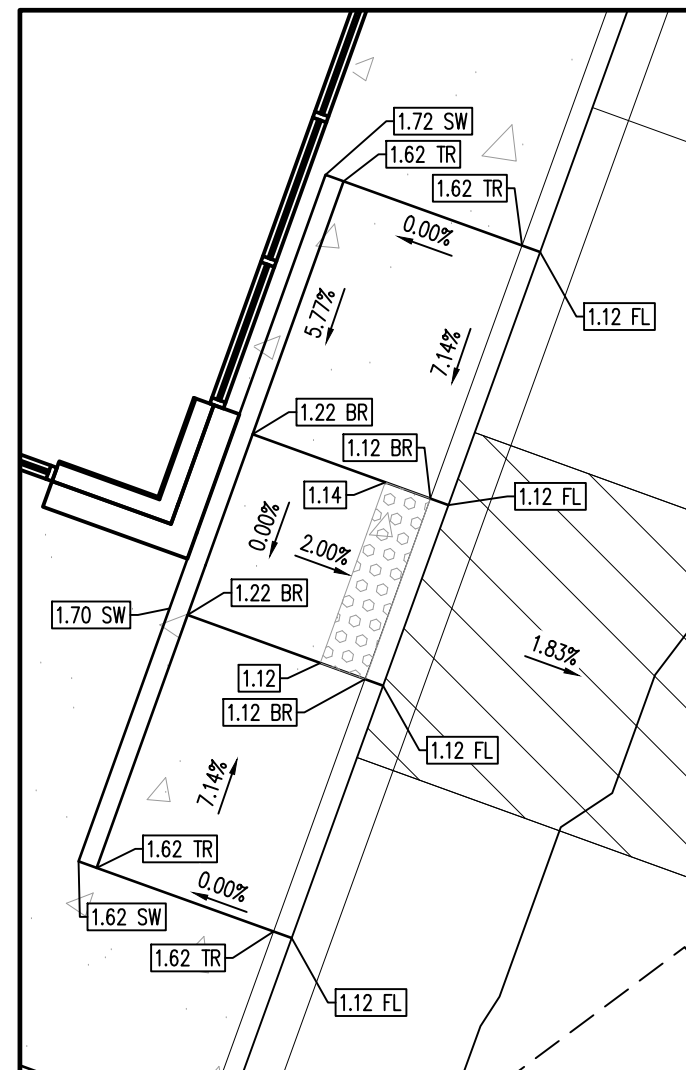
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SCALE: 1"=5'



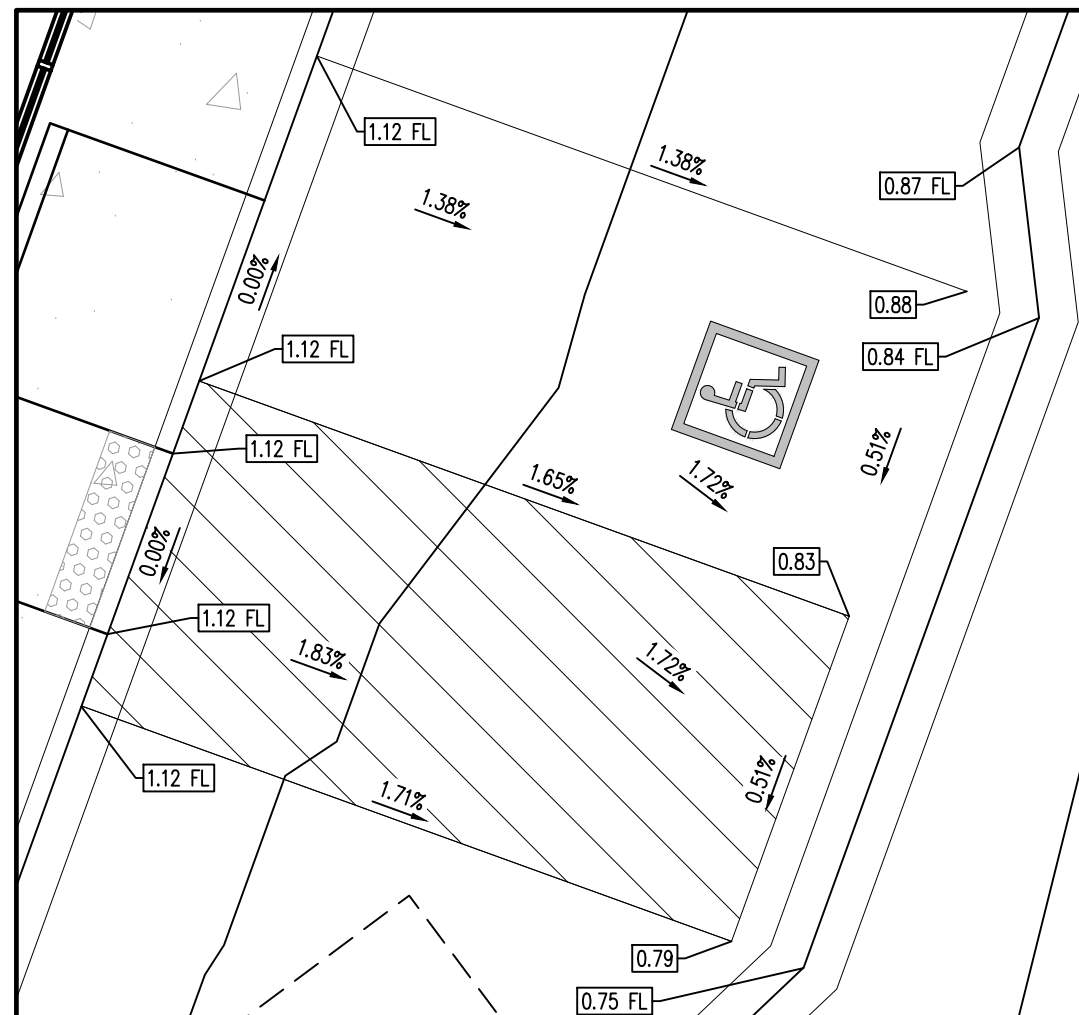
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SCALE: 1"=5'



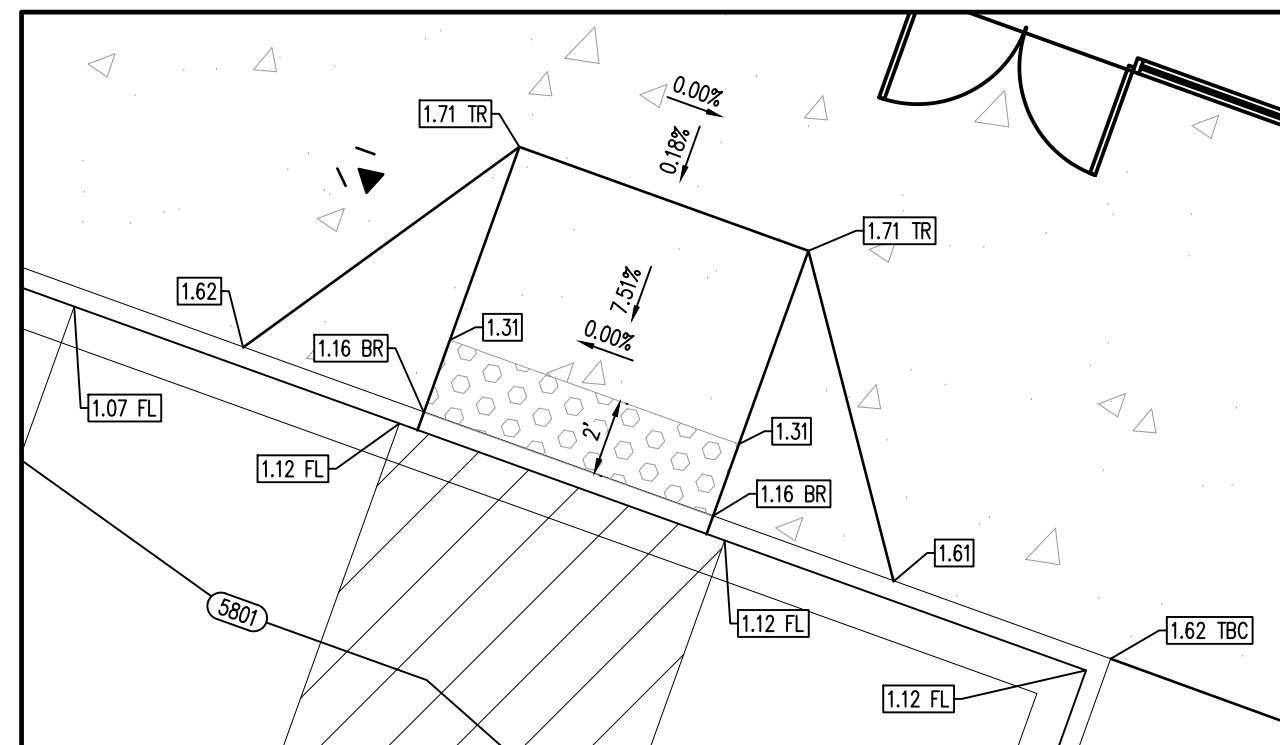
**SIDEWALK CONNECTION**  
SCALE: 1"=5'



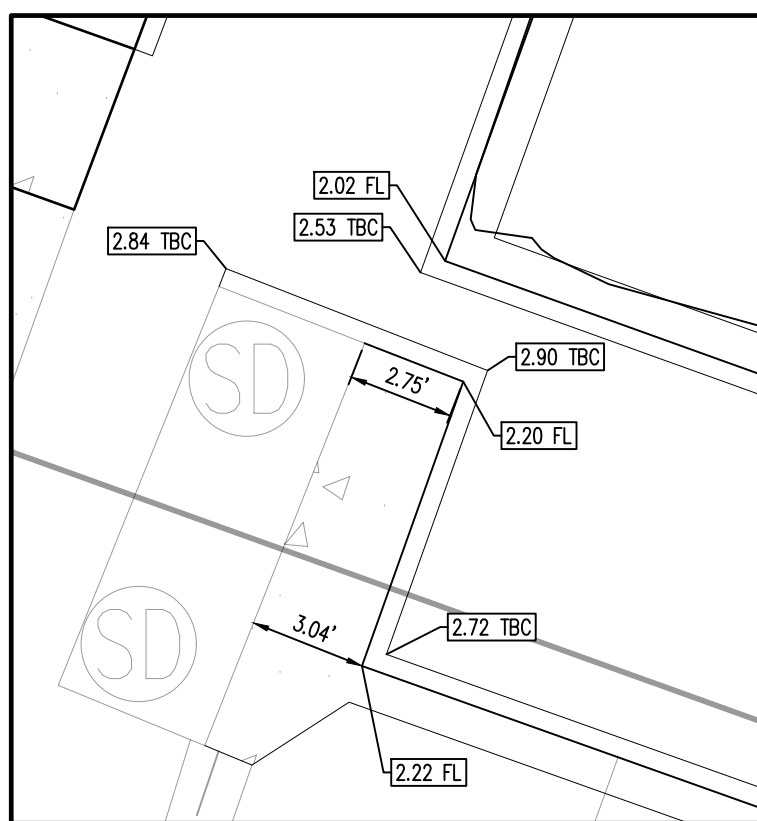
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SCALE: 1"=5'



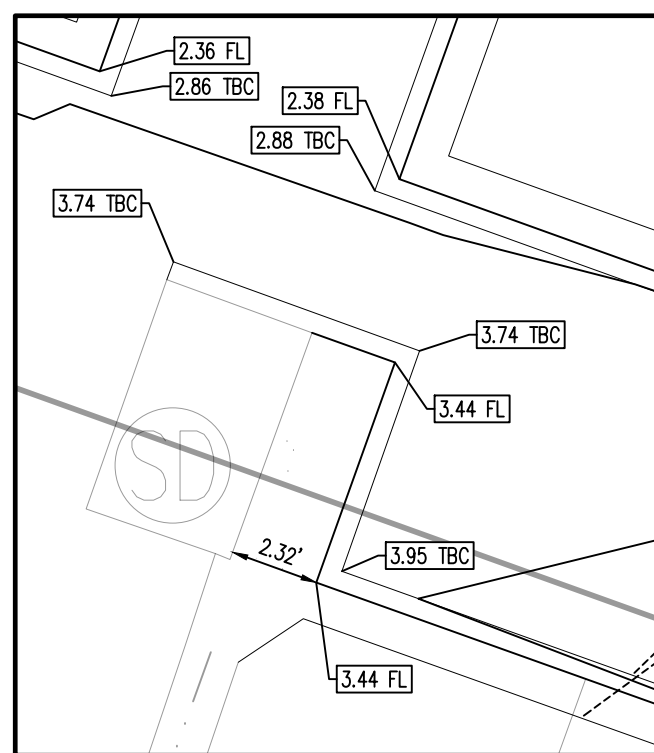
ADA STALL  
SCALE: 1"=5'



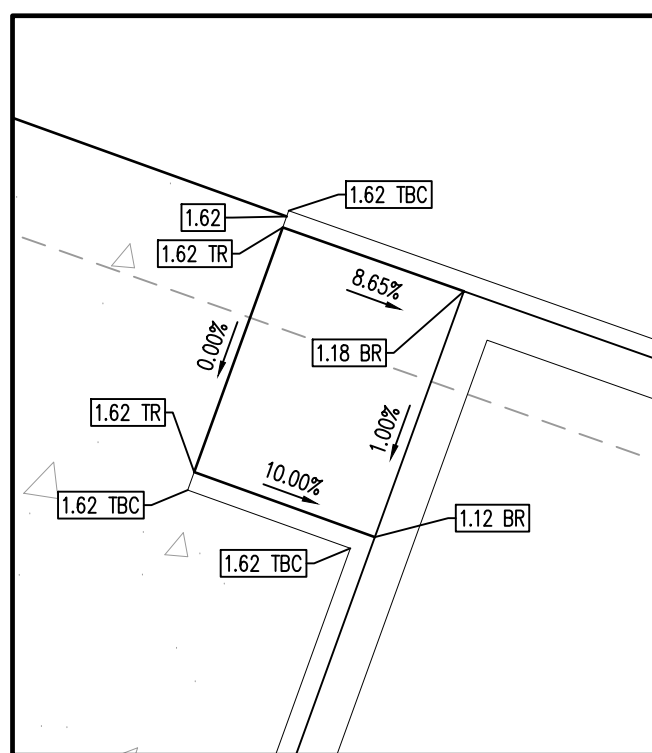
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SCALE: 1"=5'



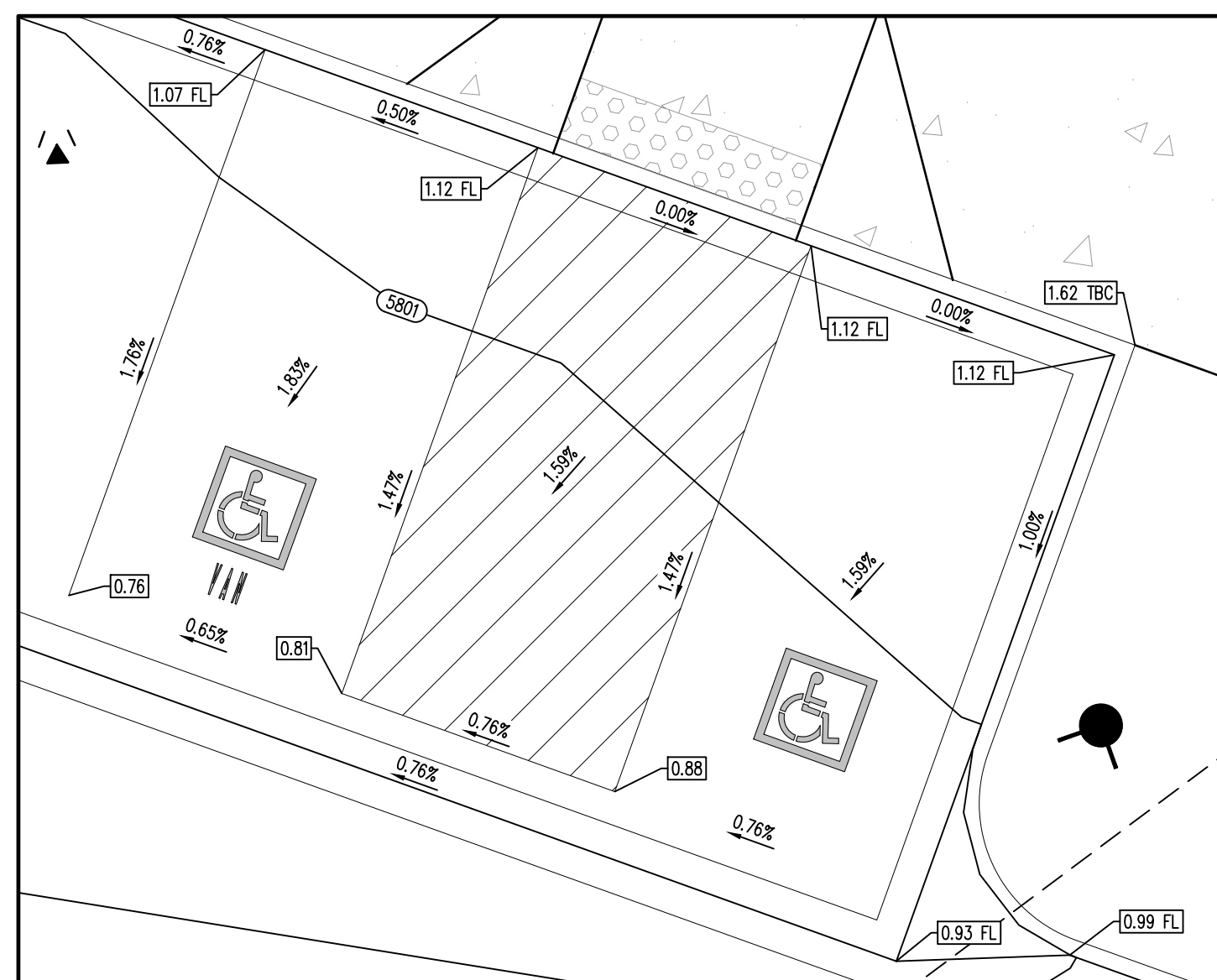
CURB CHASE 1  
SCALE: 1"=5'



CURB CHASE 2  
SCALE: 1"=5'



RAMP 5  
SCALE: 1"=5'



ADA STALL 2  
SCALE: 1"=5'

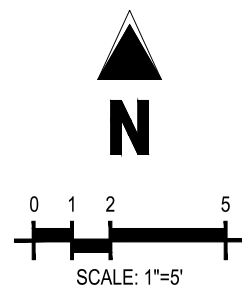


Diagram illustrating various boundary symbols and their corresponding descriptions:

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOW ARROW
- EXISTING EASEMENT
- PROPOSED RETAINING WALL
- SPILL CURB
- CATCH CURB

|                                                                                     |                                              |
|-------------------------------------------------------------------------------------|----------------------------------------------|
|  | EXISTING FIRE HYDRANT                        |
|  | EXISTING 4" SANITARY SEWER MANHOLE           |
|  | EXISTING STORM DRAIN MANHOLE                 |
|  | PROPOSED NO. 16 COMBO INLET                  |
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

[illegible]

|             |            |
|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

## DETAILED GRADING PLAN

## C4.2



H:\Users\BryanParker\CD\05000001\_Cottonwood Drive\AMD20\CD\0501\_CD\_Cottonwood Utility Plan.dwg - Matthew Pappas - 2/25/24 11:27

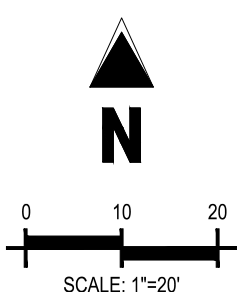
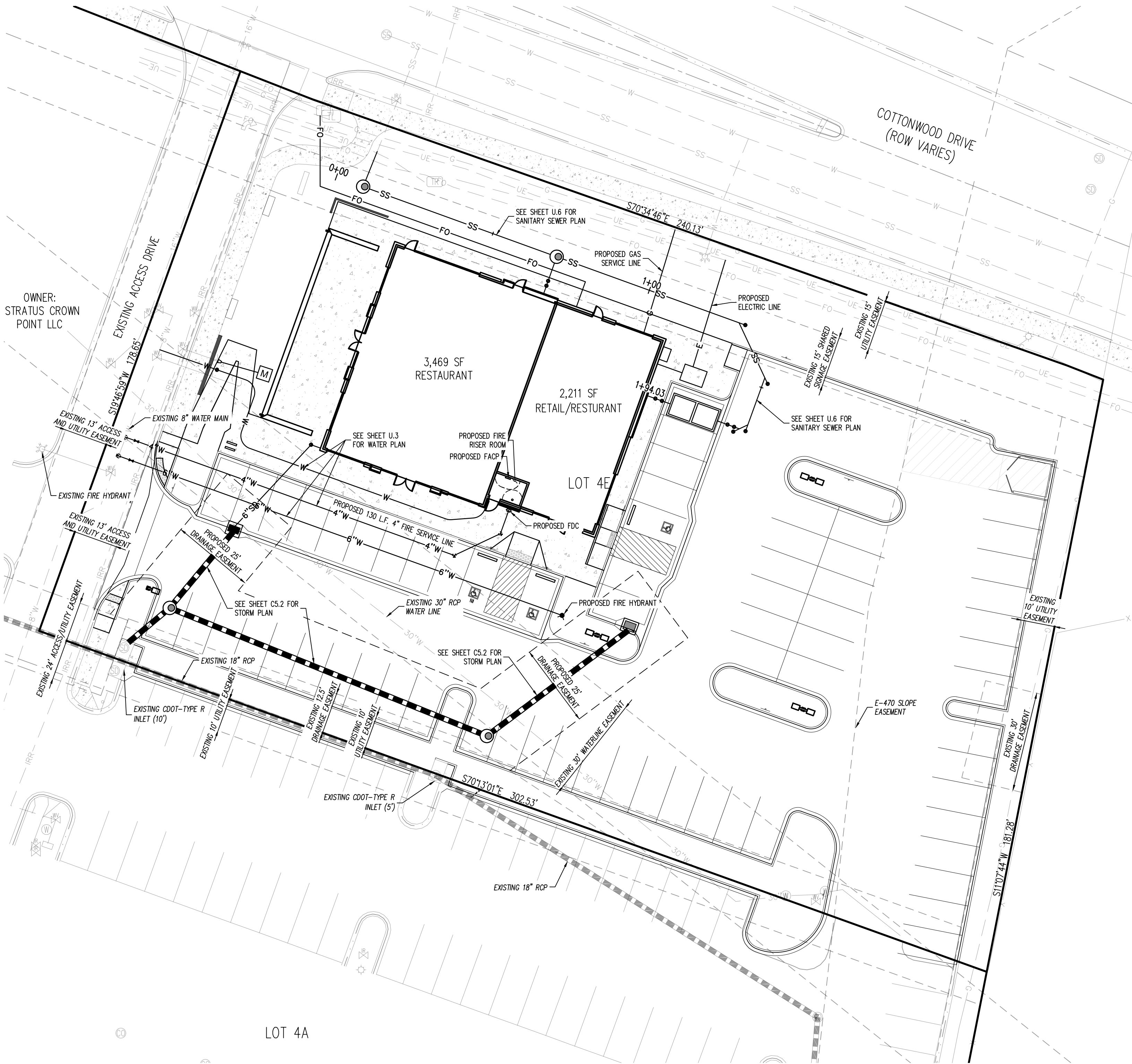
LAND OF SUSHI

# CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

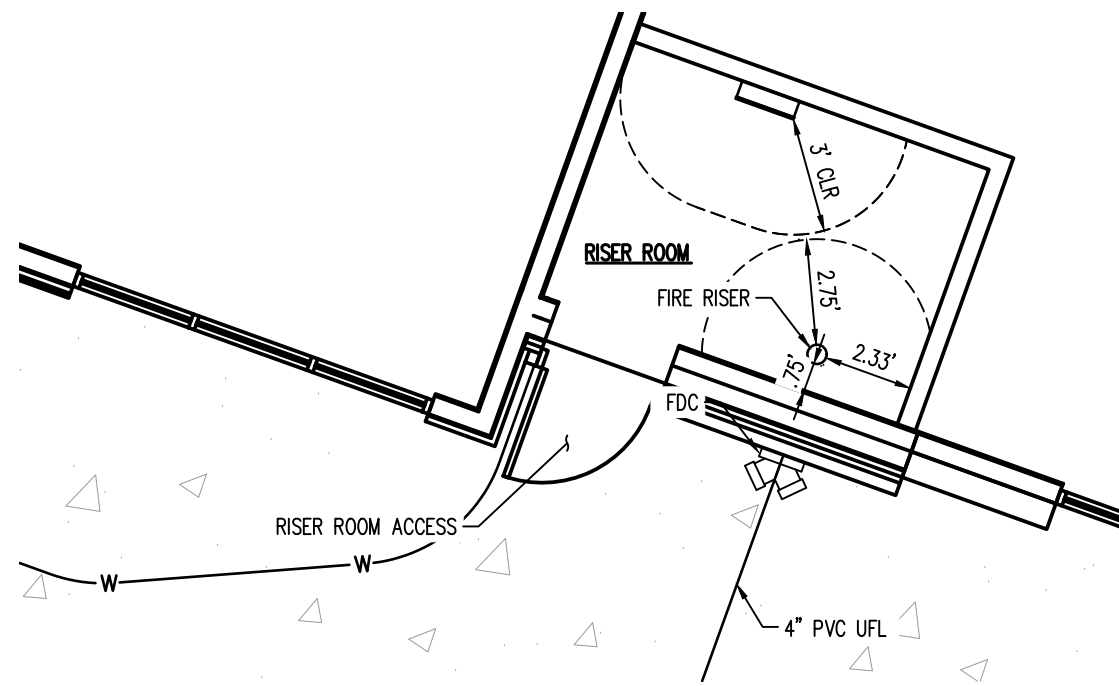
CONSTRUCTION DOCUMENTS

NOVEMBER 2024



## LEGEND

- EXISTING PROPERTY LINE
- 5225' EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 5465' PROPOSED MAJOR CONTOUR
- 5464' PROPOSED MINOR CONTOUR
- EXISTING EASEMENT
- W- EXISTING WATER LINE
- SS- EXISTING SANITARY SEWER
- SS- PROPOSED SANITARY SEWER
- G- EXISTING GAS LINE
- UE- EXISTING UNDERGROUND ELECTRIC
- FO- EXISTING FIBER OPTIC LINE
- EXISTING STORM SEWER
- SD- PROPOSED STORM SEWER
- FLOW ARROW
- EXISTING FIRE HYDRANT
- EXISTING 4" SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED NO. 16 COMBO INLET



RISER ROOM DETAIL  
SCALE 1"=5'

## GENERAL UTILITY NOTES

- ALL BUILDING WATER LINES FROM METER TOWARDS BUILDING SHALL BE TYPE-K COPPER AND SHALL BE RATED FOR USE WITH POTABLE WATER PER NSF 31.61 WITH 4.5" MIN. COVER.
- ALL SANITARY SEWER LINES SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE SPECIFIED BY THE UTILITY COMPANY; PROVIDE 36" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATE WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CONSULTING ENGINEER(S) AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. CONSULTANT AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- REFERENCE #2020- FOR PLUMBING AND MAINLINE INSPECTION COORDINATION PURPOSES.
- ALL WATER METERS ARE INTERNAL TO THE BUILDING.

## FIRE CODE REVIEW BLOCK

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL or DESIGNATED REPRESENTATIVE (DATE)

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

## STORM DRAINAGE INFRASTRUCTURE NOTES:

- 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.
- 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.
- 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 DISSIPATORS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRUCKLE 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).
- 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 (SQUEEZE) 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.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- 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.
- 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.
- ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- 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.
- 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.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- 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.
- 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.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- 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.
- 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.
- PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

## BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036, ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL"  
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "4" IN CONCRETE

## BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

## CAUTION - NOTICE TO CONTRACTOR

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- 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 POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

# Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com



10/10/2025

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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

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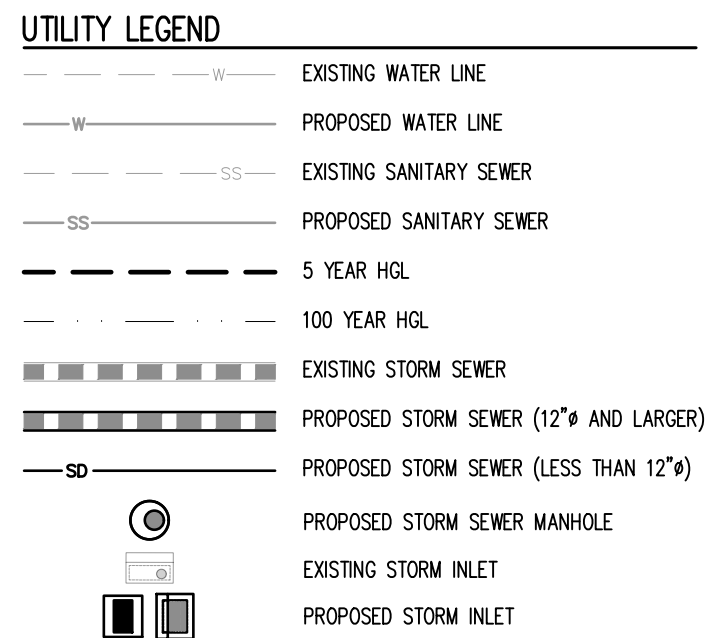
OVERALL UTILITY PLAN

# C5.1

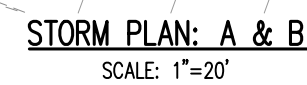


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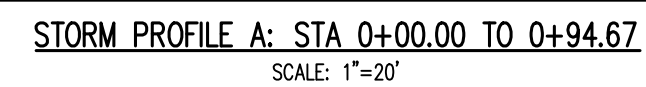
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THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 6 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E



DATE \_\_\_\_\_



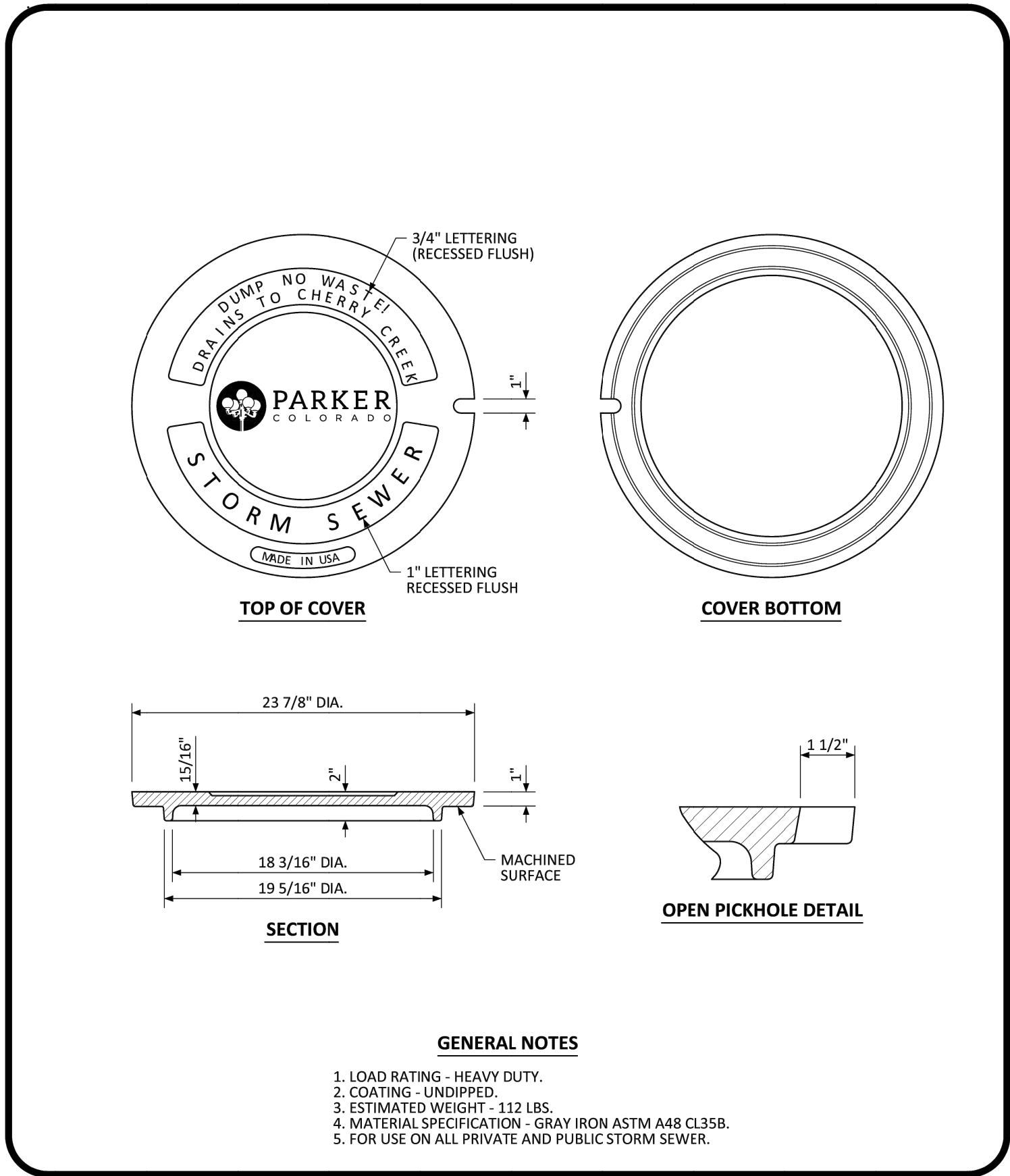
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18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

## STORM PLAN

## C5.2



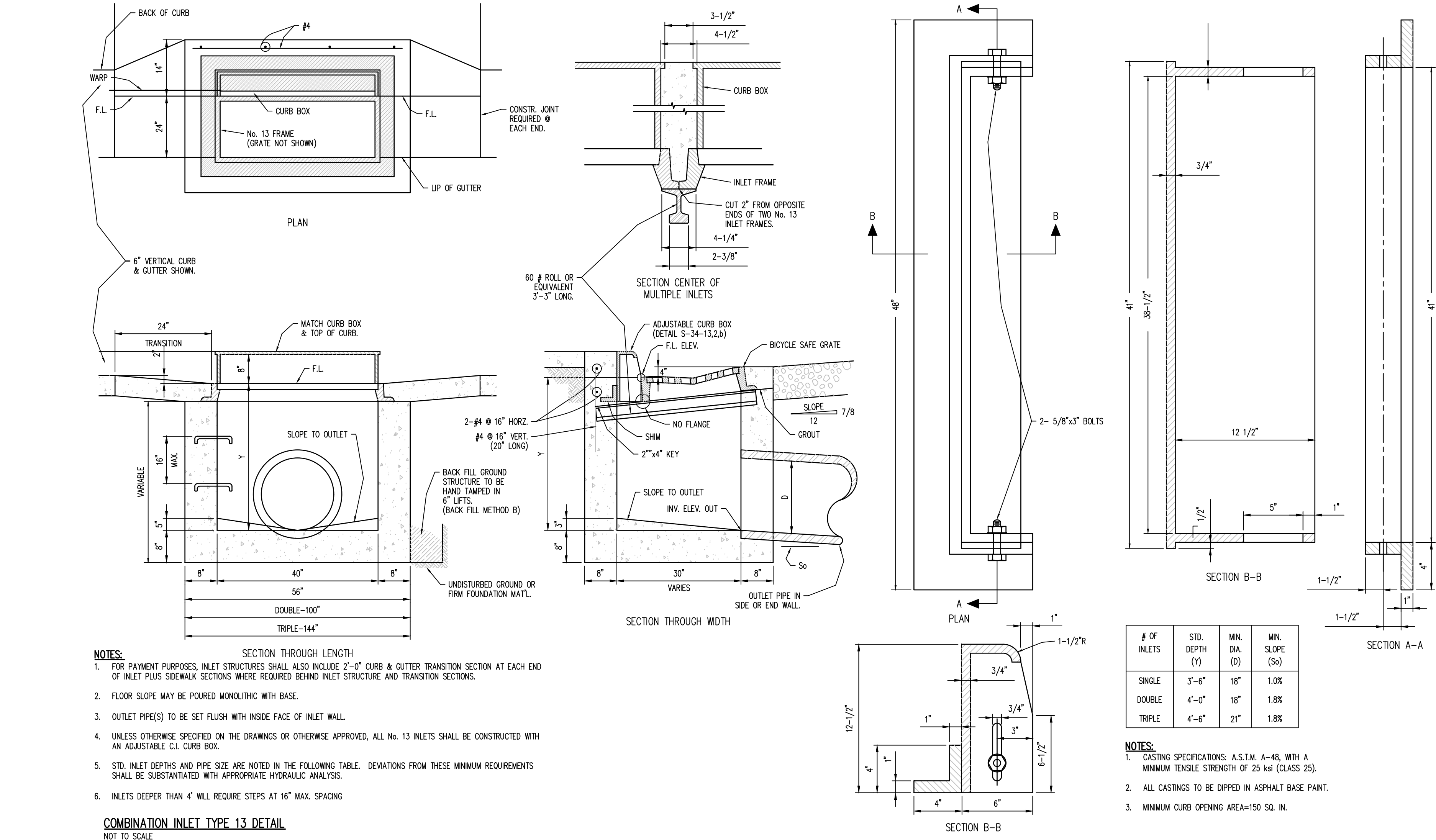
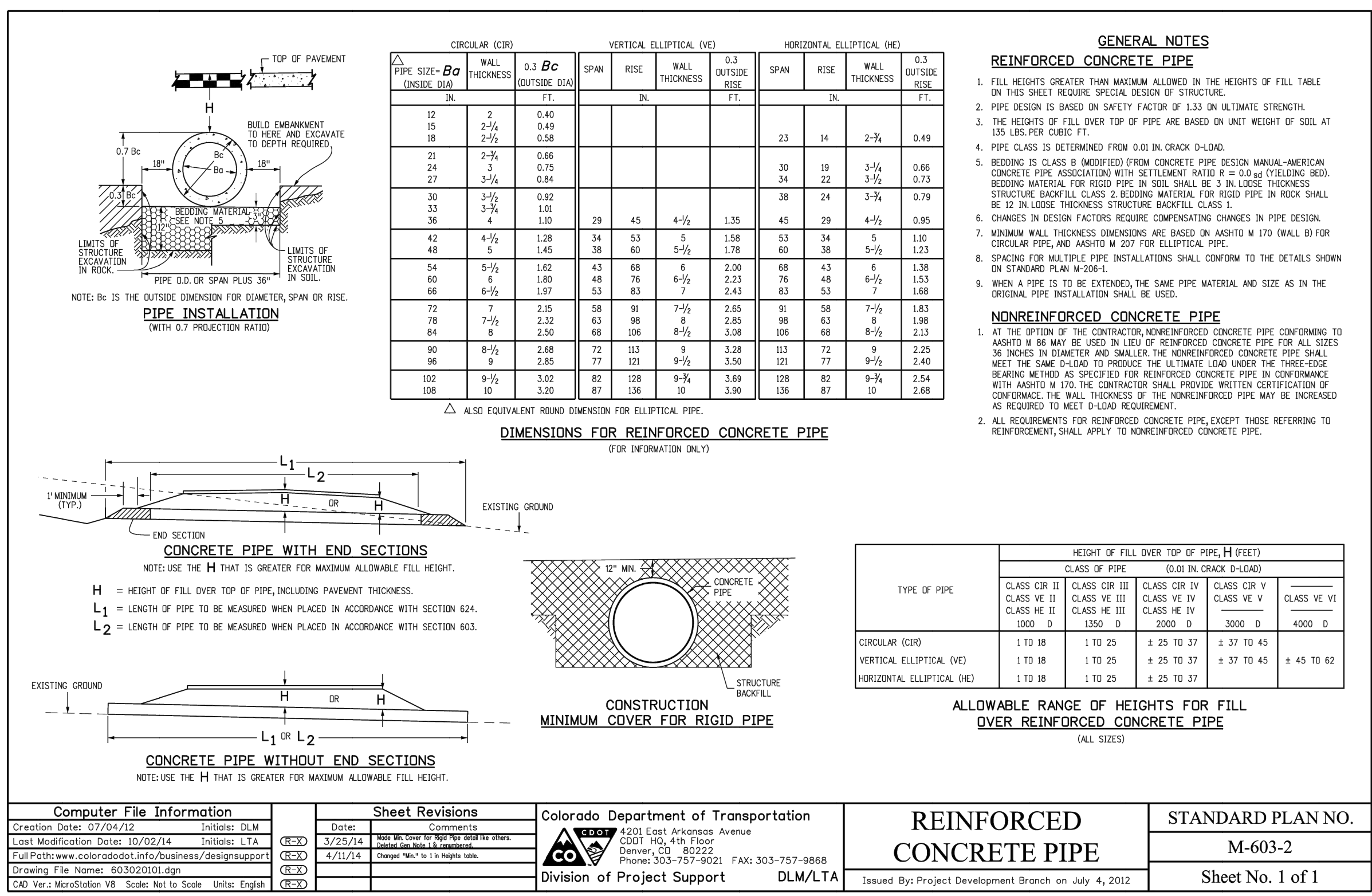
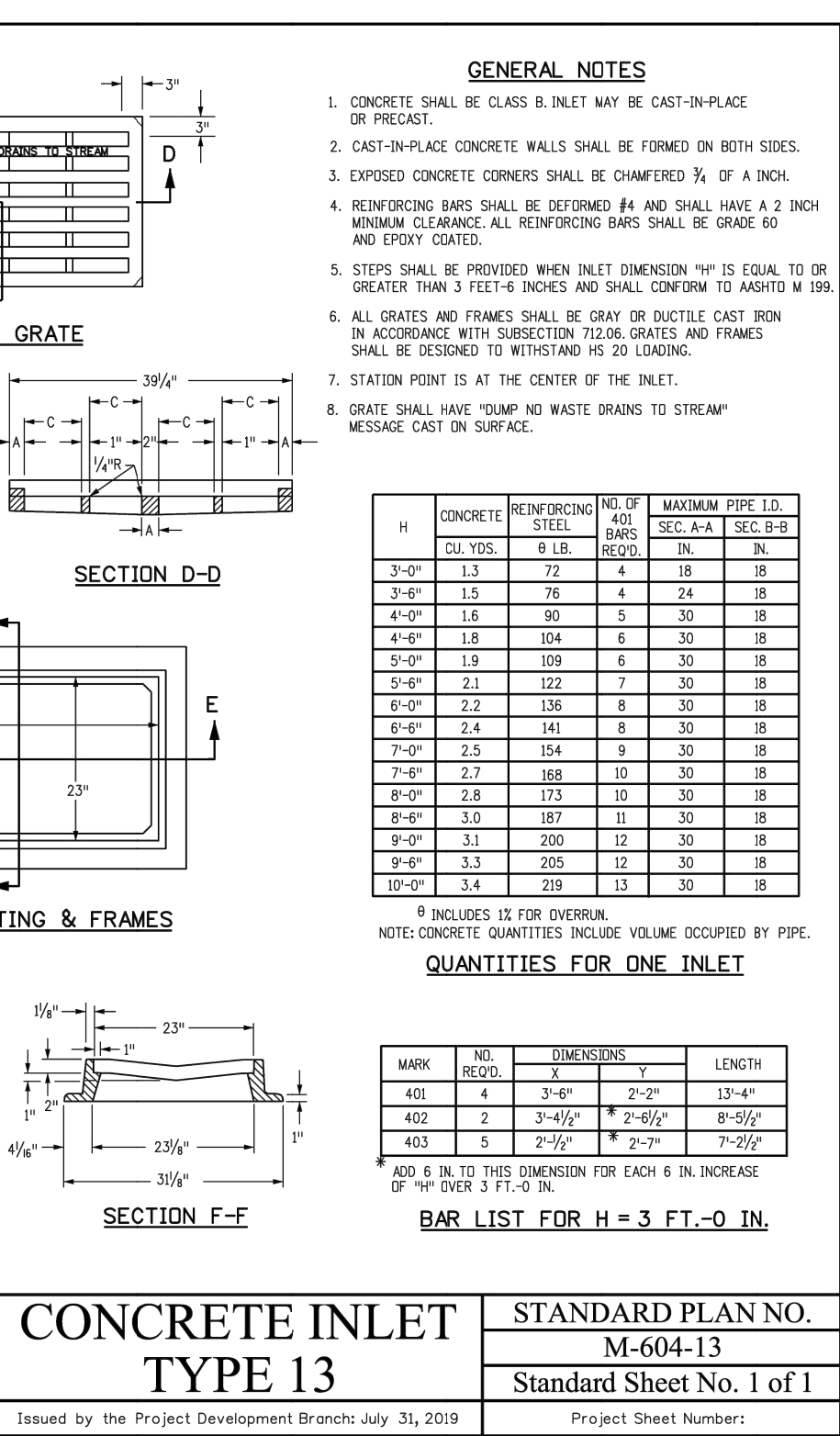


**PARKER**  
COLORADO

**MANHOLE COVER  
STANDARD DETAIL**

DATE  
NOVEMBER  
2020

DETAIL  
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**LAND OF SUSHI**  
**CROWN POINT FILING NO. 1**  
**AMD 20, LOT 4E**  
**18704 COTTONWOOD DR.**  
**PARKER, COLORADO 80138**

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**STORM DETAILS**

**C5.3**



H:\Users\BryanParker\CD\_L05000001\_Cottonwood Drive\240424\CD01\_CD\_L05000001\_Paving Plan.dwg - 12/24/2024 - 12/24/2024

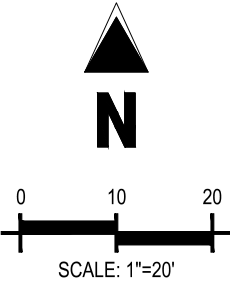
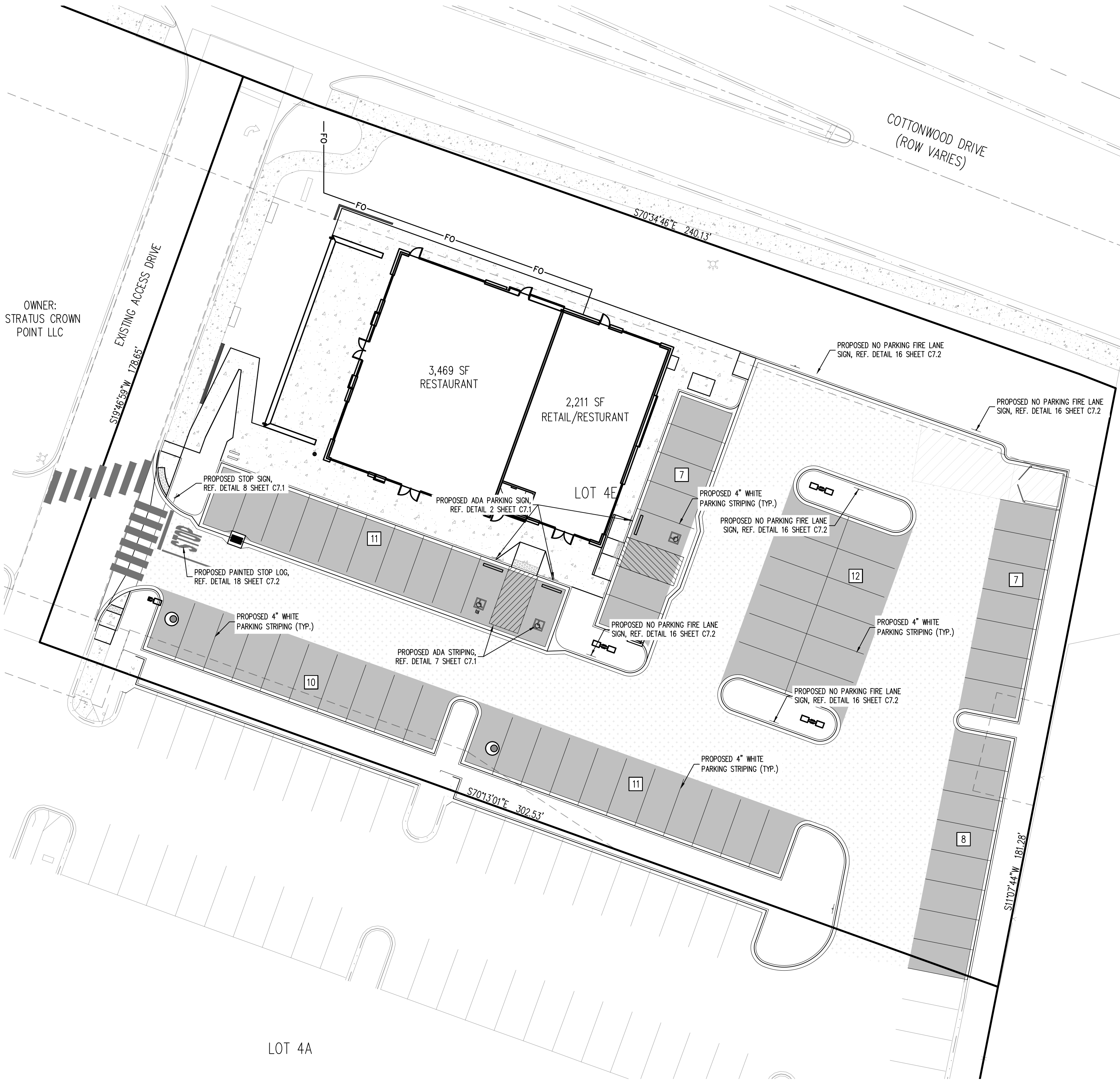
LAND OF SUSHI

# CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

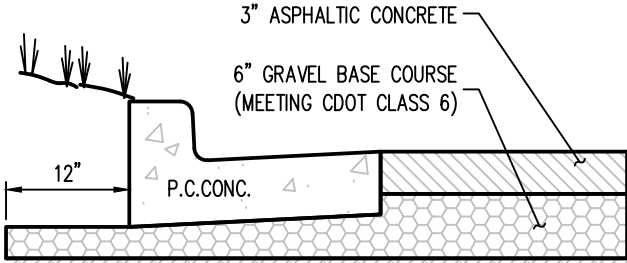
CONSTRUCTION DOCUMENTS

NOVEMBER 2024

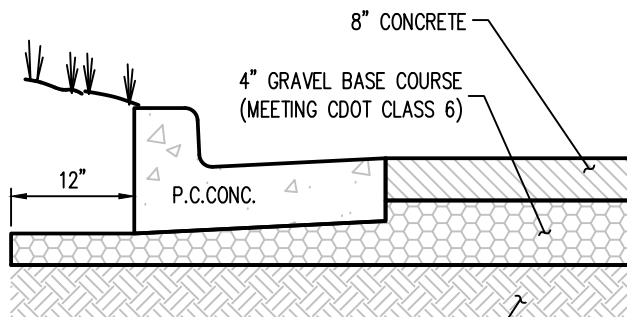


## LEGEND

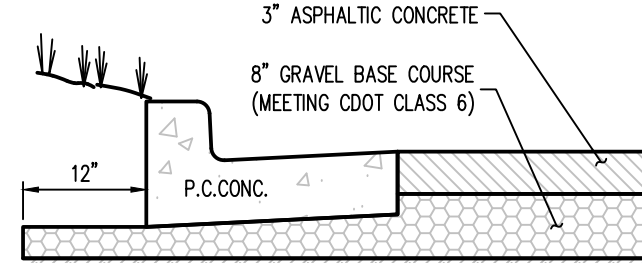
- PROPERTY LINE
- EASEMENT BOUNDARY LINE
- PROPOSED SIGN
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED HEAVY DUTY CONCRETE



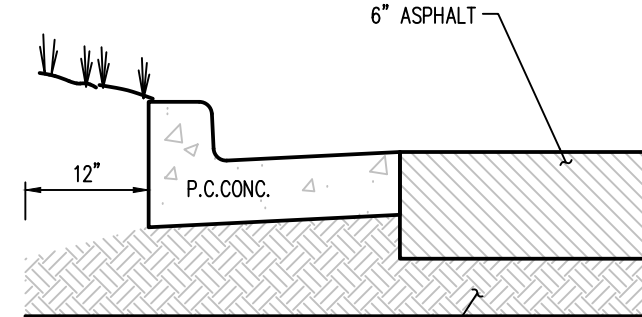
SITE STANDARD DUTY ASPHALT PAVEMENT SECTION



SITE HEAVY DUTY CONCRETE PAVEMENT SECTION



SITE HEAVY DUTY ASPHALT PAVEMENT SECTION



FULL DEPTH ASPHALT PAVEMENT SECTION

NOTES:  
PAVEMENT SUBGRADE SHALL MEET A MINIMUM DESIGN RESILIENT MODULUS OF 4000 PSI

## PAVEMENT SECTIONS

NOT TO SCALE

## PAVING AND JOINT NOTES

- CONCRETE ON ASPHALT UTILITY CUT REPAIR TO BE DYED TO MATCH SURROUNDING ASPHALT.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 13 (SEE DETAILS SHEET C7.1).
- PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS FOR THE GEOTECH REPORT PREPARED BY SDI ENGINEERING, INC., DATED JULY 21, 2022 AND THIS PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
- SURFACE COURSE, BASE, AND SUB-GRADE SHALL BE PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS FOR LOCAL SOILS OR DRAINAGE CONDITIONS AND/OR METHODS.
- SUBGRADE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR OR AS SPECIFIED BY THE GEOTECHNICAL REPORT WHICHEVER IS MORE STRINGENT.
- FOLLOW RECOMMENDATIONS IN GEOTECH REPORT FOR REINFORCEMENT OF CONCRETE SECTIONS.
- FOLLOW RECOMMENDATIONS IN GEOTECH REPORT FOR PERMANENT UNDERDRAINS IN THE PAVEMENT AREAS.
- THIS PLAN IS FOR RELATIVE LAYOUT AND SCOPE OF WORK PURPOSES ONLY. REFER TO SITE PLAN FOR RELATIONSHIP OF THESE STRUCTURE TO EXISTING CONDITIONS AND REFERENCE POINTS.
- DOWELED JOINTS SHALL BE LOCATED ON 12" CENTERS, ALONG THE INSIDE OF THE MOST EXTERIOR SLABS. DOWELS SHALL BE SMOOTH TYPE AND INSERTED INTO GREENSTREAK SPEED DOWEL FORMS. THE DOWEL IS LOCATED AT MID-SLAB DEPTH AND HELD IN PLACE LEVEL AND PERPENDICULAR TO THE JOINT USING THE SPEED DOWEL WHICH REMAINS WITH THE FORM. AFTER THE FORMS ARE STRIPPED, THE DOWELS SHOULD BE CHECKED TO ASSURE FULL INSERTION AND ALIGNMENT IN THE INITIAL SLAB BEFORE POURING THE ADJACENT SLAB. DOWELS OCCURRING UNDER AND PARALLEL TO CONTROL JOINTS SHOULD BE DELETED.

## SIGNAGE AND STRIPING NOTES

- 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.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- 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.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- 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.
- 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.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- 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.
- 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.
- 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.
- 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.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS: SHALL BE CONSTRUCTED USING TRAFFIC PAINT OR AN APPROVED EQUAL. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER. SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:  
FOR CONCRETE SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE TRAFFIC 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 TRAFFIC PAINT 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 TRAFFIC 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 TRAFFIC PAINT OR AS SPECIFIED.
- 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.

## BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036, ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP STAMPED "GALLOWAY CONTROL"  
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "4" IN CONCRETE

## BASIS OF BEARINGS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

# Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com



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LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E

18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

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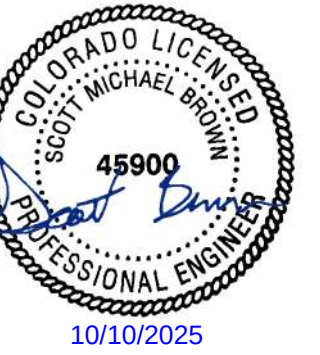
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| Checked By: | SMB        |
| Date:       | 11/27/2024 |

SIGNAGE & STRIPING PLAN

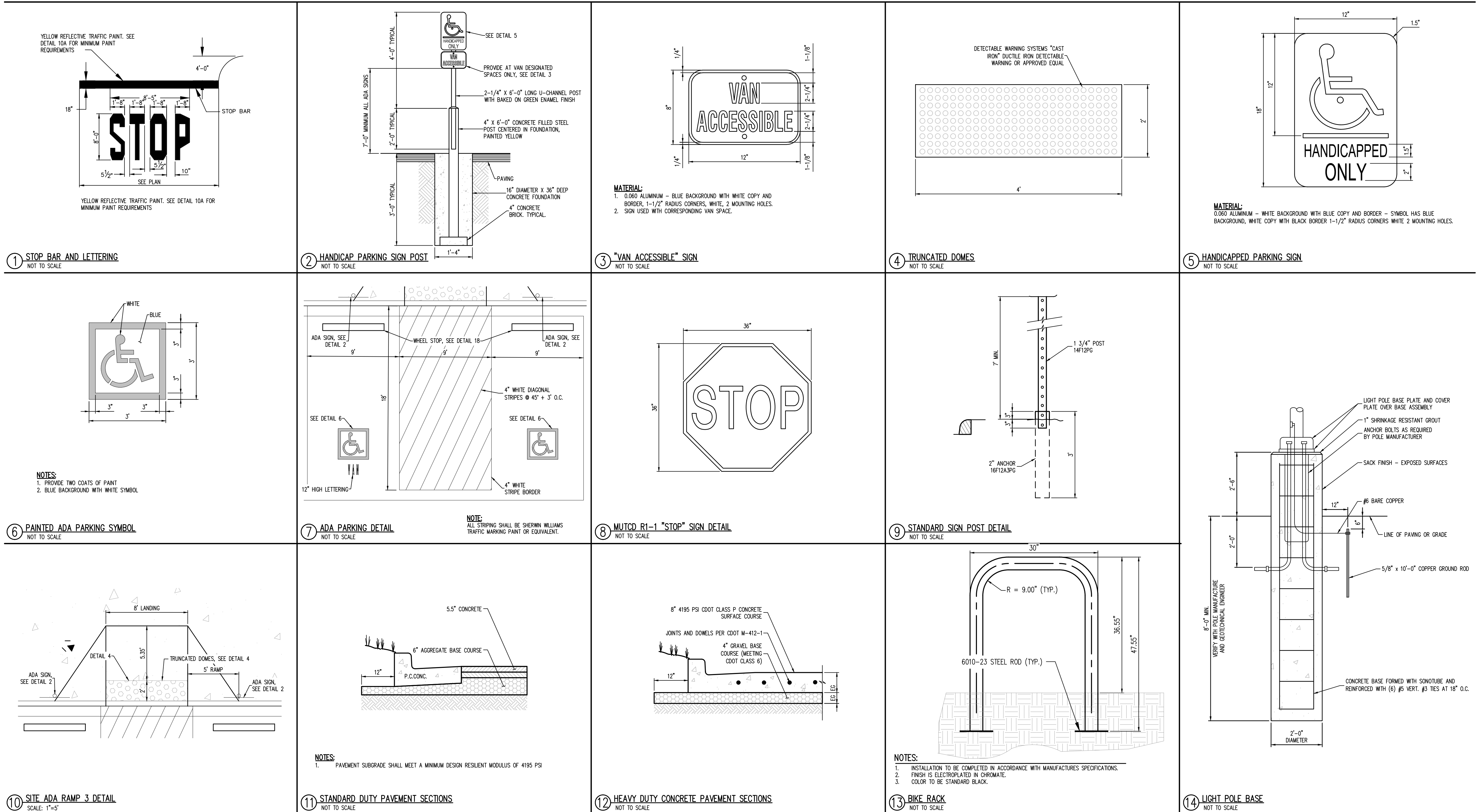
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## NOVEMBER 2024



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PARKER, COLORADO 80138

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| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

## SITE DETAILS

## C7.1



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LAND OF SUSHI

CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

CONSTRUCTION DOCUMENTS

NOVEMBER 2024

Galloway

5500 Greenwood Plaza Blvd., Suite 200  
Greenwood Village, CO 80111  
303.770.8884  
GallowayUS.com



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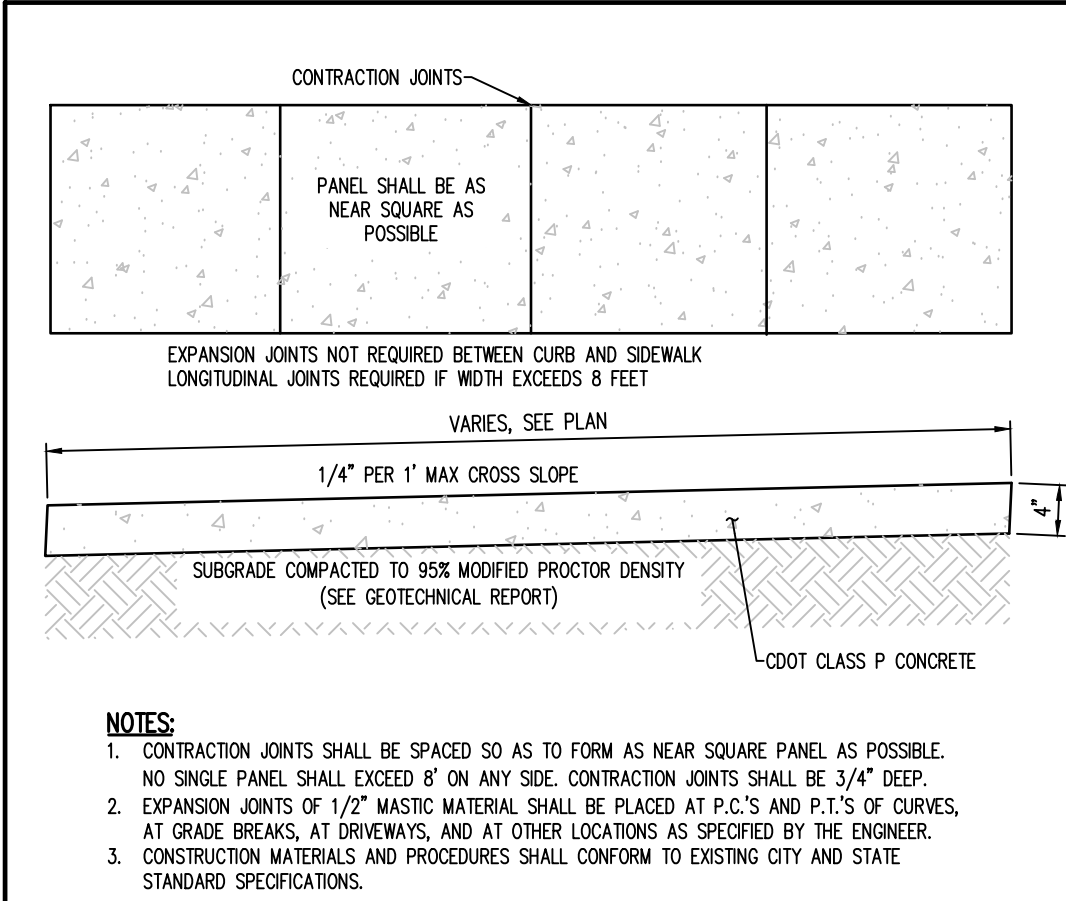
LAND OF SUSHI  
CROWN POINT FILING NO. 1  
AMD 20, LOT 4E  
18704 COTTONWOOD DR.  
PARKER, COLORADO 80138

| #  | Date | Issue / Description | Init. |
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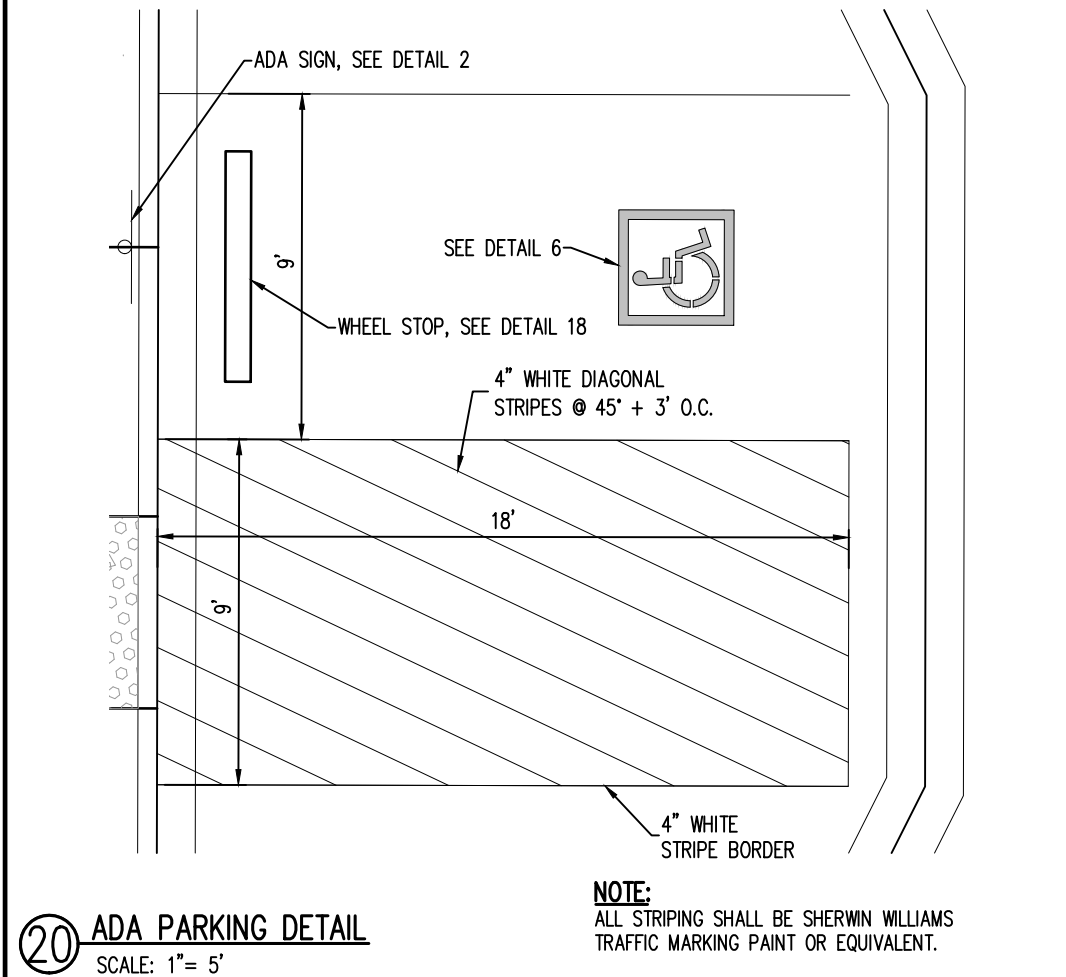
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|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

SITE DETAILS

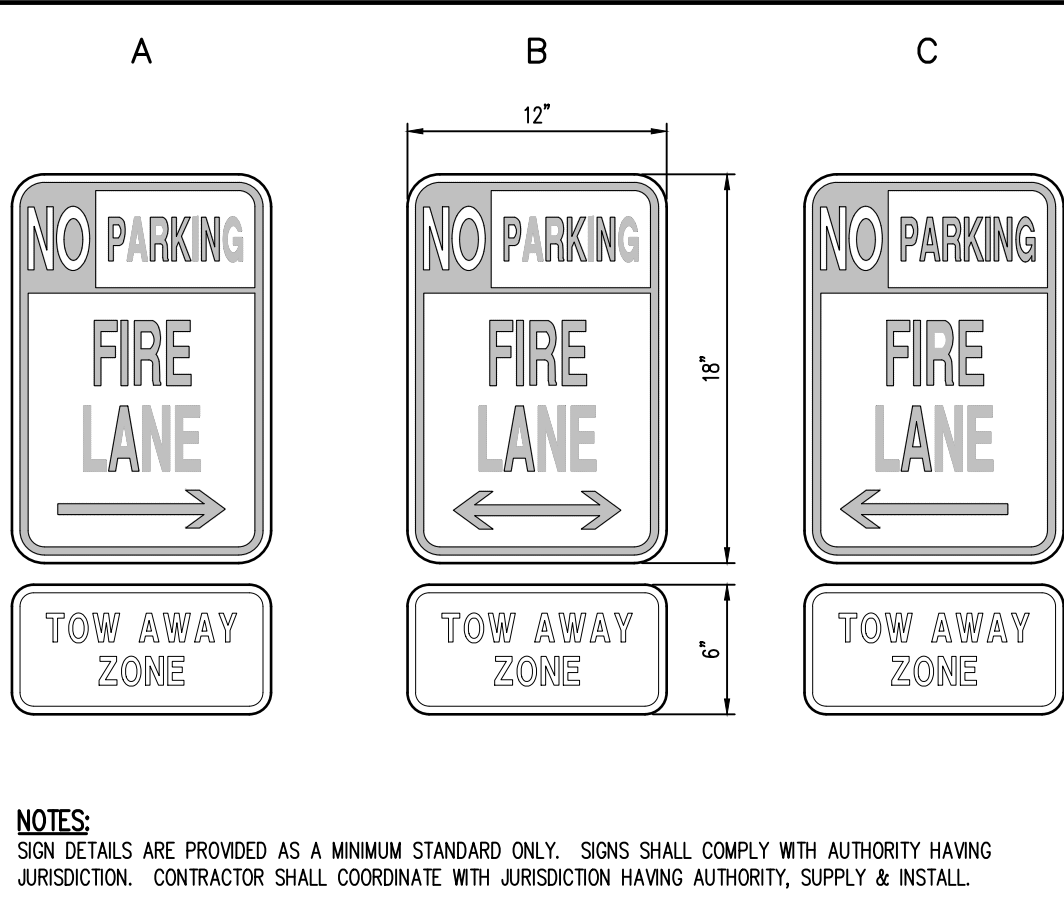
C7.2



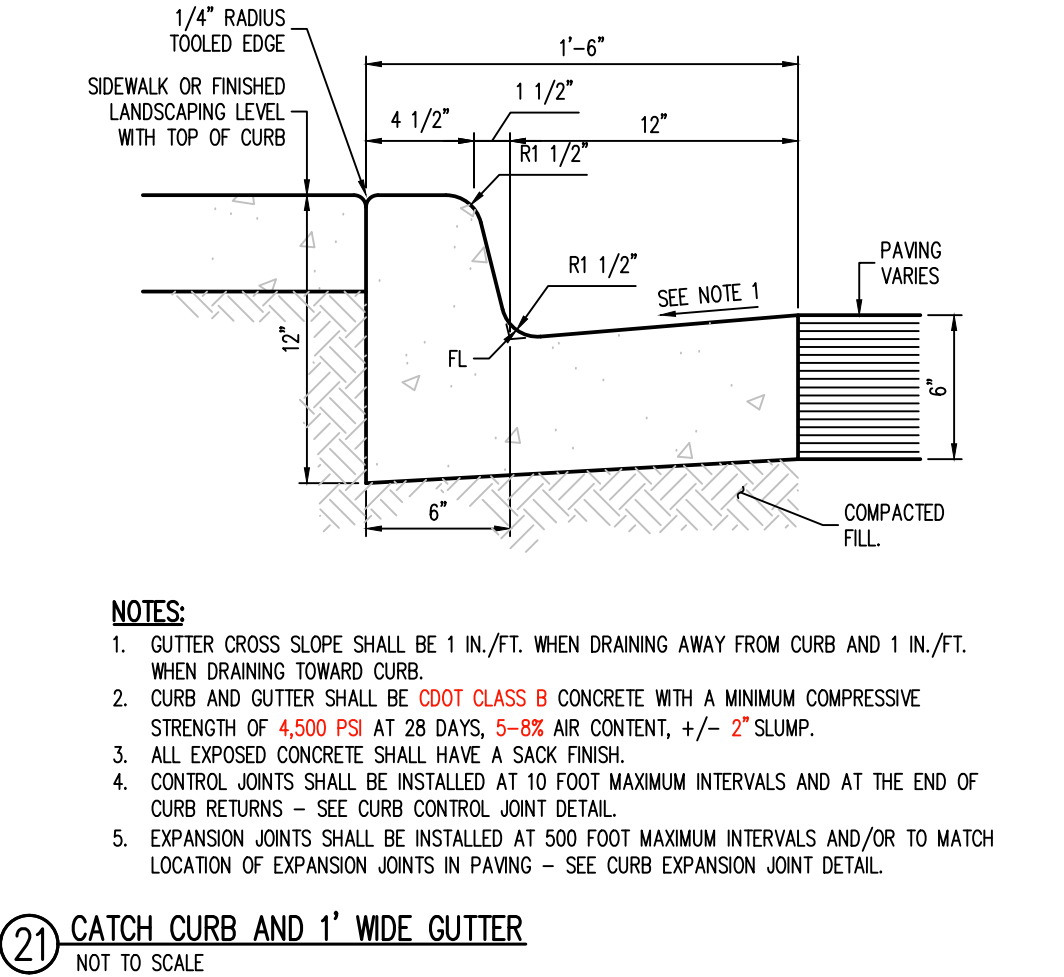
15 CONCRETE SIDEWALK  
NOT TO SCALE



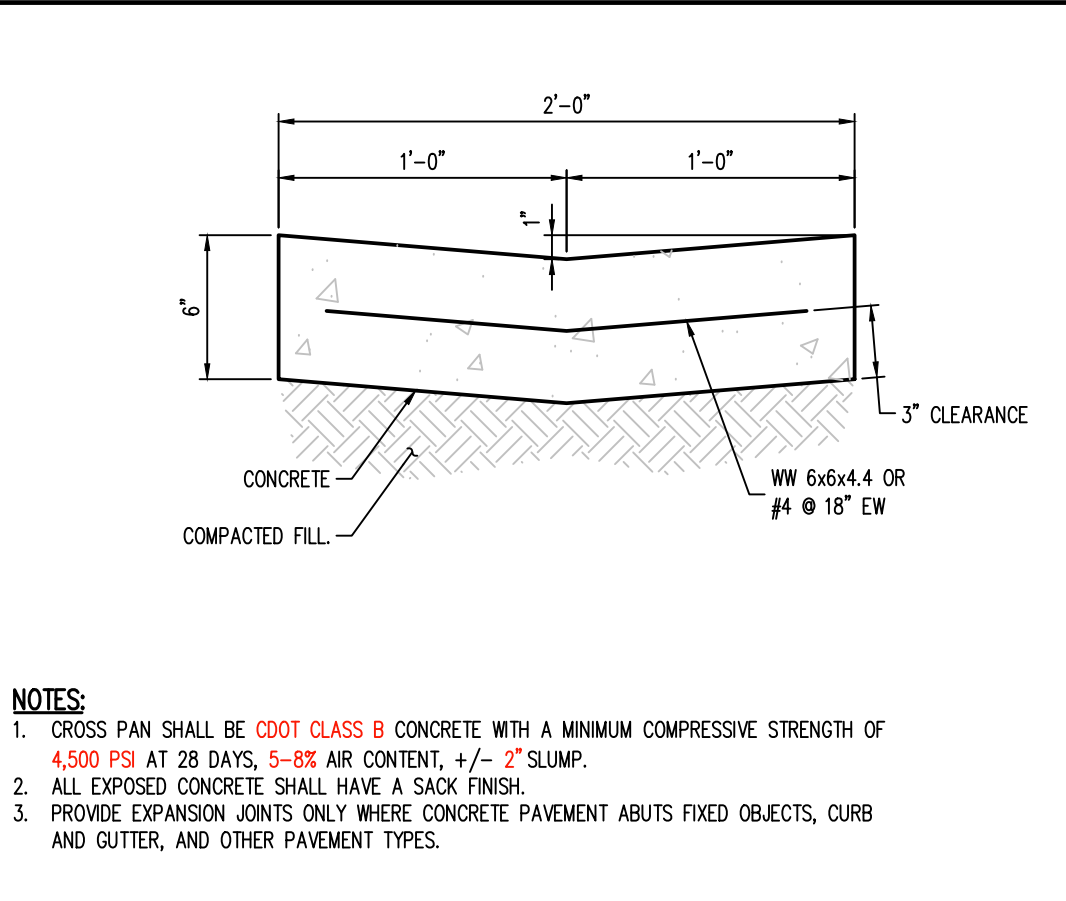
20 ADA PARKING DETAIL  
SCALE: 1" = 5'



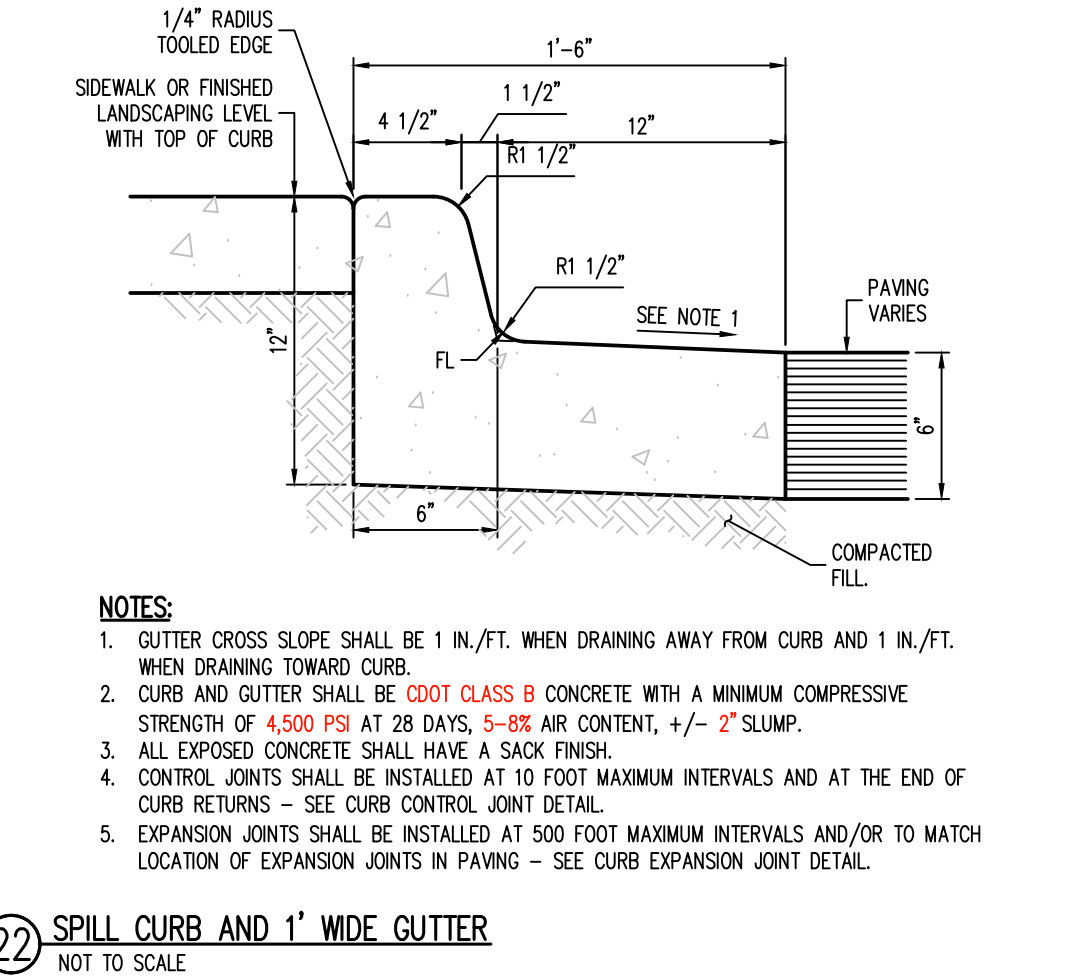
16 FIRE LANE & TOW AWAY ZONE SIGN  
NOT TO SCALE



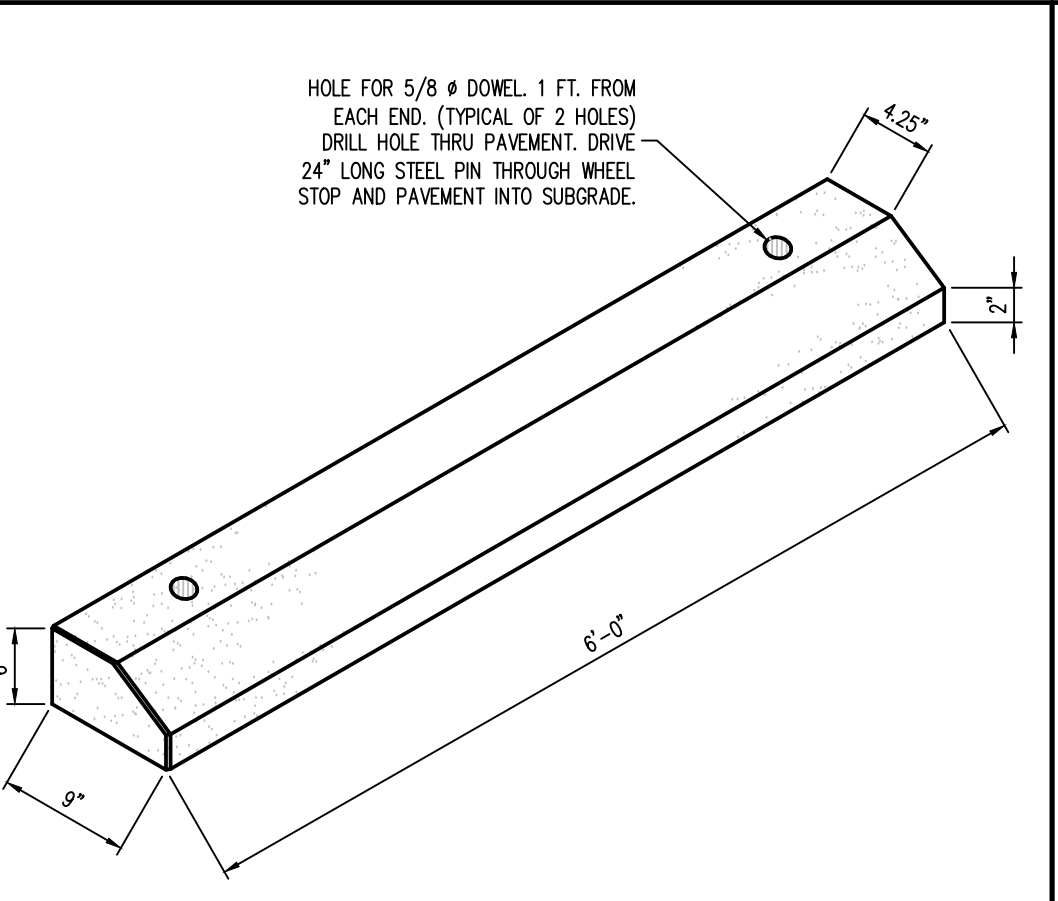
21 CATCH CURB AND 1' WIDE GUTTER  
NOT TO SCALE



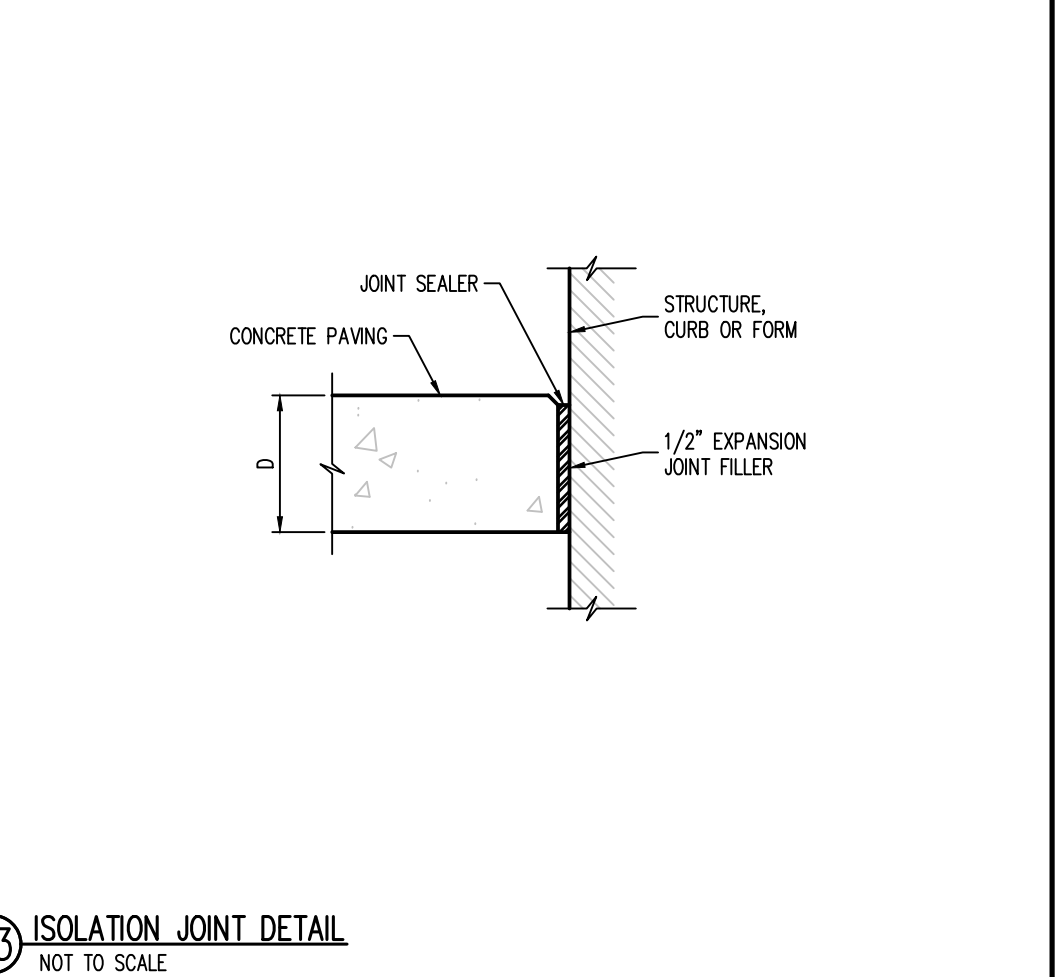
17 2' CROSS PAN DETAIL  
SCALE: 1 1/2" = 1'-0"



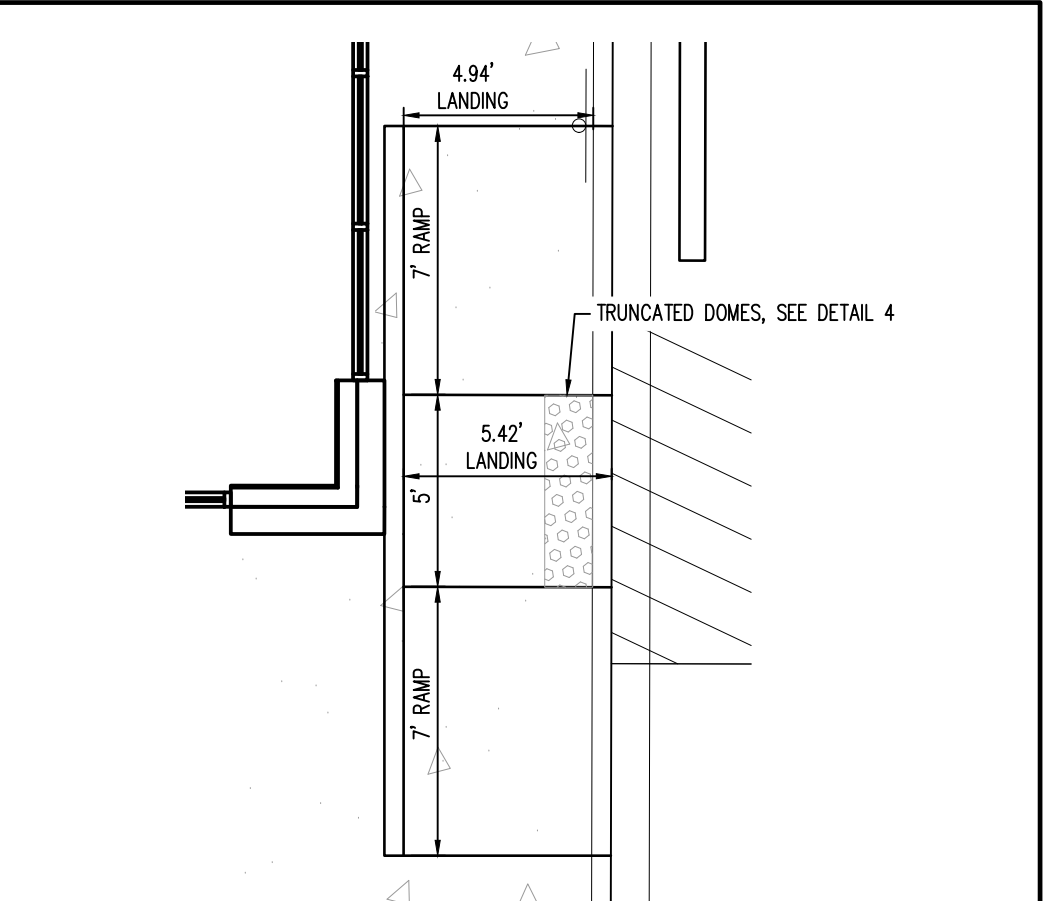
22 SPILL CURB AND 1' WIDE GUTTER  
NOT TO SCALE



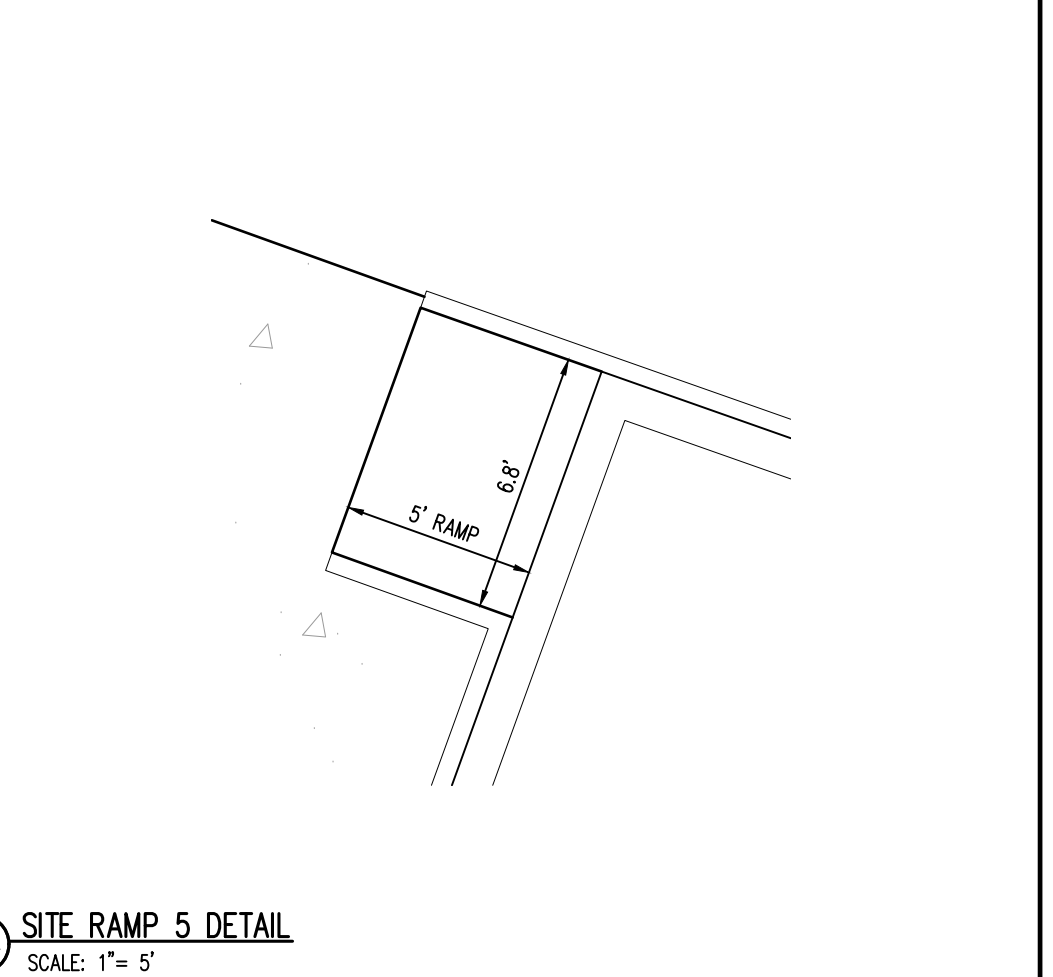
18 WHEEL STOP DETAIL  
NOT TO SCALE



23 ISOLATION JOINT DETAIL  
NOT TO SCALE



19 SITE ADA RAMP 4 DETAIL  
SCALE: 1" = 5'



24 SITE RAMP 5 DETAIL  
SCALE: 1" = 5'



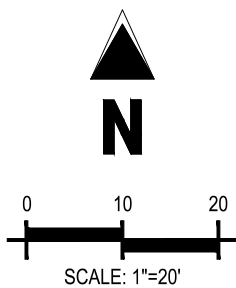
LAND OF SUSHI

CROWN POINT FILING NO. 1 LOT 4E

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 SOUTH,  
RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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NOVEMBER 2024

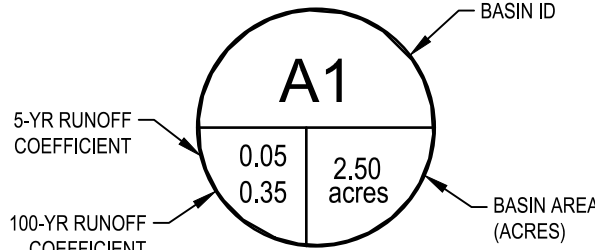


OWNER:  
STRATUS CROWN  
POINT LLC

| BASIN SUMMARY TABLE |              |                |                  |                      |                        |
|---------------------|--------------|----------------|------------------|----------------------|------------------------|
| Tributary Sub-basin | Area (acres) | C <sub>s</sub> | C <sub>100</sub> | Q <sub>s</sub> (cfs) | Q <sub>100</sub> (cfs) |
| A1                  | 0.15         | 0.77           | 0.85             | 0.6                  | 1.1                    |
| A2                  | 0.40         | 0.75           | 0.84             | 1.3                  | 2.8                    |
| A3                  | 0.24         | 0.77           | 0.85             | 0.8                  | 1.8                    |
| OS1                 | 0.06         | 0.41           | 0.67             | 0.1                  | 0.4                    |
| OS2                 | 0.20         | 0.05           | 0.49             | 0.0                  | 0.9                    |
| OS3                 | 0.03         | 0.05           | 0.49             | 0.0                  | 0.1                    |
| Total On-Site       | 0.79         | 1.39           | 0.72             | 2.2                  | 5.8                    |
| Total Site          | 1.08         | 0.64           | 0.82             | 2.9                  | 7.1                    |

LEGEND

- EXISTING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FLOW ARROW
- EXISTING EASEMENT
- PROPOSED RETAINING WALL
- SPILL CURB
- CATCH CURB
- EXISTING FIRE HYDRANT
- EXISTING 4" SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED NO. 16 COMBO INLET



DESIGN POINT



SUB-BASIN BOUNDARY (i.e., Rational Method)



OVERLAND FLOW DIRECTION  
(I.E., LANDSCAPING)



DIRECT FLOW DIRECTION  
(I.E., PAVEMENT, CURB AND GUTTER)



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

DATE

NOTES

- SEE STORM SEWER PLANS FOR STORM SEWER INFORMATION.
- CONTRACTOR SHALL FIELD VERIFY GRADES IN THE LOCATIONS INDICATED AT THE TIME OF CONSTRUCTION. CARE SHALL BE TAKEN TO MATCH EXISTING GRADES AT PROPERTY LINE TO ENSURE A SMOOTH TRANSITION BETWEEN PROPOSED ASPHALT PAVEMENT AND ADJACENT PROPERTY.
- R/W ELEVATIONS FOR INLETS ARE FLOWLINE GRADES AND DO NOT TAKE INTO ACCOUNT LOCALIZED LOWERINGS PER INLET DETAILS.

BENCHMARK

SOURCE BENCHMARK: DOUGLAS COUNTY SURVEY MONUMENT DESIGNATION 1109036, ELEVATION = 5897.572' NAVD88  
FOUND 2" ALUMINUM CAP STAMPED "DOUGLAS COUNTY GIS 1109036".

SITE BENCHMARK #1 : ELEVATION = 5824.30' NAVD88, NO. 5 REBAR WITH PINK PLASTIC CAP  
STAMPED "GALLOWAY CONTROL"  
SITE BENCHMARK #2 : ELEVATION = 5802.90' NAVD88, CHISELED "+" IN CONCRETE

BASIS OF BEARINGS

THE LINE BETWEEN THE WEST QUARTER CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AND THE CENTER QUARTER CORNER OF SAID SECTION 03, WHICH BEARS N86°26'45"E

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 IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE 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.



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|-------------|------------|
| Project No: | LOS000001  |
| Drawn By:   | JRC        |
| Checked By: | SMB        |
| Date:       | 11/27/2024 |

DRAINAGE PLAN

C8.1