

PARKER NHC

A map showing the location of the site. The site is marked with a hatched rectangle at the intersection of Stroth Road and S. Parker Road. J. Morgan Blvd. runs vertically to the west of the site. A north arrow is located in the top right corner.

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C-000

Date _____

<u>PROPOSED</u>		<u>EXISTING</u>	
	PROPERTY LINE		CURB AND GUTTER
	SECTION LINE		SIDEWALK
	RIGHT OF WAY LINE		WALL
	CENTER LINE		FENCE
	CURB AND GUTTER		SIGN
	SIDEWALK		LIGHT
	WALL		TREE
	FENCE		MINOR CONTOURS
	SIGN		MAJOR CONTOURS
	LIGHT		SPOT ELEVATION
	TREE		CABLE TV LINE
	MINOR CONTOURS		COMMUNICATION LINE
	MAJOR CONTOURS		ELECTRICAL LINE
	RIDGE LINE		OVERHEAD ELECTRICAL LINE
	SPOT ELEVATION		FIBER OPTIC LINE
	CABLE TV LINE		GAS LINE
	COMMUNICATION LINE		TELEPHONE LINE
	ELECTRICAL LINE		IRRIGATION LINE
	OVERHEAD ELECTRICAL LINE		RAW WATER LINE
	FIBER OPTIC LINE		SANITARY SEWER LINE
	GAS LINE		STEAM LINE
	TELEPHONE LINE		STORM SEWER LINE
	IRRIGATION LINE		WATER LINE
	RAW WATER LINE		EASEMENT
	SANITARY SEWER LINE		INLET
	STEAM LINE		FLARED END SECTIONS
	STORM SEWER LINE		CLEANOUT
	WATER LINE		FIRE HYDRANT
	EASEMENT		VALVE
	INLET		PEDESTAL
	FLARED END SECTIONS		UTILITY CROSSING
	CLEANOUT		
	FIRE HYDRANT		
	VALVE		
	WATER FITTINGS		
	PEDESTAL		
	UTILITY CROSSING		
	MANHOLES		

BV	BUTTERFLY VALVE	PCC	POINT OF COMPOUND CURVATURE
BOV	BLOW OFF VALVE	PCR	POINT OF CURB RETURN
BW	BOTTOM OF WALL @ FINISHED GRADE	PI	POINT ON INTERSECTION
CL	CENTERLINE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PT	POINT OF TANGENCY
EJ	EXPANSION JOINT	PVC	POLYVINYL CHLORIDE
ELEC.	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
ELEV.	ELEVATION	RCB	REINFORCED CONCRETE BOX
EX	EXISTING	RL	RIDGE LINE
FES	FLARED END SECTION	ROW	RIGHT OF WAY
FG	FINISHED GRADE	RT	RIGHT
FS	FINISHED SURFACE	SD	STORM DRAINAGE SEWER
FL	FLOWLINE	SS	SANITARY SEWER
GB	GRADE BREAK	STA	STATION
HP	HIGH POINT	STRM	STORM SEWER
FH	FIRE HYDRANT	TOF	TOP OF FLANGE
INV.	INVERT	TOP	TOP OF PIPE
IRR	IRRIGATION	TW	TOP OF WALL @ FINISHED GRADE
KB	KICK BLOCK	TYP.	TYPICAL
KF	LINEAR FEET	VCP	VITRIFIED CLAY PIPE
LP	LOW POINT	VPC	VERTICAL POINT OF CURVATURE
LT	LEFT	VPI	VERTICAL POINT OF INTERSECTION
ME	MATCH EXISTING	VPT	VERTICAL POINT OF TANGENCY
MH	MANHOLE	WATR	WATER LINE
PC	POINT OF CURVATURE		

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 6 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" (6 CSR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL: CDOT CLASS 2 CONCRETE 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.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
 - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION CULVERTS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

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 WORKSMANSHIP 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 WORKSMANSHIP 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. NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE PAID BY THE CONTRACTOR. REPAIRS INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DETERMINED 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 FOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE WORK SHOWN ON THE PLANS OR DESCRIBED IN THE SPECIFICATIONS IN A SATISFACTORY MANNER. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS NECESSARY TO COMPLETE THE WORK.

3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AT THEIR EXPENSE TO COMPLETE ALL GRADING, UTILITY WORK AND INSTALLATION OF EROSION CONTROL MEASURES.

4. THE CONTRACTOR SHALL COORDINATE WORK WITH ALL ADJACENT PROPERTIES.

5. DURING CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITY LINES SHOWN ON THESE PLANS AND THOSE UTILITY LINES WHICH MAY NOT BE SHOWN ON THESE PLANS.

6. THE EXISTING UTILITIES SHOWN ON THESE DRAWINGS IS BASED UPON AVAILABLE DESIGN INFORMATION FROM PARKER POINT. S.A. MIRO, INC. MAKES NO WARRANTIES OR CERTIFICATION OF THE COMPLETENESS OR ACCURACY OF THE EXISTING CONDITIONS PRESENTED. THE CONTRACTOR SHALL INSPECT THE SITE TO ASSESS EXISTING CONDITIONS, AND SATISFY THEMSELVES THAT THE DOCUMENTS ACCURATELY REPRESENT THE SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES FOUND DURING INITIAL INSPECTIONS, OR SUBSEQUENTLY, SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY FOR REGULATION REVISIONS TO BE INTENDED TO CONSTRUCTION.

7. THE EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED USING FIELD SURVEY DATA LOCATING MANHOLES, WATER VALVES, ELECTRICAL EQUIPMENT, AND OTHER FEATURES FOUND AT THE SURFACE. NO SUBSURFACE EXPLORATION HAS BEEN DONE TO VERIFY EXACT LOCATION OF EXISTING UTILITIES. THE CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICT PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT AND DELAY RELATED TO UNDISCOVERED EXISTING CONDITIONS, WHEN THE CONTRACTOR FINDS CONFLICTS OR DISCREPANCIES. THEY SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER.

9. THE CONTRACTOR SHALL NOTIFY APPROPRIATE ENTITIES FOR UTILITY LOCATES AND START OF CONSTRUCTION PRIOR TO ANY WORK BEING STARTED.

10. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH ALL AFFECTED PARTIES PRIOR TO ANY OUTAGES OR SHUTDOWN OF SERVICE.

11. ALL QUANTITIES SHOWN ON THESE PLANS ARE SHOWN FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION AND ORDERING OF ANY MATERIALS.

12. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

13. THE CONTRACTOR SHALL FOLLOW/VERIFY THE INTENT OF THE DESIGN AT ALL LOCATIONS OF TIE-IN TO EXISTING FEATURES.

1. UNLESS OTHERWISE NOTED, EXISTING UTILITIES AND STRUCTURES SHALL REMAIN AND BE PROTECTED IN PLACE.
2. THE CONTRACTOR SHALL PROTECT ALL ADJACENT IMPROVEMENTS (BUILDINGS, ROADWAYS, FENCES, PARKING LOTS, UTILITIES, ETC.) FROM DAMAGE AND EROSION. ALL DISTURBED AREAS OUTSIDE OF THE LIMITS OF WORK SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.

1. THE BASIS OF BEARING IS BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

1. THE CONTRACTOR SHALL VERIFY THAT BUILDING GRID LOCATIONS ARE CONSISTENT WITH LATEST ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

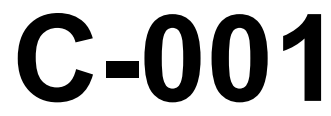
1. THE CONTRACTOR SHALL ADJUST EXISTING AND PROPOSED MANHOLES, WATER VALVES AND OTHER SURFACE APPURTENANCES WITHIN THE LIMITS OF WORK TO FINISHED GRADE.
2. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL/LANDSCAPE PLANS FOR CONCRETE SPORED PATTERNS, COLOR AND FINISHING.
3. PROPOSED PAVEMENT DESIGN IS BASED UPON THE GEOTECHNICAL REPORT BY GROUND ENGINEERING DATED 11/14/22. S.A. MIRO, INC. MAKES NO WARRANTIES OR CERTIFICATION OF PAVEMENT PERFORMANCE.

1. LOCATION OF ALL EXISTING UTILITIES (PRIVATE AND PUBLIC) SHALL BE IDENTIFIED AND VERIFIED BY THE CONTRACTOR PRIOR TO MOBILIZATION. CONSTRUCTION AND ORDERING OF MATERIALS. IF ANY CONFLICTS OR DISCREPANCIES ARE FOUND THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL BEAR THE FULL COST OF REMOVAL, REPLACEMENT, REPAIR AND DELAYS RELATED TO ANY AND ALL UNVERIFIED EXISTING CONDITIONS.
2. ALL UTILITY LENGTHS AND QUANTITIES SHOWN ON THESE PLANS ARE FOR BIDDING PURPOSES ONLY. CONTRACTOR SHALL FIELD VERIFY ALL LENGTHS AND QUANTITIES PRIOR TO ORDERING OF ANY MATERIAL.
3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WHERE FLARED END SECTIONS ARE REQUIRED, THE LENGTH OF PIPE INCLUDES THE FLARED END SECTION.
5. ALL UTILITY WORK SHALL BE COMPLETED PRIOR TO ANY PAVING.
6. CONTRACTOR SHALL SURVEY THE LOCATION AND ELEVATION OF ALL INSTALLED UTILITIES PRIOR TO TRENCH BACKFILL, AND PROVIDE SURVEY INFORMATION TO THE ENGINEER UPON COMPLETION OF THE PROJECT FOR AS-BUILT DOCUMENTATION.

1. SITE GRADING (EXCAVATION, EMBANKMENTS, AND COMPACTION) SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL REPORT FOR THIS PROPERTY.
2. SPOT ELEVATIONS MAY BE ABBREVIATED FOR CLARITY. REFER TO THE ADJACENT CONTOUR LABELS FOR FULL ELEVATIONS.
3. MAXIMUM PROPOSED SLOPES SHALL BE 4:1 UNLESS NOTED OTHERWISE.
4. SPOT ELEVATIONS ARE TO FLOWLINE UNLESS NOTED OTHERWISE.
5. PROPOSED SLOPES SHALL MEET AND MATCH EXISTING GRADE AT LIMITS OF DISTURBANCE.
6. PROPOSED GRADING AS SHOWN REFLECTS PLANNED FINISHED GRADE. THE CONTRACTOR SHALL ACCOUNT FOR PAVEMENT DEPTH, SUBGRADE REQUIREMENTS, OVEREXCAVATION, TOPSOIL, AND ANY PLANNED SURFACING CONSTRUCTION.
7. MAXIMUM TEMPORARY SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS AND IN COMPLIANCE WITH OSHA REQUIREMENTS.
8. THE CONTRACTOR SHALL CONFORM TO OVEREXCAVATION REQUIREMENTS DETAILED WITHIN THE PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT. OVEREXCAVATION REQUIREMENTS ARE NOT DEPICTED ON THE CIVIL PLANS.

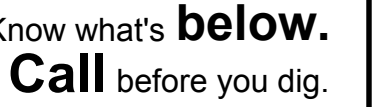
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

Date _____





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Suite 750, Denver, CO 80237
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[illegible]

PARKER NHC
PARKER, CO 80134

HORIZONTAL CONTROL PLAN

DRAWING TITLE:

FILE PATH: C:\Us



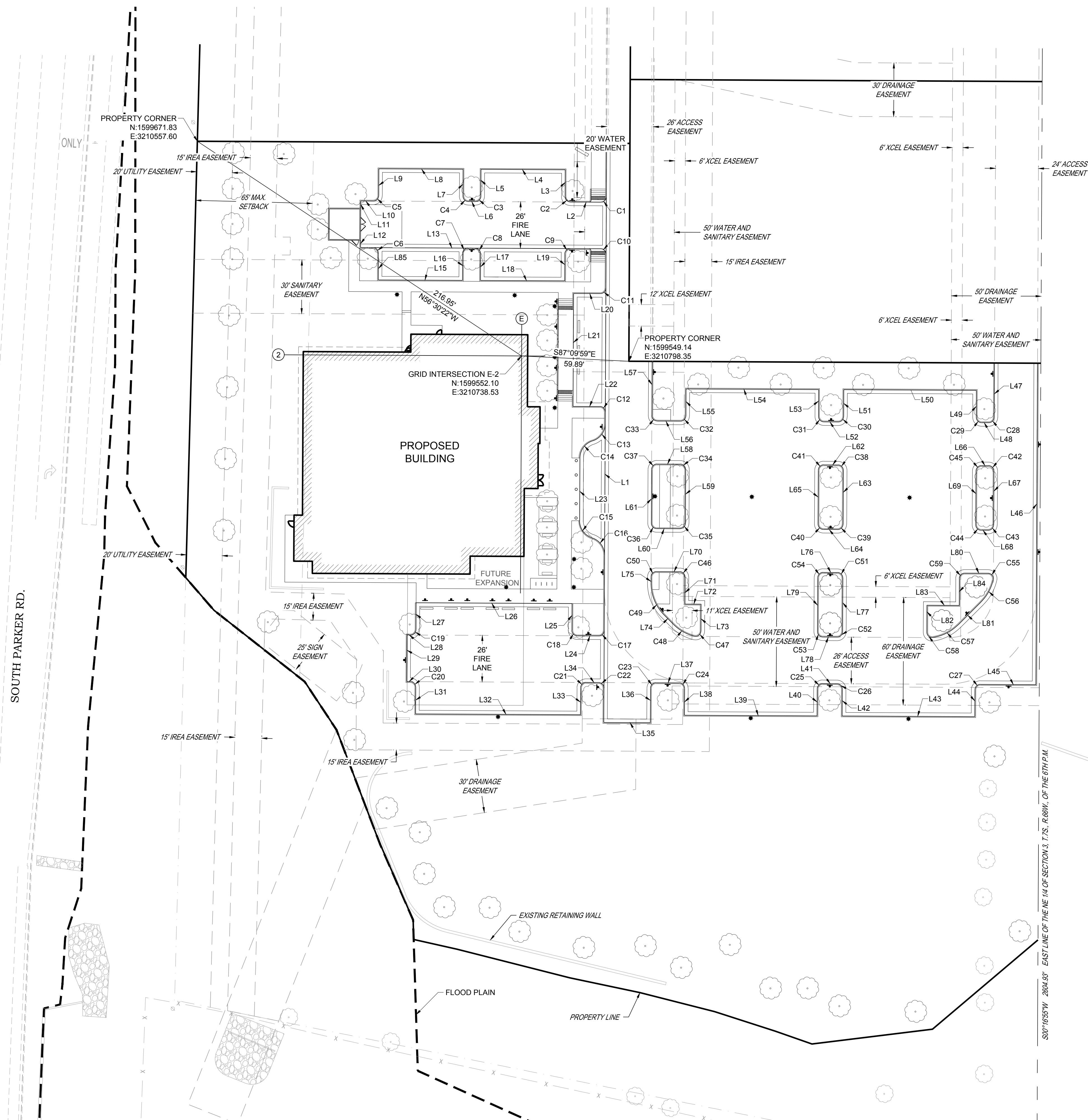
DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
PRO JOB NO.	22057
DRAWING NUMBER:	

C-121



NOTES:

1. SEE SHEET C-001 FOR CIVIL NOTES AND LEGEND.
2. SEE SHEET C-122 FOR HORIZONTAL CONTROL DATA.



THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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

Town of Parker, Director of Engineering/Public Works _____ Date _____

CURVE TABLE							CURVE TABLE						
SEGMENT	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	START N.E	END N.E	SEGMENT	LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH	START N.E	END N.E
C1	4.71'	3.00'	N45°16'50"E	4.24'	1599637.86, 3210782.78	1599640.85, 3210785.80	C31	4.71'	3.00'	S44°43'10"E	4.24'	1599518.33, 3210904.20	1599515.32, 3210907.18
C2	4.71'	3.00'	S44°43'00"E	4.24'	1599640.96, 3210762.80	1599637.95, 3210765.78	C32	4.71'	3.00'	N45°16'50"E	4.24'	1599515.71, 3210827.18	1599518.69, 3210830.20
C3	4.71'	3.00'	N45°16'50"E	4.24'	1599638.21, 3210712.79	1599641.19, 3210715.80	C33	4.71'	3.00'	S44°43'10"E	4.24'	1599518.79, 3210811.20	1599515.77, 3210814.18
C4	4.71'	3.00'	S44°43'10"E	4.24'	1599641.24, 3210705.80	1599638.23, 3210708.79	C34	4.71'	3.00'	N44°43'10"W	4.24'	1599488.69, 3210830.05	1599491.71, 3210827.07
C5	4.71'	3.00'	N45°16'50"E	4.24'	1599638.49, 3210655.79	1599641.47, 3210658.80	C35	4.71'	3.00'	N45°16'50"E	4.24'	1599455.71, 3210826.89	1599458.69, 3210829.90
C6	4.71'	3.00'	N44°43'10"W	4.24'	1599609.47, 3210658.64	1599612.49, 3210655.66	C36	4.71'	3.00'	S44°43'10"E	4.24'	1599458.79, 3210810.90	1599455.77, 3210813.89
C7	4.71'	3.00'	S45°16'50"W	4.24'	1599612.23, 3210708.66	1599609.24, 3210705.64	C37	4.71'	3.00'	S45°16'50"W	4.24'	1599491.77, 3210814.07	1599488.79, 3210811.05
C8	4.71'	3.00'	N44°43'10"W	4.24'	1599609.19, 3210715.64	1599612.21, 3210712.66	C38	4.71'	3.00'	N44°43'10"W	4.24'	1599488.26, 3210918.05	1599491.28, 3210915.06
C9	4.71'	3.00'	S45°16'50"W	4.24'	1599611.95, 3210765.66	1599608.96, 3210762.64	C39	4.71'	3.00'	N45°16'50"E	4.24'	1599455.28, 3210914.89	1599458.26, 3210917.90
C10	4.71'	3.00'	N44°43'10"W	4.24'	1599608.85, 3210785.64	1599611.86, 3210782.66	C40	4.71'	3.00'	S44°43'10"E	4.24'	1599458.33, 3210903.90	1599455.32, 3210906.89
C11	4.71'	3.00'	N45°16'50"E	4.24'	1599586.86, 3210782.53	1599589.85, 3210785.55	C41	4.71'	3.00'	S45°16'50"W	4.24'	1599491.32, 3210907.06	1599488.33, 3210904.05
C12	4.71'	3.00'	N44°43'10"W	4.24'	1599520.85, 3210785.21	1599523.86, 3210782.22	C42	4.71'	3.00'	N44°43'10"W	4.24'	1599487.85, 3211002.05	1599490.86, 3210999.06
C13	12.66'	10.00'	N36°33'10"E	11.83'	1599504.67, 3210778.13	1599514.18, 3210785.18	C43	4.71'	3.00'	N45°16'50"E	4.24'	1599454.86, 3210998.89	1599457.85, 3211001.90
C14	12.66'	10.00'	S36°33'10"W	11.83'	1599504.67, 3210778.13	1599495.17, 3210771.08	C44	4.71'	3.00'	S44°43'10"E	4.24'	1599457.90, 3210991.90	1599454.88, 3210994.89
C15	12.66'	10.00'	S35°59'20"E	11.83'	1599460.17, 3210770.91	1599450.59, 3210777.86	C45	4.71'	3.00'	S45°16'50"W	4.24'	1599490.88, 3210995.06	1599487.90, 3210992.05
C16	12.66'	10.00'	N35°59'20"W	11.83'	1599441.02, 3210784.82	1599450.59, 3210777.86	C46	4.71'	3.00'	N44°43'10"W	4.24'	1599428.70, 3210829.76	1599431.71, 3210826.77
C17	4.71'	3.00'	N45°16'50"E	4.24'	1599395.93, 3210781.59	1599398.92, 3210784.61	C47	5.44'	3.00'	N52°13'40"E	4.72'	1599395.76, 3210834.87	1599398.65, 3210838.61
C18	4.71'	3.00'	S44°43'10"E	4.24'	1599399.01, 3210766.61	1599395.99, 3210769.59	C48	13.57'	25.00'	S60°16'20"E	13.41'	1599402.41, 3210823.23	1599395.76, 3210834.87
C19	4.71'	3.00'	N45°16'50"E	4.24'	1599396.45, 3210676.60	1599399.43, 3210679.61	C49	19.63'	25.00'	S22°13'10"E	19.13'	1599425.43, 3210810.74	1599407.71, 3210817.97
C20	4.71'	3.00'	N44°43'10"W	4.24'	1599367.43, 3210679.45	1599370.45, 3210676.47	C50	4.71'	3.00'	S45°16'50"W	4.24'	1599431.77, 3210813.77	1599428.79, 3210810.76
C21	4.71'	3.00'	S45°16'50"W	4.24'	1599369.97, 3210774.47	1599366.98, 3210771.45	C51	4.71'	3.00'	N44°43'10"W	4.24'	1599428.26, 3210917.75	1599431.28, 3210914.77
C22	4.71'	3.00'	N44°43'10"W	4.24'	1599366.92, 3210784.45	1599369.93, 3210781.47	C52	4.71'	3.00'	N45°16'50"E	4.24'	1599395.28, 3210914.59	1599398.26, 3210917.61
C23	4.71'	3.00'	S45°16'50"W	4.24'	1599369.77, 3210813.47	1599366.79, 3210810.45	C53	4.71'	3.00'	S44°43'10"E	4.24'	1599398.33, 3210903.61	1599395.32, 3210906.59
C24	4.71'	3.00'	N44°43'10"W	4.24'	1599366.70, 3210829.45	1599369.71, 3210826.47	C54	4.71'	3.00'	S45°16'50"W	4.24'	1599431.32, 3210906.77	1599428.33, 3210903.76
C25	4.71'	3.00'	S45°16'50"W	4.24'	1599369.32, 3210906.46	1599366.33, 3210903.45	C55	5.35'	3.00'	N38°35'30"W	4.67'	1599427.21, 3211001.68	1599430.86, 3210998.77
C26	4.71'	3.00'	N44°43'10"W	4.24'	1599366.26, 3210917.45	1599369.28, 3210914.46	C56	14.23'	25.00'	N28°50'10"E	14.03'	1599414.92, 3210994.91	1599427.21, 3211001.68
C27	4.71'	3.00'	S45°16'50"W	4.24'	1599368.88, 3210994.46	1599365.90, 3210991.45	C57	15.86'	25.00'	N63°19'00"E	15.60'	1599395.05, 3210968.05	1599402.06, 3210981.99
C28	4.71'	3.00'	N45°16'50"E	4.24'	1599514.86, 3210999.18	1599517.85, 3211002.20	C58	5.17'	3.00'	S49°06'40"E	4.56'	1599398.03, 3210964.61	1599395.05, 3210968.05
C29	4.71'	3.00'	S44°43'10"E	4.24'	1599517.90, 3210992.20	1599514.88, 3210995.18	C59	4.71'	3.00'	S45°16'50"W	4.24'	1599430.93, 3210985.77	1599427.94, 3210982.75
C30	4.71'	3.00'	N45°16'50"E	4.24'	1599515.28, 3210915.18	1599518.26, 3210918.20							

LINE TABLE					LINE TABLE				
SEGMENT	LENGTH	DIRECTION	STARTING N,E	ENDING N,E	SEGMENT	LENGTH	DIRECTION	STARTING N,E	ENDING N,E
L1	323.06'	N0°16'55"E	1599347.65, 3210784.36	1599670.70, 3210785.95	L44	15.00'	S0°16'55"W	1599365.90, 3210991.45	1599350.90, 3210991.38
L2	17.00'	S89°43'05"E	1599637.95, 3210765.78	1599637.86, 3210782.78	L45	31.00'	N89°43'05"W	1599368.73, 3211025.46	1599368.88, 3210994.46
L3	15.00'	S0°16'55"W	1599655.96, 3210762.87	1599640.96, 3210762.80	L46	179.29'	S0°16'55"W	1599548.02, 3211026.35	1599368.73, 3211025.46
L4	47.00'	S89°43'05"E	1599656.19, 3210715.87	1599655.96, 3210762.87	L47	30.29'	S0°16'55"W	1599548.14, 3211002.35	1599517.85, 3211002.20
L5	15.00'	N0°16'55"E	1599641.19, 3210715.80	1599656.19, 3210715.87	L48	4.00'	N89°43'05"W	1599514.86, 3210999.18	1599514.88, 3210995.18
L6	4.00'	S89°43'05"E	1599638.23, 3210708.79	1599638.21, 3210712.79	L49	15.00'	N0°16'55"E	1599517.90, 3210992.20	1599532.90, 3210992.27
L7	15.00'	S0°16'55"W	1599656.24, 3210705.87	1599641.24, 3210705.80	L50	74.00'	N89°43'05"W	1599532.90, 3210992.27	1599533.26, 3210918.27
L8	47.00'	S89°43'05"E	1599656.47, 3210658.87	1599656.24, 3210705.87	L51	15.00'	S0°16'55"W	1599533.26, 3210918.27	1599518.26, 3210918.20
L9	15.00'	N0°16'55"E	1599641.47, 3210658.80	1599656.47, 3210658.87	L52	8.00'	N89°43'05"W	1599515.28, 3210915.18	1599515.32, 3210907.18
L10	7.00'	S89°43'05"E	1599638.52, 3210648.79	1599638.49, 3210655.79	L53	15.00'	N0°16'55"E	1599518.33, 3210904.20	1599533.33, 3210904.27
L11	4.00'	N0°16'55"E	1599634.52, 3210648.77	1599638.52, 3210648.79	L54	74.00'	N89°43'05"W	1599533.33, 3210904.27	1599533.69, 3210830.27
L12	4.00'	N0°16'55"E	1599612.52, 3210648.66	1599616.52, 3210648.68	L55	15.00'	S0°16'55"W	1599533.69, 3210830.27	1599518.69, 3210830.20
L13	134.00'	S89°43'05"E	1599611.86, 3210782.66	1599611.86, 3210782.66	L56	13.00'	N89°43'05"W	1599515.71, 3210827.18	1599515.77, 3210814.18
L15	47.00'	S89°43'05"E	1599594.47, 3210658.57	1599594.24, 3210705.57	L57	30.29'	N0°16'55"E	1599518.79, 3210811.20	1599549.08, 3210811.35
L16	15.00'	N0°16'55"E	1599594.24, 3210705.57	1599609.24, 3210705.64	L58	13.00'	S89°43'05"E	1599491.77, 3210814.07	1599491.71, 3210827.07
L17	15.00'	S0°16'55"W	1599609.19, 3210715.64	1599594.19, 3210715.57	L59	30.00'	S0°16'55"W	1599488.69, 3210830.05	1599458.69, 3210829.90
L18	47.00'	S89°43'05"E	1599594.19, 3210715.57	1599593.96, 3210762.57	L60	13.00'	N89°43'05"W	1599455.71, 3210826.89	1599455.77, 3210813.89
L19	15.00'	N0°16'55"E	1599593.96, 3210762.57	1599608.96, 3210762.64	L61	30.00'	N0°16'55"E	1599458.79, 3210810.90	1599488.79, 3210811.05
L20	15.00'	N89°43'05"W	1599586.86, 3210782.53	1599586.94, 3210767.53	L62	8.00'	S89°43'05"E	1599491.32, 3210907.06	1599491.28, 3210915.06
L21	63.00'	S0°16'55"W	1599586.94, 3210767.53	1599523.94, 3210767.22	L63	30.00'	S0°16'55"W	1599488.26, 3210918.05	1599458.26, 3210917.90
L22	15.00'	S89°43'05"E	1599523.94, 3210767.22	1599523.86, 3210782.22	L64	8.00'	N89°43'05"W	1599455.28, 3210914.89	1599455.32, 3210906.89
L23	35.00'	S0°16'55"W	1599495.17, 3210771.08	1599460.17, 3210770.91	L65	30.00'	N0°16'55"E	1599458.33, 3210903.90	1599488.33, 3210904.05
L24	12.00'	N89°43'05"W	1599395.93, 3210781.59	1599395.99, 3210769.59	L66	4.00'	S89°43'05"E	1599490.88, 3210995.06	1599490.86, 3210999.06
L25	15.00'	N0°16'55"E	1599399.01, 3210766.61	1599414.01, 3210766.68	L67	30.00'	S0°16'55"W	1599487.85, 3211002.05	1599457.85, 3211001.90
L26	87.00'	N89°43'05"W	1599414.01, 3210766.68	1599414.43, 3210679.68	L68	4.00'	N89°43'05"W	1599454.86, 3210998.89	1599454.88, 3210994.89
L27	15.00'	S0°16'55"W	1599414.43, 3210679.68	1599399.43, 3210679.61	L69	30.00'	N0°16'55"E	1599457.90, 3210991.90	1599487.90, 3210992.05
L28	2.00'	N89°43'05"W	1599396.45, 3210676.60	1599396.46, 3210674.60	L70	13.00'	N89°43'05"W	1599431.71, 3210826.77	1599431.77, 3210813.77
L29	26.00'	S0°16'55"W	1599396.46, 3210674.60	1599370.46, 3210674.47	L71	15.00'	N0°16'55"E	1599413.70, 3210829.68	1599428.70, 3210829.76
L30	2.00'	S89°43'05"E	1599370.46, 3210674.47	1599370.45, 3210676.47	L72	9.00'	N89°43'05"W	1599413.65, 3210838.68	1599413.70, 3210829.68
L31	15.00'	S0°16'55"W	1599367.43, 3210679.45	1599352.43, 3210679.38	L73	15.00'	N0°16'55"E	1599398.65, 3210838.61	1599413.65, 3210838.68
L32	92.00'	S89°43'05"E	1599352.43, 3210679.38	1599351.98, 3210771.38	L74	7.47'	S44°43'05"E	1599407.71, 3210817.97	1599402.41, 3210823.23
L33	15.00'	N0°16'55"E	1599351.98, 3210771.38	1599366.98, 3210771.45	L75	3.36'	S0°16'55"W	1599428.79, 3210810.76	1599425.43, 3210810.74
L34	7.00'	S89°43'05"E	1599369.97, 3210774.47	1599369.93, 3210781.47	L76	8.00'	S89°43'05"E	1599431.32, 3210906.77	1599431.28, 3210914.77
L35	26.00'	S89°43'05"E	1599347.65, 3210784.36	1599347.52, 3210810.36	L77	30.00'	S0°16'55"W	1599428.26, 3210917.75	1599398.26, 3210917.61
L36	19.27'	N0°16'55"E	1599347.52, 3210810.36	1599366.79, 3210810.45	L78	8.00'	N89°43'05"W	1599395.28, 3210914.59	1599395.32, 3210906.59
L37	13.00'	S89°43'05"E	1599369.77, 3210813.47	1599369.71, 3210826.47	L79	30.00'	N0°16'55"E	1599398.33, 3210903.61	1599428.33, 3210903.76
L38	15.00'	S0°16'55"W	1599366.70, 3210829.45	1599351.70, 3210829.38	L80	13.00'	N89°43'05"W	1599430.86, 3210998.77	1599430.93, 3210985.77
L39	74.00'	N89°43'05"W	1599351.33, 3210903.38	1599351.70, 3210829.38	L81	18.24'	N45°08'12"E	1599402.06, 3210981.99	1599414.92, 3210994.91
L40	15.00'	N0°16'55"E	1599351.33, 3210903.38	1599366.33, 3210903.45	L82	15.00'	S0°16'55"W	1599413.03, 3210984.68	1599398.03, 3210984.61
L41	8.00'	S89°43'05"E	1599369.32, 3210906.46	1599369.28, 3210914.46	L83	18.00'	N89°43'05"W	1599412.94, 3210982.68	1599413.03, 3210964.68
L42	15.00'	S0°16'55"W	1599366.26, 3210917.45	1599351.26, 3210917.38	L84	15.00'	S0°16'55"W	1599427.94, 3210982.75	1599412.94, 3210982.68
L43	74.00'	N89°43'05"W	1599350.90, 3210991.38	1599351.26, 3210917.38	L85	15.00'	S0°16'55"W	1599609.47, 3210658.64	1599594.47, 3210658.57

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**PARKER NHC
PARKER, CO 80134**

GRADING PLAN

IS. A. Miro, Inc(Civil)Jobs122057 Parker NHC005 C

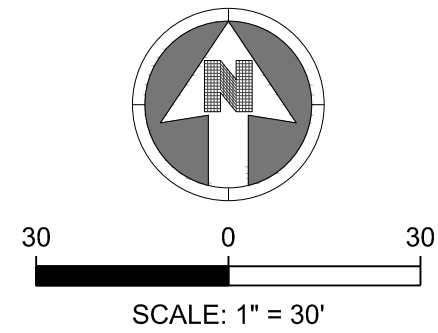
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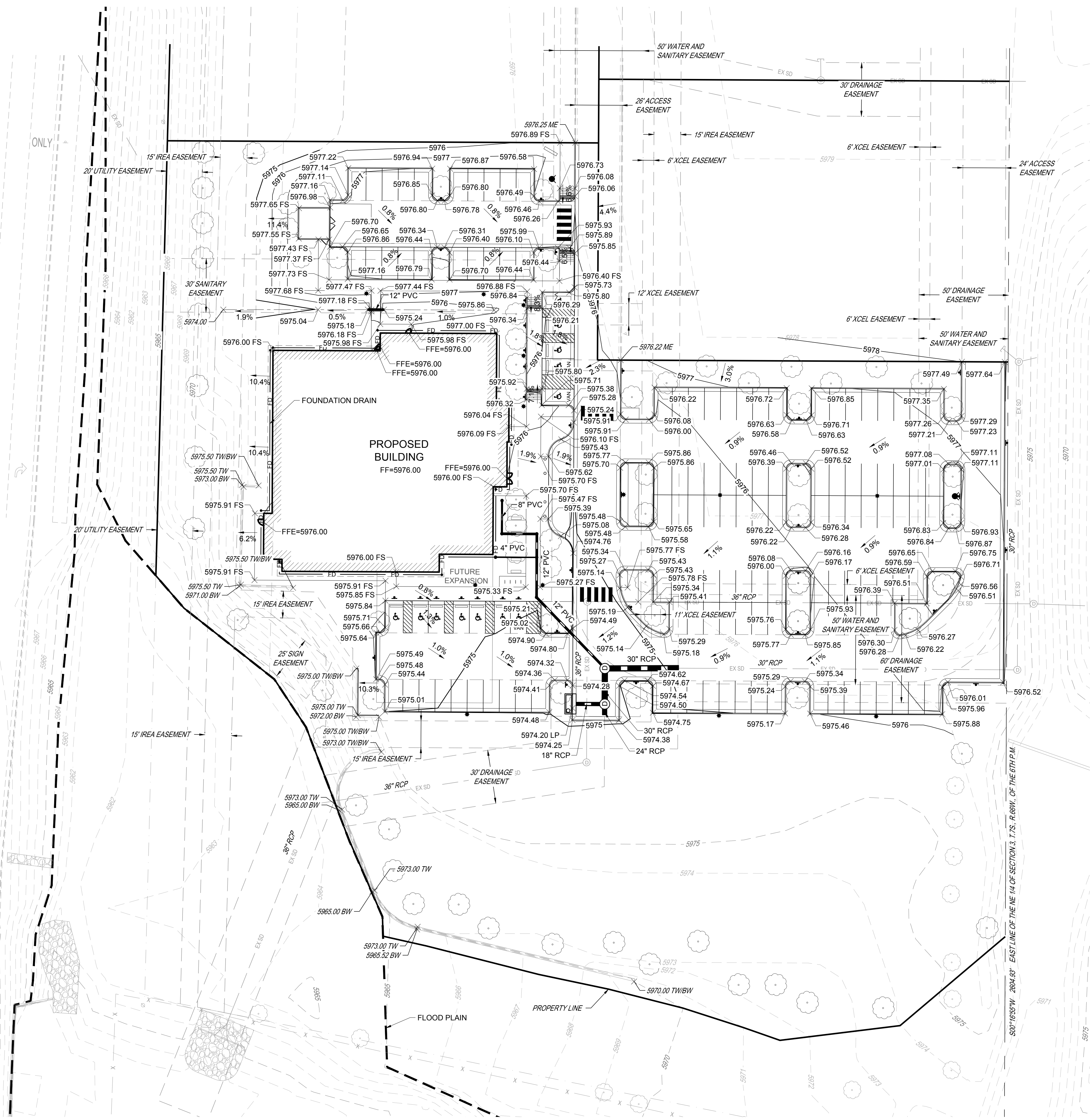
DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
PRO JOB NO.	22057
DRAWING NUMBER:	

C-211



NOTES:

1. SEE SHEET C-001 FOR CIVIL NOTES AND LEGEND.



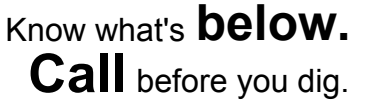
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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

Town of Parker, Director of Engineering/Public Works _____ Date _____



4582 South Ulster Street
Suite 750, Denver, CO 80237
303-741-3737
www.samiro.com

[illegible]

**PARKER NHC
PARKER, CO 80134**

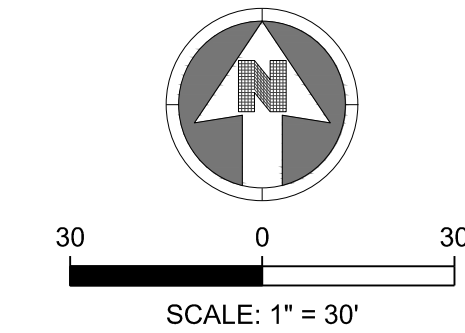
INITIAL EROSION CONTROL PLAN

PROJECT:
DRAWING T
FILE PATH:



DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
MIRO JOB NO.	22057
DRAWING NUMBER:	

C-241



NOTES:

1. SEE SHEETS C-251-C-259 FOR EROSION CONTROL NOTES, LEGEND AND DETAILS.
2. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
3. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE EGS.
4. LOT UNDEVELOPED AREAS ARE REQUIRED ON COMMERCIAL LOT'S WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE EGS.
6. MASONRY WORK AND PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
7. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

LEGEND:

	(CD)	CHECK DAM
	(CF)	CONSTRUCTION FENCE
	(CP)	CULVERT PROTECTION
	(CWA)	CONCRETE WASHOUT AREA
	(D)	DEWATERING
	(DD)	DIVERSION DITCH
	(DP)	DETENTION POND PROTECTION
	(DTC)	DEBRIS TRASH CONTROL
	(ECB)	EROSION CONTROL BLANKET
	(IPAN)	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	(IPAP)	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	(PCOG)	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	(PCOS)	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	(LP)	LOT PROTECTION
	(MWP)	MASONRY WORK PROTECTION
	(PTP)	PORTABLE TOILET PROTECTION
	(RCSC)	ROUGH CUT STREET CONTROL
	(RS)	ROCK SOCK
	(RSS)	ROCK SOCK IN SWALE
	(SB)	STRAW BALE
	(SCL)	SEDIMENT CONTROL LOGS
	(SF)	SILT FENCE
	(SMC)	SEEDING, MULCHING AND CRIMPING
	(SR)	SURFACE ROUGHING
	(SSA)	STABILIZED STAGING AREA
	(STP)	SIDEWALK TRANSITION PROTECTION
	(TI)	TEMPORARY IRRIGATION
	(TSB)	TEMPORARY SEDIMENT BASIN
	(VTC)	VEHICLE TRACKING CONTROL
	(LOC)	LIMITS OF CONSTRUCTION
		FLOW DIRECTION ARROW

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH 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.

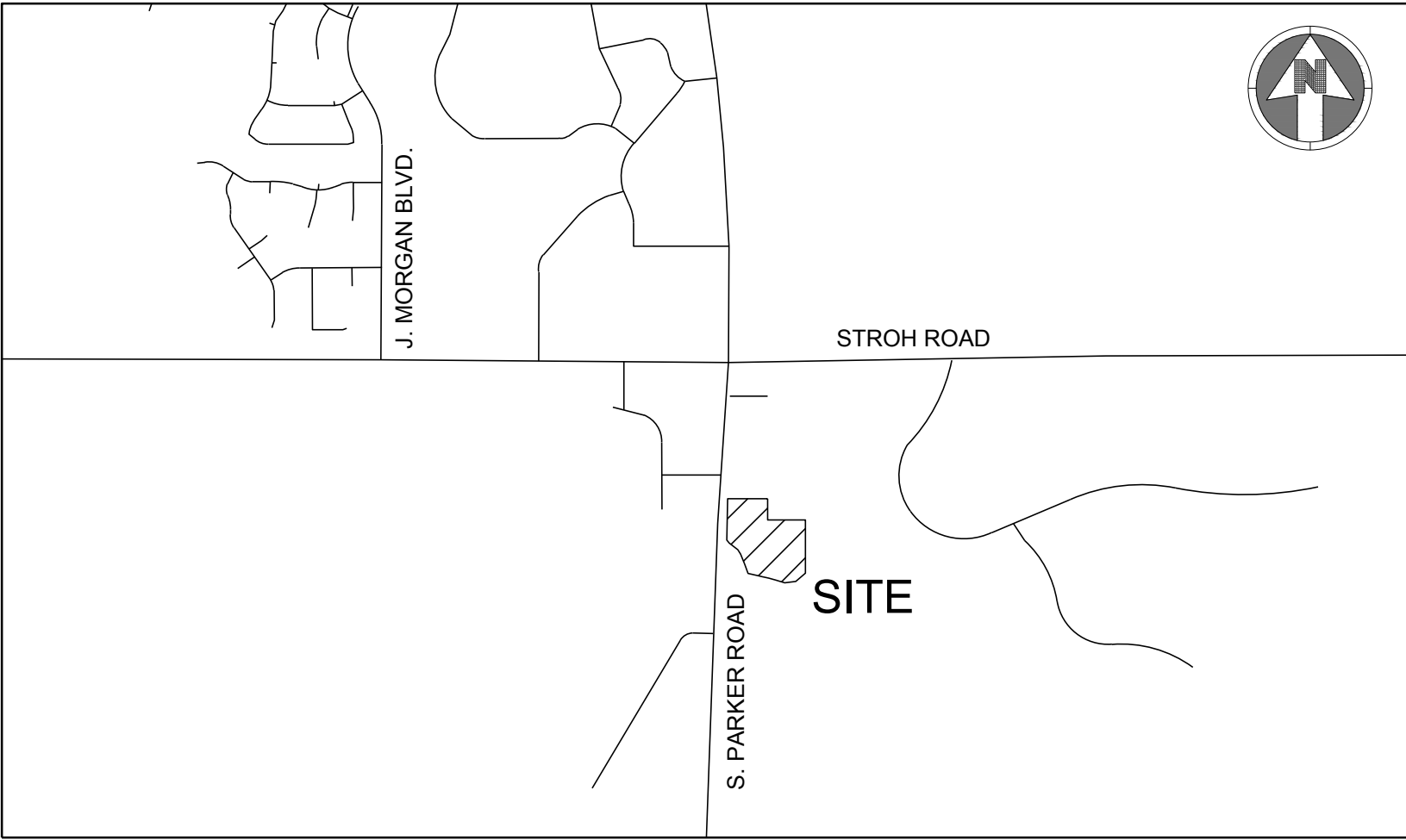
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Town of Parker, Director of Engineering/Public Works _____ Date _____

EROSION CONTROL CONSTRUCTION PLANS
FOR

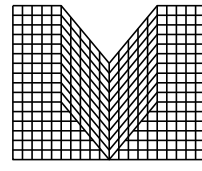
PARKER NHC

LOTS 6 THROUGH 14, INCLUSIVE, PARKER POINTE SUBDIVISION FILING NO. 1, SITUATED IN THE NORTHEAST 1/4 OF SECTION 3'
TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO.



VICINITY MAP
SCALE: 1"=1,000'

Sheet List Table	
Sheet Number	Sheet Title
C-240	EROSION CONTROL COVER SHEET
C-241	INITIAL EROSION CONTROL PLAN
C-242	INTERIM EROSION CONTROL PLAN
C-243	FINAL EROSION CONTROL PLAN
C-251	EROSION CONTROL DETAILS
C-252	EROSION CONTROL DETAILS
C-253	EROSION CONTROL DETAILS
C-254	EROSION CONTROL DETAILS
C-255	EROSION CONTROL DETAILS
C-256	EROSION CONTROL DETAILS
C-257	EROSION CONTROL DETAILS
C-258	EROSION CONTROL DETAILS
C-259	EROSION CONTROL DETAILS



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CONSULTING ENGINEERS

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

DATE	NO.	DESCRIPTION	PROJECT: PARKER NHC PARKER, CO 80134 DRAWING TITLE: EROSION CONTROL COVER SHEET
			FILE PATH: C:\Users\ssm\ACD\Docs\A. A. Miro, Inc\Civil\Jobs\22057 Parker NHC\05 CAD\Plans and Details\C240-EROS-COVR.dwg C240 - 10/30/2023



DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
MIRO JOB NO.	22057

DRAWING NUMBER:
C-240

CONTACTS:

OWNER'S REPRESENTATIVE MEDDEVELOPMENT, LLC JOHN ALMEIDA 10800 FARLEY, SUITE 380 OVERLAND PARK, KS 66210 816-564-2393	ENGINEER S.A. MIRO INC. JASON CARR 4582 SOUTH ULSTER STREET SUITE 750 DENVER, CO 80237 303-741-3737	SURVEYOR ENGINEERING SERVICE COMPANY CHARLES BECKSTROM 14190 E. EVANS AVENUE AURORA, CO 80014 303-337-1393
PUBLIC UTILITIES: SOUTH METRO FIRE DISTRICT 9195 E. MINERAL AVENUE CENTENNIAL, CO 80112 P: (720) 989-2244	PARKER WATER & SANITATION DISTRICT 18100 WOODMAN ROAD PARKER, CO 80134 P: (303) 841-4627	TOWN OF PARKER 20120 E. MAIN STREET PARKER, CO 80138 P: (303) 840-9546

BASIS OF BEARING:

BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN BEARING S89°59'29"W AND BOUNDED BY THE MONUMENTS SHOWN HEREON.

BENCHMARK:

DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 83) ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH 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.

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Town of Parker, Director of Engineering/Public Works

Date



- NOTES:
- SEE SHEETS C-251-C-259 FOR EROSION CONTROL NOTES, LEGEND AND DETAILS.
 - THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
 - THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
 - LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
 - MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
 - ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

LEGEND:

	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	D	DEWATERING
	DD	DIVERSION DITCH
	DP	DETENTION POND PROTECTION
	DTC	DEBRIS TRASH CONTROL
	ECB	EROSION CONTROL BLANKET
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	PCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	PCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	LP	LOT PROTECTION
	MWP	MASONRY WORK PROTECTION
	PTP	PORTABLE TOILET PROTECTION
	RCSC	ROUGH CUT STREET CONTROL
	RS	ROCK SOCK
	RSS	ROCK SOCK IN SWALE
	SB	STRAW BALE
	SCL	SEDIMENT CONTROL LOGS
	SF	SILT FENCE
	SMC	SEEDING, MULCHING AND CRIMPING
	SR	SURFACE ROUGHING
	SSA	STABILIZED STAGING AREA
	STP	SIDEWALK TRANSITION PROTECTION
	TI	TEMPORARY IRRIGATION
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL
	LOC	LIMITS OF CONSTRUCTION
		FLOW DIRECTION ARROW

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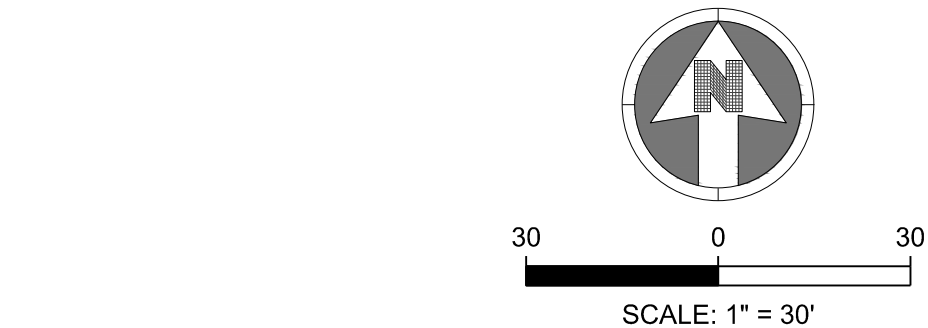


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PARKER, CO 80134	
DRAWING TITLE: INTERIM EROSION CONTROL PLAN	
FILE PATH: C:\Users\ssm\ACD\ssm\A. Miro, Inc\Civil\Jobs\22057 Parker NHC\05 CAD\Plans and Details\C242-INTERIM-EROS-PLAN.dwg C242 - 10/30/2023	



DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
MIRO JOB NO.	22057

DRAWING NUMBER:
C-242



- NOTES:
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Town of Parker, Director of Engineering/Public Works _____ Date _____

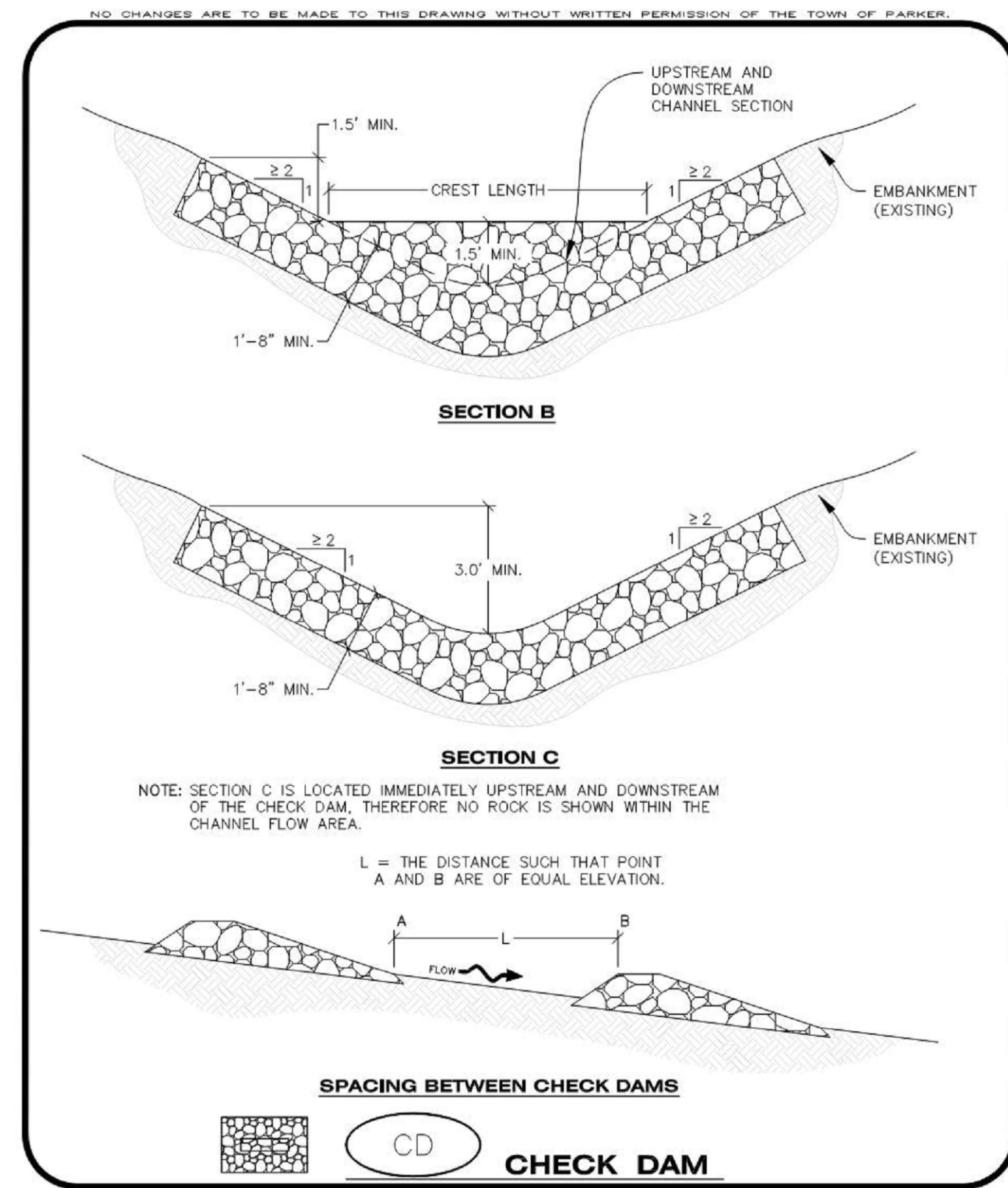
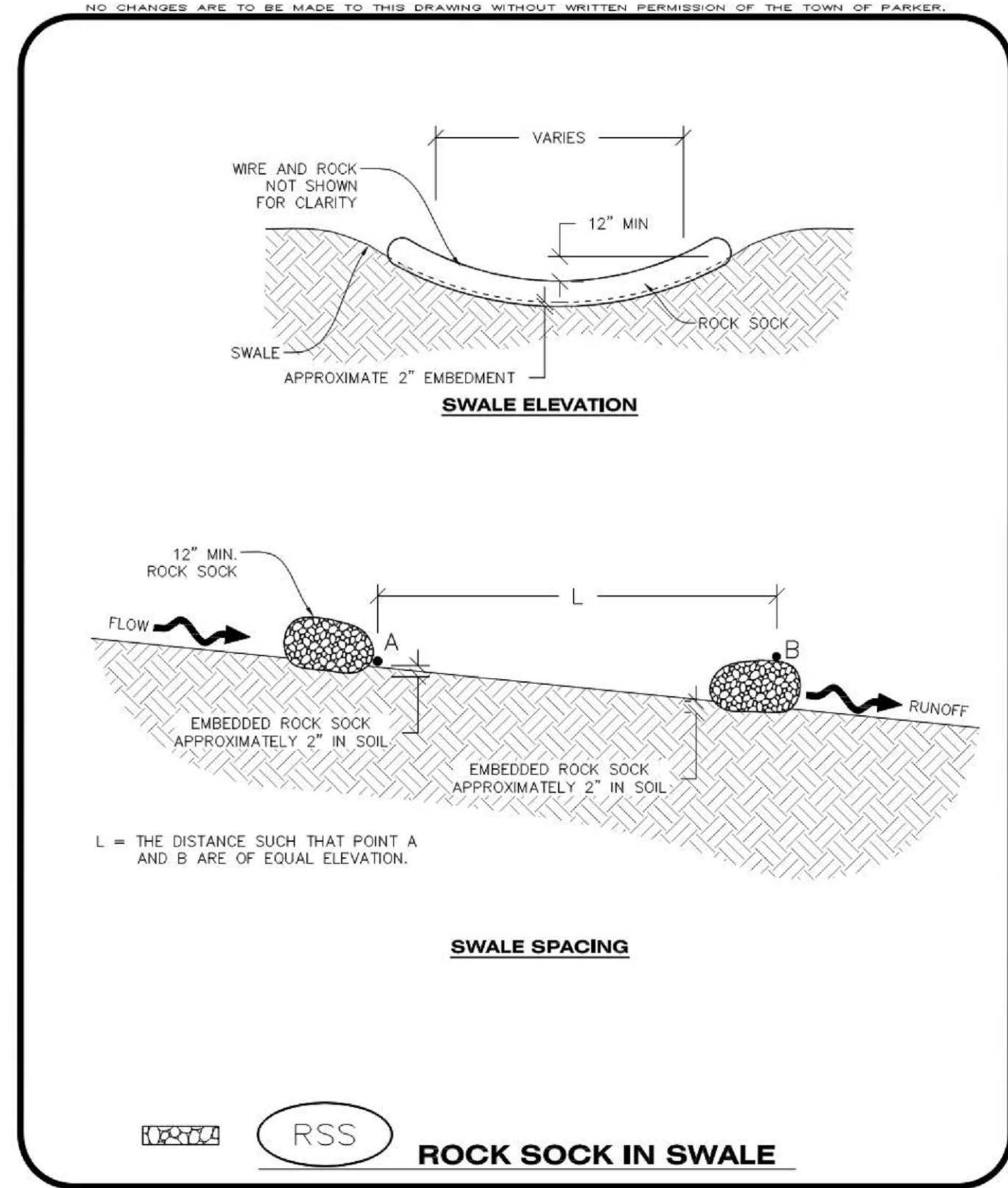
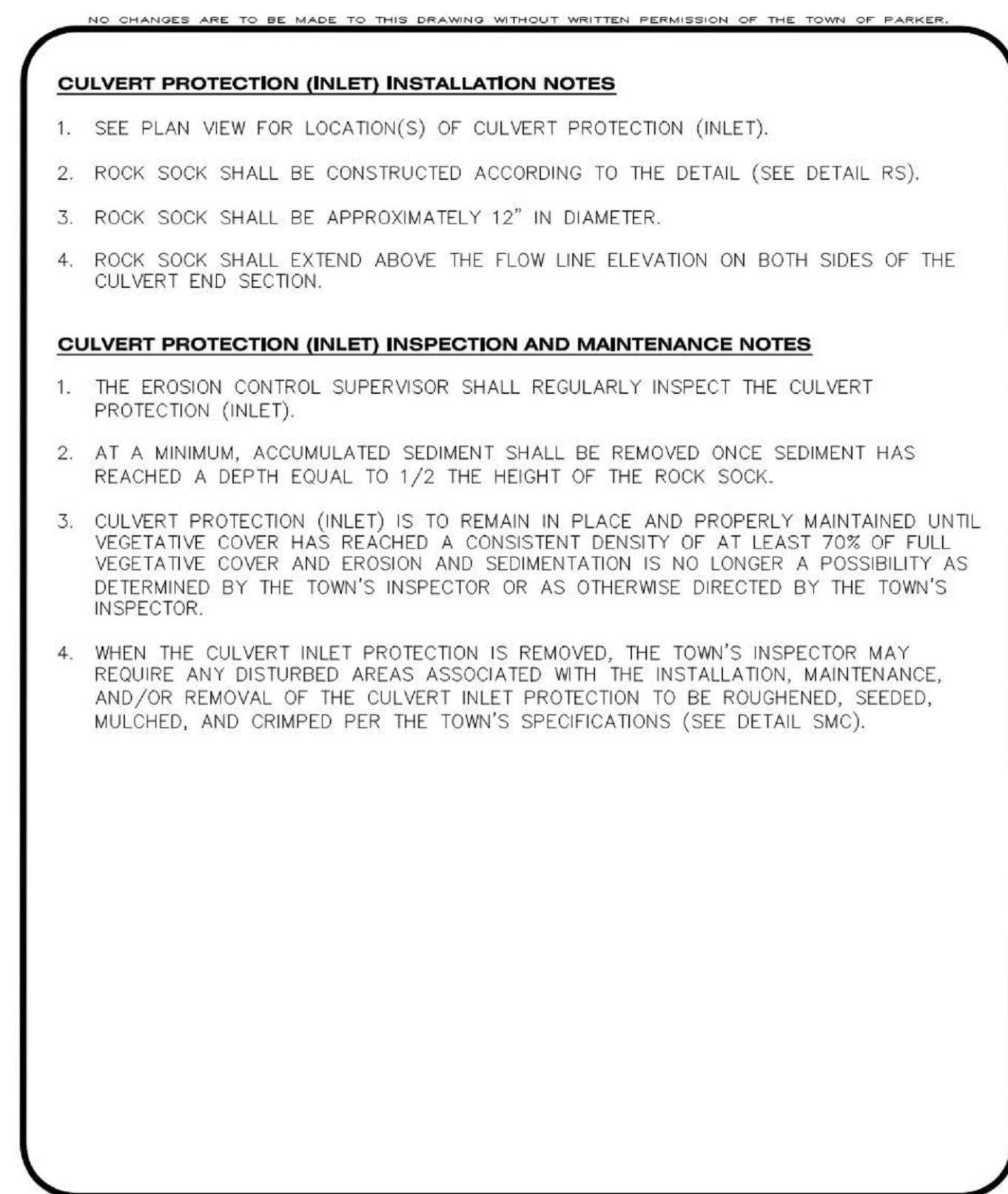
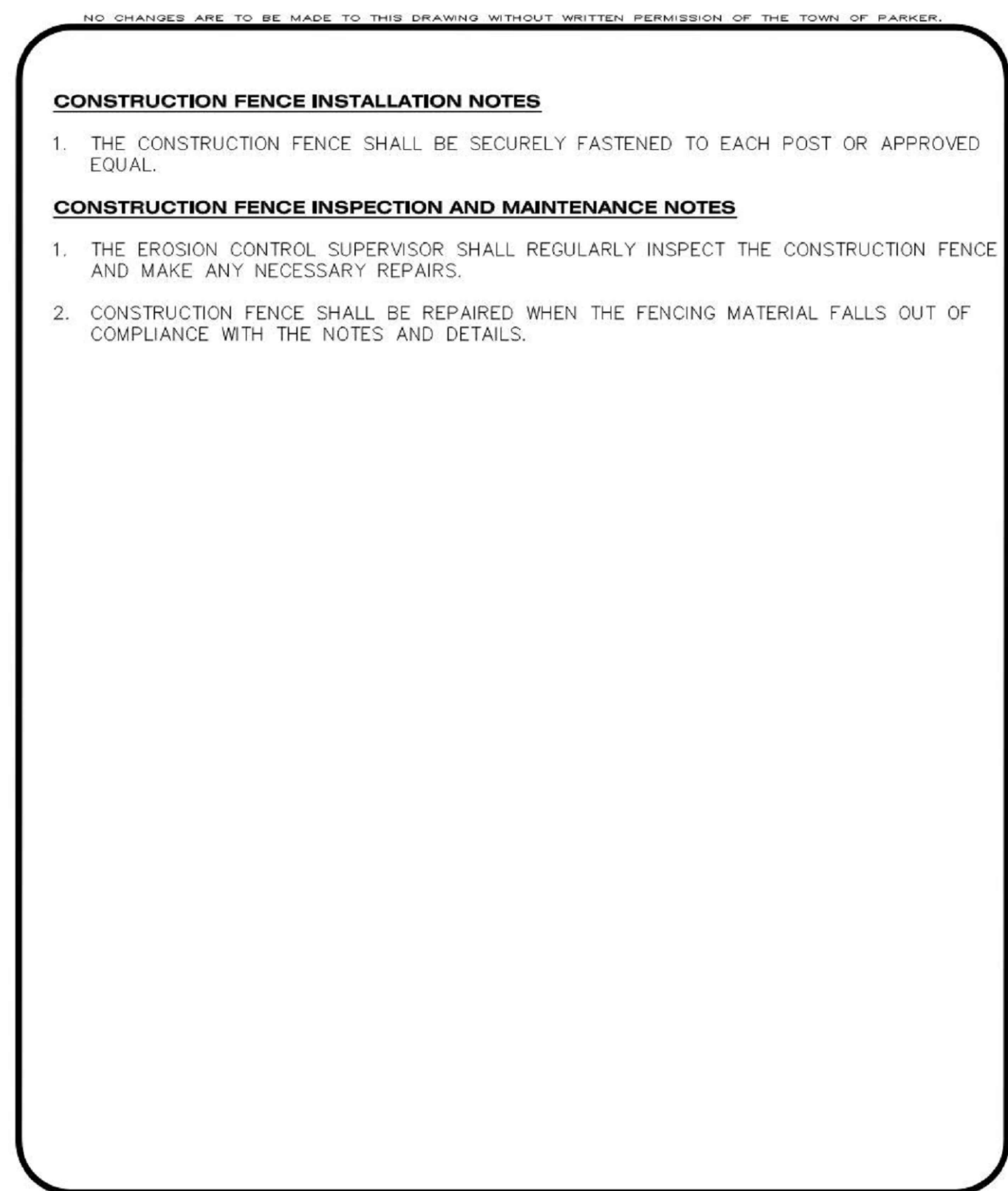
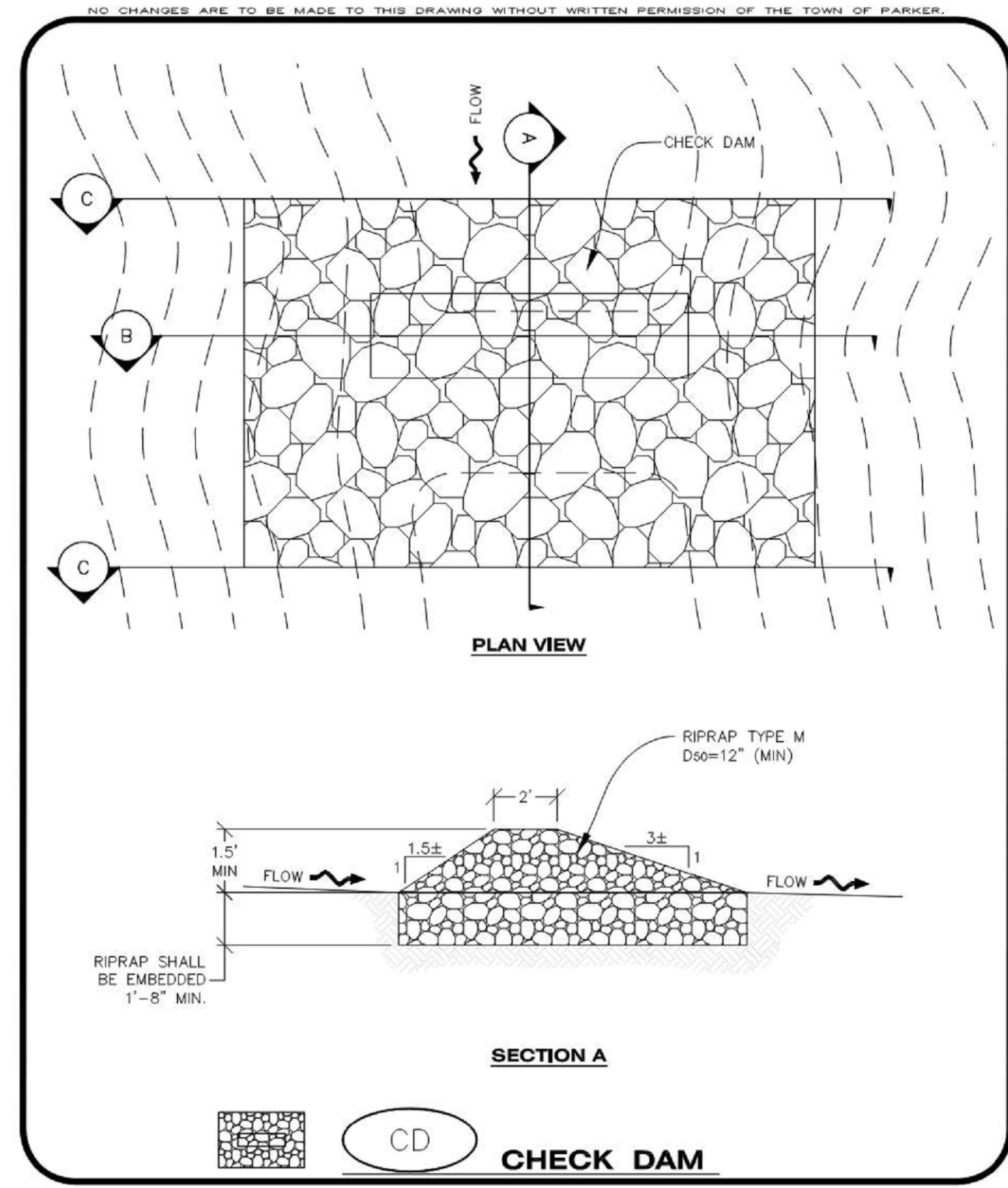
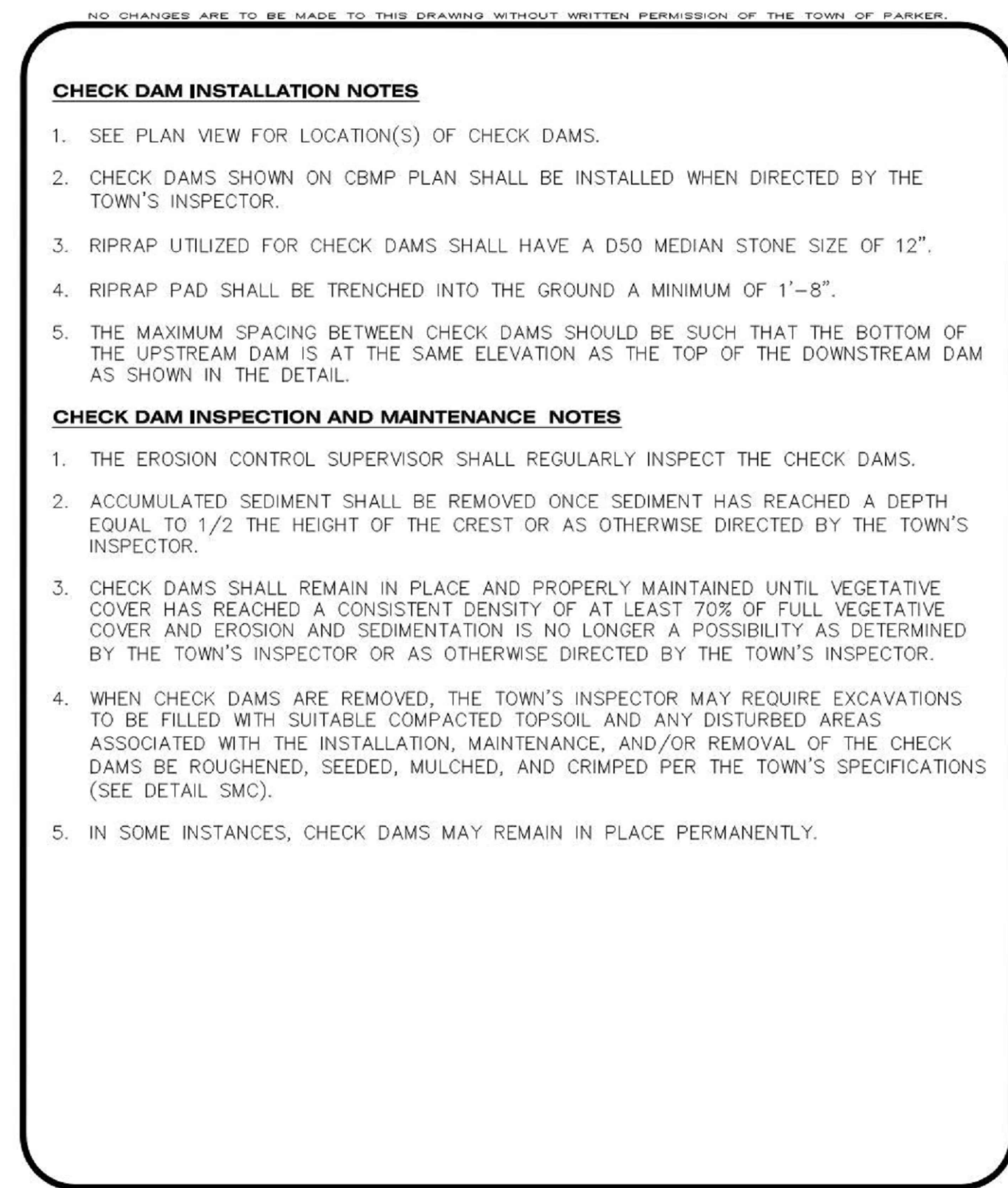
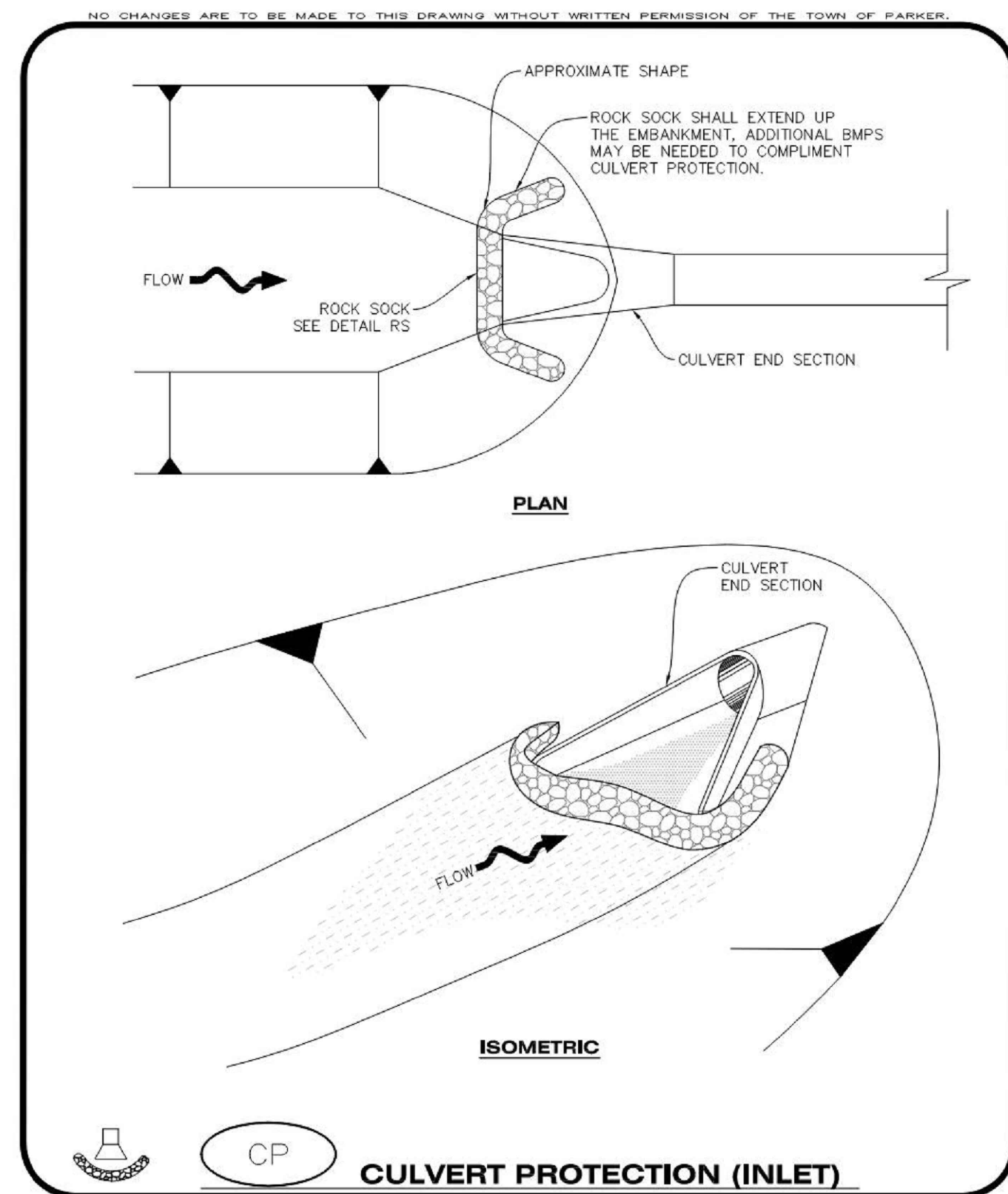
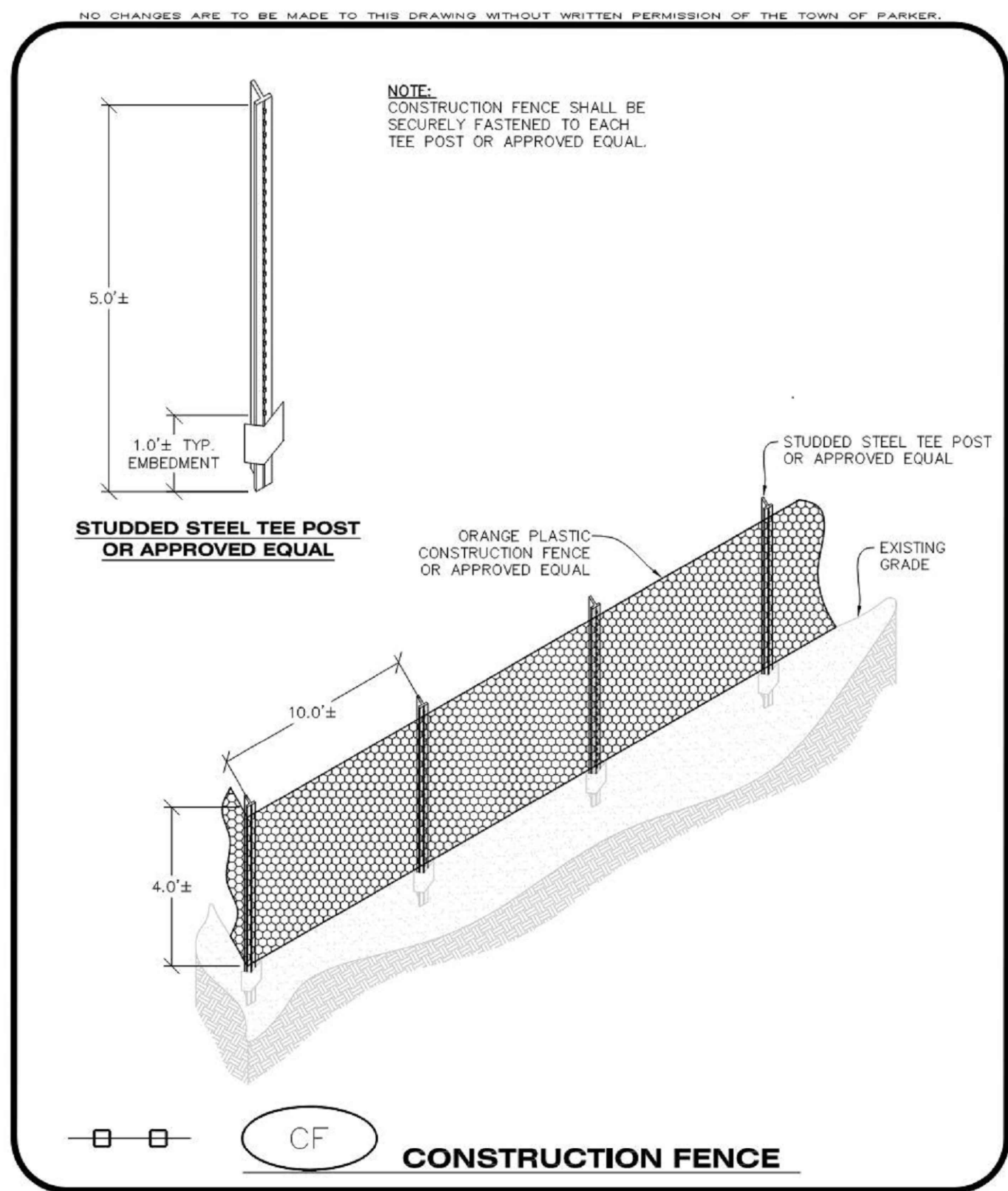
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DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
MIRO JOB NO.	22057

DRAWING NUMBER:
C-243



DATE	
DESCRIPTION	
NO.	

PROJECT:	PARKER NHC PARKER, CO 80134
DRAWING TITLE:	EROSION CONTROL DETAILS
FILE PATH:	C:\Users\ssm\ACD\os\A. A. Miro, Inc\Civil\Jobs\22057 Parker NHC\05 CAD\Plans and Details\C251-EROS-DTLS.dwg C252 - 10/30/2023

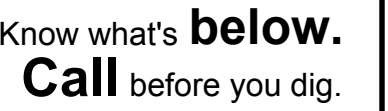


DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
MIRO JOB NO.	22057

DRAWING NUMBER:
C-252



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N.O.	DESCRIPTION	DATE
S.dwg C253 - 10/30/2023		

		HEROS-DTL
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PARKER NHC

PARKER, CO 80134

DRAWING TITLE:

EROSION CONTROL DETAILS

FILE PATH: C:\Users\stam\ACCDocs\S.A. Miro_Incl\Civil\Jobs\22057 Parker NHC\05 CAD\Plan



DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
MIRO JOB NO.	22057
DRAWING NUMBER:	

C-253



	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	DP 2 OF 2 Oct. 2013
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	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	DD 2 OF 2 Oct. 2013
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	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	D 2 OF 2 Oct. 2013
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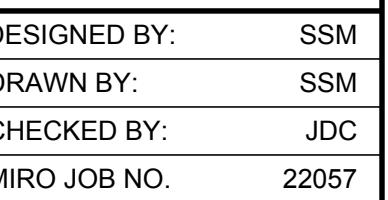


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PROJECT:	PARKER NHC PARKER, CO 80134
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EROSION CONTROL DETAILS



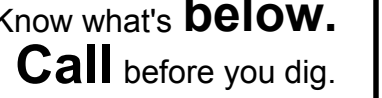
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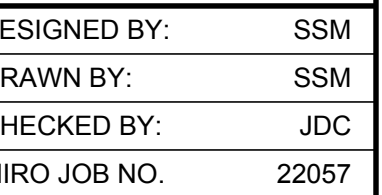




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[illegible]

DRAWING TITLE: **EROSION CONTROL DETAILS**
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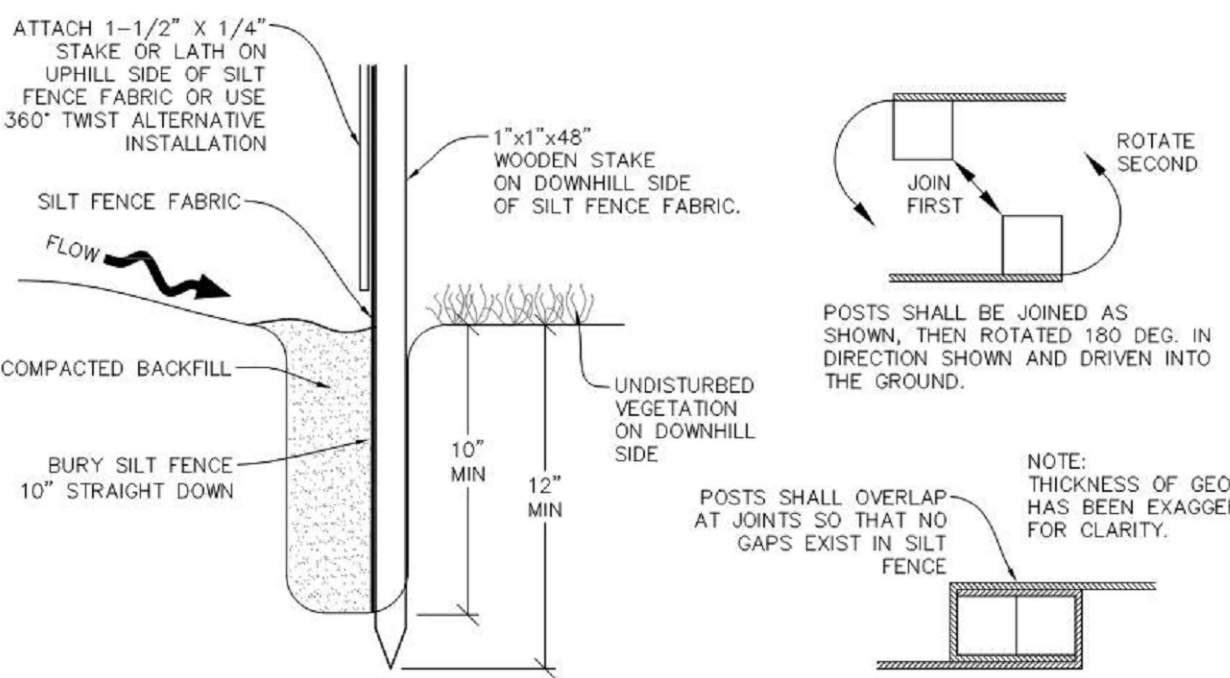


DRAWING NUMBER:

C-258

[illegible]

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.



JOINT SECTIONS



SILT FENCE

A cross-sectional diagram showing a sediment control log installed in a trench. The log is a vertical cylinder with a central stake. Labels include: 'CENTER STAKE IN SEDIMENT CONTROL LOG' pointing to the central rod; '9" DIAMETER (MIN) SEDIMENT CONTROL LOG' pointing to the log body; 'PLACE LOG AGAINST BACK OF CURB' pointing to the log's position against a concrete curb; 'FLOW' with an arrow indicating water direction; 'COMPACTED EXCAVATED TRENCH SOIL' pointing to the soil around the log; and '6" MIN' indicating the minimum depth of the trench below the log base.

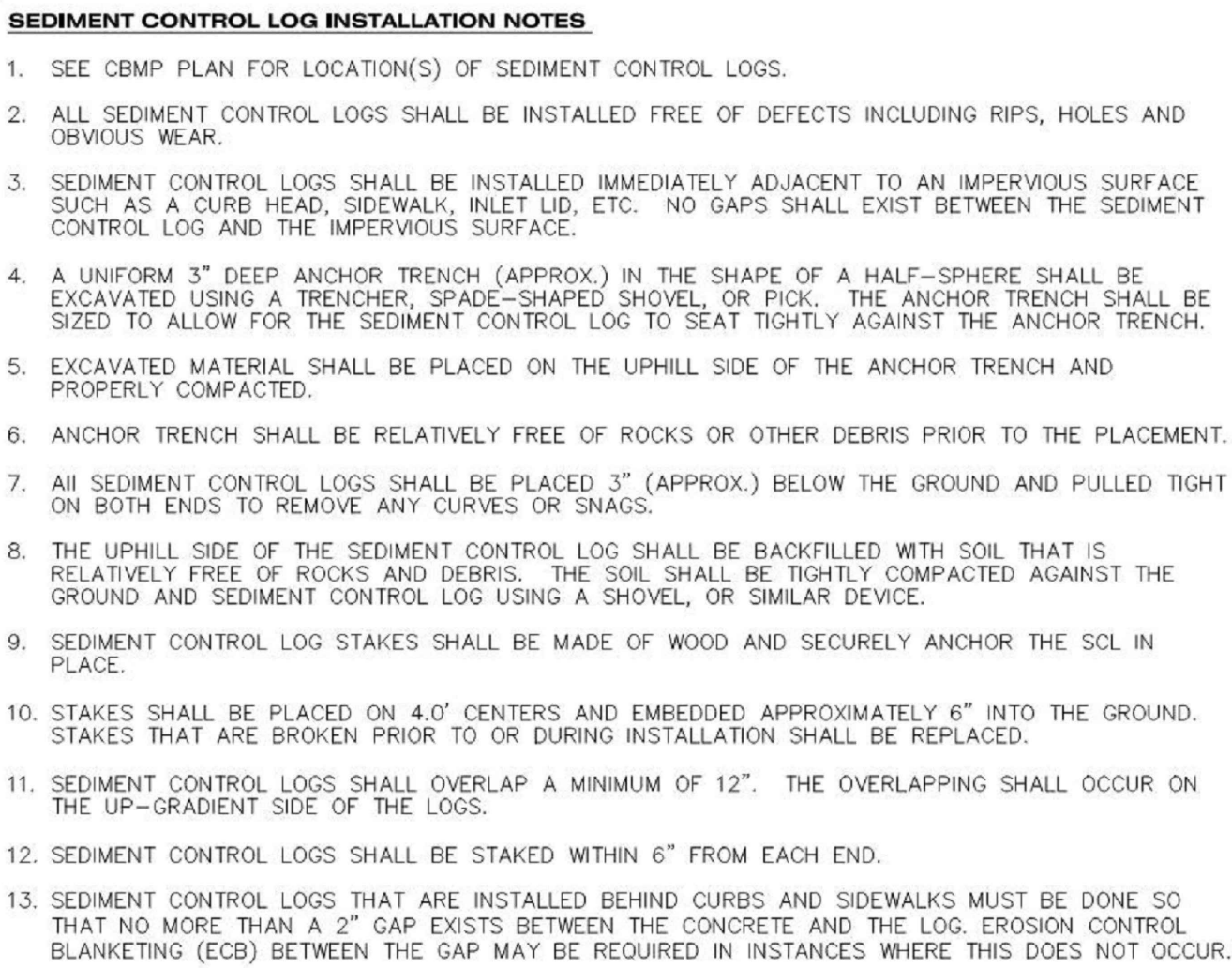
Diagram illustrating the installation of a 9" diameter (min.) sediment control log. The log is placed against the sidewalk, with a center stake in the sediment control log. The log is 3" in diameter and 6" min. in diameter. The log is placed against the sidewalk, and the flow is indicated by an arrow pointing towards the tree lawn (typical) area. The log is placed against the sidewalk, and the flow is indicated by an arrow pointing towards the tree lawn (typical) area. The log is placed against the sidewalk, and the flow is indicated by an arrow pointing towards the tree lawn (typical) area.

12" OVERLAP (MIN.)

9" DIAMETER (MIN.) SEDIMENT CONTROL LOG

1"x18" (MIN.) WOODEN STAKE

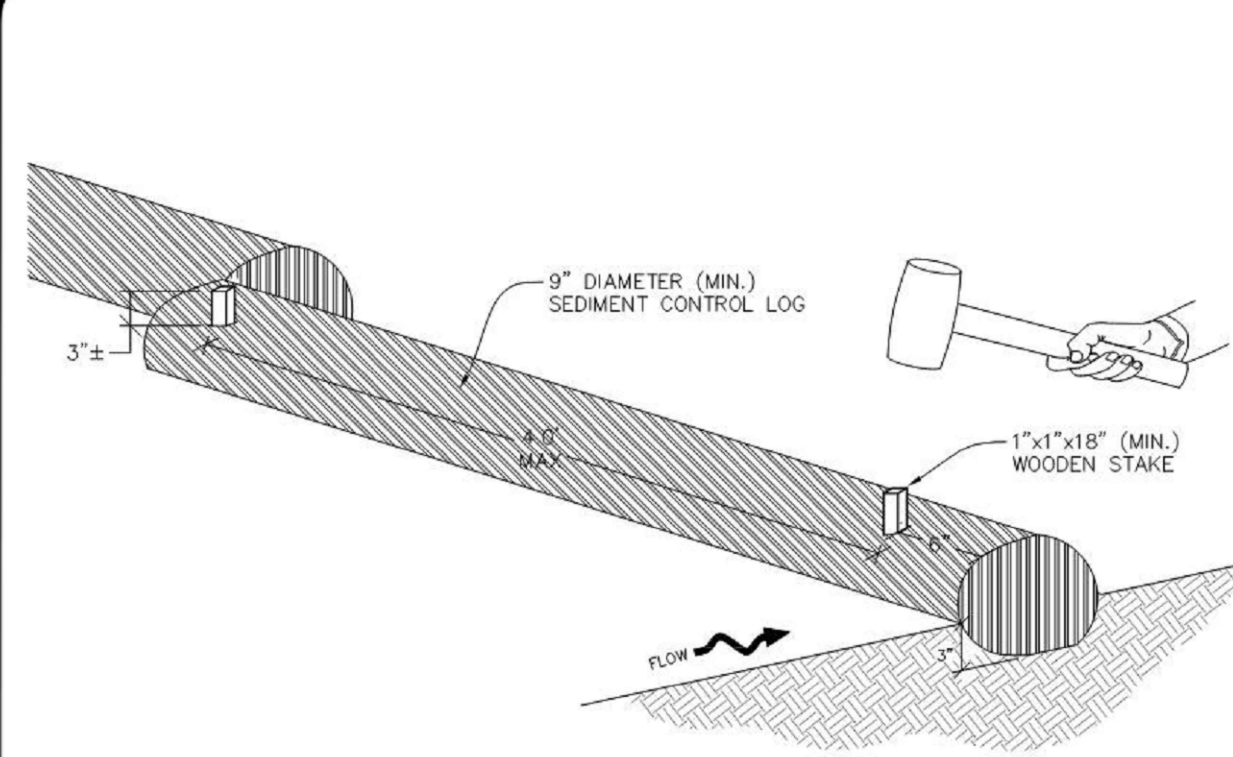
  **SEDIMENT CONTROL LOG**



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

1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL OF).
5. SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.



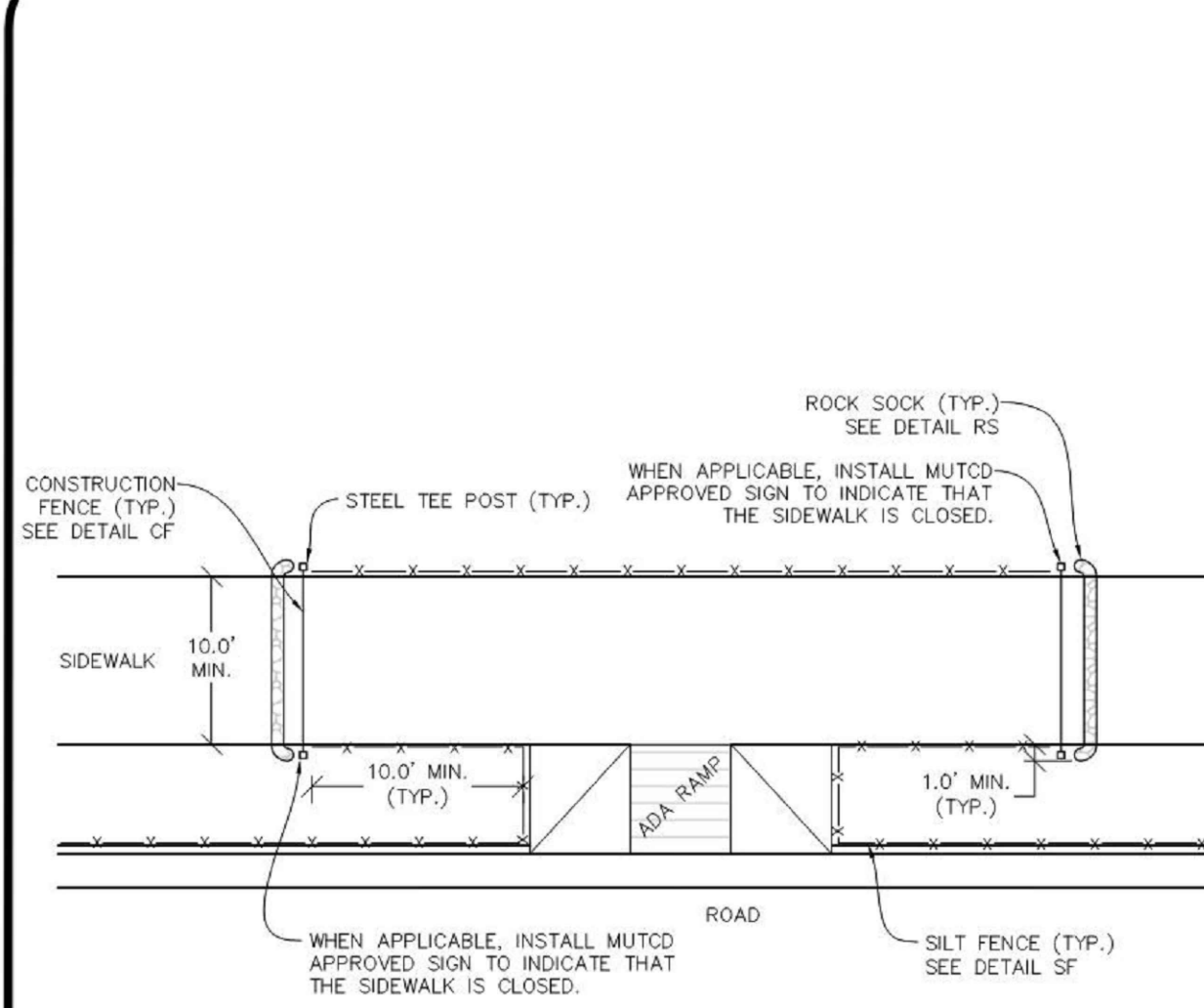
SCL **SEDIMENT CONTROL LOG**

Diagram illustrating the construction of a sidewalk curb and ADA ramp detail. The diagram shows a cross-section of a sidewalk, a curb, and an ADA ramp leading to a road. Key components and dimensions include:

- 10.0' MIN (TYP.)**: Dimension for the sidewalk width.
- ROCK SOCK (TYP.)**: See Detail RS.
- CONSTRUCTION FENCE (TYP.)**: See Detail CF.
- WHEN APPLICABLE, INSTALL MUTCD APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.**
- 10' MIN (TYP.)**: Dimension for the curb height.
- SILT FENCE (TYP.)**: See Detail SF.
- ADA RAMP**: The ramp leading to the road.
- ROAD**: The adjacent road surface.
- 10' MIN (TYP.)**: Dimension for the ramp width.
- STEEL TEE POST (TYP.)**: A post used for the construction fence.
- SIDEWALK**: The main sidewalk area.



**SIDEWALK TRANSITION
PROTECTION (AT INTERSECTION)**

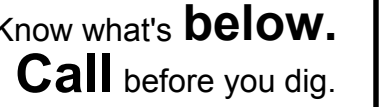


  **SIDEWALK TRANSITION PROTECTION
(ALONG STRAIGHT ROADWAY)**

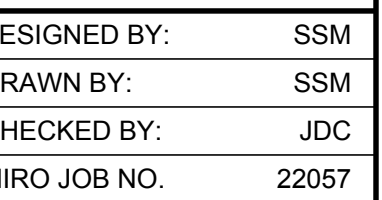
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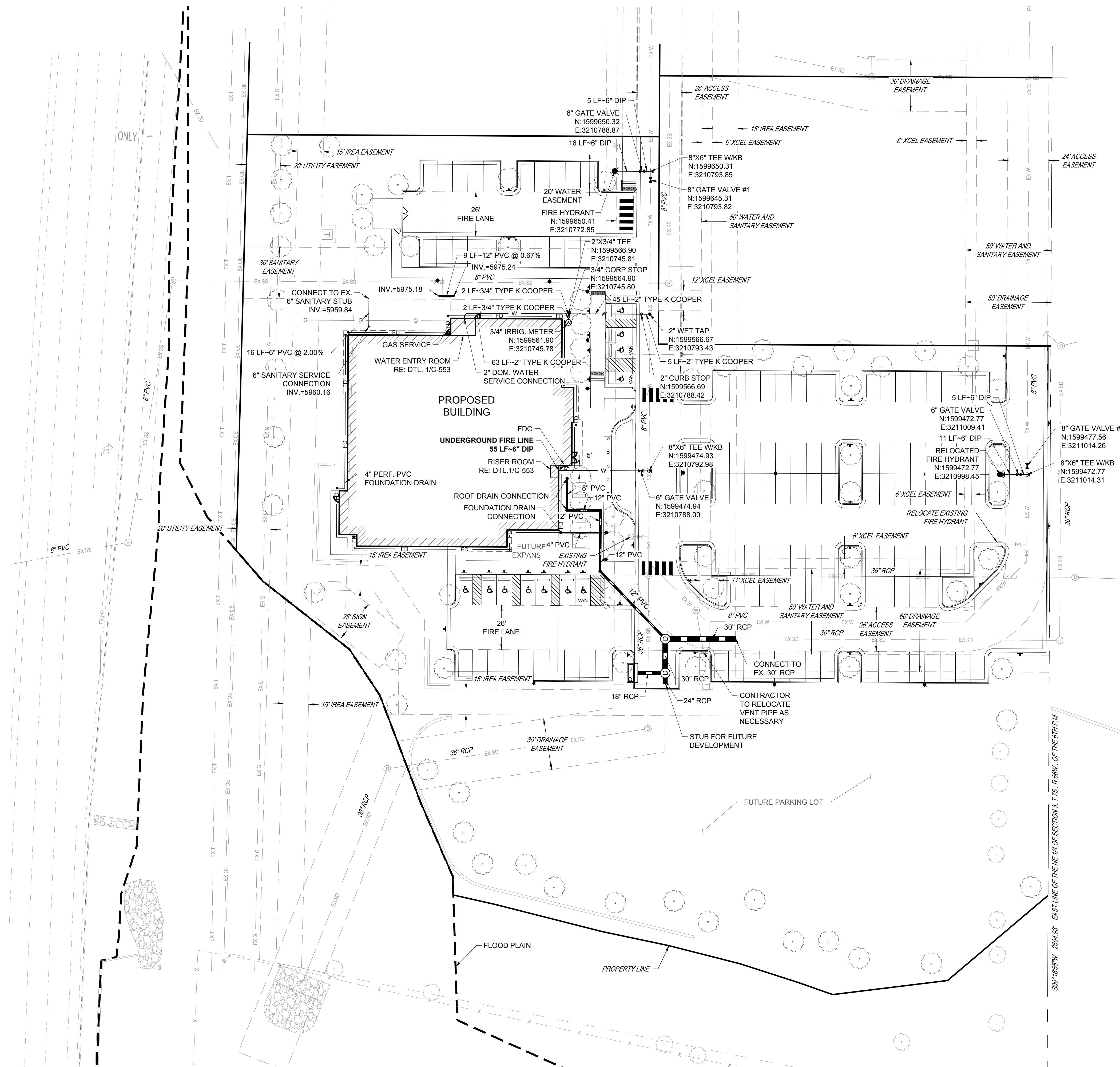


PROJECT:		PARKER NHC PARKER, CO 80134		NO.	DESCRIPTION	DATE
DRAWING TITLE:		UTILITY PLAN				
FILE PATH: C:\Users\sm1\ACCDocs\S. A. Miro, Inc\CivilJobs\22057 Parker NHC\05 CAD\Plans and Details\C311-UTL-PLAN.dwg C311 - 10/30/2023						



DRAWING NUMBER:

C-311



NOTES:

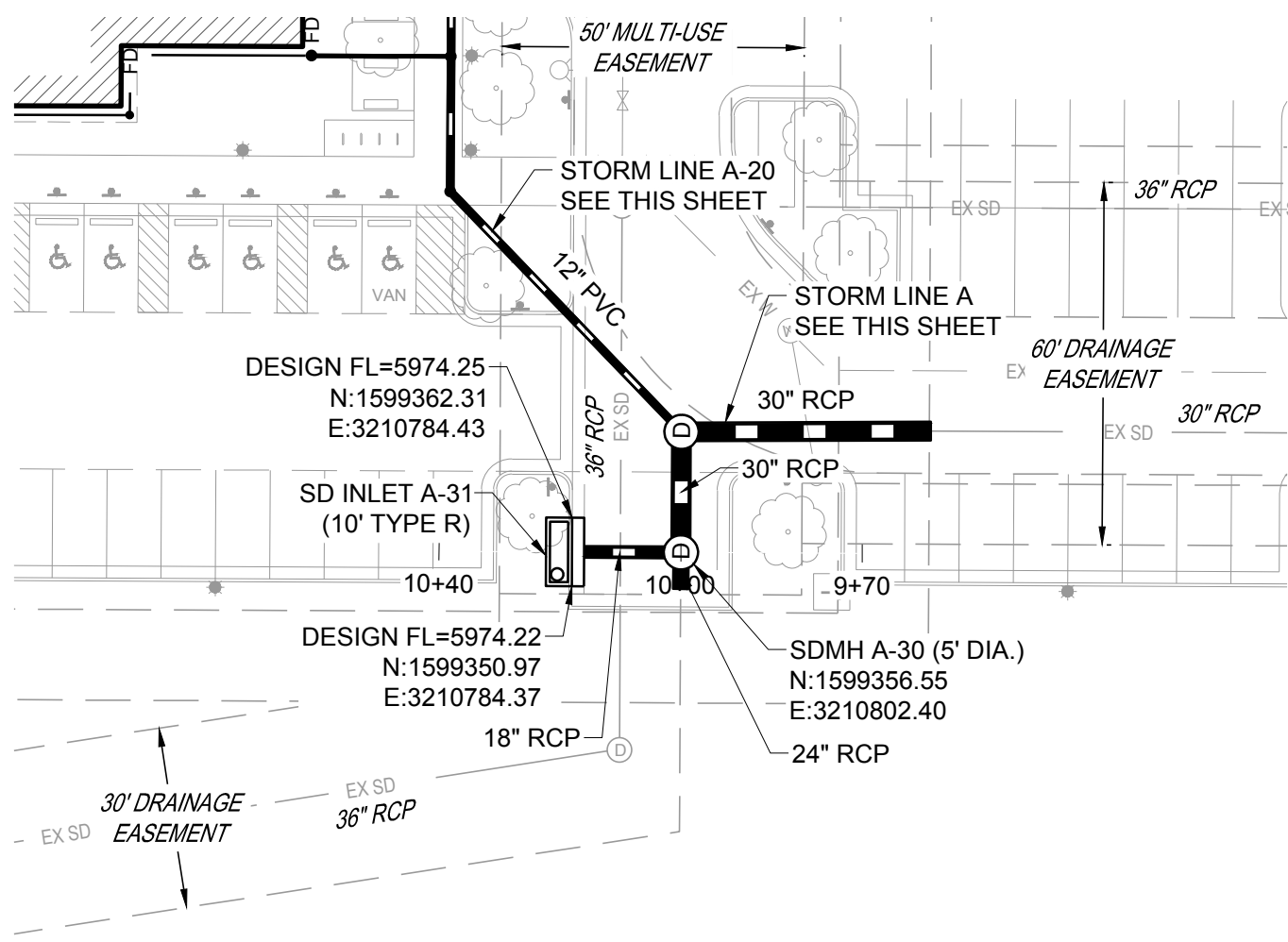
1. SEE SHEET C-001 FOR CIVIL NOTES AND LEGEND.
2. GAS SERVICE LINE IS SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL DESIGN WILL BE DONE BY THE PROVIDER.

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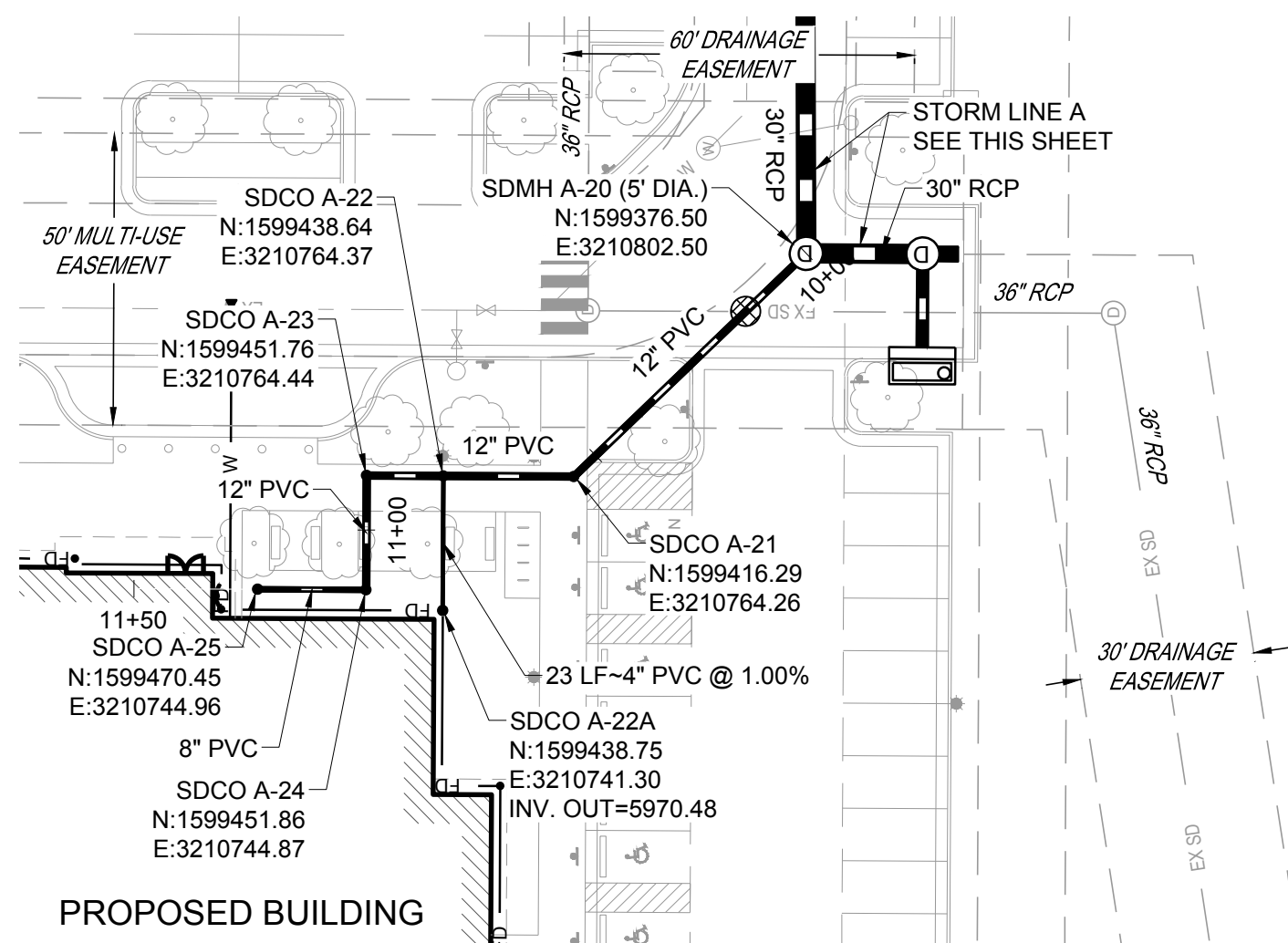
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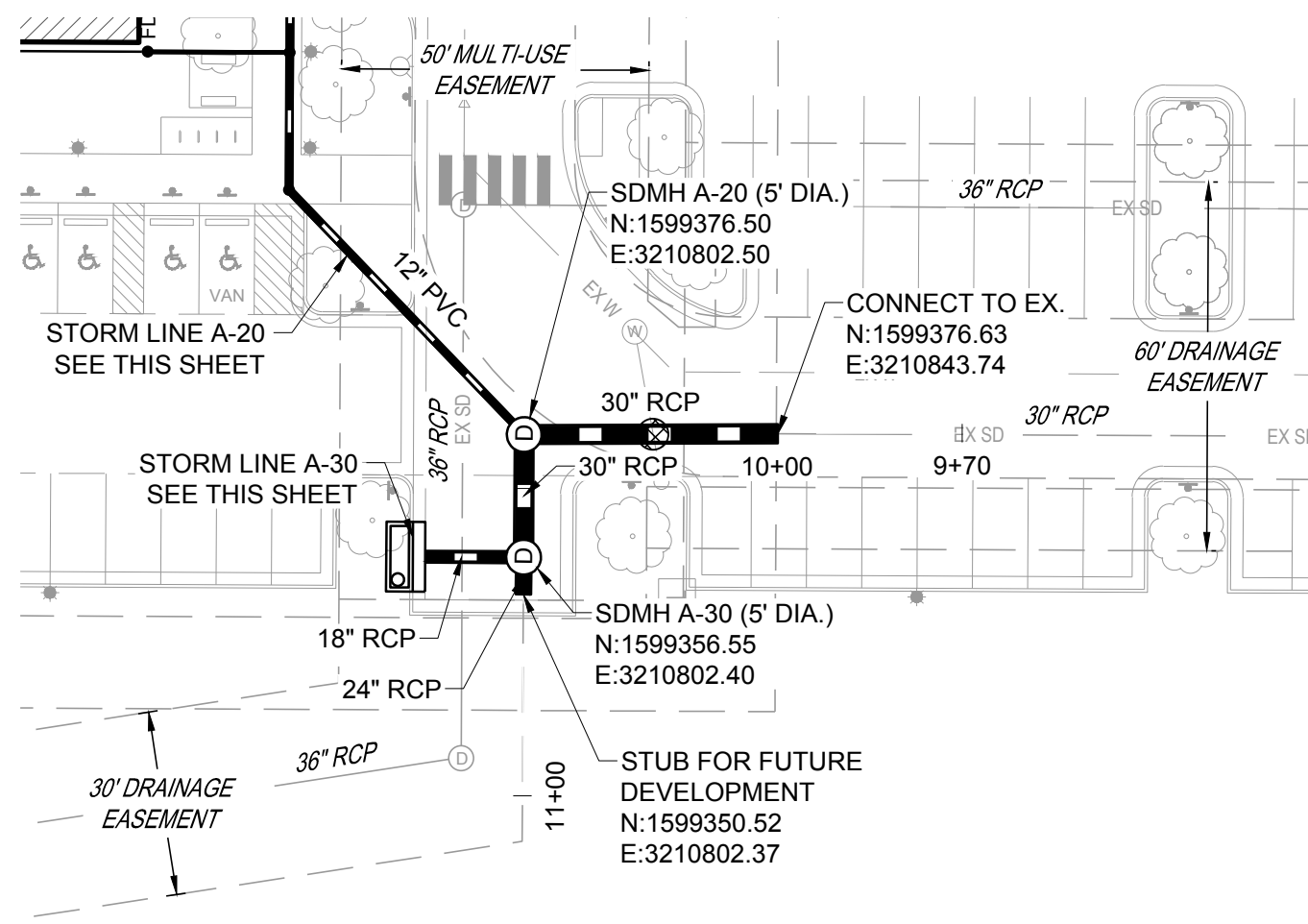
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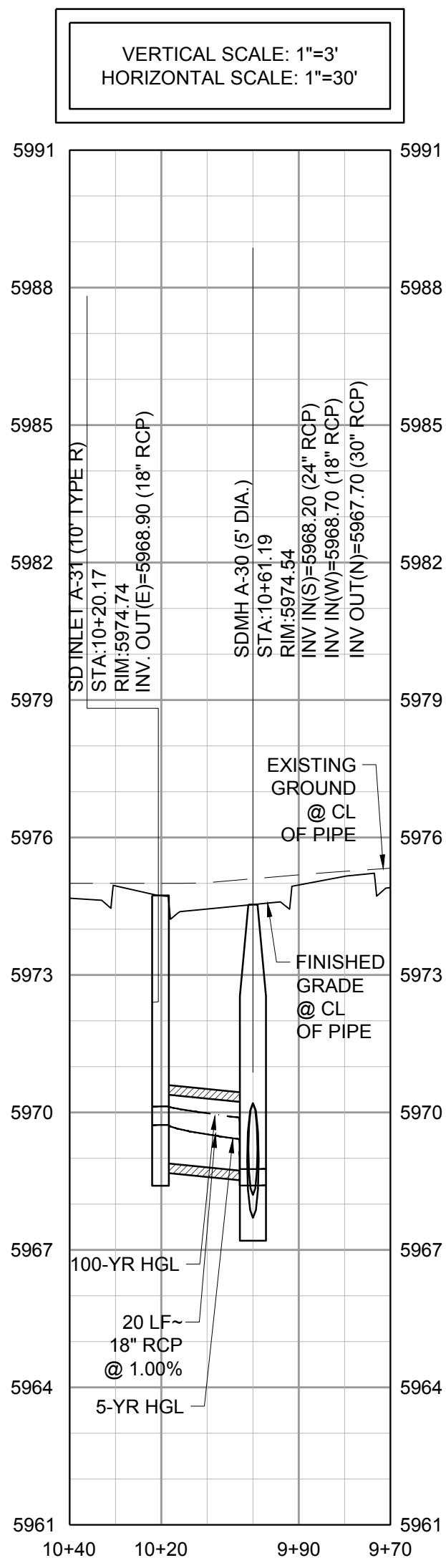
STORM LINE A-30 PLAN



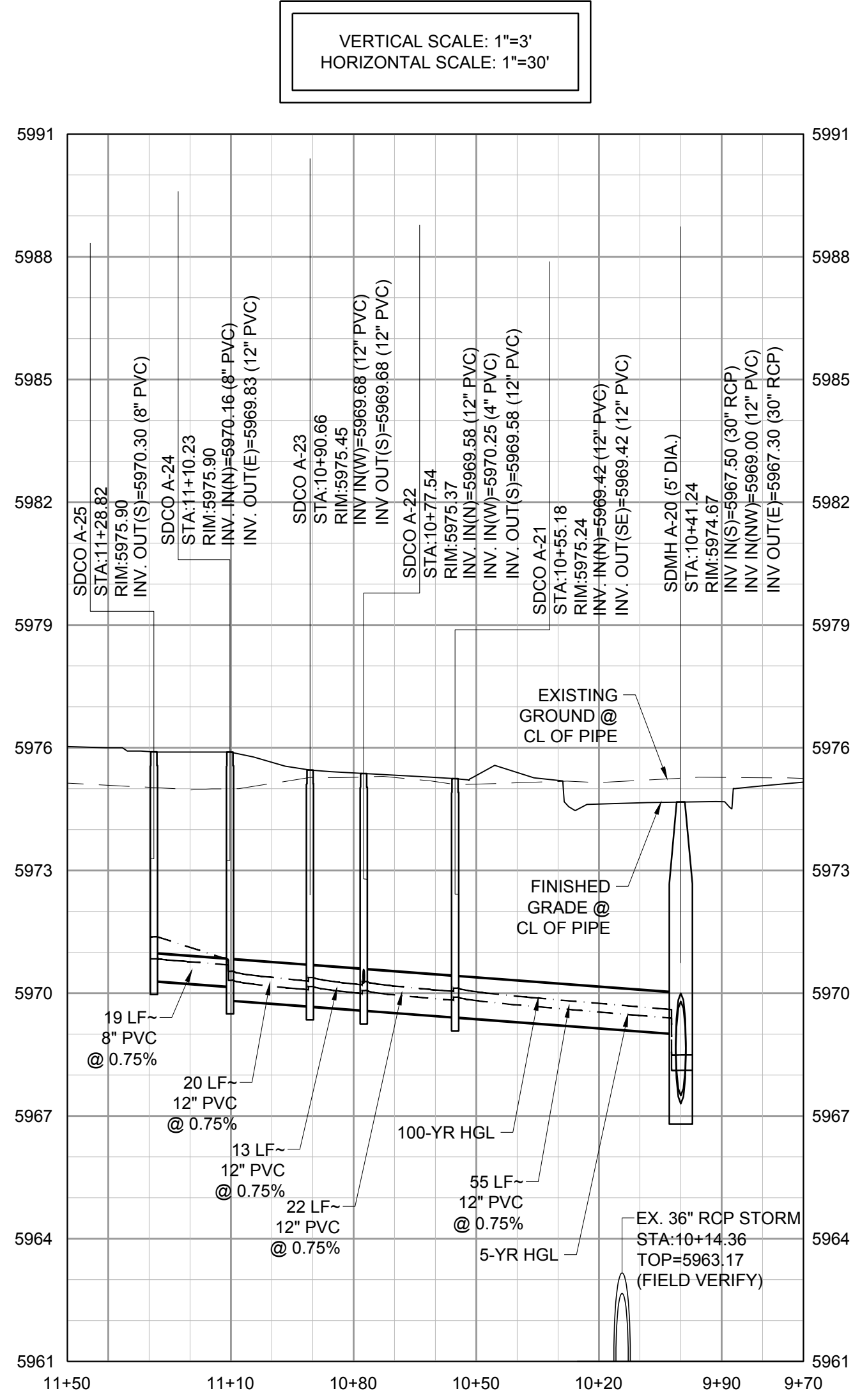
STORM LINE A-20 PLAN



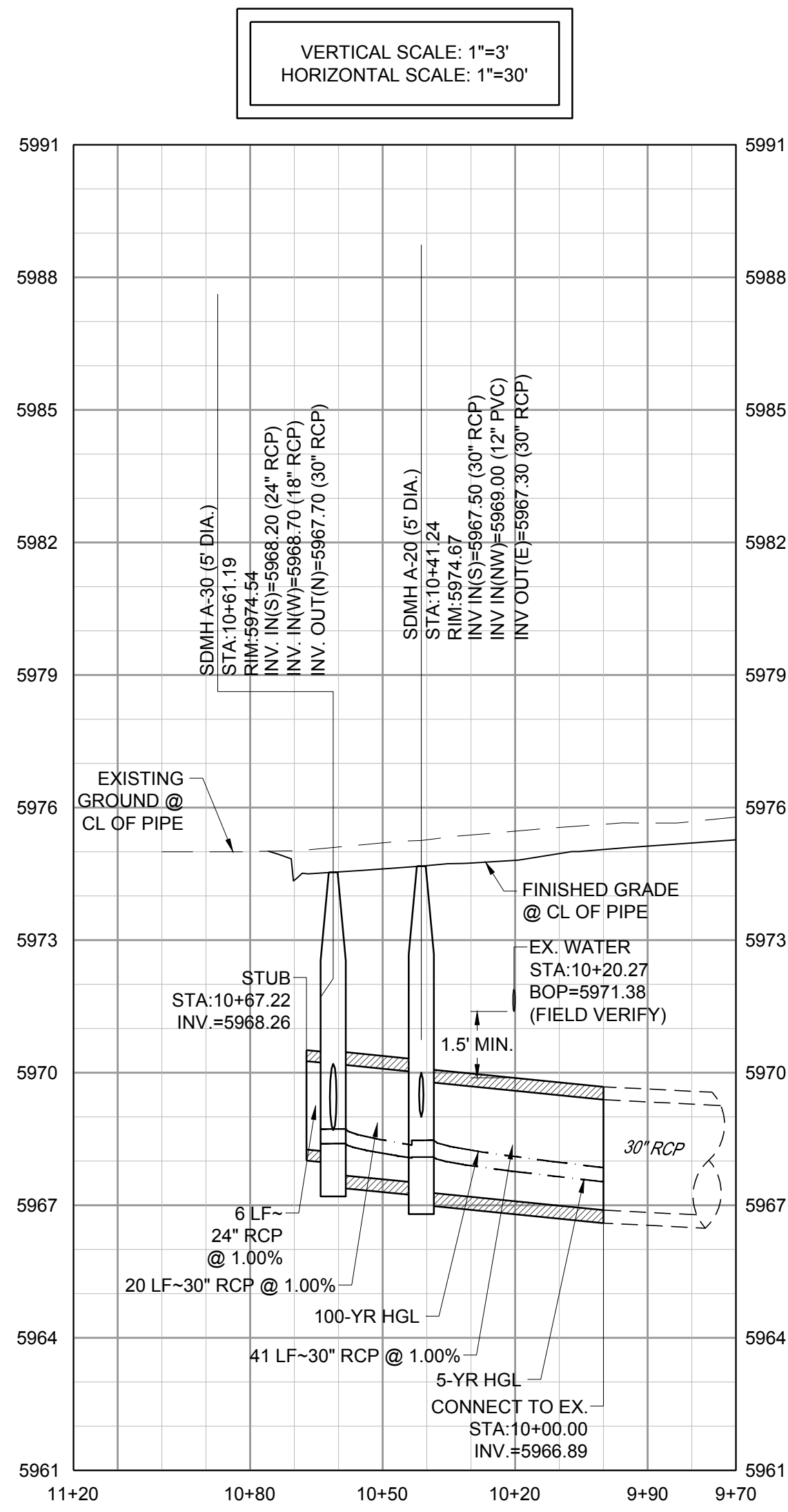
STORM LINE A PLAN



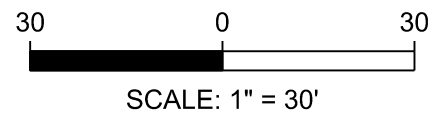
STORM LINE A-30 PROFILE



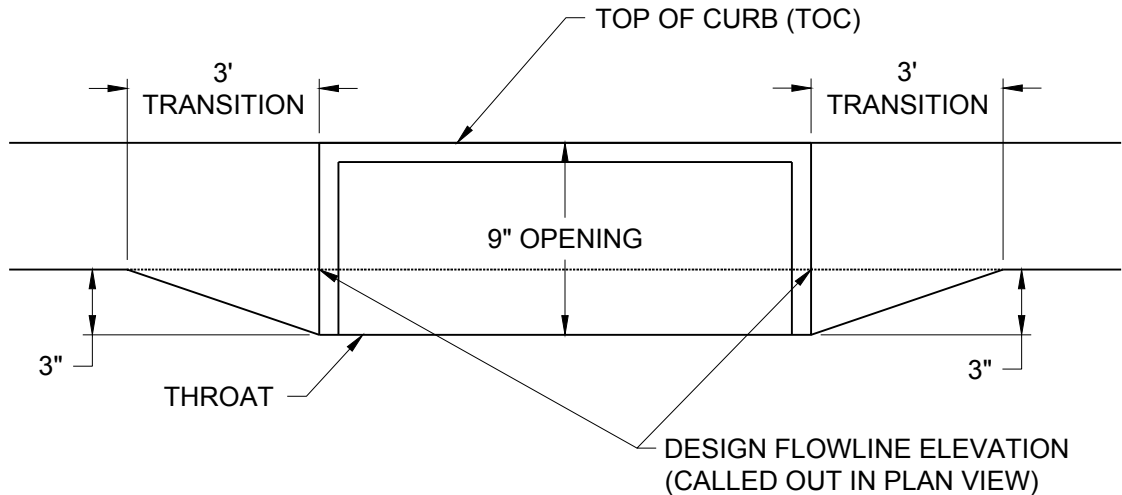
STORM LINE A-20 PROFILE



STORM LINE A PROFILE



- NOTES:
- SEE SHEET C-001 FOR CIVIL NOTES AND LEGEND.
 - ALL EXISTING DRY UTILITIES ARE ASSUMED TO BE 3' DEEP TO TOP OF PIPE.
 - ALL EXISTING WATER LINES ARE ASSUMED TO BE 4.5' DEEP TO TOP OF PIPE.
 - THE CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITY CROSSINGS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS IMMEDIATELY.

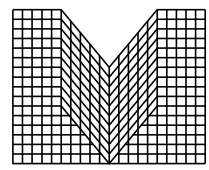


TYPE R INLET ANNOTATION DETAIL

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH 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.

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Town of Parker, Director of Engineering/Public Works Date



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DATE	
DESCRIPTION	
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PARKER NHC
PARKER, CO 80134

STORM PLAN AND PROFILES

PROJECT:

DRAWING TITLE:

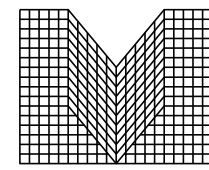
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DESIGNED BY: SSM
DRAWN BY: SSM
CHECKED BY: JDC
MIRO JOB NO. 22057

DRAWING NUMBER:

C-331



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PROJECT: PARKER NHC
PARKER, CO 80134
DRAWING TITLE: STORM DETAILS

PROJECT:

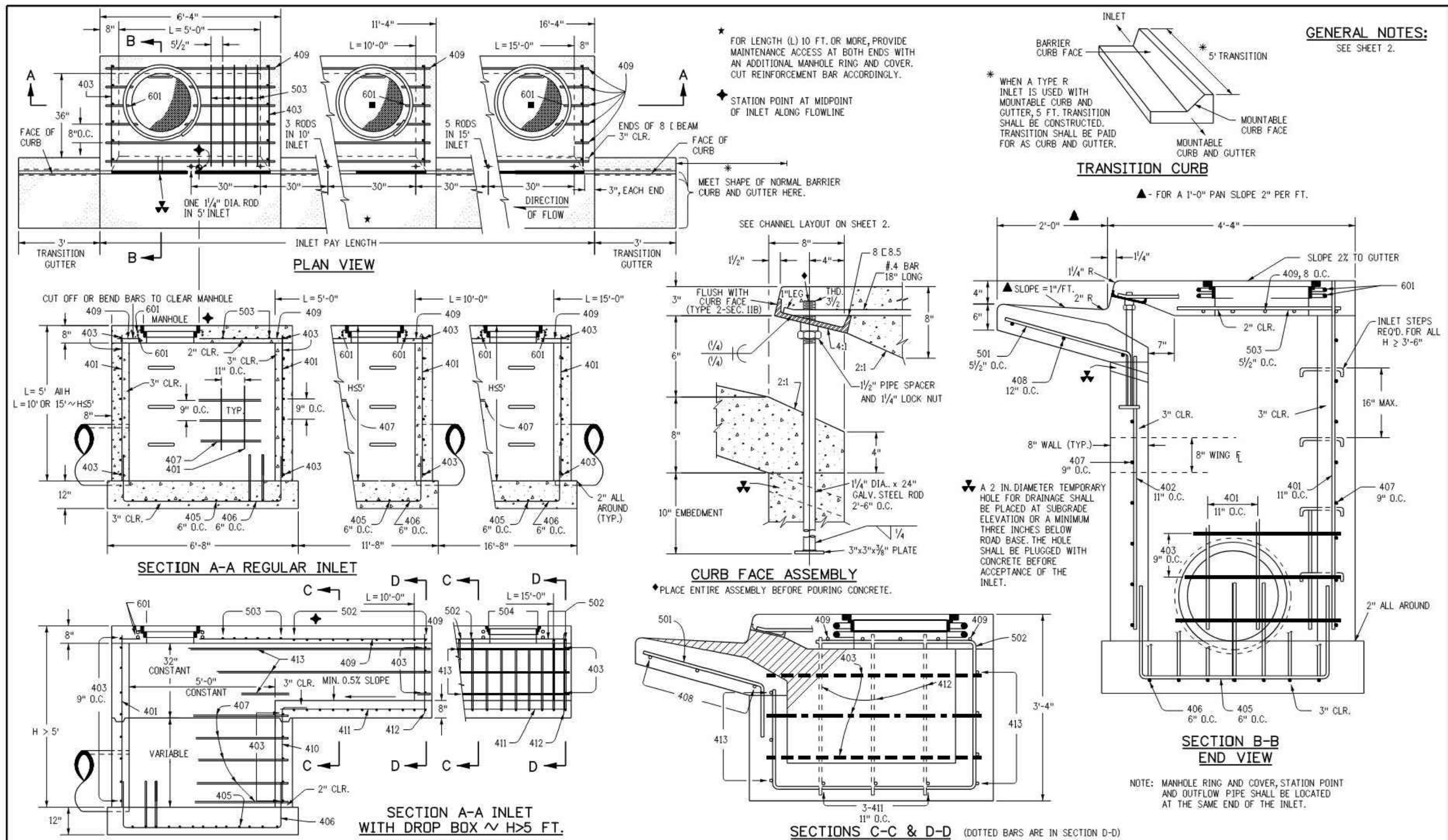
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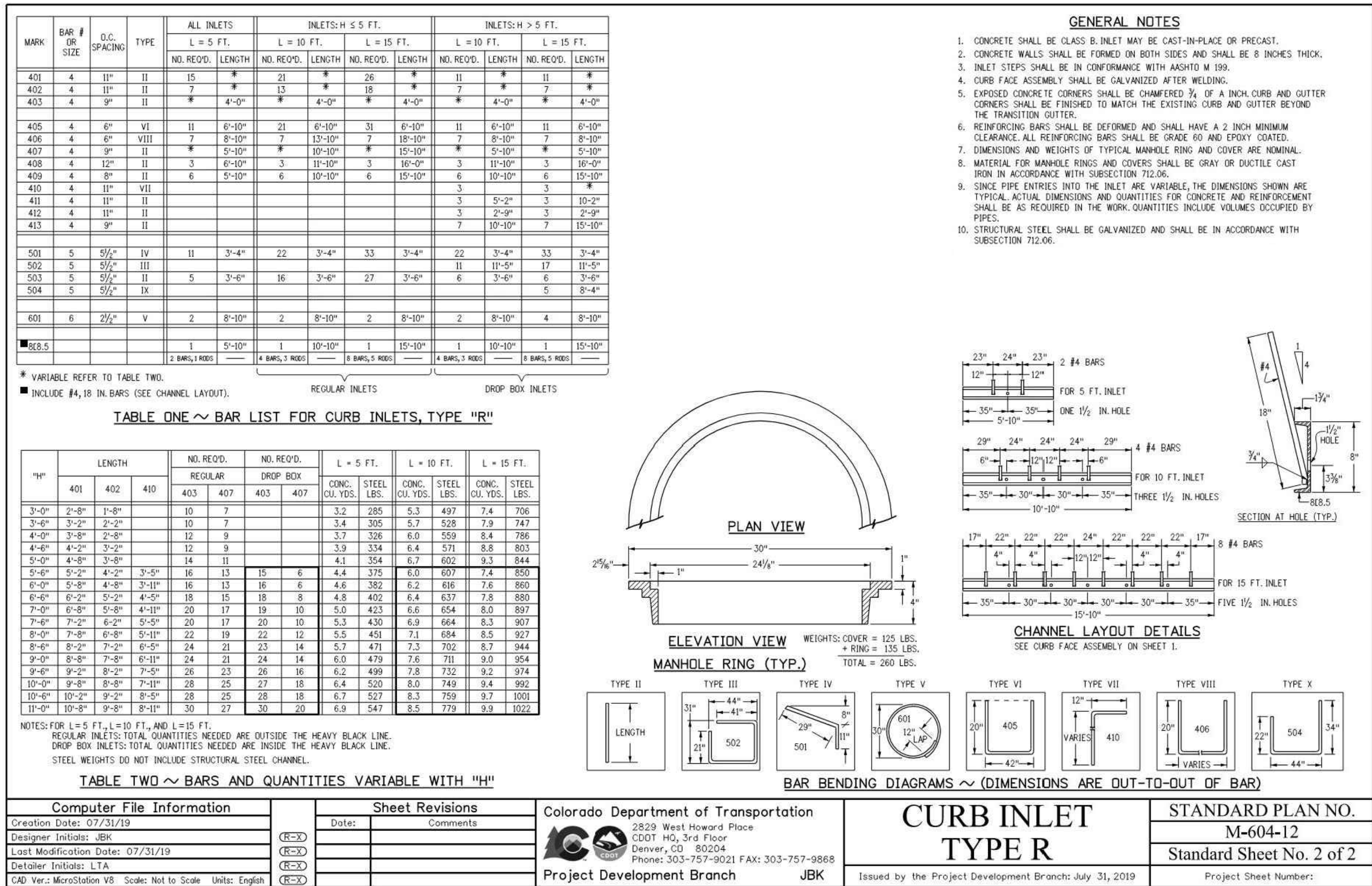


DESIGNED BY: SSM
DRAWN BY: SSM
CHECKED BY: JDC
MIRO JOB NO. 22057
DRAWING NUMBER:

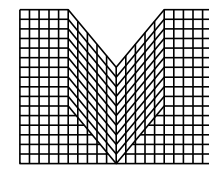
C-352



Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
Creation Date: 07/31/19 Designer Initials: JBK Last Modification Date: 07/31/19 Detailer Initials: LTA CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	Date: Comments (R-2) (R-3) (R-4) (R-5)	2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Issued by the Project Development Branch: July 31, 2019	M-604-12 Standard Sheet No. 1 of 2 Project Sheet Number:



Computer File Information	Sheet Revisions	Colorado Department of Transportation	CURB INLET TYPE R	STANDARD PLAN NO.
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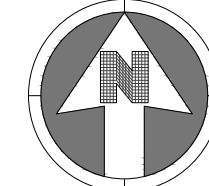
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DATE	DESCRIPTION	NO.	PROJECT:	DRAWING TITLE:	FILE PATH:
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DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
MIRO JOB NO.	22057

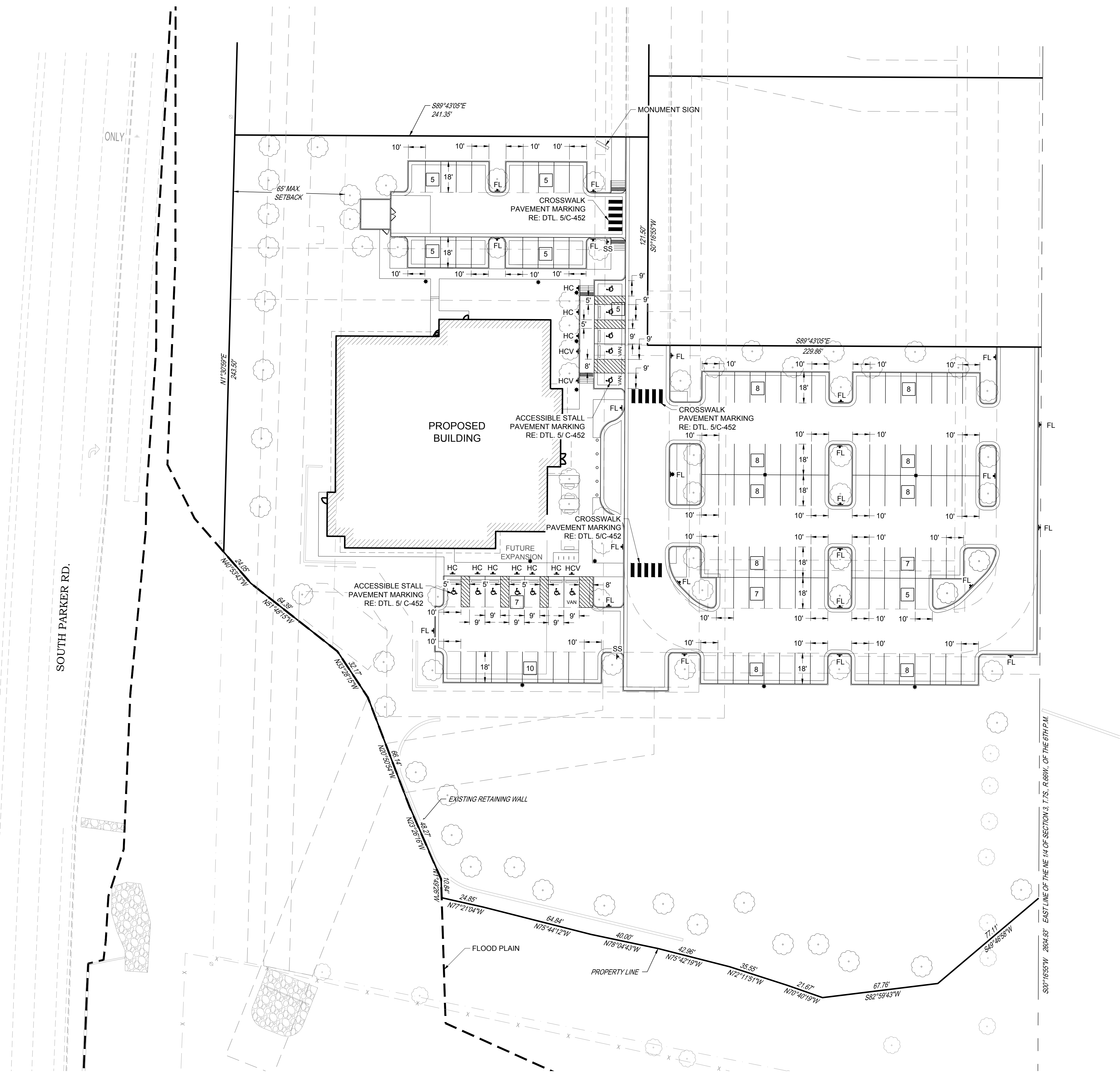
DRAWING NUMBER:
C-421



30 0 30
SCALE: 1" = 30'

NOTES:
1. SEE SHEET C-001 FOR CIVIL NOTES AND LEGEND.

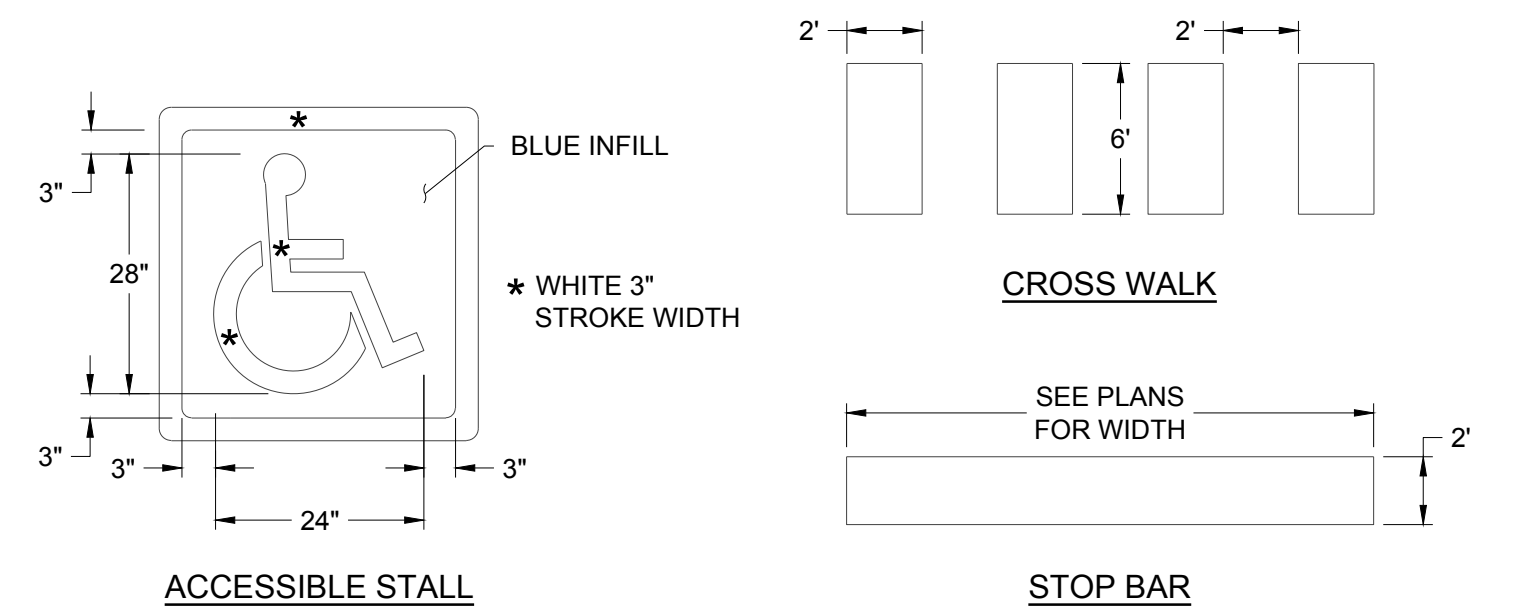
LEGEND:	
▲-FL	PROPOSED "FIRE LANE" SIGN RE: DTL. 6/ C-452
▲-HC	PROPOSED "HANDICAP PARKING" SIGN RE: DTL. 6/ C-452
▲-HCV	PROPOSED "VAN ACCESSIBLE HANDICAP PARKING" SIGN RE: DTL. 6/ C-452
▲-SS	PROPOSED "STOP" SIGN RE: DTL. 6/ C-452
9	PARKING STALL COUNT 9'X18' MINIMUM DIMENSIONS



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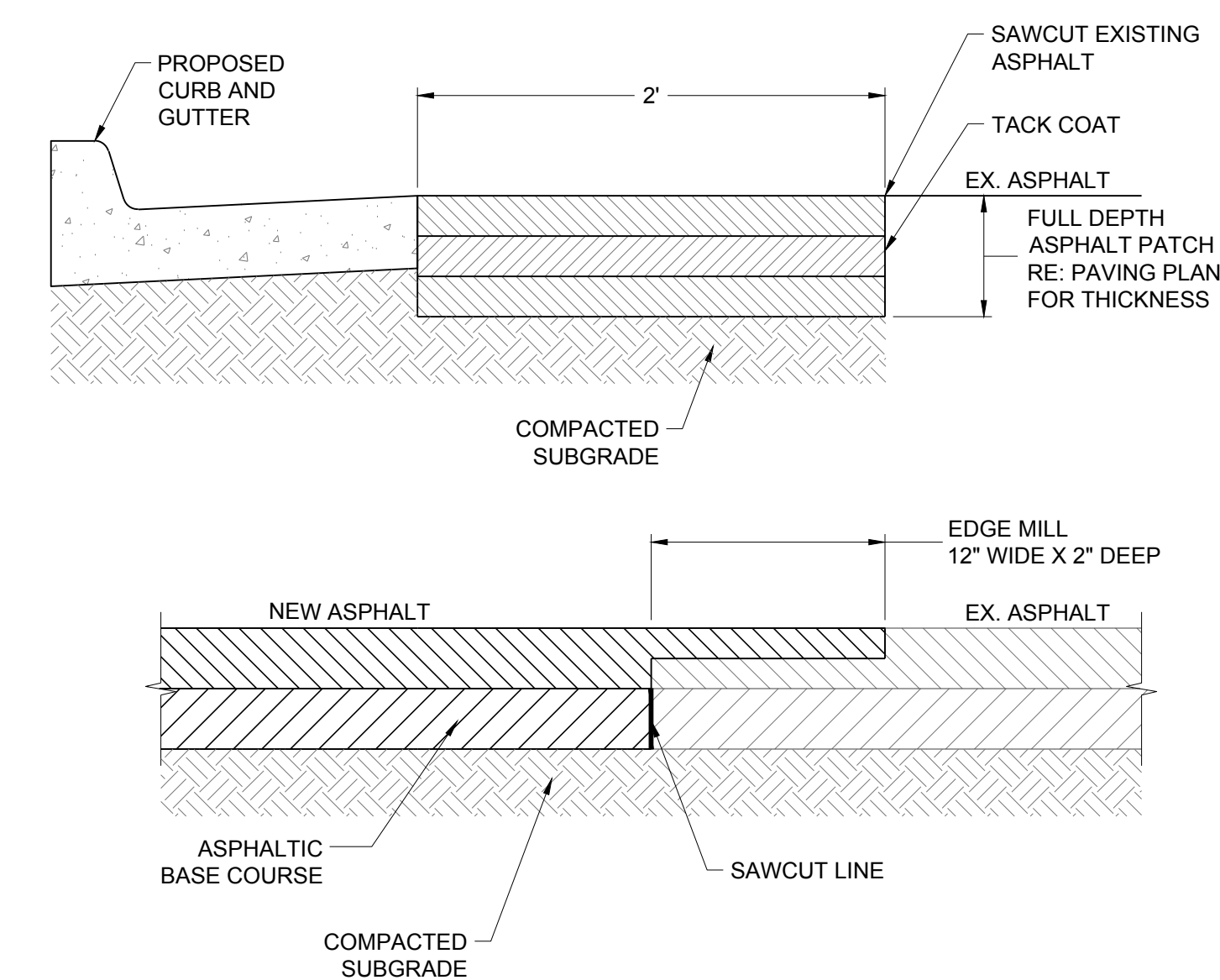
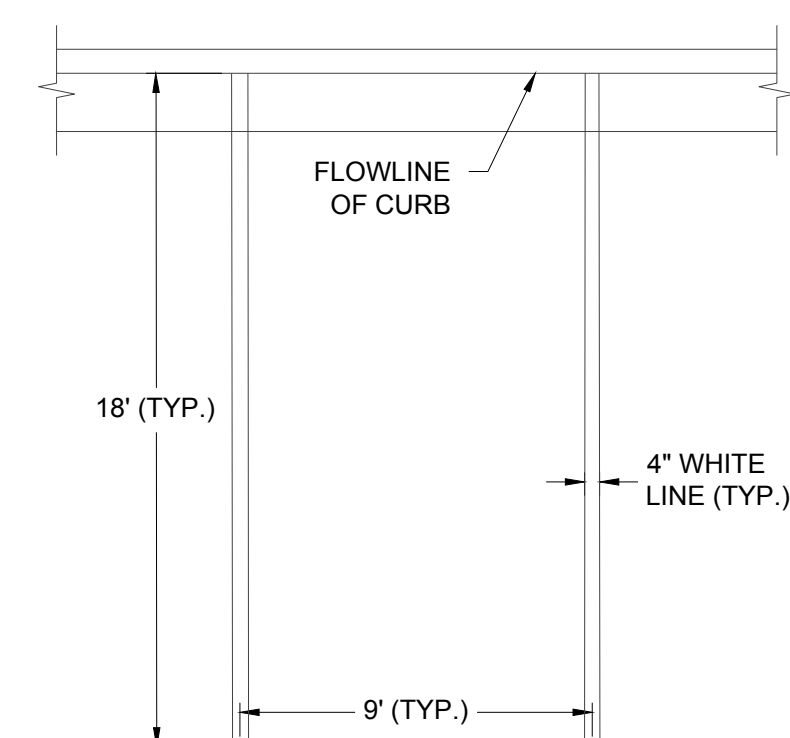
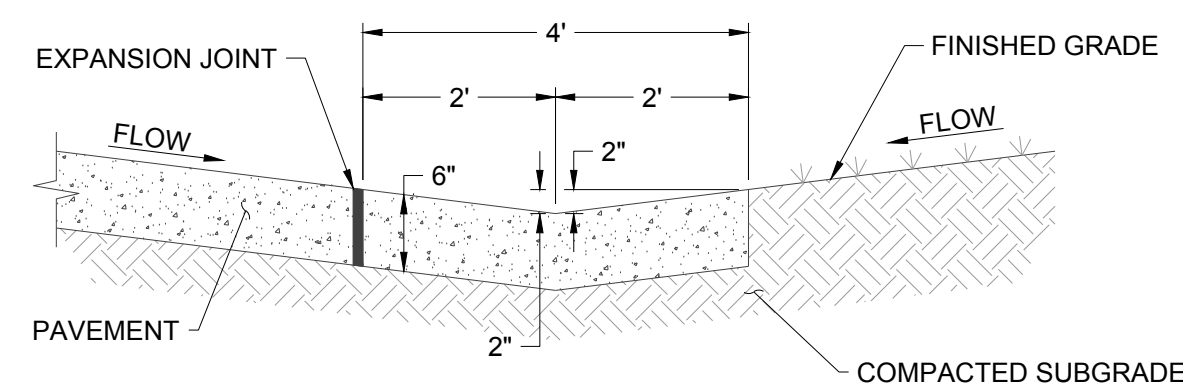
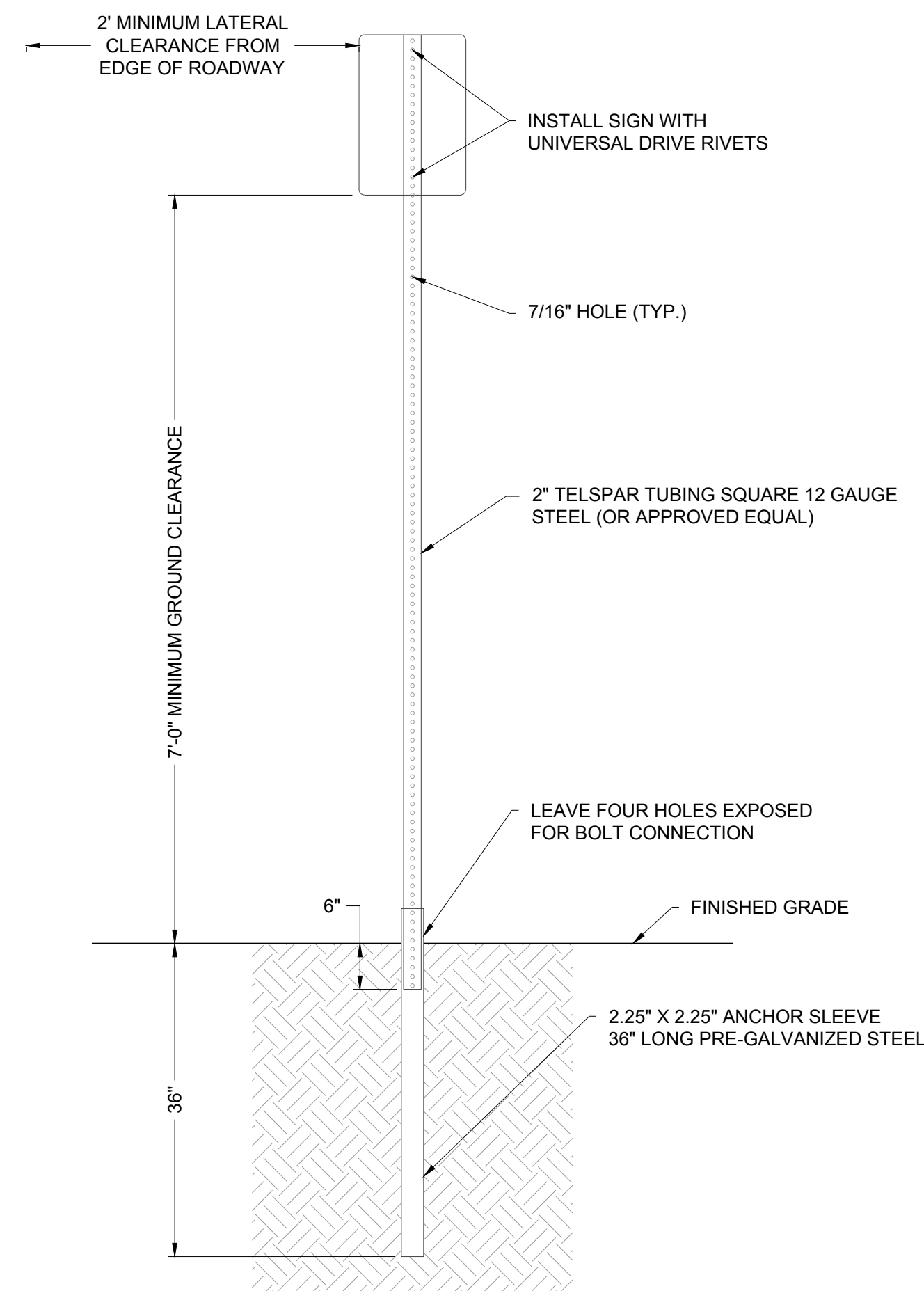
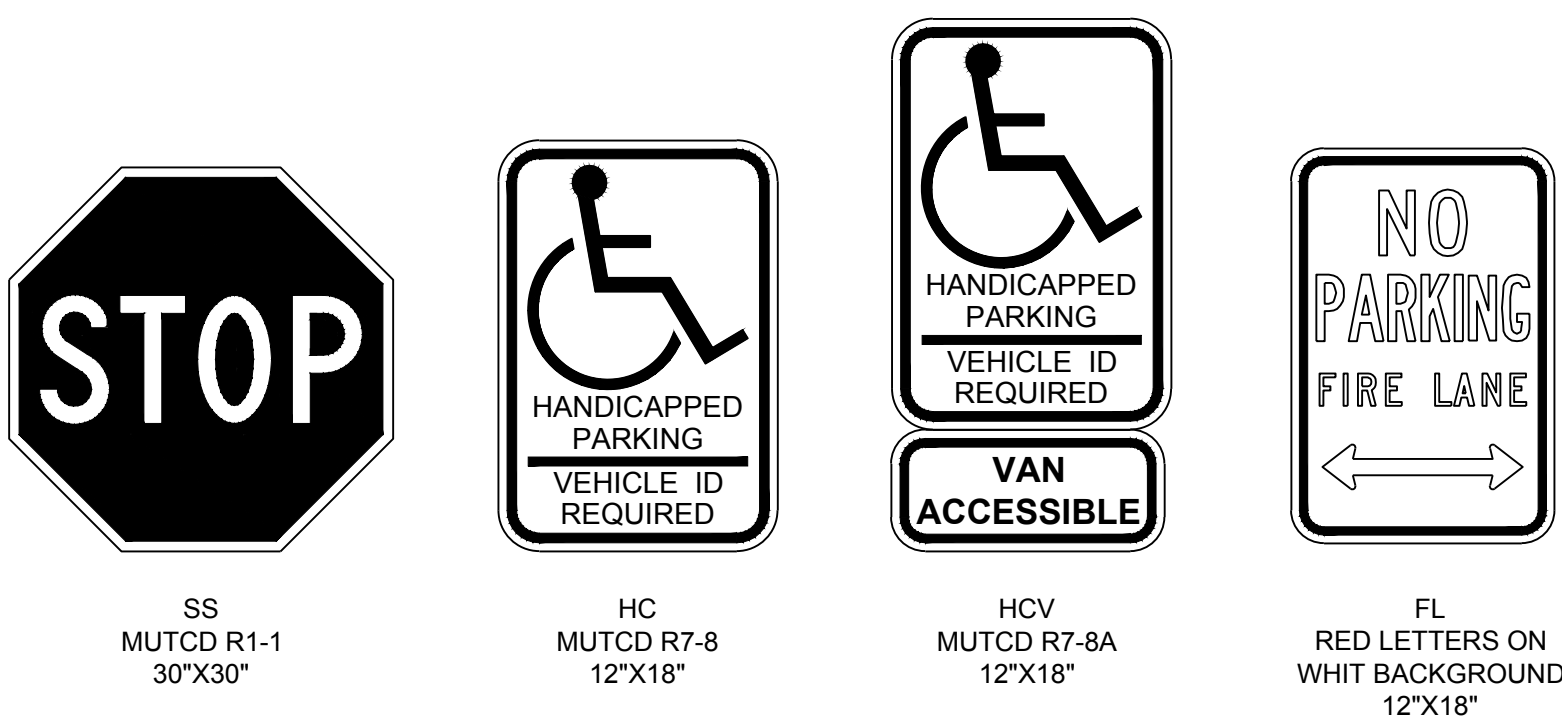
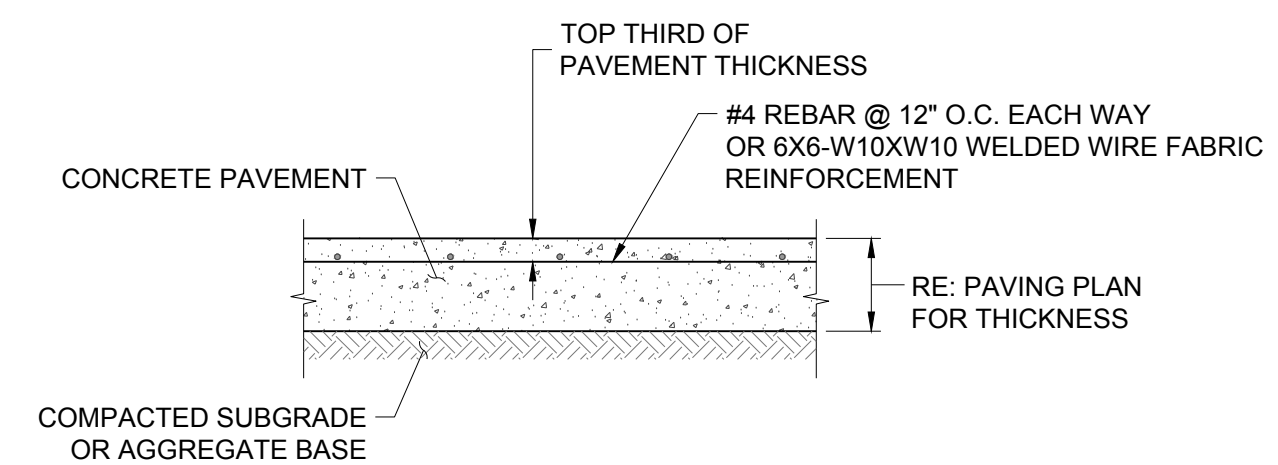
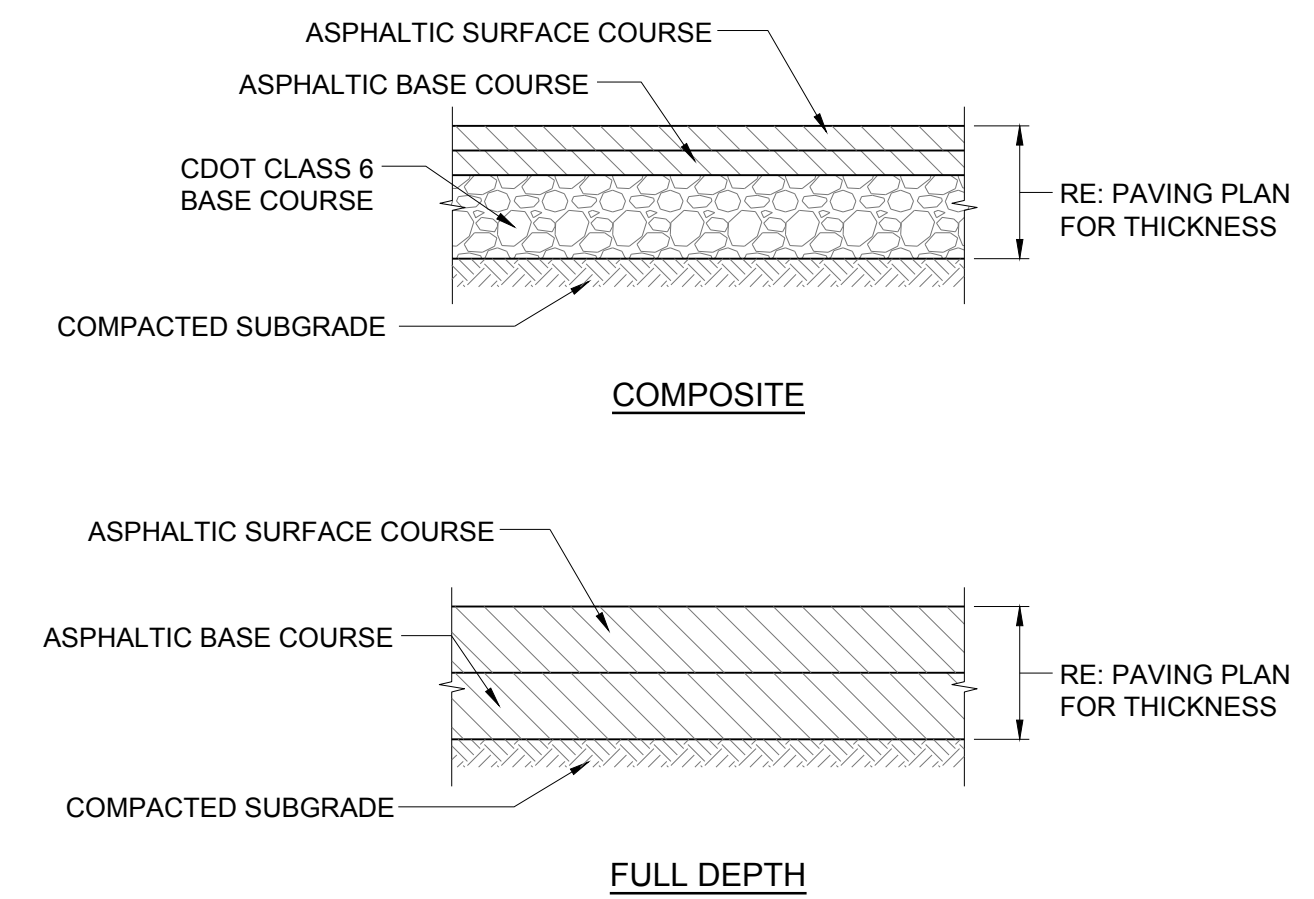
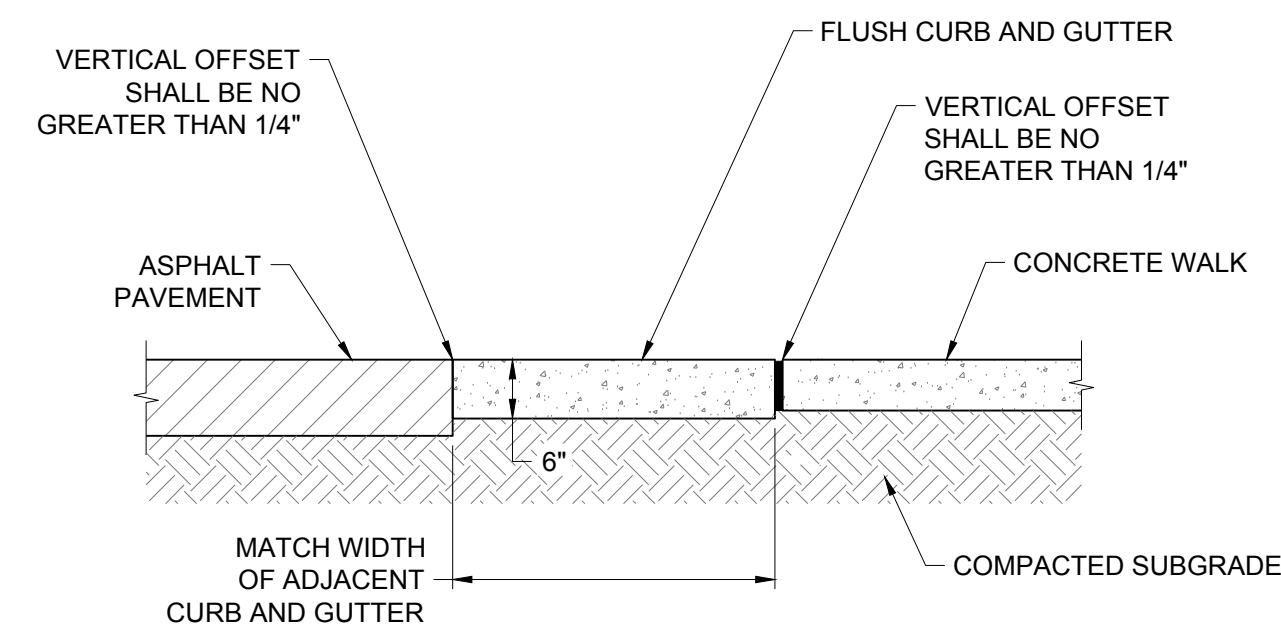
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Town of Parker, Director of Engineering/Public Works Date



NOTES:

1. WHITE PAINT OR THERMOPLASTIC MARKINGS SHALL BE USED UNLESS OTHERWISE SPECIFIED BY AUTHORITY HAVING JURISDICTION. ALSO COMPARE AGAINST PROJECT SPECIFIC CIVIL SPECS TO ENSURE THEY MATCH.



- NOTES:

1. SIGN POST INSTALLATION SHALL FOLLOW THE MANUFACTURER'S SPECIFICATIONS.
2. ALL TUBING SHALL BE #12 U.S. STANDARD GAUGE WALL THICKNESS.
3. SIGN AND POST SHALL BE PLUMB AND FREE OF VERTICAL AND LATERAL MOVEMENT.
4. SIGN SHALL BE PARALLEL TO FLOWLINE FOR PARKING STALL INSTALLATION AND 90° FOR ROADWAY INSTALLATION.
5. DRIVE ANCHOR POST INTO THE GROUND TOGETHER, LEAVING FOUR HOLES EXPOSED FOR BOLT CONNECTION. FOR HAND INSTALLATION, DRIVE CAP OF PROPER SIZE SHALL BE USED TO PREVENT DAMAGE TO TUBING. SIDEWALK SHALL BE Poured AROUND A PVC SLEEVE. EXISTING SIDEWALK SHALL BE CORE DRILLED FOR A MINIMUM OF 4" DIA.
6. INSERT SIGN POST INTO ANCHOR SLEEVE APPROXIMATELY 6" AND BOLT IN PLACE.
7. A 10" POST WILL WORK FOR SIGNS OF 30" OR LESS, ANY SIGNS LARGER WILL REQUIRE A 11" OR 12" POST DEPENDING ON SIGN SIZE TO MAINTAIN 7" OF GROUND CLEARANCE.

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SITE DETAILS

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DRAWING T

FILE PATH:

DESIGNED BY:	SSM
DRAWN BY:	SSM
CHECKED BY:	JDC
PIRO JOB NO.	22057
DRAWING NUMBER:	

DRAWING NUMBER:

C-452