



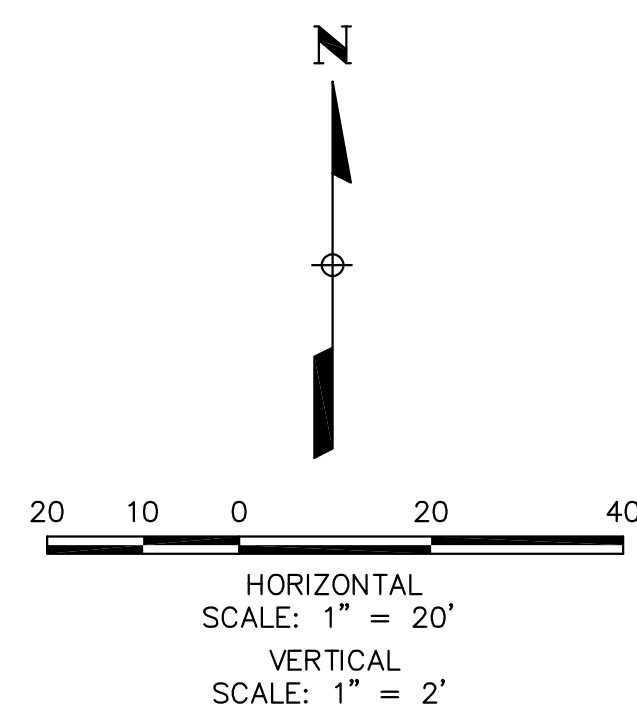


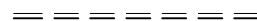










| LEGEND                                                                              |                                 |                                                                                       |                           |
|-------------------------------------------------------------------------------------|---------------------------------|---------------------------------------------------------------------------------------|---------------------------|
|  | PROPERTY LINE                   |  | PROPOSED ELECTRIC         |
|  | EXISTING CURB & GUTTER          |  | PROPOSED STORM SEWER      |
|  | PROPOSED 2' CATCH CURB & GUTTER |  | PROPOSED CURB & GUTTER    |
|  | PROPOSED 1' SPILL CURB & GUTTER |  | PROPOSED WATER SERVICE    |
|  | EXISTING RIGHT-OF-WAY           |  | PROPOSED SANITARY SERVICE |
|  | EXISTING SANITARY SEWER         |  | CONCRETE PAVEMENT         |
|  | EXISTING WATERLINE              |  | EXISTING EASEMENT         |
|  | EXISTING GAS PIPE               |  | PROPOSED RETAINING WALL   |
|  | EXISTING STORM SEWER            |  | PROPOSED LIGHT POLE       |
|  | EXISTING ELECTRIC               |                                                                                       |                           |

FIRE FLOW REQUIREMENTS ARE 2,750 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE. THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANT. INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM @ 20 PSI RESIDUAL PRESSURE.

CODE USED FOR ANALYSIS: 2021 IFC  
OCCUPANCY GROUP(S): B, M  
CONSTRUCTION TYPE(S): IIB  
FIRE FLOW CALCULATION AREA: 15,877 SF  
THIS BUILDING IS NOT FULLY SPRINKLERED

PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



6070  
 6068  
 6066  
 6064  
 6062  
 6060  
 6058  
 6056  
 6054  
 6052  
 6050  
 6048  
 6046  
 6044  
 6042

PROPOSED GRADE  
 AT CENTERLINE  
 OF PIPE

DOUBLE TYPE 16  
 COMBINATION INLET  
 STA 1+41.73  
 FL=6063.67  
 INV=6059.67

SINGLE TYPE 16  
 COMBINATION INLET  
 STA IN 1+08.91  
 STA OUT 1+07.82  
 FL=6063.00  
 INV IN (S)=6057.20  
 INV IN (N)=6058.00  
 INV OUT=6057.00

EXISTING GRADE  
 AT CENTERLINE  
 OF PIPE

100-YR HGL  
 5-YR HGL

31.82 LF 18"  
 RCP @ 8.4%

7.82 LF 18" RCP @ 10.0%

CONNECT TO EXISTING  
 STORM INLET  
 STA 1+00.00  
 INV=6062.00  
 INV IN (S)=6058.22  
 INV IN (S)=6045.38  
 INV IN (N)=6045.08  
 INV OUT (E)=6044.92

SANITARY CROSSING  
 STA 1+41.72  
 STORM INV=6059.00  
 SANITARY INV=6044.72  
 CLEARANCE=13.3'

EX. 36" RCP

0+40      0+00

HORSE CREEK COMMERCIAL

OVERALL UTILITY PLAN/  
STORM SEWER PLAN & PROFILE

SHEET C4 OF 17

JOB NO. 24020

PREPARED FOR

**VENTANA CAPITAL**  
8678 CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN



**Engineering**  
Civil Engineering & Land Surveying  
1745 Shea Center Drive, 4th Floor, Highlands Ranch, CO 80129  
720-402-6070 / [www.vermillionpeak.com](http://www.vermillionpeak.com)

UNTIL SUCH TIME AS THESE  
DRAWINGS ARE APPROVED  
BY THE APPROPRIATE  
REVIEWING AGENCIES,  
VERMILION PEAK  
ENGINEERING APPROVES  
THEIR USE ONLY FOR THE  
PURPOSES DESIGNATED BY  
WRITTEN AUTHORIZATION.



NOTES

1. THE DISTURBED AREA IS 1.5 ACRES.
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 ECS.
4. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.
5. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
6. MASONRY WORK 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.
8. TOTAL USABLE CUT MATERIAL = 3,363 CY  
EXCESS USABLE CUT = 0 CY  
TOTAL REQUIRED FILL MATERIAL = 634 CY  
IMPORT REQUIRED = 2,729 CY

EROSION CONTROL MEASURE SUMMARY TABLE

|                   | SILT FENCE | STABILIZED STAGING AREA | CONCRETE WASHOUT AREA | VEHICLE TRACKING CONTROL | INLET PROTECTION | EROSION CONTROL BLANKET | SEEDING & MULCHING | PORTABLE TOILET PROTECTION | DEBRIS AND TRASH CONTROL | SEDIMENT CONTROL LOG | CONSTRUCTION FENCE |
|-------------------|------------|-------------------------|-----------------------|--------------------------|------------------|-------------------------|--------------------|----------------------------|--------------------------|----------------------|--------------------|
| INITIAL CONDITION | 659 LF     | 150 SY                  | 0                     | 1 EA                     | 2 EA             | 0                       | 0                  | 1 EA                       | 1 EA                     | 0                    | 1,075 LF           |

LOT 11A, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 1

ZONING: PLANNED DEVELOPMENT (PD)

NO WORK SHALL OCCUR  
ON THIS PROPERTY

LOT 10B, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 2

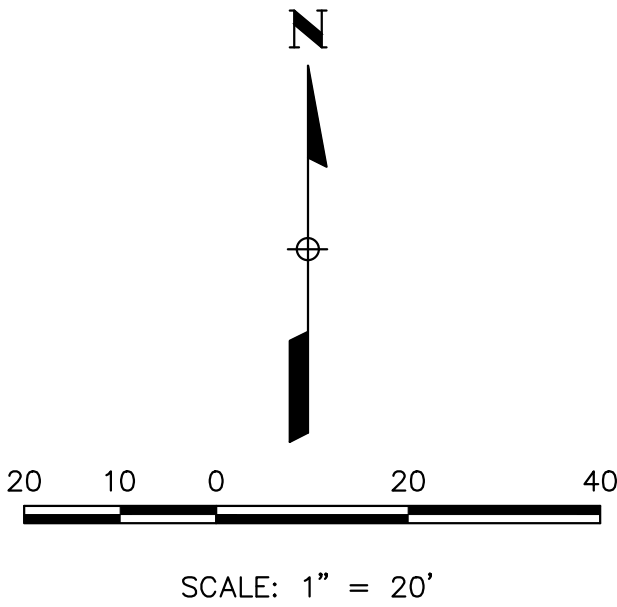
ZONING:  
PLANNED DEVELOPMENT (PD)

LOT 9A, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 2

ZONING: PLANNED DEVELOPMENT (PD)

LOT 8A, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 2

ZONING:  
PLANNED DEVELOPMENT (PD)



LEGEND

|  |                                         |
|--|-----------------------------------------|
|  | PROPERTY LINE                           |
|  | EXISTING CONTOUR                        |
|  | PROPOSED CONTOUR                        |
|  | DRAINAGE FLOW DIRECTION                 |
|  | EXISTING CURB & GUTTER                  |
|  | PROPOSED 1' SPILL CURB & GUTTER         |
|  | PROPOSED 2' CATCH CURB & GUTTER         |
|  | PROPOSED EASEMENT                       |
|  | EXISTING EASEMENT                       |
|  | EXISTING SANITARY SEWER                 |
|  | EXISTING WATERLINE                      |
|  | EXISTING GAS PIPE                       |
|  | EXISTING UNDERGROUND ELECTRIC           |
|  | EXISTING STORM SEWER                    |
|  | CHECK DAM                               |
|  | COMPOST BLANKET                         |
|  | COMPOST FILTER BERM                     |
|  | CONCRETE WASHOUT AREA                   |
|  | CONSTRUCTION FENCE                      |
|  | CONSTRUCTION MARKER                     |
|  | DEWATERING                              |
|  | DIVERSION DITCH                         |
|  | EROSION CONTROL BLANKET (STRAW-COCONUT) |
|  | GROUT MIXING STATION                    |
|  | INLET PROTECTION                        |
|  | REINFORCED CHECK DAM                    |
|  | REINFORCED ROCK BERM                    |
|  | RRB FOR CULVERT PROTECTION              |
|  | SEDIMENT BASIN                          |
|  | SEDIMENT CONTROL LOG                    |
|  | STREET SWEEPING                         |
|  | SEDIMENT TRAP                           |
|  | SEEDING AND MULCHING                    |
|  | SILT FENCE                              |
|  | STABILIZED STAGING AREA                 |
|  | SURFACE ROUGHENING                      |
|  | TEMPORARY SLOPE DRAIN                   |
|  | TEMPORARY STREAM CROSSING               |
|  | TERRACING                               |
|  | VEHICLE TRACKING CONTROL                |
|  | VTC WITH WHEEL WASH                     |
|  | LIMITS OF CONSTRUCTION                  |
|  | ROCK SOCKS                              |
|  | POTABLE TOILET PROTECTION               |
|  | DEBRIS AND TRASH CONTROL                |

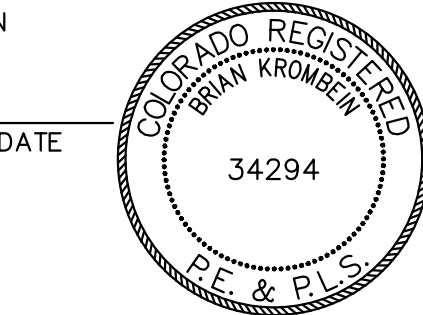
BENCHMARK

BENCHMARK IS BY GPS OBSERVATION NAVD 88.  
SITE BENCHMARK AT NORTHWEST CORNER OF INLET  
ON CHAMBERS RD. APPROXIMATELY 200' +/- NORTH  
OF HESS RD.

ENGINEER'S STATEMENT

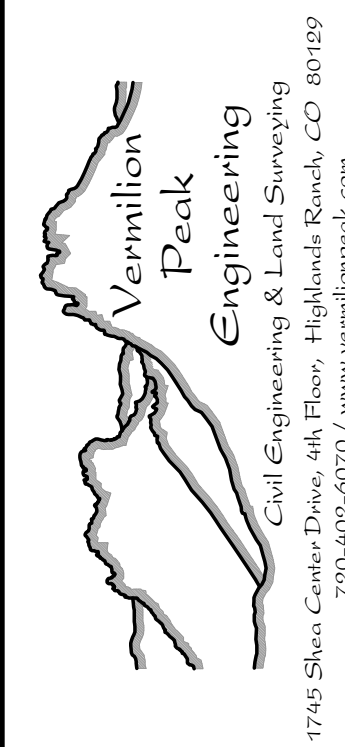
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



UNTIL SUCH TIME AS THESE  
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THEIR USE ONLY FOR THE  
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PREPARED FOR  
**VENTANA CAPITAL**  
8678 CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN



| No. | REVISION | BY | DATE | H-SCALE<br>1"=20' | V-SCALE<br>2 1/2"/25' | DATE<br>2/12/25 | DESIGNED BY<br>BK | DRAWN BY<br>BK | CHECKED BY |
|-----|----------|----|------|-------------------|-----------------------|-----------------|-------------------|----------------|------------|
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |
|     |          |    |      |                   |                       |                 |                   |                |            |

HORSE CREEK COMMERCIAL

INITIAL  
EROSION CONTROL PLAN



NOTES

1. THE DISTURBED AREA IS 1.5 ACRES.
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 ECS.
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7. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.
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EXCESS USABLE CUT = 0 CY  
TOTAL REQUIRED FILL MATERIAL = 634 CY  
IMPORT REQUIRED = 2,729 CY

EROSION CONTROL MEASURE SUMMARY TABLE

|                   | SILT FENCE | STABILIZED STAGING AREA | CONCRETE WASHOUT AREA | VEHICLE TRACKING CONTROL | INLET PROTECTION | EROSION CONTROL BLANKET | SEEDING & MULCHING | PORTABLE TOILET PROTECTION | DEBRIS AND TRASH CONTROL | SEDIMENT CONTROL LOG | CONSTRUCTION FENCE | SURFACE ROUGHENING |
|-------------------|------------|-------------------------|-----------------------|--------------------------|------------------|-------------------------|--------------------|----------------------------|--------------------------|----------------------|--------------------|--------------------|
| INTERIM CONDITION | 0          | 0                       | 1 EA                  | 0                        | 2 EA             | 167 SY                  | 0                  | 0                          | 1 EA                     | 496 LF               | 0                  | 0.5 AC.            |

LOT 11A, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 1

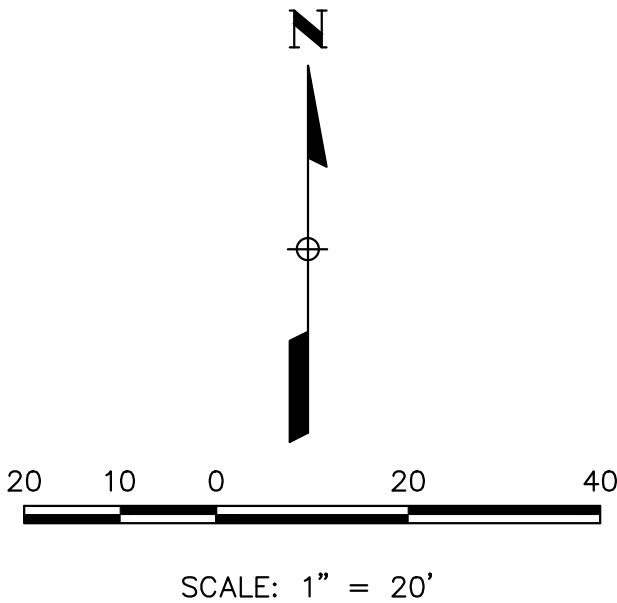
ZONING: PLANNED DEVELOPMENT (PD)

NO WORK SHALL OCCUR  
ON THIS PROPERTY

LOT 10B, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 2  
ZONING:  
PLANNED DEVELOPMENT (PD)

LOT 9A, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 2  
ZONING: PLANNED DEVELOPMENT (PD)

LOT 8A, DOUGLAS 234,  
FILING NO. 6, AMENDMENT 2  
ZONING:  
PLANNED DEVELOPMENT (PD)



LEGEND

|  |                                          |
|--|------------------------------------------|
|  | PROPERTY LINE                            |
|  | EXISTING CONTOUR                         |
|  | PROPOSED CONTOUR                         |
|  | DRAINAGE FLOW DIRECTION                  |
|  | EXISTING CURB & GUTTER                   |
|  | PROPOSED 1' SPILL CURB & GUTTER          |
|  | PROPOSED 2' CATCH CURB & GUTTER          |
|  | PROPOSED EASEMENT                        |
|  | EXISTING EASEMENT                        |
|  | EXISTING SANITARY SEWER                  |
|  | EXISTING WATERLINE                       |
|  | EXISTING GAS PIPE                        |
|  | EXISTING UNDERGROUND ELECTRIC            |
|  | EXISTING STORM SEWER                     |
|  | CHECK DAM                                |
|  | COMPOST BLANKET                          |
|  | COMPOST FILTER BERM                      |
|  | CONCRETE WASHOUT AREA                    |
|  | CONSTRUCTION FENCE                       |
|  | CONSTRUCTION MARKER                      |
|  | DEWATERING                               |
|  | DIVERSION DITCH                          |
|  | EROSION CONTROL BLANKET (STRAW-COCOONUT) |
|  | GROUT MIXING STATION                     |
|  | INLET PROTECTION                         |
|  | REINFORCED CHECK DAM                     |
|  | REINFORCED ROCK BERM                     |
|  | RRB FOR CULVERT PROTECTION               |
|  | SEDIMENT BASIN                           |
|  | SEDIMENT CONTROL LOG                     |
|  | STREET SWEEPING                          |
|  | SEDIMENT TRAP                            |
|  | SEEDING AND MULCHING                     |
|  | SILT FENCE                               |
|  | STABILIZED STAGING AREA                  |
|  | SURFACE ROUGHENING                       |
|  | TEMPORARY SLOPE DRAIN                    |
|  | TEMPORARY STREAM CROSSING                |
|  | TERRACING                                |
|  | VEHICLE TRACKING CONTROL                 |
|  | VTC WITH WHEEL WASH                      |
|  | LIMITS OF CONSTRUCTION                   |
|  | ROCK SOCKS                               |
|  | POTABLE TOILET PROTECTION                |
|  | DEBRIS AND TRASH CONTROL                 |

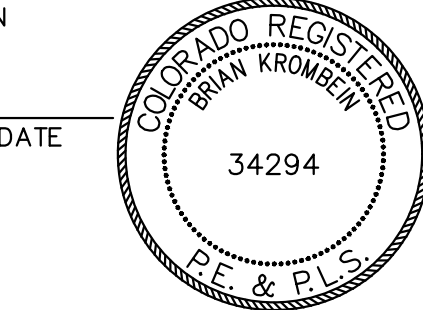
BENCHMARK

BENCHMARK IS BY GPS OBSERVATION NAVD 88.  
SITE BENCHMARK AT NORTHWEST CORNER OF INLET  
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ENGINEER'S STATEMENT

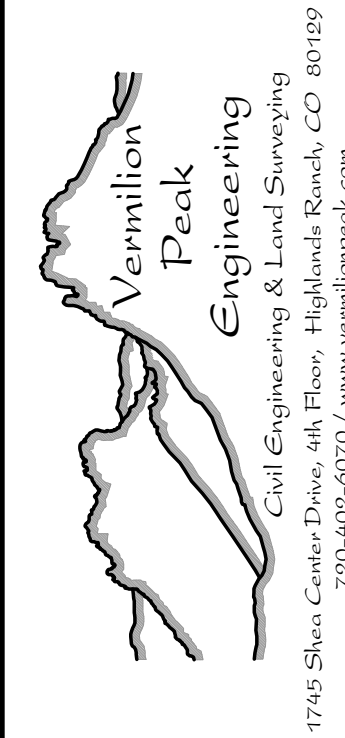
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
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720-703-9036  
CONTACT: DALTON HORAN



Civil Engineering & Land Surveying  
1745 Shen Center Drive 4th Floor, Highlands Ranch, CO 80129  
720-402-6070 / www.vermilionpeak.com

| H-SCALE | V-SCALE    | DATE    | DESIGNED BY | DRAWN BY | CHECKED BY |
|---------|------------|---------|-------------|----------|------------|
|         |            |         |             |          |            |
| 1"=20'  | 2 1/2"/25' | 2/12/25 | BK          | BK       |            |

HORSE CREEK COMMERCIAL

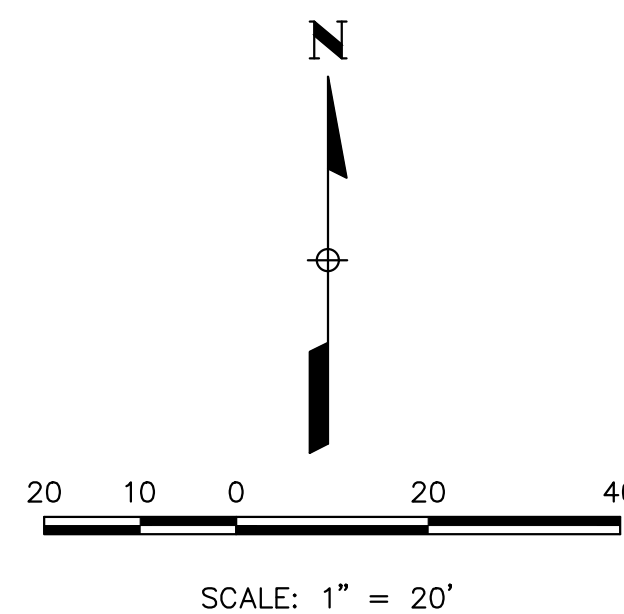
INTERIM  
EROSION CONTROL PLAN



1. THE DISTURBED AREA IS 1.5 ACRES.
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 ECS.
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|                 | SILT FENCE | STABILIZED STAGING AREA | CONCRETE WASHOUT AREA | VEHICLE TRACKING CONTROL | INLET PROTECTION | EROSION CONTROL BLANKET | SEEDING & MULCHING | PORTABLE TOILET PROTECTION | DEBRIS AND TRASH CONTROL | SEDIMENT CONTROL LOG | CONSTRUCTION FENCE |
|-----------------|------------|-------------------------|-----------------------|--------------------------|------------------|-------------------------|--------------------|----------------------------|--------------------------|----------------------|--------------------|
| FINAL CONDITION | 0          | 0                       | 0                     | 0                        | 0                | 0                       | 0.5 AC.            | 0                          | 1 EA                     | 0                    | 0                  |



|  |                                 |                                         |
|--|---------------------------------|-----------------------------------------|
|  | PROPERTY LINE                   |                                         |
|  | EXISTING CONTOUR                |                                         |
|  | PROPOSED CONTOUR                |                                         |
|  | DRAINAGE FLOW DIRECTION         |                                         |
|  | EXISTING CURB & GUTTER          |                                         |
|  | PROPOSED 1' SPILL CURB & GUTTER |                                         |
|  | PROPOSED 2' CATCH CURB & GUTTER |                                         |
|  | PROPOSED EASEMENT               |                                         |
|  | EXISTING EASEMENT               |                                         |
|  | EXISTING SANITARY SEWER         |                                         |
|  | EXISTING WATERLINE              |                                         |
|  | EXISTING GAS PIPE               |                                         |
|  | EXISTING UNDERGROUND ELECTRIC   |                                         |
|  | EXISTING STORM SEWER            |                                         |
|  | CD                              | CHECK DAM                               |
|  | CB                              | COMPOST BLANKET                         |
|  | CFB                             | COMPOST FILTER BERM                     |
|  | CWA                             | CONCRETE WASHOUT AREA                   |
|  | CF                              | CONSTRUCTION FENCE                      |
|  | CM                              | CONSTRUCTION MARKER                     |
|  | DW                              | DEWATERING                              |
|  | DD                              | DIVERSION DITCH                         |
|  | ECB                             | EROSION CONTROL BLANKET (STRAW-COCONUT) |
|  | GMS                             | GROUT MIXING STATION                    |
|  | IP                              | INLET PROTECTION                        |
|  | RRD                             | REINFORCED CHECK DAM                    |
|  | RRB                             | REINFORCED CURB BERM                    |
|  | RRC                             | RRB FOR CULVERT PROTECTION              |
|  | SB                              | SEDIMENT BASIN                          |
|  | SCL                             | SEDIMENT CONTROL LOG                    |
|  | SS                              | STREET SWEEPING                         |
|  | ST                              | SEDIMENT TRAP                           |
|  | SM                              | SEEDING AND MULCHING                    |
|  | SF                              | SILT FENCE                              |
|  | SSA                             | STABILIZED STAGING AREA                 |
|  | SR                              | SURFACE ROUGHENING                      |
|  | TSD                             | TEMPORARY SLOPE DRAIN                   |
|  | TSC                             | TEMPORARY STREAM CROSSING               |
|  | TER                             | TERRACING                               |
|  | VTC                             | VEHICLE TRACKING CONTROL                |
|  | WW                              | VTC WITH WHEEL WASH                     |
|  | LOC                             | LIMITS OF CONSTRUCTION                  |
|  | RS                              | ROCK SOCKS                              |
|  | PTP                             | POTABLE TOILET PROTECTION               |
|  | DTC                             | DEBRIS AND TRASH CONTROL                |

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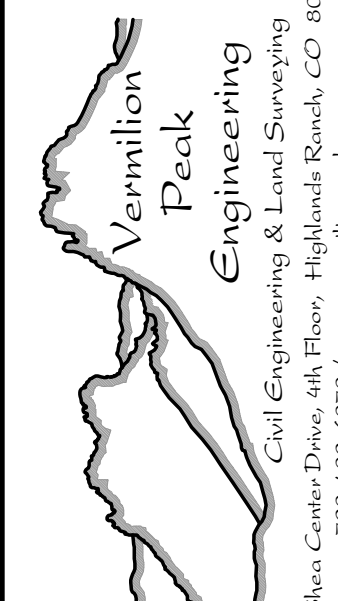
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720-703-9036  
CONTACT: DALTON HORAN



Civil Engineering & Land Surveying  
745 Shea Center Drive, 4th Floor, Highlands Ranch, CO 80129

| H-SCALE     | 1"=20'  | No. | REVISION | BY | DATE |
|-------------|---------|-----|----------|----|------|
| V-SCALE     |         |     |          |    |      |
| DATE        | 2/12/25 |     |          |    |      |
| DESIGNED BY | BK      |     |          |    |      |
| DRAWN BY    | BK      |     |          |    |      |
| CHECKED BY  |         |     |          |    |      |

HORSE CREEK COMMERCIAL

FINAL  
EROSION CONTROL PLAN



1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING/EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP ORDER AND/OR FINE.
3. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CEMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO SUSPEND OR REVOKE ANY SUCH PERMIT IF THE CEMP PLAN OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CEMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL, BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED IF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH NOTICE OF DISCLOSURE REQUIREMENTS (i.e., CONSTRUCTION SITE RUMOR CONTROL INSPECTION REPORTS), APPROVED CEMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL. IN AN ALTERNATE SCENARIO, THE TOWN OF PARKER MAY BE REQUESTED TO MINIMIZE DAMAGE DURING THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 180 DAYS WITHOUT EROSION CONTROL OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL, WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE TOWN OF PARKER DETERMINES THAT THE EXEMPTION IS PHYSICALLY AND ECONOMICALLY INFEASIBLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC AND ENVIRONMENTAL AFFAIRS DEPARTMENT FOR THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
  - (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
  - (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
  - (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.



# CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

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



# CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

1. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
2. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
3. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRUCKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED IMMEDIATELY ON THE DAY THAT THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEANED BEFORE THE END OF THE WORK DAY.
4. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM EXPOSING STATE HIGHWAY TRAVELERS TO HAZARDOUS MATERIALS.
5. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
6. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPLOYED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
7. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
8. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. PORTABLE TOILETS SHALL ALSO BE PLACED AT A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
9. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
10. 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. RECEIPTS 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.
11. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
12. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL (BLANKETS). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 WILL REQUIRE EROSION CONTROL BLANKETS.
13. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
14. A WATER SOURCE SHALL BE AVAILABLE (ON-SITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE DUST) BEFORE ALTERNATIVE BMP'S MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

|                                                                                   |                                                       |                                             |
|-----------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------|
|  | <b>CBMP</b><br>CONSTRUCTION BEST MANAGEMENT PRACTICES | <b>GEN<br/>NOTES</b><br>2 OF 4<br>Oct. 2013 |
|-----------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------|

|                                                                                   |                                                    |
|-----------------------------------------------------------------------------------|----------------------------------------------------|
|  | <div>TI</div> <div>TEMPORARY IRRIGATION</div>      |
|  | <div>TSB</div> <div>TEMPORARY SEDIMENT BASIN</div> |
|  | <div>VTC</div> <div>VEHICLE TRACKING CONTROL</div> |



# CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

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25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, DRAINAGE WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (COPHE) PER 25-6-801, AND THE TOWN OF PARKER, RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 119) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE COPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR "FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMP'S SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL EROSION AND SEDIMENTATION HAS BEEN PREVENTED. VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
  1. DEVELOPABLE PROJECTS: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
    - A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    - B. SUFFICIENT PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DEVELOPMENT LEVELS.
    - C. ALL CRIPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    - D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE UNPROTECTED LEADING INTO ANY EROSION CONTROL OR DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
    - E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
    - F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    - I. A LAND GRADING AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED.

FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.0.10.5 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.



# CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

GEN  
NOTES

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**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

2) NONDEVELOPABLE PROPERTY: IN PROPERTY FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H, AND J, OR ITEMS I AND J (BELOW).

- A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
- B. ALL CUMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
- C. THE WEEDS ARE NEGLIGIBLE.
- D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DEEP, UNIFORM STRATUM OF GRASS OR AN AREA COVERED BY A DENSE, UNIFORM STAND OF A FEET THAT IS BARRER OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY EXIST FOR AGRICULTURE AT THE DISCRETION OF THE TOWN.
- E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
- F. ALL WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
- G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
- H. WEEDS ARE NOT CONTINUOUS THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
- I. A GRADING GUARANTEE AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.0 OF THE TOWN OF PARKER MUNICIPAL CODE. THE COST OF SUCH SECURITY IS THE OWNER'S OBLIGATION, AT THE TIME OF FILING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
- J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND SUFFICIENT AMOUNTS OF TIME HAVE BEEN PROVIDED FOR THE DRAINAGE ISSUES TO BE CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING FROM RESIDENTIAL LOT DRAINAGE.

(3) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01,260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

**DEFINITIONS.**

**DEVELOPABLE PROPERTY** MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO, RESIDENTIAL, COMMERCIAL, OR PUBLIC.

**NONDEVELOPABLE PROPERTY** MEANS ANY LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER SUBMITTED FOR FUTURE DEVELOPMENT, INCLUDING BUT NOT LIMITED TO, LIMITED ACCESS OPEN SPACE, HOMEOWNER ASSOCIATION, OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION POND, AND DRAINAGEWAYS.

3) AULUS OF THE TOWN OF PARKER THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER, AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.0 OF THE TOWN OF PARKER MUNICIPAL CODE.

33. ANY PERSON COMMITTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE, SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PENALIZED BY A FINE OF \$100 PER VIOLATION, OR \$100 PER VIOLATION (\$450.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN OF PARKER MAY, AT ITS DISCRETION, ASSESS A FINE, RESTITUTION OR ANY OTHER REMEDY TO PREVENT ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE, SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED BY THE TOWN OF PARKER THROUGH A CIVIL PROCEEDING OR SEPARATE ACTION.

34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CMBP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION. ANY SUCH MODIFICATIONS TO THE TOWN OF PARKER CMBP NOTES AND DETAILS, AND ANY REVISIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN



# CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

# GEN NOTES

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**MASONRY WORK PROTECTION INSTALLATION NOTES**

1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"—3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. 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**

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



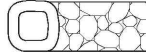
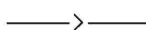
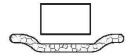
**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

**MWP**

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Oct. 2013

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



# CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

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Oct. 2013

UNTIL SUCH TIME AS THESE  
DRAWINGS ARE APPROVED  
BY THE APPROPRIATE  
REVIEWING AGENCIES,  
VERMILION PEAK  
ENGINEERING APPROVES  
THEIR USE ONLY FOR THE  
PURPOSES DESIGNATED BY  
WRITTEN AUTHORIZATION.

PREPARED FOR  
**VENTANA CAPITAL**  
CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN

8678



**Vermilion  
Peak  
Engineering**

Civil Engineering & Land Surveying  
17945 Glen Canyon Parkway, Highlands Ranch, CO 80129  
720.402.6070 [www.vermilionpeak.com](http://www.vermilionpeak.com)

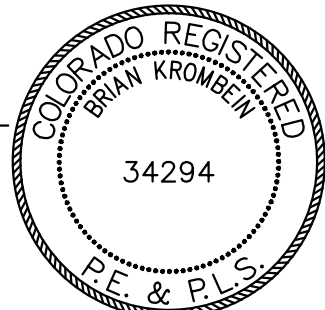
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|-------------|--|----------|-----|----------|----|------|
| V-SCALE     |  |          |     |          |    |      |
| DATE        |  | 2/12/25  |     |          |    |      |
| DESIGNED BY |  | BK       |     |          |    |      |
| DRAWN BY    |  | BK       |     |          |    |      |
| CHECKED BY  |  |          |     |          |    |      |

|                         |       |
|-------------------------|-------|
| HORSE CREEK COMMERCIAL  |       |
| EROSION CONTROL DETAILS |       |
| SHEET <b>C8</b>         | OF 17 |
| JOB NO.                 | 24020 |

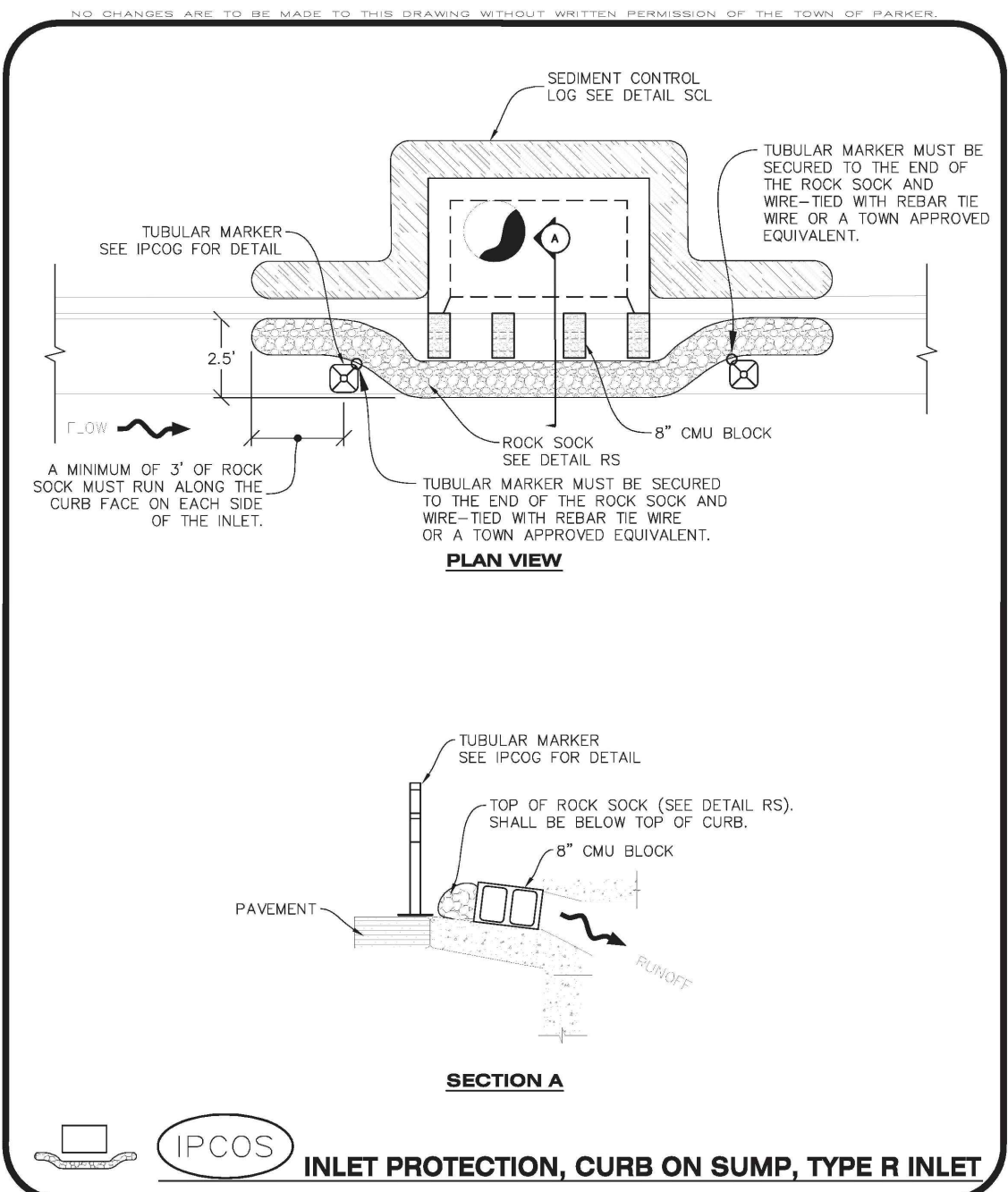
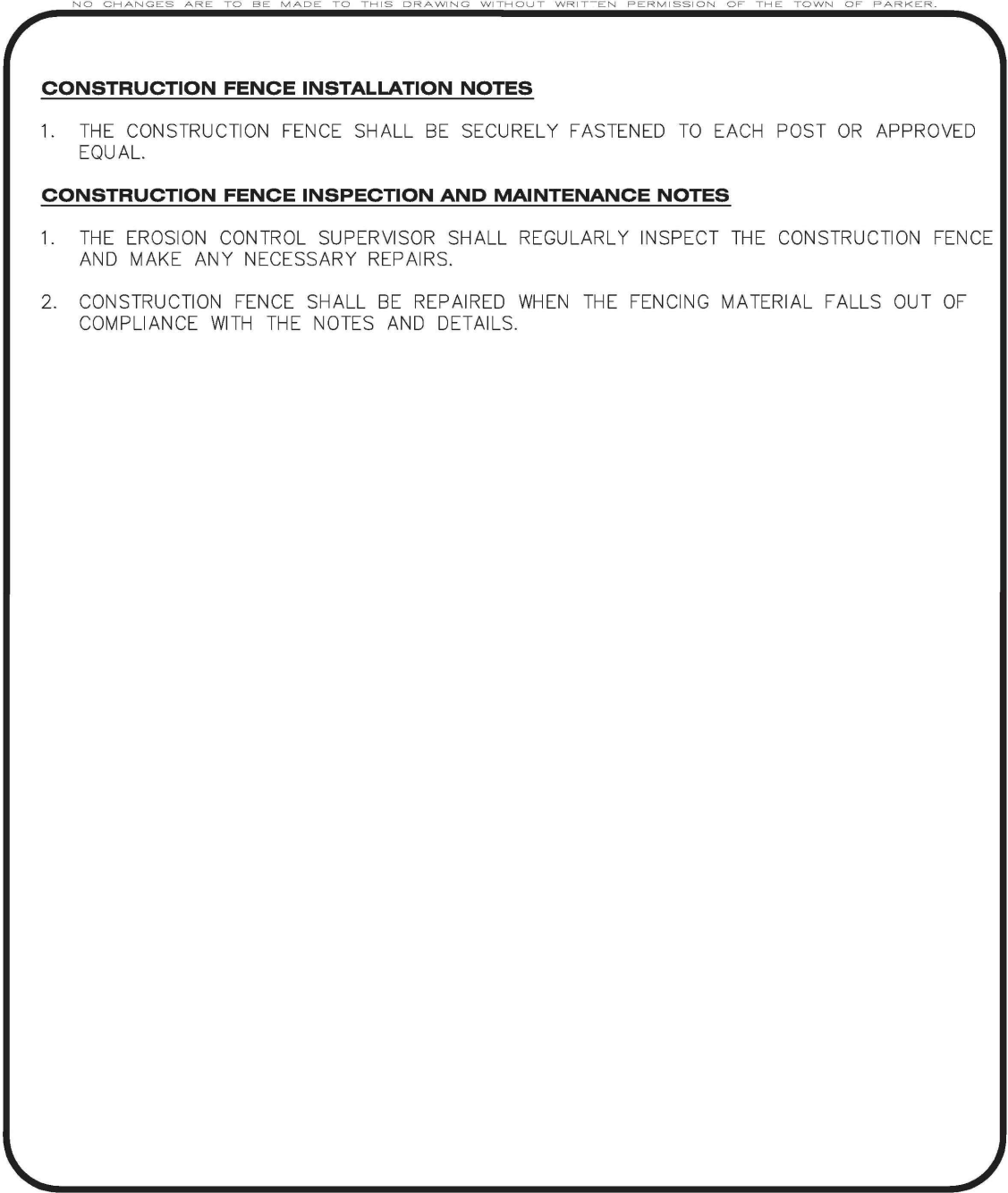
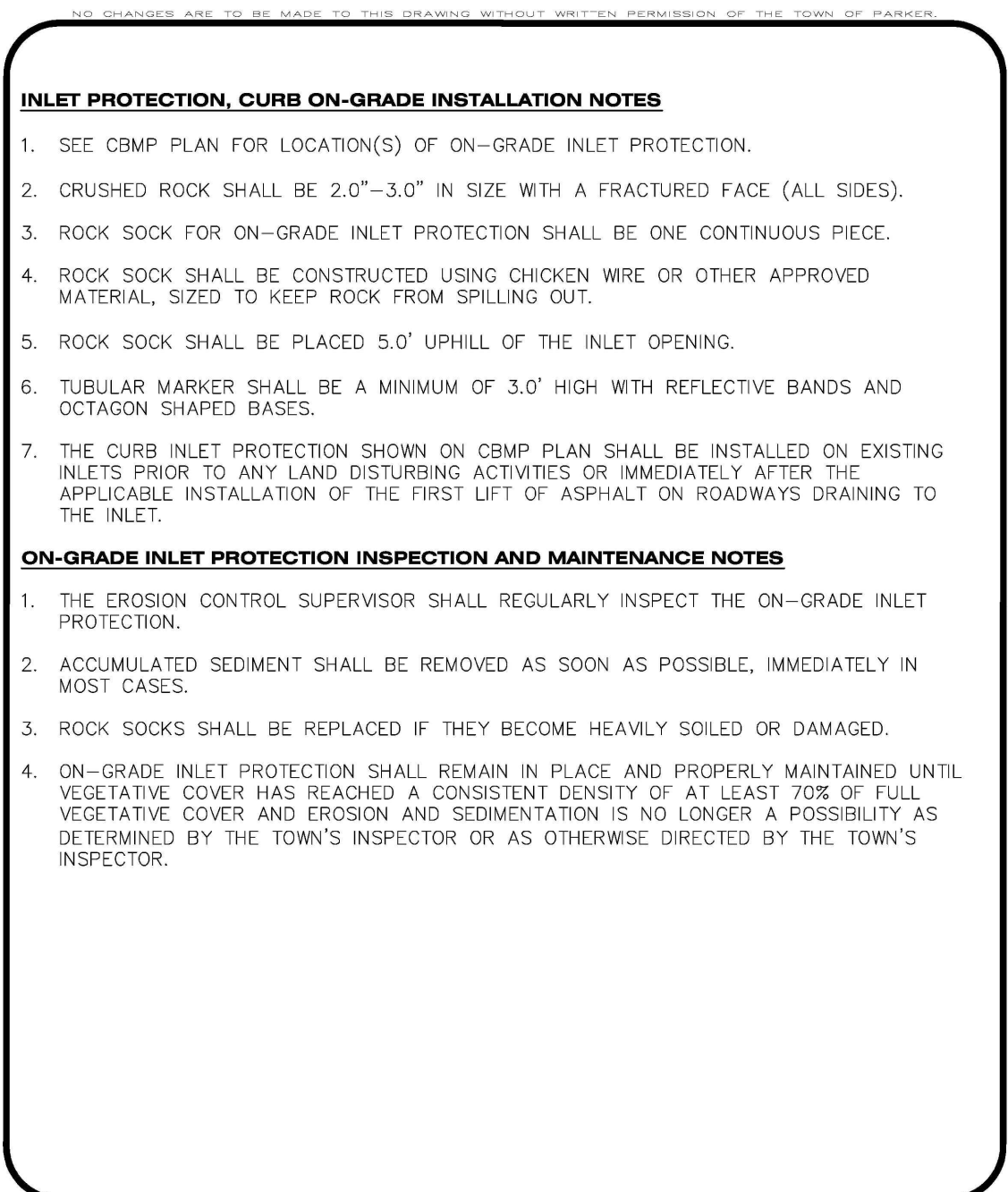
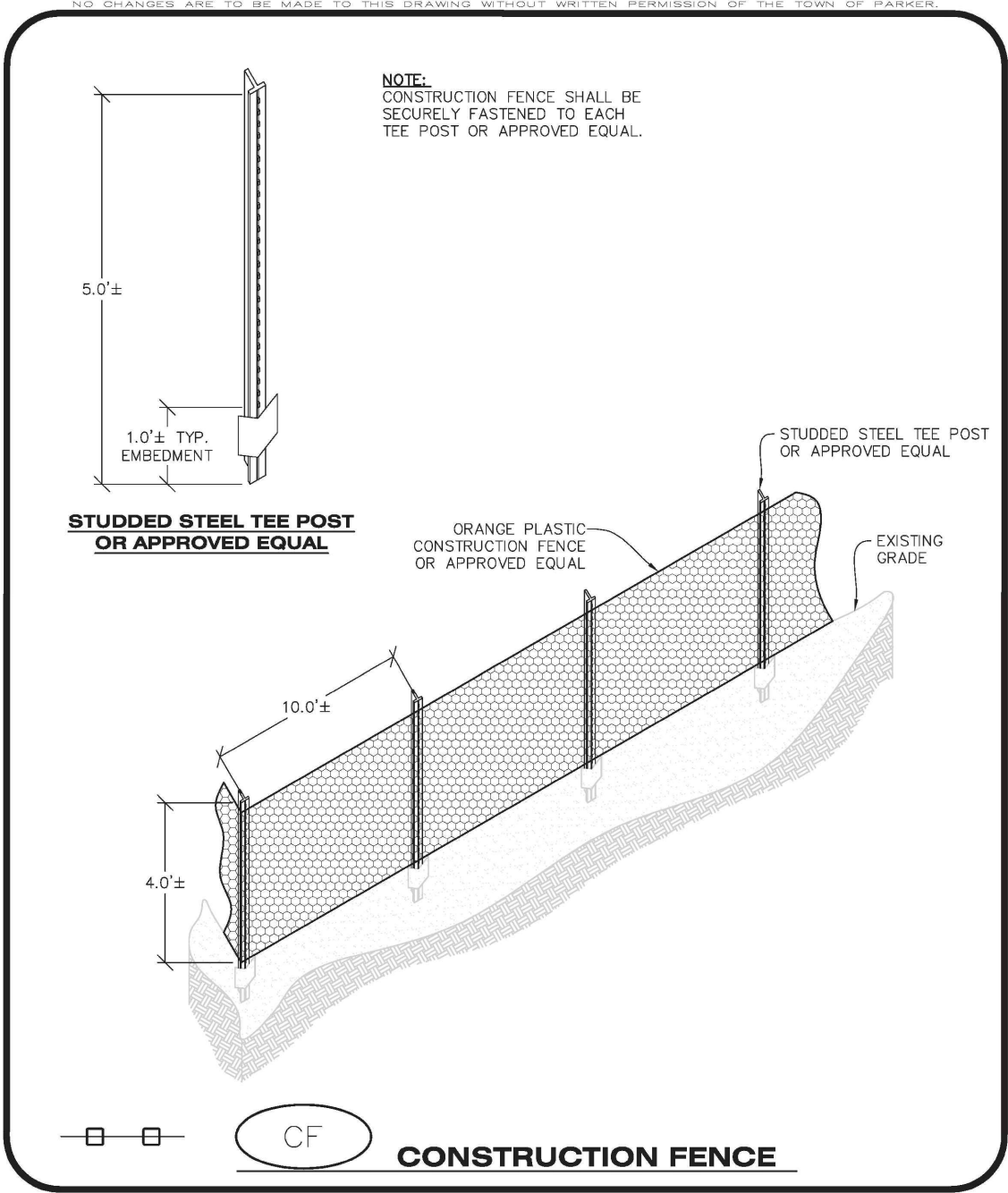
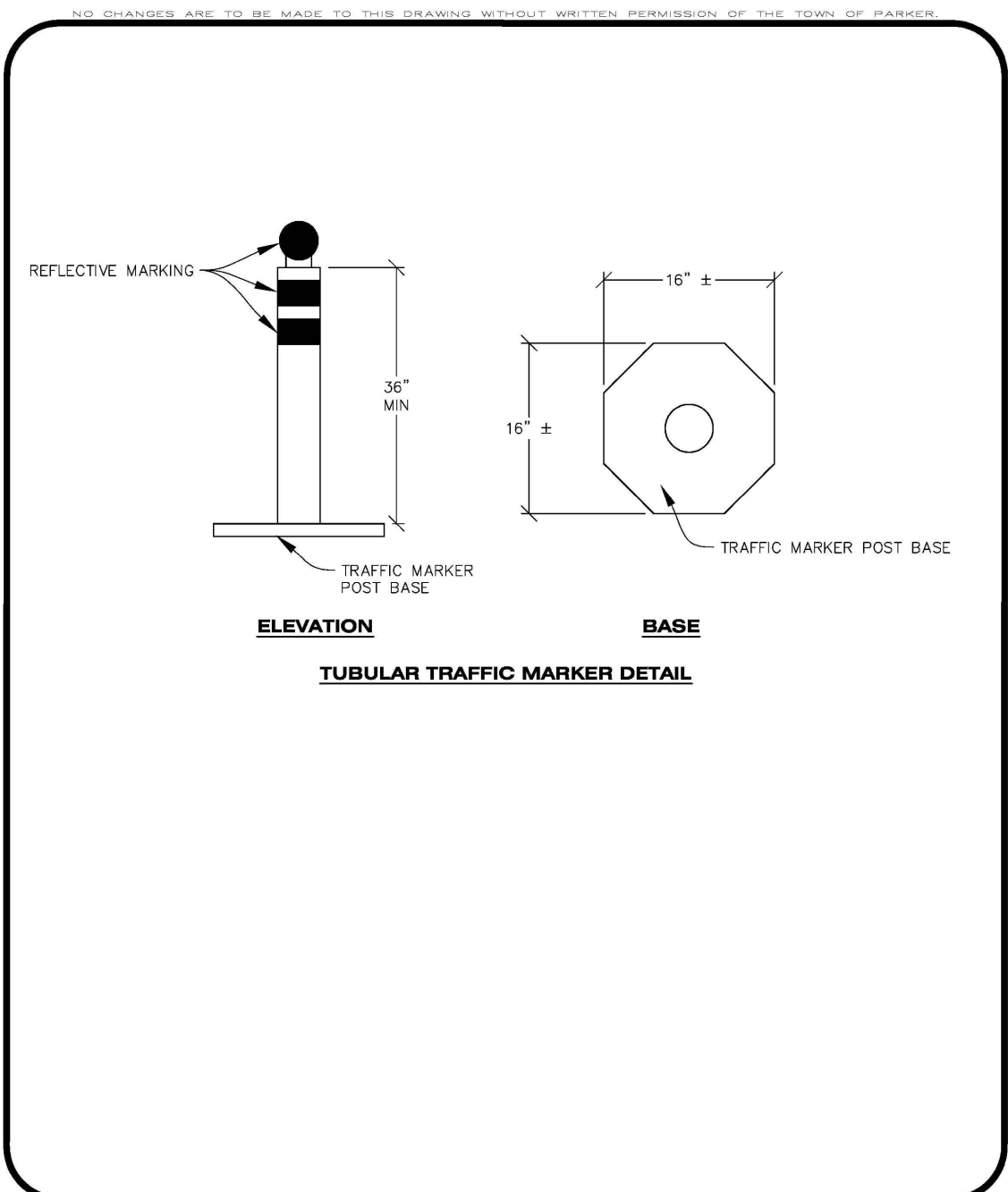
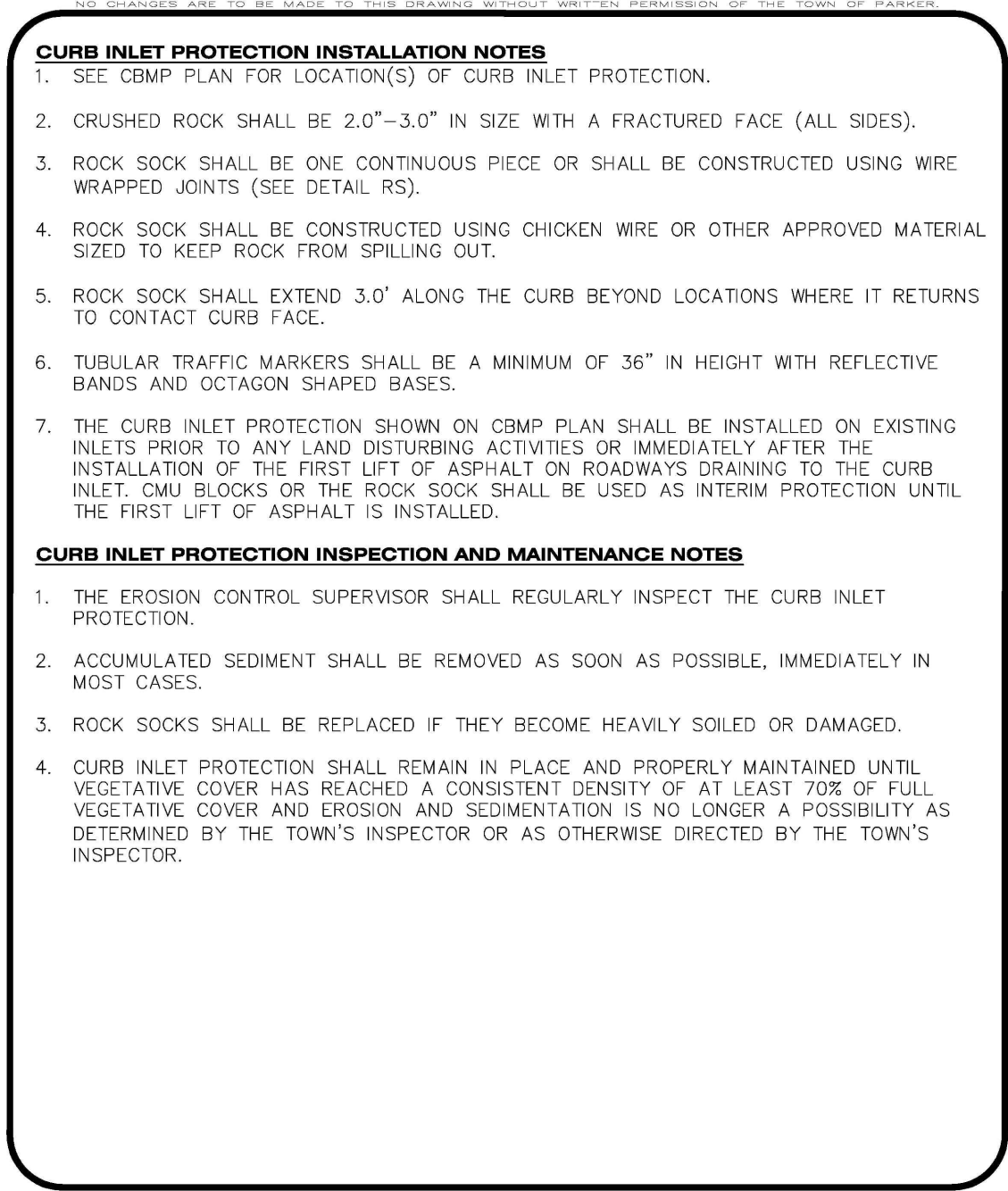
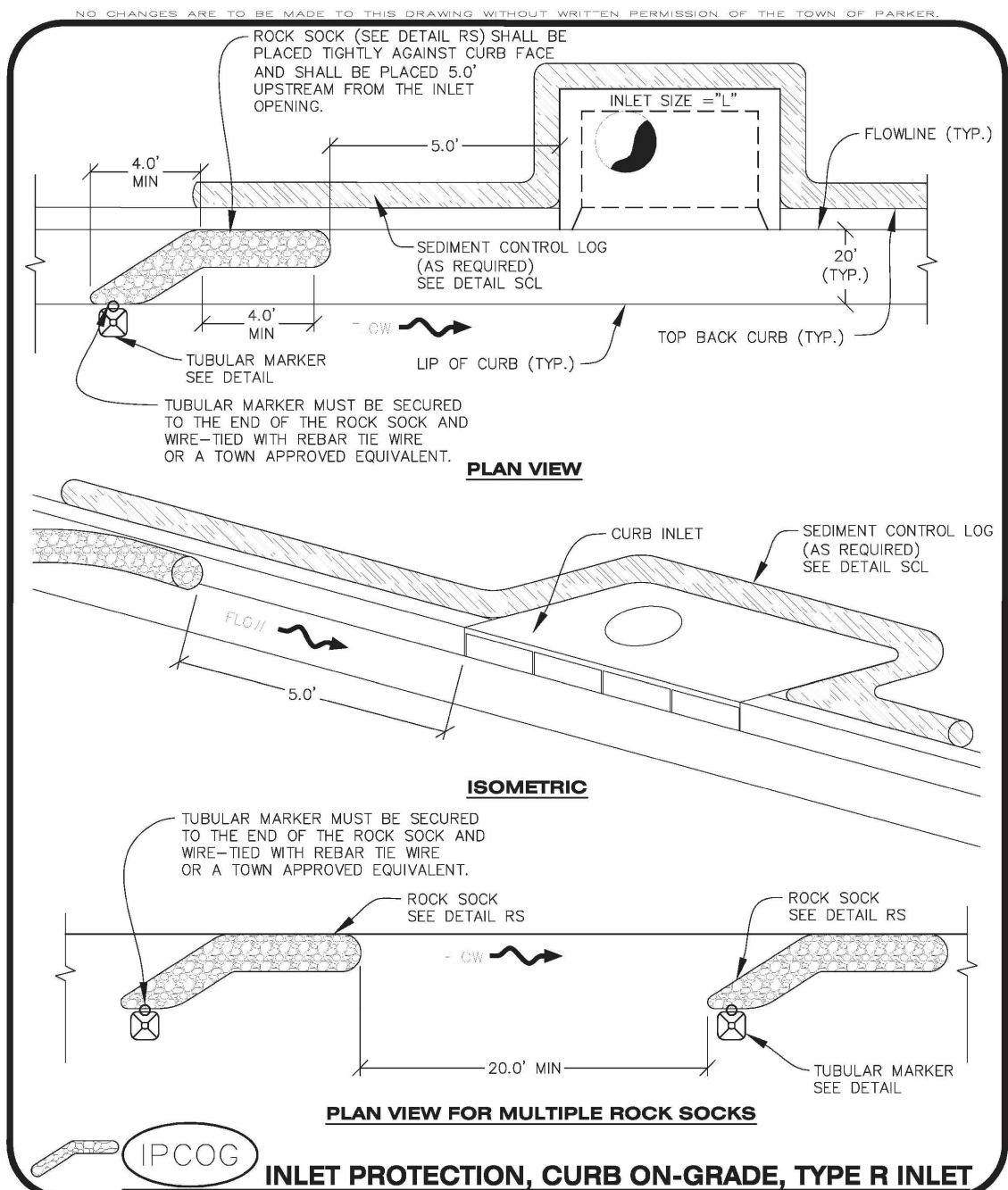
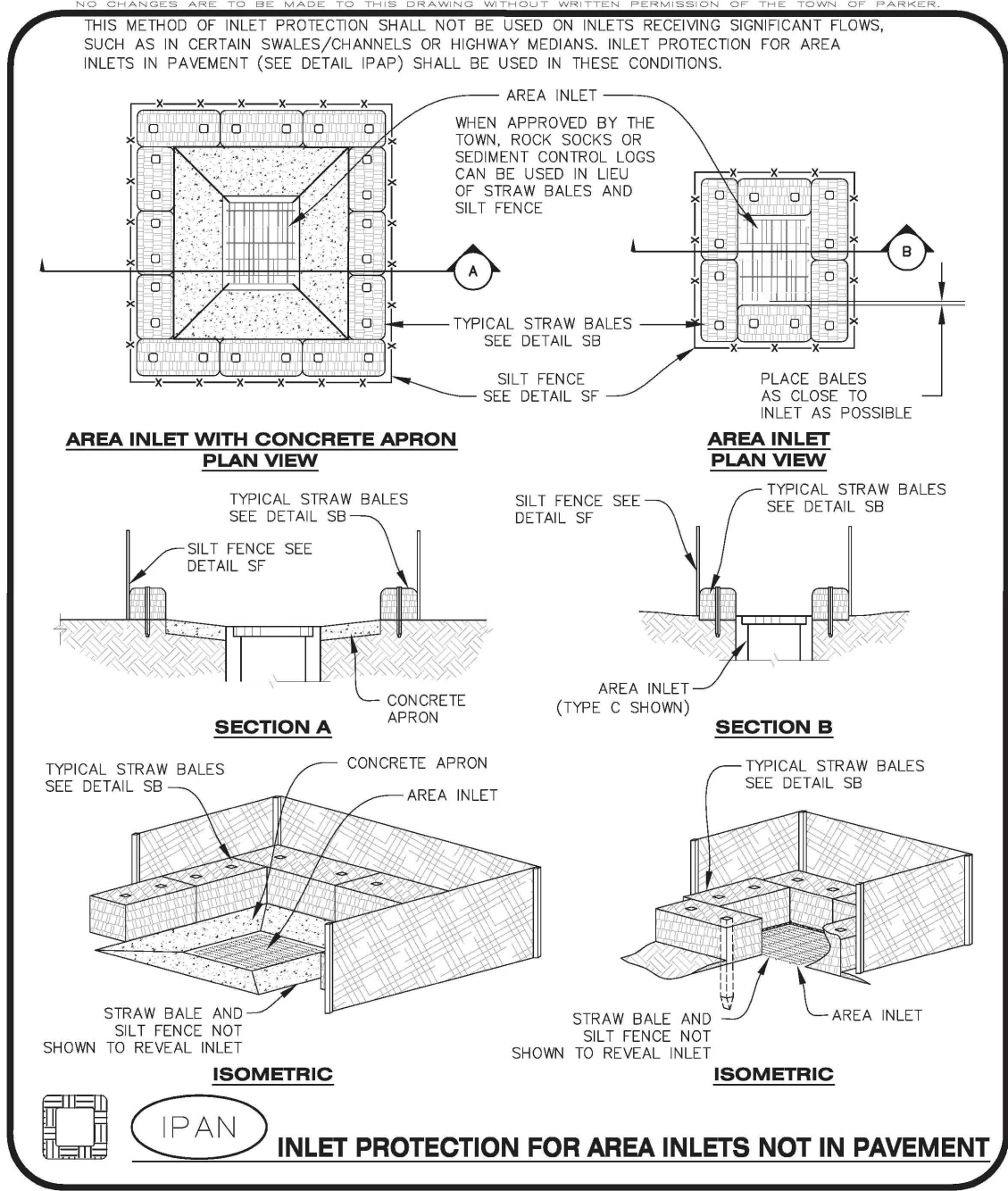
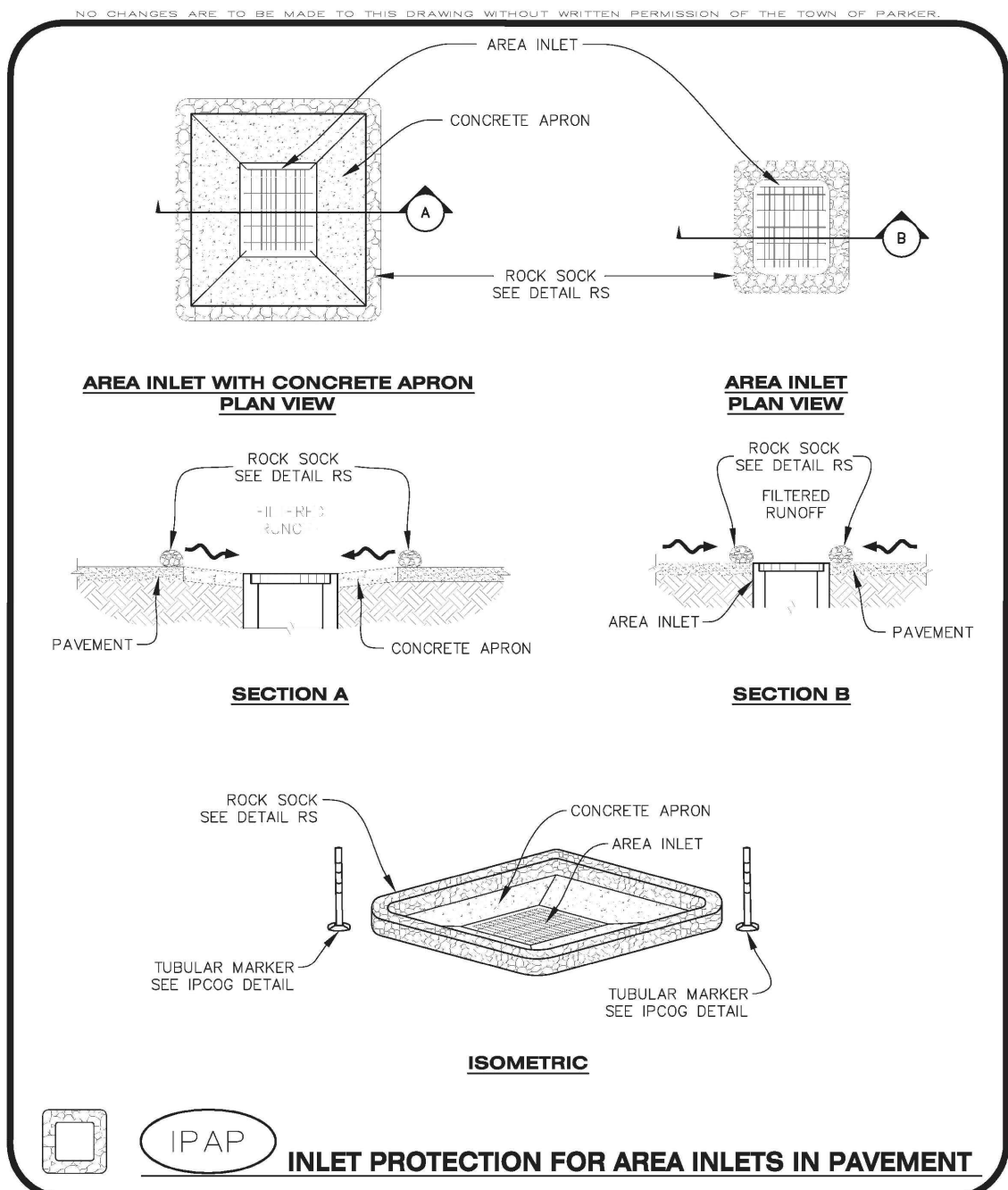
CALL UNCC  
TWO WORKING DAYS  
BEFORE YOU DIG  
CALL 811  
METRO DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO

**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



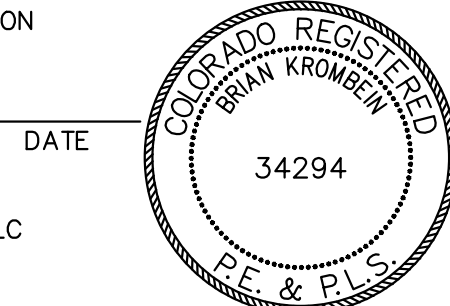




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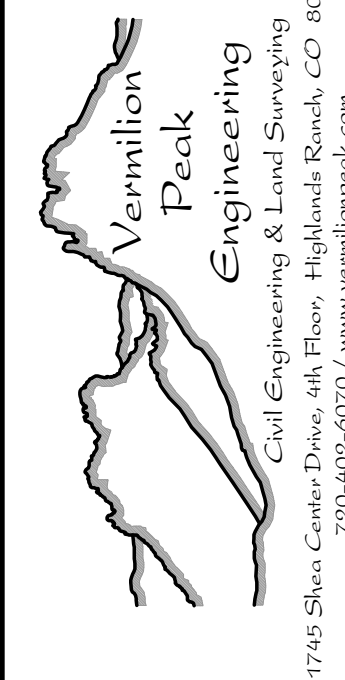
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
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VERMILION PEAK ENGINEERING LLC



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PREPARED FOR  
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8678 CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN



| H-SCALE     | AS SHOWN | No. | REVISION | BY | DATE |
|-------------|----------|-----|----------|----|------|
| V-SCALE     | 2/12/25  |     |          |    |      |
| DATE        |          |     |          |    |      |
| DESIGNED BY | BK       |     |          |    |      |
| DRAWN BY    | BK       |     |          |    |      |
| CHECKED BY  |          |     |          |    |      |

HORSE CREEK COMMERCIAL  
EROSION CONTROL DETAILS

SHEET **C9** OF **17**  
JOB NO. **24020**



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

THOROUGHLY REMOVE ALL DIRT & DEBRIS FROM CURBS & GUTTER, STREET(S), AND SIDEWALK(S). ETC. ALSO REMOVE ALL LOOSE TRASH AND LITTER FROM THE CONSTRUCTION SITE, AS DESCRIBED BELOW.

BEFORE AFTER

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

**DEBRIS AND TRASH CONTROL**

DTC

**Parker COLORADO** **CBMP** **DTC**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
Oct. 2013

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.

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

10' MIN.

EDGE OF PAVEMENT

**PLAN VIEW**

PORTABLE TOILET (TYPICAL)

10' MIN.

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

CURB AND GUTTER (TYPICAL)

**ISOMETRIC**

**PORTABLE TOILET PROTECTION**

PTP

**Parker COLORADO** **CBMP** **PTP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
Oct. 2013

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

**DEBRIS CONTROL NOTES:**

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

**Parker COLORADO** **CBMP** **DTC**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2  
Oct. 2013

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

**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

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

**PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**Parker COLORADO** **CBMP** **PTP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2  
Oct. 2013

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 2

TOP SLOPE ANCHOR SLOT

BLANKET OVERLAPS

TOP SIDE SLOPE EDGE OF BLANKET

BLANKET TERMINAL EDGE

ROLL WIDTH "W"

1/2 "W"

1/4 "W"

1/2 "W"

**STAPLE PATTERN**

**NOTE:** STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. 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)**

**Parker COLORADO** **CBMP** **ECB**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3  
Oct. 2013

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

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

6' MIN.

2:1

**PLAN VIEW**

VEHICLE TRACKING CONTROL (IF NECESSARY) SEE DETAIL VTC

36" MIN.

2% SLOPE MIN.

EXISTING GRADE

6' MIN.

**SECTION A**

**CWA** **CONCRETE WASHOUT AREA**

**Parker COLORADO** **CBMP** **CWA**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 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 INSTALLATION NOTES**

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. 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.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. 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**

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

**Parker COLORADO** **CBMP** **ECB**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3  
Oct. 2013

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

**CONCRETE WASHOUT AREA INSTALLATION NOTES**

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

**CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES**

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

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

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

**AREA INLET PROTECTION INSTALLATION NOTES**

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

**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

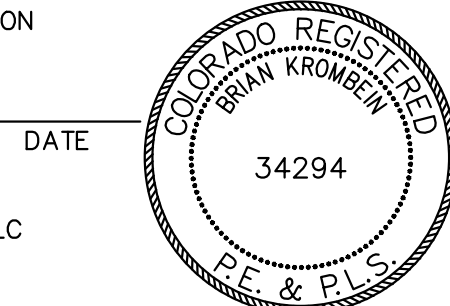
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY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

**Parker COLORADO** **CBMP** **IPA**  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 1  
Oct. 2013

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UTILITY NOTIFICATION CENTER OF COLORADO

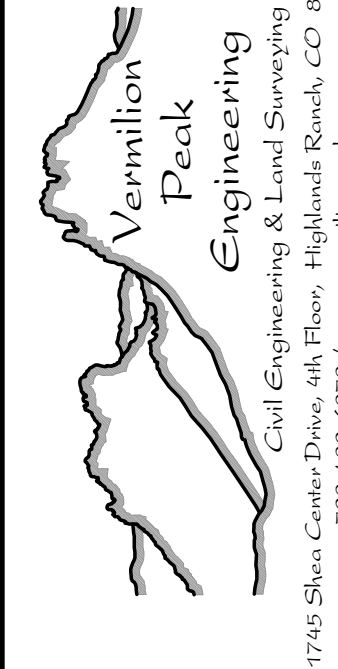
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



UNTIL SUCH TIME AS THESE  
DRAWINGS ARE APPROVED  
BY THE APPROPRIATE  
LOCAL AGENCIES.  
VERMILION PEAK  
ENGINEERING APPROVES  
THEIR USE ONLY FOR THE  
PURPOSES DESIGNATED BY  
WRITTEN AUTHORIZATION.

PREPARED FOR  
**VENTANA CAPITAL**  
CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN



| H-SCALE | V-SCALE | DATE    | DESIGNED BY | DRAWN BY | CHECKED BY | No. | REVISION | BY | DATE |
|---------|---------|---------|-------------|----------|------------|-----|----------|----|------|
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|         |         | 2/12/25 | BK          | BK       |            |     |          |    |      |

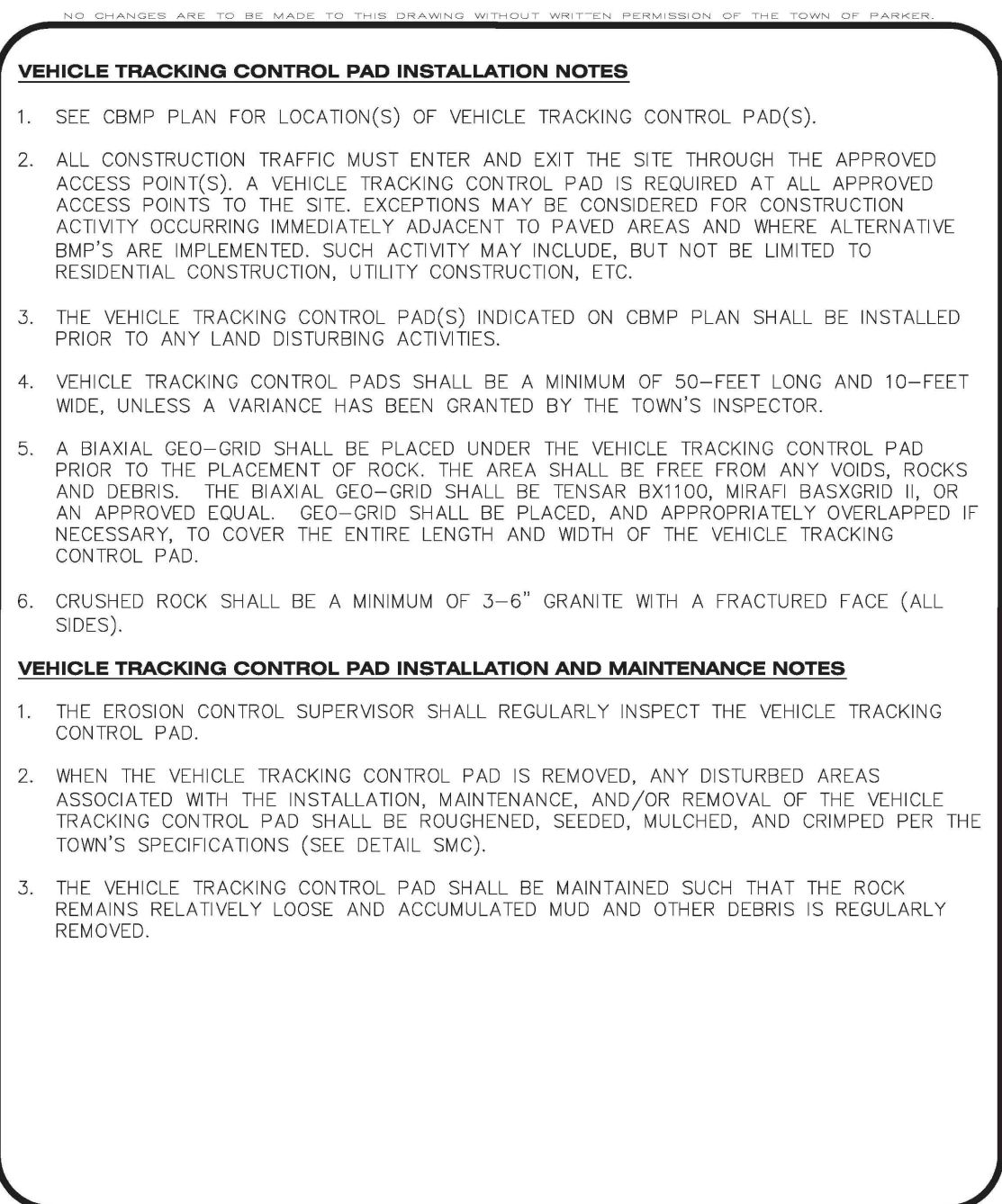
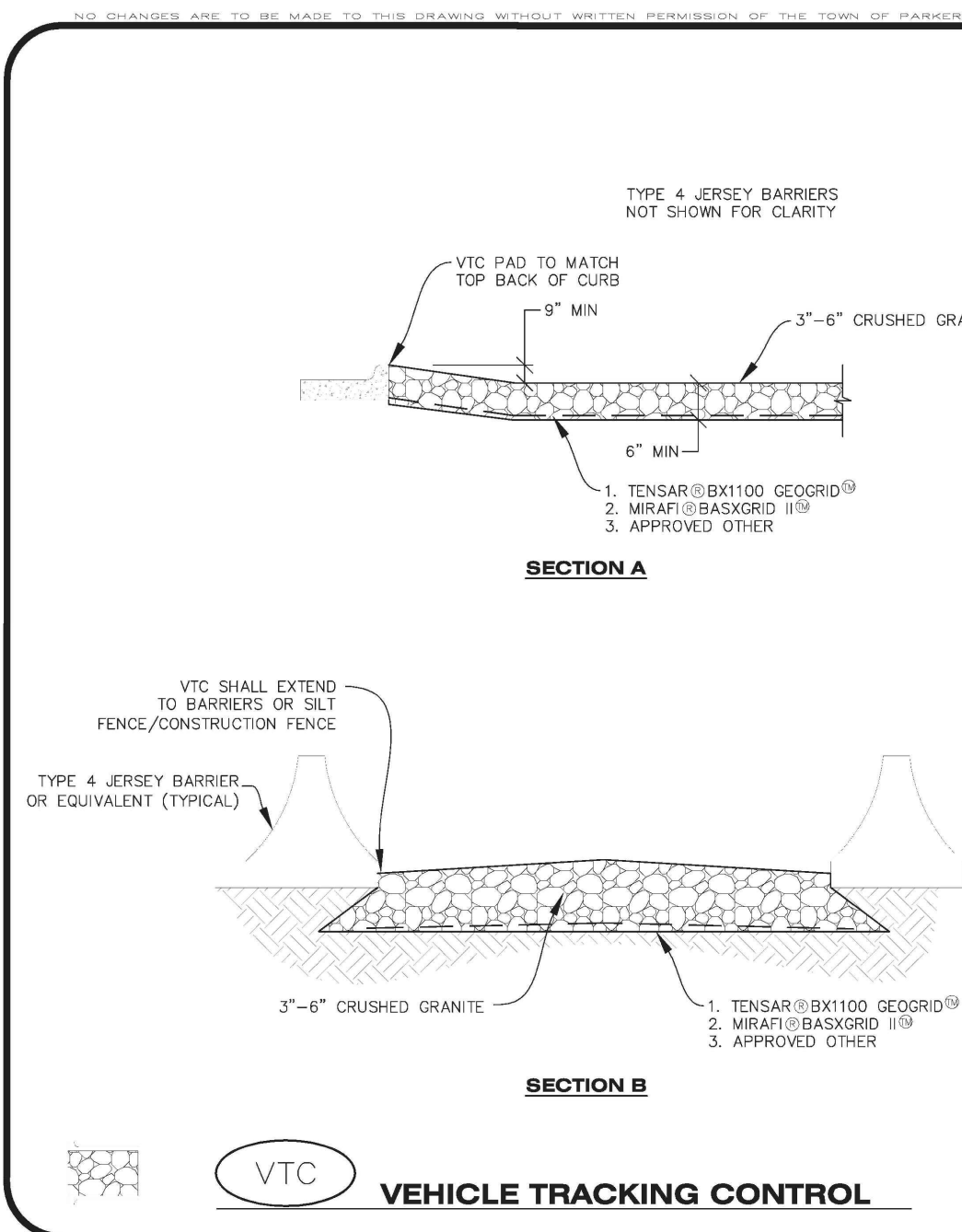
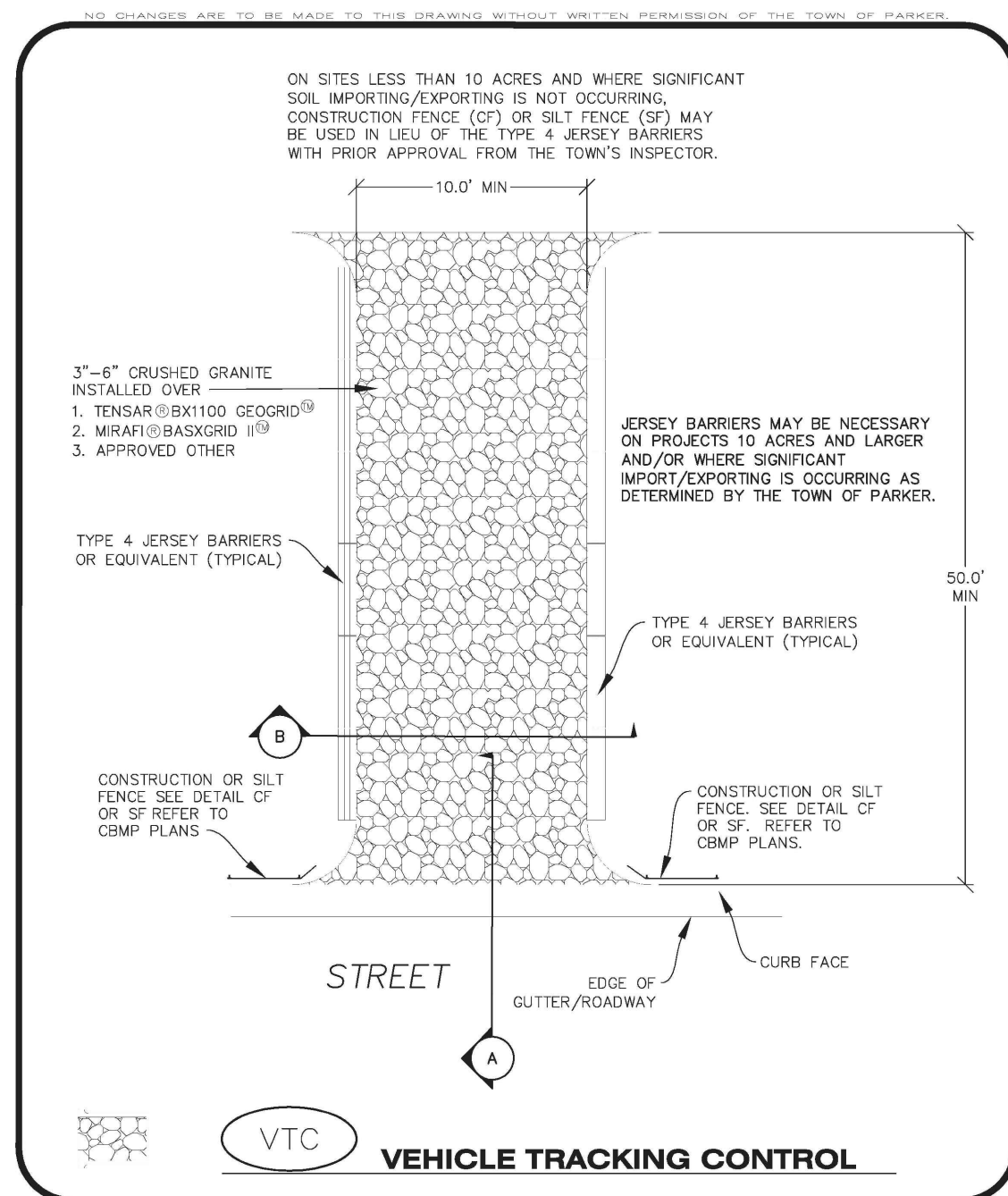
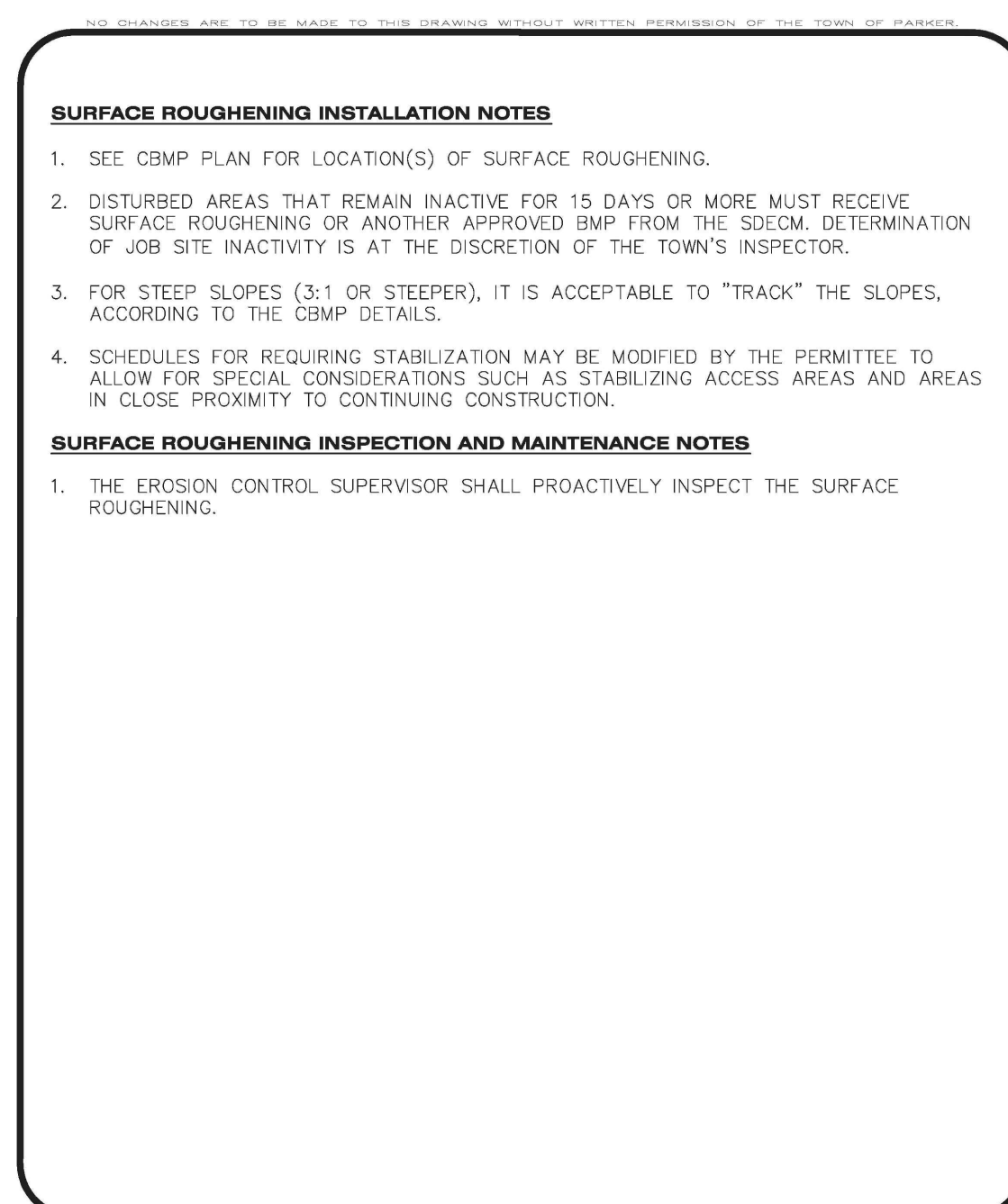
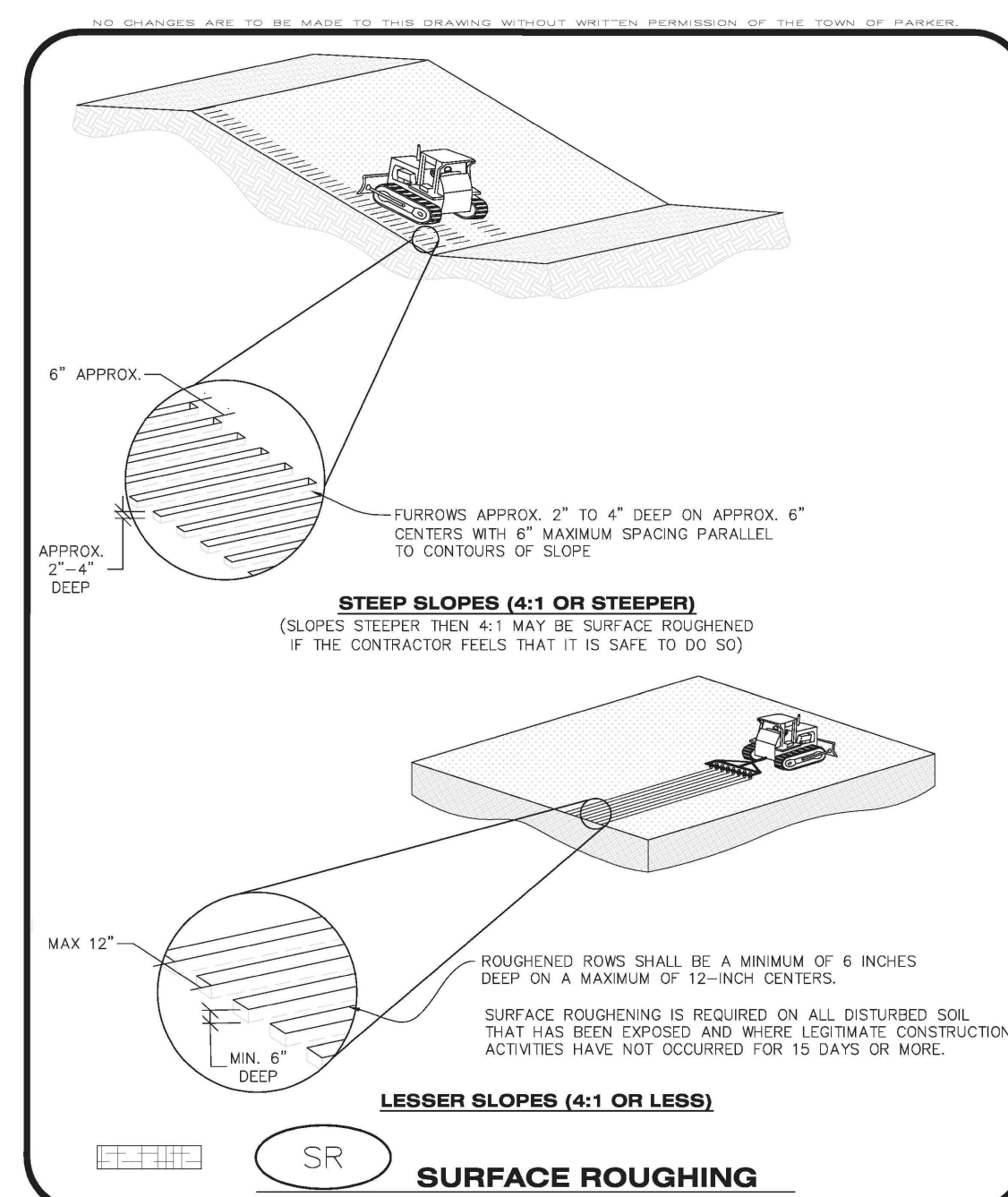
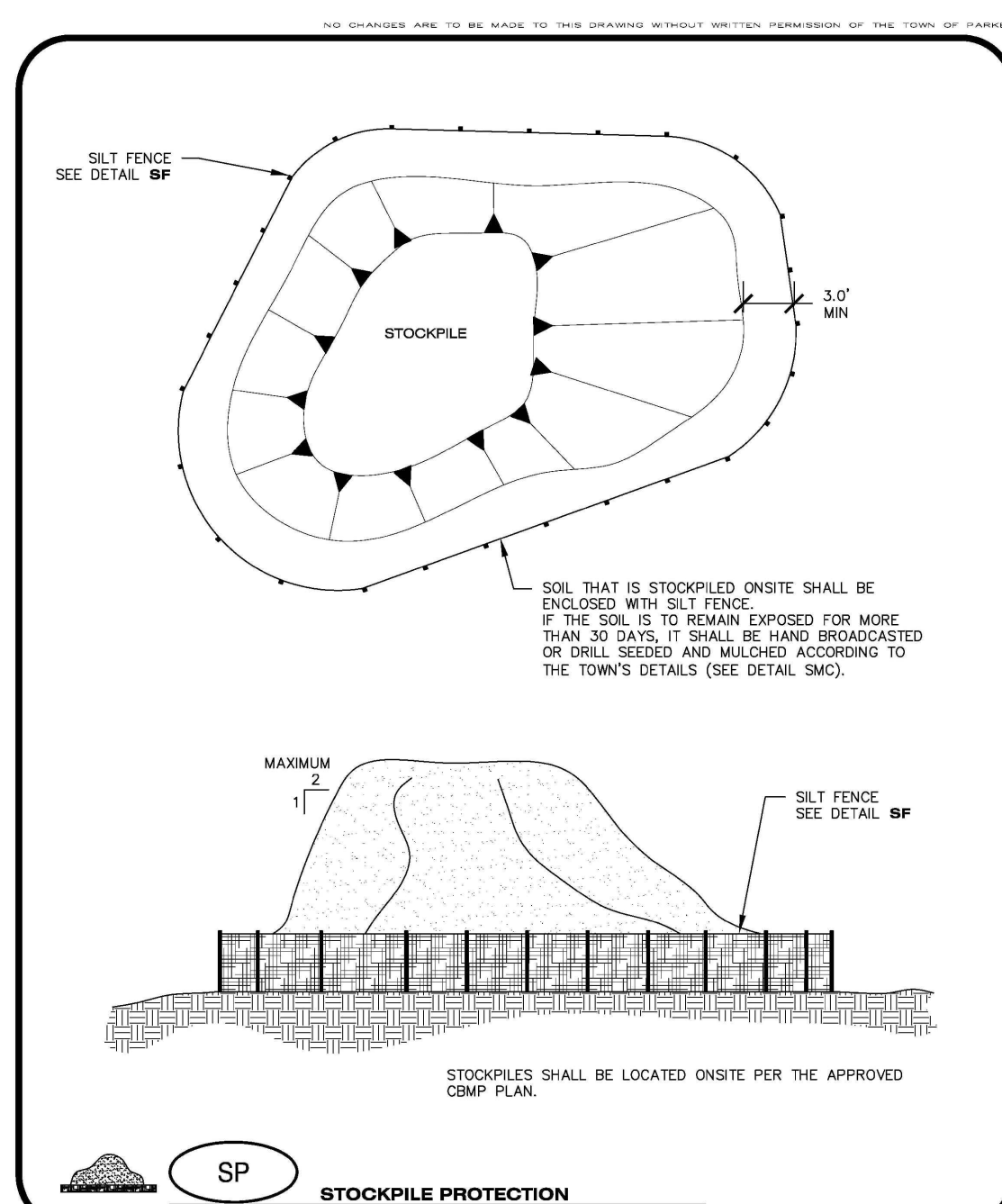
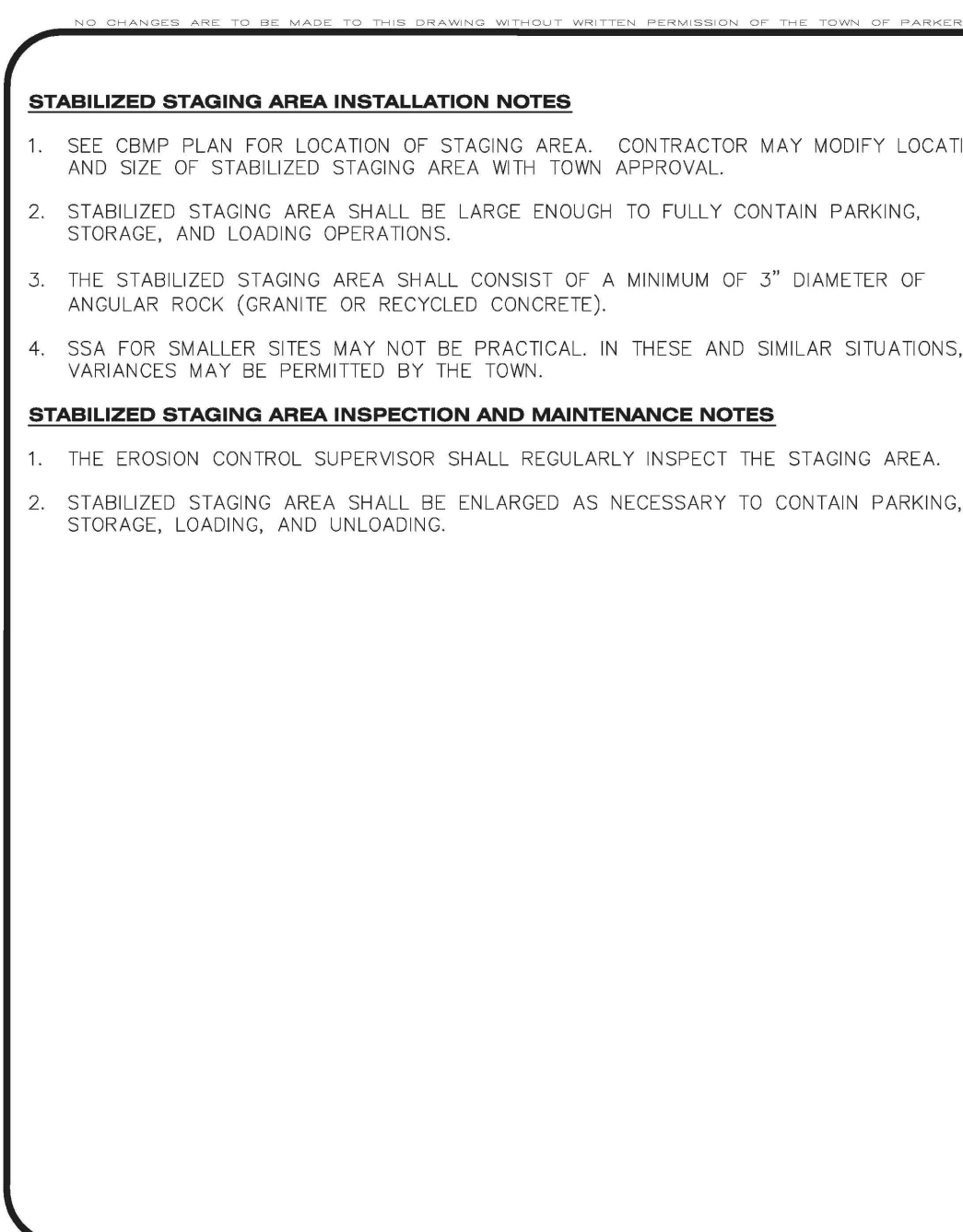
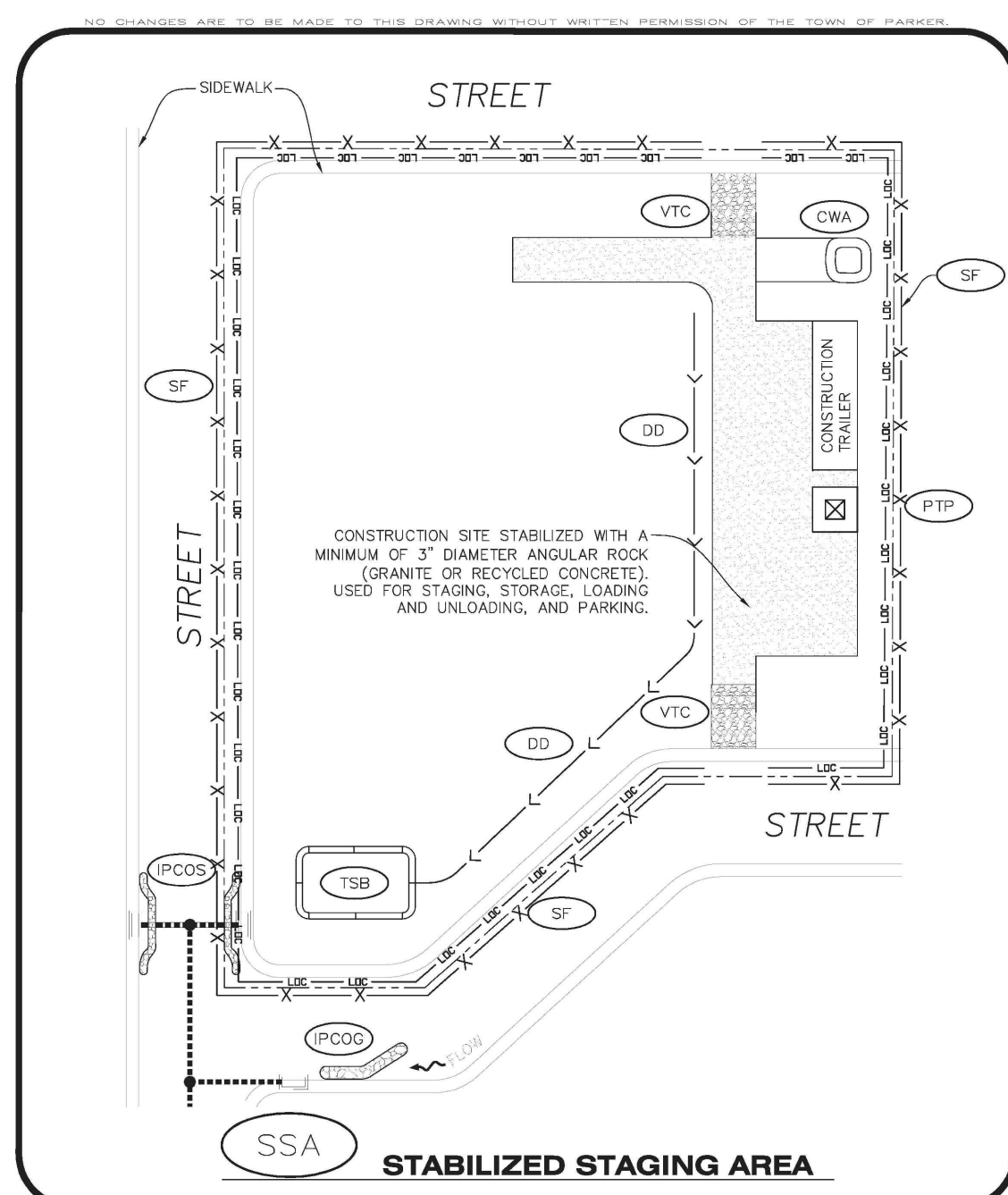
HORSE CREEK COMMERCIAL  
EROSION CONTROL DETAILS

SHEET **C10** OF **17**  
JOB NO. **24020**





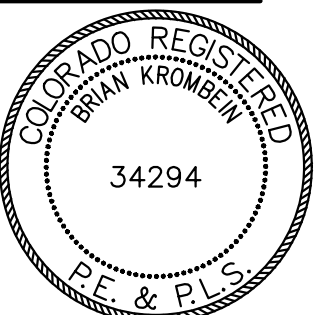




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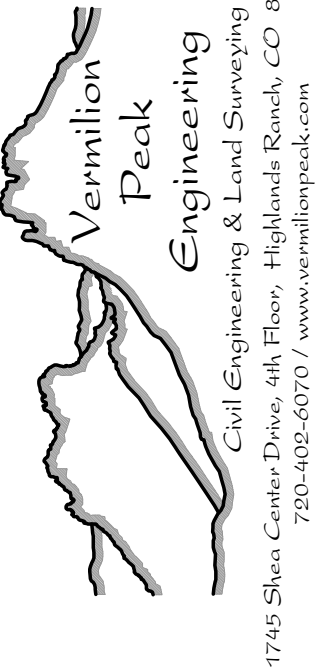
**ENGINEER'S STATEMENT**  
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



UNTIL SUCH TIME AS THESE  
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ENGINEERING APPROVES  
THEIR USE ONLY FOR THE  
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**VENTANA CAPITAL**  
8678 CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN



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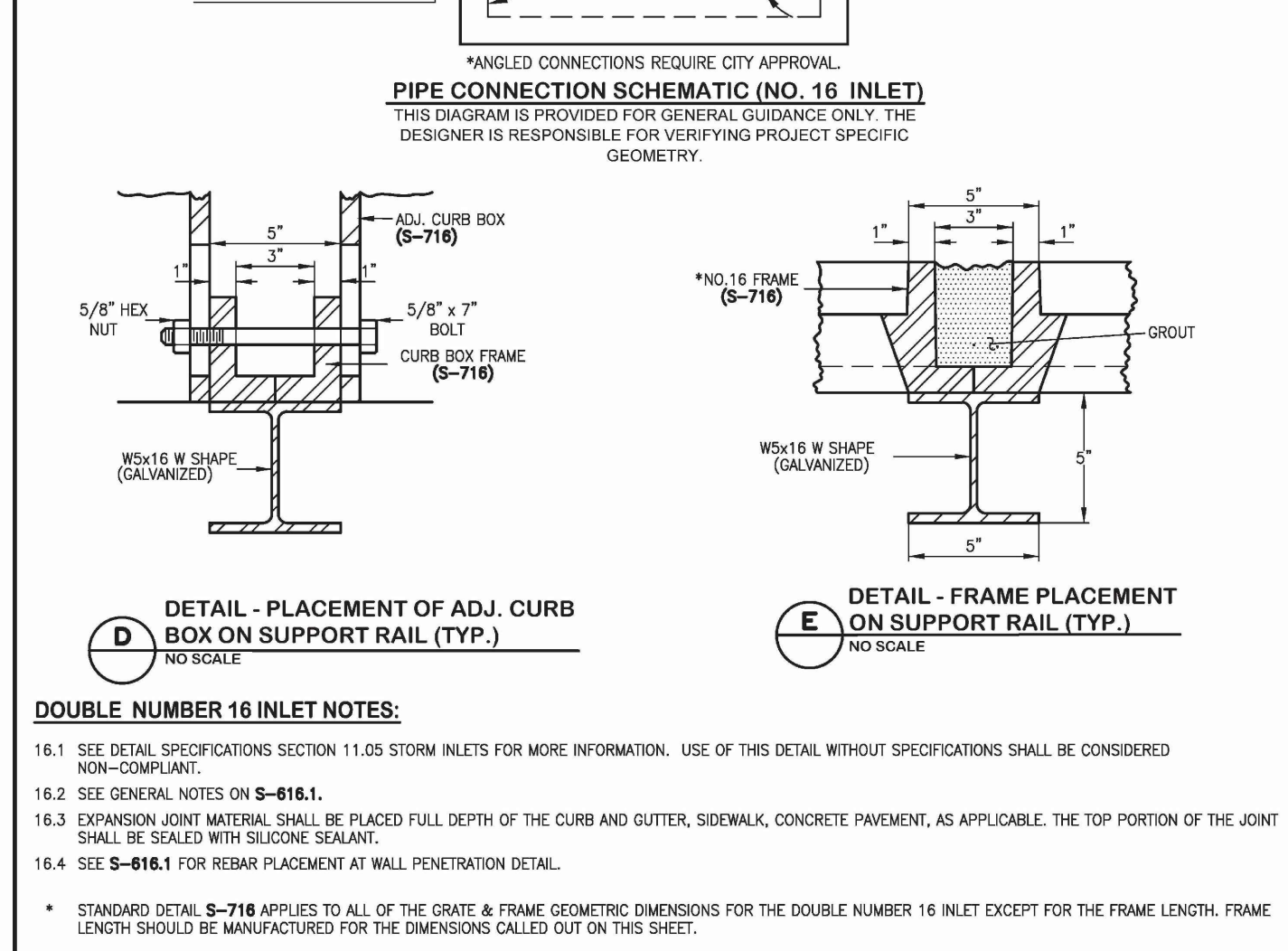
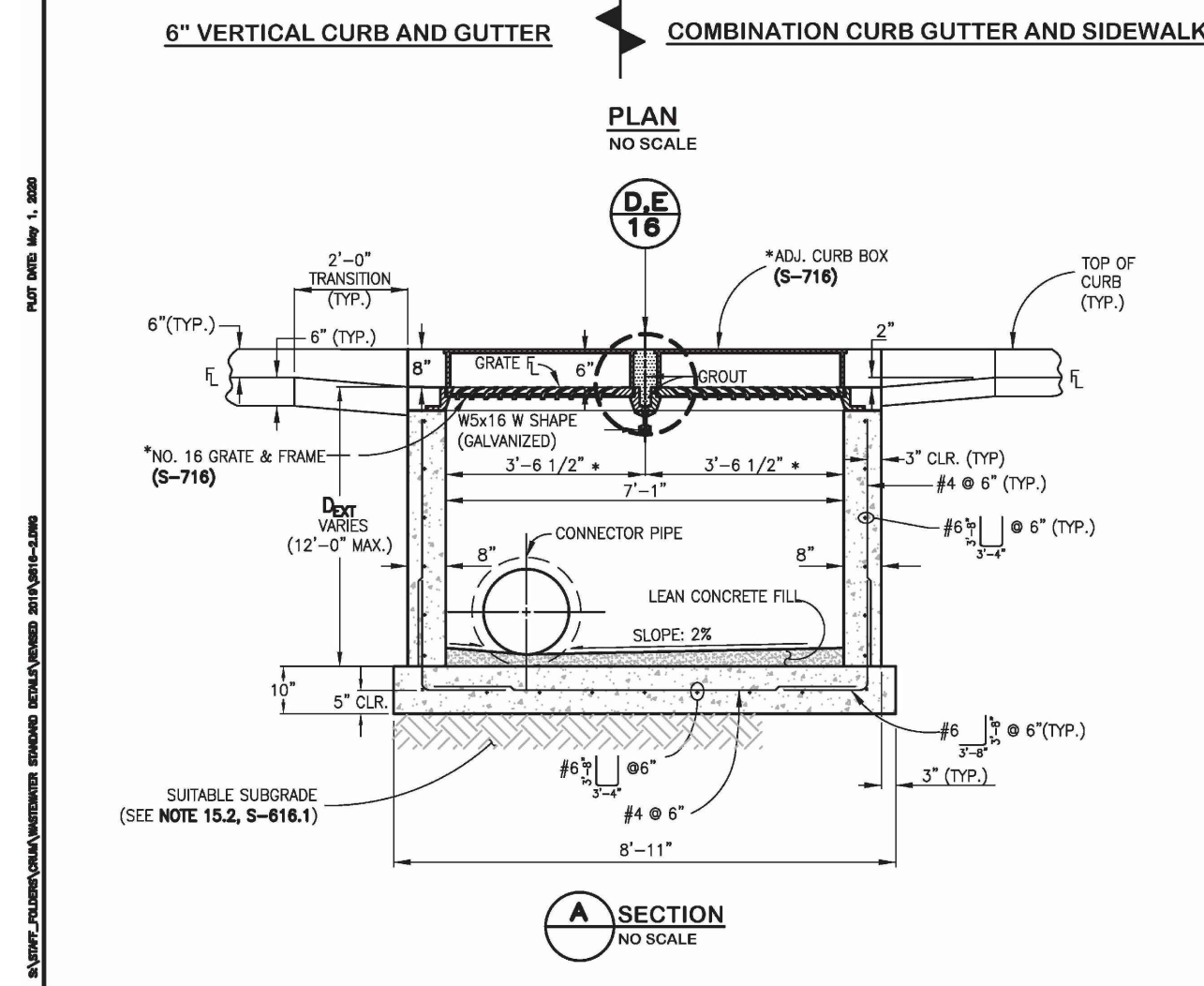
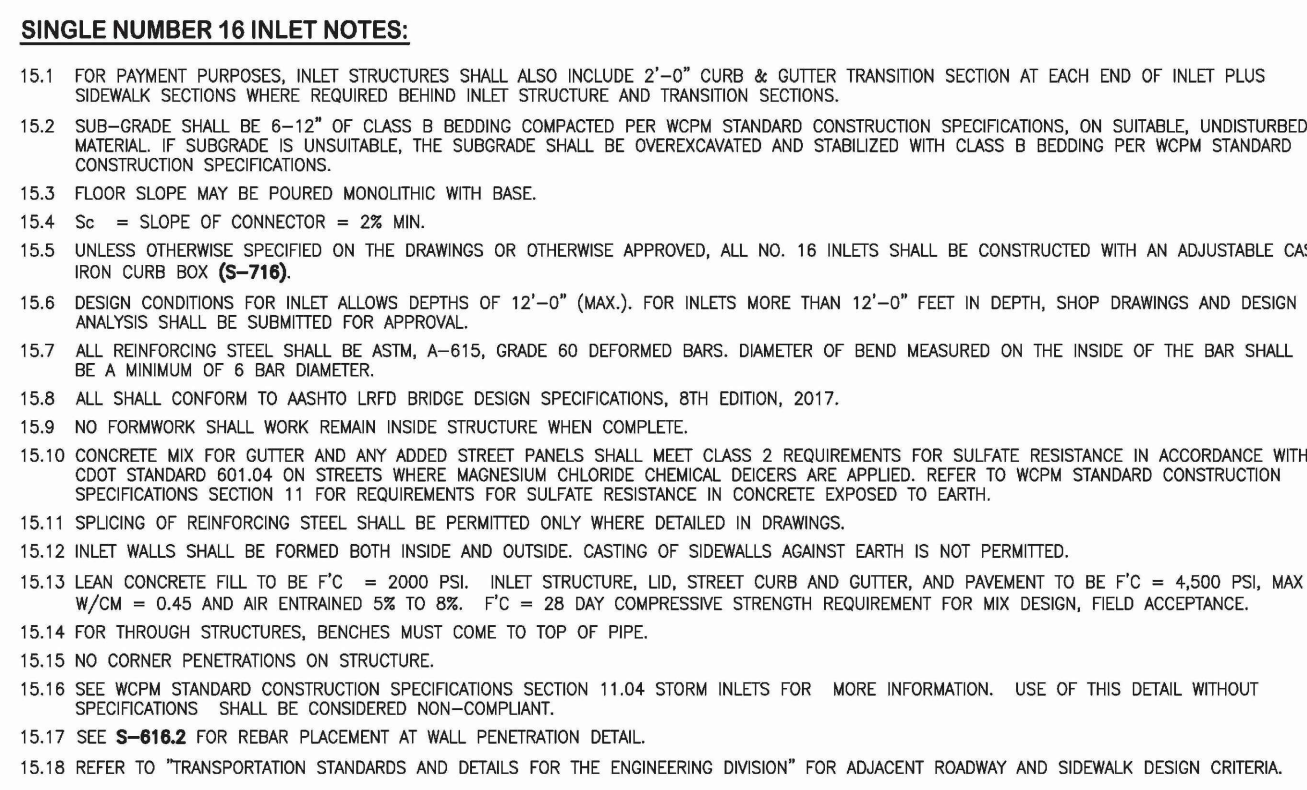
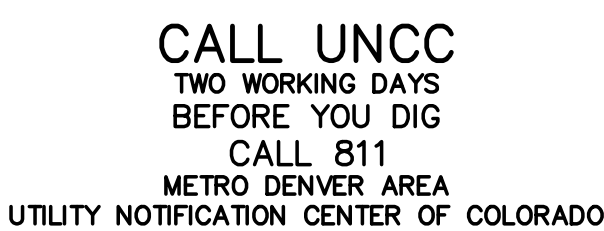
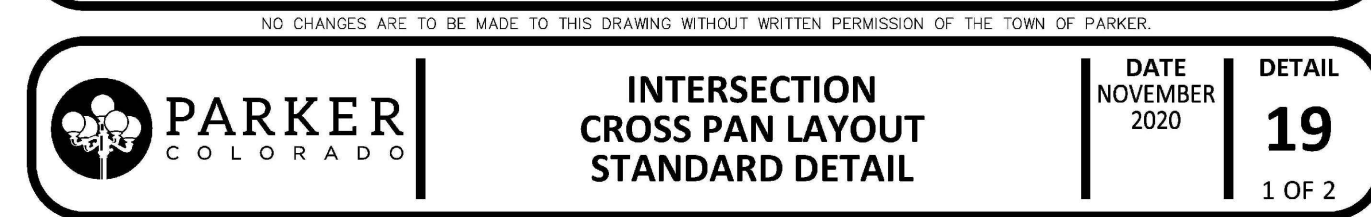
HORSE CREEK COMMERCIAL

## EROSION CONTROL DETAILS

SHEET C12 OF 17

DOB NO. 24020





BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



Civil Engineering & Land Surveying  
1745 Shea Center Drive, 4th Floor, Highlands Ranch, CO 80129  
790.402.6070 / [info@williamscoke.com](mailto:info@williamscoke.com)

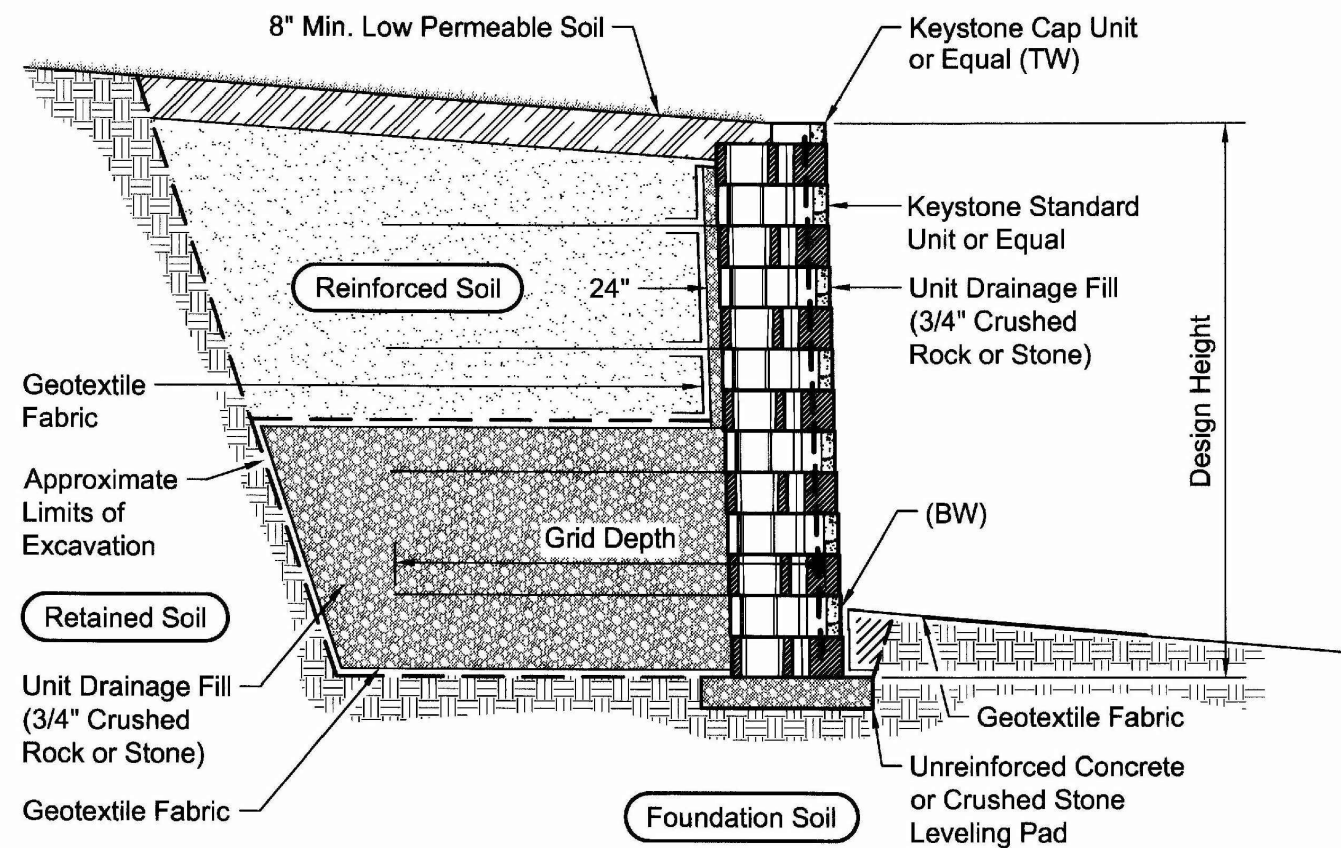
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| V-SCALE     |  |          |     |          |    |      |
| DATE        |  | 2/12/25  |     |          |    |      |
| DESIGNED BY |  | BK       |     |          |    |      |
| DRAWN BY    |  | BK       |     |          |    |      |
| CHECKED BY  |  |          |     |          |    |      |

HORSE CREEK COMMERCIAL

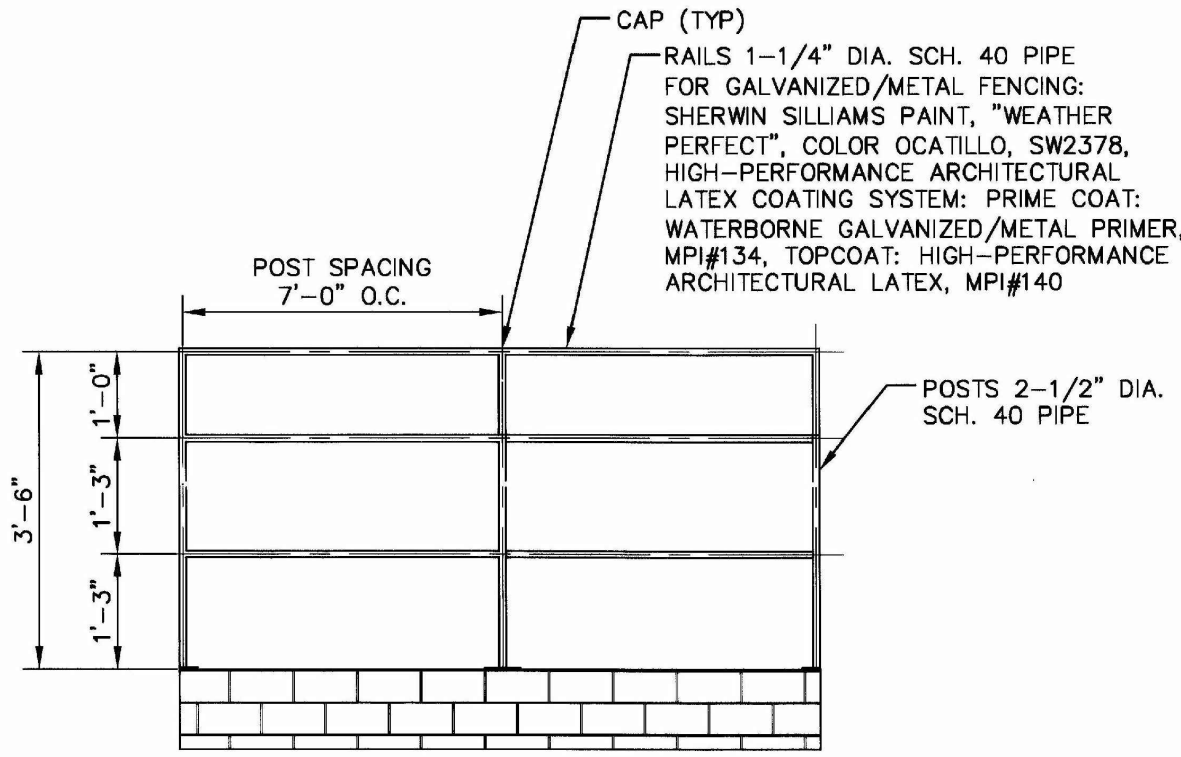
## SITE CONSTRUCTION DETAILS

SHEET C13 OF 17  
JOB NO. 24020

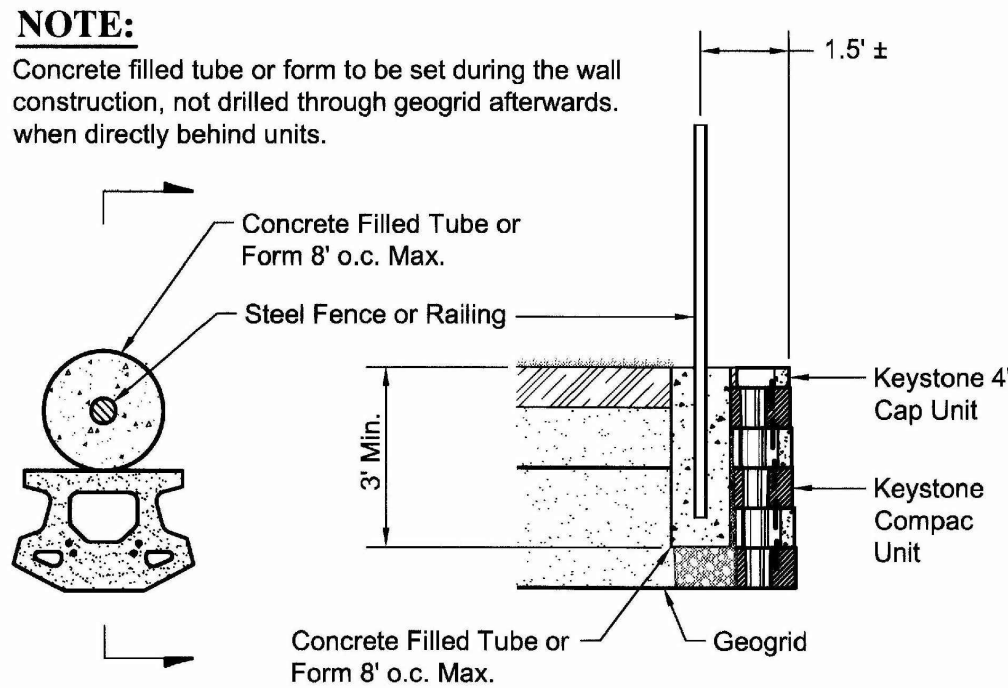




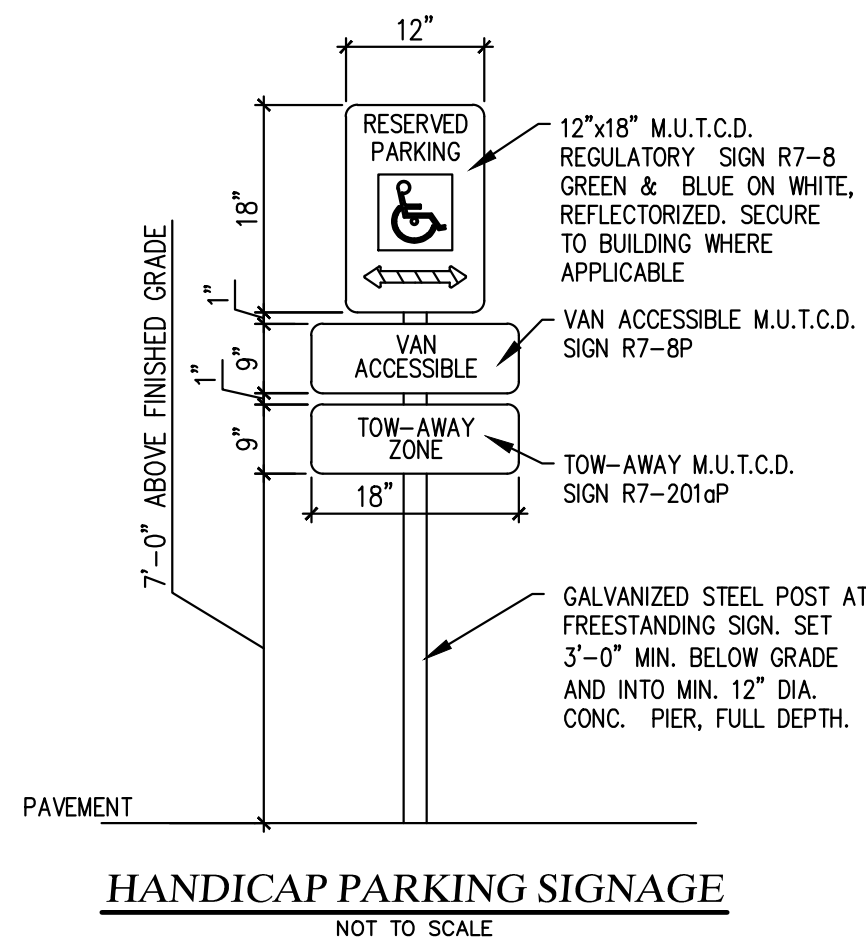
**TYPICAL RETAINING WALL SECTION (PRIVATE)**  
N.T.S.



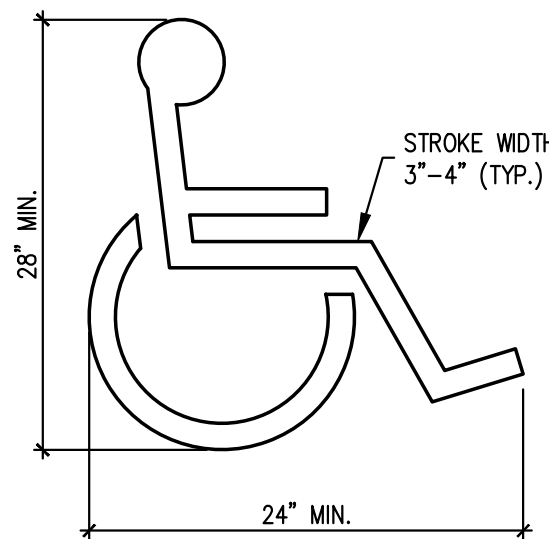
**RAILING DETAIL FOR KEYSTONE BLOCK WALL (PRIVATE)**  
N.T.S.  
**NOTES:**  
THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF RAILING PRIOR TO FABRICATION.



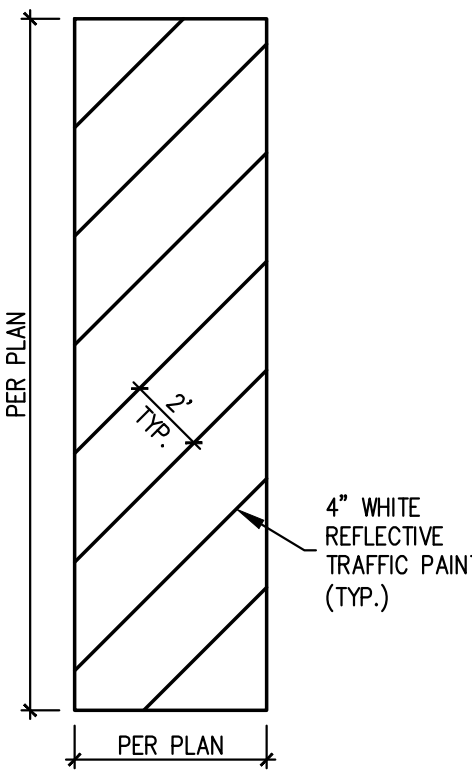
**FENCE PLAN DETAIL (PRIVATE)**  
N.T.S.  
**FENCE SECTION & PLAN DETAIL (PRIVATE)**  
N.T.S.



**HANDICAP PARKING SIGNAGE**  
NOT TO SCALE



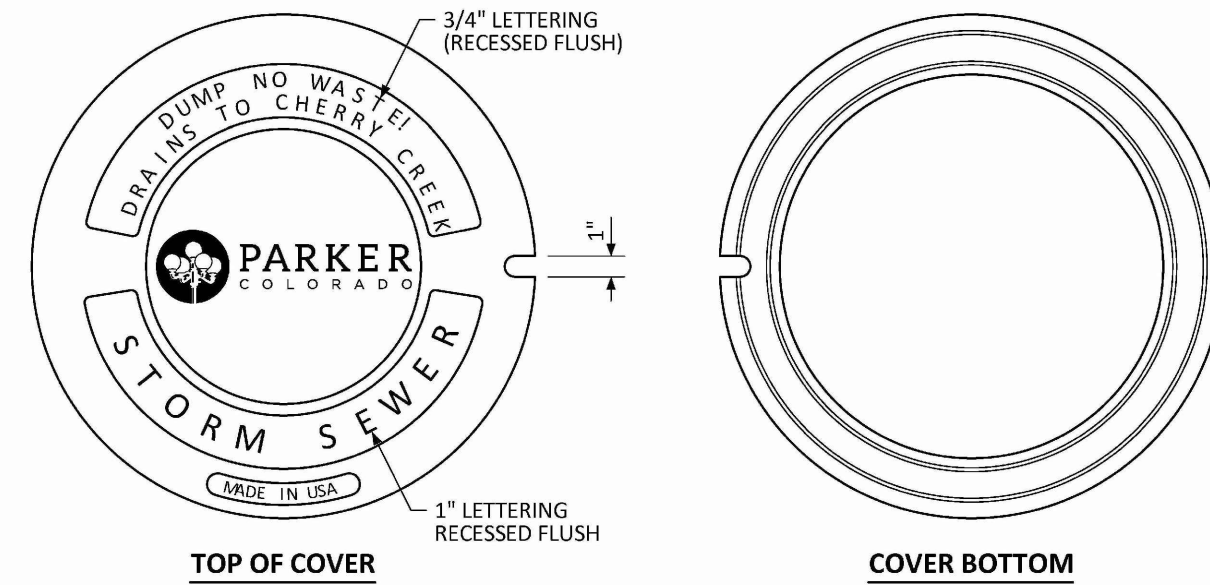
**HANDICAP SYMBOL**  
NOT TO SCALE



**HANDICAP AISLE STRIPING**  
NOT TO SCALE



**R1-1**  
30" x 30"



**GENERAL NOTES**

1. LOAD RATING - HEAVY DUTY.
2. COATING - UNDIPPED.
3. ESTIMATED WEIGHT - 112 LBS.
4. MATERIAL SPECIFICATION - GRAY IRON ASTM A48 CL35B.
5. FOR USE ON ALL PRIVATE AND PUBLIC STORM SEWER.

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



**MANHOLE COVER  
STANDARD DETAIL**

DATE  
NOVEMBER  
2020

DETAIL  
**33**

1 OF 1

UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**VENTANA CAPITAL**  
8678 CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN

**Vermilion Peak Engineering**  
Civil Engineering & Land Surveying  
1745 Shen Center Drive 4th Floor, Highlands Ranch, CO 80129  
720-402-6070 / www.vermilionpeak.com

| H-SCALE     | AS SHOWN | REVISION | DATE |
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| DRAWN BY    |          |          |      |
| CHECKED BY  |          |          |      |

HORSE CREEK COMMERCIAL

SITE CONSTRUCTION DETAILS

SHEET **C14** OF **17**

JOB NO. **24020**

**ENGINEER'S STATEMENT**

PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC

DATE



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TWO WORKING DAYS

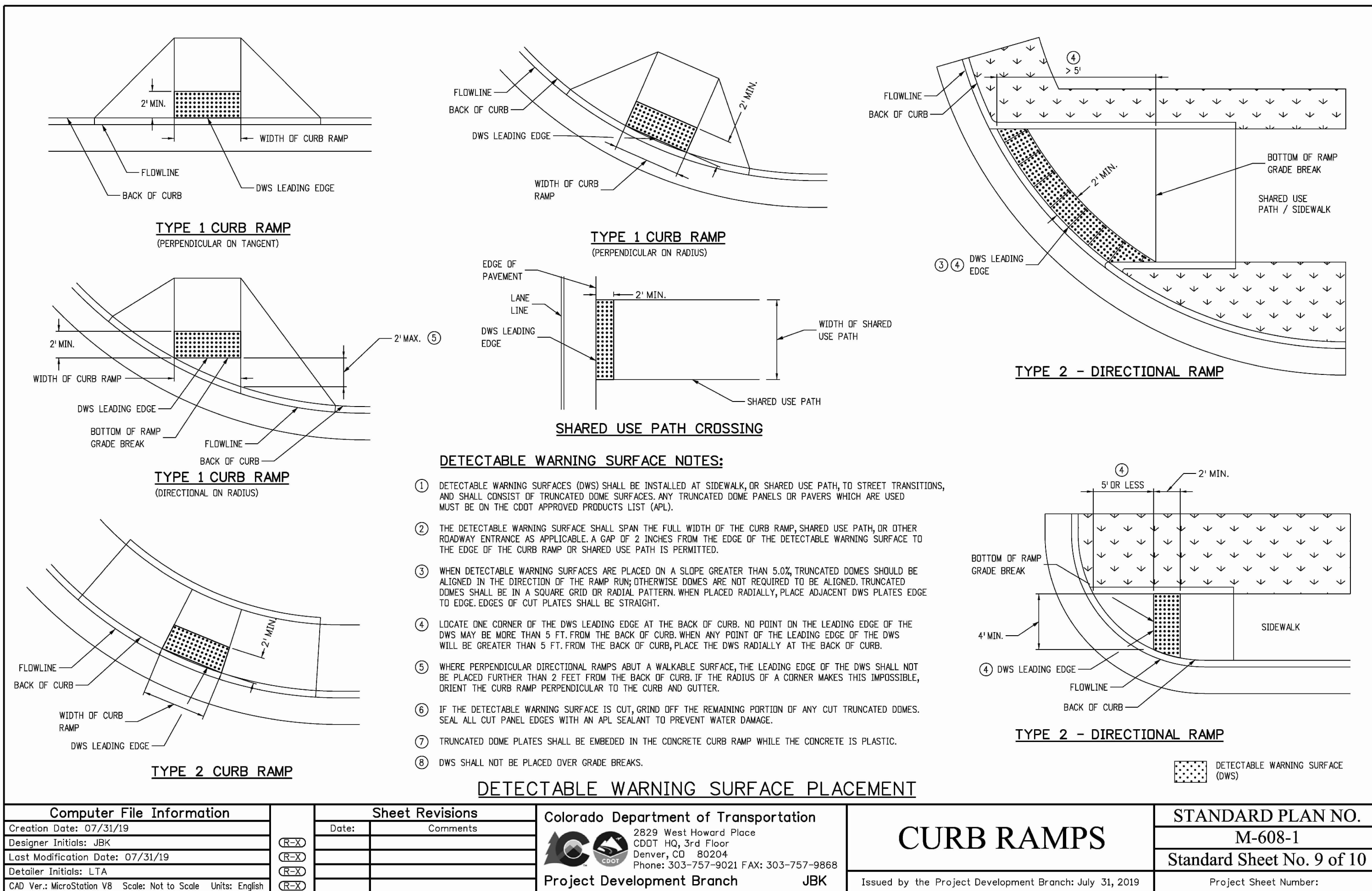
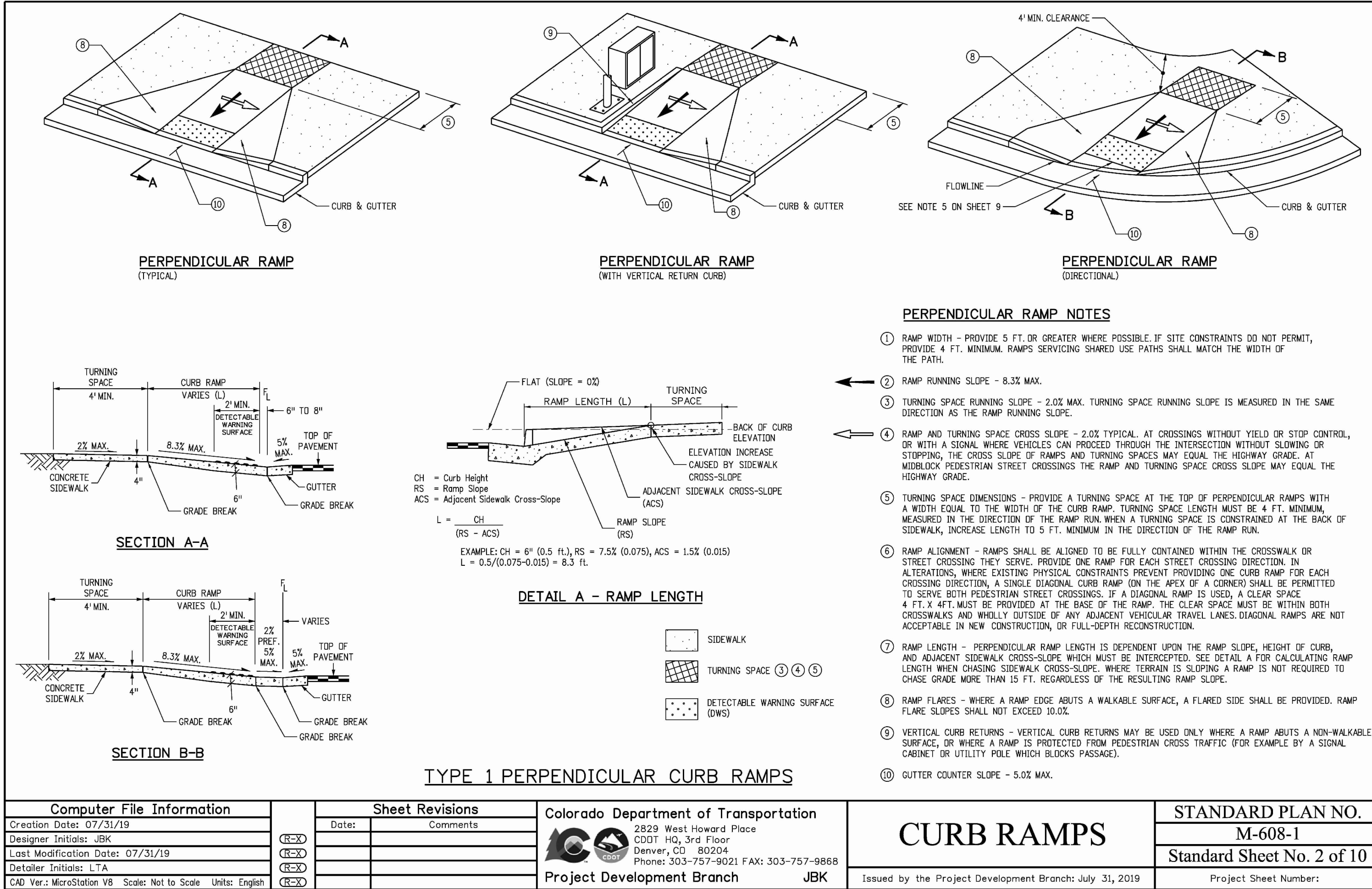
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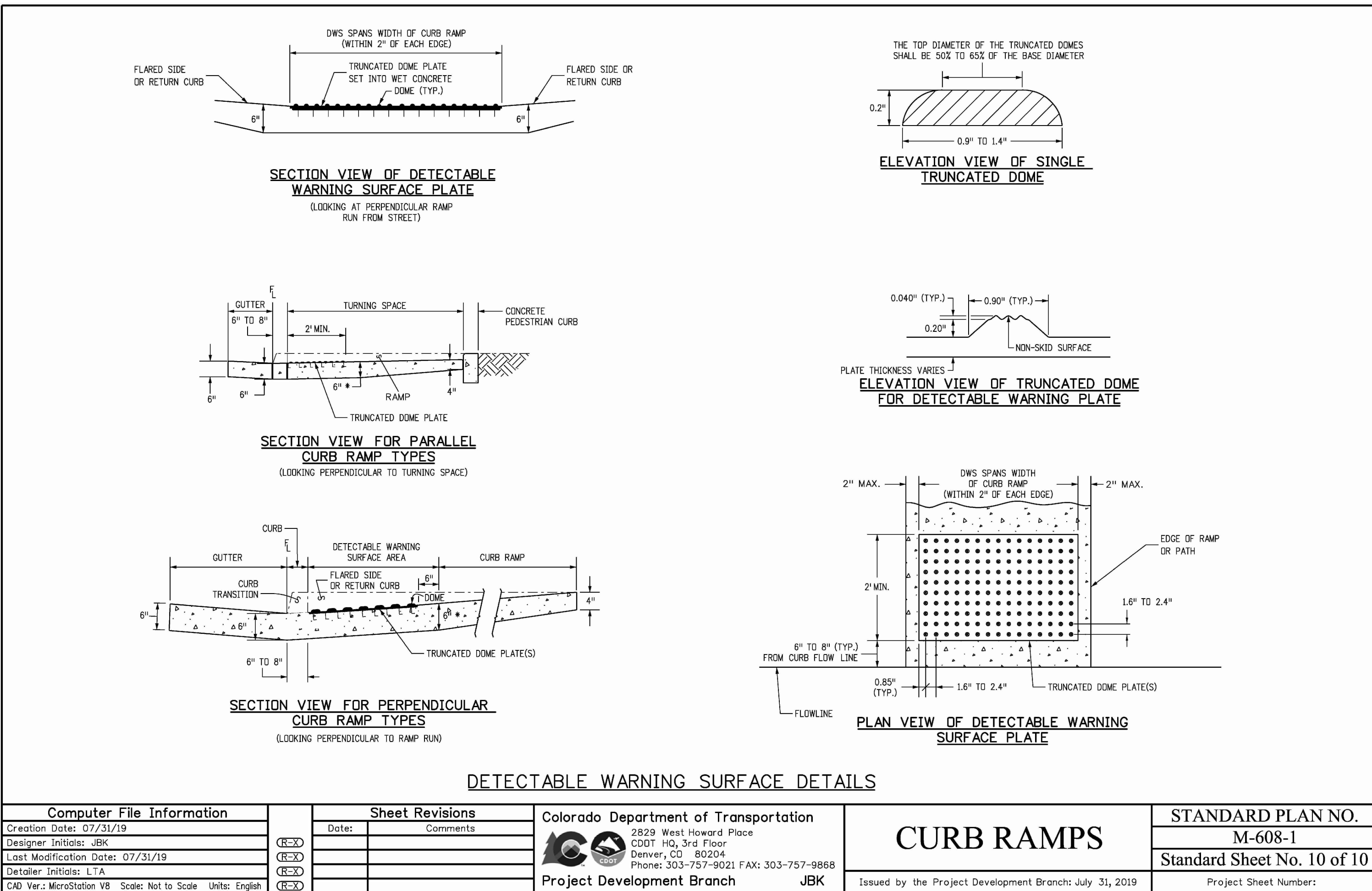
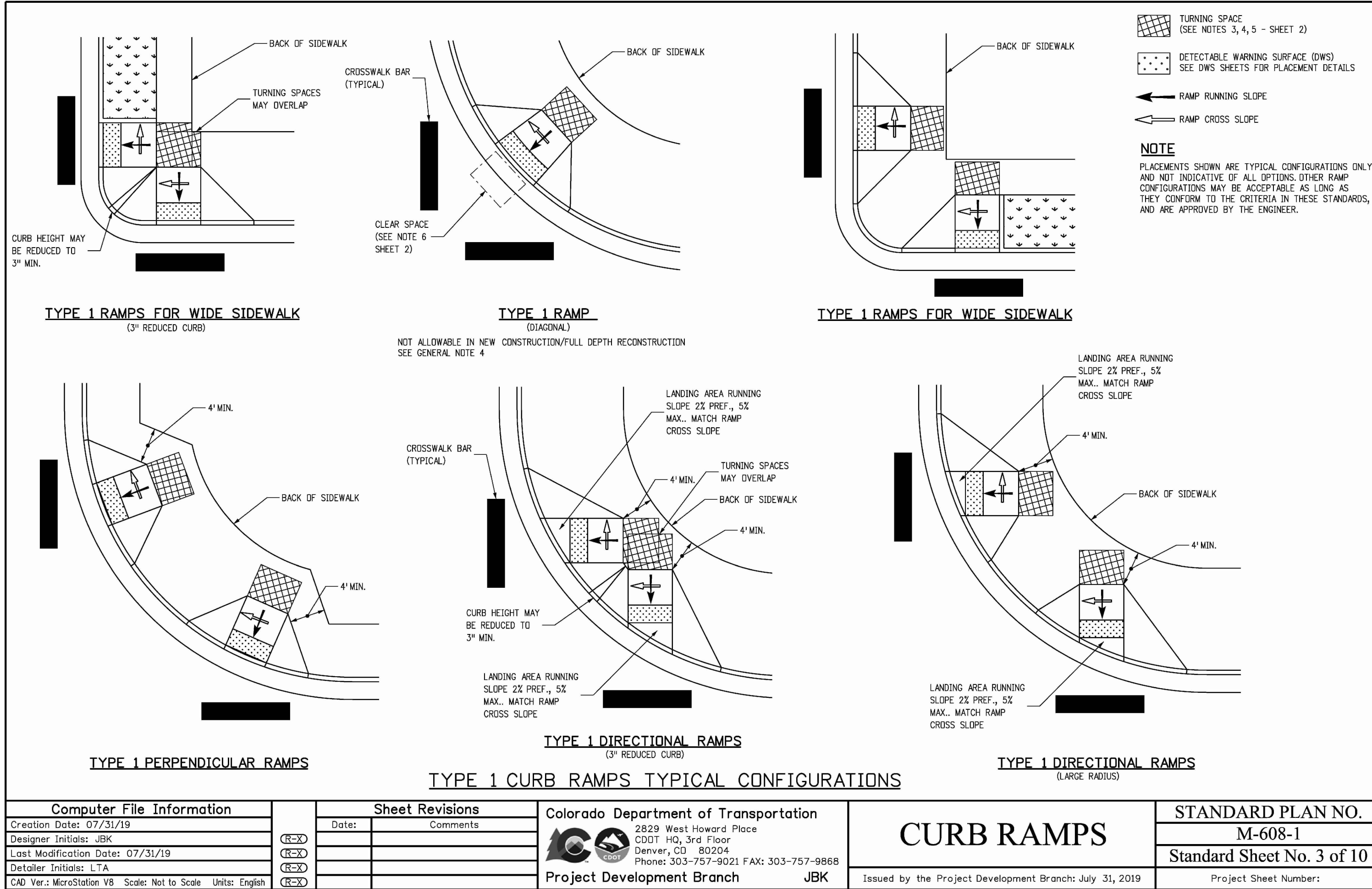
METRO DENVER AREA

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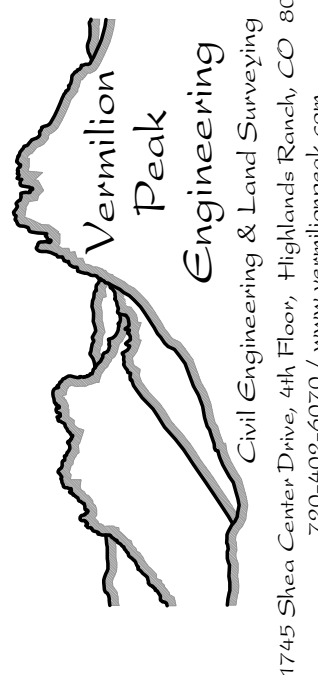
ENGINEER'S STATEMENT  
PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



UNTIL SUCH TIME AS THESE  
DRAWINGS ARE APPROVED  
BY THE APPROPRIATE  
AUTHORITIES.  
VERMILION PEAK  
ENGINEERING APPROVES  
THEIR USE ONLY FOR THE  
PURPOSES DESIGNATED BY  
WRITTEN AUTHORIZATION.

PREPARED FOR  
VENTANA CAPITAL  
CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN



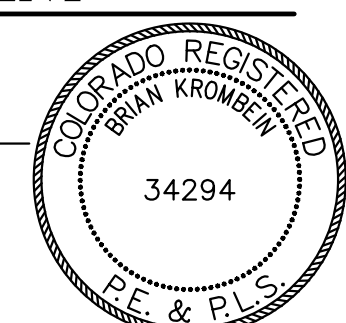
| DATE | BY | REVISION | NO. | AS SHOWN | H-SCALE | V-SCALE | DATE    | DESIGNED BY | DRAWN BY | CHECKED BY |
|------|----|----------|-----|----------|---------|---------|---------|-------------|----------|------------|
|      |    |          |     |          |         |         | 2/12/25 | BK          | BK       |            |

HORSE CREEK COMMERCIAL

SITE CONSTRUCTION DETAILS

SHEET C15 OF 17  
JOB NO. 24020







#### INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
4. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
5. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION. UNLESS COORDINATED WITH DISTRICT INSPECTOR.

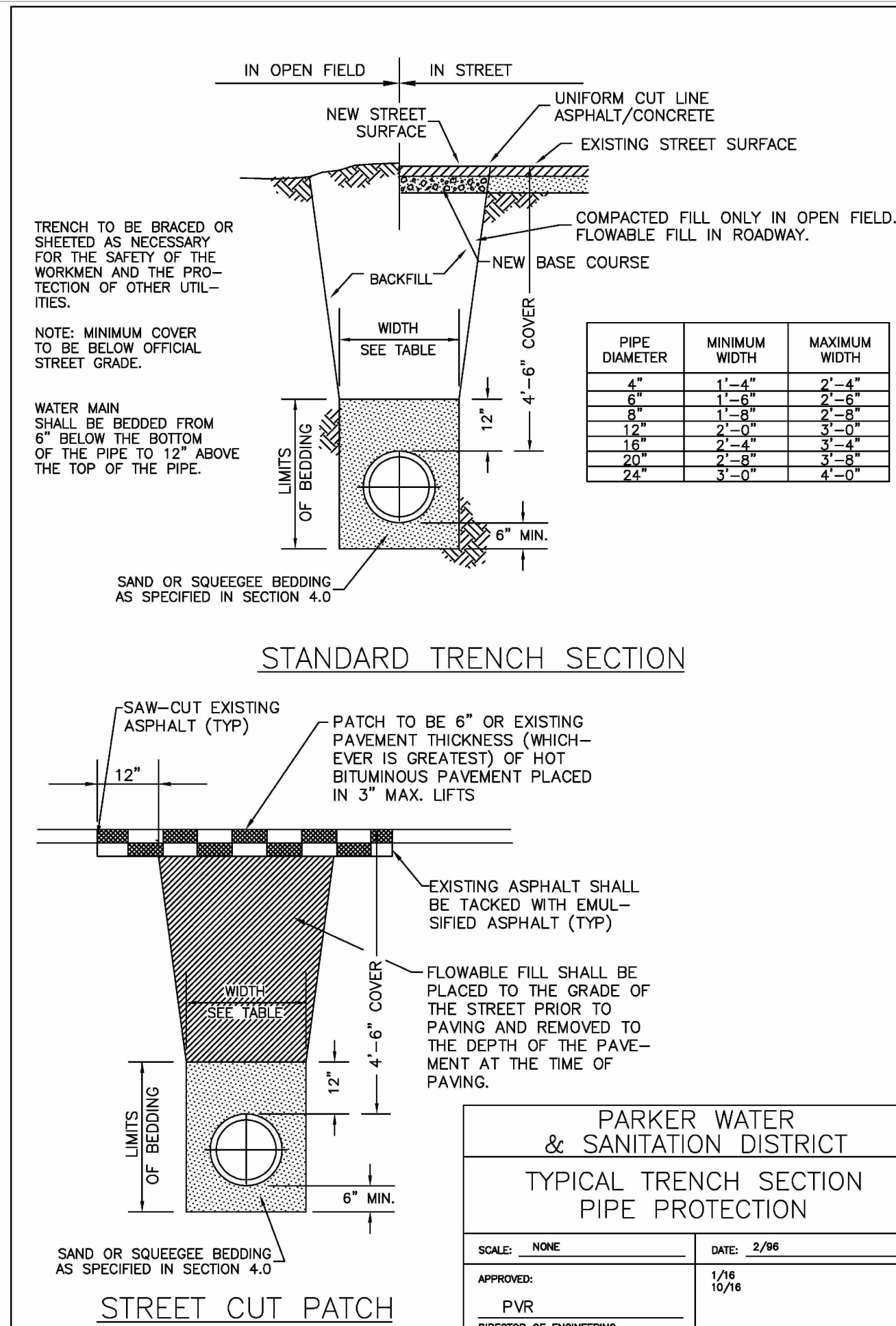
#### INSTALLATION NOTES:

- WATER**
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
  2. APPROVED BEDDING TO BE SQUEEGEE.
  3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
  4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
  5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
  6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
  7. MOVED CURB BOXES MUST BE INSPECTED BY PWSD PRIOR TO BURIAL.
  8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
  9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
  10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
  11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
  12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
"X" FOR SANITARY SEWER SERVICE  
"V" FOR WATER SERVICES
  13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

| PARKER WATER & SANITATION DISTRICT                        |                       |  |  |
|-----------------------------------------------------------|-----------------------|--|--|
| DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES |                       |  |  |
| SCALE: NONE                                               | DATE: 2/98            |  |  |
| APPROVED: PVR                                             | 1/04<br>1/16<br>10/16 |  |  |
| DIRECTOR OF ENGINEERING                                   |                       |  |  |

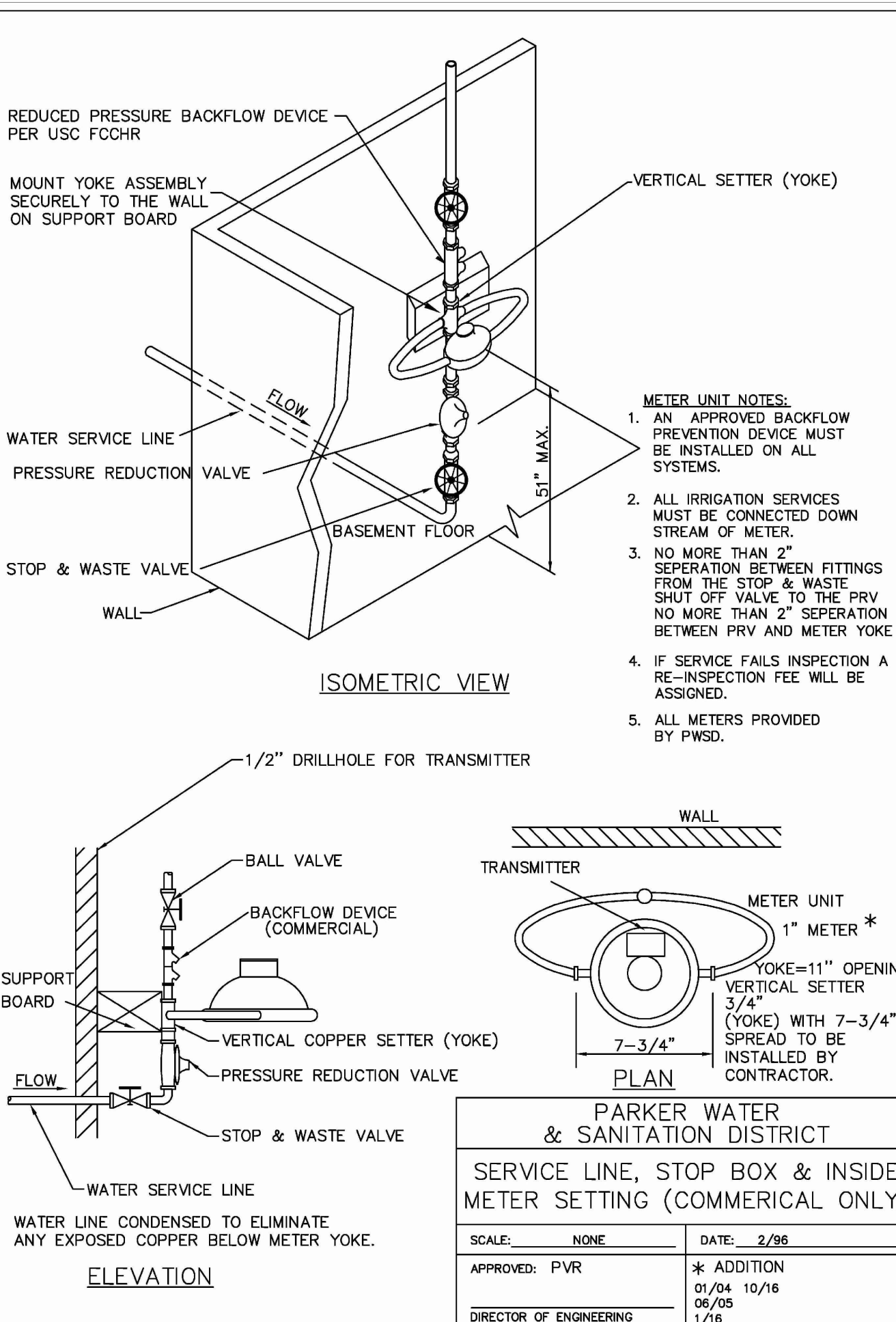
2016 REVISION

SHEET W1.1



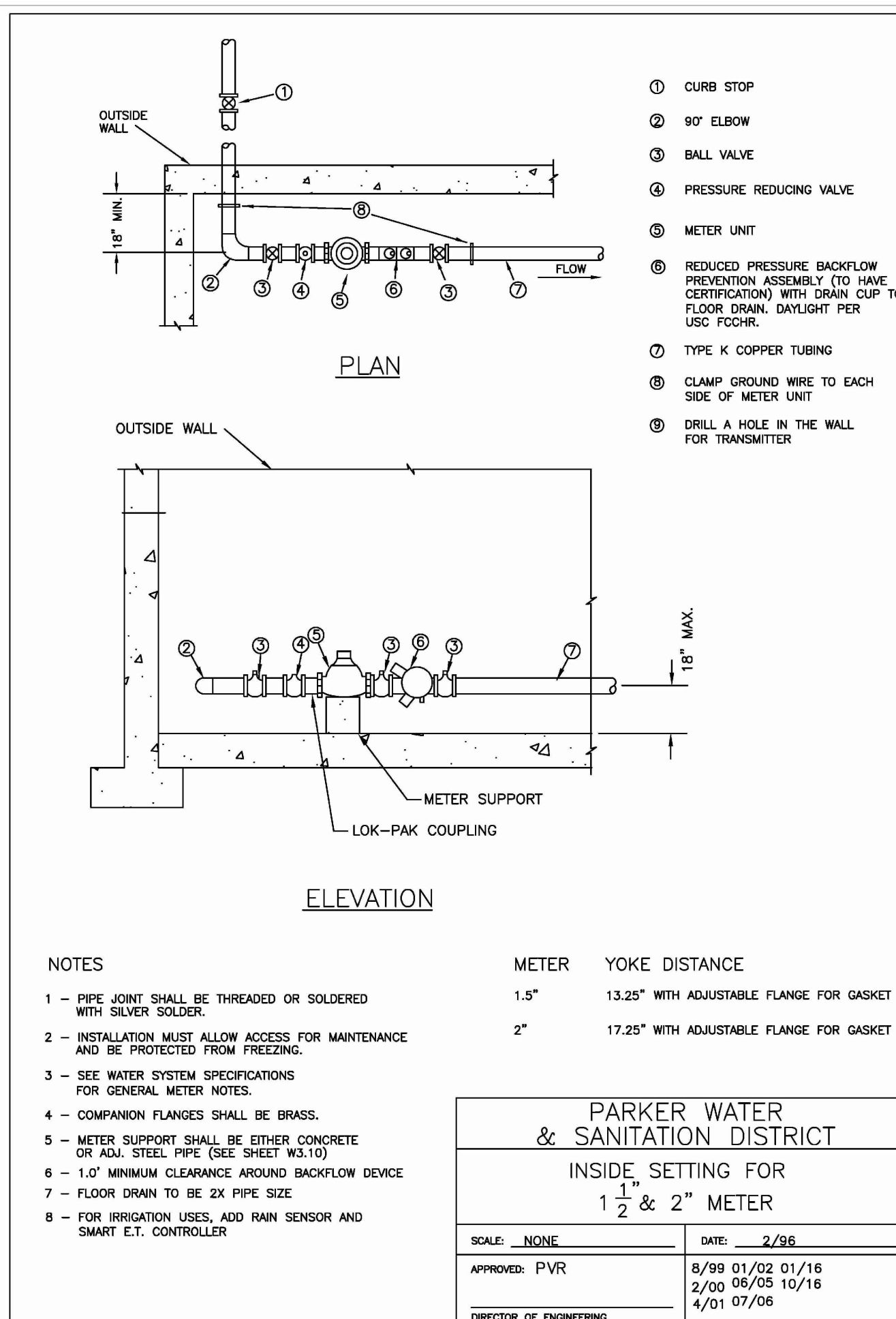
2016 REVISION

SHEET W4.1



2016 REVISION

SHEET W5.9



2016 REVISION

SHEET W5.14

#### INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTE 1 ABOVE AND A RE-INSPECTION FEE CHARGED.
3. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
4. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

#### INSTALLATION NOTES:

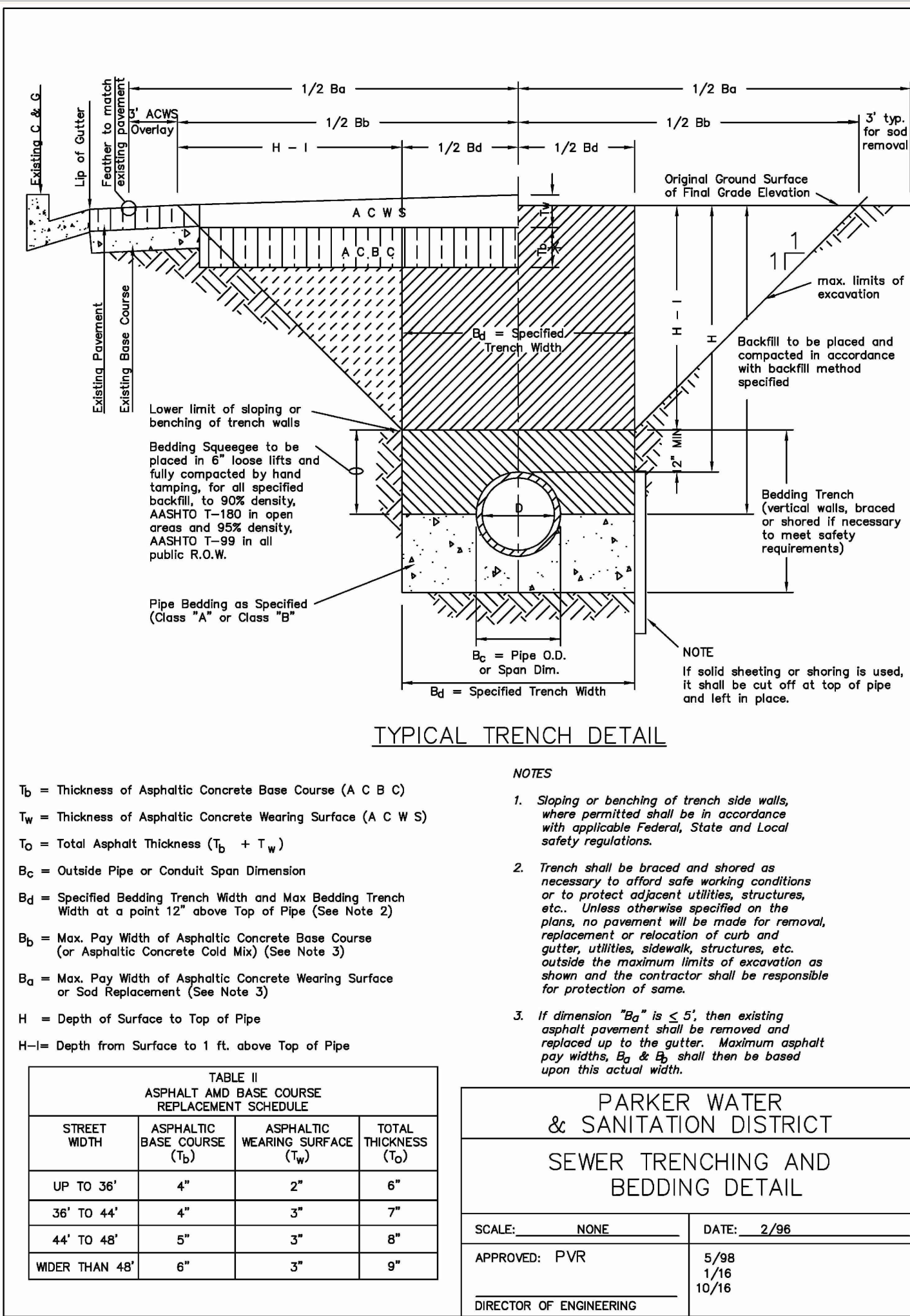
##### SEWER

1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
"X" FOR SANITARY SEWER SERVICE  
"V" FOR WATER SERVICES

| PARKER WATER & SANITATION DISTRICT                        |                       |  |  |
|-----------------------------------------------------------|-----------------------|--|--|
| DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES |                       |  |  |
| SCALE: NONE                                               | DATE: 2/98            |  |  |
| APPROVED: PVR                                             | 01/02<br>1/08<br>1/16 |  |  |
| DIRECTOR OF ENGINEERING                                   |                       |  |  |

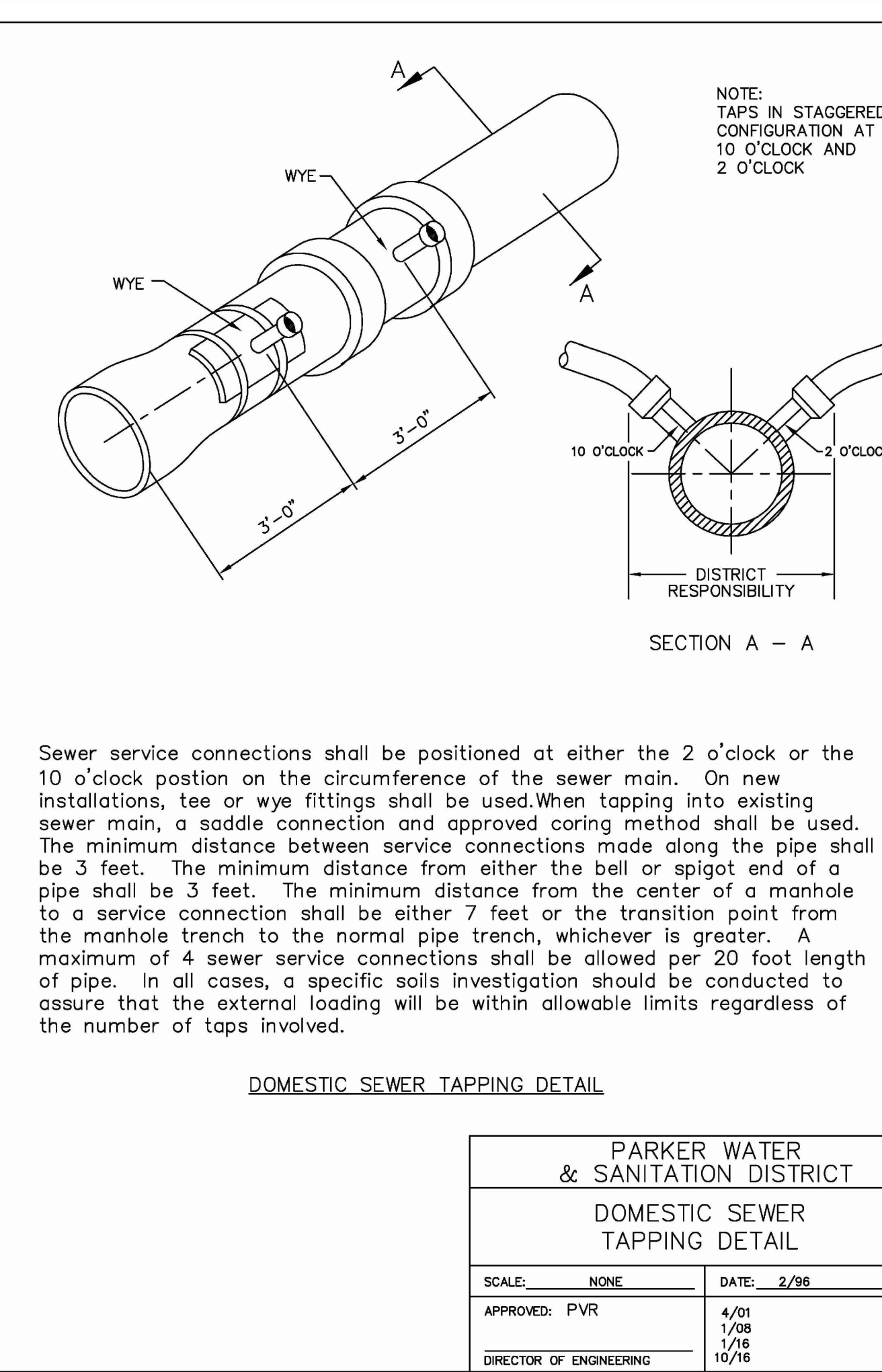
2016 REVISION

SHEET S1.1



2016 REVISION

SHEET S4.1



2016 REVISION

SHEET S4.13

#### ENGINEER'S STATEMENT

PREPARED UNDER MY SUPERVISION

BRIAN KROMBEIN, PE, PLS  
COLORADO PE NO. 34294  
FOR AND ON BEHALF OF  
VERMILION PEAK ENGINEERING LLC



UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE AGENCIES, VERMILION PEAK ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.

PREPARED FOR  
**VENTANA CAPITAL**  
8678 CONCORD CENTER DR, SUITE 200  
ENGLEWOOD, CO 80112  
720-703-9036  
CONTACT: DALTON HORAN

**Vermilion Peak Engineering**  
Civil Engineering & Land Surveying  
1745 Shen Center Drive 4th Floor, Highlands Ranch, CO 80129  
720-402-6070 / www.vermilionpeak.com

| DATE | BY | REVISION | No. | AS SHOWN | H-SCALE | V-SCALE | DATE    | DESIGNED BY | DRAWN BY | CHECKED BY |
|------|----|----------|-----|----------|---------|---------|---------|-------------|----------|------------|
|      |    |          |     |          |         |         | 2/12/25 | BK          | BK       |            |

HORSE CREEK COMMERCIAL

UTILITY DETAILS

SHEET C17 OF 17

JOB NO. 24020

CALL UNCC  
TWO WORKING DAYS  
BEFORE YOU DIG  
CALL 811  
METRO DENVER AREA  
UTILITY NOTIFICATION CENTER OF COLORADO