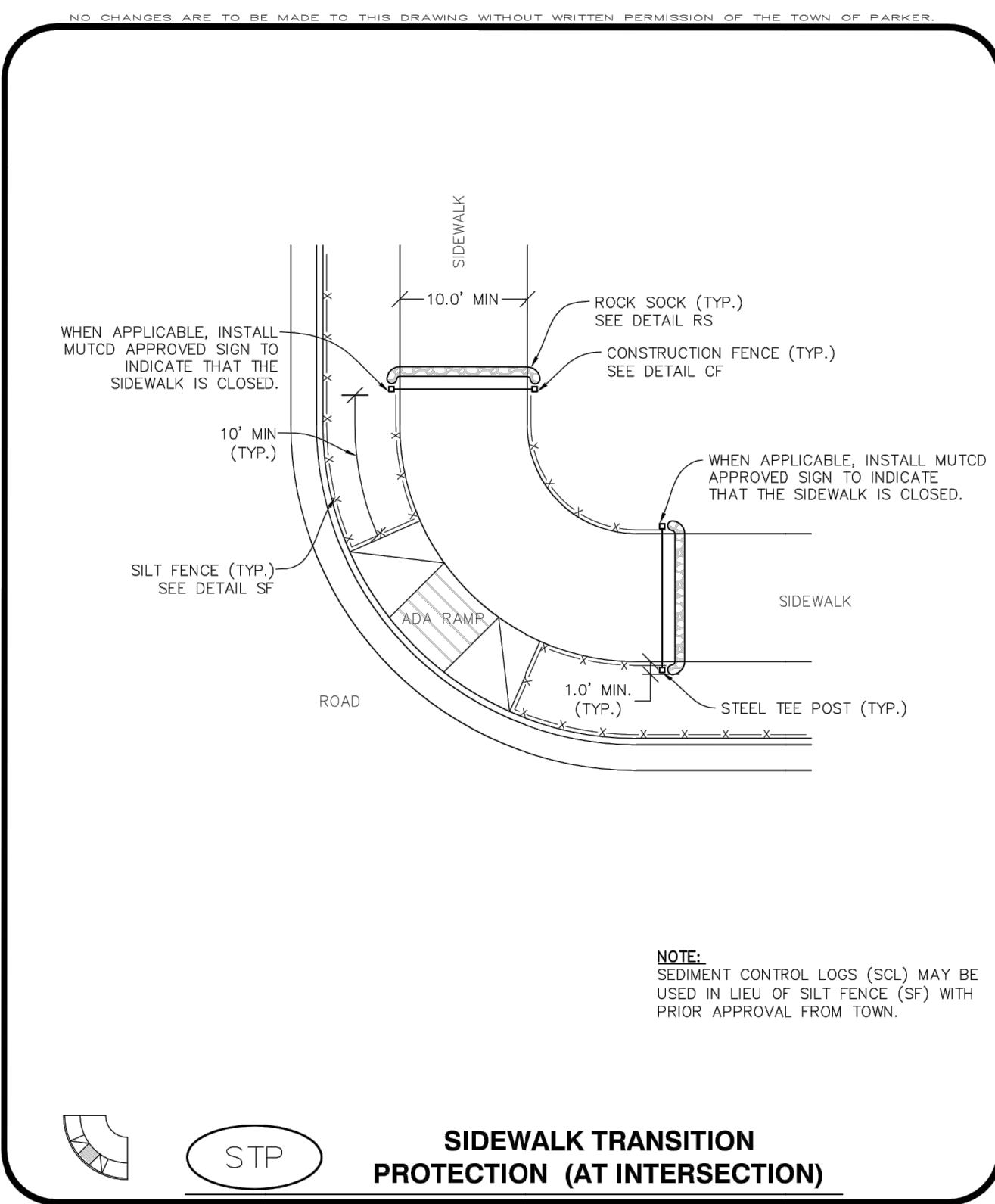
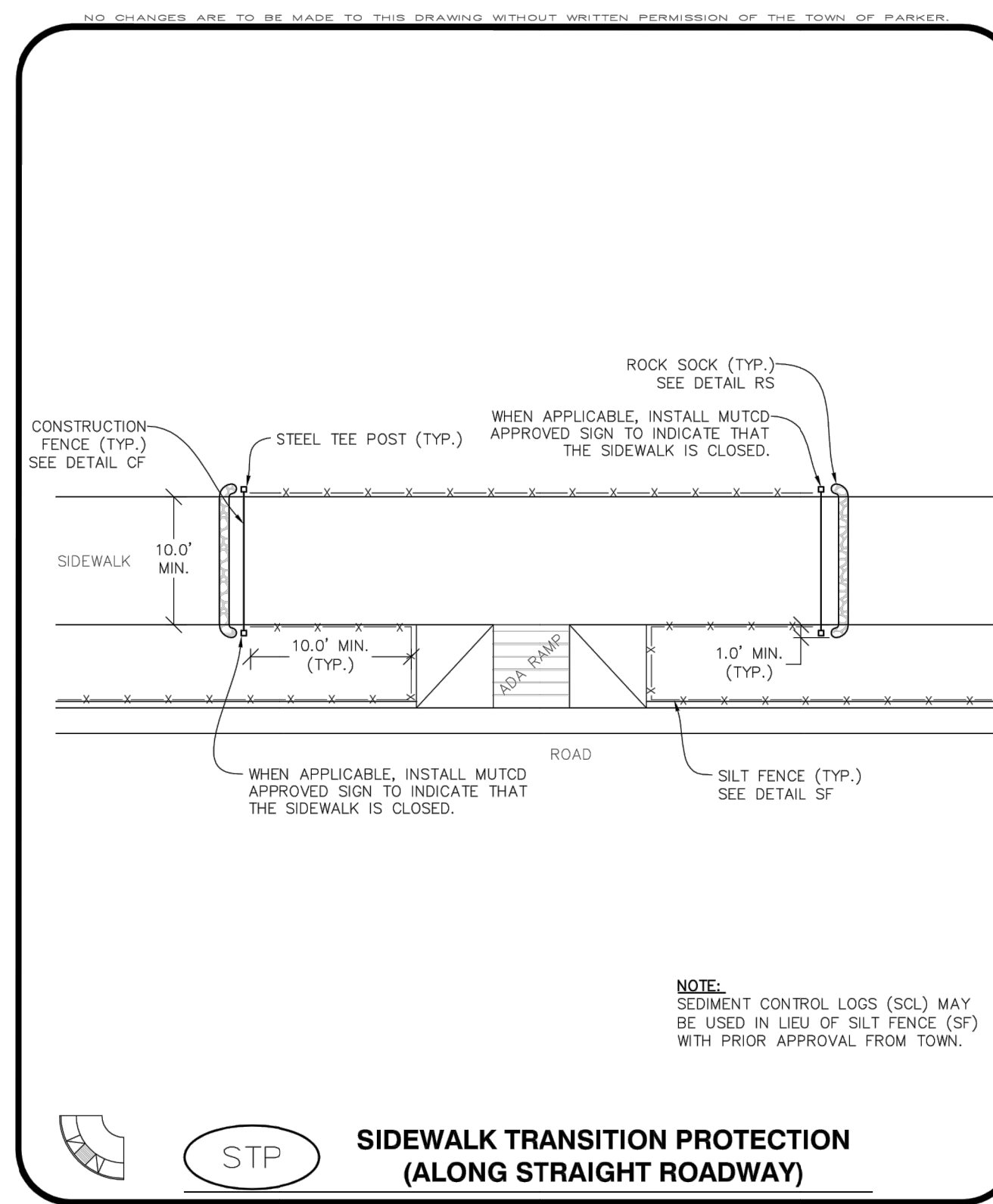


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CBMP | **STP**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
 Oct. 2013



CBMP | **STP**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
 Oct. 2013

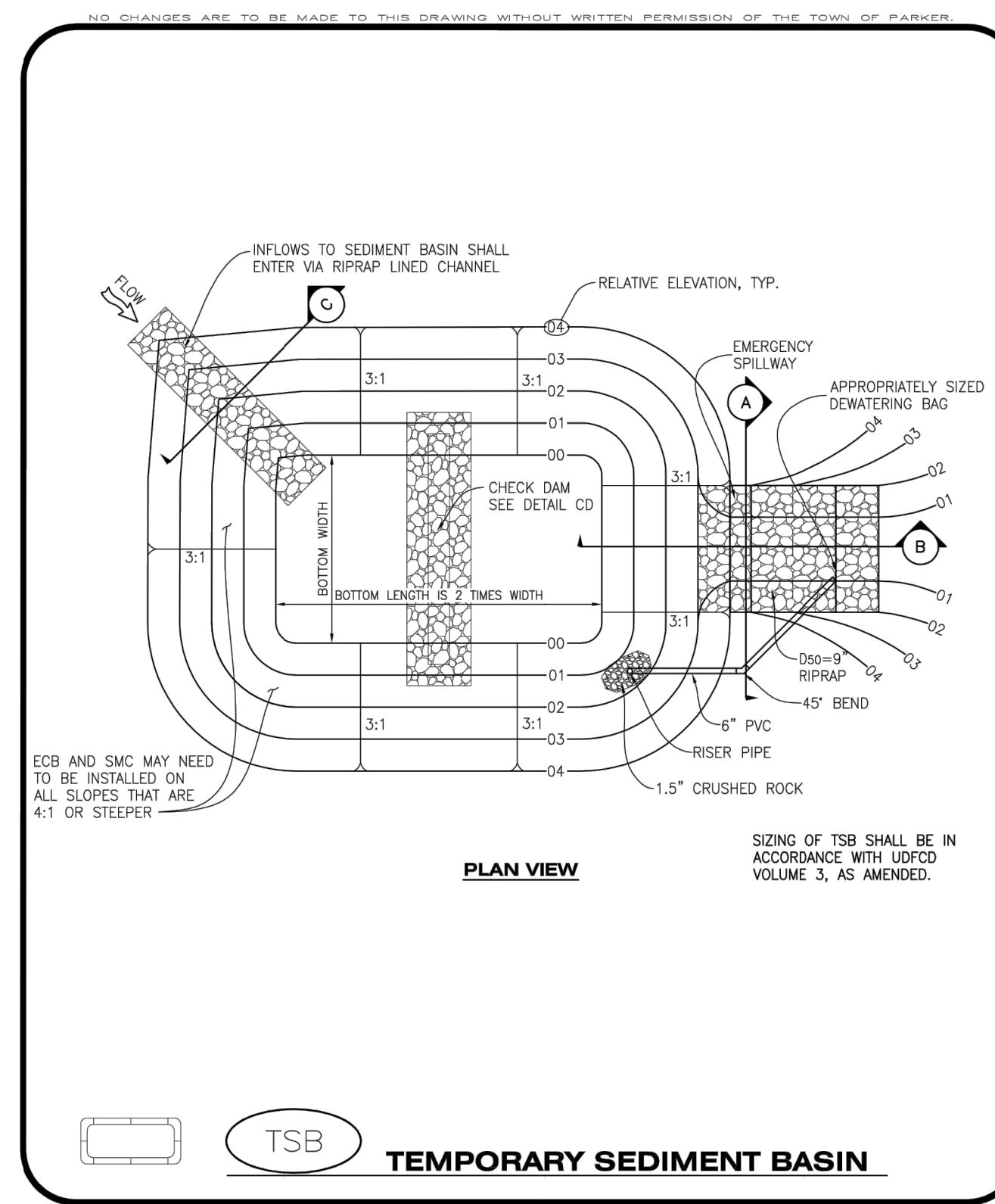
SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

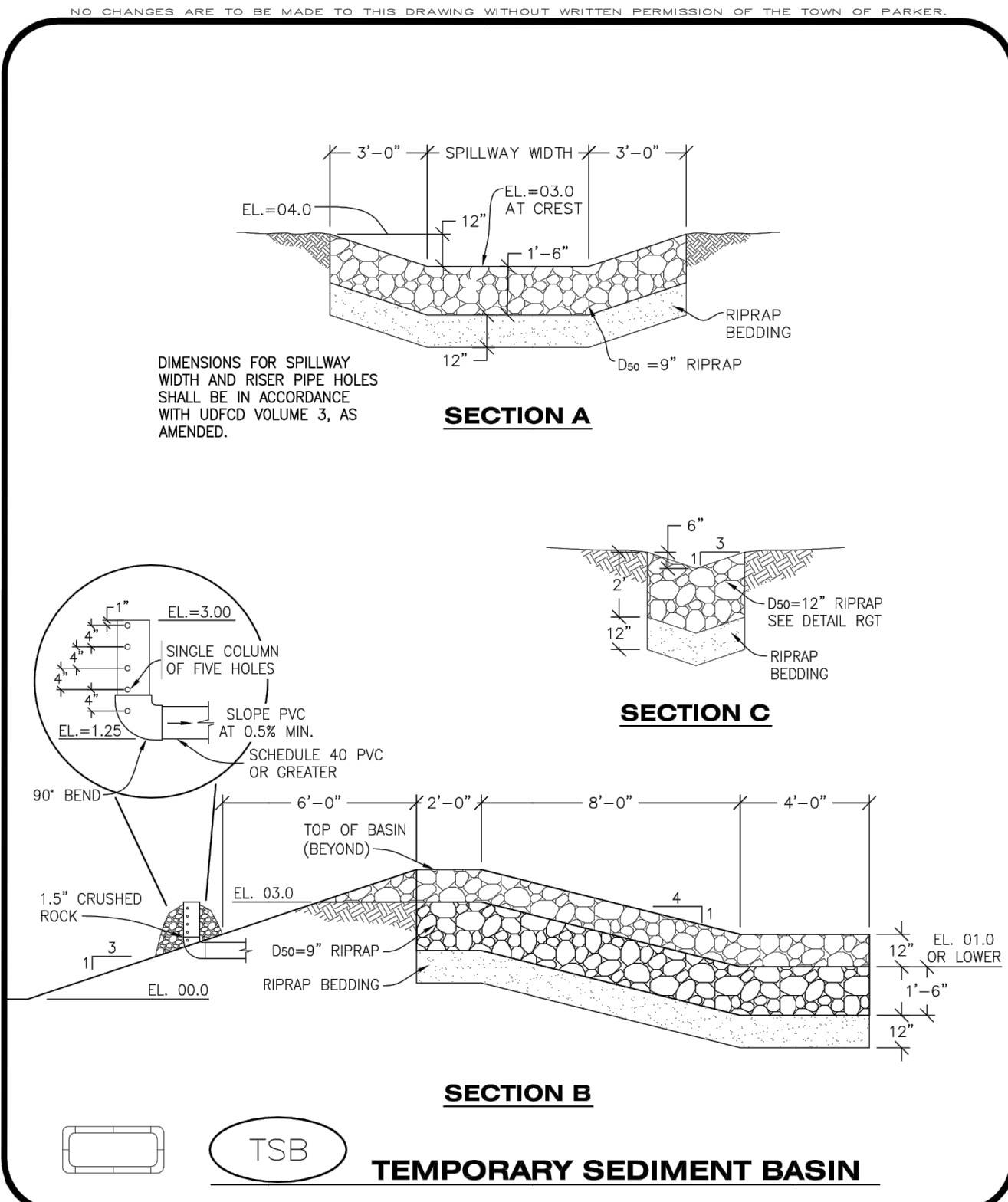
SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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

CBMP | **STP**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
 Oct. 2013



CBMP | **TSB**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
 Oct. 2013



CBMP | **TSB**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
 Oct. 2013

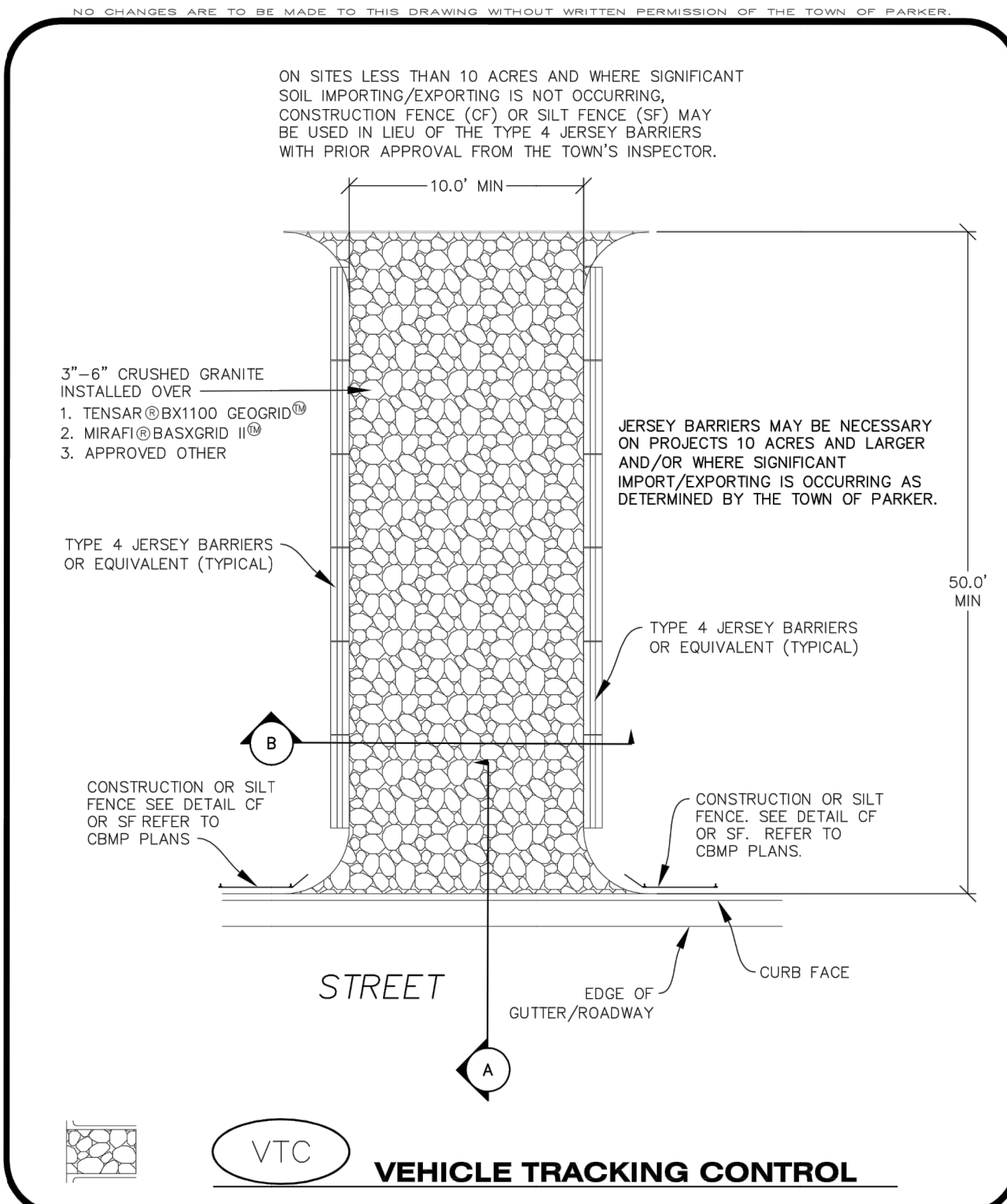
TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
- THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
- THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
- AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

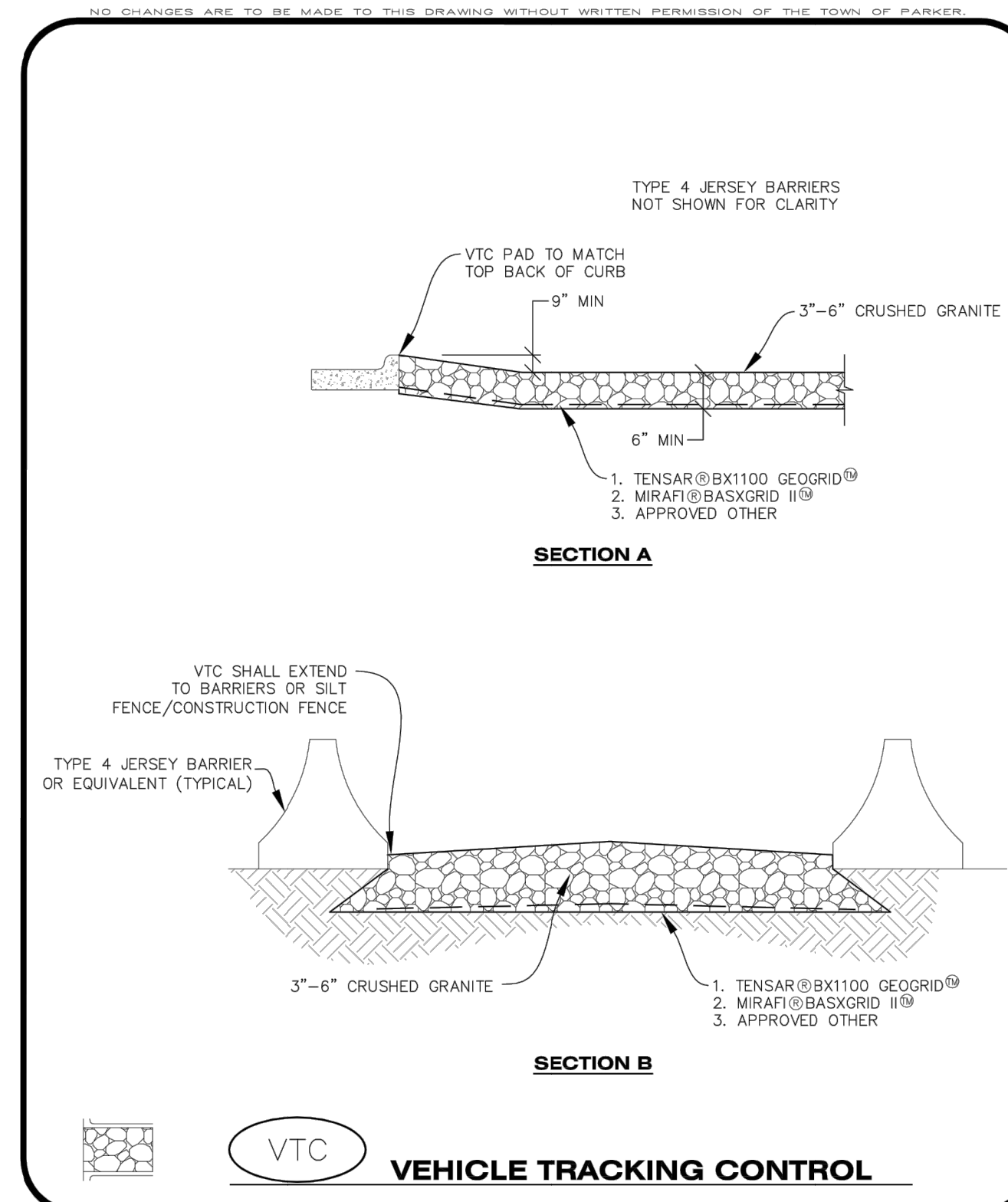
TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM 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.

CBMP | **TSB**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
 Oct. 2013



CBMP | **VTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
 Oct. 2013



CBMP | **VTC**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
 Oct. 2013

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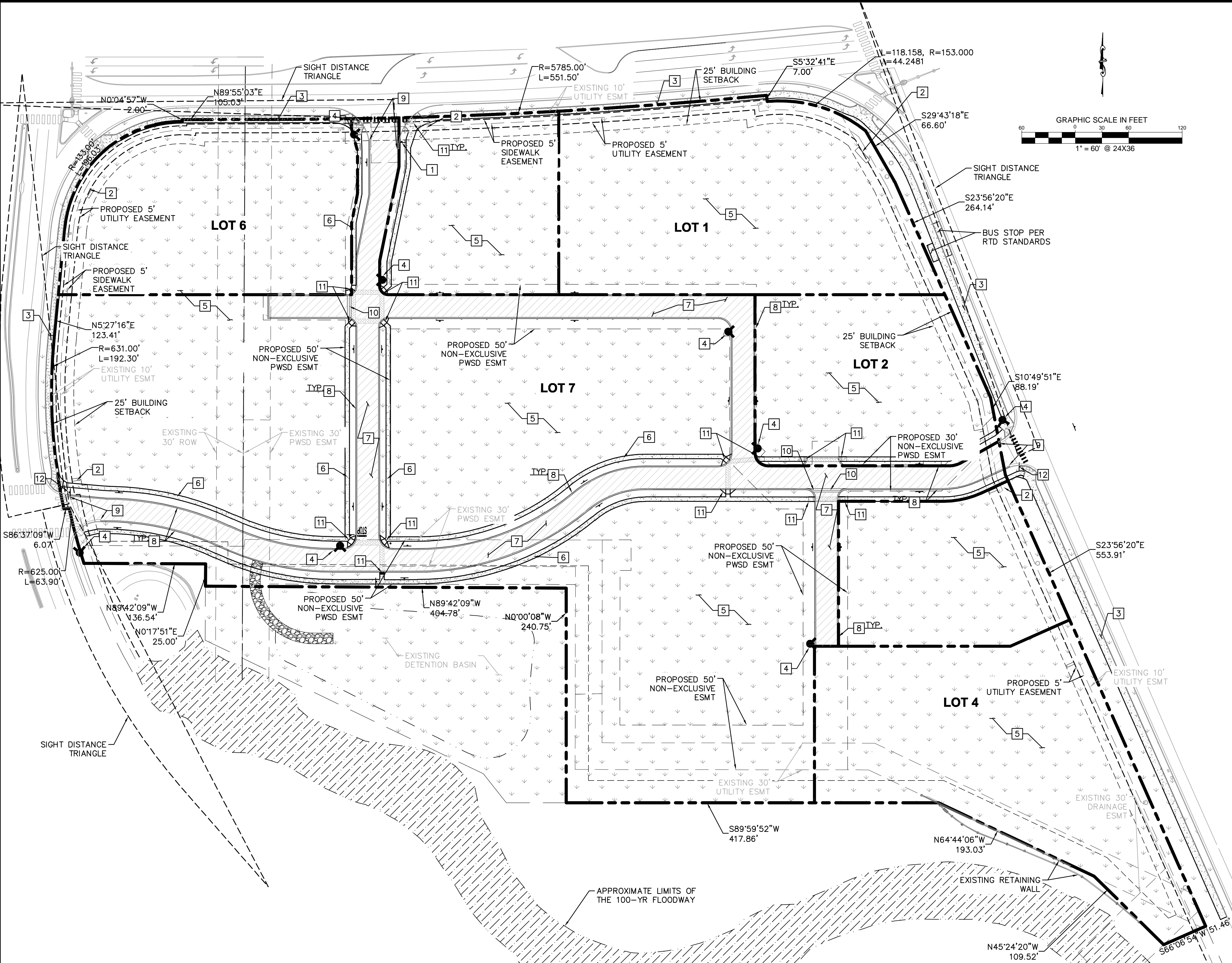
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CBMP DETAILS

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PROJECT NO.
 096502001
 DRAWING NAME
 096502001_EC_DT
C3.10



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LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING UTILITY EASEMENT
- PROPOSED UTILITY EASEMENT
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- SETBACK LINE
- HEAVY DUTY ASPHALT PAVING
- CONCRETE SIDEWALK
- PROPOSED FINAL STABILIZATION/LANDSCAPE
- DECORATIVE CONCRETE PAVEMENT
- PROPOSED FIRE HYDRANT

- KEY NOTES**
- 1 PROPOSED STOP SIGN - RIGHT TURN ONLY
 - 2 PROPOSED MONUMENT SIGN.
 - 3 PROPOSED 8' WIDE SIDEWALK
 - 4 PROPOSED FIRE HYDRANT.
 - 5 PROPOSED PERMANENT STABILIZATION. REFER TO LANDSCAPE PLANS
 - 6 PROPOSED 5' CONCRETE SIDEWALK.
 - 7 PROPOSED HEAVY DUTY ASPHALT PAVING.
 - 8 PROPOSED 18" VERTICAL CURB
 - 9 PROPOSED CURB TRANSITION FROM 18" CURB AND GUTTER (ON-SITE) TO 30" CURB AND GUTTER (OFF-SITE).
 - 10 PROPOSED CROSSSPAN GUTTER
 - 11 PROPOSED ADA COMPLIANT CURB RAMP
 - 12 PROPOSED STOP SIGN
- NOTES**
1. ANY TRAFFIC CONTROL IN TWENTY MILE ROAD OR PINE LANE RIGHT-OF-WAY WILL REQUIRE A TOWN RIGHT-OR-WAY PERMIT.
 2. ANY TRAFFIC CONTROL IN PARKER ROAD RIGHT-OF-WAY WILL REQUIRE A CDOT RIGHT-OR-WAY PERMIT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

FIRE CODE REVIEW BLOCK

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

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE _____ DATE _____

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

NO.	REVISION	BY	DATE	APPR.

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 4582 South Ulster Street, Suite 1500
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 CHECKED BY: DLS
 DATE: 03/11/20

PARKER & PINE MINOR DEVELOPMENT FILING NO.1
 PARKER, CO
 CONSTRUCTION DOCUMENTS
 SITE PLAN

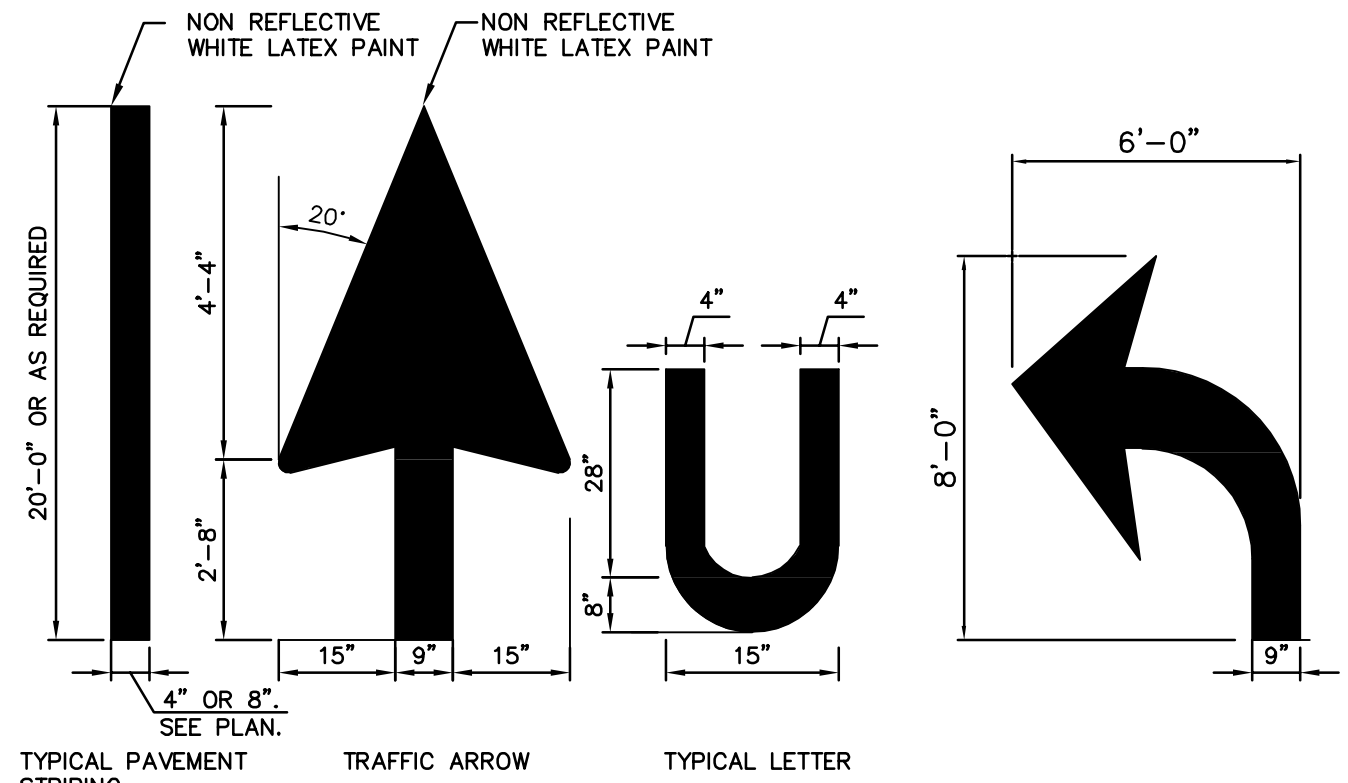
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096502001SP_SP

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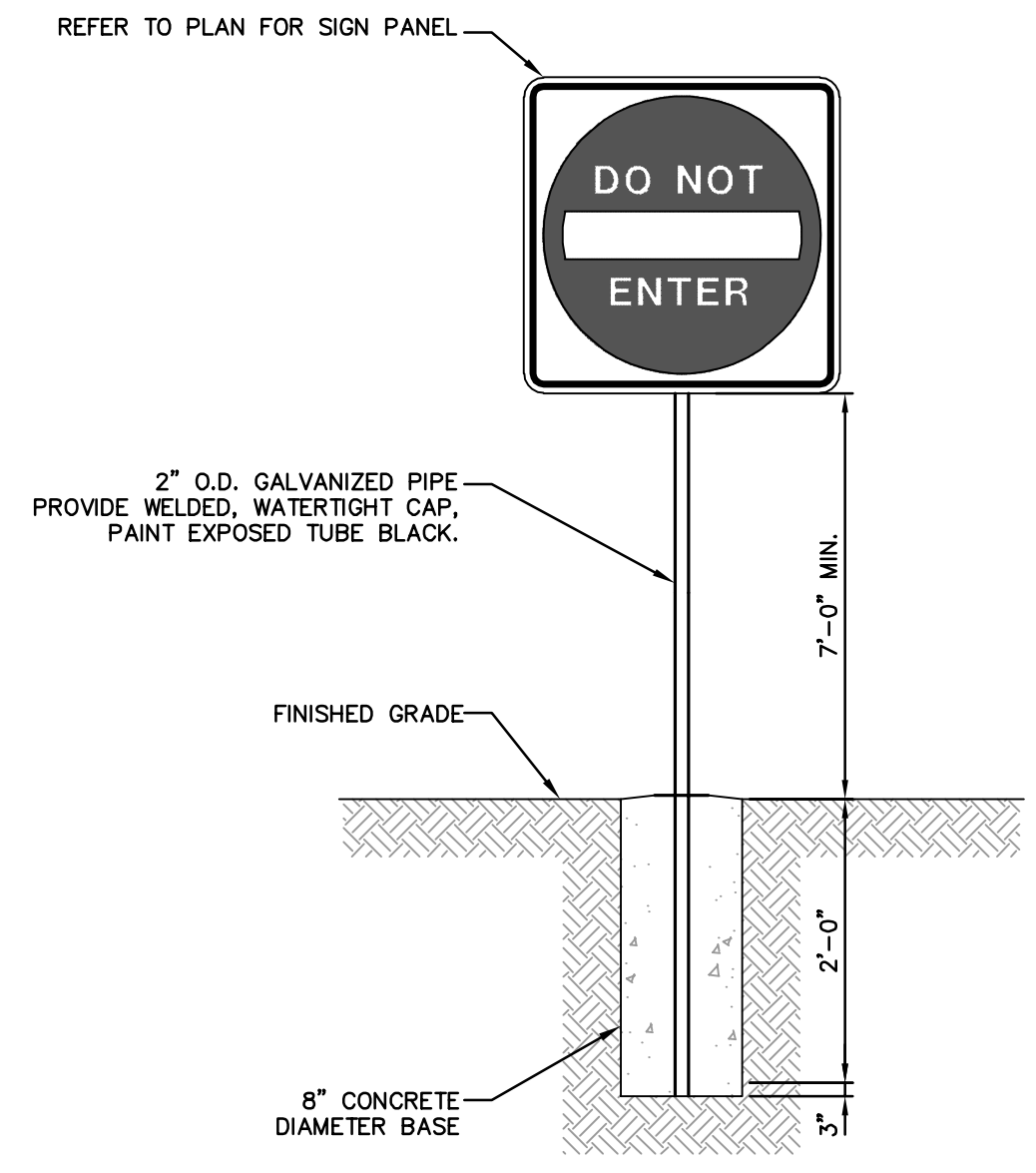


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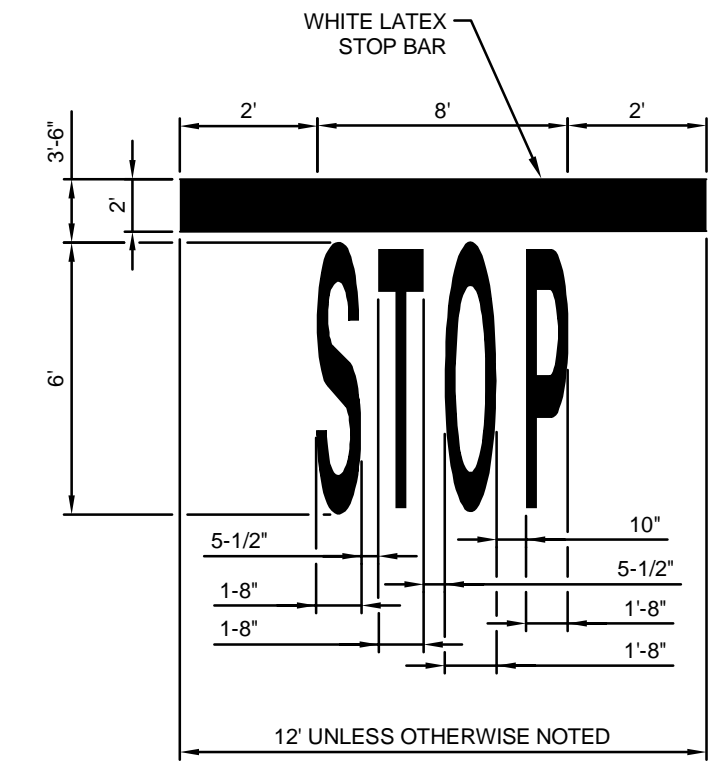


NOTE:
PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS.

TYPICAL PAVEMENT MARKINGS
NOT TO SCALE

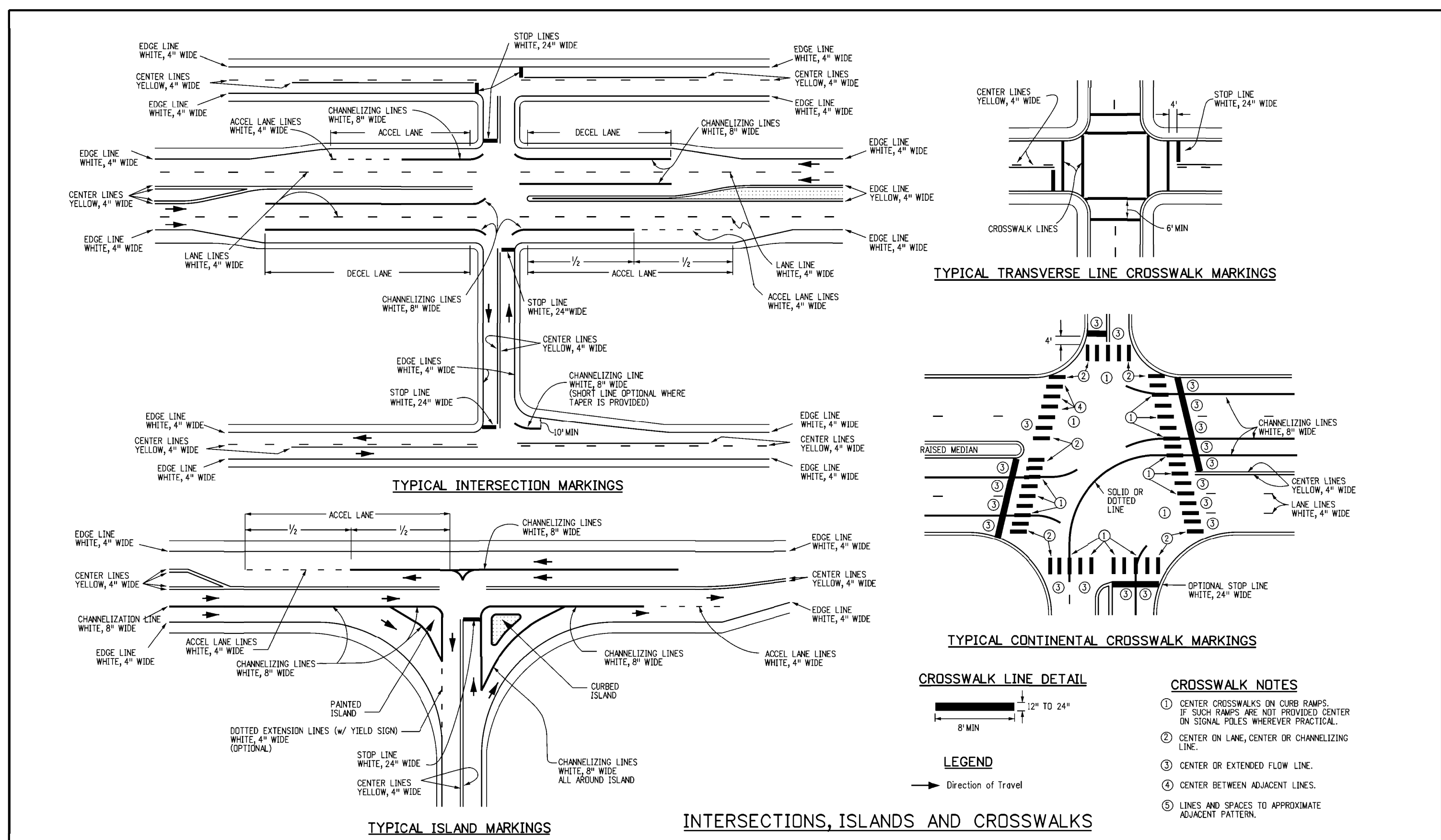


SIGN POST DETAIL
NOT TO SCALE



NOTE:
1. ALL TRAFFIC MARKINGS TO BE LATEX AS PER DIMENSIONS SHOWN.

STOP BAR DETAIL
NOT TO SCALE



CROSSWALK LINE DETAIL
12" TO 24"
8" MIN

LEGEND
→ Direction of Travel

CROSSWALK NOTES

- CENTER CROSSWALKS ON CURB RAMPS. IF SUCH RAMPS ARE NOT PROVIDED CENTER ON SIGNAL POLES WHEREVER PRACTICAL.
- CENTER ON LANE, CENTER OR CHANNELIZING LINE.
- CENTER OR EXTENDED FLOW LINE.
- CENTER BETWEEN ADJACENT LINES.
- LINE AND SPACES TO APPROXIMATE ADJACENT PATTERNS.

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 W. Howard Pl. Denver, CO 80204 Phone: 303-757-9456 FAX: 303-757-9219 Traffic & Safety Engineering MKB	PAVEMENT MARKINGS STANDARD PLAN NO. S-627-1 Standard Sheet No. 3 of 9 Issued By: Traffic & Safety Engineering Branch July 31, 2019 Project Sheet Number:
Creation Date: 07/04/12	Date:	Comments:			
Created By: JSW					
Last Modification Date: 02/08/17					
Last Modified By: MBhat					
CAD Ver: MicroStation V8	Scale: Not to Scale	Units: English			

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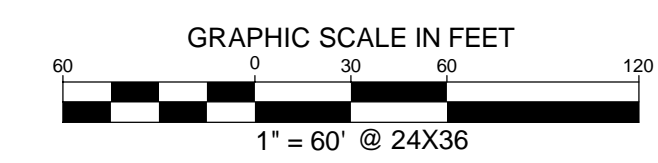
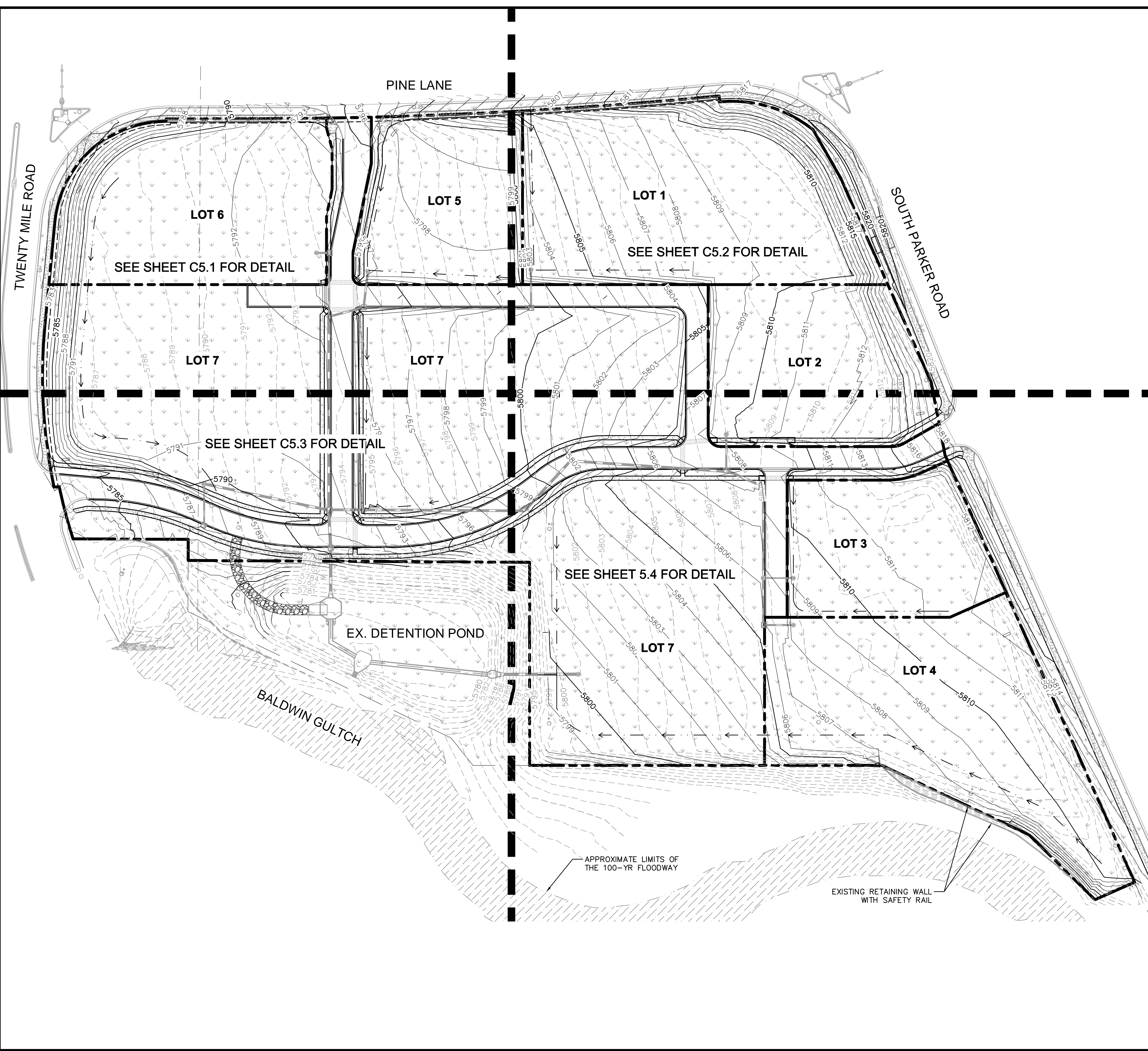
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- LEGEND**
- EXISTING PROPERTY LINE
 - - - -5770- - - EXISTING CONTOUR
 - - - -5771- - - PROPOSED CONTOUR
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - - - - - PROPOSED DIVERSION DITCH

BENCHMARK
 DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.
 ELEVATION = 5906.34 FEET (NAVD 1988), AS PUBLISHED BY DOUGLAS COUNTY.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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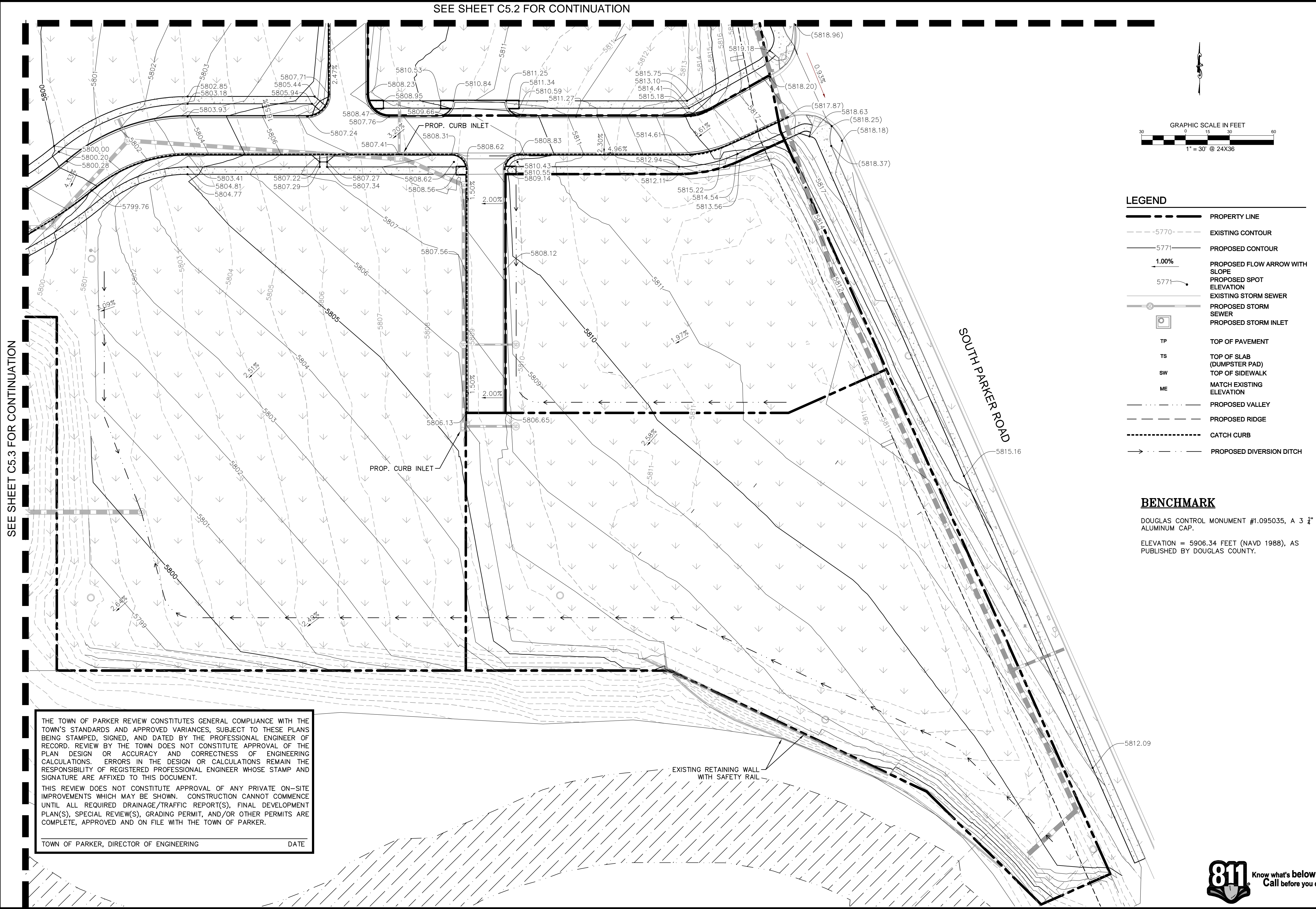
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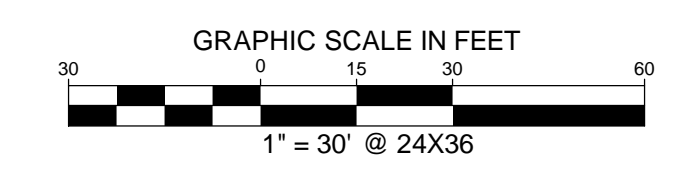
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SEE SHEET C5.2 FOR CONTINUATION

SEE SHEET C5.3 FOR CONTINUATION



- LEGEND**
- PROPERTY LINE
 - 5770- EXISTING CONTOUR
 - 5771- PROPOSED CONTOUR
 - 1.00% PROPOSED FLOW ARROW WITH SLOPE
 - 5771- PROPOSED SPOT ELEVATION
 - EXISTING STORM SEWER
 - PROPOSED STORM SEWER
 - PROPOSED STORM INLET
 - TP TOP OF PAVEMENT
 - TS TOP OF SLAB (DUMPSTER PAD)
 - SW TOP OF SIDEWALK
 - ME MATCH EXISTING ELEVATION
 - PROPOSED VALLEY
 - PROPOSED RIDGE
 - CATCH CURB
 - PROPOSED DIVERSION DITCH

BENCHMARK
 DOUGLAS CONTROL MONUMENT #1.095035, A 3 1/4" ALUMINUM CAP.
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