

# CHAMBERS & HESS, FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

## OWNER

FIRST GUARDIAN GROUP  
2025 GATEWAY PLACE, SUITE 485  
SAN JOSE, CA 95110  
PHONE: 408.392.8822  
CONTACT: PAUL GETTY

## DEVELOPER

REPUBLIC INVESTMENT GROUP  
5750 DTC PARKWAY, SUITE 160  
GREENWOOD VILLAGE, CO 80111  
PHONE: 720.897.6091  
CONTACT: GRANT NELSON

## ENGINEER

RICK ENGINEERING COMPANY  
9801 E. EASTER AVE.  
CENTENNIAL, CO 80112  
PHONE: 303.537.8020  
CONTACT: TROY BALES

## SURVEYOR

RICK ENGINEERING COMPANY  
5690 WEBSTER ST.  
ARVADA, CO 80002  
PHONE: 303.403.2433  
CONTACT: MARK WILSON

## AGENCIES:

TOWN OF PARKER  
20120 EAST MAINSTREET  
PARKER, CO 80138  
PHONE: 303.831.0353

## WORK TO BE DONE:

THE SCOPE OF WORK FOR THIS PROJECT CONSISTS OF ROADWAY IMPROVEMENTS, GRADING AND EROSION CONTROL MEASURES, SANITARY SEWER IMPROVEMENTS, STORM DRAINAGE IMPROVEMENTS AND WATER MAIN IMPROVEMENTS ACCORDING TO THE FOLLOWING PLANS, SPECIFICATIONS AND STANDARD DRAWINGS OF THE TOWN OF PARKER, COLORADO.

## STANDARDS AND SPECIFICATIONS

- TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (2014)
- TOWN OF PARKER ROADWAY DESIGN & CONSTRUCTION CRITERIA MANUAL (2018)
- COLORADO DEPARTMENT OF TRANSPORTATION ROADWAY DESIGN GUIDE (2017) (PRIVATE)
- COLORADO DEPARTMENT OF TRANSPORTATION STANDARD PLAN (2017) (PRIVATE)
- MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (2009)
- URBAN STORM DRAINAGE CRITERIA MANUAL VOLUMES 1, 2, & 3 (2016)

## SITE BENCHMARK & BASIS OF BEARINGS:

THE PRIMARY BENCHMARK USED TO DETERMINE THE BASIS OF ELEVATIONS FOR THIS MAP IS BY GPS OBSERVATION NAVD88. A SITE BENCHMARK HAS BEEN SET AT THE NORTHWEST CORNER OF A DRAIN INLET ON CHAMBERS ROAD, APPROXIMATELY 200'± NORTH OF HESS ROAD. ELEVATION = 6075.31

THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29 TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, BEARING SOUTH 89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234 FILING NO. 1.

## LEGAL DESCRIPTION:

LOT 1, BLOCK 10, DOUGLAS 234 FILING NO. 1  
COUNTY OF DOUGLAS, STATE OF COLORADO

## ALSO DESCRIBED AS FOLLOWS:

A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 29, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 29 BEARS NORTH 89°15'13" EAST A DISTANCE OF 2638.35 FEET, SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION; THENCE NORTH 89°15'13" EAST ALONG THE SOUTHERLY LINE OF SOUTHEAST QUARTER OF SECTION 29, A DISTANCE OF 523.31 FEET; THENCE NORTH 00°44'47" WEST A DISTANCE OF 62.64 FEET TO THE NORTHERLY LINE OF HESS ROAD AND THE POINT OF BEGINNING.

THENCE NORTH 53°05'57" WEST A DISTANCE OF 77.99 FEET;

THENCE NORTH 10°51'05" WEST ALONG A LINE TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 170.63 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 563.43 FEET THROUGH A CENTRAL ANGLE OF 10°27'51" HAVING A RADIUS OF 3085.00 FEET AND A CHORD BEARING NORTH 16°05'00" WEST AND A DISTANCE OF 562.65 FEET;

THENCE NORTH 21°50'47" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 15.32 FEET;

THENCE NORTH 67°44'14" EAST ALONG A LINE NON-TANGENT WITH THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 288.93 FEET;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 17.48 FEET THROUGH A CENTRAL ANGLE OF 21°32'17" HAVING A RADIUS OF 46.50 FEET AND A CHORD BEARING SOUTH 77°57'51" EAST A DISTANCE OF 17.38 FEET TO A POINT OF REVERSE CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 136.49 FEET THROUGH A CENTRAL ANGLE OF 110°55'25" HAVING A RADIUS OF 70.50 FEET AND A CHORD BEARING NORTH 57°20'35" EAST AND A DISTANCE OF 116.15 FEET TO A POINT ON A CURVE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 9.00 FEET THROUGH A CENTRAL ANGLE OF 17°11'35" HAVING A RADIUS OF 30.00 FEET AND A CHORD BEARING NORTH 60°09'45" EAST AND A DISTANCE OF 8.97 FEET TO A POINT OF A COMPOUND CURVE;

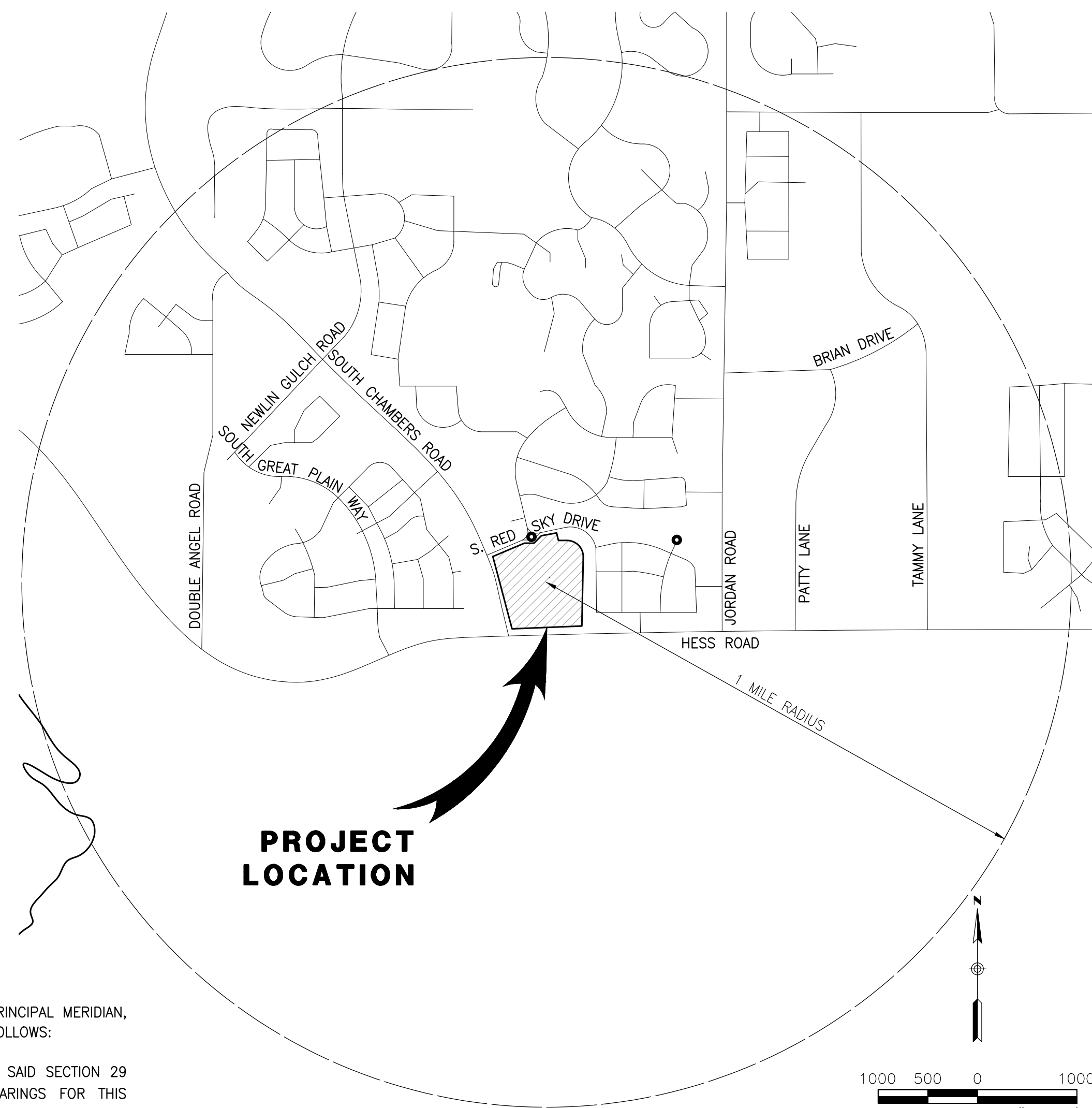
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 200.37 FEET THROUGH A CENTRAL ANGLE OF 11°48'18" HAVING A RADIUS OF 972.50 FEET AND A CHORD BEARING NORTH 74°39'41" EAST AND A DISTANCE OF 200.02 FEET;

THENCE SOUTH 08°15'28" EAST ALONG A LINE NON-TANGENT WITH THE PREVIOUSLY DESCRIBED CURVE A DISTANCE OF 107.11 FEET;

THENCE SOUTH 66°27'14" EAST A DISTANCE OF 195.03 FEET;

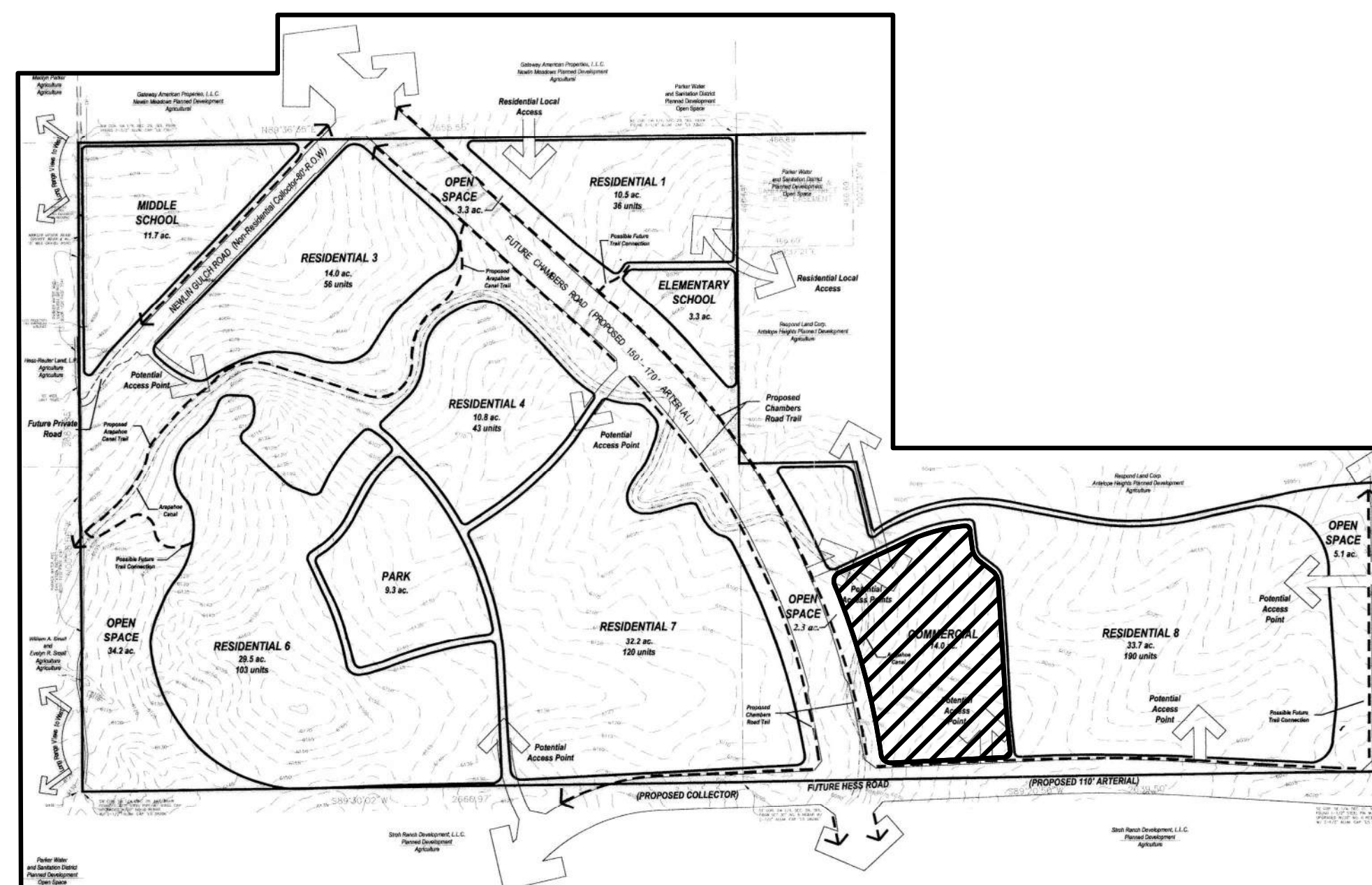
THENCE SOUTH 01°02'54" EAST A DISTANCE OF 790.17 FEET;

THENCE SOUTH 87°46'51" WEST A DISTANCE OF 547.23 FEET TO THE POINT OF BEGINNING.



## VICINITY MAP

SCALE 1"= 2000'



## LEGEND

	EXISTING	PROPOSED
TRACT BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY CENTERLINE	---	---
CURB & GUTTER	---	---
FENCE	---	---
EASEMENT	---	---
FLOWLINE	---	---
CONTOURS	---	---
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
STORM INLET	⊙	⊙
FLARED END SECTION	---	---
POND OUTLET STRUCTURE	---	---
STORM DRAIN	---	---
SEWER LINE	---	---
WATER MAIN	---	---
RIPRAP	---	---
SIGN	⊙	⊙
STREET LIGHT (PRIVATE)	⊙	⊙
STREET LIGHT (PUBLIC)	⊙	⊙
PHASE BOUNDARY	---	---
RIBBON GUTTER	---	---
DAYLIGHT LINE	---	---
SLOPE	---	---
DRAINAGE SWALE	---	---
TYPICAL LATERALS	---	---
AC PAVING	---	---
ALLEY CONCRETE	---	---
ACCESS ROAD	---	---
CONCRETE	---	---
FIRE ACCESS EASEMENT	---	---
GAS LINE	---	---
ELECTRIC LINE	---	---
TELEPHONE LINE	---	---
POWER POLE	⊙	⊙
TRANSFORMER	⊙	⊙

## ABBREVIATION

BEGIN CURVE	BC
BLOW OFF VALVE	BOV
BEGIN VERTICAL CURVE STATION	BVCS
BEGINNING OF VERTICAL CURVE ELEVATION	BVCE
BOTTOM OF WALL	BW
CENTERLINE	CL
END CURVE	EC
END VERTICAL CURVE STATION	EVCS
END VERTICAL CURVE ELEVATION	EVCE
EXISTING GRADE	EG
FINISHED GRADE	FG
FINISHED SURFACE	FS
FINISH FLOOR	FF
FLOW LINE	FL
GARAGE FLOOR FRONT	GFF
GARAGE FLOOR BACK	GFB
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
LOW POINT	LP
POINT OF CURB RETURN	PCR
POINT OF VERTICAL CURVE INTERSECTION	PVI
PROPERTY LINE	PL
THRUST BLOCK	TB
TOP OF CURB	TC
TOP OF GRATE	TG
TOP OF WALL	TW

## ENGINEER'S STATEMENT:

I HEREBY CERTIFY THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE CITY OF AURORA, STANDARDS, AND DESIGN CRITERIA, AND THAT THEY INCLUDE ALL IMPROVEMENT REQUIREMENTS OF THE ADVISORY AGENCY OR OTHER REVIEW BOARD.

I AM RESPONSIBLE FOR ALL CALCULATIONS AND DRAWINGS ON THESE PLANS AND ANY ERRORS, OMISSIONS, OR VIOLATIONS OF THOSE ORDINANCES, STANDARDS, AND DESIGN CRITERIA SHALL BE CORRECTED DURING CONSTRUCTION.

TROY BALES  
RICK ENGINEERING COMPANY

Approved One Year From Date

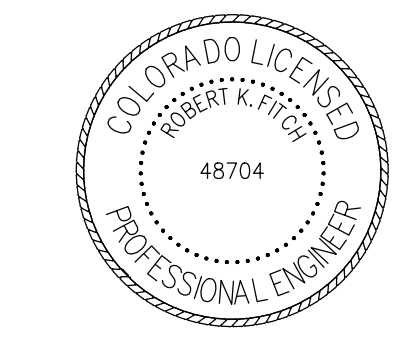
City Engineer	Date
Water Department	Date
Fire Department	Date

## PLAN SHEET INDEX

NO.	TITLE
1 TO 3	PRELIMINARY SKETCH PLANS
4 TO 28	ROADWAY AND STORM DRAIN PLANS
4	COVER SHEET
5	ROAD & STORMDRAIN GENERAL NOTES
6	OVERALL GRADING PLAN
7 TO 8	CBMP PHASE A & B
9 TO 17	CBMP DETAILS
18	ROSEBUD DRIVE & STORM DRAIN PLAN & PROFILE
19	STORM DRAIN PLAN & PROFILE
20	INTERSECTION DETAILS
21	SIGNING & STRIPING PLAN
22	STANDARD DETAILS
23 TO 29	UTILITY PLANS
23	UTILITY COVER SHEET
24	UTILITY NOTES
25	OVERALL UTILITY PLAN
26	WATER PLAN
27	WATER PLAN & PROFILE
28	ROSEBUD DRIVE - SEWER PLAN & PROFILE
29	SEWER PLAN & PROFILE
30 TO 44	LANDSCAPE PLANS
30	LM-01 TREE MITIGATION PLAN
31 TO 37	LP-01 TO LP-07 LANDSCAPE PLANTING PLAN
38 TO 44	LI-01 TO LI-07 IRRIGATION PLAN

SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com



REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

SCALE: NTS  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

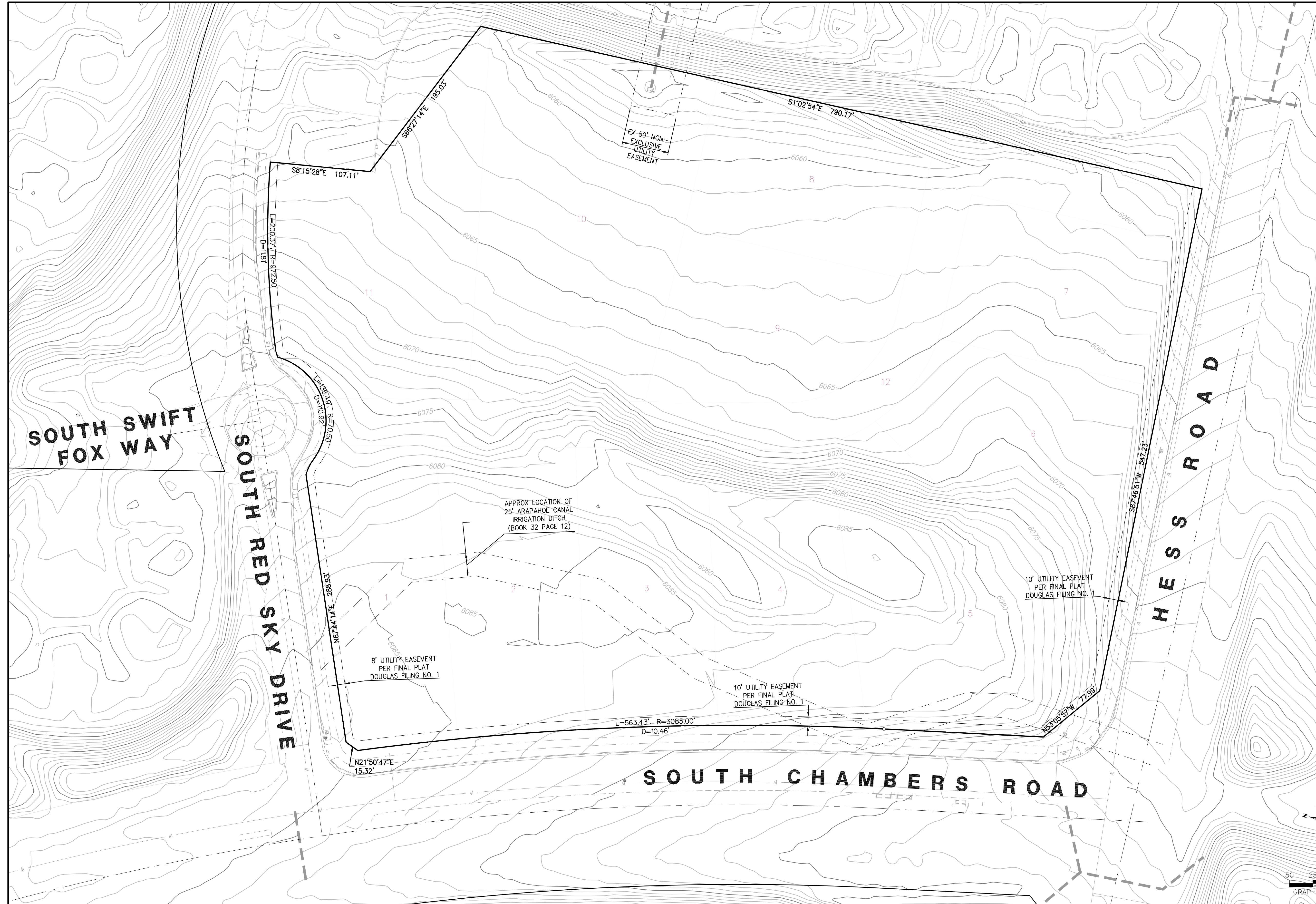
**TITLE SHEET**

PROJECT NO. 19069  
DRAWING NO.  
1  
SHEET NO. 1 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

# CHAMBERS & HESS, FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com



REVISIONS:

NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**EXISTING CONDITIONS**

PROJECT NO. 19069  
DRAWING NO.  
**2**  
SHEET NO. 2 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

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**AGENCY CONTACT LIST**

**DEVELOPER – VENTANA CAPITAL**

9801 E. EASTER AVENUE  
CENTENNIAL, CO 80112  
CONTACT: ANDREW TRIETLEY 303-754-0600

**ENGINEER/SURVEYOR – RICK ENGINEERING COMPANY**

TROY BALES  
9801 E. EASTER AVE.  
CENTENNIAL, CO 80112 303-537-8020

**PARKER PUBLIC WORKS**

20120 E. MAIN STREET  
PARKER, CO. 80138  
STREETS – MIKE WAUGH 303-840-9546  
STORM WATER – JACOB JAMES

**TOWN OF PARKER POLICE DEPARTMENT**

19,800 E. PARKER SQUARE DR.  
PARKER, CO. 80134 303-841-9800

**PARKER WATER AND SANITATION DISTRICT**

18100 E. WOODMAN DR.  
PARKER, CO. 80134 303-841-4627

**SOUTH METRO FIRE RESCUE AUTHORITY**

AARON MILLER  
9195 E. MINERAL AVE.  
CENTENNIAL, CO 80112 720-989-2246

**UTILITY NOTIFICATION COMPANY OF COLORADO**

2801 SOUTH YOUNGFIELD ST, SUITE 301  
GOLDEN, CO 80401 800-922-1987  
LOCAL CALLS (811)

**XCEL ENERGY**

MICHELLE O'NAN  
5909 E. 38TH AVE.  
DENVER, CO 80207 303-329-1618

**COMCAST**

KEVIN YOUNG  
6850 S. TUCSON WAY  
ENGLEWOOD, CO 80112 720-490-3867

**CENTURY LINK**

WILLIAM BENSON  
9750 E. COSTILLA AVE.  
ENGLEWOOD, CO 80220 303-792-6069

**COLORADO DEPARTMENT OF HEALTH**

4210 E. 11TH AVE.  
DENVER, CO 303-320-8333

**INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION**

JASON JENKS  
5496 NORTH US HWY 85  
P.O BOX DRAWER A  
SEDALIA, CO 80135 303-688-3100

**URBAN DRAINAGE FLOOD CONTROL DISTRICT (UDFCD)**

MIKE SARMENTO  
2480 W. 26TH AVE.  
SUITE 156-B  
DENVER, CO 80211 303-455-6277

**BASIS OF BEARINGS:**

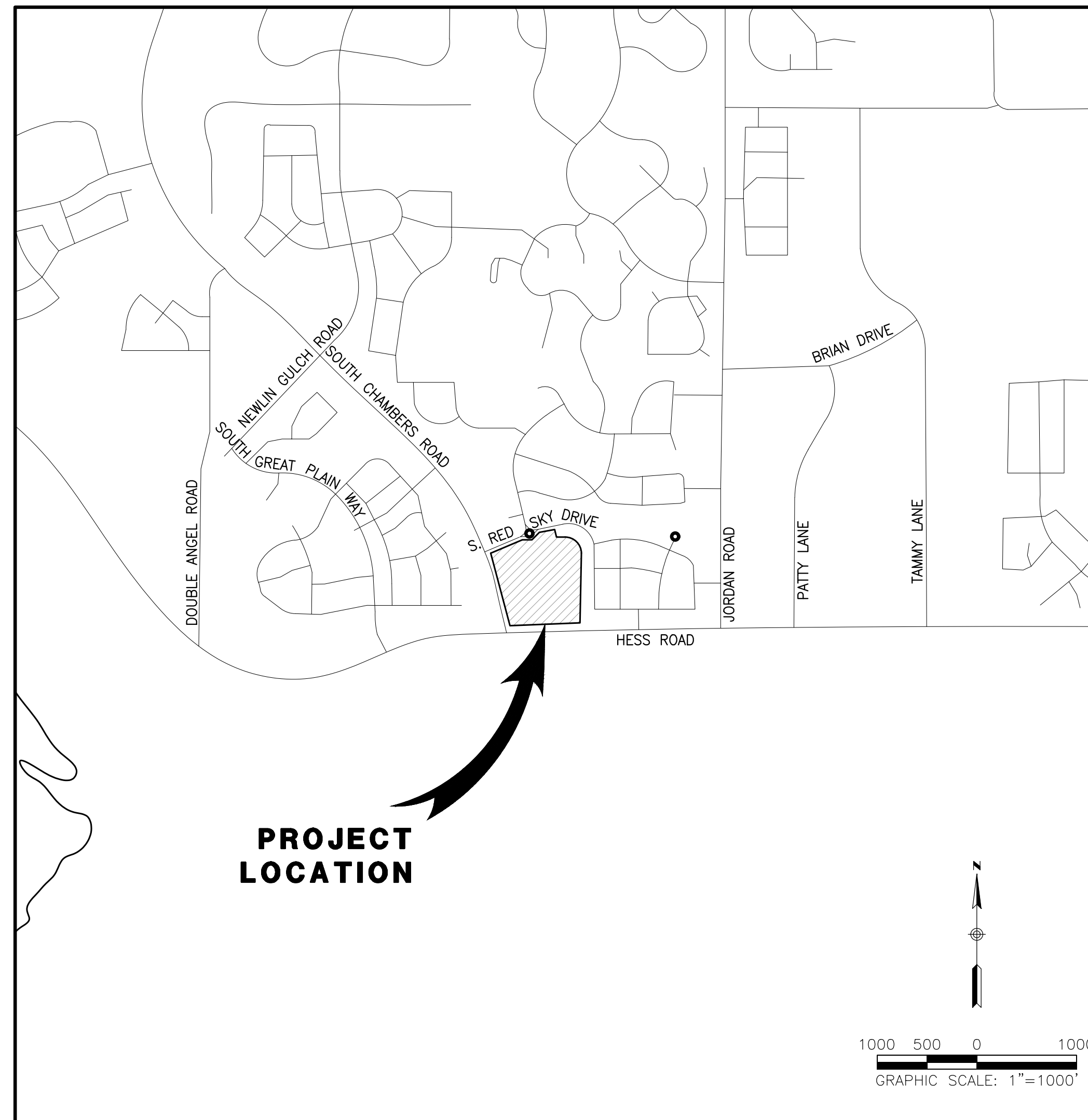
THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 29  
TOWNSHIP6 SOUTH, RANGE 66 WEST, 6TH P.M. BEARING SOUTH  
89°15'13" WEST AS SHOWN ON FINAL PLAT DOUGLAS 234  
FILING NO. 1

**BENCHMARKS:**

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

**ROADWAY & STORM DRAIN CONSTRUCTION PLANS FOR  
CHAMBERS & HESS, FILING NO. 1**

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29,  
TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



**VICINITY MAP**

SCALE 1"= 1000'

**ABBREVIATIONS**

AB	AS-BUILT	FES	FLARED END SECTION	PVI	POINT OF VERTICAL INTERSECTION
AGG	AGGREGATE GRAVEL	F/L	FLOW LINE	PVT	POINT OF VERTICAL TANGENCY
B.A.M.	BIT. AGG. MIXTURE	FM	FORCE MAIN	P	PAVEMENT
BOW	BACK OF WALK	G	GROUND	R	RADIUS
B-B	BACK TO BACK	G/F	GRADE AT FOUNDATION	R.O.W.	RIGHT OF WAY
B/P	BOTTOM OF PIPE	GV	GATE VALVE	RCP	REINFORCED CONCRETE PIPE
B/W	BOTTOM OF WALL	HDWL	HEADWALL	REM	REMOVAL
BB	BUFFALO BOX	HH	HAND HOLE	RR	RAILROAD
BIT.	BITUMINOUS CONCRETE	HWL	HIGH WATER LEVEL	RW	RAW WATER (NON-POTABLE)
BM	BENCHMARK	HYD.	HYDRANT	SAN	SANITARY SEWER
B.O.	BY OTHERS	INL	INLET	SF	SQUARE FOOT
CE	COMMERCIAL ENTRANCE	INV	INVERT	SHLD.	SHOULDER
CB	CATCH BASIN	IP	IRON PIPE	SL	STREET LIGHT
CL	CENTERLINE	LT	LEFT	SMH	SANITARY MANHOLE
CLID	CLOSED LID	MAX.	MAXIMUM	STA.	STATION
CMP	CORRUGATED METAL PIPE	MB	MAILBOX	STD	STANDARD
CNTRL	CONTROL	MH	MANHOLE	SY	SQUARE YARDS
CONC.	CONCRETE	MIN.	MINIMUM	TFI	TOP FRONT OF INLET
CY	CUBIC YARD	NWL	NORMAL WATER LEVEL	T	TELEPHONE
D	DITCH	OLID	OPEN LID	T-A	TYPE A
DIA.	DIAMETER	P.E.	PRIVATE ENTRANCE	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	PC	POINT OF CURVE	T/F	TOP OF FOUNDATION
DIWM	DICTILE IRON WATER MAIN	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DT	DRAIN TILE	PCR	POINT OF CURVE RETURN	T/W	TOP OF WALL
E	ELECTRIC	PGL	PROFILE GRADE LINE	TEMP	TEMPORARY
E-E	EDGE TO EDGE	PI	POINT OF INTERSECTION	TRANS	TRANSFORMER
EL	ELEVATION	PL	PROPERTY LINE	VB	VALVE BOX
E/P	EDGE OF PAVEMENT	PP	POWER POLE	W	SIDEWALK
EX.	EXISTING	PROP.	PROPOSED	WL	WATER LEVEL
F.E.	FIELD ENTRANCE	PT	POINT OF TANGENCY	WM	WATER MAIN
F-F	FACE TO FACE	PVC	POLYVINYL CHLORIDE PIPE		
F/F	FINISHED FLOOR	PVC	POINT OF VERTICAL CURVE		

**LEGEND**

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
PROPERTY LINE	---	---
RIGHT-OF-WAY	---	---
CENTERLINE	---	---
CURB	---	---
CURB & GUTTER	---	---
DAYLIGHT LINE	---	---
EASEMENT	---	---
FLOWLINE	---	---
SLOPE	---	---
CONTOURS	---	---
WATER LINE	W	W
SANITARY SEWER LINE	S	S
STORM DRAIN LINE	SD	SD
GAS LINE	G	G
ELECTRIC LINE	E	E
FENCE-GENERAL USE	---	---
OVERHEAD WIRES	OHE	OHE
TYPICAL LATERALS	---	---
RETAINING WALL	---	---
SANITARY SEWER MANHOLE	⊙	⊙
STORM DRAIN MANHOLE	⊙	⊙
STORM DRAIN INLET	⊙	⊙
FIRE HYDRANT	⊙	⊙
WATER VALVE	⊙	⊙
STREET LAMP	⊙	⊙
FLARED END SECTION	---	---
AC PAVING	---	---
CONCRETE	---	---
DG TRAIL/CRUSHER FINES	---	---

**SIGHT DISTANCE CERTIFICATION:**

"I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS DESIGNED WITH ADEQUATE CORNER SIGHT DISTANCE FOR ALL INTERSECTIONS, AND PEDESTRIAN CROSSING LOCATIONS. CONSIDERATION OF LANDSCAPING IMPACTS TO THE CORNER SIGHT DISTANCE AT BOTH INITIAL AND MATURE GROWTH HAS BEEN REVIEWED. THE MINIMUM CORNER SIGHT DISTANCE IS IN COMPLIANCE WITH AASHTO "POLICY ON GEOMETRIC DESIGN OF HIGHWAY AND STREETS".

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

TROY BALES  
RICK ENGINEERING COMPANY

**TOWN OF PARKER APPROVALS**

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATION. 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

**Approved One Year From Date**

City Engineer	Date
Water Department	Date
Fire Department	Date

**ROADWAY & STORM DRAIN PLANS FOR  
CHAMBERS & HESS  
FILING, NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK ENGINEERING COMPANY**  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com

**811**  
Know what's below.  
Call before you dig!

REVISIONS:

NO.	DESCRIPTION	DATE:
1	-	-

SCALE: NTS  
DATE: 1/27/2020  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**COVER SHEET**

PROJECT NO. 19069  
TITLE SHEET  
DRAWING NO.  
4  
SHEET NO. 4 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

**RICK ENGINEERING COMPANY NOTES**

- NEITHER THE OWNER, NOR THE ENGINEERING OF WORK, WILL ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES, INCLUDING SHORING, AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS AND REGULATIONS.
- CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; AND, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND, THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL GRADING IS DONE AND STORM DRAINS BUILT IN ACCORDANCE WITH THESE PLANS. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS OR FIELD STAKES, THE CONTRACTOR SHALL REQUEST AN INTERPRETATION BEFORE BEGINNING WORK. THE CONTRACTOR SHALL ALSO TAKE THE NECESSARY STEPS TO PROTECT THE PROJECT AND ADJACENT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM HIS OPERATIONS BY APPROPRIATE MEANS (GRAVEL BAGS, HAY BALES, TEMPORARY DESILTING BASINS, DIKES, SHORING, ETC.) UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FROM MAINTENANCE BY WHATEVER OWNER, AGENCY OR ASSOCIATIONS IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE.
- CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF ANY REVISIONS ARE NECESSARY BECAUSE OF ACTUAL LOCATIONS OF EXISTING FACILITIES.
- LOCATION AND ELEVATION OF IMPROVEMENTS TO BE MET BY WORK TO BE DONE SHALL BE CONFIRMED BY FIELD MEASUREMENTS PRIOR TO CONSTRUCTION OF NEW WORK.
- BEFORE EXCAVATING FOR THIS CONTRACT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
- ANY QUESTION RAISED RELATIVE TO THE ACCURACY OF IMPROVEMENT INSTALLATION SHALL NOT BE RAISED SUBSEQUENT TO COMPLETION OF THE WORK UNLESS ALL SURVEY STAKES ARE MAINTAINED INTACT. SHOULD SUCH STAKES NOT BE PRESENT AND VERIFIED AS TO THEIR ORIGIN, NO CLAIM FOR ADDITIONAL COMPENSATION FOR CORRECTION SHALL BE PRESENTED TO ANY PARTY AND SUCH WORK SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR SHALL FOLLOW THE GUIDELINES AND REGULATIONS AS SET FORTH BY OSHA.
- WHERE TRENCHES ARE WITHIN EASEMENTS OR WITHIN 10' OF ANY BUILDING, A SOILS REPORT SHALL BE SUBMITTED TO THE ENGINEER OF WORK BY A QUALIFIED GEOTECHNICAL ENGINEER WHICH INDICATES THAT THE TRENCH BACKFILL WAS COMPACTED UNDER THE OBSERVATION OF THE GEOTECHNICAL ENGINEER AND IN ACCORDANCE WITH THE ABOVE NAMED SPECIFICATIONS.
- THE EXISTENCE AND LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO OTHER EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER NOT OF RECORD OR NOT SHOWN ON THESE PLANS. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND AT THE EXPENSE OF THE CONTRACTOR.
- CUT AND FILL SLOPES SHALL BE TRIMMED TO THE FINISH GRADE TO PRODUCE A SMOOTH SURFACE AND UNIFORM CROSS SECTION. THE SLOPE OF THE EXCAVATIONS OR EMBANKMENTS SHALL BE SHAPED AND TRIMMED AS SHOWN ON THE PLANS AND LEFT IN A NEAT AND ORDERLY CONDITION. ALL STONES, ROOTS OR OTHER WASTE MATTER EXPOSED ON EXCAVATION OR EMBANKMENT SLOPES SHALL BE REMOVED AND DISPOSED OF OFF SITE IN A LEGAL MANNER BY THE CONTRACTOR.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UNDERGROUND PIPELINES, TELEPHONE AND ELECTRIC CONDUITS AND STRUCTURES IN ADVANCE OF ANY CONSTRUCTION AND TO OBSERVE ALL POSSIBLE PRECAUTIONS TO AVOID ANY DAMAGE TO SUCH. THE ENGINEER AND/OR OWNER WILL NOT GUARANTEE ANY LOCATIONS AS SHOWN ON THESE PLANS OR THOSE OMITTED FROM SAME.
- CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS REQUIRED TO PROTECT ADJACENT PROPERTIES DURING THE GRADING OPERATIONS.
- ALL FRAMES, COVERS, VALVE BOXES AND MANHOLES SHALL BE ADJUSTED TO FINISHED GRADE UPON COMPLETION OF PAVING OR RELATED CONSTRUCTION.
- THE SOILS REPORT PREPARED BY \_\_\_\_\_ (FILE NO. \_\_\_\_\_), TITLED \_\_\_\_\_, DATED \_\_\_\_\_, AND ALL ADDENDA THERETO, SHALL BE CONSIDERED AS PART OF THESE GRADING PLANS. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS AND SPECIFICATIONS CONTAINED IN SAID REPORT.
- ALL GRADING SHALL BE DONE UNDER THE OBSERVATION OF A QUALIFIED GEOTECHNICAL ENGINEER. ALL AREAS TO BE FILLED SHALL BE PREPARED TO BE FILLED AND ALL FILL SHALL BE PLACED IN ACCORDANCE WITH THE RECOMMENDED GRADING SPECIFICATIONS AND SPECIAL PROVISIONS ATTACHED TO THE SOILS REPORT FOR THIS PROJECT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PLACE, SPREAD, WATER AND COMPACT THE FILL IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS.
- OBSERVATIONS AND COMPACTION TESTS SHALL BE MADE BY THE GEOTECHNICAL ENGINEER DURING THE FILLING AND COMPACTION OPERATIONS SO THAT THEY CAN STATE THEIR OPINION THAT THE FILL WAS CONSTRUCTED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
- IN THE CASE OF CONFLICTS, THE REQUIREMENTS OF THE EARTHWORK SPECIFICATIONS PREPARED FOR THE PROJECT BY THE GEOTECHNICAL ENGINEER SHALL GOVERN THE REQUIREMENTS OF THIS PLAN AND THESE NOTES. PLANS SHALL BE REVISED ACCORDINGLY.
- GRADING CONTRACTOR IS TO COORDINATE THE GRADING OPERATION WITH UTILITY COMPANIES PERTAINING TO POLE REMOVAL, ADJUSTING WATER BLOWOFFS AND WATER FACILITIES TO GRADE OR ANY OTHER UTILITY ADJUSTMENTS.
- ALL DIMENSIONS AND CURVE DATE IS TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- STATIONING TO DI'S IS TO THE MIDDLE OF THE GRATE AT THE BACK OF CURB, UNLESS NOTED OTHERWISE.
- THE CONTRACTOR IS REQUIRED TO TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN HEREON AND ANY OTHER EXISTING LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
- THE GENERAL CONTRACTOR IS REQUIRED TO KEEP AND MAINTAIN A SIGNED SET OF THESE PLANS ON SITE AT ALL TIMES FOR THE USE OF THE ENGINEER OF WORK, GEOTECHNICAL ENGINEER AND THE AGENCY INSPECTORS. THE GENERAL CONTRACTOR SUPERINTENDENT IS REQUIRED TO UPDATE SAID PLANS WITH AS-BUILT INFORMATION ON A DAILY BASIS AS WORK PROGRESSES. SAID AS-BUILT INFORMATION SHALL BE GIVEN TO THE ENGINEER OF WORK AT THE COMPLETION OF THE PROJECT AND CERTIFIED BY THE SUPERINTENDENT AS ACCURATE AND COMPLETE.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL PROPERLY GRADE ALL SURFACES TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING OF WATER. THE CONTRACTOR SHALL CONTROL SURFACE WATER TO AVOID DAMAGE TO ADJOINING PROPERTIES OR TO FINISHED WORK ON THE SITE. THE CONTRACTOR SHALL TAKE REMEDIAL MEASURES TO PREVENT EROSION OF FRESHLY GRADED AREAS AND UNTIL SUCH TIME AS PERMANENT DRAINAGE AND EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

**GENERAL NOTES:**

- ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION, THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA, THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA, THE ENVIRONMENTAL PROTECTION AGENCY AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSO IMMEDIATELY.
- PWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING STREET CUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROLS.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH. ALL CONCRETE ASSOCIATED WITH ROADWAY CONSTRUCTION SHALL BE CLASS D.
- THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL-SIZED PRINTS SHALL BE TRANSMITTED TO THE PWSO OFFICE.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR. ANY EXCESS MATERIAL FROM SUBGRADE TRIMMING SHALL NOT BE LEFT IN THE STREET CORE, BUT SHALL BE SPREAD UNIFORMLY IN A 20-FOOT WIDE ZONE BEHIND THE WALK.
- REFER TO OVERLOT GRADING AND EROSION CONTROL PLANS FOR GRADING NOTES.
- EXPANSION JOINTS WILL BE PLACED IN ALL SIDEWALKS AND CURB AND GUTTER AT PCS, PTS, AND AT ANY FIXED OBJECT, BUT IN NO CASE MORE THAN 500 FT APART.
- THE APPLICANT IS PBSI CHAMBERS & HESS UNITS, LLC.
- THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER AND WATER SHALL, AFTER PROPERLY COMPLETING THE WORK, WALK THE SITE WITH THE OWNER'S REPRESENTATIVE(S) TO INSPECT MANHOLES, HYDRANTS, VALVE BOXES, AND INLETS PRIOR TO THE START OF WORK BY THE CURB, GUTTER AND WALK CONTRACTOR. A SIMILAR FIELD INSPECTION SHALL OCCUR WITH THE UTILITY CONTRACTOR AND CURB CONTRACTOR TO INSPECT THESE ITEMS PLUS CURB STOP BOXES AND CONCRETE WORK PRIOR TO THE START OF WORK BY THE PAVING CONTRACTOR. THESE FIELD INSPECTIONS ARE INTENDED TO HELP ESTABLISH RESPONSIBILITY FOR ANY NECESSARY REPAIRS, CLEANING, ETC. THAT ARE NEEDED. THESE INSPECTIONS WITH A REPRESENTATIVE OF THE OWNER ARE IN ADDITION TO ANY INSPECTIONS BY REPRESENTATIVES OF THE TOWN OF PARKER OR PARKER WATER AND SANITATION DISTRICT.
- ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED BEFORE ANY CONDITIONAL ACCEPTANCE.
- THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR DRAWINGS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZED MYLAR PRINTS SHALL BE TRANSMITTED TO THE PWSO OFFICE AND AN ADDITIONAL SET OF ROLLED PRINTS SHALL BE TRANSMITTED TO THE DISTRICT ENGINEER'S OFFICE PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO COST TO THE DISTRICT.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
"X" FOR SANITARY SERVICE SEWERS  
"V" FOR WATER SERVICES
- NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY. NO TREES ALLOWED WITHIN 7' OF THE EDGE OF ANY STORM SEWER.
- BENCHMARKS:  
DOUGLAS COUNTY:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
- ALL DIMENSIONS AND RADII ARE TO FLOW LINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A SET OF "AS-BUILT" PLANS MARKED WITH ALL DEVIATIONS FROM THE CONSTRUCTION PLANS PRIOR TO INITIAL ACCEPTANCE.
- ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

**ROADWAY NOTES:**

- PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUB-GRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
- STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETRUNS AND "T" INTERSECTIONS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M-STANDARDS AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

**CONSTRUCTION NOTES:**

- ALL MATERIALS AND WORKMANSHIP 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.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE; HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT DENVER INTER-UTILITY GROUP AT 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- ALL PROSPED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:  
WATER TIE IN:  
SANITARY SEWER CONNECTION  
STORM SEWER CONNECTION  
A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT OF WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- 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"
- 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.
- 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.
- 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.
- PLANS ARE APPROVED FOR ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER ONE (1) YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY". FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WOOD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO, 80222-1530. ATTN: PERMITS AND ENFORCEMENT SECTION. PHONE: 303-692-3500
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDERS OFFICE.

**UDFCD NOTE:**

- THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MAY CONDUCT SITE VISITS DURING PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. COORDINATION WITH THE UDFCD CONSTRUCTION MANAGER IS REQUIRED 48 HOURS PRIOR TO ANY CONSTRUCTION. CONTACT MIKE SARMENTO, UDFCD CONSTRUCTION MANAGER AT 303-455-6277, WSARMENTO@UDFCD.ORG

**PARKER STANDARD STORM DRAINAGE INFRASTRUCTURE NOTES:**

- ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M&S STANDARDS AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENT CRITERIA MANUAL (SDECM), AS AMENDED.
- THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), "CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMIT ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
- INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED 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).
- STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CDOT STANDARD SPECIFICATIONS 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURAL BACKFILL (CLASS 1 OR CLASS 2)

- FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUB-GRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTS WILL BE AS FOLLOWS:  
A) 1 TEST FOR SUB-GRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE-GROUND APPURTENANCES (MANHOLES, INLETS, ETC.)  
B) 1 TEST EVERY 200 LF OF MAINLINE TRENCHES EVERY 1-FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
- ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
- ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- JOINT RESTRAINTS AND TOE-WALLS CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
- EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD NO. M-604-10, 11, 12, AND 13.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
- TWO (2) MANHOLE ACCESS JOINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.

**SIGNAGE AND STRIPING NOTES:**

- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M&S STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS, AND MARKING SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREA AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- WHERE STOP SIGN CONTROL IS APPROPRIATE, 36-INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- A 7-FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS.
- RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END.
- SIGNAGE AND STRIPING HAVE BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M&S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKING SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION
- DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGN AND OVERHEAD SIGNS. ALL OTHER ROADSIDE SIGNS SHALL USE HIGH-INTENSITY GRADE SHEETING. NO FLOURESCENT YELLOW-GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
- ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9-INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6-INCH BLADES WITH ALL MIXED CASE LETTERING.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.

**ROADWAY & STORM DRAIN PLANS FOR  
CHAMBERS & HESS  
FILING, NO. 1  
DOUGLAS COUNTY, COLORADO**

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
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**NOTES SHEET**

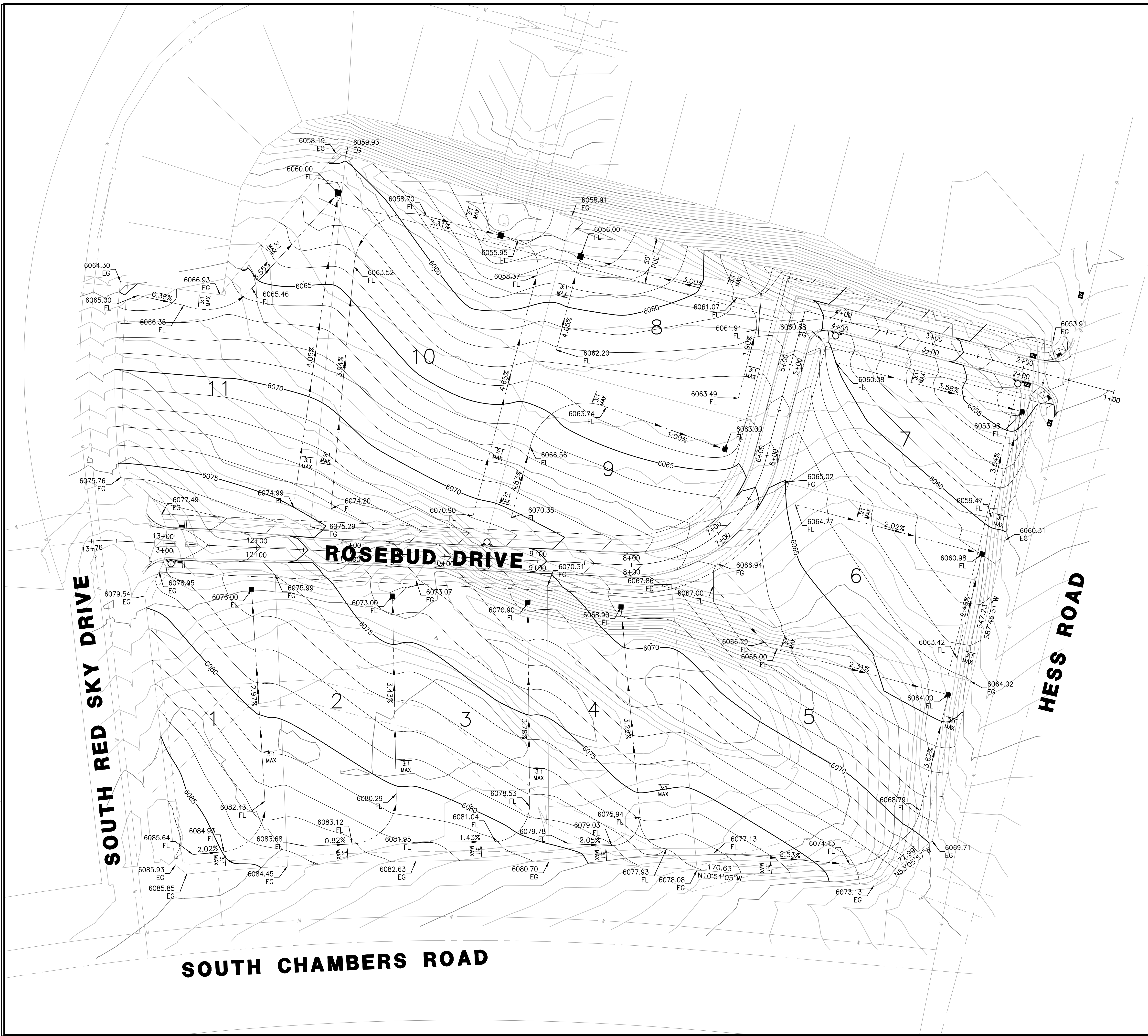
PROJECT NO. 19069  
TITLE SHEET  
DRAWING NO.  
**5**  
SHEET NO. 5 OF 44 SHEETS

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

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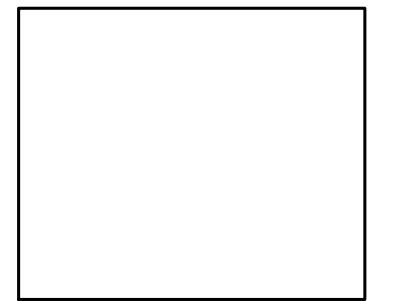


**GRADING NOTES**

1. CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
2. RETAINING WALL DESIGN PROVIDED BY OTHERS.
3. ALL ADA RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON AUGUST 31, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
9. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.

**ROADWAY & STORM DRAIN PLANS FOR  
CHAMBERS & HESS  
FILING, NO. 1**  
DOUGLAS COUNTY, COLORADO

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**OVERALL  
GRADING  
PLAN**

PROJECT NO. 19069  
DRAWING NO.  
**6**  
SHEET NO. 6 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

**TOWN OF PARKER APPROVALS**

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATION. 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 \_\_\_\_\_ DATE \_\_\_\_\_

**RICK**  
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**CBMP  
PHASE A**

PROJECT NO. 19069  
DRAWING NO.  
**7**  
SHEET NO. 7 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

**NOTES:**

1. SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
2. ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
3. ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
4. ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
5. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
6. ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB.
7. CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT.

**LEGEND**

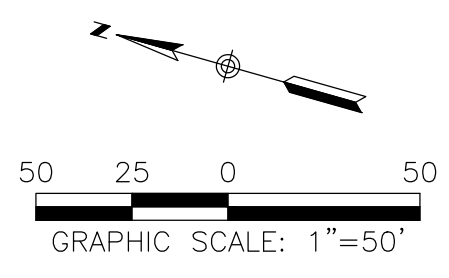
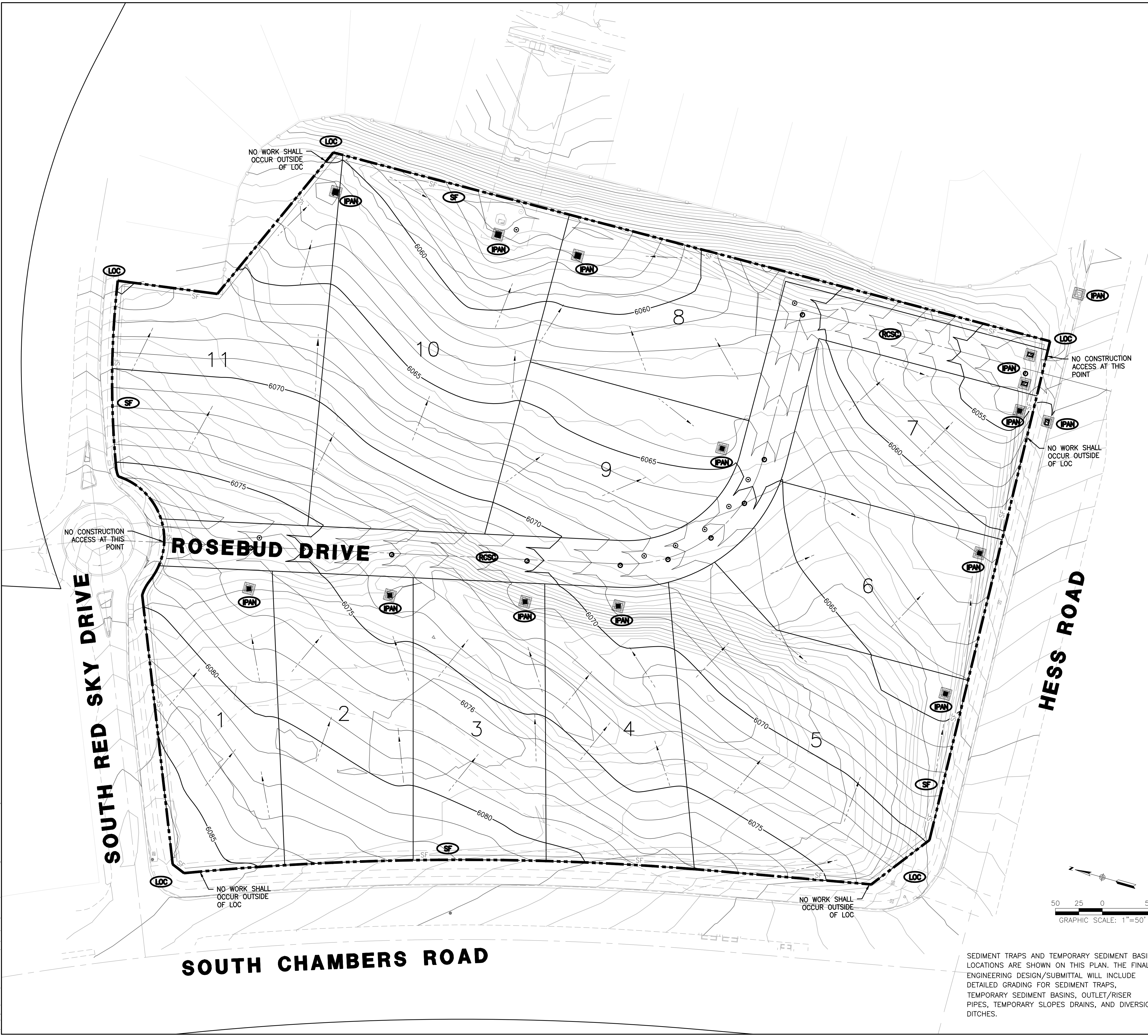
- CHECK DAM
- CONSTRUCTION FENCE
- CONCRETE WASHOUT AREA
- DIVERSION DITCH
- DETENTION POND PROTECTION
- DEBRIS TRASH CONTROL
- EROSION CONTROL BLANKET
- INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- LOT PROTECTION
- LIMITS OF CONSTRUCTION
- PORTABLE TOILET PROTECTION
- ROUGH CUT STREET CONTROL
- ROCK SOCK
- ROCK SOCK ON SWALE
- STRAW BALE
- SEDIMENT CONTROL LOG
- SILT FENCE
- SEEDING, MULCHING AND CRIMPING
- SURFACE ROUGHING
- STABILIZED STAGING AREA
- SEDIMENT TRAP
- SIDEWALK TRANSITION PROTECTION
- TEMPORARY IRRIGATION
- TEMPORARY SEDIMENT BASIN
- TEMPORARY SLOPE DRAIN
- VEHICLE TRACKING CONTROL
- EXISTING CBMP
- EXISTING CBMP TO BE REMOVED

**TOWN OF PARKER APPROVALS**

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



SEDIMENT TRAPS AND TEMPORARY SEDIMENT BASIN LOCATIONS ARE SHOWN ON THIS PLAN. THE FINAL ENGINEERING DESIGN/SUBMITTAL WILL INCLUDE DETAILED GRADING FOR SEDIMENT TRAPS, TEMPORARY SEDIMENT BASINS, OUTLET/RISER PIPES, TEMPORARY SLOPES DRAINS, AND DIVERSION DITCHES.

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**RICK**  
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CHECKED BY: JS  
JOB NO: 19069

**CBMP  
PHASE B**

PROJECT NO. 19069  
DRAWING NO.  
**8**  
SHEET NO. 8 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

**NOTES:**

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**LEGEND**

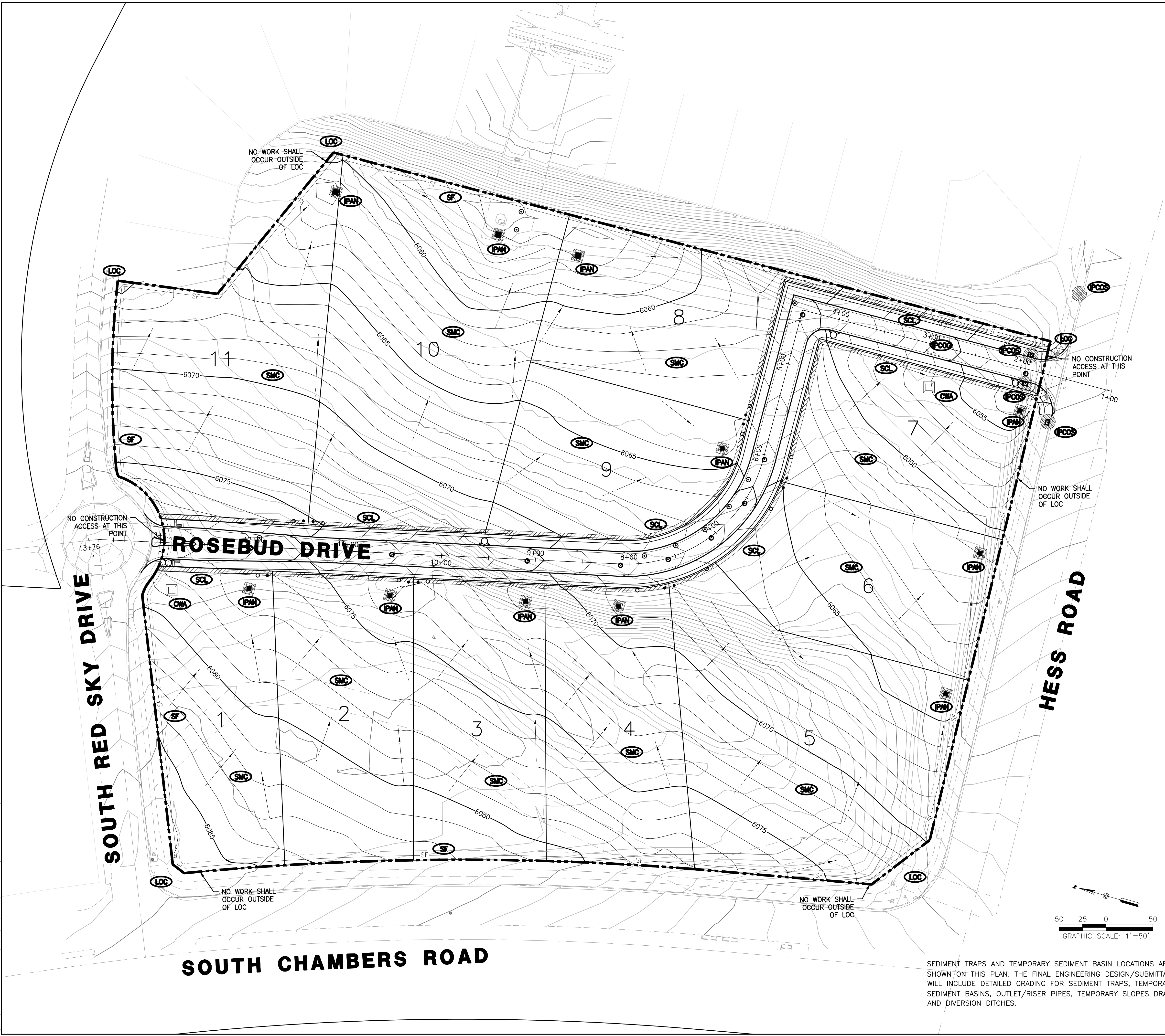
- CHECK DAM
- CONSTRUCTION FENCE
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- DIVERSION DITCH
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- EROSION CONTROL BLANKET
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- INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- INLET PROTECTION, CURB ON SUMP, TYPE R INLET
- LOT PROTECTION
- LIMITS OF CONSTRUCTION
- PORTABLE TOILET PROTECTION
- ROUGH CUT STREET CONTROL
- ROCK SOCK
- ROCK SOCK ON SWALE
- STRAW BALE
- SEDIMENT CONTROL LOG
- SILT FENCE
- SEEDING, MULCHING AND CRIMPING
- SURFACE ROUGHING
- STABILIZED STAGING AREA
- SEDIMENT TRAP
- SIDEWALK TRANSITION PROTECTION
- TEMPORARY IRRIGATION
- TEMPORARY SEDIMENT BASIN
- TEMPORARY SLOPE DRAIN
- VEHICLE TRACKING CONTROL
- EXISTING CBMP
- EXISTING CBMP TO BE REMOVED

**TOWN OF PARKER APPROVALS**

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



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	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
	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET

**CBMP**  
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
- 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.
  - 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.
  - 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.
  - BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
  - 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.
  - ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
  - ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
  - ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
  - 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.
  - ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
  - NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
  - ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
  - 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.
  - A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
GEN NOTES  
2 OF 4  
Oct. 2013

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

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-6-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
  - 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.
  - VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
  - 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.
  - HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
  - APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
  - GRADING SECURITY RELEASE REQUIREMENTS:
    - DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
      - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
      - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
      - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
      - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
      - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
      - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
      - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING 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.
- FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE, IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
GEN NOTES  
3 OF 4  
Oct. 2013

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	TI	TEMPORARY IRRIGATION
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL

**CBMP**  
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
- NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
    - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENTLY, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
    - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
    - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
    - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
    - NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.
  - DEFINITIONS:
 

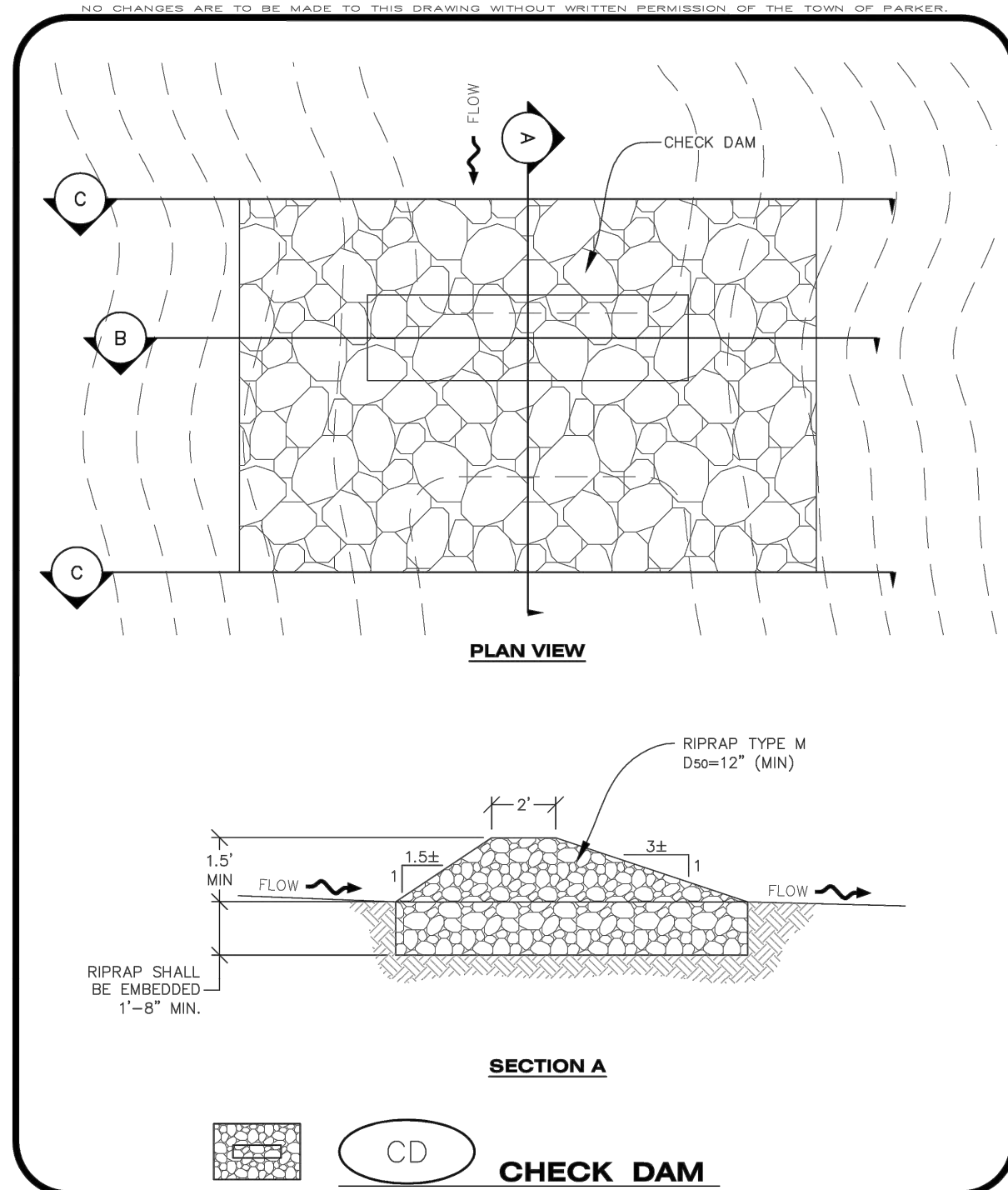
DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.
  - FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
  - ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
  - THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- 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.
  - THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
  - ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
  - 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.
  - THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
  - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
  - THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
  - IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
  - AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
  - AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G. SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
    - PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    - EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    - BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES  
GEN NOTES  
1 OF 4  
Oct. 2013



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

**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

**ROADWAY & STORM DRAIN PLANS FOR CHAMBERS & HESS FILING, NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK ENGINEERING COMPANY**  
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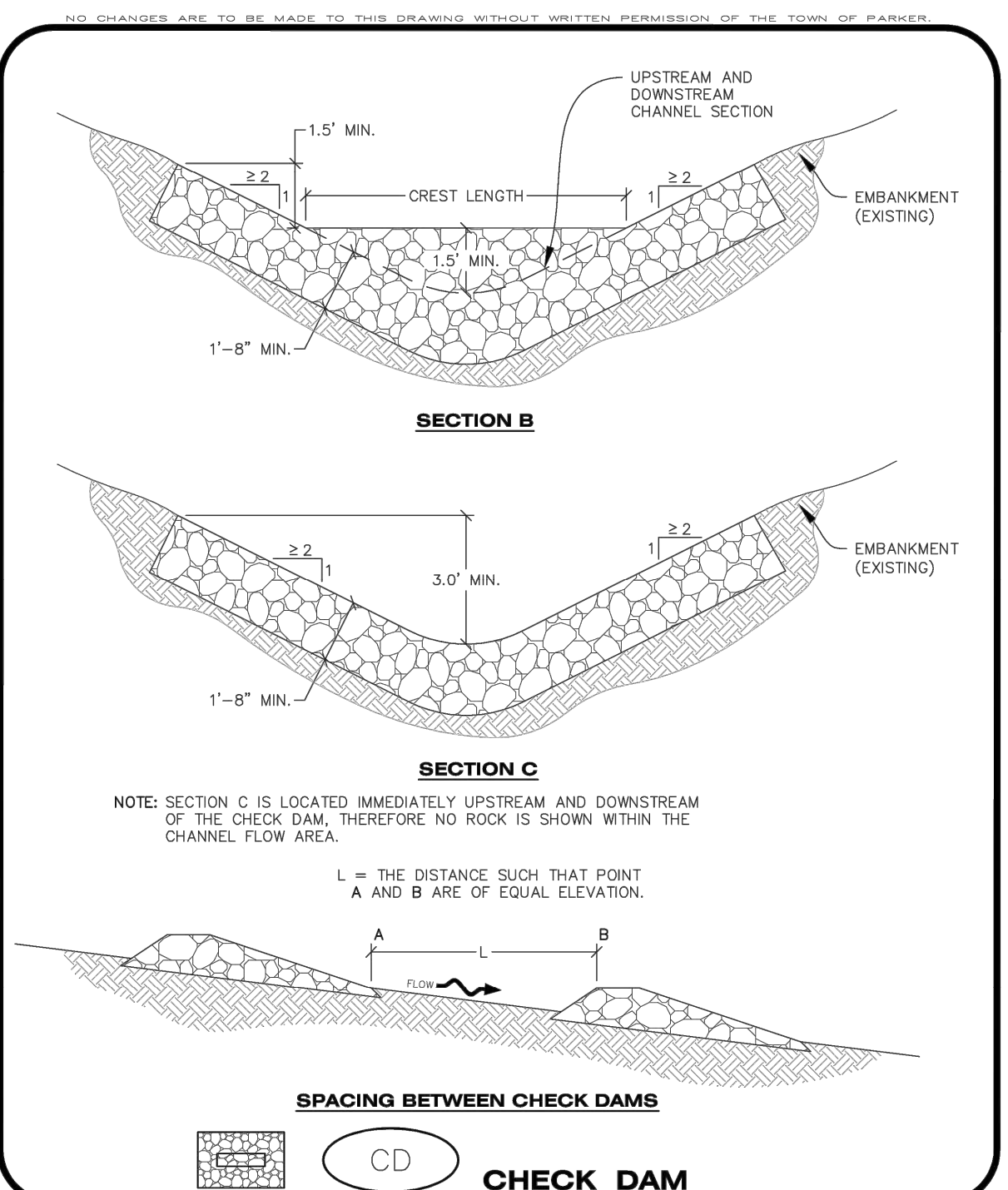
NO.	DESCRIPTION	DATE:
1		

SCALE: NTS  
DATE: 1/27/2020  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**CBMP DETAILS 1**

PROJECT NO. 19069  
DRAWING NO. 9  
SHEET NO. 9 OF 44 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION



**CHECK DAM INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
- CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
- RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
- RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
- THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.

**CHECK DAM INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
- IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

**CD**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 3

Oct. 2013

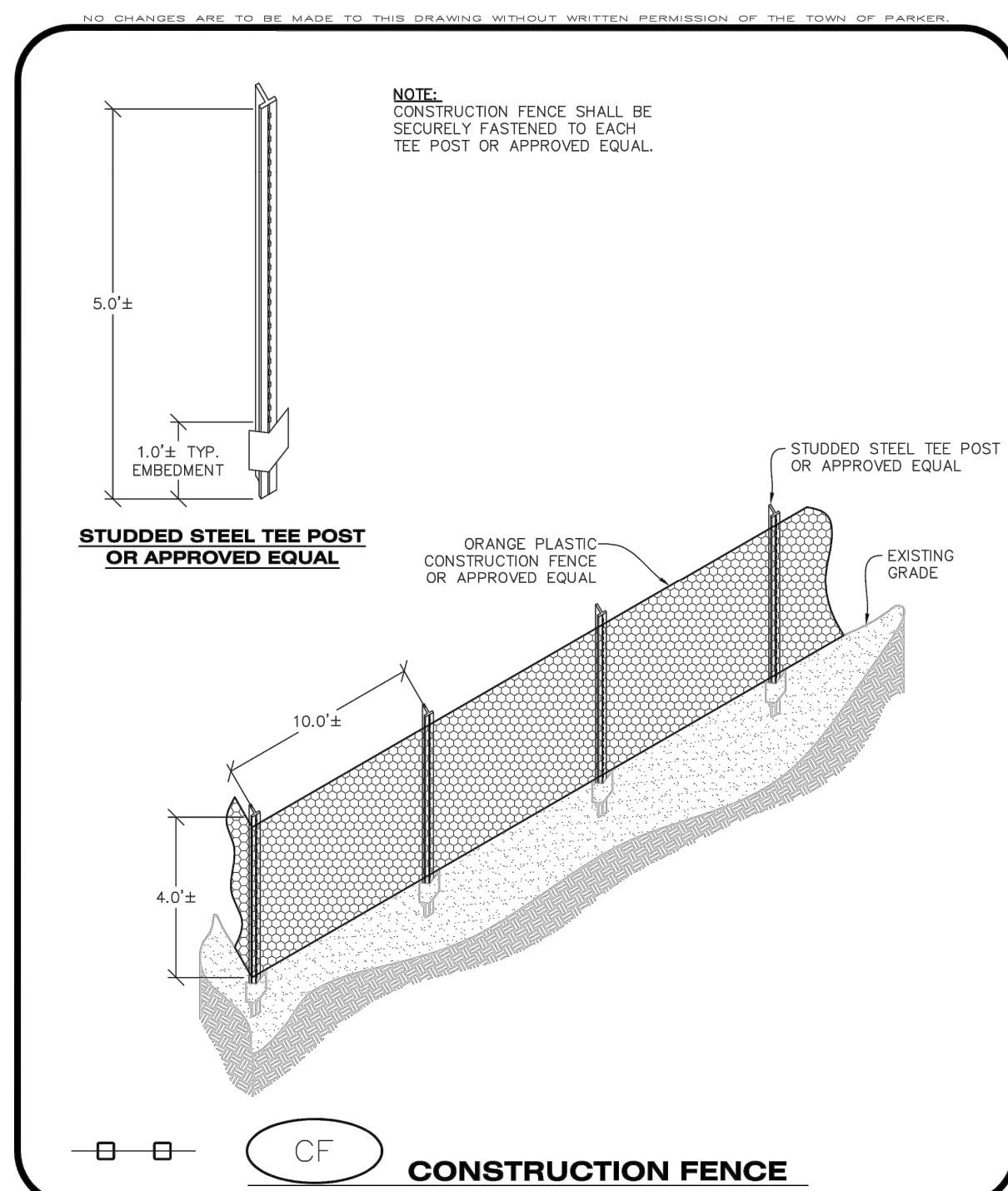
**CD**

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CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3

Oct. 2013



**CONSTRUCTION FENCE INSTALLATION NOTES**

- THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

**CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
- CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

**CF**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2

Oct. 2013

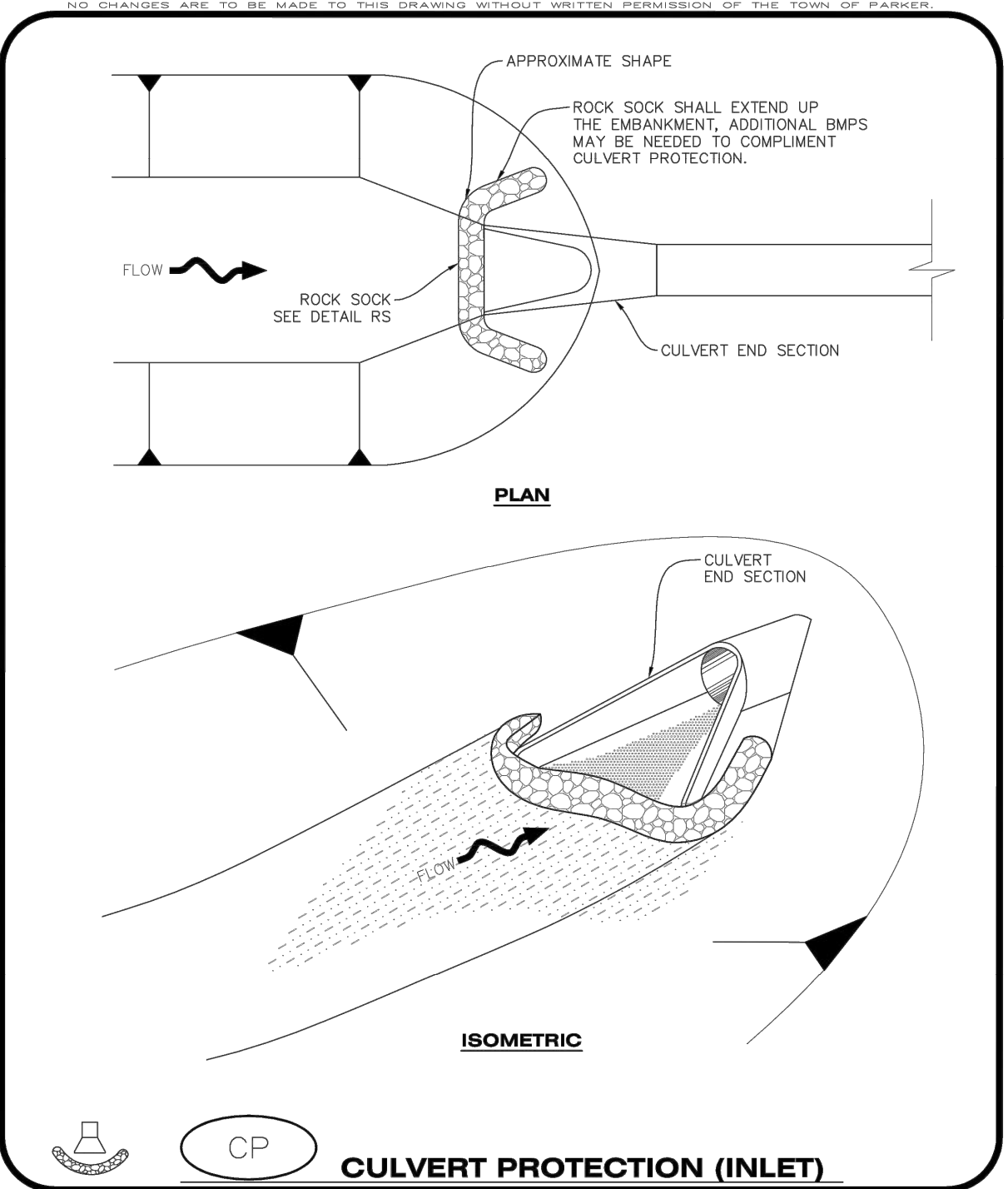
**CF**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2

Oct. 2013



**CULVERT PROTECTION (INLET) INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
- ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

**CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
- AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
- CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

**CP**

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CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2

Oct. 2013

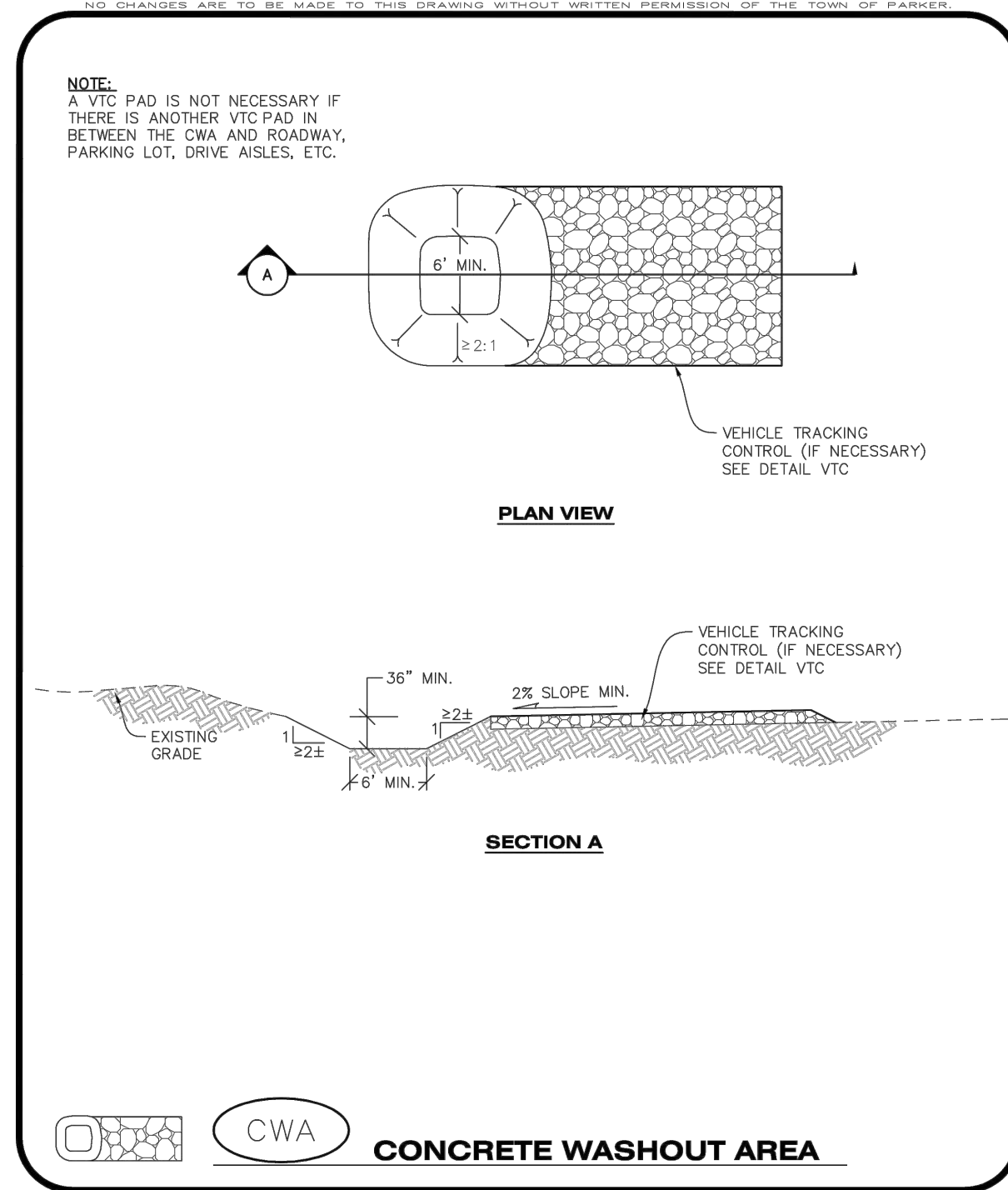
**CP**

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013



**CONCRETE WASHOUT AREA INSTALLATION NOTES**

- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
- 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**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
- CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
- CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
- 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.
- CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- 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).

**CWA**

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2

Oct. 2013

**CWA**

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

**ROADWAY & STORM DRAIN PLANS FOR CHAMBERS & HESS FILING, NO. 1**

DOUGLAS COUNTY, COLORADO

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JOB NO: 19069

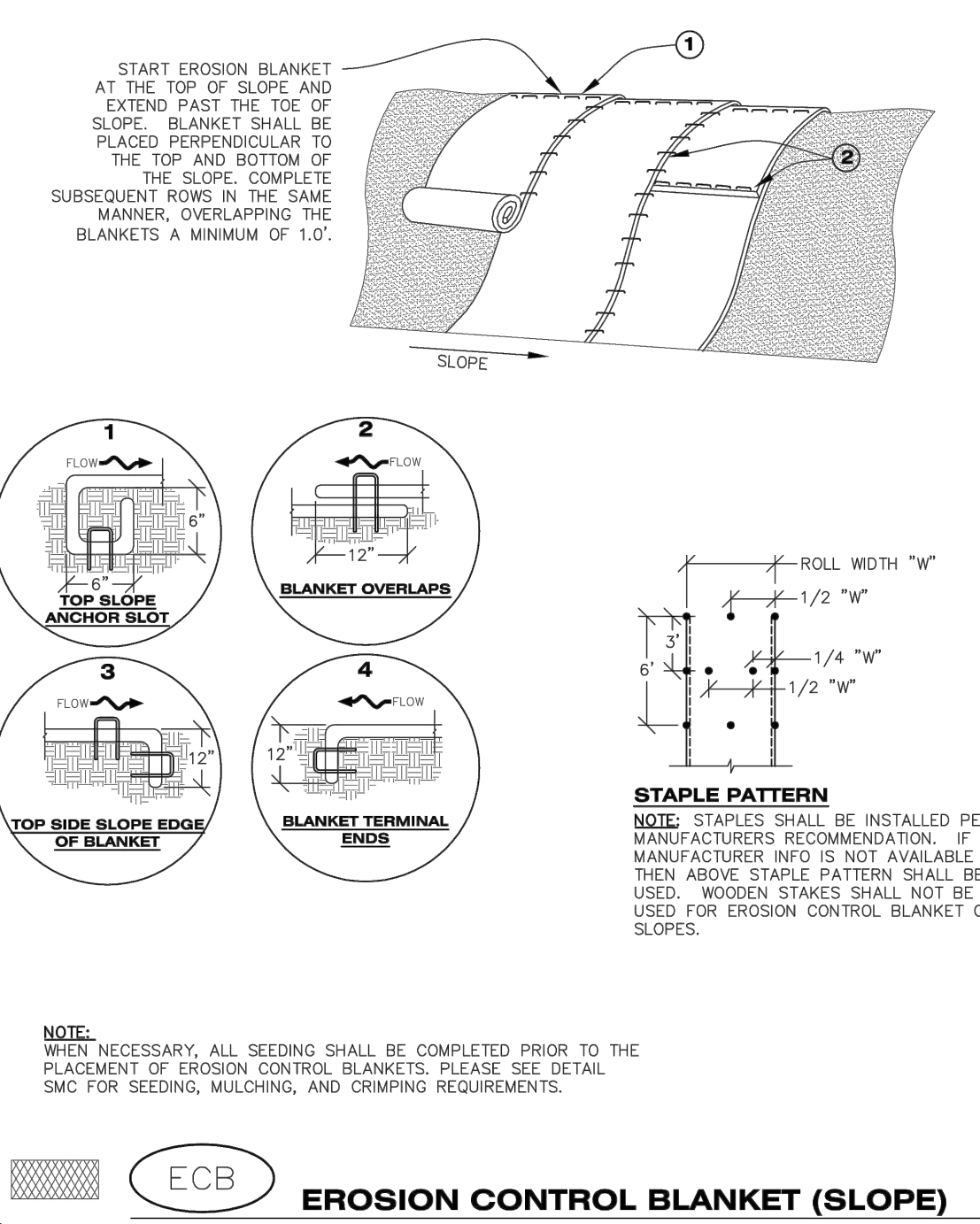
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PROJECT NO. 19069  
DRAWING NO. 10  
SHEET NO. 10 OF 44 SHEETS

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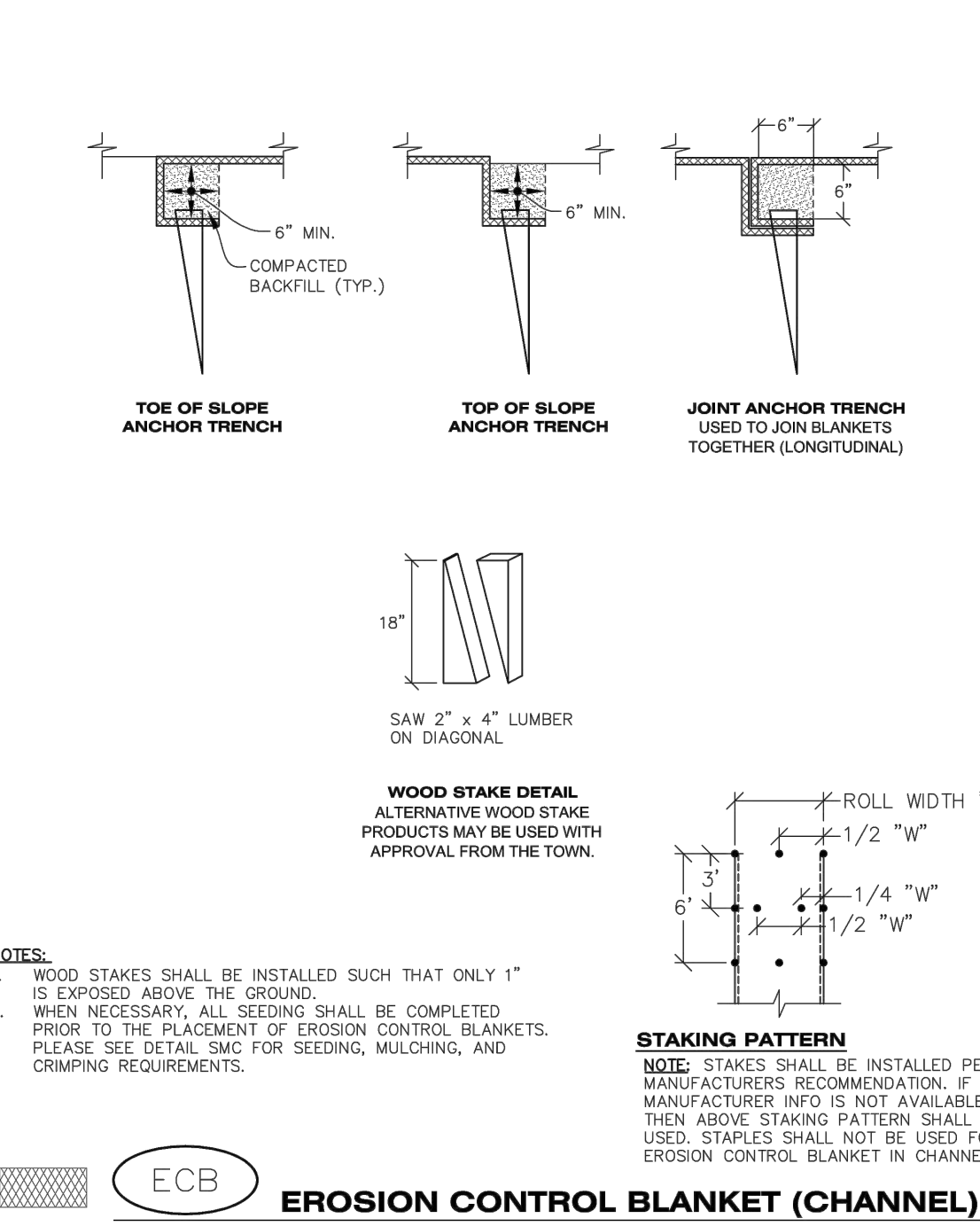
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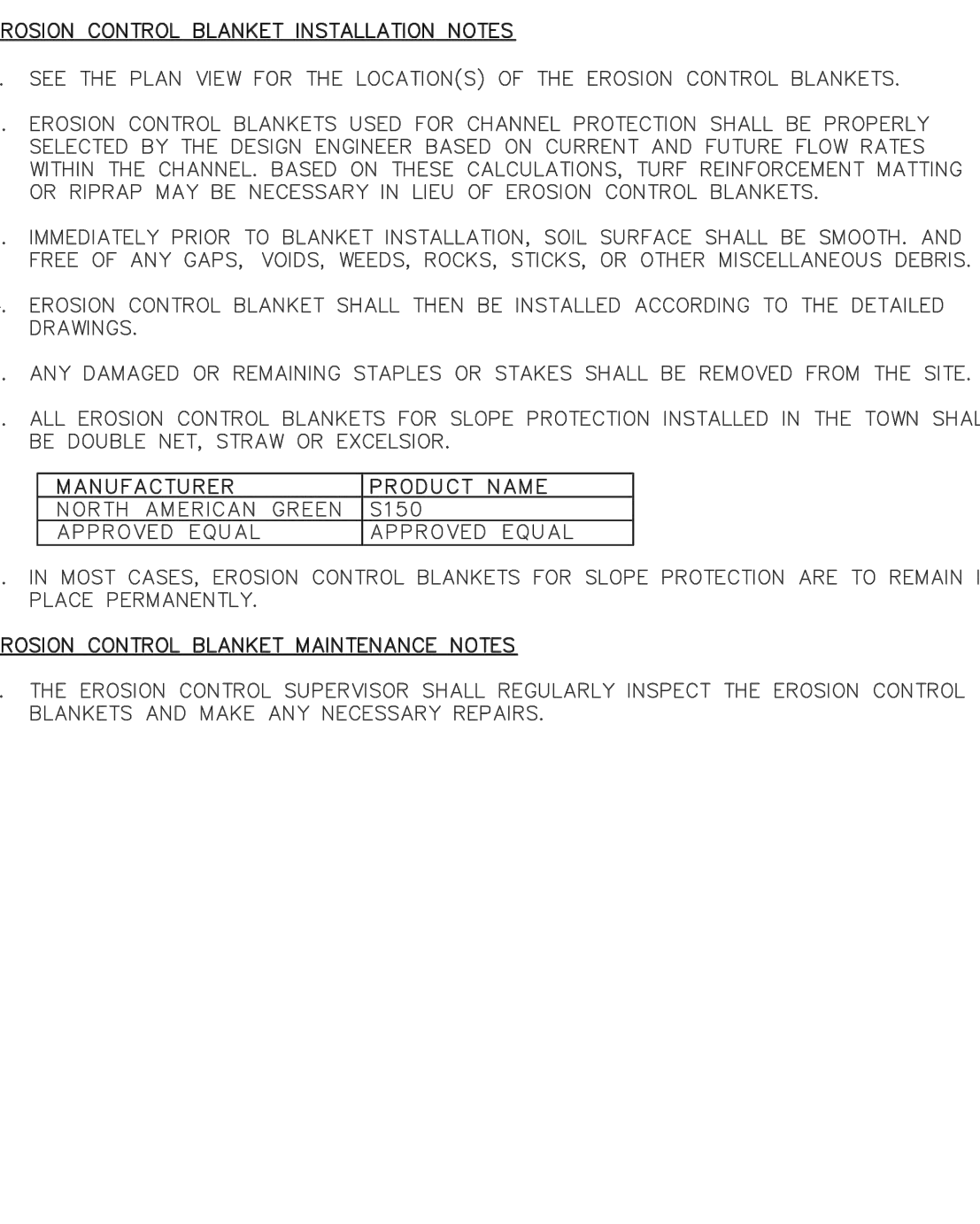
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
Oct. 2013

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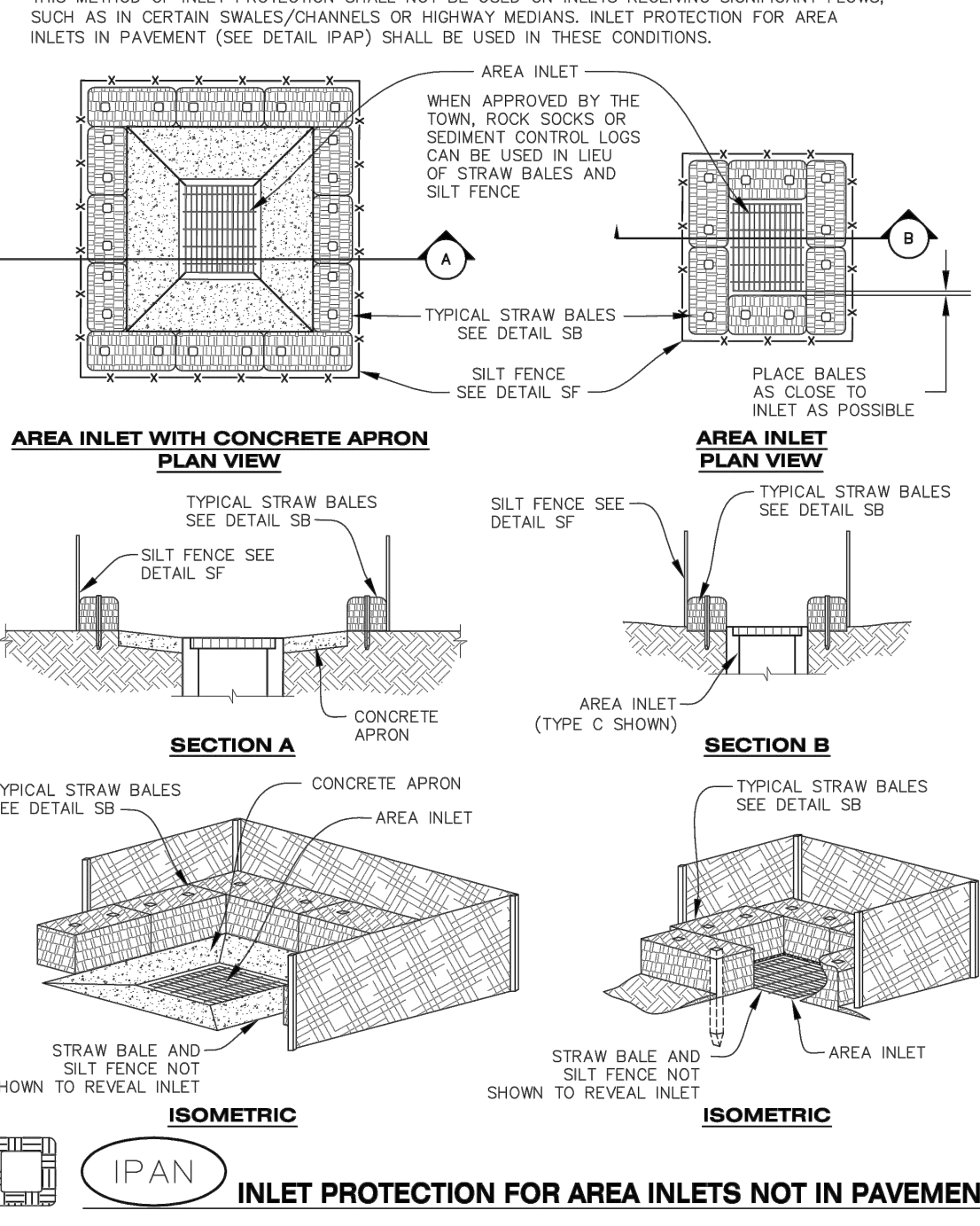
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
Oct. 2013

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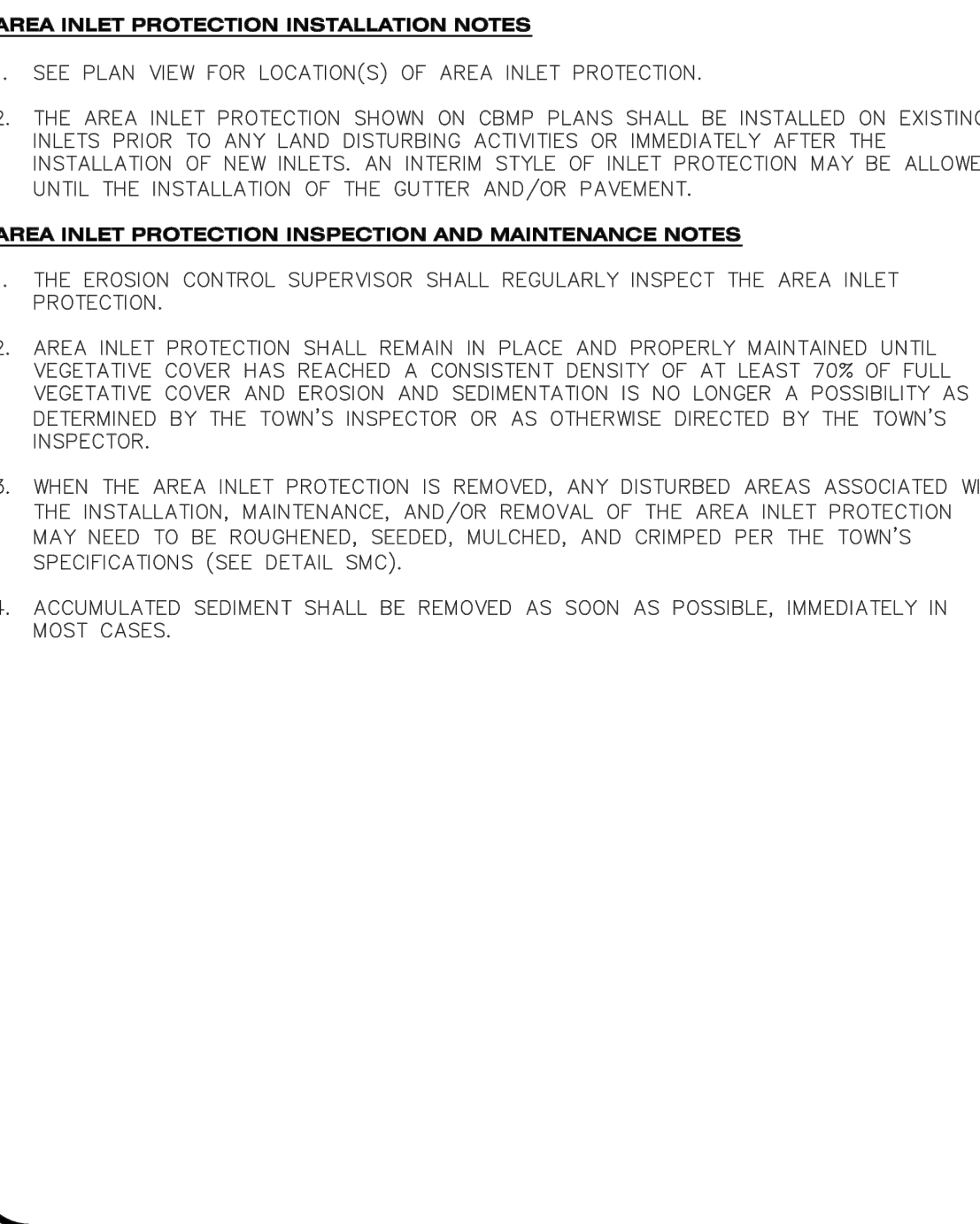
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
Oct. 2013

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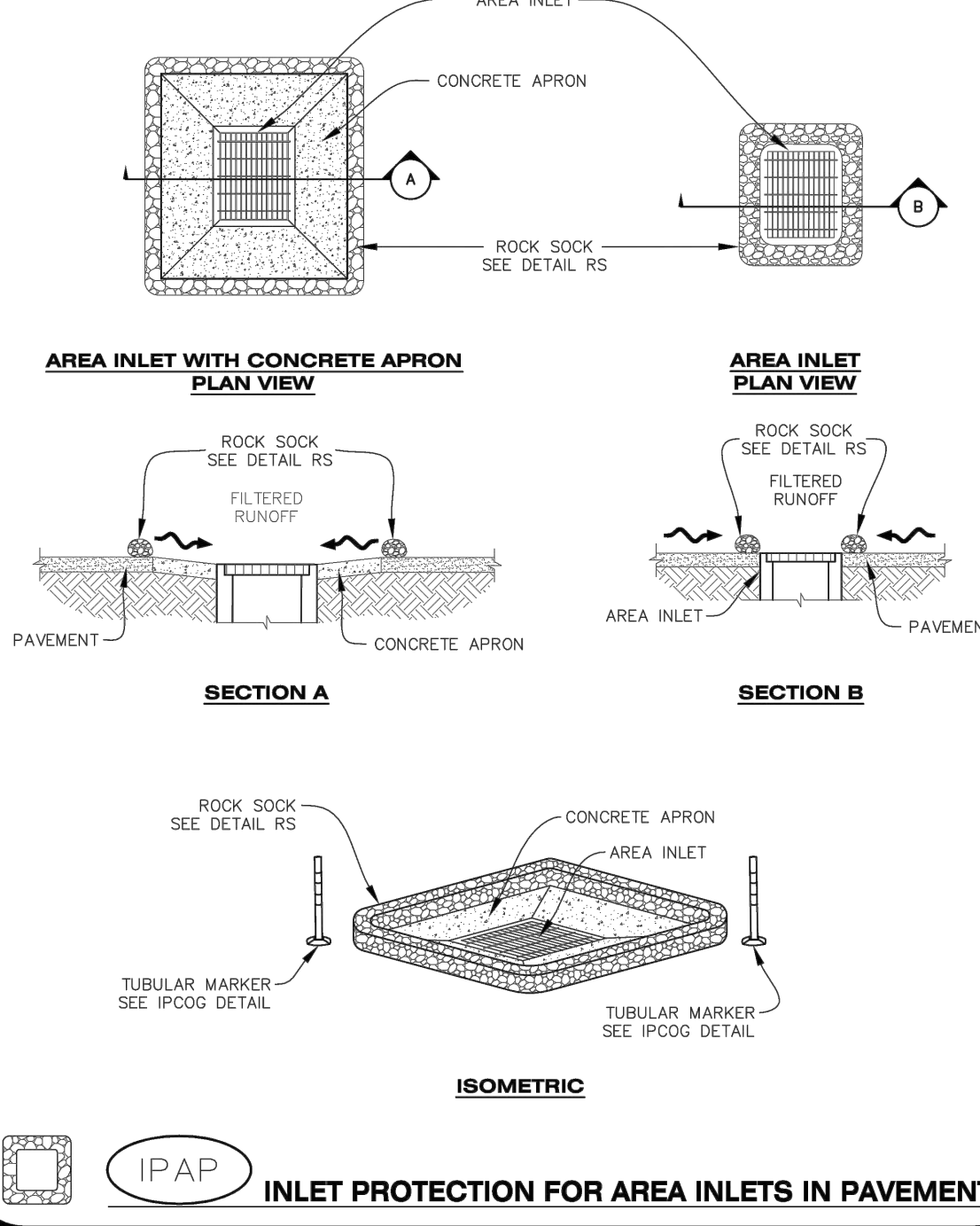
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
Oct. 2013

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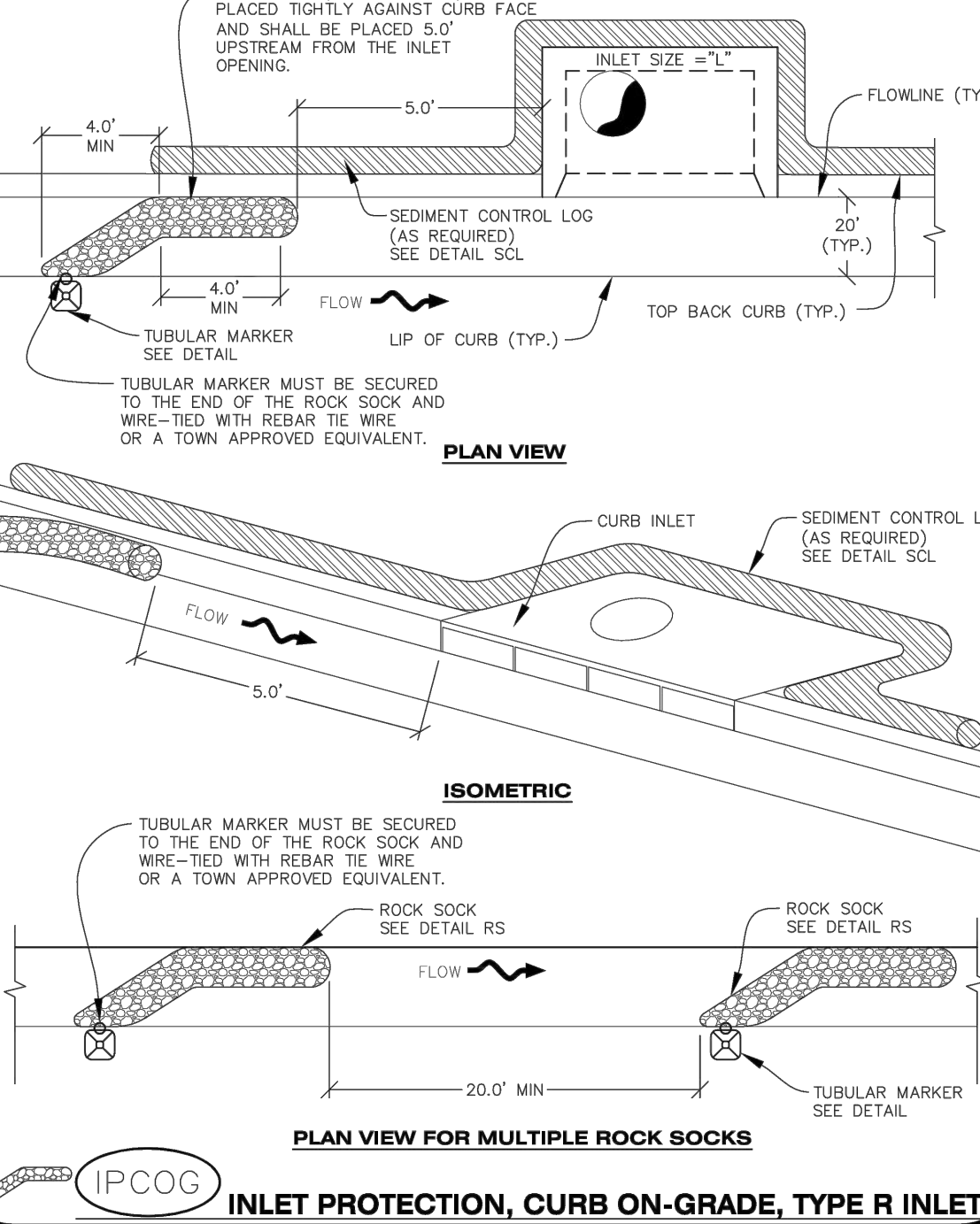
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
Oct. 2013

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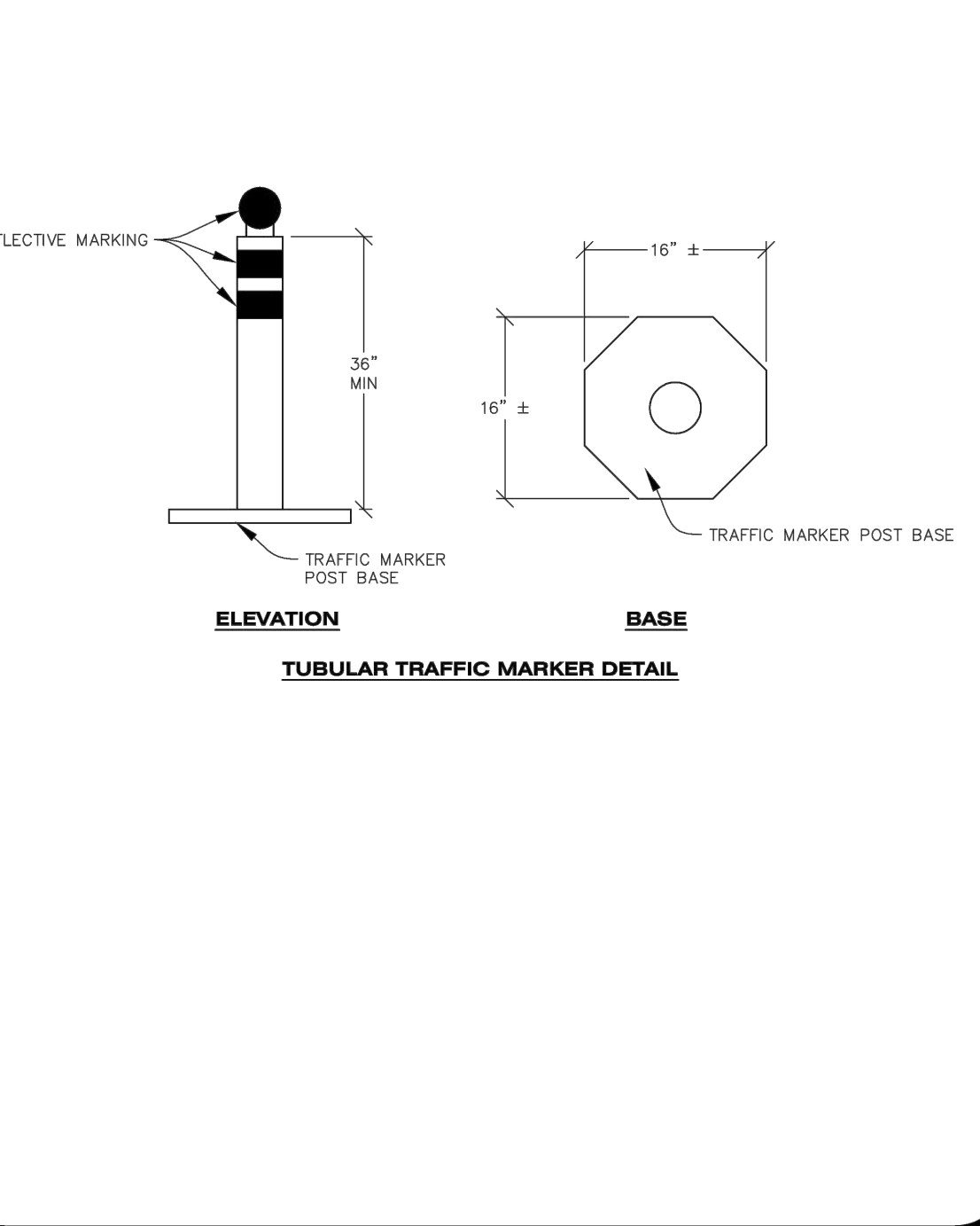
**Parker COLORADO** | **CBMP** | **IPAP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
Oct. 2013

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

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**Parker COLORADO** | **CBMP** | **IPCOG**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
Oct. 2013

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DATE: 1/27/2020  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**CBMP DETAILS 3**

PROJECT NO. 19069  
DRAWING NO.  
11  
SHEET NO. 11 OF 44 SHEETS

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

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

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

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

**PLAN VIEW**

**SECTION A**

IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

**CBMP** | **IPCOS**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
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**INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

**PLAN VIEW**

**SECTION A**

IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

**CBMP** | **IPCOS**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
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**CURB INLET PROTECTION INSTALLATION NOTES**

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

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** | **IPCOS**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
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**LOT PROTECTION**

CONCRETE PATIO  
EROSION CONTROL BLANKET  
SEE DETAIL ECB  
ROCK LANDSCAPING  
TREE LAWN/LANDSCAPE AREA

LOT PROTECTION

**CBMP** | **LP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
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**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES**

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

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

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

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

**CBMP** | **LP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
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**MASONRY WORK PROTECTION**

MASONRY MIXER  
MASONRY MATERIALS STOCKPILE  
ROCK SOCK  
SEE DETAIL RS

MWP MASONRY WORK PROTECTION

**CBMP** | **MWP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
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**MASONRY WORK PROTECTION INSTALLATION NOTES**

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

**MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** | **MWP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
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**PORTABLE TOILET PROTECTION**

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

PORTABLE TOILET  
CURB AND GUTTER (TYPICAL)

EDGE OF PAVEMENT  
PLAN VIEW

TOP BACK OF CURB, "DETACHED" SIDEWALK, OR OTHER IMPERVIOUS AREAS  
10' MIN.  
10' MIN.  
CURB AND GUTTER (TYPICAL)

ISOMETRIC

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

PORTABLE TOILET (TYPICAL)  
CURB AND GUTTER (TYPICAL)

PTP PORTABLE TOILET PROTECTION

**CBMP** | **PTP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
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**ROADWAY & STORM DRAIN PLANS FOR CHAMBERS & HESS FILING, NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK ENGINEERING COMPANY**  
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DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**CBMP DETAILS 4**

PROJECT NO. 19069  
DRAWING NO. 12  
SHEET NO. 12 OF 44 SHEETS

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**TOWN OF PARKER APPROVALS**  
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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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

**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

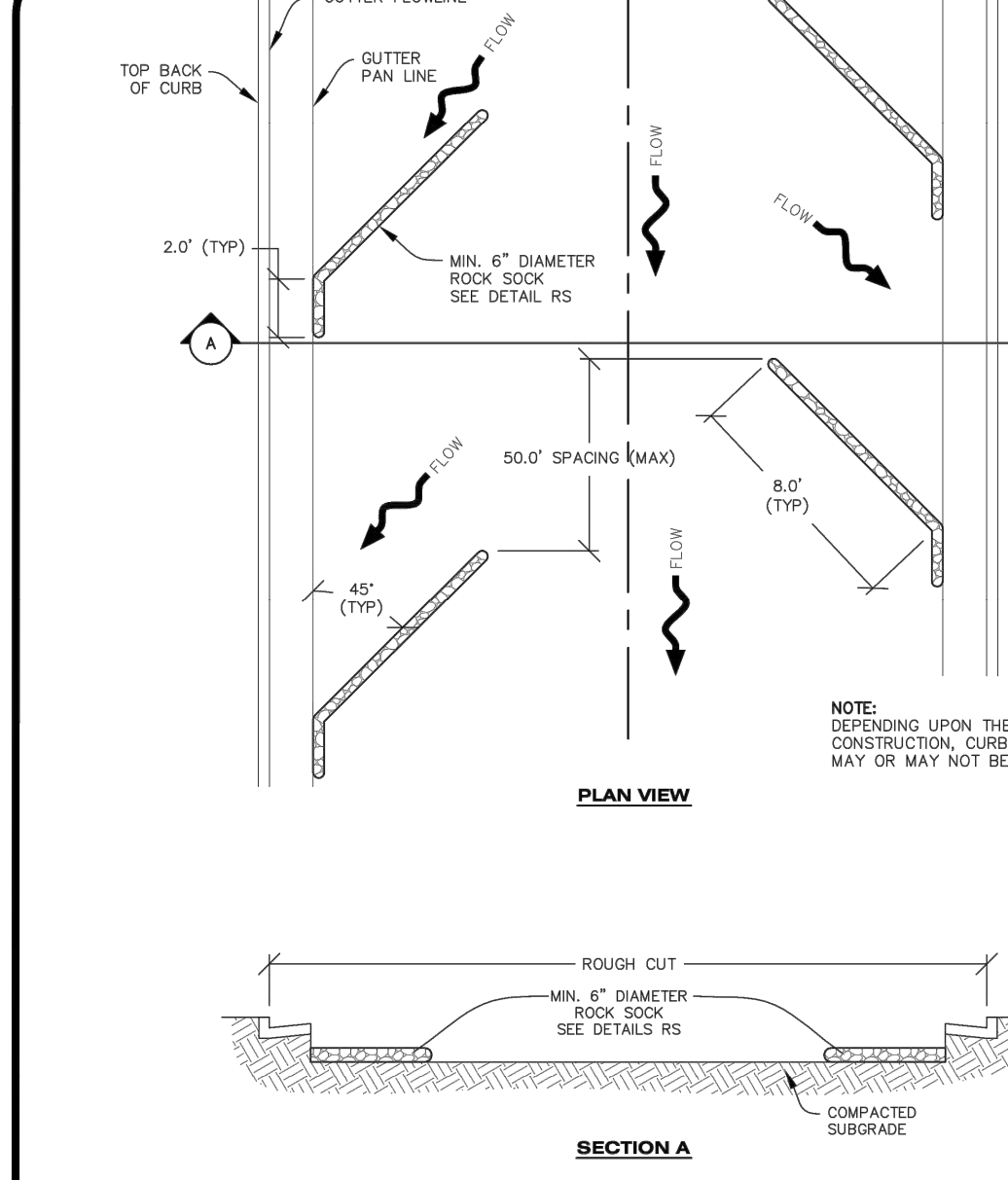
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT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

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

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**ROUGH CUT STREET CONTROL**

**CBMP** RCSC  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
Oct. 2013

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**ROUGH CUT STREET CONTROL INSTALLATION NOTES**

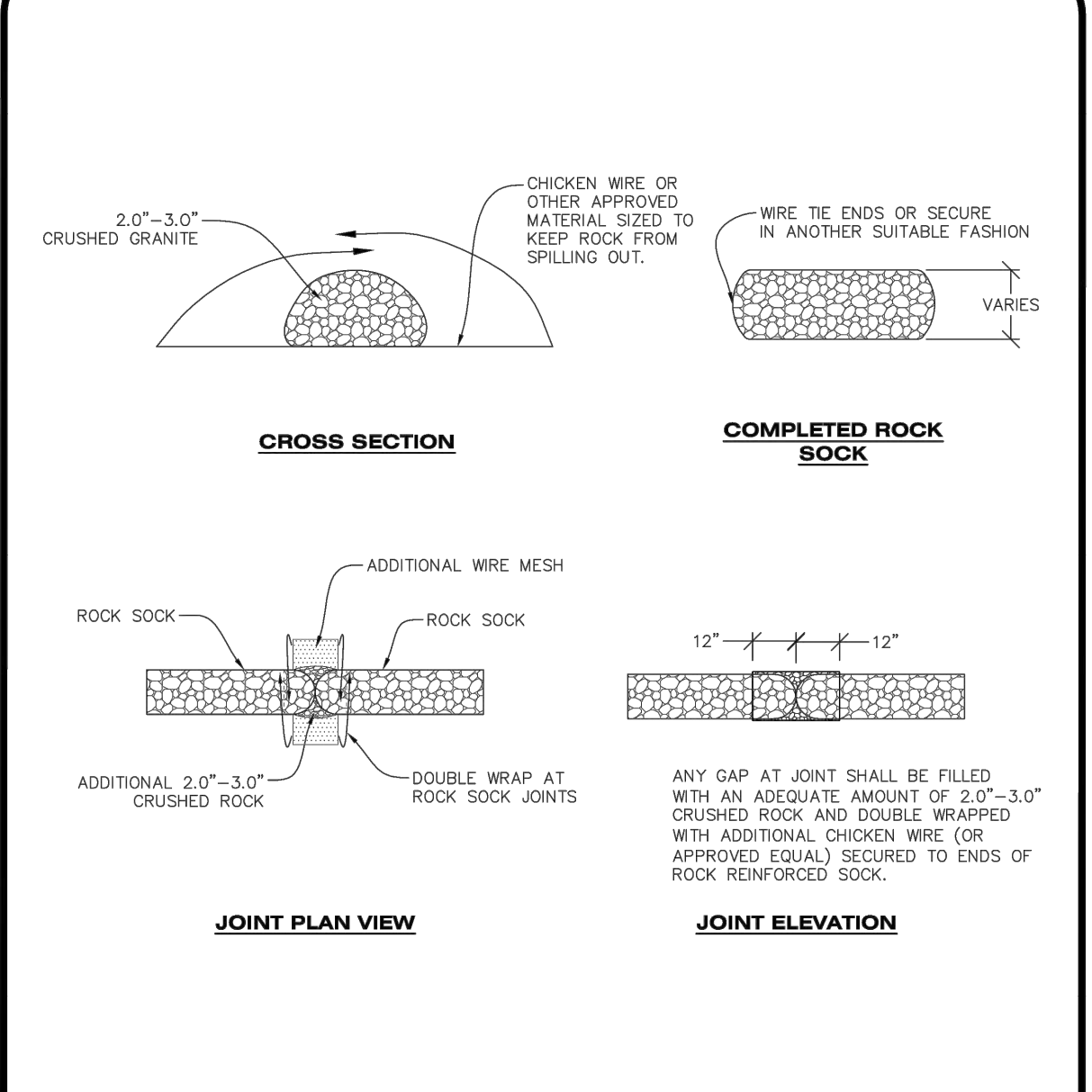
1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

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

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

**CBMP** RCSC  
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.



**ROCK SOCK**

**CBMP** RS  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
Oct. 2013

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**ROCK SOCK INSTALLATION NOTES**

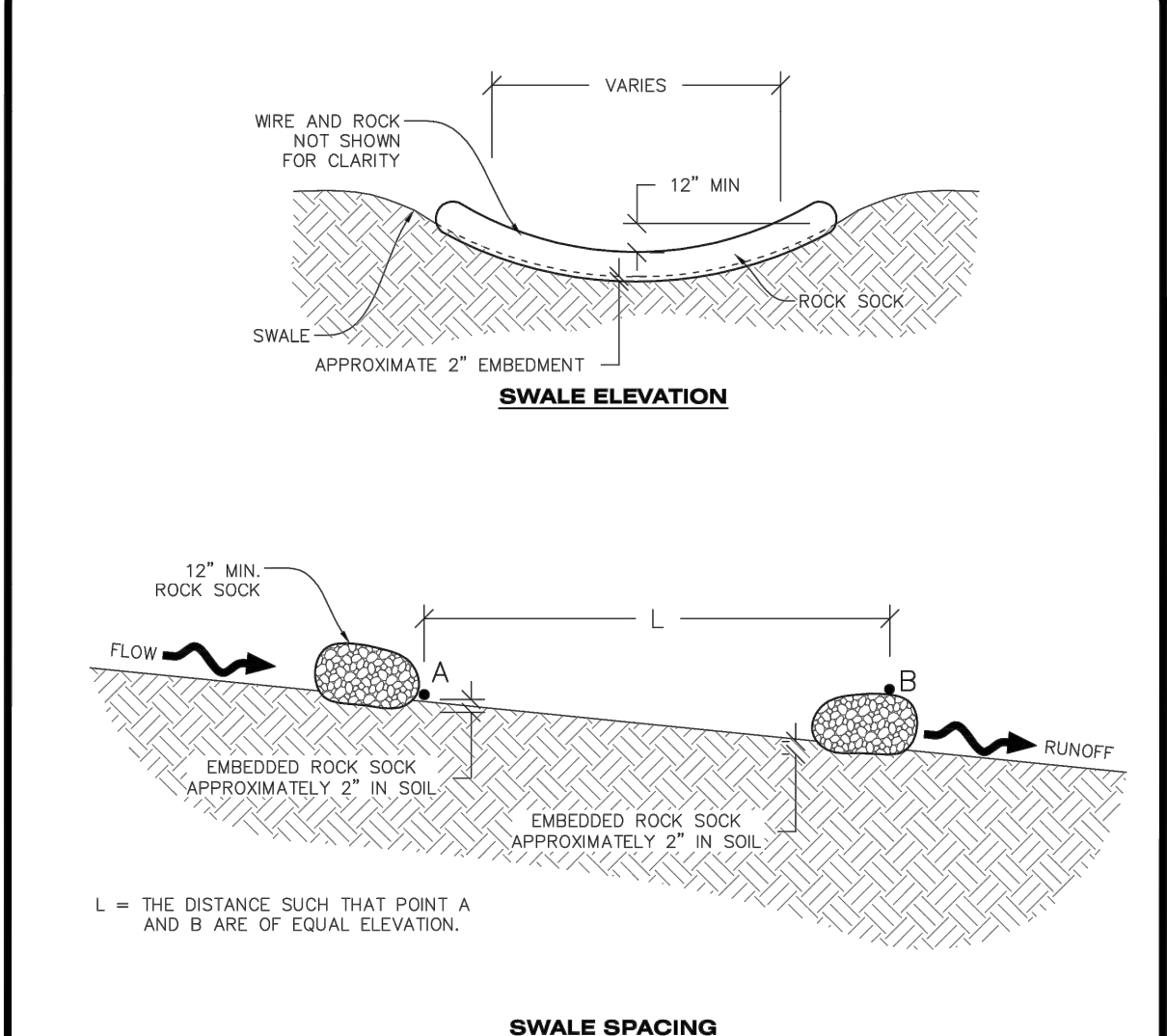
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED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

**ROCK SOCK INSPECTION AND MAINTENANCE NOTES**

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

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

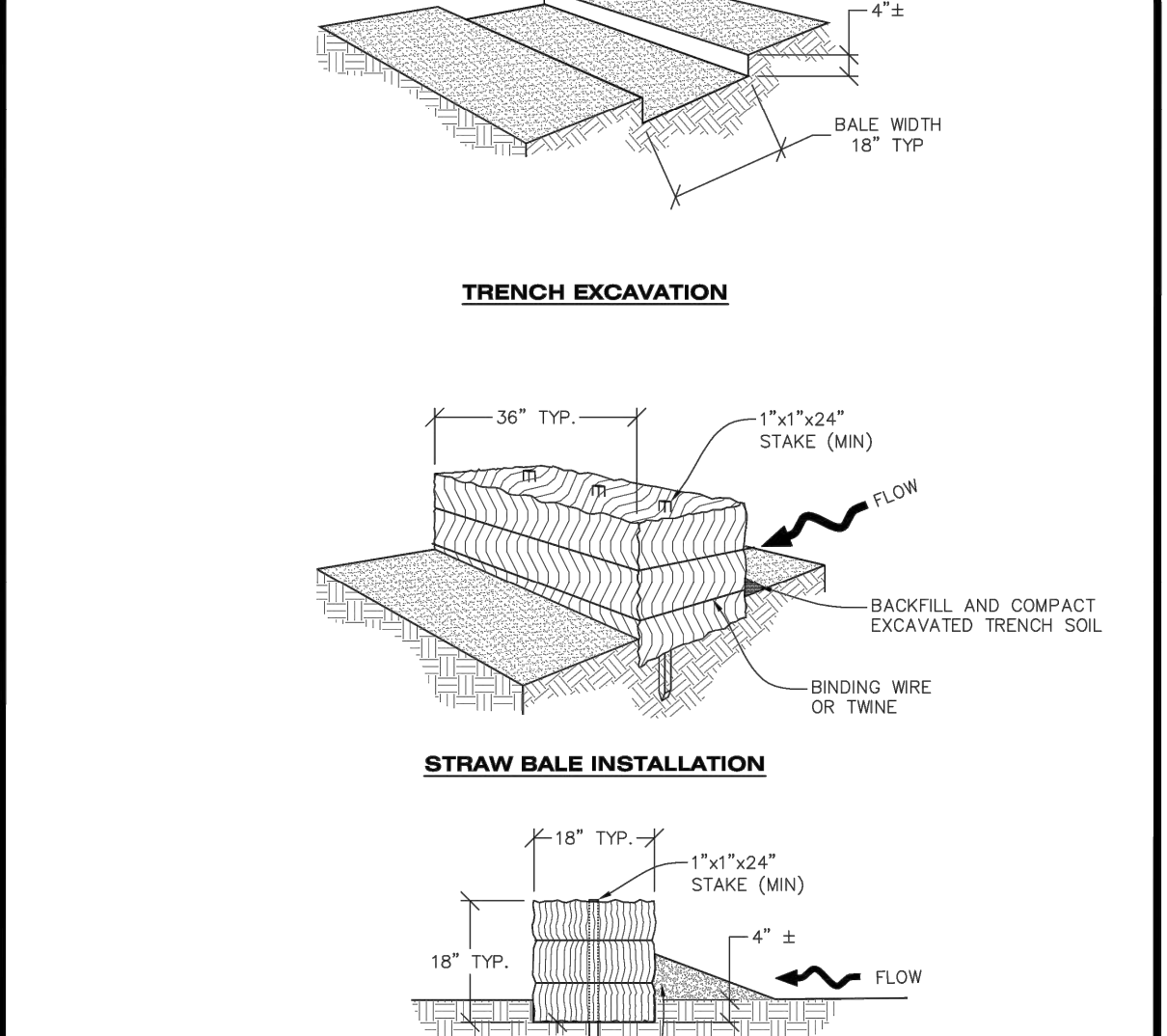
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**ROCK SOCK IN SWALE**

**CBMP** RSS  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 1  
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**STRAW BALE**

**CBMP** SB  
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2  
Oct. 2013

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**STRAW BALE INSTALLATION NOTES**

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

**STRAW BALE INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** SB  
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2  
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**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

**ROADWAY & STORM DRAIN PLANS FOR CHAMBERS & HESS FILING, NO. 1**  
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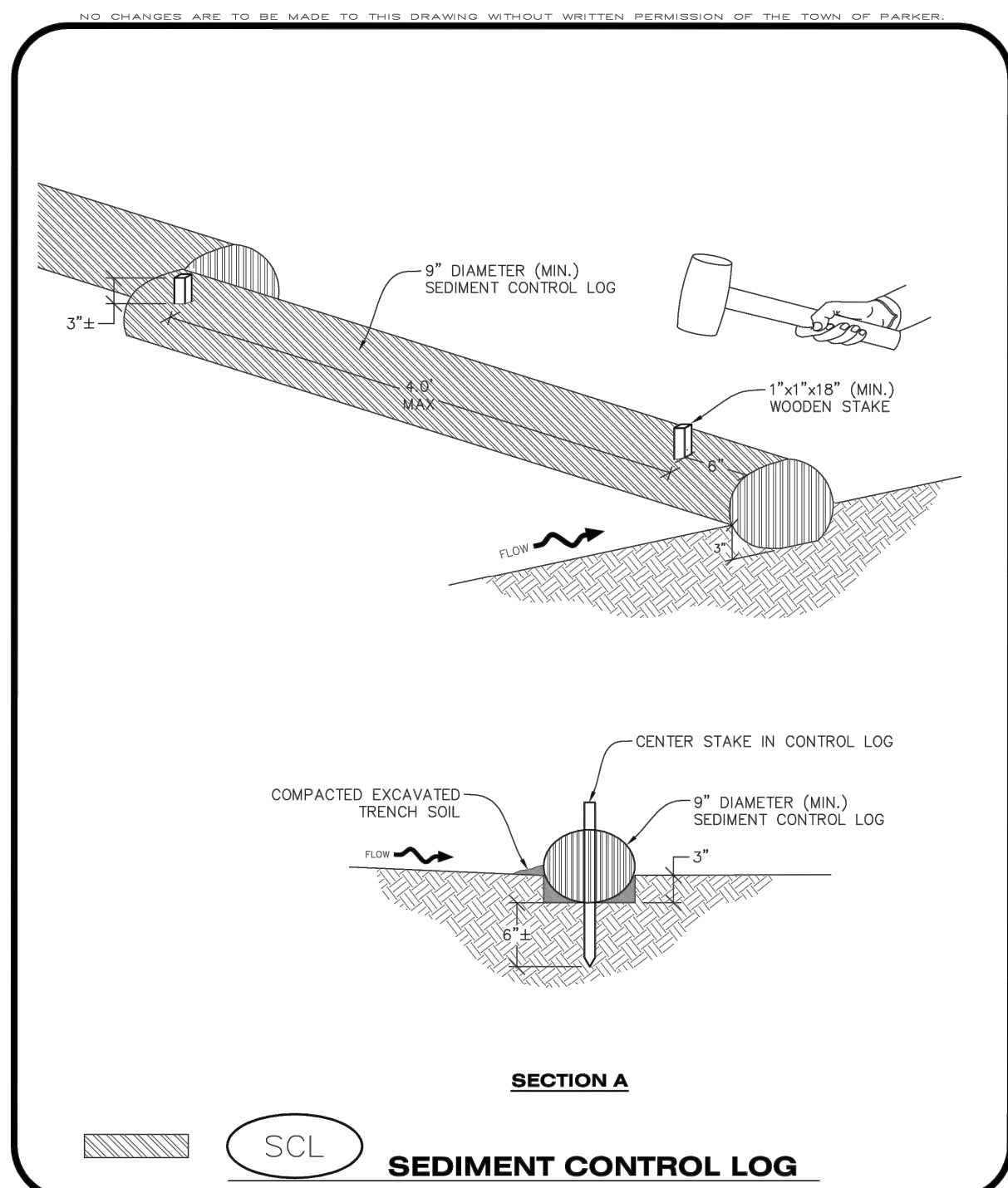
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DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**CBMP DETAILS 5**

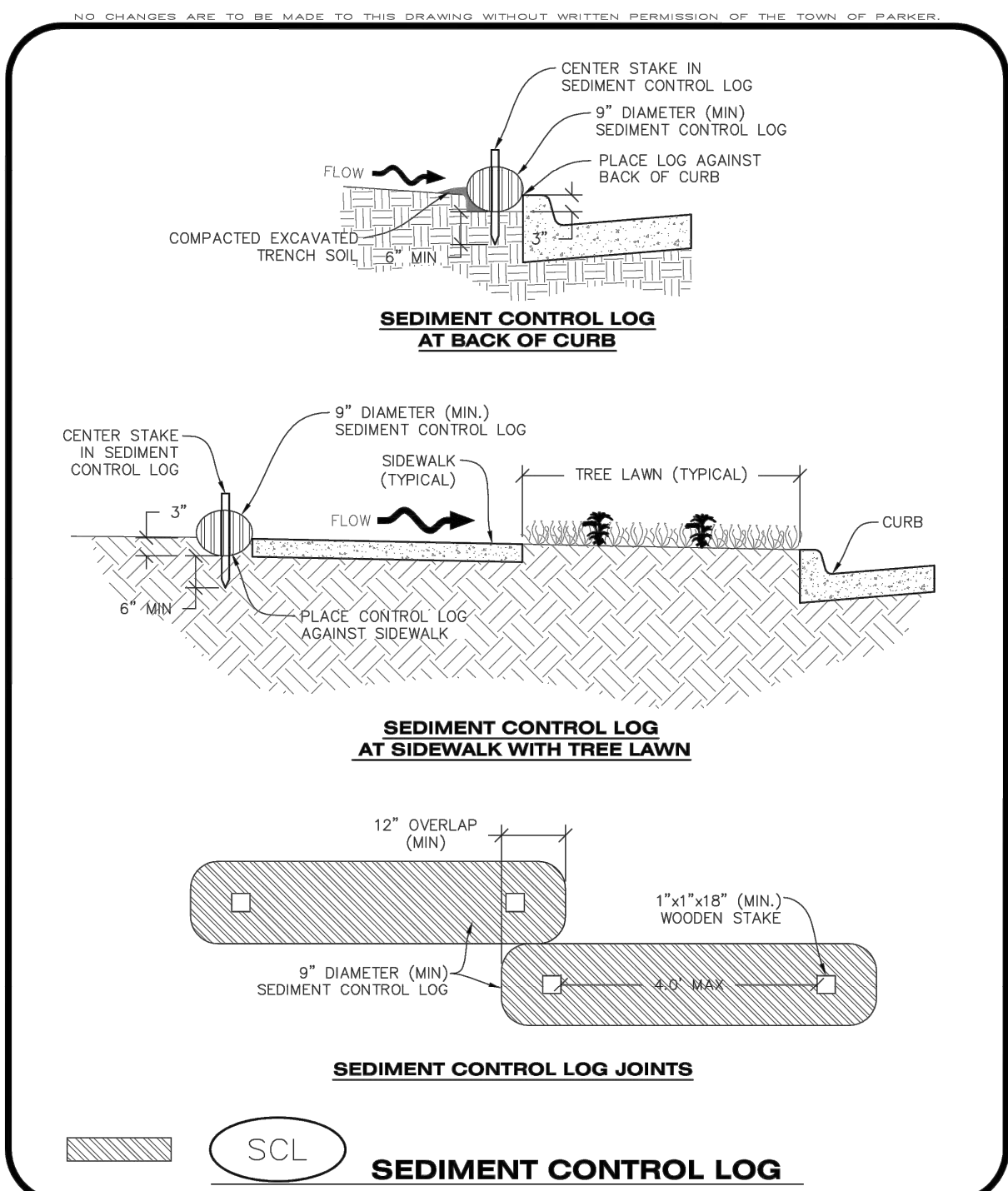
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DRAWING NO. 13  
SHEET NO. 13 OF 44 SHEETS

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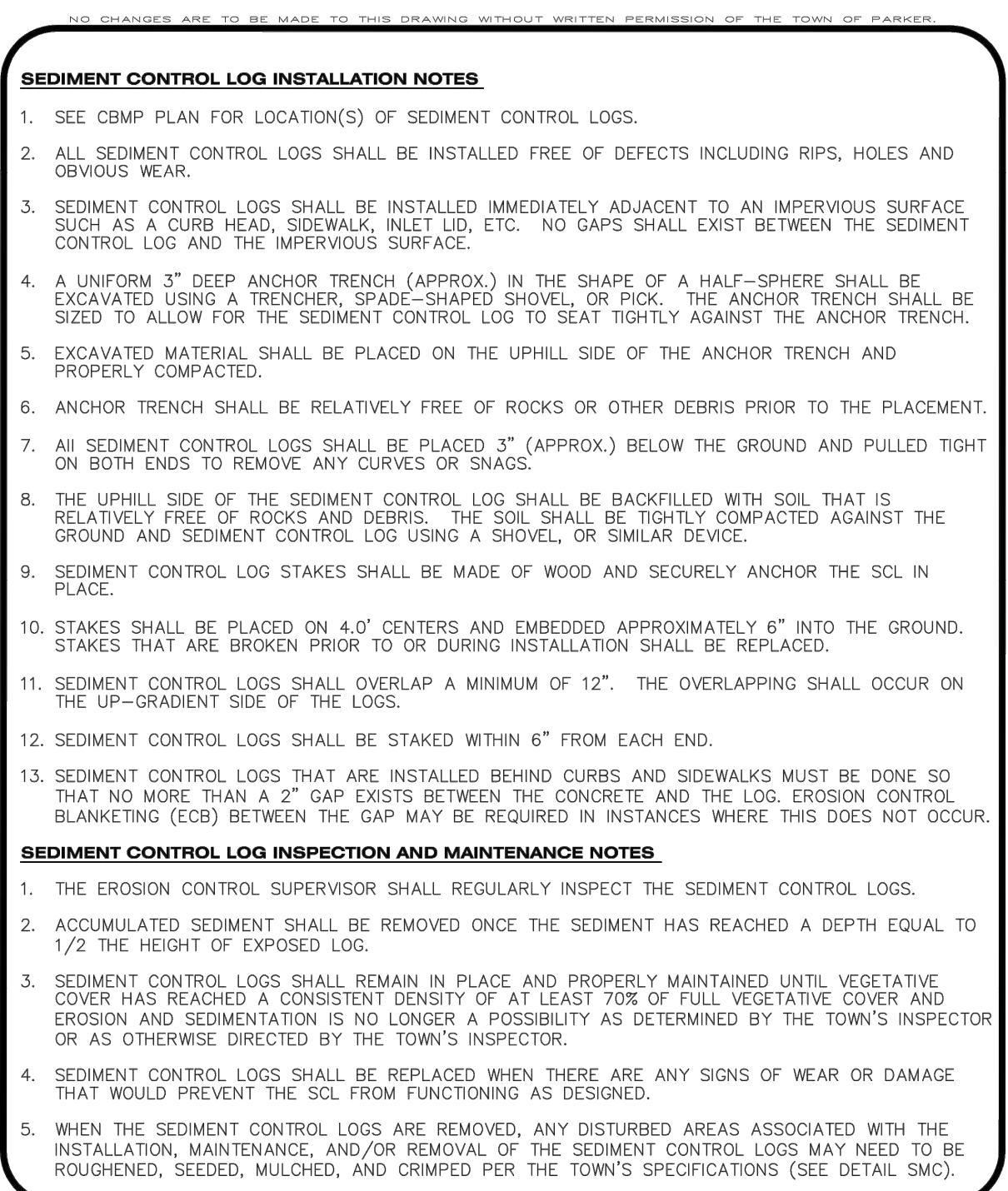
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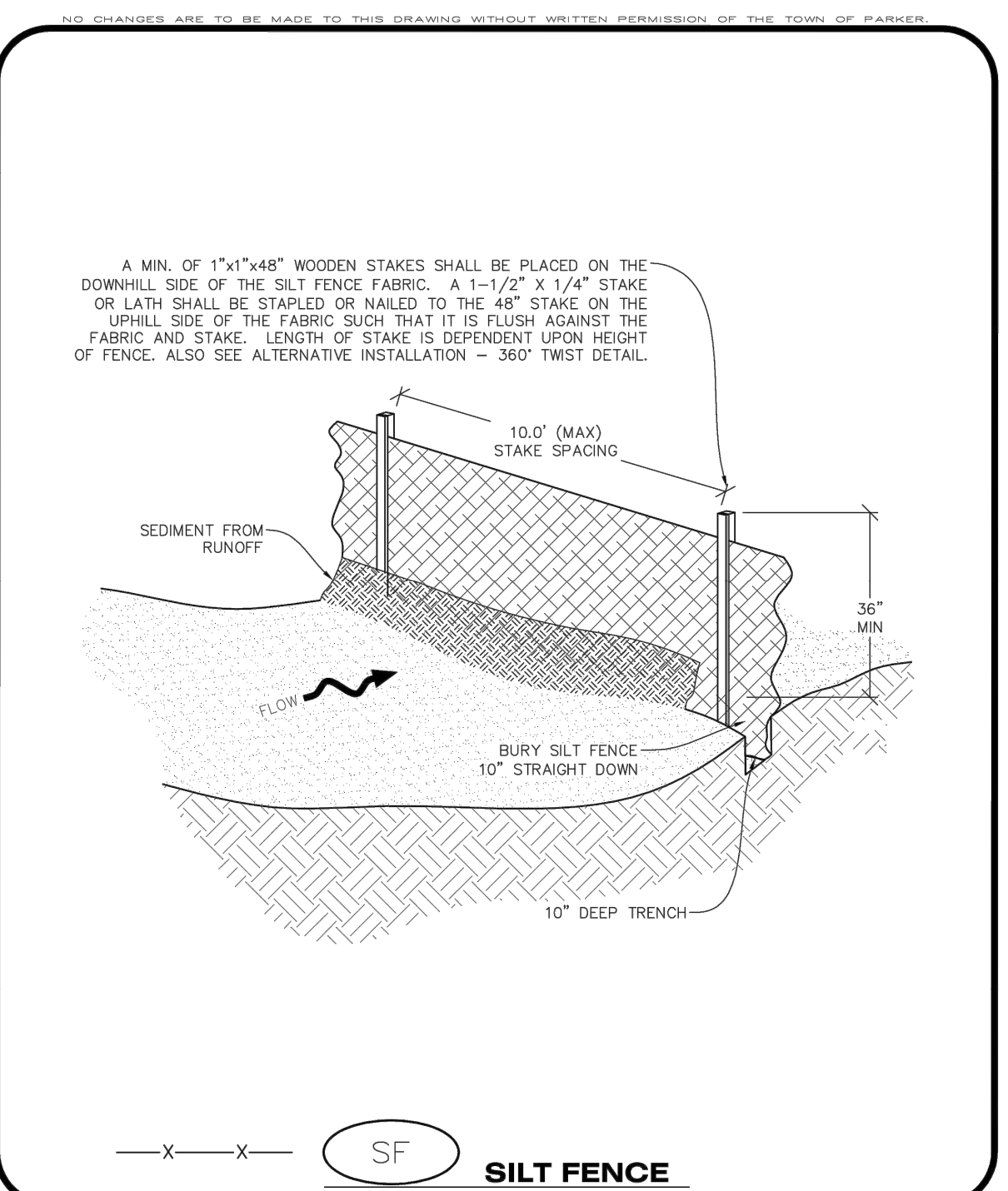
**Parker COLORADO** | **CBMP** | **SCL**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
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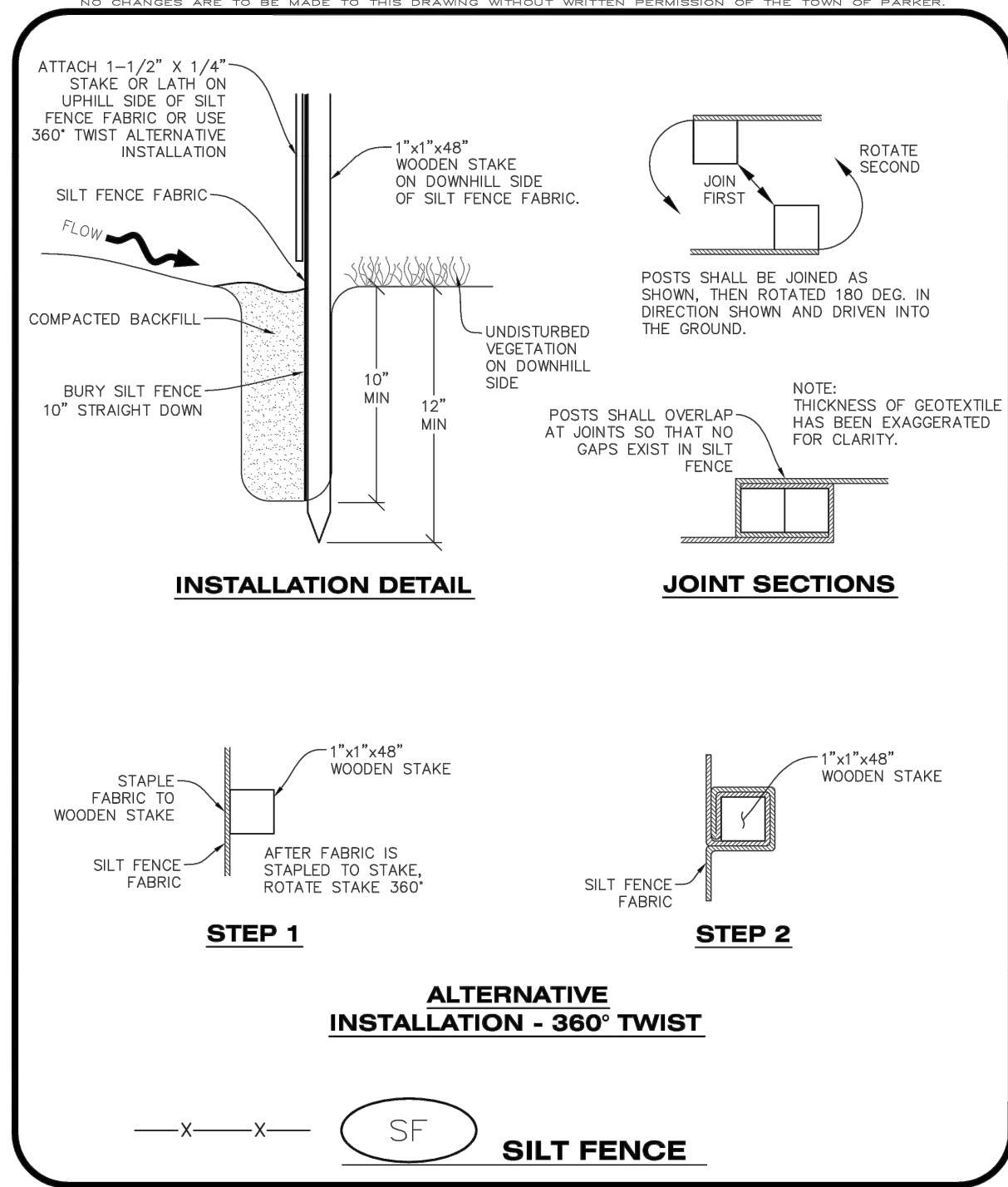
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
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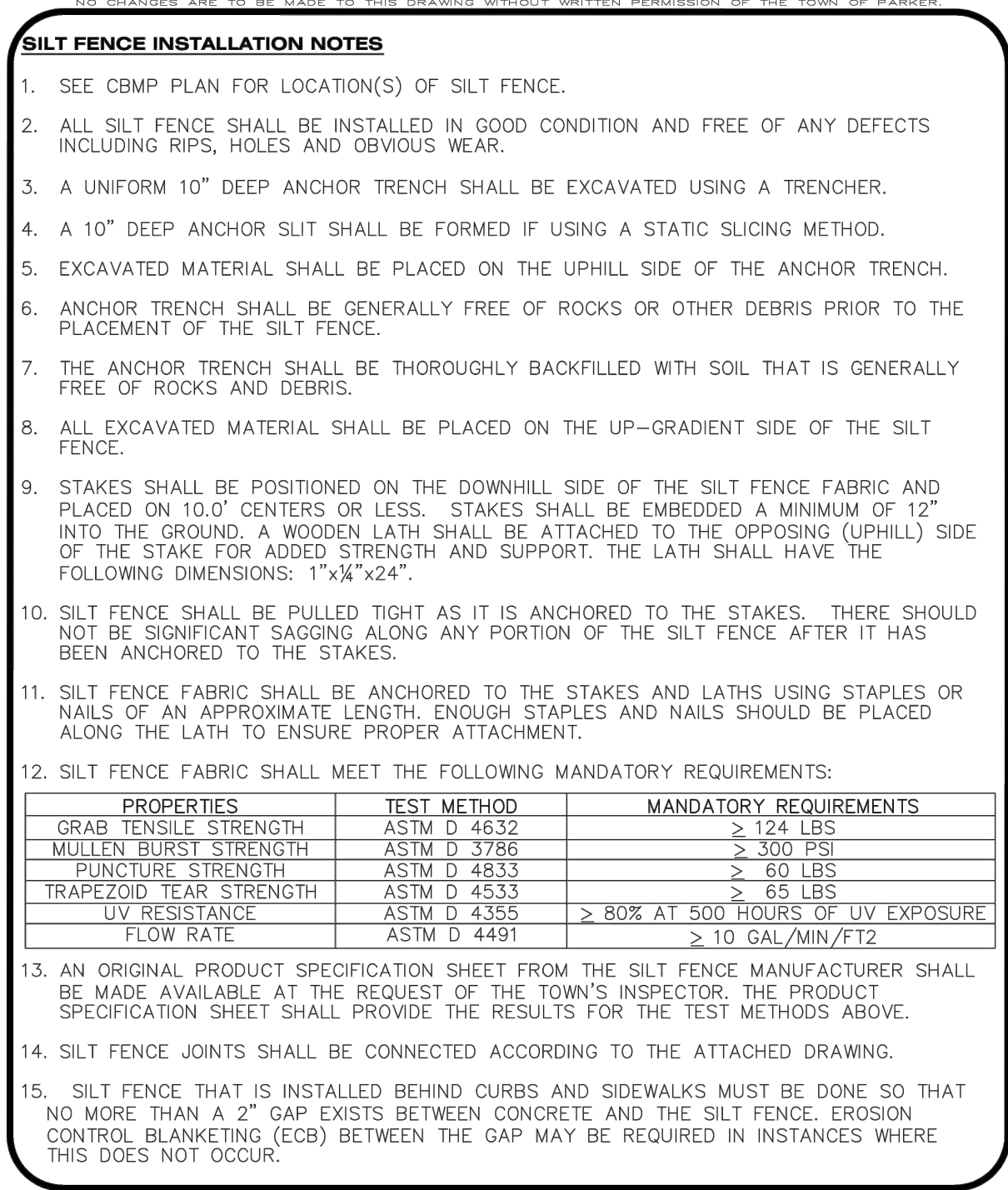
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
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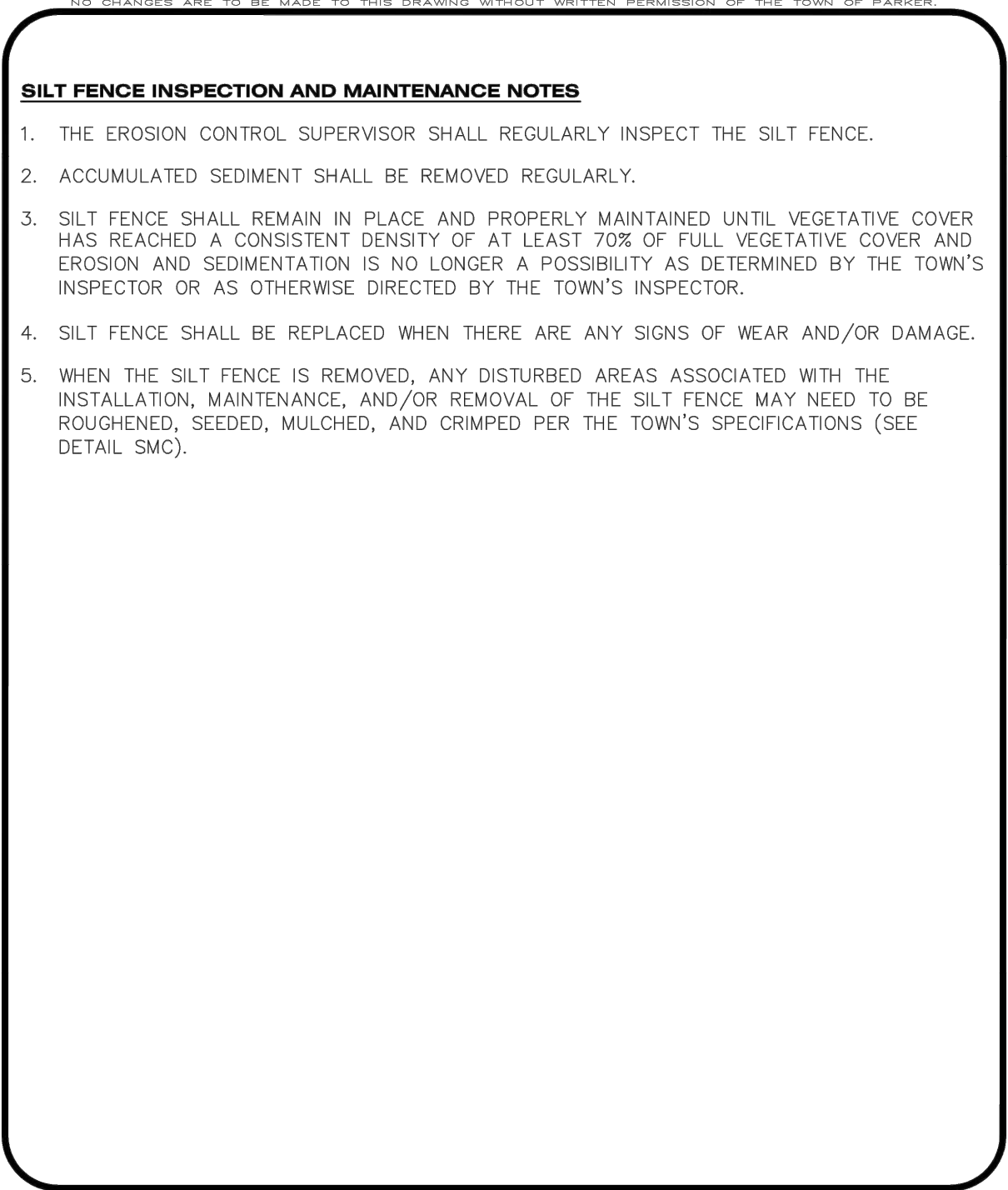
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CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 4  
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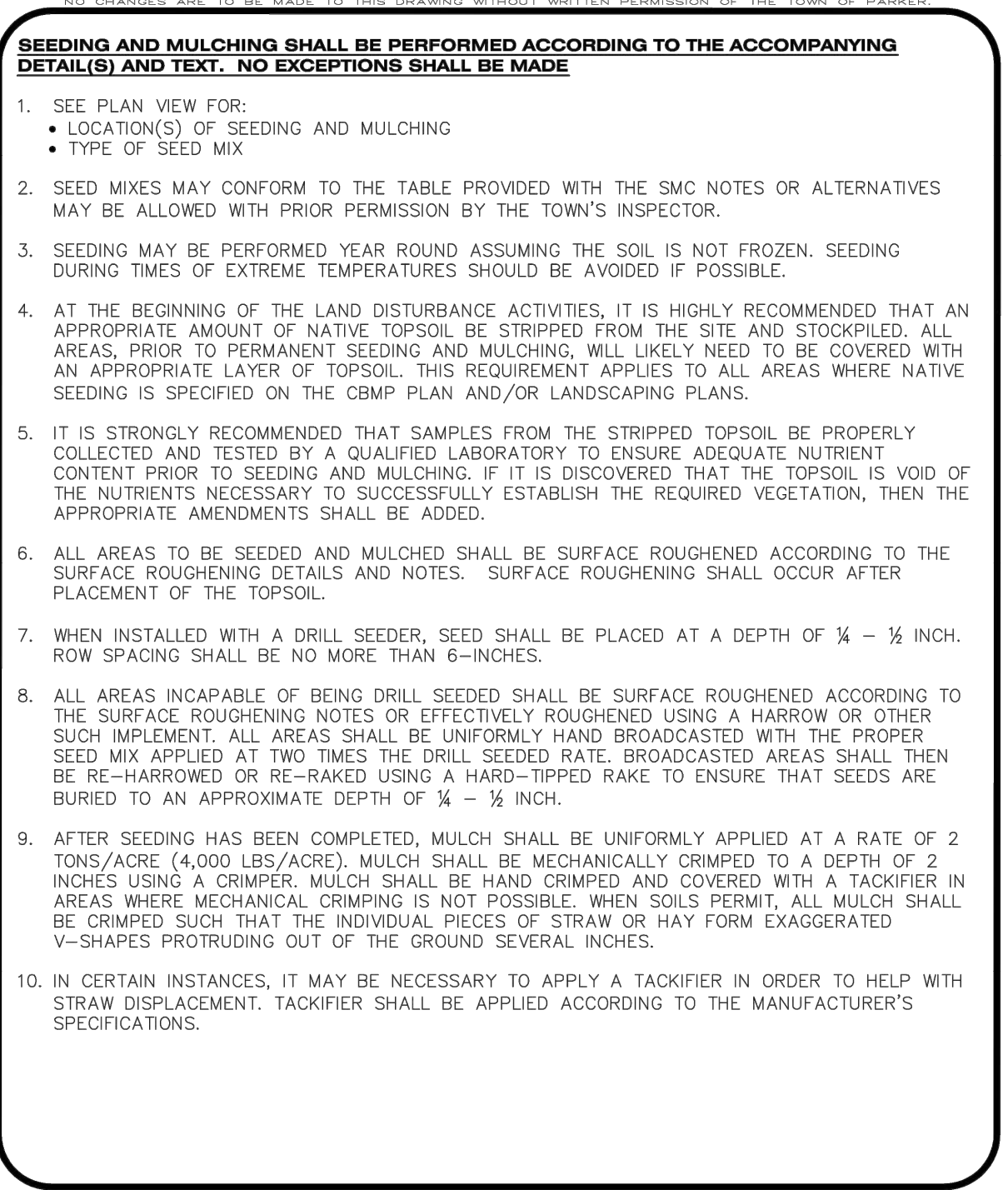
**Parker COLORADO** | **CBMP** | **SF**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 4  
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**Parker COLORADO** | **CBMP** | **SF**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 4  
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**Parker COLORADO** | **CBMP** | **SF**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 4 OF 4  
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**Parker COLORADO** | **CBMP** | **SMC**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
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NO.	DESCRIPTION	DATE:
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SCALE: NTS  
DATE: 1/27/2020  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**CBMP DETAILS 6**

PROJECT NO. 19069  
DRAWING NO.  
14  
SHEET NO. 14 OF 44 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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

**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.

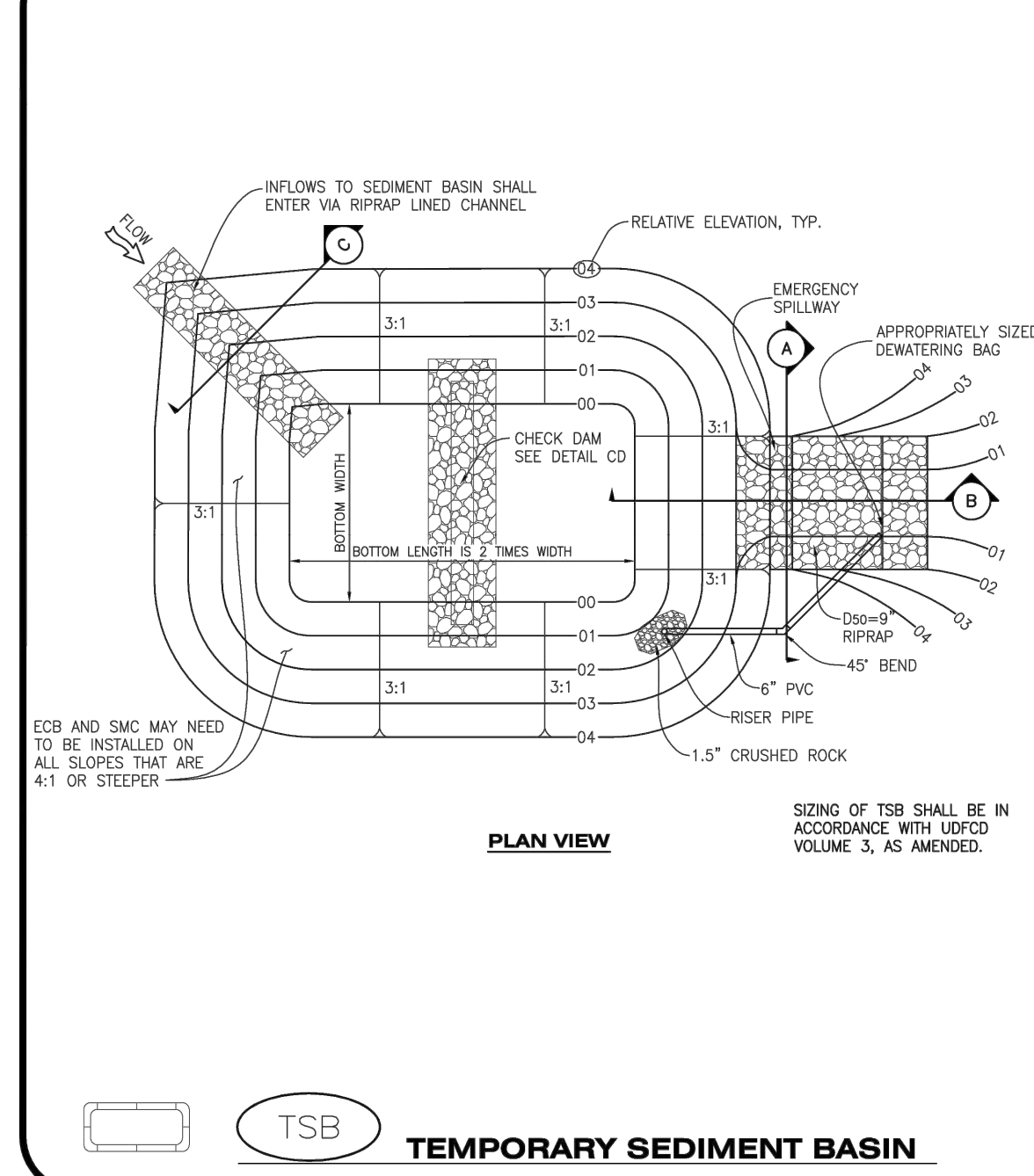
**SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES**

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



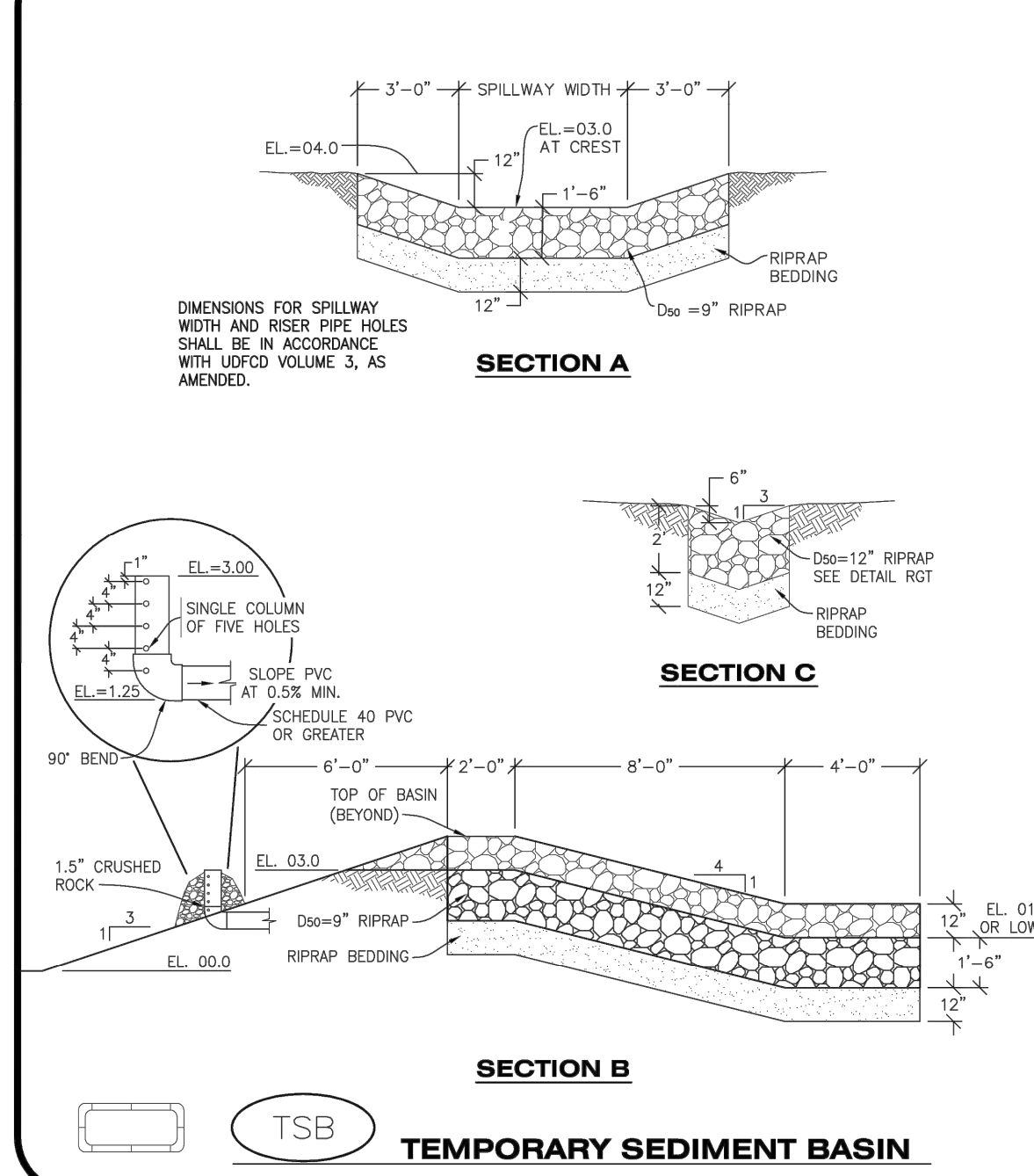
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **STP** 3 OF 3 Oct. 2013

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

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

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**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%.

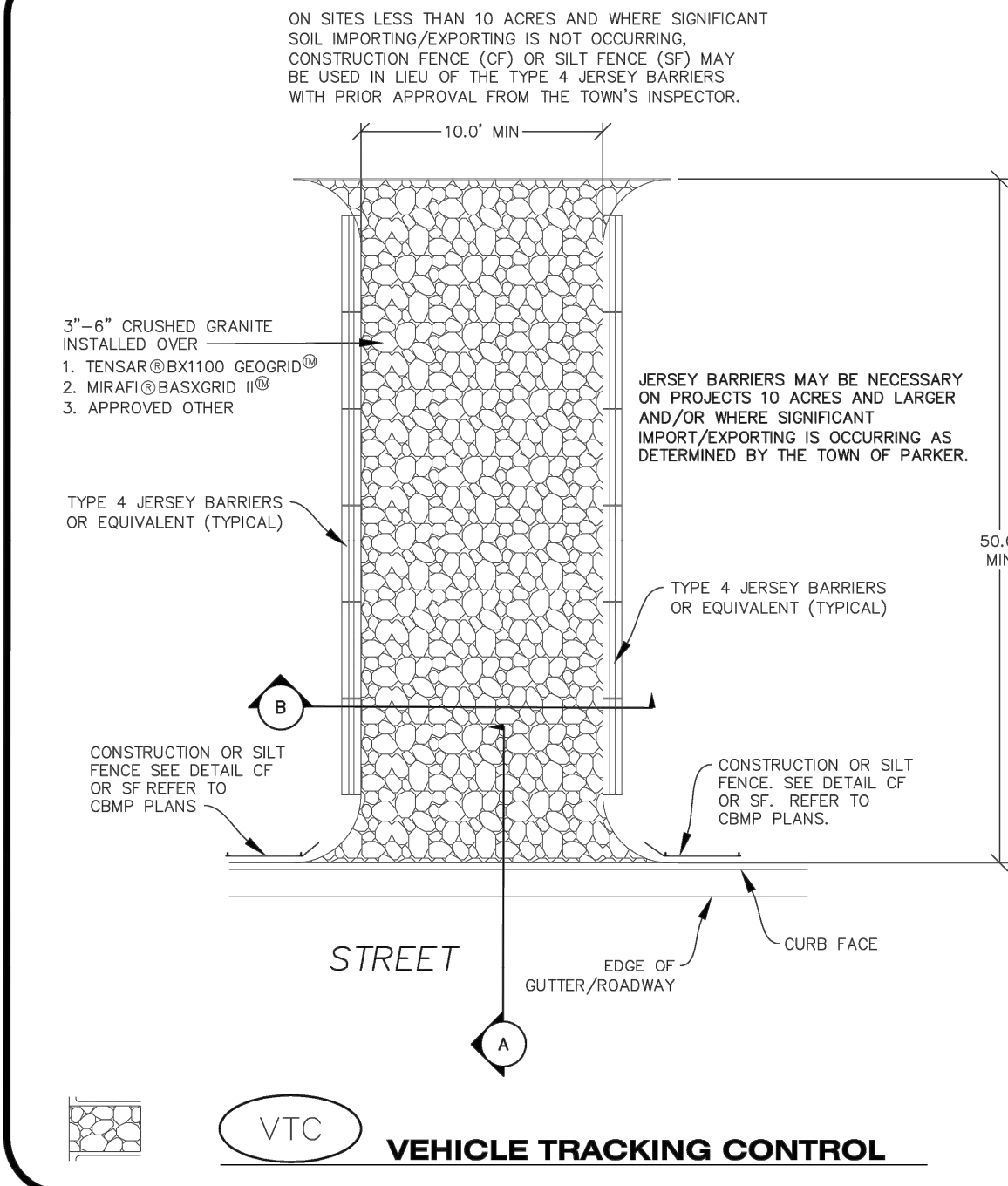
**TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES**

- 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.



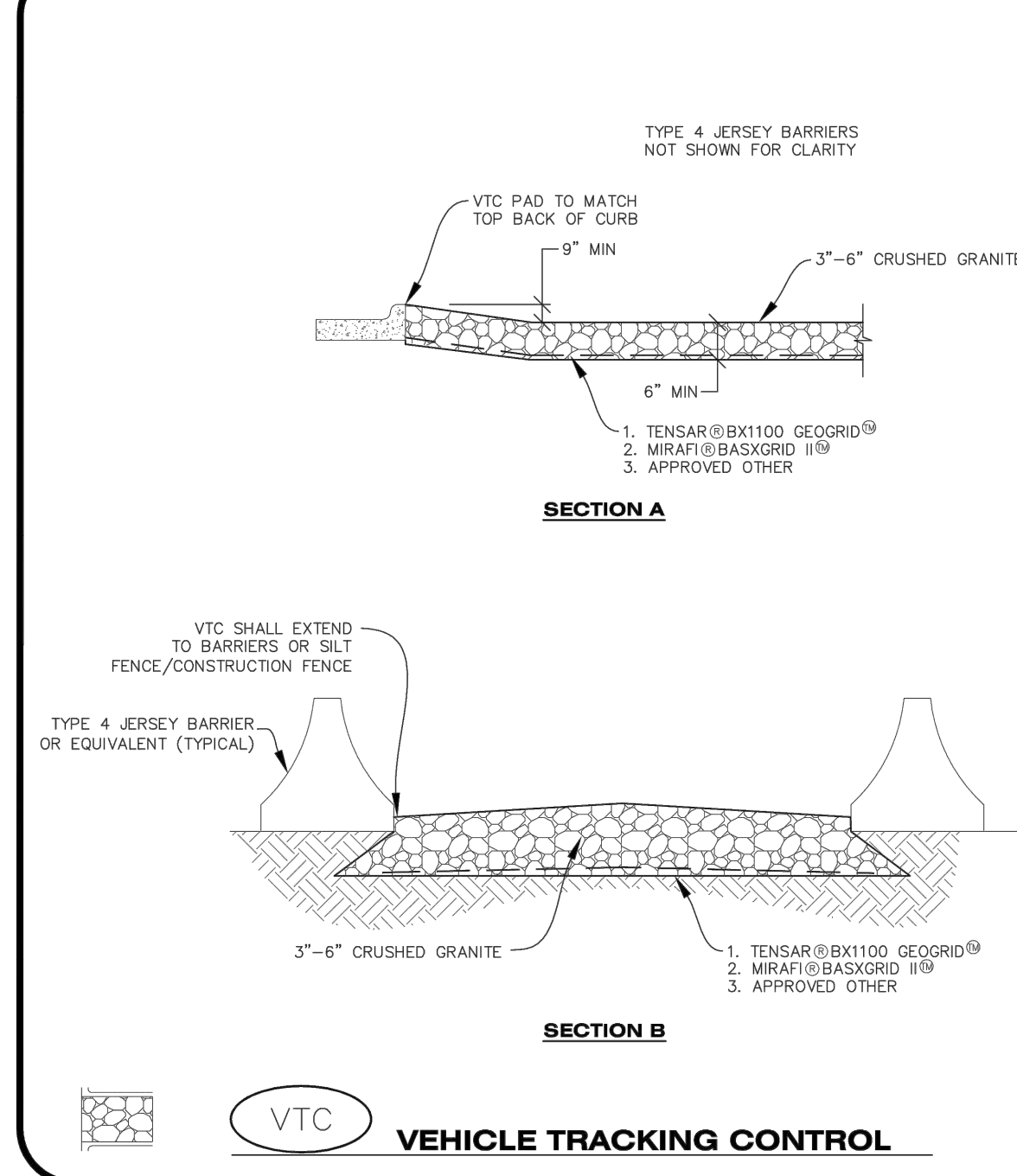
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **TSB** 3 OF 3 Oct. 2013

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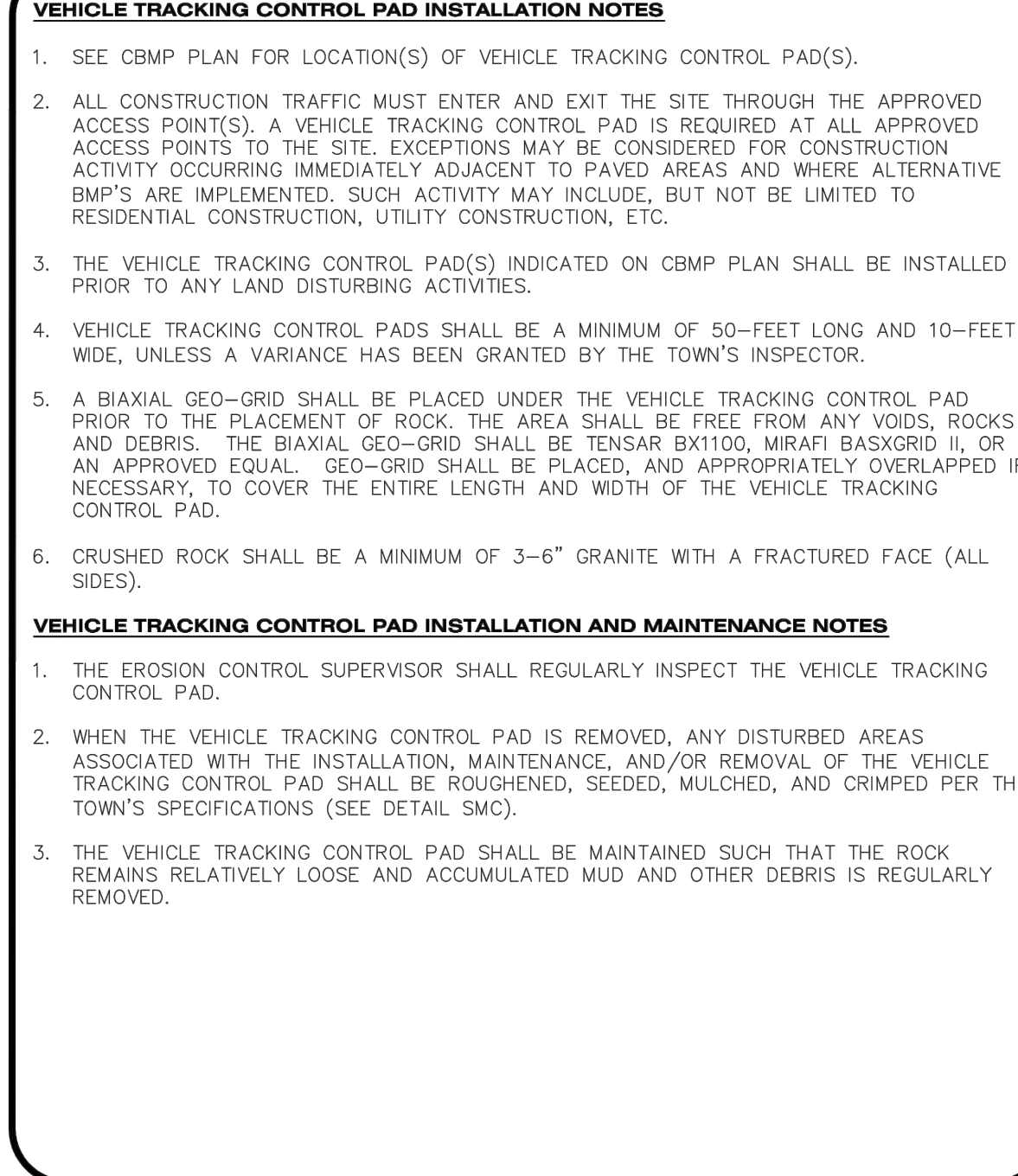
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES **VTC** 1 OF 3 Oct. 2013

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

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

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

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

**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

**ROADWAY & STORM DRAIN PLANS FOR CHAMBERS & HESS FILING, NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK ENGINEERING COMPANY**  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020

Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com

**811**  
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SCALE: NTS  
DATE: 1/27/2020  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**CBMP DETAILS 8**

PROJECT NO. 19069  
DRAWING NO.  
16  
SHEET NO. 16 OF 44 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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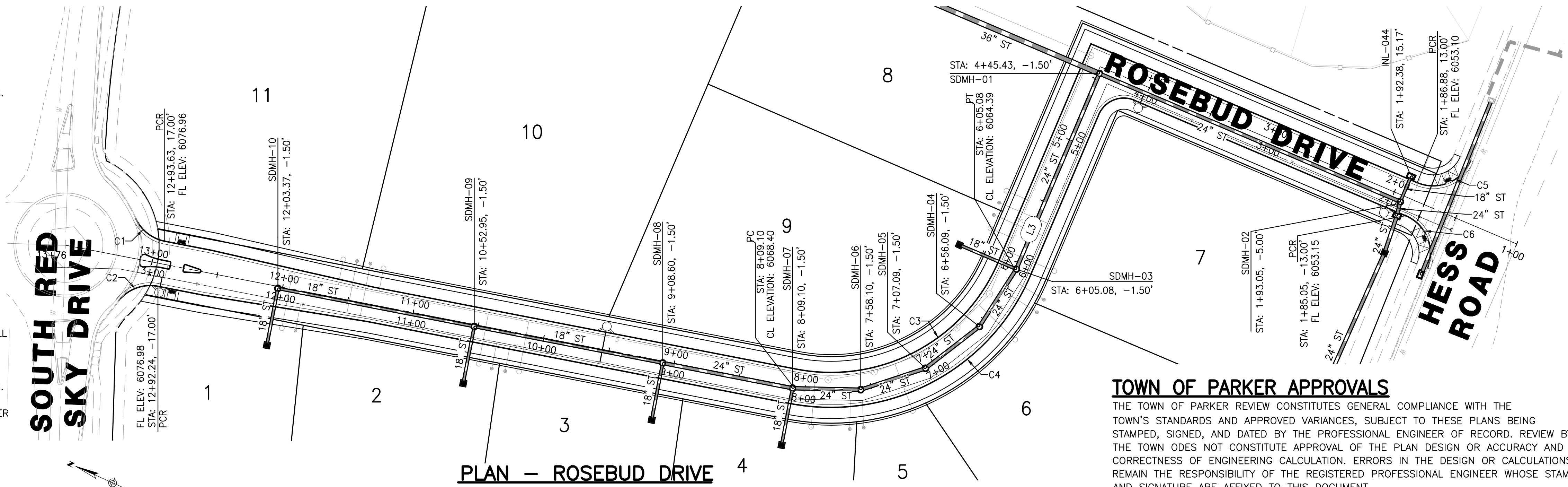


**ROADWAY NOTES**

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- REFER TO GENERAL NOTES ON SHEET 5 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
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- REFER TO THIS SHEET FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.

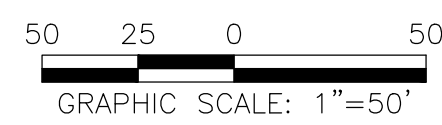
**STORM SEWER NOTES**

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- ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE, VERTICAL. PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.



**PLAN - ROSEBUD DRIVE**

SCALE: HORIZ. 1" = 50'



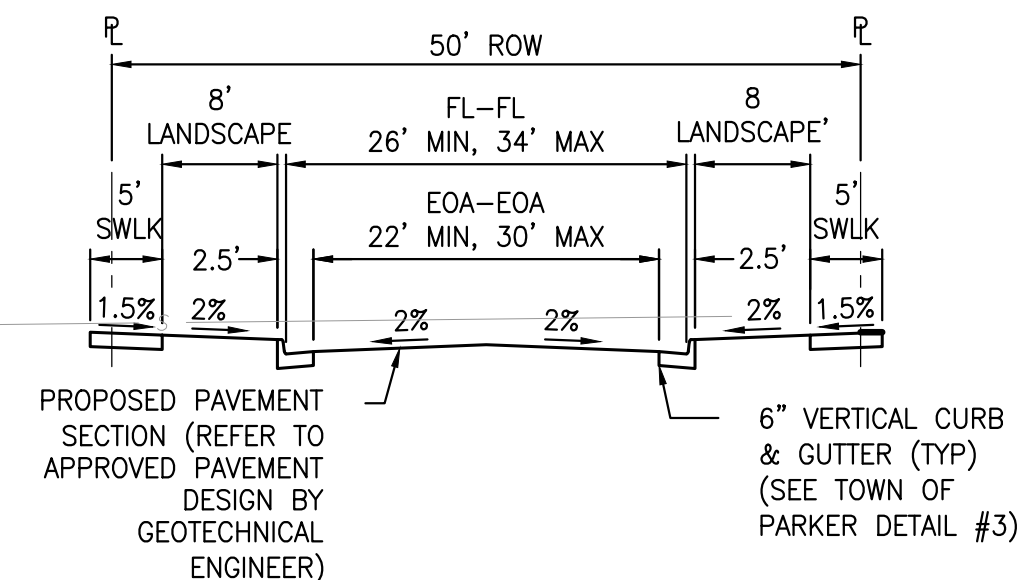
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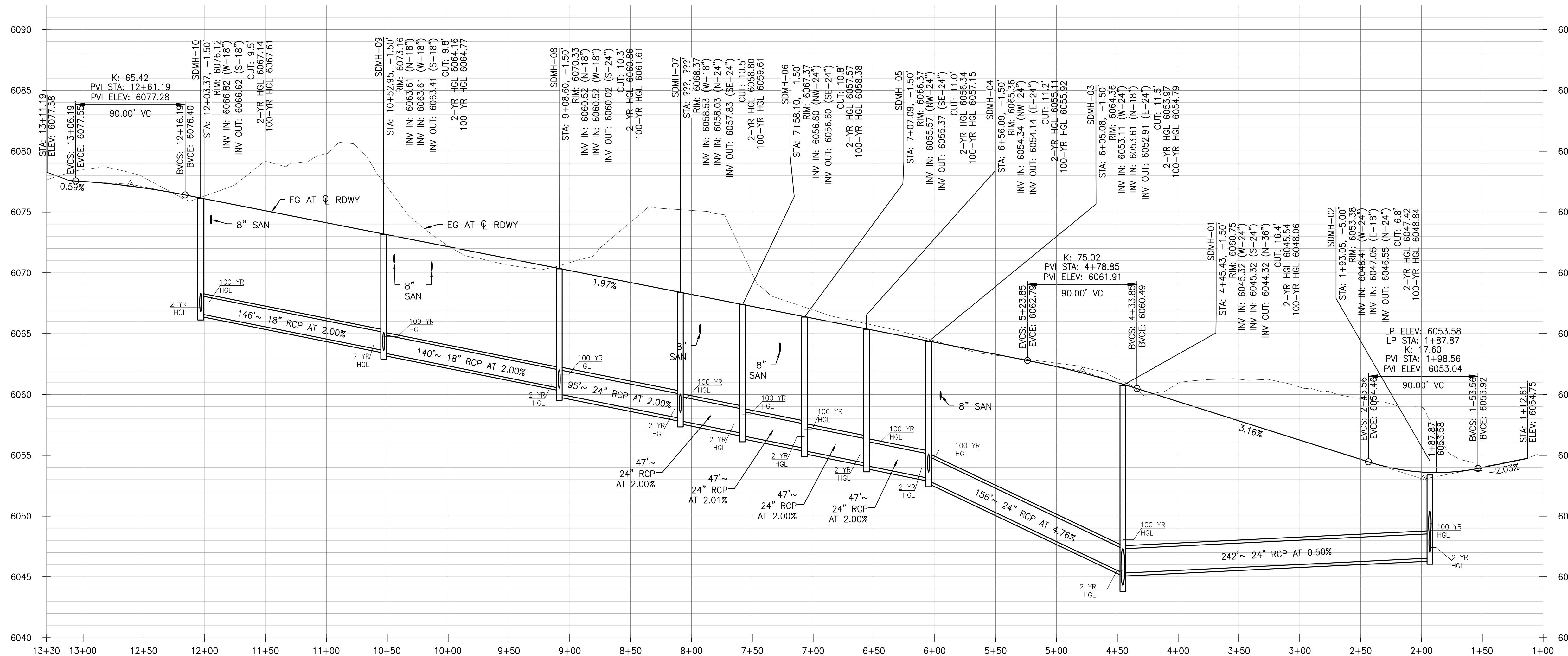
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



**MODIFIED RESIDENTIAL LOCAL STREET CROSS SECTION**

LINE #/CURVE #	LENGTH	RADIUS	BEARING/DELTA
C1	28.89'	30.50'	054°15'55"
C2	33.37'	30.50'	062°40'46"
C3	186.34'	137.00'	077°55'45"
C4	221.70'	163.00'	077°55'45"
C5	48.60'	30.50'	091°17'40"
C6	47.30'	30.50'	088°50'50"



**PROFILE - ROSEBUD DRIVE**

SCALE: HORIZ. 1"=50', VERT. 1"=5'

**ROADWAY & STORM DRAIN PLANS FOR  
CHAMBERS & HESS  
FILING, NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
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NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**DRIVE A**  
PLAN & PROFILE  
1+00 TO  
14+57

PROJECT NO. 19069  
TITLE SHEET

DRAWING NO.  
18  
SHEET NO. 18 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

**ROADWAY NOTES**

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**STORM SEWER NOTES**

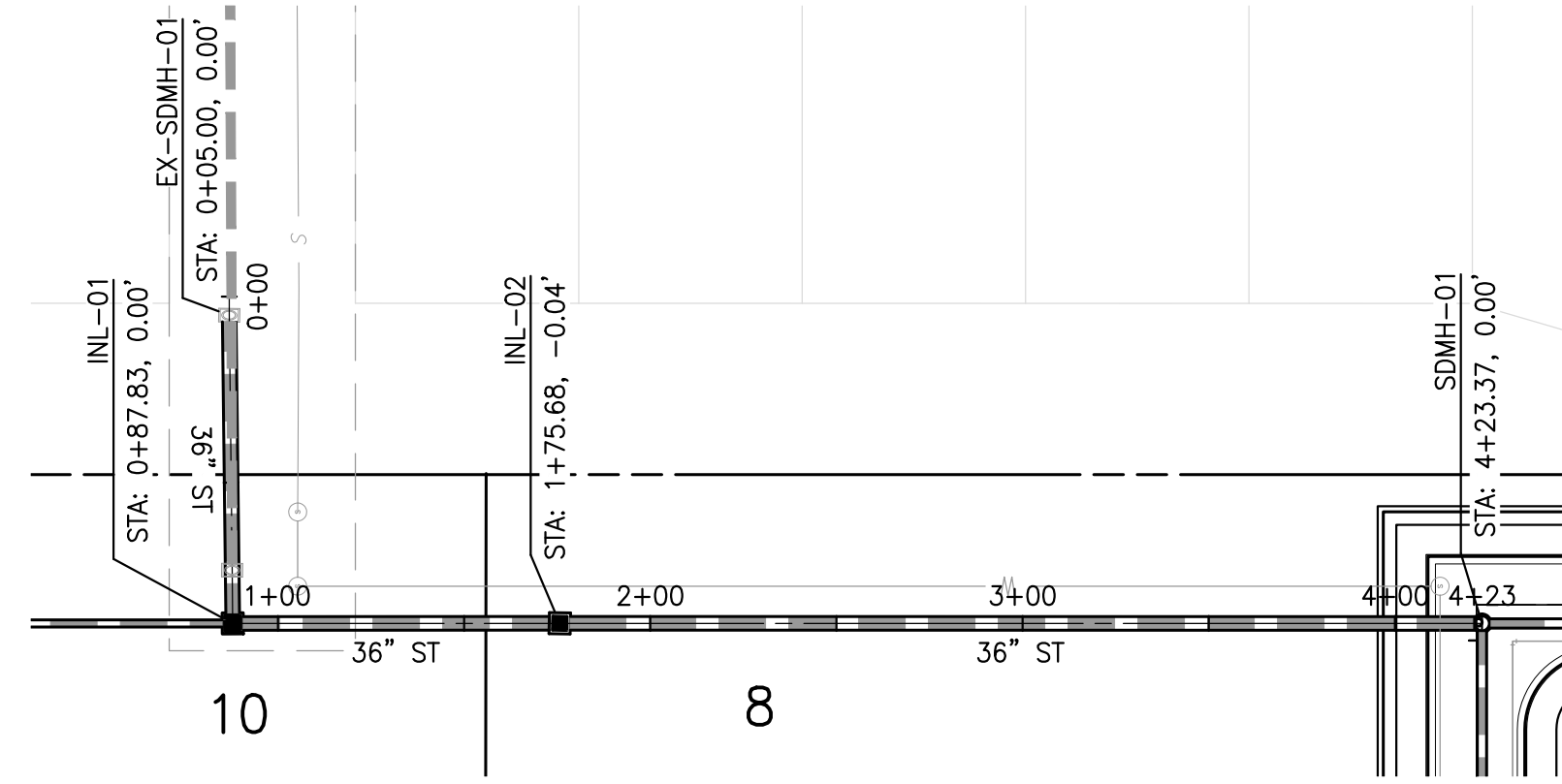
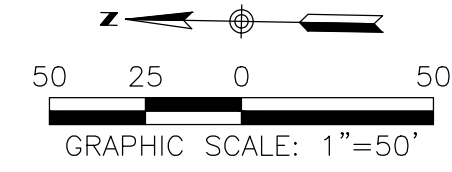
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**TOWN OF PARKER APPROVALS**

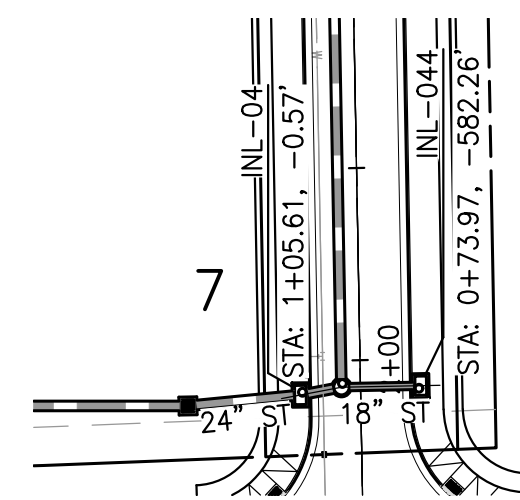
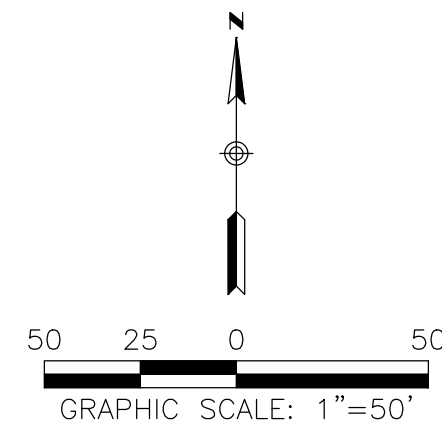
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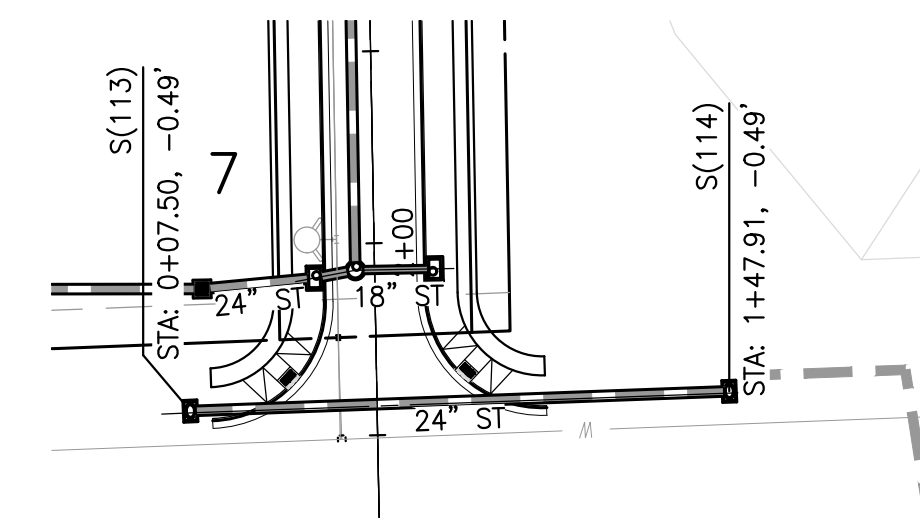
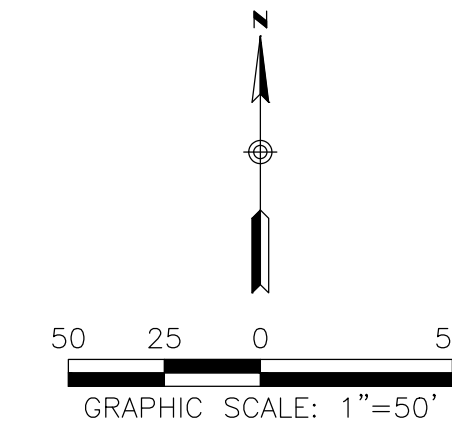
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_



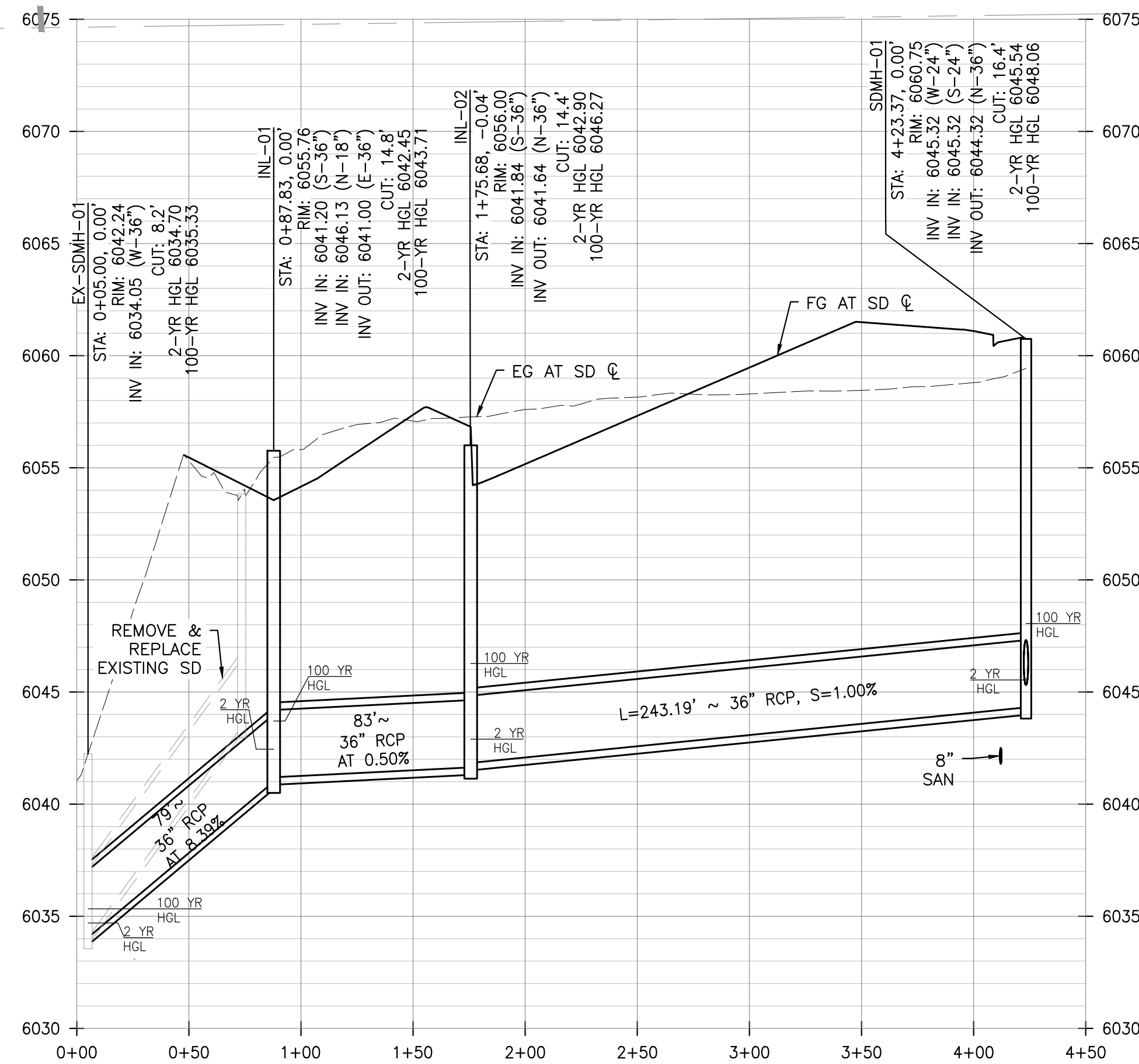
**PLAN - ROSEBUD DRIVE**  
SCALE: HORIZ. 1" = 50'



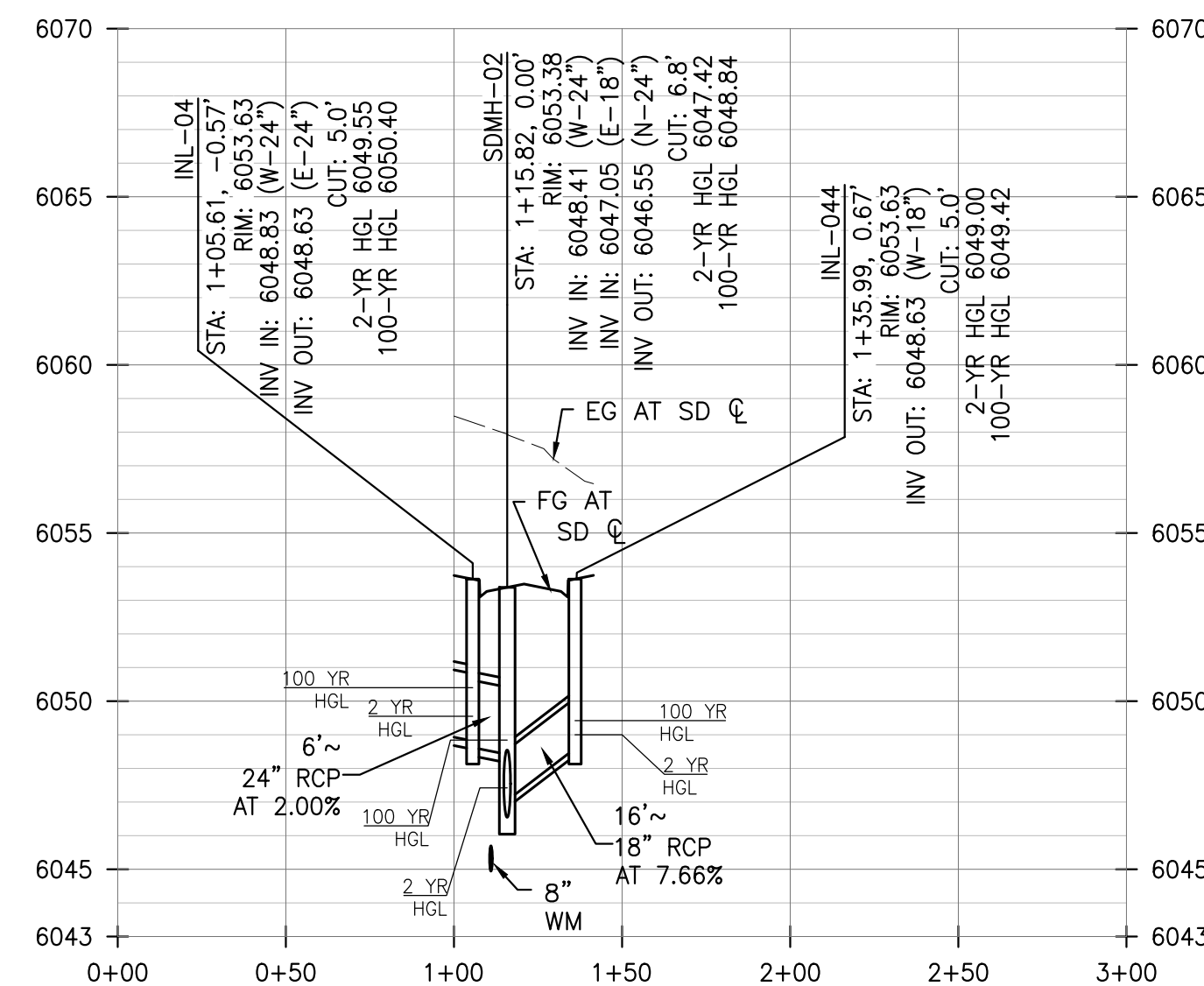
**PLAN - LATERAL**  
SCALE: HORIZ. 1" = 50'



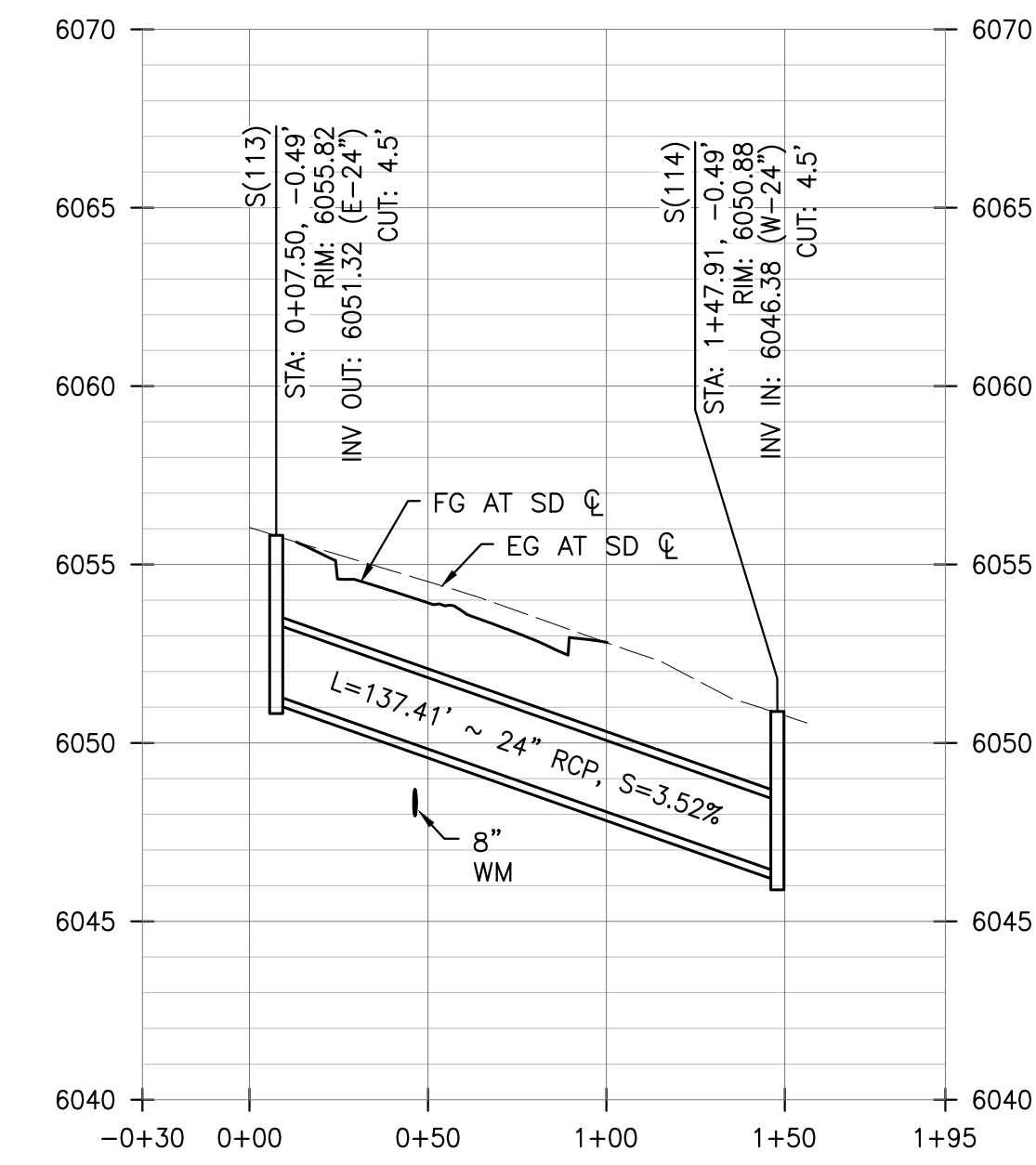
**PLAN - HESS ROAD**  
SCALE: HORIZ. 1" = 50'



**PROFILE - ROSEBUD DRIVE**  
SCALE: HORIZ. 1"=50', VERT. 1"=5'



**PROFILE - LATERAL**  
SCALE: HORIZ. 1"=50', VERT. 1"=5'



**PROFILE - HESS ROAD**  
SCALE: HORIZ. 1"=50', VERT. 1"=5'

**ROADWAY & STORM DRAIN PLANS FOR  
CHAMBERS & HESS  
FILING, NO. 1**  
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NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 50'  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**ROSEBUD DR  
PLAN & PROFILE**

PROJECT NO. 19069  
TITLE SHEET  
DRAWING NO.  
**19**  
SHEET NO. 19 OF 44 SHEETS

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**RICK**  
**ENGINEERING COMPANY**  
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 303.537.8020  
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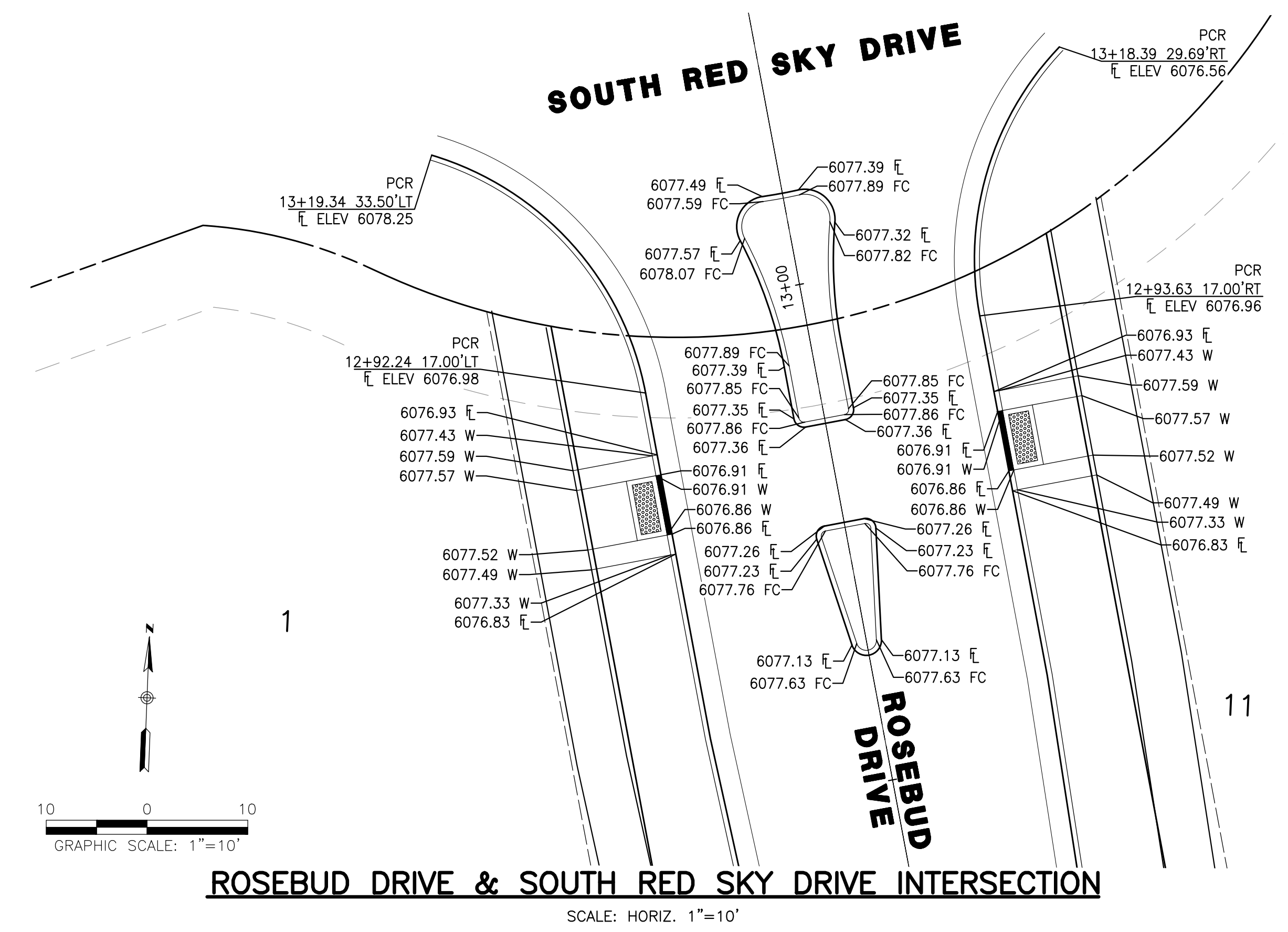
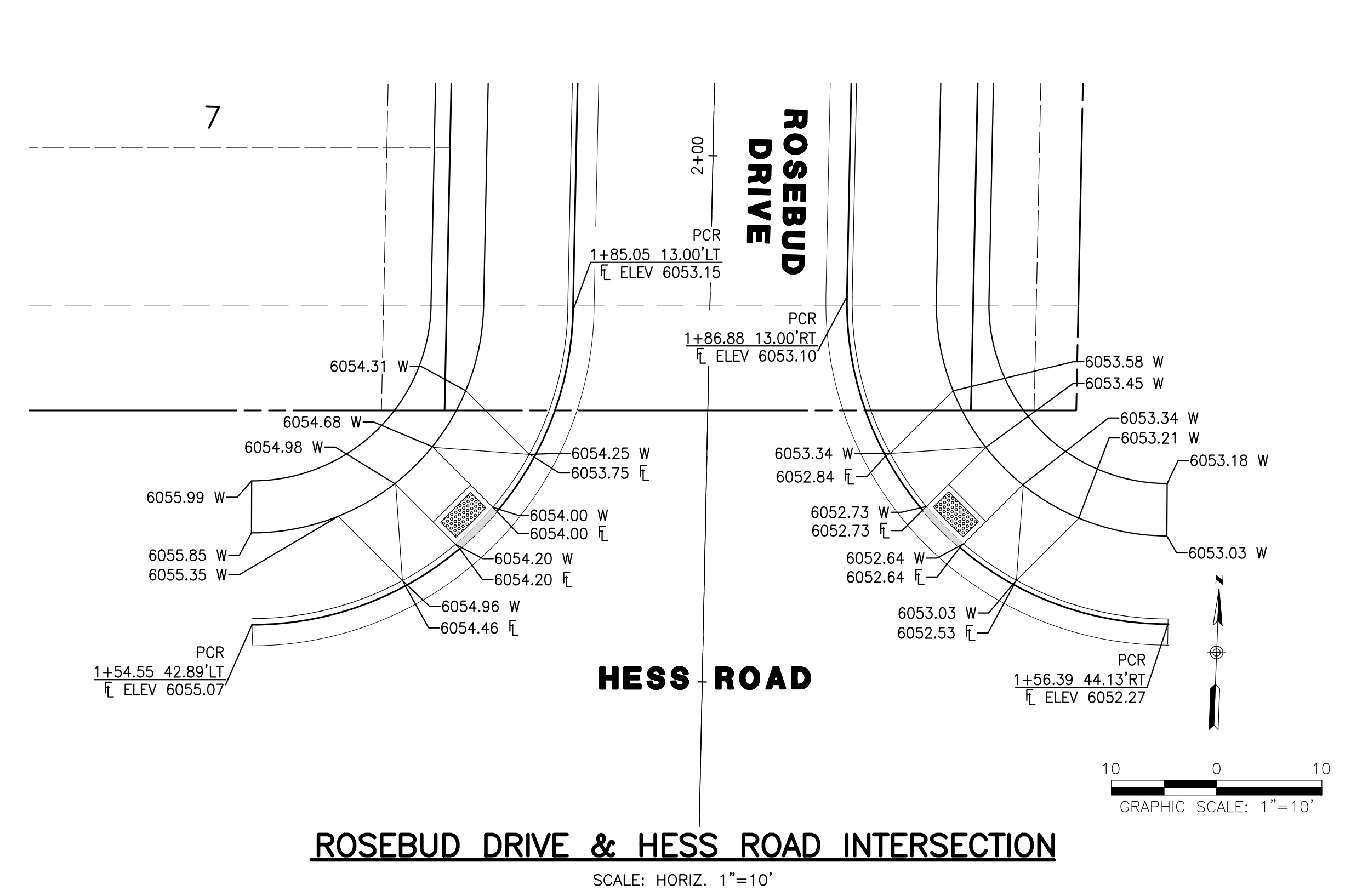
NO.	DESCRIPTION	DATE:
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SCALE: 1" = 10'  
 DATE: 1/27/2020  
 DRAWN BY: WD  
 CHECKED BY: JS  
 JOB NO: 19069

**INTERSECTION**  
**DETAILS**

PROJECT NO. 19069  
 DRAWING NO.  
 20  
 SHEET NO. 20 OF 44 SHEETS

PRELIMINARY  
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**TOWN OF PARKER APPROVALS**  
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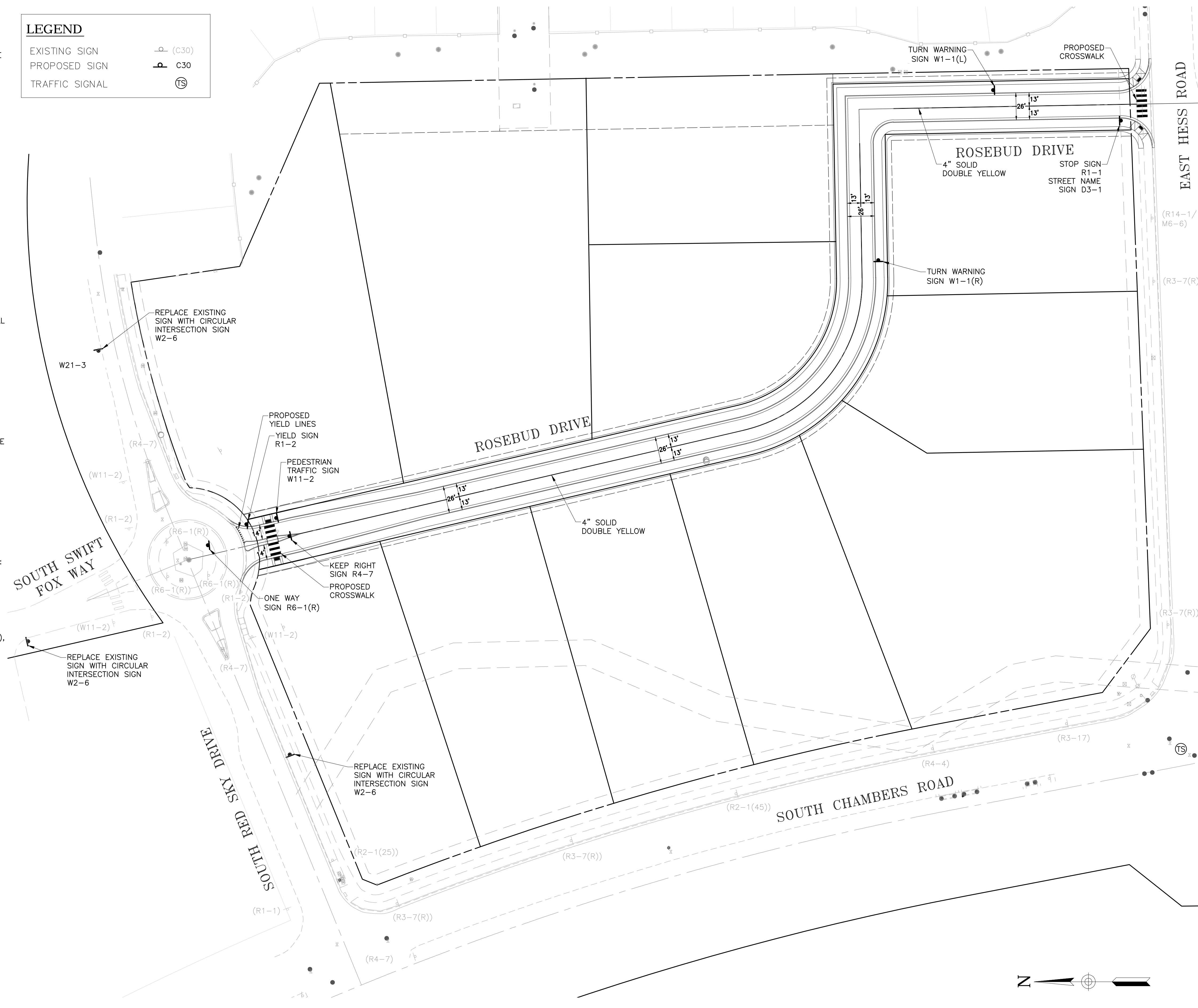
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

**SIGNING AND STRIPING NOTES**

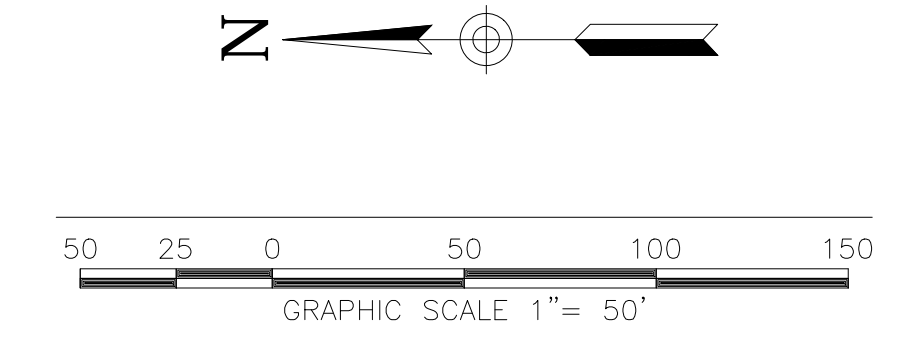
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"x12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
- SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
- DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
- ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.  
SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.  
SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:  
FOR CONCRETE SURFACE:  
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.  
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.  
(SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)  
FOR ASPHALT SURFACE:  
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.  
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
- INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

**LEGEND**

EXISTING SIGN	
PROPOSED SIGN	
TRAFFIC SIGNAL	



**PROPOSED SIGNS THIS SHEET:**

**SIGNING & STRIPING PLANS FOR  
CHAMBERS & HESS  
DEVELOPMENT**  
DOUGLAS COUNTY, COLORADO

**RICK ENGINEERING COMPANY**  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com

**811**  
Know what's below.  
Call before you dig.

**REVISIONS:**

NO.	DESCRIPTION	DATE:
1		

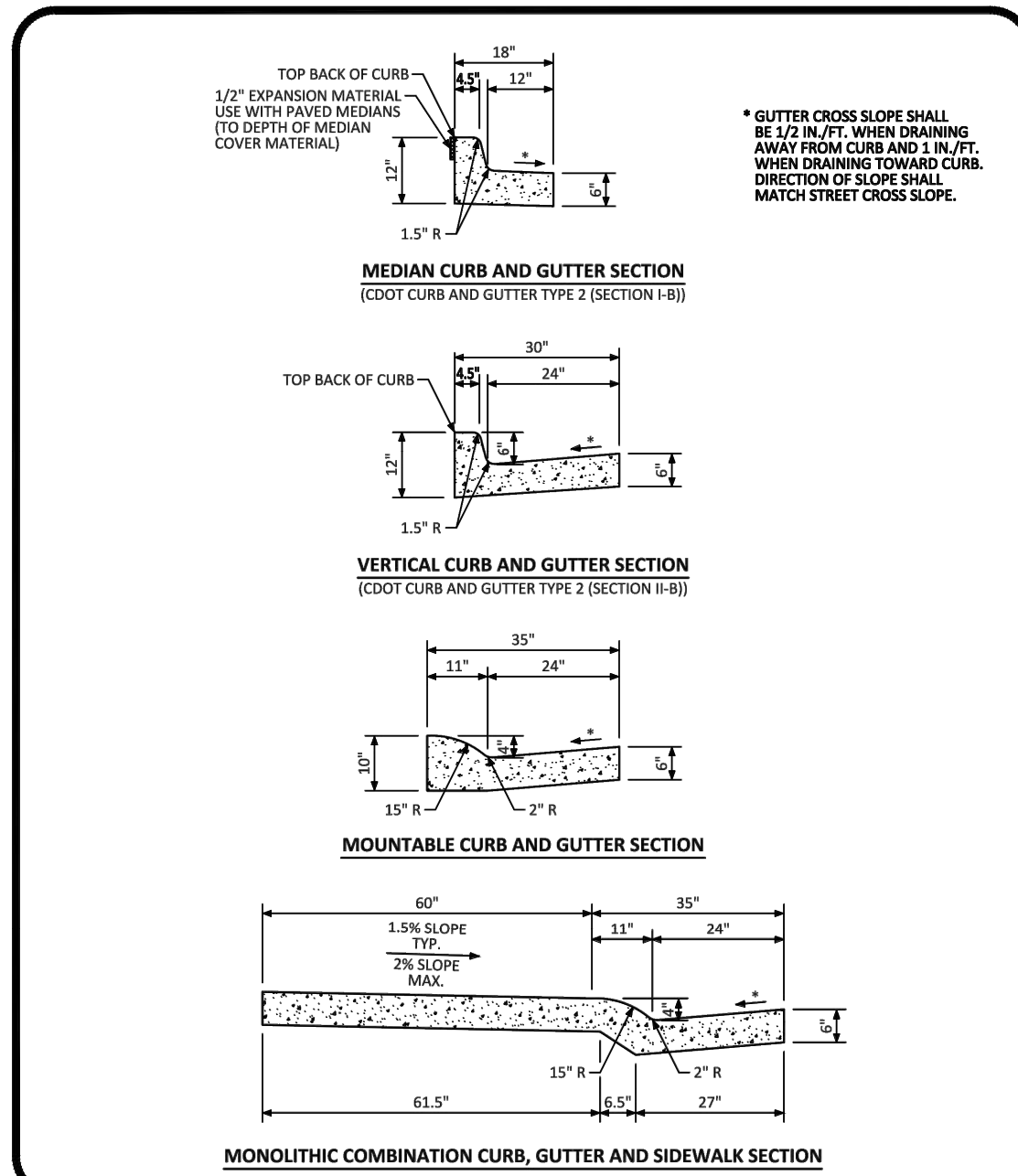
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DATE: 11/25/2019  
DRAWN BY: JP  
CHECKED BY: AE/BRS  
JOB NO: 19069

**SIGNING & STRIPING PLAN**

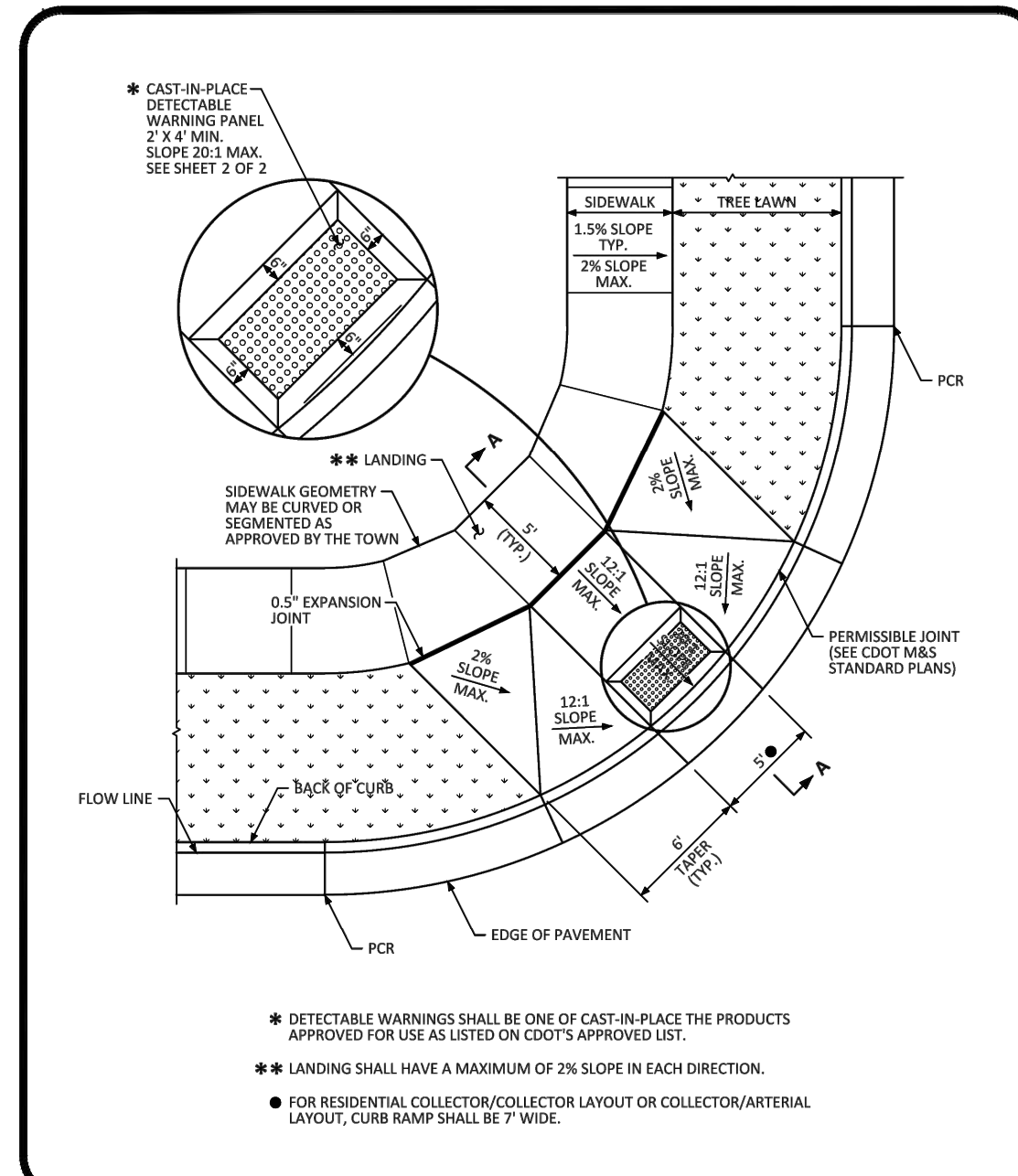
PROJECT NO. 19069  
DRAWING NO. ST-01  
SHEET NO. 21 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

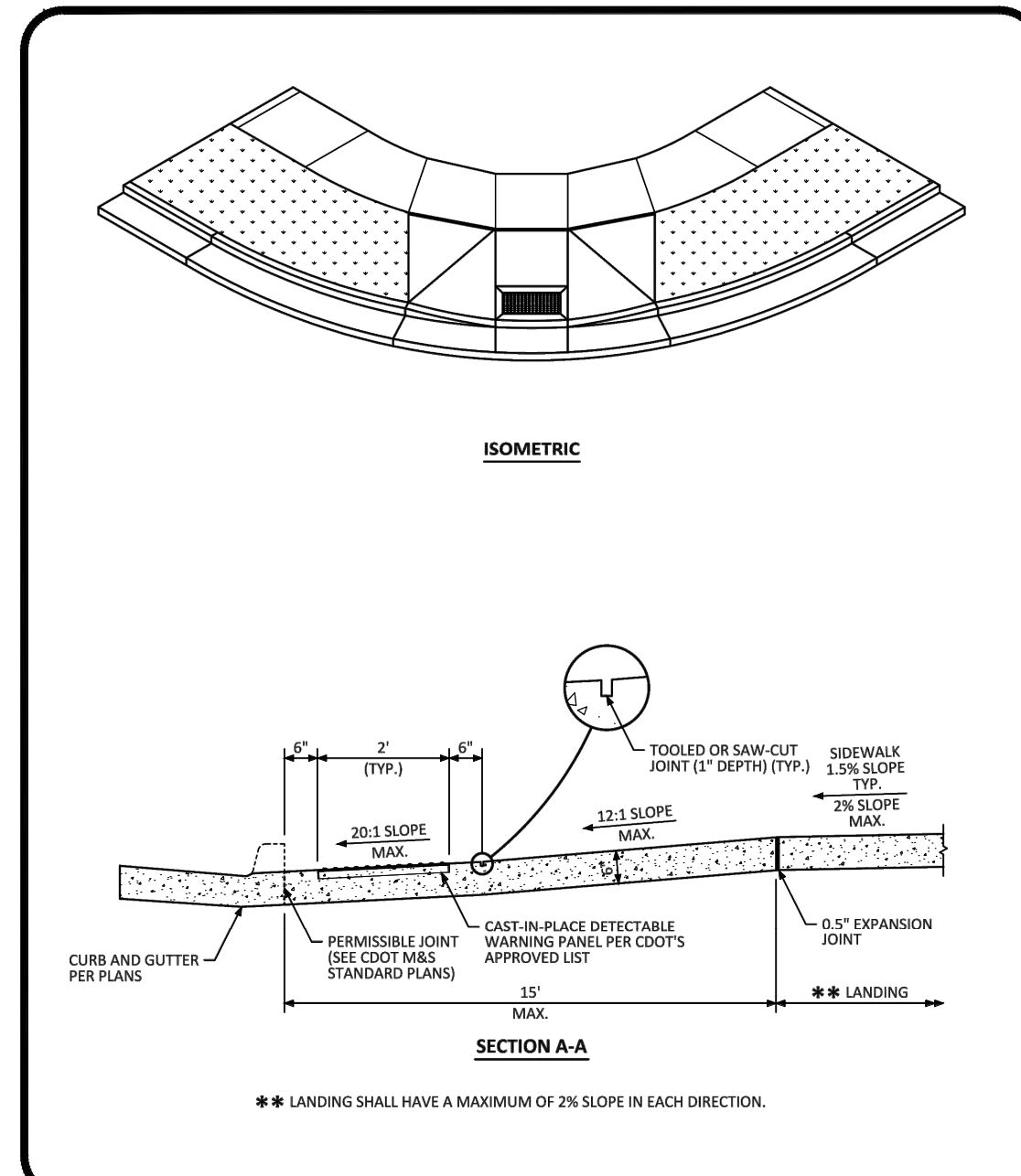
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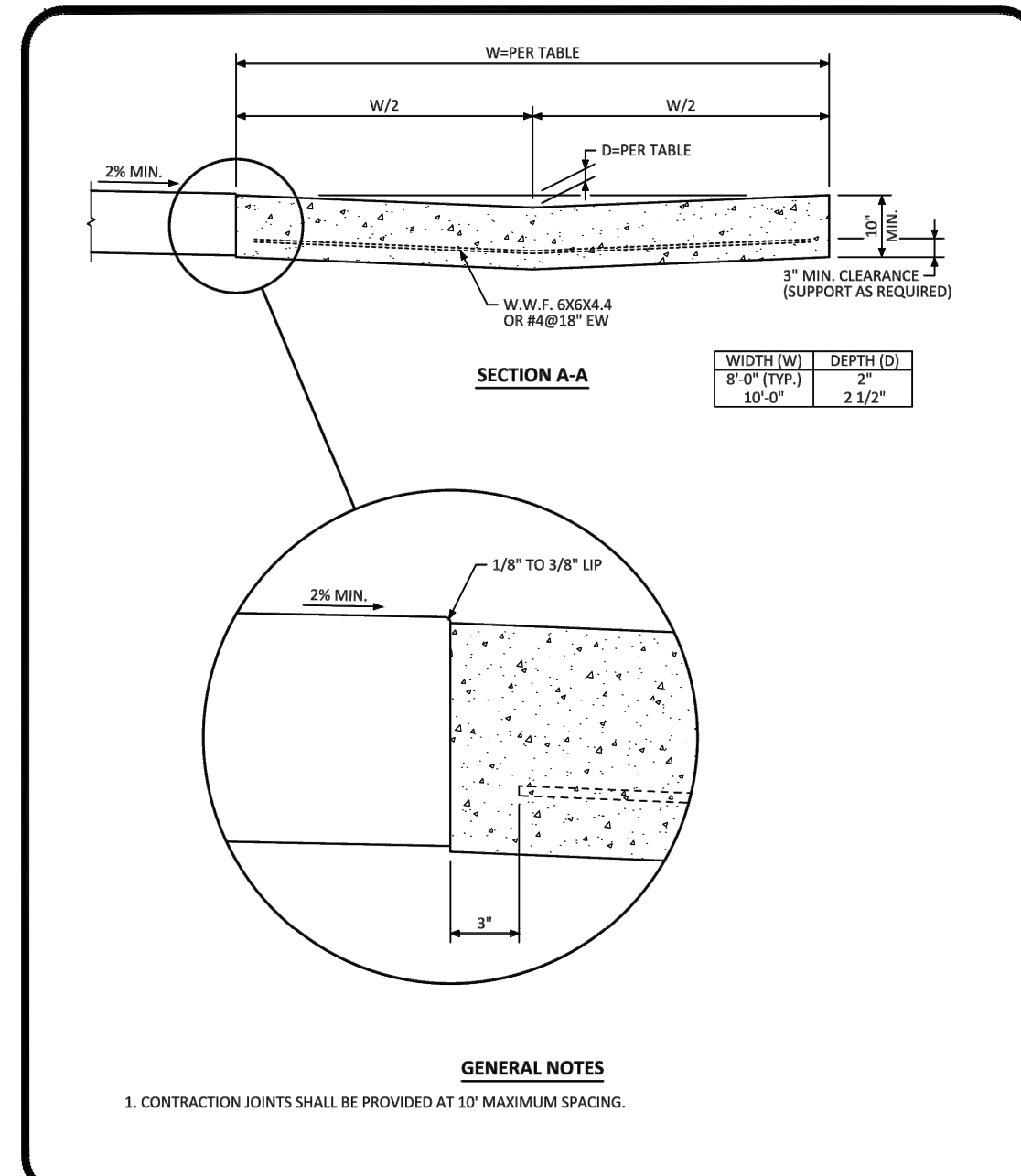
**PARKER COLORADO** CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL DATE: DECEMBER 2016 DETAIL: 3 1 OF 1



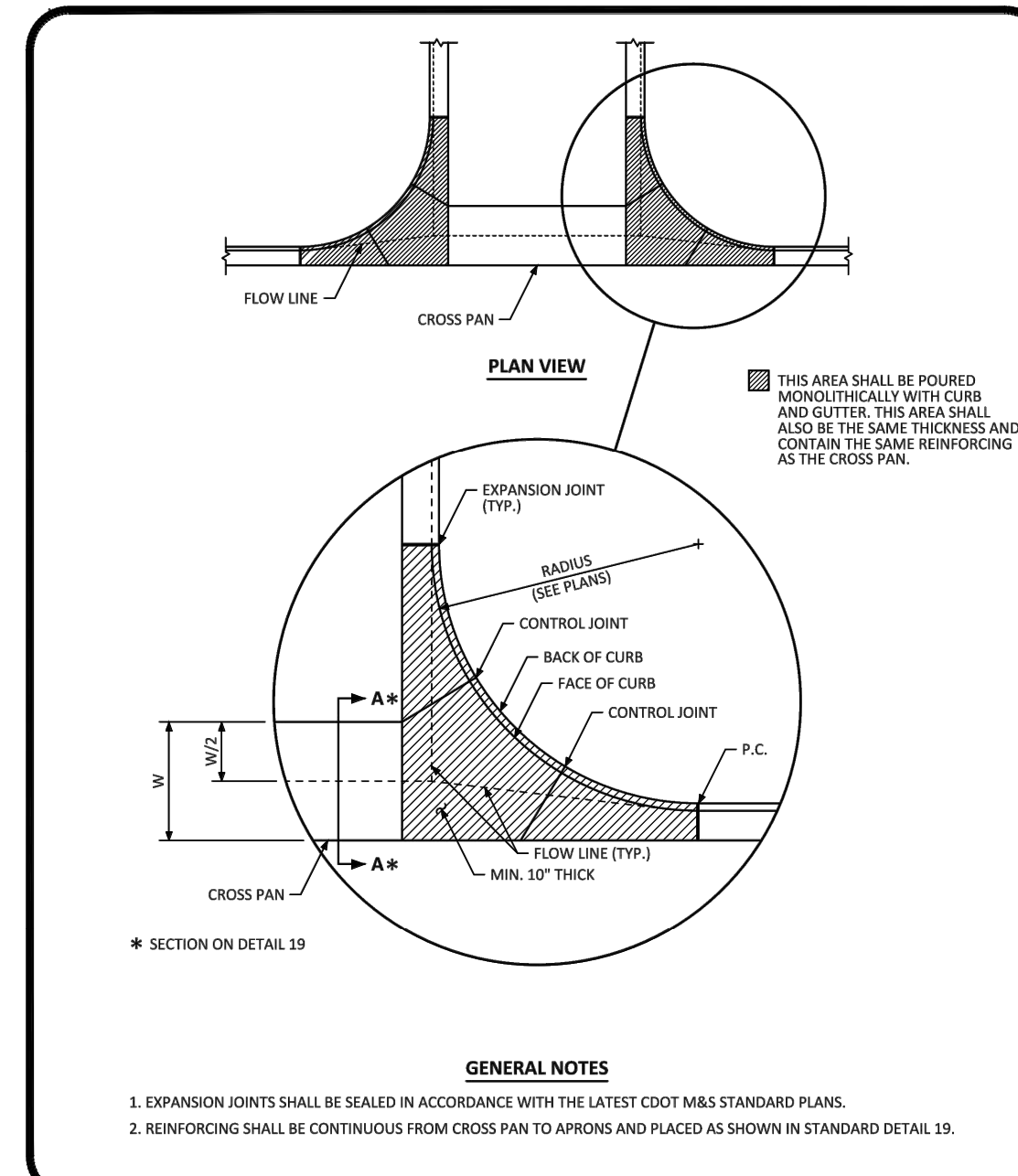
**PARKER COLORADO** DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL DATE: DECEMBER 2016 DETAIL: 15 1 OF 2



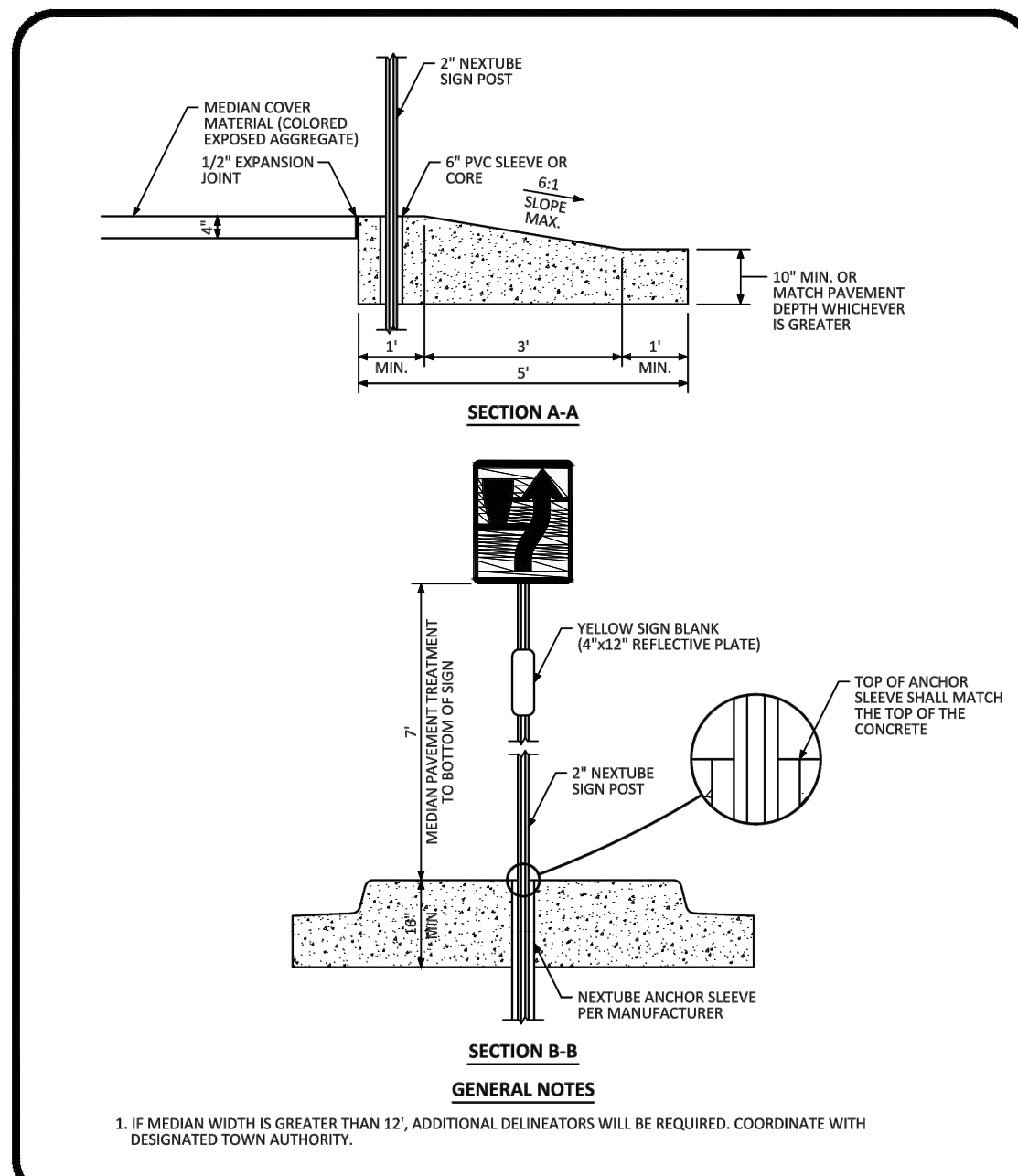
**PARKER COLORADO** DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL DATE: DECEMBER 2016 DETAIL: 15 2 OF 2



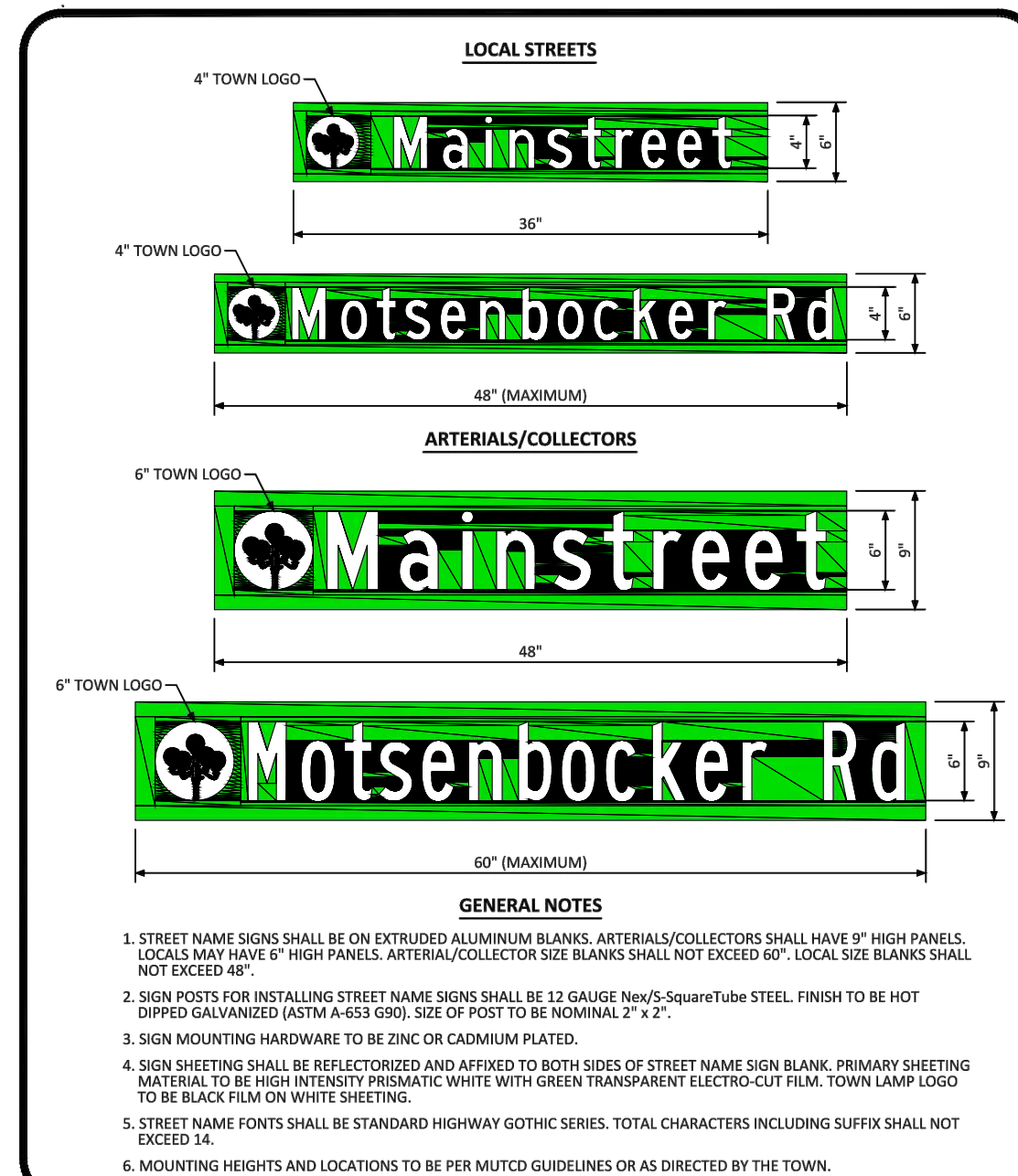
**PARKER COLORADO** INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL DATE: DECEMBER 2016 DETAIL: 19 1 OF 2



**PARKER COLORADO** INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL DATE: DECEMBER 2016 DETAIL: 19 2 OF 2



**PARKER COLORADO** MEDIAN BULL NOSE TYPICAL SECTIONS STANDARD DETAIL DATE: DECEMBER 2016 DETAIL: 27 2 OF 2



**PARKER COLORADO** GROUND MOUNTED STREET NAME PANELS DATE: DECEMBER 2016 DETAIL: 32 1 OF 1

**ROADWAY & STORM DRAIN PLANS FOR CHAMBERS & HESS FILING, NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK ENGINEERING COMPANY**  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
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SCALE: NTS  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**DETAILS**

PROJECT NO. 19069  
DRAWING NO. 22  
SHEET NO. 22 of 44 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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**GENERAL NOTES:**

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSO IMMEDIATELY.
4. PWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZED PRINTS SHALL BE TRANSMITTED TO THE PWSO OFFICE.
8. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO COST TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MAY BE SUBMITTED TO THE DISTRICT ENGINEER.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
"X" FOR SANITARY SERVICE SEWERS  
"V" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.

**WATER SYSTEM NOTES:**

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSO MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED PER PWSO MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES PER PWSO SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD END MAINS SHALL BE PROTECTED FROM THRUST WITH CONCRETE THRUST BLOCKS.
7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSO AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSO STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
13. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOIL REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
14. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSO SPECIFICATIONS CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSO SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSO INSPECTOR/ENGINEER.

**SANITARY SEWER SYSTEM NOTES:**


1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE. SEWER LINES SHALL BE 10 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PWSO SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH OR INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH THE THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48 INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
11. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.
12. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSO STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
13. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSO SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
14. PRIOR TO PROBATIONARY ACCEPTANCE WALKTHROUGH, THE CONTRACTOR SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

**WATERMAIN & SANITARY SEWER PLANS**

**FOR  
CHAMBERS & HESS  
FILING NO. 1**

DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
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NO.	DESCRIPTION	DATE:
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SCALE: NTS  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

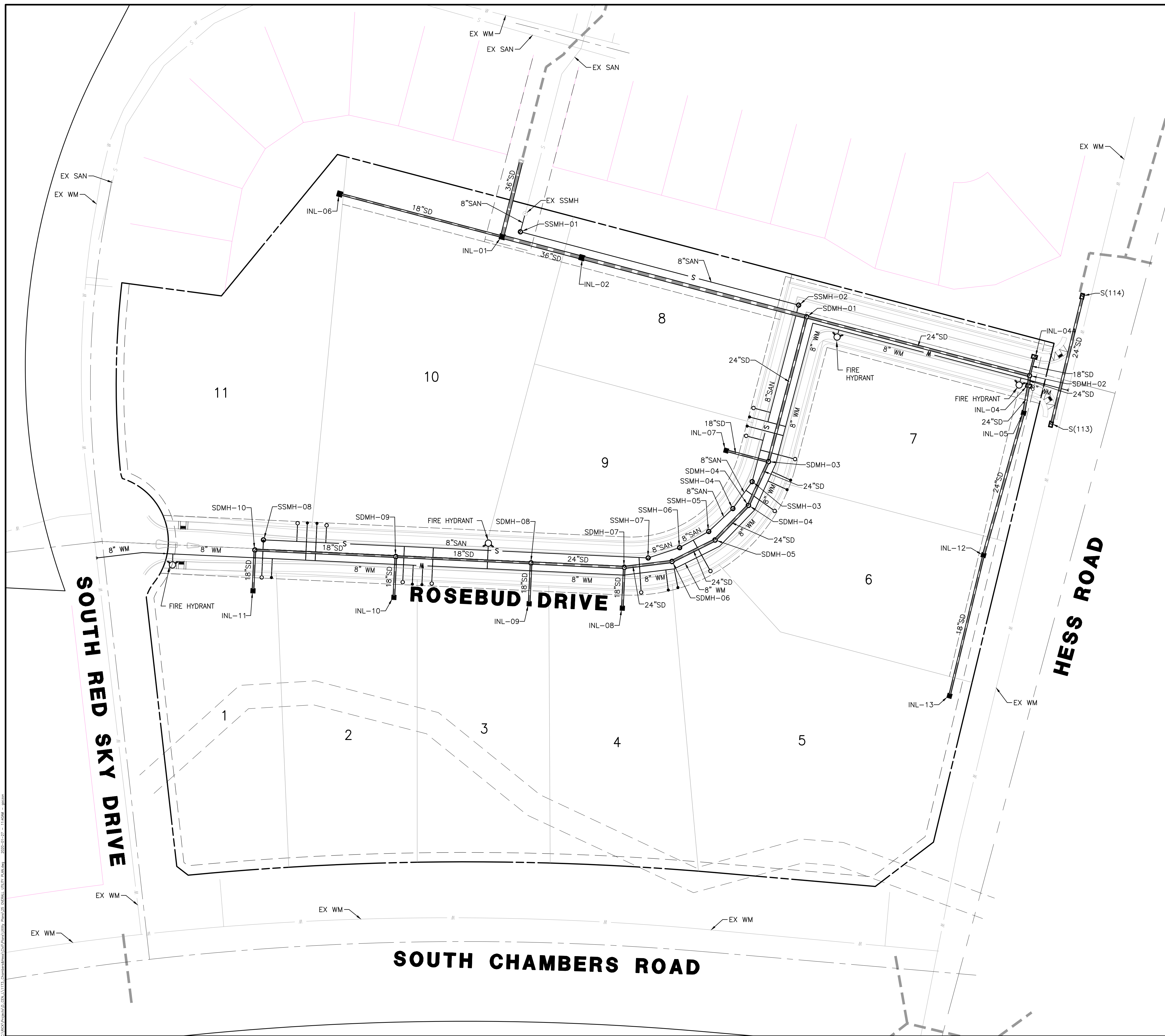
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NOTES**

PROJECT NO. 19069  
TITLE SHEET  
DRAWING NO.  
**24**  
SHEET NO. 24 of 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

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2025 RELEASE UNDER E.O. 14176



**TOWN OF PARKER APPROVAL**

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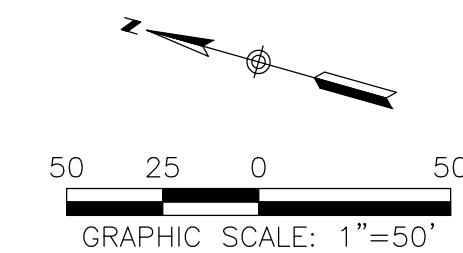
TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS \_\_\_\_\_ DATE \_\_\_\_\_

**FIRE DEPARTMENT APPROVAL**

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT.

SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE \_\_\_\_\_

DATE \_\_\_\_\_



**WATERMAIN & SANITARY SEWER PLANS**  
**FOR**  
**CHAMBERS & HESS**  
**FILING NO. 1**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
 ENGINEERING COMPANY  
 9801 EAST EASTER AVE  
 CENTENNIAL, CO 80112  
 303.537.8020  
 Tucson - San Diego - Riverside - Orange  
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 rickengineering.com



REVISIONS:

NO.	DESCRIPTION	DATE:
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SCALE: 1" = 50'  
 DATE: 1/27/20  
 DRAWN BY: WD  
 CHECKED BY: JS  
 JOB NO: 19069

**OVERALL**  
**UTILITY PLAN**

PROJECT NO. 19069  
 DRAWING NO. 25  
 SHEET NO. 25 OF 44 SHEETS

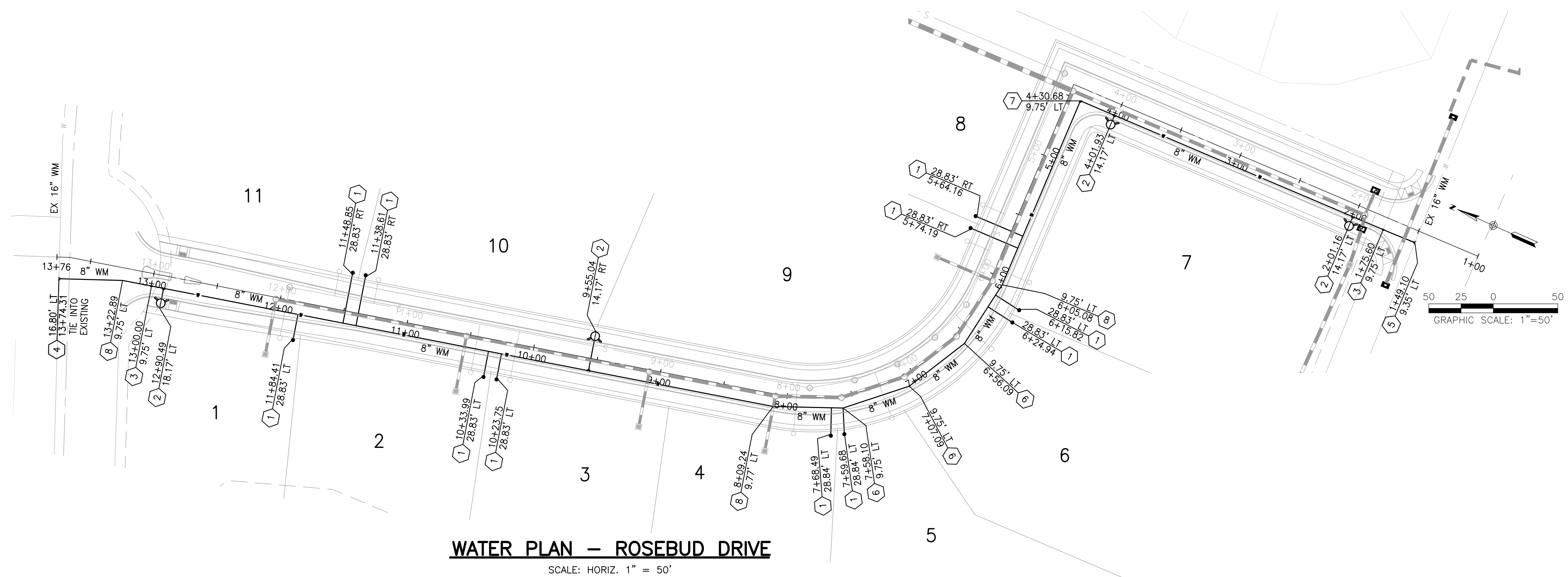
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 NOT FOR CONSTRUCTION

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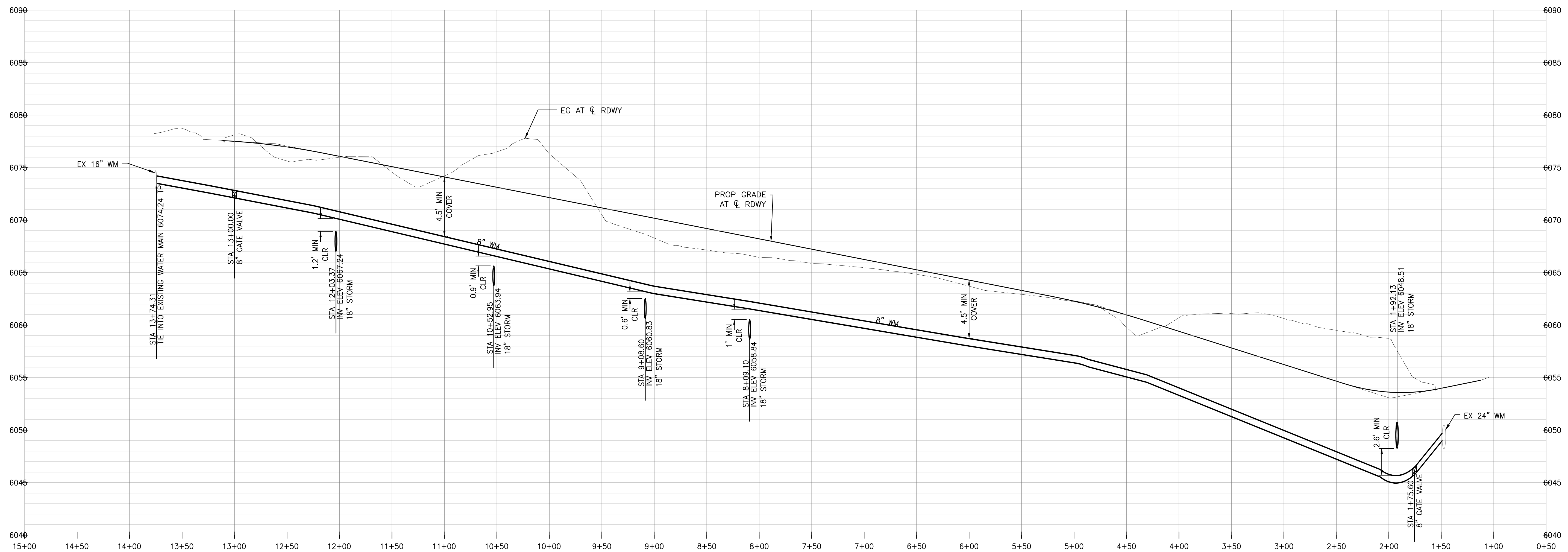
**CONSTRUCTION NOTES**

- ① WATER SERVICE CONNECTION PER PWSD STD DTL W1.2
- ② FIRE HYDRANT ASSEMBLY PER PWSD STD DTL W2.5
- ③ 8" GATE GALVE
- ④ 16"X8" TEE
- ⑤ 24"X8" TEE
- ⑥ 22.5° BEND AND THRUST BLOCK
- ⑦ 90° BEND AND THRUST BLOCK
- ⑧ 11.25° BEND AND THRUST BLOCK



**WATER PLAN - ROSEBUD DRIVE**

SCALE: HORIZ. 1" = 50'

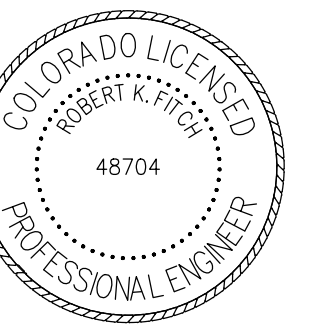


**WATER PROFILE - ROSEBUD DRIVE**

SCALE: HORIZ. 1"=50', VERT. 1"=5'

**WATERMAIN & SANITARY SEWER PLANS**  
FOR  
**CHAMBERS & HESS**  
**FILING NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK**  
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9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
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REVISIONS:

NO.	DESCRIPTION	DATE:
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SCALE: 1" = 50'  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

**WATER PLAN & PROFILE**  
1+00 TO  
14+57

PROJECT NO. 19069  
TITLE SHEET  
DRAWING NO.  
**27**  
SHEET NO. 27 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

**INSTALLATION NOTES:**

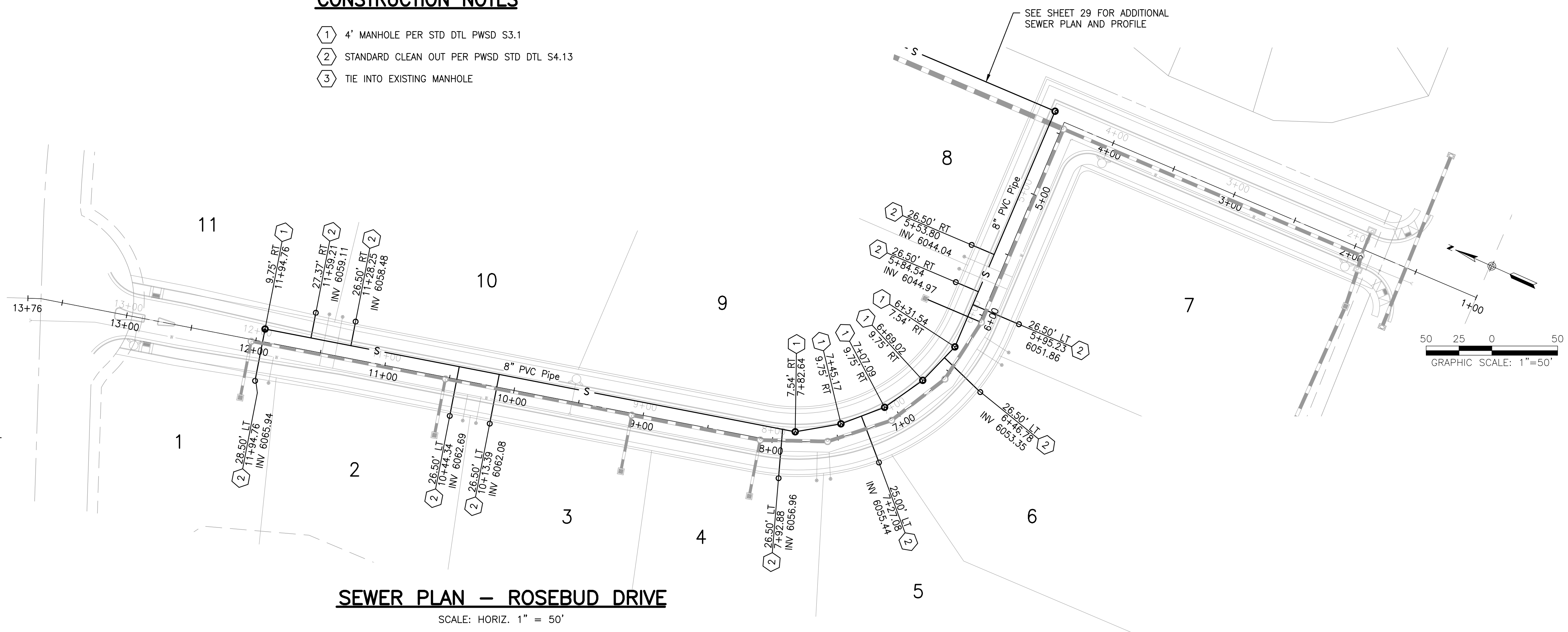
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHEDULE 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3'.
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL NOT INCLUDE MORE THAN 3 BENDS. 90° 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 THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES SHALL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:  
"X" FOR SANITARY SEWER SERVICE  
"Y" FOR WATER SERVICES

**INSPECTION POLICY:**

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED 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.

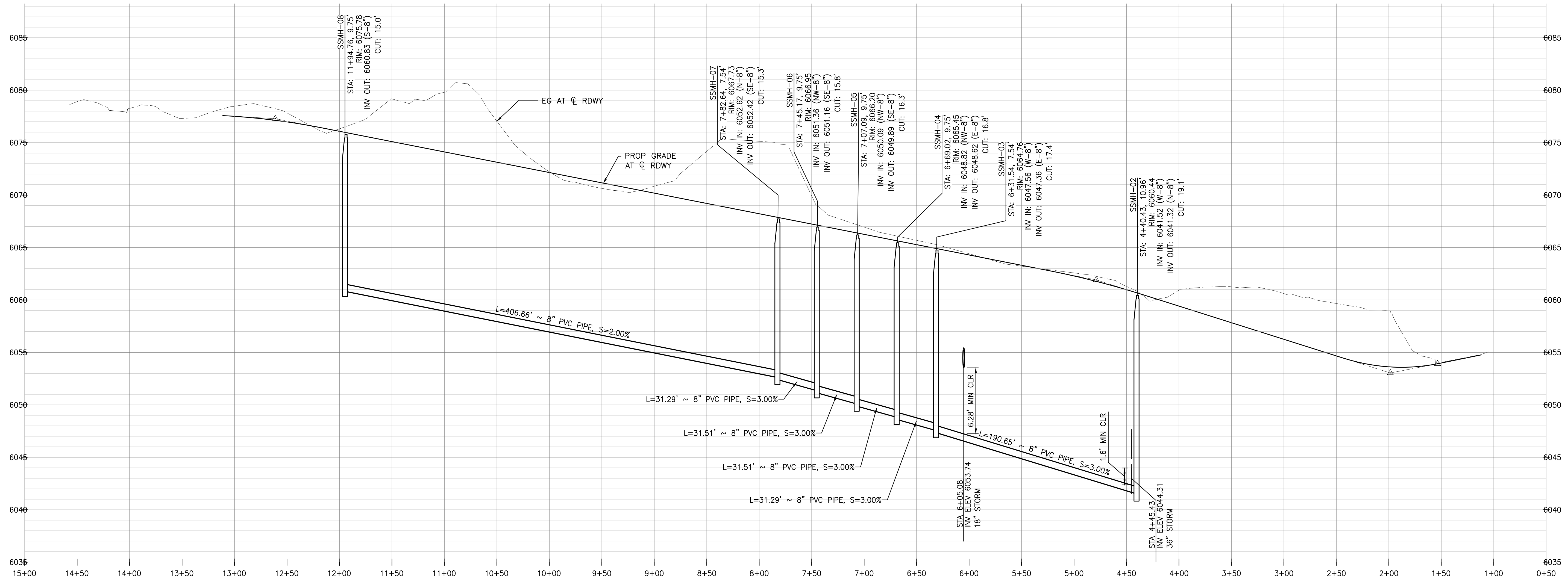
**CONSTRUCTION NOTES**

- 1 4' MANHOLE PER STD DTL PWS D3.1
- 2 STANDARD CLEAN OUT PER PWS D STD DTL S4.13
- 3 TIE INTO EXISTING MANHOLE



**SEWER PLAN - ROSEBUD DRIVE**

SCALE: HORIZ. 1" = 50'



**SEWER PROFILE - ROSEBUD DRIVE**

SCALE: HORIZ. 1"=50', VERT. 1"=5'

**WATERMAIN & SANITARY SEWER PLANS**  
FOR  
**CHAMBERS & HESS**  
**FILING NO. 1**  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
303.537.8020  
Tucson - San Diego - Riverside - Orange  
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NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 50'  
DATE: 1/27/20  
DRAWN BY: WD  
CHECKED BY: JS  
JOB NO: 19069

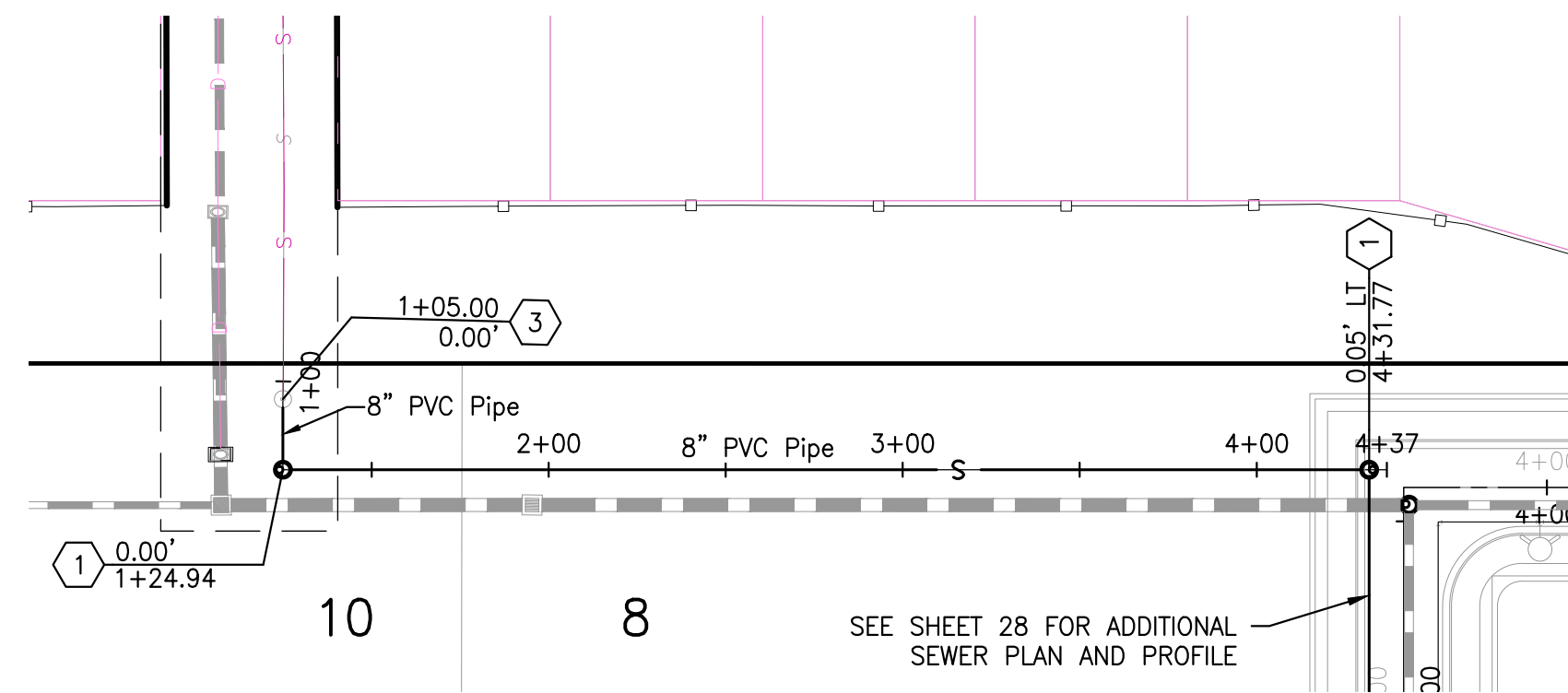
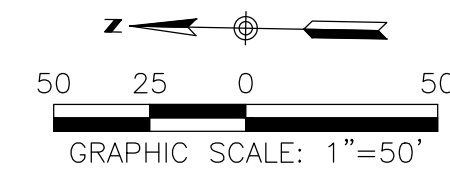
**ROSEBUD DR**  
SEWER  
PLAN & PROFILE  
1+00 TO 14+57

PROJECT NO. 19069  
TITLE SHEET  
DRAWING NO.  
**28**  
SHEET NO. 28 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

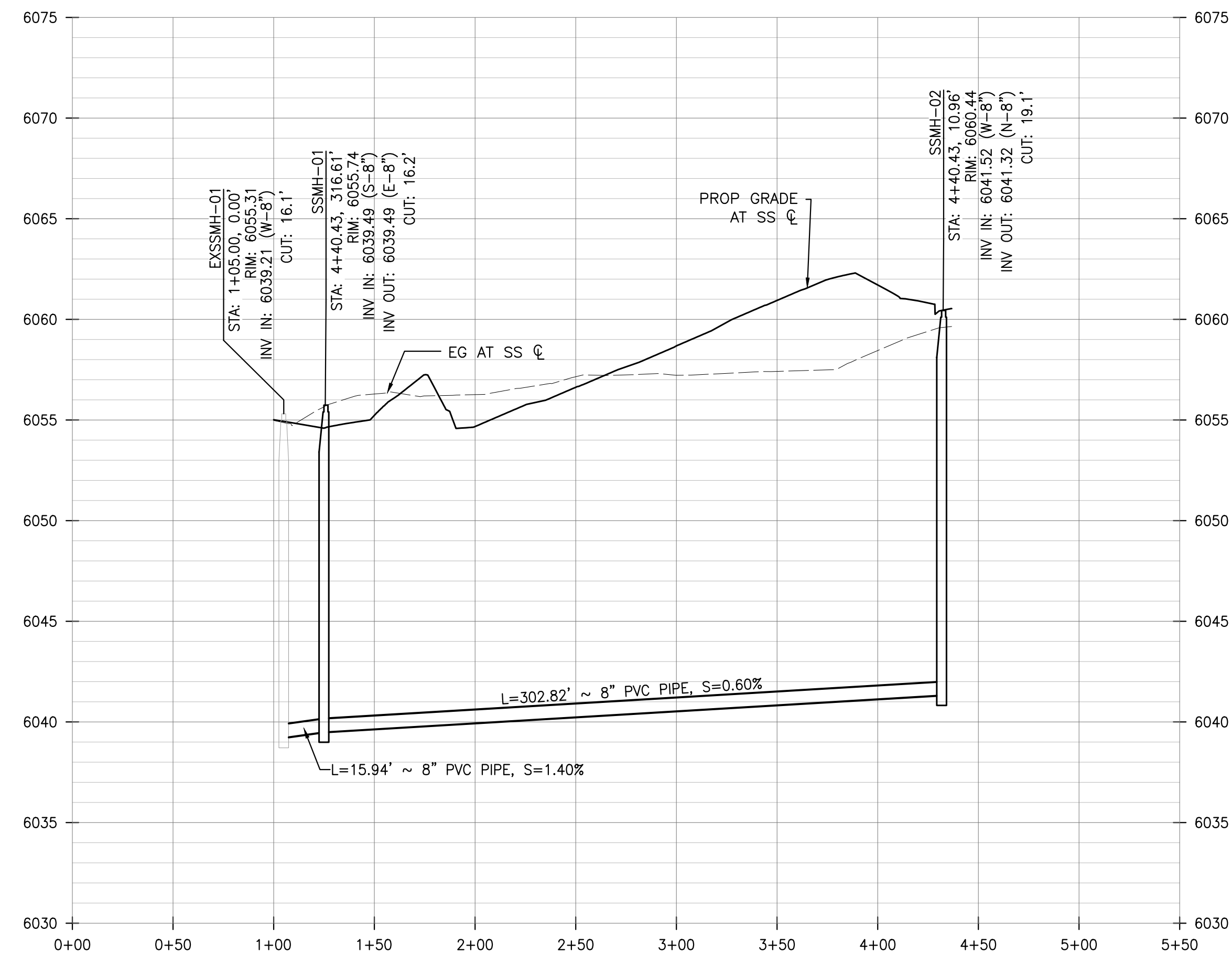
**CONSTRUCTION NOTES**

- ① 4' MANHOLE PER STD DTL PWSD S3.1
- ② STANDARD CLEAN OUT PER PWSD STD DTL S4.13
- ③ TIE INTO EXISTING MANHOLE



**SEWER PLAN**

SCALE: HORIZ. 1" = 50'



**SEWER PROFILE**

SCALE: HORIZ. 1"=50', VERT. 1"=5'

**INSTALLATION NOTES:**

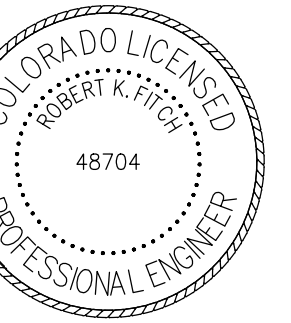
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHEDULE 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL NOT INCLUDE MORE THAN 3 BENDS. 90° 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 THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
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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.

**WATERMAIN & SANITARY SEWER PLANS**  
**FOR**  
**CHAMBERS & HESS**  
**FILING NO. 1**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
**ENGINEERING COMPANY**  
 9801 EAST EASTER AVE  
 CENTENNIAL, CO 80112  
 303.537.8020  
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SCALE: 1" = 50'  
 DATE: 1/27/20  
 DRAWN BY: WD  
 CHECKED BY: JS  
 JOB NO: 19069

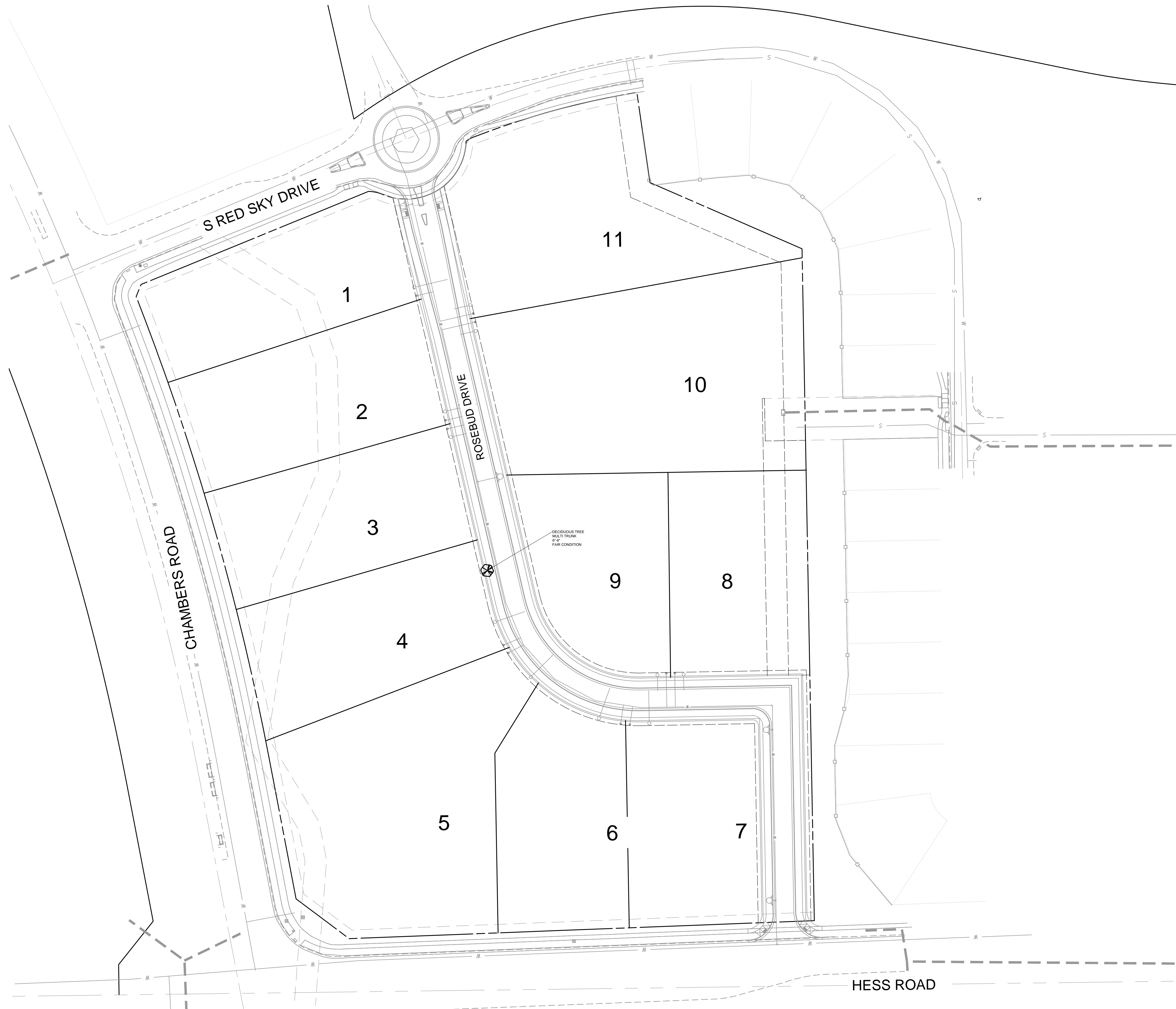
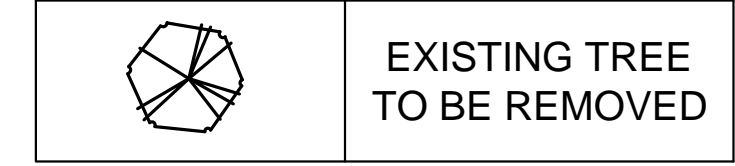
**SEWER**  
 PLAN & PROFILE  
 1+00 TO  
 4+57

PROJECT NO. 19069  
 TITLE SHEET  
 DRAWING NO.  
 29  
 SHEET NO. 29 OF 44 SHEETS

PRELIMINARY  
 NOT FOR CONSTRUCTION

# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION  
29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
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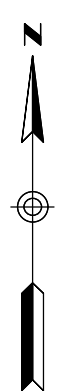
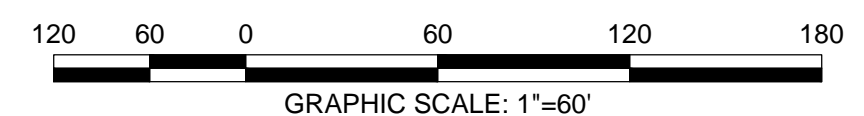
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 60'  
DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

**TREE**  
MITIGATION PLAN

PROJECT NO. 19069  
1173  
DRAWING NO.  
**LM-01**  
SHEET NO. 30 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION



\\s01cfd001\p001\1173\_1173\_ChambersHess.dwg 2020-01-24 10:30:7M - 10:30:7M

# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND		
Symbol	ABB.	Common Name / Botanical Name
	CASP	Catalpa / Catalpa speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Sunburst Honeylocust / Gleditsia tricanthos
	QURO	English Oak / Quercus robur
	TIAM	American Linden / Tilia americana
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galli var. inermis
	KOPA	Goldenrain Tree / Koeleruteria paniculata
	PYCA	Chanticleer Pear / Pyrus calleryana 'Autumn Blaze'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	LIVU	Lodense Privet / Ligustrum vulgare 'lodense'
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii
	ROSP	Meidland Rose / Rosa spp.
	SPJA	Daphne / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	JUSQ	Singleseed Juniper / Juniperus squamatum
Ornamental Grasses		
	MURE	Ruby Muhly Grass / Muhlenbergia reverchonii 'undated'
Groundcovers		
		Turf (Existing Turf and Irrigation)
		Rock Mulch

**SKETCH/PRELIMINARY PLAN FOR  
CHAMBERS & HESS  
FILING NO. 1**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
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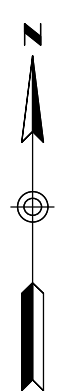
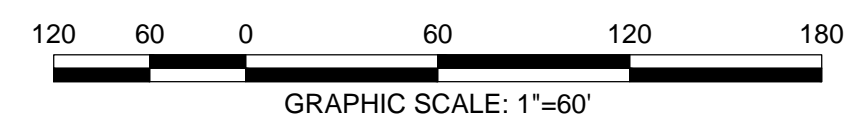
REVISIONS:		
NO.	DESCRIPTION	DATE
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SCALE: 1" = 60'  
DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

**LANDSCAPE  
PLAN**

PROJECT NO. 19069  
1173  
DRAWING NO.  
**LP-01**  
SHEET NO. 31 of 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

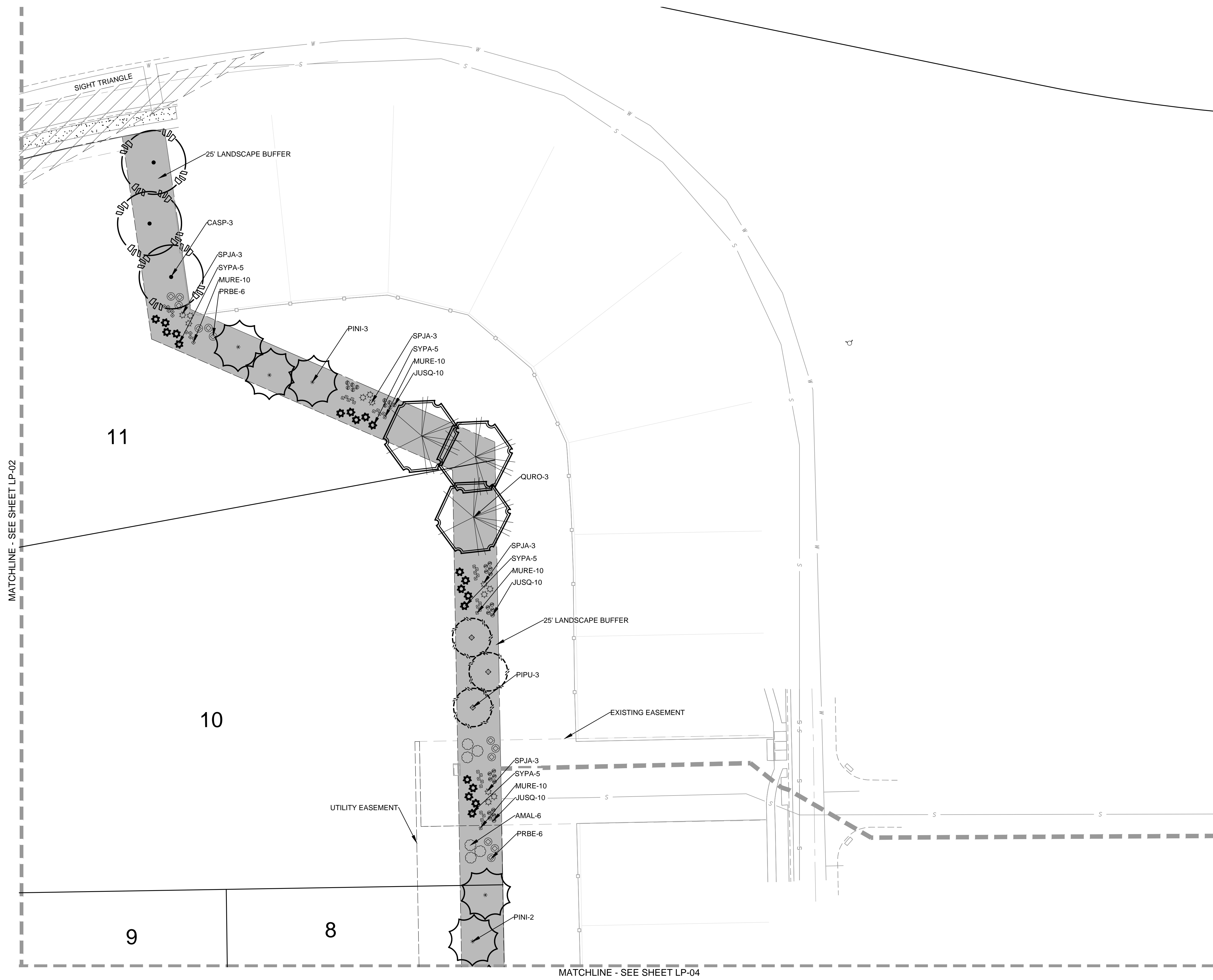


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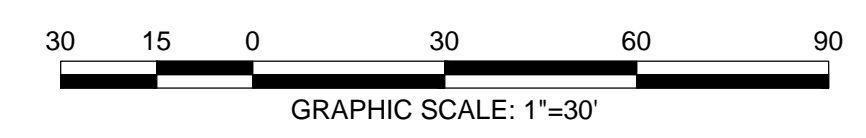


# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



LEGEND		
Symbol	ABB.	Common Name / Botanical Name
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	QURO	English Oak / Quercus robur
	TIAM	American Linden / Tilia americana
	ULMO	American Elm / Ulmus 'Accolade'
Ornamental Trees		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galli var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Chanticleer Pear / Pyrus calleryana 'Autumn Blaze'
Evergreen Trees		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PINI	Austrian Pine / Pinus nigra
Deciduous Shrubs		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	LIVU	Lodense Privet / Ligustrum vulgare 'lodense'
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii
	ROSP	Meidland Rose / Rosa spp.
	SPJA	Daphne / Spirea japonica 'Alpina'
	SYPA	Miss Kim Dwarf Lilac / Syringa patula 'Miss Kim'
Evergreen Shrubs		
	JUSQ	Singleseed Juniper / Juniperus squamatum
Ornamental Grasses		
	MURE	Ruby Muhly Grass / Muhlenbergia reverchonii 'undated'
Groundcovers		
		Turf (Existing Turf and Irrigation)
		Rock Mulch



**SKETCH/PRELIMINARY PLAN FOR  
CHAMBERS & HESS  
FILING NO. 1**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
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CENTENNIAL, CO 80112  
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NO.	DESCRIPTION	DATE:
1		

SCALE: 1" = 30'  
DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

**LANDSCAPE  
PLANTING PLAN**

PROJECT NO. 19069  
DRAWING NO.  
**LP-03**  
SHEET NO. 33 OF 44 SHEETS

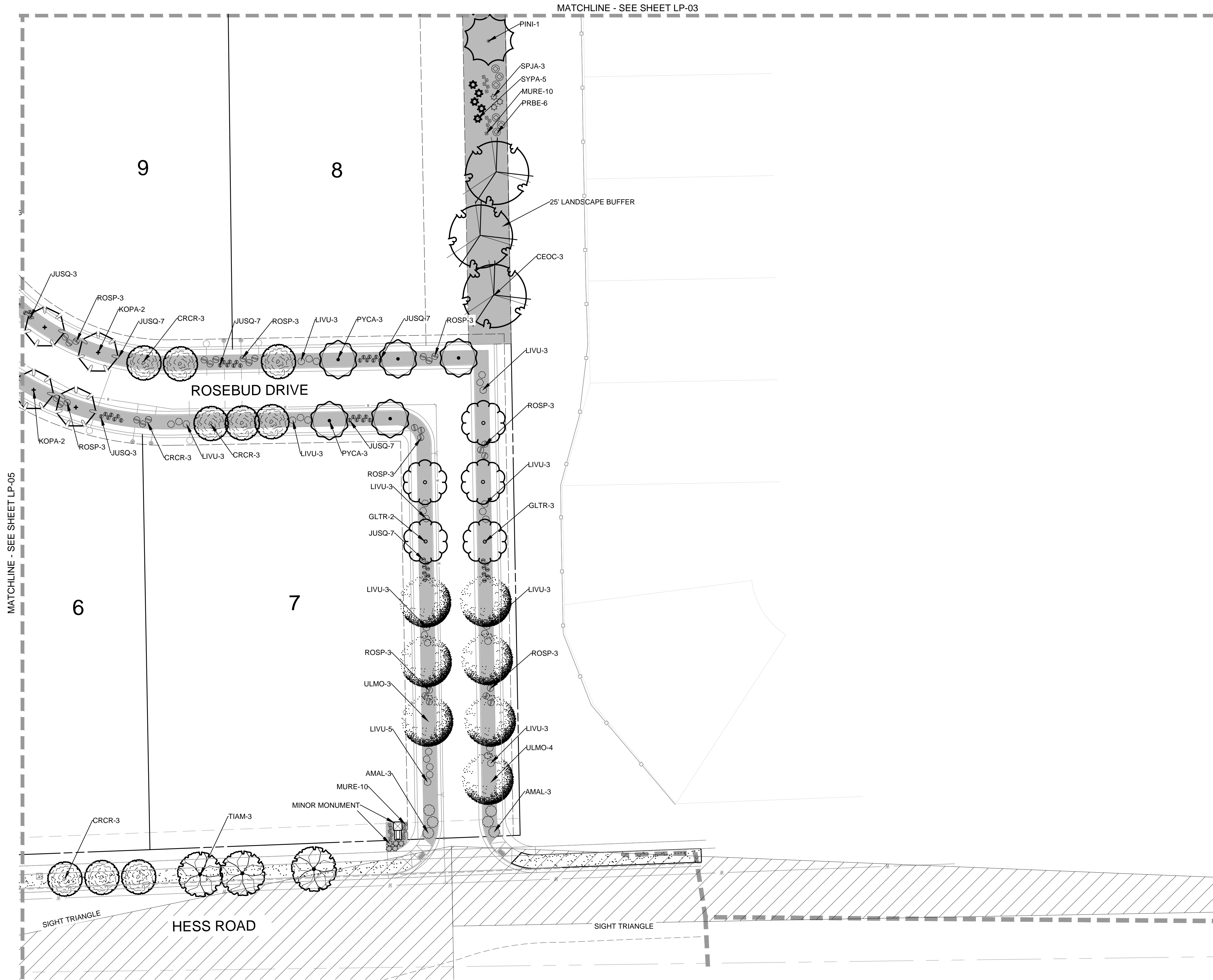
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N:\projects\2020\1172\_ChambersHess\1172\_LP-03.dwg 2020-01-24 10:30AM - Initial

# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LP-03



Symbol	ABB.	Common Name / Botanical Name
	CASP	Catalpa / Catalpa speciosa
	CEOC	Common Hackberry / Celtis occidentalis
	GLTR	Sunburst Honeylocust / Gleditsia tricanthos
	QURO	English Oak / Quercus robar
	TIAM	American Linden / Tilia americana
	ULMO	American Elm / Ulmus 'Accolade'
<b>Ornamental Trees</b>		
	CRCR	Cockspur Thornless Hawthorn / Crataegus crus-galli var. inermis
	KOPA	Goldenrain Tree / Koelreuteria paniculata
	PYCA	Chanticleer Pear / Pyrus calleryana 'Autumn Blaze'
<b>Evergreen Trees</b>		
	PIPU	Bakeri Spruce / Picea pungens 'Bakeri'
	PINI	Austrian Pine / Pinus nigra
<b>Deciduous Shrubs</b>		
	AMAL	Saskatoon Serviceberry / Amelanchier alnifolia
	LIVU	Lodense Privet / Ligustrum vulgare 'lodense'
	PRBE	Sandcherry Pawnee Buttes / Prunus besseyii
	ROSP	Meidland Rose / Rosa spp.
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<b>Evergreen Shrubs</b>		
	JUSQ	Singleseed Juniper / Juniperus squamatum
<b>Ornamental Grasses</b>		
	MURE	Ruby Muhly Grass / Muhlenbergia reverchonii 'undated'
<b>Groundcovers</b>		
		Turf (Existing Turf and Irrigation)
		Rock Mulch

**SKETCH/PRELIMINARY PLAN FOR  
CHAMBERS & HESS  
FILING NO. 1**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
CENTENNIAL, CO 80112  
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NO.	DESCRIPTION	DATE:
1		

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DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

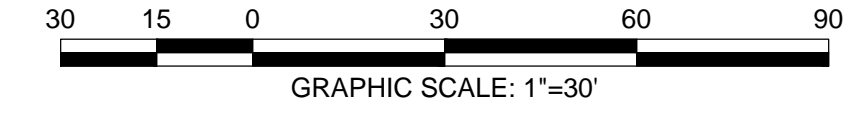
**LANDSCAPE  
PLANTING PLAN**

PROJECT NO. 19069

DRAWING NO.  
**LP-04**

SHEET NO. 34 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION



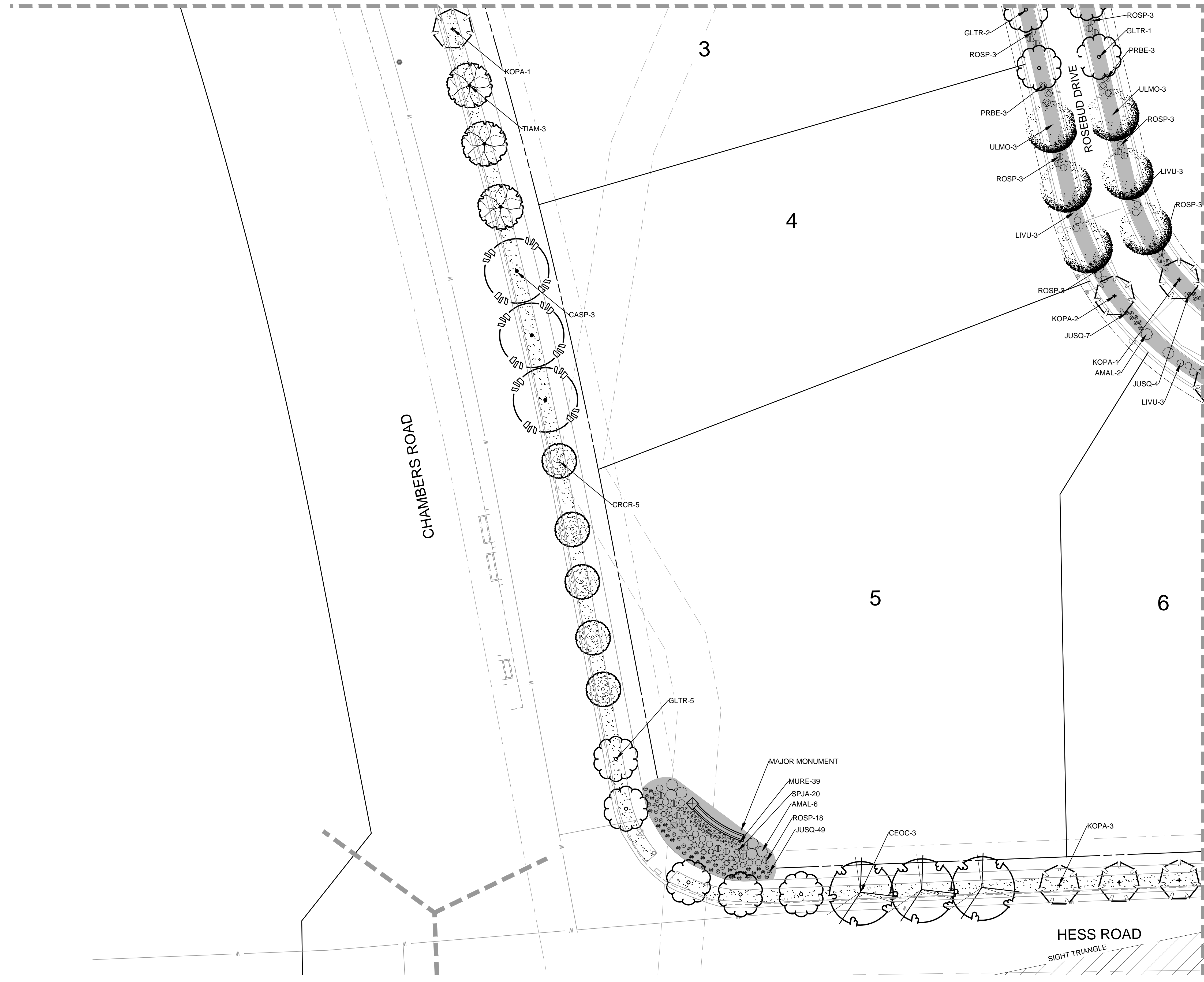
MATCHLINE - SEE SHEET LP-05

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# CHAMBERS & HESS FILING NO. 1

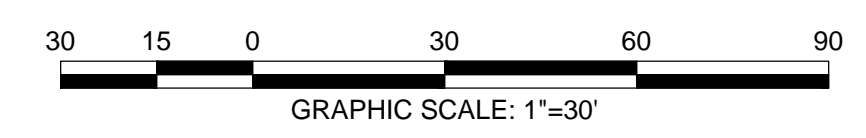
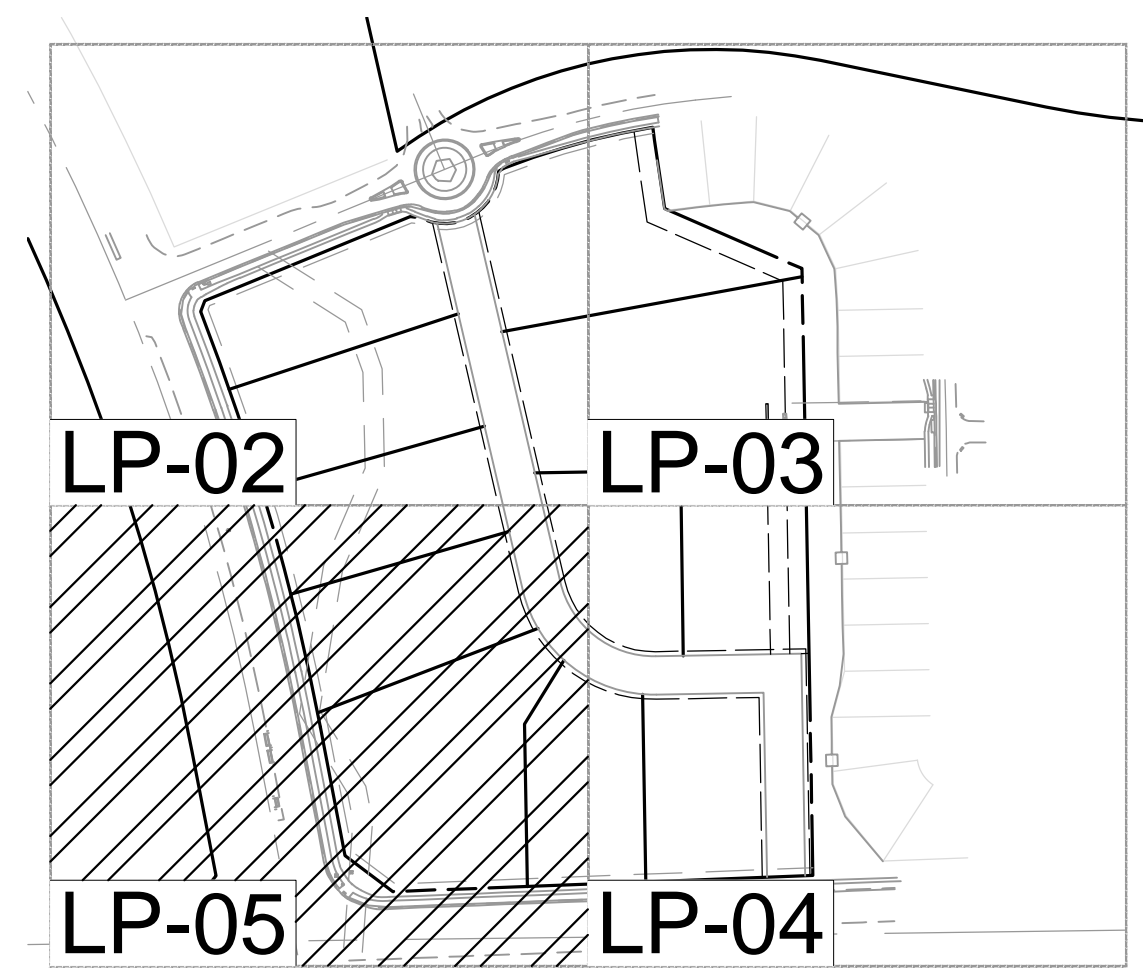
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LP-02



Symbol	ABB.	Common Name / Botanical Name
	CASP	Catalpa / Catalpa speciosa
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	GLTR	Sunburst Honeylocust / Gleditsia tricanthos
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	JUSQ	Singleseed Juniper / Juniperus squamatum
<b>Ornamental Grasses</b>		
	MURE	Ruby Muhly Grass / Muhlenbergia reverchonii 'undated'
<b>Groundcovers</b>		
		Turf (Existing Turf and Irrigation)
		Rock Mulch

MATCHLINE - SEE SHEET LP-04



**SKETCH/PRELIMINARY PLAN FOR  
CHAMBERS & HESS  
FILING NO. 1**  
 DOUGLAS COUNTY, COLORADO

**RICK**  
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NO.	DESCRIPTION	DATE:
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DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

**LANDSCAPE  
PLANTING PLAN**

PROJECT NO. 19069  
1173  
DRAWING NO.  
**LP-05**  
SHEET NO. 35 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

2020-01-24 - 10:58 AM - 1173 - 1173 - Chambers & Hess Filing No. 1 - LP-05.dwg  
 2020-01-24 - 10:58 AM - 1173 - 1173 - Chambers & Hess Filing No. 1 - LP-05.dwg

# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

## GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- ALL WEEDS TO BE REMOVED AND DISPOSED OF.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- ALL ROCK MULCH PLANTER BEDS TO HAVE 3" DEPTH OVER MIRAFI WEED BARRIER FABRIC.

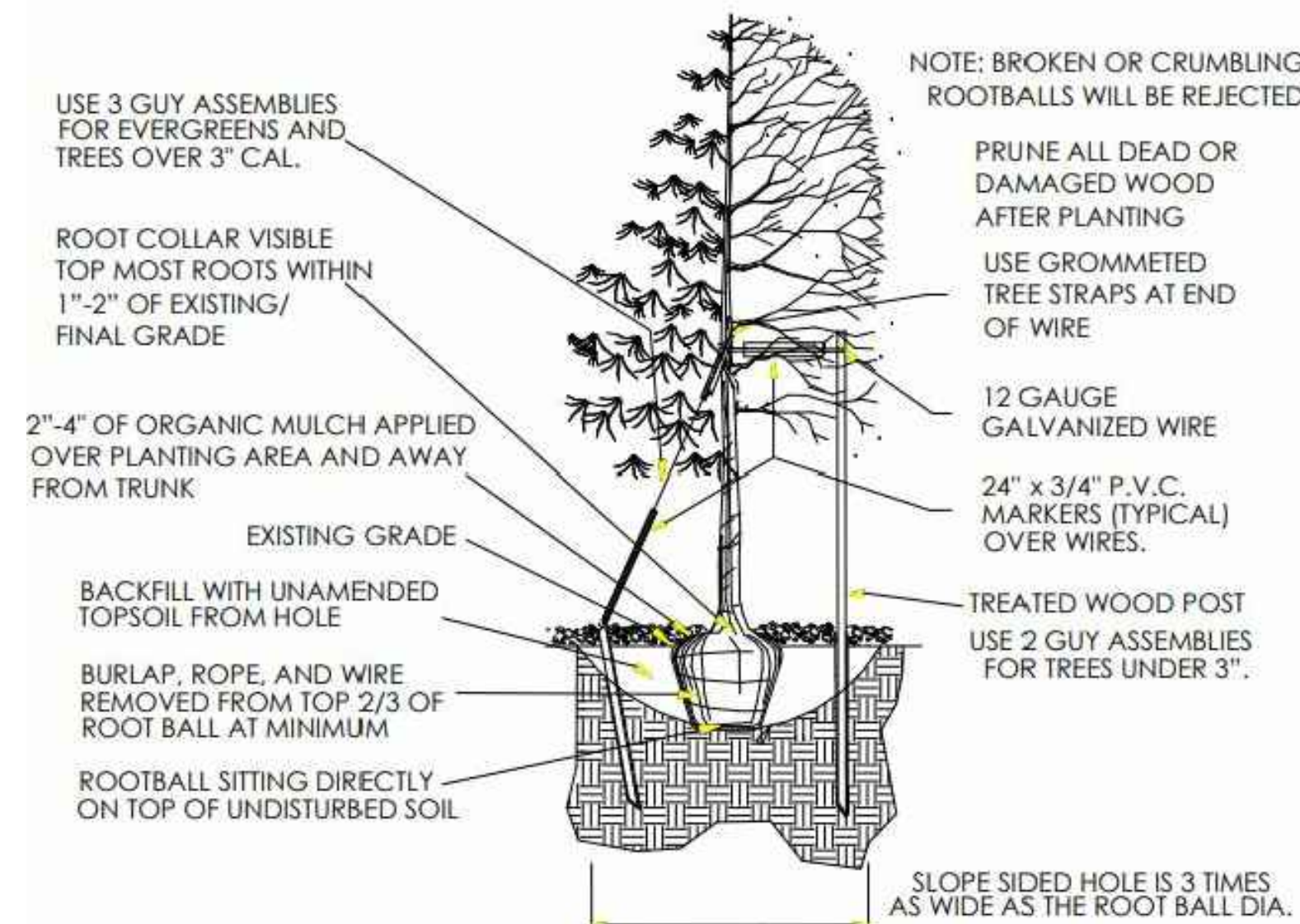
LEGEND					
Symbol	QTY	ABBREV	COMMON NAME	BOTANICAL NAME	SIZE
	6	CASP	Catalpa	Catalpa speciosa	2" CAL.
	9	CEOC	Common Hackberry	Celtis occidentalis	2" CAL.
	17	GLTR	Sunburst Honeylocust	Gleditsia tricanthos	2" CAL.
	3	QURO	English Oak	Quercus robar	2" CAL.
	13	TIAM	American Linden	Tilia americana	2" CAL.
	12	ULMO	American Elm	Ulmus 'Accolade'	2" CAL.
<b>Ornamental Trees</b>					
	14	CRCR	Cockspur Thornless Hawthorn	Crataegus crus-galli var. inermis	1 1/2" CAL.
	19	KOPA	Goldenrain Tree	Koeleruteria paniculata	1 1/2" CAL.
	12	PYCA	Chanticleer Pear	Pyrus calleryana 'Autumn Blaze'	1 1/2" CAL.
<b>Evergreen Trees</b>					
	3	PIPU	Bakeri Spruce	Picea pungens 'Bakeri'	6' TALL
	6	PINI	Austrian Pine	Pinus nigra	6' TALL
<b>Deciduous Shrubs</b>					
	25	AMAL	Saskatoon Serviceberry	Amelanchier alnifolia	5 GAL.
	53	LIVU	Lodense Privet	Ligustrum vulgare 'lodense'	5 GAL.
	54	PRBE	Sandcherry Pawnee Buttes	Prunus besseyii 'Pawnee Buttes'	5 GAL.
	96	ROSP	Meidland Rose	Rosa spp.	5 GAL.
	50	SPJA	Daphne	Spirea japonica 'Alpina'	5 GAL.
	25	SYPA	Miss Kim Dwarf Lilac	Syringa patula 'Miss Kim'	5 GAL.
<b>Evergreen Shrubs</b>					
	126	JUSQ	Singleseed Juniper	Juniperus squamatum	5 GAL.
<b>Ornamental Grasses</b>					
	175	MURE	Ruby Muhly Grass	Muhlenbergia reverchonii 'undated'	1 GAL.
<b>Groundcovers</b>					
	14,687 SF		Turf	Existing Turf and Irrigation	
	38,555 SF		Rock Mulch	2" - 4" White cobble decorative rock mulch	

## LANDSCAPE TABLE

25' LANDSCAPE BUFFER	1 TREE / 5 SHRUBS PER 1,500 SQFT	TREES REQ.	TREES PROV.	SHRUBS REQ.	SHRUBS PROV.
	20,005 SQFT	14	18	67	152

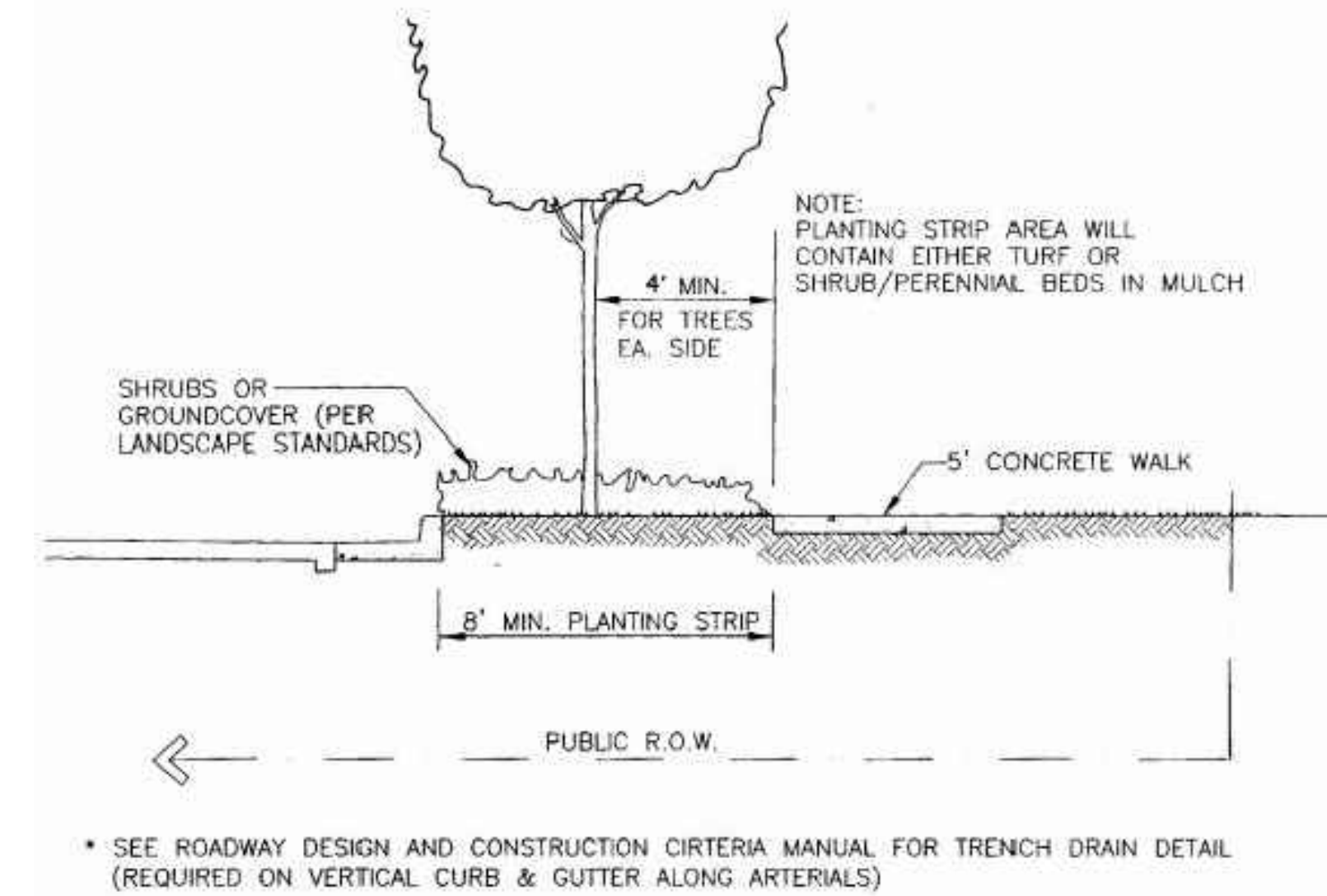
## TREE PLANTING NOTES

- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND NO DEEPER THAN THE DISTANCE FROM THE TOP MOST ROOTS IN THE ROOT BALL TO THE BOTTOM OF THE ROOT BALL TO ALLOW FOR SETTLING. DO NOT DISTURB SOIL AT BOTTOM OF PLANTING HOLES, BUT DO SCORE THE SIDES OF THE PLANTING HOLE. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. BACKFILL SHALL CONSIST OF EXISTING ON SITE TOPSOIL - NO AMENDMENTS SHALL BE USED UNLESS OTHERWISE SPECIFIED.
- TREES SHALL BE PLANTED WITH THE ROOT COLLAR/FLARE VISIBLE ABOVE GRADE AND TWO OR MORE STRUCTURAL ROOTS LOCATED WITHIN THE TOP 1" TO 2" OF THE ROOT BALL/FINISHED GRADE MEASURED 3" TO 4" FROM TRUNK. THIS INCLUDES TREES THAT ARE SET ON SLOPES (SEE SLOPE PLANTING DETAIL). TREES THAT DO NOT HAVE A VISIBLE ROOT COLLAR SHALL BE REJECTED. DO NOT COVER THE ROOT BALL WITH SOIL.
- WHEN ROOT BALL WILL REMAIN INTACT, CUT OFF BOTTOM 1/4 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE BASKET COMPLETELY. AT A MINIMUM, THE TOP 2/3 OF THE BURLAP AND BASKET SHALL BE REMOVED FROM THE ROOT BALL ON ALL TREES. REMOVE ALL NYLON TIES, TWINE, ROPE AND BURLAP. REMOVE UNNECESSARY PACKING MATERIAL.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 2" TO 4" DEPTH OF SPECIFIED MULCH OVER PLANTING AREA AND INSIDE SAUCERS, AWAY FROM TRUNK.
- STAKING AND GUYING OF TREES IS OPTIONAL IN MOST PLANTING SITUATIONS. IN AREAS OF EXTREME WINDS, OR ON STEEP SLOPES, STAKING MAY BE REQUIRED TO STABILIZE TREES. STAKING AND GUYING MUST BE REMOVED WITHIN 1 YEAR OF PLANTING DATE.
- TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE TOWN ARBORIST.
- RESETTING OF IMPROPERLY PLANTED TREES WILL ONLY BE ALLOWED IF IT IS DETERMINED THAT DOING SO WILL IN NO WAY COMPROMISE THE ROOT BALL, AND SHALL ONLY BE DONE WITH APPROVAL OF THE TOWN ARBORIST.



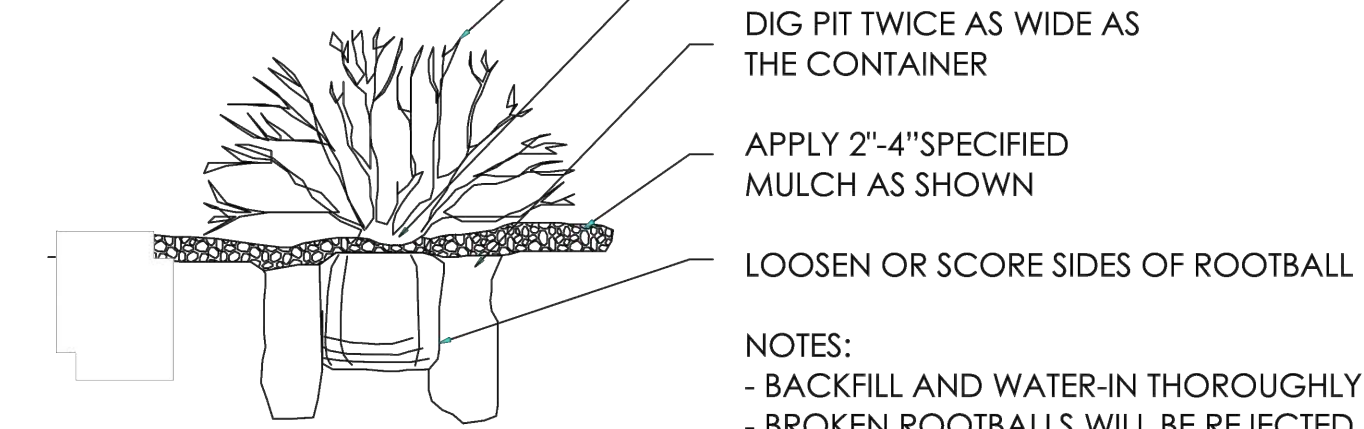
## TREE PLANTING

NTS



## STREET SECTION

NTS



## SHRUB PLANTING

NTS

SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

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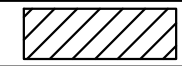
## LANDSCAPE NOTES & DETAILS

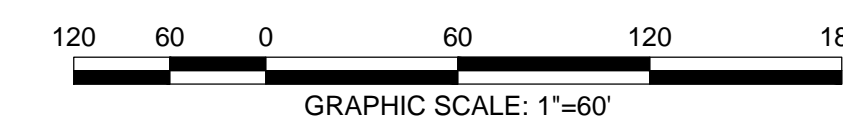
PROJECT NO. 19069  
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**LP-06**  
SHEET NO. 36 OF 44 SHEETS

PRELIMINARY  
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# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION  
29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS

IRRIGATION LEGEND	
	DRIP IRR.
	SPRAY IRR. (Existing)



**SKETCH/PRELIMINARY PLAN FOR  
CHAMBERS & HESS  
FILING NO. 1**  
DOUGLAS COUNTY, COLORADO

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**IRRIGATION  
PLAN**

PROJECT NO. 19069  
1173

DRAWING NO.  
**LI-01**

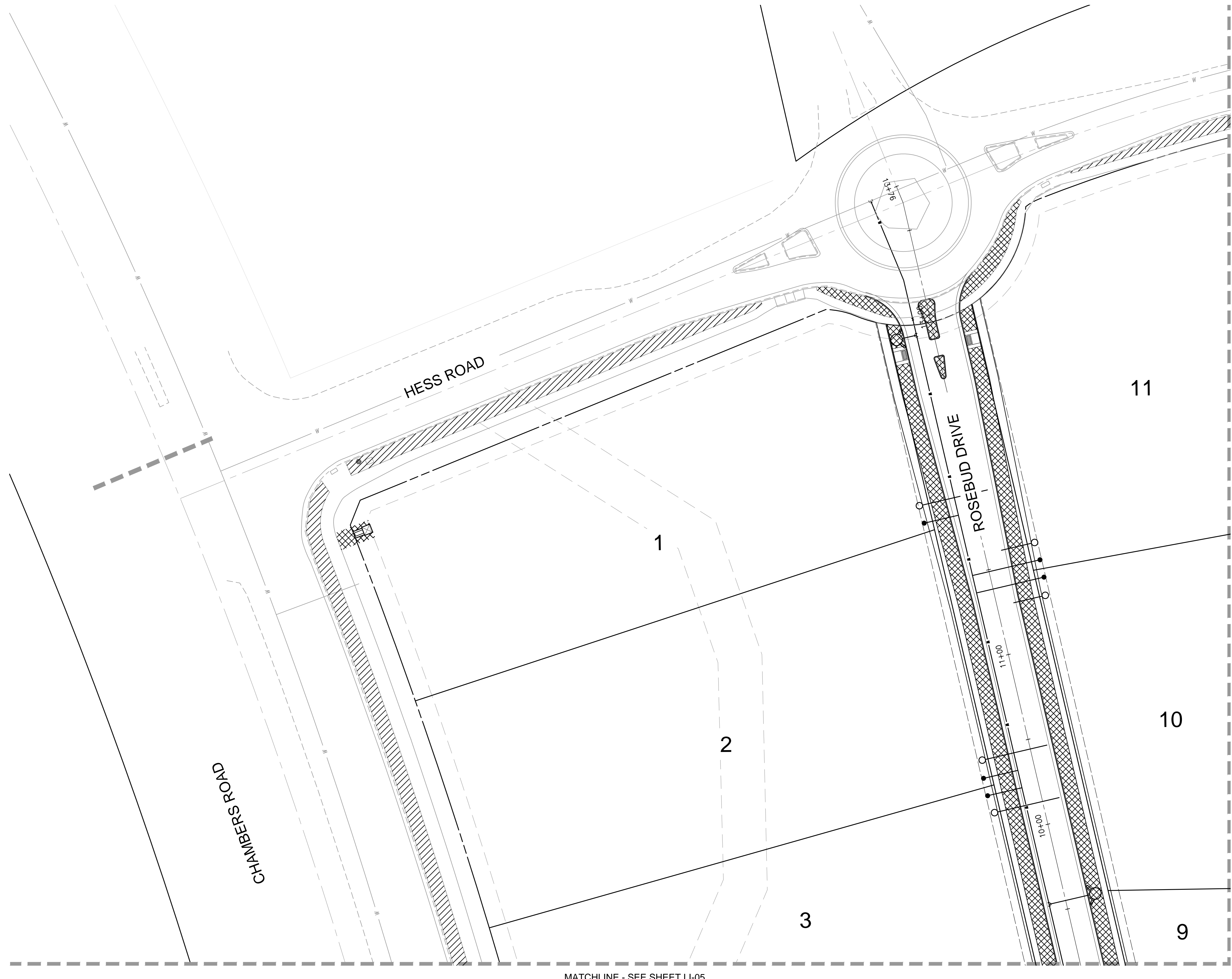
SHEET NO. 38 OF 44 SHEETS

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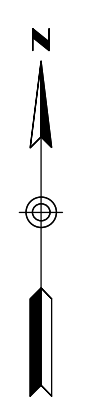
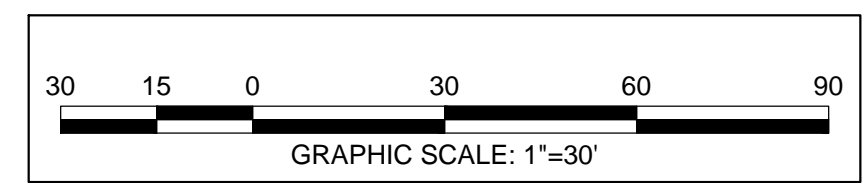
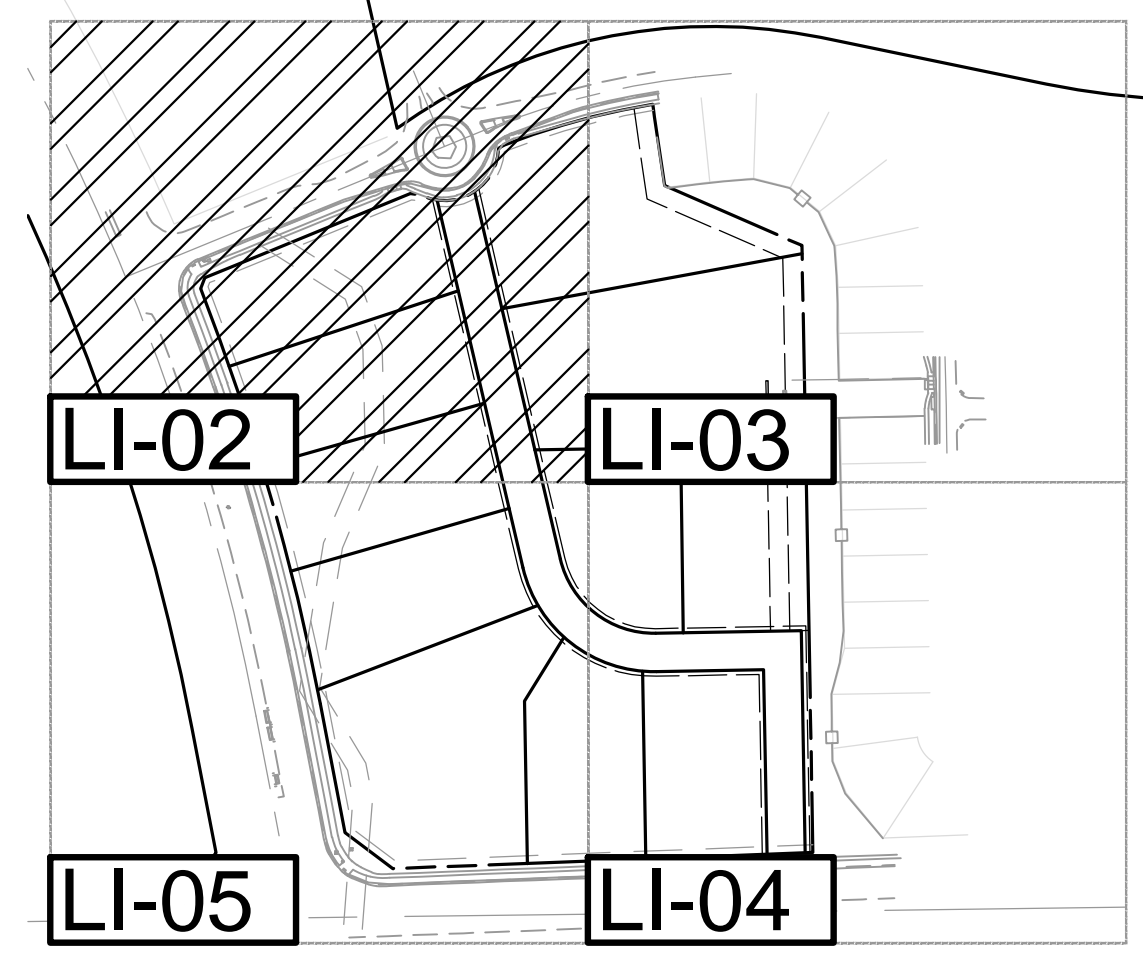
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# CHAMBERS & HESS FILING NO. 1

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29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



IRRIGATION LEGEND	
	DRIP IRR.
	SPRAY IRR. (Existing)



**SKETCH/PRELIMINARY PLAN FOR  
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**IRRIGATION  
PLAN**

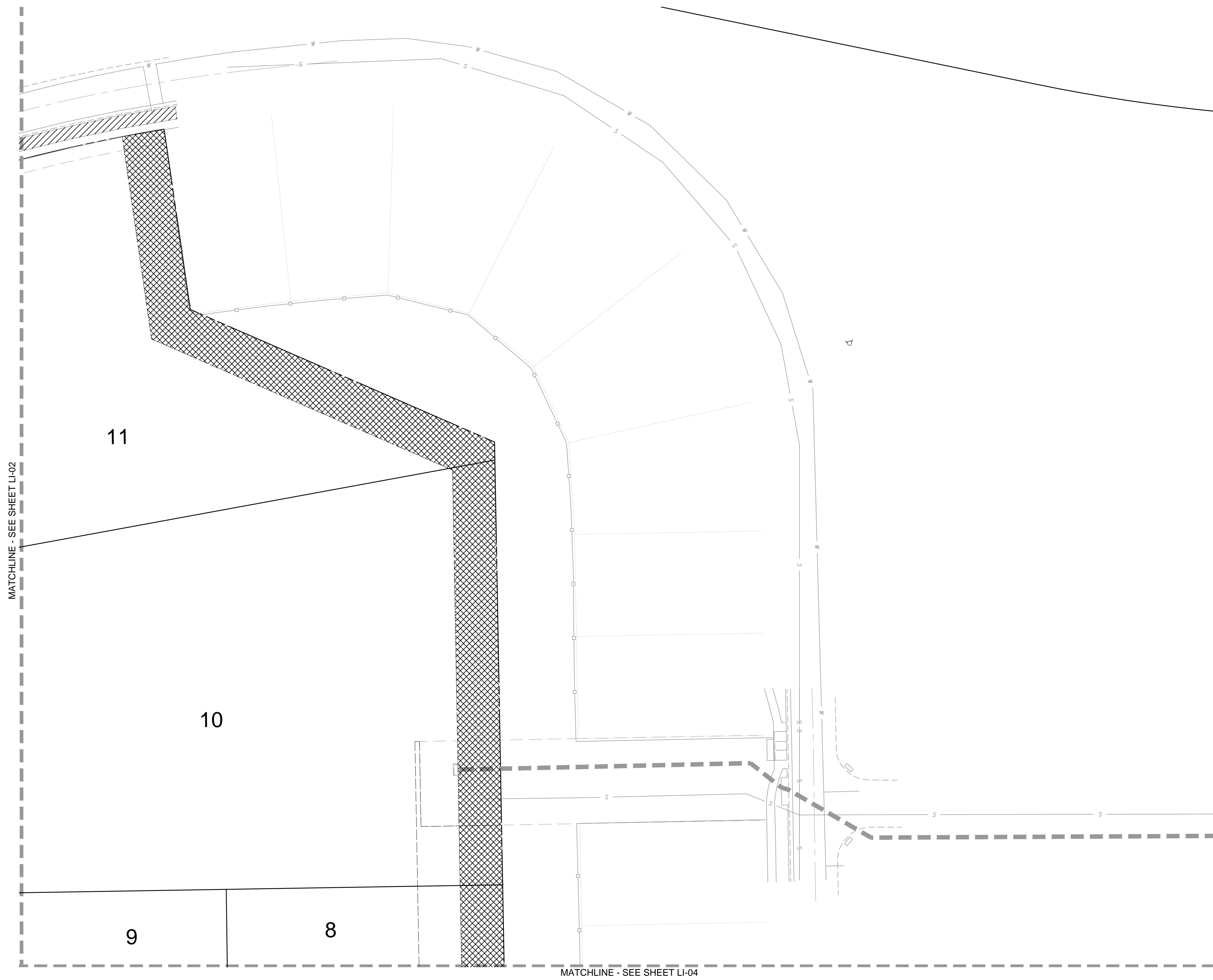
PROJECT NO. 19069  
DRAWING NO.  
**LI-02**  
SHEET NO. 39 OF 44 SHEETS

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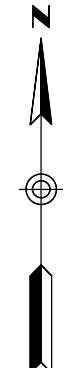
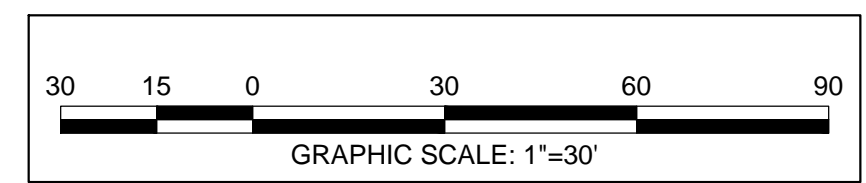
A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



IRRIGATION LEGEND	
	DRIP IRR.
	SPRAY IRR. (Existing)

MATCHLINE - SEE SHEET LI-02

MATCHLINE - SEE SHEET LI-04



**SKETCH/PRELIMINARY PLAN FOR  
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FILING NO. 1**  
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**IRRIGATION  
PLAN**

PROJECT NO. 19069  
DRAWING NO.  
**LI-03**  
SHEET NO. 40 OF 44 SHEETS

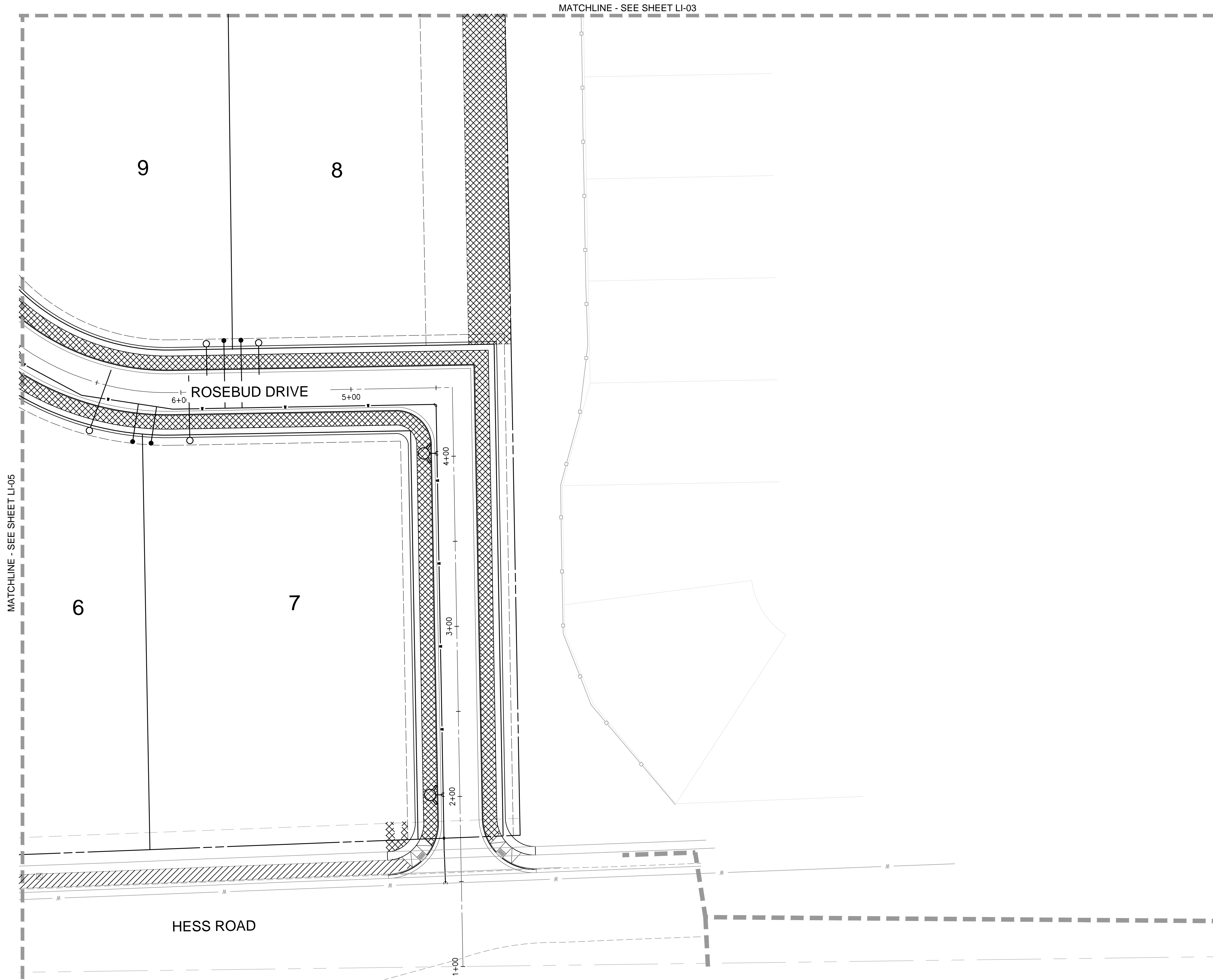
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13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LI-03



IRRIGATION LEGEND	
	DRIP IRR.
	SPRAY IRR. (Existing)

MATCHLINE - SEE SHEET LI-05

SKETCH/PRELIMINARY PLAN FOR  
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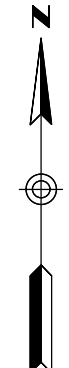
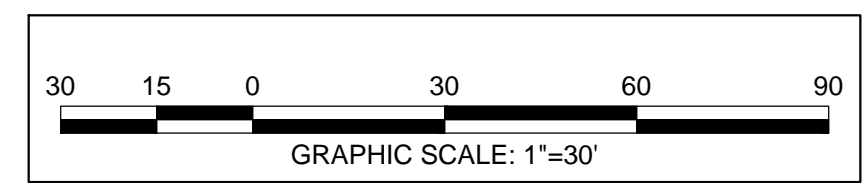
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## IRRIGATION PLAN

PROJECT NO. 19069  
DRAWING NO.  
**LI-04**  
SHEET NO. 41 of 44 SHEETS

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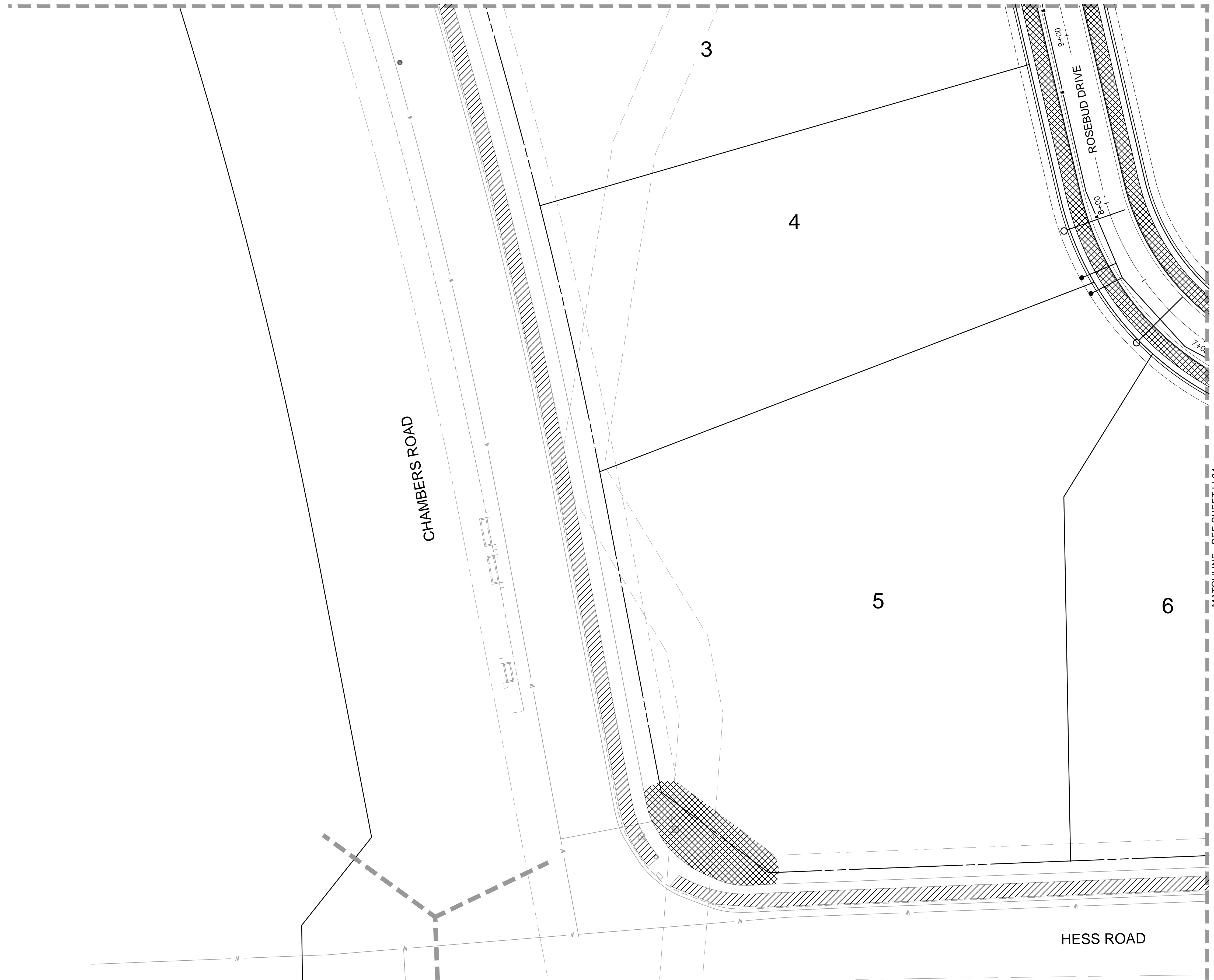


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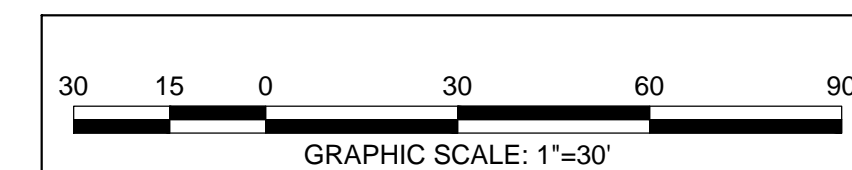
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13.80 ACRES, 11 COMMERCIAL LOTS

MATCHLINE - SEE SHEET LI-02



IRRIGATION LEGEND	
	DRIP IRR.
	SPRAY IRR. (Existing)



SKETCH/PRELIMINARY PLAN FOR  
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**IRRIGATION PLAN**

PROJECT NO. 19069  
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DRAWING NO.  
**LI-05**

SHEET NO. 42 OF 44 SHEETS

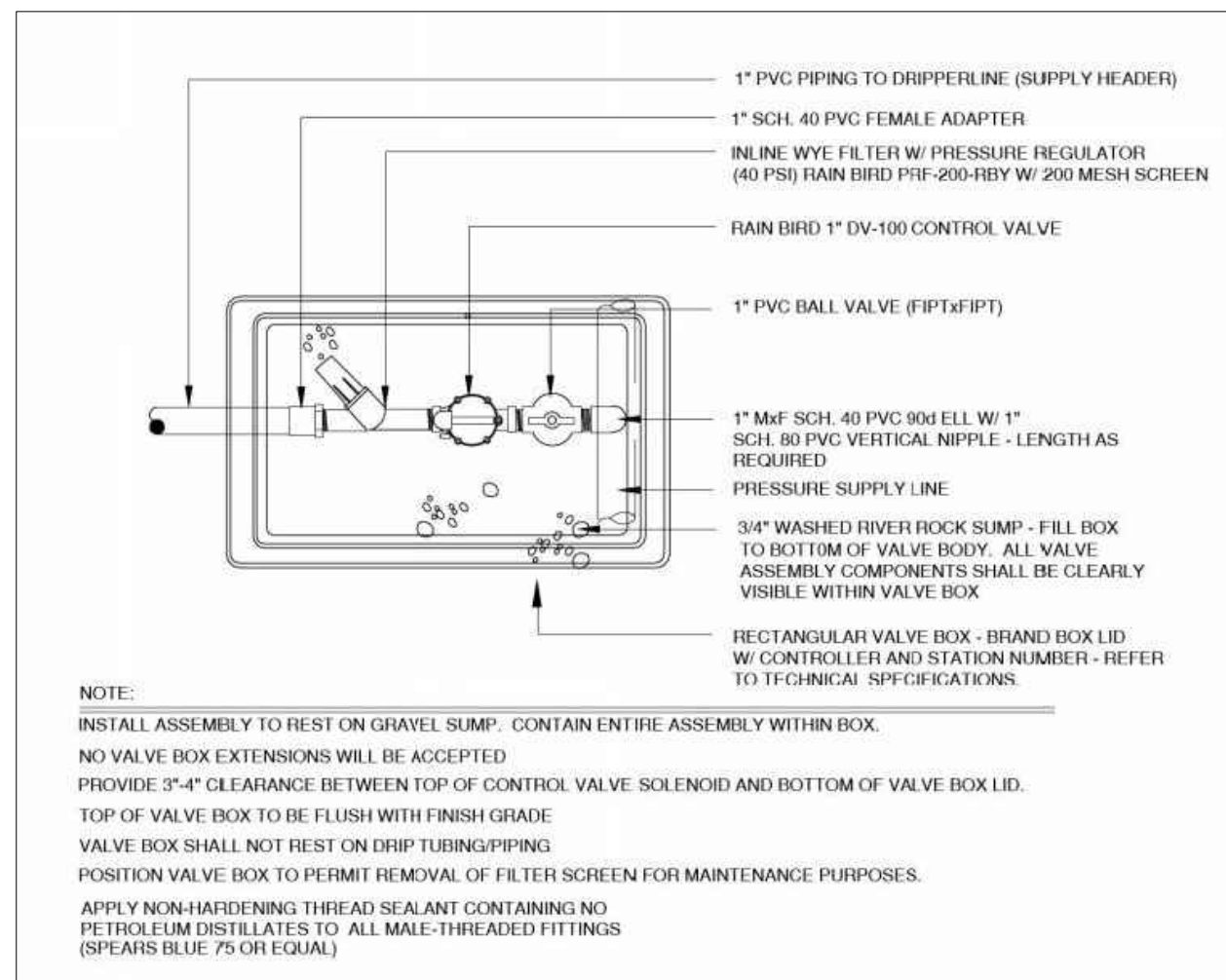
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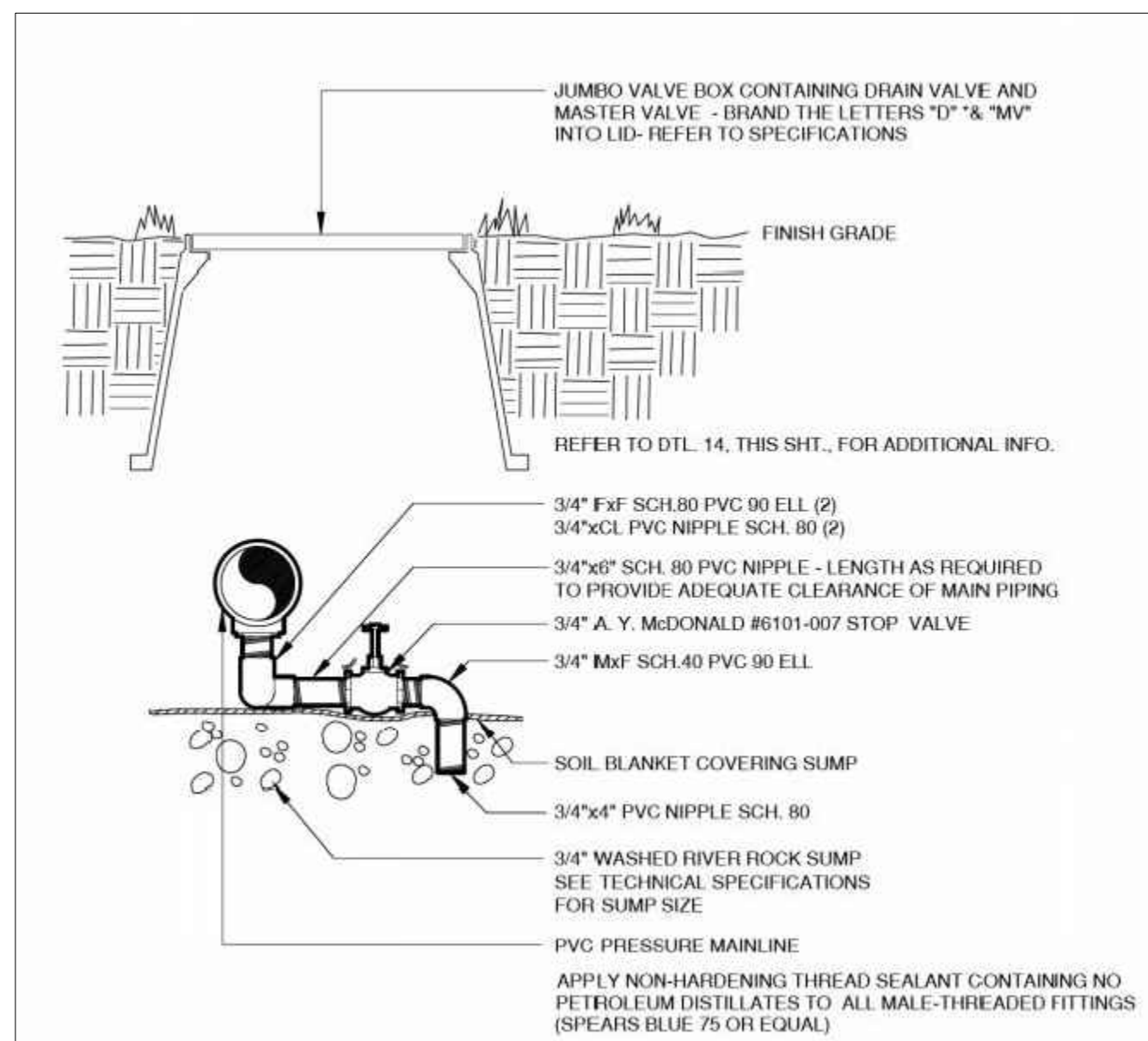
## GENERAL IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.
- REFER TO THE GENERAL CONSTRUCTION NOTES FOR GENERAL WORK PROCEDURES.
- REFER TO SPECIFICATIONS (AS APPROPRIATE) FOR SUBMITTALS, INSPECTIONS AND OTHER APPLICABLE INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL MEET WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK, AND SHALL OBTAIN ALL ENGINEERING, LANDSCAPE, AND OTHER APPLICABLE PLANS & DOCUMENTS. CONTRACTOR SHALL THOROUGHLY REVIEW PLANS & REPORT ANY CONFLICTS OR DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE EXISTED AT THE TIME OF THE IRRIGATION DESIGN PREPARATION. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT THIS NOTIFICATION IS NOT GIVEN, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO BRING THE SYSTEM TO A PROPER WORKING CONDITION, AND TO THE OWNER'S SATISFACTION.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF RETAINING WALLS, ETC. THE IRRIGATION CONTRACTOR SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALL, UNDER ROADWAY PAVING, ETC.
- THE OWNER SHALL COORDINATE AND PAY FOR THE INSTALLATION OF THE IRRIGATION TAP AND METER.
- THE OWNER SHALL PAY ANY AND ALL FEES ASSOCIATED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM.
- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE AND THE MAXIMUM FLOW DEMAND SHOWN ON THE POINT OF CONNECTION NOTE TAG ON THE DRAWINGS. THE IRRIGATION CONTRACTOR SHALL FIELD VERIFY THE STATIC & OPERATING WATER PRESSURE PRIOR TO CONSTRUCTION, AND SHALL REPORT ANY DIFFERENCES BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE AND LANDSCAPE ARCHITECT. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED OR PRESSURES HAVE GREATLY CHANGED PRIOR TO THE START OF THE IRRIGATION SYSTEM CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR RECOMMENDING A SOLUTION AND PROVIDING AN ADD ALTERNATE BID FOR REVISED IRRIGATION COSTS.
- NO MORE THAN 90% OF AVAILABLE MINIMUM STATIC WATER PRESSURE WAS USED IN PREPARATION OF THESE PLANS, FURTHERMORE, THE MAXIMUM FLOW THROUGH THE METER SHOULD NOT EXCEED 75% OF THE MAXIMUM SAFE FLOW.
- INSTALL ALL MATERIALS AND EQUIPMENT AS SHOWN ON THE PLANS AND DETAILS. NO SUBSTITUTIONS OF EQUIPMENT SHALL BE ACCEPTABLE WITHOUT PRIOR WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT OR THE OWNERS REPRESENTATIVE. THE IRRIGATION CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE ALL UN-APPROVED SUBSTITUTED EQUIPMENT AT HIS OWN COST IF SO DIRECTED BY THE OWNER.
- WHEN INSTALLING IRRIGATION PIPE AND EQUIPMENT NEXT TO HARDSCAPE (SUCH AS WALLS, CURBS, OR WALKS), PLACE PIPE AS CLOSE AS POSSIBLE TO HARDSCAPE TO AVOID CONFLICTS WITH PLANTING. REFER TO MAINLINE TRENCHING DETAILS FOR ADDITIONAL INFORMATION.
- THE IRRIGATION CONTRACTOR SHALL COORDINATE 120 V.A.C. ELECTRICAL POWER TO CONTROLLERS AND DEDICATE ONE (1) 20-AMP BREAKER FOR EACH CONTROLLER. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL SOURCE TO THE CONTROLLER UNIT ONLY.
- THE WEATHER SENSOR SHALL BE LOCATED NEAR THE IRRIGATION CONTROLLER, AND SHALL BE MOUNTED AS SHOWN ON THE DETAIL. LOCATE SENSOR AWAY FROM TALL TREES, SHRUBS, AND OTHER POTENTIAL OBSTRUCTIONS. SENSOR SHALL BE LOCATED ON THE SOUTH FACING SIDE OF STRUCTURES.
- ALL VALVE CONTROL WIRE SHALL BE HUNTER ID1, 14 AWG/2MM SQUARED OR EQUAL. SEE LEGEND FOR WIRE COLOR INFORMATION. ALL VALVE CONTROL WIRES SHALL BE DIRECT BURIED. THE CONTRACTOR SHALL LABEL ALL WIRES WITH WATERPROOF TAGS AND MARKERS AT ALL SPLICES AND VALVE MANIFOLDS, AND SHALL LEAVE A 24" COIL OF EXCESS WIRE AT EACH CONNECTION. CONTRACTOR SHALL PROVIDE SPLICE BOXES ALONG TWO WIRE PATH AT INTERVALS PER THE RECOMMENDATION OF THE MANUFACTURER. WHERE SPLICES MAY BE NECESSARY, THE CONTRACTOR SHALL MAKE ALL SPLICES IN 10" ROUND VALVE BOXES WITH 3M'S "DBY-DIRECT BURIAL SPLICE KIT". SEE DETAILS FOR ADDITIONAL INFORMATION.
- ALL GROUNDING RODS / PLATES SHALL HAVE A DEDICATED VALVE BOX FOR WIRE CONNECTIONS TO THE TWO WIRE PATH. ONLY APPROVED WIRE CONNECTIONS WILL BE ALLOWED. VALVE BOX SHALL BE: 10" ROUND "CARSON" OR APPROVED EQUAL.
- CONNECT ALL DIRECT BURIAL WIRES TO VALVES USING 3M'S "DBY-DIRECT BURIAL SPLICE KIT". ANY LOOSE WIRES ON ANY DECODER SHALL BE CAPPED WITH 3M'S DBY CAPS.
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ALL CONTROL WIRE SLEEVES AND PIPE SLEEVES UNDER PAVED AREAS PRIOR TO PAVING. ALL SLEEVING SHALL BE PVC SCHEDULE 40 PIPE. SLEEVES FOR MAINLINE AND LATERAL LINES SHALL BE A MINIMUM TWICE THE DIAMETER OF THE ENCLOSED PIPE; SLEEVES FOR CONTROL WIRES / TWO WIRE PATH SHALL BE AS PER THE SLEEVING / WIRING NOTE ON THIS SHEET.
- TRENCH BACKFILL MATERIAL SHALL BE FREE OF ROCKS, GLASS, AND OTHER EXTRANEIOUS MATERIALS LARGER THAN 1" IN DIAMETER. BACKFILL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY.
- WHERE VALVES ARE LOCATED IN CLOSE PROXIMITY TO EACH OTHER, CLUSTER VALVES INTO MANIFOLDS. INSTALL NO MORE THAN ONE VALVE PER VALVE BOX.
- INSTALL ONE DECODER PER VALVE. CONTRACTOR SHALL SELECT THE MOST APPROPRIATE METHOD (GROUNDING PLATE OR GROUNDING ROD) BASED ON SOIL TYPE AND AREA OF SITE, FOR DECODER GROUNDING. INSTALL DECODER GROUNDING AT THE RATE OF 1 GROUNDING INSTALLATION PER 1000' LINDER FEET OF TWO WIRE PATH OR 1 GROUNDING INSTALLATION PER EVERY 12 DECODERS. REFER TO MANUFACTURERS SPECIFICATIONS AND GROUNDING DETAILS FOR PROPER PROCEDURE AND INSTALLATION.
- AUTOMATIC DRAIN VALVES FOR FREEZE PROTECTION ARE TO BE LOCATED AT ALL LOW POINTS OF IRRIGATION LATERAL LINES. WHERE THE LOW POINT IS AT THE END OF THE LINE, LOCATE DRAIN VALVE A MINIMUM OF 12" DOWNSTREAM FROM THE LAST SPRINKLER HEAD. SEE DETAILS FOR VALVE ORIENTATION.
- USE TEFLON TAPE ON ALL PVC MALE PIPE THREADS ON ALL SWING JOINT AND VALVE ASSEMBLIES.
- ALL IRRIGATION HEADS, INCLUDING FIXED-SPRAY, AND DRIP DEVICES, SHALL BE SET PERPENDICULAR TO THE FINISH GRADE OF THE AREA TO BE IRRIGATED.
- ALL PRESSURIZED MAINLINES, VALVES, AND ROTOR AND SPRAY HEADS SHALL BE INSTALLED A MINIMUM OF 5' AWAY FROM ANY BUILDING FOUNDATION. IF THIS EQUIPMENT IS SHOWN WITHIN THE 5' OFFSET ON THESE PLANS, IT IS FOR THE PURPOSE OF GRAPHIC CLARITY ONLY.
- EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE, IT IS THE INTENT OF THE IRRIGATION DESIGN TO INDICATE ALL SPRAY AND ROTOR HEADS AS "POP-UPS". IN THE EVENT THAT POP-UP HEADS HAVE NOT BEEN SPECIFIED IN TURF AREAS, IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO BRING THIS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING AND CONSTRUCTION.
- ALL SPRAY AND ROTOR HEAD LOCATIONS SHALL BE STAKED, FLAGGED AND/OR OTHERWISE CLEARLY MARKED ON THE GROUND PRIOR TO INSTALLATION. SPRINKLER HEAD STAKING SHALL BE INSPECTED AND APPROVED BY THE OWNER'S REPRESENTATIVE OR THE LANDSCAPE ARCHITECT BEFORE INSTALLATION. STAKED LOCATIONS SHALL BE SPACED TO PROVIDE HEAD-TO-HEAD COVERAGE.
- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST NOZZLE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN TURF AREAS SHALL BE INSTALLED SO THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH THE ADJACENT SIDEWALK, OR PAVING. SEE DETAILS T & U FOR SPRAY HEAD INSTALLATION INFORMATION.
- CONTRACTOR SHALL BRAND ALL SPRAY AND DRIP VALVE BOXES WITH THE ZONE NUMBER AND THE ASSOCIATED CONTROLLER IDENTIFICATION.
- THE CONTRACTOR SHALL TURN OVER PROOF OF PURCHASE OF ALL IRRIGATION PRODUCTS TO THE OWNER PRIOR TO START OF MAINTENANCE PHASE.
- IRRIGATION CONTROLLERS, WEATHER CENTER UNIT, AND RELATED COMPONENTS SHALL BE INSTALLED BY A QUALIFIED PRODUCT INSTALLATION CONTRACTOR.
- PRIOR TO ACCEPTANCE OF IRRIGATION SYSTEM BY OWNER OR AT THE END OF THE MAINTENANCE PERIOD, THE IRRIGATION CONTRACTOR SHALL PROVIDE THE FOLLOWING:
- A. CURRENT SCHEDULE RUN TIME AND WATER WINDOW LOG, ALONG WITH NOTING ANY OTHER PERTINENT INFORMATION.
- B. UNLESS OTHERWISE SPECIFIED, THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ANYTHING DAMAGED BY HIS WORK AT NO ADDITIONAL COST TO THE OWNER.
- C. IRRIGATION CONTRACTOR SHALL REFER TO PLANTING PLANS FOR LOCATIONS OF EXISTING TREES / VEGETATION "TO REMAIN". CONTRACTOR SHALL MAKE FIELD ADJUSTMENTS TO THE IRRIGATION SYSTEM, AS NECESSARY, TO AVOID DAMAGE TO THE VEGETATION AND / OR ITS ROOT STRUCTURE. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY DAMAGED VEGETATION "TO REMAIN" AT HIS OWN EXPENSE.
- D. PLEASE CONTACT THE MANUFACTURERS SPECIFICATION MANAGER FOR ANY ADDITIONAL INFORMATION ON THE TWO WIRE IRRIGATION SYSTEM



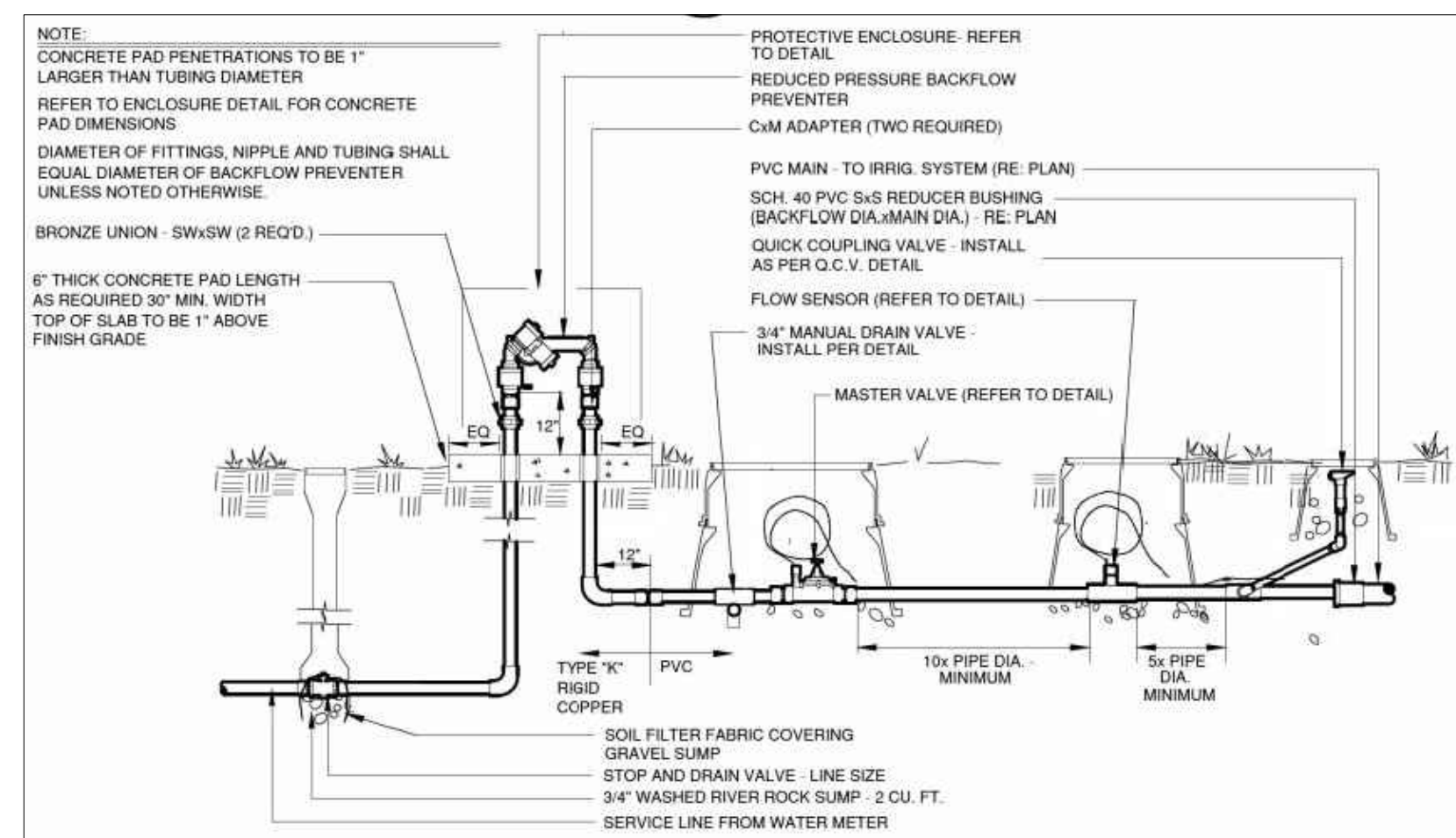
DRIP VALVE ASSEMBLY

NTS



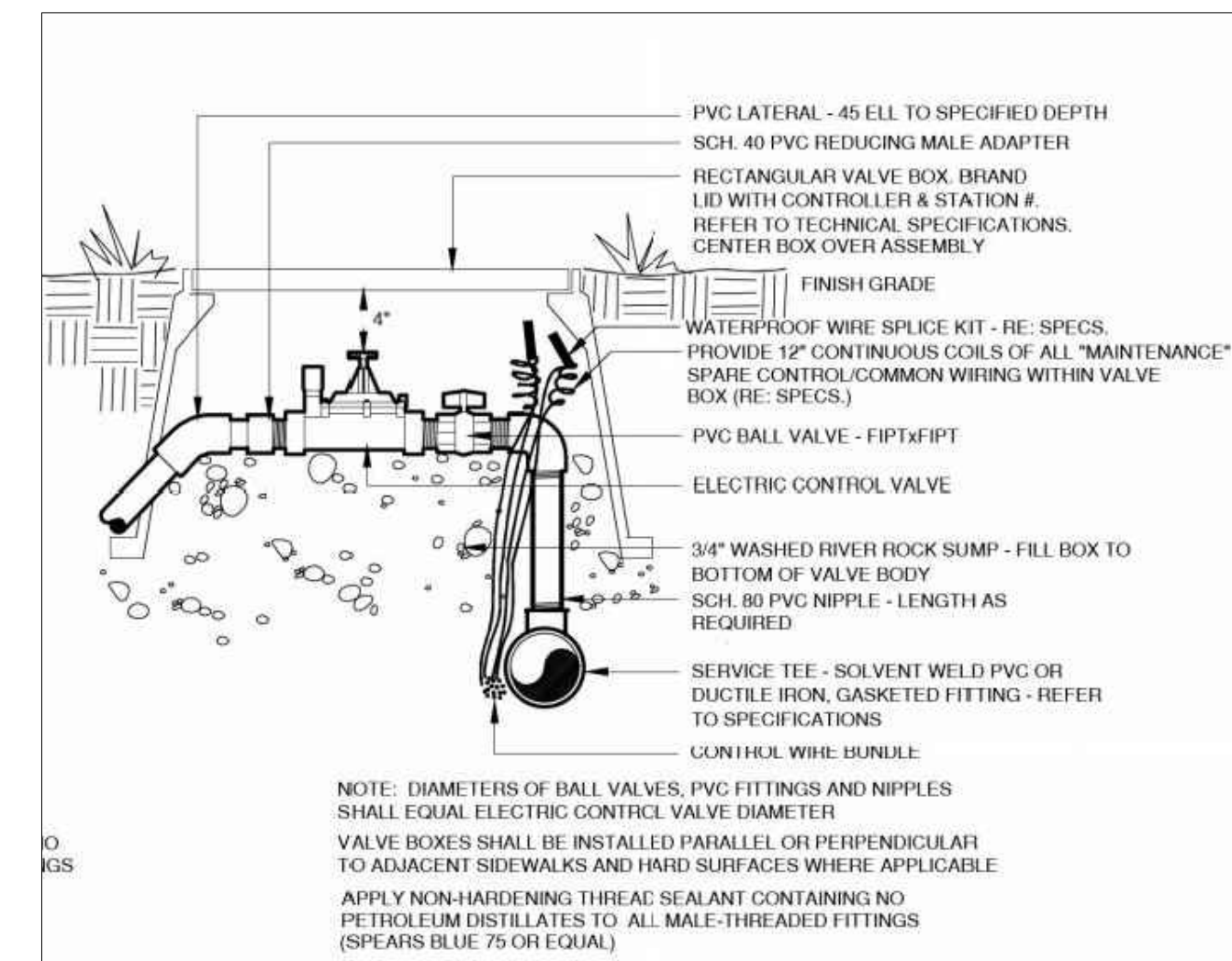
MANUAL DRAIN VALVE

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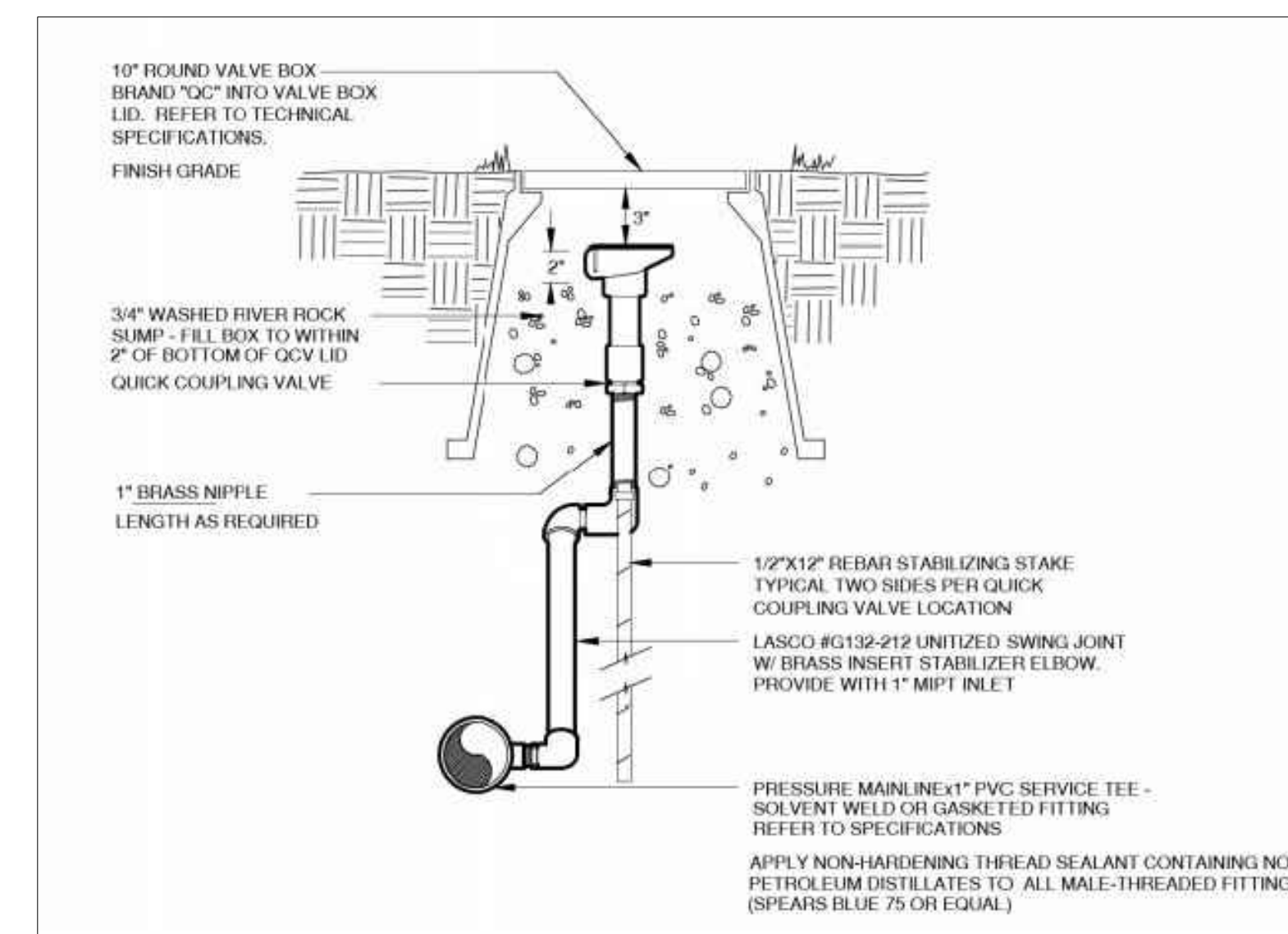
BACKFLOW PREVENTER

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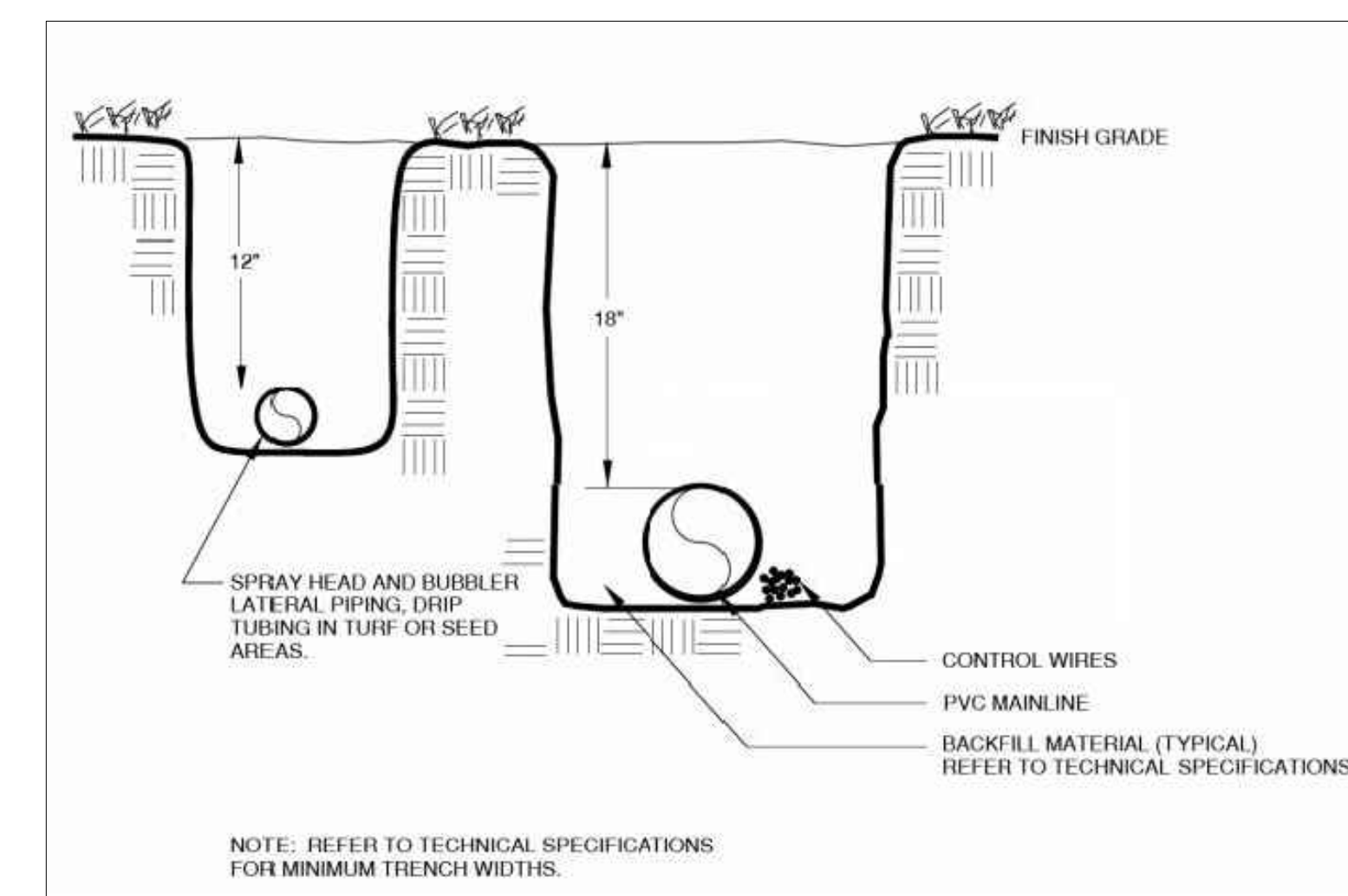
ELECTRIC CONTROL VALVE

NTS



QUICK COUPLING VALVE

NTS



TRENCH

NTS

SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

**RICK**  
ENGINEERING COMPANY  
9801 EAST EASTER AVE  
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303.537.8020  
Tucson - San Diego - Riverside - Orange  
Sacramento - San Luis Obispo - Phoenix  
rickengineering.com



REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

SCALE: NTS  
DATE: 01/24/20  
DRAWN BY: KR  
CHECKED BY: KN  
JOB NO: 19069

**IRRIGATION**  
NOTES & DETAILS

PROJECT NO. 19069

DRAWING NO.

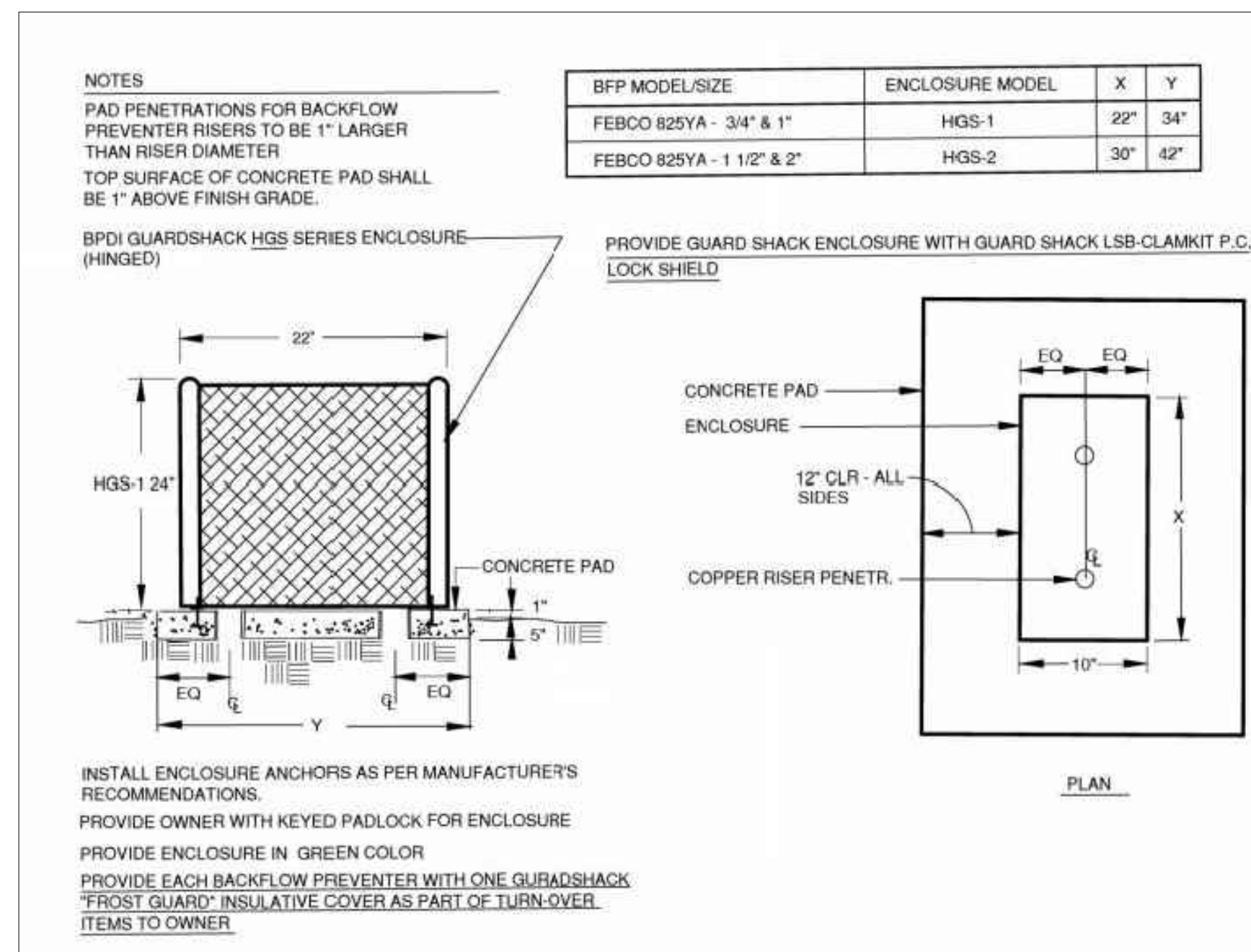
LI-06

SHEET NO. 43 of 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION

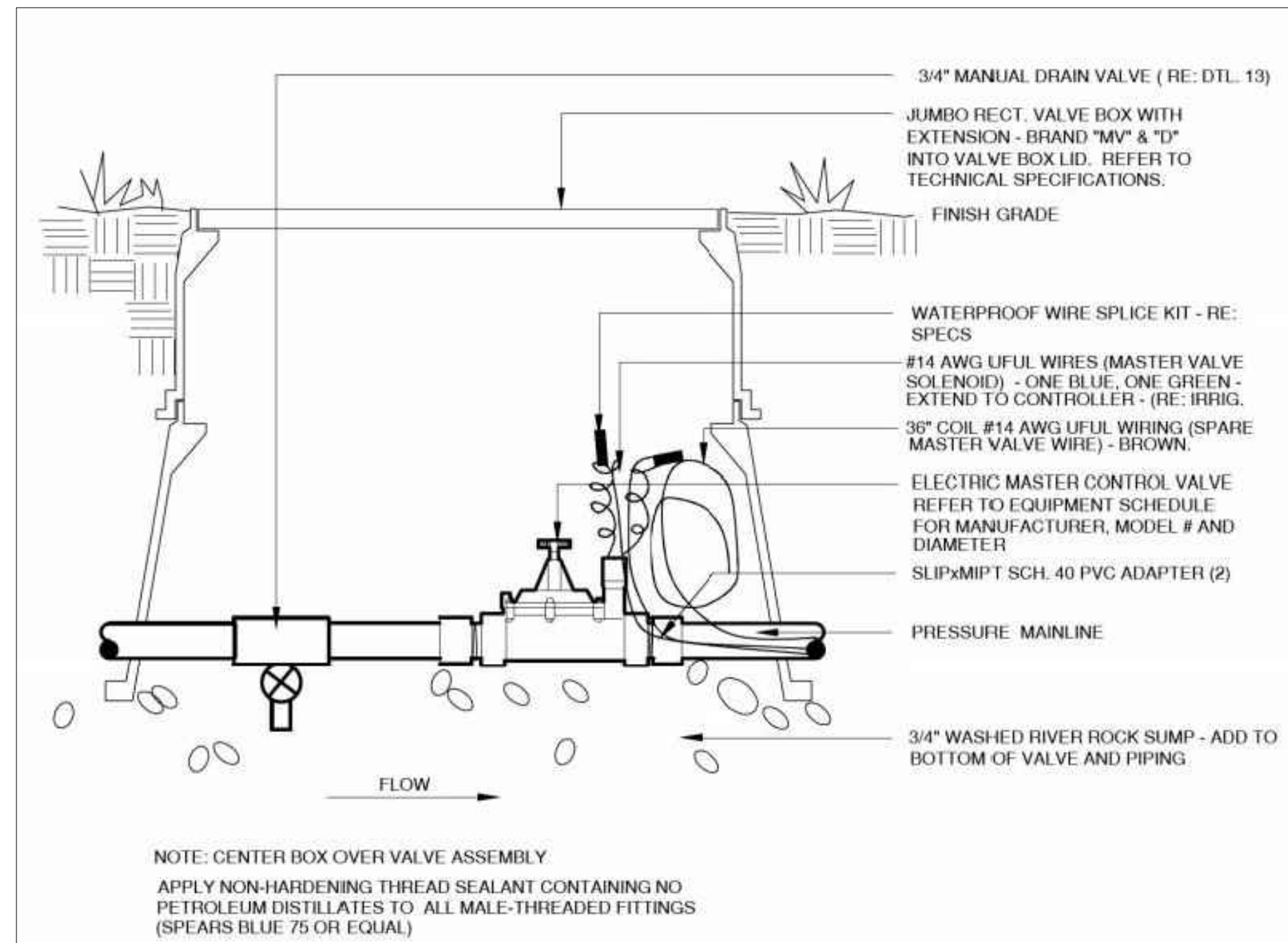
# CHAMBERS & HESS FILING NO. 1

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
13.80 ACRES, 11 COMMERCIAL LOTS



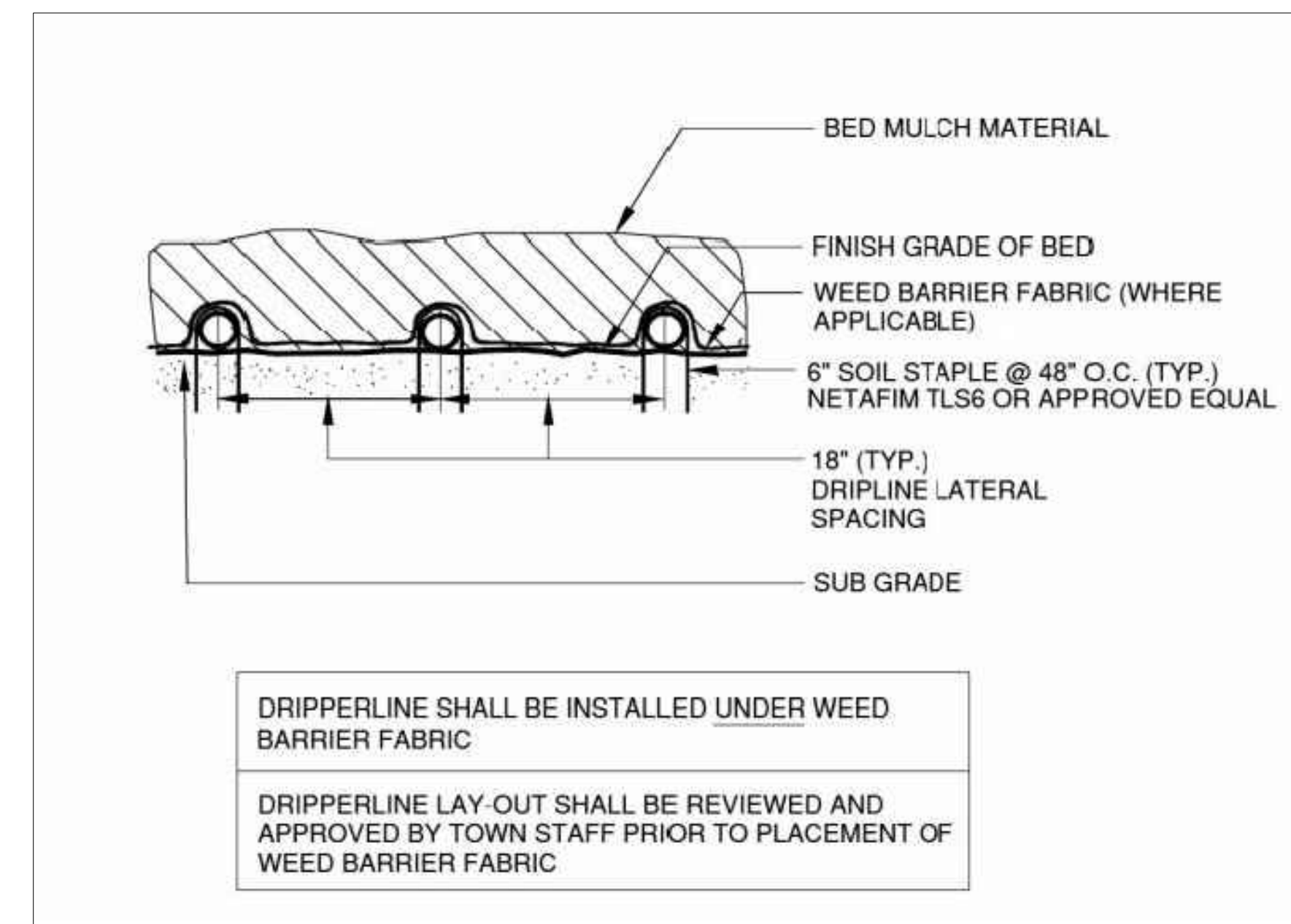
BACKFLOW ENCLOSURE

NTS



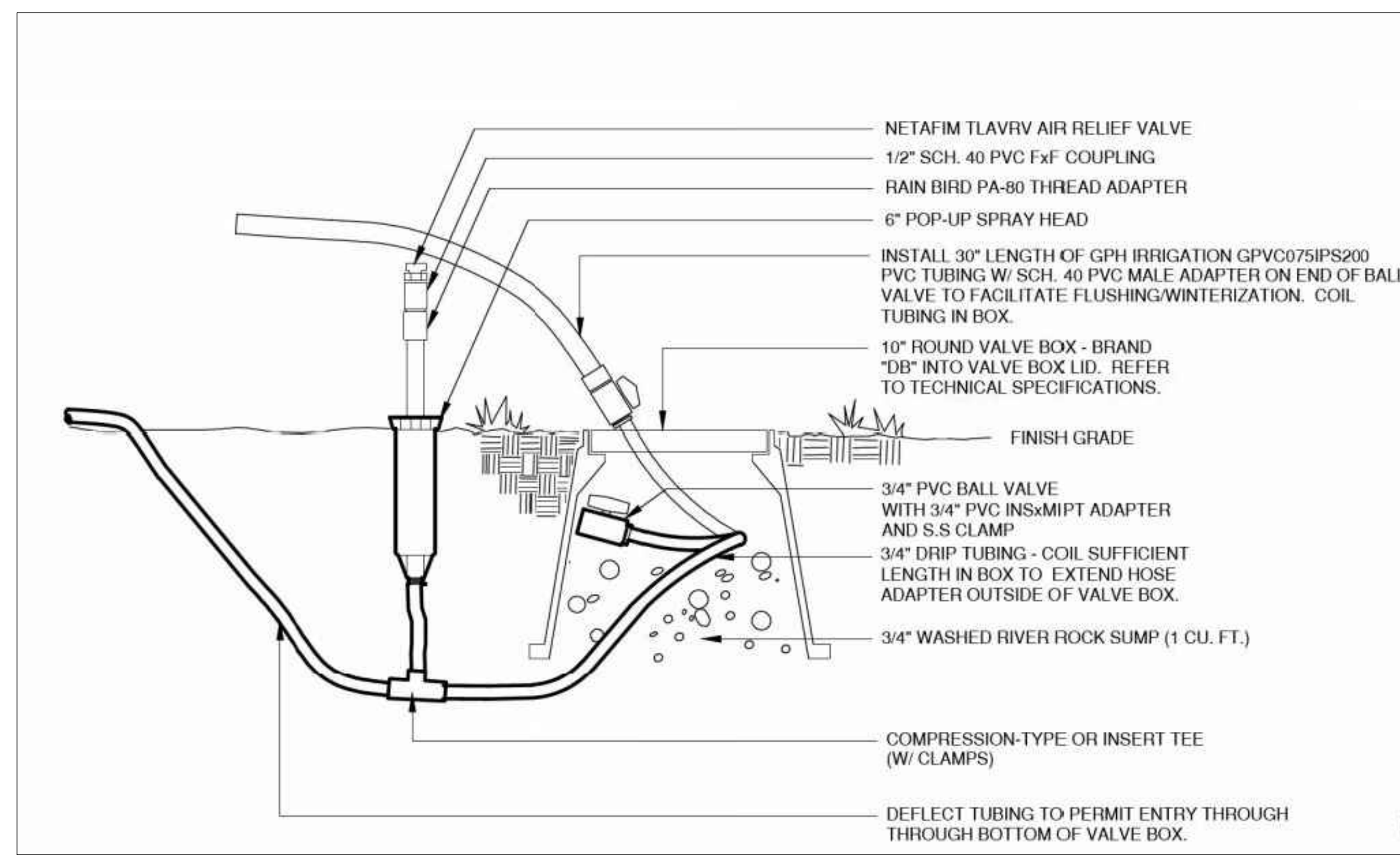
MASTER VALVE AND DRAIN VALVE

NTS



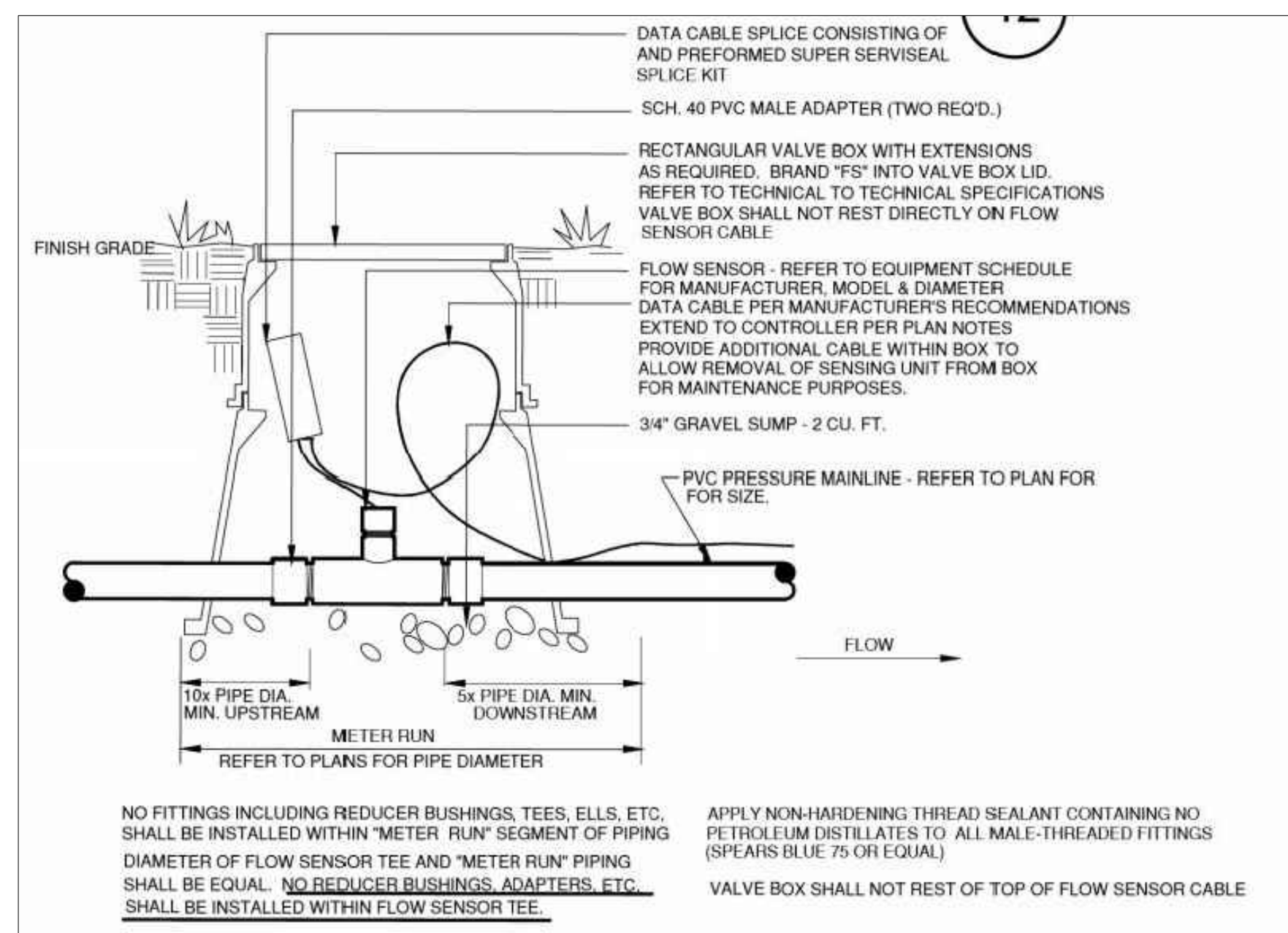
SURFACE DRIPPERLINE

NTS



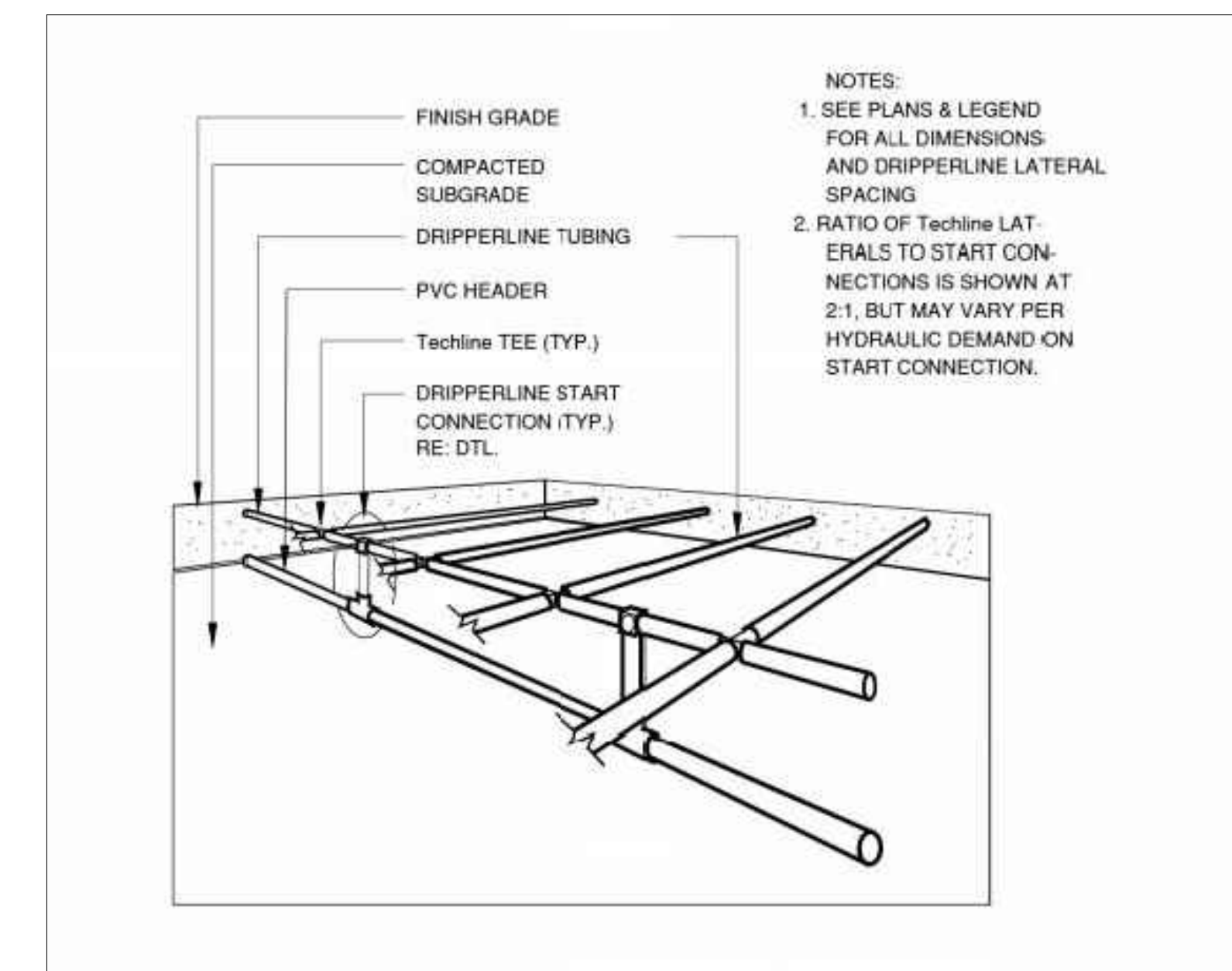
DRIP LINE FLUSH-OUT AND OPERATIONAL INDICATOR

NTS



FLOW SENSOR

NTS



DRIPPERLINE PIPE LAY-OUT

NTS

SKETCH/PRELIMINARY PLAN FOR  
**CHAMBERS & HESS**  
FILING NO. 1  
DOUGLAS COUNTY, COLORADO

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NO.	DESCRIPTION	DATE:
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SCALE: NTS  
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CHECKED BY: KN  
JOB NO: 19069

**IRRIGATION**  
NOTES & DETAILS

PROJECT NO. 19069

DRAWING NO.

LI-07

SHEET NO. 44 OF 44 SHEETS

PRELIMINARY  
NOT FOR CONSTRUCTION