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PARKER WATER AND SANITATION DISTRICT

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PARKER, CO. 80134 303–841–4627

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20120 E. MAINSTREET
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LOCAL CALLS (811)

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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

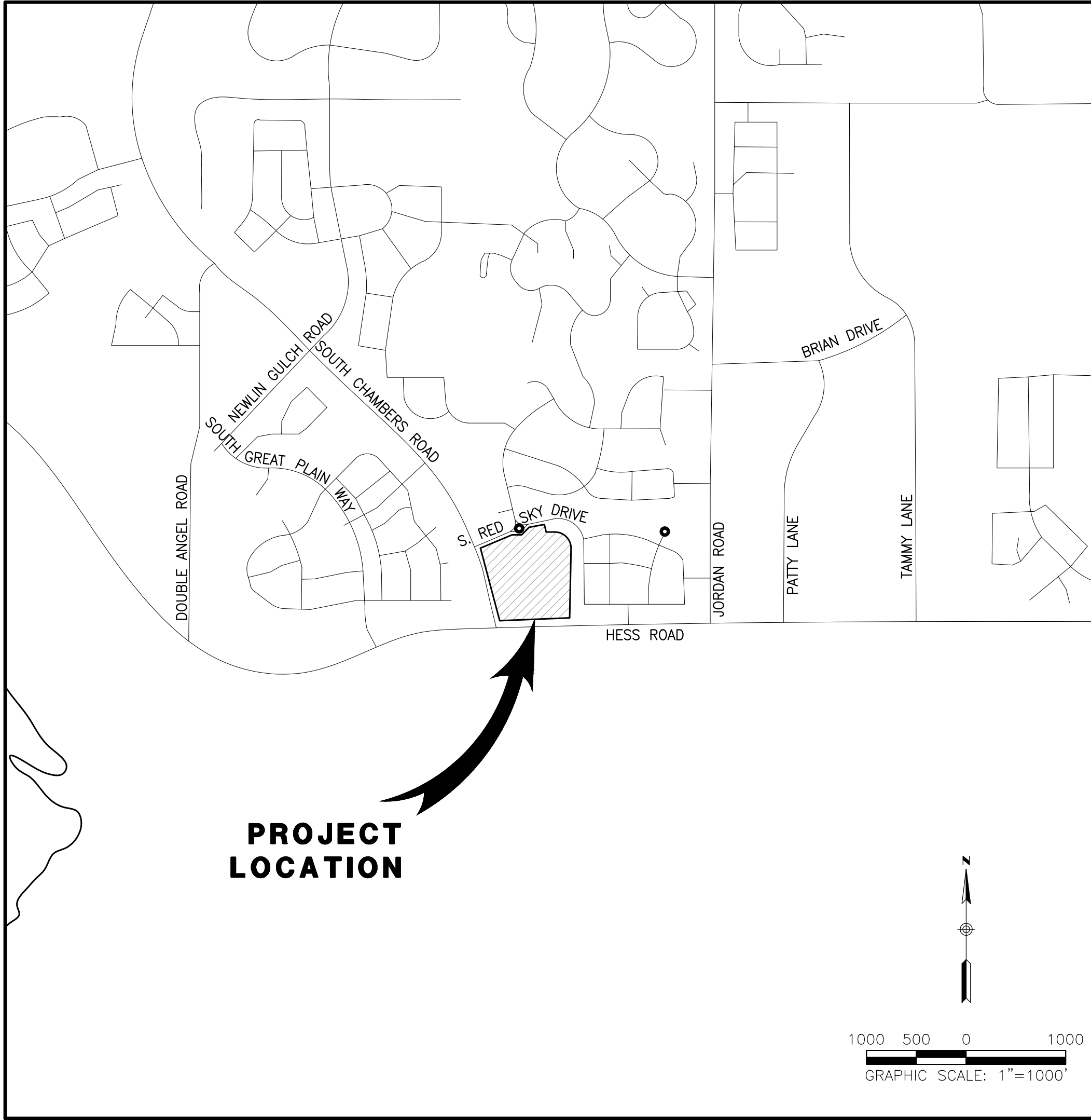
BENCHMARKS:

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

DOUGLAS 234, FILING NO. 6

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

BOW	BACK OF WALK	PT	POINT OF TANGENCY
B/P	BOTTOM OF PIPE	PVC	POLYVINYL CHLORIDE PIPE
BC	BEGIN CURVE	PVC	POINT OF VERTICAL CURVE
BM	BENCHMARK	PVI	POINT OF VERTICAL INTERSECTION
BOV	BLOW OFF VALVE	PVT	POINT OF VERTICAL TANGENCY
CL	CENTERLINE	P	PAVEMENT
CY	CUBIC YARD	R	RADIUS
E	ELECTRIC	RCP	REINFORCED CONCRETE PIPE
EC	END CURVE	RIM	RIM ELEVATION
EL	ELEVATION	R.O.W.	RIGHT OF WAY
E/P	EDGE OF PAVEMENT	REM	REMOVAL
EX.	EXISTING	RT	RIGHT
FG	FINISHED GRADE	SAN	SANITARY SEWER
FH	FIRE HYDRANT	SF	SQUARE FOOT
FL	FLOW LINE	SDMH	STORM DRAIN MANHOLE
FS	FINISHED SURFACE	SMH	SANITARY MANHOLE
GV	GATE VALVE	STA.	STATION
HYD.	HYRANT	STD	STANDARD
INL	INLET	SY	SQUARE YARDS
INV	INVERT	TFI	TOP FRONT OF INLET
LP	LOW POINT	T	TELEPHONE
LT	LEFT	TB	THRUST BLOCK
MAX.	MAXIMUM	TC	TOP OF CURB
MH	MANHOLE	T/P	TOP OF PIPE
MIN.	MINIMUM	TEMP	TEMPORARY
PC	POINT OF CURVE	TRANS	TRANSFORMER
PCC	POINT OF COMPOUND CURVE	VB	VALVE BOX
PCR	POINT OF CURVE RETURN	WM	WATER MAIN
PGL	PROFILE GRADE LINE		
PI	POINT OF INTERSECTION		
PL	PROPERTY LINE		
PROP.	PROPOSED		

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	---	---
SANITARY SEWER MANHOLE	SS	SS
STORM DRAIN MANHOLE	SD	SD
STORM DRAIN INLET	---	---
FIRE HYDRANT	---	---
WATER VALVE	---	---
STREET LAMP	---	---
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

ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6
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:	AS SHOWN
DATE:	9/14/2020
DRAWN BY:	WD
CHECKED BY:	JS
JOB NO:	D01173-A

COVER
SHEET

PROJECT NO.	D01173-A
DRAWING NO.	1
SHEET NO.	1 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

GENERAL NOTES:

1. 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.
2. 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.
3. PWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING STREET CUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROLS.
5. 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.
6. 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.
7. 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.
8. 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.
9. REFER TO OVERLOT GRADING AND EROSION CONTROL PLANS FOR GRADING NOTES.
10. 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.
11. THE APPLICANT IS PBSI CHAMBERS & HESS UNITS, LLC.
12. 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.
13. ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED BEFORE ANY CONDITIONAL ACCEPTANCE.
14. 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.
15. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
16. 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.
17. 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.
18. 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.
19. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SEWERS
"V" FOR WATER SERVICES
20. 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.
21. BENCHMARKS:
DOUGLAS COUNTY:
22. 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.
23. ALL DIMENSIONS AND RADII ARE TO FOLLOW LINE UNLESS OTHERWISE NOTED.
24. 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.
25. ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

1. 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.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETRURNS AND "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE, RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. 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.

1. 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.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A 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.
4. 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.
5. 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.
6. 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.
7. ALL PROPOSED 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
8. 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.
9. 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"
10. 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.
11. 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.
12. 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.
13. 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.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. 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, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO, 80222-1530. ATTN: PERMITS AND ENFORCEMENT SECTION. PHONE: 303-692-3500
17. 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.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDERS OFFICE.

1. 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

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

- ### SIGNAGE AND STRIPING NOTES:

1. 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.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS, AND MARKING SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. 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. "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. 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.
7. 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.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M&S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END.
10. 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
11. 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.
12. 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.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.

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

DATE _____

**ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
DOUGLAS COUNTY, COLORADO

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



SCALE: NTS
DATE: 9/14/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

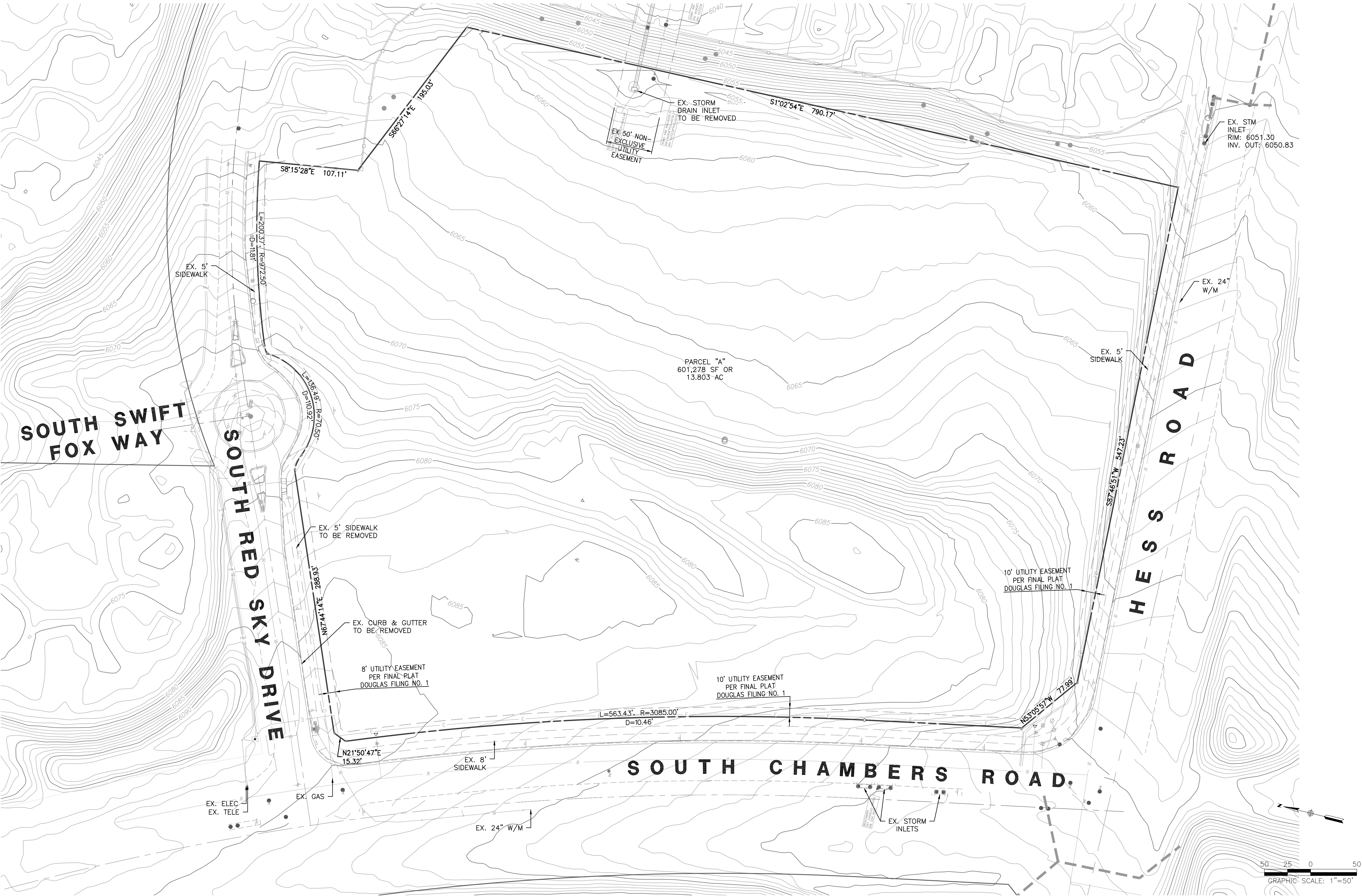
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PROJECT NO.	D01173-A
DRAWING NO.	2
SHEET NO.	2 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

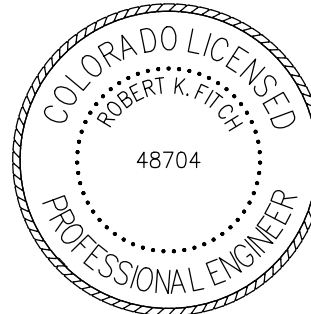
DOUGLAS 234, FILING NO. 6

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



ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
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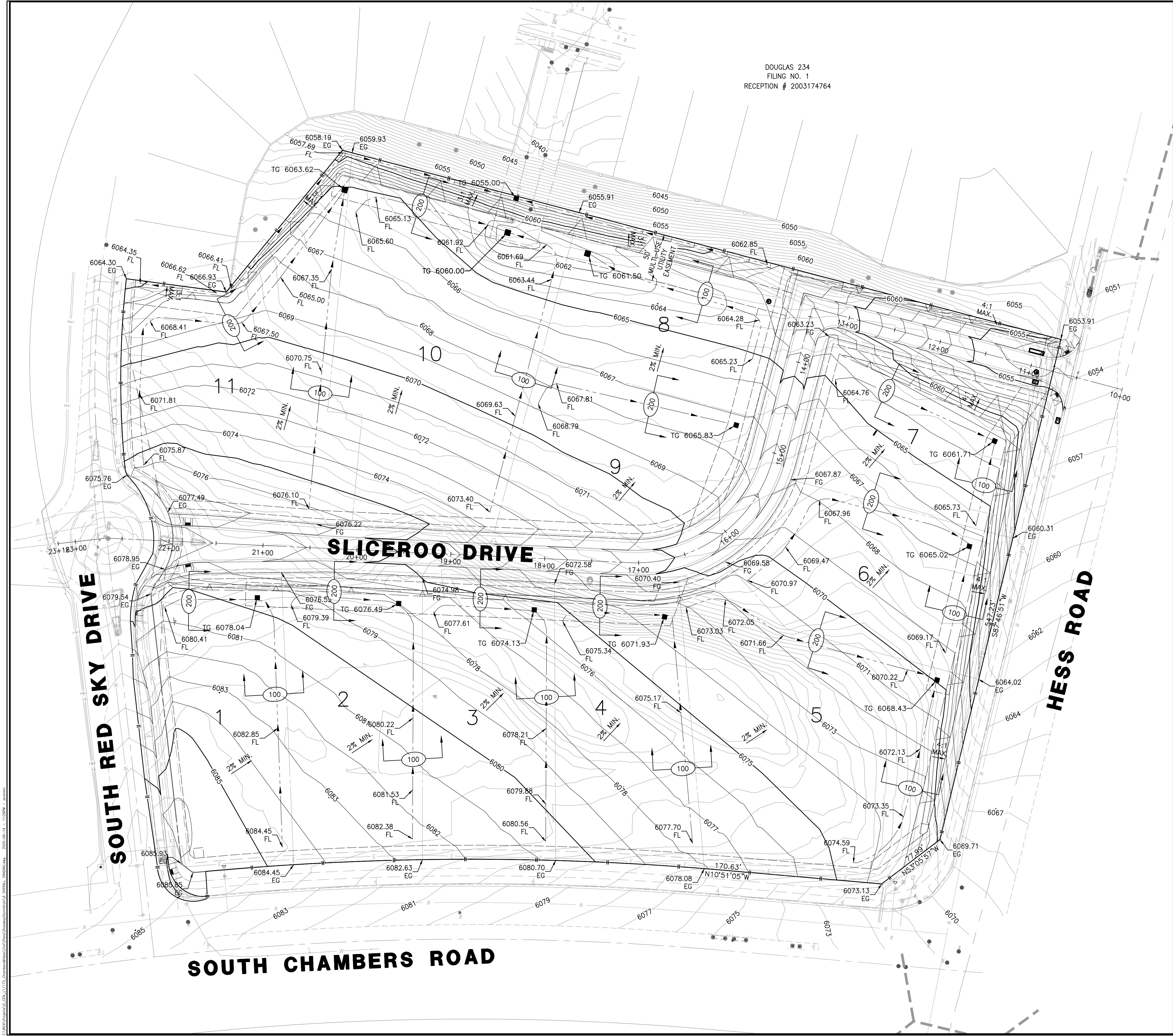
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DATE: 9/14/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

EXISTING
CONDITIONS
& DEMOLITION
PLAN

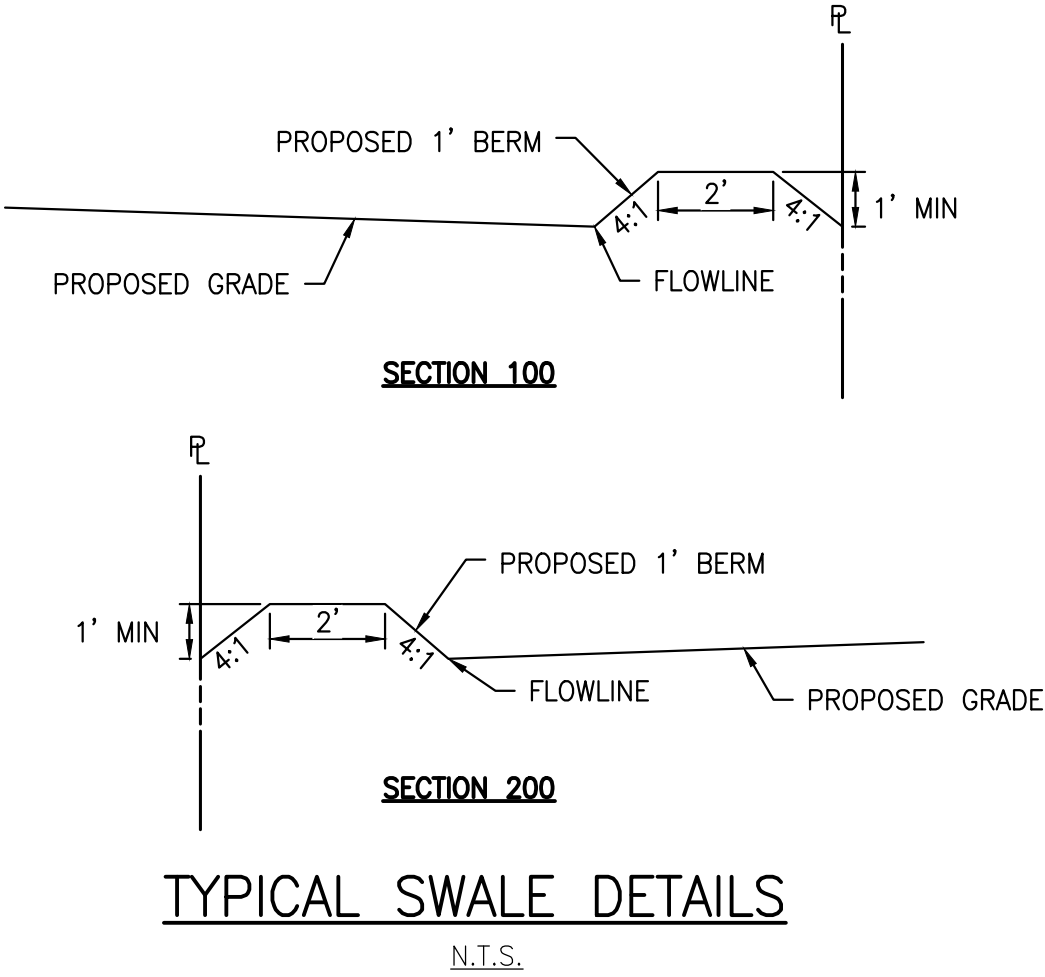
PROJECT NO.
D01173-A
DRAWING NO.
3
SHEET NO. 3 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION



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 RAMP 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.



TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

**ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
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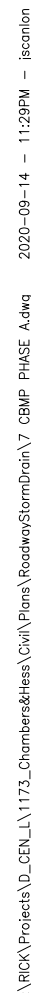
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SCALE: 1" = 50
DATE: 9/14/2020
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JOB NO: D01173-A

**OVERALL
GRADING
PLAN**

PROJECT NO.
D01173-A
DRAWING NO.
4
SHEET NO. 4 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION



ALL WORK WITHIN PUBLIC RIGHT-OF-WAY -
(ROW) WILL REQUIRE A TOWN ROW
PERMIT. INITIAL AND INTERIM CBMPS FOR
WORK WITHIN THE TOWN'S ROW SHALL
BE COORDINATED WITH THE TOWN'S
ENVIRONMENTAL INSPECTOR PRIOR TO
THE BEGINNING OF ANY ROW WORK.

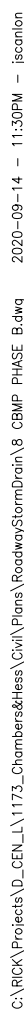
ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPS FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.

HESS ROAD

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.

PRELIMINARY
NOT FOR CONSTRUCTION

2020 Black Excellence Committee



RECEPTION # 2003174764

NO WORK SHALL
OCCUR OUTSIDE

ACCESS AT THIS

HESS ROAD

SOUTH CHAMBERS ROAD

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.

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. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
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. ANY CBMP PLAN CHANGES SHALL BE COORDINATED THROUGH THE TOWN'S ENVIRONMENTAL INSPECTOR.
8. EROSION CONTROL BLANKET (ECB) MAY BE UTILIZED OVER THE ENTIRE TREE LAWN IN LIEU OF THE SCL.

LEGEND

- | | |
|--|--|
| | (CWA) CONCRETE WASHOUT AREA |
| | (DTC) DEBRIS TRASH CONTROL |
| | (IPAI) INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |
| | (IPC) INLET PROTECTION, CURB ON—GRADE, TYPE R INLET |
| | (IPCS) INLET PROTECTION, CURB ON SUMP, TYPE R INLET |
| | (LOC) LIMITS OF CONSTRUCTION |
| | (STP) SIDEWALK TRANSITION PROTECTION |
| | (RSC) ROUGH CUT STREET CONTROL |
| | (SCL) SEDIMENT CONTROL LOG |
| | (ECB) EROSION CONTROL BLANKET |
| | (SF) SILT FENCE |
| | (SMC) SEEDING, MULCHING AND CRIMPING |
| | (SR) SURFACE ROUGHING |
| | (DD) DIVERSION DITCH |

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATA

**BROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
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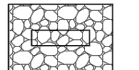
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DATE:	9/14/2020
DRAWN BY:	WD
CHECKED BY:	JS
JOB NO:	D01173-A

**INTERIM-
FINAL
CBMP
PLAN**

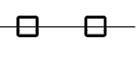
PROJECT NO.	D01173-A
DRAWING NO.	6
SHEET NO.	6 OF 25 SHEET

PRELIMINARY
NOT FOR CONSTRUCTION



CD

CHECK DAM



CF

CONSTRUCTION FENCE



CP

CULVERT PROTECTION



CWA

CONCRETE WASHOUT AREA



D

DEWATERING



DD

DIVERSION DITCH



DP

DETENTION POND PROTECTION



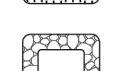
DTC

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

LEGEND

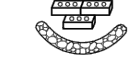
1 OF 3

Oct. 2013



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

LEGEND

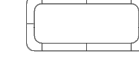
2 OF 3

Oct. 2013



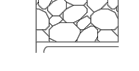
TI

TEMPORARY IRRIGATION



TSB

TEMPORARY SEDIMENT BASIN



VTC

VEHICLE TRACKING CONTROL



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

3 OF 3

Oct. 2013

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING, EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.

2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.

3. 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.

4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.

5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED 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.

6. 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.

7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.

8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL 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.

9. 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.

10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE 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:

(i) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

(ii) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

(iii) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

11. 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.

12. 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.

13. 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.

14. 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.

15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, CAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.

16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.

17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

18. 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.

19. 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.

20. 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.

21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.

22. 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.

23. 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.

24. 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

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, 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 26-8-601, 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.

26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.

27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.

28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.

29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.

30. APPLICABLE CONSTRUCTION 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.

31. GRADING SECURITY RELEASE REQUIREMENTS:

1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.

B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.

C. ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.

D. 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.

E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.

F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.

I. A 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 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

2) 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).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.

B. ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.

C. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

D. 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.

E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.

F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.

I. A 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.

J. 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 OR RESIDENTIAL LOTS.

(J) 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.

32. 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.

33. 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.

34. 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.



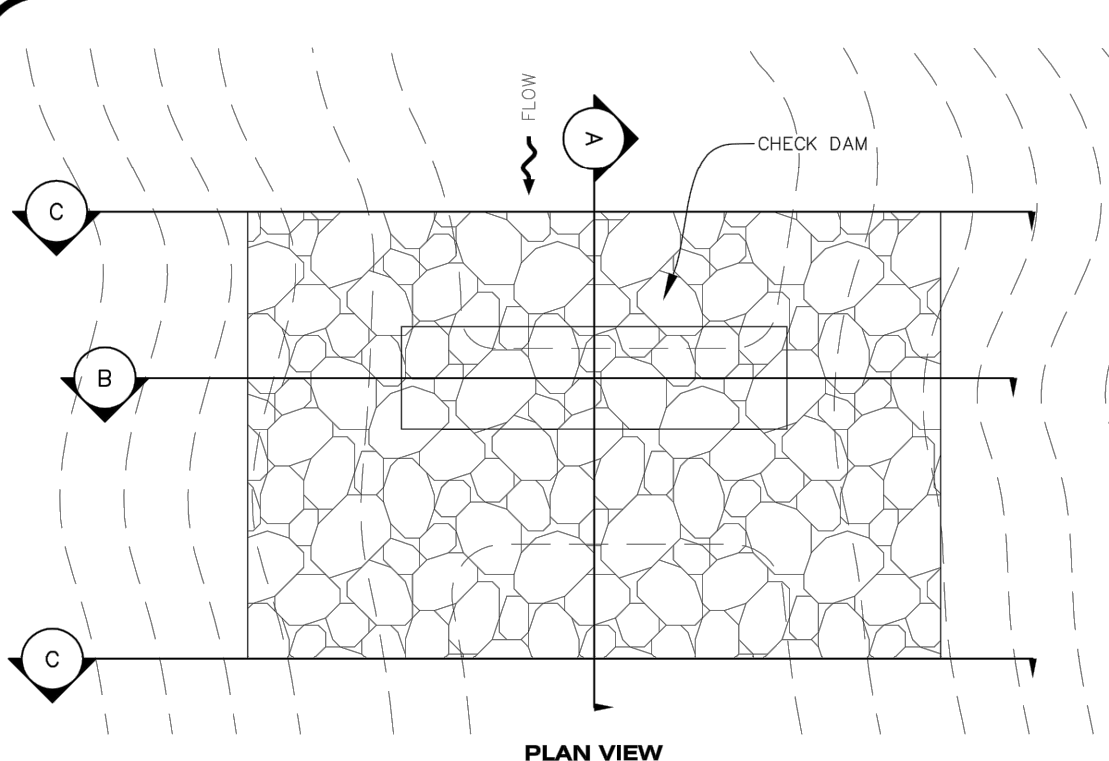
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

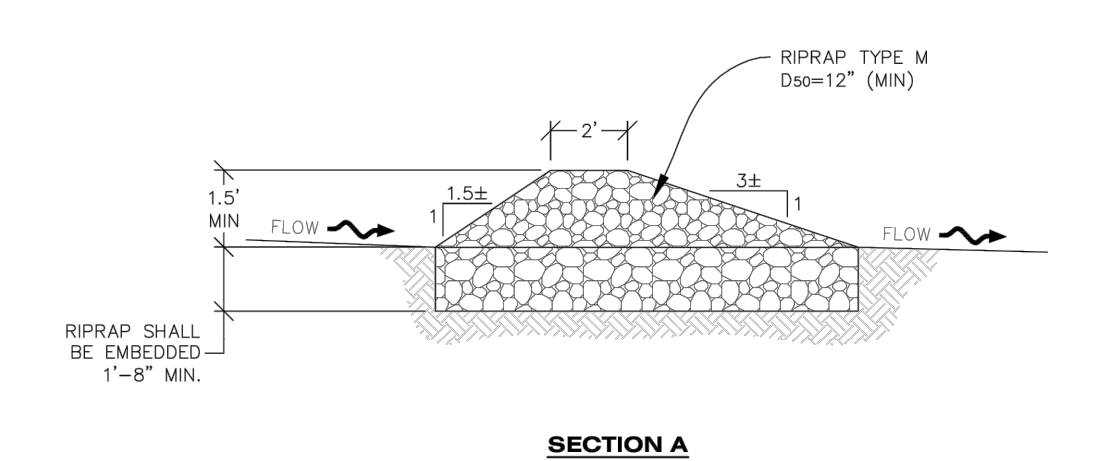
GEN NOTES

4 OF 4

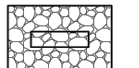
Oct. 2013



PLAN VIEW



SECTION A



CD

CHECK DAM

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

ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6
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: 9/14/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

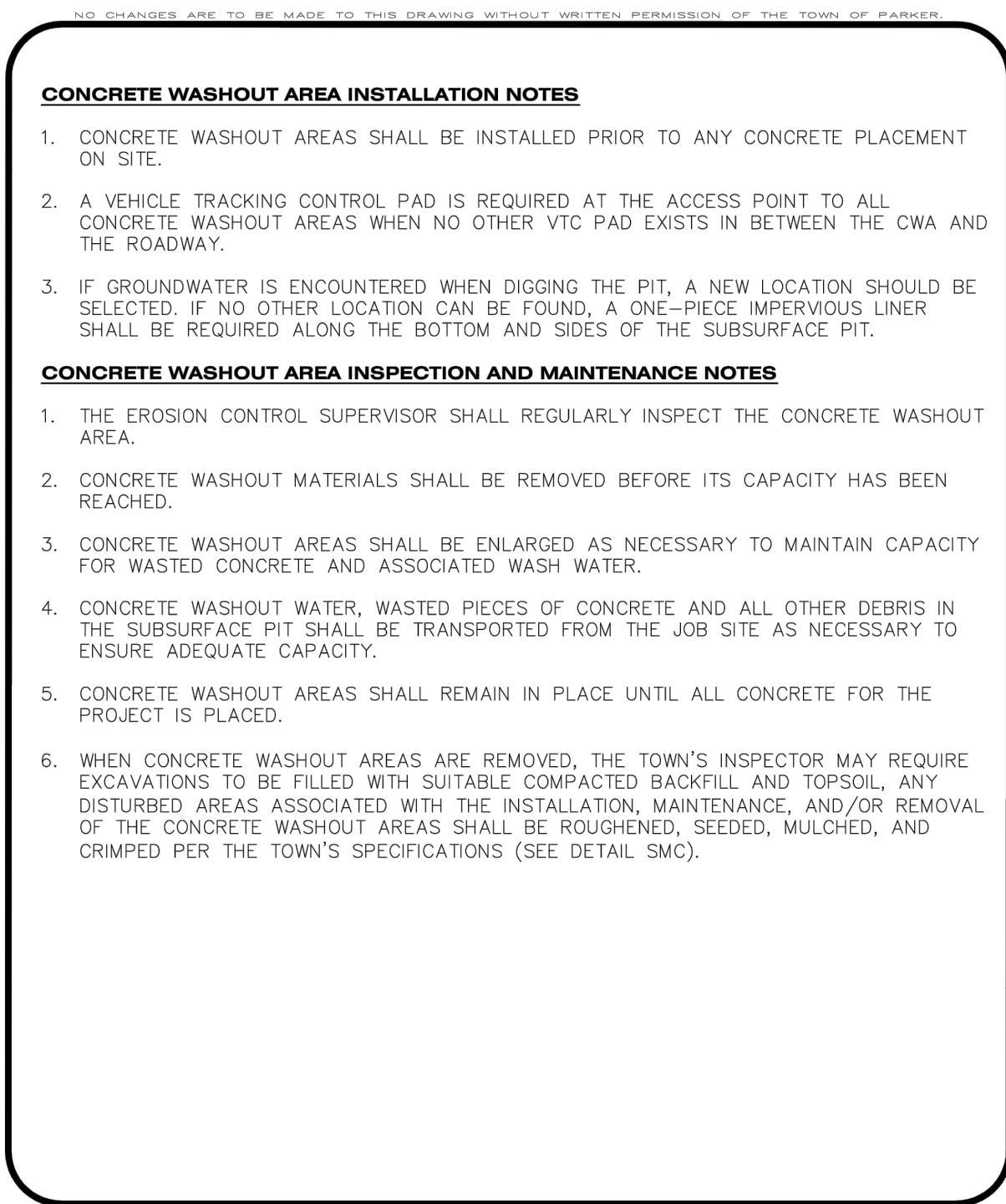
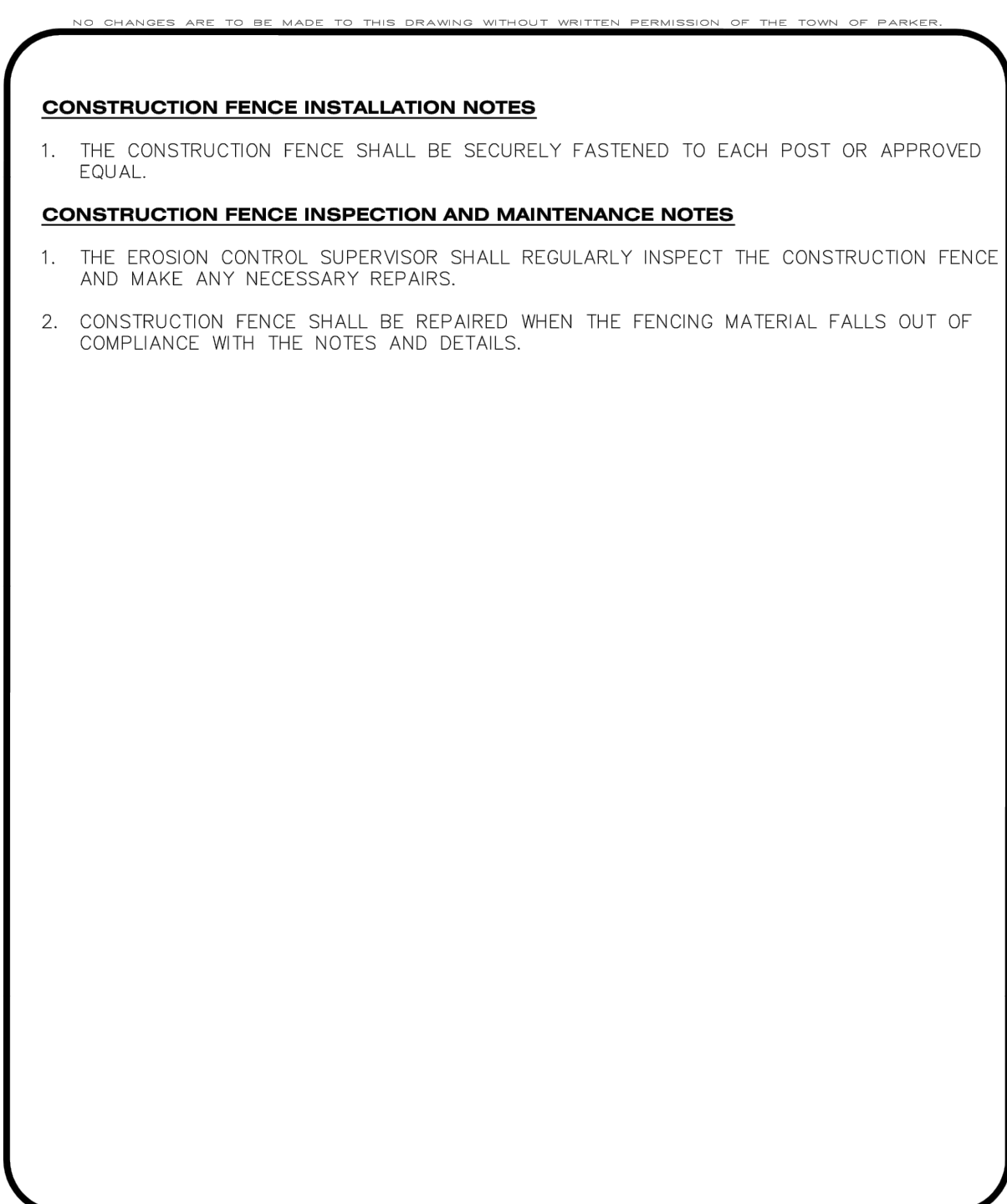
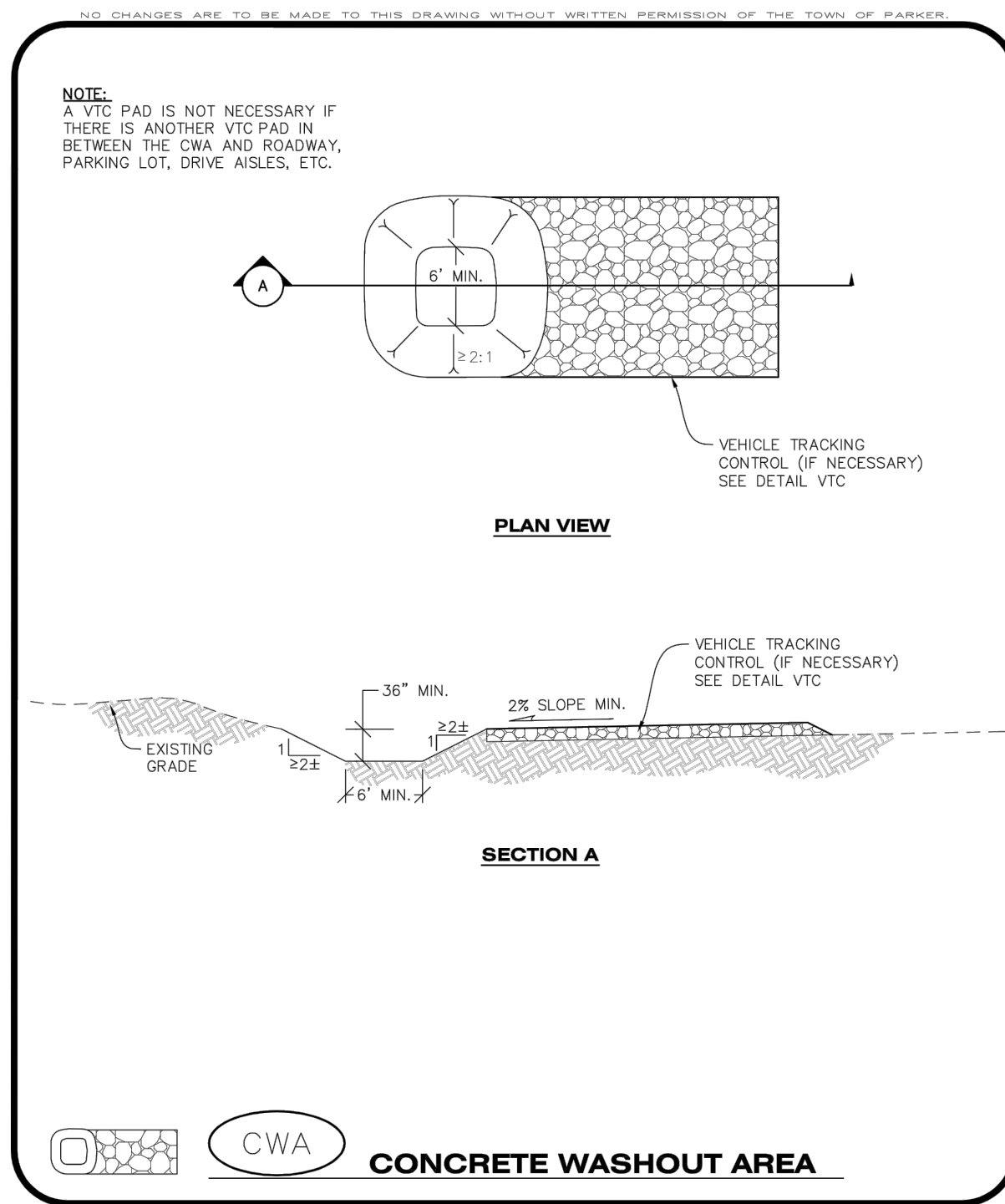
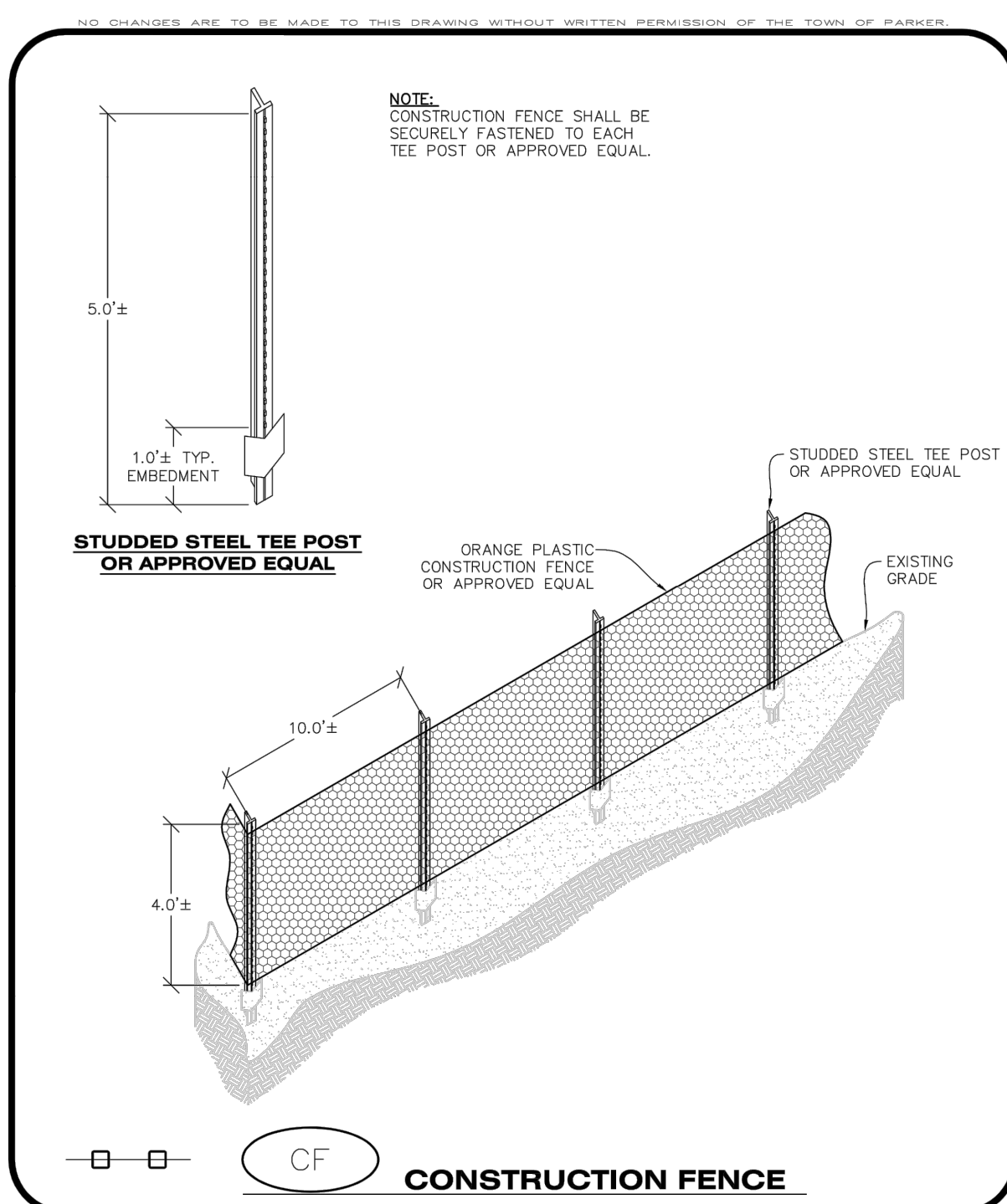
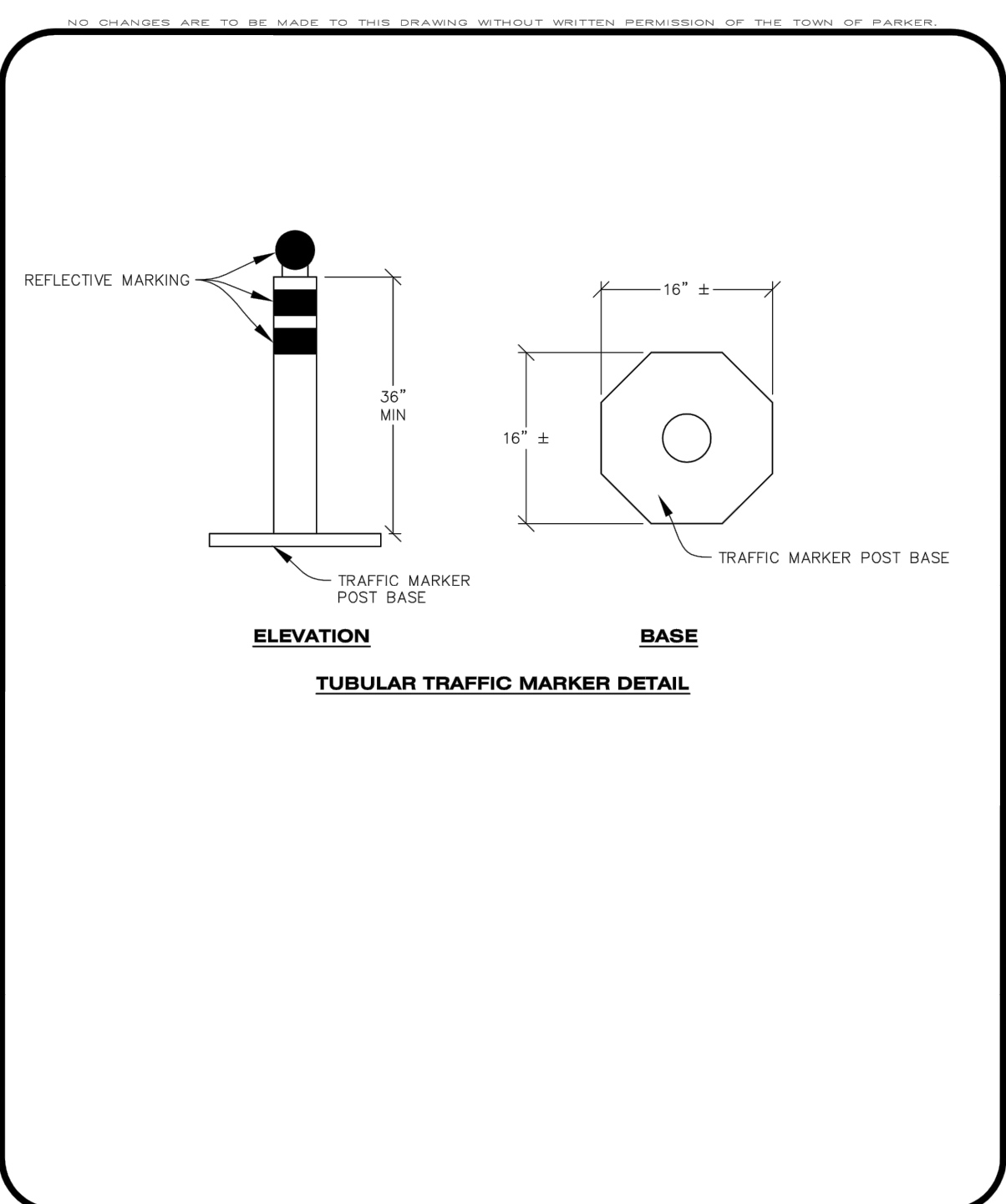
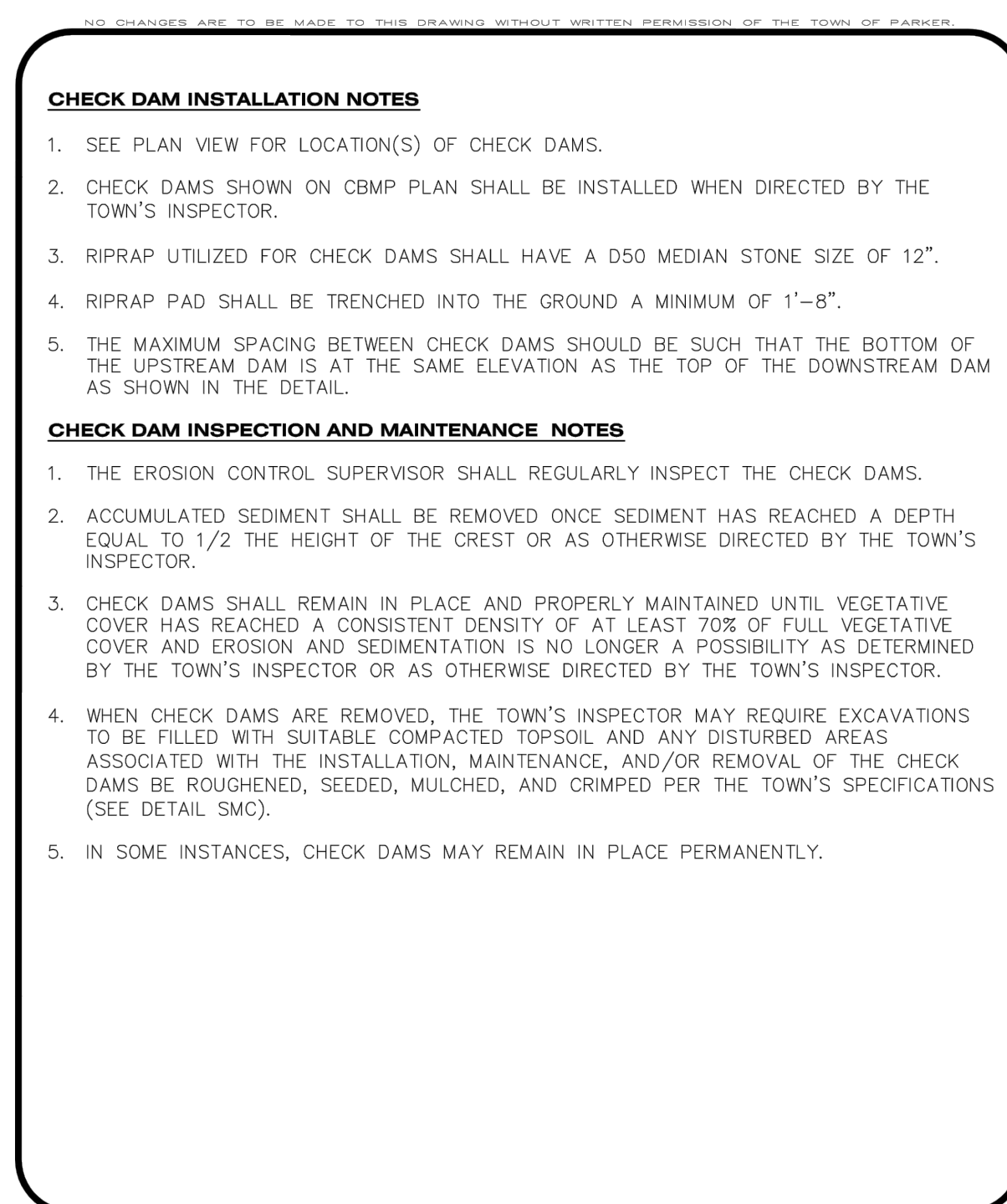
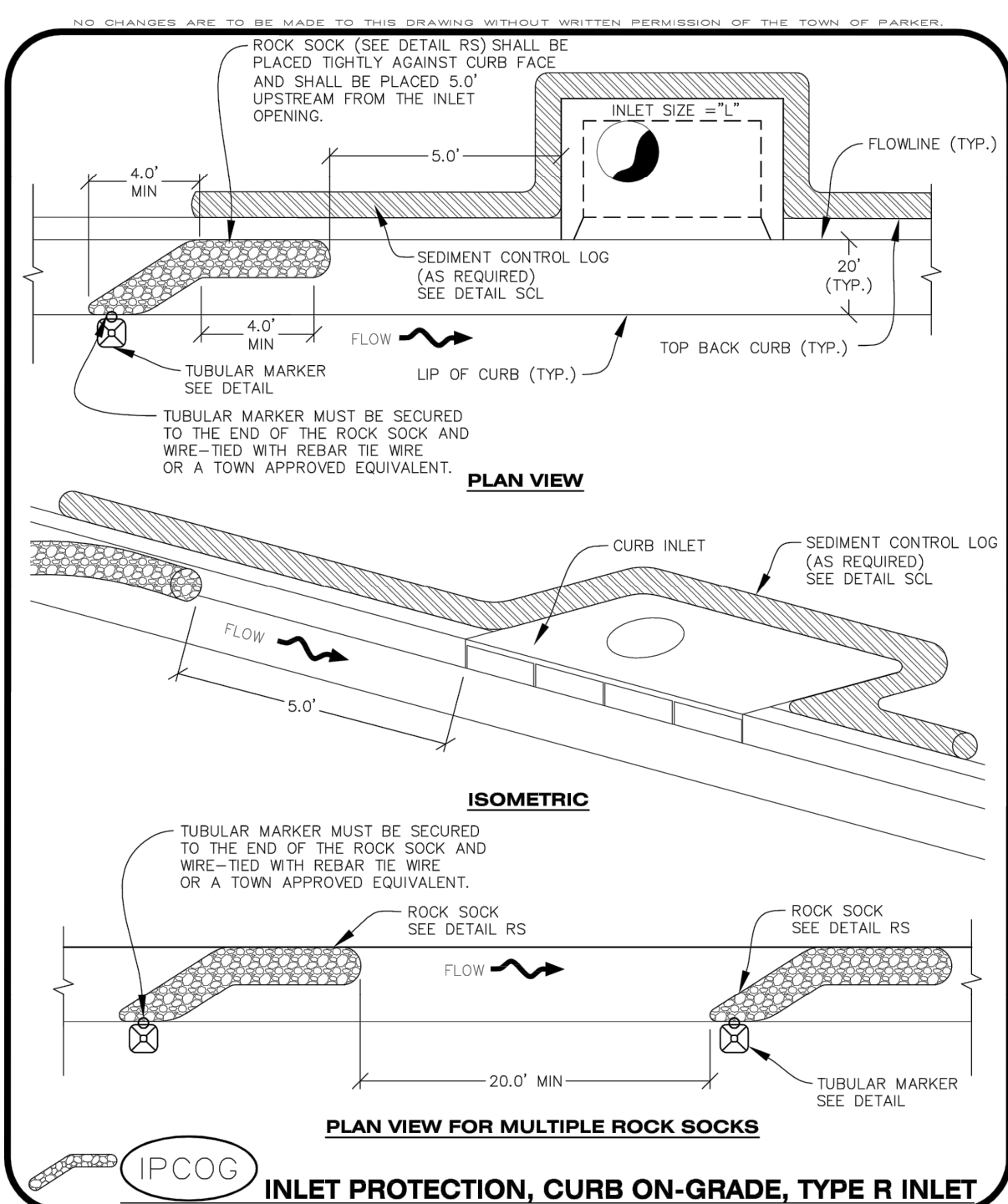
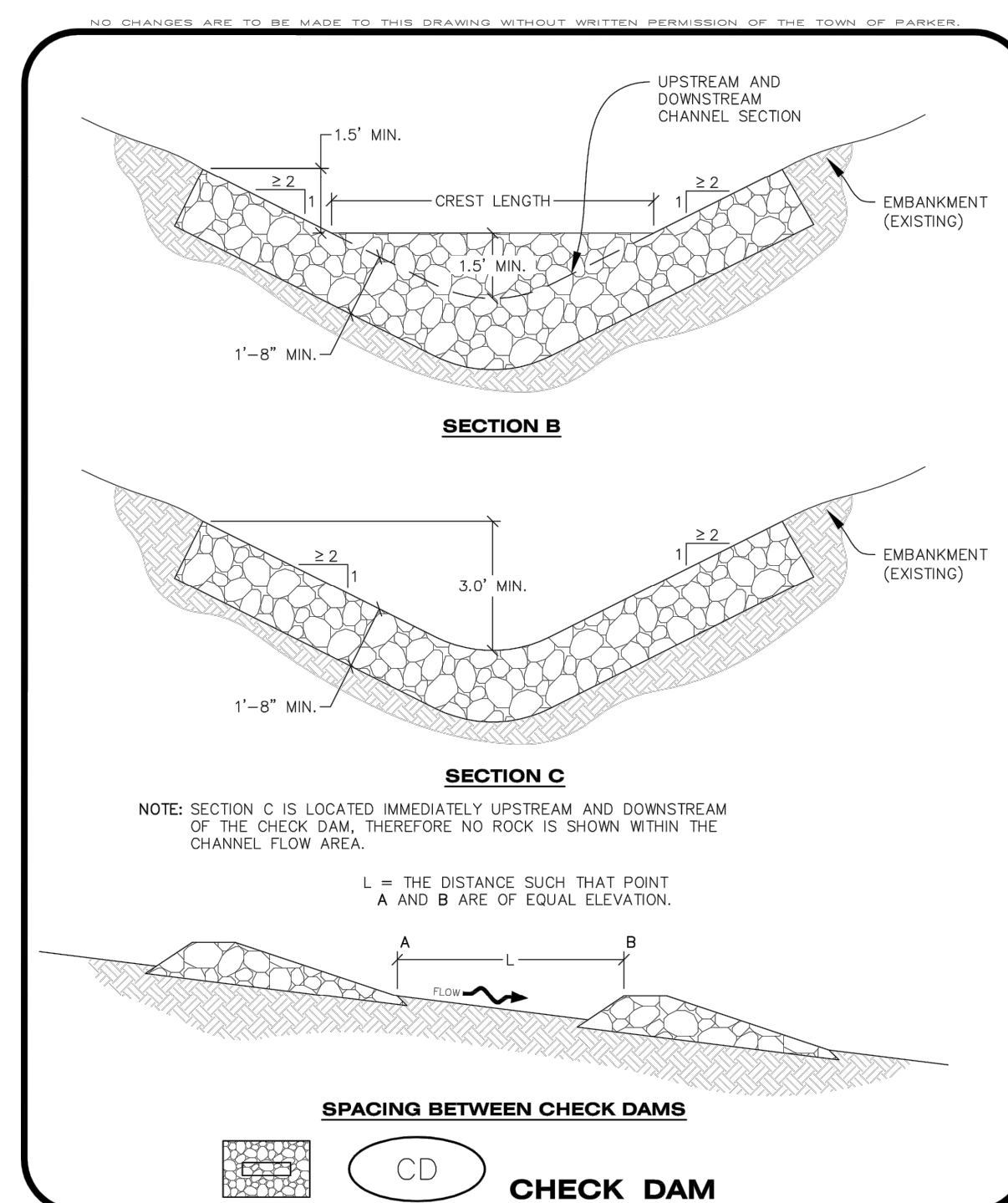
CBMP
DETAILS 1

PROJECT NO.
D01173-A
DRAWING NO.
7

SHEET NO. 7 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

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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/PUBLIC WORKS DATE

**BROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
DOUGLAS COUNTY, COLORADO

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

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SCALE: NTS
DATE: 9/14/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

CBMP DETAILS 2

PROJECT NO.
D01173-A

DRAWING NO.
8

SHEET NO. 8 OF 25 SHEET

PRELIMINARY
NOT FOR CONSTRUCTION

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.

2 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2

Oct. 2013

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

2.0' (TYP)

GUTTER FLOWLINE

GUTTER PAN LINE

MIN. 6" DIAMETER ROCK SOCK

SEE DETAIL RS

50.0' SPACING (MAX)

45° (TYP)

8.0' (TYP)

FLOW

PLAN VIEW

ROUGH CUT

MIN. 6" DIAMETER ROCK SOCK

SEE DETAILS RS

COMPACTED SUBGRADE

SECTION A

RCSC

ROUGH CUT STREET CONTROL

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

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.

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

CROSS SECTION

2.0"-3.0"

CRUSHED GRANITE

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

WIRE TIE ENDS OR SECURE IN ANOTHER SUITABLE FASHION

VARIABLES

COMPLETED ROCK SOCK

ROCK SOCK

ADDITIONAL WIRE MESH

ROCK SOCK

ADDITIONAL 2.0"-3.0" CRUSHED ROCK

DOUBLE WRAP AT ROCK SOCK JOINTS

JOINT PLAN VIEW

12"

12"

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

JOINT ELEVATION

2 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LP

2 OF 2

Oct. 2013

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

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

PORTABLE TOILET

10' MIN.

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

EDGE OF PAVEMENT

PLAN VIEW

PORTABLE TOILET (TYPICAL)

10' MIN.

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

CURB AND GUTTER (TYPICAL)

ISOMETRIC

PTP

PORTABLE TOILET PROTECTION

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

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.

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

SWALE ELEVATION

WIRE AND ROCK NOT SHOWN FOR CLARITY

VARIABLES

12" MIN

ROCK SOCK

SWALE

APPROXIMATE 2" EMBEDMENT

12" MIN. ROCK SOCK

FLOW

EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL

EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL

SWALE SPACING

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

2 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LP

2 OF 2

Oct. 2013

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

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

PORTABLE TOILET

10' MIN.

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

EDGE OF PAVEMENT

PLAN VIEW

PORTABLE TOILET (TYPICAL)

10' MIN.

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

CURB AND GUTTER (TYPICAL)

ISOMETRIC

PTP

PORTABLE TOILET PROTECTION

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

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.

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

SWALE ELEVATION

WIRE AND ROCK NOT SHOWN FOR CLARITY

VARIABLES

12" MIN

ROCK SOCK

SWALE

APPROXIMATE 2" EMBEDMENT

12" MIN. ROCK SOCK

FLOW

EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL

EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL

SWALE SPACING

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

ROADWAY & STORM DRAIN PLANS FOR DOUGLAS 234 FILING, NO. 6 DOUGLAS COUNTY, COLORADO

2 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

2 OF 2

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RSS

1 OF 1

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

2 OF 2

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

2 OF 2

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

RS

2 OF 2

Oct. 2013

1 OF 2

Oct. 2013

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

PTP

1 OF 2

Oct. 2013

1 OF 2

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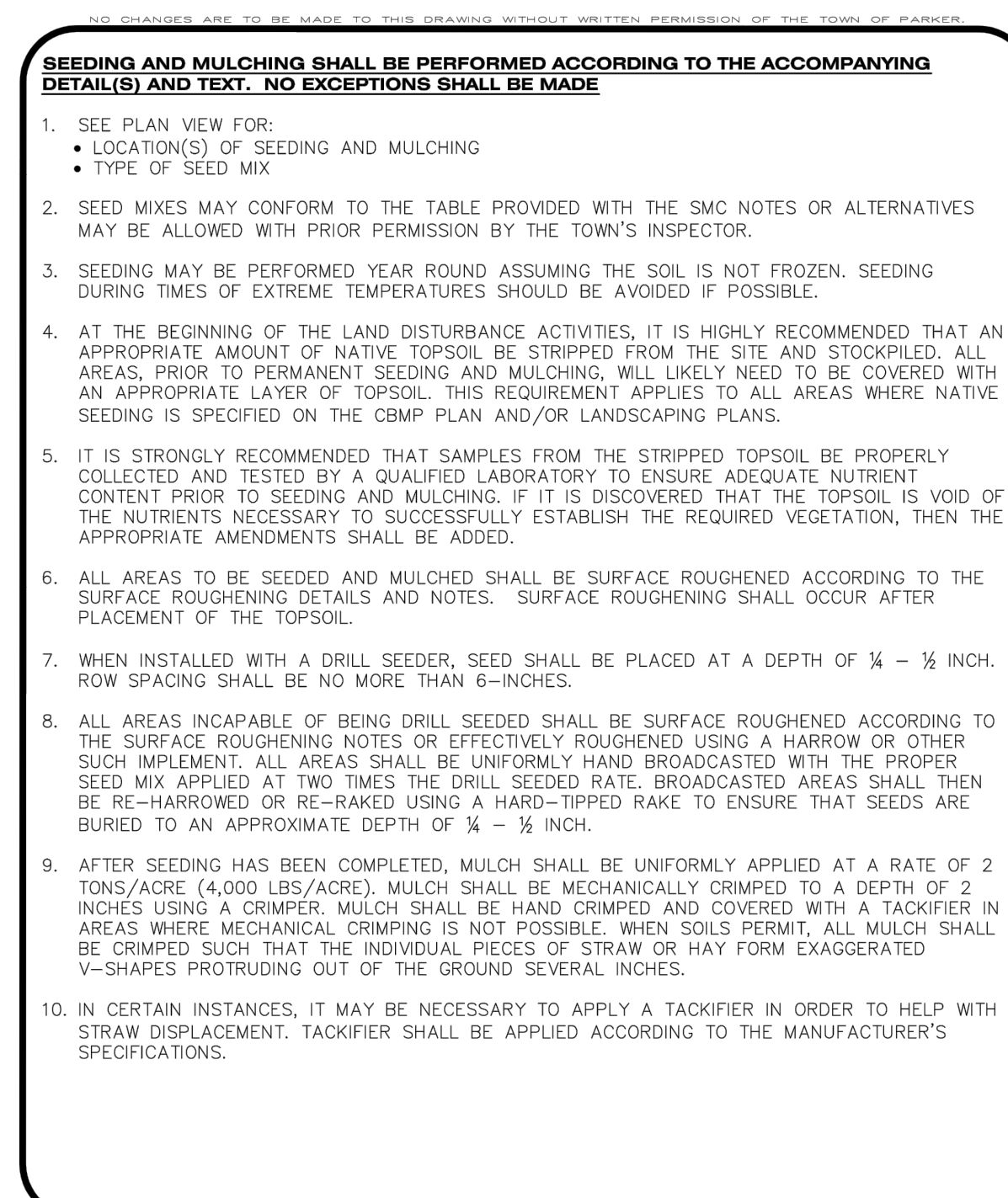
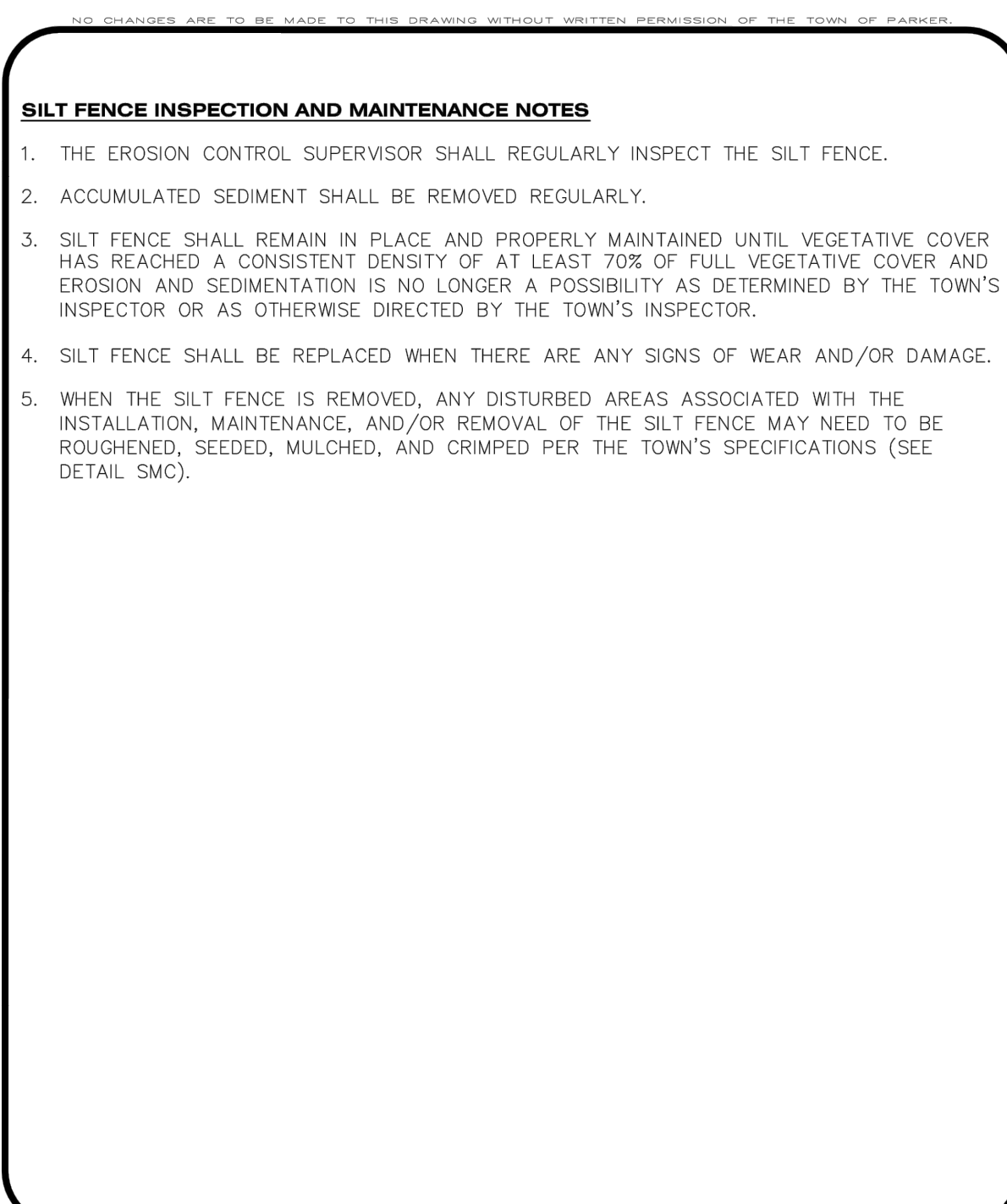
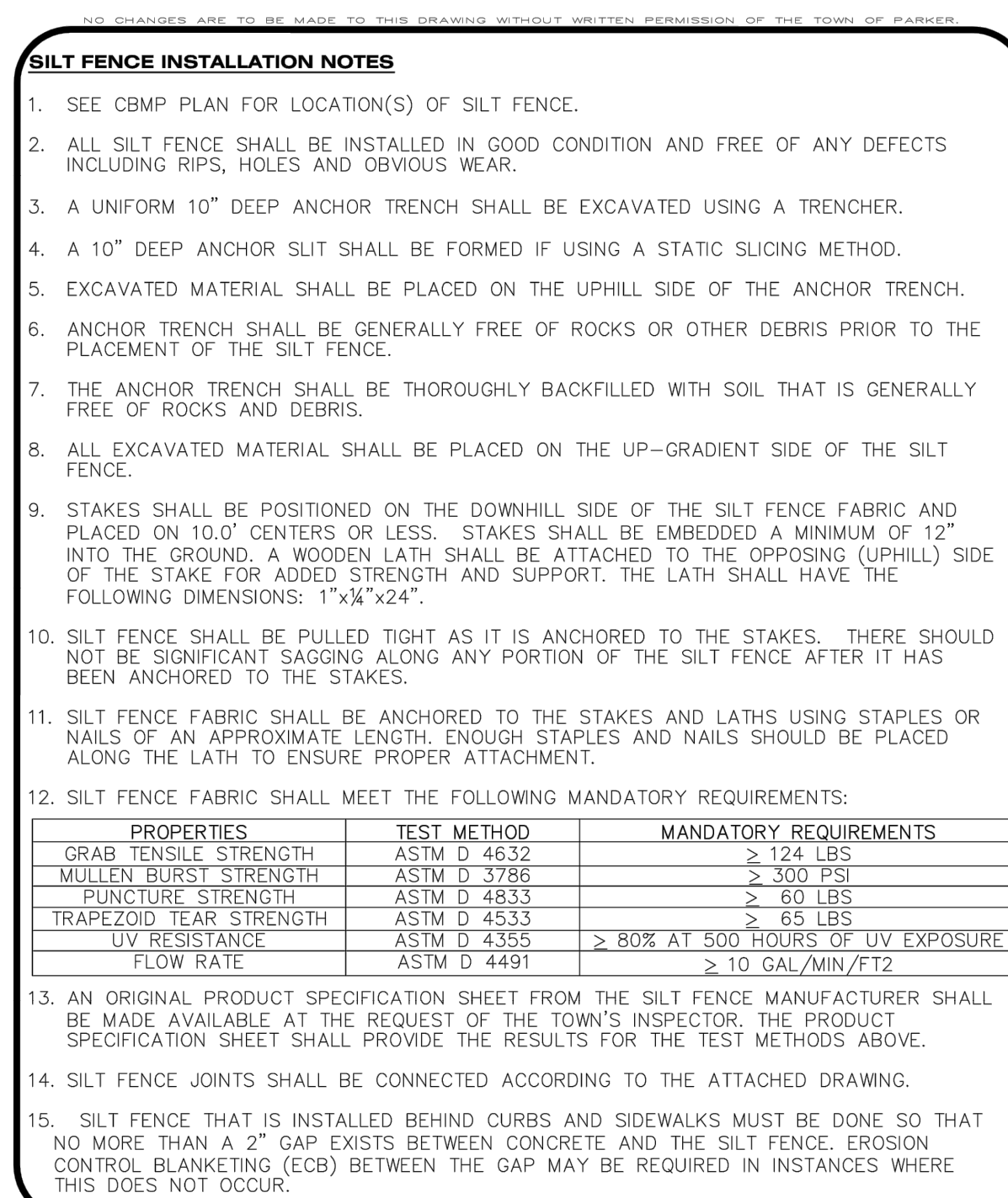
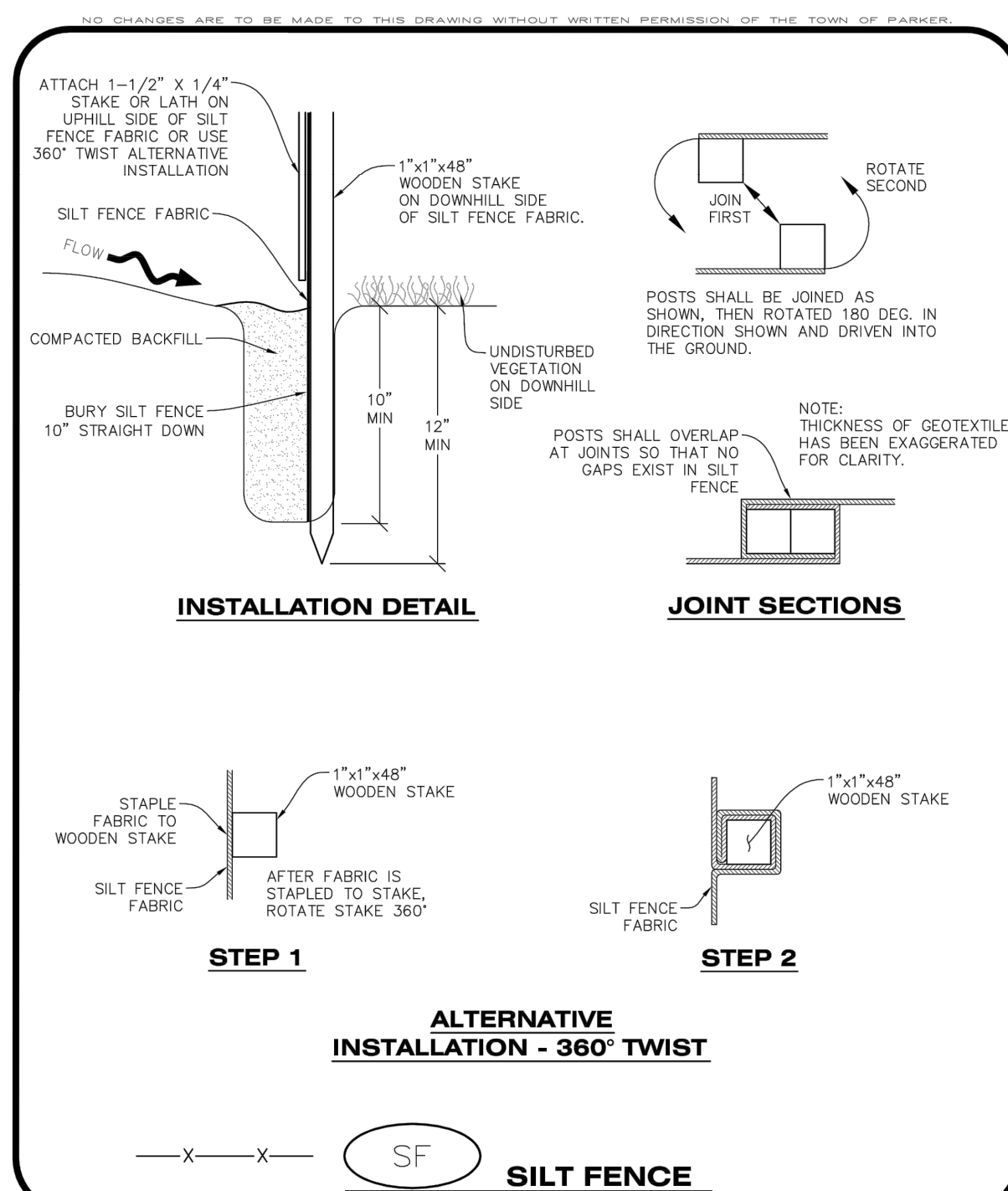
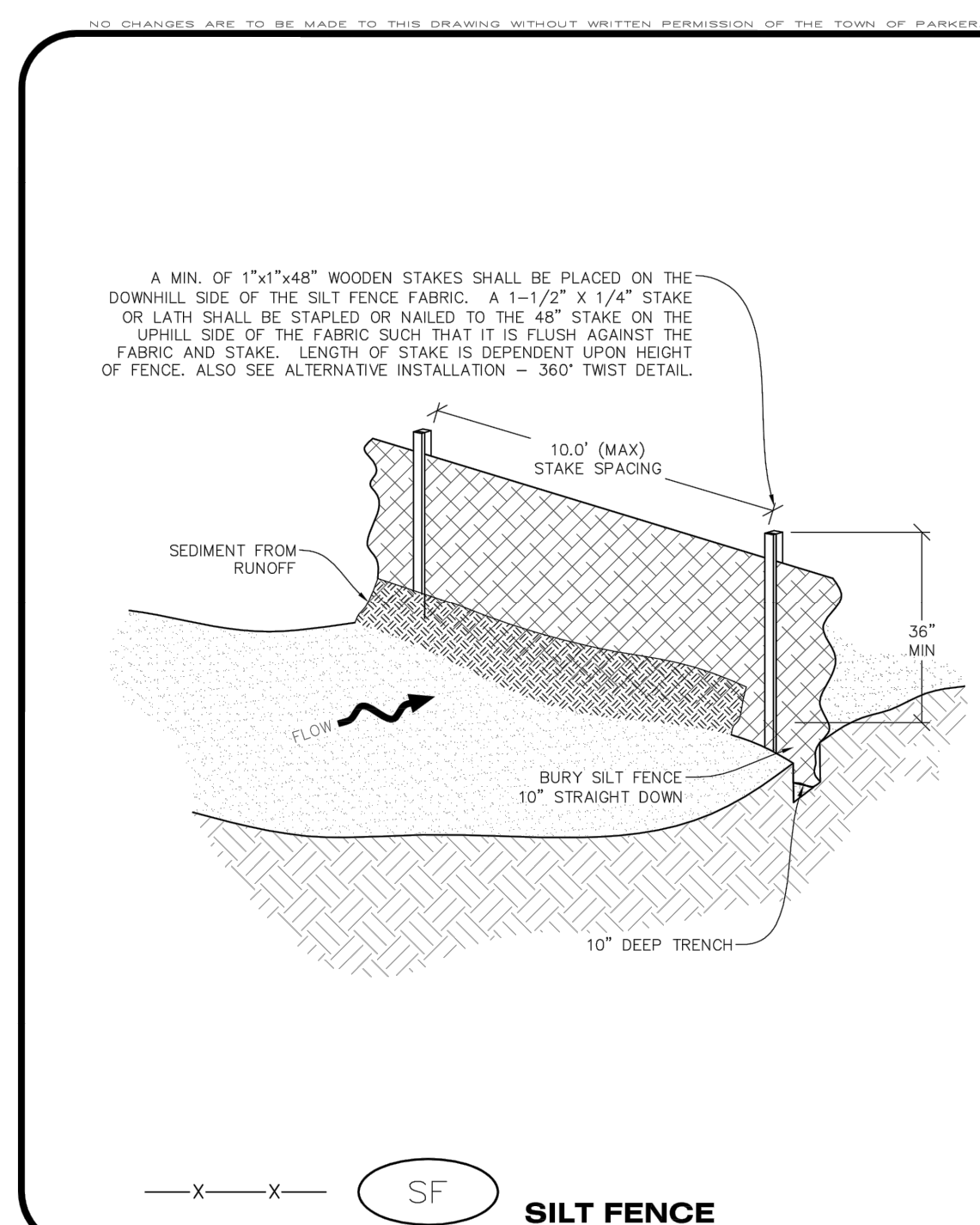
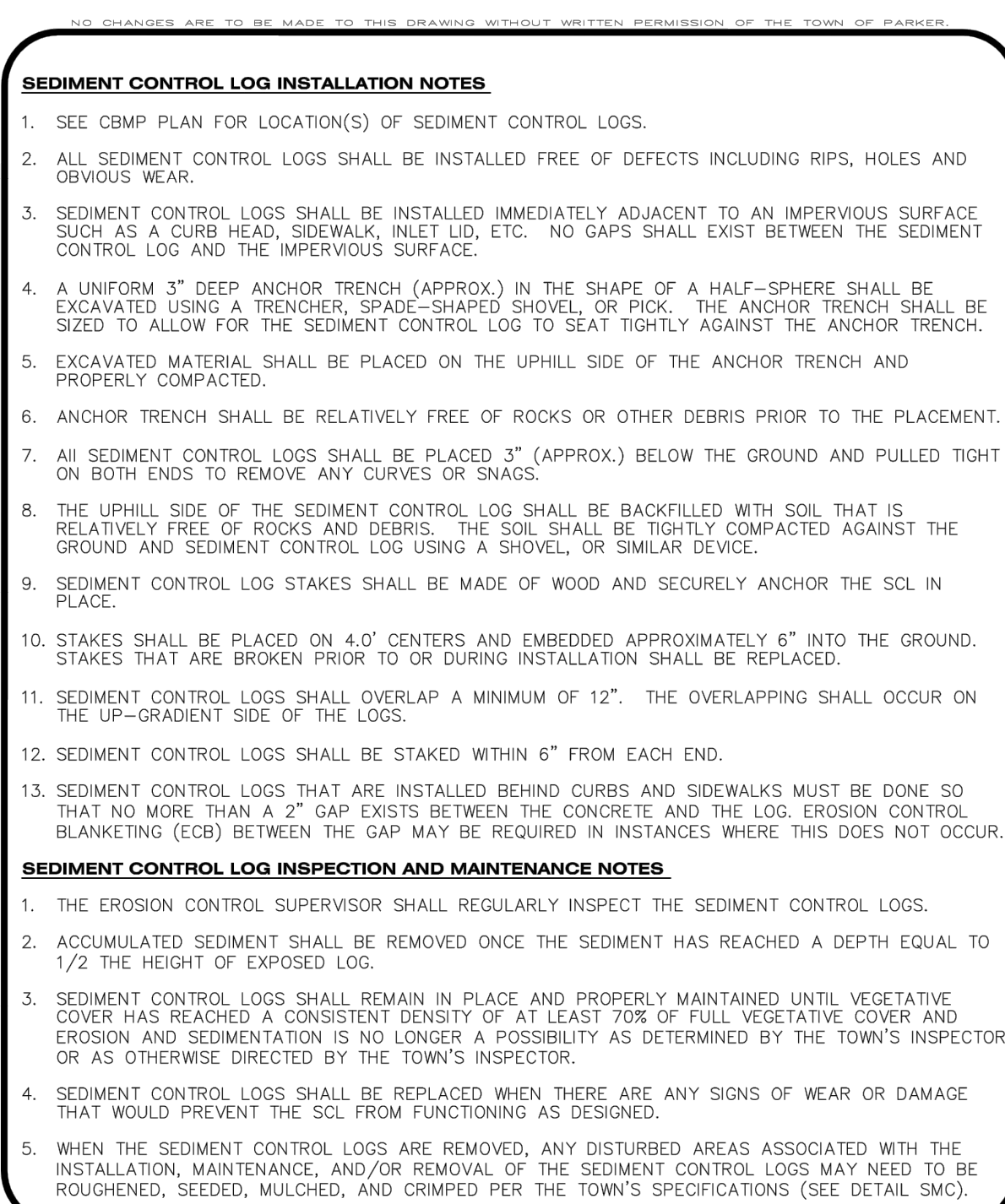
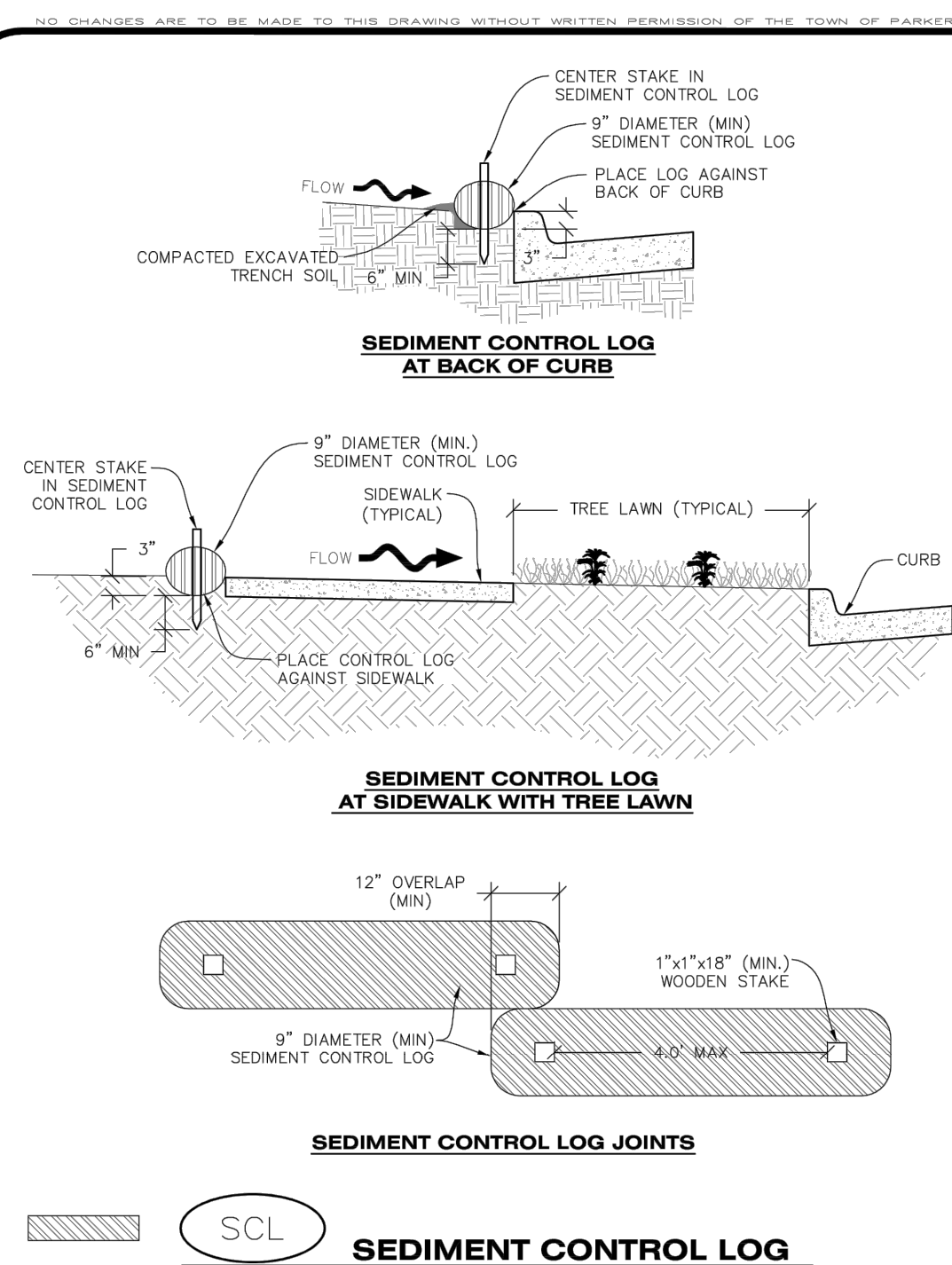
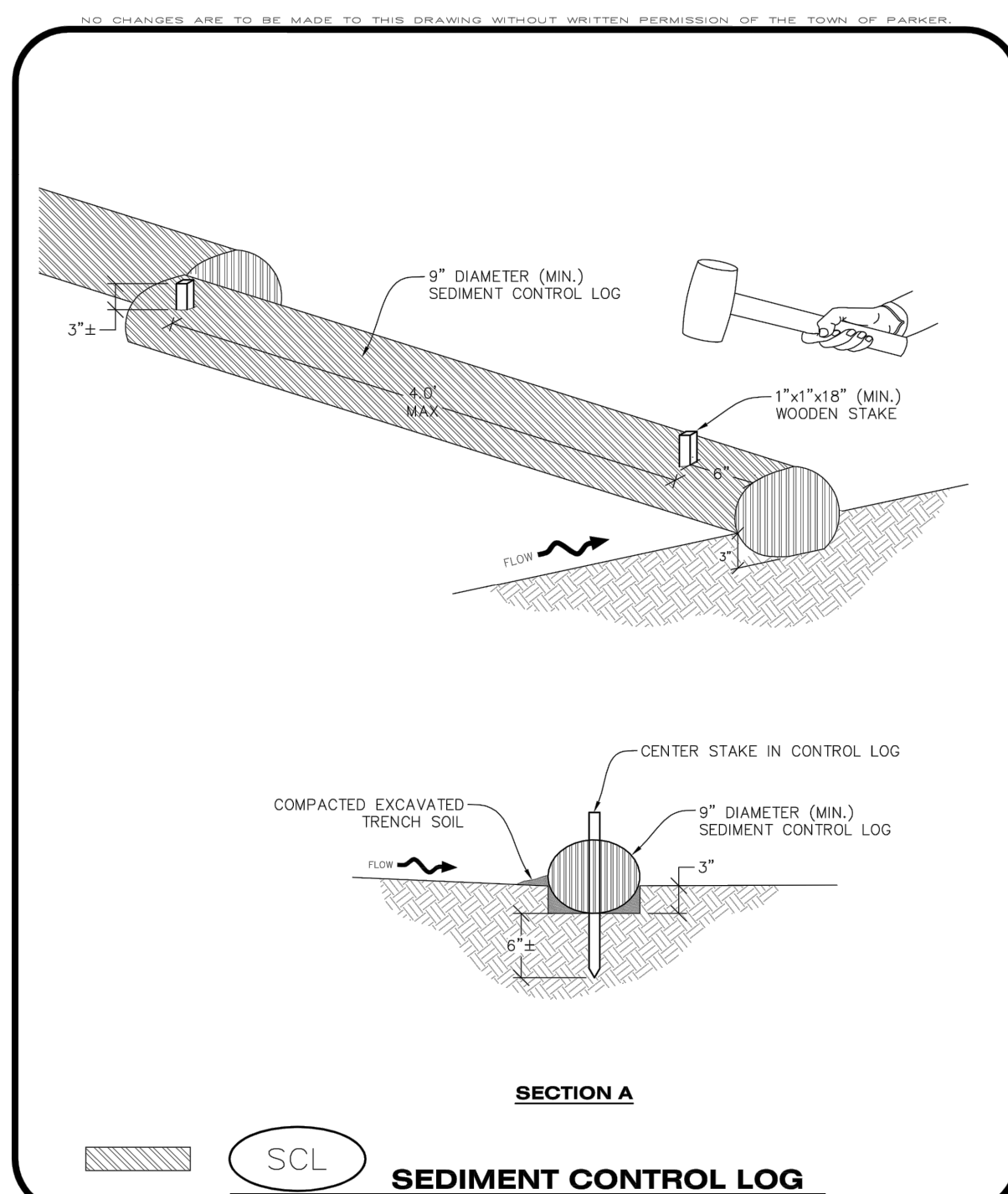
CONSTRUCTION BEST MANAGEMENT PRACTICES

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**ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6**
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9601 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
Tucson - San Diego - Riverside - Orange
Sacramento - San Luis Obispo - Phoenix
rickengineering.com

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SCALE: NTS
DATE: 9/14/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

CBMP DETAILS 5

PROJECT NO.	D01173-A
DRAWING NO.	

11

SHEET NO. 11 OF 25 SHEETS

PRELIMINARY
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TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. ANY DISTURBED LAND THAT REMAINS INACTIVE FOR MORE THAN 14 CONSECUTIVE DAYS MUST RECEIVE SURFACE ROUGHENING. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. SURFACE ROUGHENING SHALL BE PERFORMED PERPENDICULAR TO THE SLOPE.
4. SOIL SHALL BE ROUGHENED A MINIMUM OF 6-INCHES DEEP USING RIGID SHANKS.
5. A FARMING DISC SHALL NOT BE USED FOR SURFACE ROUGHENING.
6. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE SURFACE ROUGHENING AT THE FOLLOWING INTERVALS:

- IMMEDIATELY FOLLOWING INITIAL INSTALLATION.
- EVERY 7 DAYS DURING ACTIVE CONSTRUCTION.
- IMMEDIATELY FOLLOWING ANY STORM EVENT.

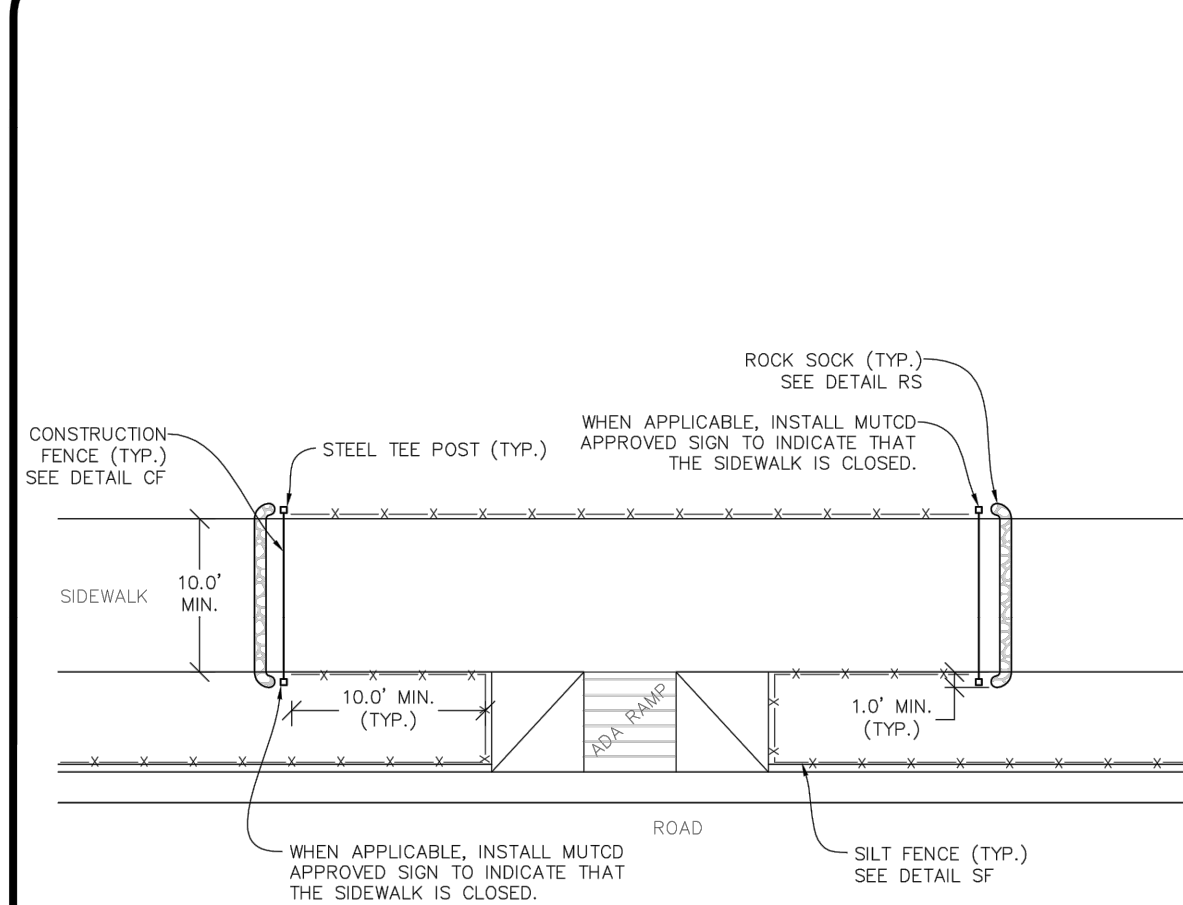
1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE SURFACE ROUGHENING AT THE FOLLOWING INTERVALS:



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SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)



CONSTRUCTION BEST MANAGEMENT PRACTICES

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CONSTRUCTION BEST MANAGEMENT PRACTICES

12

PROJECT NO.
D01173-A

DRAWING NO.

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SHEET NO. 12 OF 25 SHEETS

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

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SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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



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CONSTRUCTION BEST MANAGEMENT PRACTICES

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3 OF 3

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DEWATERING INSTALLATION NOTES

1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

DEWATERING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.



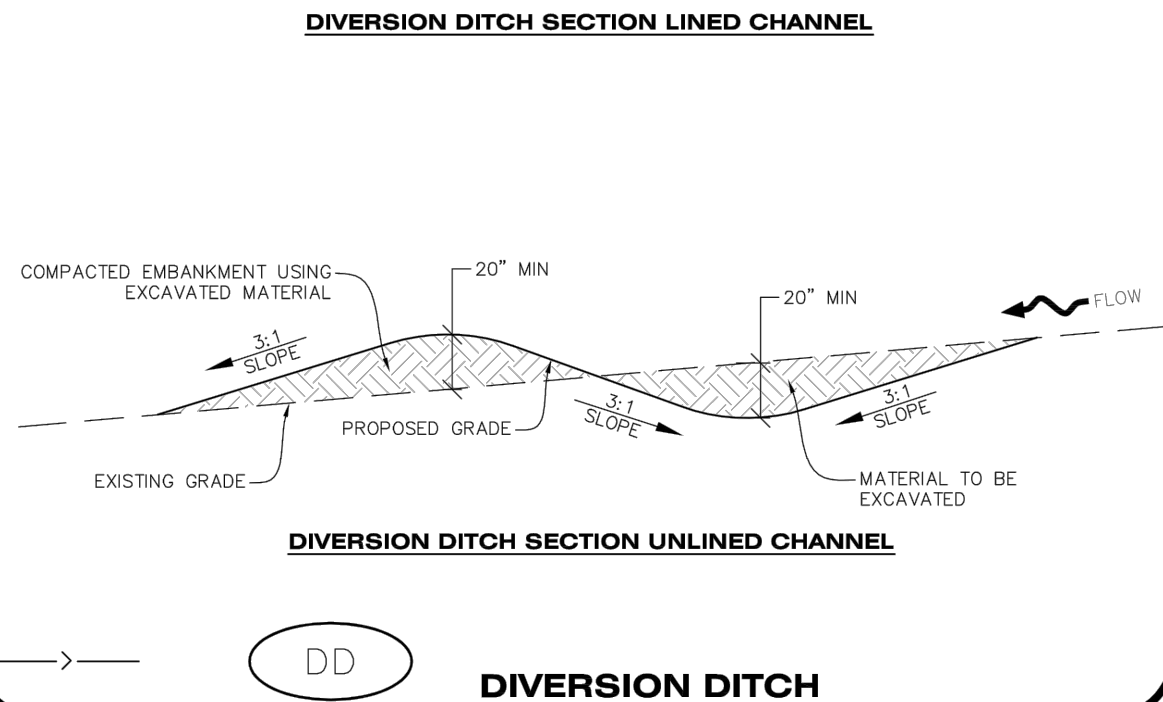
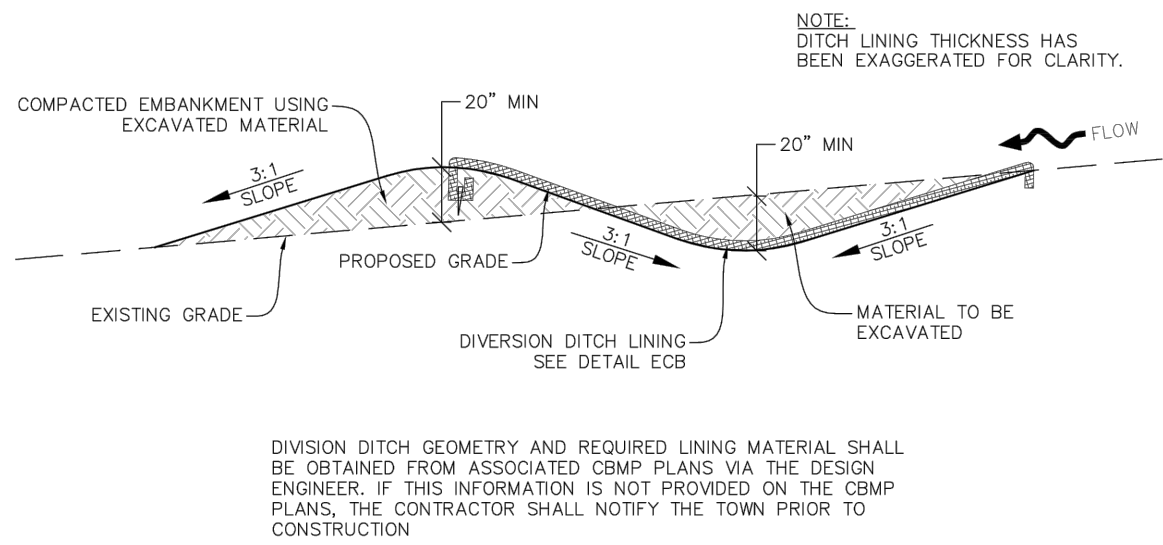
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DIVERSION DITCH INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
4. DIVERSION DITCHES ARE 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. ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.



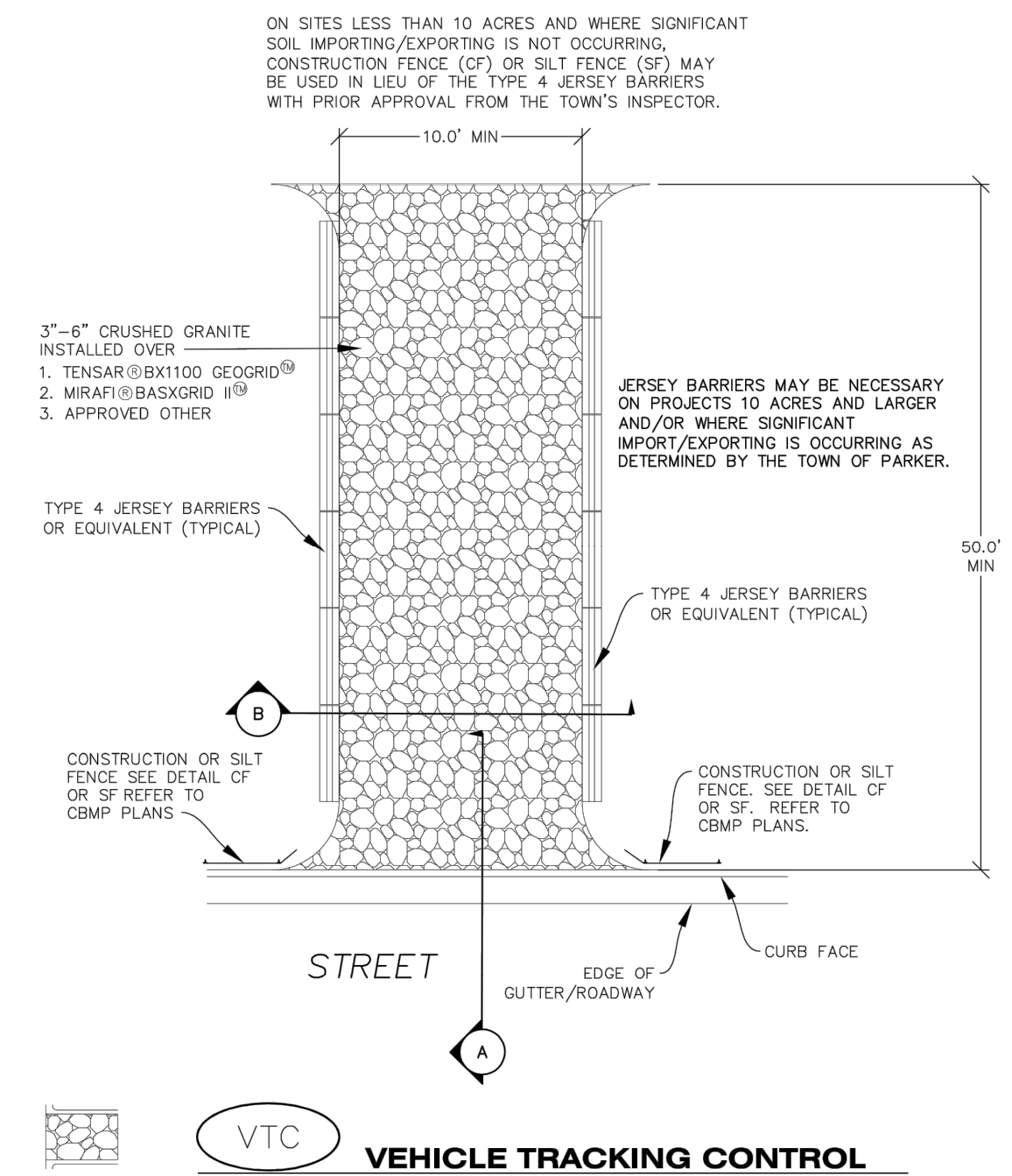
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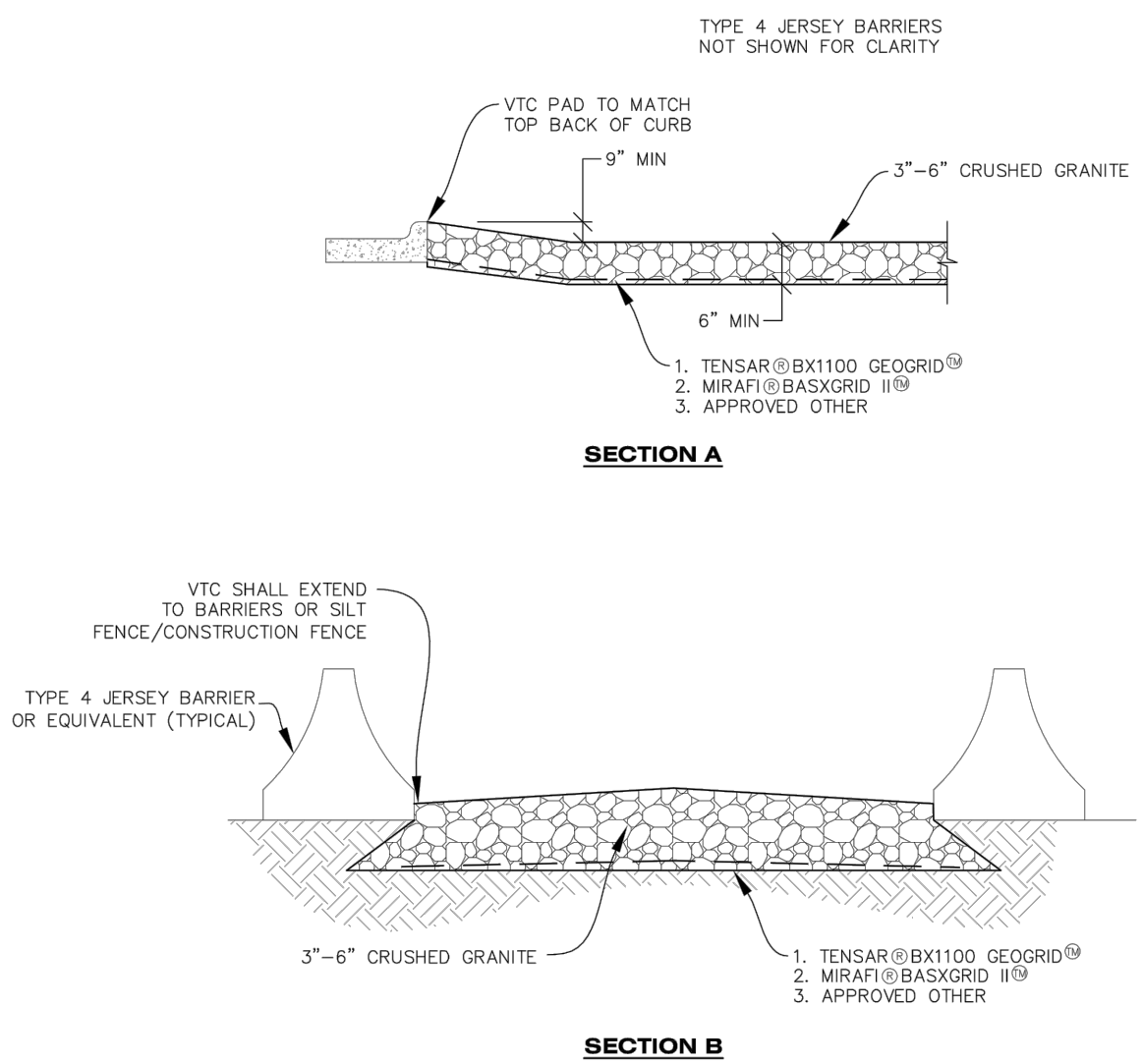
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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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2 OF 3

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VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. 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.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FOOT LONG AND 10-FOOT WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO-GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO-GRID SHALL BE TENSAR BX1100, MIRAFI BASKGRID II, OR AN APPROVED EQUAL. GEO-GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

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



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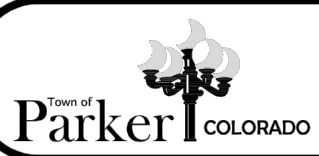
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DEBRIS CONTROL NOTES:

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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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2 OF 2

Oct. 2013

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ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6
DOUGLAS COUNTY, COLORADO

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



REVISIONS:		
NO.	DESCRIPTION	DATE:
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SCALE: NTS
DATE: 9/14/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

**CBMP
DETAILS 7**

PROJECT NO.
D01173-A
DRAWING NO.
13
SHEET NO. 13 OF 25 SHEETS

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

COORDINATION WITH TOWN INSPECTOR IS REQUIRED TO DETERMINE APPROPRIATE OUTLET LOCATION AND END TREATMENT.

PUMP SUCTION LINE

A PLASTIC 5 GALLON BUCKET WITH 3/8" DIAMETER HOLES DRILLED AT 2" MAXIMUM SPACING AROUND AND ON THE BOTTOM OF THE BUCKET.

PUMP SUCTION LINE OR SUBMERSIBLE PUMP CENTERED AND LOCATED AT BOTTOM OF BUCKET.

1.5" CRUSHED ROCK PLACED A MINIMUM OF 1.0' AROUND AND UNDER THE 5 GALLON BUCKET.

TYPICAL DEWATERING SUMP

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

D **DEWATERING**

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

D
1 OF 2
Oct. 2013

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

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

THOROUGHLY CLEAN

BEFORE **AFTER**

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

DTC **DEBRIS AND TRASH CONTROL**

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC
1 OF 2
Oct. 2013

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6
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



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SCALE: NTS
DATE: 9/14/2020
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CHECKED BY: JS
JOB NO: D01173-A

**CBMP
DETAILS 8**

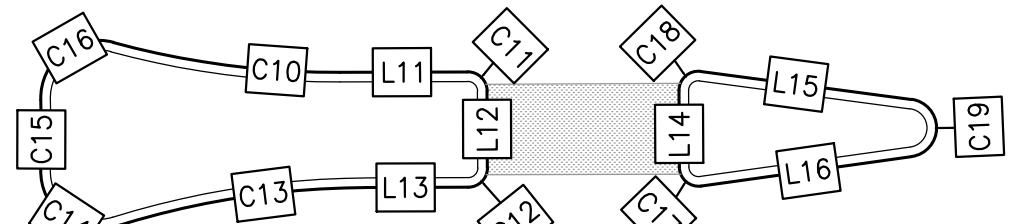
PROJECT NO.
D01173-A
DRAWING NO.
14
SHEET NO. 14 OF 25 SHEETS

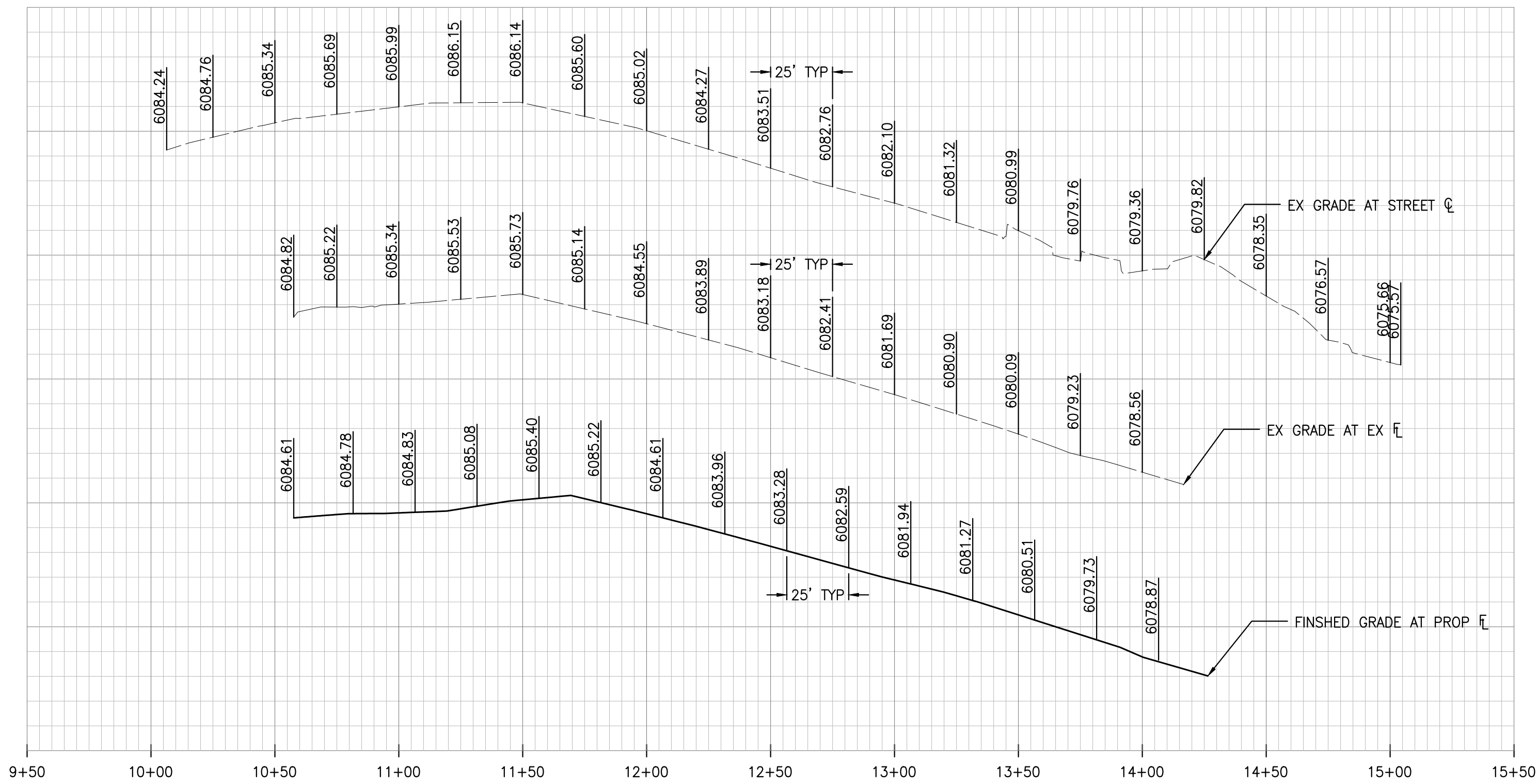
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ROADWAY NOTES

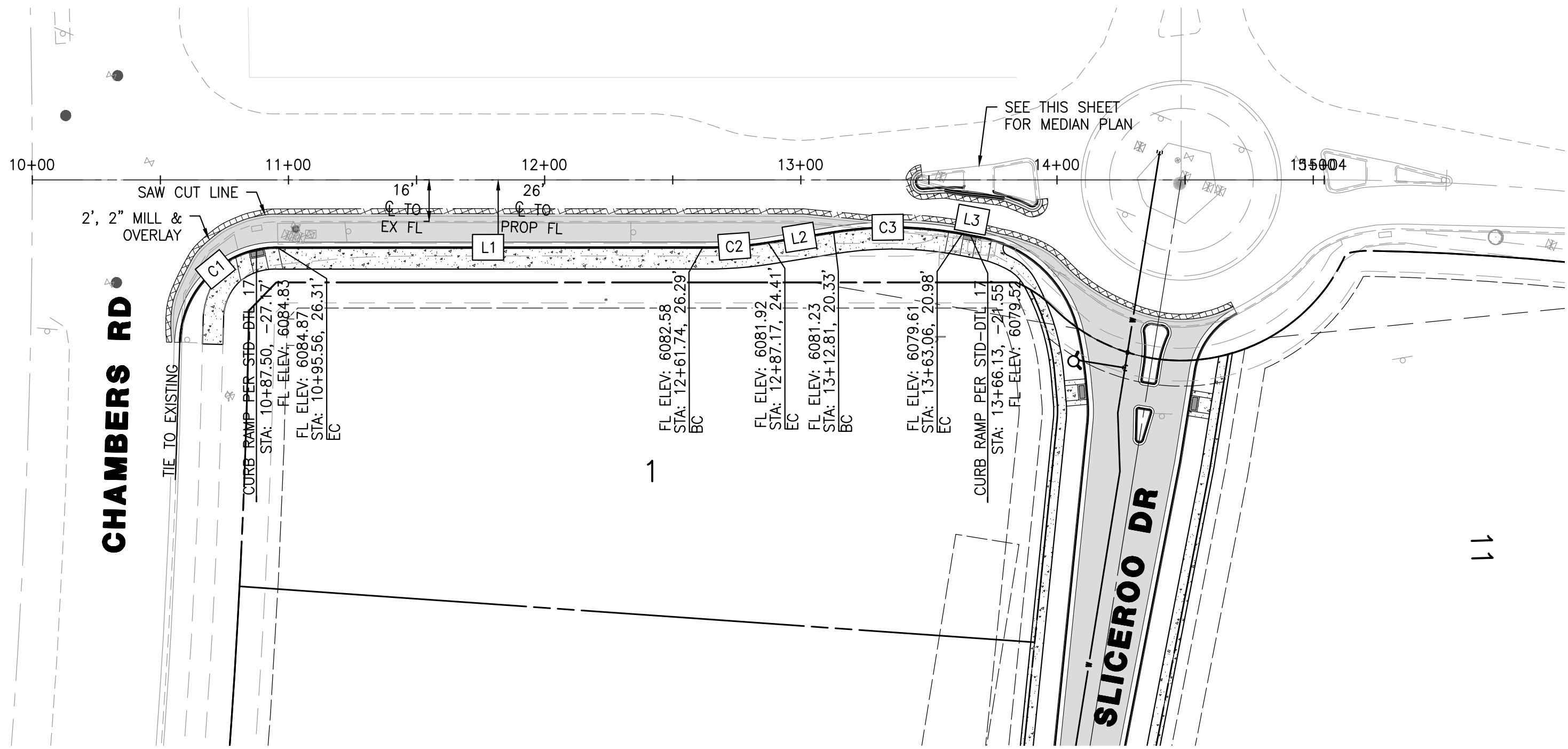
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION., AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 25 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- REFER TO SHEET 19 FOR DETAILED INTERSECTION AND MEDIAN GRADING AND STAKING INFORMATION.





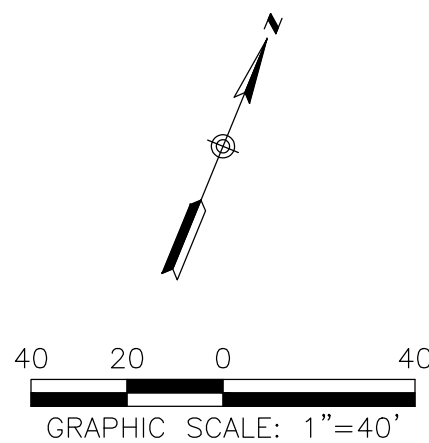
PROFILE – SOUTH RED SKY DRIVE

SCALE: HORIZ. 1" = 40' VERT. 1" = 4'

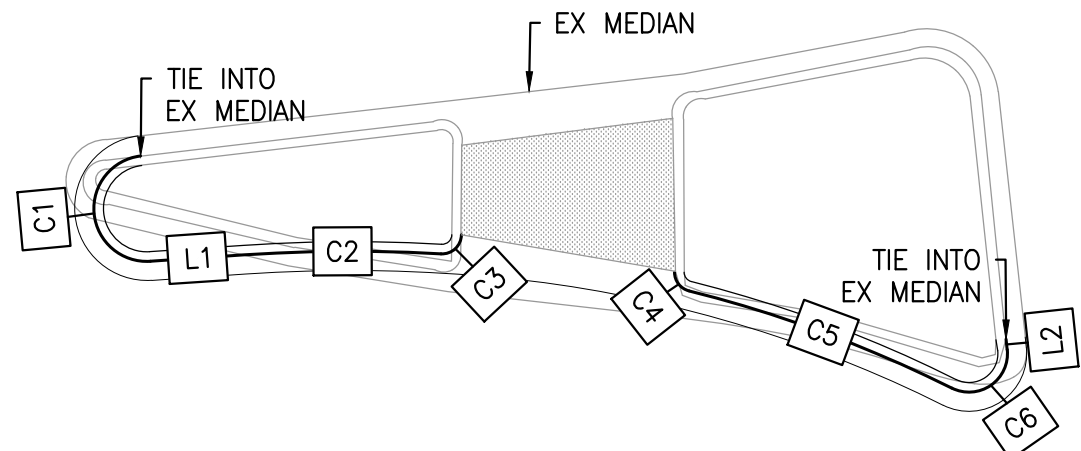


PLAN – SOUTH RED SKY DRIVE

SCALE: 1"=40'



CURB LINE AND CURVE TABLE				
CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	58.79'	088°38'51"	38.00'	TYPE 2 SECTION II-B
C2	25.53'	009°37'25"	152.00'	TYPE 2 SECTION II-B
C3	50.50'	019°33'07"	148.00'	TYPE 2 SECTION II-B
L1	166.17	S67°43'48"W	N/A	TYPE 2 SECTION II-B
L2	25.96	S58°41'59"W	N/A	TYPE 2 SECTION II-B
L3	7.28	N78°15'06"E	N/A	TYPE 2 SECTION II-B



PLAN – SOUTH RED SKY DRIVE MEDIAN

SCALE: 1"=10'

MEDIAN CURB LINE AND CURVE TABLE				
CURVE #/LINE #	LENGTH	BEARING/DELTA	RADIUS	TYPE
C1	8.50'	177°11'44"	2.75'	TYPE 2 SECTION I-B
C2	10.27'	007°10'29"	82.00'	TYPE 2 SECTION I-B
C3	1.61'	092°30'14"	1.00'	TYPE 2 SECTION I-B
C4	1.32'	075°41'10"	1.00'	TYPE 2 SECTION I-B
C5	14.61'	012°29'49"	67.00'	TYPE 2 SECTION I-B
C6	4.28'	122°36'51"	2.00'	TYPE 2 SECTION I-B
L1	4.88	N63°50'08"E	N/A	TYPE 2 SECTION I-B
L2	0.56	N28°19'14"W	N/A	TYPE 2 SECTION I-B

ROADWAY NOTES

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- REFER TO GENERAL NOTES ON SHEET 2 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.
- ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
- REFER TO SHEET 25 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
- REFER TO SHEET 19 FOR DETAILED INTERSECTION AND MEDIAN GRADING AND STAKING INFORMATION.

TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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REVISIONS:		
NO.	DESCRIPTION	DATE:
1	-	-

SCALE: 1" = 40'
DATE: 9/14/2020
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JOB NO: D01173-A

S. RED SKY
DRIVE
PLAN &
PROFILE

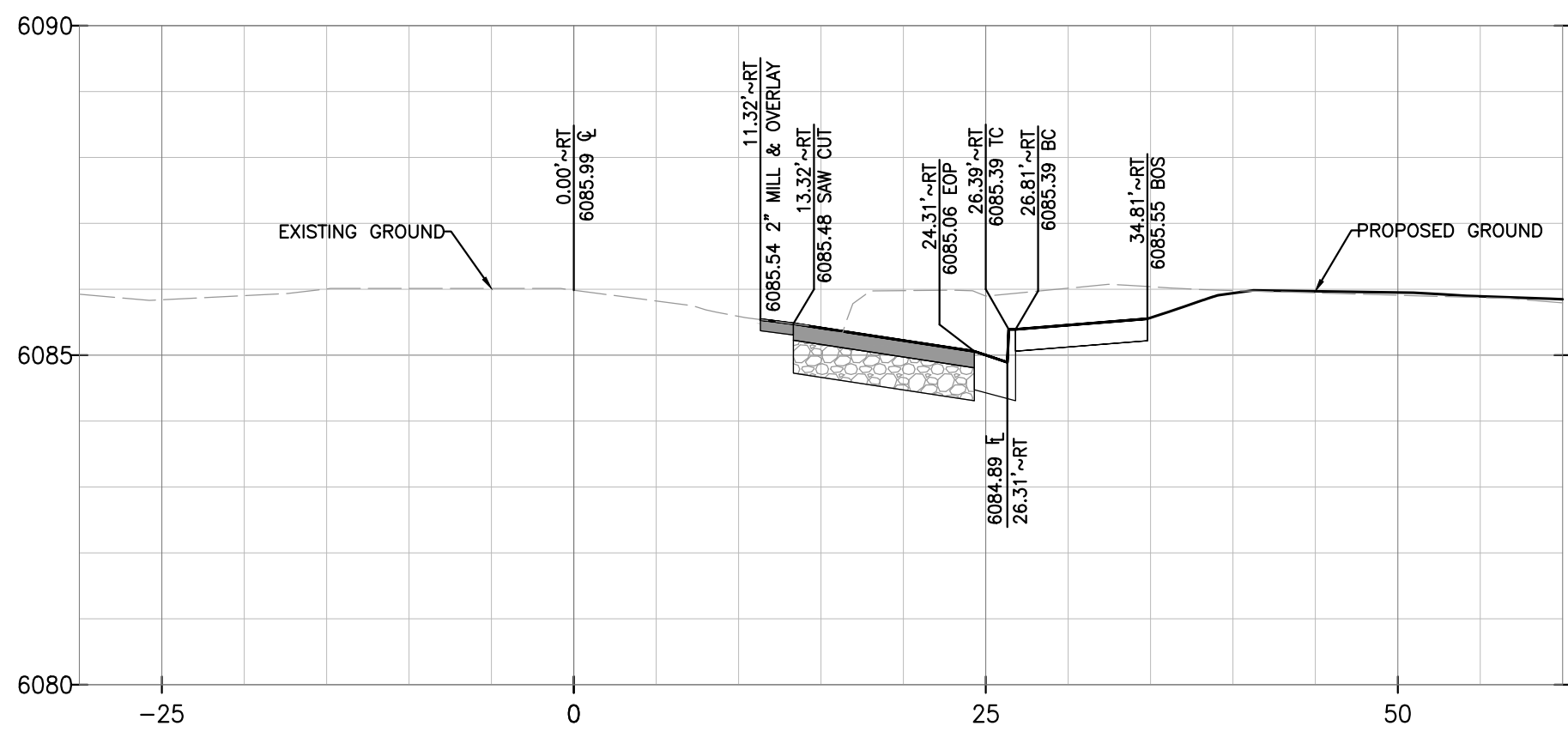
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D01173-A

DRAWING NO.

16

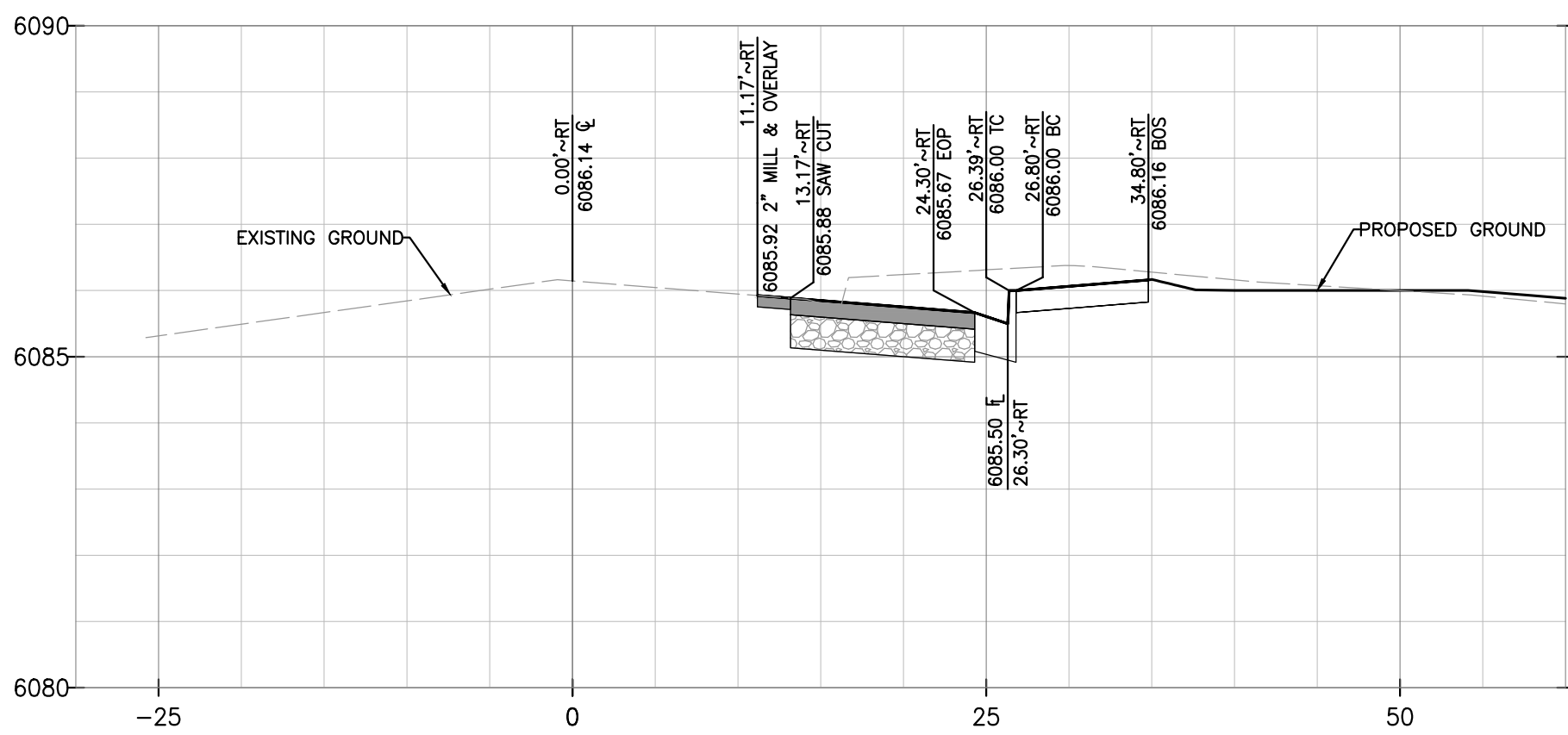
SHEET NO. 16 OF 25 SHEETS

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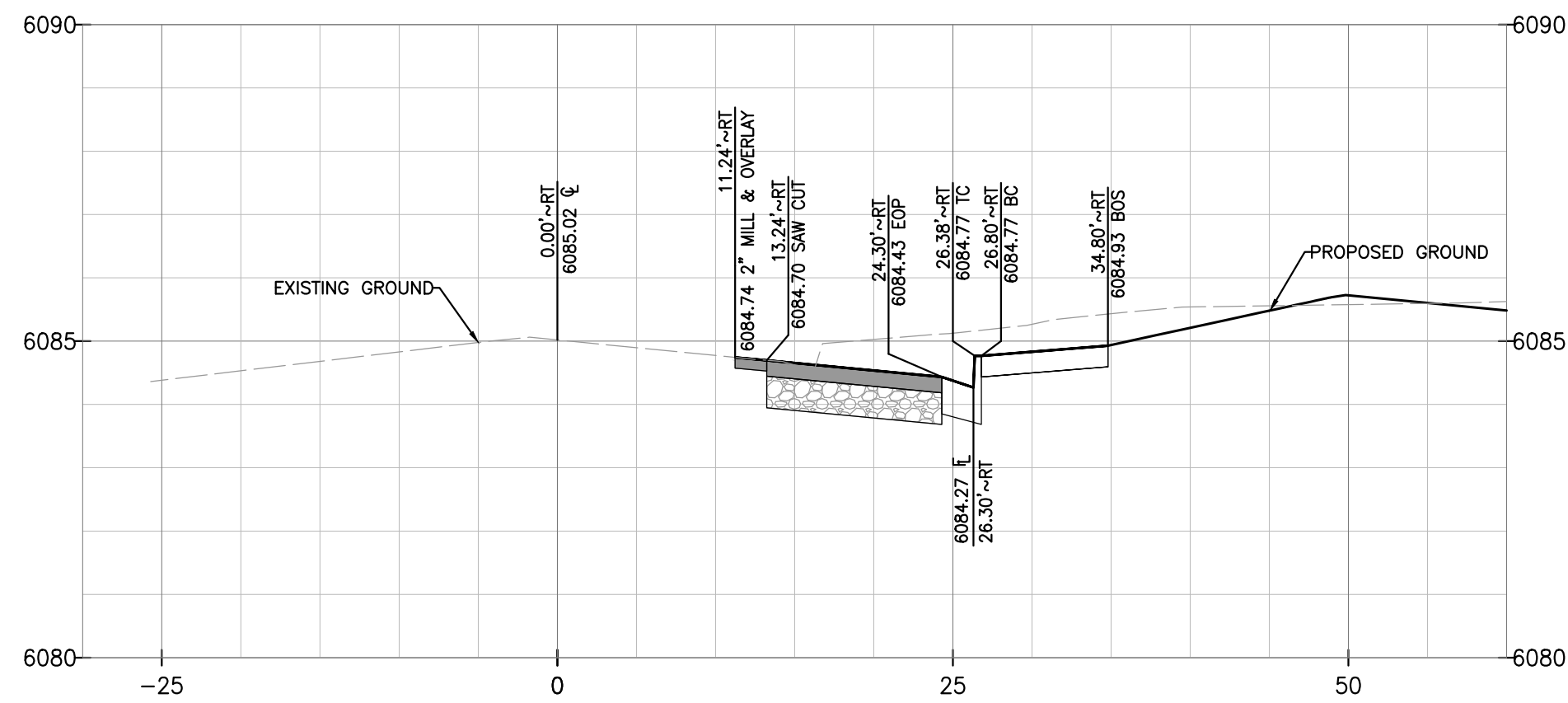
PROFILE – SOUTH RED SKY DRIVE STA 11+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



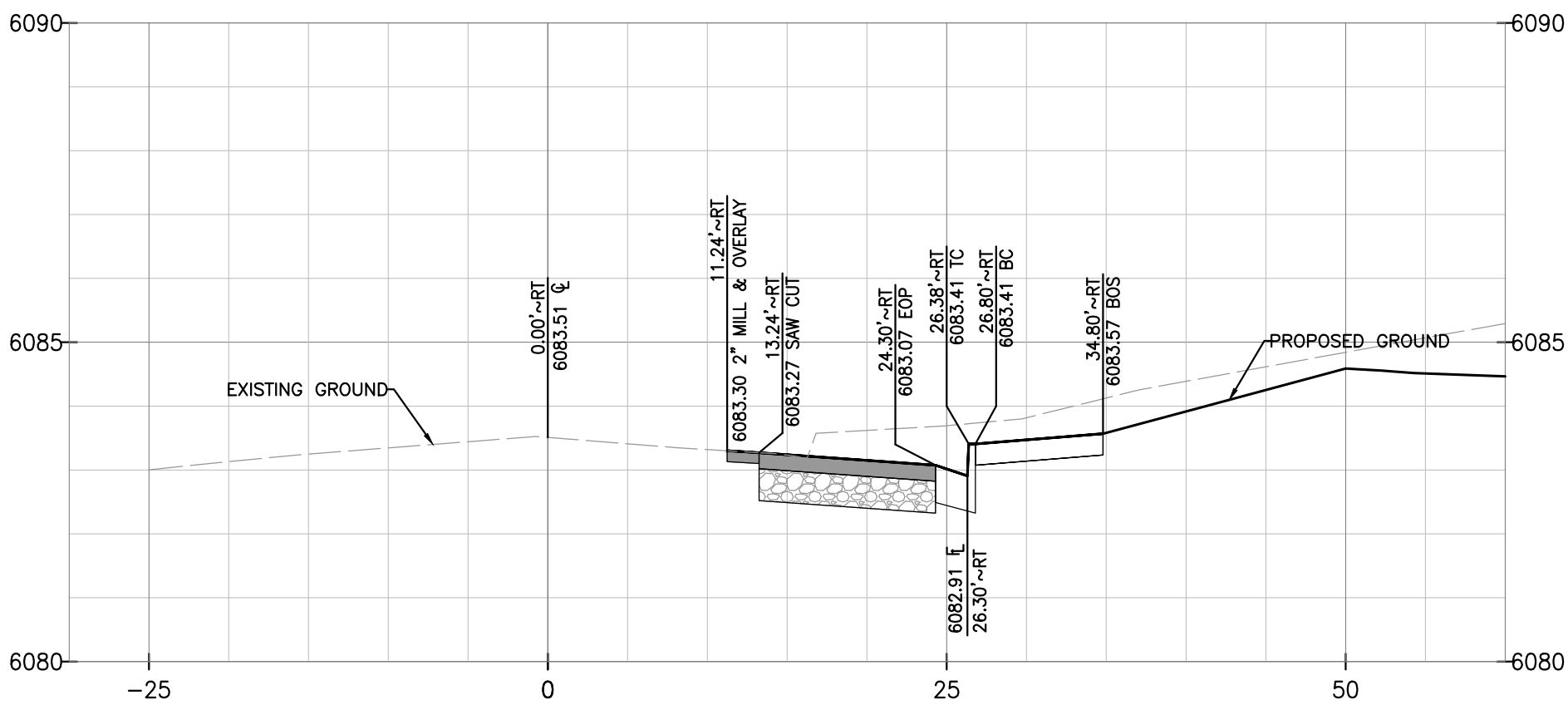
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SCALE: HORIZ. 1"=10' VERT. 1" = 4'



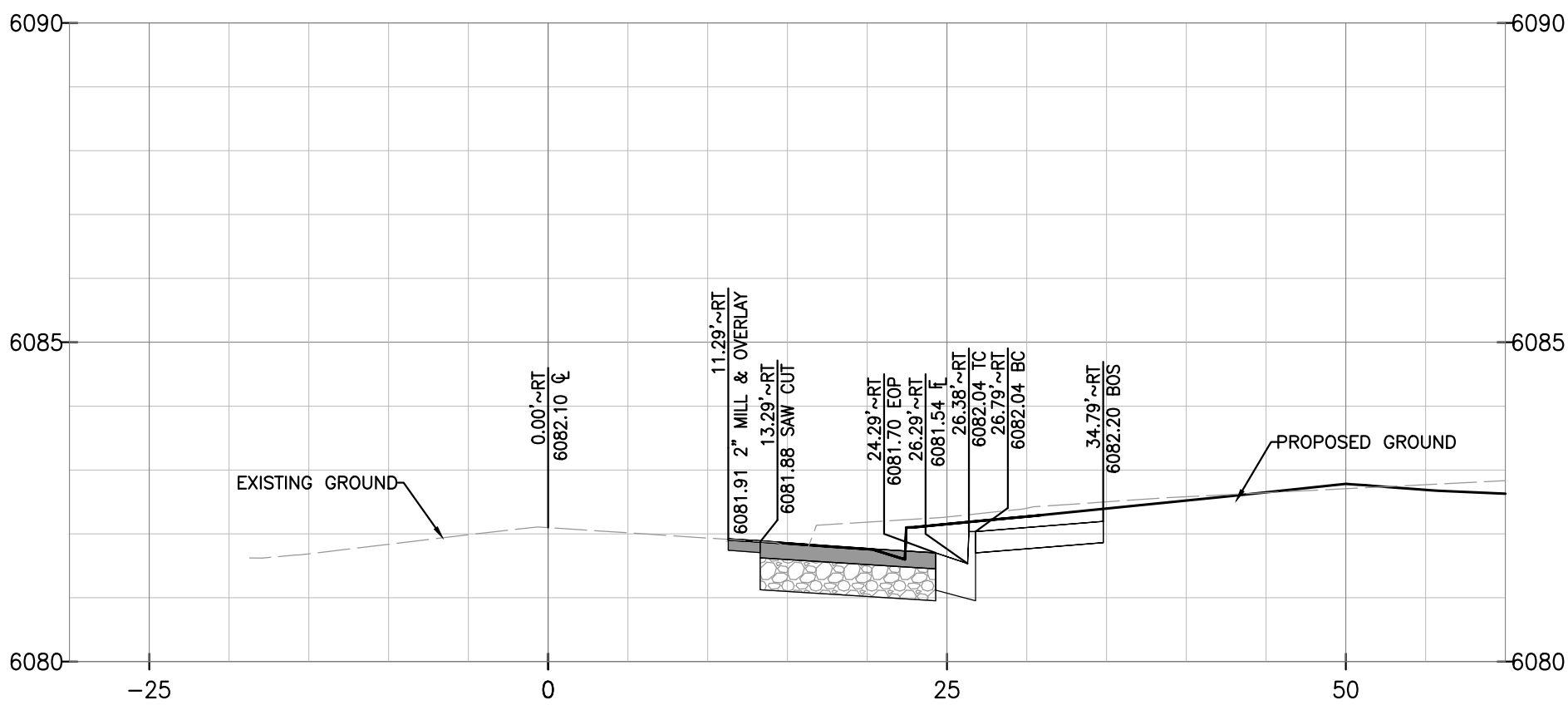
PROFILE – SOUTH RED SKY DRIVE STA 12+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



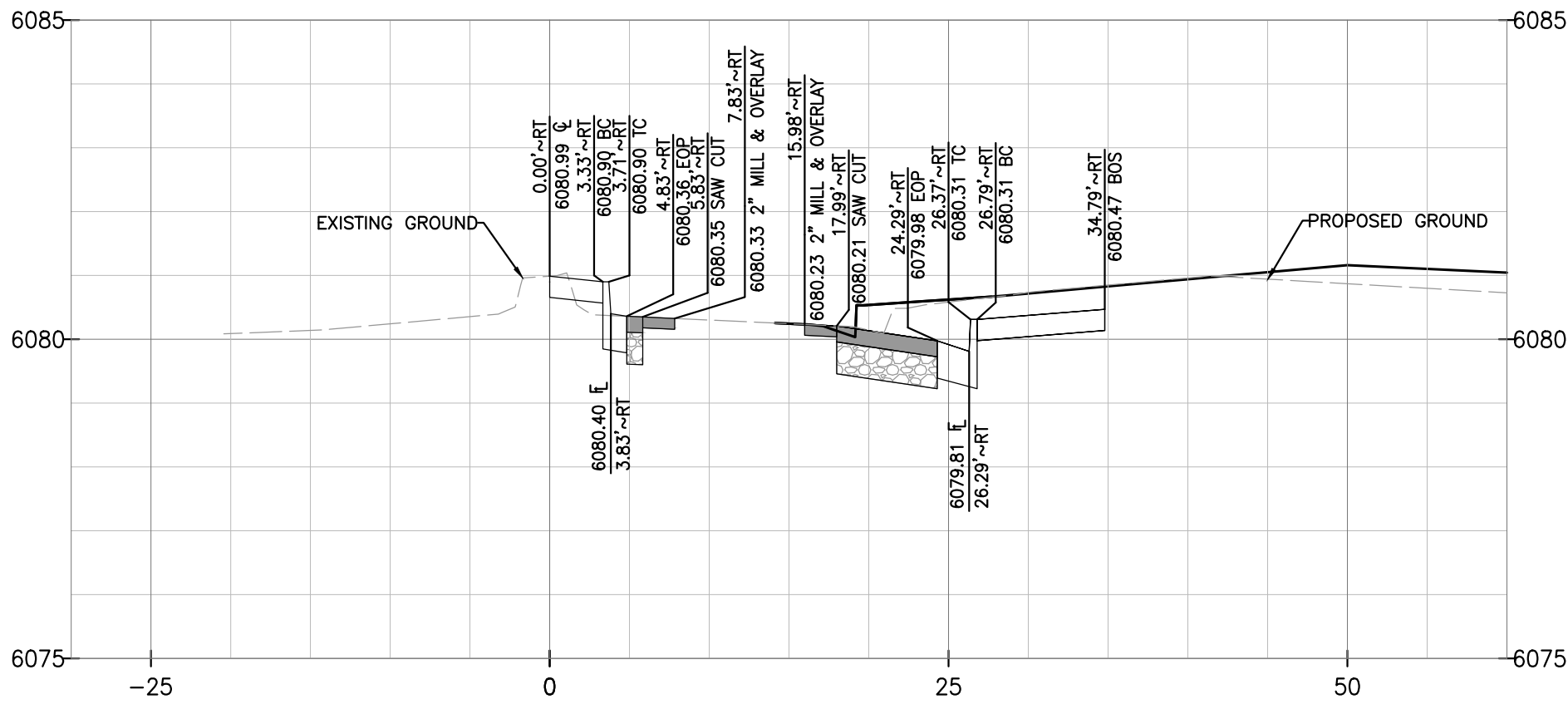
PROFILE – SOUTH RED SKY DRIVE STA 12+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



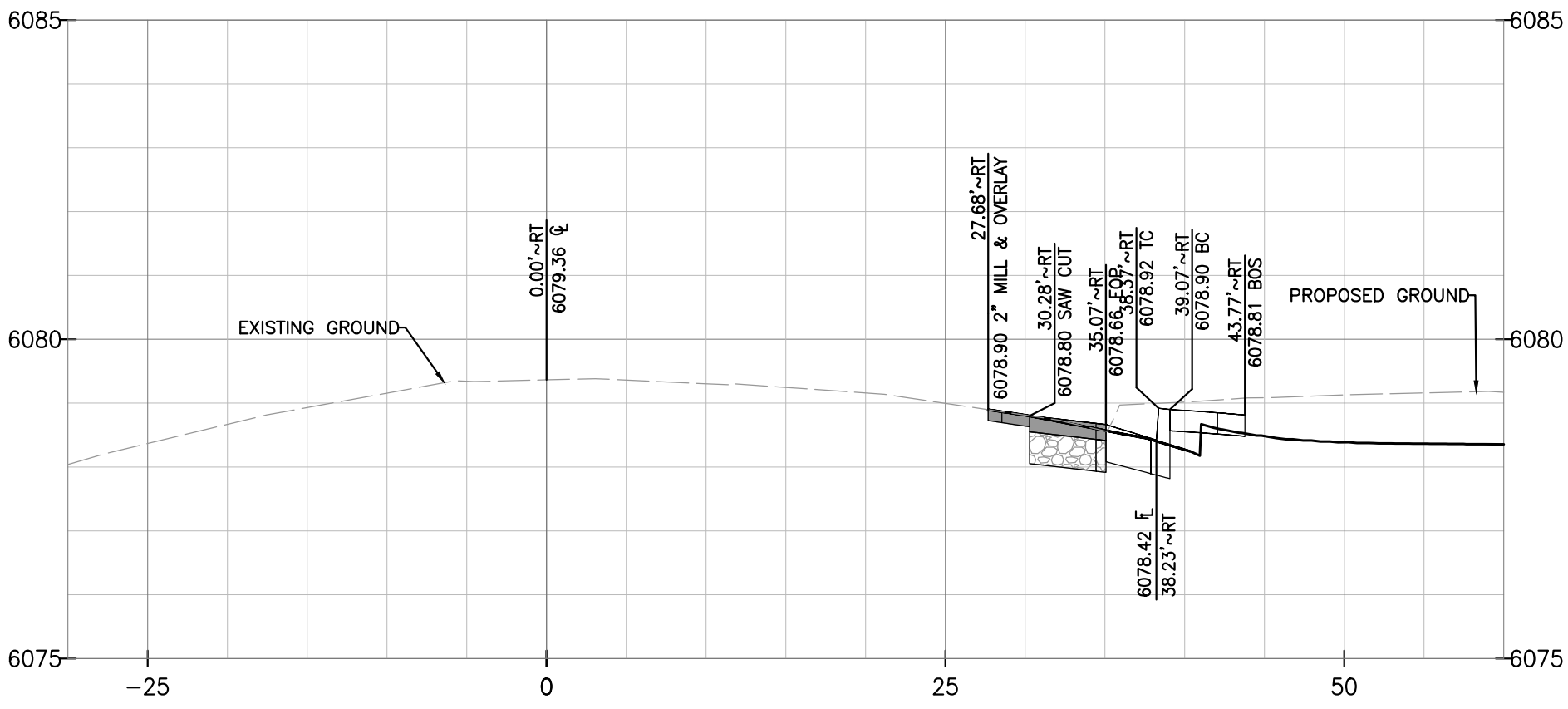
PROFILE – SOUTH RED SKY DRIVE STA 13+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE – SOUTH RED SKY DRIVE STA 13+50

SCALE: HORIZ. 1"=10' VERT. 1" = 4'



PROFILE – SOUTH RED SKY DRIVE STA 14+00

SCALE: HORIZ. 1"=10' VERT. 1" = 4'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

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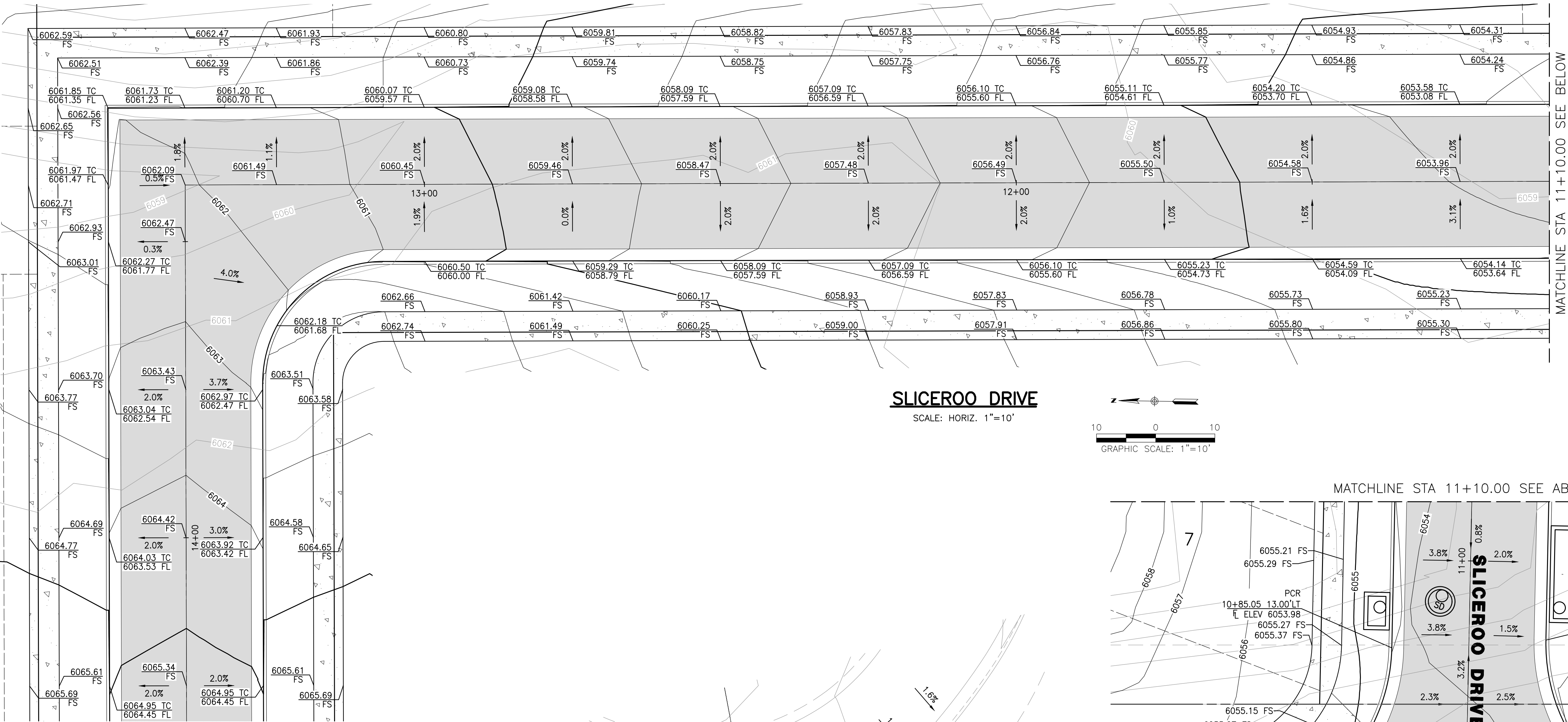
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DATE: 9/14/2020
DRAWN BY: WD
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JOB NO: D01173-A

S. RED SKY
DRIVE
CROSS
SECTIONS

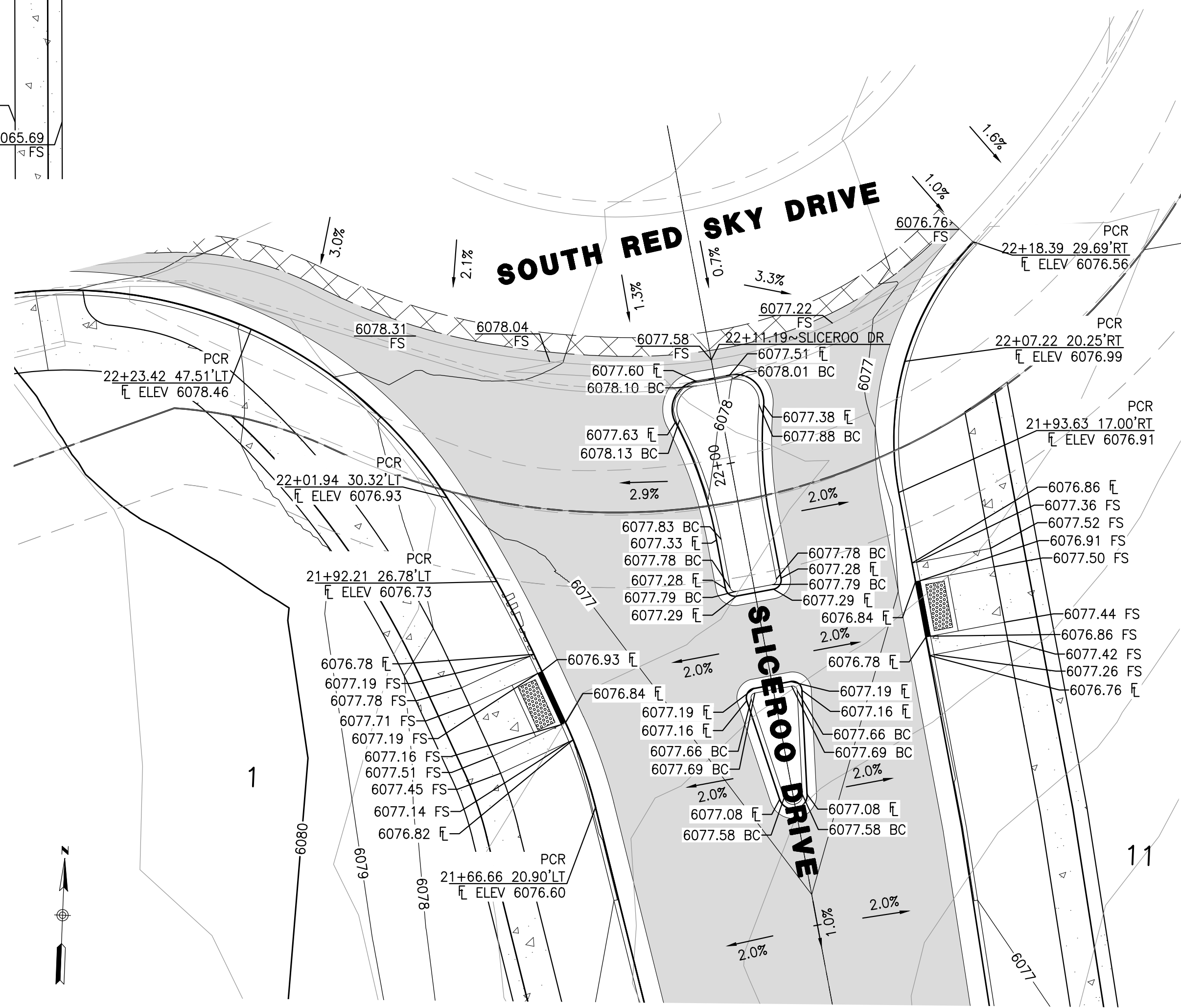
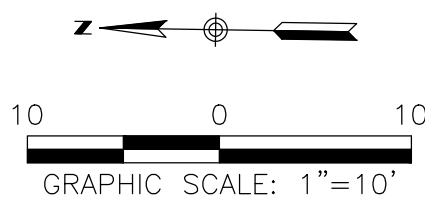
PROJECT NO.
D01173-A
DRAWING NO.
17
SHEET NO. 17 OF 25 SHEETS

PRELIMINARY
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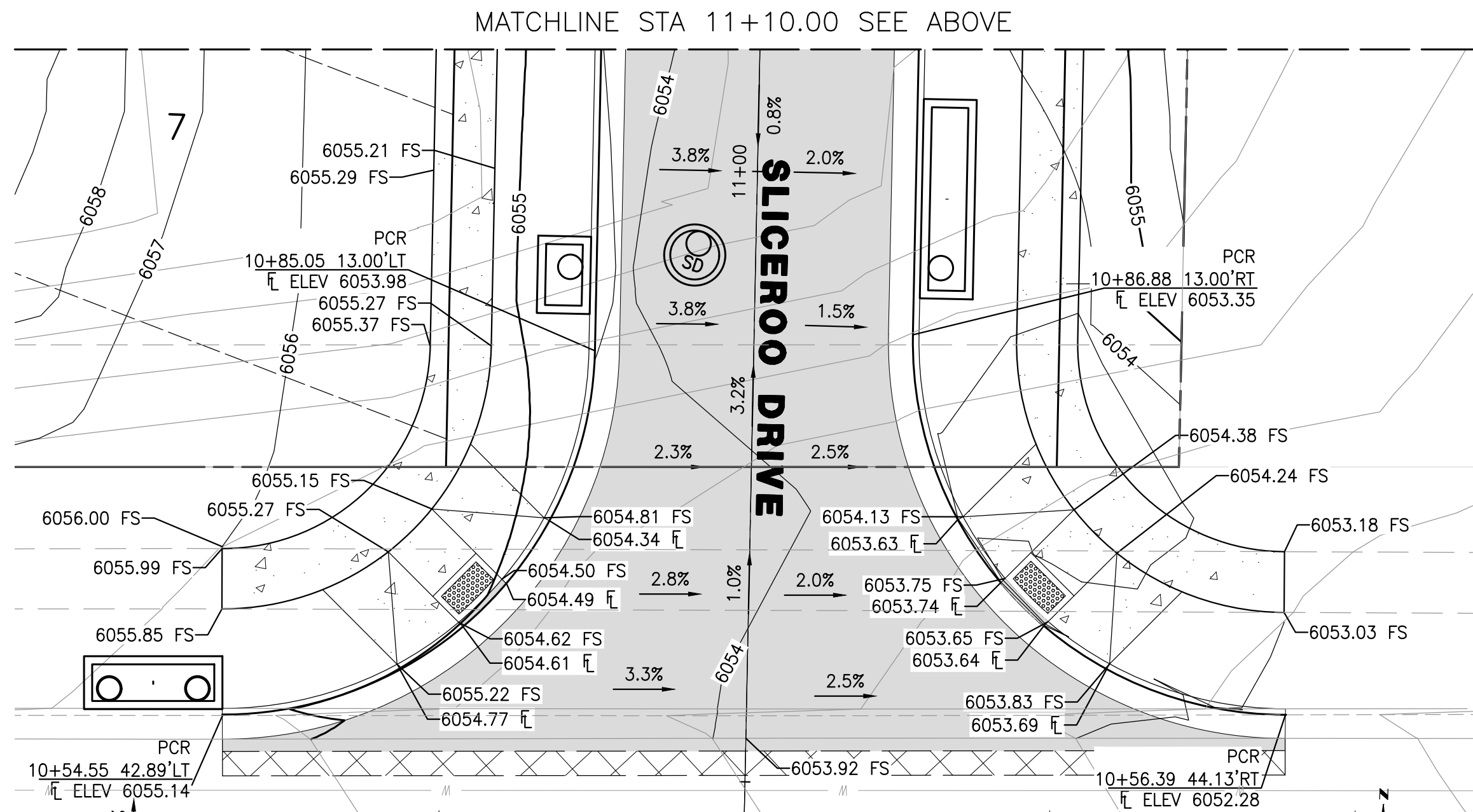
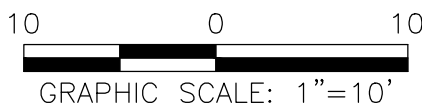
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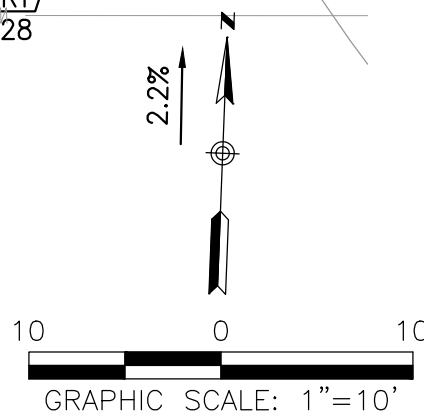
SLICEROO DRIVE
SCALE: HORIZ. 1"=10'



SLICEROO DRIVE & SOUTH RED SKY DRIVE INTERSECTION
SCALE: HORIZ. 1"=10'



**HESS ROAD
SLICEROO DRIVE & HESS ROAD INTERSECTION**
SCALE: HORIZ. 1"=10'



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REVISIONS:		
NO.	DESCRIPTION	DATE:
1		

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**INTERSECTION
DETAILS**

PROJECT NO.
D01173-A
DRAWING NO.
18
SHEET NO. 18 of 25 SHEETS

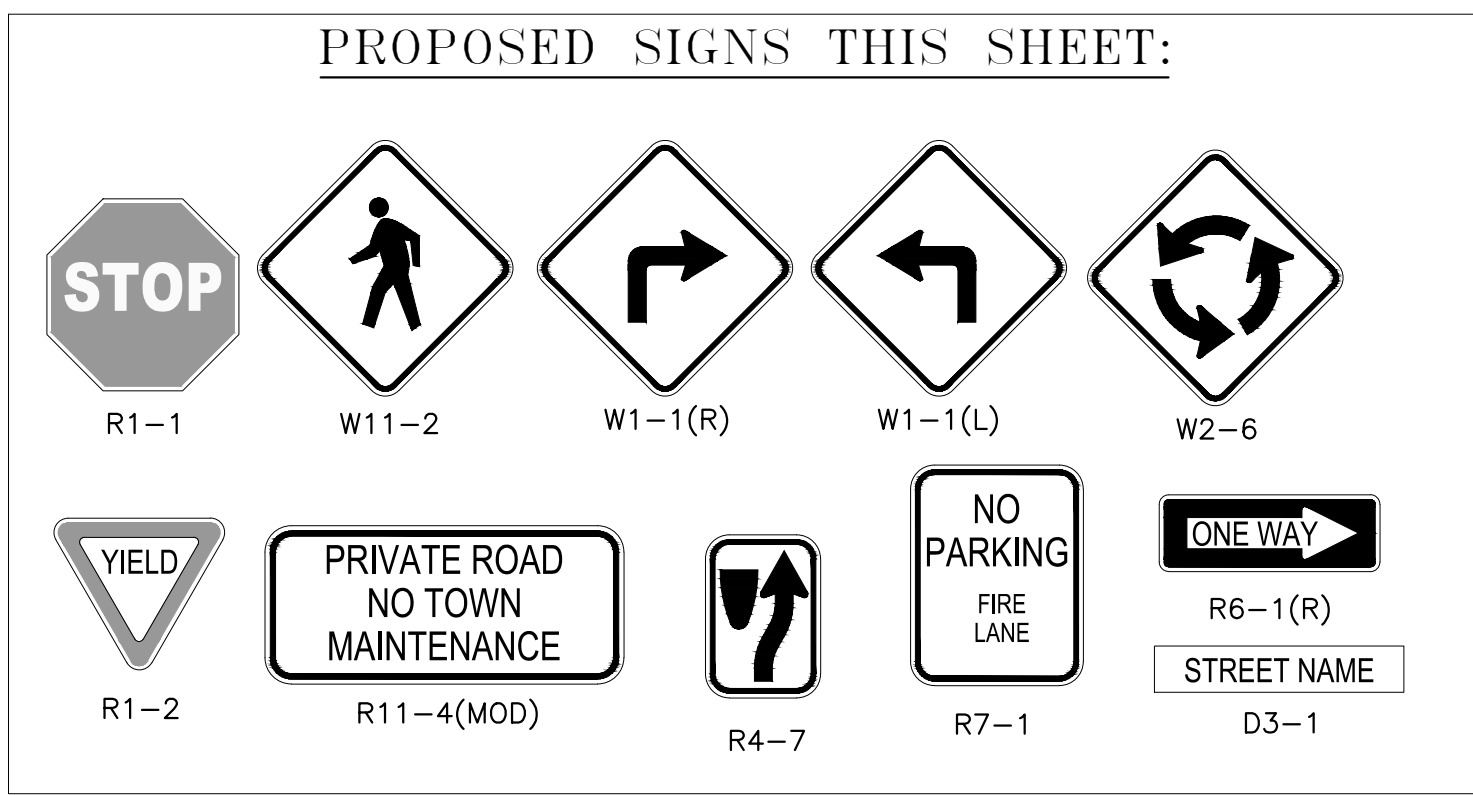
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1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. 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.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. 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.
7. 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.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. 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.
10. 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.
11. 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.
12. 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.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. 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.

16. 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.
17. 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.



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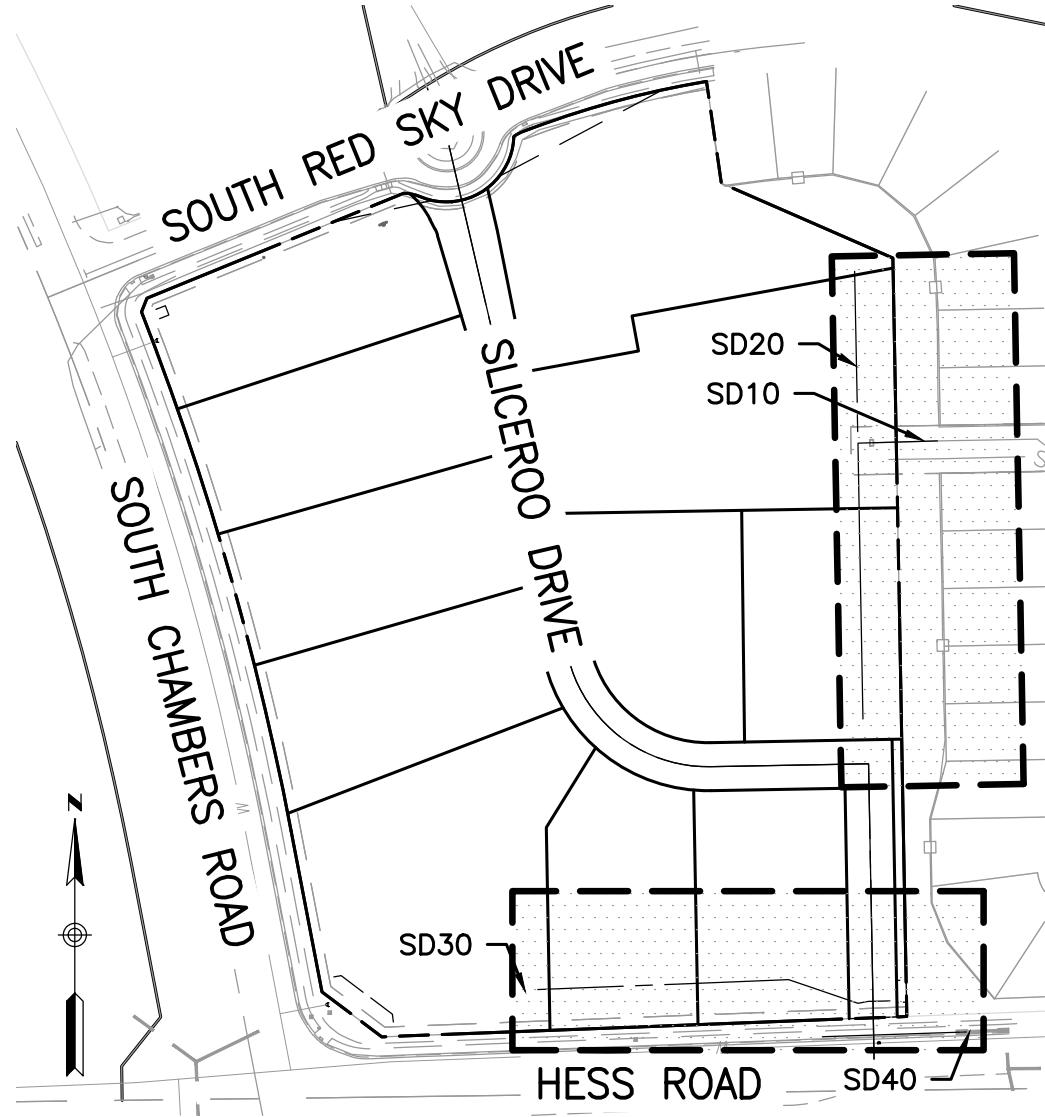
STORM SEWER NOTES

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- REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
- ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
- RIM ELEVATIONS GIVEN FOR ALL TYPE-R INLETS IN CURB LINE ARE TOP-OF-CURB (OR FRONT TOP OF INLET) ELEVATIONS. STATIONS AND OFFSETS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
- ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
- 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.

TOWN OF PARKER APPROVALS

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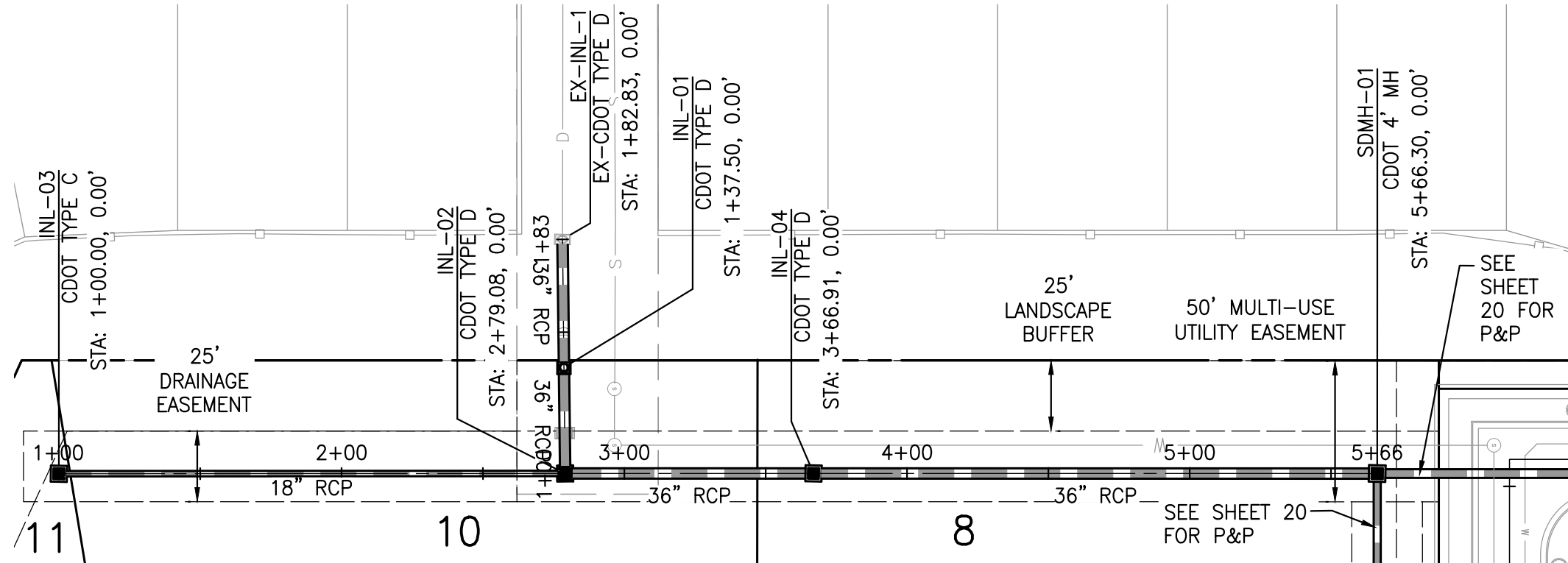
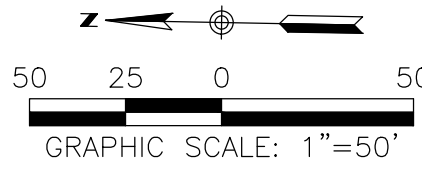


KEY MAP

SCALE: HORIZ. 1" = 200'

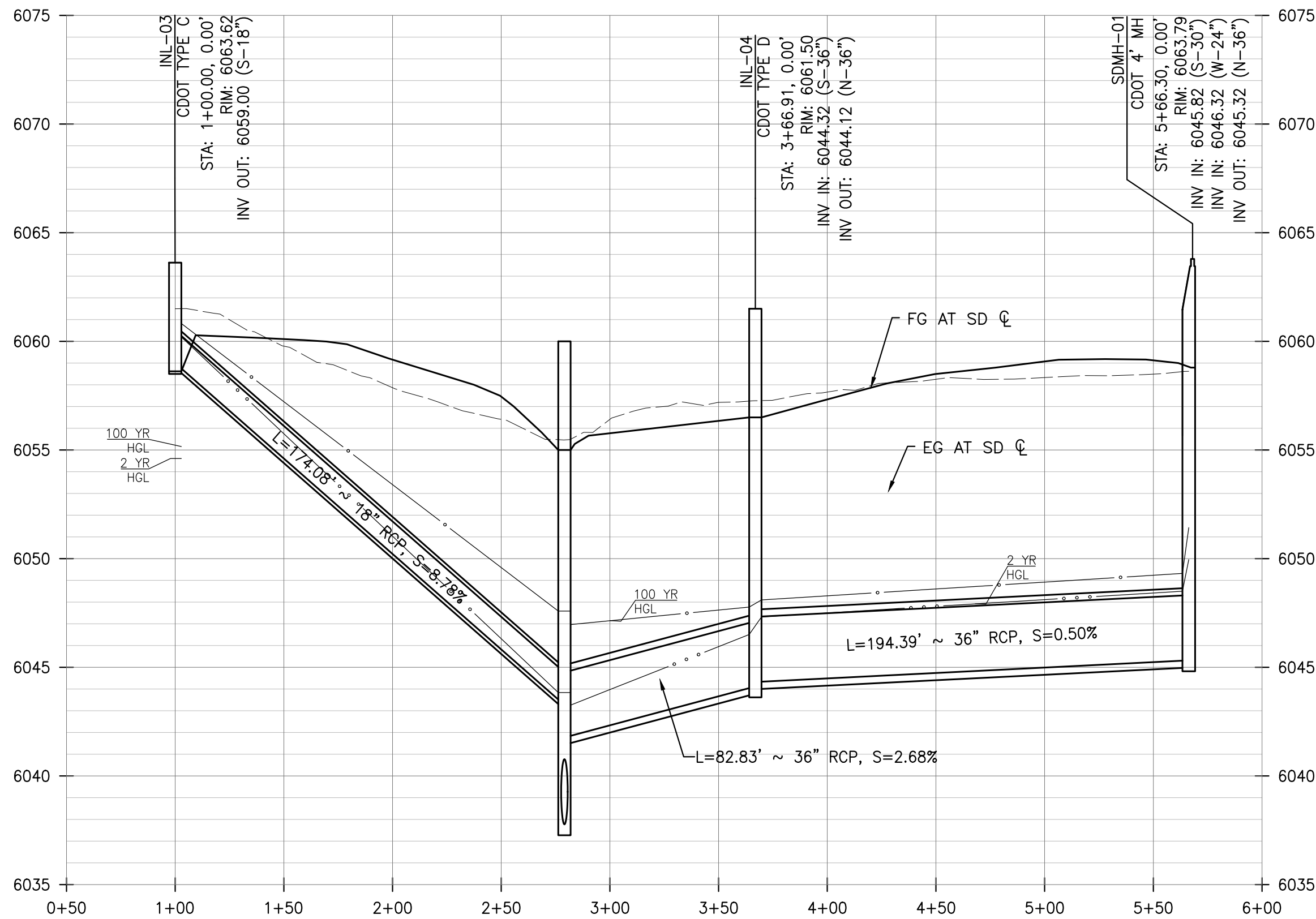
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DATE



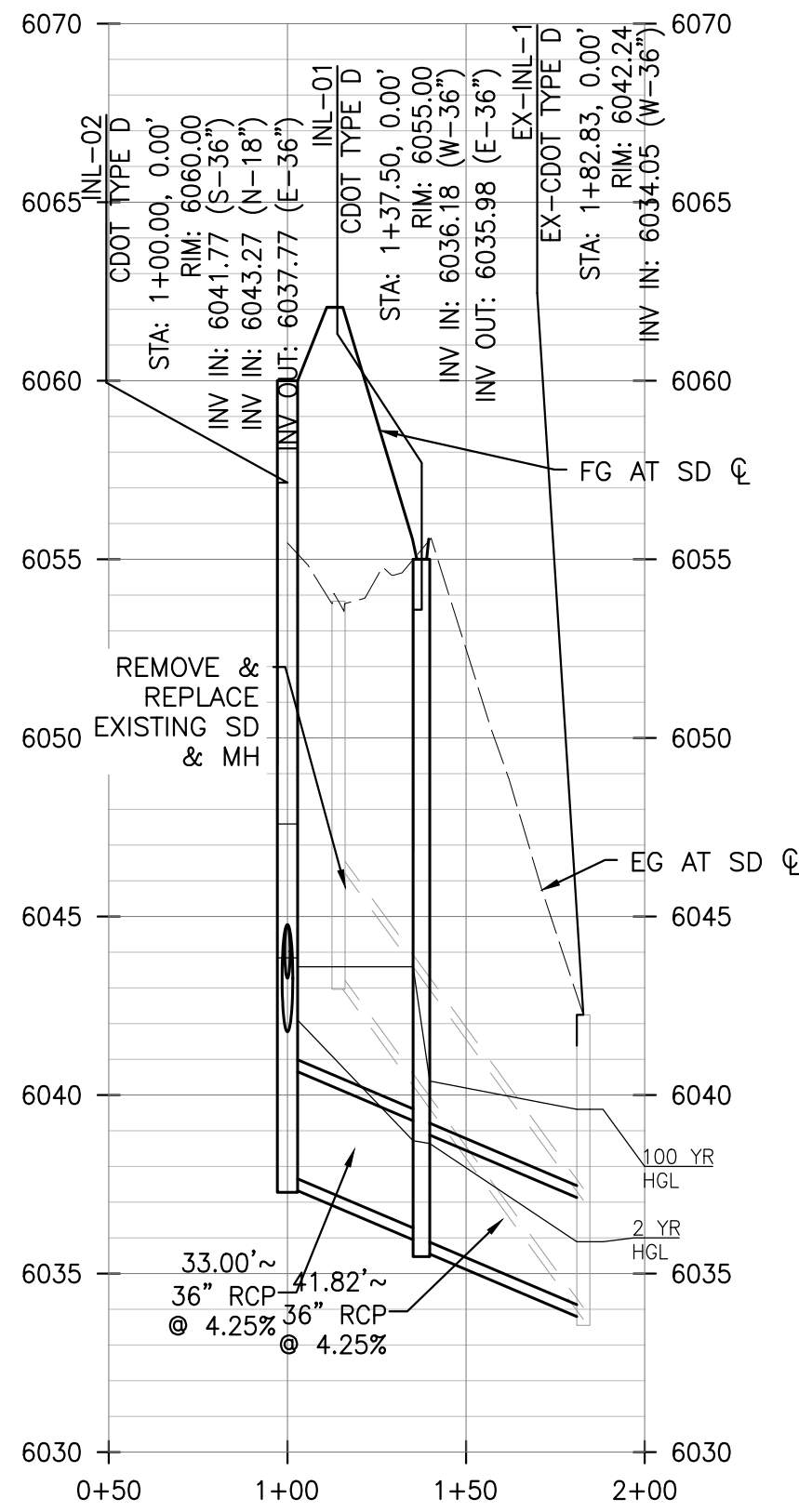
PLAN - SD10 & SD20

SCALE: HORIZ. 1" = 50'



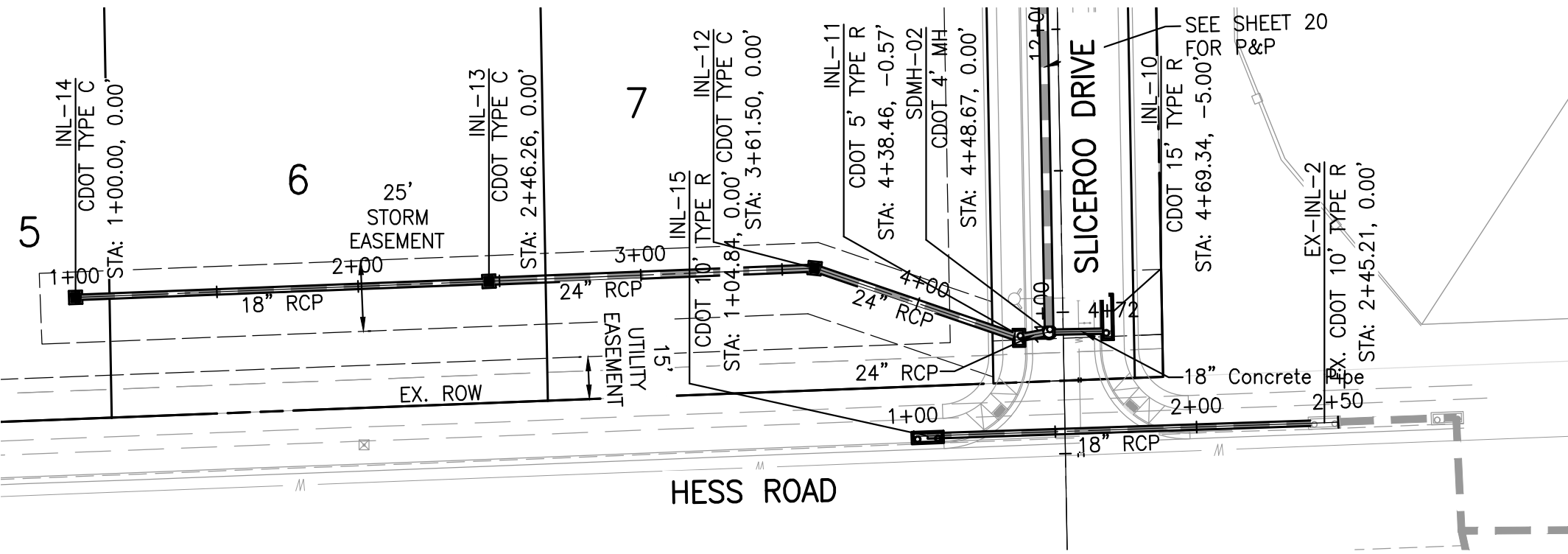
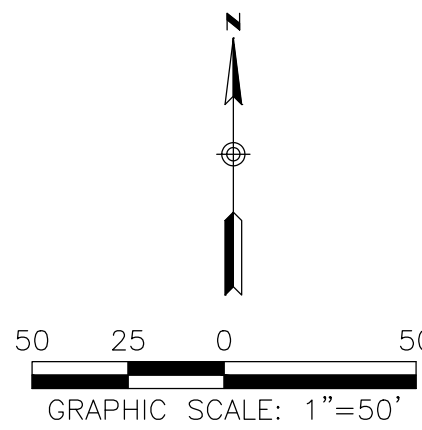
PROFILE - SD20

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



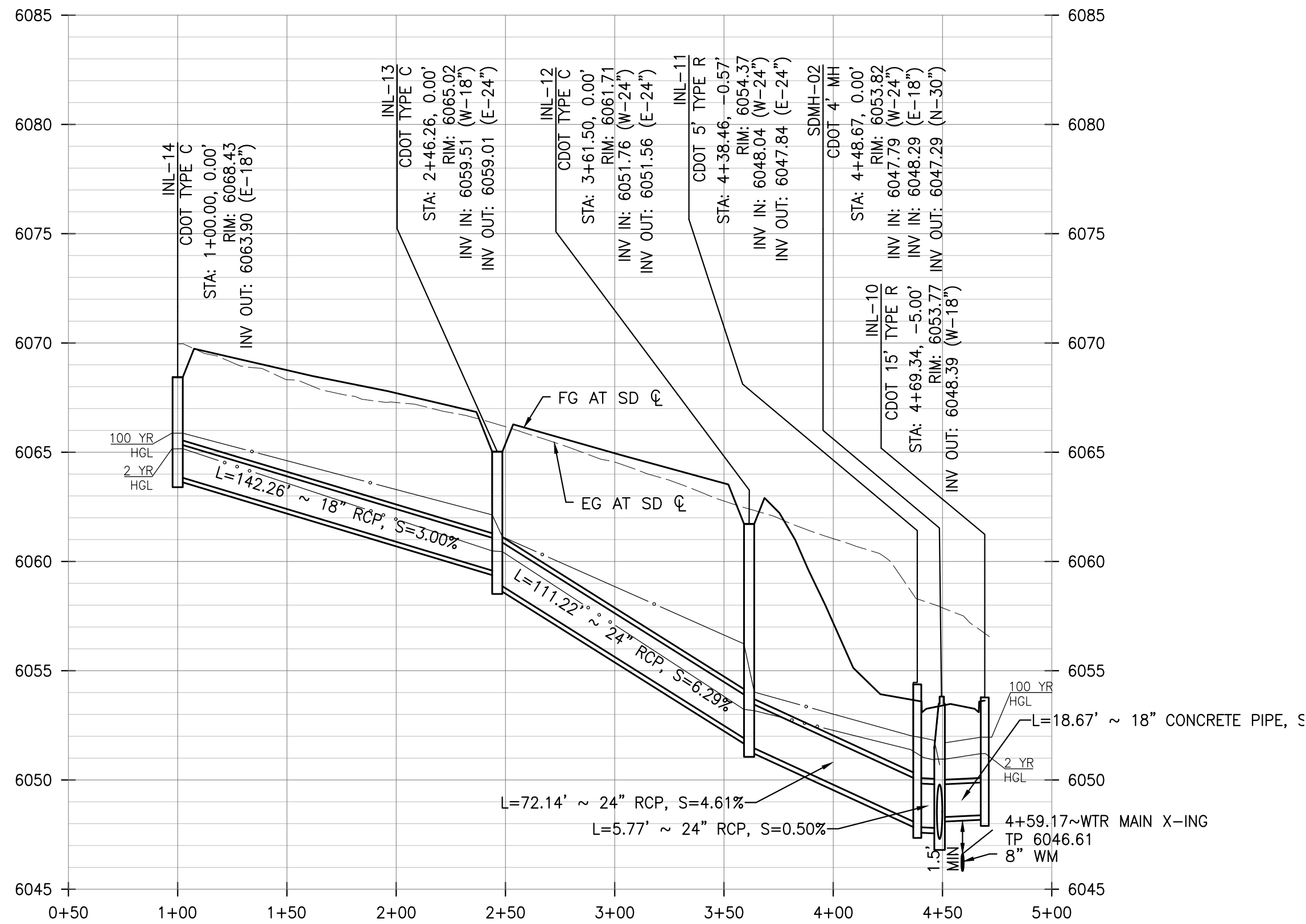
PROFILE - SD10

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



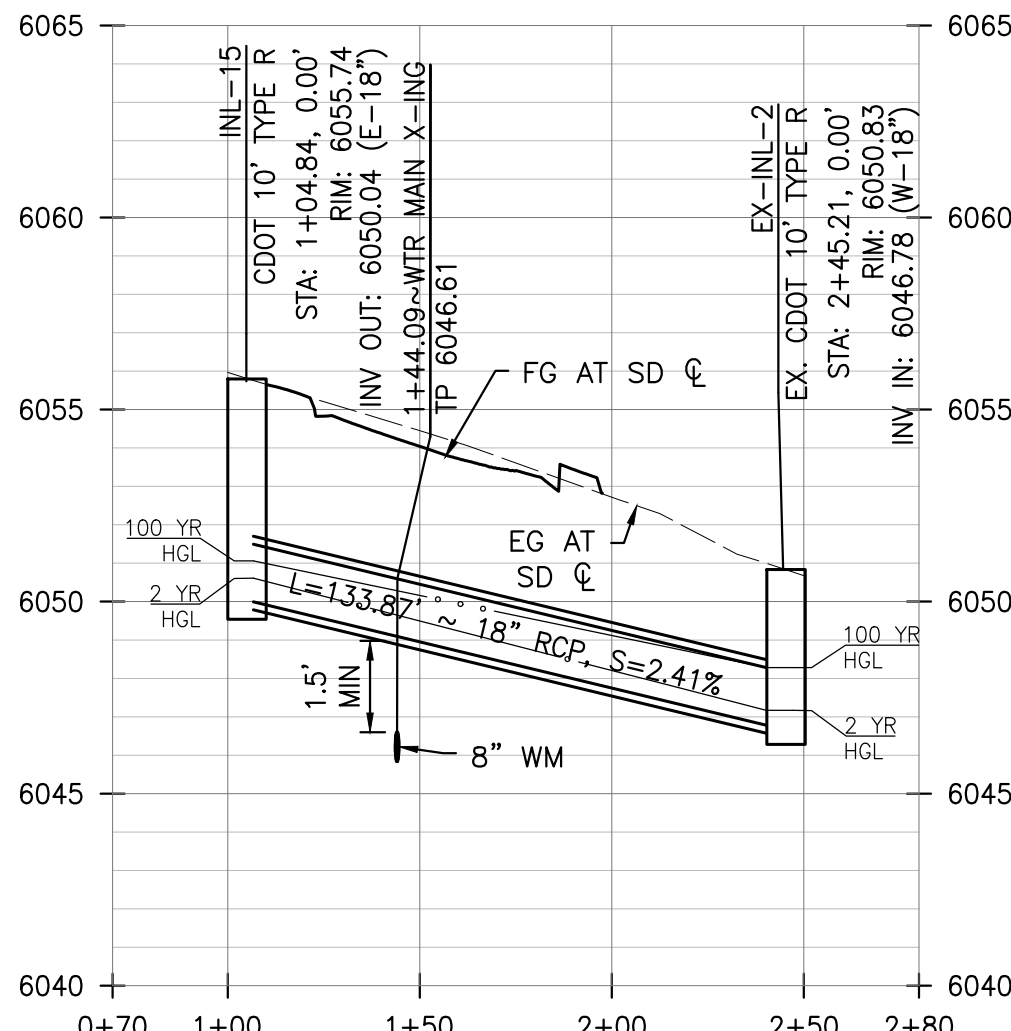
PLAN - SD30 & SD40

SCALE: HORIZ. 1" = 50'



PROFILE - SD30

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



PROFILE - SD40

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

ROADWAY & STORM DRAIN PLANS FOR
DOUGLAS 234
FILING, NO. 6
DOUGLAS COUNTY, COLORADO

RICK
ENGINEERING COMPANY
9801 EAST EASTER AVE
CENTENNIAL, CO 80112
303.537.8020
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NO.	DESCRIPTION	DATE:
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SCALE: AS SHOWN
DATE: 9/14/2020
DRAWN BY: WD
CHECKED BY: JS
JOB NO: D01173-A

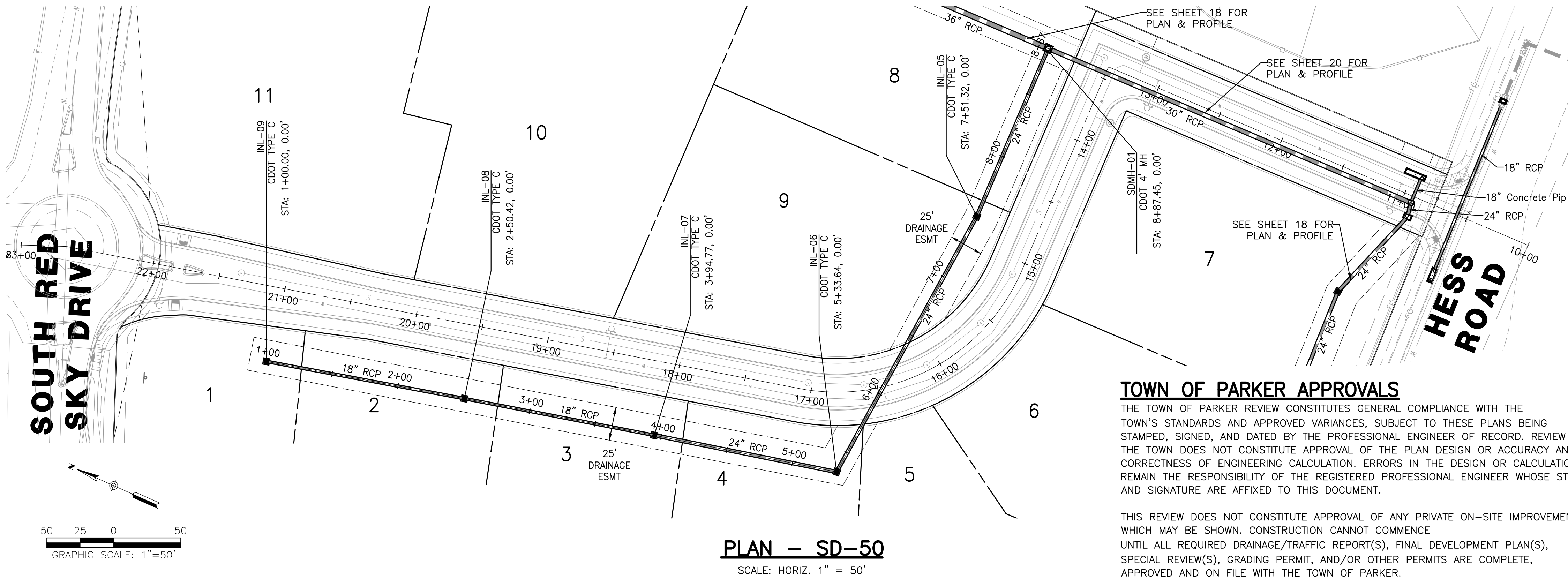
STORM
DRAIN
PLAN &
PROFILE

PROJECT NO.
D01173-A
DRAWING NO.
21
SHEET NO. 21 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION

STORM SEWER NOTES

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
2. REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
3. ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
4. RIM ELEVATIONS GIVEN FOR ALL TYPE-R INLETS IN CURB LINE ARE TOP-OF-CURB (OR FRONT TOP OF INLET) ELEVATIONS. STATIONS AND OFFSETS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
5. ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
6. 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.
7. ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
8. A BLANKET DRAINAGE AND PUBLIC ACCESS EASEMENT IS DEDICATED ACROSS THE PRIVATE DRIVE TRACT AS SHOWN ON THE MINOR DEVELOPMENT PLAT.

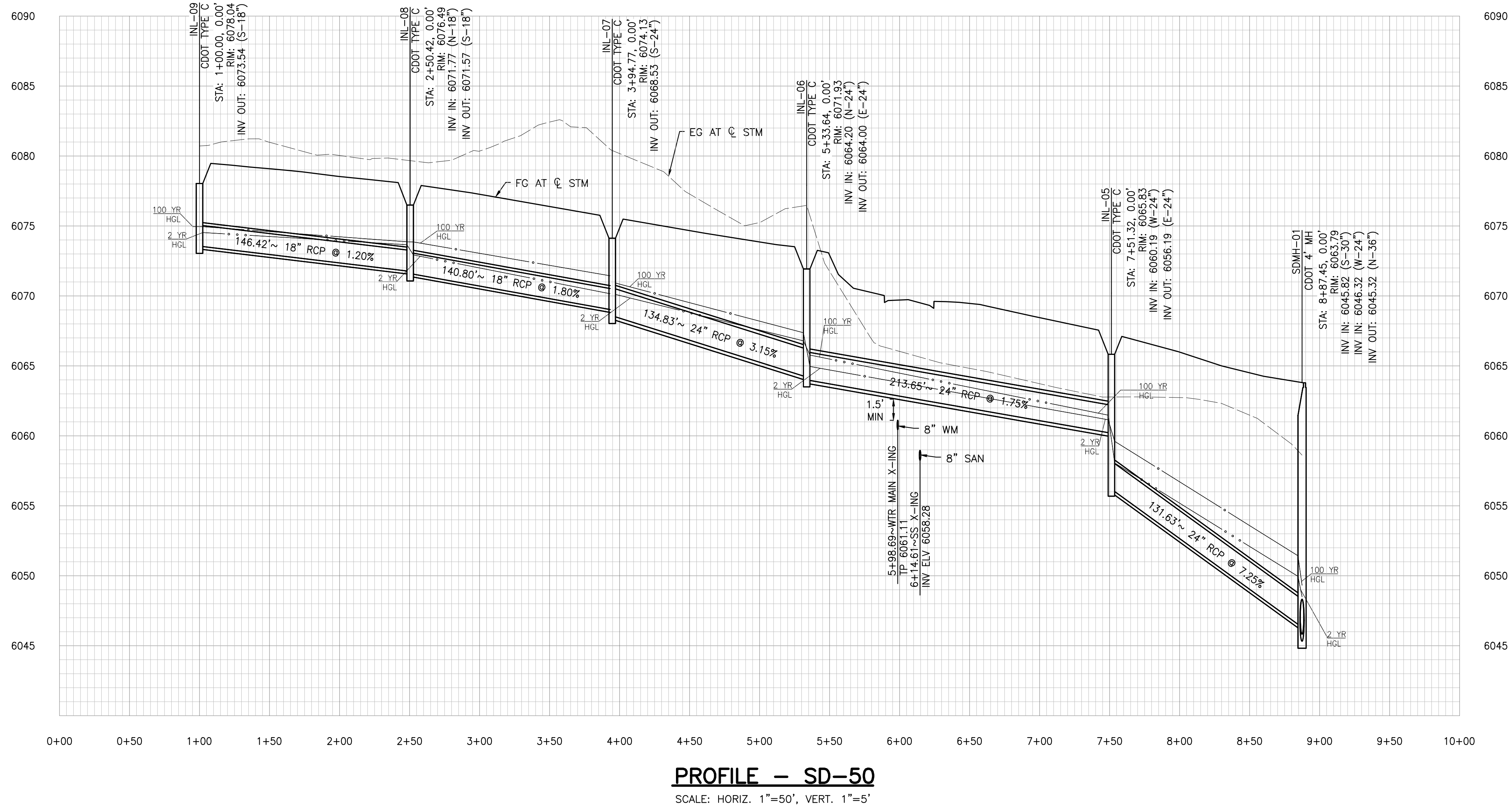


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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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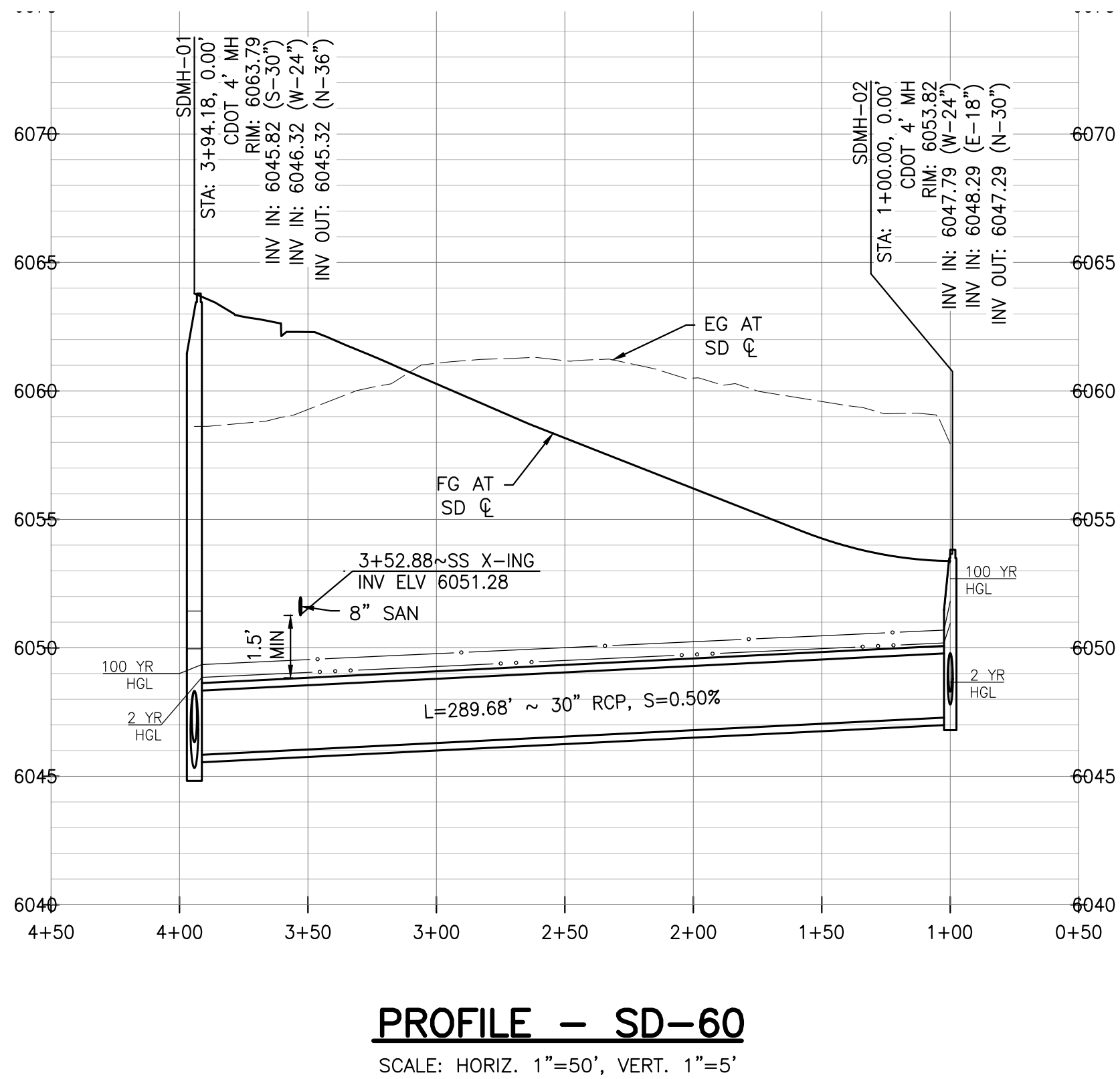
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STORM DRAIN PLAN & PROFILE

PROJECT NO. D01173-A
DRAWING NO. 22
SHEET NO. 22 OF 25 SHEETS

PRELIMINARY
NOT FOR CONSTRUCTION



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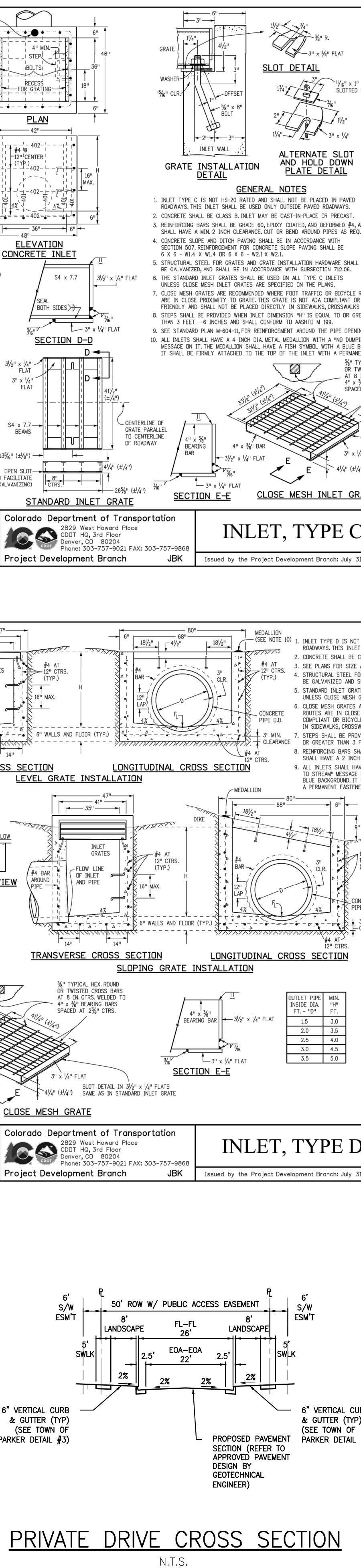
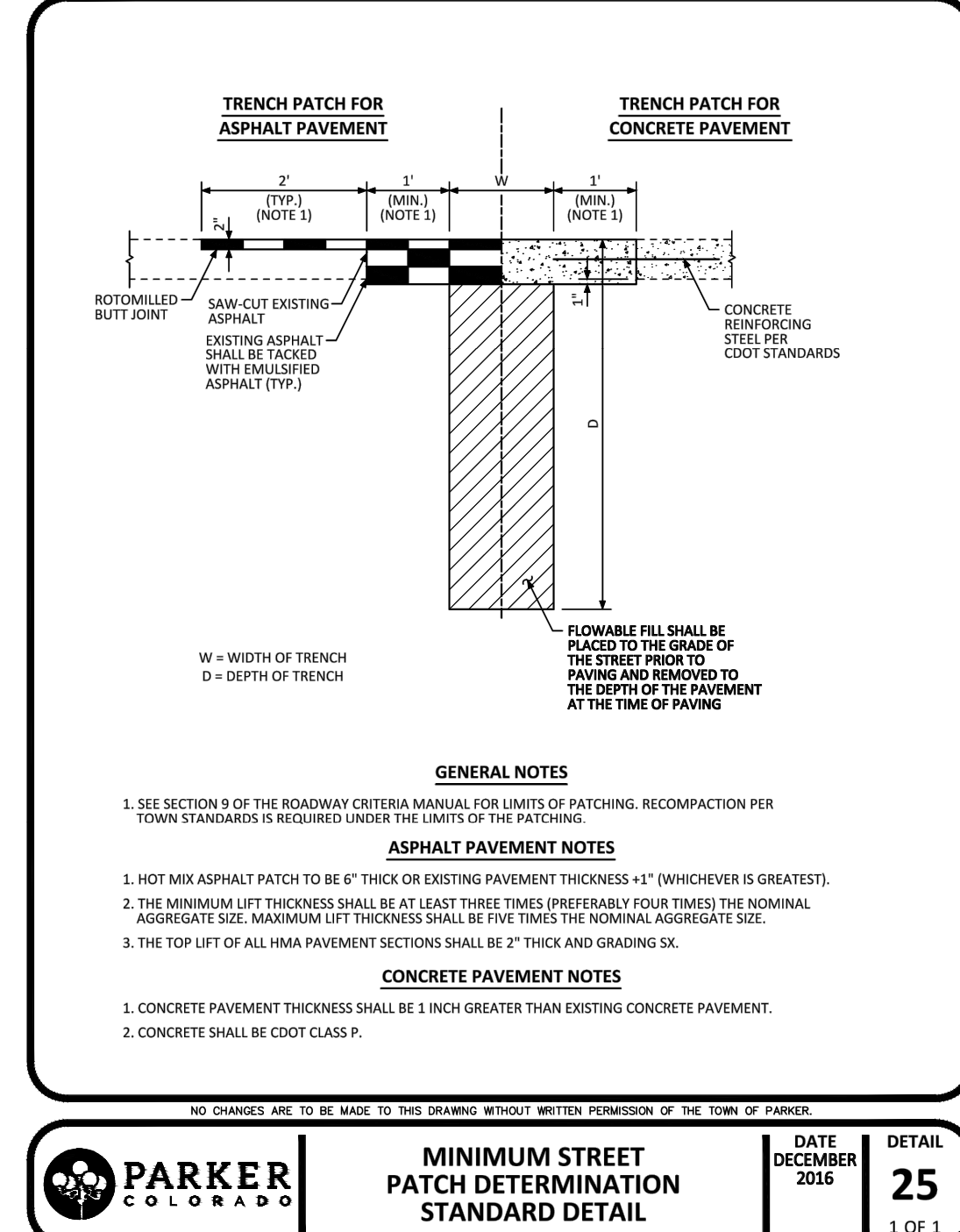
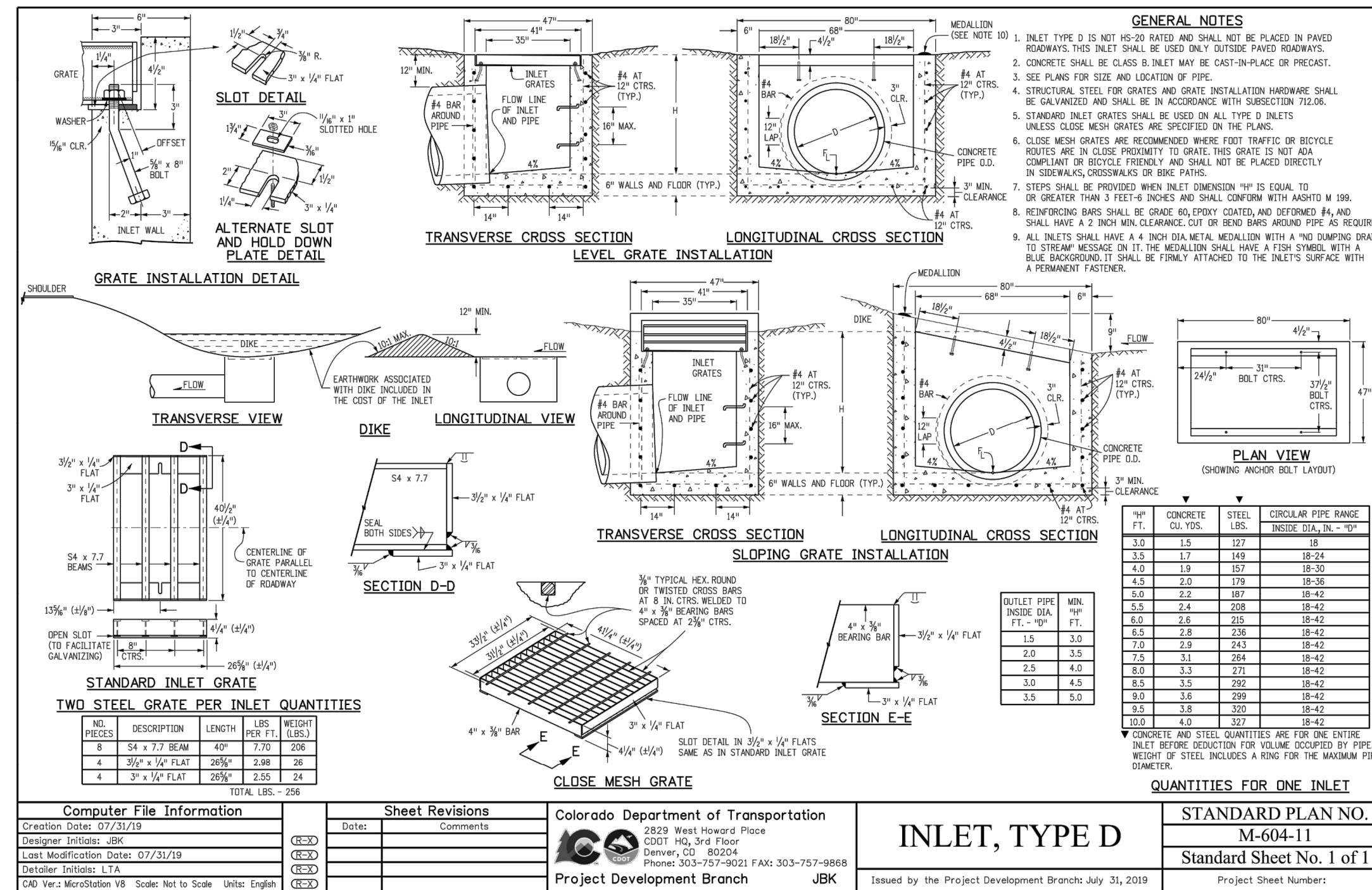
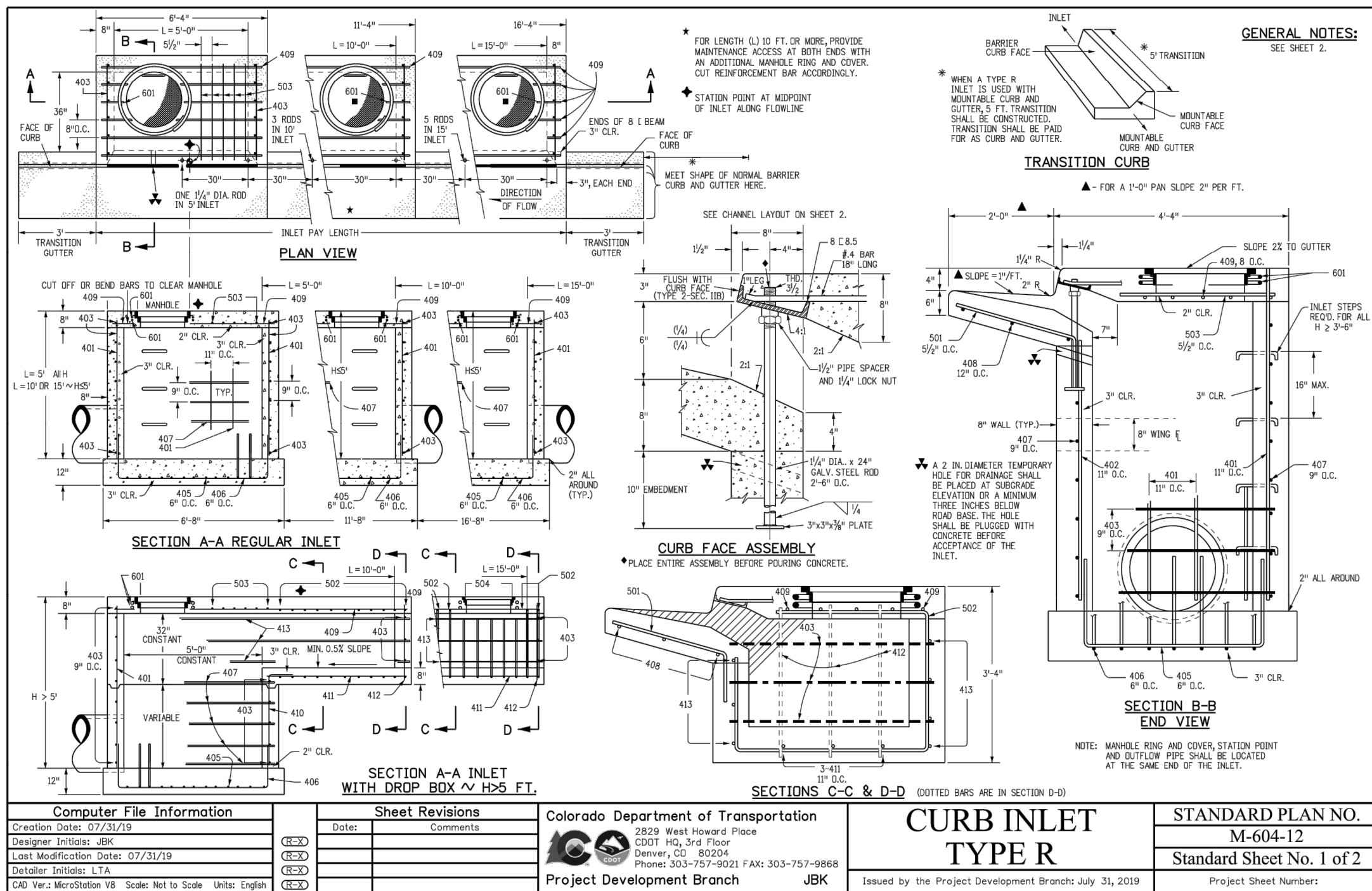
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SCALE: 1" = 50'
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CHECKED BY: JS
JOB NO: D01173-A

STORM
DRAIN PLAN
& PROFILE

PROJECT NO.
D01173-A
DRAWING NO.
23
SHEET NO. 23 OF 25 SHEETS

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D01173-A

STANDARD DETAILS

PROJECT NO.

D01173-A

DRAWING NO.

24

SHEET NO. 24 OF 25 SHEETS

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