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FILED: TLM K1200829ENGINEERINGCDDC - COVER.DWG LAYOUT: NOTES
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STANDARD CONSTRUCTION NOTES

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
- A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
- THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
- A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
- ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
- THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
- PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES

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

STORM DRAINAGE INFRASTRUCTURE NOTES

- ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
- THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 COR 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.
- 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 THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
- 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 (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
 - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
 - 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
- ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02
- ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ¼ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
- EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
- TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
- PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGNAGE AND STRIPING NOTES

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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DRAWN BY: <DRAWN>

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



**HARRIS
KOCHER
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Denver, Colorado 80203
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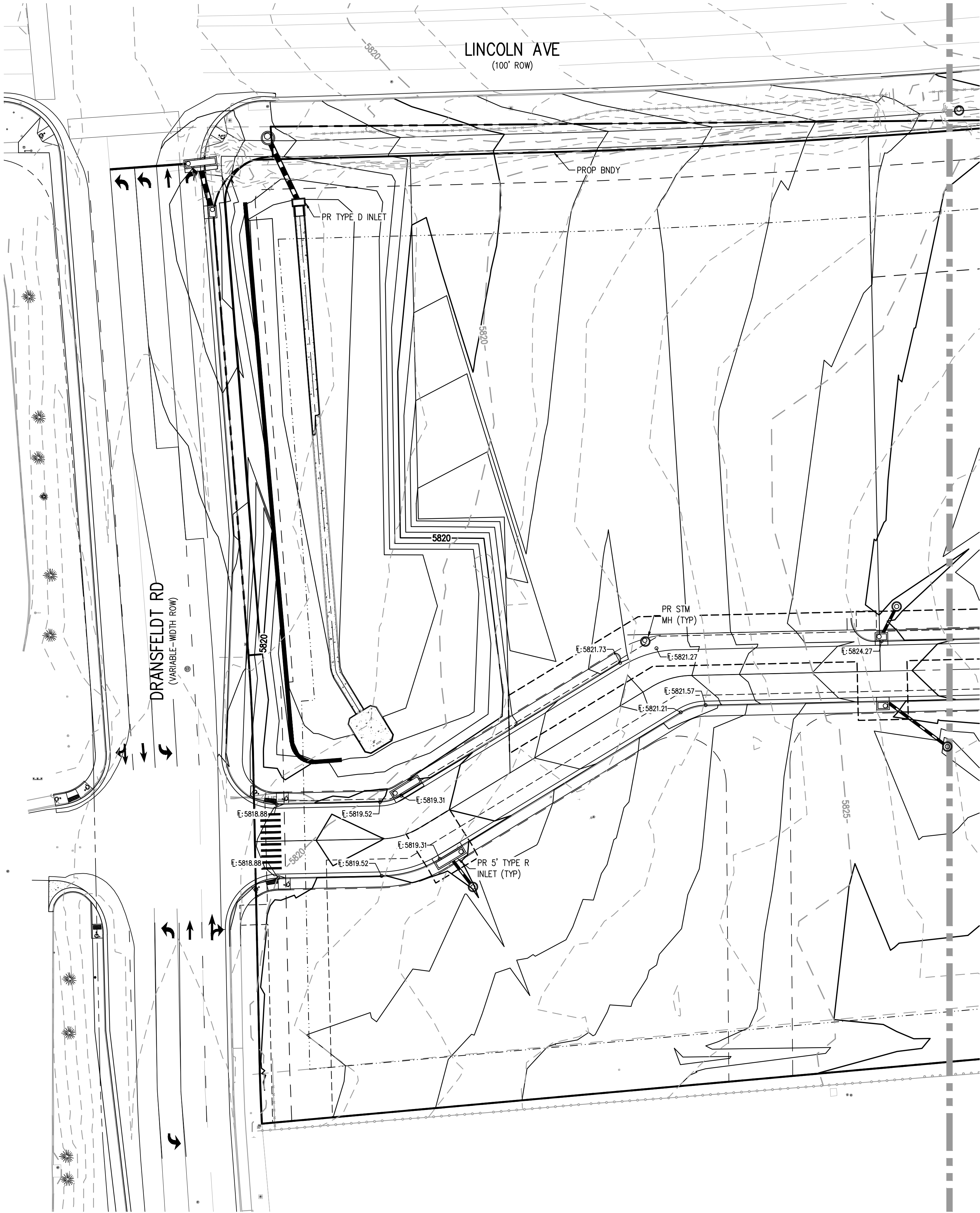
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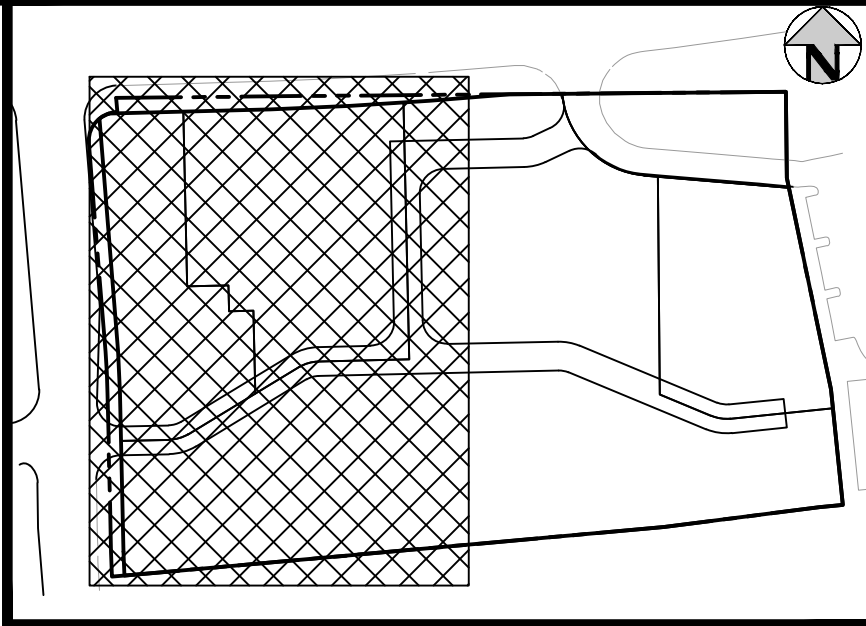
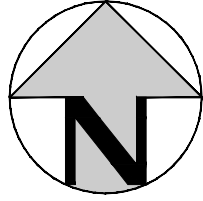
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2

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MATCHLINE - SEE SHEET 4



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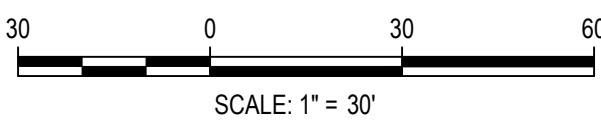
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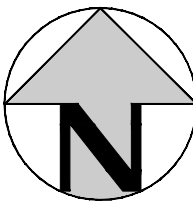
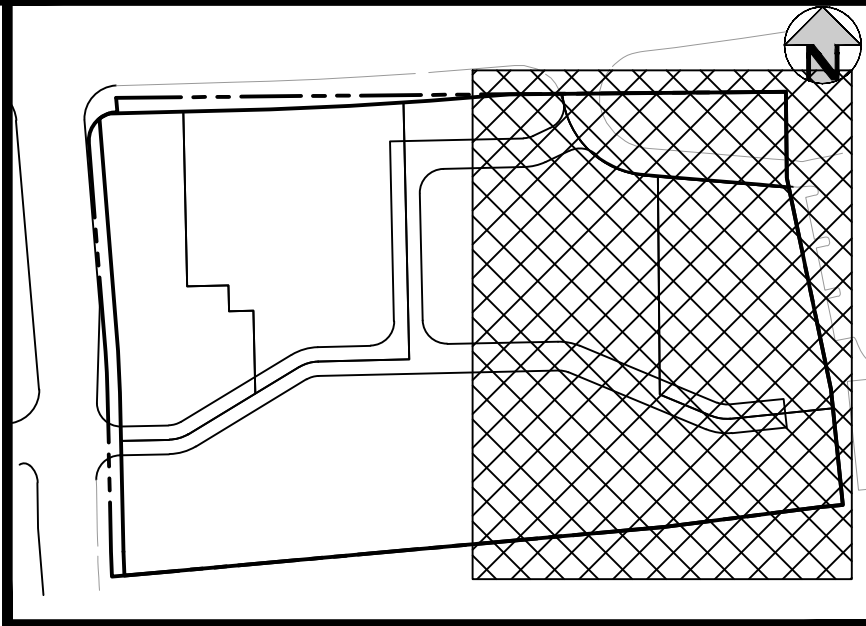
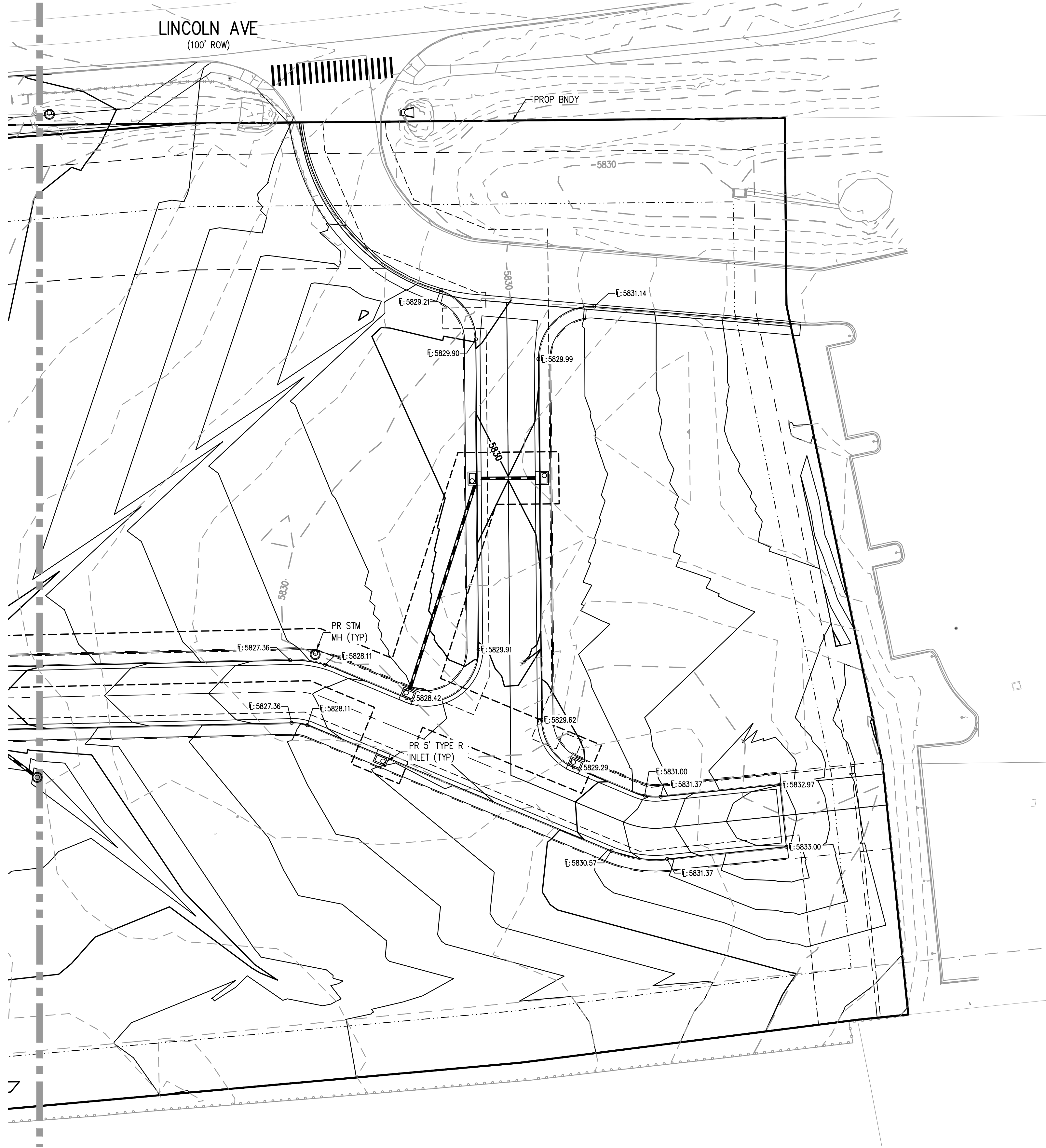
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3 OF 36

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MATCHLINE - SEE SHEET 3

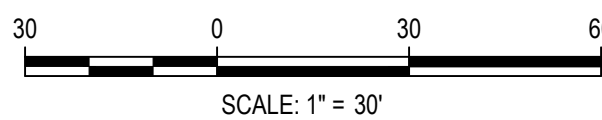


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DESIGNED BY: ORM
CHECKED BY: RCP
DRAWN BY: ORM

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS

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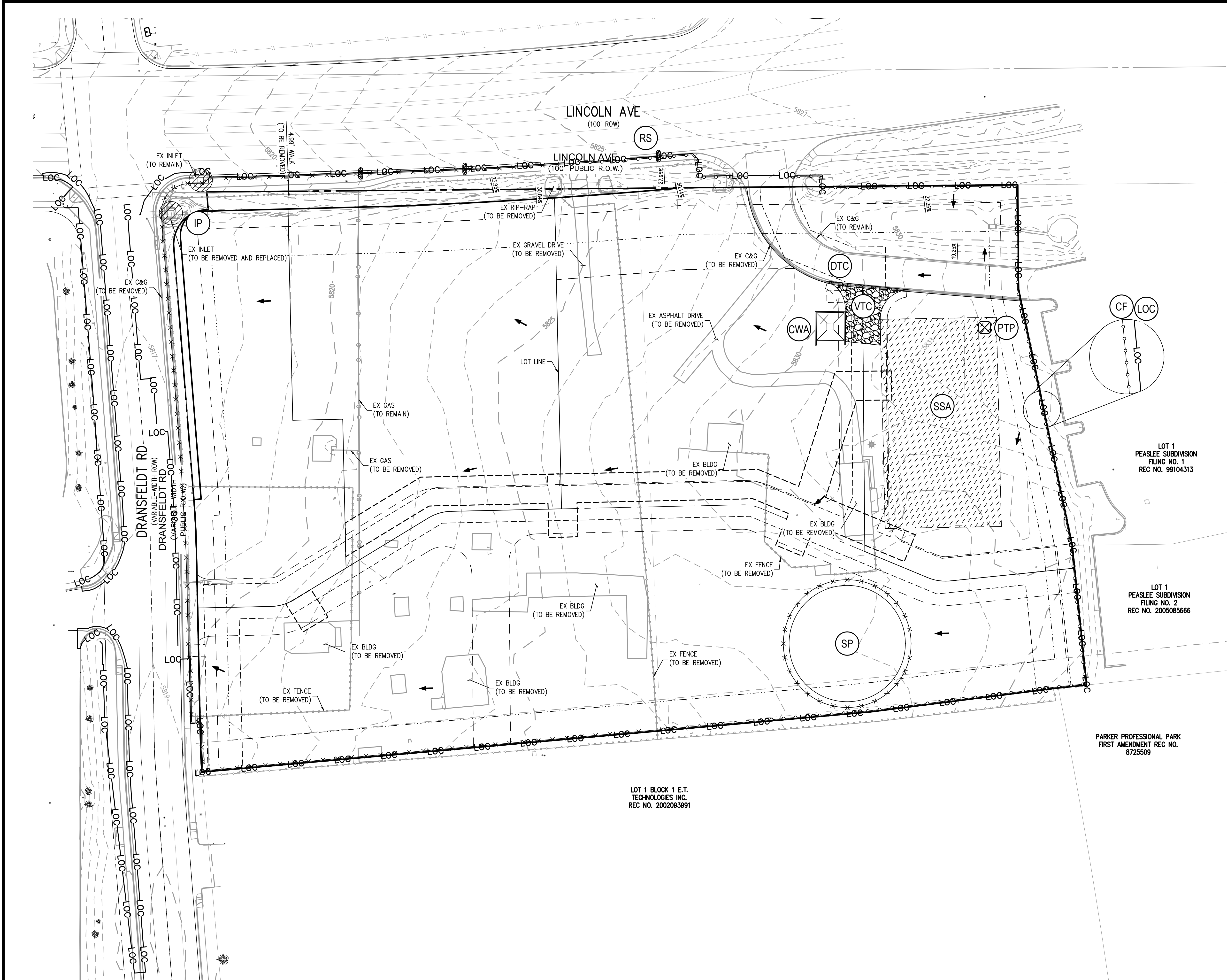
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LEGEND:

- PROPERTY BOUNDARY
- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- ASPHALT PATCHBACK
- LIMITS OF CONSTRUCTION

- NOTES:**
- LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
 - TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
 - 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.
 - NO WORK IS TO OCCUR OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING PROPERTIES ADJACENT TO THE PROJECT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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40 0 40 80

SCALE: 1" = 40'

DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH

1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP INITIAL PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

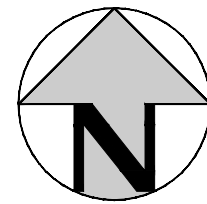
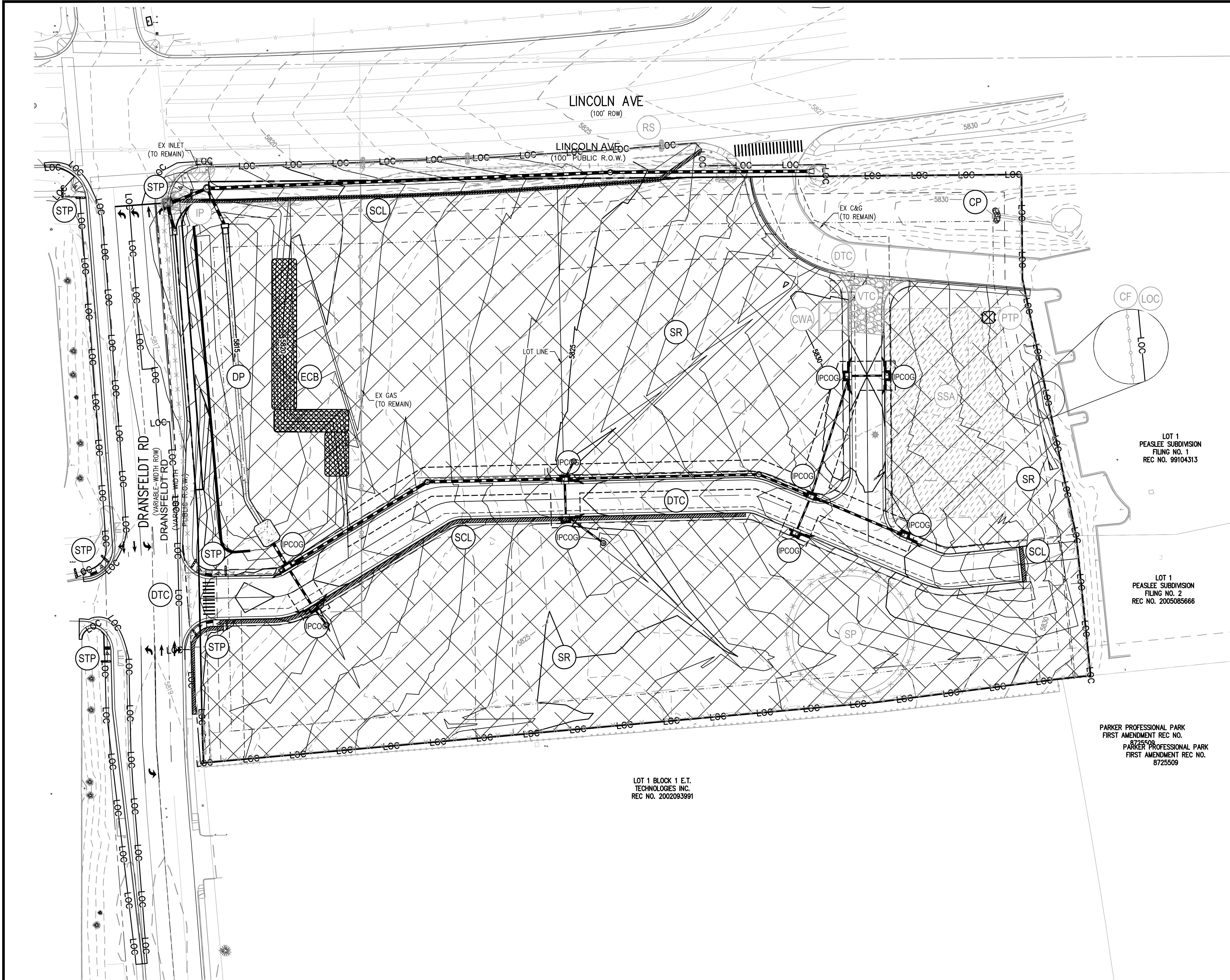
PROJECT #: 200829
SHEET NUMBER

5

5 OF 36

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: K:\200829\ENGINEERING\CD - CBMP INTERIM.DWG LAYOUT LAYOUT1
NO SCALE
PLOTTED: TUE 11/23/21 2:02:36P BY: TIM HOFFMAN



LEGEND:

- PROPERTY BOUNDARY
- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELECOM LINE
- LIMITS OF CONSTRUCTION

NOTES:

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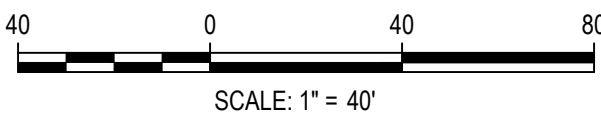
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

LOT 1 BLOCK 1 E.T.
TECHNOLOGIES INC.
REC NO. 2002093991

LOT 1
PEASLEE SUBDIVISION
FILING NO. 1
REC NO. 99104313

LOT 1
PEASLEE SUBDIVISION
FILING NO. 2
REC NO. 2005085666

PARKER PROFESSIONAL PARK
FIRST AMENDMENT REC NO.
8725509
PARKER PROFESSIONAL PARK
FIRST AMENDMENT REC NO.
8725509



DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

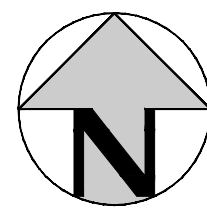
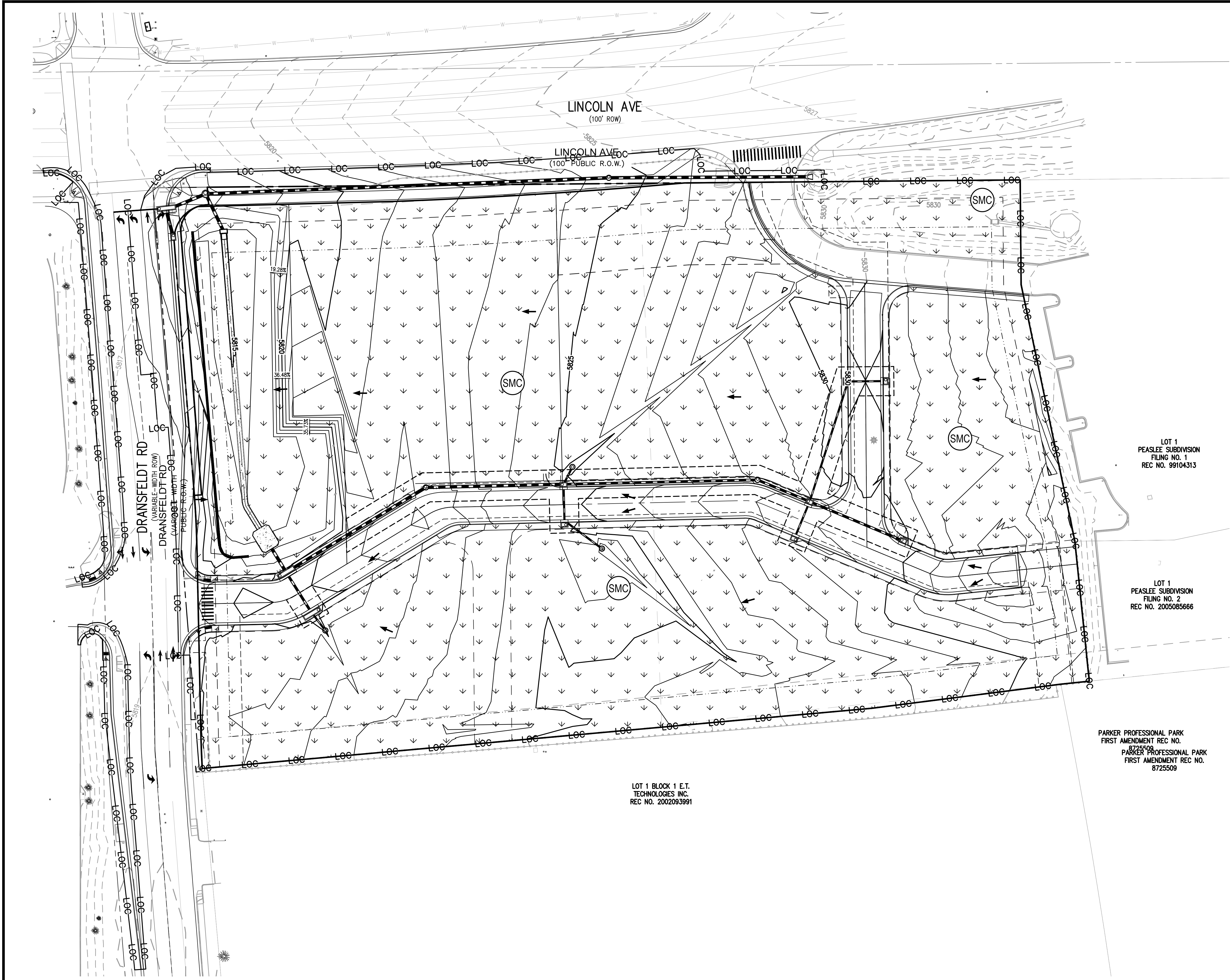
LINCOLN & DRANSFELDT
CBMP INTERIM PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 200829
SHEET NUMBER
6
6 OF 36

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FILEPATH: K:\200829\ENGINEERING\8050\CD - CBMP FINAL.DWG LAYOUT: LAYOUT1
NO SCALE: 11/23/21 2:02:45P BY: TIM HOFFMAN
PLOTTED: TUE 11/23/21 2:02:45P BY: TIM HOFFMAN



LEGEND:

- PROPERTY BOUNDARY
- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELECOM LINE
- LIMITS OF CONSTRUCTION

NOTES:

- LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6- FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
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PARKER PROFESSIONAL PARK
FIRST AMENDMENT REC NO.
8725509
PARKER PROFESSIONAL PARK
FIRST AMENDMENT REC NO.
8725509

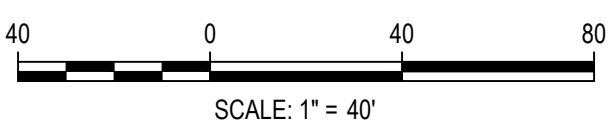
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



Know what's below.
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DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS

HKS HARRIS
KOCHER
SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP FINAL PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

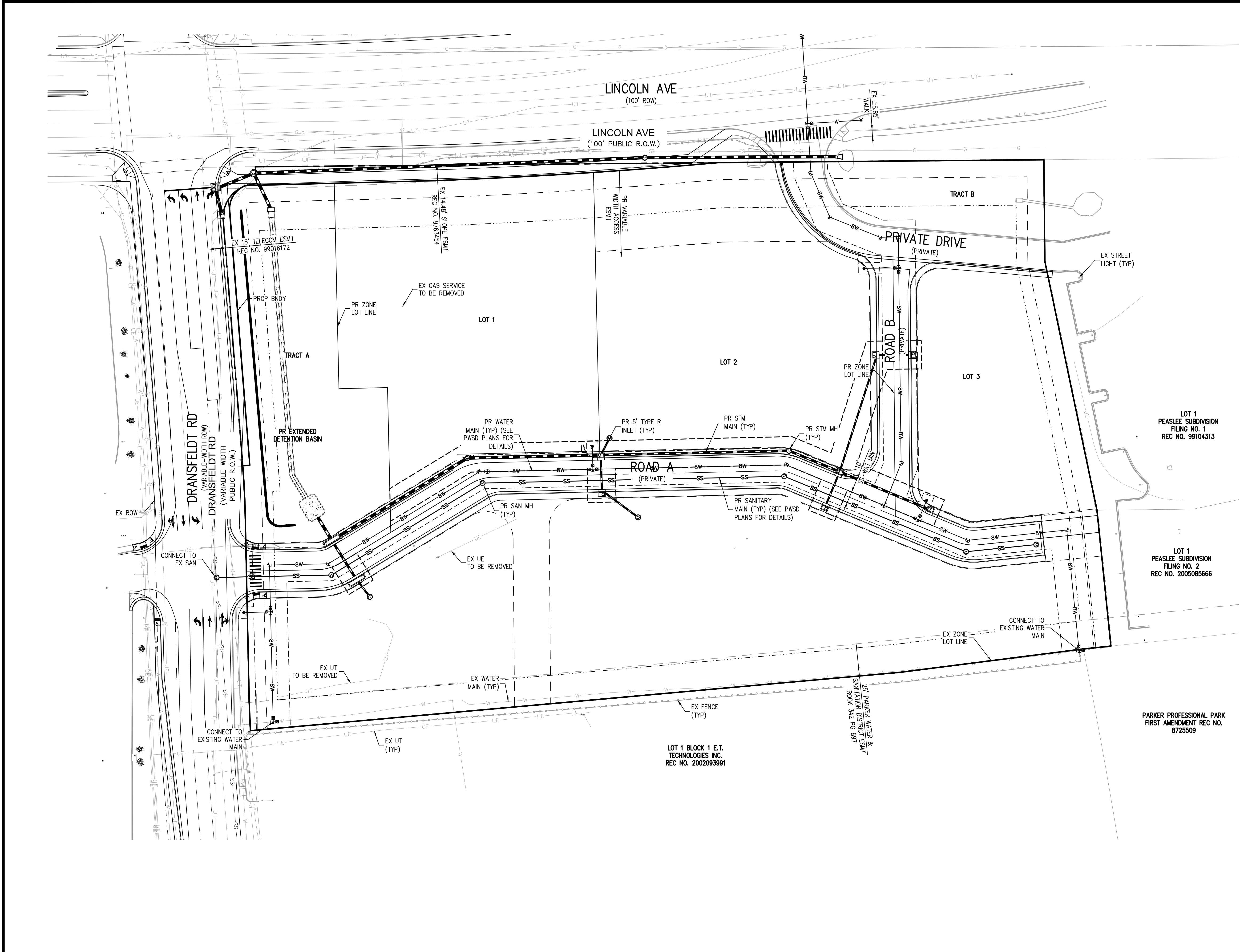
PROJECT #: 200829
SHEET NUMBER

7

7 OF 36

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FILE PATH: K:\200829\ENGINEERING\UTILITIES\CD - OVERALL UTILITY PLANDWG LAYOUT.LAYOUT1
NO SCALE
PLOTTED: TUE 11/23/21 2:04:11P BY: TIM HOFFMAN



- NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL

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 CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

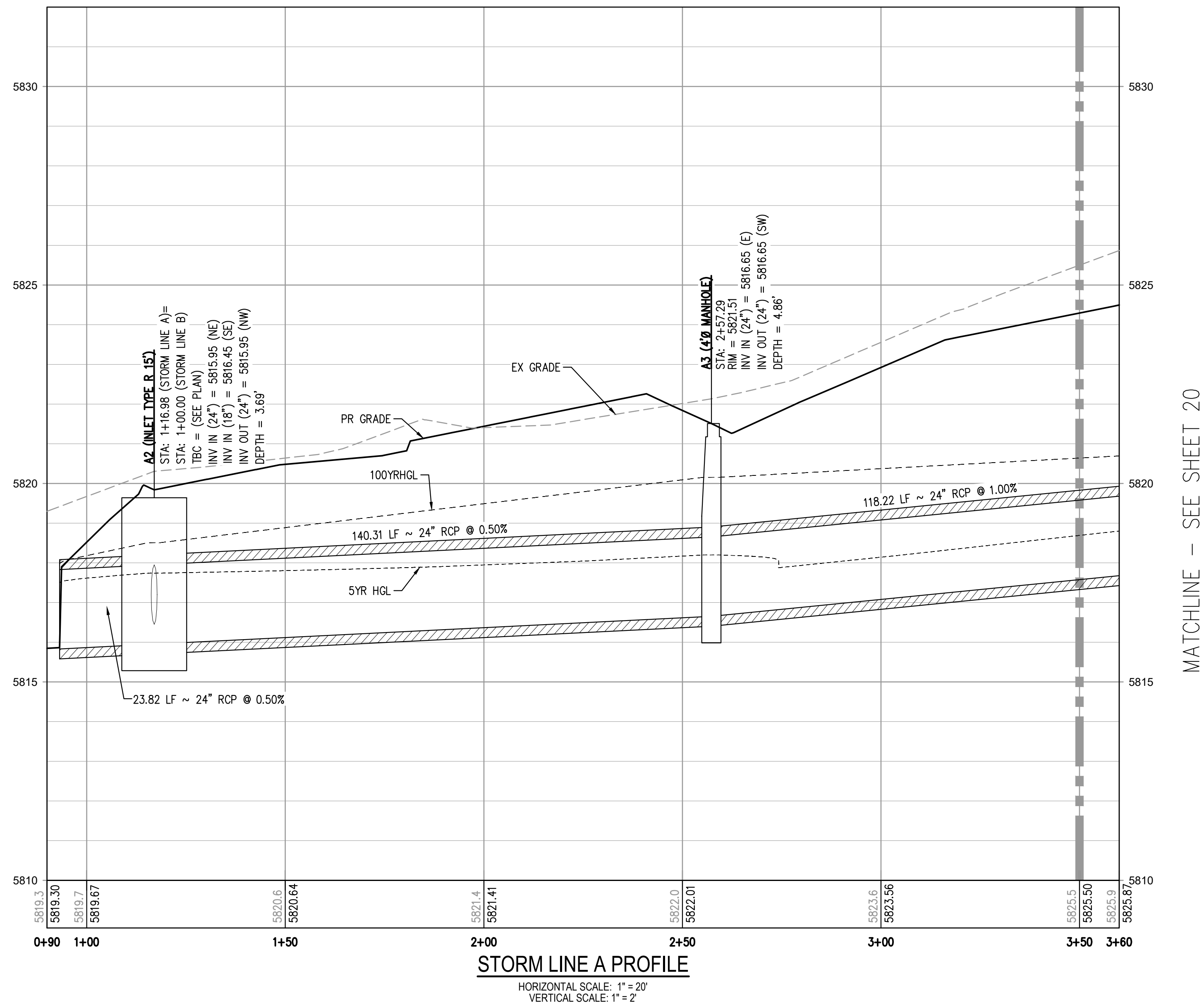
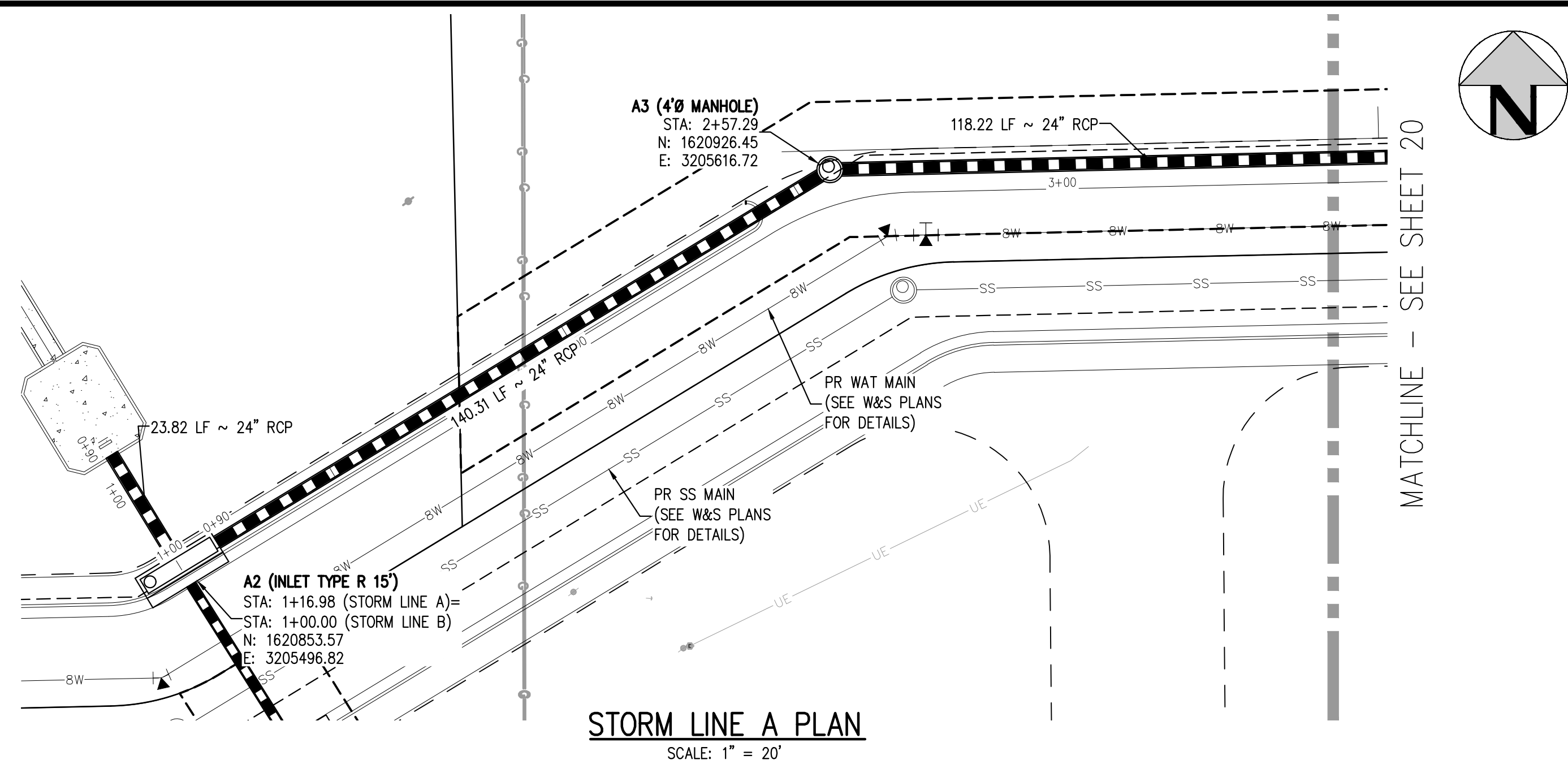
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE _____ DATE _____

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.

 Know what's below. Call before you dig.	DESIGNED BY: MJS CHECKED BY: RCP DRAWN BY: MJS	ISSUE DATE: 07-30-2021 DATE _____ REVISION COMMENTS _____	 HARRIS KOCHER SMITH 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	PLAZA STREET PARTNERS	LINCOLN & DRANSFELDT OVERALL UTILITY PLAN	PRELIMINARY NOT FOR CONSTRUCTION	PROJECT #: 200829 SHEET NUMBER 18 18 OF 36
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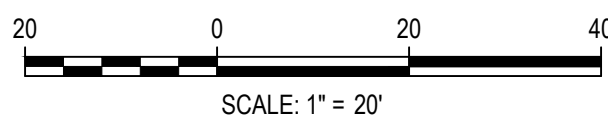
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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NO SCALE
PLOTTED: TUE 11/23/21 2:04:24P BY: TIM HOFFMAN



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ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
STORM LINE A PLAN & PROFILE

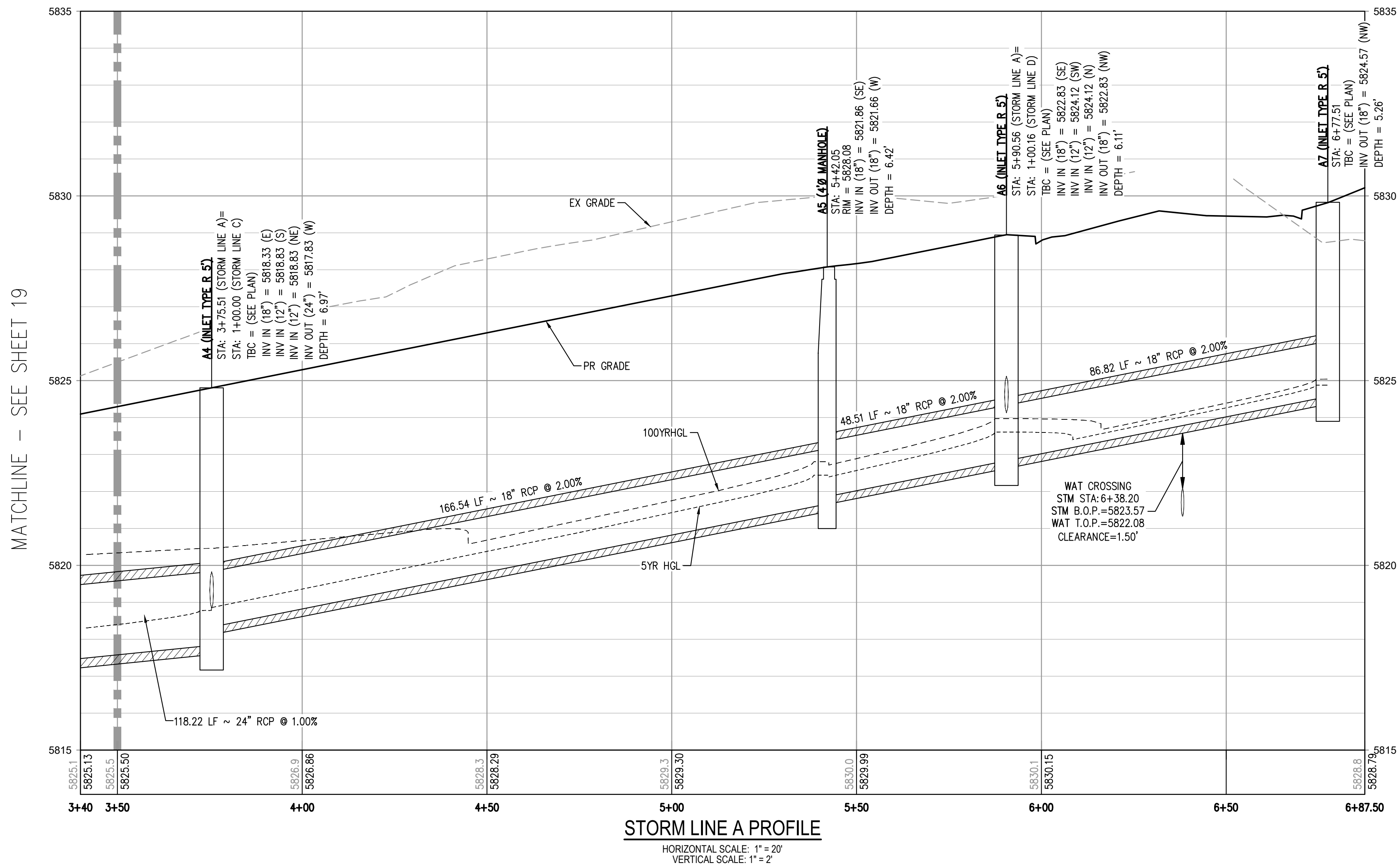
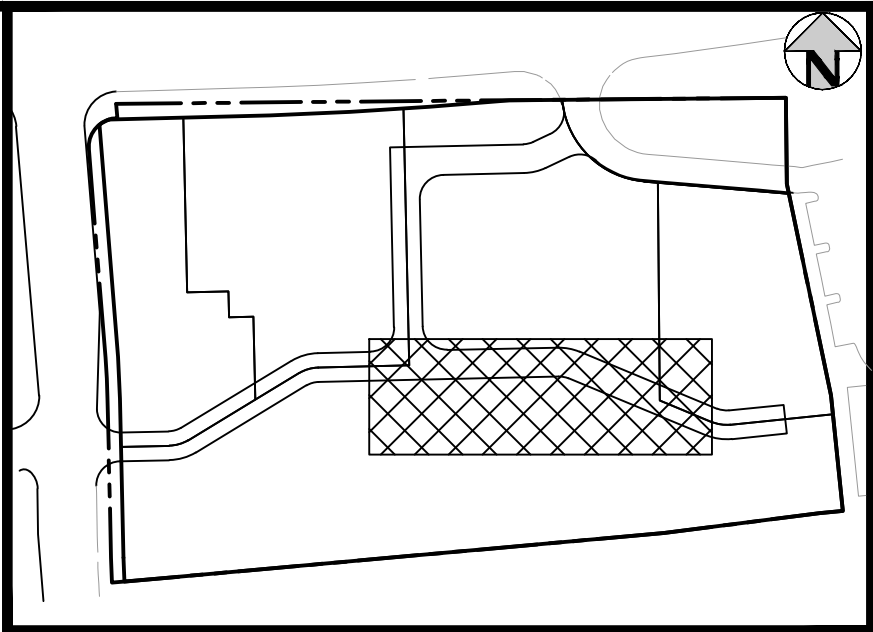
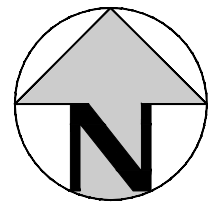
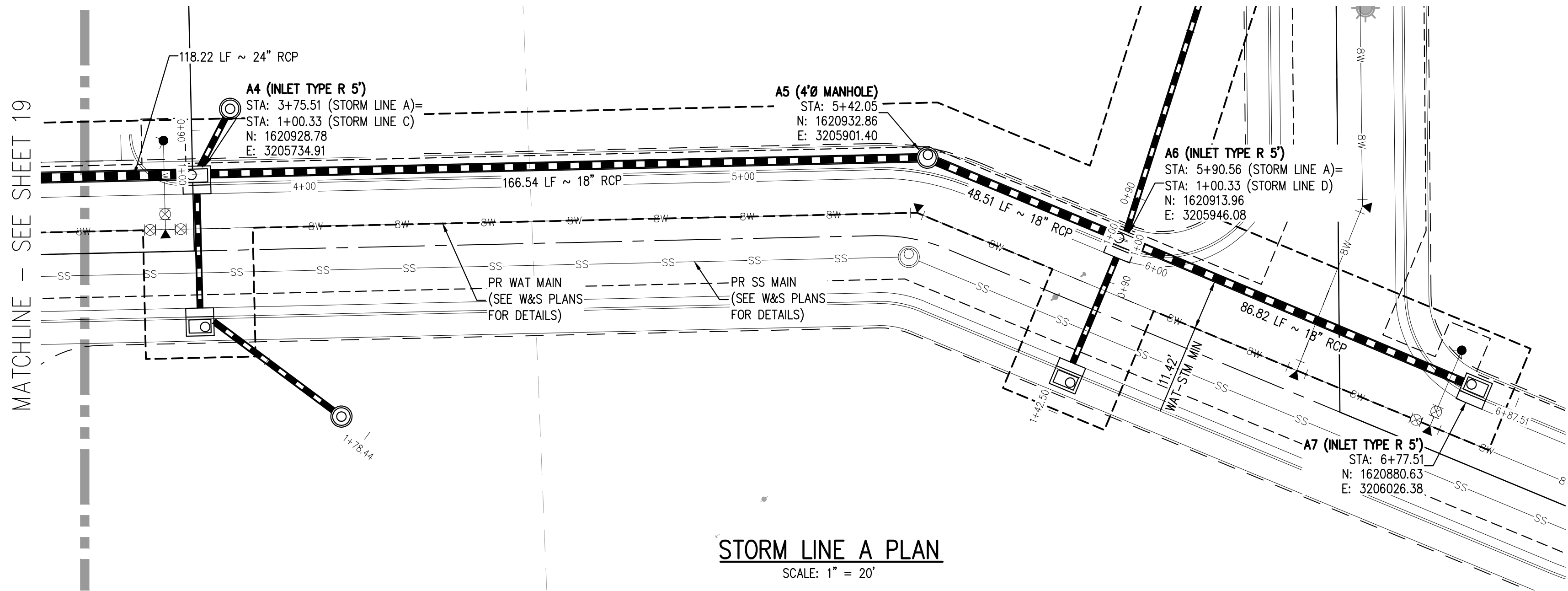
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 200829
SHEET NUMBER

19

19 OF 36

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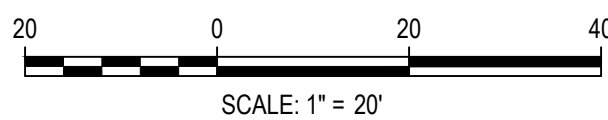


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PLOTTED: TUE 11/23/21 2:04:26P BY: TIM HOFFMAN



DESIGNED BY: MJS
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DRAWN BY: MJS

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
STORM LINE A PLAN & PROFILE

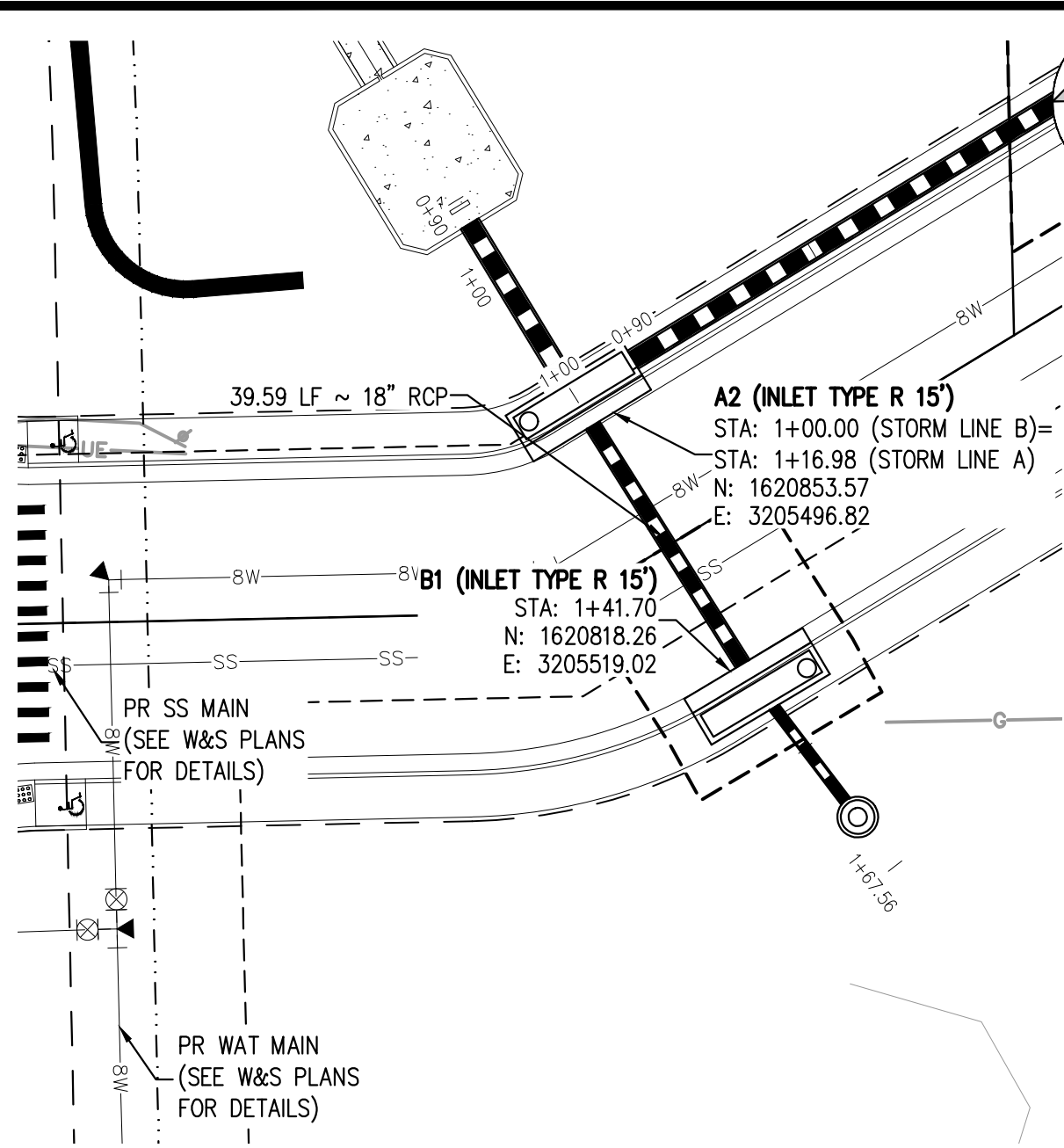
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PROJECT #: 200829
SHEET NUMBER

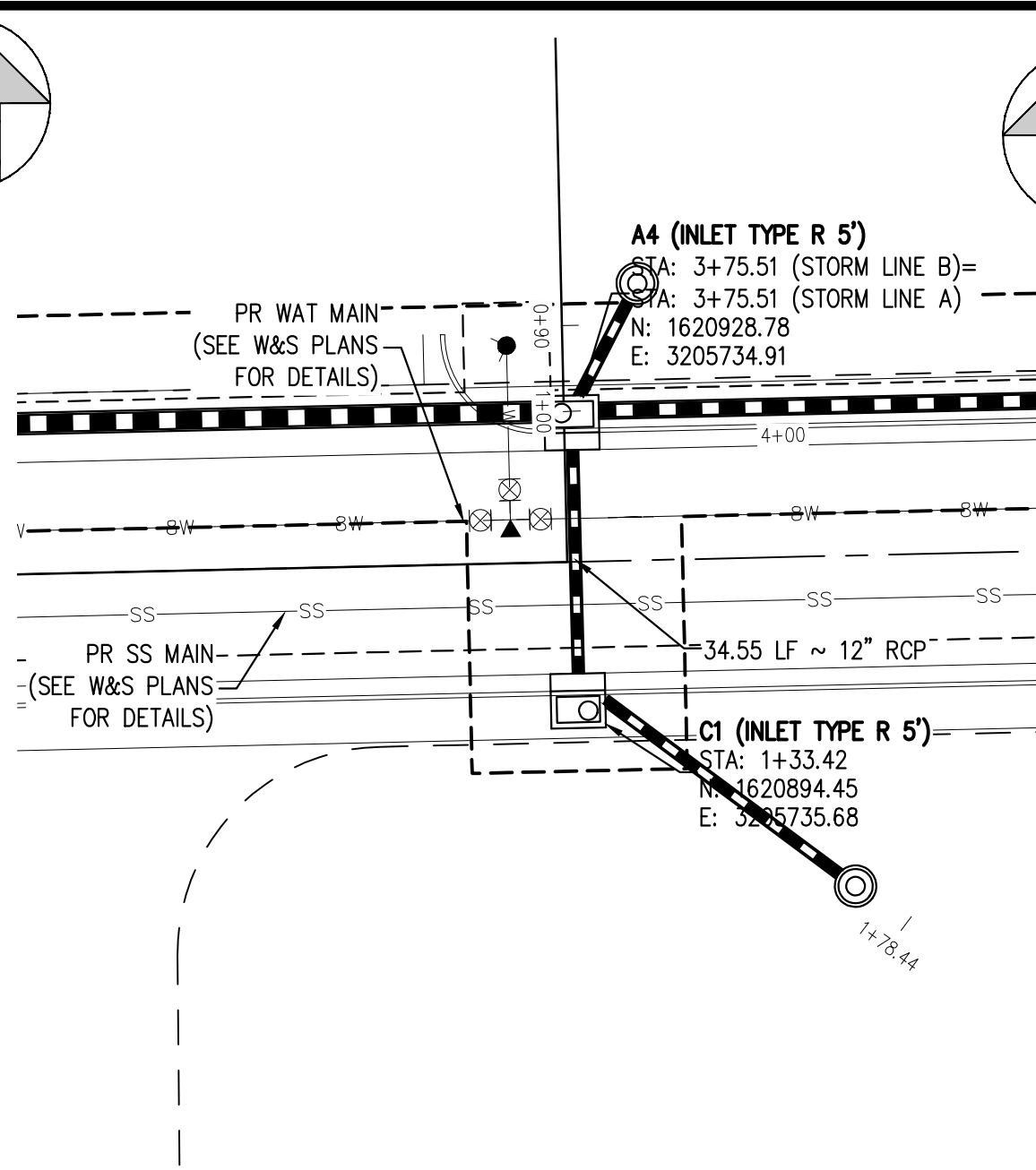
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20 OF 36

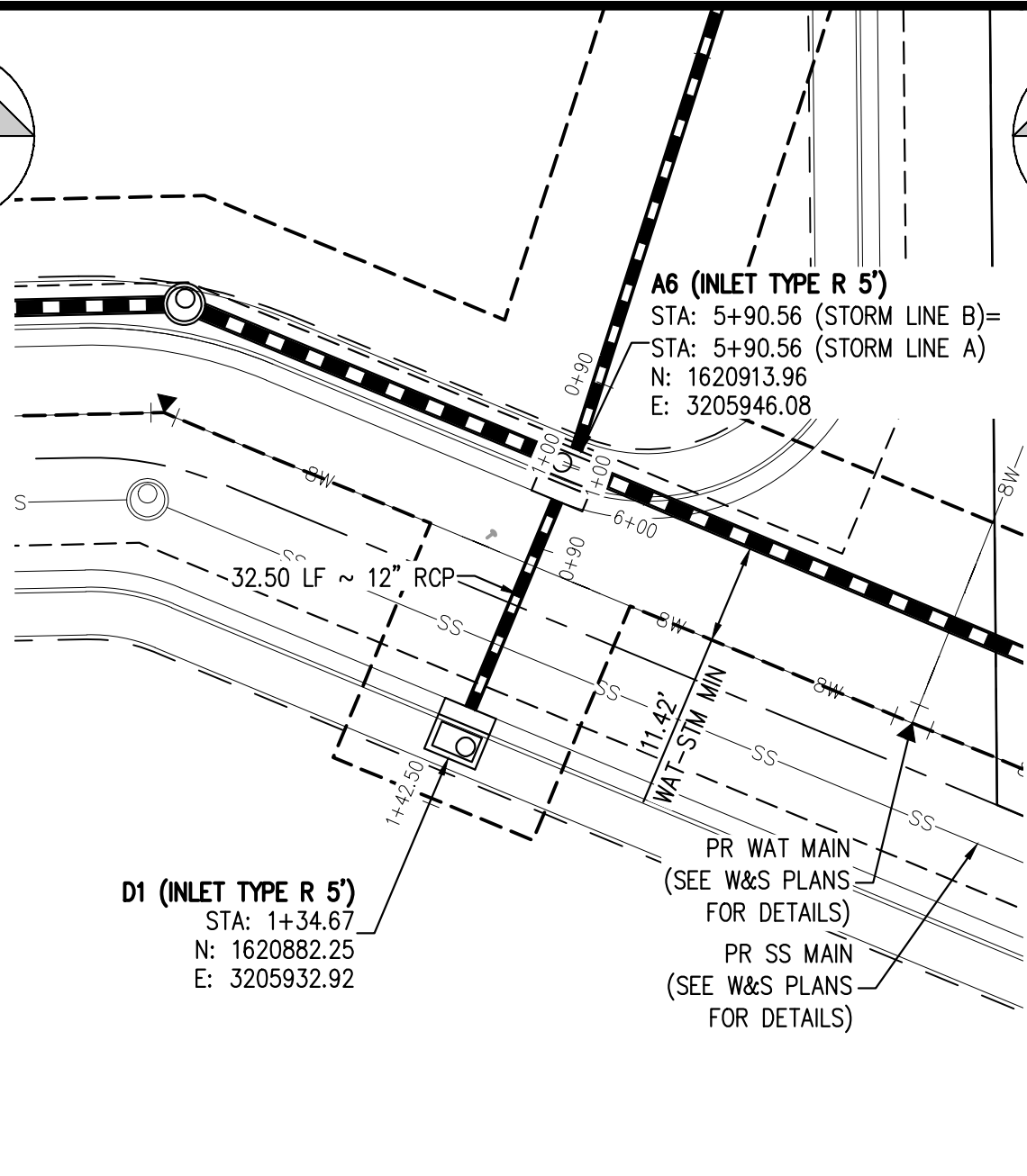
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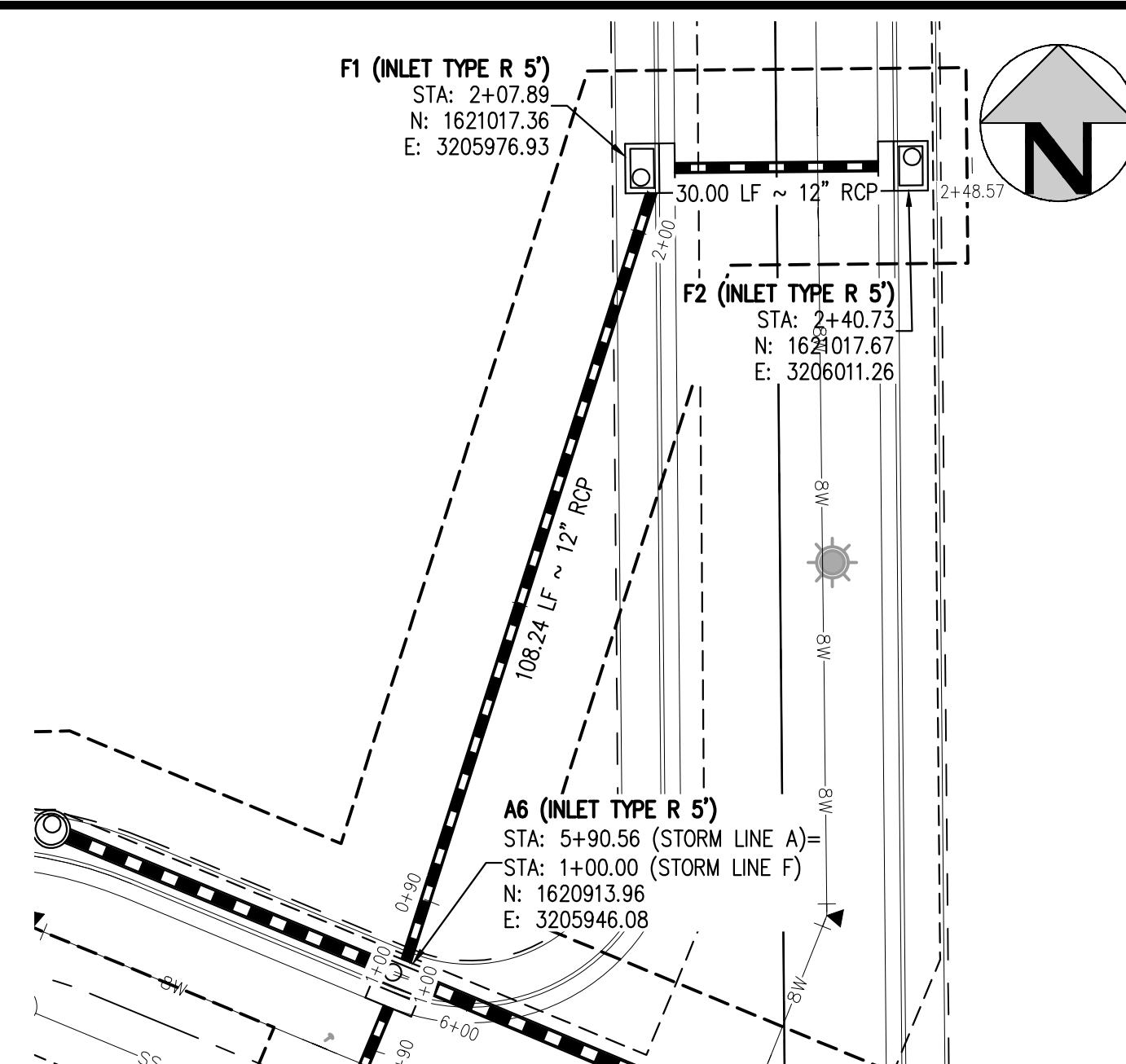
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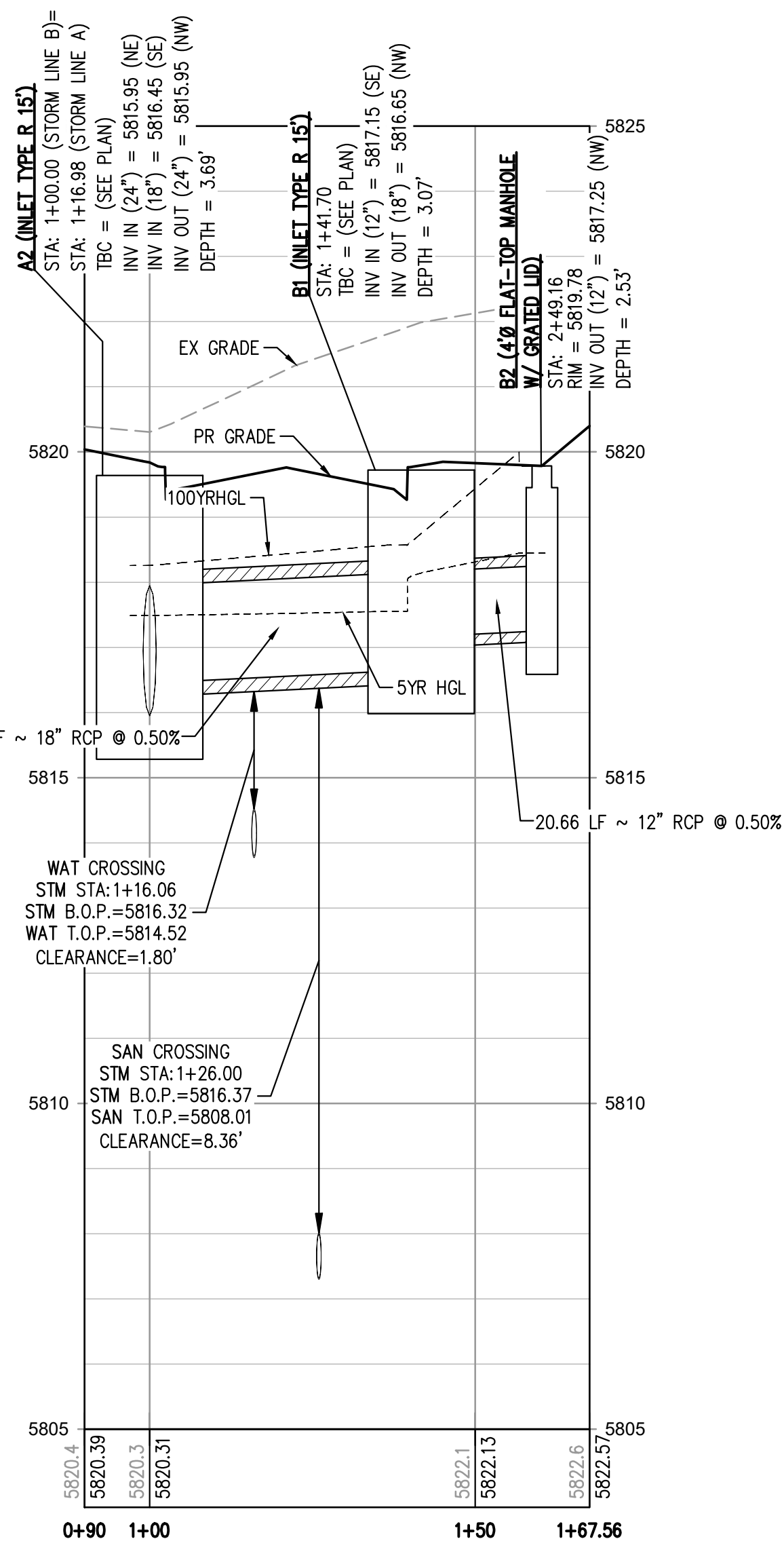
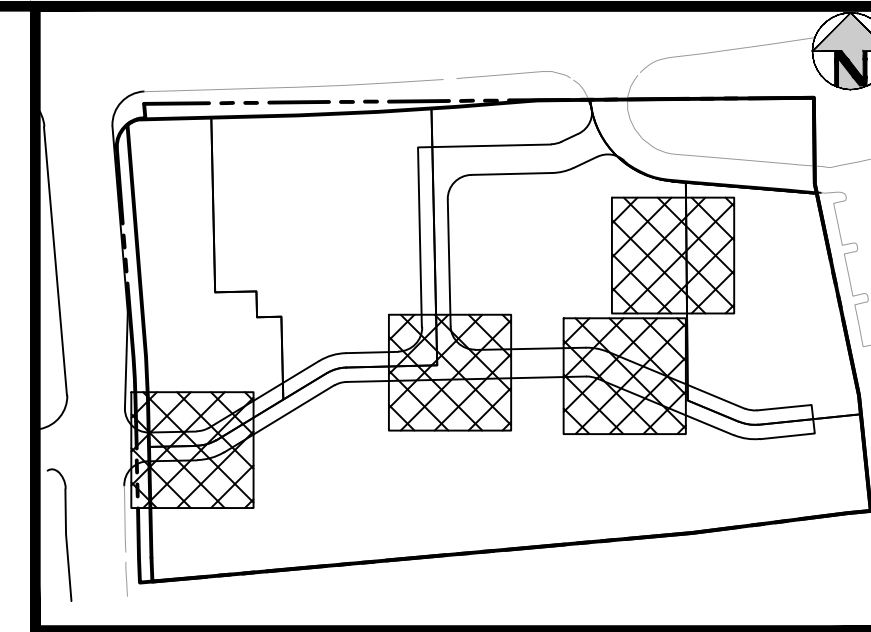
STORM LINE C PLAN
SCALE: 1" = 20'



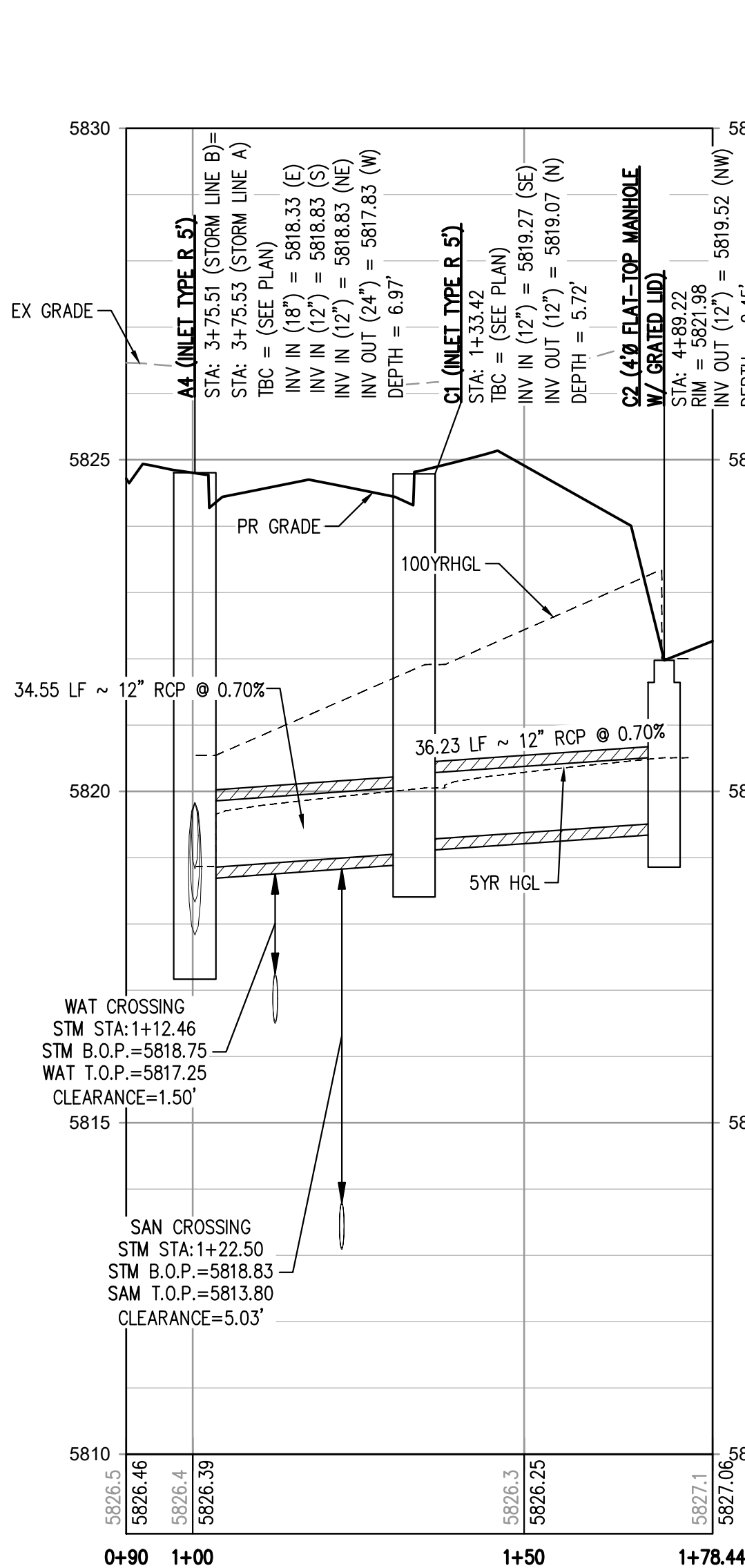
STORM LINE D PLAN
SCALE: 1" = 20'



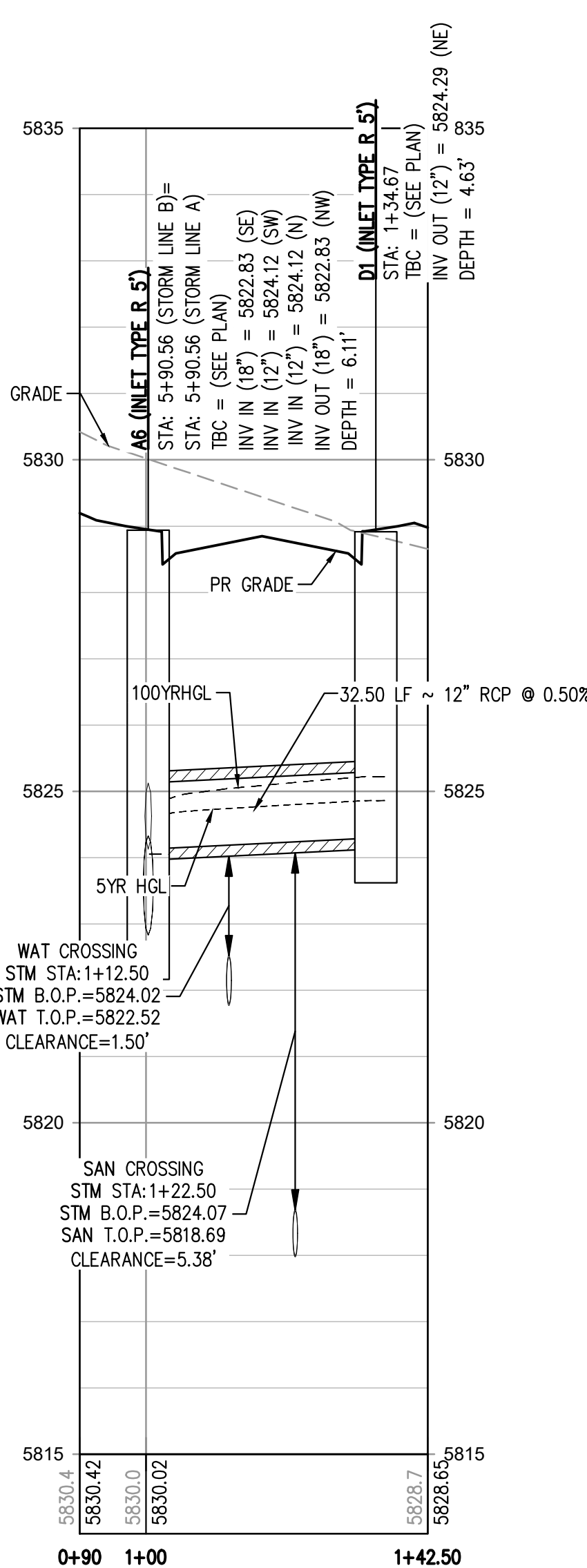
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SCALE: 1" = 20'



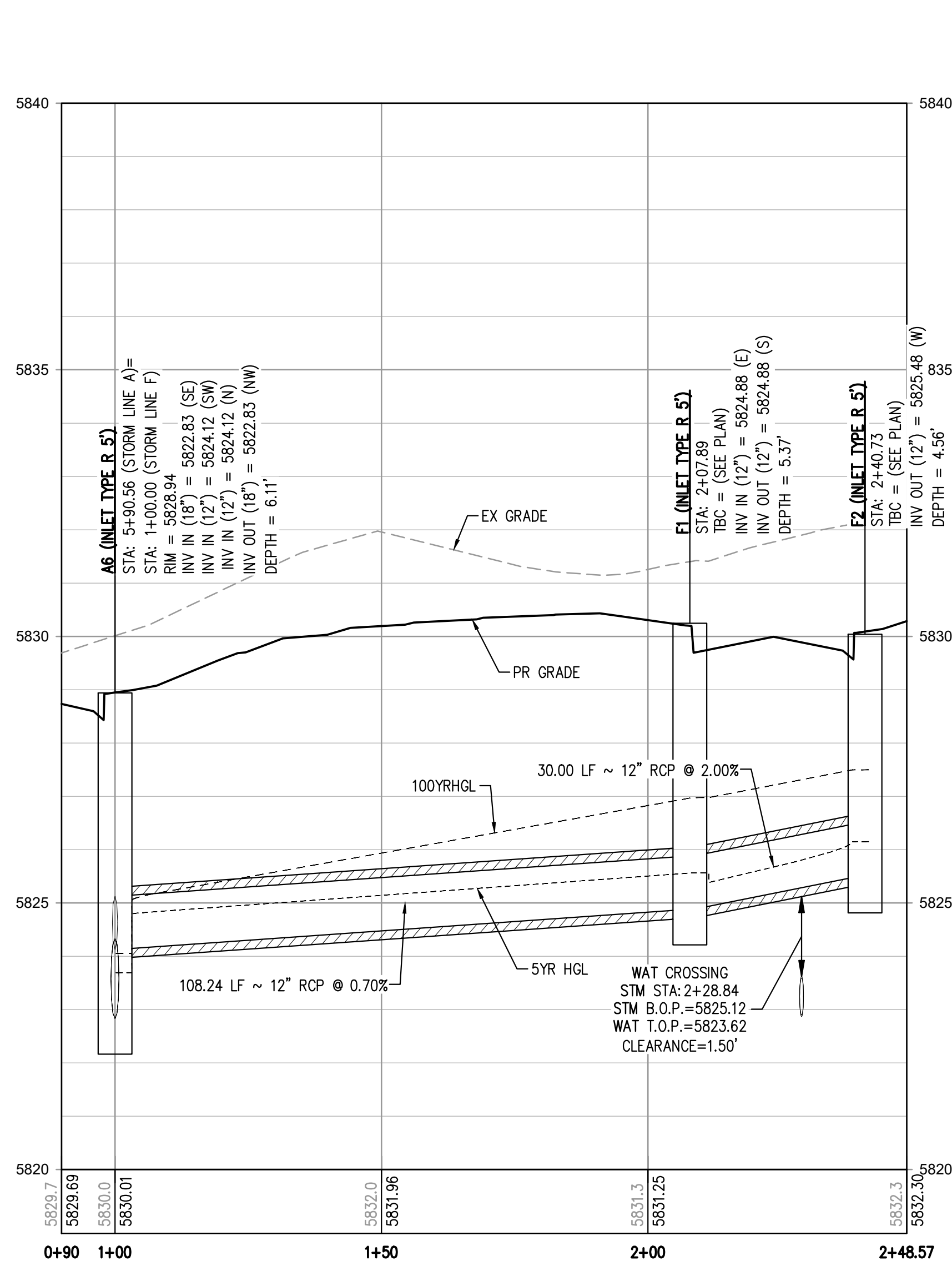
STORM LINE B PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



STORM LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



STORM LINE D PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

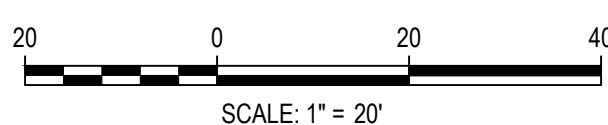


STORM LINE F PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021	
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PLAZA STREET PARTNERS

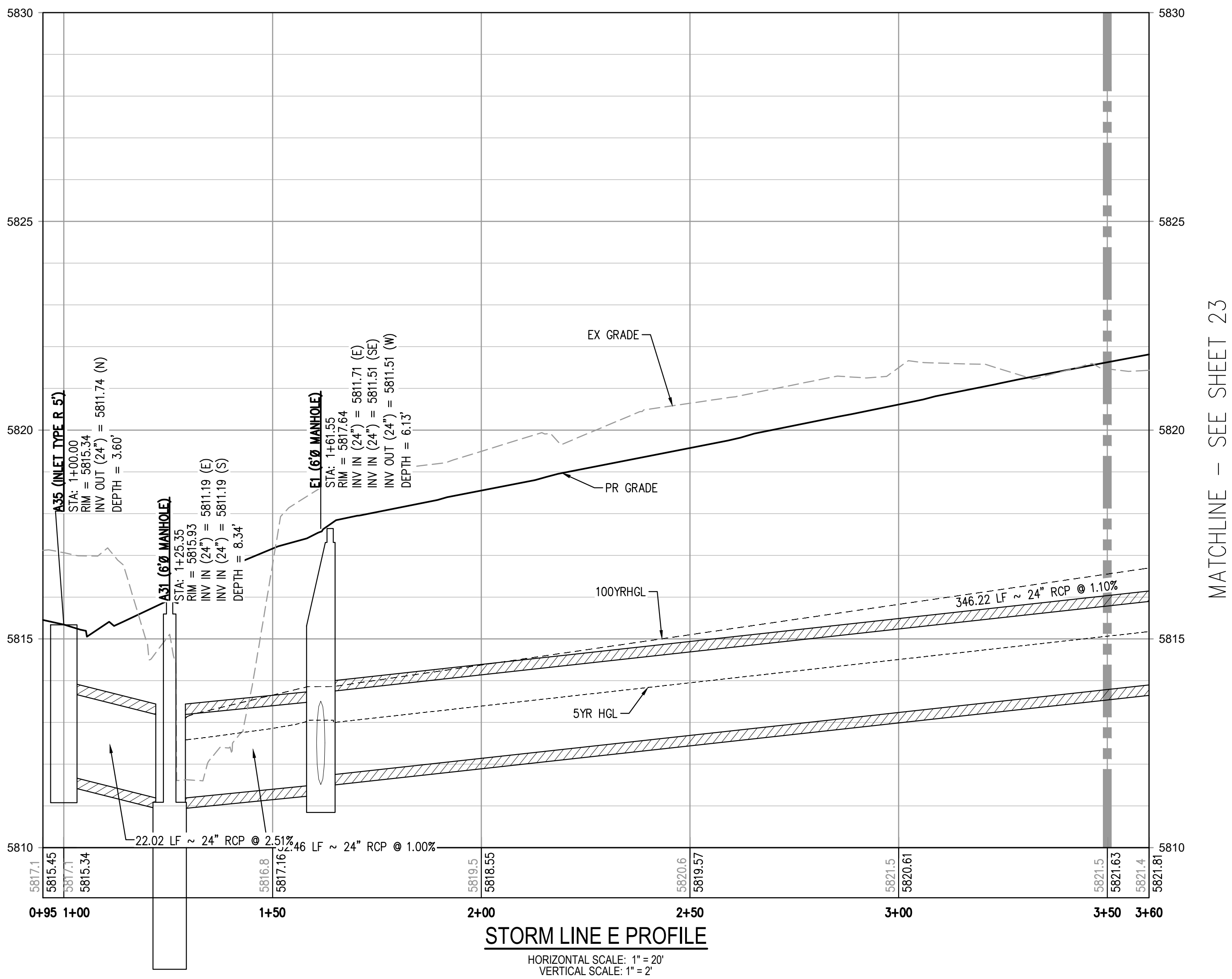
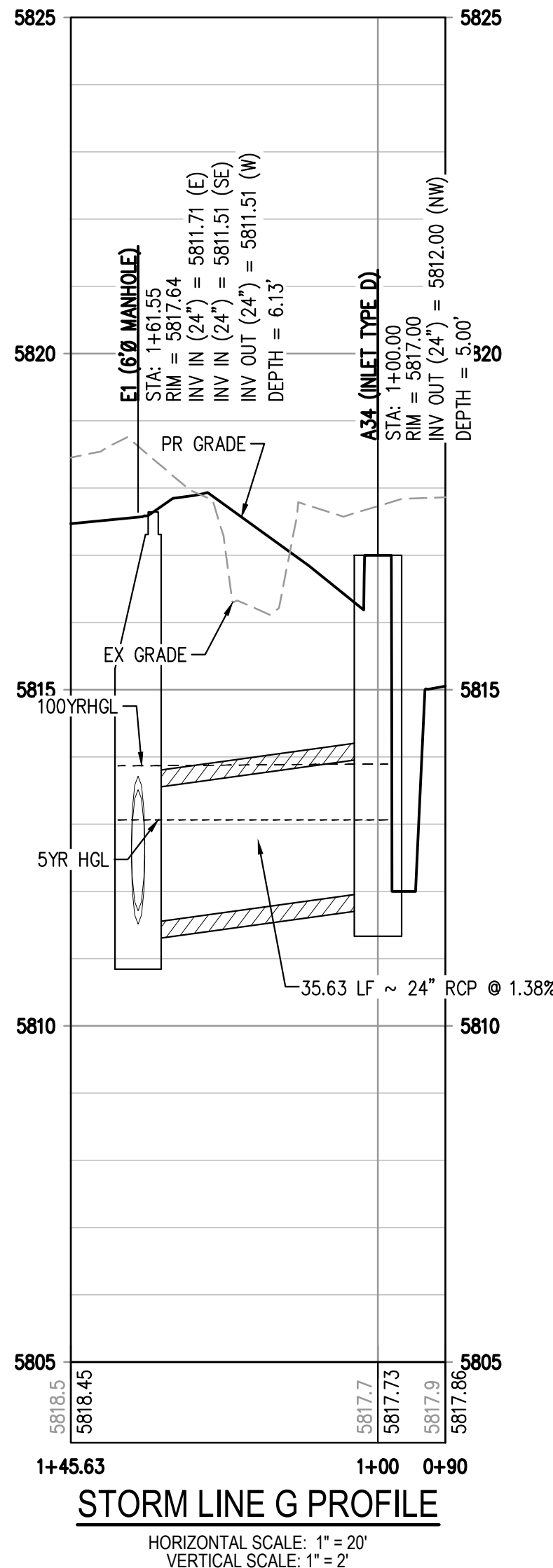
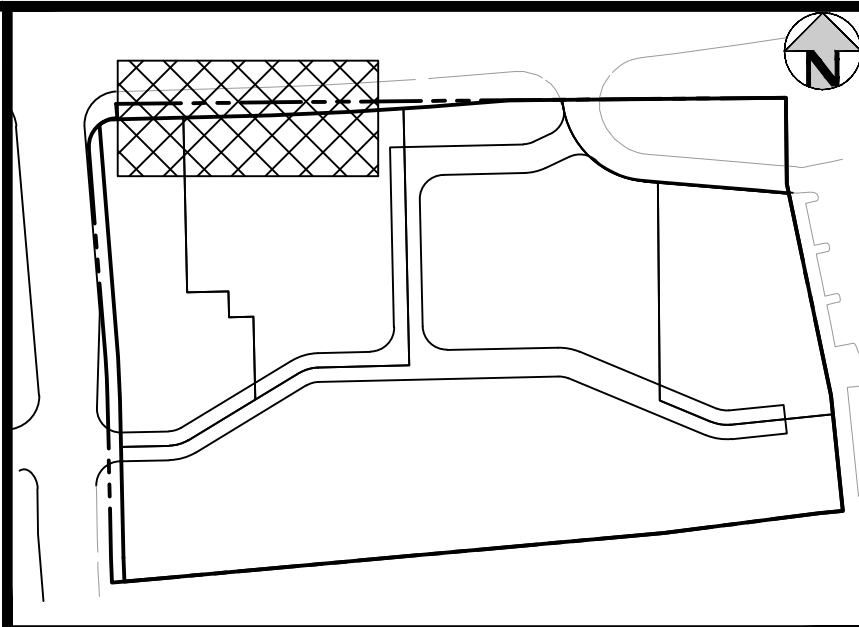
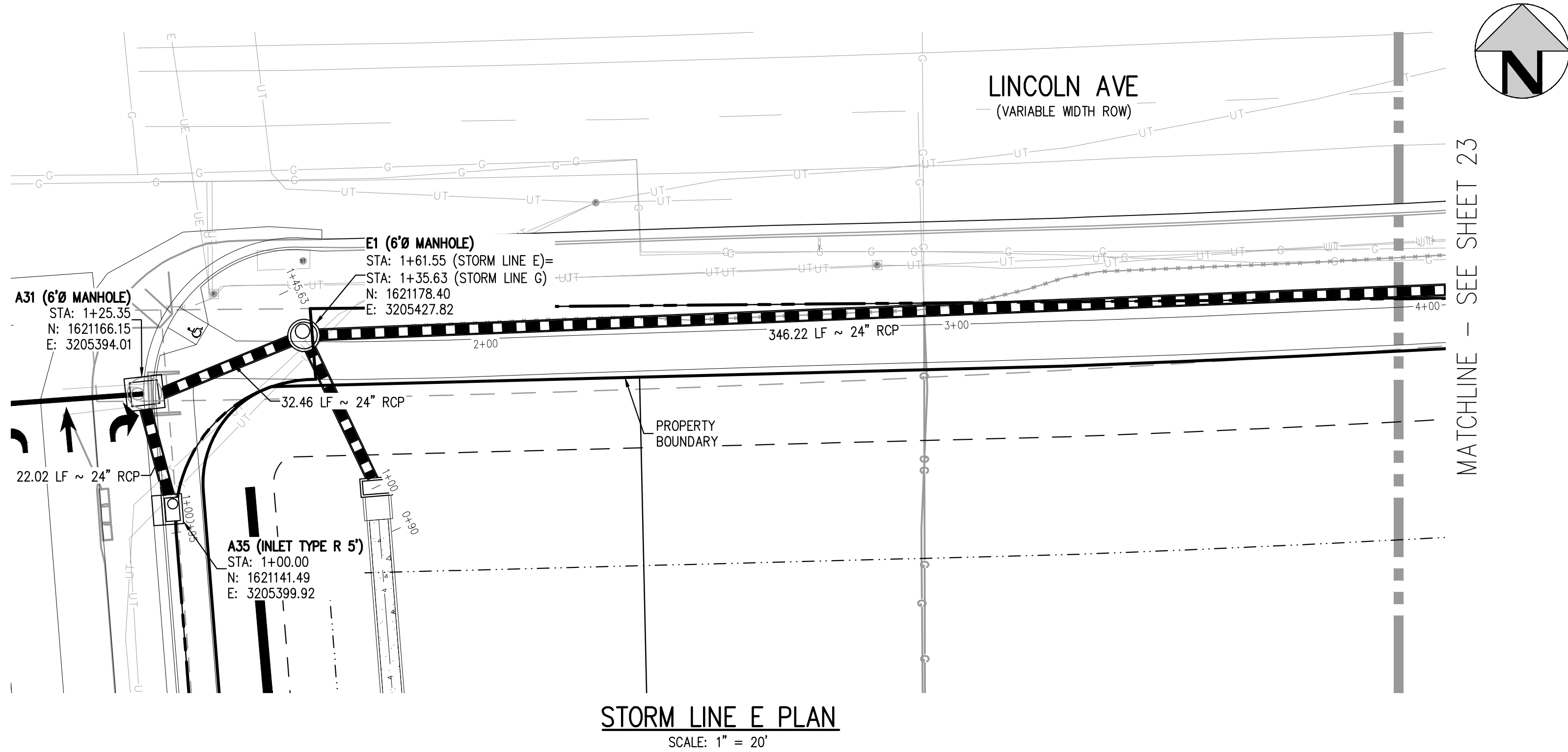
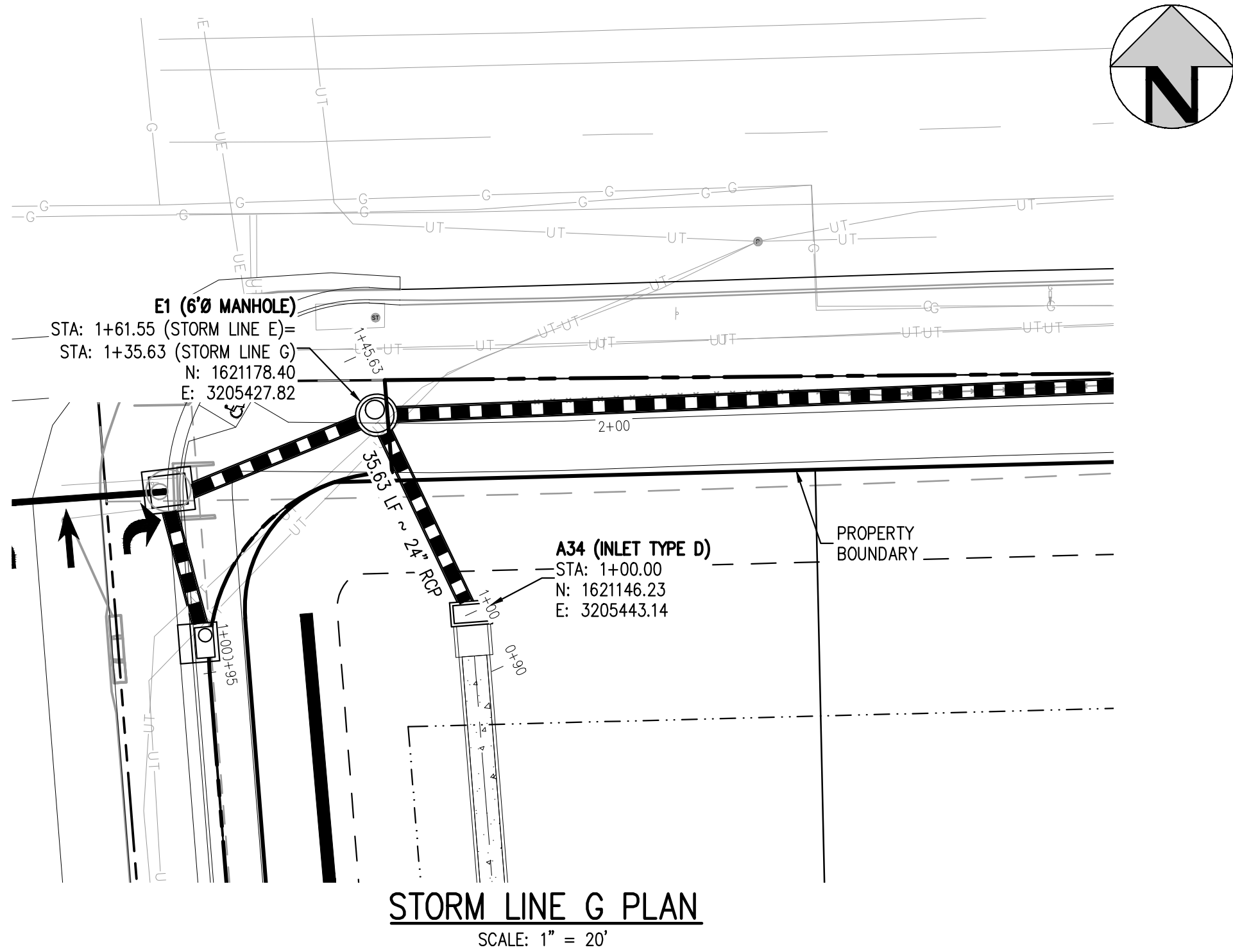
LINCOLN & DRANSFELDT
STORM LINES B, C, D & F PLAN & PROFILE

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 200829
SHEET NUMBER
21
21 OF 36

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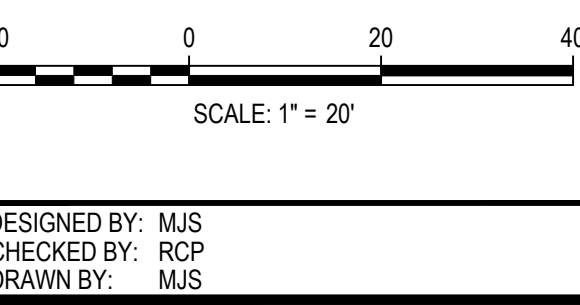
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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

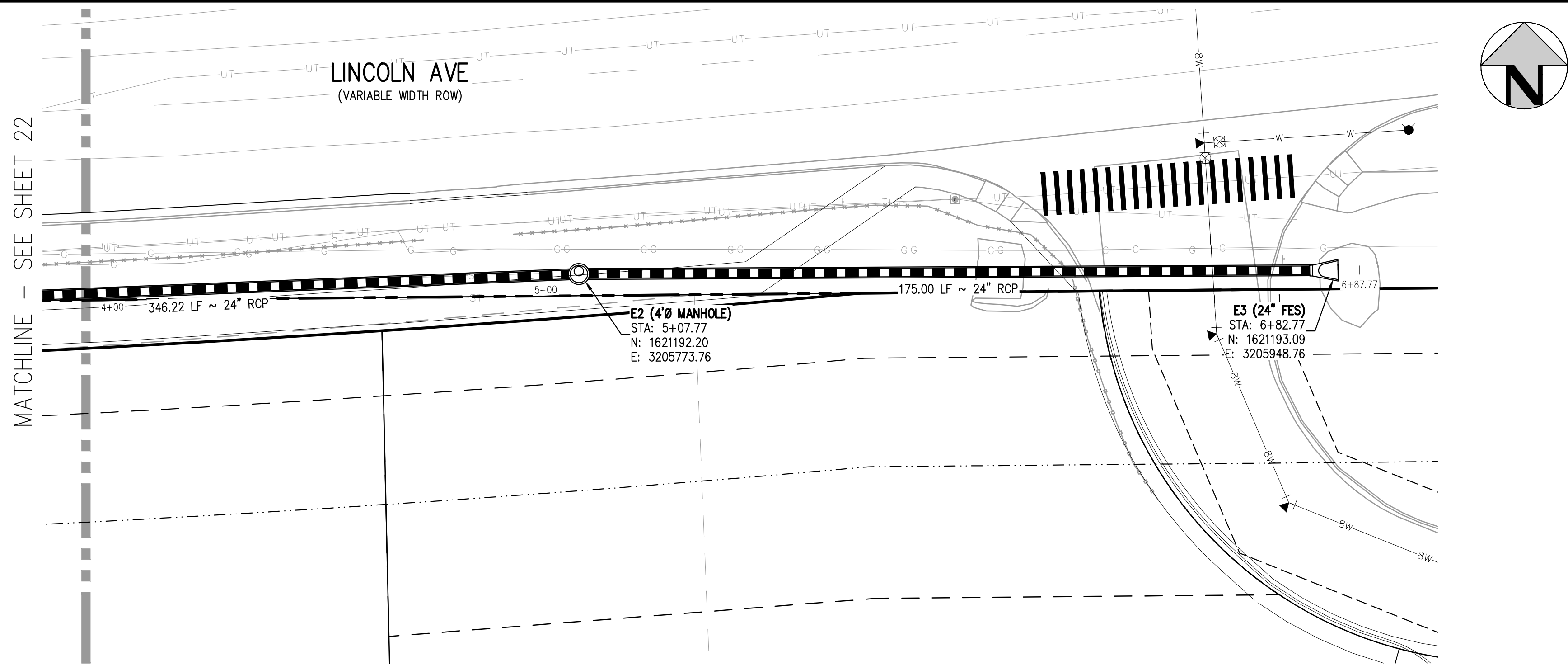
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
PUBLIC STORM LINE E PLAN & PROFILE

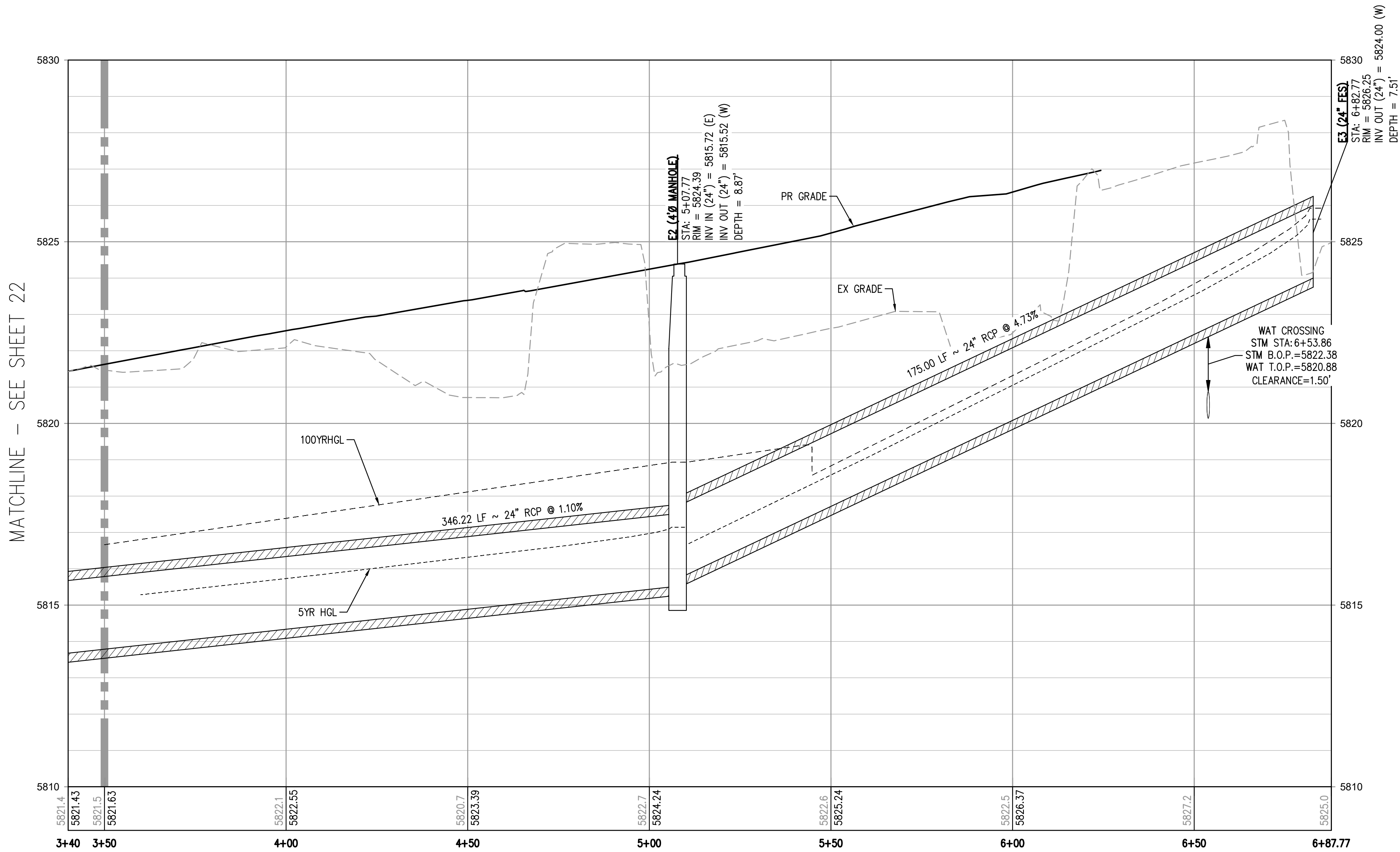
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CONSTRUCTION

PROJECT #: 200829
SHEET NUMBER
22
22 OF 36

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STORM LINE E PLAN
SCALE: 1" = 20'

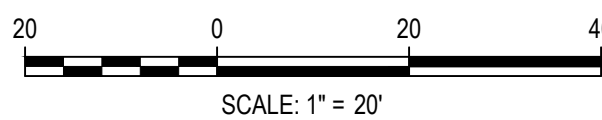


STORM LINE E PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
PUBLIC STORM LINE E & G PLAN & PROFILE

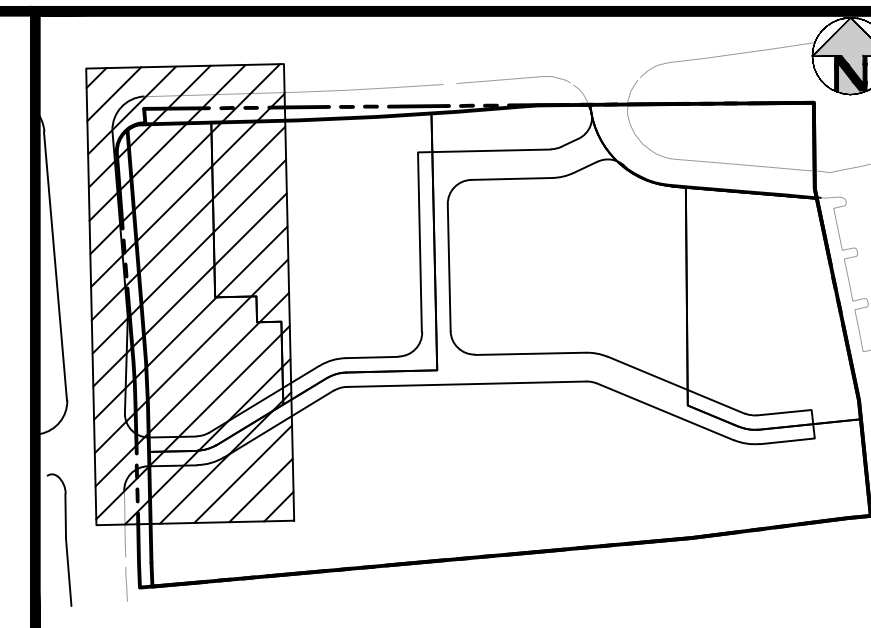
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CONSTRUCTION

PROJECT #: 200829
SHEET NUMBER

23

23 OF 36

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NO SCALE:
PLOTTED: TUE 11/23/21 2:04:41P BY: TIM HOFFMAN



1. ALL PENETRATIONS AND JOINTING SHALL BE WATER-TIGHT, WITH LINK-SEAL OR APPROVED EQUIVALENT.
2. THE EXTENDED DETENTION BASIN FOREBAY SHALL BE BUILT IN ACCORDANCE WITH CURRENT UDFCD CRITERIA AND DETAILS.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRASH RACKS AND ORIFICE PLATES PRIOR TO CONSTRUCTION.
4. STRUCTURAL DESIGN OF ALL TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
5. CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN/SHOP DRAWINGS FOR THE POND WALLS, ENERGY DISSIPATION BAFFLE WALLS, MODIFIED IMPACT STILLING BASIN SLAB, MODIFIED IMPACT STILLING BASIN WALLS, SAFETY RAILING, TRICKLE CHANNEL, MICROPOOL, WINGWALLS, AND OUTLET STRUCTURE.
6. ALL DESIGN ELEMENTS INCLUDING CONCRETE, THICKNESS, AND REINFORCEMENT FOR POND WALL ENERGY DISSIPATION BAFFLE WALL, MODIFIED IMPACT STILLING BASIN SLAB, MODIFIED IMPACT STILLING BASIN WALLS, TRICKLE CHANNEL, MICROPOOL, WINGWALLS AND OUTLET STRUCTURE WILL BE ACCORDING TO UDFCD CRITERIA AND DETAILS.
7. MODIFIED IMPACT STILLING BASIN FIGURE 9-43 PER URBAN STORM DRAINAGE CRITERIA MANUAL, UPDATED SEPTEMBER 2017.
8. STEPS PROVIDED FOR MAINTENANCE ACCESS TO THE OUTLET STRUCTURE SHALL CONFORM TO AASHTO M 199.

1. TRASH RACK SHALL BE IN ACCORDANCE WITH UDFCD TYPICAL BAR GRATE TRASH RACK
- 1.1. 8" TYPICAL HEX ROUND OR TWISTED CROSS BARS MOUNTED AT 4" O.C.
- 1.2. STAINLESS STEEL SUPPORT BARS SHALL BE 4" X 8", 2 1/2" O.C.
- 1.3. C8X18.75 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL FORMED INTO CONCRETE BOTTOM AND SIDE OF TRASH RACK SHALL BE ATTACHED BY STAINLESS STEEL BOLTING HARDWARE, 12" MAX O.C. ALONG THE EDGE OF THE MOUNTING FRAME.

1. GRATE SHALL BE CLOSED MESH GRATE PER CDOT TYPE C INLET M-604-10
2. GRATE SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
3. GRATE SHALL BE STAINLESS ALUMINUM OR STEEL, SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

1. PROVIDE GASKET MATERIAL BETWEEN ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX O.C.



TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



DATE	REVISION COMMENTS
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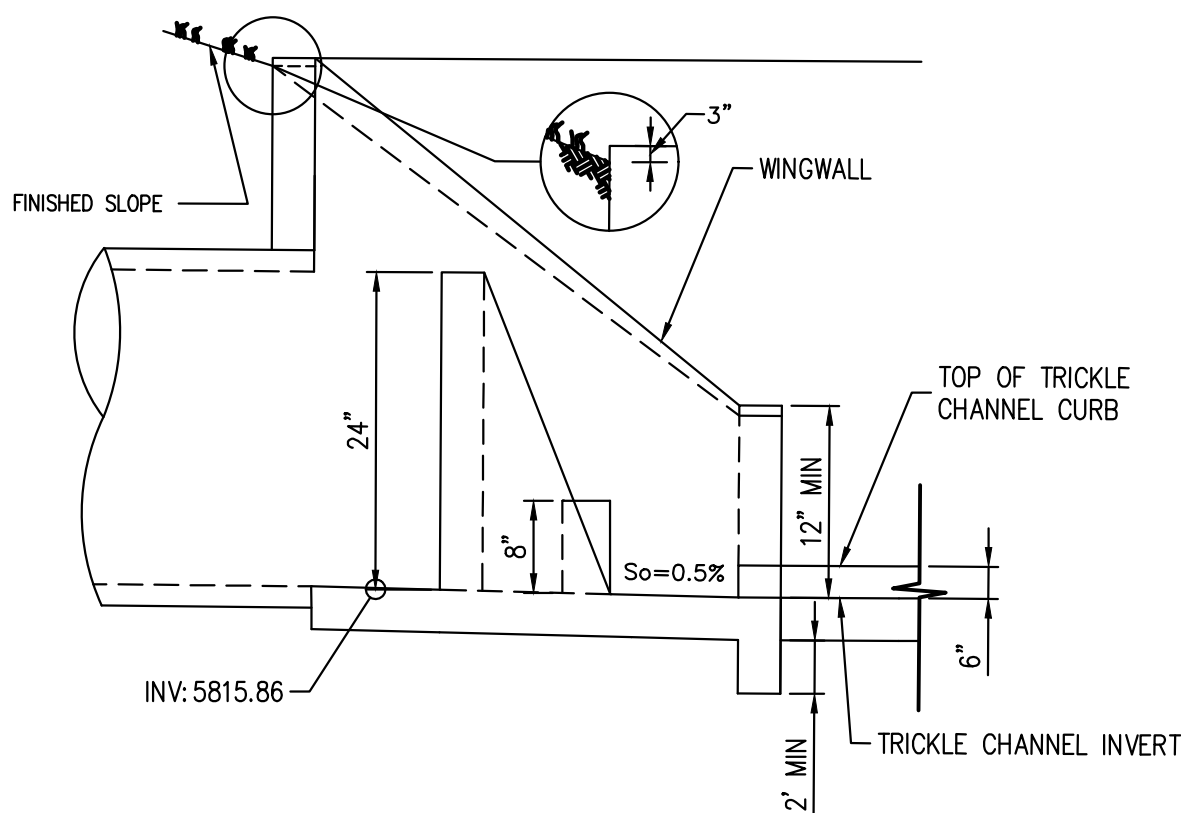


LINCOLN & DRANSFELDT
EXTENDED DETENTION BASIN PLAN

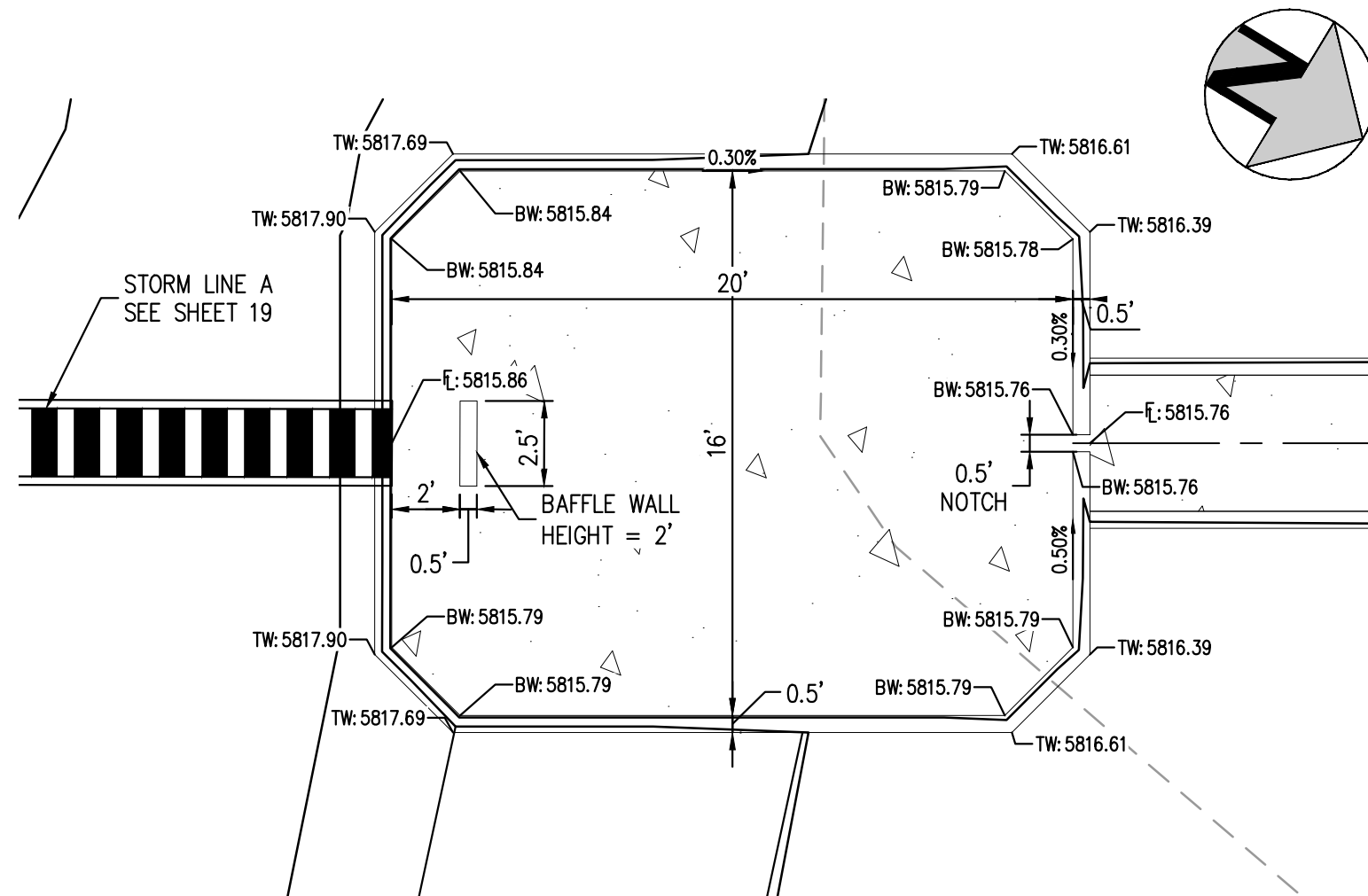
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CONSTRUCTION

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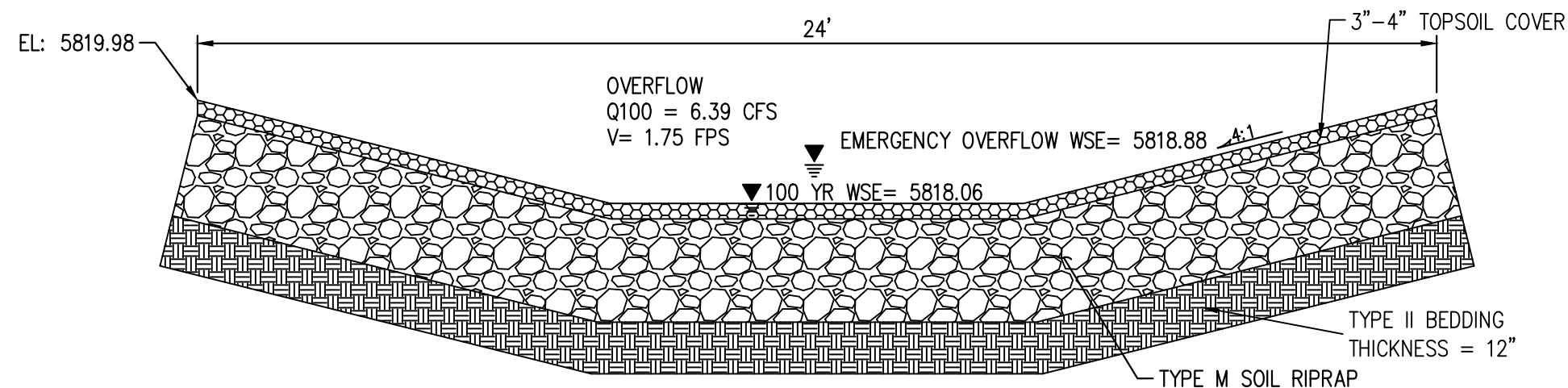
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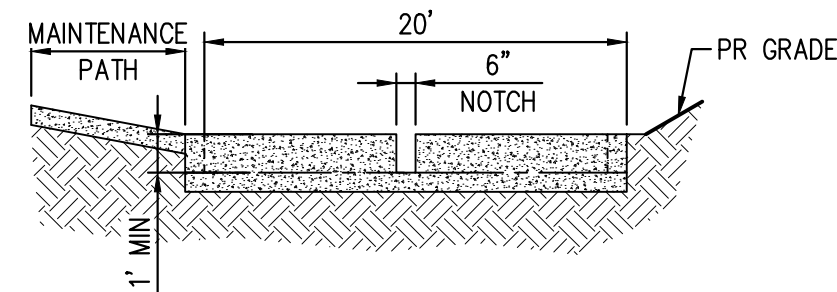
FOREBAY PROFILE DETAIL
NTS



FOREBAY PLAN DETAIL
1" = 5'



EMERGENCY SPILLWAY PROFILE DETAIL
NTS



FOREBAY NOTCH DETAIL
NTS

GENERAL NOTES:

1. ALL PENETRATIONS AND JOINTING SHALL BE WATER-TIGHT, WITH UNK-SEAL OR APPROVED EQUIVALENT.
2. THE EXTENDED DETENTION BASIN FOREBAY SHALL BE BUILT IN ACCORDANCE WITH CURRENT UDFCD CRITERIA AND DETAILS.
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OUTLET STRUCTURE GRATE NOTES:

1. GRATE SHALL BE CLOSED MESH GRATE PER CDOT TYPE C INLET M-604-10
2. GRATE SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
3. GRATE SHALL BE STAINLESS ALUMINUM OR STEEL, SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

ORIFICE/RESTRICTOR PLATE NOTES:

1. PROVIDE GASKET MATERIAL BETWEEN ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX O.C.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: ##-##-202#

DATE REVISION COMMENTS



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
EXTENDED DETENTION BASIN - DETAILS

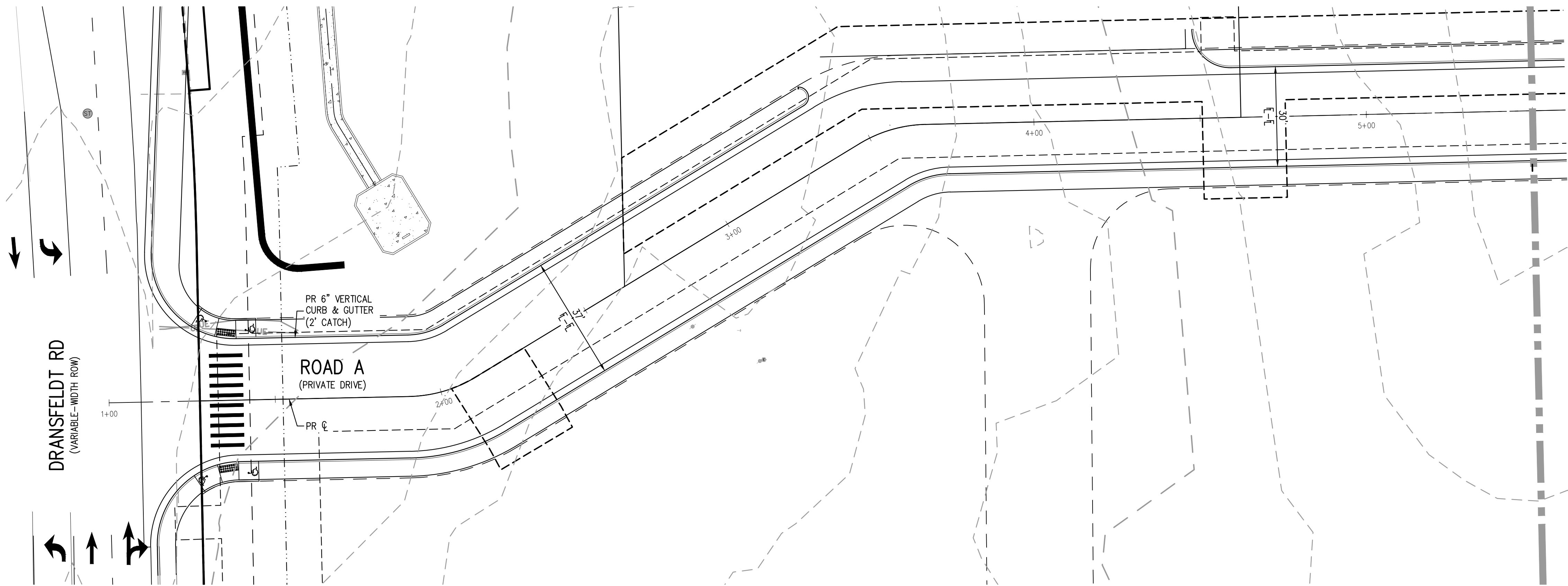
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PROJECT #: 200829
SHEET NUMBER

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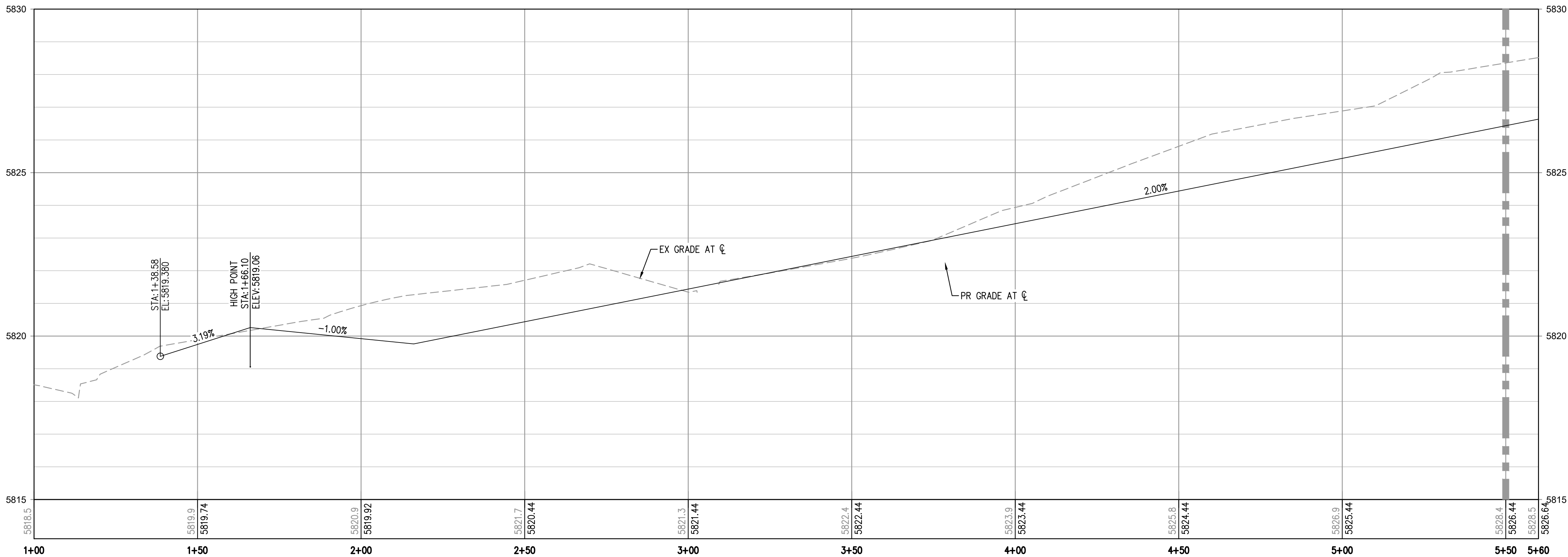
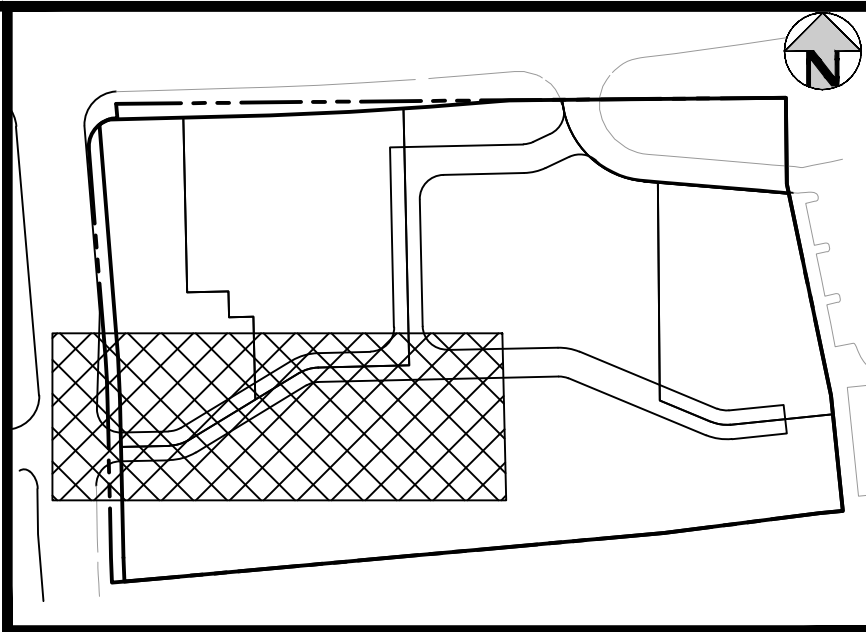
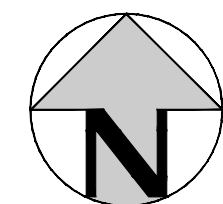
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ROAD A PLAN – STA. 1+00 – 5+50

SCALE: 1" = 20'

MATCHLINE STA. 5+50 - SEE SHEET X



ALIGNMENT - ROAD A PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE STA. 5+50 - SEE SHEET X

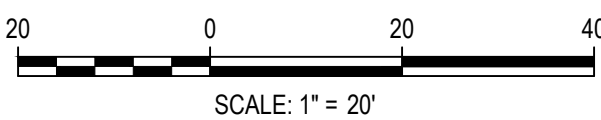
NOTES:
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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7/15/2021 10:00 AM
PLOTTED: TUE 1/23/21 2:05:15P BY: TIM HOFFMAN



DESIGNED BY: ORM
CHECKED BY: RCP
DRAWN BY: ORM

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
ROAD A PLAN & PROFILE

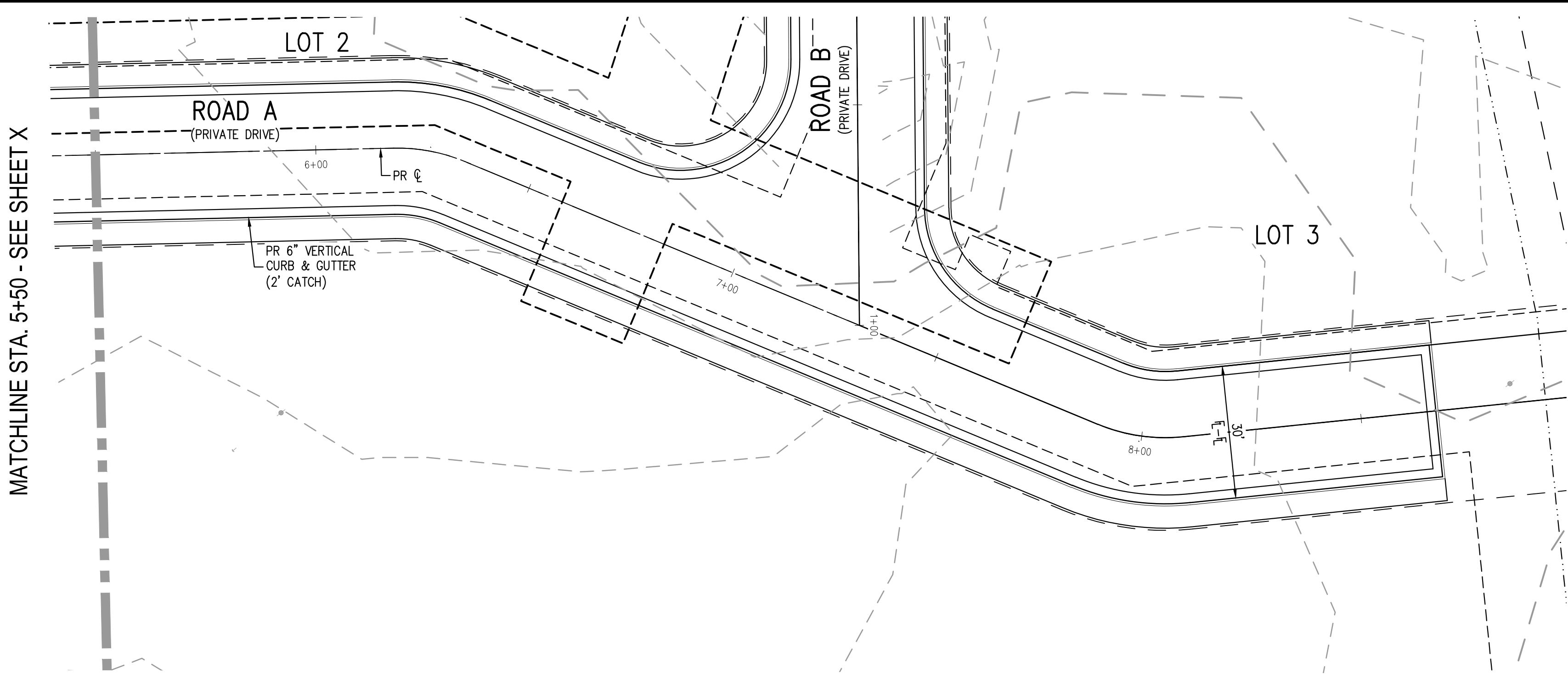
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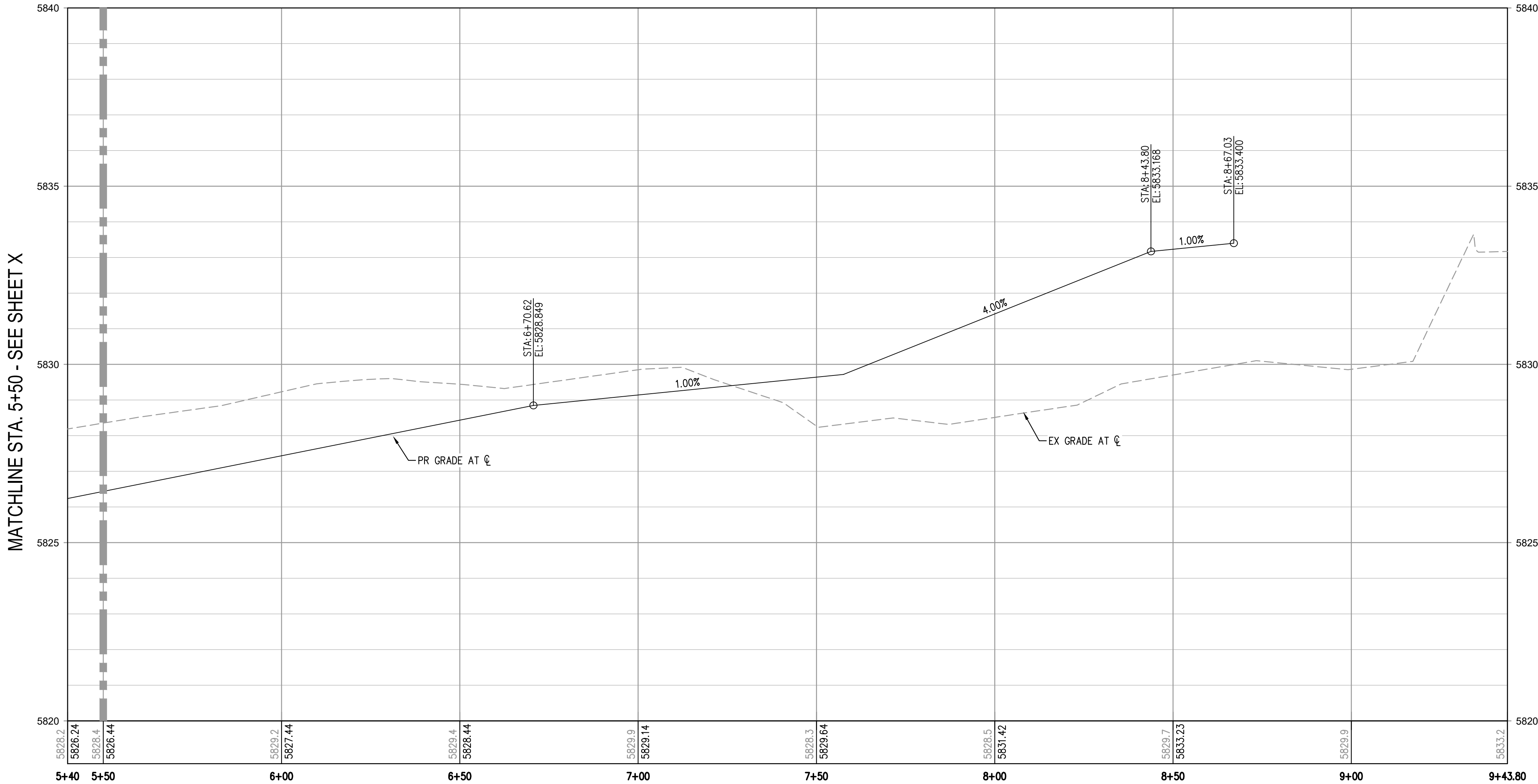
28 OF 36

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ROAD A PLAN – STA. 5+50 – END

SCALE: #####



ALIGNMENT - ROAD A PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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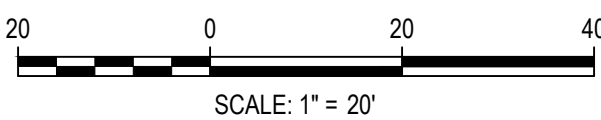
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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7/15/2021 10:00 AM
PLOTTED: TUE 1/23/21 2:05:20P BY: TIM HOFFMAN



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DESIGNED BY: <DESIGNER>
CHECKED BY: <REVIEWER>
DRAWN BY: <DRAWN>

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
ROAD A PLAN & PROFILE

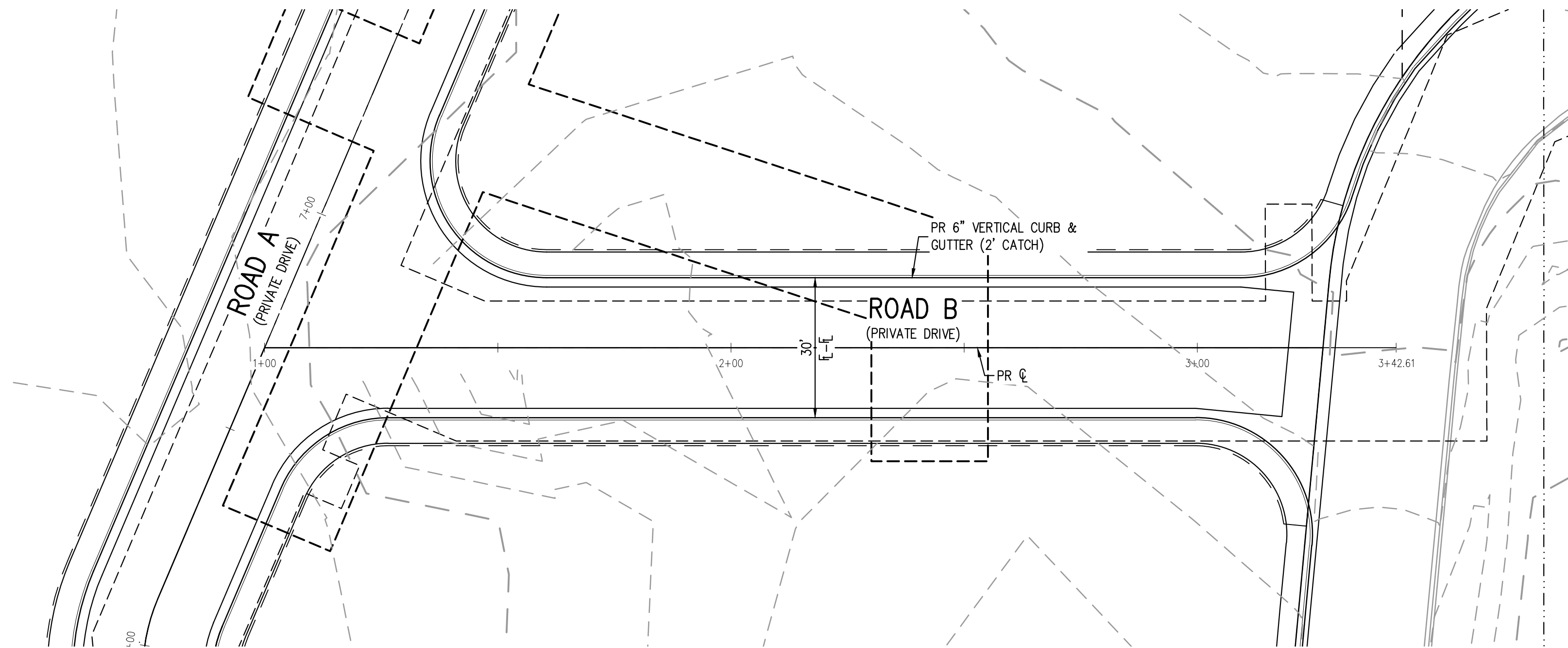
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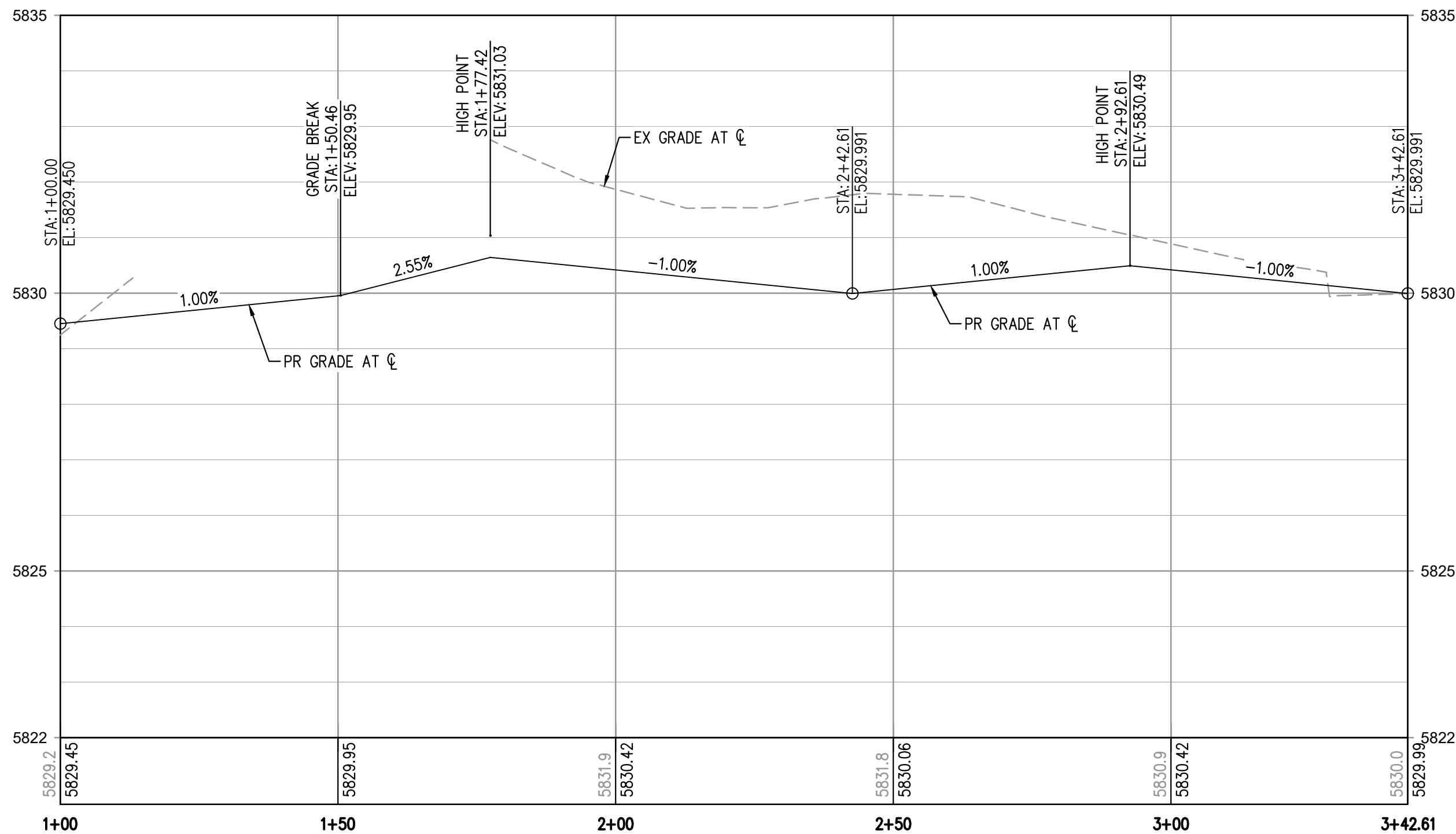
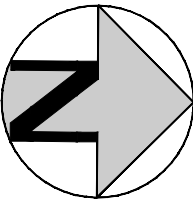
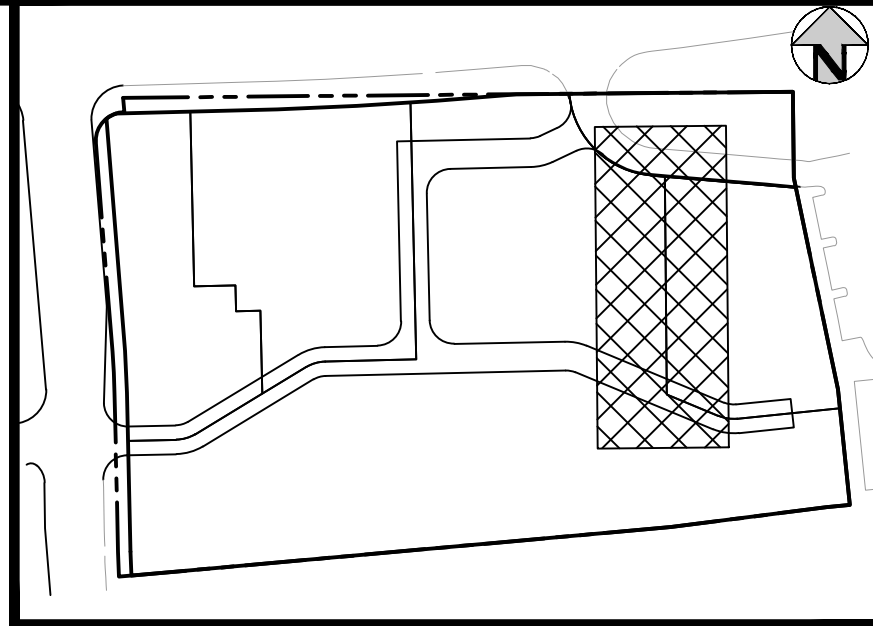
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29 OF 36

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ROAD B PLAN
SCALE: 1" = 20'



ALIGNMENT - ROAD B PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

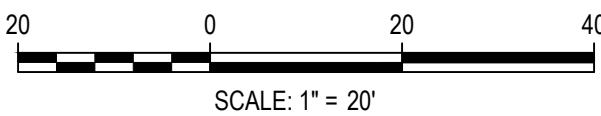
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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7/26/2021 10:00 AM
PLOTTED: TUE 1/23/21 2:02:25P BY: TIM HOFFMAN



DESIGNED BY: <DESIGNER>
CHECKED BY: <REVIEWER>
DRAWN BY: <DRAWN>

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
ROAD B PLAN & PROFILE

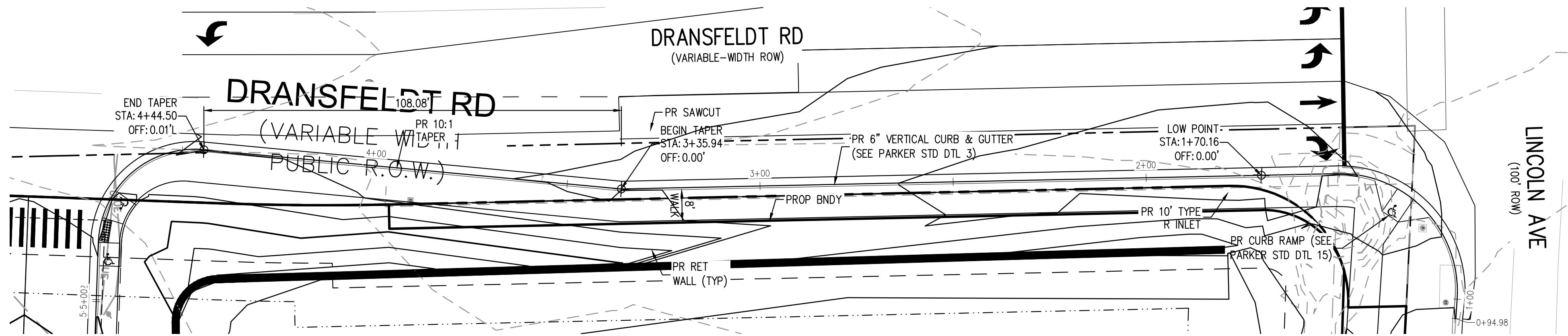
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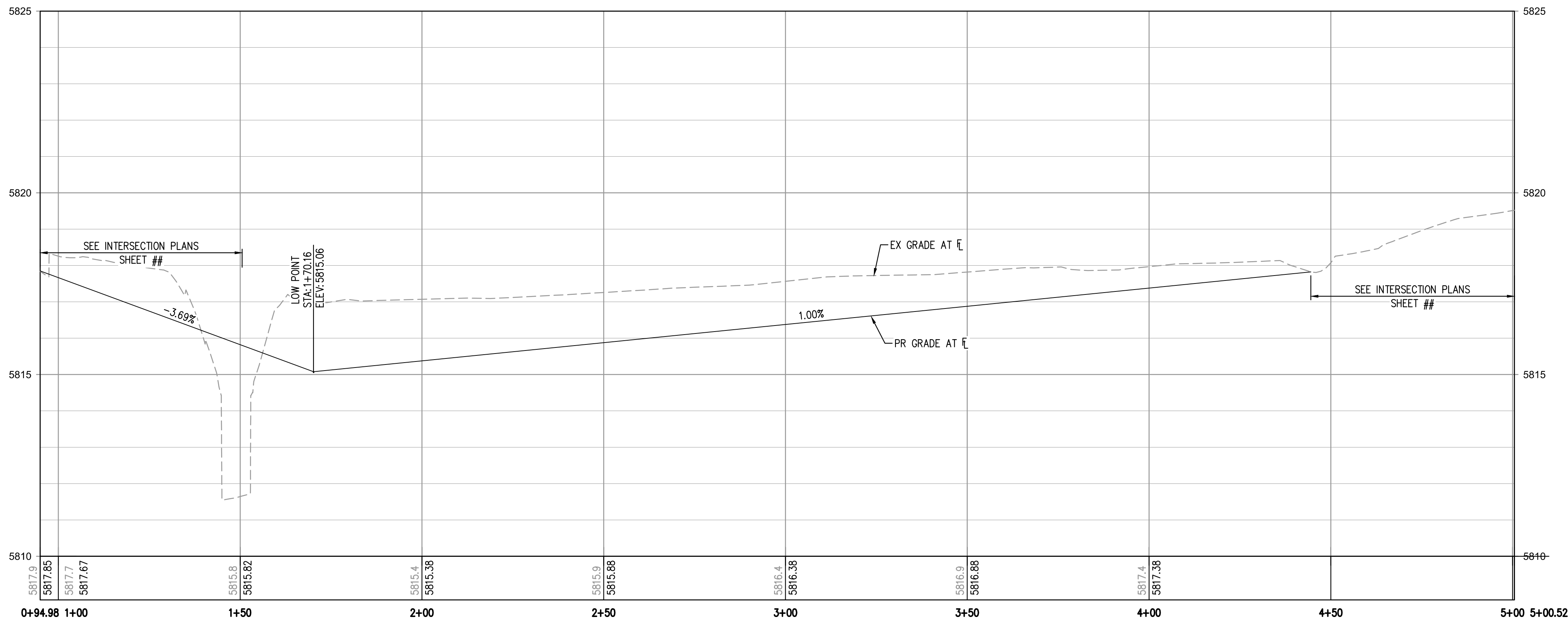
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30 OF 36

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DRANSFELDT RD – EAST FLOWLINE PLAN
SCALE: 1" = 20'



DRANSFELDT RD – EAST FLOWLINE PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1"=2'

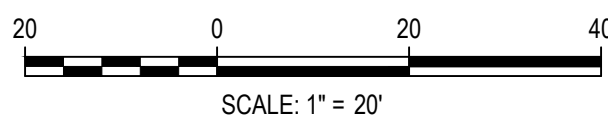
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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DRAWN BY: ORM

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS



PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
DRANSFELDT EAST FLOWLINE PLAN & PROFILE

PRELIMINARY
NOT FOR
CONSTRUCTION

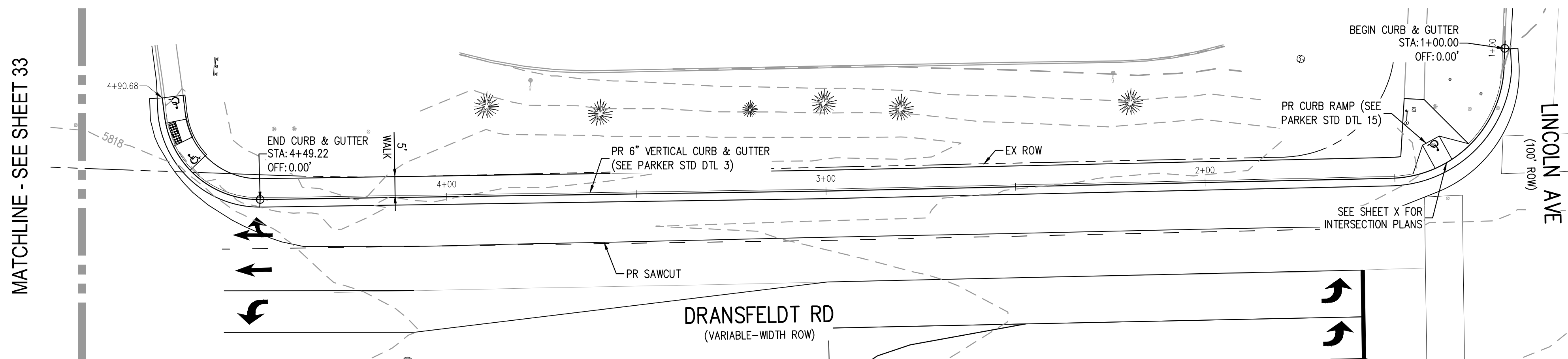
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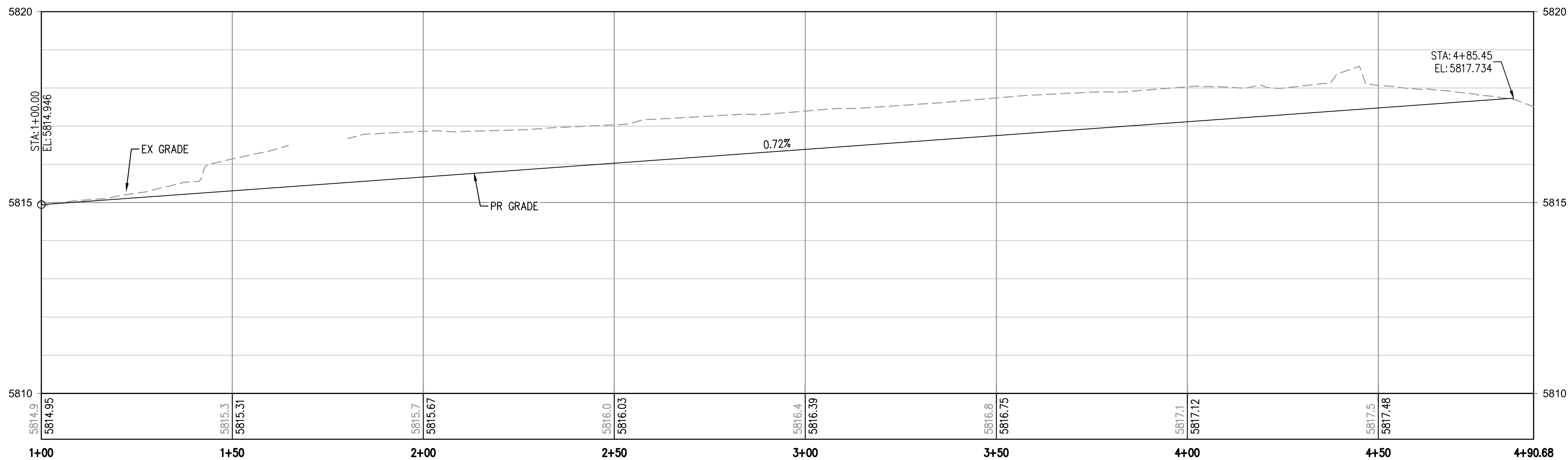
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FILE PATH: K:\200829\ENGINEERING\ROADWAY\CD - PUBLIC ROAD P&P\DWG LAYOUT: DRANSFELDT - EAST P&P
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PLOTTED: TUE 11/23/21 2:05:35P BY: TIM HOFFMAN

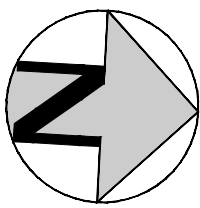
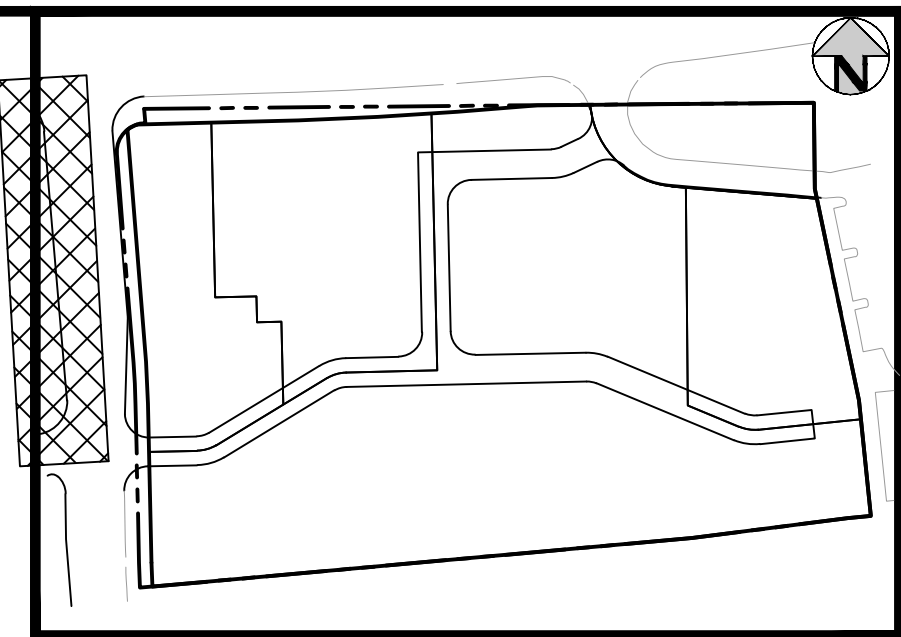
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DRANSFELDT RD - WEST FLOWLINE - NORTH PLAN
SCALE: 1" = 20'



DRANSFELDT RD - WEST FLOWLINE - NORTH PLAN
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1"=2'

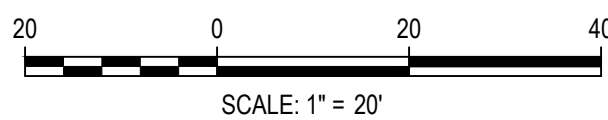


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NO SCALE: 11/23/21 2:05:40P BY: TIM HOFFMAN
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CHECKED BY: RCP
DRAWN BY: ORM

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS

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Denver, Colorado 80203
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
DRANSFELDT WEST FLOWLINE NORTH PLAN & PROFILE

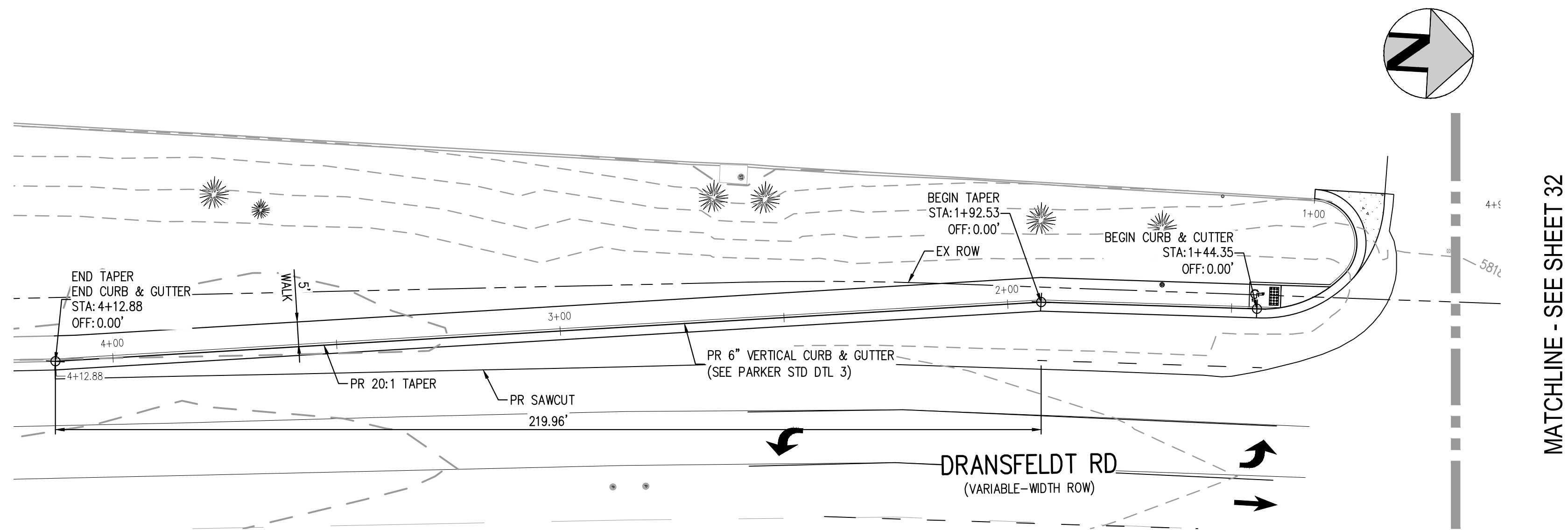
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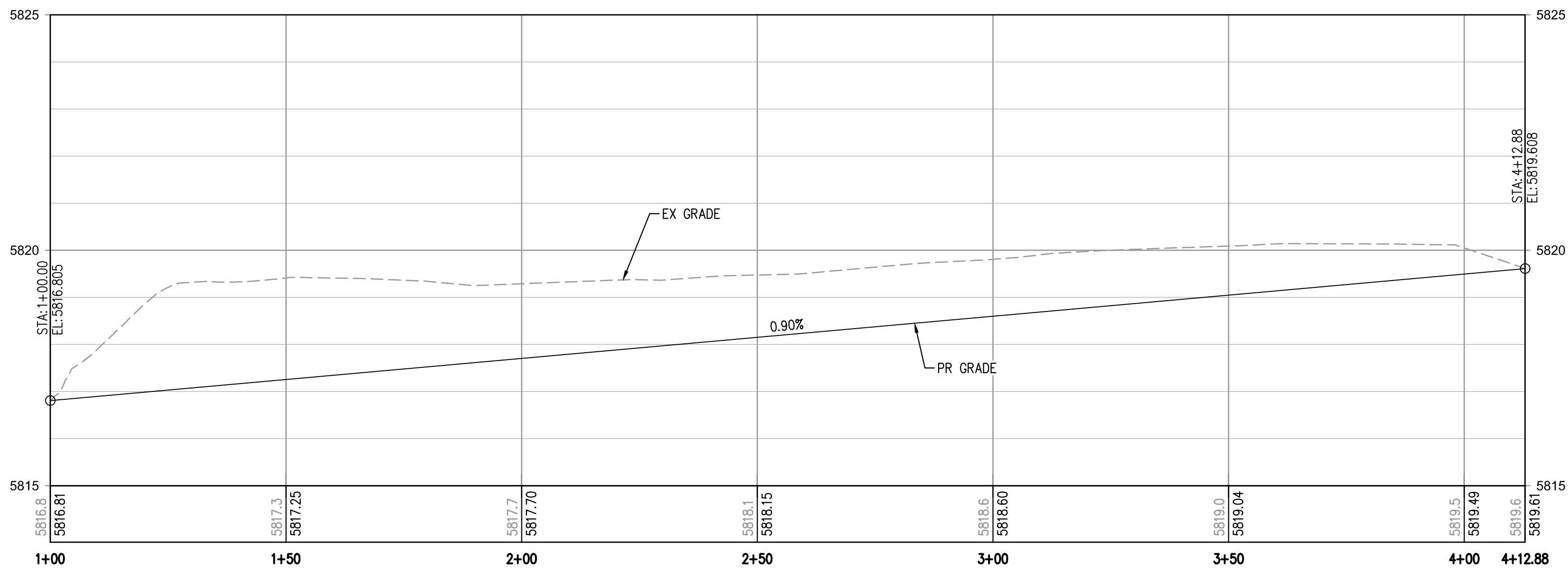
32

32 OF 36

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DRANSFELDT RD – WEST FLOWLINE – SOUTH PLAN
SCALE: 1" = 20'



DRANSFELDT RD – WEST FLOWLINE – SOUTH PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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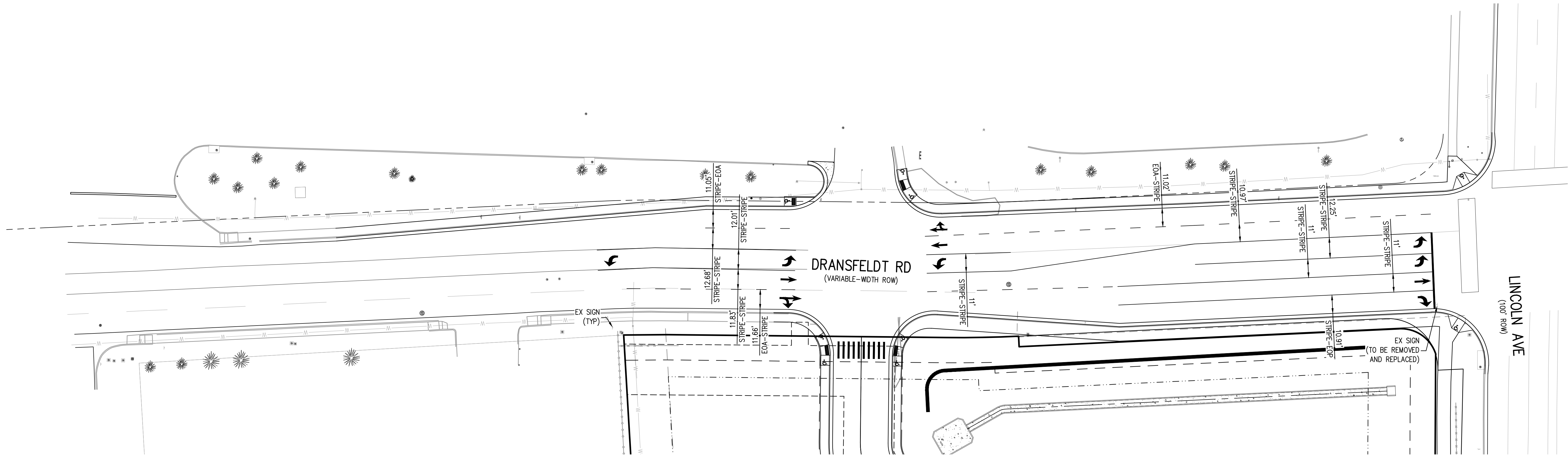
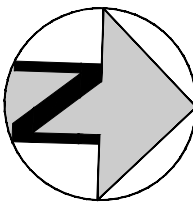
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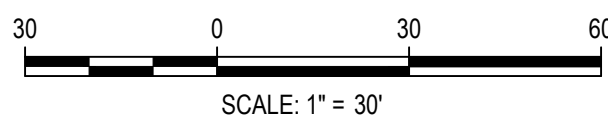


- NOTES:
1. PUBLIC STRIPING IS TO BE DONE WITH EPOXY PAINT AND SPECIALTY STRIPING (CROSSWALKS, ARROWS, ETC.) WILL BE THERMOPLASTIC.

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SIGNING & STRIPING PLAN - PUBLIC

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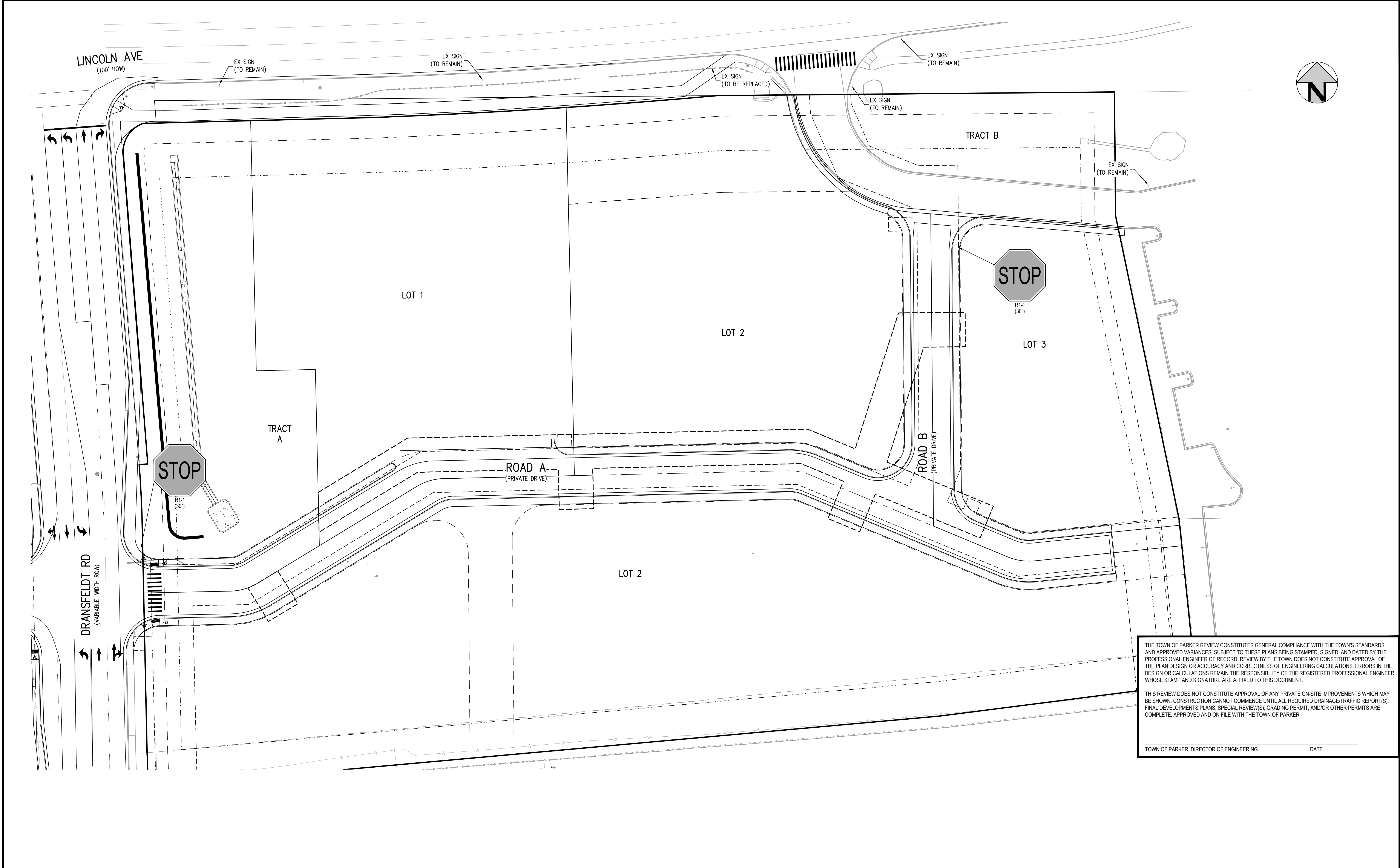
34

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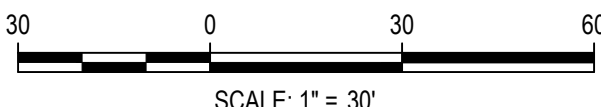
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