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

LINCOLN & DRANSFELDT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

CONSTRUCTION DOCUMENTS

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, PEALSEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 9910431 3;
THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:
1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;
THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;
THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;
THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:
1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;
2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:
1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

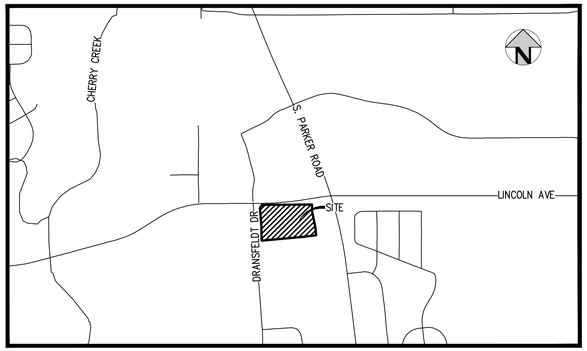
SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.

BENCHMARK

BENCHMARK IS A UDFCD 2" BRASS CAP IN HEAD WALL (BG-1) NEAR PARKER ROAD AND BALDWIN AVE, ELEV=5841.07 NAVD88.



VICINITY MAP
SCALE: 1" = 1000'

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ABBREVIATIONS

BOP	BOTTOM OF PIPE
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL (FG)
CONC	CONCRETE
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DR	DOOR
DS	DOWNSPOUT
E	EAST, EASTING
EGL	ENERGY GRADE LINE
EL	ELEVATION
EOA	EDGE OF ASPHALT
EOC	EDGE OF CONCRETE
EOP	EDGE OF PAVEMENT
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
GB	GRADE BREAK
GV	GATE VALVE
HC	HANDICAP
HGL	HYDRAULIC GRADE LINE
HORZ	HORIZONTAL
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
LSD	LANDSCAPE DRAIN
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MJ	MECHANICAL JOINT
N	NORTH, NORTHING
PHS	PHASE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
SAN	SANITARY
SS	SANITARY SEWER
STA	STATION
STM	STORM
TB	THRUST BLOCK
TBC	TOP/BACK OF CURB
TOP	TOP OF PIPE
TS	TOP OF STEP
TW	TOP OF WALL (FG)
TYP	TYPICAL
UG	UNDERGROUND
VERT	VERTICAL
WAT	WATER

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
RIGHT-OF-WAY		
SANITARY SEWER PIPE	SS	SS
WATER PIPE	W	SW
STORM SEWER PIPE	ST	
GAS	G	G
UNDERGROUND TELEPHONE	UT	UT
UNDERGROUND ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
JOINT TRENCH	JT	JT
MANHOLE	ST	
GATE VALVE		
HYDRANT		
TEE & FITTINGS		
WATER DOMESTIC SERVICE		
WATER FIRE SERVICE		
SANITARY SERVICE W/ CLEANOUT		
INLET		
FLARED END SECTION		
LANDSCAPE DRAIN		
LIGHT		
TELEPHONE VAULT		
TELEPHONE JUNCTION BOX		
ELECTRIC PULL BOX		
FENCE POST/BOLLARD		
TRANSFORMER	TR	

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

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ISSUE DATE: 07-30-2021	PROJECT #: 200829
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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.

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 DEVELOPMENTS PLANS, 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 DATE

COLORADO LICENSED
RACHEL C. PATTEN
54450
4-28-2023
PROFESSIONAL ENGINEER

File path: K:\200829\ENGINEERING\CD\CD - COVER.DWG Layout: COVER
Modified: 4/28/2023 1:21:36P By: Olivia McCracken
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STANDARD CONSTRUCTION NOTES

1. 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.
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 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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."
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. 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.
16. 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.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES

1. 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.
2. 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.
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 AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

STORM DRAINAGE INFRASTRUCTURE NOTES

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 CONTROL REGULATION NO. 72" (5 CCR 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 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).
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 (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.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. 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.
7. 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
8. 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 ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. 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.
10. 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.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. 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.
13. 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.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. 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.
16. 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.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

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 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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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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

PLAZA STREET PARTNERS

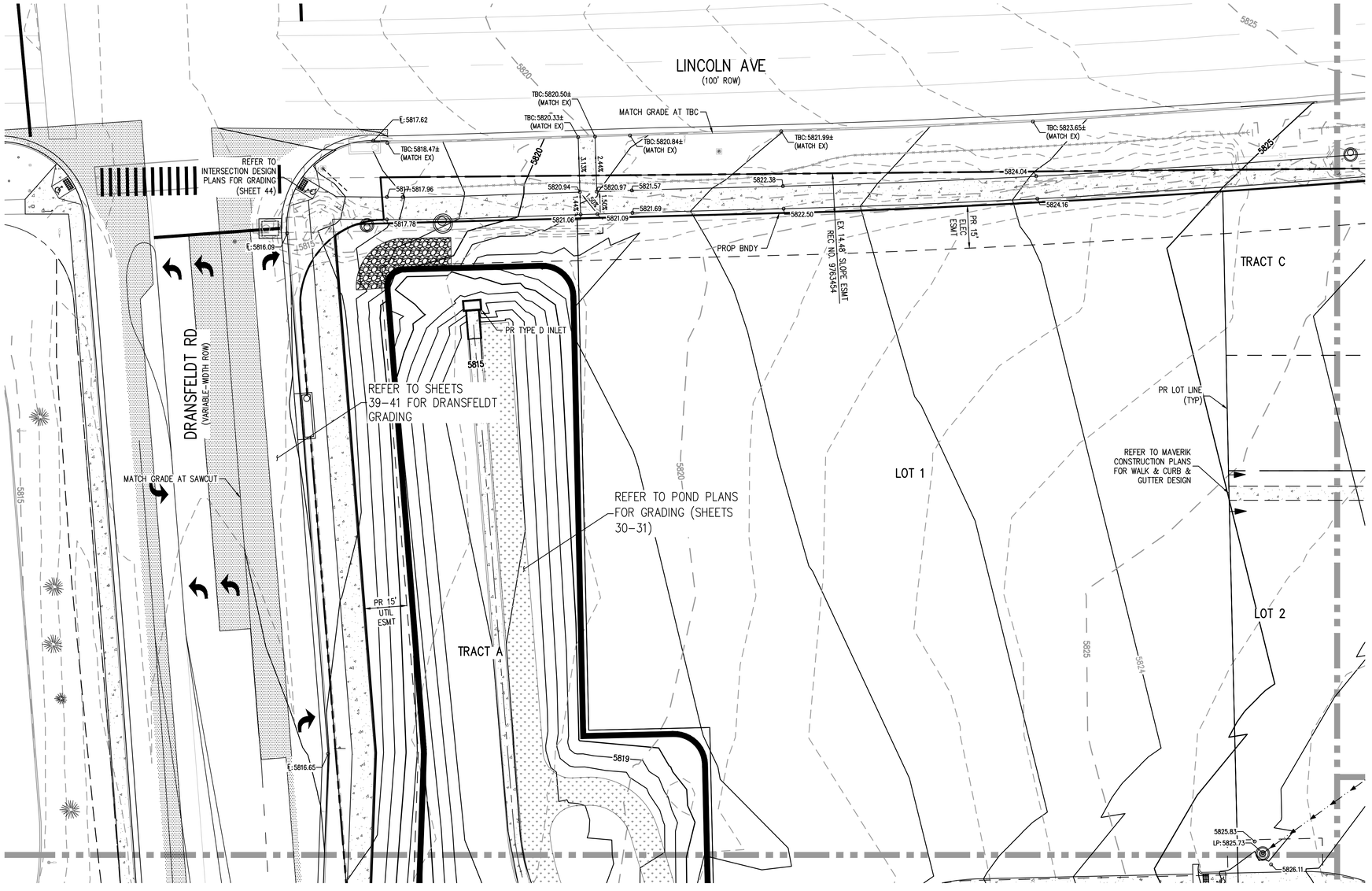
LINCOLN & DRANSFELDT
NOTES

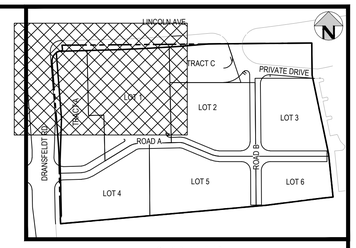
PROJECT #: 200829

SHEET NUMBER
2

FILEPATH: K:\200829\ENGINEERING\CIVCD\ - COVER.DWG LAYOUT: NOTES
NO XREFs
PLOTTED: FRI 04/28/23 12:13P BY: OLIVIA MCCRACKEN

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





KEY MAP
SCALE: 1" = 200'

GENERAL GRADING NOTES:

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

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

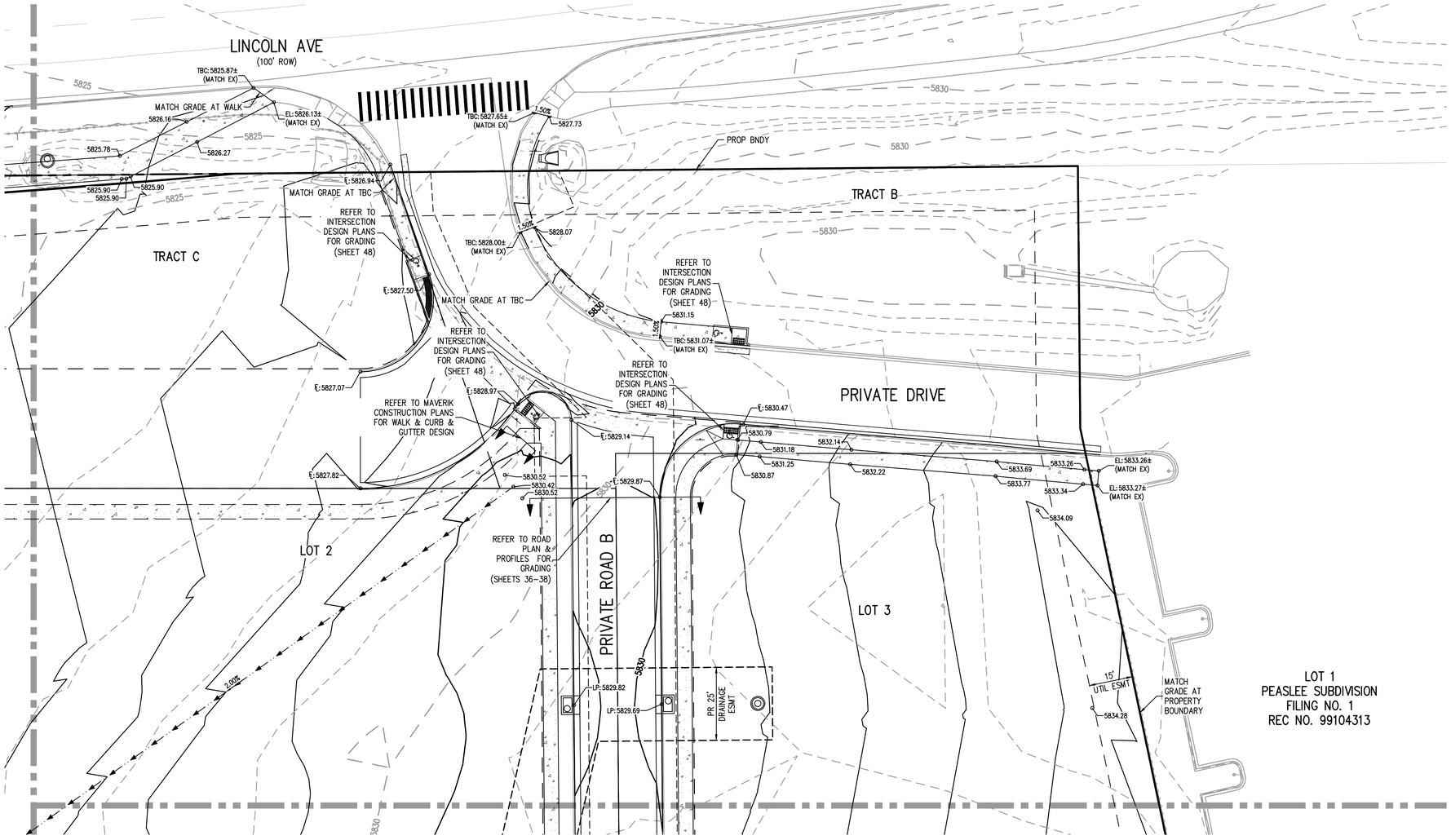
LINCOLN & DRANSFELDT
OVERLOT GRADING - NORTHWEST

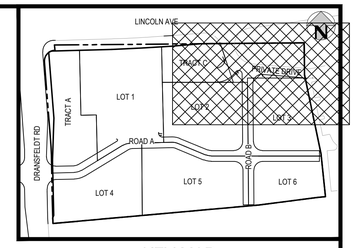
COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER
ARIZONA

PROJECT #: 200829
SHEET NUMBER
3
6 OF 55

FILEPATH: K:\200829\ENGINEERING\GRADING\CD - OVERLOT GRADING.DWG, LAYOUT: NORTHWEST
10 XREFS: e-base, e-legal, e-util, fplu, keymap, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI (04/28/23 3:25:24P BY: OLIVIA MCCRACKEN

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





KEY MAP
SCALE: 1" = 200'

N

GENERAL GRADING NOTES:

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

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
OVERLOT GRADING - NORTHEAST

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
4
4 OF 55

FILEPATH: K:\200829\ENGINEERING\GRADING\CD_OVERLOT GRADING.DWG LAYOUT: NORTHEAST
10 XREFs: e-base, e-legal, e-dif, l1[U], keymap, p-base, p-legal, p-util, stamp - cst, town of parker - signature block
PLOTTED: FRI 04/28/23 3:25:26P BY: OLIVIA MCCRACKEN

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

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

LOT 2

LOT 3

LOT 5

LOT 6

PR 25' DRNG ESMT (TYP)

REFER TO INTERSECTION DESIGN PLANS FOR GRADING (SHEET 46)

REFER TO ROAD PLAN & PROFILES FOR GRADING (SHEETS 36–38)

PR STM MH (TYP)

PR 5' TYPE R INLET (TYP)

PR 20' WATER ESMT

15' UTIL ESMT

PR 52' ACCESS ESMT

NON-EXCLUSIVE 50' MULTI-USE ESMT

PRIVATE ROAD A

PRIVATE ROAD B

MATCH GRADE AT PROPERTY BOUNDARY

MATCH GRADING AT PROPERTY BOUNDARY

PR 30' WATER ESMT

25' PARKER WATER & SANITATION DISTRICT ESMT BOOK 342 PG 887

E: 5826.87
E: 5830.02
E: 5829.68
E: 5829.68
E: 5830.02
E: 5830.28
E: 5829.13
E: 5829.03
E: 5830.09
E: 5828.98
E: 5828.35
E: 5829.73
E: 5829.73
5830.35
E: 5826.98
E: 5826.98
5825.68

LP: 5828.55
LP: 5828.55
LP: 5826.80
LP: 5827.11
LP: 5826.94

HP: 5835.02

5831.38
5830.60
5830.50
5831.70
5831.60
5831.70
5832.08
5827.24
5826.11

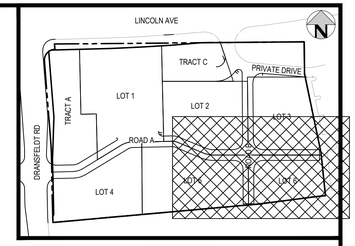
2.00%
2.00%
2.00%

5830
5830
5830
5830
5830
5830

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

PARKER
PROFESSIONAL PARK
FIRST AMENDMENT
REC NO. 8725509

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



KEY MAP
SCALE: 1" = 200'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

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
OVERLOT GRADING - SOUTHEAST

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
5
5 OF 55

FILEPATH: K:\200829\ENGINEERING\GRADING\CD - OVERLOT GRADING.DWG LAYOUT: SOUTHEAST
10 XREFs: e-base, e-legal, e-utl, l&U, keymap, p-base, p-legal, p-utl, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 3:25:31P BY: OLIVIA MCCRACKEN

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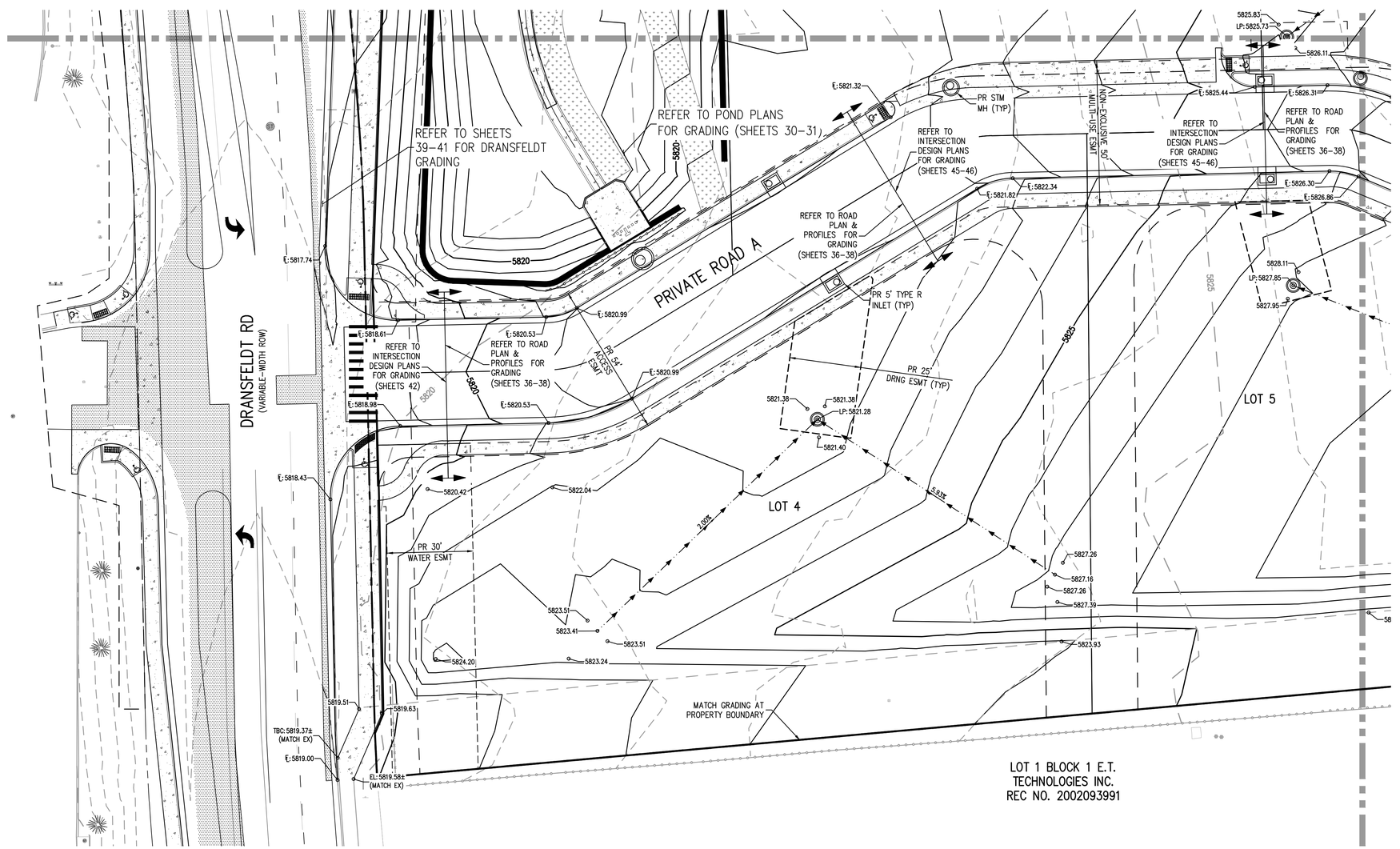

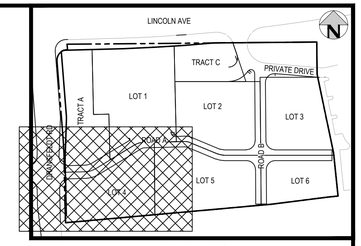

KEY MAP
SCALE: 1" = 200'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

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
OVERLOT GRADING - SOUTHWEST

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
6
6 OF 55

FILEPATH: K:\200829\ENGINEERING\GRADING\GD_OVERLOT GRADING.DWG, LAYOUT: SOUTHWEST
10 XREFs: e-base, e-legal, e-util, fgDJ, keymap, p-base, p-legal, p-pull, stamp - cd, town of parker - signature block
PLOTTED: FRI (04/28/23 3:25:39P BY: OLIVIA MCCRACKEN

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

LEGEND:

- PROPERTY BOUNDARY
- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

Know what's below. Call before you dig.

SCALE: 1" = 40'

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

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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
EXISTING CONDITIONS

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
7
7 OF 55

FILEPATH: K:\2008\29\ENGINEERING\EROSION\CD_CBMP EXISTING CONDITIONS.DWG LAYOUT: LAYOUT1
6 XREFs: e-base, e-legal, e-util, p-base, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:22:16P BY: OLIVIA MCCRACKEN

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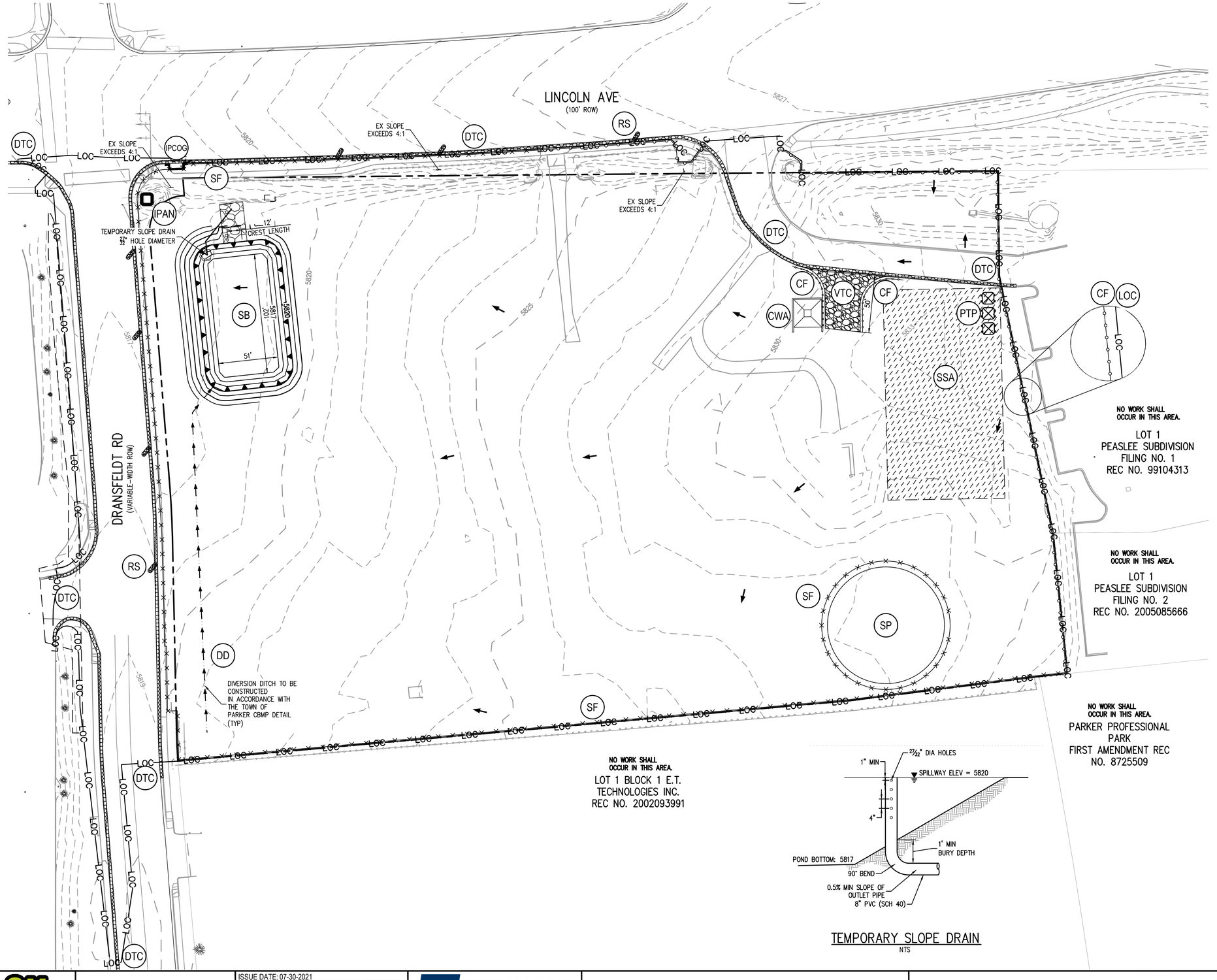

LEGEND:

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- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC
- DTC — DEBRIS AND TRASH CONTROL
- SSA — STABALIZED STAGING AREA
- VTC — VEHICLE TRACKING CONTROL
- RS — ROCK SOCK
- PTP — PORTABLE TOILET PROTECTION
- CWA — CONCRETE WASHOUT AREA
- IPAN — INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- IPCOG — INLET PROTECTION, CURB ON GRADE, TYPE R INLET
- SP — STOCKPILE AREA
- CF — CONSTRUCTION FENCE
- SF — SILT FENCE
- LOC — LIMITS OF CONSTRUCTION
- SB — SEDIMENT BASIN PER MHFD VOLUME 3
- DD — DIVERSION DITCH

NOTES:

1. LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.
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3. 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.
4. NO WORK IS TO OCCUR OUTSIDE THE LIMITS OF CONSTRUCTION, INCLUDING PROPERTIES ADJACENT TO THE PROJECT.
5. THE VEHICLE TRACKING CONTROL PAD FOR A CONCRETE WASHOUT AREA DOES NOT NEED TO CONFORM TO THE FORMAL VEHICLE TRACKING CONTROL PAD DETAIL.
6. THE TRUE LOCATION OF THE CONCRETE WASHOUT AREA MAY BE DETERMINED BY THE TOWN AND THE ECS.
7. THE TRUE LOCATION OF THE PORTABLE TOILETS MAY BE DETERMINED BY THE TOWN AND ECS.

TEMPORARY SLOPE DRAIN
NTS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

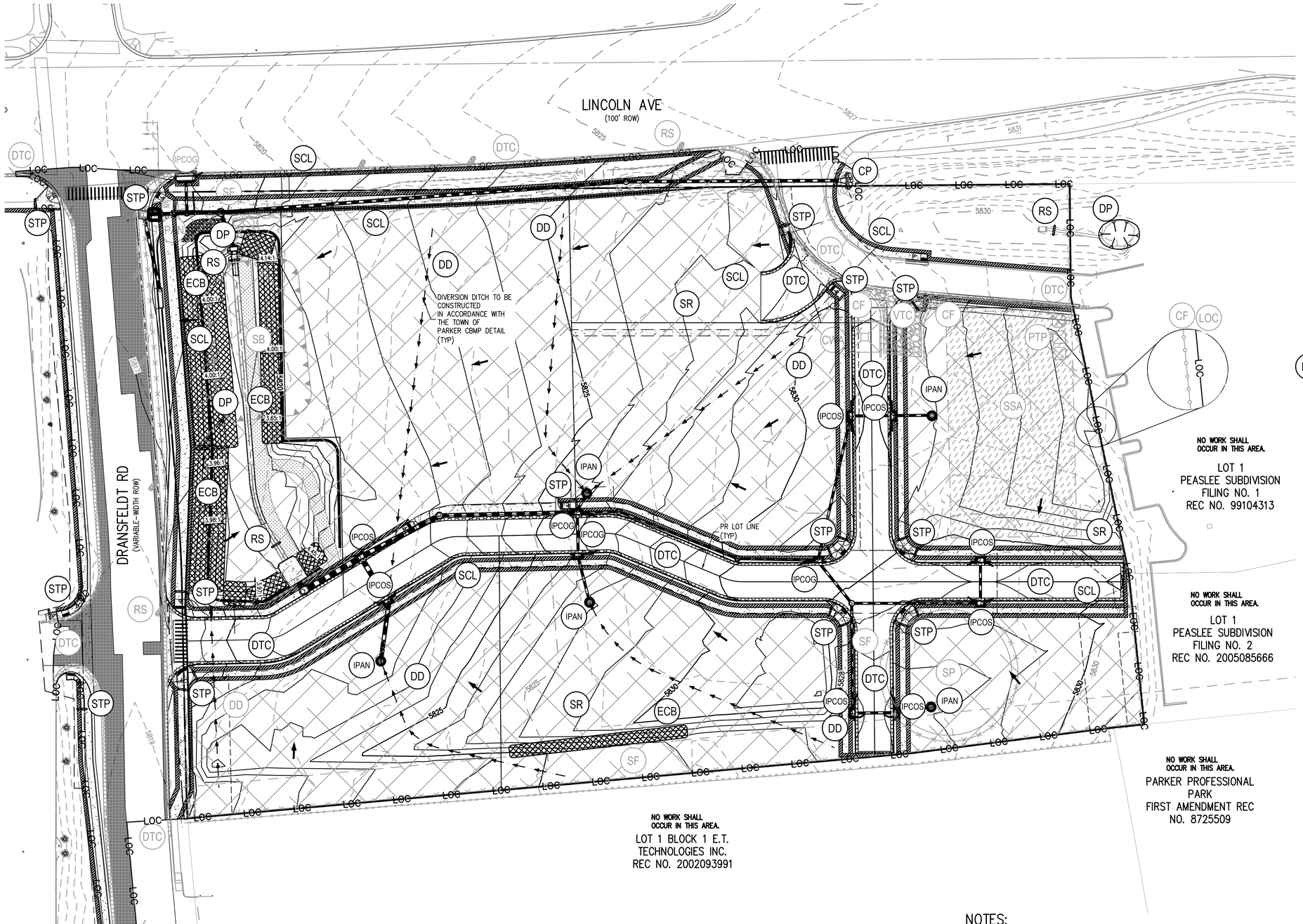
LINCOLN & DRANSFELDT
CBMP INITIAL PLAN

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
8
8 OF 55

FILEPATH: K:\2008\ENGINEERING\EROSION\CD - CBMP INITIAL DWG LAYOUT: LAYOUT1
7 XREFs: s-base, e-legal, e-util, p-base[U], p-legal, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:22:22P BY: OLIVIA MCCRACKEN

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



LEGEND:

- PROPERTY BOUNDARY
- EXISTING STORM SEWER W/MANHOLE AND INLET
- EXISTING CONTOURS
- PROPOSED CONTOURS
- EXISTING WATER LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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LINCOLN & DRANSFELDT
CBMP INTERIM PLAN

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER
ARIZONA

PROJECT #: 200829
SHEET NUMBER
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9 OF 55

FILEPATH: K:\200829\ENGINEERING\EROSION\CD_CBMP INTERIM DWG LAYOUT: LAYOUT1
9 XREFs: cd - comp initial, e-base, e-legal, e-util, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:22:28P BY: OLIVIA MCCRACKEN

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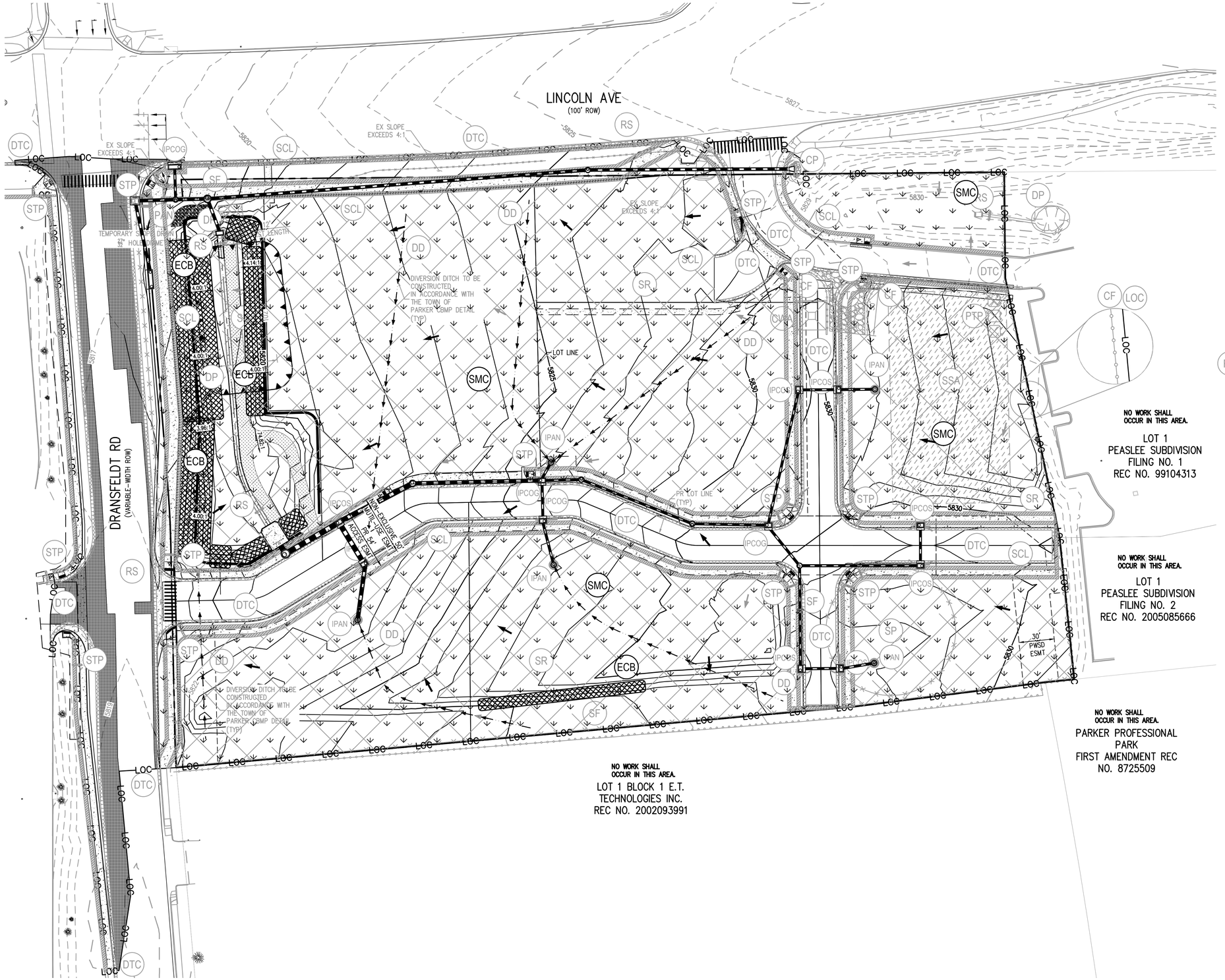

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP FINAL PLAN

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
10
10 OF 55

FILEPATH: K:\200829\ENGINEERING\EROSIONCD - CBMP FINAL.DWG LAYOUT: LAYOUT1
NO XREFs
PLOTTED: FRI 04/28/23 1:22:40P BY: OLIVIA MCCRACKEN

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 1 OF 3 Oct. 2013

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

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 2 OF 3 Oct. 2013

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TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 3 OF 3 Oct. 2013

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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.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 1 OF 4 Oct. 2013

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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, GAPS, 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.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 2 OF 4 Oct. 2013

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25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, 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 CBMPS 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.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 3 OF 4 Oct. 2013

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

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 CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
- C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
- 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. INFREQUENT, 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 ON RESIDENTIAL LOTS.

(D) 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, SHALL 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.

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 4 OF 4 Oct. 2013

811 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
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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 LEGEND

PROJECT #: 200829
SHEET NUMBER
11
11 OF 55

FILEPATH: K:\200829\ENGINEERING\EROSION\CD - CBMP DETAILS.DWG LAYOUT: LAYOUT1 (2)
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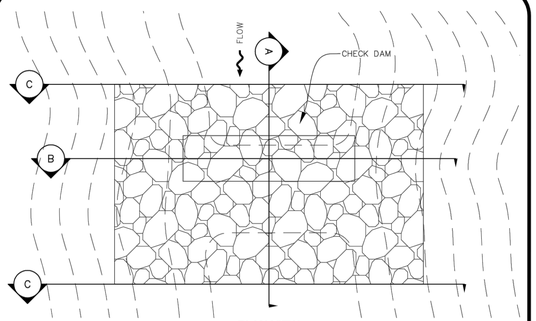
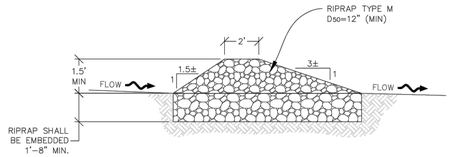
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



PLAN VIEW

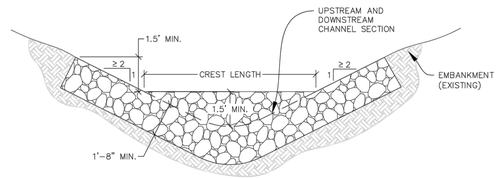


SECTION A

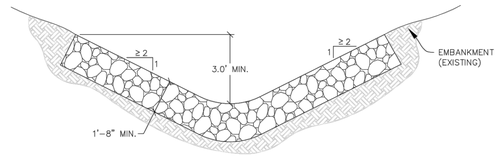
CD **CHECK DAM**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CD | 1 OF 3 | Oct. 2013

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



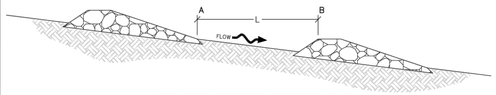
SECTION B



SECTION C

NOTE: SECTION C IS LOCATED IMMEDIATELY UPSTREAM AND DOWNSTREAM OF THE CHECK DAM, THEREFORE NO ROCK IS SHOWN WITHIN THE CHANNEL FLOW AREA.

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

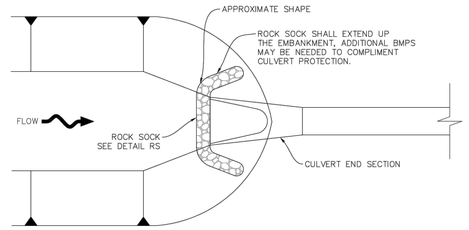


SPACING BETWEEN CHECK DAMS

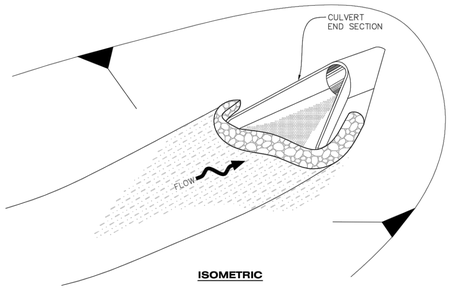
CD **CHECK DAM**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CD | 2 OF 3 | Oct. 2013

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



PLAN



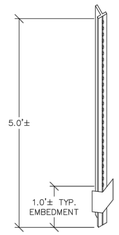
ISOMETRIC

CP **CULVERT PROTECTION (INLET)**

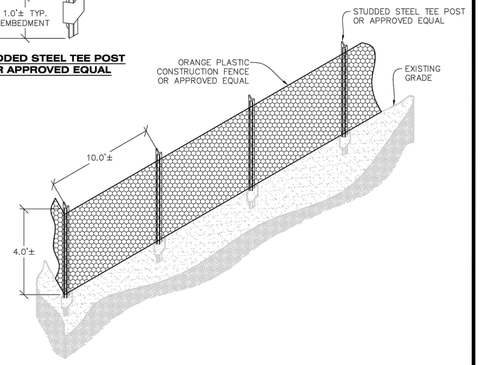
Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CP | 1 OF 2 | Oct. 2013

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

NOTE:
CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH TEE POST OR APPROVED EQUAL.



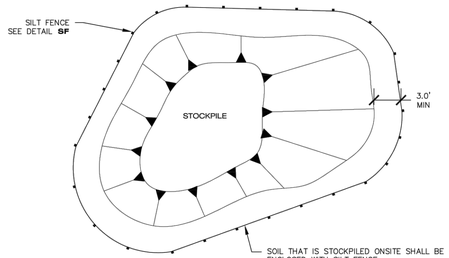
STUDDED STEEL TEE POST OR APPROVED EQUAL

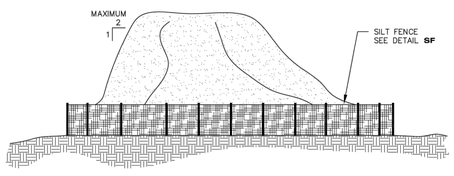


CF **CONSTRUCTION FENCE**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CF | 1 OF 2 | Oct. 2013

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





SP **STOCKPILE PROTECTION**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SP | JUNE 2006

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

CHECK DAM INSTALLATION NOTES

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

CHECK DAM INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CD | 3 OF 3 | Oct. 2013

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

CULVERT PROTECTION (INLET) INSTALLATION NOTES

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

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CP | 2 OF 2 | Oct. 2013

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

CONSTRUCTION FENCE INSTALLATION NOTES

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

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | CF | 2 OF 2 | Oct. 2013

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

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

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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 DETAILS

4-28-2023

PROJECT #: 200829
SHEET NUMBER
12
12 OF 55

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

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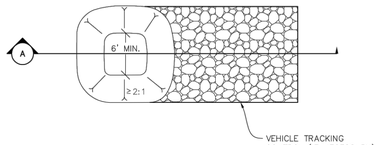
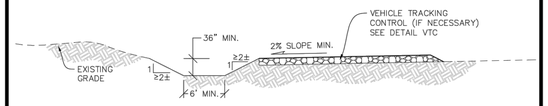
PLOTTED: FRI 04/28/23 1:22:48P BY: OLIVIA MCCRACKEN

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

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



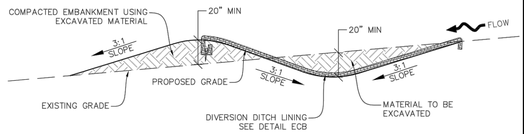
PLAN VIEW



SECTION A

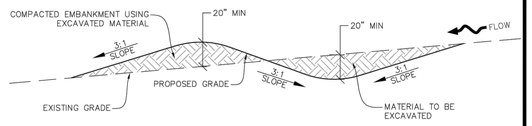
CWA **CONCRETE WASHOUT AREA**

NOTE:
DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY.



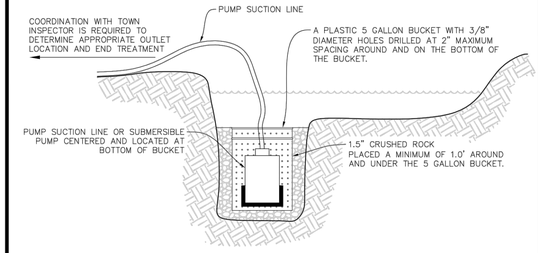
DIVISION DITCH GEOMETRY AND REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM ASSOCIATED CBMP PLANS VIA THE DESIGN ENGINEER. IF THIS INFORMATION IS NOT PROVIDED ON THE CBMP PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO CONSTRUCTION

DIVERSION DITCH SECTION LINED CHANNEL



DIVERSION DITCH SECTION UNLINED CHANNEL

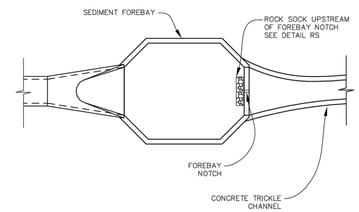
DD **DIVERSION DITCH**



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**



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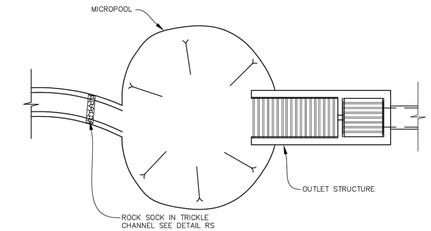

OUTLET / MICROPOOL

DP **DETENTION POND PROTECTION**

CONCRETE WASHOUT AREA INSTALLATION NOTES

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

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

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

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.

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.

DETENTION POND PROTECTION INSTALLATION NOTES

1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

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
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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04-25-2023	PERMIT SET

HARRIS KOCHER SMITH
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Denver, Colorado 80203
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
13
13 OF 55

FILEPATH: K:\2008\29\ENGINEERING\EROSION\CD - CBMP DETAILS 2.DWG LAYOUT: LAYOUT1
NO XREFs
PLOTTED: FRI 04/28/23 1:22:59P BY: OLIVIA MCCRACKEN

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

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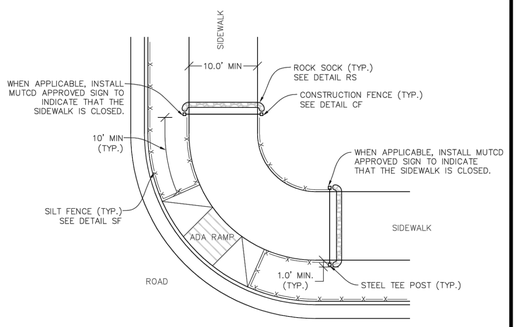
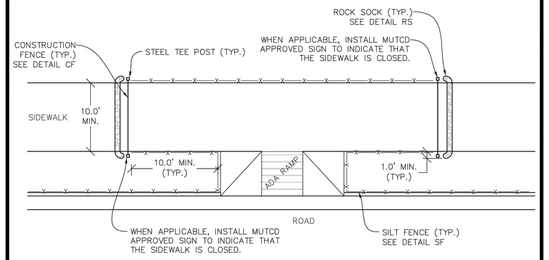


NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP

SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)



NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

STP

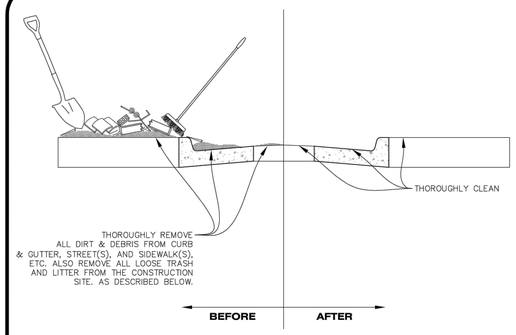
SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)

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 IS 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.

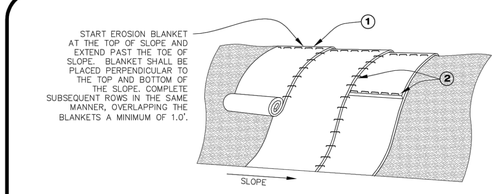


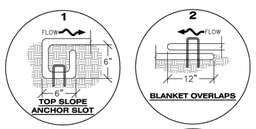
NOTE:

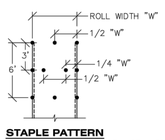
1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS 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







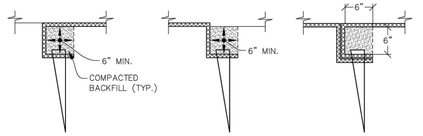
STAPLE PATTERN

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

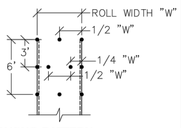
NOTE:
WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB

EROSION CONTROL BLANKET (SLOPE)



WOOD STAKE DETAIL
ALTERNATIVE WOOD STAKE PRODUCTS MAY BE USED WITH APPROVAL FROM THE TOWN.



STAKING PATTERN

NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB

EROSION CONTROL BLANKET (CHANNEL)

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH. AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

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.

Know what's below. Call before you dig.

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

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
14
14 OF 55

FILEPATH: K:\200829\ENGINEERING\EROSION\CD - CBMP DETAILS 3.DWG LAYOUT: LAYOUT1
NO XREFs
PLOTTED: FRI 04/28/23 1:23:00P BY: OLIVIA MCCRACKEN

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

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AREA INLET PROTECTION INSTALLATION NOTES

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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPA | 1 OF 1 | Oct. 2013

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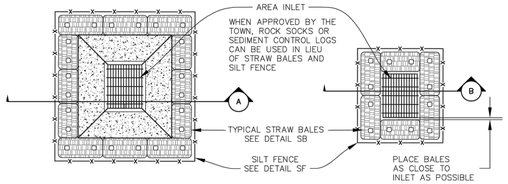
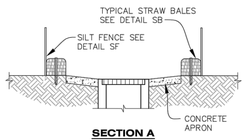
THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

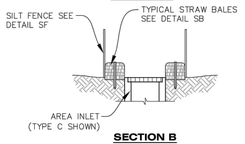


AREA INLET WITH CONCRETE APRON PLAN VIEW



SECTION A

AREA INLET PLAN VIEW



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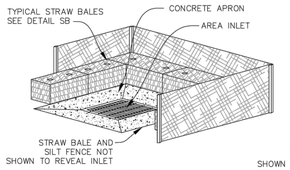

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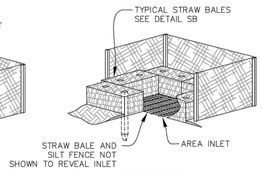

ISOMETRIC

IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPAN | 1 OF 1 | Oct. 2013

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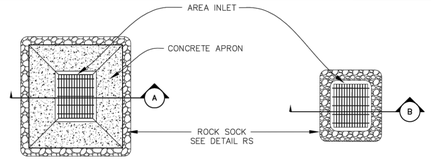
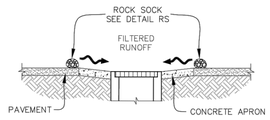
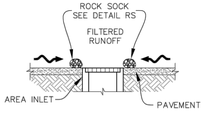


AREA INLET WITH CONCRETE APRON PLAN VIEW



SECTION A

AREA INLET PLAN VIEW



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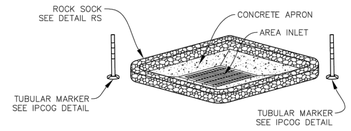

ISOMETRIC

IPAP **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

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

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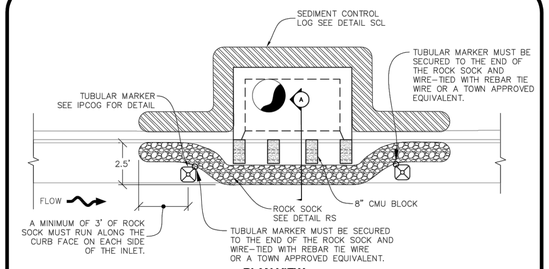
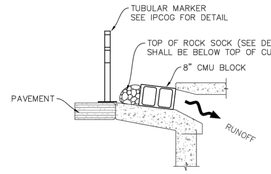


PLAN VIEW



SECTION A

IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOS | 1 OF 2 | Oct. 2013

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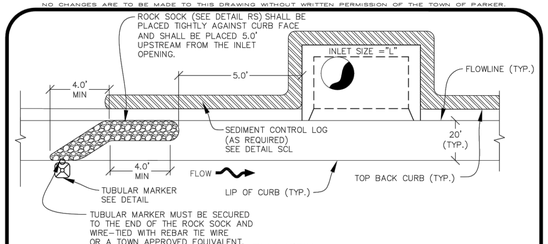
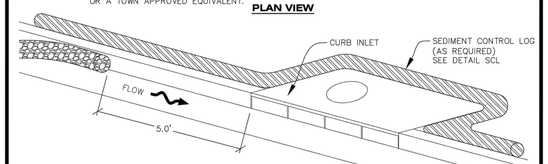


PLAN VIEW



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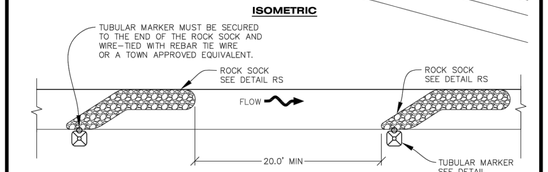

PLAN VIEW FOR MULTIPLE ROCK SOCKS

IPCOG **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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

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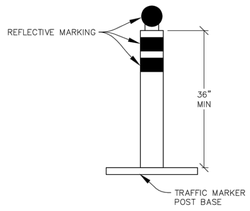
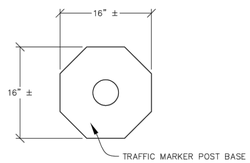


ELEVATION



BASE

TUBULAR TRAFFIC MARKER DETAIL

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

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

INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

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

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOG | 3 OF 3 | Oct. 2013

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

CURB INLET PROTECTION INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE 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. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | IPCOS | 2 OF 2 | Oct. 2013

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

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
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04-25-2023	PERMIT SET

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

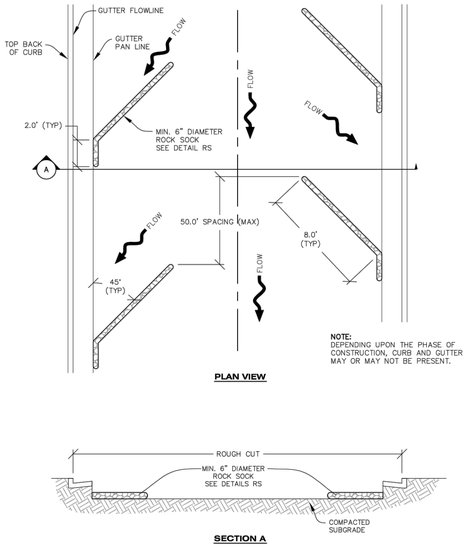
LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
15
15 OF 55

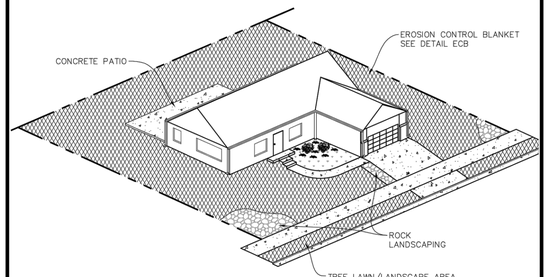
FILEPATH: K:\2008\29\ENGINEERING\EROSION\CD - CBMP DETAILS 4.DWG LAYOUT: LAYOUT1
NO XREFs
PLOTTED: FRI 04/28/23 1:23:05P BY: OLIVIA MCCRACKEN

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

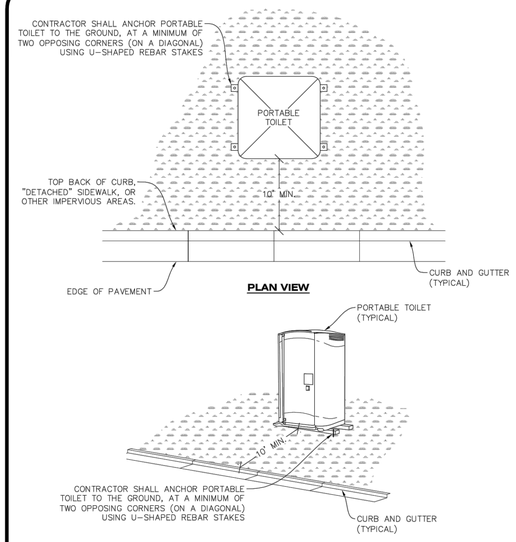
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



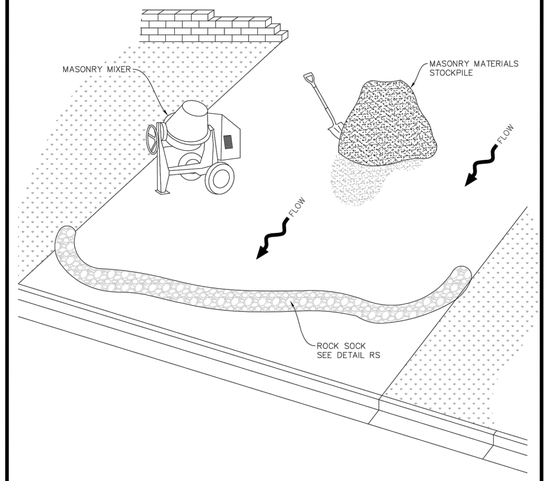
RCSC **ROUGH CUT STREET CONTROL**



LP **LOT PROTECTION**



PTP **PORTABLE TOILET PROTECTION**



MWP **MASONRY WORK PROTECTION**

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.

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL

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

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

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

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.

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MASONRY WORK PROTECTION INSTALLATION NOTES

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

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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CHECKED BY: RCP
DRAWN BY: MJS

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
16
16 OF 55

FILEPATH: K:\200829\ENGINEERING\EROSION\CD - CBMP DETAILS 5.DWG LAYOUT: LAYOUT1
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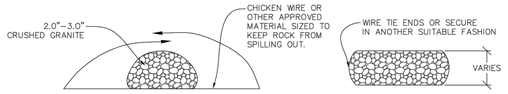
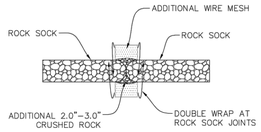
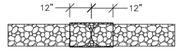


CROSS SECTION

COMPLETED ROCK SOCK



JOINT PLAN VIEW



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

RS **ROCK SOCK**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RS | 1 OF 2 | Oct. 2013

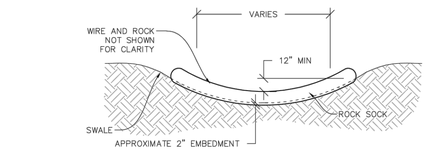
ROCK SOCK INSTALLATION NOTES

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 ROCKS 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.

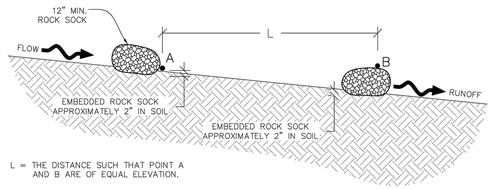
ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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.

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RS | 2 OF 2 | Oct. 2013



SWALE ELEVATION

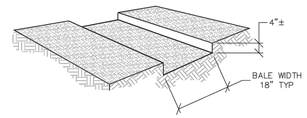


L = THE DISTANCE SUCH THAT POINT A AND B ARE OF EQUAL ELEVATION.

SWALE SPACING

RSS **ROCK SOCK IN SWALE**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RSS | 1 OF 1 | Oct. 2013



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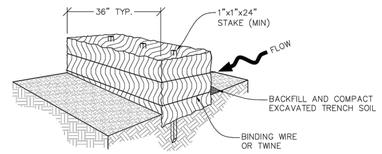
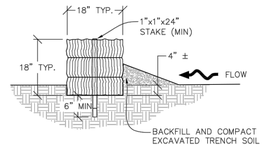


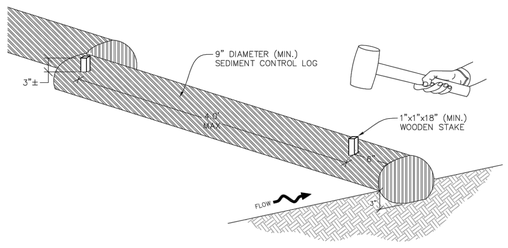
STRAW BALE INSTALLATION

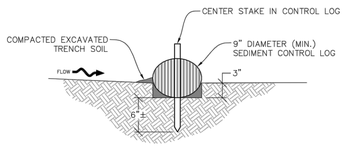


SECTION

SB **STRAW BALE**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SB | 1 OF 2 | Oct. 2013

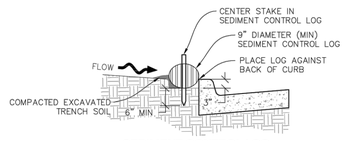




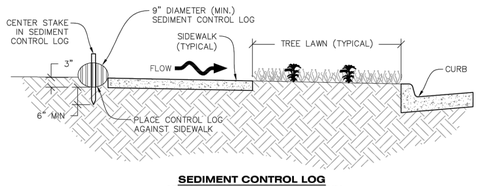
SECTION A

SCL **SEDIMENT CONTROL LOG**

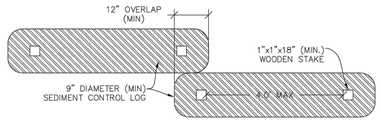
Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 1 OF 3 | Oct. 2013



SEDIMENT CONTROL LOG AT BACK OF CURB



SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS

SCL **SEDIMENT CONTROL LOG**

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 2 OF 3 | Oct. 2013

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF–SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE–SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP–GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS 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 INSPECTOR.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 3 OF 3 | Oct. 2013

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"X1"X24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SB | 2 OF 2 | Oct. 2013

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
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
17
17 OF 55

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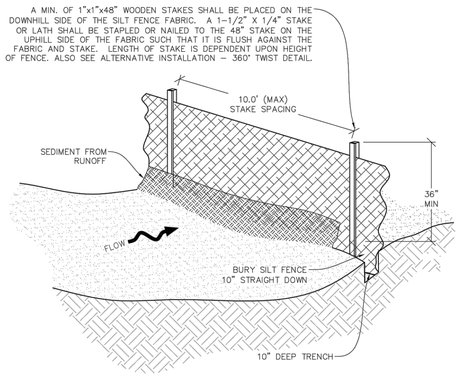
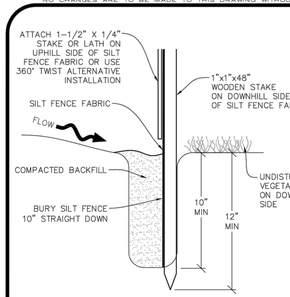
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



—X—X— SF **SILT FENCE**

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



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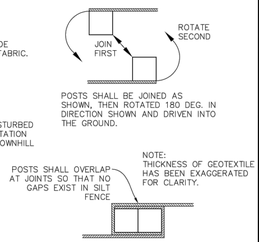
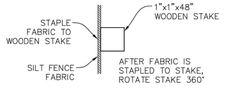
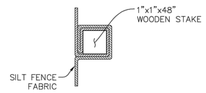


JOINT SECTIONS



STEP 1



STEP 2

ALTERNATIVE INSTALLATION - 360° TWIST

—X—X— SF **SILT FENCE**

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

SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¼"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

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

SILT FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE 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.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

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

SEEDING AND MULCHING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABLISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

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

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

Know what's below. Call before you dig.

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

ISSUE DATE: 07-30-2021	
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
18
18 OF 55

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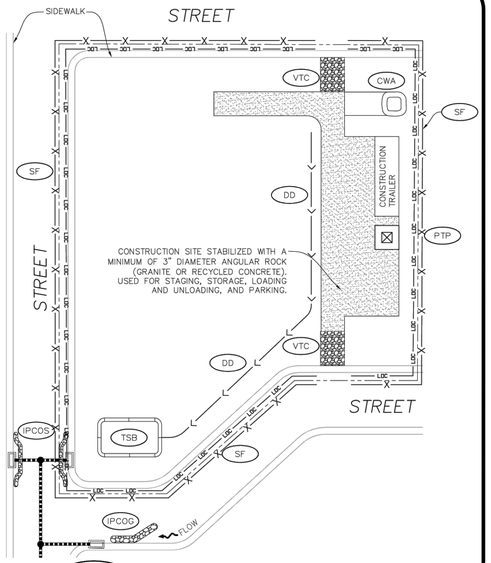
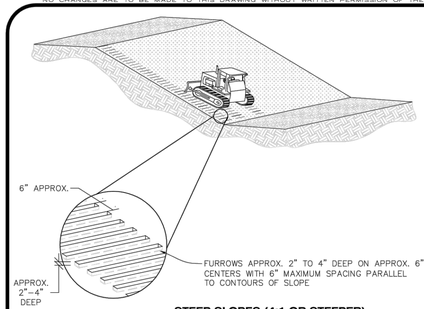
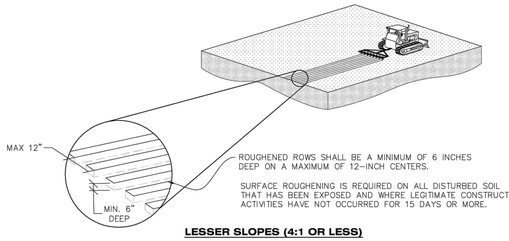
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



SSA **STABILIZED STAGING AREA**

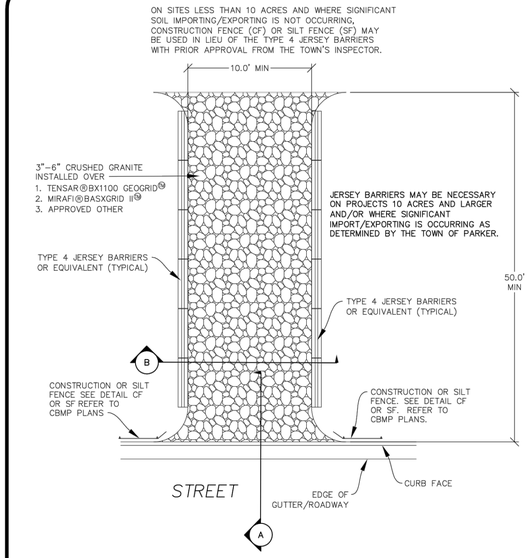


STEEP SLOPES (4:1 OR STEEPER)
(SLOPES STEEPER THEN 4:1 MAY BE SURFACE ROUGHENED IF THE CONTRACTOR FEELS THAT IT IS SAFE TO DO SO)

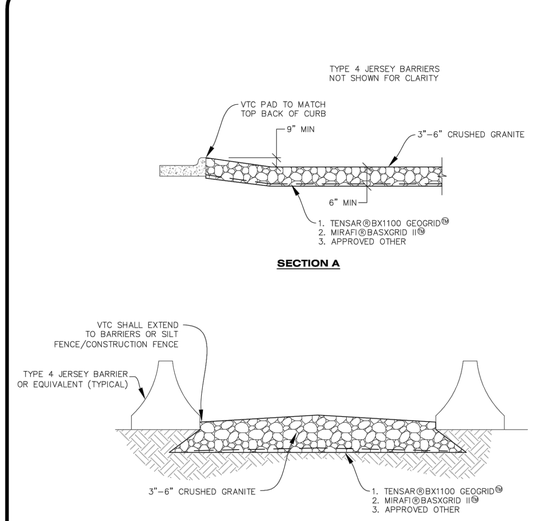


LESSER SLOPES (4:1 OR LESS)

SR **SURFACE ROUGHING**



VTC **VEHICLE TRACKING CONTROL**



SECTION A

SECTION B

VTC **VEHICLE TRACKING CONTROL**

STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDECM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

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-FEET LONG AND 10-FEET 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 BASXGRID 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.

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

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

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

HARRIS KOCHER SMITH
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
19
19 OF 55

FILEPATH: K:\200829\ENGINEERING\EROSION\CD - CBMP DETAILS 5.DWG LAYOUT: LAYOUT1 (4)
NO XREFs
PLOTTED: FRI 04/28/23 1:23:2?P BY: OLIVIA MCCRACKEN

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To allow for a proper and timely establishment of native grasses, temporary irrigation is required over all areas where permanent native seeding is proposed. This includes, but is not limited to: detention ponds, drainageways, park and trail areas, general open space, etc. **In addition to the landscape plans, please show the temporary irrigation symbol (TI) on the CBMP Plan over all areas where permanent native seeding is proposed.** As a reminder, when working within Parker Water and Sanitation District's (PWSD) jurisdiction, the following is required:

- Temporary irrigation for native seed must be supplied by a fire hydrant hook-up. Use of proposed/existing landscape irrigation taps is not allowed. Please indicate on the irrigation plans fire hydrants that are to be used for the temporary irrigation mainline and provide a detail for the connection. This detail should show the hydrant, PRV, PWSD water meter, a 2" backflow assembly, a 2" x 2" cam lock for fire department quick disconnect and a support system for all components
- The following note must be shown on the Irrigation plan set "Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case, any longer than one growing season." PWSD may allow temporary irrigation to continue for one additional growing season with prior approval.
- The following note must be shown on the Irrigation plan set "All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be installed above ground."
- All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be clearly labeled on the plans.
- Provide detail drawings for all above ground components including but not limited to mainlines, laterals, valves, heads and quick couplers.

If the project is outside of PWSD's jurisdiction, check with the applicable water provider regarding their specific requirements for temporary irrigation.

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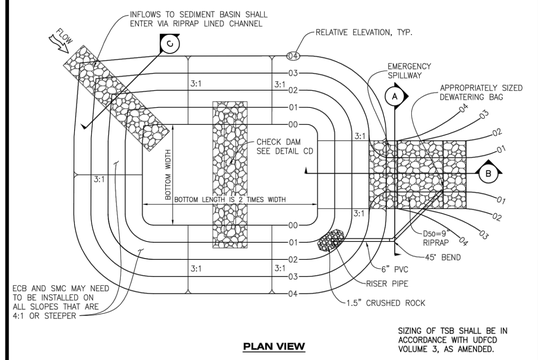


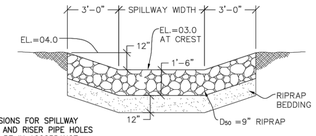
PLAN VIEW

SIZING OF TSB SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

TSB

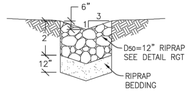
TEMPORARY SEDIMENT BASIN

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

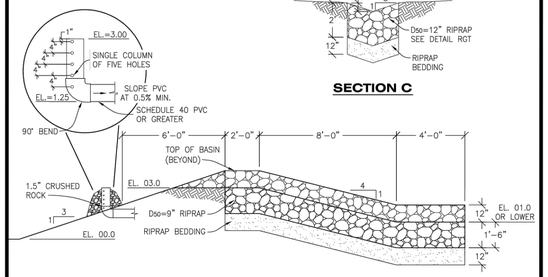


DIMENSIONS FOR SPILLWAY WIDTH AND RISER PIPE HOLES SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

SECTION A



SECTION C



SECTION B

TSB

TEMPORARY SEDIMENT BASIN

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

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

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

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.

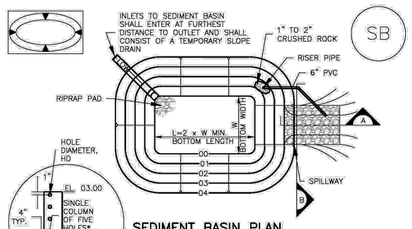


TABLE SB–1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 ½	2	9/32
2	21	3	5/16
3	28	5	½
4	33 ½	6	5/8
5	38 ½	8	7/32
6	43	9	23/32
7	47 ¼	11	25/32
8	51	12	27/32
9	55	13	7/8
10	58 ¼	15	29/32
11	61	16	31/32
12	64	18	1
13	67 ½	19	1 1/16
14	70 ½	21	1 1/8
15	73 ¼	22	1 3/16

SEDIMENT BASIN INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   - –LOCATION OF SEDIMENT BASIN.
   - –TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
   - –FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
   - –FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND–DISTURBING ACTIVITY THAT RELIES ON ON BASINS AS AS A STORMWATER CONTROL.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
6. PIPE SCH 40 OR GREATER SHALL BE USED.
7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SEDIMENT BASIN MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
CBMP DETAILS

PROJECT #: 200829
SHEET NUMBER
20
20 OF 55

FILEPATH: K:\200829\ENGINEERING\EROSION\CD - CBMP DETAILS 5.DWG LAYOUT: LAYOUT1 (5)
NO XREFS
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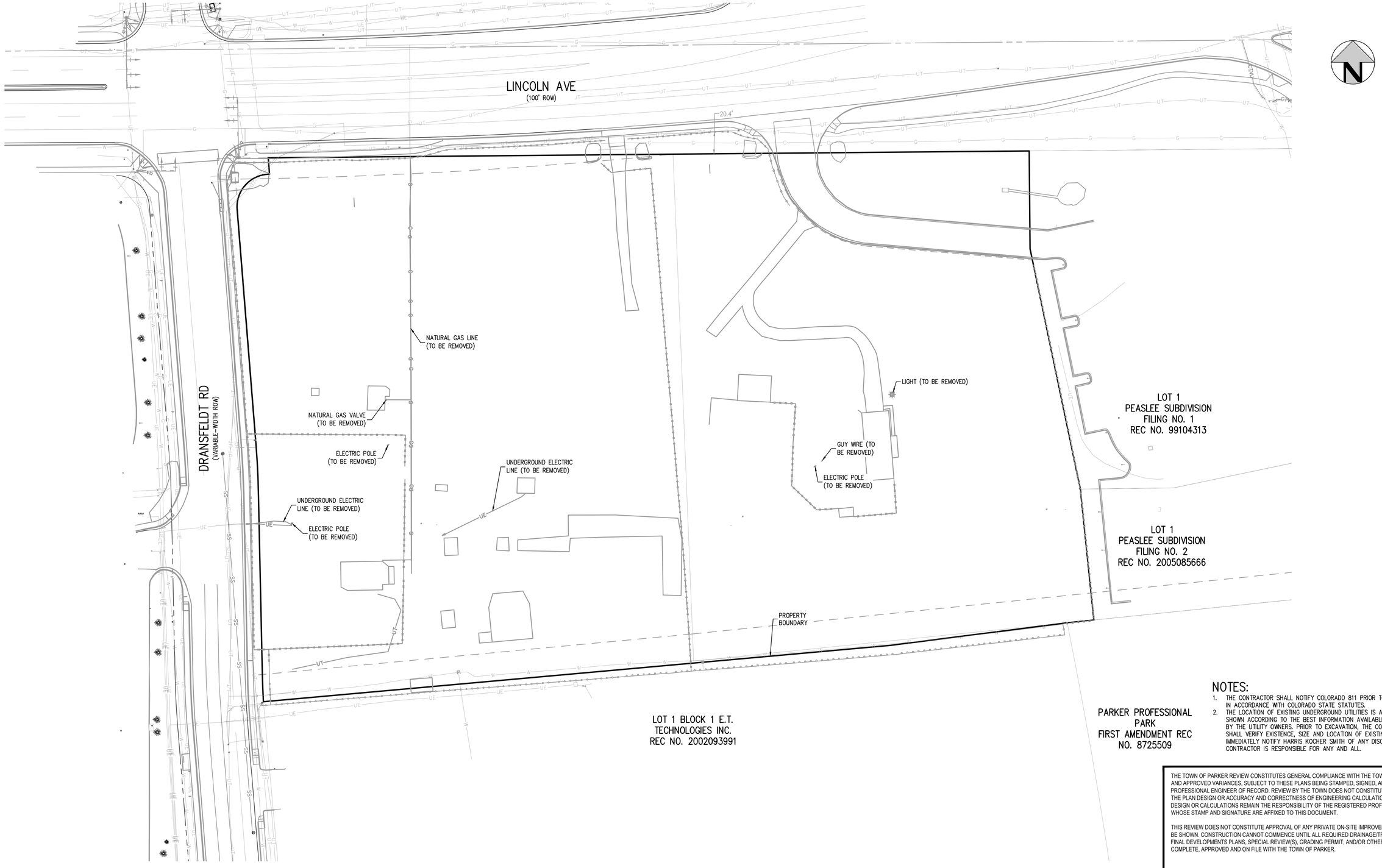

NOTES:

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.

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 DEVELOPMENTS PLANS, 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 DATE

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

DESIGNED BY: AHW
CHECKED BY: RCP
DRAWN BY: AHW

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
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03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

HARRIS KOCHER SMITH
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
DRY UTILITY DEMO PLAN

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
21
21 OF 55

FILEPATH: K:\200829\ENGINEERING\UTILITIES\CD - DEMO DRY UTILITY.DWG LAYOUT: 18 DRY UTILITY DEMO PLAN
NO XREFs
PLOTTED: FRI 04/28/23 1:23:37P BY: OLIVIA MCCRACKEN

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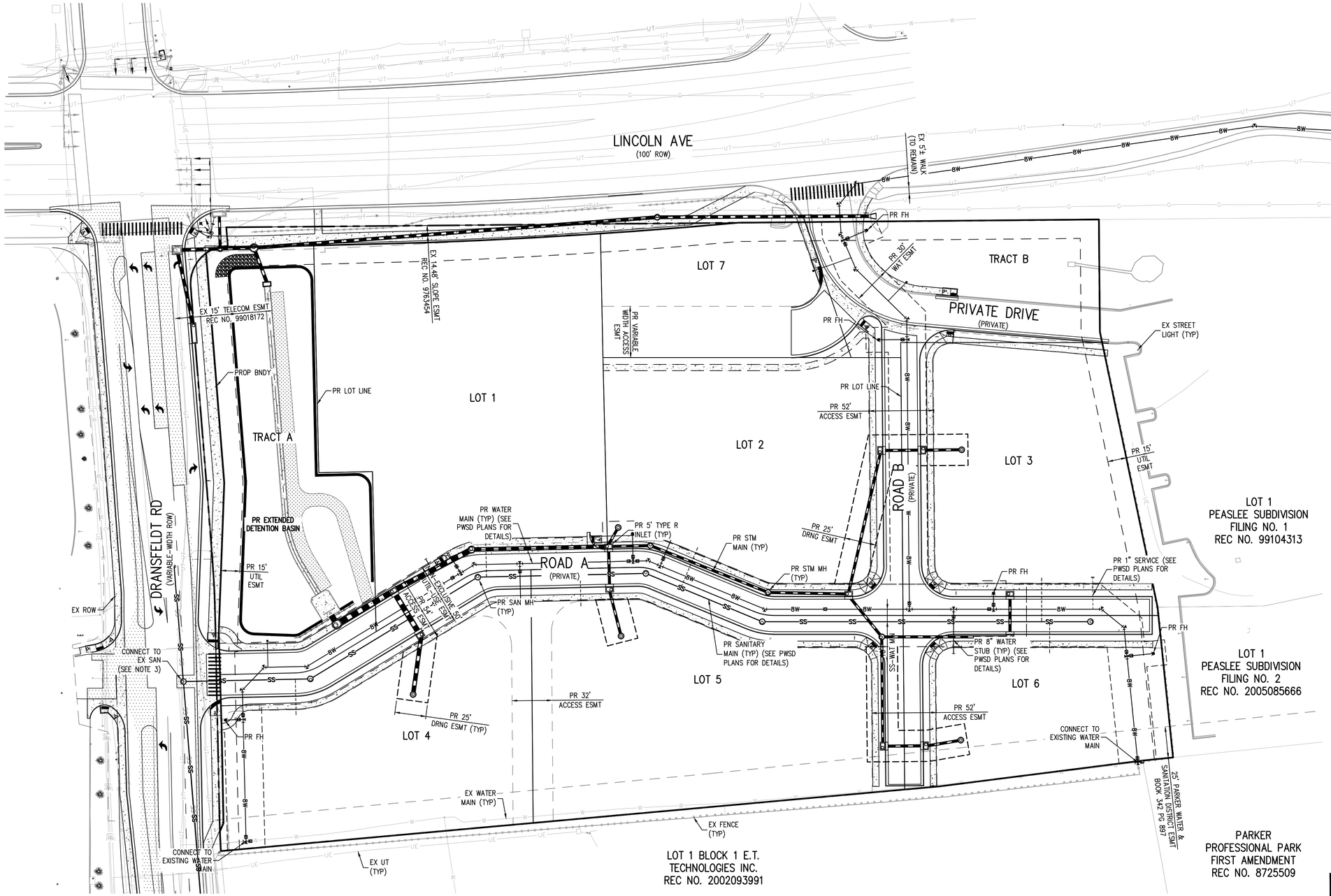

LEGEND:

	EXISTING	PROPOSED
PROPERTY BOUNDARY		
RIGHT OF WAY		
PWSD EXCLUSIVE EASEMENT		
DRAINAGE EASEMENT		
UTILITY EASEMENT		
STORM SEWER W/ MANHOLE AND INLET		
SANITARY SEWER W/ MANHOLE		
SANITARY SERVICE W/ CLEANOUT		
WATER MAIN		
WATER SERVICE		
FIRE HYDRANT		
UTILITY POLE		
GAS LINE		
UNDERGROUND ELECTRIC		
UNDERGROUND TELECOMMUNICATION		
GATE VALVE		
STREET LIGHT		
SIGN		

NOTES:

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3. THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN OF PARKER RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING CONSTRUCTION. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE RESTORED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

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 _____

Know what's below. Call before you dig.

40 0 40 80
SCALE: 1" = 40'

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
	PER TOWN OF PARKER COMMENTS
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07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-26-2023	PERMIT SET

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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
OVERALL UTILITY PLAN

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
22
22 OF 55

FILEPATH: K:\2008\29\ENGINEERING\UTILITIES\CD - OVERALL UTILITY PLAN.DWG, LAYOUT: 19 OVERALL UTILITY PLAN
9 XREFs: e-base, e-legal, e-util, p-base, p-legal, p-util, stamp - cd, town of parker - fire sig block, town of parker - signature block
PLOTTED: FRI (04/28/23 1:23:44P BY: OLIVIA MCCRACKEN

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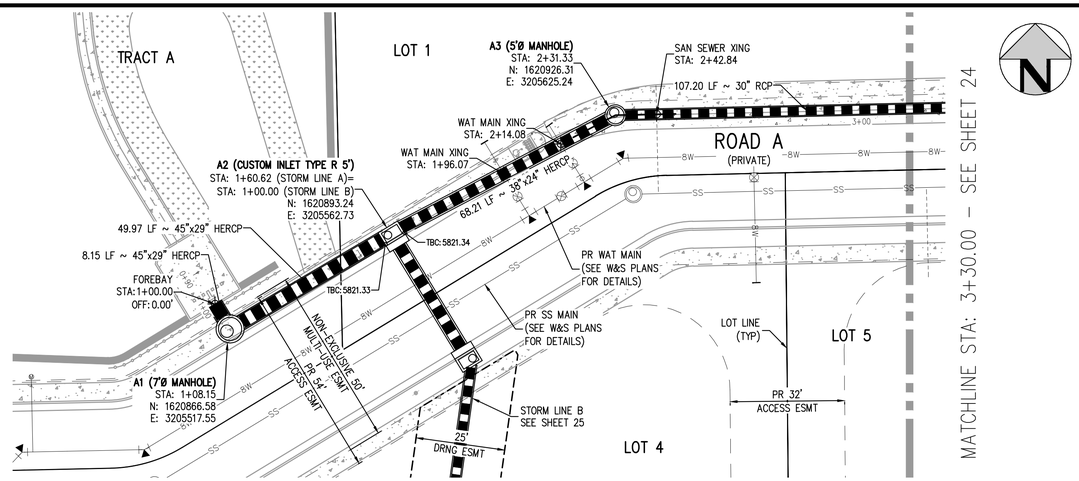
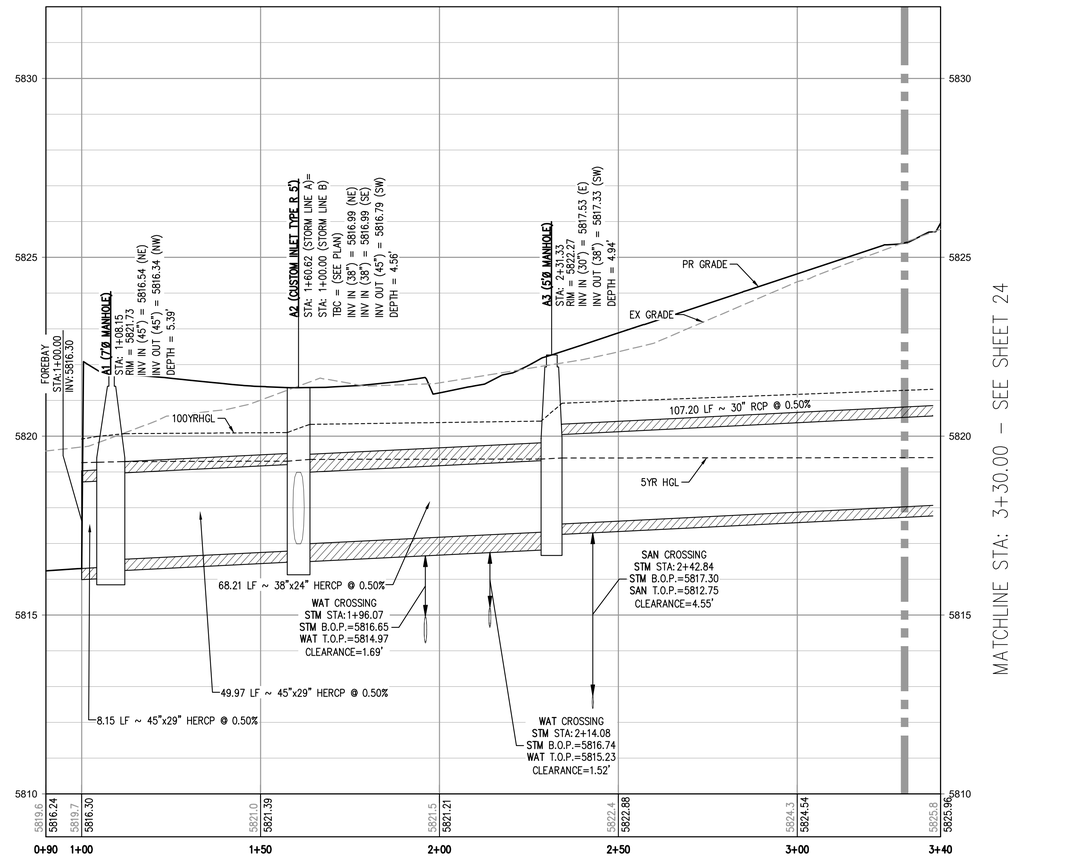


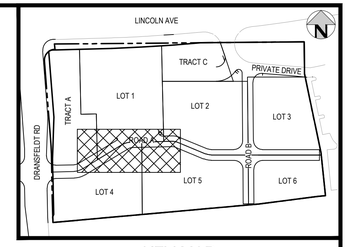
STORM LINE A PLAN

SCALE: 1" = 20'



STORM LINE A PROFILE

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



KEY MAP

SCALE: 1" = 200'

GENERAL STORM 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 DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES. BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL. REGARDLESS OF PIPE MATERIAL, ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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CHECKED BY: RCP
DRAWN BY: MJS

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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
STORM LINE A PLAN & PROFILE

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
23
23 OF 55

FILEPATH: K:\200829\ENGINEERING\UTILITIES\STORM\CD - STORM PAPS.DWG LAYOUT: 20 STORM LINE A PLAN & PROFILE
9 XREFs: e-base, e-legal, e-ull, layermap, p-base, p-legal, p-ull, stamp - cd, town of parker - signature block
PLOTTED: FRI (04/28/23 1:23:59P BY: OLIVIA MCCRACKEN

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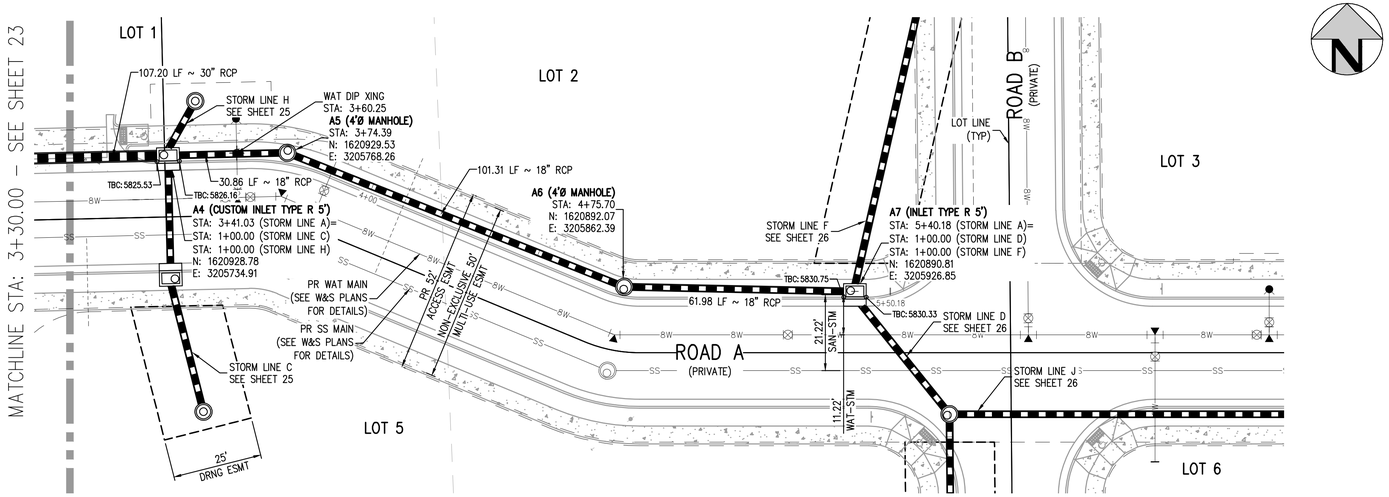
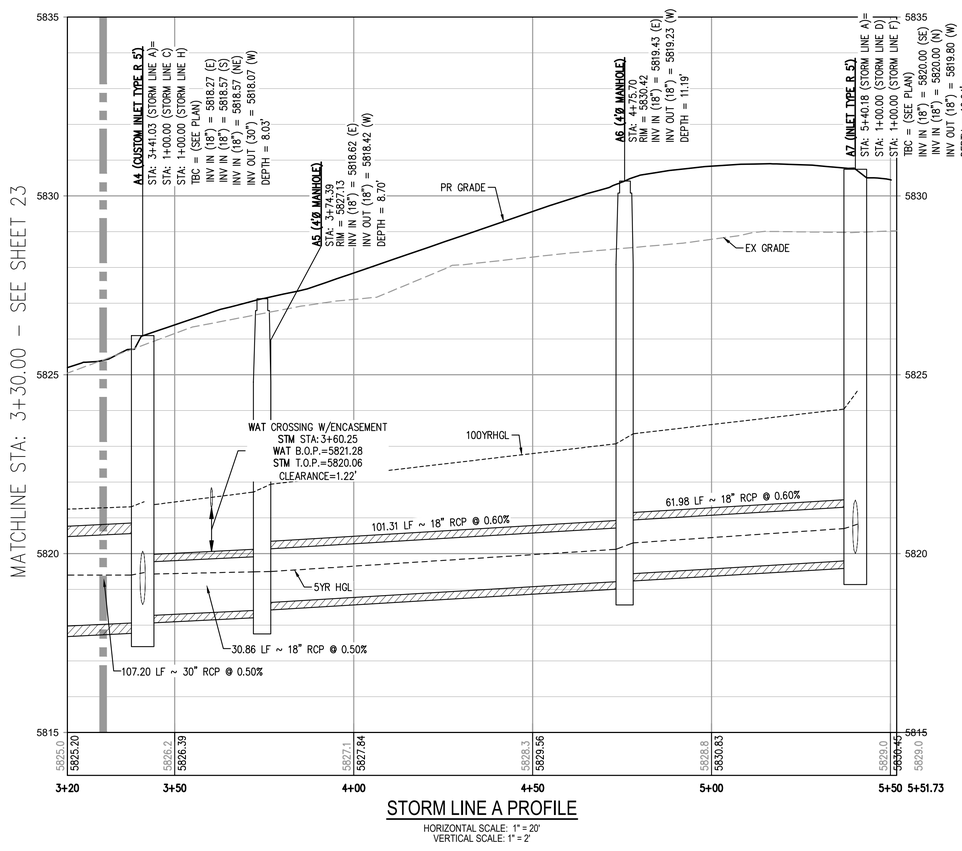


STORM LINE A PLAN
SCALE: 1" = 20'



STORM LINE A PROFILE
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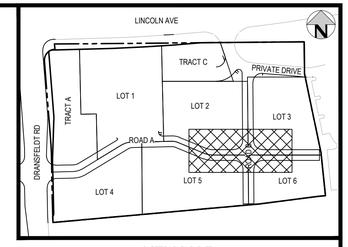
VERTICAL SCALE: 1" = 2'



KEY MAP
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9 XREFs: e-base, e-legal, e-util, keymap, p-base, p-legal, p-util, stamp - cd, 'town of parker - signature block
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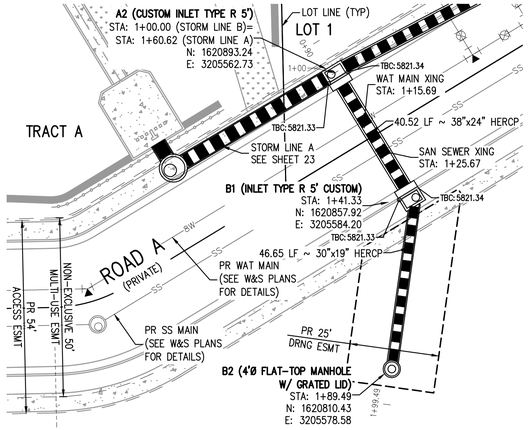
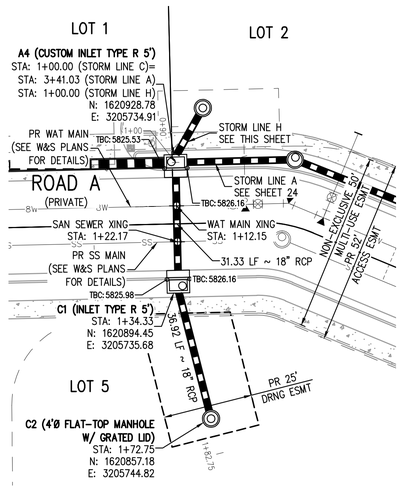
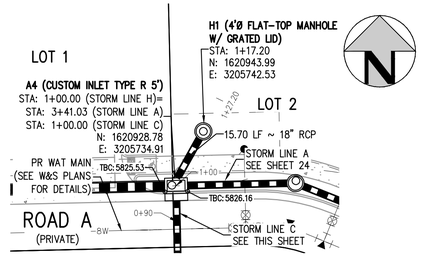
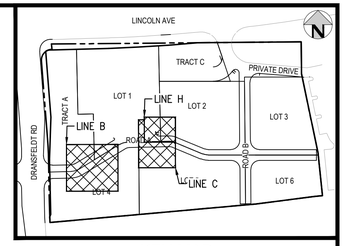


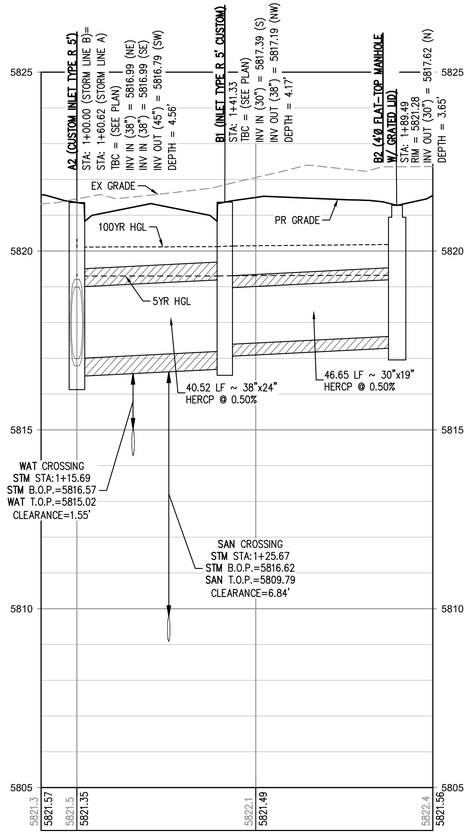






KEY MAP
SCALE: 1" = 200'

STORM LINE B PLAN
SCALE: 1" = 20'



STORM LINE B PROFILE
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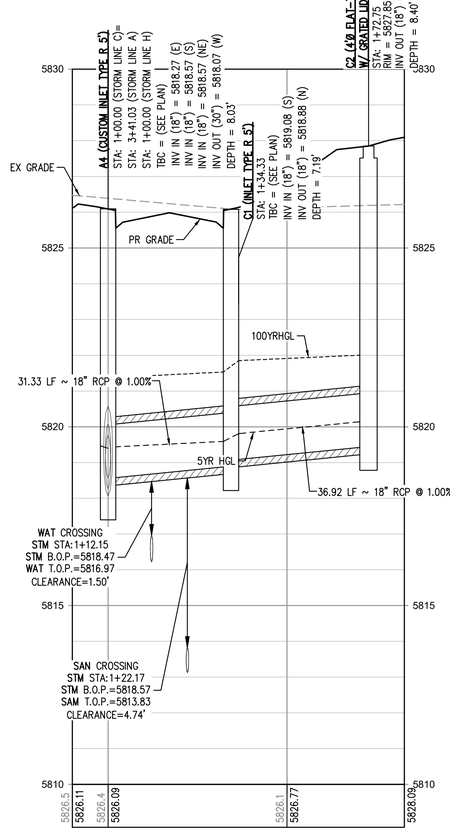
STORM LINE C PLAN
SCALE: 1" = 20'



STORM LINE C PROFILE
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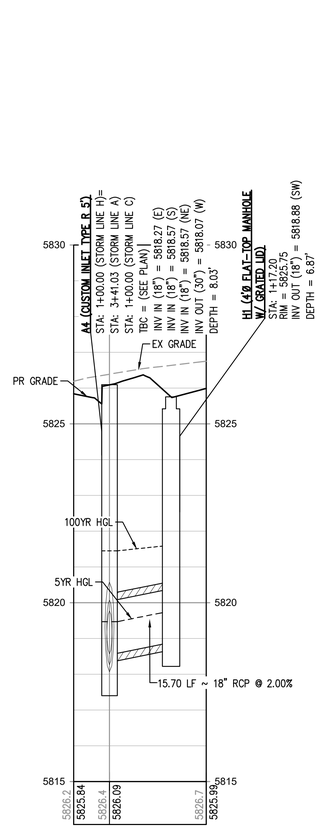
STORM LINE H PLAN
SCALE: 1" = 20'



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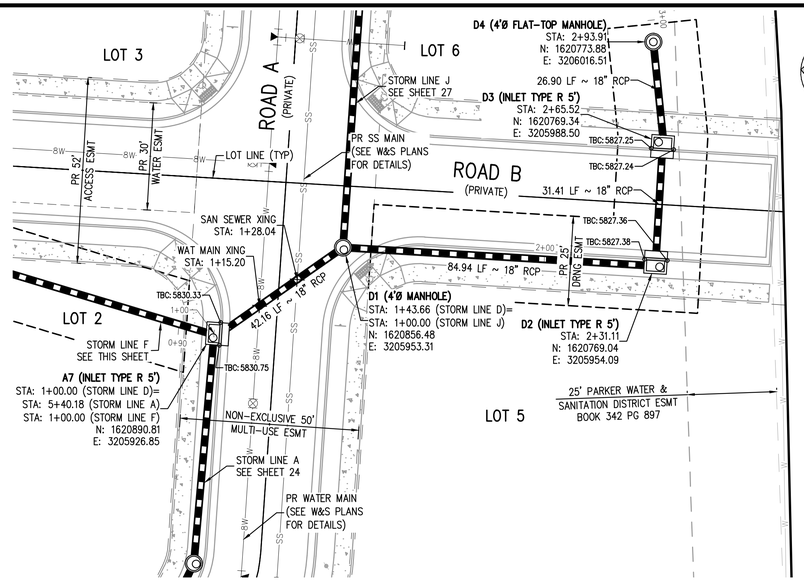

STORM LINE D PLAN
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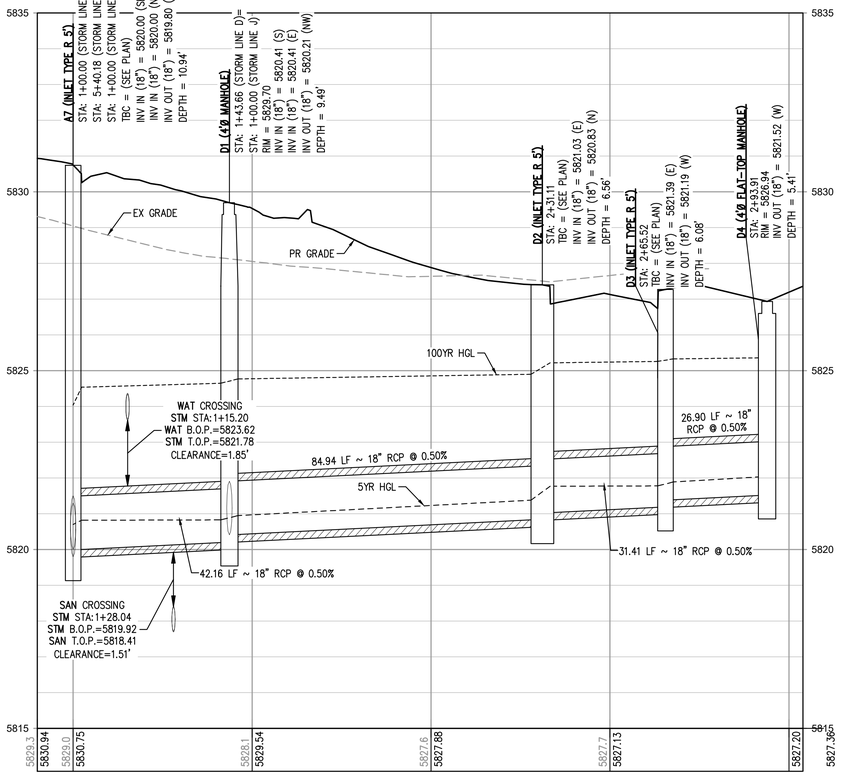

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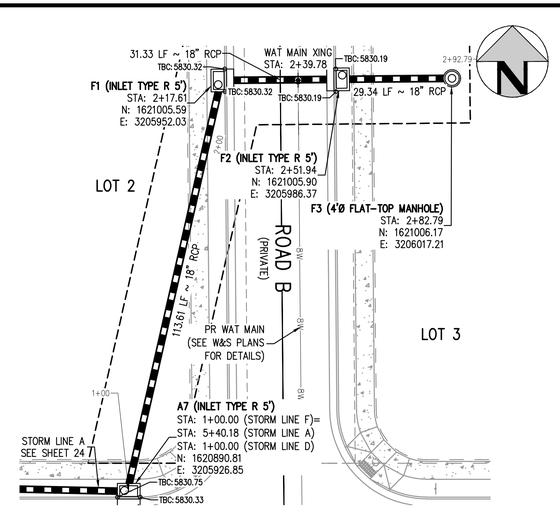

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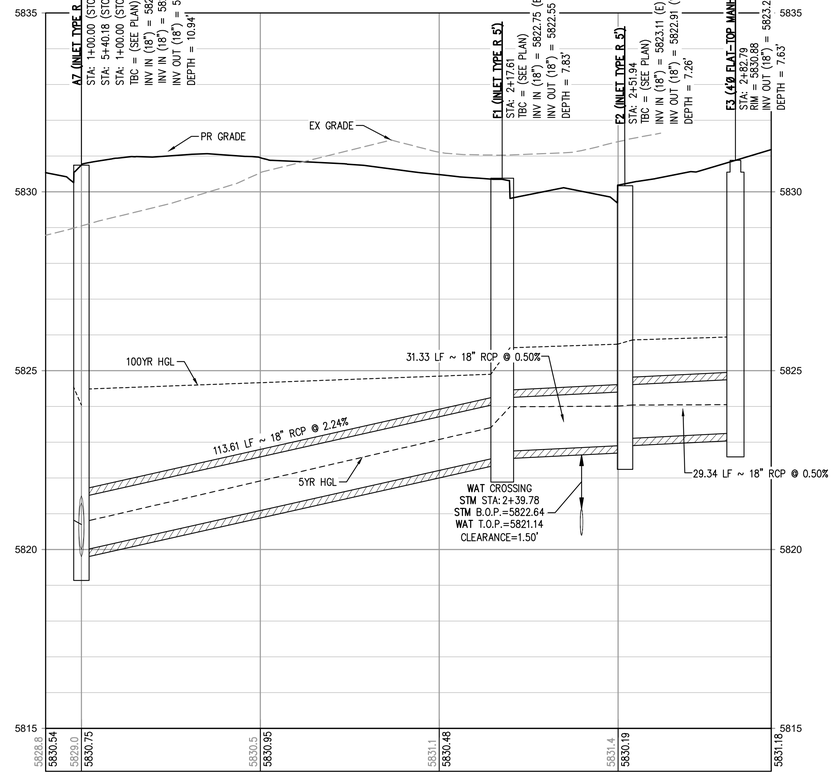

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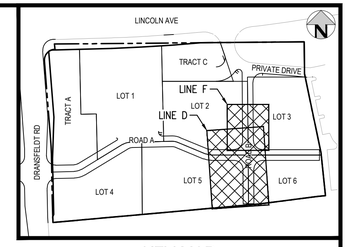

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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SCALE: 1" = 20'

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

ISSUE DATE: 07-30-2021

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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
STORM LINES D & F PLAN & PROFILE

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
26
26 OF 55

FILEPATH: K:\2008\29\ENGINEERING\UTILITIES\STORM\CD - STORM PIPES.DWG, LAYOUT: 23 STORM LINES B C D & F PLAN & PROFILE
9 XREFs: e-base, e-legal, e-util, keymap, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 12:42:17P BY: OLIVIA MCCRACKEN

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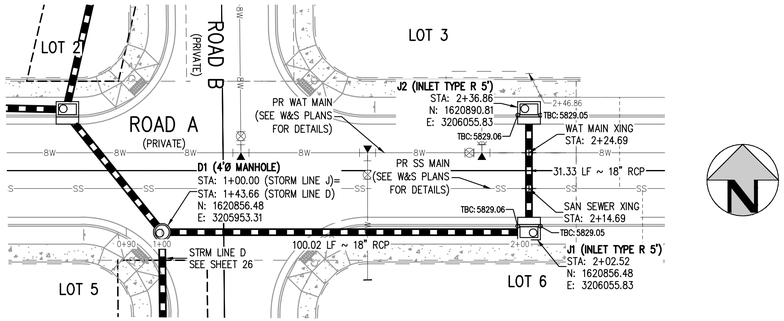
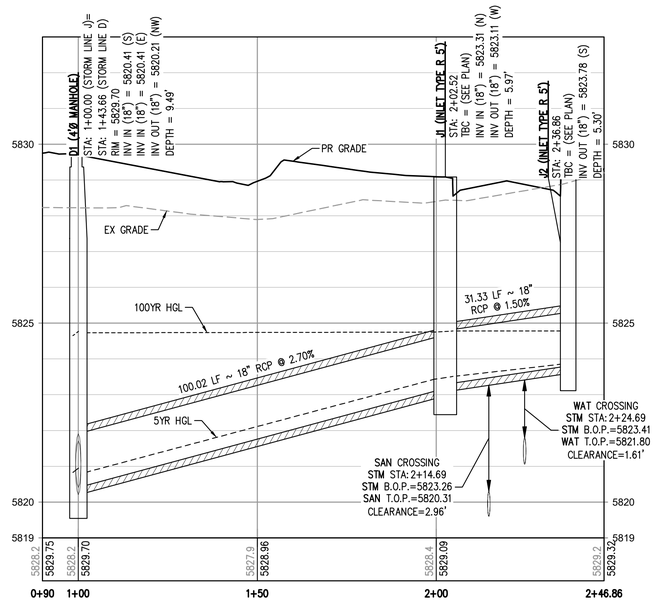


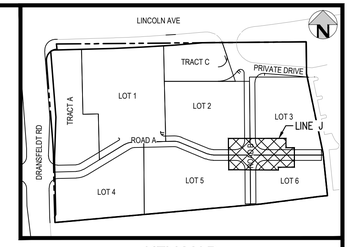
STORM LINE J PLAN

SCALE: 1" = 20'



STORM LINE J PROFILE

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



KEY MAP

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3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
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STORM LINE J PLAN & PROFILE

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER

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FILEPATH: K:\200829\ENGINEERING\UTILITIES\STORM\CD - STORM PRPS.DWG LAYOUT: 23 STORM LINES B C D & F PLAN & PROFILE (2)
9 XREFs: e-base, e-legal, e-util, keymap, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI (04/28/23 1:24:29P BY: OLIVIA MCCRACKEN

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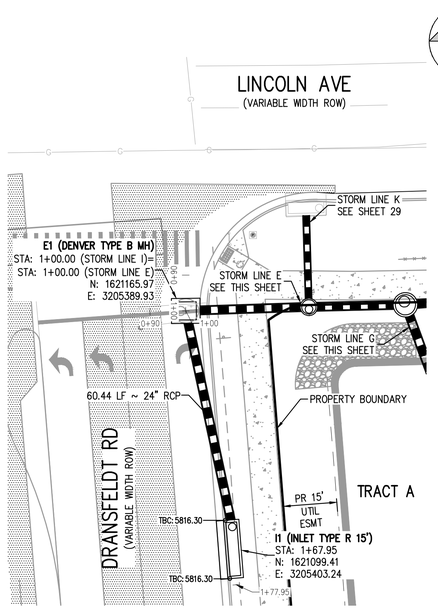

STORM LINE I PLAN

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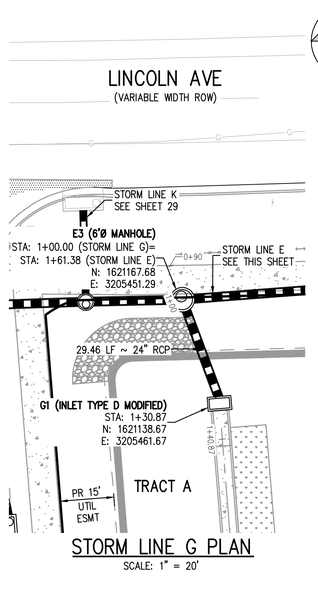

STORM LINE G PLAN

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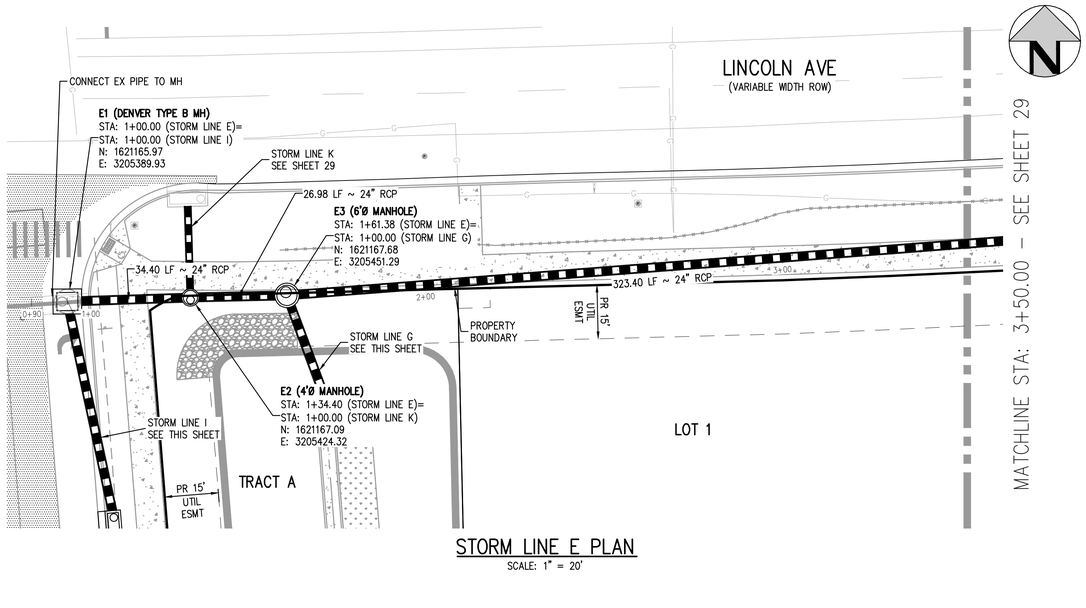

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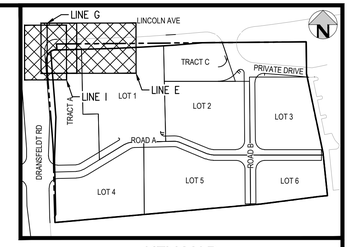

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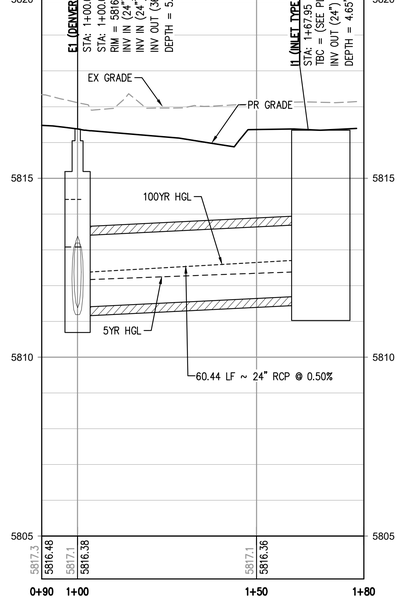

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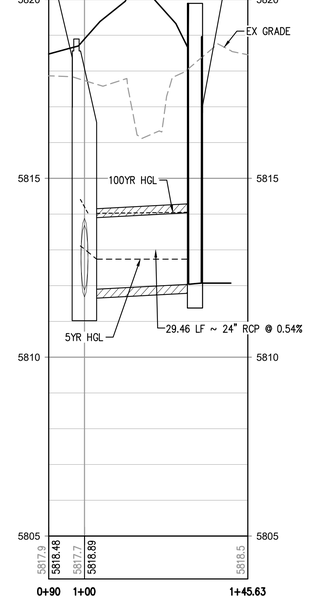
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



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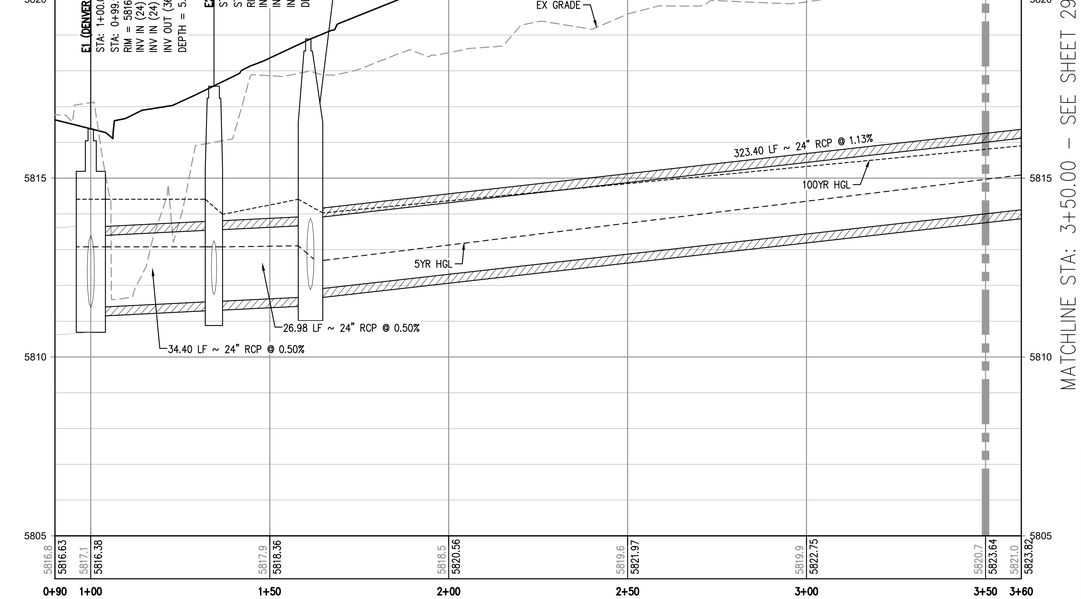

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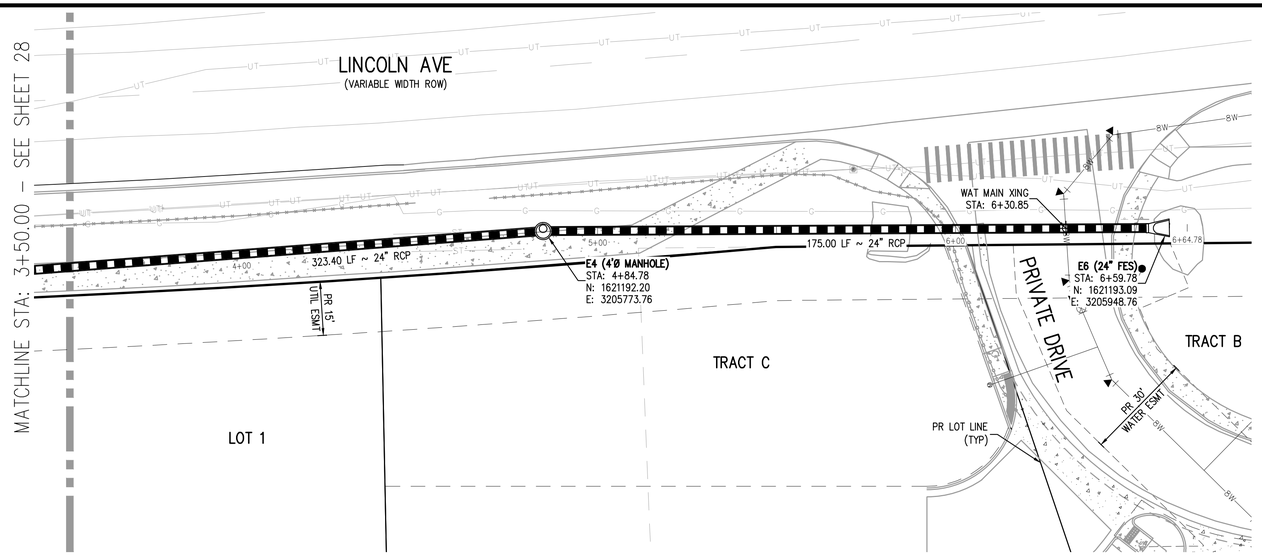

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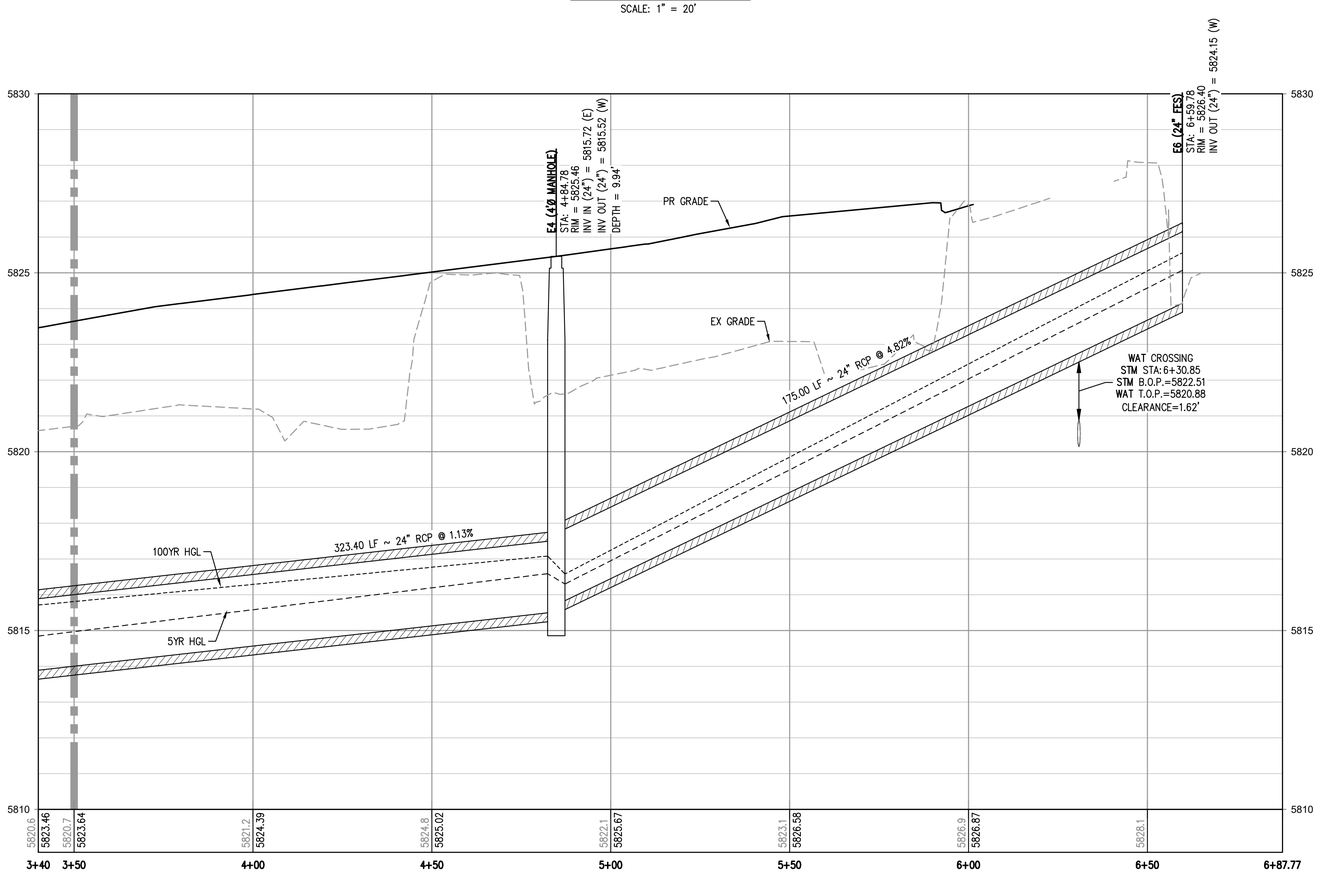

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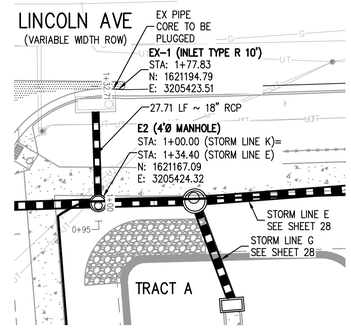

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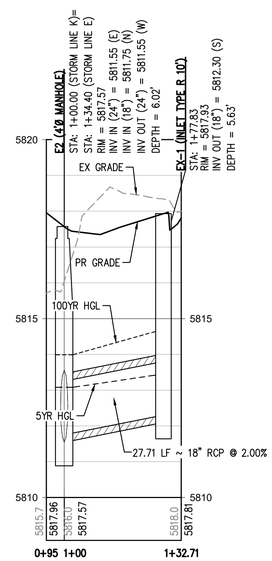

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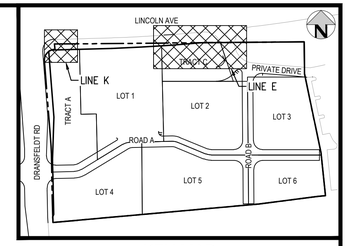

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7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

Know what's below. Call before you dig.

SCALE: 1" = 20'

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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

PLAZA STREET PARTNERS

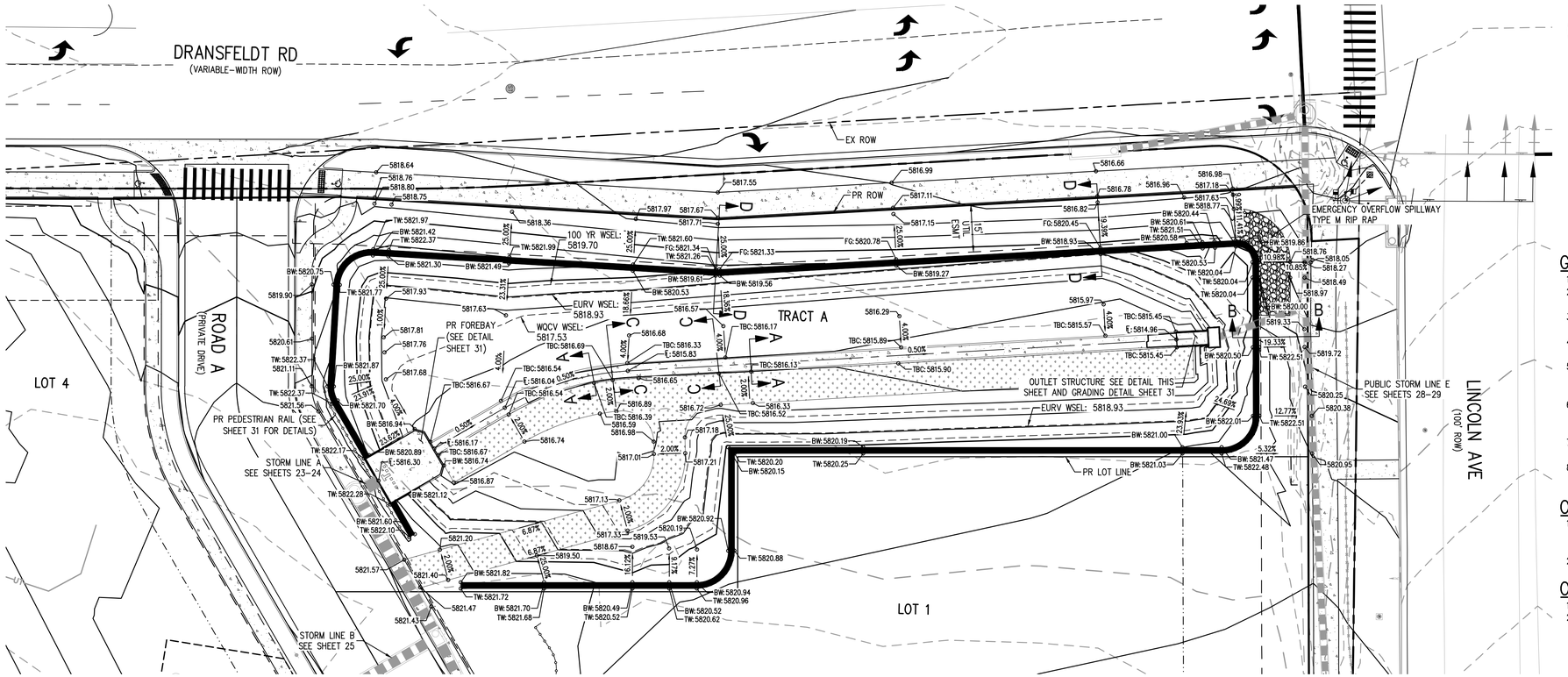
LINCOLN & DRANSFELDT
PUBLIC STORM LINE E PLAN & PROFILE

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

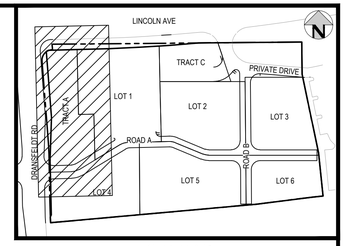
PROJECT #: 200829
SHEET NUMBER
29
29 OF 55

FILEPATH: K:\200829\ENGINEERING\UTILITIES\STORM\CD - STORM PRPS DWG LAYOUT 25 PUBLIC STORM LINE E & G PLAN & PROFILE 9 XREFs e-base, e-legal, e-util, keymap, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:24:42P BY: OLIVIA MCCRACKEN

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



EXTENDED DETENTION BASIN PLAN
SCALE: 1" = 20'

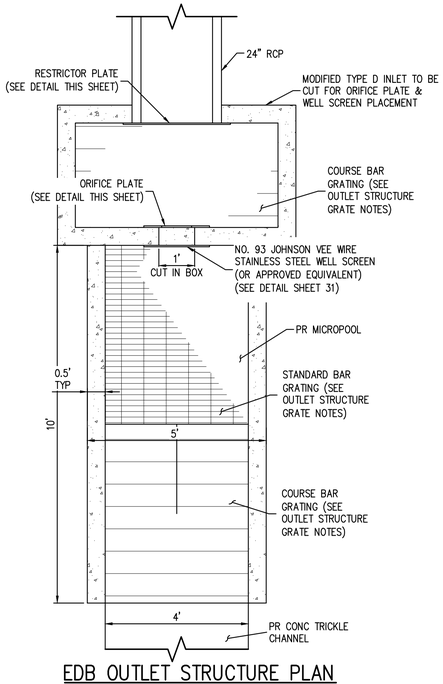


KEY MAP
SCALE: 1" = 200'

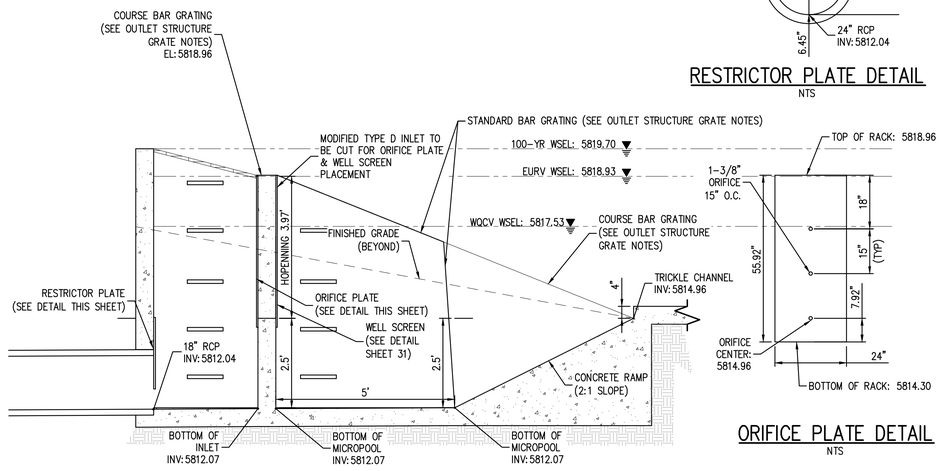
GENERAL NOTES:
1. ALL PENETRATIONS AND JOINTING SHALL BE WATER-TIGHT, WITH LINK-SEAL OR APPROVED EQUIVALENT.
2. THE EXTENDED DETENTION BASIN FOREBAY SHALL BE BUILT IN ACCORDANCE WITH CURRENT UDFCD CRITERIA AND DETAILS.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRASH RACKS AND ORIFICE PLATES PRIOR 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, FOREBAY SLAB, FOREBAY WALLS, PED 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, FOREBAY SLAB, FOREBAY 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.

OUTLET STRUCTURE GRATE NOTES:
1. "STANDARD BAR GRATING" REFERS TO METAL BAR GRATING WITH A NOMINAL OPENING OF 1 INCH BY 4 INCHES. BEARING BARS FOR STANDARD BAR GRATING SHALL BE SIZED FOR A UNIFORM LOAD BETWEEN 100 AND 150 POUNDS PER SQUARE FOOT.
2. "COURSE BAR GRATING" REFERS TO METAL BAR GRATIN WITH MAXIMUM CLEAR SPACING OF 4".

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

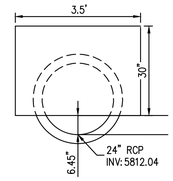


EDB OUTLET STRUCTURE PLAN
NTS

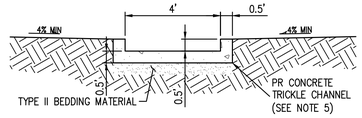


EDB OUTLET STRUCTURE PROFILE
NTS

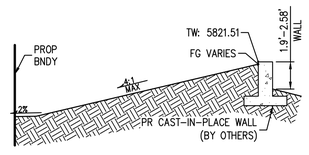
ORIFICE PLATE DETAIL
NTS



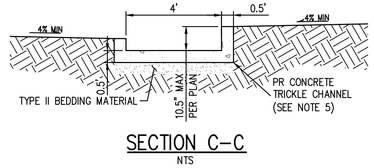
RESTRICTOR PLATE DETAIL
NTS



SECTION A-A
NTS



SECTION D-D
NTS



SECTION C-C
NTS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 07-30-2021	
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04-25-2023	PERMIT SET

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

PLAZA STREET PARTNERS

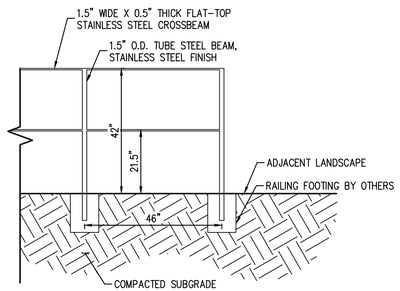
LINCOLN & DRANSFELDT
EXTENDED DETENTION BASIN PLAN

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER

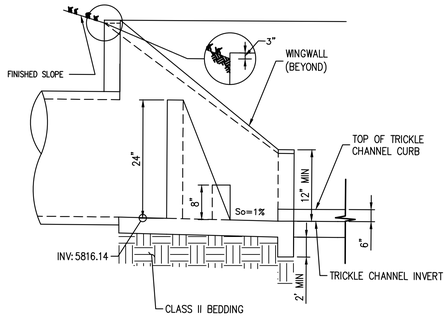
PROJECT #: 200829
SHEET NUMBER
30
30 OF 55

FILEPATH: K:\2008\29\ENGINEERING\DRAINAGE\CD_EDD PLAN.DWG, LAYOUT: 2% EXTENDED DETENTION BASIN PLAN
10 XREFS: e-base, e-legal, e-util, [xU], keymap, c-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:24:53P BY: OLIVIA MCCRACKEN

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



PEDESTRIAN RAIL DETAIL
NTS
SEE NOTES



FOREBAY PROFILE DETAIL
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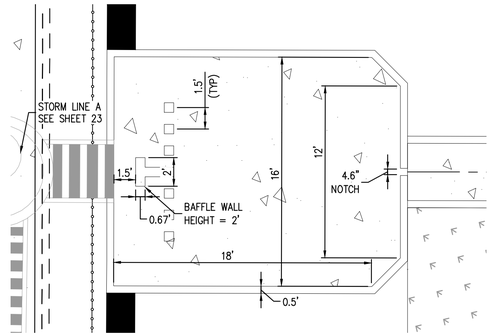
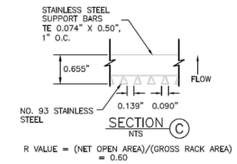
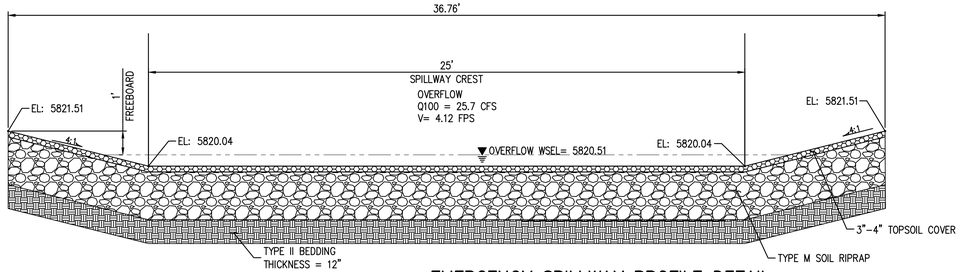


FOREBAY PLAN DETAIL
1" = 5'

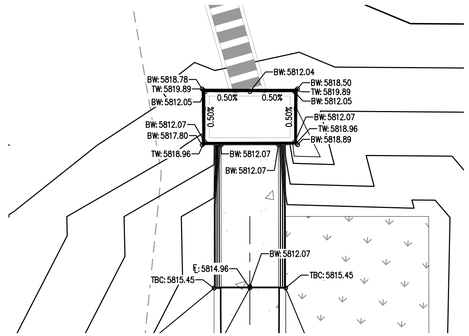


R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

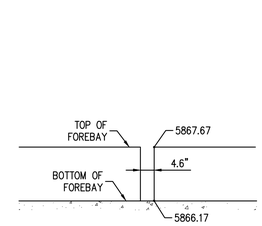
WELL SCREEN DETAIL
NTS



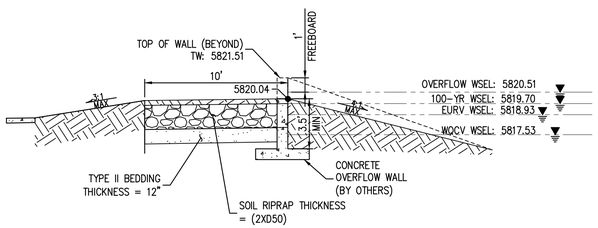
EMERGENCY SPILLWAY PROFILE DETAIL
NTS



OUTLET STRUCTURE GRADING DETAIL
1" = 5'



FOREBAY NOTCH DETAIL
NTS



EMERGENCY SPILLWAY PROFILE SECTION B-B
NTS

GENERAL NOTES:

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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CHECKED BY: RCP
DRAWN BY: ORM

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1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
EXTENDED DETENTION BASIN - DETAILS

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
31
31 OF 55

FILEPATH: K:\200829\ENGINEERING\DRAINAGE\CD - EBD PLAN.DWG | LAYOUT: 26 EXTENDED DETENTION BASIN - DETAILS
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PLOTTED: FRI 04/28/23 1:25:03P BY: OLIVIA MCCRACKEN

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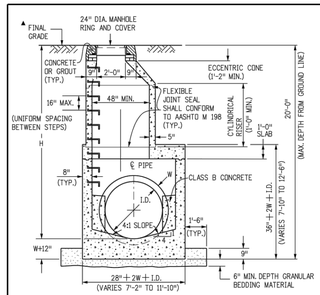
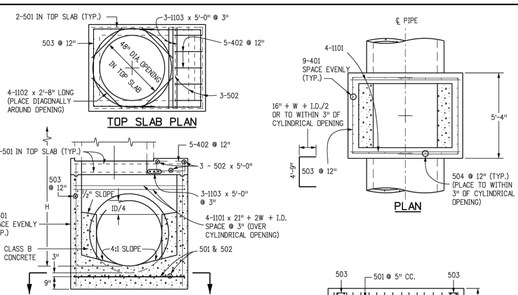
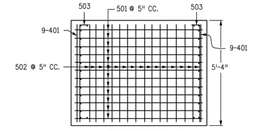


SECTION

MAHHOLE BOX BASE

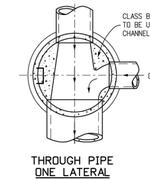




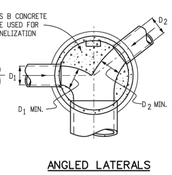
MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	I.D. 60"	I.D. 66"	I.D. 72"	I.D. 84"	I.D. 96"	FORMULAS
401	4	I	0.668	(NO. REQ'D. \ LENGTH \ WEIGHT #)	18 \ 8'-4" \ 97.2	18 \ 8'-8" \ 104.2	18 \ 9'-3" \ 111.2	18 \ 9'-10" \ 118.2	18 \ 11'-0" \ 132.3	18 \ 12'-2" \ 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	(NO. REQ'D. \ LENGTH \ WEIGHT #)	5 \ 5'-5" \ 18.1	5 \ 6'-0" \ 20.0	5 \ 6'-7" \ 22.0	5 \ 7'-2" \ 23.9	5 \ 8'-4" \ 27.8	5 \ 9'-6" \ 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #)	17 \ 7'-5" \ 131.5	17 \ 8'-0" \ 141.8	17 \ 8'-7" \ 152.2	17 \ 9'-2" \ 162.5	17 \ 10'-4" \ 183.2	17 \ 11'-6" \ 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #)	22 \ 5'-0" \ 114.7	23 \ 5'-0" \ 119.9	25 \ 5'-0" \ 130.4	26 \ 5'-0" \ 135.6	29 \ 5'-0" \ 151.2	32 \ 5'-0" \ 166.9	502 NUMBER BARS REQ'D. = 3 + $\left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #)	16 \ 12'-10" \ 214.2	16 \ 13'-5" \ 223.9	18 \ 14'-0" \ 262.8	18 \ 14'-7" \ 273.8	20 \ 15'-9" \ 328.5	24 \ 16'-11" \ 423.5	503 NUMBER BARS REQ'D. = 2 $\left(\frac{134+D.+2W}{@\ 7"}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	(NO. REQ'D. \ LENGTH \ WEIGHT #)	12 \ 8'-1" \ 101.2	14 \ 8'-8" \ 126.6	14 \ 9'-3" \ 135.1	16 \ 9'-10" \ 164.1	18 \ 11'-0" \ 206.5	20 \ 12'-2" \ 253.8	504 NUMBER BARS REQ'D. = 2 $\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT #)	4 \ 7'-2" \ 152.3	4 \ 7'-9" \ 164.7	4 \ 8'-4" \ 177.1	4 \ 9'-11" \ 189.5	4 \ 10'-1" \ 214.3	4 \ 11'-3" \ 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT #)	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	4 \ 2'-8" \ 56.7	BENDING TYPE I STRAIGHT
1103	11	I	5.313	(NO. REQ'D. \ LENGTH \ WEIGHT #)	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	3 \ 5'-0" \ 79.7	TYPE II 4'-9" 16"+W+I.D./2
# REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.8	TYPE III 12" 12" 2" I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

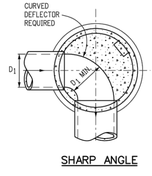
QUANTITIES FOR CONCRETE MANHOLE BOX BASE



THROUGH PIPE ONE LATERAL



ANGLED LATERALS



SHARP ANGLE

TYPICAL CHANNELIZATION DETAILS

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

Computer File Information		Sheet Revisions	
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Last Modification Date: 07/31/19	(R-X)		
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Colorado Department of Transportation
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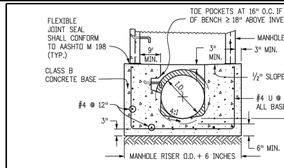
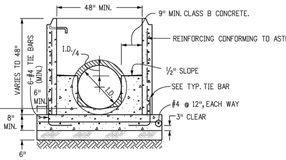
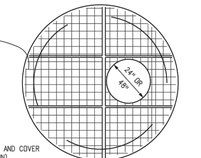
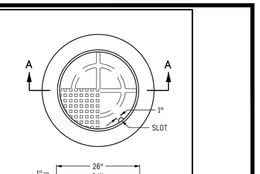
MANHOLES

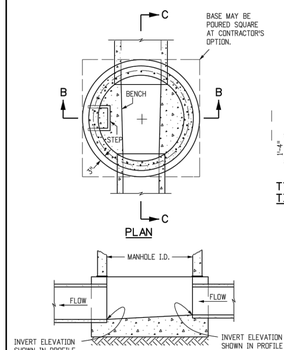
STANDARD PLAN NO. M-604-20
Standard Sheet No. 1 of 3
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

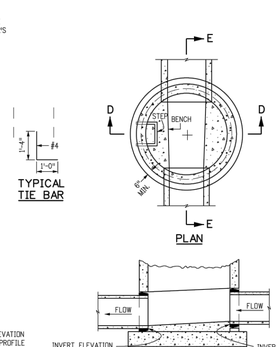


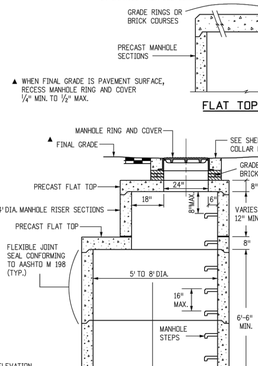


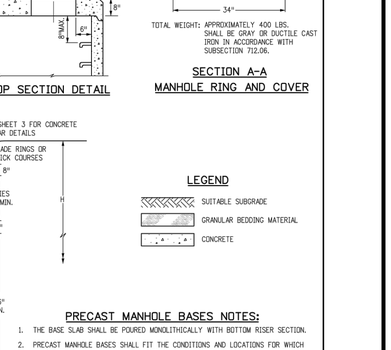












PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

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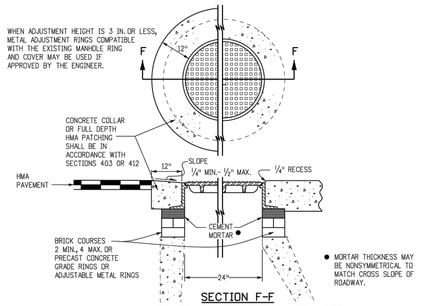
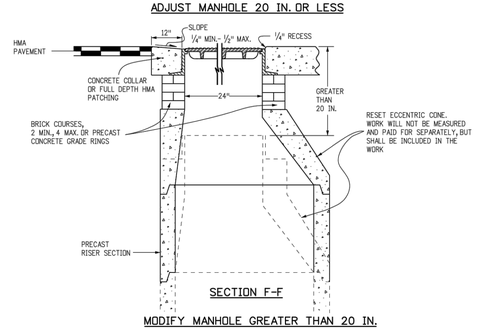
MANHOLES

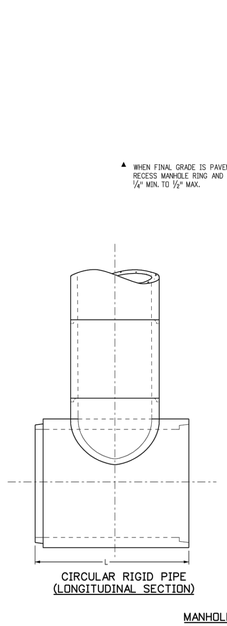
STANDARD PLAN NO. M-604-20
Standard Sheet No. 2 of 3
Issued by the Project Development Branch: July 31, 2019
Project Sheet Number:

T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.







MANHOLE T-BASE

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MANHOLES

STANDARD PLAN NO. M-604-20
Standard Sheet No. 3 of 3
Issued by the Project Development Branch: July 31, 2019
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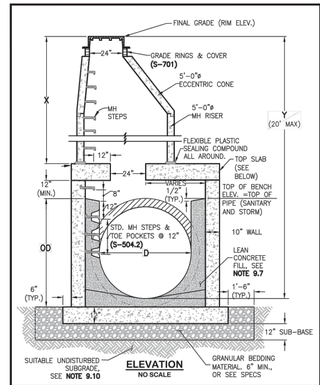
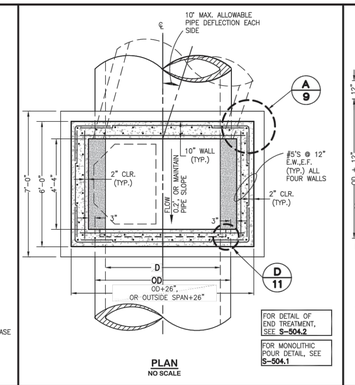
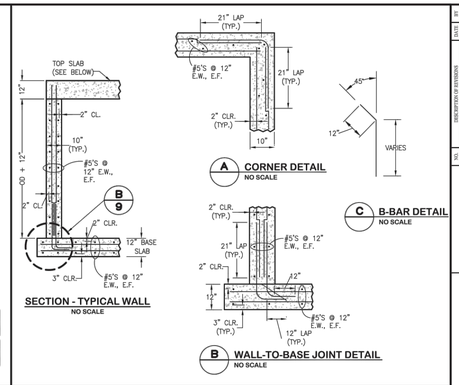
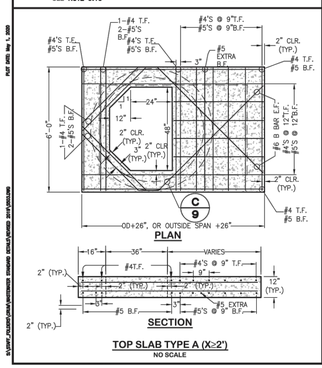
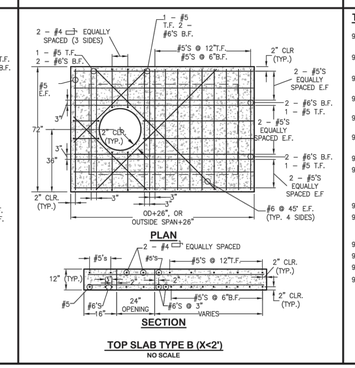










TYPE B MANHOLE NOTES:

9.1 THIS STANDARD MANHOLE DETAIL IS APPLICABLE TO CIRCULAR PIPES WITH 42" I.D. AND LARGER, AND NON-CIRCULAR PIPES WITH A SPAN OF 42" I.D. AND LARGER.

9.2 PIPES ENTERING THE MANHOLE MAY BE DEFLECTED UP TO 10° (MAXIMUM) EACH PIPE FOR A TOTAL CHANGE OF DIRECTION OF FLOW OF 20° (MAXIMUM).

9.3 FOR "Y" DEPTH OVER 20' SHOP DRAWINGS ALONG WITH CALCULATIONS FOR DESIGN OF WALLS, TOP AND BASE SLAB SHALL BE SUBMITTED FOR APPROVAL.

9.4 SET TOP SLAB TYPE B ELEVATION NO MORE THAN 12"± BELOW FINISHED GRADE I.E. ALLOW ENOUGH COVER TO ADD MH RINGS AND COVER.

9.5 PRECAST MANHOLE RISERS AND TOP SECTIONS SHALL CONFORM TO ASTM C-478. IN ADDITION MANHOLE STEPS, RISERS, SHIPLAP JOINTS, RING AND COVER SHALL CONFORM TO APPLICABLE MMD STANDARD DETAILS.

9.6 CONCRETE IN TOP SLAB AND WALLS SHALL BE CLASS D CONCRETE AND HAVE A 28 DAY STRENGTH OF 4500 PSI. PERMISSIBLE SLUMP WILL BE 3" TO 5", AND AIR ENTRAINMENT WILL BE 5% – 8%.

9.7 LEAN CONCRETE FILL SHALL HAVE A 28 DAY STRENGTH OF 2000 PSI. (TYPE II CEMENT).

9.8 REINFORCING STEEL BARS SHALL CONFORM TO ASTM A-615 GRADE 60 DEFORMED BARS. CLEAR COVER REQUIREMENT (UNLESS OTHERWISE NOTED) TO BE 2" (3" FROM BOTTOM OF FOUNDATION SLAB.) REINFORCING BARS WILL BE SPLICED ONLY AT LOCATIONS SHOWN AND DETAILED ON THE DRAWINGS. BARS WILL BE WIRE-TIED, NO TACK WELDING WILL BE PERMITTED.

9.9 ALL STRUCTURES SHALL BE BENCHED TO TOP OF PIPE.

9.10 ALL MANHOLES & SPECIAL STRUCTURES TO BE PLACED ON SUITABLE SUBGRADE MATERIAL. IF SUBGRADE CONDITIONS WARRANT, UNSUITABLE FOUNDATION MATERIAL WILL BE OVEREXCAVATED, & SELECT SUBGRADE MATERIAL WILL BE PLACED AS PER SECTION 5.00 OF THE WCPM STANDARD CONSTRUCTION SPECIFICATIONS.

9.11 GRANULAR BEDDING MATERIAL SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY IN ACCORDANCE WITH AASHTO T-180.

9.12 STRUCTURE WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.

9.13 LATERAL SUPPORT SHALL BE PROVIDED AND MAINTAINED FOR WALLS DURING BACKFILLING OPERATIONS.

9.14 MAX LATERAL SHALL BE 24" OR SMALLER. IF LARGER, A SPECIAL STRUCTURAL DESIGN IS REQUIRED. SEE **S-616.3** FOR PENETRATION DETAIL.

LEGEND	LEGEND, CONT.
ID= INSIDE DIAMETER OF MANHOLE	T.F.= TOP FACE
OD= OUTSIDE DIAMETER OF PIPE	B.F.= BOTTOM FACE
D= INSIDE DIAMETER OF PIPE	E.F.= EACH FACE
X= DEPTH OF MANHOLE RISER	E.W.= EACH WAY
Y= TOTAL DEPTH OF MANHOLE	

CITY AND COUNTY OF DENVER
2000 W. 3RD AVENUE, DENVER, CO 80223
www.denvergov.org

STANDARD DETAILS
TYPE B MANHOLE
S-503

DESIGNED KRC
DRAWN
APPROVED
DATE JUNE 2020
SHEET NO. 9

NO.	DESCRIPTION OF REVISION	BY	DATE

Know what's below. Call before you dig.

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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

PLAZA STREET PARTNERS

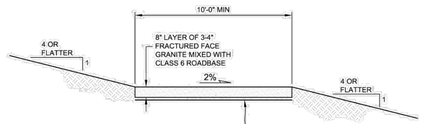
LINCOLN & DRANSFELDT
STORM DETAILS

PROJECT #: 200829
SHEET NUMBER
32
32 OF 55

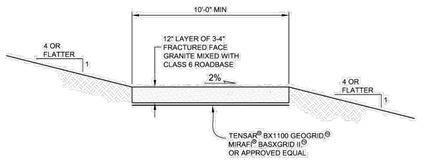
FILEPATH: K:\200829\ENGINEERING\DRAINAGE\CD - STORM DETAILS.DWG LAYOUT: 27 STORM DETAILS
NO XREFS
PLOTTED: FRI 04/28/23 1:25:10P BY: OLIVIA MCCRACKEN

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

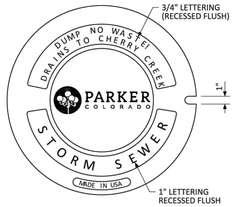
FIGURE 7.4
STANDARD EXTENDED DETENTION BASIN (EDB) MAINTENANCE ROAD DETAILS



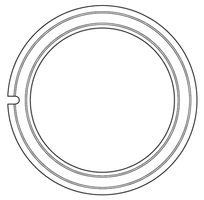
CROSS SECTION ABOVE EURV WATER SURFACE



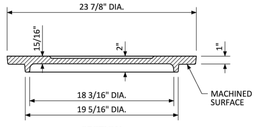
CROSS SECTION BELOW EURV WATER SURFACE



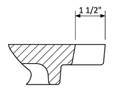
TOP OF COVER



COVER BOTTOM



SECTION



OPEN PICKHOLE DETAIL

GENERAL NOTES

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

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

PARKER COLORADO

MANHOLE COVER STANDARD DETAIL

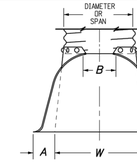
DATE: NOVEMBER 2020

DETAIL: 33

1 OF 1

PIPE DIA.	THICKNESS	DIMENSIONS A	B	H	L	W	T
		IN.					
12	0.064	6	6	6	21	24	34
18	0.064	8	10	6	31	36	46
21	0.064	9	12	6	36	42	52
24	0.064	10	13	6	41	48	58
30	0.079	12	16	8	51	60	70
36	0.079	14	19	9	60	72	94
42	0.109	16	22	11	69	84	106
48	0.109	18	27	12	78	90	112
54	0.109	18	30	12	84	102	124
60	0.109	18	33	12	87	114	136
66	0.109	18	36	12	87	120	142
72	0.109	18	39	12	87	126	148
78	0.109	18	42	12	87	132	154
84	0.109	18	45	12	87	138	160

FLEXIBLE ROUND PIPE



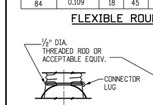
PLAN VIEW

PIPE ARCH SPAN x RISE	THICKNESS	DIMENSIONS A (±1")	B (MAX.)	H (±1.5")	L (±2")	W	T
		IN.					
21 x 15	0.064	7	10	6	23	36	46
24 x 18	0.064	8	12	6	28	42	52
28 x 20	0.064	9	14	6	32	48	58
35 x 24	0.079	10	16	6	39	60	70
42 x 29	0.079	12	18	8	46	75	85
49 x 33	0.109	13	21	9	53	85	103
57 x 38	0.109	18	26	12	63	90	108
64 x 43	0.109	18	30	12	70	102	120
71 x 47	0.109	18	33	12	77	114	132

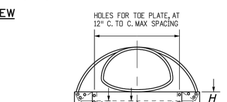
FLEXIBLE PIPE ARCH

GENERAL NOTES

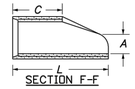
1. DIMENSIONS OF END SECTIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THE TABLES DUE TO DIFFERENT MANUFACTURERS' CONFIGURATIONS.
2. CONCRETE END SECTIONS SHALL BE FURNISHED WITH TONGUE OR GROOVE AS REQUIRED.
3. DESIGN LENGTH OF PIPE OR SIDE DRAIN IS BASED ON LENGTH OF END SECTION SHOWN IN TABLE. ANY ADDITIONAL PIPE REQUIRED TO PROVIDE THE DESIGN LENGTH SHALL BE FURNISHED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE PROJECT.
4. THE INSIDE CONFIGURATION AND THE JOINT OF CONCRETE END SECTION AND PIPE SHALL MATCH.
5. END SECTIONS FOR CMP ARCH PIPE SHALL MATCH THE DIMENSIONS OF THE PIPE SHOWN ON THE PLANS.
6. GALVANIZED TOE PLATE AS SHOWN IS REQUIRED ON END SECTIONS FOR CORRUGATED STEEL PIPE AND SHALL BE THE SAME THICKNESS AS END SECTIONS. TOE PLATE SHALL BE FIELD-BOLTED TO END SECTION WITH ⅝" IN. GALVANIZED BOLTS, NUTS AND WASHERS.
7. GALVANIZED STEEL SHALL CONFORM TO AASHTO M 111, M 218 OR M 232.
8. CONCRETE PIPE JOINT FASTENERS, WHERE SHOWN ON PLANS, SHALL BE INSTALLED SO THAT A MINIMUM OF IS LINEAR FEET OF THE OUTLET END OF THE PIPE ARE MECHANICALLY LOCKED TOGETHER. END SECTION LENGTHS WHEN USED, SHALL BE INCLUDED IN THE 15 LF REQUIREMENT.
9. CONNECTIONS OF METAL END SECTIONS TO PLASTIC PIPE SHALL BE APPROVED BY THE ENGINEER. PLASTIC END SECTIONS SHALL NOT BE USED.
10. THE END SECTION STYLE, EITHER REGULAR OR SAFETY, SHALL BE AS SHOWN ON THE PLANS.
11. AT THE OPTION OF THE CONTRACTOR AND APPROVAL OF THE CDOT PROJECT ENGINNER, REINFORCED CONCRETE END SECTIONS MAY BE MADE WITH SYNTHETIC FIBERS INSTEAD OF STEEL FOR PIPES 36 INCHES IN DIAMETER AND SMALLER, AND CONFORM TO AASHTO M 86 AND SUBSECTION 601.03.



TYPICAL CONNECTIONS

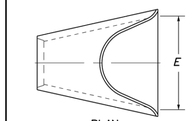


ELEVATIONS



SECTION F-F **END VIEW**

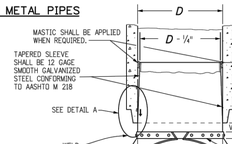
END SECTION AND CONNECTION DETAILS FOR ROUND AND ARCH METAL PIPES



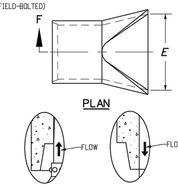
PLAN

PIPE I.D.	DIMENSIONS A	C	L	E
	IN.			
18	10	48	78	36
24	10	48	78	48
30	14	36	96	60
36	18	36	96	72
42	24	36	96	78
48	28	24	96	84
54	30	36	96	90
60	36	36	96	96
72	34	20	96	108

REINFORCED CONCRETE CIRCULAR PIPE

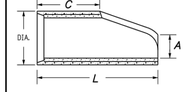


STEEL END SECTION FOR CONCRETE CIRCULAR PIPE
(ALTERNATIVE FOR CONCRETE END SECTION)

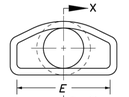


EQUIVALENT CIRCULAR DIA.	NOMINAL SPAN x RISE	DIMENSIONS A	C	L	E
		IN.			
24	30 x 19	9	33	72	48
30	38 x 24	10	18	72	60
36	45 x 29	12	24	84	72
42	53 x 34	16	36	96	78
48	60 x 38	21	36	96	84
54	68 x 43	26	36	96	90
60	76 x 48	30	36	96	96

END SECTION FOR REINFORCED CONCRETE ELLIPTICAL PIPE



SECTION X-X

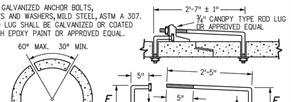


END VIEW

D	Z (MIN.)
IN.	
18 - 24	12
30 AND 36	16
42 AND LARGER	24

NOTE: METAL END SECTION SHALL BE FIRMLY WEDGED INTO PIPE END BEFORE BACKFILLING.

¾" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307. ROD LUG SHALL BE GALVANIZED OR COATED WITH EPOXY PAINT OR APPROVED EQUAL.



END SECTION FOR REINFORCED CONCRETE CIRCULAR PIPE (TWO PER JOINT)

PIPE DIAMETER	F
IN.	
18 - 30	5
36 - 42	6
48 - 60	7
72 - 84	9

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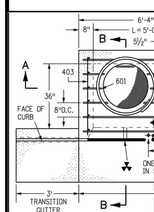
Project Development Branch JBK

CONCRETE AND METAL END SECTIONS

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-603-10
Standard Sheet No. 1 of 1
Project Sheet Number:

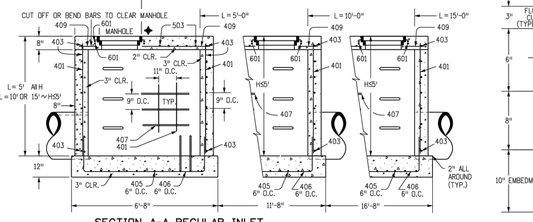


PLAN VIEW

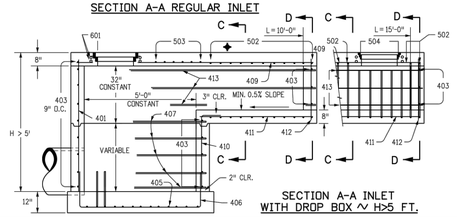
★ FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

✦ STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

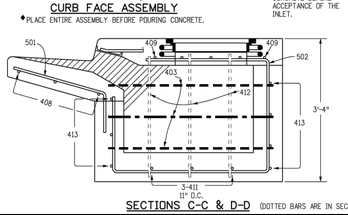
✱ MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.



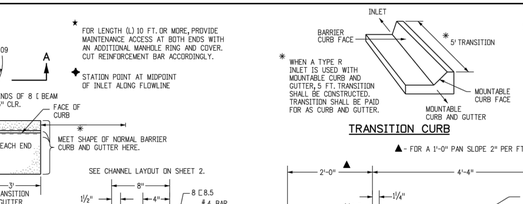
SECTION A-A REGULAR INLET



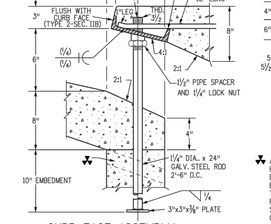
SECTION A-A INLET WITH DROP BOX ∿ H>5 FT.



SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)

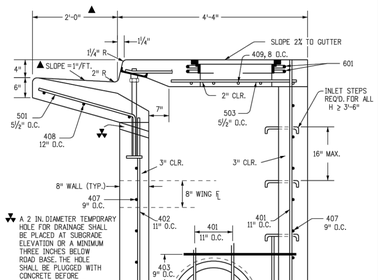


TRANSITION CURB



CURB FACE ASSEMBLY

✦ PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.



✦ A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

SECTION B-B END VIEW

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

GENERAL NOTES:
SEE SHEET 2.

MARK	BAR # OR SIZE	O.C. SPACING	TYPE	ALL INLETS L = 5 FT. NO. REQ'D.	L = 5 FT. LENGTH	INLETS: H ≤ 5 FT. L = 10 FT. NO. REQ'D.	L = 10 FT. LENGTH	L = 15 FT. NO. REQ'D.	L = 15 FT. LENGTH	INLETS: H > 5 FT. L = 10 FT. NO. REQ'D.	L = 10 FT. LENGTH	L = 15 FT. NO. REQ'D.	L = 15 FT. LENGTH
401	4	11"	II	15	✱	21	✱	26	✱	11	✱	11	✱
402	4	11"	II	7	✱	13	✱	18	✱	7	✱	7	✱
403	4	9"	II	✱	4'-0"	✱	4'-0"	✱	4'-0"	✱	4'-0"	✱	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	13'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	9"	II	✱	5'-10"	✱	10'-10"	✱	15'-10"	✱	5'-10"	✱	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-0"	3	11'-10"	3	16'-0"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VII							3	✱	3	✱
411	4	11"	II							3	5'-2"	3	10'-2"
412	4	11"	II							3	2'-9"	3	2'-9"
413	4	9"	II							7	10'-10"	7	15'-10"
501	5	5½"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5½"	III							11	11'-5"	17	11'-5"
503	5	5½"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5½"	IX									5	8'-4"
601	6	2½"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
■R8.5				1 2 BARS, 1 RODS	5'-10"	1 2 BARS, 3 RODS	10'-10"	1 2 BARS, 5 RODS	15'-10"	1 4 BARS, 3 RODS	10'-10"	1 4 BARS, 5 RODS	15'-10"

✱ VARIABLE REFER TO TABLE TWO.
■ INCLUDE #4, 18 IN. BARS (SEE CHANNEL LAYOUT).

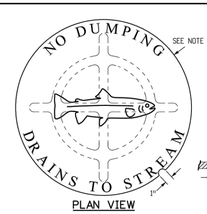
REGULAR INLETS | DROP BOX INLETS

TABLE ONE ∿ BAR LIST FOR CURB INLETS, TYPE "R"

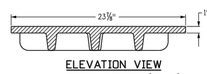
"H"	LENGTH 401	402	410	NO. REQ'D. REGULAR 403	407	NO. REQ'D. DROP BOX 403	407	L = 5 FT. CONC. CU. YDS.	STEEL LBS.	L = 10 FT. CONC. CU. YDS.	STEEL LBS.	L = 15 FT. CONC. CU. YDS.	STEEL LBS.
3'-0"	2'-8"	1'-8"		10	7			3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2'-2"		10	7			3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2'-8"		12	9			3.7	326	6.0	559	8.4	786
4'-6"	4'-2"	3'-2"		12	9			3.9	334	6.4	571	8.8	803
5'-0"	4'-8"	3'-8"		14	11			4.1	354	6.7	602	9.3	844
5'-6"	5'-2"	4'-2"	3'-5"	16	13	15	6	4.4	375	6.0	607	7.4	850
6'-0"	5'-8"	4'-8"	3'-11"	16	13	16	6	4.6	382	6.2	616	7.6	860
6'-6"	6'-2"	5'-2"	4'-5"	18	15	18	8	4.8	402	6.4	637	7.8	880
7'-0"	6'-8"	5'-8"	4'-11"	20	17	19	10	5.0	423	6.6	654	8.0	897
7'-6"	7'-2"	6'-2"	5'-5"	20	17	20	10	5.3	430	6.9	664	8.3	907
8'-0"	7'-8"	6'-8"	5'-11"	22	19	22	12	5.5	451	7.1	684	8.5	927
8'-6"	8'-2"	7'-2"	6'-5"	24	21	23	14	5.7	471	7.3	702	8.7	944
9'-0"	8'-8"	7'-8"	6'-11"	24	21	24	14	6.0	479	7.6	711	9.0	954
9'-6"	9'-2"	8'-2"	7'-5"	26	23	26	16	6.2	499	7.8	732	9.2	974
10'-0"	9'-8"	8'-8"	7'-11"	28	25	27	18	6.4	520	8.0	749	9.4	992
10'-6"	10'-2"	9'-2"	8'-5"	28	25	28	18	6.7	527	8.3	759	9.7	1001
11'-0"	10'-8"	9'-8"	8'-11"	30	27	30	20	6.9	547	8.5	779	9.9	1022

NOTES: FOR L = 5 FT., L = 10 FT., AND L = 15 FT.
REGULAR INLETS: TOTAL QUANTITIES NEEDED ARE OUTSIDE THE HEAVY BLACK LINE.
DROP BOX INLETS: TOTAL QUANTITIES NEEDED ARE INSIDE THE HEAVY BLACK LINE.
STEEL WEIGHTS DO NOT INCLUDE STRUCTURAL STEEL CHANNEL.

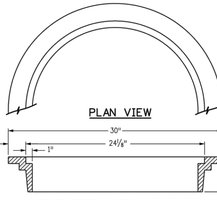
TABLE TWO ∿ BARS AND QUANTITIES VARIABLE WITH "H"



PLAN VIEW



ELEVATION VIEW MANHOLE COVER (TYP.)

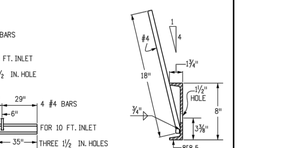


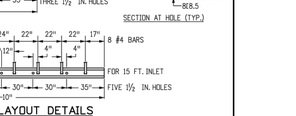
PLAN VIEW **ELEVATION VIEW MANHOLE RING (TYP.)**

WEIGHTS: COVER = 125 LBS. + RING = 135 LBS. TOTAL = 260 LBS.

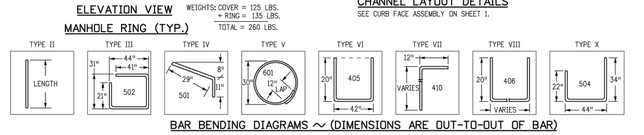
GENERAL NOTES

1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 INCHES THICK.
3. INLET STEPS SHALL BE IN CONFORMANCE WITH AASHTO M 199.
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾ OF A INCH. CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 INCH MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE GRADE 60 AND EPOXY COATED.
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK. QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.





CHANNEL LAYOUT DETAILS
SEE CURB FACE ASSEMBLY ON SHEET 1.



BAR BENDING DIAGRAMS ∿ (DIMENSIONS ARE OUT-TO-OUT OF BAR)

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Detailer Initials: LTA			
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English			

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Project Development Branch JBK

CURB INLET TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO. M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

DESIGNED BY:
CHECKED BY:
DRAWN BY:

ISSUE DATE: 07-30-2021 DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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HarrisKocherSmith.com

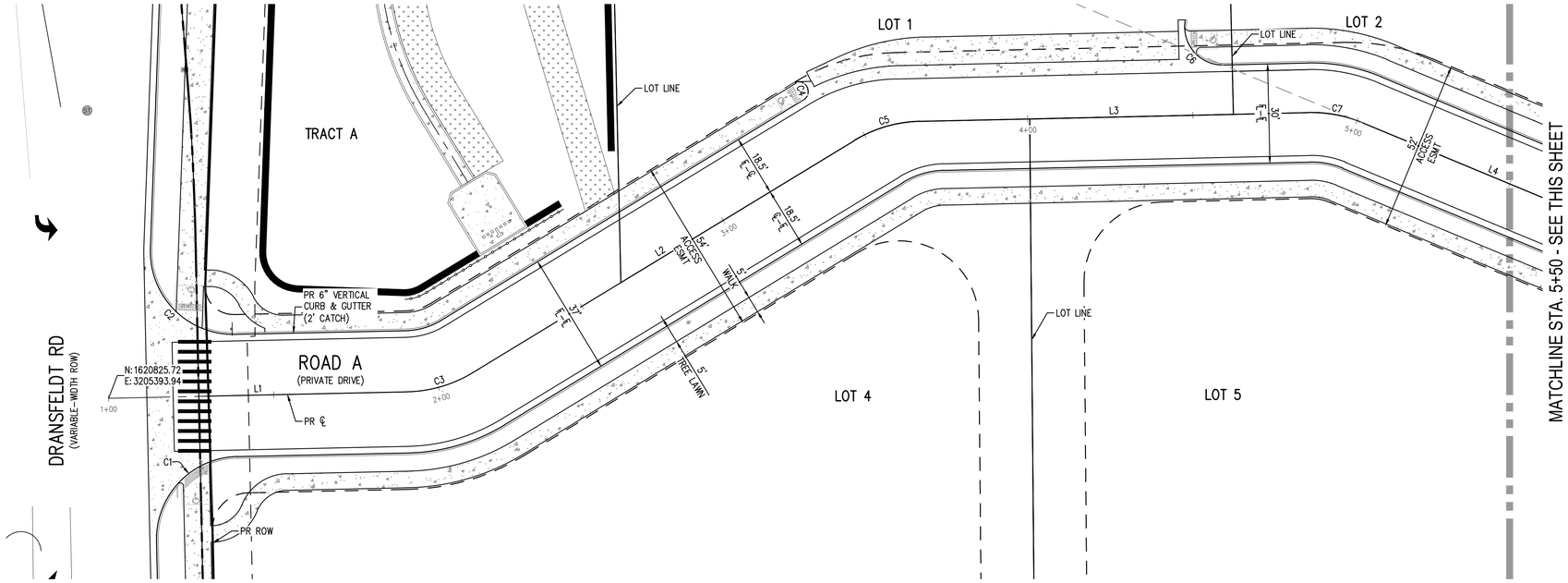
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
STORM DETAILS

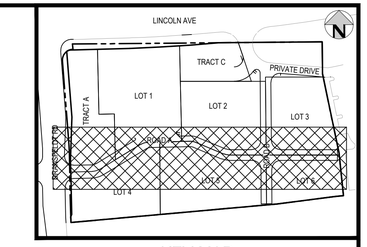
PROJECT #: 200829
SHEET NUMBER 33
33 OF 55

FILEPATH: K:\200829\ENGINEERING\DRAINAGE\CD - STORM DETAILS.DWG LAYOUT: 28 STORM DETAILS
NO XREFS
PLOTTED: FRI 04/28/23 1:25:14P BY: OLIVIA MCCRACKEN

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



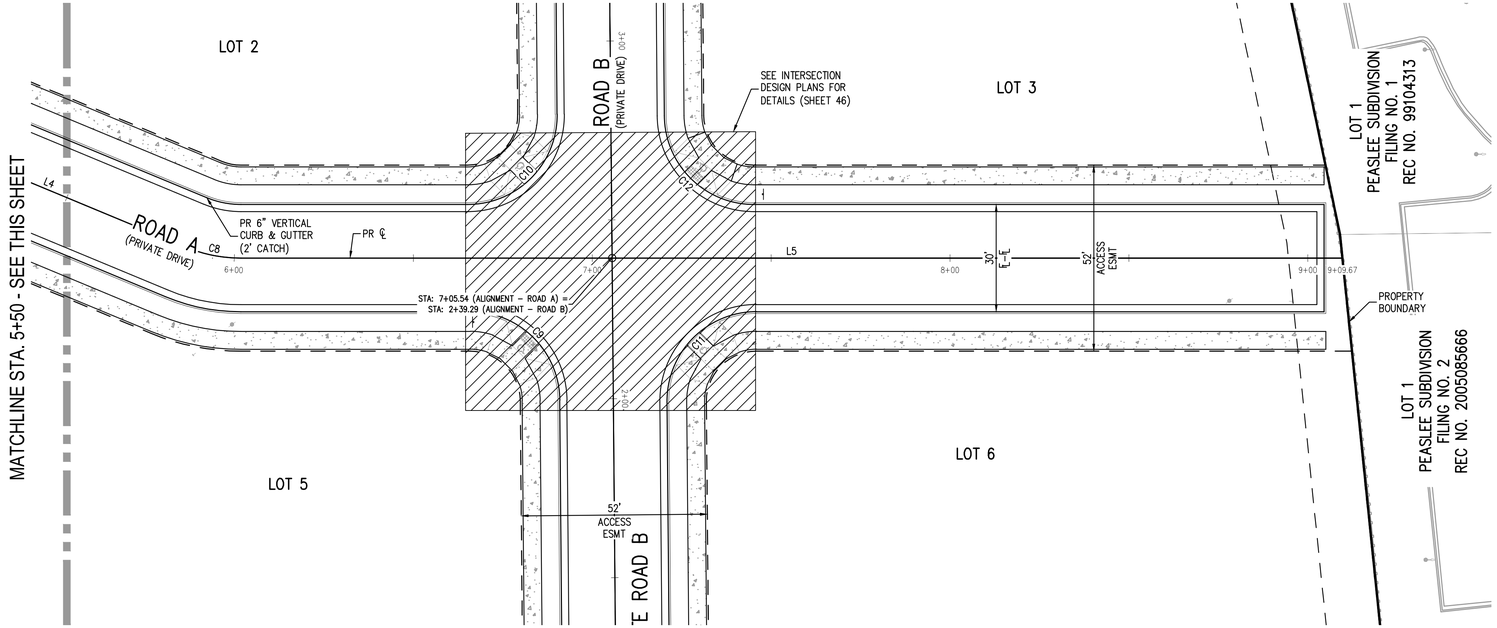
ROAD A PLAN – STA. 1+00 – 5+50
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 200'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	90.32'	N88° 46' 28.11"E
L2	135.13'	N58° 42' 25.21"E
L3	117.61'	N88° 42' 33.67"E
L4	84.37'	S67° 27' 35.92"E
L5	307.82'	N90° 00' 00.00"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	39.36'	25.00'	90.21°	S43° 40' 04"W	35.42'
C2	40.71'	25.00'	93.30°	N44° 34' 26"W	36.36'
C3	20.99'	40.00'	30.07°	N73° 44' 27"E	20.75'
C4	7.85'	3.00'	150.00°	N16° 17' 31"W	5.80'
C5	20.95'	40.00'	30.00°	N73° 42' 29"E	20.71'
C6	18.64'	11.50'	92.87°	N44° 51' 29"W	16.66'
C7	16.75'	40.27'	23.83°	S79° 22' 31"E	16.63'
C8	15.74'	40.00'	22.54°	S78° 43' 48"E	15.63'
C9	39.05'	25.00'	89.49°	S45° 15' 22"E	35.20'
C10	39.49'	25.00'	90.51°	N44° 44' 38"E	35.51'
C11	39.49'	25.00'	90.51°	S44° 44' 38"W	35.51'
C12	39.05'	25.00'	89.49°	N45° 15' 22"W	35.20'



ROAD A PLAN – STA. 5+50 – END
SCALE: 1" = 20'

NOTES:
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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

PLAZA STREET PARTNERS

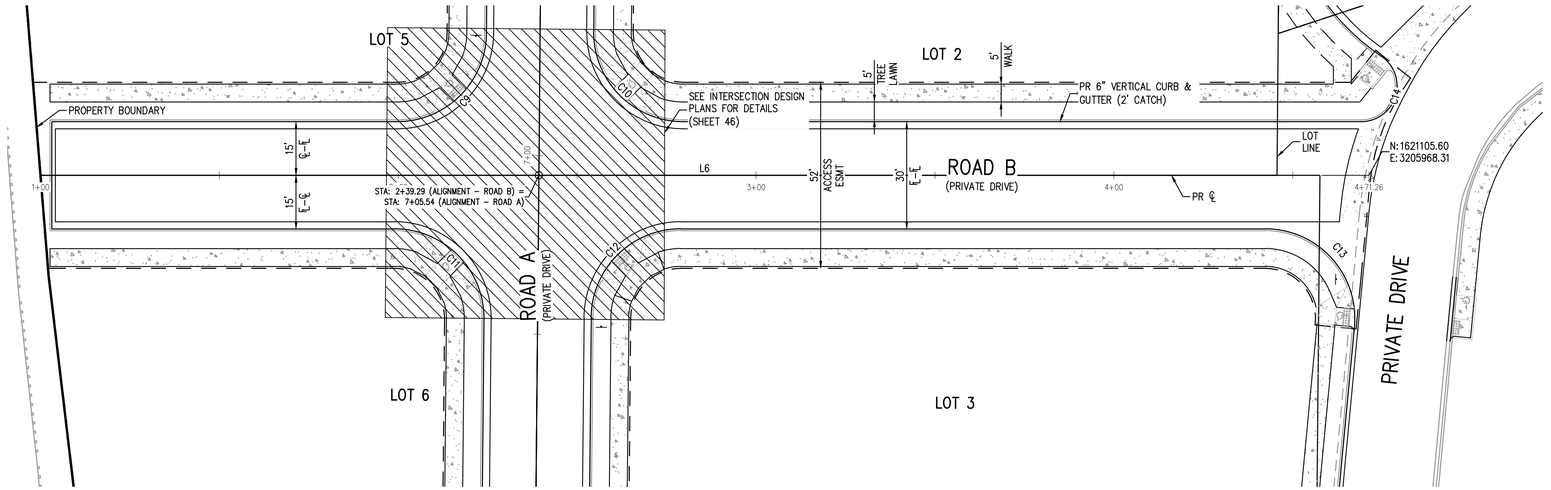
LINCOLN & DRANSFELDT
ROAD A HORIZONTAL CONTROL PLAN

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

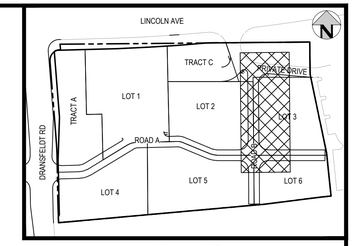
PROJECT #: 200829
SHEET NUMBER
34

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - LOCAL ROAD HCP.DWG LAYOUT: 29 ROAD A PLAN & PROFILE
7 XREFs: e-base, e-legal, e-util, p-base, p-legal, p-util, stamp - cd
PLOTTED: FRI 04/28/23 1:25:29P BY: OLIVIA MCCRACKEN

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



ROAD B PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 200'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L6	371.26'	N0° 30' 44.59"W

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C9	39.05'	25.00'	89.49°	S45° 15' 22"E	35.20'
C10	39.49'	25.00'	90.51°	N44° 44' 38"E	35.51'
C11	39.49'	25.00'	90.51°	S44° 44' 38"W	35.51'
C12	39.05'	25.00'	89.49°	N45° 15' 22"W	35.20'
C13	43.96'	27.03'	93.19°	N48° 16' 43"E	39.28'
C14	30.52'	12.00'	145.72°	N73° 22' 22"W	22.93'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

20 0 20 40
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DESIGNED BY: ORM
CHECKED BY: RCP
DRAWN BY: ORM

ISSUE DATE: 07-30-2021

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
ROAD B HORIZONTAL CONTROL PLAN

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
35
35 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - LOCAL ROAD IMCP.DWG LAYOUT: 31 ROAD B PLAN & PROFILE
9 XREFs: e-base, e-legal, e-utl, keymap, p-base, p-legal, p-utl, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 3:37:45P BY: OLIVIA MCCRACKEN

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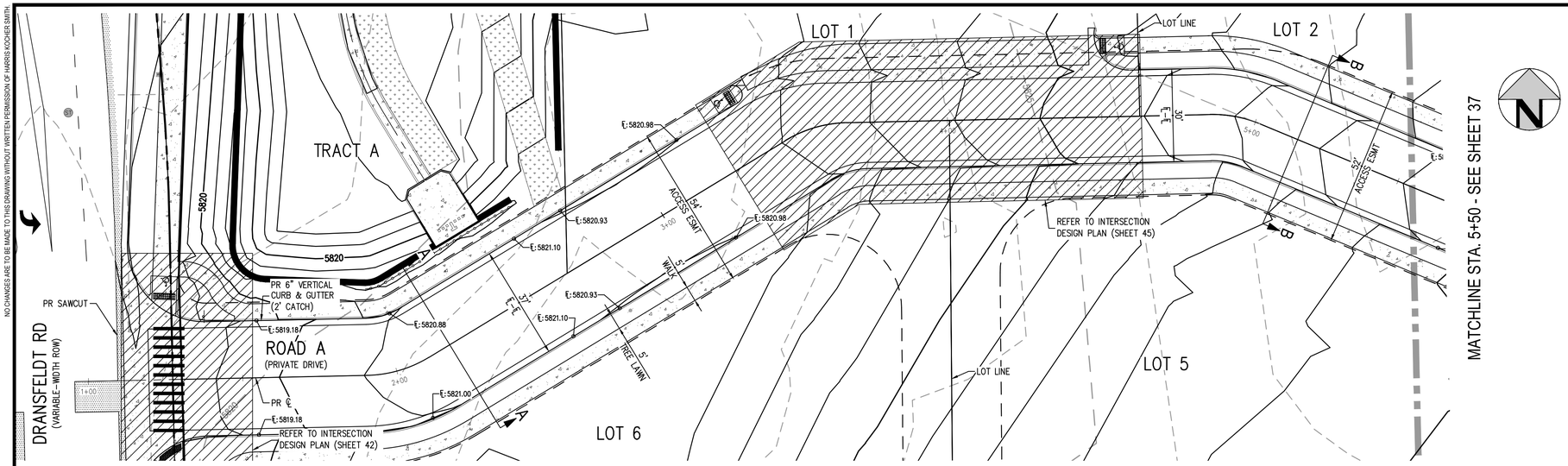
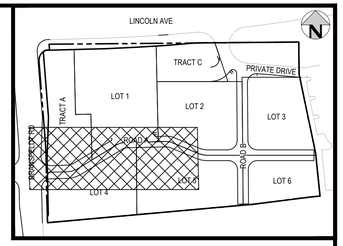


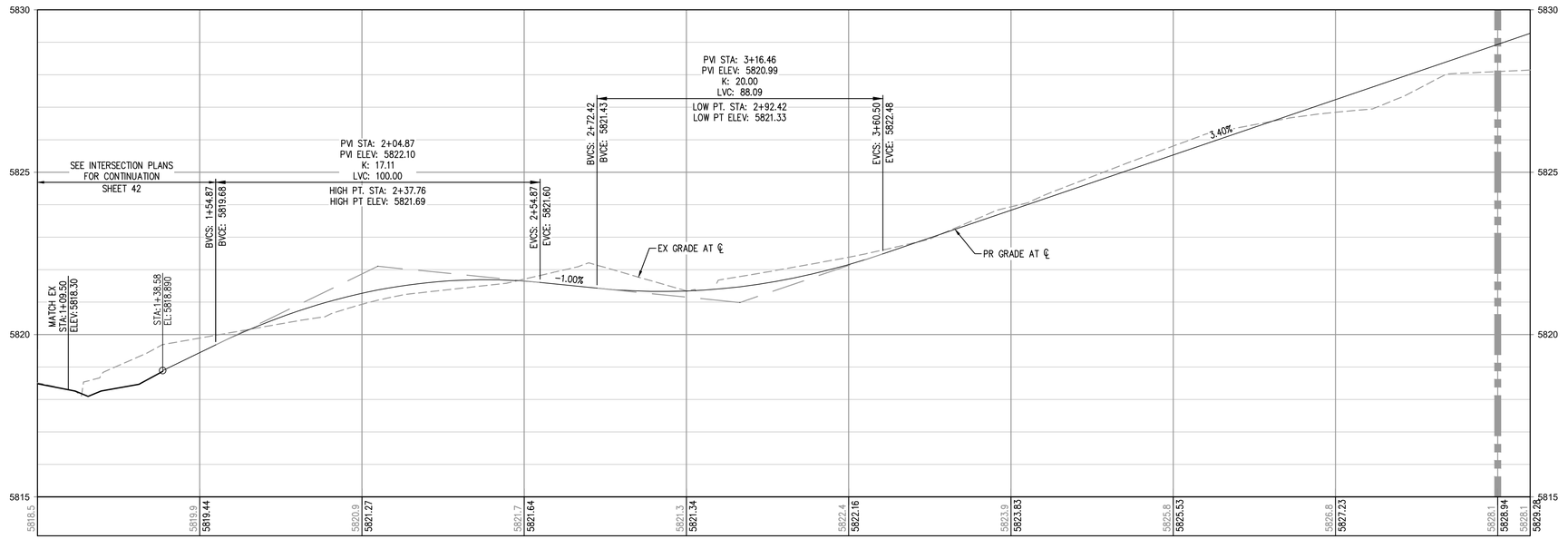
MATCHLINE STA. 5+50 - SEE SHEET 37



KEY MAP
SCALE: 1" = 200'

ROAD A PLAN – STA. 1+00 – 5+50

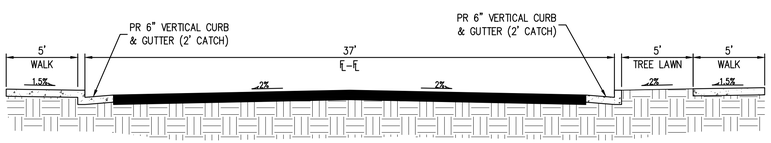
SCALE: 1" = 20'



ROAD A PROFILE

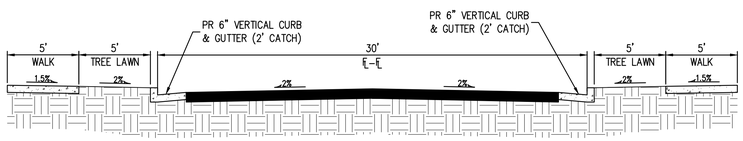
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE STA. 5+50 - SEE SHEET 37



TYPICAL SECTION A–A

NTS



TYPICAL SECTION B–B

NTS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Know what's below. Call before you dig.

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SCALE: 1" = 20'

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CHECKED BY: RCP
DRAWN BY: ORM

ISSUE DATE: 07-30-2021

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
ROAD A PLAN & PROFILE

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
36
36 OF 55

FILEPATH: K:\2008\29\ENGINEERING\ROADWAY\CD_LOCAL ROAD P&P.DWG LAYOUT: 29 ROAD A PLAN & PROFILE
9 XREFs: e-base, e-legal, e-ult, keymap, c-base, p-legal, p-ult, stamp_cd, town of parker - signature block
PLOTTED: FRI (04/28/23 3:40:32P BY: OLIVIA MCCRACKEN

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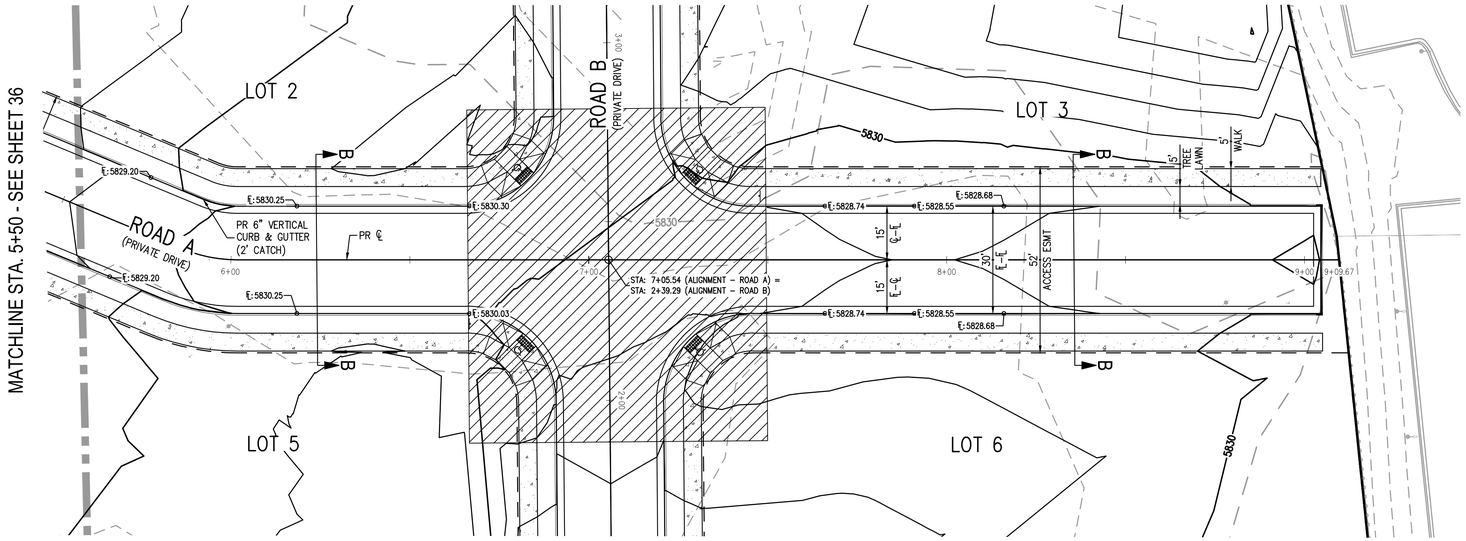
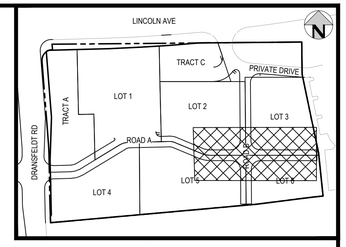
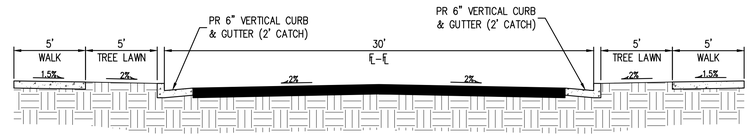


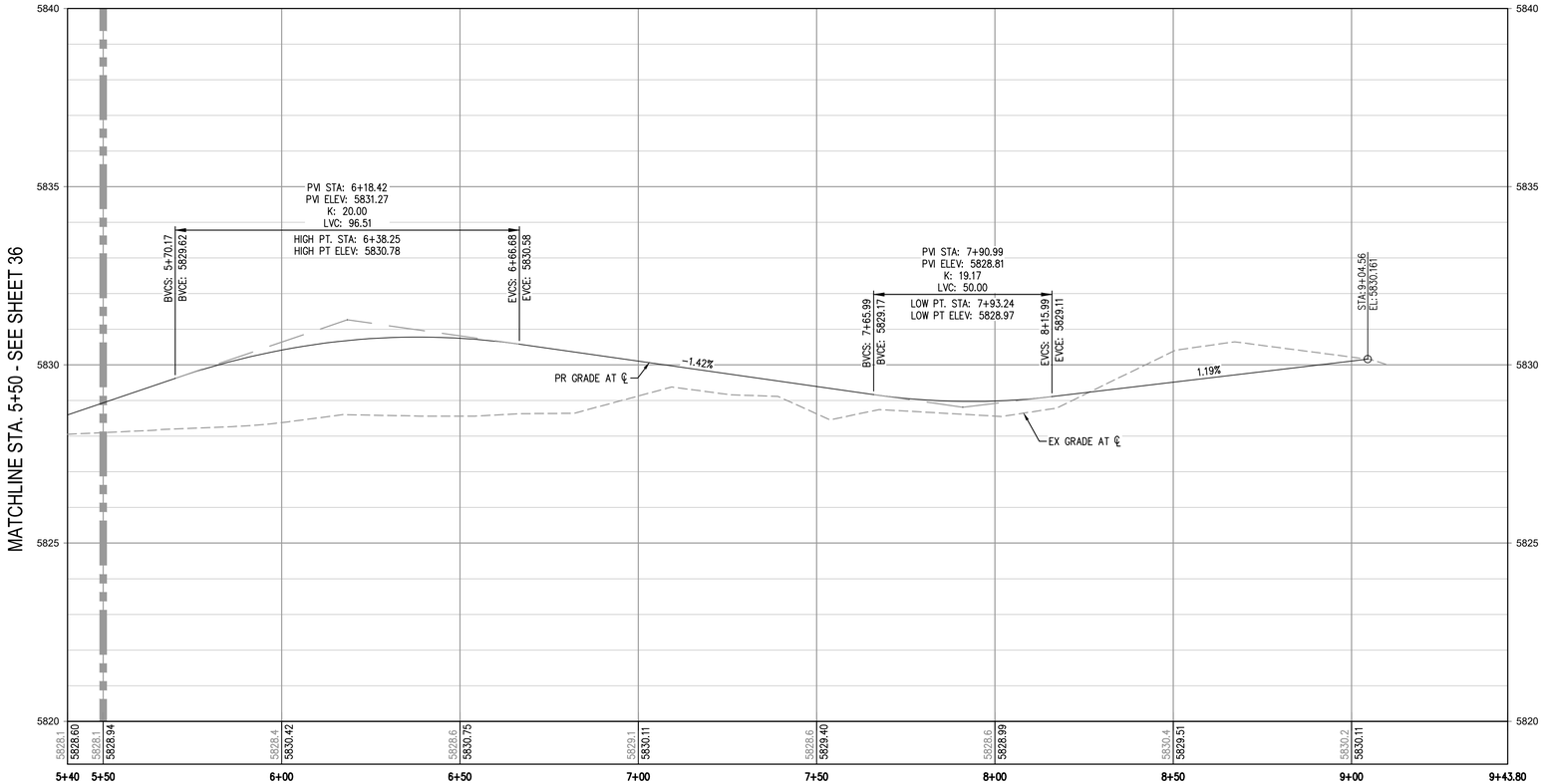
ROAD A PLAN – STA. 5+50 – END
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 200'



TYPICAL SECTION B–B
NTS



Alignment - Road A3 PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

DESIGNED BY: ORM
CHECKED BY: ROP
DRAWN BY: ORM

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
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Denver, Colorado 80203
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
ROAD A PLAN & PROFILE

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
37
37 OF 55

FILEPATH: K:\2008295\ENGINEERING\ROADWAY\CD - LOCAL ROAD PAP,DWG, LAYOUT: 20 ROAD A PLAN & PROFILE
9 XREFs: e-base, e-legal, e-utl, keymap, p-base, p-legal, p-utl, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:25:4P BY: OLIVIA MCCRACKEN

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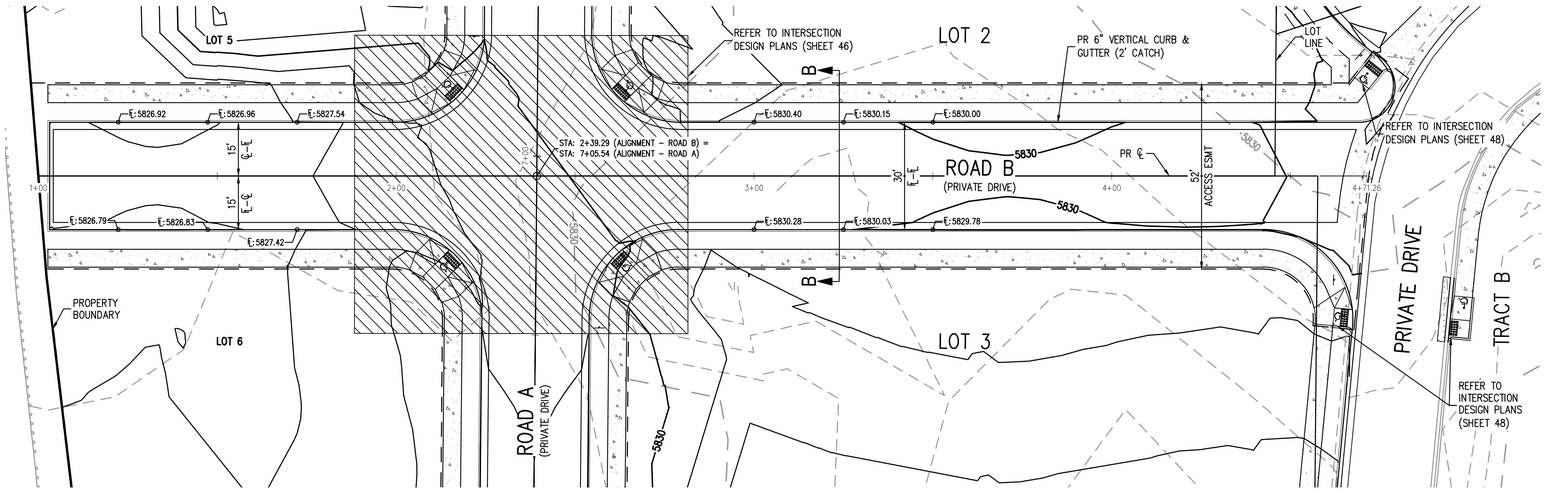
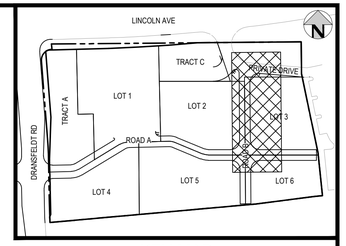
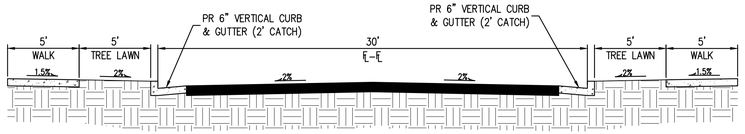


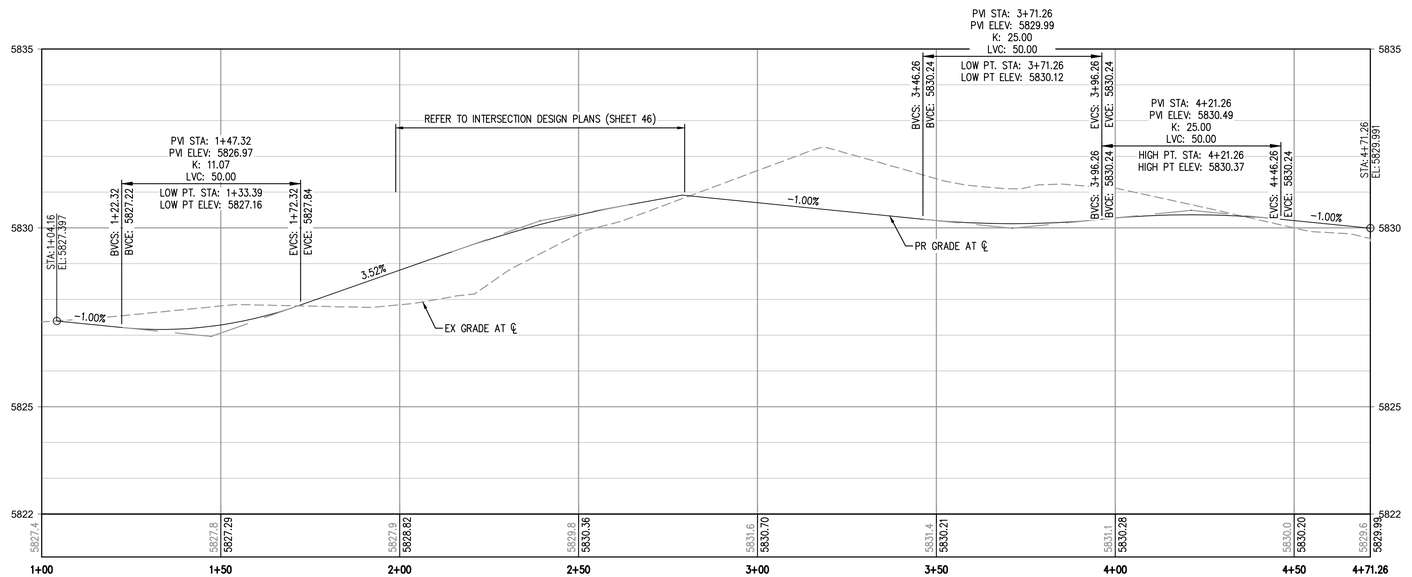
ROAD B PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 200'



TYPICAL SECTION B–B
NTS



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

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ROAD B PLAN & PROFILE

COLORADO LICENSED
RACHEL C. PATTON
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38 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - LOCAL ROAD P&P DWG LAYOUT: 31 ROAD B PLAN & PROFILE
9 XREFs: e-base, e-legal, e-utl, keymap, p-base, p-legal, p-utl, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:25:49P BY: OLIVIA MCCRACKEN

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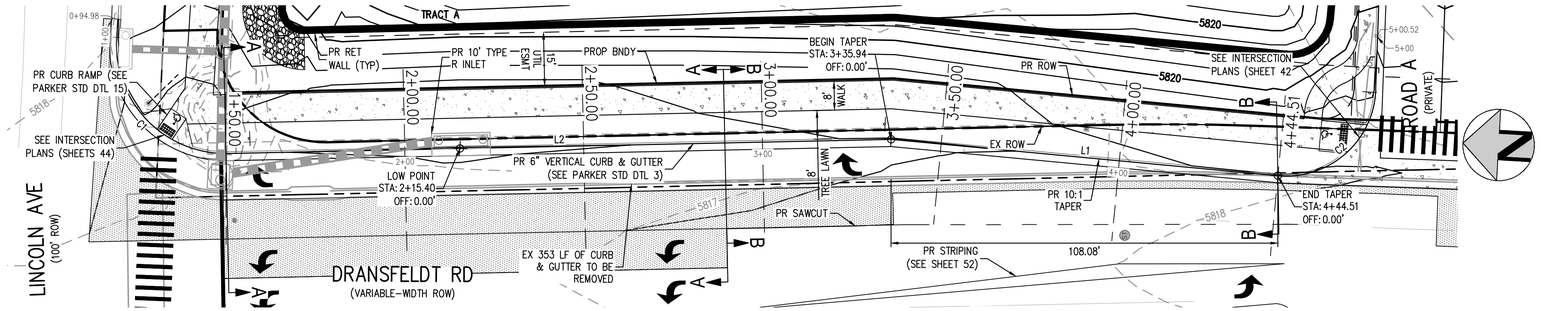
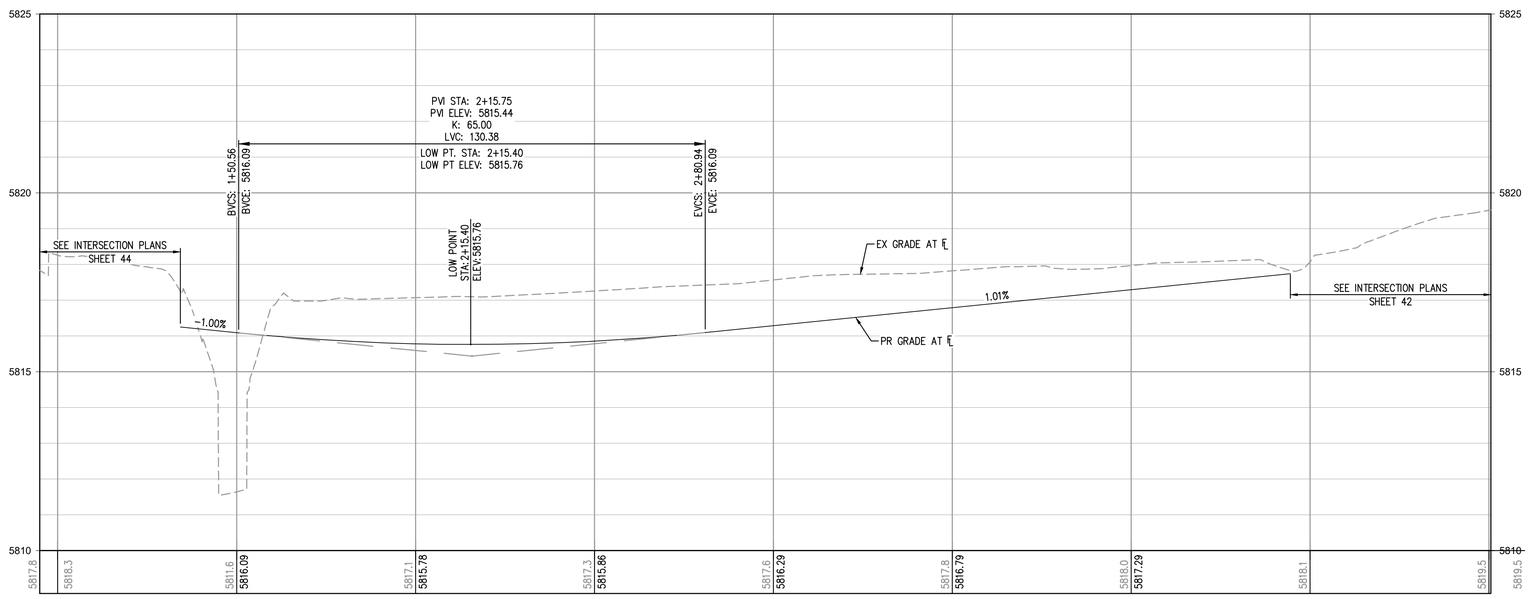
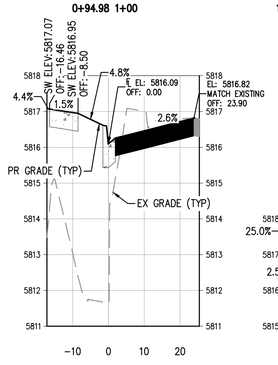


DRANSFELDT RD – EAST FLOWLINE PLAN
SCALE: 1" = 20'



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



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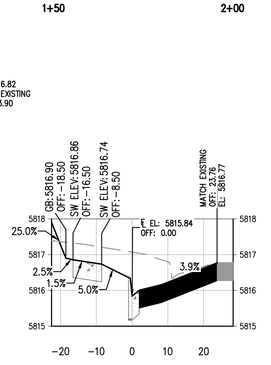
VERTICAL SCALE: 1" = 2'



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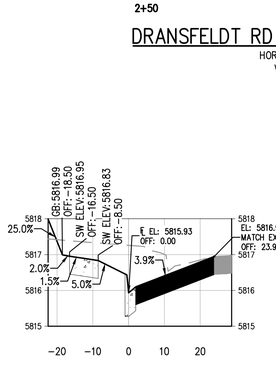

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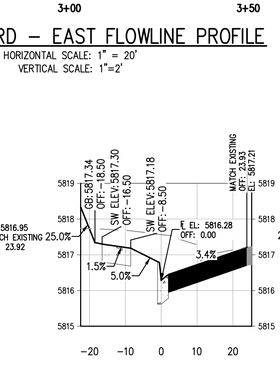
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



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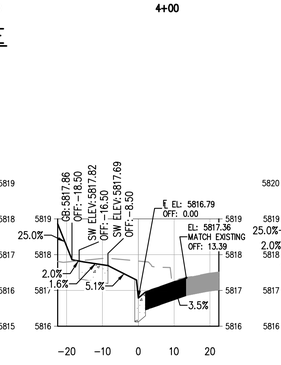
VERTICAL SCALE: 1" = 2'



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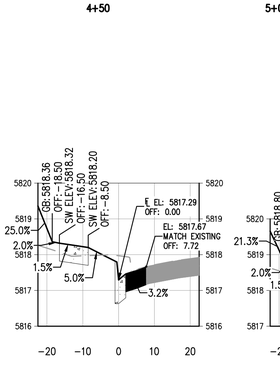
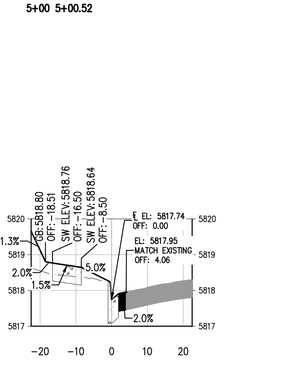
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



4+00.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



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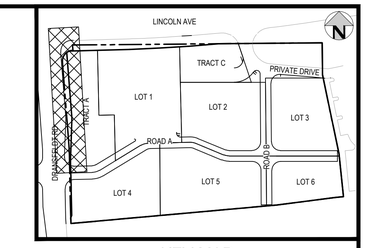
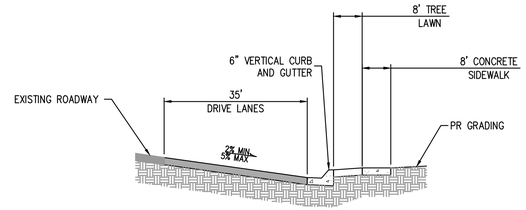
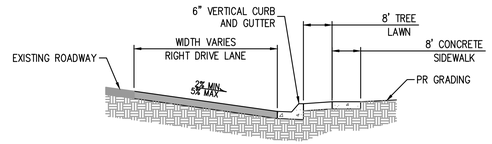
VERTICAL SCALE: 1" = 2'



KEY MAP
SCALE: 1" = 200'



SECTION A–A
NTS



SECTION B–B
NTS

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	50.56'	30.50'	94.99°	N42° 58' 51"E	44.97'
C2	40.71'	25.00'	93.30°	S44° 34' 26"E	36.36'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Know what's below. Call before you dig.

20 0 20 40
SCALE: 1" = 20'

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

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-26-2023	PERMIT SET

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
DRANSFELDT EAST FLOWLINE PLAN & PROFILE

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
39
39 OF 55

FILEPATH: K:\2008\29\ENGINEERING\ROADWAY\CD_PUBLIC ROAD.PAP DWG LAYOUT: 32 DRANSFELDT EAST FLOWLINE PLAN & PROFILE
10 XREFs: e-base, e-legal, e-util, [GU]_keymap, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI (04/28/23 1:26:09P BY: OLIVIA MCCRACKEN

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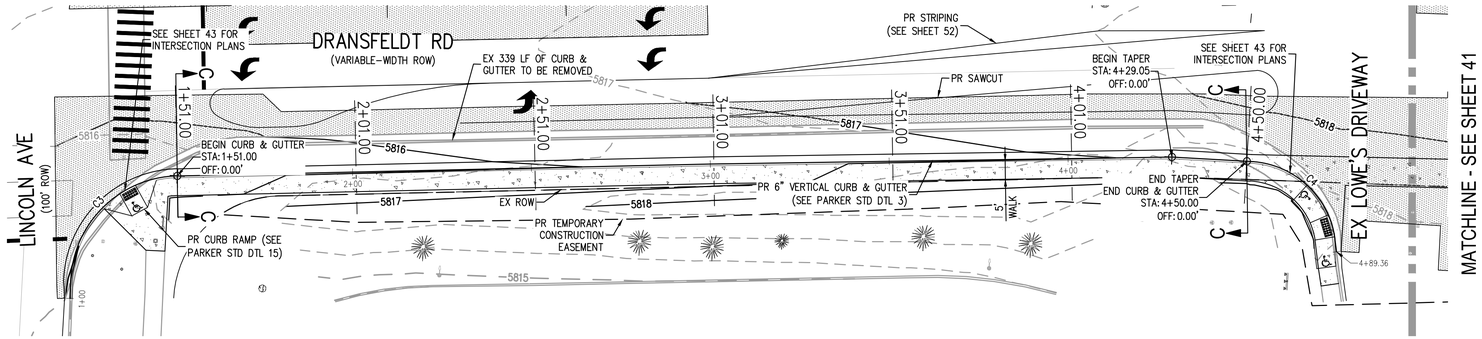
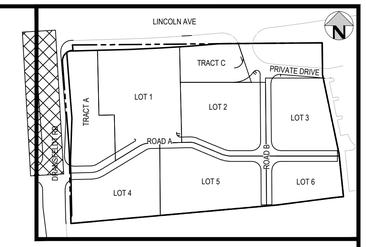


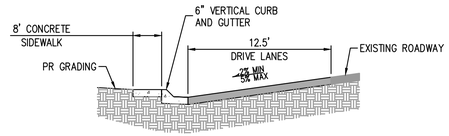
DRANSFELDT RD – WEST FLOWLINE – NORTH PLAN

SCALE: 1" = 20'



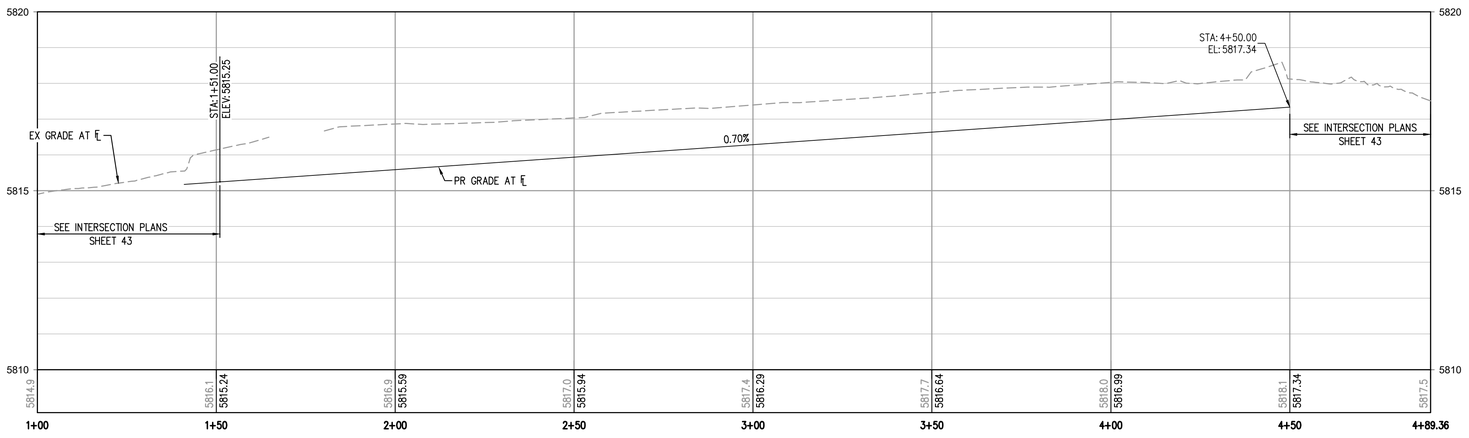
KEY MAP

SCALE: 1" = 200'



SECTION C–C

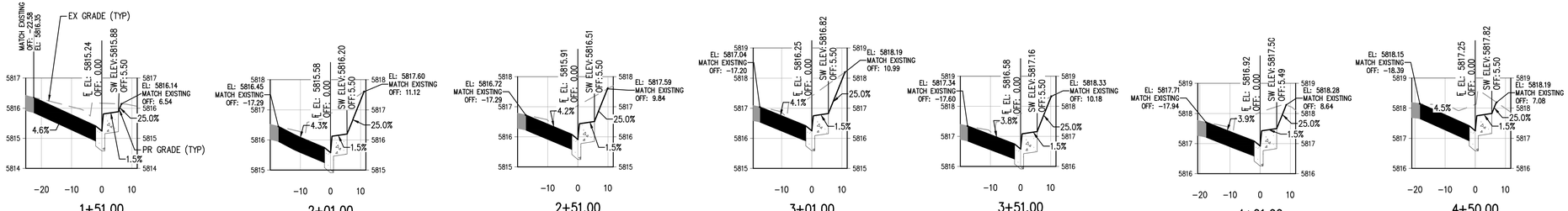
NTS



DRANSFELDT RD – WEST FLOWLINE – NORTH PLAN

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

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C3	46.00'	30.50'	86.41°	S47° 46' 39"E	41.76'
C4	34.65'	25.00'	79.41°	S39° 42' 23"W	31.94'



1+51.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

2+01.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

2+51.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

3+01.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

3+51.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

4+01.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

4+50.00
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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CHECKED BY: RCP
DRAWN BY: ORM

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LINCOLN & DRANSFELDT

DRANSFELDT WEST FLOWLINE NORTH PLAN & PROFILE

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829

SHEET NUMBER 40

40 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - PUBLIC ROAD P&P DWG \ LAYOUT: 33 DRANSFELDT WEST FLOWLINE NORTH PLAN & PROFILE
10 XREFs: e-base, e-legal, e-utl, [U], keymap, p-base, p-legal, p-utl, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:26:18P BY: OLIVIA MCCRACKEN

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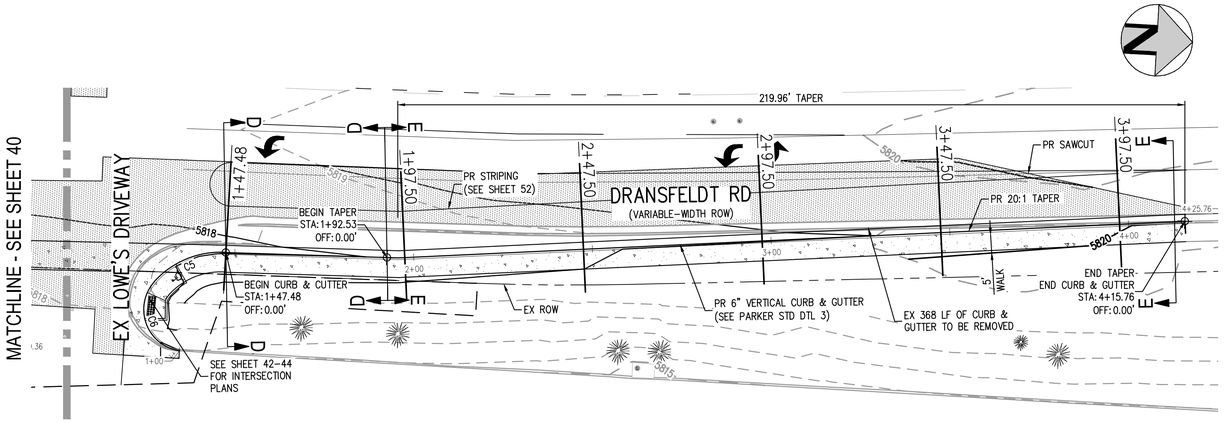
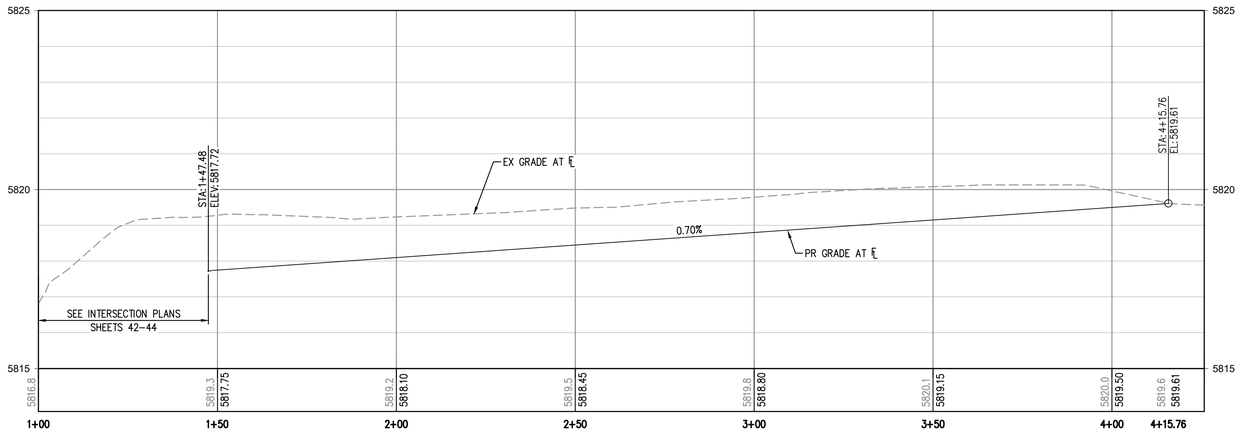


DRANSFELDT RD – WEST FLOWLINE – SOUTH PLAN

SCALE: 1" = 20'



DRANSFELDT RD – WEST FLOWLINE – SOUTH PROFILE

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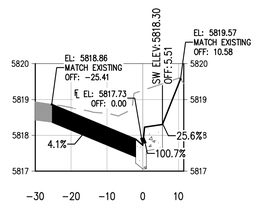
VERTICAL SCALE: 1"=2'



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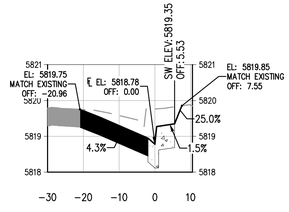
VERTICAL SCALE: 1" = 2'



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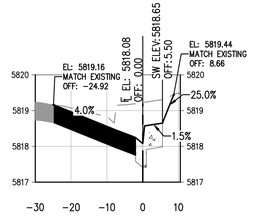
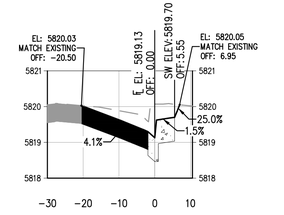
VERTICAL SCALE: 1" = 2'



1+97.50

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



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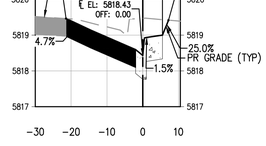
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



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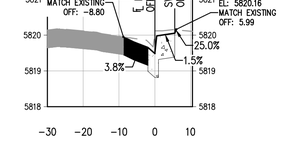
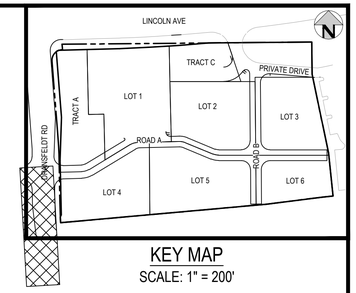
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



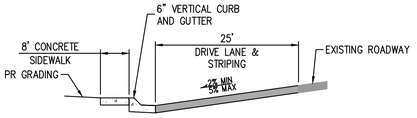
3+97.50

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



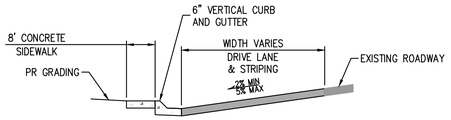
KEY MAP

SCALE: 1" = 200'



SECTION D–D

NTS



SECTION E–E

NTS

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C5	22.40'	25.00'	51.34°	N25° 40' 08"W	21.66'
C6	25.04'	11.63'	123.35°	S66° 36' 31"W	20.48'

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20 0 20 40
SCALE: 1" = 20'

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CHECKED BY: RCP
DRAWN BY: ORM

ISSUE DATE: 07-30-2021

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT

DRANSFELDT WEST FLOWLINE SOUTH PLAN & PROFILE

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
41
41 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - PUBLIC ROAD P&P DWG LAYOUT: 3-4 DRANSFELDT WEST FLOWLINE SOUTH PLAN & PROFILE
10 XREFs: e-base, e-legal, e-util, lg(u), keymap, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:26:28P BY: OLIVIA MCCRACKEN

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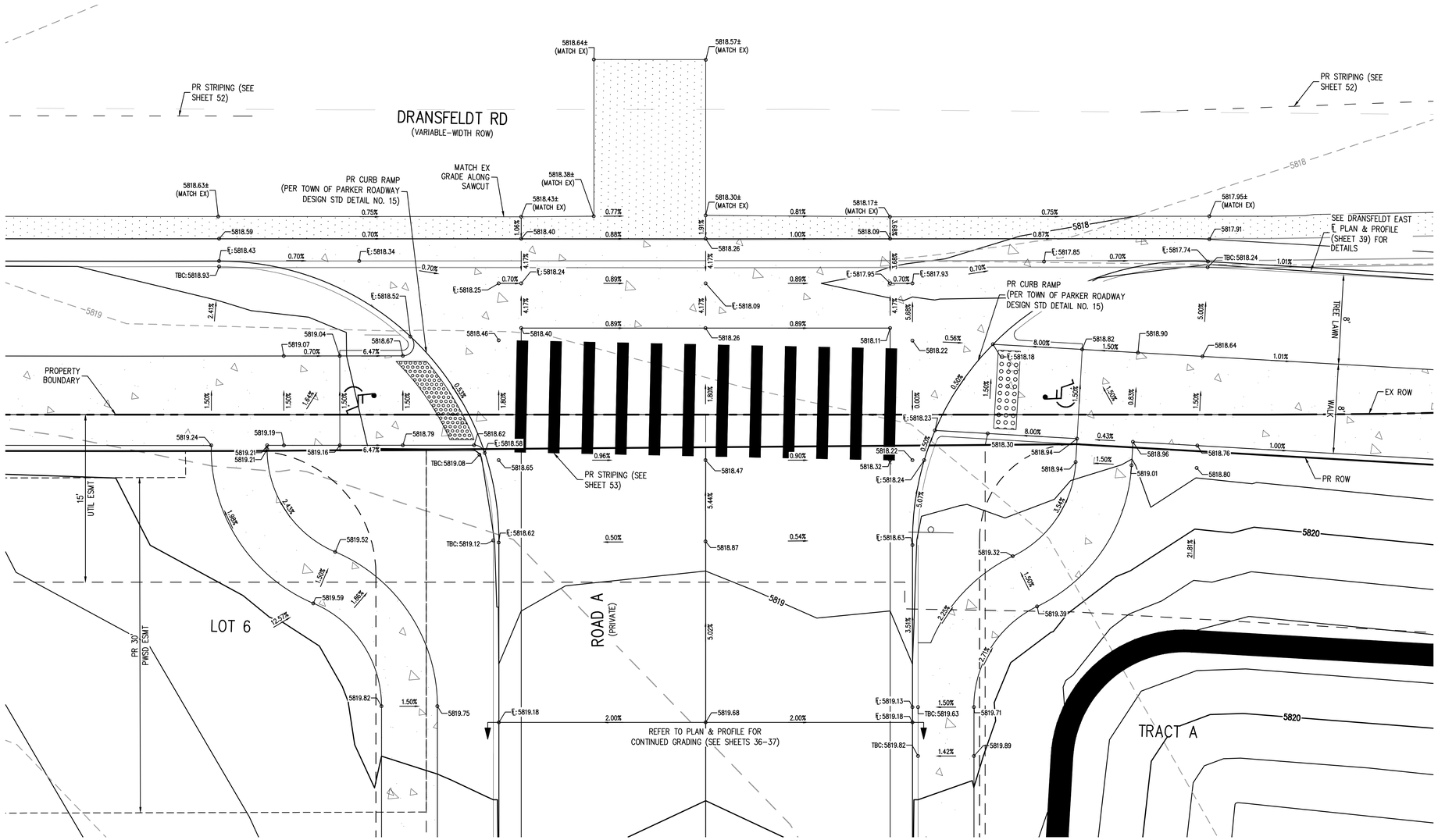
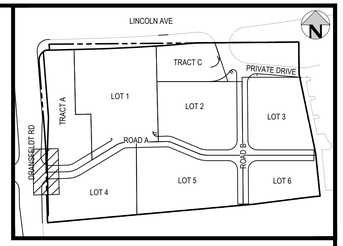


DRANSFELDT RD – SITE ACCESS – INTERSECTION PLAN

SCALE: 1" = 5'



KEY MAP

SCALE: 1" = 200'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Know what's below. Call before you dig.

SCALE: 1" = 5'

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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
INTERSECTION DESIGN PLAN - PUBLIC

COLORADO LICENSED RACHEL C. PATTON 54450 PROFESSIONAL ENGINEER 4-28-2023

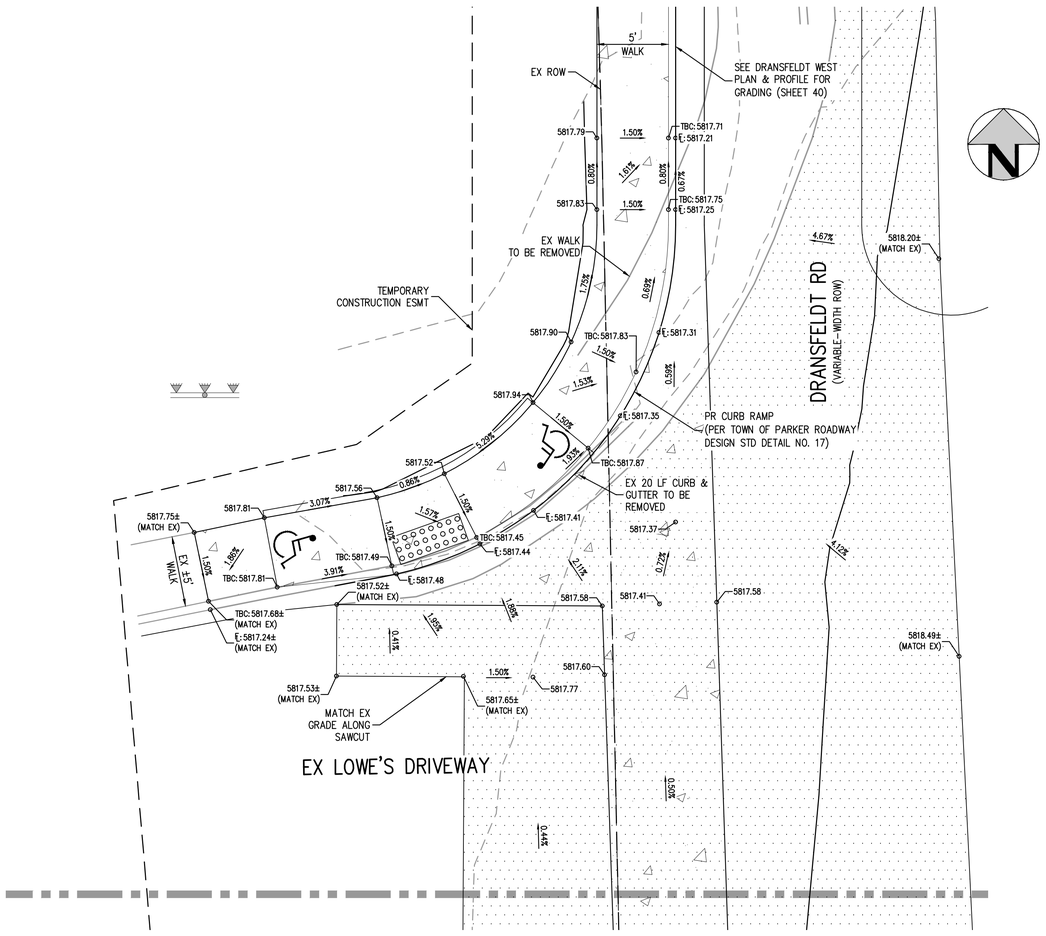
PROJECT #: 200829

SHEET NUMBER 42

42 OF 55

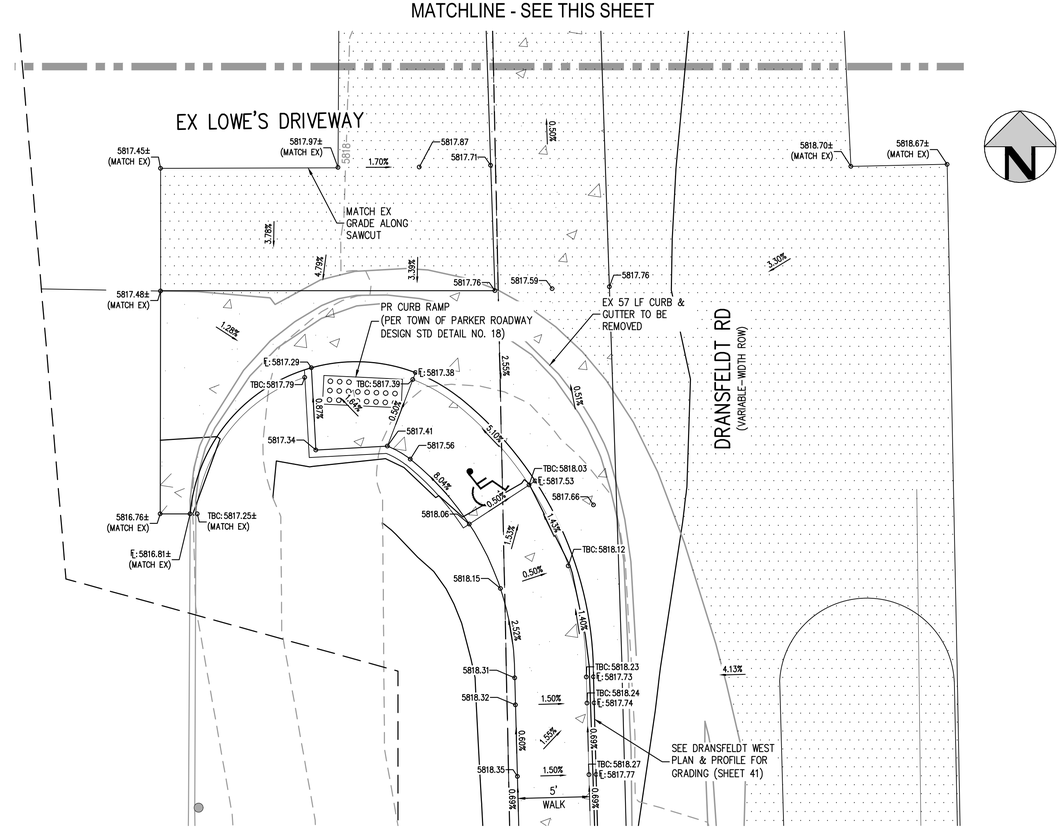
FILEPATH: K:\2008295\ENGINEERING\ROADWAY\CD - INTERSECTION DESIGN PLAN.DWG LAYOUT: SITE ACCESS
10 XREFs: s-base, a-legal, e-util, fpU_keymap, c-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:26:41P BY: OLIVIA MCCRACKEN

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



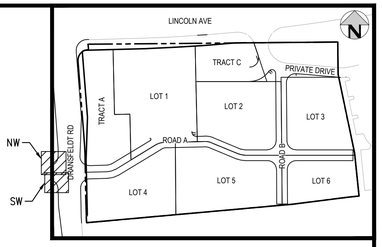
DRANSFELDT RD – LOWES DRIVEWAY – NW INTERSECTION PLAN

SCALE: 1" = 5'



DRANSFELDT RD – LOWES DRIVEWAY – SW INTERSECTION PLAN

SCALE: 1" = 5'



KEY MAP

SCALE: 1" = 200'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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SCALE: 1" = 5'

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DRAWN BY: CLH

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
INTERSECTION DESIGN PLAN - PUBLIC

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 200829

SHEET NUMBER
43

43 OF 55

FILEPATH: K:\2008\29\ENGINEERING\BROADWAY\CD_INTERSECTION DESIGN PLAN.DWG LAYOUT: LOWES ACCESS
10 XREFS: e-base, e-legal, e-util, [xx], keymap, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:26:46P BY: OLIVIA MCCRACKEN

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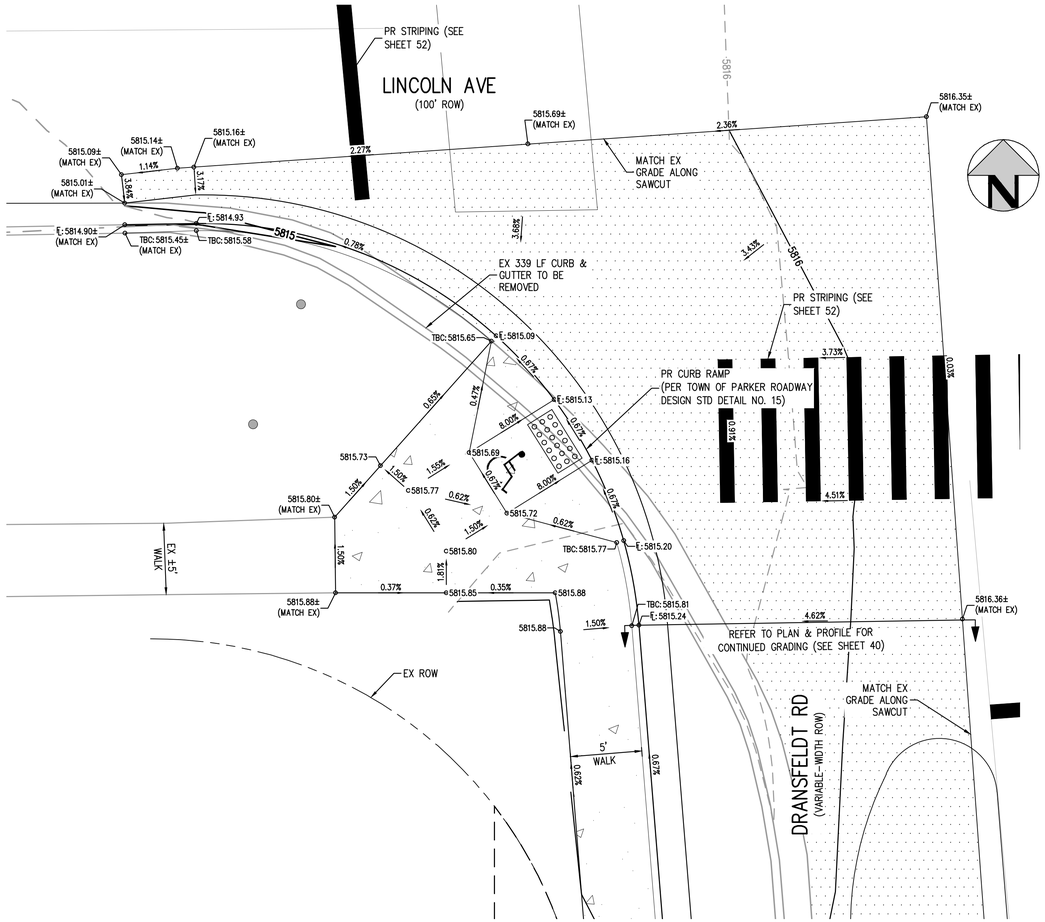
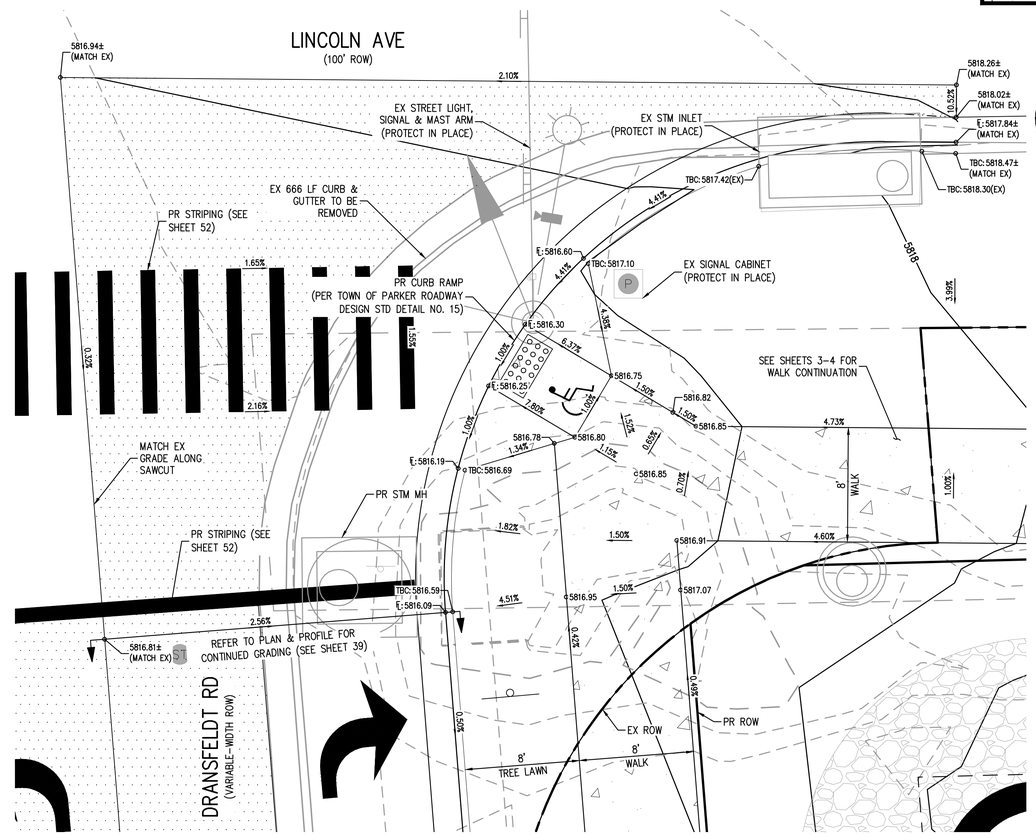


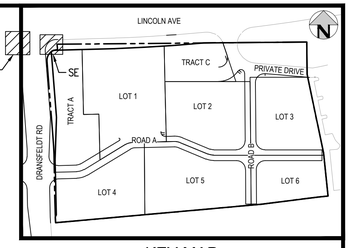
LINCOLN AVE & DRANSFELDT RD – SW INTERSECTION PLAN

SCALE: 1" = 5'



LINCOLN AVE & DRANSFELDT RD – SE INTERSECTION PLAN

SCALE: 1" = 5'



KEY MAP

SCALE: 1" = 200'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
INTERSECTION DESIGN PLAN - PUBLIC

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 ARIZONA ENGINEER

PROJECT #: 200829
SHEET NUMBER
44
44 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - INTERSECTION DESIGN PLAN.DWG LAYOUT: SW & SW CORNERS
10 XREFs: e-base, e-legal - exist, (plu) laymap, p-base, p-legal, p-plt, stamp - cct, town of parker - signature block
PLOTTED: FRI 04/28/23 1:26:51P BY: OLIVIA MCCRACKEN

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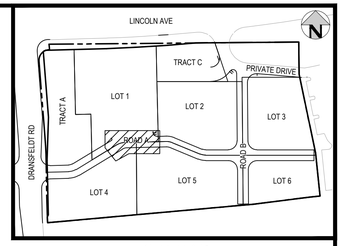
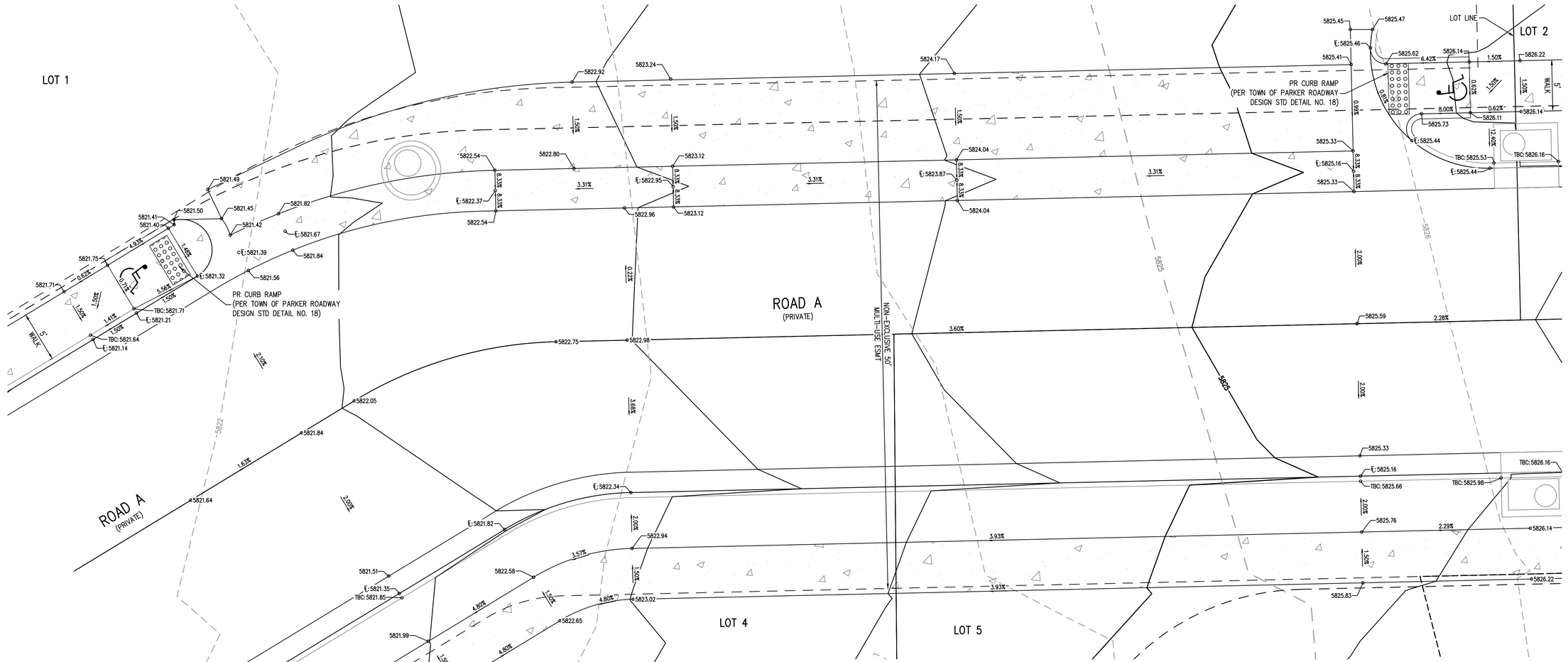


KEY MAP
SCALE: 1" = 200'



LOT 1 & ROAD A INTERSECTION PLAN
SCALE: 1" = 5'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

5 0 5 10
SCALE: 1" = 5'

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

ISSUE DATE: 07-30-2021

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LINCOLN & DRANSFELDT
INTERSECTION DESIGN PLAN - PRIVATE

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
45
45 OF 55

FILEPATH: K:\2008\29\ENGINEERING\ROADWAY\CD_PRIVATE INTERSECTION DESIGN PLAN.DWG, LAYOUT: LAYOUT1
11 XREFs: e-base, e-legal, e-infill, [xx], keymap, c-base, c-comfort[U], p-legal, p-utl, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 3:46:44P BY: OLIVIA MCCRACKEN

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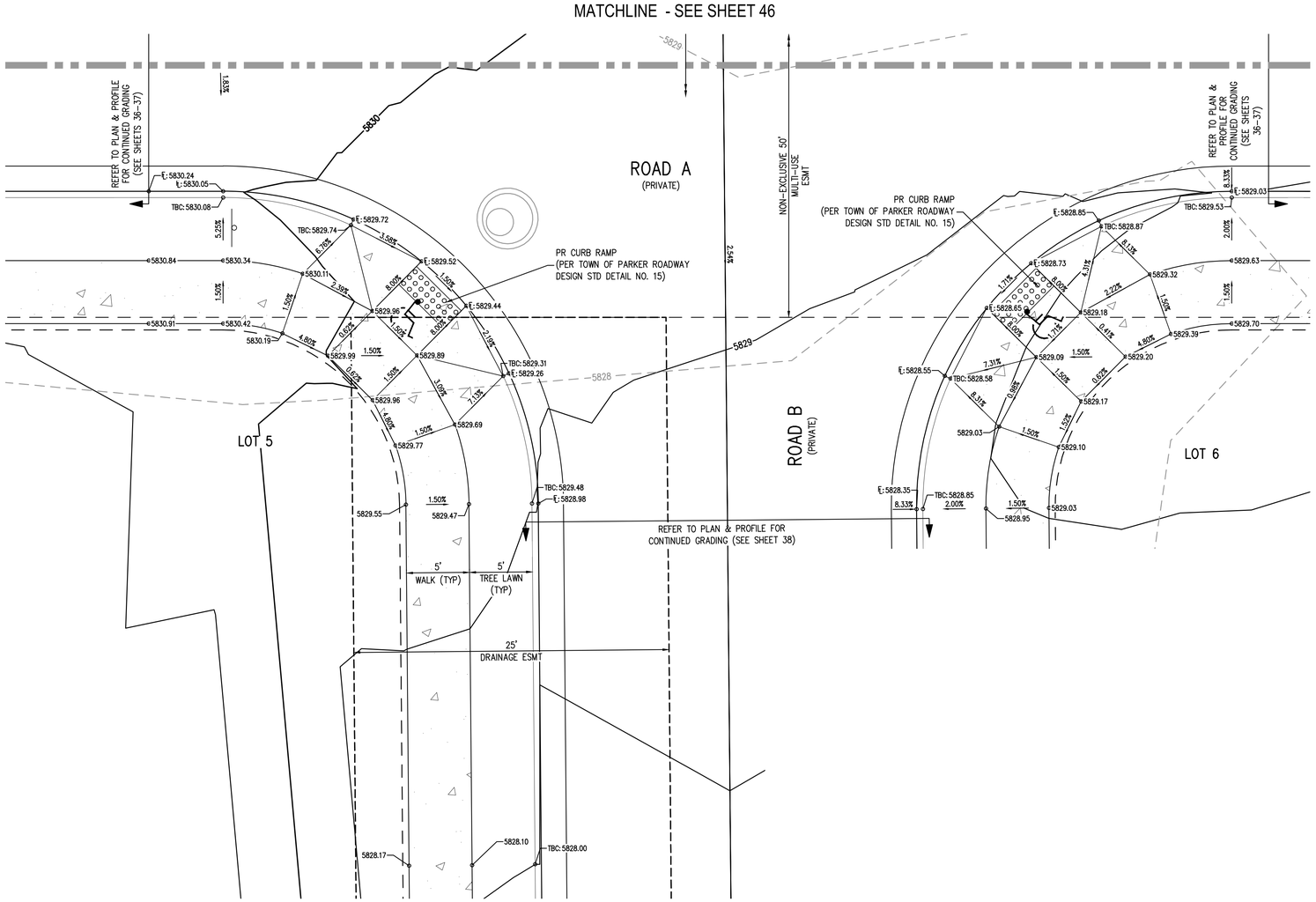
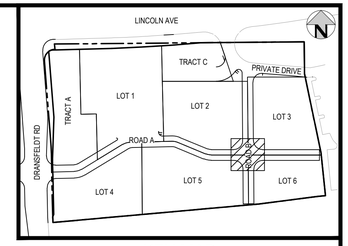


ROAD A & ROAD B – S INTERSECTION PLAN

SCALE: 1" = 5'



KEY MAP

SCALE: 1" = 200'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 07-30-2021	
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
INTERSECTION DESIGN PLAN - PRIVATE

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829

SHEET NUMBER 46

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - PRIVATE INTERSECTION DESIGN PLAN.DWG LAYOUT: LAYOUT2
11 XREFs: e-base, e-legal, e-util, lg(U), keymap, p-base, p-corridor(U), p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 3:46:48P BY: OLIVIA MCCRACKEN

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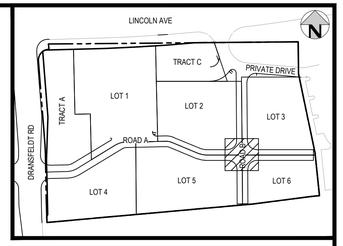
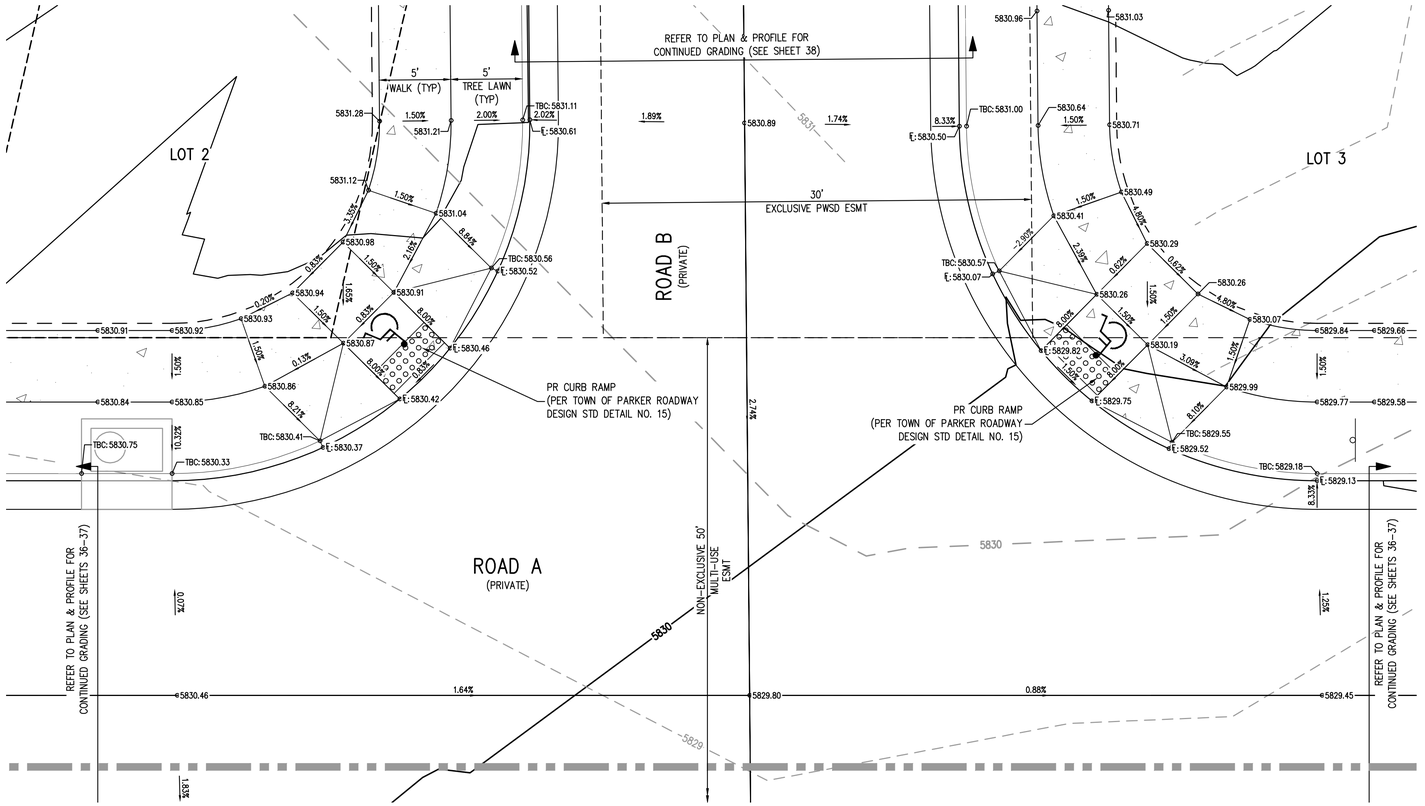


KEY MAP
SCALE: 1" = 200'



MATCHLINE - SEE SHEET 47

ROAD A & ROAD B – N INTERSECTION PLAN
SCALE: 1" = 5'

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CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS

HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
INTERSECTION DESIGN PLAN - PRIVATE

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
47
47 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD_PRIVATE INTERSECTION DESIGN PLAN.DWG, LAYOUT: LAYOUT2 (2)
11 XREFs: e-base, e-legal, e-util, f&U, keymap, p-base, p-corridor[U], p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 3:46:52P BY: OLIVIA MCCRACKEN

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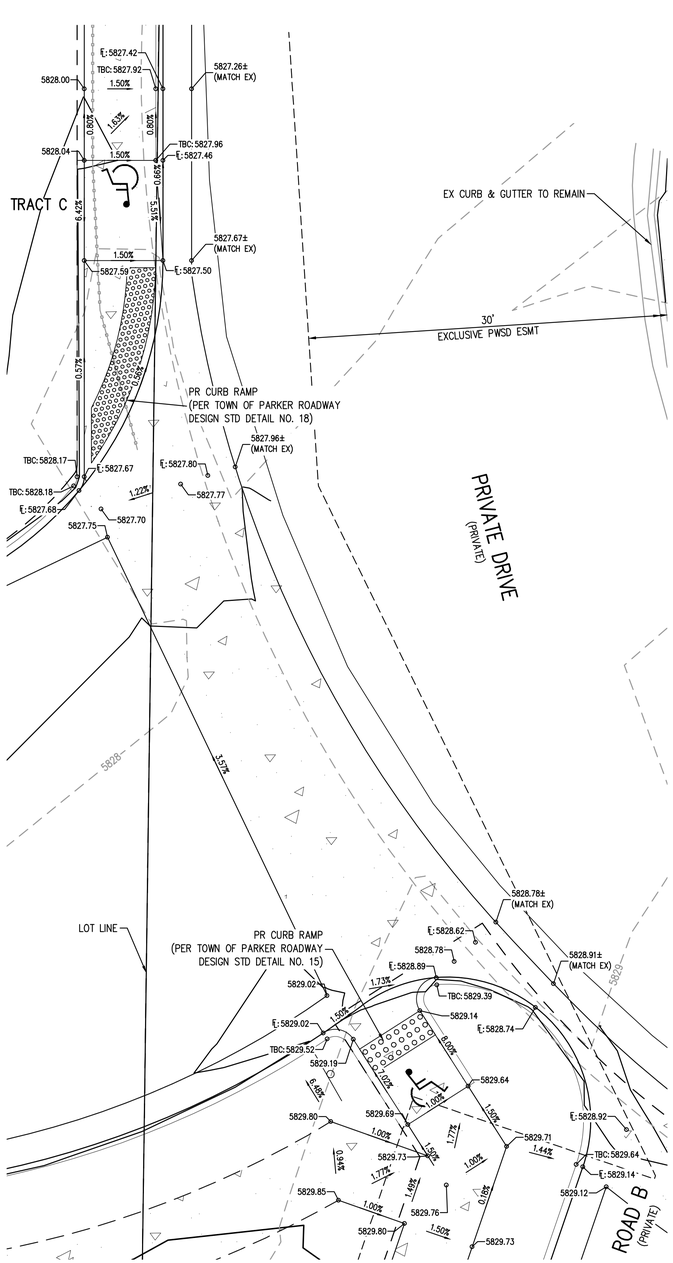
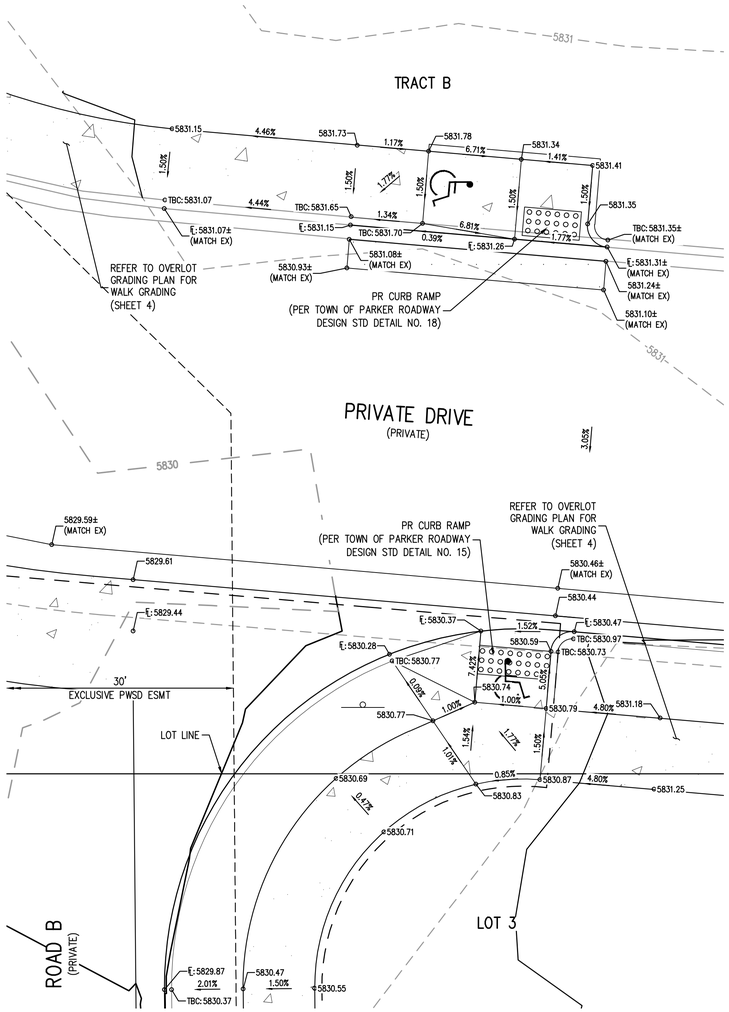


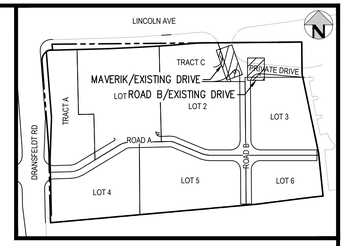
MAVERIK ACCESS & EXISTING ACCESS DRIVE – INTERSECTION PLAN

SCALE: 1" = 5'



EXISTING ACCESS DRIVE & ROAD B – E INTERSECTION PLAN

SCALE: 1" = 5'



KEY MAP

SCALE: 1" = 200'

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

Know what's below. Call before you dig.

5 0 5 10
SCALE: 1" = 5'

DESIGNED BY: ORM
CHECKED BY: ROP
DRAWN BY: CLH

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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11-22-2022	PER TOWN OF PARKER COMMENTS
01-18-2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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
INTERSECTION DESIGN PLAN - PRIVATE

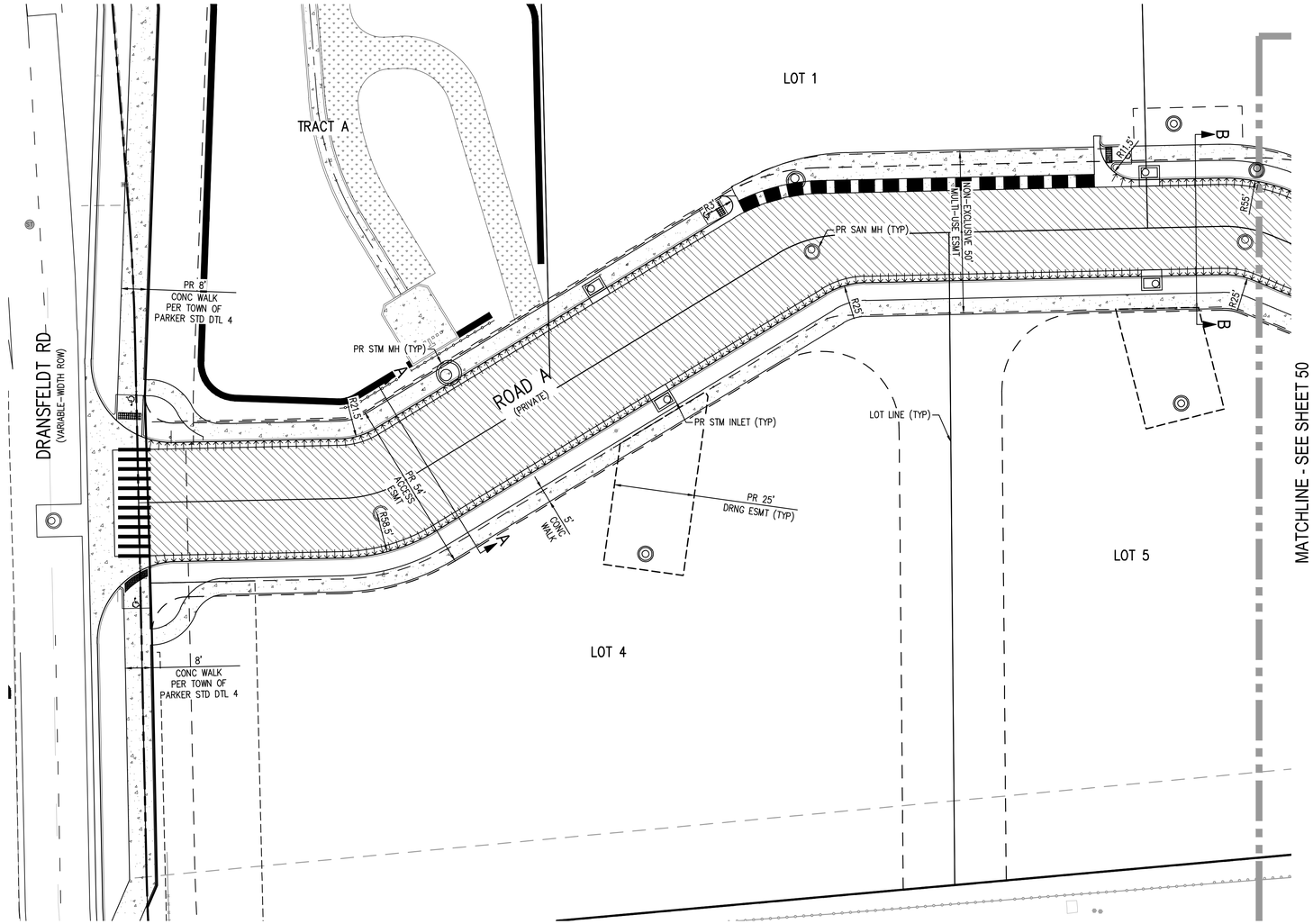
COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

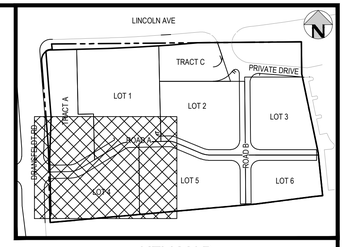
PROJECT #: 200829

SHEET NUMBER
48

FILEPATH: K:\2008296\ENGINEERING\ROADWAY\CD_ PRIVATE INTERSECTION DESIGN PLAN.DWG, LAYOUT: LAYOUT3
11 XREFs: e-base, e-legal, e-utl, [U]_keymap, p-base, p-control[U], p-legal, p-utl, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 3:46:57P BY: OLIVIA MCCRACKEN

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

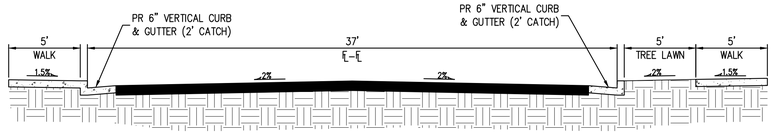




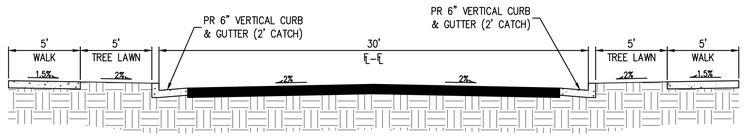
KEY MAP
SCALE: 1" = 200'

LEGEND:

- 5" PORTLAND CEMENT CONCRETE SIDEWALK, PER GEOTECHNICAL REPORT PREPARED BY COLE GARNER GEOTECHNICAL, DATED 6/21/2021.
- 6" HOT MIX ASPHALT FOR ACCESS DRIVE AND FIRE AND TRUCK LANES (ALTERNATIVE 1: 4" HMA + 6" ABC) (ALTERNATIVE 2: 6" PORTLAND CEMENT CONCRETE) PER GEOTECHNICAL REPORT PREPARED BY COLE GARNER GEOTECHNICAL, DATED 6/21/2021.
- PROPERTY BOUNDARY
- PROPOSED 6" VERTICAL CURB & GUTTER (2' CATCH)
- PROPOSED 6" VERTICAL CURB & GUTTER (1' SPILL)
- PROPOSED 4' VALLEY PAN



TYPICAL SECTION A-A
NTS



TYPICAL SECTION B-B
NTS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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ISSUE DATE: 07-30-2021	
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Denver, Colorado 80203
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HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
PRIVATE ROADWAY PAVING PLAN

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
49
49 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - PRIVATE ROADWAY PAVING PLAN.DWG LAYOUT: LAYOUT1
NO XREFs
PLOTTED: FRI 04/28/23 1:27:29P BY: OLIVIA MCCRACKEN

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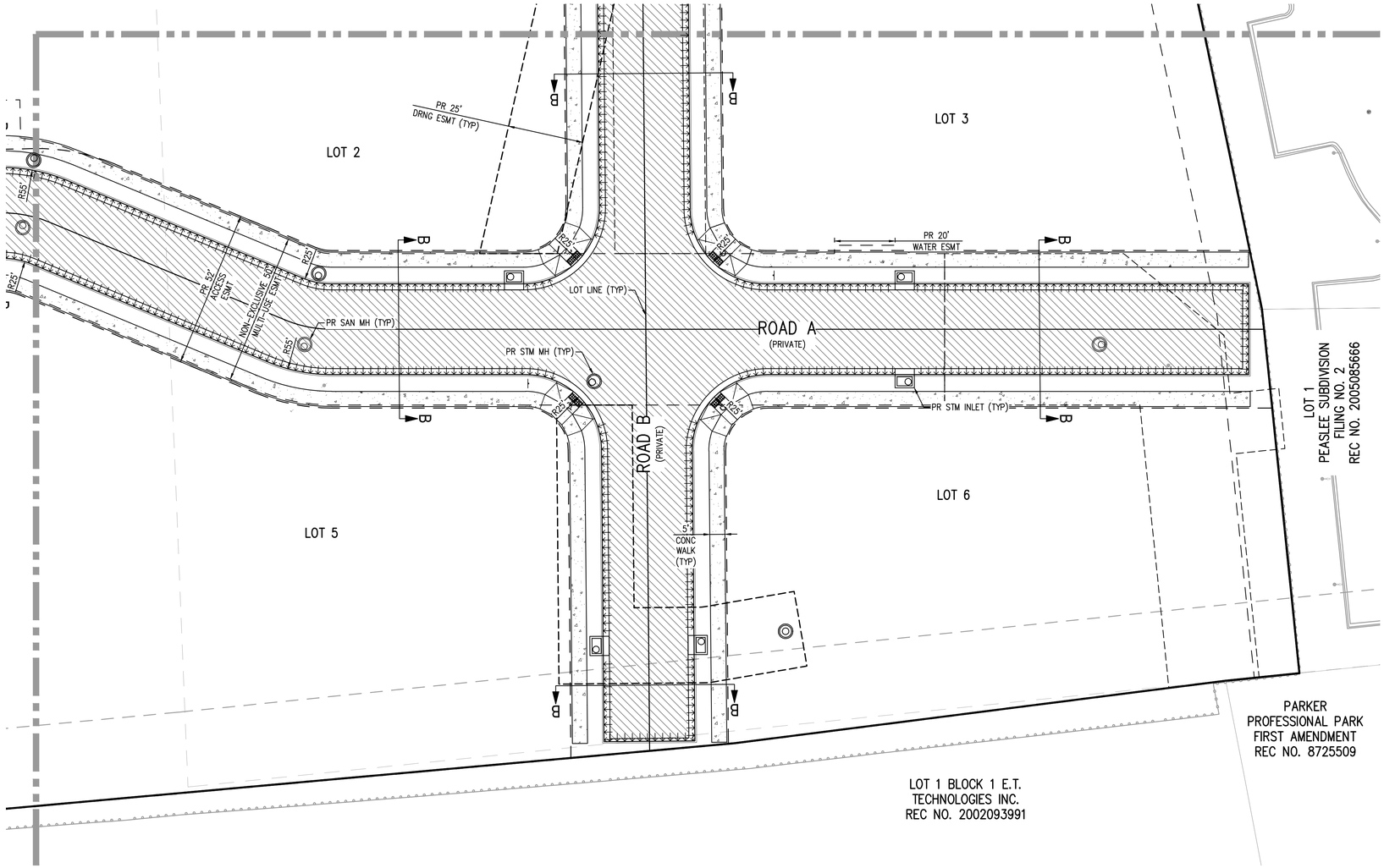

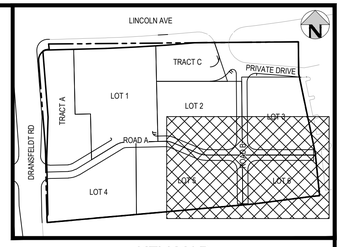

KEY MAP
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LEGEND:

- 5" PORTLAND CEMENT CONCRETE SIDEWALK, PER GEOTECHNICAL REPORT PREPARED BY COLE GARNER GEOTECHNICAL, DATED 6/21/2021.
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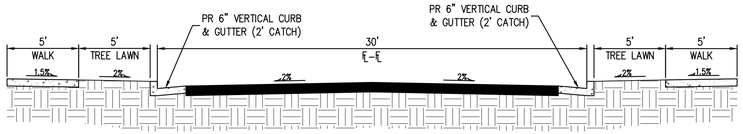

TYPICAL SECTION B-B
NTS

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
PRIVATE ROADWAY PAVING PLAN

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
REGISTERED PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
50
50 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAYCD - PRIVATE ROADWAY PAVING PLAN.DWG LAYOUT: LAYOUT1 (2)
NO XREFS
PLOTTED: FRI 04/28/23 1:27:34P BY: OLIVIA MCCRACKEN

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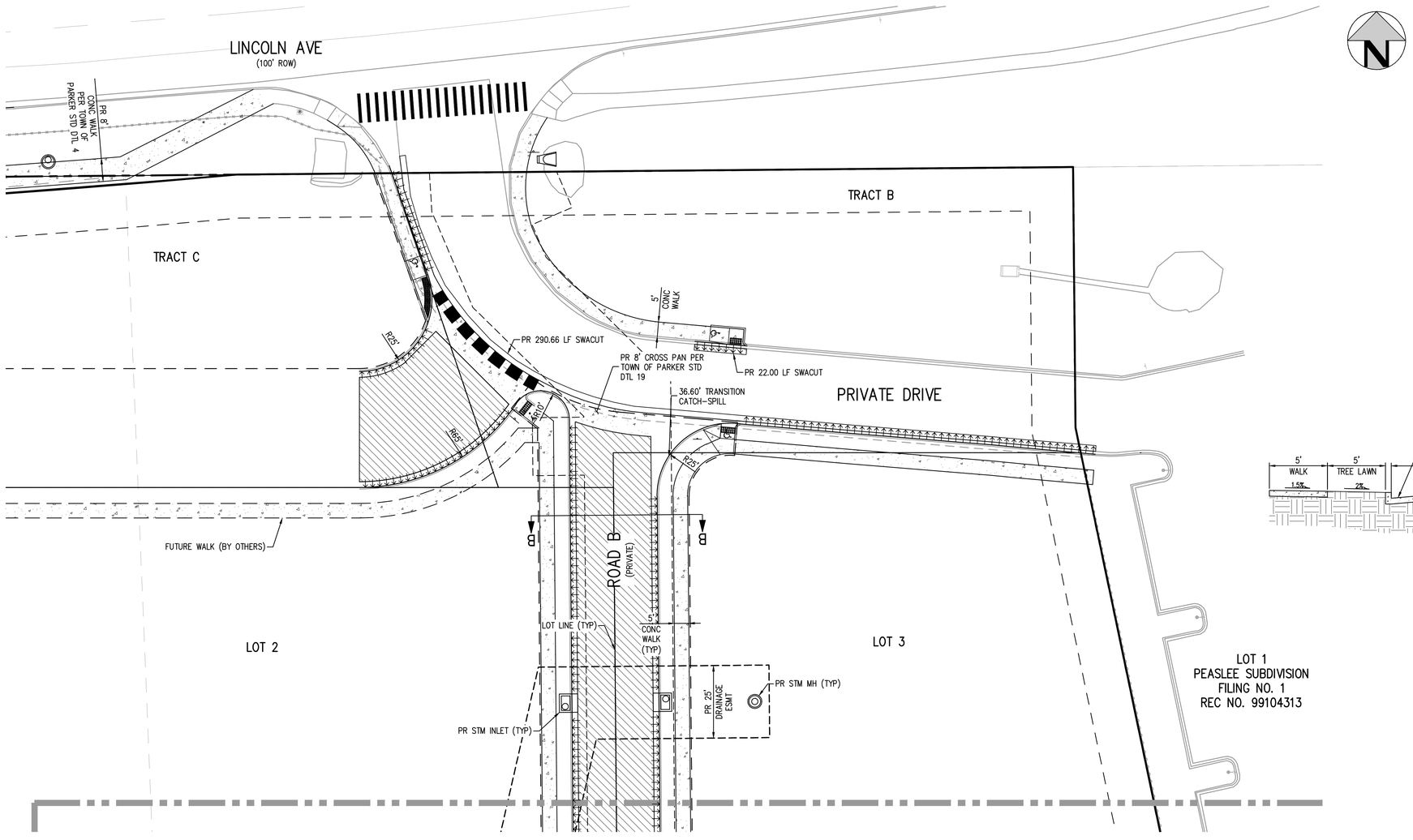
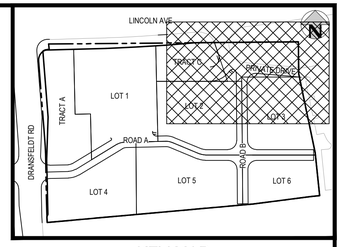


MATCHLINE - SEE SHEET 50



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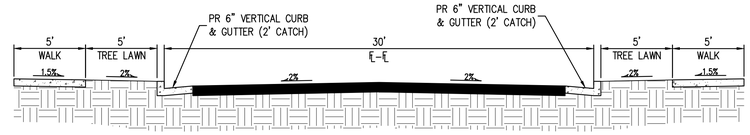

TYPICAL SECTION B-B
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4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
51
51 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - PRIVATE ROADWAY PAVING PLAN.DWG LAYOUT: LAYOUT1 (3)
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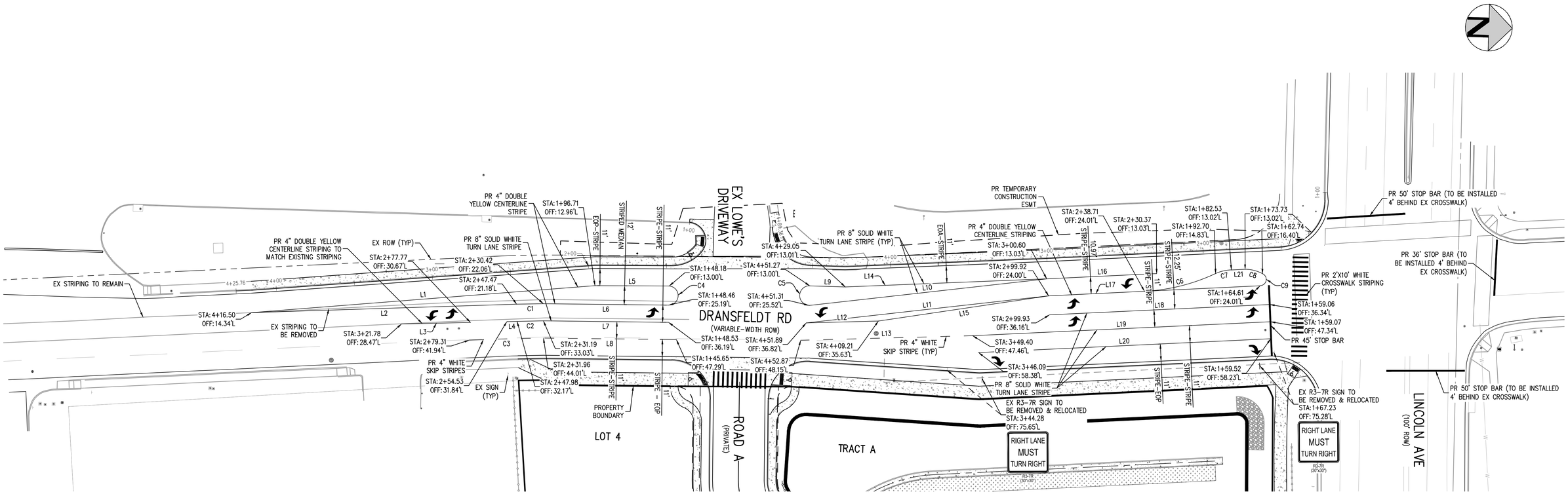

LINE TABLE				
LINE #	LENGTH	DIRECTION	SEGMENT START	SEGMENT END
L1	220.13'	N6° 18' 30.38"W	N:1620513.23 E:3205386.77	N:1620732.03 E:3205362.58
L2	169.51'	S3° 38' 02.03"E	N:1620682.40 E:3205376.03	N:1620513.23 E:3205386.77
L3	44.07'	N3° 04' 53.90"W	N:1620609.24 E:3205390.98	N:1620653.25 E:3205388.61
L4	6.55'	S3° 04' 53.90"E	N:1620683.03 E:3205387.01	N:1620676.49 E:3205387.36
L5	47.53'	N1° 30' 47.08"W	N:1620732.03 E:3205362.58	N:1620779.54 E:3205361.33
L6	80.15'	S1° 09' 01.98"E	N:1620779.59 E:3205373.52	N:1620699.45 E:3205375.13
L7	80.00'	S1° 09' 01.98"E	N:1620779.81 E:3205384.52	N:1620699.82 E:3205386.12
L8	85.00'	S1° 09' 01.98"E	N:1620785.18 E:3205395.41	N:1620700.20 E:3205397.12
L9	22.75'	N0° 00' 00.00"E	N:1620869.32 E:3205358.34	N:1620892.08 E:3205358.34
L10	152.92'	N8° 12' 12.58"W	N:1620869.23 E:3205370.86	N:1621020.59 E:3205349.04
L11	155.96'	N8° 11' 20.39"W	N:1620867.79 E:3205382.14	N:1621022.16 E:3205359.93
L12	46.19'	N3° 20' 55.24"W	N:1620867.79 E:3205382.14	N:1620913.90 E:3205379.44
L13	109.97'	N3° 21' 14.51"W	N:1620864.63 E:3205393.35	N:1620974.41 E:3205386.91
L14	130.05'	N4° 08' 11.27"W	N:1620892.08 E:3205358.34	N:1621021.79 E:3205348.96
L15	110.00'	S10° 13' 09.94"E	N:1621022.16 E:3205359.93	N:1620913.90 E:3205379.44
L16	69.13'	N4° 34' 58.01"W	N:1621021.79 E:3205348.96	N:1621090.69 E:3205343.44
L17	135.40'	N4° 33' 57.21"W	N:1621022.16 E:3205359.93	N:1621157.13 E:3205349.15
L18	141.00'	N4° 29' 48.92"W	N:1621023.08 E:3205372.05	N:1621163.64 E:3205361.00
L19	190.68'	N4° 29' 48.92"W	N:1620974.41 E:3205386.91	N:1621164.50 E:3205371.96
L20	187.00'	N4° 30' 48.43"W	N:1620978.51 E:3205397.57	N:1621164.93 E:3205382.85
L21	8.80'	S4° 34' 56.04"E	N:1621147.15 E:3205338.92	N:1621138.38 E:3205339.62

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	SEGMENT START	SEGMENT END
C1	17.08'	1738.45'	0.56°	S3° 00' 19"E	17.08'	N:1620699.45 E:3205375.13	N:1620682.40 E:3205376.03
C2	16.82'	1727.45'	0.56°	S3° 00' 28"E	16.82'	N:1620699.82 E:3205386.12	N:1620683.03 E:3205387.01
C3	47.40'	1823.81'	1.49°	S3° 27' 21"E	47.40'	N:1620700.20 E:3205397.12	N:1620652.88 E:3205399.98
C4	18.63'	6.10'	174.83°	S89° 46' 52"W	12.20'	N:1620779.59 E:3205373.52	N:1620779.54 E:3205361.33
C5	19.66'	6.26'	180.00°	S89° 35' 18"E	12.52'	N:1620869.32 E:3205358.34	N:1620869.23 E:3205370.86
C6	47.21'	120.95'	22.36°	N15° 50' 50"W	46.91'	N:1621083.26 E:3205355.05	N:1621128.39 E:3205342.24
C7	10.39'	27.54'	21.62°	S14° 41' 29"E	10.33'	N:1621138.38 E:3205339.62	N:1621128.39 E:3205342.24
C8	11.62'	23.76'	28.01°	S12° 31' 19"W	11.50'	N:1621158.38 E:3205341.41	N:1621147.15 E:3205338.92
C9	10.78'	4.03'	153.26°	N80° 48' 15"W	7.84'	N:1621157.13 E:3205349.15	N:1621158.38 E:3205341.41

NOTES:

1. PUBLIC STRIPING IS TO BE DONE WITH EPOXY PAINT AND SPECIALITY STRIPING (CROSSWALKS, ARROWS, ETC.) WILL BE THERMOPLASTIC.
2. ALL STATIONING AND STATIONING OFFSET REFERENCES FOR DRANSFELDT RD ARE BASED OFF THE WEST FLOW LINE ALIGNMENTS.
3. REFER TO SHEET 53 FOR ON-SITE SIGNING & STRIPING.

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

PLAZA STREET PARTNERS

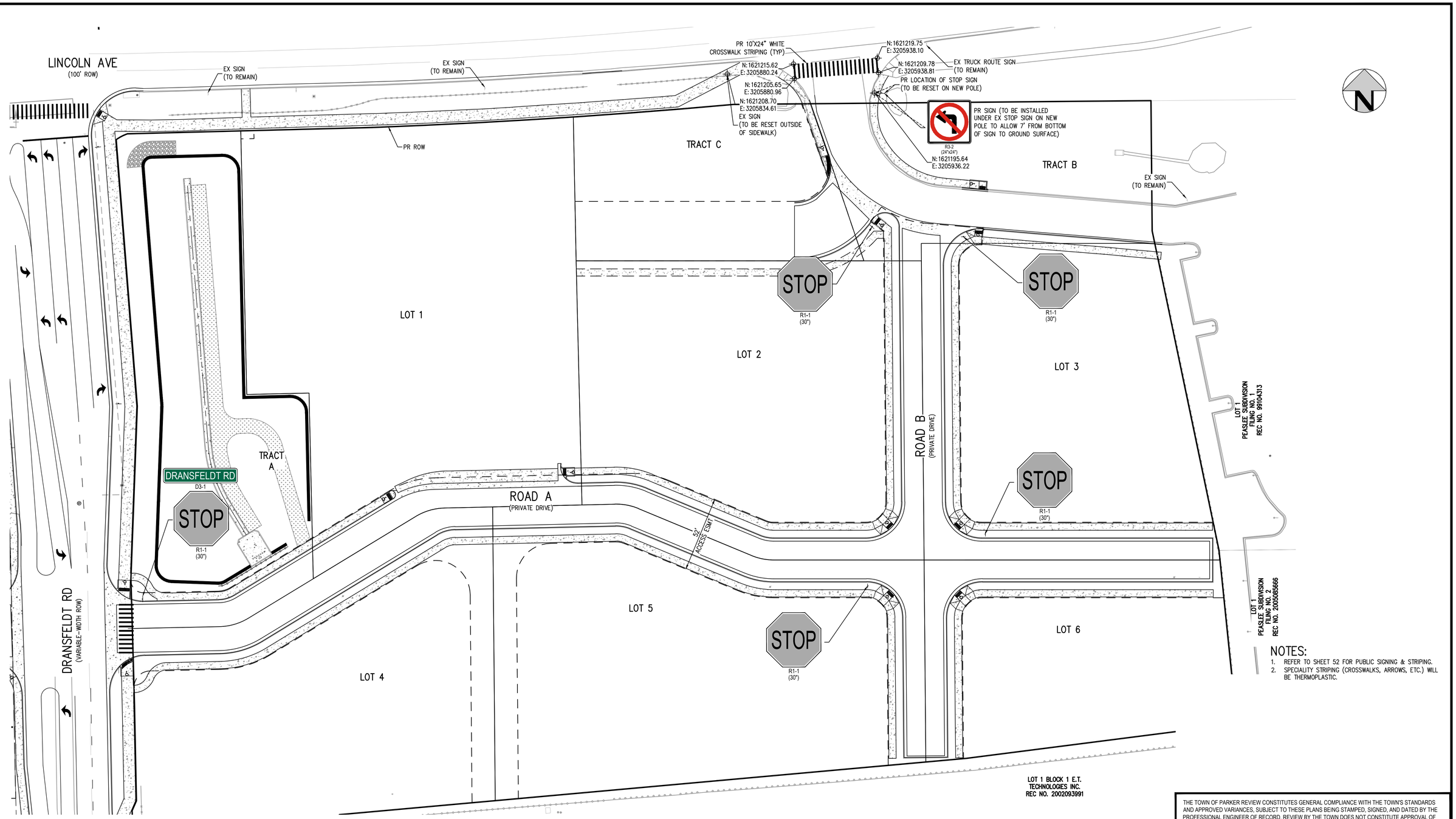
LINCOLN & DRANSFELDT
SIGNING & STRIPING PLAN - PUBLIC

COLORADO LICENSED RACHEL C. PATTON 54450 4-28-2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
52
52 OF 55

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - SIGNING & STRIPING PLAN.DWG, LAYOUT: 35 SIGNING & STRIPING PLAN - PUBLIC
8.5"X11"; s-base, s-legal, s-util, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:27:49P BY: OLIVIA MCCRACKEN

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



NOTES:

1. REFER TO SHEET 52 FOR PUBLIC SIGNING & STRIPING.
2. SPECIALITY STRIPING (CROSSWALKS, ARROWS, ETC.) WILL BE THERMOPLASTIC.

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

Know what's below. Call before you dig.

30 0 30 60
SCALE: 1" = 30'

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

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
SIGNING & STRIPING PLAN - PRIVATE

COLORADO LICENSED
RACHEL C. PATTON
54450
4-28-2023
PROFESSIONAL ENGINEER

PROJECT #: 200829

SHEET NUMBER
53

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - SIGNING & STRIPING PLAN.DWG LAYOUT: 36 SIGNING & STRIPING PLAN
8.3(REF's: e-base, e-legal, e-util, p-base, p-legal, p-util, stamp - cd, town of parker - signature block
PLOTTED: FRI 04/28/23 1:27:54P BY: OLIVIA MCCRACKEN

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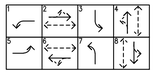
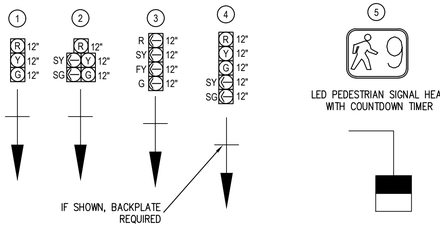
TRAFFIC SIGNAL LEGEND

- SIGNAL POLE AND MAST ARM
- LUMINAIRE
- SIGNAL HEAD WITH BACKPLATE
- SIDE-OF-POLE-MOUNTED SIGNAL HEAD
- PEDESTRIAN SIGNAL HEAD
- PEDESTRIAN PUSHBUTTON AND SIGN
- SIGNAL WIRE PULL BOX
- SIGNAL CONTROLLER CABINET
- OPTICOM DETECTOR (2 WAY)
- VIDEO DETECTOR
- SIGNAL WIRE CONDUIT
- MAST ARM MOUNTED SIGN

PHASE DIAGRAM



SIGNAL HEAD DETAILS



5

LED PEDESTRIAN SIGNAL HEAD WITH COUNTDOWN TIMER

MAST ARM MOUNTED SIGNS

1

R3-5L (30"x36")

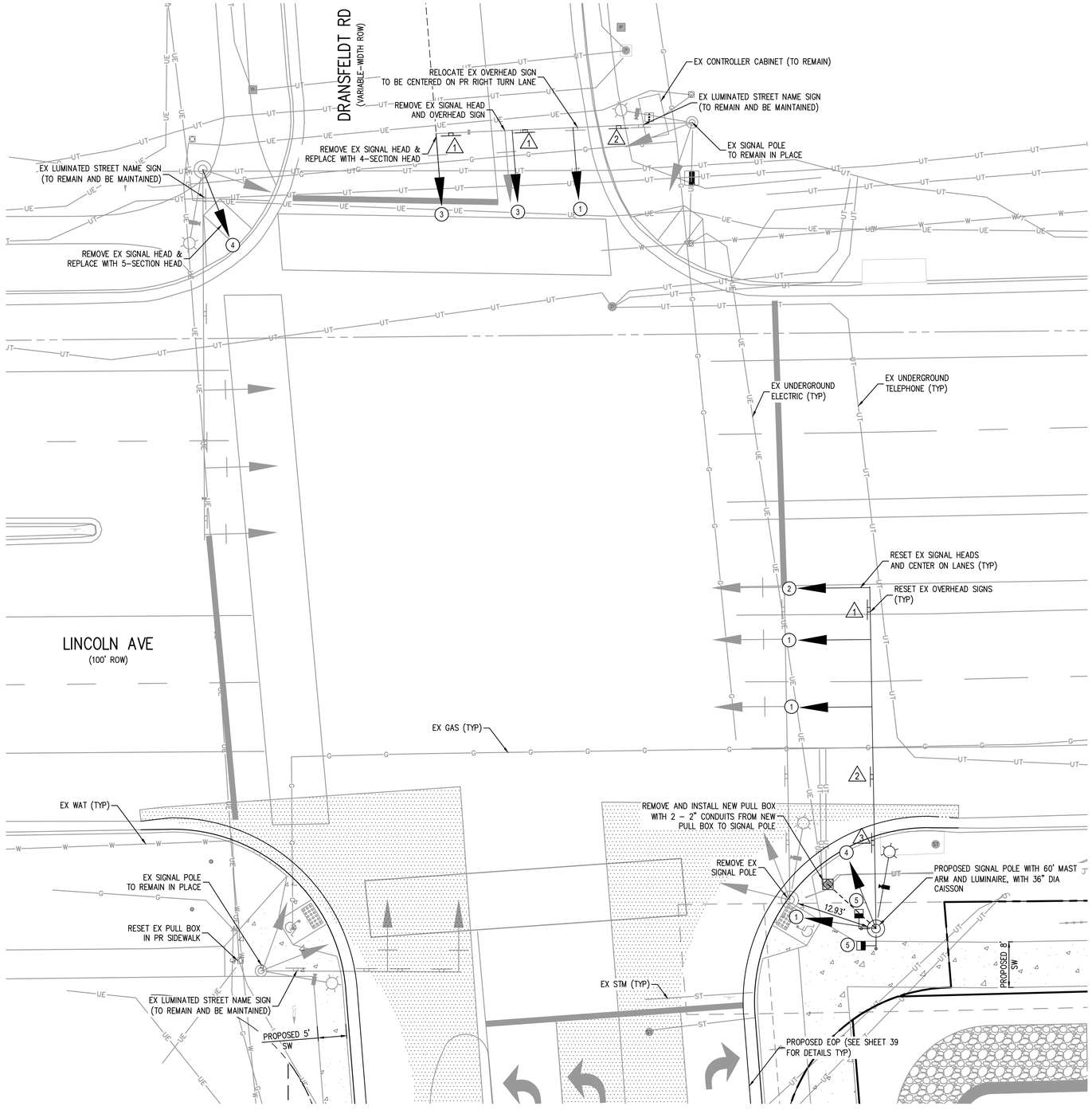
2

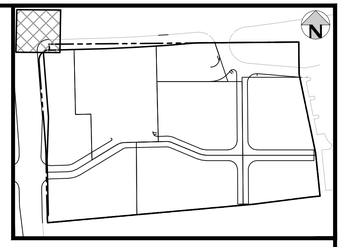
R3-5R (30"x36")

DRANSFELDT RD

3

D3-1
(TO BE LUMINATED PER TOWN OF PARKER STANDARDS)





NOTES:

1. ALL SIGNAL WORK IS TO BE DONE IN ACCORDANCE WITH TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL SECTION 7.0 "TRAFFIC SIGNALS, TRAFFIC SIGNS, PAVEMENT MARKINGS & LIGHTING" & APPENDIX A "TRAFFIC SIGNAL STANDARD DETAILS".
2. ALL PEDESTRIAN PUSH BUTTONS ARE TO BE ACCESSIBLE.
3. ALL RADAR AND VIDEO DETECTION EQUIPMENT TO BE RESET ONCE SIGNAL MODIFICATIONS ARE COMPLETED.

SUMMARY OF QUANTITIES

DESCRIPTION	UNIT	PLAN
DRILLED CAISSON (36 INCH)	LF	14
2 INCH ELECTRICAL CONDUIT (BORED)	LF	24
PEDESTRIAN SIGNAL FACE (16) COUNTDOWN	EA	2
TRAFFIC SIGNAL FACE (12-12-12)	EA	1
TRAFFIC SIGNAL FACE (12-12-12-12)	EA	2
TRAFFIC SIGNAL FACE (12-12-12-12-12)	EA	1
TRAFFIC SIGNAL-LIGHT POLE STEEL (I-60 MAST ARM)	EA	1
PEDESTRIAN PUSH BUTTON & INDICATION SIGN	EA	2
STREET LIGHT 5300 LUMENS	EA	1

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

Know what's below. Call before you dig.

10 0 10 20
SCALE: 1" = 10'

DESIGNED BY: MEK
CHECKED BY: MEK
DRAWN BY: BSL

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
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03-09-2023	PER TOWN OF PARKER COMMENTS
04-25-2023	PERMIT SET

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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
TRAFFIC SIGNAL PLAN

COLORADO REGISTERED EUGENE KLEBER 27156 04/26/2023 PROFESSIONAL ENGINEER

PROJECT #: 200829
SHEET NUMBER
50
50 OF 55

FILEPATH: K:\2008295\ENGINEERING\ROADWAY\CD_TRAFFIC SIGNAL PLAN.DWG LAYOUT: LAYOUT1
9 XREFs: e-base, e-legal, e-util, keymap, p-base, p-base-off-site, p-legal, p-util, town of parker - signature block
PLOTTED: TUE 04/25/23 6:52:28P BY: OLIVIA MCCRACKEN

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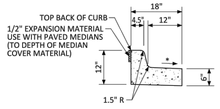
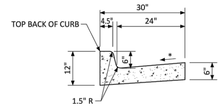
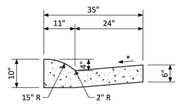


* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

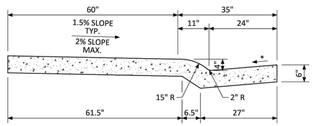
MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))



VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))



MOUNTABLE CURB AND GUTTER SECTION



MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION

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

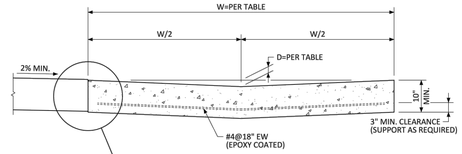
PARKER COLORADO

CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE: NOVEMBER 2020

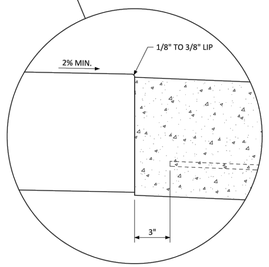
DETAIL: 3

1 OF 1



SECTION A-A

WIDTH (W)	DEPTH (D)
8'-0" (TYP.)	2"
10'-0"	2 1/2"



GENERAL NOTES

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

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

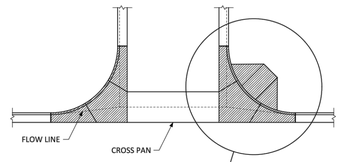
PARKER COLORADO

INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL

DATE: NOVEMBER 2020

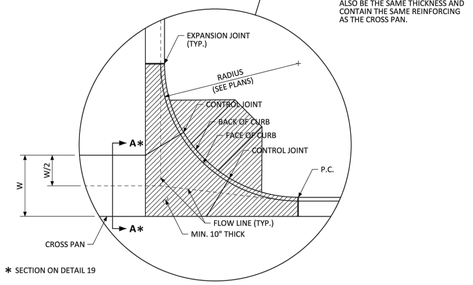
DETAIL: 19

1 OF 2



PLAN VIEW

THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER. THIS AREA SHALL ALSO BE THE SAME THICKNESS AND CONTAIN THE SAME REINFORCING AS THE CROSS PAN.



∗ SECTION ON DETAIL 19

GENERAL NOTES

1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

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PARKER COLORADO

INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: 19

2 OF 2

FILEPATH: K:\200829\ENGINEERING\ROADWAY\CD - ROADWAY DETAILS.DWG LAYOUT: 37 ROADWAY DETAILS
NO XREFS
PLOTTED: FRI 04/28/23 1:28:11P BY: OLIVIA MCCRACKEN

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

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
ROADWAY DETAILS

PROJECT #: 200829

SHEET NUMBER
55