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Owner: New Horizon Academy... Architect: Short Elliott Hendrickson, Inc... Landscape Architect: Short Elliott Hendrickson, Inc... Civil Engineer: Short Elliott Hendrickson, Inc... Structural Engineer: Short Elliott Hendrickson, Inc

Mechanical Engineer

Electrical Engineer

NEW HORIZON ACADEMY - DOUGLAS 234 FILING, NO. X PARKER, CO

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SEH Project: NHOC 156217 Checked By: DRH Drawn By: AMP

Project Status: TOWN REVIEW Issue Date: 8/26/2020

Revision Issue table with columns: Rev. #, Description, Date

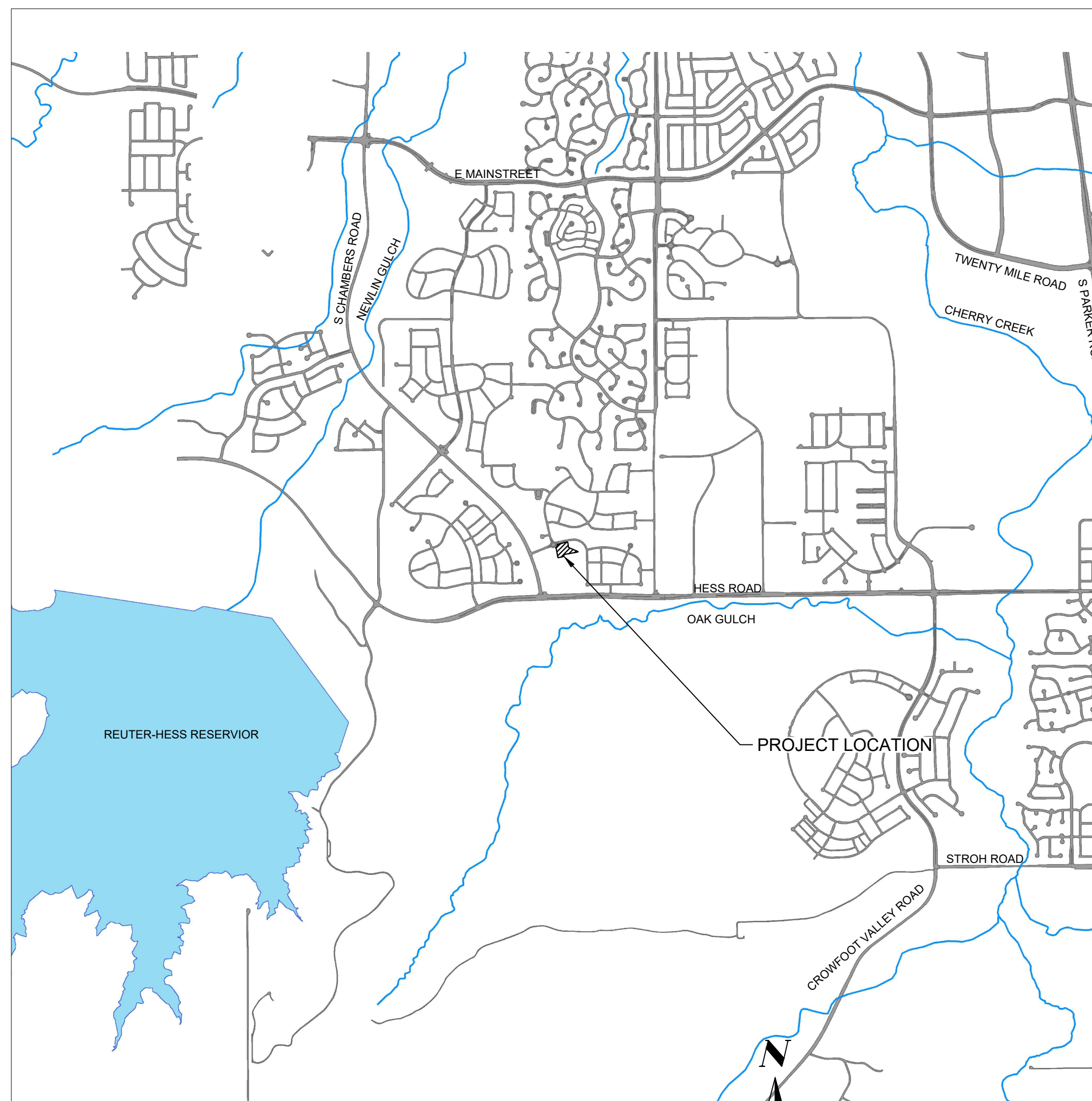
COVER SHEET

C0.0

DOUGLAS 234, FILING NO. X

A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO 1.518 ACRES

CIVIL CONSTRUCTION PLANS FOR NEW HORIZON ACADEMY



PLAN SHEET INDEX table with columns: SHEET NUMBER, SHEET TITLE. Rows include C0.0 COVER SHEET, C0.1 GENERAL NOTES, C1.0 EXISTING CONDITIONS, C1.1 OVERALL SITE, C1.2 BUILDING SITE LAYOUT, C1.3 PARKING LOT SITE LAYOUT, C1.4 CIVIL DETAILS, C1.5 CIVIL DETAILS, C2.0 GRADING PLAN, C3.0 INITIAL CBMP PLAN, C3.1 INTERIM-FINAL CBMP PLAN, C3.2 CBMP DETAILS, C3.3 CBMP DETAILS, C3.4 CBMP DETAILS, C3.5 CBMP DETAILS, C3.6 CBMP DETAILS, C4.0 STORM SEWER PLAN - PARKING LOT, C4.1 STORM SEWER PLAN - PLAYGROUND, C4.2 STORM SEWER DETAILS, C4.3 STORM SEWER DETAILS, C5.0 SIGNAGE PLAN

CONTACT LIST

PARKER PUBLIC WORKS 20120 E MAINSTREET PARKER, CO 80138 STREETS - MIKE WAUGH STORM WATER - JACOB JAMES 303-840-9546

TOWN OF PARKER POLICE DEPARTMENT 196000 E PARKER SQUARE DR. PARKER, CO 80134 303-841-9800

PARKER WATER AND SANITATION DISTRICT 18100 E. WOODMAN DR. PARKER, CO 80134 303-841-4627

FIRE & LIFE SAFETY RANDALL CAPRA 20120 E. MAINSTREET CENTENNIAL, CO 80138 303-205-3169

UTILITY NOTIFICATION COMPANY OF COLORADO 2801 S. YOUNGFIELD ST. SUITE 301 GOLDEN, CO 80401 LOCAL CALLS 800-922-1987 (811)

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

COMCAST KEVIN YOUNG 6859 S. TUCSON WAY ENGLEWOOD, CO 80112 720-490-3867

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

COLORADO DEPARTMENT OF HEALTH 4210 E. 11TH AVE. DENVER, CO 303-320-8333

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

URBAN DRAINAGE FLOOD CONTROL DISTRICT (UDFCD) MIKE SARMENTO 2480 W 26TH AVE. SUITE 156-B DENVER, CO 80211 303-455-6277

SITE DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

"COLORADO LICENSED ENGINEER" LICENSE NO.

TOWN OF PARKER APPROVAL

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

EXISTING

- RIGHT OF WAY, PERMANENT EASEMENT, PROPERTY LINE, HORIZONTAL CONTROL POINT, BENCHMARK, SURVEY MARKER, SOIL BORING, SANITARY SEWER AND MANHOLE, FORCE MAIN AND LIFT STATION, SANITARY SEWER SERVICE & CLEANOUT, WATER MAIN, HYDRANT, VALVE AND MANHOLE, WATER SERVICE AND CURB STOP BOX, STORM SEWER, MANHOLE AND CATCH BASIN, CULVERT AND APRON ENDWALL, GAS MAIN, VALVE, VENT AND METER, HANDHOLE, BURIED FIBER OPTIC CABLE AND MANHOLE, BURIED PHONE CABLE, PEDESTAL AND MANHOLE, BURIED TV CABLE, PEDESTAL AND MANHOLE, BURIED ELECTRIC CABLE, PEDESTAL, MANHOLE, TRANSFORMER AND METER, OVERHEAD WIRE, POLE AND GUY WIRE, LIGHT POLE, TRAFFIC SIGNAL, STREET NAME SIGN, SIGN (NON STREET NAME), RAILROAD TRACKS, DECIDUOUS AND CONIFEROUS TREE, BUSH / SHRUB AND STUMP, EDGE OF WOODED AREA, WETLAND, BUILDING, FENCE (UNIDENTIFIED), BARBED WIRE FENCE, CHAIN LINK FENCE, ELECTRIC WIRE FENCE, WOOD FENCE, WOVEN WIRE FENCE, PLATE BEAM GUARDRAIL, CABLE GUARDRAIL, POST / BOLLARD, RETAINING WALL

PROPOSED

- STREET CENTERLINE, RIGHT-OF-WAY, PERMANENT EASEMENT, TEMPORARY EASEMENT, CONSTRUCTION LIMITS, SANITARY SEWER, BULKHEAD AND MANHOLE, FORCE MAIN, SANITARY SERVICE AND CLEANOUT, WATER MAIN, TEE, HYDRANT, BULKHEAD AND VALVE, WATER VALVE MANHOLE, REDUCER, BEND AND CROSS, WATER SERVICE AND CURB STOP BOX, STORM SEWER, MANHOLE AND CATCH BASIN, CULVERT AND APRON ENDWALL, DRAIN TILE, DITCH / SWALE, RIPRAP, STREET NAME SIGN, SIGN (NON STREET NAME), RETAINING WALL

SOIL PREPARATION AND PAVEMENT DESIGN NOTE

SOIL PREPARATION AND PAVEMENT DESIGN SHALL BE PER RECOMMENDATIONS FROM A GEOTECHNICAL REPORT PREPARED FOR THIS SITE AS FOLLOWS.

GEOTECHNICAL ENGINEER: ROCKY MOUNTAIN GROUP. PROJECT NO. 167366

THE CONTRACTOR MUST FULLY REVIEW THIS REPORT AND BRING ANY CONFLICTS BETWEEN IT AND THE CONSTRUCTION PLANS AND SPECIFICATIONS TO THE ENGINEER'S ATTENTION PRIOR TO BEGINNING WORK.

BASIS OF BEARINGS:

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

BENCHMARK

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



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NOT FOR CONSTRUCTION

TOWN OF PARKER GENERAL NOTES – CONSTRUCTION

- 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...
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT...
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION...
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION...
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION...
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS...
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE...
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED...
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER...
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION...
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC...
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK...
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR...
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE...
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY"...
16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED...
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE

TOWN OF PARKER GENERAL NOTES – 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.

TOWN OF PARKER GENERAL NOTES – STORM SEWER SYSTEM

- 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...
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)...
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT...
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03...
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS...
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS...
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...

- 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.
1. 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 1/2 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.

TOWN OF PARKER GENERAL NOTES – STORM SEWER SYSTEM (CONT.)

- 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...
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...
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH...
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS...
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS...
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...
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

TOWN OF PARKER GENERAL NOTES – SIGNAGE AND STRIPING

- 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...
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...
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...
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...
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW...
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS...
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES...
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW...
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.

TOWN OF PARKER GENERAL NOTES – SIGNAGE AND STRIPING

- 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...
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED...
FOR ASPHALT SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT...
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/PUBLIC WORKS DATE

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Owner: New Horizon Academy, 3405 Annapolis Lane N, Suite 100, Plymouth, MN 55447, 763.557.1111
Architect: Short Elliott Hendrickson, Inc., 2000 South Colorado Boulevard, Tower One, Suite 6000, Denver, Colorado 80222, 720.540.6800
Landscape Architect: Short Elliott Hendrickson, Inc., 10901 Reed Circle Drive, Suite 300, Minnetonka, MN 55343, 952.912.2600
Civil Engineer: Short Elliott Hendrickson, Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802, 218.279.3000
Structural Engineer: Short Elliott Hendrickson, Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802, 218.279.3000

Mechanical Engineer

Electrical Engineer

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SEH Project NHOAC 156217
Checked By DRH
Drawn By AMP

Project Status Issue Date
TOWN REVIEW 8/26/2020

Revision Issue
Rev. # Description Date

GENERAL NOTES

C0.1

**NOT FOR  
CONSTRUCTION**

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

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19301 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2800

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Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

**Mechanical Engineer**

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PARKER, CO

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**Drawn By** AMP

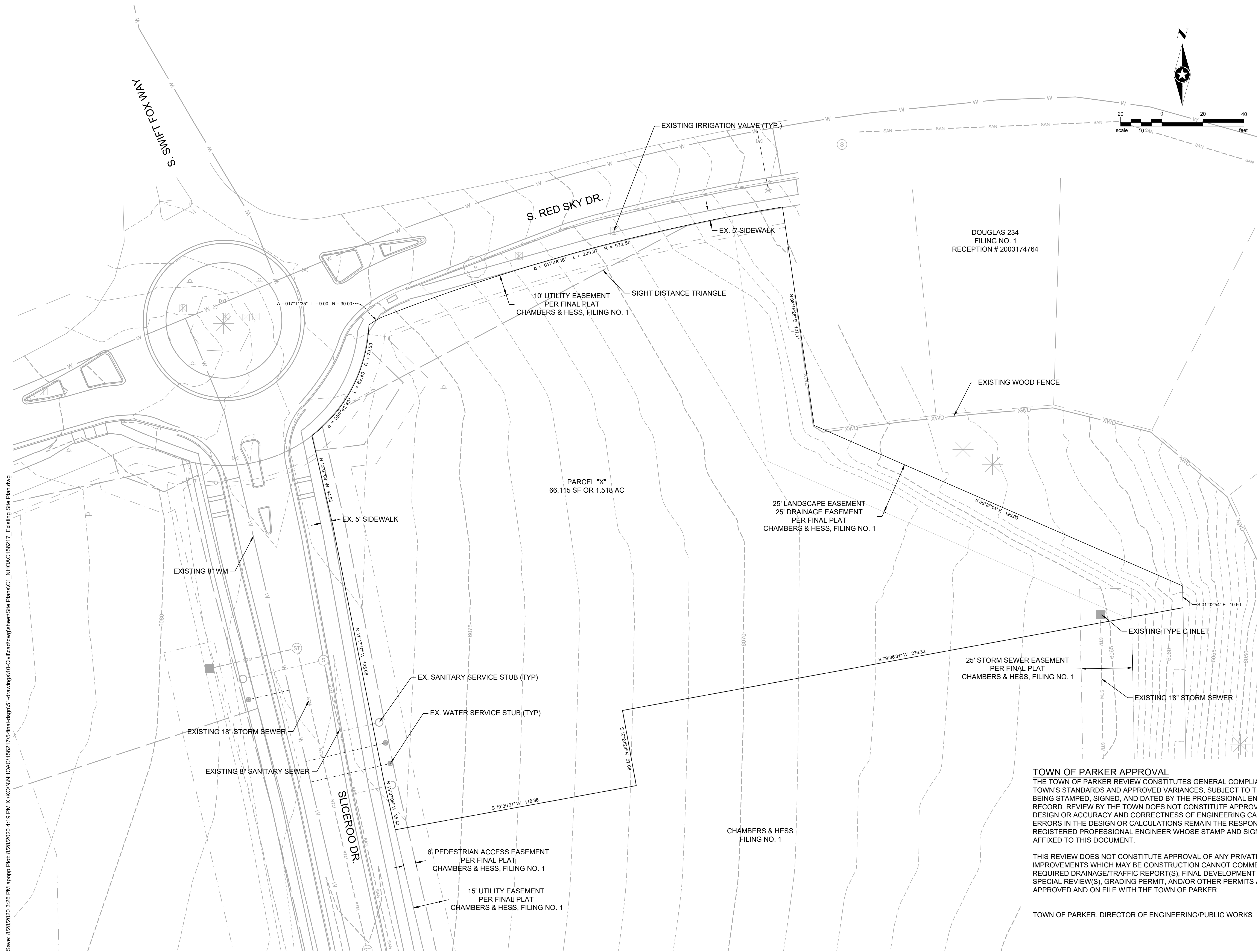
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**Revision Issue**

Rev. #	Description	Date

EXISTING CONDITIONS

C1.0



DOUGLAS 234  
FILING NO. 1  
RECEPTION # 2003174764

PARCEL "X"  
66,115 SF OR 1.518 AC

25' LANDSCAPE EASEMENT  
25' DRAINAGE EASEMENT  
PER FINAL PLAT  
CHAMBERS & HESS, FILING NO. 1

25' STORM SEWER EASEMENT  
PER FINAL PLAT  
CHAMBERS & HESS, FILING NO. 1

6' PEDESTRIAN ACCESS EASEMENT  
PER FINAL PLAT  
CHAMBERS & HESS, FILING NO. 1

15' UTILITY EASEMENT  
PER FINAL PLAT  
CHAMBERS & HESS, FILING NO. 1

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS      DATE

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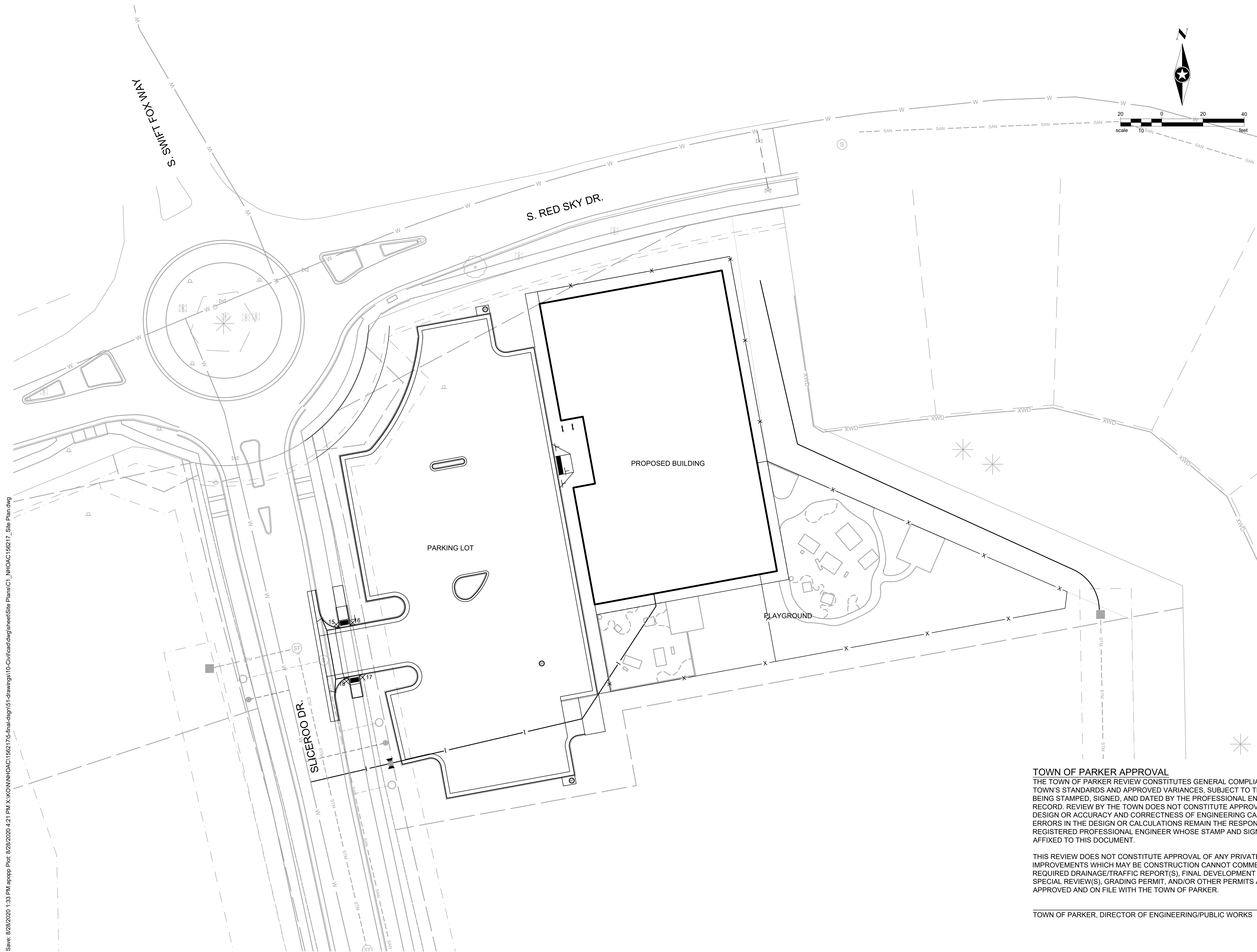
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OVERALL SITE

C1.1



**TOWN OF PARKER APPROVAL**  
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/PUBLIC WORKS DATE

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**NOT FOR  
CONSTRUCTION**

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N, Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

**Landscape Architect**  
Short Elliott Hendrickson, Inc.  
10901 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

**Mechanical Engineer**

**Electrical Engineer**

New Horizon Academy  
**NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X**  
PARKER, CO

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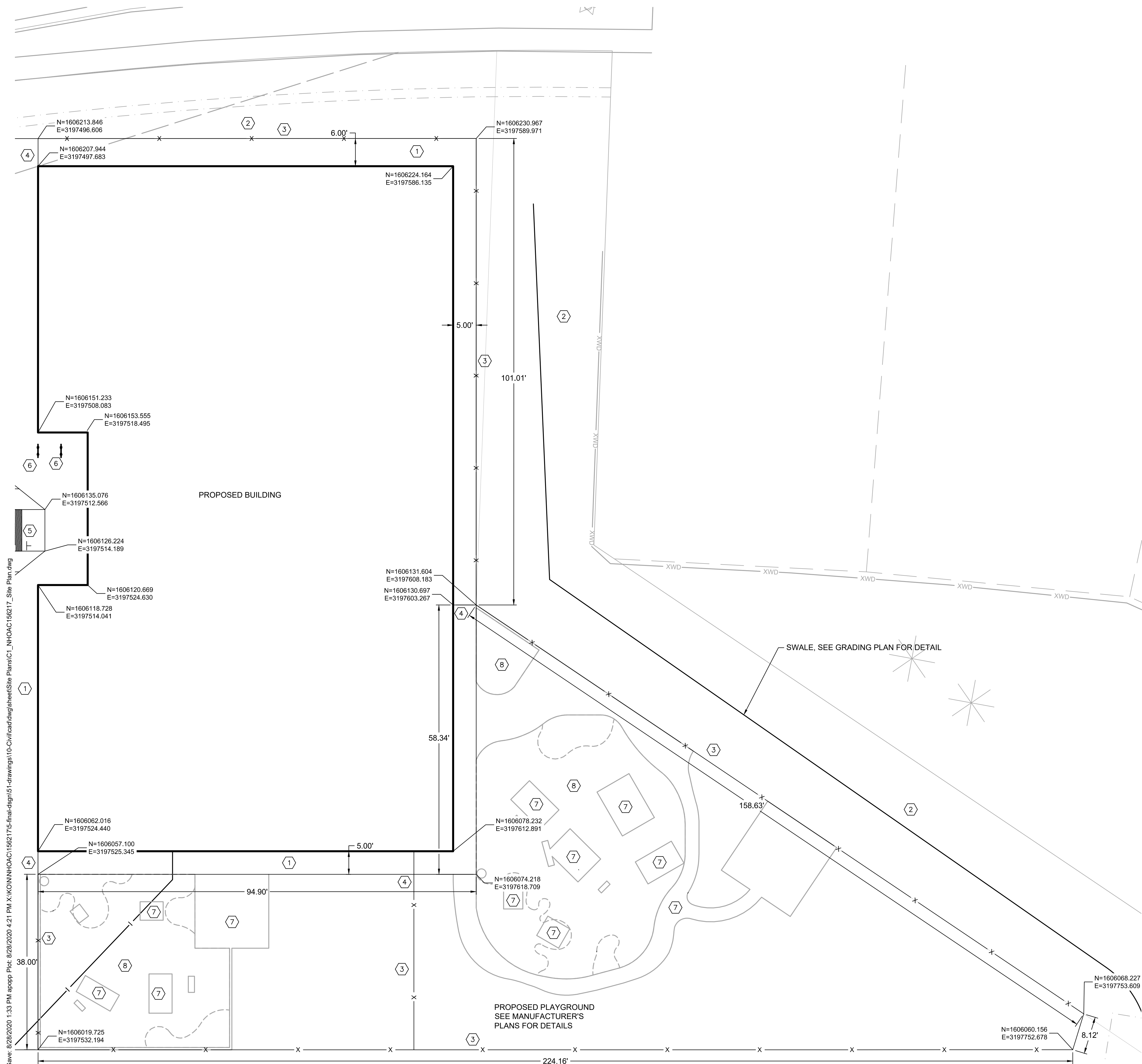
SEH Project: NHOC 156217  
Checked By: DRH  
Drawn By: AMP

Project Status: TOWN REVIEW  
Issue Date: 8/26/2020

Rev. #	Description	Date

BUILDING SITE LAYOUT

C1.2



**KEY NOTES**

- ① CONCRETE SIDEWALK (SEE PLAN FOR WIDTH), SEE DETAIL SHEET C1.5
- ② LANDSCAPE AREA, SEE SHEET L101
- ③ PLAYGROUND FENCE, SEE DETAIL SHEET C1.5
- ④ PLAYGROUND FENCE GATE, SEE MANUFACTURER'S DETAIL
- ⑤ CURB RAMP MID BLOCK CURB RAMP, SEE DETAIL SHEET C1.4
- ⑥ BIKE RACK, SEE DETAIL SHEET L101
- ⑦ CONCRETE PLAYGROUND SECTION, SEE DETAIL SHEET C1.5
- ⑧ AGGREGATE PLAYGROUND SECTION, SEE DETAIL SHEET C1.5

**GENERAL NOTES**

- 1. CURB LOCATIONS ARE AT THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND TOWN OF PARKER SPECIFICATIONS.
- 3. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION.
- 4. SITE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS AND REPLACEMENT OF ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
- 5. SITE CONTRACTOR SHALL MATCH EXISTING PAVING AND CURB & GUTTER THAT WILL NOT BE REMOVED, IN GRADE AND ALIGNMENT.
- 6. ANY CURB & GUTTER OR SIDEWALK DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY SITE CONTRACTOR.

**TOWN OF PARKER APPROVAL**

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Minnetonka, MN 55343  
952.912.2600

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Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
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**Structural Engineer**

**Mechanical Engineer**

**Electrical Engineer**

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Issue Date: 8/26/2020

Revision Issue

Rev. #	Description	Date

Rev. # Description Date

PARKING LOT SITE LAYOUT

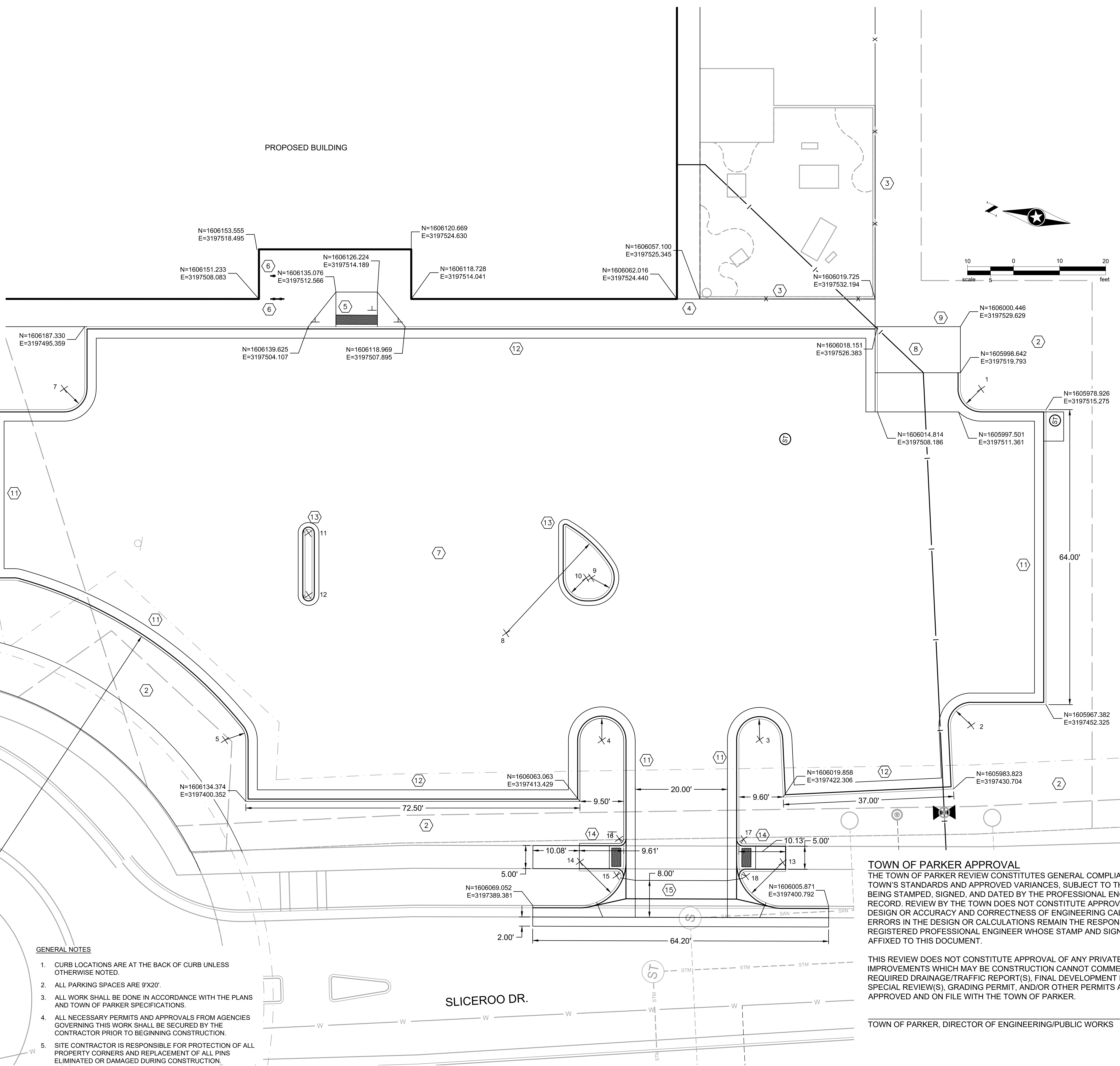
C1.3

**KEY NOTES**

- ① CONCRETE SIDEWALK (SEE PLAN FOR WIDTH), SEE DETAIL SHEET C1.5
- ② LANDSCAPE AREA, SEE LANDSCAPE PLANS
- ③ PLAYGROUND FENCE, SEE DETAIL SHEET C1.5
- ④ PLAYGROUND FENCE GATE, SEE MANUFACTURER'S DETAIL
- ⑤ CURB RAMP MID BLOCK CURB RAMP, SEE DETAIL SHEET C1.4
- ⑥ BIKE RACK, SEE LANDSCAPE PLANS
- ⑦ ASPHALT PARKING LOT, SEE DETAIL SHEET C1.5
- ⑧ CONCRETE DUMPSTER PAD, SEE DETAIL SHEET C1.5
- ⑨ DUMPSTER ENCLOSURE FENCE, SEE SHEET A202
- ⑩ DUMPSTER ENCLOSURE FENCE GATE, SEE SHEET A202
- ⑪ VERTICAL CURB AND GUTTER SECTION (ACCEPT), SEE DETAIL SHEET C1.4
- ⑫ VERTICAL CURB AND GUTTER SECTION (REJECT), SEE DETAIL SHEET C1.4
- ⑬ MEDIAN CURB AND GUTTER SECTION, SEE DETAIL SHEET C1.4
- ⑭ DIRECTIONAL CURB RAMP WITHIN RADIUS, SEE DETAIL SHEET C1.4
- ⑮ INTERSECTION CROSS PAN, SEE DETAIL SHEET C1.4

RADIUS TABLE			
POINT #	NORTHING	EASTING	RADIUS
1	1605993.585	3197517.162	4.5'
2	1605982.528	3197444.973	4.5'
3	1606027.116	3197433.625	4.5'
4	1606060.781	3197427.319	4.5'
5	1606141.200	3197412.629	4.5'
6	1606199.903	3197344.409	94.5'
7	1606189.321	3197481.269	4.5'
8	1606085.384	3197446.445	26.5'
9	1606069.412	3197461.574	4.5'
10	1606070.464	3197461.381	4.5'
11	1606131.485	3197460.103	0.75'
12	1606129.050	3197446.825	0.75'
13	1606017.400	3197408.364	9.5'
14	1606060.700	3197400.543	9.5'
15	1606052.341	3197399.005	1.0'
16	1606053.237	3197406.972	1.0'
17	1606026.667	3197411.771	1.0'
18	1606024.694	3197403.998	1.0'

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**GENERAL NOTES**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

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Suite 200  
Duluth, MN 55802  
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**Structural Engineer**

Mechanical Engineer

Electrical Engineer

**NEW HORIZON ACADEMY -  
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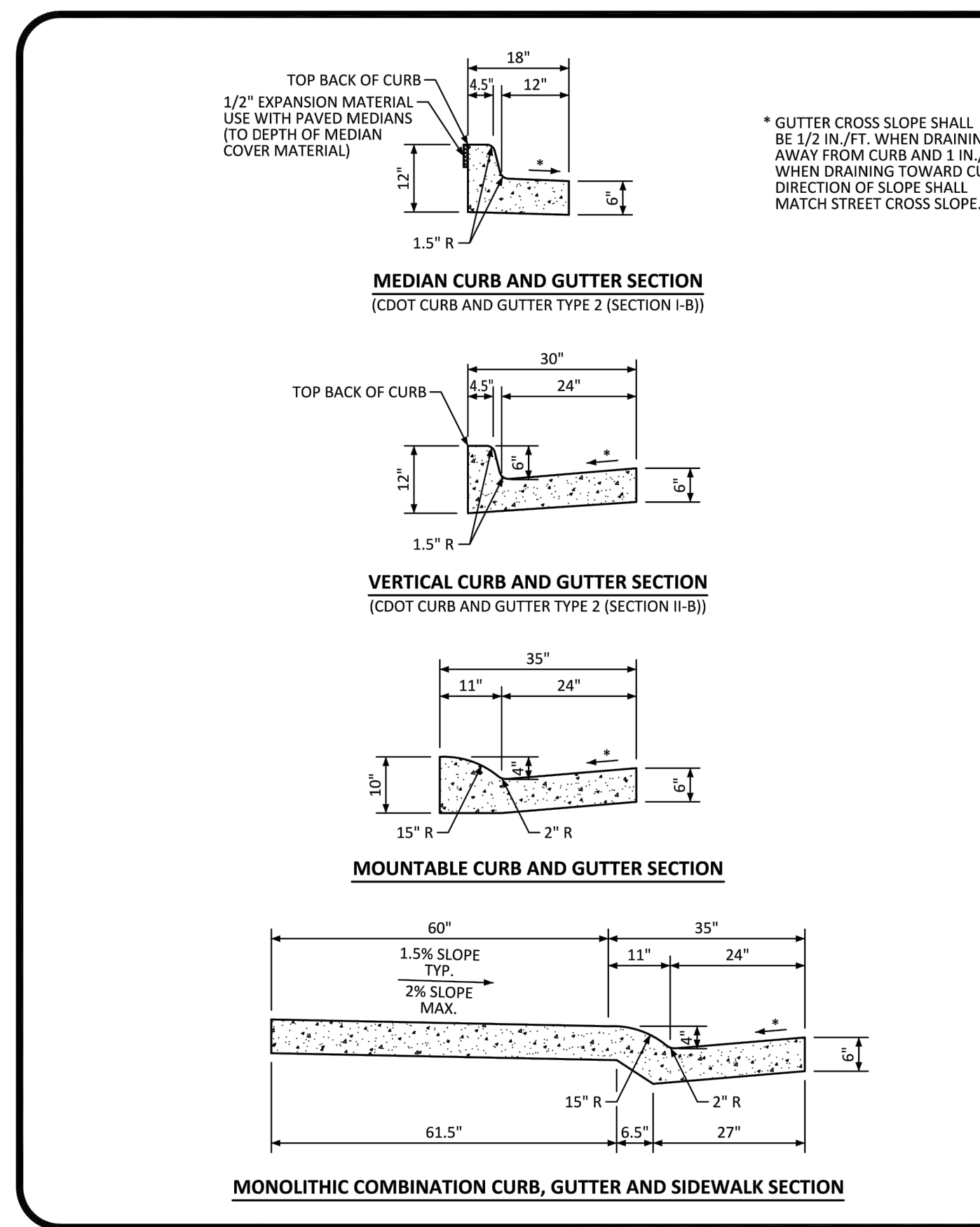
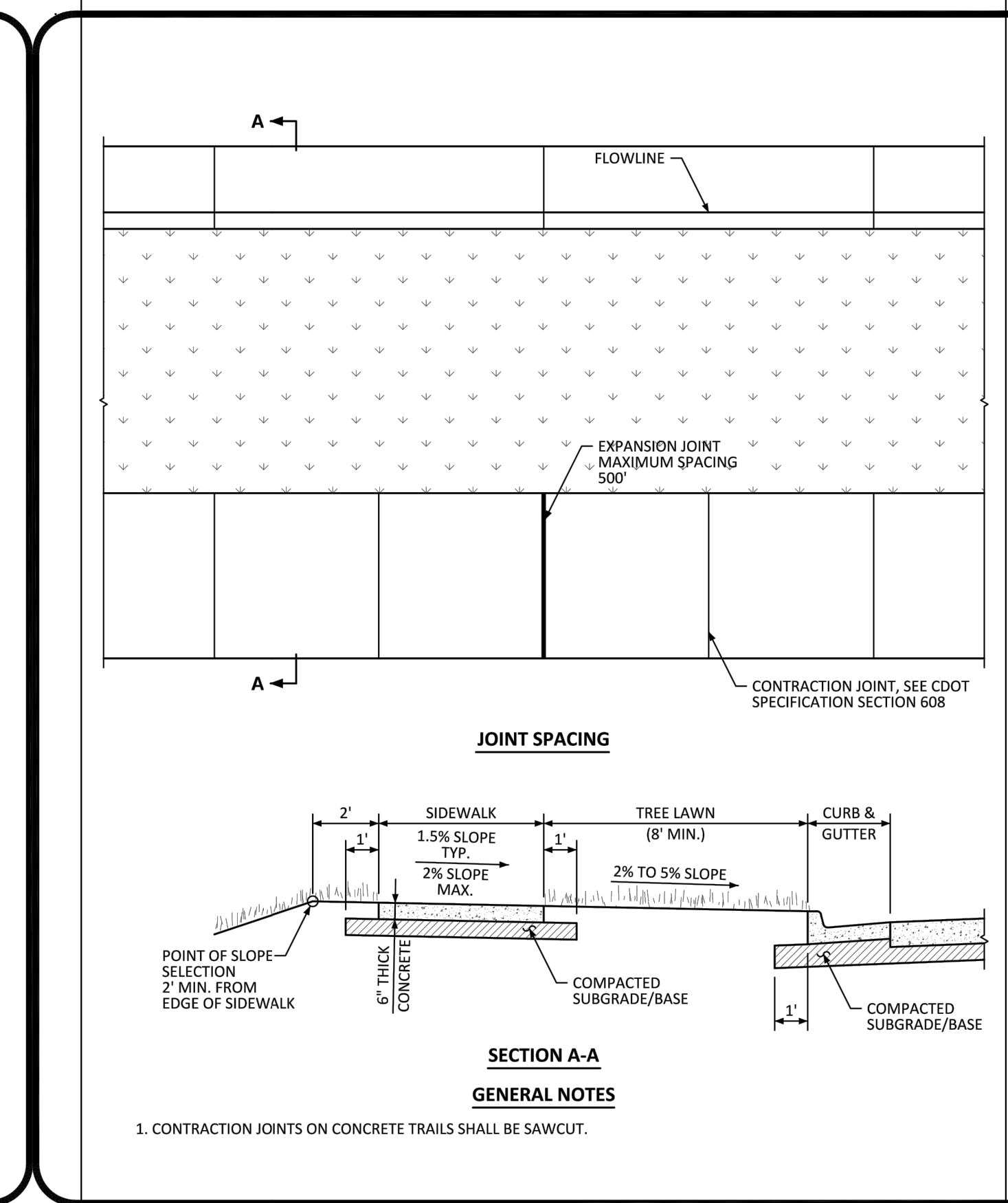
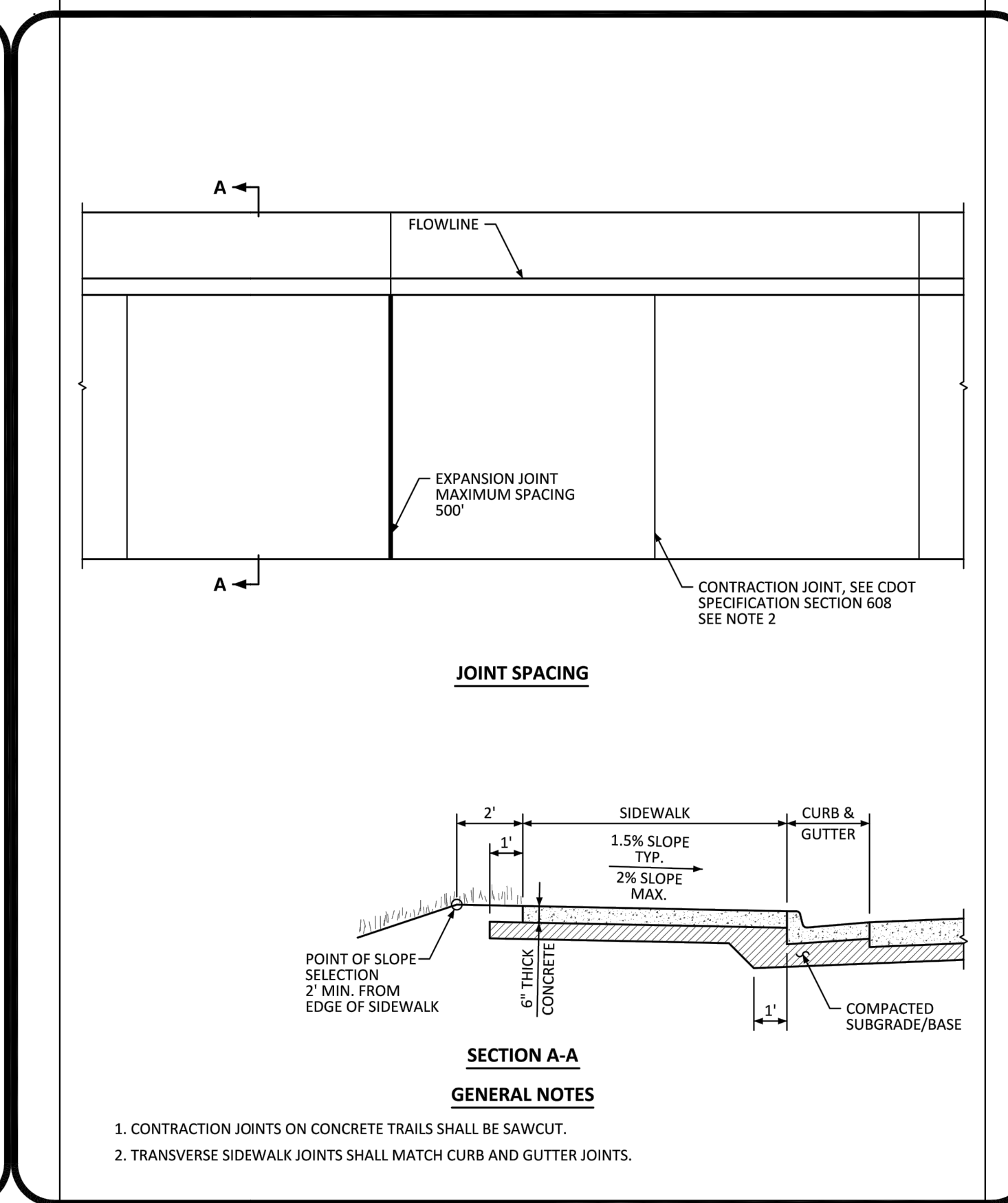
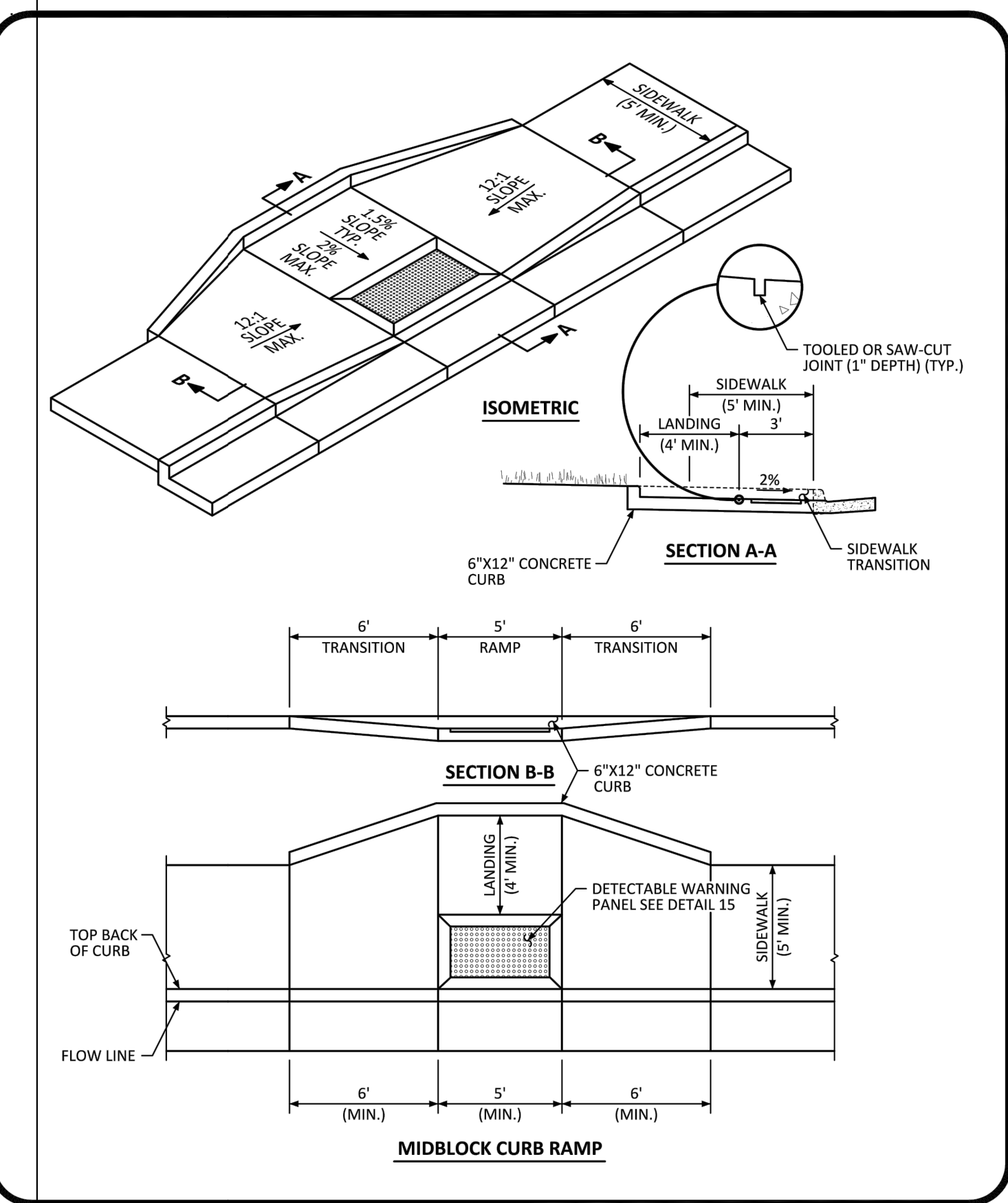
**SEH Project** NHOAC 156217  
**Checked By** DRH  
**Drawn By** AMP

**Project Status** TOWN REVIEW  
**Issue Date** 8/26/2020

**Revision Issue**

**CIVIL DETAILS**

**C1.4**

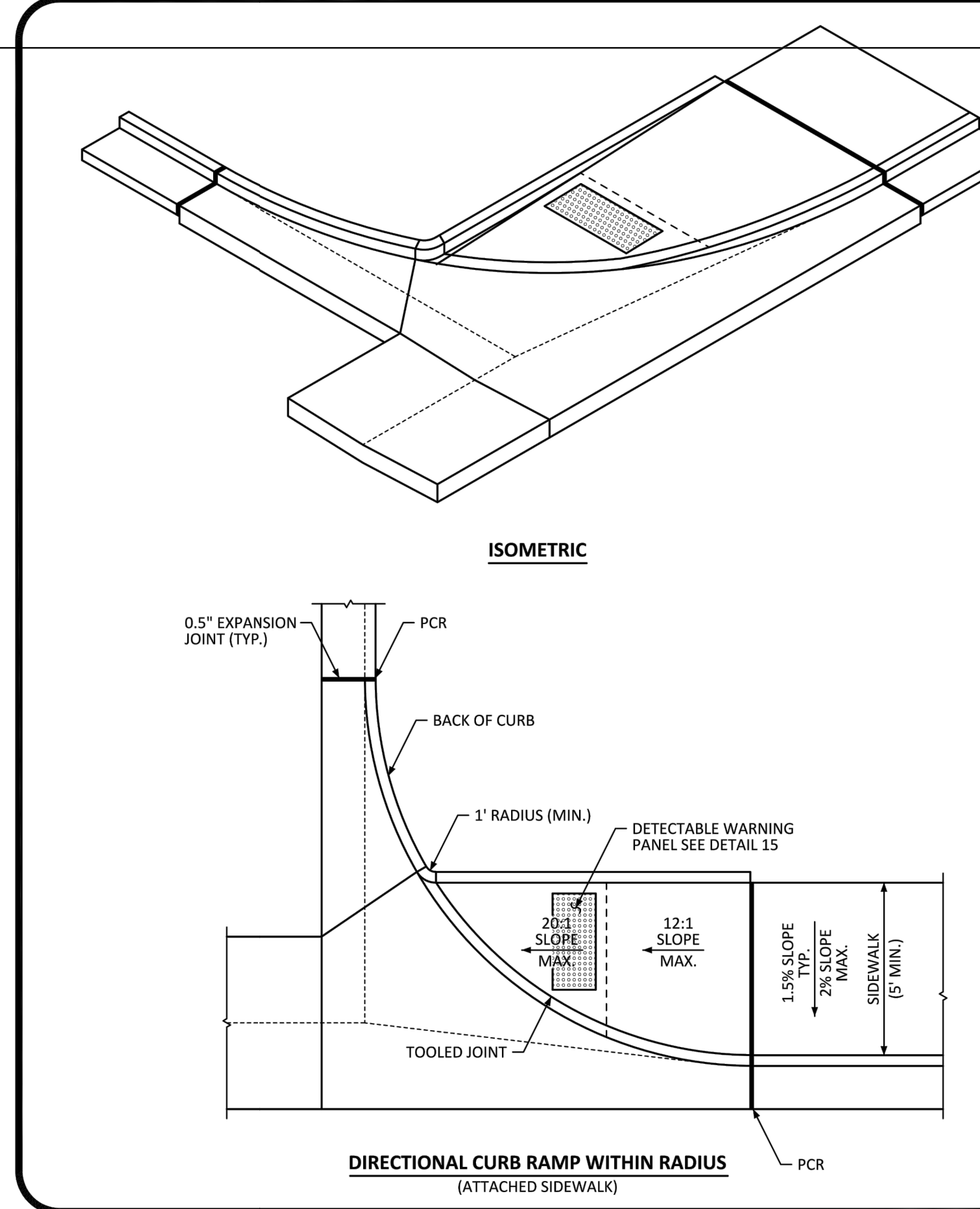
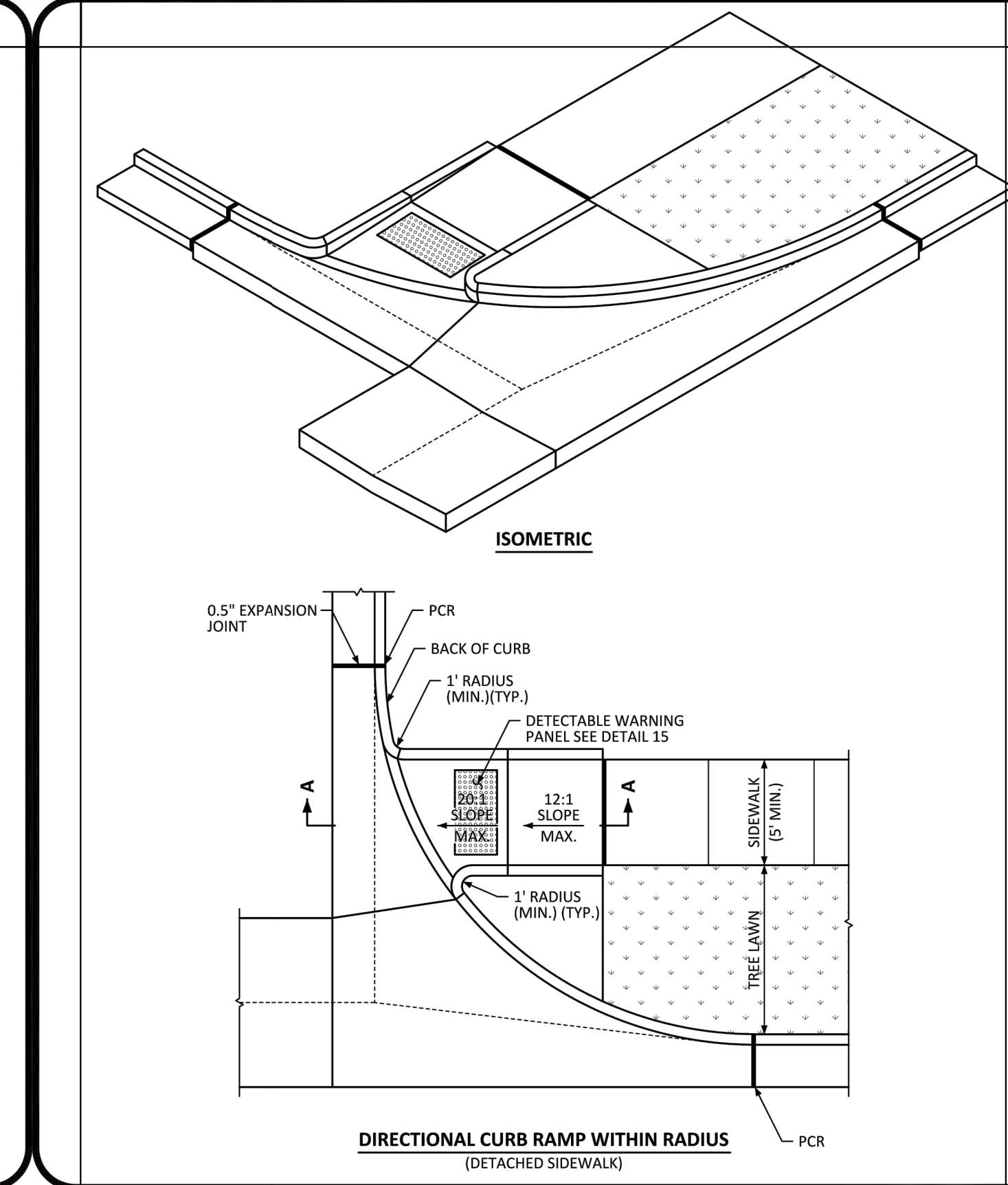
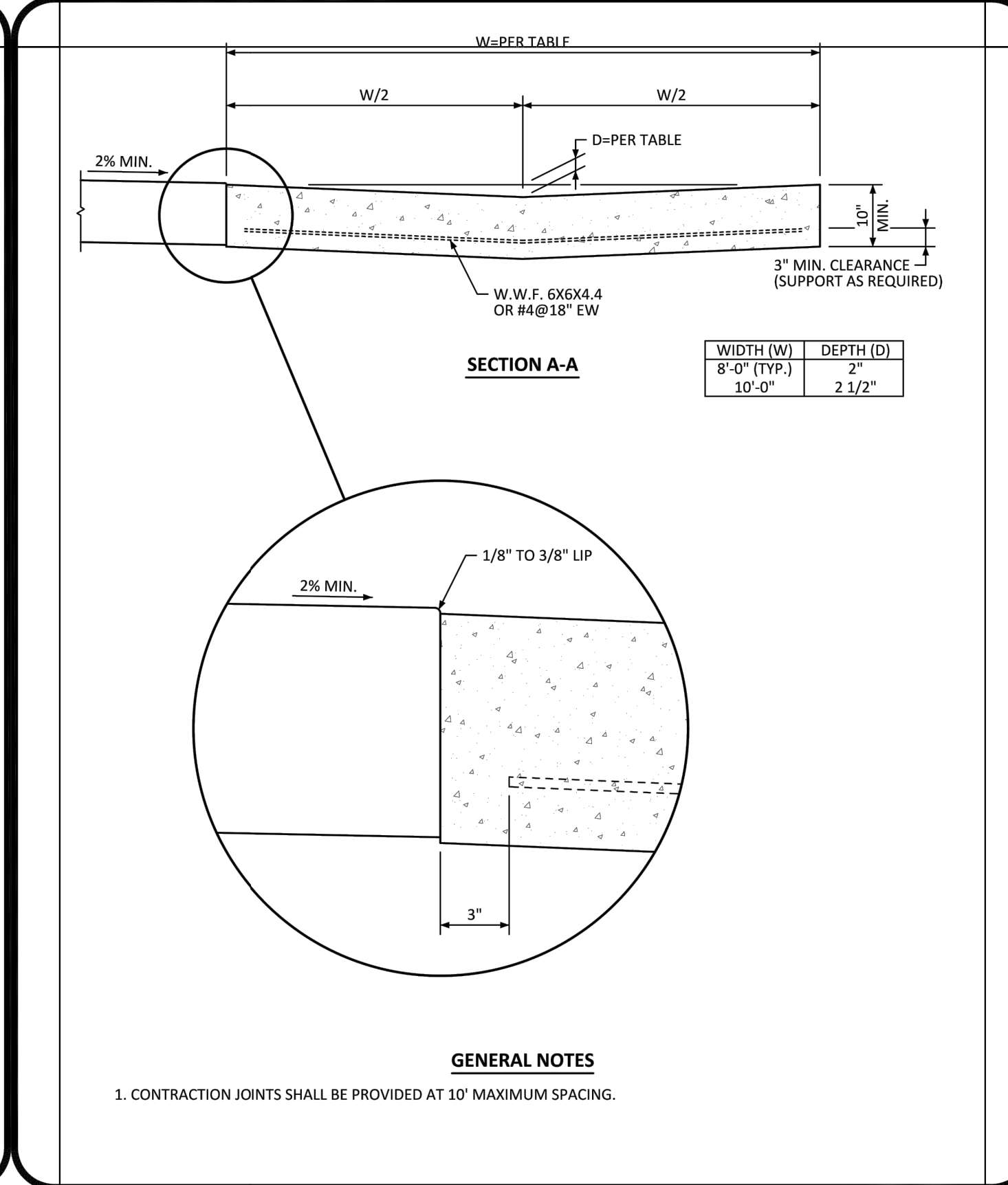
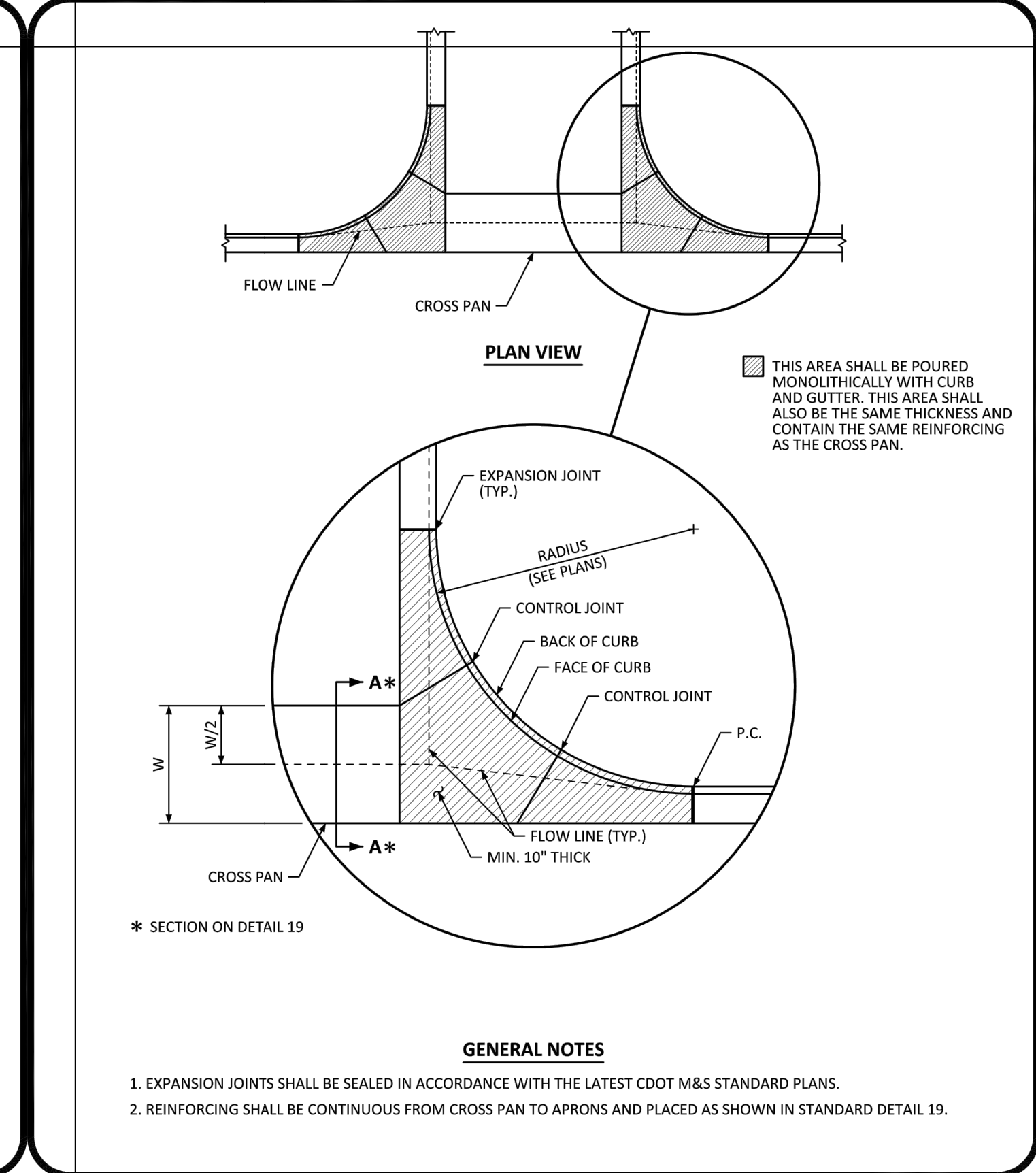


**PARKER** COLORADO  
**MIDBLOCK CURB RAMP LAYOUT**  
STANDARD DETAIL  
DATE: DECEMBER 2016  
DETAIL: 17  
1 OF 2

**PARKER** COLORADO  
**ATTACHED SIDEWALK**  
STANDARD DETAIL  
DATE: DECEMBER 2016  
DETAIL: 4  
2 OF 2

**PARKER** COLORADO  
**DETACHED SIDEWALK**  
STANDARD DETAIL  
DATE: DECEMBER 2016  
DETAIL: 4  
1 OF 2

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



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

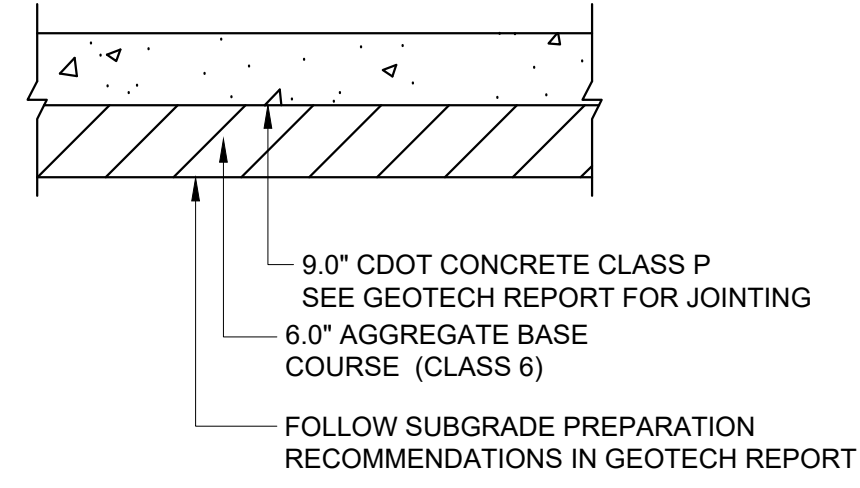
**PARKER** COLORADO  
**INTERSECTION CROSS PAN LAYOUT**  
STANDARD DETAIL  
DATE: DECEMBER 2016  
DETAIL: 19  
1 OF 2

**PARKER** COLORADO  
**DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT**  
STANDARD DETAIL  
DATE: DECEMBER 2016  
DETAIL: 18  
2 OF 2

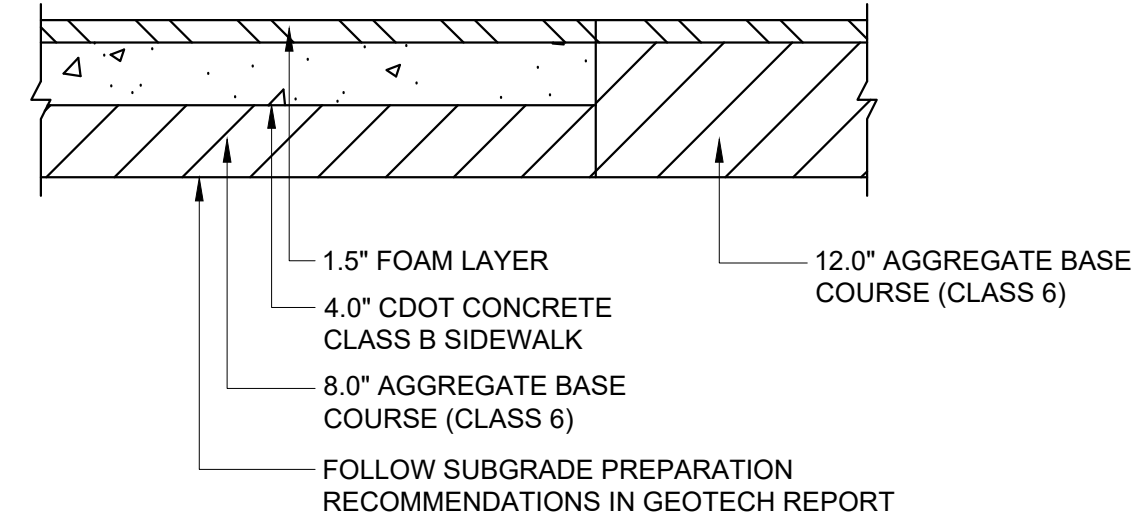
**PARKER** COLORADO  
**DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT**  
STANDARD DETAIL  
DATE: DECEMBER 2016  
DETAIL: 18  
1 OF 2

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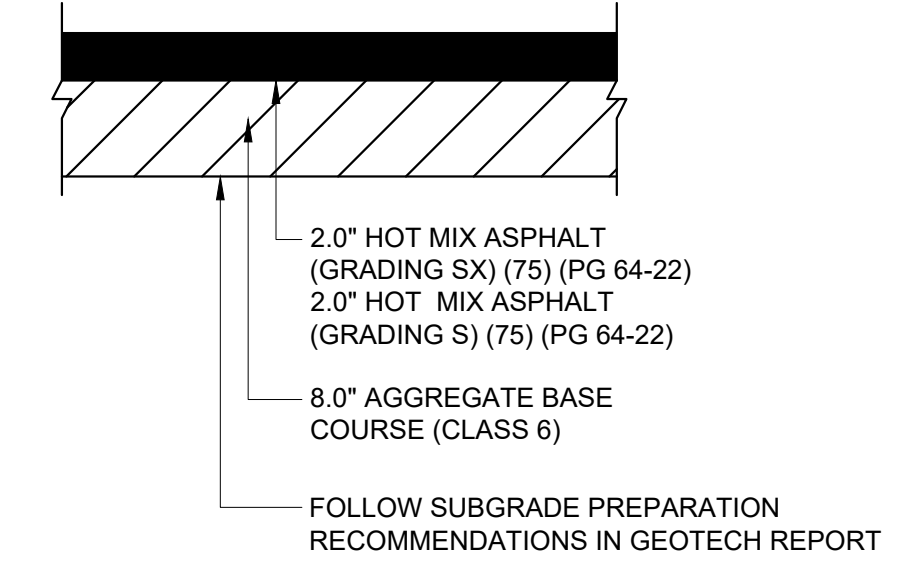
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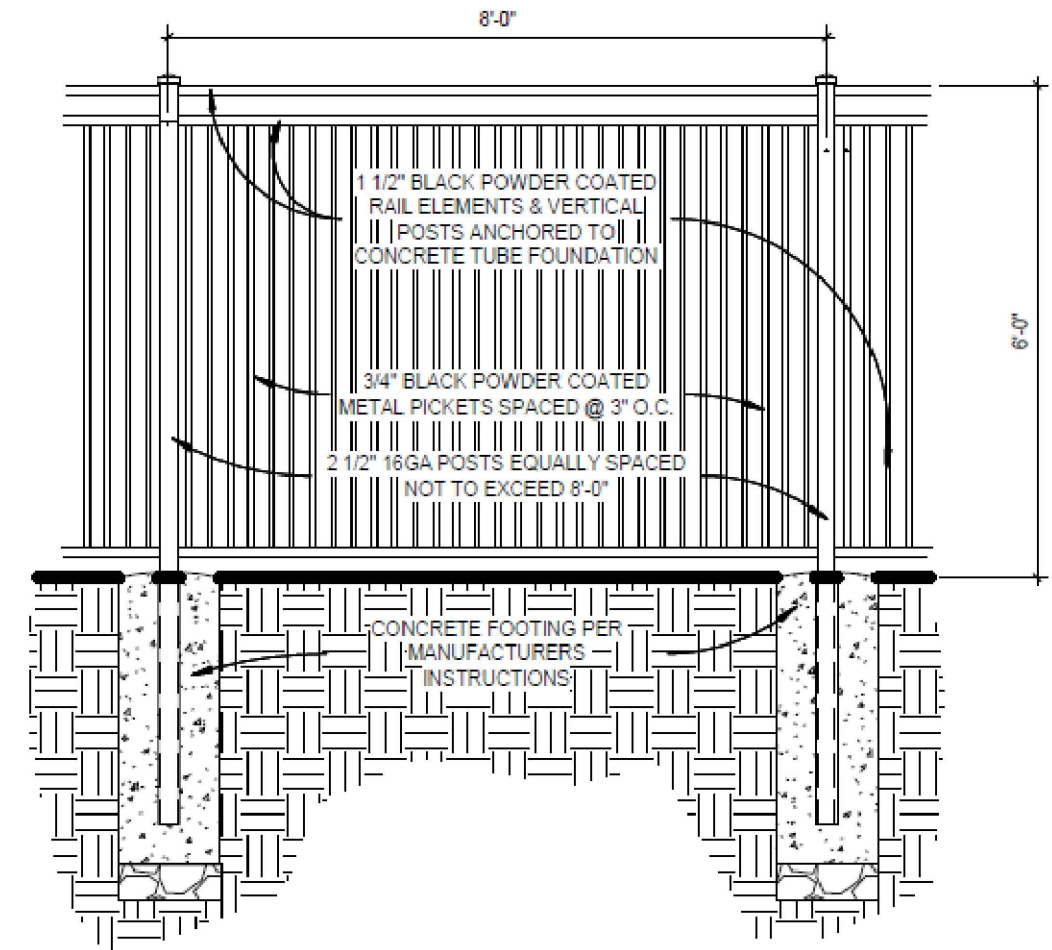
CONCRETE DUMPSTER PAD  
NTS



PLAYGROUND SECTION  
NTS



ASPHALT PARKING LOT  
NTS



PLAYGROUND FENCE DETAIL  
1/2" = 1'-0"

**Owner**  
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218.279.3000

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New Horizon Academy  
**NEW HORIZON ACADEMY - DOUGLAS XXX FILING, NO. X**  
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SEH Project: NHOAC 156217  
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Drawn By: AMP

Project Status: TOWN REVIEW  
Issue Date: 8/26/2020

Revision Issue

Rev. #	Description	Date

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TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

CIVIL DETAILS

C1.5

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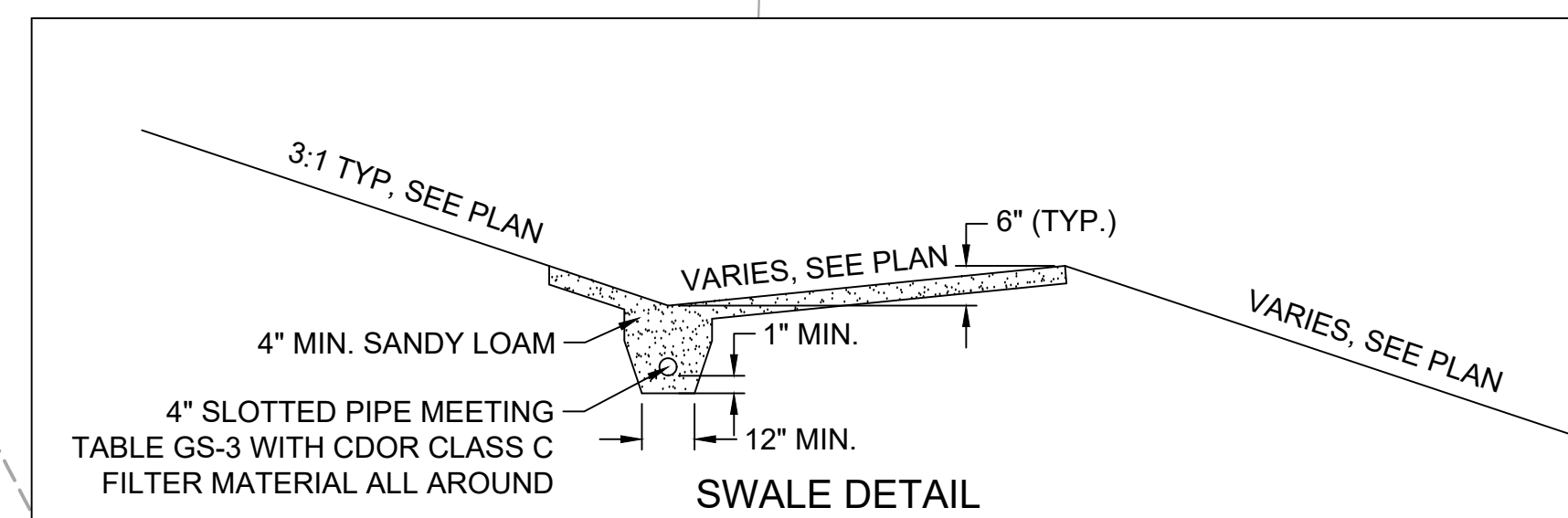
GRADING PLAN

C2.0

**GENERAL GRADING NOTES**

1. EROSION CONTROL MEASURES MUST BE IN PLACE PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
2. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PROPOSED BY RICK ENGINEERING COMPANY AS OF AUGUST 2020. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
5. GRADES SHOWN ARE FINISHED GRADES UNLESS OTHERWISE NOTED.
6. CURB ELEVATIONS ARE AT BACK OF CURB UNLESS OTHERWISE NOTED.
7. AT A MINIMUM, ALL EARTHWORK AND SITE PREPARATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL ENGINEERING REPORT FOR PROJECT 167366 PREPARED BY ROCKY MOUNTAIN GROUP AND DATED DECEMBER 6, 2018.
8. CONTRACTOR SHALL CONDUCT SAMPLING AND TESTING QUALITY CONTROL PER THE PLANS AND THE REFERENCED GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
9. PRIOR TO BEGINNING ANY EXCAVATION OR FILL, STRIP EXISTING TOPSOIL AND STOCKPILE OUTSIDE OF THE CONSTRUCTION AREA. REASONABLE CARE SHALL BE TAKEN TO PREVENT CONTAMINATION OF THE TOPSOIL.
10. DESIGNATION/LOCATIONS OF ACCEPT AND REJECT CURB AND GUTTER ARE SHOWN ON SHEETS C1.3.
11. MATCH ALL DOORWAYS WITH SIDEWALK, PROVIDE WARPING AS REQUIRED TO BLEND GRADES.
12. SEE SHEETS C4.0 AND C4.1 FOR PROPOSED STORM ELEVATIONS FOR NEW AND EXISTING STRUCTURES.

DOUGLAS 234  
FILING NO. 1  
RECEPTION # 2003174764



SWALE, SEE DETAIL

EXISTING TYPE C INLET

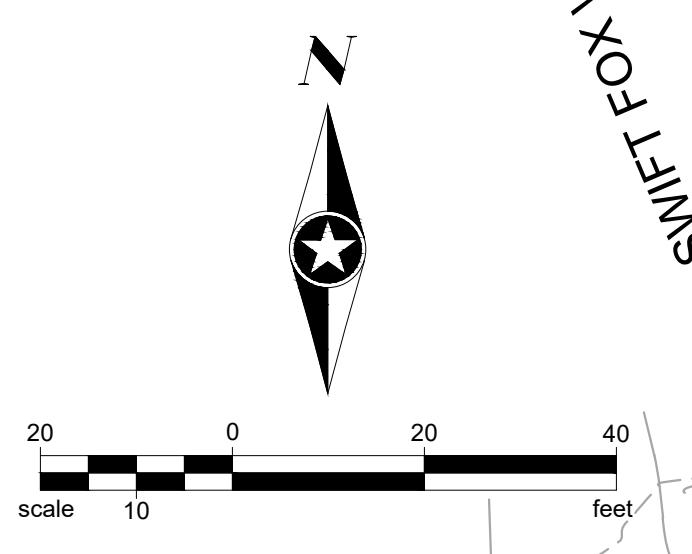
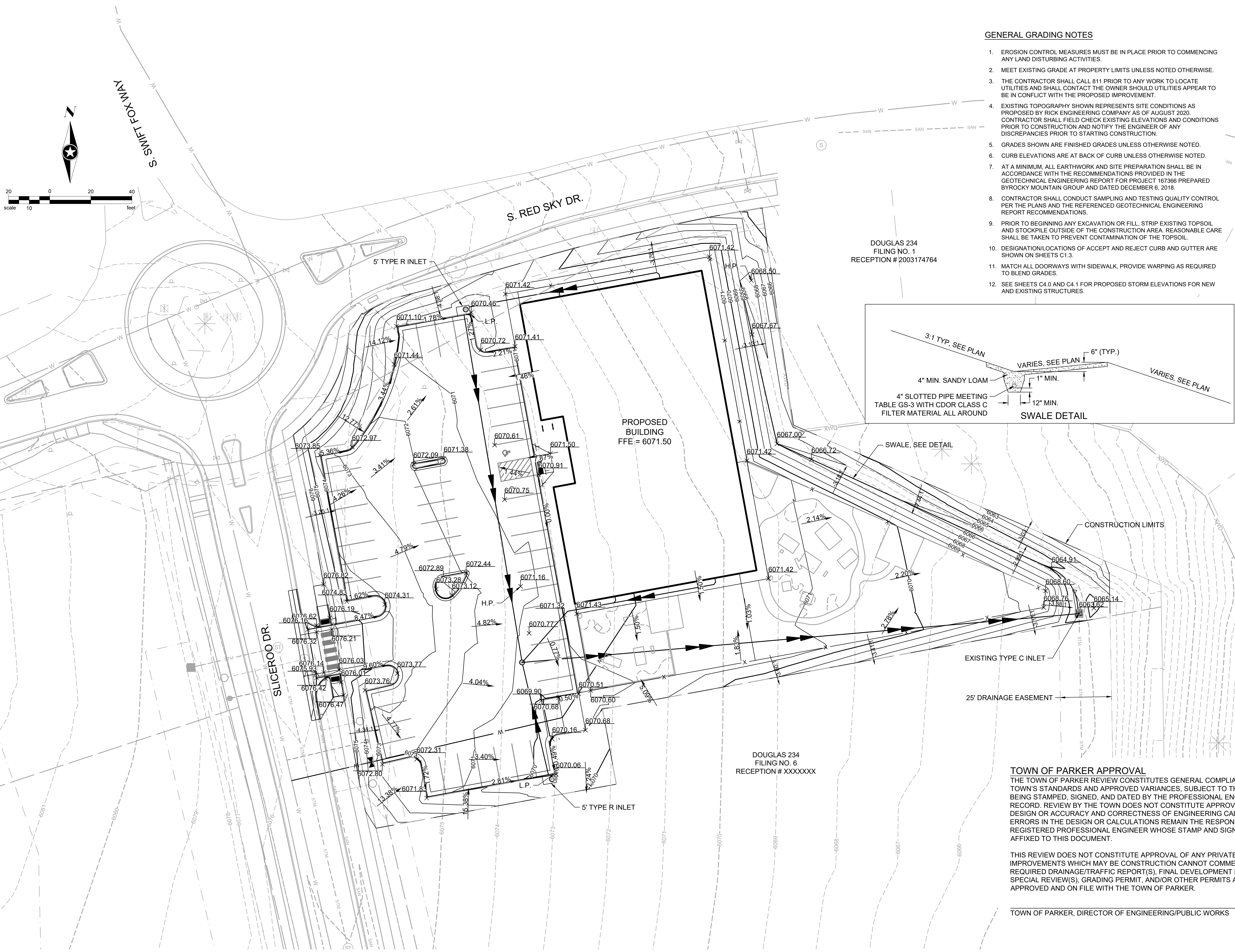
25' DRAINAGE EASEMENT

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**Landscape Architect**  
Short Elliott Hendrickson, Inc.  
10901 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

**Mechanical Engineer**

**Electrical Engineer**

New Horizon Academy  
**NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X**  
PARKER, CO

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SEH Project: NHOC 156217  
Checked By: DRH  
Drawn By: AMP

Project Status: TOWN REVIEW  
Issue Date: 8/26/2020

Revision Issue

Rev. #	Description	Date

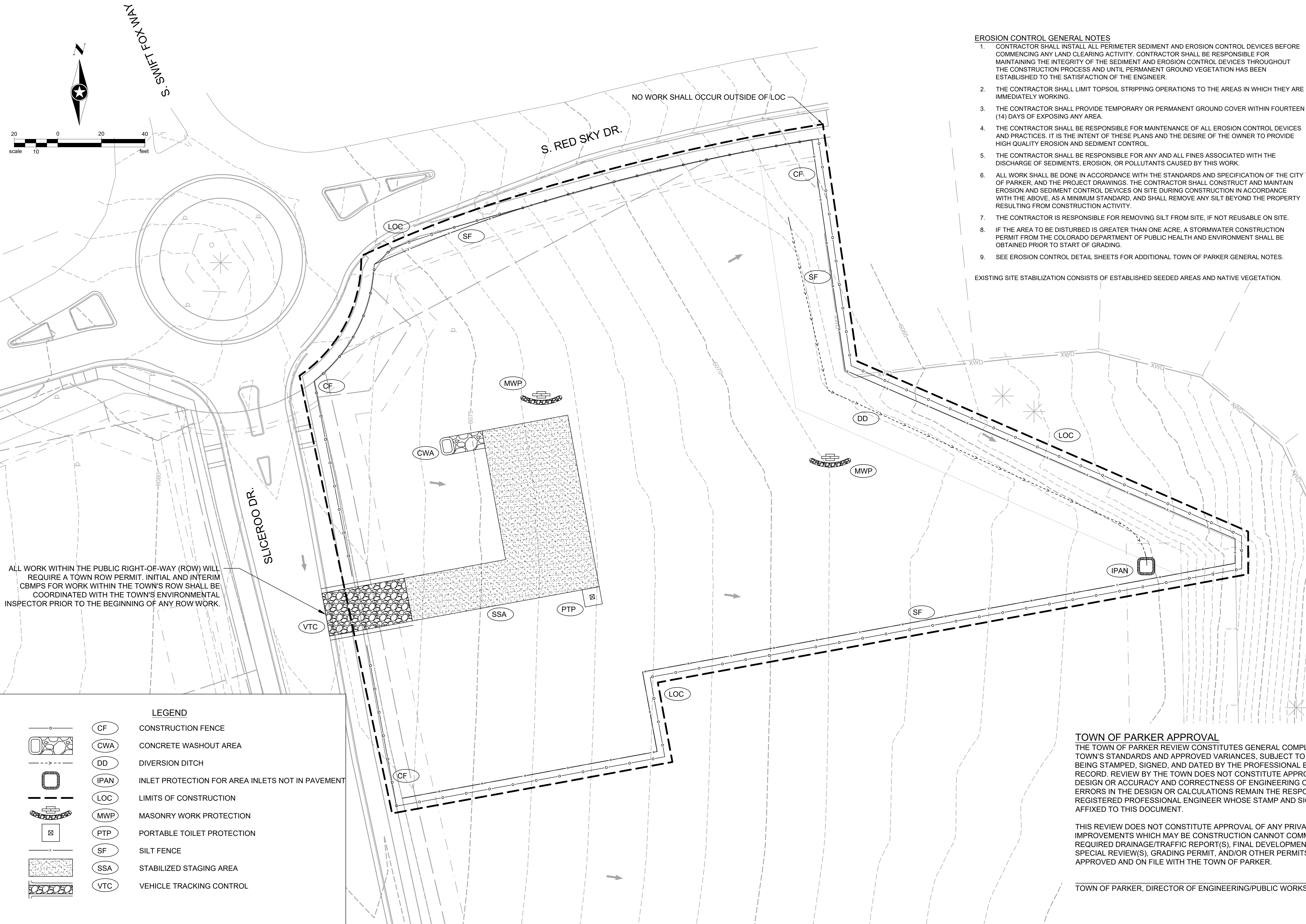
INITIAL CBMP PLAN

C3.0

**EROSION CONTROL GENERAL NOTES**

1. CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT AND EROSION CONTROL DEVICES BEFORE COMMENCING ANY LAND CLEARING ACTIVITY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE SEDIMENT AND EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL PERMANENT GROUND VEGETATION HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL LIMIT TOPSOIL STRIPPING OPERATIONS TO THE AREAS IN WHICH THEY ARE IMMEDIATELY WORKING.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY OR PERMANENT GROUND COVER WITHIN FOURTEEN (14) DAYS OF EXPOSING ANY AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES AND PRACTICES. IT IS THE INTENT OF THESE PLANS AND THE DESIRE OF THE OWNER TO PROVIDE HIGH QUALITY EROSION AND SEDIMENT CONTROL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH THE DISCHARGE OF SEDIMENTS, EROSION, OR POLLUTANTS CAUSED BY THIS WORK.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATION OF THE CITY OF PARKER, AND THE PROJECT DRAWINGS. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE ABOVE, AS A MINIMUM STANDARD, AND SHALL REMOVE ANY SILT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE, IF NOT REUSABLE ON SITE.
8. IF THE AREA TO BE DISTURBED IS GREATER THAN ONE ACRE, A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT SHALL BE OBTAINED PRIOR TO START OF GRADING.
9. SEE EROSION CONTROL DETAIL SHEETS FOR ADDITIONAL TOWN OF PARKER GENERAL NOTES.

EXISTING SITE STABILIZATION CONSISTS OF ESTABLISHED SEEDED AREAS AND NATIVE VEGETATION.



ALL WORK WITHIN THE 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.

**LEGEND**

	CF	CONSTRUCTION FENCE
	CWA	CONCRETE WASHOUT AREA
	DD	DIVERSION DITCH
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	LOC	LIMITS OF CONSTRUCTION
	MWP	MASONRY WORK PROTECTION
	PTP	PORTABLE TOILET PROTECTION
	SF	SILT FENCE
	SSA	STABILIZED STAGING AREA
	VTC	VEHICLE TRACKING CONTROL

**TOWN OF PARKER APPROVAL**

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 CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

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

**NOT FOR  
CONSTRUCTION**

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

**Landscape Architect**  
Short Elliott Hendrickson, Inc.  
Suite 300  
10901 Reed Circle Drive  
Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

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New Horizon Academy  
**NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X**  
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**Project Status** TOWN REVIEW  
**Issue Date** 8/26/2020

**Revision Issue**

Rev. #	Description	Date

INTERIM-FINAL CBMP PLAN

C3.1

**EROSION CONTROL GENERAL NOTES**

1. CONTRACTOR SHALL INSTALL ALL PERIMETER SEDIMENT AND EROSION CONTROL DEVICES BEFORE COMMENCING ANY LAND CLEARING ACTIVITY. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE INTEGRITY OF THE SEDIMENT AND EROSION CONTROL DEVICES THROUGHOUT THE CONSTRUCTION PROCESS AND UNTIL PERMANENT GROUND VEGETATION HAS BEEN ESTABLISHED TO THE SATISFACTION OF THE ENGINEER.
2. THE CONTRACTOR SHALL LIMIT TOPSOIL STRIPPING OPERATIONS TO THE AREAS IN WHICH THEY ARE IMMEDIATELY WORKING.
3. THE CONTRACTOR SHALL PROVIDE TEMPORARY OR PERMANENT GROUND COVER WITHIN FOURTEEN (14) DAYS OF EXPOSING ANY AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL DEVICES AND PRACTICES. IT IS THE INTENT OF THESE PLANS AND THE DESIRE OF THE OWNER TO PROVIDE HIGH QUALITY EROSION AND SEDIMENT CONTROL.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FINES ASSOCIATED WITH THE DISCHARGE OF SEDIMENTS, EROSION, OR POLLUTANTS CAUSED BY THIS WORK.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATION OF THE CITY OF PARKER, AND THE PROJECT DRAWINGS. THE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EROSION AND SEDIMENT CONTROL DEVICES ON SITE DURING CONSTRUCTION IN ACCORDANCE WITH THE ABOVE, AS A MINIMUM STANDARD, AND SHALL REMOVE ANY SILT BEYOND THE PROPERTY RESULTING FROM CONSTRUCTION ACTIVITY.
7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE, IF NOT REUSABLE ON SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.
9. CONTRACTOR IS RESPONSIBLE FOR CLEANING OUT ALL STORM DRAINAGE STRUCTURES, INCLUDING INLETS, PIPES, ETC. PRIOR TO COMPLETION OF PROJECT.
10. INSTALL INLET PROTECTION FOR ALL INLETS CONSTRUCTED AS PART OF THIS PROJECT FOLLOWING INSTALLATION.
11. IF THE AREA TO BE DISTURBED IS GREATER THAN ONE ACRE, A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT SHALL BE OBTAINED PRIOR TO START OF GRADING.
12. INSTALL SOIL RETENTION BLANKETS ON ALL SLOPES GREATER THAN 3:1.
13. SEE EROSION CONTROL DETAIL SHEETS FOR ADDITIONAL TOWN OF PARKER GENERAL NOTES.

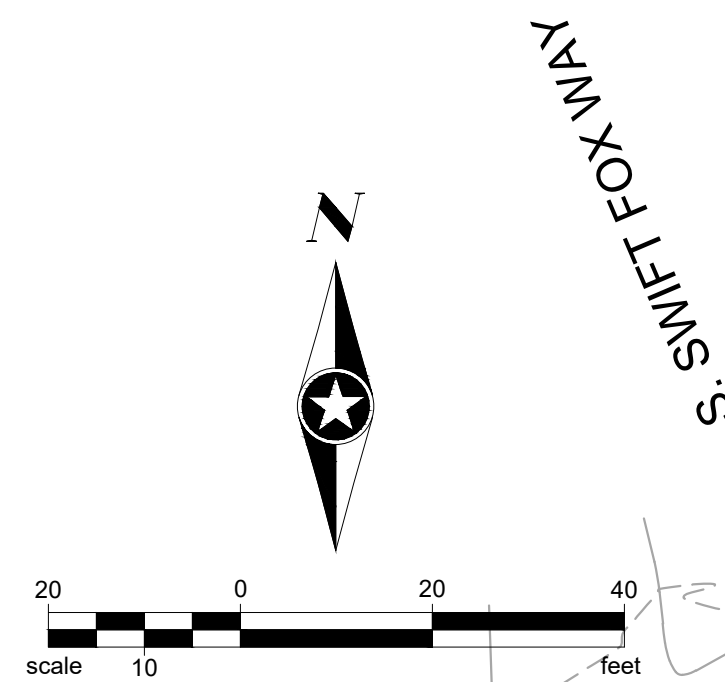
EXISTING SITE STABILIZATION CONSISTS OF ESTABLISHED SEEDED AREAS AND NATIVE VEGETATION. FINAL AND PERMANENT STABILIZATION MAY BE REFERENCED ON SHEETS C1.1, C1.2, AND L101.

**TOWN OF PARKER APPROVAL**

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 CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE



S. SWIFT FOX WAY

NO WORK SHALL OCCUR OUTSIDE OF LOC

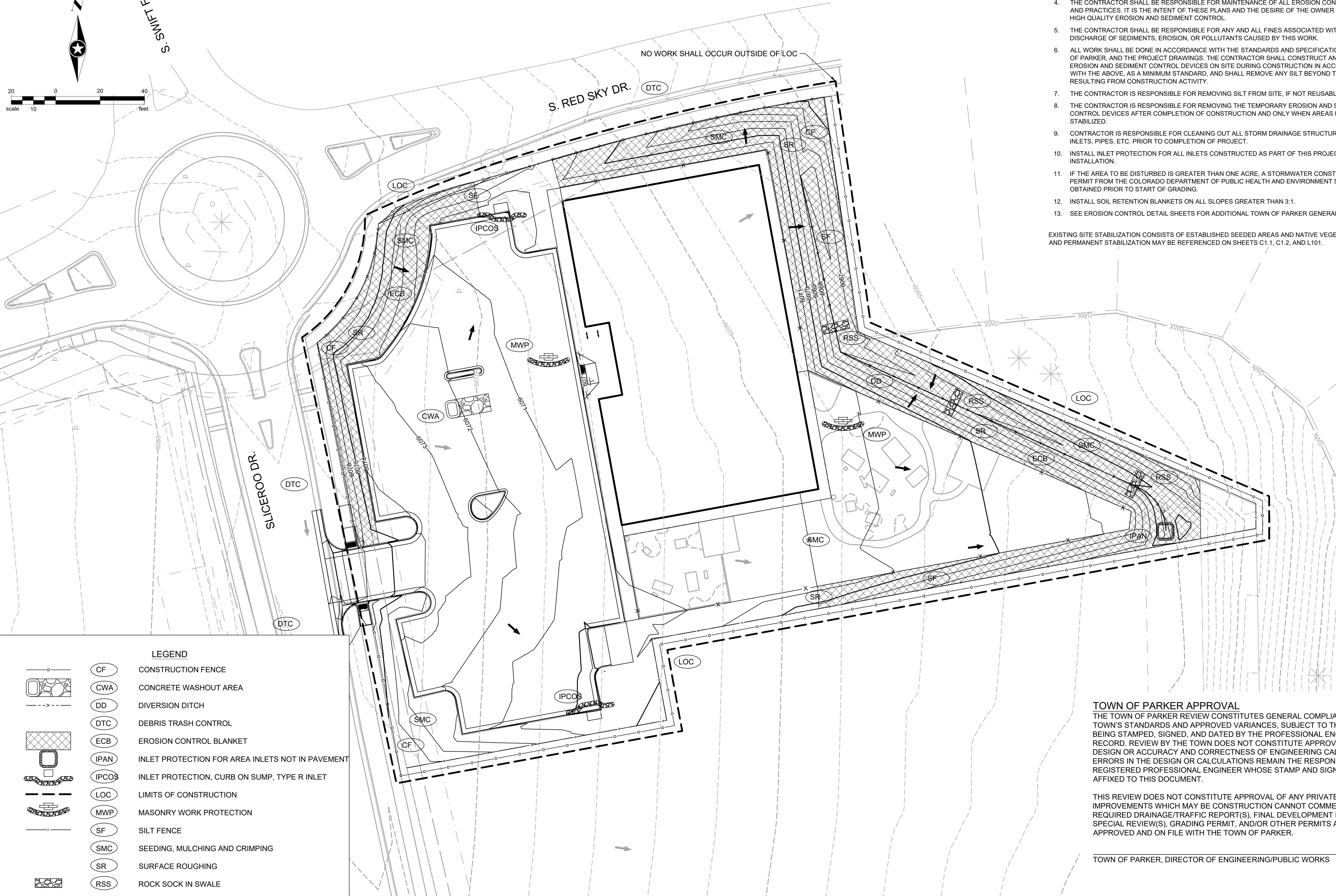
S. RED SKY DR. (DTC)

S. SLICEROO DR. (DTC)

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**LEGEND**

	CF	CONSTRUCTION FENCE
	CWA	CONCRETE WASHOUT AREA
	DD	DIVERSION DITCH
	DTC	DEBRIS TRASH CONTROL
	ECB	EROSION CONTROL BLANKET
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	LOC	LIMITS OF CONSTRUCTION
	MWP	MASONRY WORK PROTECTION
	SF	SILT FENCE
	SMC	SEEDING, MULCHING AND CRIMPING
	SR	SURFACE ROUGHING
	RSS	ROCK SOCK IN SWALE



NOT FOR CONSTRUCTION

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
  - ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
  - THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
  - BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
  - ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
  - ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
  - ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
  - ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
  - THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
  - ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
  - NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
  - ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
  - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
  - A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-B-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
  - THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
  - VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
  - ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
  - HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
  - APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
  - GRADING SECURITY RELEASE REQUIREMENTS:
    - DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
      - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
      - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
      - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
      - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
      - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
      - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
      - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
    - NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
      - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
      - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
      - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
      - 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.
      - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
      - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
      - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
      - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
    - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
    - 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.
    - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
    - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
    - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
- (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.  
**FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.**  
**ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH DAY A VIOLATION CONTINUES. SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.**  
**THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES 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.**

**Owner**  
 New Horizon Academy  
 3405 Annapolis Lane  
 Nj Suite 100  
 Plymouth, MN 55447  
 763.557.1111

**Architect**  
 Short Elliott Hendrickson, Inc.  
 2000 South Colorado Boulevard  
 Tower One, Suite 6000  
 Denver, Colorado 80222  
 720.540.6800

**Landscape Architect**  
 Short Elliott Hendrickson, Inc.  
 10301 Reed Circle Drive  
 Suite 300  
 Minneapolis, MN 55343  
 952.912.2600

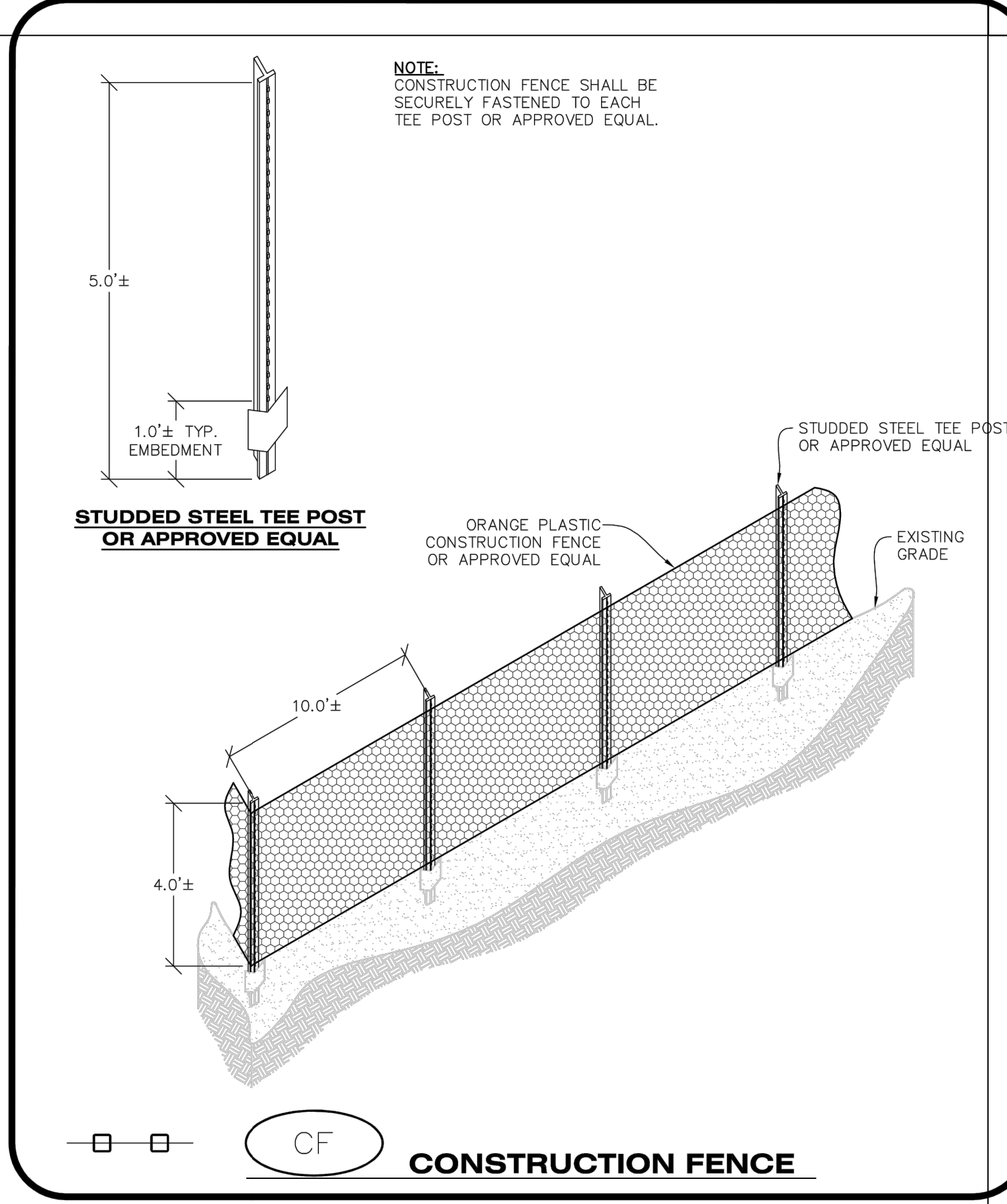
**Civil Engineer**  
 Short Elliott Hendrickson, Inc.  
 418 West Superior Street  
 Suite 200  
 Duluth, MN 55802  
 218.279.3000

**Structural Engineer**

**Mechanical Engineer**

**Electrical Engineer**

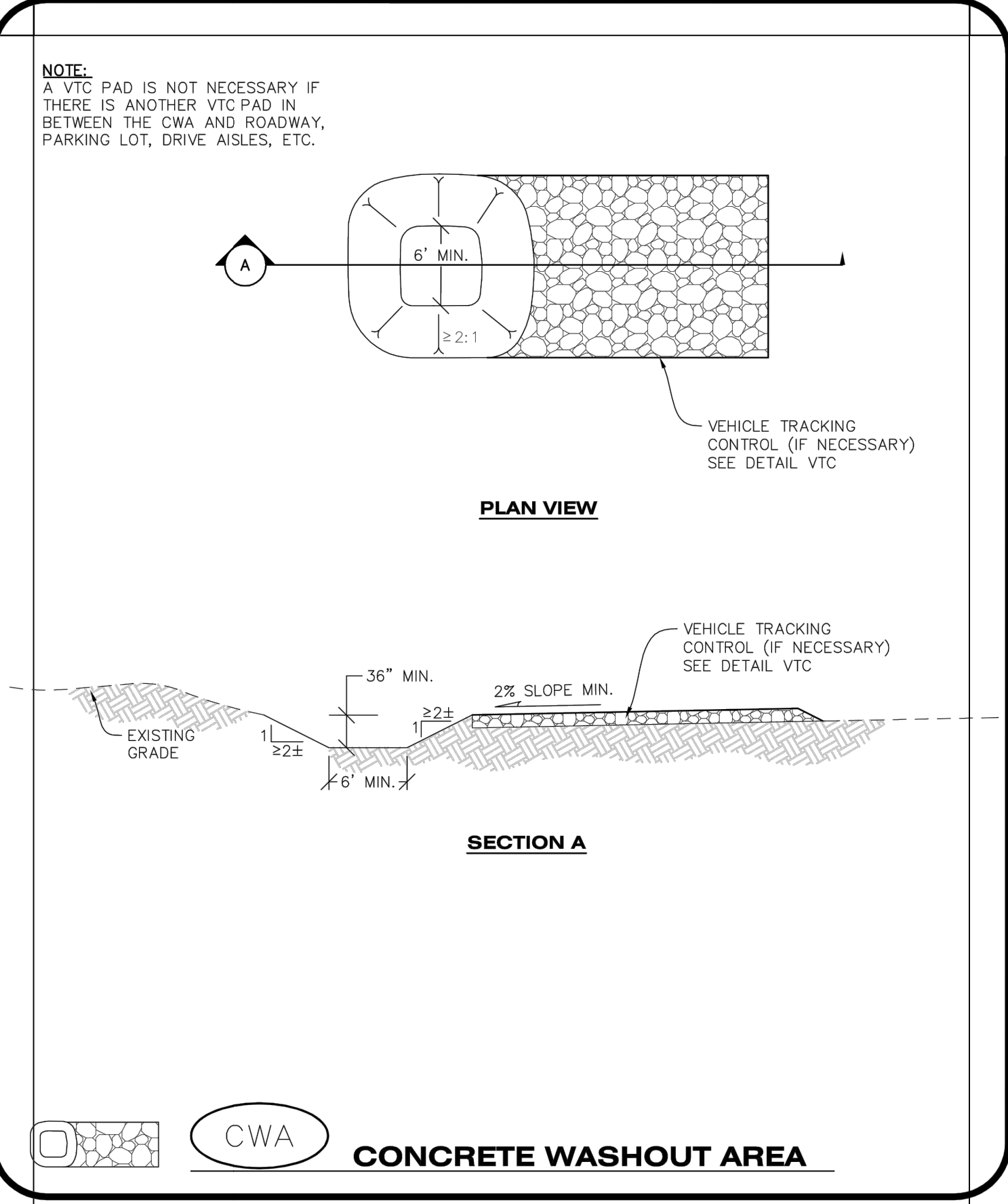
**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 GEN NOTES  
 1 OF 4  
 Oct. 2013



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

- CONSTRUCTION FENCE INSTALLATION NOTES**
- THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.
- CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
  - CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

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



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

- CONCRETE WASHOUT AREA INSTALLATION NOTES**
- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
  - A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
  - IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.
- CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
  - CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
  - CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
  - CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
  - CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
  - WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL. ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

NEW HORIZON ACADEMY - DOUGLAS XXX FILING, NO. X PARKER, CO

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SEH Project Checked By Drawn By  
 NHOAC 156217 DRH AMP

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Issue Date  
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**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 CF  
 1 OF 2  
 Oct. 2013

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

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

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 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 CWA  
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**NOT FOR  
CONSTRUCTION**

Owner  
New Horizon Academy  
3405 Annapolis Lane  
N, Suite 100  
Plymouth, MN 55447  
763.557.1111

Architect  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

Landscape Architect  
Short Elliott Hendrickson, Inc.  
10801 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

Civil Engineer  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

Structural Engineer  
  
Mechanical Engineer  
  
Electrical Engineer

NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X  
PARKER, CO

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CBMP DETAILS

C3.3

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

**TOE OF SLOPE ANCHOR TRENCH**  
6" MIN.  
COMPACTED BACKFILL (TYP.)

**TOP OF SLOPE ANCHOR TRENCH**  
6" MIN.

**JOINT ANCHOR TRENCH**  
USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)  
6" MIN.

**WOOD STAKE DETAIL**  
ALTERNATIVE WOOD STAKE PRODUCTS MAY BE USED WITH APPROVAL FROM THE TOWN.  
18"  
SAW 2" x 4" LUMBER ON DIAGONAL

**STAKING PATTERN**  
NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURER'S 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.  
ROLL WIDTH "W"  
1/2" "W"  
1/4" "W"  
1/2" "W"

**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)**

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

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.

**TOP SLOPE ANCHOR SLOT**  
6" MIN.

**BLANKET OVERLAPS**  
12"

**TOP SIDE SLOPE EDGE OF BLANKET**  
12"

**BLANKET TERMINAL ENDS**  
12"

**STAPLE PATTERN**  
NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.  
ROLL WIDTH "W"  
1/2" "W"  
1/4" "W"  
1/2" "W"

**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)**

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

**DEBRIS CONTROL NOTES:**

- A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
- 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.
- ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

DTC **DEBRIS AND TRASH CONTROL**

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

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

THOROUGHLY CLEAN

BEFORE AFTER

**NOTE:**

- 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**

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

**AREA INLET PROTECTION INSTALLATION NOTES**

- SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
- 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**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
- 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.
- 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).
- ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

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

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

**EROSION CONTROL BLANKET INSTALLATION NOTES**

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
- 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.
- IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
- EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
- ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
- 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

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

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

ECB **EROSION CONTROL BLANKET (SLOPE)**

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

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**  
WHEN APPROVED BY THE TOWN, ROCK SOCKS OR SEDIMENT CONTROL LOGS CAN BE USED IN LIEU OF STRAW BALES AND SILT FENCE

**AREA INLET PLAN VIEW**  
PLACE BALES AS CLOSE TO INLET AS POSSIBLE

**SECTION A**  
TYPICAL STRAW BALES SEE DETAIL SB  
SILT FENCE SEE DETAIL SF  
CONCRETE APRON

**SECTION B**  
TYPICAL STRAW BALES SEE DETAIL SB  
SILT FENCE SEE DETAIL SF  
AREA INLET (TYPE C SHOWN)

**ISOMETRIC**  
STRAW BALE AND SILT FENCE NOT SHOWN TO REVEAL INLET

**ISOMETRIC**  
STRAW BALE AND SILT FENCE NOT SHOWN TO REVEAL INLET

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

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

**EROSION CONTROL BLANKET INSTALLATION NOTES**

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
- 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.
- IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
- EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
- ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
- 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

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

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

ECB **EROSION CONTROL BLANKET (SLOPE)**

NOT FOR  
CONSTRUCTION

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N, Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

**Landscape Architect**  
Short Elliott Hendrickson, Inc.  
10801 Reed Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

Mechanical Engineer

Electrical Engineer

NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X  
PARKER, CO

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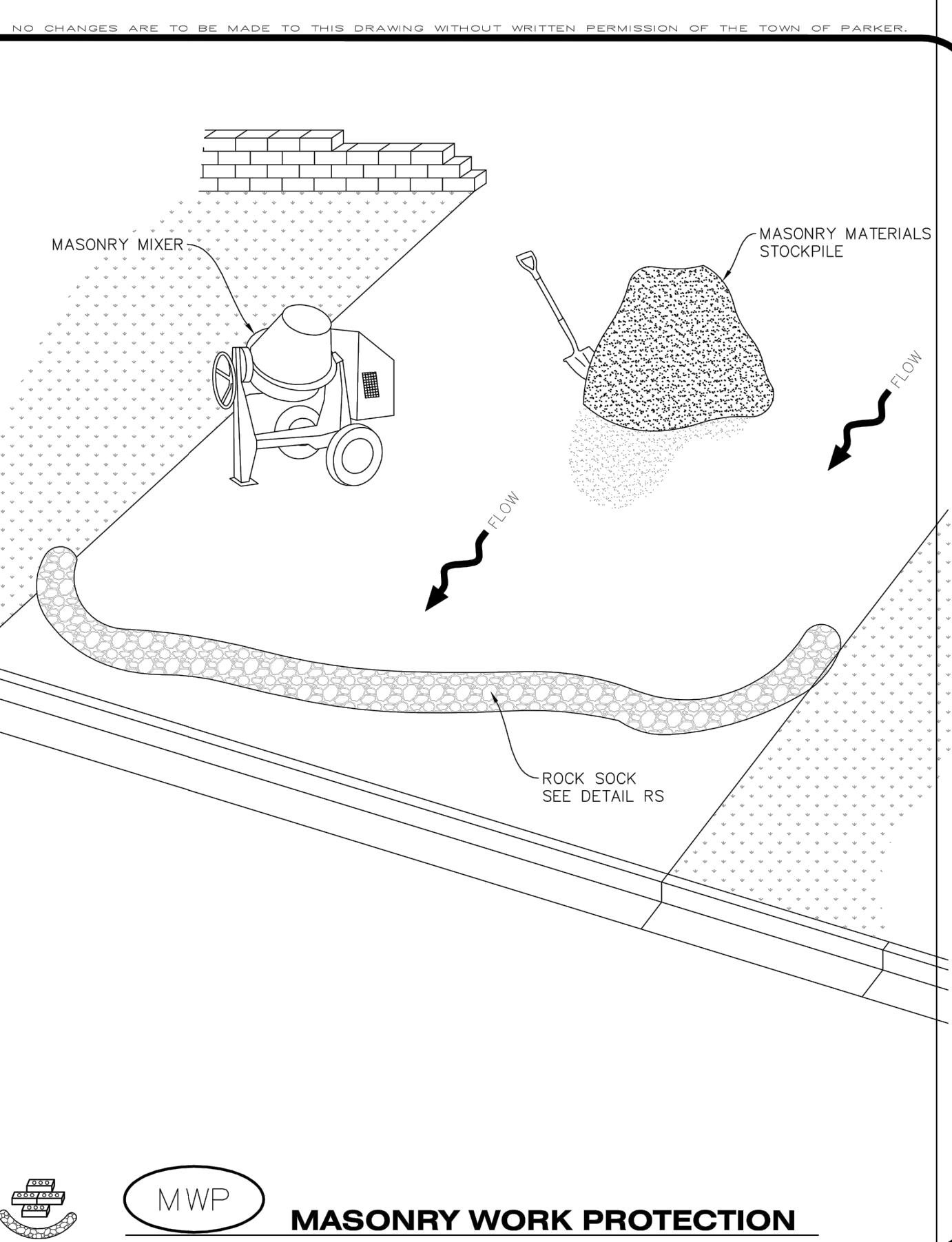
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CBMP DETAILS

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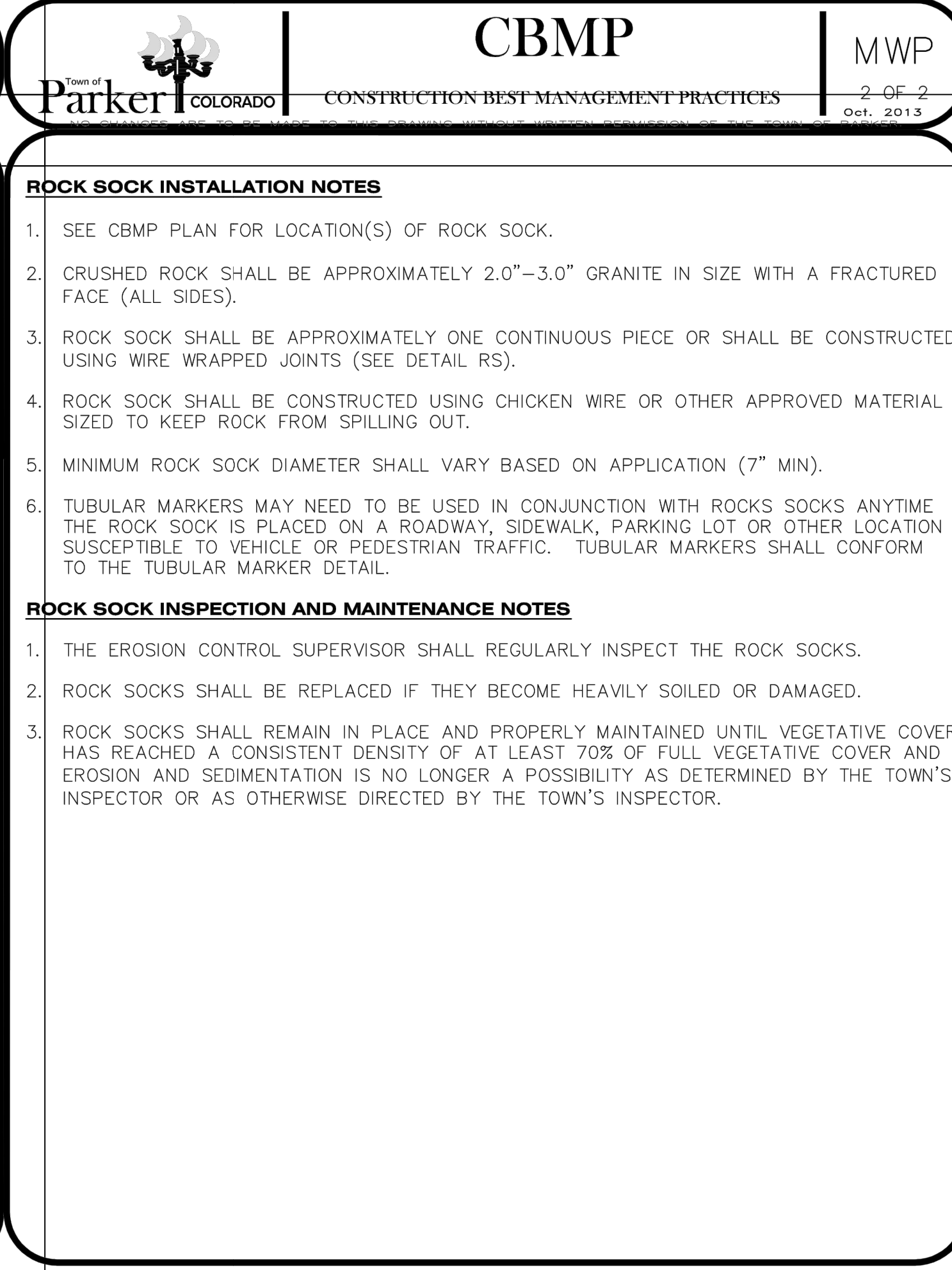
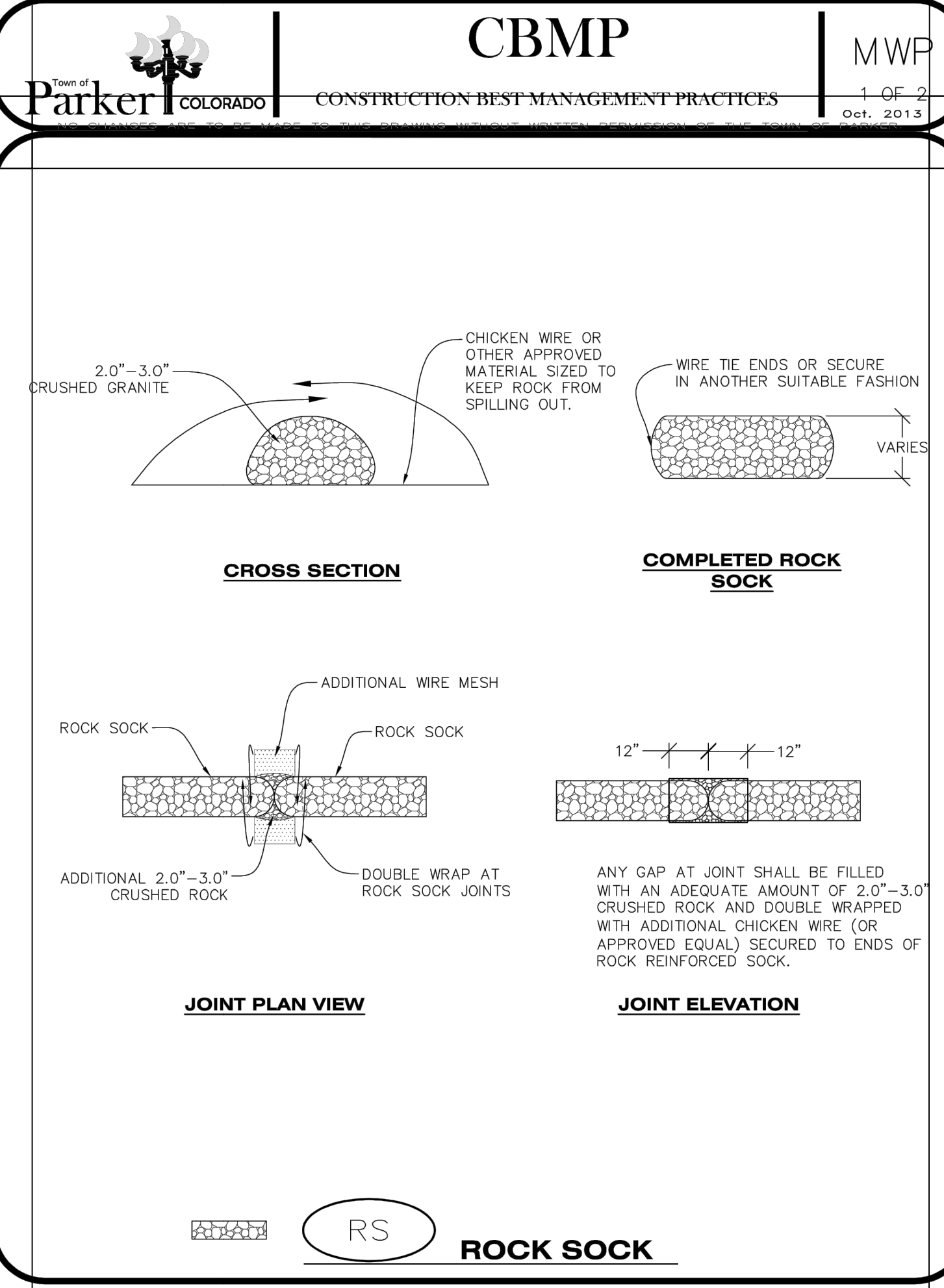
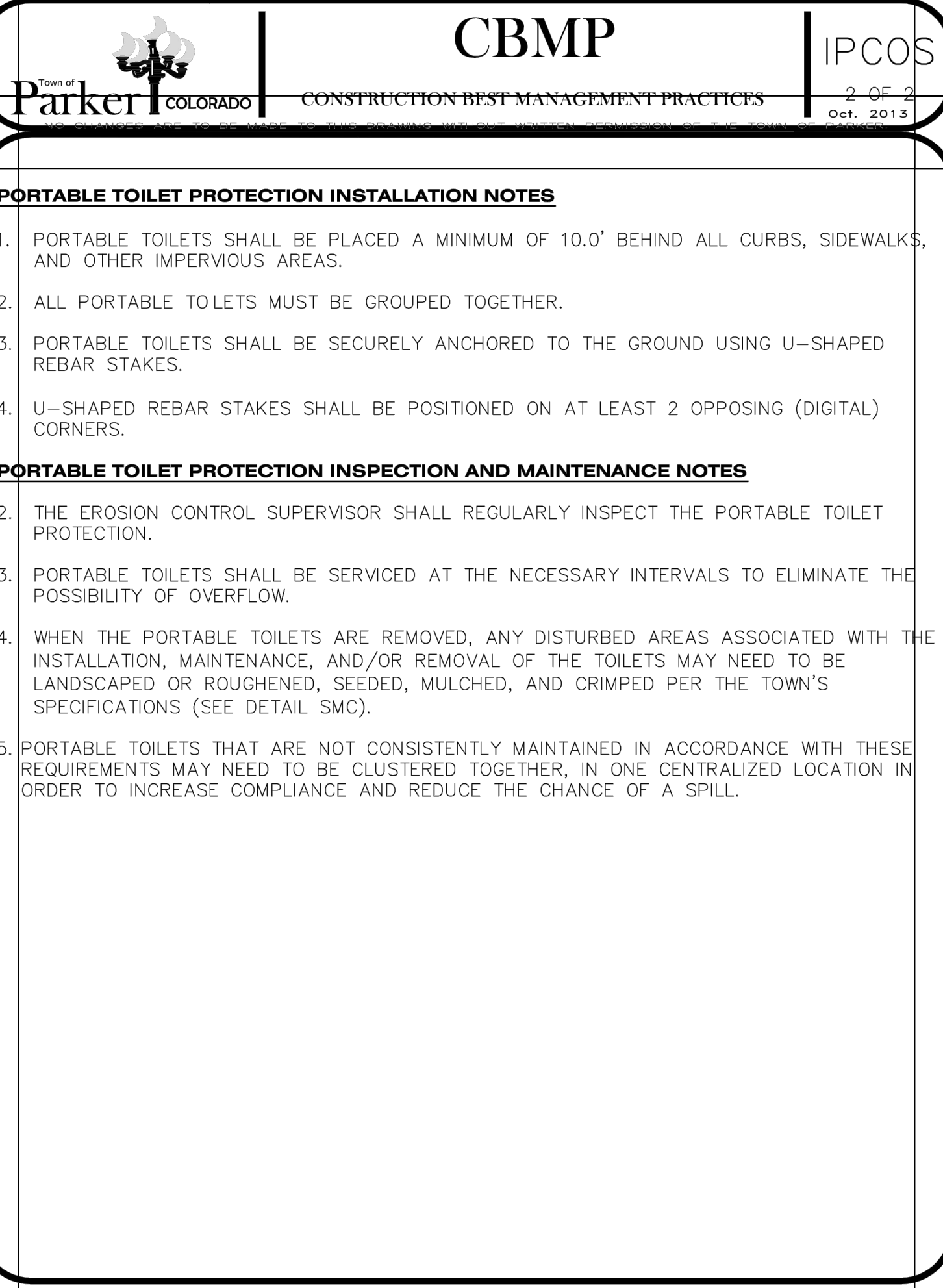
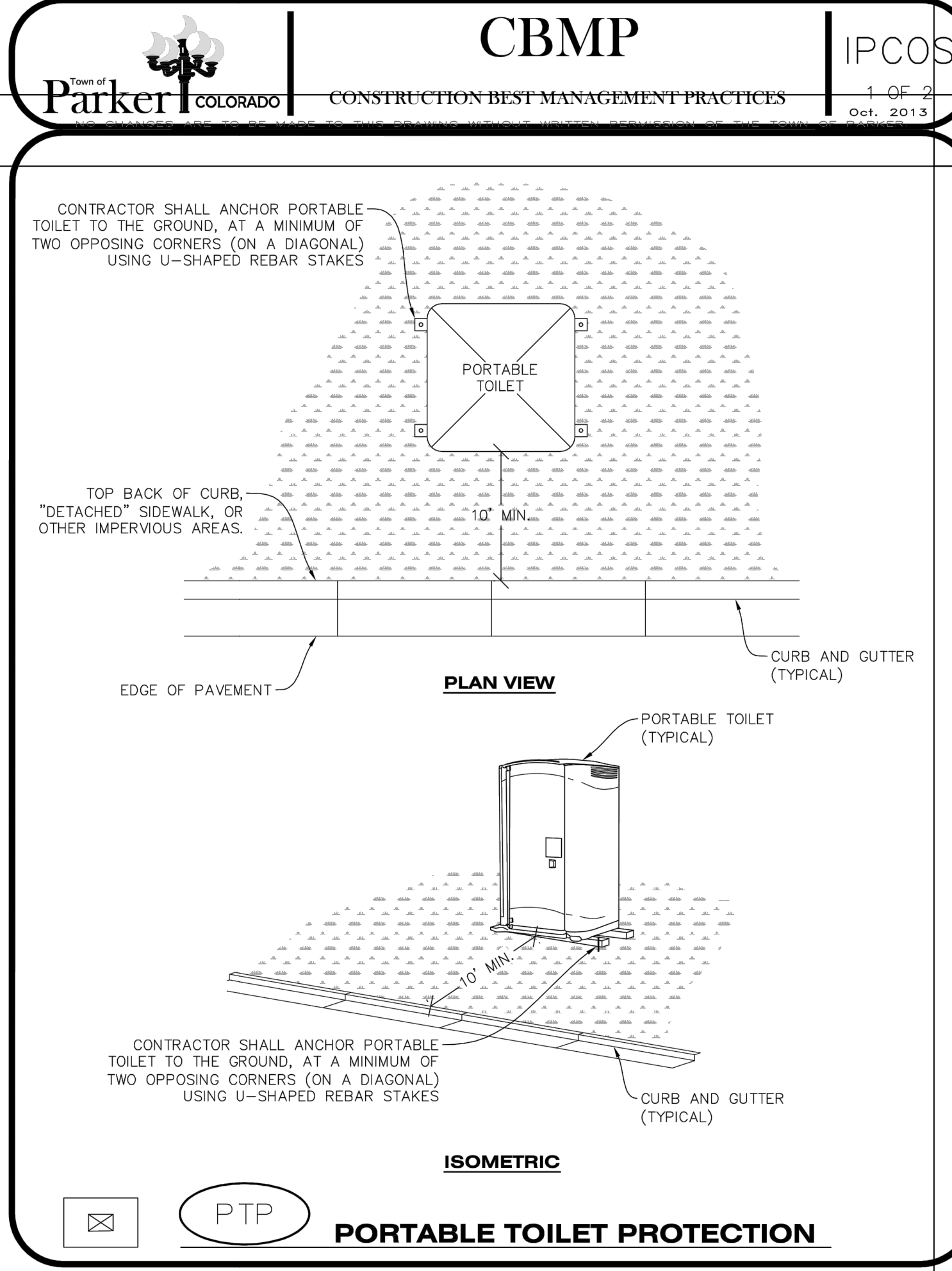
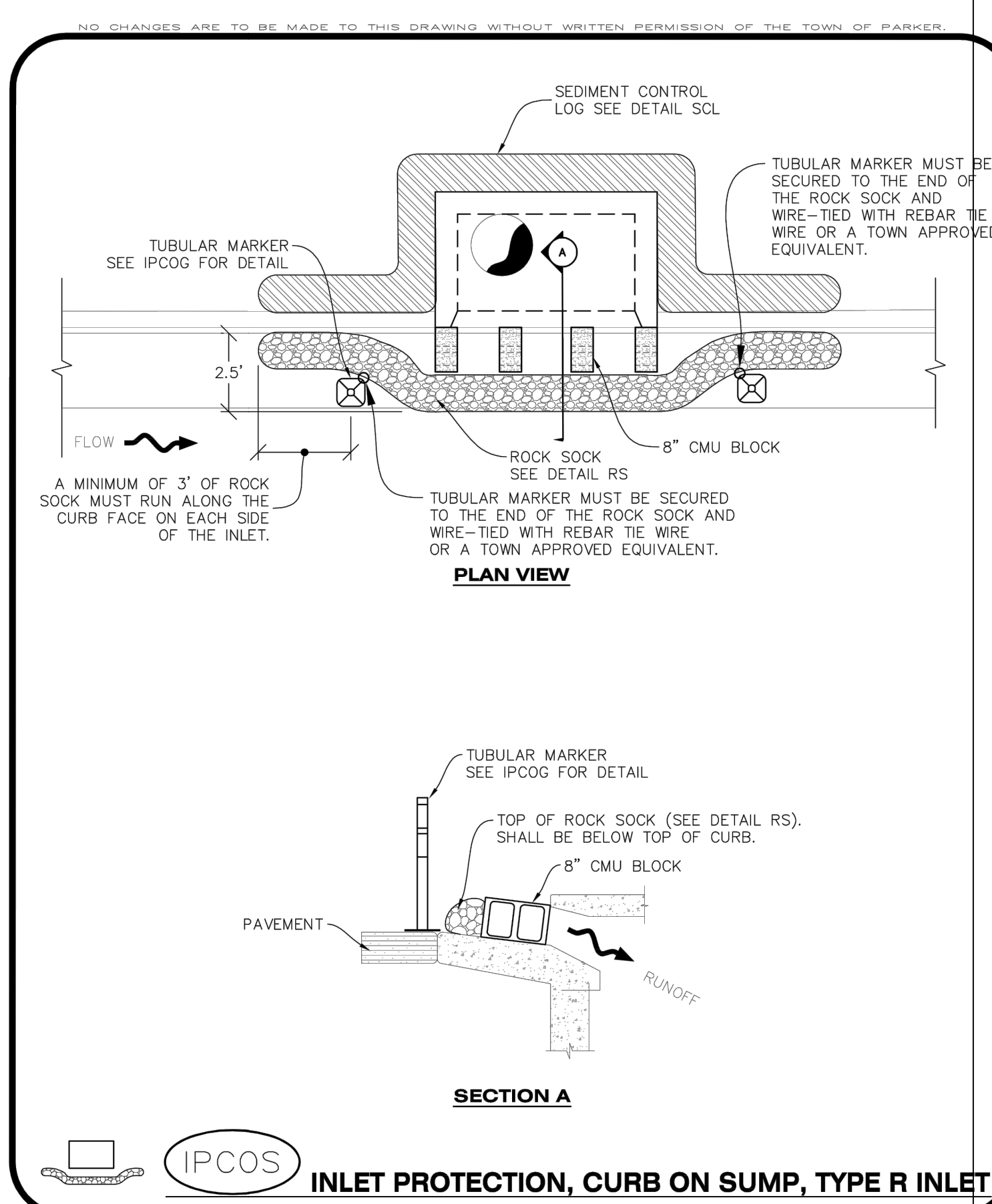
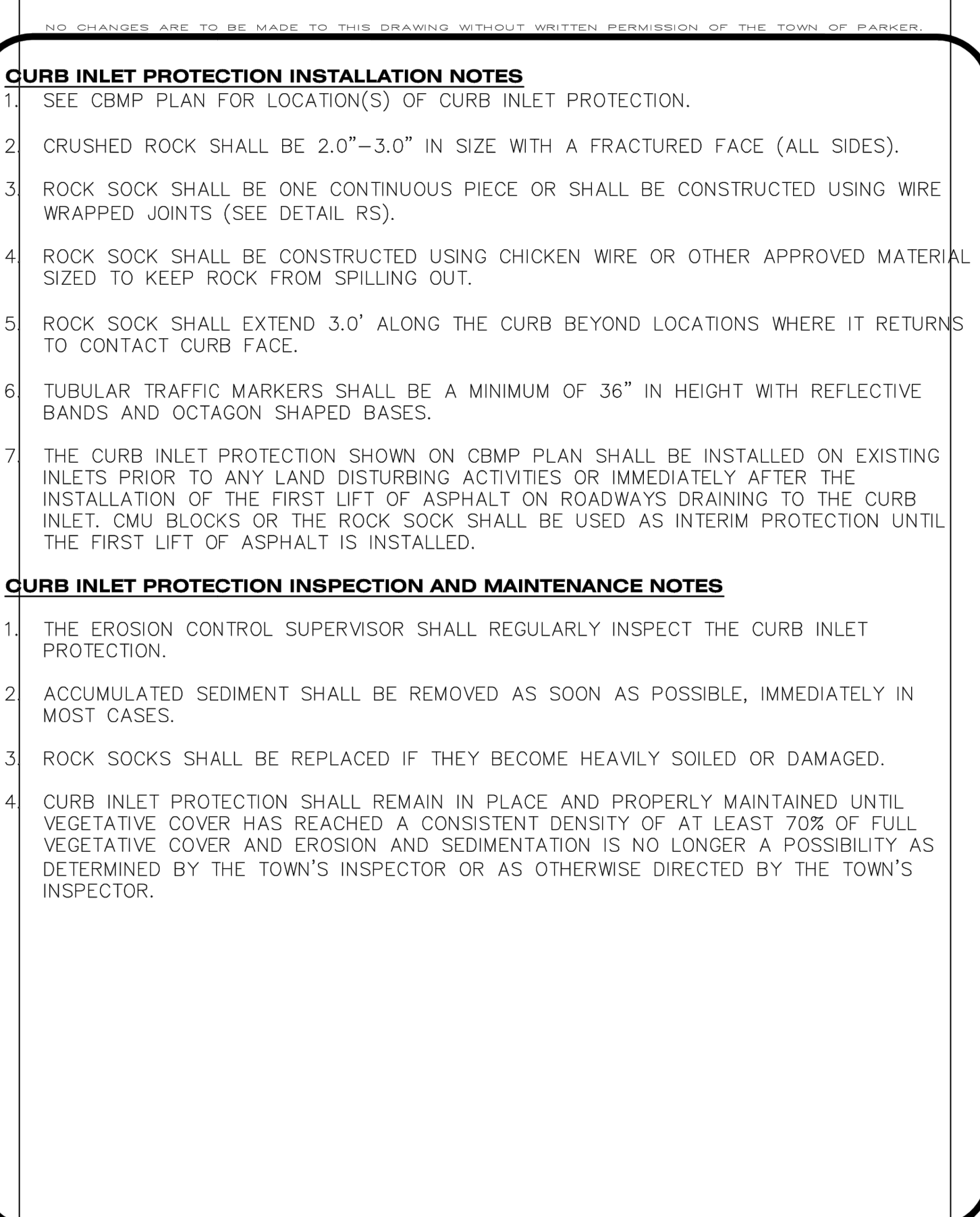


**MASONRY WORK PROTECTION INSTALLATION NOTES**

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

**MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**

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



NOT FOR CONSTRUCTION

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N, Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

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Short Elliott Hendrickson, Inc.  
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Suite 300  
Minnetonka, MN 55343  
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**Civil Engineer**  
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418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

**Mechanical Engineer**

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DOUGLAS XXX FILING, NO. X  
PARKER, CO

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CBMP DETAILS

C3.5

**SILT FENCE INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
- ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
- A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
- ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
- THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADE SIDE OF THE SILT FENCE.
- 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"x1/4"x24".
- 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.
- 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.
- 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

- 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.
- SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
- 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.

**INSTALLATION DETAIL**

**JOINT SECTIONS**

**STEP 1**

**STEP 2**

**ALTERNATIVE INSTALLATION - 360° TWIST**

**SILT FENCE**

**SILT FENCE**

**SWALE ELEVATION**

**SWALE SPACING**

**ROCK SOCK IN SWALE**

**CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES**

**SILT FENCE INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
- ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
- 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.
- SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
- 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).

**CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES**

**SEEDING AND MULCHING MAINTENANCE NOTES**

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

**WEED MANAGEMENT**

- 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.
- 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.
- HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
- 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.
- 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.

**TOWN OF PARKER, SEED MIX 1**  
20% CANADA WILDGRASS  
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 MUILY  
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

**CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES**

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

- SEE PLAN VIEW FOR:  
• LOCATION(S) OF SEEDING AND MULCHING  
• TYPE OF SEED MIX
- 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.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- 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.
- 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.
- 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.
- WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF 1/4 - 1/2 INCH ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
- 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 1/4 - 1/2 INCH.
- 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.
- 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.

**CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES**

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

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- 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.

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**NOT FOR  
CONSTRUCTION**

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N, Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

**Landscape Architect**  
Short Elliott Hendrickson, Inc.  
10301 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

Mechanical Engineer

Electrical Engineer

**NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X**  
PARKER, CO

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**SEH Project** NHOAC 156217  
**Checked By** DRH  
**Drawn By** AMP

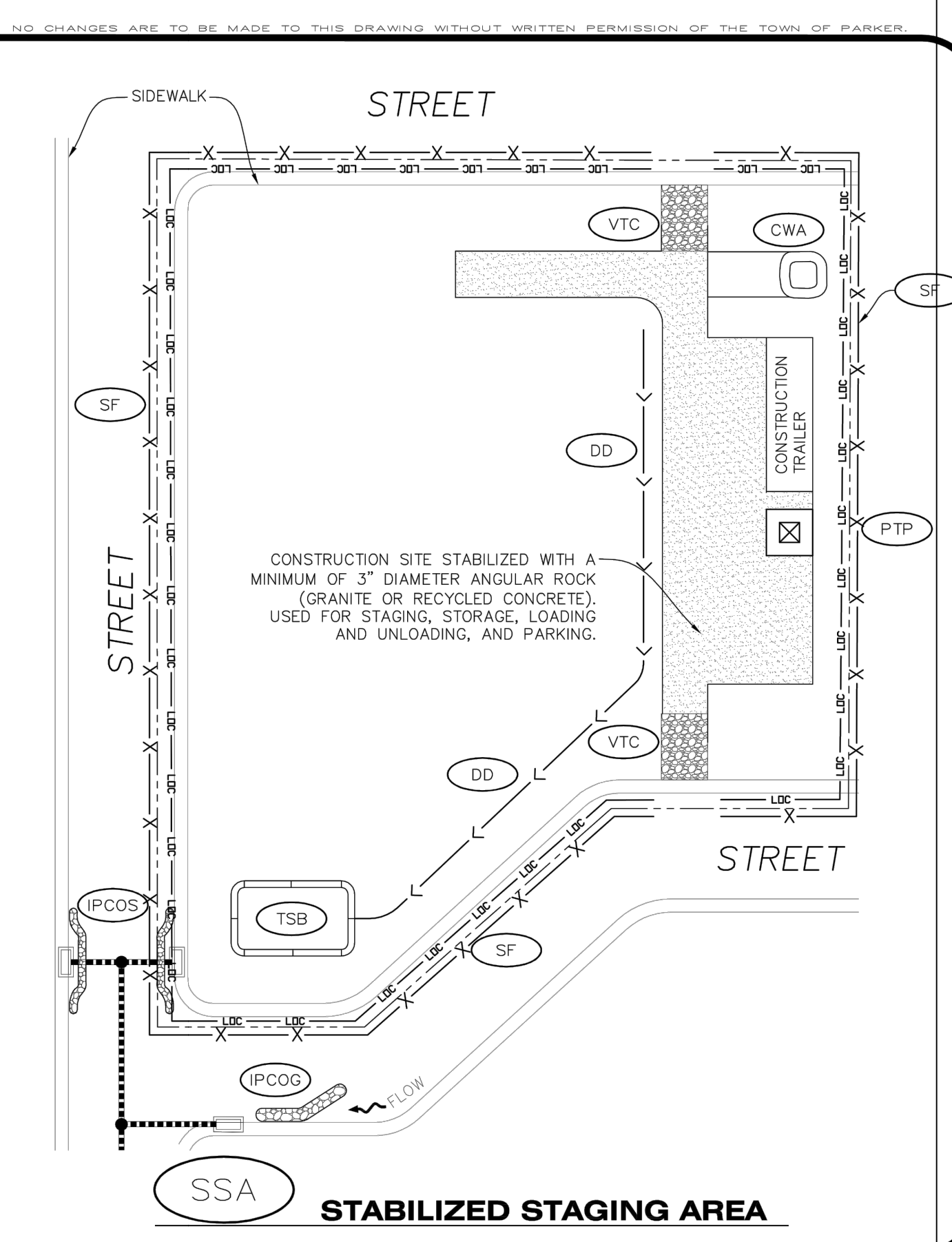
**Project Status** Issue Date  
TOWN REVIEW 8/26/2020

**Revision Issue**

Rev. #	Description	Date

CBMP DETAILS

C3.6



**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.

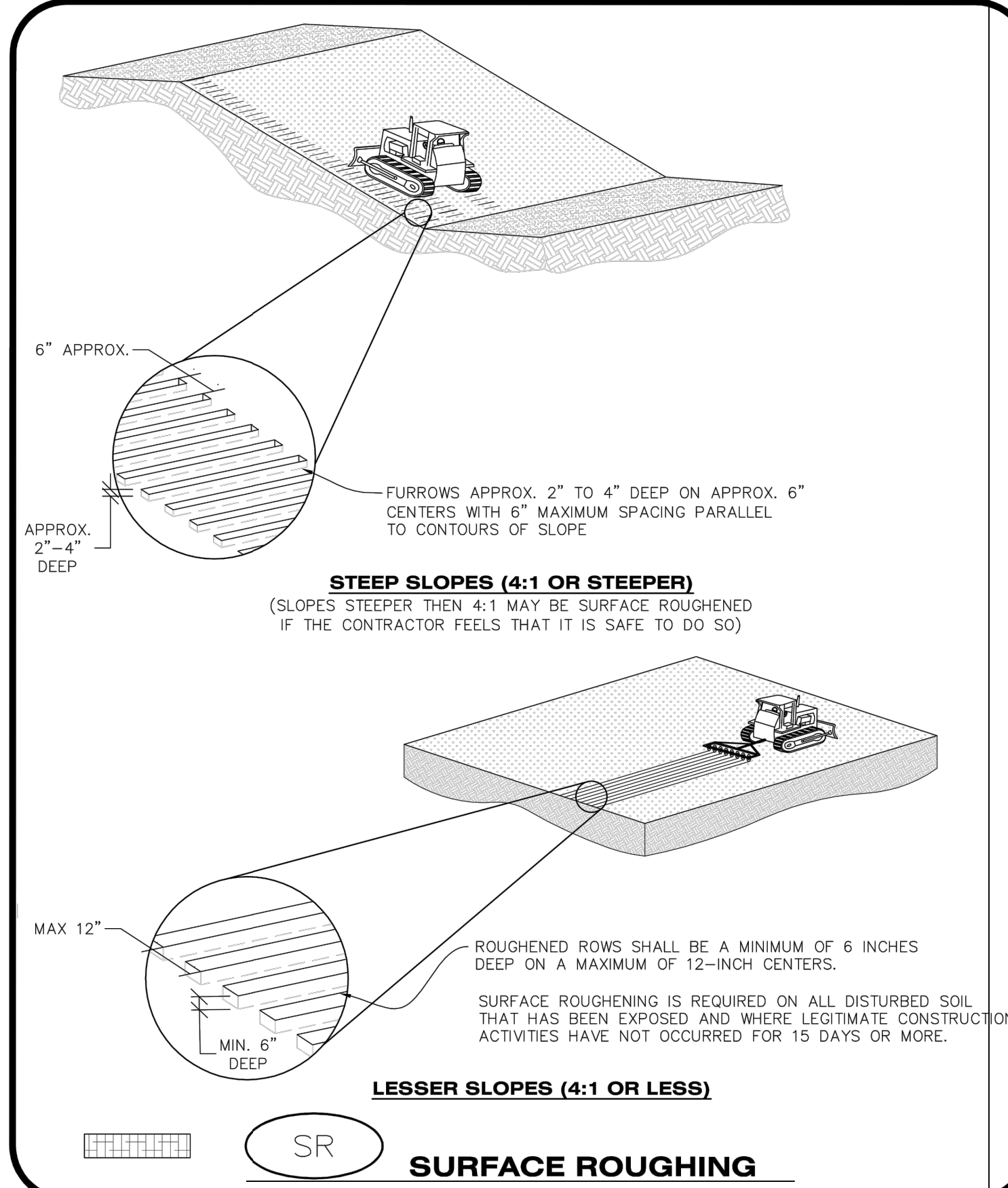
**STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES**

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 SDCM. 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.



**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)**

ROUGHENED ROWS SHALL BE A MINIMUM OF 6 INCHES DEEP ON A MAXIMUM OF 12-INCH CENTERS.

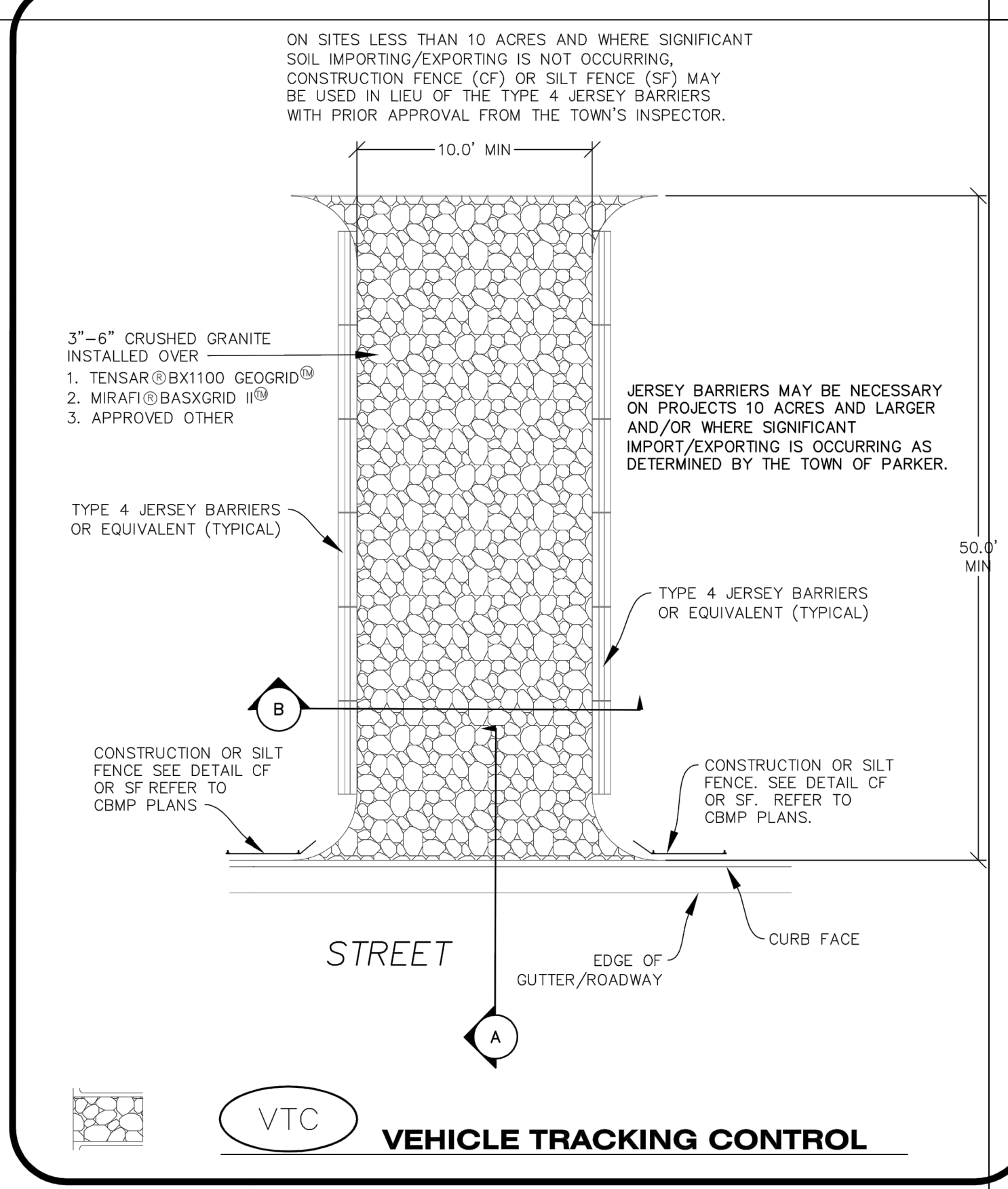
SURFACE ROUGHENING IS REQUIRED ON ALL DISTURBED SOIL THAT HAS BEEN EXPOSED AND WHERE LEGITIMATE CONSTRUCTION ACTIVITIES HAVE NOT OCCURRED FOR 15 DAYS OR MORE.

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

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

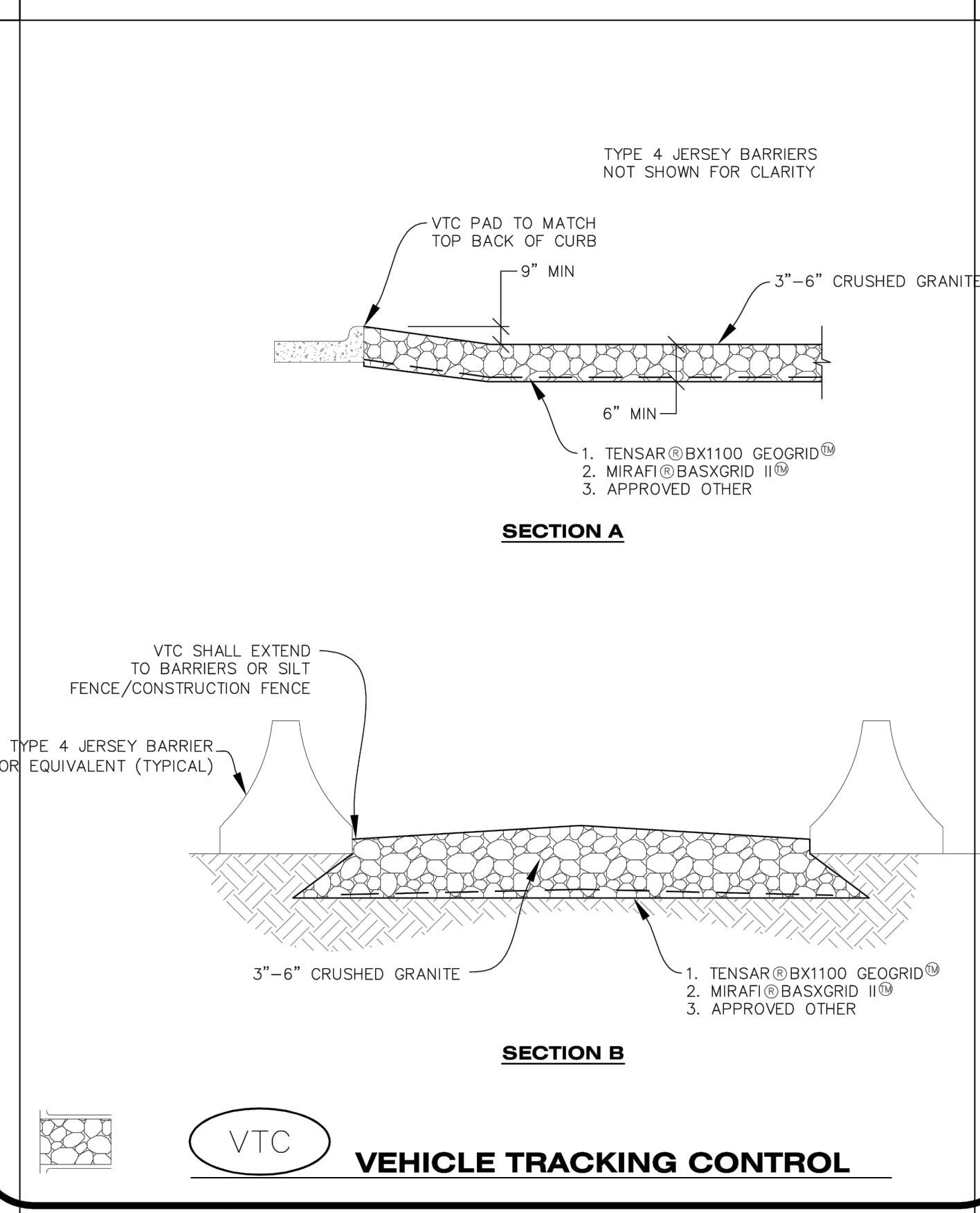
**CBMP** | SSA | 1 OF 2  
CONSTRUCTION BEST MANAGEMENT PRACTICES | Oct. 2013

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



**VEHICLE TRACKING CONTROL**

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



**VEHICLE TRACKING CONTROL**

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

- 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.

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

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**NOT FOR  
CONSTRUCTION**

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N, Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

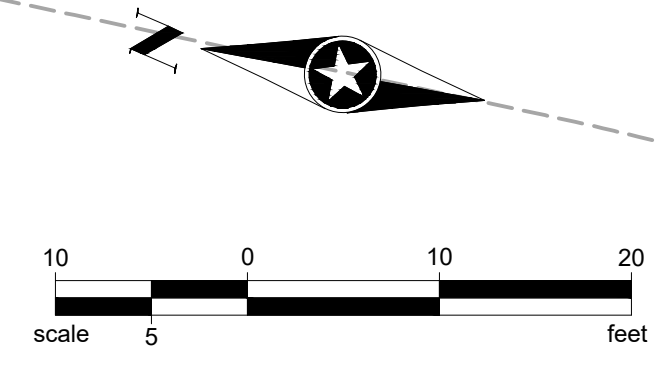
**Landscape Architect**  
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Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
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**Structural Engineer**

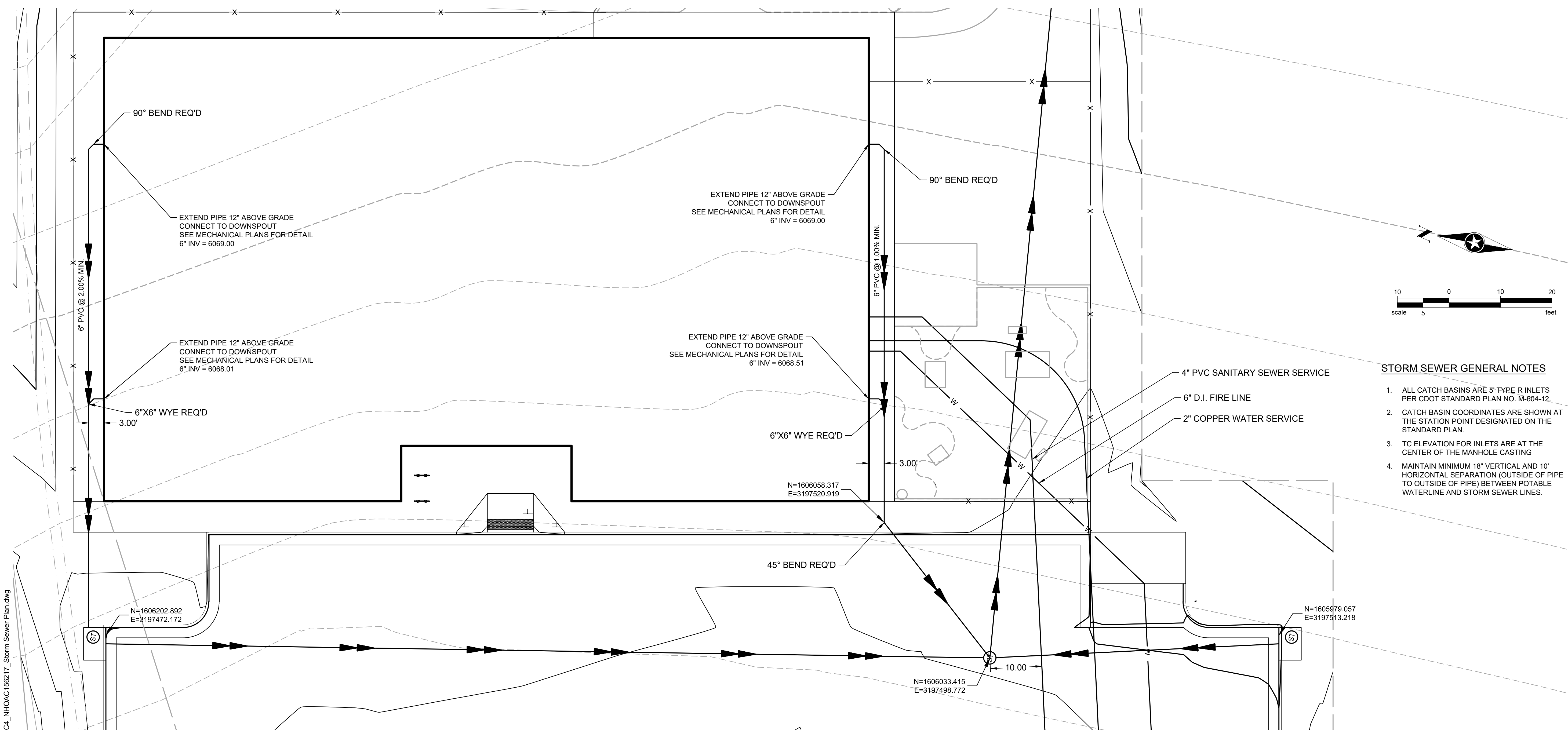
**Mechanical Engineer**

**Electrical Engineer**

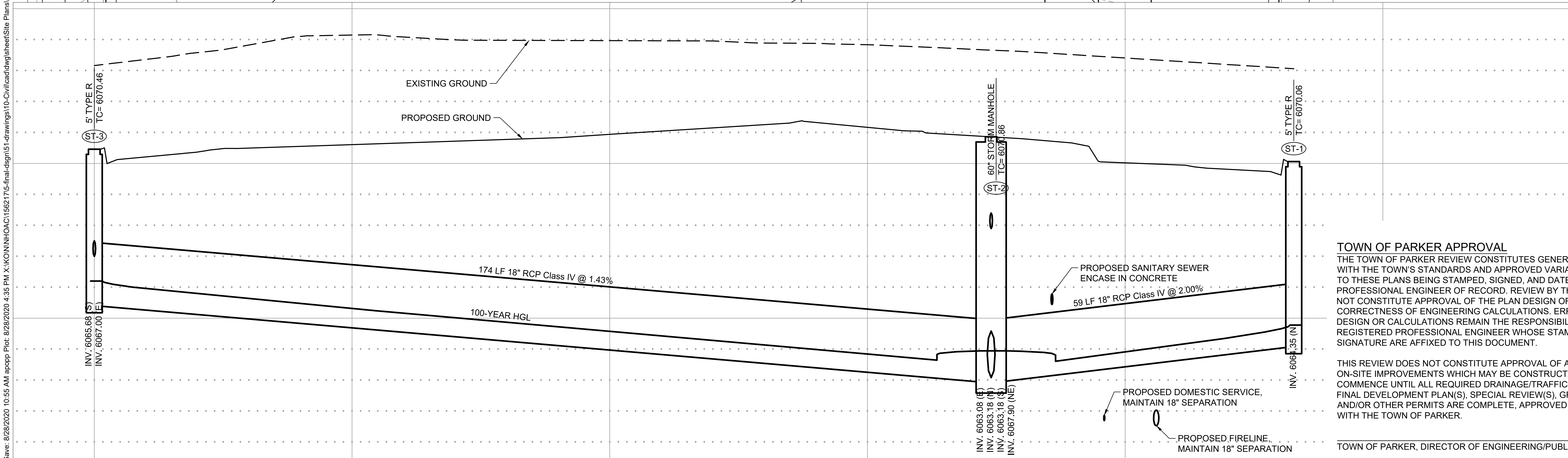


**STORM SEWER GENERAL NOTES**

1. ALL CATCH BASINS ARE 5' TYPE R INLETS PER CDOT STANDARD PLAN NO. M-604-12.
2. CATCH BASIN COORDINATES ARE SHOWN AT THE STATION POINT DESIGNATED ON THE STANDARD PLAN.
3. TC ELEVATION FOR INLETS ARE AT THE CENTER OF THE MANHOLE CASTING
4. MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN POTABLE WATERLINE AND STORM SEWER LINES.



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**TOWN OF PARKER APPROVAL**  
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 CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

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

**NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X  
PARKER, CO**

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SEH Project: NHOC 156217  
Checked By: DRH  
Drawn By: AMP

Project Status: TOWN REVIEW  
Issue Date: 9/28/2020

Revision Issue

Rev. #	Description	Date

STORM SEWER PLAN -  
PARKING LOT

**C4.0**



Building a Better World for All of Us®

NOT FOR CONSTRUCTION

Owner: New Horizon Academy, 3405 Annapolis Lane, N., Suite 100, Plymouth, MN 55447, 763.557.1111
Architect: Short Elliott Hendrickson, Inc., 2000 South Colorado Boulevard, Tower One, Suite 6000, Denver, Colorado 80222, 720.540.6800
Landscape Architect: Short Elliott Hendrickson, Inc., 10901 Reed Circle Drive, Suite 300, Minnetonka, MN 55343, 952.912.2600
Civil Engineer: Short Elliott Hendrickson, Inc., 418 West Superior Street, Suite 200, Duluth, MN 55802, 218.279.3000
Structural Engineer:

Mechanical Engineer

Electrical Engineer

NEW HORIZON ACADEMY - DOUGLAS XXX FILING, NO. X PARKER, CO

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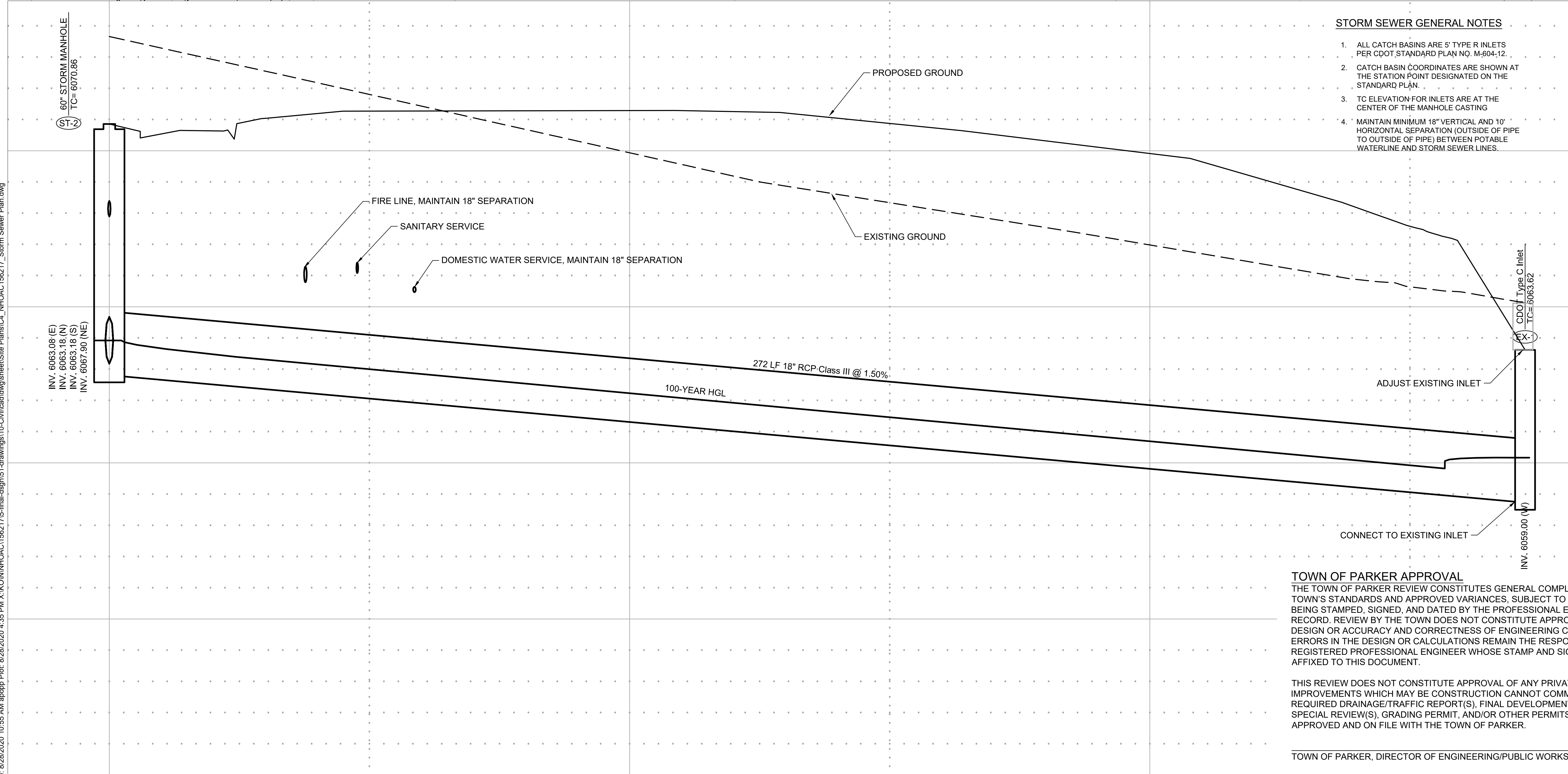
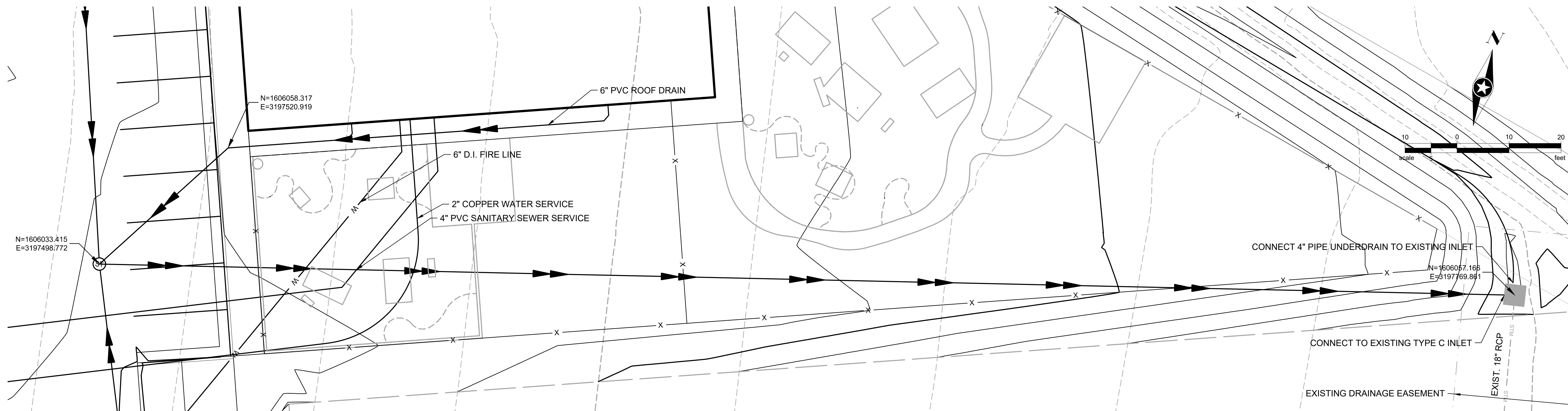
SEH Project: NHOAC 156217
Checked By: DRH
Drawn By: AMP

Project Status: TOWN REVIEW
Issue Date: 8/26/2020

Revision Issue table with columns: Rev. #, Description, Date

STORM SEWER PLAN - PLAYGROUND

C4.1



STORM SEWER GENERAL NOTES

- 1. ALL CATCH BASINS ARE 5' TYPE R INLETS PER CDOT STANDARD PLAN NO. M-604-12.
2. CATCH BASIN COORDINATES ARE SHOWN AT THE STATION POINT DESIGNATED ON THE STANDARD PLAN.
3. TC ELEVATION FOR INLETS ARE AT THE CENTER OF THE MANHOLE CASTING.
4. MAINTAIN MINIMUM 18" VERTICAL AND 10' HORIZONTAL SEPARATION (OUTSIDE OF PIPE TO OUTSIDE OF PIPE) BETWEEN POTABLE WATERLINE AND STORM SEWER LINES.

TOWN OF PARKER APPROVAL

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/PUBLIC WORKS DATE

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**NOT FOR  
CONSTRUCTION**

**Owner**  
New Horizon Academy  
3405 Annapolis Lane  
N., Suite 100  
Plymouth, MN 55447  
763.557.1111

**Architect**  
Short Elliott Hendrickson, Inc.  
2000 South Colorado Boulevard  
Tower One, Suite 6000  
Denver, Colorado 80222  
720.540.6800

**Landscape Architect**  
Short Elliott Hendrickson, Inc.  
19501 Red Circle Drive  
Suite 300  
Minnetonka, MN 55343  
952.912.2600

**Civil Engineer**  
Short Elliott Hendrickson, Inc.  
418 West Superior Street  
Suite 200  
Duluth, MN 55802  
218.279.3000

**Structural Engineer**

**Mechanical Engineer**

**Electrical Engineer**

**NEW HORIZON ACADEMY -  
DOUGLAS XXX FILING, NO. X  
PARKER, CO**

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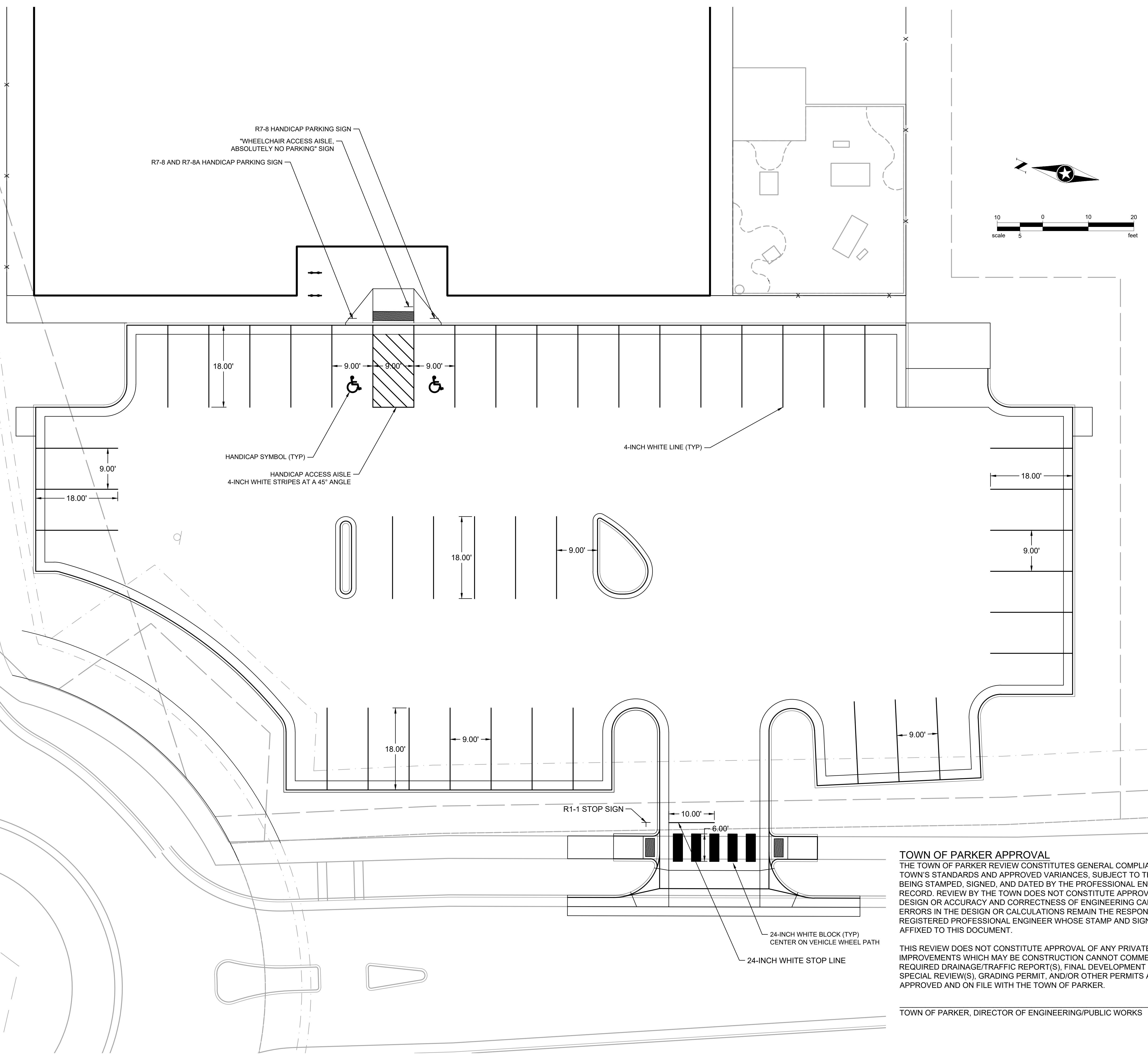
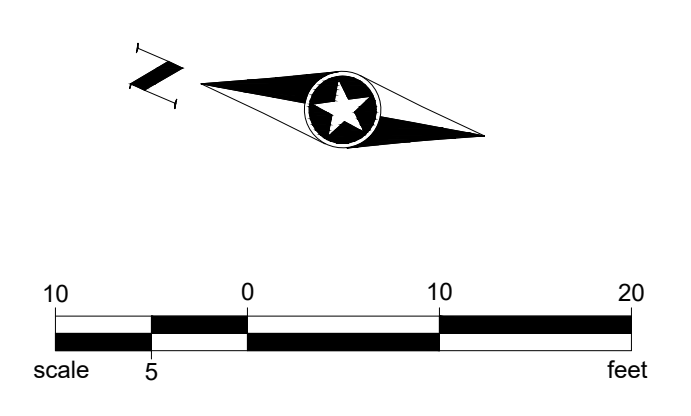
SEH Project: NHOC 156217  
Checked By: DRH  
Drawn By: AMP

Project Status: TOWN REVIEW  
Issue Date: 8/26/2020

Rev. #	Description	Date

SIGNAGE PLAN

C5.0



R7-8 HANDICAP PARKING SIGN  
"WHEELCHAIR ACCESS AISLE,  
ABSOLUTELY NO PARKING" SIGN  
R7-8 AND R7-8A HANDICAP PARKING SIGN

HANDICAP SYMBOL (TYP)  
HANDICAP ACCESS AISLE  
4-INCH WHITE STRIPES AT A 45° ANGLE

4-INCH WHITE LINE (TYP)

R1-1 STOP SIGN

24-INCH WHITE BLOCK (TYP)  
CENTER ON VEHICLE WHEEL PATH  
24-INCH WHITE STOP LINE

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NOTE:  
ALL PARKING STALLS ARE 9' X 18'