



1 SITE EROSION CONTROL PLAN
C1.2 SCALE: 1" = 20'-0"



CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



BENCHMARK

DOUGLAS COUNTY BENCHMARK 1060032, EL=5,903.17 FEET (NAVD88) - 3 1/4" INCH ALUMINUM CAP DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 1.060032, THE SOUTHEAST CORNER OF THE PARKING LOT OF STROH RANCH SOCCER FIELDS, ON THE NORTH SIDE OF STROH RD, EAST OF THE INTERSECTION OF STROH ROAD AND N. MOTSENBOCKER ROAD, CITY OF PARKER, COLORADO.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON THIS SURVEY PLAT AS BEARING NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE GROSS NEGLIGENCE OF DESIGN PROFESSIONAL.

GENERAL PHASING NOTES

- PHASE 1 (PRE-CONSTRUCTION)
- INSTALLATION OF EROSION CONTROL SILT FENCE.
 - DEMOLITION OF EXISTING SITE IMPROVEMENTS.
 - REMOVAL OF EXISTING PAVEMENT ON THE SITE.
 - SILT FENCE
 - CONSTRUCTION VEHICLE TRACKING CONTROL
 - STABILIZED STAGING AREA
 - SANITARY FACILITIES
 - ROCK SOCKS
- PHASE 2 (DURING GRADING, AND PAVING)
- INSTALLATION OF ALL STORM WATER DRAINAGE IMPROVEMENTS.
 - ROUGH GRADING.
 - CONSTRUCTION OF NEW SITE IMPROVEMENTS.
 - FINAL GRADING.
 - CONCRETE WASHOUT AREA
 - PRIOR TO ANY CONCRETE WORK
 - SEEDING AND MULCHING
 - STOCKPILES OVER 7-DAYS IDLE
 - INLET PROTECTION FOR PROPOSED ONCE INSTALLED
- PHASE 3 (POST PAVING)
- PLACEMENT OF FINAL LANDSCAPING ITEMS AND SOD.
 - REMOVAL OF EROSION CONTROL FENCE.
 - FINAL LANDSCAPE INSTALLATION PER LANDSCAPE PLANS
 - REMOVE REMAINING EROSION CONTROL BMP'S ONCE STABILIZED

CONSTRUCTION EGRESS NOTES

- REMOVE**
- A GEOTECHNICAL ANALYSIS HAS NOT BEEN PERFORMED ON THIS SITE. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
 - FOLLOW GEOTECHNICAL ANALYSIS RECOMMENDATIONS FOR SITE EXCAVATION. **TAIT Response: Removed**
 - REFER TO STRUCTURAL DRAWINGS FOR BUILDING EXCAVATION REQUIREMENTS.

EROSION CONTROL & MAINTENANCE PLAN NOTES

- RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
- PERMANENTLY STABILIZE ALL SURFACE AREA WITHIN AND ADJACENT TO THIS SITE THAT IS DISTURBED BY VEHICLES, GRADING AND OTHER CONSTRUCTION FOR THE PROPOSED FACILITY. STABILIZATION IS OBTAINED WHEN THE DISTURBED SURFACE IS COVERED WITH STRUCTURES, PAVING AND OR PERENNIAL VEGETATION HAVING A UNIFORM COVERAGE DENSITY OF AT LEAST 70%. STABILIZATION OF ALL DISTURBED AREA IS REQUIRED BEFORE TERMINATING MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES.
- CONTRACTORS SHALL INSPECT POLLUTION CONTROL MEASURES AT LEAST ONCE EVERY 24 HOURS AND WITHIN 24 HOURS AFTER A STOPPAGE OF 24 HOURS OR GREATER. DAMAGE MEASURES THAT REQUIRE REPAIR SHALL BE REPLACED WITH MORE EFFECTIVE MEASURES OR ADDITIONAL MEASURES WITHIN SEVEN DAYS. **TAIT Response: Removed**
- INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY THE CITY CODE. CONTRACTOR TO VERIFY REQUIREMENTS PRIOR TO BEGINNING ANY WORK ON PROJECT SITE.
- CARE SHALL BE TAKEN TO MINIMIZE THE ENCROACHMENT OF SEDIMENT INTO ALL STORM DRAIN APPURTENANCES, PUBLIC STREET AND ONTO PRIVATE PROPERTY UNTIL IMPROVED MATERIAL (ROAD/PARKING AREA SURFACE) IS APPLIED OR UNTIL PROPOSED LANDSCAPE HAS BEEN ESTABLISHED.
- REFER TO SITE DETAILS FOR SILT FENCE CONSTRUCTION.
- ALL GRASS SLOPES WHICH EXCEED 3:1 (H:V) SHALL UTILIZE CONTECH CONSTRUCTION PRODUCTS PERMANENT TURF REINFORCEMENT MATS C35 OR APPROVED EQUAL. MATS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND STANDARDS. CONTRACTOR SHALL COORDINATE INSTALLATION INSPECTION WITH MANUFACTURER.

SITE EXCAVATION REQUIREMENTS

- CONSTRUCTION EGRESS SHALL BE 25' MINIMUM WIDTH AND 30' MINIMUM LENGTH AND 6" MIN THICKNESS OF STONE (1.5"-3.5") COARSE AGGREGATE WITH GEOTEXTILE UNDERLIER. REFER TO CITY OR STATE FOR ANY ADDITIONAL REQUIREMENTS.
- THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD ON TO PUBLIC RIGHT-OF-WAY. THIS SHALL BE PERIODIC TOP DRESSING WITH 1.5-3.5 INCH STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN UP SHALL BE REQUIRED TO TRAP SEDIMENT. ALL WASHWATER, WASHED, OR TRACKED FROM VEHICLES OR SITE ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- WHEELS MUST BE CLEANED TO REMOVE MUD PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN LOCATED PER CITY OR STATE REQUIREMENTS.

EROSION CONTROL LEGEND

TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA	WTA	(Symbol)
PORTABLE TOILET	PT	(Symbol)
VEHICLE TRACKING CONTROL	VT	(Symbol)
ROCK SOCK	RS	(Symbol)
STABILIZED SOIL	SS	(Symbol)
SILT FENCE	SF	(Symbol)
RIPRAP	RP	(Symbol)
DRAIN INLET PROTECTION	DIP	(Symbol)
SEEDING, MULCHING, AND CRIMPING	SMC	(Symbol)
EROSION CONTROL BLANKET ON SLOPES GREATER THAN 3:1 OR WHERE SPECIFIED ON PLAN	ECB	(Symbol)

Add Erosion Control General Notes
 TAIT Response: Added requested general notes annotated on the word document comment letter. Complete Erosion Control general notes added to first Erosion Control Detail sheet.

Civil Plans must include multiple Erosion Control Plan Sheets referencing the Initial, Interim and Final phases of the project. You can use two plan sheets, Initial and Interim/Final; or three plan sheets, Initial, Interim, and Final. Each Erosion Control Plan must be on a separate Civil Plan sheet, enlarged to provide more detail.

Using three plan sheets is preferred but not required.

TAIT Response: Separated into Initial and Interim-Final plans

Add Parker's COMPLETE List of Keys/Symbols (1st), General Notes (2nd), and Erosion Control Details in ALPHABETICAL Order (3rd), Immediately Following the Final Erosion Control Plan Sheet.

TAIT Response: Added all symbols, general notes, and details as separate detail pages immediately following the final erosion control plan sheet. Details are organized alphabetically.

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

TAIT & ASSOCIATES
 320 North Lincoln Avenue
 Loveland, CO 80537
 p: 970.613.1447
 www.tait.com
 ENGINEERING ENVIRONMENTAL BUILDING LAND
 CONSTRUCTION SURVEYING
 Santa Ana Denver
 San Luis Obispo Riverside Boise

Since 1944

TIMOTHY M. GUILLOT
 ARCHITECT
 1736 East Sunshine, Suite 417
 Springfield, Missouri 65804
 417.862.6558
 Fax: 417.862.3265
 e-mail: architect@estertyschneider.com

LOT 1 PARKER POINTE SUBDIVISION FILING 1

PROJECT:
NEW O'REILLY AUTO PARTS STORE
STROH RD
PARKER, CO #2
SITE EROSION CONTROL PLAN

O'Reilly AUTO PARTS
 CORPORATE OFFICES
 233 SOUTH PATTERSON
 SPRINGFIELD, MISSOURI 65802
 (417) 862-2674 TELEPHONE

COMM #	4884
DATE:	02/14/2025
REVISION	
DATE:	