

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE WATER AND SANITATION DISTRICT SYSTEM SPECIFICATIONS...
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION...
3. THE DISTRICT ENGINEER AND OTHER APPROVED AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION...
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK...
5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, 6-SACK, TYPE II, 3000 POUND COMPRESSION STRENGTH...
6. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS TO THE DESIGNATED TOWN AUTHORITY...
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO ALL APPLICABLE TOWN AND DISTRICT STANDARDS...
8. ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR...
9. REFER TO OVERLOT GRADING AND EROSION CONTROL PLAN FOR GRADING NOTES...
10. EXPANSION JOINTS WILL BE PLACED IN ALL SIDEWALKS AND CURB AND GUTTER AT PCS, PTS, AND AT ANY FIXED OBJECT...
11. THE APPLICANT IS 470 COMPARK LLC...
12. THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER, AND WATER SHALL, AFTER PROPERLY COMPLETING THE WORK...
13. ALL TESTING AND INSPECTION FOR COMPLIANCE WITH TOWN OF PARKER STANDARDS SHALL BE COMPLETED PRIOR TO PROBATIONARY ACCEPTANCE...
14. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER...
15. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR...
16. CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE...
17. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES...
18. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER...
19. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"x" FOR SANITARY SERVICE SEWERS
"v" FOR WATER SERVICES
20. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT-OF-WAY...
21. BENCHMARKS:
SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)
SITE BENCHMARKS:
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE. ELEVATION = 5845.51
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD. ELEVATION = 5808.06
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION...
23. T.C. INDICATES TOP BACK OF WALK GRADE FOR COMBINATION CURB, GUTTER, AND SIDEWALK, OR TOP BACK OF CURB FOR OTHER CURB AND GUTTER TYPES.
24. ALL DIMENSIONS AND RADII ARE TO FLOWLINE UNLESS OTHERWISE NOTED.
25. THE CONTRACTOR SHALL FURNISH THE ENGINEER WITH A SET OF "AS-BUILT" PLANS MARKED WITH ALL DEVIATIONS FROM THE CONSTRUCTION PLANS PRIOR TO INITIAL ACCEPTANCE.
26. ALL STATIONING IS ON CENTERLINE OF RIGHT OF WAY UNLESS OTHERWISE NOTED.

CONSTRUCTION NOTES:

- 1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION...
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT...
3. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION...
4. A DEVELOPMENT REVIEW ENGINEER 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 PUBLIC WORKS DIRECTOR...
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
WATER TIE-IN ---
SANITARY SEWER CONNECTION ---
STORM SEWER CONNECTION NONE
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE...
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER...
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION...
12. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC...
13. PLANS ARE APPROVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK...
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY."
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES...
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.
19. ALL SITES GREATER THAN 40 ACRES REQUIRE A TOWN APPROVED PHASING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS PLAN.

CBMP NOTES:

PHASE A

- 1. PHASE A EROSION CONTROL CBMP'S RELATE TO INITIAL BMP'S REQUIRED TO START SITE OVERLOT GRADING
2. ALL SILT FENCE STAKING CAN BE NO MORE THAN 5- FEET ON CENTER.
3. EXISTING CBMP'S TO BE REMOVED DO NOT NEED TO BE REMOVED IMMEDIATELY. THESE ARE INTENDED TO BE REMOVED BETWEEN PHASES A AND B AT THE CONTRACTOR'S DISCRETION.

PHASE B

- 1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL IMPERVIOUS AREAS SUCH AS STREETS, CURBS, GUTTERS, SIDEWALKS, PARKING LOTS, CURB CHASE DRAINS, ETC., ARE THOROUGHLY CLEAN AT THE FOLLOWING TIMES:
A. BY 5 P.M. DAILY (NO EXCEPTIONS).
B. DURING THE DAY WHEN THESE AREAS BECOME SOILED BEYOND A REASONABLE AMOUNT AS EXPLAINED/ DETERMINED BY PUBLIC WORKS DEPARTMENT.
C. THROUGHOUT THE DAY WHEN PRECIPITATION OR SNOW MELT IS PREDICTED AND/OR OBVIOUS.
2. ADDITIONAL PRACTICES TO BE EMPLOYED AS NECESSARY TO MEET WATER QUALITY OBJECTIVES AND SUIT THE CURRENT WEATHER, SITE CONDITIONS, AND UNFORESEEN NEEDS.
3. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL PRACTICABLE SEDIMENT AND EROSION CONTROL SOLUTIONS ARE EMPLOYED TO MEET WATER QUALITY OBJECTIVES.
4. SEE SHEETS 3-14 FOR DETAILS OF EROSION CONTROL MEASURES.
5. LOT PROTECTION (LP) IS REQUIRED ON ALL LOTS. PLEASE SEE ATTACHED DETAIL FOR MORE INFORMATION.
6. CONTRACTOR TO PROVIDE 4" TOPSOIL OVER ALL FILL TRANSITION SLOPES.
7. SEDIMENT CONTROL BMP'S MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.
8. IT IS SUGGESTED THAT "SIDEWALK CLOSED" SIGNS BE PLACED IN FRONT OF THE SIDEWALKS THAT UTILIZE ROCK SOCKS & CONSTRUCTION FENCE THAT RUN PERPENDICULAR TO THE SIDEWALK. THESE SIGNS MUST BE MUTCD APPROVED.
9. CONTRACTOR TO MAINTAIN, OR REPLACE AS NEEDED, EXISTING BMPS THAT ARE DENOTED AS TO BE KEPT.
10. ALL SILT FENCE STAKING CAN BE NO MORE THAN 5- FEET ON CENTER.
11. PHASE A EROSION CONTROL BMP'S RELATE TO INITIAL BMP'S REQUIRED TO START SITE OVERLOT GRADING.
12. HYDRO MULCHING WITHIN LIMITS OF DETENTION POND.

PARKER STANDARD STORM DRAINAGE INFRASTRUCTURE NOTES

- 1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT...
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 CDOT STANDARD SPECIFICATIONS 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...
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...
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 JOINTS 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 FOR CONSTRUCTION ACTIVITIES.

BYPASS PUMPING PLAN

- 1. THE BYPASS PUMPING PLAN DISCUSSED IN THIS SECTION AND DETAILED ON THE FOLLOWING SHEETS IS PRELIMINARY IN NATURE...
2. A TEMPORARY BERM SHALL BE CONSTRUCTED AS SHOWN ON SHEET 4...
2.1. EASEMENTS WILL BE OBTAINED FROM PROPERTY OWNERS AFFECTED BY THE INUNDATION OF RUNOFF.
3. A BYPASS PUMP SHALL BE USED TO DIVERT FLOWS INTO THE EXISTING GREEN ACRES TRIBUTARY CHANNEL NEAR FIRST STREET...
4. ONCE THE BERM IS COMPLETE AND A BYPASS PUMP IS INSTALLED, CONSTRUCTION OF THE UPPER REACHES OF THE CHANNEL...
5. ANOTHER BERM SHALL BE CONSTRUCTED NEAR STATION 99+00 AND A BYPASS PUMP SHALL BE UTILIZED TO THE LOWER LIMITS OF THE IMPROVEMENTS...
6. UPON COMPLETION OF THE CHANNEL IMPROVEMENTS, ALL TEMPORARY BERMS AND BYPASS PUMPS SHALL BE REMOVED.

Plotted: 4/11/2016 3:57 PM. Draw Name: P:\C\proj\3\Comp\South\3\Ultimate\Belford\Awd\dwg\Final Drawings\Plan\Sta\Town\CompSouth02_1.cbmp ON: V:\C\proj\3\Comp\South\3\Ultimate\Belford\Awd\dwg\Final Drawings\Plan\Sta\Town\CompSouth02_1.cbmp ON: V:\C\proj\3\Comp\South\3\Ultimate\Belford\Awd\dwg\Final Drawings\Plan\Sta\Town\CompSouth02_1.cbmp Updated By: bblair

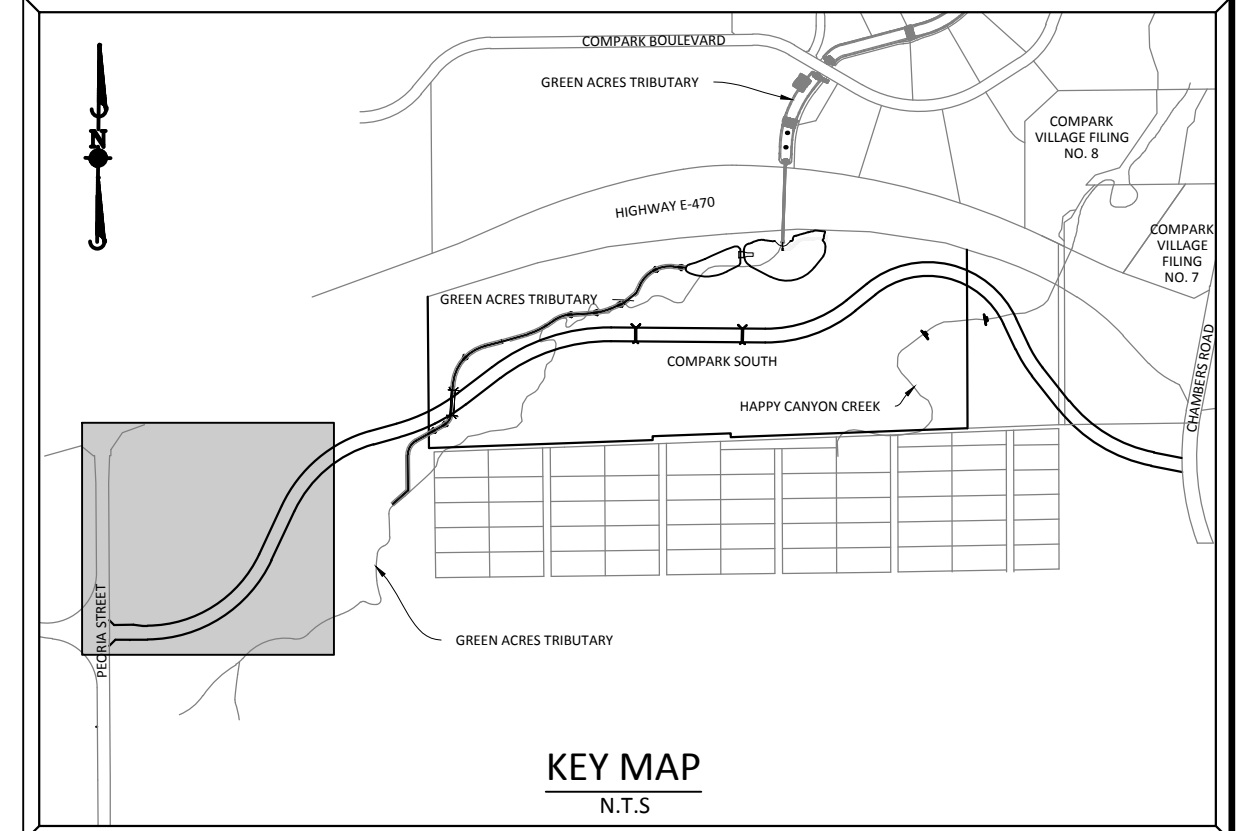
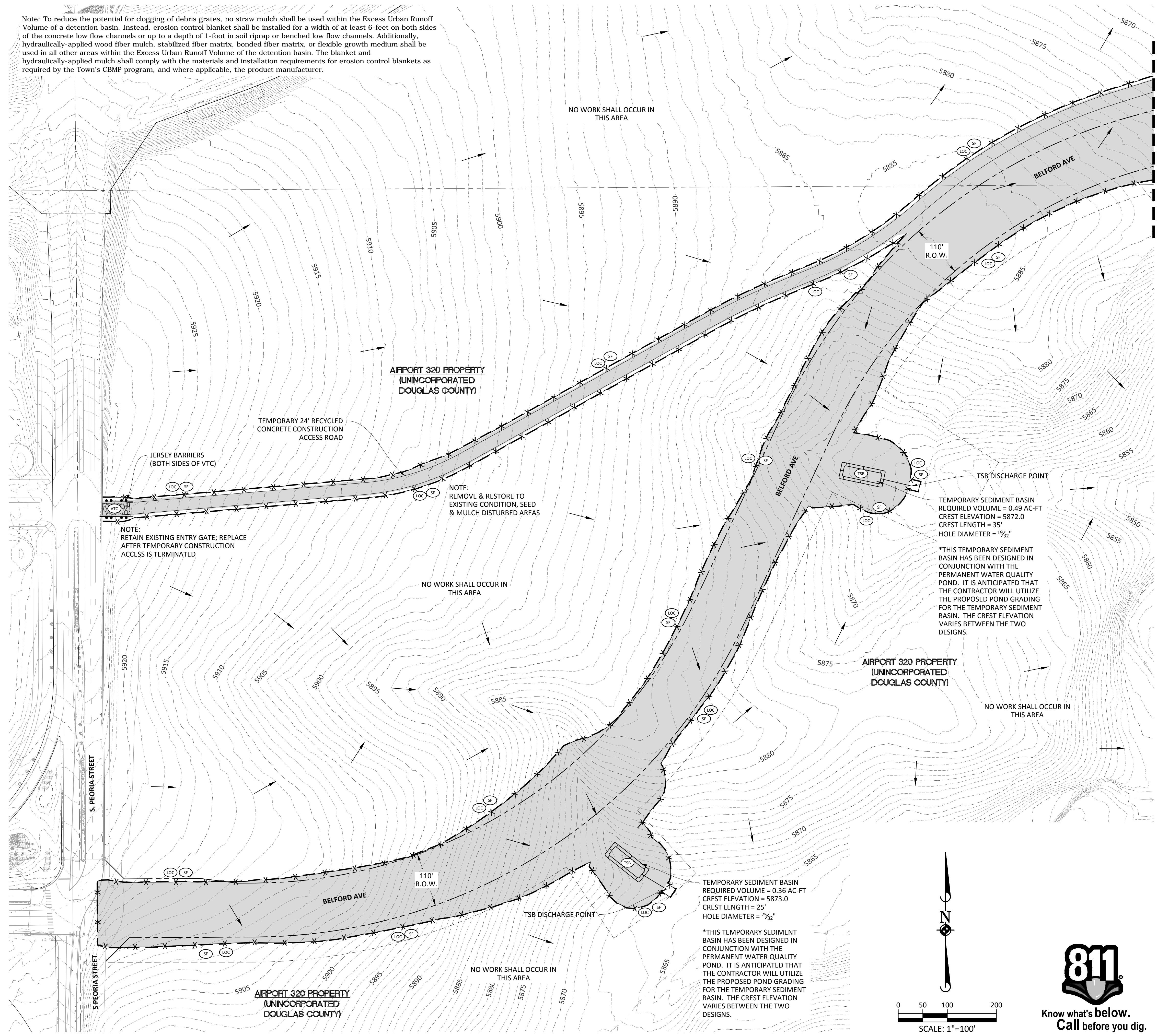
Table with columns: DATE, REVISIONS, and a grid for revision tracking.

Manhard CONSULTING LTD logo and contact information: 800 E. Arapahoe Court, Suite 110, Denver, CO 80218. Phone: 303.733.0000. Fax: 303.733.0000. Email: manhard.com

COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
GENERAL NOTES
PROJ. MGR.: RLB
PROJ. ASSOC.: BRB
DRAWN BY:
DATE: 11/2015
SHEET 2 OF 23

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Note: To reduce the potential for clogging of debris grates, no straw mulch shall be used within the Excess Urban Runoff Volume of a detention basin. Instead, erosion control blanket shall be installed for a width of at least 6-feet on both sides of the concrete low flow channels or up to a depth of 1-foot in soil riprap or benched low flow channels. Additionally, hydraulically-applied wood fiber mulch, stabilized fiber matrix, bonded fiber matrix, or flexible growth medium shall be used in all other areas within the Excess Urban Runoff Volume of the detention basin. The blanket and hydraulically-applied mulch shall comply with the materials and installation requirements for erosion control blankets as required by the Town's CBMP program, and where applicable, the product manufacturer.



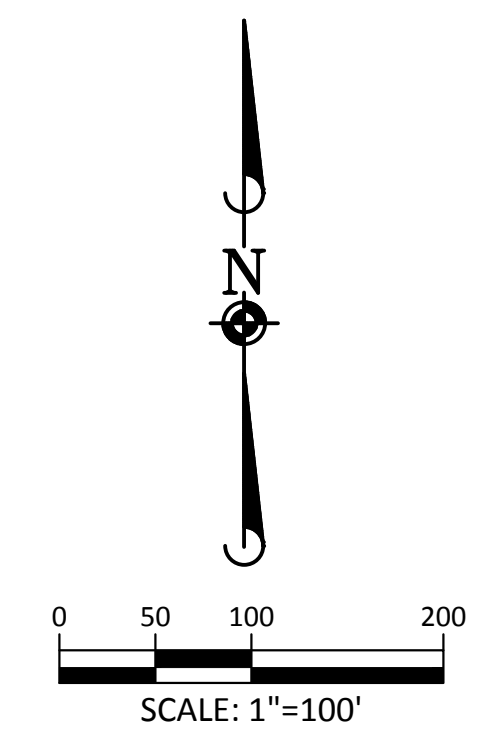
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|--|-------|--|
| | CD | CHECK DAM |
| | CF | CONSTRUCTION FENCE |
| | CWA | CONCRETE WASHOUT AREA |
| | DD | DIVERSION DITCH |
| | DTC | DEBRIS TRASH CONTROL |
| | ECB | EROSION CONTROL BLANKET |
| | IPAN | INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |
| | IPAP | INLET PROTECTION FOR AREA INLETS IN PAVEMENT |
| | IPCOG | INLET PROTECTION, CURB ON-GRADE, TYPE R INLET |
| | IPCOS | INLET PROTECTION, CURB ON SUMP, TYPE R INLET |
| | LP | LOT PROTECTION |
| | LOC | LIMITS OF CONSTRUCTION |
| | PTP | PORTABLE TOILET PROTECTION |
| | RCSC | ROUGH CUT STREET CONTROL |
| | RS | ROCK SOCK |
| | RSS | ROCK SOCK IN SWALE |
| | SB | STRAW BALE |
| | SCL | SEDIMENT CONTROL LOG |
| | SF | SILT FENCE |
| | SMC | SEEDING, MULCHING AND CRIMPING |
| | SR | SURFACE ROUGHING |
| | SSA | STABILIZED STAGING AREA |
| | STP | SIDEWALK TRANSITION PROTECTION |
| | TI | TEMPORARY IRRIGATION |
| | TSB | TEMPORARY SEDIMENT BASIN |
| | VTC | VEHICLE TRACKING CONTROL |
| | BMP | EXISTING BMP TO REMAIN |
| | BMP | EXISTING BMP TO BE REMOVED |

TOWN OF PARKER APPROVALS

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

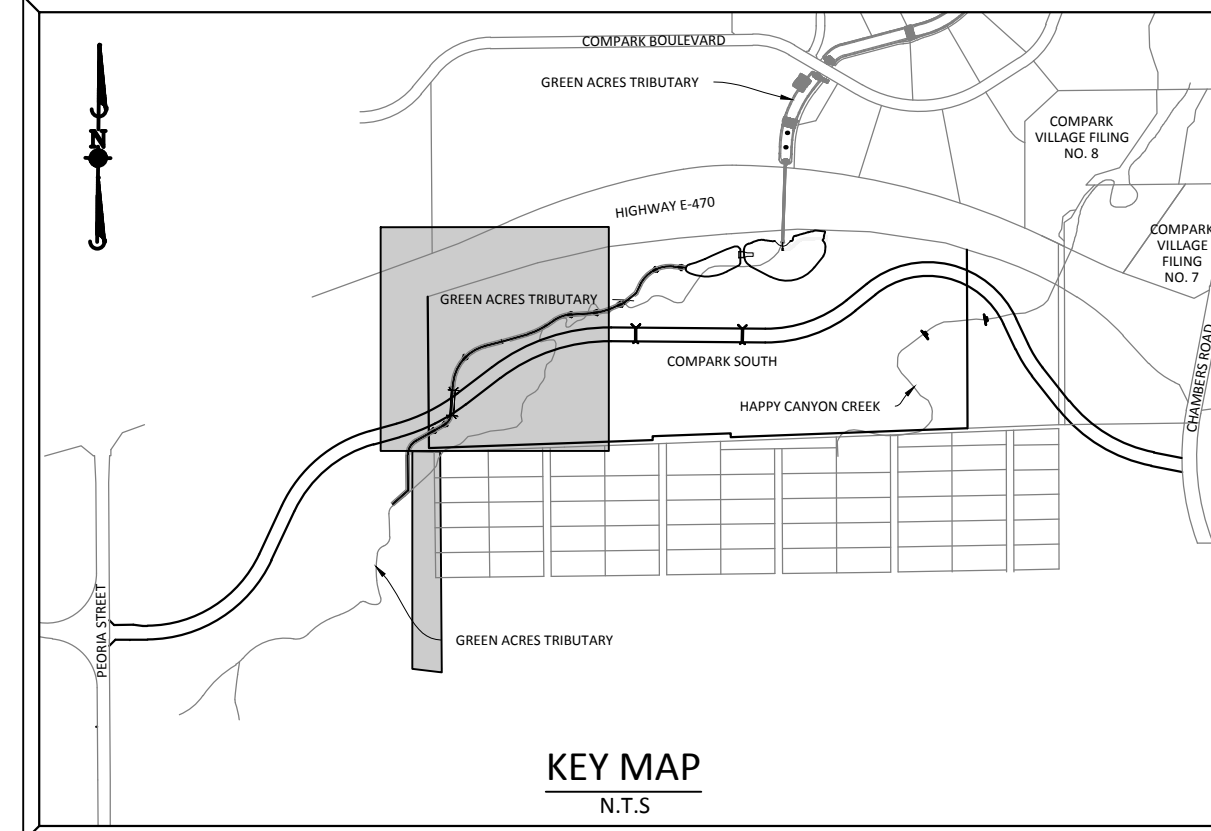
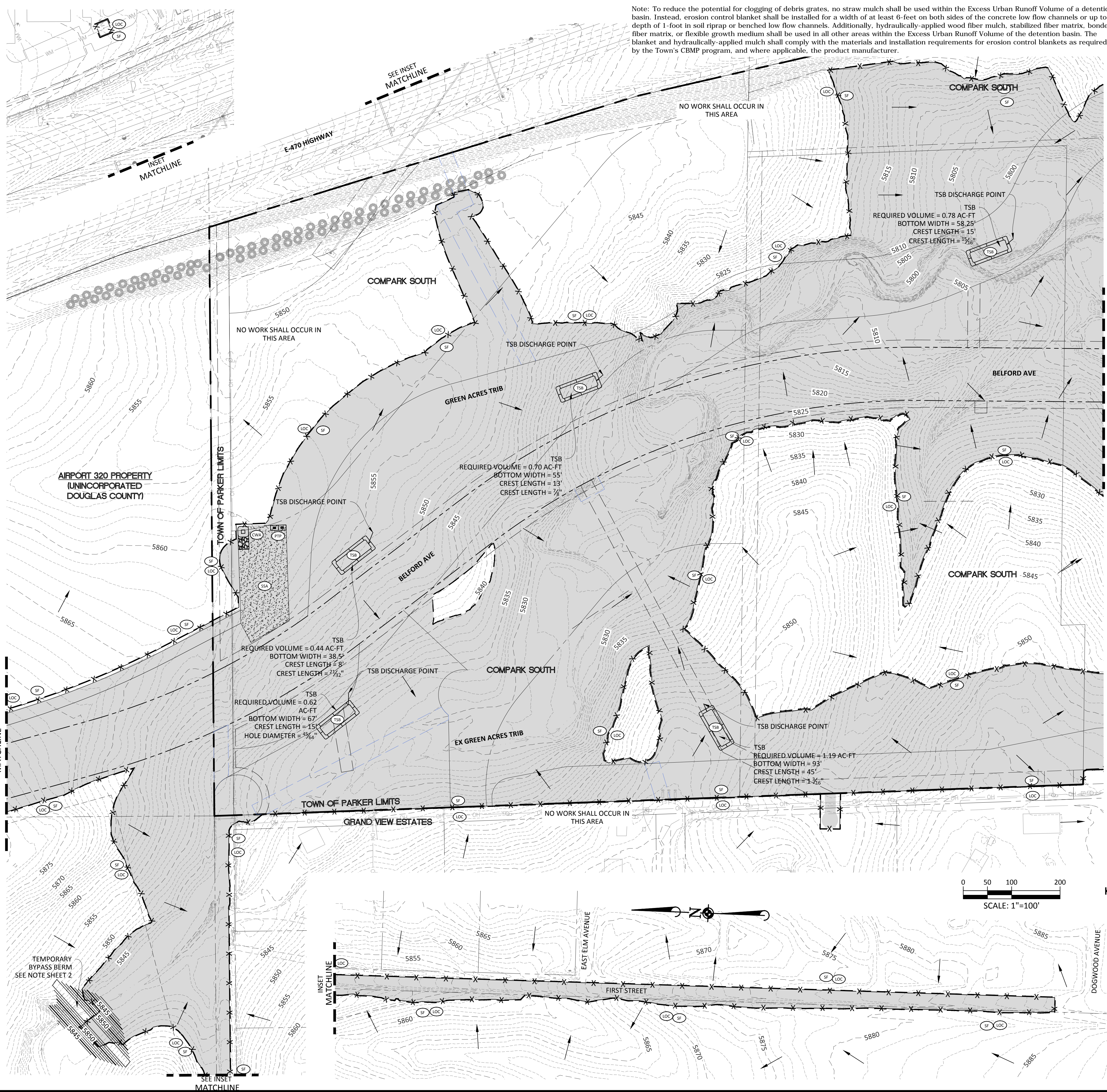
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Plotted: 4/11/2016 3:58 PM. Draw Name: P:\Check3\CompSouth\320\Drawings\Plan\Sheet\Town\CompSouth02_1.CBMP ON V.L.CK3.CBMP-A1.dwg. Updated By: balizer

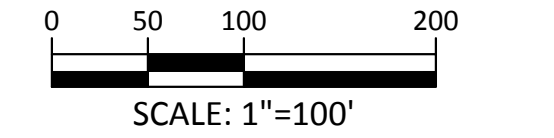
<p>Manhard CONSULTING LTD</p> <p>800 E. Arapahoe Court, Suite 110, Denver, CO 80212 Phone: 303.733.0000 Fax: 303.733.0000 manhard.com</p> <p>Construction Managers • Environmental Scientists • Landscape Architects • Planners</p>	<p>COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS</p> <p>TOWN OF PARKER, COLORADO</p> <p>CBMP PLAN - PHASE A - BELFORD AVE & GAT</p>
<p>PROJ. MGR.: RLB</p> <p>PROJ. ASSOC.: BRB</p> <p>DRAWN BY: BRB</p> <p>DATE: 11/2015</p>	<p>SHEET</p> <p>3 OF 23</p>

Note: To reduce the potential for clogging of debris grates, no straw mulch shall be used within the Excess Urban Runoff Volume of a detention basin. Instead, erosion control blanket shall be installed for a width of at least 6-feet on both sides of the concrete low flow channels or up to a depth of 1-foot in soil riprap or benched low flow channels. Additionally, hydraulically-applied wood fiber mulch, stabilized fiber matrix, bonded fiber matrix, or flexible growth medium shall be used in all other areas within the Excess Urban Runoff Volume of the detention basin. The blanket and hydraulically-applied mulch shall comply with the materials and installation requirements for erosion control blankets as required by the Town's CBMP program, and where applicable, the product manufacturer.



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| | PTP | PORTABLE TOILET PROTECTION |
| | RCSC | ROUGH CUT STREET CONTROL |
| | RS | ROCK SOCK |
| | RSS | ROCK SOCK IN SWALE |
| | SB | STRAW BALE |
| | SCL | SEDIMENT CONTROL LOG |
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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DATE	07/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
REVISIONS		
DRAWN BY		BRB

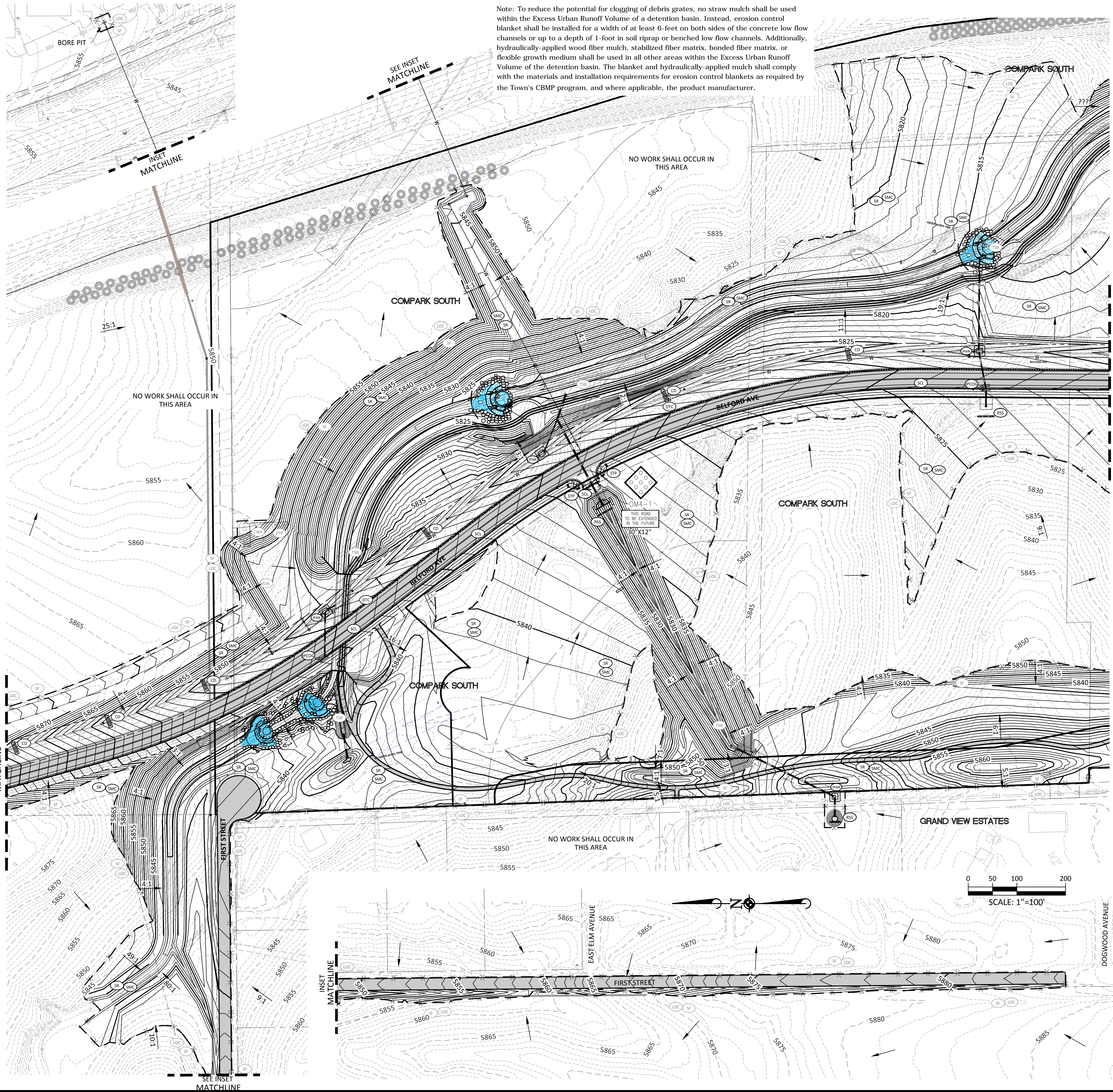
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COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE A - BELFORD AVE & GAT

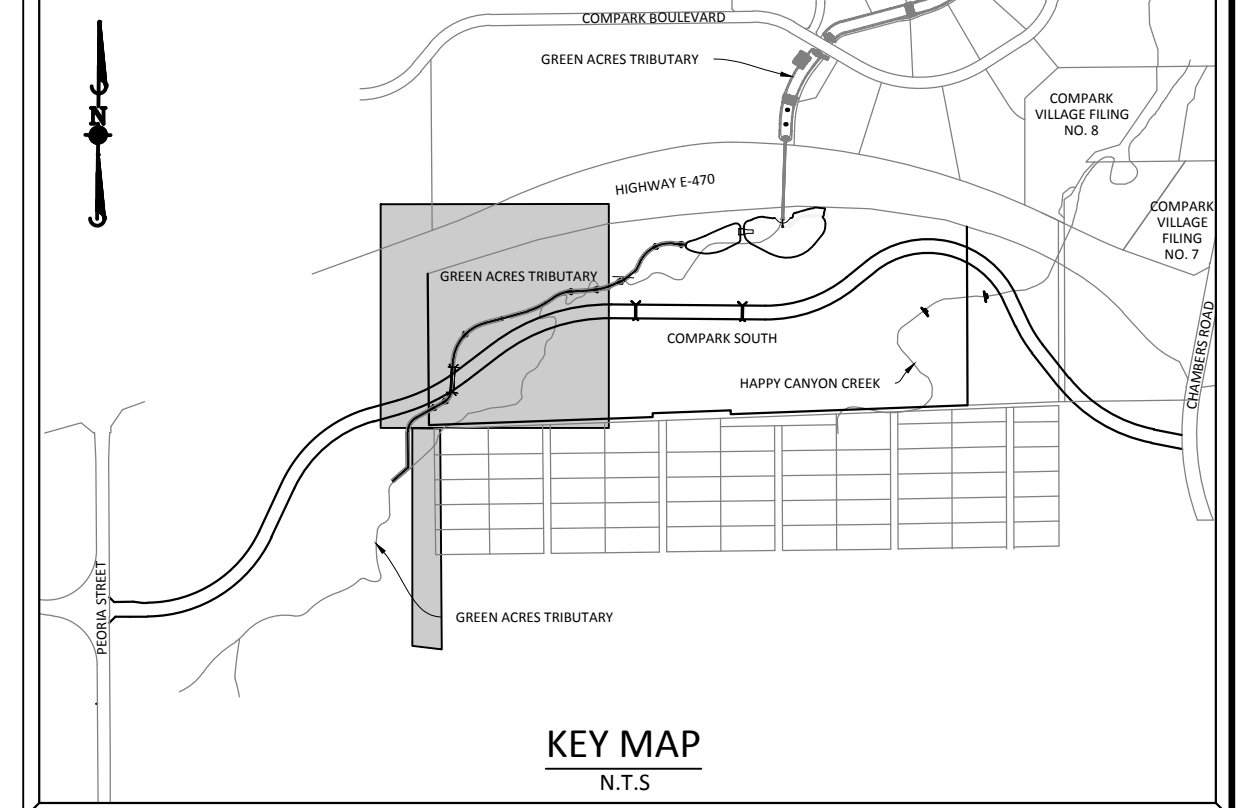
PROJ. MGR.: RLB
 PROJ. ASSOC.: BRB
 DRAWN BY:
 DATE: 11/2015

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4 OF 23

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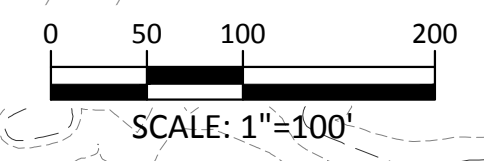


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	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CWA	CONCRETE WASHOUT AREA
	DD	DIVERSION DITCH
	DTC	DEBRIS TRASH CONTROL
	ECB	EROSION CONTROL BLANKET
	IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
	IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
	IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
	IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET
	LP	LOT PROTECTION
	LOC	LIMITS OF CONSTRUCTION
	PTP	PORTABLE TOILET PROTECTION
	RCSC	ROUGH CUT STREET CONTROL
	RS	ROCK SOCK
	RSS	ROCK SOCK IN SWALE
	SB	STRAW BALE
	SCL	SEDIMENT CONTROL LOG
	SF	SILT FENCE
	SMC	SEEDING, MULCHING AND CRIMPING
	SR	SURFACE ROUGHING
	SSA	STABILIZED STAGING AREA
	STP	SIDEWALK TRANSITION PROTECTION
	TI	TEMPORARY IRRIGATION
	TSB	TEMPORARY SEDIMENT BASIN
	VTC	VEHICLE TRACKING CONTROL
	BMP	EXISTING BMP TO REMAIN
	BMP-X	EXISTING BMP TO BE REMOVED



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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

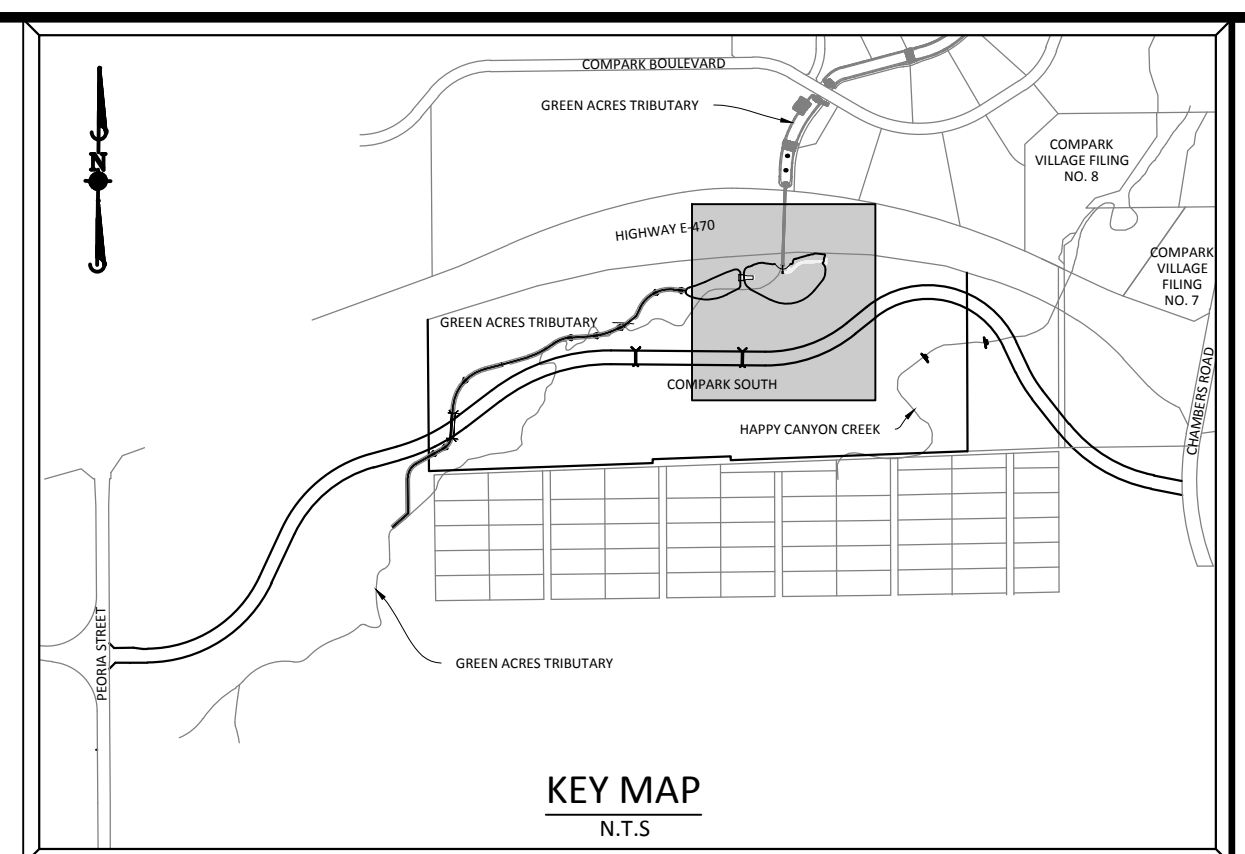
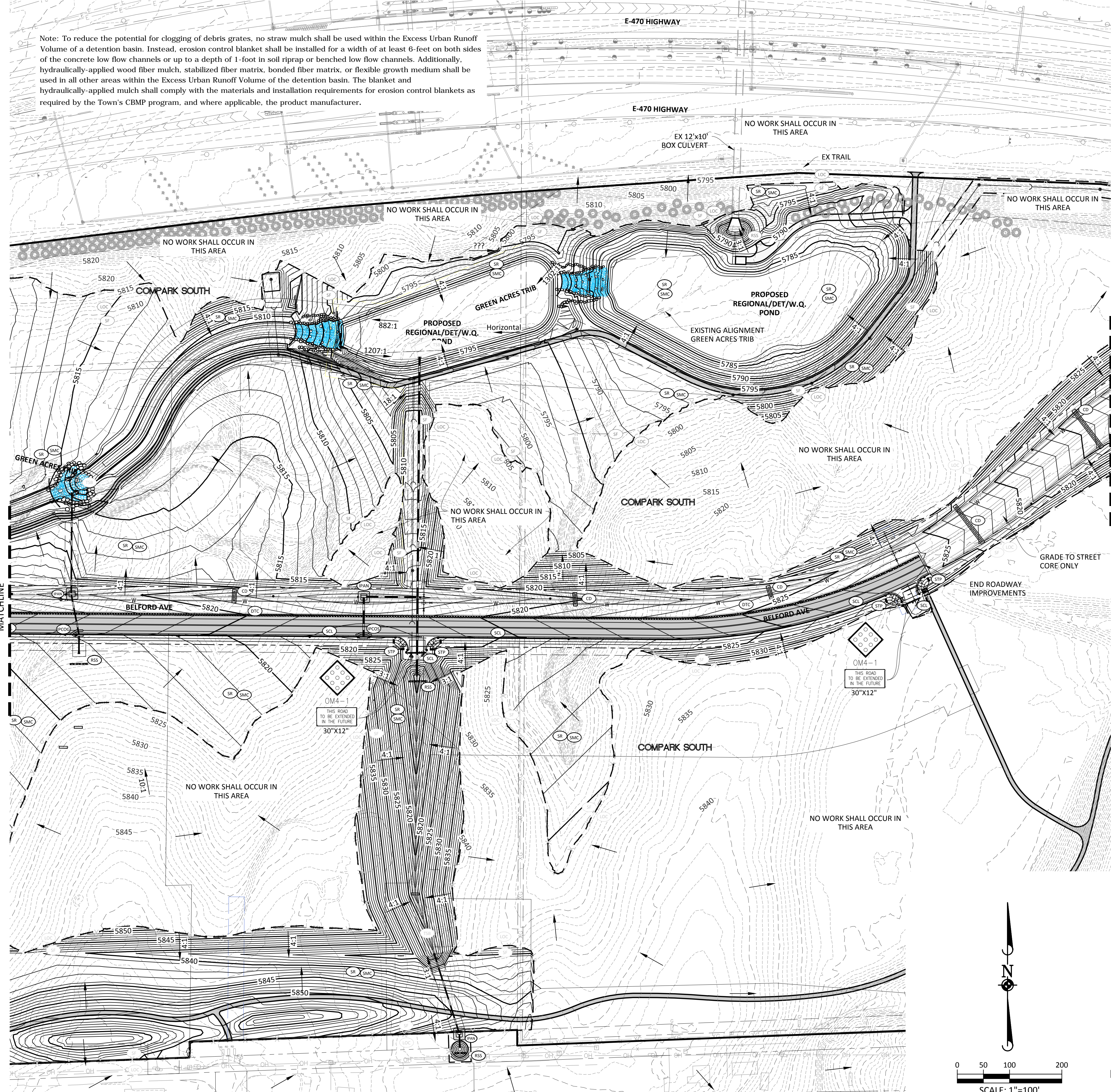
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REVISIONS	
NO.	DESCRIPTION
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COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
CBMP - PHASE B & GRADING PLAN - BELFORD AVE & GAT

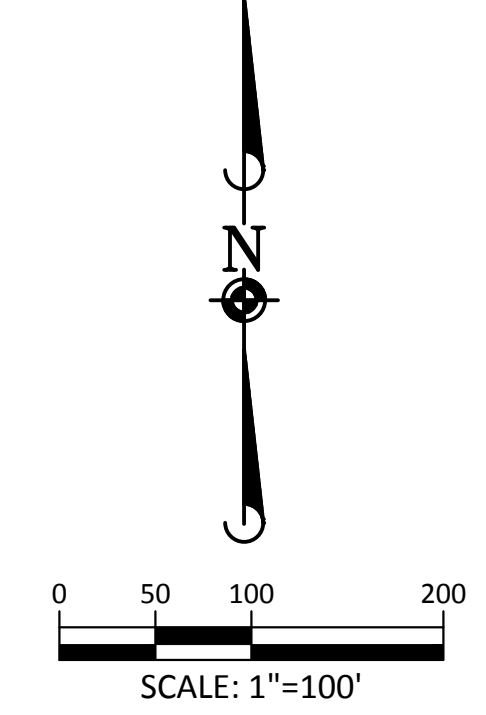
PROJ. MGR.:	RLB
PROJ. ASSOC.:	BRB
DRAWN BY:	
DATE:	11/2015
SHEET	
8	23

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PROJECT: 4/17/2016 4:09 PM Draw Name: P:\Check3\CompSouth\03_Ultimate_Belford_Ave.dwg (Final Drawings) Plot Path: S:\Town\CompSouth\03_Ultimate_Belford_Ave.dwg (Final Drawings) Plot Path: S:\Town\CompSouth\03_Ultimate_Belford_Ave.dwg (Final Drawings) Updated By: bblalzer

DATE: 11/2015

PROJ MGR: RLB

PROJ ASSOC: BRB

DRAWN BY: BRB

DATE: 11/2015

COMPAK VILLAGE SOUTH - GRADING & CBMP PLANS

TOWN OF PARKER, COLORADO

CBMP - PHASE B & GRADING PLAN - BELFORD AVE & GAT

REVISIONS

REVISED PLANS PER TOWN REFERRAL COMMENTS

DATE

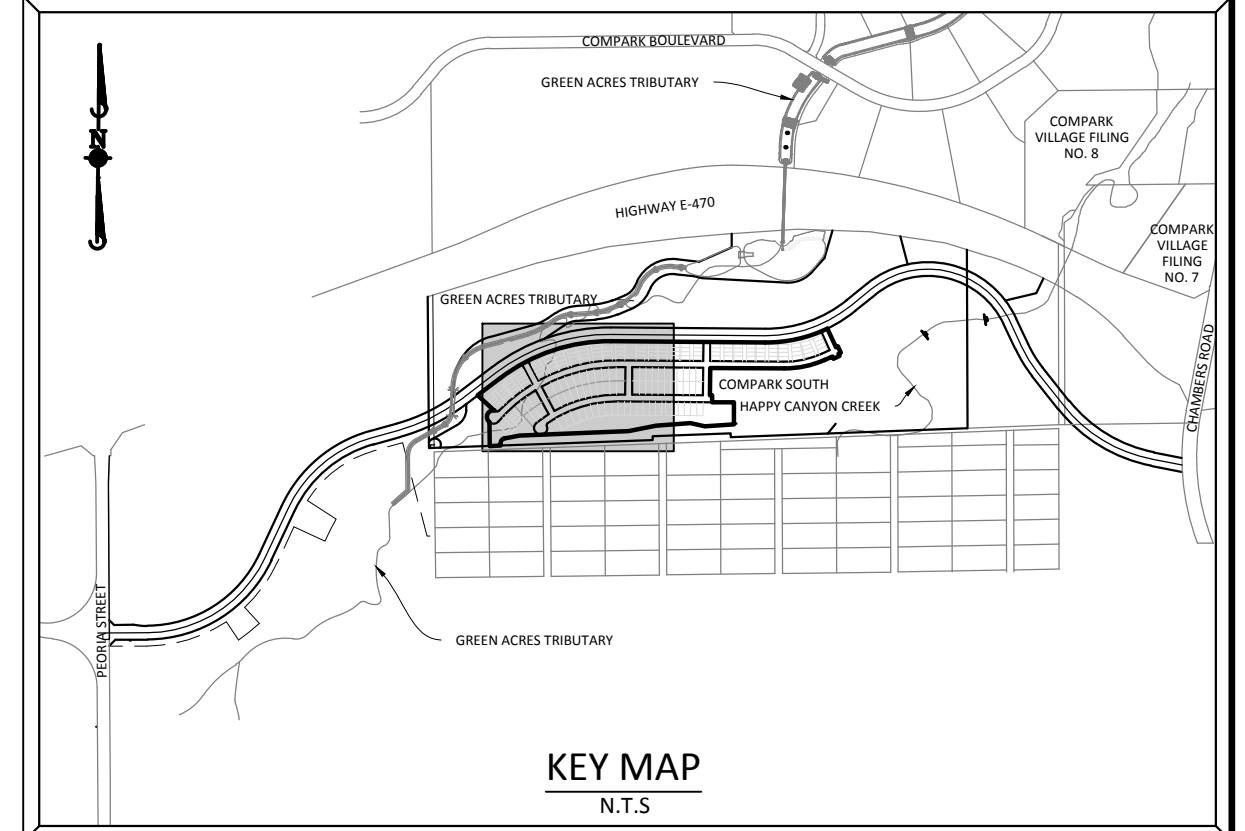
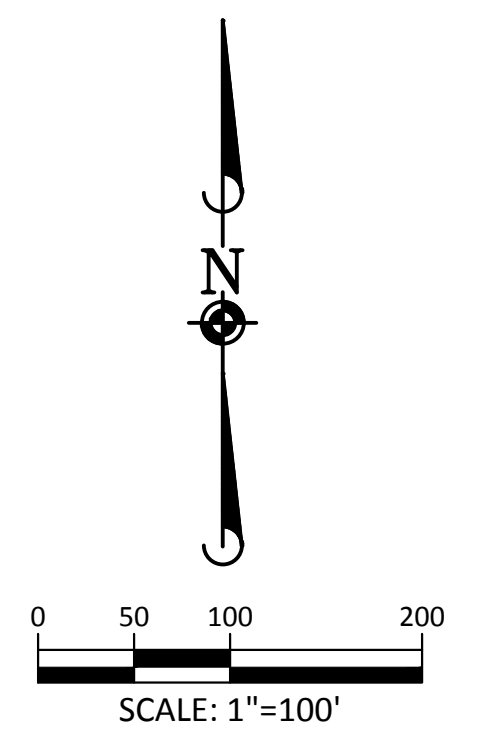
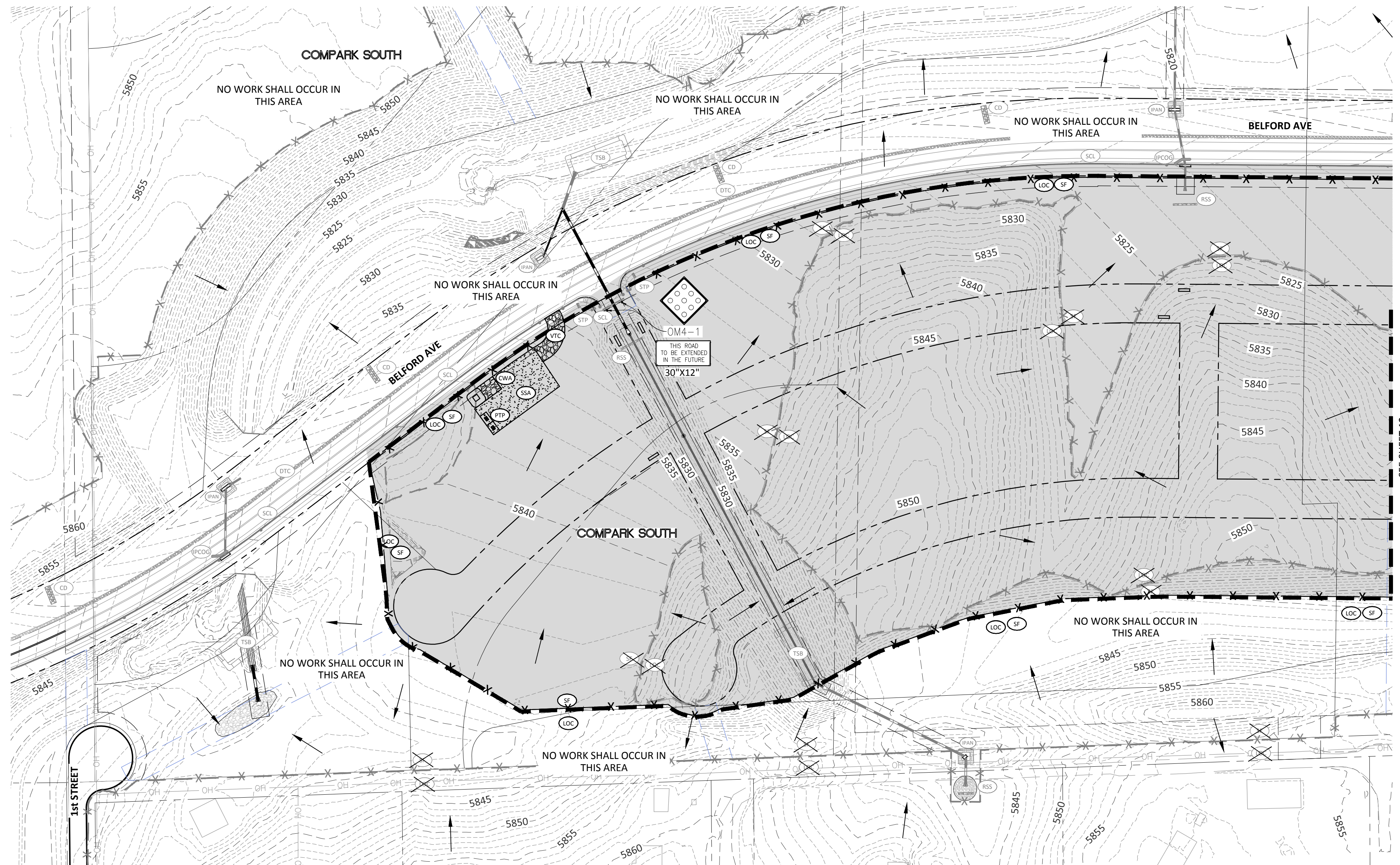
BY

SHEET

9 OF 23

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



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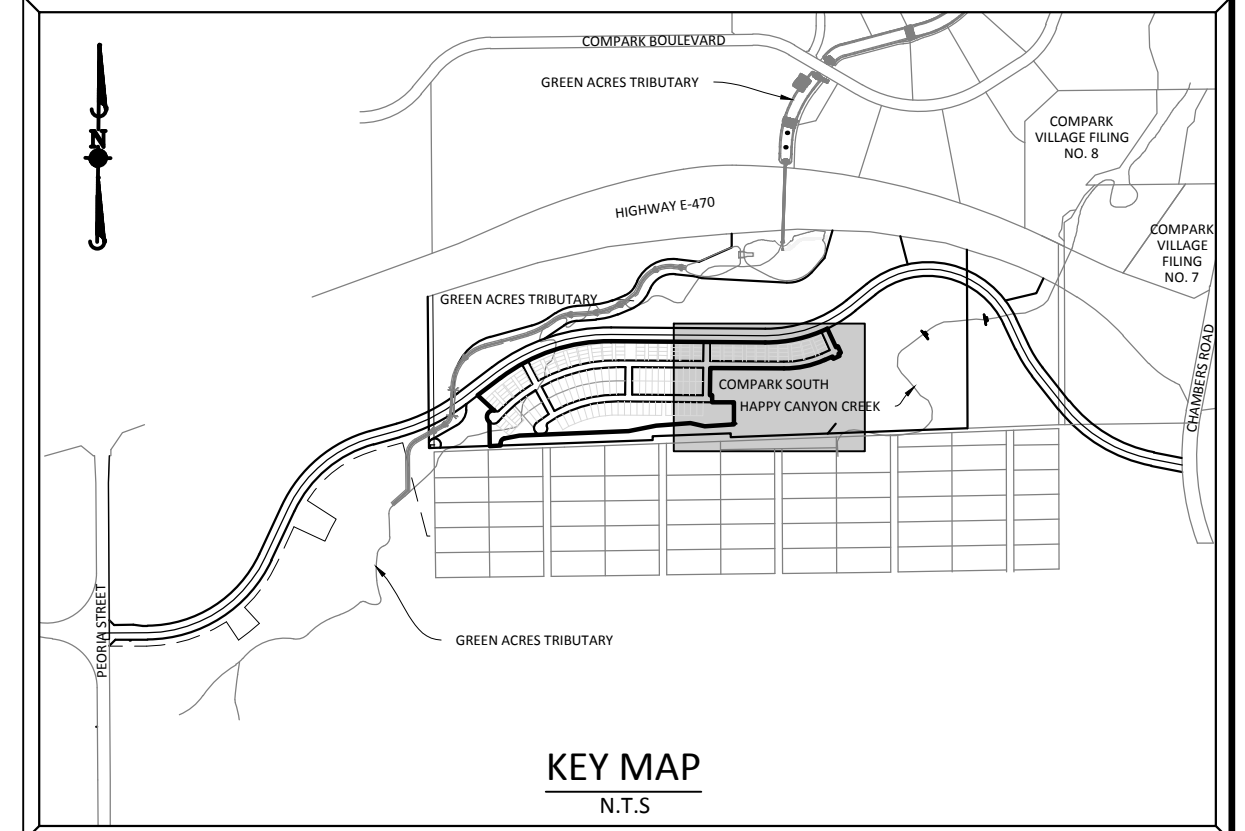
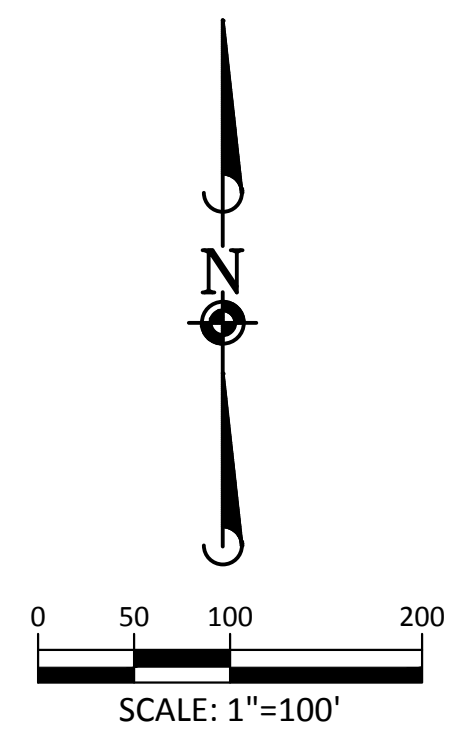
COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE A - RESIDENTIAL SITE

PROJ. MGR.: RLB
 PROJ. ASSOC.: BRB
 DRAWN BY:
 DATE: 11/2015

SHEET
11 OF **23**

Plotted: 4/11/2016 4:12 PM, Day Name: P:\Clients\3\ComparkSouth\03_Ultimate\Belford Ave\Drawings\Plan\Sheet\Town\ComparkSouth_1_CBMP_ONI_VL1_CK3_48-CBMP_A.dwg, Updated By: lbbatzer

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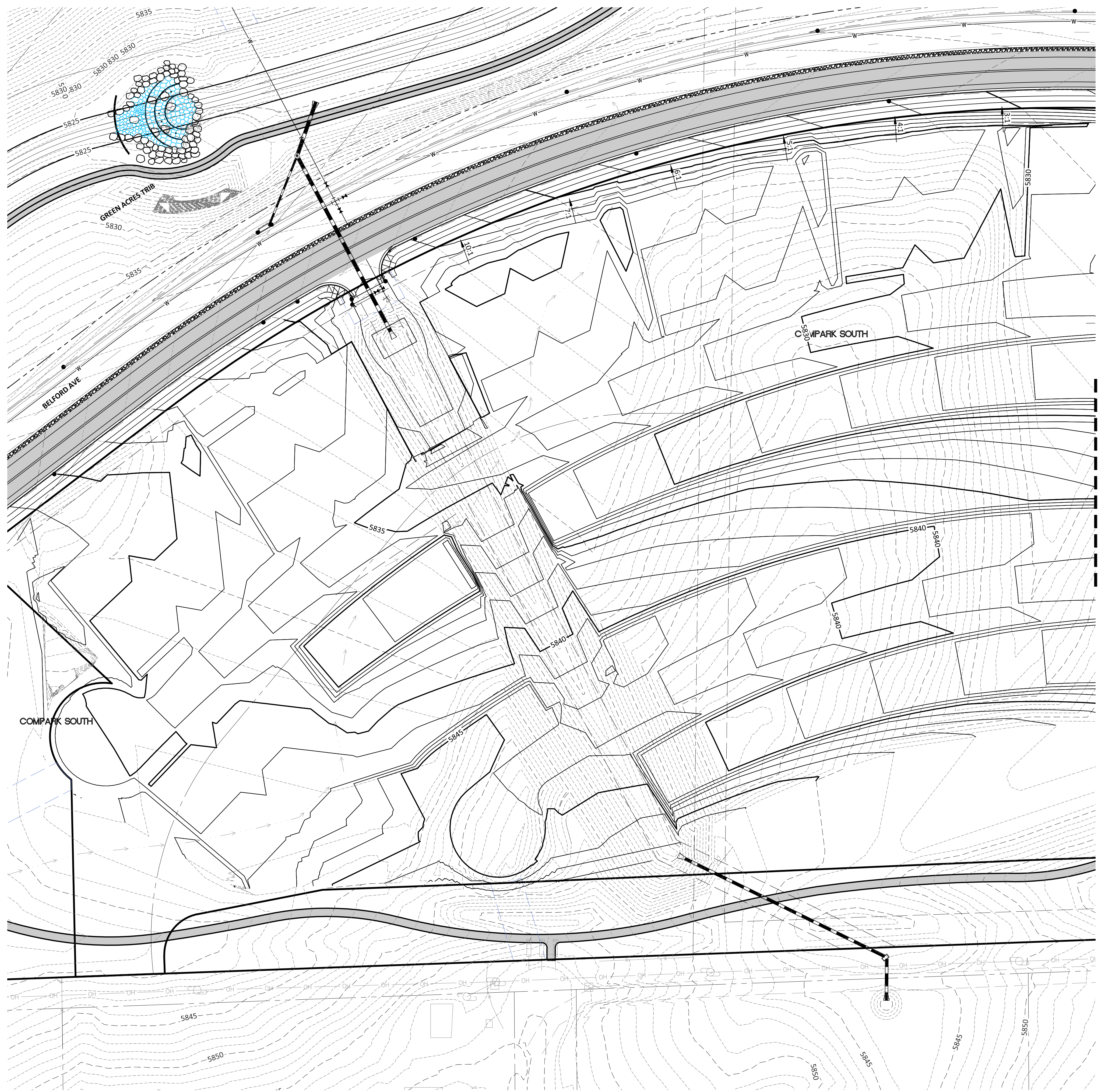


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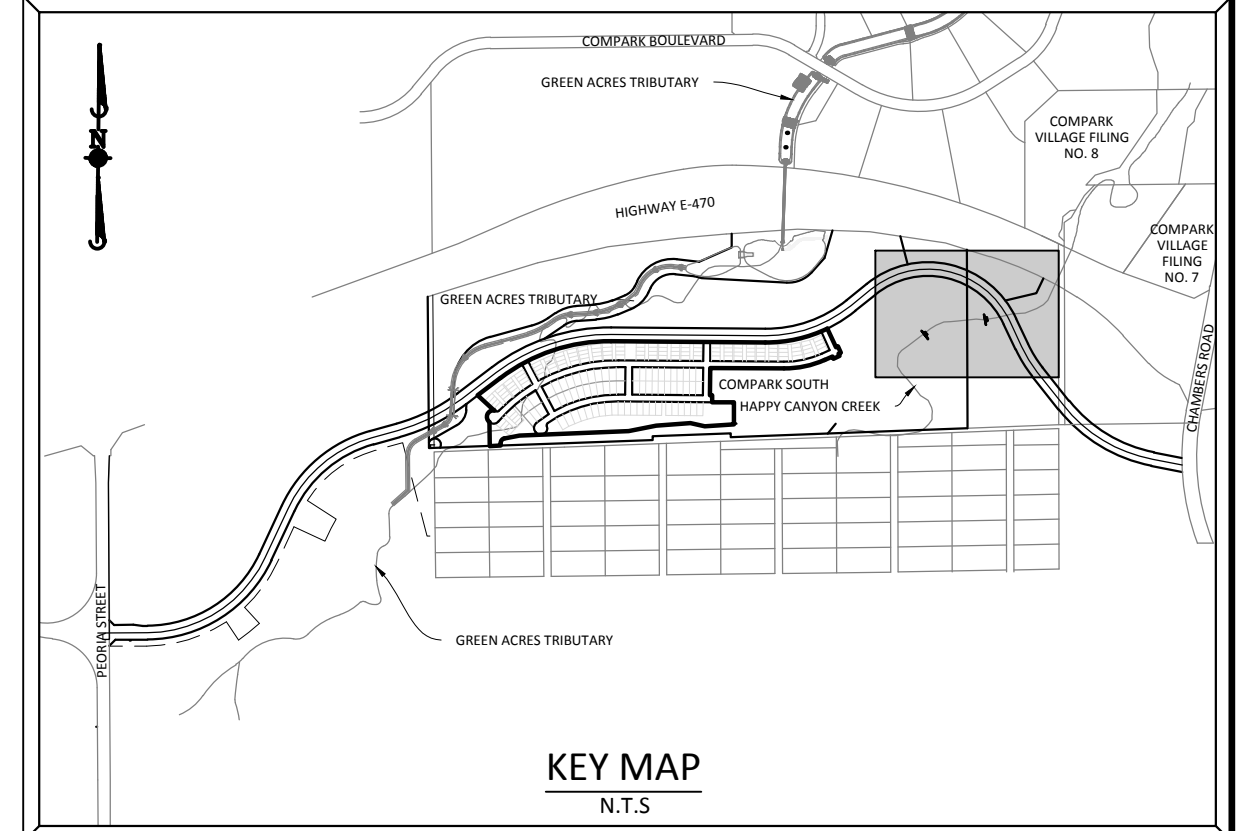
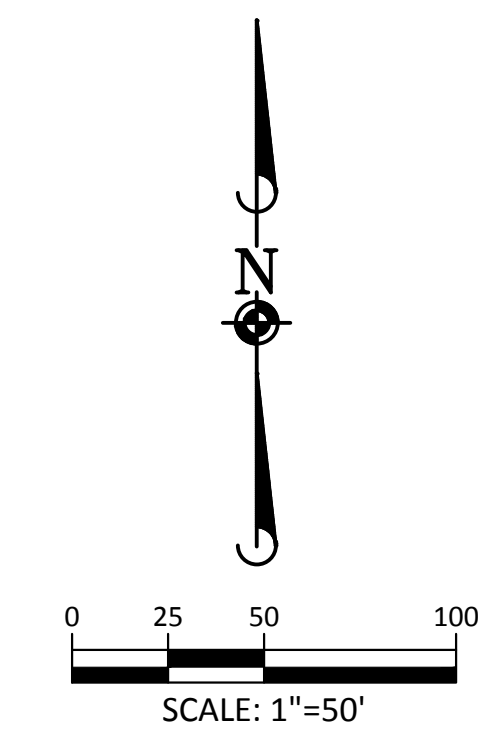
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DRAWN BY: _____ CHECKED BY: _____ DATE: _____	<div style="text-align: center;"> <p> Manhard CONSULTING LTD <small>8001 E. Arapahoe Court, Suite 110, Centennial, CO 80112 303.778.0000 303.778.0000 manhard.com</small> <small>Construction Managers • Environmental Scientists • Landscape Architects • Planners</small> </p> </div> <div style="text-align: center; margin-top: 20px;"> <p> COMPAK VILLAGE SOUTH - GRADING & CBMP PLANS TOWN OF PARKER, COLORADO CBMP PLAN - PHASE A - RESIDENTIAL SITE </p> </div> <div style="text-align: center; margin-top: 20px;"> <p> PROJ. MGR.: RLB PROJ. ASSOC.: BRB DRAWN BY: _____ DATE: 11/2015 </p> </div> <div style="text-align: center; margin-top: 20px;"> <p> SHEET 12 OF 23 </p> </div>
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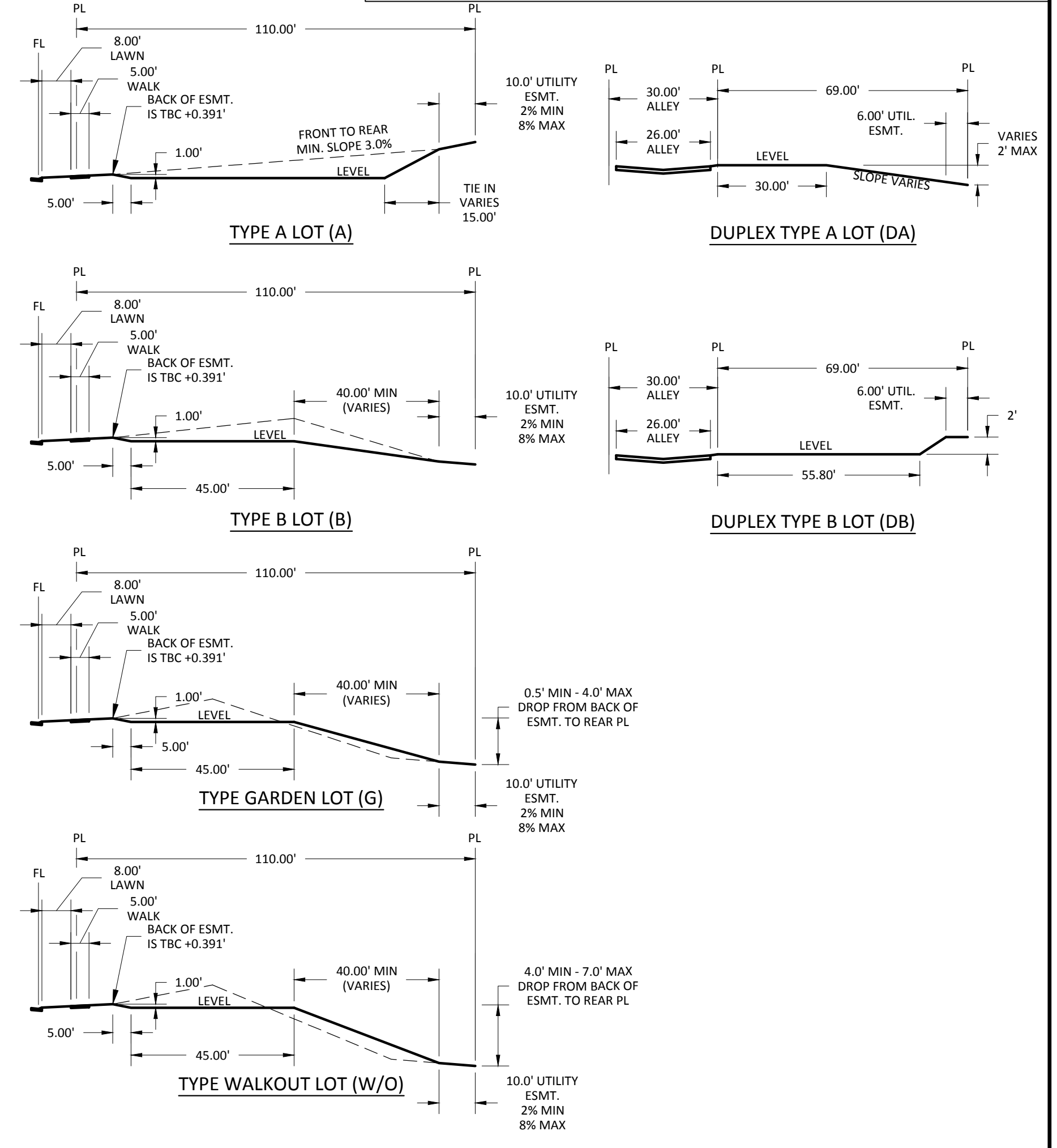
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SEE SHEET ID MATCHLINE



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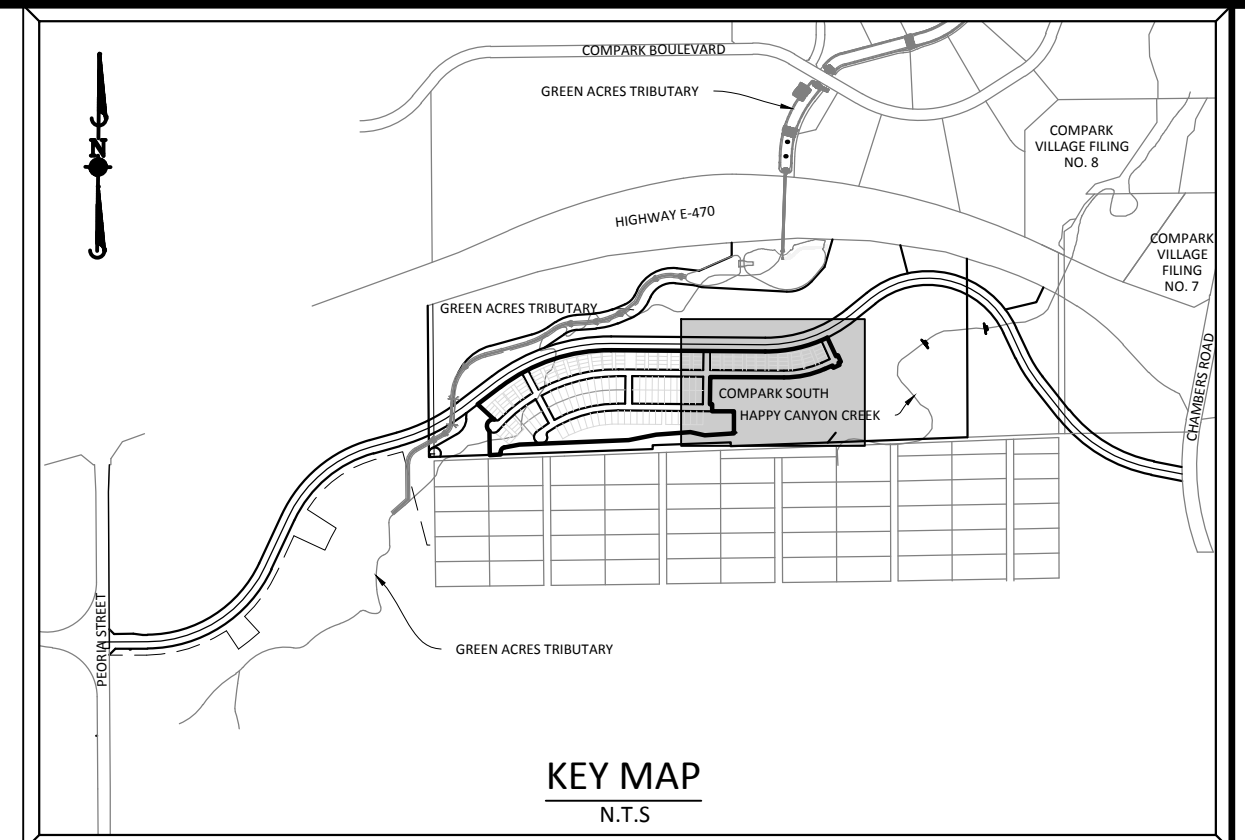
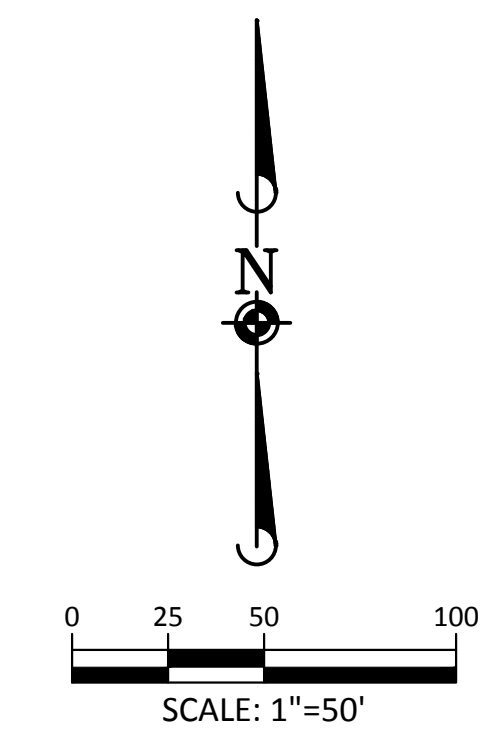
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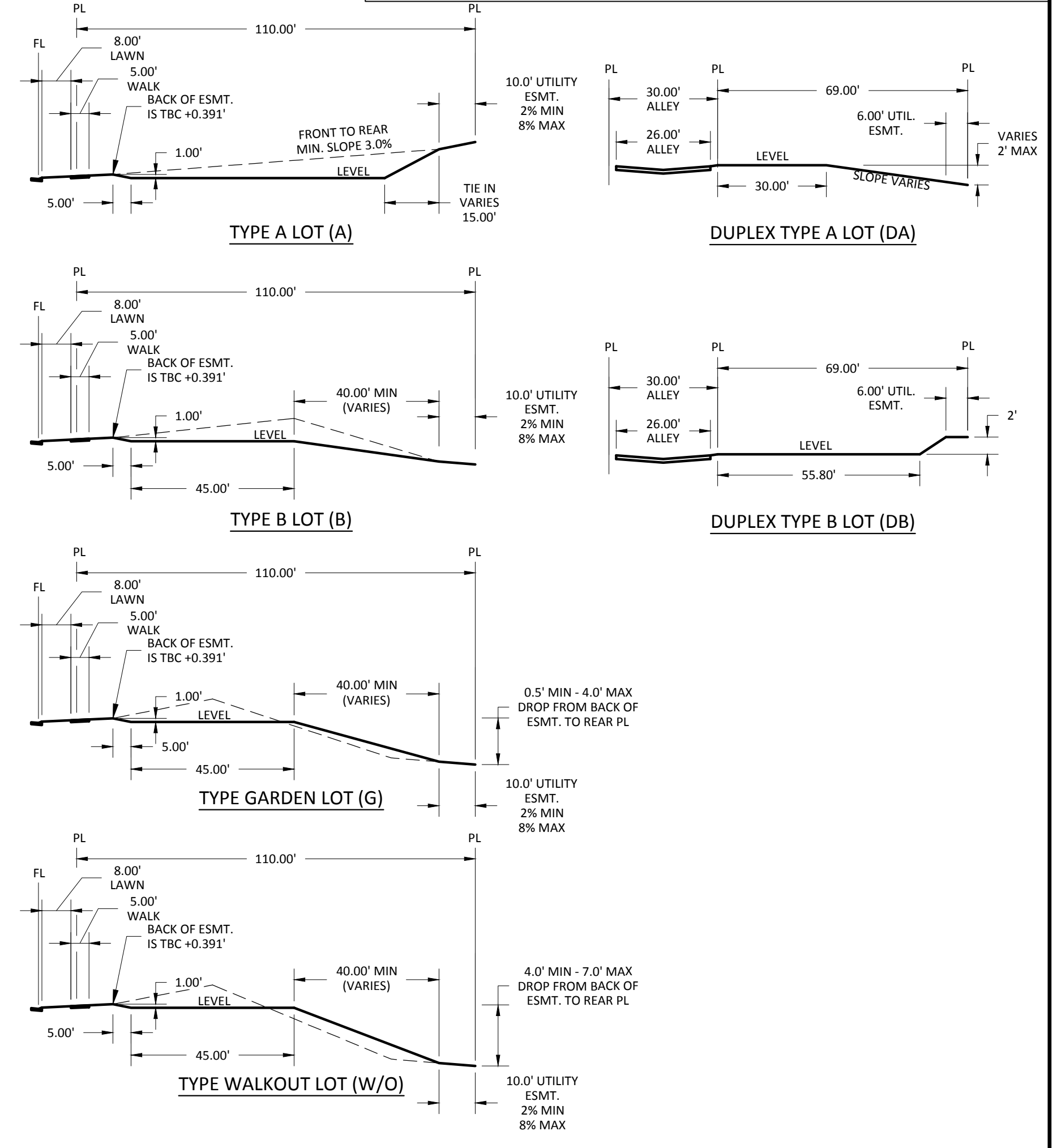
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DRAWN BY: DATE:	REVISIONS:	PROJECT:	SHEET:	<p style="text-align: center;">Manhard CONSULTING LTD</p> <p style="font-size: small;"> 8000 E. Arapahoe Court, Suite 110, Denver, CO 80112 303.750.0000 303.750.0000 manhard.com Construction Managers • Environmental Scientists • Landscape Architects • Planners </p>
COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS TOWN OF PARKER, COLORADO OVERLOT GRADING - RESIDENTIAL SITE				PROJECT MGR.: RLB PROJECT ASSOC.: BRB DRAWN BY: DATE: 11/2015 SHEET <div style="font-size: 2em; font-weight: bold;">15</div> <div style="font-size: 2em; font-weight: bold;">23</div>

Plotted: 4/11/2016 4:21 PM Day Name: P:\Projects\3\CompSouth\03_Ultimate\Belford Ave.dwg User: jlbaltzer



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TOWN OF PARKER, COLORADO
OVERLOT GRADING - RESIDENTIAL SITE

PROJ. MGR.: RLB
 PROJ. ASSOC.: BRB
 DRAWN BY:
 DATE: 11/2015

SHEET
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
 DATE

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

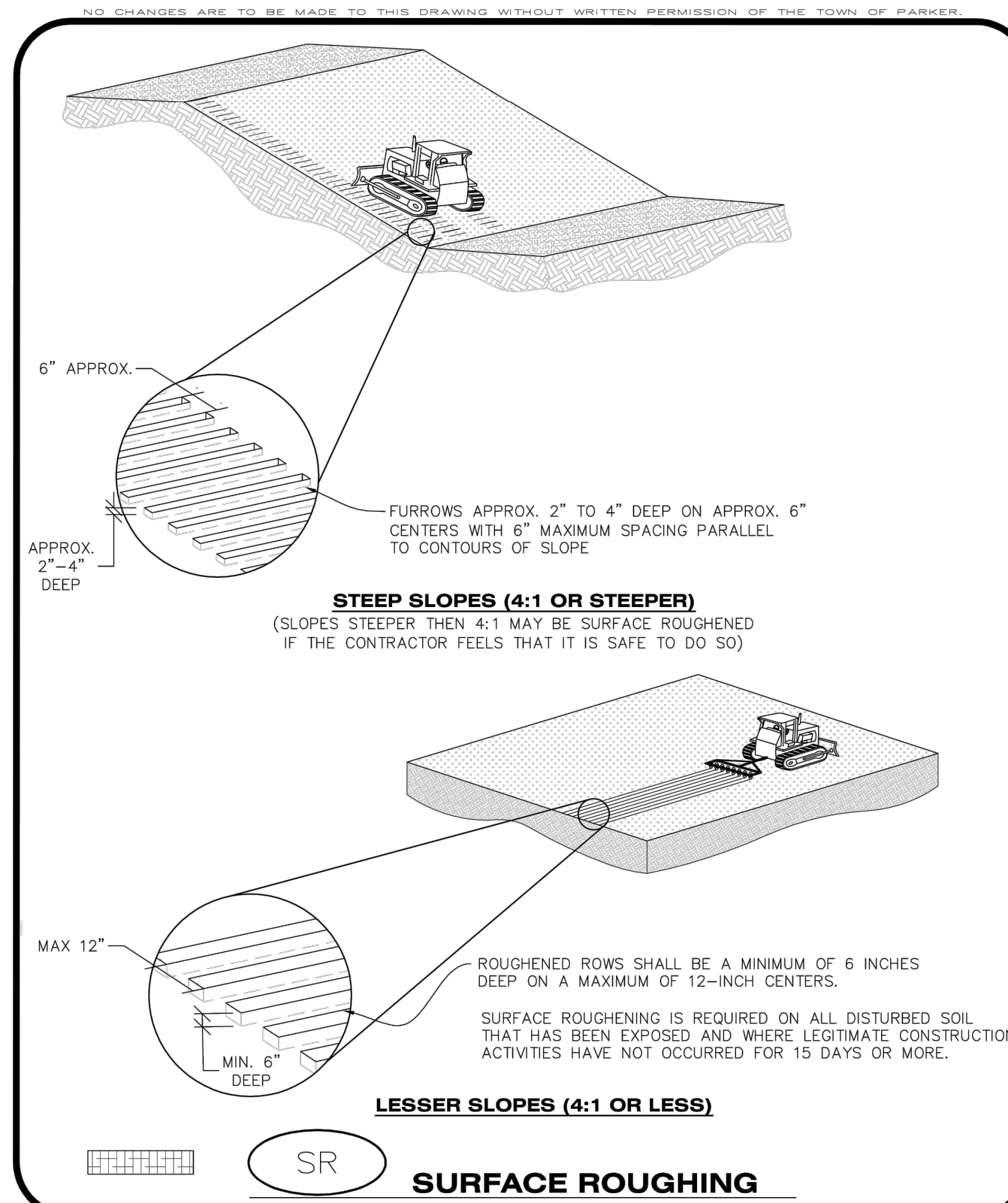
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
- SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
- WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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



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

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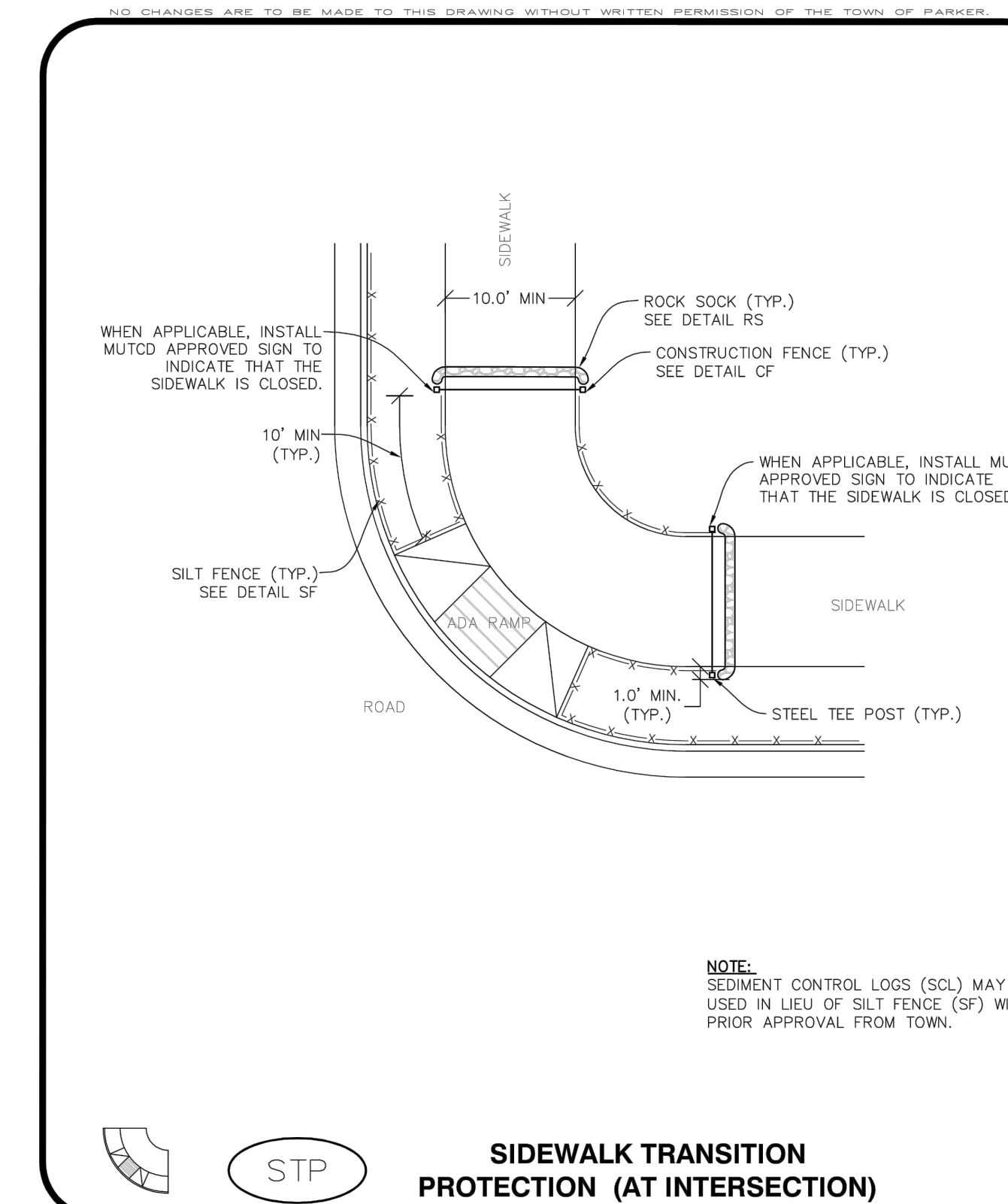
SURFACE ROUGHENING INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
- 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.
- FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
- 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.

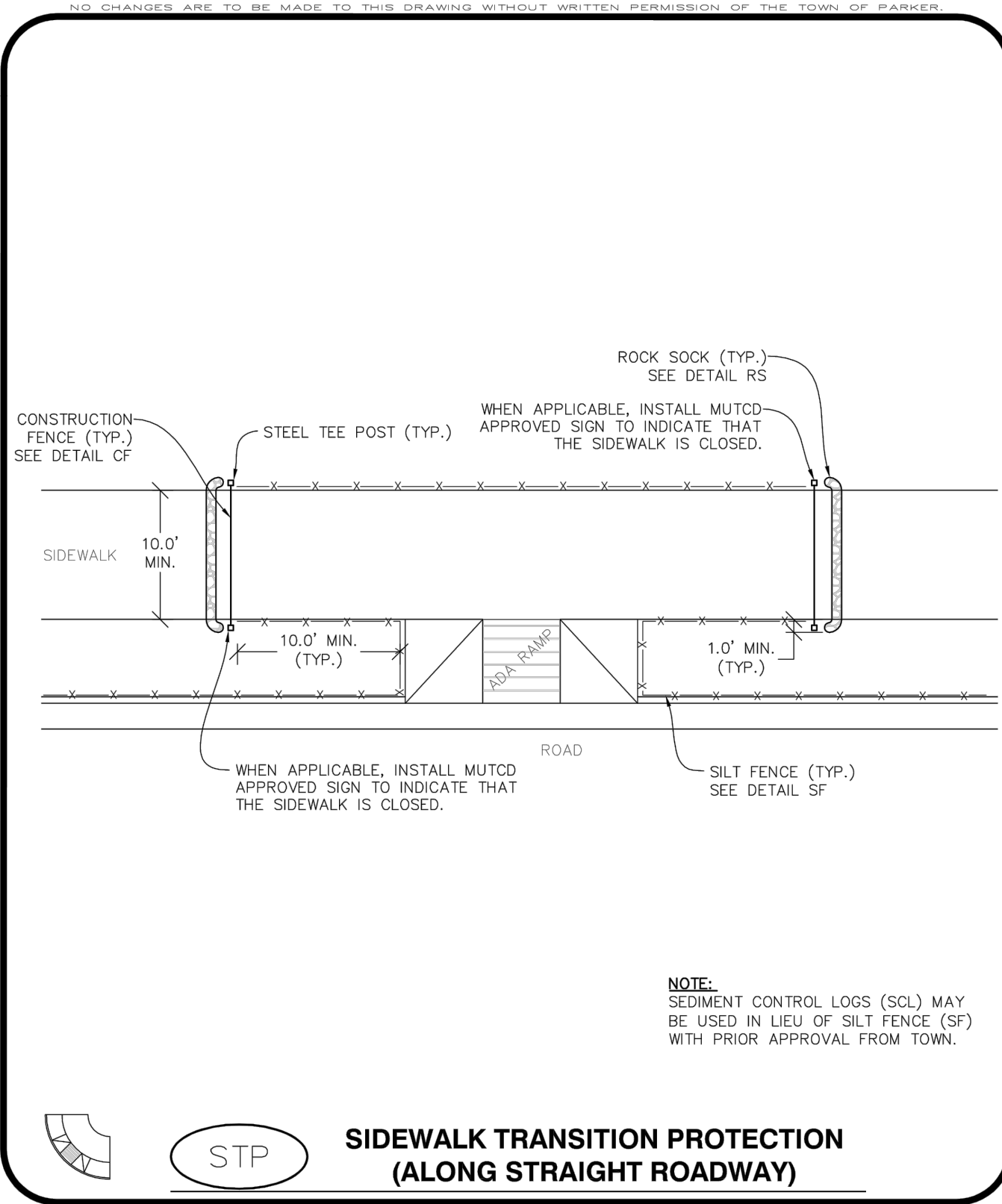
SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

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

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



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



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

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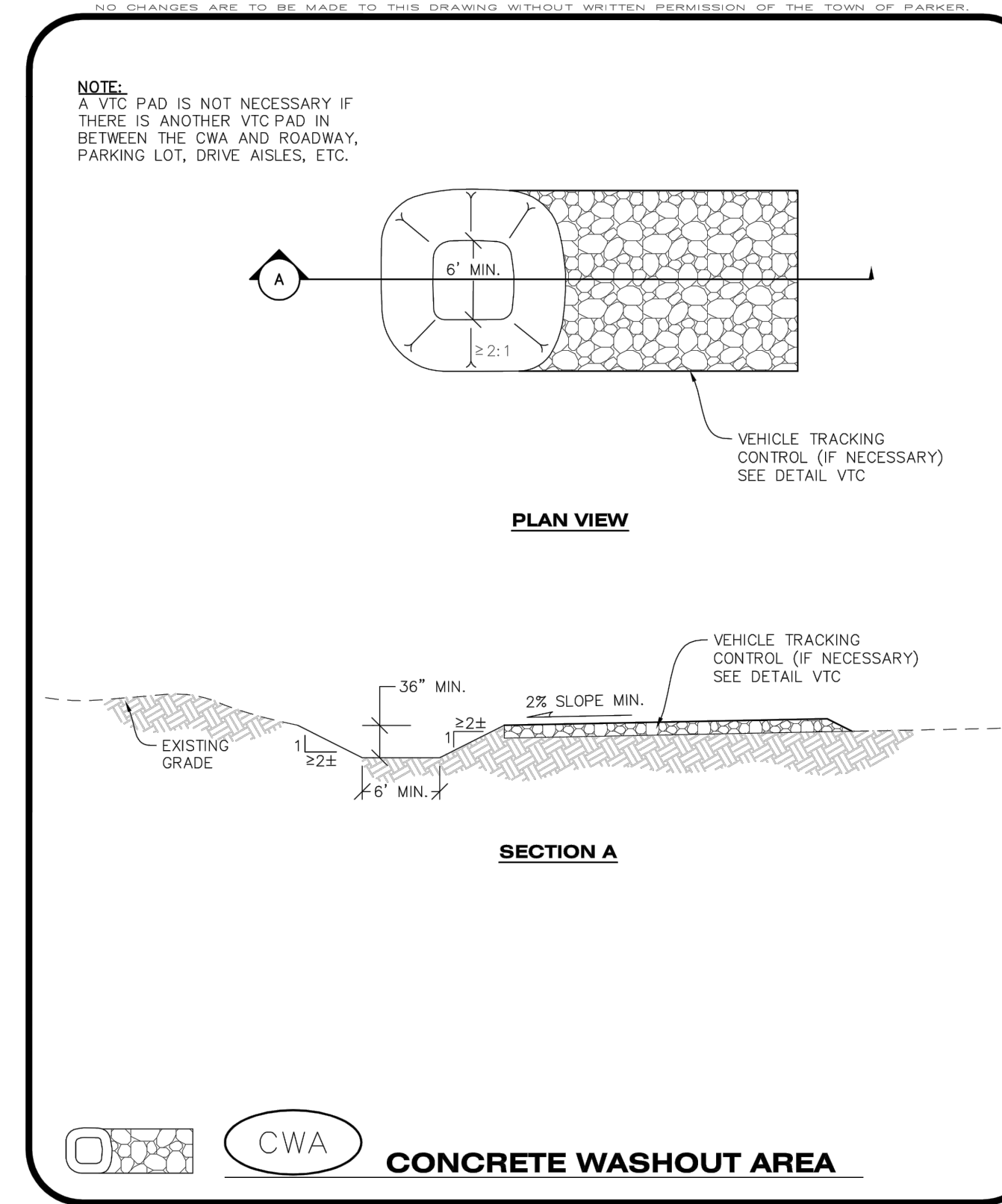
SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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

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



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

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

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).

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

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DATE	REVISIONS	COMMENTS
11/04/2015	1	REVISED PLANS PER TOWN REFERRAL COMMENTS

Manhard CONSULTING LTD
 COLORADO REGIS. ENG. 30877
 REV. J. MORE

PROJ. MGR.: RLB
 PROJ. ASSOC.: BRB
 DRAWN BY:
 DATE: 11/2015

SHEET 22 OF 23

COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
CBMP DETAILS

