

GRADING & CONSTRUCTION BEST MANAGEMENT PRACTICES PLANS FOR COMPARK VILLAGE SOUTH PARKER, COLORADO

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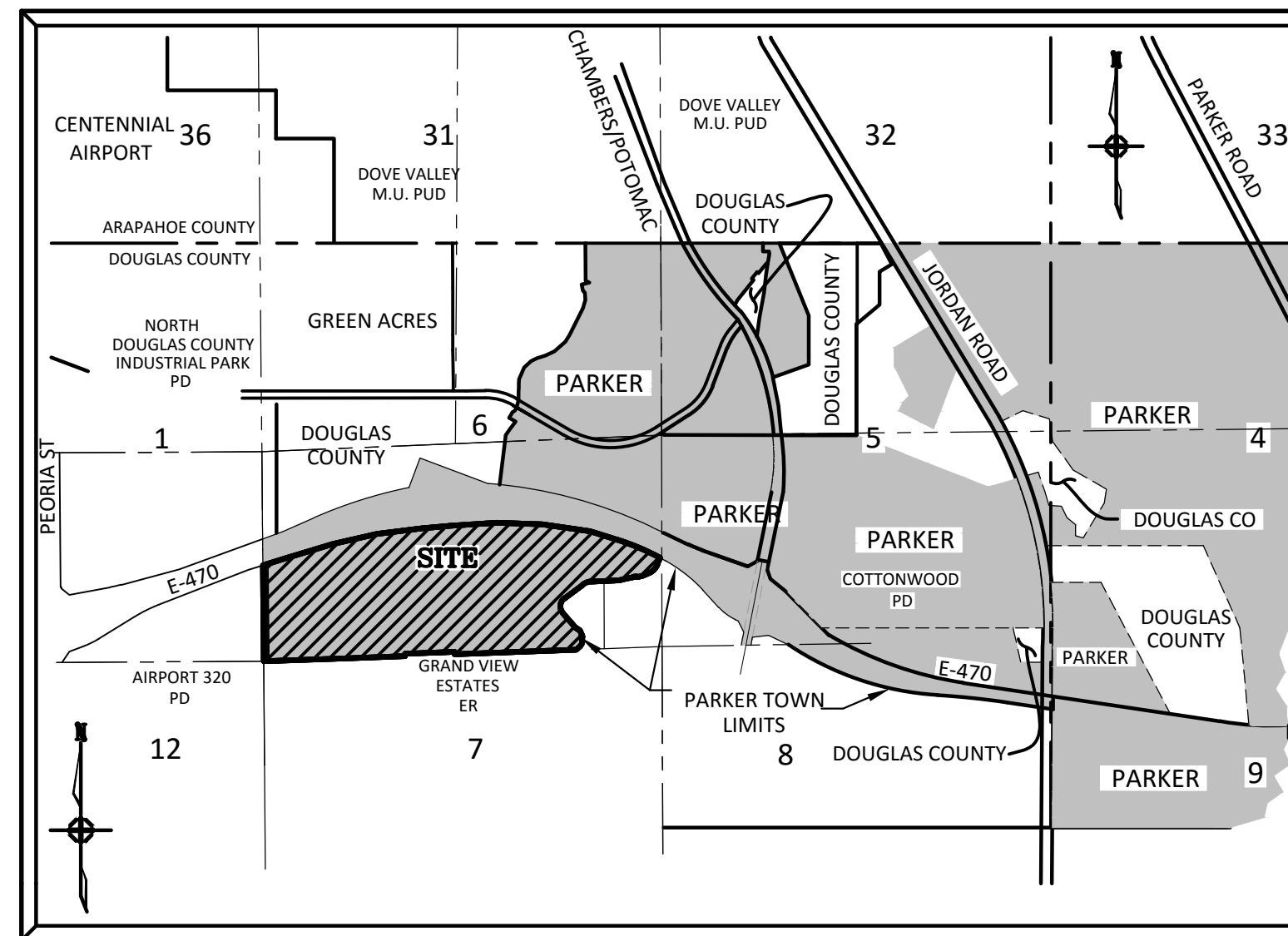
BENCHMARKS: (COMPARK SOUTH)

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:

- 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
- 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

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON HAVING A BEARING OF NORTH 00°29'49" WEST, AS DETERMINED BY GPS OBSERVATION FROM NGS CONTROL POINTS IN THE COLORADO CENTRAL ZONE, STATE PLANE COORDINATE SYSTEM TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO



VICINITY MAP
N.T.S.

SHEET INDEX - TOWN OF PARKER

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DATE	REVISIONS
11/2015	4TH SUBMITTAL
06/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
09/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
	BRB

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

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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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

PROJ. MGR.: RLB
PROJ. ASSOC.: BRB
DRAWN BY:
DATE: 11/2015
SHEET
1 OF **30**



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PENDING APPROVAL

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 APPROVING 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...
SITE BENCHMARKS:
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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 22-30 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.

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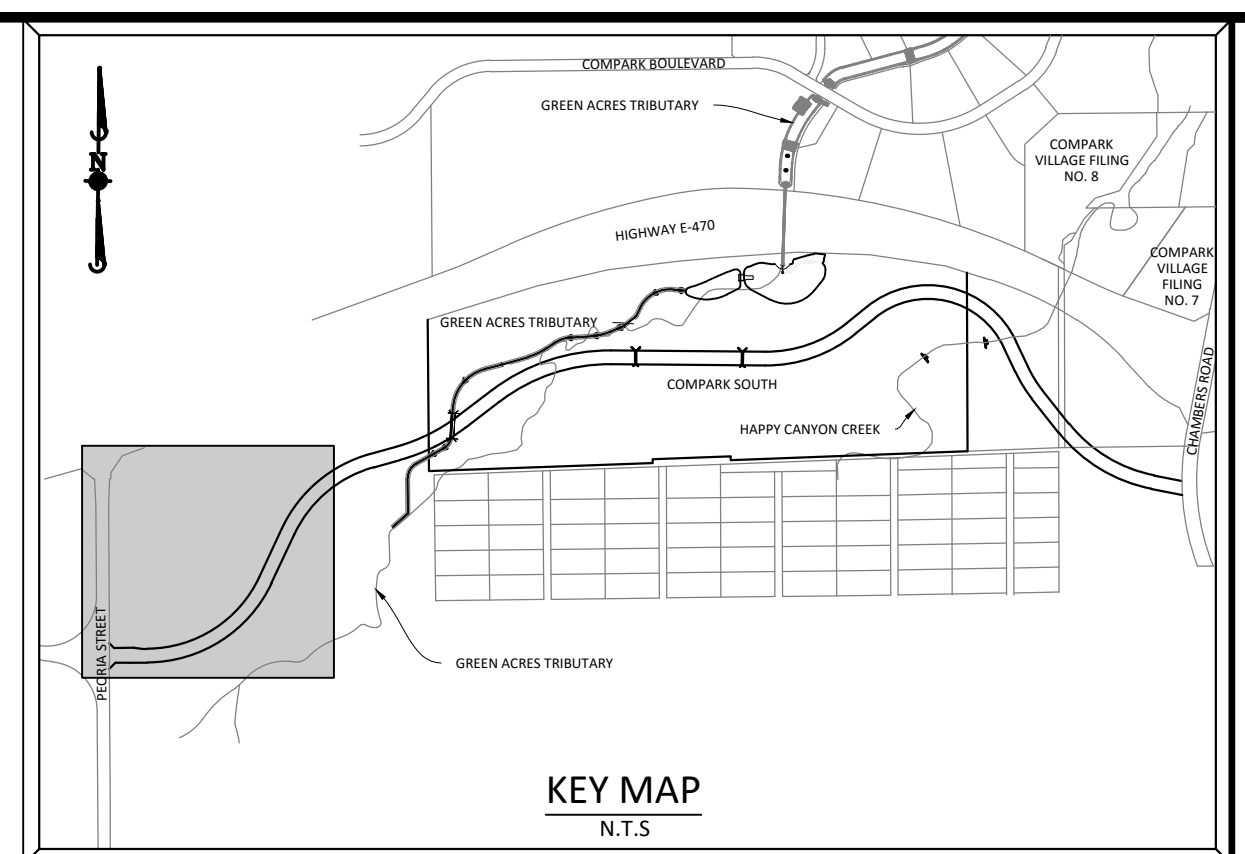
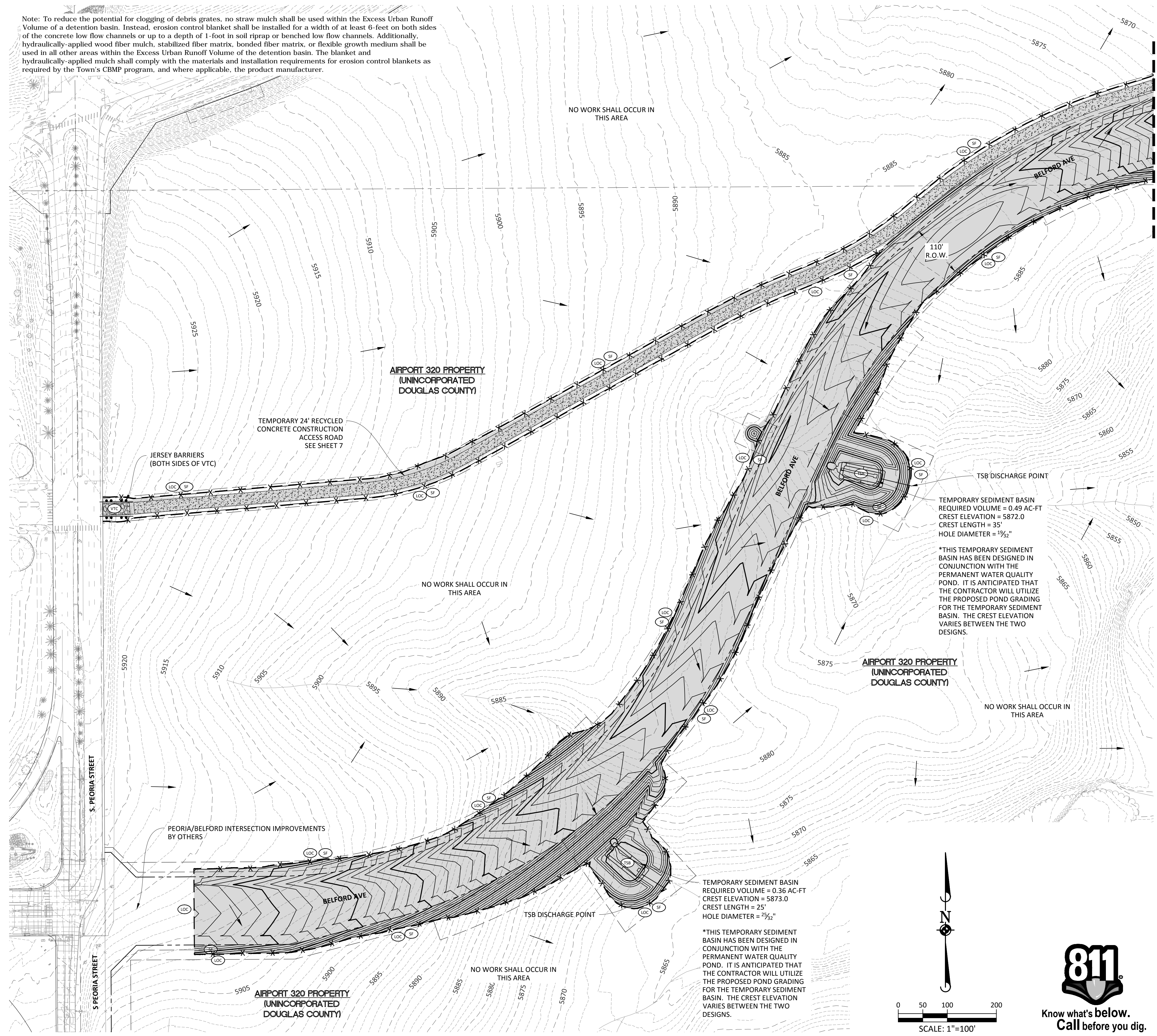
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COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
GENERAL NOTES

PROJ. MGR.: RLB
PROJ. ASSOC.: BRB
DRAWN BY:
DATE: 11/2015
SHEET
2 OF 30
PENDING APPROVAL

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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.



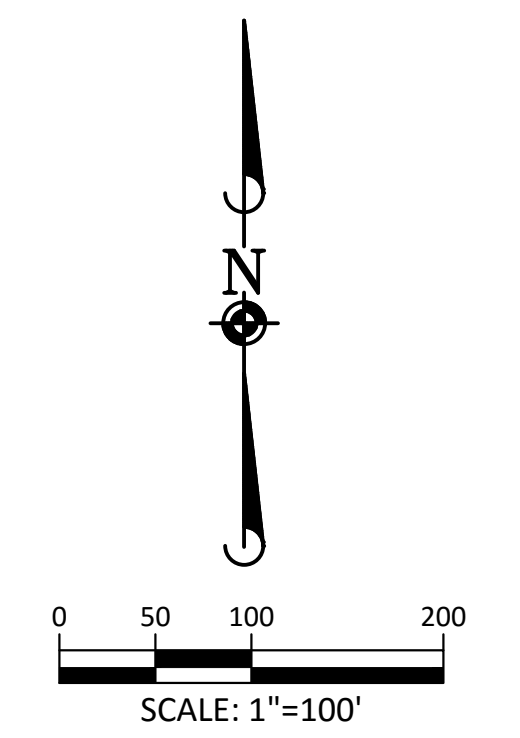
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- | | | |
|--|-------|--|
| | CD | CHECK DAM |
| | CF | CONSTRUCTION FENCE |
| | CWA | CONCRETE WASHOUT AREA |
| | DD | DIVERSION DITCH |
| | DTC | DEBRIS TRASH CONTROL |
| | ECB | EROSION CONTROL BLANKET |
| | IPAN | INLET PROTECTION FOR AREA INLETS 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 |

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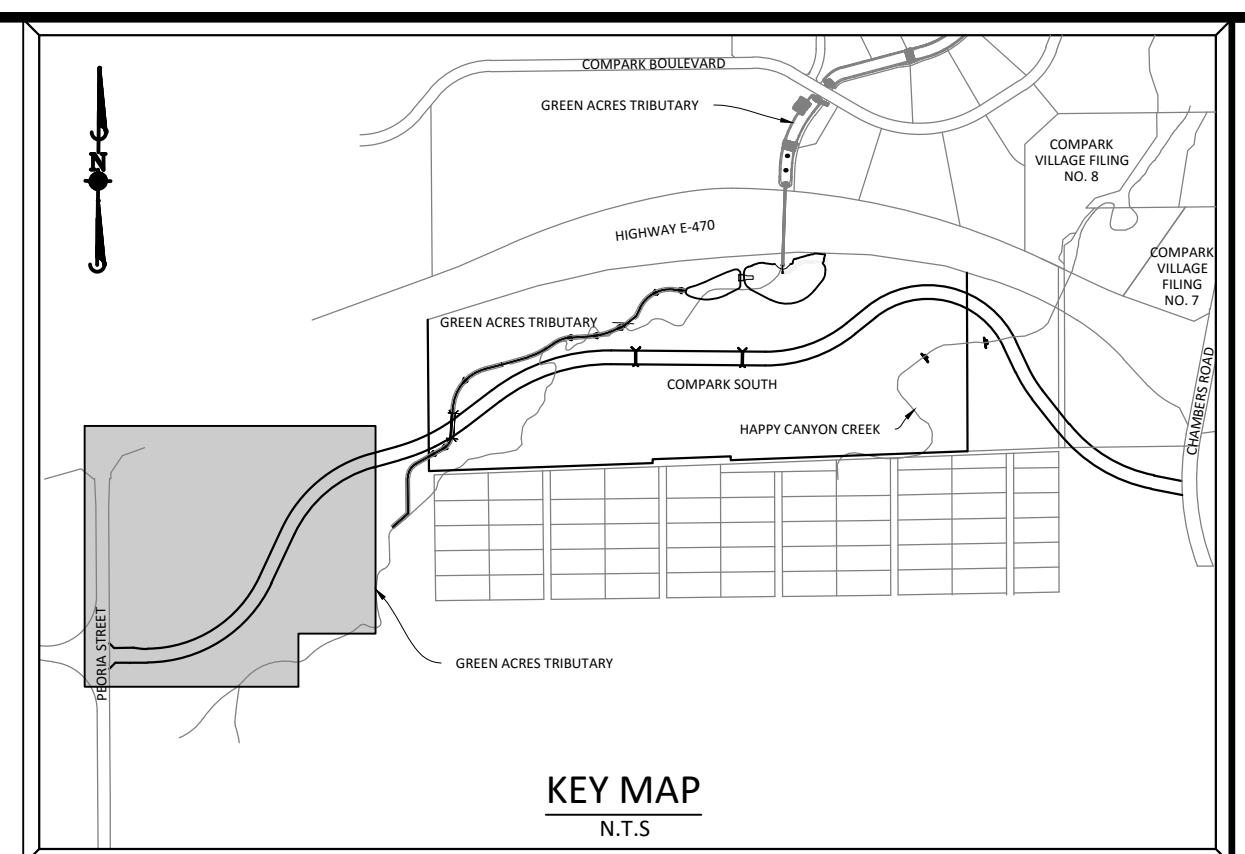
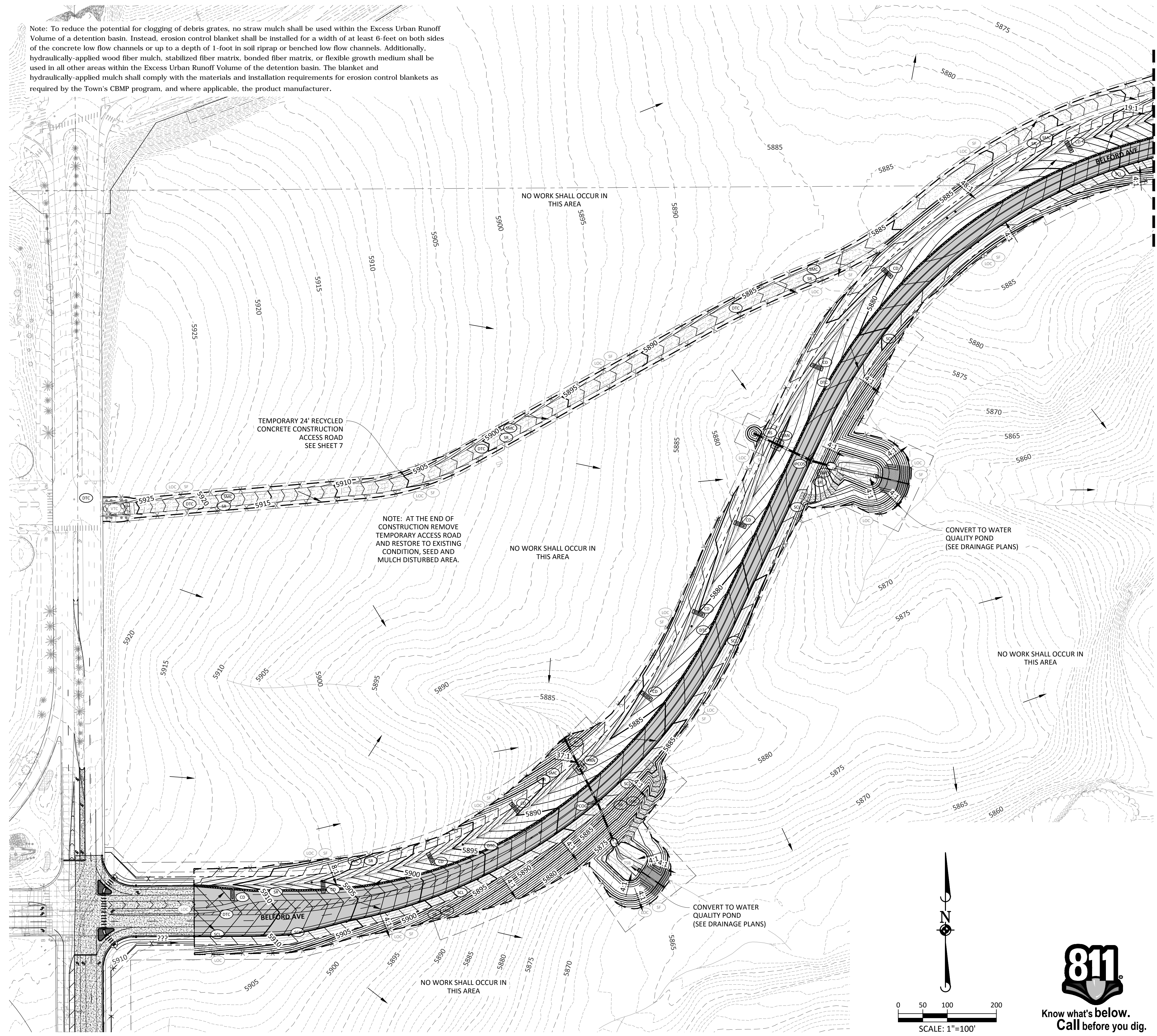
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Plotted: 11/27/2015 1:58 PM. Draw Name: P:\Check3\ComSump03\Ultimate Belford Ave.dwg (Final Drawings) Plot Path: \\townofparker\Drawings\Plot Path\Check3\CBMP-A1.dwg. Updated By: A.Brucker

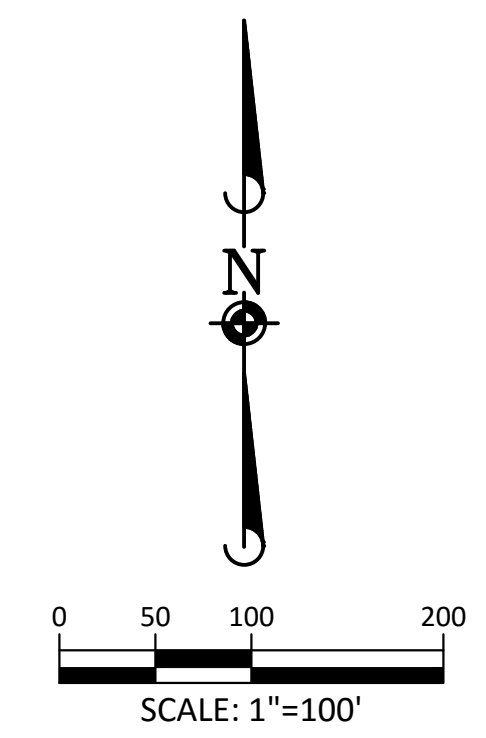
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TOWN OF PARKER, COLORADO	
CBMP PLAN - PHASE A - BELFORD AVE & GAT	
PROJ. MGR.: RLB PROJ. ASSOC.: BRB DRAWN BY: DATE: 11/2015	SHEET 3 OF 30 PENDING APPROVAL

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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)

- 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
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- 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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

Plotted: 11/27/2016 2:11 PM Draw Name: P:\Check3\CompSouth\Drawings\Plan\Sub\Town\CompSouth\02_1_CBMF ON V.L.CK3_CBMF.dwg Updated By: Rkatz

DATE	REVISIONS
11/2016	4TH SUBMITTAL
06/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
04/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
	BRB

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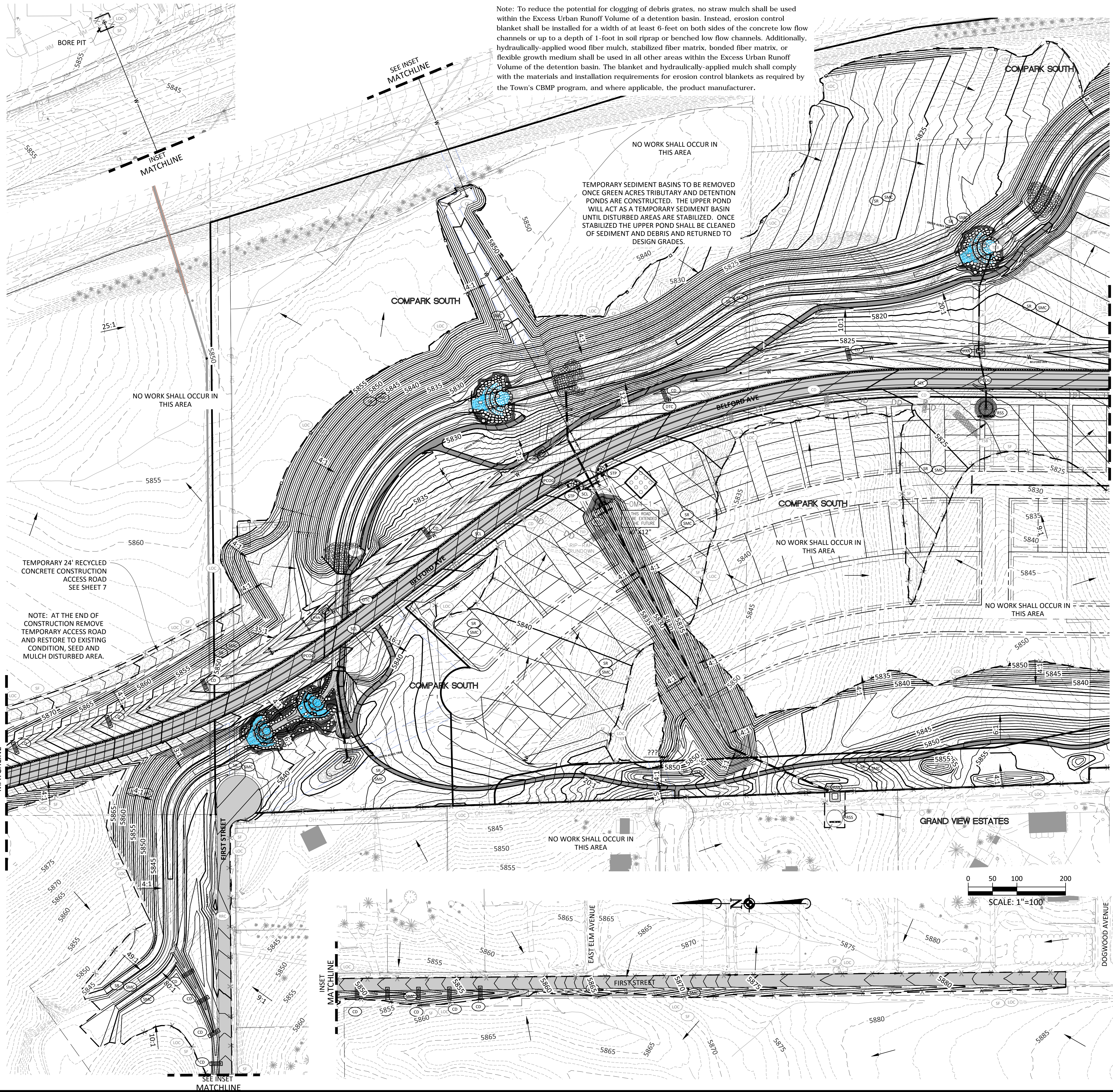
COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
CBMP - PHASE B & GRADING PLAN - BELFORD AVE & GAT

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

SHEET
8 OF 30

PENDING APPROVAL

Plotted: 11/27/2016 2:11 PM. Draw Name: P:\Check3\CompSouth\Drawings\Plan\CompSouth\02_1_CBMF ON V.L.CI.CK3_CBMF.dwg. Updated By: Rkatz



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TEMPORARY SEDIMENT BASINS TO BE REMOVED ONCE GREEN ACRES TRIBUTARY AND DETENTION PONDS ARE CONSTRUCTED. THE UPPER POND WILL ACT AS A TEMPORARY SEDIMENT BASIN UNTIL DISTURBED AREAS ARE STABILIZED. ONCE STABILIZED THE UPPER POND SHALL BE CLEANED OF SEDIMENT AND DEBRIS AND RETURNED TO DESIGN GRADES.

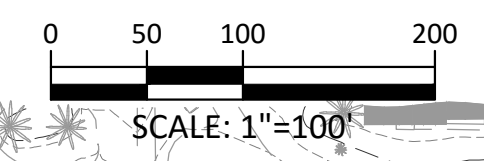
TEMPORARY 24' RECYCLED CONCRETE CONSTRUCTION ACCESS ROAD SEE SHEET 7

NOTE: AT THE END OF CONSTRUCTION REMOVE TEMPORARY ACCESS ROAD AND RESTORE TO EXISTING CONDITION, SEED AND MULCH DISTURBED AREA.

- | | | |
|--|-------|--|
| | CD | CHECK DAM |
| | CF | CONSTRUCTION FENCE |
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| | PTP | PORTABLE TOILET PROTECTION |
| | RCSC | ROUGH CUT STREET CONTROL |
| | RS | ROCK SOCK |
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| | SB | STRAW BALE |
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| | TSB | TEMPORARY SEDIMENT BASIN |
| | VTC | VEHICLE TRACKING CONTROL |
| | BMP | EXISTING BMP TO REMAIN |
| | BMP | EXISTING BMP TO BE REMOVED |



Know what's below.
Call before you dig.

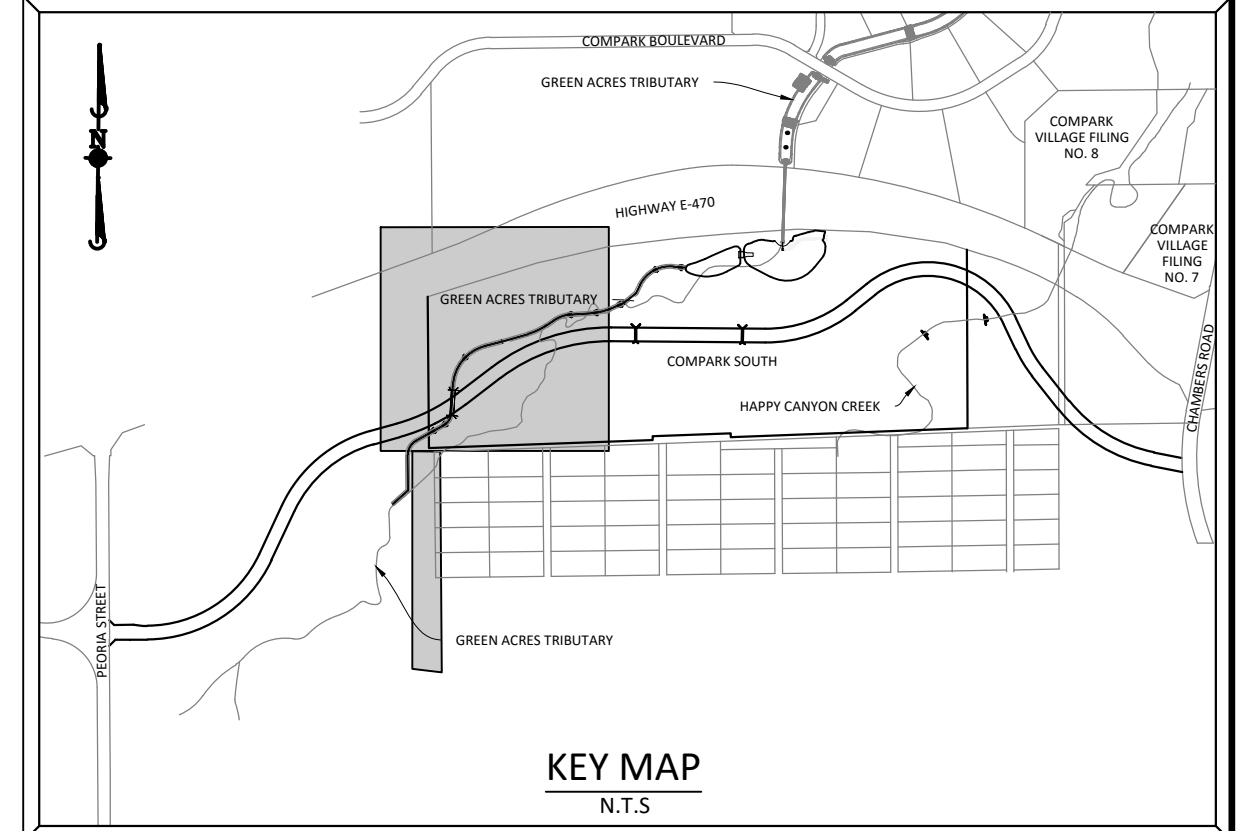


TOWN OF PARKER APPROVALS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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DATE	BY	REVISIONS
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04/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS	

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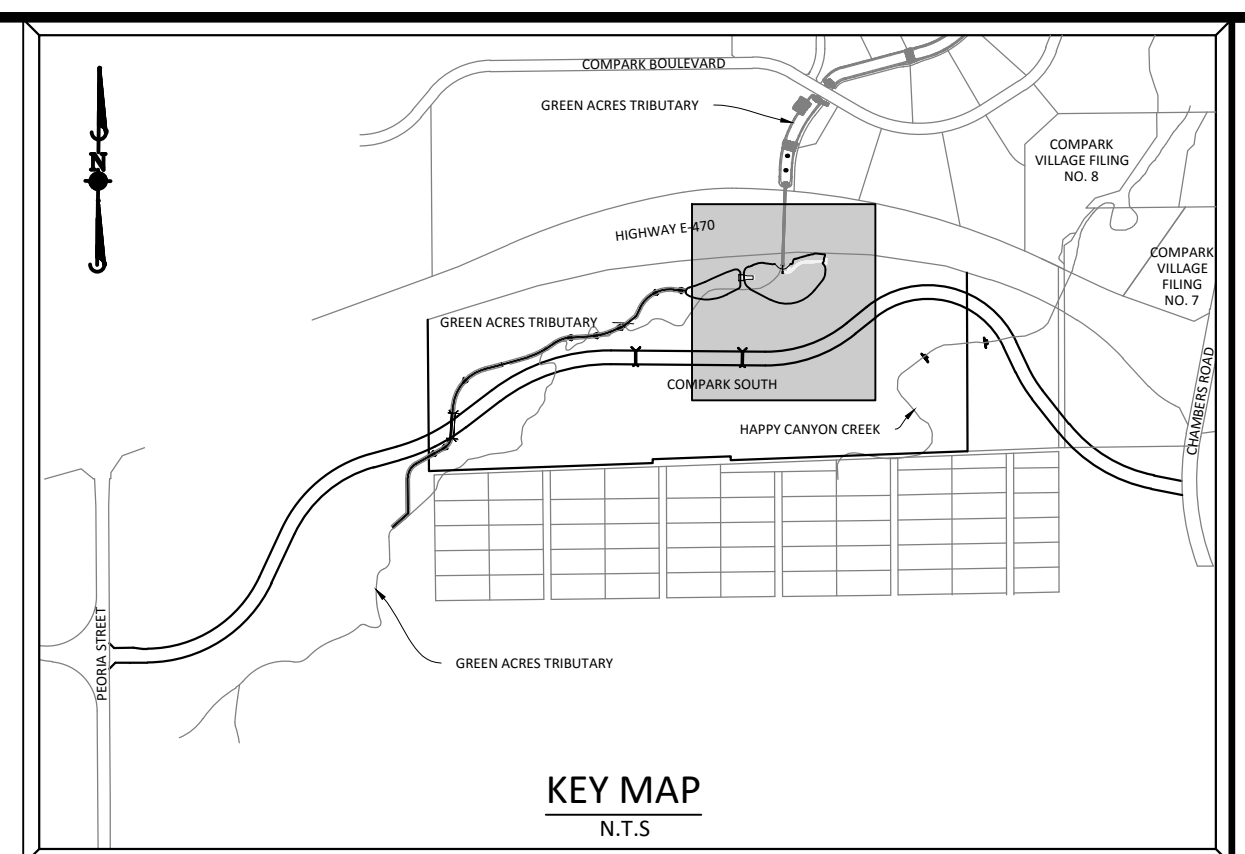
COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
TOWN OF PARKER, COLORADO
CBMP - PHASE B & GRADING PLAN - BELFORD AVE & GAT

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

SHEET 9 OF 30

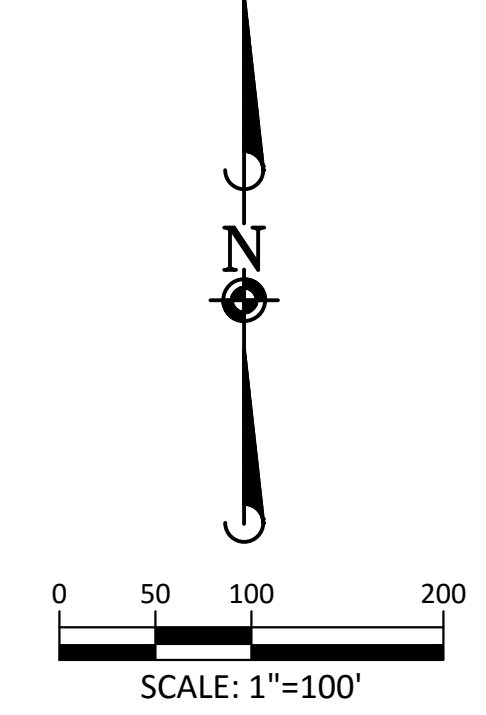
PENDING APPROVAL

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- BMP-X EXISTING BMP TO BE REMOVED



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09/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
11/2015	REVISED PLANS PER TOWN REFERRAL COMMENTS
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TOWN OF PARKER, COLORADO
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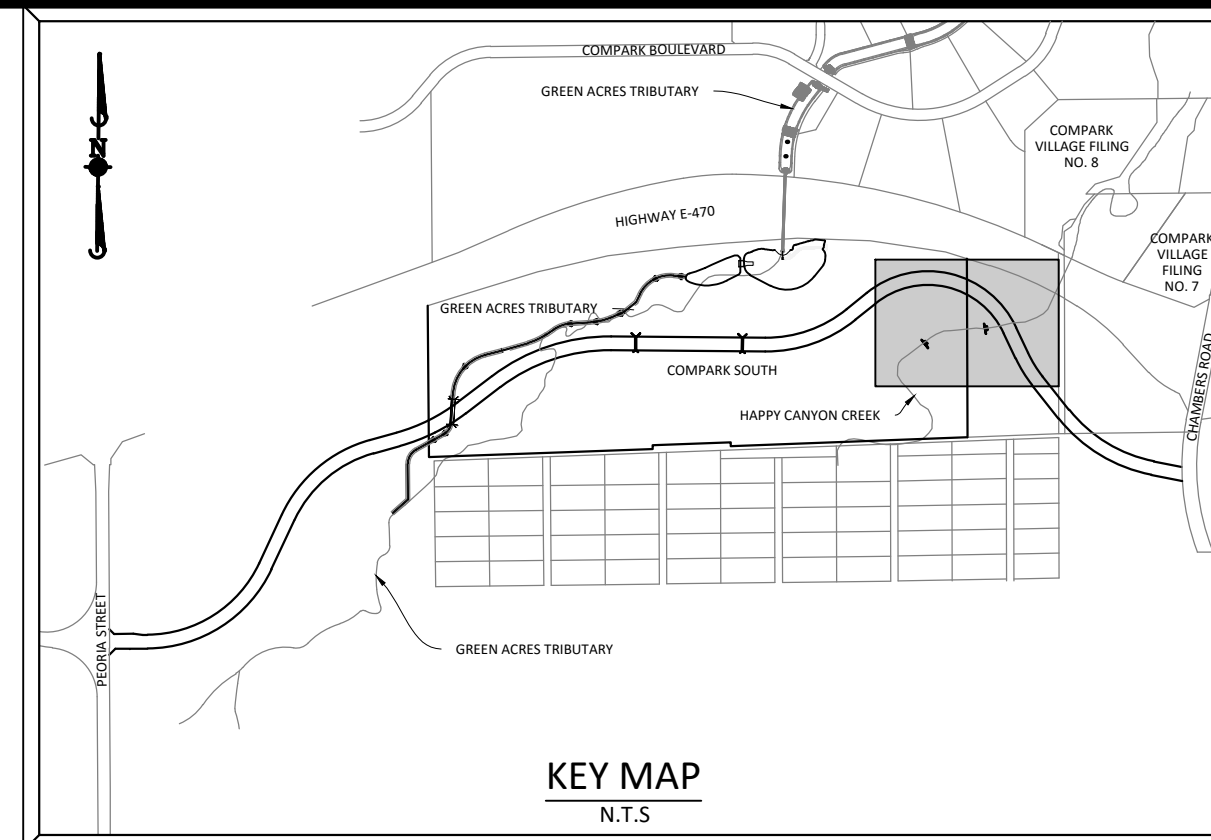
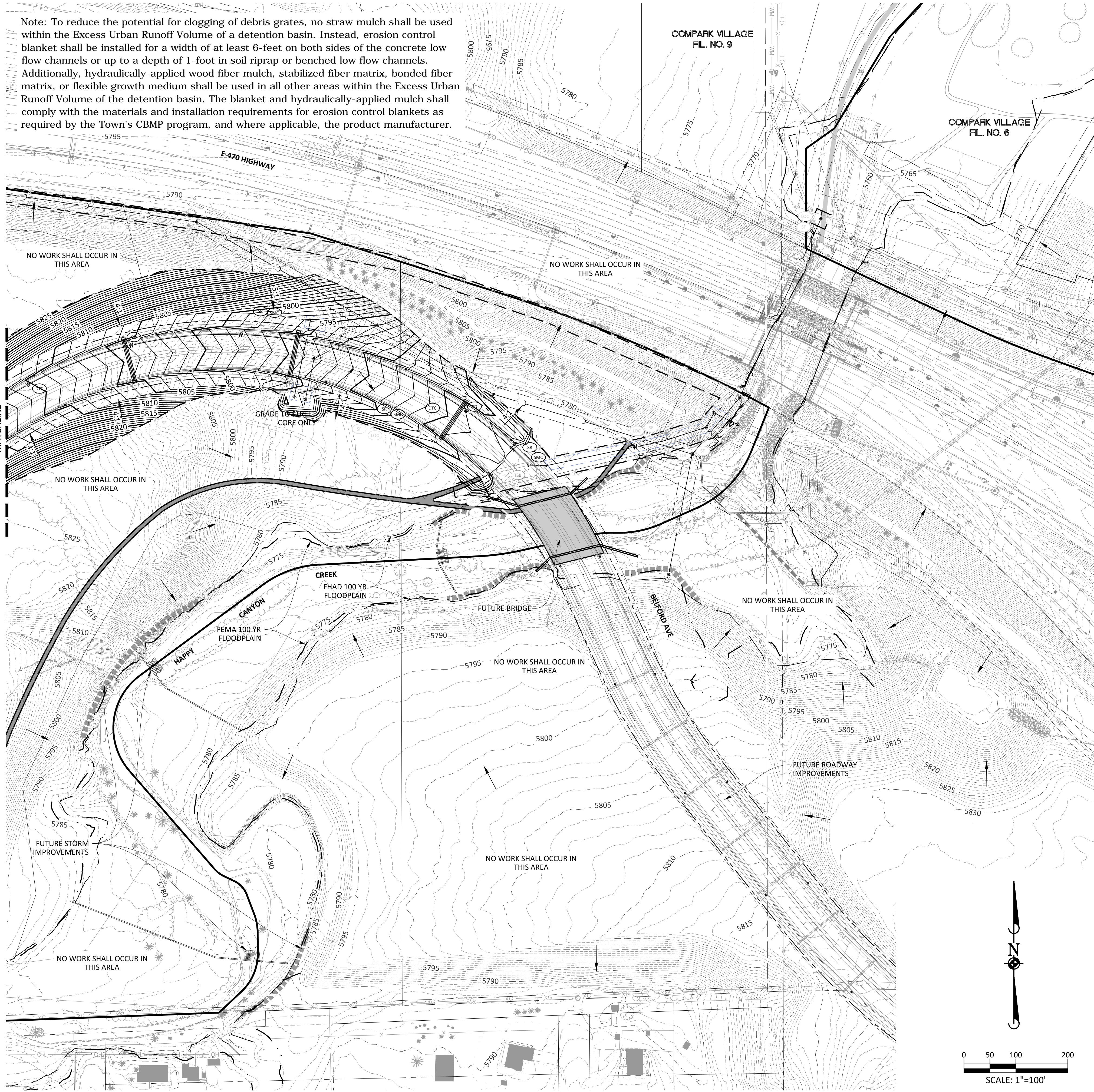
PROJ. MGR.: RLB
 PROJ. ASSOC.: BRB
 DRAWN BY:
 DATE: 11/2015

SHEET
10 OF 30

PENDING APPROVAL

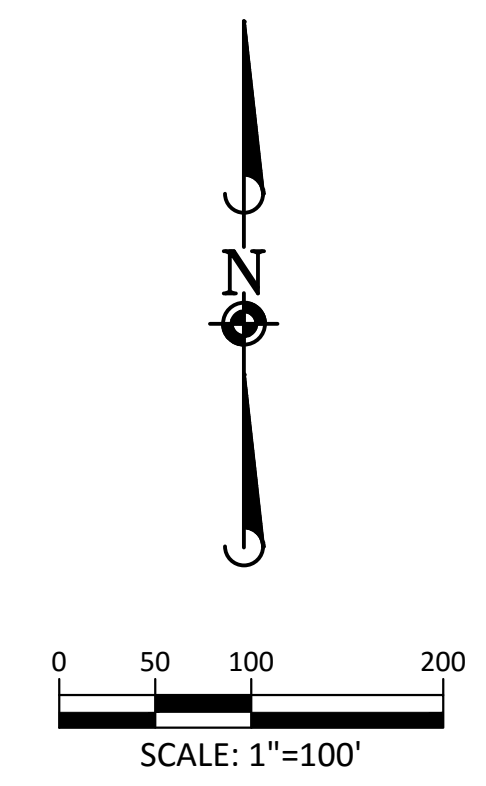
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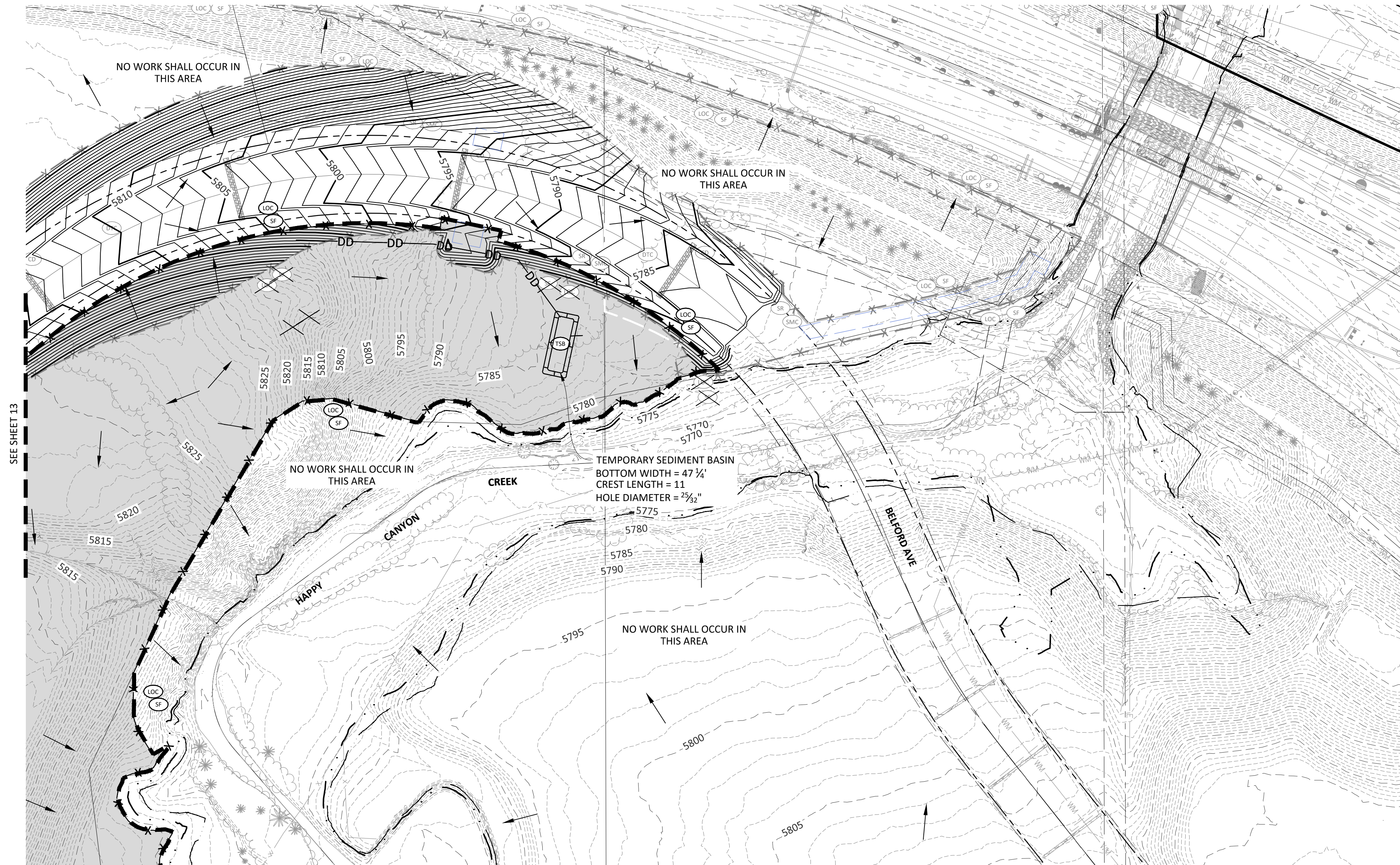
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DATE	BY	REVISIONS
11/2015	RLB	4TH SUBMITTAL
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	RLB	

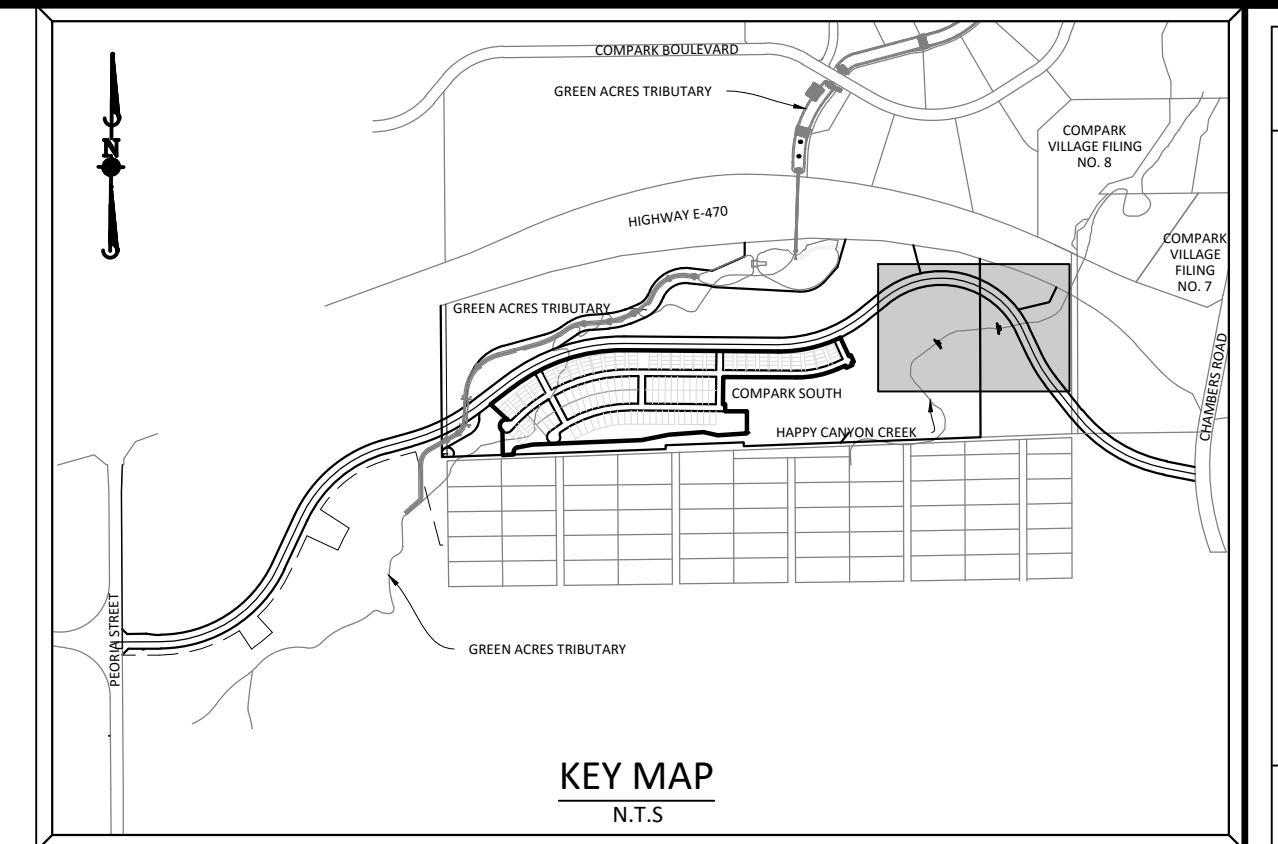
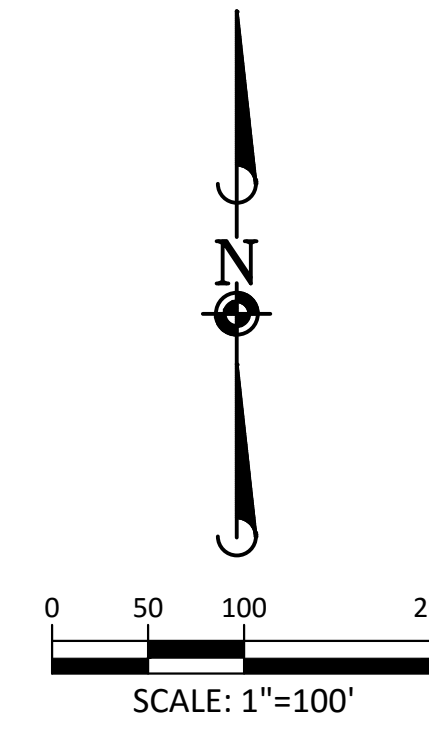
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COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS
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SHEET
11 of 30
 PENDING APPROVAL



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KEY MAP
N.T.S.

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- | | | |
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COMPAK 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
14 OF 30

PENDING APPROVAL

Plotted: 11/2/2016 2:23 PM. Draw Name: P:\Check3\ComSouth\03_Ultimate\Belford\Awd\Drawings\Plan\Sub\Town\ComSouth02_1_CBMP_ON_VLCL\CPK3-18-CBMP_A.dwg. Updated By: RKZ

