



GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE VILLAGE METRO DISTRICT SYSTEM SPECIFICATIONS, THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA, THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA, THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT, THE COLORADO STATE BOARD OF HEALTH, THE ENVIRONMENTAL PROTECTION AGENCY AND THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
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, INCLUDING HUMMINGBIRD STUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROL.
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 FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS AND ELECTRONIC FILES FOR THE TOWN.
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, BUT IN NO CASE ANY FARTHER THAN 500 FEET APART.
11. THE APPLICANT IS 470 COMPARK.
12. THE UTILITY CONTRACTOR THAT INSTALLS SANITARY SEWER, STORM SEWER, AND WATER SHALL AFTER PROPERLY COMPLETING THE WORK, WALK THE SITE WITH THE OWNER'S REPRESENTATIVE(S) TO INSPECT MANHOLES, HYDRANTS, VALVE BOXES, AND INLETS PRIOR TO THE START OF WORK BY THE CURB, GUTTER, AND WALK CONTRACTOR.
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 FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT.
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 OF THE LINES BY THE DISTRICT.
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. BENCHMARK: 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 Bald Eagle 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, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
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, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED HUMMINGBIRD STUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER, OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
WATER TIE-IN NONE
SANITARY SEWER CONNECTION NONE
STORM SEWER CONNECTION NONE
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION.
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 IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
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, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

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), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN.
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.
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 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 FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

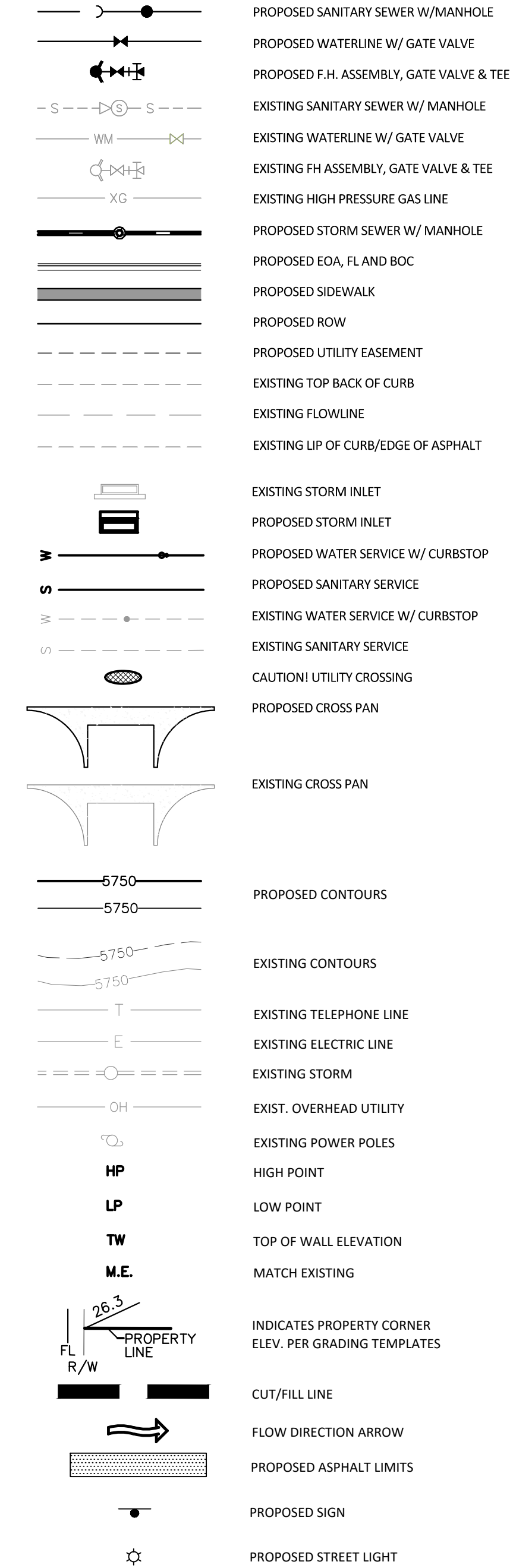
SIGNAGE & STRIPING NOTES

- 1. SEE SIGNAGE & STRIPING PLAN FOR NOTES.

ROADWAY NOTES:

- 1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUB-GRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
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-STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

MASTER LEGEND



Know what's below. Call before you dig.

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: 11/21/2016 5:11 PM. Draw Name: P:\Projects\3\Consulting\Residential\CD\Drawings\Plan\_SouthTown\Phase 1\05A-CLCPKC-Res-GEN NOTES.dwg. Updated By: DManhard

Table with columns for DATE, REVISIONS, and SECOND SUBMITTAL.

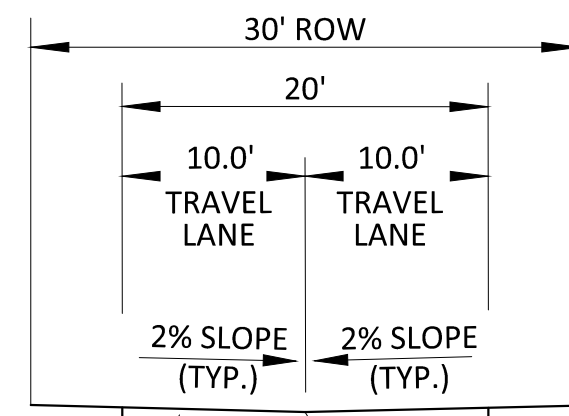
Manhard CONSULTING LTD logo and contact information: 8000 E. Arapahoe Court, Suite 110, Greenwood, CO 80118. Phone: 303.708.0000. Fax: 303.708.0000. Email: manhard.com

COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1
TOWN OF PARKER, COLORADO
GENERAL NOTES

PROJ. MGR.: RIM
PROJ. ASSOC.: RAK
DRAWN BY:
DATE: 09/2016
SHEET 2 OF 43
CLCPKC3

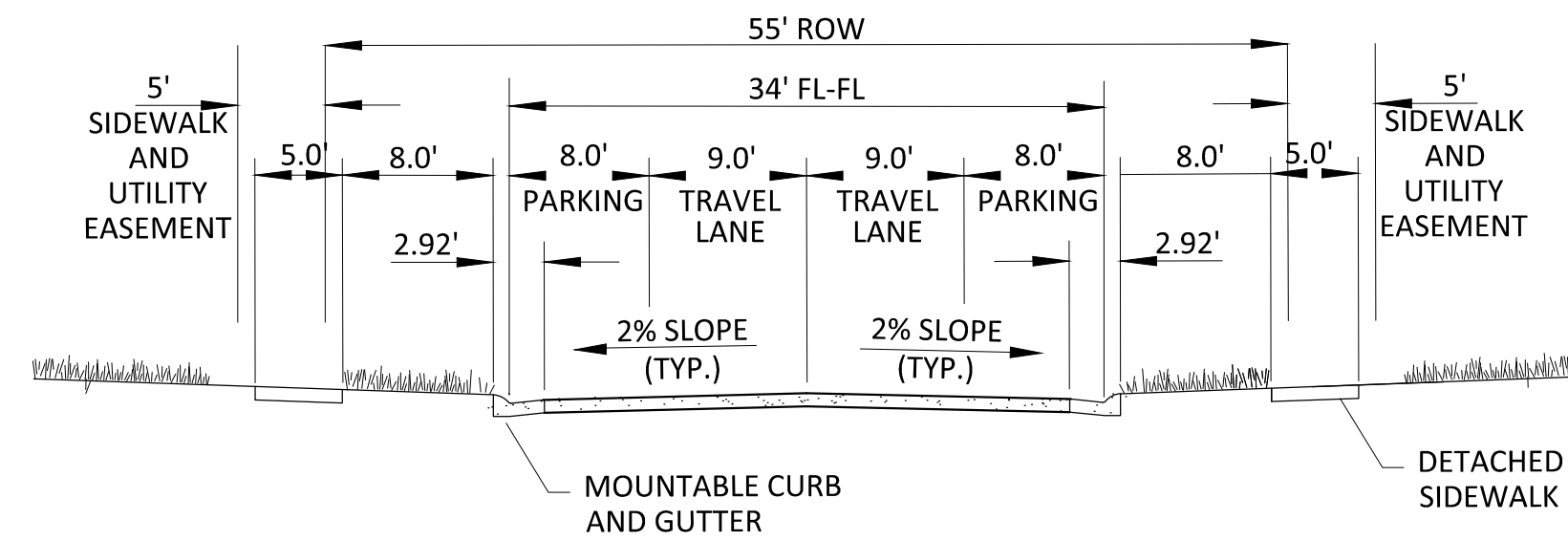
SECOND SUBMITTAL

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CONCRETE PAVEMENT TO BE DETERMINED BY GEOTECHNICAL ENGINEER AT TIME OF CONSTRUCTION

**PRIVATE RESIDENTIAL ALLEY**



**RESIDENTIAL LOCAL**

**GENERAL NOTES**

1. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
2. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
3. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

DATE	REVISIONS
11/2016	SECOND SUBMITTAL

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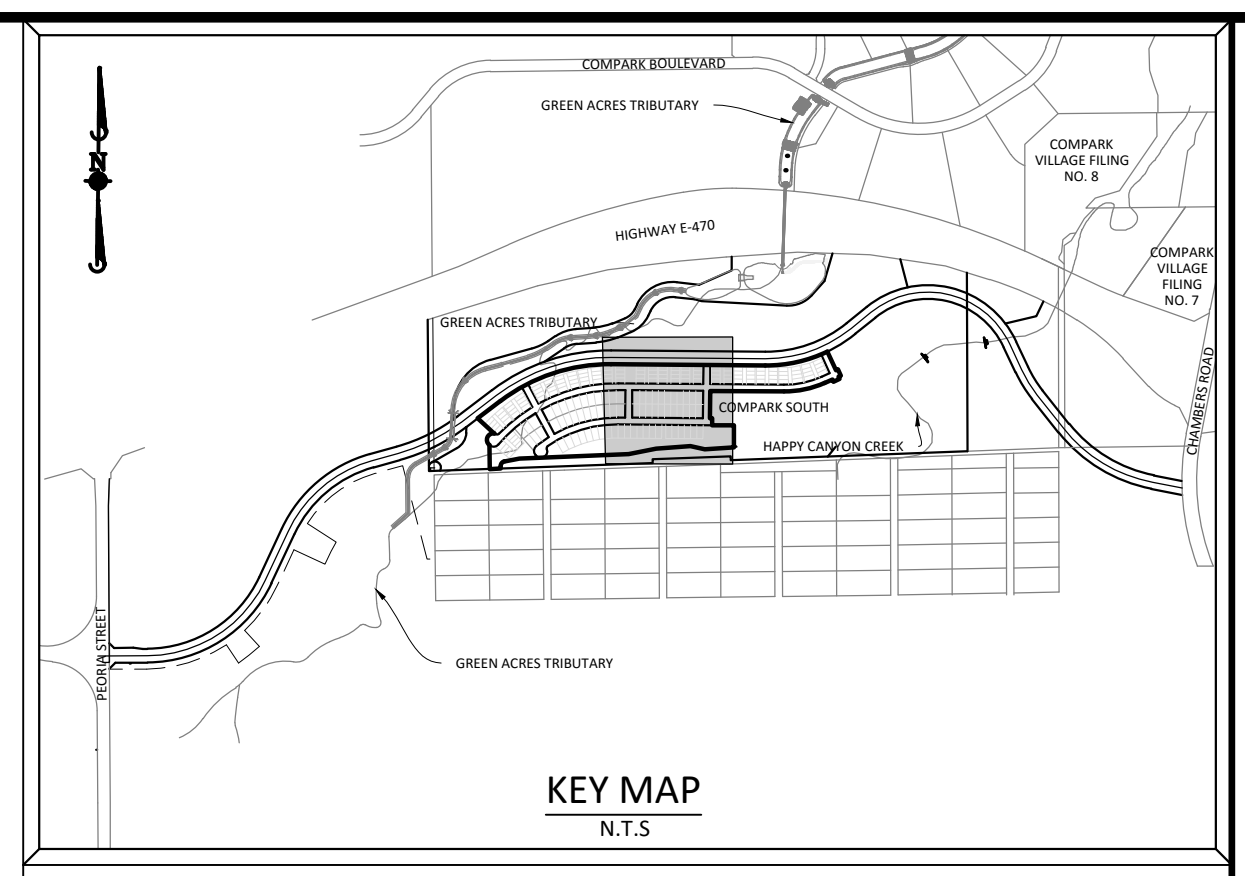
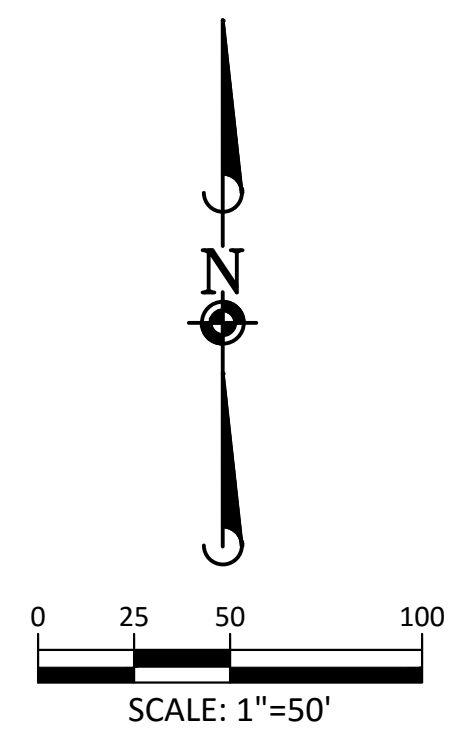
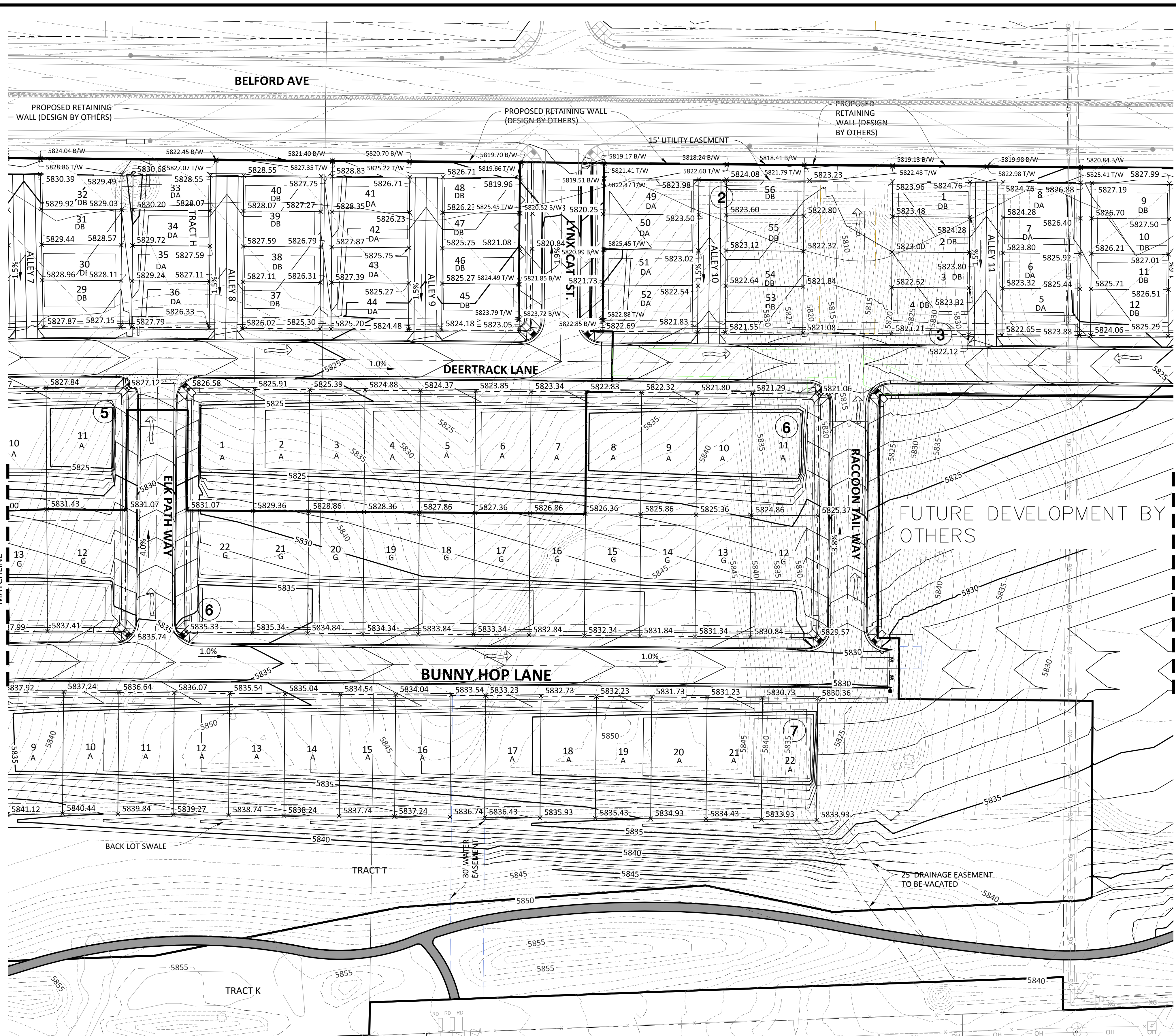
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
 TYPICAL ROADWAY SECTIONS

PROJ MGR.: RIM  
 PROJ ASSOC.: RAK  
 DRAWN BY:  
 DATE: 09/2016  
 SHEET  
**3 OF 43**  
 CLCPK3

SECOND SUBMITTAL

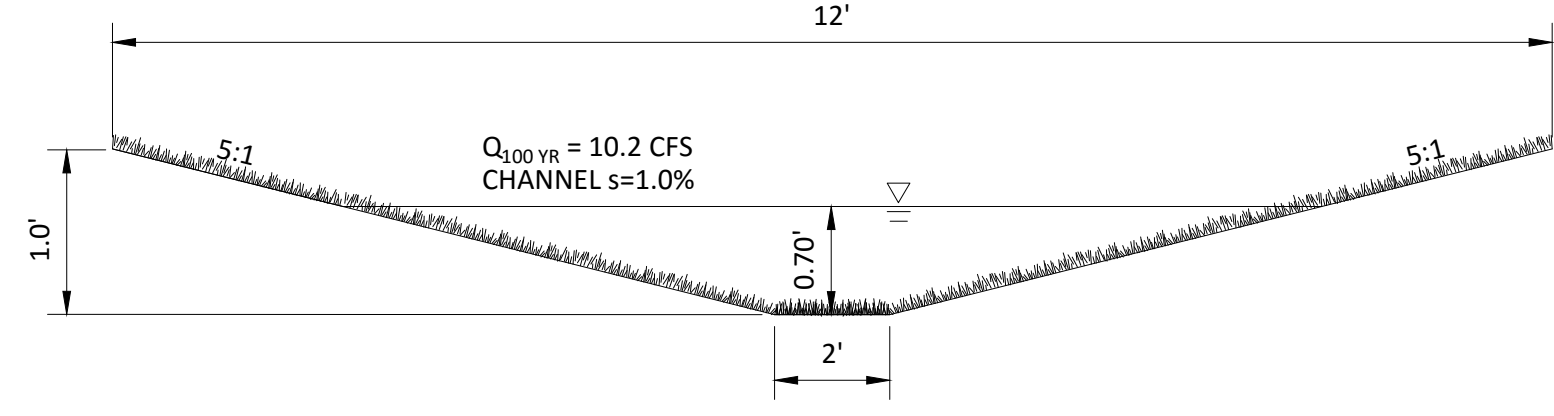
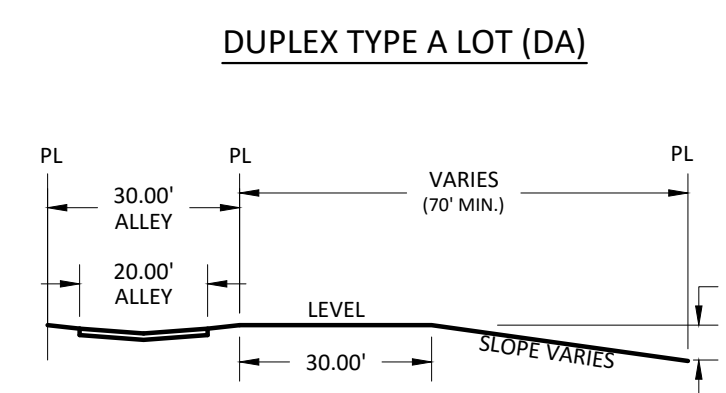
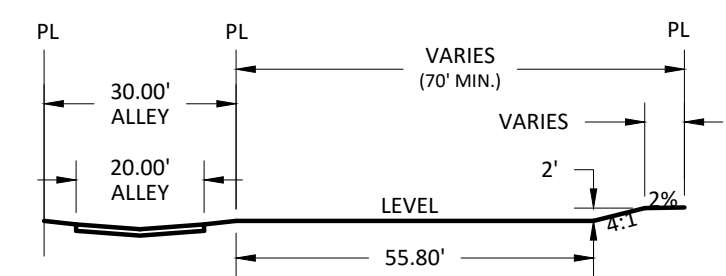
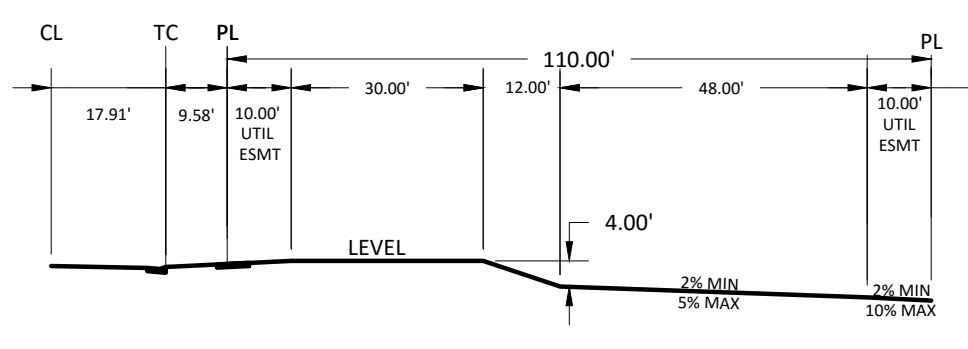
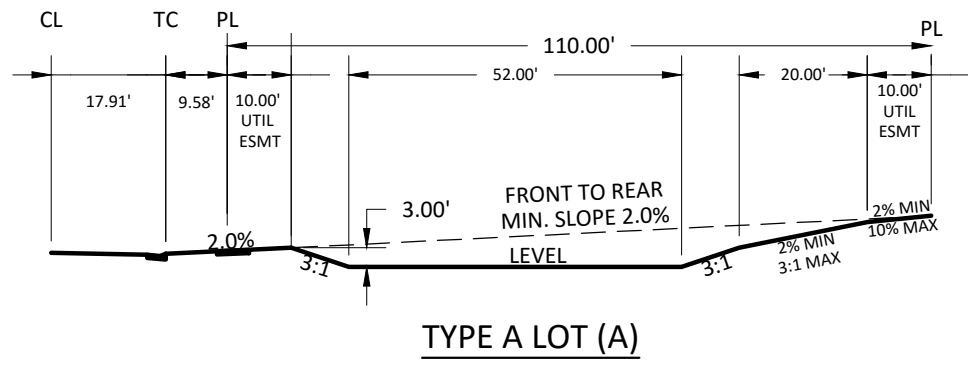






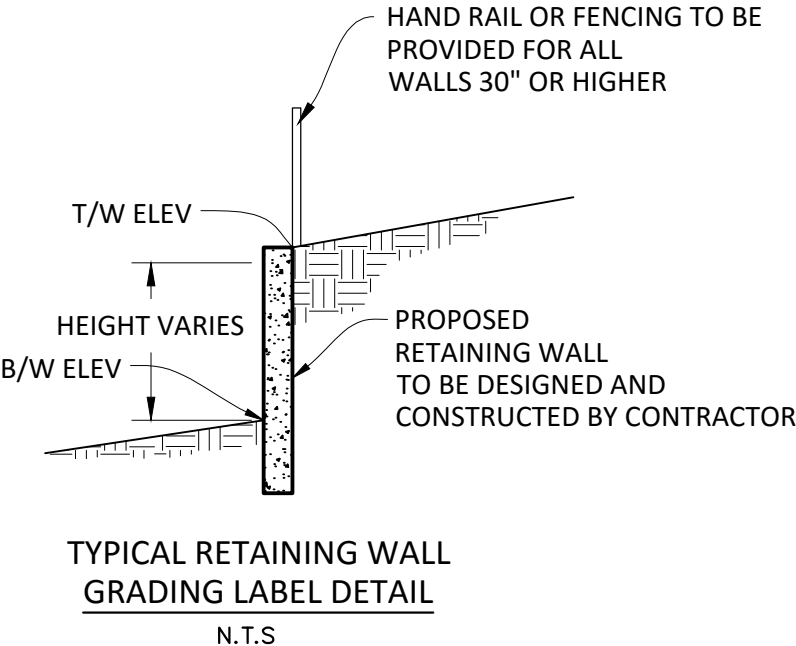
**KEY MAP**  
N.T.S.

**SOURCE BENCHMARKS:**  
DOUGLAS COUNTY BM 1.115010  
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**GRADING PLAN NOTES:**

- CUT AND FILL VOLUMES ARE UNADJUSTED.  
CUT: 264,218 CY  
FILL: 220,308 CY  
NET: 43,910 CY CUT
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES AND FEATURES PRIOR TO CONSTRUCTION.
- PROPOSED CONTOURS SHOWN ON THIS SHEET REPRESENT THE OVERLOT GRADING CONDITION WITHIN THE LOTS AND FINISHED GRADE CONDITION WITHIN THE STREET TRACTS AND LANDSCAPE TRACTS. CONTRACTOR SHALL CONFIRM ROADWAY SUBGRADE DEPTHS WITH DEVELOPER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY AND NOT GRADE ON ADJACENT PROPERTIES WITHOUT PRIOR CONSENT FROM PROPERTY OWNER.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK PERFORMED TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER IF UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- SEE SHEET 2 FOR LEGEND AND CONSTRUCTION NOTES.
- SEE AREA GRADING PLANS FOR FINE GRADING OF PRIVATE DUPLEX AREAS.



**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**OVERLOT GRADING PLAN CENTRAL**

PROJ. MGR.: RIM  
PROJ. ASSOC.: RAK  
DRAWN BY:  
DATE: 09/2016

SHEET  
**6 OF 43**  
CLCPKC3

DATE: 11/2016 SECOND SUBMITTAL

SECOND SUBMITTAL

Plotted: 11/23/2016 9:34 AM Draw Name: P:\Projects\3\Compark\3\Compark\Drawings\Plan\_Sat\Town\Phase 1\054-CLCPKC-Overlot Grading.kb Drawn: Unpublished By: Raktz

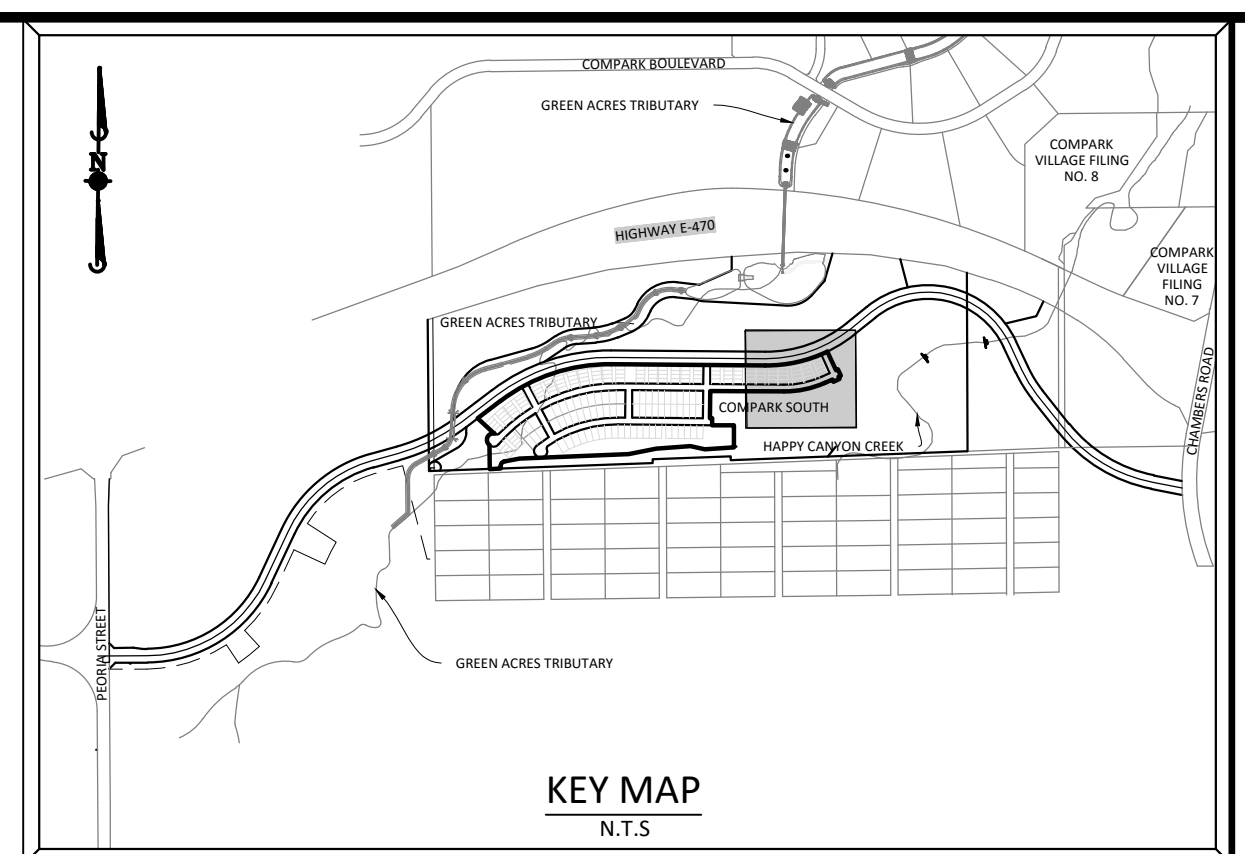
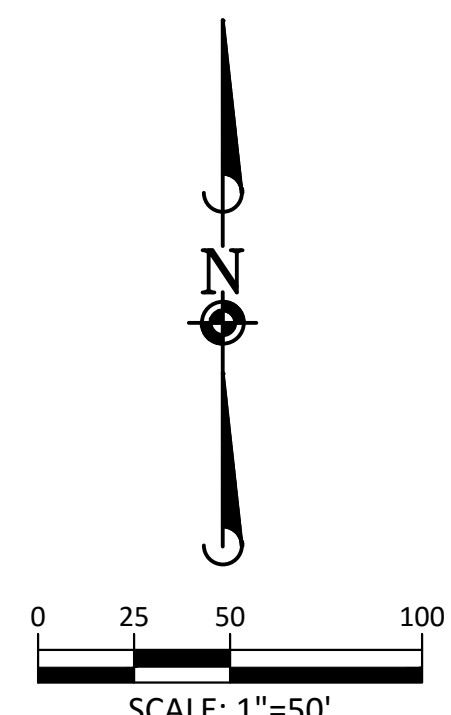
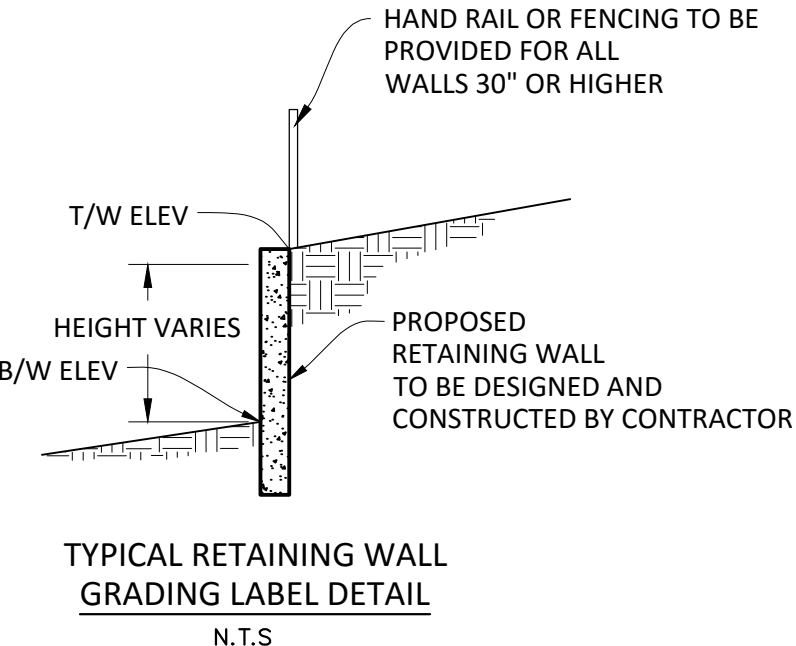


FUTURE DEVELOPMENT BY OTHERS

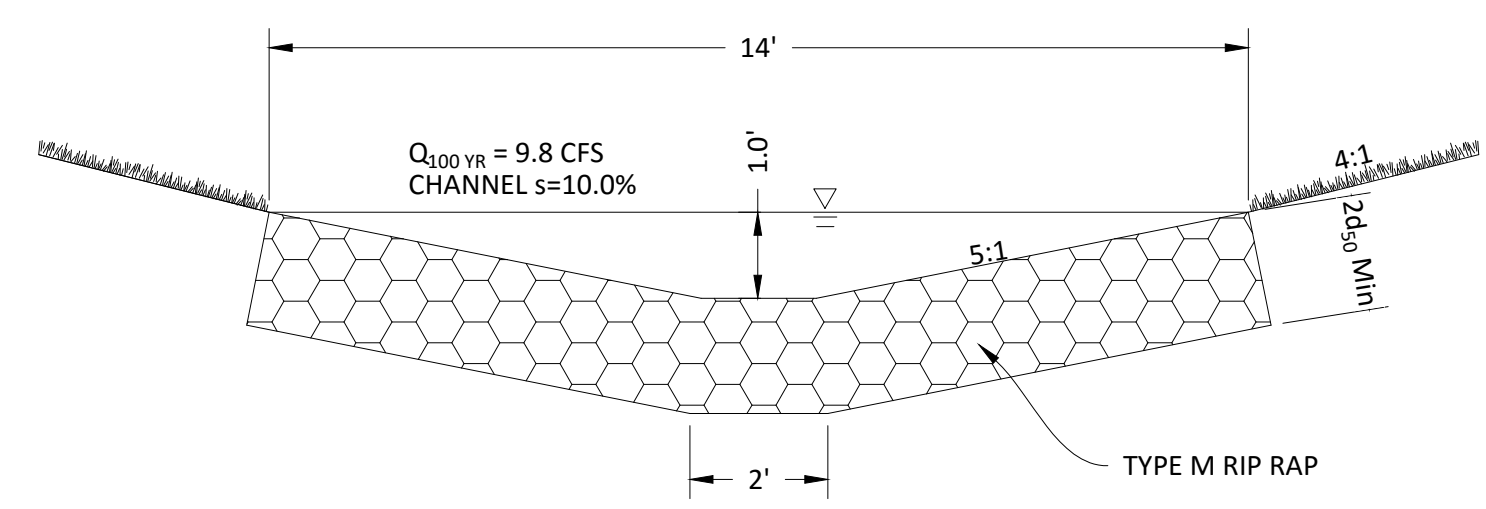
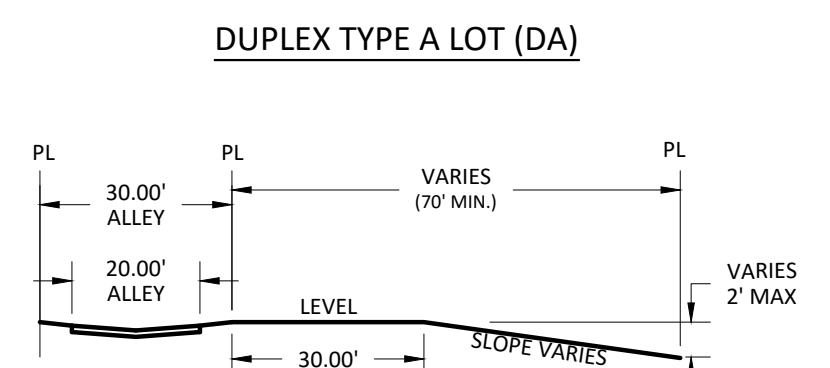
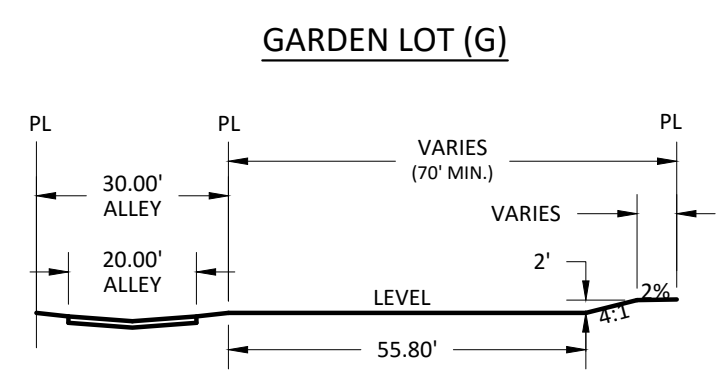
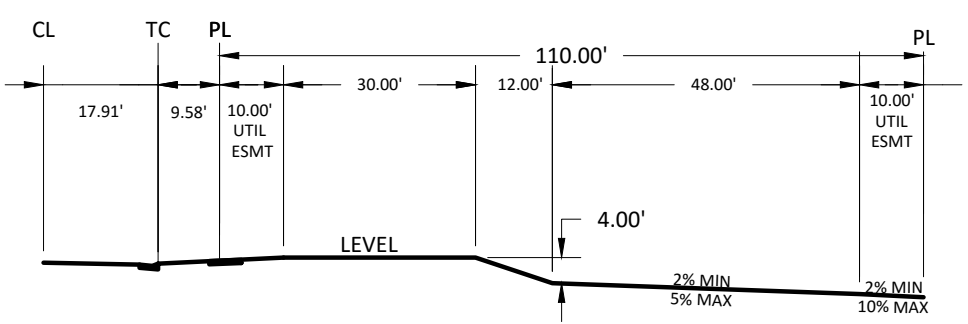
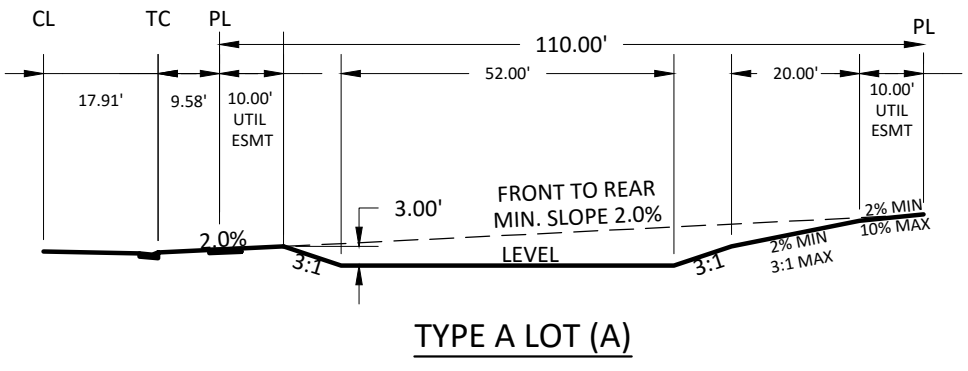
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- CONTRACTOR SHALL MATCH EXISTING GRADES AT PROPERTY AND NOT GRADE ON ADJACENT PROPERTIES WITHOUT PRIOR CONSENT FROM PROPERTY OWNER.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK PERFORMED TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER IF UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
- SEE SHEET 2 FOR LEGEND AND CONSTRUCTION NOTES.
- SEE AREA GRADING PLANS FOR FINE GRADING OF PRIVATE DUPLEX AREAS.



**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)



TEMPORARY RIP RAP SWALE

N.T.S.

**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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 PROJ. ASSOC.: RAK  
 DRAWN BY:  
 DATE: 09/2016

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**SHEET 7 OF 43**  
 CLCPKC3

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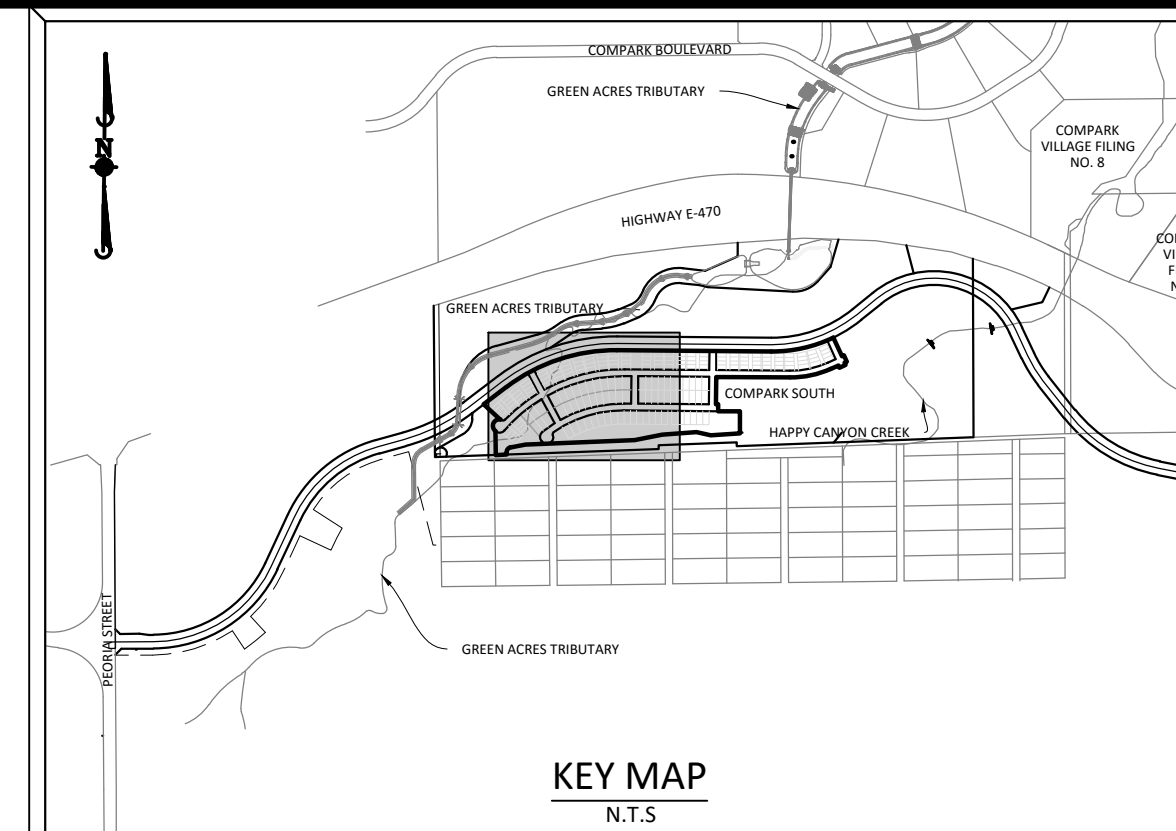
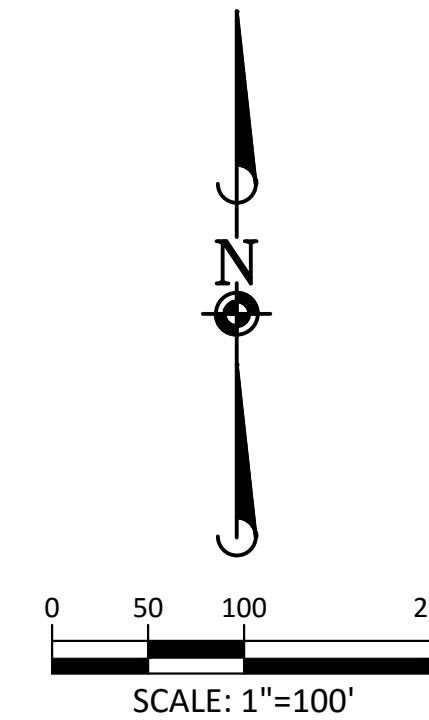
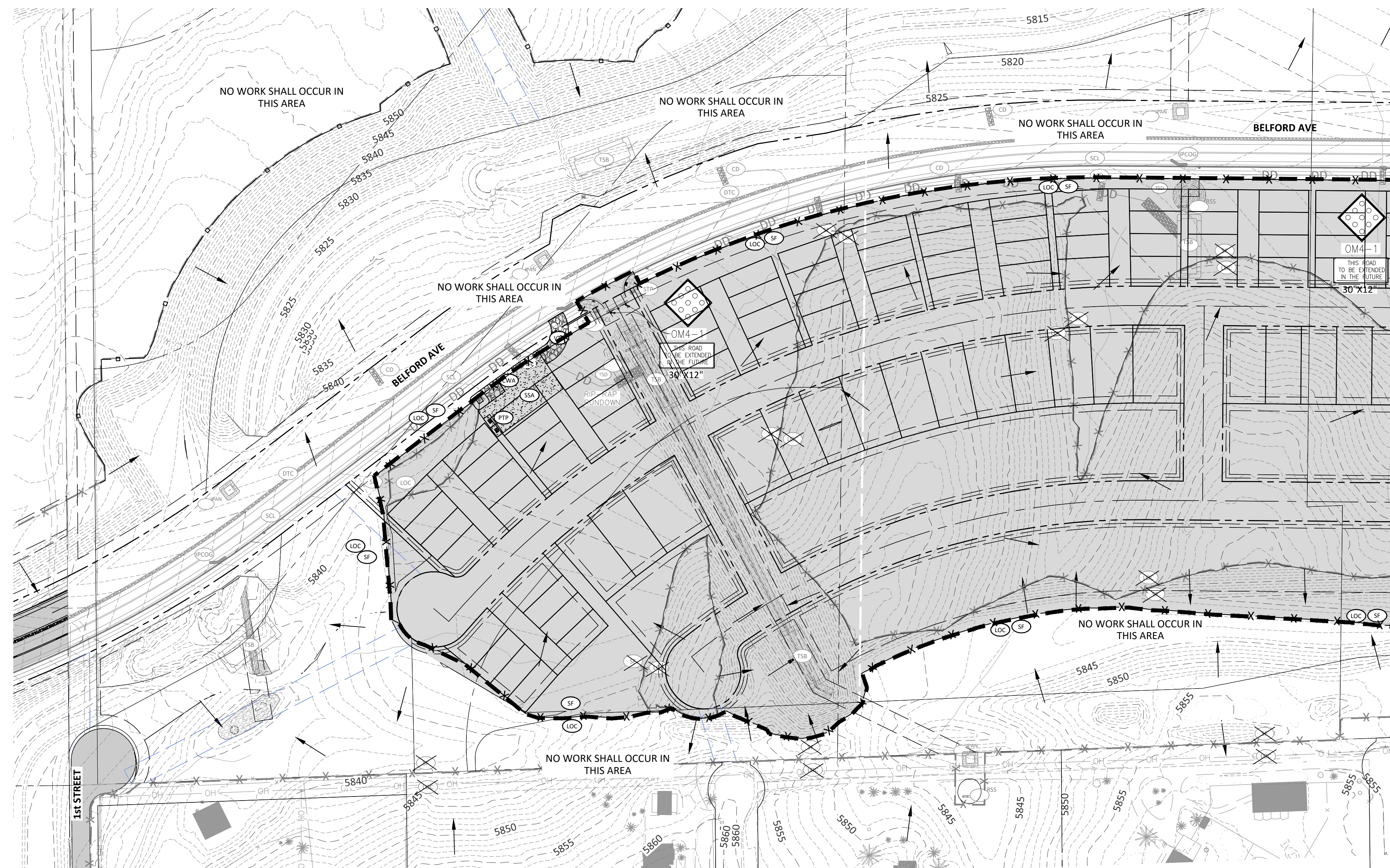
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
 OVERLOT GRADING PLAN EAST

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SECOND SUBMITTAL  
 DATE: 11/2016



Plotted: 11/21/2016 5:21 PM, Draw Name: P:\Projects\3\CompSouth05-Residential\CD\Drawings\Plan\_South\Town\Phase 1\05A-C\CPKC3-16-CBMP A.dwg, Updated By: adrunder



**SOURCE BENCHMARKS:**  
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 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
	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

**NOTES:**

- SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
- ALL SILT FENCE AND OTHER SEDIMENT BMP'S MUST BE PLACED IMMEDIATELY BEHIND THE BACK OF CURB OR SIDEWALK. IF GAP EXISTS AFTER INSTALLATION, ECB MAY BE NECESSARY.
- ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
- ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
- REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
- ALL PERMANENT SLOPES STEEPER THAN 4:1 NEED ECB. THE TOWN MAY BE WILLING TO ALLOW THESE TEMPORARY SLOPES TO NOT BE COVERED IN ECB IN AN EFFORT TO SAVE MONEY.
- CONCRETE WASHOUT, STABILIZED STAGING AREA, PORTABLE TOILETS AND SOIL STOCKPILE LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR/DEVELOPER AND UPDATED ON THE STORMWATER MANAGEMENT PLAN AS REQUIRED BY THE STATE ISSUED STORMWATER DISCHARGE PERMIT.
- EXISTING CBMP'S SHOWN ON THIS PLAN ARE RELATED TO BELFORD AVENUE CONSTRUCTION IMPROVEMENTS. UNLESS SPECIFICALLY SHOWN TO BE DELETED, THESE FACILITIES WILL REMAIN IN PLACE AND BE USED AS PART OF THIS PLAN.
- ALL CONSTRUCTION ACCESS SHALL OCCUR FROM THE WEST SIDE OF THE SITE. CONSTRUCTION ACCESS FROM THE EAST SIDE OF THE SITE IS PROHIBITED. ACCESS FROM FIRST STREET IS PROHIBITED



Know what's below.  
 Call before you dig.

**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

DATE	REVISIONS

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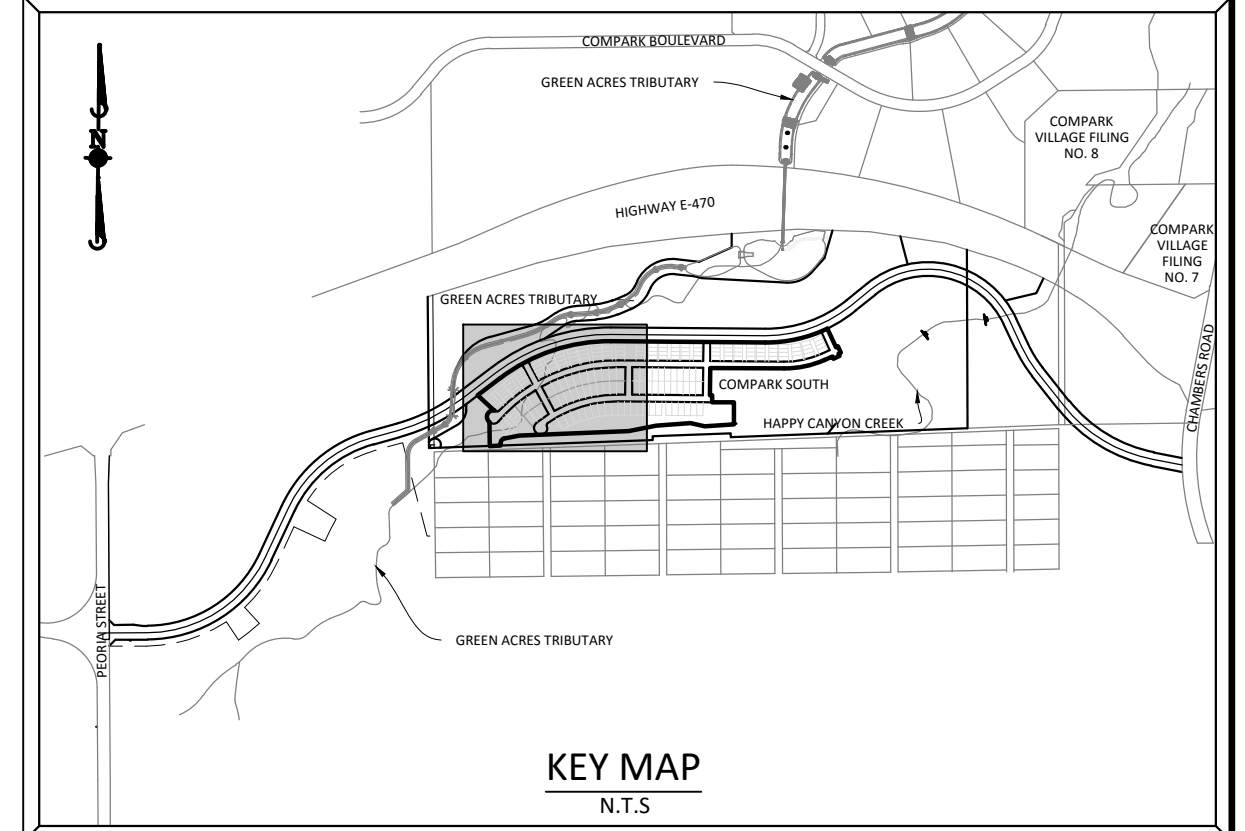
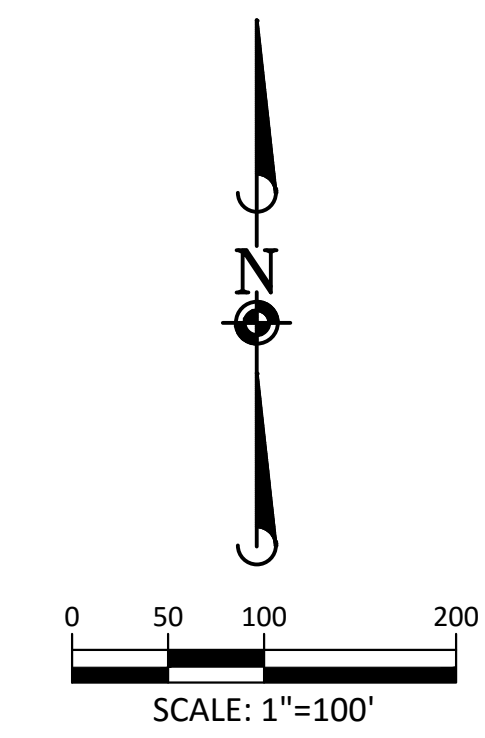
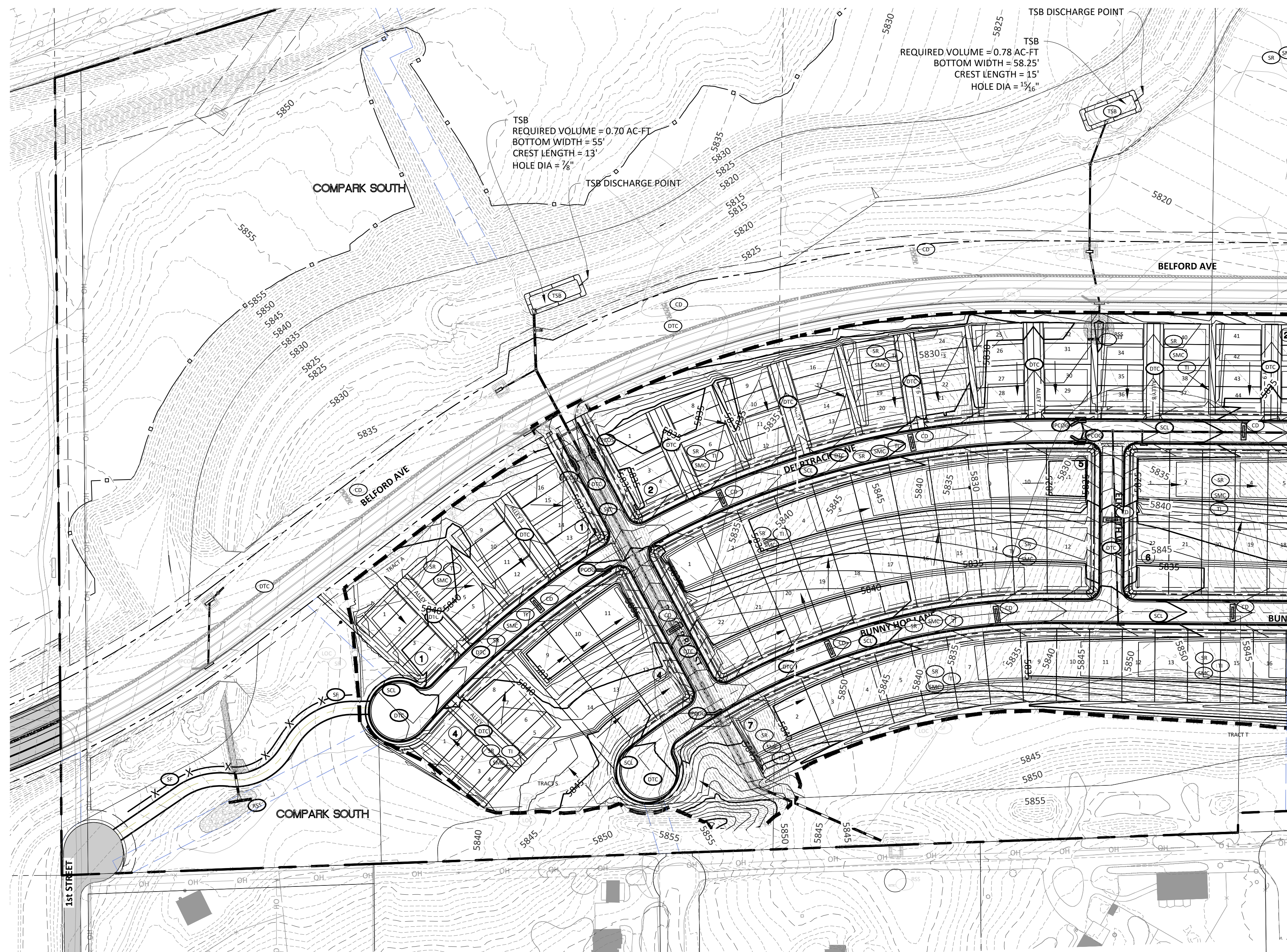
**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**CBMP PLAN - PHASE A**

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY:  
 DATE: 09/2016

SHEET  
**9 OF 43**  
 CLCPKC3

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**KEY MAP**  
N.T.S.

**SOURCE BENCHMARKS:**  
DOUGLAS COUNTY BM 1.115010  
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

Plotted: 11/22/2016 9:17 AM. Draw Name: P:\Projects\ComparkSouth\Residential\_CDD\Drawings\Plan\_Site\Town\Phase1\05A-CLCPKC3-10-CBMP\_C.dwg. Updated By: adrunder

DRAWN BY: DATE:	REVIEWERS:	PROJECT:	SHEET:	<p style="text-align: center;"><b>Manhard</b> CONSULTING LTD.</p> <p style="font-size: small;">8001 E. Arapahoe Court, Suite 110, Greenwood, CO 80118   303.778.0000   manhard.com Construction Managers • Environmental Scientists • Landscape Architects • Planners</p>
<b>COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1</b> <b>TOWN OF PARKER, COLORADO</b> <b>CBMP PLAN - PHASE B</b>				
PROJ. MGR.: RIM PROJ. ASSOC.: RAK DRAWN BY: _____ DATE: 09/2016			SHEET <b>11</b> OF <b>43</b> CLCPKC3	SECOND SUBMITTAL



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 (e.g., 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 A 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.

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

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 BMP'S ARE IMPLEMENTED. SUCH ACTIVITY 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.

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

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 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
- 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.

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

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- 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.
  - 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 SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
- THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHICH ARE 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.

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

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

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

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

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

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

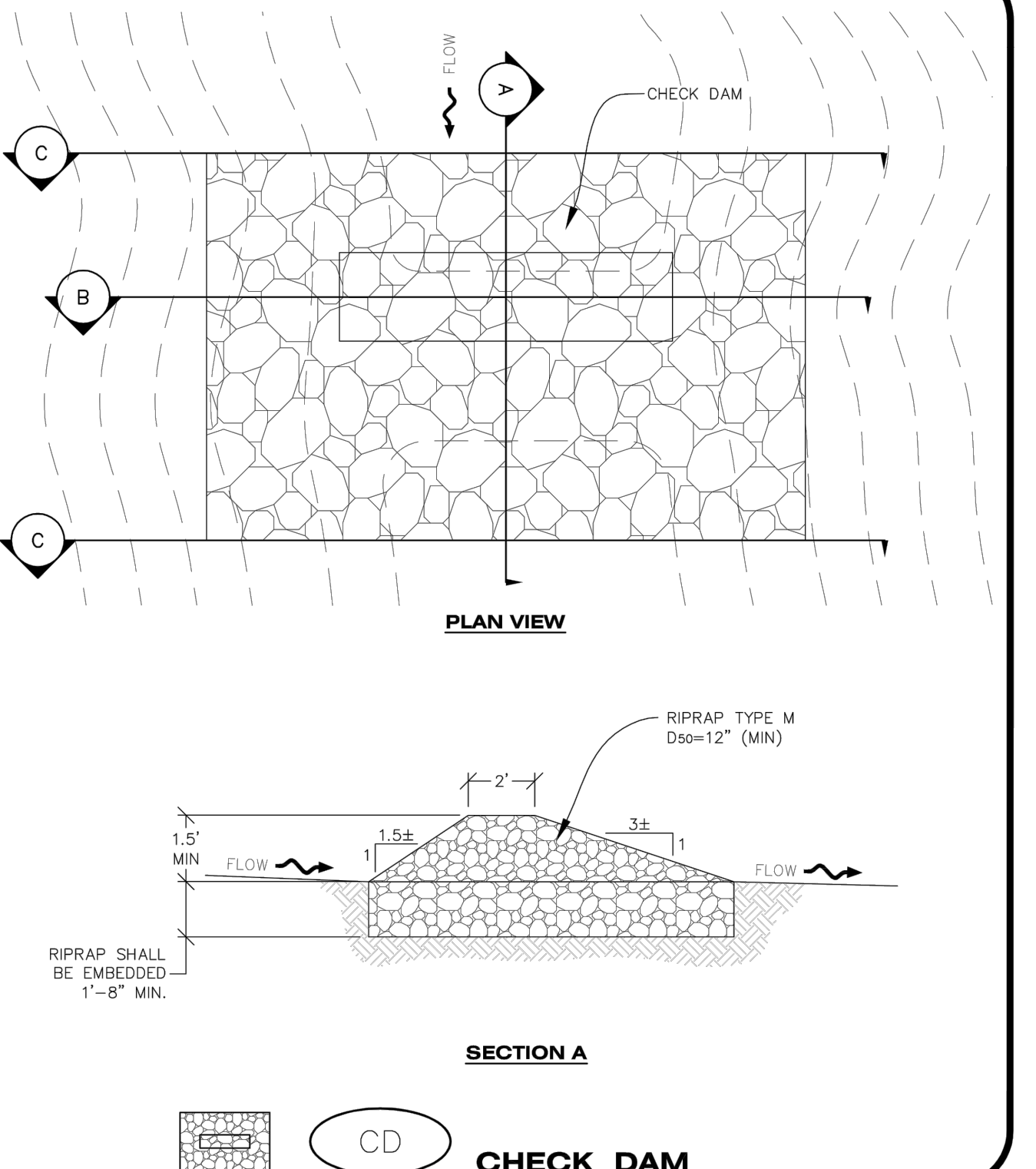
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**LEGEND** 2 OF 3 Oct. 2013

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

- |  |     |                          |
|--|-----|--------------------------|
|  | TI  | TEMPORARY IRRIGATION     |
|  | TSB | TEMPORARY SEDIMENT BASIN |
|  | VTC | VEHICLE TRACKING CONTROL |

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**LEGEND** 3 OF 3 Oct. 2013

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



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

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DATE	11/2016
REVISIONS	SECOND SUBMITTAL

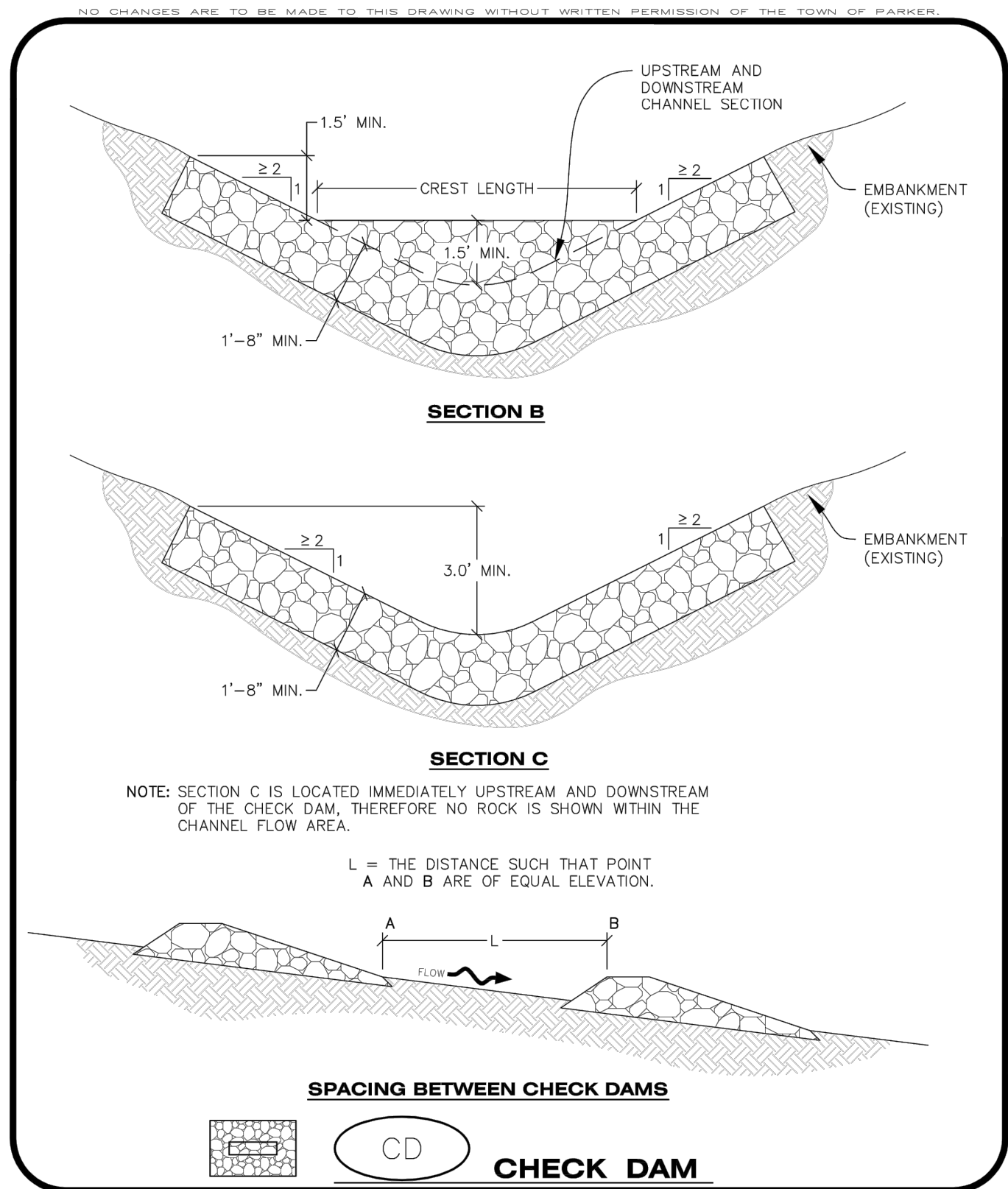
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
**CBMP DETAILS**

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY:  
 DATE: 09/2016  
 SHEET  
**13 OF 43**  
 CLCPK3

SECOND SUBMITTAL

Plotted: 11/21/2016 5:25 PM, Draw Name: P:\Projects\3\ConsSub05-Residential CD\Drawings\Plan\_South\Phase 1\05A-CLCPKC3-CBMP Details.dwg, Updated By: Ditzel



**CBMP**

 CD  
 2 OF 3  
 Oct. 2013

**CHECK DAM INSTALLATION NOTES**

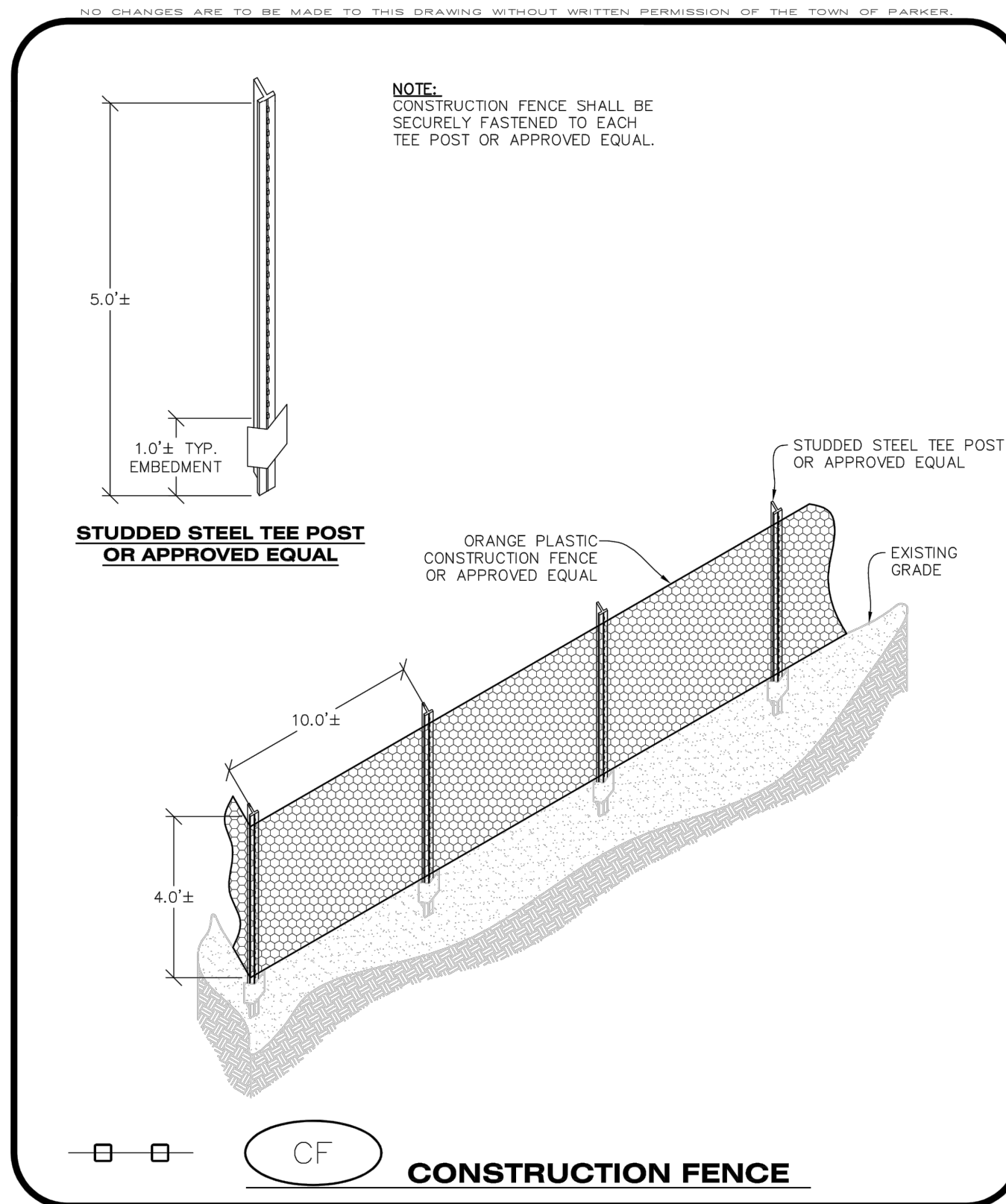
- SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
- CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
- RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
- RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
- THE MAXIMUM SPACING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

**CHECK DAM INSPECTION AND MAINTENANCE NOTES**

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

**CBMP**

 CD  
 3 OF 3  
 Oct. 2013



**CBMP**

 CF  
 1 OF 2  
 Oct. 2013

**CONSTRUCTION FENCE INSTALLATION NOTES**

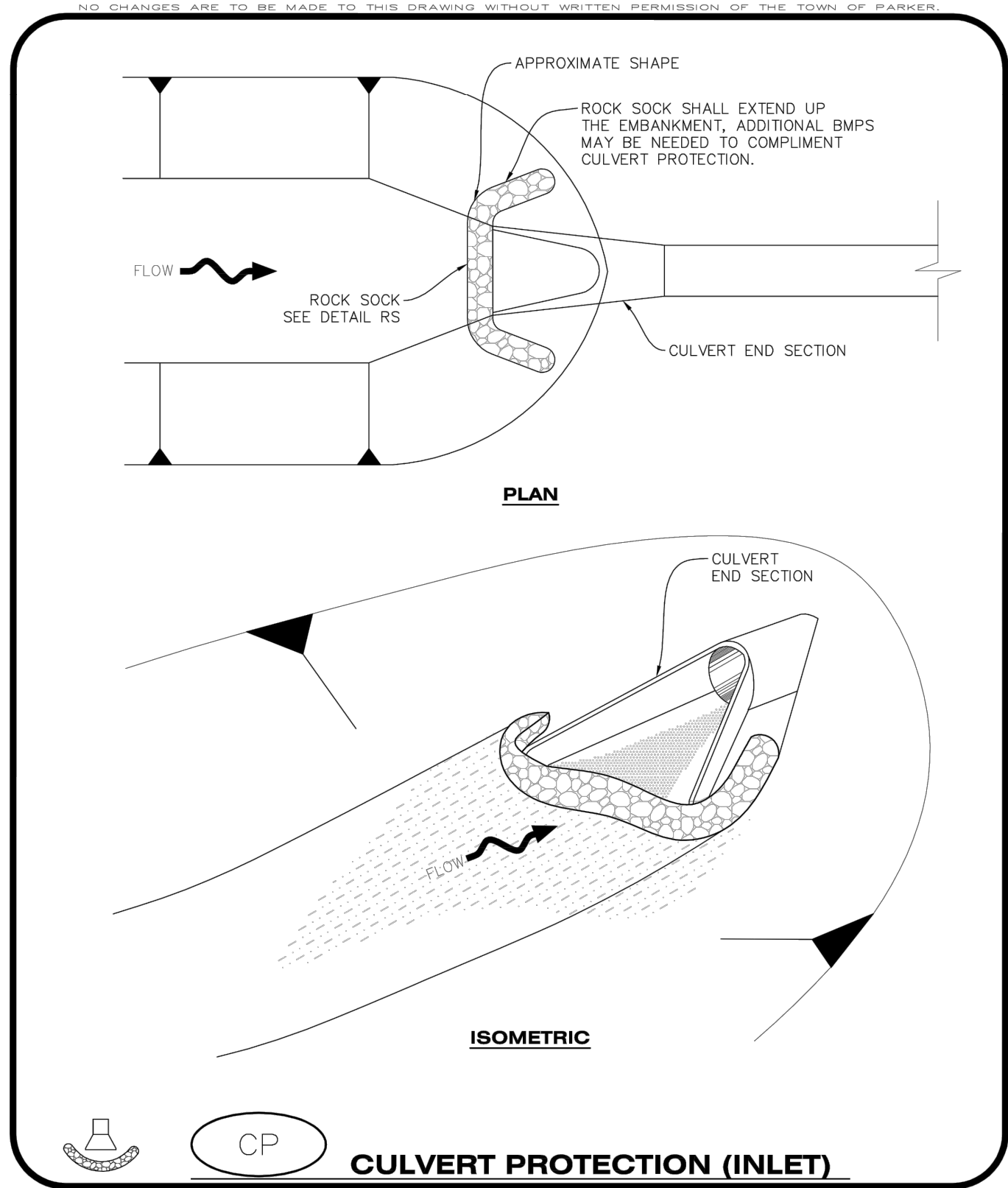
- THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

**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**

 CF  
 2 OF 2  
 Oct. 2013



**CBMP**

 CP  
 1 OF 2  
 Oct. 2013

**CULVERT PROTECTION (INLET) INSTALLATION NOTES**

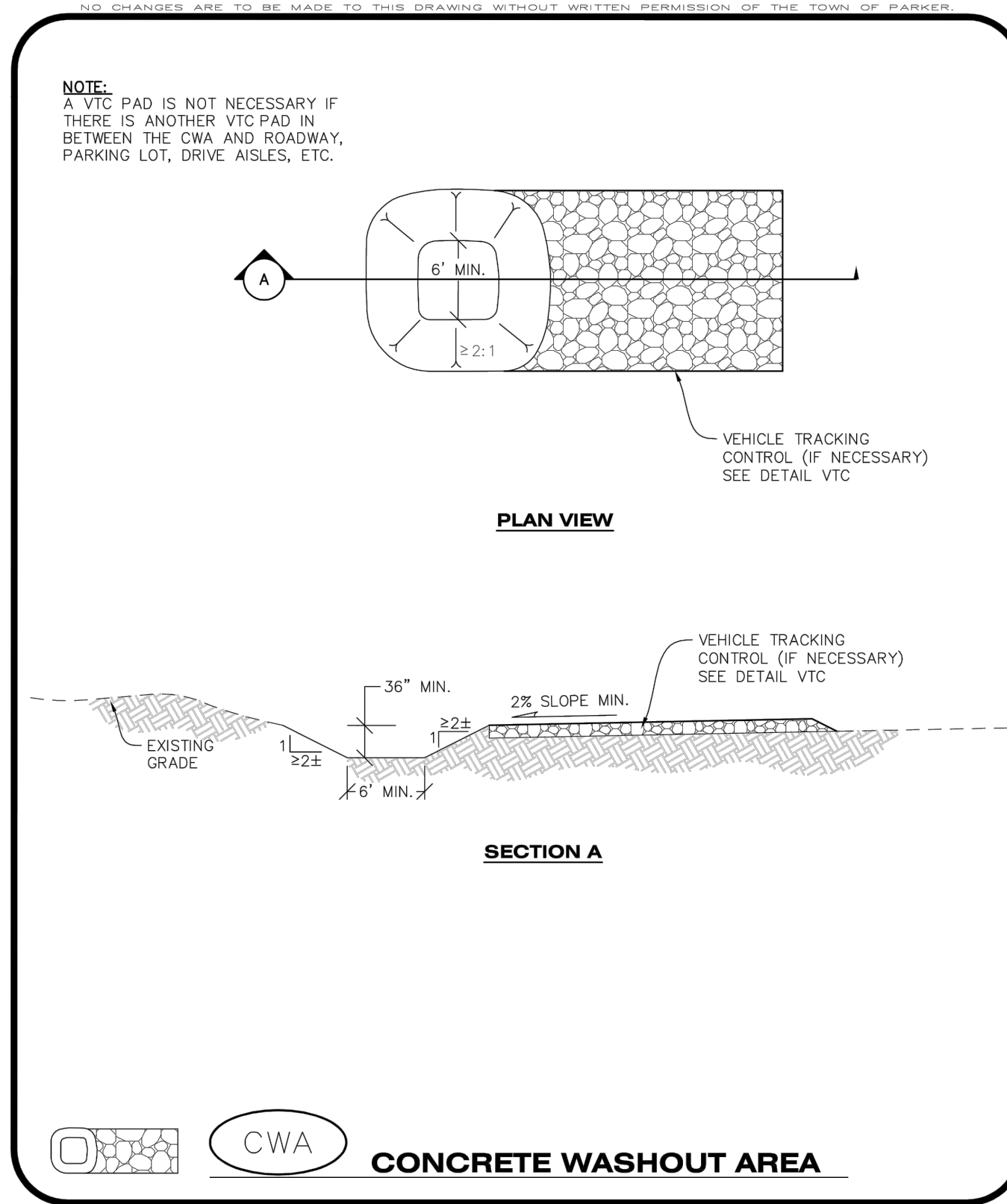
- SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
- ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

**CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES**

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

**CBMP**

 CP  
 2 OF 2  
 Oct. 2013



**CBMP**

 CWA  
 1 OF 2  
 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).

**CBMP**

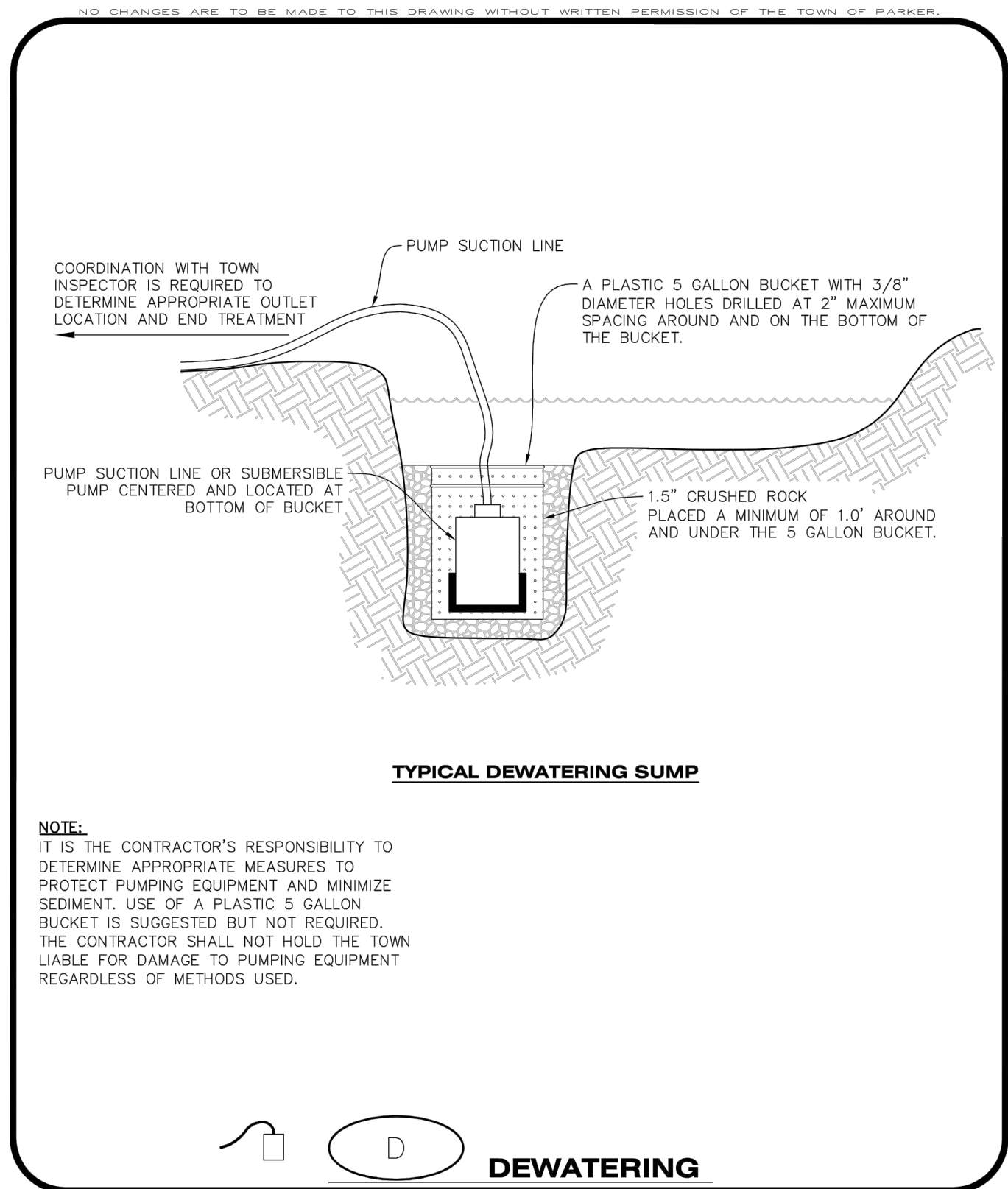
 CWA  
 2 OF 2  
 Oct. 2013

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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**CBMP DETAILS**

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY: [blank]  
 DATE: 09/2016  
 SHEET  
**14 OF 43**  
 CLCPKC3

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**CBMP** | **D** | 1 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES

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

**DEWATERING INSTALLATION NOTES**

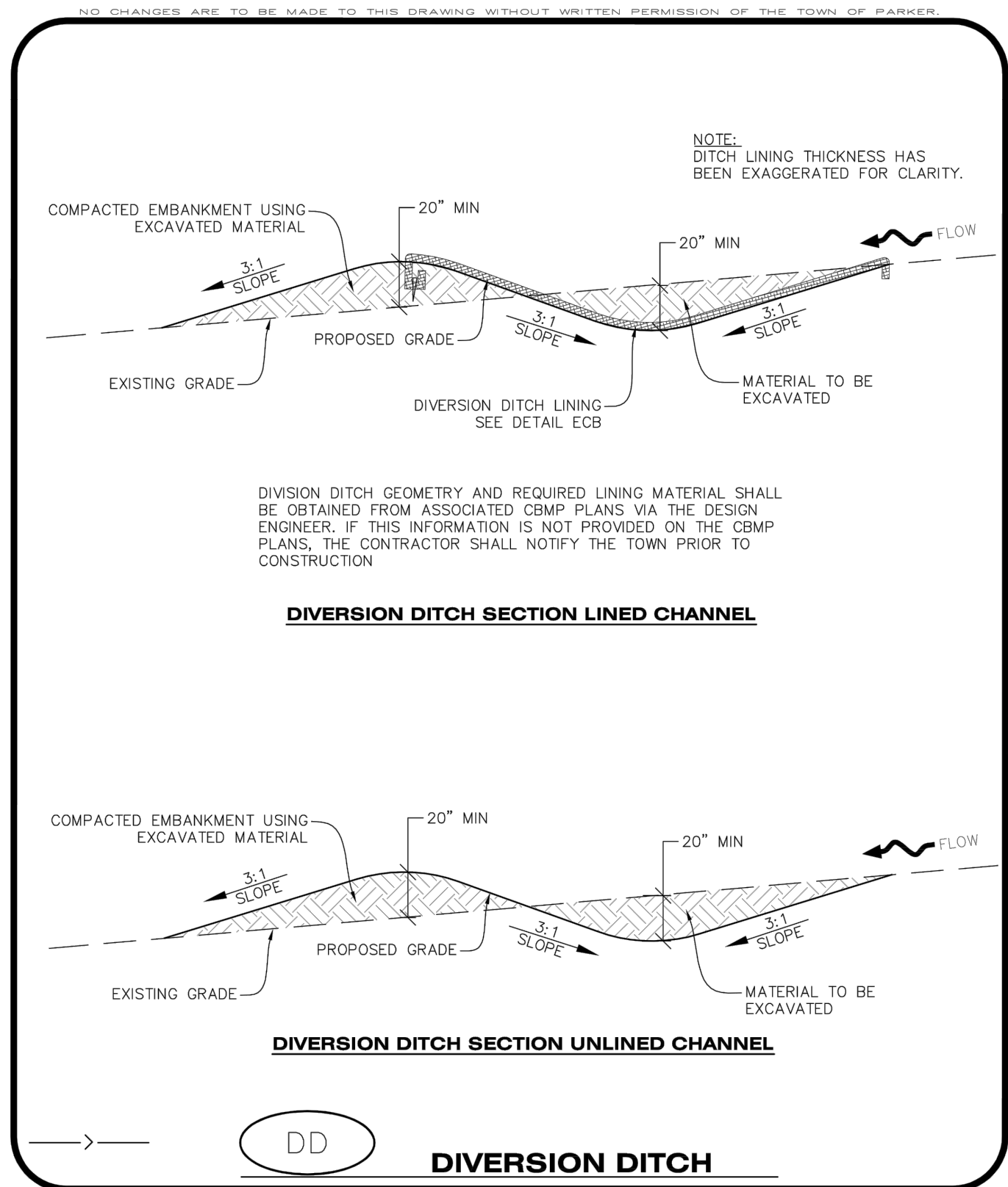
- IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

**DEWATERING MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

**CBMP** | **D** | 2 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES



**CBMP** | **DD** | 1 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES

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

**DEWATERING DITCH INSTALLATION NOTES**

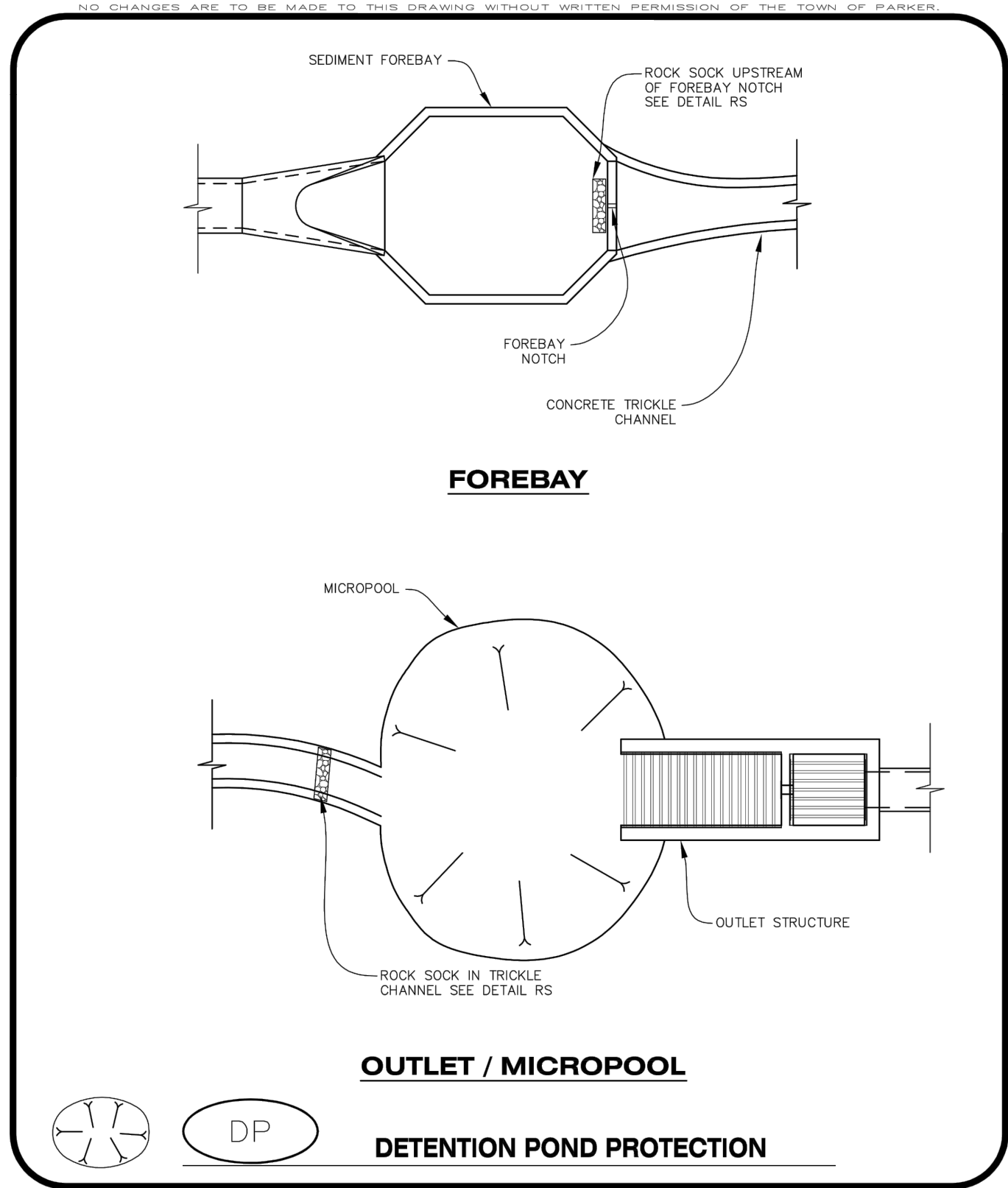
- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DEWATERING DITCHES.
- A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DEWATERING DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
- ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
- THE DEWATERING DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
- THE DISCHARGE FROM THE DEWATERING DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

**DEWATERING DITCH INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DEWATERING DITCH.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
- DEWATERING DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
- DEWATERING DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR. ALTERNATIVELY, THE DEWATERING DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DEWATERING DITCHES MAY REMAIN IN PLACE PERMANENTLY.

**CBMP** | **DD** | 2 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES



**CBMP** | **DP** | 1 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES

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

**DEWATERING POND PROTECTION INSTALLATION NOTES**

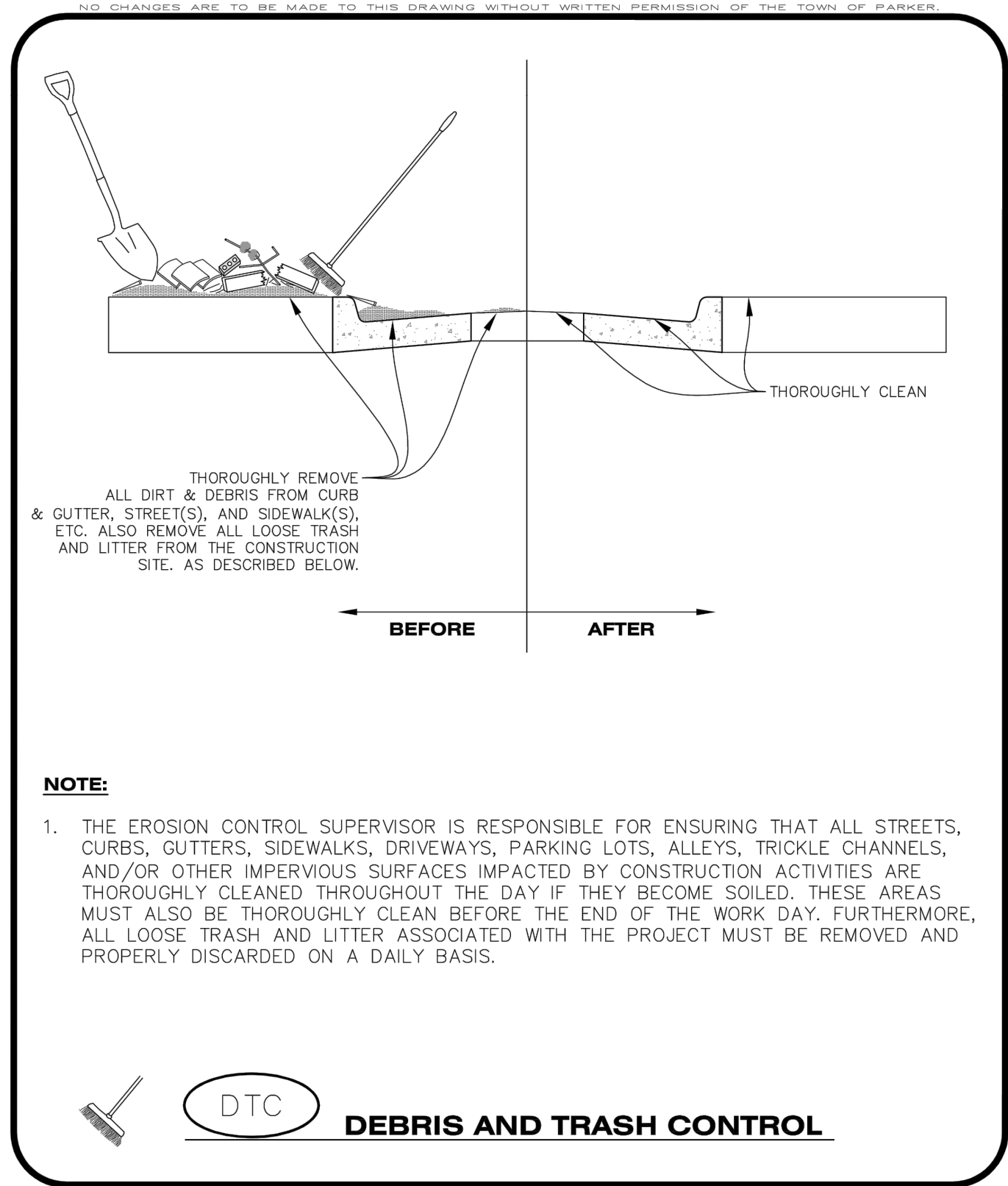
- DEWATERING POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

**DEWATERING POND PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** | **DP** | 2 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES



**CBMP** | **DTC** | 1 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES

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

**DEWATERING CONTROL NOTES:**

- A COMBINATION OF SURFACE SCRAPPING 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.

**CBMP** | **DTC** | 2 OF 2 | Oct. 2013

Town of Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES

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15 OF 43

CLCPK3

COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1

TOWN OF PARKER, COLORADO

CBMP DETAILS

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PROJ ASSOC: RAK

DRAWN BY: [blank]

DATE: 09/2016

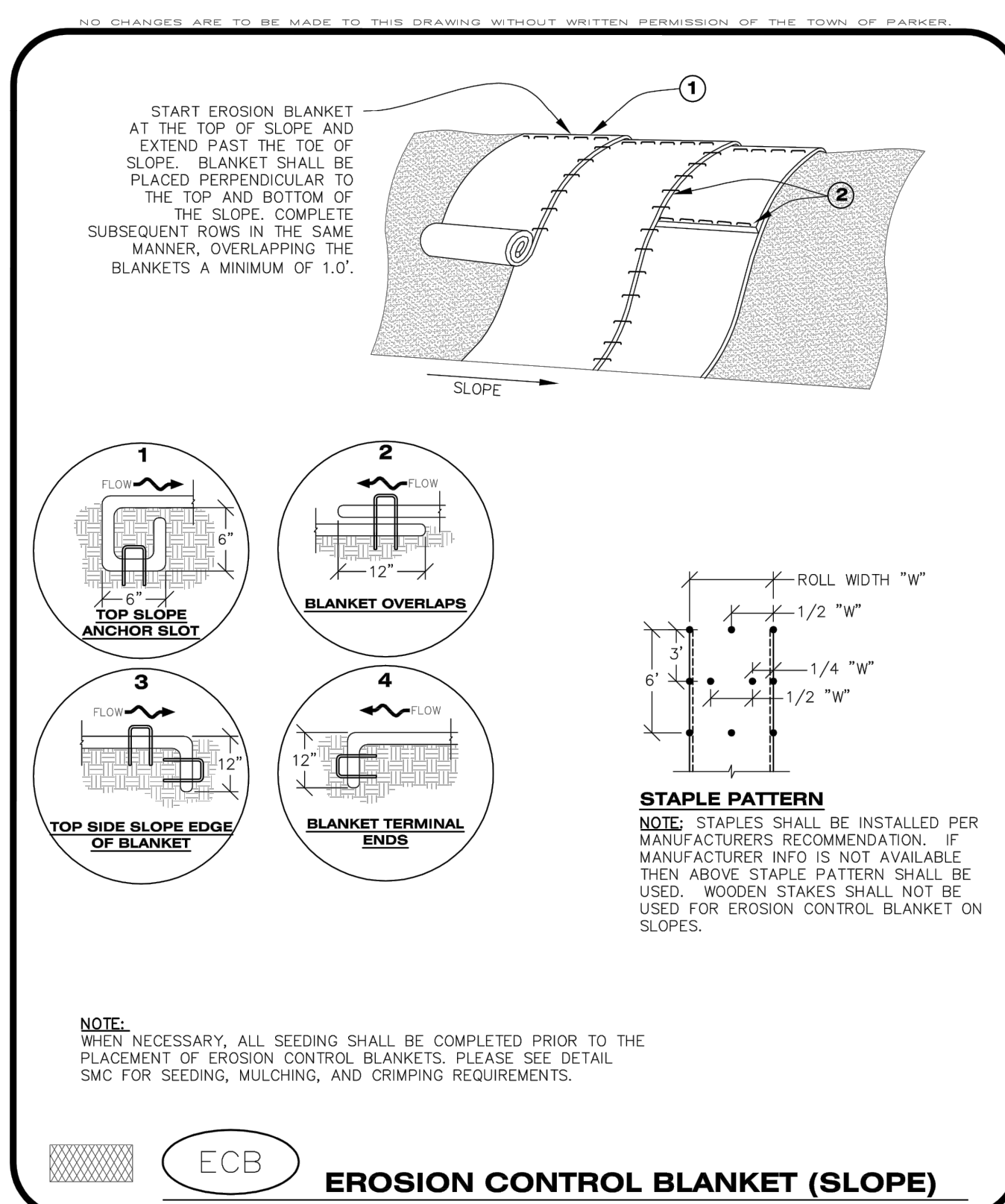
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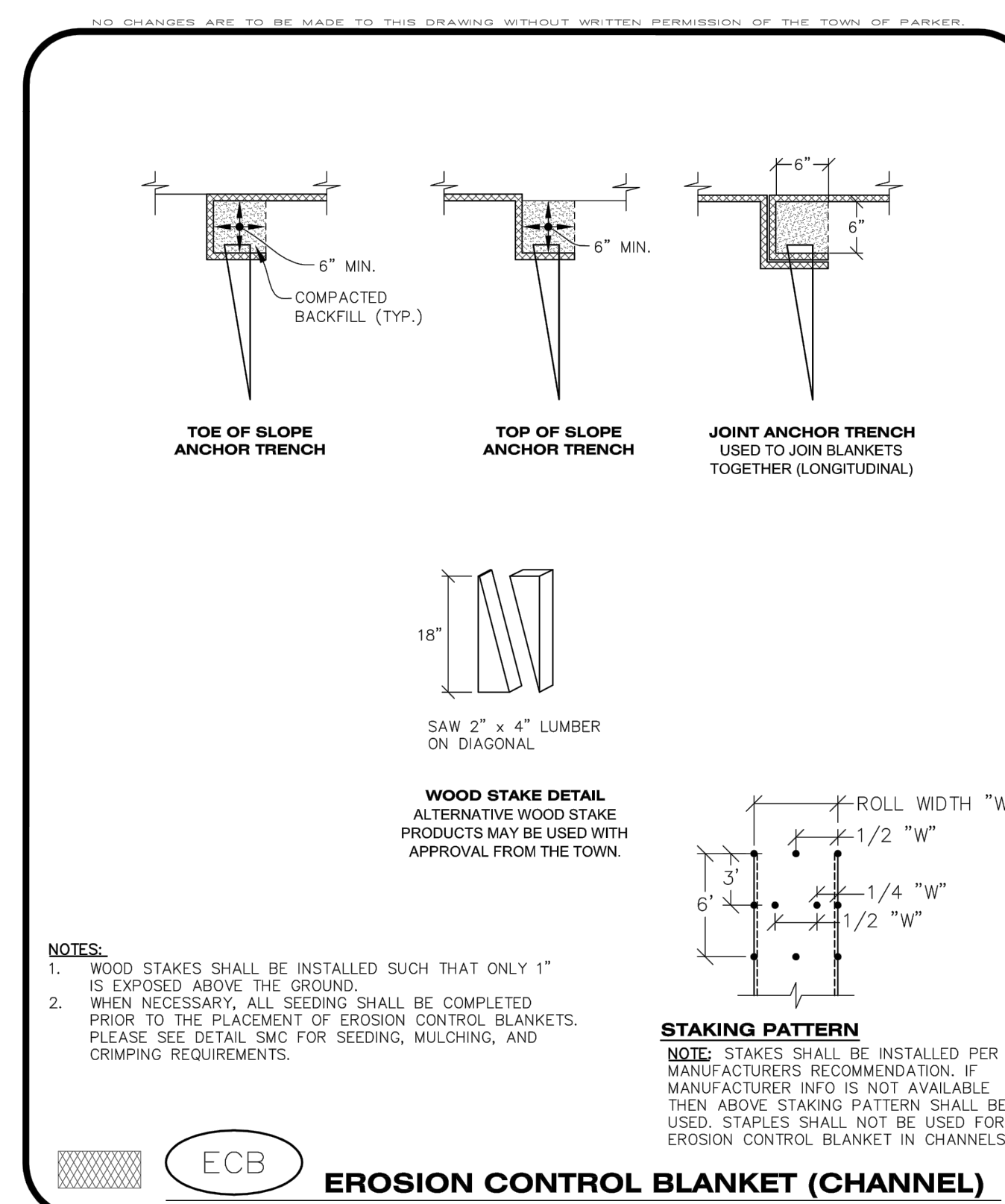
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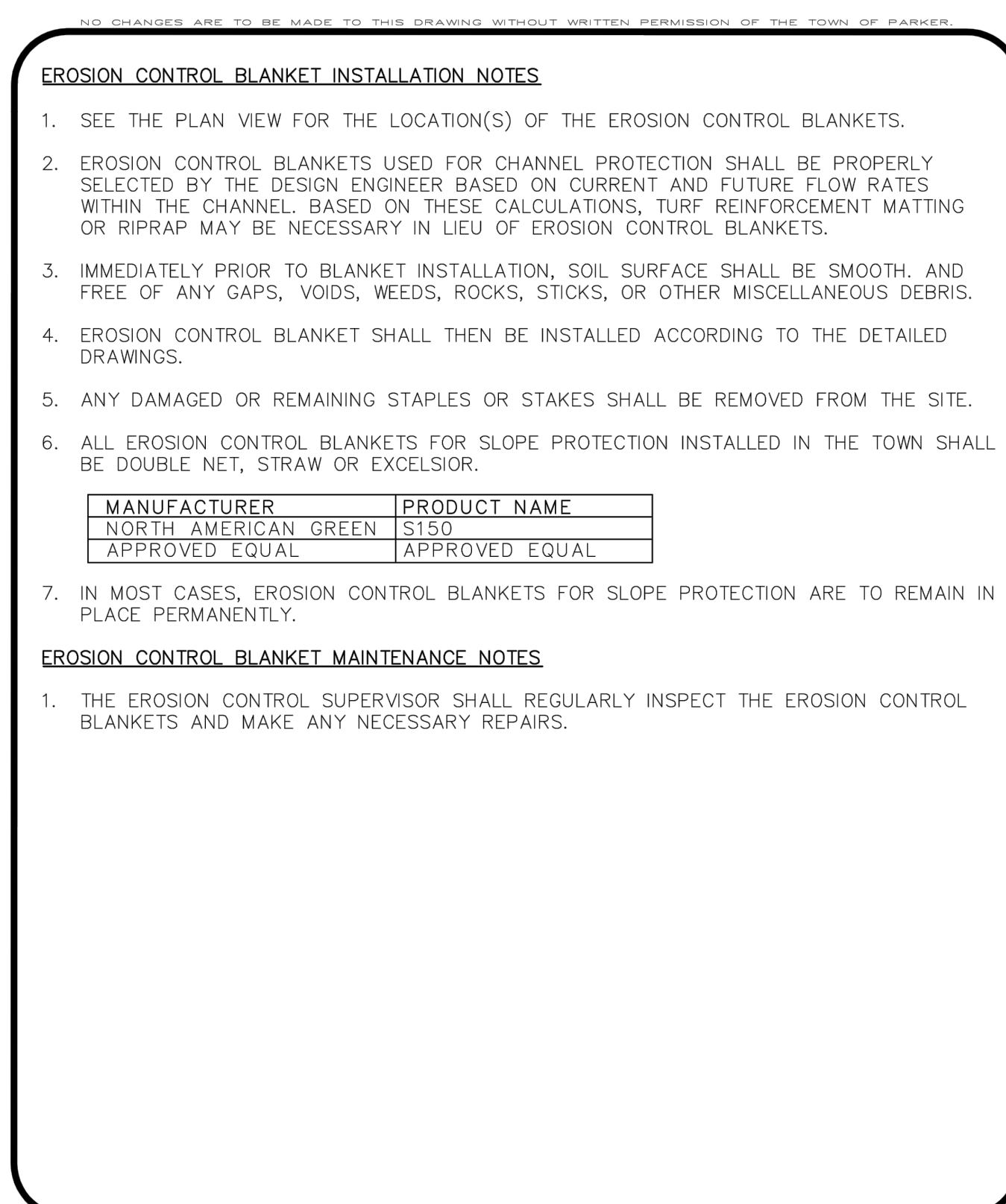
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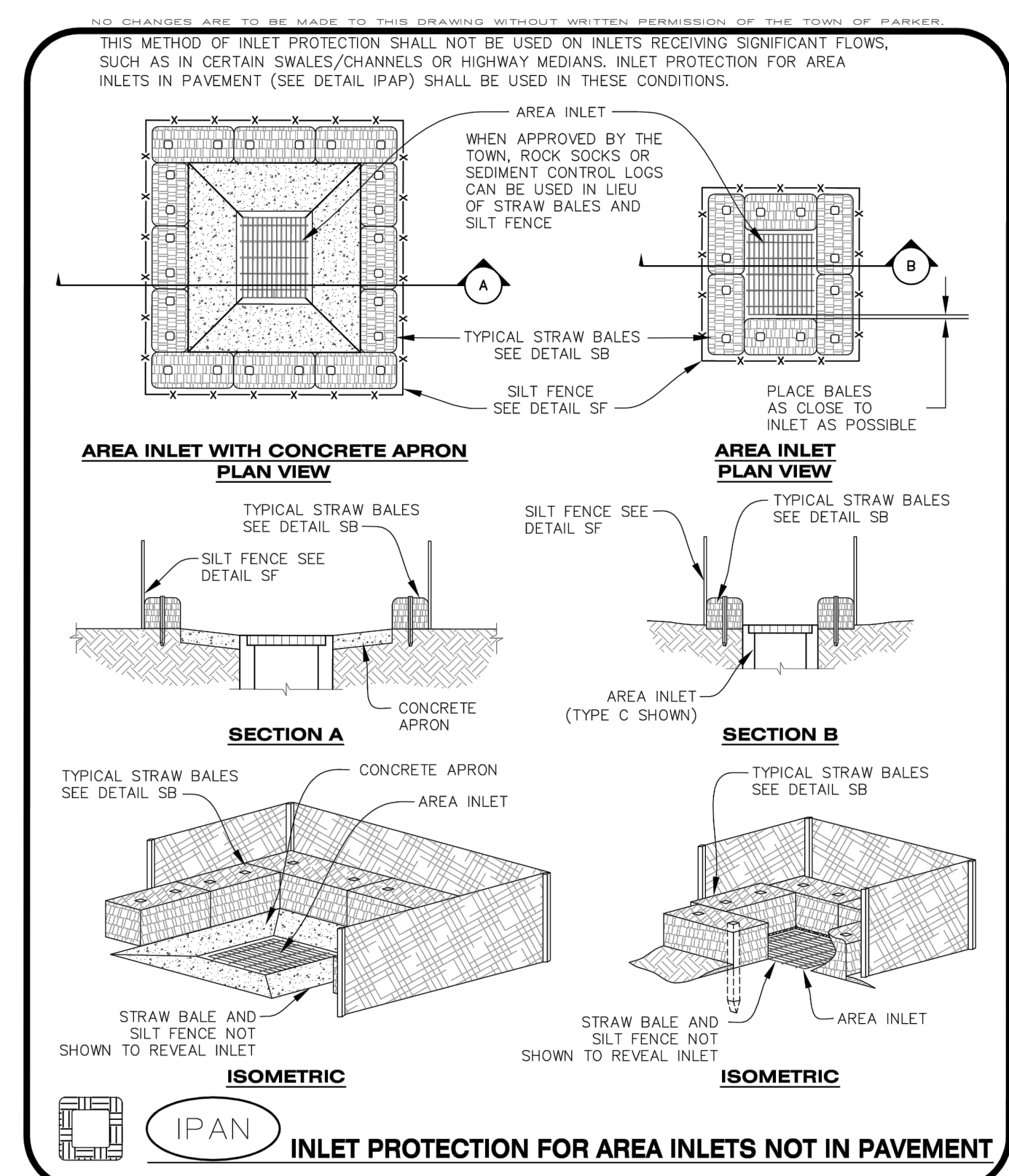
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013



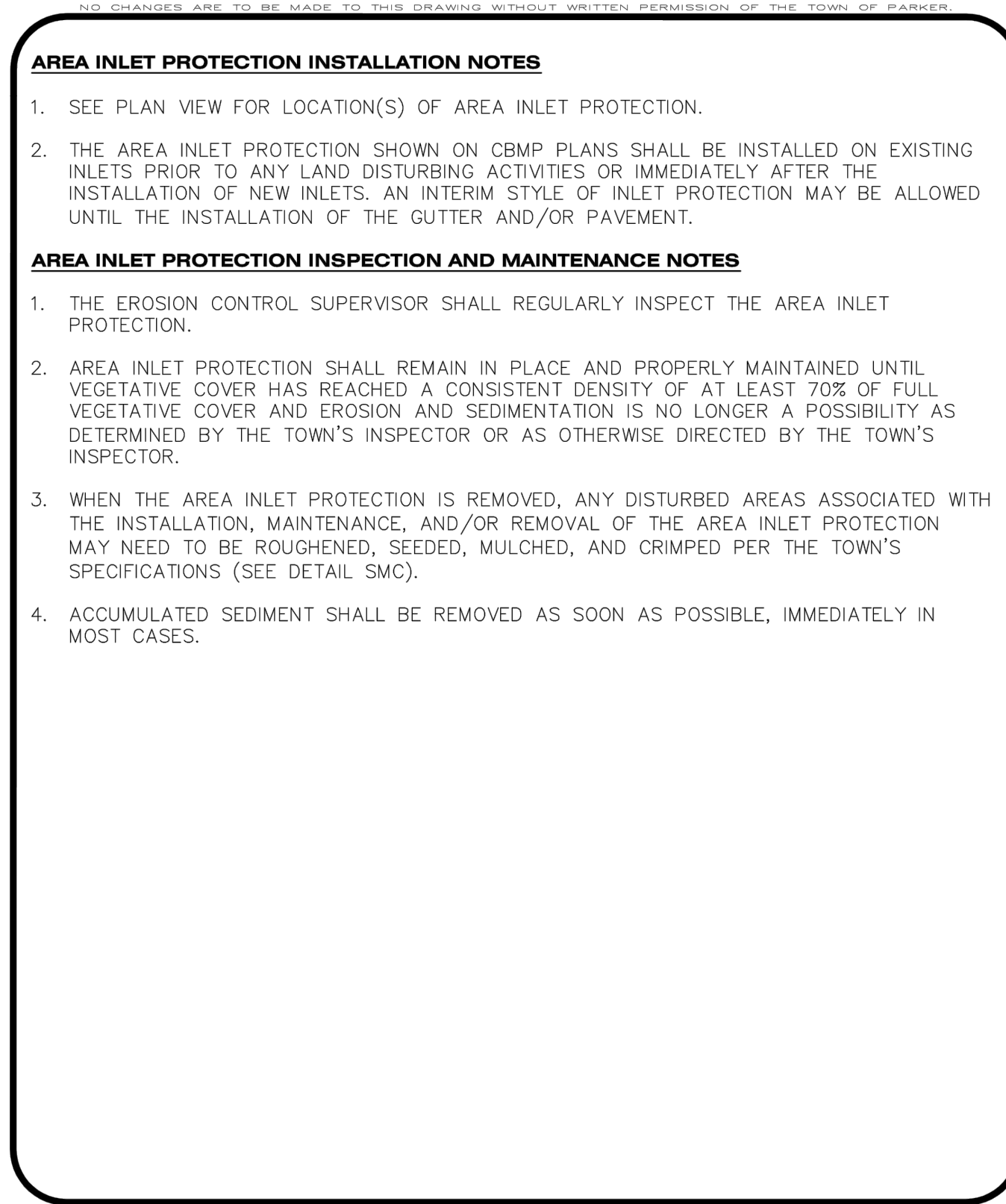
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
 Oct. 2013



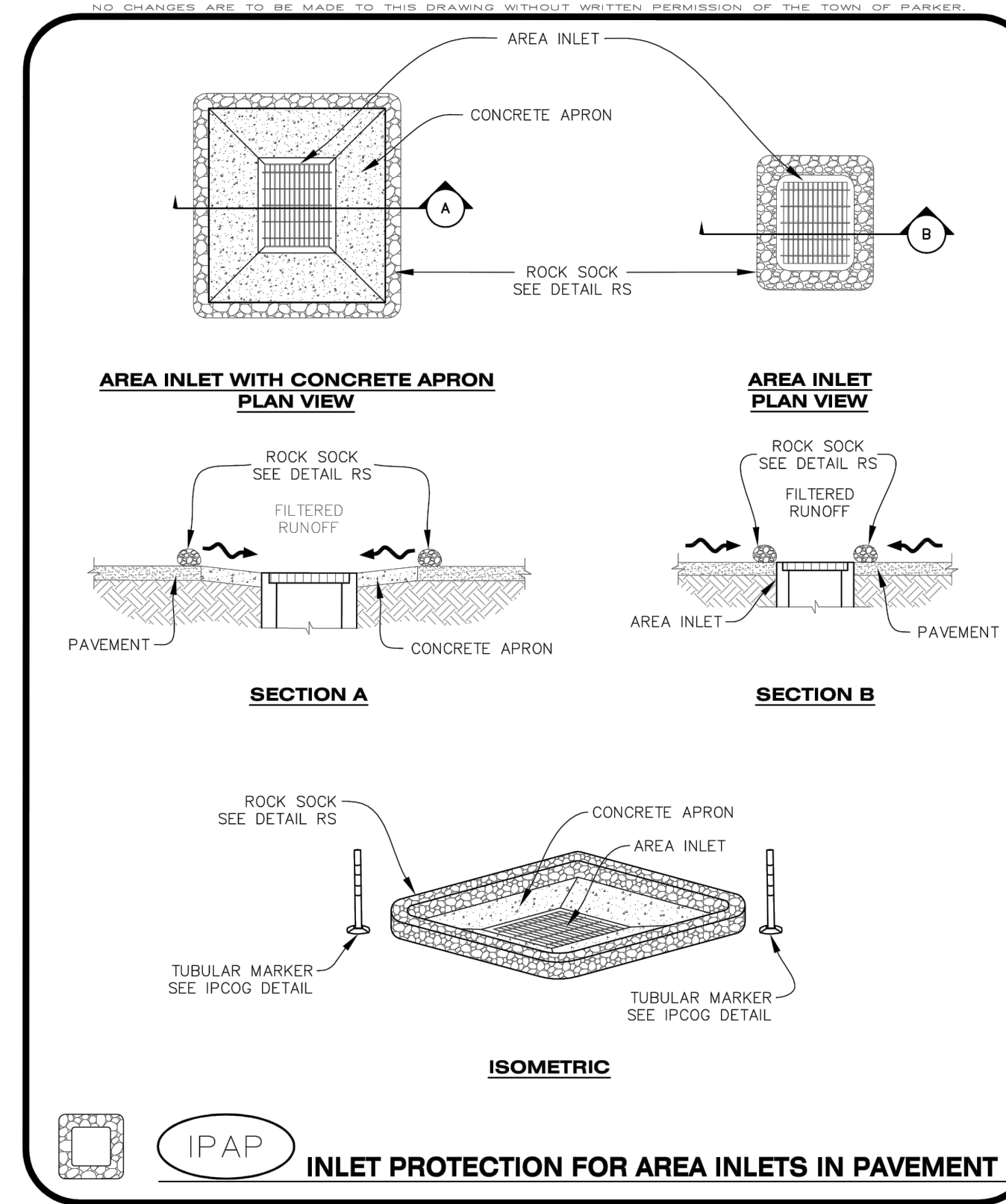
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
 Oct. 2013



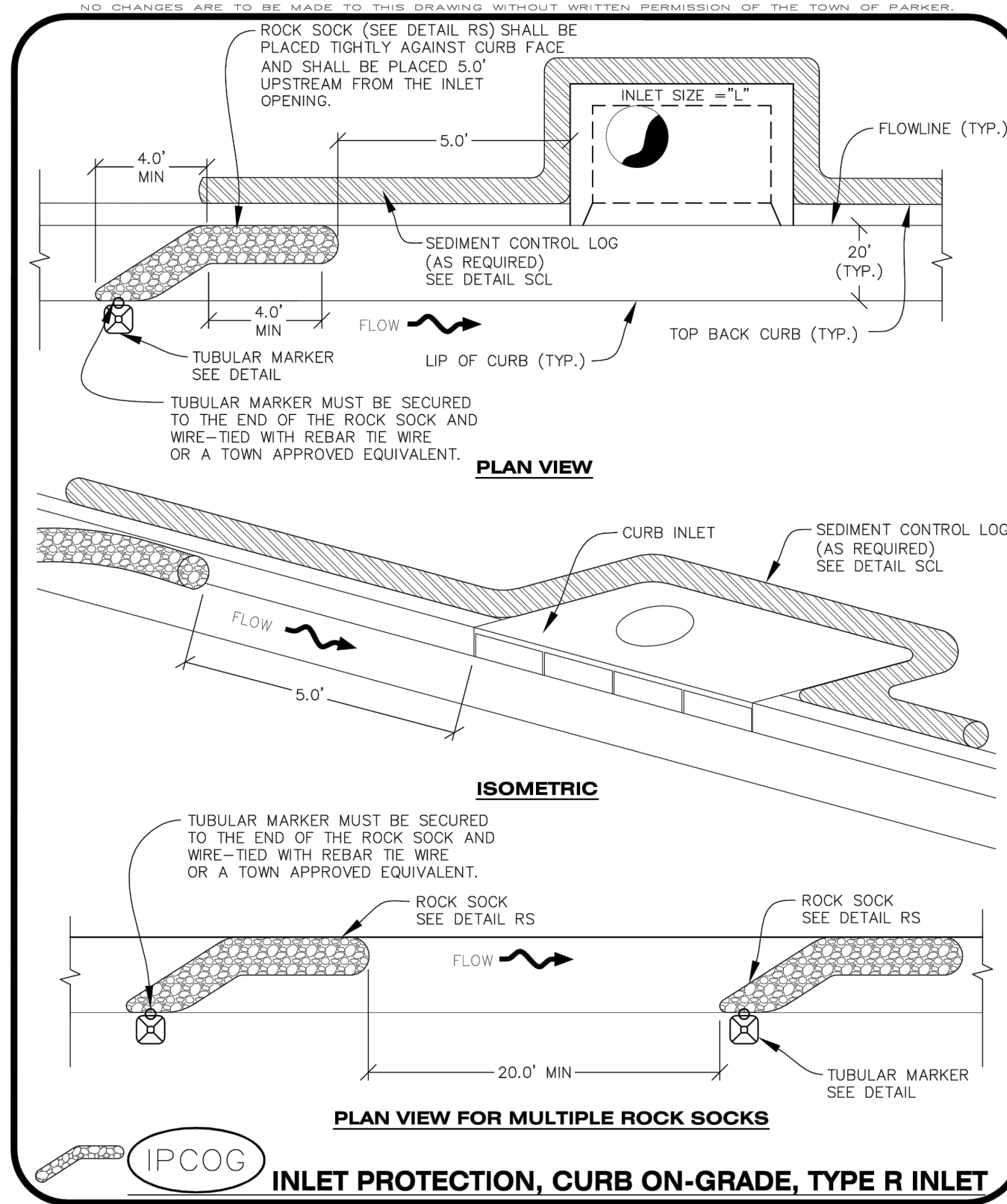
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
 Oct. 2013



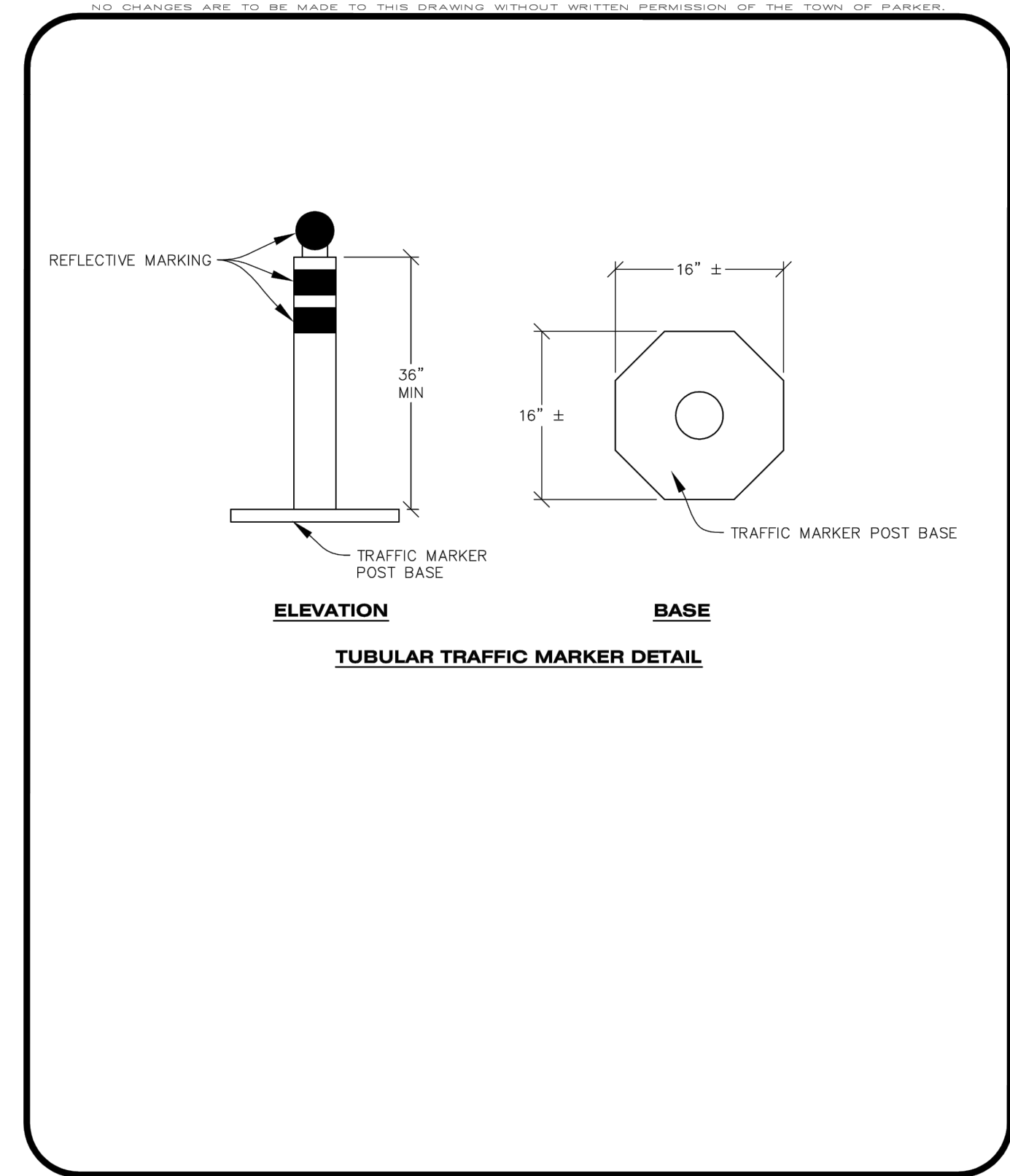
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 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
 Oct. 2013



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



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



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

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DATE: 11/2016  
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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**CBMP DETAILS**

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY:  
 DATE: 09/2016  
 SHEET  
**16 OF 43**  
 CLCPK3

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**INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**

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

**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**PLAN VIEW**

**SECTION A**

IPCOS

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

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

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**PLAN VIEW**

**SECTION A**

IPCOS

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

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

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**CURB INLET PROTECTION INSTALLATION NOTES**

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

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**PLAN VIEW**

**SECTION A**

IPCOS

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

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

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**LOT PROTECTION**

LP

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

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**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES**

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

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

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

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES**

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

**MASONRY MIXER**

**MASONRY MATERIALS STOCKPILE**

**ROCK SOCK**  
SEE DETAIL RS

**MASONRY WORK PROTECTION**

MWP

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

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

**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.

**MASONRY MIXER**

**MASONRY MATERIALS STOCKPILE**

**ROCK SOCK**  
SEE DETAIL RS

**MASONRY WORK PROTECTION**

MWP

**Town of Parker COLORADO** | **CBMP** | **MWP**  
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

**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.

**PORTABLE TOILET**

**TOP BACK OF CURB, "DETACHED" SIDEWALK, OR OTHER IMPERVIOUS AREAS.**

**EDGE OF PAVEMENT**

**CURB AND GUTTER (TYPICAL)**

**PLAN VIEW**

**ISOMETRIC**

**PORTABLE TOILET PROTECTION**

PTP

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

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**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

CONTRACTOR SHALL ANCHOR PORTABLE TOILET TO THE GROUND, AT A MINIMUM OF TWO OPPOSING CORNERS (ON A DIAGONAL) USING U-SHAPED REBAR STAKES

**PORTABLE TOILET**

**TOP BACK OF CURB, "DETACHED" SIDEWALK, OR OTHER IMPERVIOUS AREAS.**

**EDGE OF PAVEMENT**

**CURB AND GUTTER (TYPICAL)**

**PLAN VIEW**

**ISOMETRIC**

**PORTABLE TOILET PROTECTION**

PTP

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

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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
TOWN OF PARKER, COLORADO  
CBMP DETAILS

PROJ. MGR.: RIM  
PROJ. ASSOC.: RAK  
DRAWN BY:  
DATE: 09/2016  
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17 OF 43  
CLCPKC3

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**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

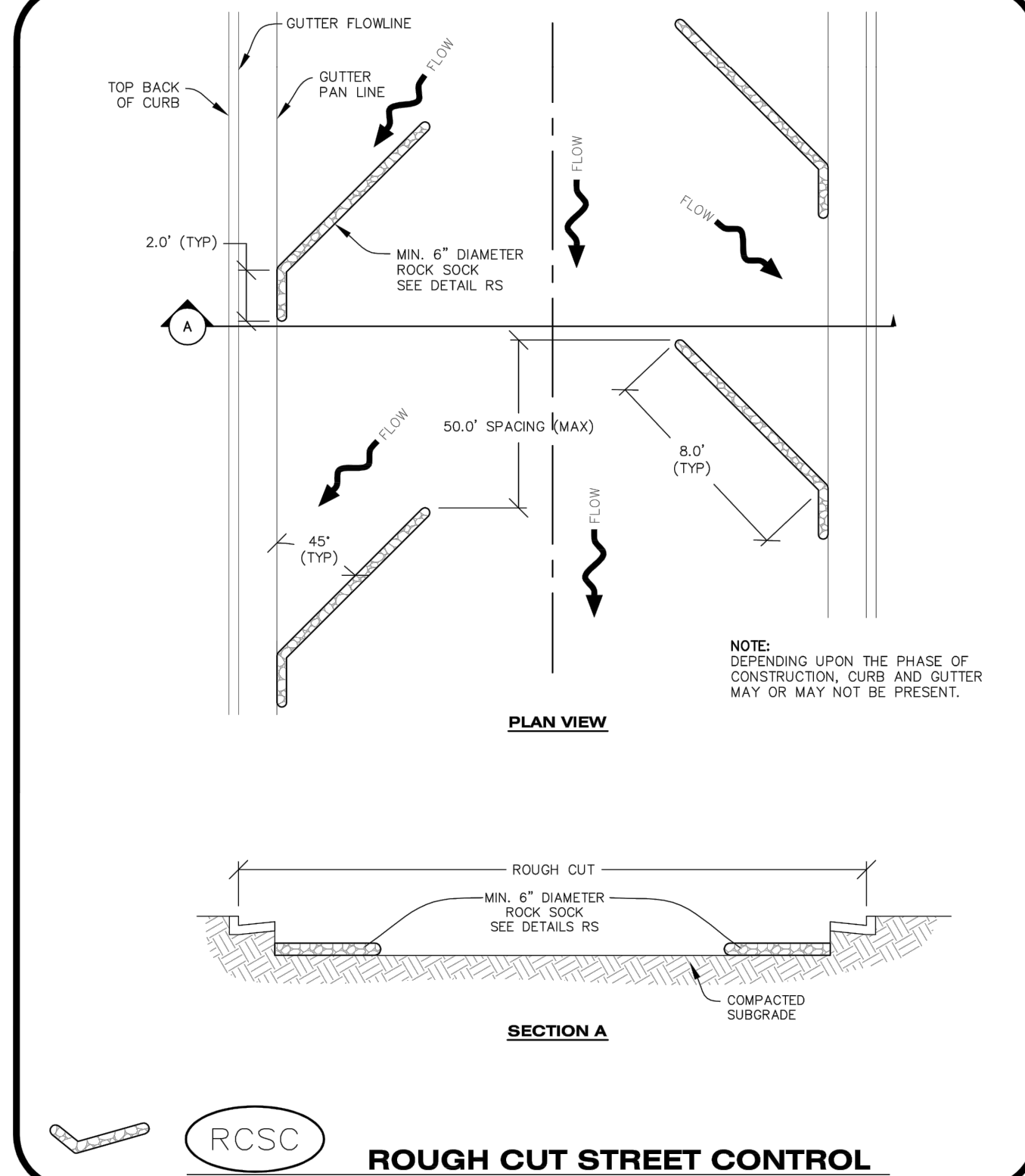
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

**PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES**

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

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

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

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**ROUGH CUT STREET CONTROL INSTALLATION NOTES**

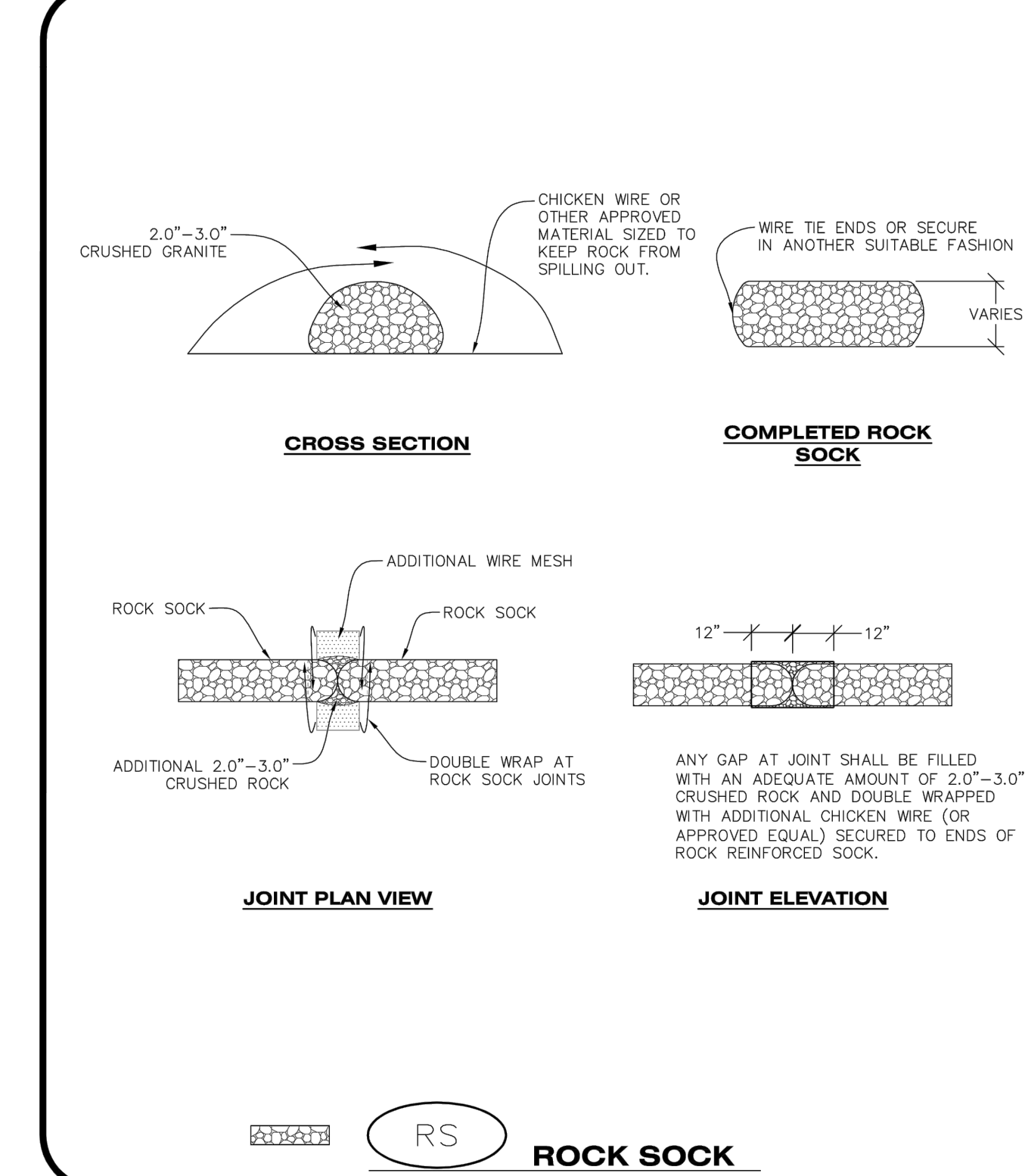
1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

**ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.

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

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

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**ROCK SOCK INSTALLATION NOTES**

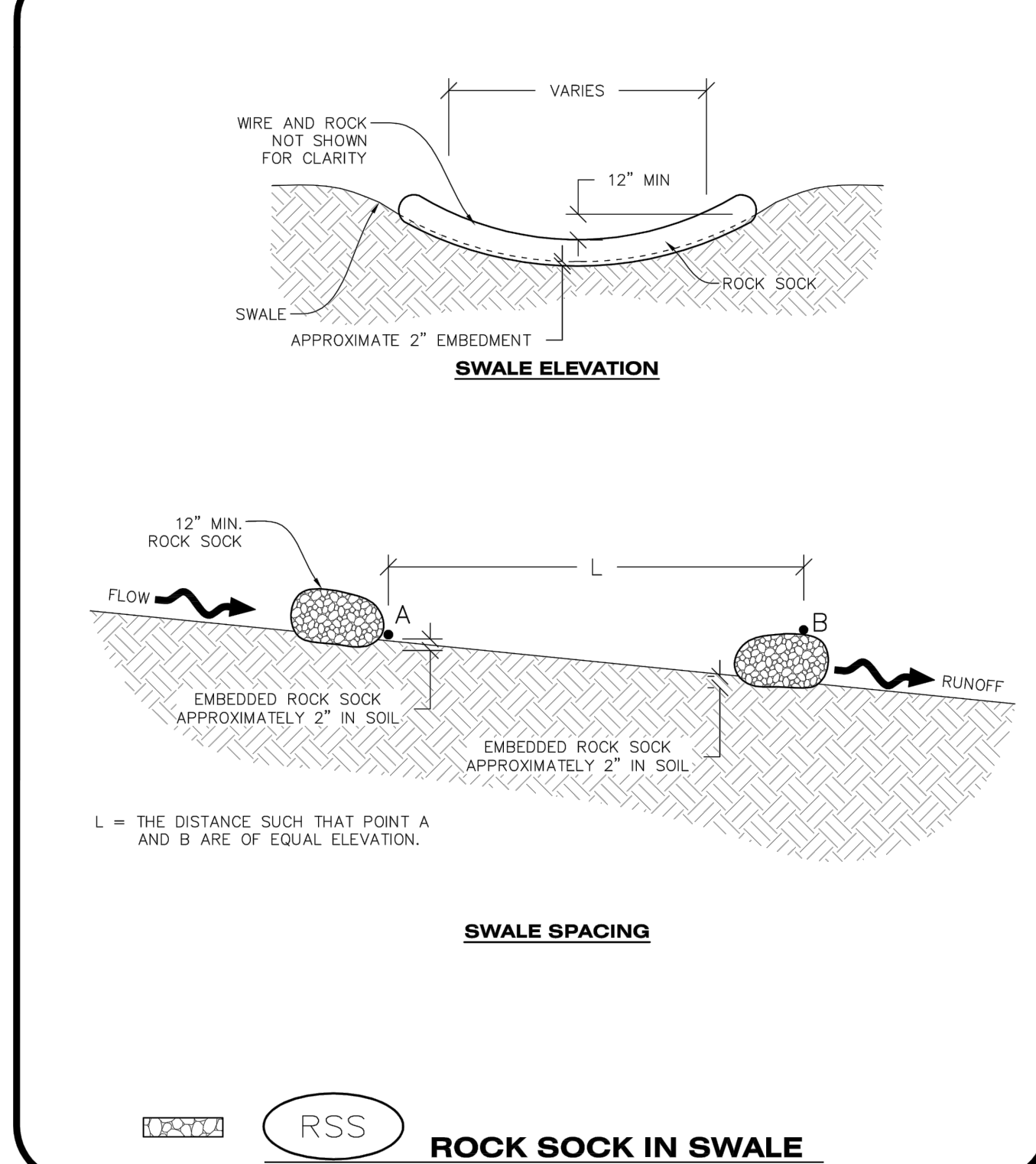
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCK SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

**ROCK SOCK INSPECTION AND MAINTENANCE NOTES**

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

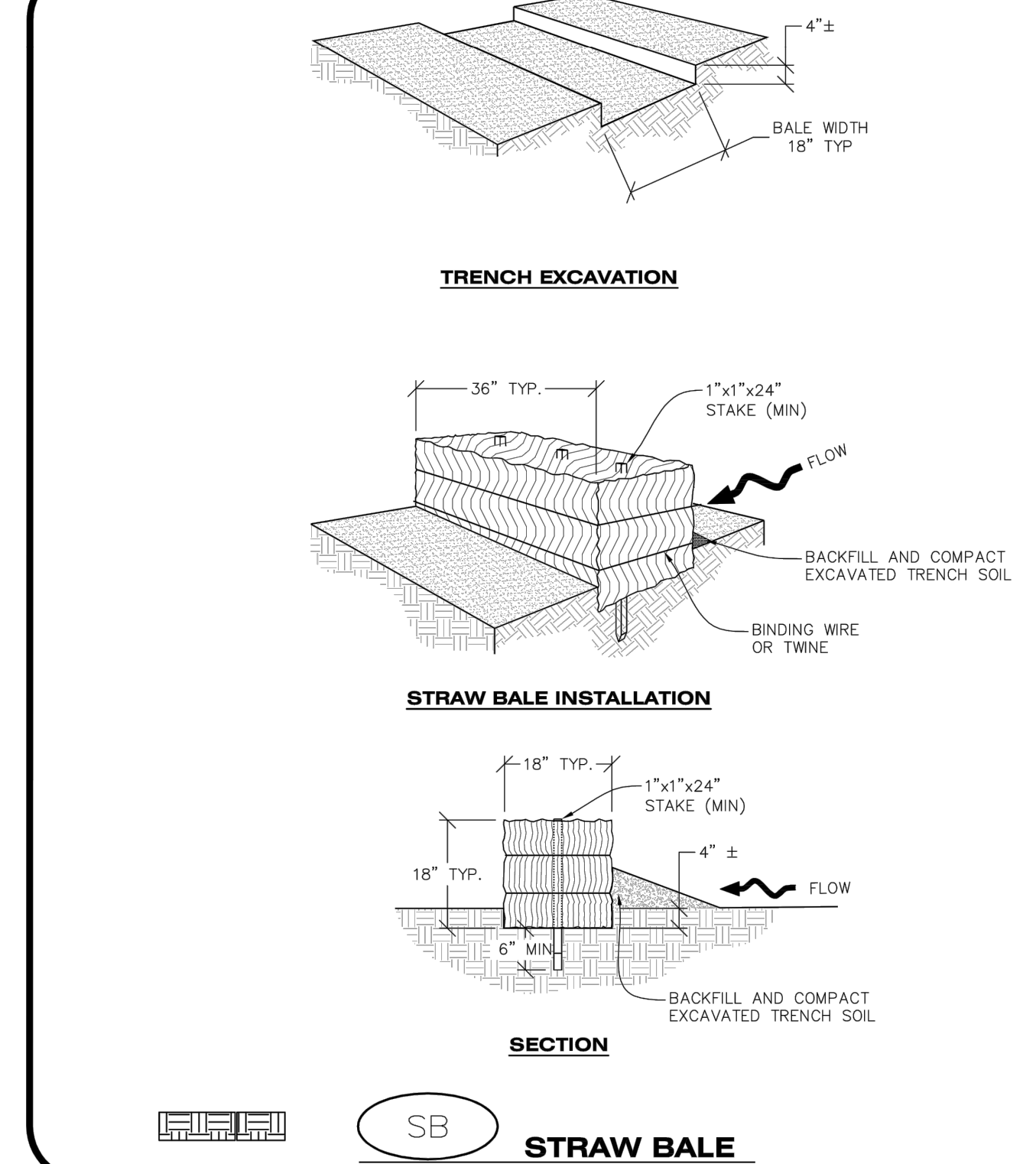
**CBMP** | **RS**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
 Oct. 2013

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

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

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**STRAW BALE INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

**STRAW BALE INSPECTION AND MAINTENANCE NOTES**

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

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

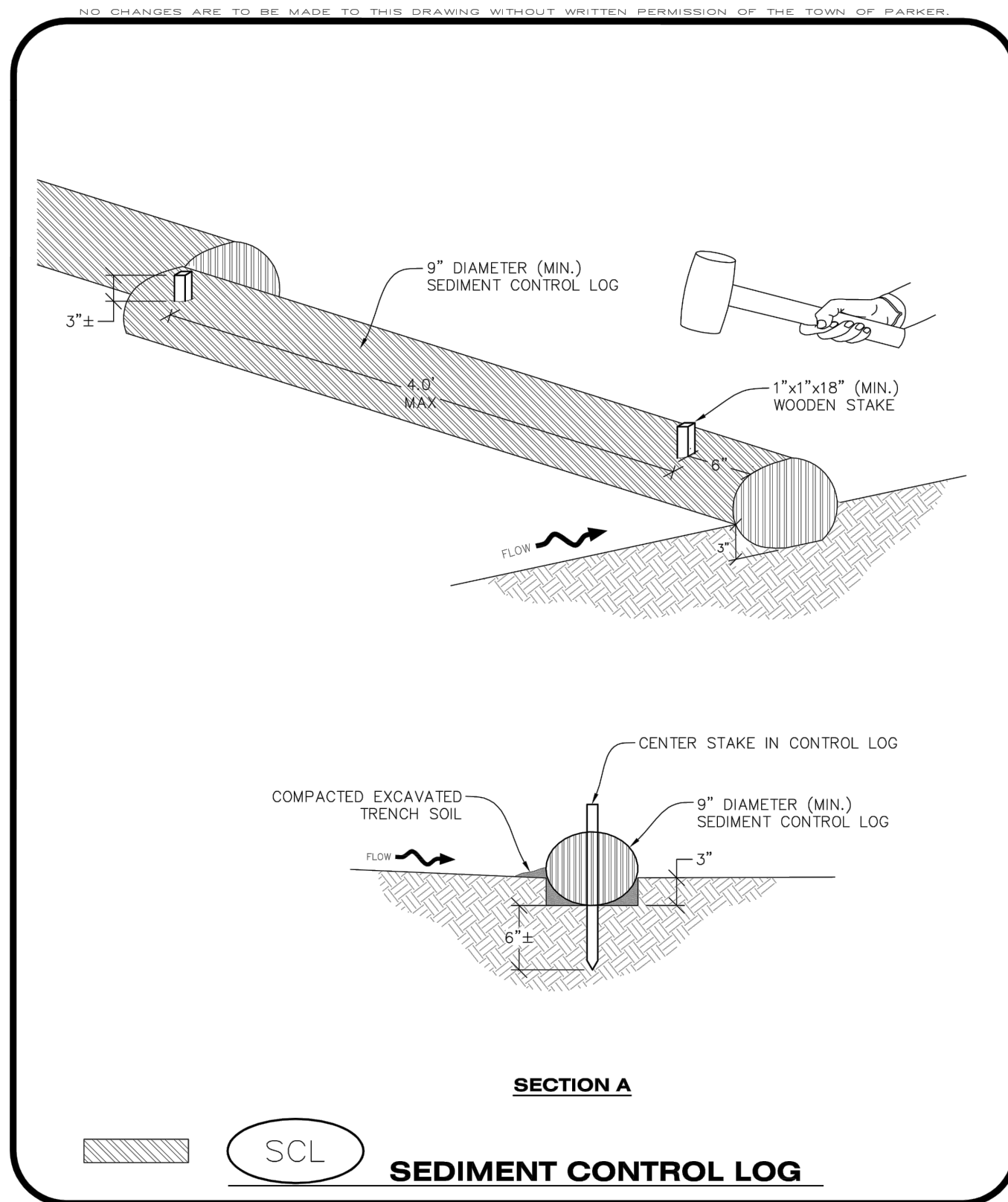
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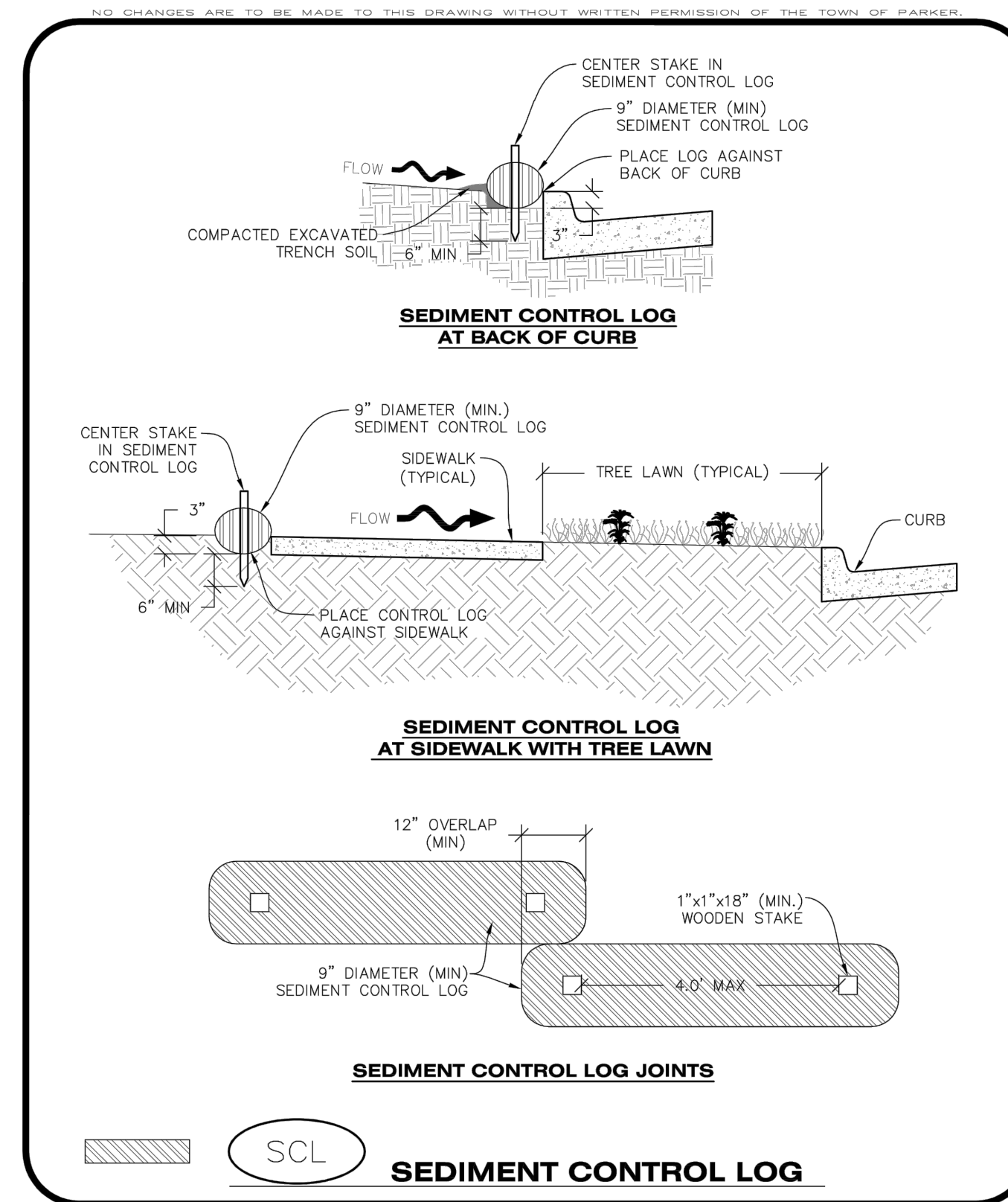
**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**CBMP DETAILS**

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
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 DATE: 09/2016  
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**17 OF 43**  
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**CBMP** | **SCL**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013



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

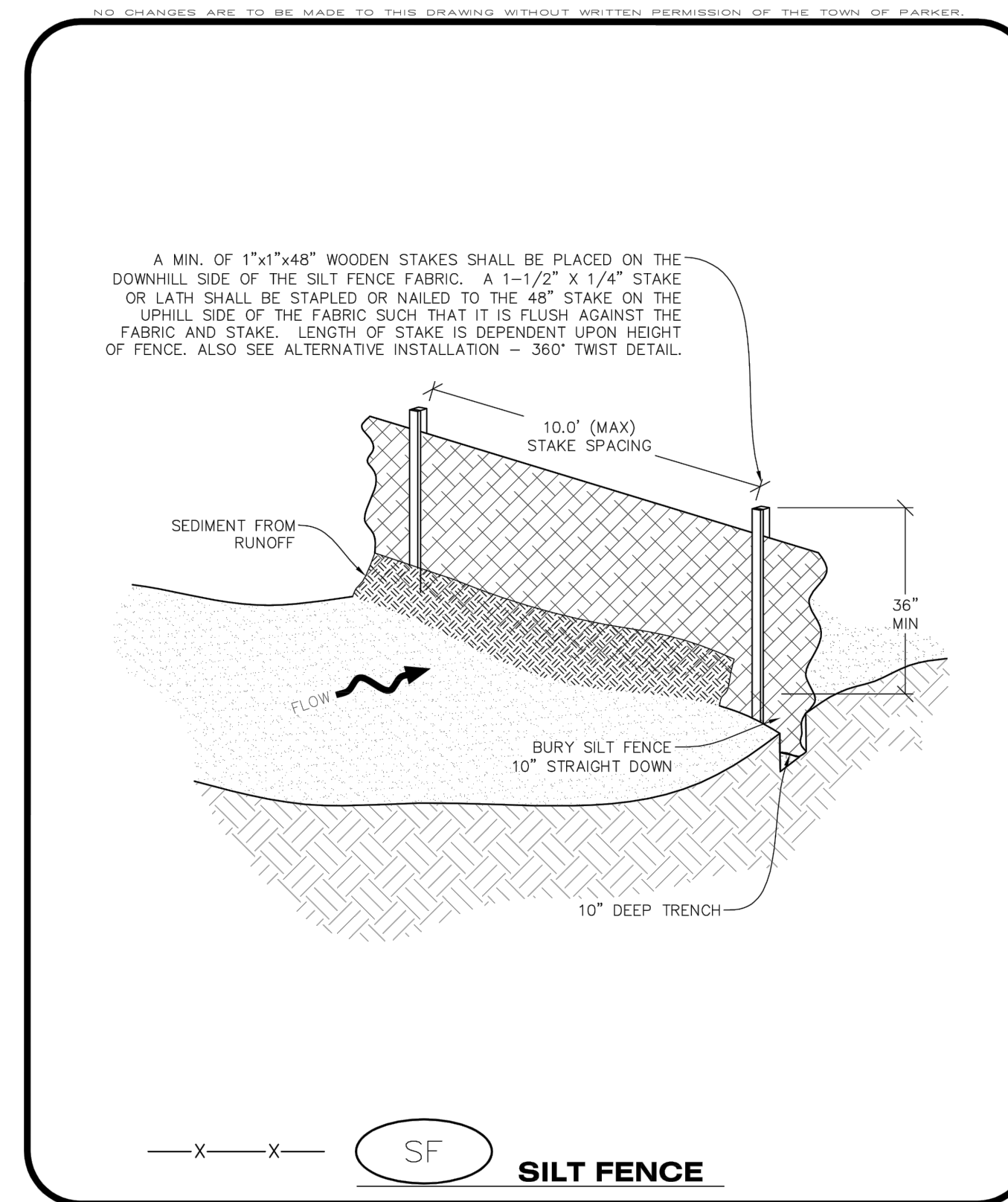
**SEDIMENT CONTROL LOG INSTALLATION NOTES**

- 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.

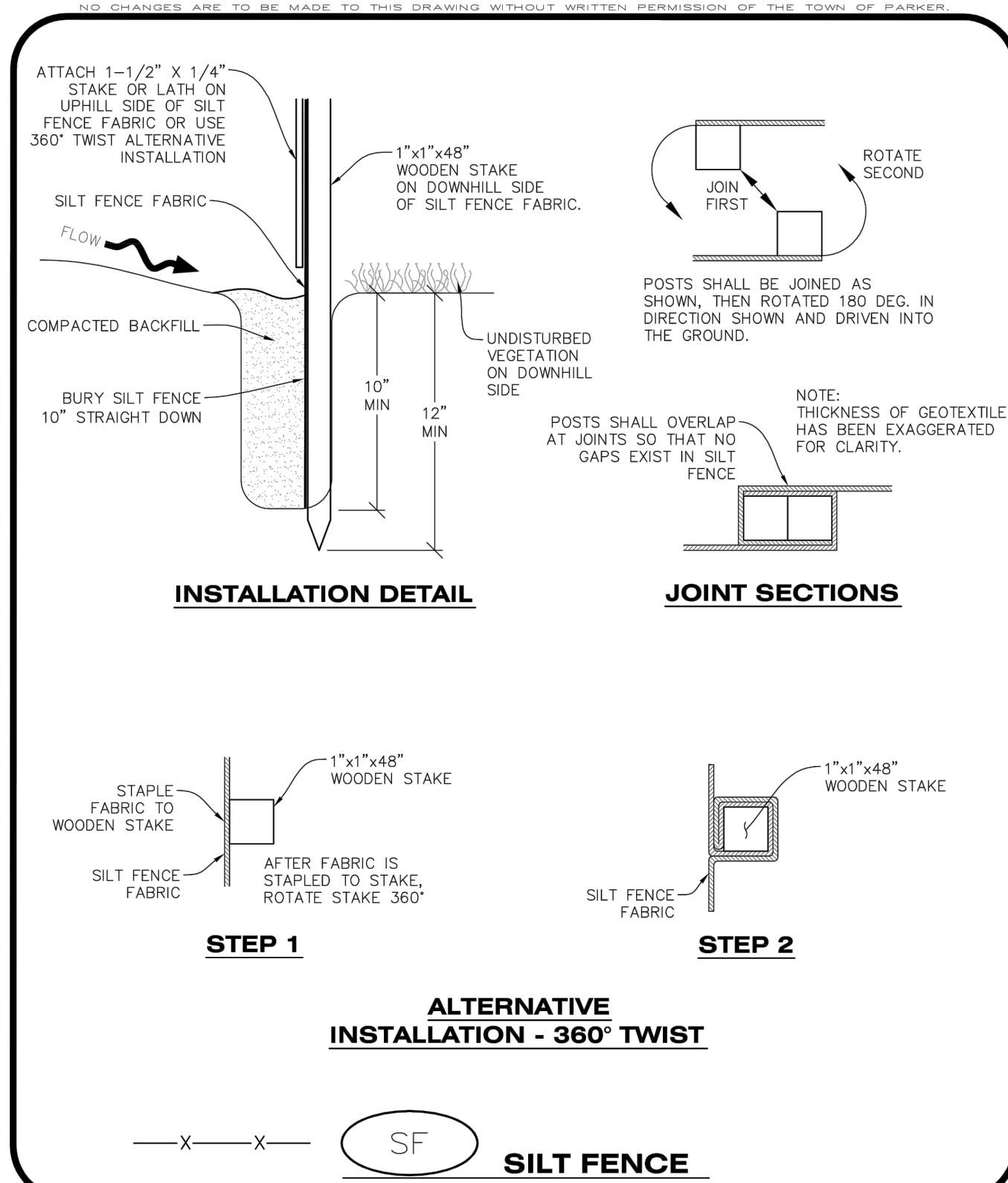
**SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES**

- 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** | **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 4  
 Oct. 2013



**CBMP** | **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 4  
 Oct. 2013

**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"x4"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.

**CBMP** | **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 4  
 Oct. 2013

**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** | **SF**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 4 OF 4  
 Oct. 2013

**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 PERMANENT 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 SEEDER 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 SEEDER 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** | **SMC**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
 Oct. 2013

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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
**CBMP DETAILS**  
 SHEET  
**18 OF 43**  
 CLCPKC3

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

**SEEDING AND MULCHING MAINTENANCE NOTES**

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

**WEED MANAGEMENT**

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

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

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**TOWN OF PARKER, SEED MIX 1**

20% CANADA WILDRYE  
15% CRESTED WHEATGRASS  
15% SLENDER WHEATGRASS  
10% ANNUAL RYEGRASS  
10% SHEEP FESCUE  
10% BIG BLUESTEM  
10% SIDEOATS GRAMA  
5% CANADA BLUEGRASS  
5% BLUE GRAMA

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

**TOWN OF PARKER, SEED MIX 2**

22% SLENDER WHEATGRASS  
18% SODAR STREAMBANK WHEATGRASS  
13% ARIZONA FESCUE  
13% BLUE GRAMA  
12% BUFFALOGRASS  
12% BARLEY OR OATS  
5% SPIKE MUHLY  
5% INDIAN RICEGRASS

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

**TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)**

25% EPHRAIM CRESTED WHEATGRASS  
23% SHEEP FESCUE  
18% PERENNIAL RYEGRASS  
13% CANADA BLUEGRASS  
12% BARLEY OR OATS  
9% BLUE FESCUE

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

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

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

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**SP STOCKPILE PROTECTION**

**CBMP** | **SP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | JUNE 2006

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**SR SURFACE ROUGHENING**

**CBMP** | **SR**  
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

**SURFACE ROUGHENING INSTALLATION NOTES**

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

**SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES**

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

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

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

**SSA STABILIZED STAGING AREA**

**CBMP** | **SSA**  
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

**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.

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

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**STP SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)**

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

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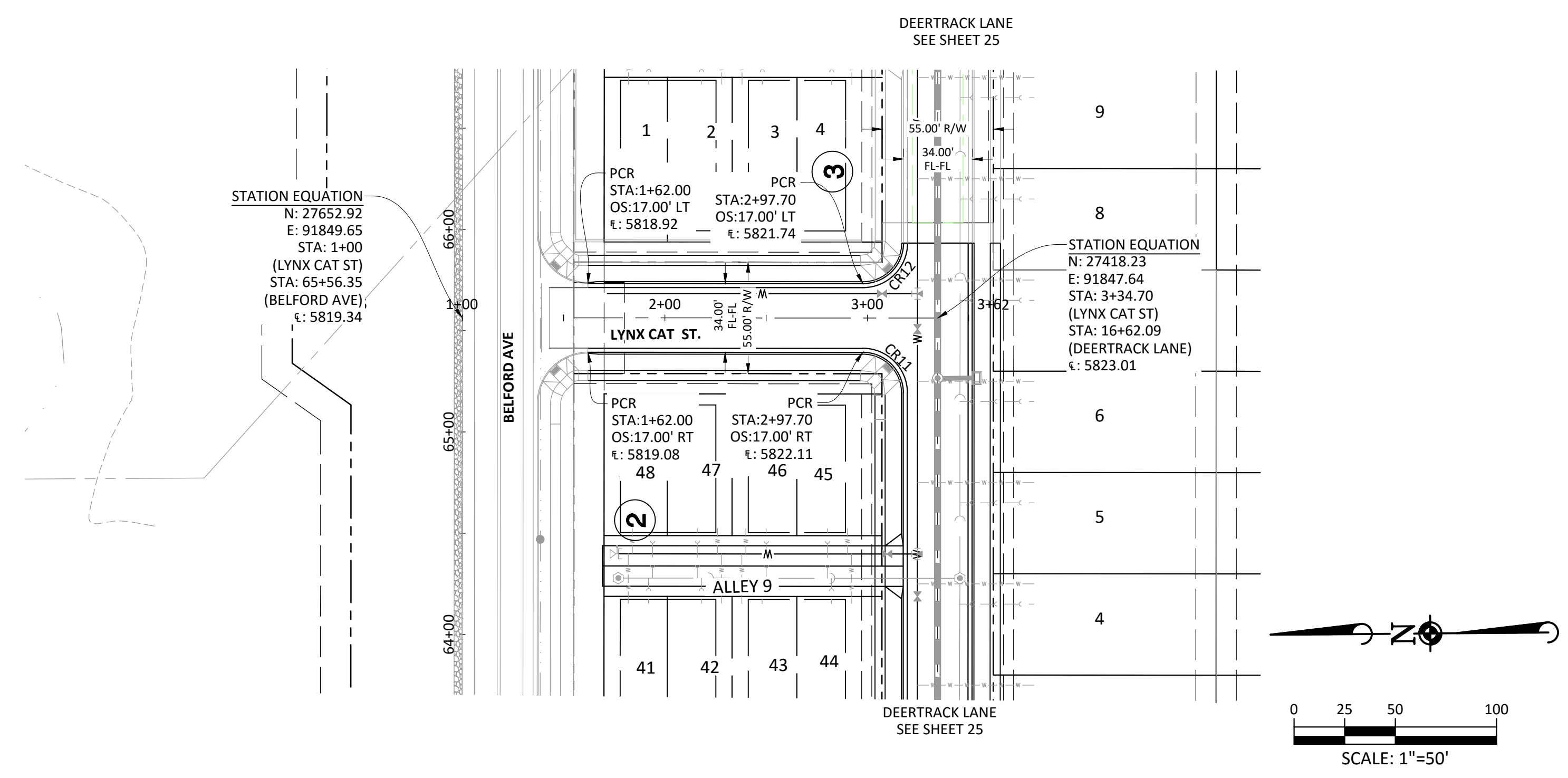
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
 CBMP DETAILS

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY: \_\_\_\_\_  
 DATE: 09/2016  
 SHEET  
**19 OF 43**  
 CLCPKC3

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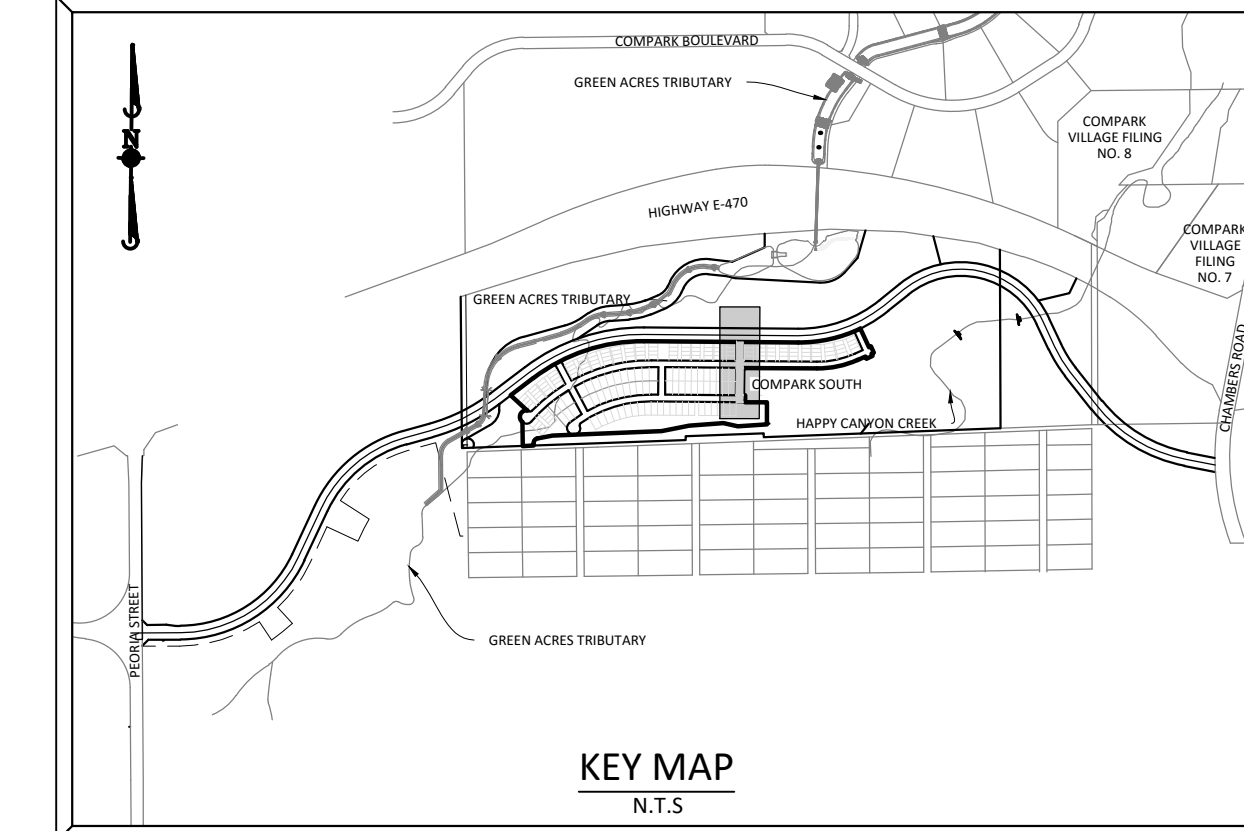
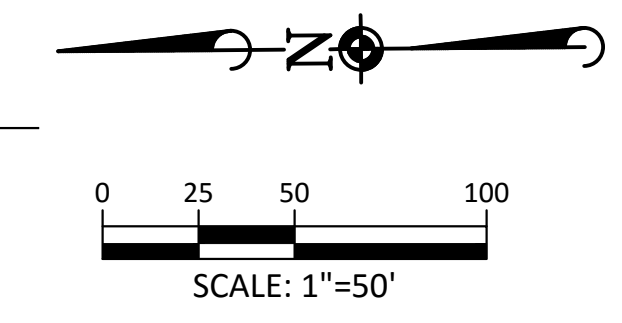




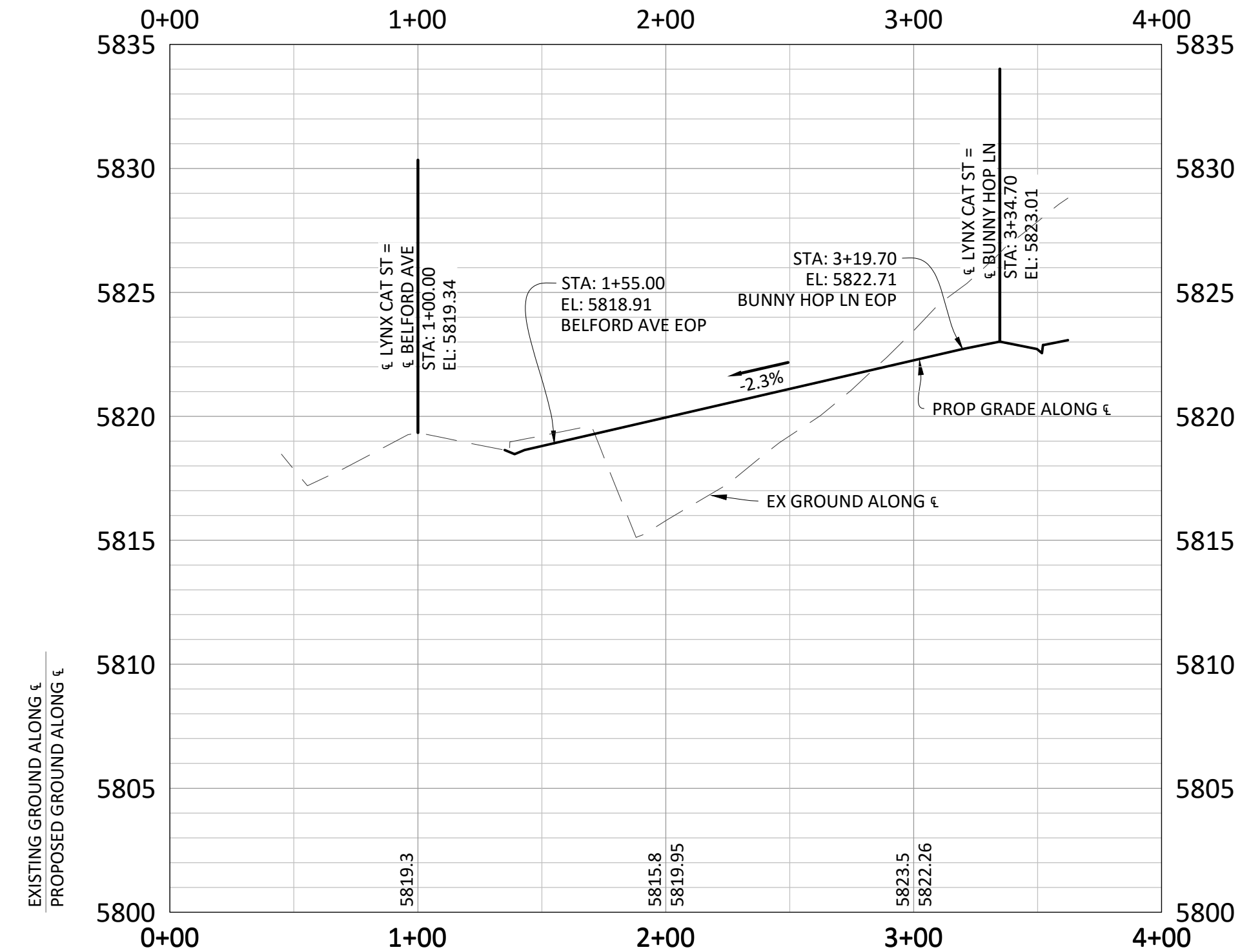
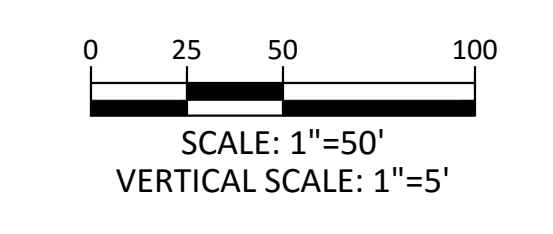


**LYNX CAT ST.**

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR11	31.42'	20.00'	90°00'00"	N45° 29' 23.01"E	31.42
CR12	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42



**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)



- GENERAL ROADWAY NOTES:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
  - ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAT FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
  - ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
  - REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
  - TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
  - REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.

**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.

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.

DATE	REVISIONS

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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**LYNX CAT ST ROADWAY PLAN & PROFILE**

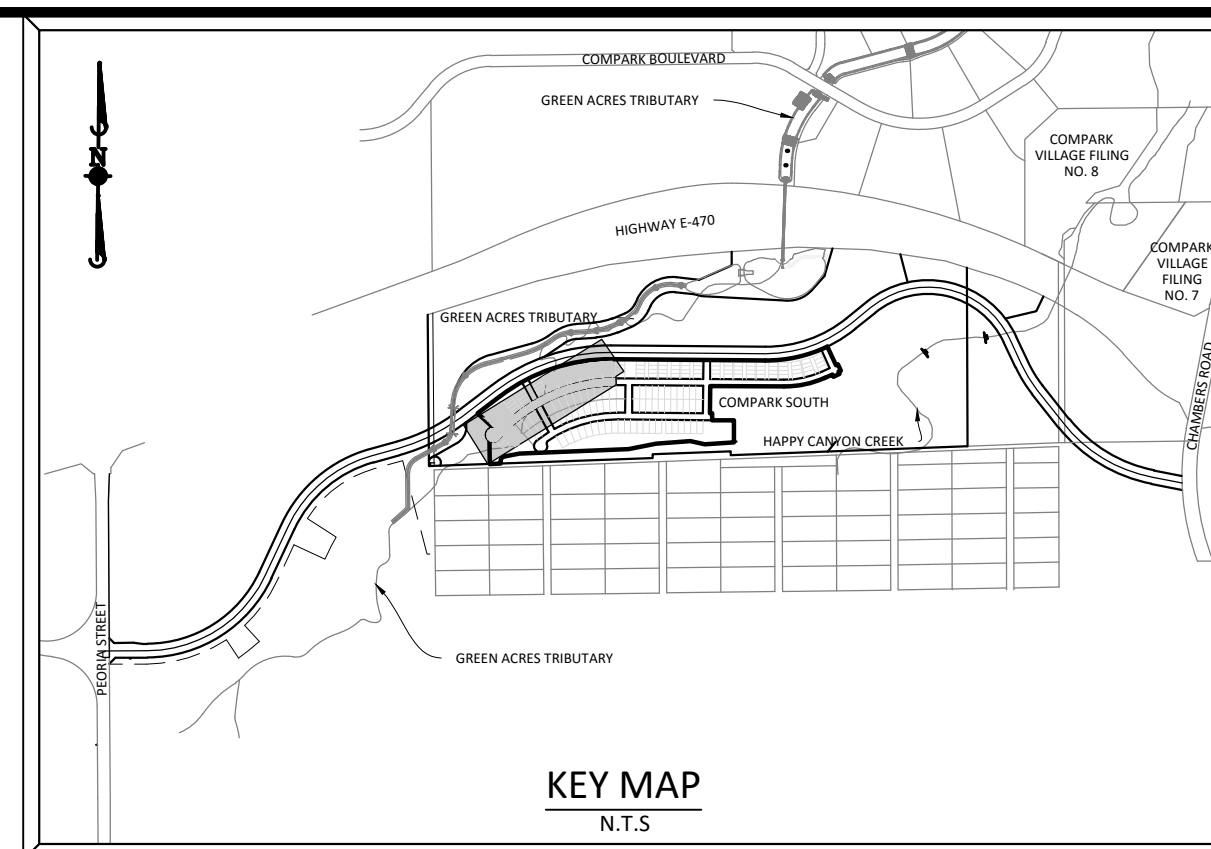
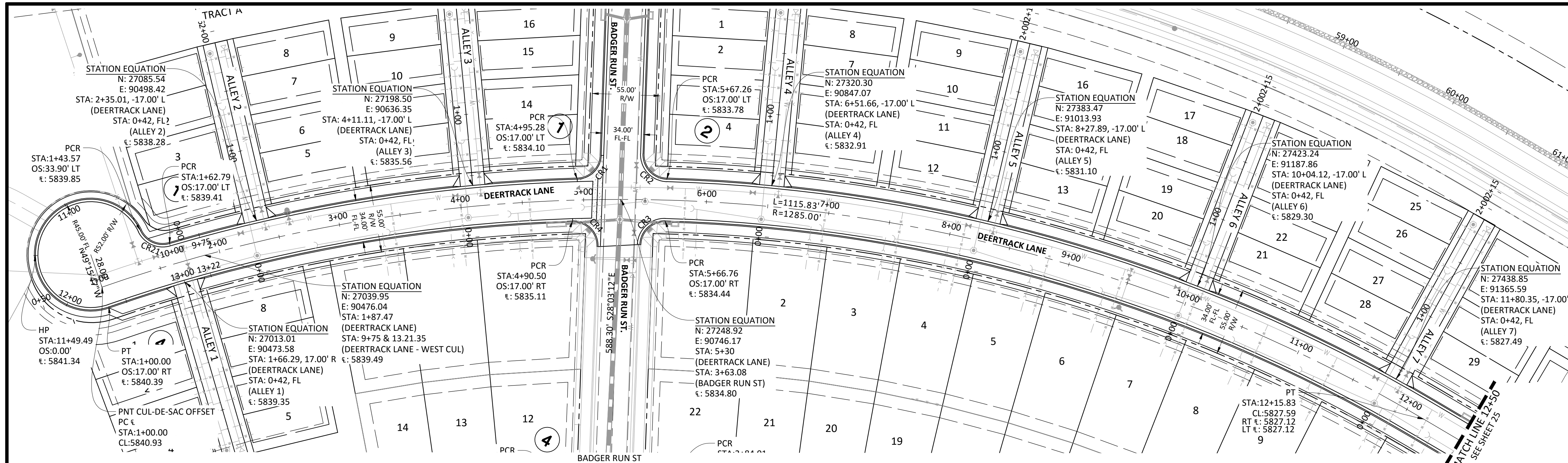
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 PROJ ASSOC: RAK  
 DRAWN BY:  
 DATE: 09/2016

SHEET  
**23** OF **43**  
 CLCPKC3

TOWN OF PARKER, DIRECTOR OF ENGINEERING  
 DATE

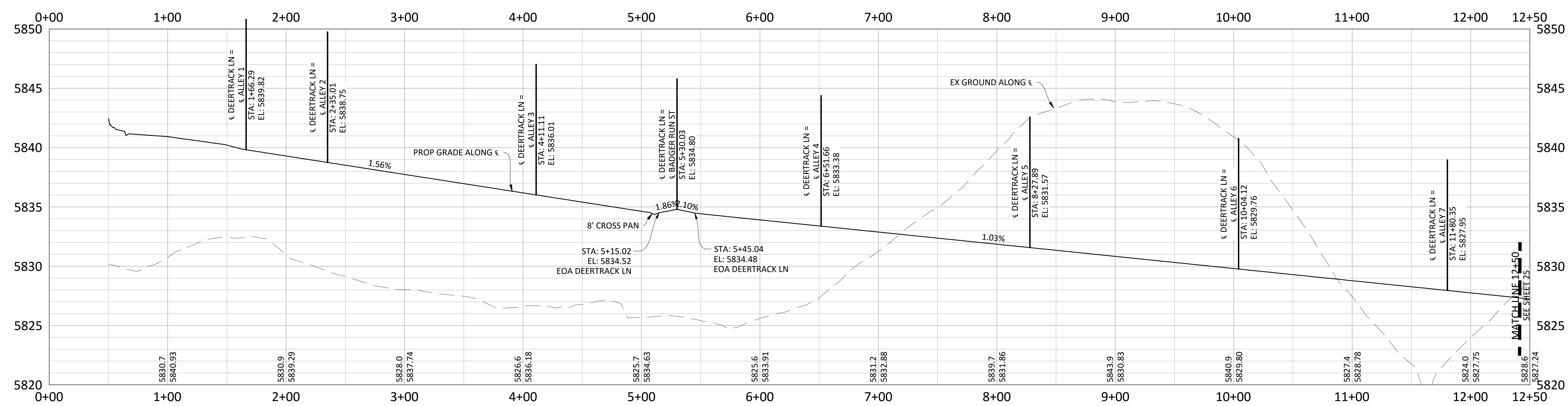
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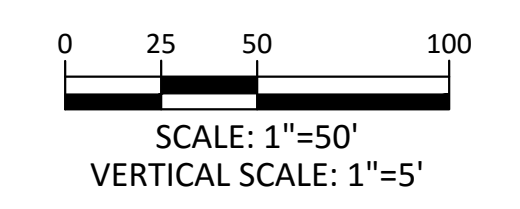
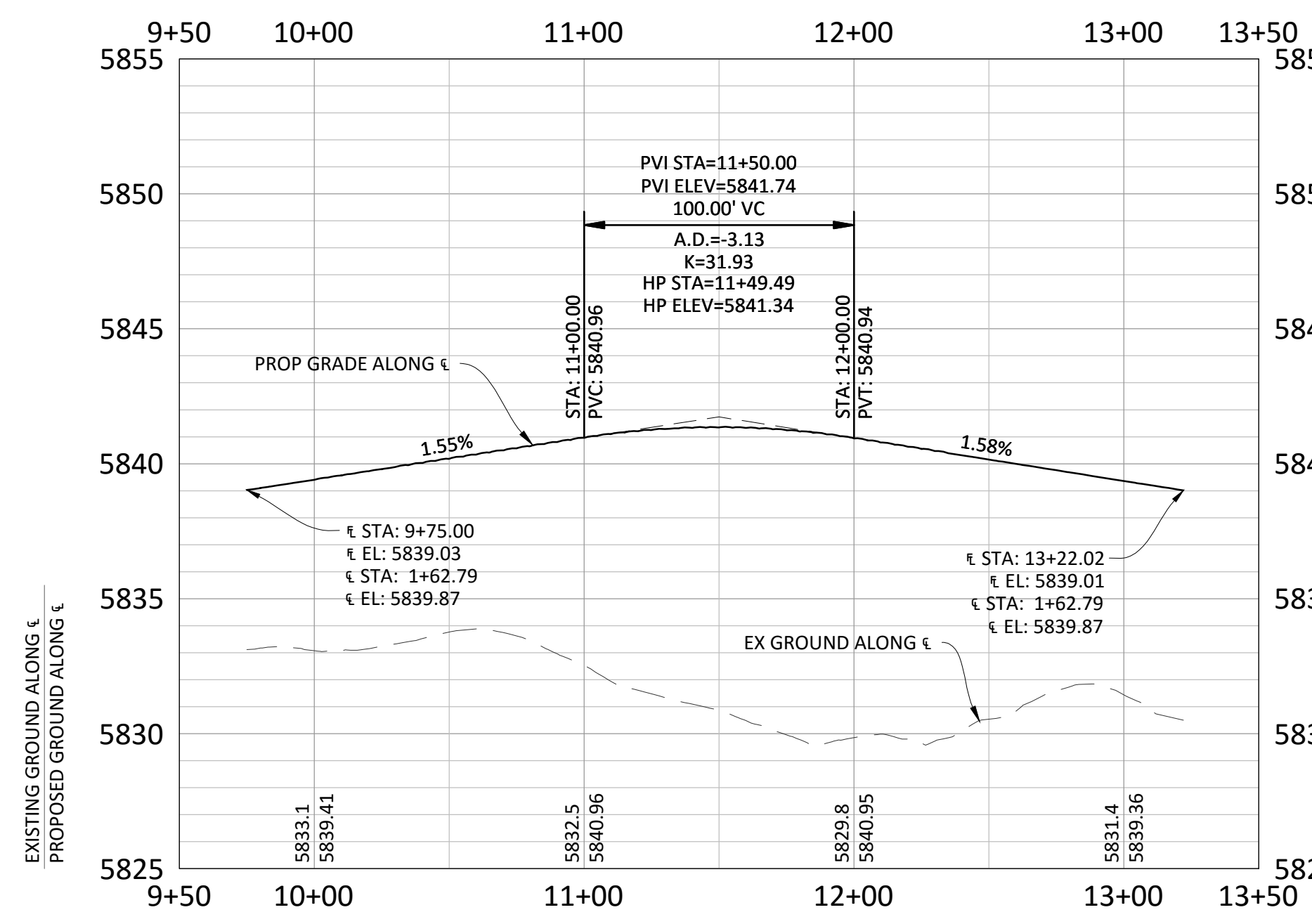
**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

### DEERTRACK LANE



- GENERAL ROADWAY NOTES:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - REFER TO GENERAL NOTES ON SHEET 2 FOR ALL APPLICABLE CONSTRUCTION STANDARDS.
  - ALL ROAD ELEVATIONS SHOWN IN PROFILE ARE CENTERLINE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
  - ACCESSIBLE RAMP SYMBOLS SHOWN ON THESE PLANS ARE FOR LOCATION ONLY. ACCESSIBLE RAMPS SHALL BE CONSTRUCTED PER THE TOWN OF PARKER DETAILS INCLUDED IN THIS PLAN SET.
  - REFER TO SHEET 3 FOR TYPICAL STREET SECTIONS USED FOR THIS PROJECT.
  - TFI INDICATES TOP FRONT OF INLET ELEVATION. TFI ELEVATIONS SHOWN ON INLETS IN PLAN VIEW ARE AT FRONT CORNERS OF INLET. REFER TO SPECIFIC INLET DETAILS ON STORM SEWER PLAN AND PROFILE.
  - REFER TO STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER CONSTRUCTION PLAN SET FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.

Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR1	30.16'	20.00'	86°24'53"	S15° 09' 14.72" W	30.16
CR2	31.55'	20.00'	90°22'32"	N73° 14' 28.16" W	31.55
CR3	31.28'	20.00'	89°36'07"	S16° 44' 51.75" W	31.28
CR4	32.74'	20.00'	93°47'53"	N74° 57' 08.47" W	32.74
CR21	28.15'	20.00'	80°38'37"	S83° 51' 30.76" W	28.15



**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

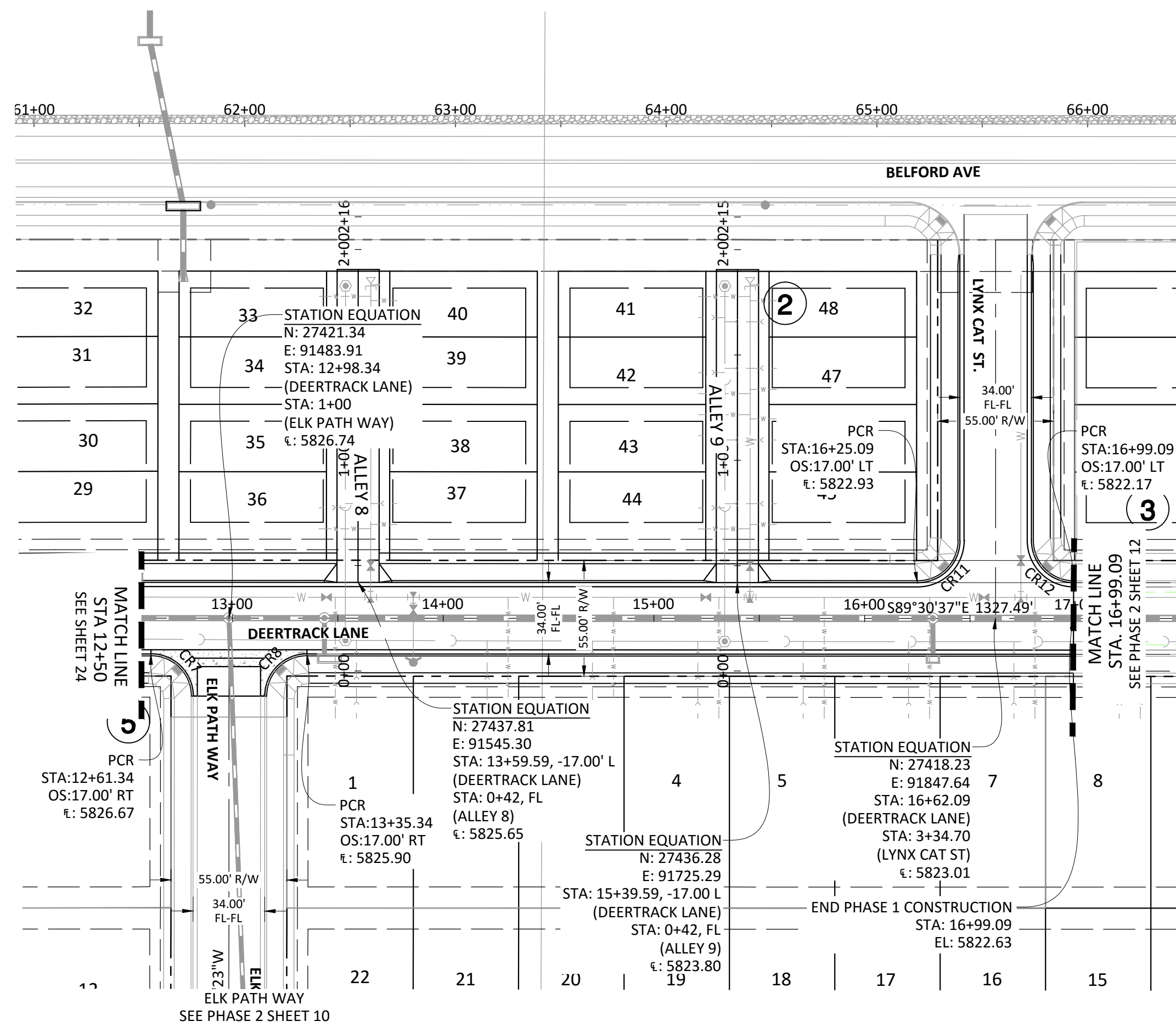
**Manhard CONSULTING LTD**  
 800 E. Arapahoe Court, Suite 110, Denver, CO 80211  
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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**DEERTRACK LANE ROADWAY PLAN & PROFILE**

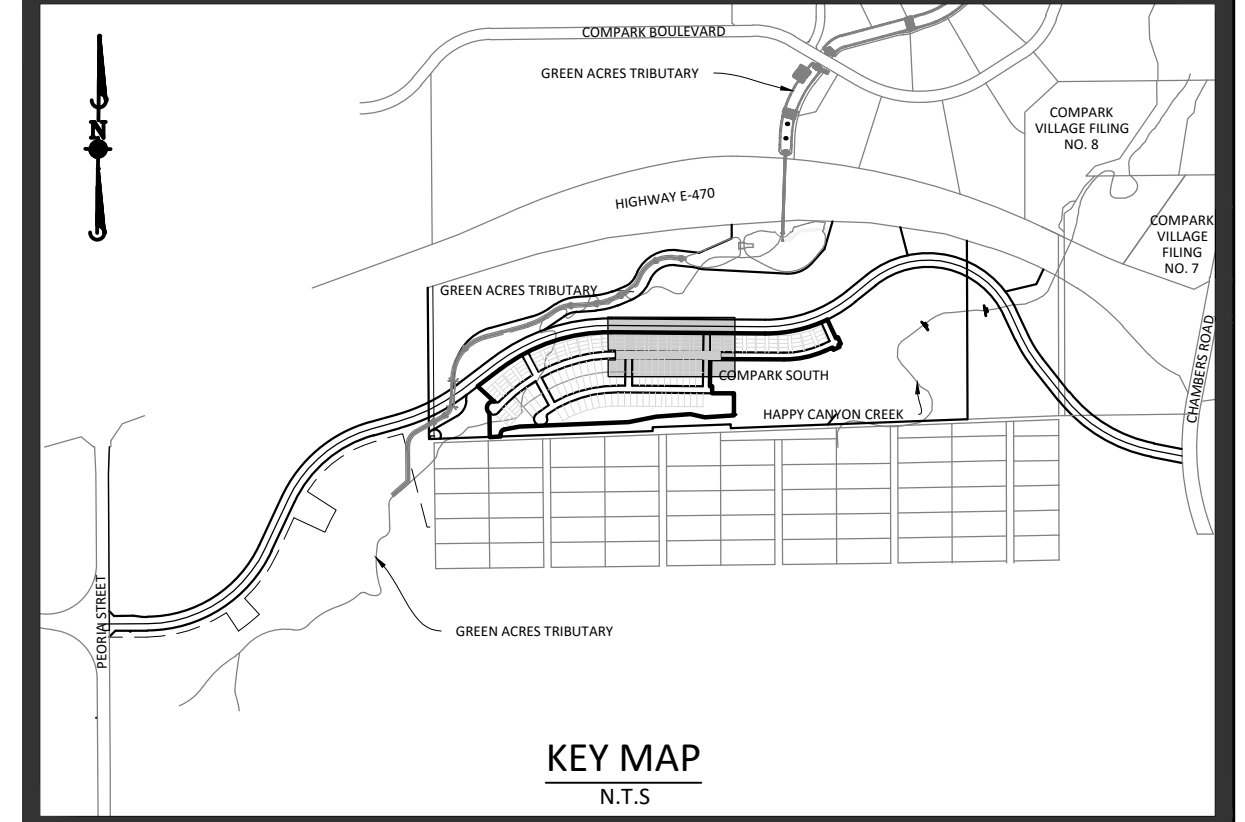
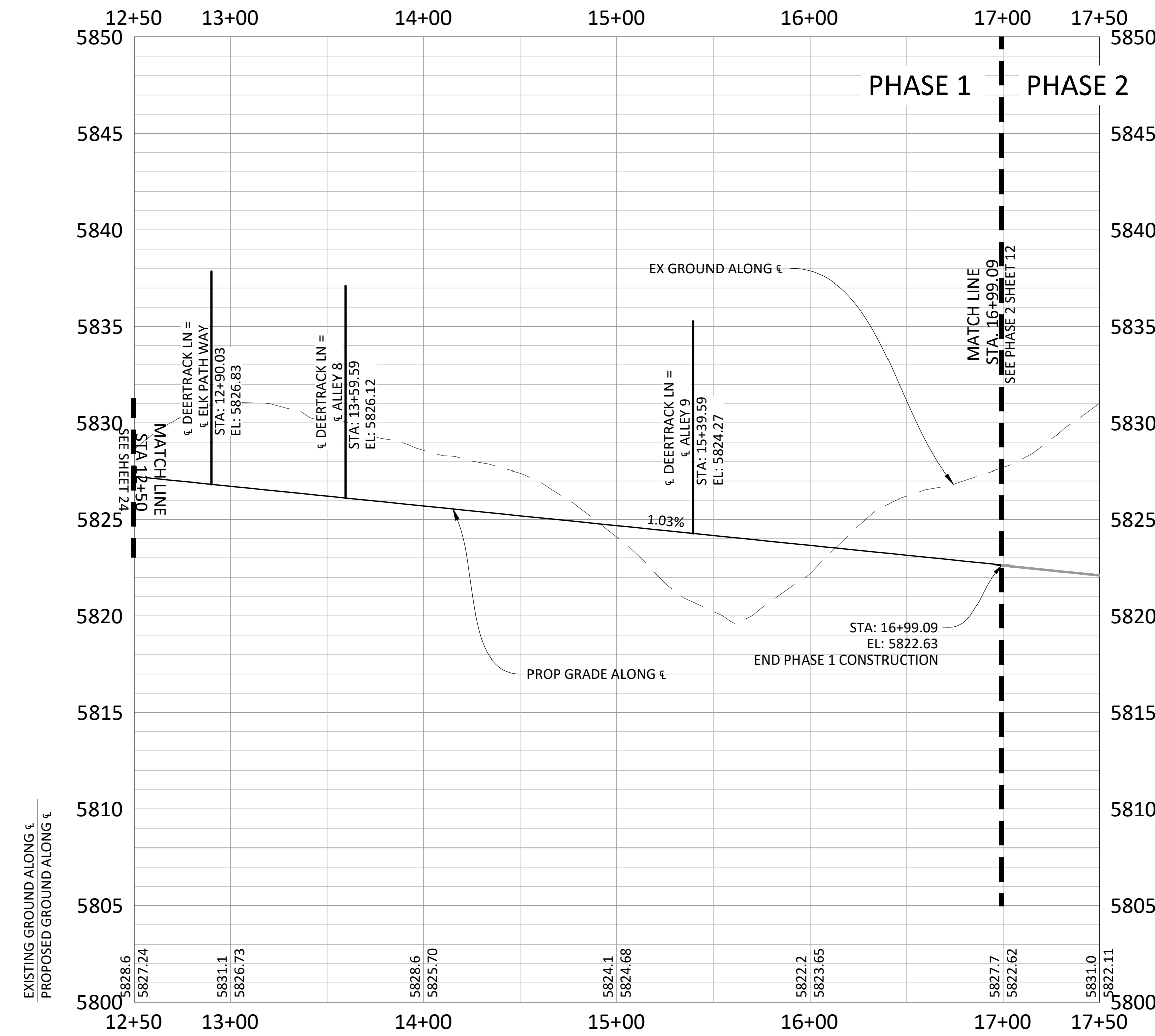
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 DATE: 09/2016

SHEET **24** OF **43**  
 CLCPK3

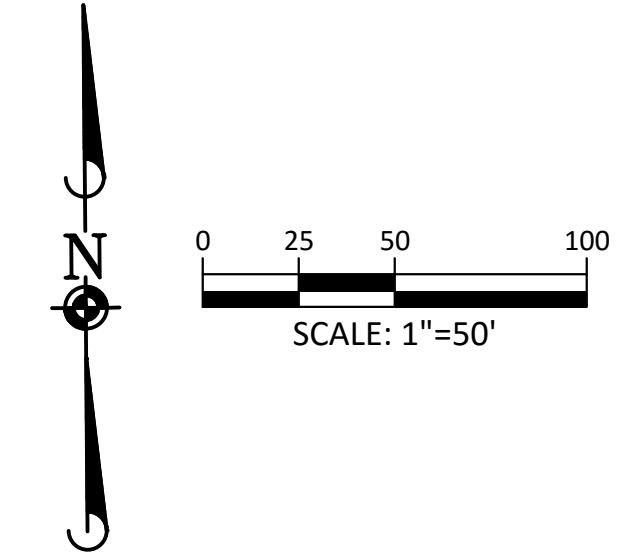
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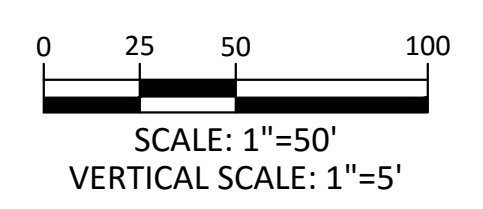
**DEERTRACK LANE**



**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)



CURVE TABLE					
Curve #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
CR7	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42
CR8	31.42'	20.00'	90°00'00"	S45° 29' 23.01"W	31.42
CR11	31.42'	20.00'	90°00'00"	S45° 29' 23.01"W	31.42
CR12	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42
CR13	31.42'	20.00'	90°00'00"	S45° 29' 23.01"W	31.42
CR14	31.42'	20.00'	90°00'00"	N44° 30' 36.99"W	31.42



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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

PROJECT: \_\_\_\_\_  
 PROJECT ASSOC.: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

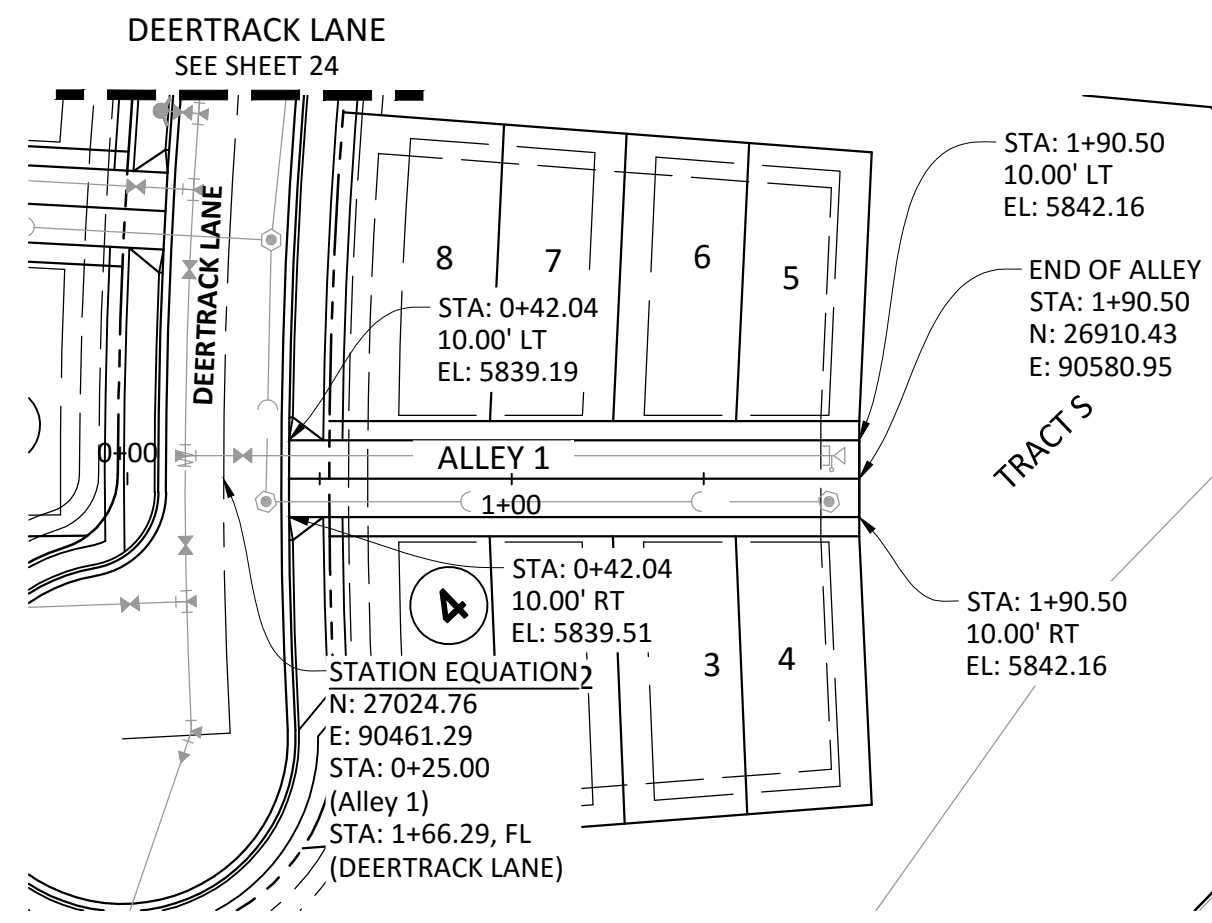
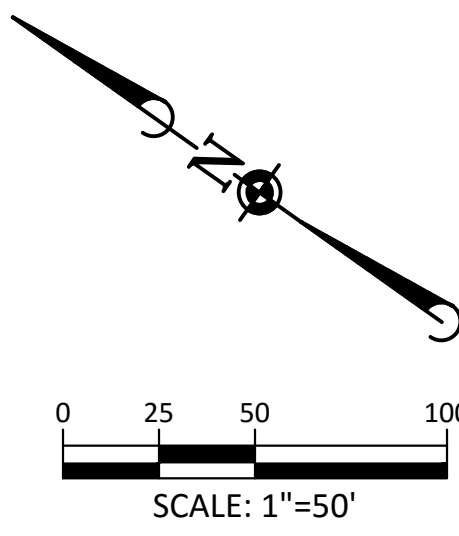
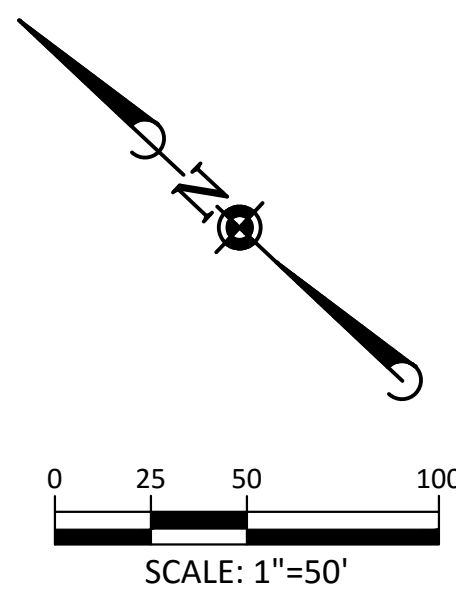
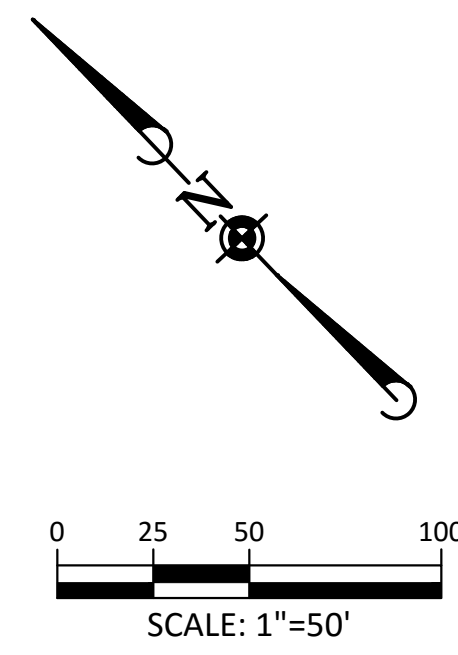
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**25 OF 43**  
 CLCPKC3

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 DRAWN BY: \_\_\_\_\_  
 DATE: 09/2016

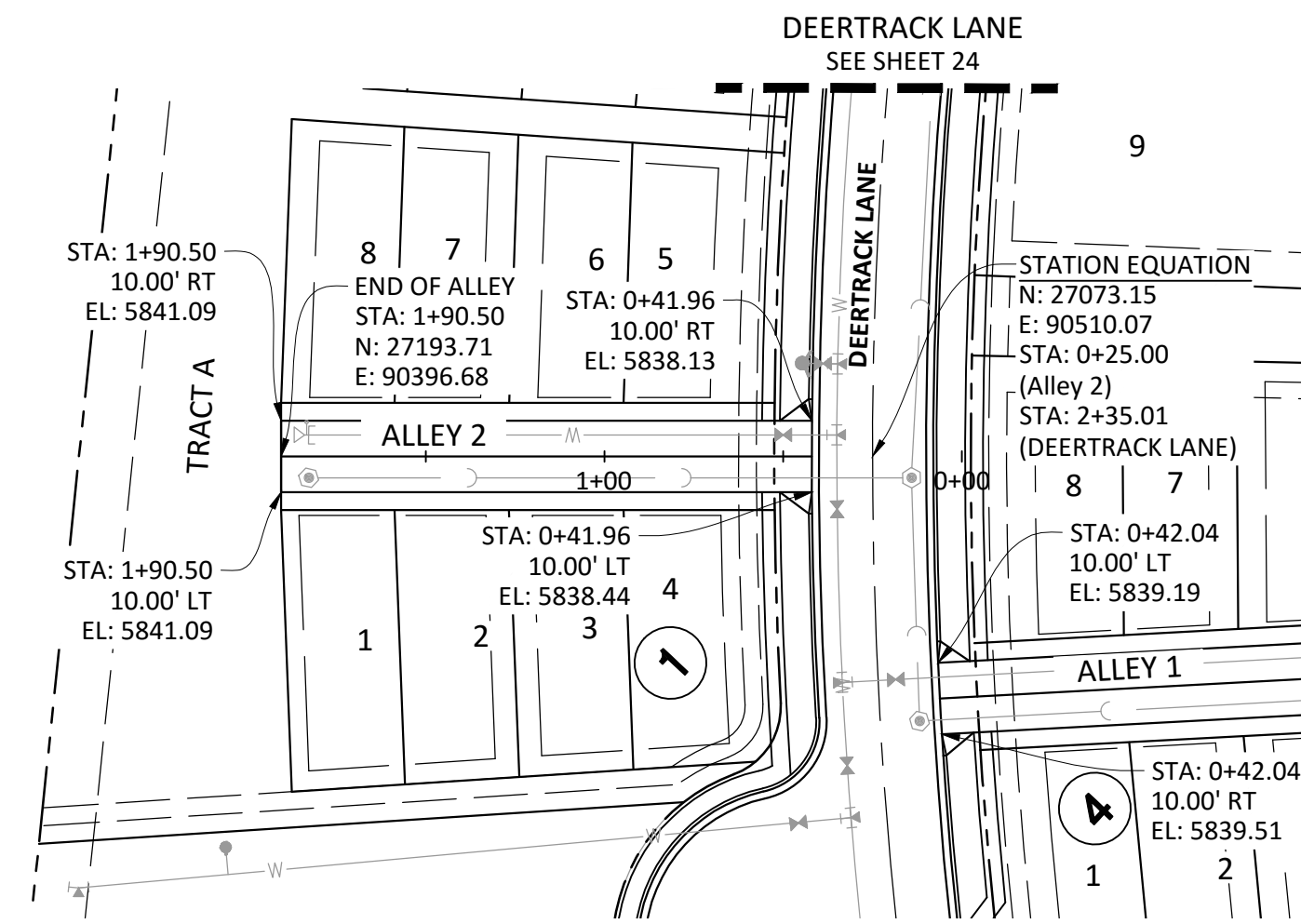
TOWN OF PARKER, COLORADO  
 DEERTRACK LANE ROADWAY PLAN & PROFILE

COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1

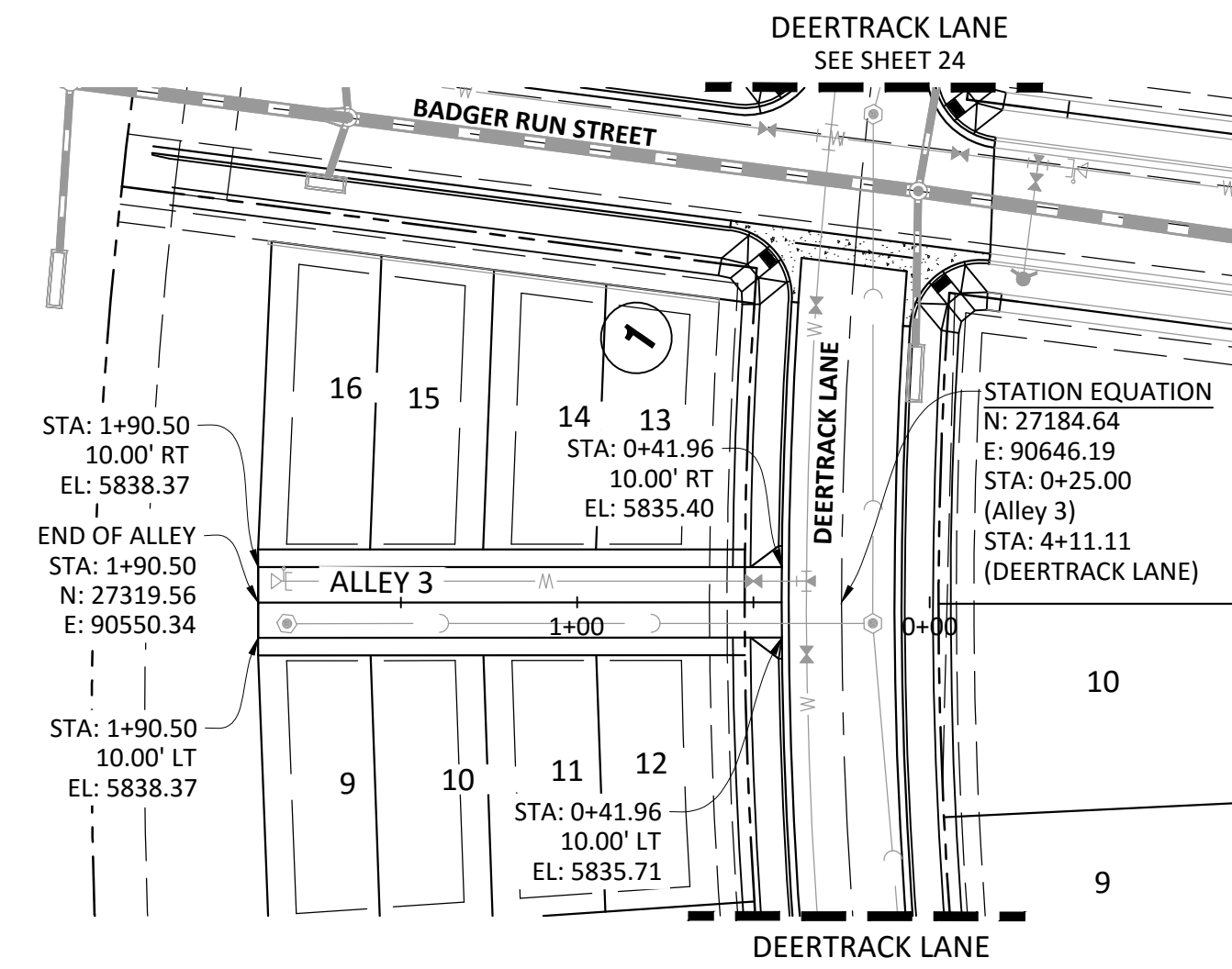
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**ALLEY 1**



**ALLEY 2**



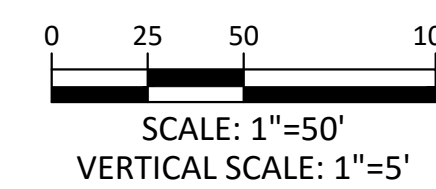
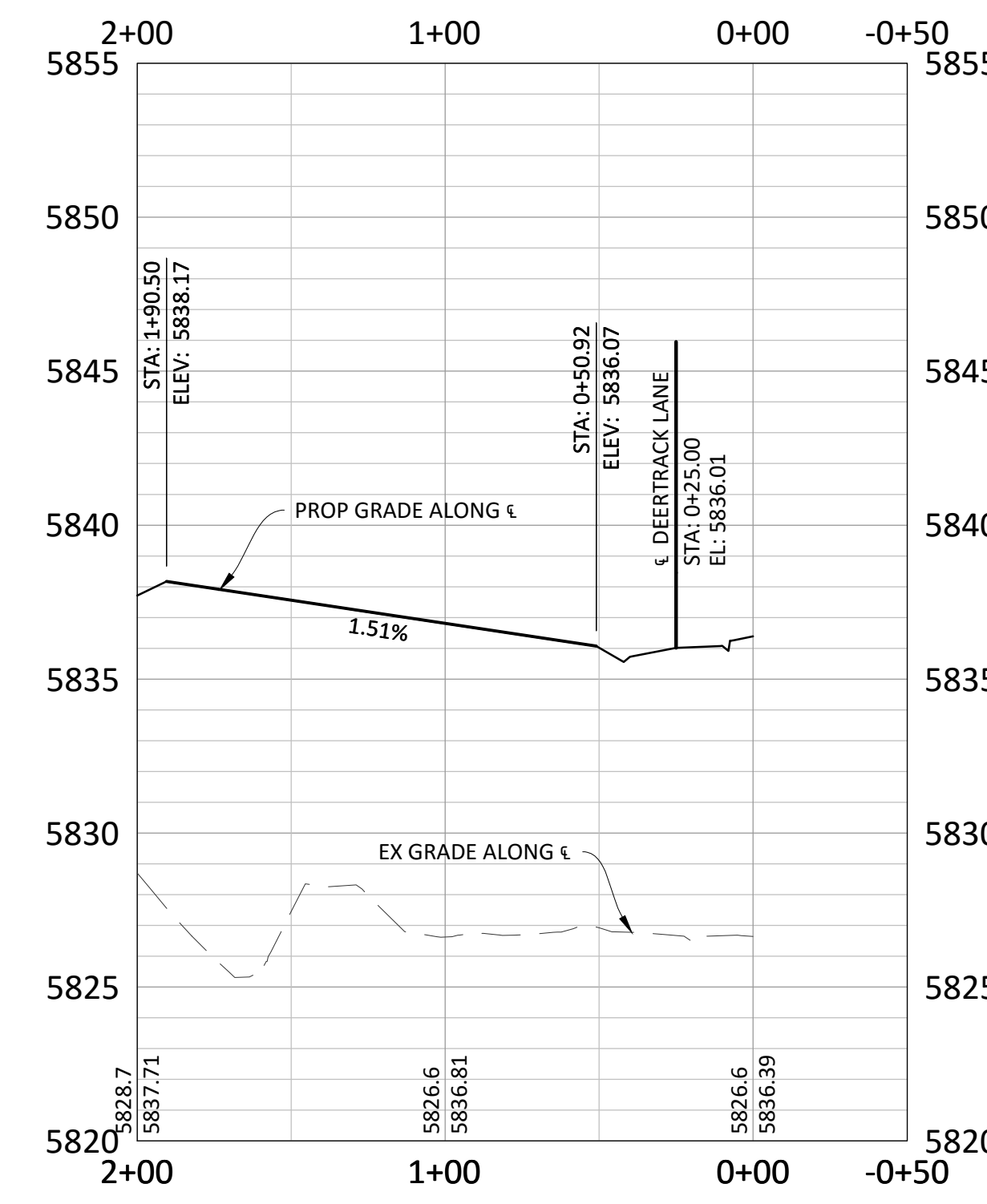
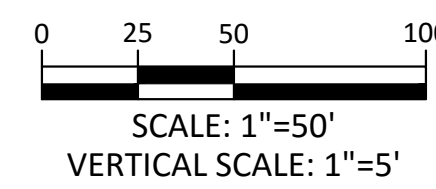
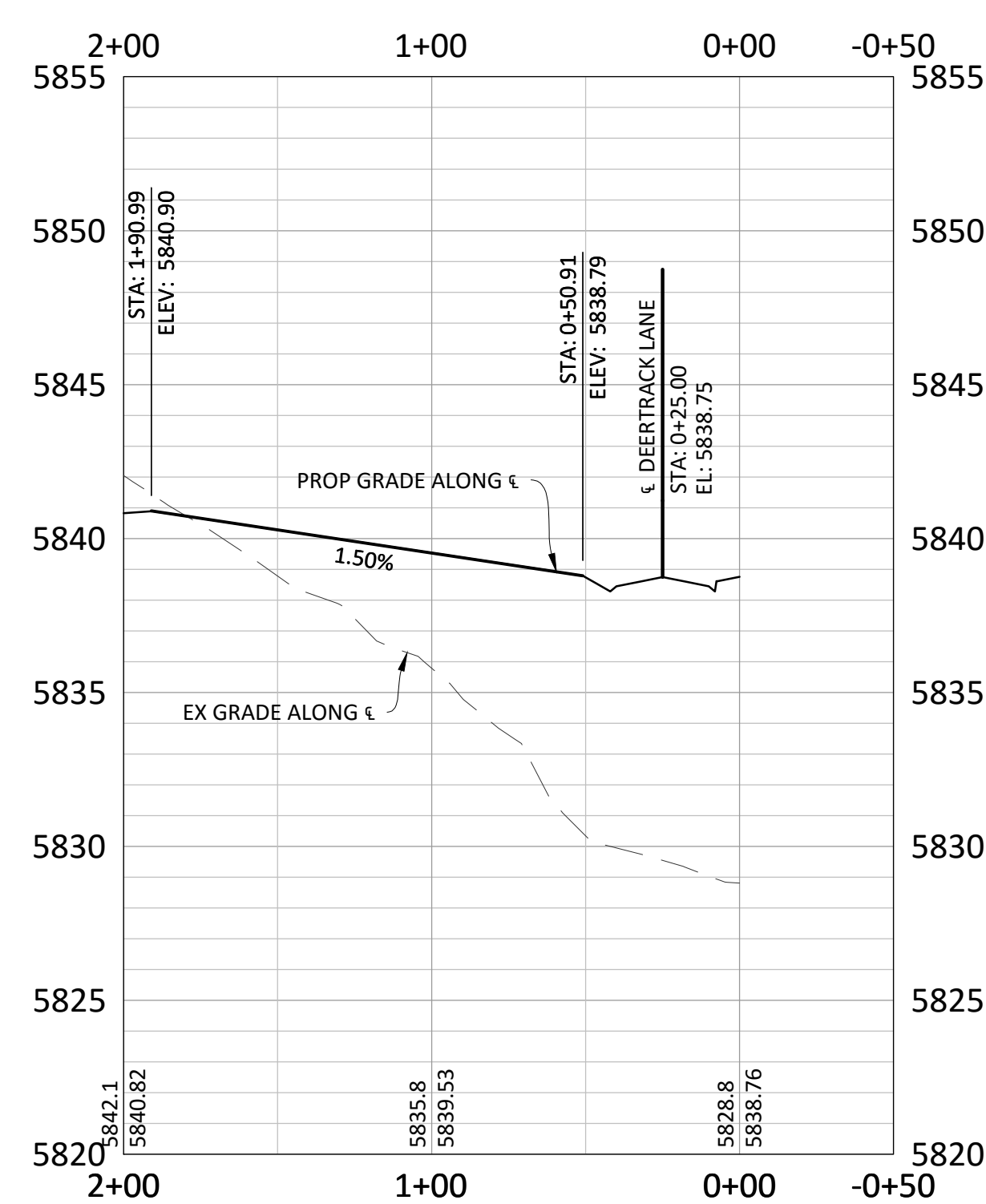
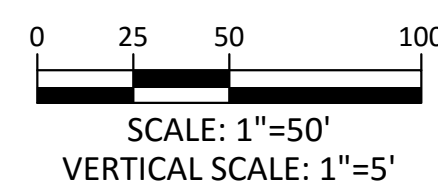
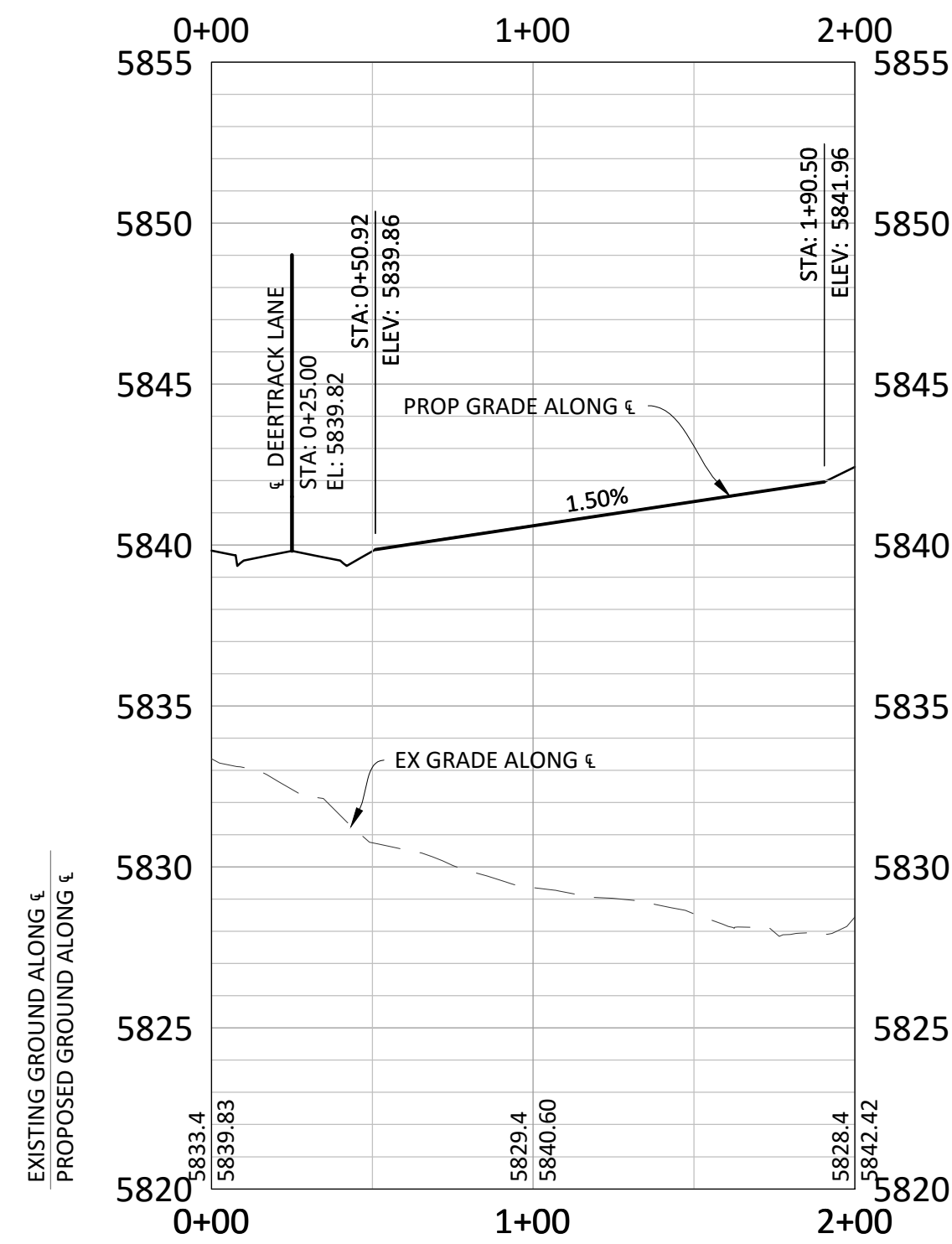
**ALLEY 3**

**KEY MAP**  
N.T.S.

**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  
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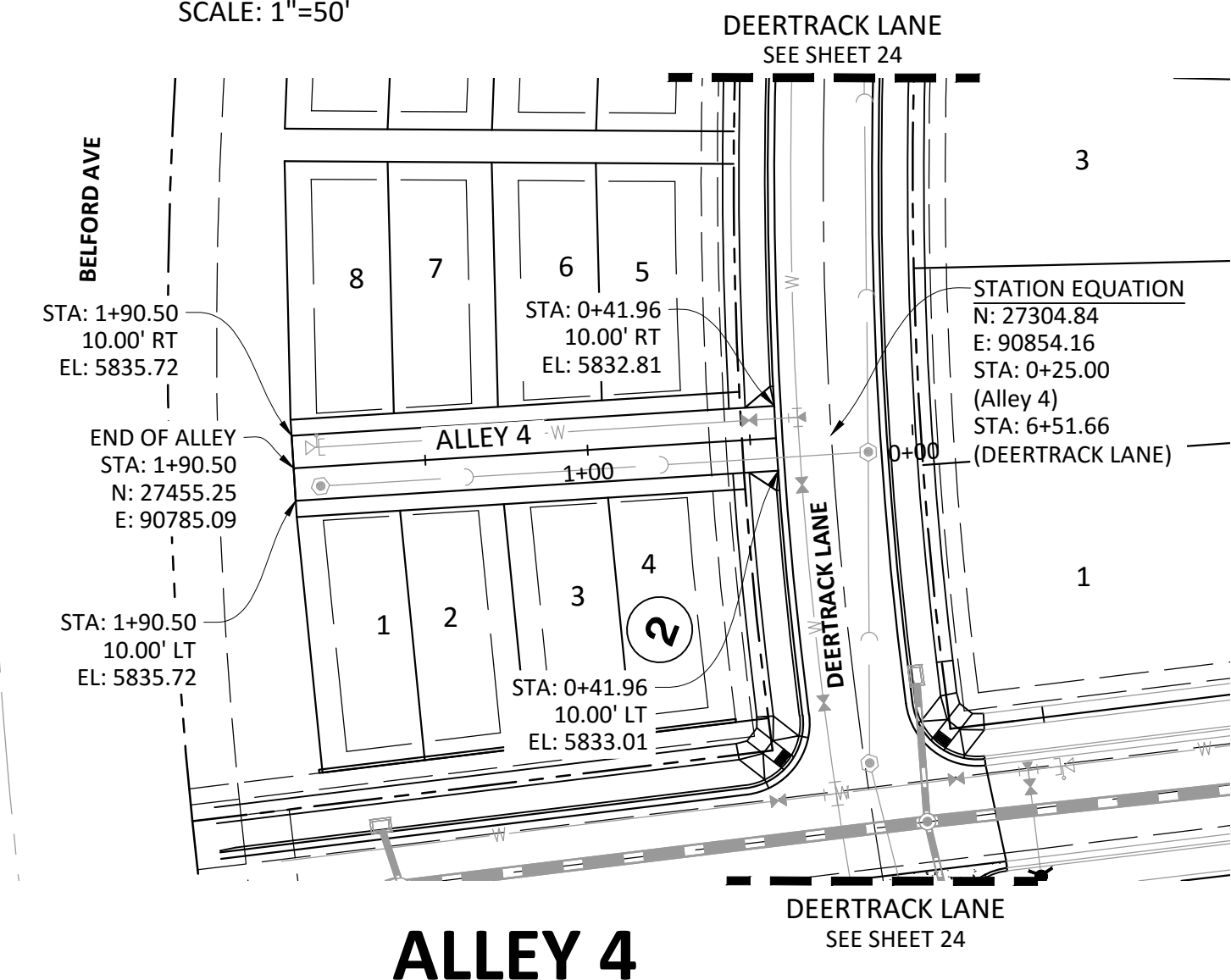
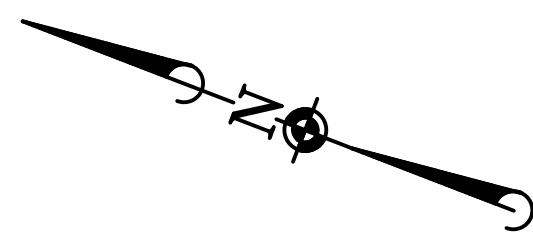
**TOWN OF PARKER APPROVALS**

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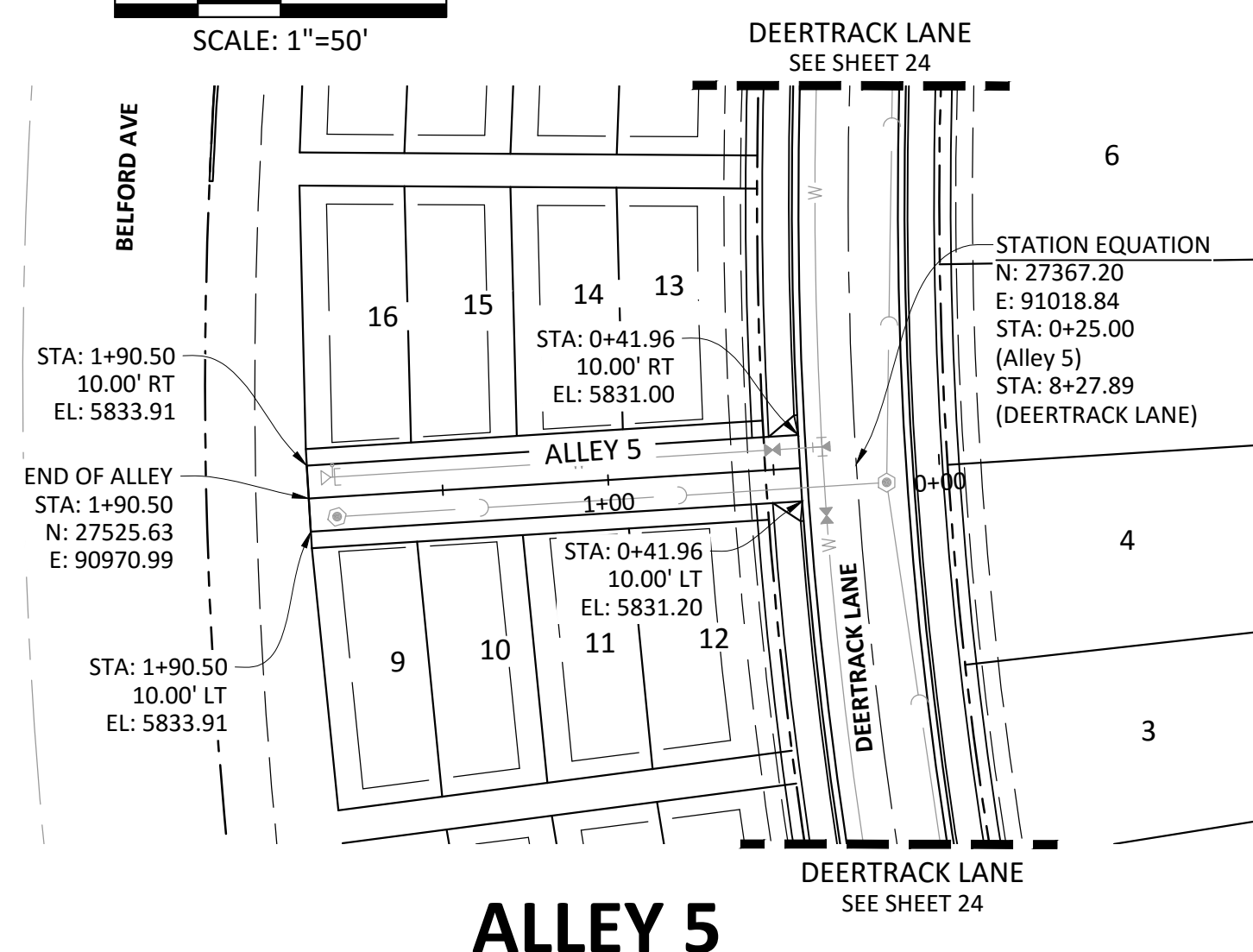
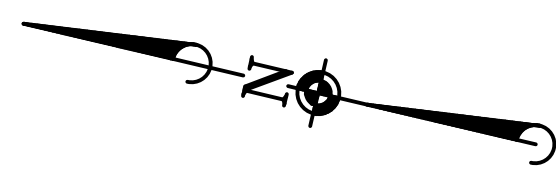
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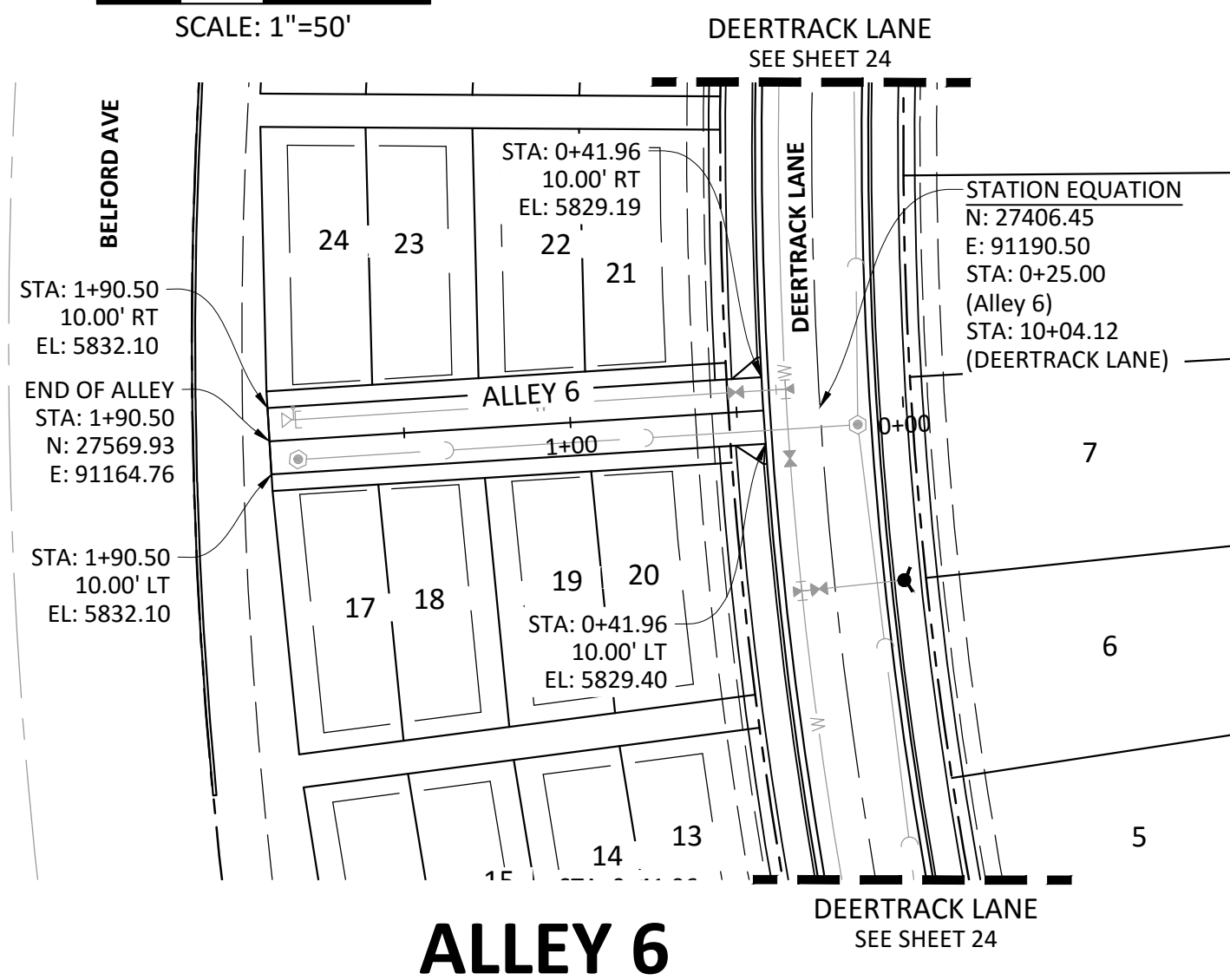
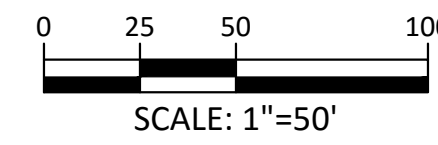
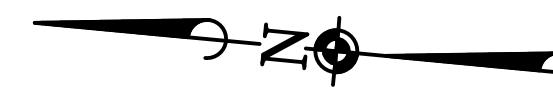
Know what's below.  
Call before you dig.



ALLEY 4



ALLEY 5



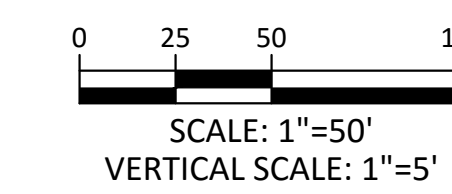
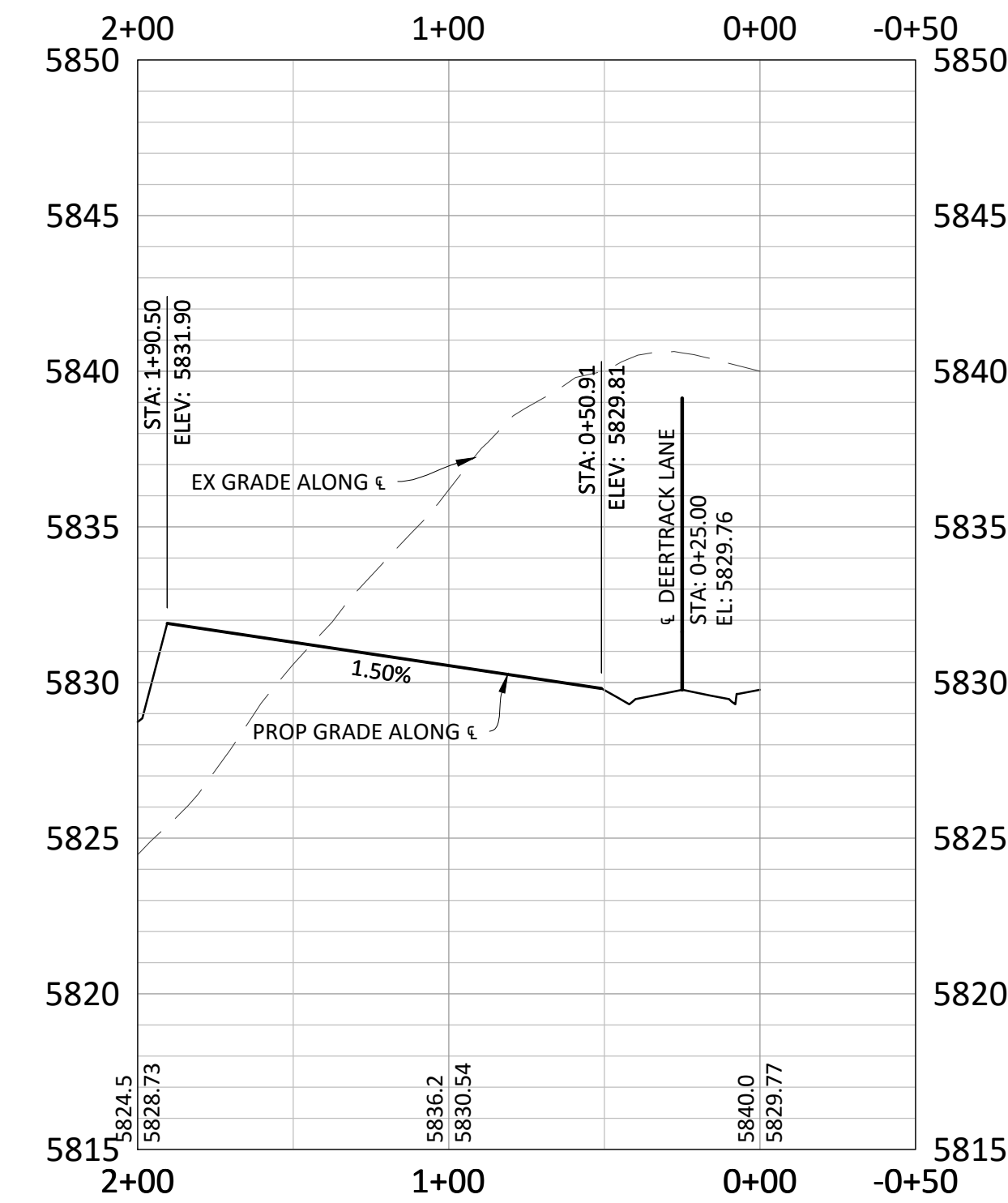
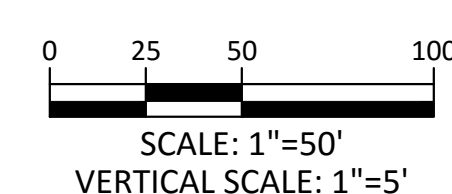
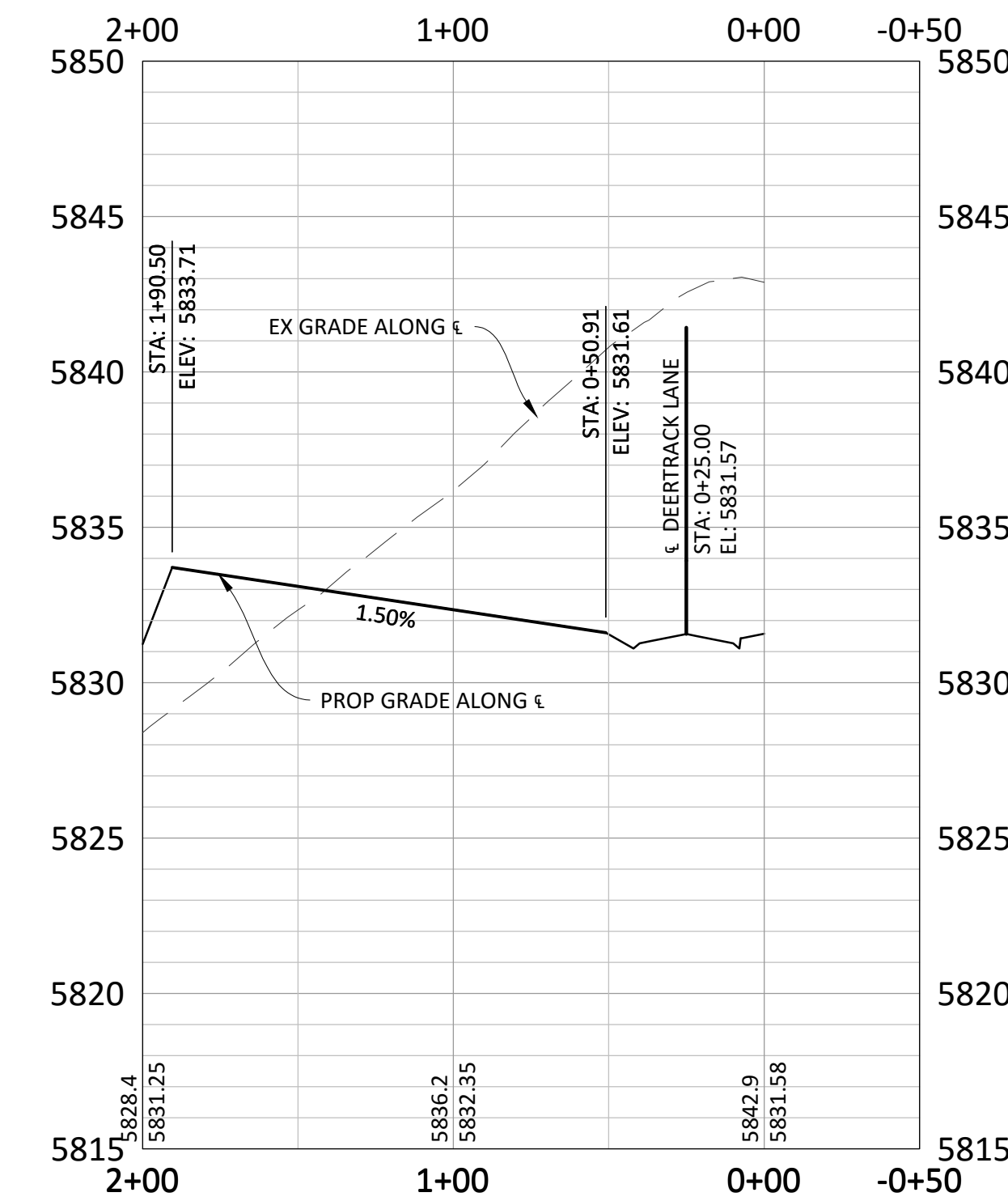
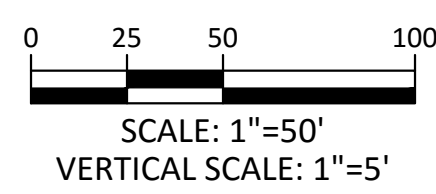
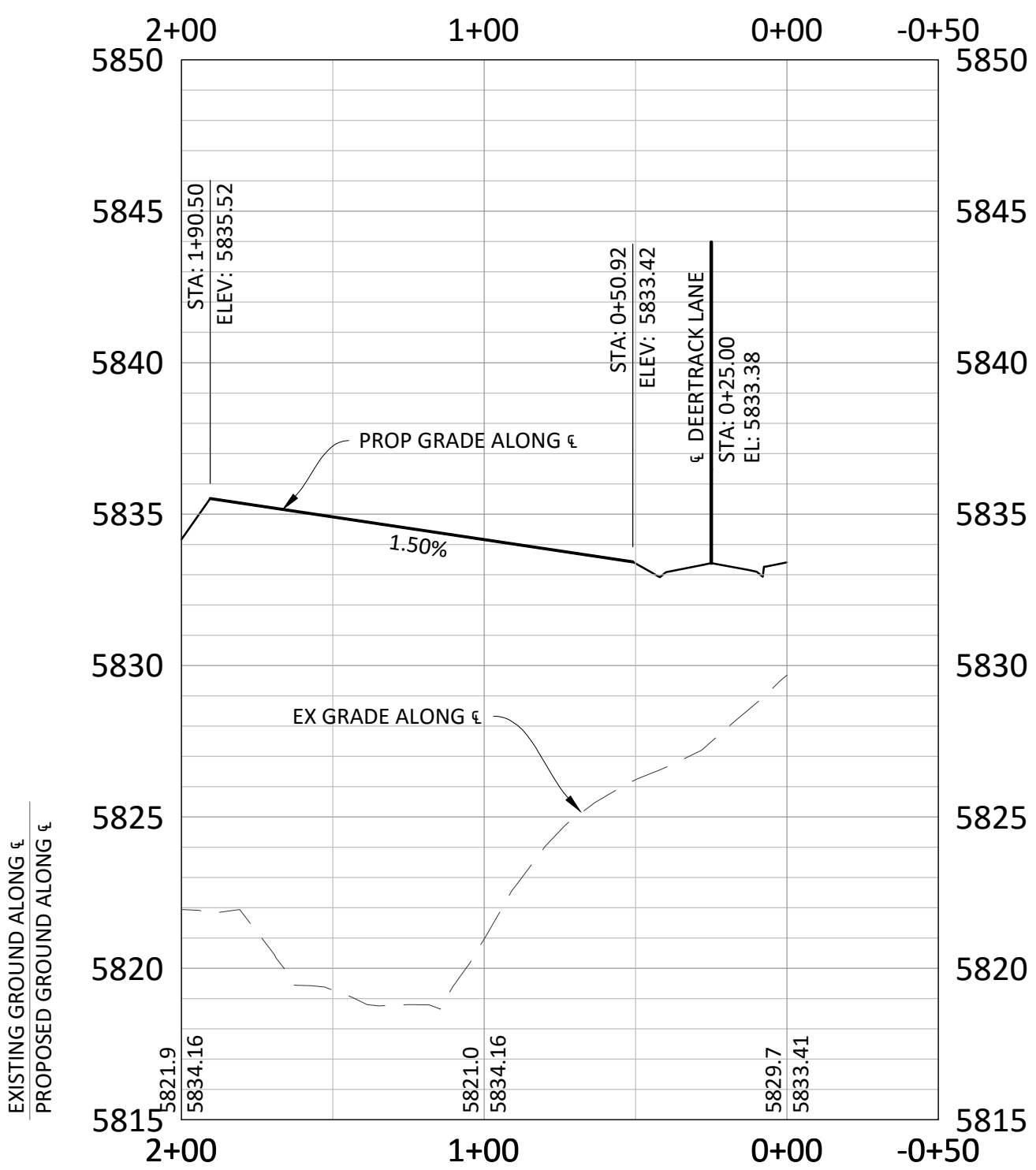
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SOURCE BENCHMARKS:

DOUGLAS COUNTY BM 1.115101  
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)

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Know what's below.  
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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
 ALLEYS 4-6 PLAN & PROFILE

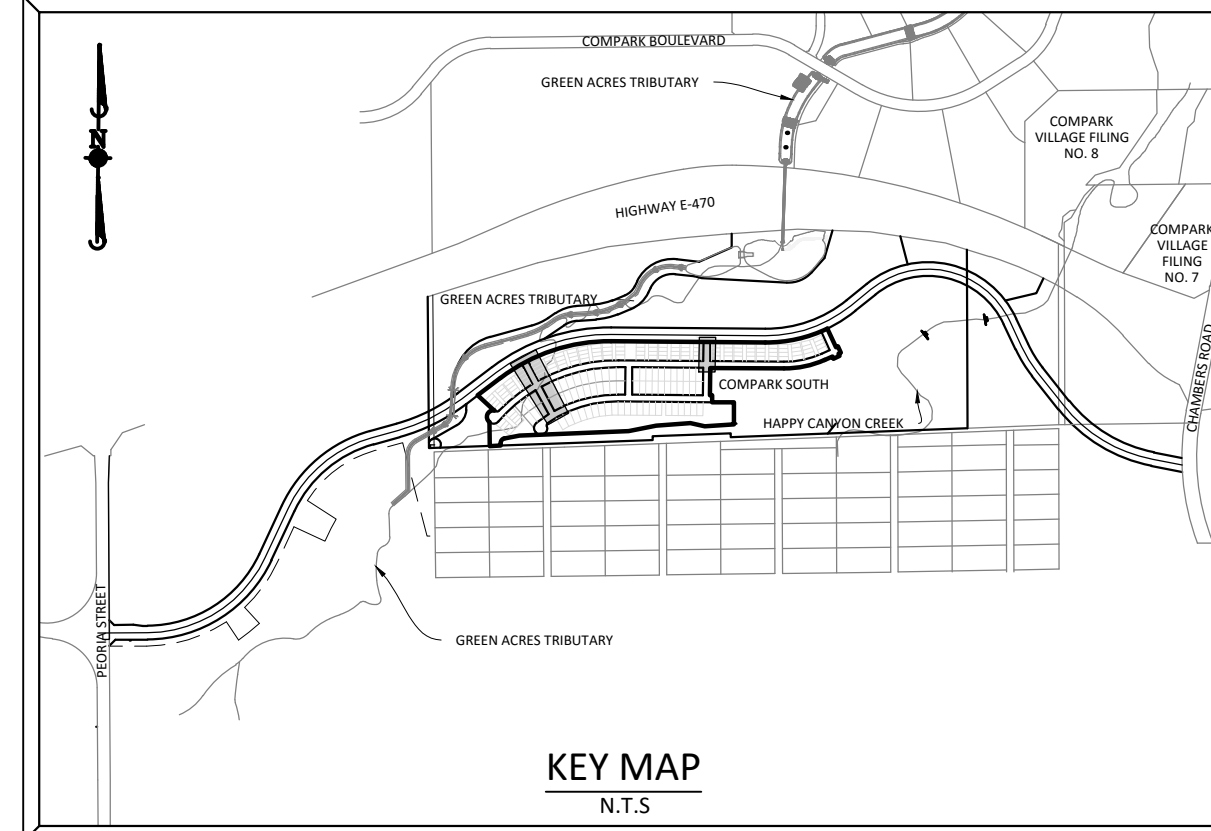
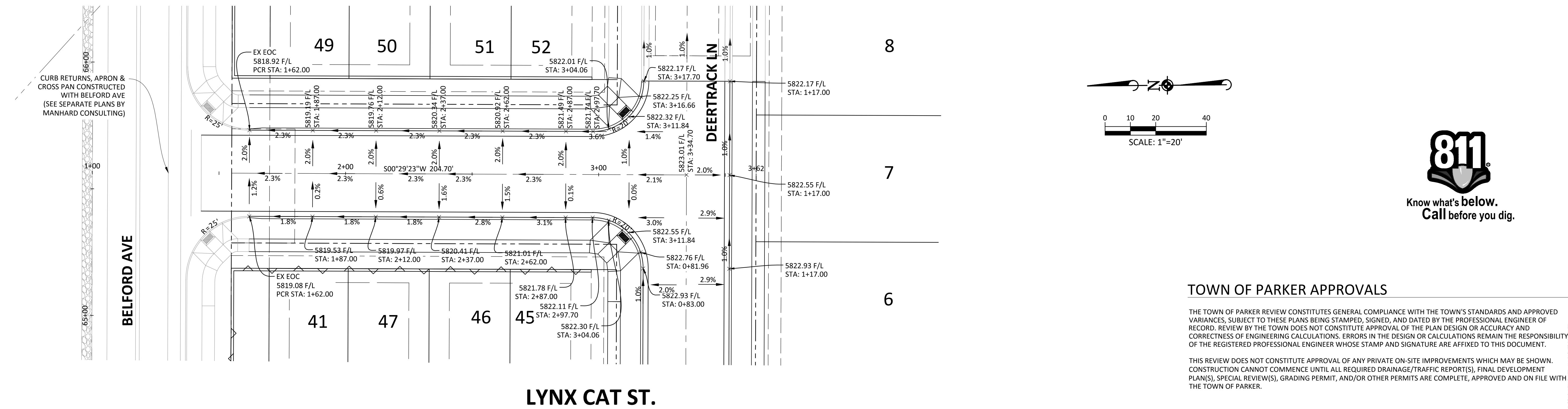
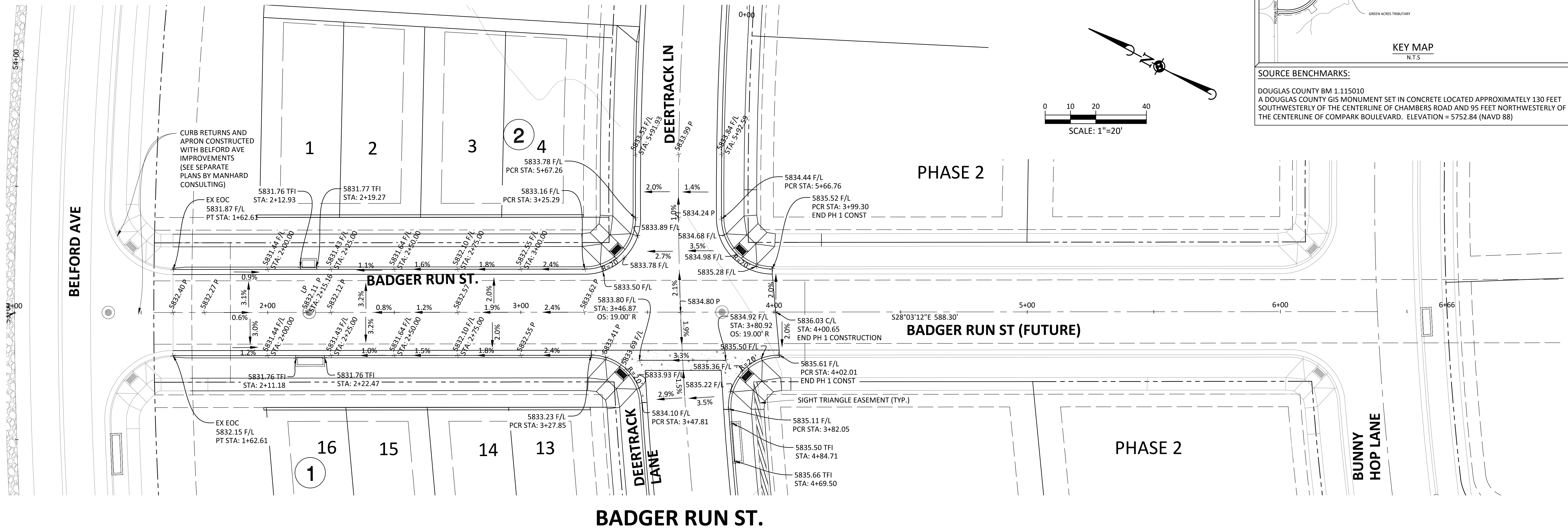
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 DATE: 09/2016  
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**27 OF 43**  
 CLCPKC3

SECOND SUBMITTAL

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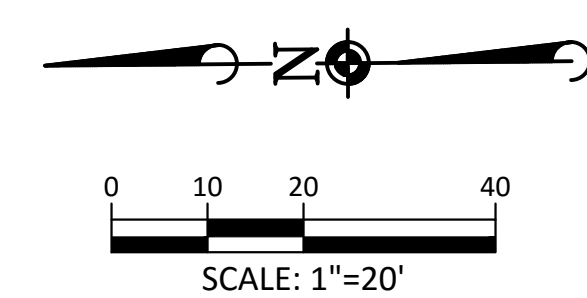
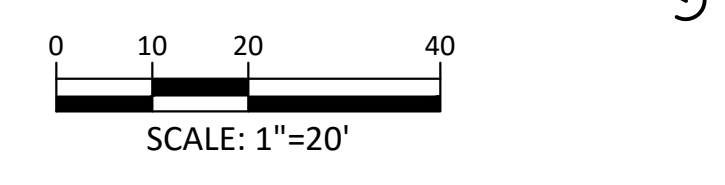


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**SOURCE BENCHMARKS:**

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)



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DATE	11/2016
REVISIONS	
DRAWN BY	

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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**INTERSECTION DETAILS - BADGER RUN ST & LYNX CAT ST**

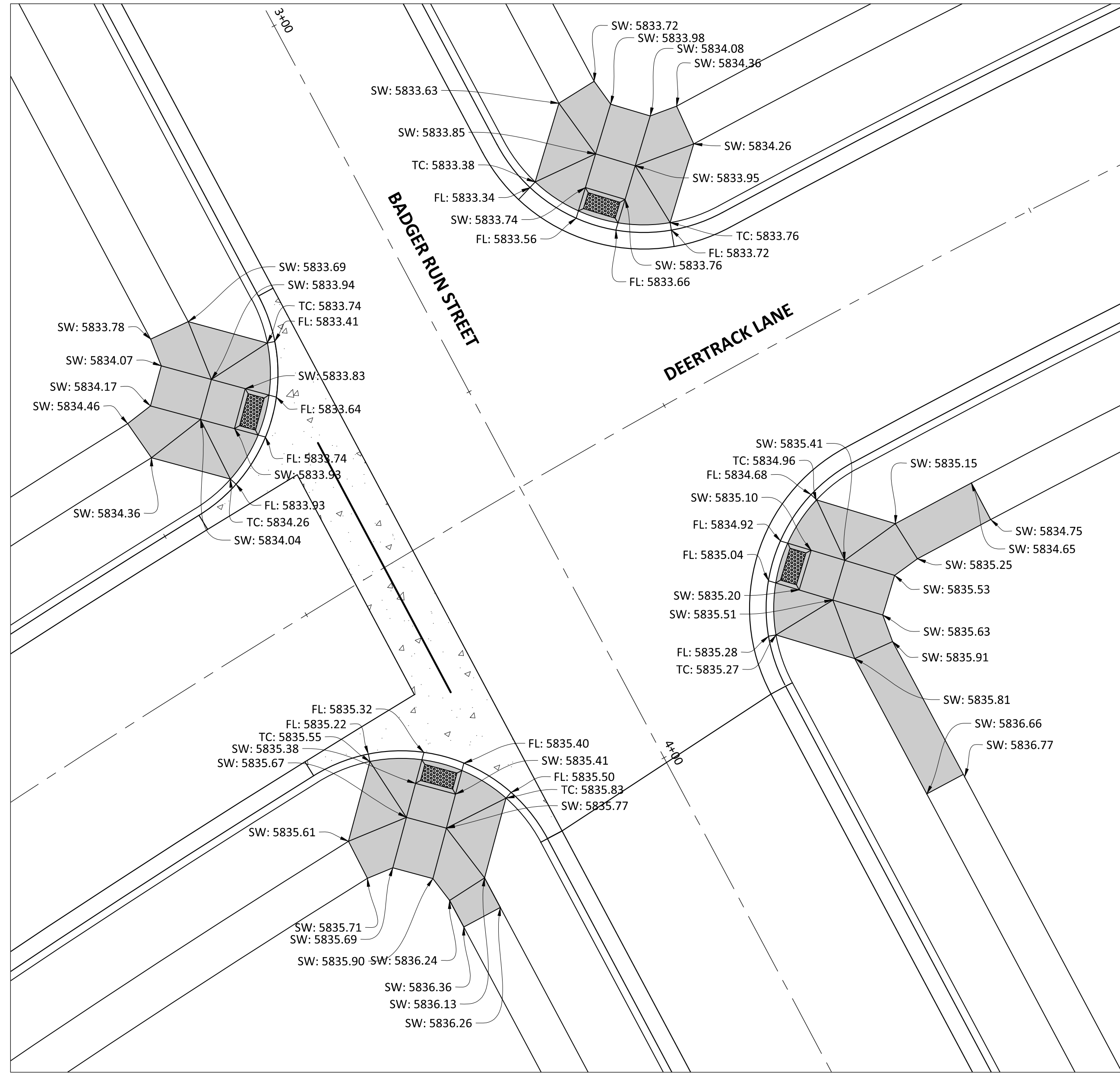
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**29 OF 43**  
CLCPKC3

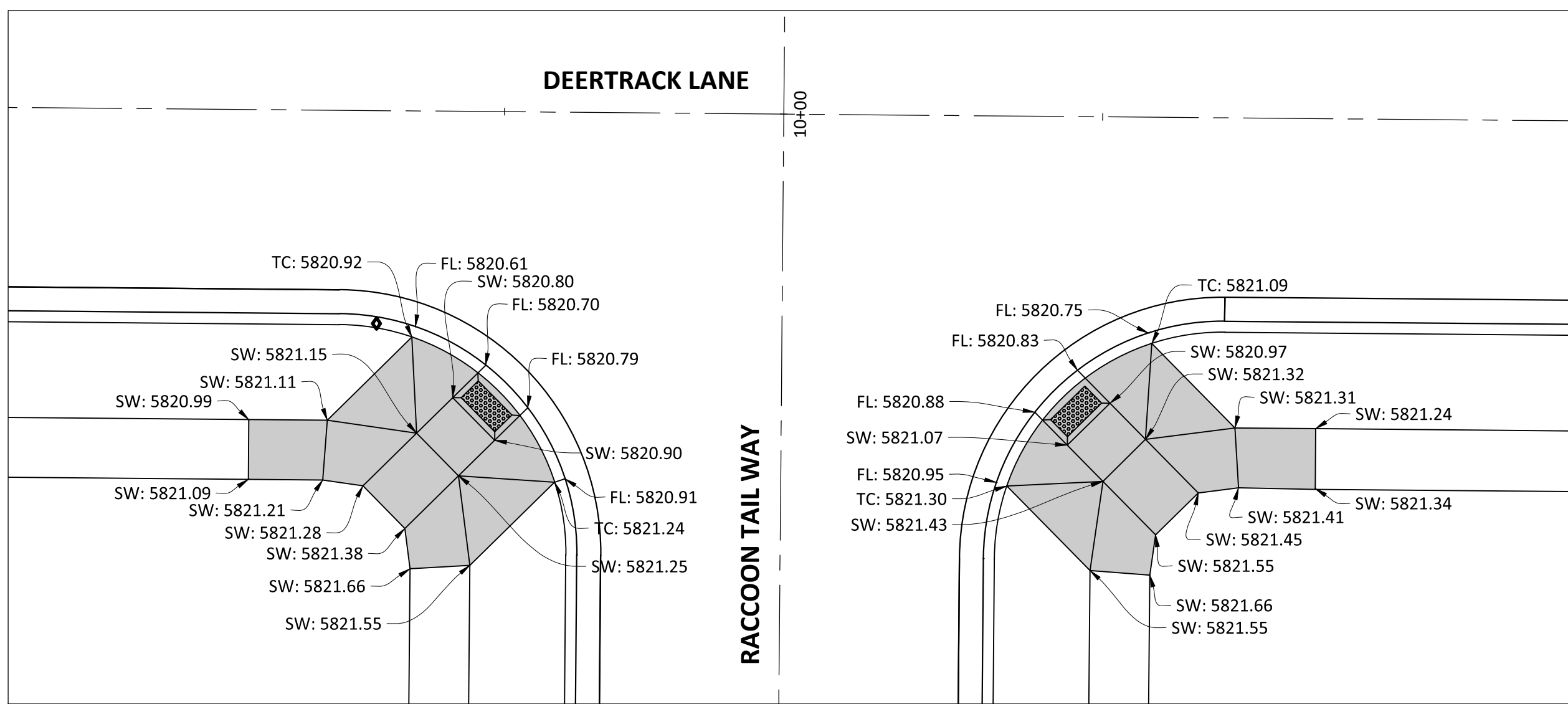
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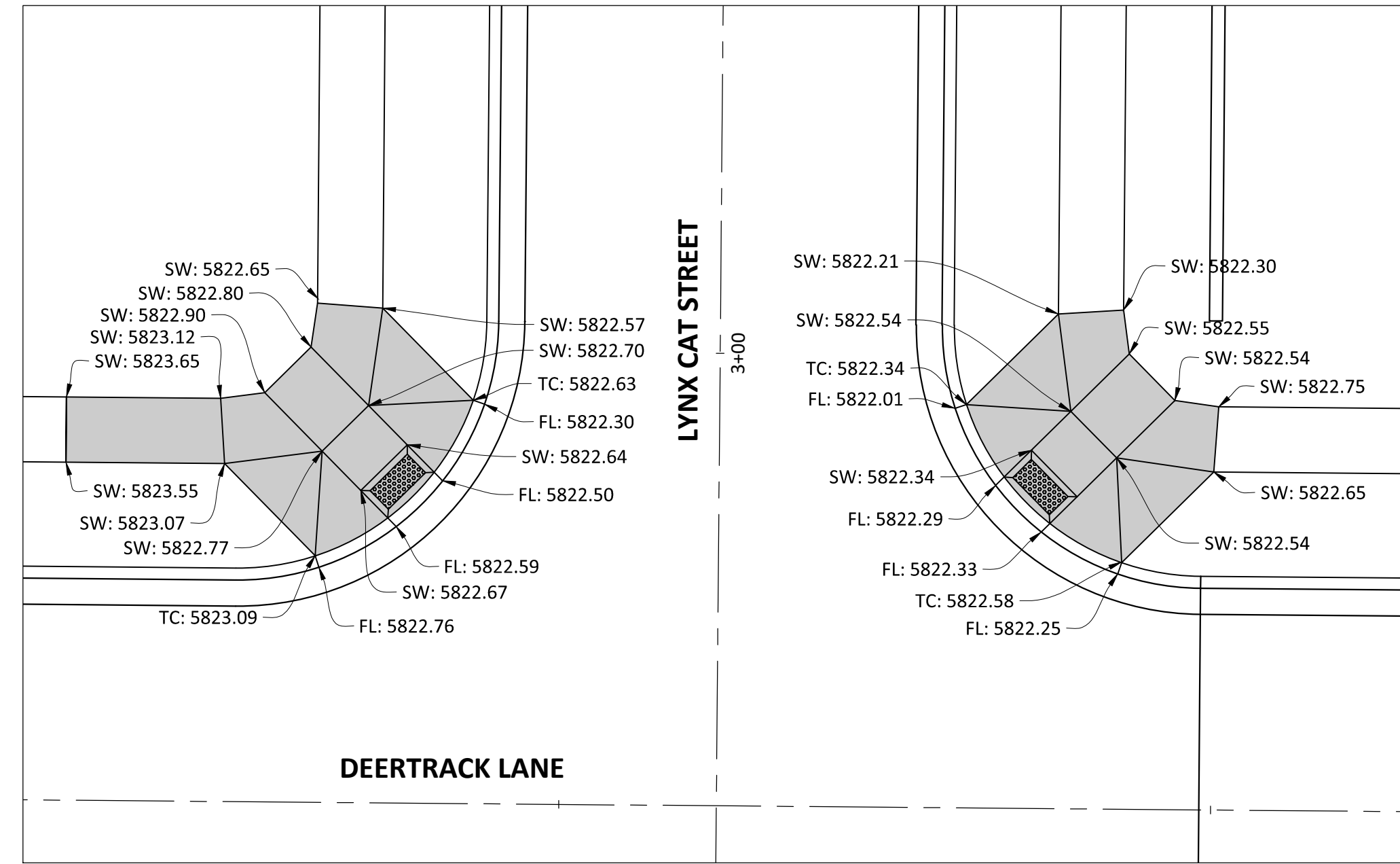
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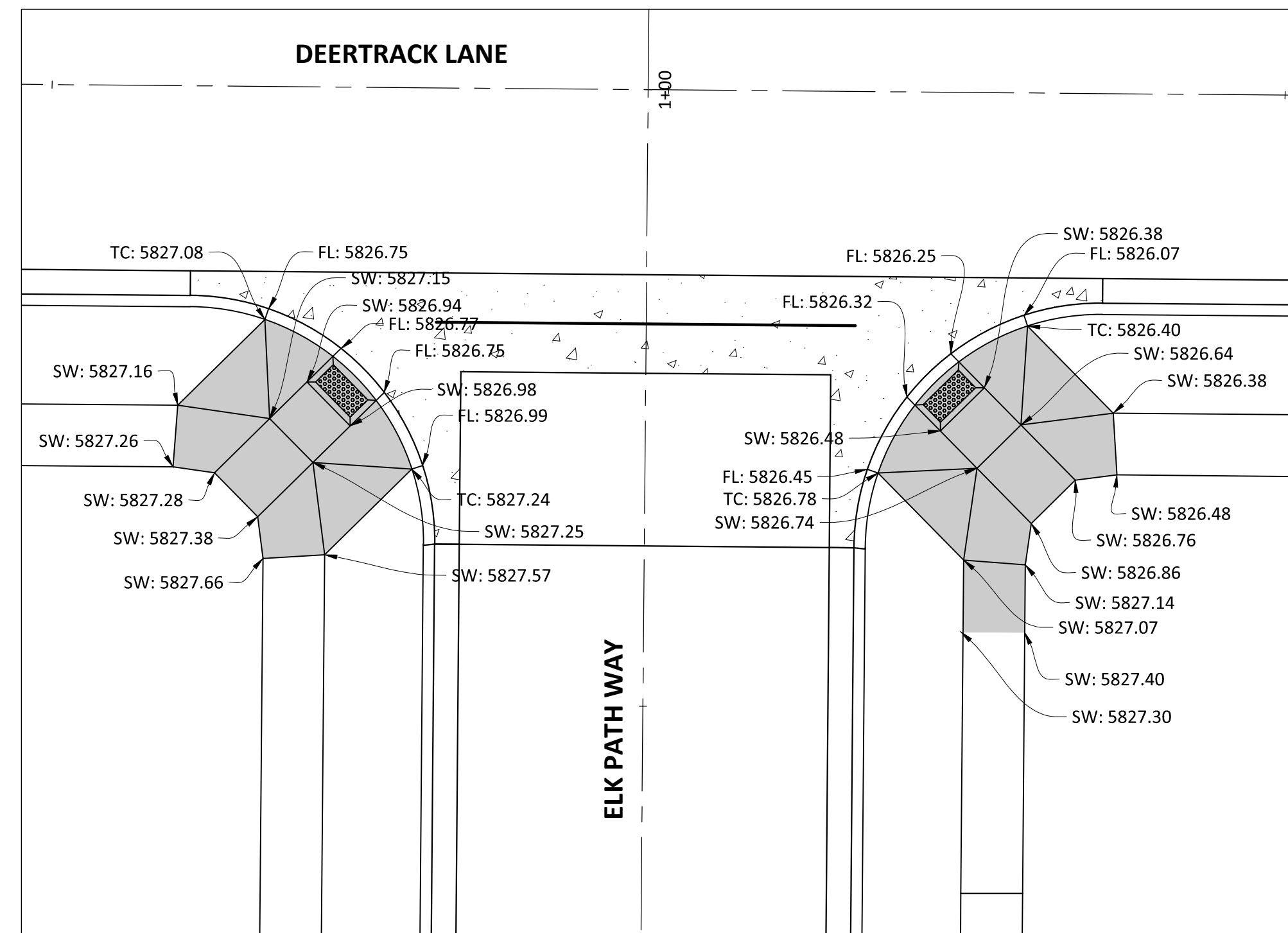
PLAN - BADGER RUN STREET AND DEERTRACK LANE



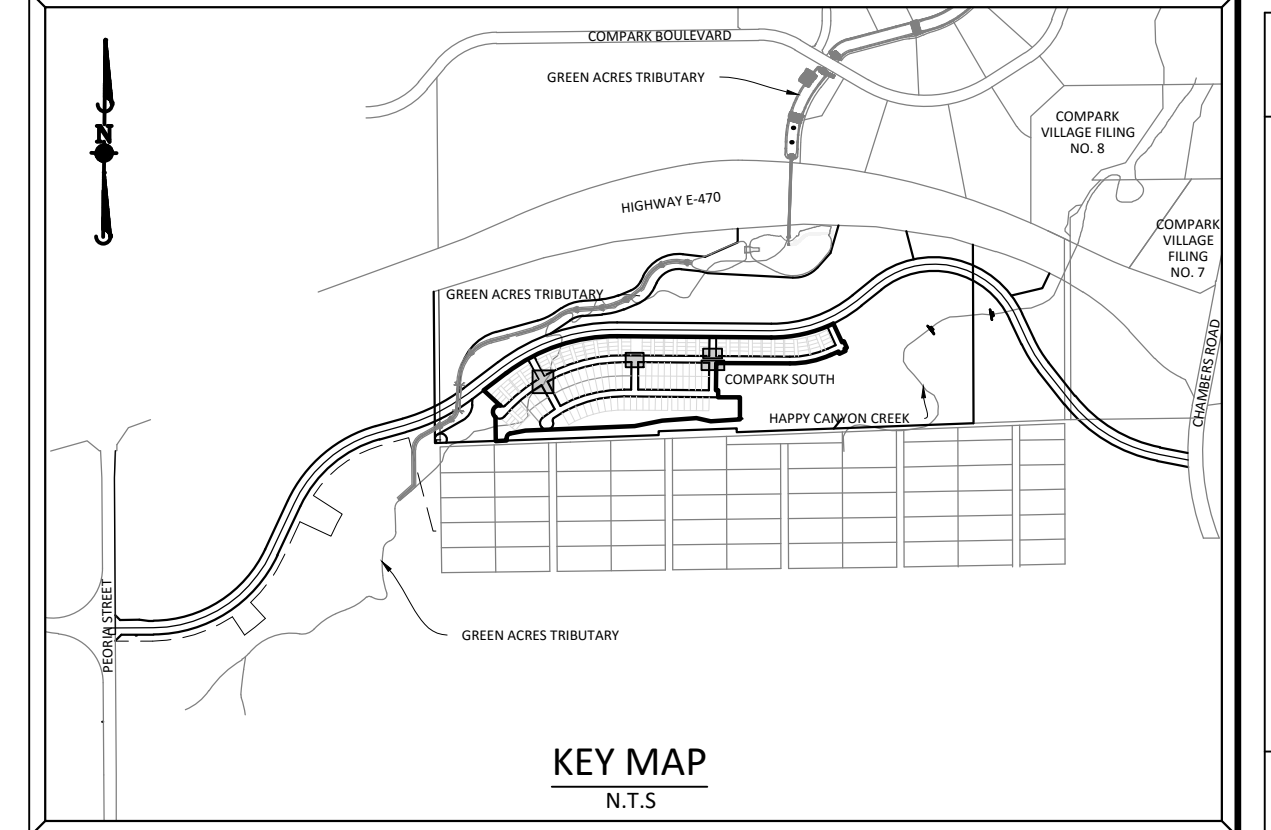
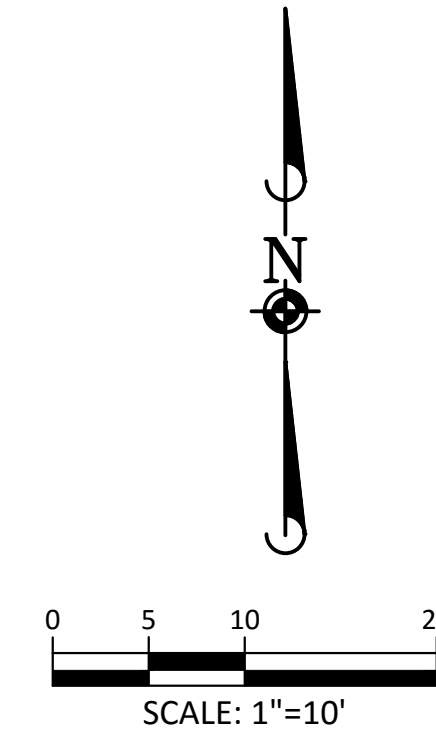
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PLAN - LYNX CAT STREET AND DEERTRACK LANE



PLAN - ELK PATH WAY AND DEERTRACK LANE

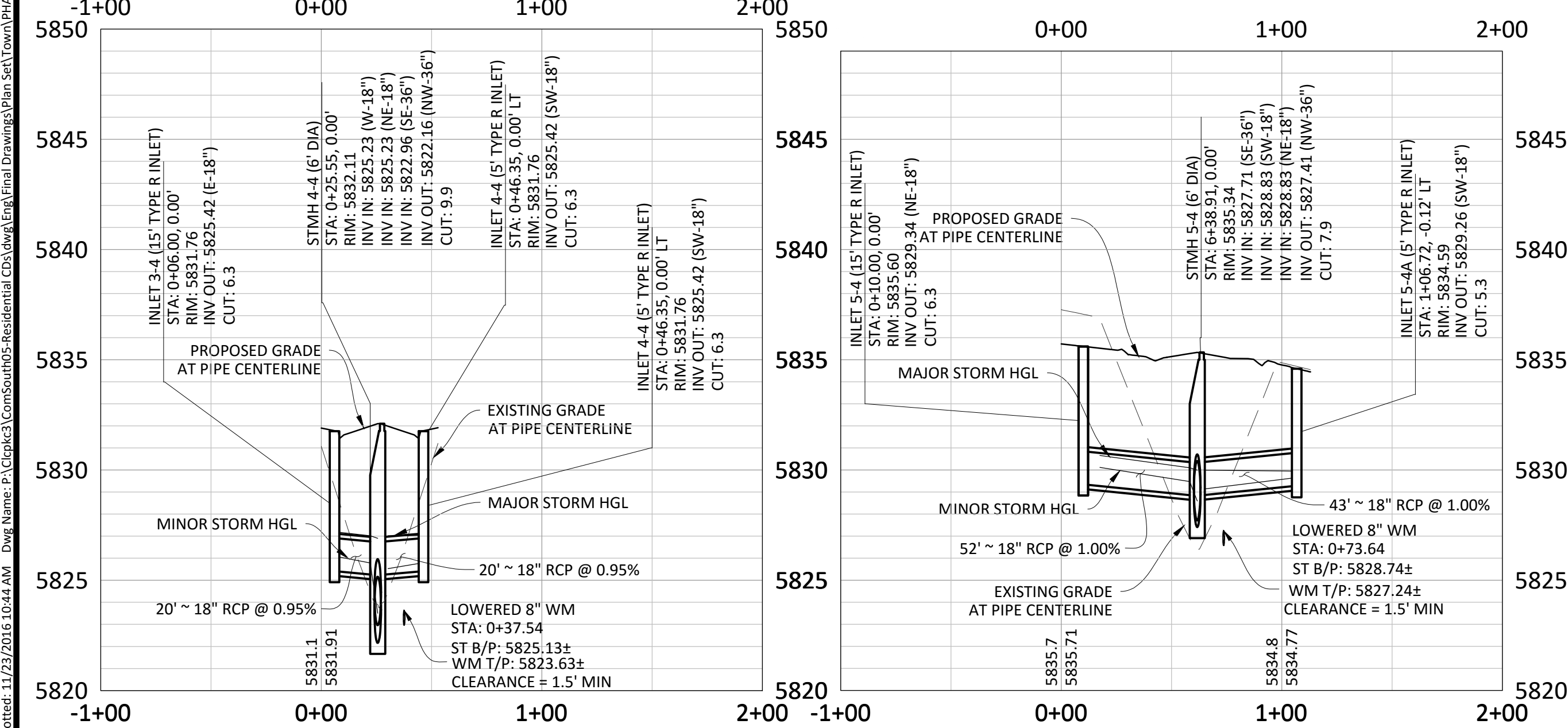
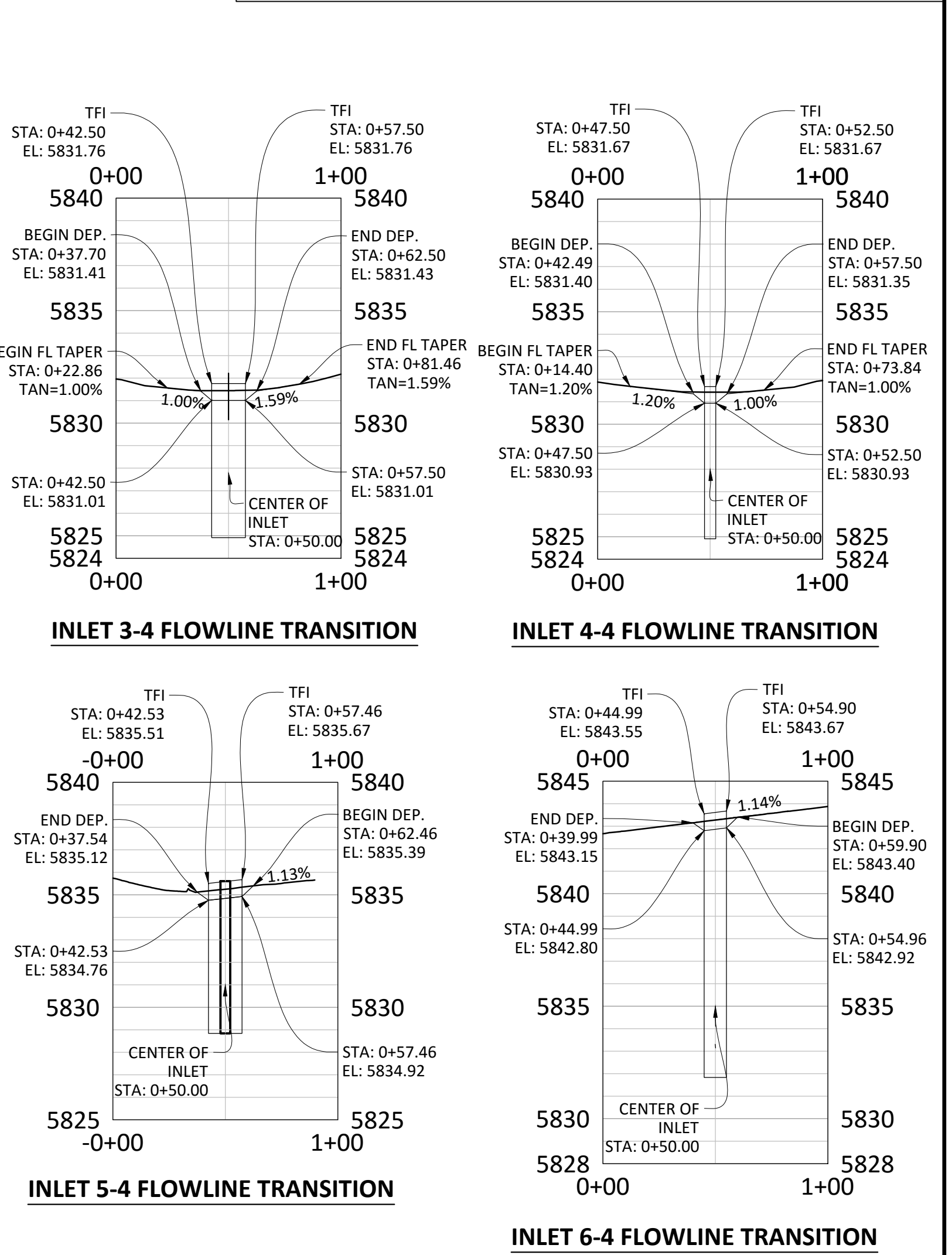
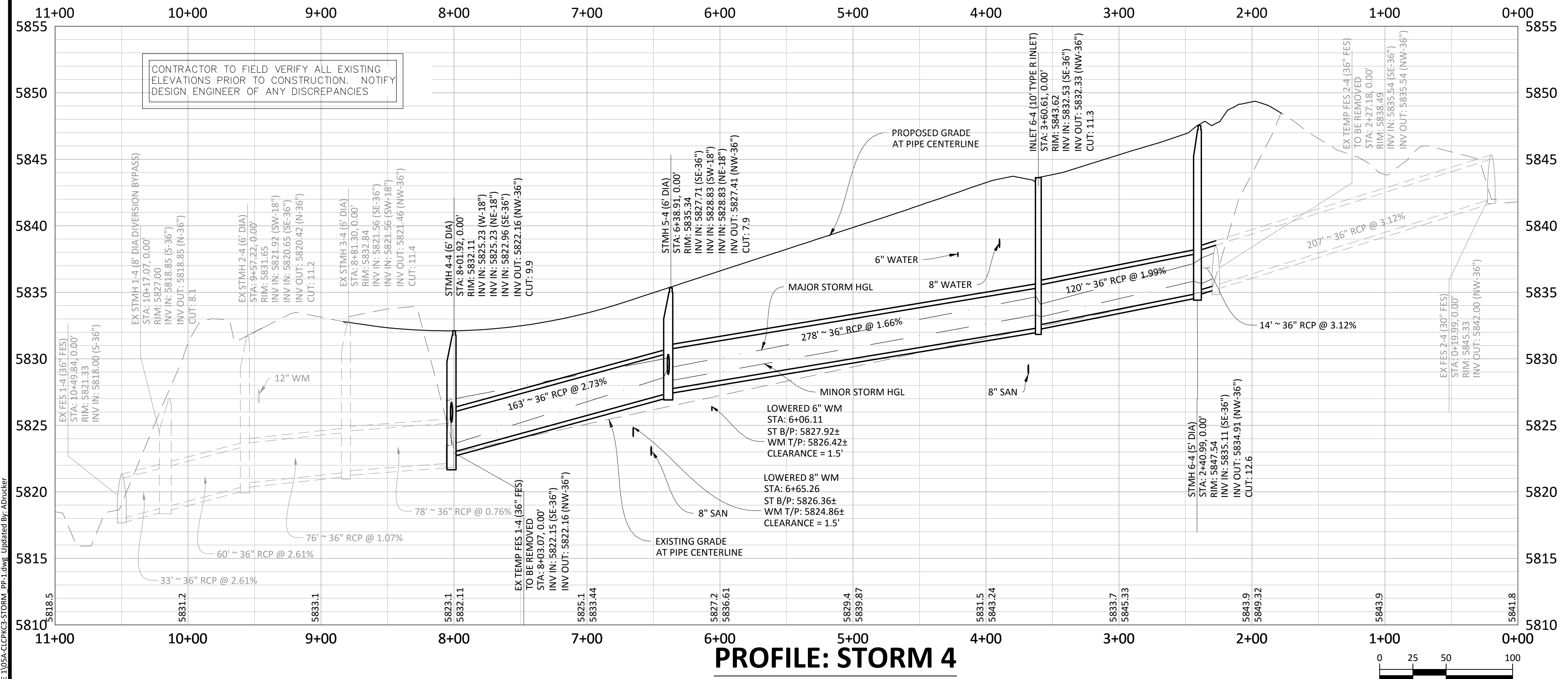
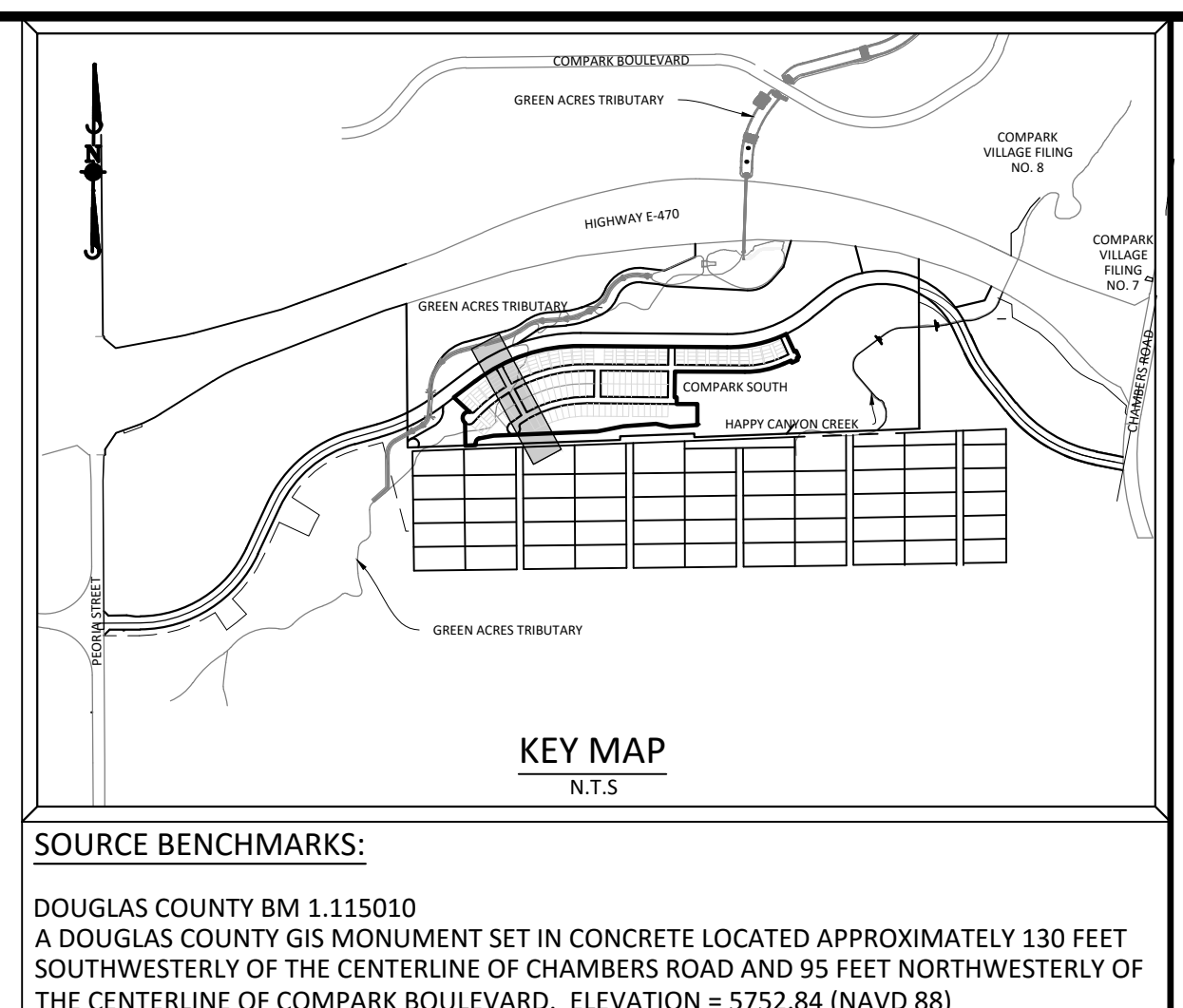
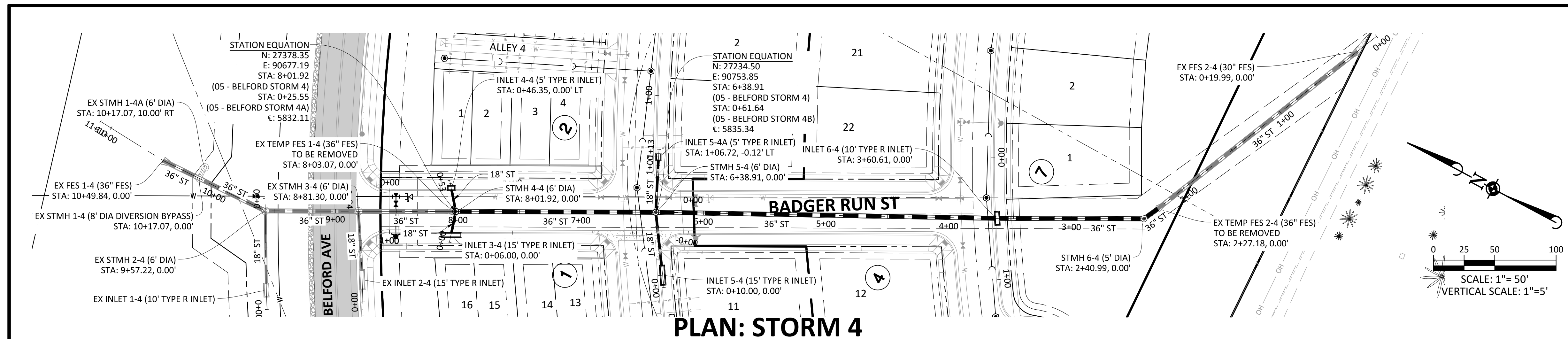


SOURCE BENCHMARKS:  
DOUGLAS COUNTY BM 1.115010  
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

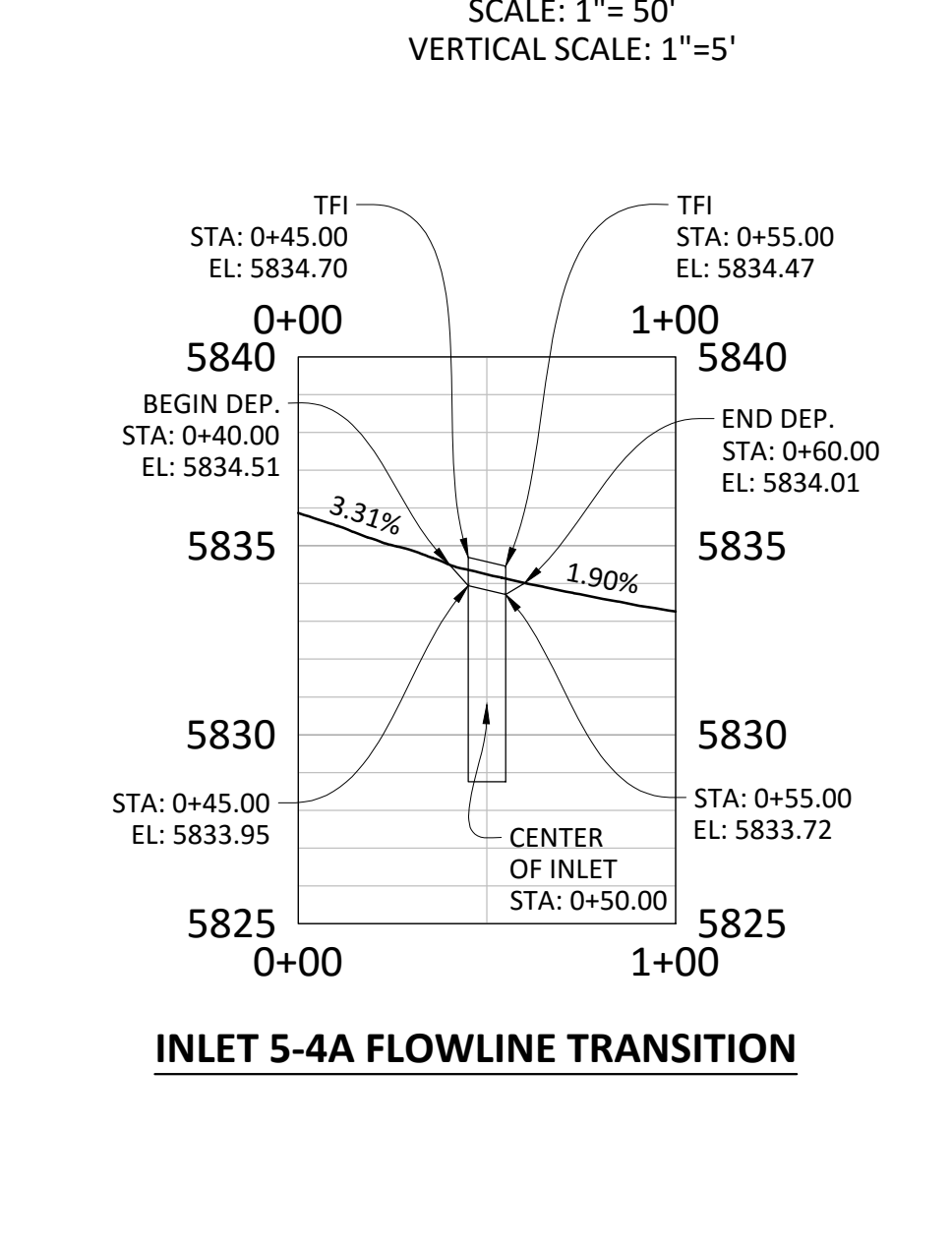
Table with columns for DATE, REVISIONS, and SHEET information.

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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
TOWN OF PARKER, COLORADO  
CURB RAMP DETAILS  
PROJ. MGR.: RIM  
PROJ. ASSOC.: RAK  
DRAWN BY:  
DATE: 09/2016  
SHEET 31 OF 43  
CLCPK3  
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- STORM SEWER NOTES:**
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION, AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
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  - ALL STATIONING OFFSETS ARE TAKEN FROM CENTERLINE UNLESS OTHERWISE NOTED. REFER TO FINAL PLAN FOR RIGHT-OF-WAY AND CENTERLINE DIMENSIONS AND HORIZONTAL CONTROL.
  - STATIONS SHOWN IN PROFILE FOR TYPE-R INLETS ARE AT CENTER OF INLET.
  - ALL STORM SEWER PIPE LENGTHS ARE TO CENTER OF STRUCTURE FOR MANHOLES AND TO THE INSIDE OF THE CONCRETE BOX FOR TYPE-R AND TYPE-C INLETS.
  - ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE VERTICAL. PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
  - ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.
  - REFER TO STONEGATE VILLAGE METRO DISTRICT APPROVED WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR ALL PROPOSED WATER AND SANITARY SEWER LOCATIONS.



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**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

DATE \_\_\_\_\_

REVISIONS \_\_\_\_\_

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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**

**TOWN OF PARKER, COLORADO**

**BADGER RUN STREET STORM PLAN & PROFILE**

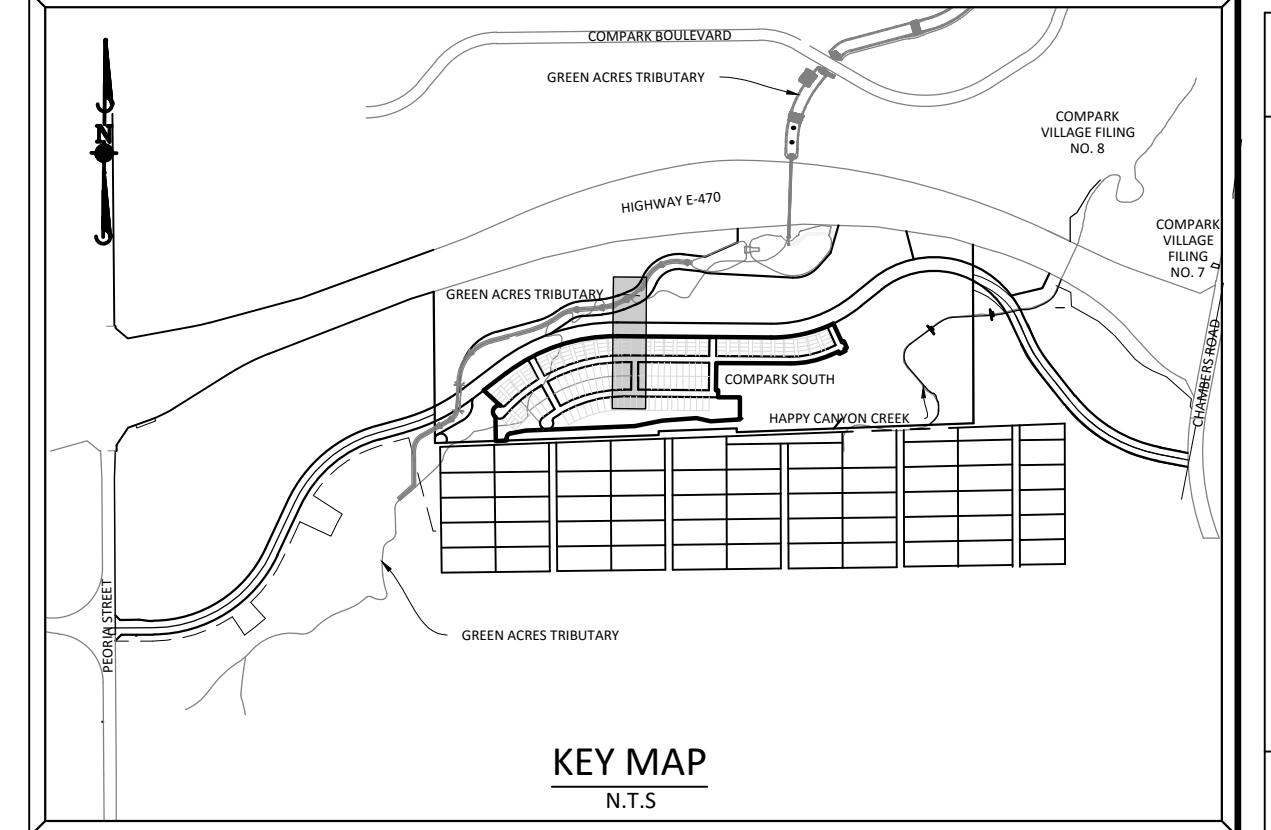
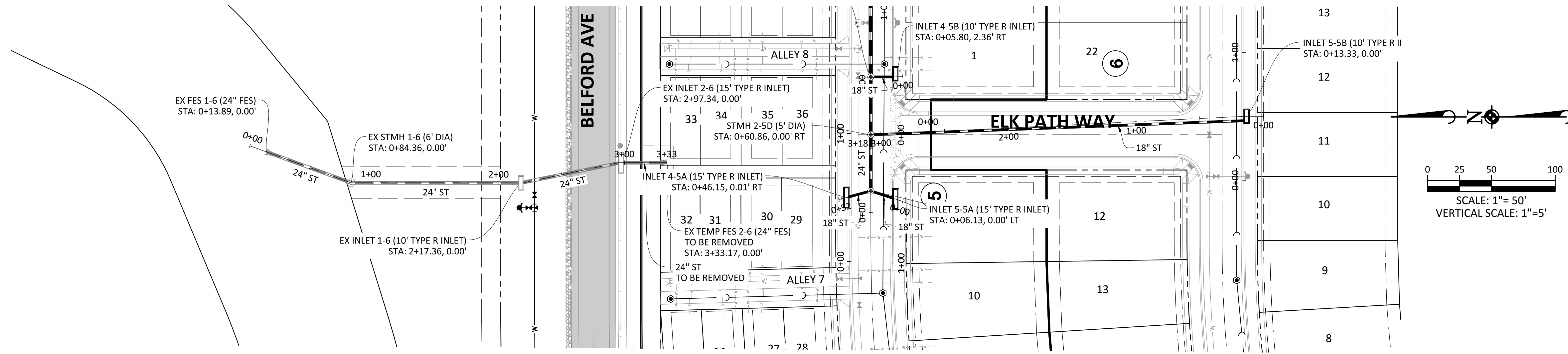
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DATE: 09/2016

32 OF 43

CLCPK3

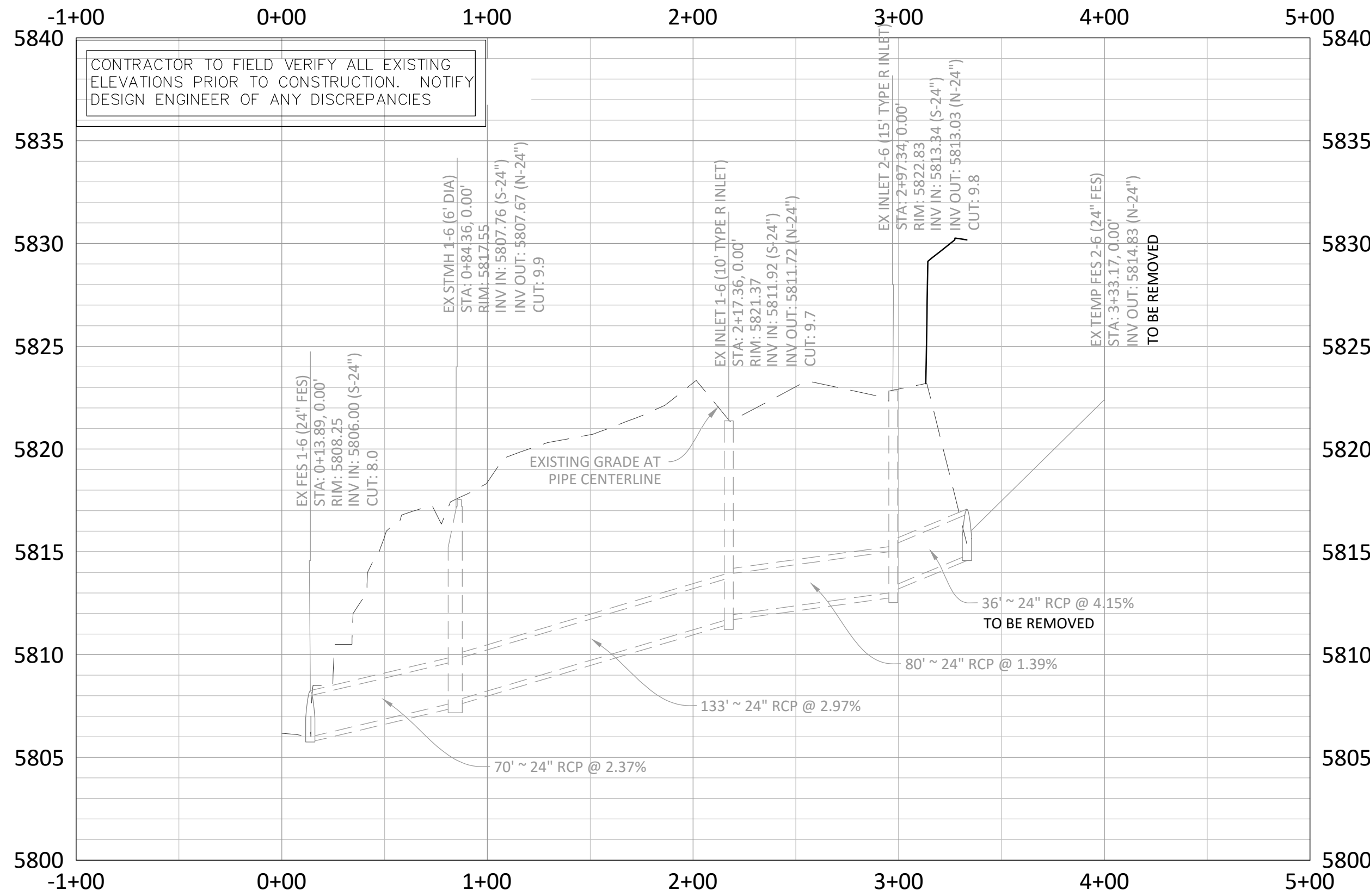
11/2016 SECOND SUBMITTAL

SECOND SUBMITTAL



**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)



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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

DATE	11/2016
REVISIONS	

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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**OFF-SITE STORM PLAN & PROFILE**

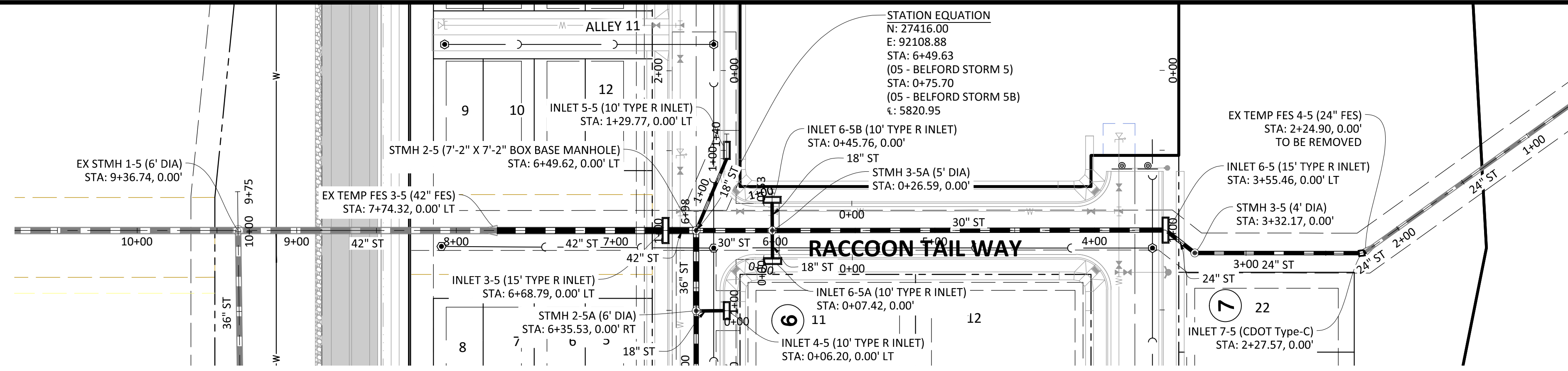
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SHEET  
**33 OF 43**  
 CLCPKC3

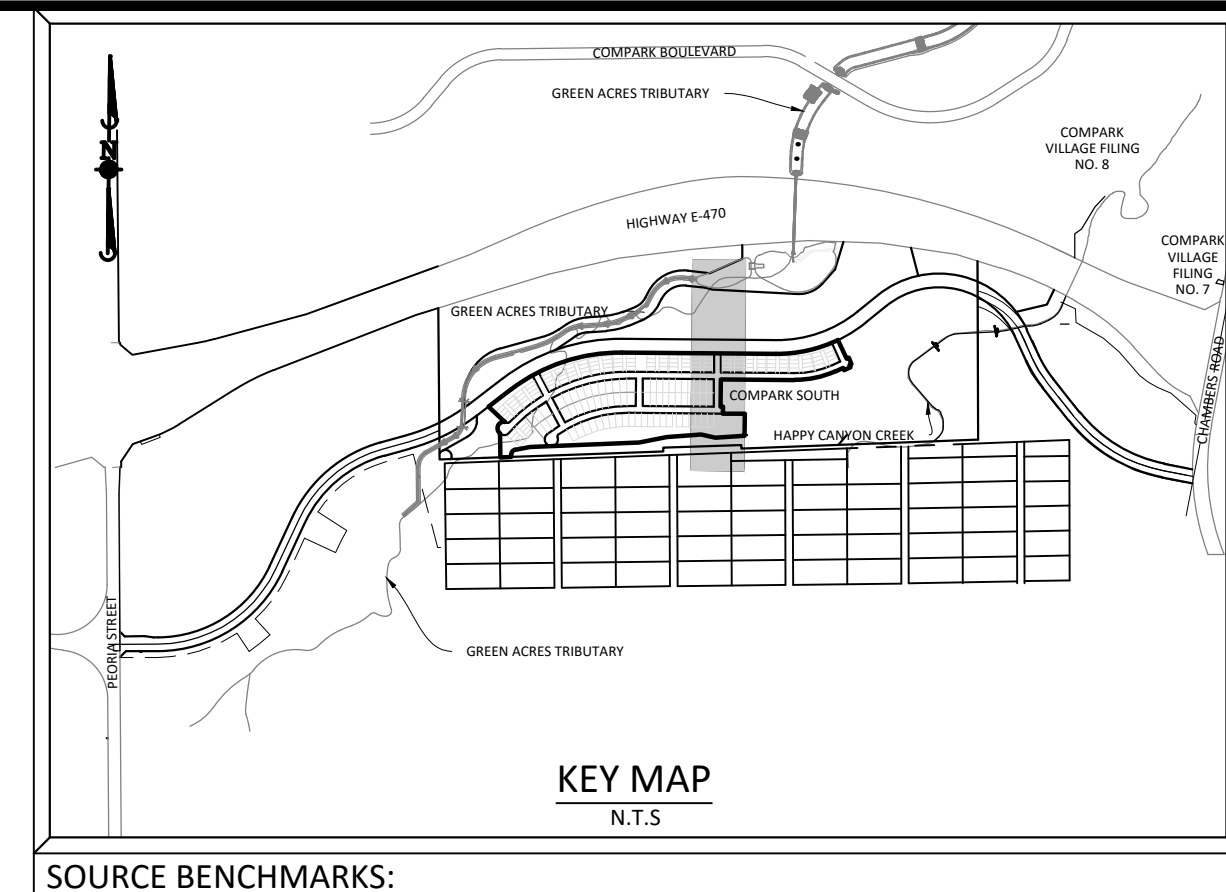
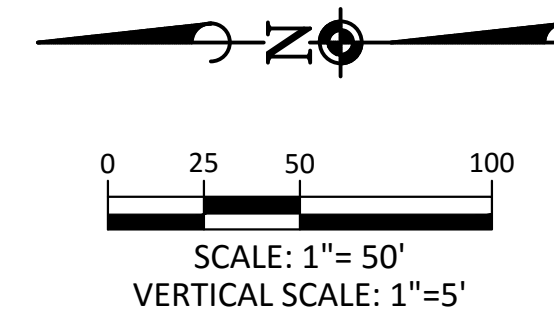
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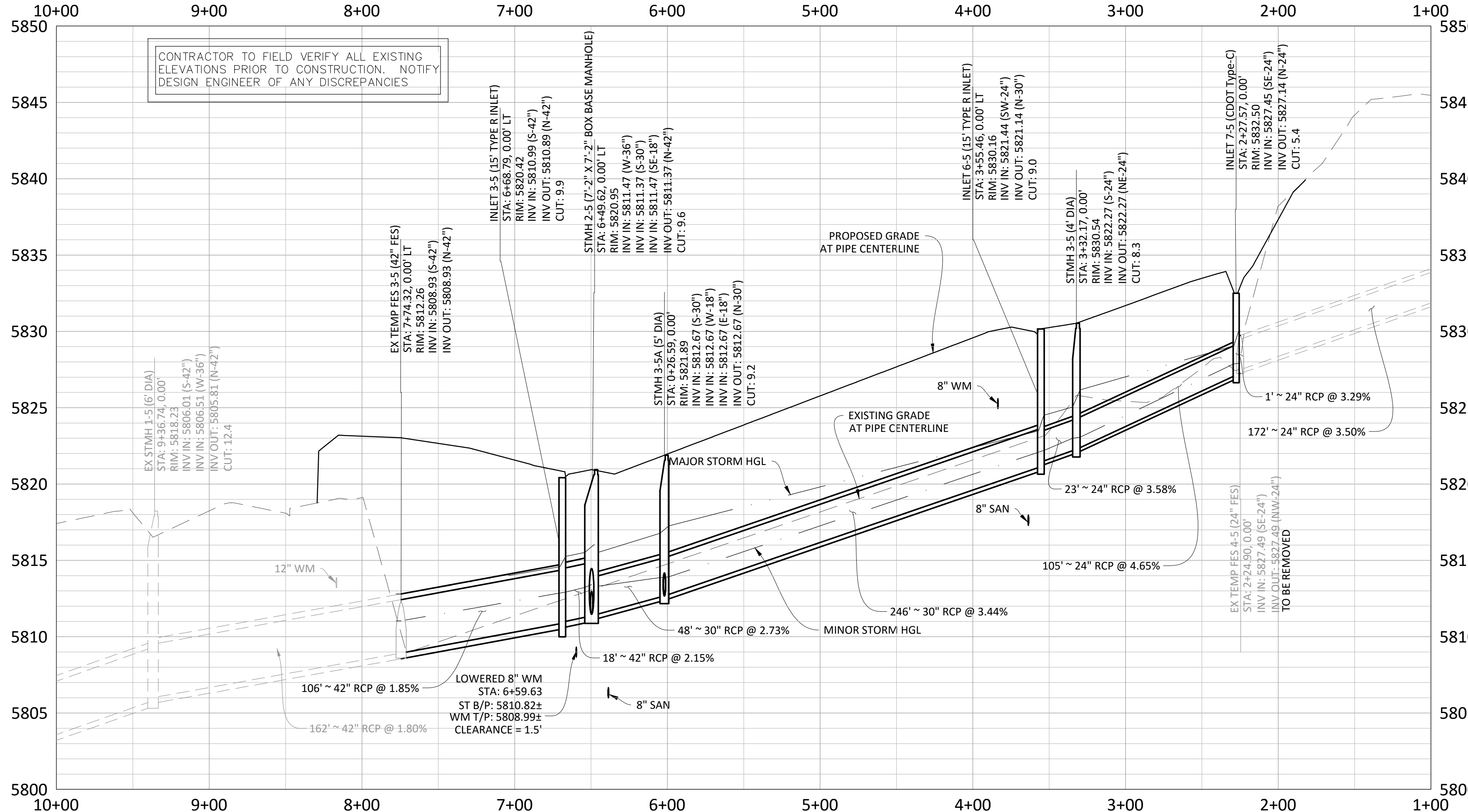


**PLAN: STORM 5**

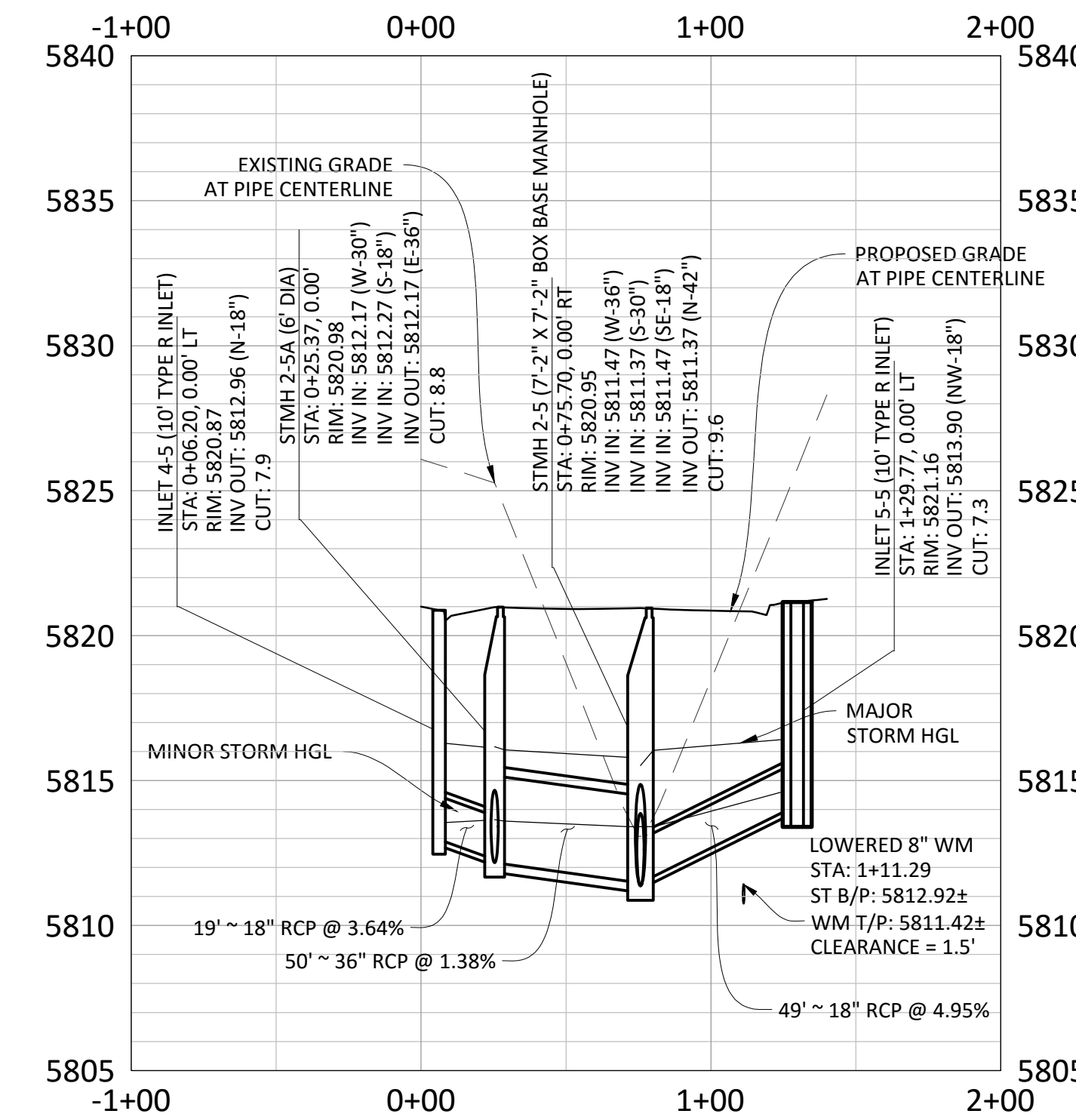


**SOURCE BENCHMARKS:**

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**PROFILE: STORM 5**



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- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.

**SPECIAL STORM SEWER NOTES:**

- CONTRACTOR SHALL NOTE THAT INLET 5-5 IS NOT A STANDARD R-INLET AND NEEDS TO BE MODIFIED FOR THE 36" RCP OUTGOING STORM PIPE. THE INSIDE WIDTH OF THE BOX SHALL BE ENLARGED TO A MINIMUM OF 4'-5" (INSIDE WALL TO INSIDE WALL) VERSUS THE 3'-0" DIMENSION SHOWN ON CDOT'S M-604-12 DETAIL.
- THE CONE OF STMH 2-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE WEST.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING

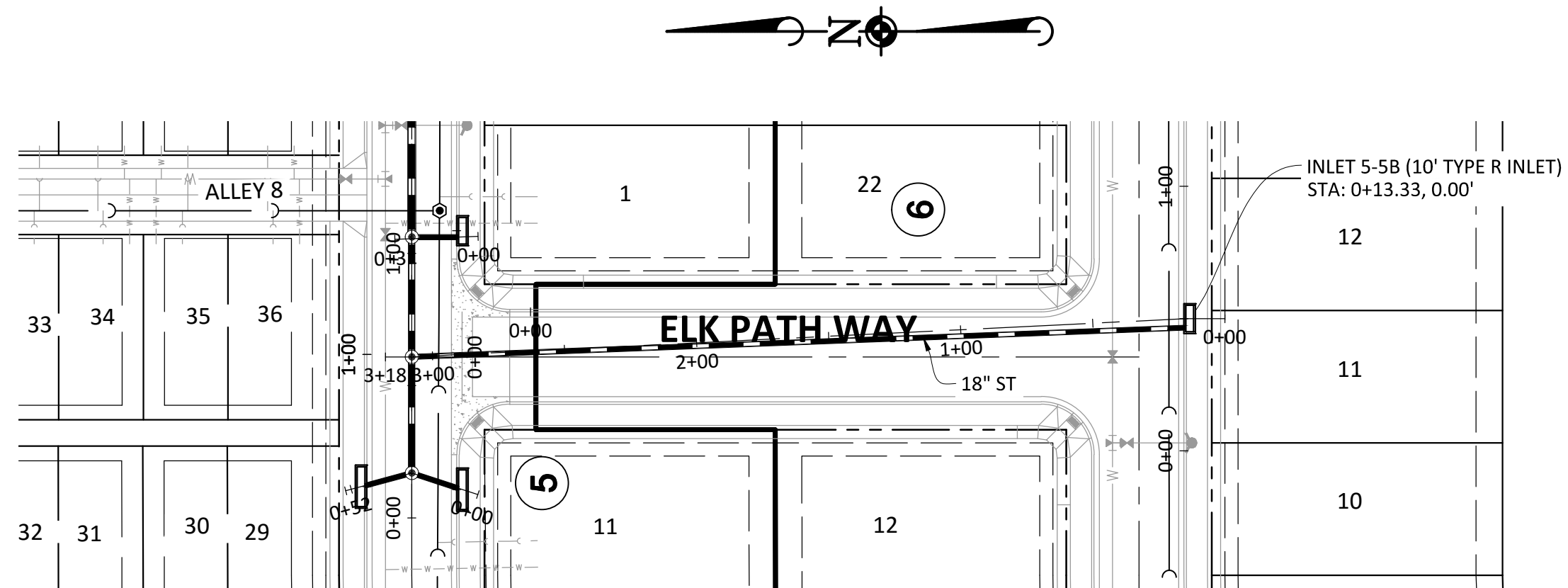
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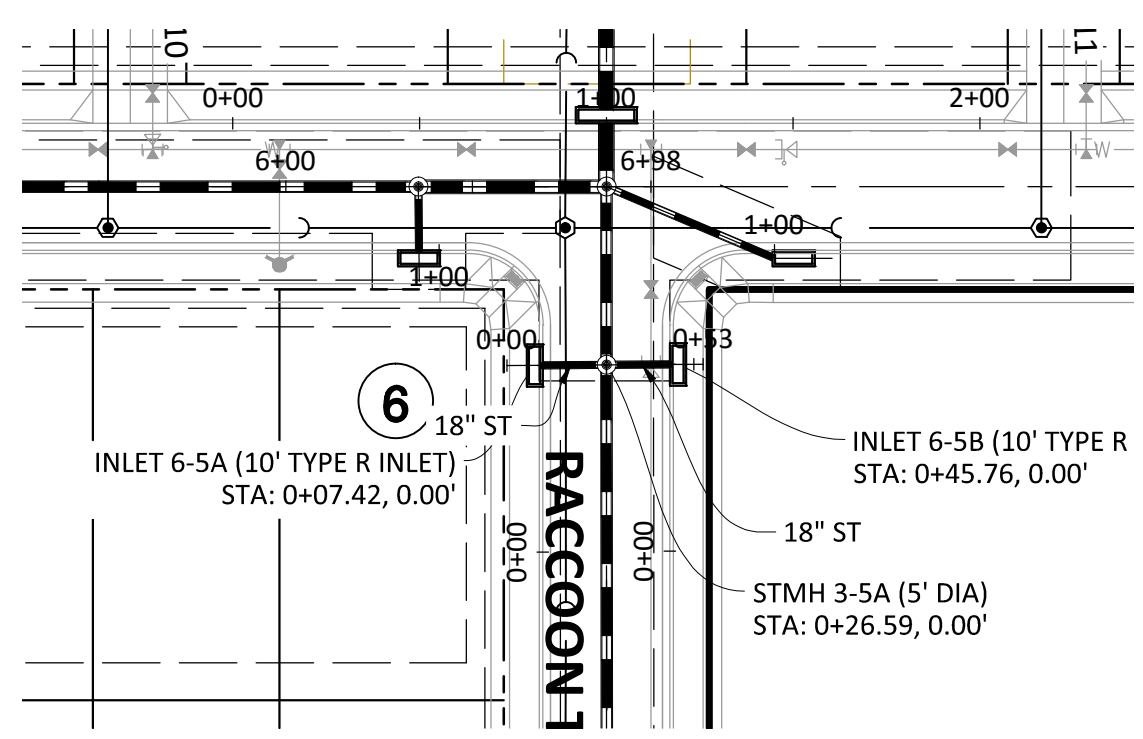
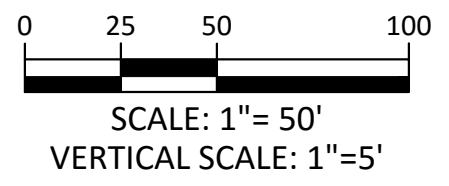
NO.	REVISIONS	DATE

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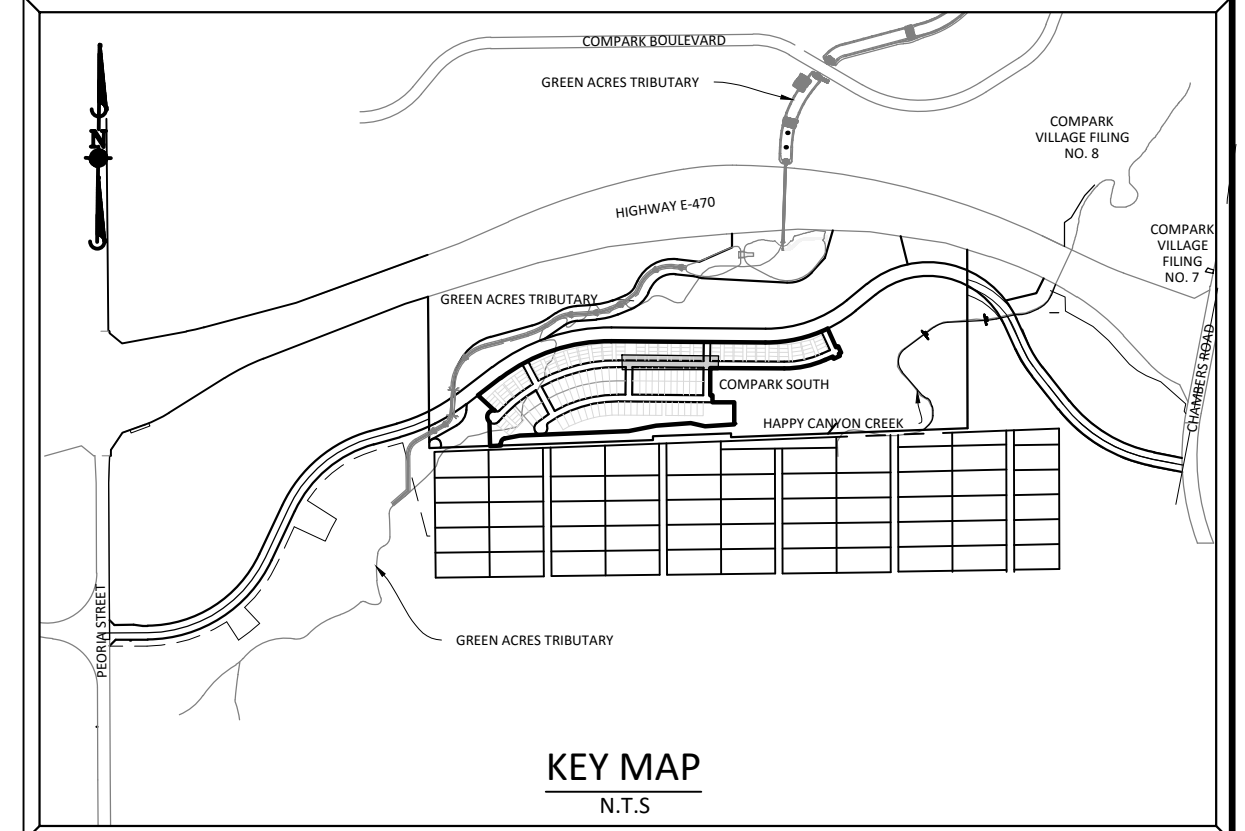
**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**RACCOON TAIL WAY STORM PLAN & PROFILE**



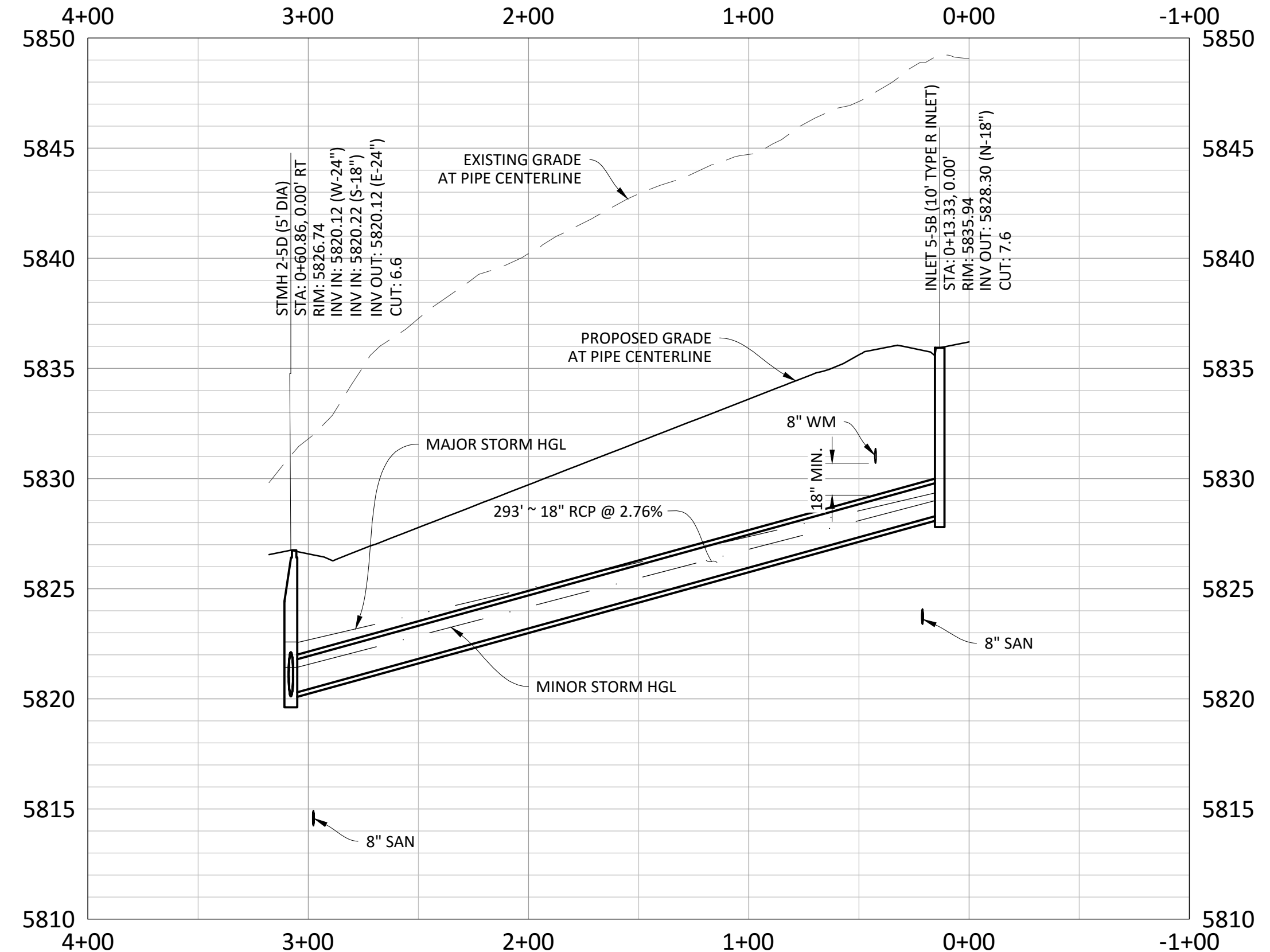
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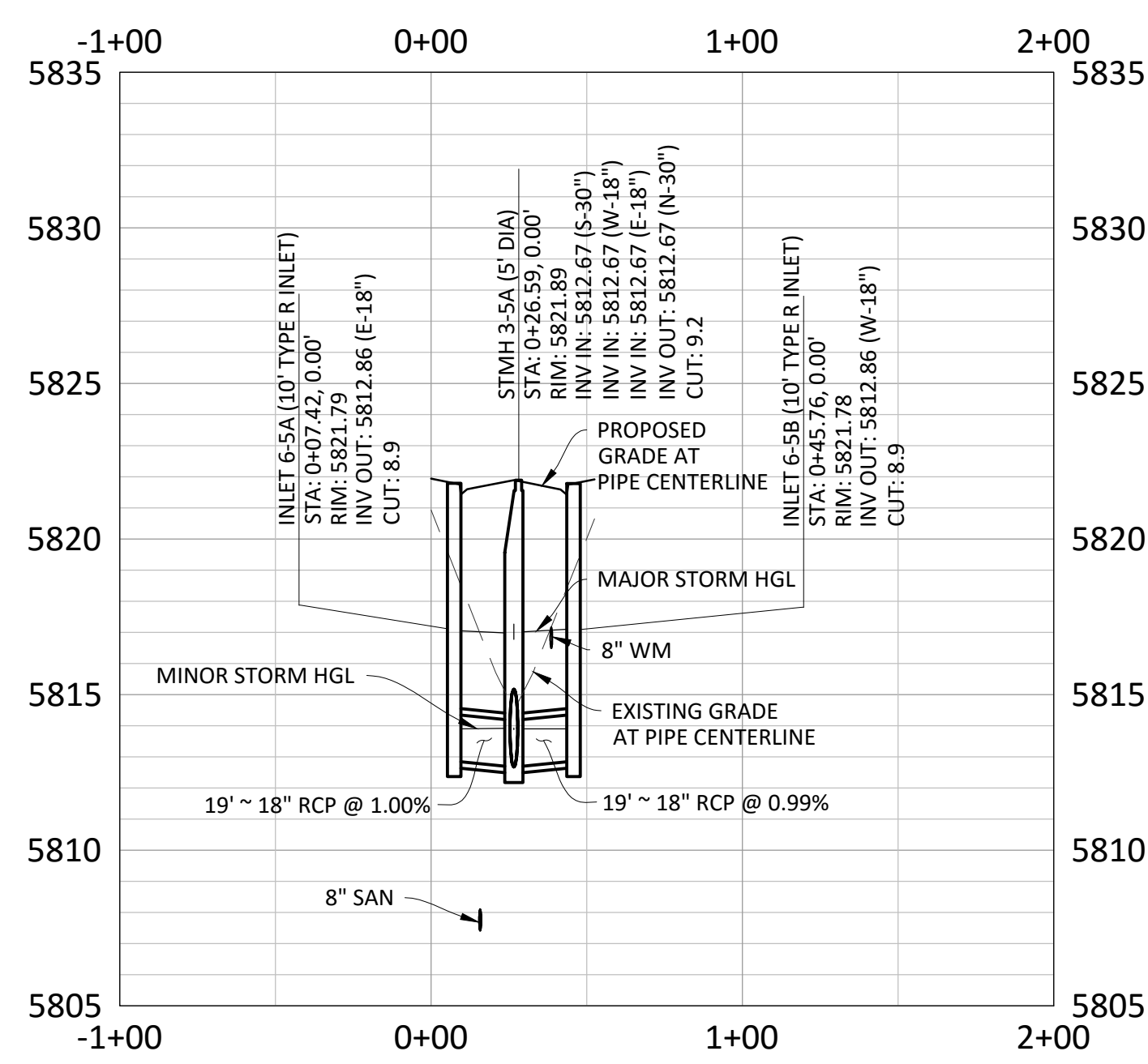
**PLAN: STORM 5H**



**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)



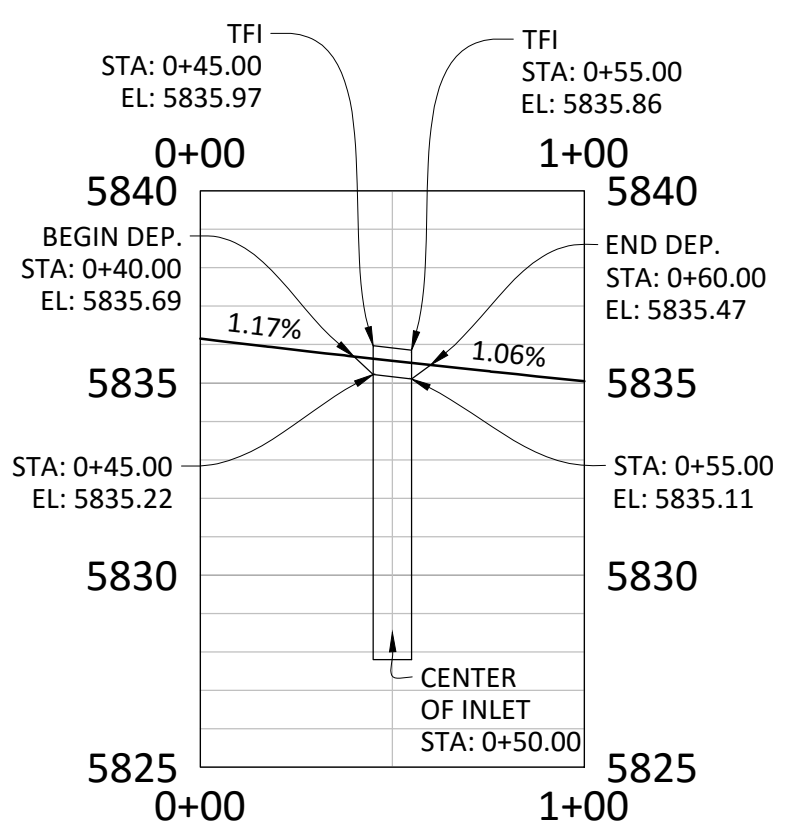
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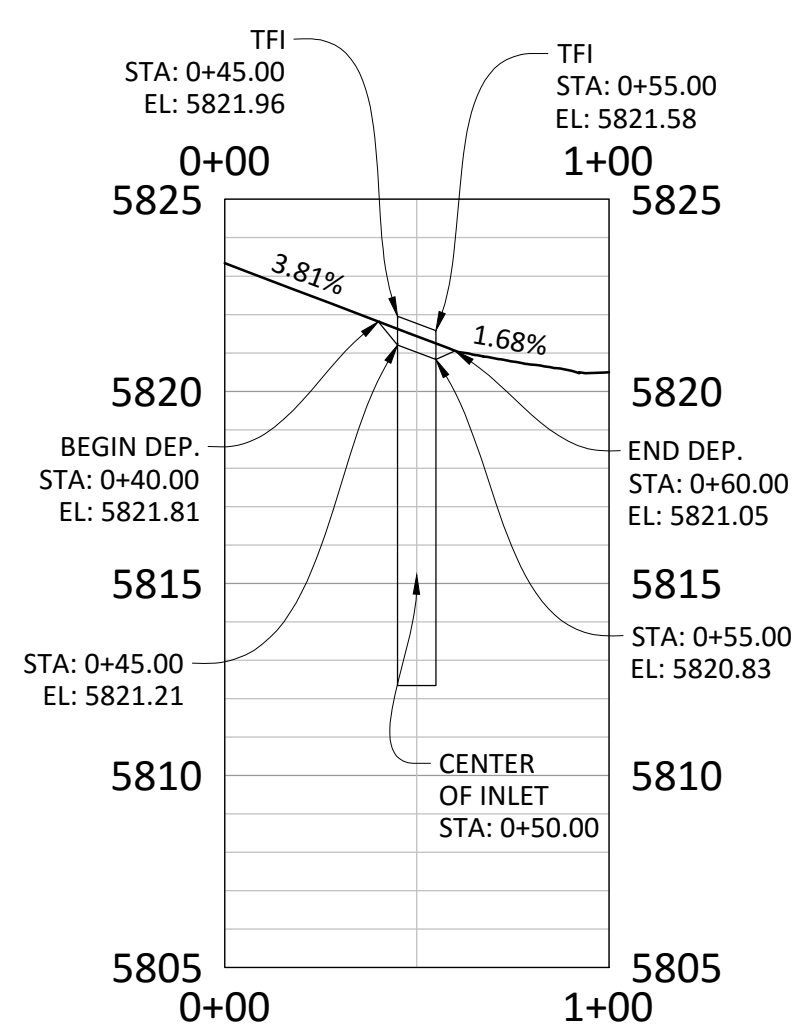
**PROFILE: STORM 5H**

- SPECIAL STORM SEWER NOTES:**
- 1.) THE CONES OF STMH 2-5A, STMH 2-5B, AND STMH 2-5C SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE SOUTH.
  - 2.) THE CONE OF STMH 2-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE WEST.

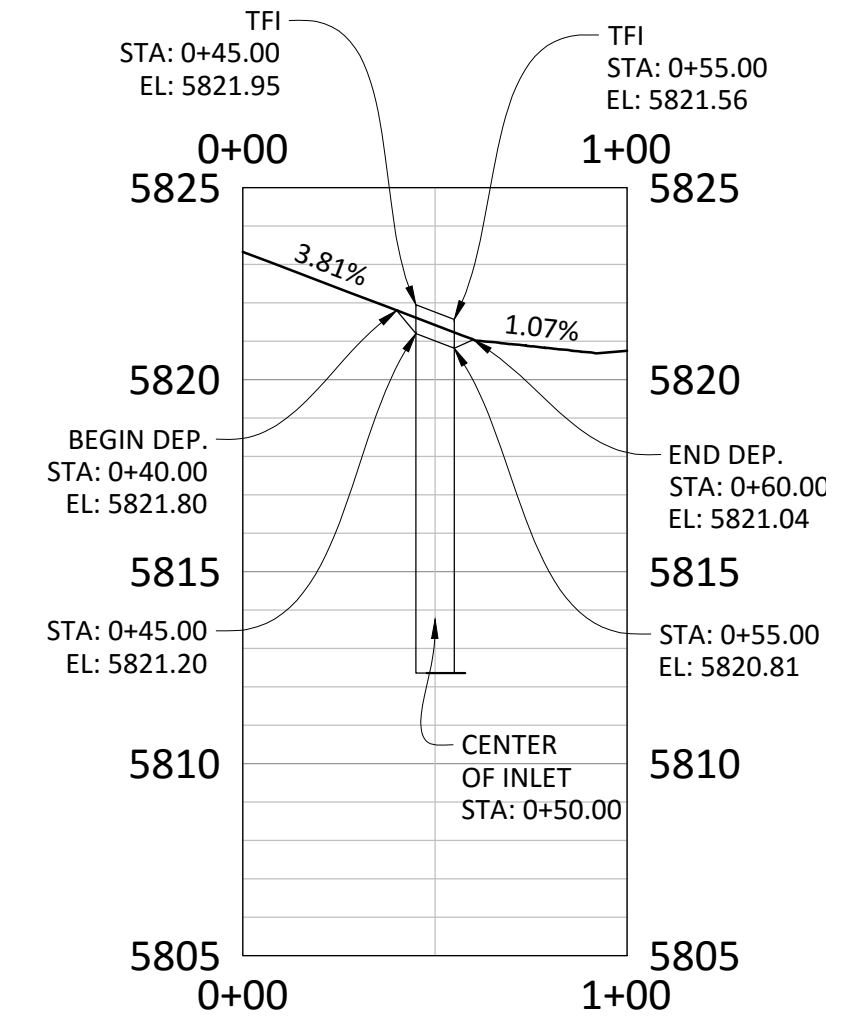
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  7. ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.



**INLET 5-5B FLOWLINE TRANSITION**



**INLET 6-5A FLOWLINE TRANSITION**



**INLET 6-5B FLOWLINE TRANSITION**



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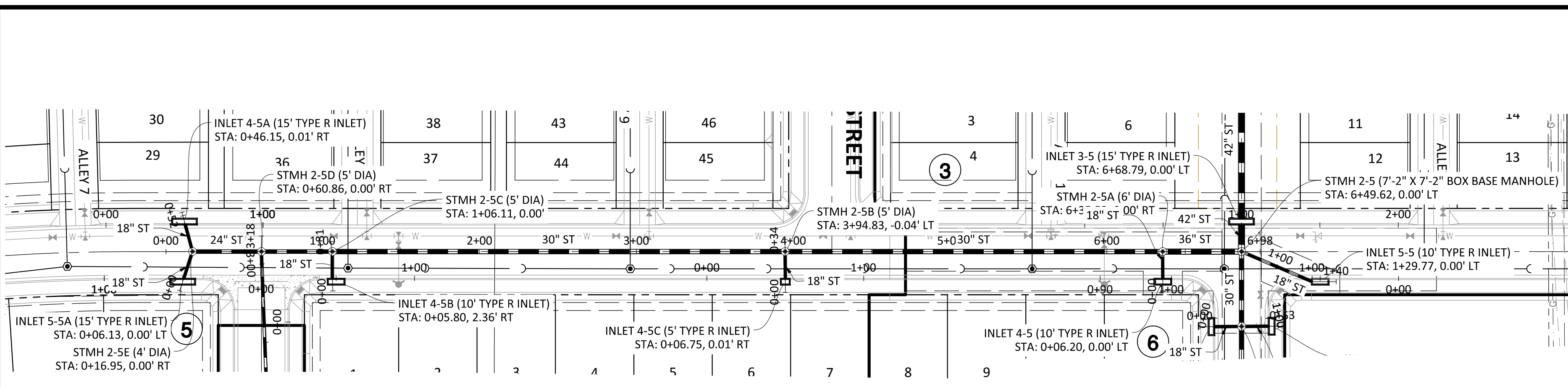
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
 ELK PATHWAY & RACCOON TAIL WAY STORM PLAN & PROFILE

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY: RAK  
 DATE: 09/2016

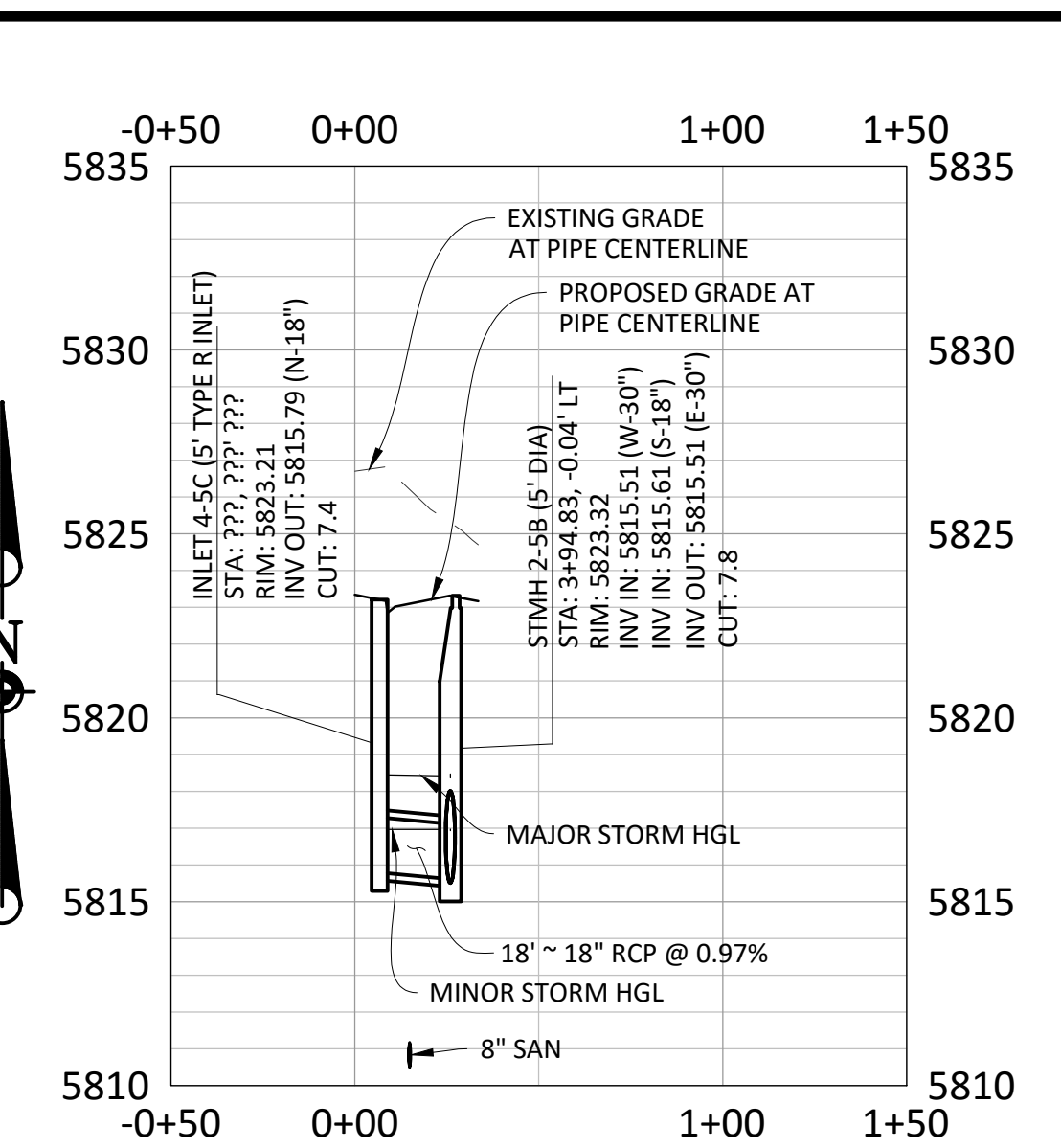
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**35** OF **43**  
 CLCPKC3

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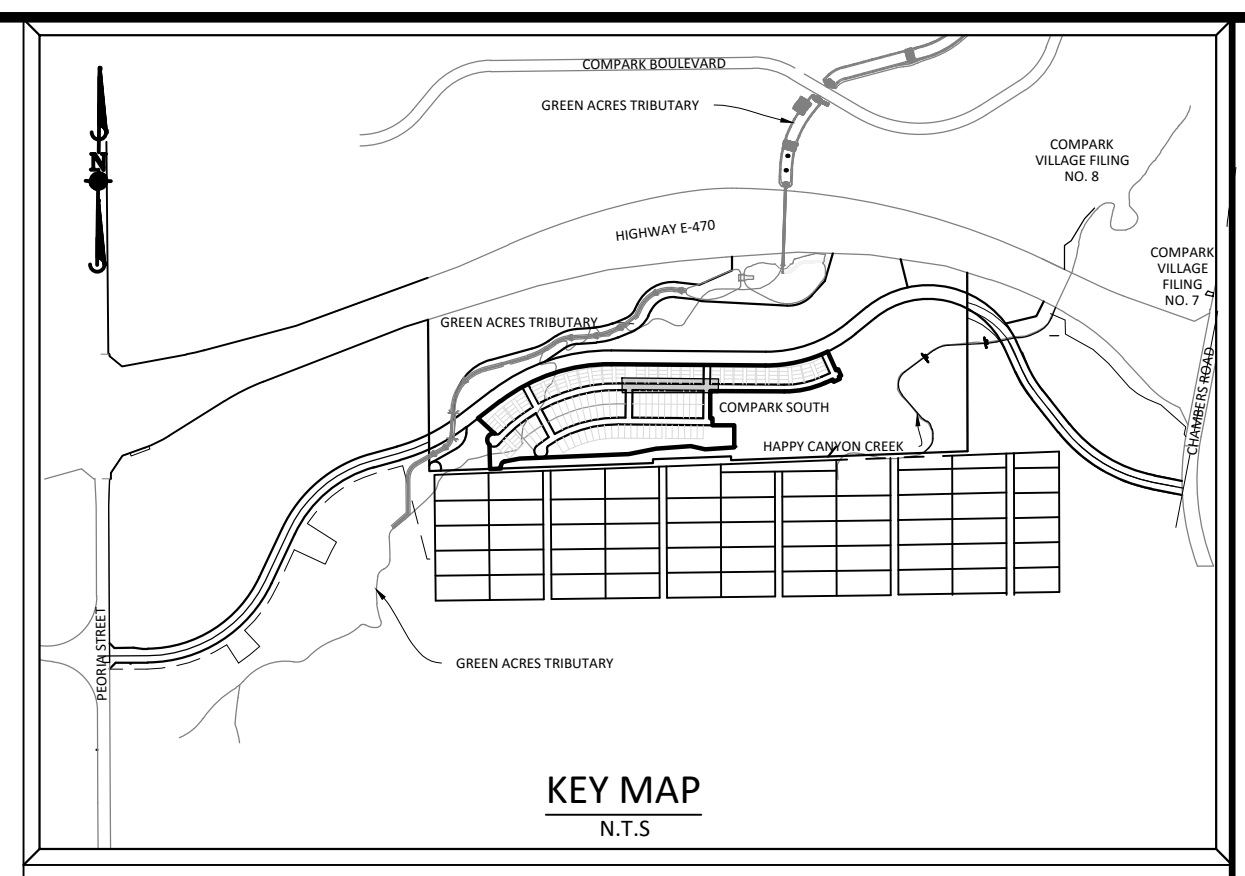
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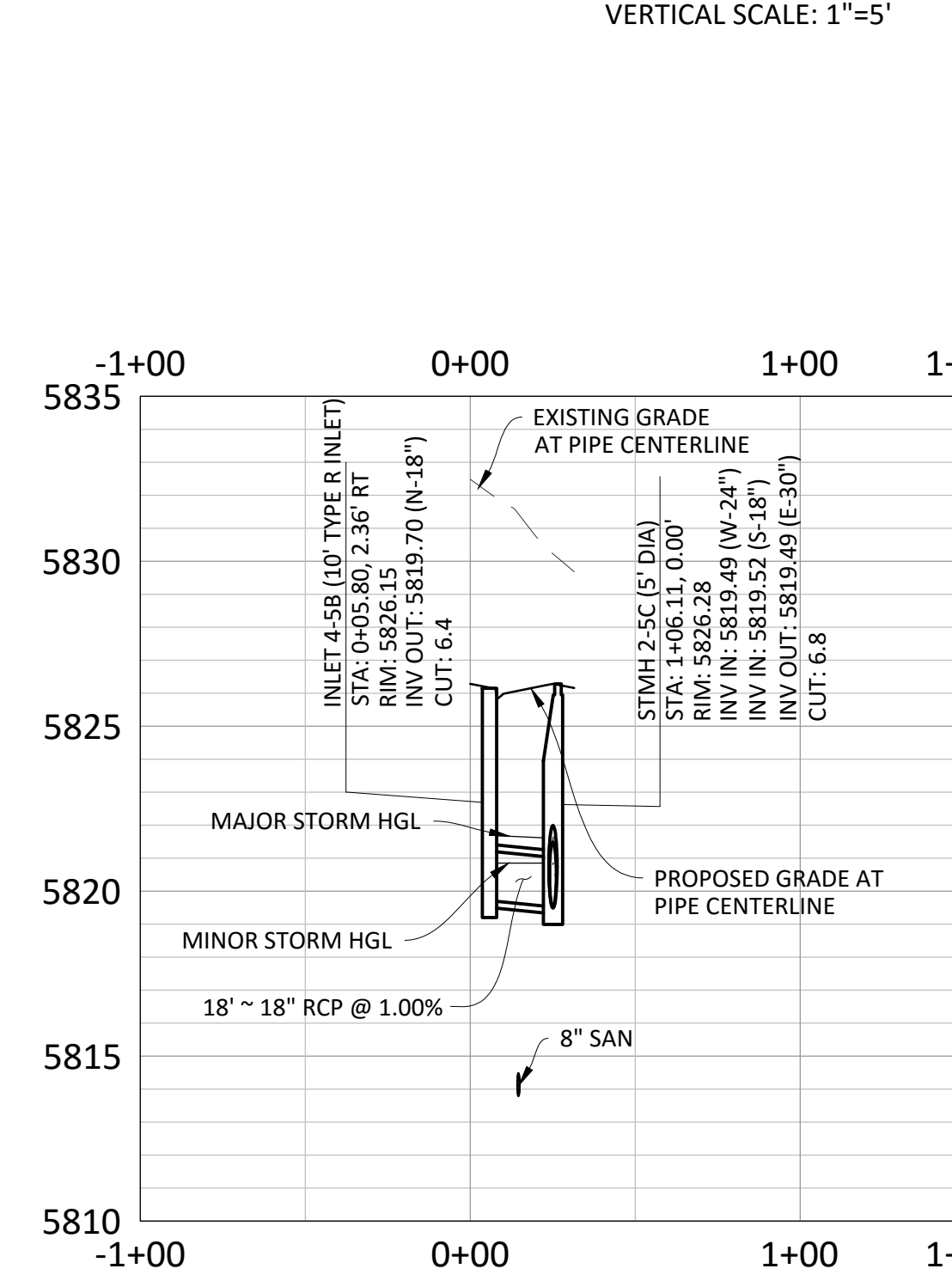
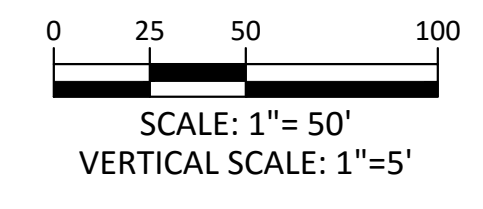
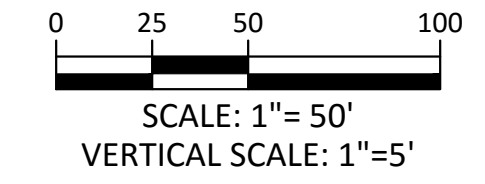
**PLAN: STORM 5**



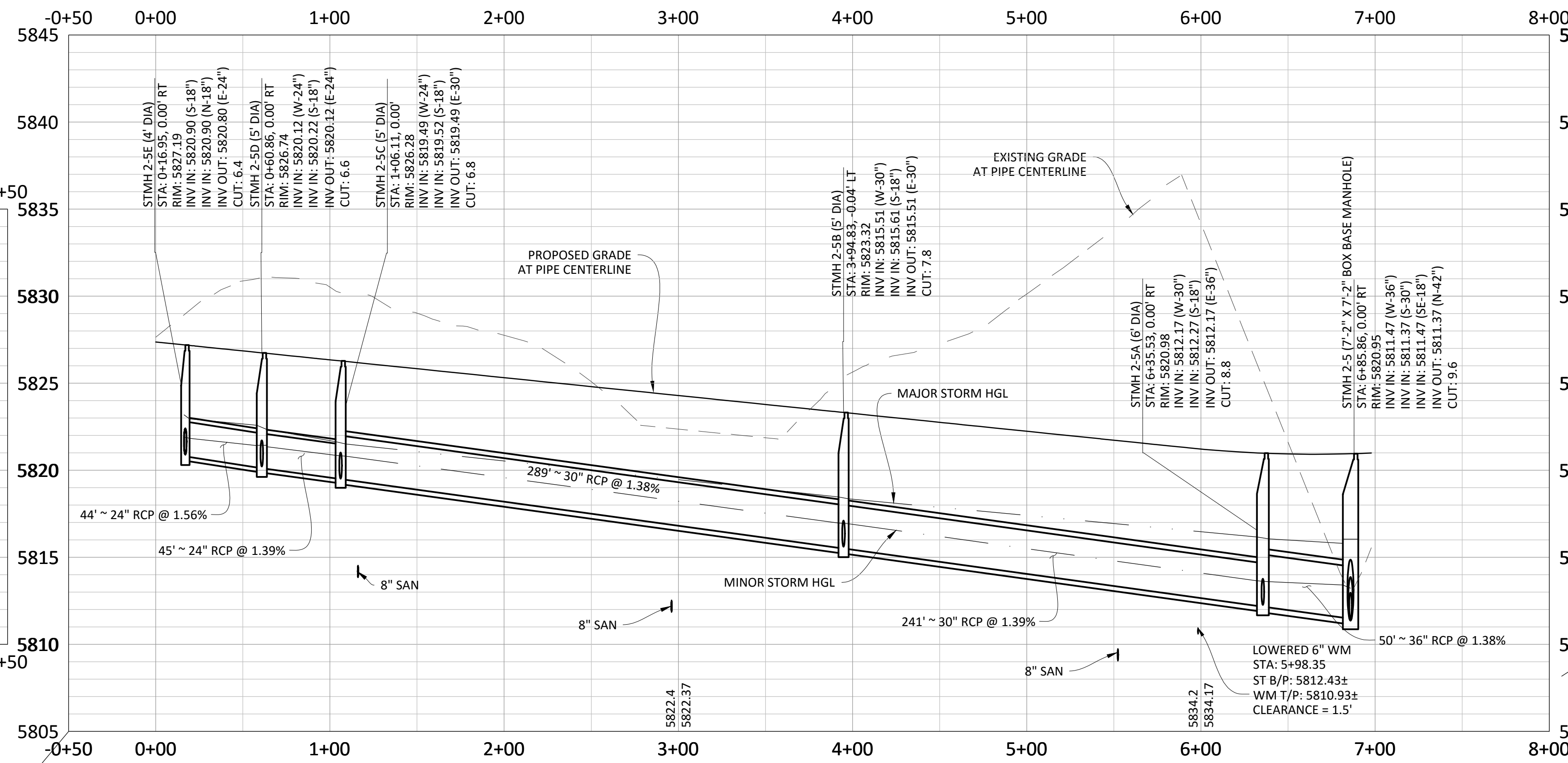
**PROFILE: STORM 5G**



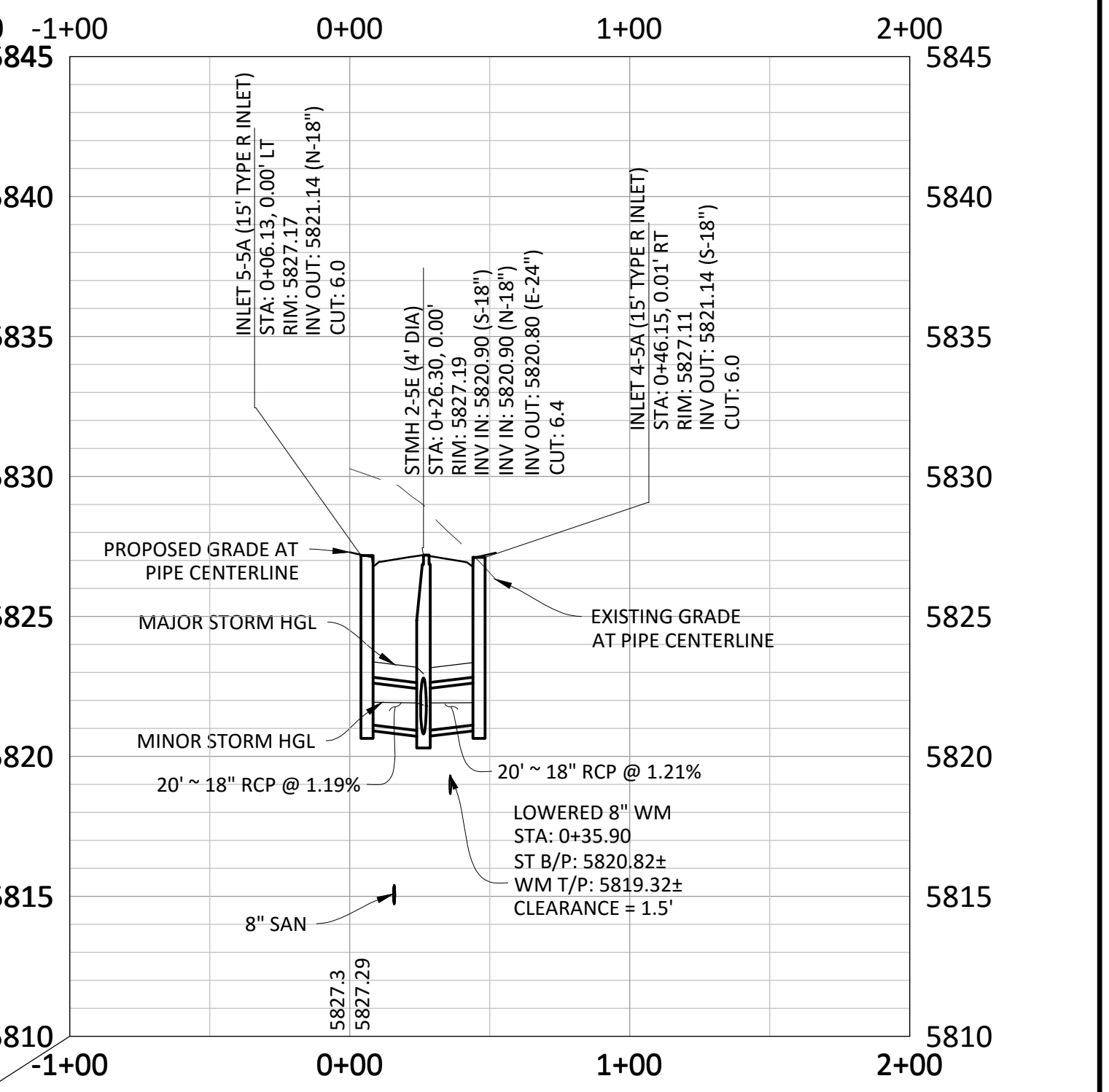
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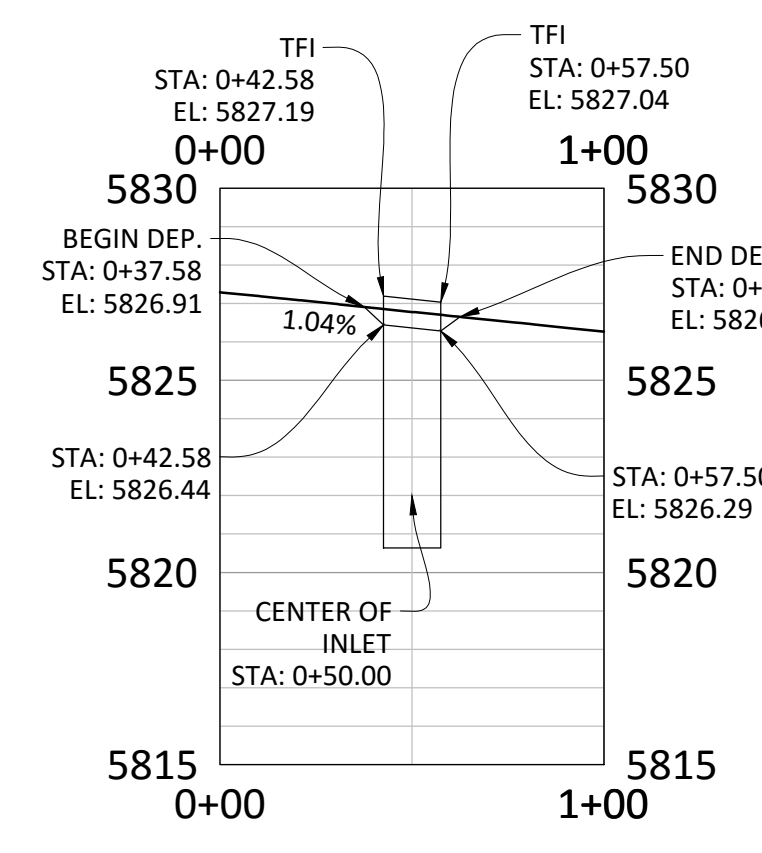
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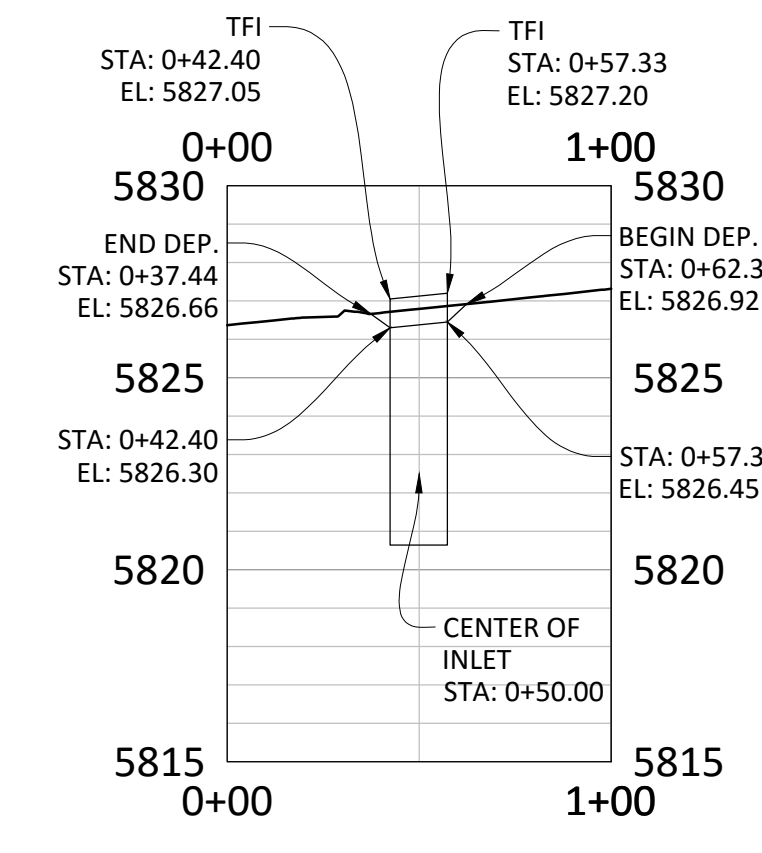
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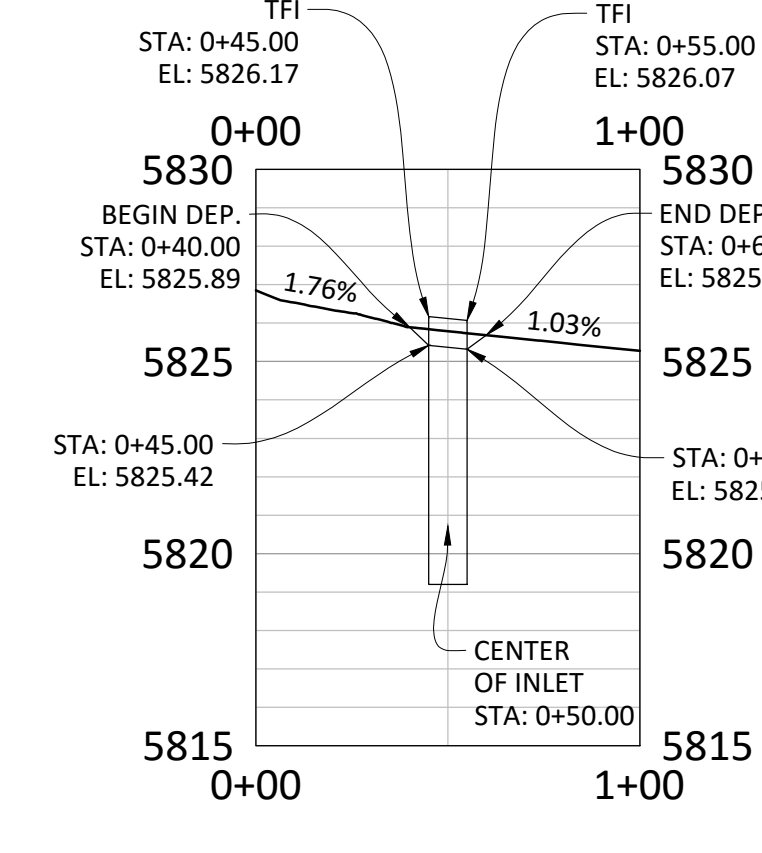
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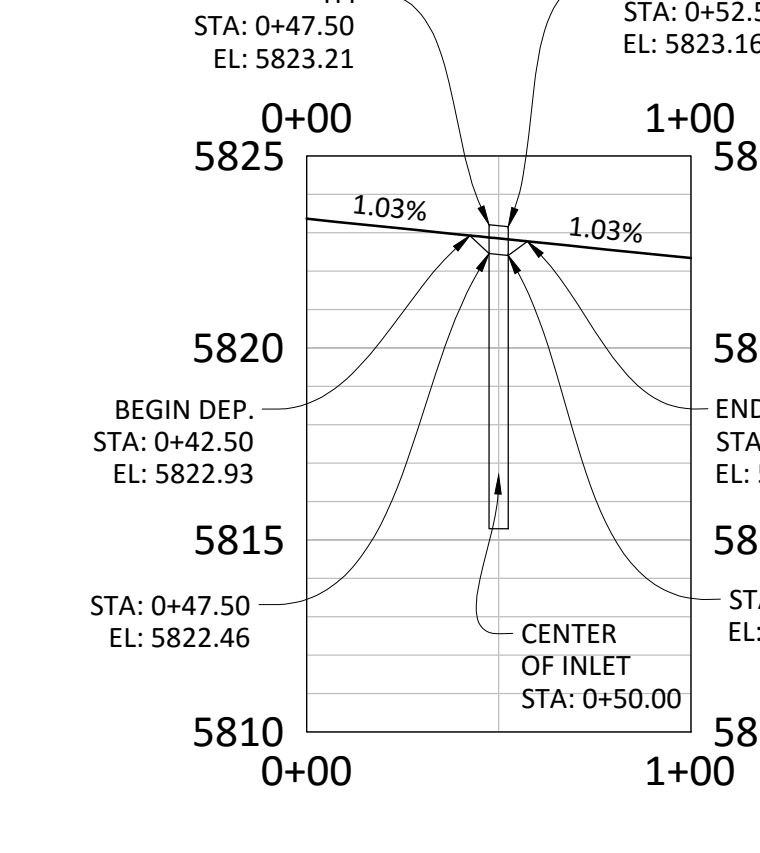
**INLET 4-5A FLOWLINE TRANSITION**



**INLET 5-5A FLOWLINE TRANSITION**



**INLET 4-5B FLOWLINE TRANSITION**



**INLET 4-5C FLOWLINE TRANSITION**

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- ALL WATER MAIN CROSSINGS WITH STORM SEWER AND SANITARY SEWER SHALL HAVE A MINIMUM OF 18" CLEAR DISTANCE, VERTICAL. PIPE PROTECTION AT ALL CROSSINGS SHALL BE PROVIDED PER TOWN OF PARKER AND STATE SPECIFICATIONS.
- ALL STORM SEWER SHALL BE RCP CLASS III UNLESS OTHERWISE NOTED.

**SPECIAL STORM SEWER NOTES:**

- THE CONES OF STMH 2-5A, STMH 2-5B, AND STMH 2-5C SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE SOUTH.
- THE CONE OF STMH 2-5 SHALL BE ROTATED SO THAT THE LID IS OFF THE CROWN OF THE ROAD TO THE WEST.

**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

DATE	11/2016
REVISIONS	
NO.	
DESCRIPTION	

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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1

TOWN OF PARKER, COLORADO

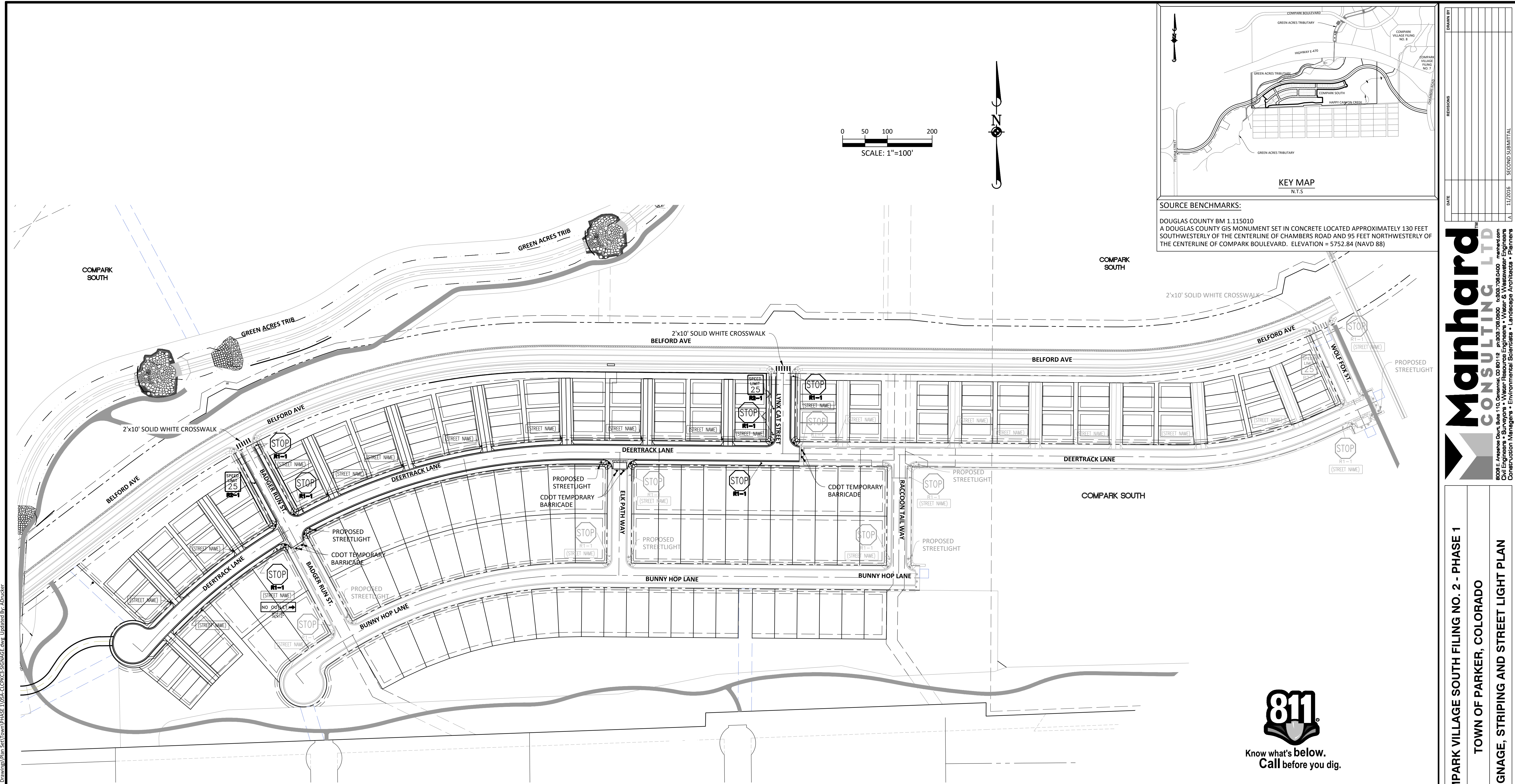
DEERTRACK LANE STORM PLAN & PROFILE

PROJ. MGR.: RIM  
PROJ. ASSOC.: RAK  
DRAWN BY:  
DATE: 09/2016

SHEET  
**36 OF 43**  
CLCPK3

SECOND SUBMITTAL

Project: 11/21/2016 5:46 PM, Draw Name: P:\Projects\3\Compark3\Residential\CDD\Drawings\Plan\_Sewer\Storm\Phase 1\05A-CLCPK3-STORM\_PP\_1.dwg, Updated By: ABricker



**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)



**SIGNAGE AND STRIPING NOTES:**

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKING SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36-INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.

**SIGNAGE AND STRIPING NOTES (CONT):**

7. A 7-FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END.
10. SIGNAGE AND STRIPING HAVE BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKING SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGN AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW-GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.

**SIGNAGE AND STRIPING NOTES (CONT):**

12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9-INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6-INCH BLADES WITH ALL CAPITALIZED LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS: SHALL BE CONSTRUCTED USING PRE-FORMED THERMOPLASTIC 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.

**SIGNAGE AND STRIPING NOTES (CONT):**

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.
- FOR CONCRETE SURFACE:  
 LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)
- FOR ASPHALT SURFACE:  
 LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
- WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.

**TOWN OF PARKER APPROVALS**

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

Plotted: 11/22/2016 8:58 AM. Draw Name: P:\C\Projects\Compark\Drawings\Plan\_Sign\Town\Phase 1\05A-CLCPKC3-SIGNAGE.dwg. Updated By: A.Ducker

DATE	REVISIONS

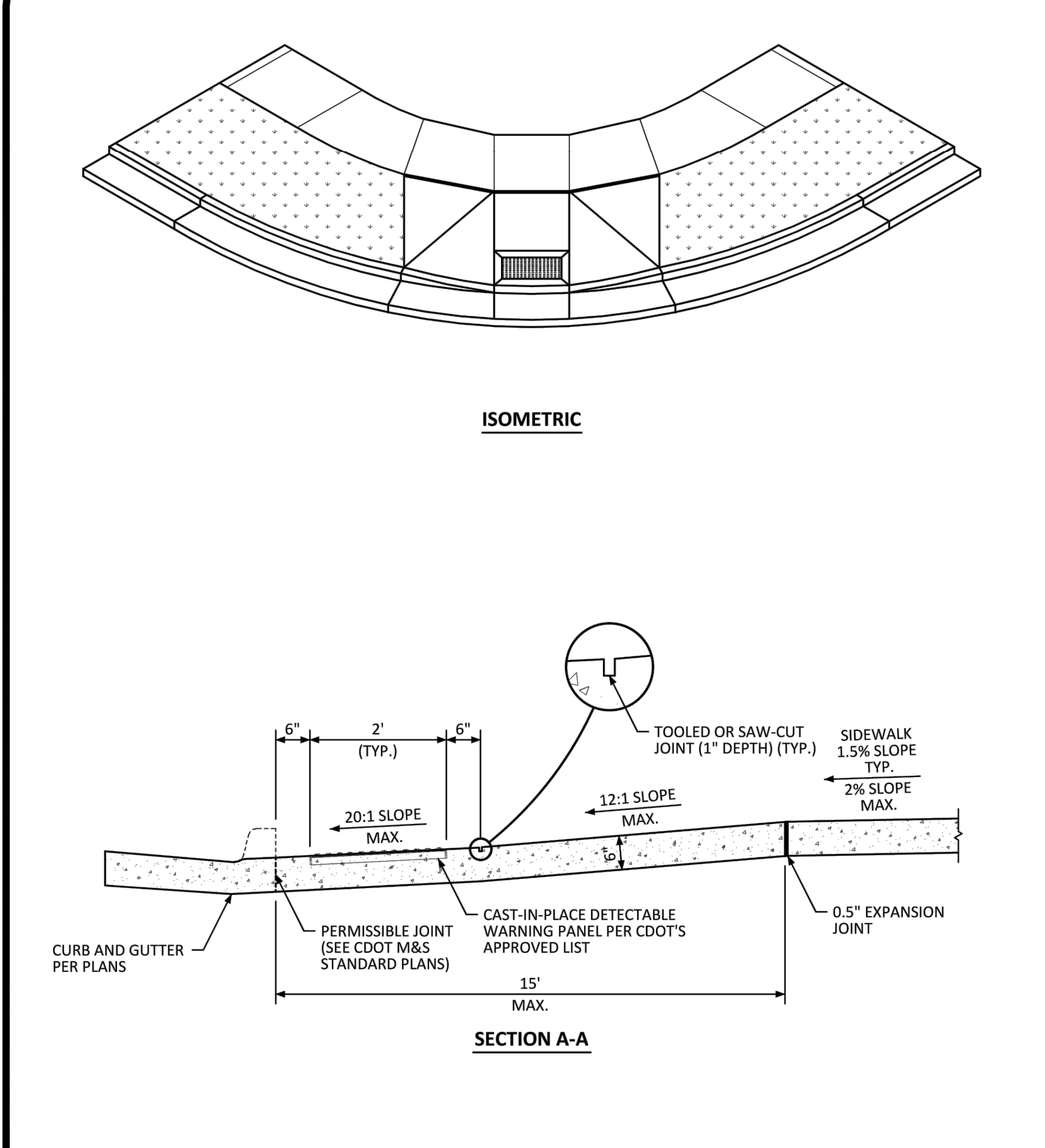
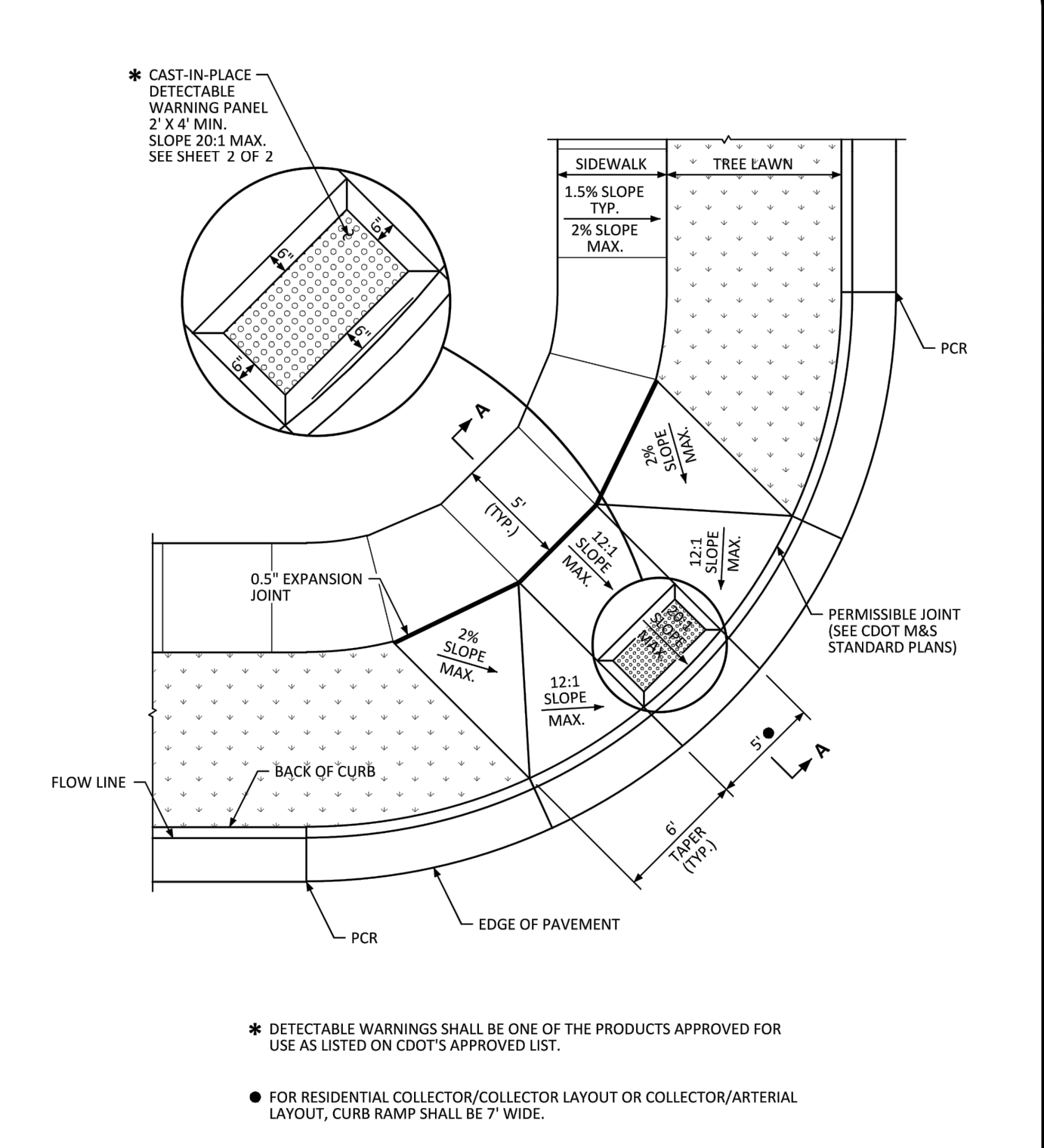
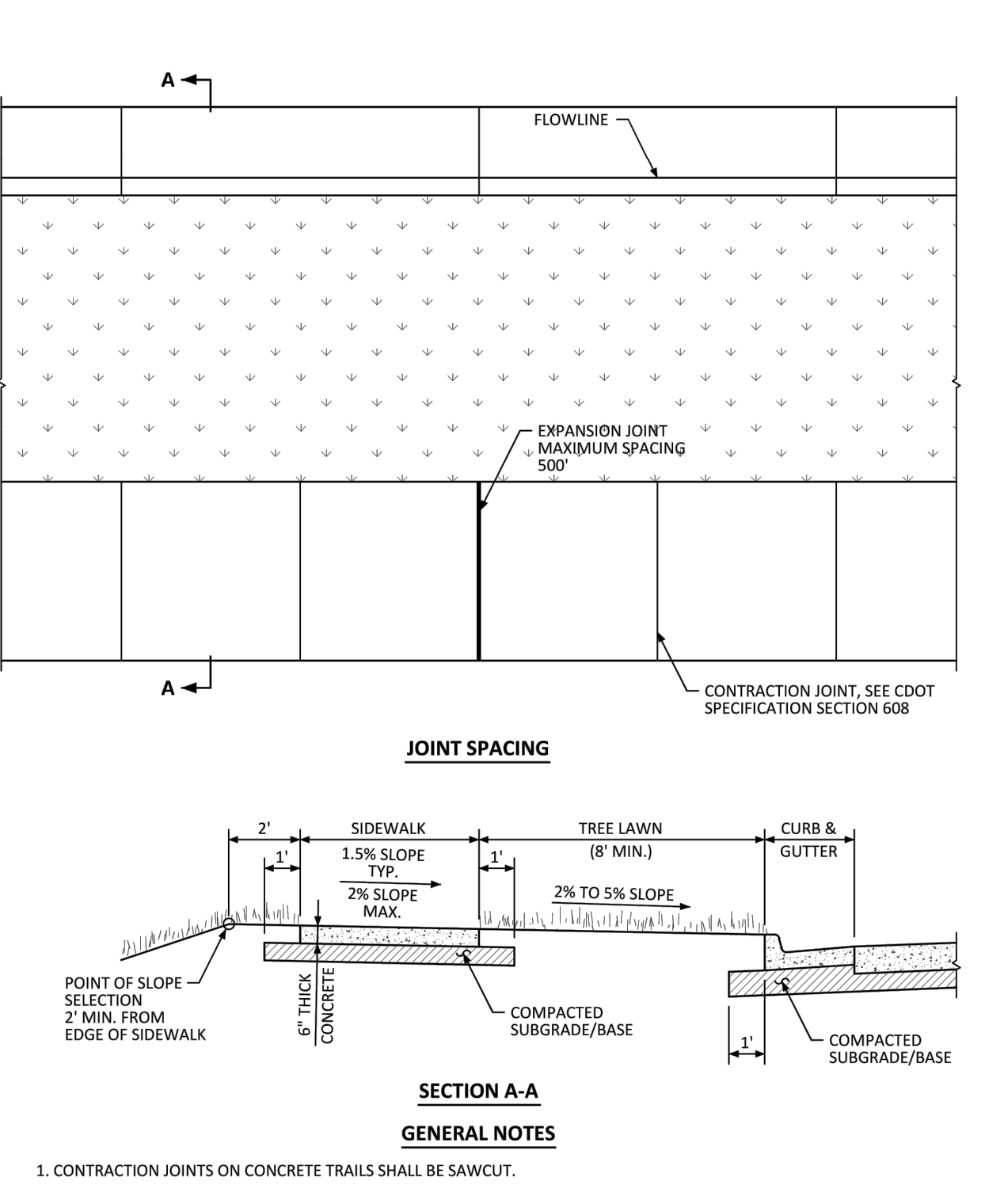
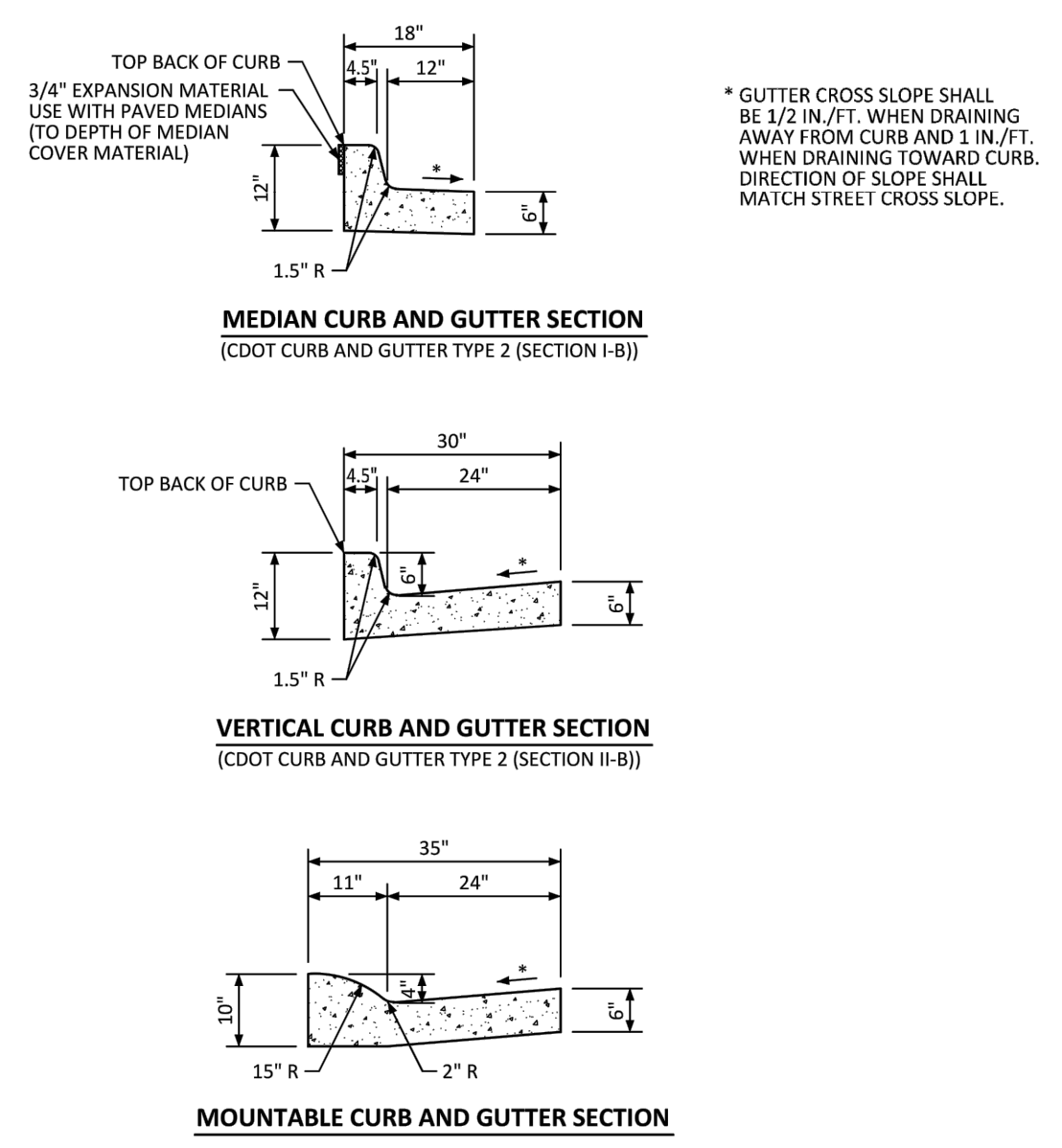
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**COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1**  
**TOWN OF PARKER, COLORADO**  
**SIGNAGE, STRIPING AND STREET LIGHT PLAN**

PROJ. MGR.: RJM  
 PROJ. ASSOC.: RAK  
 DRAWN BY: \_\_\_\_\_  
 DATE: 09/2016

SHEET **37** OF **43**  
 CLCPKC3

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**Curb, Gutter, and Sidewalk Sections Standard Detail**

DATE AUGUST 2014

DETAIL 3

1 OF 1

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

**Detached Sidewalk Standard Detail**

DATE AUGUST 2014

DETAIL 4

1 OF 2

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**Diagonal Curb Ramp (Detached Sidewalk) Layout Standard Detail**

DATE AUGUST 2014

DETAIL 15

1 OF 2

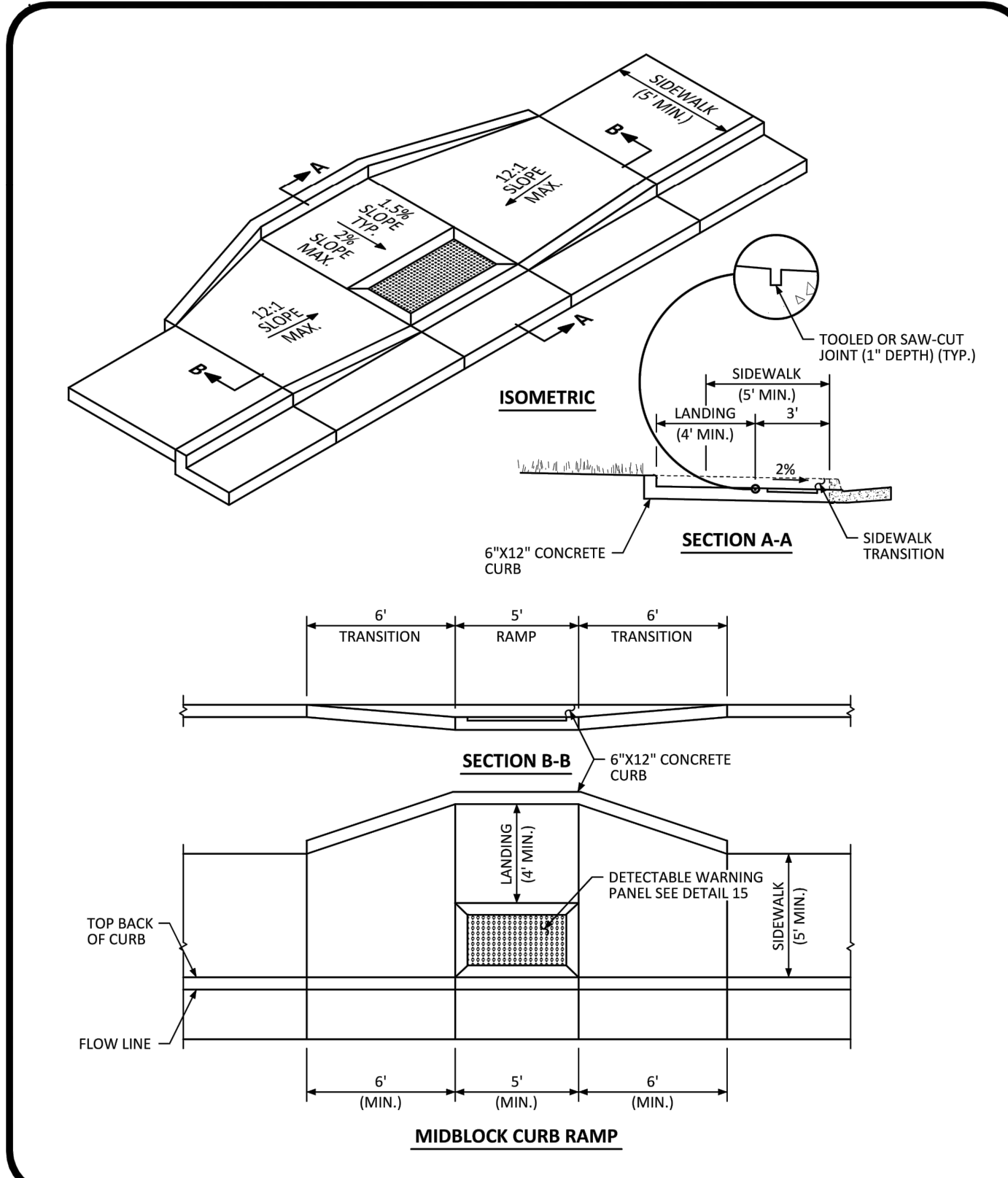
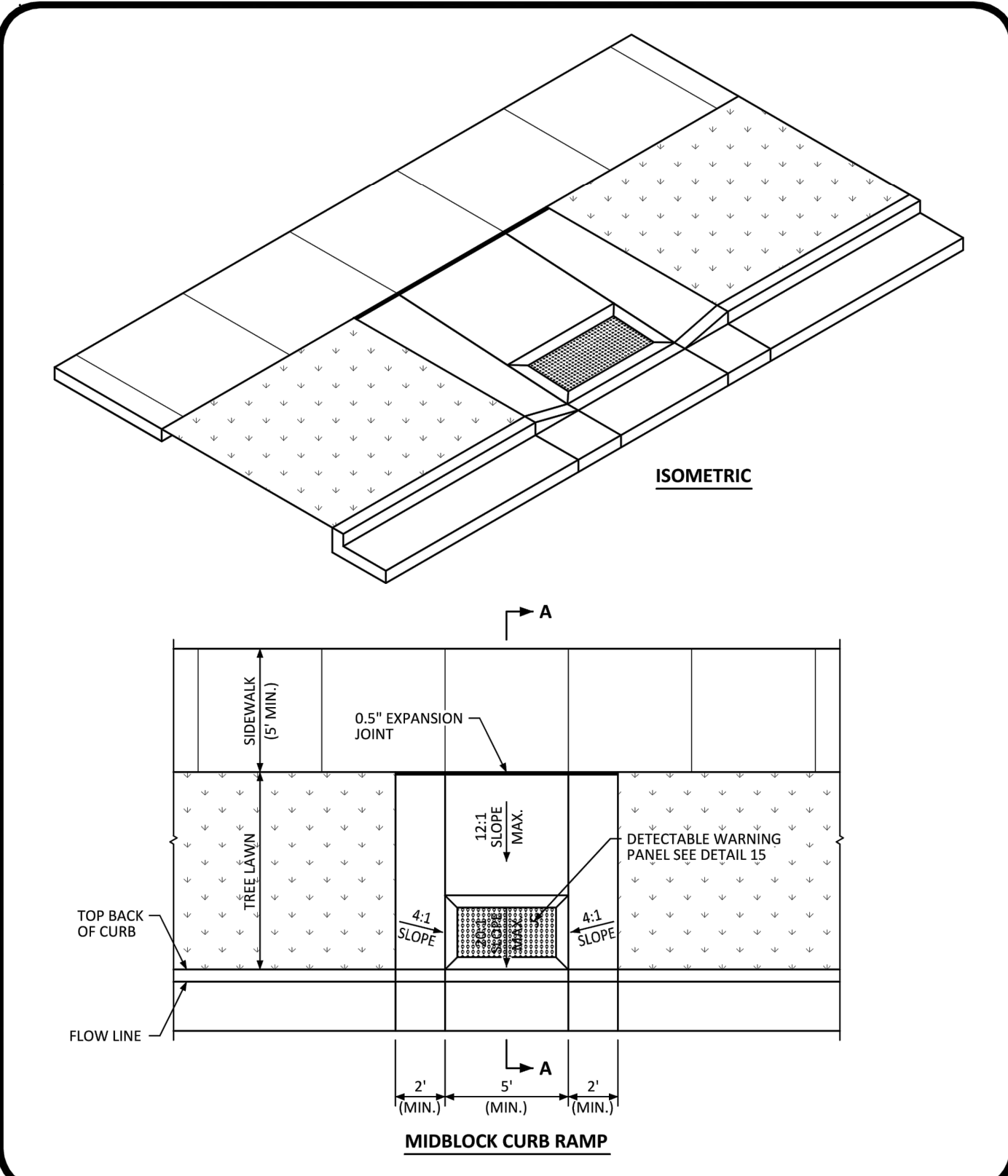
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**Diagonal Curb Ramp Layout Standard Detail**

DATE AUGUST 2014

DETAIL 15

2 OF 2



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**Midblock Curb Ramp Layout Standard Detail**

DATE AUGUST 2014

DETAIL 17

1 OF 2

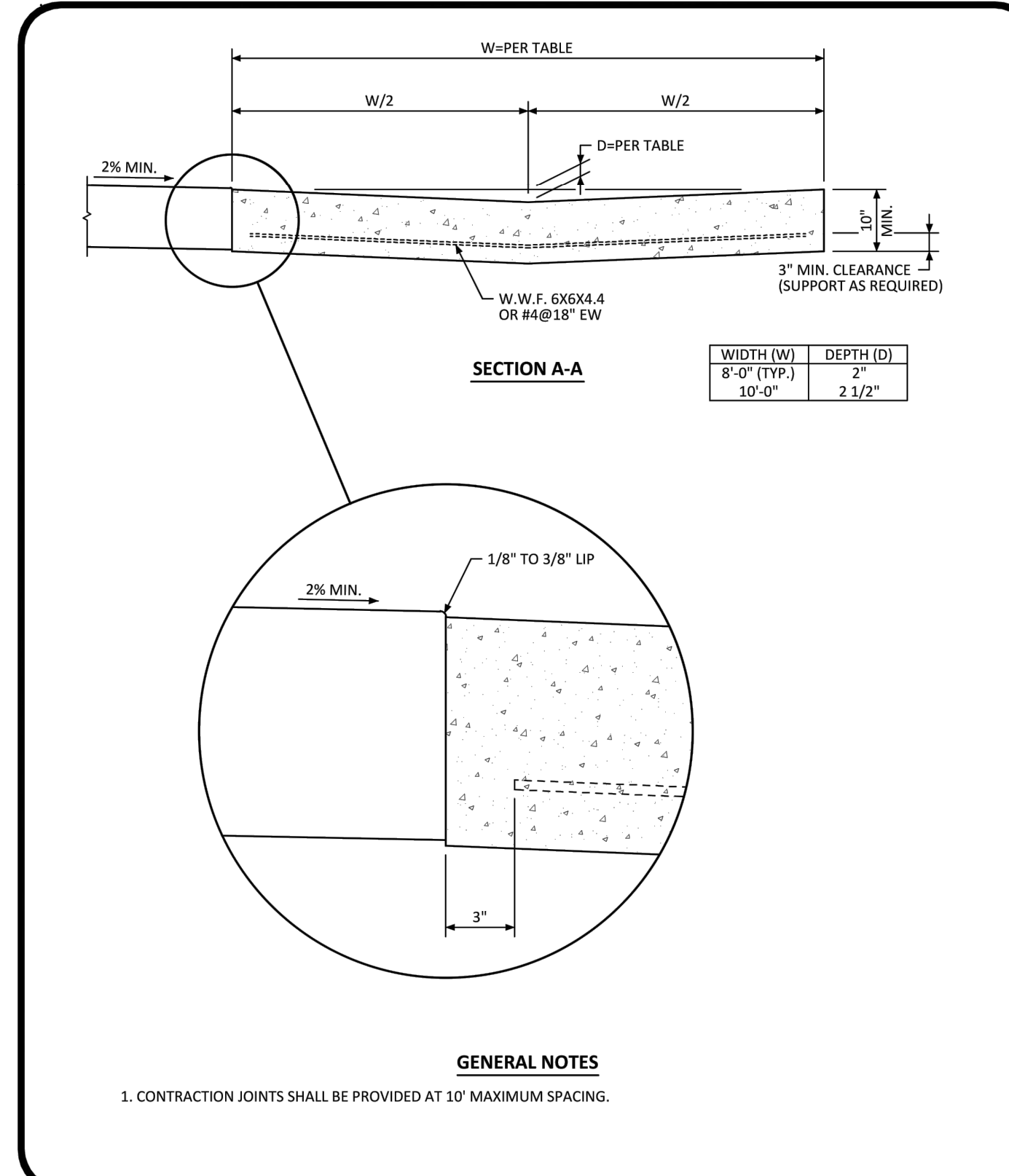
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**Midblock Curb Ramp Layout Standard Detail**

DATE AUGUST 2014

DETAIL 17

2 OF 2



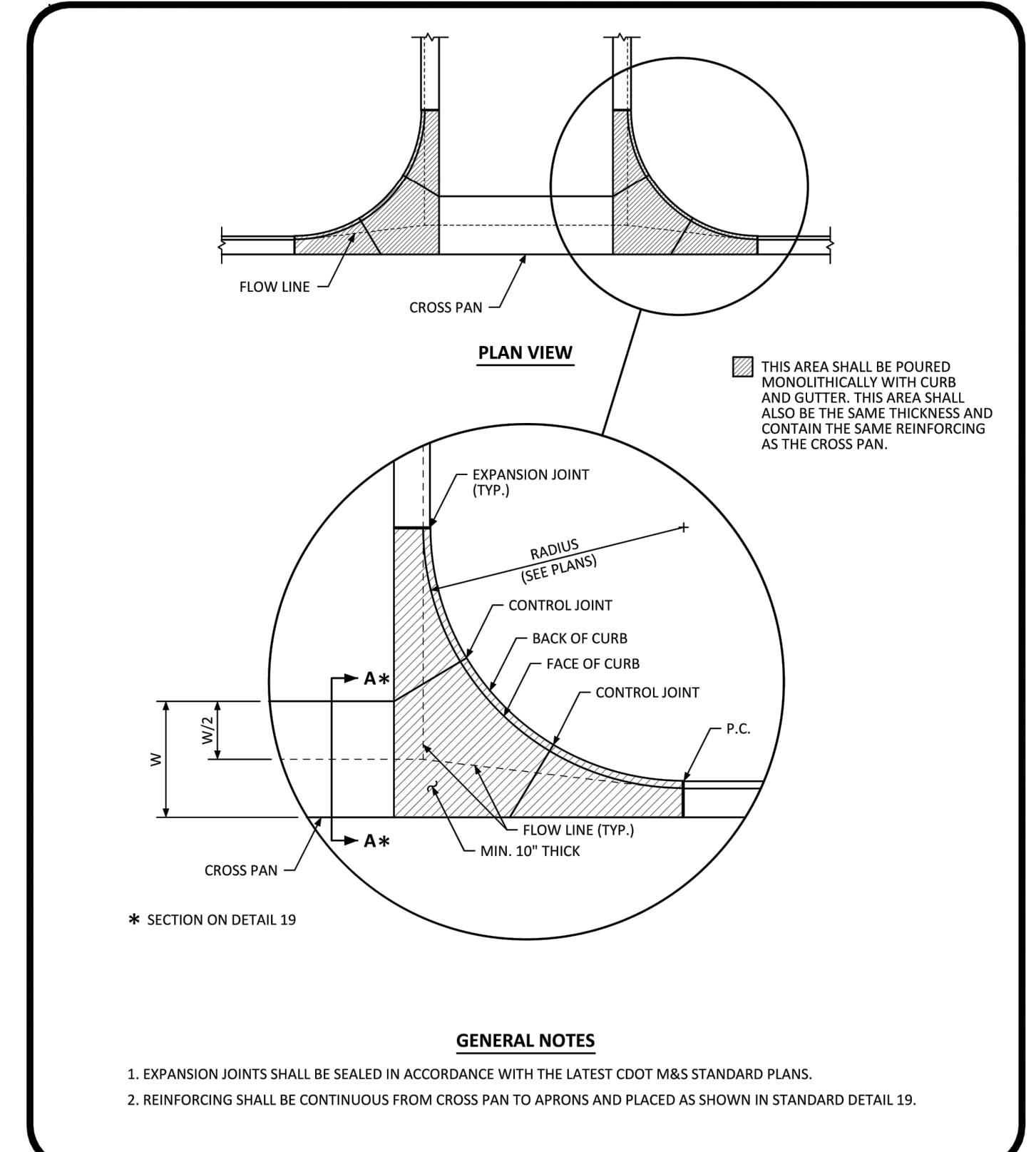
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**Cross Pan Layout Standard Detail**

DATE AUGUST 2014

DETAIL 19

1 OF 1



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**Intersection Cross Pan Layout Standard Detail**

DATE AUGUST 2014

DETAIL 20

1 OF 1

Project: 11/21/2016 5:47 PM, Draw Name: P:\Cparks3\ConsSouth-Residential\CDO\Draw\Exp\Drawings\Plan\_Sect\Town\PHASE 1\05A-CLCPKC3-Street Details.dwg, Updated By: musk

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DATE: 11/2016

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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1

TOWN OF PARKER, COLORADO

STREET DETAILS

PROJ. MGR.: RIM

PROJ. ASSOC.: RAK

DRAWN BY:

DATE: 09/2016

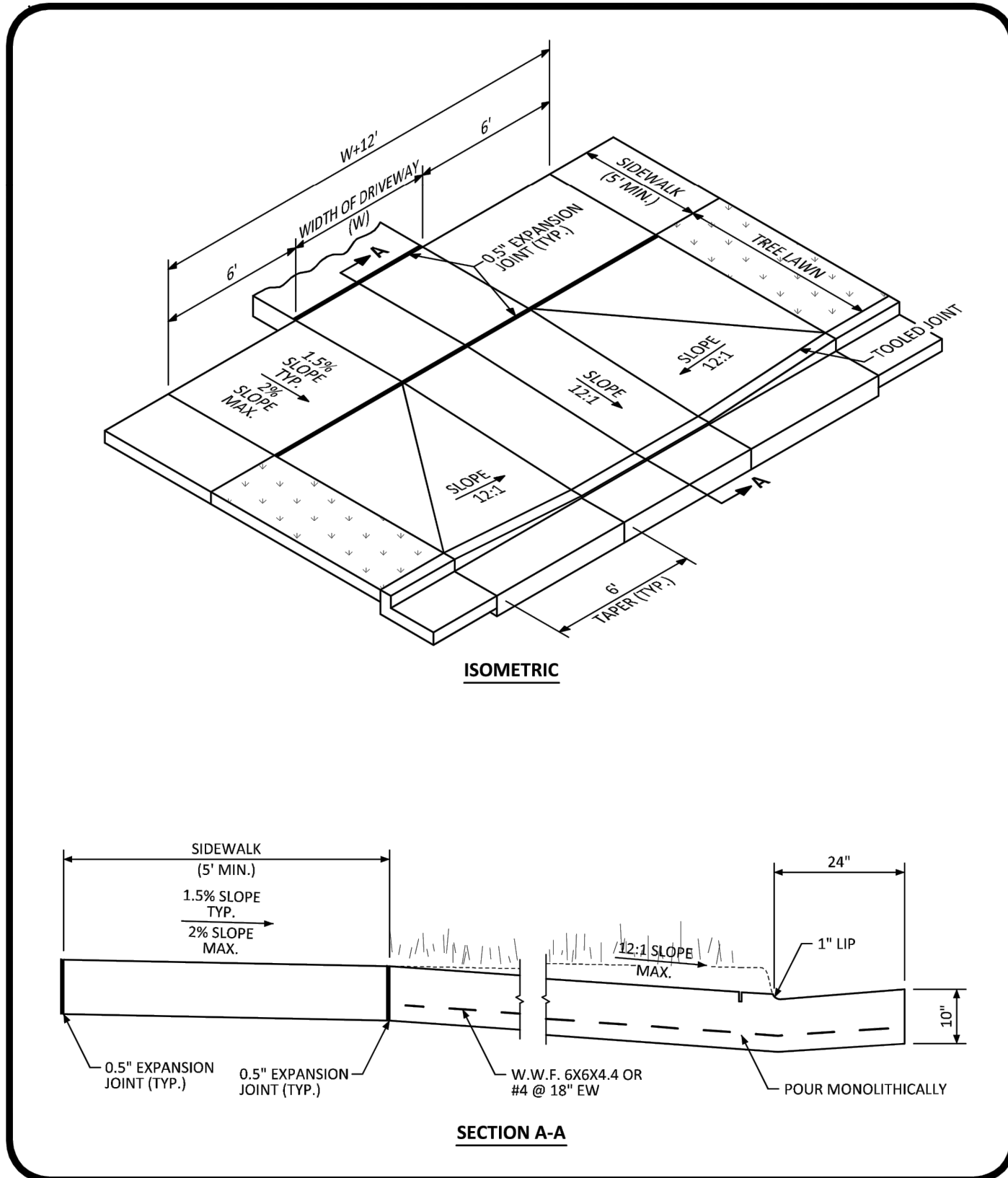
SHEET

38 OF 43

CLCPKC3

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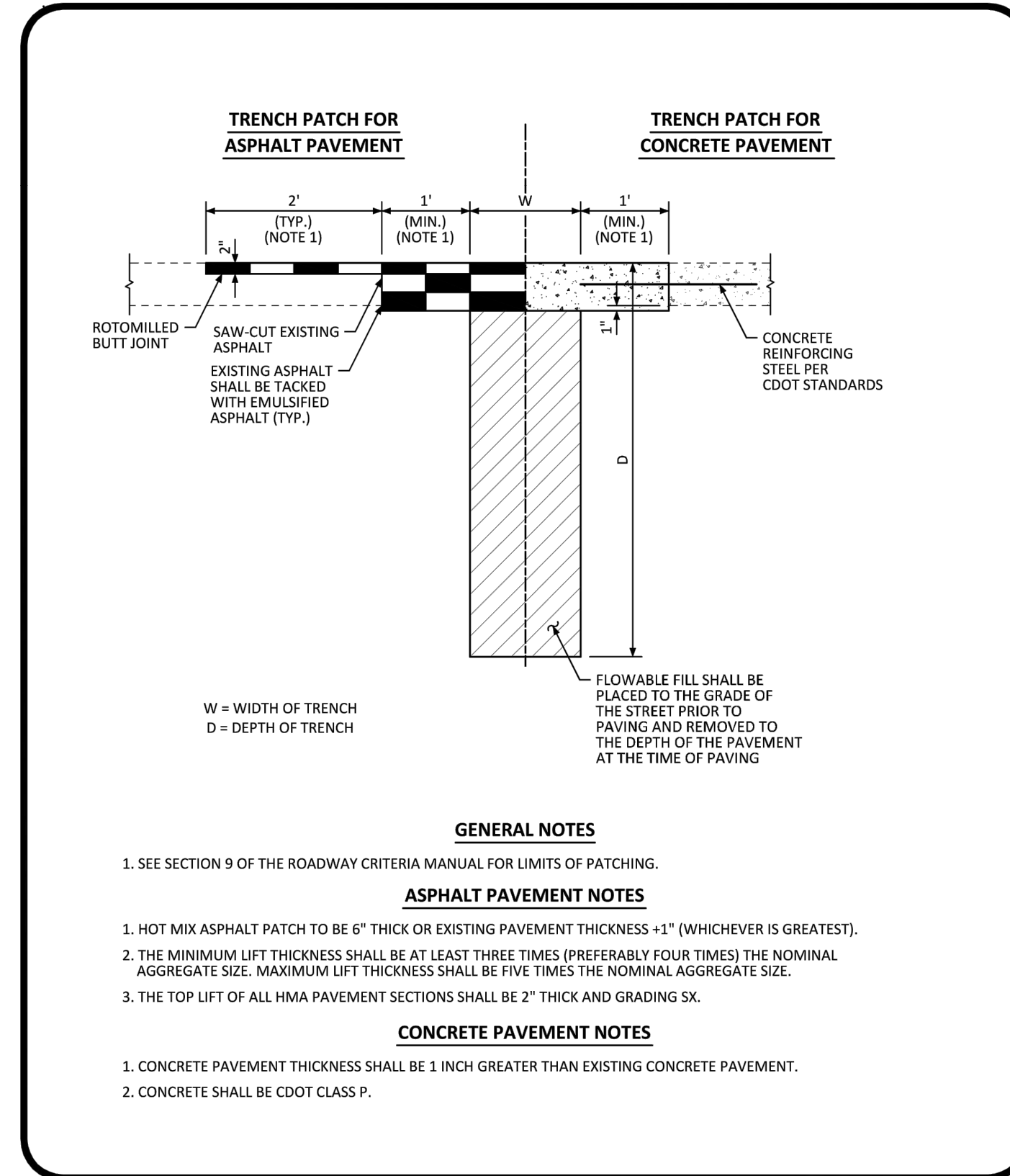
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**COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 21

2 OF 2



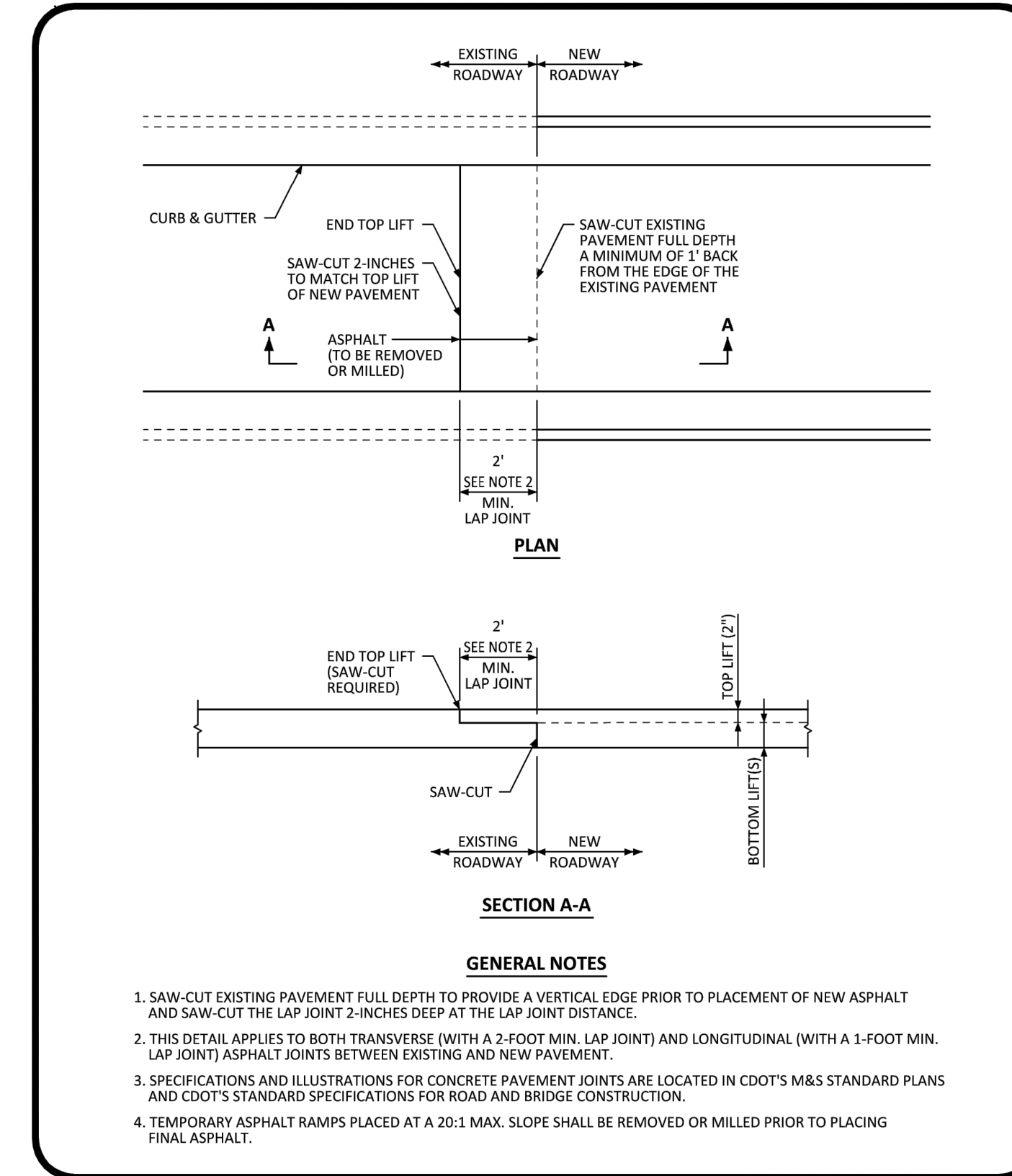
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**MINIMUM STREET PATCH DETERMINATION STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 26

1 OF 1



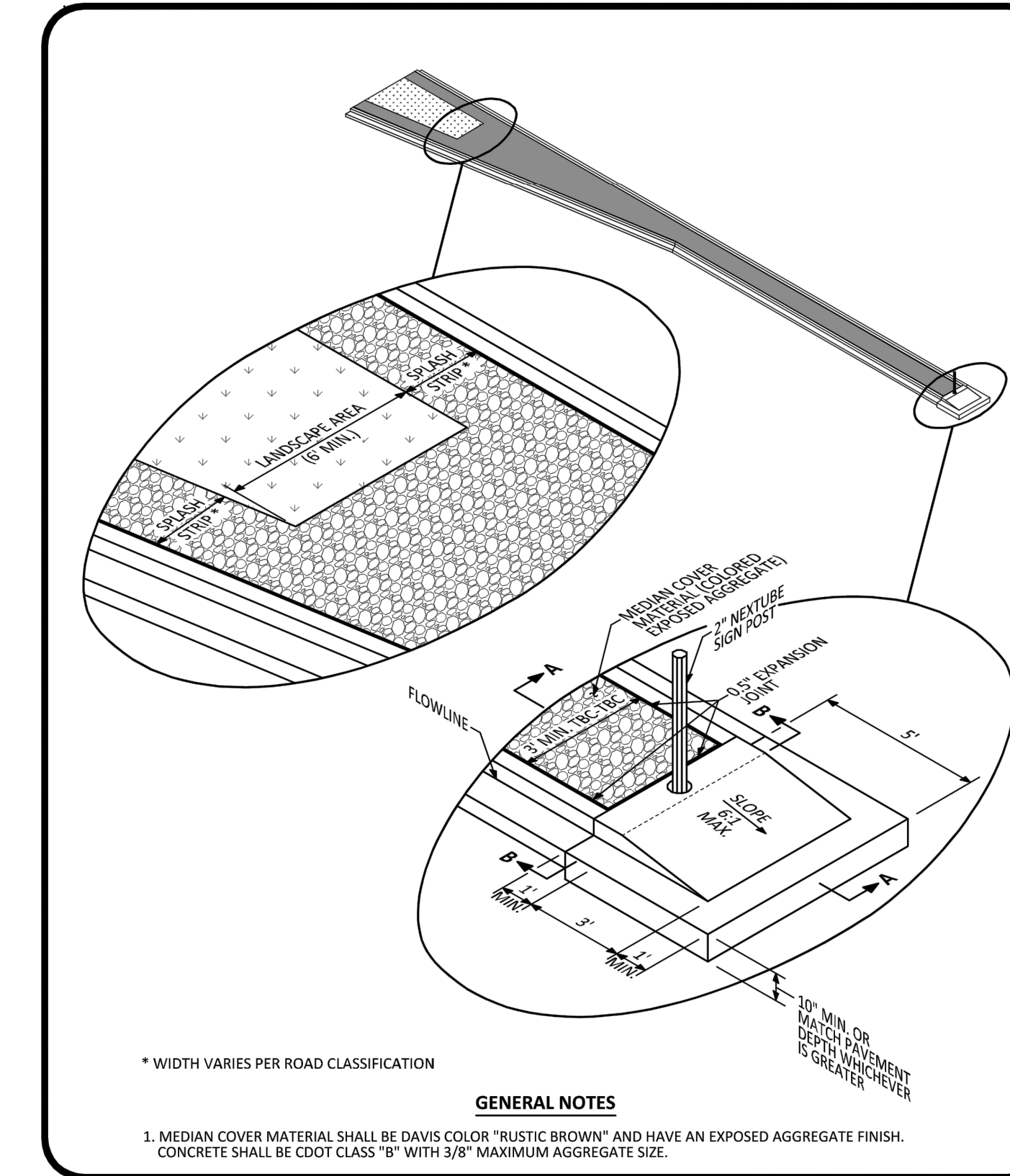
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**ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENT STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 27

1 OF 1



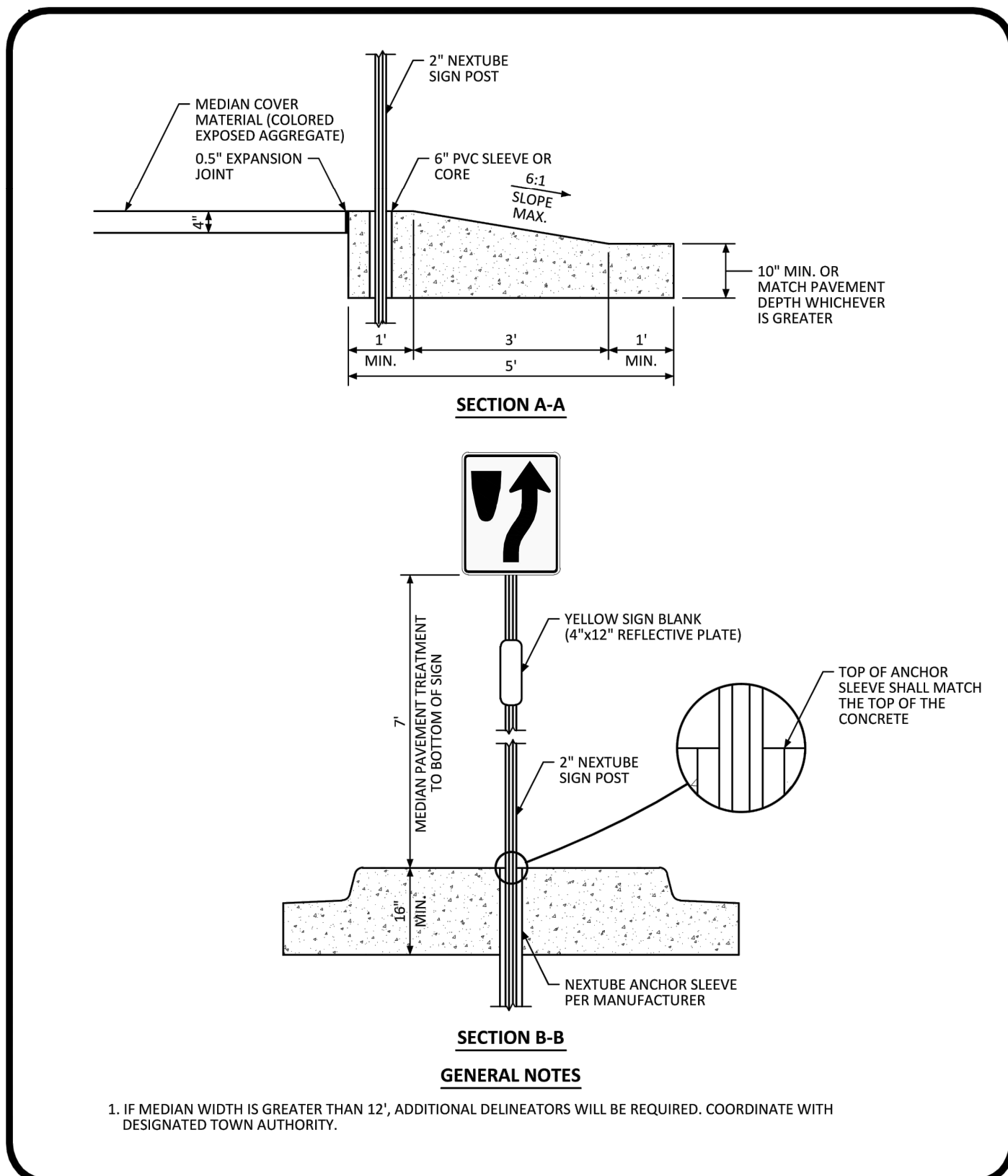
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

**MEDIAN BULL NOSE ISOMETRIC STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 28

1 OF 2



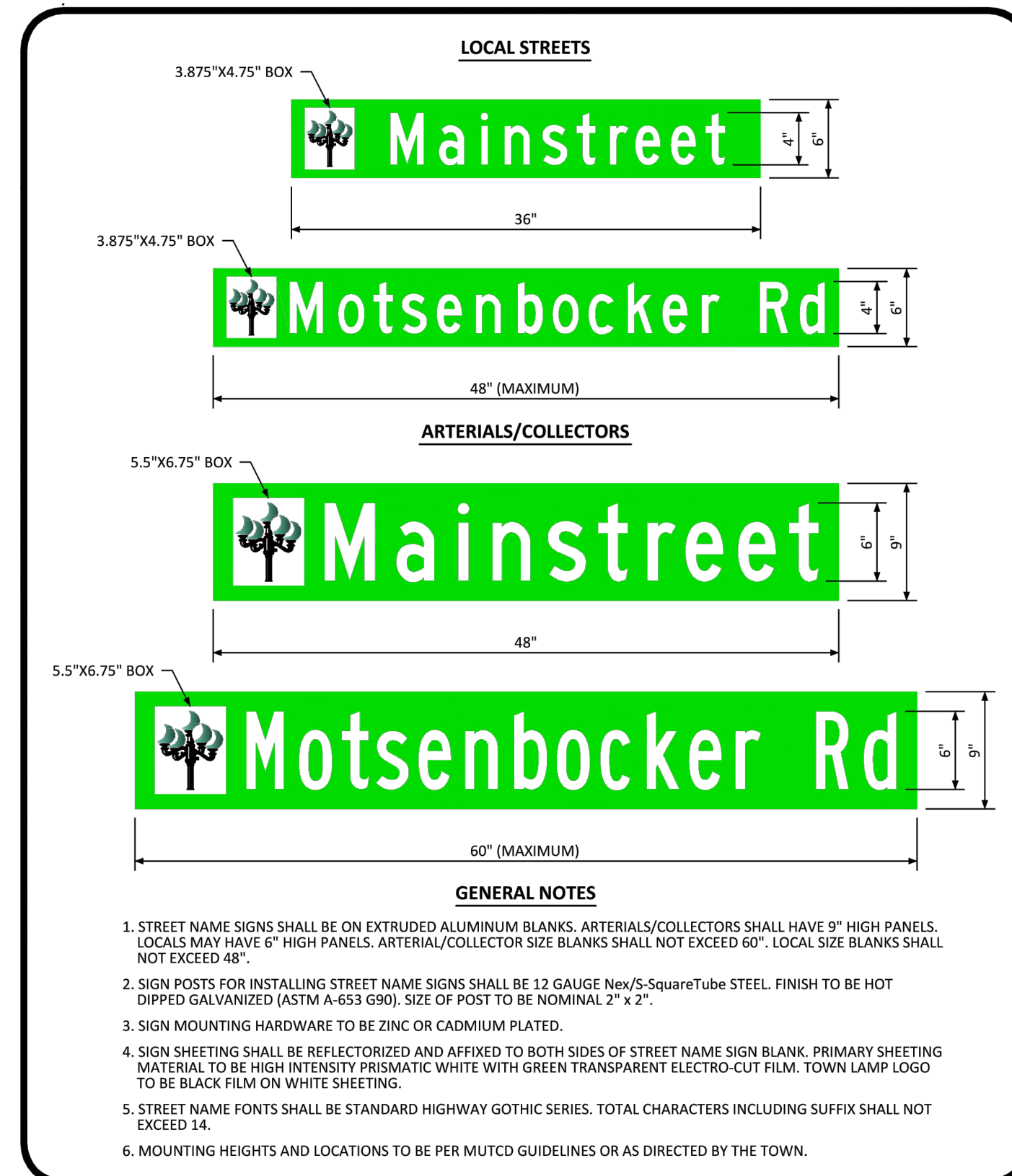
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**MEDIAN BULL NOSE TYPICAL SECTIONS STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 28

2 OF 2



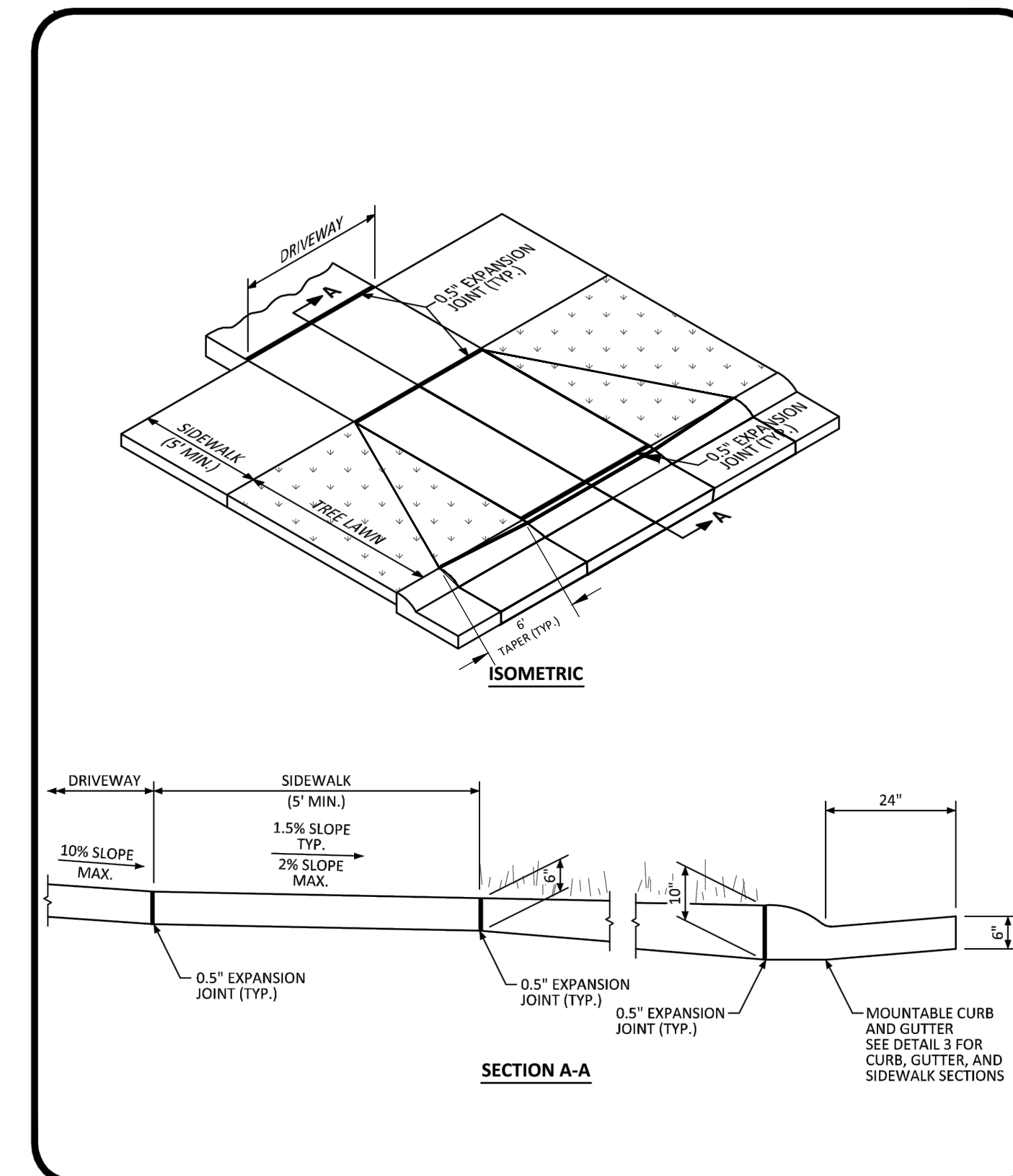
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**GROUND MOUNTED STREET NAME PANELS**

DATE AUGUST 2014

DETAIL 33

1 OF 1



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**RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT STANDARD DETAIL**

DATE SEPTEMBER 2016

DETAIL 22

1 OF 1

Plotted: 11/21/2016 4:47 PM. Draw Name: P:\Cparks\3\ConsSub\05-Residential\CD\Draw\Final\Drawings\Plan\_Sect\Town\Phase 1\05A-CLCPKC3-Street Details.dwg. Updated By: musak

DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
 STREET DETAILS

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY: \_\_\_\_\_  
 DATE: 09/2016

SHEET  
**39** OF **43**  
 CLCPKC3

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**GENERAL NOTES:**  
SEE SHEET 2.

**TRANSITION CURB**  
WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5'-0" TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

**CURB FACE ASSEMBLY**  
PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.

**SECTION A-A REGULAR INLET**  
**SECTION B-B END VIEW**  
**SECTIONS C-C & D-D** (DOTTED BARS ARE IN SECTION D-D)

**Computer File Information**  
Creation Date: 07/04/12  
Last Modification Date: 07/04/12  
Full Path: \\colorado.ctd.state.gov\business\designsupport\...  
Drawing File Name: 60401202.dgn  
CAD Ver: MicroStation V8

**Sheet Revisions**

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4201 East Arkansas Avenue  
Denver, Colorado 80222  
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Fax: (303) 757-9820

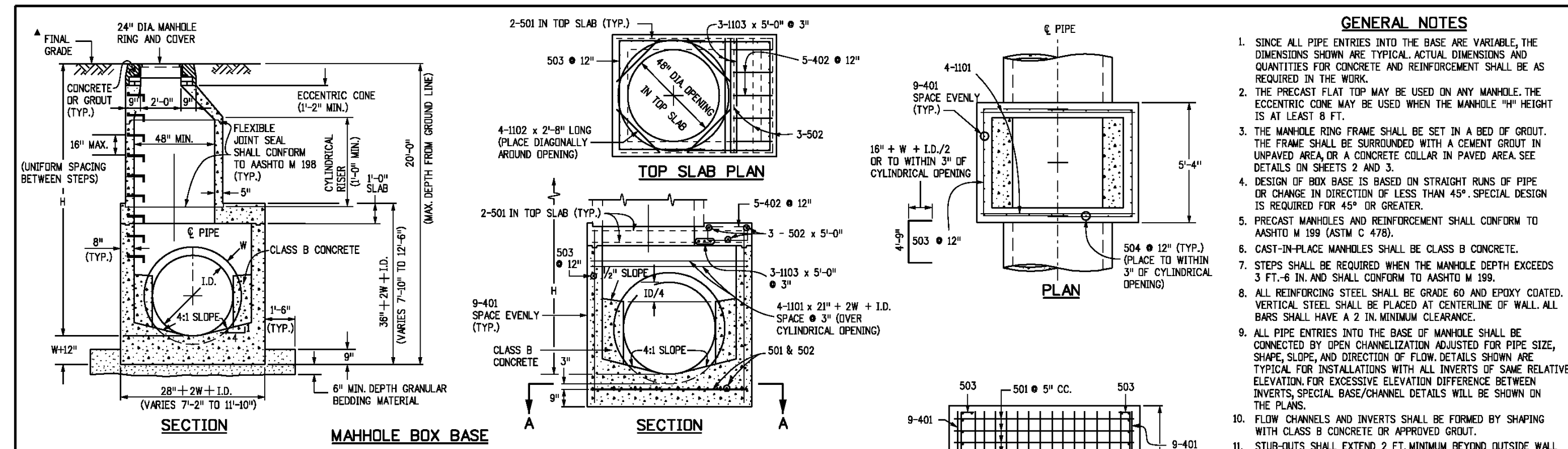
**Project Development Branch DD/LTA**

**STANDARD PLAN NO.**  
**CURB INLET TYPE R**  
**M-604-12**  
Issued By: Project Development Branch July 4, 2012  
Sheet No. 1 of 2

**GENERAL NOTES:**  
1. CONCRETE SHALL BE CLASS B INLET MAY BE CAST-IN-PLACE OR PRECAST.  
2. CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES AND SHALL BE 8 IN. THICK.  
3. INLET STEPS SHALL BE IN CONFORMANCE WITH ASHRAE 118.  
4. CURB FACE ASSEMBLY SHALL BE GALVANIZED AFTER WELDING.  
5. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 1/4" IN CURB AND GUTTER CORNERS SHALL BE FINISHED TO MATCH THE EXISTING CURB AND GUTTER BEYOND THE TRANSITION GUTTER.  
6. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.  
7. DIMENSIONS AND WEIGHTS OF TYPICAL MANHOLE RING AND COVER ARE NOMINAL.  
8. MATERIAL FOR MANHOLE RINGS AND COVERS SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.  
9. SINCE PIPE ENTRIES INTO THE INLET ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK QUANTITIES INCLUDE VOLUMES OCCUPIED BY PIPES.  
10. STRUCTURAL STEEL SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.  
11. ALL MANHOLE COVERS SHALL BE CAST WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE AND A FISH SYMBOL. THE SURFACE OF THE MANHOLE COVER SHALL HAVE A NON-SLIP PATTERN.

**TABLE TWO ~ BAR LIST FOR CURB INLETS, TYPE "R"**

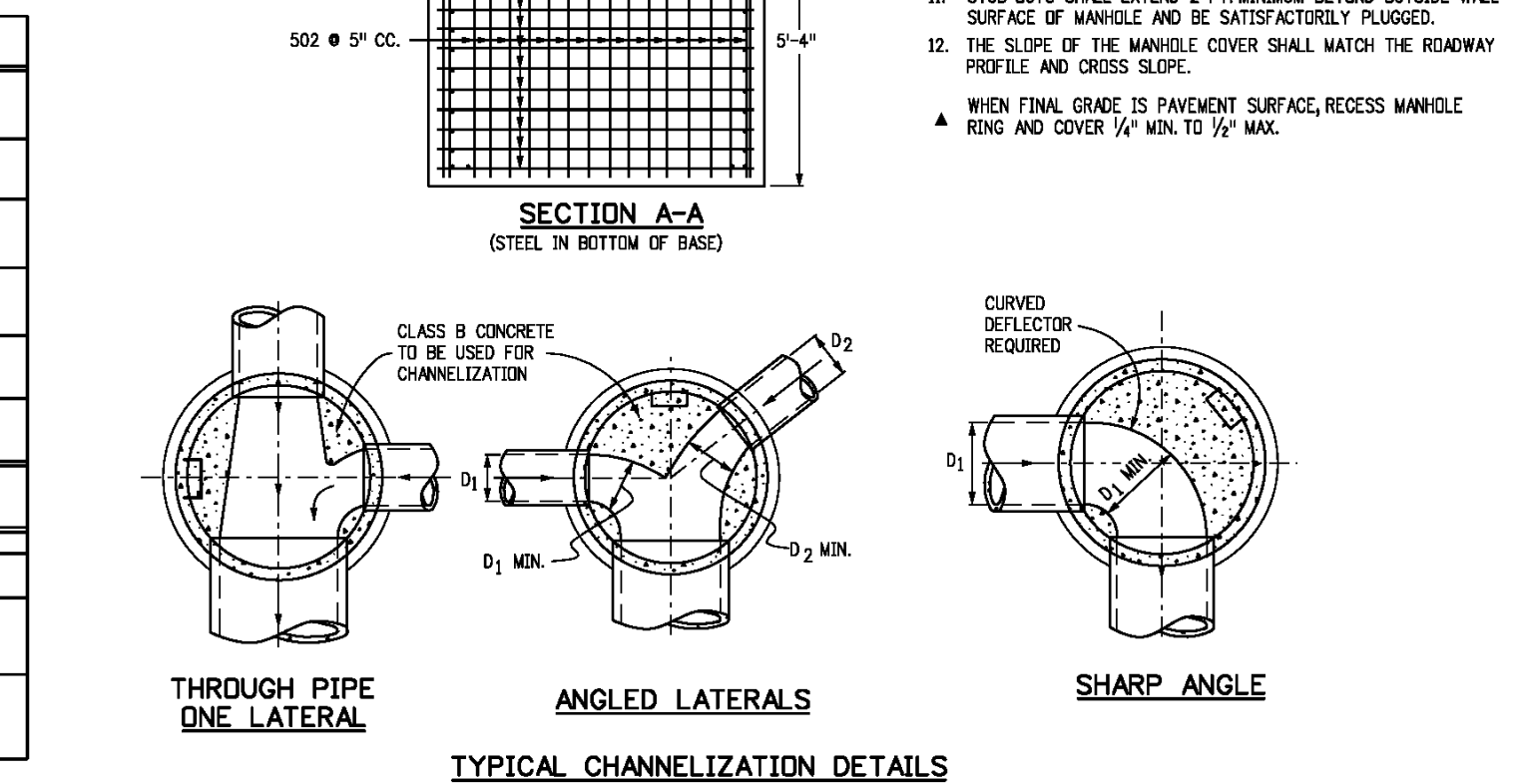
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				NO. REQ.	LENGTH	NO. REQ.	LENGTH	NO. REQ.	LENGTH
401	4	11"	II	15	7	21	7	26	7
402	4	11"	II	7	7	13	7	18	7
403	4	11"	II	7	7	13	7	18	7
405	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
406	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
407	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
408	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
409	4	8"	VI	11	6'-10"	21	6'-10"	31	6'-10"
410	4	11"	VI	11	6'-10"	21	6'-10"	31	6'-10"
411	4	11"	VI	11	6'-10"	21	6'-10"	31	6'-10"
412	4	11"	VI	11	6'-10"	21	6'-10"	31	6'-10"
413	4	11"	VI	11	6'-10"	21	6'-10"	31	6'-10"
501	5	3/4"	IV	11	3'-4"	22	3'-4"	33	3'-4"
502	5	3/4"	IV	11	3'-4"	22	3'-4"	33	3'-4"
503	5	3/4"	IV	11	3'-4"	22	3'-4"	33	3'-4"
504	5	3/4"	IV	11	3'-4"	22	3'-4"	33	3'-4"
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
602	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
603	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
604	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
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606	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
607	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
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609	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
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617	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
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629	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"
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708	6								



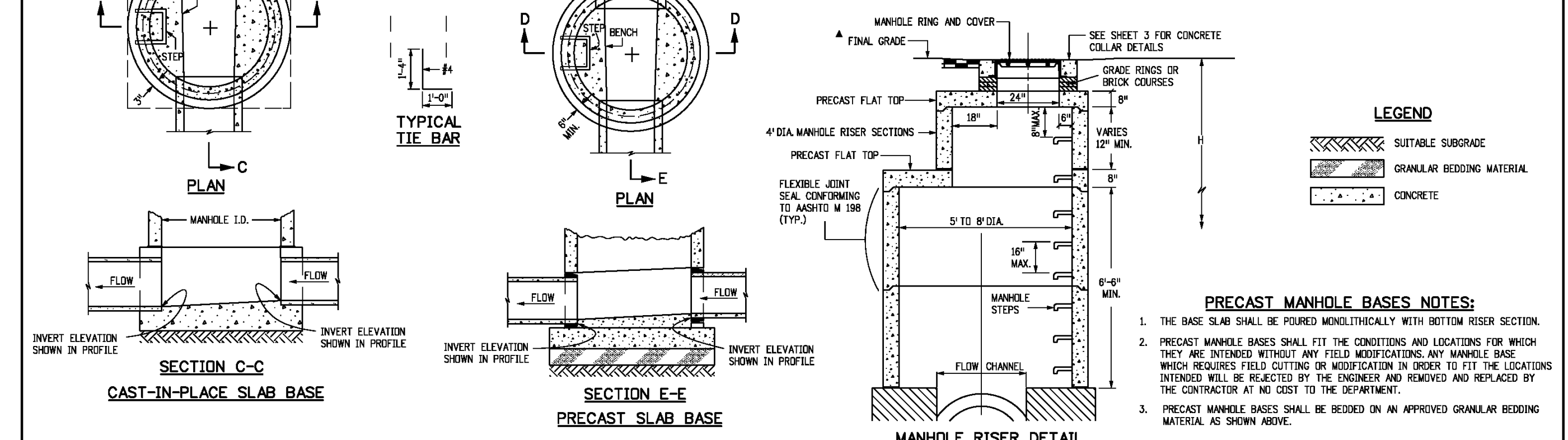
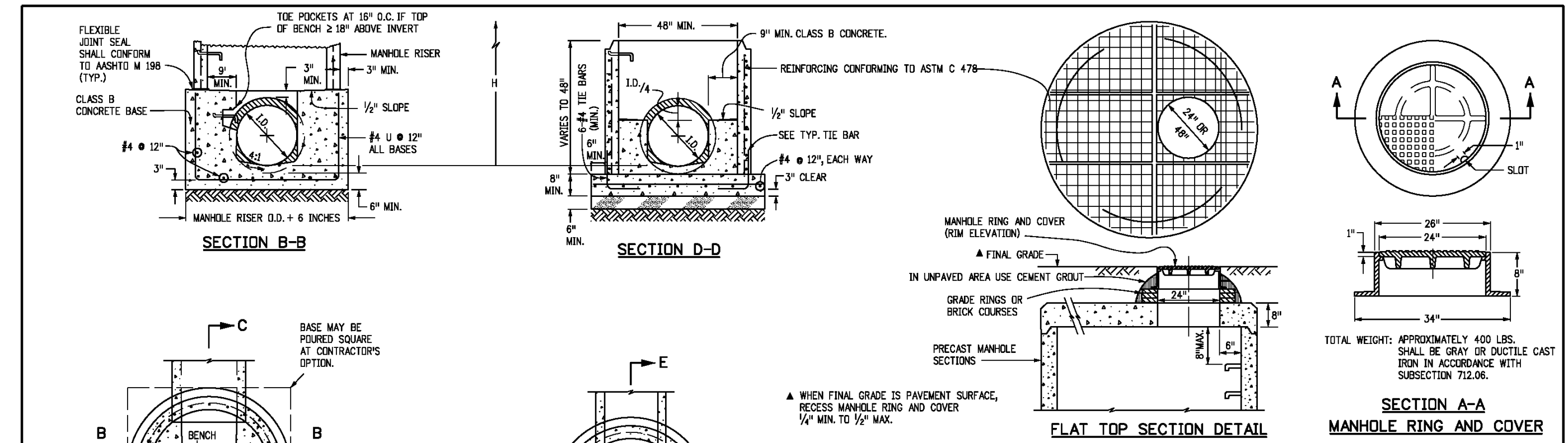
**GENERAL NOTES**

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

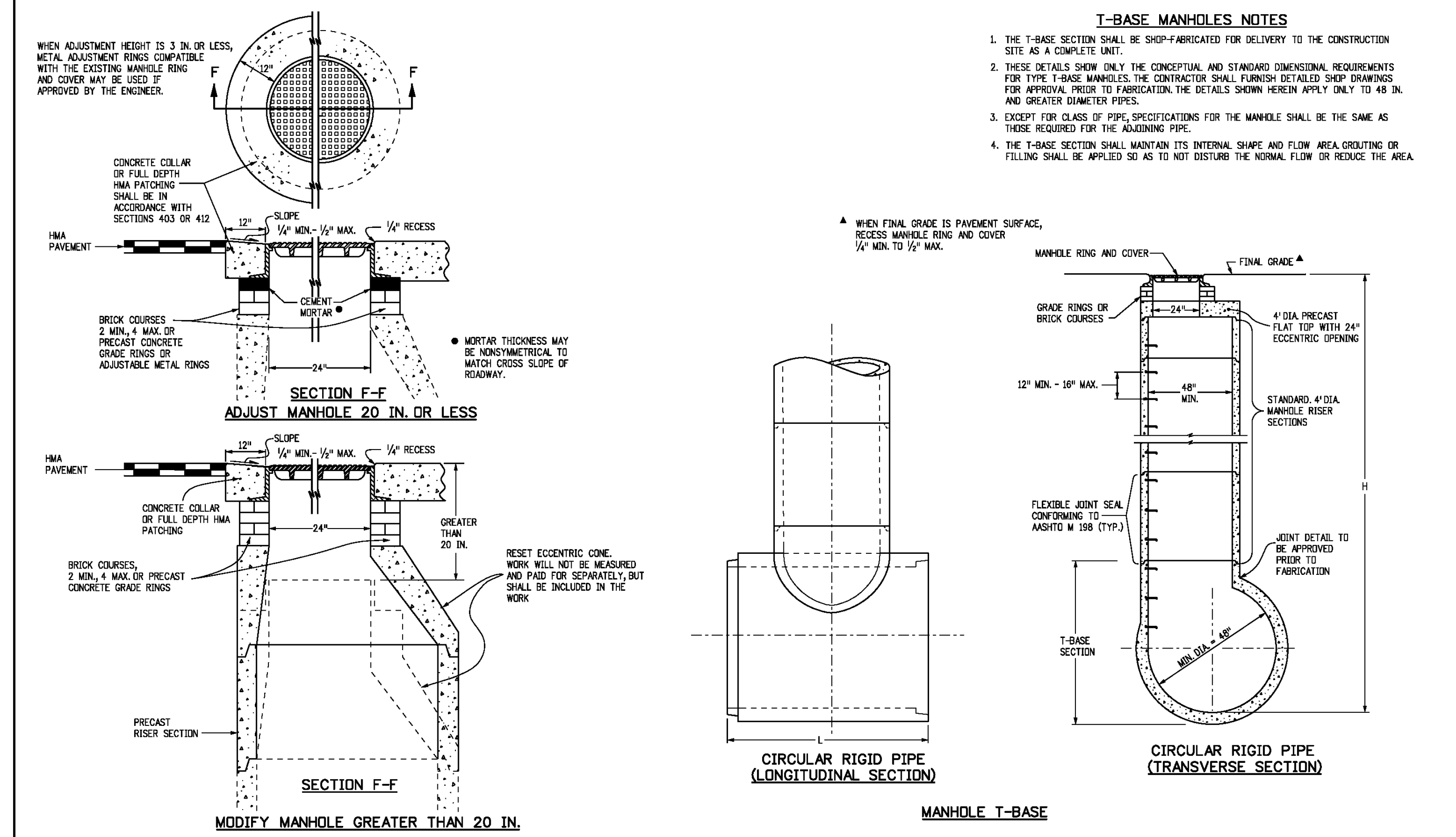
MARK	SIZE	TYPE	WT. #/FT.	NO. REQS.	NO. REQS. (LENGTH)	NO. REQS. (WEIGHT)	FORMULAS
401	4	I	0.668	54	60	68	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	5	5	5	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	17	17	17	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	22	23	25	502 NUMBER BARS REQD. = 3 + (24(I.D.+2W+I) / 5)
503	5	II	1.043	16	18	18	503 BAR LENGTH = 4" + 2(I.D.+2W+I) / 2
504	5	I	1.043	12	12	12	504 NUMBER BARS REQD. = 2 + (2W(I.D.+I) / 5)
1101	11	I	5.313	7	7	7	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	2	2	2	1102 BAR LENGTH = 21" + I.D. + 2W
1103	11	I	5.313	3	3	3	1103 BAR LENGTH = 21" + I.D. + 2W



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.coloradodot.info/business/designsupport Drawing File Name: M06042003.dgn CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Initials: DD Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	MANHOLES M-604-20 Sheet No. 1 of 3



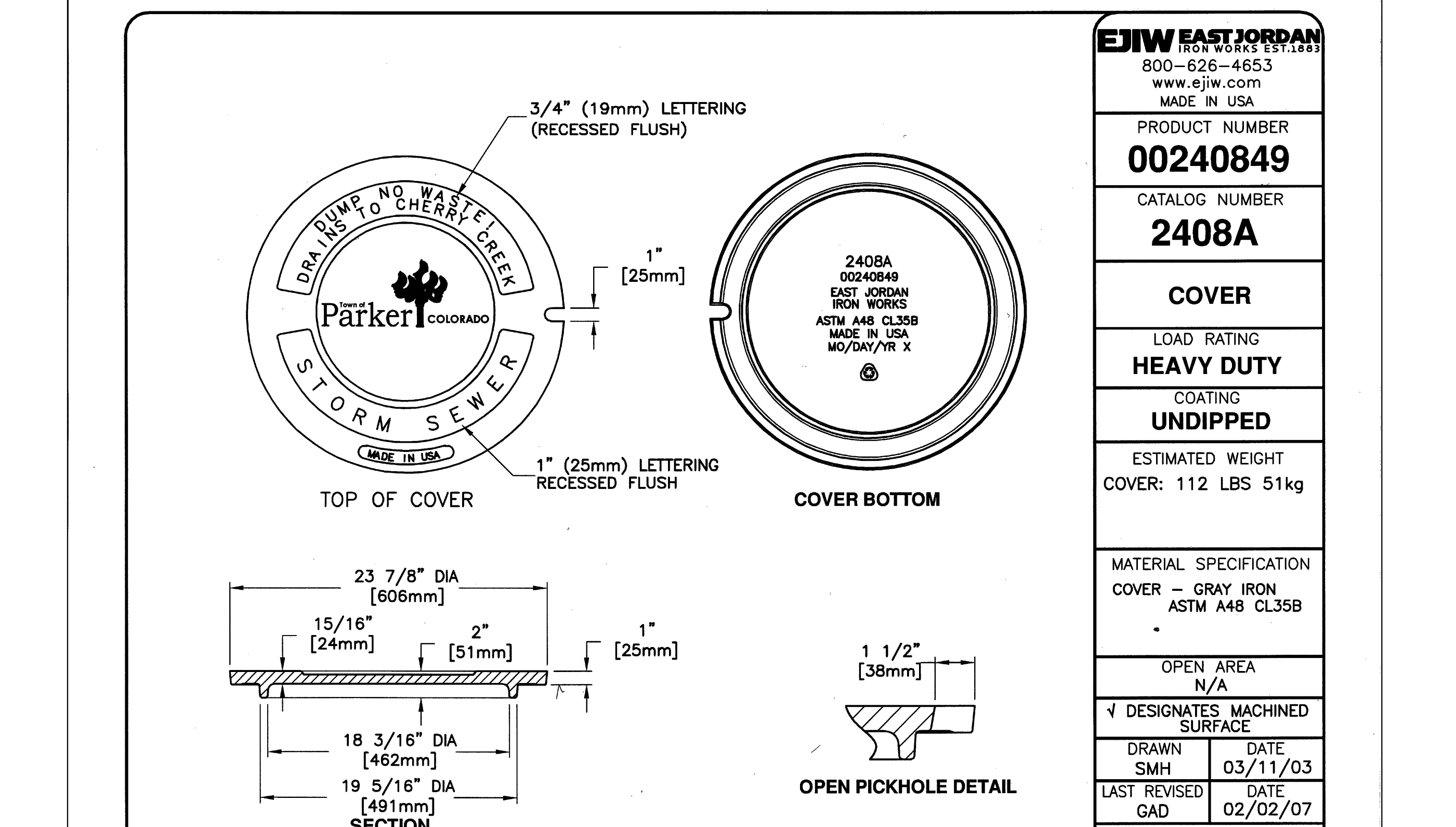
Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.coloradodot.info/business/designsupport Drawing File Name: M06042003.dgn CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Initials: DD Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	MANHOLES M-604-20 Sheet No. 2 of 3



**T-BASE MANHOLES NOTES**

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

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.coloradodot.info/business/designsupport Drawing File Name: M06042003.dgn CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Initials: DD Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	MANHOLES M-604-20 Sheet No. 3 of 3



Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.coloradodot.info/business/designsupport Drawing File Name: M06042003.dgn CAD Ver: MicroStation V8 Scale: Not to Scale Units: English	Initials: DD Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	MANHOLES M-604-20 Sheet No. 3 of 3



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**EJW EAST JORDAN**  
 IRON WORKS EST. 1893  
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PRODUCT NUMBER  
**00240849**

CATALOG NUMBER  
**2408A**

COVER

LOAD RATING  
**HEAVY DUTY**

COATING  
**UNDIPPED**

ESTIMATED WEIGHT  
COVER: 112 LBS 51kg

MATERIAL SPECIFICATION  
COVER - GRAY IRON  
ASTM A48 CL35B

OPEN AREA  
N/A

DESIGNATES MACHINED SURFACE

DRAWN SMH DATE 03/11/03  
 LAST REVISED GAD DATE 02/02/07

REFERENCE INFORMATION  
00240841

PROJ. MGR.: RIM  
 PROJ. ASSOC.: RAK  
 DRAWN BY: \_\_\_\_\_  
 DATE: 09/2016

SHEET  
**42 OF 43**  
 CLCPK3

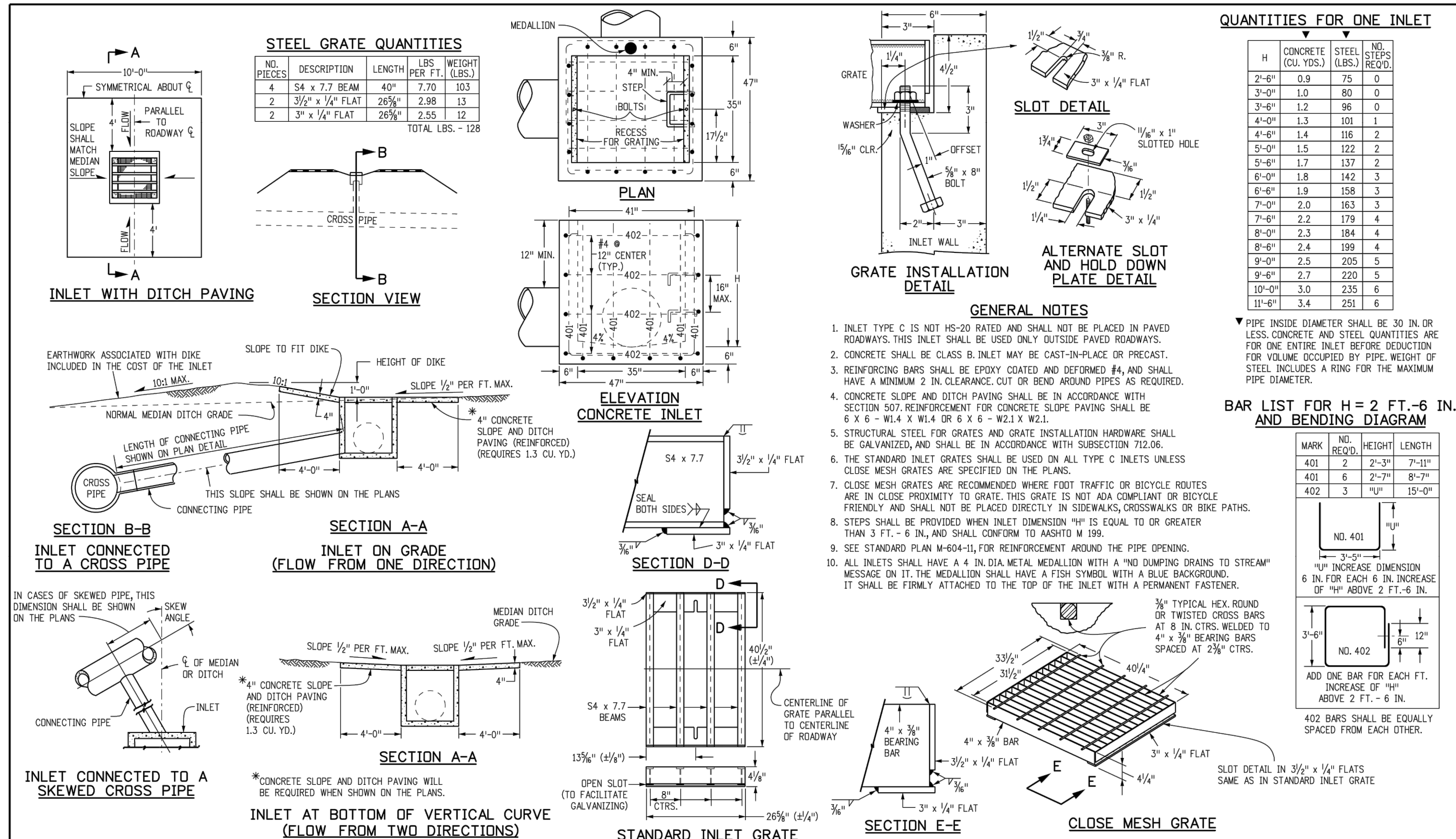
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE 1  
 TOWN OF PARKER, COLORADO  
 STORM DETAILS

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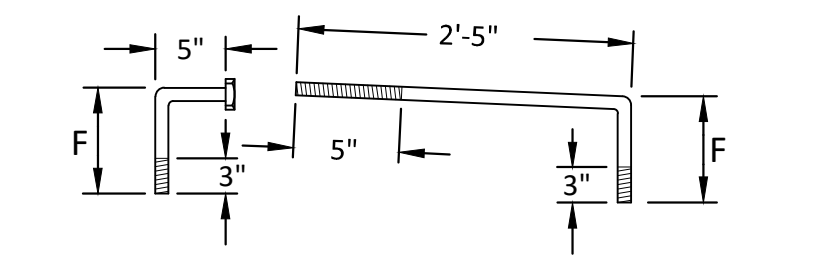
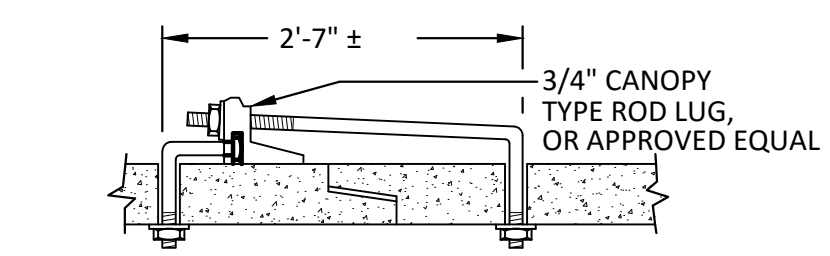
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Know what's below.  
Call before you dig.

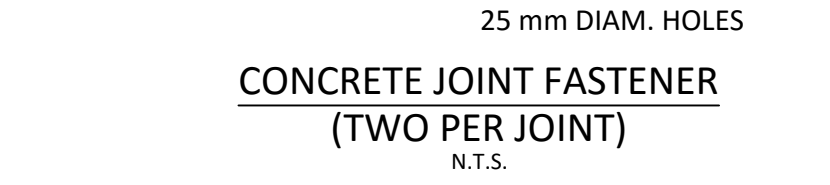


Computer File Information	Sheet Revisions	Colorado Department of Transportation	INLET, TYPE C	STANDARD PLAN NO.
Creation Date: 07/04/12 Last Modification Date: 07/04/12 Full Path: www.coloradodot.info/business/designsupport Drawing File Name: 05A-CLCPKC3.dwg CAD Ver.: MicroStation V8	Date: _____ Comments: _____	4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9063 Fax: (303) 757-9820	Issued By: Project Development Branch July 4, 2012	M-604-10 Sheet No. 1 of 1



3/4" GALVANIZED ANCHOR BOLTS, NUTS AND WASHERS, MILD STEEL, ASTM A 307. ROD LUG SHALL BE COATED WITH COAL-TAR, EPOXY PAINT OR APPROVED EQUAL.

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



DATE	REVISIONS

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 STORM DETAILS

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 PROJ. ASSOC.: RAK  
 DRAWN BY:  
 DATE: 09/2016

SHEET  
**43** OF **43**  
 CLCPKC3

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