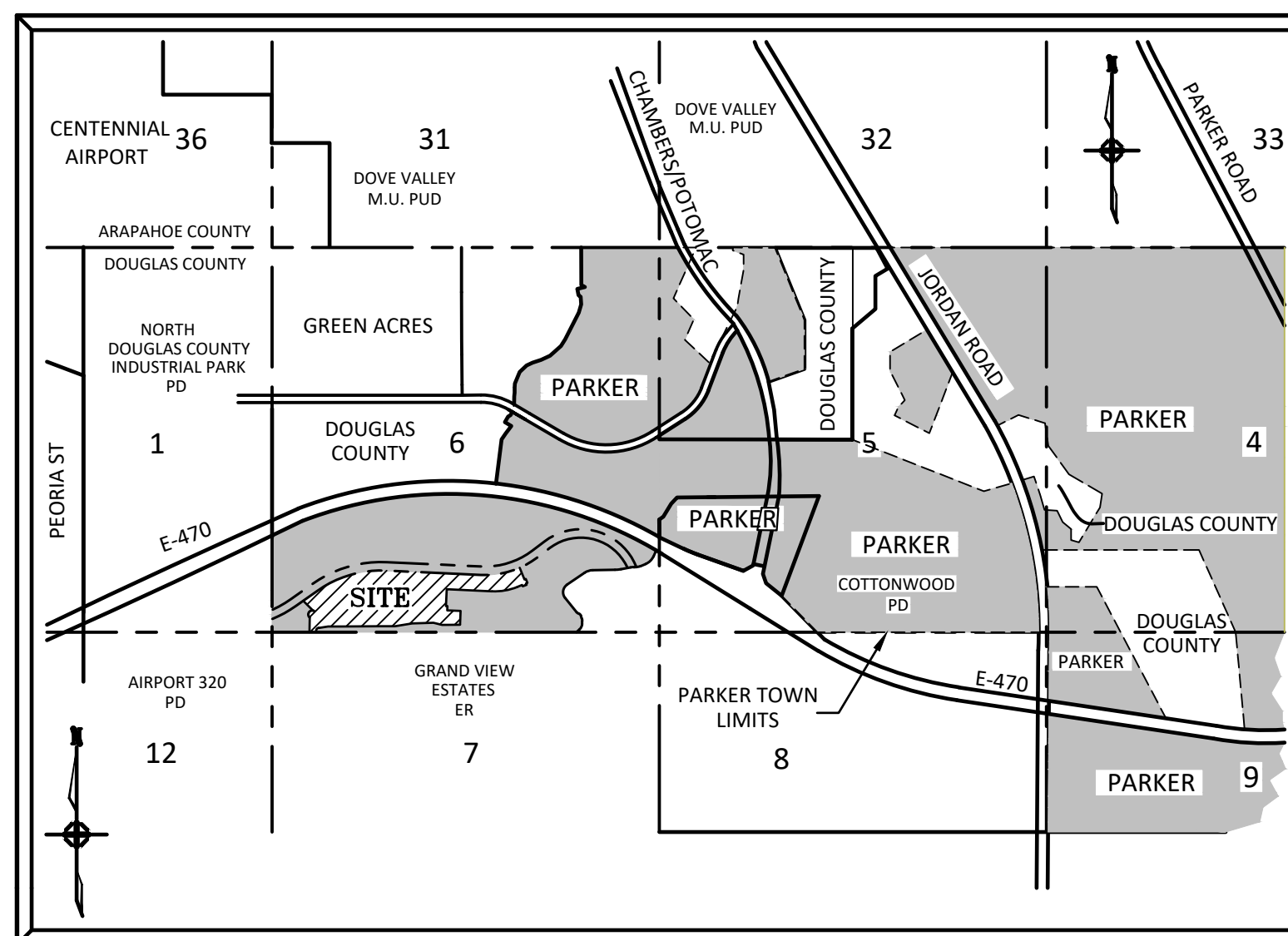


FINAL ROAD & STORM DRAINAGE CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH FILING NO. 2 PARKER, COLORADO

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



VICINITY MAP
N.T.S.

AGENCY CONTACT LIST

470 COMPARK	
MICHAEL VICKERS 1001 BANNOCK ST, SUITE 463 DENVER, CO 80204	303-881-6292
MANHARD CONSULTING	
RICKY J. MOORE, P.E. 7600 E ORCHARD RD, SUITE 150-N GREENWOOD VILLAGE, CO 80111	303-708-0500
PARKER PUBLIC WORKS	
20120 E. MAINSTREET PARKER, CO. 80138 STREETS - ALEX MESTDAGH STORM WATER - MICHAEL GRABCZYK EROSION CONTROL - MICHAEL GRABCZYK LIFE SAFETY - RANDY CAPRA	303-840-9546
TOWN OF PARKER POLICE DEPARTMENT	
19600 E. PARKER SQUARE DR. PARKER, CO. 80134	303-841-9800
STONEGATE VILLAGE METRO DISTRICT	
DISTRICT ENGINEER: SCOTT BARNETT MULHERN MRE, INC. 188 INVERNESS DRIVE WEST, SUITE 150 ENGLEWOOD, CO 80112	303-858-9909
DISTRICT MANAGER: SARAH SJOBAKKEN 10252 STONEGATE PARKWAY PARKER, CO 80134	303-858-9909
COMPARK VILLAGE CAMPUS METRO DISTRICT	
C/O CLIFFTON LARSON ALLEN 8390 E. CRESCENT PARKWAY, SUITE 500 GREENWOOD VILLAGE, CO 80111	303-779-4525
SOUTH METRO FIRE RESCUE AUTHORITY	
MICHELLE HERIAN 9195 E. MINERAL AVE. CENTENNIAL, CO 80112	720-488-7200
UTILITY NOTIFICATION COMPANY OF COLORADO	
2801 SOUTH YOUNGFIELD ST, SUITE 301 GOLDEN, CO 80401 LOCAL CALLS	1-800-922-1987 (811)
XCEL ENERGY	
MICHELLE O'NAN 5909 E. 38TH AVE. DENVER, CO 80207	303-329-1618
COMCAST	
KEVIN YOUNG 6850 S. TUCSON WAY ENGLEWOOD, CO 80112	720-490-3867
CENTURY LINK	
WILLIAM BENSON 9750 E. COSTILLA AVE. ENGLEWOOD, CO 80112	303-792-6069
COLORADO DEPARTMENT OF HEALTH	
4210 E. 11TH AVE. DENVER, CO 80220	303-320-8333
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION	
BROOKS KAUFMAN 5496 NORTH US HWY 85 P.O. BOX DRAWER A SEDALIA, CO 80135	303-688-3100

BENCHMARKS: (COMPARK SOUTH)

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

SITE BENCHMARKS:

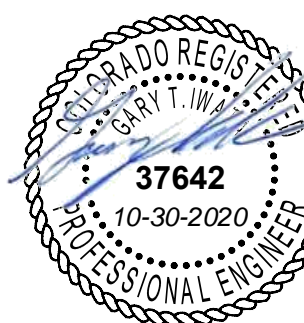
- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
ELEVATION = 5845.51
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.
ELEVATION = 5808.06

SIGHT DISTANCE CERTIFICATION:

"I, THE UNDERSIGNED, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THE PROPOSED SUBDIVISION COMPARK VILLAGE SOUTH FILING NO. 2 IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND AASHTO 'POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS'."

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

FOR AND ON BEHALF OF MANHARD CONSULTING



SHEET INDEX - TOWN OF PARKER PLAN SET

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	TYPICAL ROADWAY SECTIONS
4	PHASING PLAN
5	OVERLOT GRADING PLAN WEST
6	OVERLOT GRADING PLAN CENTRAL
7	OVERLOT GRADING PLAN EAST
8	EMERGENCY ACCESS ROAD
9	CBMP PLAN - PHASE A
10	CBMP PLAN - PHASE A
11	CBMP PLAN - PHASE B
12	CBMP PLAN - PHASE B
13	CBMP DETAILS
14	CBMP DETAILS
15	CBMP DETAILS
16	CBMP DETAILS
17	CBMP DETAILS
18	CBMP DETAILS
19	CBMP DETAILS
20	CBMP DETAILS
21	CBMP DETAILS
22	BADGER RUN STREET ROADWAY PLAN & PROFILE
23	LYNX CAT ST ROADWAY PLAN & PROFILE
24	DEERTRACK LANE ROADWAY PLAN & PROFILE
25	DEERTRACK LANE ROADWAY PLAN & PROFILE
26	ALLEYS 1-3 PLAN & PROFILE
27	ALLEYS 4-6 PLAN & PROFILE
28	ALLEYS 7-9 PLAN & PROFILE
29	INTERSECTION DETAILS - BADGER RUN ST & LYNX CAT ST
30	INTERSECTION DETAILS - ELK PATH WAY
31	CURB RAMP DETAILS
32	BADGER RUN STREET STORM PLAN & PROFILE
33	OFF-SITE STORM PLAN & PROFILE
34	RACCOON TAIL WAY STORM PLAN & PROFILE
35	ELK PATH WAY & RACCOON TAIL WAY STORM PLAN & PROFILE
36	DEERTRACK LANE STORM PLAN & PROFILE
37	SIGNAGE, STRIPING AND STREET LIGHT PLAN
38	STREET DETAILS
39	STREET DETAILS
40	STREET DETAILS
41	STORM DETAILS
42	STORM DETAILS
43	STORM DETAILS

SHEET INDEX - SVD DISTRICT PLAN SET

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL UTILITY PLAN
4	WATER PLAN - WEST
5	WATER PLAN - EAST
6	SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE
7	SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE
8	SANITARY SEWER PLAN AND PROFILE - RACCOON TAIL WAY
9	SANITARY SEWER PLAN AND PROFILE - ALLEY 1-3
10	SANITARY SEWER PLAN AND PROFILE - ALLEY 4-6
11	SANITARY SEWER PLAN AND PROFILE - ALLEY 7-9
12	SANITARY SEWER CONSTRUCTION DETAILS
13	WATER SYSTEM CONSTRUCTION DETAILS
14	WATER SYSTEM CONSTRUCTION DETAILS

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.

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

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 | ph:303.708.0500 | manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
COVER SHEET

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16
SHEET
1 OF 43
CLCPK3

Plotfile: 10/29/2020 2:21 PM, Draw Name: P:\Cadd\3\CompSouth05-Residential-CD\Draw\Em\Final\Drawings\Plan Set\Town\Phase 1\USA-CLCPK3-Res-CV01.dwg, Updated By: ADrucker

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, WHETHER SHOWN ON THESE PLANS OR NOT.
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 STREET CUTS 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, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
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.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS 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 AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
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.

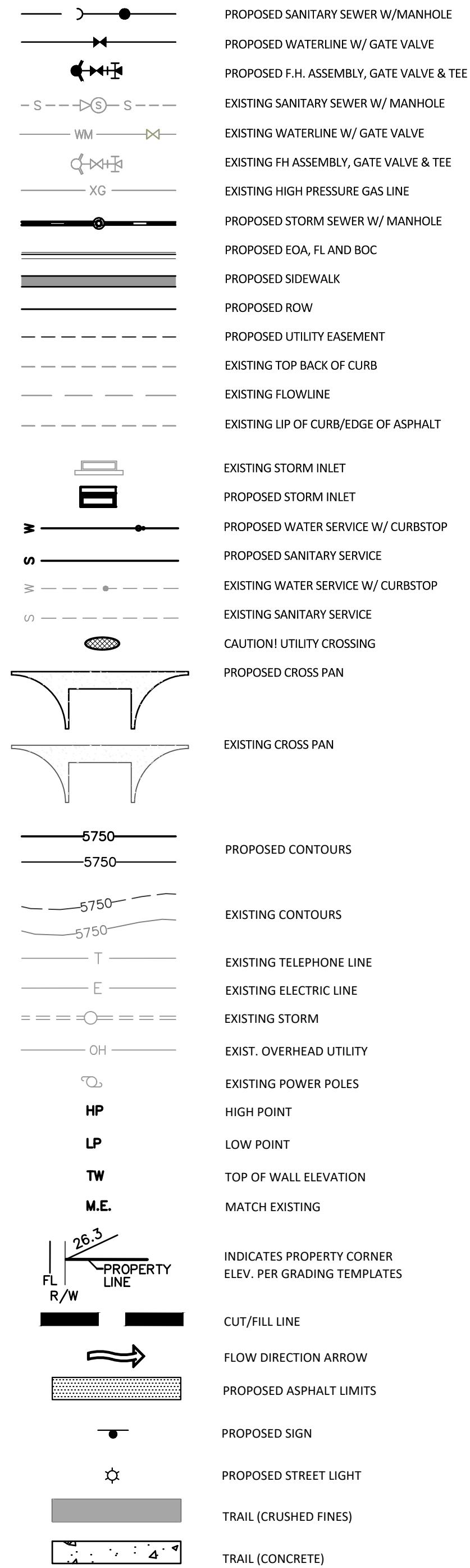
SIGNAGE & STRIPING NOTES

- 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.

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.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS DATE

Plotfile: 10/29/2020 2:21 PM. Dwg Name: P:\Cadd\3\Compark\05-Residential\CD\Draw\Empl\Drawings\Plan\Town\PHASE 1\USA-CLCPK3-Res-GEN-NOTES.dwg. Updated By: ADruecker

Table with columns: DATE, REVISIONS, APPROVED, SUBMITTED FOR REAPPROVAL, etc.

Manhard CONSULTING logo and contact information: 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80113, phone: 303.778.0800, manhard.com

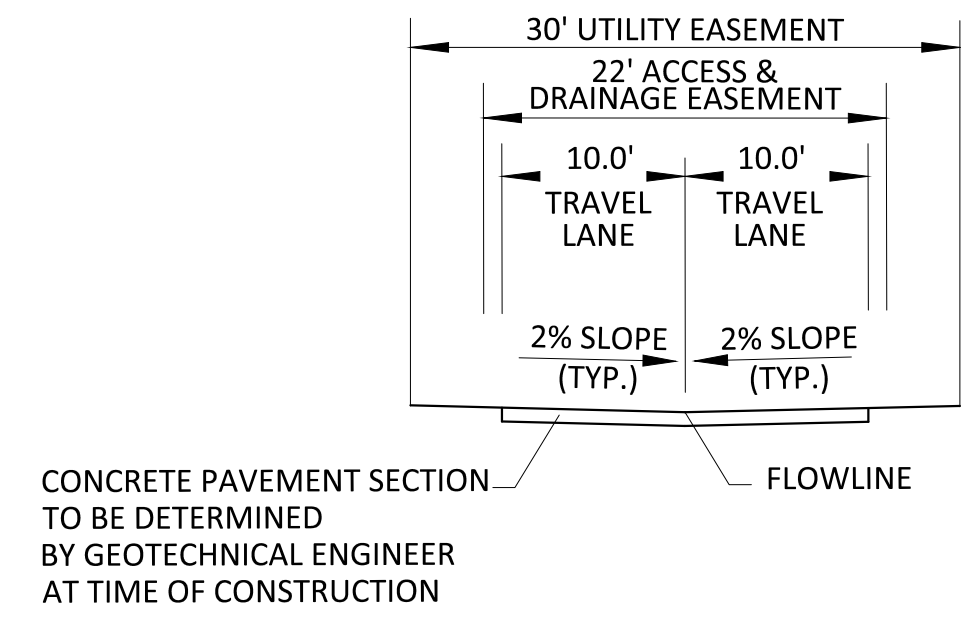
COMPARK VILLAGE SOUTH FILING NO. 2, TOWN OF PARKER, COLORADO, GENERAL NOTES, SHEET 2 OF 43, CLCPK3



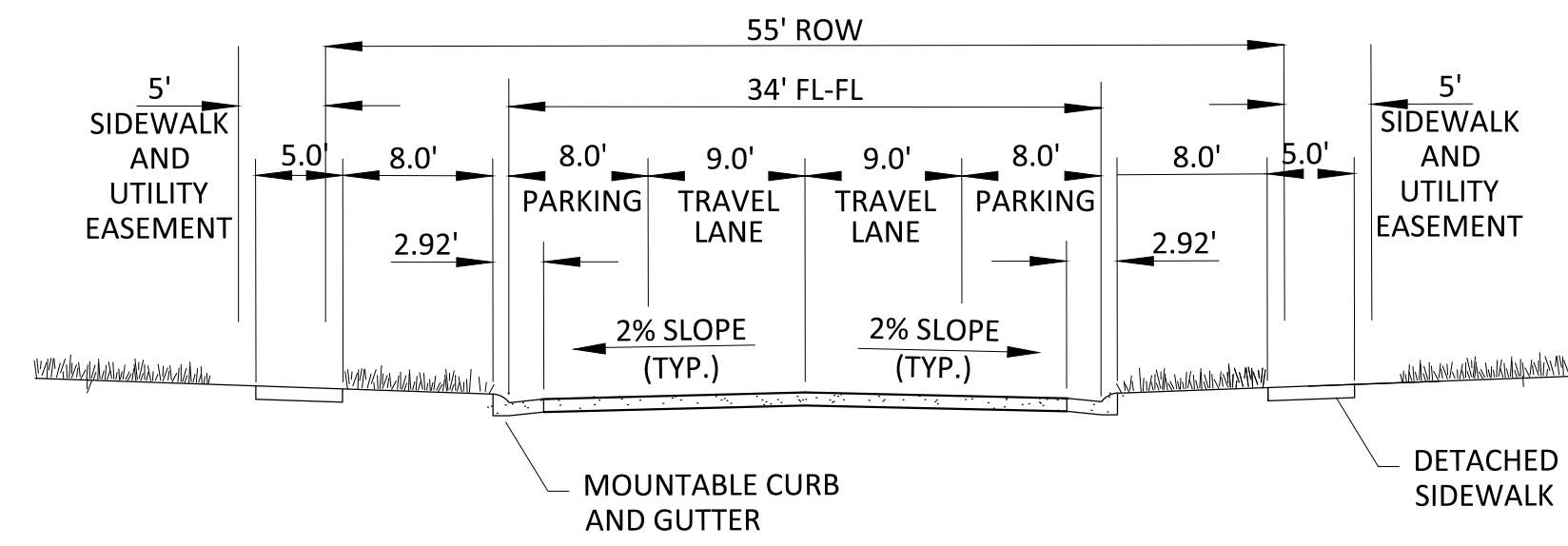
PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

SHEET 2 OF 43
CLCPK3

Plotted: 10/29/2020 2:21 PM. Dwg Name: P:\C\gdk3\Compsouth05-Residential CD\Drawn\Final Drawings\Plan SK1\Town\PHASE 1\USA-CLCPK3-Typical Roadway Sections.dwg. Updated By: ABrucker



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.



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.

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.

TOWN OF PARKER, DIRECTOR OF ENGINEERING/PUBLIC WORKS

DATE

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
05/20/17	ALLEY PARKING PER TOWN OF PARKER
11/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-1, Greenwood Village, CO 80111, phone: 303.720.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

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

PROFESSIONAL ENGINEER
 37642
 10-30-2020

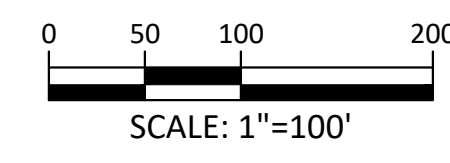
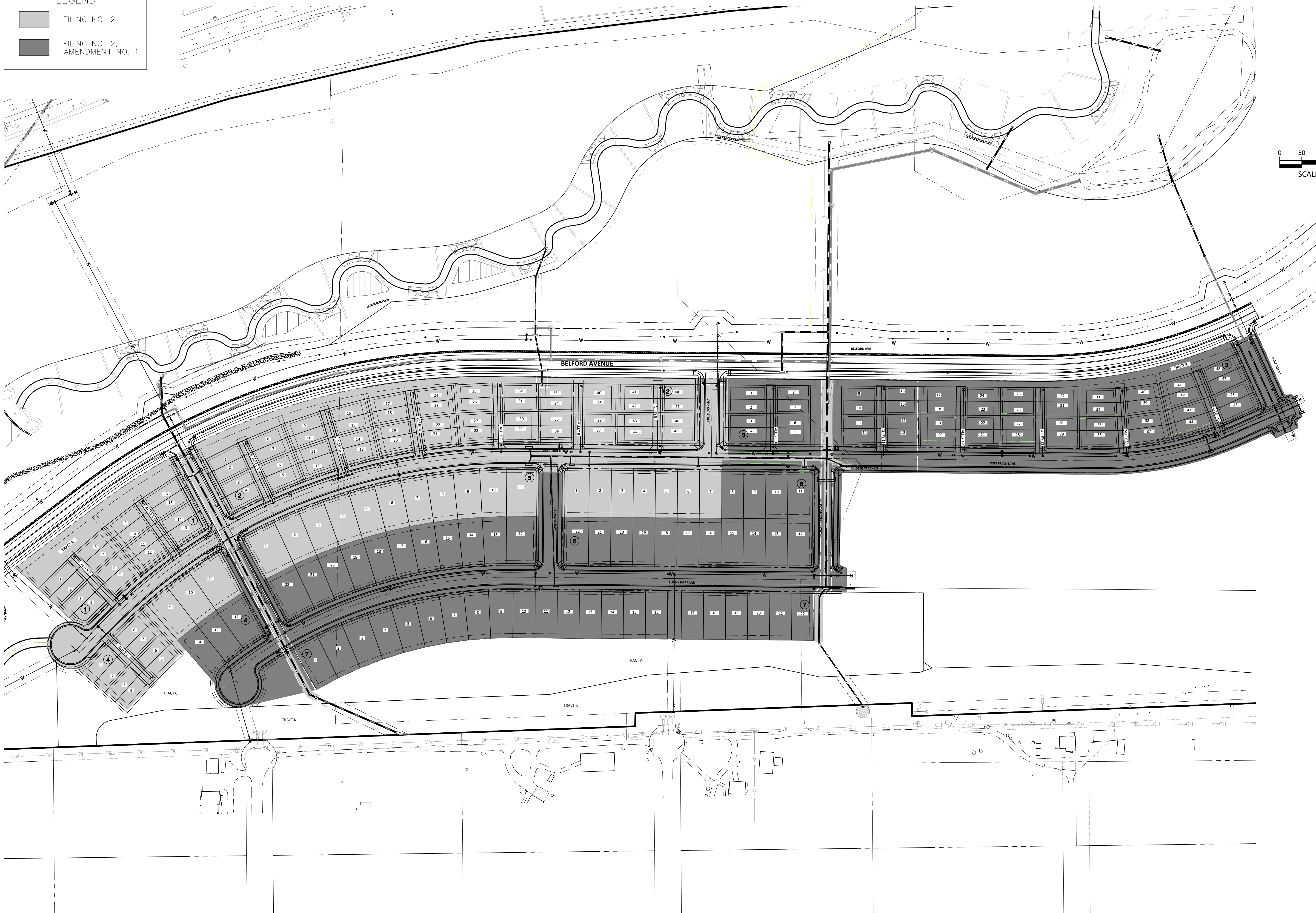
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
3 OF 43
 CLCPK3

© 2017 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

LEGEND

- FILING NO. 2
- FILING NO. 2, AMENDMENT NO. 1



DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
07/20/19	SUBMITTAL FOR REAPPROVAL
09/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 703.708.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
PHASING PLAN

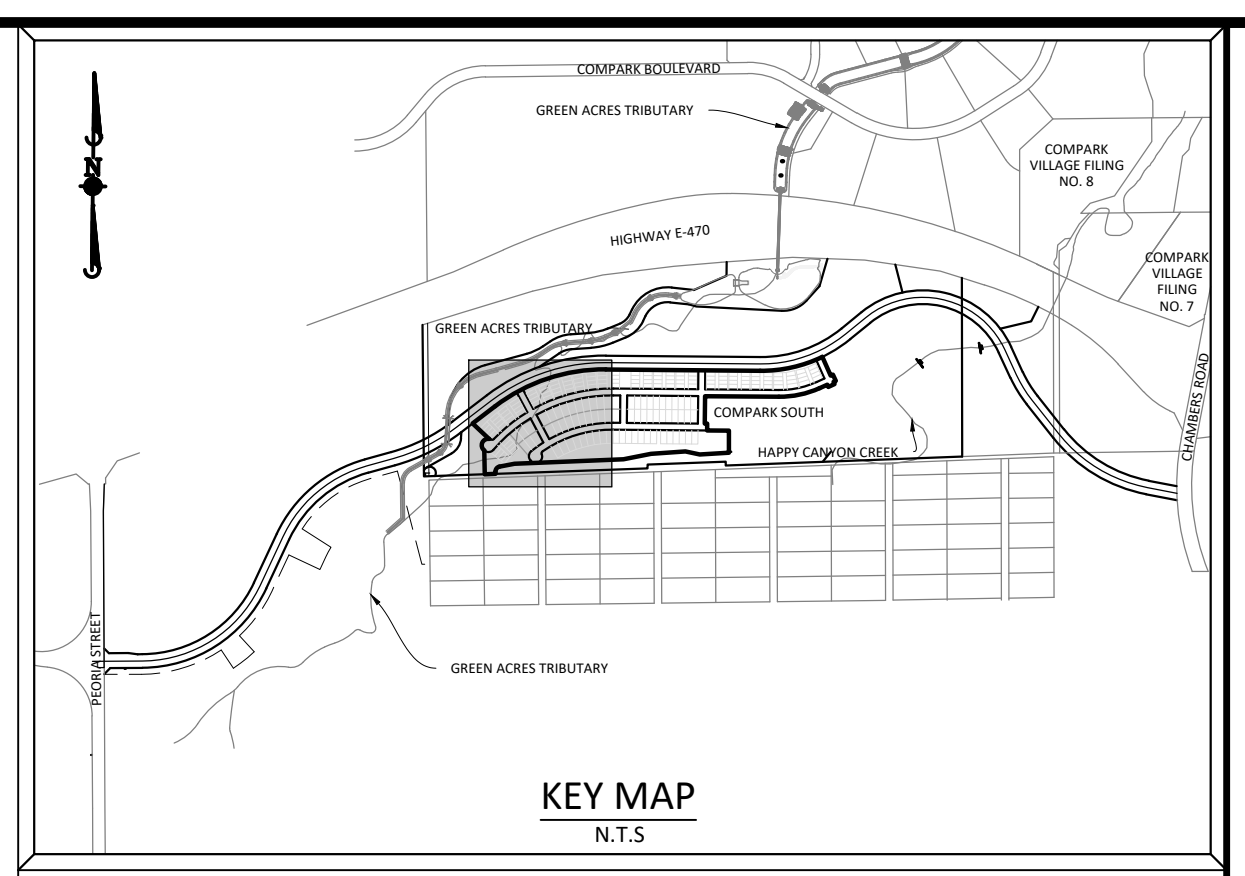
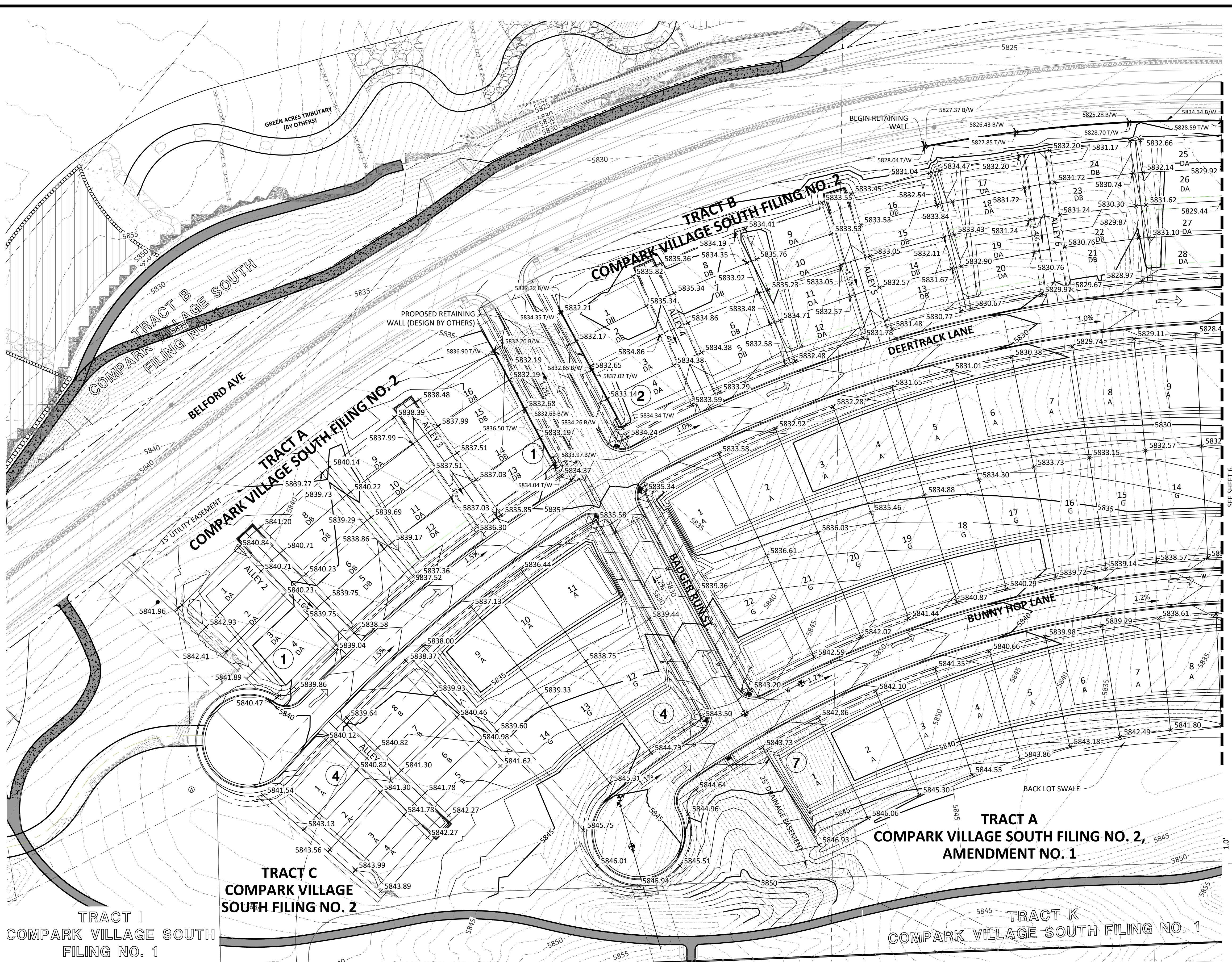
PROJ. MGR: RJM
 PROJ. ASSOC: RAK
 DRAWN BY:
 DATE: 09/20/16

SHEET
4 OF 43
 CLCPK3

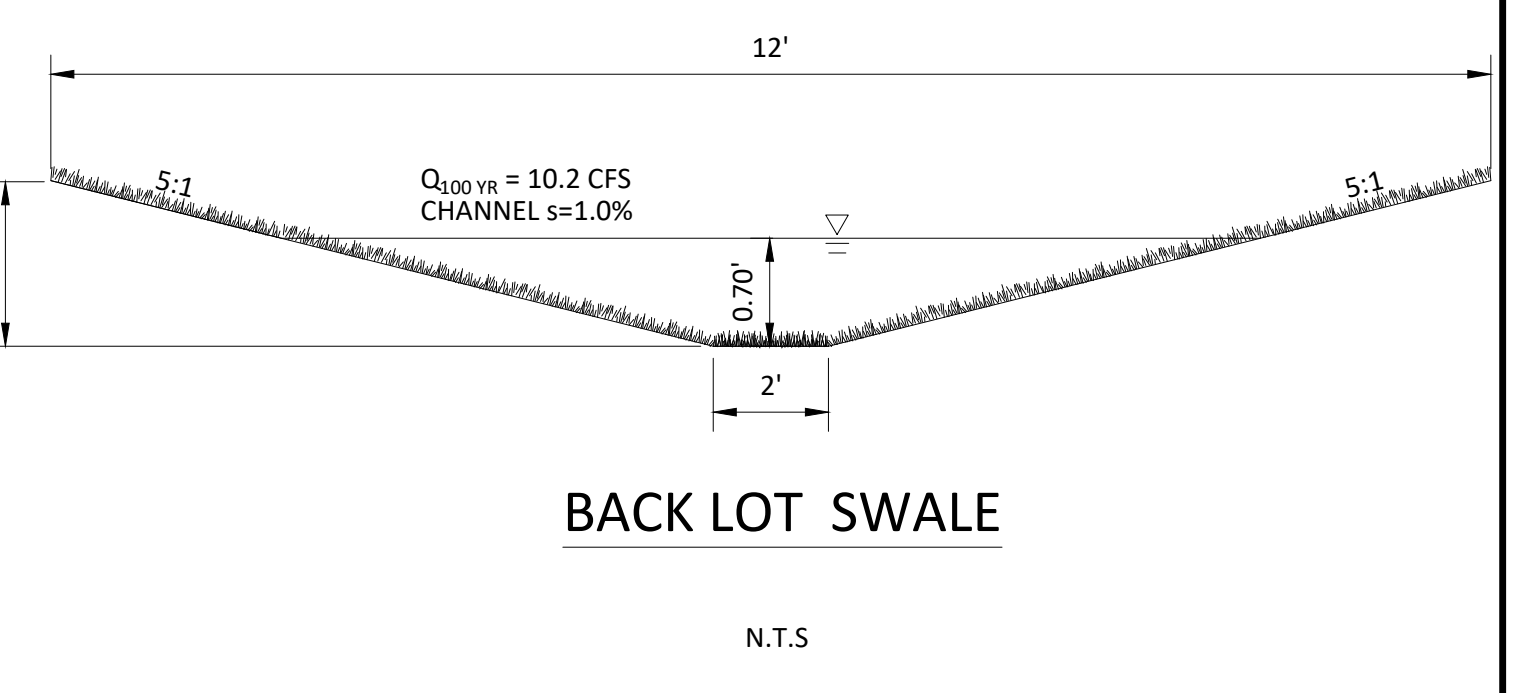
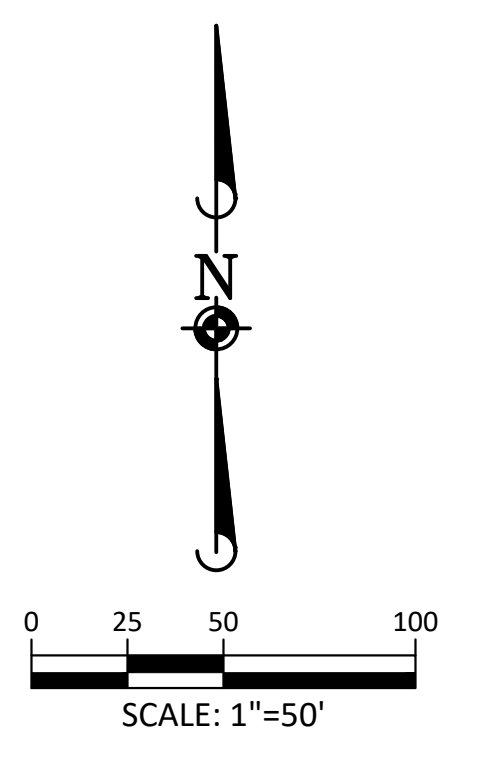
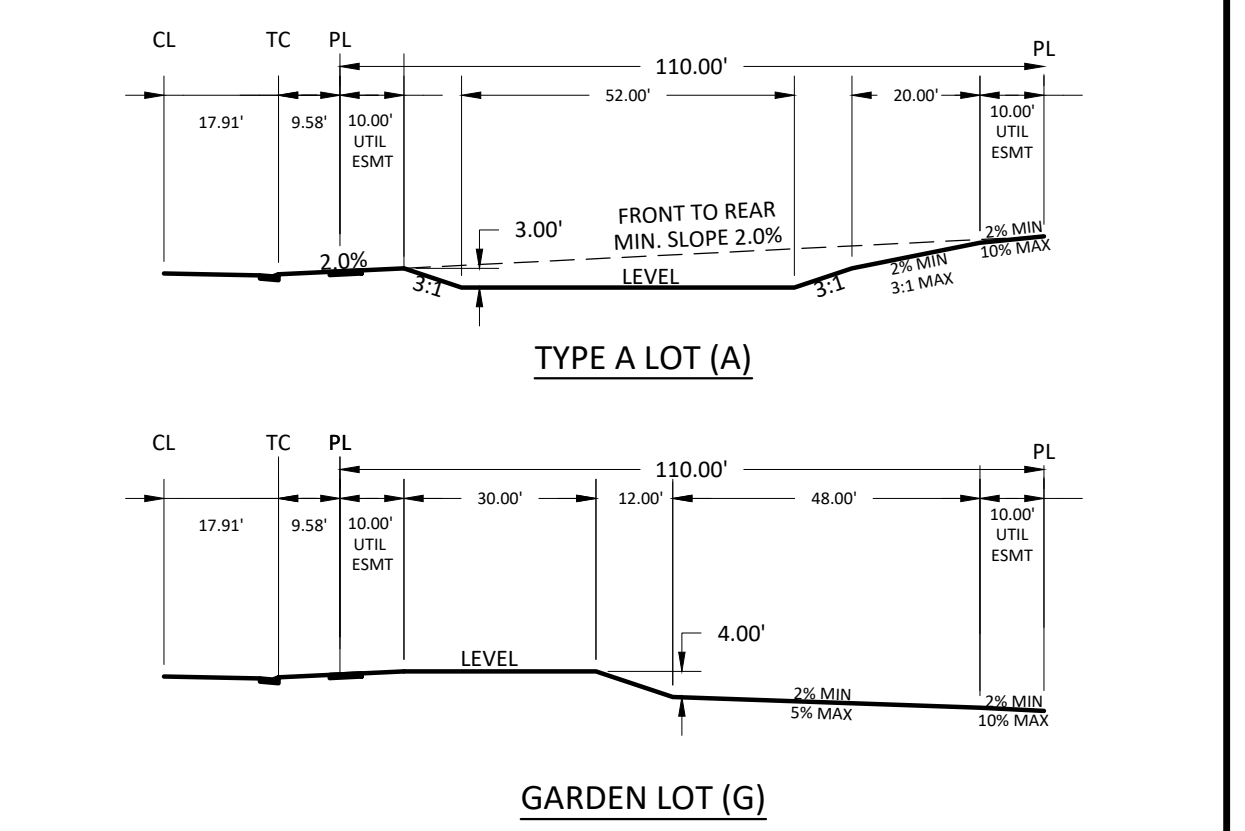
Plotted: 10/29/2020 2:22 PM. Dwg Name: P:\CLCPK3\Compark3\South\Residential\CD\Drawings\Plan\Skp\Town\Phase 1\USA-CLCPK3-Res-Phasing PLAN.dwg. Updated By: jhawthorne

© 2016 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.

Plotted: 10/29/2020 2:23 PM. Draw Name: P:\Cadd\3\ComparkSouth\05-Residential_CD\Draw\Final\Drawings\Plan\Town\Phase 1\05A-CLCPK3-Overlot Grading.tbx.dwg. Updated By: jhawthorne

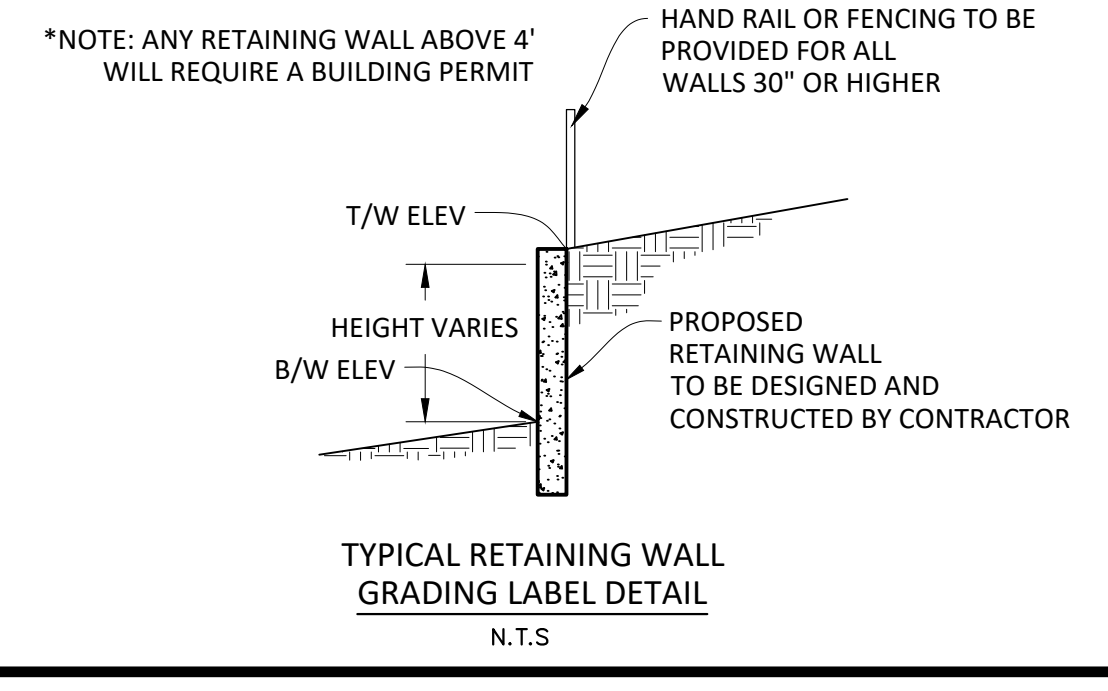


SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



GRADING PLAN NOTES:

- CUT AND FILL VOLUMES ARE UNADJUSTED.
 CUT: 169,055 CY
 FILL: 64,059 CY
 NET: 116,249 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

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.

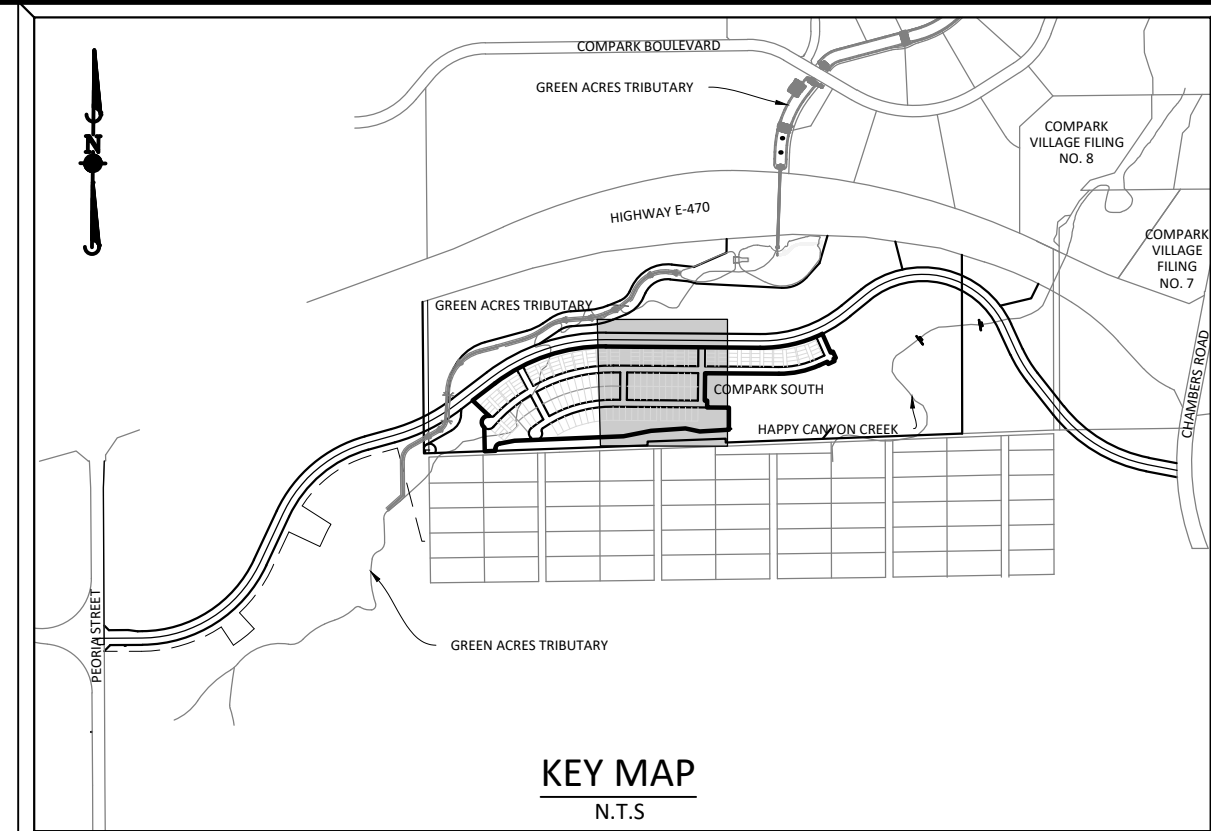
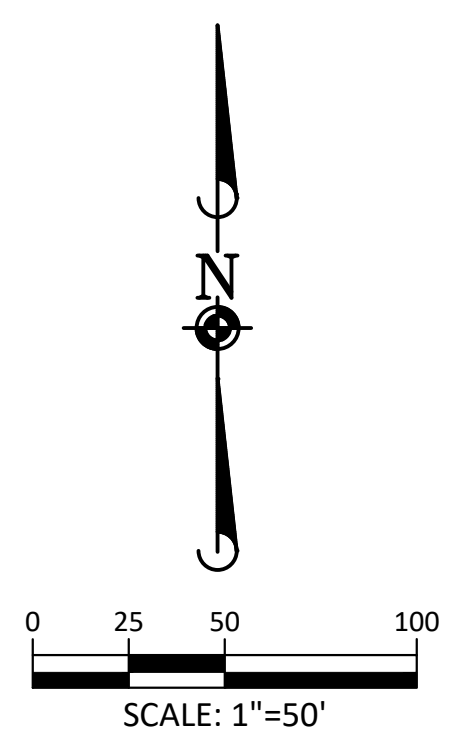
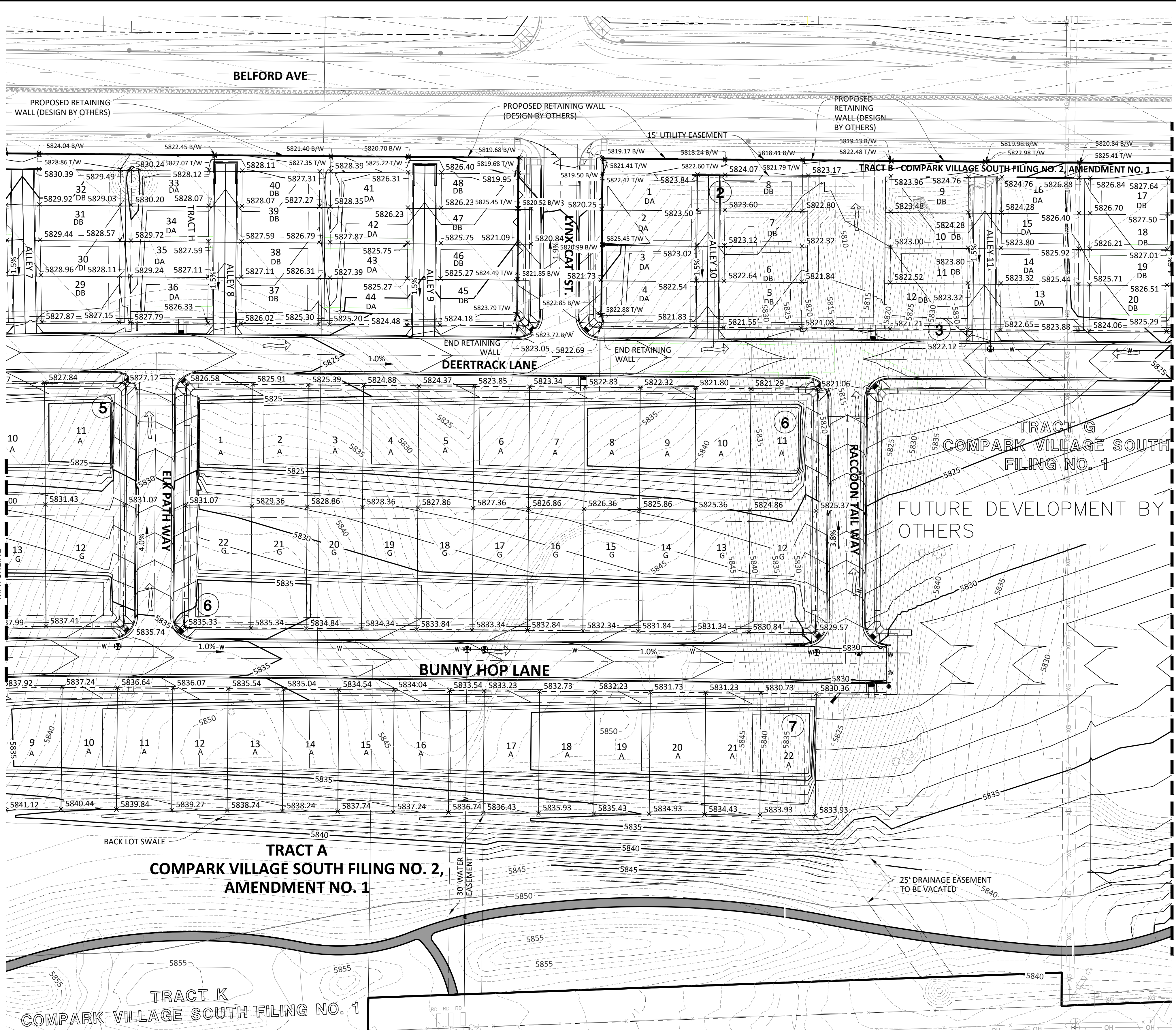


DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

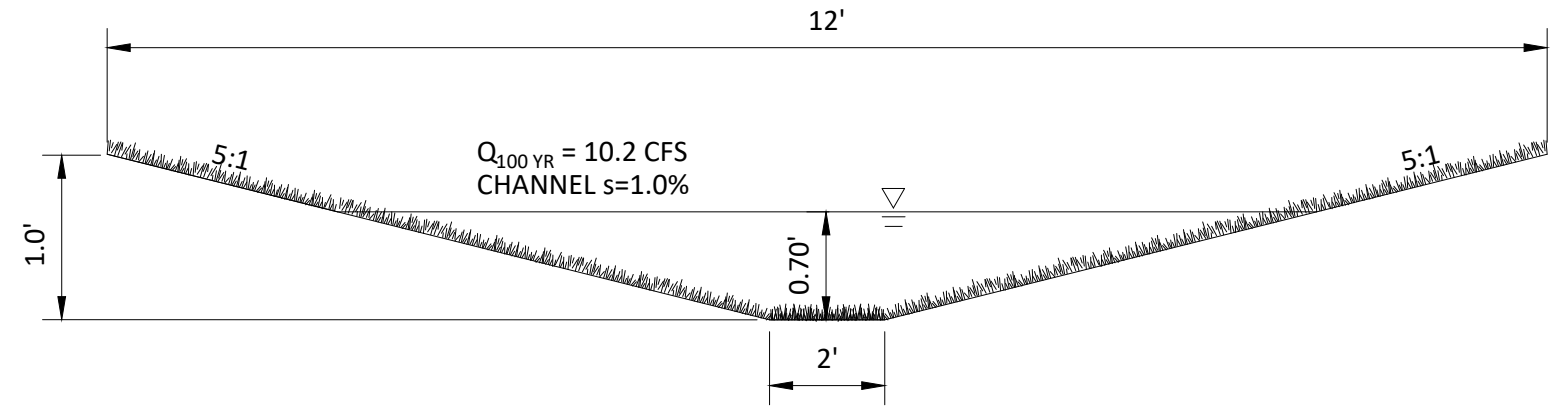
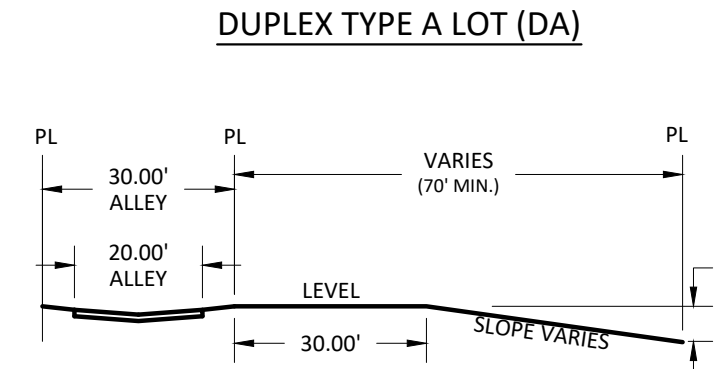
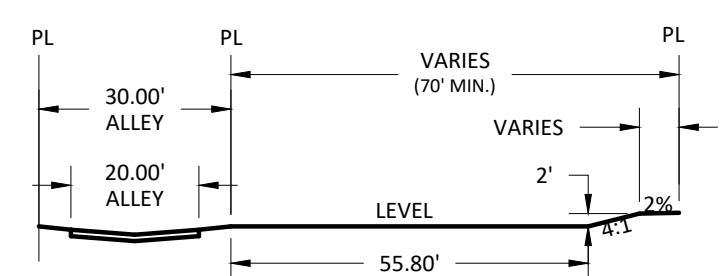
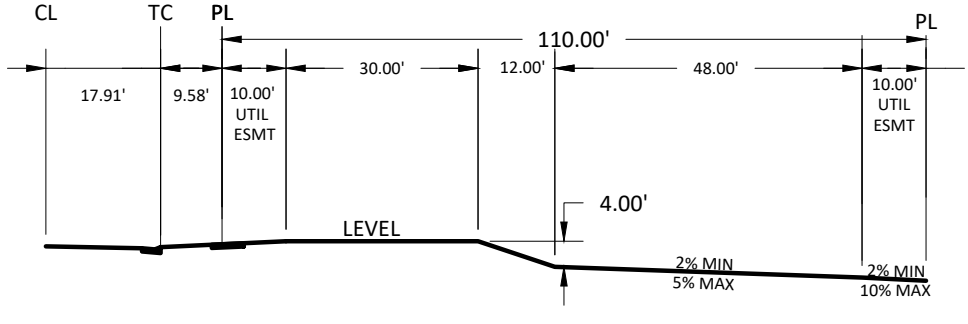
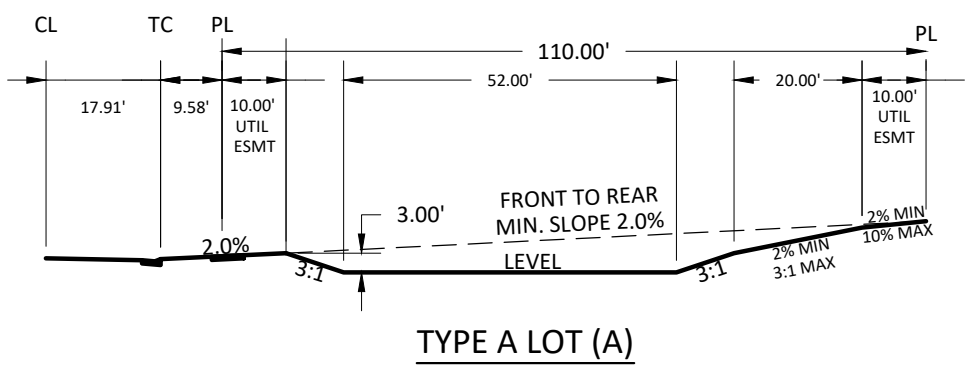
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80121, phone: 303.788.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
OVERLOT GRADING PLAN WEST

PROFESSIONAL ENGINEER
 37642
 10-30-2020
 PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16
SHEET 5 OF 43
 CLCPK3



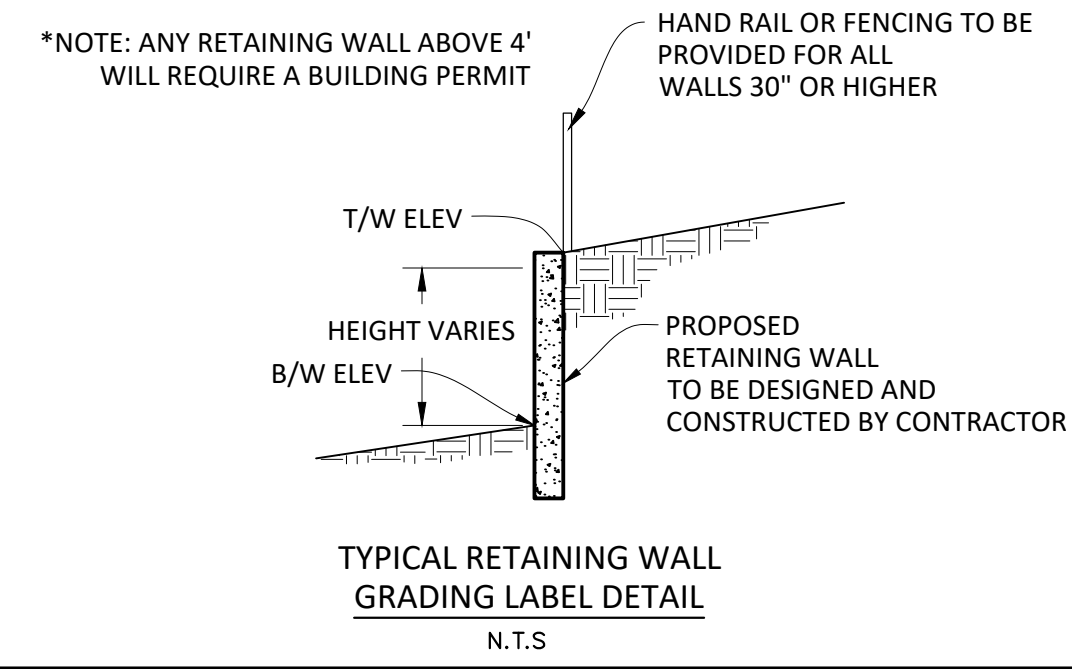
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



BACK LOT SWALE
N.T.S.

GRADING PLAN NOTES:

- CUT AND FILL VOLUMES ARE UNADJUSTED.
 CUT: 169,055 CY
 FILL: 64,059 CY
 NET: 116,249 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 DUPLIX AREAS.



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.



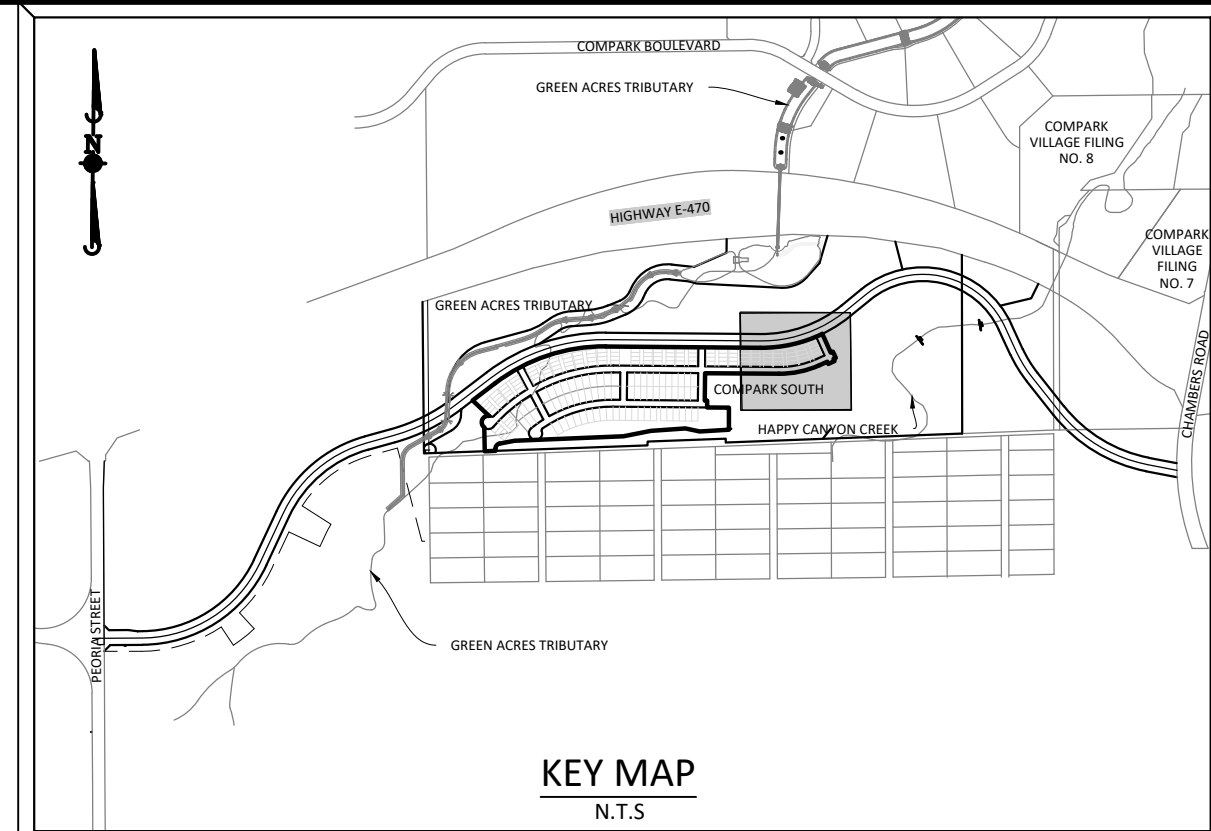
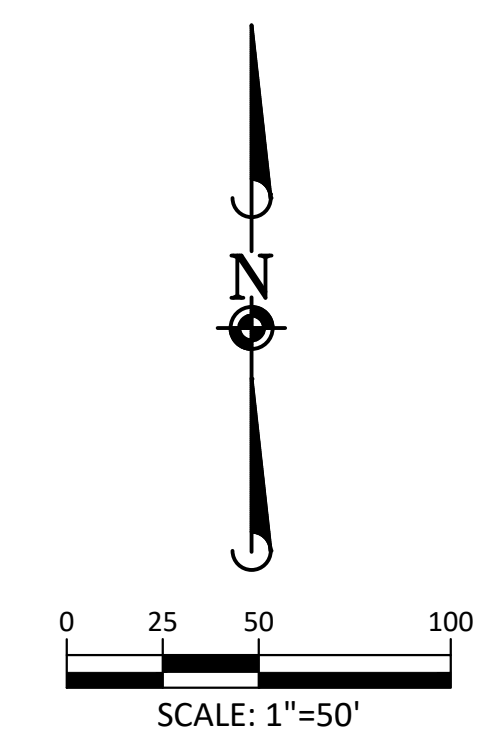
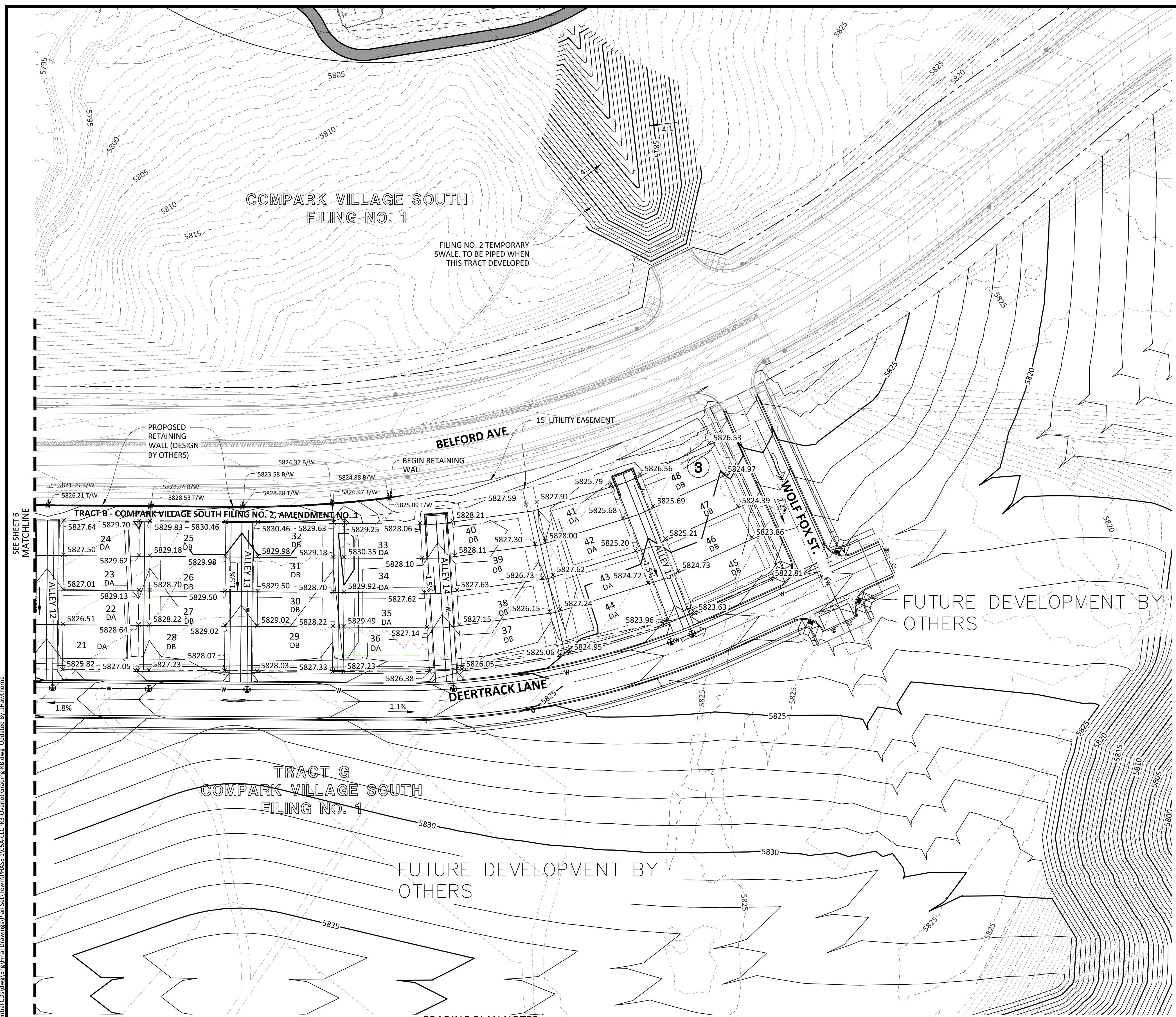
DATE	REVISIONS
09/20/20	APPROVED
08/08/20	SUBMITTAL FOR REAPPROVAL
05/05/20	SUBMITTAL FOR REAPPROVAL
03/03/20	SUBMITTAL FOR REAPPROVAL
02/02/20	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/31/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80121, phone: 303.778.0500
 manhard.com
 Civil Engineering, Surveying & Geospatial Services GIS
 Water, Resource Management Construction Management

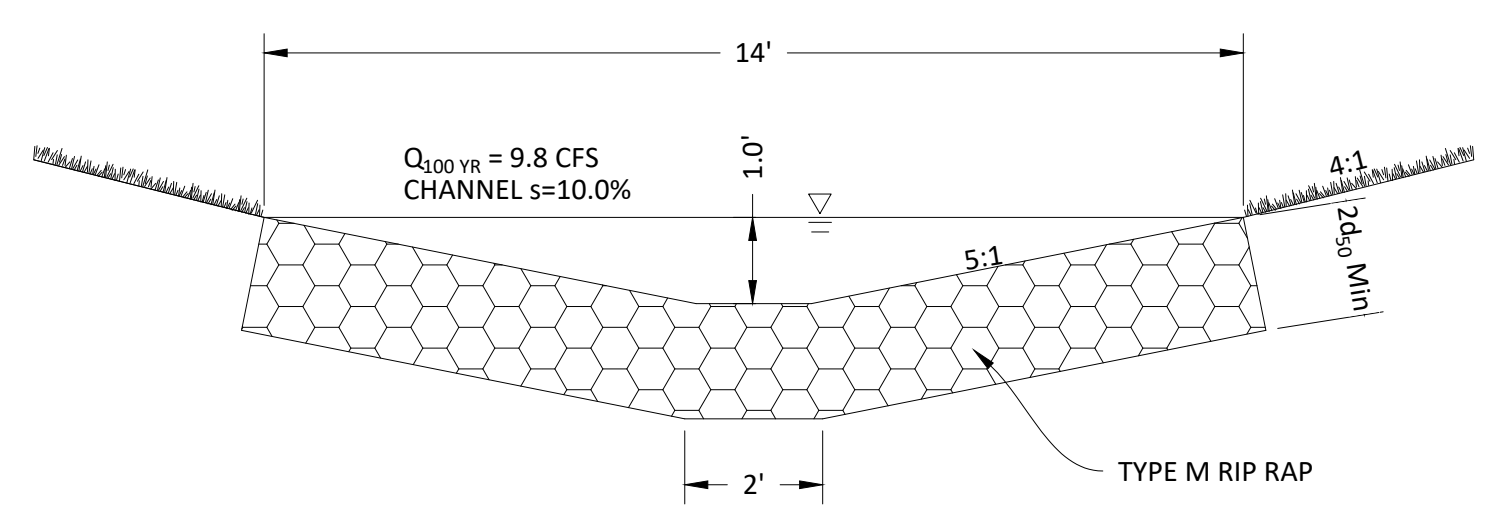
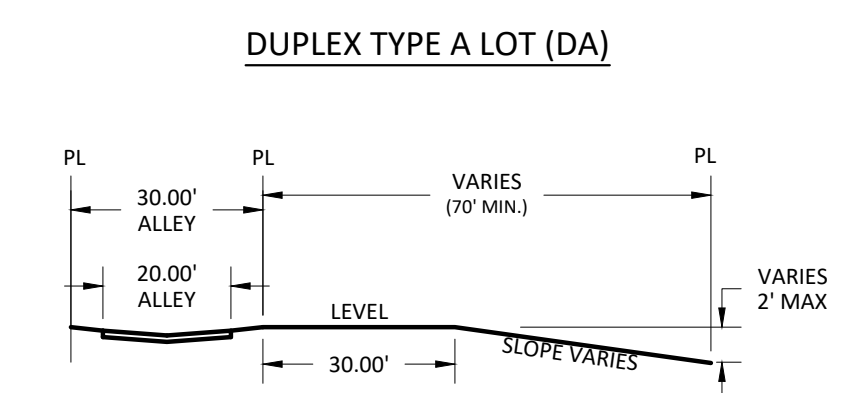
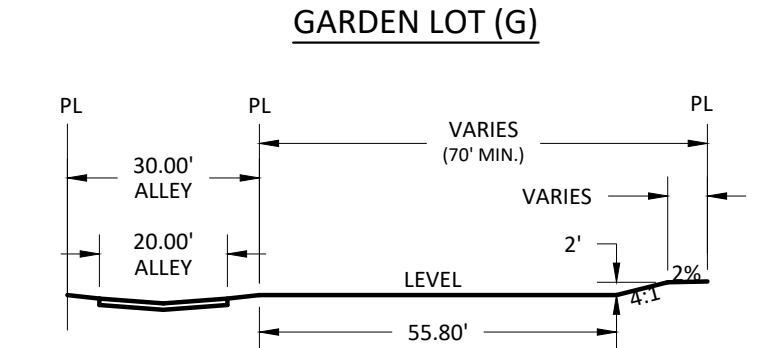
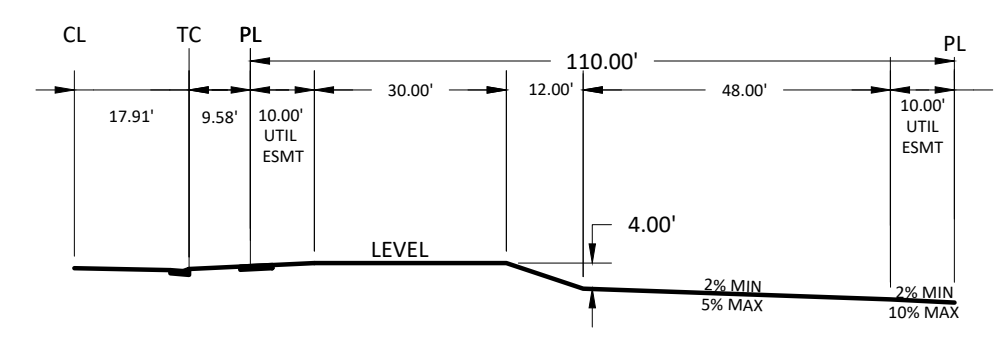
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
OVERLOT GRADING PLAN CENTRAL



PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16



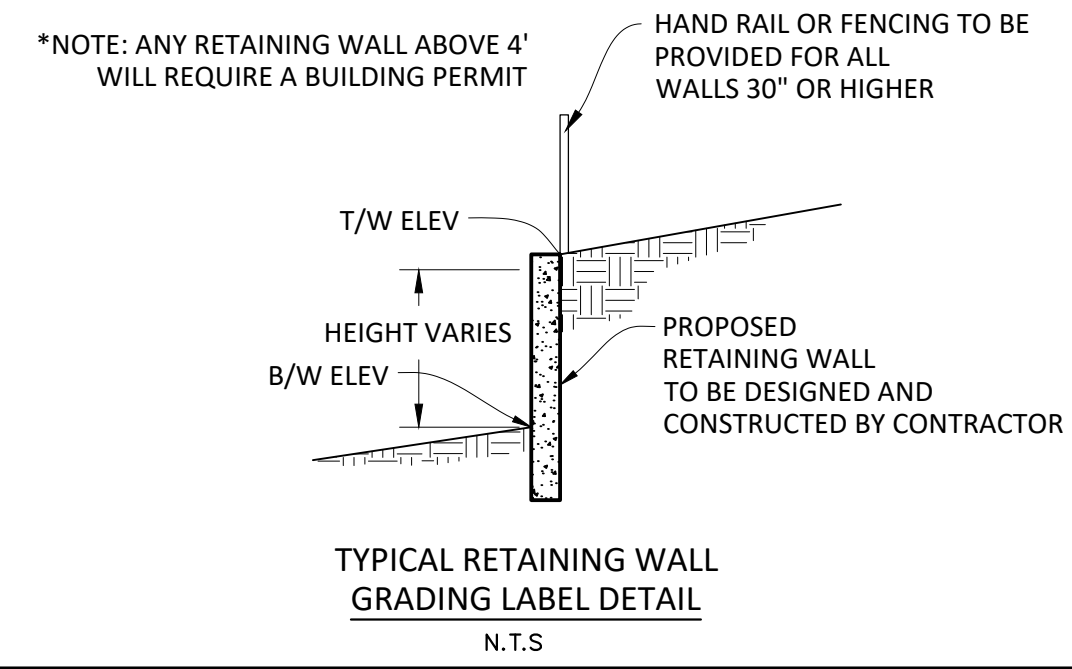
SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
 THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



TEMPORARY RIP RAP SWALE
 N.T.S.

GRADING PLAN NOTES:

- CUT AND FILL VOLUMES ARE UNADJUSTED.
 CUT: 169,055 CY
 FILL: 64,059 CY
 NET: 116,249 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.



DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80121
 Civil Engineering & Geospatial Services
 Water Resource Management

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

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.

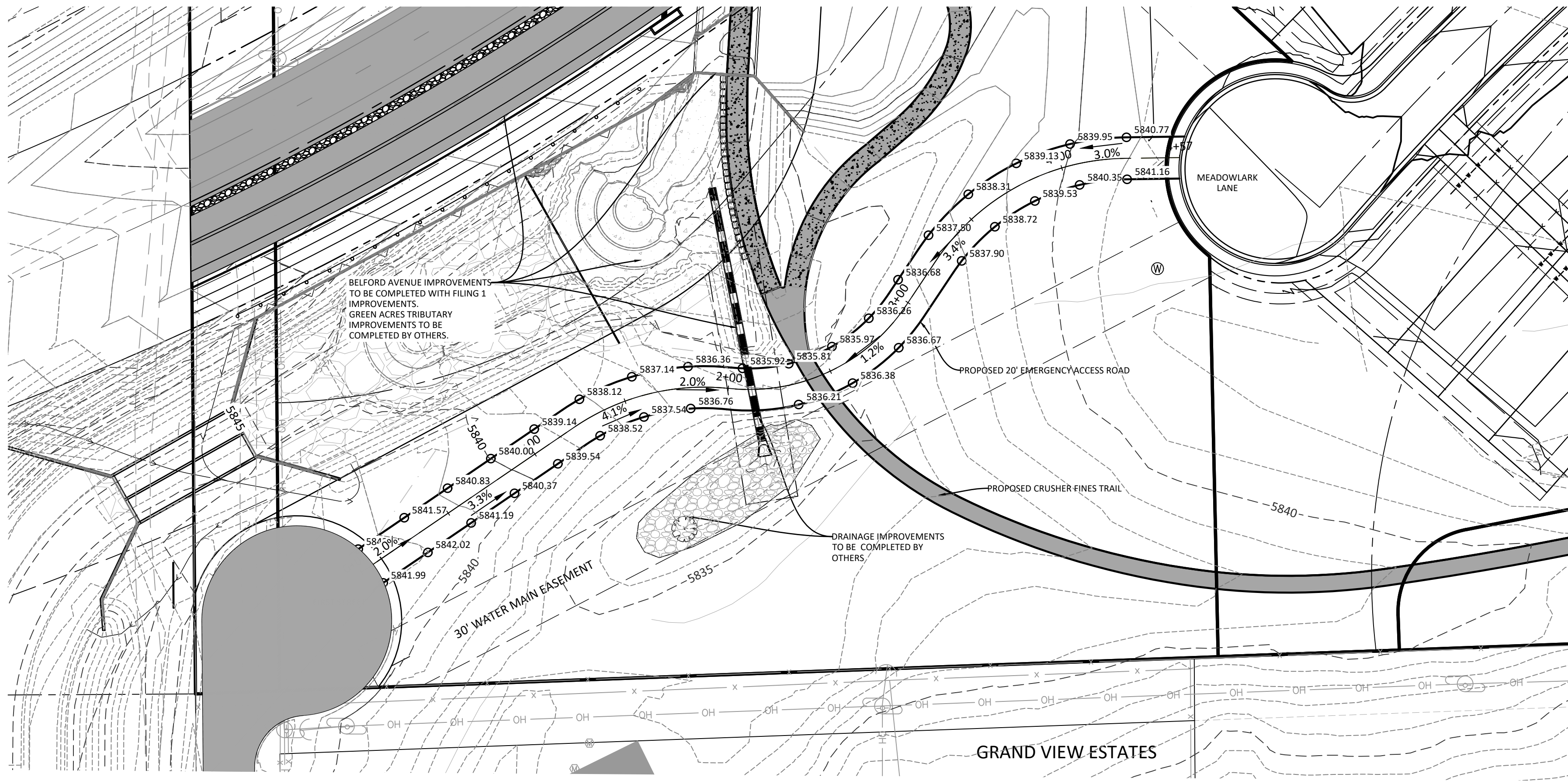
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/20

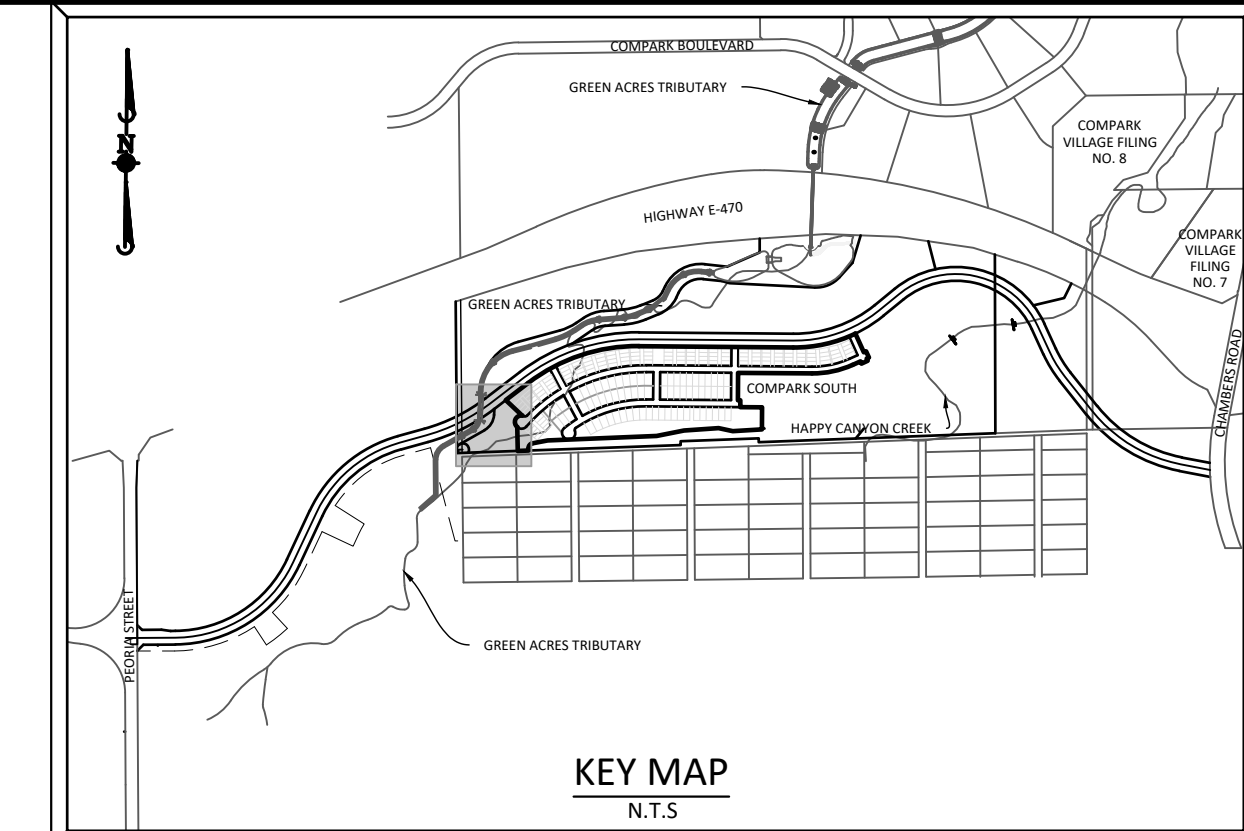
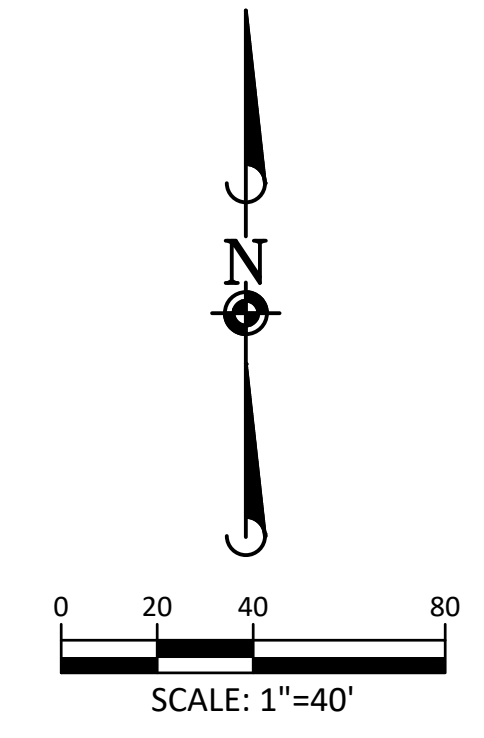
37642
 10-30-2020
 PROFESSIONAL ENGINEER

SHEET
7 OF 43
 CLCPK3



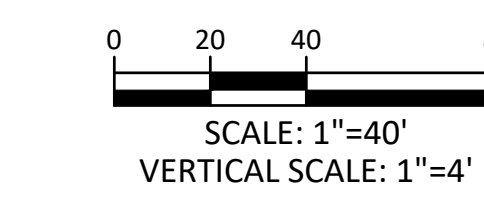
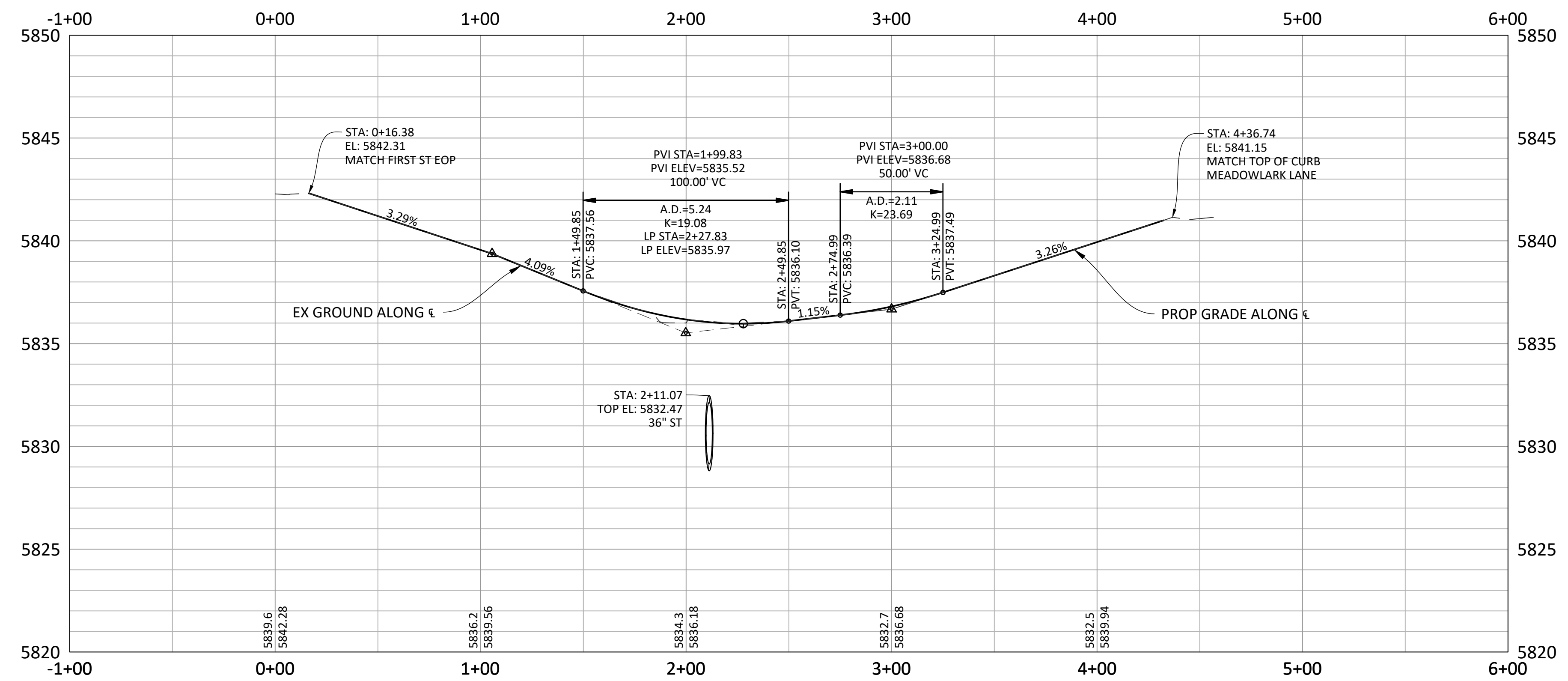
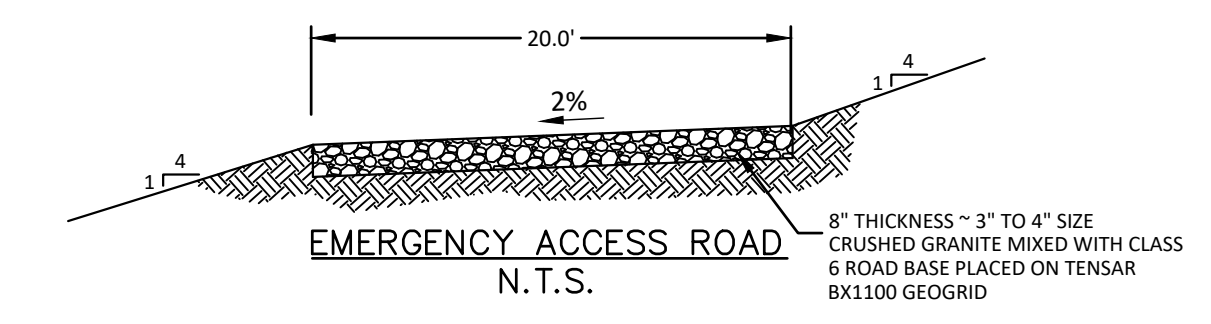


EMERGENCY ACCESS ROAD



KEY MAP
N.T.S.

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)



DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.788.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
EMERGENCY ACCESS ROAD

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.

811
Know what's below.
Call before you dig.

PROFESSIONAL ENGINEER
37642
10-30-2020

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

SHEET
8 OF 43
CLCPKC3

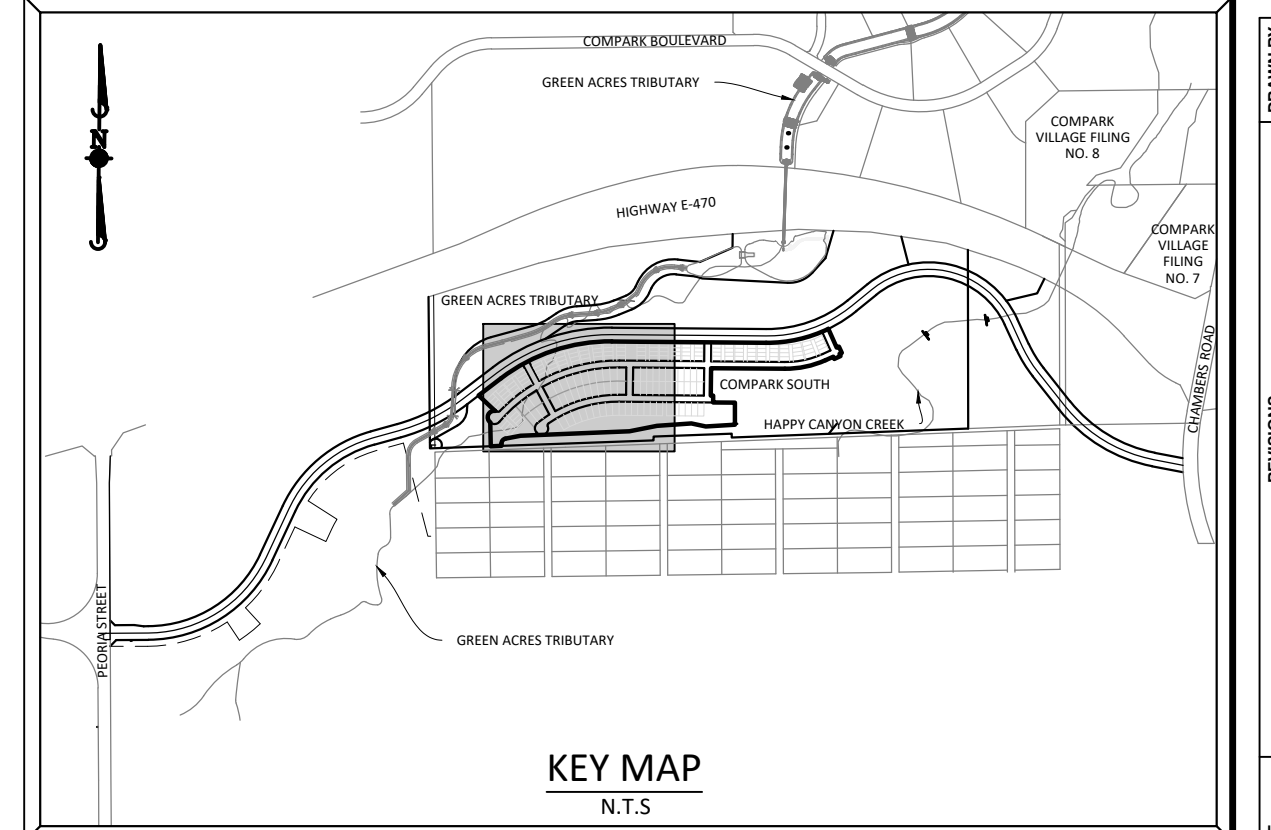
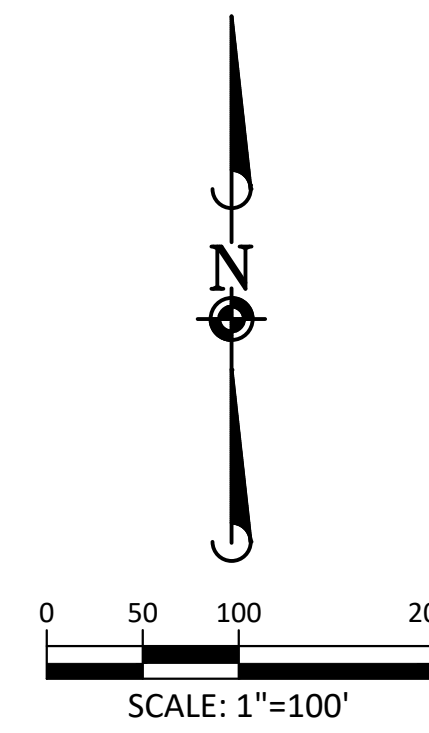
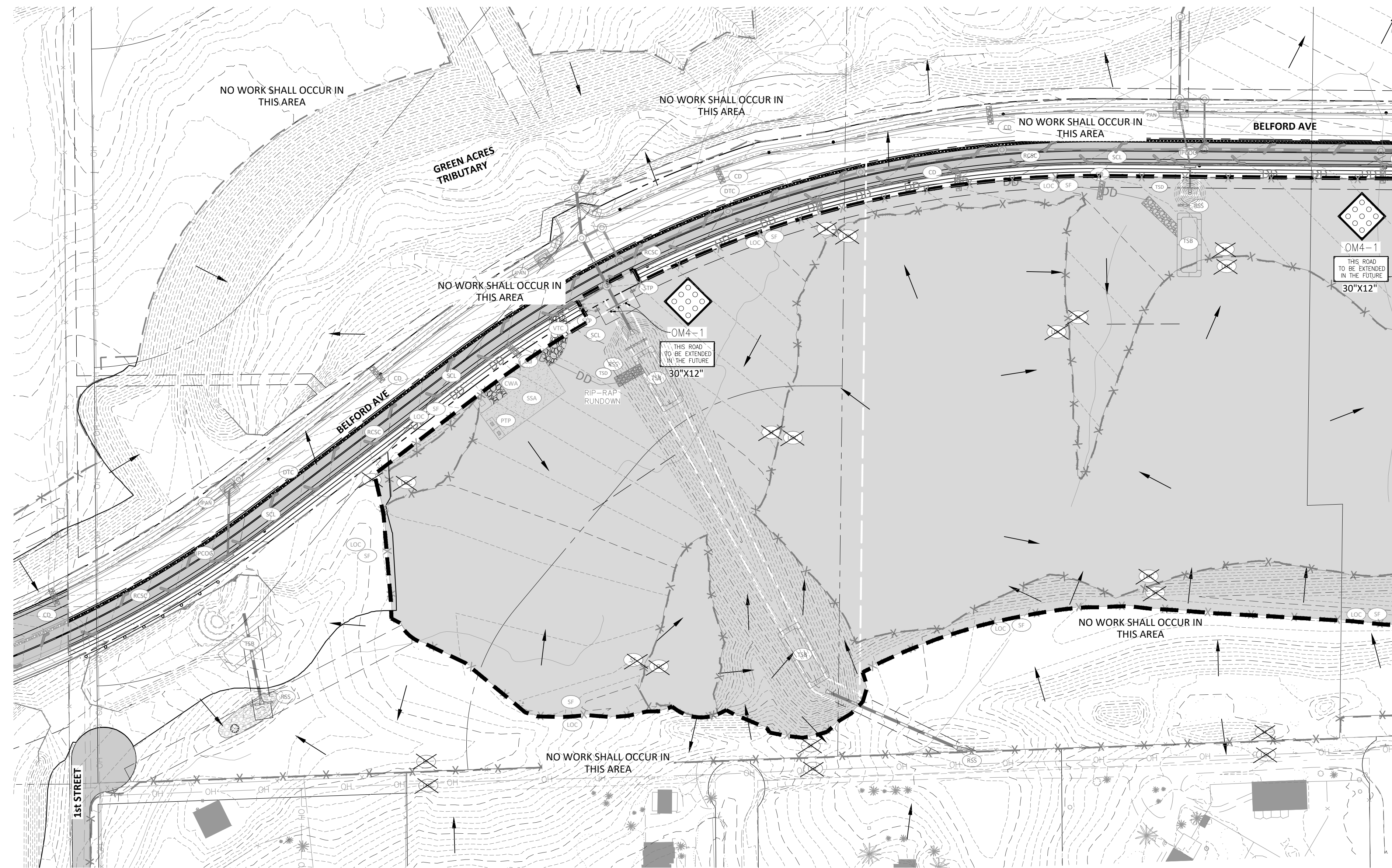
TOWN OF PARKER APPROVALS

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.

Plotted: 10/29/2020 2:26 PM. Dwg Name: P:\C\p\k\3\Compark\South\Phase 1\USA-Emergency Access.dwg. Updated By: JHawthorne

Plotfile: 10/30/2020 9:05 AM, Dwg Name: C:\pks3\ComSouth\Residential\CD\dwg\Eng\Final\Drawings\Plan_Soil\Phase 1\USA-CLCPK3-KB-CBMP A.dwg, Updated By: ADrucker



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

	CD	CHECK DAM
	CF	CONSTRUCTION FENCE
	CP	CULVERT PROTECTION
	CWA	CONCRETE WASHOUT AREA
	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
	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:

1. SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
2. 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.
3. ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
4. ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
5. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
6. 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.
7. 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.
8. EXISTING CBMPS 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.
9. 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

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.

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

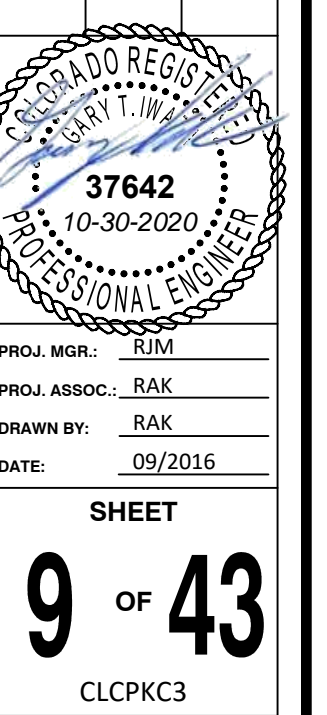
DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

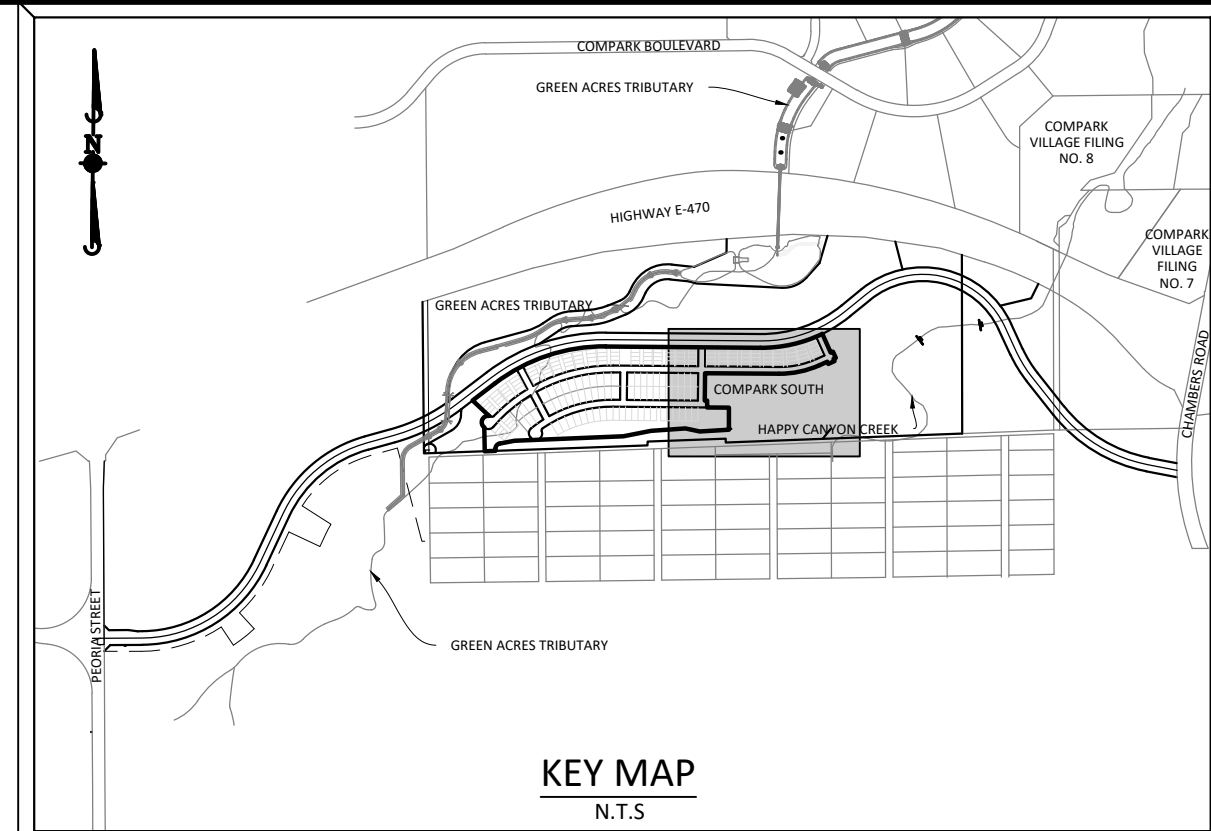
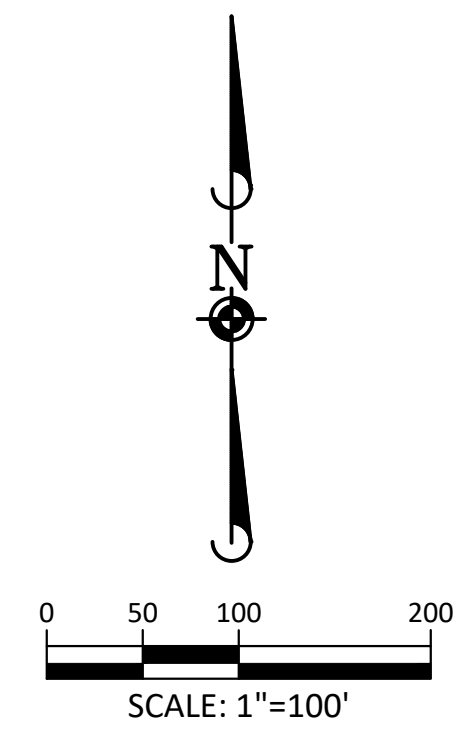
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
9 OF **43**
 CLCPK3





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

- CD CHECK DAM
- CF CONSTRUCTION FENCE
- CP CULVERT PROTECTION
- CWA CONCRETE WASHOUT AREA
- 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
- 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.



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
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

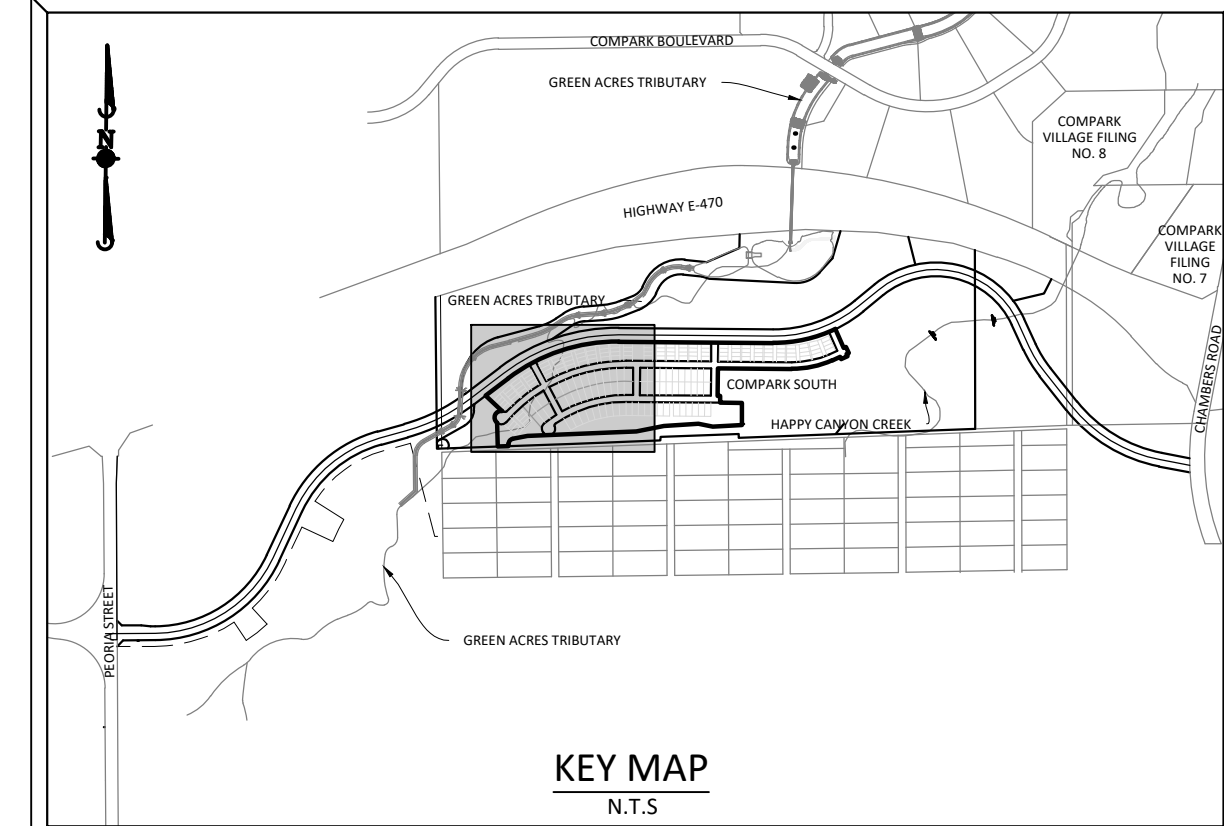
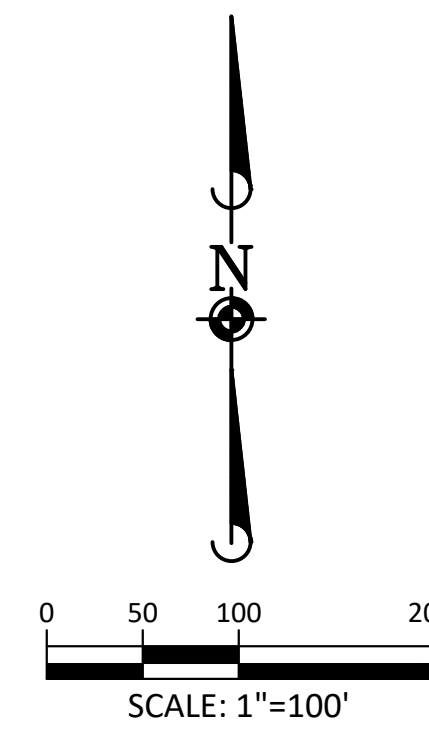
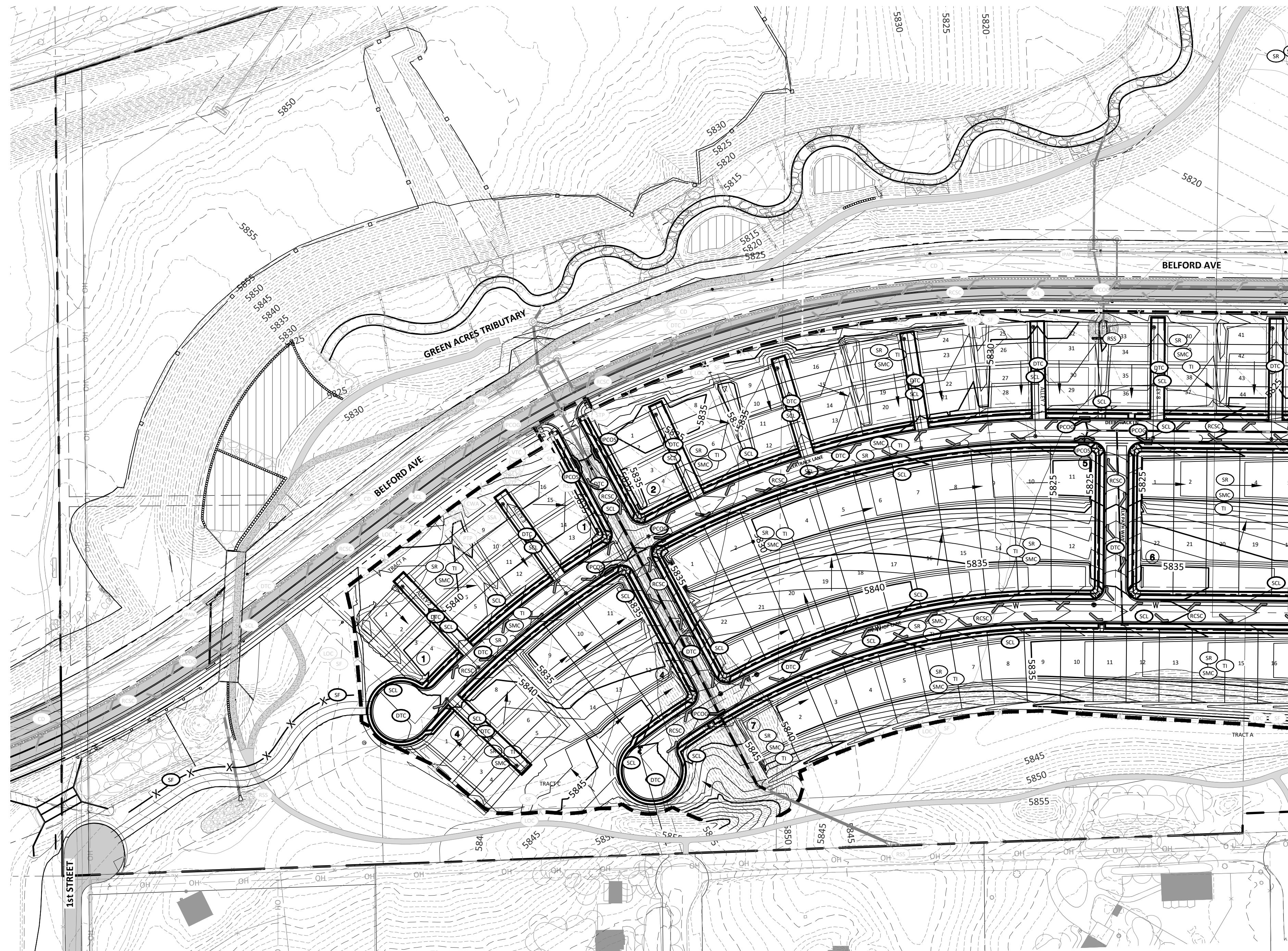
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

PROFESSIONAL ENGINEER
 37642
 10-30-2020

SHEET
10 OF 43
 CLCPK3

Plotted: 10/30/2020 9:05 AM. Dwg Name: P:\C\p\k3\Compsouth\Drawings\Plan_Sc\1\Phase 1\USA-CLCPK3-KB-CBMP-A.dwg. Updated By: ADrucker

© 2020 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.



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

	CD CHECK DAM
	CF CONSTRUCTION FENCE
	CP CULVERT PROTECTION
	CWA CONCRETE WASHOUT AREA
	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
	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:

1. SILT FENCE TO BE INSTALLED IN AREAS OF SIGNIFICANT TOPOGRAPHY AND SHALL HAVE STAKES @ 5'-0" O.C.
2. 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.
3. ALL LOTS NEED LOT PROTECTION (LP) BEFORE THEY WILL RECEIVE A CERTIFICATE OF OCCUPANCY.
4. ALL CONSTRUCTION TRASH MUST BE THOROUGHLY CLEANED UP ON A DAILY BASIS.
5. REFER TO IRRIGATION AND LANDSCAPE PLANS FOR TEMPORARY IRRIGATION PLANS.
6. 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.
7. 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.
8. EXISTING CBMPS 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.



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
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.788.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

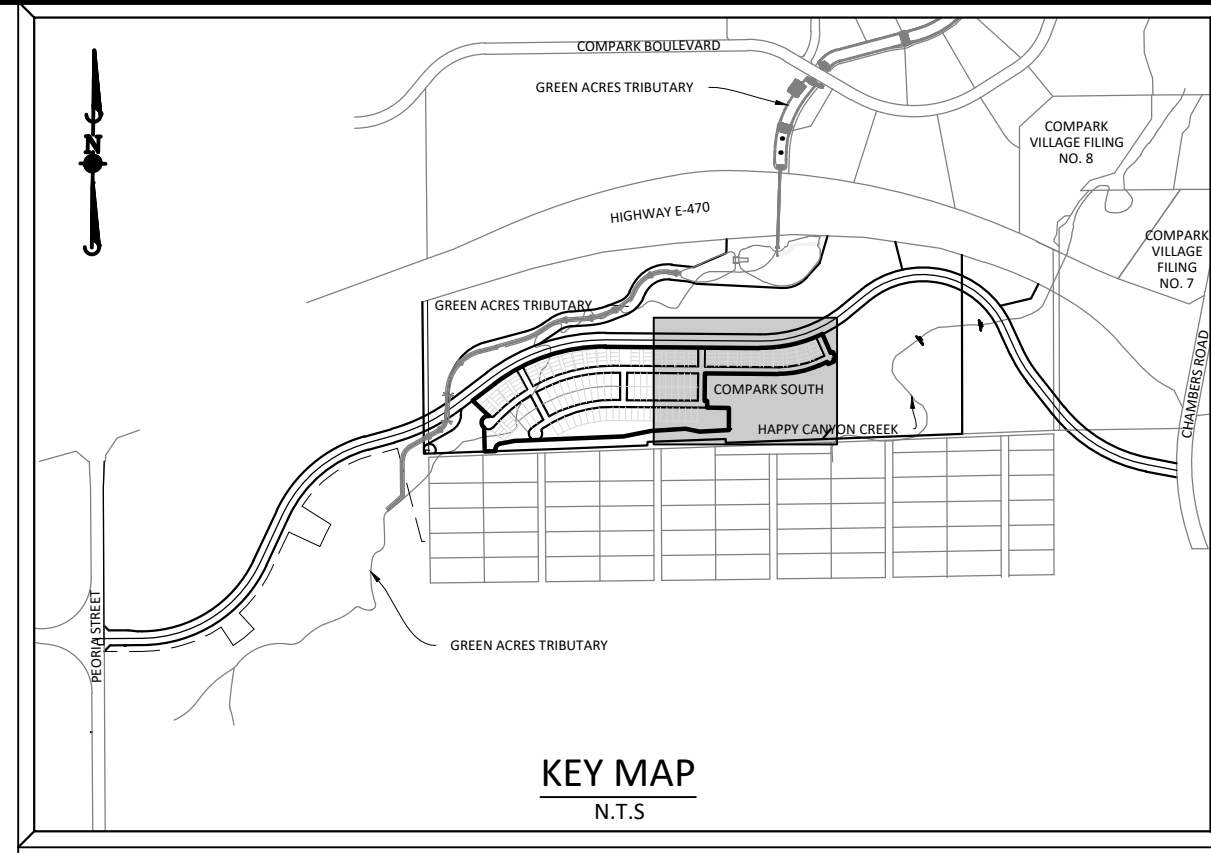
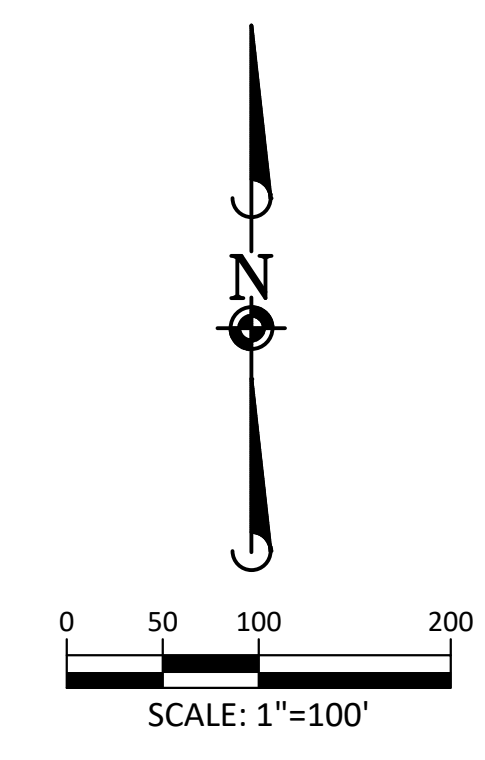
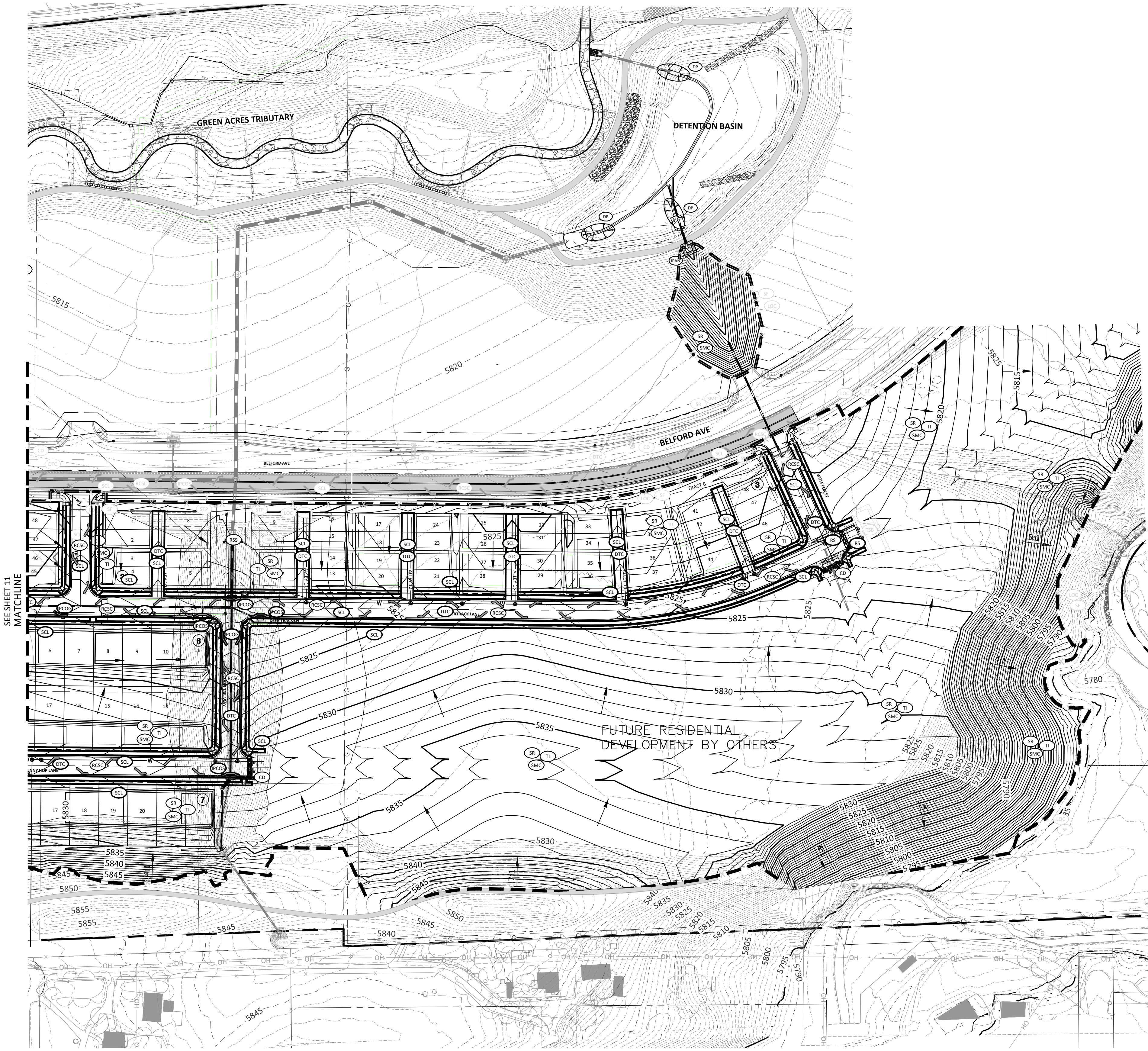
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
CBMP PLAN - PHASE B

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

PROFESSIONAL ENGINEER
 37642
 10-30-2020

SHEET
11 OF 43
 CLCPKC3

Plotfile: 10/30/2020 3:13 PM Dwg Name: P:\Cpck3\Compsouth05-residential CDS\dwg\Eng\Final Drawings\Plan SKI\Town\Phase 1\05A-CLCPK3-NB-CBMP-C.dwg Updated By: Hawthorne



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

- | | |
|--|---|
| | CD CHECK DAM |
| | CF CONSTRUCTION FENCE |
| | CP CULVERT PROTECTION |
| | CWA CONCRETE WASHOUT AREA |
| | 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 |
| | LP LOT PROTECTION |
| | LOC LIMITS OF CONSTRUCTION |
| | PTP PORTABLE TOILET PROTECTION |
| | RCSC ROUGH CUT STREET CONTROL |
| | RS ROCK SOCKET |
| | RSS ROCK SOCKET 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.



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
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
05/20/17	ALLEY PARKING PER TOWN OF PARKER
12/30/16	THIRD SUBMITTAL
11/2016	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.788.0500 manhard.com
 Civil Engineering, Surveying & Geospatial Services GIS
 Water Resource Management Construction Management

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

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16
SHEET
12 OF 43
 CLCPK3

- 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 VIOLATION REPORTS (a.k.a. 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 VIOLATION FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
 - THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
 - BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
 - ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
 - ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
 - ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
 - ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
 - THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
 - ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
 - NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
 - ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
 - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
 - A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

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

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENALTIES CONTAINED IN THE CODE.

DEFINITIONS:
DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.
NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

 - FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
 - ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH 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 WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

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

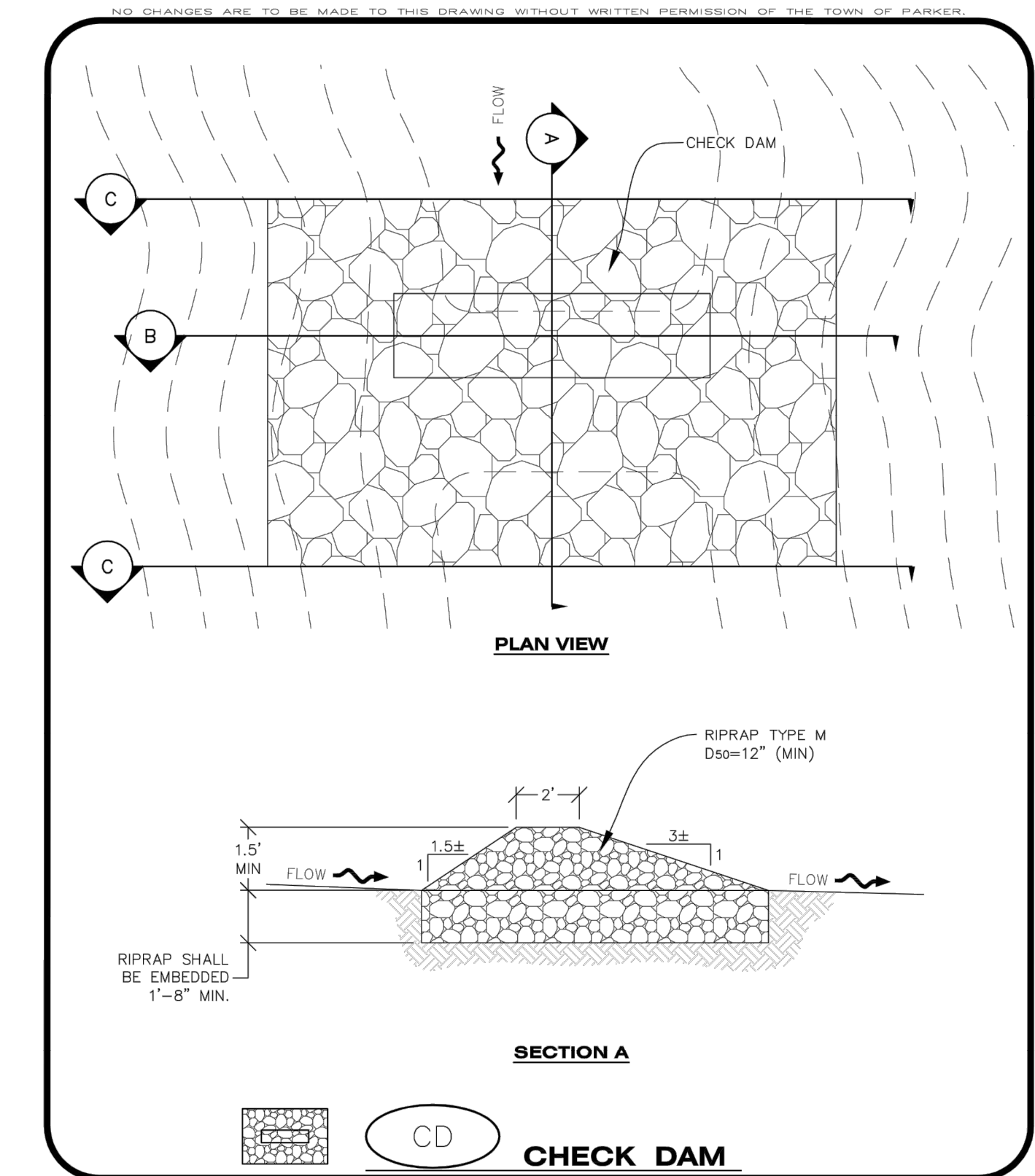
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
LEGEND 1 OF 3
 Oct. 2013

- 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



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

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
11/20/16	THIRD SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80121, phone: 303.788.0800 manhard.com
 Civil Engineering | Surveying | Geospatial Services | GIS | Water Resource Management | Construction Management

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

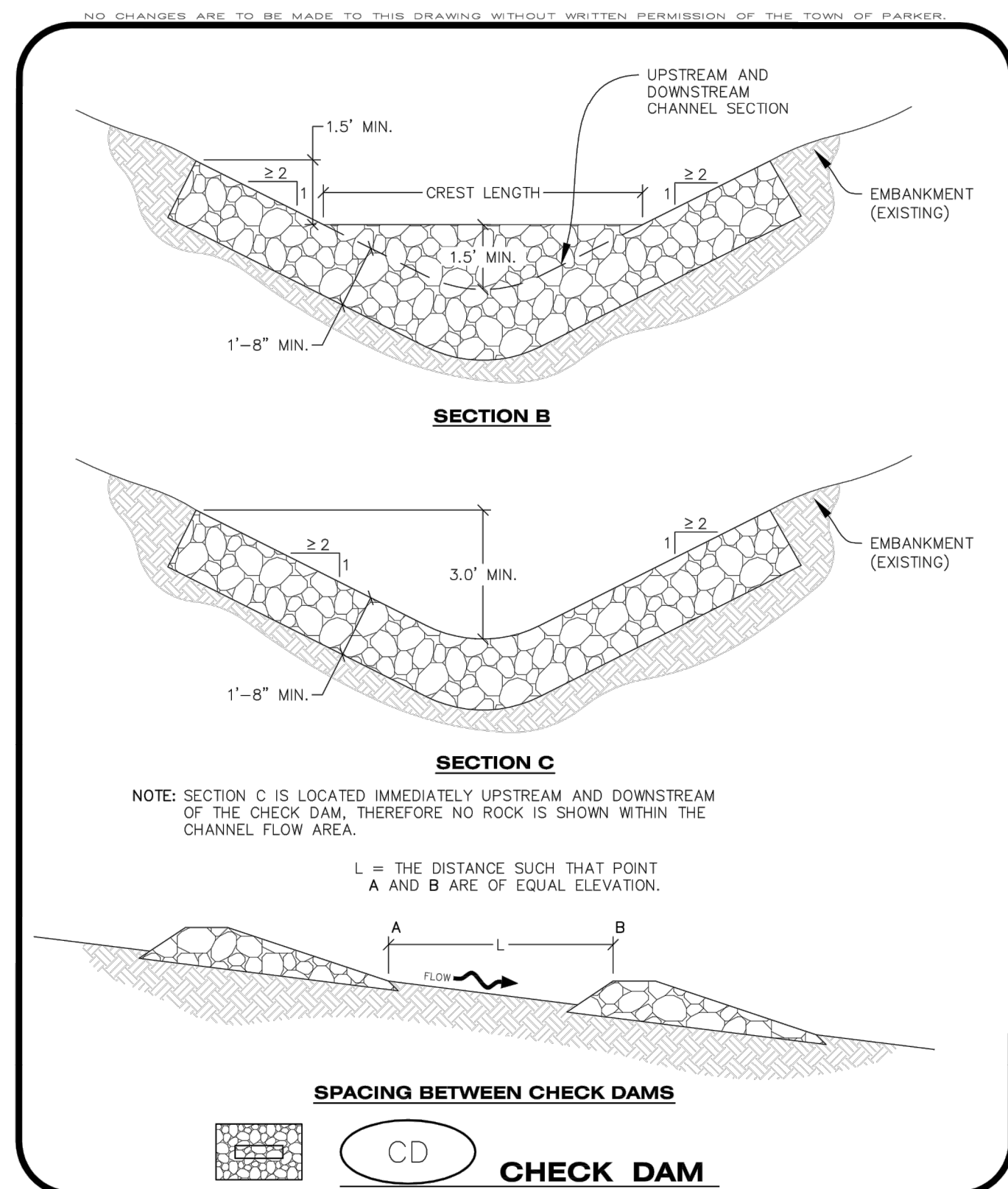
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

37642
 10-30-2020
 PROFESSIONAL ENGINEER

SHEET
13 OF 43
 CLCPK3

Plotted: 10/29/2020 2:31 PM. Dwg Name: P:\Cadd\3\Com\South\05-Residential CD\Draw\Final\Drawing\Plan_Sk1\Town\Phase 1\USA-CLCPK3-CBMP_Details.dwg. Updated By: RAK

Plotted: 10/29/2020 2:31 PM. Dog Name: P:\Cadd\3\Com\South05-Residential-CD\Draw\Plan-Sk\Town\Phase_1\USA-CLCPK3-CBMP-Details.dwg. Updated By: RAK



CBMP
CD
2 OF 3
Oct. 2013

CONSTRUCTION BEST MANAGEMENT PRACTICES

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

CHECK DAM INSTALLATION NOTES

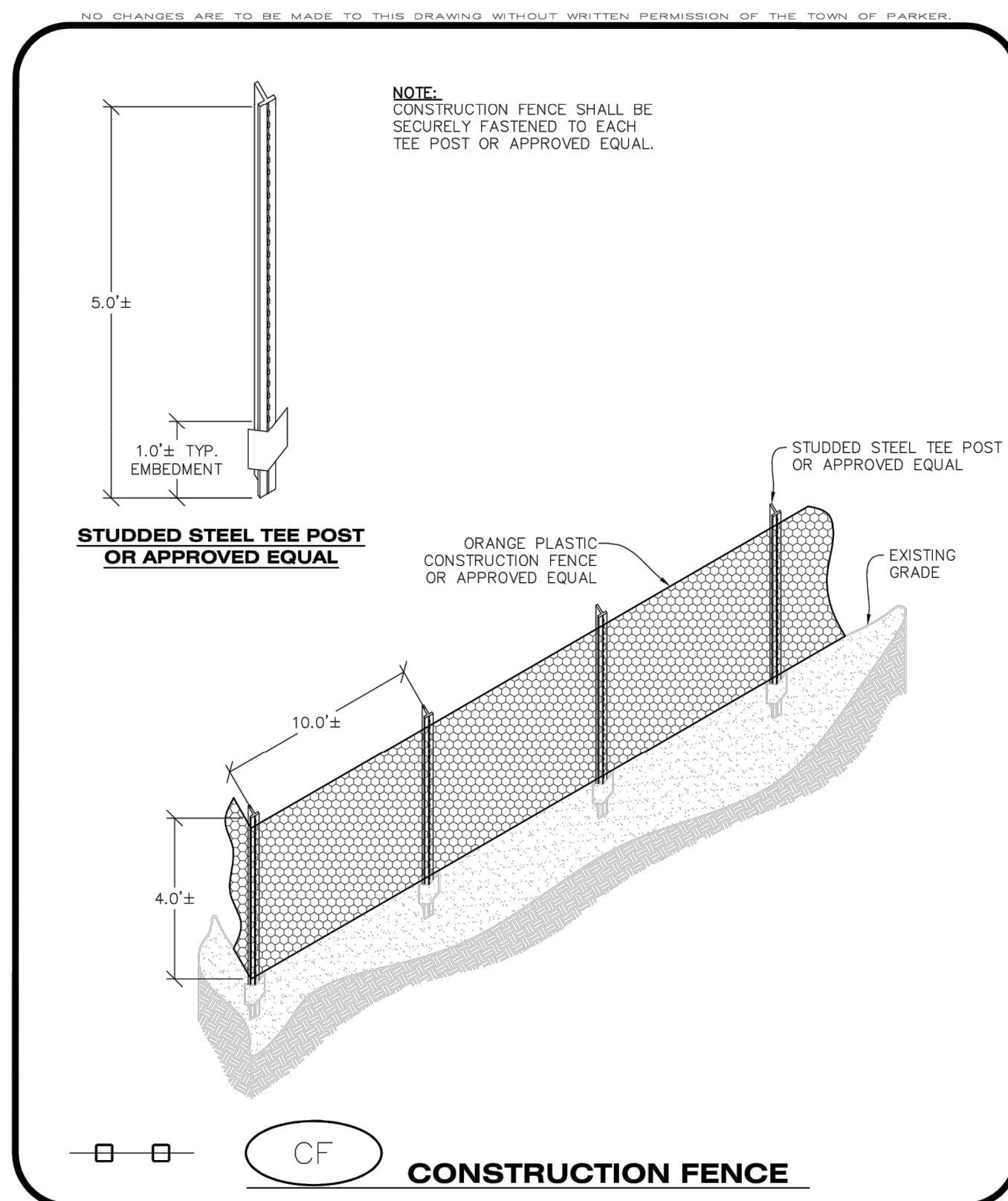
- SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
- CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
- RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
- RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
- THE MAXIMUM SPACING 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

CONSTRUCTION BEST MANAGEMENT PRACTICES



CBMP
CF
1 OF 2
Oct. 2013

CONSTRUCTION BEST MANAGEMENT PRACTICES

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

CONSTRUCTION FENCE INSTALLATION NOTES

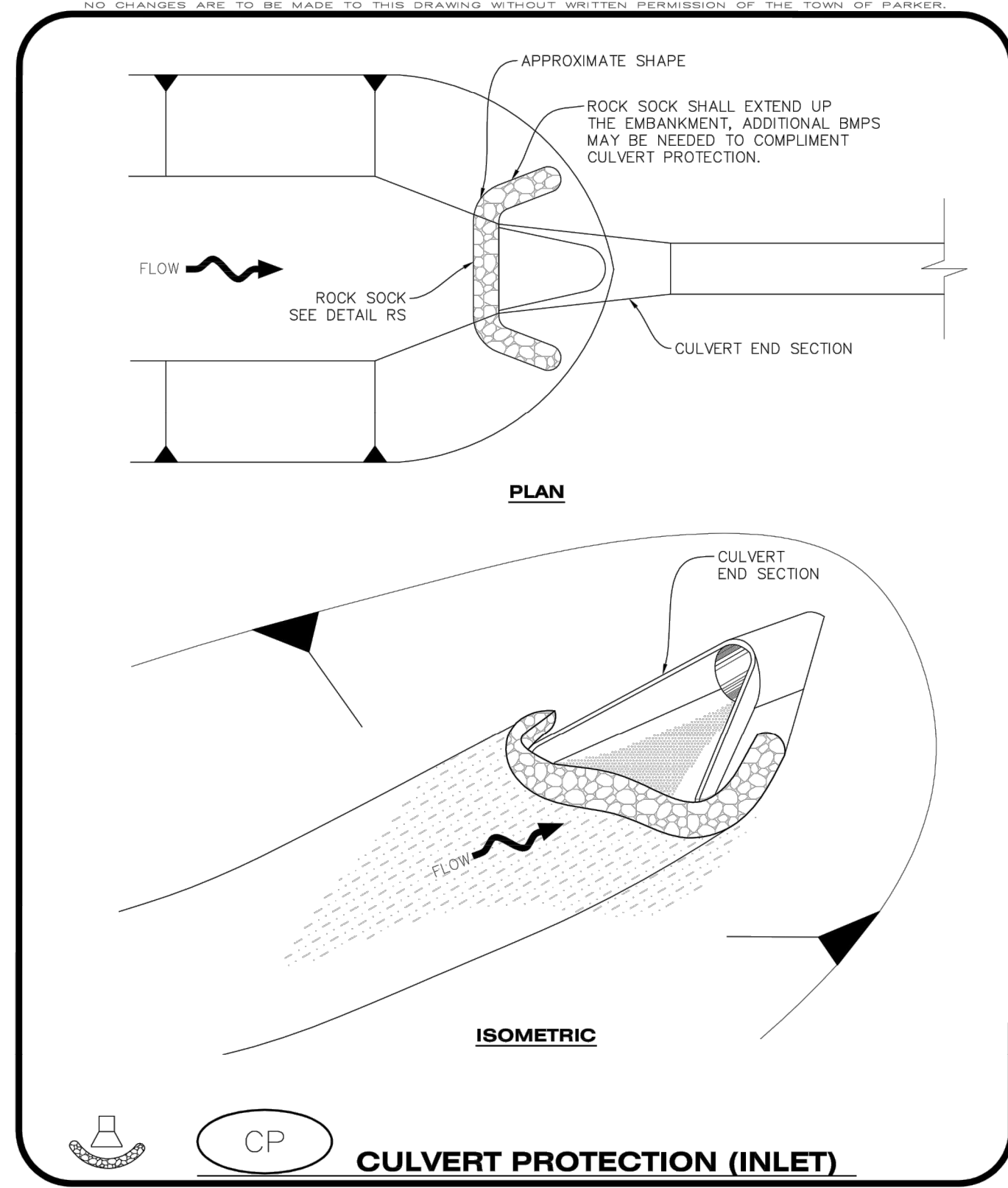
- THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

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

CONSTRUCTION BEST MANAGEMENT PRACTICES



CBMP
CP
1 OF 2
Oct. 2013

CONSTRUCTION BEST MANAGEMENT PRACTICES

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

CULVERT PROTECTION (INLET) INSTALLATION NOTES

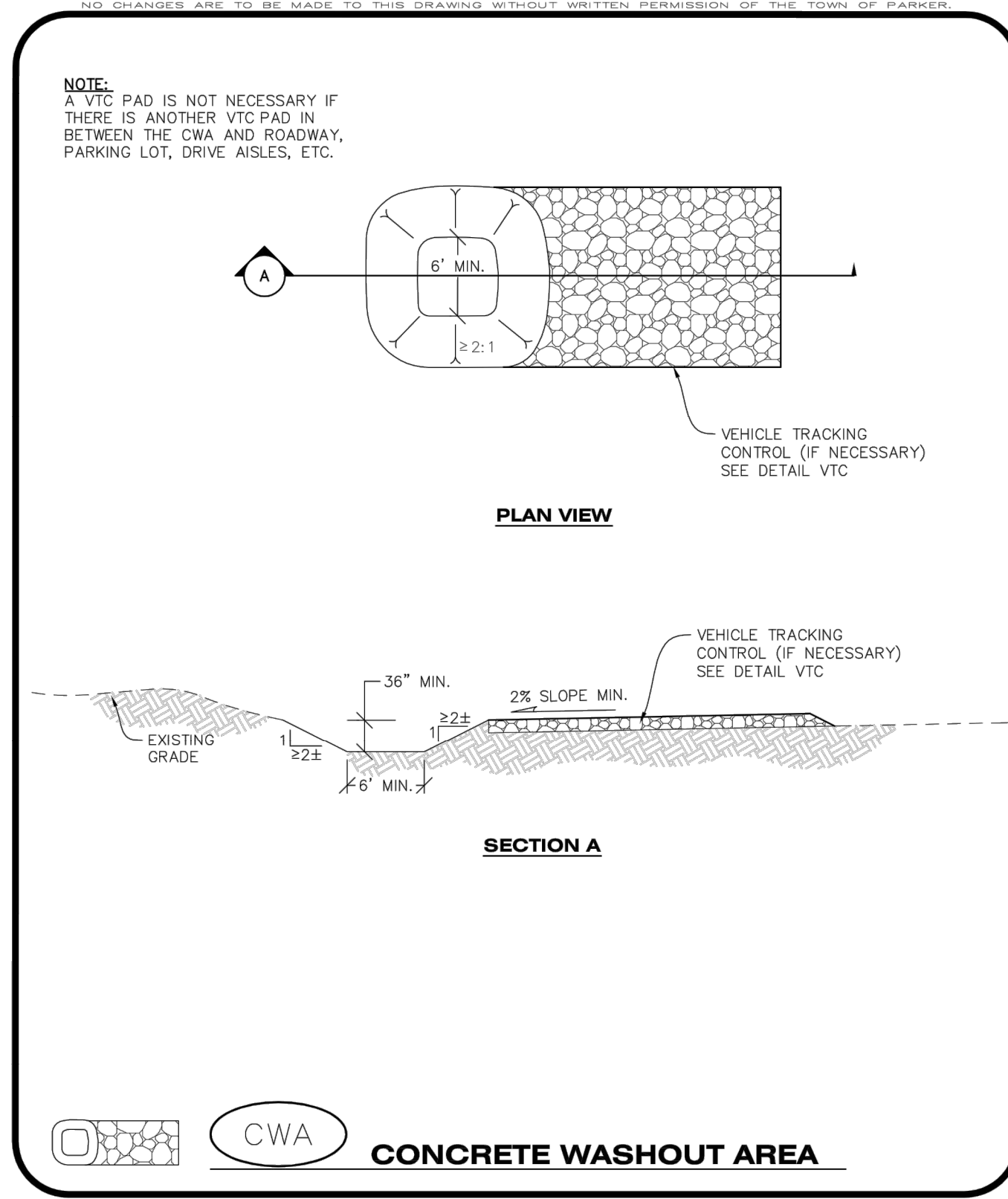
- SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
- ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

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

CONSTRUCTION BEST MANAGEMENT PRACTICES



CBMP
CWA
1 OF 2
Oct. 2013

CONSTRUCTION BEST MANAGEMENT PRACTICES

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

CONCRETE WASHOUT AREA INSTALLATION NOTES

- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
- IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
- CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
- CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
- CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL. ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP
CWA
2 OF 2
Oct. 2013

CONSTRUCTION BEST MANAGEMENT PRACTICES

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard
CONSULTING

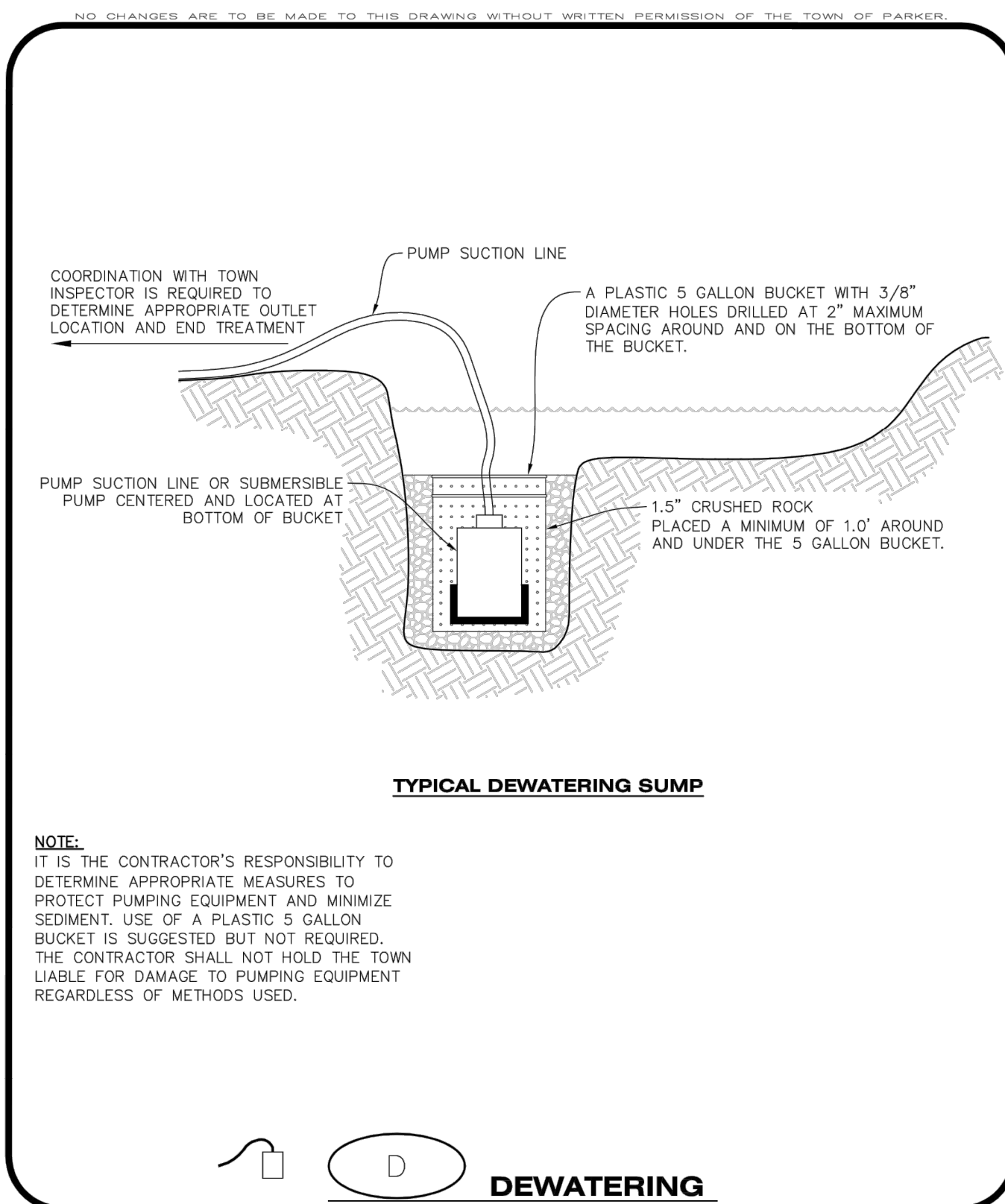
7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80111, ph:303.778.0800 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

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

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

SHEET
 14 OF 43
 CLCPK3

© 2015 MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED.



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

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

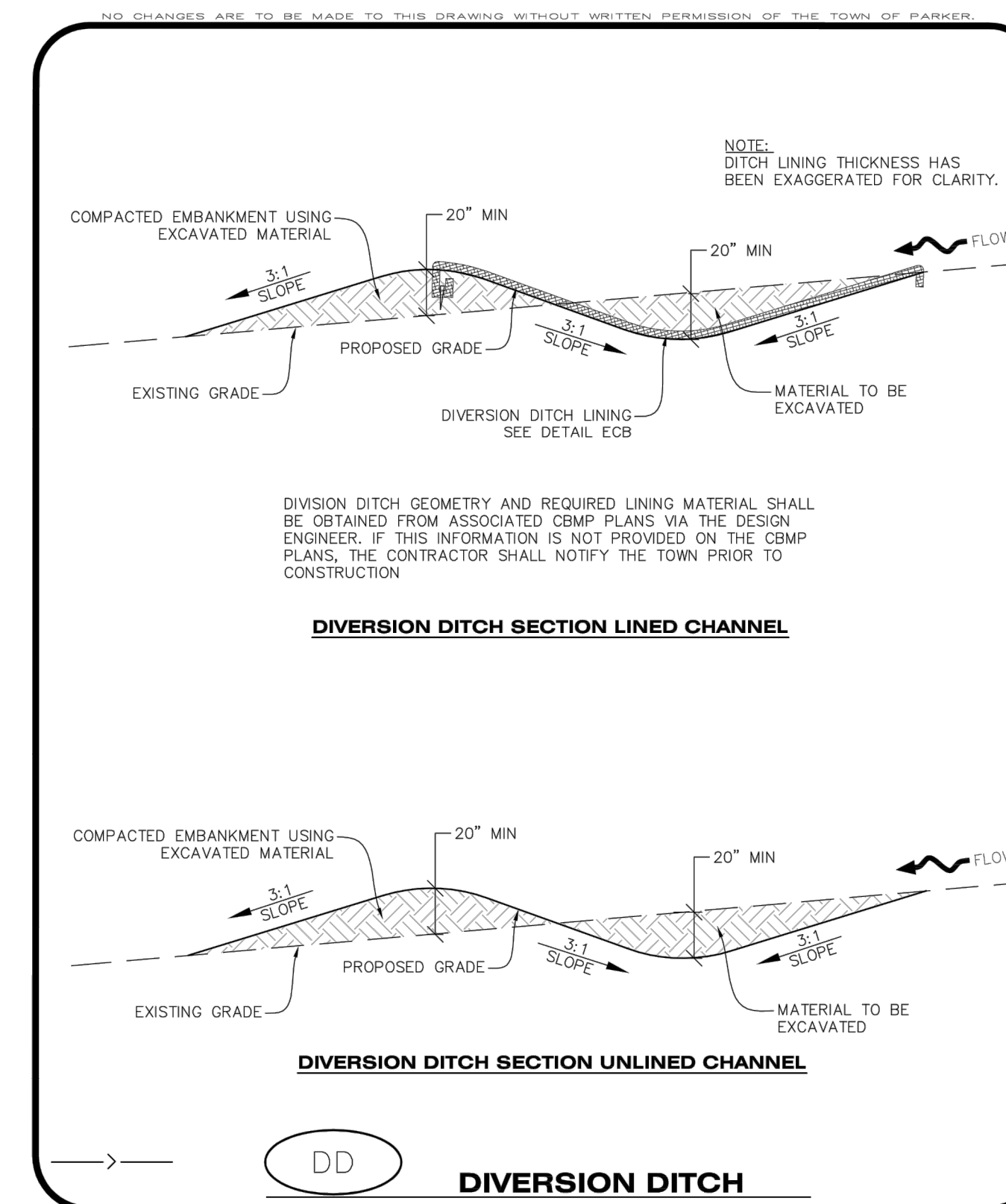
DEWATERING INSTALLATION NOTES

- 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
CONSTRUCTION BEST MANAGEMENT PRACTICES | Oct. 2013



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

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

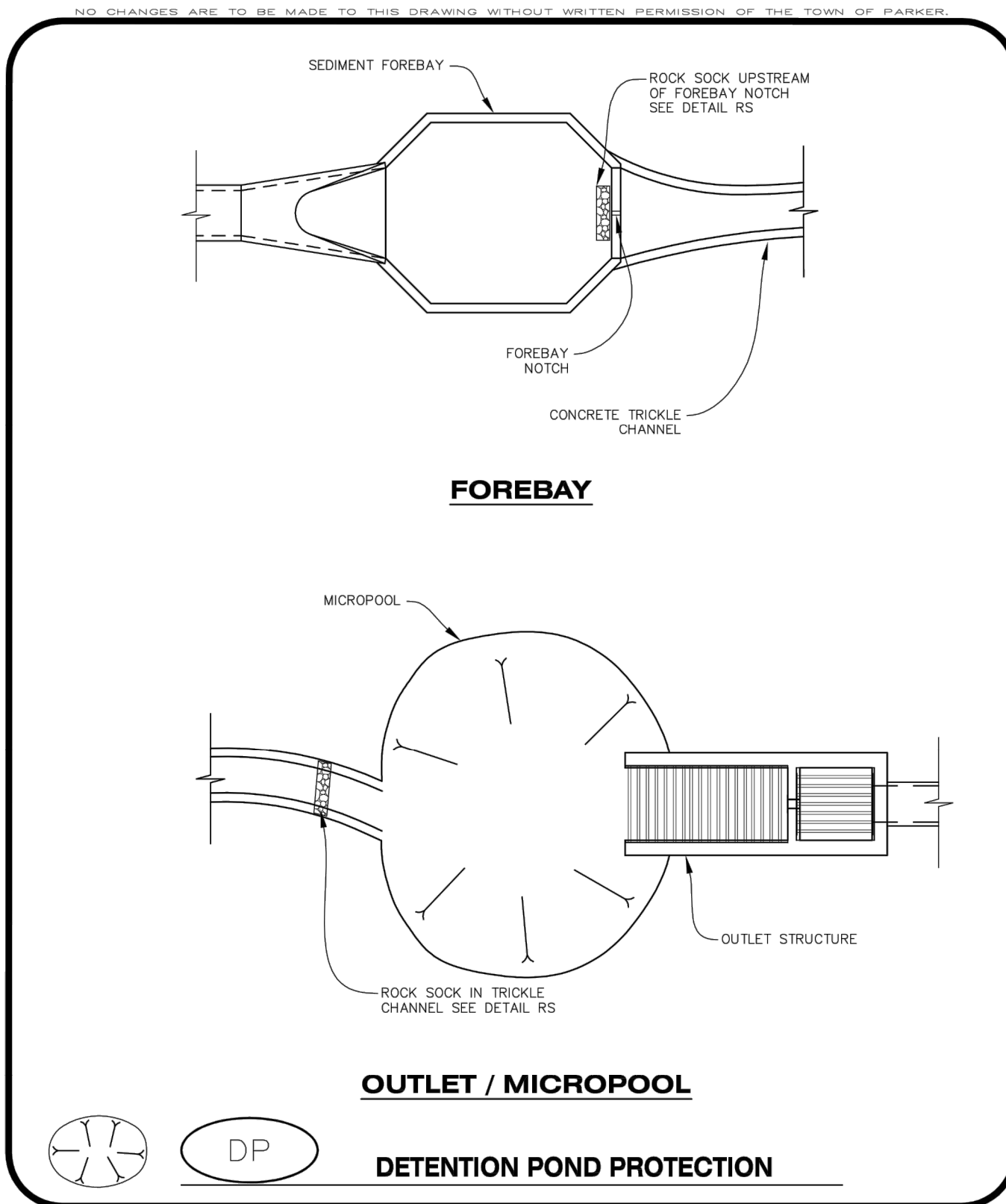
DEVISION DITCH INSTALLATION NOTES

- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DEVISION DITCHES.
- A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DEVISION 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 DEVISION 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 DEVISION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DEVISION DITCH INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DEVISION DITCH.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
- DEVISION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
- DEVISION 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 DEVISION DITCHES MAY BE REMOVED WHEN THE SITE'S TOPOGRAPHY CHANGES SUCH THAT SIGNIFICANT RUNOFF IS NO LONGER POSSIBLE. IN SOME INSTANCES, THE DEVISION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

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



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

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

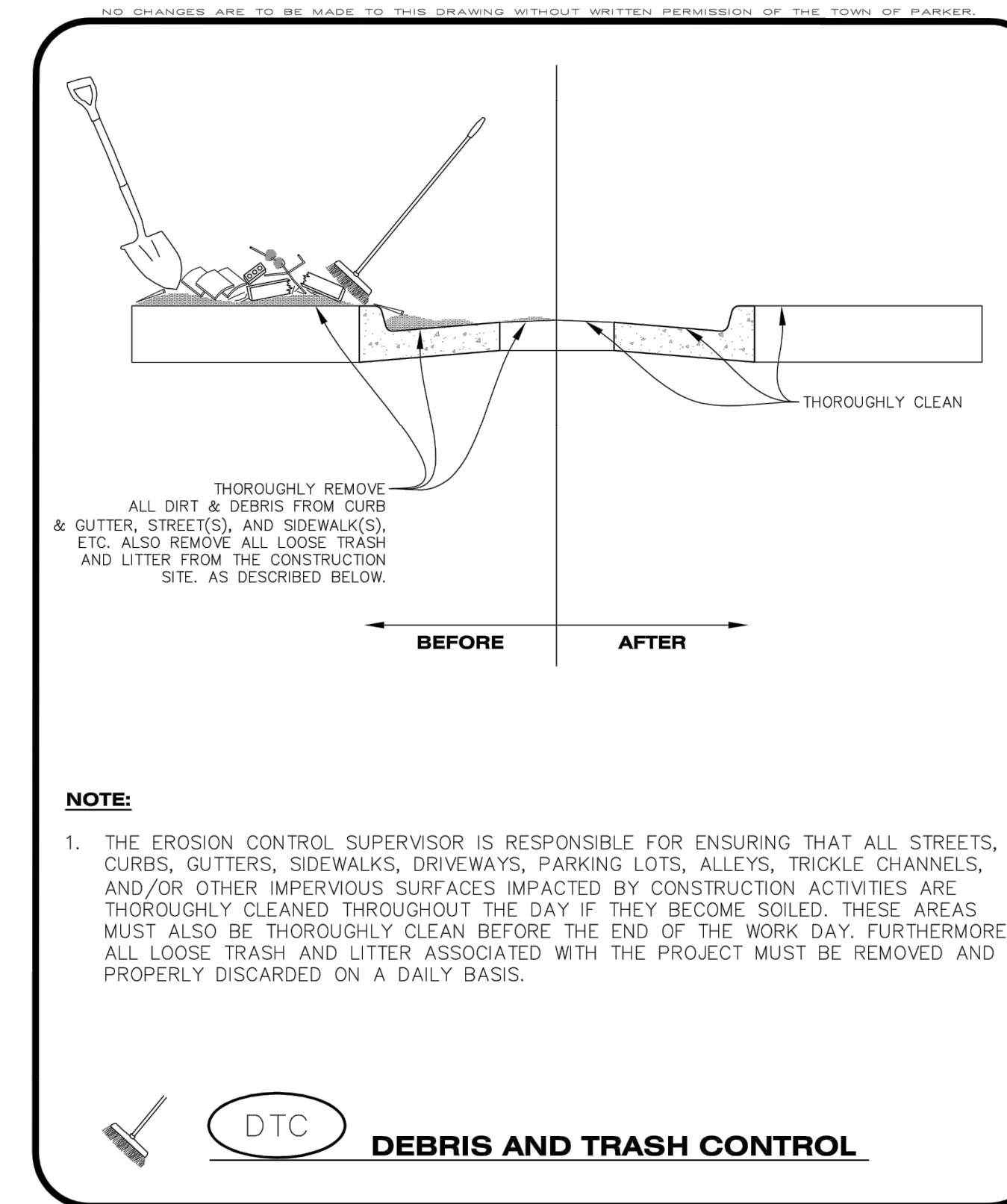
DETECTION POND PROTECTION INSTALLATION NOTES

- DETECTION 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).

DETECTION 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
CONSTRUCTION BEST MANAGEMENT PRACTICES | Oct. 2013



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

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

DEBRIS CONTROL NOTES:

- A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
- ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
- ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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

Plotted: 10/29/2020 2:31 PM. Dwg Name: P:\Cadd\3\ComSouth05-Residential CD\dwg\Em\Final Drawing\Plan Set\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg. Updated By: RAK

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
01/20/20	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

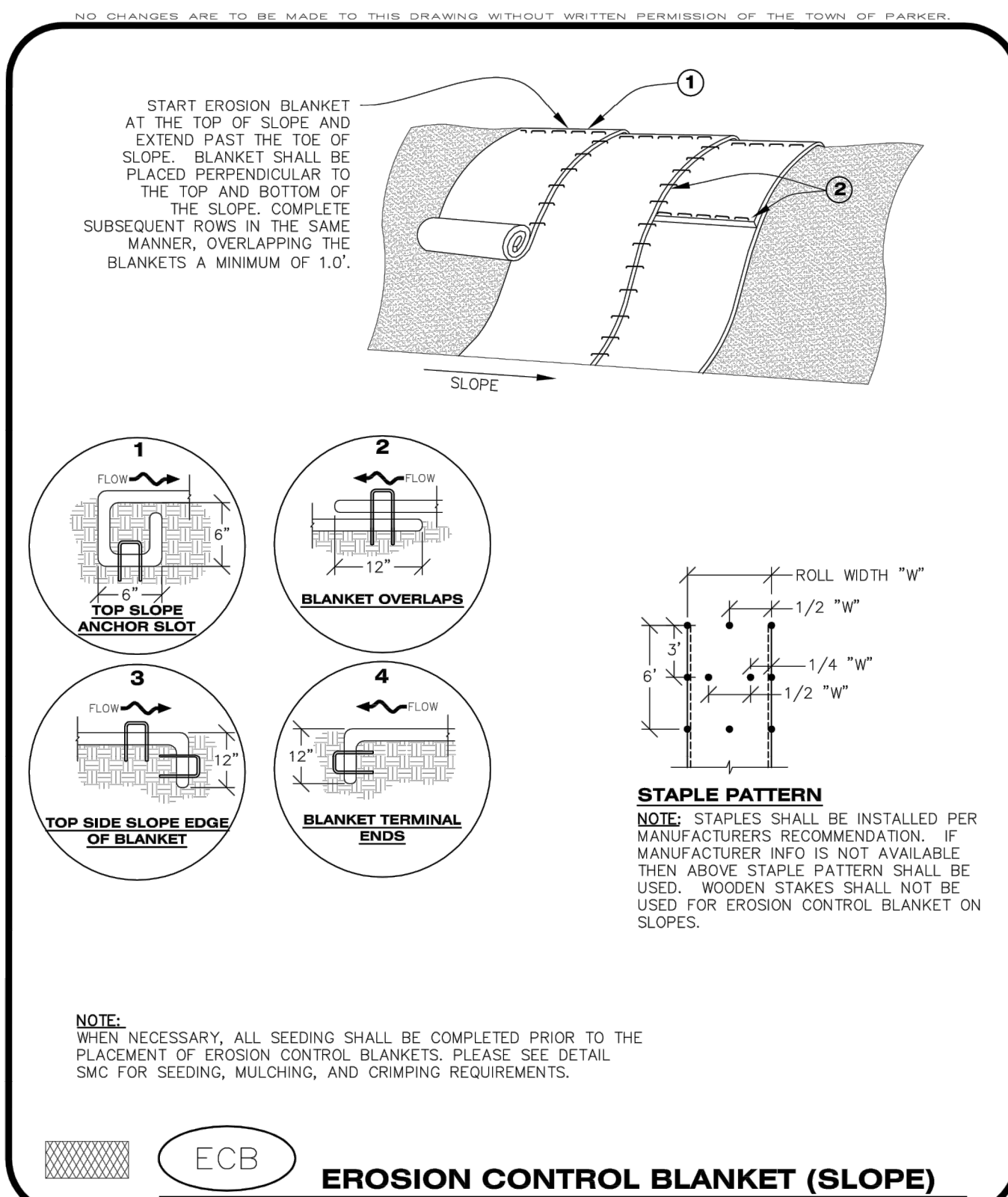
Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0800, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

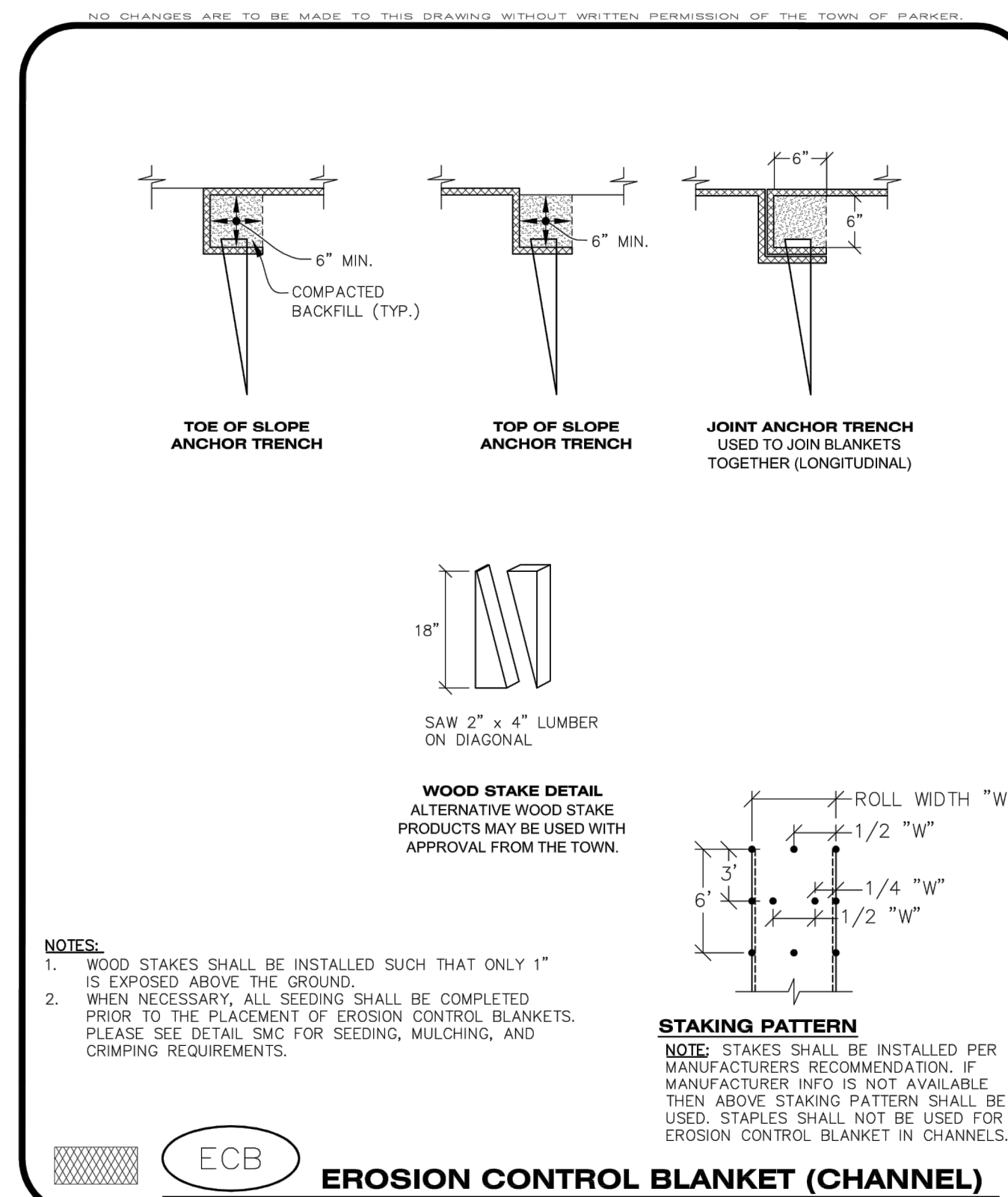
PROFESSIONAL ENGINEER
37642
10-30-2020

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

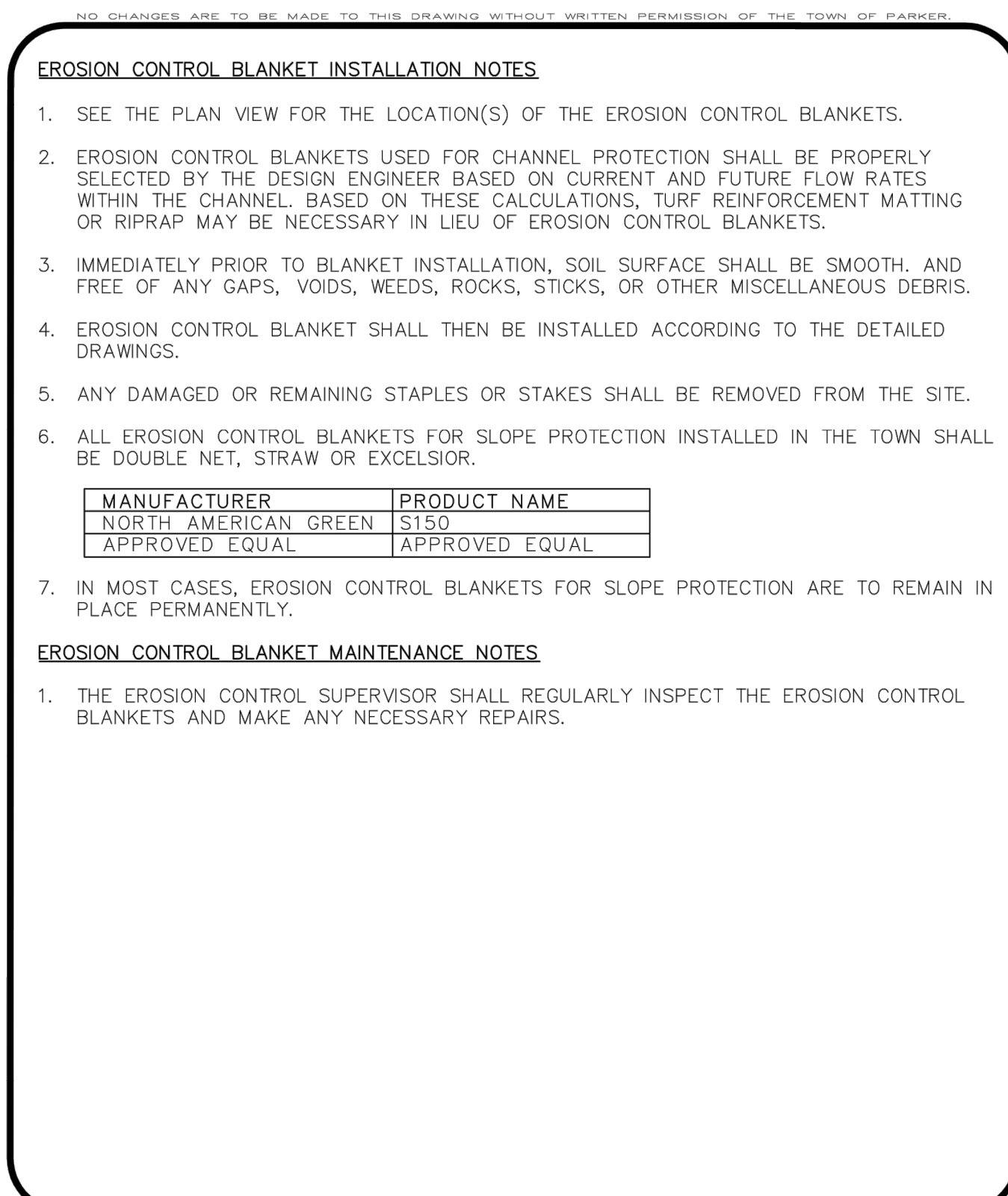
SHEET
15 OF 43
CLCPK3



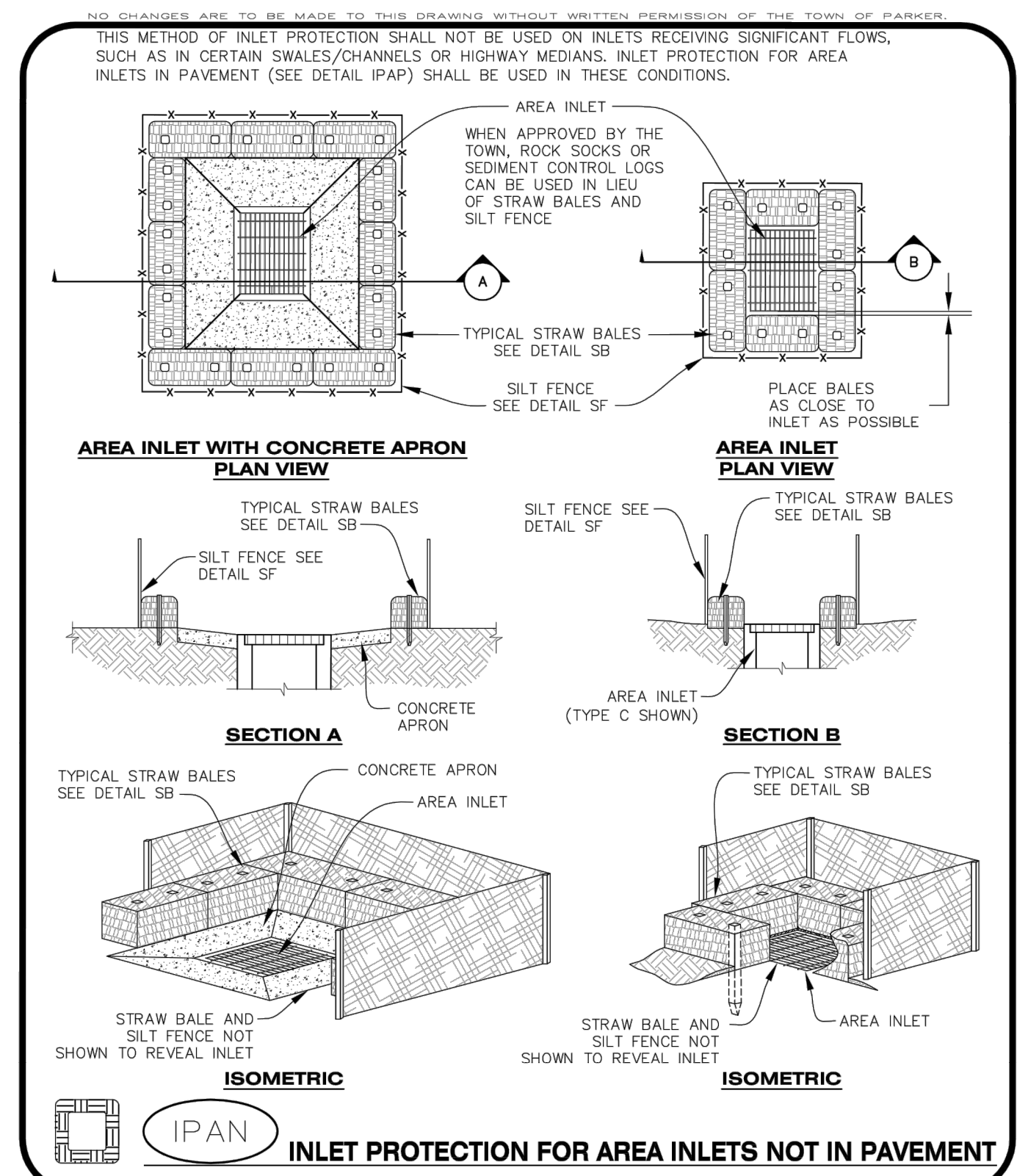
Parker COLORADO | **CBMP** | **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
Oct. 2013



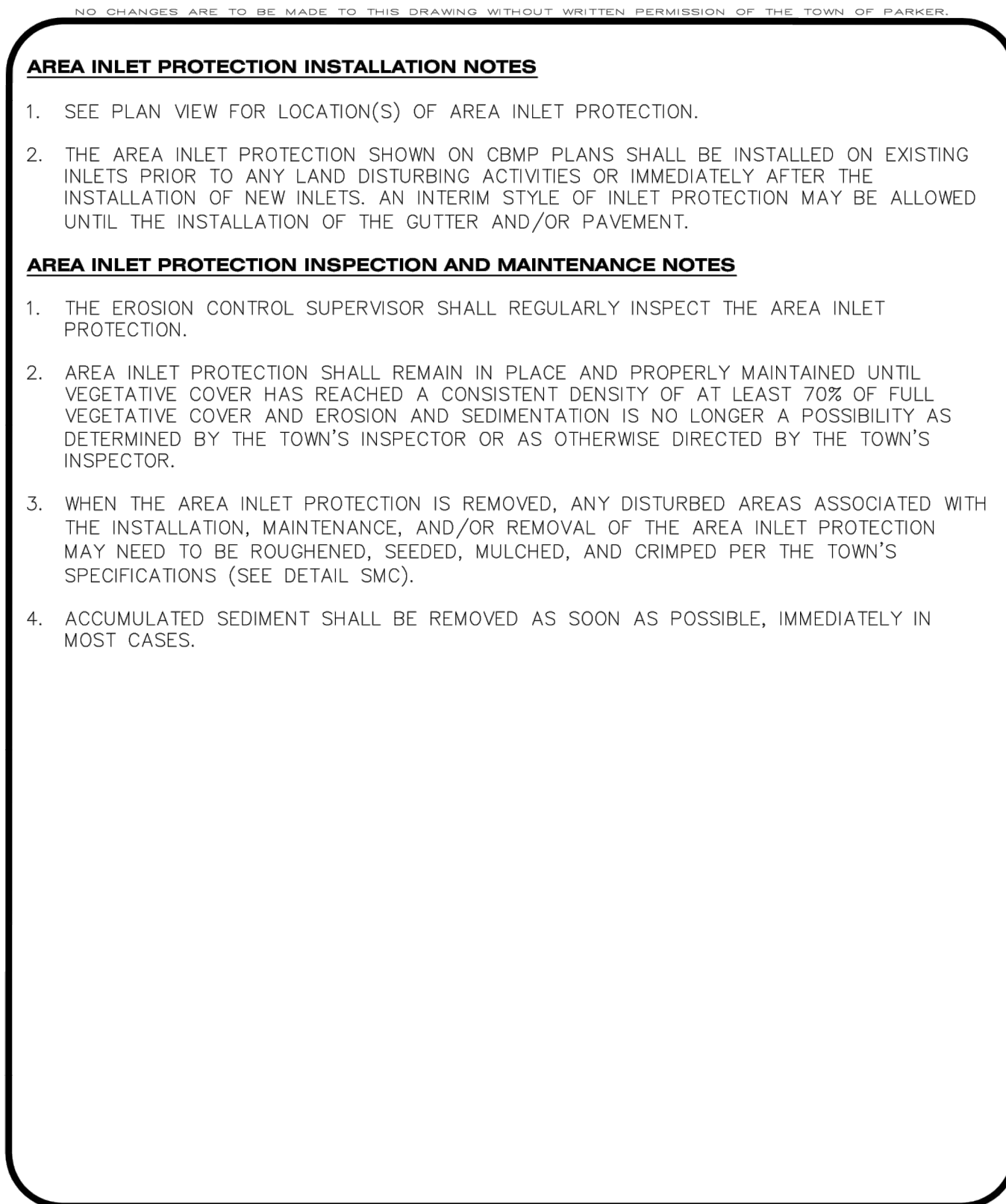
Parker COLORADO | **CBMP** | **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013



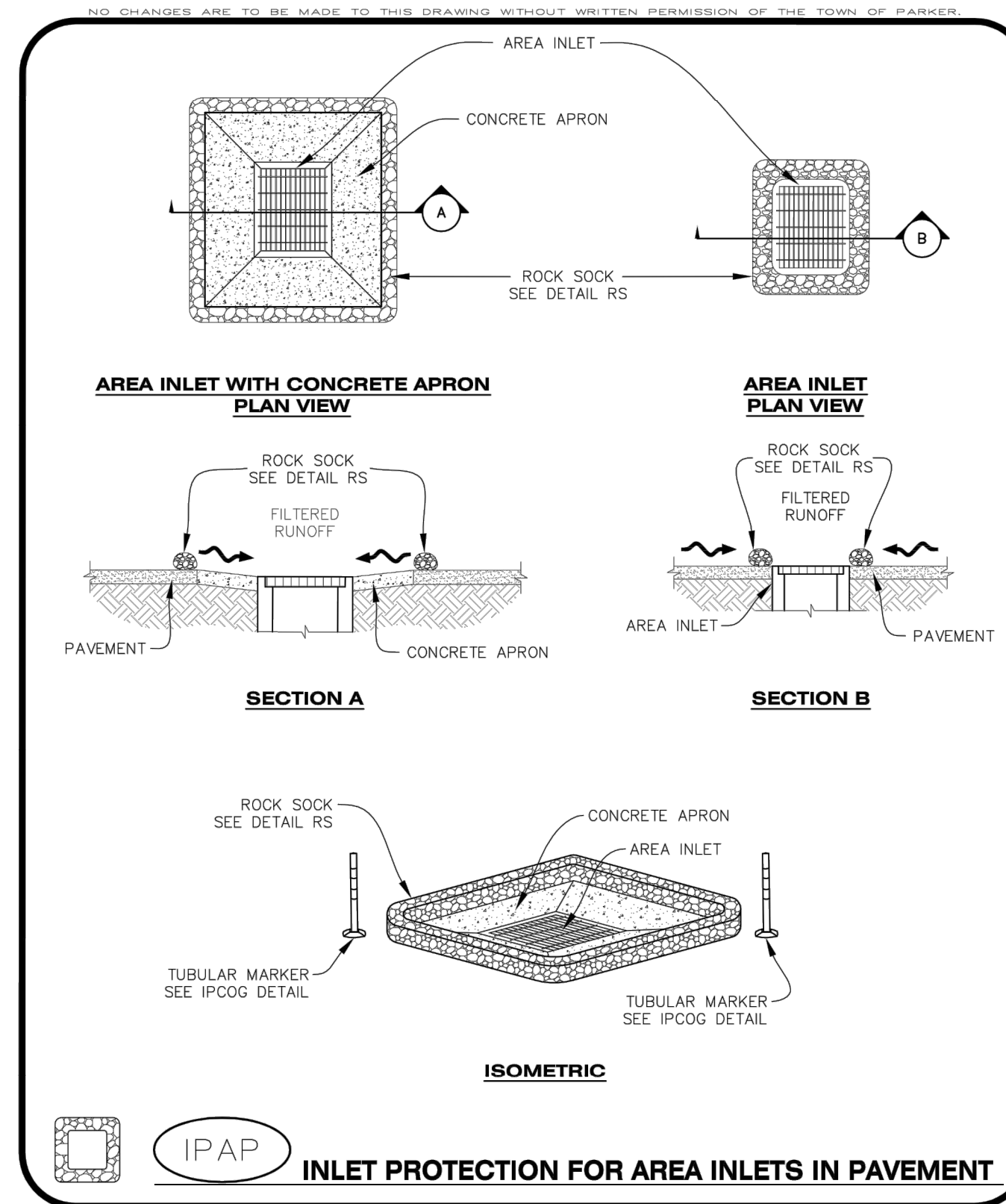
Parker COLORADO | **CBMP** | **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013



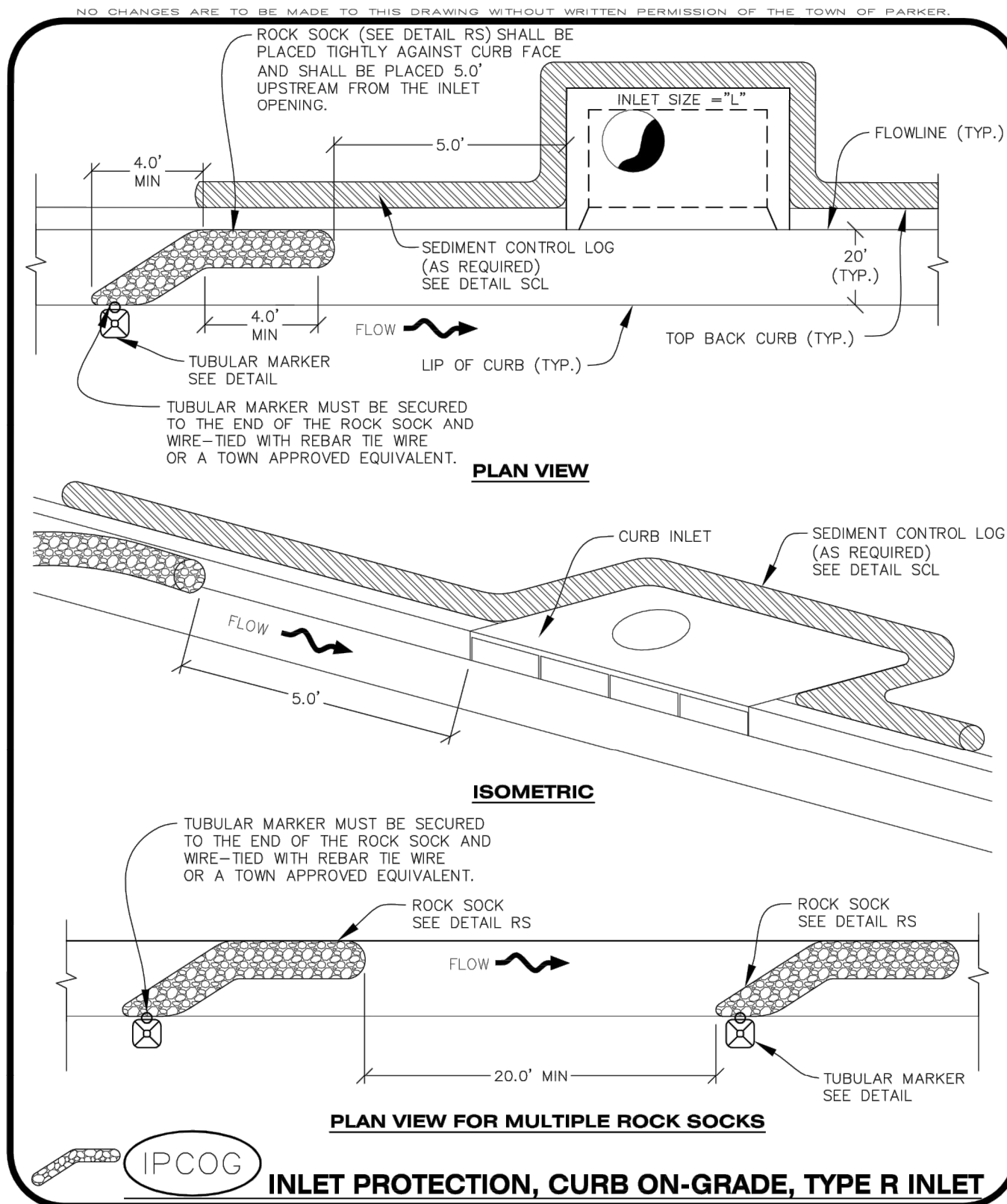
Parker COLORADO | **CBMP** | **IPAN**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
Oct. 2013



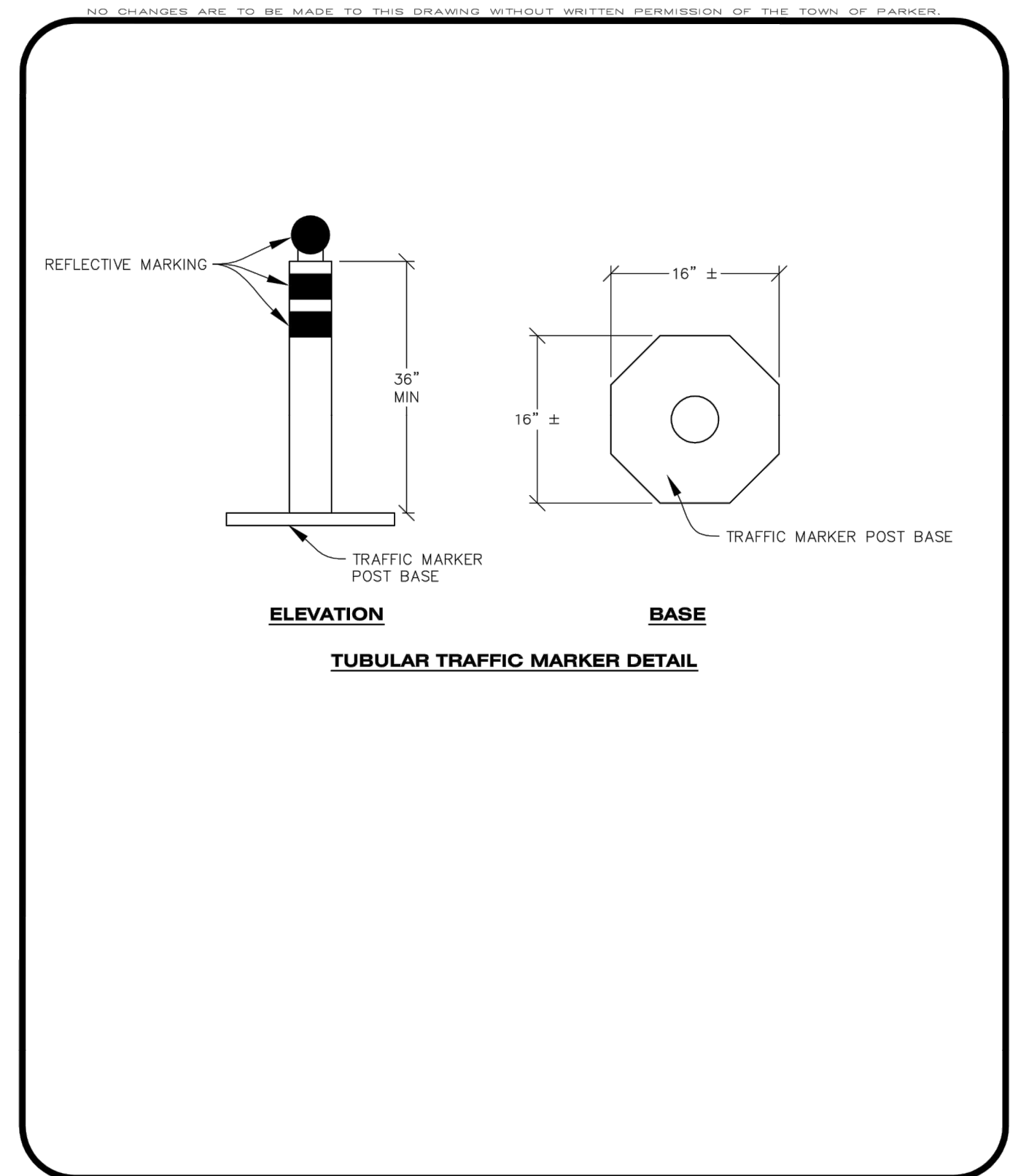
Parker COLORADO | **CBMP** | **IPAN**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1
Oct. 2013



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



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



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

Plotted: 10/29/2020 2:31 PM. Dog Name: P:\Cadd\3\Comp\South05-Residential CD\Draw\Em\Final\Drawings\Plan\Plan_Sk\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg. Updated By: RAK

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	THIRD SUBMITTAL

Manhard CONSULTING
7600 East Orchard Road, Suite 100-33, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

PROFESSIONAL ENGINEER
37642
10-30-2020

SHEET
16 OF 43
CLCPK3

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

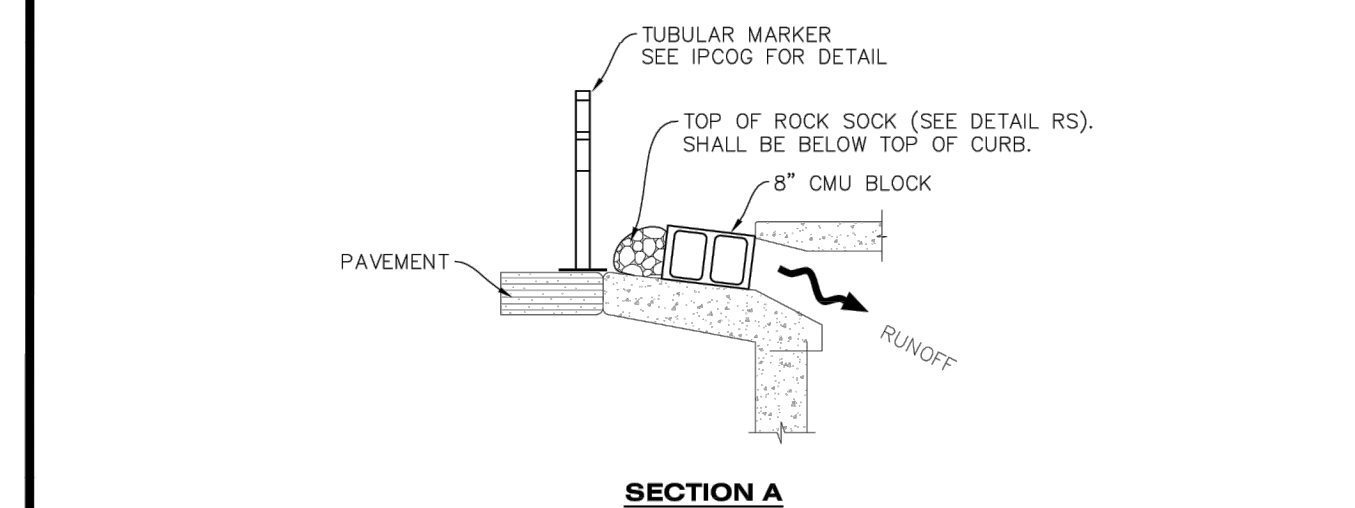
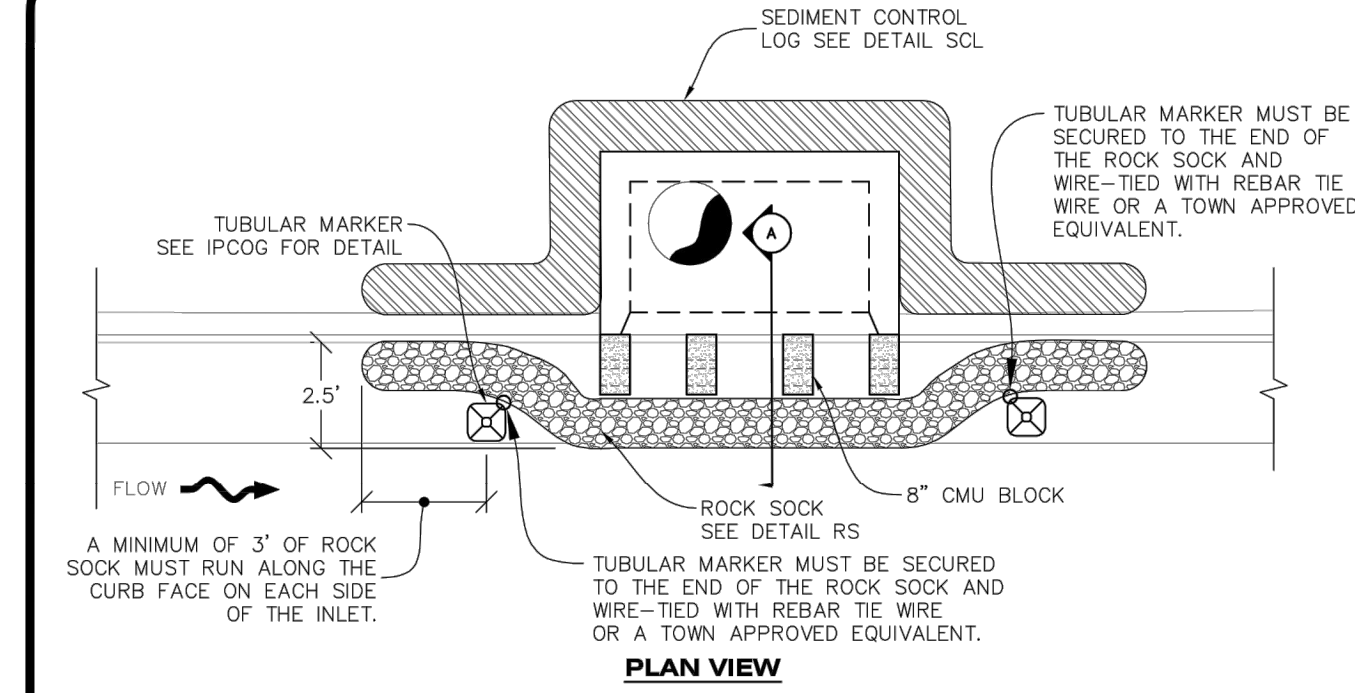
INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. 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

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. 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.

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



IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

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

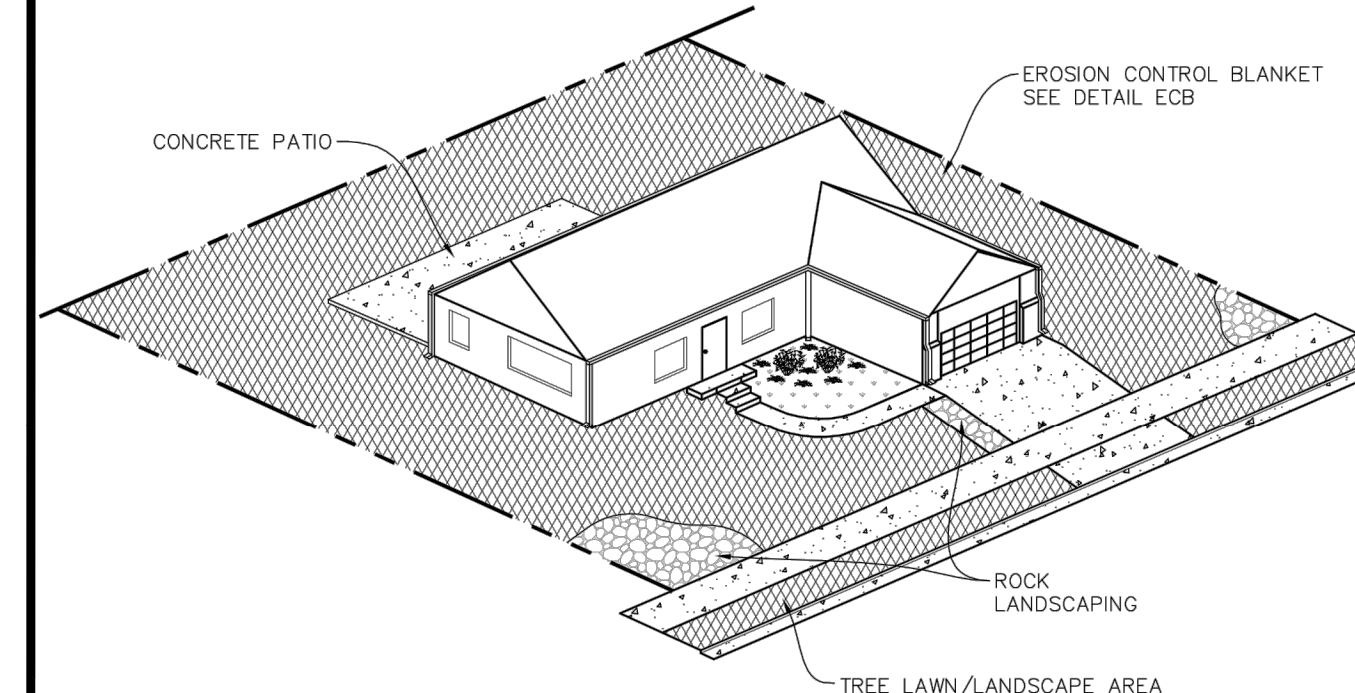
CURB INLET PROTECTION INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE 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. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. 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

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. 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.

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



LP LOT PROTECTION

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
IPCOS 3 OF 3
Oct. 2013

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
IPCOS 1 OF 2
Oct. 2013

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
IPCOS 2 OF 2
Oct. 2013

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
LP 1 OF 2
Oct. 2013

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

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

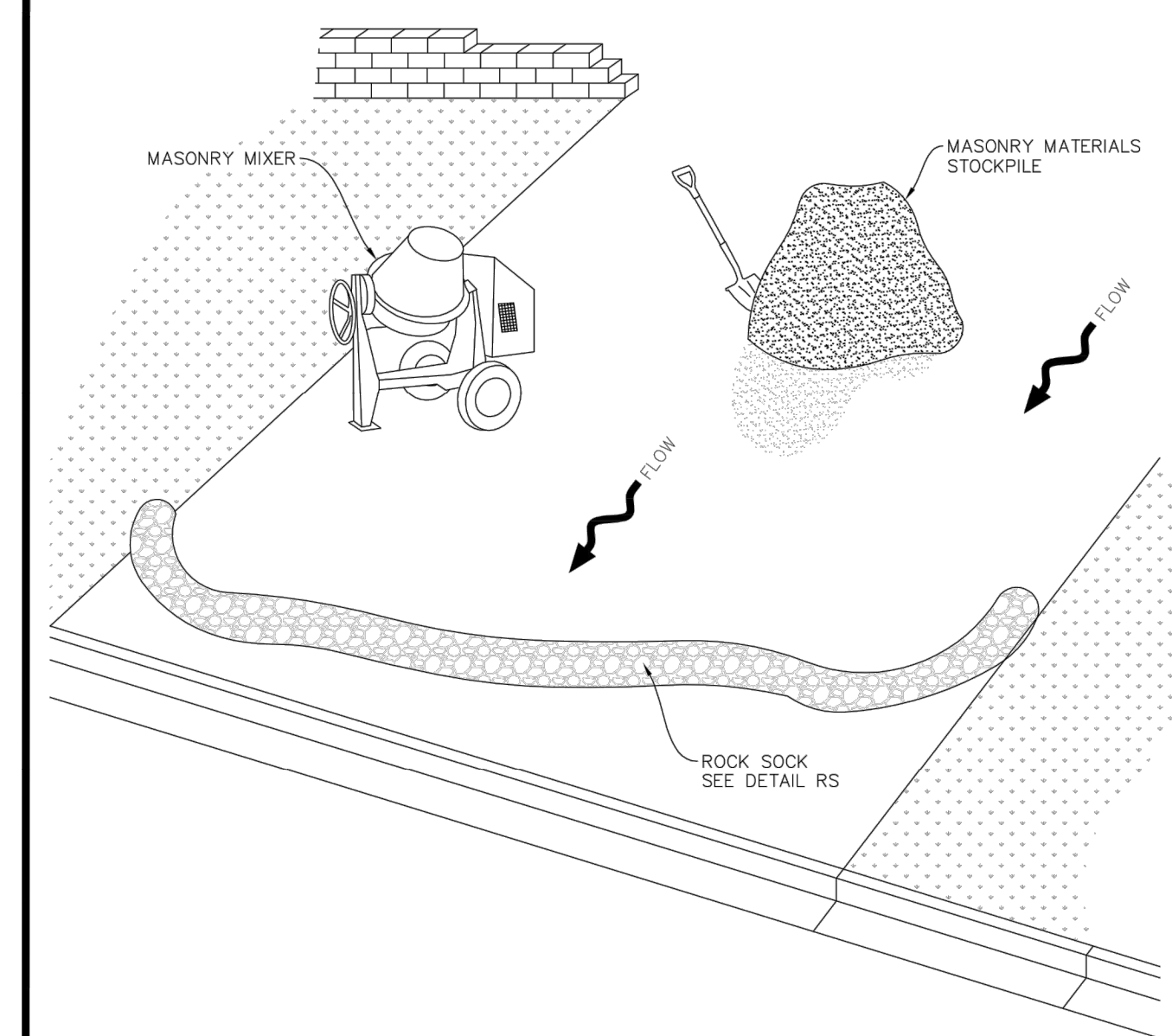
MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL

2. 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.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. 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

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

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



MWP MASONRY WORK PROTECTION

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

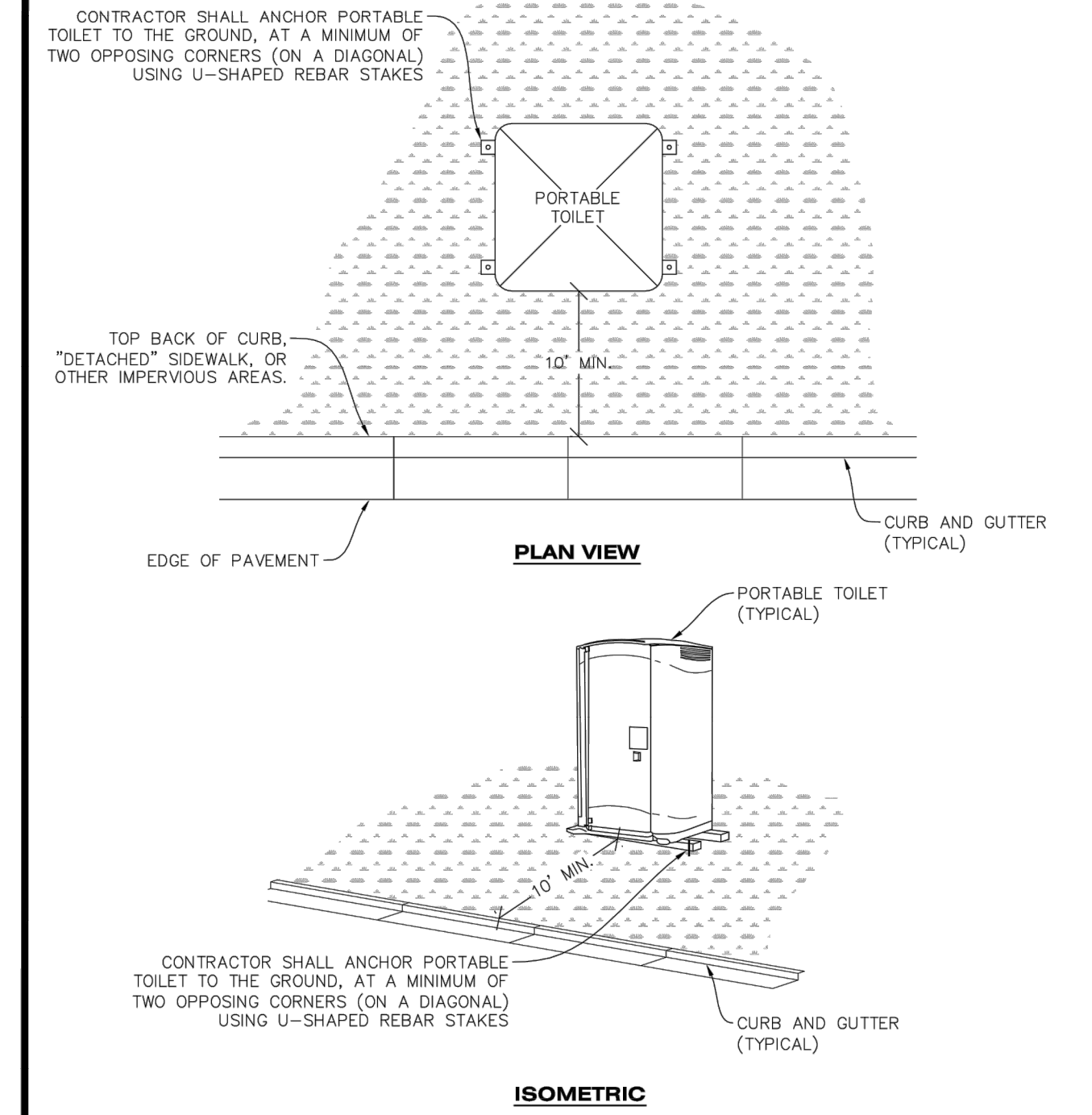
MASONRY WORK PROTECTION INSTALLATION NOTES

1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. 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

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

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



PTP PORTABLE TOILET PROTECTION

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
LP 2 OF 2
Oct. 2013

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
MWP 1 OF 2
Oct. 2013

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
MWP 2 OF 2
Oct. 2013

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
PTP 1 OF 2
Oct. 2013

Plotfile: 10/29/2020 2:31 PM, Dog Name: P:\Cadd\3\ComSouth05-Residential CD\Draw\Empl\Draw\Plan\Sk1\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg, Updated By: RAK

Manhard CONSULTING
7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80111, phone: 303.778.0800, manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

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

PROJ MGR: RJM
PROJ ASSOC: RAK
DRAWN BY: RAK
DATE: 09/20/16

37642
10-30-2020
PROFESSIONAL ENGINEER

SHEET
17 OF 43
CLCPK3

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

PORTABLE TOILET PROTECTION INSTALLATION NOTES

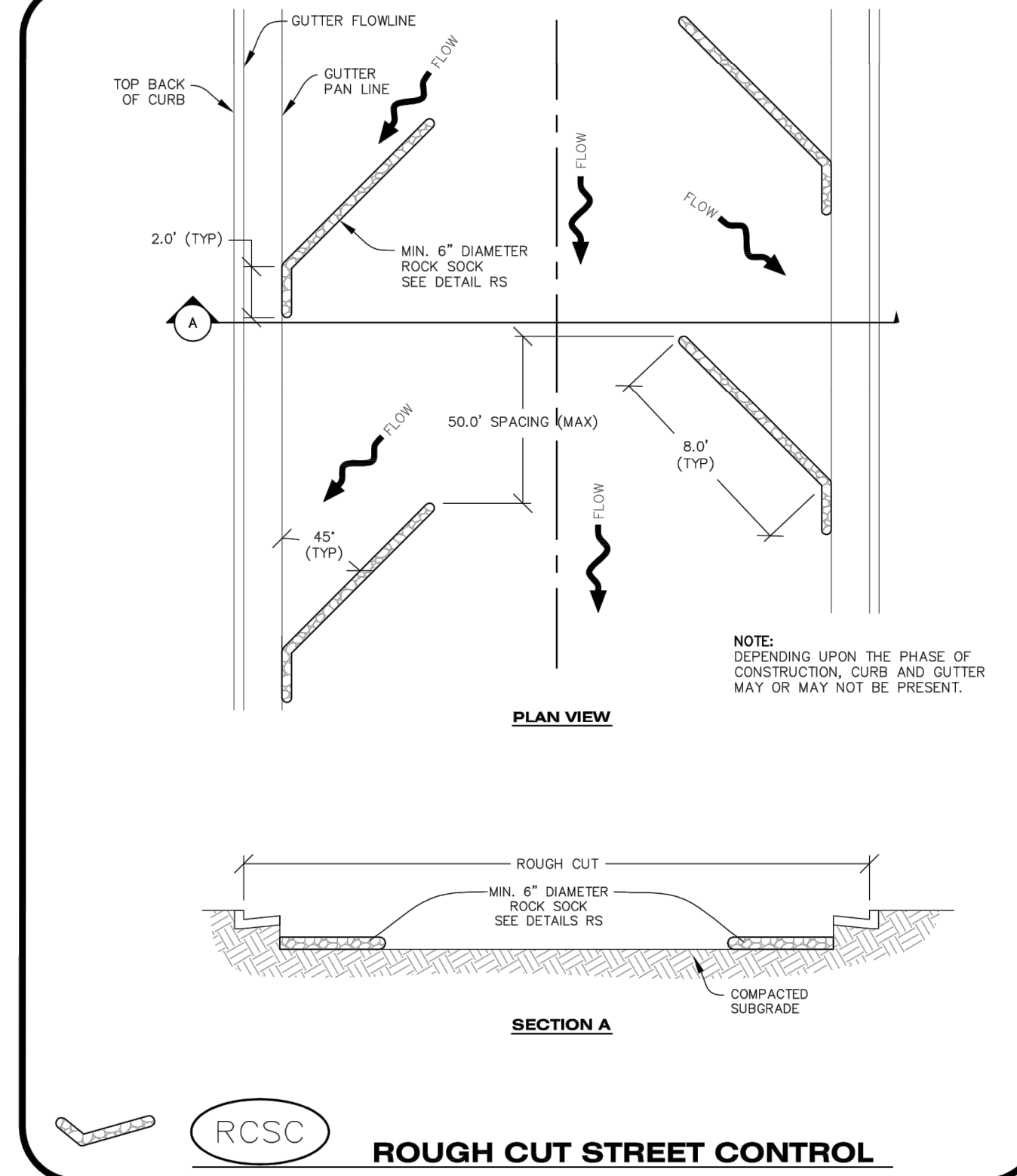
1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT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

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



CBMP | **RCSC**
 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

ROUGH CUT STREET CONTROL INSTALLATION NOTES

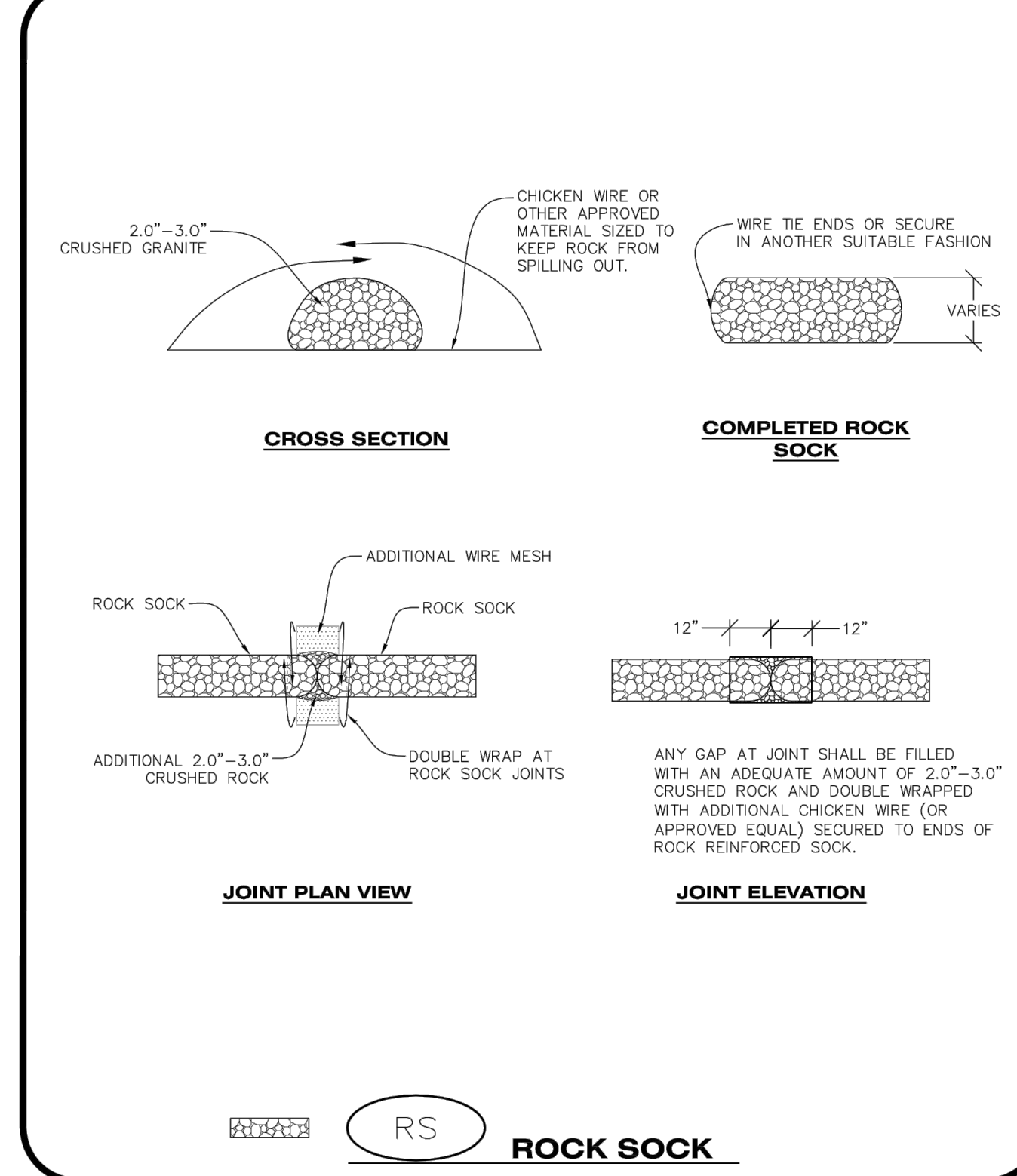
1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

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

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



CBMP | **RS**
 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

ROCK SOCK INSTALLATION NOTES

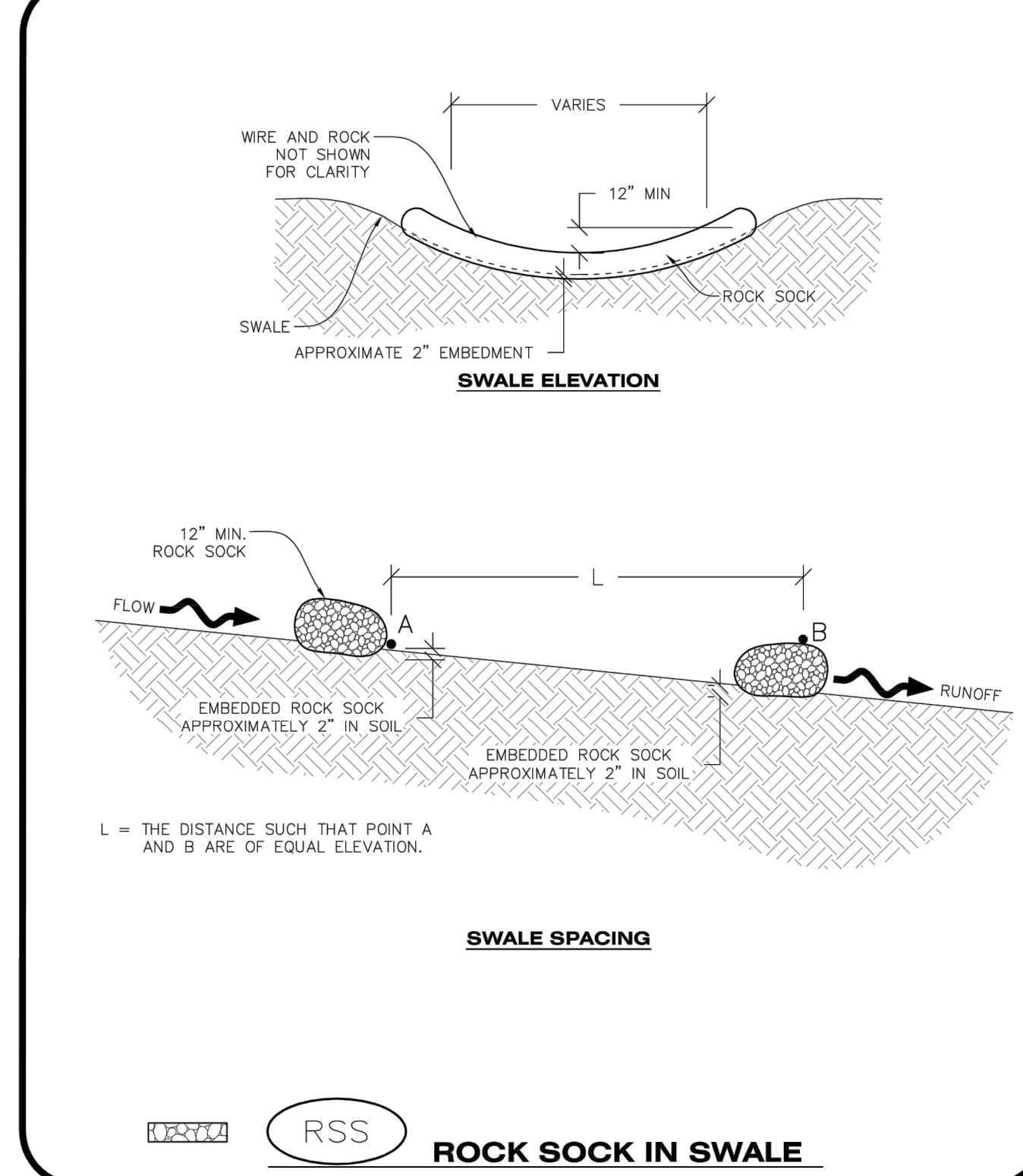
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED 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.

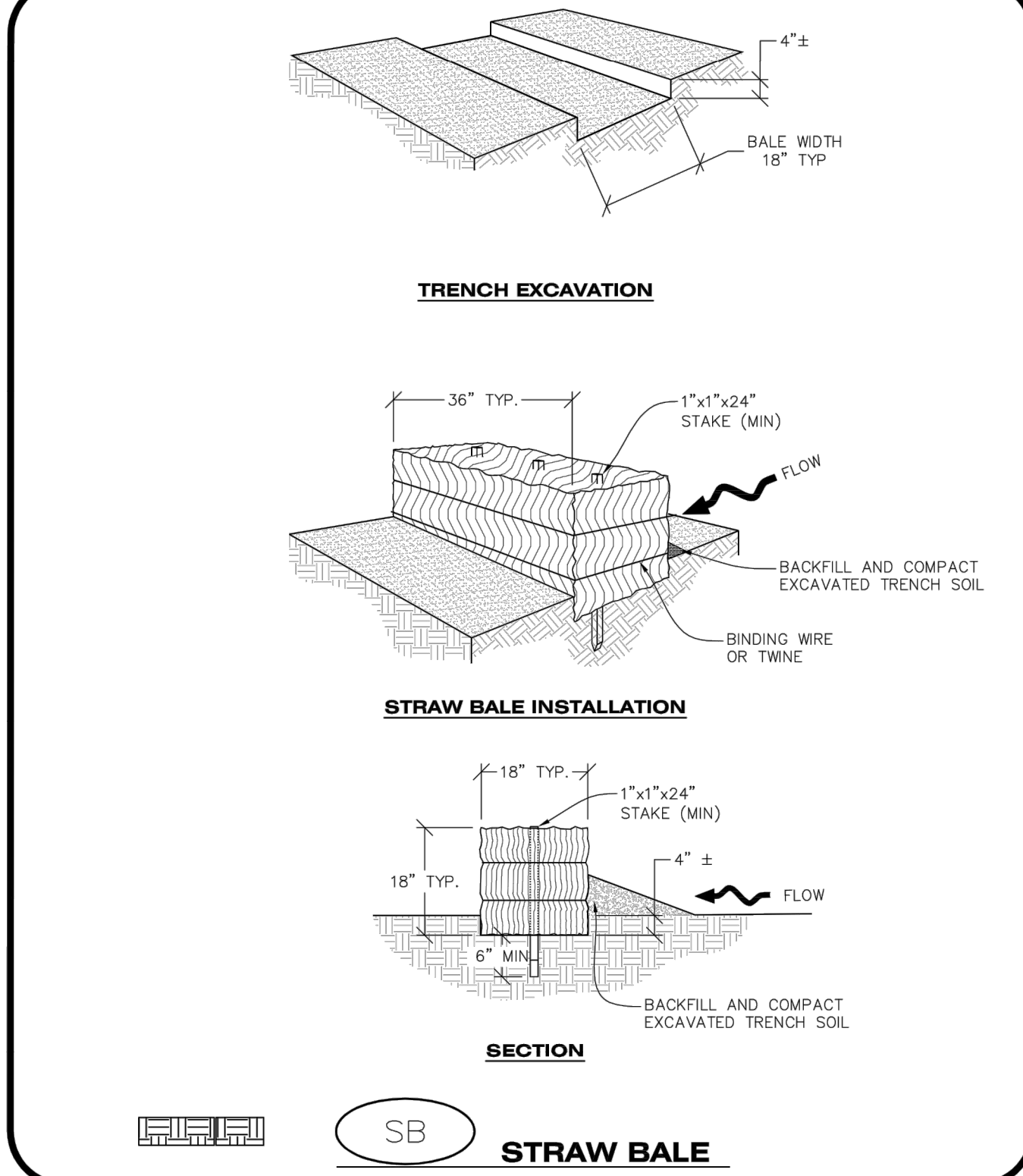
CBMP | **RS**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
 Oct. 2013

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



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

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



CBMP | **SB**
 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

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 WHEN 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'S 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

Plotfile: 10/29/2020 2:31 PM, Dog Name: P:\Cadd\3\Compsouth05-Residential CD\Draw\Plan\SK1\Town\Drawing\Plan\SK1\Town\Phase 1\USA-CLCPKC-CBMP Details.dwg, Updated By: RAK

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.770.0500, manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

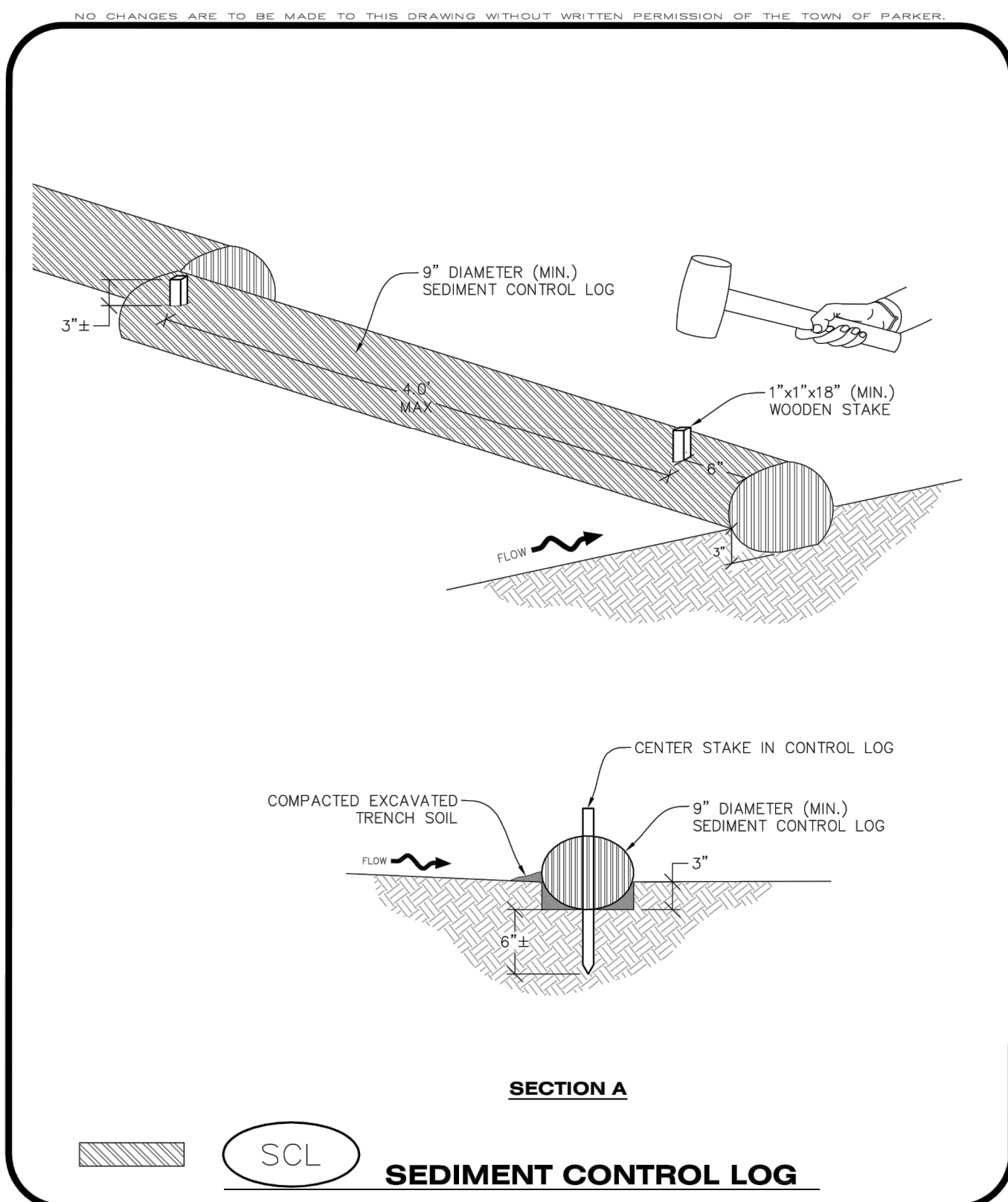
DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL OR REAPPROVAL
05/20/20	SUBMITTAL OR REAPPROVAL
03/20/20	SUBMITTAL OR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

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

PROJ MGR: RJM
 PROJ ASSOC: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

PROFESSIONAL ENGINEER
 37642
 10-30-2020

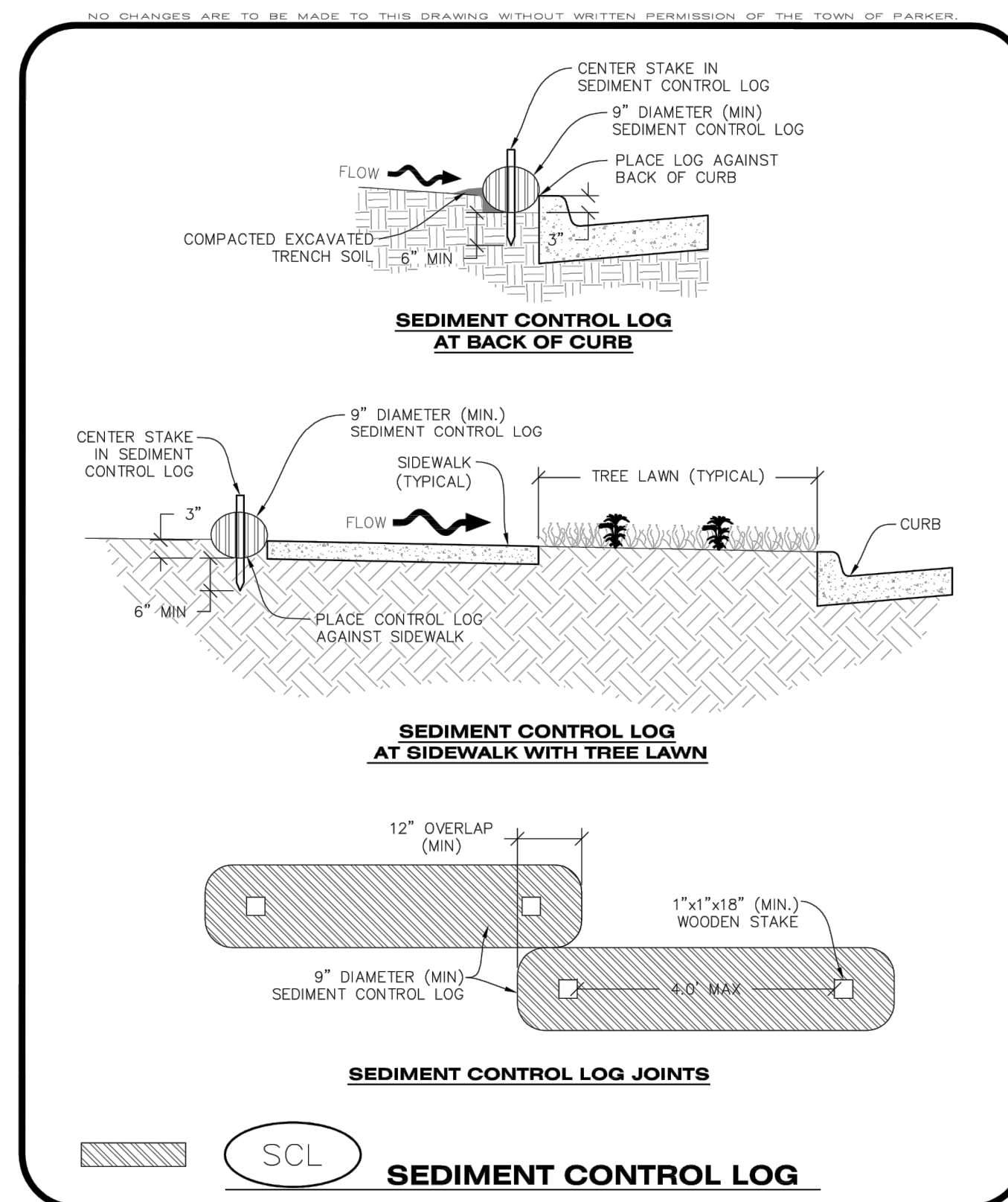
SHEET
18 OF 43
 CLCPKC3



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

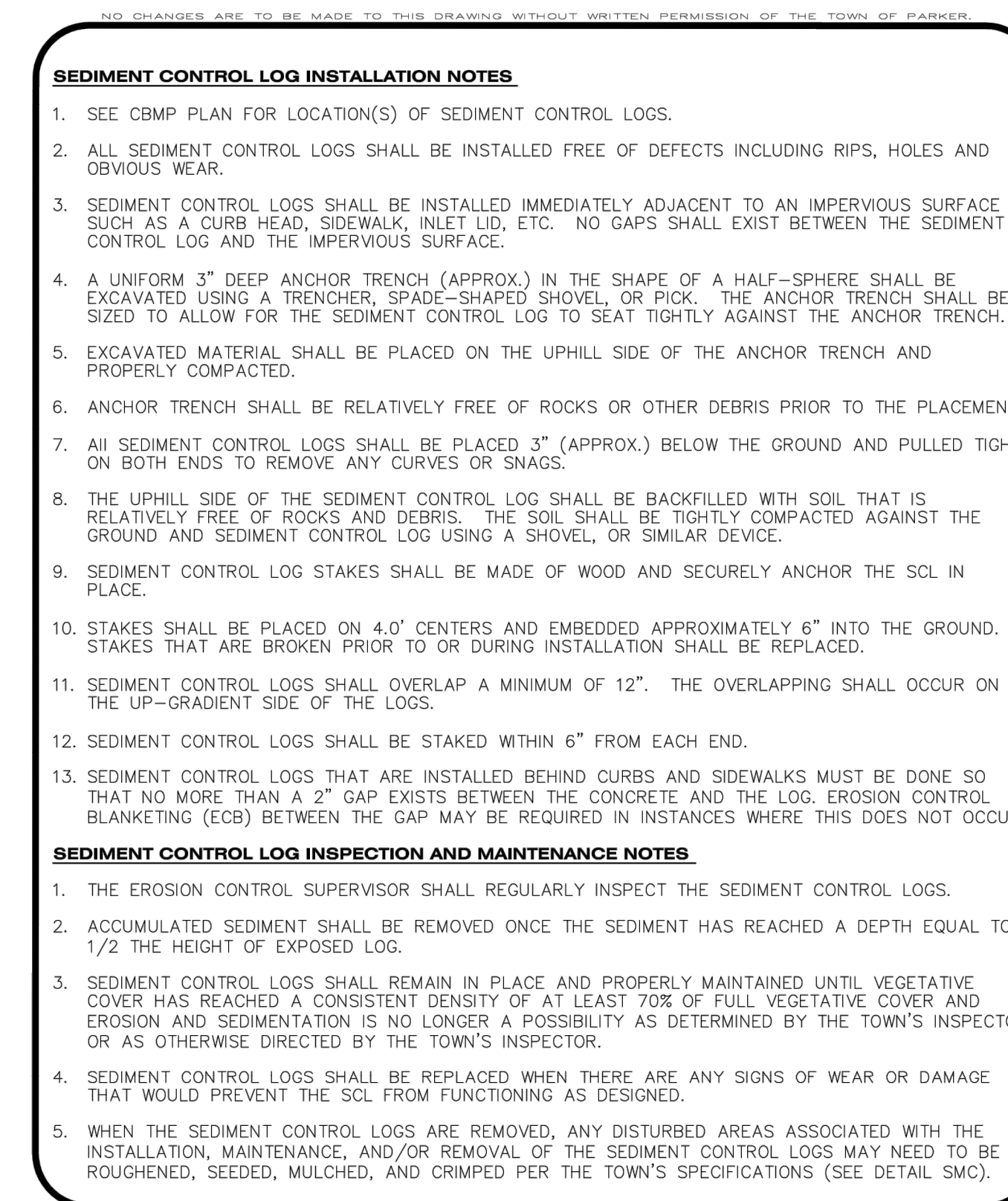
SCL 1 OF 3 Oct. 2013



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

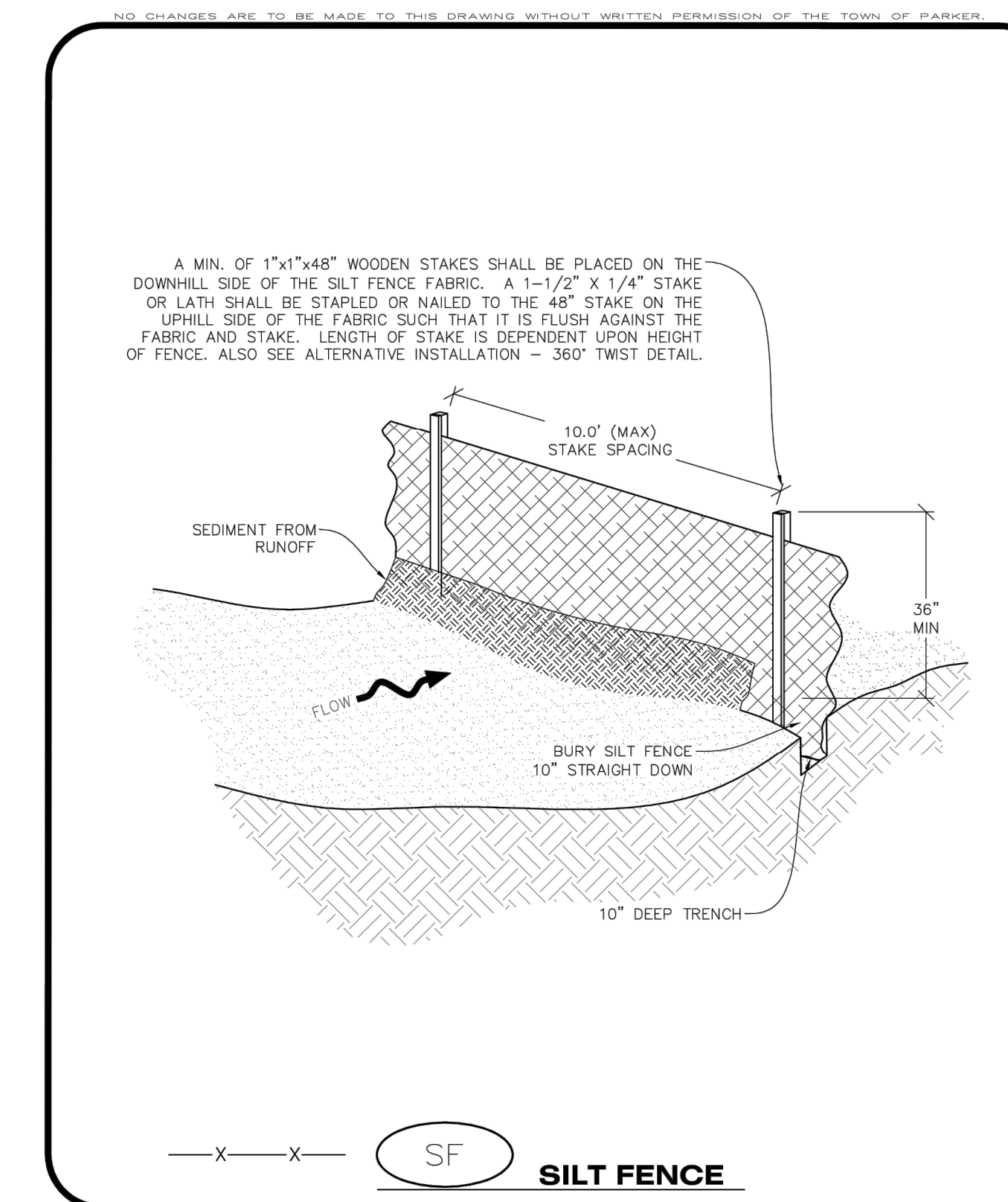
SCL 2 OF 3 Oct. 2013



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

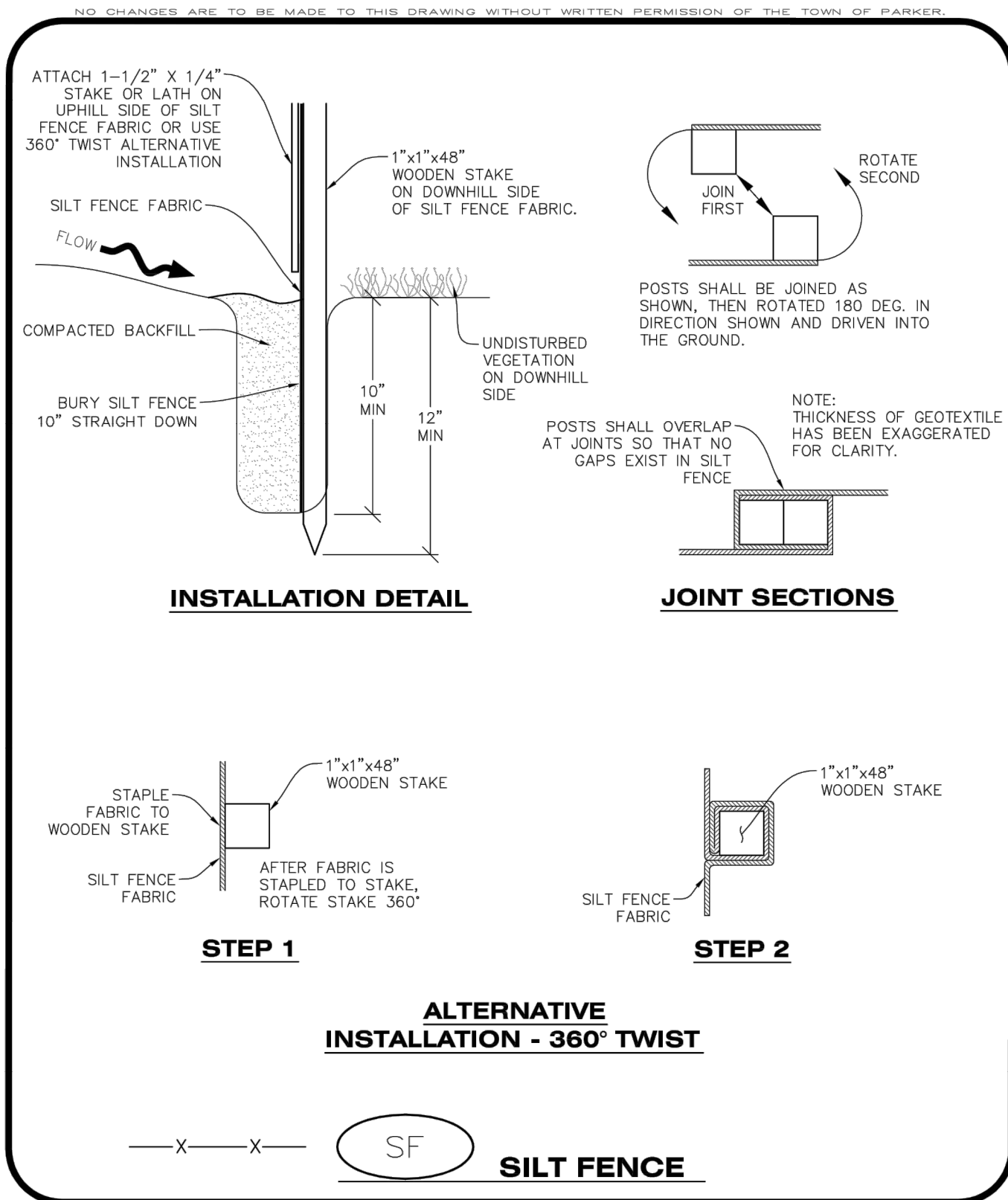
SCL 3 OF 3 Oct. 2013



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

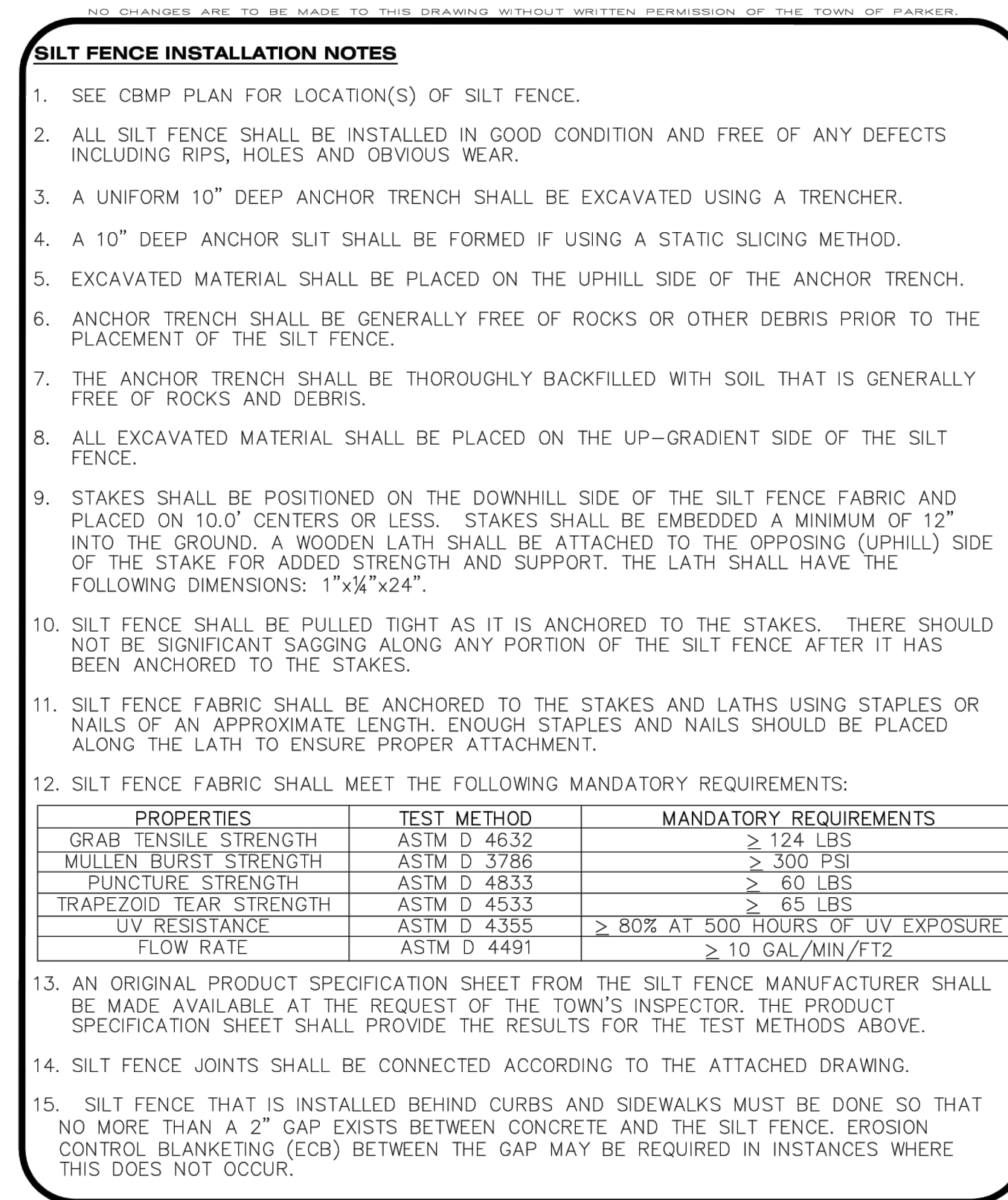
SF 1 OF 4 Oct. 2013



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

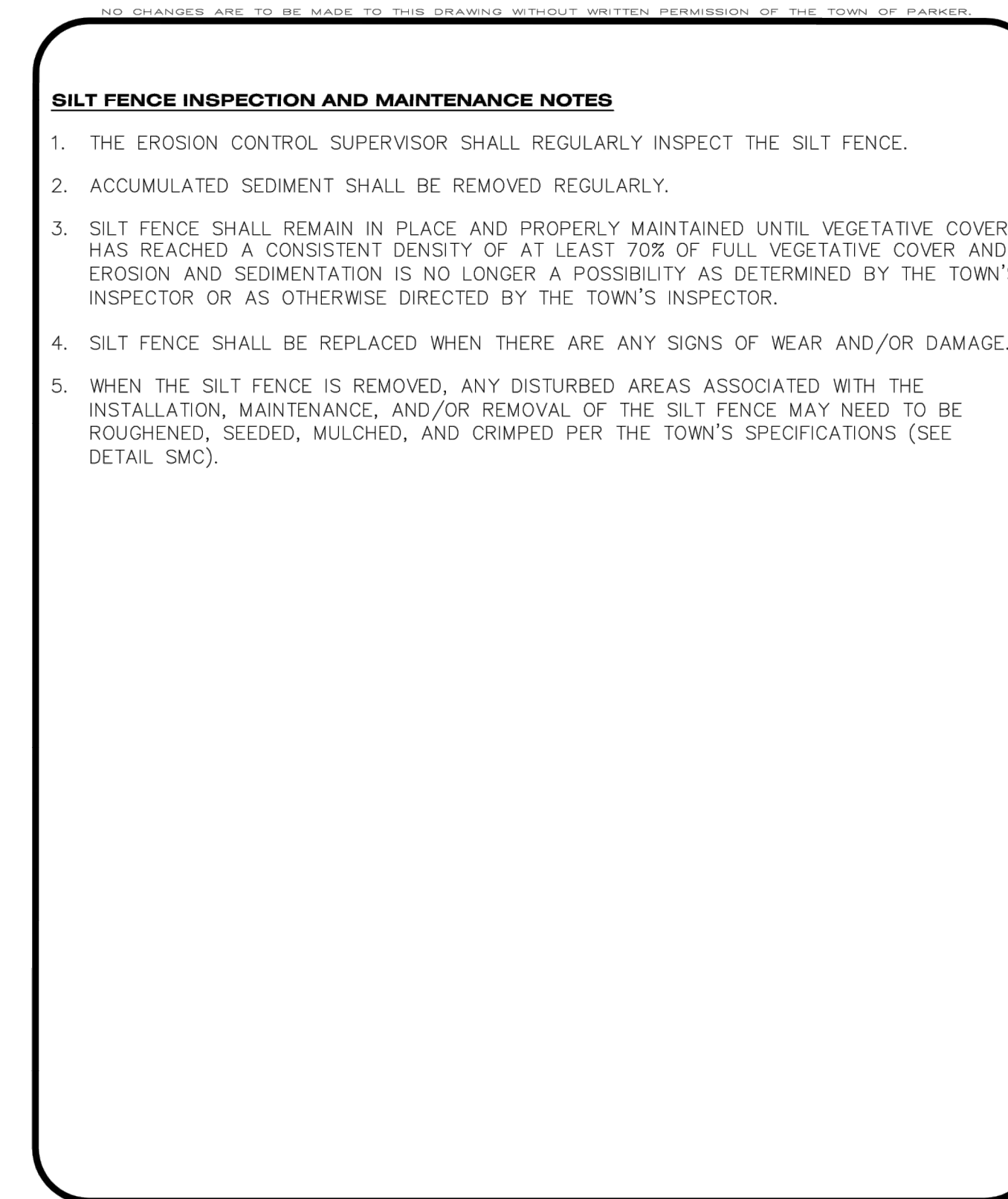
SF 2 OF 4 Oct. 2013



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

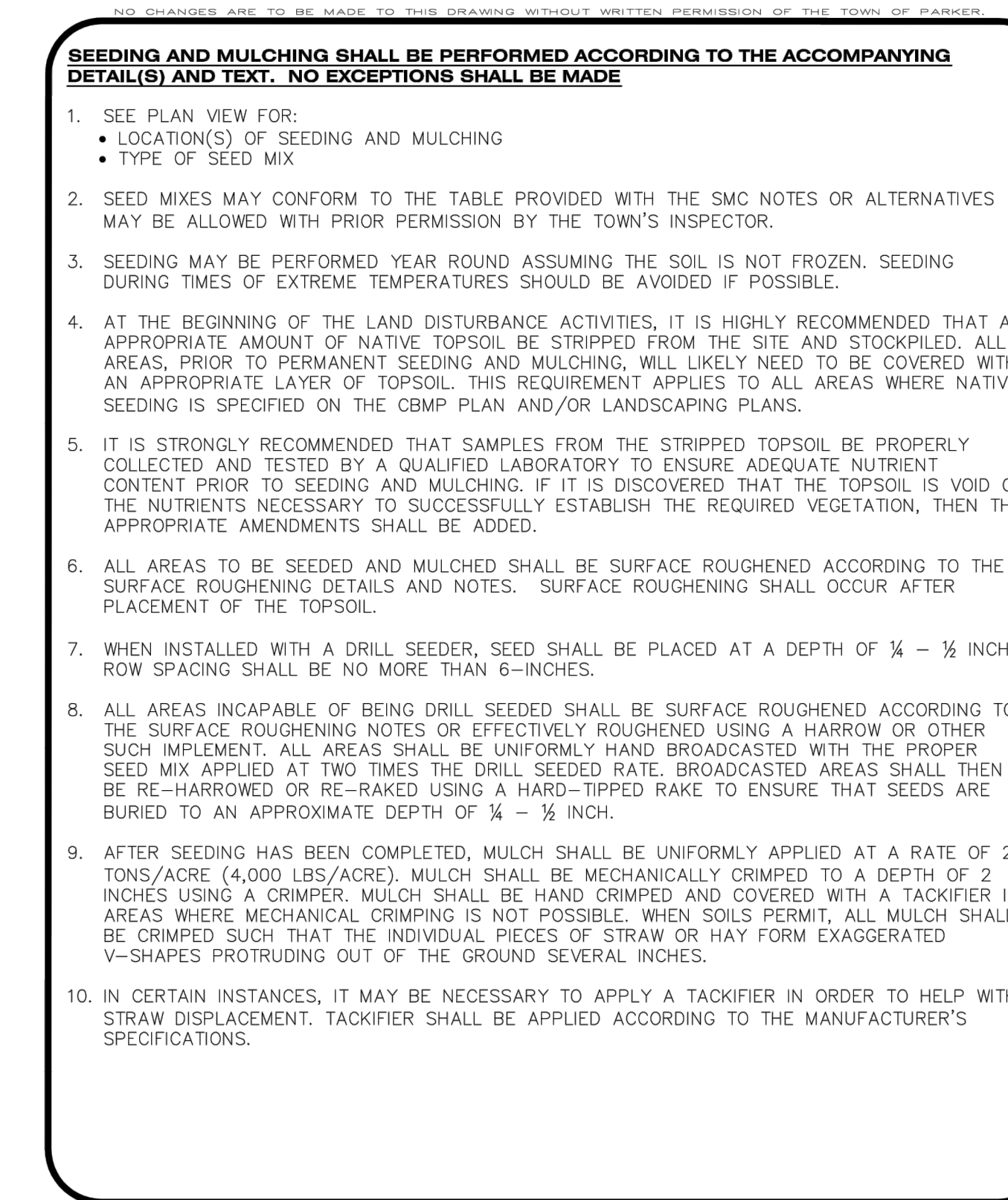
SF 3 OF 4 Oct. 2013



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SF 4 OF 4 Oct. 2013



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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC 1 OF 3 Oct. 2013

REVISIONS

DATE	APPROVED	APPROVAL
09/20/20	APPROVED <td>APPROVAL</td>	APPROVAL
08/20/20	SUBMITTAL FOR REAPPROVAL	APPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL	APPROVAL
03/20/20	SUBMITTAL FOR REAPPROVAL	APPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER	APPROVAL
01/20/20	THIRD SUBMITTAL	APPROVAL
11/20/16	THIRD SUBMITTAL	APPROVAL

Manhard CONSULTING

7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80121, phone: 303.778.0800 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

CBMP DETAILS

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/20/16

PROFESSIONAL ENGINEER
37642
10-30-2020

SHEET
19 OF 43
CLCPK3

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 SEEDED 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.

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

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

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)

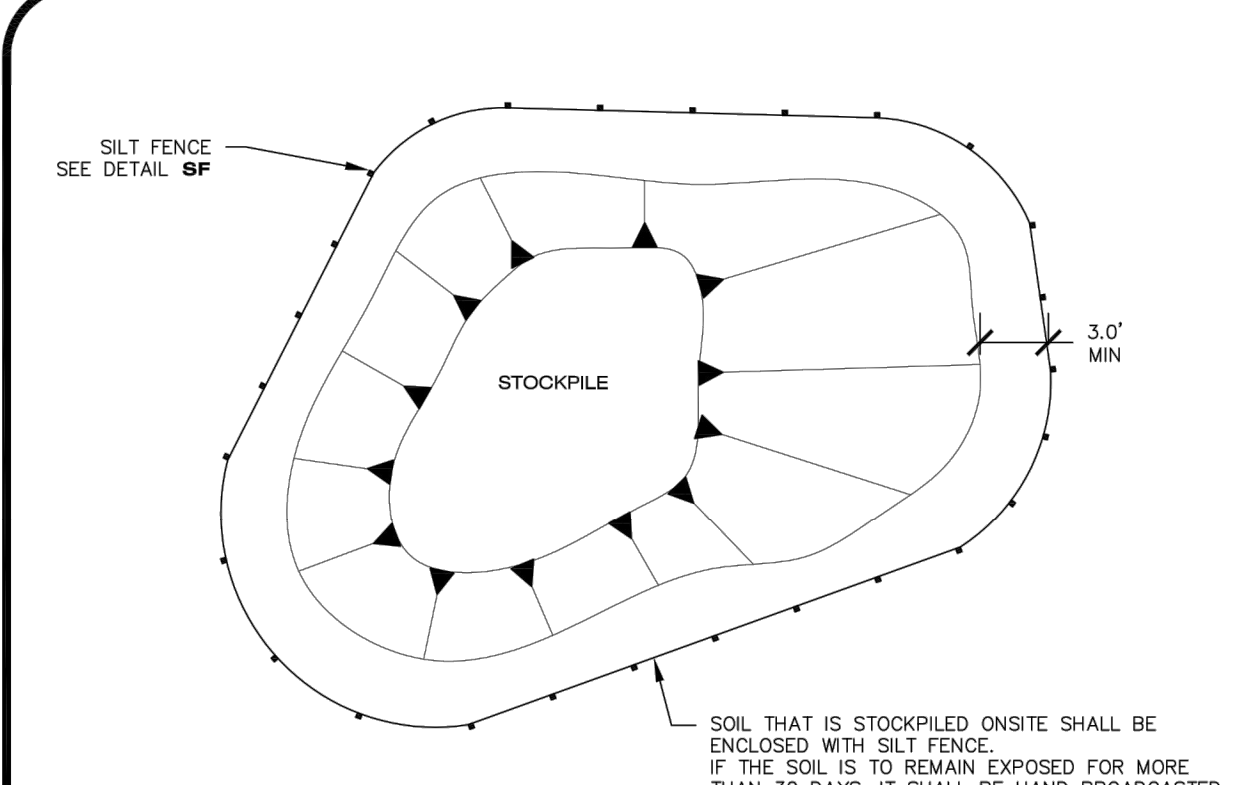
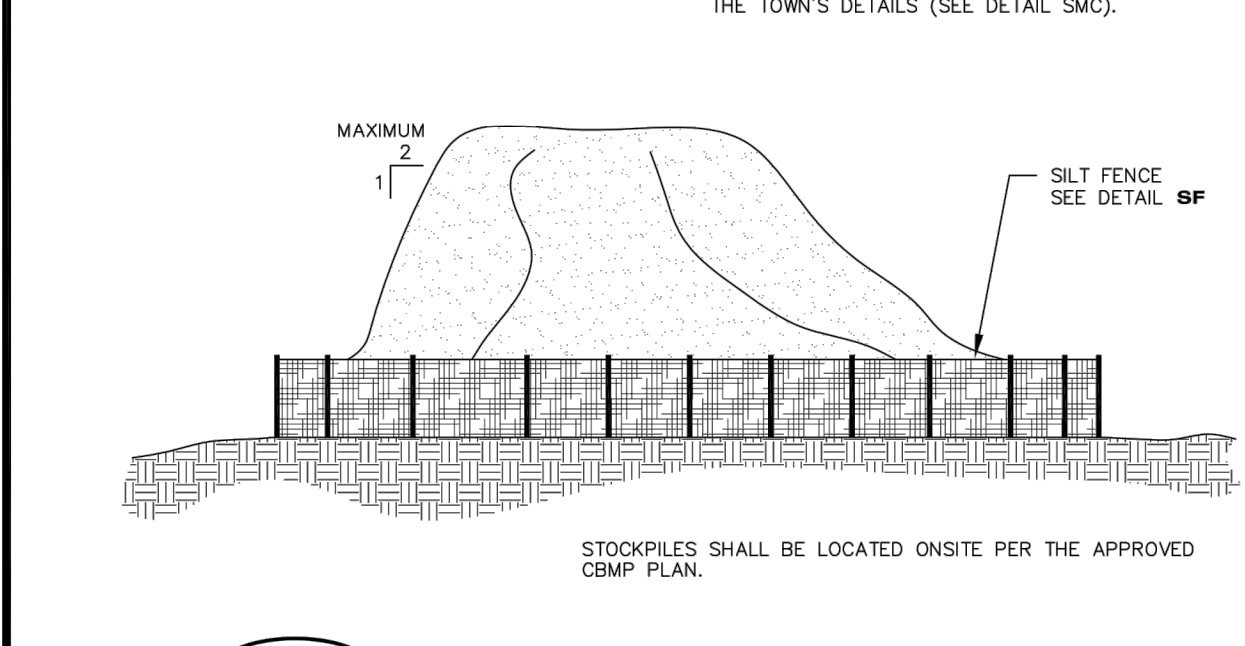
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

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

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

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

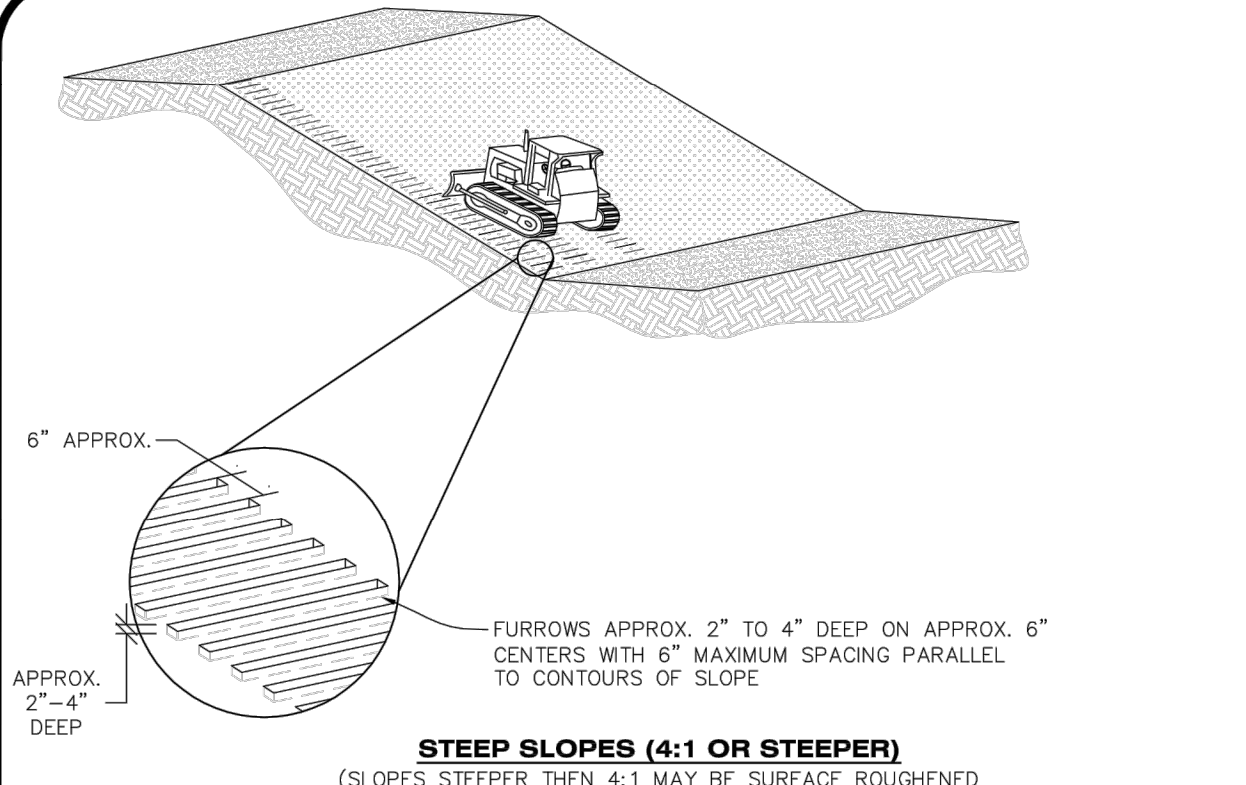
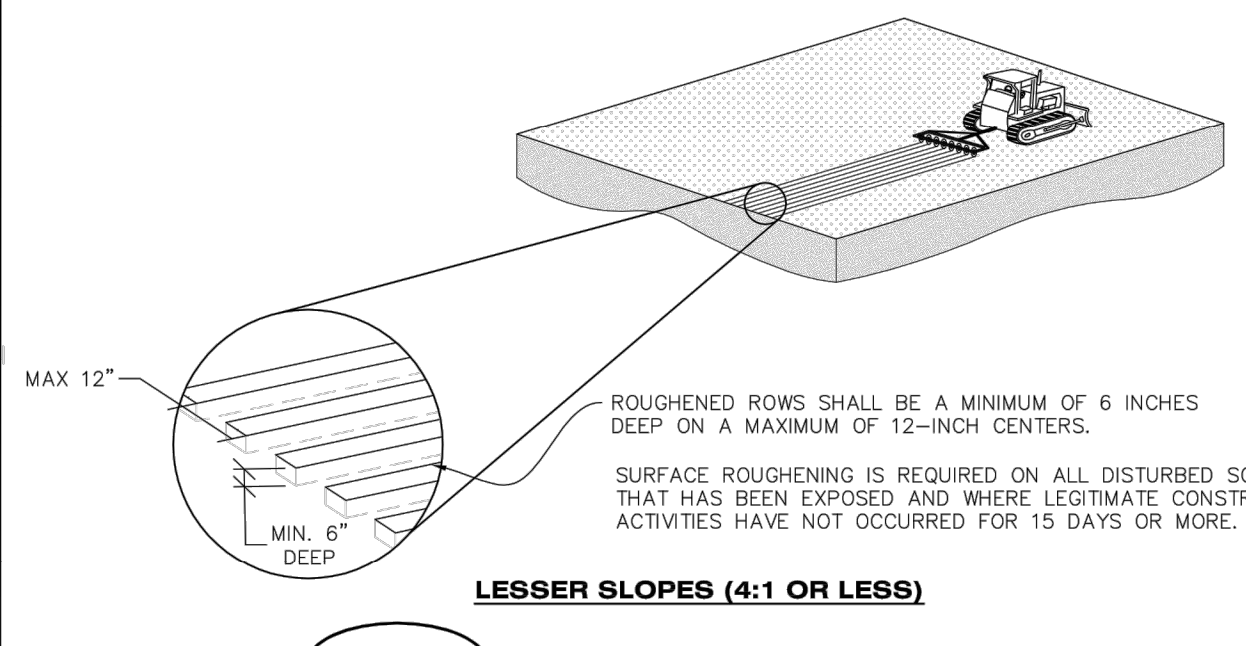
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

SP STOCKPILE PROTECTION

Parker COLORADO | **CBMP** | **SP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | JUNE 2008

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

SR SURFACE ROUGHENING

Parker COLORADO | **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

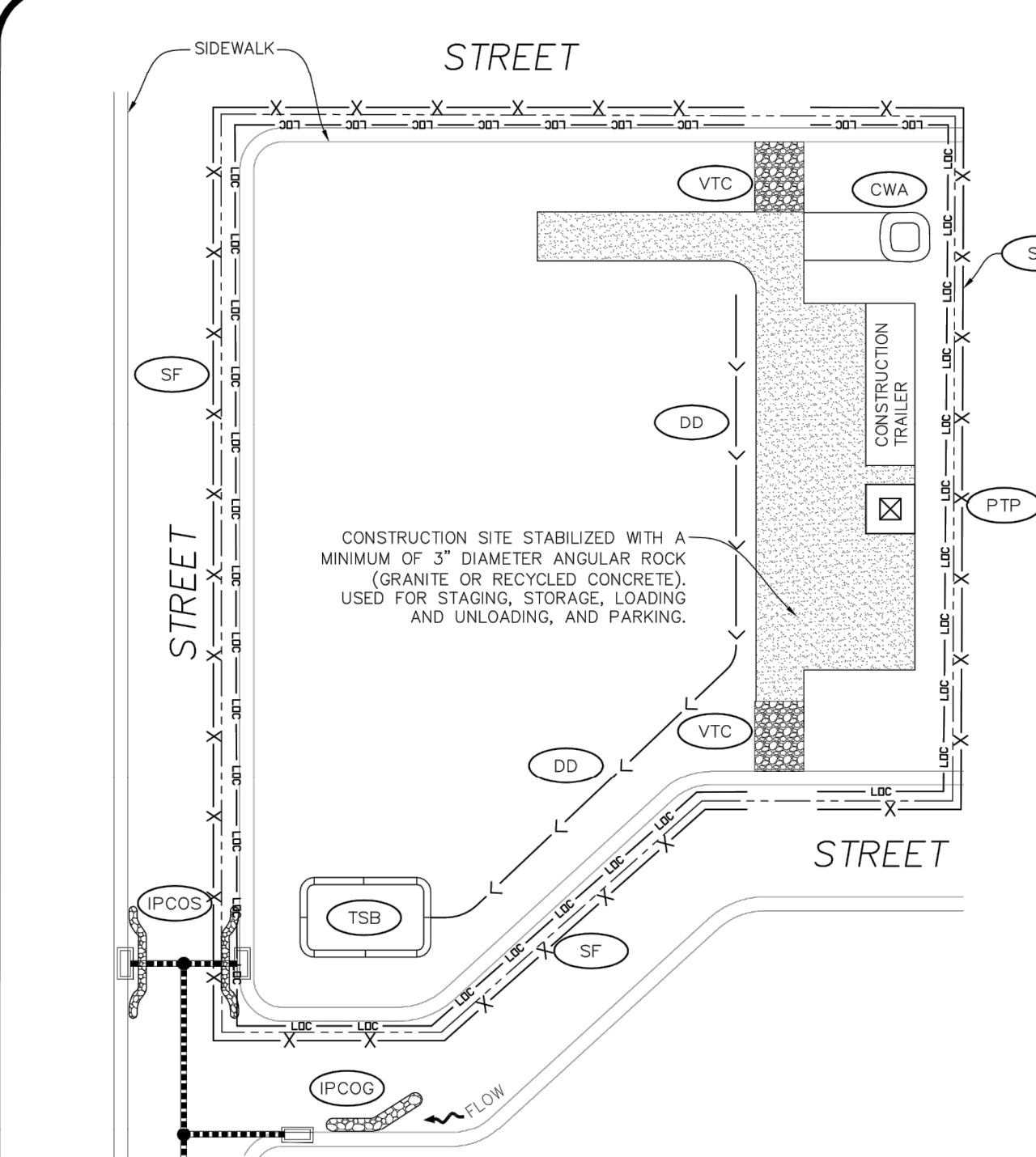
1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDCM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER),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

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

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

Parker COLORADO | **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

Parker COLORADO | **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

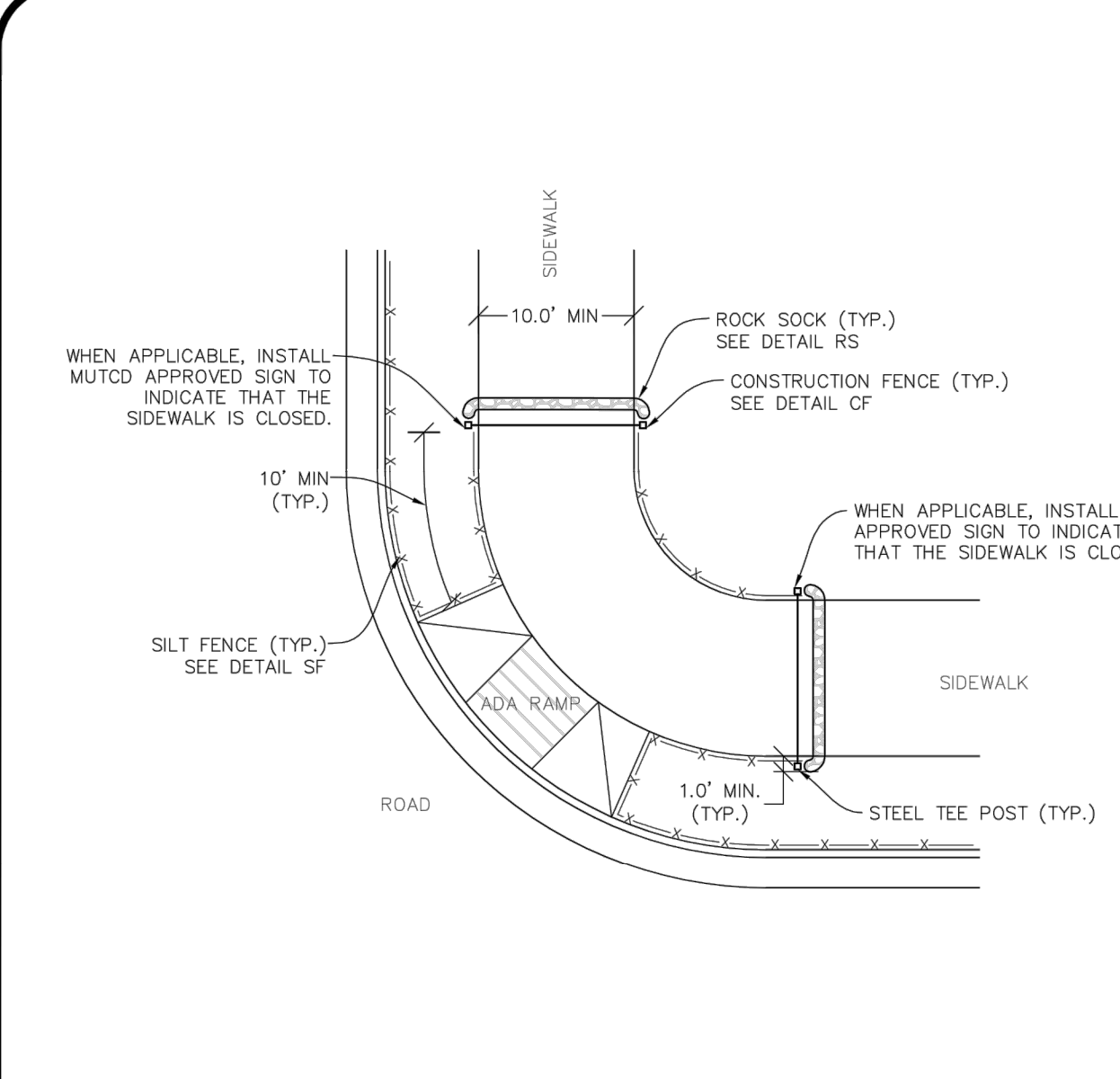
1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 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.

Parker COLORADO | **CBMP** | **SSA**
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



STP SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)

NOTE:
SEDIMENT CONTROL LOGS (SCL) MAY BE USED IN LIEU OF SILT FENCE (SF) WITH PRIOR APPROVAL FROM TOWN.

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

Plotted: 10/29/2020 2:31 PM. Dwg Name: P:\Cadd\3\ComSouth05-Residential CD\Draw\Em\Final Drawing\Plan SKI\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg. Updated By: RAK

DATE	REVISIONS
09/20/20	APPROVED
08/07/20	SUBMITTAL FOR REAPPROVAL
05/05/20	SUBMITTAL FOR REAPPROVAL
03/27/20	SUBMITTAL FOR REAPPROVAL
05/01/17	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

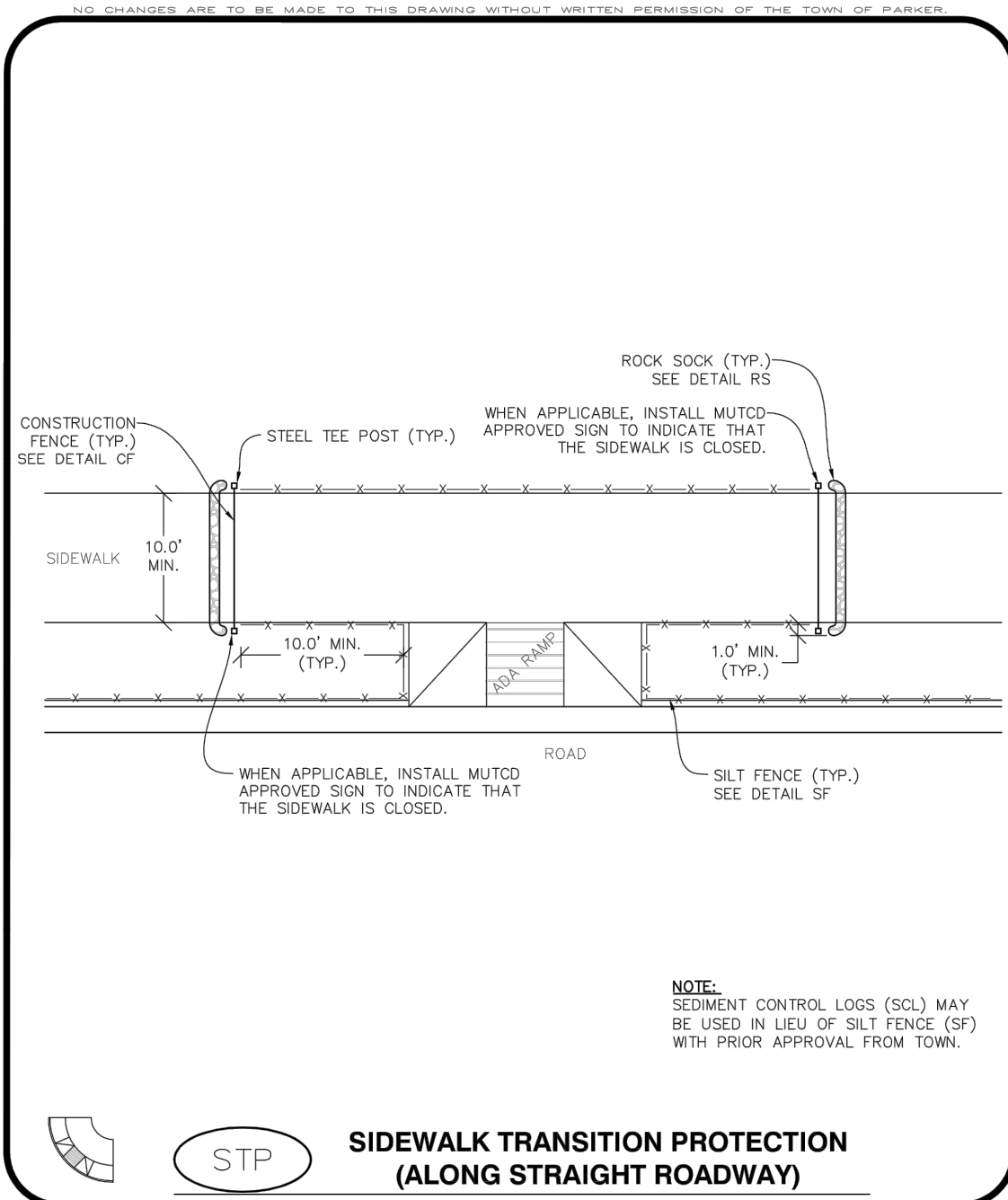
Manhard CONSULTING
7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.788.0800 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

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

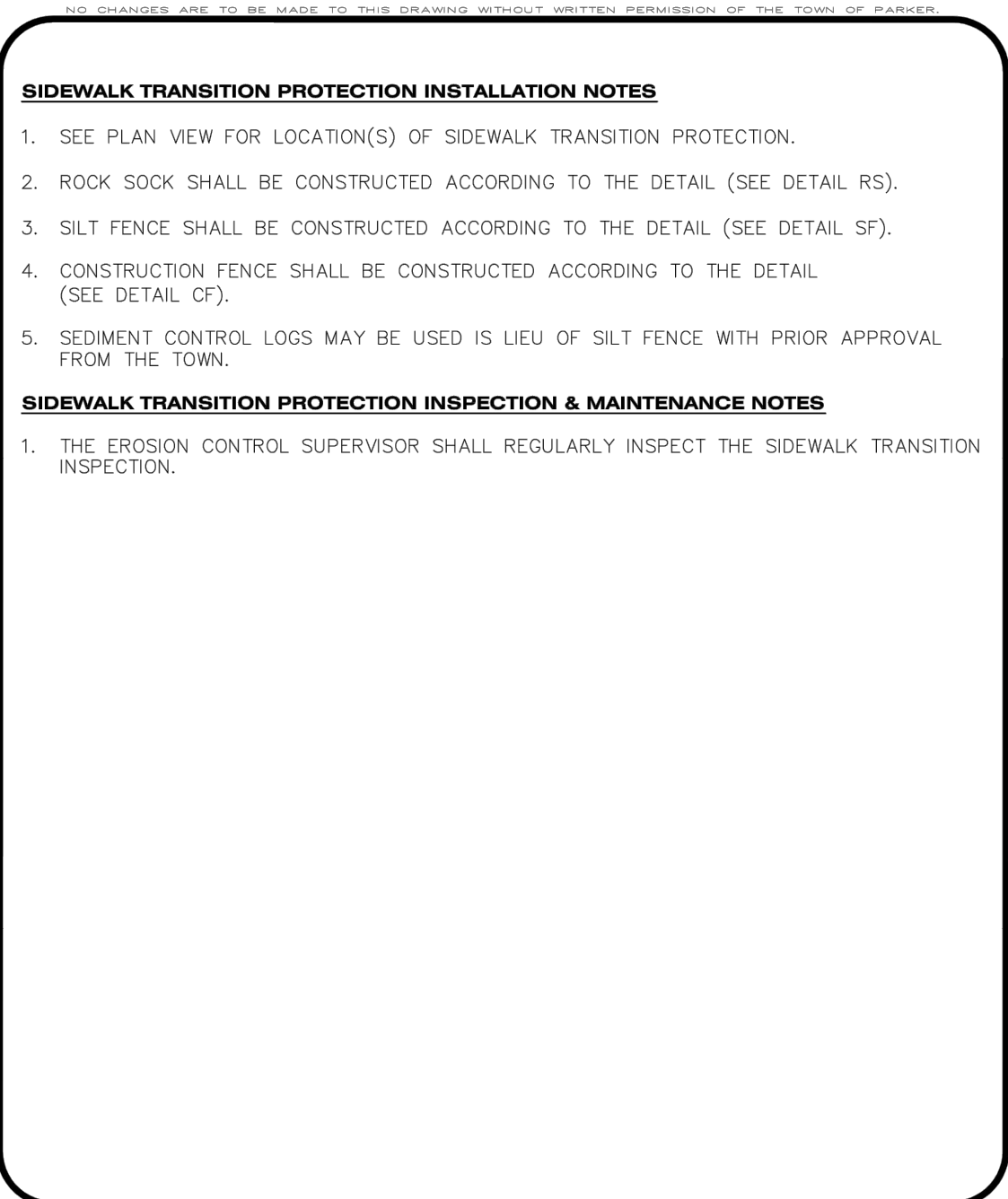
PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: RAK
DATE: 09/2016

37642
10-30-2020
PROFESSIONAL ENGINEER

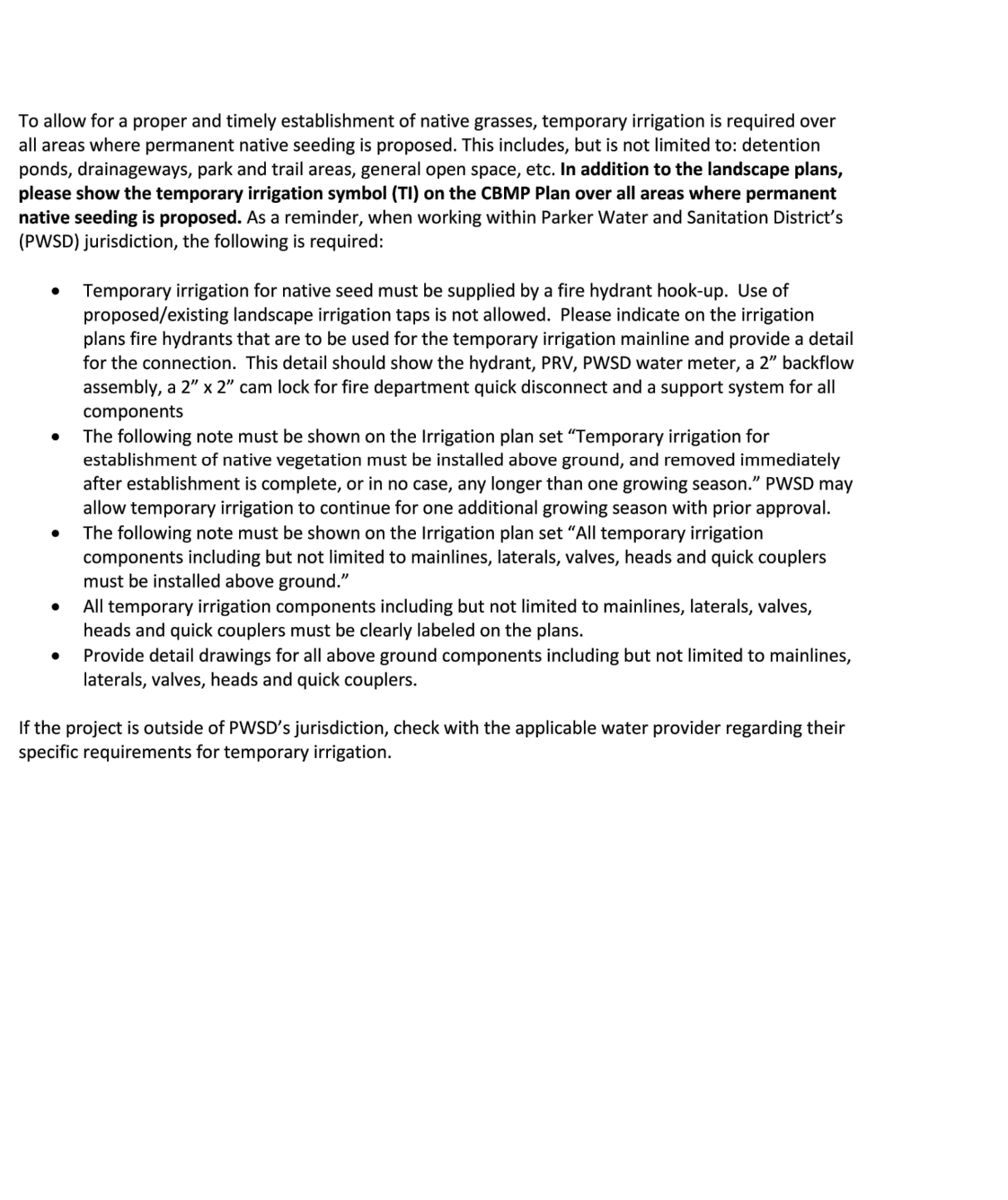
SHEET
20 OF 43
CLCPK3



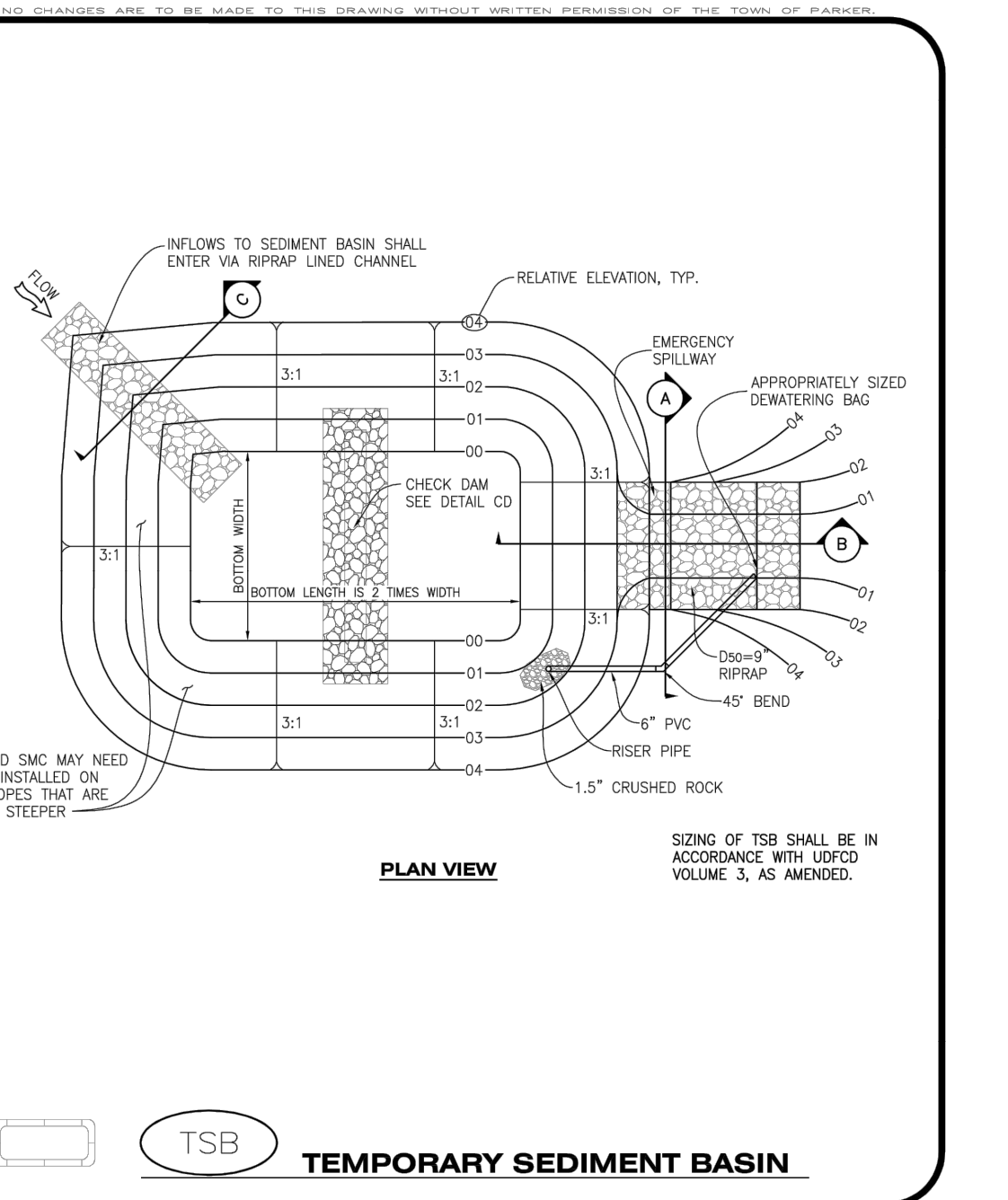
STP
SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
STP
 2 OF 3
 Oct. 2013



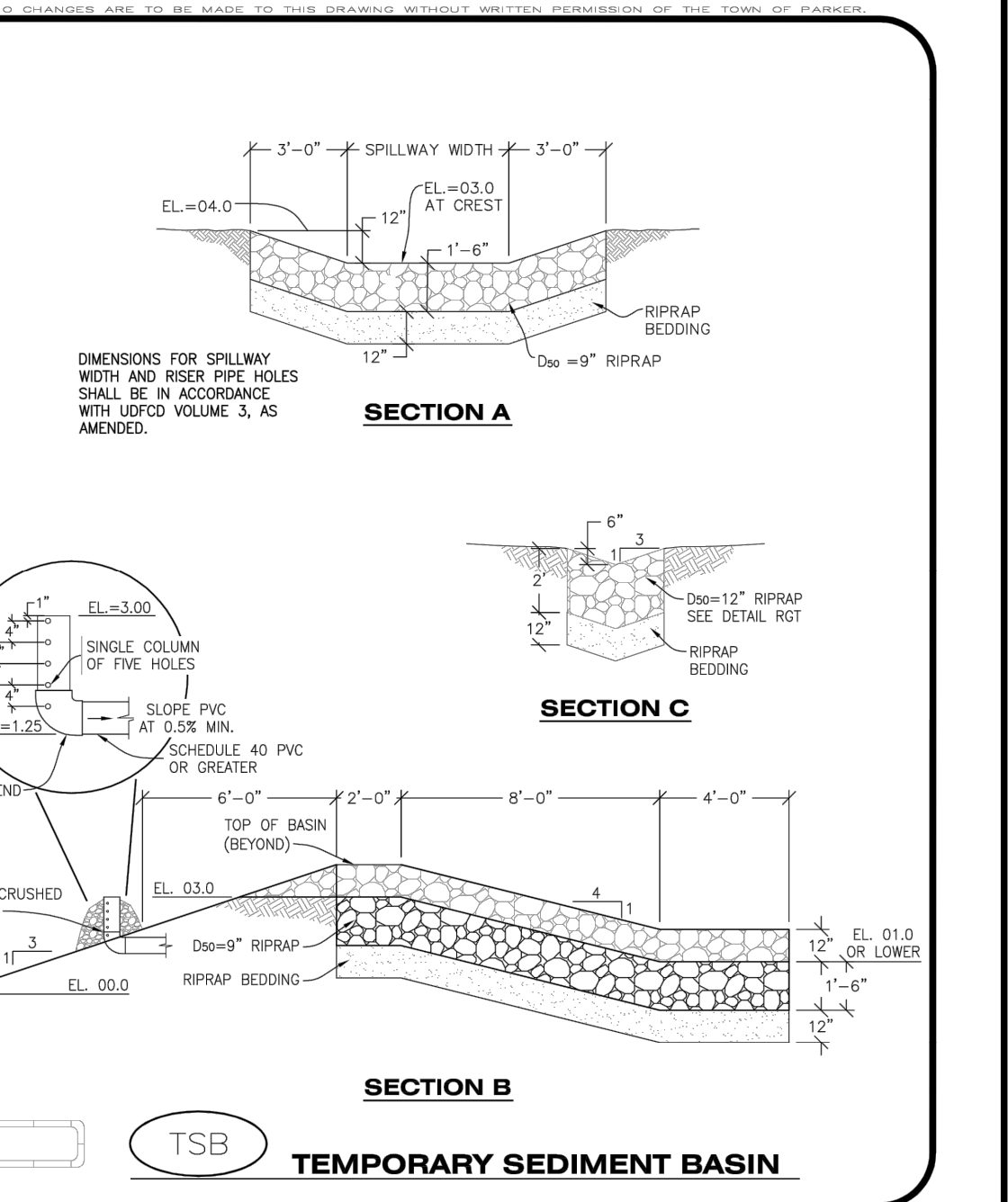
STP
SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
STP
 3 OF 3
 Oct. 2013



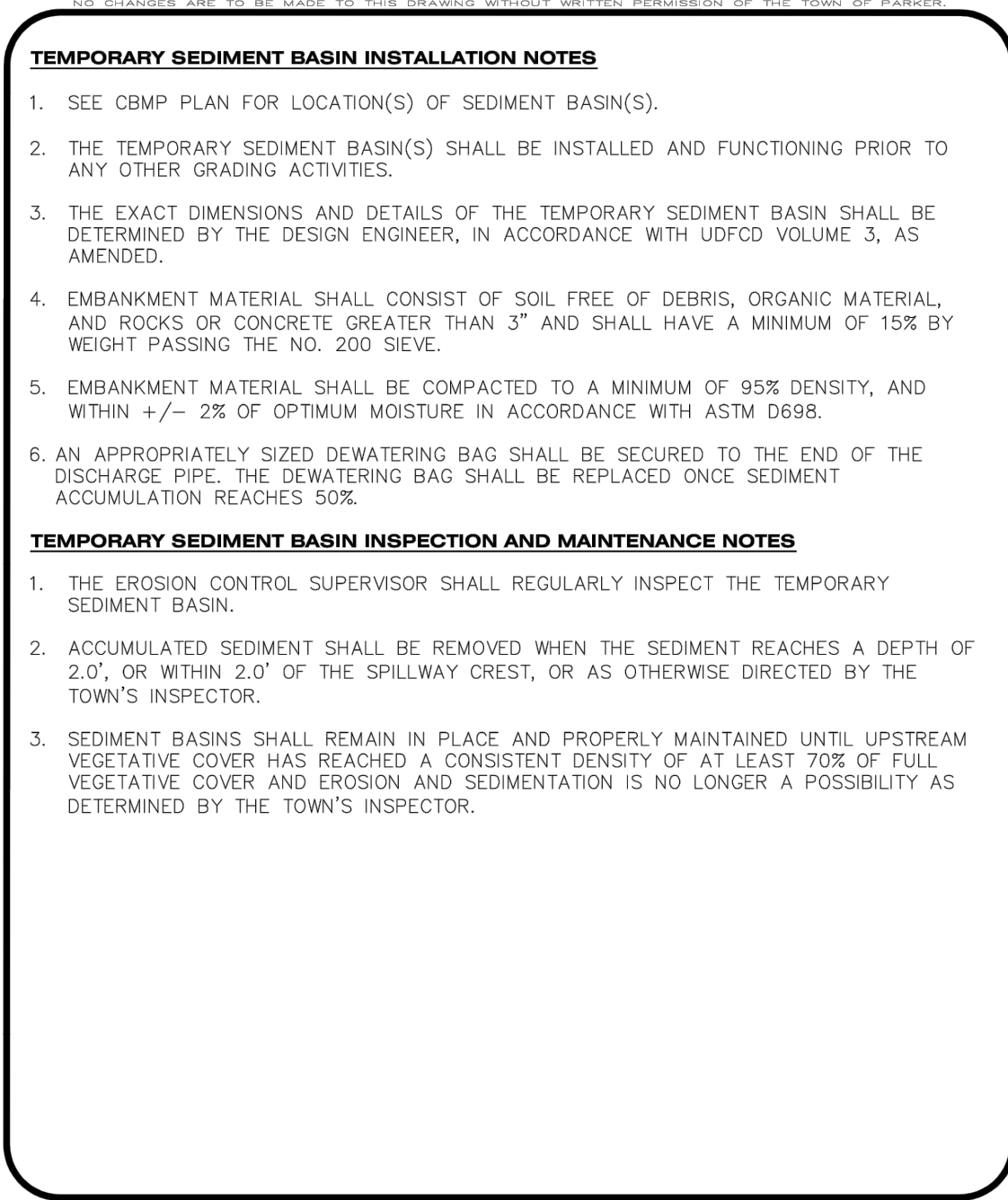
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 1 OF 3
 Oct. 2013



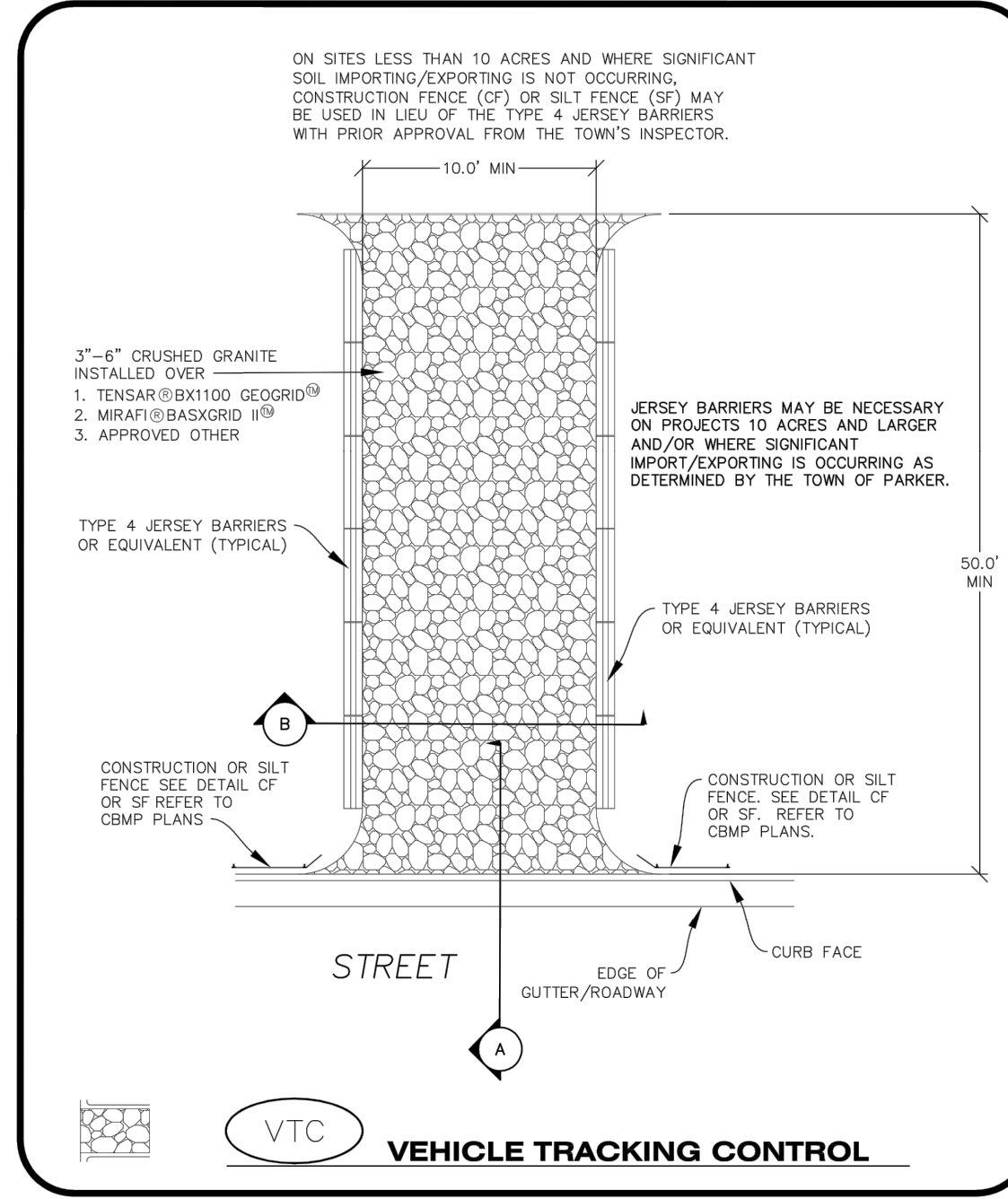
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 2 OF 3
 Oct. 2013



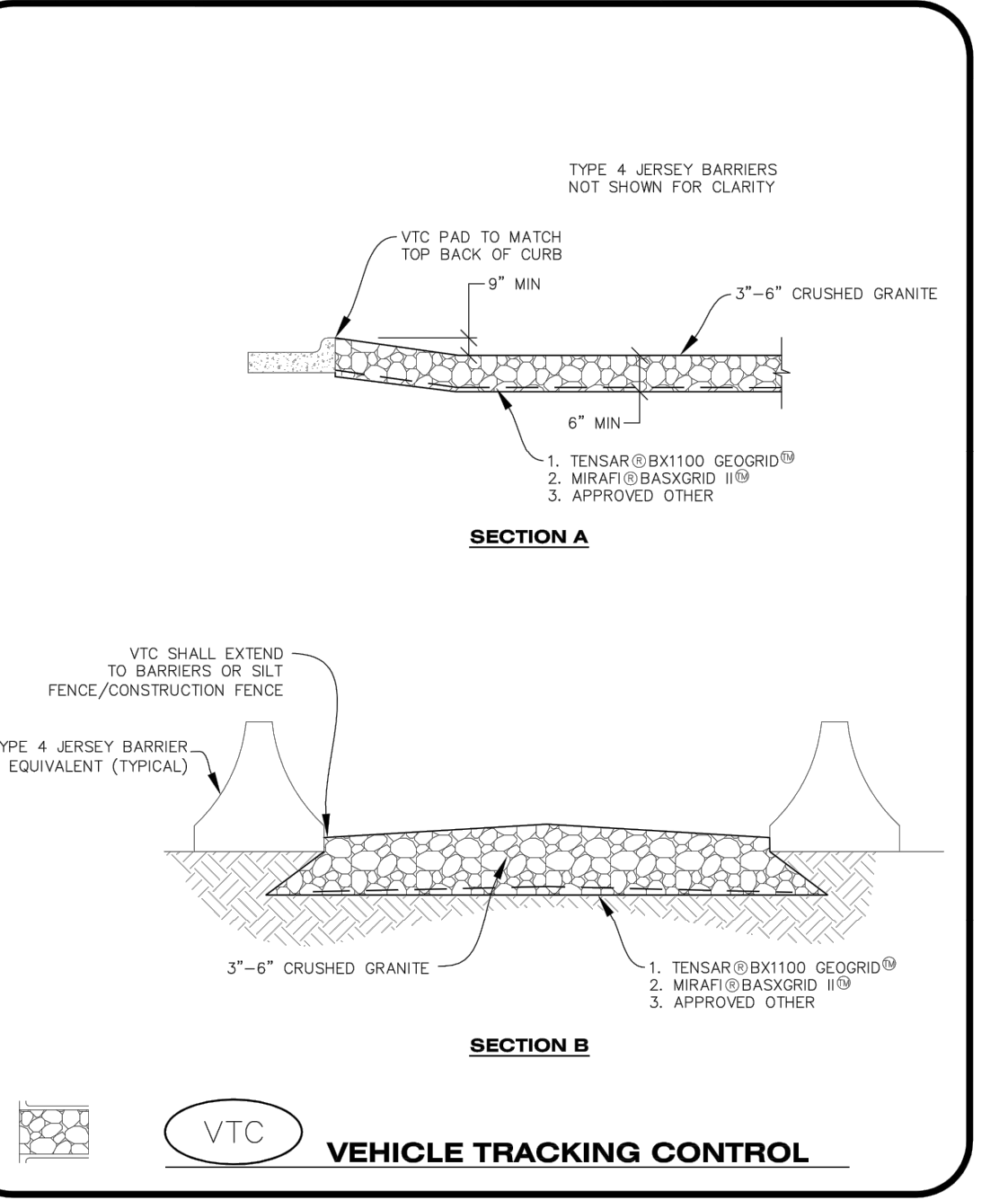
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 3 OF 3
 Oct. 2013



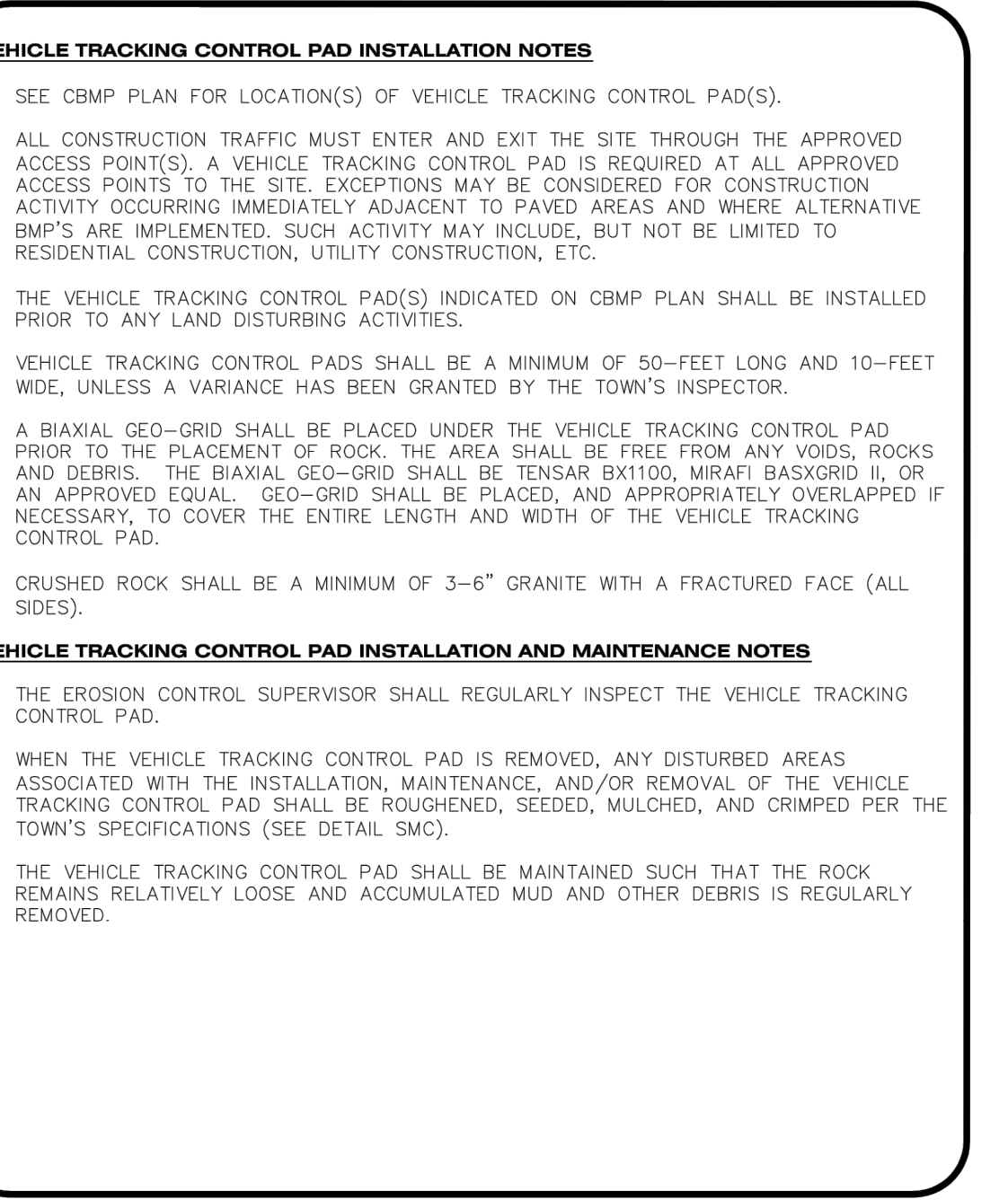
TSB
TEMPORARY SEDIMENT BASIN
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
TSB
 1 OF 3
 Oct. 2013



VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 1 OF 3
 Oct. 2013



VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 2 OF 3
 Oct. 2013



VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 3 OF 3
 Oct. 2013



VTC
VEHICLE TRACKING CONTROL
CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
VTC
 1 OF 3
 Oct. 2013

Plotfile: 10/29/2020 2:31 PM, Dog Name: P:\Cg\gk3\Com\South5-Residential\CD\Draw\Plan\Sk\Town\Phase 1\USA-CLCPK3-CBMP Details.dwg, Updated By: RAK

DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL OR REAPPROVAL
05/20/20	SUBMITTAL OR REAPPROVAL
03/20/20	SUBMITTAL OR REAPPROVAL
02/20/20	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	THIRD SUBMITTAL

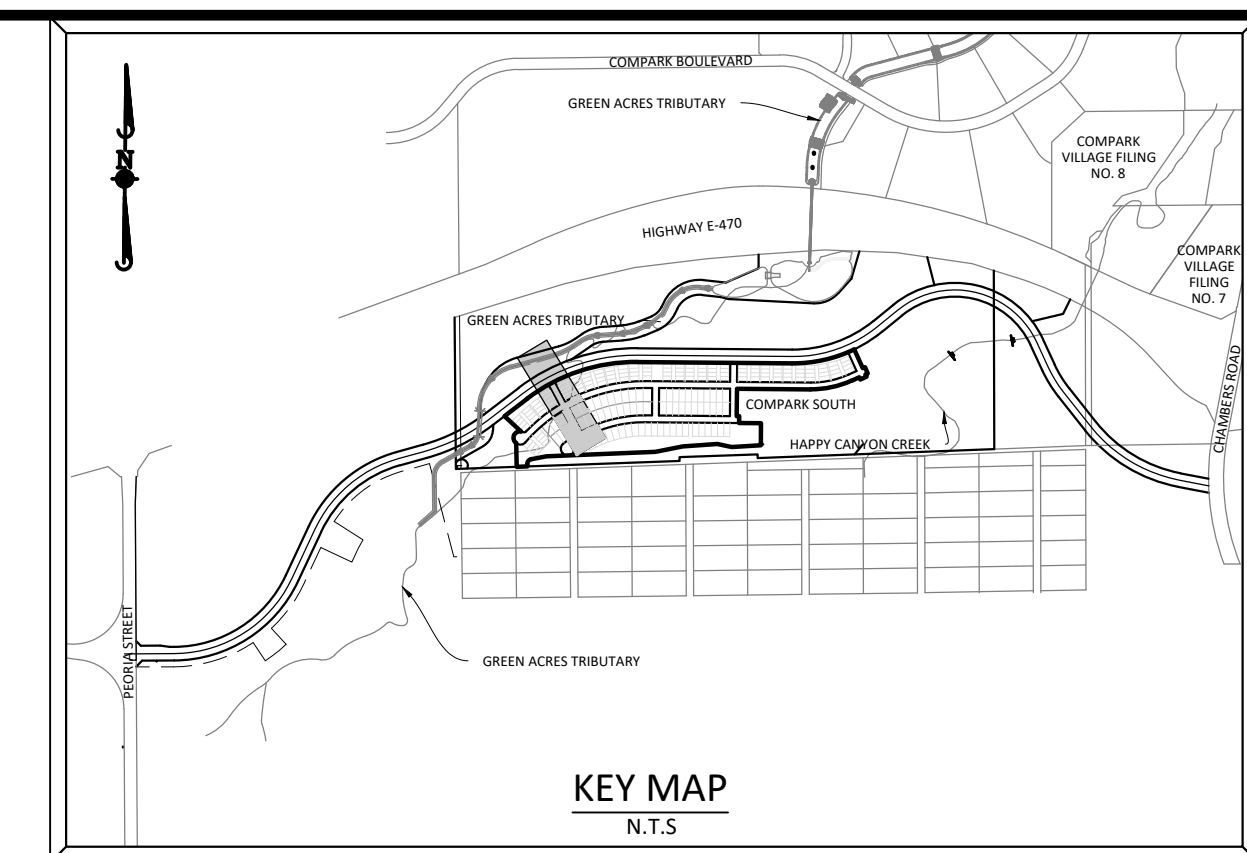
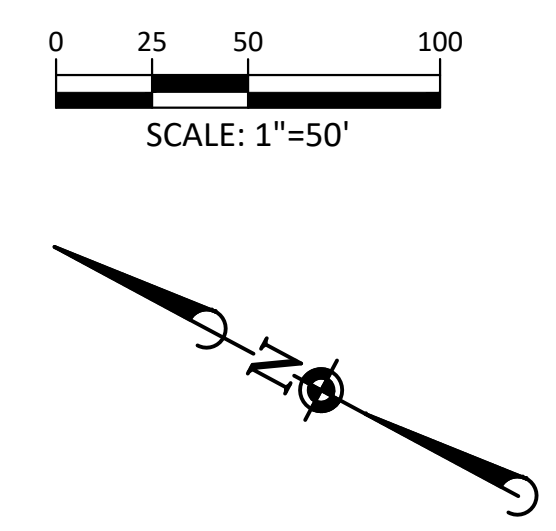
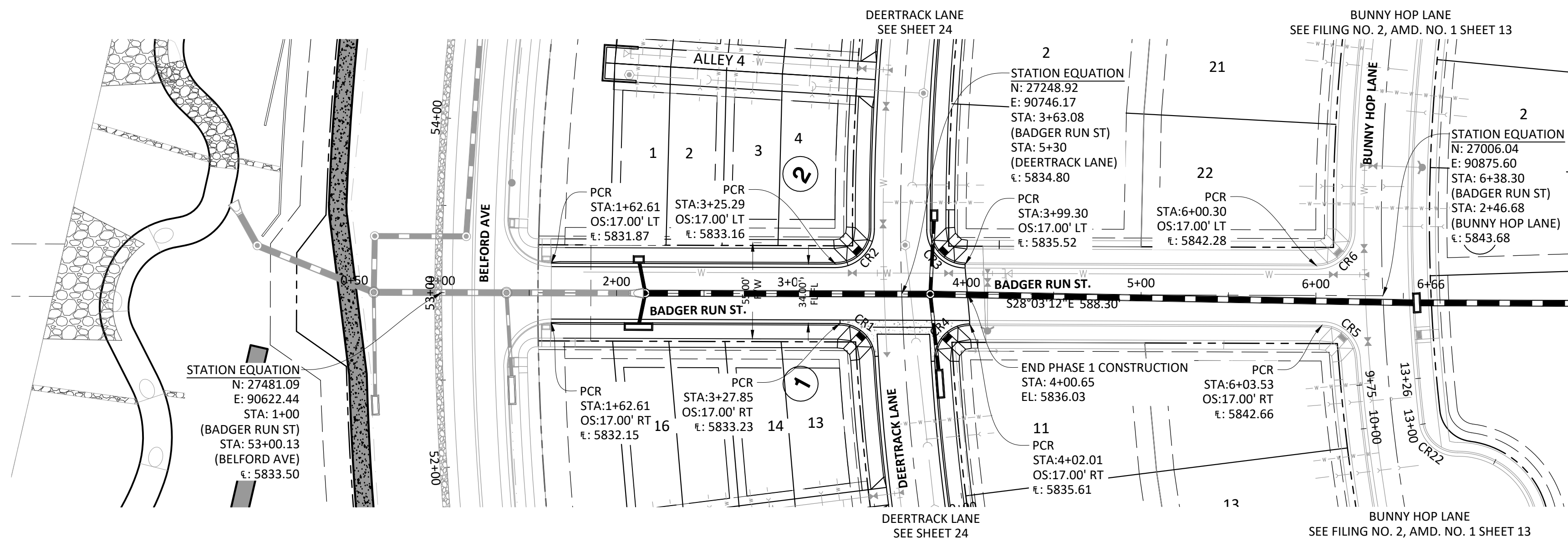
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80120, ph:303.778.0800, manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

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

37642
 10-30-2020
 PROFESSIONAL ENGINEER

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

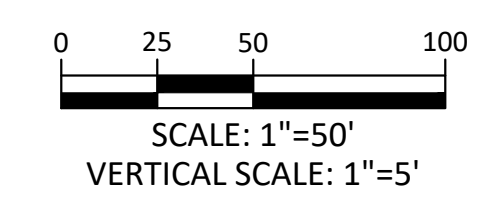
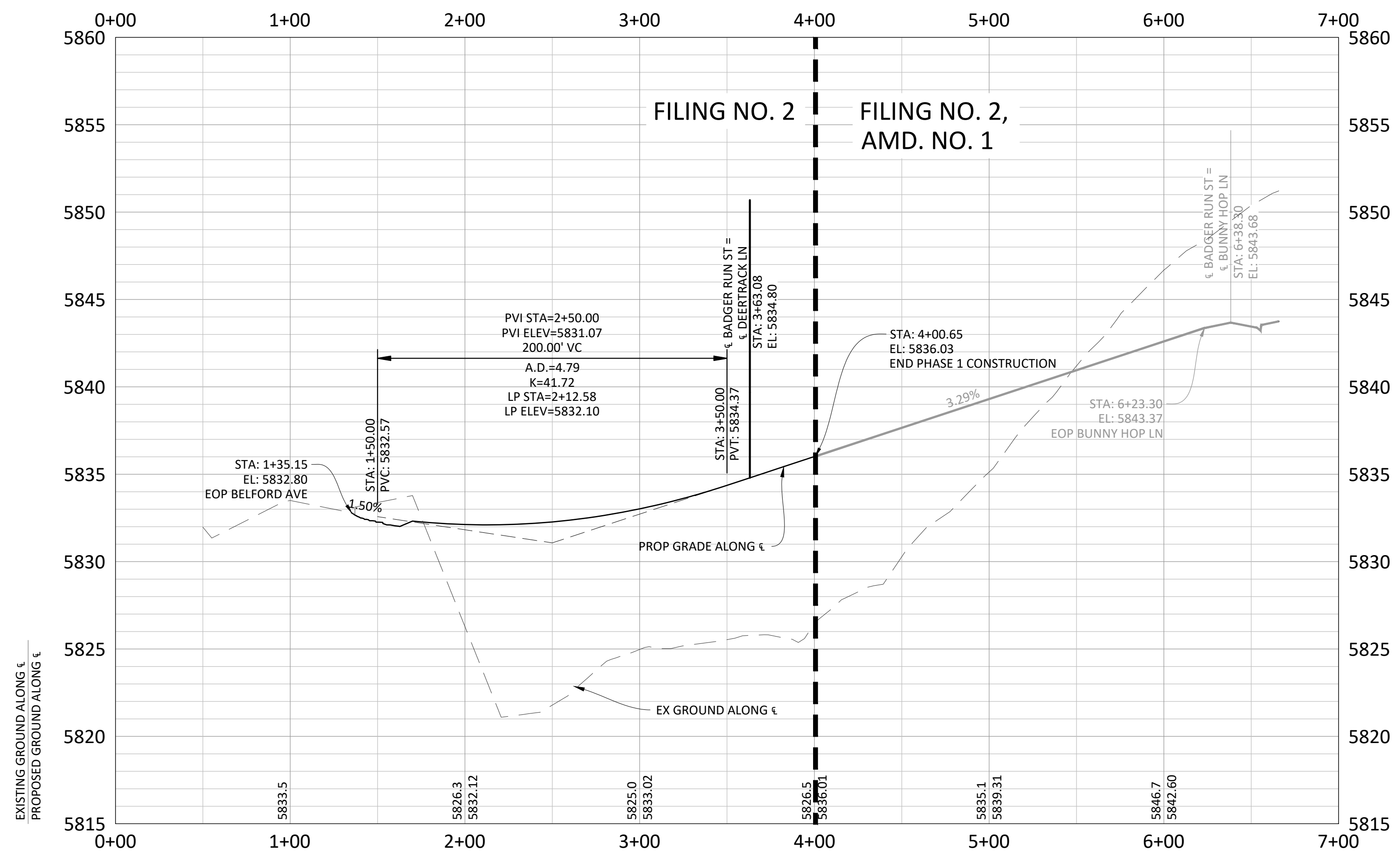
SHEET
21 OF **43**
 CLCPK3



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)

BADGER RUN ST.

CURVE TABLE					
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
CR5	29.84'	20.00'	85°28'17"	N14° 40' 56.56"E	29.84
CR6	31.58'	20.00'	90°28'28"	S73° 17' 25.76"E	31.58



- 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.

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.



DATE	REVISIONS
09/20/20	APPROVED
08/20/20	SUBMITTAL FOR REAPPROVAL
05/20/20	SUBMITTAL FOR REAPPROVAL
07/20/20	SUBMITTAL FOR REAPPROVAL
09/20/17	ALLEY PARKING PER TOWN OF PARKER
12/20/16	THIRD SUBMITTAL
11/20/16	SECOND SUBMITTAL

Manhard CONSULTING
 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.748.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
BADGER RUN STREET ROADWAY PLAN & PROFILE

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: RAK
 DATE: 09/20/16

37642
 10-30-2020
 PROFESSIONAL ENGINEER

SHEET **22** OF **43**
 CLCPK3

Plotfile: 10/30/2020 3:23 PM Dwg Name: P:\CLCPK3\ComparkVillage\TownPhase 1\USA-CLCPK3.ppt.dwg Updated By: Hawthorne