



GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE STONEGATE WATER AND SANITATION 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. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
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 STREET CUTS, UTILITY INTERFERENCE AND TRAFFIC CONTROL.
5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS B, 6-SACK, TYPE II, 3000 POUND COMPRESSION STRENGTH. ALL CONCRETE ASSOCIATED WITH ROADWAY CONSTRUCTION SHALL BE CLASS D.
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. AFTER APPROVAL HAS BEEN GRANTED BY THE DESIGNATED TOWN AUTHORITY, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE TOWN.
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO ALL APPLICABLE TOWN AND DISTRICT STANDARDS. COMPACTION TESTS MUST BE SUBMITTED TO THE TOWN AND DISTRICT PRIOR TO PROBATIONARY ACCEPTANCE.
8. ALL CURBS SHALL BE CAREFULLY AND FIRMLY BACKFILLED BY THE CONTRACTOR. ANY EXCESS MATERIAL FROM SUBGRADE TRIMMING SHALL NOT BE LEFT IN THE STREET CORE, BUT SHALL BE SPREAD UNIFORMLY IN A 20-FOOT WIDE ZONE BEHIND THE WALK.
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 LLC.
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. A SIMILAR FIELD INSPECTION SHALL OCCUR WITH THE UTILITY CONTRACTOR AND CURB CONTRACTOR TO INSPECT THESE ITEMS PLUS CURB STOP BOXES AND CONCRETE WORK PRIOR TO THE START OF WORK BY THE PAVING CONTRACTOR. THESE FIELD INSPECTIONS ARE INTENDED TO HELP ESTABLISH RESPONSIBILITY FOR ANY NECESSARY REPAIRS, CLEANING, ETC. THAT ARE NEEDED. THESE INSPECTIONS WITH A REPRESENTATIVE OF THE OWNER ARE IN ADDITION TO ANY INSPECTIONS BY REPRESENTATIVES OF THE TOWN OF PARKER OR COTTONWOOD WATER AND SANITATION DISTRICT.
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. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE COTTONWOOD WATER AND SANITATION DISTRICT OFFICE AND AN ADDITIONAL SET OF ROLLED BLUELINE PRINTS SHALL BE TRANSMITTED TO THE DISTRICT ENGINEER'S OFFICE PRIOR TO PROBATIONARY ACCEPTANCE.
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. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO 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. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
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. NO TREES ALLOWED WITHIN 7' OF THE EDGE OF ANY STORM SEWER.
21. BENCHMARKS:
SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)
SITE BENCHMARKS:
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE. ELEVATION = 5845.51
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD. ELEVATION = 5808.06
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION AND REPAIR OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION, WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR SHALL CONTACT REPRESENTATIVES OF THE RESPECTIVE UTILITIES AND HAVE ALL UTILITIES FIELD LOCATED PRIOR TO CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL LOCATIONS OF EXISTING STRUCTURES AND UTILITIES SHOWN ON THE DRAWINGS, TO ASCERTAIN WHETHER ANY STRUCTURES AND UTILITIES MAY EXIST, AND REPAIR AND/OR REPLACE ANY STRUCTURES AND/OR UTILITIES THAT ARE DAMAGED BY THE CONTRACTOR.
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. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
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. A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INTERVIEW. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION, CONTACT DENVER INTER-UTILITY GROUP AT 303-534-6700, OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
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 ----
SANITARY SEWER CONNECTION ---
STORM SEWER CONNECTION NONE
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
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. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT, AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER ONE (1) YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
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." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE: 303-692-3500.
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.
19. ALL SITES GREATER THAN 40 ACRES REQUIRE A TOWN APPROVED PHASING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THIS PLAN.

CBMP NOTES:

PHASE A

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

PHASE B

- 1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL IMPERVIOUS AREAS SUCH AS STREETS, CURBS, GUTTERS, SIDEWALKS, PARKING LOTS, CURB CHASE DRAINS, ETC., ARE THOROUGHLY CLEAN AT THE FOLLOWING TIMES:
A. BY 5 P.M. DAILY (NO EXCEPTIONS).
B. DURING THE DAY WHEN THESE AREAS BECOME SOILED BEYOND A REASONABLE AMOUNT AS EXPLAINED/ DETERMINED BY PUBLIC WORKS DEPARTMENT.
C. THROUGHOUT THE DAY WHEN PRECIPITATION OR SNOW MELT IS PREDICTED AND/OR OBVIOUS.
2. ADDITIONAL PRACTICES TO BE EMPLOYED AS NECESSARY TO MEET WATER QUALITY OBJECTIVES AND SUIT THE CURRENT WEATHER, SITE CONDITIONS, AND UNFORESEEN NEEDS.
3. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL PRACTICABLE SEDIMENT AND EROSION CONTROL SOLUTIONS ARE EMPLOYED TO MEET WATER QUALITY OBJECTIVES.
4. SEE SHEETS 22-30 FOR DETAILS OF EROSION CONTROL MEASURES.
5. LOT PROTECTION (LP) IS REQUIRED ON ALL LOTS. PLEASE SEE ATTACHED DETAIL FOR MORE INFORMATION.
6. CONTRACTOR TO PROVIDE 4" TOPSOIL OVER ALL FILL TRANSITION SLOPES.
7. SEDIMENT CONTROL BMP'S MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.
8. IT IS SUGGESTED THAT "SIDEWALK CLOSED" SIGNS BE PLACED IN FRONT OF THE SIDEWALKS THAT UTILIZE ROCK SOCKS & CONSTRUCTION FENCE THAT RUN PERPENDICULAR TO THE SIDEWALK. THESE SIGNS MUST BE MUTCD APPROVED.
9. CONTRACTOR TO MAINTAIN, OR REPLACE AS NEEDED, EXISTING BMPS THAT ARE DENOTED AS TO BE KEPT.
10. ALL SILT FENCE STAKING CAN BE NO MORE THAN 5-FEET ON CENTER.
11. PHASE A EROSION CONTROL BMP'S RELATE TO INITIAL BMP'S REQUIRED TO START SITE OVERLOT GRADING.
12. HYDRO MULCHING WITHIN LIMITS OF DETENTION POND.

PARKER STANDARD STORM DRAINAGE INFRASTRUCTURE NOTES

- 1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENT 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. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC.). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CDOT STANDARD SPECIFICATIONS 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1 OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUB-GRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:
A) 1 TEST FOR SUB-GRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE-GROUND APPURTENANCE (MANHOLES, INLETS, ETC.)
B) 1 TEST EVERY 200 LF OF MAINLINE TRENCHES EVERY 1-FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
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. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
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. REFERENCE CDOT M&S STANDARD NO. M-604-10, 11, 12, AND 13.
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, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO (2) MANHOLE ACCESS JOINTS 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.

BYPASS PUMPING PLAN

- 1. THE BYPASS PUMPING PLAN DISCUSSED IN THIS SECTION AND DETAILED ON THE FOLLOWING SHEETS IS PRELIMINARY IN NATURE. THE BYPASS PUMPING PLAN FOR CONSTRUCTION OF THE GREEN ACRES TRIBUTARY REALIGNMENT SHALL BE THE ULTIMATE RESPONSIBILITY OF THE CONTRACTOR.
2. A TEMPORARY BERM SHALL BE CONSTRUCTED AS SHOWN ON SHEET 4. THE TOP OF BERM HEIGHT SHALL BE AT A MINIMUM ELEVATION OF 5853.00. THIS BERM HAS BEEN DESIGNED TO RETAIN APPROXIMATE 20.6 AC-FT OF RUNOFF VOLUME, EQUIVALENT TO THE 2-YEAR STORM EVENT.
2.1. EASEMENTS WILL BE OBTAINED FROM PROPERTY OWNERS AFFECTED BY THE INUNDATION OF RUNOFF.
3. A BYPASS PUMP SHALL BE USED TO DIVERT FLOWS INTO THE EXISTING GREEN ACRES TRIBUTARY CHANNEL NEAR FIRST STREET. BYPASS FLOWS WILL BE CONVEYED WITHIN THE EXISTING CHANNEL.
4. ONCE THE BERM IS COMPLETE AND A BYPASS PUMP IS INSTALLED, CONSTRUCTION OF THE UPPER REACHES OF THE CHANNEL TO APPROXIMATELY STATION 99+00, SHALL COMMENCE. THIS STATION IS WHERE THE EXISTING CHANNEL ALIGNMENT CROSSES THE PROPOSED ALIGNMENT. SEE PLAN SET TITLED "DRAINAGE IMPROVEMENT CONSTRUCTION PLANS FOR GREEN ACRES TRIBUTARY COMPARK VILLAGE SOUTH" PREPARED BY MANHARD CONSULTING.
5. ANOTHER BERM SHALL BE CONSTRUCTED NEAR STATION 99+00 AND A BYPASS PUMP SHALL BE UTILIZED TO THE LOWER LIMITS OF THE IMPROVEMENTS. THE LOWER REACH OF THE PROPOSED CHANNEL WILL THEN BE CONSTRUCTED.
6. UPON COMPLETION OF THE CHANNEL IMPROVEMENTS, ALL TEMPORARY BERMS AND BYPASS PUMPS SHALL BE REMOVED.

Plotted: 3/27/2020 2:42 PM. Draw Name: p:\C\proj\3\comsouth12.dwg. Drawn By: JMMcGuire

Table with columns: DATE, REVISIONS, DRAWN BY, BRB

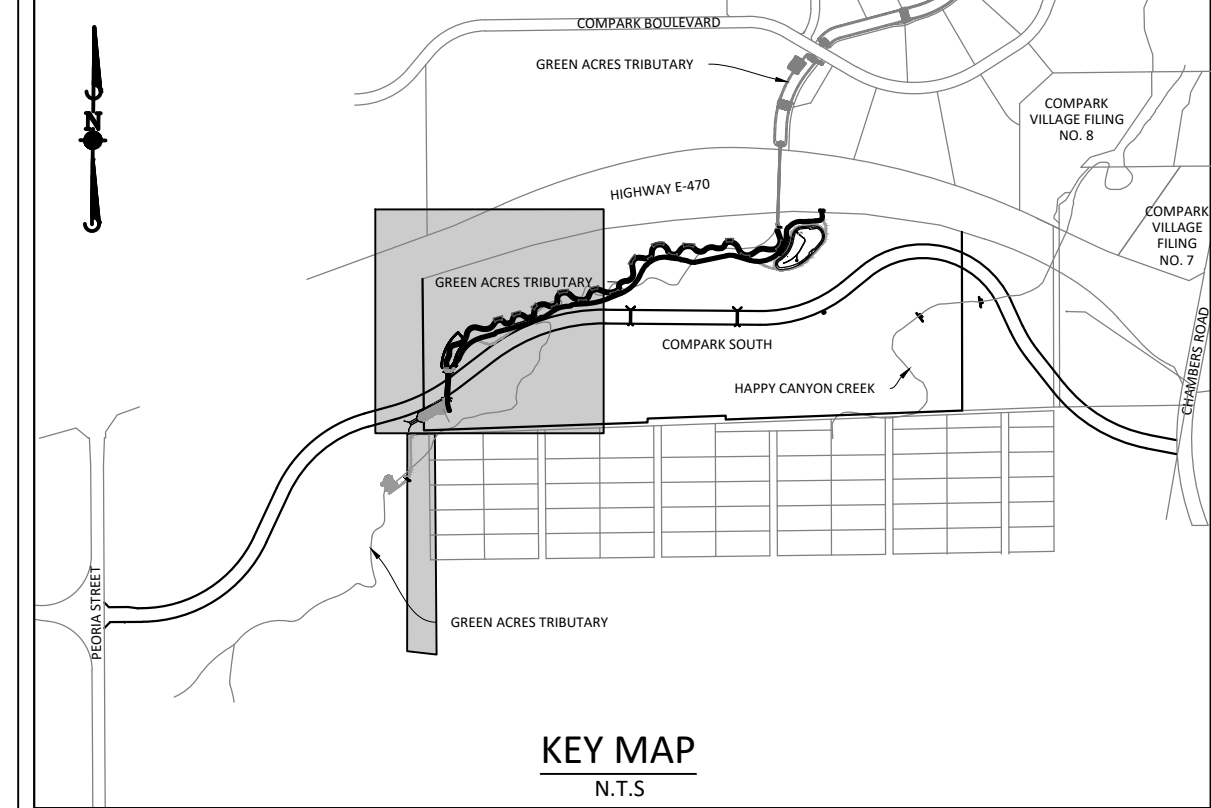
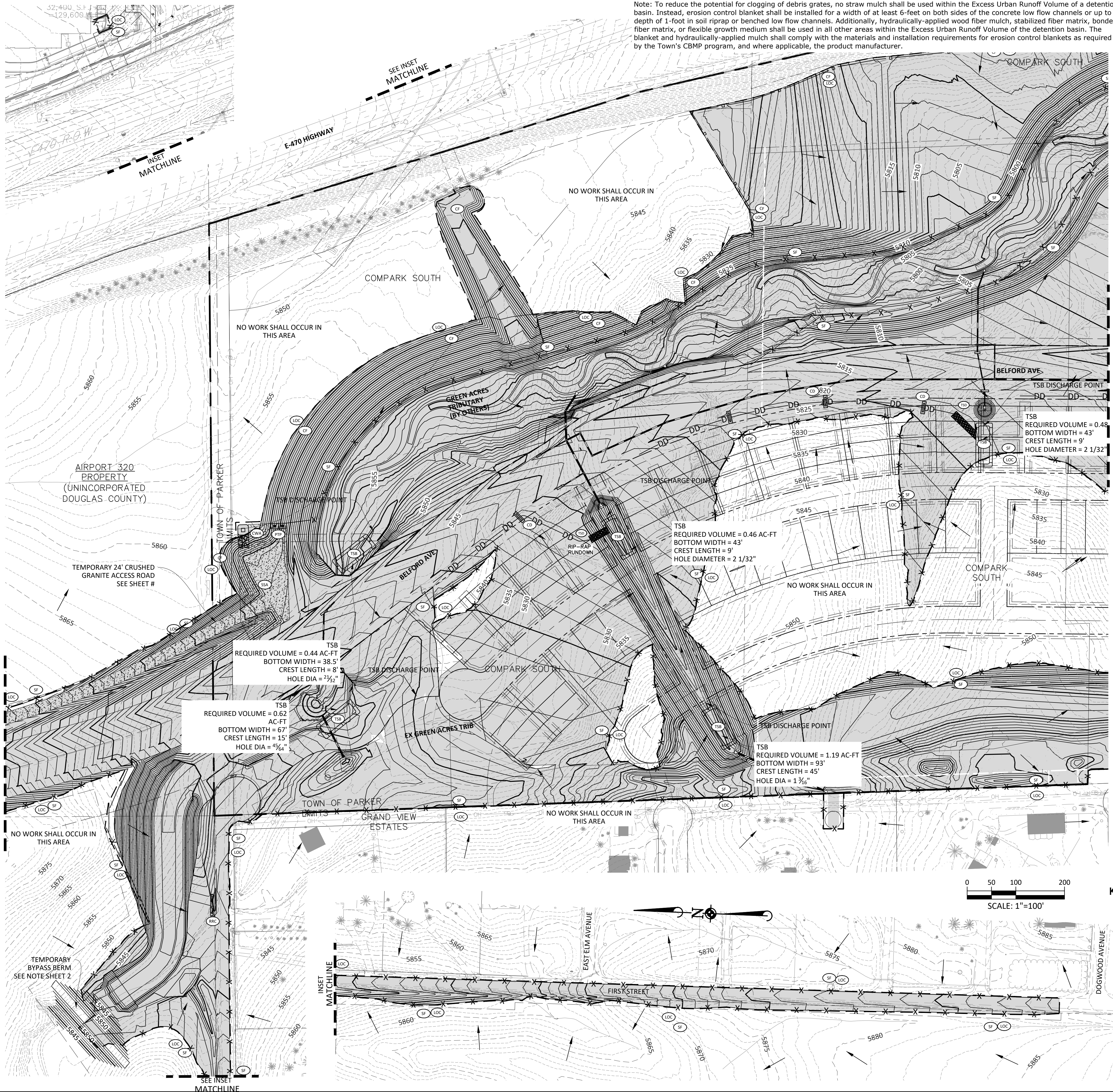
Manhard CONSULTING logo and contact information: 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80121, phone: 303.778.0800, manhard.com

COMPARK VILLAGE SOUTH - GRADING & CBMB PLANS
TOWN OF PARKER, COLORADO
GENERAL NOTES
PROJ. MGR.: RJM
PROJ. ASSOC.: BRB
DRAWN BY:
DATE: 11/2015
SHEET 2 OF 30
PRELIMINARY - NOT FOR CONSTRUCTION



Plotted: 3/27/2020 2:46 PM. Draw Name: p:\c\p\3\comsouth12.dwg. Drawn By: MAM/Gure. Updated By: MAM/Gure.

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



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
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- |  |       |                                                  |
|--|-------|--------------------------------------------------|
|  | CD    | CHECK DAM                                        |
|  | CF    | CONSTRUCTION FENCE                               |
|  | CWA   | CONCRETE WASHOUT AREA                            |
|  | DD    | DIVERSION DITCH                                  |
|  | DTC   | DEBRIS TRASH CONTROL                             |
|  | ECB   | EROSION CONTROL BLANKET                          |
|  | IPAN  | INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |
|  | IPAP  | INLET PROTECTION FOR AREA INLETS IN PAVEMENT     |
|  | IPCOG | INLET PROTECTION, CURB ON-GRADE, TYPE R INLET    |
|  | IPCOS | INLET PROTECTION, CURB ON SUMP, TYPE R INLET     |
|  | LP    | LOT PROTECTION                                   |
|  | LOC   | LIMITS OF CONSTRUCTION                           |
|  | PTP   | PORTABLE TOILET PROTECTION                       |
|  | RSCC  | 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                       |



Know what's below.  
 Call before you dig.



**TOWN OF PARKER APPROVALS**

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

DATE	REVISIONS
03/03/2020	UPDATE GAT & ADD OFF-LINE DET BASIN
11/20/16	4TH SUBMITTAL
06/20/16	REVISED PLANS PER TOWN REFERRAL COMMENTS
04/20/16	REVISED PLANS PER TOWN REFERRAL COMMENTS

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 Water Resource Management Construction Management

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

**PRELIMINARY - NOT FOR CONSTRUCTION**



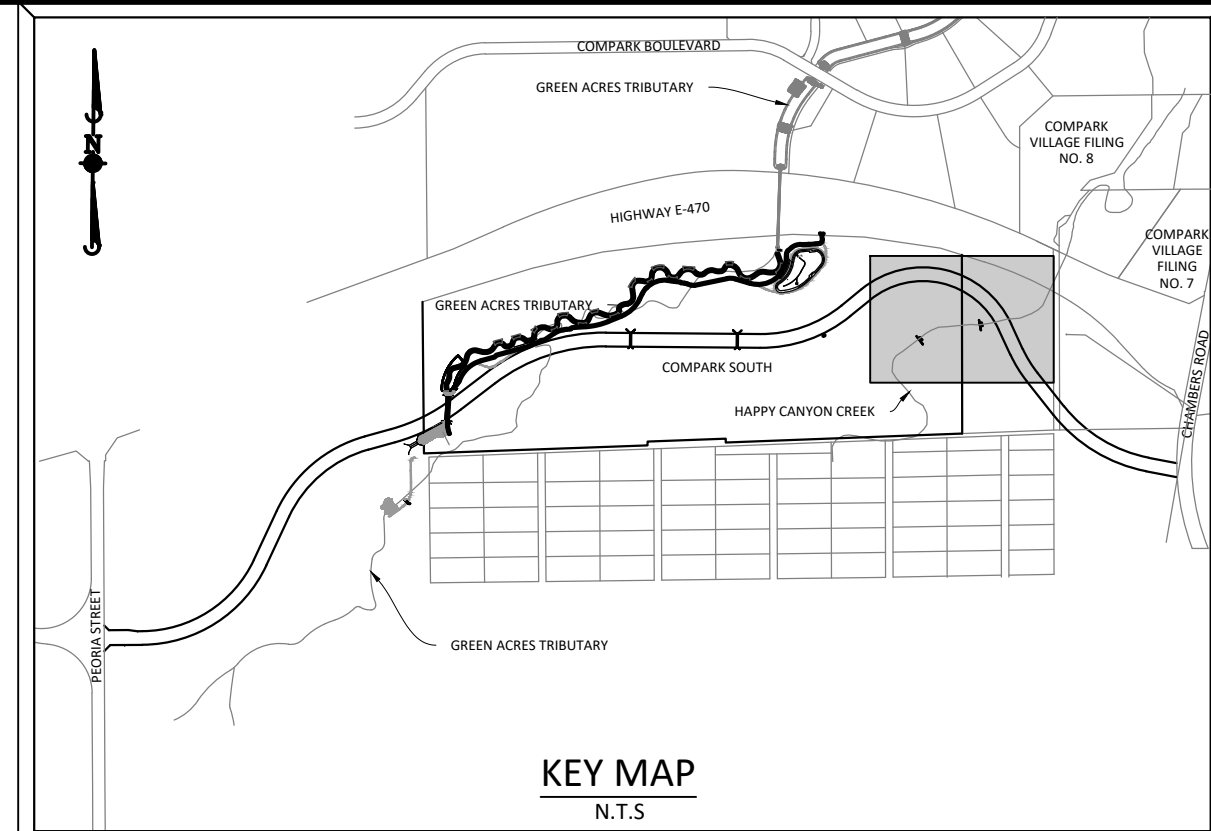
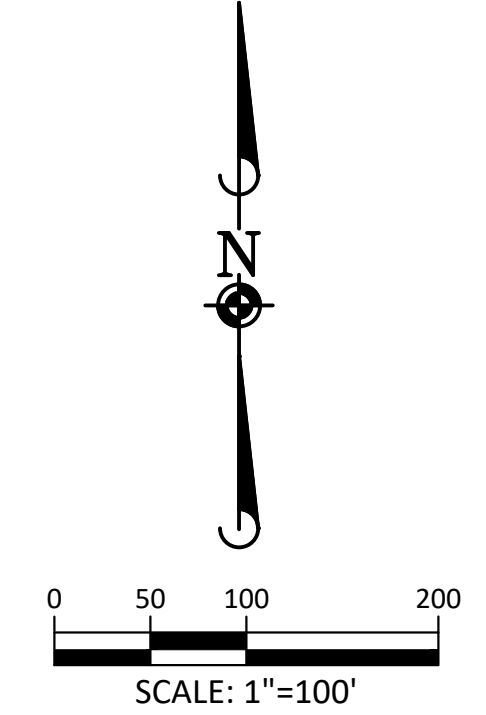
Plotted: 3/7/2020 2:48 PM. Draw Name: p:\c\c09\3\comsouth12.dwg. Drawn By: RJM. Date: 11/2015. Project: 11/2015. Title: 11/2015. Description: 11/2015. Path: p:\c\c09\3\comsouth12.dwg. Plotter: HP DesignJet T1100. Plot Scale: 1"=100'. Plot Size: 36" x 48".



TEMPORARY SEDIMENT BASIN  
 REQUIRED VOLUME = 0.27 AC-FT  
 BOTTOM WIDTH = 38.5'  
 CREST LENGTH = 8'  
 HOLE DIAMETER = 21/32"

TEMPORARY SEDIMENT BASIN  
 TO REMAIN UNTIL BELFORD AVENUE  
 IS PAVED\*  
 REQUIRED VOLUME = 0.37 AC-FT  
 BOTTOM WIDTH = 38.5'  
 CREST LENGTH = 8'  
 HOLE DIAMETER = 1/2"

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 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF  
 THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

- CD CHECK DAM
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- CWA CONCRETE WASHOUT AREA
- DD DIVERSION DITCH
- DTC DEBRIS TRASH CONTROL
- ECB EROSION CONTROL BLANKET
- IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
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**COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS**  
**TOWN OF PARKER, COLORADO**  
**CBMP PLAN - PHASE A - BELFORD AVE & GAT**

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

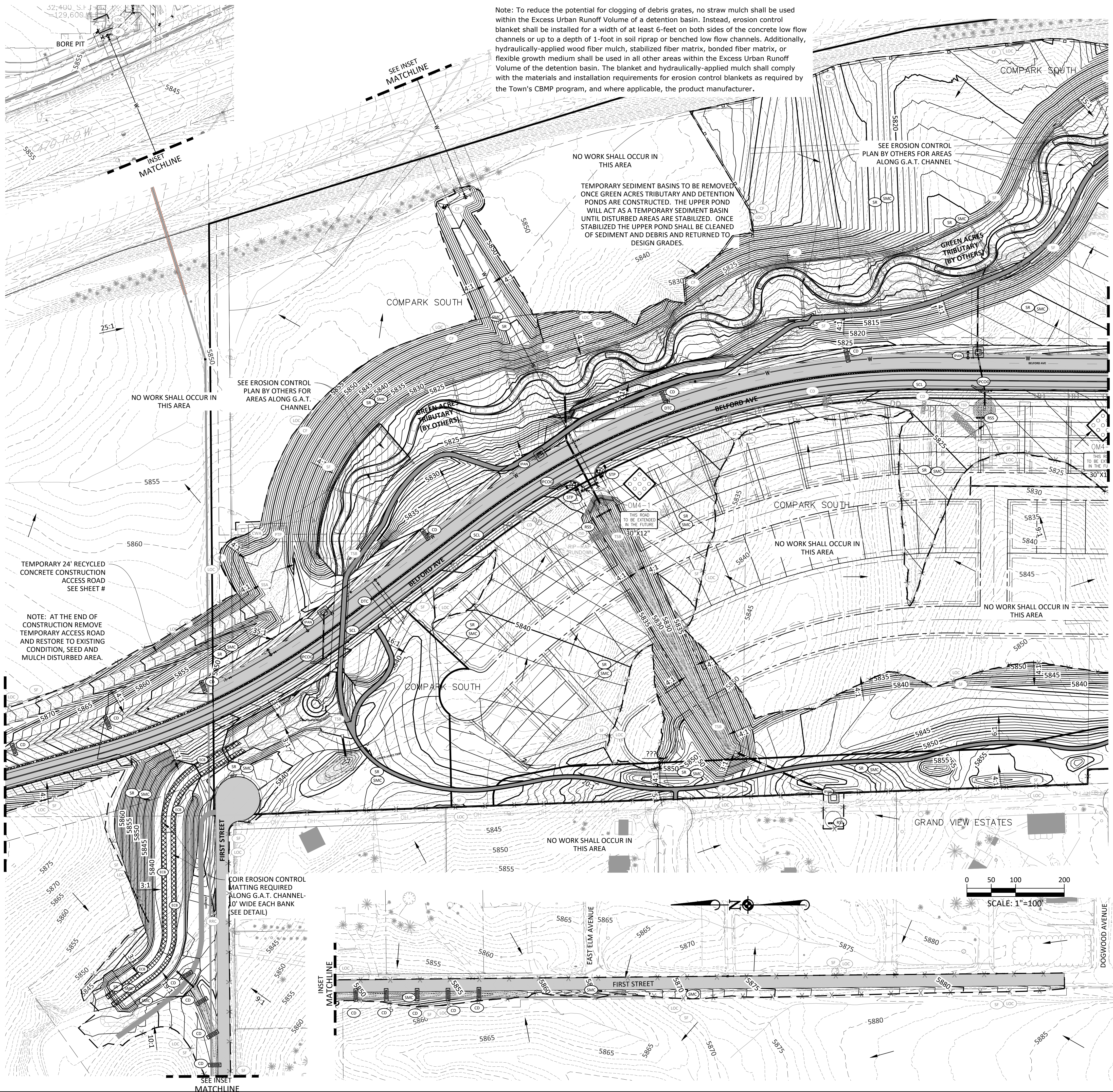
SHEET **6** OF **30**

**PRELIMINARY - NOT FOR CONSTRUCTION**

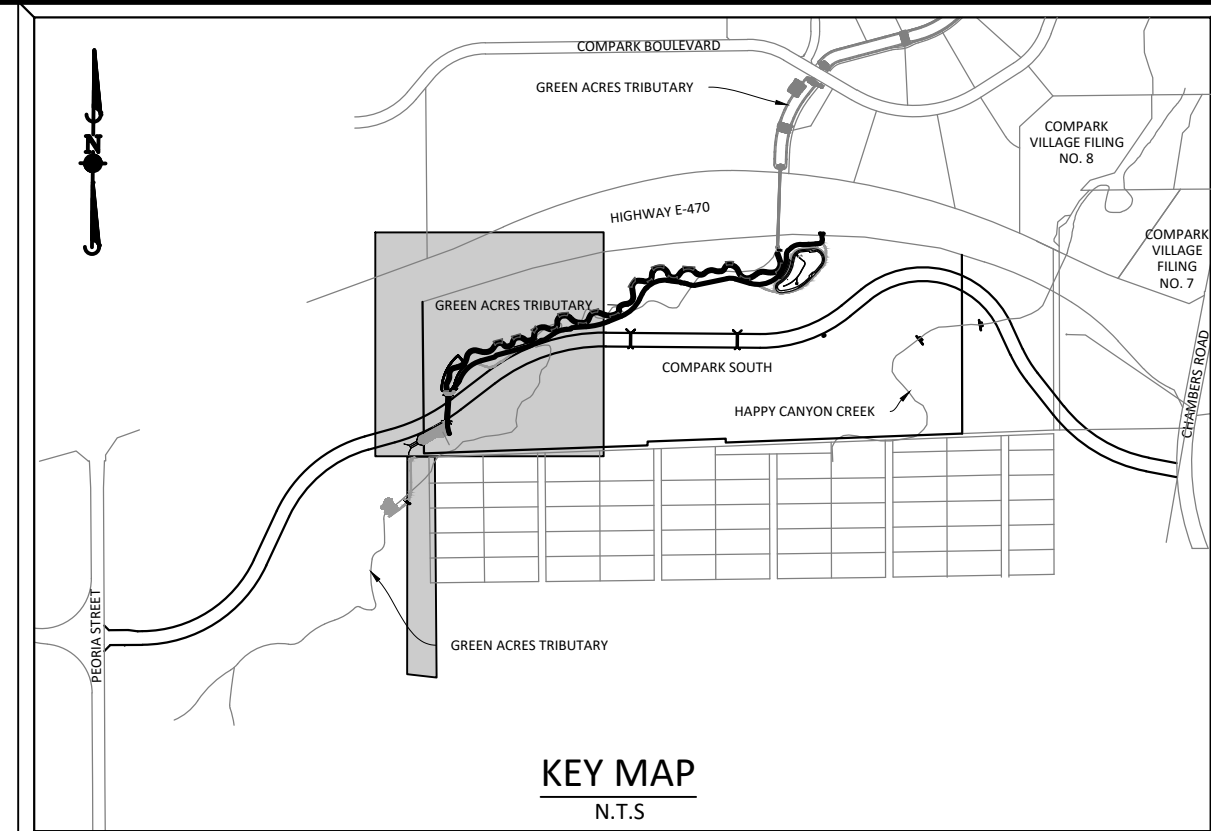




Plotted: 3/27/2020 2:54 PM. Draw Name: p:\c\p\3\comsouth12.dwg. Drawn By: MMcGuire. Updated By: MMcGuire.



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- |  |       |                                                  |
|--|-------|--------------------------------------------------|
|  | CD    | CHECK DAM                                        |
|  | CF    | CONSTRUCTION FENCE                               |
|  | CWA   | CONCRETE WASHOUT AREA                            |
|  | DD    | DIVERSION DITCH                                  |
|  | DTC   | DEBRIS TRASH CONTROL                             |
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|  | LP    | LOT PROTECTION                                   |
|  | LOC   | LIMITS OF CONSTRUCTION                           |
|  | PTP   | PORTABLE TOILET PROTECTION                       |
|  | RSCC  | 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                   |
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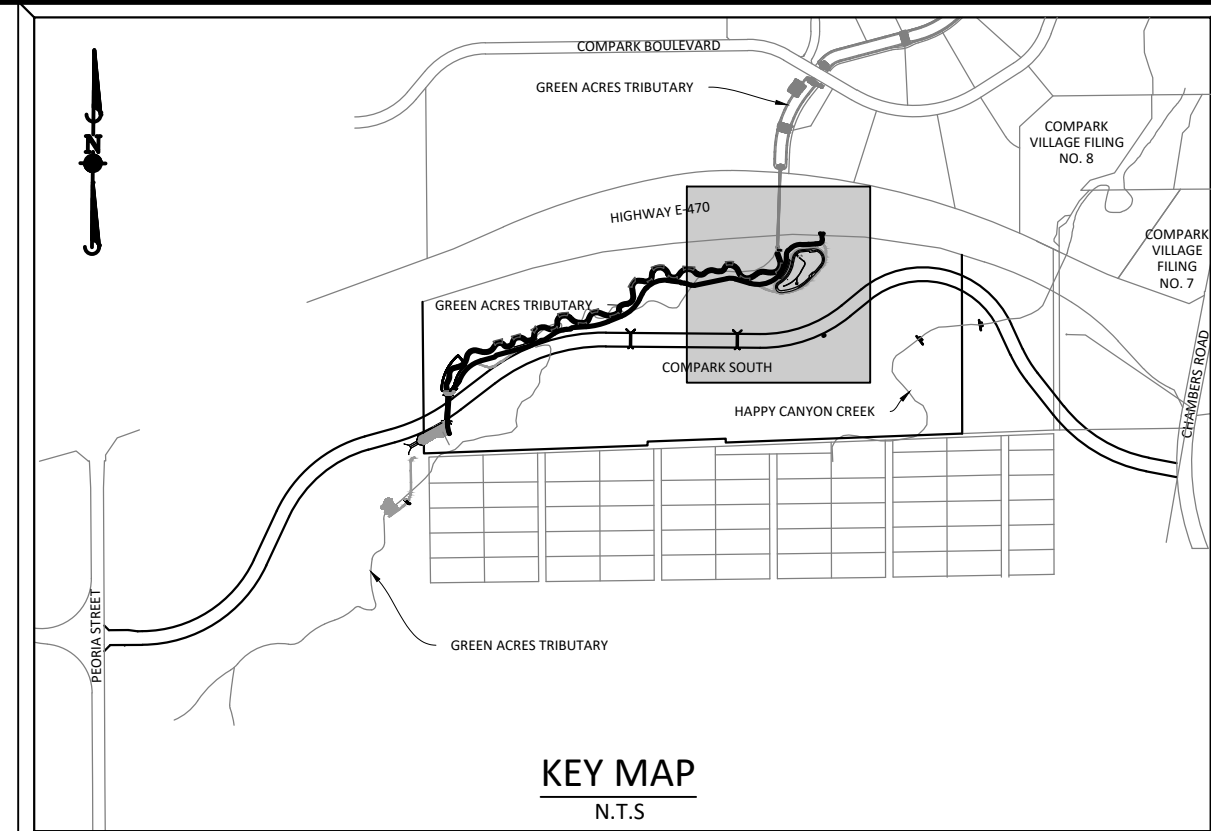
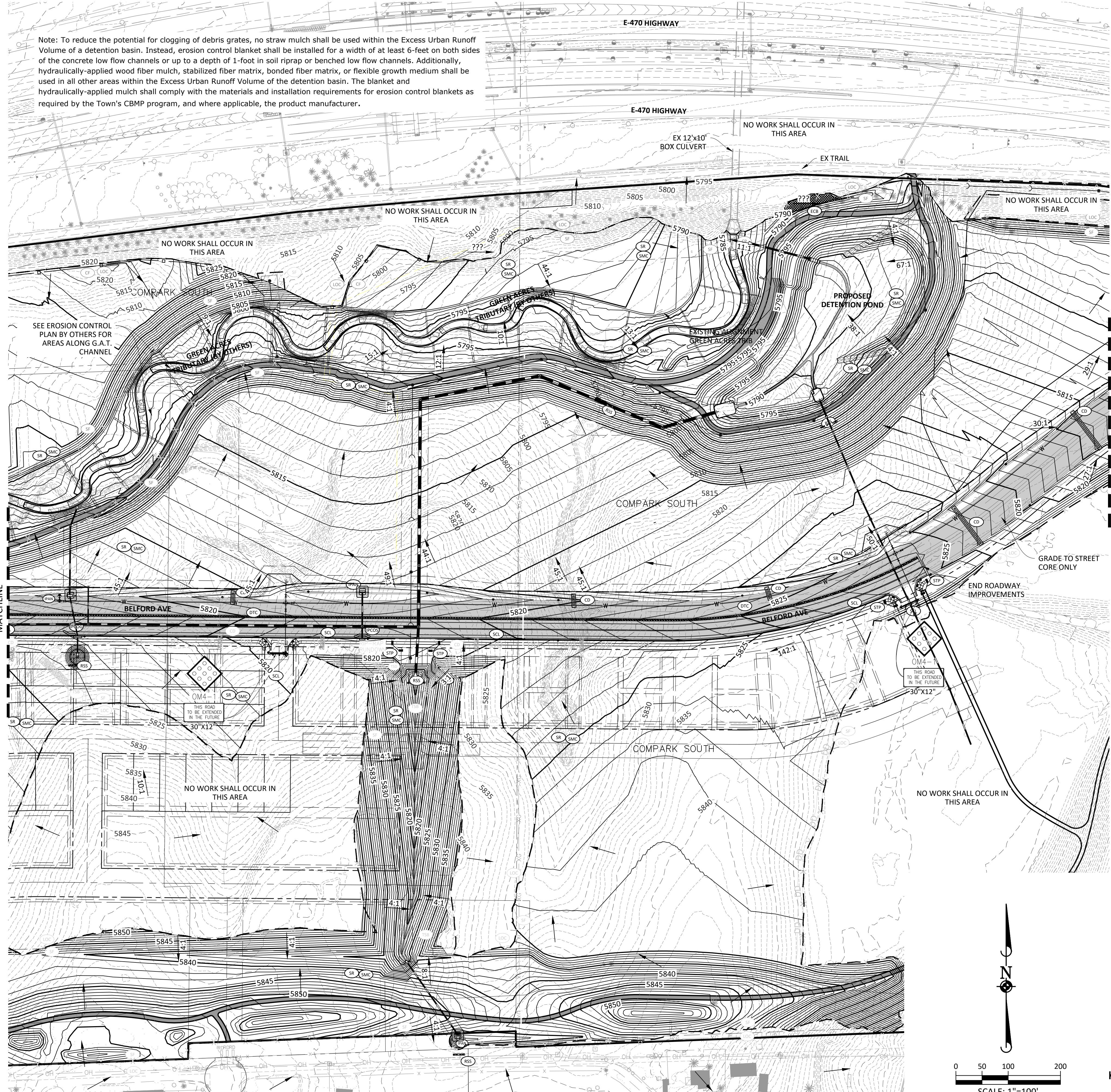
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**COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS**  
**TOWN OF PARKER, COLORADO**  
**CBMP PLAN - PHASE B - BELFORD AVE & GAT**

PROJ. MGR.: RJM  
 PROJ. ASSOC.: BRB  
 DRAWN BY: \_\_\_\_\_  
 DATE: 11/2015  
**SHEET 9 OF 30**

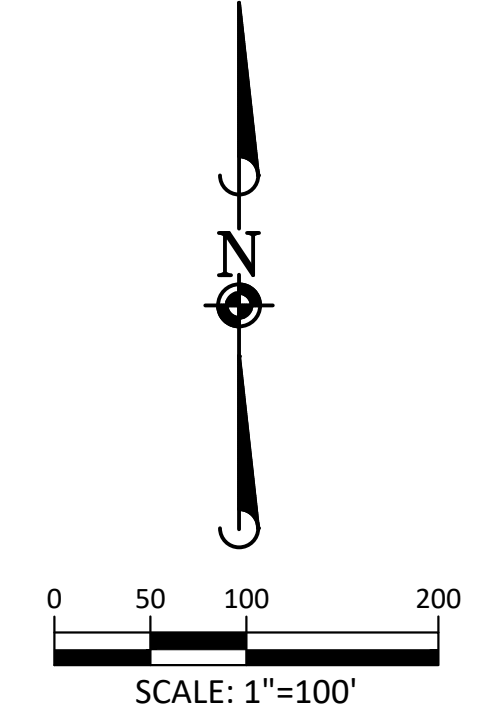
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DATE	REVISIONS
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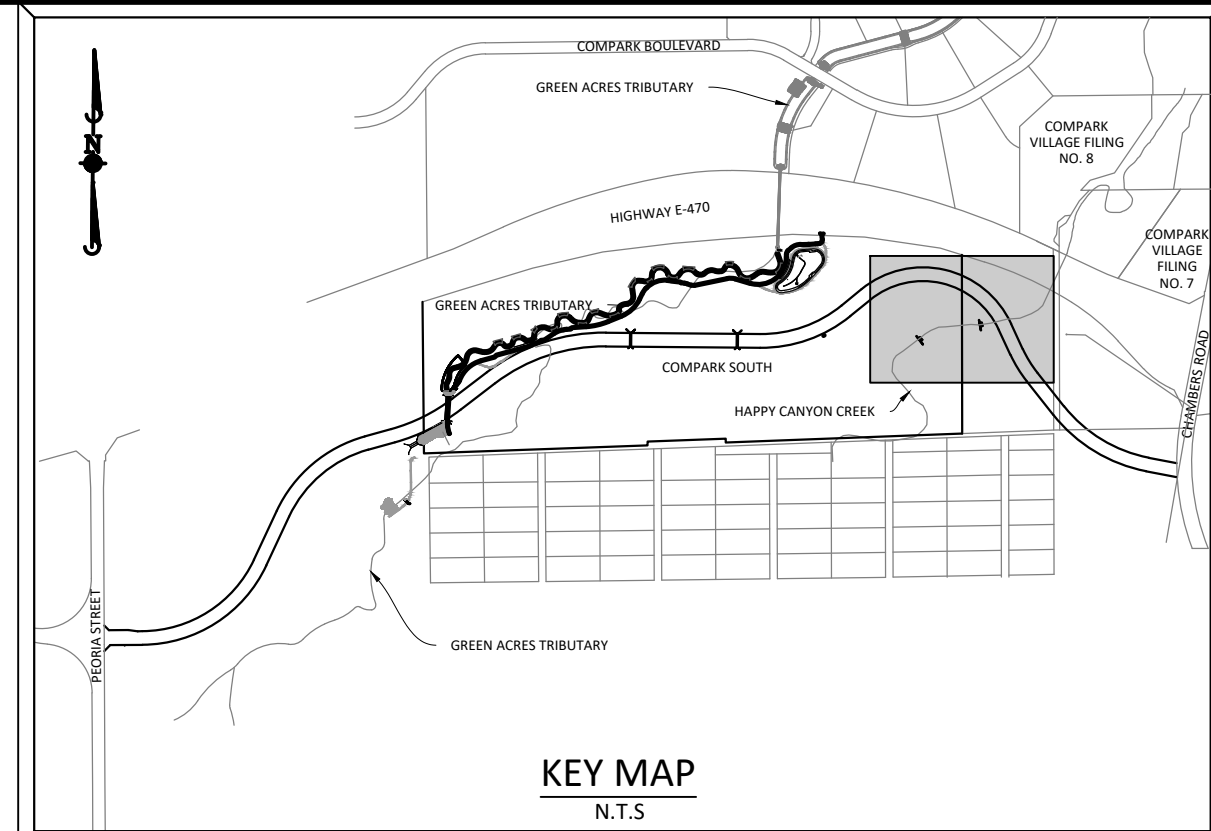
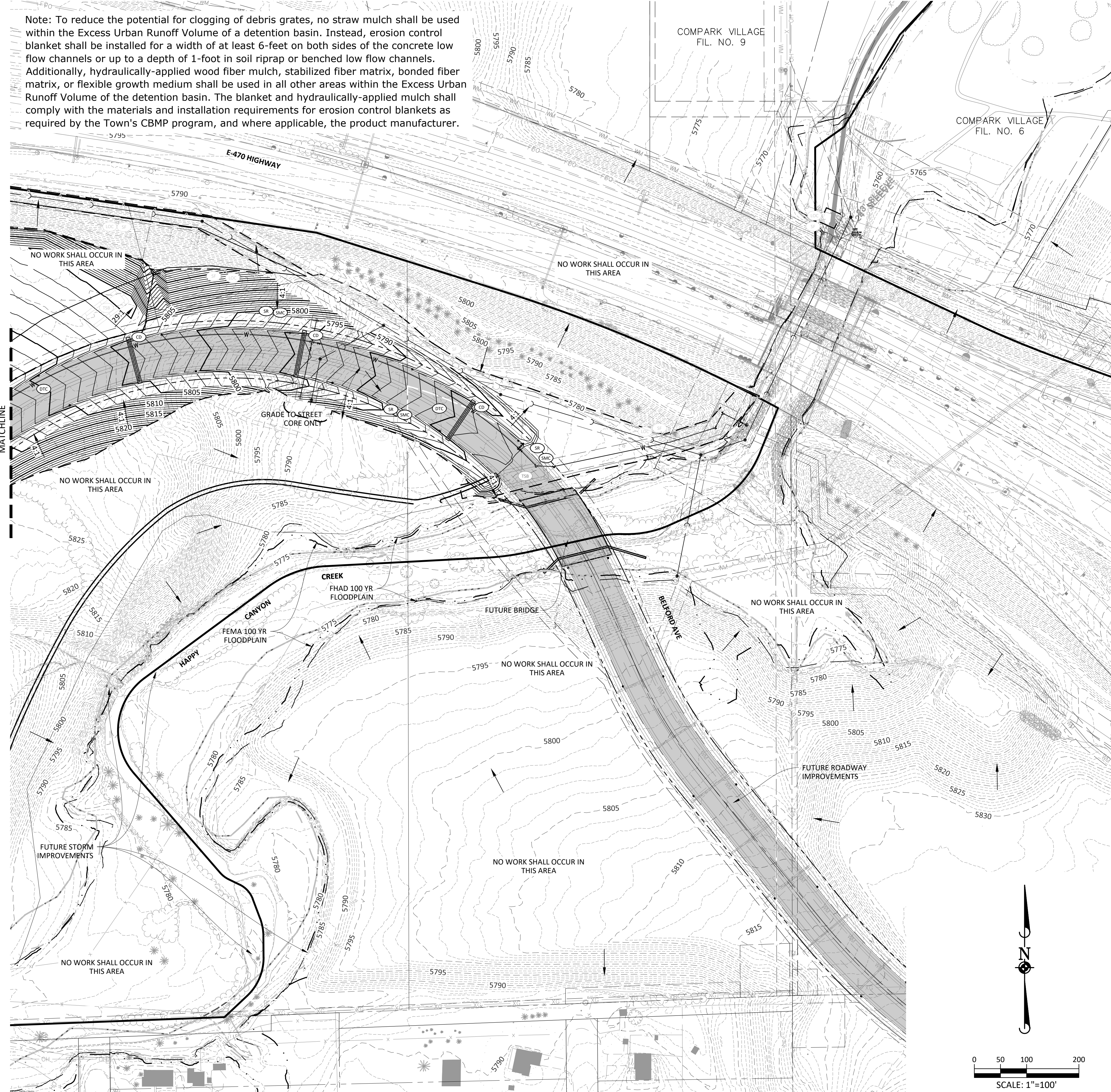
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**TOWN OF PARKER, COLORADO**  
**CBMP PLAN - PHASE B - BELFORD AVE & GAT**

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

SHEET  
**10 OF 30**

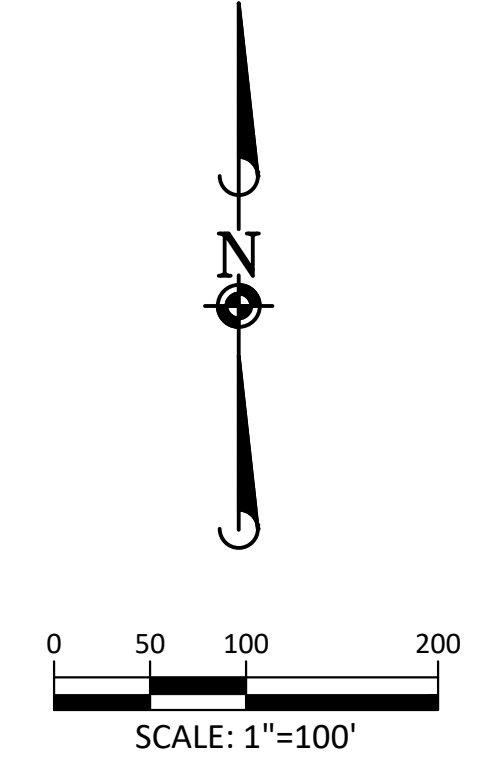
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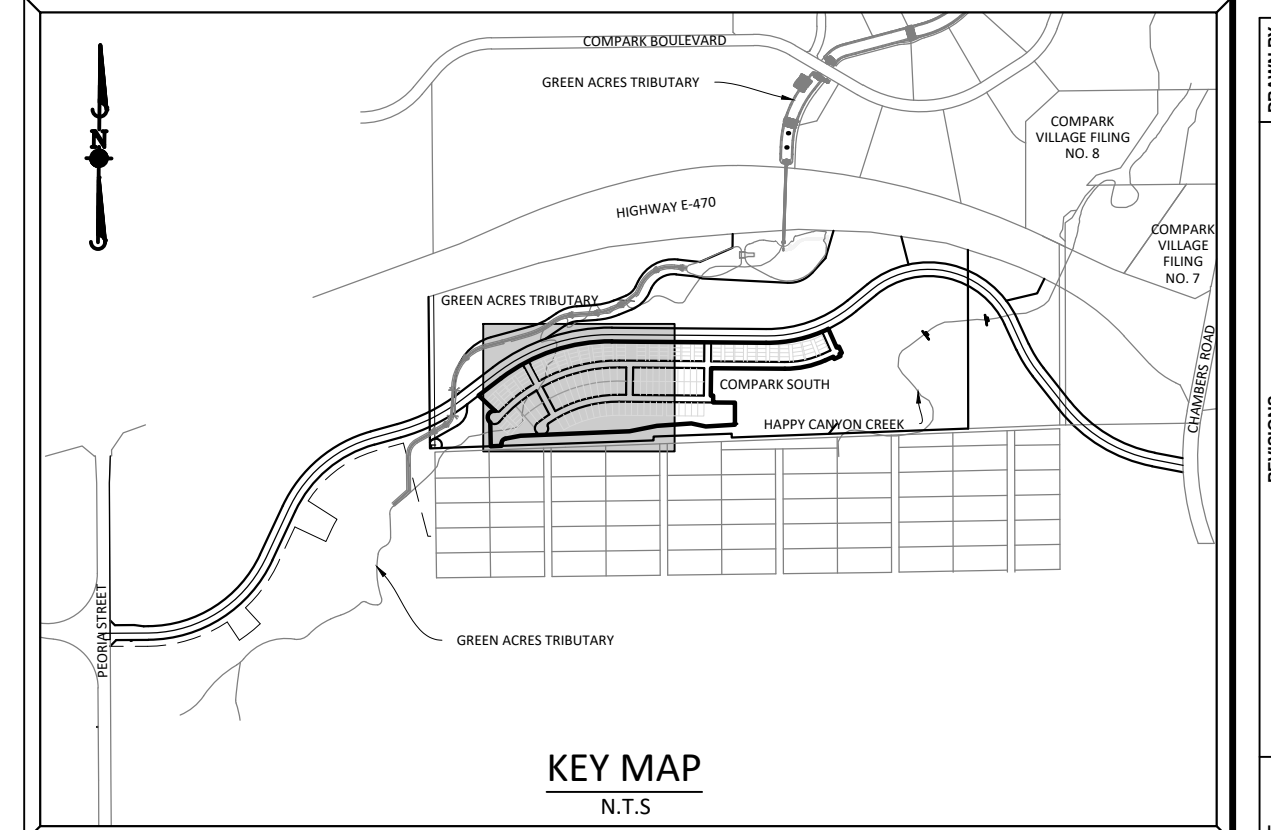
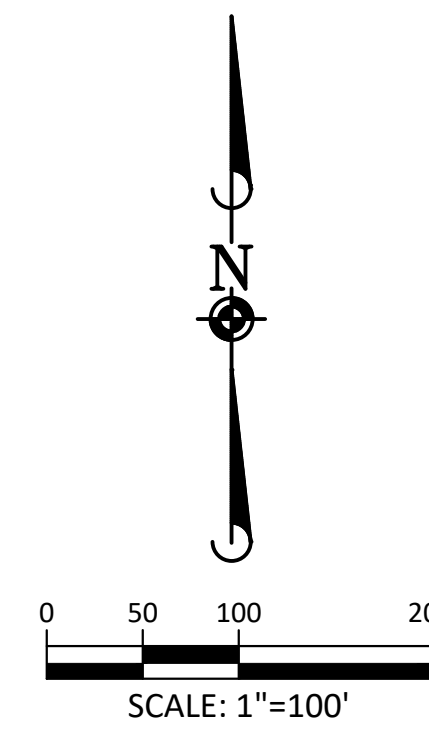
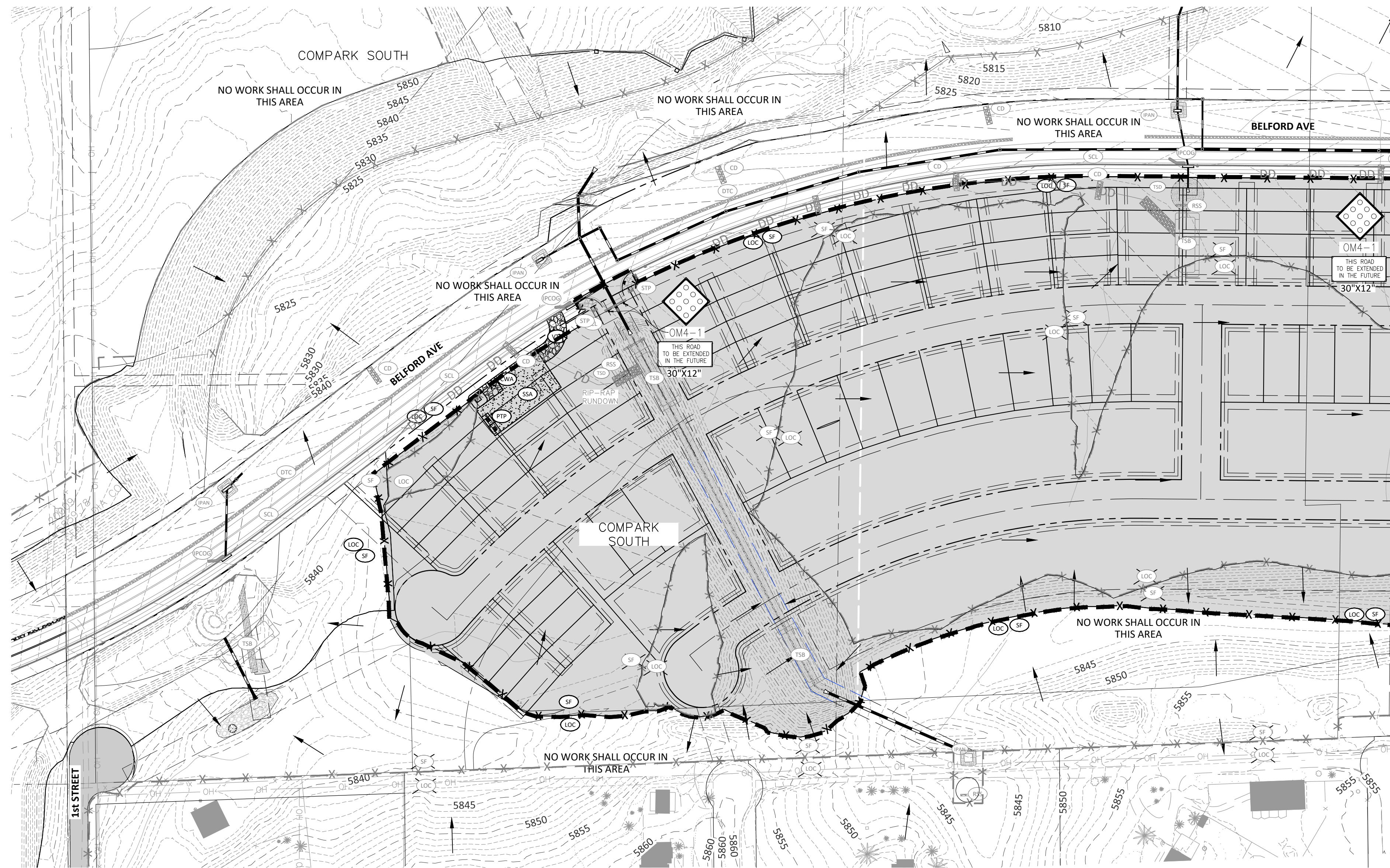
PROJ. MGR.: RJM  
 PROJ. ASSOC.: BRB  
 DRAWN BY:  
 DATE: 11/20/15

**SHEET 11 OF 30**

**PRELIMINARY - NOT FOR CONSTRUCTION**

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

DATE	REVISIONS
03/03/2020	UPDATE GAT & ADD OFF-LINE DET BASIN
06/11/2016	4TH SUBMITTAL
06/20/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
07/20/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS

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

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

SHEET  
**12 OF 30**

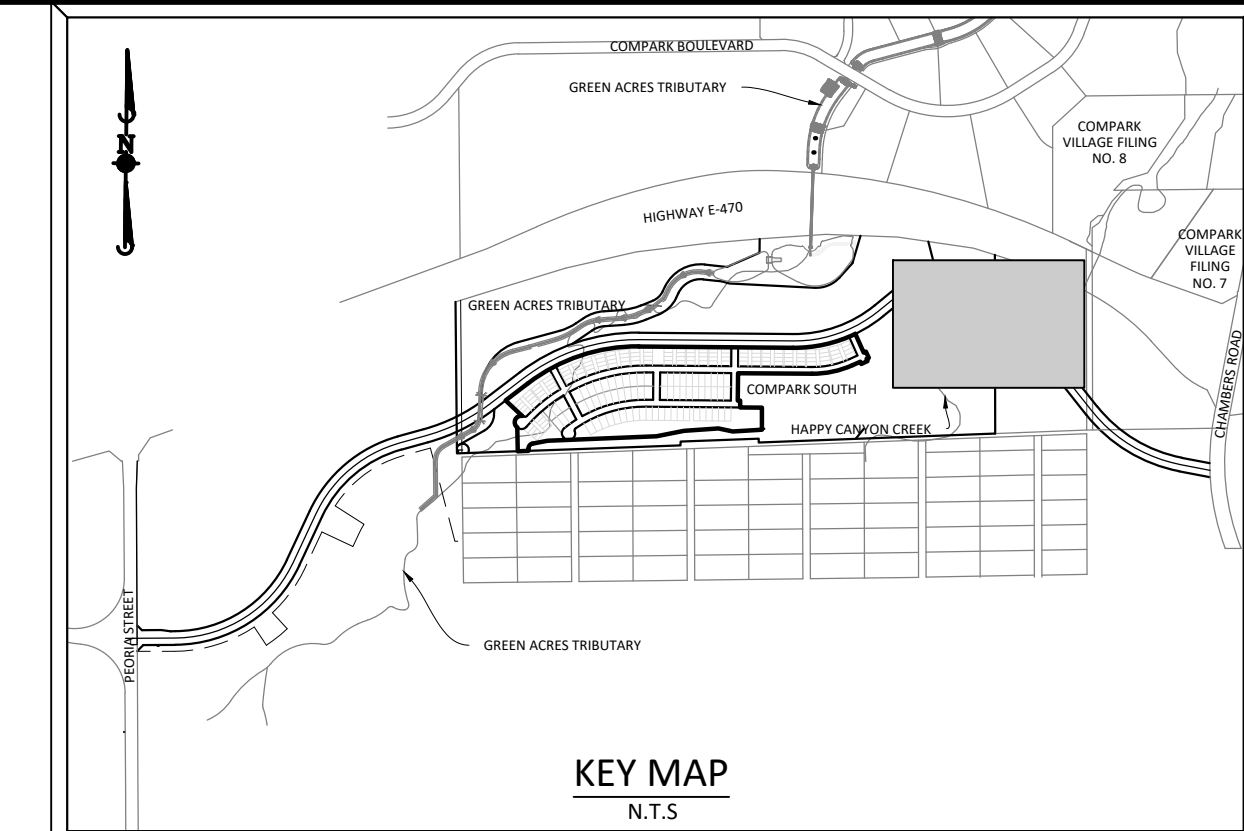
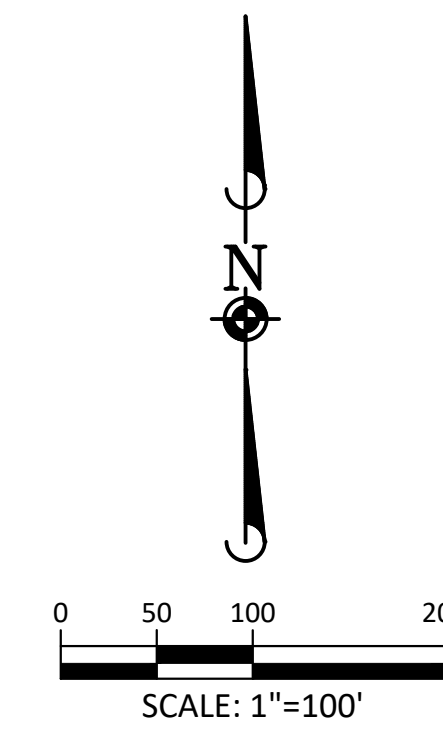
**PRELIMINARY - NOT FOR CONSTRUCTION**

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



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

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

**TOWN OF PARKER APPROVALS**

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

DATE	REVISIONS
03/03/2020	UPDATE GAT & ADD OFF-LINE DET BASIN
11/20/15	4TH SUBMITTAL
06/20/16	REVISED PLANS PER TOWN REFERRAL COMMENTS
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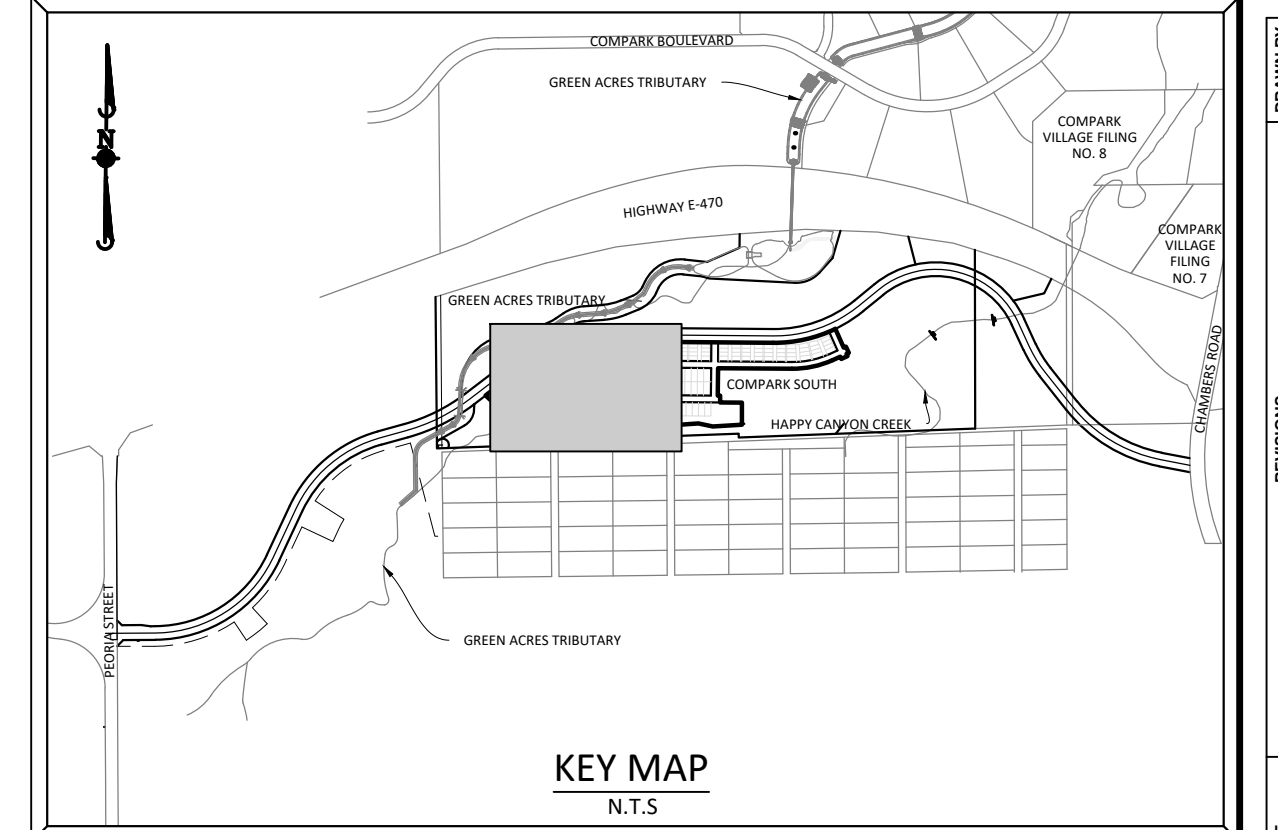
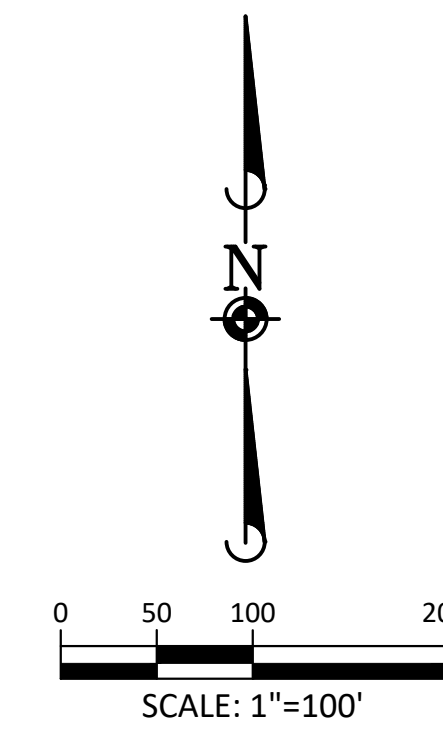
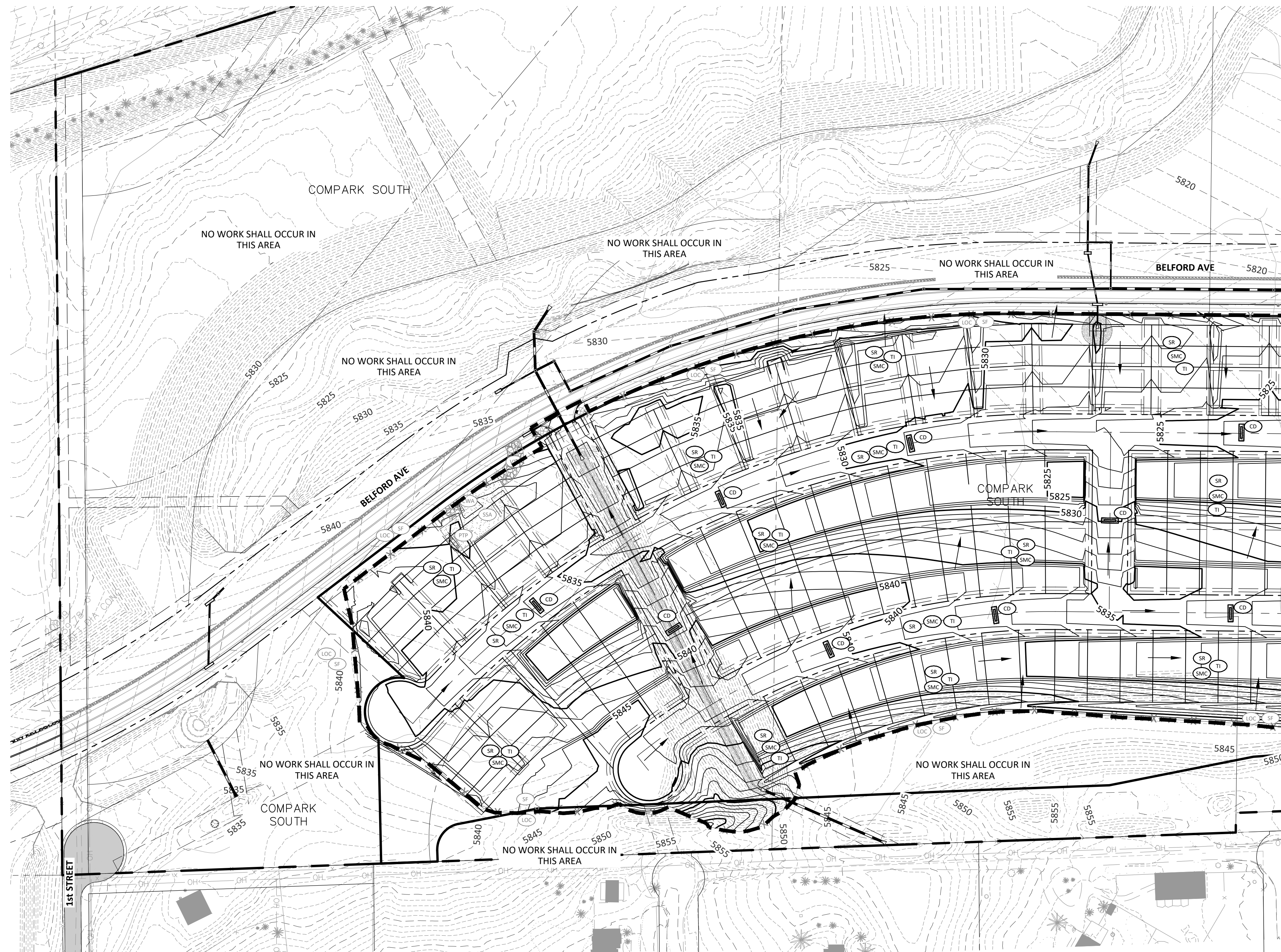
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**COMPARK VILLAGE SOUTH - GRADING & CBMB PLANS**  
**TOWN OF PARKER, COLORADO**  
**CBMP PLAN - PHASE A - RESIDENTIAL SITE**

PROJ. MGR.:	RJM
PROJ. ASSOC.:	BRB
DRAWN BY:	
DATE:	11/20/15
SHEET	
<b>14 OF 30</b>	

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: 3/7/2020 6:09 PM. Dwg Name: P:\C\03\3\comsouth12.dwg. 1 to plot\comsouth12.dwg. 1 to plot\comsouth12.dwg. 1 to plot\comsouth12.dwg. Updated By: MMacGuire



**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.115010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET  
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- CD CHECK DAM
- CF CONSTRUCTION FENCE
- CWA CONCRETE WASHOUT AREA
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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06/20/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
02/20/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS

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

PROJ. MGR.:	RJM
PROJ. ASSOC.:	BRB
DRAWN BY:	
DATE:	11/20/2015
SHEET	
<b>15 OF 30</b>	

PRELIMINARY - NOT FOR CONSTRUCTION

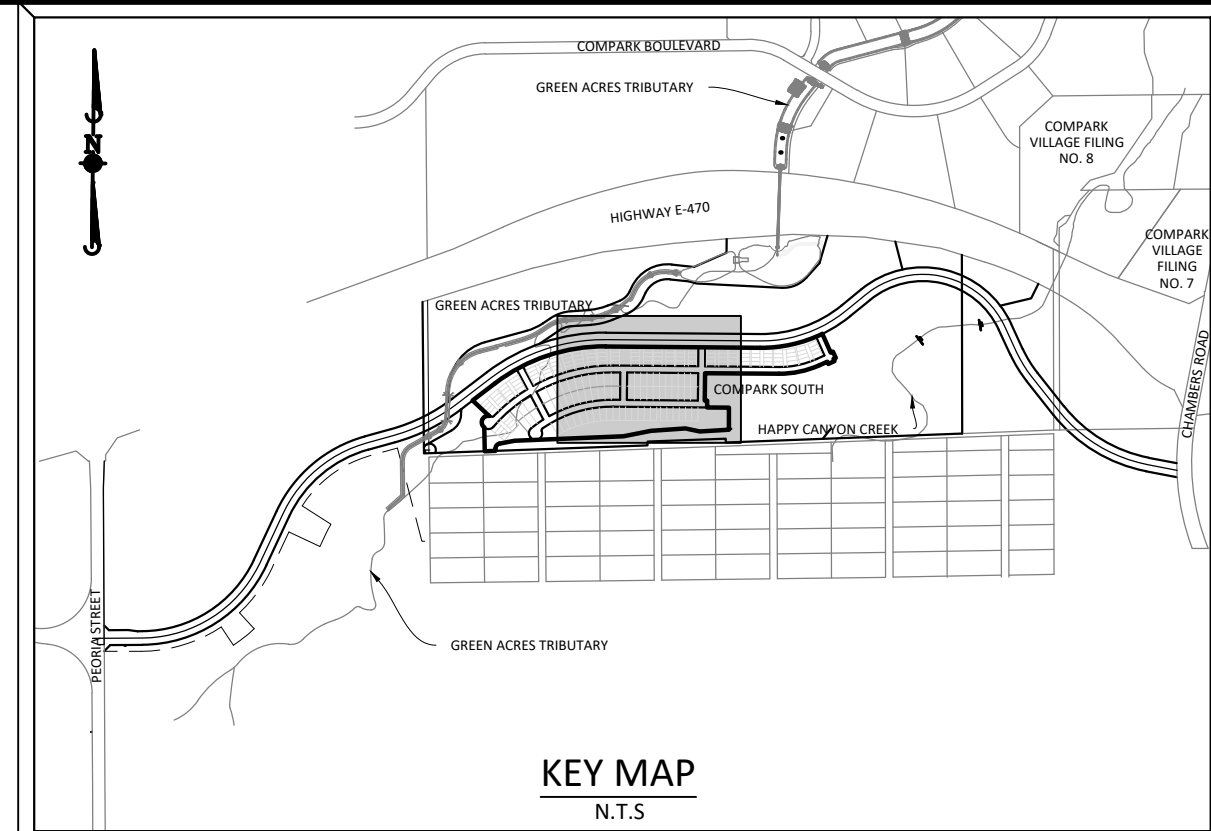
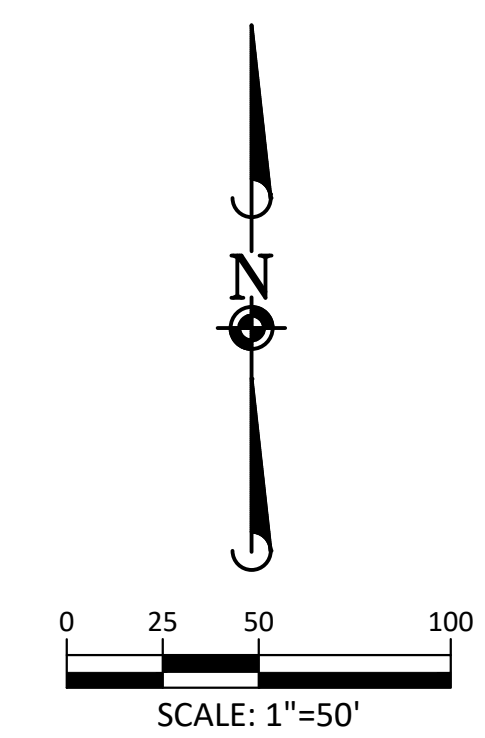
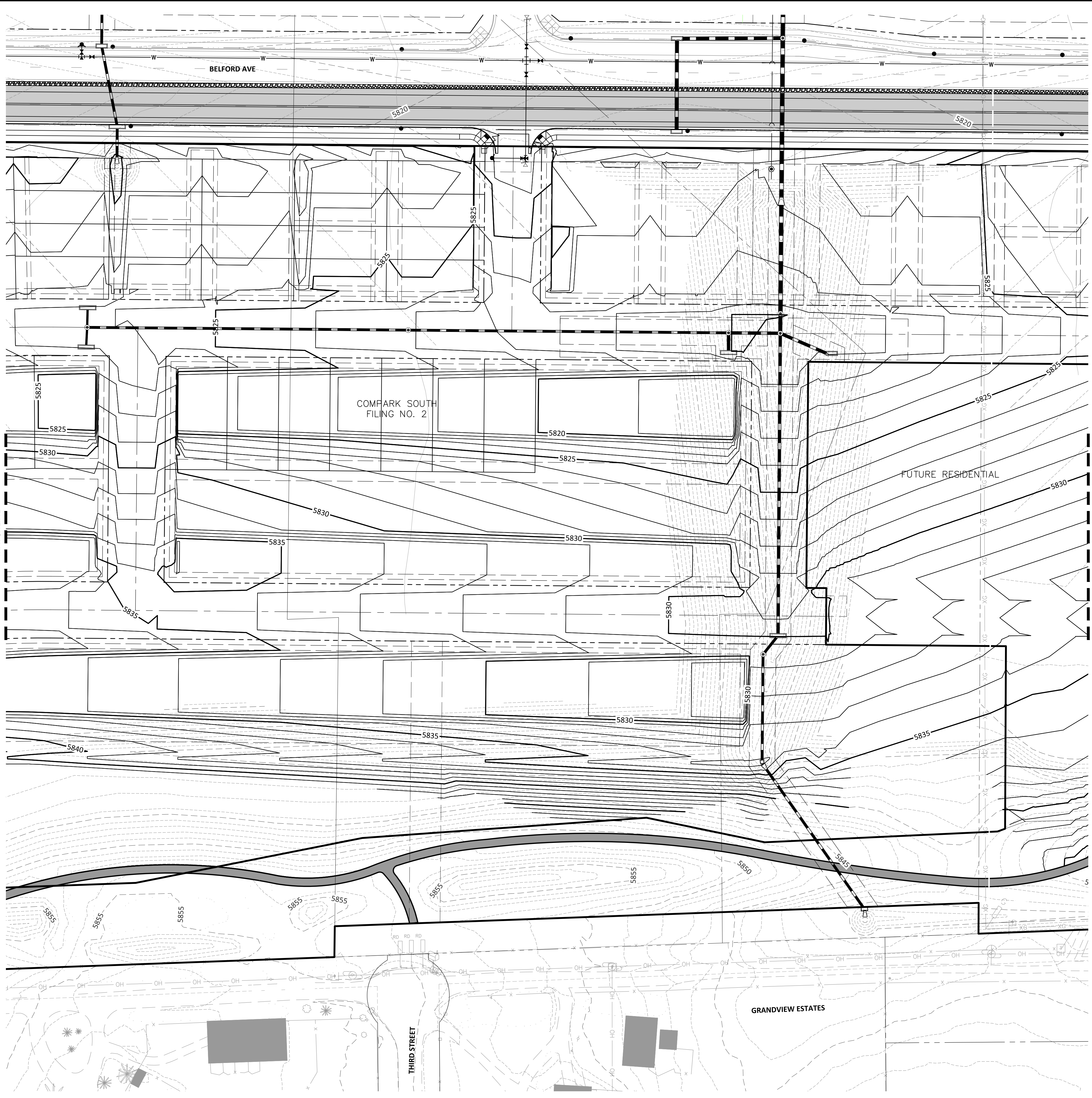
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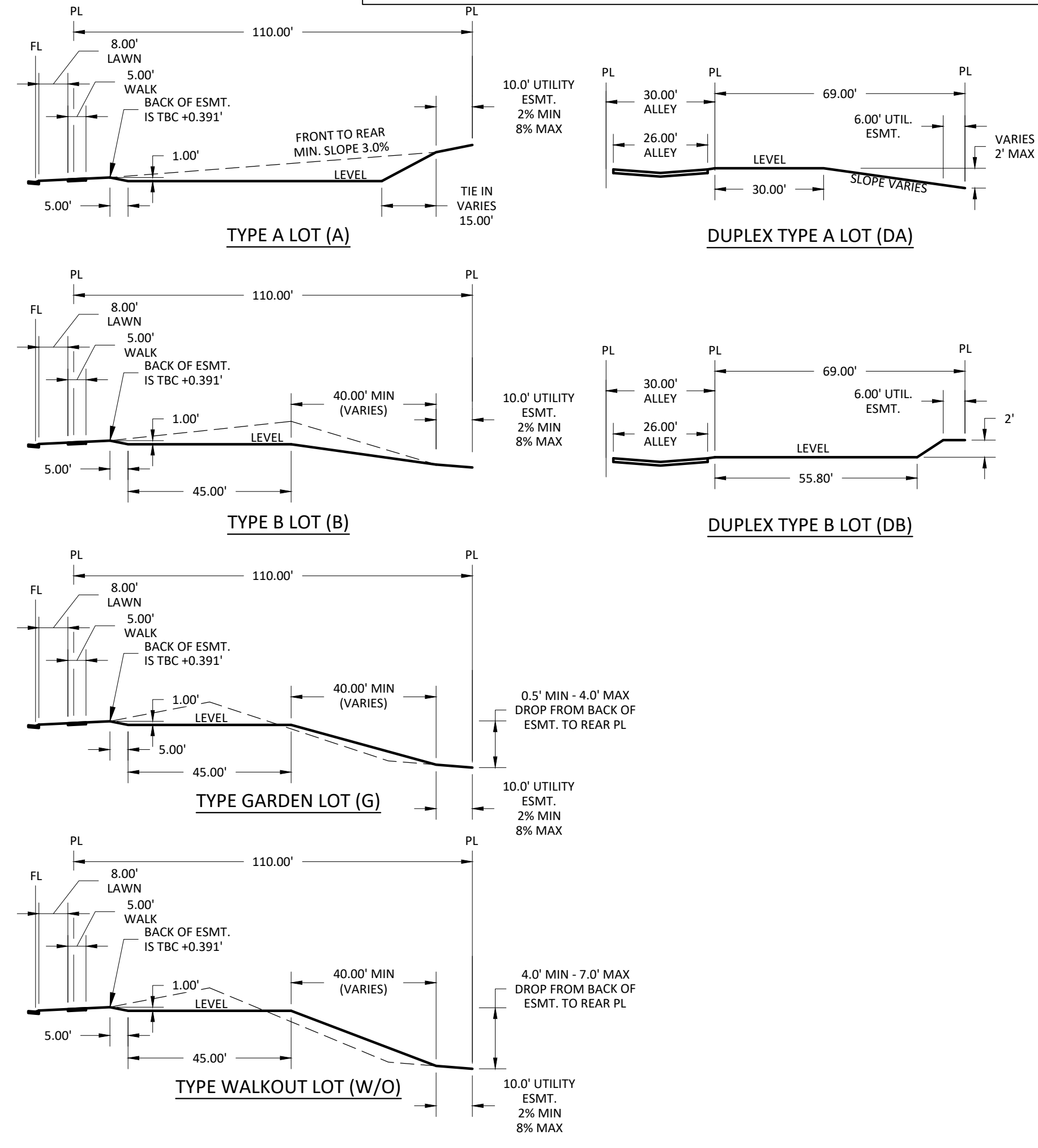




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**SOURCE BENCHMARKS:**  
 DOUGLAS COUNTY BM 1.1151010  
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET  
 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF  
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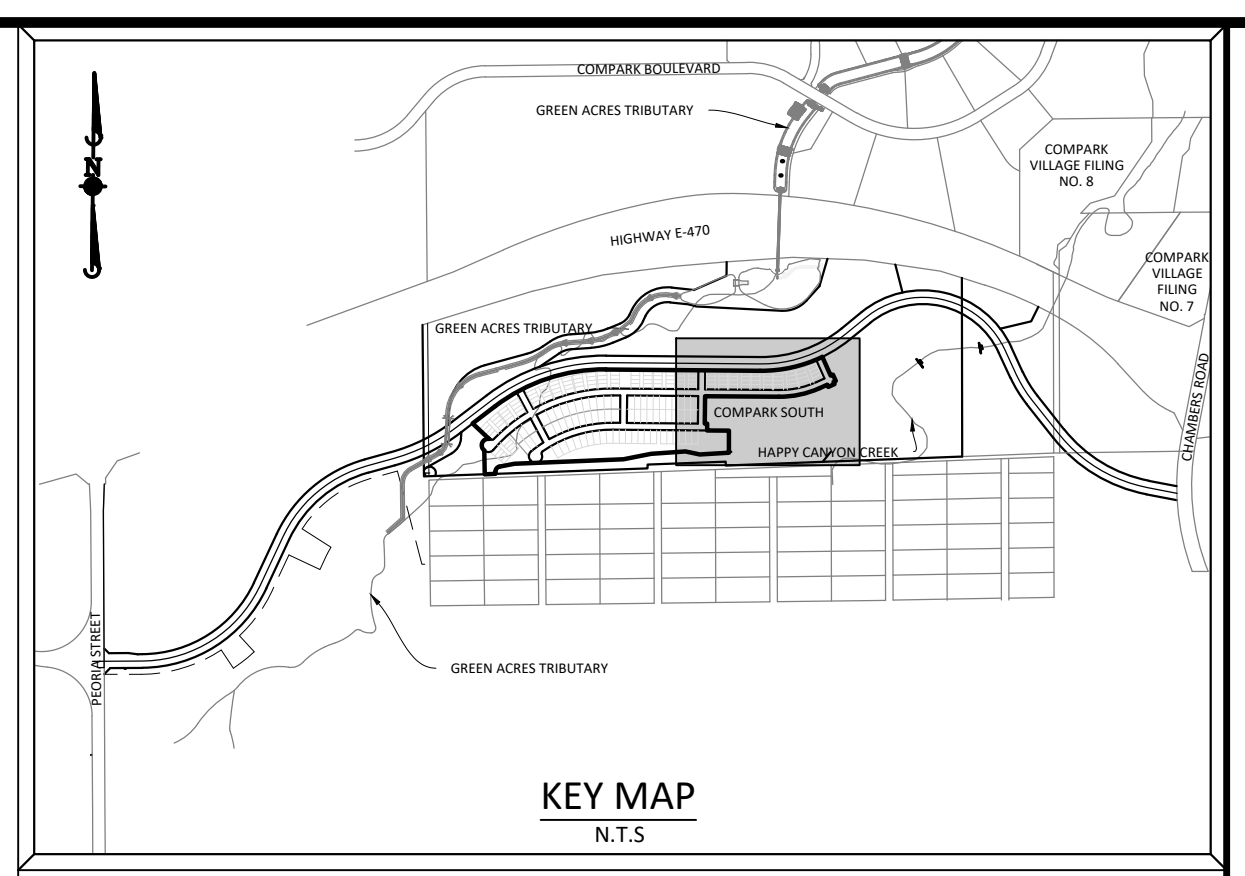
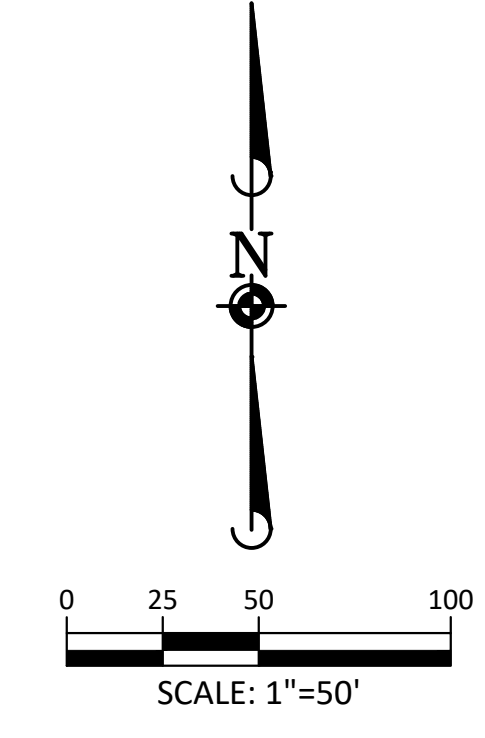
**COMPARK VILLAGE SOUTH - GRADING & CBMB PLANS**  
**TOWN OF PARKER, COLORADO**  
**OVERLOT GRADING - RESIDENTIAL SITE**

PROJ. MGR.: RJM  
 PROJ. ASSOC.: BRB  
 DRAWN BY:  
 DATE: 11/20/15

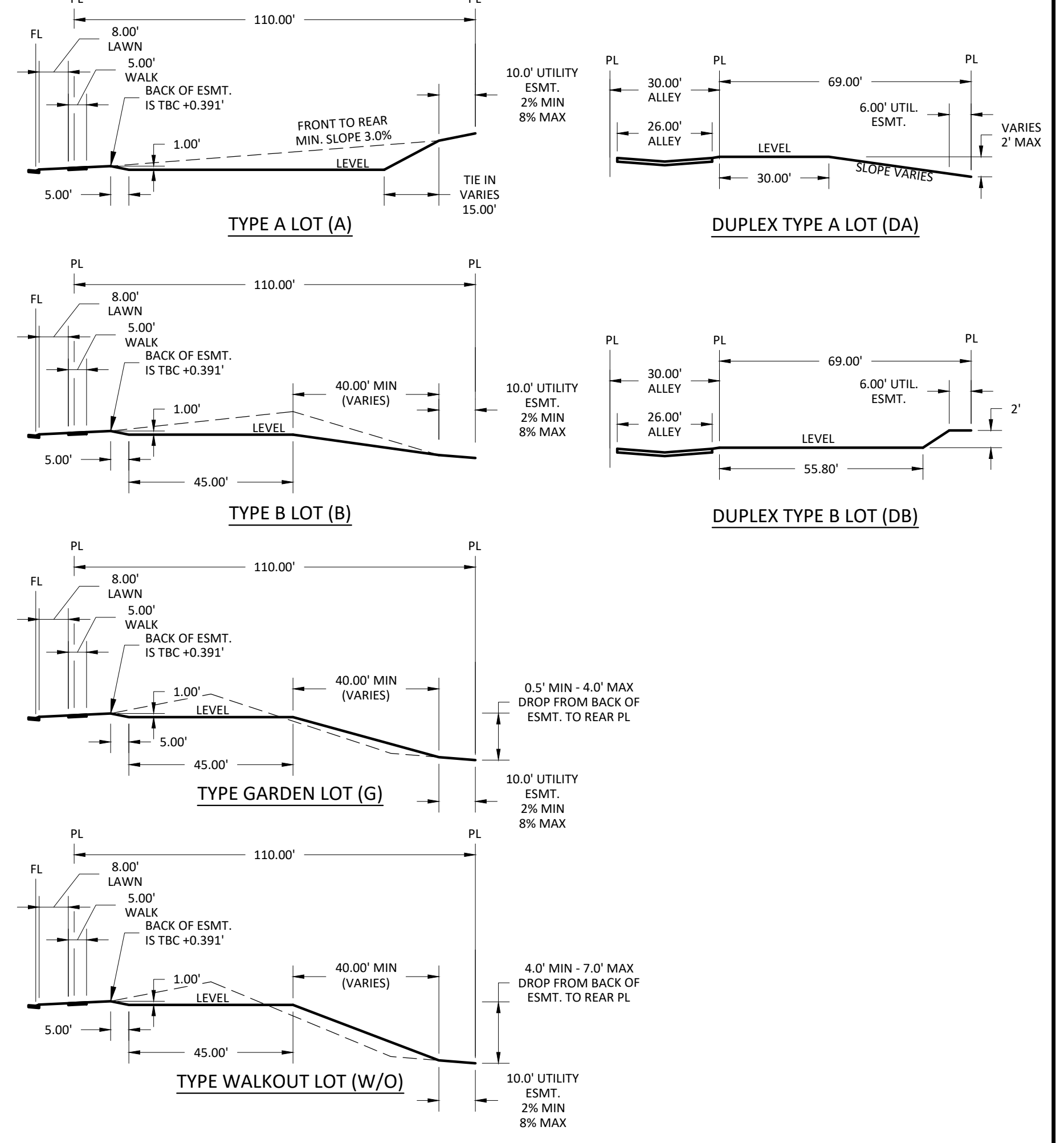
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**19 OF 30**

PRELIMINARY - NOT FOR CONSTRUCTION

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 DOUGLAS COUNTY BM 1.115010  
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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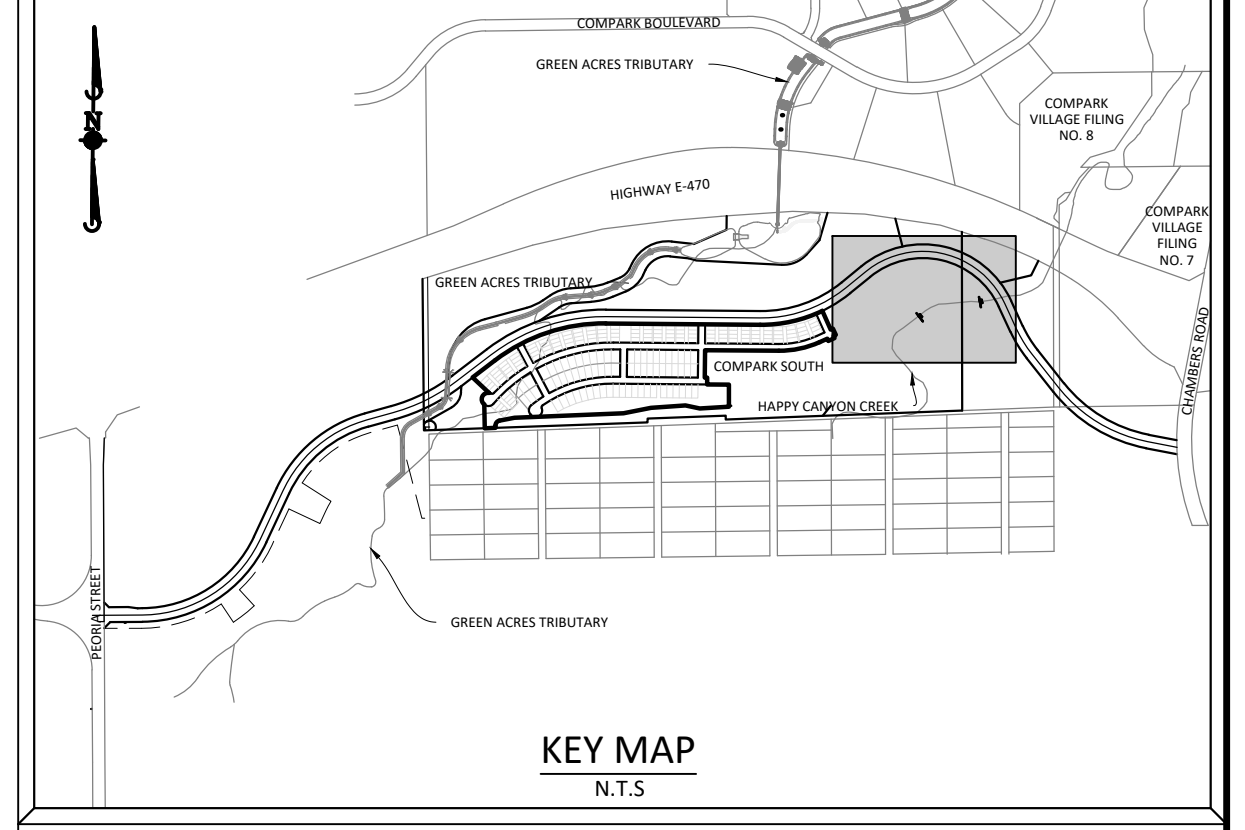
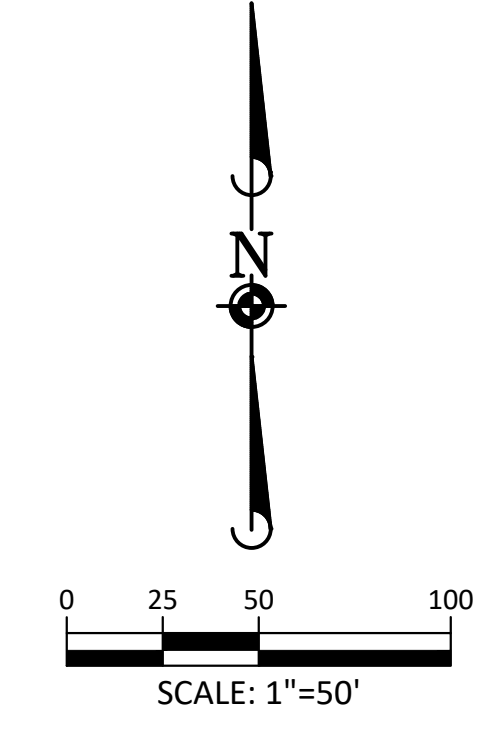
COMPARK VILLAGE SOUTH - GRADING & CBMB PLANS  
 TOWN OF PARKER, COLORADO  
 OVERLOT GRADING - RESIDENTIAL SITE

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

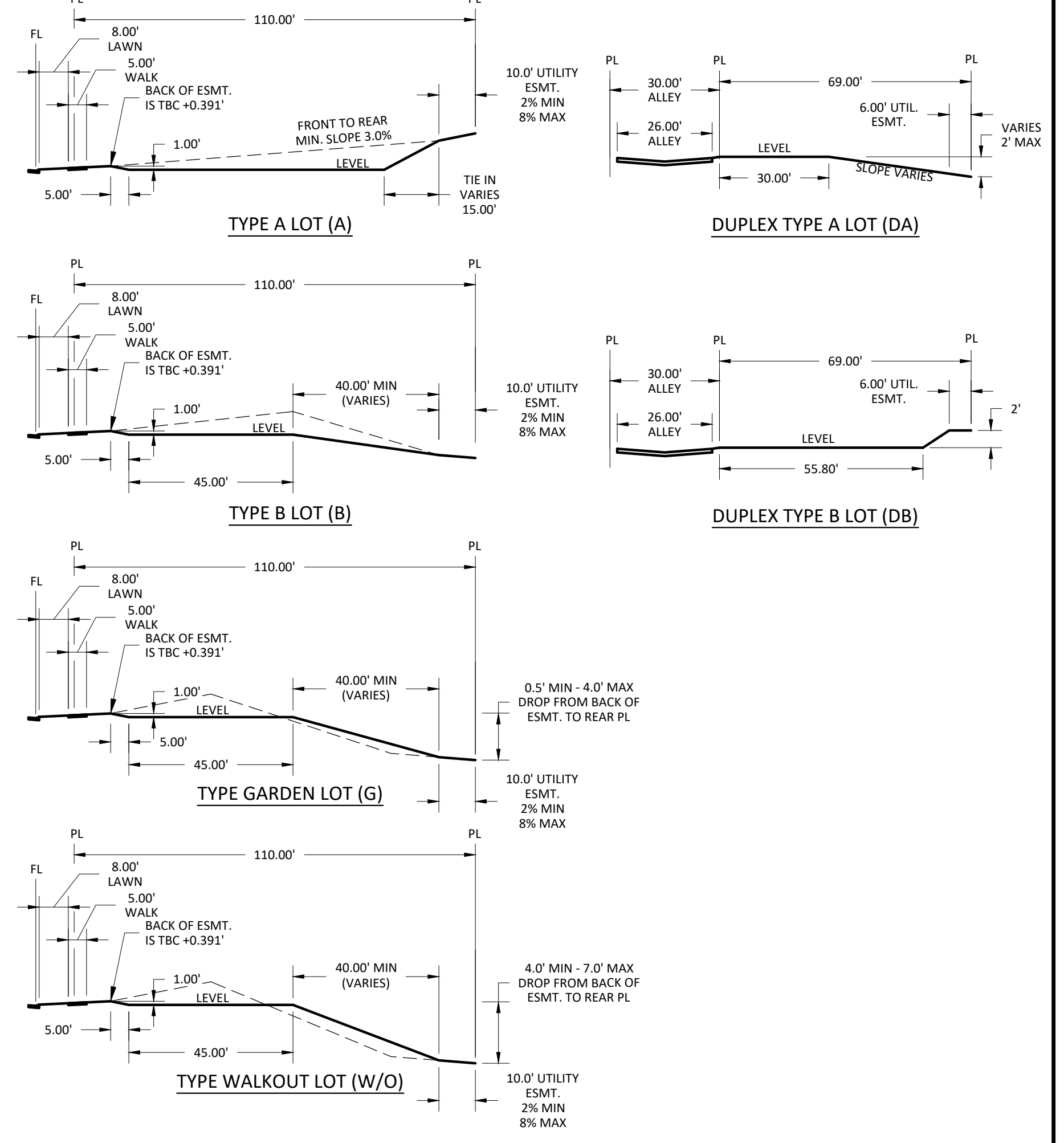
SHEET  
**20 OF 30**

PRELIMINARY - NOT FOR CONSTRUCTION

Plotted: 3/27/2020 3:08 PM Doc Name: p:\C\03\3\comsouth12.dwg Date: 11/20/15 User: jmmgaur



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

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 Civil Engineering & Geospatial Services GIS  
 Water Resource Management Construction Management

**COMPARK VILLAGE SOUTH - GRADING & CBMB PLANS**

**TOWN OF PARKER, COLORADO**

**OVERLOT GRADING - RESIDENTIAL SITE**

PROJ. MGR.: RJM  
 PROJ. ASSOC.: BRB  
 DRAWN BY:  
 DATE: 11/20/15

**SHEET 21 OF 30**

**PRELIMINARY - NOT FOR CONSTRUCTION**

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER
- GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
  - THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
  - ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
  - THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
  - THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
  - THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (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 NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE. IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
  - THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
  - BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
  - ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
  - ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
  - ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
  - ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
  - THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
  - ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE 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     |

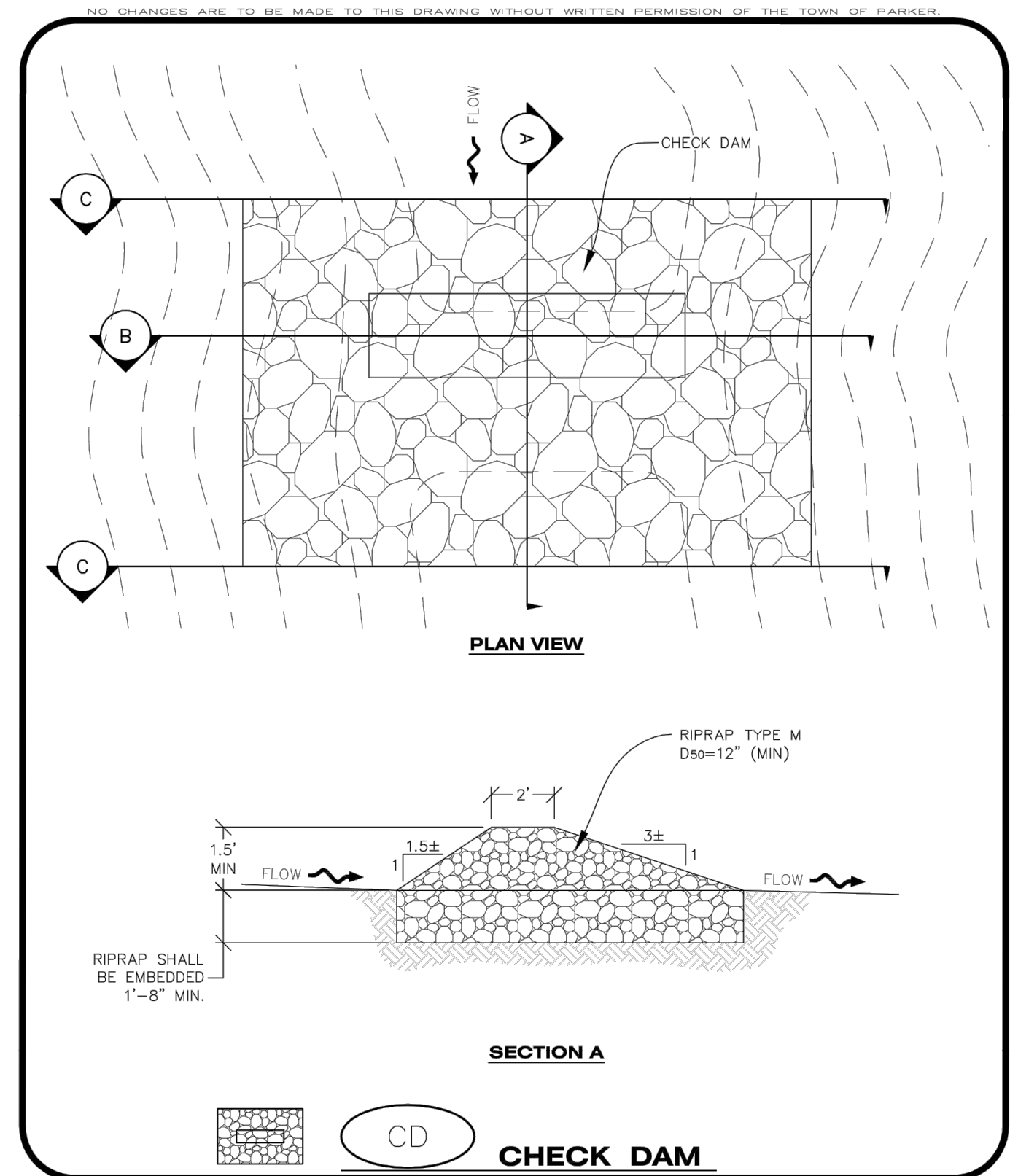
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**LEGEND** 1 OF 3 Oct. 2013

- 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

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 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

DATE	REVISIONS
05/03/2024	UPDATE GAT & ADD OFF-LINE DET BASIN
11/17/2016	4TH SUBMITTAL
06/07/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
04/07/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
	BRB

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

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

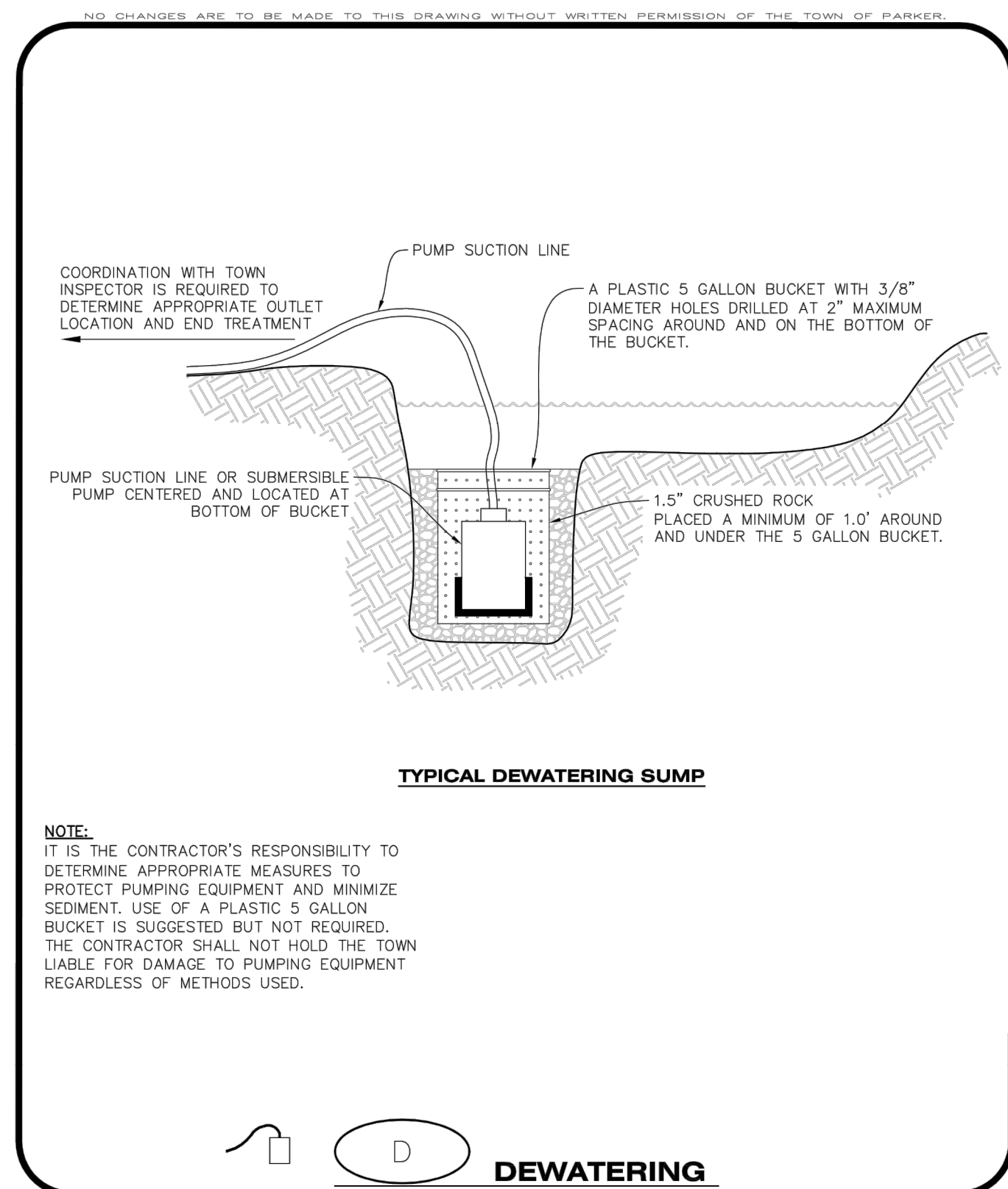
SHEET 22 OF 30

PRELIMINARY - NOT FOR CONSTRUCTION

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

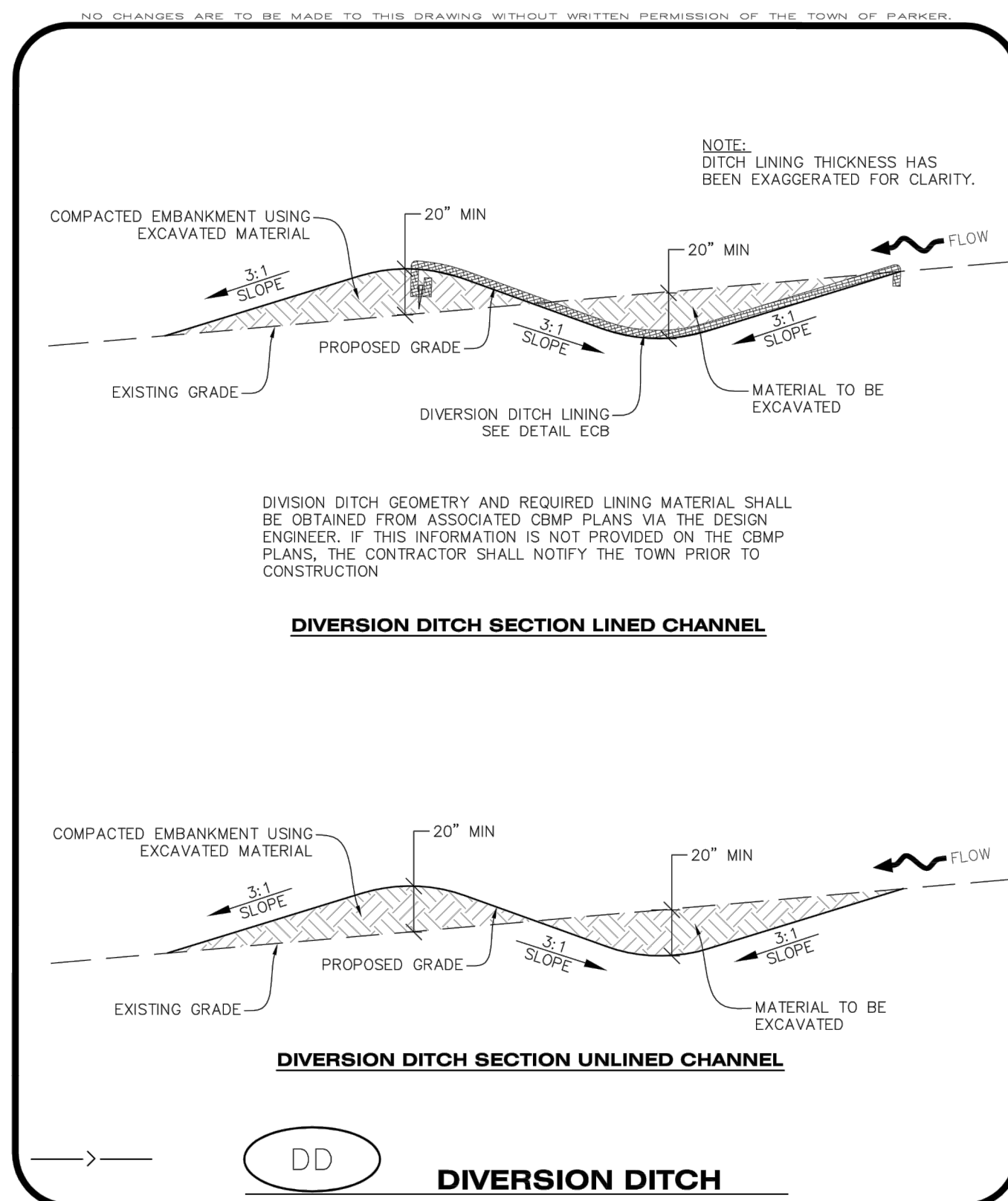
**DEWATERING INSTALLATION NOTES**

- 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**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
 Oct. 2013



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

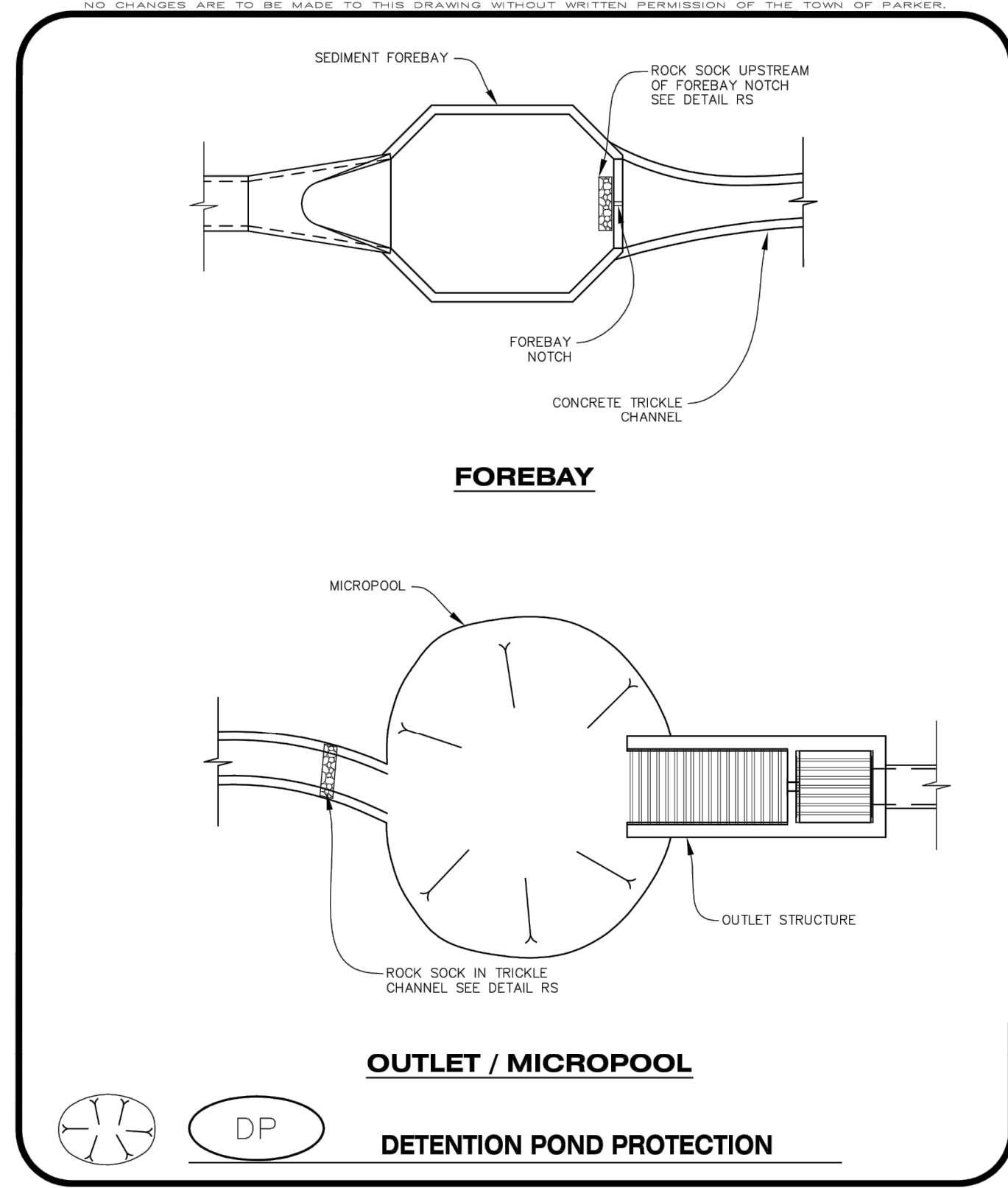
**DEWERSION DITCH INSTALLATION NOTES**

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

**DEWERSION DITCH INSPECTION AND MAINTENANCE NOTES**

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

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



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

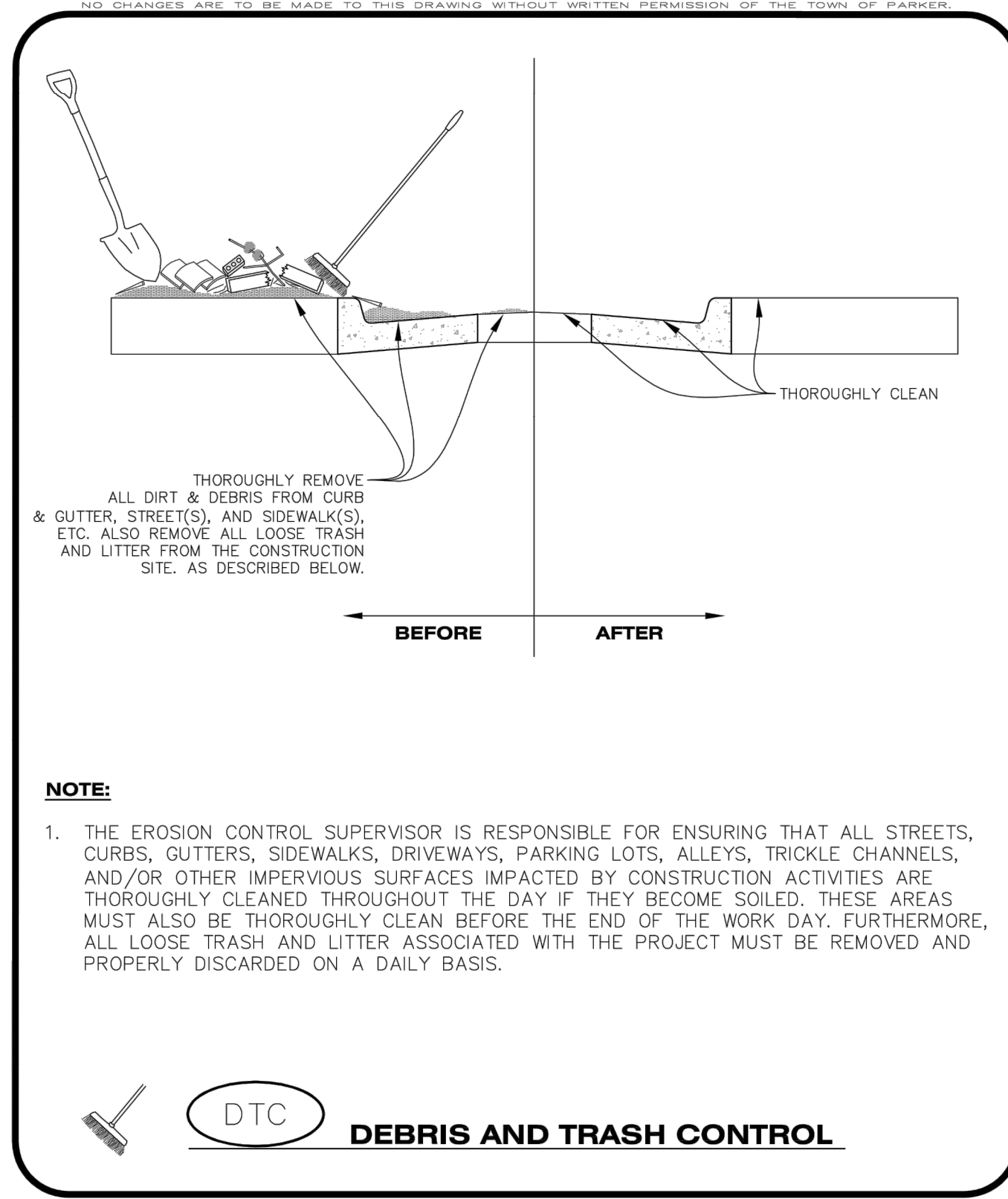
**DEWERSION POND PROTECTION INSTALLATION NOTES**

- DEWERSION 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).

**DEWERSION 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**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
 Oct. 2013



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

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

DATE	REVISIONS
05/03/2020	UPDATE GAT & ADD OFF-LINE DET BASIN
06/11/2016	4TH SUBMITTAL
07/11/2016	REVISED PER TOWN REFERRAL COMMENTS
07/11/2016	REVISED PER TOWN REFERRAL COMMENTS
07/11/2016	REVISED PER TOWN REFERRAL COMMENTS

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 7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.778.0800  
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

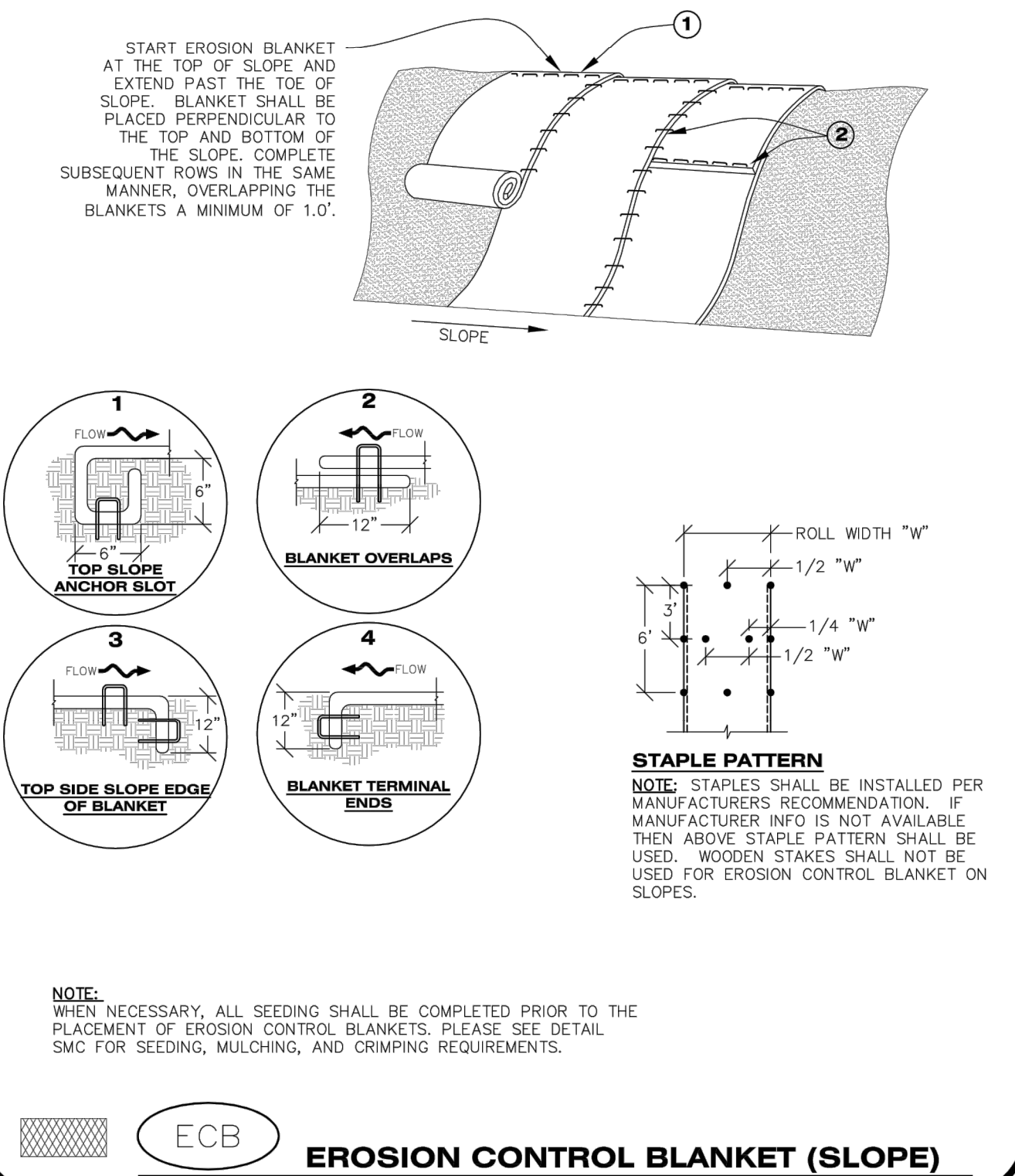
**COMPARK VILLAGE SOUTH - GRADING & CBMP PLANS**  
**TOWN OF PARKER, COLORADO**  
**CBMP DETAILS**

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

**24 OF 30**

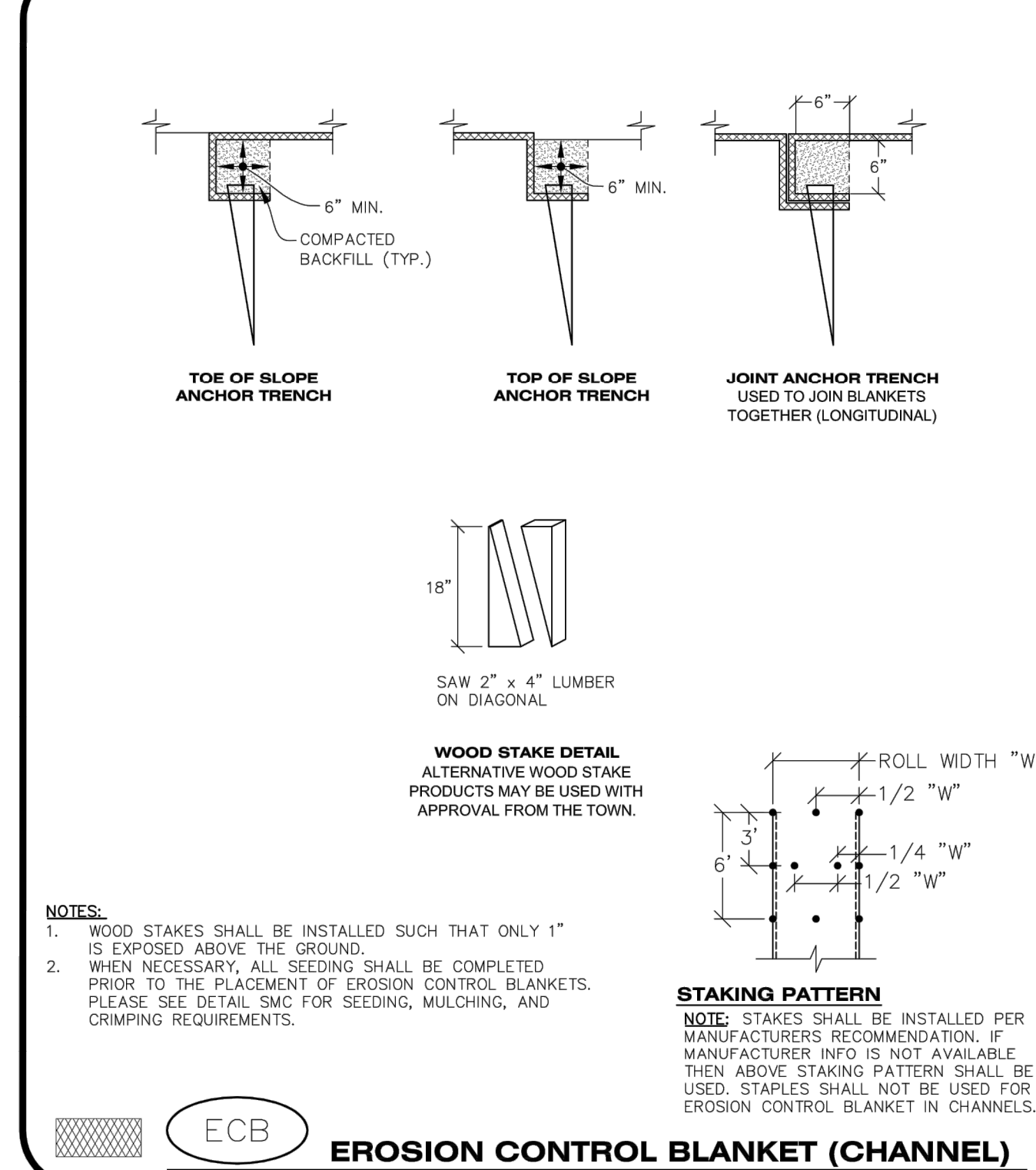
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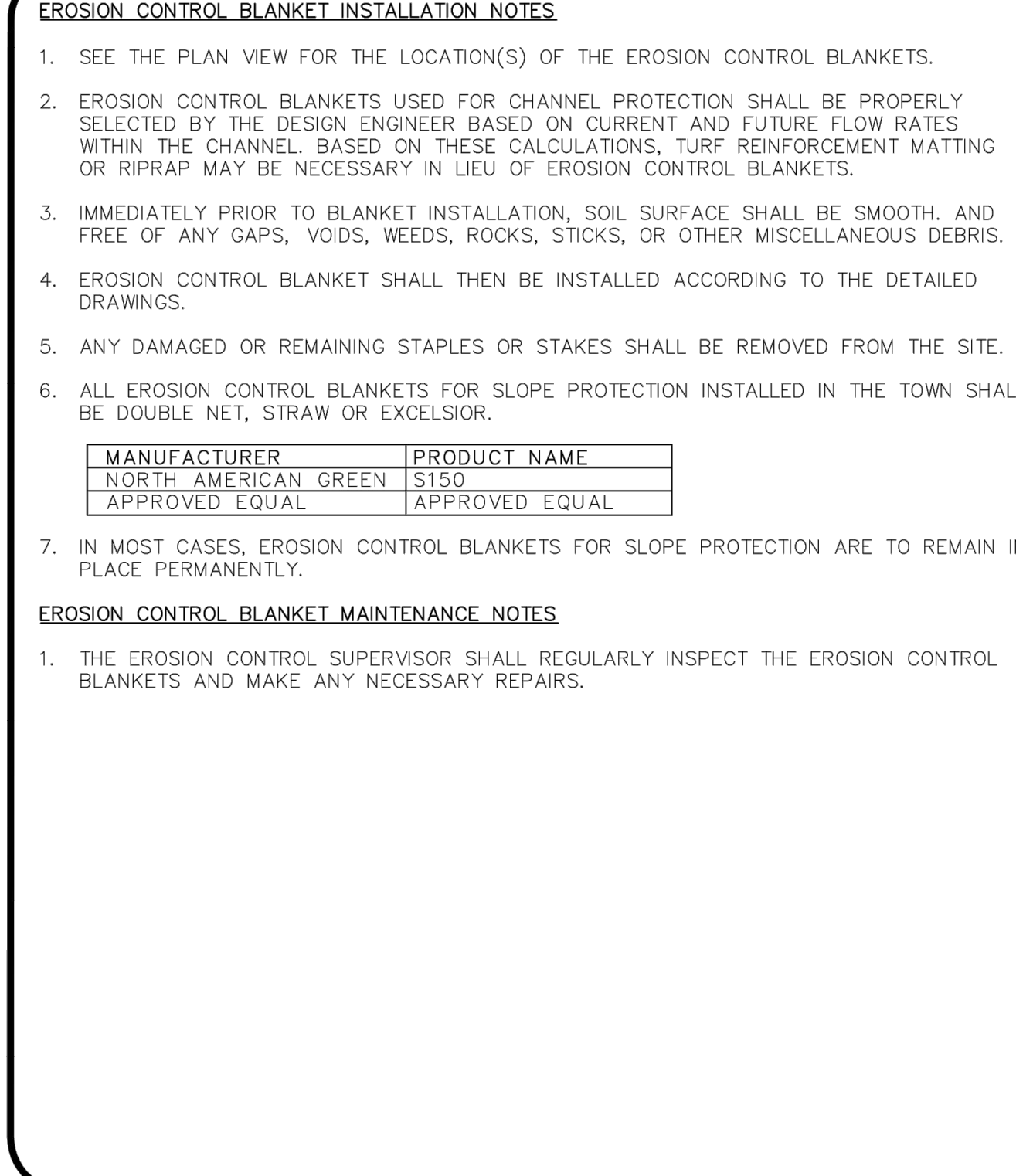
**Parker COLORADO** | **CBMP** | **ECB**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3  
Oct. 2013

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



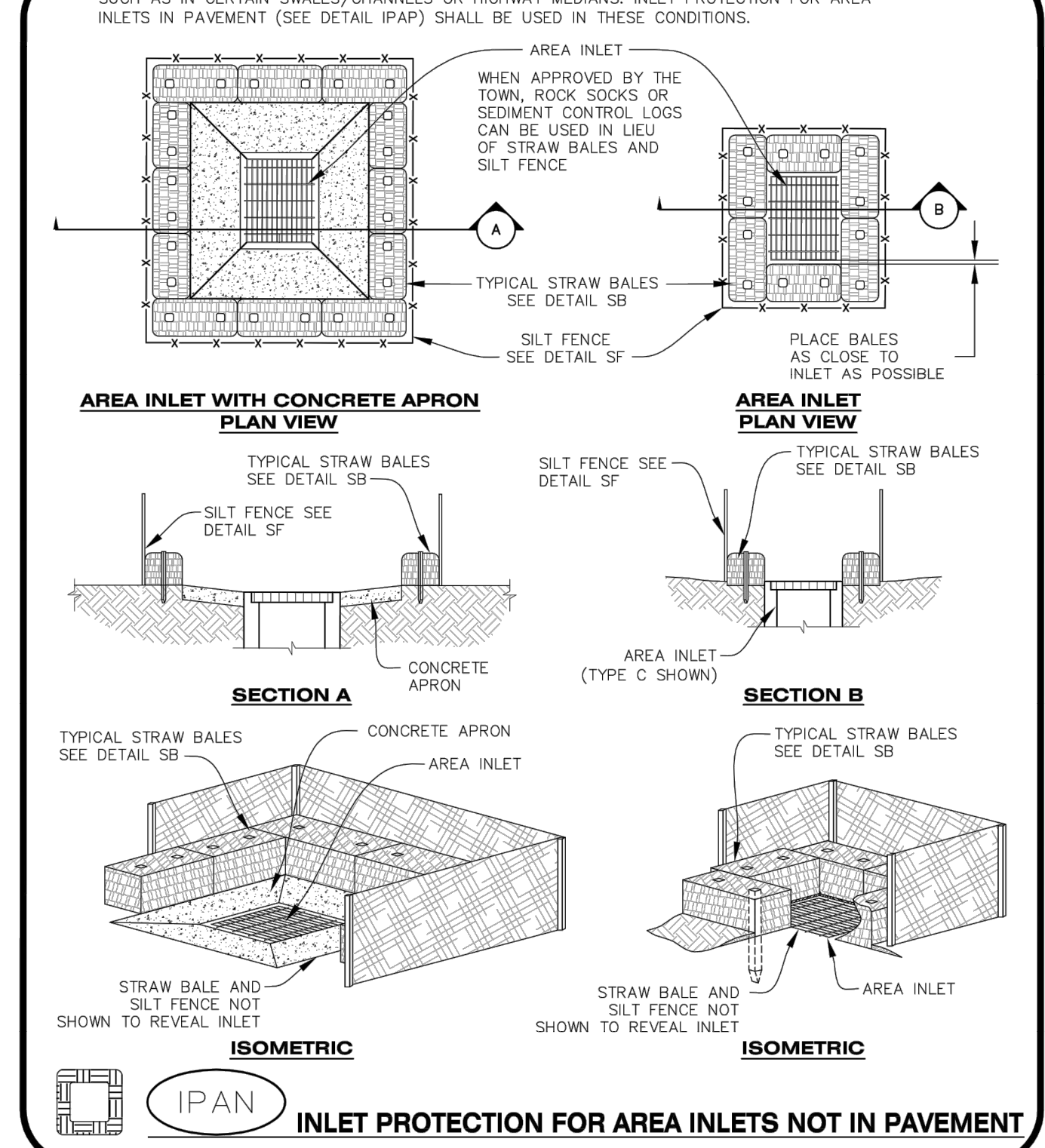
**Parker COLORADO** | **CBMP** | **ECB**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
Oct. 2013

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



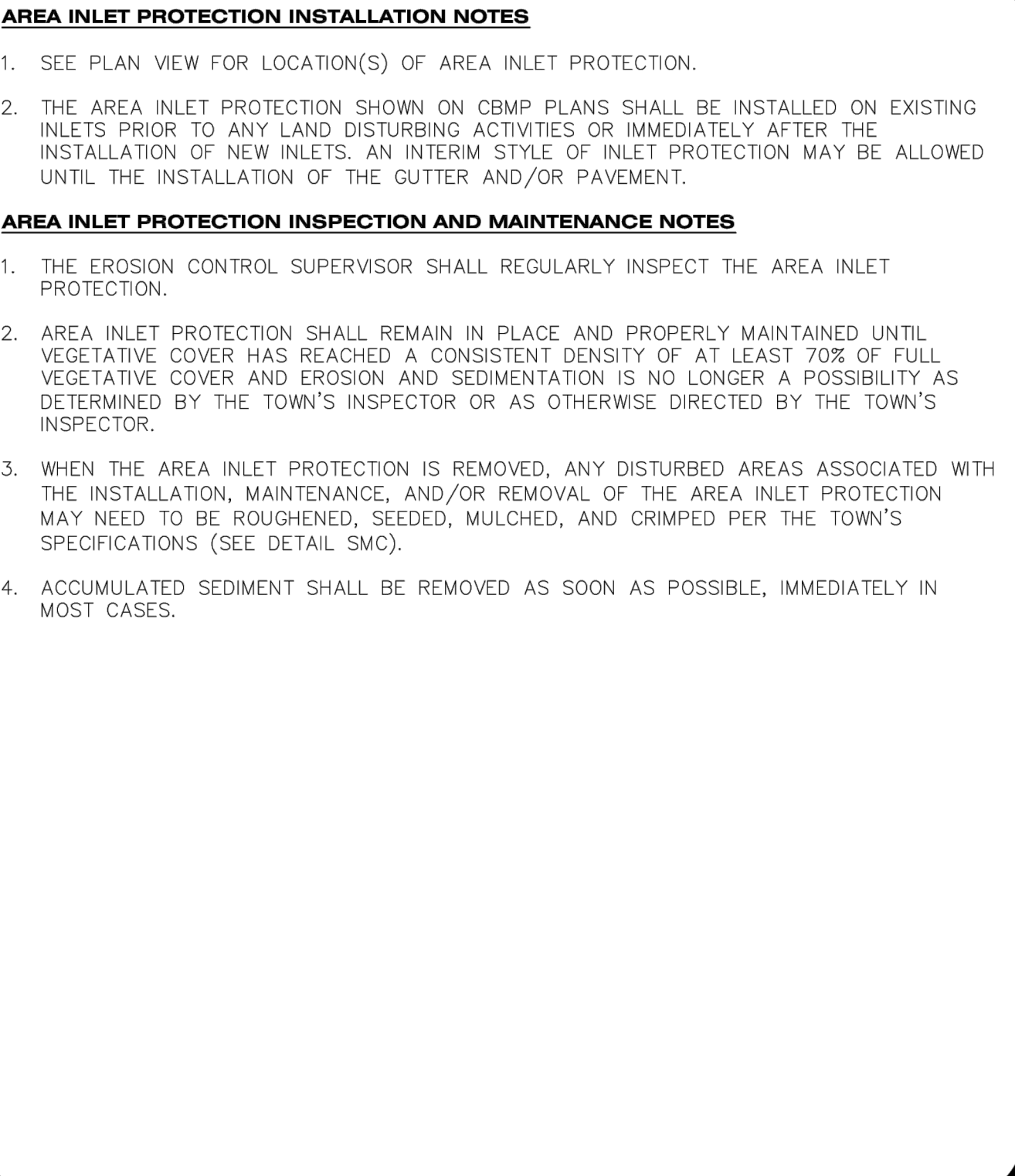
**Parker COLORADO** | **CBMP** | **ECB**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
Oct. 2013

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



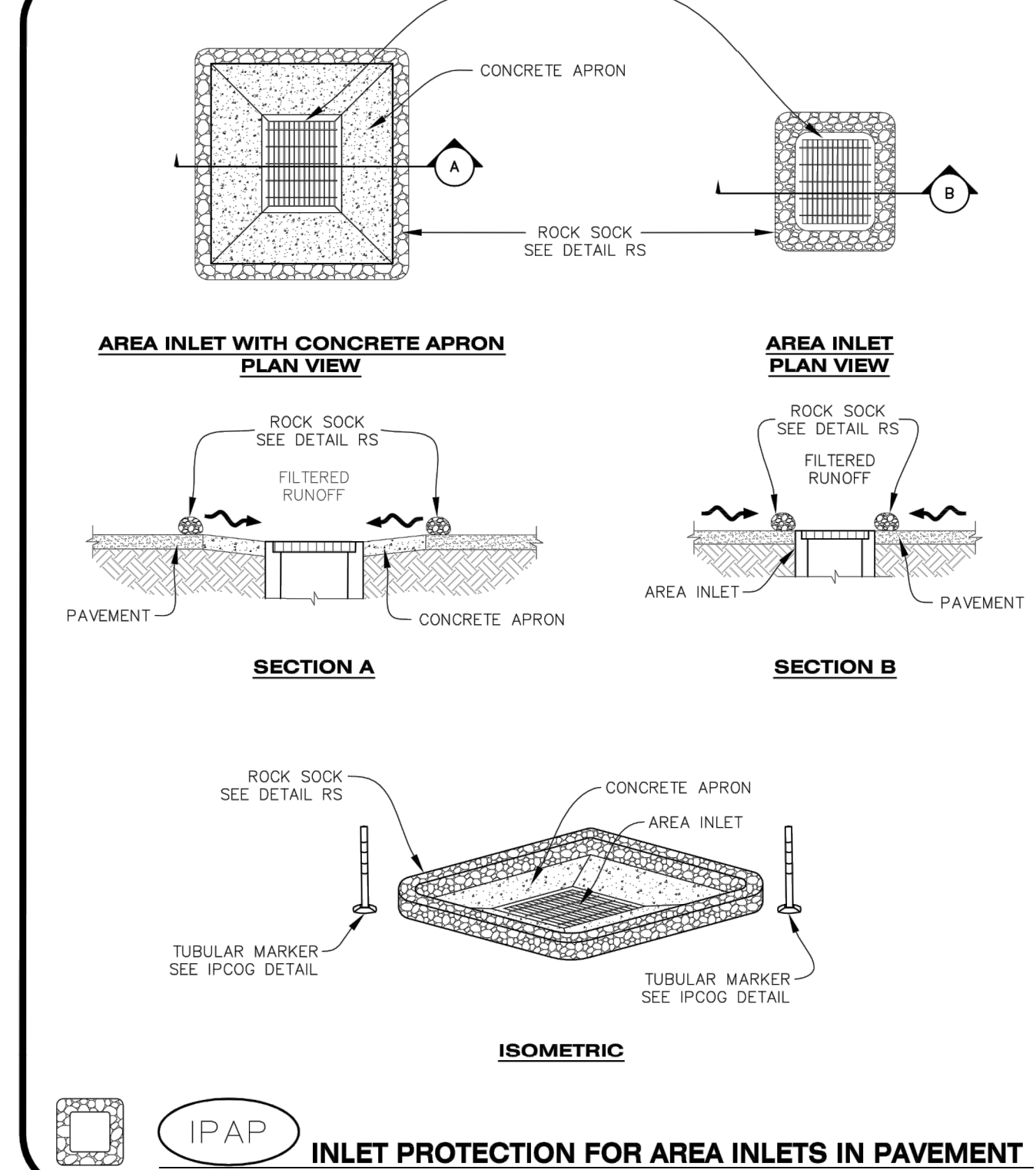
**Parker COLORADO** | **CBMP** | **IPAN**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
Oct. 2013

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



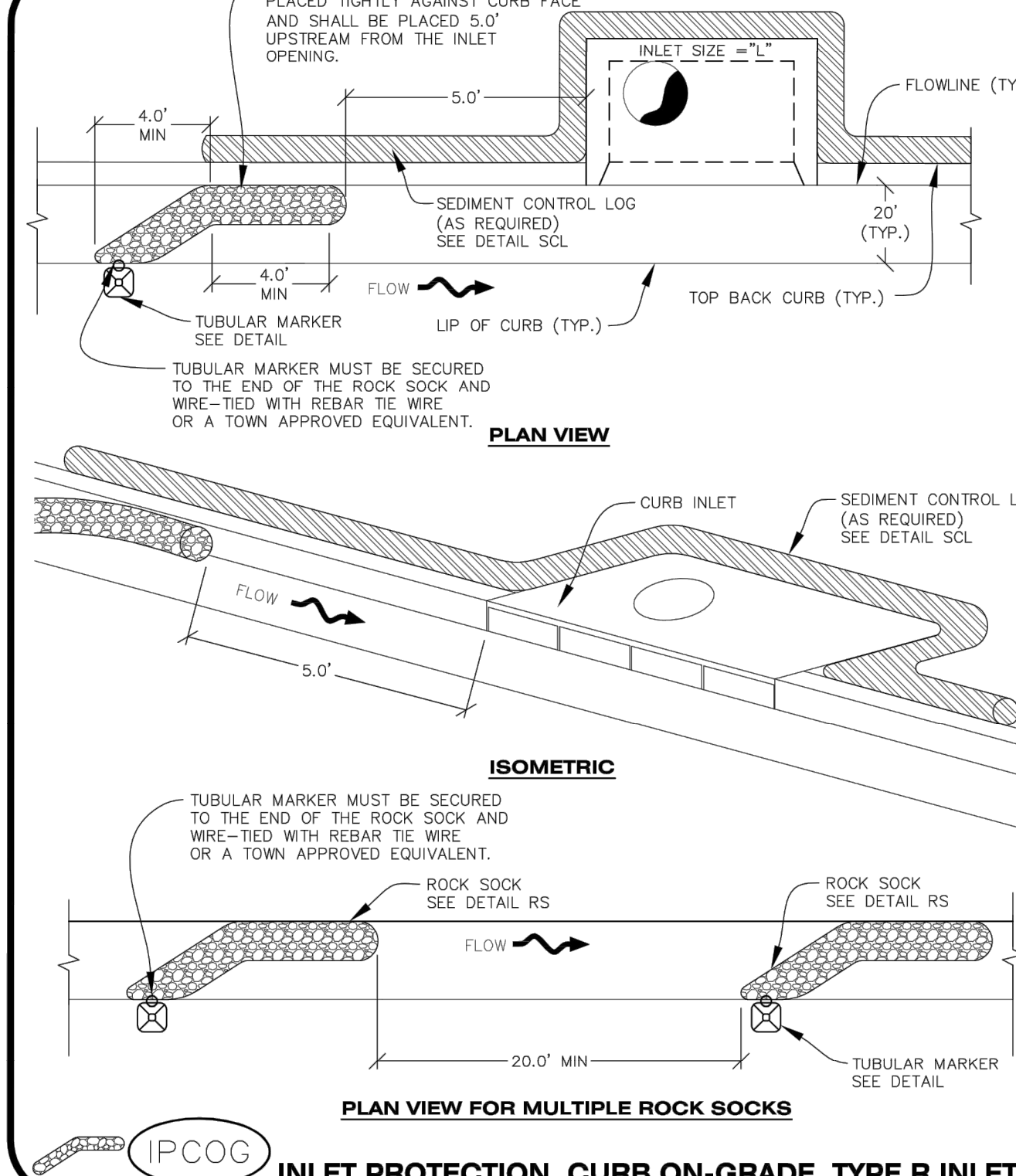
**Parker COLORADO** | **CBMP** | **IPAN**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
Oct. 2013

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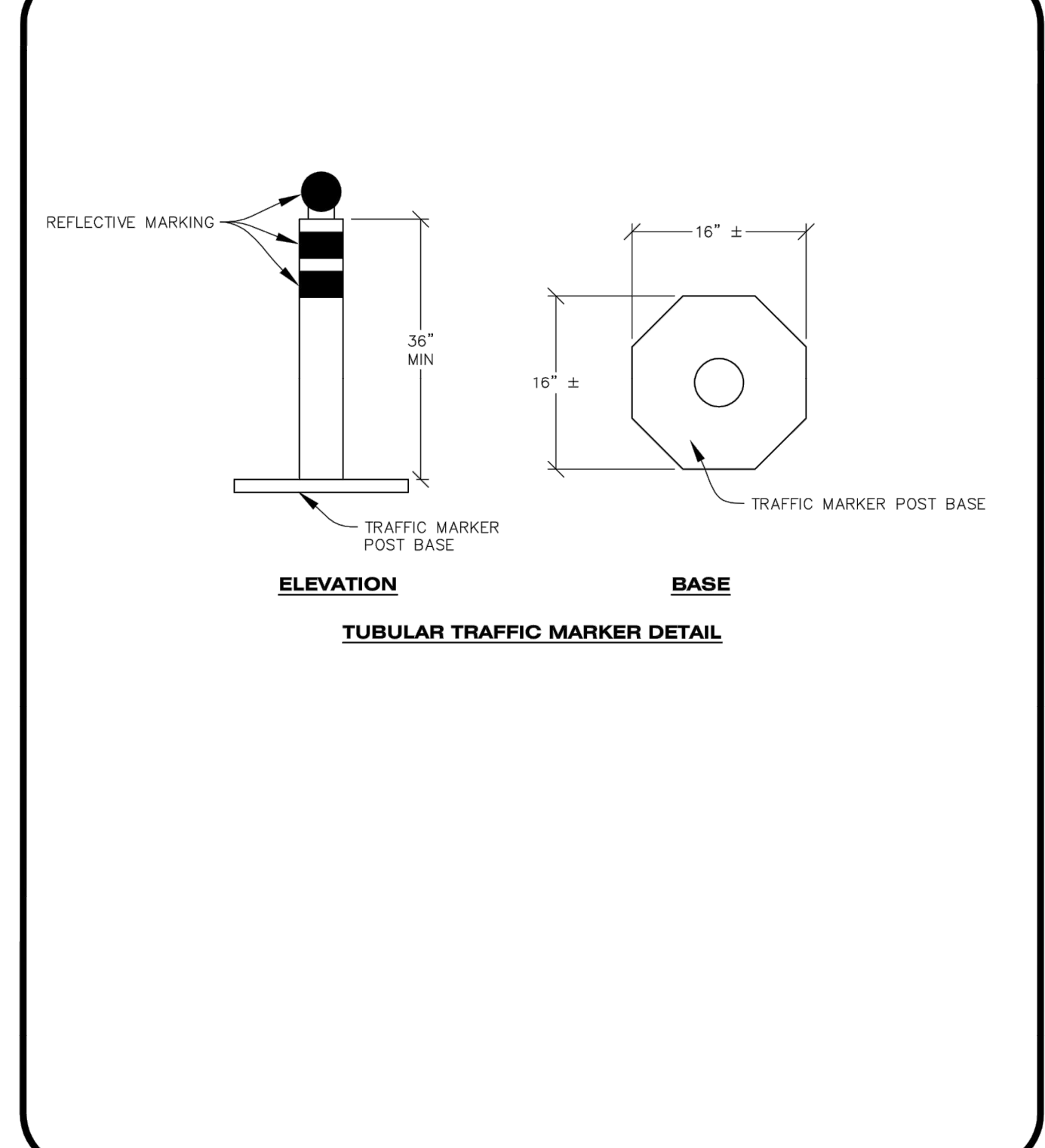
**Parker COLORADO** | **CBMP** | **IPAN**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
Oct. 2013

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

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

Plotfile: 3/3/2020 3:09 PM Dwg Name: p:\cibp\3\comsubh12-filing\_1\_no\_ood\comsubh03-ultimate\_belford\_04\Area\Eno\final drawings\Plan\_Sat\_Town\comsubh021-cbmp\_on\CLCPK3-Drainage-CBMP\_Details-4.dwg Updated By: MHC/Quire

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DATE	REVISIONS
05/03/2024	UPDATE GAT & ADD OFF-LINE DET BASIN
11/17/2016	4TH SUBMITTAL
06/17/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
04/07/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS

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

PROJ MGR: RJM  
PROJ ASSOC: BRB  
DRAWN BY:  
DATE: 11/2015  
SHEET

**25 OF 30**

PRELIMINARY - NOT FOR CONSTRUCTION

PlotId: 3/3/2020 3:09 PM Dwg Name: p:\c\cbck3\comsath12-filing\_1\_no\_ood\comsath03-ultimate\_belford.dwg Encl: final drawing Plan Set: Town\comsath021-cbmp\_on\CL\CBCK3-Drainage-CBMP\_Details-5.dwg Updated By: MMG@parker.com

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

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

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

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

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

**PLAN VIEW**

**SECTION A**

IPCOS

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

**CBMP** | **IPCOS**  
 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

**CURB INLET PROTECTION INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
- ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
- TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
- THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**PLAN VIEW**

**SECTION A**

IPCOS

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

**CBMP** | **IPCOS**  
 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

**LOT PROTECTION INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF LOT PROTECTION.
- CONCRETE PATIO SHALL BE 4" THICK WITH A FINISH OF BROOMED CONCRETE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED OVER THE CONCRETE PATIO AND SHALL BE SECURED TO THE GROUND WITH U-SHAPED REBAR STAKES.
- ROCK LANDSCAPING SHALL BE INSTALLED OVER THE EROSION CONTROL BLANKET AND SHALL BE SIZED TO KEEP ROCK FROM SPILLING OUT.
- TREE LAWN/LANDSCAPE AREA SHALL BE MAINTAINED AND PROPERLY WATERED.

**LOT PROTECTION**

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

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

**MASONRY WORK PROTECTION INSTALLATION NOTES**

- MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
- A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

**MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**

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

**PLAN VIEW**

**ISOMETRIC**

MWP

**MASONRY WORK PROTECTION**

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

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

**CBMP** | **PTP**  
 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

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

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

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

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

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

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

**PLAN VIEW**

**ISOMETRIC**

PTP

**PORTABLE TOILET PROTECTION**

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

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

**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

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

**PLAN VIEW**

**ISOMETRIC**

PTP

**PORTABLE TOILET PROTECTION**

**CBMP** | **PTP**  
 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

**COMPACTOR PROTECTION INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF COMPACTOR PROTECTION.
- CONCRETE PATIO SHALL BE 4" THICK WITH A FINISH OF BROOMED CONCRETE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED OVER THE CONCRETE PATIO AND SHALL BE SECURED TO THE GROUND WITH U-SHAPED REBAR STAKES.
- ROCK LANDSCAPING SHALL BE INSTALLED OVER THE EROSION CONTROL BLANKET AND SHALL BE SIZED TO KEEP ROCK FROM SPILLING OUT.
- TREE LAWN/LANDSCAPE AREA SHALL BE MAINTAINED AND PROPERLY WATERED.

**COMPACTOR PROTECTION**

**CBMP** | **COMPACTOR**  
 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

**COMPACTOR PROTECTION INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF COMPACTOR PROTECTION.
- CONCRETE PATIO SHALL BE 4" THICK WITH A FINISH OF BROOMED CONCRETE.
- EROSION CONTROL BLANKET SHALL BE INSTALLED OVER THE CONCRETE PATIO AND SHALL BE SECURED TO THE GROUND WITH U-SHAPED REBAR STAKES.
- ROCK LANDSCAPING SHALL BE INSTALLED OVER THE EROSION CONTROL BLANKET AND SHALL BE SIZED TO KEEP ROCK FROM SPILLING OUT.
- TREE LAWN/LANDSCAPE AREA SHALL BE MAINTAINED AND PROPERLY WATERED.

**COMPACTOR PROTECTION**

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

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DATE	REVISIONS
05/07/2020	UPDATE GAT & ADD OFF-LINE DET BASIN
06/11/2016	4TH SUBMITTAL
06/07/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
04/07/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS

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

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

SHEET  
**26 OF 30**

PRELIMINARY - NOT FOR CONSTRUCTION

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**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.

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**SMC** 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% SIDEOTS GRAMA
- 5% CANADA BLUEGRASS
- 5% BLUE GRAMA

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

**TOWN OF PARKER, SEED MIX 2**

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

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

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

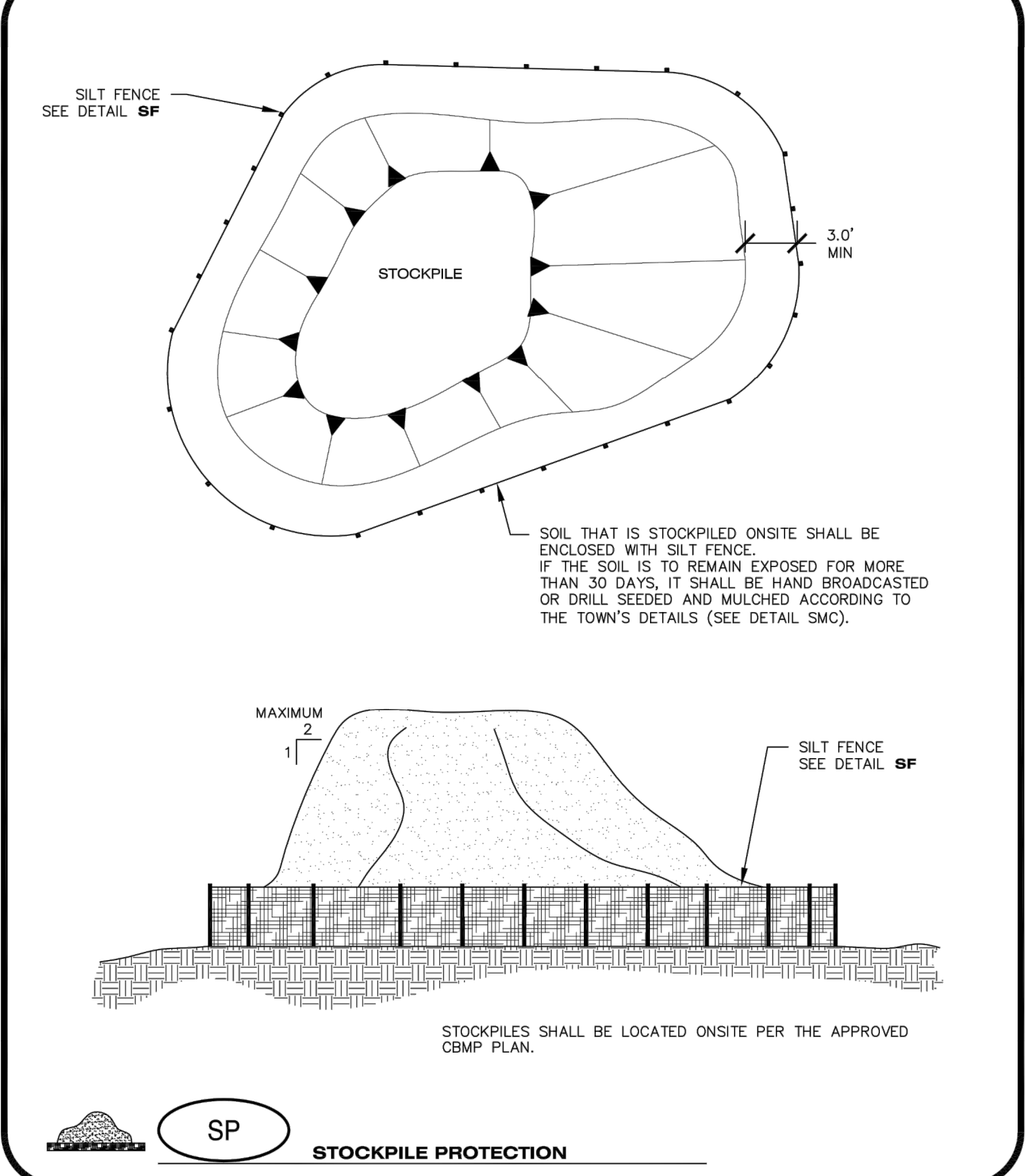
- 25% EPHRAIM CRESTED WHEATGRASS
- 23% SHEEP FESCUE
- 18% PERENNIAL RYEGRASS
- 13% CANADA BLUEGRASS
- 12% BARLEY OR OATS
- 9% BLUE FESCUE

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

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

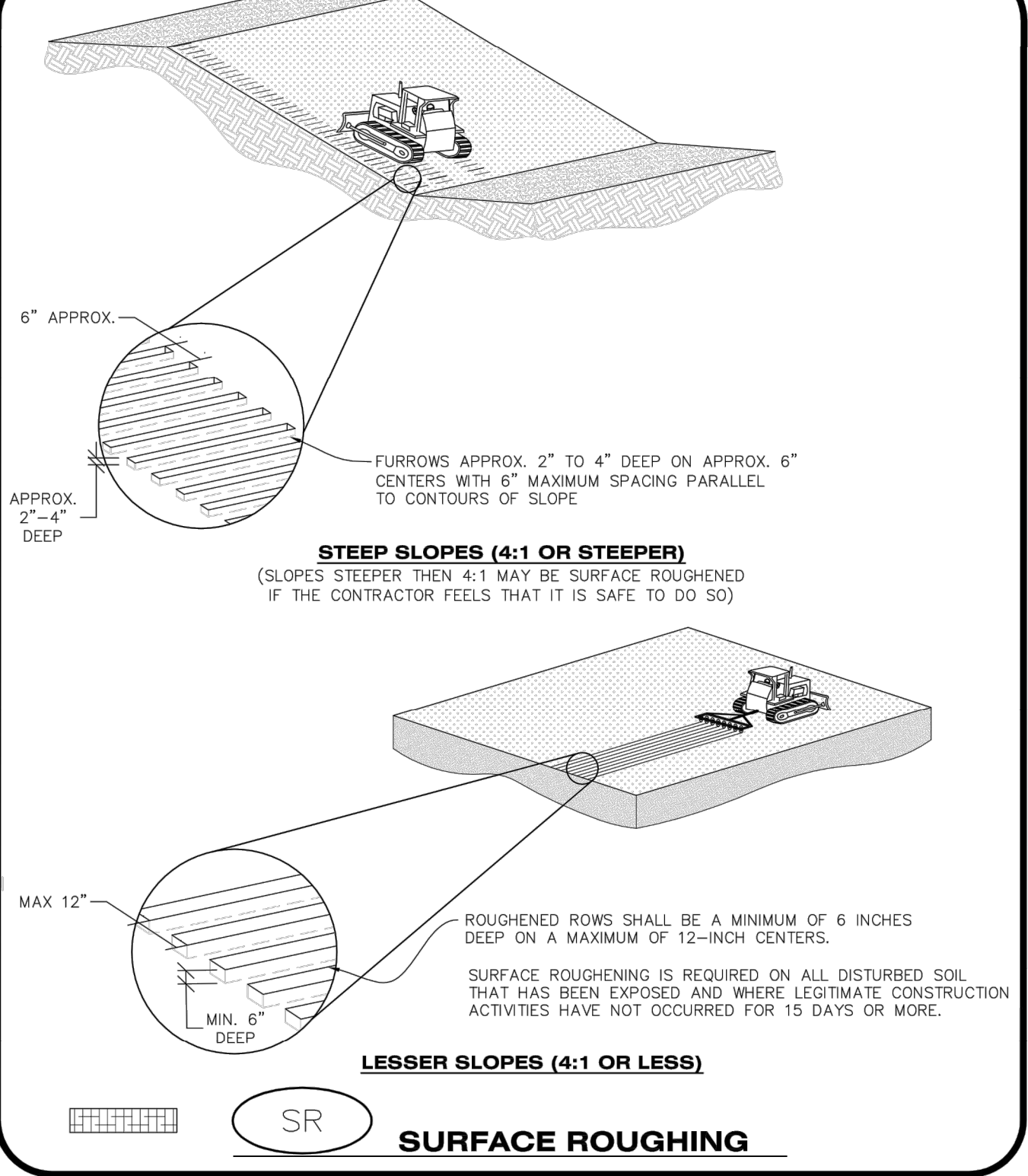
**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**SMC** 3 OF 3  
 Oct. 2013

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



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

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**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
**SR** 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**

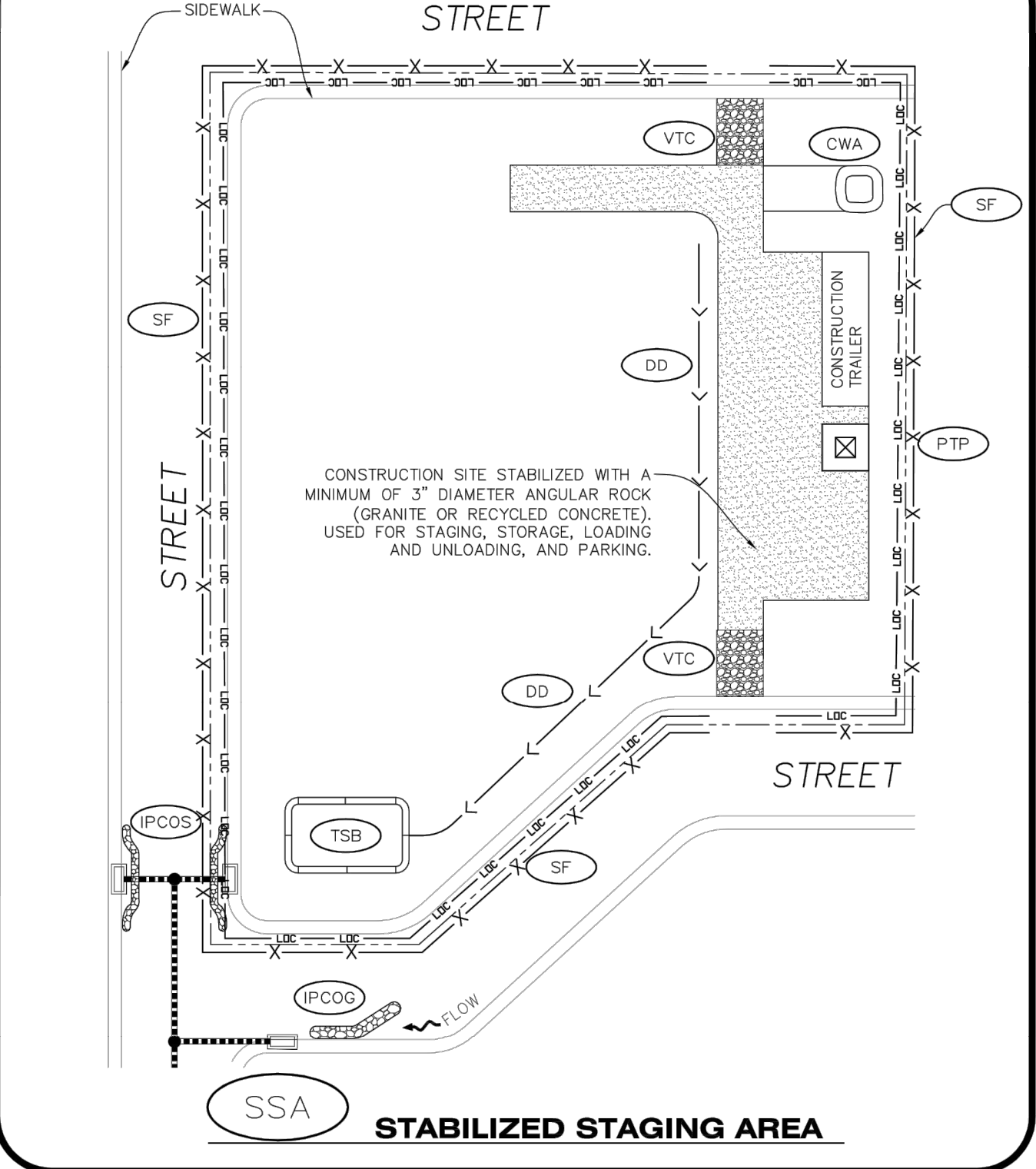
1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SDCM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), 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.

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

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



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

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

**STABILIZED STAGING AREA INSTALLATION NOTES**

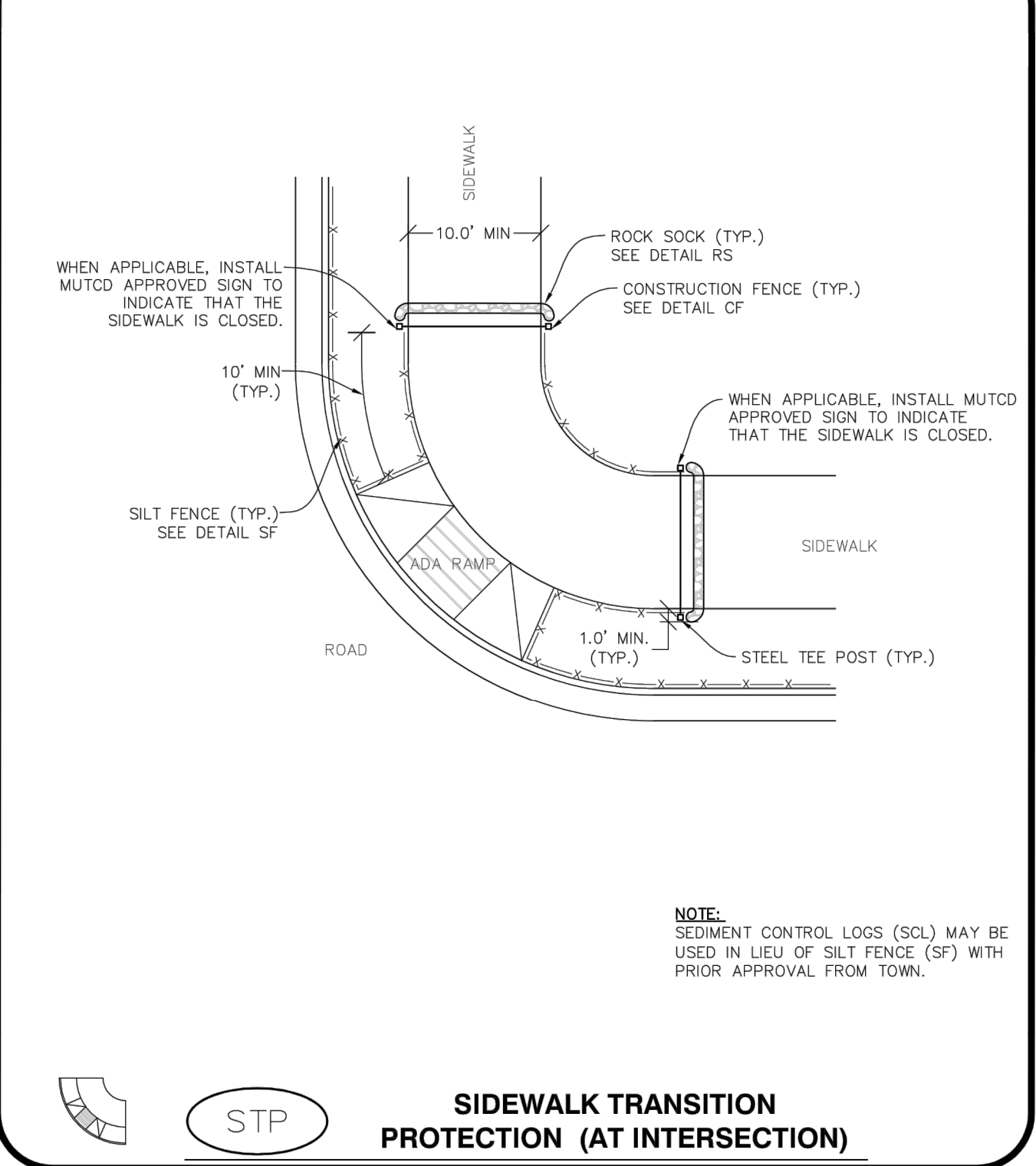
1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

**STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

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

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



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

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DATE	REVISIONS
03/03/2020	UPDATE GAT & ADD OFF-LINE DET BASIN
03/11/2018	FINAL
11/17/2016	4TH SUBMITTAL
06/01/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS
02/02/2016	REVISED PLANS PER TOWN REFERRAL COMMENTS

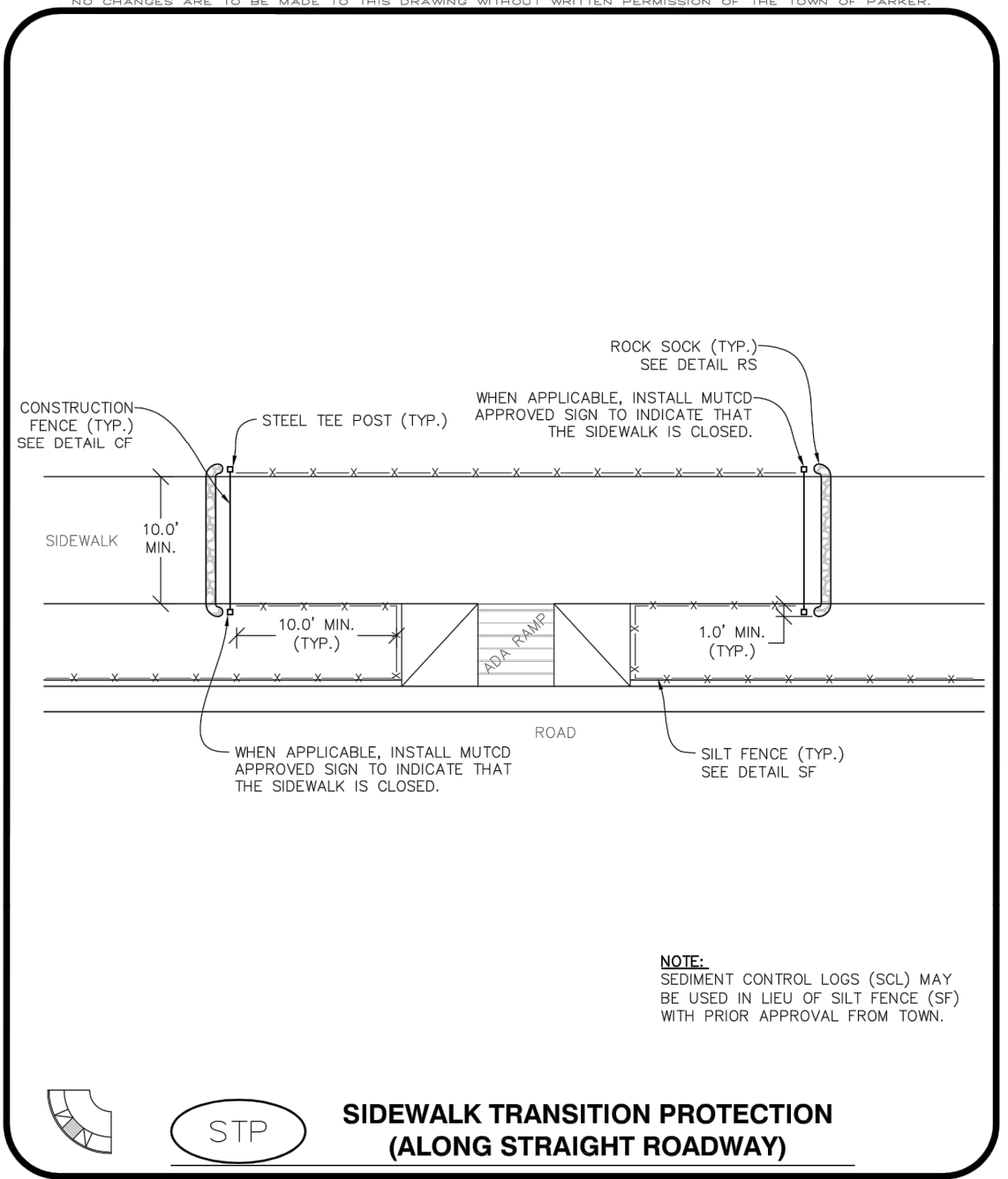
COMPARK VILLAGE SOUTH - GRADING & CBMB PLANS  
 TOWN OF PARKER, COLORADO  
 CBMP DETAILS

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

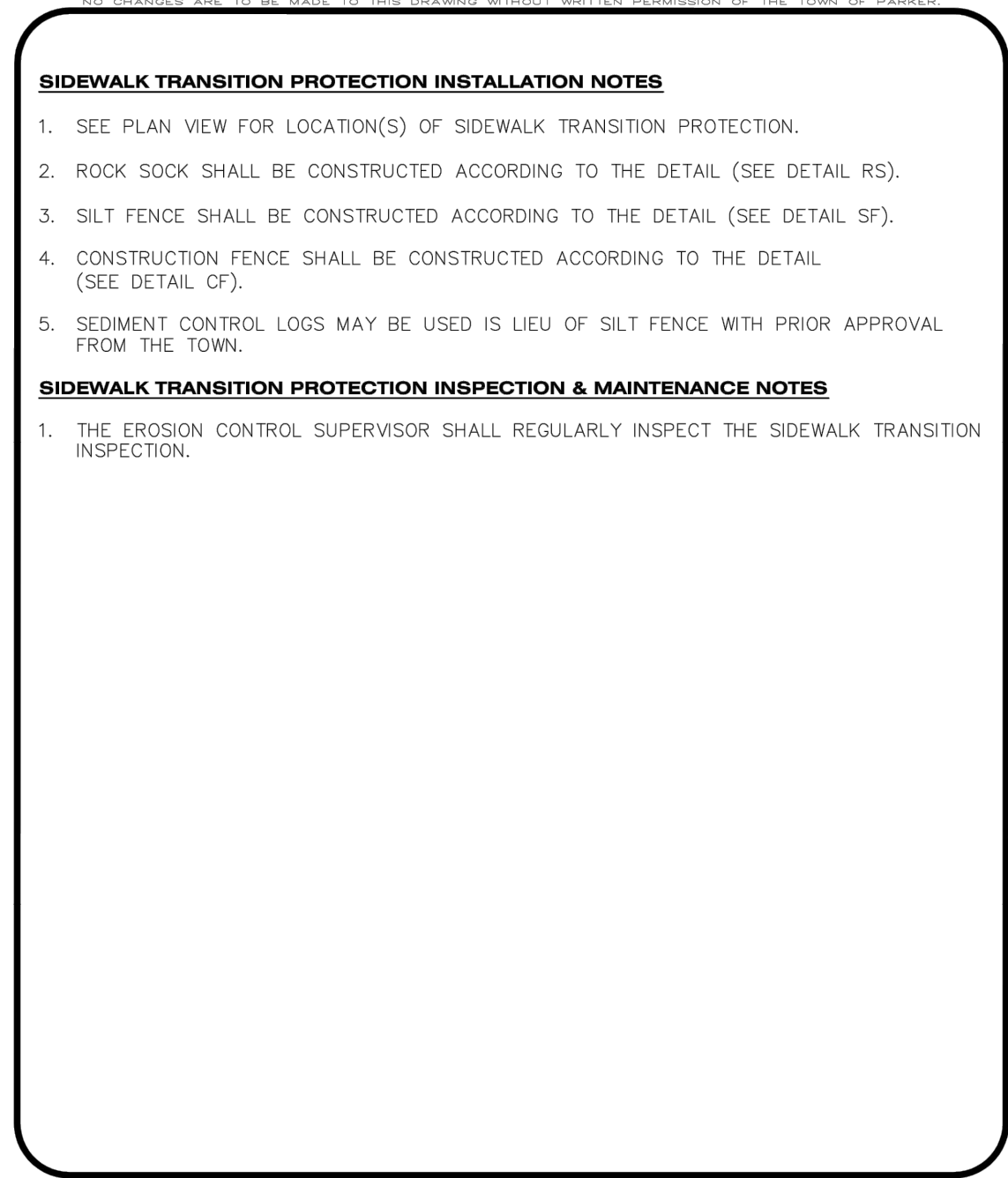
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**29 OF 30**

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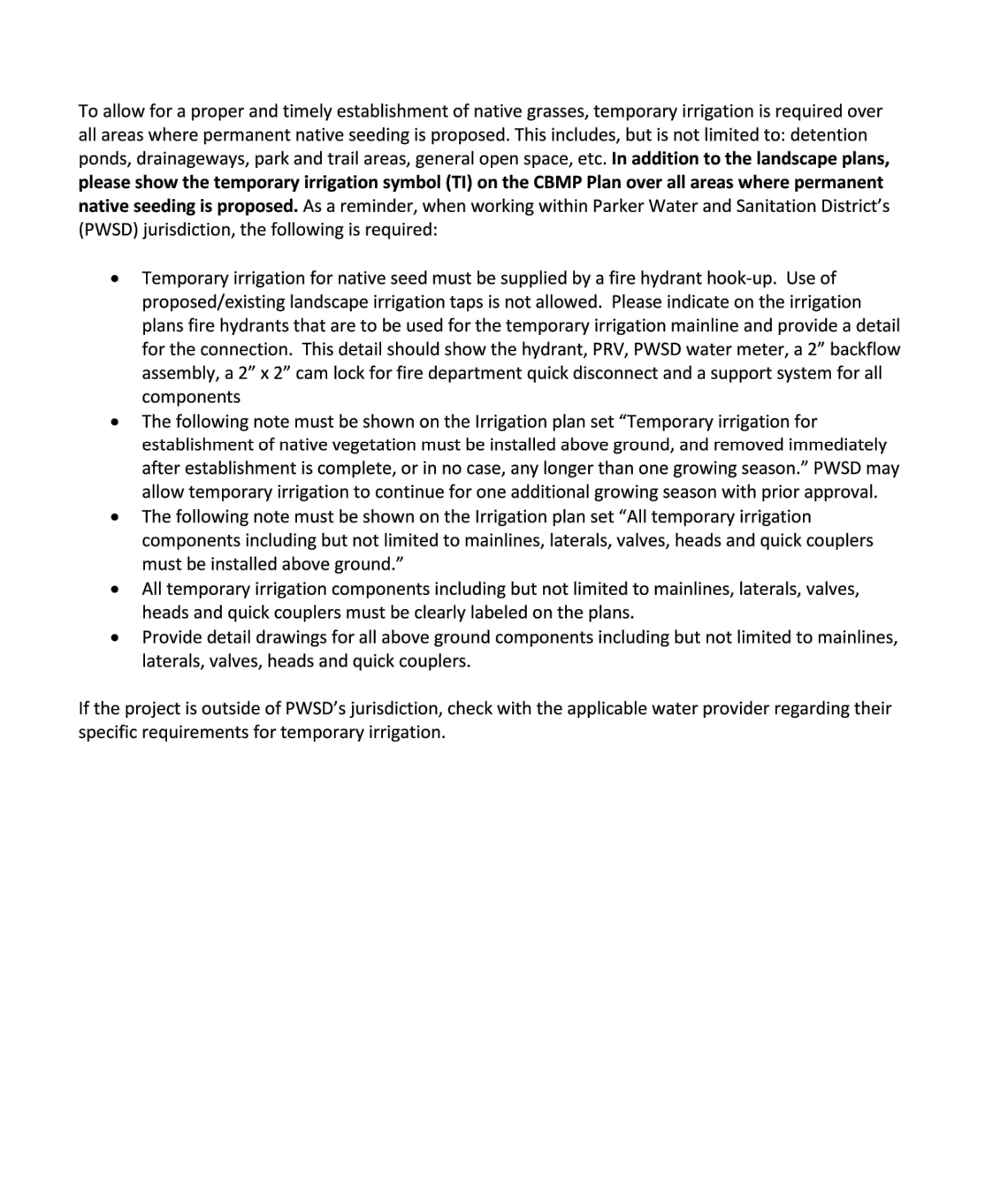
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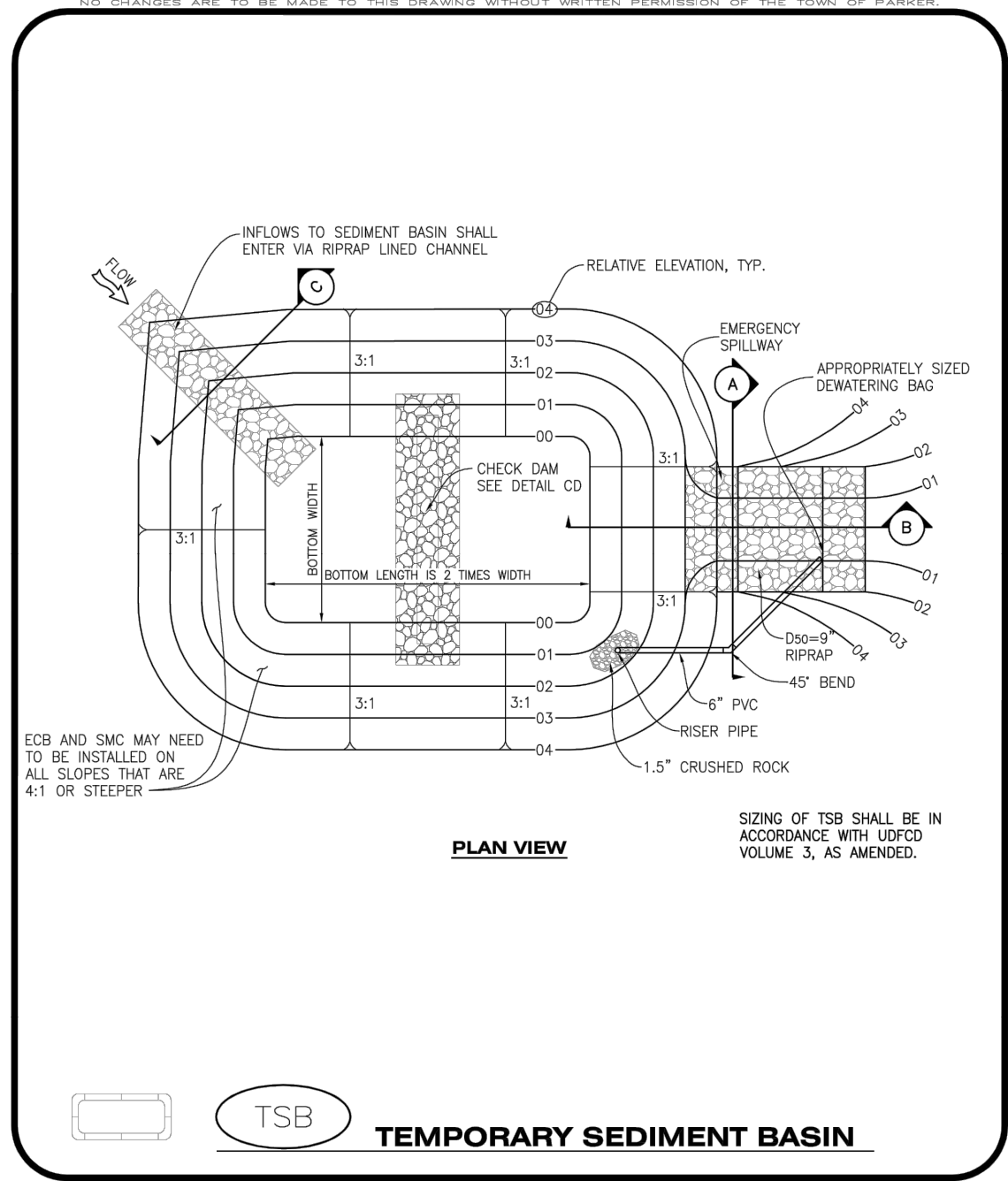
**STP**  
**SIDWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)**  
 PARKER COLORADO  
**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 2 OF 3  
 Oct. 2013



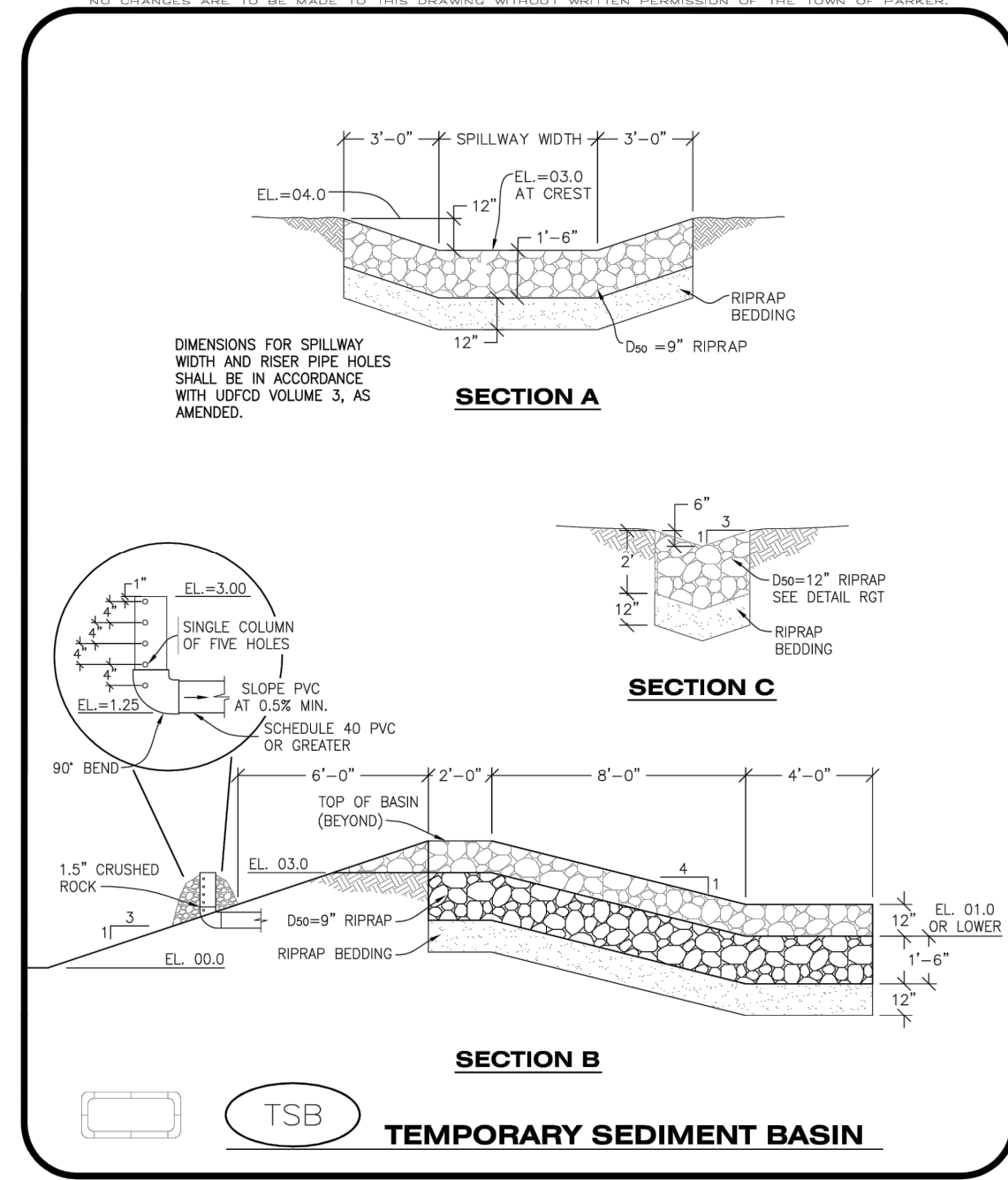
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 PARKER COLORADO  
**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 3 OF 3  
 Oct. 2013



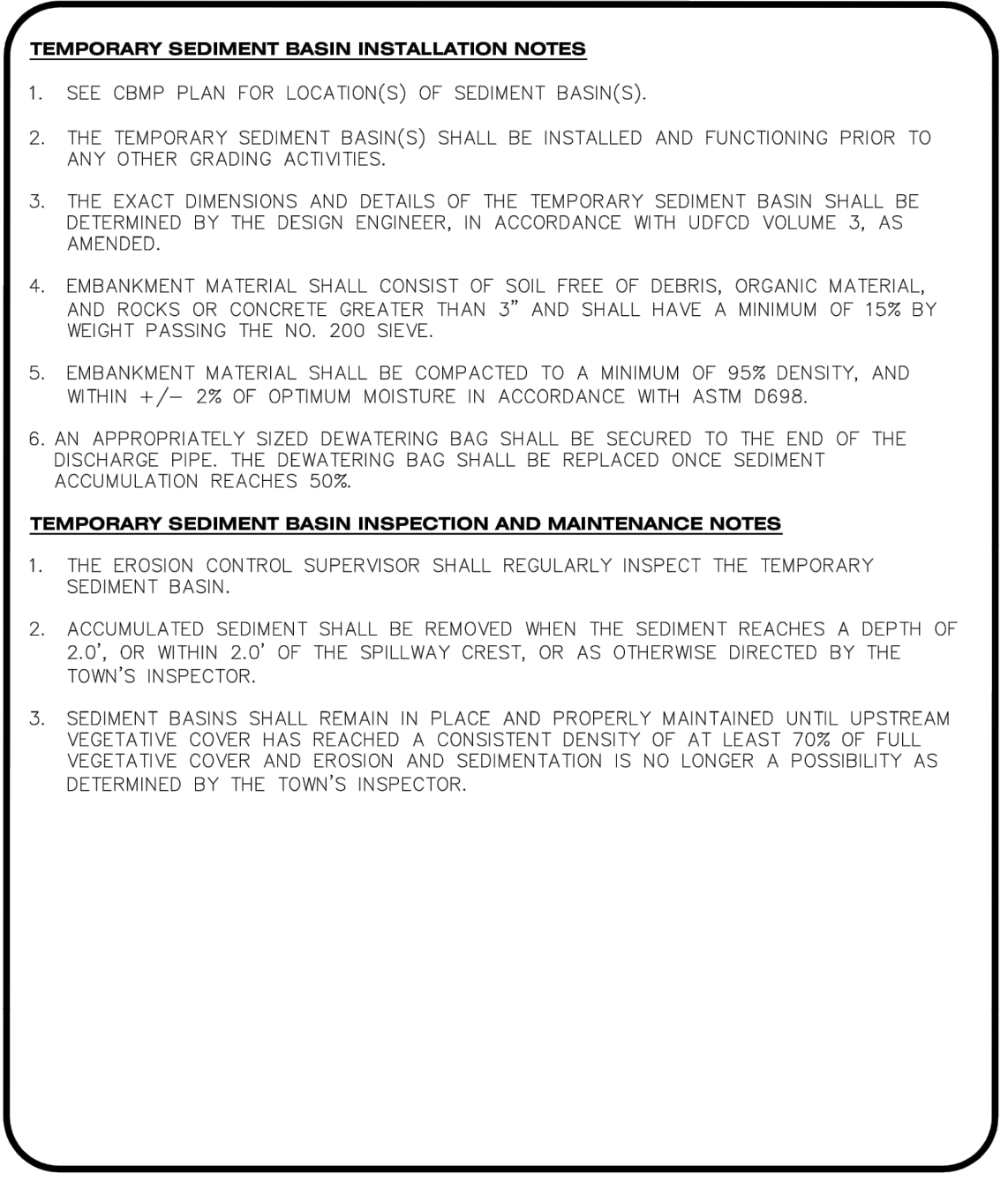
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 PARKER COLORADO  
**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 1 OF 3  
 Oct. 2013



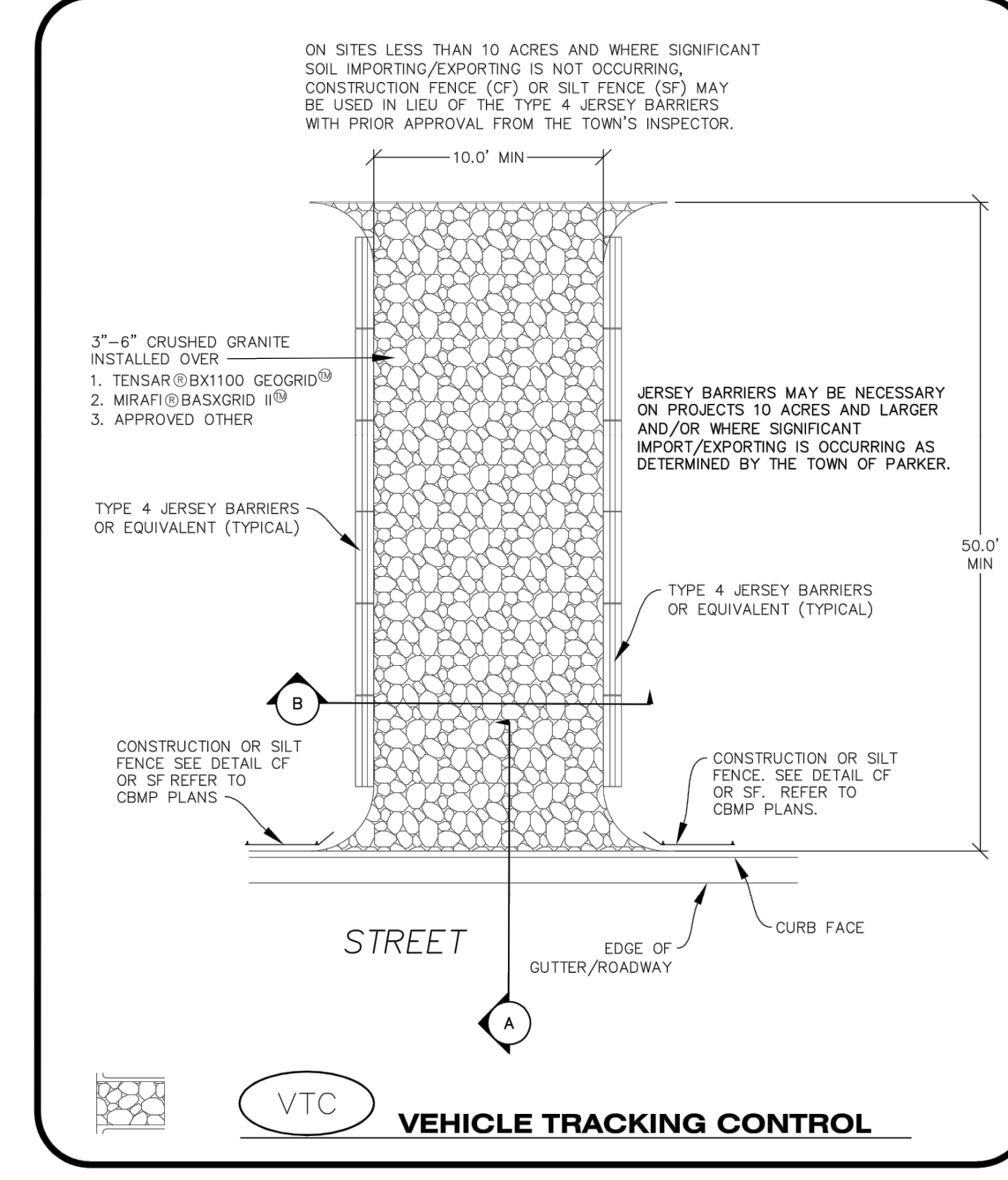
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**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 2 OF 3  
 Oct. 2013



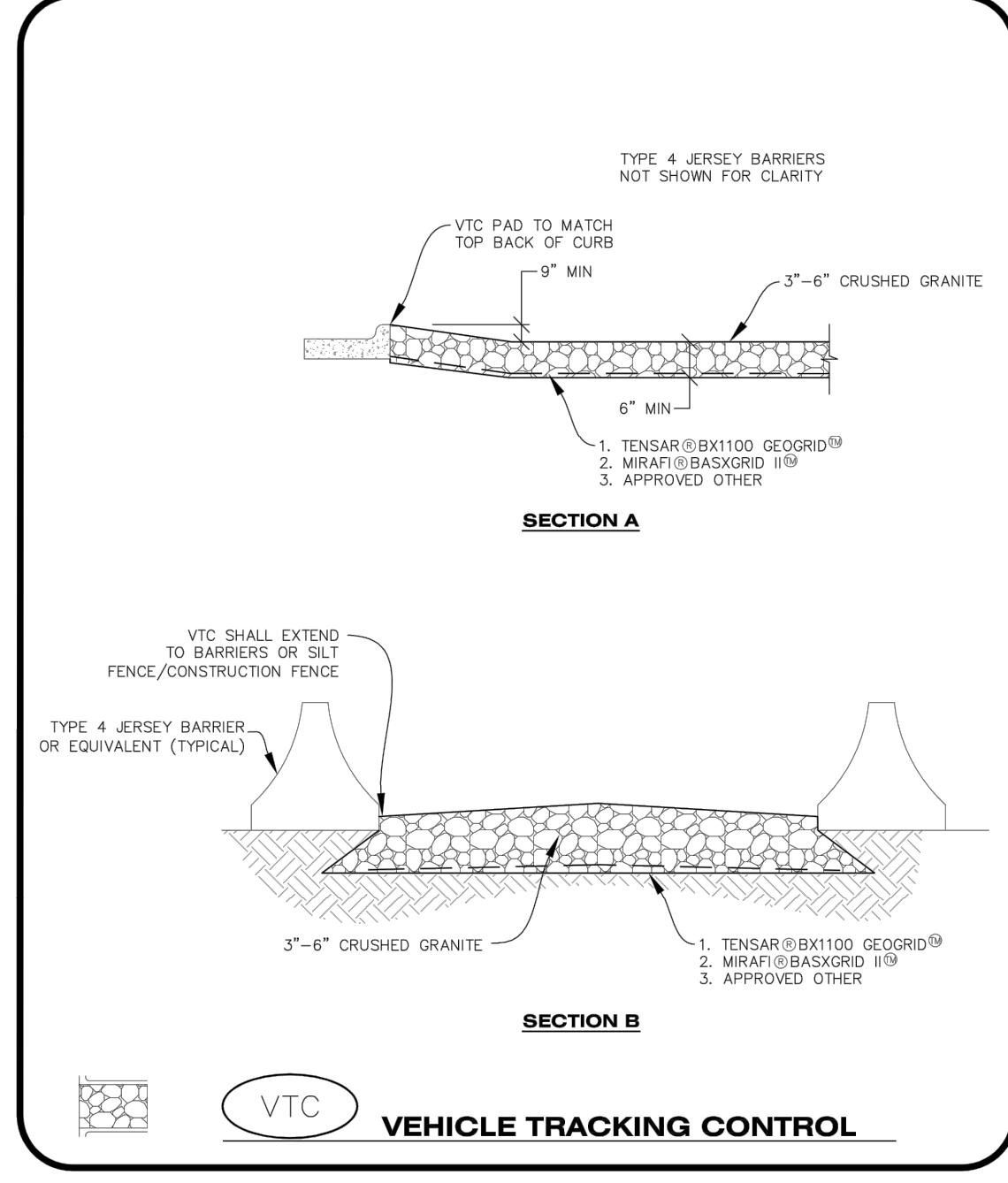
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 PARKER COLORADO  
**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 3 OF 3  
 Oct. 2013



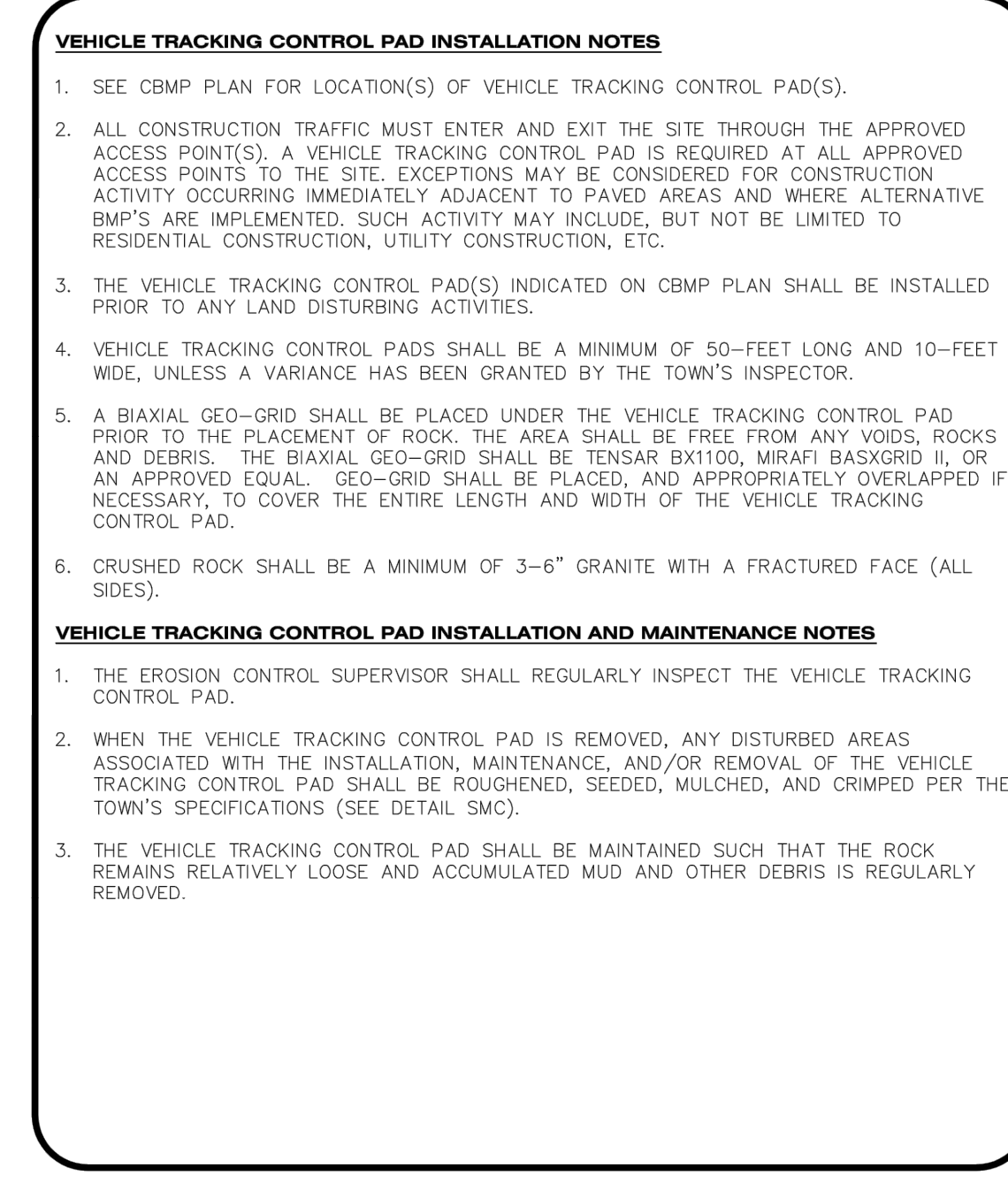
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**TEMPORARY SEDIMENT BASIN**  
 PARKER COLORADO  
**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 1 OF 3  
 Oct. 2013



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



**VTC**  
**VEHICLE TRACKING CONTROL**  
 PARKER COLORADO  
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 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 3 OF 3  
 Oct. 2013



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**VTC**  
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 PARKER COLORADO  
**CBMP**  
 CONSTRUCTION BEST MANAGEMENT PRACTICES  
 2 OF 3  
 Oct. 2013

DATE	REVISIONS
03/03/2020	UPDATE GAT & ADD OFF-LINE DET BASIN
03/11/2019	FINAL
03/11/2019	4TH SUBMITTAL
03/06/2019	REVISED PLANS PER TOWN REFERRAL COMMENTS
02/07/2019	REVISED PLANS PER TOWN REFERRAL COMMENTS
	BRB

**Manhard CONSULTING**  
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 Civil Engineering | Surveying & Geospatial Services | GIS  
 Water Resource Management | Construction Management

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

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

**SHEET**  
**30 OF 30**

**PRELIMINARY - NOT FOR CONSTRUCTION**