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PRIVATE IMPROVEMENT CONSTRUCTION PLANS FOR:

COMPARK VILLAGE SOUTH

COMPARK VILLAGE SOUTH,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

TRACT A, COMPARK VILLAGE SOUTH FILLING NO. 1, AMENDMENT 1, LOCATED IN THE SOUTH HALF OF SECTION 6,
TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

LEGEND

PROPOSED	EXISTING	
CATV — TV — CATV	CATV — — — CATV	CABLE TV LINE W/ PEDESTAL
E — E — E	EX E — EX E	ELECTRIC LINE W/ BOX, METER, AND LIGHT
OHE — OHE	EX OE — EX OE	OVERHEAD ELECTRIC WITH POLE
OHE/C	EX OHE/C — EX OHE/C	OVERHEAD ELECTRIC COMMUNICATIONS
UE — UE	EX UE — EX UE	UNDERGROUND ELECTRIC
FO — FO	EX FO — EX FO	FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
F — F	EX F — EX F	FIRE
G — G	EX G — EX G	GAS LINE W/ DRY UTILITY VAULT
IRR — IRR	EX IRR — EX IRR	IRRIGATION
SS — SS	EX SS — EX SS	SANITARY SEWER W/ MANHOLE
SD — SD	EX SD — EX SD	STORM SEWER FES W/ MAHNOLE, RIPRAP
T — T	EX T — EX T	TELEPHONE LINE W/ PEDESTAL
OT — OT	OHT — OHT	OVERHEAD TELEPHONE
W — W	EX W — EX W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T — T	EX T — EX T	UNDERDRAIN
		CURB AND GUTTER
		WHEEL STOP
4950	4950	CONTOURS
UD — UD	UD — UD — UD	TRASH ENCLOSURE
X — X — X — X	X — X — X — X	UNDERDRAIN W/ TYPE R INLET
		FENCE LINE
		LIMITS OF GRADING/DISTURBANCE
		DRAINAGE SWALE
		RIGHT-OF-WAY
		SECTION LINE
		PROPERTY LINE
		LOT LINE
		EASEMENT
		IRRIGATION CONTROL VALVE BOX
		PEDESTRIAN LIGHT
		STREET LIGHT
		TRAFFIC LIGHT
4990	4990	SPOT ELEVATION
		FLOW OF WATER
		SIGN
(##)		LOT NUMBER

BASIS OF BEARINGS:

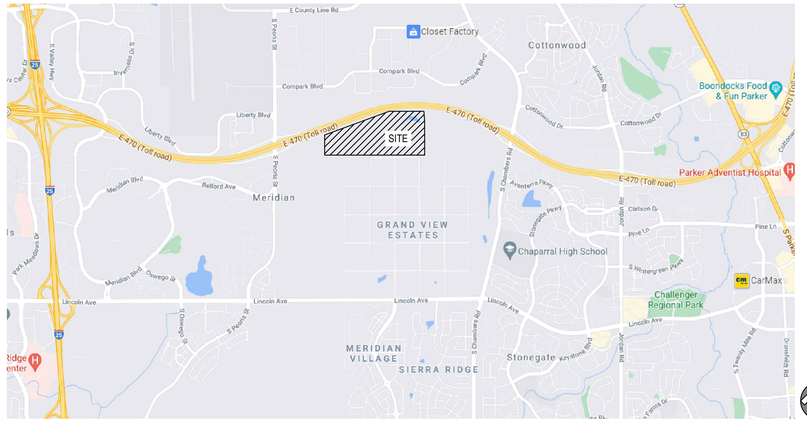
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

SOURCE BENCHMARK
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.

SITE BENCHMARKS
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.
2. A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" 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.

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



Vicinity Map

N.T.S.

ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX, EX.	EXISTING
PR, PR.	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL, ELEV	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
B/P	BOTTOM OF PIPE
T/P	TOP OF PIPE
Ø	DIAMETER
UE	UTILITY EASEMENT
ESMT	EASEMENT
HCL	HORIZONTAL CONTROL LINE
N	NORTH/NORTHING
E	EAST/EASTING
W	WEST
S	SOUTH
R	RADIUS
LC	LENGTH OF CORD
L	LENGTH
CB	CHORD BEARING

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INTERMOUNTAIN REA
CONTACT: BROOKS KAUFMAN
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STONEGATE VILLAGE METRO DISTRICT
CONTACT: SCOTT BARNETT
PHONE: 303-858-9909

Sheet List Table		
Sheet Number	Sheet Title	Sheet Description
01	COVER	C0.0
02	GENERAL NOTES	C0.1
03	EXISTING CONDITIONS & DEMOLITION	C1.0
04	PAVING, SIGNAGE & STRIPING PLAN	C2.0
05	HORIZONTAL CONTROL	C2.1
06	OVERLOT GRADING PLAN	C3.0
07	DETAILED GRADING PLAN	C3.1
08	OVERALL UTILITY PLAN	C3.2
09	STRM PLAN & PROFILE	C3.3
10	ROADWAY PLAN & PROFILE	C3.4
11	ROADWAY PLAN & PROFILE	C3.5
12	INITIAL CMBP PLAN	C4.0
13	INTERIM & FINAL CMBP PLAN	C4.1
14	CMBP DETAILS	C5.0
15	CMBP DETAILS	C5.1
16	CMBP DETAILS	C5.2
17	CMBP DETAILS	C5.3
18	CMBP DETAILS	C5.4
19	CMBP DETAILS	C5.5
20	CMBP DETAILS	C5.6
21	CMBP DETAILS	C5.7
22	CMBP DETAILS	C5.8
23	CMBP DETAILS	C5.9
24	CMBP DETAILS	C5.10
25	CMBP DETAILS	C5.11
26	STANDARD DETAILS	C6.0
27	STANDARD DETAILS	C6.1
28	STANDARD DETAILS	C6.2
29	STANDARD DETAILS	C6.3
30	STANDARD DETAILS	C6.4

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 1, TRACT A, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

COLORADO LICENSED TYLER PAUL SCARLETT 57791 PROFESSIONAL ENGINEER

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024		

COLORADO LICENSED TYLER PAUL SCARLETT 57791 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

TITLE: COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
COVER

PE STAMP

JOB NUMBER 65120950
DATE 9/14/2023
SHEET C0.0
01

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C0.0-CVR&GN-SF.dwg Plot Date:7/24/2024 8:12 AM Last Saved By: TYLER.SCARLETT

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TOWN OF PARKER DEPARTMENT OF ENGINEERING/PUBLIC WORKS STANDARD 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 PRECONSTRUCTION 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. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE 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 IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. 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 DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. 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."
9. 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.
10. 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.
11. 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.
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 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.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. 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 HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. 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.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS.
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 AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

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 REQUIREMENTSPRESENTED 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 THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, 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. MILE HIGH FLOOD 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 CONFORM TO CDOT STANDARD SPECIFICATION 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 OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE 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:
   - 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
   - 1 TEST EVERY 200 LF OF MAINLINE TRENCH 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 REASONABLE FLUSH AVERAGE JOINT GAP THAT EXCEEDS ½ 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 AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN 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 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 AND STRIPING NOTES

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND "TO BE EXTENDED" WARNING SIGNS SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO-YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL.

    SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER.
    SHALL LINE UP WITH HANDICAP RAMPS.
    SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS:

    FOR CONCRETE SURFACE:
    LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT.
    OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.

    WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED.

    (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.)

    FOR ASPHALT SURFACE:
    LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
    WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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

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 — DATE

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CENTURY — LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024			

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
GENERAL NOTES

PE STAMP
COLORADO LICENSED PROFESSIONAL ENGINEER — TYLER M. SCARLETT — 57791 — TITLE
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/14/2023
SHEET C0.1
02

File Location:Q:\DEN\Projects\09500-00 Compark South\CAD\CDs\SF-PICP\09500-C0.0-CVR&GN-SF.dwg Plot Date:7/24/2024 7:58 AM Last Saved By: TYLER.SCARLETT

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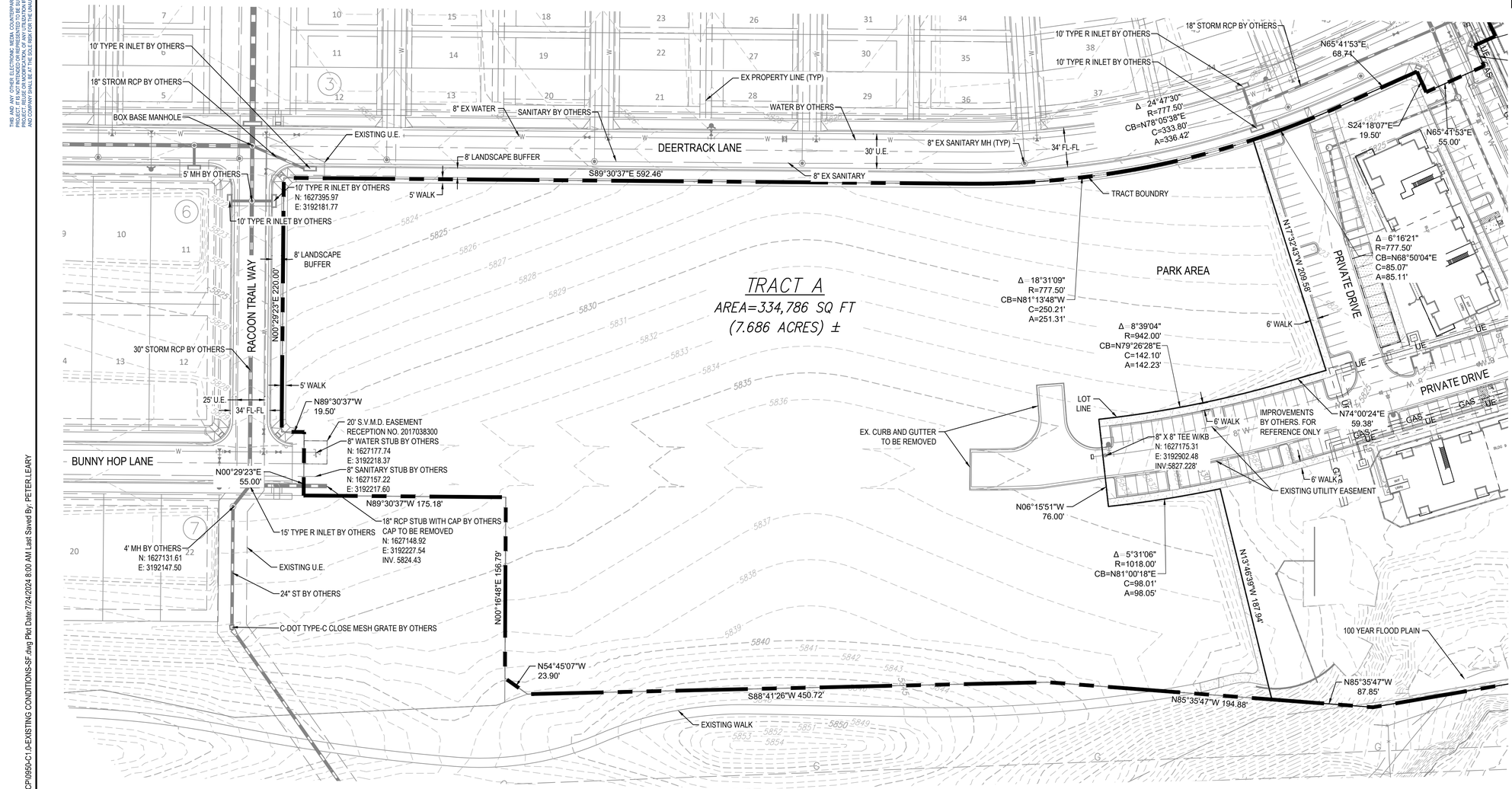
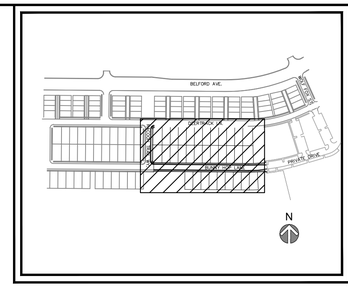
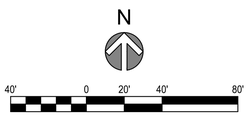




BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

NOTES

1. EXISTING FEATURES SHOWN ARE BASED ON INFORMATION PROVIDED BY MANHARD CONSULTING, LLC. SITE IS ACTIVELY UNDER CONSTRUCTION DURING TIME OF DESIGN. CONTRACTOR TO FIELD VERIFY FEATURES DEPICTED PRIOR TO COMMENCING CONSTRUCTION.



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Town of Parker, Director of Engineering/Public Works Date

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REV	REVISION DESCRIPTION	DATE	CHK'D	APPR'D
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHK'D	APPR'D

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
EXISTING CONDITIONS & DEMOLITION

PE STAMP
COLORADO LICENSED
TYLER J. SCARLETT
57791
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C1.0
03

File Location: Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C1.0-EXISTING CONDITIONS-SF.dwg Plot Date:7/24/2024 8:00 AM Last Saved By: PETER.LEARY

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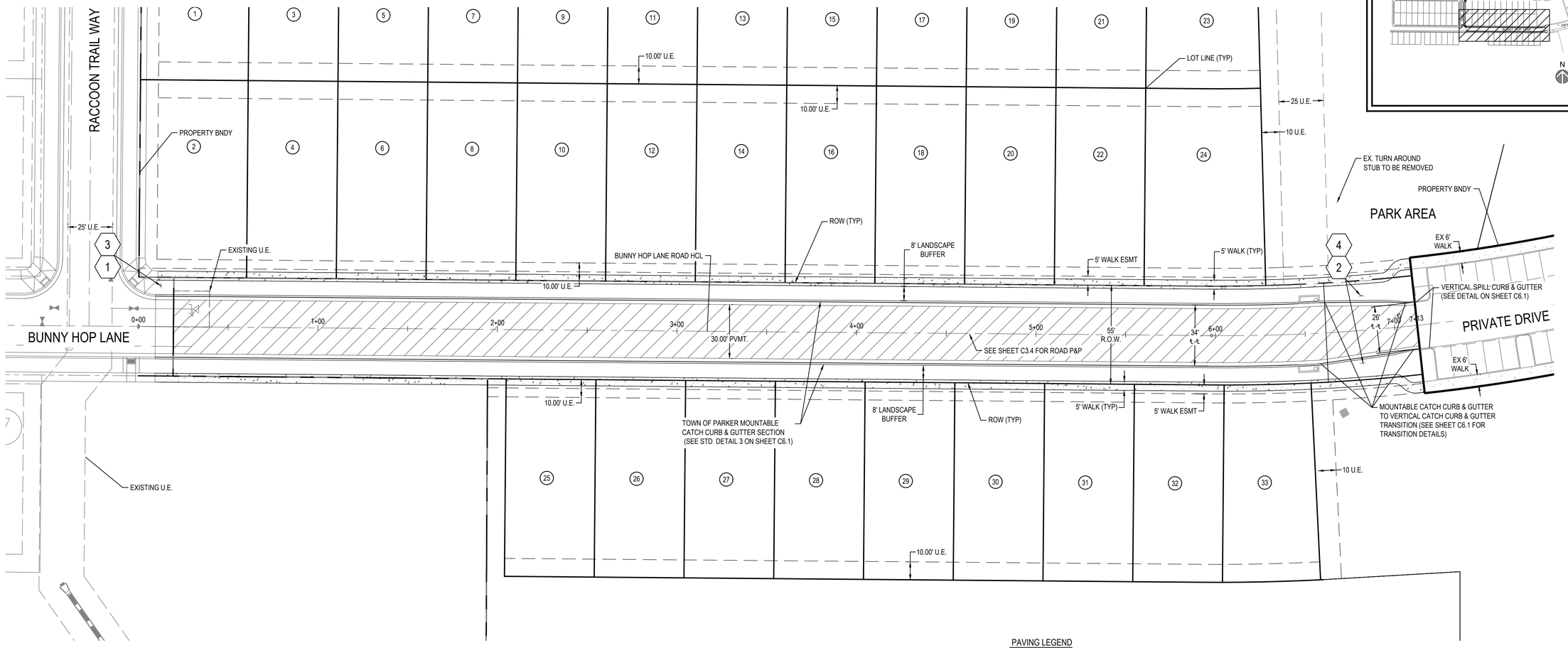

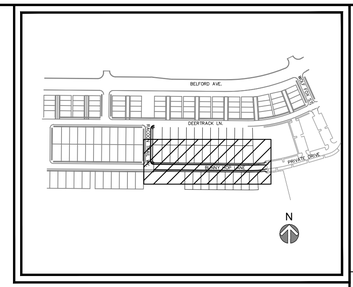

PAVING LEGEND

- HEAVY DUTY ASPHALT
- STANDARD DUTY CONCRETE

SIGNAGE LEGEND

1. STOP SIGN
2. FIRE LANE SIGNAGE
3. ROAD SIGNAGE
4. PRIVATE ROAD NO TOWN MAINTENANCE SIGNAGE

N

30' 0 15' 30' 60'

1" = 30' HOR.

NOTES:

1. PAVEMENT SECTIONS BASED ON GEOTECH REPORT BY NINYO AND MOORE
2. STREET SIGN TO BE INSTALLED IN CONFORMANCE WITH THE TOWN OF PARKER STANDARD DETAIL 32 - GROUND MOUNTED STREET NAME PANELS (LOCAL STREETS) (SEE SHEET C6.1)
3. REFER TO SHEET C0.1 FOR STANDARD SIGNAGE AND STRIPING NOTES AND ROADWAY NOTES.
4. SEE SHEET C3.4 FOR TYPICAL ROADYWAY SECTION
5. FLATWORK CONSTRUCTED ADJACENT TO LANDSCAPING TO BE DEEPENED BY A MIN 2"AND TAPER OVER 12" TO ORIGINAL DEPTH

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Town of Parker, Director of Engineering/Public Works Date

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REV	REVISION DESCRIPTION	DATE	CHK'D	APPR'D
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHND	CHKD

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
PAVING, SIGNAGE & STRIPING PLAN

TITLE

PE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
TYLER J. SCARLETT
57791
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C2.0
	04

File Location:Q:\DEN\Projects\65950-00 Compark South\CAD\CDs\SF-PICP\65950-C2.0-SITE AND PAVING PLAN-SF.dwg Plot Date:7/24/2024 8:03 AM Last Saved By: IRYPKEMA

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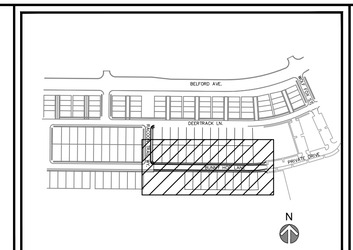

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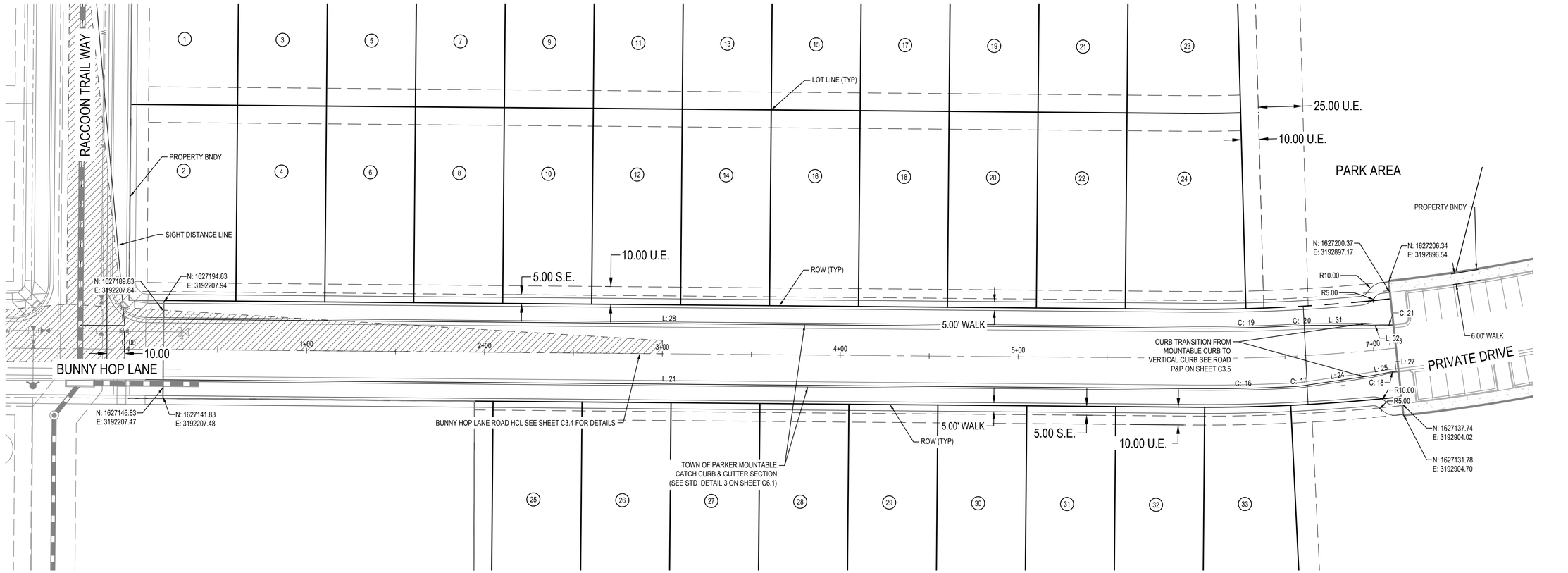

NOTES:
1. ALL LINE AND CURVE LABELS ARE FLOW LINE UNLESS OTHERWISE NOTED.

N

30' 0 15' 30' 60'

1" = 30' HOR.

LINE TABLE		
LINE #	BEARING	LENGTH
L: 21	S89° 30' 35"E	588.43'
L: 24	N81° 44' 35"E	39.69'
L: 25	N78° 52' 50"E	10.01'
L: 27	N83° 50' 31"E	2.59'
L: 28	S89° 30' 35"E	588.43'
L: 31	N89° 28' 29"E	34.97'
L: 32	S87° 39' 57"E	10.02'

CURVE TABLE					
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS
C: 16	57.73'	3° 19' 04"	997.00'	57.73	N88° 49' 53"E
C: 17	4.93'	5° 25' 46"	52.00'	4.93	N84° 27' 28"E
C: 18	1.83'	2° 05' 56"	50.00'	1.83	N82° 47' 33"E
C: 19	60.40'	3° 35' 37"	963.00'	60.39	N88° 41' 36"E
C: 20	2.34'	2° 34' 41"	52.00'	2.34	N88° 11' 08"E
C: 21	5.32'	4° 01' 27"	75.77'	5.32	N86° 59' 06"E

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Town of Parker, Director of Engineering/Public Works Date

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHND	CHKD

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL

PE STAMP
COLORADO LICENSED PROFESSIONAL ENGINEER
TYLER J. SCARLETT
57791
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C2.1
05

File Location: Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C2.1-HORIZONTAL CONTROL-SF.dwg Plot Date:7/24/2024 8:06 AM Last Saved By: TYLER.SCARLETT

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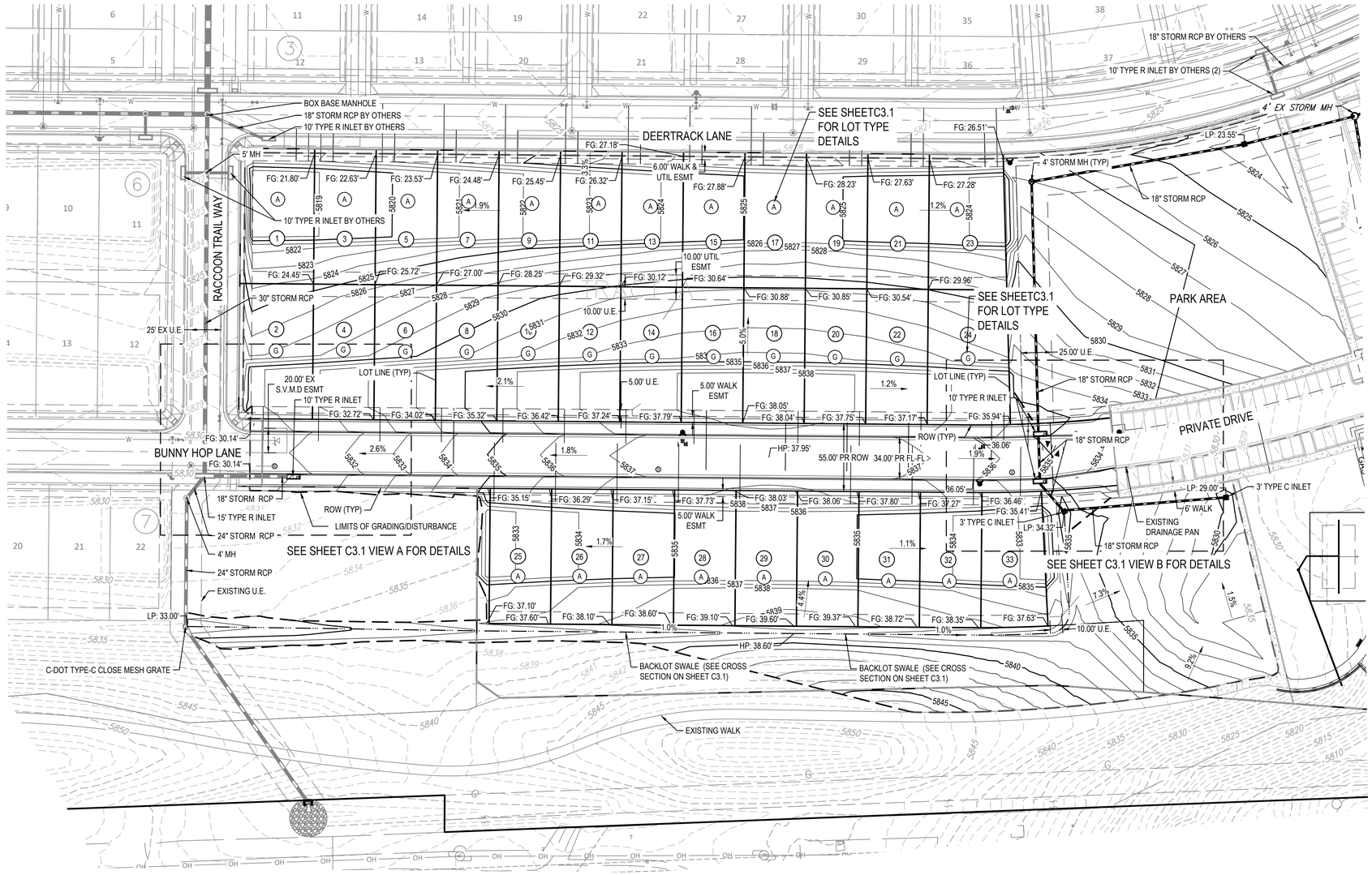

NOTES:

1. SEE SHEET CV01 FOR LEGEND AND ABBREVIATIONS.
2. SEE SHEET GN01 FOR GENERAL NOTES.
3. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
4. SEE ROADWAY PLAN AND PROFILE SHEET FOR STORM INLET FL ELEVATIONS.
5. MAINTAIN A MAXIMUM 0.50% SLOPE AND MINIMUM 0.20% SLOPE ALONG THE CENTERLINE OF ALL BACK LOT SWALES.
6. EXISTING FEATURES ARE BASED ON INFORMATION PROVIDED BY MANHARD CONSULTING, LLC. SITE IS ACTIVELY UNDER CONSTRUCTION DURING TIME OF DESIGN. CONTRACTOR TO FIELD VERIFY FEATURES DEPICTED PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES FOUND IN THE FIELD.
7. CONTRACTOR TO CONTACT 811 PRIOR TO ANY WORK PREFORMED TO LOCATED UTILITIES AND SHALL CONTACT THE OWNER IF UTILITIES APPEAR TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
8. SEE SHEETS C0.0 & C0.1 FOR LEGEND AND CONSTRUCTION NOTES.

Compark Earthwork							
	Vol (CY)						
Cut	13006.67		unadjusted, excluding clearing and grubbing				
Fill	4955.02		unadjusted, excluding clearing and grubbing				

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHKD	APPR

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
OVERLOT GRADING PLAN

TITLE

PE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
TYLER M. SCARLETT
57791
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C3.0
06

File Location:Q:\DEN\Projects\09500-00 Compark South\CAD\CDs\SF-PICP\09500-C3.0-GRADING PLAN-SF.dwg Plot Date:7/24/2024 8:01 AM Last Saved By: IRYPKEMA

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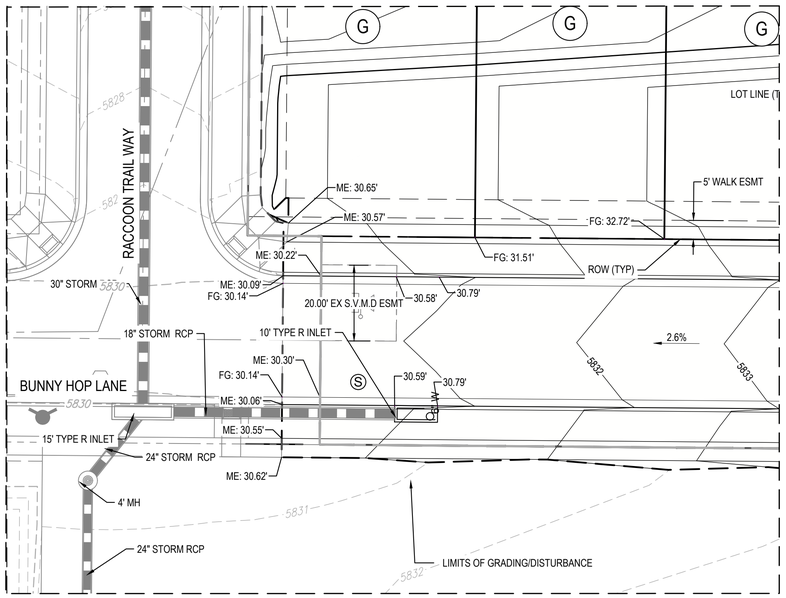
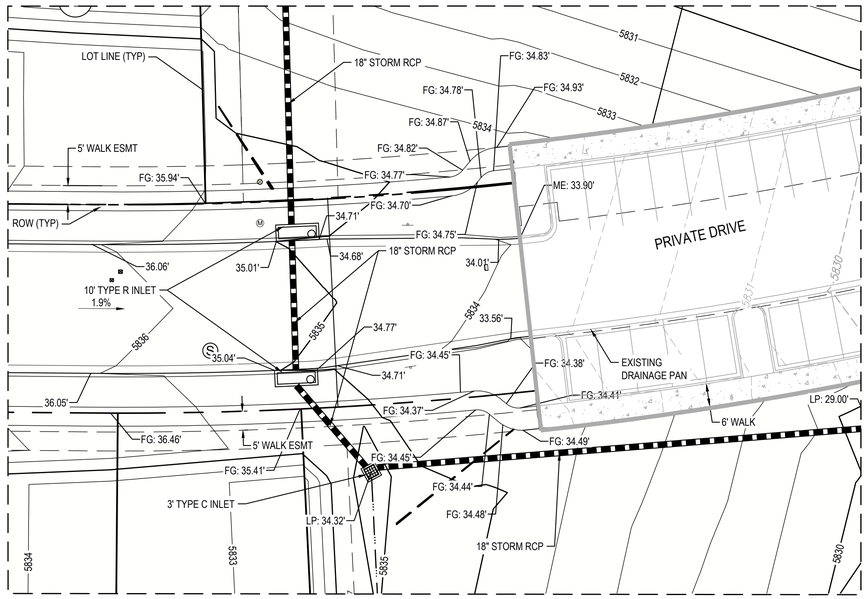
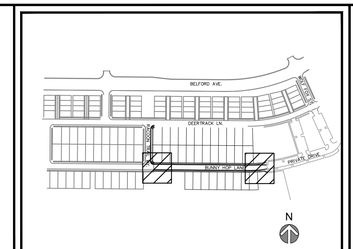
VIEW A (SEE SHEET C3.0 FOR OVERALL GRADING)



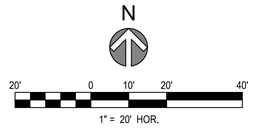
VIEW B (SEE SHEET C3.0 FOR OVERALL GRADING)

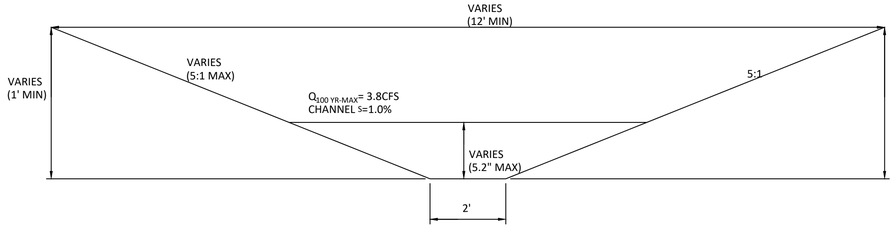




NOTES:

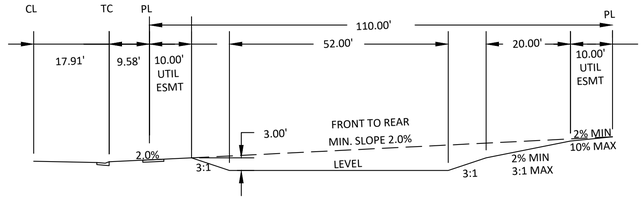
1. SEE SHEET C0.0 FOR LEGEND AND ABBREVIATIONS.
2. SEE SHEET C0.1 FOR GENERAL NOTES.
3. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
4. BACK LOT SWALE DETAIL TO BE REVISED WHEN DRAINAGE & GRADING DESIGN IS COMPLETED.



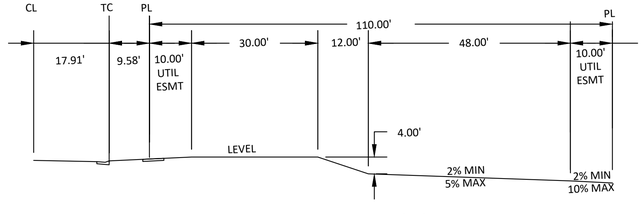


BACK LOT SWALE

VARIES
(1' MIN)



TYPE A LOT (A)



GARDEN LOT (G)

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Town of Parker, Director of Engineering/Public Works Date

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHK'D	APPR'D
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHND	

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
DETAILED GRADING PLAN

PE-STAMP
COLORADO LICENSED TYLER J. SCARLETT 57791 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C3.1
07

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PIC\PI\0950-C3.0-GRADING PLAN-SF.dwg Plot Date:7/24/2024 8:02 AM Last Saved By: IRYPKEMA

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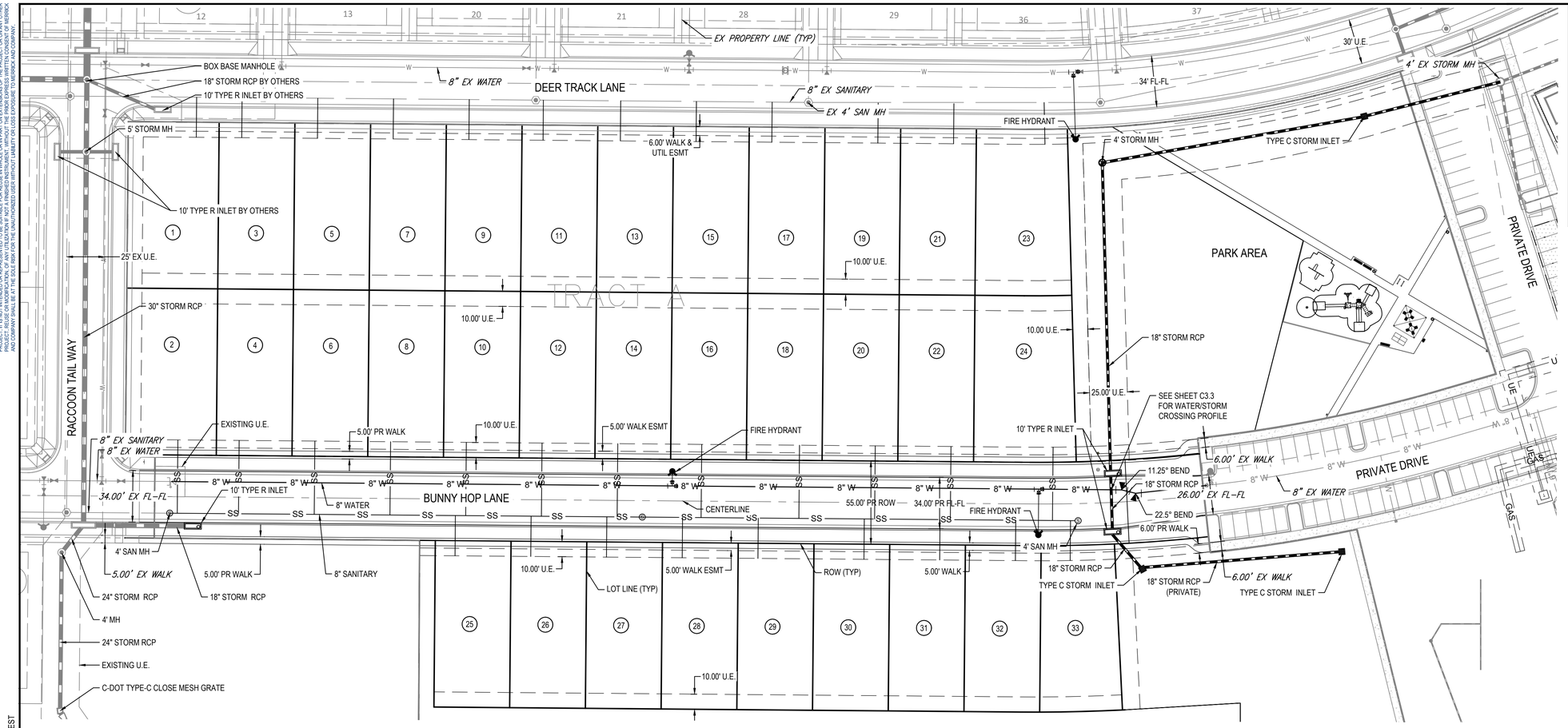
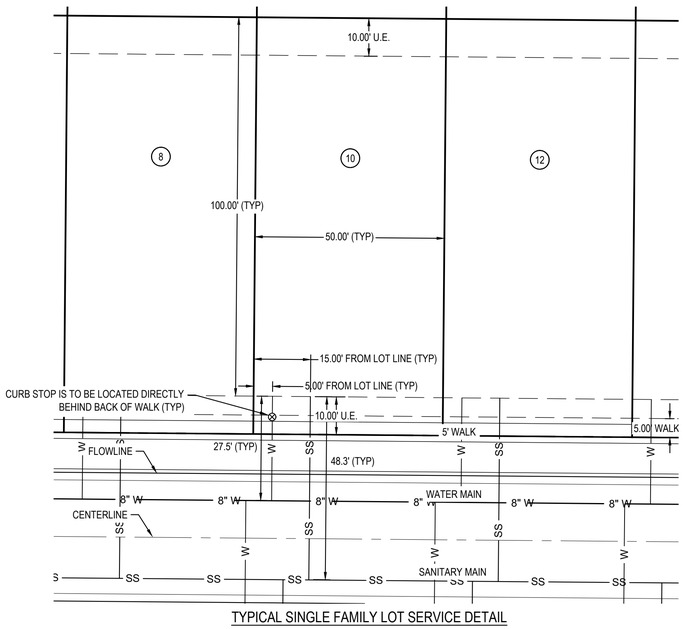
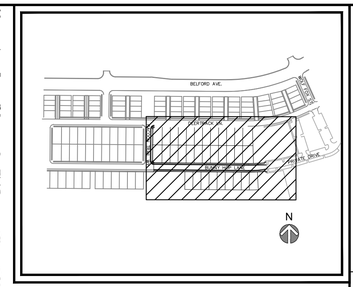




TYPICAL SINGLE FAMILY LOT SERVICE DETAIL

IOTES:
1. SERVICE LOCATIONS ARE TYPICAL UNLESS OTHERWISE NOTED.



NOTES:
1. CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND IRRIGATION.
2. ANY PROPOSED UTILITY CONNECTION WITHIN THE PUBLIC RIGHT OF WAY ALONG AN EXISTING ROADWAY WILL REQUIRE A TOWN RIGHT OF WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

FIRE/LIFE SAFETY REVIEW BLOCK

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
OVERALL UTILITY PLAN

PE STAMP
COLORADO LICENSED ENGINEER
TYLER J. SCARLETT
57791
PROFESSIONAL
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65120950
DATE: 8/11/2023
SHEET: C3.2
08

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C3.2-OVERALL UTILITY PLAN-SF.dwg Plot Date:7/24/2024 8:03 AM Last Saved By: KWIEST

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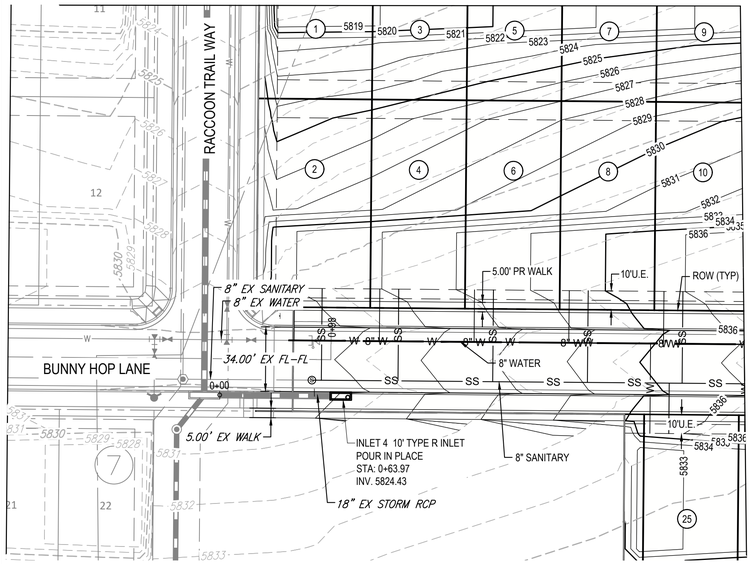
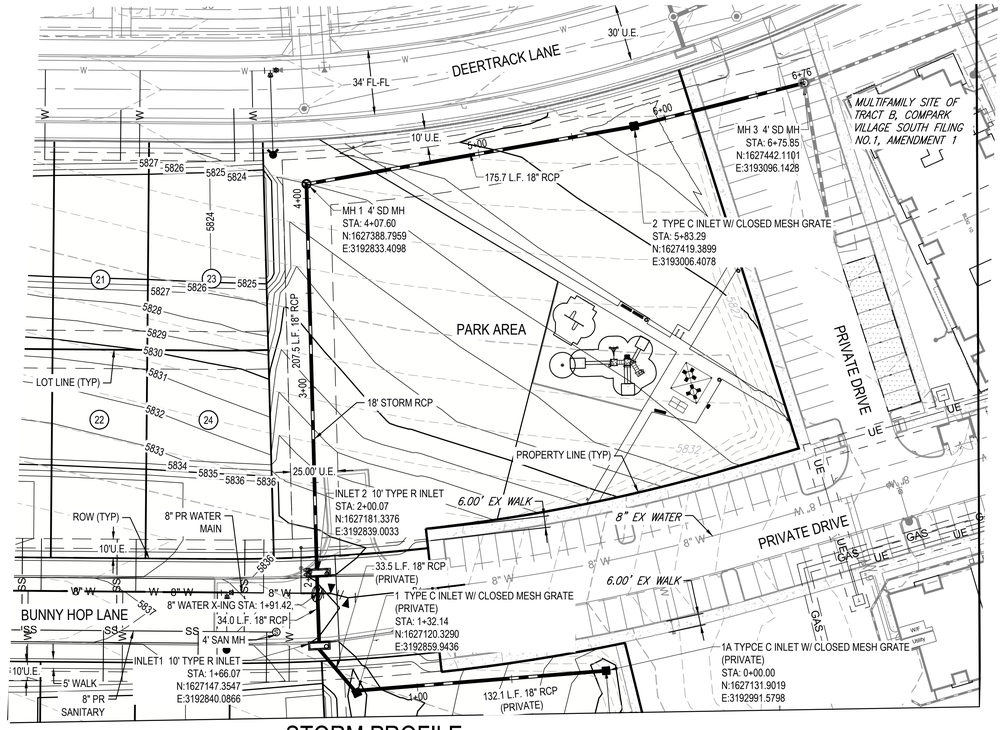
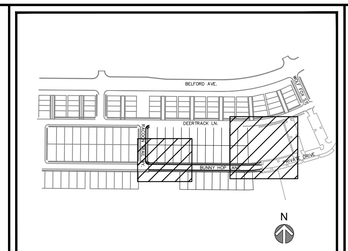






N

40' 0 20' 40' 80'

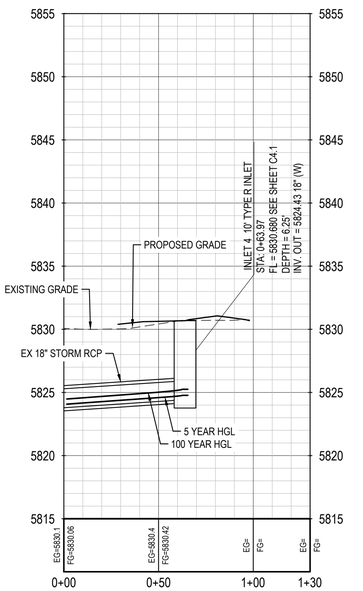
1" = 40' HOR.

1" = 6' VERT

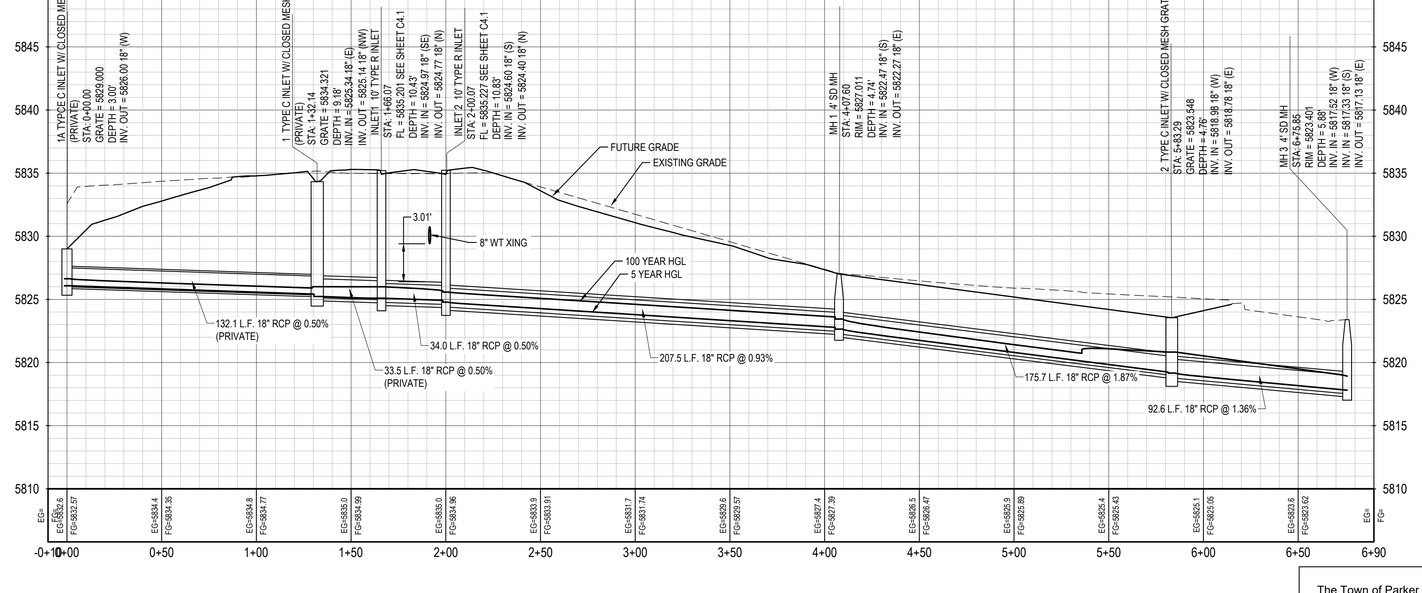
NOTES:

1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE. ALL STATIONING AT INLET AT TC.
2. ALL RCP TO BE CLASS III UNLESS SPECIFIED OTHERWISE.
3. CONTRACTOR TO VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. ALL MANHOLES TO HAVE 48" INNER DIAMETER.
5. DETENTION POND AND OUTFALL TO BE CONSTRUCTED BY OTHERS.
6. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

STORM PROFILE



STORM PROFILE



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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHK'D	APPR'D
0	ISSUED FOR CONSTRUCTION	07/23/2024		

TITLE: COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
STORM PLAN & PROFILE

COLORADO LICENSED PROFESSIONAL ENGINEER TYLER SCARLETT 57791
PE STAMP
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C3.3
09

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C3.3-STRM PLAN & PROFILE-SF.dwg Plot Date:7/24/2024 8:04 AM Last Saved By: IRYPKEMA

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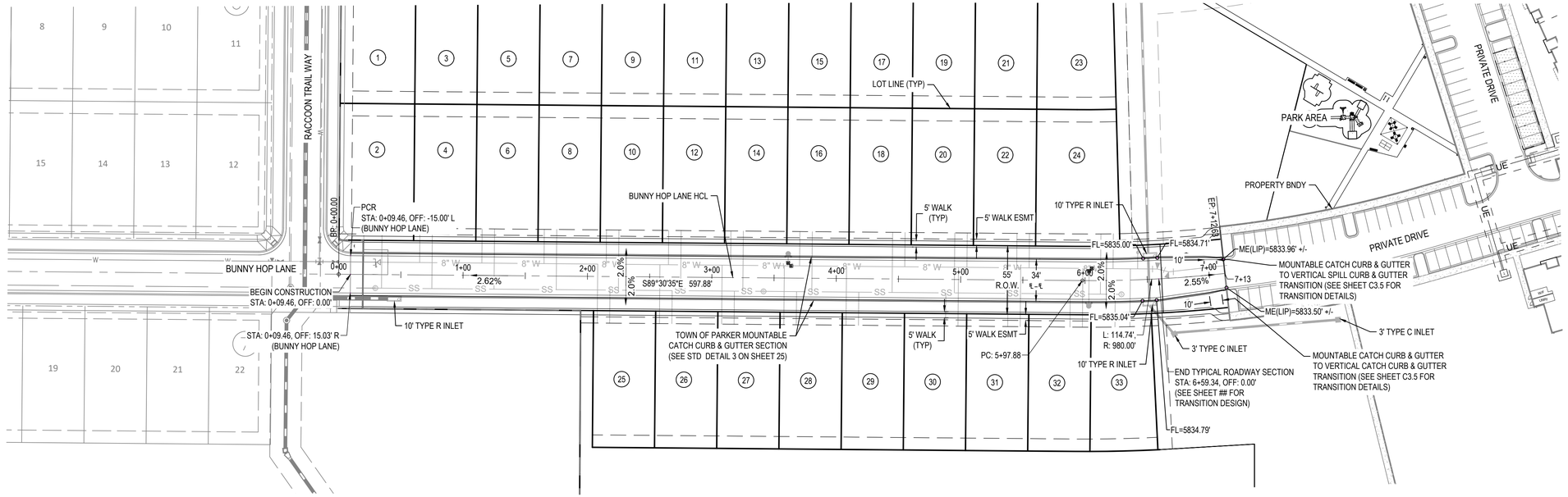

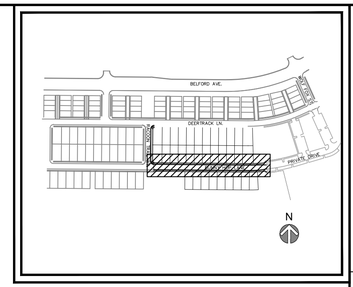

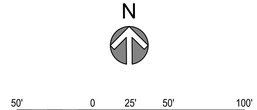

NOTES:

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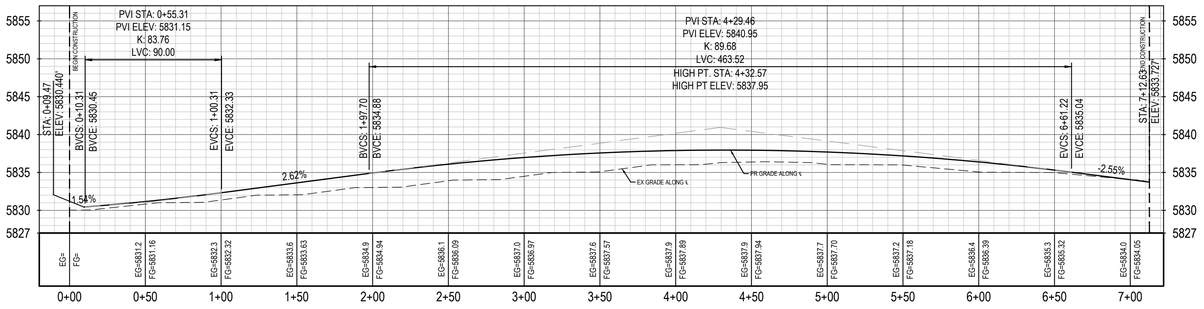
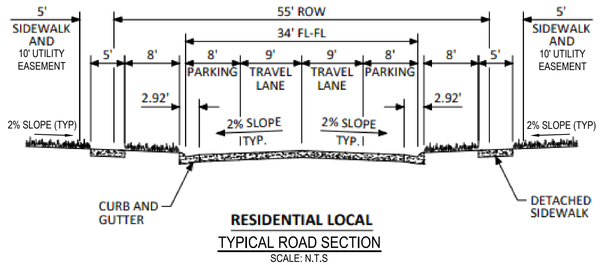
BUNNY HOP LANE





RESIDENTIAL LOCAL

TYPICAL ROAD SECTION

SCALE: N.T.S

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHK'D	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024		

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
ROADWAY PLAN & PROFILE

PE-STAMP
COLORADO LICENSED
TYLER J. SCARLETT
57791
PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C3.4
10

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C3.4-ROADWAY PLAN & PROFILE-SF.dwg Plot Date:7/24/2024 8:05 AM Last Saved By: IRYPKEMA

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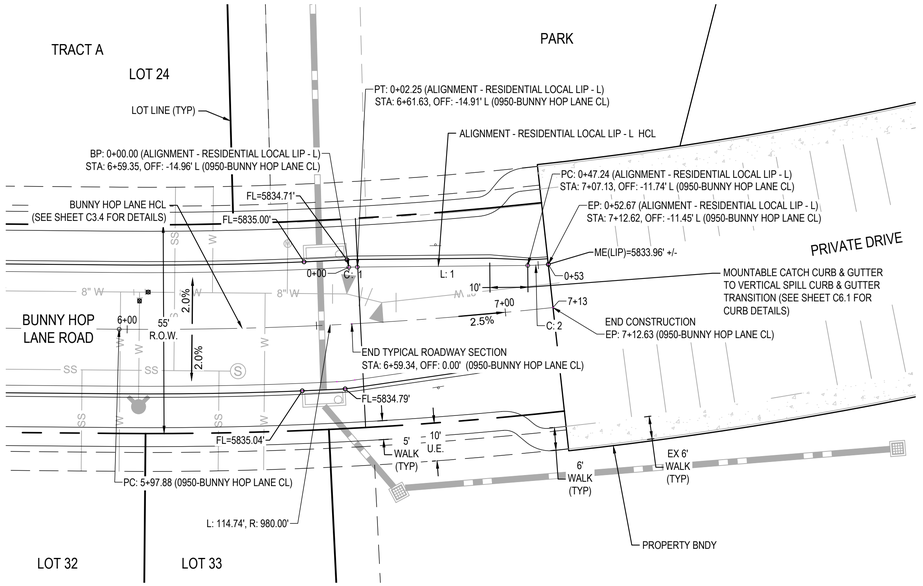

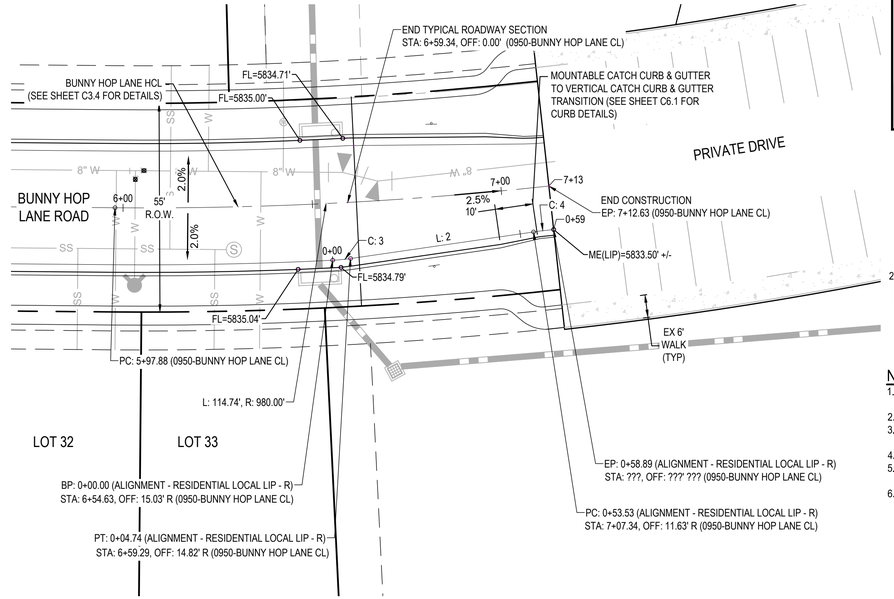

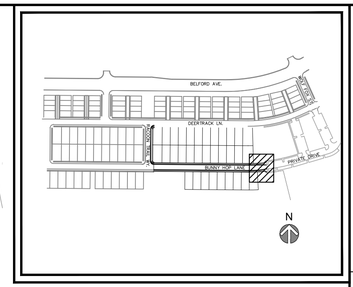

N

20' 0 10' 20' 40'

1" = 20' HOR.
1" = 4' VERT

NOTES:

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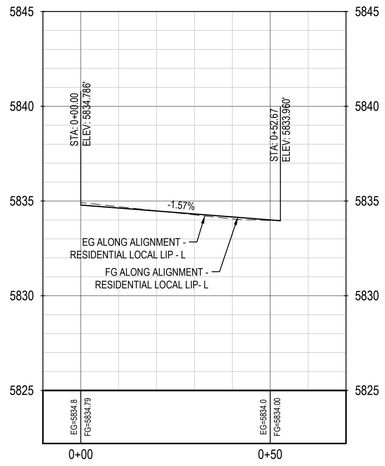
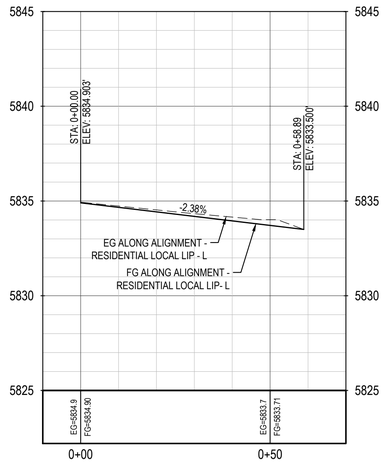
Alignment - Residential Local Lip - L



Alignment - Residential Local Lip - R



LINE TABLE				
LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 1	N89° 28' 29"E	44.99'	1627179.79	3192848.94
L: 2	N81° 44' 35"E	48.79'	1627149.98	3192848.25

CURVE TABLE							
CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 1	2.25'	2° 34' 41"	50.00'	2.25	N88° 11' 08"E	1627179.72	3192846.69
C: 2	5.43'	4° 01' 44"	77.27'	5.43	N86° 59' 14"E	1627180.21	3192893.93
C: 3	4.74'	5° 25' 46"	50.00'	4.74	N84° 27' 28"E	1627149.52	3192843.53
C: 4	5.35'	2° 57' 44"	103.54'	5.35	N83° 07' 13"E	1627156.99	3192896.54

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024		

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
ROADWAY PLAN & PROFILE

TITLE

PE STAMP

COLORADO LICENSED
TYLER J. SCARLETT
57791
PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C3.5
11

Know what's below. Call before you dig.

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C3.5-ROADWAY PLAN & PROFILE 2-SF.dwg Plot Date:7/24/2024 8:05 AM Last Saved By: TYLER.SCARLETT

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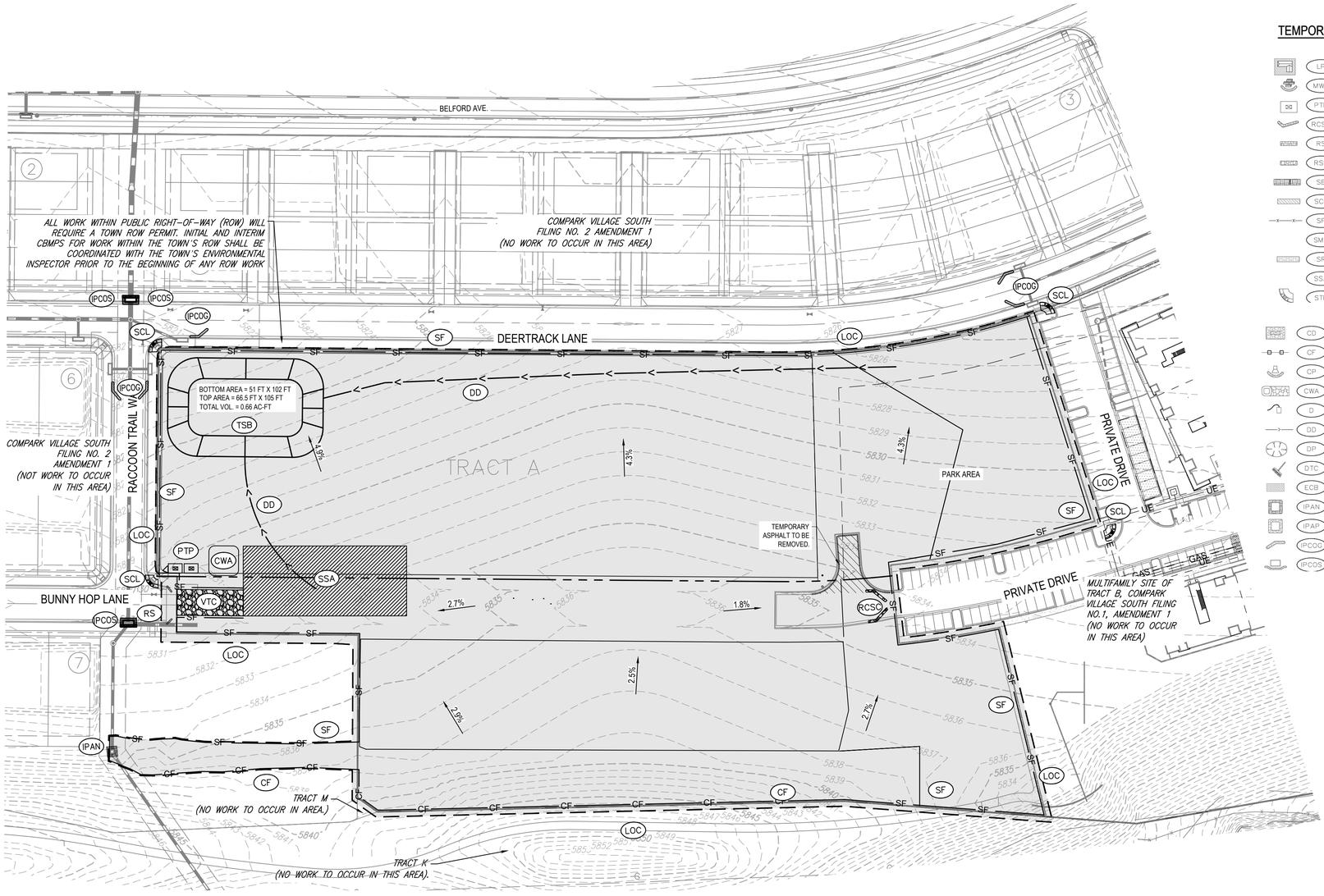

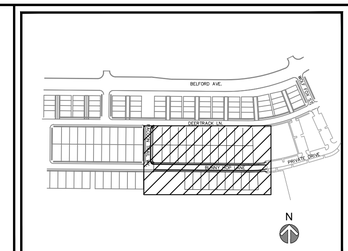

TEMPORARY BMP LEGEND:

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	
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	
IP.AN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IP.AP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IP.COG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET	
IP.COS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET	
TI	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

NOTES:

1. INTERIOR SILT FENCE SHOULD BE PLACED BY THE CONTRACTOR TO INTERMITTENTLY INTERCEPT GROUND FLOW. LOCATION TO BE BASED ON SITE CONDITIONS.
2. REFER TO EROSION CONTROL DETAILS (C8.0)
3. OWNER/CONTRACTOR MUST OBTAIN THE CDPS GENERAL PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION.
4. THE TOWN OF PARKER'S "STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES, OCTOBER 2013" TAKE PRECEDENCE OVER THE "GENERAL EROSION CONTROL NOTES" WHENEVER THERE IS A QUESTION OR CONFLICT IN THE NOTES.
5. THE OWNER/CONTRACTOR MUST ADHERE AND ABIDE TO THE RULES AND REGULATIONS IMPOSED BY THE TOWN OF PARKER.
6. SLOPE PROTECTION SHOULD BE ADDED TO ALL AREAS OF SLOPES GREATER THAN 4:1. CONTRACTOR TO USE "TRACKED" VEHICLE, RUN PERPENDICULAR TO SLOPE TO INHIBIT RILL/GULLEY EROSION, CONTRACTOR MAY USE OTHER WINDROW-TYPE METHODS AS APPROVED BY ENGINEER. TYPICAL ALL SLOPES, REPEAT AS NECESSARY UNTIL LANDSCAPING IS INSTALLED.
7. ALL VEHICLE SPEEDS SHALL BE LIMITED TO A MAXIMUM OF 25 MILES PER HOUR.
8. ALL UNPAVED ROADWAYS AND DISTURBED SURFACE AREAS SHALL BE WATERED AS NEEDED TO PREVENT FUGITIVE DUST EMISSIONS.
9. THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL.
10. THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS.
11. LOT PROTECTION (LP) IS REQUIRED ON RESIDENTIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE AND PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
12. THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS.
13. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
14. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

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Town of Parker, Director of Engineering/Public Works Date

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1" = 60' HOR.

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
INITIAL CMBP PLAN

PE-STAMP

COLORADO LICENSED TYLER J. SCARLETT 57791 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C4.0
	12

File Location:Q:\DEN\Projects\0950-00 CompArk South\CAD\CDs\SF-PICP\0950-C4.0-EROSION CONTROL PLAN-SF2.dwg Plot Date:7/24/2024 8:06 AM Last Saved By: KNORCIA

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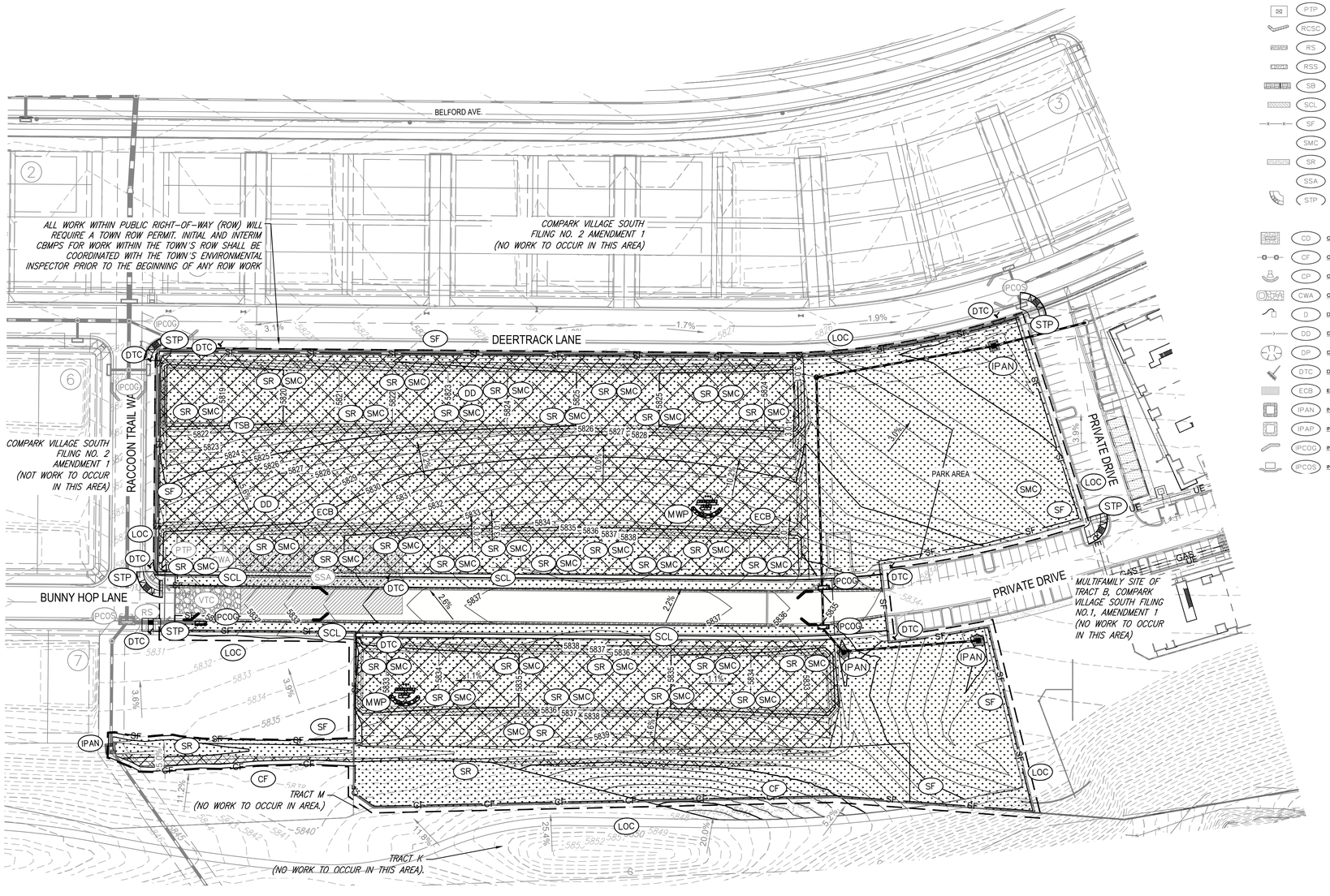

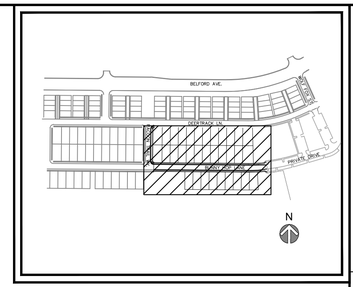

TEMPORARY BMP LEGEND:

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	
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	
TI	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

NOTES:

1. INTERIOR SILT FENCE SHOULD BE PLACED BY THE CONTRACTOR TO INTERMITTENTLY INTERCEPT GROUND FLOW. LOCATION TO BE BASED ON SITE CONDITIONS.
2. REFER TO EROSION CONTROL DETAILS (C8.0)
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INTERIM & FINAL CMBP PLAN

TITLE

PE-STAMP

COLORADO LICENSED MARK A. SCARLETT 57791 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C4.1
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File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-C4.0-EROSION CONTROL PLAN-SF2.dwg Plot Date:7/24/2024 8:07 AM Last Saved By: KNORCIA

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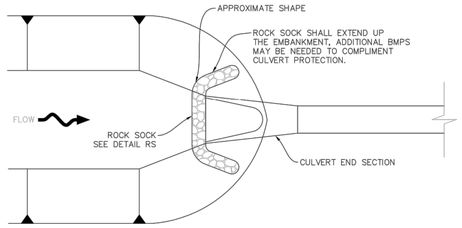
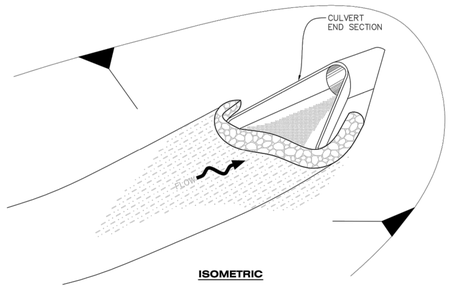


PLAN



ISOMETRIC

CP **CULVERT PROTECTION (INLET)**

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

CULVERT PROTECTION (INLET) INSTALLATION NOTES

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

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
3. 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.
4. 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).

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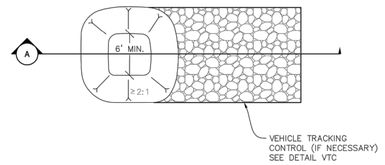
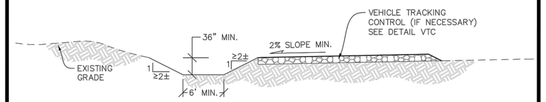
NOTE:
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.



PLAN VIEW



SECTION A

CWA **CONCRETE WASHOUT AREA**

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

CONCRETE WASHOUT AREA INSTALLATION NOTES

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. 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.
3. 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

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. 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.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. 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).

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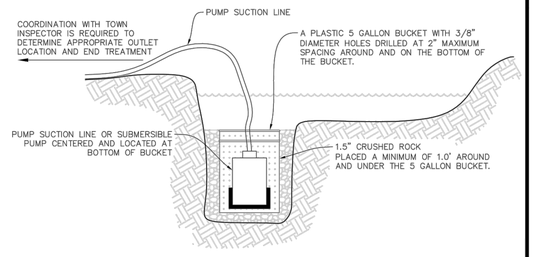

TYPICAL DEWATERING SUMP

NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE APPROPRIATE MEASURES TO PROTECT PUMPING EQUIPMENT AND MINIMIZE SEDIMENT. USE OF A PLASTIC 5 GALLON BUCKET IS SUGGESTED BUT NOT REQUIRED. THE CONTRACTOR SHALL NOT HOLD THE TOWN LIABLE FOR DAMAGE TO PUMPING EQUIPMENT REGARDLESS OF METHODS USED.

D **DEWATERING**

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

DEWATERING INSTALLATION NOTES

1. 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

1. 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.

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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
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SHEET C5.0 14

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1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. 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.
9. 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.
10. 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:
    - (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    - (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
    - (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

Town of Parker COLORADO | 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.

11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. 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.
19. 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.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
22. 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.
23. 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.
24. 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.

Town of Parker COLORADO | 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.

25. 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.
26. 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.
27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
28. 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.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. 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.
31. GRADING SECURITY RELEASE REQUIREMENTS:

    1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A–H OR ITEM I (BELOW).

    A. ALL SOIL–DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE–DISTURBANCE LEVELS.
    C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    D. 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.
    E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
    F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    I. 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.

Town of Parker COLORADO | 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.

2) 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).

A. ALL SOIL–DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
D. 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.
E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
I. 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.
J. 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.

32. 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.
33. 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.
34. 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.

Town of Parker COLORADO | 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	

Town of Parker COLORADO | 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	

Town of Parker COLORADO | CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND 2 OF 3 Oct. 2013

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024		

TITLE: COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

PE-STAMP: COLORADO LICENSED TYLER SCARLETT 57791 REGISTERED PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C5.1 15

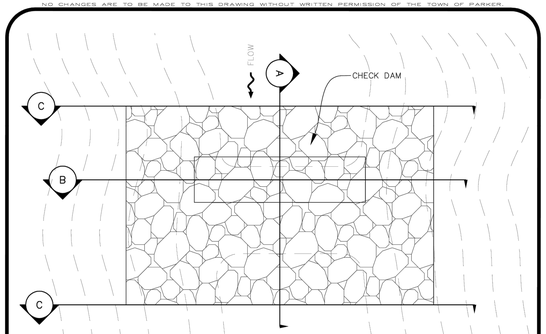
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

TI — TEMPORARY IRRIGATION

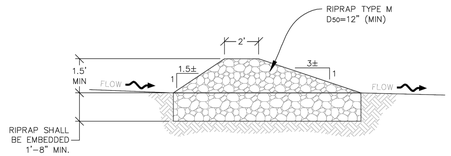
TSB — TEMPORARY SEDIMENT BASIN

VTC — VEHICLE TRACKING CONTROL

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



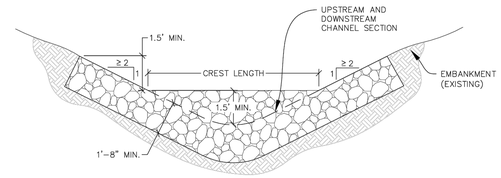
PLAN VIEW



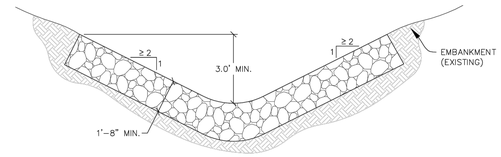
SECTION A

CD — CHECK DAM

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



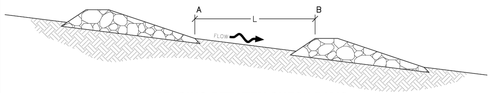
SECTION B



SECTION C

NOTE: SECTION C IS LOCATED IMMEDIATELY UPSTREAM AND DOWNSTREAM OF THE CHECK DAM, THEREFORE NO ROCK IS SHOWN WITHIN THE CHANNEL FLOW AREA.

L = THE DISTANCE SUCH THAT POINT A AND B ARE OF EQUAL ELEVATION.



SPACING BETWEEN CHECK DAMS

CD — CHECK DAM

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

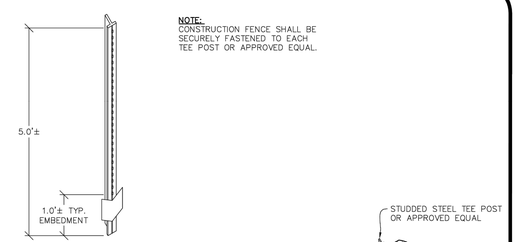
CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. 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

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
2. 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.
3. 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.
4. 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).
5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

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



CF — CONSTRUCTION FENCE

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

CONSTRUCTION FENCE INSTALLATION NOTES

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

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024			

TITLE: COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

PE STAMP

COLORADO LICENSED PROFESSIONAL ENGINEER
TYLER M. SCARLETT
57791

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65120950
DATE: 8/11/2023
SHEET: C5.2
16

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

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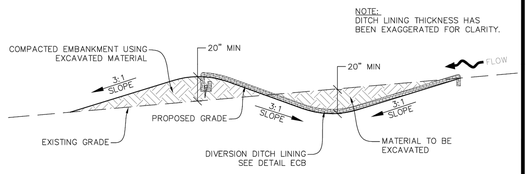
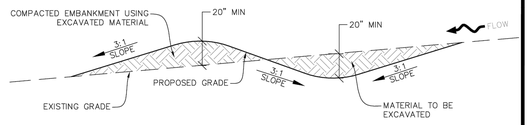


DIVISION DITCH GEOMETRY AND REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM ASSOCIATED CBMP PLANS VIA THE DESIGN ENGINEER. IF THIS INFORMATION IS NOT PROVIDED ON THE CBMP PLANS, THE CONTRACTOR SHALL NOTIFY THE TOWN PRIOR TO CONSTRUCTION

DIVERSION DITCH SECTION LINED CHANNEL



DIVERSION DITCH SECTION UNLINED CHANNEL

DD

DIVERSION DITCH

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

DIVERSION DITCH INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
4. THE DIVERSION 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.
5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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

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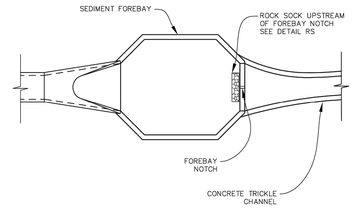
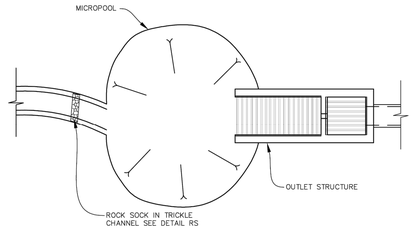


FOREBAY



OUTLET / MICROPOOL

DP

DETENTION POND PROTECTION

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

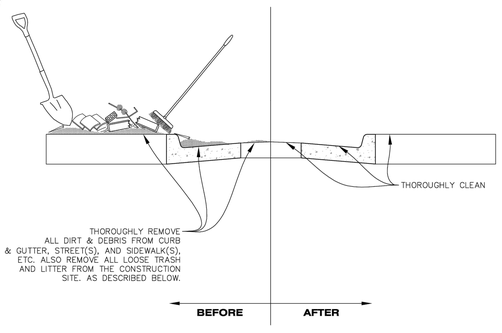
DETENTION POND PROTECTION INSTALLATION NOTES

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

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. 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.

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



NOTE:

1. 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. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

DTC

DEBRIS AND TRASH CONTROL

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

DEBRIS CONTROL NOTES:

1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. 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.
3. ON-SITE PERSONNEL, DELIVERY DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL DEBRIS AND TRASH CONTROL.

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024	CHKD	APPR

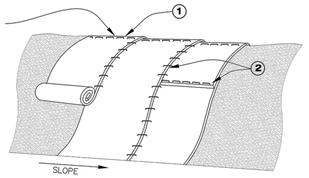
TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

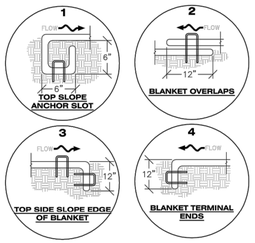
PE-STAMP
COLORADO LICENSED PAUL SCARLETT 57791 PROFESSIONAL ENGINEER
FOR AND ON BEHALF OF MERRICK & COMPANY

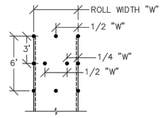
JOB NUMBER 65120950
DATE 8/11/2023
SHEET C5.3 17

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

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.







STAPLE PATTERN

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

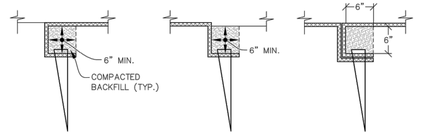
NOTE:
WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

ECB

EROSION CONTROL BLANKET (SLOPE)

Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	ECB 1 OF 3 Oct. 2013

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

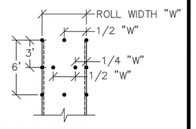


TOE OF SLOPE ANCHOR TRENCH | **TOP OF SLOPE ANCHOR TRENCH** | **JOINT ANCHOR TRENCH** USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)

SAW 2" x 4" LUMBER ON DIAGONAL

WOOD STAKE DETAIL
ALTERNATIVE WOOD STAKE PRODUCTS MAY BE USED WITH APPROVAL FROM THE TOWN.

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.



STAKING PATTERN

NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

ECB

EROSION CONTROL BLANKET (CHANNEL)

Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	ECB 2 OF 3 Oct. 2013

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

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH. AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

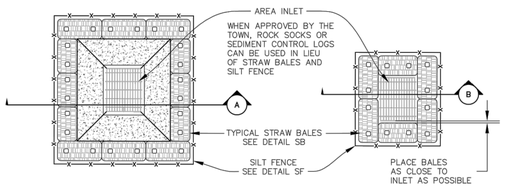
EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

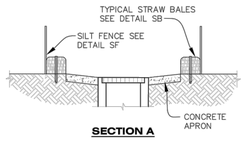
Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	ECB 3 OF 3 Oct. 2013

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

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.

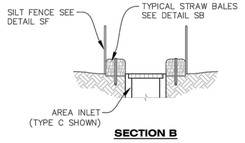


AREA INLET WITH CONCRETE APRON PLAN VIEW

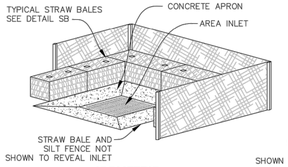


SECTION A

AREA INLET PLAN VIEW



SECTION B



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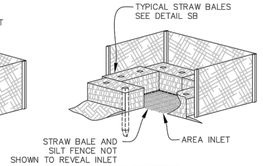

ISOMETRIC

IPAN

INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	IPAN 1 OF 1 Oct. 2013

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

AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA 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.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	IPA 1 OF 1 Oct. 2013

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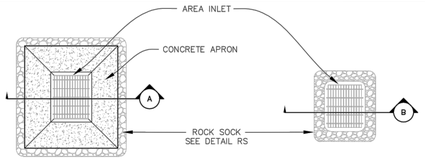
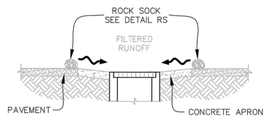
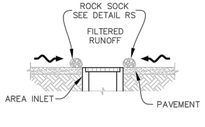


AREA INLET WITH CONCRETE APRON PLAN VIEW

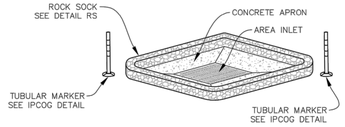


SECTION A

AREA INLET PLAN VIEW



SECTION B



ISOMETRIC

IPAP

INLET PROTECTION FOR AREA INLETS IN PAVEMENT

Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	IPAP 1 OF 1 Oct. 2013

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024		

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

PE-STAMP
COLORADO LICENSED PROFESSIONAL ENGINEER · PAUL · SCARLETT · TYLER · 57791
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C5.4
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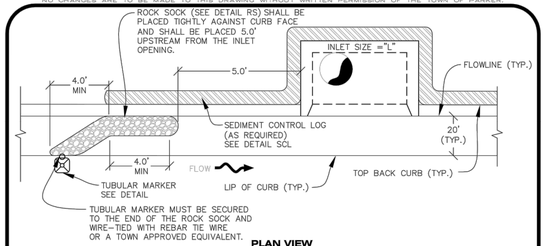
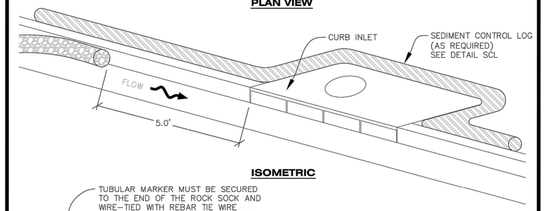


PLAN VIEW



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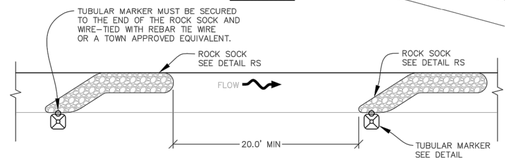

PLAN VIEW FOR MULTIPLE ROCK SOCKS

IPCOG

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

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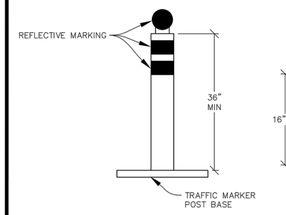

ELEVATION **BASE**

TUBULAR TRAFFIC MARKER DETAIL

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.

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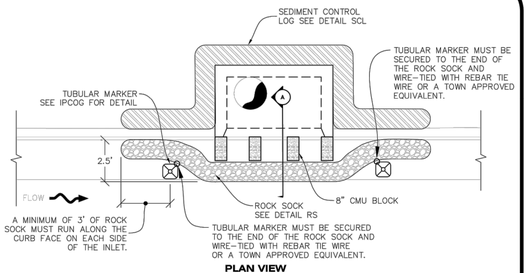
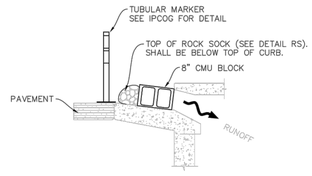


PLAN VIEW



SECTION A

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.

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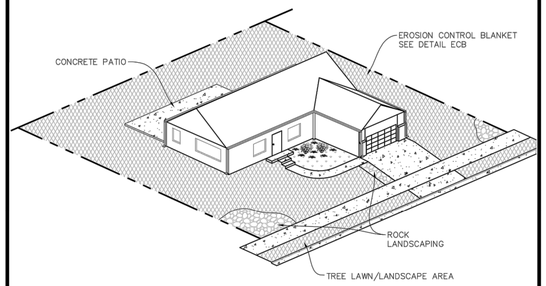

LP

LOT PROTECTION

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COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

TITLE

PE-STAMP

COLORADO LICENSED TYLER J. SCARLETT 57791 PROFESSIONAL ENGINEER

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 8/11/2023
SHEET C5.5
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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–GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN–GRADIENT 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.

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

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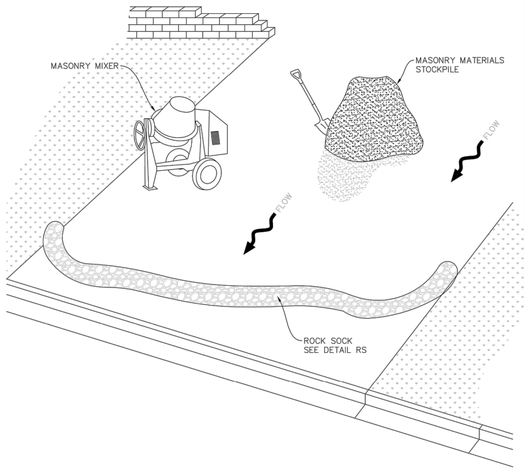

MWP — **MASONRY WORK PROTECTION**

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

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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.

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

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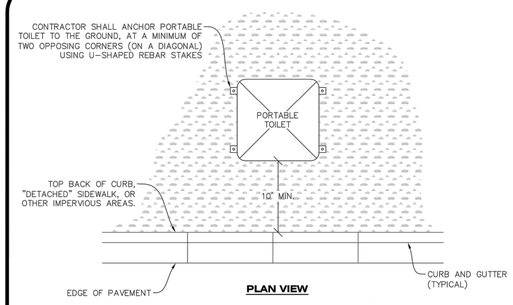
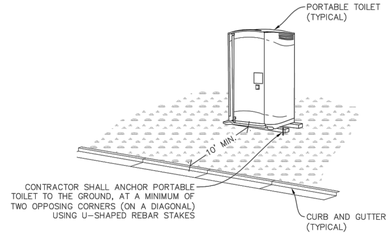


PLAN VIEW



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PTP — **PORTABLE TOILET PROTECTION**

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

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PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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

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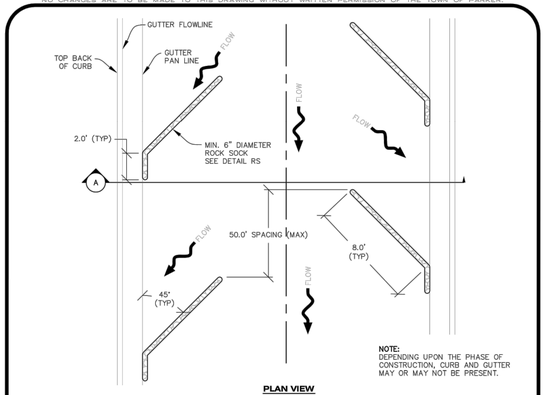

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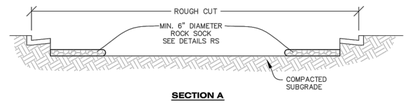

SECTION A

RCSC — **ROUGH CUT STREET CONTROL**

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

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