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PRIVATE IMPROVEMENT CONSTRUCTION PLANS FOR:

COMPARK VILLAGE SOUTH

COMPARK VILLAGE SOUTH,

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

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

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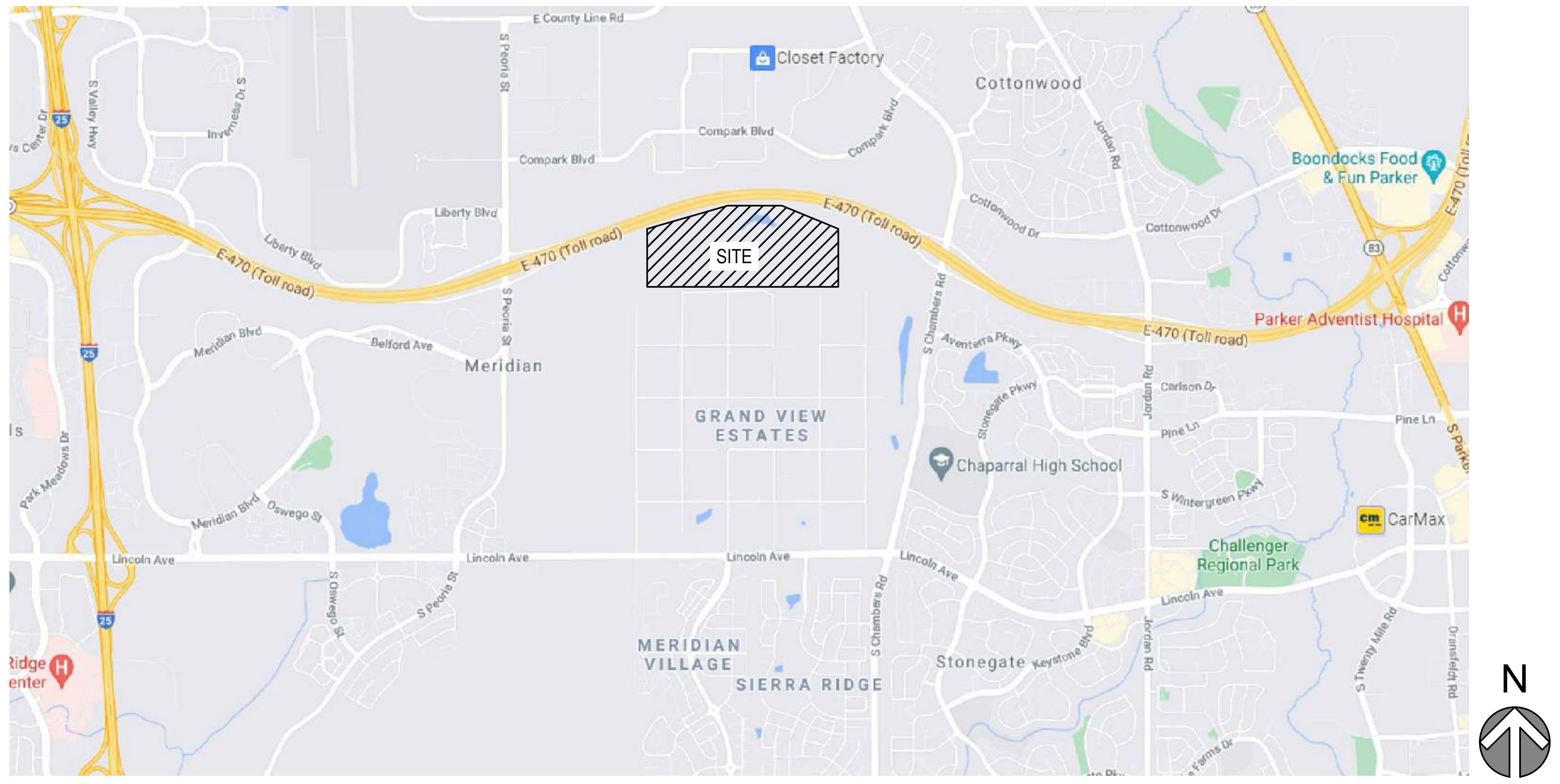

Vicinity Map

N.T.S.

LEGEND

PROPOSED	EXISTING	
CATV — CATV	CATV — CATV	CABLE TV LINE W/ PEDESTAL
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	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
	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
		TRASH ENCLOSURE
UD — UD	UD — UD — UD	UNDERDRAIN W/ TYPE R INLET
X — X — X — X	X — X — X — X	FENCE LINE
> — > — > — >	> — > — > — >	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

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

DEVELOPER/ OWNER

CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650, GREENWOOD VILLAGE,
CO 80111
PHONE: 309-287-5921
CONTACT: NATALIE DUSTMAN

PLANNER

PCS GROUP
200 KLAMATH ST, DENVER, CO
80223
PHONE: 720-259-8248
CONTACT: PAUL SHOUKAS

SURVEYOR

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KENNETH G. OUELLETTE, PLS

ENGINEER

MERRICK & COMPANY
5970 GREENWOOD PLAZA BLVD.
GREENWOOD VILLAGE, CO 80111
PHONE: 303-751-0741
CONTACT: KRISTOFER K. WIEST, PE

TOWN & UTILITY CONTACTS

TOWN OF PARKER
CONTACT: MIKE WAUGH
PHONE: 303-840-9546

INTERMOUNTAIN REA
CONTACT: BROOKS KAUFMAN
PHONE: 303-688-3100

CENTURY LINK
CONTACT: WILLIAM BENSON
PHONE: 303-320-8333

SOUTH METRO FIRE DISTRICT
CONTACT: MICHELLE HERIAN
PHONE:720-488-7200

COMCAST
CONTACT: KEVIN YOUNG
PHONE: 720-490-3867

XCEL ENERGY
CONTACT: MICHELLE O'NAN
PHONE: 303-329-1618

STONEGATE VILLAGE METRO DISTRICT
CONTACT: SCOTT BARNETT
PHONE: 303-858-9909

SIGHT DISTANCE CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, _______________, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

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.

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

Know what's below.
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CENTURY
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

COVER SHEET

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C0.0

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TOWN OF PARKER DEPARTMENT OF ENGINEERING/PUBLIC WORKS STANDARD CONSTRUCTION NOTES THESE NOTES SHALL APPEAR ON THE COVER SHEET. IF A COVER SHEET HAS NOT BEEN USED THEY SHALL BE PUT ON EVERY SHEET OF THE SUBMITTAL.

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

THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF ALL SUBMITTALS CONTAINING ROADWAY PLANS. IF A COVER SHEET HAS NOT BEEN USED, THEY SHALL BE PUT ON EVERY SHEET OF THE SUBMITTAL CONTAINING ROADWAY DESIGN.

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

IN ADDITION TO THE NOTES IN THE ABOVE SECTION OF THESE ROADWAY STANDARDS, THE FOLLOWING NOTES SHALL APPEAR ON THE COVER SHEET OF ALL SUBMITTALS CONTAINING ROADWAYS. THE FOLLOWING NOTES SHALL BE ON ALL SIGNAGE AND STRIPING PLANS:

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.
- 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.
- 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.

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH

PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

GENERAL NOTES

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C0.1
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File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\PICP\0950-CVR&GN.dwg Plot Date:5/20/2022 9:11 AM Last Saved By: KBLACK

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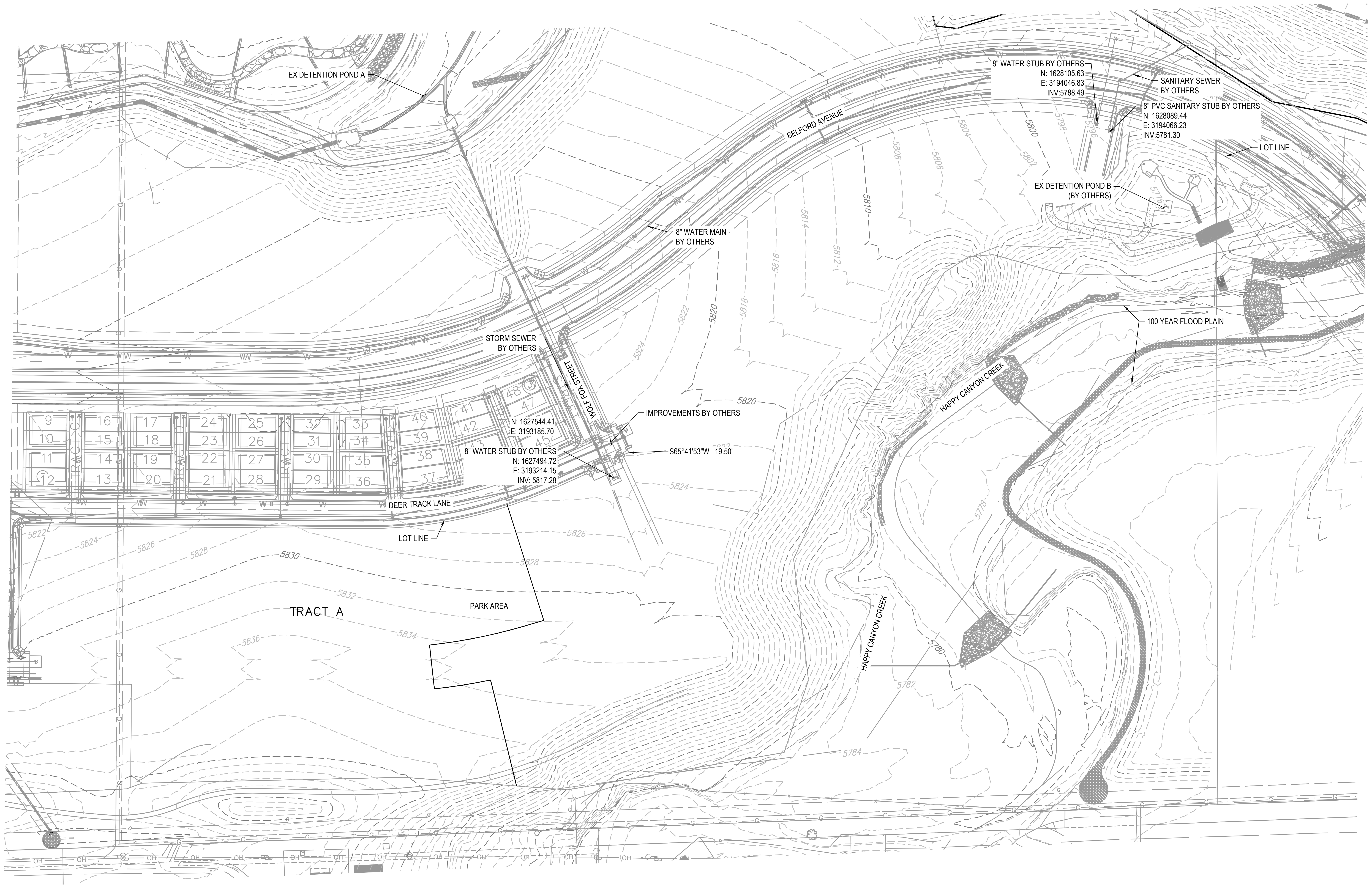
EX DETENTION POND A
BELFORD AVENUE
8" WATER STUB BY OTHERS
N: 1628105.63
E: 3194046.83
INV:5788.49
SANITARY SEWER
BY OTHERS
8" PVC SANITARY STUB BY OTHERS
N: 1628089.44
E: 3194066.23
INV:5781.30
LOT LINE
EX DETENTION POND B
(BY OTHERS)
8" WATER MAIN
BY OTHERS
100 YEAR FLOOD PLAIN
STORM SEWER
BY OTHERS
WOLF FOX STREET
IMPROVEMENTS BY OTHERS
N: 1627544.41
E: 3193185.70
8" WATER STUB BY OTHERS
N: 1627494.72
E: 3193214.15
INV: 5817.28
S65°41'53"W 19.50'
DEER TRACK LANE
LOT LINE
HAPPY CANYON CREEK
HAPPY CANYON CREEK
TRACT A
PARK AREA
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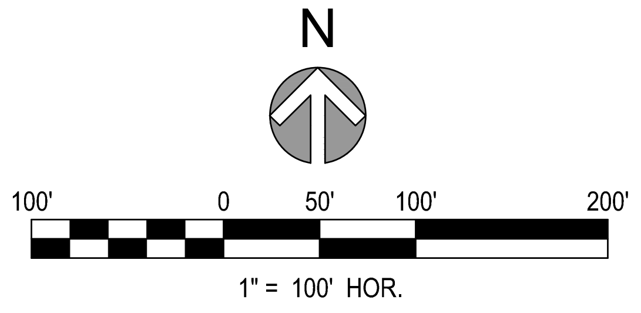
OH

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.


N
100'
0
50'
100'
200'
1" = 100' HOR.

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PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
EXISTING CONDITIONS

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ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
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DATE
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File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\Site Plan\0950-SIP-EXISTING CONDITIONS.dwg Plot Date:5/20/2022 9:11 AM Last Saved By: KWIEST

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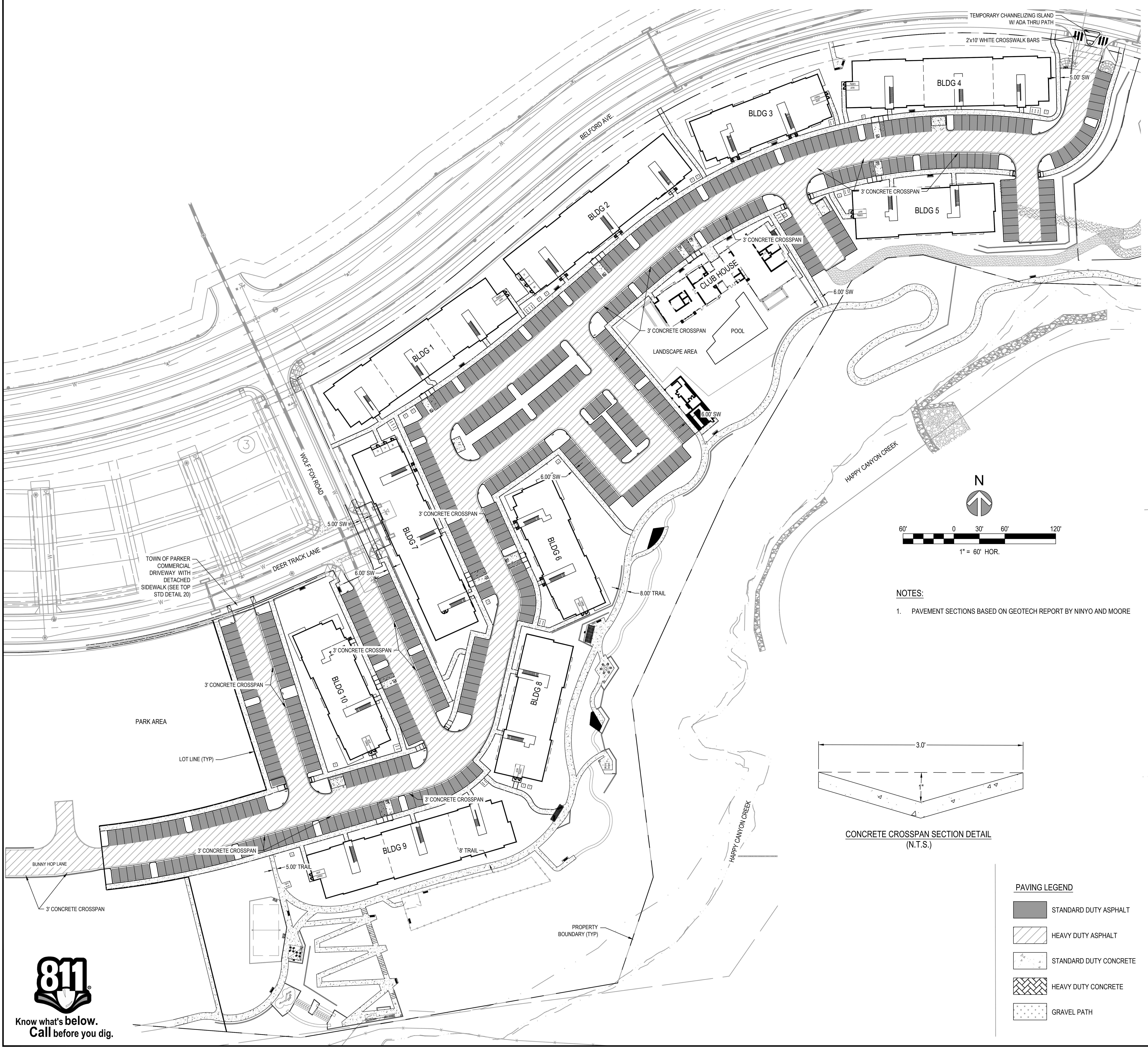

TEMPORARY CHANNELIZING ISLAND
W/ ADA THRU PATH
2'x10' WHITE CROSSWALK BARS
5.00' SW
BLDG 4
BLDG 3
BELFORD AVE
3' CONCRETE CROSSPAN
BLDG 5
BLDG 2
3' CONCRETE CROSSPAN
CLUB HOUSE
6.00' SW
3' CONCRETE CROSSPAN
POOL
LANDSCAPE AREA
BLDG 1
6.00' SW
3
WOLF FOX ROAD
HAPPY CANYON CREEK
6.00' SW
3' CONCRETE CROSSPAN
5.00' SW
BLDG 7
BLDG 6
DEER TRACK LANE
TOWN OF PARKER
COMMERCIAL
DRIVEWAY WITH
DETACHED
SIDEWALK (SEE TOP
STD DETAIL 20)
6.00' SW
8.00' TRAIL
3' CONCRETE CROSSPAN
3' CONCRETE CROSSPAN
BLDG 10
BLDG 8
PARK AREA
LOT LINE (TYP)
3' CONCRETE CROSSPAN
HAPPY CANYON CREEK
BLDG 9
8' TRAIL
3' CONCRETE CROSSPAN
5.00' TRAIL
BUNNY HOP LANE
3' CONCRETE CROSSPAN
PROPERTY
BOUNDARY (TYP)
N
60'
0
30'
60'
120'
1" = 60' HOR.
3.0'
1"

CONCRETE CROSSPAN SECTION DETAIL
(N.T.S.)

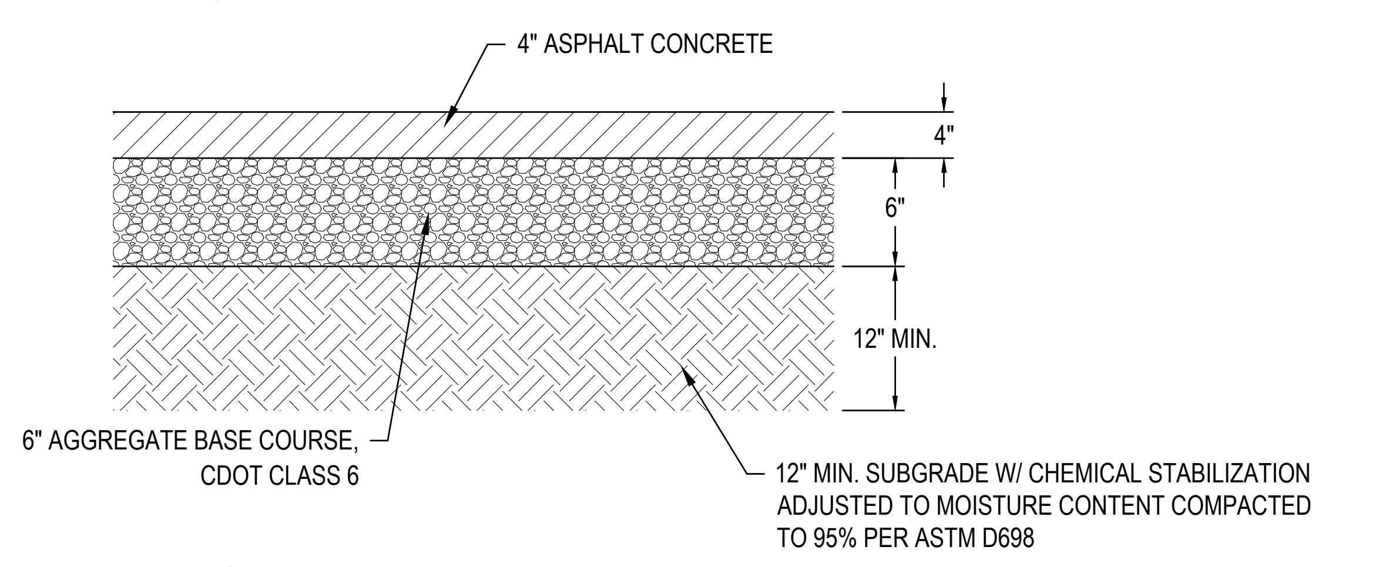
NOTES:

1. PAVEMENT SECTIONS BASED ON GEOTECH REPORT BY NINYO AND MOORE

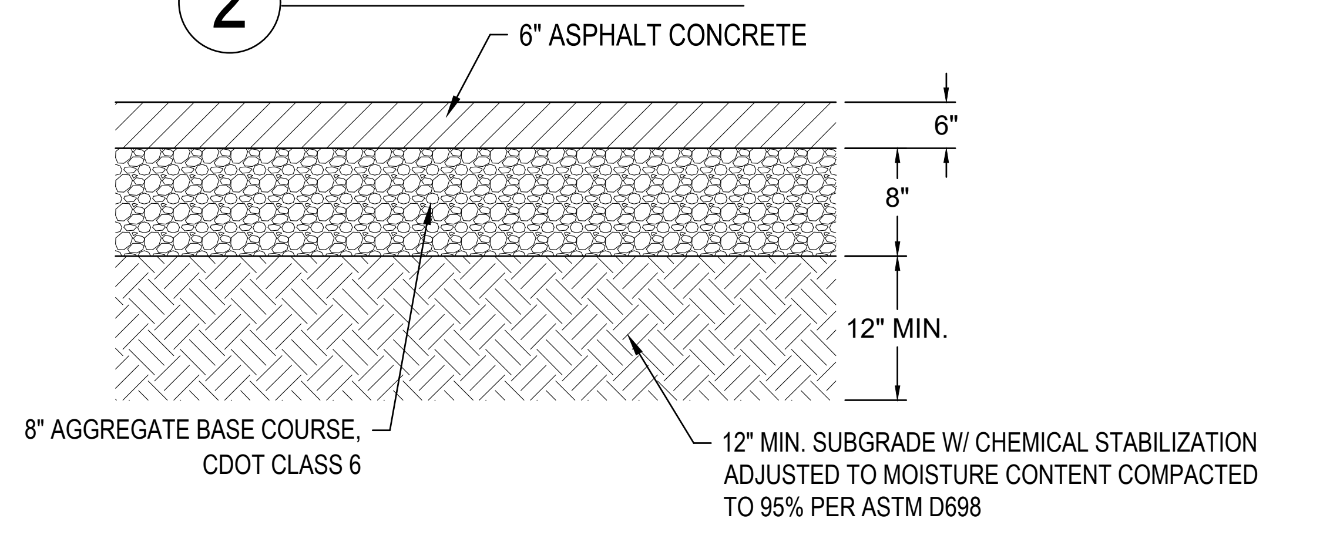
PAVING LEGEND

■	STANDARD DUTY ASPHALT
▨	HEAVY DUTY ASPHALT
░	STANDARD DUTY CONCRETE
▩	HEAVY DUTY CONCRETE
░	GRAVEL PATH

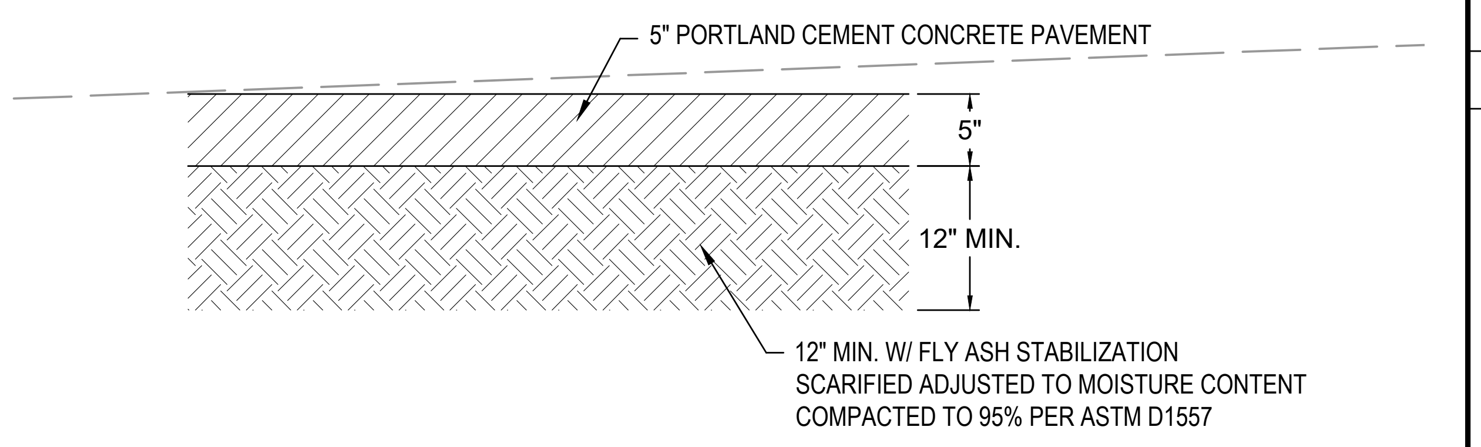
① STANDARD DUTY ASPHALT


4" ASPHALT CONCRETE
4"
6"
12" MIN.
6" AGGREGATE BASE COURSE,
CDOT CLASS 6
12" MIN. SUBGRADE W/ CHEMICAL STABILIZATION
ADJUSTED TO MOISTURE CONTENT COMPACTED
TO 95% PER ASTM D698

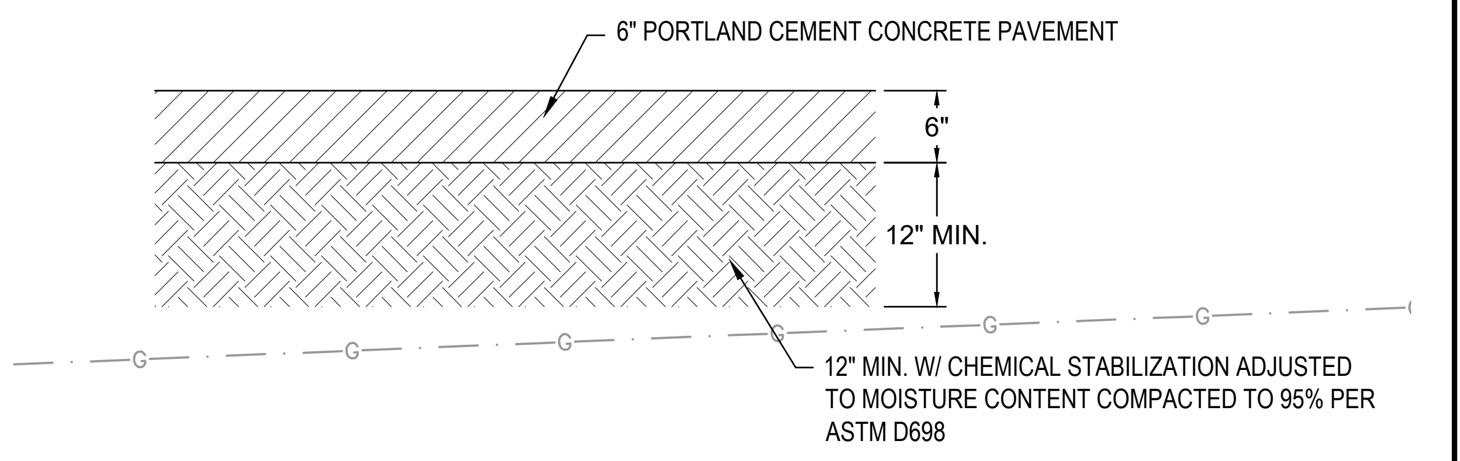
② HEAVY DUTY ASPHALT


6" ASPHALT CONCRETE
6"
8"
12" MIN.
8" AGGREGATE BASE COURSE,
CDOT CLASS 6
12" MIN. SUBGRADE W/ CHEMICAL STABILIZATION
ADJUSTED TO MOISTURE CONTENT COMPACTED
TO 95% PER ASTM D698

③ STANDARD DUTY CONCRETE


5" PORTLAND CEMENT CONCRETE PAVEMENT
5"
12" MIN.
12" MIN. W/ FLY ASH STABILIZATION
SCARIFIED ADJUSTED TO MOISTURE CONTENT
COMPACTED TO 95% PER ASTM D1557

④ HEAVY DUTY CONCRETE


6" PORTLAND CEMENT CONCRETE PAVEMENT
6"
12" MIN.
12" MIN. W/ CHEMICAL STABILIZATION ADJUSTED
TO MOISTURE CONTENT COMPACTED TO 95% PER
ASTM D698

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COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
SITE AND PAVING PLAN

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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
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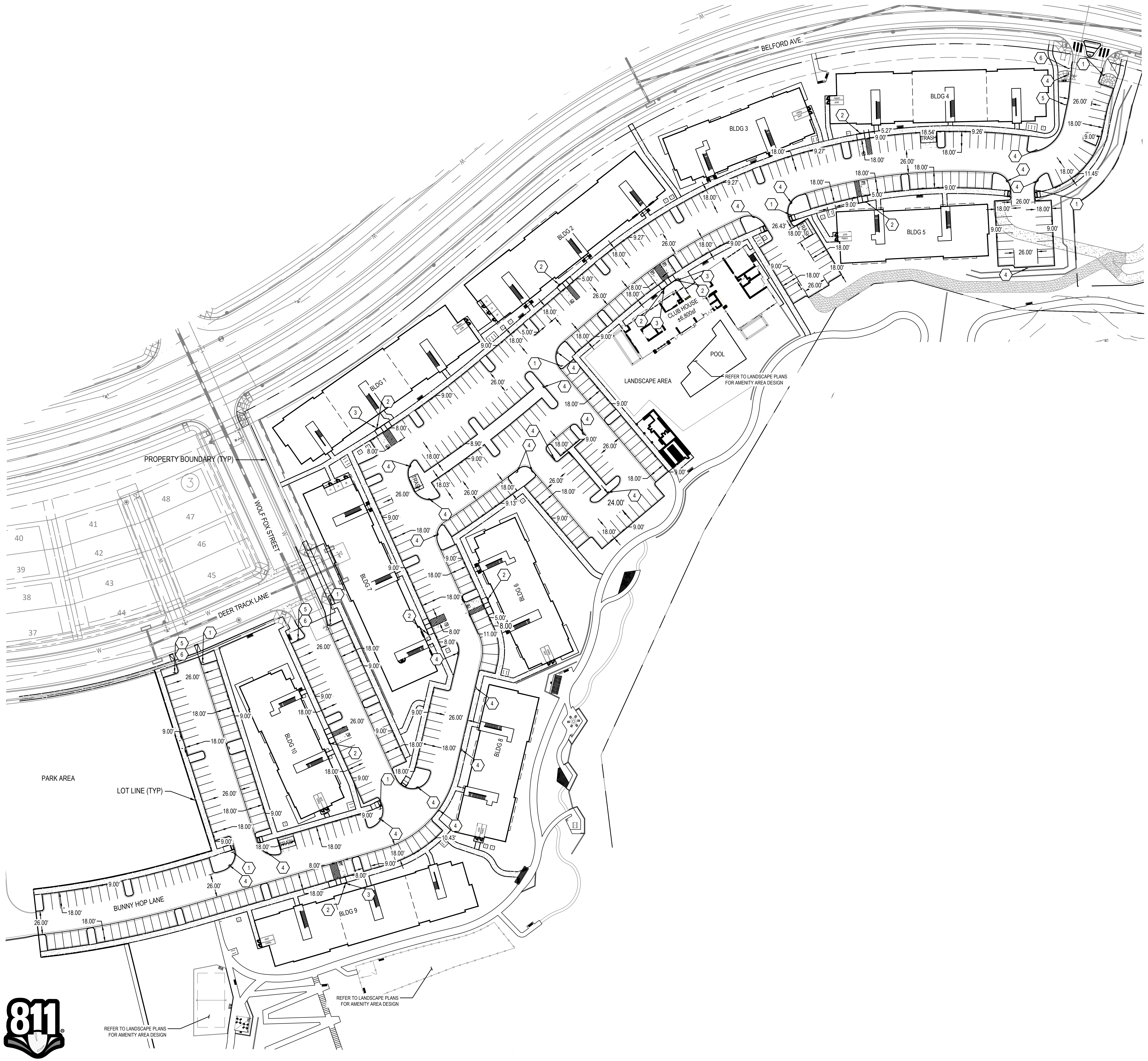
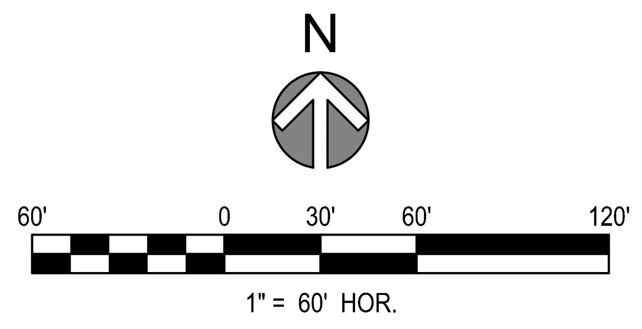

BELFORD AVE.
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
CLUB HOUSE ±6,800sf
POOL
LANDSCAPE AREA
REFER TO LANDSCAPE PLANS FOR AMENITY AREA DESIGN
TRASH
PROPERTY BOUNDARY (TYP)
WOLF FOX STREET
DEER TRACK LANE
BUNNY HOP LANE
PARK AREA
LOT LINE (TYP)
REFER TO LANDSCAPE PLANS FOR AMENITY AREA DESIGN
REFER TO LANDSCAPE PLANS FOR AMENITY AREA DESIGN
3
37
38
39
40
41
42
43
44
45
46
47
48
26.00'
18.00'
9.00'
9.27'
5.27'
18.54'
9.26'
26.43'
24.00'
8.00'
8.90'
9.13'
18.03'
5.00'
11.00'
11.45'
10.43'


N
60'
0
30'
60'
120'
1" = 60' HOR.

NOTES

1. ALL DIMENSIONS ARE FROM FLOWLINE UNLESS SPECIFIED OTHERWISE.
2. SIGNS SHOWN ON PLAN ARE SYMBOLIC. ALL SIGN MATERIALS, DIMENSIONS, INSTALLATION, PLACEMENT AND, OFFSET FROM CURB SHALL CONFORM TO STANDARDS FROM MUTCD 2009 ED. WITH MOST RECENT REVISIONS.
3. ALL PAVEMENT MARKING SHALL BE SOLID 4" WIDE TRAFFIC WHITE PAINTING. ALL STOP BAR PAVEMENT MARKINGS SHALL BE A 18" WIDE SOLID WHITE PAINTING.
4. CROSS WALK BARS SHALL BE 1.5' x 6'.
5. ACCESSIBLE LOADING ZONES TO BE STRIPED WITH 4" WIDE WHITE DIAGONAL STIPE @ 48" O.C.

LEGEND

1	R1-1 (30" x 30")	STOP
2	R7-8 (12" x 18")	RESERVED PARKING ♿
3	R7-8 P (12" x 9")	VAN ACCESSIBLE
4	R7-1 (SP) (12" x 18")	NO PARKING FIRE LANE
5	R2-1 (SP) (12" x 18")	SPEED LIMIT 15
6	R5-4 (SP) (24" x 30")	PRIVATE ROAD NO TOWN MAINTENANCE

PAVEMENT MARKING OF INTERNATIONAL SYMBOL OF ♿ ACCESSIBILITY

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PRIVATE IMPROVEMENT CONSTRUCTION PLANS
SIGN & STRIPING

PE STAMP

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DATE 5/12/2022
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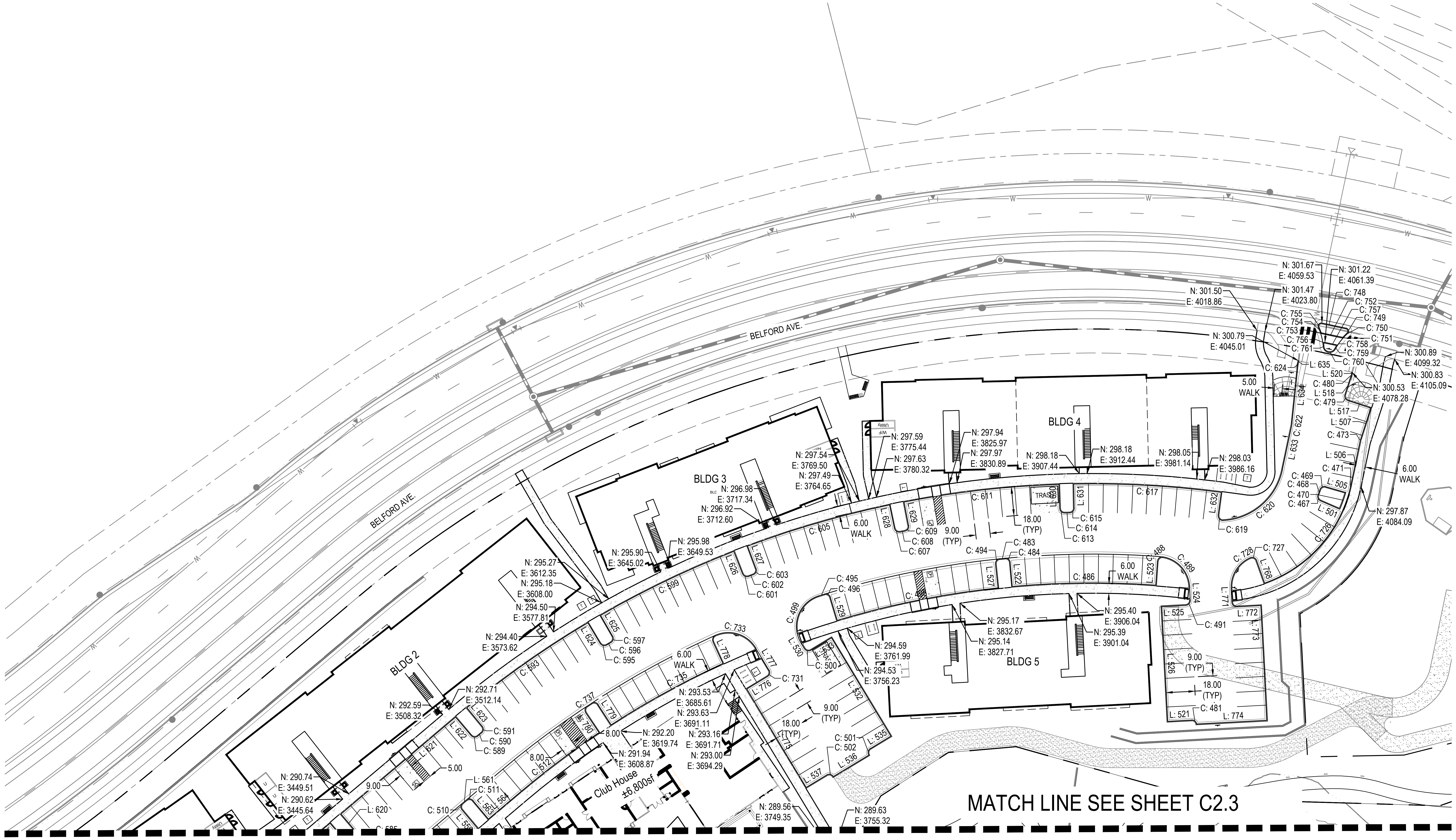
BELFORD AVE.
BELFORD AVE.
BLDG 2
BLDG 3
BLDG 4
BLDG 5
Club House
±6,800sf
TRASH
6.00
WALK
5.00
WALK
9.00
(TYP)
18.00
(TYP)
N: 301.67
E: 4059.53
N: 301.22
E: 4061.39
N: 301.50
E: 4018.86
N: 301.47
E: 4023.80
N: 300.79
E: 4045.01
N: 300.89
E: 4099.32
N: 300.83
E: 4105.09
N: 300.53
E: 4078.28
N: 297.87
E: 4084.09
N: 297.94
E: 3825.97
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E: 3830.89
N: 297.59
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N: 296.92
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N: 295.98
E: 3649.53
N: 295.90
E: 3645.02
N: 295.27
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E: 3608.00
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N: 294.40
E: 3573.62
N: 295.17
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N: 291.94
E: 3608.87
N: 293.00
E: 3694.29
N: 290.74
E: 3449.51
N: 290.62
E: 3445.64
N: 289.56
E: 3749.35
N: 289.63
E: 3755.32
MATCH LINE SEE SHEET C2.3

NOTES:
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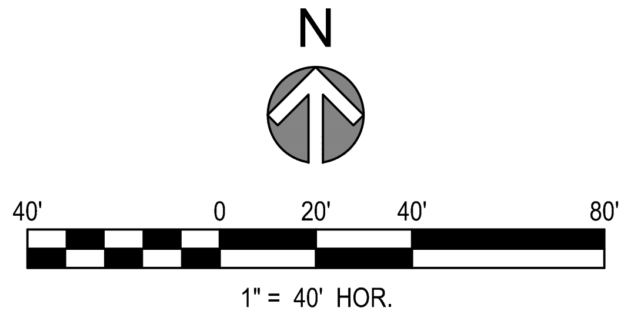
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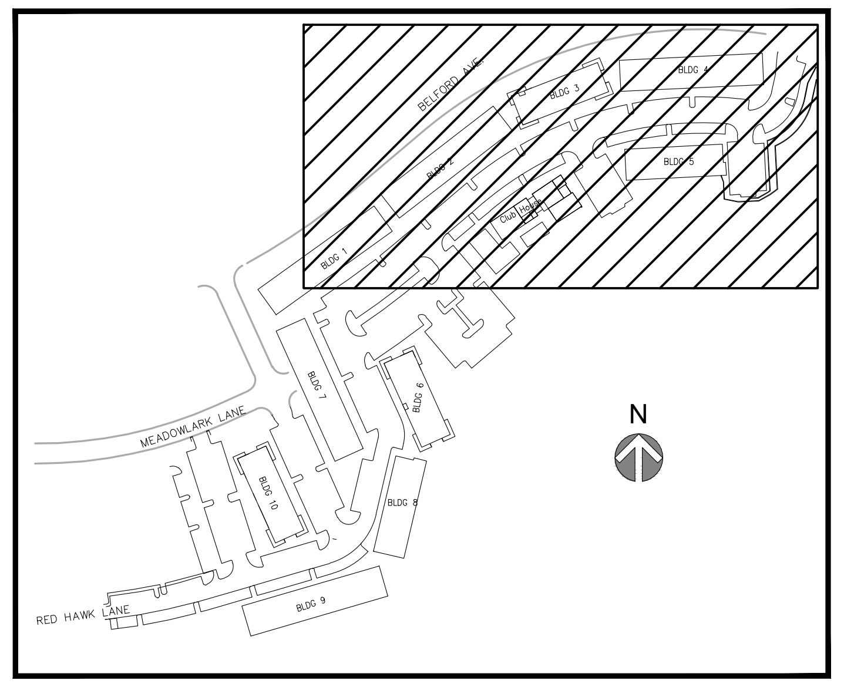

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 1

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C2.2
6

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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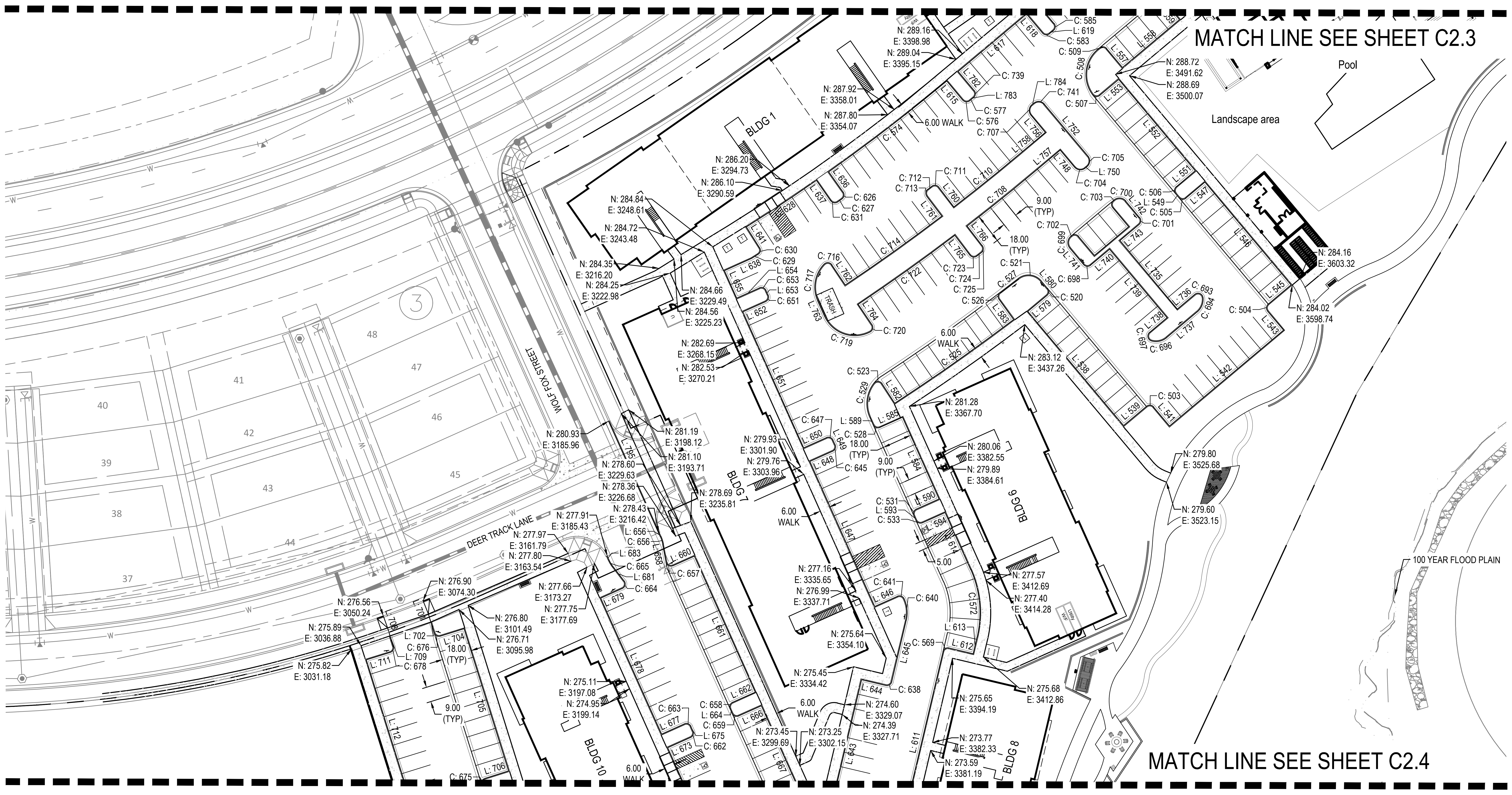
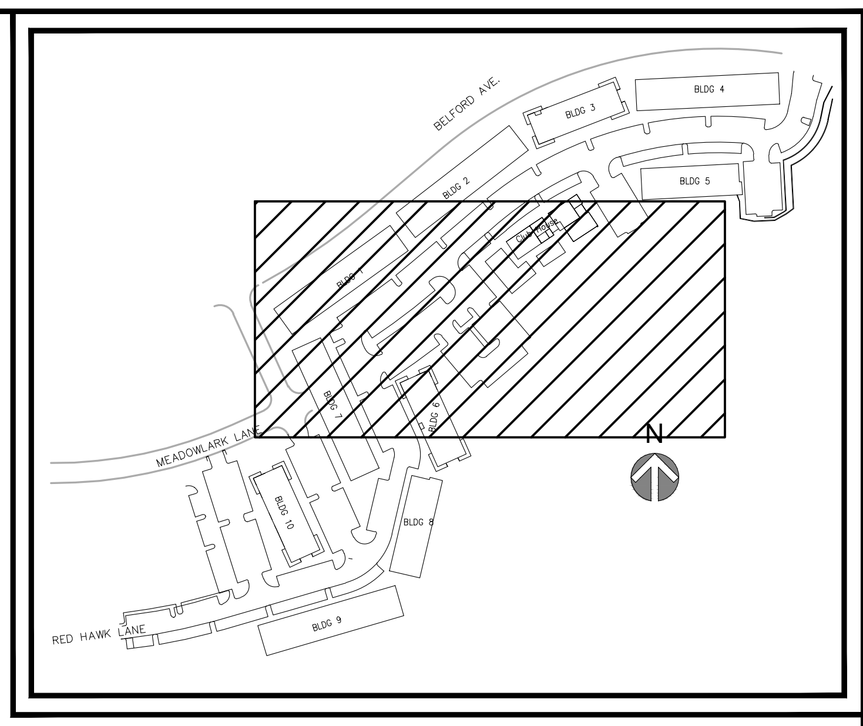

MATCH LINE SEE SHEET C2.3
Pool
Landscape area
BLDG 1
BLDG 6
BLDG 7
BLDG 8
BLDG 10
WOLF FOX STREET
DEER TRACK LANE
100 YEAR FLOOD PLAIN
6.00 WALK
9.00 (TYP)
18.00 (TYP)
N: 289.16 E: 3398.98
N: 289.04 E: 3395.15
N: 288.72 E: 3491.62
N: 288.69 E: 3500.07
N: 287.92 E: 3358.01
N: 287.80 E: 3354.07
N: 286.20 E: 3294.73
N: 286.10 E: 3290.59
N: 284.84 E: 3248.61
N: 284.72 E: 3243.48
N: 284.35 E: 3216.20
N: 284.25 E: 3222.98
N: 284.66 E: 3229.49
N: 284.56 E: 3225.23
N: 284.16 E: 3603.32
N: 284.02 E: 3598.74
N: 283.12 E: 3437.26
N: 282.69 E: 3268.15
N: 282.53 E: 3270.21
N: 281.28 E: 3367.70
N: 281.19 E: 3198.12
N: 281.10 E: 3193.71
N: 280.93 E: 3185.96
N: 280.06 E: 3382.55
N: 279.89 E: 3384.61
N: 279.93 E: 3301.90
N: 279.76 E: 3303.96
N: 279.80 E: 3525.68
N: 279.60 E: 3523.15
N: 278.69 E: 3235.81
N: 278.60 E: 3229.63
N: 278.36 E: 3226.68
N: 278.43 E: 3216.42
N: 277.91 E: 3185.43
N: 277.97 E: 3161.79
N: 277.80 E: 3163.54
N: 277.66 E: 3173.27
N: 277.75 E: 3177.69
N: 277.57 E: 3412.69
N: 277.40 E: 3414.28
N: 277.16 E: 3335.65
N: 276.99 E: 3337.71
N: 276.90 E: 3074.30
N: 276.80 E: 3101.49
N: 276.71 E: 3095.98
N: 276.56 E: 3050.24
N: 275.89 E: 3036.88
N: 275.82 E: 3031.18
N: 275.64 E: 3354.10
N: 275.45 E: 3334.42
N: 275.65 E: 3394.19
N: 275.68 E: 3412.86
N: 275.11 E: 3197.08
N: 274.95 E: 3199.14
N: 274.60 E: 3329.07
N: 274.39 E: 3327.71
N: 273.45 E: 3299.69
N: 273.25 E: 3302.15
N: 273.77 E: 3382.33
N: 273.59 E: 3381.19
MATCH LINE SEE SHEET C2.4
N
40' 0 20' 40' 80'
1" = 40' HOR.



NOTES:

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 2

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C2.3
7

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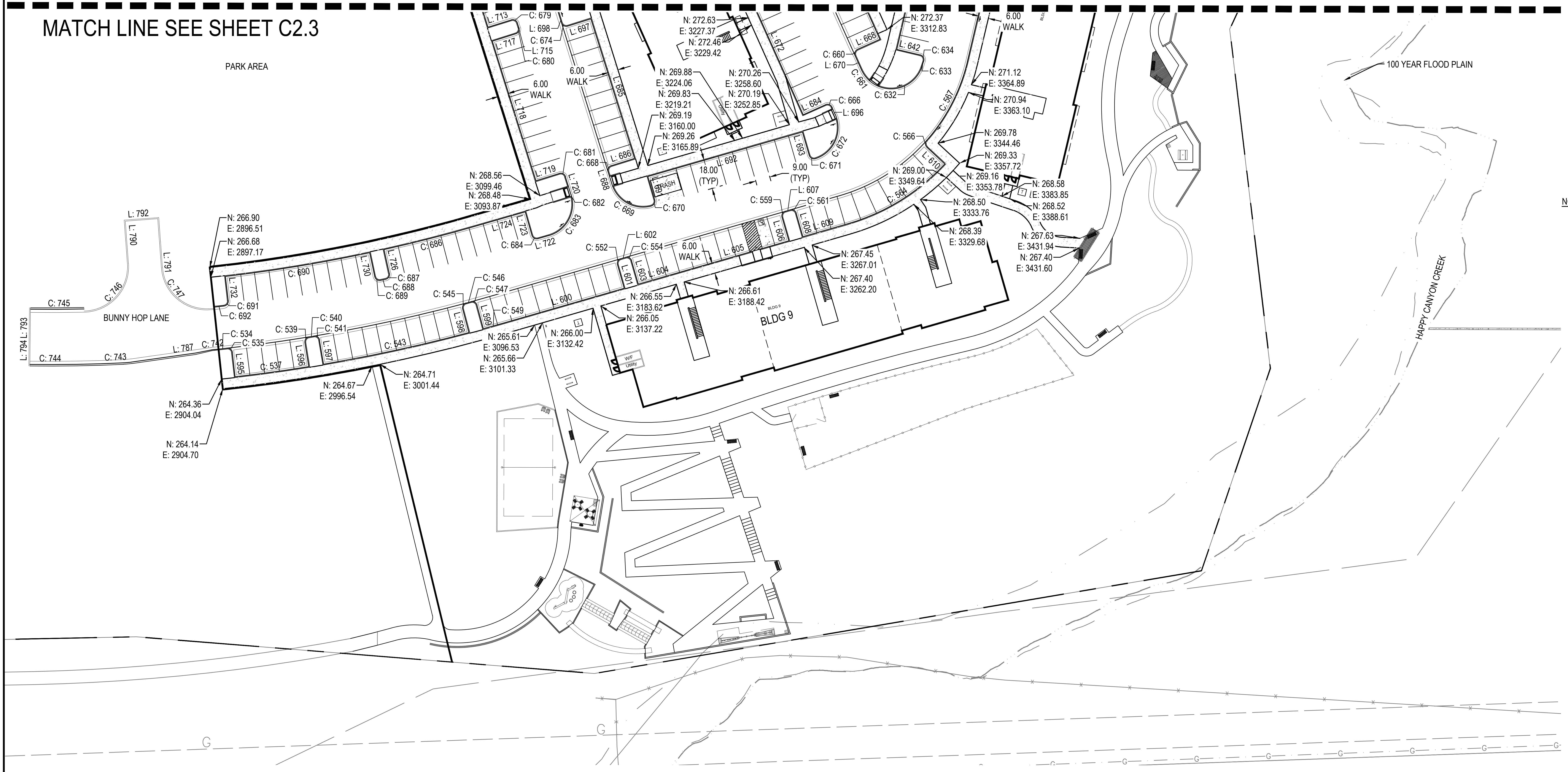
MATCH LINE SEE SHEET C2.3


PARK AREA
L: 713
C: 679
L: 698
C: 674
L: 715
C: 680
L: 717
L: 697
6.00 WALK
6.00 WALK
L: 718
L: 685
N: 272.63
E: 3227.37
N: 272.46
E: 3229.42
N: 269.88
E: 3224.06
N: 269.83
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N: 269.19
E: 3160.00
N: 269.26
E: 3165.89
N: 270.26
E: 3258.60
N: 270.19
E: 3252.85
Utility
L: 672
L: 668
C: 660
L: 670
C: 661
C: 632
L: 642
C: 634
C: 633
N: 272.37
E: 3312.83
6.00 WALK
L: 684
C: 666
L: 696
L: 693
C: 672
C: 671
C: 681
C: 668
L: 686
L: 719
L: 720
C: 682
L: 688
C: 669
C: 670
TRASH
L: 692
18.00 (TYP)
9.00 (TYP)
N: 268.56
E: 3099.46
N: 268.48
E: 3093.87
L: 724
L: 723
C: 683
C: 684
L: 722
C: 686
C: 566
C: 567
L: 610
N: 271.12
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N: 270.94
E: 3363.10
N: 269.78
E: 3344.46
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N: 269.00
E: 3349.64
C: 564
N: 268.58
E: 3383.85
N: 268.52
E: 3388.61
N: 268.50
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N: 268.39
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N: 267.63
E: 3431.94
N: 267.40
E: 3431.60
C: 559
L: 607
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L: 606
L: 608
L: 609
L: 602
C: 552
C: 554
6.00 WALK
L: 605
L: 601
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N: 267.45
E: 3267.01
N: 267.40
E: 3262.20
N: 266.61
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BLDG 9
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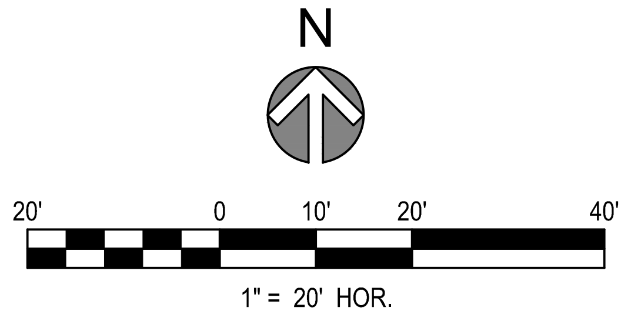
N: 266.55
E: 3183.62
N: 266.05
E: 3137.22
W/F
Utility
N: 266.00
E: 3132.42
L: 600
C: 546
C: 547
C: 545
C: 549
L: 598
L: 599
N: 265.61
E: 3096.53
N: 265.66
E: 3101.33
L: 792
L: 790
L: 791
C: 747
C: 746
C: 745
BUNNY HOP LANE
L: 794
L: 793
C: 744
C: 743
L: 787
C: 742
N: 266.90
E: 2896.51
N: 266.68
E: 2897.17
L: 732
C: 690
L: 730
L: 726
C: 687
C: 688
C: 689
C: 691
C: 692
C: 534
C: 535
C: 539
C: 540
C: 541
C: 543
C: 537
L: 595
L: 596
L: 597
N: 264.67
E: 2996.54
N: 264.71
E: 3001.44
N: 264.36
E: 2904.04
N: 264.14
E: 2904.70
100 YEAR FLOOD PLAIN
HAPPY CANYON CREEK
G
G
G

NOTES:
1. ALL LINE AND CURVE LABELS ARE FLOW LINE UNLESS OTHERWISE NOTED.
2. NORTHINGS AND EASTINGS TRUNCATED. ALL NORTHINGS START N:1627XXX ALL EASTINGS START E:319XXX.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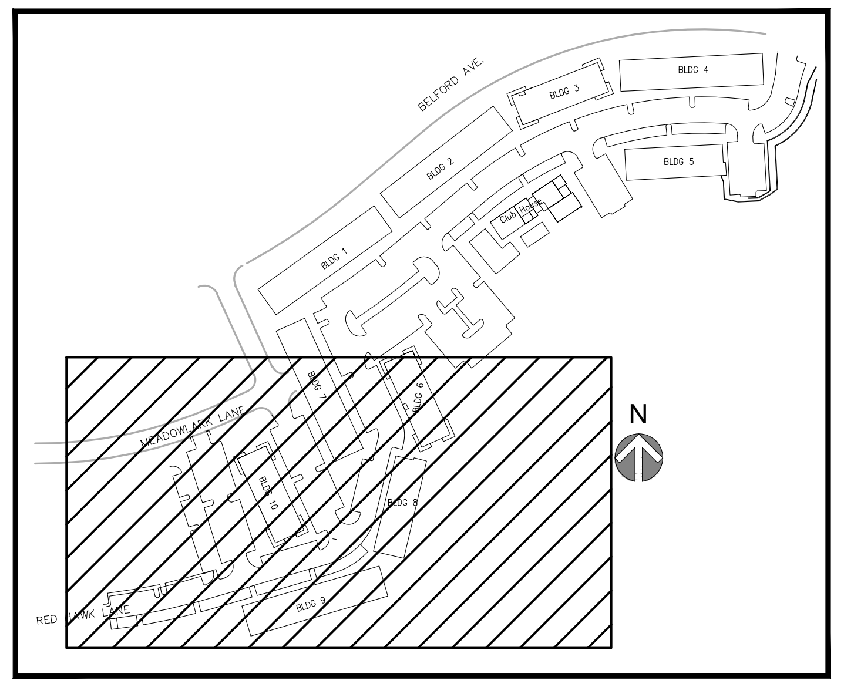

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

HORIZONTAL CONTROL PLAN 3

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

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

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C2.4

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LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 501	N66° 22' 37"W	13.07'	1628028.46	3194070.67
L: 505	S74° 11' 24"E	13.07'	1628042.54	3194061.87
L: 506	N11° 55' 44"E	26.90'	1628043.96	3194077.73
L: 507	N17° 56' 45"E	20.32'	1628072.51	3194083.88
L: 517	N72° 03' 15"W	15.00'	1628091.84	3194090.14
L: 518	N17° 56' 45"E	11.69'	1628100.24	3194073.94
L: 520	N11° 55' 44"E	0.95'	1628113.38	3194078.08
L: 521	N87° 01' 07"E	15.00'	1627895.55	3193962.88
L: 522	S5° 10' 22"E	14.99'	1627995.00	3193864.09
L: 523	N4° 06' 05"E	14.92'	1627980.91	3193955.33
L: 524	S2° 58' 53"E	8.48'	1627979.86	3193976.51
L: 525	S87° 01' 07"W	15.00'	1627968.24	3193974.11
L: 526	S2° 58' 53"E	72.00'	1627967.46	3193959.13
L: 527	N6° 06' 00"W	14.99'	1627979.19	3193856.48
L: 529	S16° 42' 49"E	14.99'	1627973.21	3193751.35
L: 530	N31° 08' 54"W	1.32'	1627943.57	3193733.64
L: 532	N31° 08' 54"W	72.00'	1627886.27	3193789.30
L: 533	S58° 51' 06"W	15.00'	1627947.89	3193752.06
L: 535	N58° 51' 06"E	15.00'	1627878.51	3193776.47
L: 536	N58° 51' 06"E	26.00'	1627860.95	3193753.20
L: 537	N58° 51' 06"E	15.00'	1627854.20	3193736.24
L: 538	S40° 11' 27"E	90.00'	1627652.12	3193439.03
L: 539	N49° 48' 33"E	18.06'	1627583.37	3193497.12
L: 541	S40° 11' 27"E	15.00'	1627594.67	3193515.14
L: 542	N49° 48' 33"E	90.00'	1627583.21	3193524.82
L: 543	N40° 11' 27"W	15.00'	1627641.29	3193593.57
L: 545	N49° 48' 33"E	18.06'	1627656.98	3193584.24
L: 546	N40° 11' 27"W	81.00'	1627668.63	3193598.04
L: 547	S49° 48' 33"W	15.00'	1627730.51	3193545.76
L: 549	N40° 11' 27"W	3.00'	1627721.18	3193530.08
L: 551	N49° 48' 33"E	15.00'	1627727.70	3193528.50
L: 552	N40° 11' 27"W	72.00'	1627737.38	3193539.96
L: 553	S49° 48' 33"W	14.97'	1627792.38	3193493.49
L: 557	S40° 11' 27"E	14.94'	1627810.97	3193486.15
L: 558	N49° 48' 33"E	45.00'	1627799.56	3193495.79
L: 559	N40° 11' 27"W	15.00'	1627828.60	3193530.16
L: 561	N49° 48' 33"E	3.00'	1627844.28	3193520.84
L: 563	S40° 11' 27"E	15.00'	1627845.86	3193527.36
L: 564	N49° 48' 33"E	25.81'	1627834.41	3193537.04
L: 579	N49° 48' 33"E	15.00'	1627652.12	3193439.03

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 580	S40° 11' 27"E	98.93'	1627670.56	3193447.02
L: 582	S33° 19' 44"E	14.07'	1627608.19	3193351.07
L: 583	N36° 10' 00"W	15.06'	1627647.19	3193430.53
L: 584	N24° 18' 07"W	54.00'	1627538.74	3193385.76
L: 585	S65° 41' 53"W	15.00'	1627587.95	3193363.54
L: 589	N24° 18' 07"W	5.11'	1627583.28	3193345.90
L: 590	N65° 41' 53"E	15.00'	1627532.56	3193372.09
L: 593	N24° 18' 07"W	103.68'	1627488.78	3193388.57
L: 594	N65° 41' 53"E	15.00'	1627524.36	3193375.79
L: 595	S6° 42' 22"E	15.00'	1627154.08	3192910.49
L: 596	N9° 18' 10"W	15.00'	1627145.56	3192957.61
L: 597	S9° 49' 19"E	15.00'	1627161.87	3192964.08
L: 598	N15° 00' 54"W	15.00'	1627166.78	3193056.10
L: 599	S15° 32' 04"E	15.00'	1627183.65	3193060.92
L: 600	N73° 44' 52"E	77.56'	1627172.66	3193077.12
L: 601	N16° 15' 08"W	15.00'	1627194.37	3193151.58
L: 602	N73° 44' 52"E	3.00'	1627212.49	3193149.42
L: 603	S16° 15' 08"E	15.00'	1627211.29	3193156.02
L: 604	N73° 44' 52"E	28.25'	1627196.89	3193160.22
L: 605	N73° 44' 52"E	68.18'	1627204.80	3193187.34
L: 606	N16° 15' 08"W	15.00'	1627223.88	3193252.80
L: 607	N73° 44' 52"E	3.00'	1627242.00	3193250.64
L: 608	S16° 15' 08"E	15.00'	1627240.80	3193257.24
L: 609	N73° 44' 52"E	28.64'	1627226.40	3193261.44
L: 610	N47° 21' 43"W	15.04'	1627271.44	3193348.65
L: 611	N13° 07' 22"E	114.96'	1627334.52	3193362.33
L: 612	S76° 52' 38"E	15.00'	1627448.72	3193392.03
L: 613	N13° 07' 22"E	10.27'	1627445.32	3193406.64
L: 614	N24° 18' 07"W	37.68'	1627496.19	3193404.97
L: 615	S39° 56' 47"E	15.00'	1627791.09	3193389.68
L: 617	N49° 48' 33"E	54.00'	1627796.85	3193396.51
L: 618	S40° 11' 27"E	15.00'	1627831.70	3193437.76
L: 619	N49° 48' 33"E	3.00'	1627819.88	3193451.66
L: 620	N40° 11' 27"W	15.00'	1627826.04	3193454.31
L: 621	N49° 48' 33"E	94.00'	1627837.50	3193444.63
L: 622	S40° 13' 42"E	15.01'	1627898.16	3193516.44
L: 623	N39° 22' 08"W	15.01'	1627892.50	3193533.08
L: 624	S30° 46' 34"E	15.01'	1627957.31	3193599.34
L: 625	N29° 55' 00"W	15.01'	1627948.98	3193614.83
L: 626	S21° 19' 21"E	15.01'	1628002.03	3193690.85

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 627	N20° 27' 48"W	15.01'	1627991.28	3193704.75
L: 628	S11° 52' 09"E	15.01'	1628031.12	3193788.46
L: 629	N11° 00' 35"W	15.01'	1628018.23	3193800.41
L: 630	S1° 56' 18"E	14.91'	1628043.98	3193894.66
L: 631	N1° 04' 44"W	15.06'	1628029.16	3193904.21
L: 632	S7° 30' 54"W	14.39'	1628039.03	3193996.39
L: 633	N11° 55' 44"E	27.95'	1628053.05	3194034.68
L: 634	N5° 54' 42"E	36.16'	1628082.37	3194040.77
L: 635	N11° 55' 44"E	0.95'	1628120.41	3194044.82
L: 636	N35° 28' 13"W	15.00'	1627723.85	3193327.20
L: 637	N35° 01' 22"W	15.00'	1627718.59	3193319.75
L: 638	N65° 41' 53"E	17.98'	1627676.21	3193255.66
L: 641	N32° 30' 16"W	15.00'	1627689.95	3193276.91
L: 642	N76° 52' 38"W	14.80'	1627338.45	3193333.26
L: 643	N13° 07' 22"E	90.00'	1627341.81	3193318.85
L: 644	S76° 52' 38"E	15.00'	1627429.46	3193339.28
L: 645	N13° 07' 22"E	38.01'	1627428.29	3193357.49
L: 646	S65° 41' 53"W	15.00'	1627479.83	3193360.79
L: 647	N24° 18' 07"W	96.00'	1627473.66	3193347.12
L: 648	N65° 41' 53"E	15.00'	1627561.15	3193307.61
L: 649	N24° 18' 07"W	3.00'	1627571.29	3193322.78
L: 650	S65° 41' 53"W	15.00'	1627575.53	3193317.58
L: 651	N24° 18' 07"W	90.00'	1627569.35	3193303.91
L: 652	N65° 41' 53"E	15.00'	1627651.38	3193266.87
L: 653	N24° 18' 07"W	3.00'	1627661.52	3193282.04
L: 654	S65° 41' 53"W	15.00'	1627665.76	3193276.84
L: 655	N24° 18' 07"W	18.24'	1627659.58	3193263.16
L: 656	S24° 18' 07"E	2.62'	1627517.69	3193216.42
L: 658	S10° 45' 00"E	10.89'	1627510.79	3193218.92
L: 660	N65° 41' 53"E	14.19'	1627497.93	3193225.13
L: 661	S24° 18' 07"E	90.00'	1627503.77	3193238.07
L: 662	S65° 41' 53"W	15.00'	1627421.74	3193275.10
L: 664	S24° 18' 07"E	3.00'	1627411.60	3193259.93
L: 666	N65° 41' 53"E	15.00'	1627407.36	3193265.14
L: 667	S24° 18' 07"E	72.00'	1627413.54	3193278.81
L: 668	S65° 41' 53"W	15.00'	1627347.92	3193308.44
L: 670	S24° 18' 07"E	9.31'	1627337.78	3193293.27
L: 672	N24° 18' 07"W	95.00'	1627301.44	3193261.40
L: 673	N65° 41' 53"E	15.00'	1627388.02	3193222.30
L: 675	N24° 18' 07"W	3.00'	1627398.16	3193237.47

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 677	S65° 41' 53"W	15.00'	1627402.40	3193232.27
L: 678	N24° 18' 07"W	90.00'	1627396.22	3193218.60
L: 679	N65° 41' 53"E	14.19'	1627478.25	3193181.56
L: 681	N37° 51' 13"W	10.89'	1627488.67	3193195.63
L: 683	N24° 18' 07"W	2.62'	1627501.30	3193186.51
L: 684	S65° 41' 53"W	15.00'	1627307.61	3193275.07
L: 685	S17° 32' 43"E	90.00'	1627360.04	3193130.57
L: 686	S72° 27' 17"W	15.00'	1627274.22	3193157.70
L: 688	S17° 32' 43"E	8.00'	1627265.94	3193141.44
L: 691	N16° 15' 08"W	14.99'	1627248.74	3193170.14
L: 692	N73° 44' 52"E	99.00'	1627263.14	3193165.94
L: 693	S16° 15' 08"E	14.99'	1627290.84	3193260.98
L: 696	S24° 18' 07"E	4.32'	1627305.62	3193279.26
L: 697	N72° 27' 17"E	15.00'	1627355.52	3193116.27
L: 698	N17° 32' 43"W	103.02'	1627265.94	3193141.44
L: 701	S21° 48' 23"E	8.60'	1627476.56	3193074.18
L: 702	S17° 32' 43"E	12.19'	1627468.57	3193077.38
L: 704	N72° 27' 17"E	15.00'	1627454.99	3193084.82
L: 705	S17° 32' 43"E	90.00'	1627459.51	3193099.12
L: 706	S72° 27' 17"W	15.00'	1627373.70	3193126.25
L: 708	S19° 53' 06"E	7.73'	1627467.09	3193050.24
L: 709	S17° 32' 43"E	11.57'	1627459.83	3193052.87
L: 711	S72° 27' 17"W	15.00'	1627445.03	3193054.40
L: 712	S17° 32' 43"E	90.00'	1627440.51	3193040.10
L: 713	N72° 27' 17"E	15.00'	1627354.70	3193067.23
L: 715	S17° 32' 43"E	3.00'	1627357.26	3193085.30
L: 717	S72° 27' 17"W	15.00'	1627350.64	3193084.25
L: 718	S17° 32' 43"E	90.00'	1627346.11	3193069.95
L: 719	N72° 27' 17"E	15.00'	1627260.30	3193097.08
L: 720	S17° 32' 43"E	11.51'	1627262.87	3193115.14
L: 722	N73° 44' 52"E	7.00'	1627224.70	3193098.42
L: 723	N16° 15' 08"W	15.00'	1627226.74	3193094.70
L: 724	S73° 44' 52"W	32.01'	1627241.15	3193090.50
L: 726	S12° 45' 04"E	15.00'	1627217.67	3193003.64
L: 730	N12° 12' 28"W	15.00'	1627201.07	3192998.02
L: 732	S6° 42' 34"E	15.00'	1627200.89	3192906.11
L: 735	S40° 11' 27"E	54.00'	1627695.08	3193494.53
L: 736	N49° 48' 33"E	13.74'	1627653.83	3193529.38
L: 737	S49° 48' 33"W	24.11'	1627652.12	3193541.30
L: 738	N49° 48' 33"E	13.74'	1627639.72	3193512.68

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 739	N40° 11' 27"W	54.00'	1627648.59	3193523.18
L: 740	N49° 48' 33"E	15.00'	1627680.16	3193476.87
L: 741	N40° 11' 27"W	13.02'	1627680.52	3193472.65
L: 742	S40° 11' 27"E	13.00'	1627718.92	3193497.96
L: 743	N49° 48' 33"E	15.00'	1627695.08	3193494.53
L: 748	S40° 11' 27"E	13.50'	1627749.57	3193458.31
L: 750	N49° 48' 33"E	1.50'	1627738.72	3193473.37
L: 752	N40° 11' 27"W	41.00'	1627746.04	3193475.05
L: 756	S40° 11' 27"E	13.50'	1627770.58	3193440.57
L: 757	N49° 48' 33"E	20.72'	1627736.20	3193442.48
L: 758	S49° 48' 33"W	20.72'	1627760.27	3193449.28
L: 760	S37° 48' 19"E	15.00'	1627726.94	3193384.97
L: 761	S37° 22' 27"E	15.00'	1627721.44	3193377.82
L: 762	N33° 59' 33"W	14.62'	1627667.73	3193328.74
L: 763	S24° 18' 07"E	10.14'	1627658.15	3193312.09
L: 764	N33° 59' 33"W	14.90'	1627643.77	3193344.90
L: 765	N37° 20' 22"W	15.00'	1627686.02	3193403.94
L: 766	N37° 46' 17"W	15.00'	1627691.73	3193411.37
L: 768	S19° 29' 56"E	14.97'	1627996.25	3194018.58
L: 771	N2° 58' 53"W	8.49'	1627970.16	3194003.05
L: 772	S87° 01' 07"W	15.00'	1627968.10	3194021.18
L: 773	N2° 58' 53"W	72.00'	1627896.20	3194024.93
L: 774	N87° 01' 07"E	44.03'	1627893.91	3193980.96
L: 775	S31° 08' 54"E	72.00'	1627915.82	3193699.00
L: 776	S58° 51' 06"W	15.00'	1627923.58	3193711.84
L: 777	S31° 08' 54"E	16.13'	1627941.51	3193704.51
L: 778	N24° 36' 42"W	14.99'	1627931.82	3193684.01
L: 779	N32° 51' 19"W	14.99'	1627893.40	3193613.92
L: 780	N33° 53' 09"W	14.99'	1627888.46	3193606.40
L: 782	N40° 11' 27"W	15.00'	1627785.39	3193406.19
L: 783	N49° 48' 33"E	1.02'	1627780.51	3193405.05
L: 784	S49° 48' 33"W	1.50'	1627777.89	3193442.25
L: 787	N81° 44' 35"E	39.69'	1627148.00	3192848.54
L: 790	N4° 24' 21"W	26.01'	1627208.77	3192846.40
L: 791	N4° 24' 21"W	30.24'	1627206.08	3192866.66
L: 792	N85° 35' 39"E	20.00'	1627234.70	3192844.40
L: 793	N0° 29' 25"E	35.84'	1627145.43	3192785.91
L: 794	N0° 29' 25"E	35.84'	1627145.43	3192785.91
L: 795	S24° 18' 07"E	74.00'	1627585.13	3193185.96

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CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 467	4.58'	87° 30' 29"	3.00'	4.15	N22° 37' 23"W	1628033.70	3194058.70
C: 468	3.26'	2° 49' 45"	66.00'	3.26	N19° 42' 59"E	1628037.53	3194057.10
C: 469	4.58'	87° 30' 29"	3.00'	4.15	N62° 03' 21"E	1628040.59	3194058.20
C: 470	11.18'	7° 48' 47"	82.00'	11.17	N19° 42' 59"E	1628028.46	3194070.67
C: 471	3.74'	2° 33' 06"	84.00'	3.74	N13° 12' 17"E	1628040.31	3194076.87
C: 473	2.31'	6° 01' 01"	22.00'	2.31	N14° 56' 14"E	1628070.28	3194083.29
C: 479	4.71'	90° 00' 00"	3.00'	4.24	S27° 03' 15"E	1628100.24	3194073.94
C: 480	2.10'	6° 01' 01"	20.00'	2.10	N14° 56' 14"E	1628111.36	3194077.54
C: 481	4.29'	81° 58' 53"	3.00'	3.94	N51° 59' 29"W	1627893.91	3193980.96
C: 483	3.26'	0° 19' 31"	574.00'	3.26	N84° 21' 49"E	1627997.40	3193857.57
C: 484	4.73'	90° 18' 04"	3.00'	4.25	S50° 19' 24"E	1627997.72	3193860.81
C: 486	90.00'	9° 16' 26"	556.00'	89.90	N89° 27' 52"E	1627980.07	3193865.44
C: 488	5.00'	95° 32' 52"	3.00'	4.44	N51° 52' 31"E	1627995.79	3193956.40
C: 489	27.01'	77° 22' 10"	20.00'	25.00	S41° 39' 58"E	1627998.54	3193959.89
C: 491	4.71'	90° 00' 00"	3.00'	4.24	S42° 01' 07"W	1627971.39	3193976.95
C: 494	4.73'	90° 16' 59"	3.00'	4.25	N39° 02' 30"E	1627994.09	3193854.89
C: 495	3.66'	0° 21' 56"	574.00'	3.66	N72° 48' 09"E	1627974.13	3193744.10
C: 496	4.73'	90° 18' 04"	3.00'	4.25	S61° 51' 51"E	1627975.21	3193747.60
C: 498	103.50'	10° 39' 55"	556.00'	103.35	N78° 37' 08"E	1627958.85	3193755.66
C: 499	36.22'	103° 46' 04"	20.00'	31.47	N20° 44' 09"E	1627944.70	3193732.96
C: 500	4.71'	90° 00' 00"	3.00'	4.24	N76° 08' 54"W	1627940.13	3193739.22
C: 501	4.71'	90° 00' 00"	3.00'	4.24	S13° 51' 11"W	1627878.51	3193776.47
C: 502	4.71'	90° 00' 04"	3.00'	4.24	N76° 08' 52"W	1627860.95	3193753.20
C: 503	4.71'	90° 00' 00"	3.00'	4.24	S85° 11' 27"E	1627595.02	3193510.91
C: 504	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627652.75	3193583.89
C: 505	4.71'	90° 00' 00"	3.00'	4.24	N85° 11' 27"W	1627720.83	3193534.31
C: 506	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627723.47	3193528.14
C: 507	4.89'	93° 22' 20"	3.00'	4.37	N83° 30' 17"W	1627782.72	3193482.06
C: 508	31.87'	91° 18' 07"	20.00'	28.60	N8° 49' 57"E	1627783.21	3193477.72
C: 509	4.47'	85° 19' 33"	3.00'	4.07	S82° 51' 13"E	1627811.48	3193482.11
C: 510	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627840.06	3193520.48
C: 511	4.71'	90° 00' 00"	3.00'	4.24	S85° 11' 27"E	1627846.22	3193523.13
C: 512	62.18'	6° 24' 29"	556.00'	62.15	N53° 00' 48"E	1627851.06	3193556.76
C: 520	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627661.80	3193450.49
C: 521	15.33'	87° 48' 53"	10.00'	13.87	N84° 05' 53"W	1627670.56	3193447.02
C: 523	5.71'	109° 02' 25"	3.00'	4.89	S87° 50' 57"E	1627608.38	3193346.18
C: 525	87.89'	3° 54' 14"	1290.00'	87.88	N54° 43' 09"E	1627596.44	3193358.80
C: 526	4.65'	88° 47' 12"	3.00'	4.20	S8° 13' 36"W	1627663.51	3193422.25
C: 527	101.31'	4° 33' 48"	1272.00'	101.28	S54° 16' 36"W	1627671.99	3193433.22
C: 528	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627581.78	3193349.87
C: 529	28.23'	80° 51' 50"	20.00'	25.94	N16° 07' 48"E	1627587.93	3193343.80
C: 531	4.71'	90° 00' 00"	3.00'	4.24	S20° 41' 53"W	1627532.56	3193372.09
C: 533	4.71'	90° 00' 00"	3.00'	4.24	S69° 18' 07"E	1627525.86	3193371.83
C: 534	5.18'	0° 17' 55"	993.00'	5.18	N83° 36' 56"E	1627156.14	3192902.02
C: 535	4.70'	89° 49' 39"	3.00'	4.24	S51° 37' 12"E	1627156.71	3192907.17
C: 537	45.82'	2° 35' 47"	1011.00'	45.81	N81° 59' 44"E	1627139.18	3192912.24
C: 539	4.70'	89° 49' 39"	3.00'	4.24	N35° 36' 40"E	1627160.37	3192955.18
C: 540	3.02'	0° 10' 27"	993.00'	3.02	N80° 26' 15"E	1627163.81	3192957.65
C: 541	4.70'	89° 49' 39"	3.00'	4.24	S54° 44' 09"E	1627164.31	3192960.62
C: 543	91.63'	5° 11' 35"	1011.00'	91.60	N77° 34' 53"E	1627147.08	3192966.64

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 545	4.70'	89° 49' 39"	3.00'	4.24	N29° 53' 55"E	1627181.27	3193052.21
C: 546	3.02'	0° 10' 27"	993.00'	3.02	N74° 43' 31"E	1627184.95	3193054.32
C: 547	4.70'	89° 49' 39"	3.00'	4.24	S60° 26' 53"E	1627185.74	3193057.24
C: 549	12.67'	0° 43' 04"	1011.00'	12.67	N74° 06' 24"E	1627169.19	3193064.94
C: 552	4.71'	90° 00' 00"	3.00'	4.24	N28° 44' 52"E	1627208.77	3193147.38
C: 554	4.71'	90° 00' 00"	3.00'	4.24	S61° 15' 08"E	1627213.33	3193152.30
C: 559	4.71'	90° 00' 00"	3.00'	4.24	N28° 44' 52"E	1627238.28	3193248.60
C: 561	4.71'	90° 00' 00"	3.00'	4.24	S61° 15' 08"E	1627242.84	3193253.52
C: 564	71.13'	31° 06' 35"	131.00'	70.26	N58° 11' 34"E	1627234.41	3193288.94
C: 566	4.63'	88° 31' 05"	3.00'	4.19	N3° 06' 11"W	1627281.63	3193337.59
C: 567	55.29'	28° 02' 00"	113.00'	54.74	N27° 08' 22"E	1627285.81	3193337.36
C: 569	4.71'	90° 00' 00"	3.00'	4.24	N58° 07' 22"E	1627446.48	3193388.43
C: 572	41.80'	37° 25' 29"	64.00'	41.06	N5° 35' 22"W	1627455.32	3193408.97
C: 574	90.00'	4° 28' 34"	1152.00'	89.97	N52° 17' 30"E	1627736.06	3193318.50
C: 576	4.72'	90° 08' 50"	3.00'	4.25	S85° 01' 12"E	1627779.60	3193399.31
C: 577	1.98'	0° 05' 50"	1170.00'	1.98	N49° 51' 28"E	1627779.23	3193403.54
C: 583	4.71'	90° 00' 00"	3.00'	4.24	S85° 11' 27"E	1627820.24	3193447.44
C: 585	4.71'	90° 00' 00"	3.00'	4.24	N4° 48' 33"E	1627821.82	3193453.96
C: 589	4.70'	89° 42' 54"	3.00'	4.23	S85° 05' 09"E	1627886.71	3193526.13
C: 590	3.03'	0° 17' 21"	600.00'	3.03	N50° 12' 05"E	1627886.34	3193530.35
C: 591	4.70'	89° 42' 54"	3.00'	4.23	N5° 29' 19"E	1627888.28	3193532.67
C: 593	92.68'	8° 35' 34"	618.00'	92.60	N54° 55' 39"E	1627904.10	3193523.56
C: 595	4.70'	89° 42' 54"	3.00'	4.23	S75° 38' 01"E	1627944.41	3193607.02
C: 596	3.03'	0° 17' 21"	600.00'	3.03	N59° 39' 13"E	1627943.36	3193611.12
C: 597	4.70'	89° 42' 54"	3.00'	4.23	N14° 56' 27"E	1627944.89	3193613.74
C: 599	92.70'	8° 35' 38"	618.00'	92.61	N64° 22' 49"E	1627961.99	3193607.34
C: 601	4.70'	89° 42' 54"	3.00'	4.23	S66° 10' 48"E	1627988.05	3193696.30
C: 602	3.03'	0° 17' 21"	600.00'	3.03	N69° 06' 25"E	1627986.34	3193700.18
C: 603	4.70'	89° 42' 54"	3.00'	4.23	N24° 23' 39"E	1627987.42	3193703.01
C: 605	92.70'	8° 35' 38"	618.00'	92.61	N73° 50' 02"E	1628005.34	3193699.51
C: 607	4.70'	89° 42' 54"	3.00'	4.23	S56° 43' 36"E	1628016.44	3193791.54
C: 608	3.03'	0° 17' 21"	600.00'	3.03	N78° 33' 38"E	1628014.11	3193795.08
C: 609	4.70'	89° 42' 54"	3.00'	4.23	N33° 50' 52"E	1628014.72	3193798.05
C: 611	97.85'	9° 04' 17"	618.00'	97.74	N83° 31' 33"E	1628032.96	3193797.54
C: 613	4.80'	91° 34' 14"	3.00'	4.30	S45° 50' 43"E	1628029.08	3193895.17
C: 614	3.03'	0° 17' 21"	600.00'	3.03	N88° 29' 29"E	1628026.09	3193898.25
C: 615	4.64'	88° 36' 40"	3.00'	4.19	N44° 19' 24"E	1628026.17	3193901.28
C: 617	92.70'	8° 35' 38"	618.00'	92.61	S86° 46' 55"E	1628044.23	3193903.93
C: 619	5.26'	100° 31' 29"	3.00'	4.61	S42° 44' 53"E	1628024.76	3193994.51
C: 620	52.40'	75° 03' 38"	40.00'	48.73	N49° 27' 33"E	1628021.37	3193997.64
C: 622	1.99'	5° 42' 38"	20.00'	1.99	N9° 04' 25"E	1628080.40	3194040.45
C: 624	2.10'	6° 01' 01"	20.00'	2.10	N8° 55' 13"E	1628118.34	3194044.49
C: 626	4.72'	90° 08' 50"	3.00'	4.25	N9° 36' 12"E	1627719.66	3193326.49
C: 627	3.12'	0° 09' 11"	1170.00'	3.12	N54° 45' 12"E	1627717.86	3193323.94
C: 628	50.88'	2° 31' 49"	1152.00'	50.87	N56° 14' 33"E	1627702.60	3193268.85
C: 629	4.75'	0° 13' 57"	1169.76'	4.75	N57° 45' 33"E	1627683.61	3193272.05
C: 630	4.34'	90° 08' 50"	2.76'	3.90	N12° 34' 09"E	1627686.14	3193276.06
C: 631	4.72'	90° 08' 52"	3.00'	4.25	S80° 05' 46"E	1627718.59	3193319.75
C: 632	31.57'	90° 25' 53"	20.00'	28.39	N64° 58' 58"E	1627318.75	3193308.43
C: 633	4.10'	2° 42' 00"	87.00'	4.10	N18° 25' 01"E	1627330.75	3193334.15

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 634	4.92'	93° 56' 39"	3.00'	4.39	N29° 54' 18"W	1627334.64	3193335.45
C: 638	4.71'	90° 00' 00"	3.00'	4.24	N58° 07' 22"E	1627426.05	3193353.89
C: 640	13.38'	38° 20' 31"	20.00'	13.14	N6° 02' 54"W	1627465.31	3193366.12
C: 641	4.66'	89° 04' 57"	3.00'	4.21	N69° 45' 38"W	1627478.37	3193364.74
C: 645	4.71'	90° 00' 00"	3.00'	4.24	N20° 41' 53"E	1627567.33	3193321.28
C: 647	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627574.03	3193321.55
C: 651	4.71'	90° 00' 00"	3.00'	4.24	N20° 41' 53"E	1627657.55	3193280.54
C: 653	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627664.26	3193280.80
C: 656	4.73'	13° 33' 06"	20.00'	4.72	S17° 31' 34"E	1627515.29	3193217.50
C: 657	5.42'	103° 33' 06"	3.00'	4.71	S62° 31' 34"E	1627500.10	3193220.95
C: 658	4.71'	90° 00' 00"	3.00'	4.24	S20° 41' 53"W	1627415.57	3193261.43
C: 659	4.71'	90° 00' 00"	3.00'	4.24	S69° 18' 07"E	1627408.86	3193261.17
C: 660	4.71'	90° 00' 00"	3.00'	4.24	S20° 41' 53"W	1627341.74	3193294.77
C: 661	7.38'	21° 08' 07"	20.00'	7.34	S34° 52' 10"E	1627329.29	3193297.10
C: 662	4.71'	90° 00' 00"	3.00'	4.24	N20° 41' 53"E	1627394.20	3193235.97
C: 663	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627400.90	3193236.24
C: 664	5.42'	103° 33' 06"	3.00'	4.71	N13° 55' 20"E	1627484.09	3193194.49
C: 665	4.73'	13° 33' 06"	20.00'	4.72	N31° 04' 40"W	1627497.26	3193188.95
C: 666	4.71'	90° 00' 00"	3.00'	4.24	N69° 18' 07"W	1627306.11	3193279.04
C: 668	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627269.70	3193143.40
C: 669	30.44'	87° 13' 04"	20.00'	27.59	S61° 09' 15"E	1627258.31	3193143.85
C: 670	4.79'	91° 29' 21"	3.00'	4.30	N29° 29' 33"E	1627245.00	3193168.02
C: 671	4.80'	91° 44' 02"	3.00'	4.31	S62° 07' 09"E	1627276.45	3193265.18
C: 672	29.87'	85° 33' 57"	20.00'	27.17	N29° 13' 52"E	1627274.44	3193268.98
C: 674	4.71'	90° 00' 00"	3.00'	4.24	S62° 32' 43"E	1627357.47	3193112.50
C: 675	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627369.18	3193111.95
C: 676	4.71'	90° 00' 00"	3.00'	4.24	S62° 32' 43"E	1627456.95	3193081.05
C: 678	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627448.80	3193056.36
C: 679	4.71'	90° 00' 00"	3.00'	4.24	S62° 32' 43"E	1627359.22	3193081.53
C: 680	4.71'	90° 00' 00"	3.00'	4.24	S27° 27' 17"W	1627354.40	3193086.20
C: 681	4.71'	90° 00' 00"	3.00'	4.24	N62° 32' 43"W	1627262.87	3193115.14
C: 682	2.10'	6° 00' 46"	20.00'	2.10	S14° 32' 20"E	1627251.89	3193118.61
C: 683	29.77'	85° 16' 49"	20.00'	27.10	S31° 06' 28"W	1627249.86	3193119.14
C: 684	4.71'	90° 00' 00"	3.00'	4.24	N61° 15' 08"W	1627224.70	3193098.42
C: 686	57.99'	3° 30' 04"	949.00'	57.98	S75° 29' 54"W	1627232.19	3193059.77
C: 687	4.72'	90° 10' 42"	3.00'	4.25	S32° 20' 17"W	1627203.04	3193006.95
C: 688	3.15'	0° 11' 12"	967.00'	3.15	S77° 31' 14"W	1627199.45	3193004.67
C: 689	4.72'	90° 10' 42"	3.00'	4.25	N57° 17' 49"W	1627198.77	3193001.60
C: 690	90.00'	5° 26' 02"	949.00'	89.97	S80° 30' 33"W	1627215.72	3192994.85
C: 691	4.72'	90° 06' 50"	3.00'	4.25	S38° 20' 53"W	1627185.99	3192907.86
C: 692	6.08'	0° 21' 37"	967.00'	6.08	S83° 35' 08"W	1627182.66	3192905.23
C: 693	6.54'	124° 51' 00"	3.00'	5.32	N67° 45' 57"W	1627660.68	3193544.80
C: 694	9.63'	55° 09' 00"	10.00'	9.26	S22° 14' 03"W	1627660.68	3193544.80
C: 696	9.63'	55° 09' 00"	10.00'	9.26	S77° 23' 04"W	1627636.55	3193522.88
C: 697	6.54'	124° 51' 02"	3.00'	5.32	S12° 36' 55"E	1627639.72	3193512.68
C: 698	4.71'	90° 00' 03"	3.00'	4.24	S85° 11' 28"E	1627680.52	3193472.65
C: 699	7.30'	83° 38' 14"	5.00'	6.67	S1° 37' 40"W	1627697.13	3193464.43
C: 700	7.30'	83° 38' 15"	5.00'	6.67	N82° 00' 34"W	1627718.92	3193497.96
C: 701	4.71'	90° 00' 03"	3.00'	4.24	N4° 48' 32"E	1627704.76	3193505.99
C: 702	1.68'	96° 21' 46"	1.00'	1.49	N88° 22' 20"W	1627697.09	3193465.92

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 703	1.66'	94° 57' 03"	1.00'	1.47	S8° 41' 47"W	1627719.84	3193491.35
C: 704	7.07'	90° 00' 00"	4.50'	6.36	S85° 11' 27"E	1627739.26	3193467.02
C: 705	7.07'	90° 00' 00"	4.50'	6.36	N4° 48' 33"E	1627739.69	3193474.51
C: 707	7.07'	90° 00' 00"	4.50'	6.36	S4° 48' 33"W	1627776.92	3193441.10
C: 708	51.85'	2° 25' 09"	1228.00'	51.85	N51° 01' 08"E	1627703.58	3193402.18
C: 710	50.54'	2° 23' 08"	1214.00'	50.54	S51° 00' 07"W	1627746.89	3193433.45
C: 711	4.70'	89° 51' 26"	3.00'	4.24	N82° 44' 00"W	1627726.94	3193384.97
C: 712	3.02'	0° 08' 40"	1196.00'	3.02	N52° 24' 37"E	1627725.64	3193378.38
C: 713	4.70'	89° 51' 24"	3.00'	4.24	S7° 33' 15"W	1627725.64	3193378.38
C: 714	71.65'	3° 22' 54"	1214.00'	71.64	S54° 19' 00"W	1627709.52	3193386.93
C: 716	5.34'	102° 03' 56"	3.00'	4.67	N85° 01' 31"W	1627679.85	3193320.56
C: 717	23.82'	68° 14' 38"	20.00'	22.44	S9° 49' 12"W	1627680.26	3193315.92
C: 719	32.62'	93° 27' 24"	20.00'	29.12	S71° 01' 49"E	1627648.90	3193316.26
C: 720	5.04'	96° 14' 02"	3.00'	4.47	N14° 07' 28"E	1627639.44	3193343.81
C: 722	71.74'	3° 20' 50"	1228.00'	71.73	N54° 20' 03"E	1627656.12	3193336.57
C: 723	4.72'	90° 08' 18"	3.00'	4.25	S82° 24' 31"E	1627686.02	3193403.94
C: 724	3.38'	0° 09' 20"	1246.00'	3.38	N52° 26' 40"E	1627685.46	3193408.15
C: 725	4.72'	90° 08' 18"	3.00'	4.25	N7° 17' 52"E	1627687.52	3193410.83
C: 726	82.13'	56° 01' 14"	84.00'	78.90	N42° 29' 27"E	1627982.14	3194023.58
C: 727	4.93'	94° 11' 39"	3.00'	4.40	S66° 35' 46"E	1627998.00	3194014.55
C: 728	24.19'	69° 17' 17"	20.00'	22.74	N31° 39' 46"E	1627978.64	3194002.61
C: 731	4.71'	90° 00' 00"	3.00'	4.24	S13° 51' 06"W	1627927.70	3193712.85
C: 733	28.92'	82° 50' 40"	20.00'	26.46	S72° 34' 13"E	1627949.44	3193679.26
C: 735	80.00'	8° 14' 37"	556.00'	79.93	N61° 15' 59"E	1627893.40	3193613.92
C: 737	75.47'	7° 32' 00"	574.00'	75.42	N53° 34' 34"E	1627864.81	3193545.14
C: 739	4.71'	89° 59' 59"	3.00'	4.24	N4° 48' 31"E	1627781.16	3193405.83
C: 741	7.07'	90° 00' 00"	4.50'	6.36	N85° 11' 27"W	1627777.35	3193448.59
C: 742	1.83'	2° 05' 56"	50.00'	1.83	N82° 47' 33"E	1627155.63	3192897.64
C: 743	57.73'	3° 19' 04"	997.00'	57.73	N88° 49' 53"E	1627146.35	3192785.92
C: 744	57.73'	3° 19' 04"	997.00'	57.73	N88° 49' 53"E	1627146.35	3192785.92
C: 745	32.94'	1° 57' 36"	963.00'	32.94	N89° 30' 37"E	1627180.34	3192786.21
C: 746	45.42'	92° 56' 10"	28.00'	40.60	N42° 03' 44"E	1627178.62	3192819.20
C: 747	42.97'	87° 55' 24"	28.00'	38.87	S48° 22' 02"E	1627206.08	3192866.66
C: 748	15.40'	1° 12' 13"	733.00'	15.40	S78° 04' 16"E	1628145.06	3194059.53
C: 749	4.35'	124° 35' 32"	2.00'	3.54	S15° 10' 24"E	1628141.88	3194074.60
C: 750	3.38'	4° 50' 37"	40.00'	3.38	S44° 42' 03"W	1628138.46	3194075.52
C: 751	1.05'	60° 10' 15"	1.00'	1.00	S72° 21' 53"W	1628136.06	3194073.15
C: 752	13.22'	1° 02' 33"	726.50'	13.22	N78° 04' 16"W	1628135.75	3194072.19
C: 753	1.05'	60° 10' 15"	1.00'	1.00	N48° 30' 25"W	1628138.48	3194059.26
C: 754	3.38'	4° 50' 37"	40.00'	3.38	N20° 50' 36"W	1628139.15	3194058.50
C: 755	4.35'	124° 35' 32"	2.00'	3.54	N39° 01' 51"E	1628142.31	3194057.30
C: 756	1.91'	109° 18' 37"	1.00'	1.63	N47° 00' 20"E	1628131.83	3194060.20
C: 757	6.75'	0° 32' 10"	721.50'	6.75	S78° 04' 16"E	1628132.95	3194061.39
C: 758	1.91'	109° 18' 37"	1.00'	1.63	S23° 08' 53"E	1628131.55	3194068.00
C: 759	1.56'	2° 14' 13"	40.00'	1.56	S30° 23' 19"W	1628130.05	3194068.64
C: 760	10.15'	145° 19' 02"	4.00'	7.64	N78° 04' 16"W	1628128.70	3194067.85
C: 761	10.15'	145° 19' 02"	4.00'	7.64	N78° 04' 16"W	1628128.70	3194067.85

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COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
HORIZONTAL CONTROL PLAN 5

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950

DATE 5/12/2022

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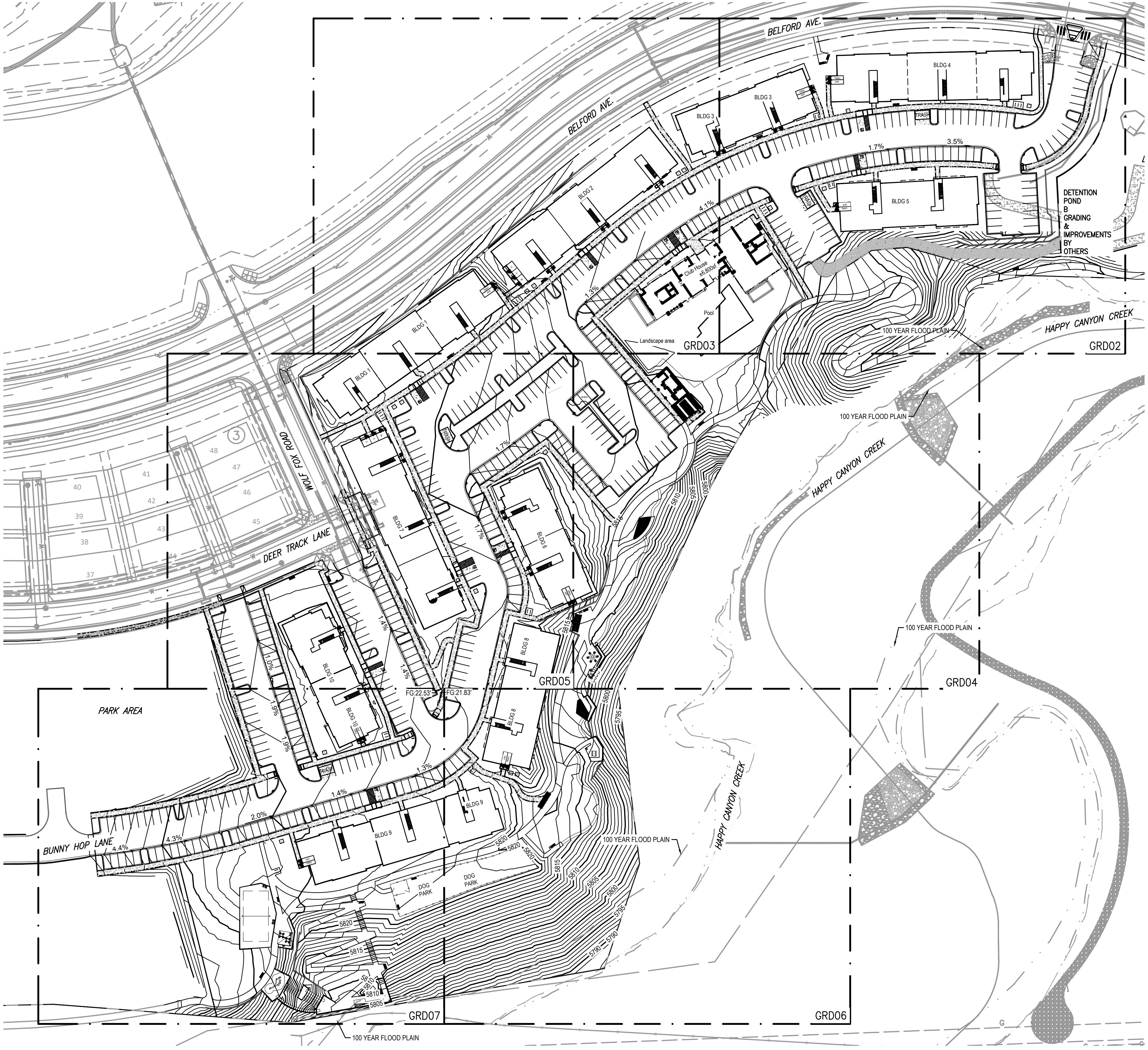
BELFORD AVE.
BELFORD AVE.
BLDG 4
BLDG 3
BLDG 3
TRASH
1.7%
3.5%
BLDG 5
DETENTION
POND
B
GRADING
&
IMPROVEMENTS
BY
OTHERS
BLDG 2
4.1%
Club House
±5,800sf
Pool
1.3%
Landscape area
GRD03
GRD02
100 YEAR FLOOD PLAIN
HAPPY CANYON CREEK
BLDG 1
BLDG 1
TRASH
1.7%
BLDG 6
BLDG 7
1.7%
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48
47
46
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WOLF FOX ROAD
DEER TRACK LANE
100 YEAR FLOOD PLAIN
HAPPY CANYON CREEK
5800
5805
5810
5815
BLDG 10
BLDG 10
1.9%
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FG:22.53'
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GRD05
GRD04
100 YEAR FLOOD PLAIN
BLDG 8
BLDG 8
5800
5795
PARK AREA
1.3%
1.4%
2.0%
4.3%
4.4%
BUNNY HOP LANE
BLDG 9
BLDG 9
5820
5820
5815
5810
5805
5800
5795
5790
DOG PARK
DOG PARK
100 YEAR FLOOD PLAIN
HAPPY CANYON CREEK
5820
5815
5810
5805
GRD07
GRD06
100 YEAR FLOOD PLAIN

NOTES:

1. SEE SHEET CV01 FOR LEGEND AND ABBREVIATIONS.
2. SEE SHEET GN01 FOR GENERAL NOTES.
3. SEE SHEETS STRM01 - STRM03 FOR STORM SEWER PLAN AND PROFILES.
4. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED

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60' 0 30' 60' 120'

1" = 60' HOR.

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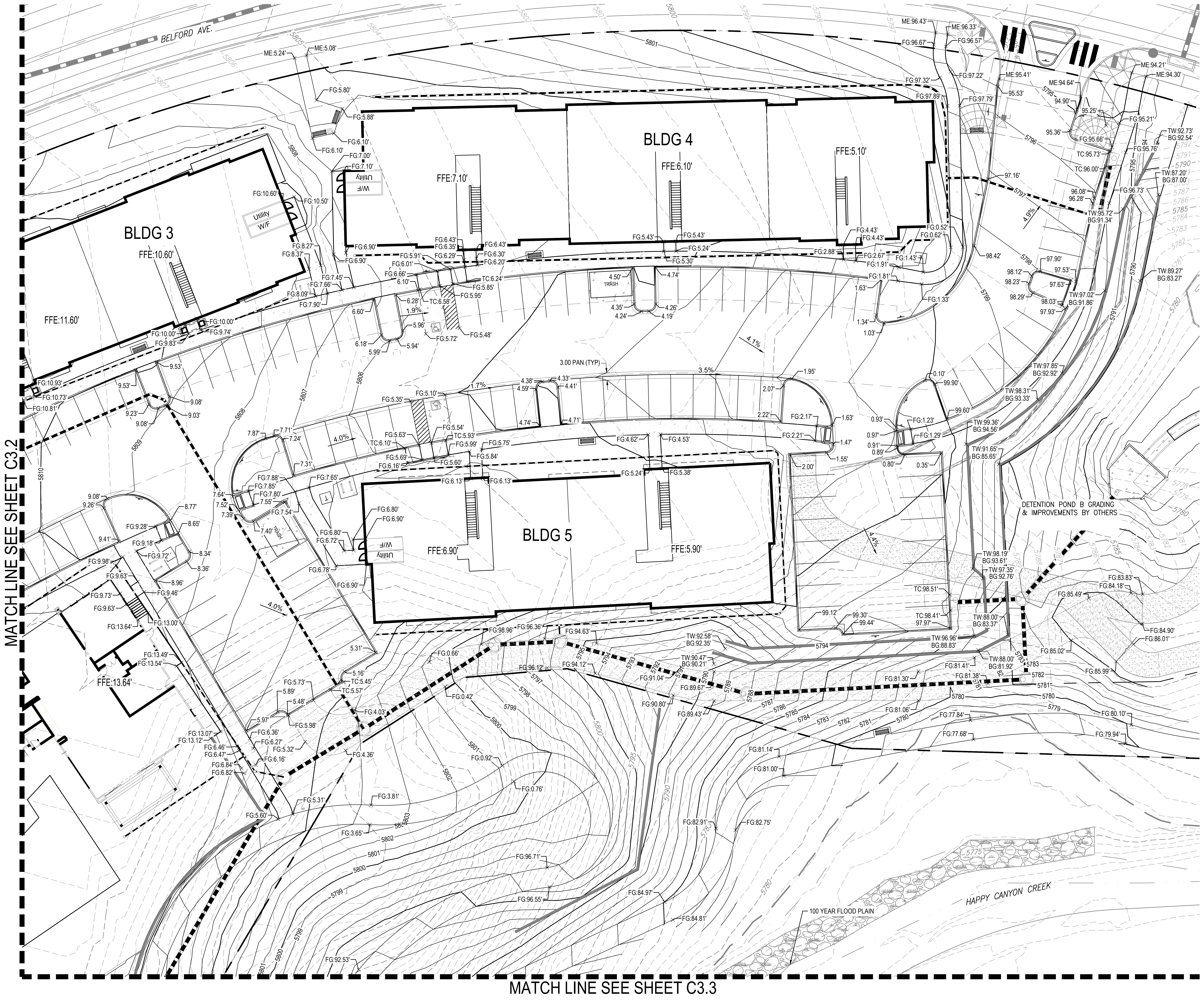

MATCH LINE SEE SHEET C3.2
MATCH LINE SEE SHEET C3.3
BELFORD AVE.
BLDG 3
FFE:10.60'
FFE:11.60'
BLDG 4
FFE:7.10'
FFE:6.10'
FFE:5.10'
BLDG 5
FFE:6.90'
FFE:5.90'
FFE:13.64'
Utility
W/F
TRASH
3.00 PAN (TYP)
4.1%
3.5%
4.0%
1.7%
1.9%
4.4%
4.9%
DETENTION POND B GRADING & IMPROVEMENTS BY OTHERS
100 YEAR FLOOD PLAIN
HAPPY CANYON CREEK

NOTES:

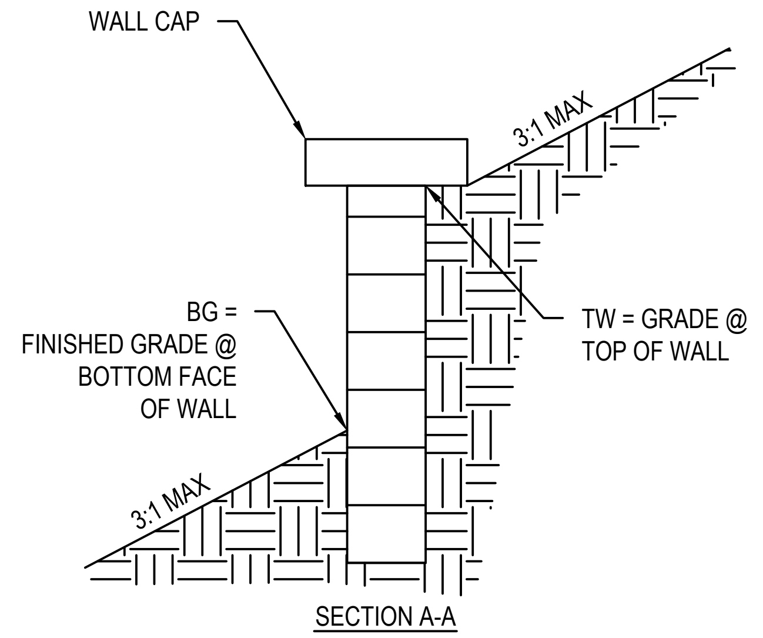
1. SEE SHEET CV01 FOR LEGEND AND ABBREVIATIONS.
2. SEE SHEET GN01 FOR GENERAL NOTES.
3. SEE SHEETS STRM01 - STRM03 FOR STORM SEWER PLAN AND PROFILES.
4. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED

▬ ▬ ▬ PROPOSED SPILL CURB & GUTTER

N

20' 0 10' 20' 40'

1" = 20' HOR.


WALL CAP
3:1 MAX
BG = FINISHED GRADE @ BOTTOM FACE OF WALL
TW = GRADE @ TOP OF WALL
3:1 MAX

SECTION A-A
NTS

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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

DETAIL GRADING PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
65120950
DATE
5/12/2022
SHEET
C3.1
12

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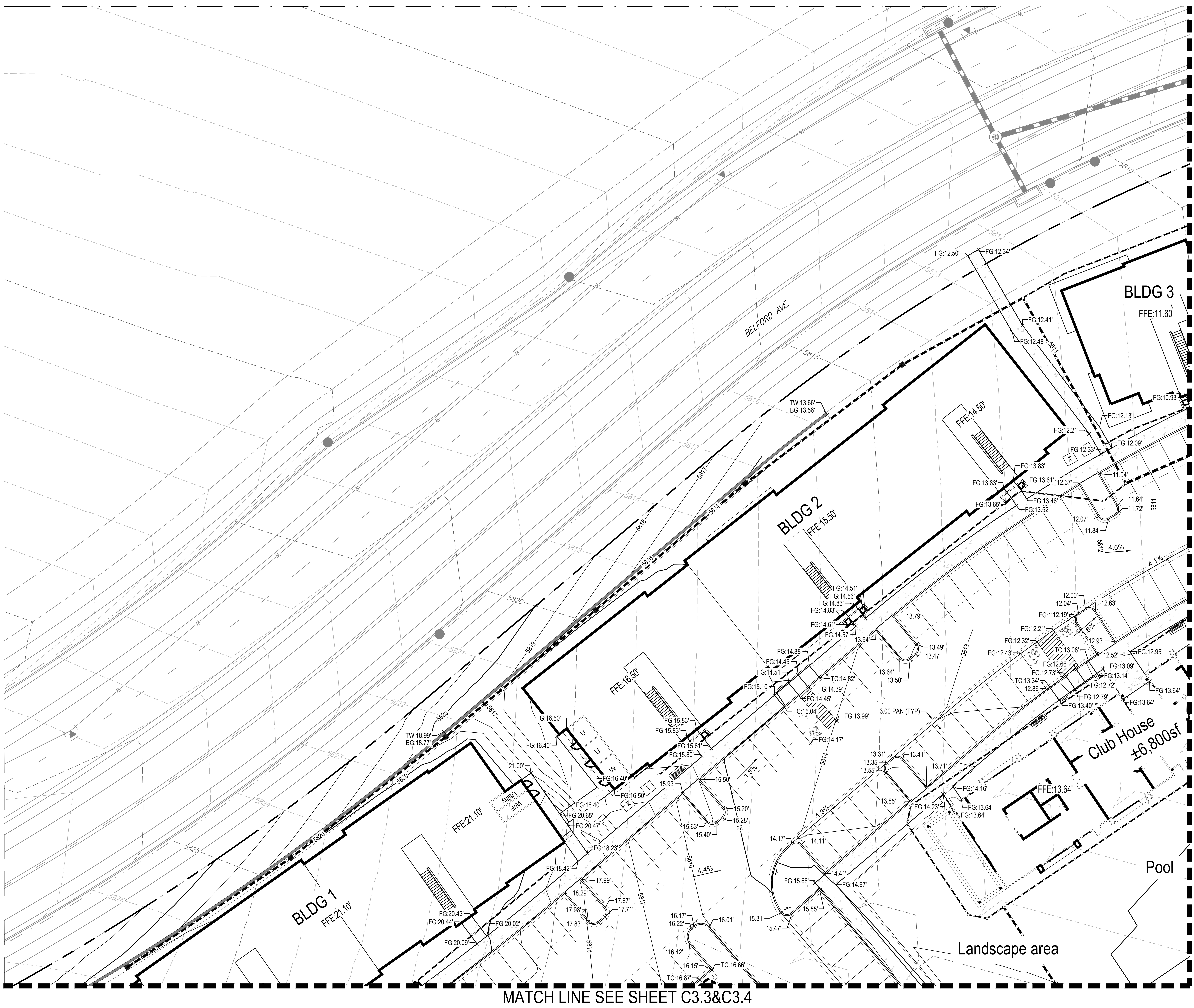
BELFORD AVE.
BLDG 3
FFE:11.60'
BLDG 2
FFE:15.50'
FFE:14.50'
FFE:16.50'
BLDG 1
FFE:21.10'
FFE:21.10'
Club House
±6,800sf
FFE:13.64'
Pool
Landscape area
3.00 PAN (TYP)
W/F Utility
TW:13.66'
BG:13.56'
TW:18.99'
BG:18.77'
FG:12.50'
FG:12.34'
FG:12.41'
FG:12.48'
FG:10.93'
FG:12.13'
FG:12.21'
FG:12.33'
FG:12.09'
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FG:13.83'
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FG:13.46'
FG:13.52'
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FG:14.88'
FG:14.45'
FG:14.51'
FG:15.10'
TC:14.82'
FG:14.39'
FG:14.45'
TC:15.04'
FG:13.99'
FG:14.17'
FG:16.50'
FG:16.40'
FG:15.83'
FG:15.83'
FG:15.61'
FG:15.80'
FG:16.40'
FG:16.50'
15.93'
15.50'
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FG:16.40'
FG:20.65'
FG:20.47'
FG:18.23'
FG:18.42'
15.20'
15.28'
15.63'
15.40'
4.4%
17.99'
18.29'
17.98'
17.67'
17.71'
17.83'
FG:20.43'
FG:20.44'
FG:20.02'
FG:20.09'
16.17'
16.22'
16.01'
16.42'
16.15'
TC:16.66'
TC:16.87'
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12.63'
FG:1:12.19'
FG:12.21'
1.6%
FG:12.32'
12.93'
FG:12.43'
TC:13.08'
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FG:12.95'
FG:12.66'
FG:12.73'
FG:13.09'
TC:13.34'
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FG:13.14'
FG:12.72'
FG:13.64'
FG:12.79'
FG:13.40'
FG:13.64'
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13.55'
13.41'
13.71'
13.85'
FG:14.16'
FG:14.23'
FG:13.64'
FG:13.64'
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14.17'
14.11'
FG:15.68'
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FG:14.97'
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MATCH LINE SEE SHEET C3.1
MATCH LINE SEE SHEET C3.3&C3.4

NOTES:

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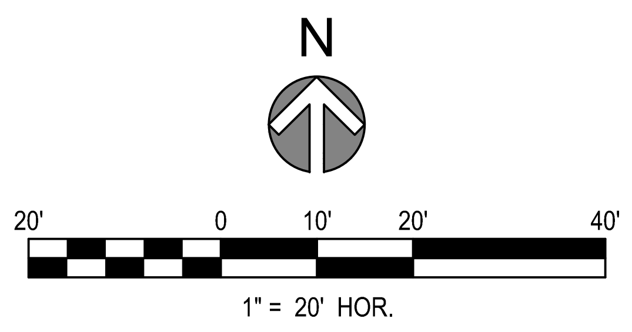
▬ ▬ ▬ PROPOSED SPILL CURB & GUTTER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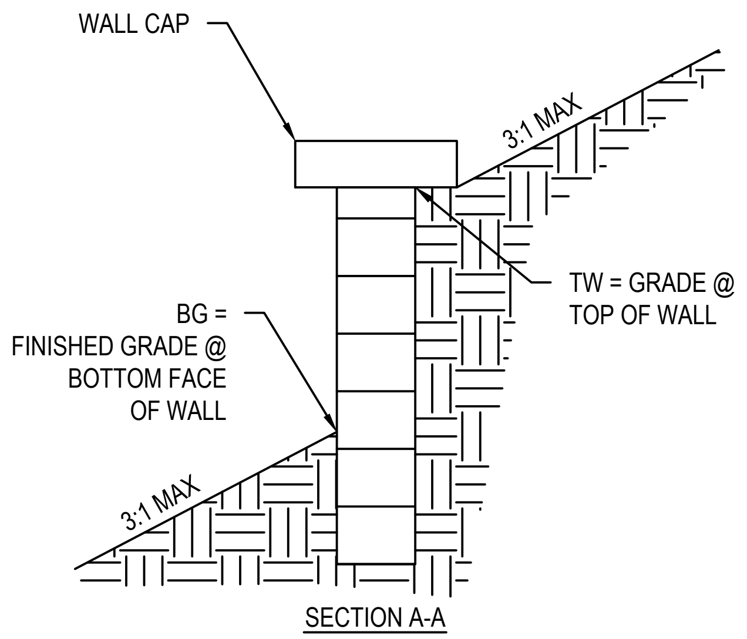
40'
1" = 20' HOR.


WALL CAP
3:1 MAX
TW = GRADE @ TOP OF WALL
BG = FINISHED GRADE @ BOTTOM FACE OF WALL
3:1 MAX

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CONSTRUCTION PLANS

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JOB NUMBER
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DATE
5/12/2022
SHEET
C3.2
13

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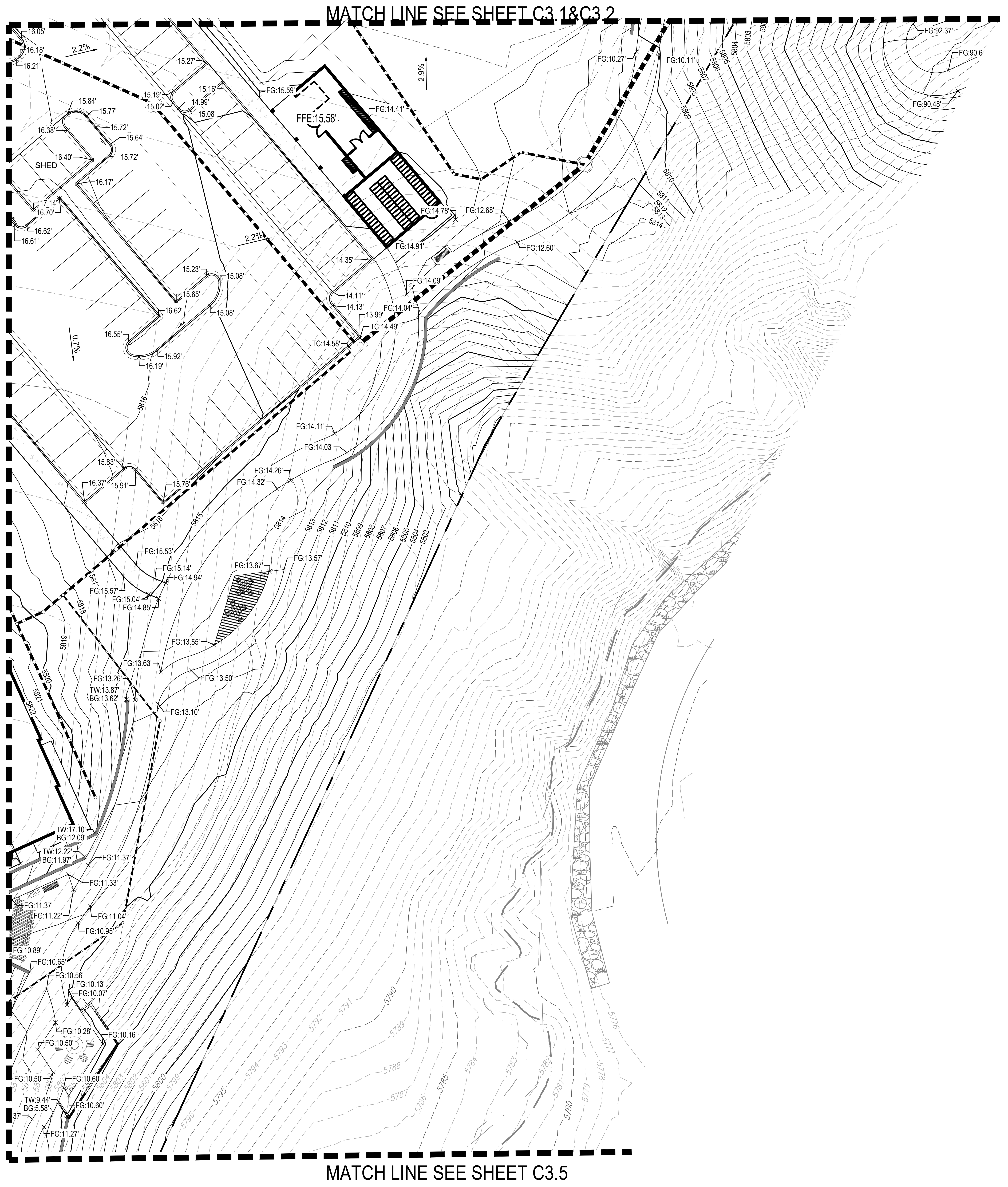
MATCH LINE SEE SHEET C3.1&C3.2
MATCH LINE SEE SHEET C3.4
MATCH LINE SEE SHEET C3.5
FFE:15.58'
SHED
2.2%
2.9%
0.7%
FG:15.59'
FG:14.41'
FG:14.78'
FG:12.68'
FG:12.60'
FG:14.91'
FG:14.09'
FG:14.04'
TC:14.49'
TC:14.58'
FG:10.27'
FG:10.11'
FG:92.37'
FG:90.6
FG:90.48'
FG:14.11'
FG:14.03'
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FG:14.32'
FG:15.53'
FG:15.14'
FG:14.94'
FG:15.57'
FG:15.04'
FG:14.85'
FG:13.67'
FG:13.57'
FG:13.55'
FG:13.63'
FG:13.26'
TW:13.87'
BG:13.62'
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FG:13.10'
TW:17.10'
BG:12.09'
TW:12.22'
BG:11.97'
FG:11.37'
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FG:11.37'
FG:11.22'
FG:11.04'
FG:10.95'
FG:10.89'
FG:10.65'
FG:10.56'
FG:10.13'
FG:10.07'
FG:10.28'
FG:10.16'
FG:10.50'
FG:10.50'
FG:10.60'
TW:9.44'
BG:5.58'
FG:10.60'
FG:11.27'
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15.84'
15.77'
16.38'
15.72'
15.64'
16.40'
15.72'
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16.70'
16.62'
16.61'
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15.19'
15.02'
15.16'
14.99'
15.08'
14.35'
14.11'
14.13'
13.99'
15.23'
15.08'
15.65'
16.62'
15.08'
16.55'
15.92'
16.19'
15.83'
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15.91'
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NOTES:

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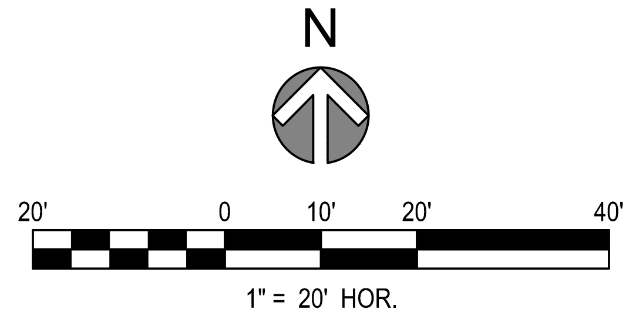
▬ ▬ ▬ PROPOSED SPILL CURB & GUTTER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20'
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20'
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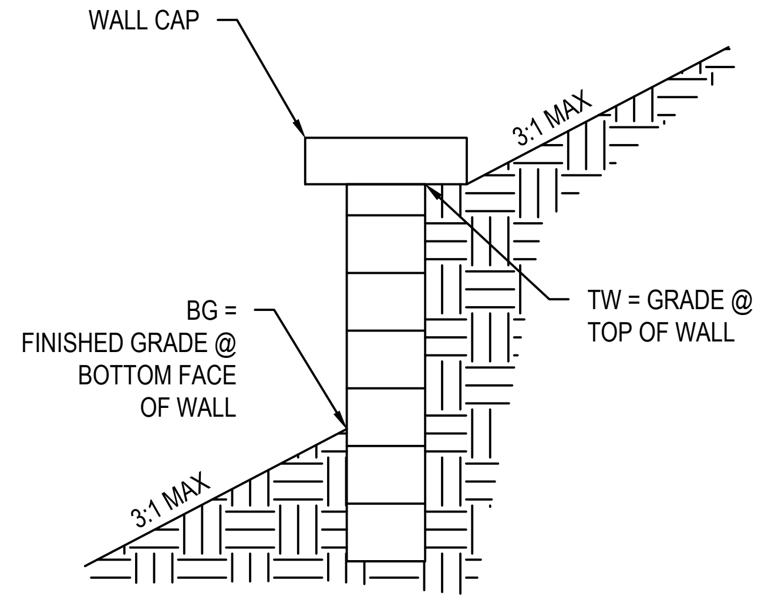
1" = 20' HOR.


WALL CAP
3:1 MAX
TW = GRADE @ TOP OF WALL
BG = FINISHED GRADE @ BOTTOM FACE OF WALL
3:1 MAX

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CENTURY
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

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PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

DETAIL GRADING PLAN

PE STAMP

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JOB NUMBER 65120950
DATE 5/12/2022
SHEET C3.3
14

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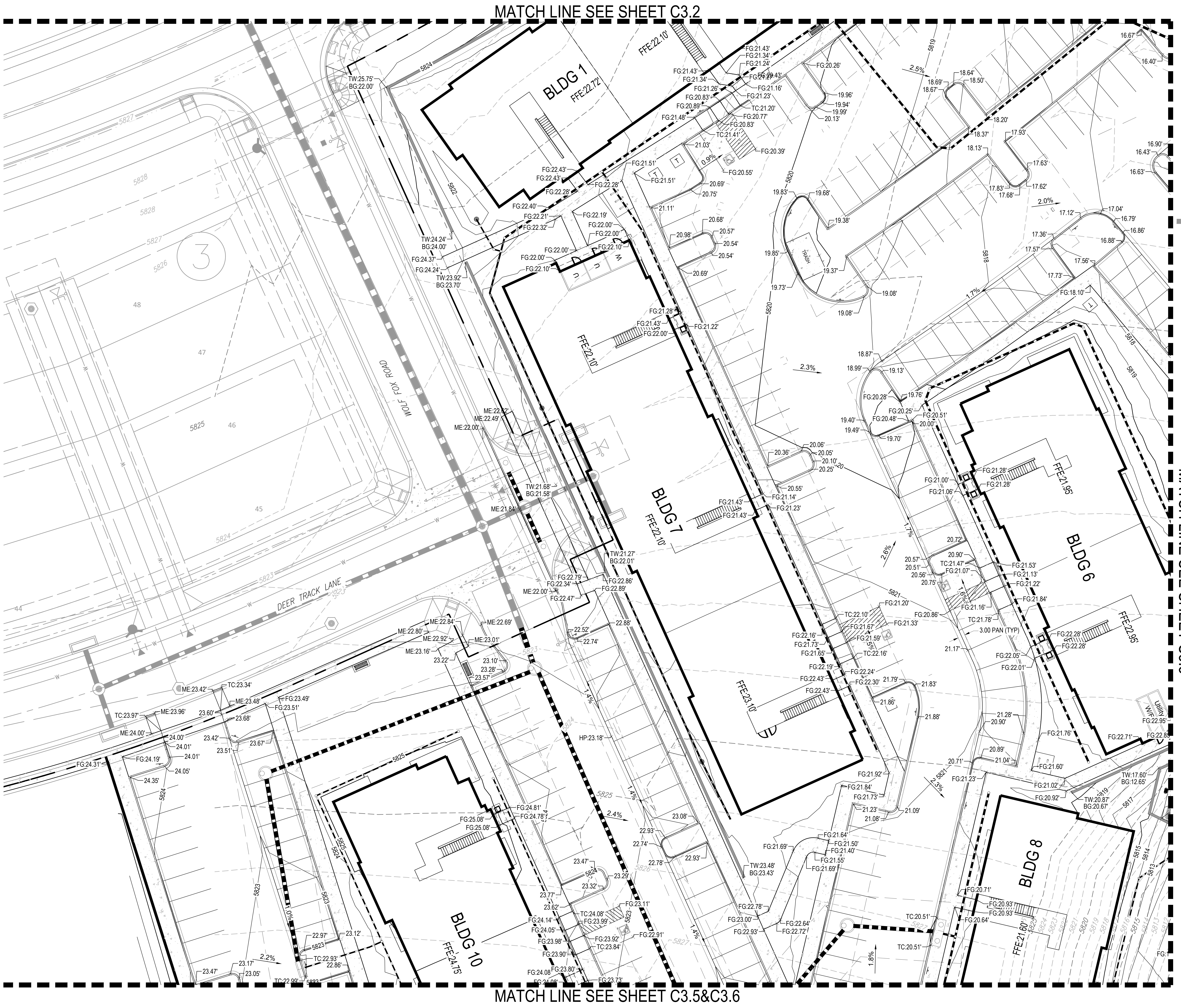
MATCH LINE SEE SHEET C3.2
MATCH LINE SEE SHEET C3.3
MATCH LINE SEE SHEET C3.5&C3.6
BLDG 1
FFE:22.72'
FFE:22.10'
BLDG 7
FFE:22.10'
FFE:22.10'
FFE:23.10'
BLDG 6
FFE:21.95'
FFE:22.95'
BLDG 8
FFE:21.60'
BLDG 10
FFE:24.75'
WOLF FOX ROAD
DEER TRACK LANE
TRASH
3.00 PAN (TYP)
Utility
2.5%
2.0%
1.7%
2.3%
2.6%
2.4%
2.2%
1.4%
1.8%
0.9%
1.0%
HP:23.18'

NOTES:

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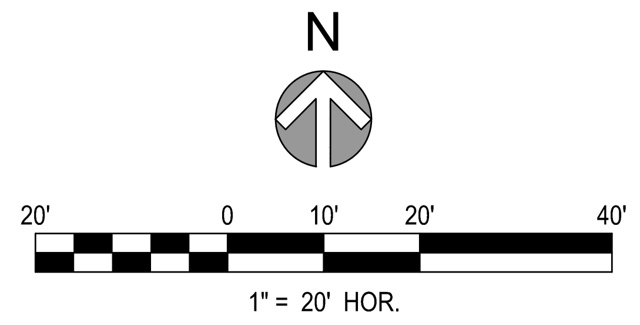
▬ ▬ ▬ PROPOSED SPILL CURB & GUTTER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20'
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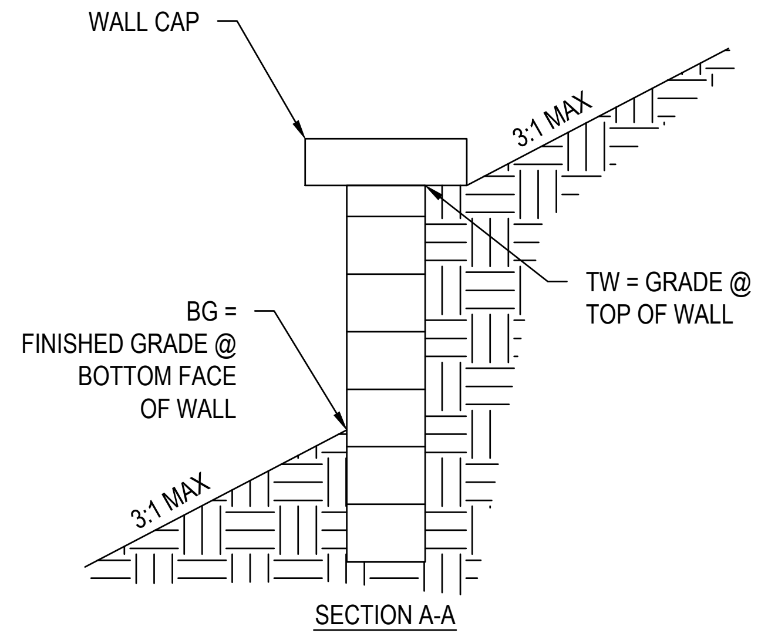
1" = 20' HOR.


WALL CAP
3:1 MAX
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BG = FINISHED GRADE @ BOTTOM FACE OF WALL
3:1 MAX

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CENTURY
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PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

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JOB NUMBER
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DATE
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SHEET
C3.4

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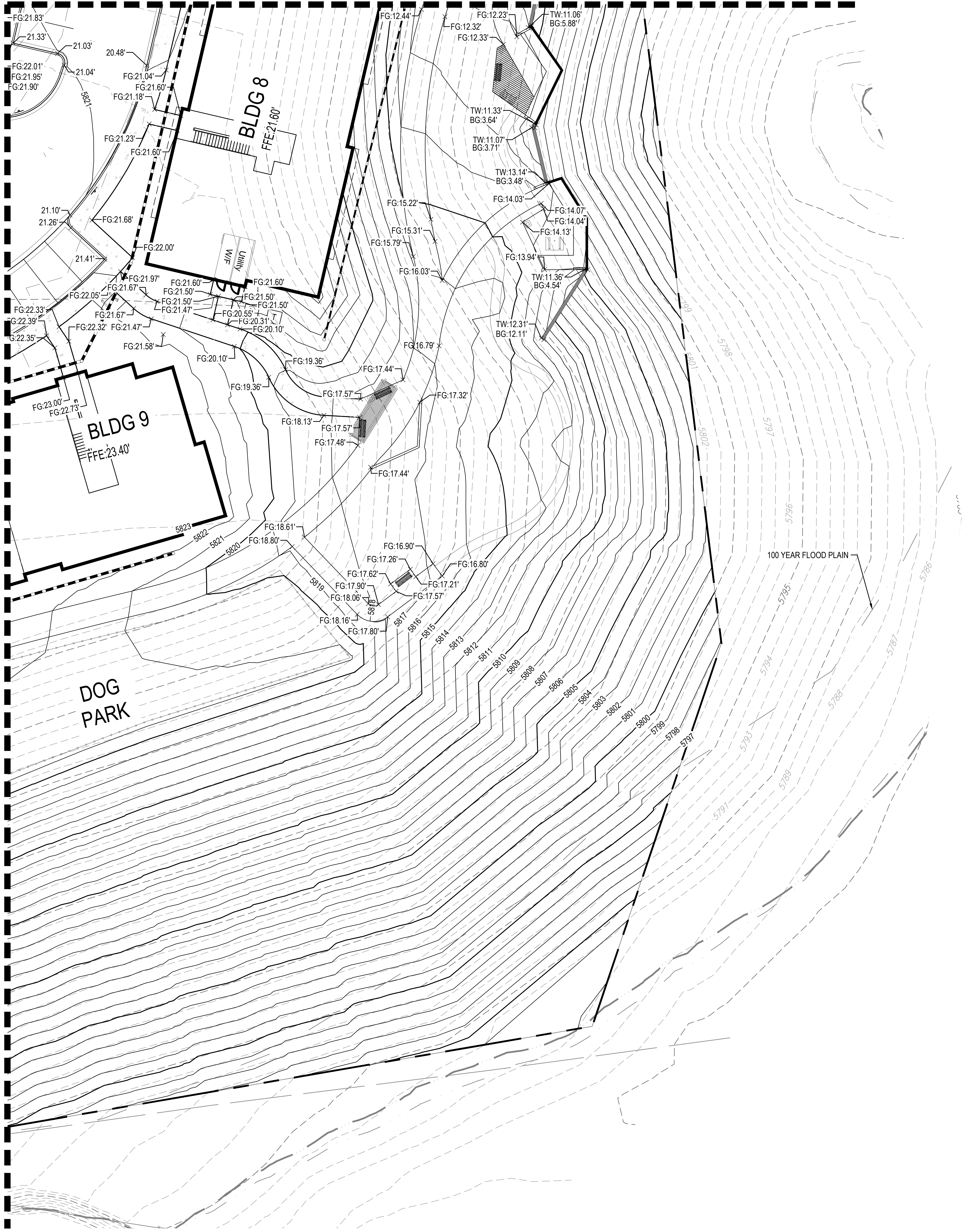
MATCH LINE SEE SHEET C3.3&C3.4

MATCH LINE SEE SHEET C3.6


FG:21.83'
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5821
BLDG 8
FFE:21.60'
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FG:21.68'
FG:22.00'
21.41'
Utility
W/F
FG:21.97'
FG:21.60'
FG:21.60'
FG:21.67'
FG:22.05'
FG:21.50'
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FG:22.73'
BLDG 9
FFE:23.40'
FG:12.44'
FG:12.23'
FG:12.32'
FG:12.33'
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FG:14.13'
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100 YEAR FLOOD PLAIN
DOG PARK

NOTES:

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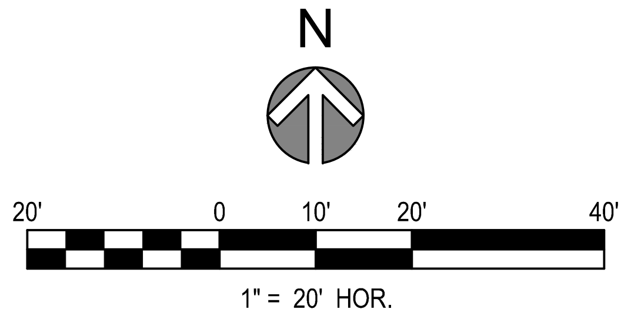
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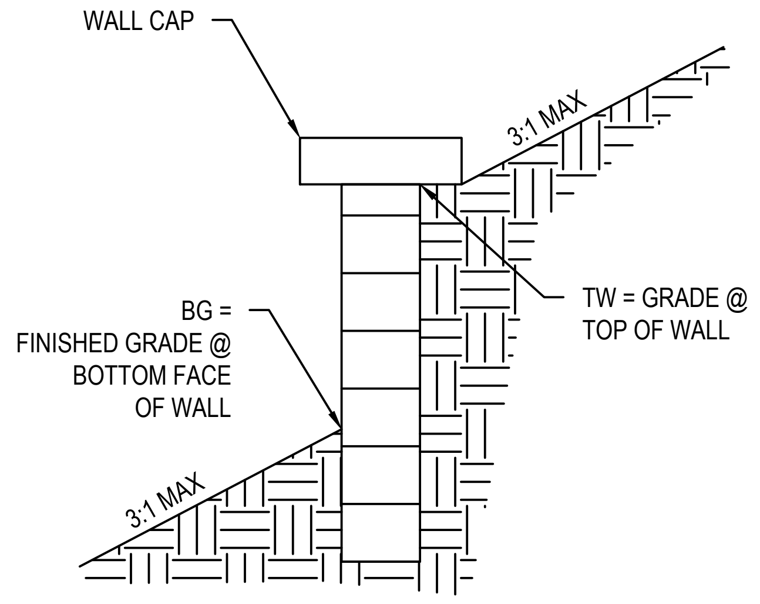
1" = 20' HOR.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3:1 MAX

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SHEET
C3.5

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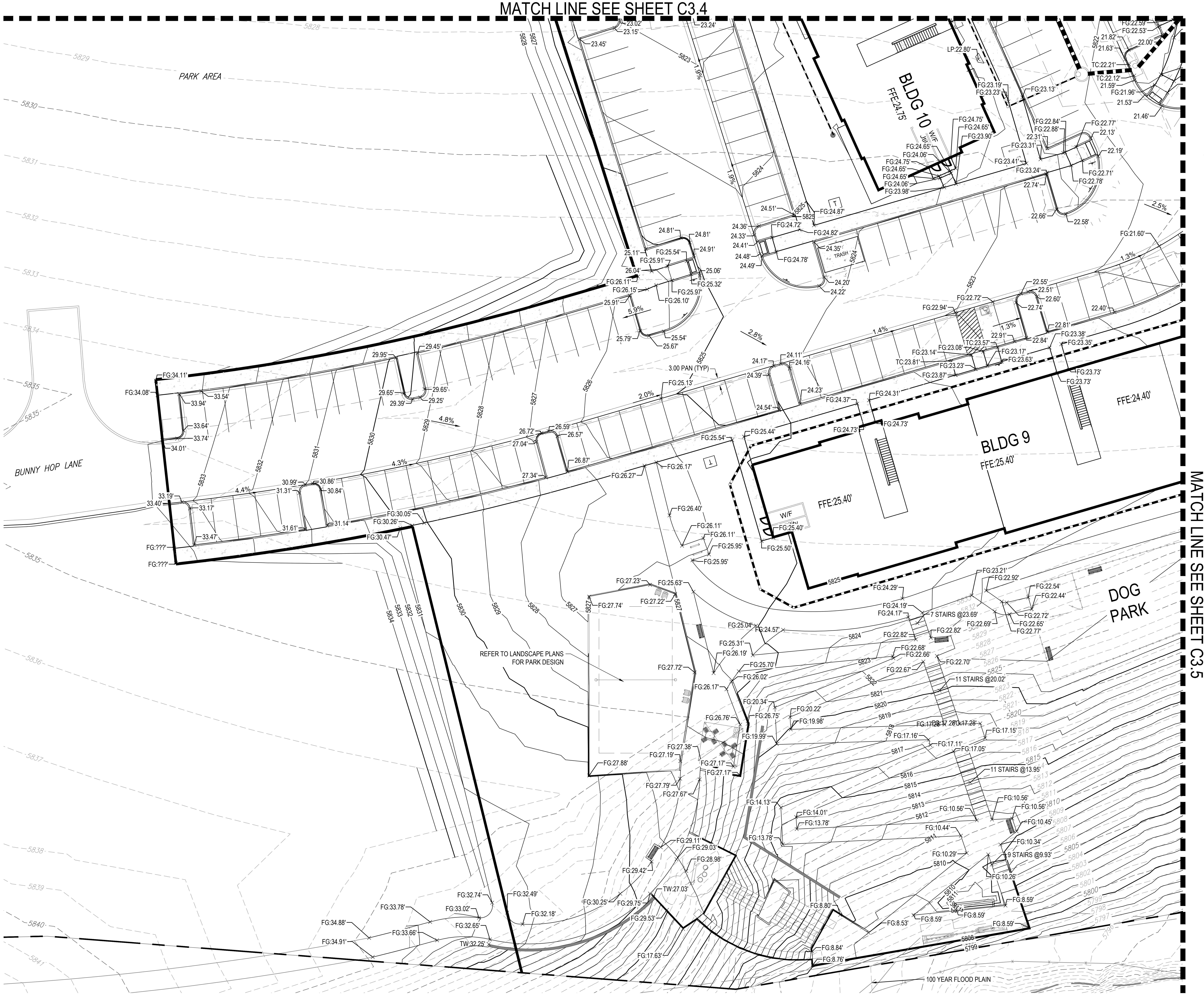
MATCH LINE SEE SHEET C3.4
MATCH LINE SEE SHEET C3.5
PARK AREA
BUNNY HOP LANE
BLDG 10
FFE:24.75'
BLDG 9
FFE:25.40'
FFE:25.40'
FFE:24.40'
DOG PARK
REFER TO LANDSCAPE PLANS FOR PARK DESIGN
3.00 PAN (TYP)
TRASH
W/F
7 STAIRS @23.69'
11 STAIRS @20.02'
11 STAIRS @13.95'
9 STAIRS @9.93'
100 YEAR FLOOD PLAIN
TW:27.03'
TW:32.25'
LP:22.80'
TC:22.21'
TC:22.12'
TC:23.57'
TC:23.81'
FG:34.11'
FG:34.08'
FG:???'
FG:???'
FG:26.11'
FG:26.15'
FG:25.54'
FG:25.91'
FG:25.97'
FG:26.10'
FG:24.72'
FG:24.82'
FG:24.78'
FG:24.87'
FG:25.13'
FG:25.54'
FG:25.44'
FG:26.27'
FG:26.17'
FG:26.40'
FG:25.95'
FG:25.40'
FG:25.50'
FG:30.05'
FG:30.26'
FG:30.47'
FG:27.23'
FG:25.63'
FG:27.22'
FG:27.74'
FG:27.72'
FG:27.88'
FG:25.04'
FG:24.57'
FG:25.31'
FG:26.19'
FG:25.70'
FG:26.02'
FG:26.17'
FG:20.34'
FG:20.22'
FG:19.98'
FG:19.99'
FG:26.76'
FG:26.75'
FG:27.38'
FG:27.19'
FG:27.17'
FG:27.79'
FG:27.67'
FG:14.13'
FG:14.01'
FG:13.78'
FG:29.11'
FG:29.03'
FG:28.98'
FG:29.42'
FG:30.25'
FG:29.75'
FG:29.53'
FG:32.74'
FG:32.49'
FG:33.78'
FG:33.02'
FG:32.65'
FG:32.18'
FG:34.88'
FG:34.91'
FG:33.66'
FG:17.63'
FG:8.80'
FG:8.84'
FG:8.76'
FG:8.53'
FG:8.59'
FG:10.56'
FG:10.45'
FG:10.44'
FG:10.34'
FG:10.29'
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FG:22.70'
FG:22.67'
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FG:24.17'
FG:23.21'
FG:22.92'
FG:22.54'
FG:22.44'
FG:22.72'
FG:22.65'
FG:22.77'
FG:22.69'
FG:24.73'
FG:24.37'
FG:24.31'
FG:23.73'
FG:23.38'
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FG:23.14'
FG:23.08'
FG:23.17'
FG:23.63'
FG:23.23'
FG:23.87'
FG:22.94'
FG:22.72'
FG:21.60'
FG:23.19'
FG:23.23'
FG:23.13'
FG:24.75'
FG:24.65'
FG:23.90'
FG:24.06'
FG:23.98'
FG:22.84'
FG:22.88'
FG:22.77'
FG:23.31'
FG:23.41'
FG:23.24'
FG:22.71'
FG:22.78'
FG:22.59'
FG:22.53'
FG:21.96'
5.9%
2.8%
2.0%
4.8%
4.3%
4.4%
1.4%
1.3%
1.9%
2.5%
5828
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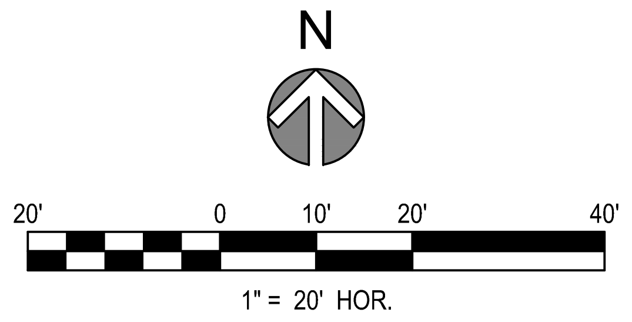
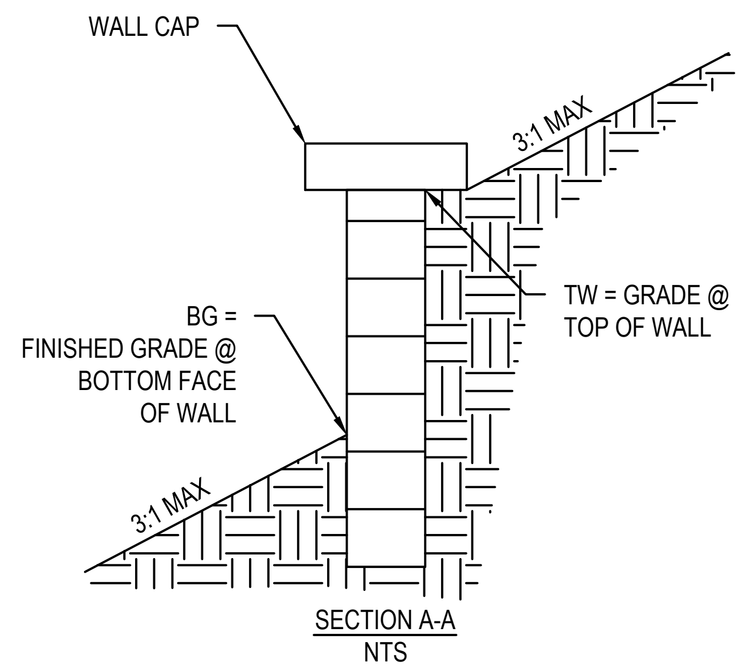
5800
5799

NOTES:

1. SEE SHEET CV01 FOR LEGEND AND ABBREVIATIONS.
2. SEE SHEET GN01 FOR GENERAL NOTES.
3. SEE SHEETS STRM01 - STRM03 FOR STORM SEWER PLAN AND PROFILES.
4. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED

▬ ▬ ▬ PROPOSED SPILL CURB & GUTTER


N
20'
0
10'
20'
40'
1" = 20' HOR.


WALL CAP
3:1 MAX
TW = GRADE @ TOP OF WALL
BG = FINISHED GRADE @ BOTTOM FACE OF WALL
3:1 MAX
SECTION A-A
NTS

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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

DETAIL GRADING PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
65120950

DATE
5/12/2022

SHEET
C3.6

17

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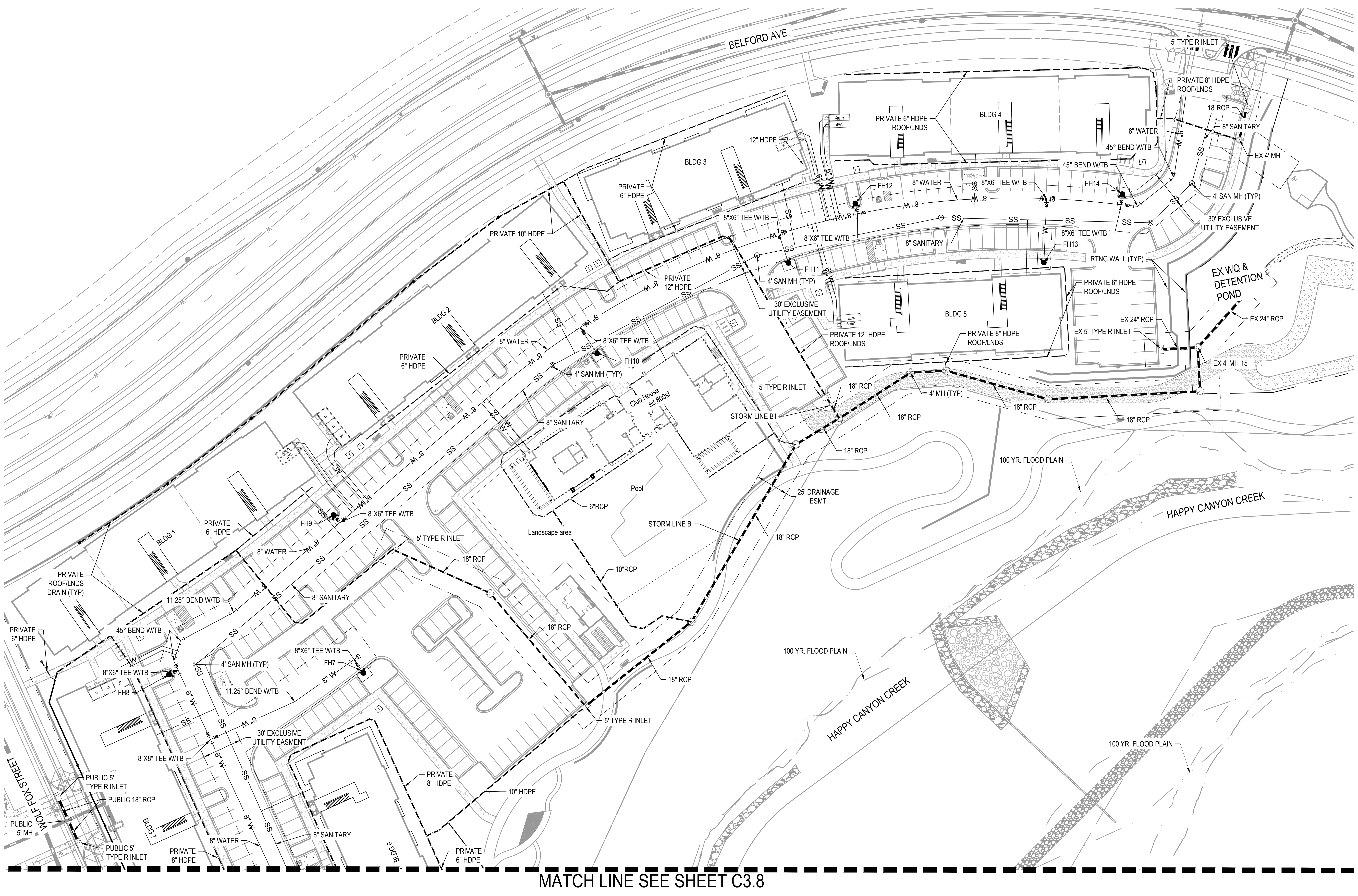
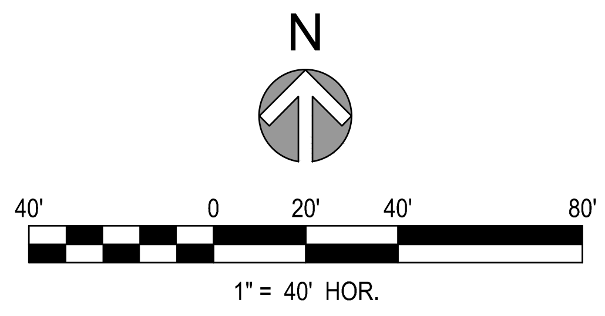

BELFORD AVE.
5' TYPE R INLET
PRIVATE 8" HDPE ROOF/LNDS
18"RCP
8" SANITARY
8" WATER
45" BEND W/TB
EX 4' MH
PRIVATE 6" HDPE ROOF/LNDS
BLDG 4
12" HDPE
BLDG 3
PRIVATE 6" HDPE
45" BEND W/TB
FH12
8" WATER
8"X6" TEE W/TB
FH14
4' SAN MH (TYP)
30' EXCLUSIVE UTILITY EASEMENT
8"X6" TEE W/TB
8"X6" TEE W/TB
8"X6" TEE W/TB
FH13
8" SANITARY
RTNG WALL (TYP)
PRIVATE 10" HDPE
PRIVATE 12" HDPE
FH11
4' SAN MH (TYP)
30' EXCLUSIVE UTILITY EASEMENT
EX WQ & DETENTION POND
PRIVATE 6" HDPE ROOF/LNDS
EX 24" RCP
EX 5' TYPE R INLET
EX 24" RCP
EX 4' MH-15
BLDG 5
PRIVATE 12" HDPE ROOF/LNDS
PRIVATE 8" HDPE ROOF/LNDS
BLDG 2
8" WATER
8"X6" TEE W/TB
PRIVATE 6" HDPE
FH10
4' SAN MH (TYP)
Club House ±6,600sf
5' TYPE R INLET
18" RCP
4' MH (TYP)
18" RCP
18" RCP
18" RCP
STORM LINE B1
8" SANITARY
18" RCP
100 YR. FLOOD PLAIN
25' DRAINAGE ESMT
Pool
6"RCP
8"X6" TEE W/TB
FH9
STORM LINE B
18" RCP
HAPPY CANYON CREEK
Landscape area
BLDG 1
PRIVATE 6" HDPE
8" WATER
5' TYPE R INLET
18" RCP
10"RCP
PRIVATE ROOF/LNDS DRAIN (TYP)
11.25° BEND W/TB
8" SANITARY
18" RCP
PRIVATE 6" HDPE
45° BEND W/TB
8"X6" TEE W/TB
FH8
4' SAN MH (TYP)
8"X6" TEE W/TB
FH7
11.25° BEND W/TB
18" RCP
100 YR. FLOOD PLAIN
HAPPY CANYON CREEK
30' EXCLUSIVE UTILITY EASMENT
8"X8" TEE W/TB
5' TYPE R INLET
100 YR. FLOOD PLAIN
WOLF FOX STREET
PUBLIC 5' TYPE R INLET
PUBLIC 18" RCP
PUBLIC 5' MH
PUBLIC 5' TYPE R INLET
BLDG 7
PRIVATE 8" HDPE
8" WATER
8" SANITARY
BLDG 6
PRIVATE 8" HDPE
10" HDPE
PRIVATE 6" HDPE
SS
W
MATCH LINE SEE SHEET C3.8

NOTES:
CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND IRRIGATION.


N
40'
0
20'
40'
80'
1" = 40' HOR.

TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL

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 THE TOWN OF PARKER COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24WHEN SUBMITTING FOR REVIEW.)

DISTRICT APPROVALS

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BY:____________________
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

DATE :_______________

BY:____________________
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

DATE:_______________

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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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
OVERALL UTILITY PLAN

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C3.7

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\PICP\0950-OVERALL UTIL.dwg Plot Date:5/23/2022 9:21 AM Last Saved By: KBLACK

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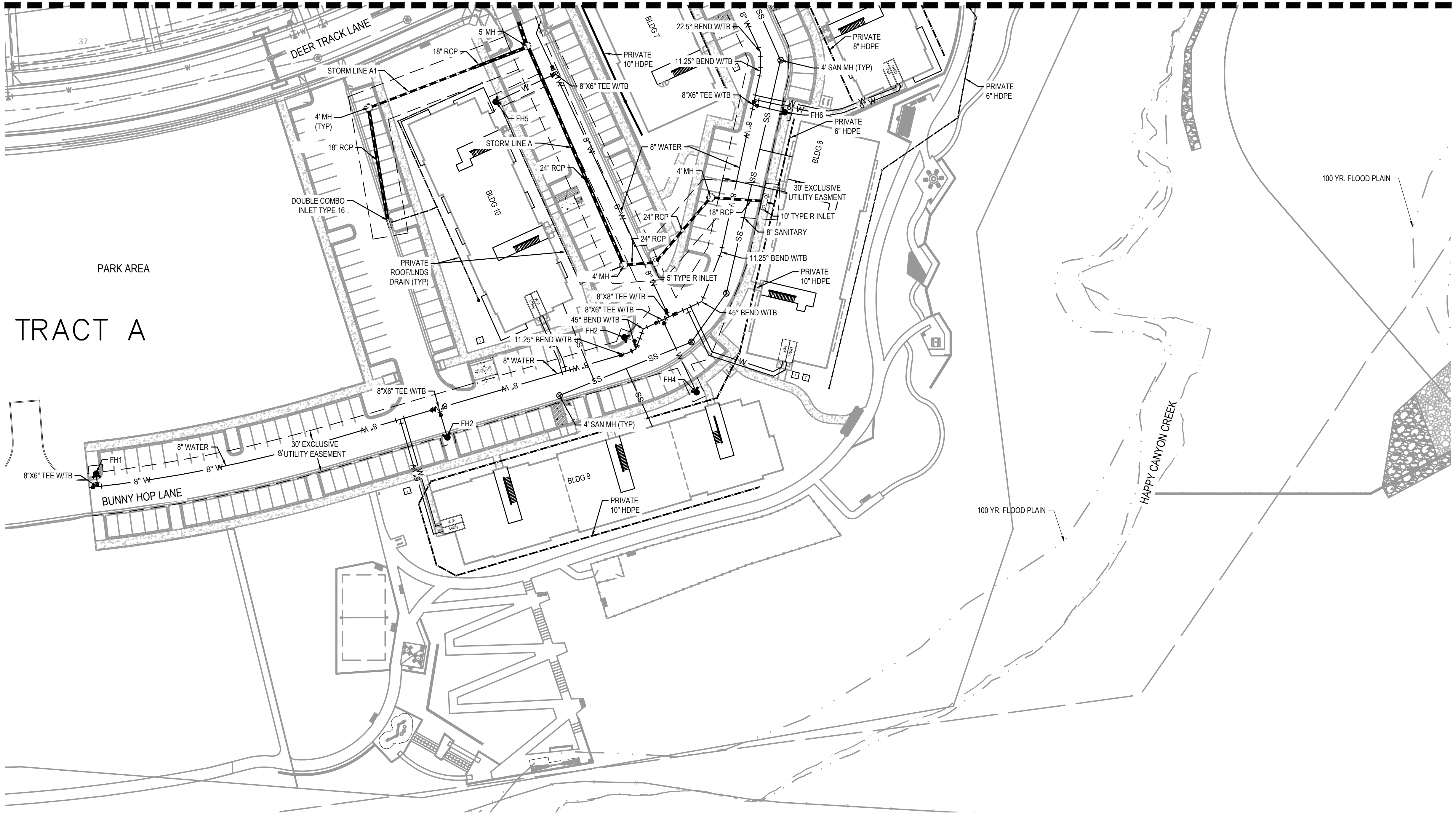
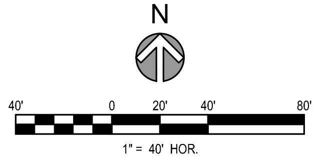
MATCH LINE SEE SHEET C3.7


DEER TRACK LANE
37
STORM LINE A1
18" RCP
5' MH
BLDG 7
22.5° BEND W/TB
SS
PRIVATE 10" HDPE
11.25° BEND W/TB
8"X6" TEE W/TB
8"X6" TEE W/TB
PRIVATE 8" HDPE
4' SAN MH (TYP)
PRIVATE 6" HDPE
FH6
PRIVATE 6" HDPE
4' MH (TYP)
FH5
18" RCP
STORM LINE A
24" RCP
8" WATER
BLDG 8
4' MH
30' EXCLUSIVE UTILITY EASMENT
DOUBLE COMBO INLET TYPE 16
BLDG 10
18" RCP
10' TYPE R INLET
24" RCP
8" SANITARY
24" RCP
11.25° BEND W/TB
PARK AREA
PRIVATE ROOF/LNDS DRAIN (TYP)
4' MH
5' TYPE R INLET
PRIVATE 10" HDPE
8"X8" TEE W/TB
8"X6" TEE W/TB
45° BEND W/TB
45° BEND W/TB
TRACT A
FH2
11.25° BEND W/TB
8" WATER
FH4
8"X6" TEE W/TB
FH2
4' SAN MH (TYP)
8" WATER
30' EXCLUSIVE UTILITY EASEMENT
FH1
8"X6" TEE W/TB
8" W
BUNNY HOP LANE
BLDG 9
PRIVATE 10" HDPE
100 YR. FLOOD PLAIN
HAPPY CANYON CREEK
100 YR. FLOOD PLAIN

NOTES:
CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND IRRIGATION.


N
40'
0
20'
40'
80'
1" = 40' HOR.

TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL

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FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24WHEN SUBMITTING FOR REVIEW.)

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BY:____________________
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

DATE :____________

BY:____________________
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

DATE:____________

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
OVERALL UTILITY PLAN

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
65120950
DATE
5/12/2022
SHEET
C3.8
19

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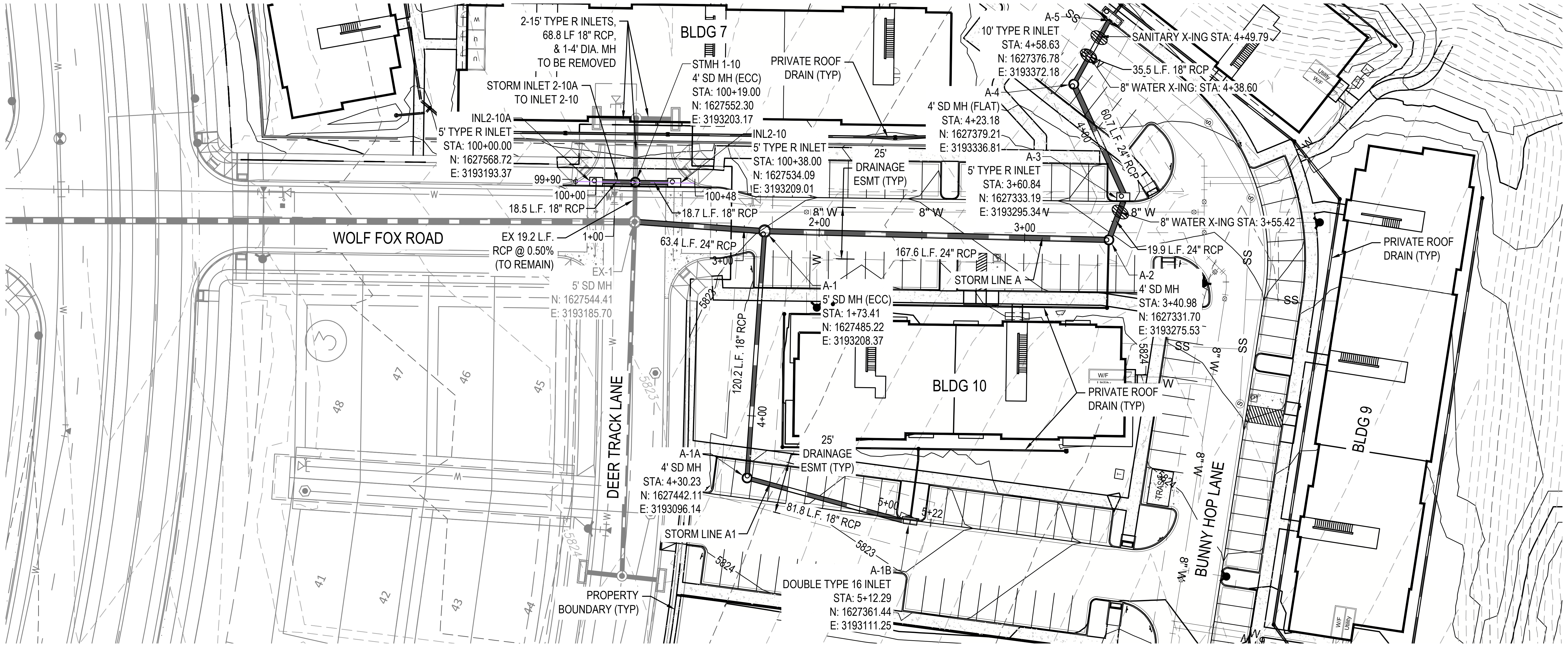
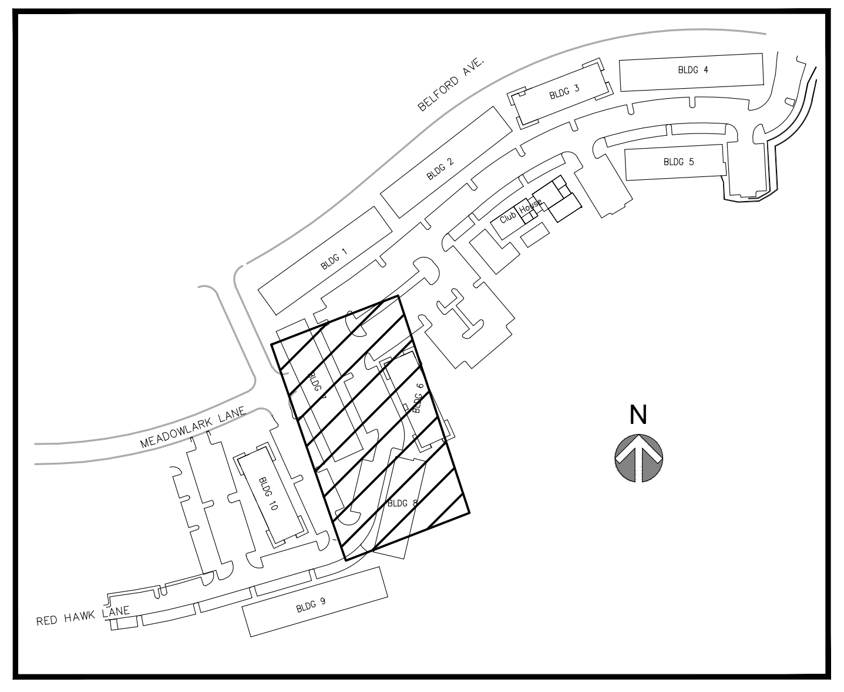
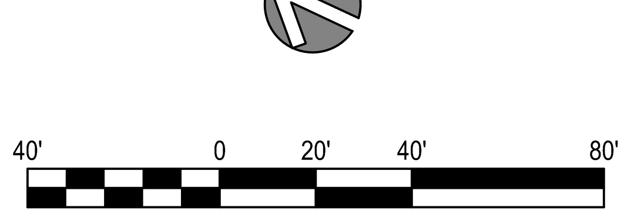

2-15' TYPE R INLETS, 68.8 LF 18" RCP, & 1-4' DIA. MH TO BE REMOVED
BLDG 7
STMH 1-10
4' SD MH (ECC)
STA: 100+19.00
N: 1627552.30
E: 3193203.17
PRIVATE ROOF DRAIN (TYP)
STORM INLET 2-10A TO INLET 2-10
INL2-10A
5' TYPE R INLET
STA: 100+00.00
N: 1627568.72
E: 3193193.37
INL2-10
5' TYPE R INLET
STA: 100+38.00
N: 1627534.09
E: 3193209.01
25' DRAINAGE ESMT (TYP)
99+90
100+00
100+48
18.5 L.F. 18" RCP
18.7 L.F. 18" RCP
WOLF FOX ROAD
EX 19.2 L.F. RCP @ 0.50% (TO REMAIN)
1+00
2+00
3+00
4+00
EX-1
5' SD MH
N: 1627544.41
E: 3193185.70
63.4 L.F. 24" RCP
8" W
167.6 L.F. 24" RCP
STORM LINE A
A-1
5' SD MH (ECC)
STA: 1+73.41
N: 1627485.22
E: 3193208.37
120.2 L.F. 18" RCP
BLDG 10
DEER TRACK LANE
A-1A
4' SD MH
STA: 4+30.23
N: 1627442.11
E: 3193096.14
STORM LINE A1
25' DRAINAGE ESMT (TYP)
81.8 L.F. 18" RCP
5+00
5+22
A-1B
DOUBLE TYPE 16 INLET
STA: 5+12.29
N: 1627361.44
E: 3193111.25
PROPERTY BOUNDARY (TYP)
A-5
10' TYPE R INLET
STA: 4+58.63
N: 1627376.78
E: 3193372.18
SANITARY X-ING STA: 4+49.79
35.5 L.F. 18" RCP
8" WATER X-ING: STA: 4+38.60
A-4
4' SD MH (FLAT)
STA: 4+23.18
N: 1627379.21
E: 3193336.81
60.7 L.F. 24" RCP
A-3
5' TYPE R INLET
STA: 3+60.84
N: 1627333.19
E: 3193295.34
8" WATER X-ING STA: 3+55.42
19.9 L.F. 24" RCP
A-2
4' SD MH
STA: 3+40.98
N: 1627331.70
E: 3193275.53
PRIVATE ROOF DRAIN (TYP)
BUNNY HOP LANE
BLDG 9
SS
W




N
40'
0
20'
40'
80'

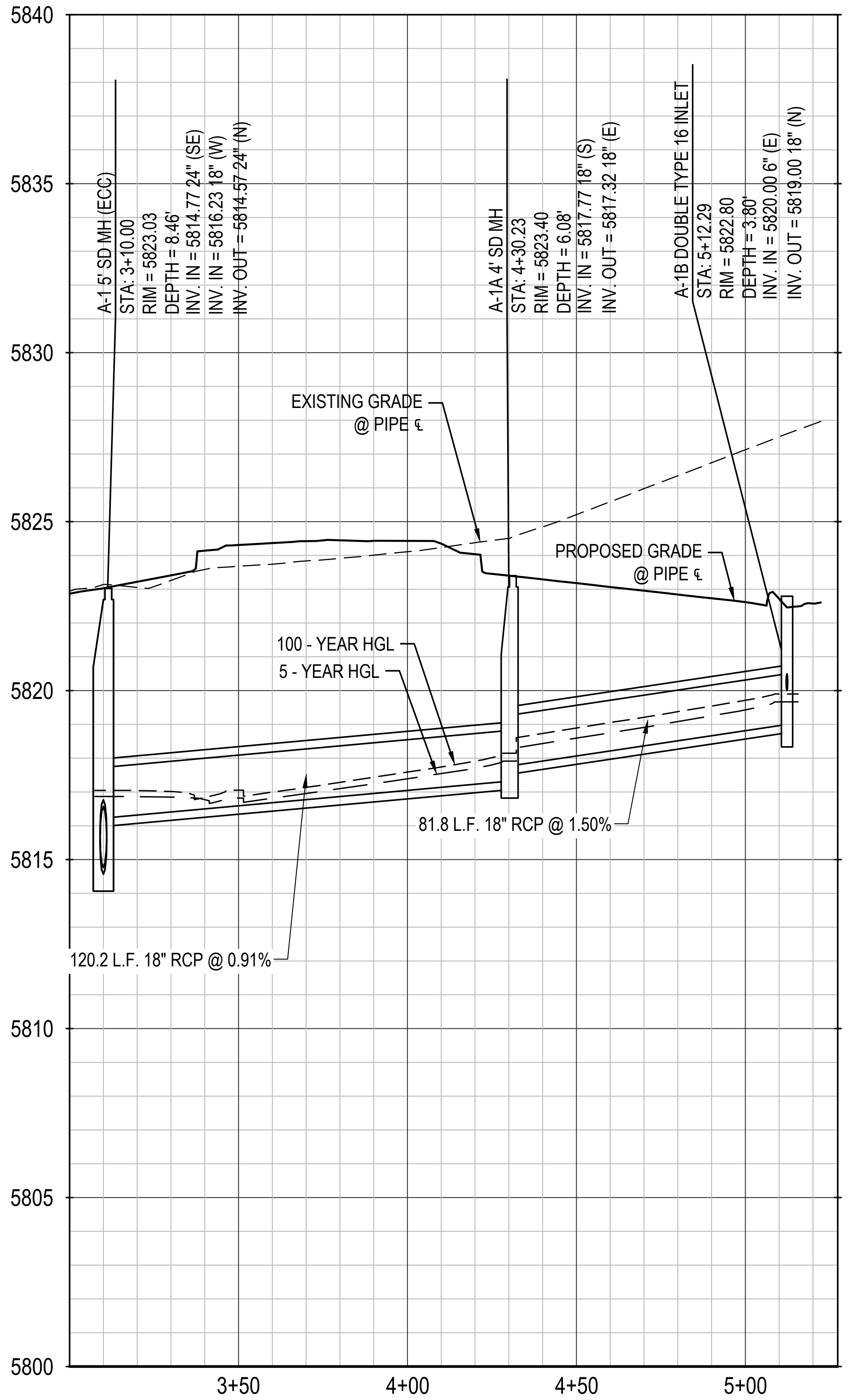
1" = 40' HOR.

1" = 4' VERT

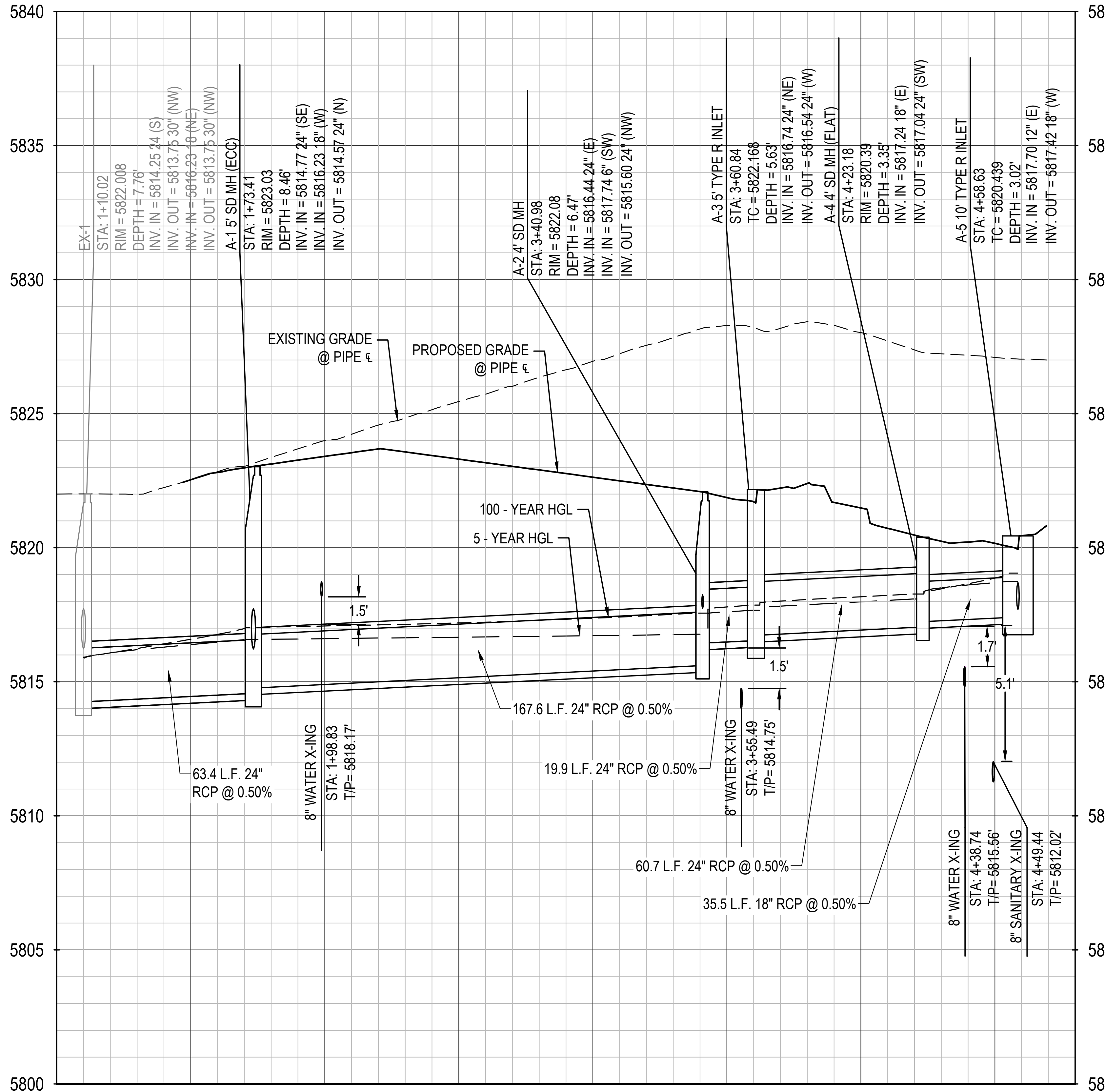
NOTES:

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.

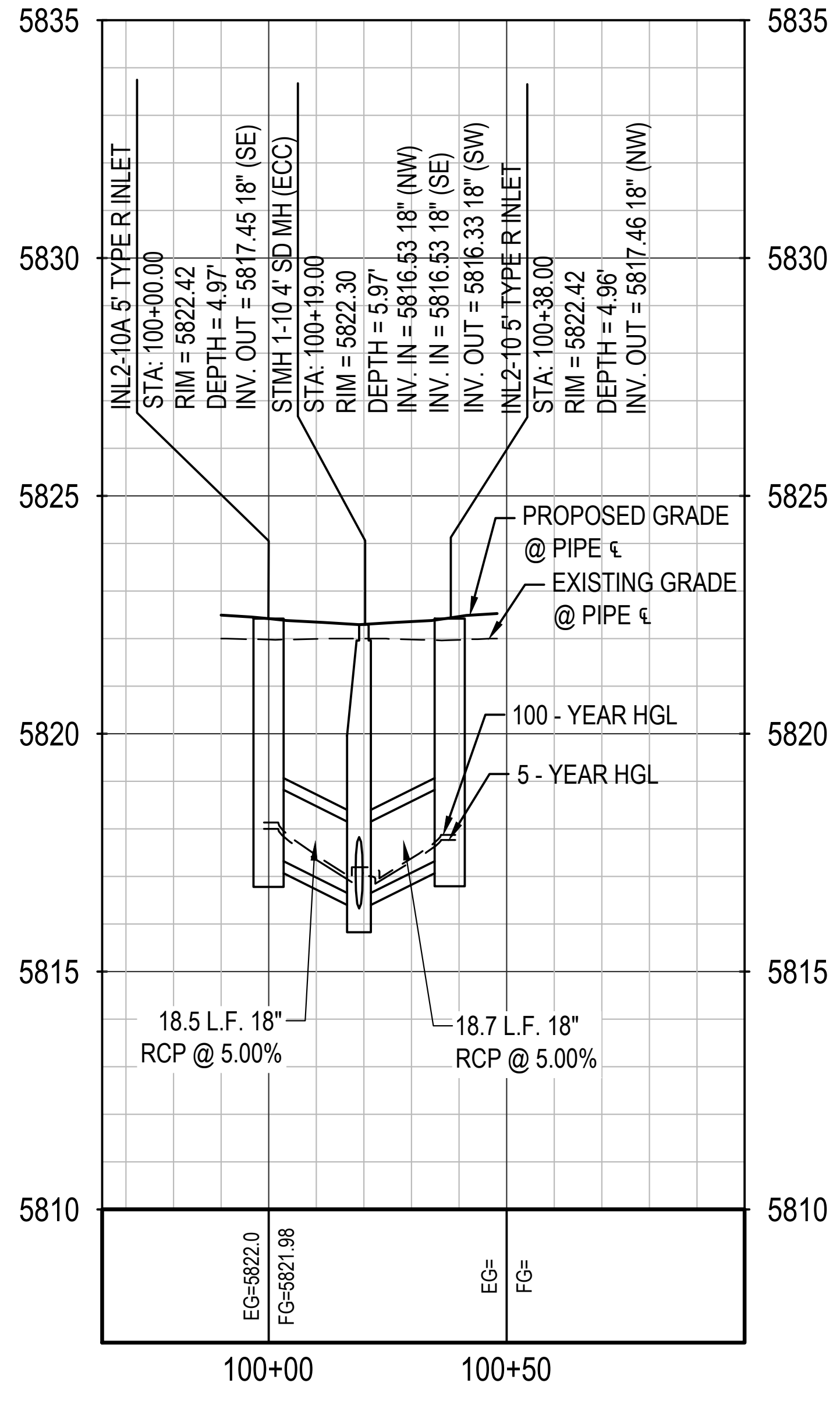
0950 - STORM A1


5840
5835
5830
5825
5820
5815
5810
5805
5800
3+50
4+00
4+50
5+00
A-1 5' SD MH (ECC)
STA: 3+10.00
RIM = 5823.03
DEPTH = 8.46'
INV. IN = 5814.77 24" (SE)
INV. IN = 5816.23 18" (W)
INV. OUT = 5814.57 24" (N)
A-1A 4' SD MH
STA: 4+30.23
RIM = 5823.40
DEPTH = 6.08'
INV. IN = 5817.77 18" (S)
INV. OUT = 5817.32 18" (E)
A-1B DOUBLE TYPE 16 INLET
STA: 5+12.29
RIM = 5822.80
DEPTH = 3.80'
INV. IN = 5820.00 6" (E)
INV. OUT = 5819.00 18" (N)
EXISTING GRADE @ PIPE ℄
PROPOSED GRADE @ PIPE ℄
100 - YEAR HGL
5 - YEAR HGL
81.8 L.F. 18" RCP @ 1.50%
120.2 L.F. 18" RCP @ 0.91%

0950 - STORM A


5840
5835
5830
5825
5820
5815
5810
5805
5800
1+50
2+00
2+50
3+00
3+50
4+00
4+50
EX-1
STA: 1+10.02
RIM = 5822.08
DEPTH = 7.76
INV. IN = 5814.25 24 (S)
INV. OUT = 5813.75 30" (NW)
INV. IN = 5816.23 18 (NE)
INV. OUT = 5813.75 30" (NW)
A-1 5' SD MH (ECC)
STA: 1+73.41
RIM = 5823.03
DEPTH = 8.46'
INV. IN = 5814.77 24" (SE)
INV. IN = 5816.23 18" (W)
INV. OUT = 5814.57 24" (N)
A-2 4' SD MH
STA: 3+40.98
RIM = 5822.08
DEPTH = 6.47'
INV. IN = 5816.44 24" (E)
INV. IN = 5817.74 6" (SW)
INV. OUT = 5815.60 24" (NW)
A-3 5' TYPE R INLET
STA: 3+60.84
TC = 5822.168
DEPTH = 5.63'
INV. IN = 5816.74 24" (NE)
INV. OUT = 5816.54 24" (W)
A-4 4' SD MH (FLAT)
STA: 4+23.18
RIM = 5820.39
DEPTH = 3.35'
INV. IN = 5817.24 18" (E)
INV. OUT = 5817.04 24" (SW)
A-5 10' TYPE R INLET
STA: 4+58.63
TC = 5820.439
DEPTH = 3.02'
INV. IN = 5817.70 12" (E)
INV. OUT = 5817.42 18" (W)
EXISTING GRADE @ PIPE ℄
PROPOSED GRADE @ PIPE ℄
100 - YEAR HGL
5 - YEAR HGL
1.5'
1.7'
5.1'
63.4 L.F. 24" RCP @ 0.50%
8" WATER X-ING STA: 1+98.83 T/P= 5818.17'
167.6 L.F. 24" RCP @ 0.50%
19.9 L.F. 24" RCP @ 0.50%
8" WATER X-ING STA: 3+55.49 T/P= 5814.75'
60.7 L.F. 24" RCP @ 0.50%
35.5 L.F. 18" RCP @ 0.50%
8" WATER X-ING STA: 4+38.74 T/P= 5815.56'
8" SANITARY X-ING STA: 4+49.44 T/P= 5812.02

STORM INLET 2-10A TO INLET 2-10


5835
5830
5825
5820
5815
5810
INL2-10A 5' TYPE R INLET
STA: 100+00.00
RIM = 5822.42
DEPTH = 4.97'
INV. OUT = 5817.45 18" (SE)
STMH 1-10 4' SD MH (ECC)
STA: 100+19.00
RIM = 5822.30
DEPTH = 5.97'
INV. IN = 5816.53 18" (NW)
INV. IN = 5816.53 18" (SE)
INV. OUT = 5816.33 18" (SW)
INL2-10 5' TYPE R INLET
STA: 100+38.00
RIM = 5822.42
DEPTH = 4.96'
INV. OUT = 5817.46 18" (NW)
PROPOSED GRADE @ PIPE ℄
EXISTING GRADE @ PIPE ℄
100 - YEAR HGL
5 - YEAR HGL
18.5 L.F. 18" RCP @ 5.00%
18.7 L.F. 18" RCP @ 5.00%
EG=5822.0
FG=5821.98
EG=
FG=
100+00
100+50

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

811
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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

STRM PLAN & PROFILE

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER	DATE	SHEET	
65120950	5/12/2022	C3.9	20

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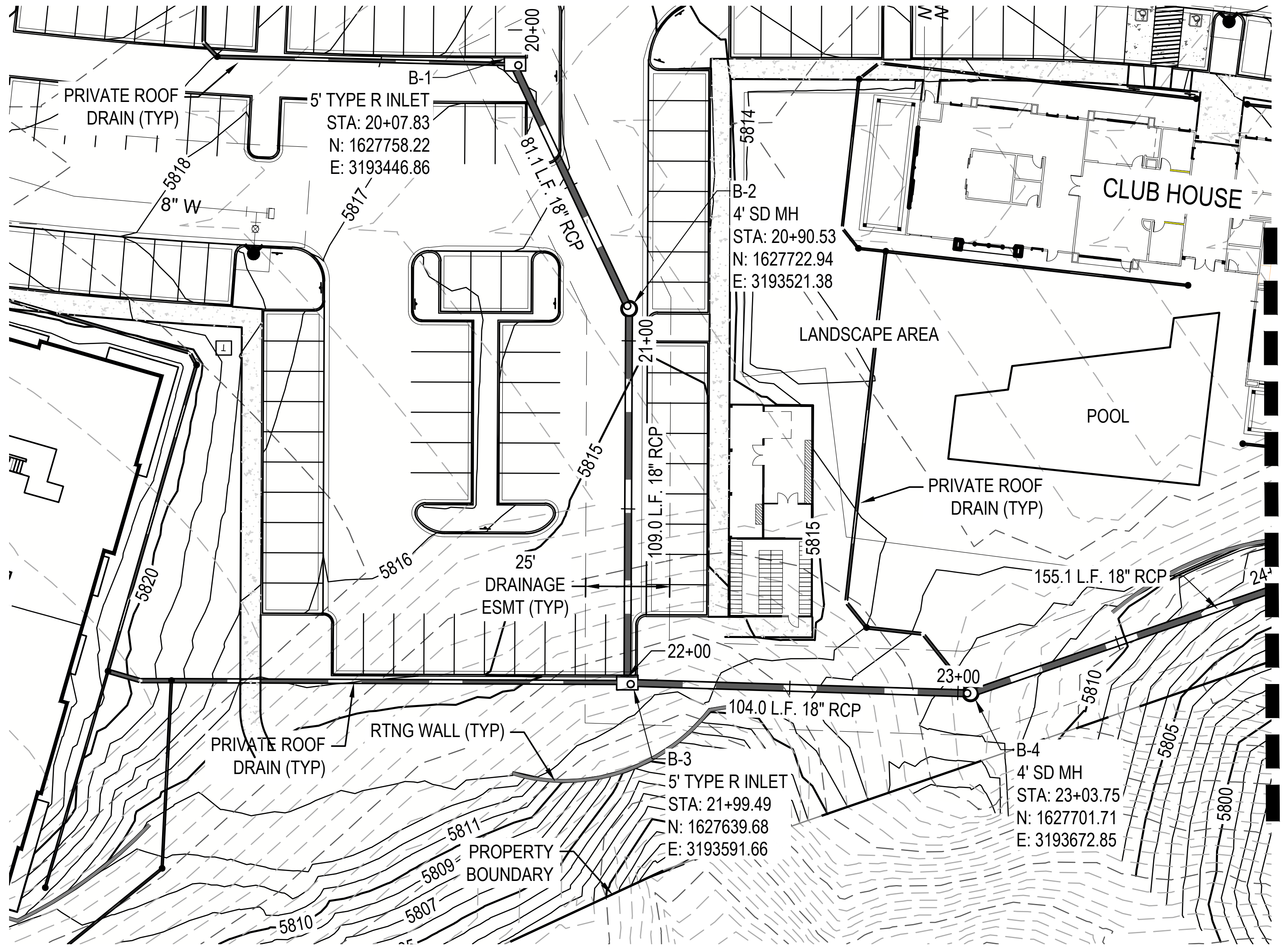
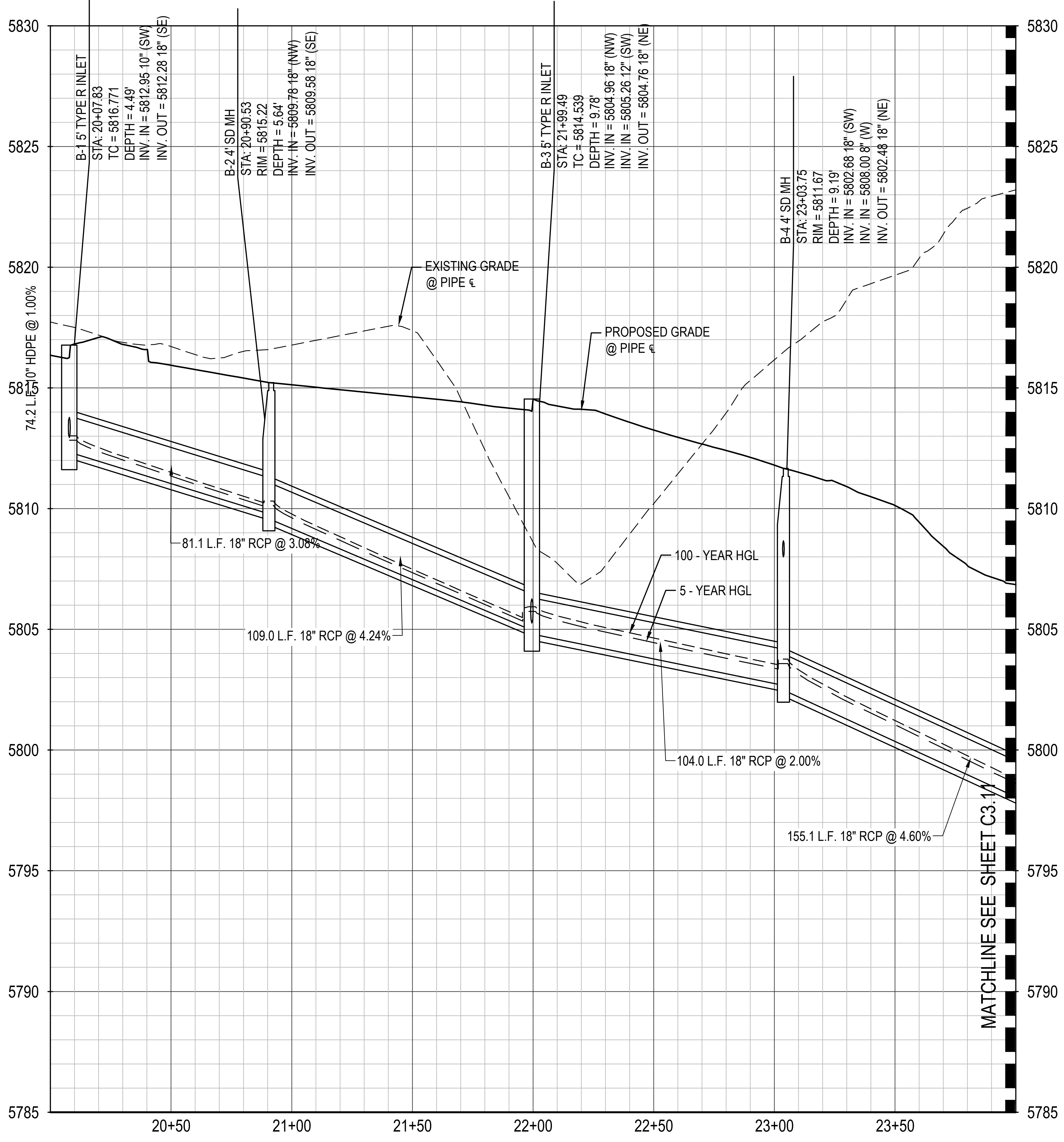
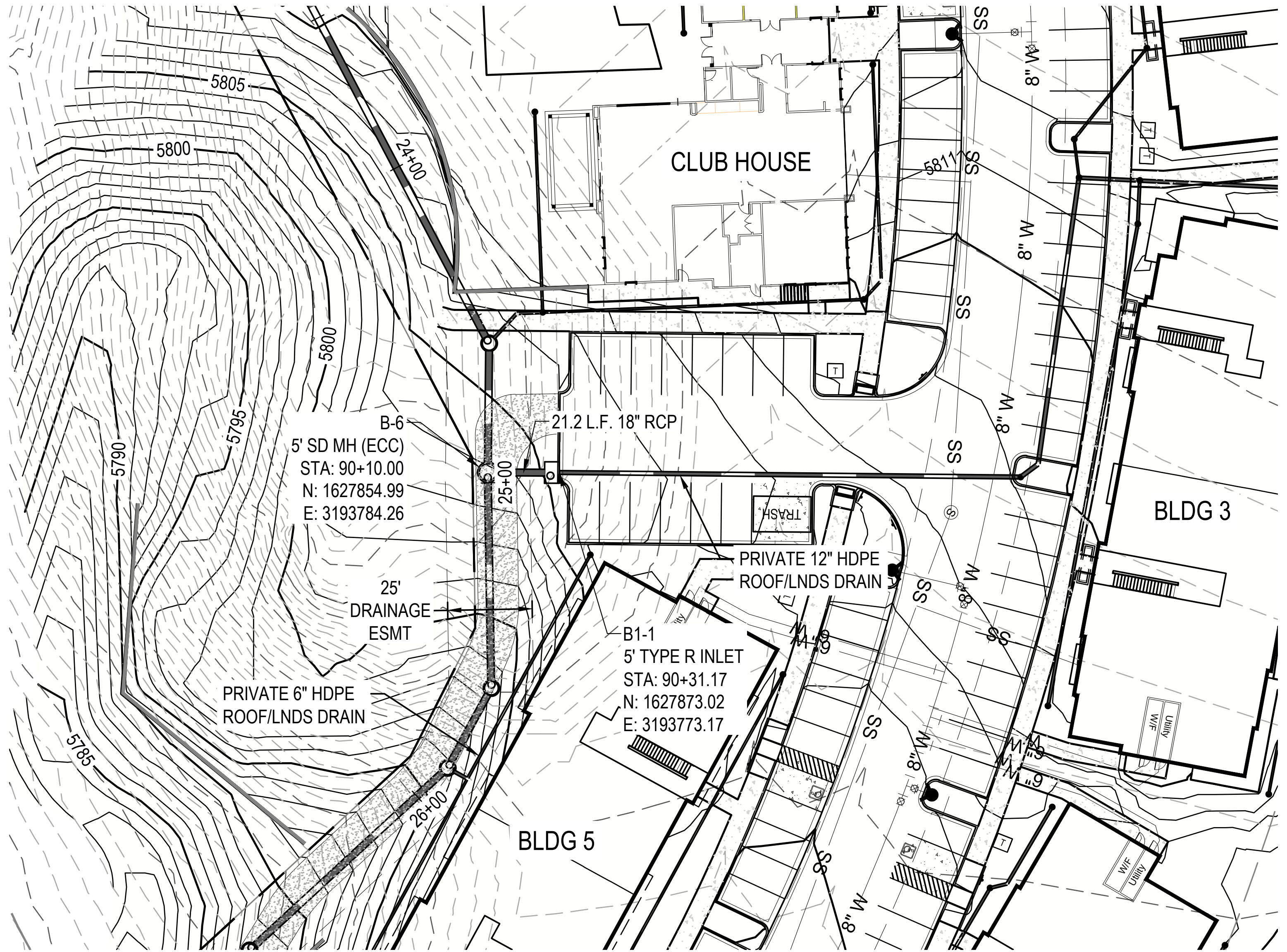
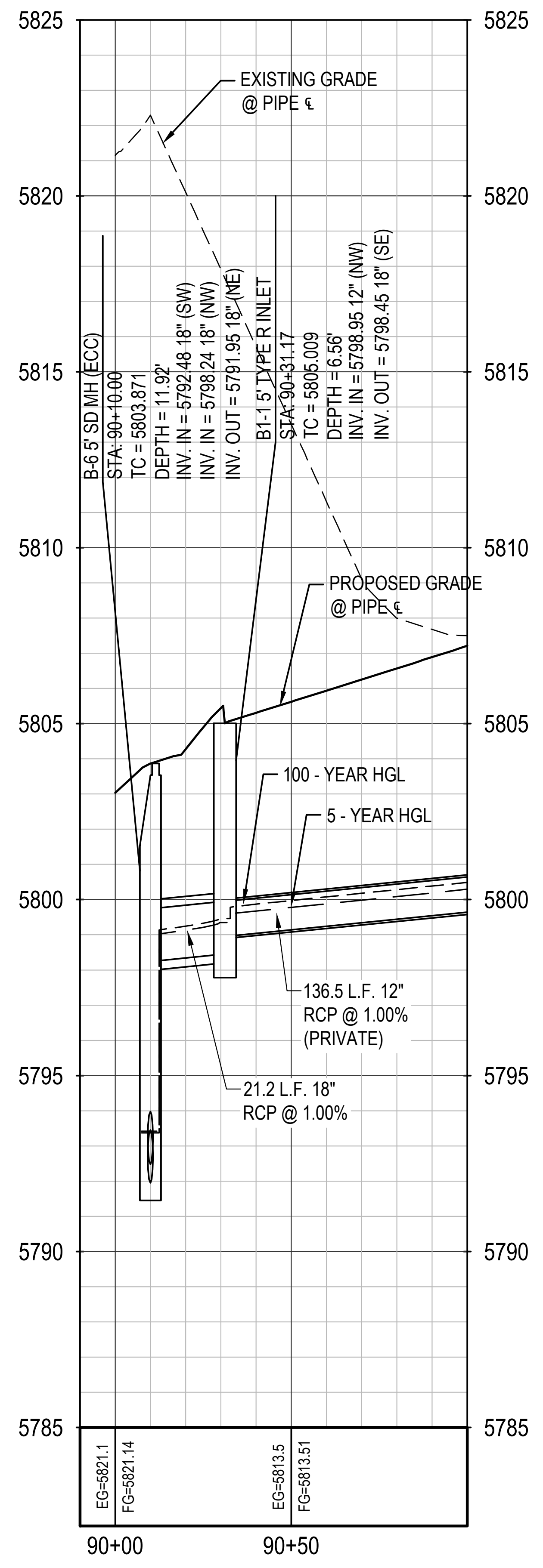

B-1
5' TYPE R INLET
STA: 20+07.83
N: 1627758.22
E: 3193446.86
PRIVATE ROOF DRAIN (TYP)
20+00
81.1 L.F. 18" RCP
8" W
5818
5817
5816
5815
5814
5820
B-2
4' SD MH
STA: 20+90.53
N: 1627722.94
E: 3193521.38
CLUB HOUSE
LANDSCAPE AREA
POOL
21+00
109.0 L.F. 18" RCP
25' DRAINAGE ESMT (TYP)
PRIVATE ROOF DRAIN (TYP)
155.1 L.F. 18" RCP
22+00
23+00
104.0 L.F. 18" RCP
RTNG WALL (TYP)
PRIVATE ROOF DRAIN (TYP)
B-3
5' TYPE R INLET
STA: 21+99.49
N: 1627639.68
E: 3193591.66
B-4
4' SD MH
STA: 23+03.75
N: 1627701.71
E: 3193672.85
PROPERTY BOUNDARY
5811
5810
5809
5807
5805
5800
MATCHLINE SEE SHEET C3.11
N

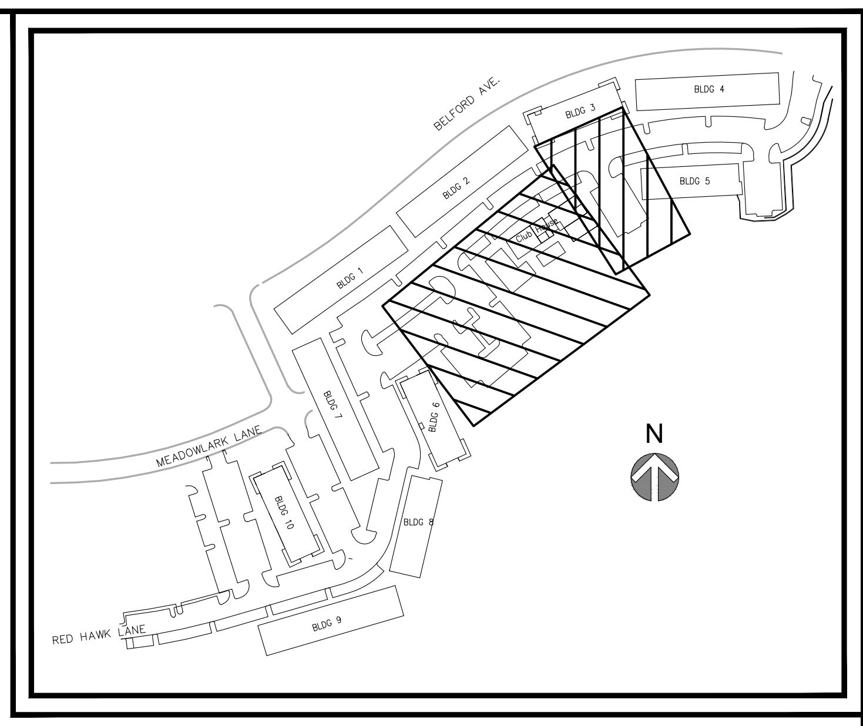
0950 - STORM B


5830
5825
5820
5815
5810
5805
5800
5795
5790
5785
B-1 5' TYPE R INLET
STA: 20+07.83
TC = 5816.771
DEPTH = 4.49'
INV. IN = 5812.95 10" (SW)
INV. OUT = 5812.28 18" (SE)
B-2 4' SD MH
STA: 20+90.53
RIM = 5815.22
DEPTH = 5.64'
INV. IN = 5809.78 18" (NW)
INV. OUT = 5809.58 18" (SE)
B-3 5' TYPE R INLET
STA: 21+99.49
TC = 5814.539
DEPTH = 9.78'
INV. IN = 5804.96 18" (NW)
INV. IN = 5805.26 12" (SW)
INV. OUT = 5804.76 18" (NE)
B-4 4' SD MH
STA: 23+03.75
RIM = 5811.67
DEPTH = 9.19'
INV. IN = 5802.68 18" (SW)
INV. IN = 5808.00 8" (W)
INV. OUT = 5802.48 18" (NE)
EXISTING GRADE @ PIPE ℄
PROPOSED GRADE @ PIPE ℄
74.2 L.F. 10" HDPE @ 1.00%
81.1 L.F. 18" RCP @ 3.08%
109.0 L.F. 18" RCP @ 4.24%
100 - YEAR HGL
5 - YEAR HGL
104.0 L.F. 18" RCP @ 2.00%
155.1 L.F. 18" RCP @ 4.60%
MATCHLINE SEE SHEET C3.11
20+50
21+00
21+50
22+00
22+50
23+00
23+50


5805
5800
5795
5790
5785
24+00
CLUB HOUSE
5811
SS
8" W
B-6
5' SD MH (ECC)
STA: 90+10.00
N: 1627854.99
E: 3193784.26
21.2 L.F. 18" RCP
25+00
TRASH
PRIVATE 12" HDPE ROOF/LNDS DRAIN
BLDG 3
25' DRAINAGE ESMT
PRIVATE 6" HDPE ROOF/LNDS DRAIN
B1-1
5' TYPE R INLET
STA: 90+31.17
N: 1627873.02
E: 3193773.17
26+00
BLDG 5
6" W
Utility
W/F
N

STORM B1


5825
5820
5815
5810
5805
5800
5795
5790
5785
EXISTING GRADE @ PIPE ℄
B-6 5' SD MH (ECC)
STA: 90+10.00
TC = 5803.871
DEPTH = 11.92'
INV. IN = 5792.48 18" (SW)
INV. IN = 5798.24 18" (NW)
INV. OUT = 5791.95 18" (NE)
B1-1 5' TYPE R INLET
STA: 90+31.17
TC = 5805.009
DEPTH = 6.56'
INV. IN = 5798.95 12" (NW)
INV. OUT = 5798.45 18" (SE)
PROPOSED GRADE @ PIPE ℄
100 - YEAR HGL
5 - YEAR HGL
136.5 L.F. 12" RCP @ 1.00% (PRIVATE)
21.2 L.F. 18" RCP @ 1.00%
EG=5821.1
FG=5821.14
EG=5813.5
FG=5813.51
90+00
90+50


N
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5

40' 0 20' 40' 80'

1" = 40' HOR.

NOTES:

1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
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4. ALL MANHOLES TO HAVE 48" INNER DIAMETER.
5. DETENTION POND AND OUTFALL TO BE CONSTRUCTED BY OTHERS.
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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CENTURY
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

STRM PLAN & PROFILE

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C3.10
21

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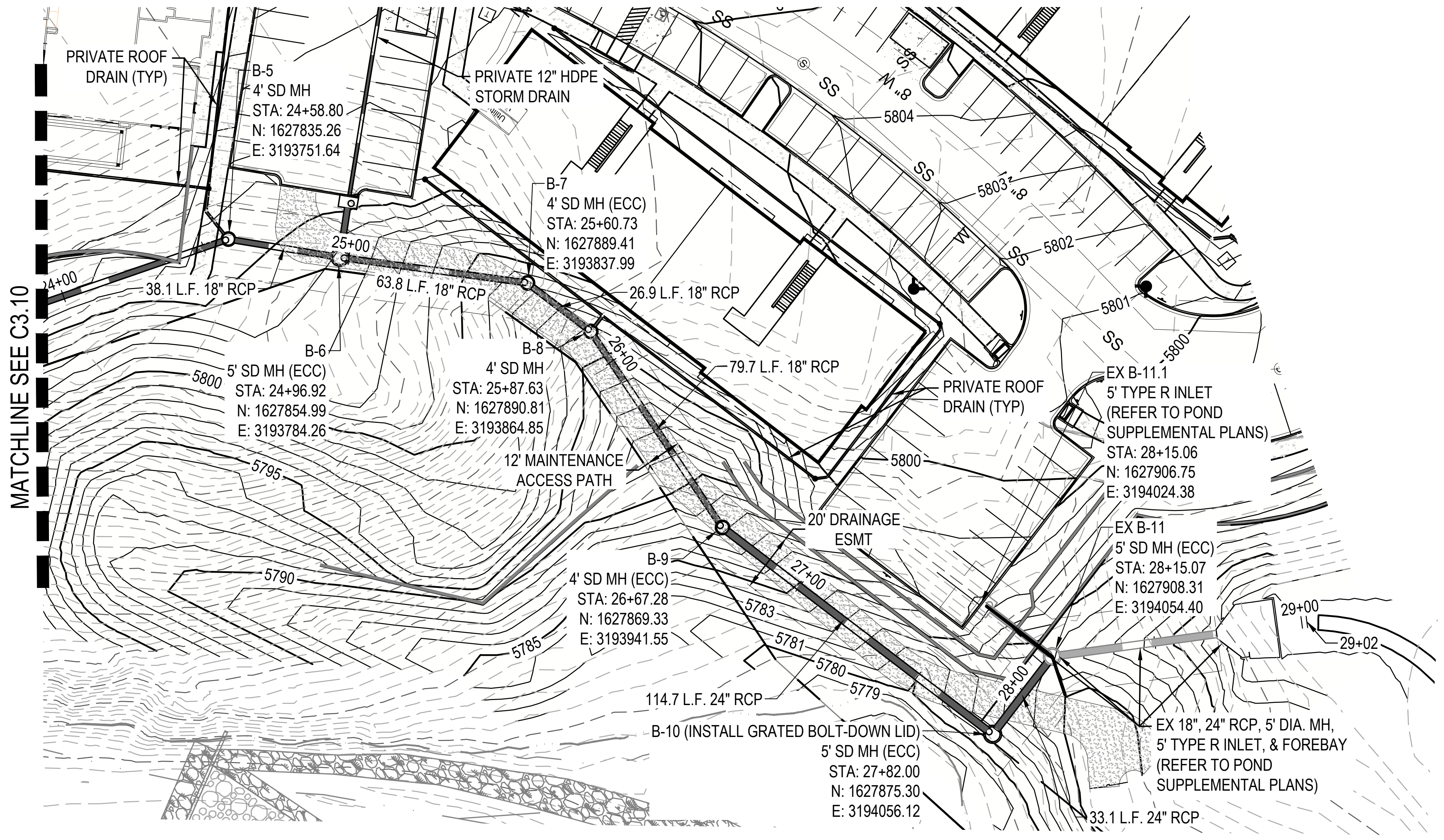
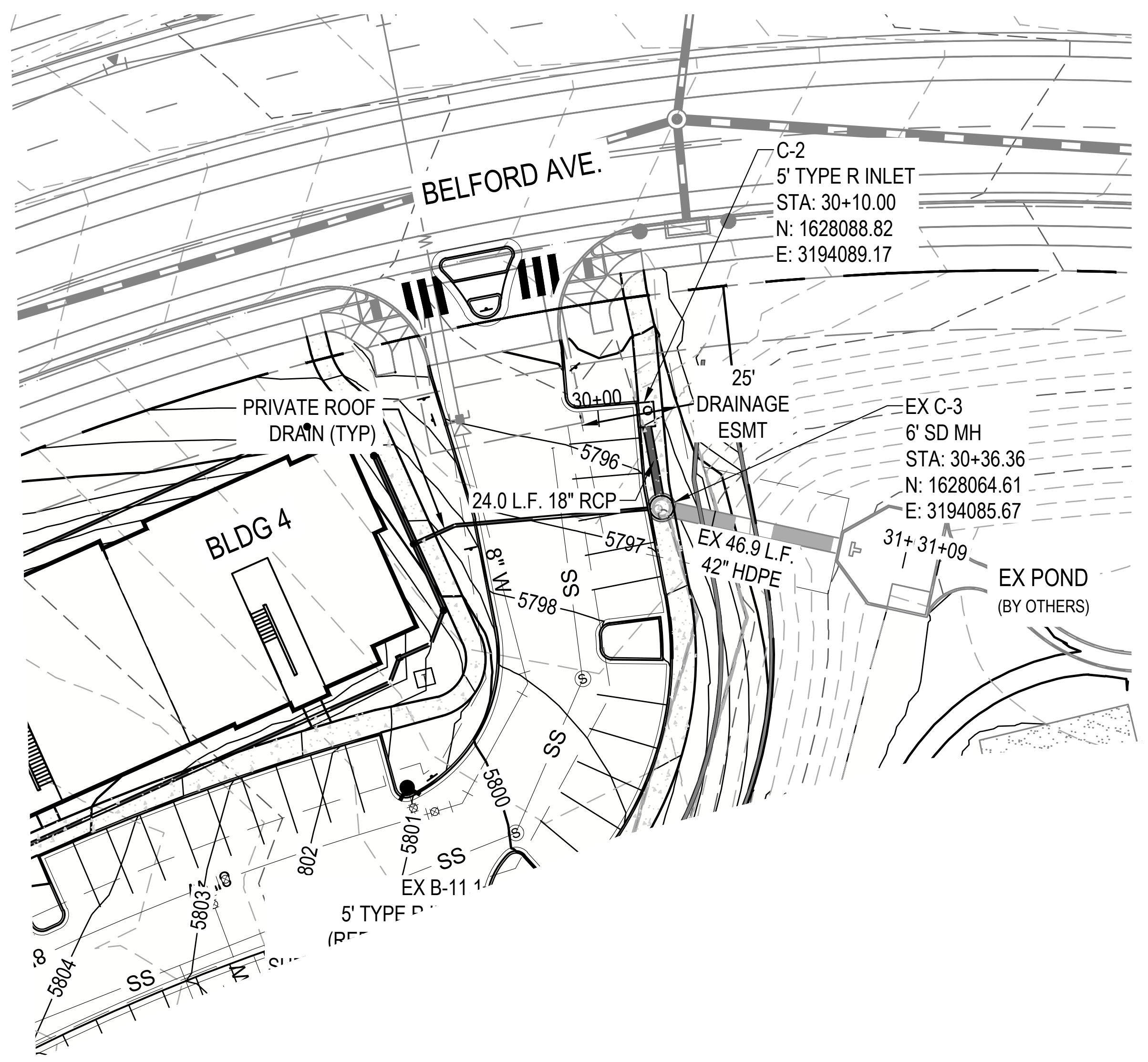
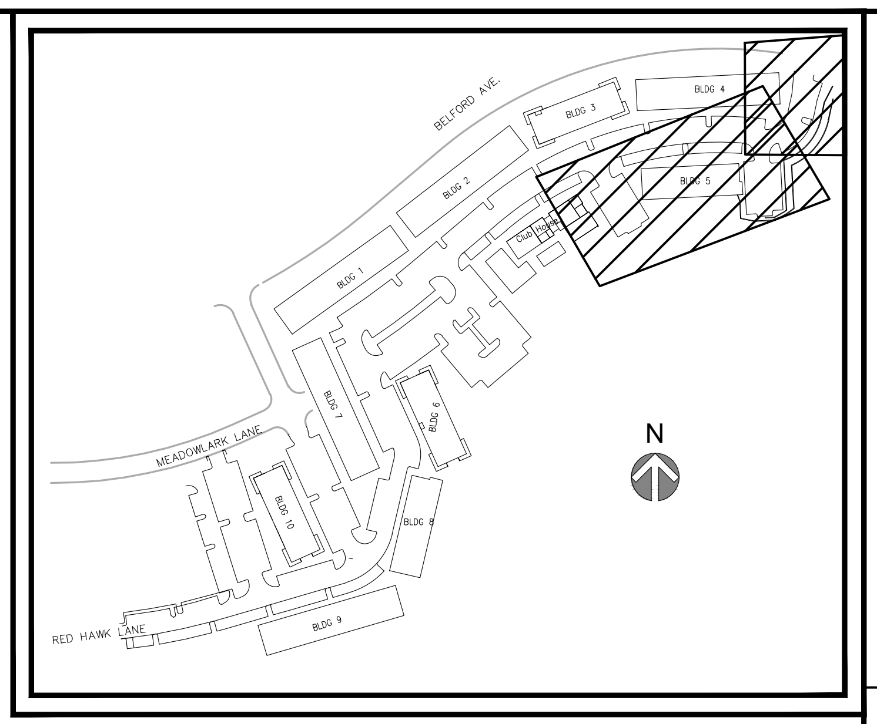
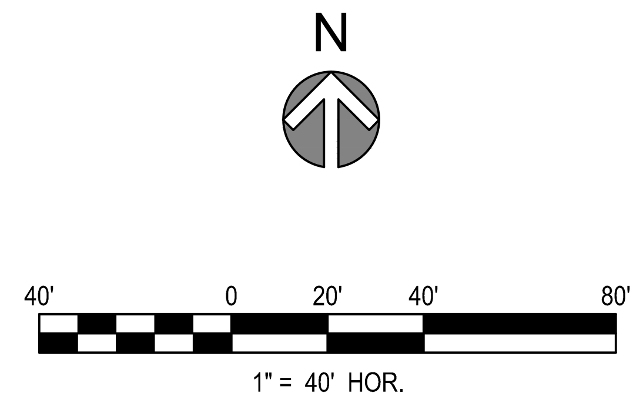

MATCHLINE SEE C3.10
PRIVATE ROOF DRAIN (TYP)
B-5 4' SD MH STA: 24+58.80 N: 1627835.26 E: 3193751.64
PRIVATE 12" HDPE STORM DRAIN
B-7 4' SD MH (ECC) STA: 25+60.73 N: 1627889.41 E: 3193837.99
38.1 L.F. 18" RCP
25+00
63.8 L.F. 18" RCP
26.9 L.F. 18" RCP
B-6 5' SD MH (ECC) STA: 24+96.92 N: 1627854.99 E: 3193784.26
B-8 4' SD MH STA: 25+87.63 N: 1627890.81 E: 3193864.85
79.7 L.F. 18" RCP
PRIVATE ROOF DRAIN (TYP)
12' MAINTENANCE ACCESS PATH
20' DRAINAGE ESMT
EX B-11.1 5' TYPE R INLET (REFER TO POND SUPPLEMENTAL PLANS) STA: 28+15.06 N: 1627906.75 E: 3194024.38
EX B-11 5' SD MH (ECC) STA: 28+15.07 N: 1627908.31 E: 3194054.40
B-9 4' SD MH (ECC) STA: 26+67.28 N: 1627869.33 E: 3193941.55
29+00
29+02
114.7 L.F. 24" RCP
B-10 (INSTALL GRATED BOLT-DOWN LID) 5' SD MH (ECC) STA: 27+82.00 N: 1627875.30 E: 3194056.12
EX 18", 24" RCP, 5' DIA. MH, 5' TYPE R INLET, & FOREBAY (REFER TO POND SUPPLEMENTAL PLANS)
33.1 L.F. 24" RCP
5800
5795
5790
5785
5783
5781
5780
5779
5804
5803
5802
5801
SS


BELFORD AVE.
C-2 5' TYPE R INLET STA: 30+10.00 N: 1628088.82 E: 3194089.17
PRIVATE ROOF DRAIN (TYP)
30+00
25' DRAINAGE ESMT
EX C-3 6' SD MH STA: 30+36.36 N: 1628064.61 E: 3194085.67
24.0 L.F. 18" RCP
EX 46.9 L.F. 42" HDPE
31+09
EX POND (BY OTHERS)
BLDG 4
8" W
5796
5797
5798
5800
5801
5802
5803
5804
EX B-11
5' TYPE R
SS


BELFORD AVE.
N


N
40'
0
20'
40'
80'
1" = 40' HOR.

NOTES:

1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
2. ALL RCP TO BE CLASS III UNLESS SPECIFIED OTHERWISE.
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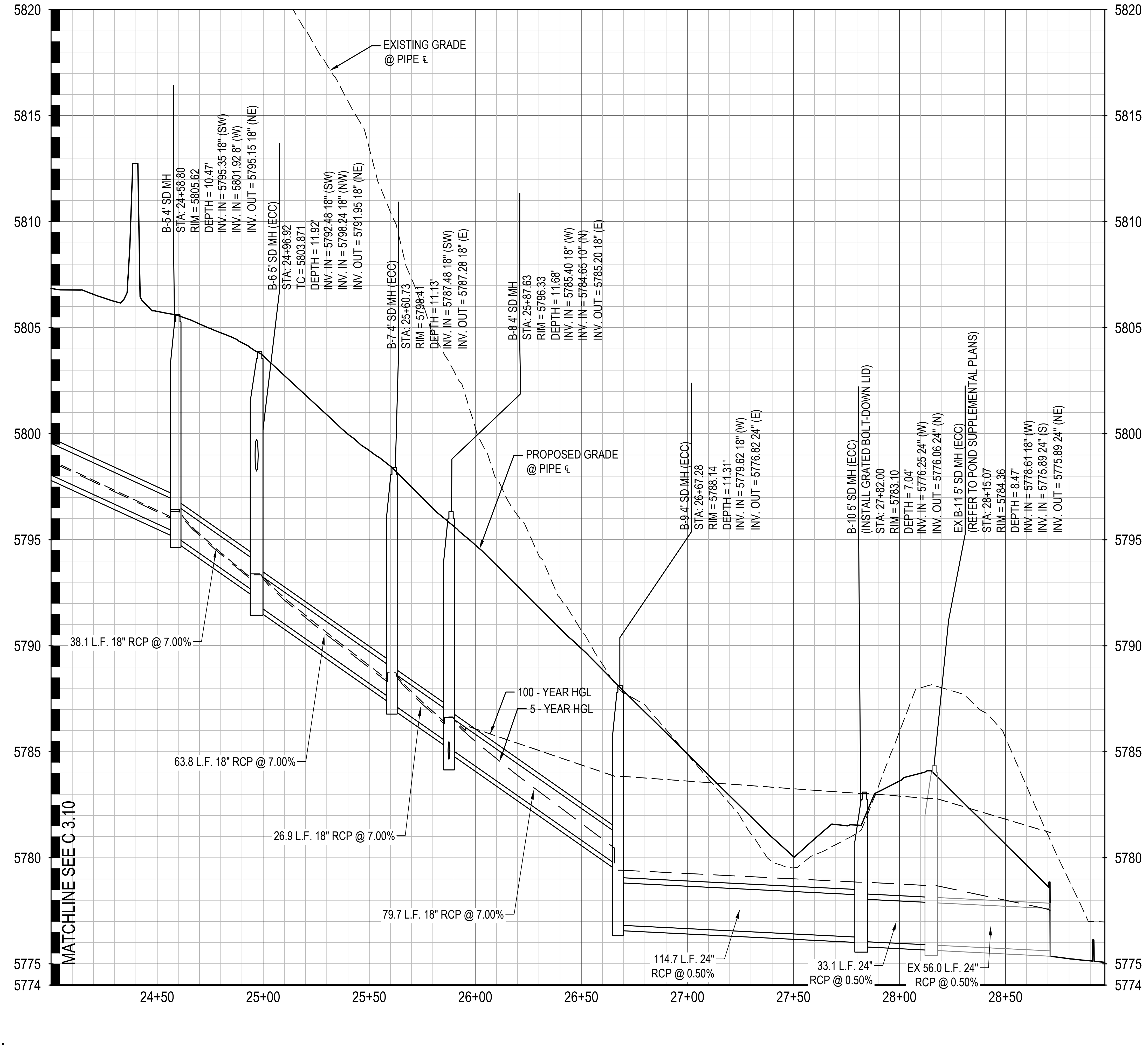
5. DETENTION POND AND OUTFALL TO BE CONSTRUCTED BY OTHERS.
5. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

0950 - STORM B


5820
5815
5810
5805
5800
5795
5790
5785
5780
5775
5774
24+50
25+00
25+50
26+00
26+50
27+00
27+50
28+00
28+50
MATCHLINE SEE C3.10
EXISTING GRADE @ PIPE ℄
PROPOSED GRADE @ PIPE ℄
100 - YEAR HGL
5 - YEAR HGL
38.1 L.F. 18" RCP @ 7.00%
63.8 L.F. 18" RCP @ 7.00%
26.9 L.F. 18" RCP @ 7.00%
79.7 L.F. 18" RCP @ 7.00%
114.7 L.F. 24" RCP @ 0.50%
33.1 L.F. 24" RCP @ 0.50%
EX 56.0 L.F. 24" RCP @ 0.50%

B-5 4' SD MH
STA: 24+58.80
RIM = 5805.62
DEPTH = 10.47'
INV. IN = 5795.35 18" (SW)
INV. IN = 5801.92 8" (W)
INV. OUT = 5795.15 18" (NE)

B-6 5' SD MH (ECC)
STA: 24+96.92
TC = 5803.871
DEPTH = 11.92'
INV. IN = 5792.48 18" (SW)
INV. IN = 5798.24 18" (NW)
INV. OUT = 5791.95 18" (NE)

B-7 4' SD MH (ECC)
STA: 25+60.73
RIM = 5798.41
DEPTH = 11.13'
INV. IN = 5787.48 18" (SW)
INV. OUT = 5787.28 18" (E)

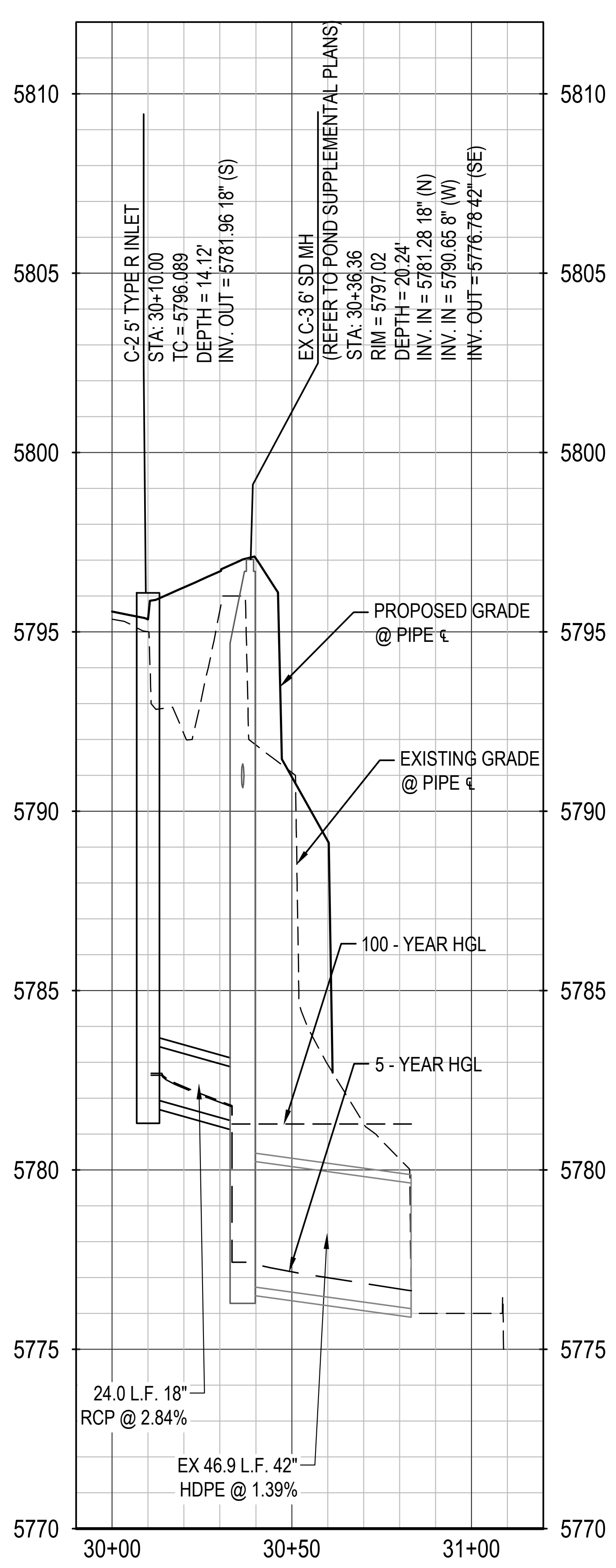
B-8 4' SD MH
STA: 25+87.63
RIM = 5796.33
DEPTH = 11.68'
INV. IN = 5785.40 18" (W)
INV. IN = 5784.65 10" (N)
INV. OUT = 5785.20 18" (E)

B-9 4' SD MH (ECC)
STA: 26+67.28
RIM = 5788.14
DEPTH = 11.31'
INV. IN = 5779.62 18" (W)
INV. OUT = 5776.82 24" (E)

B-10 5' SD MH (ECC)
(INSTALL GRATED BOLT-DOWN LID)
STA: 27+82.00
RIM = 5783.10
DEPTH = 7.04'
INV. IN = 5776.25 24" (W)
INV. OUT = 5776.06 24" (N)

EX B-11 5' SD MH (ECC)
(REFER TO POND SUPPLEMENTAL PLANS)
STA: 28+15.07
RIM = 5784.36
DEPTH = 8.47'
INV. IN = 5778.61 18" (W)
INV. IN = 5775.89 24" (S)
INV. OUT = 5775.89 24" (NE)

0950 - STORM C


5810
5805
5800
5795
5790
5785
5780
5775
5770
30+00
30+50
31+00
PROPOSED GRADE @ PIPE ℄
EXISTING GRADE @ PIPE ℄
100 - YEAR HGL
5 - YEAR HGL
24.0 L.F. 18" RCP @ 2.84%
EX 46.9 L.F. 42" HDPE @ 1.39%

C-2 5' TYPE R INLET
STA: 30+10.00
TC = 5796.089
DEPTH = 14.12'
INV. OUT = 5781.96 18" (S)

EX C-3 6' SD MH
(REFER TO POND SUPPLEMENTAL PLANS)
STA: 30+36.36
RIM = 5797.02
DEPTH = 20.24'
INV. IN = 5781.28 18" (N)
INV. IN = 5790.65 8" (W)
INV. OUT = 5776.78 42" (SE)

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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303-751-0741
www.merrick.com

CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	DSGND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

STRM PLAN & PROFILE

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C3.11

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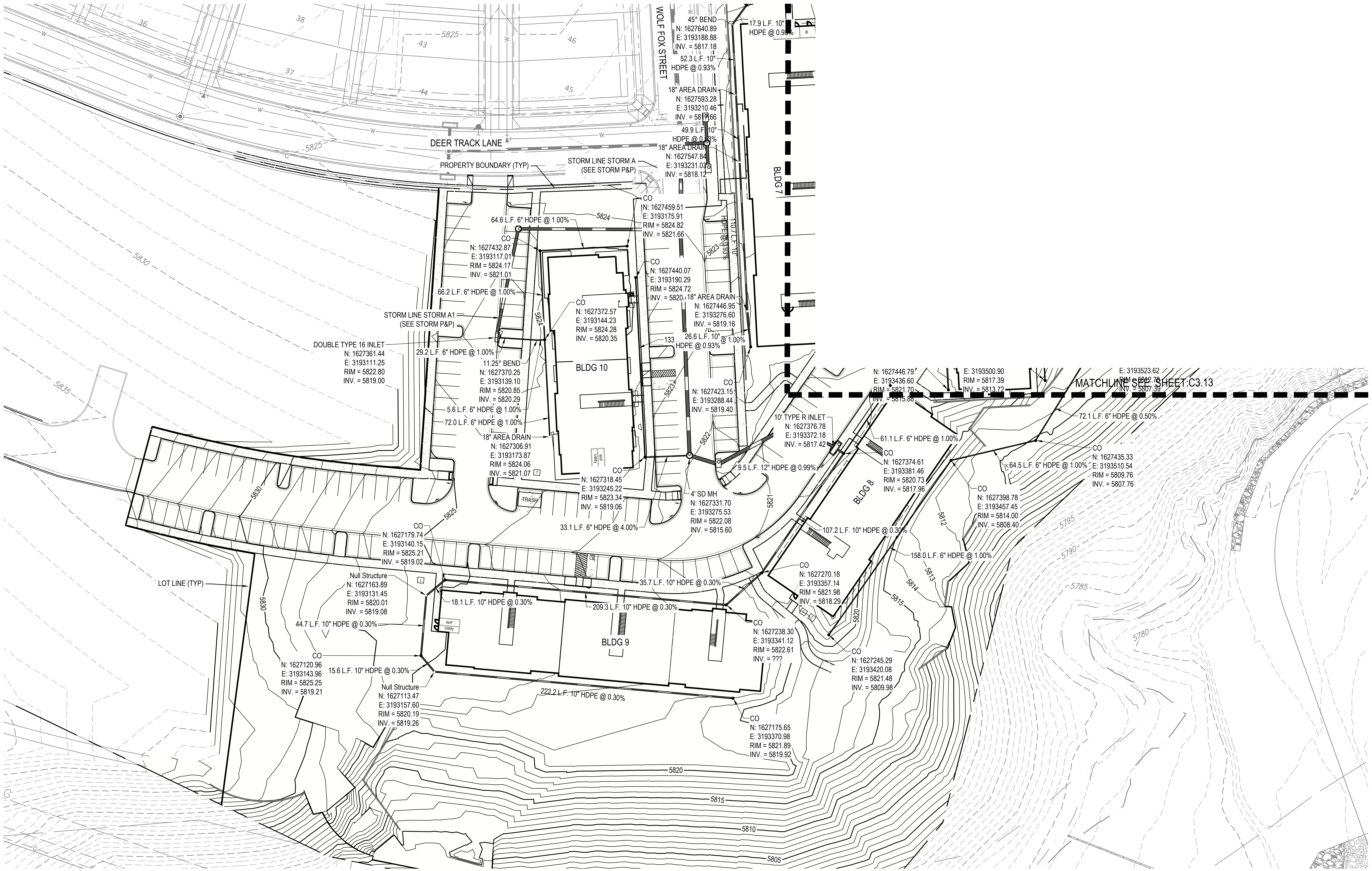
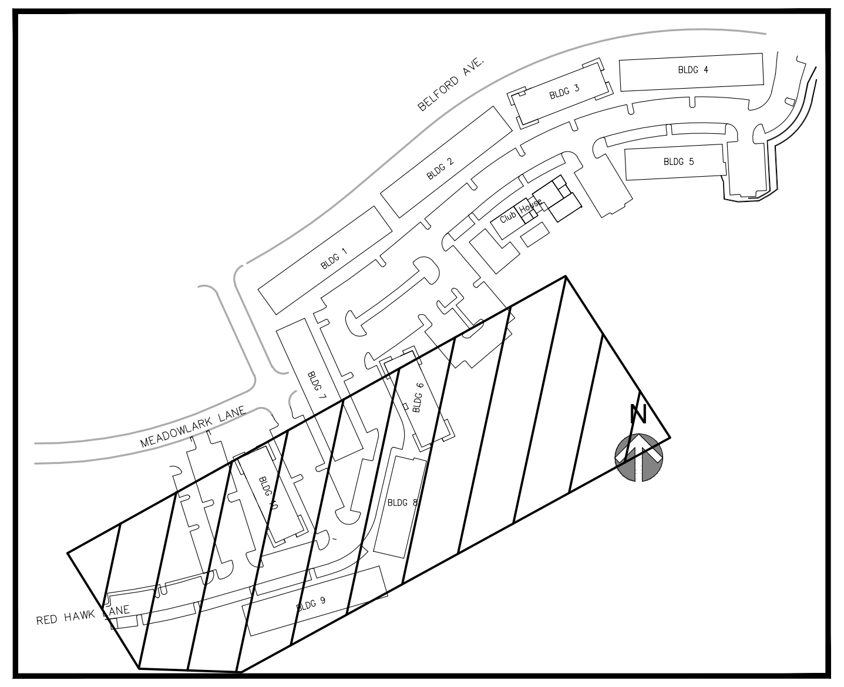
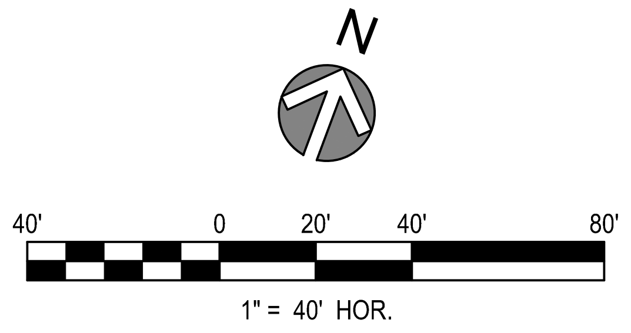


36
38
43
46
37
44
45
5825
WOLF FOX STREET
DEER TRACK LANE
PROPERTY BOUNDARY (TYP)
STORM LINE STORM A (SEE STORM P&P)
45° BEND N: 1627640.89 E: 3193188.88 INV. = 5817.18
17.9 L.F. 10" HDPE @ 0.93%
52.3 L.F. 10" HDPE @ 0.93%
18" AREA DRAIN N: 1627593.28 E: 3193210.46 INV. = 5817.66
49.9 L.F. 10" HDPE @ 0.93%
18" AREA DRAIN N: 1627547.84 E: 3193231.03 INV. = 5818.12
BLDG 7
CO N: 1627459.51 E: 3193175.91 RIM = 5824.82 INV. = 5821.66
110.7 L.F. 10" HDPE @ 0.93%
5824
5823
64.6 L.F. 6" HDPE @ 1.00%
CO N: 1627432.87 E: 3193117.01 RIM = 5824.17 INV. = 5821.01
CO N: 1627440.07 E: 3193190.29 RIM = 5824.72 INV. = 5820.
18" AREA DRAIN N: 1627446.95 E: 3193276.60 INV. = 5819.16
66.2 L.F. 6" HDPE @ 1.00%
5830
STORM LINE STORM A1 (SEE STORM P&P)
CO N: 1627372.57 E: 3193144.23 RIM = 5824.28 INV. = 5820.35
133
26.6 L.F. 10" HDPE @ 0.93%
@ 1.00%
DOUBLE TYPE 16 INLET N: 1627361.44 E: 3193111.25 RIM = 5822.80 INV. = 5819.00
29.2 L.F. 6" HDPE @ 1.00%
11.25° BEND N: 1627370.25 E: 3193139.10 RIM = 5820.85 INV. = 5820.29
BLDG 10
CO N: 1627423.15 E: 3193288.44 INV. = 5819.40
5835
5.6 L.F. 6" HDPE @ 1.00%
72.0 L.F. 6" HDPE @ 1.00%
18" AREA DRAIN N: 1627306.91 E: 3193173.87 RIM = 5824.06 INV. = 5821.07
W/F Utility
5822
10' TYPE R INLET N: 1627376.78 E: 3193372.18 INV. = 5817.42
9.5 L.F. 12" HDPE @ 0.99%
CO N: 1627318.45 E: 3193245.22 RIM = 5823.34 INV. = 5819.06
TRASH
4' SD MH N: 1627331.70 E: 3193275.53 RIM = 5822.08 INV. = 5815.60
5821
33.1 L.F. 6" HDPE @ 4.00%
CO N: 1627179.74 E: 3193140.15 RIM = 5825.21 INV. = 5819.02
N: 1627446.79 E: 3193436.60 RIM = 5821.70 INV. = 5815.88
E: 3193500.90 RIM = 5817.39 INV. = 5813.72
E: 3193523.62 RIM = 5812.78 INV. = 5807.39
MATCHLINE SEE SHEET:C3.13
72.1 L.F. 6" HDPE @ 0.50%
61.1 L.F. 6" HDPE @ 1.00%
CO N: 1627374.61 E: 3193381.46 RIM = 5820.73 INV. = 5817.96
64.5 L.F. 6" HDPE @ 1.00%
CO N: 1627435.33 E: 3193510.54 RIM = 5809.76 INV. = 5807.76
BLDG 8
CO N: 1627398.78 E: 3193457.45 RIM = 5814.00 INV. = 5808.40
107.2 L.F. 10" HDPE @ 0.30%
5812
5795
5790
158.0 L.F. 6" HDPE @ 1.00%
5813
5814
5815
5785
5780
LOT LINE (TYP)
Null Structure N: 1627163.89 E: 3193131.45 RIM = 5820.01 INV. = 5819.08
35.7 L.F. 10" HDPE @ 0.30%
CO N: 1627270.18 E: 3193357.14 RIM = 5821.98 INV. = 5818.29
18.1 L.F. 10" HDPE @ 0.30%
209.3 L.F. 10" HDPE @ 0.30%
5820
44.7 L.F. 10" HDPE @ 0.30%
W/F Utility
BLDG 9
CO N: 1627238.30 E: 3193341.12 RIM = 5822.61 INV. = ???
CO N: 1627120.96 E: 3193143.96 RIM = 5825.25 INV. = 5819.21
15.6 L.F. 10" HDPE @ 0.30%
CO N: 1627245.29 E: 3193420.08 RIM = 5821.48 INV. = 5809.98
Null Structure N: 1627113.47 E: 3193157.60 RIM = 5820.19 INV. = 5819.26
222.2 L.F. 10" HDPE @ 0.30%
CO N: 1627175.65 E: 3193370.98 RIM = 5821.89 INV. = 5819.92
5820
5815
5810
5805





N
40'
0
20'
40'
80'
1" = 40' HOR.

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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
STRM ROOF DRAINAGE PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C3.12

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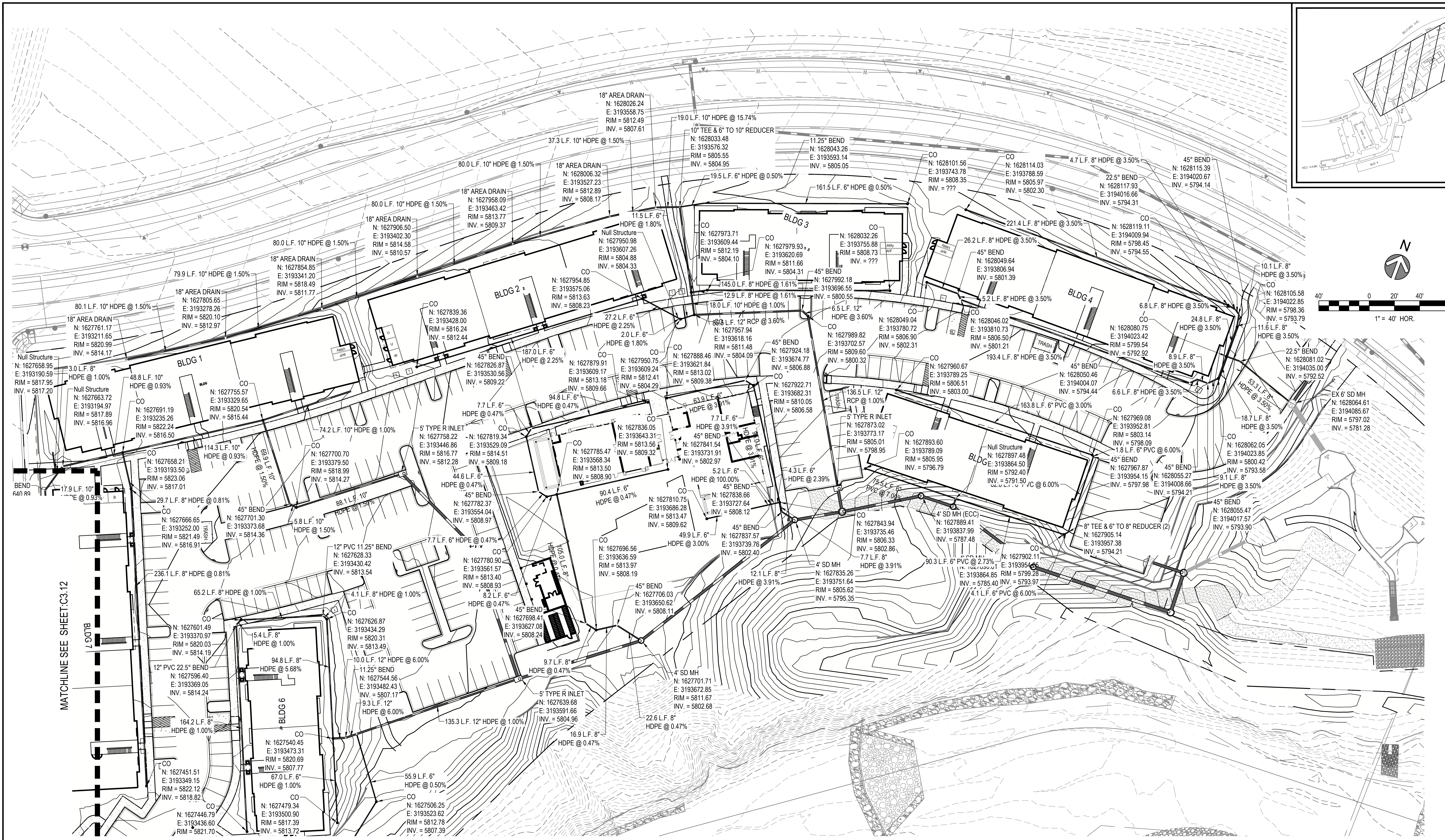
18" AREA DRAIN
N: 1628026.24
E: 3193558.75
RIM = 5812.49
INV. = 5807.61
19.0 L.F. 10" HDPE @ 15.74%
10" TEE & 6" TO 10" REDUCER
N: 1628033.48
E: 3193576.32
RIM = 5805.55
INV. = 5804.95
37.3 L.F. 10" HDPE @ 1.50%
11.25° BEND
N: 1628043.26
E: 3193593.14
INV. = 5805.05
80.0 L.F. 10" HDPE @ 1.50%
18" AREA DRAIN
N: 1628006.32
E: 3193527.23
RIM = 5812.89
INV. = 5808.17
19.5 L.F. 6" HDPE @ 0.50%
CO
N: 1628101.56
E: 3193743.78
RIM = 5808.35
INV. = ???
CO
N: 1628114.03
E: 3193788.59
RIM = 5805.97
INV. = 5802.30
4.7 L.F. 8" HDPE @ 3.50%
45° BEND
N: 1628115.39
E: 3194020.67
INV. = 5794.14
22.5° BEND
N: 1628117.93
E: 3194016.66
INV. = 5794.31
161.5 L.F. 6" HDPE @ 0.50%
18" AREA DRAIN
N: 1627958.09
E: 3193463.42
RIM = 5813.77
INV. = 5809.37
80.0 L.F. 10" HDPE @ 1.50%
18" AREA DRAIN
N: 1627906.50
E: 3193402.30
RIM = 5814.58
INV. = 5810.57
11.5 L.F. 6"
HDPE @ 1.80%
BLDG 3
CO
N: 1627973.71
E: 3193609.44
RIM = 5812.19
INV. = 5804.10
CO
N: 1627979.93
E: 3193620.69
RIM = 5811.66
INV. = 5804.31
CO
N: 1628032.26
E: 3193755.88
RIM = 5808.73
INV. = ???
221.4 L.F. 8" HDPE @ 3.50%
CO
N: 1628119.11
E: 3194009.94
RIM = 5798.45
INV. = 5794.55
Null Structure
N: 1627950.98
E: 3193607.26
RIM = 5804.88
INV. = 5804.33
80.0 L.F. 10" HDPE @ 1.50%
18" AREA DRAIN
N: 1627854.85
E: 3193341.20
RIM = 5818.49
INV. = 5811.77
79.9 L.F. 10" HDPE @ 1.50%
26.2 L.F. 8" HDPE @ 3.50%
45° BEND
N: 1628049.64
E: 3193806.94
INV. = 5801.39
45° BEND
N: 1627992.18
E: 3193696.55
INV. = 5800.55
145.0 L.F. 8" HDPE @ 1.61%
12.9 L.F. 8" HDPE @ 1.61%
10.1 L.F. 8"
HDPE @ 3.50%
CO
N: 1628105.58
E: 3194022.85
RIM = 5798.36
INV. = 5793.79
11.6 L.F. 8"
HDPE @ 3.50%
18" AREA DRAIN
N: 1627805.65
E: 3193278.26
RIM = 5820.10
INV. = 5812.97
CO
N: 1627954.85
E: 3193575.06
RIM = 5813.63
INV. = 5808.23
BLDG 2
18.0 L.F. 10" HDPE @ 1.00%
6.5 L.F. 12"
HDPE @ 3.60%
5.2 L.F. 8" HDPE @ 3.50%
BLDG 4
6.8 L.F. 8" HDPE @ 3.50%
80.1 L.F. 10" HDPE @ 1.50%
18" AREA DRAIN
N: 1627761.17
E: 3193211.65
RIM = 5820.99
INV. = 5814.17
CO
N: 1627839.36
E: 3193428.00
RIM = 5816.24
INV. = 5812.44
27.2 L.F. 6"
HDPE @ 2.25%
2.0 L.F. 6"
HDPE @ 1.80%
60.9 L.F. 12" RCP @ 3.60%
N: 1627957.94
E: 3193618.16
RIM = 5811.48
INV. = 5804.09
CO
N: 1628049.04
E: 3193780.72
RIM = 5806.90
INV. = 5802.31
CO
N: 1628046.02
E: 3193810.73
RIM = 5806.50
INV. = 5801.21
CO
N: 1628080.75
E: 3194023.42
RIM = 5799.54
INV. = 5792.92
24.8 L.F. 8"
HDPE @ 3.50%
22.5° BEND
N: 1628081.02
E: 3194035.00
INV. = 5792.52
Null Structure
N: 1627658.95
E: 3193190.59
RIM = 5817.95
INV. = 5817.20
3.0 L.F. 8"
HDPE @ 1.00%
BLDG 1
CO
N: 1627989.82
E: 3193702.57
RIM = 5809.60
INV. = 5800.32
45° BEND
N: 1627924.18
E: 3193674.77
INV. = 5806.88
TRASH
193.4 L.F. 8" HDPE @ 3.50%
45° BEND
N: 1628050.46
E: 3194004.07
INV. = 5794.44
8.9 L.F. 8"
HDPE @ 3.50%
48.8 L.F. 10"
HDPE @ 0.93%
45° BEND
N: 1627826.87
E: 3193530.56
INV. = 5809.22
187.0 L.F. 6"
HDPE @ 2.25%
CO
N: 1627879.91
E: 3193609.17
RIM = 5813.18
INV. = 5809.66
CO
N: 1627950.75
E: 3193609.24
RIM = 5812.41
INV. = 5804.29
CO
N: 1627888.46
E: 3193621.84
RIM = 5813.02
INV. = 5809.38
CO
N: 1627922.71
E: 3193682.31
RIM = 5810.05
INV. = 5806.58
CO
N: 1627960.67
E: 3193789.25
RIM = 5806.51
INV. = 5803.00
6.6 L.F. 8" HDPE @ 3.50%
53.3 L.F. 8"
HDPE @ 3.50%
Null Structure
N: 1627663.72
E: 3193194.97
RIM = 5817.89
INV. = 5816.96
CO
N: 1627755.57
E: 3193329.65
RIM = 5820.54
INV. = 5815.44
CO
N: 1627691.19
E: 3193235.26
RIM = 5822.24
INV. = 5816.50
94.8 L.F. 6"
HDPE @ 0.47%
7.7 L.F. 6"
HDPE @ 0.47%
63.9 L.F. 6"
HDPE @ 3.91%
7.7 L.F. 6"
HDPE @ 3.91%
136.5 L.F. 12"
RCP @ 1.00%
163.8 L.F. 6" PVC @ 3.00%
CO
N: 1627969.08
E: 3193952.81
RIM = 5803.14
INV. = 5798.09
EX 6' SD MH
N: 1628064.61
E: 3194085.67
RIM = 5797.02
INV. = 5781.28
18.7 L.F. 8"
HDPE @ 3.50%
74.2 L.F. 10" HDPE @ 1.00%
5' TYPE R INLET
N: 1627758.22
E: 3193446.86
RIM = 5816.77
INV. = 5812.28
CO
N: 1627819.34
E: 3193529.09
RIM = 5814.51
INV. = 5809.18
CO
N: 1627836.05
E: 3193643.31
RIM = 5813.56
INV. = 5809.32
45° BEND
N: 1627841.54
E: 3193731.91
INV. = 5802.97
5' TYPE R INLET
N: 1627873.02
E: 3193773.17
RIM = 5805.01
INV. = 5798.95
CO
N: 1627893.60
E: 3193789.09
RIM = 5805.95
INV. = 5796.79
Null Structure
N: 1627897.48
E: 3193864.50
RIM = 5792.40
INV. = 5791.50
BLDG 5
1.8 L.F. 6" PVC @ 6.00%
45° BEND
N: 1627967.87
E: 3193954.15
INV. = 5797.98
45° BEND
N: 1628055.27
E: 3194008.66
INV. = 5794.21
CO
N: 1628062.05
E: 3194023.85
RIM = 5800.42
INV. = 5793.58
9.1 L.F. 8"
HDPE @ 3.50%
114.3 L.F. 10"
HDPE @ 0.93%
69.9 L.F. 10"
HDPE @ 1.50%
CO
N: 1627700.70
E: 3193379.50
RIM = 5818.99
INV. = 5814.27
CO
N: 1627785.47
E: 3193568.34
RIM = 5813.50
INV. = 5808.90
5.2 L.F. 6"
HDPE @ 100.00%
4.3 L.F. 6"
HDPE @ 2.39%
15.5 L.F. 6"
PVC @ 7.00%
CO
N: 1627658.21
E: 3193193.50
RIM = 5823.06
INV. = 5817.01
44.6 L.F. 6"
HDPE @ 0.47%
45° BEND
N: 1627838.66
E: 3193727.64
INV. = 5808.12
45° BEND
N: 1628055.47
E: 3194017.57
INV. = 5793.90
BEND
640.89
17.9 L.F. 10"
HDPE @ 0.93%
29.7 L.F. 8" HDPE @ 0.81%
88.1 L.F. 10"
HDPE @ 1.50%
45° BEND
N: 1627782.37
E: 3193554.04
INV. = 5808.97
90.4 L.F. 6"
HDPE @ 0.47%
CO
N: 1627810.75
E: 3193686.28
RIM = 5813.47
INV. = 5809.62
4' SD MH (ECC)
N: 1627889.41
E: 3193837.99
INV. = 5787.48
CO
N: 1627666.65
E: 3193252.00
RIM = 5821.49
INV. = 5816.91
45° BEND
N: 1627701.30
E: 3193373.68
INV. = 5814.36
5.8 L.F. 10"
HDPE @ 1.50%
7.7 L.F. 6" HDPE @ 0.47%
CO
N: 1627843.94
E: 3193735.46
RIM = 5806.33
INV. = 5802.86
8" TEE & 6" TO 8" REDUCER (2)
N: 1627905.14
E: 3193957.38
INV. = 5794.21
49.9 L.F. 6"
HDPE @ 3.00%
45° BEND
N: 1627837.57
E: 3193739.76
INV. = 5802.40
7.7 L.F. 8"
HDPE @ 3.91%
CO
N: 1627902.11
E: 3193953.16
RIM = 5799.28
INV. = 5793.97
90.3 L.F. 6" PVC @ 2.73%
E: 3193864.85
INV. = 5785.40
4.1 L.F. 6" PVC @ 6.00%
12" PVC 11.25° BEND
N: 1627628.33
E: 3193430.42
INV. = 5813.54
CO
N: 1627780.90
E: 3193561.57
RIM = 5813.40
INV. = 5808.93
CO
N: 1627696.56
E: 3193636.59
RIM = 5813.97
INV. = 5808.19
236.1 L.F. 8" HDPE @ 0.81%
12.1 L.F. 8"
HDPE @ 3.91%
4' SD MH
N: 1627835.26
E: 3193751.64
RIM = 5805.62
INV. = 5795.35
65.2 L.F. 8" HDPE @ 1.00%
4.1 L.F. 8" HDPE @ 1.00%
8.2 L.F. 6"
HDPE @ 0.47%
45° BEND
N: 1627706.03
E: 3193650.62
INV. = 5808.11
106.0 L.F. 8"
HDPE @ 0.47%
CO
N: 1627601.49
E: 3193370.97
RIM = 5820.03
INV. = 5814.19
CO
N: 1627626.87
E: 3193434.29
RIM = 5820.31
INV. = 5813.49
45° BEND
N: 1627698.41
E: 3193627.08
INV. = 5808.24
5.4 L.F. 8"
HDPE @ 1.00%
94.8 L.F. 8"
HDPE @ 5.68%
10.0 L.F. 12" HDPE @ 6.00%
11.25° BEND
N: 1627544.56
E: 3193482.43
INV. = 5807.17
9.7 L.F. 8"
HDPE @ 0.47%
4' SD MH
N: 1627701.71
E: 3193672.85
RIM = 5811.67
INV. = 5802.68
12" PVC 22.5° BEND
N: 1627596.40
E: 3193369.05
INV. = 5814.24
9.3 L.F. 12"
HDPE @ 6.00%
5' TYPE R INLET
N: 1627639.68
E: 3193591.66
INV. = 5804.96
MATCHLINE SEE SHEET:C3.12
BLDG7
BLDG 6
164.2 L.F. 8"
HDPE @ 1.00%
135.3 L.F. 12" HDPE @ 1.00%
22.6 L.F. 8"
HDPE @ 0.47%
16.9 L.F. 8"
HDPE @ 0.47%
CO
N: 1627540.45
E: 3193473.31
RIM = 5820.69
INV. = 5807.77
67.0 L.F. 6"
HDPE @ 1.00%
CO
N: 1627451.51
E: 3193349.15
RIM = 5822.12
INV. = 5818.82
CO
N: 1627446.79
E: 3193436.60
RIM = 5821.70
CO
N: 1627479.34
E: 3193500.90
RIM = 5817.39
INV. = 5813.72
55.9 L.F. 6"
HDPE @ 0.50%
CO
N: 1627506.25
E: 3193523.62
RIM = 5812.78
INV. = 5807.39
TRASH
N
40' 0 20' 40' 80'
1" = 40' HOR.

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CENTURY
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

STRM ROOF DRAINAGE PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C3.13

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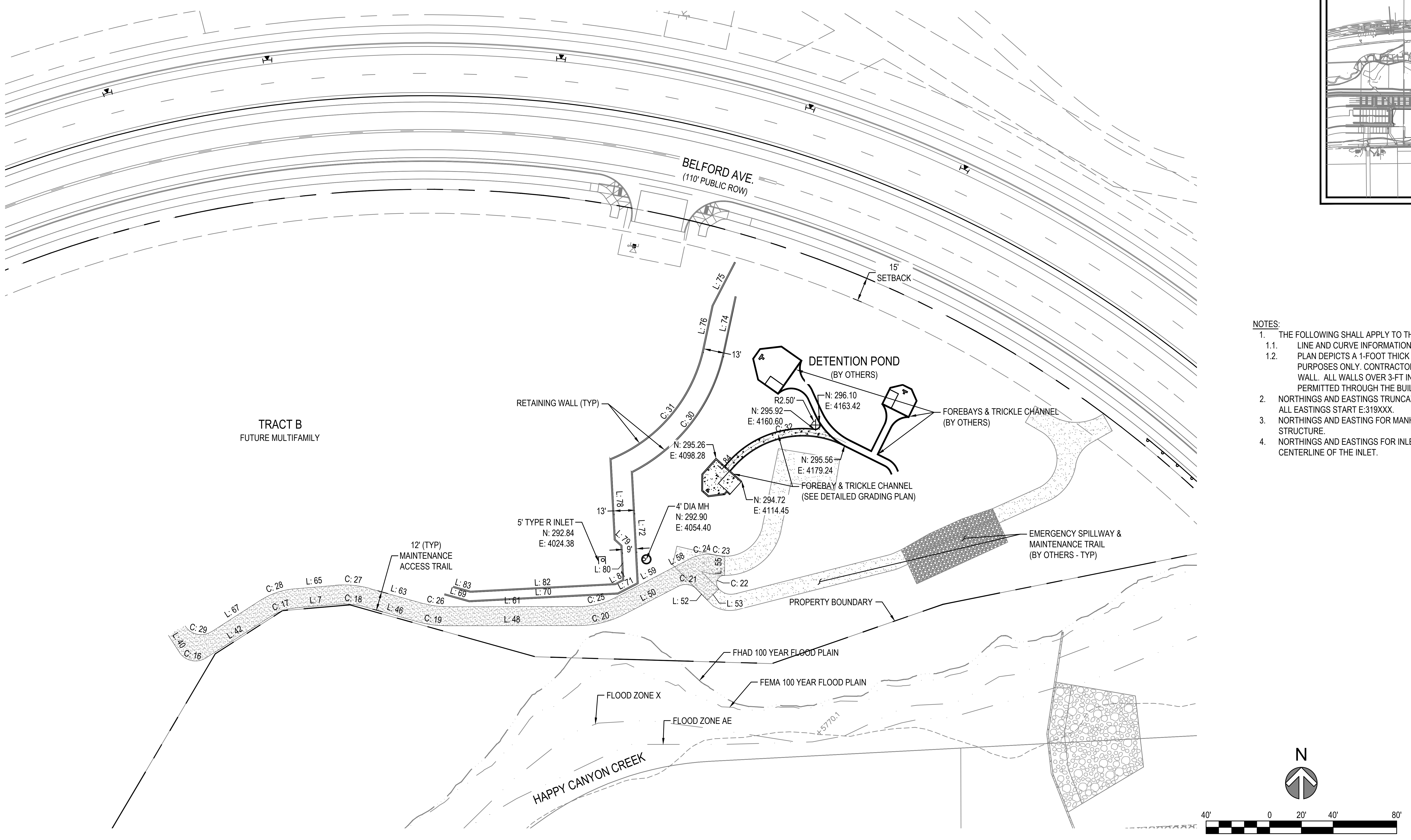
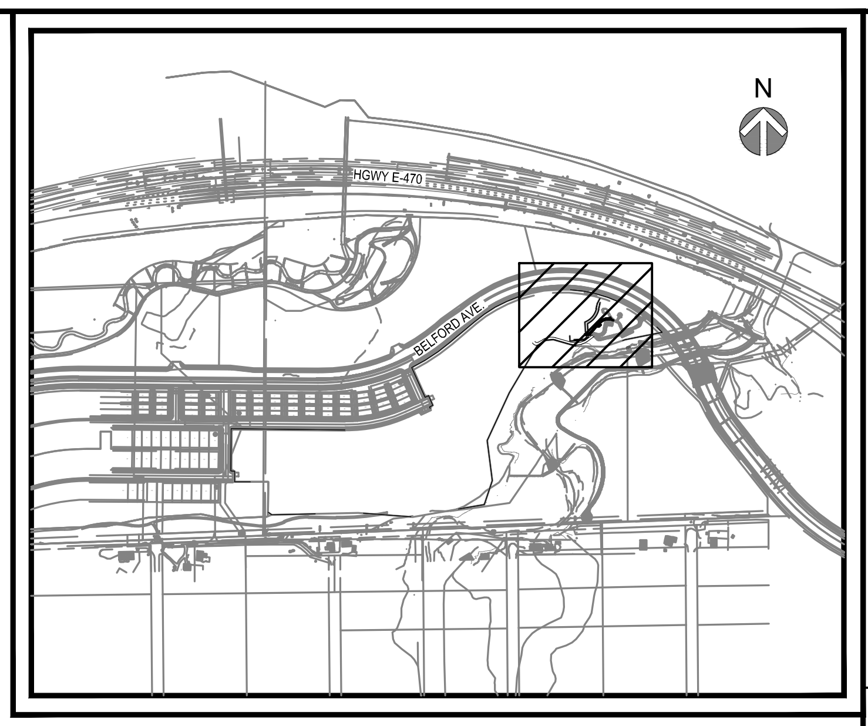

BELFORD AVE.
(110' PUBLIC ROW)
15' SETBACK
TRACT B
FUTURE MULTIFAMILY
RETAINING WALL (TYP)
DETENTION POND
(BY OTHERS)
R2.50'
N: 296.10
E: 4163.42
N: 295.92
E: 4160.60
N: 295.26
E: 4098.28
N: 295.56
E: 4179.24
FOREBAYS & TRICKLE CHANNEL
(BY OTHERS)
N: 294.72
E: 4114.45
FOREBAY & TRICKLE CHANNEL
(SEE DETAILED GRADING PLAN)
4' DIA MH
N: 292.90
E: 4054.40
5' TYPE R INLET
N: 292.84
E: 4024.38
13'
13'
L: 75
L: 76
L: 74
C: 31
C: 30
C: 32
L: 84
L: 78
L: 72
L: 79
L: 80
L: 81
L: 71
L: 59
L: 58
C: 24
C: 23
L: 55
C: 21
C: 22
L: 52
L: 53
L: 50
C: 25
C: 20
L: 82
L: 70
L: 61
L: 48
L: 83
L: 69
C: 26
C: 19
L: 63
L: 46
C: 27
C: 18
L: 65
L: 7
C: 28
C: 17
L: 67
L: 42
C: 29
L: 40
C: 16
12' (TYP)
MAINTENANCE
ACCESS TRAIL
EMERGENCY SPILLWAY &
MAINTENANCE TRAIL
(BY OTHERS - TYP)
PROPERTY BOUNDARY
FHAD 100 YEAR FLOOD PLAIN
FEMA 100 YEAR FLOOD PLAIN
FLOOD ZONE X
FLOOD ZONE AE
5770
HAPPY CANYON CREEK
N
40'
0
20'
40'
80'
1" = 40' HOR.



VICINITY MAP
SCALE: N.T.S.

NOTES:

1. THE FOLLOWING SHALL APPLY TO THE PROPOSED RETAINING WALL:
   1.1. LINE AND CURVE INFORMATION FROM THE FRONT FACE OF THE WALL.
   1.2. PLAN DEPICTS A 1-FOOT THICK RETAINING WALL FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR RESPONSIBLE FOR DESIGN OF RETAINING WALL. ALL WALLS OVER 3-FT IN EXPOSED WALL HEIGHT SHOULD BE PERMITTED THROUGH THE BUILDING DEPARTMENT.
2. NORTHINGS AND EASTINGS TRUNCATED. ALL NORTHINGS START N:1628XXX ALL EASTINGS START E:319XXX.
3. NORTHINGS AND EASTING FOR MANHOLES ARE BASED ON THE CENTER OF STRUCTURE.
4. NORTHINGS AND EASTINGS FOR INLETS ARE FROM THE FLOWLINE AT THE CENTERLINE OF THE INLET.

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 7	N85° 06' 18"E	26.00'	1627877.75	3193833.67
L: 40	S32° 42' 46"E	12.81'	1627860.53	3193753.47
L: 42	N57° 17' 14"E	48.46'	1627846.14	3193776.97
L: 46	S74° 21' 22"E	33.25'	1627877.75	3193879.28
L: 48	N89° 56' 04"E	83.72'	1627866.49	3193928.08
L: 50	N62° 33' 37"E	38.48'	1627873.56	3194040.31
L: 52	S44° 34' 01"E	10.55'	1627890.15	3194085.49
L: 53	N45° 25' 59"E	10.00'	1627882.64	3194092.89
L: 55	N0° 38' 38"E	12.00'	1627898.16	3194103.63
L: 58	S62° 33' 37"W	14.36'	1627908.56	3194081.68
L: 59	S62° 33' 37"W	38.48'	1627901.94	3194068.93
L: 61	S89° 56' 04"W	83.72'	1627878.58	3194011.79
L: 63	N74° 21' 22"W	35.27'	1627880.34	3193914.53
L: 65	S85° 06' 18"W	26.00'	1627891.92	3193858.55
L: 67	S57° 17' 14"W	36.46'	1627882.42	3193811.26
L: 69	S74° 21' 22"E	16.33'	1627885.82	3193927.17
L: 70	N87° 01' 07"E	93.86'	1627881.41	3193942.89
L: 71	N62° 33' 37"E	14.47'	1627886.30	3194036.63
L: 72	N2° 58' 53"W	70.05'	1627892.96	3194049.46
L: 74	N12° 43' 26"E	36.03'	1628038.58	3194103.16

LINE TABLE

LINE #	BEARING	LENGTH	NORTHING	EASTING
L: 75	S27° 19' 37"W	30.67'	1628095.17	3194110.67
L: 76	S11° 55' 44"W	27.35'	1628067.92	3194096.59
L: 78	S2° 58' 53"E	50.13'	1627971.05	3194032.38
L: 79	S47° 58' 53"E	5.66'	1627920.98	3194034.99
L: 80	S2° 58' 53"E	22.24'	1627917.20	3194039.19
L: 81	S62° 33' 37"W	6.01'	1627894.99	3194040.35
L: 82	S87° 01' 07"W	91.58'	1627892.22	3194035.01
L: 83	N74° 21' 22"W	11.37'	1627887.46	3193943.56
L: 84	N41° 46' 29"E	3.83'	1627965.52	3194105.50

CURVE TABLE

CURVE #	LENGTH	DELTA	RADIUS	CRD LENGTH	CRD RADIUS	NORTHING	EASTING
C: 16	18.85'	90° 00' 00"	12.00'	16.97	S77° 42' 46"E	1627849.75	3193760.39
C: 17	16.99'	27° 49' 05"	35.00'	16.83	N71° 11' 46"E	1627872.32	3193817.75
C: 18	19.95'	22° 22' 56"	51.08'	19.83	S83° 34' 49"E	1627879.97	3193859.58
C: 19	17.00'	15° 42' 34"	62.00'	16.95	S82° 12' 39"E	1627868.78	3193911.29
C: 20	29.62'	27° 22' 27"	62.00'	29.34	N76° 14' 50"E	1627866.58	3194011.81
C: 21	11.73'	66° 16' 52"	10.14'	11.09	S84° 05' 01"E	1627891.29	3194074.46
C: 22	11.80'	135° 12' 39"	5.00'	9.25	N23° 02' 18"E	1627889.65	3194100.02
C: 23	5.24'	12° 30' 59"	24.00'	5.23	N83° 05' 53"W	1627910.16	3194103.77
C: 24	17.39'	39° 51' 27"	25.00'	17.05	S82° 29' 20"W	1627910.79	3194098.57
C: 25	23.89'	27° 22' 27"	50.00'	23.66	S76° 14' 50"W	1627884.21	3194034.78
C: 26	13.71'	15° 42' 34"	50.00'	13.67	N82° 12' 39"W	1627878.49	3193928.07
C: 27	22.23'	20° 32' 20"	62.00'	22.11	N84° 37' 32"W	1627889.85	3193880.56
C: 28	22.82'	27° 49' 05"	47.00'	22.60	S71° 11' 46"W	1627889.70	3193832.65
C: 29	18.85'	90° 00' 03"	12.00'	16.97	N77° 42' 46"W	1627862.72	3193780.59
C: 30	98.28'	52° 01' 02"	108.25'	94.94	N37° 09' 31"E	1627962.92	3194045.82
C: 31	95.08'	55° 52' 16"	97.50'	91.35	S39° 51' 51"W	1628041.17	3194090.93
C: 32	78.91'	75° 21' 19"	60.00'	73.35	N79° 27' 08"E	1627968.37	3194108.05

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CENTURY
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
BELDFORD AVE SITE PLAN AMD. SUPPLEMENTAL POND PLANS
POND - HORIZONTAL CONRTOL PLAN

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 3/29/22
SHEET C4.0

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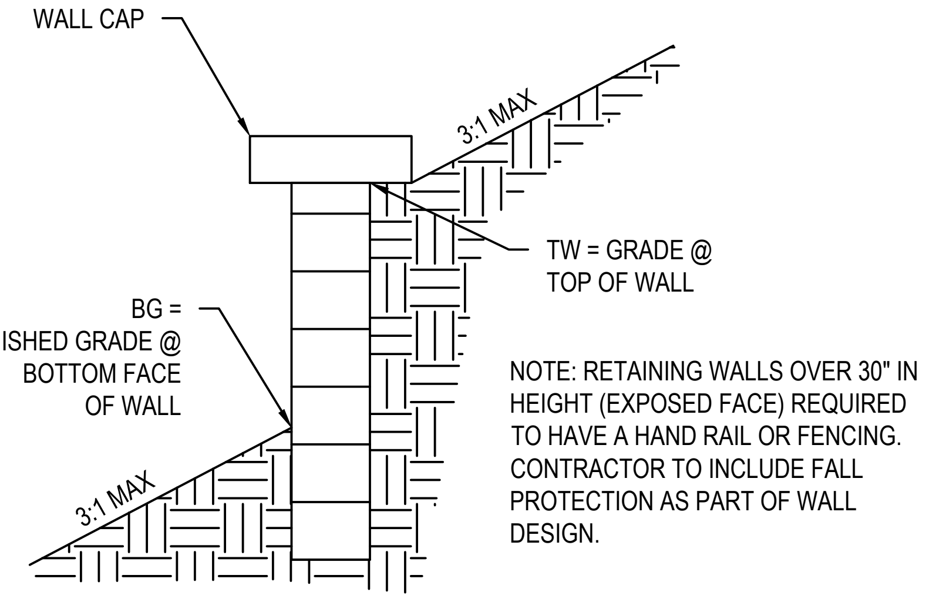
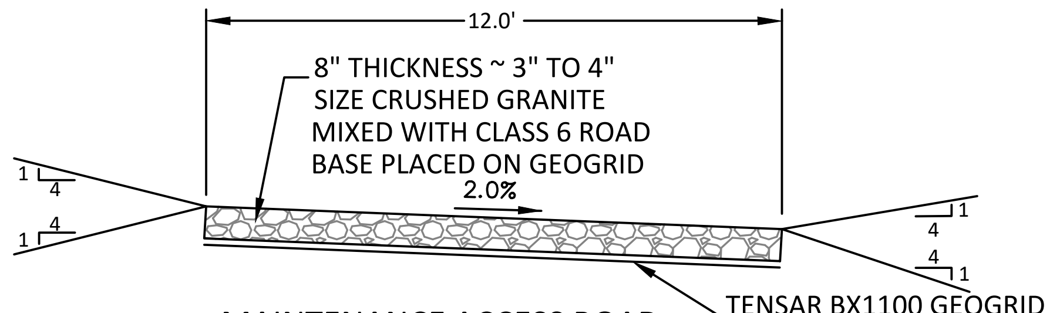
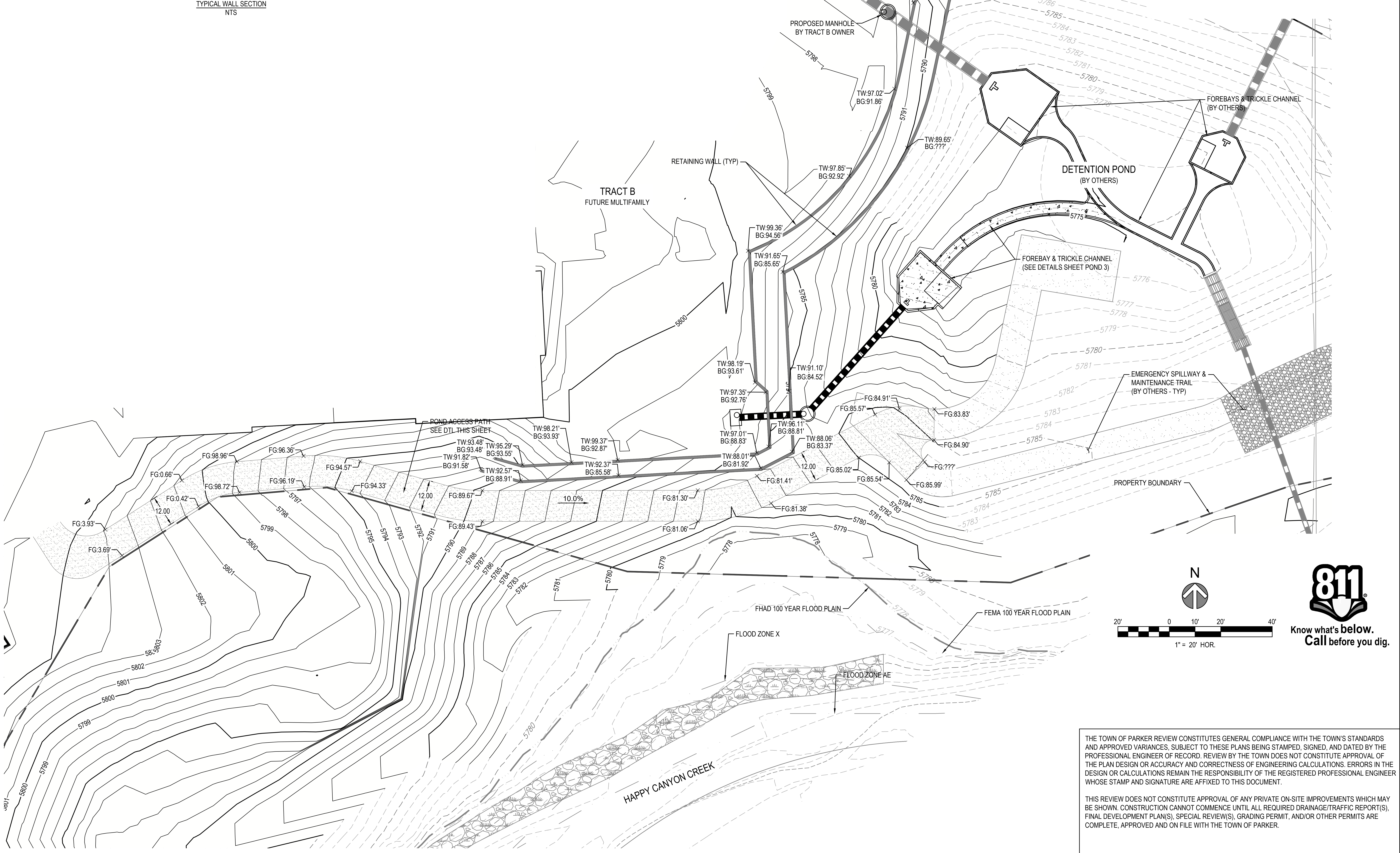

WALL CAP
3:1 MAX
TW = GRADE @ TOP OF WALL
BG = FINISHED GRADE @ BOTTOM FACE OF WALL
3:1 MAX

NOTE: RETAINING WALLS OVER 30" IN HEIGHT (EXPOSED FACE) REQUIRED TO HAVE A HAND RAIL OR FENCING. CONTRACTOR TO INCLUDE FALL PROTECTION AS PART OF WALL DESIGN.

TYPICAL WALL SECTION
NTS


12.0'
8" THICKNESS ~ 3" TO 4" SIZE CRUSHED GRANITE MIXED WITH CLASS 6 ROAD BASE PLACED ON GEOGRID
2.0%
1
4
4
1
TENSAR BX1100 GEOGRID MIRAFI BASXGRID 11 OR APPROVED EQUAL

MAINTENANCE ACCESS ROAD ABOVE EURV WSEL DETAIL
NTS


N
TRACT B
FUTURE MULTIFAMILY
RETAINING WALL (TYP)
PROPOSED MANHOLE BY TRACT B OWNER
TW:92.73' BG:92.54'
TW:87.20' BG:87.00'
TW:95.72' BG:91.34'
TW:97.02' BG:91.86'
TW:89.65' BG:???'
TW:97.85' BG:92.92'
TW:99.36' BG:94.56'
TW:91.65' BG:85.65'
TW:98.19' BG:93.61'
TW:91.10' BG:84.52'
TW:97.35' BG:92.76'
TW:96.11' BG:88.81'
TW:97.01' BG:88.83'
TW:88.06' BG:83.37'
TW:88.01' BG:81.92'
TW:98.21' BG:93.93'
TW:99.37' BG:92.87'
TW:92.37' BG:85.58'
TW:93.48' BG:93.48'
TW:95.29' BG:93.55'
TW:91.82' BG:91.58'
TW:92.57' BG:88.91'
POND ACCESS PATH SEE DTL THIS SHEET
FG:98.96'
FG:96.36'
FG:0.66'
FG:98.72'
FG:96.19'
FG:94.57'
FG:94.33'
FG:0.42'
FG:3.93'
FG:3.69'
12.00
12.00
12.00
FG:89.67'
FG:89.43'
10.0%
FG:81.30'
FG:81.06'
FG:81.41'
FG:81.38'
FG:84.91'
FG:85.57'
FG:83.83'
FG:84.90'
FG:85.02'
FG:???'
FG:85.54'
FG:85.99'
DETENTION POND (BY OTHERS)
FOREBAYS & TRICKLE CHANNEL (BY OTHERS)
FOREBAY & TRICKLE CHANNEL (SEE DETAILS SHEET POND 3)
EMERGENCY SPILLWAY & MAINTENANCE TRAIL (BY OTHERS - TYP)
PROPERTY BOUNDARY
FHAD 100 YEAR FLOOD PLAIN
FEMA 100 YEAR FLOOD PLAIN
FLOOD ZONE X
FLOOD ZONE AE
HAPPY CANYON CREEK
5775
5776
5777
5778
5779
5780
5781
5782
5783
5784
5785
5786
5787
5788
5789
5790
5791
5792
5793
5794
5795
5796
5797
5798
5799
5800
5801
5802
5803
N
20' 0 10' 20' 40'
1" = 20' HOR.

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DATE

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

POND - DETAILED GRADING

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
65120950
DATE
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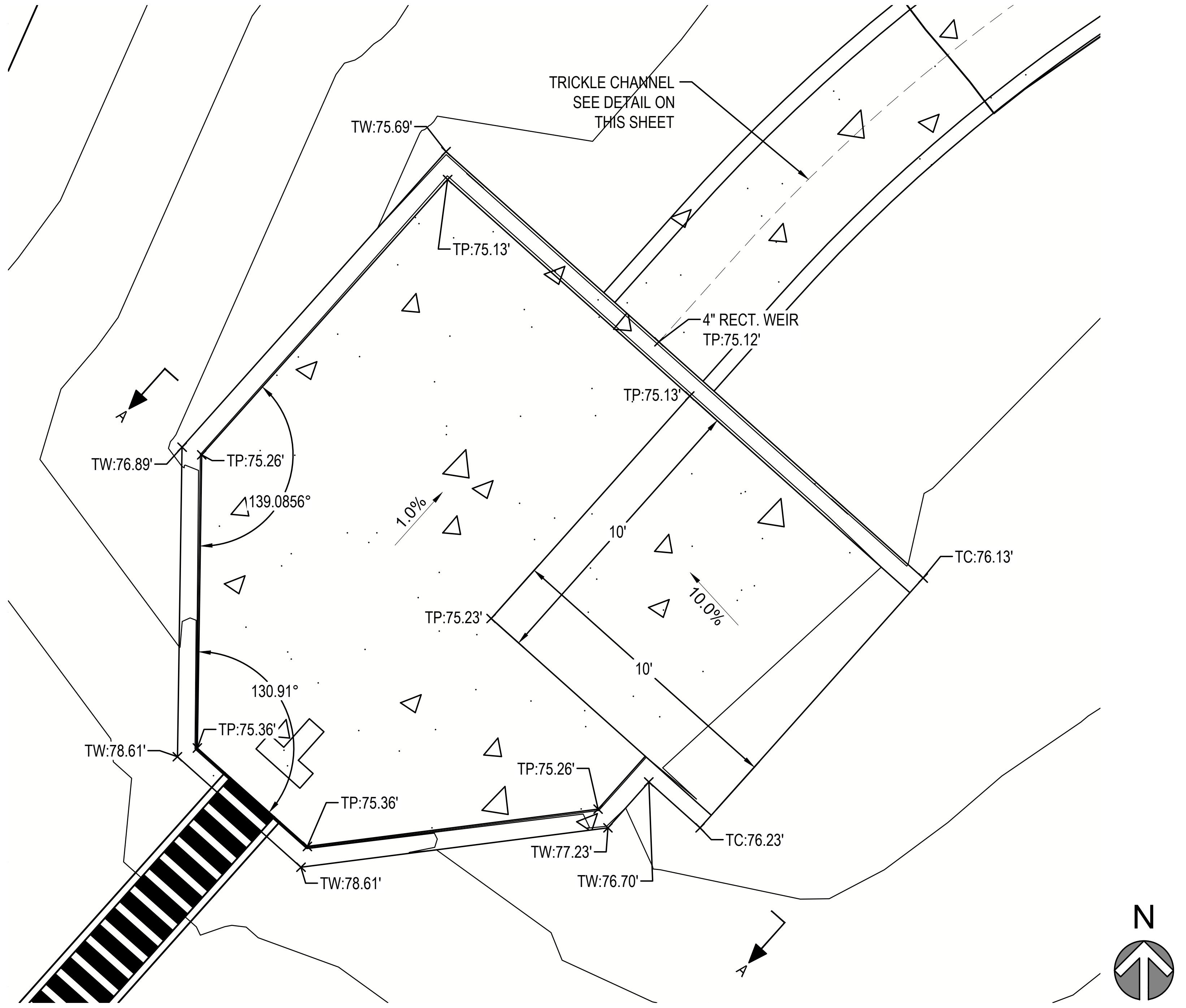
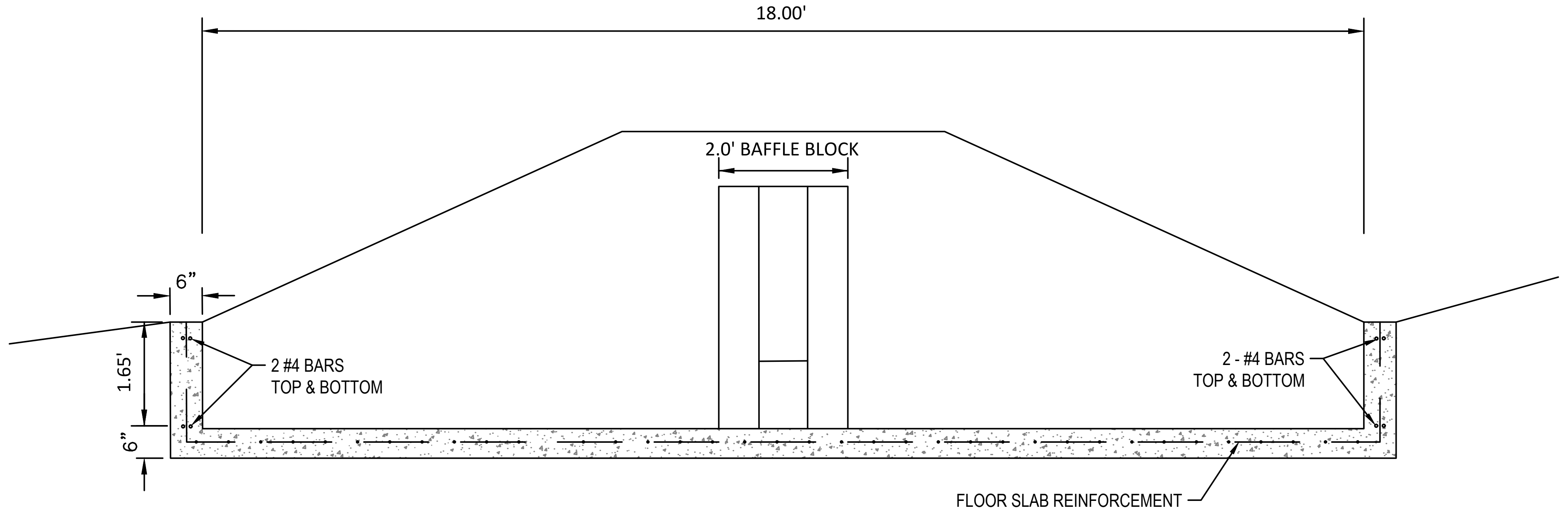
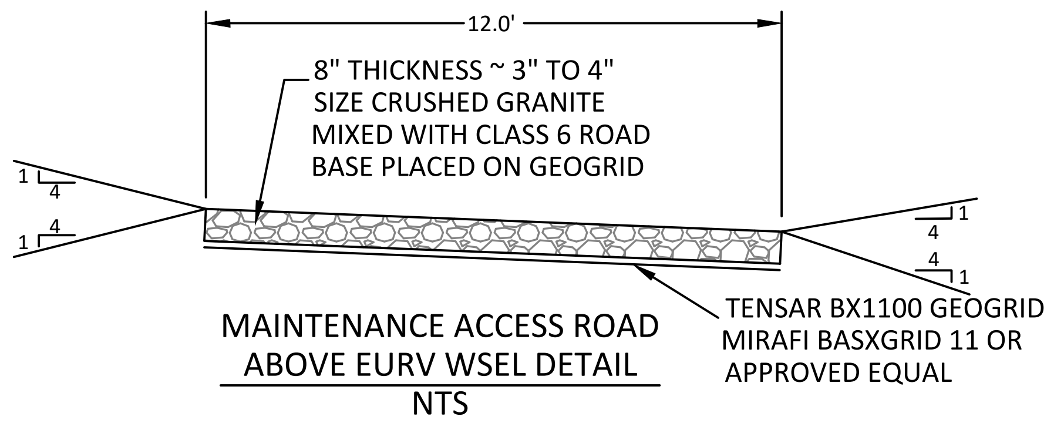

TRICKLE CHANNEL
SEE DETAIL ON
THIS SHEET
TW:75.69'
TP:75.13'
4" RECT. WEIR
TP:75.12'
TP:75.13'
TW:76.89'
TP:75.26'
139.0856°
1.0%
10'
10.0%
TC:76.13'
TP:75.23'
10'
130.91°
TP:75.36'
TW:78.61'
TP:75.26'
TP:75.36'
TW:77.23'
TC:76.23'
TW:78.61'
TW:76.70'
A
A
N

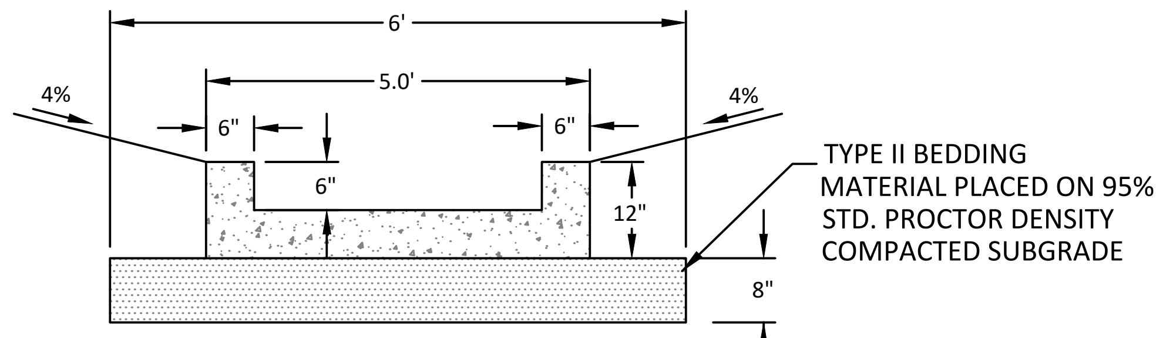
FOREBAY DETAIL
SCALE: 1" = 4'


18.00'
2.0' BAFFLE BLOCK
6"
1.65'
6"
2 #4 BARS
TOP & BOTTOM
2 - #4 BARS
TOP & BOTTOM
FLOOR SLAB REINFORCEMENT
WWF - 6X6 - 8/8

SECTION A-A
NTS

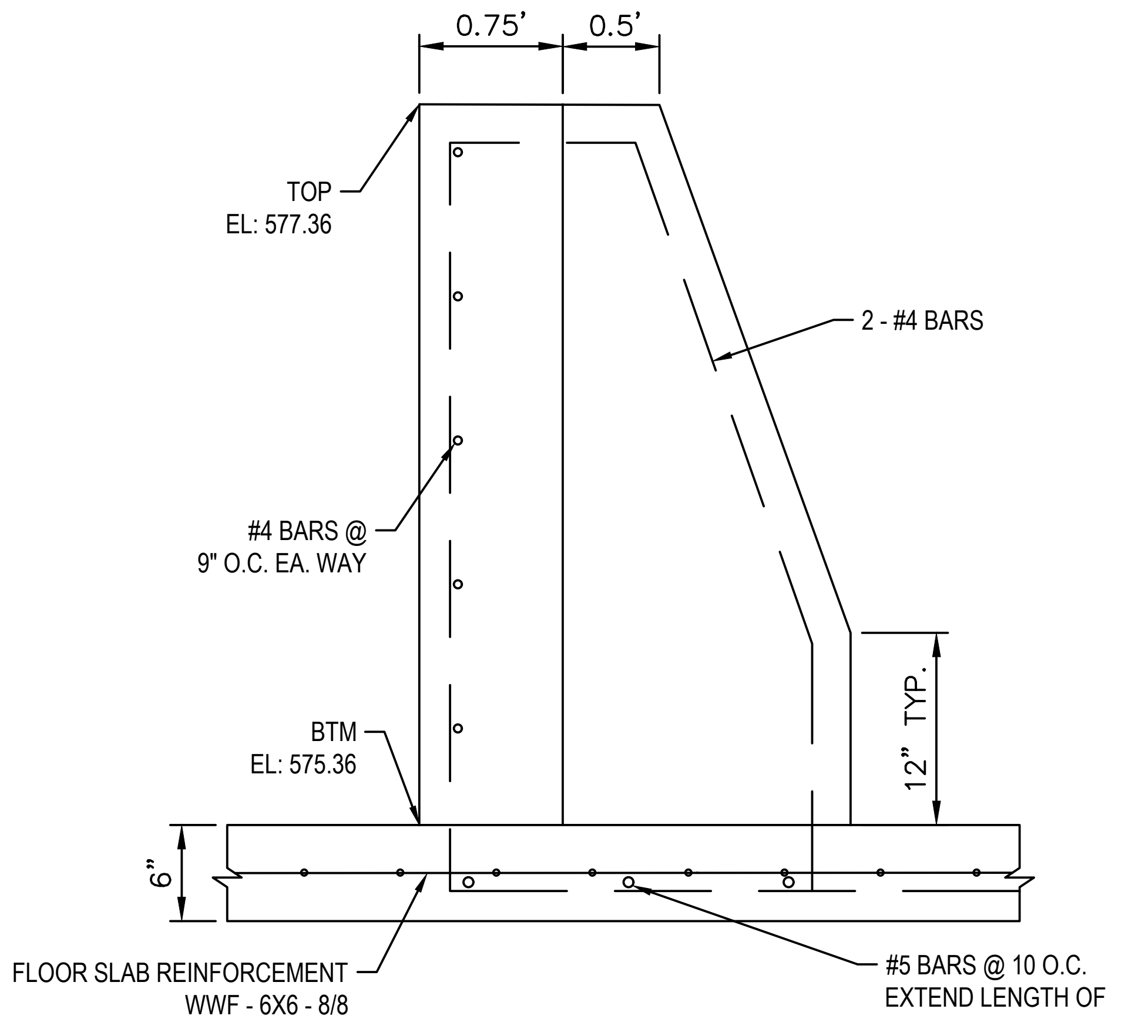

12.0'
8" THICKNESS ~ 3" TO 4"
SIZE CRUSHED GRANITE
MIXED WITH CLASS 6 ROAD
BASE PLACED ON GEOGRID
1
4
1
4
1
4
4
1
TENSAR BX1100 GEOGRID
MIRAFI BASXGRID 11 OR
APPROVED EQUAL

MAINTENANCE ACCESS ROAD
ABOVE EURV WSEL DETAIL
NTS


6'
5.0'
4%
4%
6"
6"
6"
12"
8"
TYPE II BEDDING
MATERIAL PLACED ON 95%
STD. PROCTOR DENSITY
COMPACTED SUBGRADE

5.0' WIDE TRICKLE CHANNEL DETAIL
NTS

NOTE: USE 4 POUNDS PER CU. YD.
OF FIBRE MESH TO REINFORCE CONCRETE


0.75'
0.5'
TOP
EL: 577.36
2 - #4 BARS
#4 BARS @
9" O.C. EA. WAY
BTM
EL: 575.36
12" TYP.
6"
FLOOR SLAB REINFORCEMENT
WWF - 6X6 - 8/8
#5 BARS @ 10 O.C.
EXTEND LENGTH OF
BAFFLE FACE

BAFFLE BLOCK
REINFORCING DETAIL
NTS

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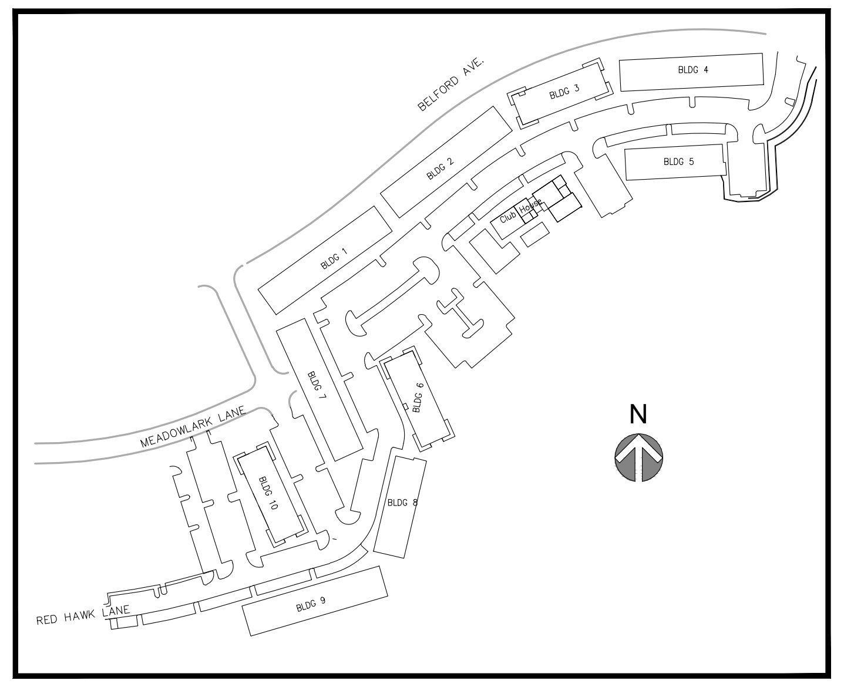
TOWN OF PARKER, DIRECTOR OF ENGINEERING　　　　DATE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CENTURY
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

POND - GRADING DETAILS

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C4.2

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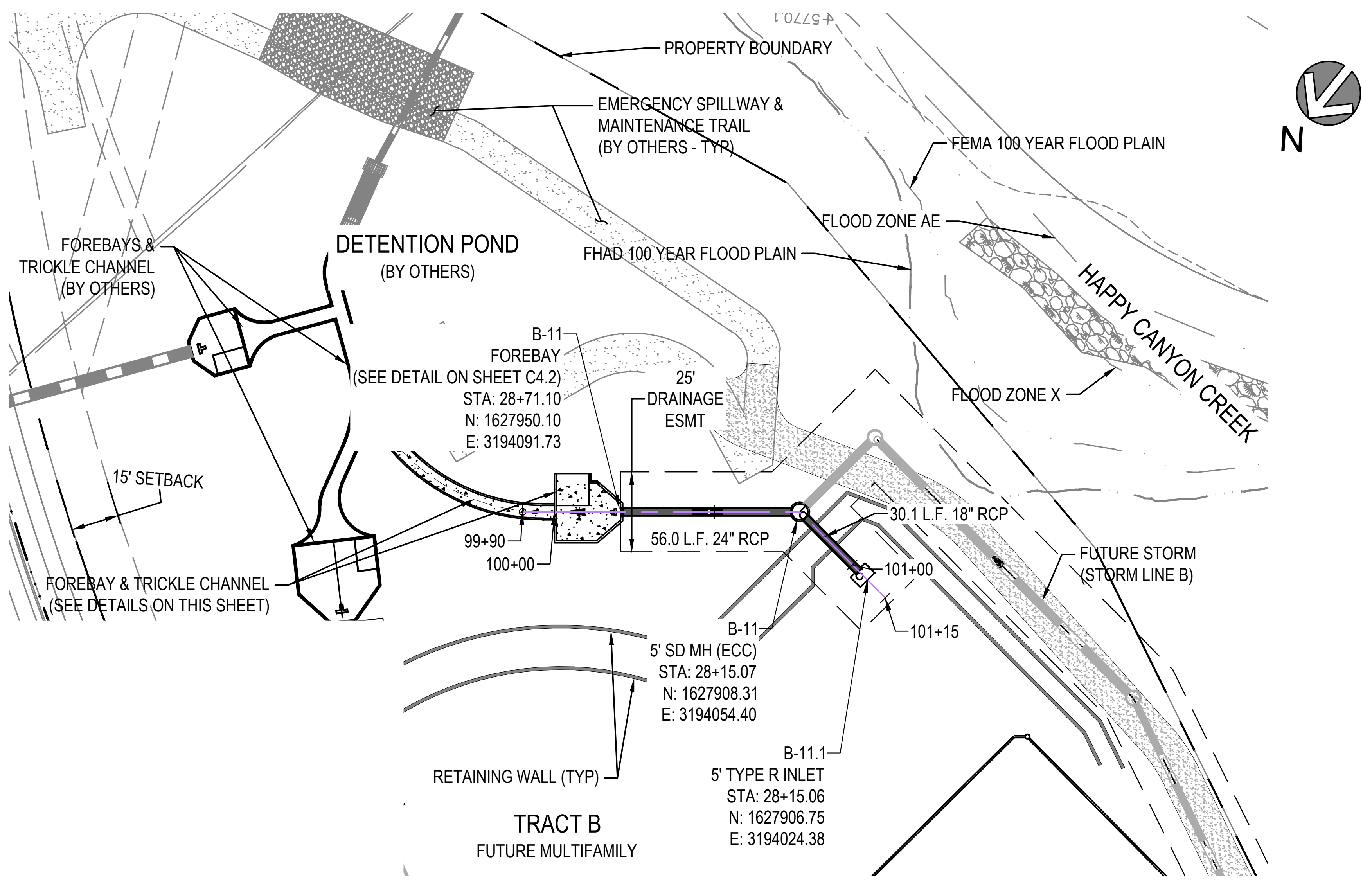
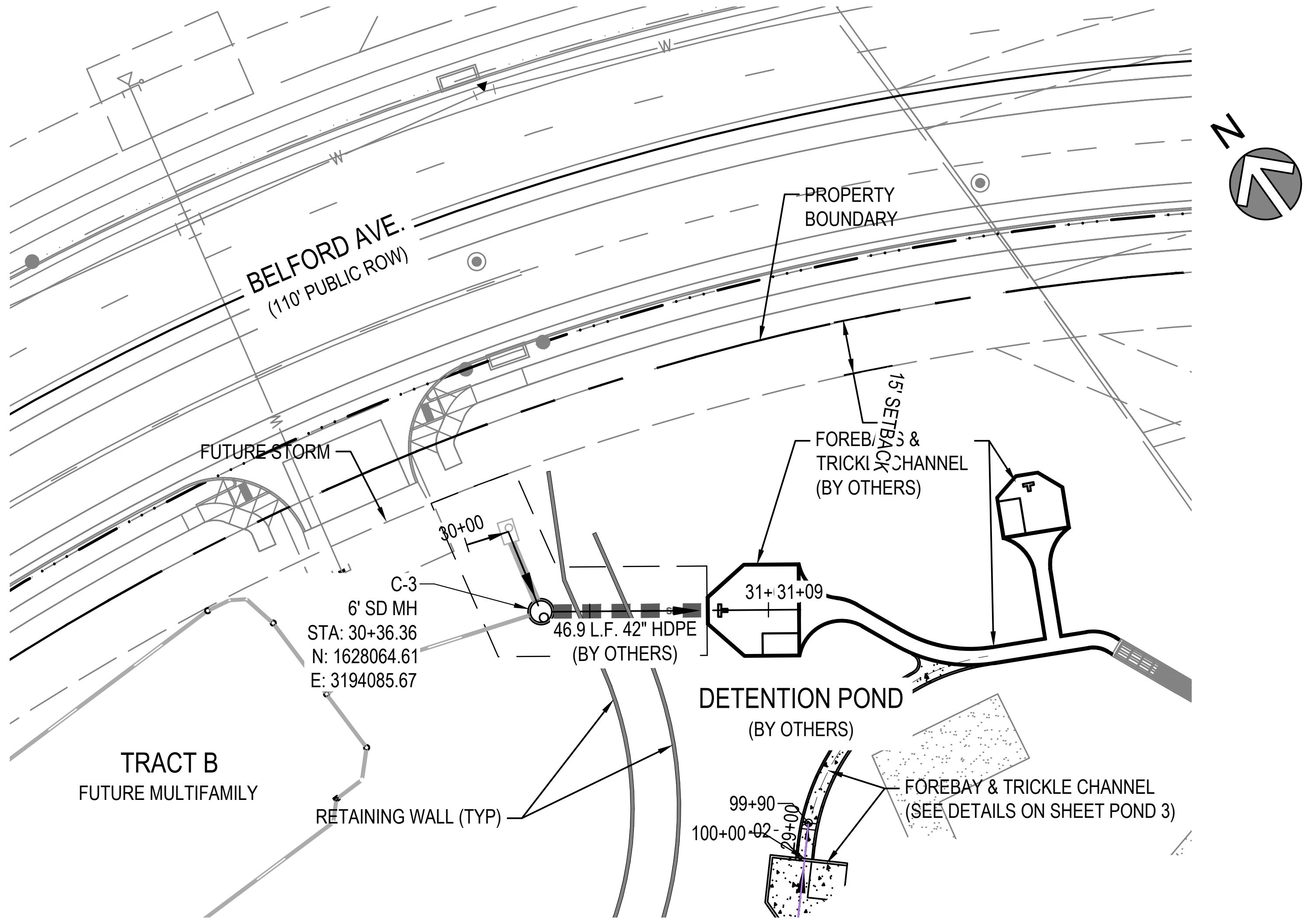
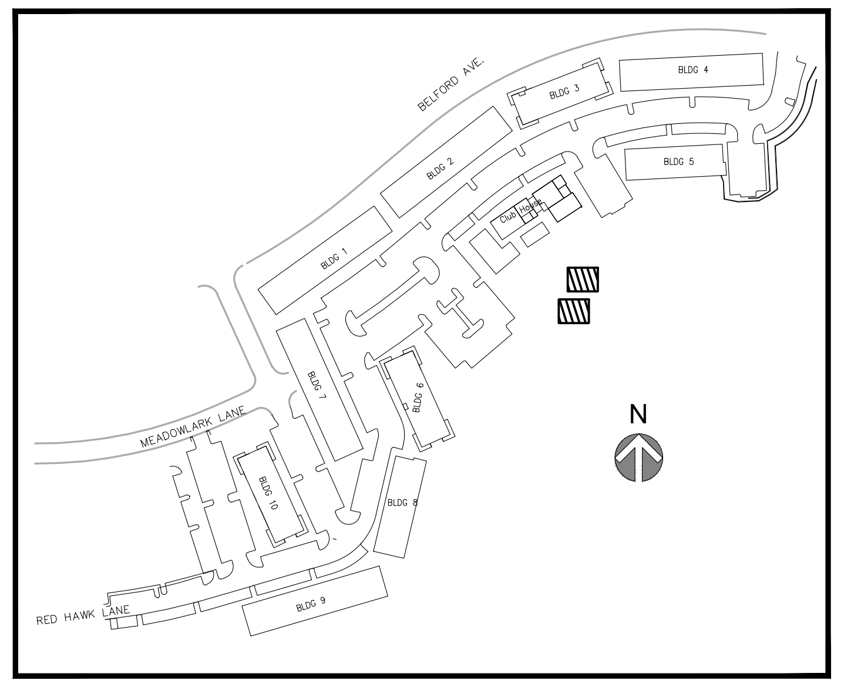
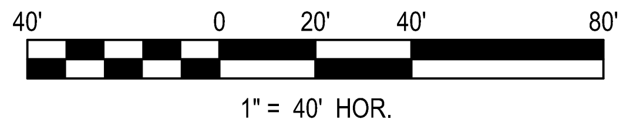

PROPERTY BOUNDARY
EMERGENCY SPILLWAY & MAINTENANCE TRAIL (BY OTHERS - TYP)
FEMA 100 YEAR FLOOD PLAIN
N
FOREBAYS & TRICKLE CHANNEL (BY OTHERS)
DETENTION POND (BY OTHERS)
FHAD 100 YEAR FLOOD PLAIN
FLOOD ZONE AE
HAPPY CANYON CREEK
B-11 FOREBAY (SEE DETAIL ON SHEET C4.2) STA: 28+71.10 N: 1627950.10 E: 3194091.73
25' DRAINAGE ESMT
FLOOD ZONE X
15' SETBACK
30.1 L.F. 18" RCP
99+90
100+00
56.0 L.F. 24" RCP
101+00
FUTURE STORM (STORM LINE B)
FOREBAY & TRICKLE CHANNEL (SEE DETAILS ON THIS SHEET)
B-11 5' SD MH (ECC) STA: 28+15.07 N: 1627908.31 E: 3194054.40
101+15
B-11.1 5' TYPE R INLET STA: 28+15.06 N: 1627906.75 E: 3194024.38
RETAINING WALL (TYP)
TRACT B FUTURE MULTIFAMILY


N
BELFORD AVE. (110' PUBLIC ROW)
PROPERTY BOUNDARY
15' SETBACK
FUTURE STORM
FOREBAYS & TRICKLE CHANNEL (BY OTHERS)
30+00
C-3 6' SD MH STA: 30+36.36 N: 1628064.61 E: 3194085.67
31+ 31+09
46.9 L.F. 42" HDPE (BY OTHERS)
DETENTION POND (BY OTHERS)
TRACT B FUTURE MULTIFAMILY
RETAINING WALL (TYP)
99+90
100+00 -02
29+00
FOREBAY & TRICKLE CHANNEL (SEE DETAILS ON SHEET POND 3)

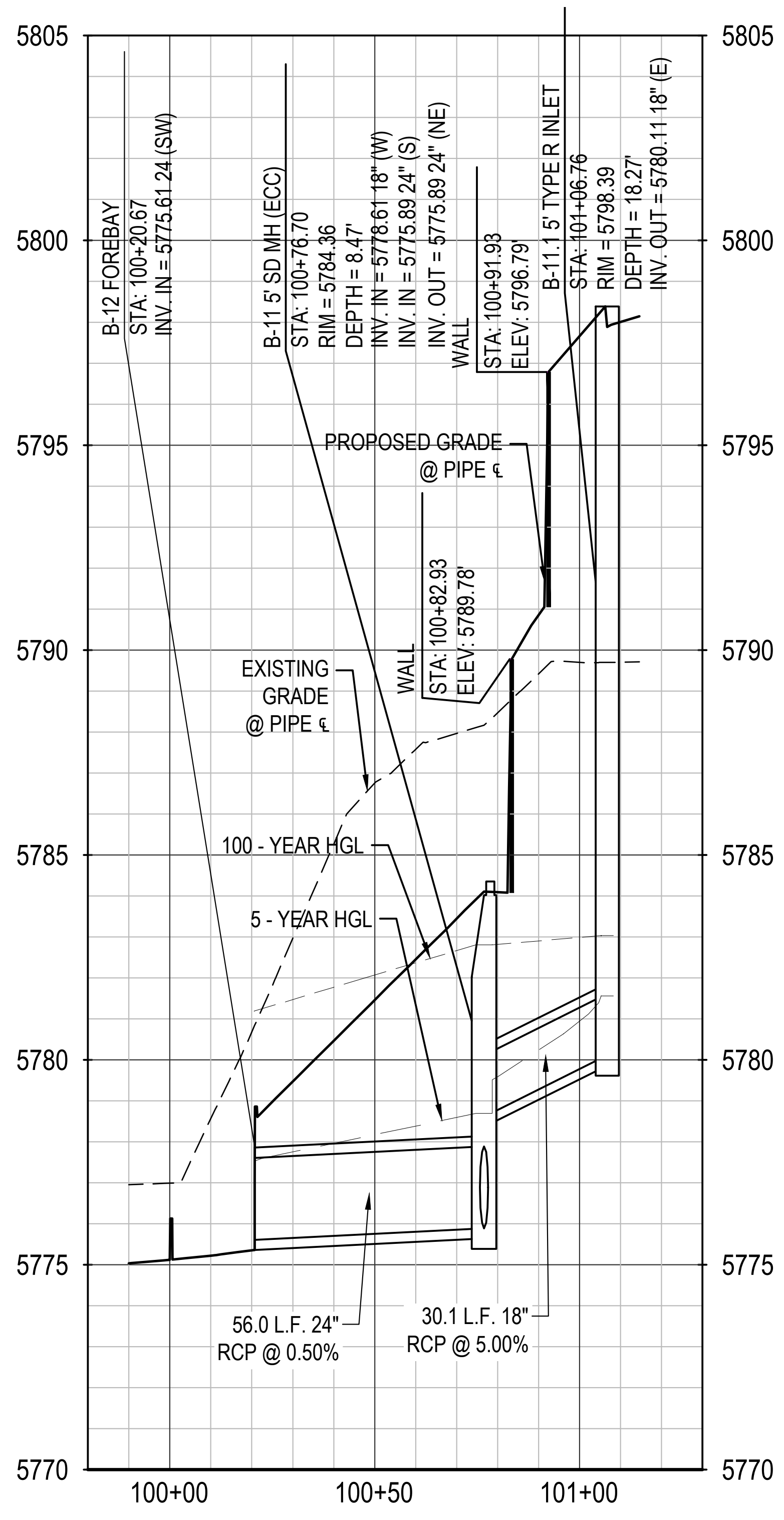



40'
0
20'
40'
80'
1" = 40' HOR.

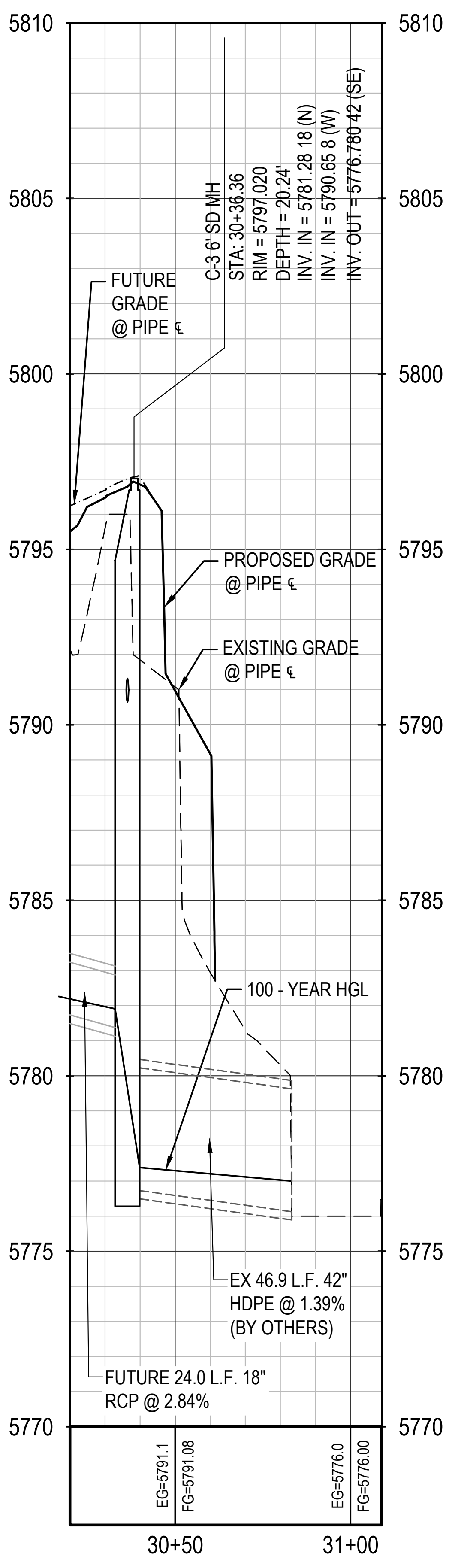
NOTES:

1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
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 LINE B2


5805
5800
5795
5790
5785
5780
5775
5770
B-12 FOREBAY STA: 100+20.67 INV. IN = 5775.61 24 (SW)
B-11 5' SD MH (ECC) STA: 100+76.70 RIM = 5784.36 DEPTH = 8.47' INV. IN = 5778.61 18" (W) INV. IN = 5775.89 24" (S) INV. OUT = 5775.89 24" (NE)
WALL STA: 100+91.93 ELEV: 5796.79'
B-11.1 5' TYPE R INLET STA: 101+06.76 RIM = 5798.39 DEPTH = 18.27' INV. OUT = 5780.11 18" (E)
PROPOSED GRADE @ PIPE ℄
WALL STA: 100+82.93 ELEV: 5789.78'
EXISTING GRADE @ PIPE ℄
100 - YEAR HGL
5 - YEAR HGL
56.0 L.F. 24" RCP @ 0.50%
30.1 L.F. 18" RCP @ 5.00%
100+00
100+50
101+00

STORM LINE C


5810
5805
5800
5795
5790
5785
5780
5775
5770
C-3 6' SD MH STA: 30+36.36 RIM = 5797.020 DEPTH = 20.24' INV. IN = 5781.28 18 (N) INV. IN = 5790.65 8 (W) INV. OUT = 5776.780 42 (SE)
FUTURE GRADE @ PIPE ℄
PROPOSED GRADE @ PIPE ℄
EXISTING GRADE @ PIPE ℄
100 - YEAR HGL
EX 46.9 L.F. 42" HDPE @ 1.39% (BY OTHERS)
FUTURE 24.0 L.F. 18" RCP @ 2.84%
EG=5791.1
FG=5791.08
EG=5776.0
FG=5776.00
30+50
31+00

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TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
POND - STRM PLAN & PROFILE

PE STAMP
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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C4.3
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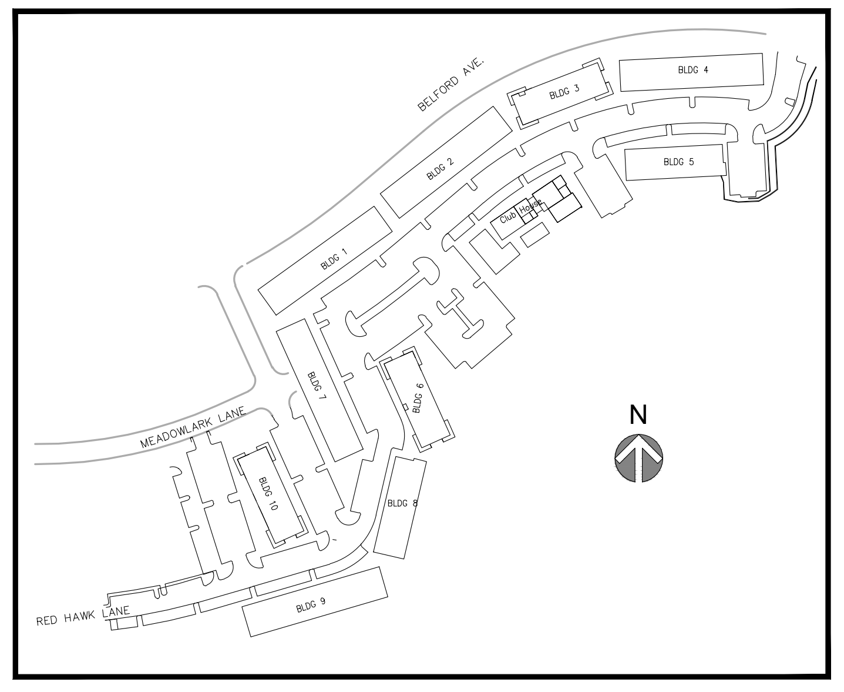
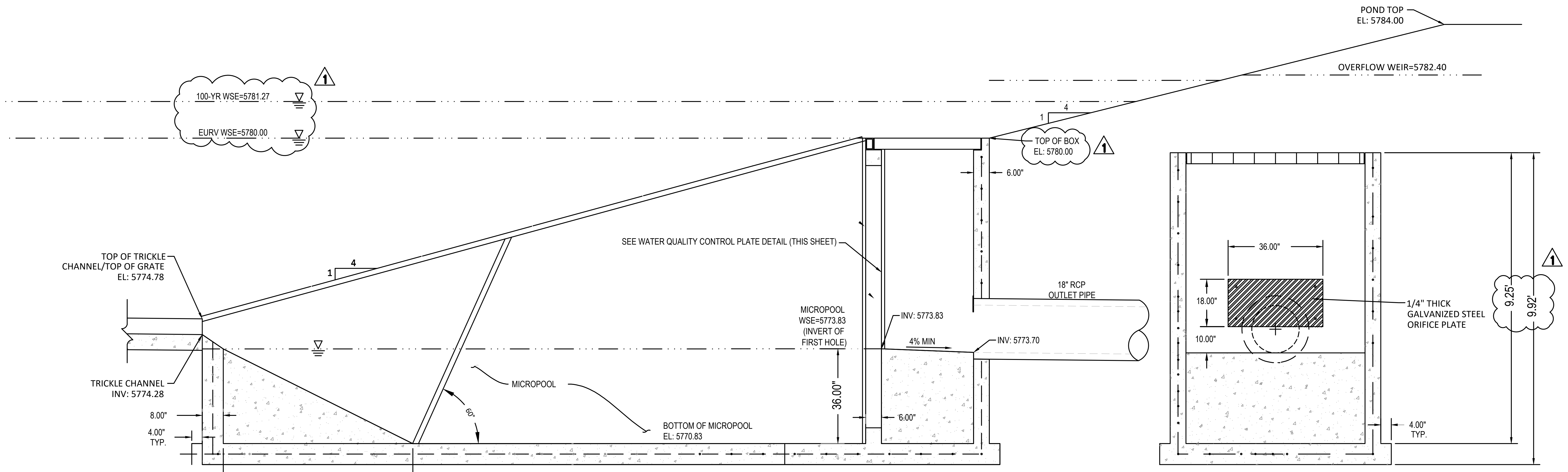

BELFORD AVE.
BLDG 1
BLDG 2
BLDG 3
BLDG 4
BLDG 5
Club House
BLDG 6
BLDG 7
BLDG 8
BLDG 9
BLDG 10
MEADOWLARK LANE
RED HAWK LANE
N

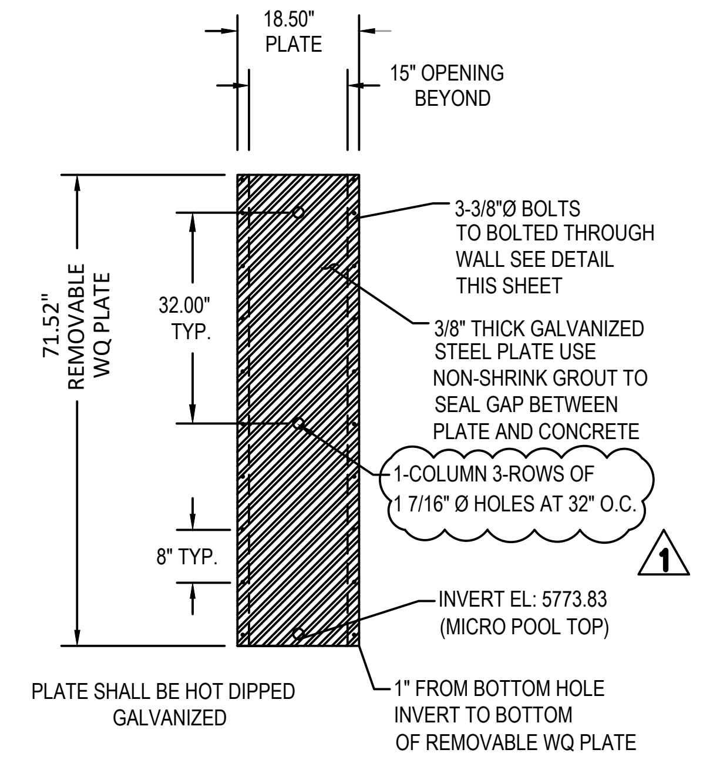

100-YR WSE=5781.27
EURV WSE=5780.00
1
POND TOP
EL: 5784.00
OVERFLOW WEIR=5782.40
1
4
TOP OF BOX
EL: 5780.00
1
6.00"
TOP OF TRICKLE
CHANNEL/TOP OF GRATE
EL: 5774.78
1
4
SEE WATER QUALITY CONTROL PLATE DETAIL (THIS SHEET)
18" RCP
OUTLET PIPE
MICROPOOL
WSE=5773.83
(INVERT OF
FIRST HOLE)
INV: 5773.83
4% MIN
INV: 5773.70
TRICKLE CHANNEL
INV: 5774.28
MICROPOOL
60°
36.00"
6.00"
8.00"
4.00"
TYP.
BOTTOM OF MICROPOOL
EL: 5770.83
72.00"
36.00"
18.00"
10.00"
1/4" THICK
GALVANIZED STEEL
ORIFICE PLATE
9.25'
9.92'
1
4.00"
TYP.

SECTION A

NTS

SECTION B

1"=2'


18.50"
PLATE
15" OPENING
BEYOND
71.52"
REMOVABLE
WQ PLATE
32.00"
TYP.
8" TYP.
3-3/8"Ø BOLTS
TO BOLTED THROUGH
WALL SEE DETAIL
THIS SHEET
3/8" THICK GALVANIZED
STEEL PLATE USE
NON-SHRINK GROUT TO
SEAL GAP BETWEEN
PLATE AND CONCRETE
1-COLUMN 3-ROWS OF
1 7/16" Ø HOLES AT 32" O.C.
1
INVERT EL: 5773.83
(MICRO POOL TOP)
PLATE SHALL BE HOT DIPPED
GALVANIZED
1" FROM BOTTOM HOLE
INVERT TO BOTTOM
OF REMOVABLE WQ PLATE

WATER QUALITY
CONTROL PLATE

NTS

NOTES:

1. OUTLET STUCTURE ORIGINAL DESIGN COMPLETED BY MANHARD. REFER TO APPROVED MANHARD DESIGN PLANS FOR COMPLETE OUTLET STRUCTURE DETAILS. THE APPLICABLE REVISIONS SHOWN ARE THE DESIGN REVISIONS COMPLETED BY MERRICK & COMPANY.

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1	COMPARK VILLAGE SOUTH, F1 - BELFORD AVE SITE PLAN AMD WQ PLATE	03/24/2022	KB	KB	KW

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

POND - STRM OUTLET STRUCTURE

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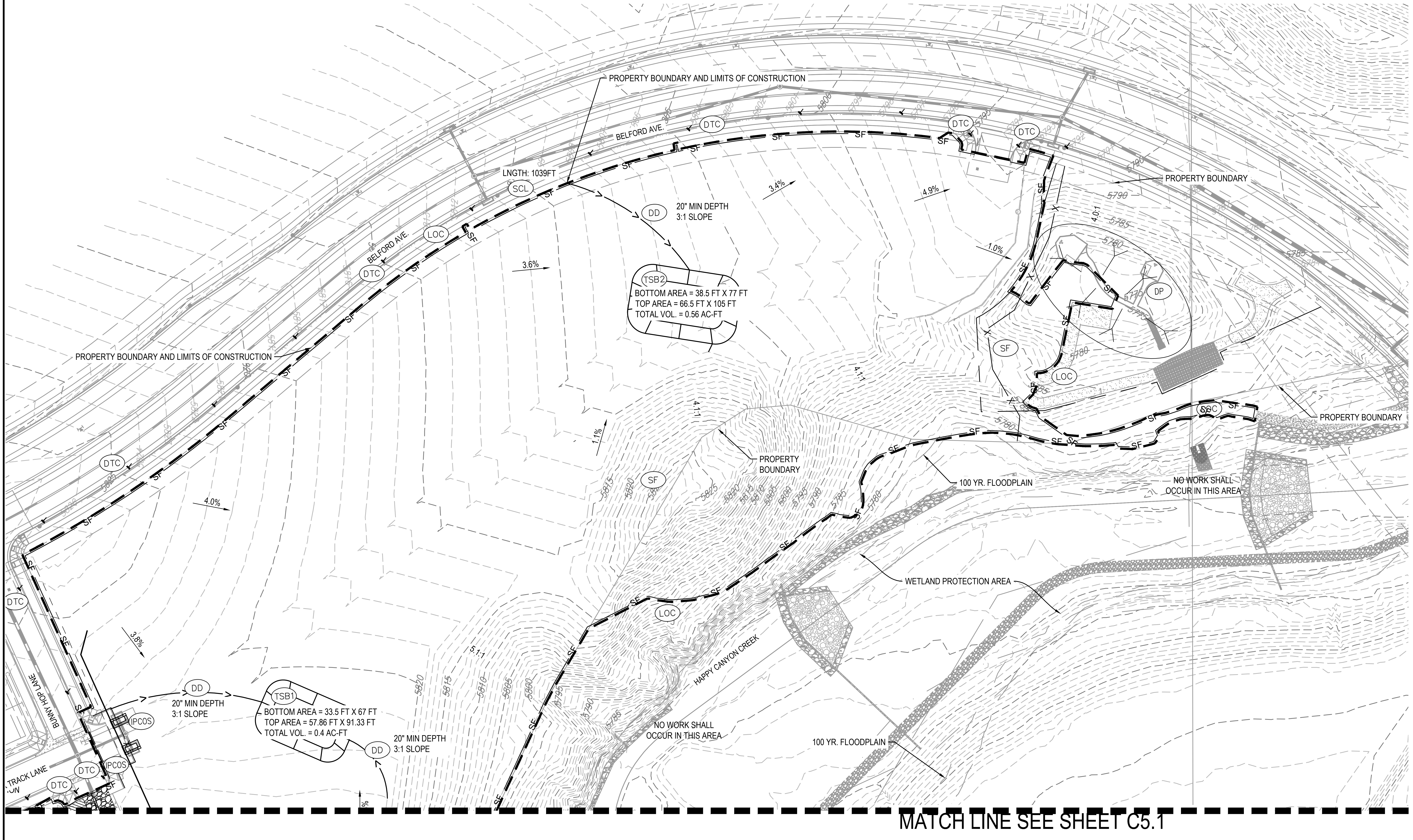
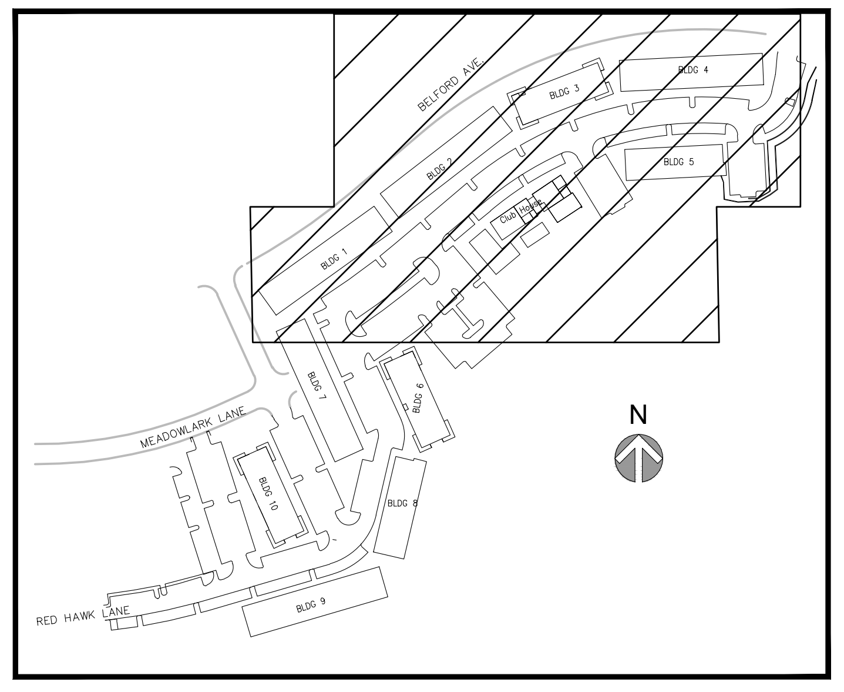

PROPERTY BOUNDARY AND LIMITS OF CONSTRUCTION
BELFORD AVE.
DTC
LNGTH: 1039FT
SCL
DD
20" MIN DEPTH
3:1 SLOPE
3.4%
4.9%
PROPERTY BOUNDARY
LOC
3.6%
TSB2
BOTTOM AREA = 38.5 FT X 77 FT
TOP AREA = 66.5 FT X 105 FT
TOTAL VOL. = 0.56 AC-FT
1.0%
SF
DP
PROPERTY BOUNDARY AND LIMITS OF CONSTRUCTION
4:1
1.1%
PROPERTY BOUNDARY
100 YR. FLOODPLAIN
NO WORK SHALL OCCUR IN THIS AREA
4.0%
WETLAND PROTECTION AREA
3.8%
BUNNY HOP LANE
DD
20" MIN DEPTH
3:1 SLOPE
TSB1
BOTTOM AREA = 33.5 FT X 67 FT
TOP AREA = 57.86 FT X 91.33 FT
TOTAL VOL. = 0.4 AC-FT
20" MIN DEPTH
3:1 SLOPE
IPCOS
HAPPY CANYON CREEK
NO WORK SHALL OCCUR IN THIS AREA
100 YR. FLOODPLAIN
TRACK LANE
5:1
5790
5785
5780
5820
5815
5810
5805
5800
5795

MATCH LINE SEE SHEET C5.1


BELFORD AVE
MEADOWLARK LANE
RED HAWK LANE
N

TEMPORARY BMP LEGEND:

——x——	SF	SILT FENCE
——>——>——	DD	DIVERSION DITCH
▭	RS	ROCK SOCK
▭	IPCOS	INLET PROTECTION CURB ON SUMP
— — —	LOC	LIMITS OF CONSTRUCTION
▨	SSA	STABILIZED STAGING AREA
▩	ECB	EROSION CONTROL BLANKET
▨	SCL	SEDIMENT CONTROL LOG
⁘	SMC	SEEDING, MULCHING AND CRIMPING
▩	VTC	VEHICLE TRACKING CONTROL
▢	CWA	CONCRETE WASHOUT AREA
▭	TSB	SEDIMENT BASIN
↙	DTC	SEDIMENT BASIN
◜	STP	SIDEWALK TRANSITION PROTECTION
◡	MWP	MASON WORK PROTECTION PROTECTION
◯	DP	DETENTION POND PROTECTION
— —		100 YEAR FLOODPLAIN

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, FEBRUARY 2005" 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 CITY OF LOVELAND.
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. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER."
10. LOT PROTECTION (LP) IS REQUIRED ON ALL RESIDENTIAL LOTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
11. REFER TO LANDSCAPE PLANS FOR FINAL STABILIZATION IN NON-HARDSCAPED AREAS

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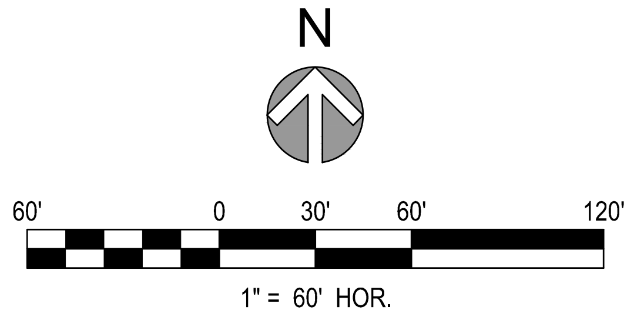
N
60'
0
30'
60'
120'
1" = 60' HOR.

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COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

INITIAL EROSION CONTROL 1

PE STAMP

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FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
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DATE
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SHEET
C5.0
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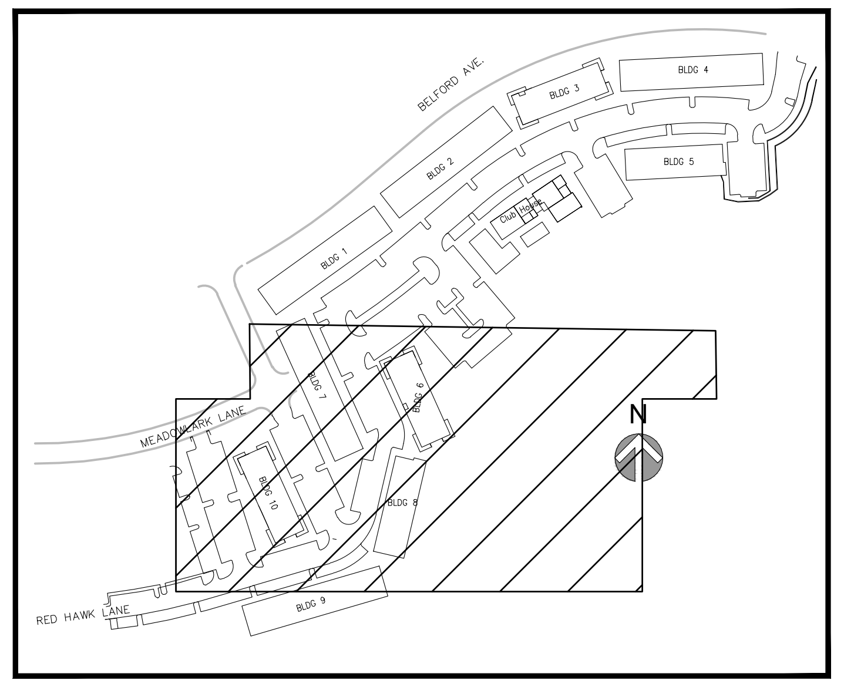
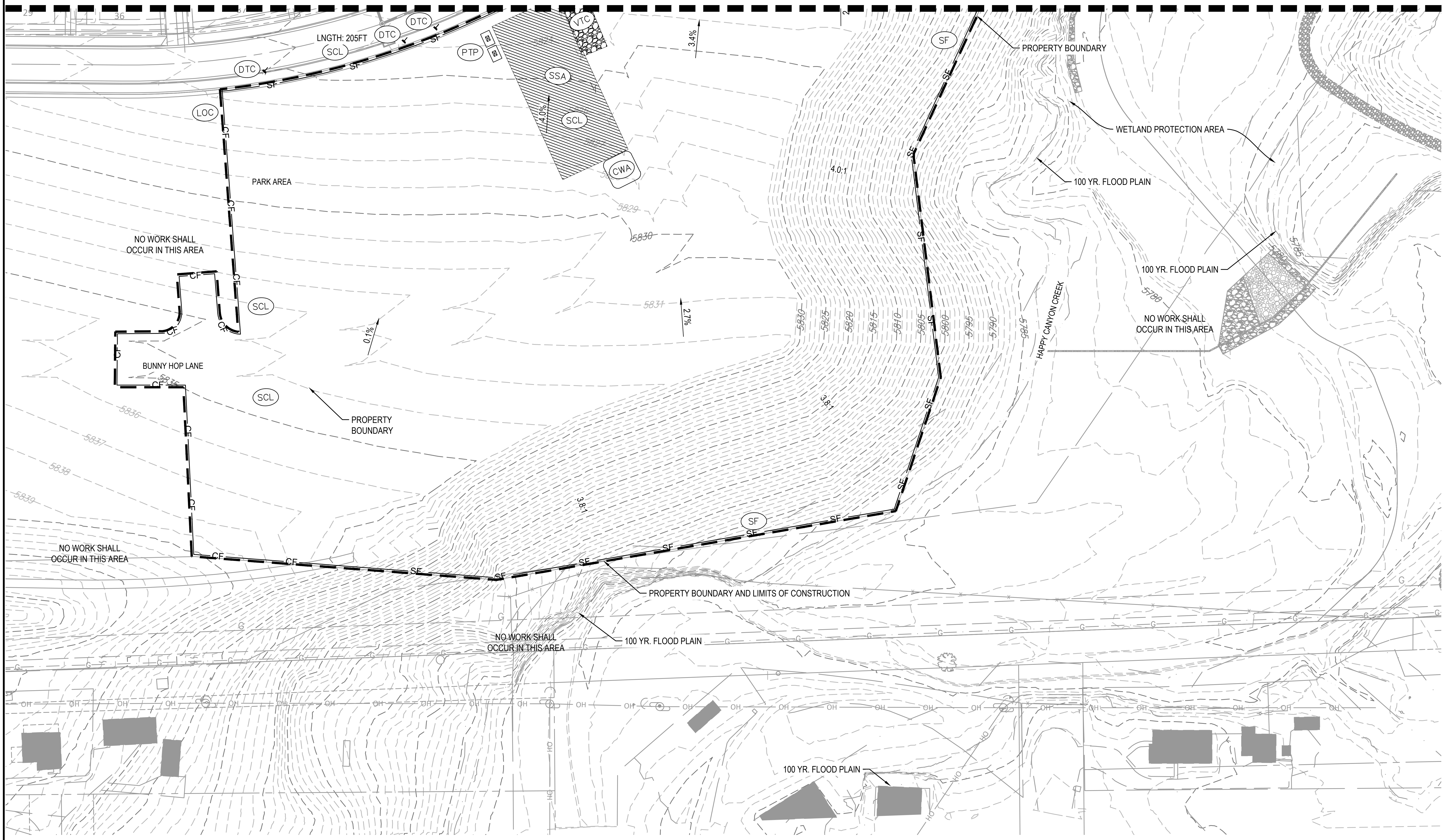


MATCH LINE SEE SHEET C5.0


LNGTH: 205FT
DTC
DTC
SCL
SF
SF
DTC
LOC
PTP
VTC
SSA
SCL
CWA
4.0%
3.4%
SF
PROPERTY BOUNDARY
WETLAND PROTECTION AREA
100 YR. FLOOD PLAIN
100 YR. FLOOD PLAIN
PARK AREA
NO WORK SHALL OCCUR IN THIS AREA
SCL
BUNNY HOP LANE
SCL
PROPERTY BOUNDARY
0.1%
2.7%
4.0:1
3.8:1
3.8:1
HAPPY CANYON CREEK
NO WORK SHALL OCCUR IN THIS AREA
5829
5830
5831
5836
5837
5838
5839
5830
5825
5820
5815
5810
5805
5800
5795
5790
5785
5780
5785
CF
SF
SF
NO WORK SHALL OCCUR IN THIS AREA
PROPERTY BOUNDARY AND LIMITS OF CONSTRUCTION
NO WORK SHALL OCCUR IN THIS AREA
100 YR. FLOOD PLAIN
100 YR. FLOOD PLAIN
OH
G

TEMPORARY BMP LEGEND:

—— SF ——	SF	SILT FENCE
—— > —— > ——	DD	DIVERSION DITCH
▨	RS	ROCK SOCK
▭	IPCOS	INLET PROTECTION CURB ON SUMP
— — —	LOC	LIMITS OF CONSTRUCTION
▨	SSA	STABILIZED STAGING AREA
▦	ECB	EROSION CONTROL BLANKET
▨	SCL	SEDIMENT CONTROL LOG
⁘	SMC	SEEDING, MULCHING AND CRIMPING
▦	VTC	VEHICLE TRACKING CONTROL
▢	CWA	CONCRETE WASHOUT AREA
▭	TSB	SEDIMENT BASIN
✓	DTC	SEDIMENT BASIN
◠	STP	SIDEWALK TRANSITION PROTECTION
▦	MWP	MASON WORK PROTECTION PROTECTION
◯	DP	DETENTION POND PROTECTION

NOTES:

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10. LOT PROTECTION (LP) IS REQUIRED ON ALL RESIDENTIAL LOTS PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
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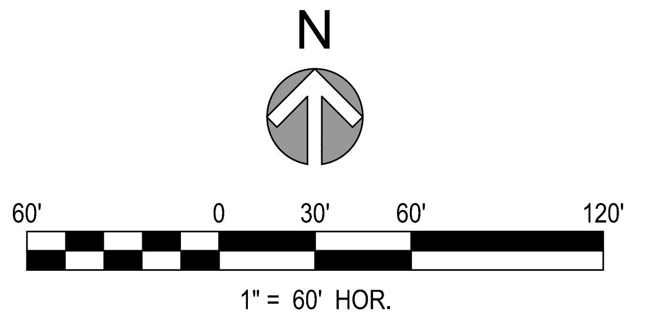
TOWN OF PARKER, DIRECTOR OF ENGINEERING ______ DATE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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
INITIAL EROSION CONTROL 2

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C5.1
31

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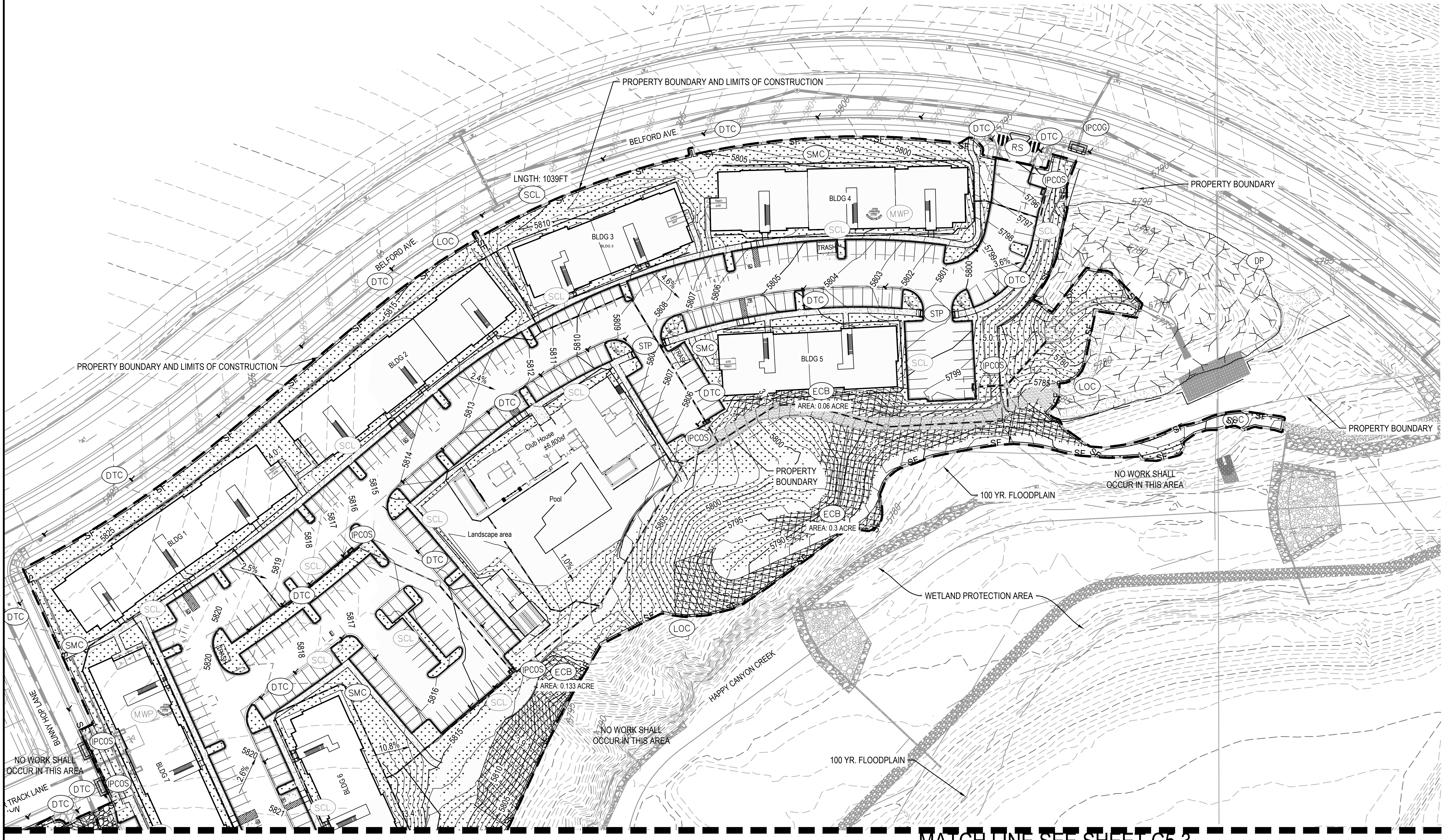

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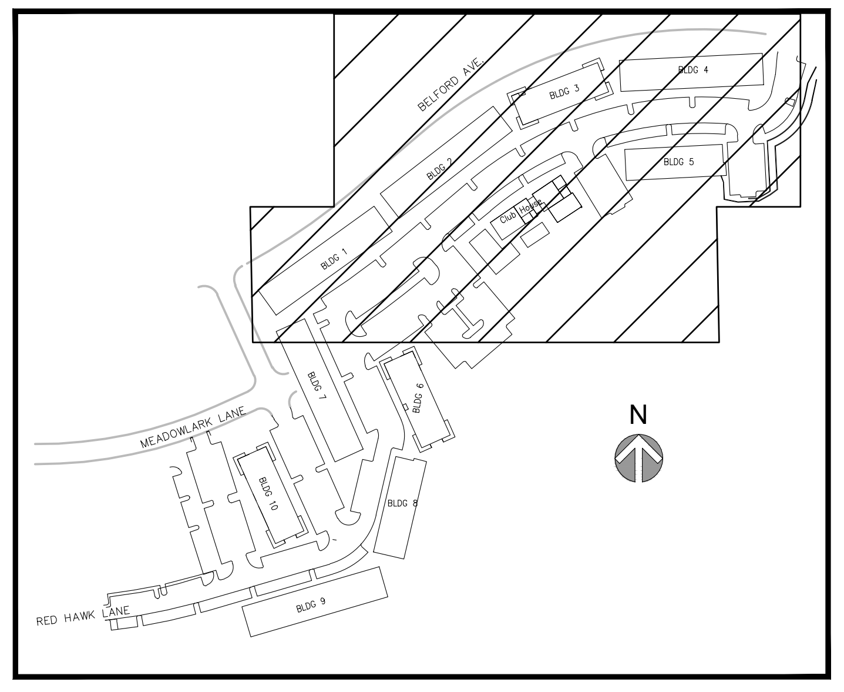

TEMPORARY BMP LEGEND:

—— SF ——	SF	SILT FENCE
——>——>——	DD	DIVERSION DITCH
▨	RS	ROCK SOCK
	IPCOS	INLET PROTECTION CURB ON SUMP
— — —	LOC	LIMITS OF CONSTRUCTION
▨	SSA	STABILIZED STAGING AREA
▩	ECB	EROSION CONTROL BLANKET
▨	SCL	SEDIMENT CONTROL LOG
	SMC	SEEDING, MULCHING AND CRIMPING
	VTC	VEHICLE TRACKING CONTROL
▢	CWA	CONCRETE WASHOUT AREA
	TSB	SEDIMENT BASIN
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	MWP	MASON WORK PROTECTION PROTECTION
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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CENTURY
— LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

INTERIM FINAL EROSION CONTROL 1

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C5.2

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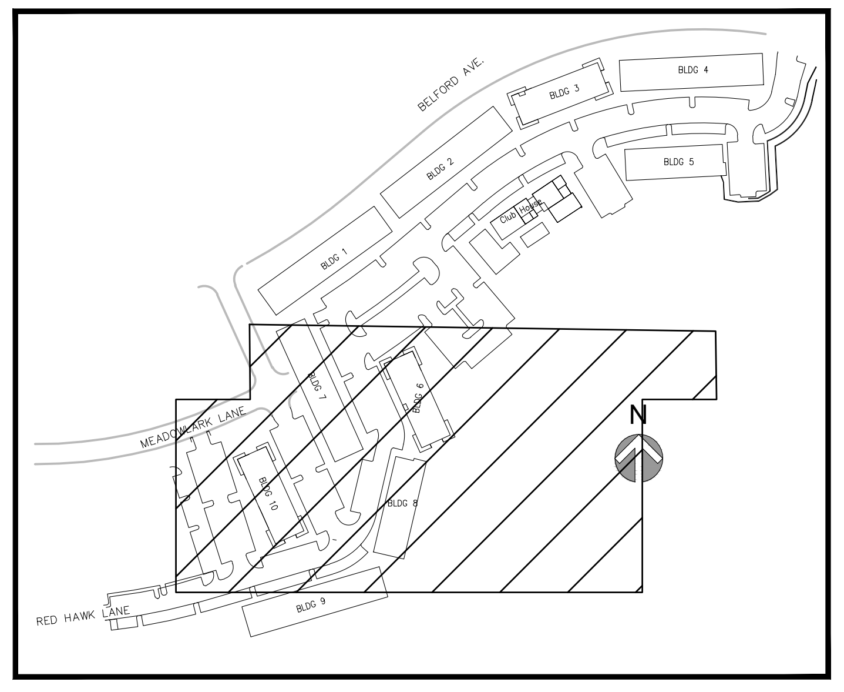

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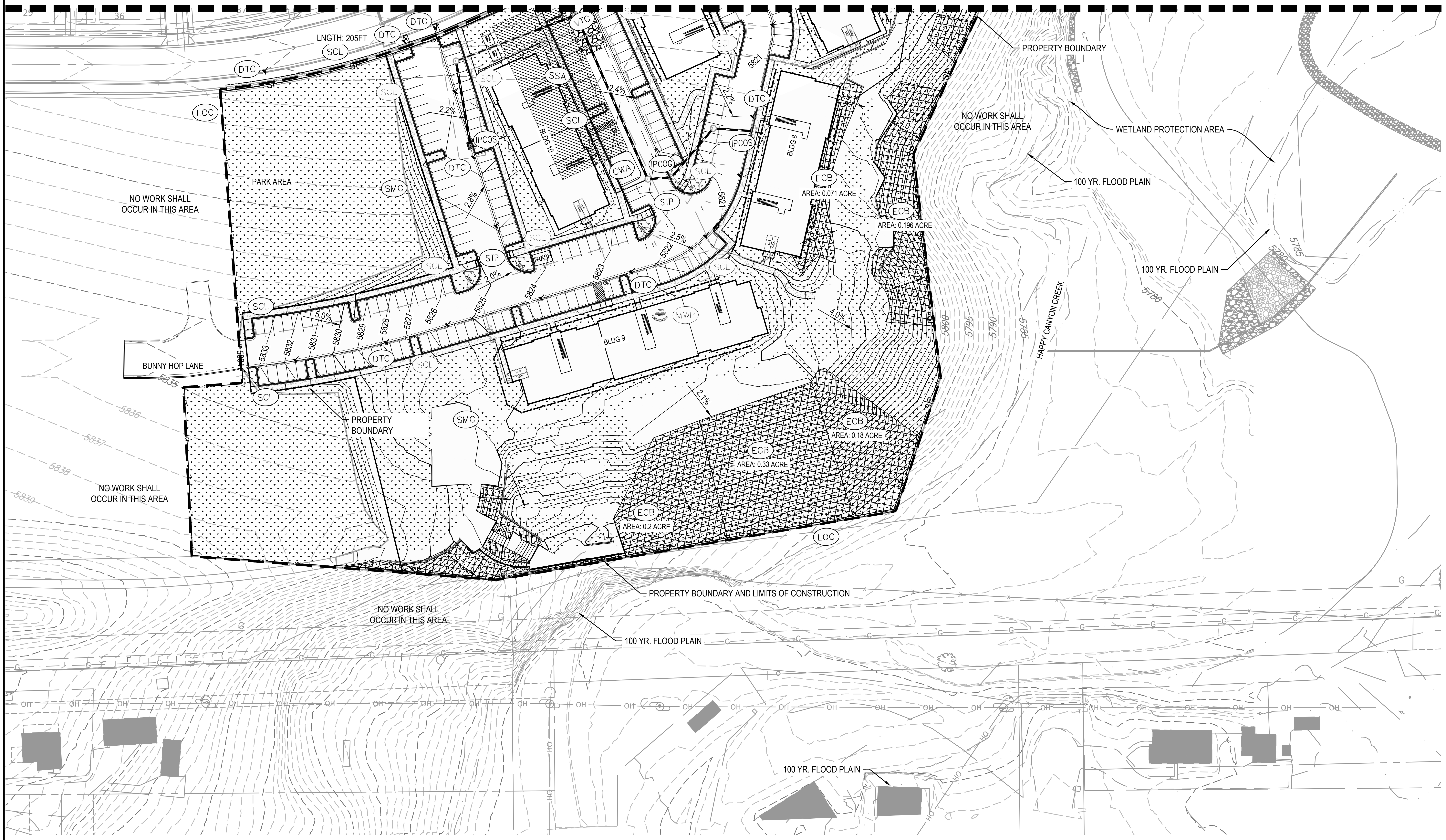

TEMPORARY BMP LEGEND:

—— SF ——	SF	SILT FENCE
——>——>——	DD	DIVERSION DITCH
▨	RS	ROCK SOCK
	IPCOS	INLET PROTECTION CURB ON SUMP
— — —	LOC	LIMITS OF CONSTRUCTION
▨	SSA	STABILIZED STAGING AREA
▦	ECB	EROSION CONTROL BLANKET
▨	SCL	SEDIMENT CONTROL LOG
	SMC	SEEDING, MULCHING AND CRIMPING
	VTC	VEHICLE TRACKING CONTROL
□	CWA	CONCRETE WASHOUT AREA
	TSB	SEDIMENT BASIN
	DTC	SEDIMENT BASIN
	STP	SIDEWALK TRANSITION PROTECTION
	MWP	MASON WORK PROTECTION PROTECTION
	DP	DETENTION POND PROTECTION
	IPCOG	INLET PROTECTION CURB ON GRADE

NOTES:

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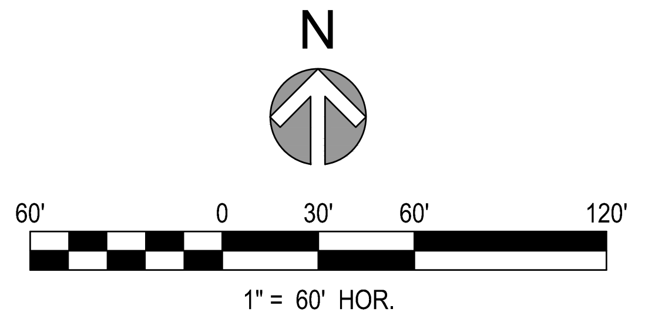
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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CENTURY
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
INTERIM FINAL EROSION CONTROL 2

PE STAMP
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
65120950
DATE
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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

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

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND
3 OF 3
Oct. 2013

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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
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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

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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.

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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

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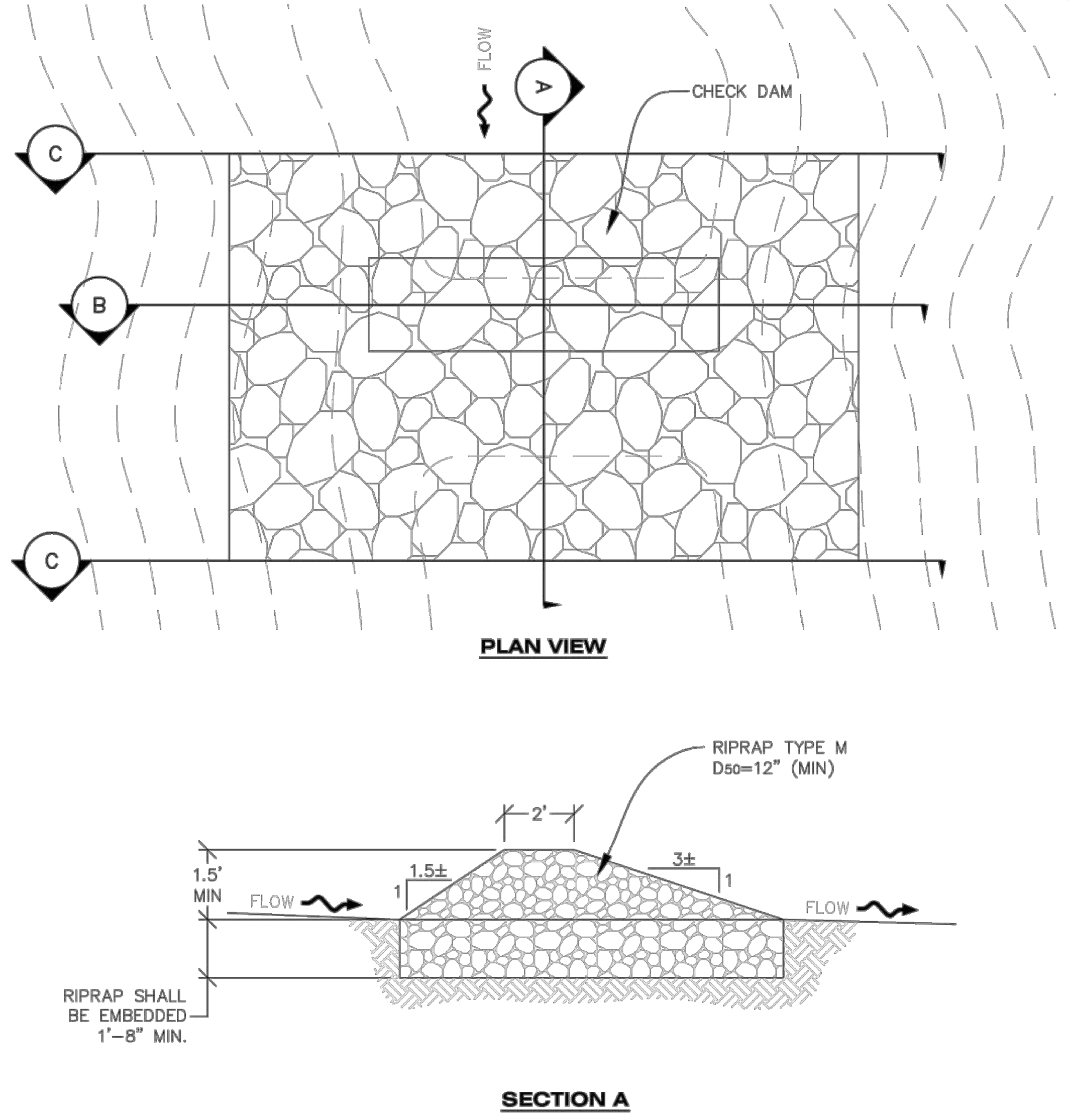

CD **CHECK DAM**

Town of Parker COLORADO

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CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
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CENTURY — LIVING —

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

CBMP DTL 1

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 5/12/2022
SHEET C5.4

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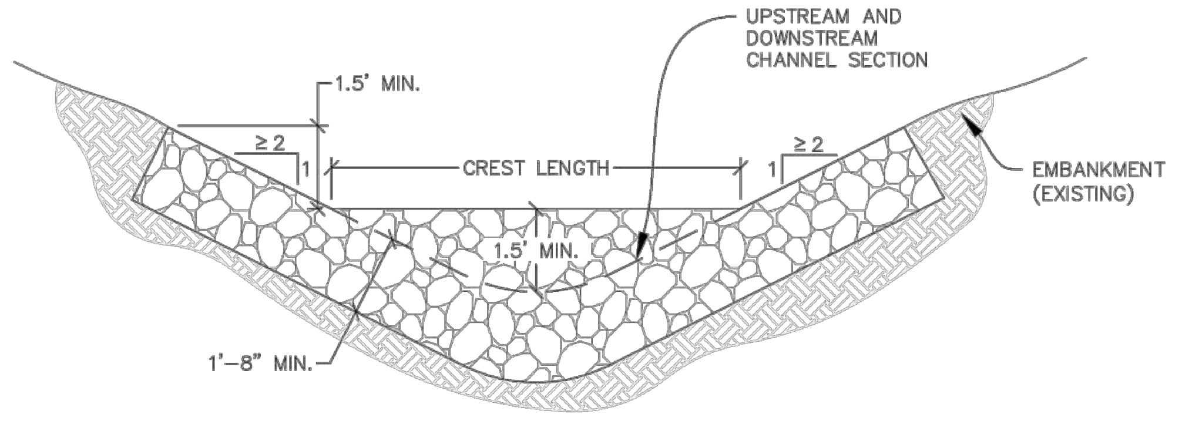
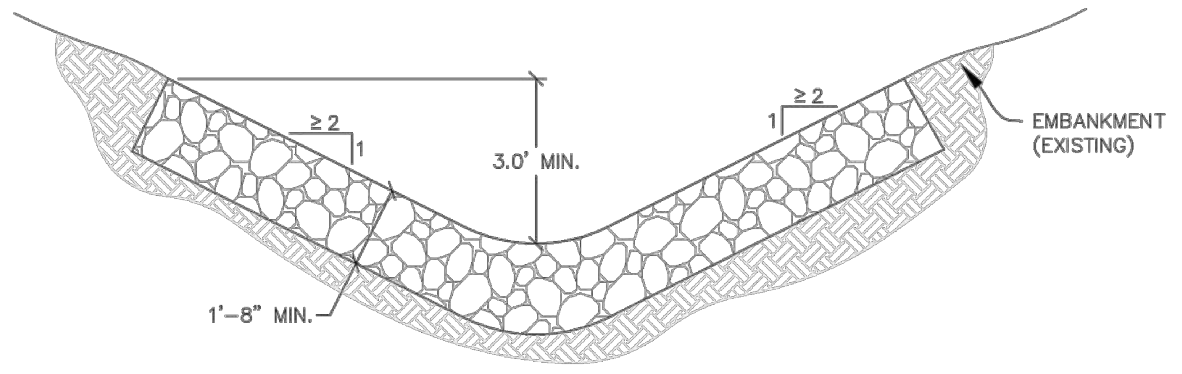


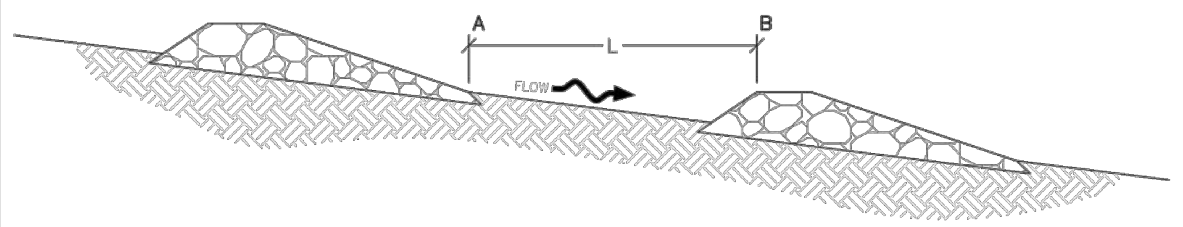
SECTION B



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**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
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Oct. 2013

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.

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

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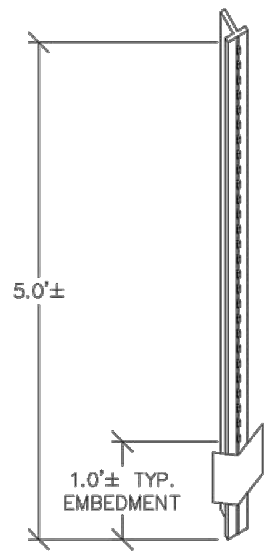
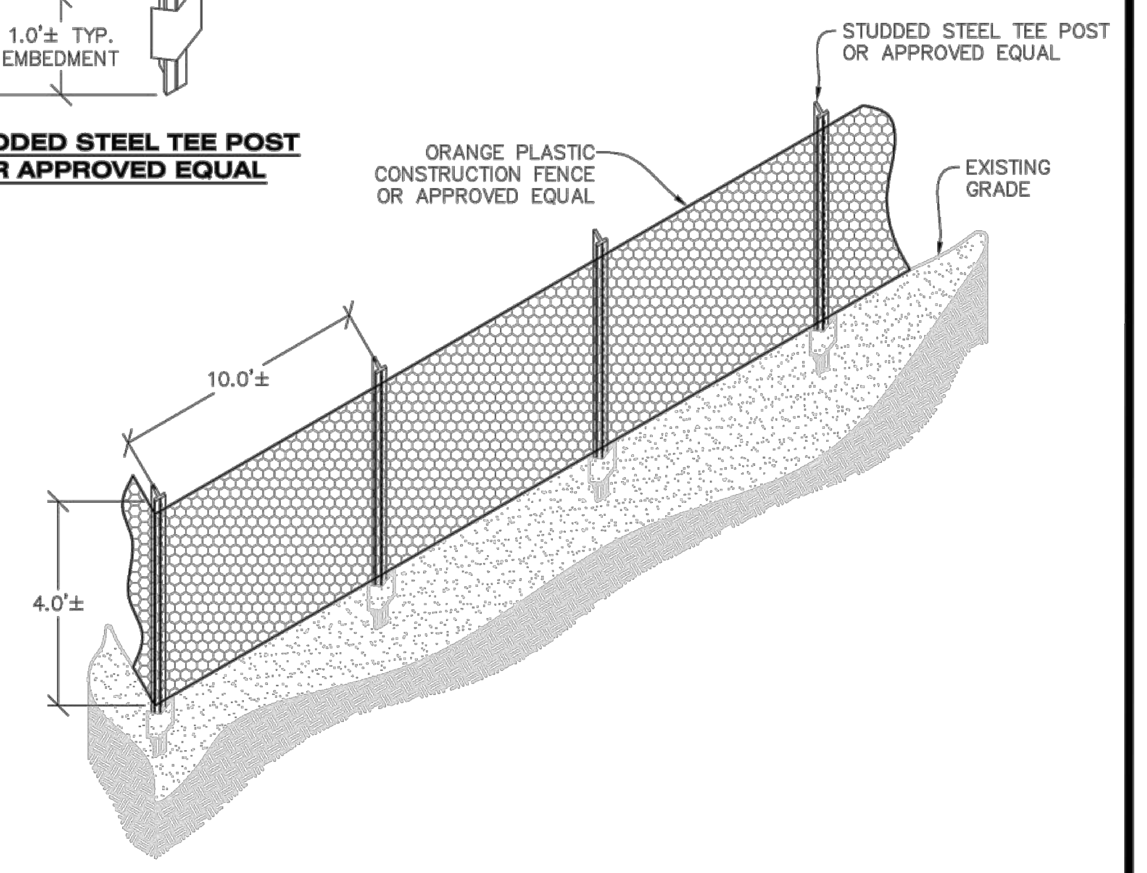


STUDDED STEEL TEE POST OR APPROVED EQUAL

NOTE:
CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH TEE POST OR APPROVED EQUAL.


STUDDED STEEL TEE POST OR APPROVED EQUAL
ORANGE PLASTIC CONSTRUCTION FENCE OR APPROVED EQUAL
EXISTING GRADE
10.0'±
4.0'±

CF **CONSTRUCTION FENCE**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CF
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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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CONSTRUCTION BEST MANAGEMENT PRACTICES

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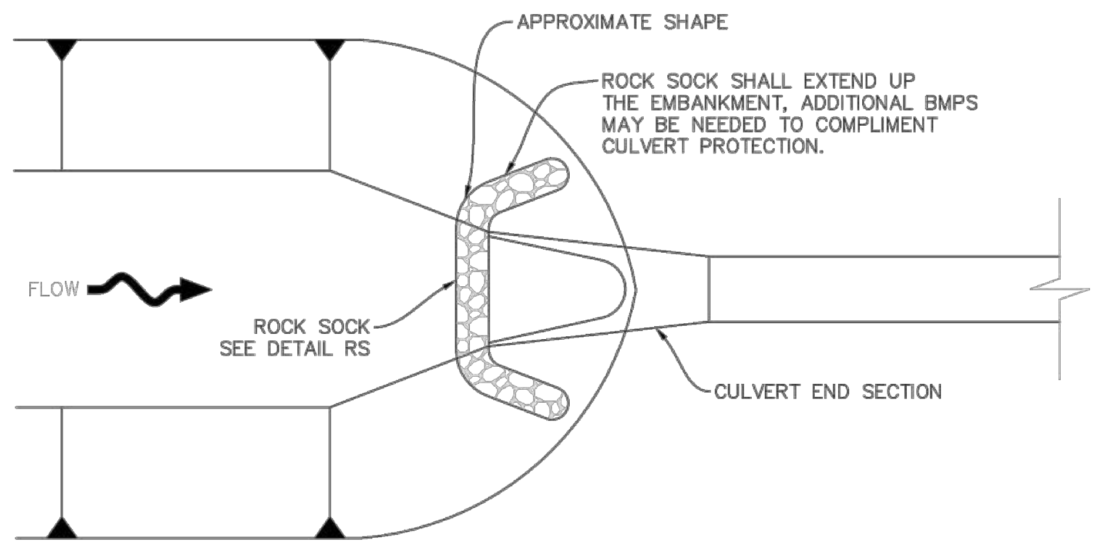
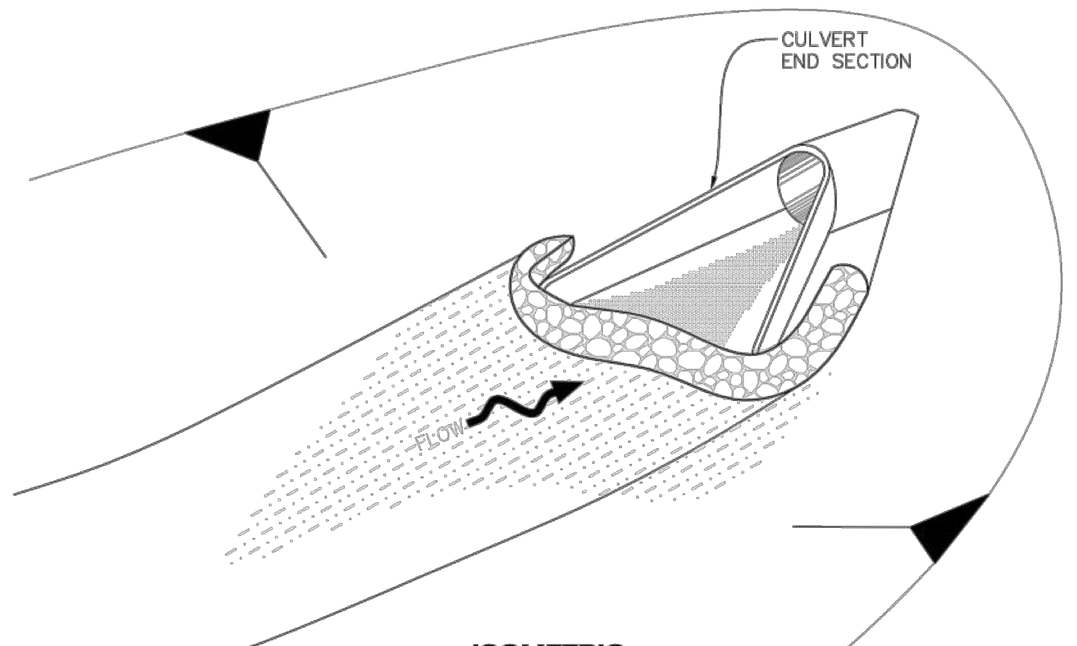

APPROXIMATE SHAPE
ROCK SOCK SHALL EXTEND UP THE EMBANKMENT, ADDITIONAL BMPS MAY BE NEEDED TO COMPLIMENT CULVERT PROTECTION.
FLOW
ROCK SOCK SEE DETAIL RS
CULVERT END SECTION

PLAN



ISOMETRIC

CP **CULVERT PROTECTION (INLET)**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CP
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Oct. 2013

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).

Town of Parker COLORADO

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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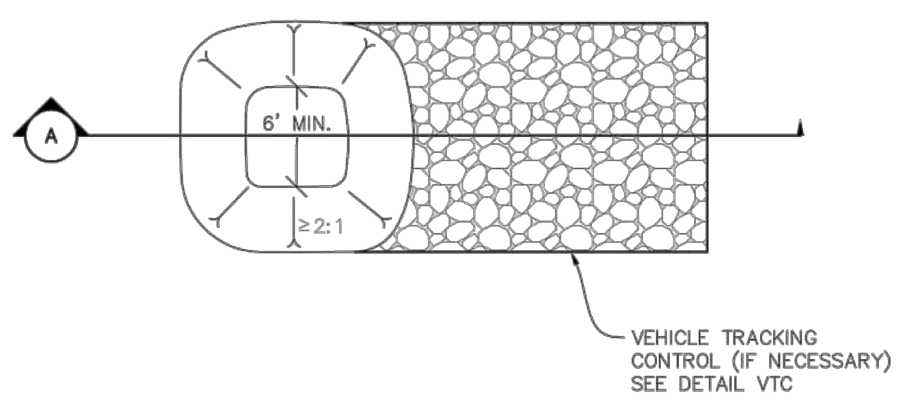
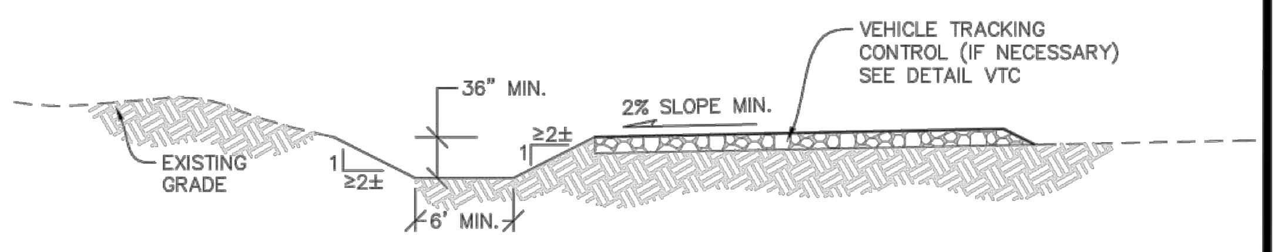
NOTE:
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.



PLAN VIEW



SECTION A

CWA **CONCRETE WASHOUT AREA**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA
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Oct. 2013

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).

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA
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Oct. 2013

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\PICP\0950-STRM DT.dwg Plot Date:5/20/2022 9:48 AM Last Saved By: KATHERINE.ADAMS

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TITLE

COMPARK VILLAGE SOUTH

PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

CBMP DTL 2

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER
65120950

DATE
5/12/2022

SHEET
C5.5