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PRIVATE IMPROVEMENT CONSTRUCTION PLANS FOR: COMPARK VILLAGE SOUTH

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

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

LEGEND

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

BASIS OF BEARINGS:

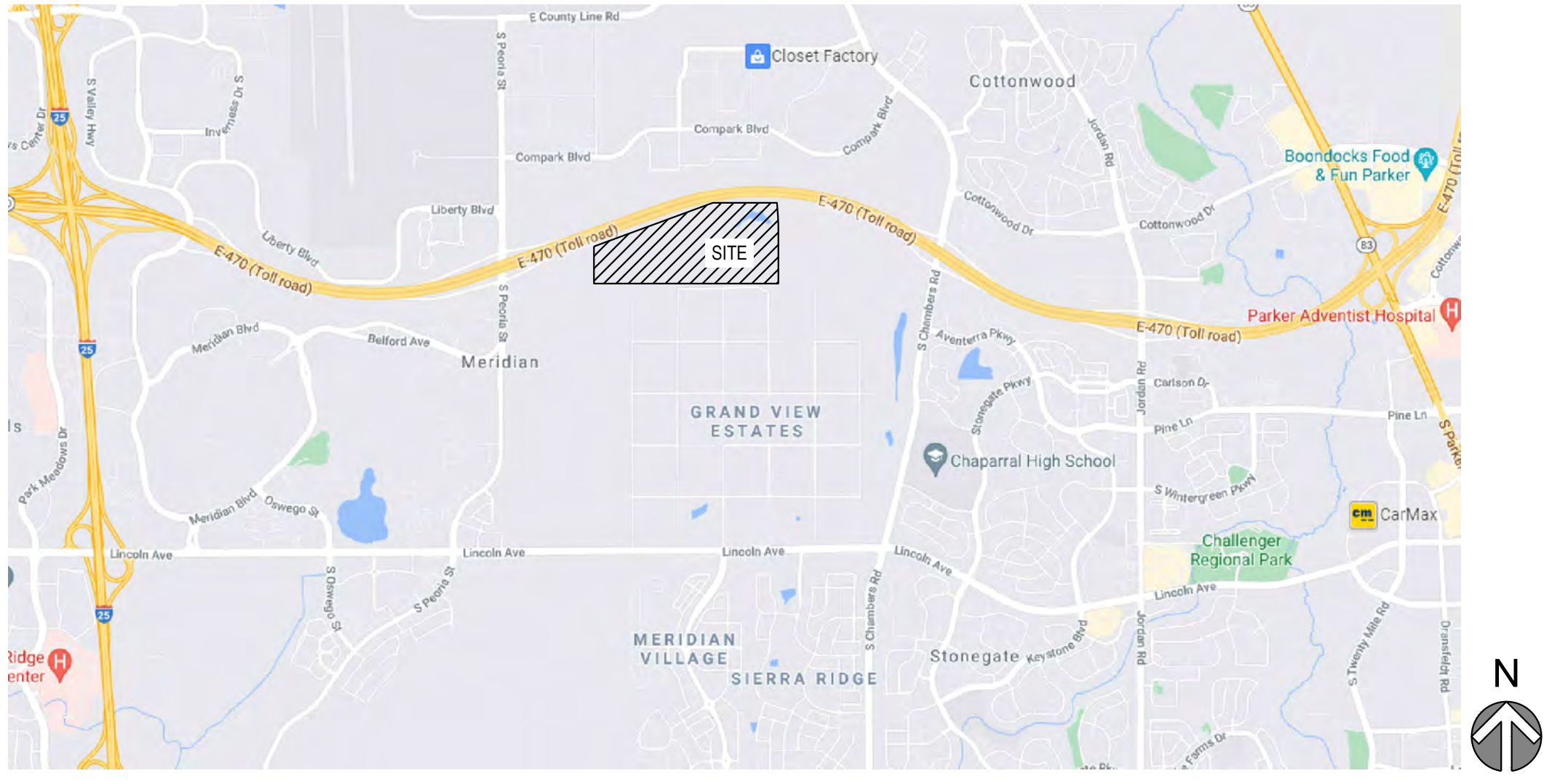
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER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

BASIS OF ELEVATION:

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

SITE BENCHMARKS

- 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.
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

ABBREVIATION LEGEND

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

DEVELOPER/ OWNER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650, GREENWOOD VILLAGE,
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PHONE: 303-770-8300
CONTACT: CINDY MYERS

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PHONE: 303-751-0741
CONTACT: KENNETH G. OUELLETTE, PLS

PLANNER
PCS GROUP
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PHONE: 720-259-8248
CONTACT: PAUL SHOUKAS

ENGINEER
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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

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

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.

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, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE



Know what's below.
Call before you dig.



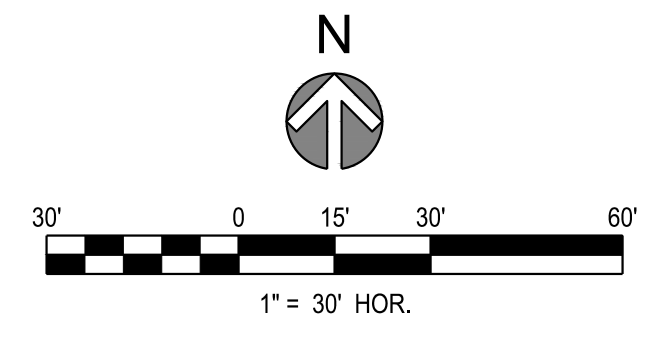
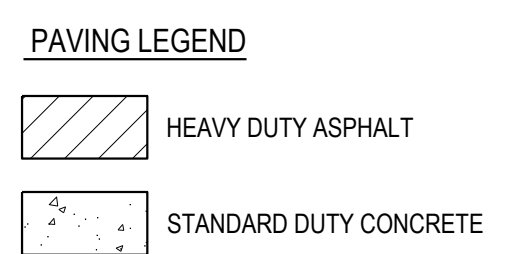
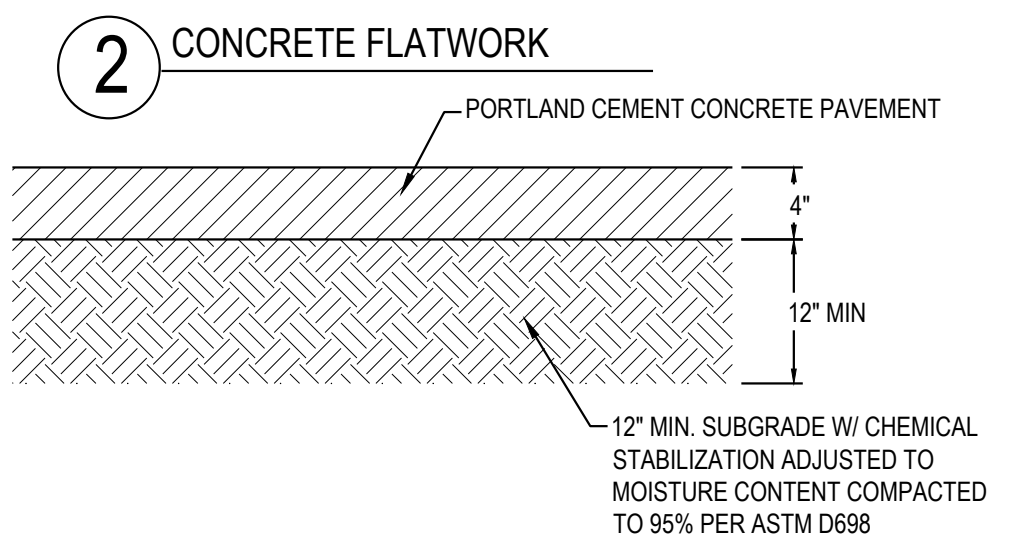
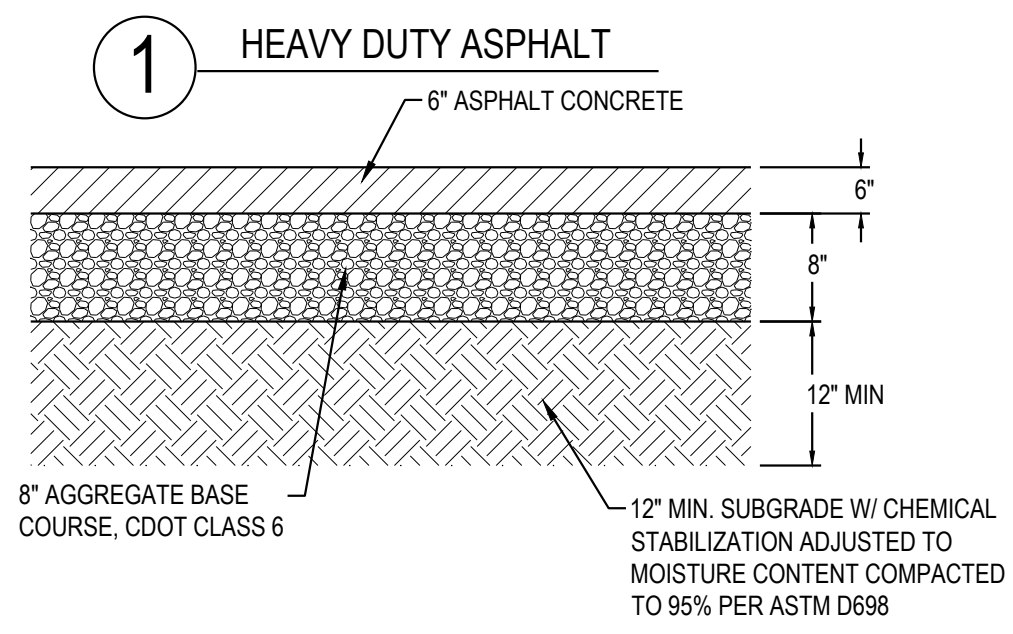
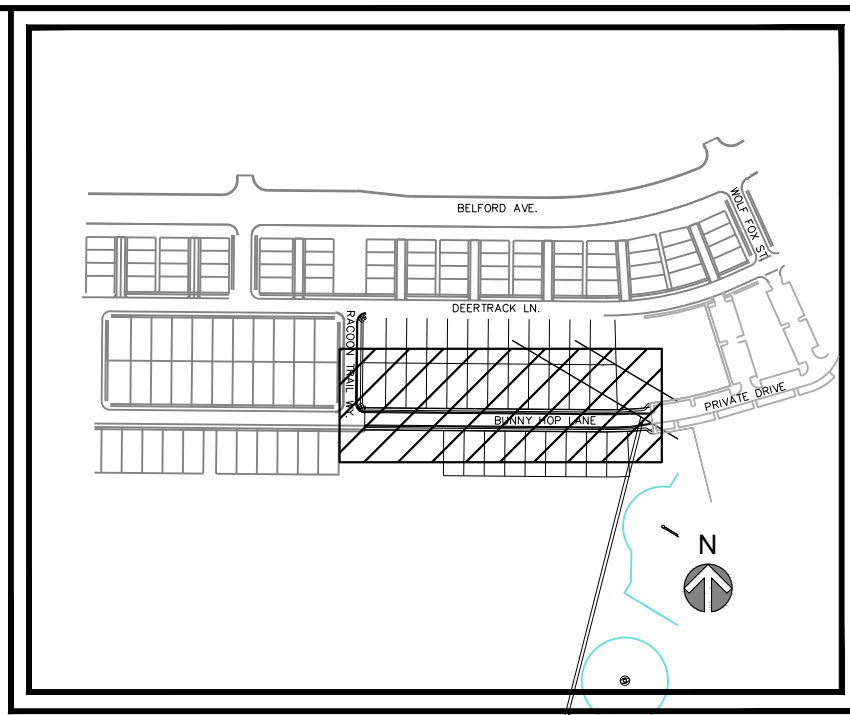
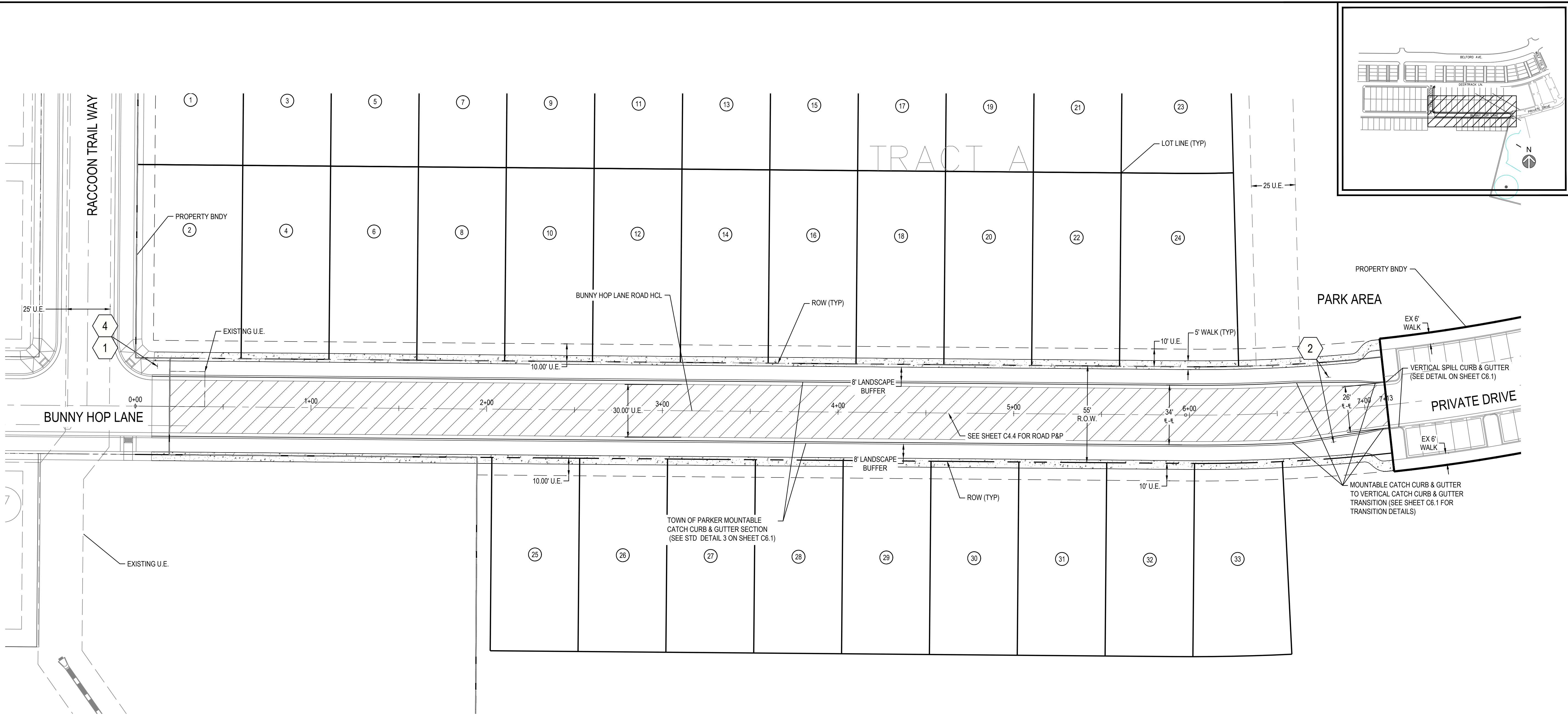
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
COVER

JOB NUMBER	65120350
DATE	9/10/2021
SHEET	C1.0
TJS NUMBER	00

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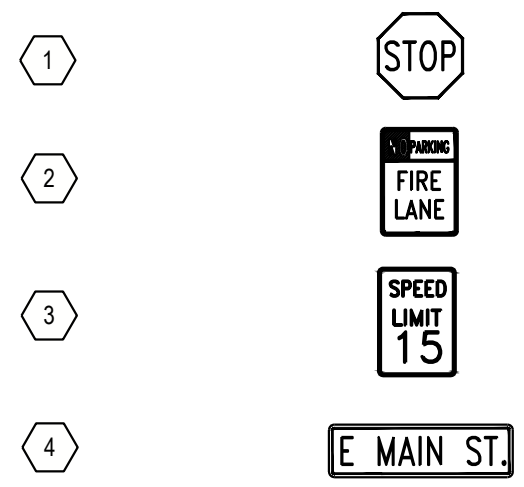
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NOTES:

- PAVEMENT SECTIONS BASED ON GEOTECH REPORT BY NINYO AND MOORE
- STREET SIGN TO BE INSTALLED IN CONFORMANCE WITH THE TOWN OF PARKER STANDARD DETAIL 32 - GROUND MOUNTED STREET NAME PANELS (LOCAL STREETS) (SEE SHEET C6.1)
- REFER TO SHEET C1.1 FOR STANDARD SIGNAGE AND STRIPING NOTES AND ROADWAY NOTES.
- SEE SHEET C4.4 FOR TYPICAL ROADWAY SECTION
- FLATWORK CONSTRUCTED ADJACENT TO LANDSCAPING TO BE DEEPEMED BY A MIN 2" AND TAPER OVER 12" TO ORIGINAL DEPTH



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TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE



REV	REVISION DESCRIPTION	DATE	CHKD	APPR

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

TITLE	
DATE	6/5/2020
DATE	9/10/2021
SHEET	C3.0
	03

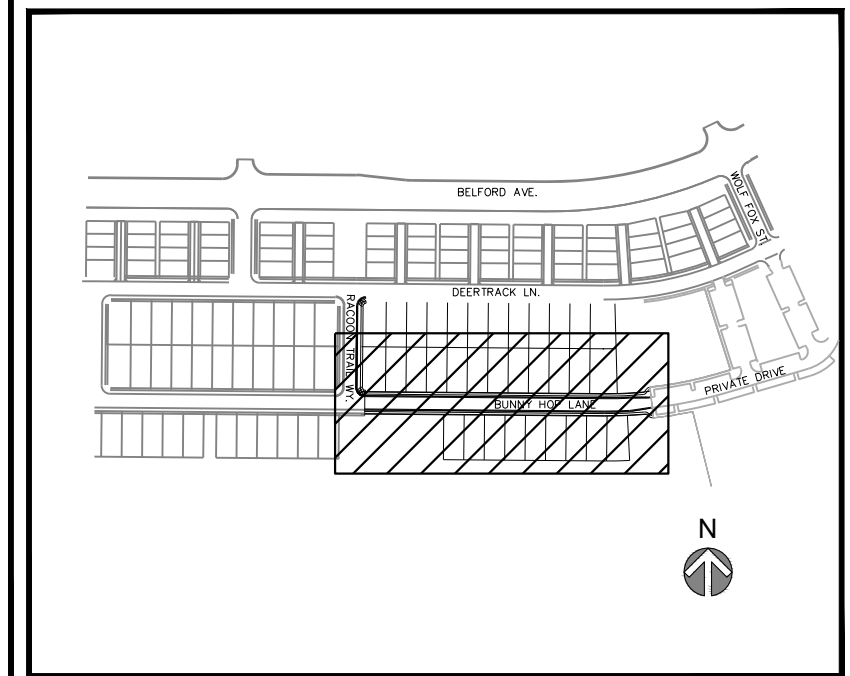
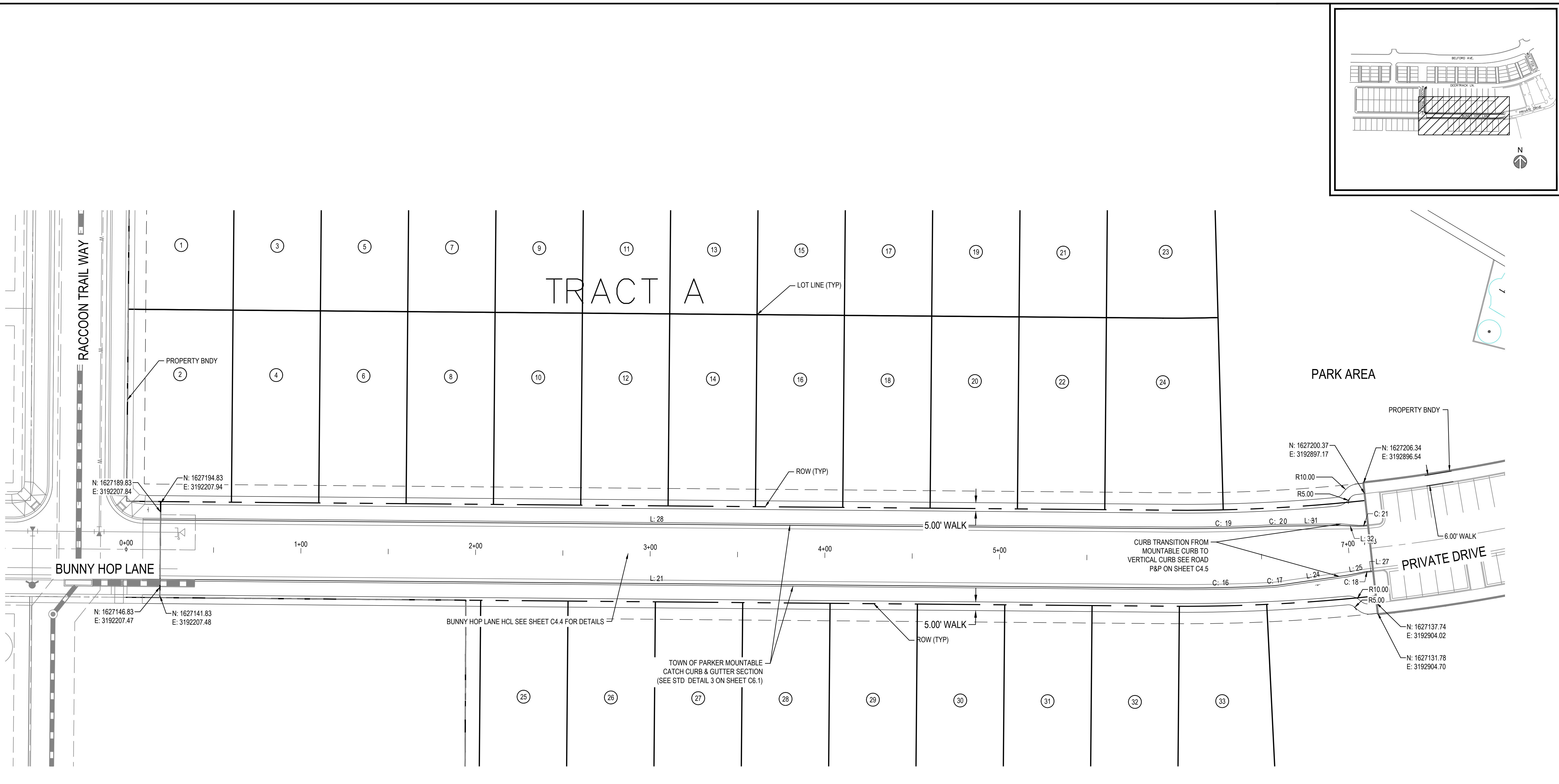


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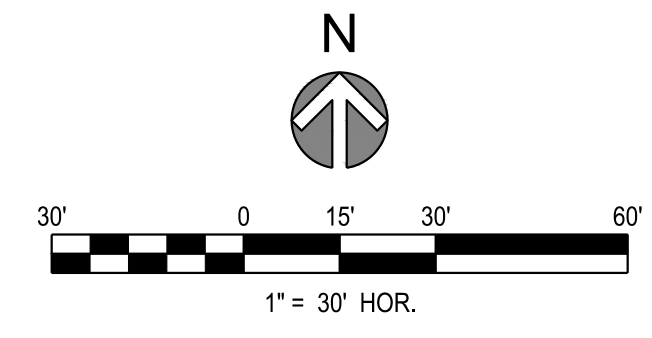
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NOTES:
1. ALL LINE AND CURVE LABELS ARE FLOW LINE UNLESS OTHERWISE NOTED.



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

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

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE



MERRICK
Engineering / Architecture / Design-Build / Surveying / Planning / Geospatial Solutions
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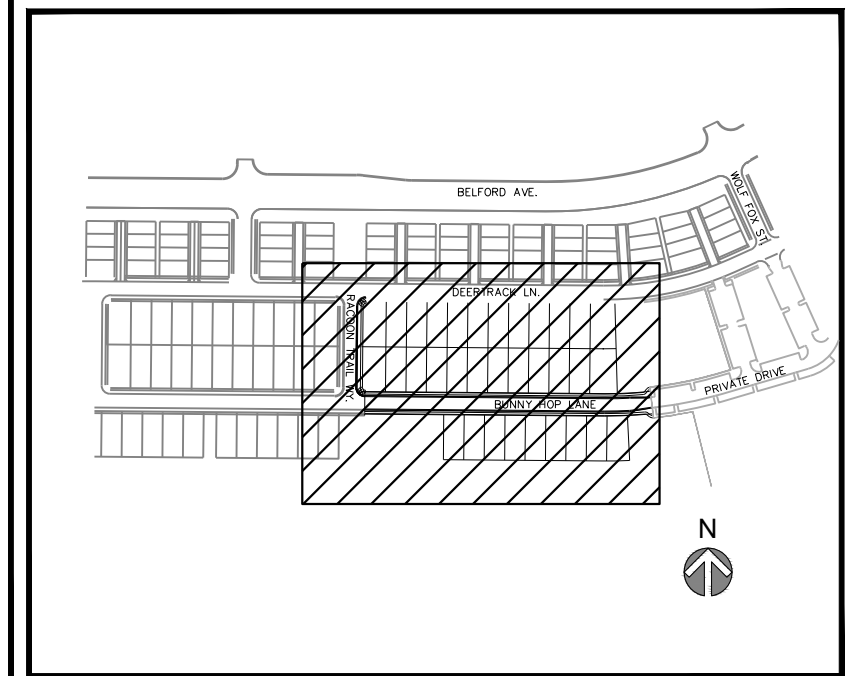
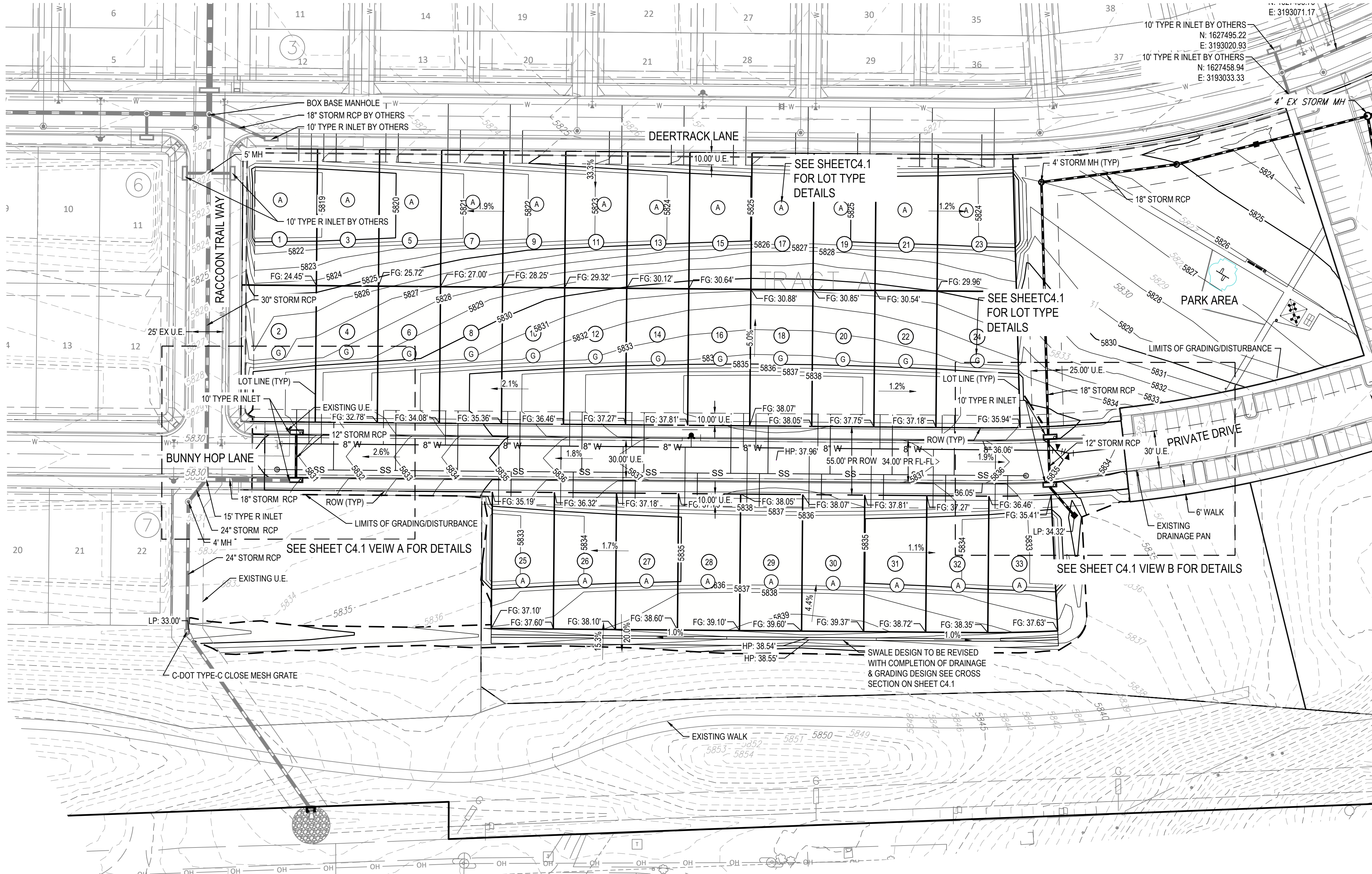
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
HORIZONTAL CONTROL

FOR AND ON BEHALF OF MERRICK & COMPANY

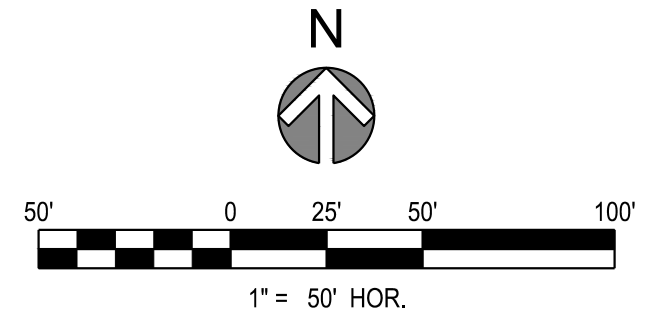
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- NOTES:**
- SEE SHEET CV01 FOR LEGEND AND ABBREVIATIONS.
 - SEE SHEET GN01 FOR GENERAL NOTES.
 - ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
 - SEE ROADWAY PLAN AND PROFILE SHEET FOR STORM INLET FL ELEVATIONS.
 - MAINTAIN A MAXIMUM 0.50% SLOPE AND MINIMUM 0.20% SLOPE ALONG THE CENTERLINE OF ALL BACK LOT SWALES.
 - EXISTING FEATURES ARE BASED ON INFORMATION PROVIDED BY MANHARD CONSULTING, LLC. SITE IS ACTIVELY UNDER CONSTRUCTION DURING TIME OF DESIGN. CONTRACTOR TO FIELD VERIFY FEATURES DEPICTED PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES FOUND IN THE FIELD.
 - CONTRACTOR TO CONTACT 811 PRIOR TO ANY WORK PERFORMED TO LOCATED UTILITIES AND SHALL CONTACT THE OWNER IF UTILITIES APPEAR TO BE IN CONFLICT WITH PROPOSED IMPROVEMENTS.
 - SEE SHEETS C1.0 & C1.1 FOR LEGEND AND CONSTRUCTION NOTES.



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

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TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
OVERLOT GRADING PLAN

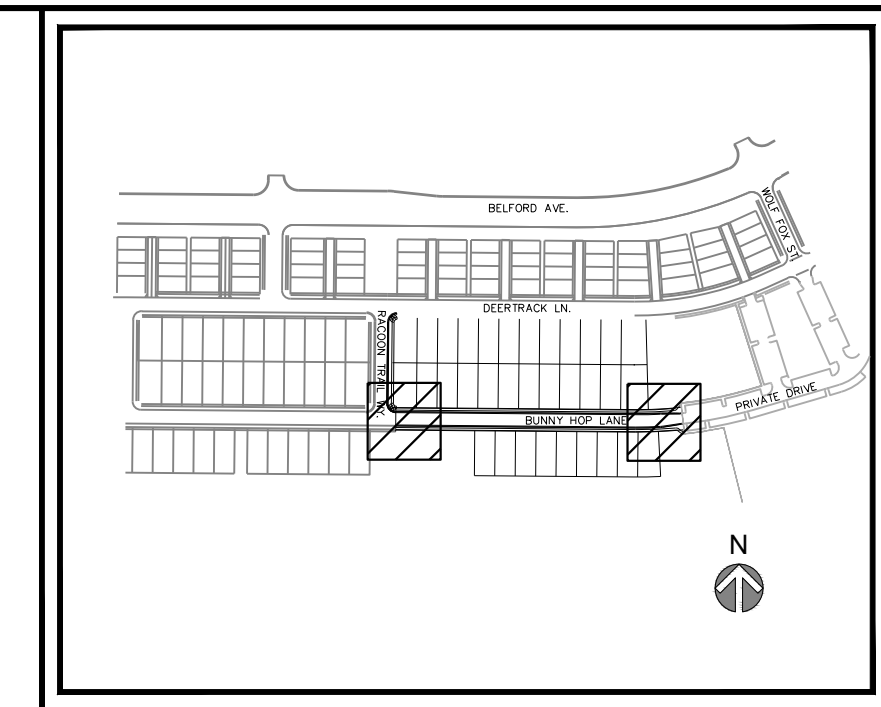
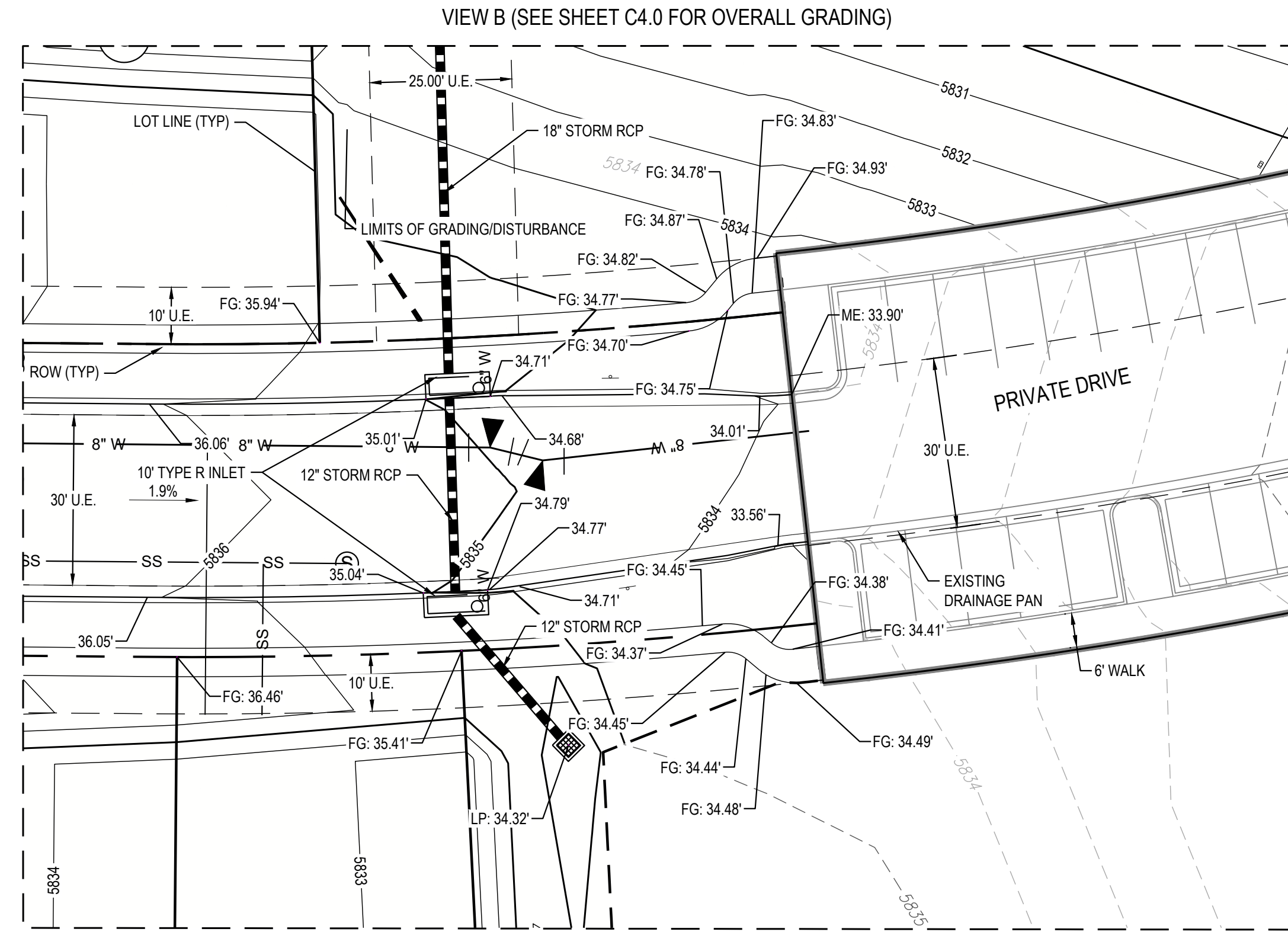
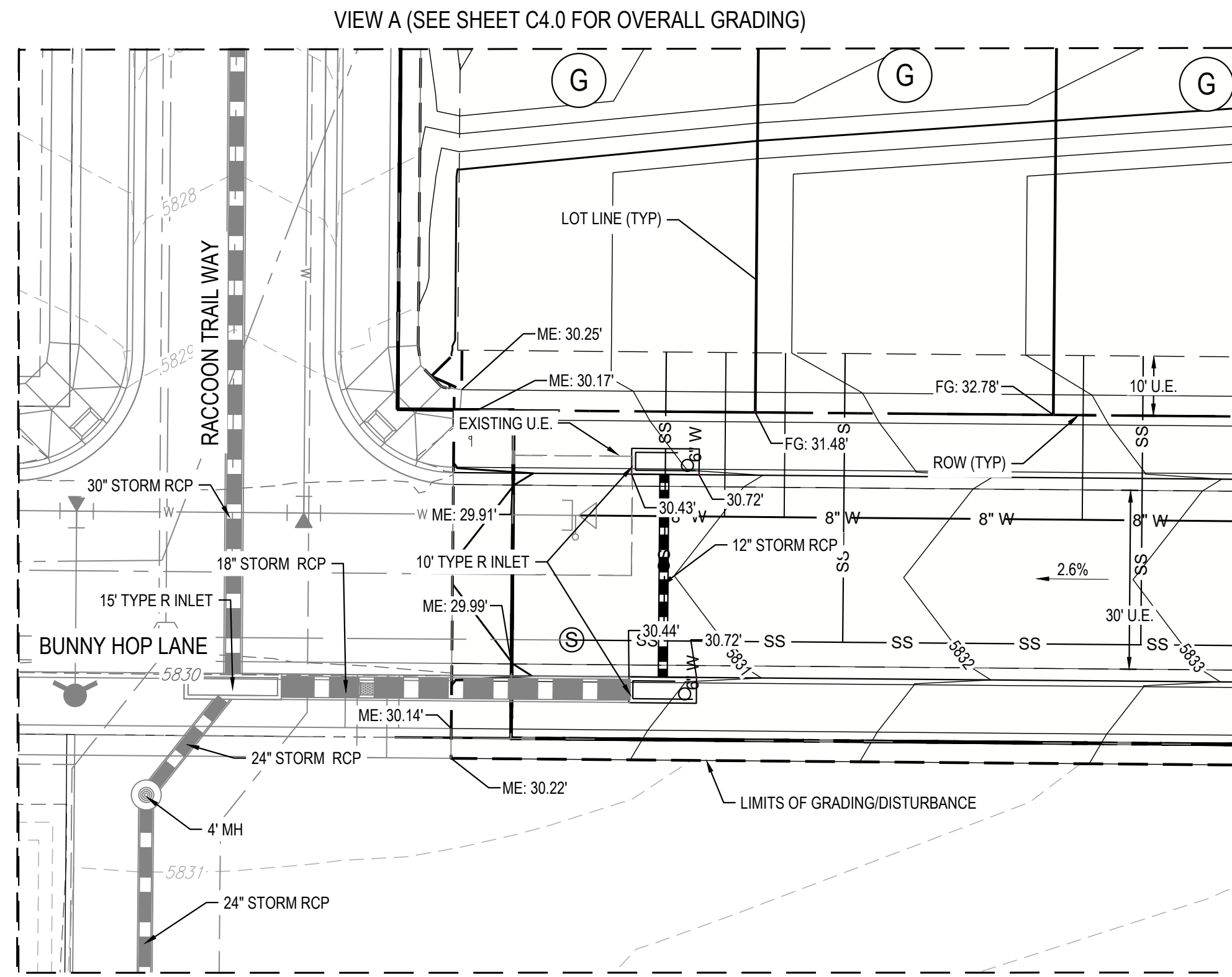
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SHEET	C4-0
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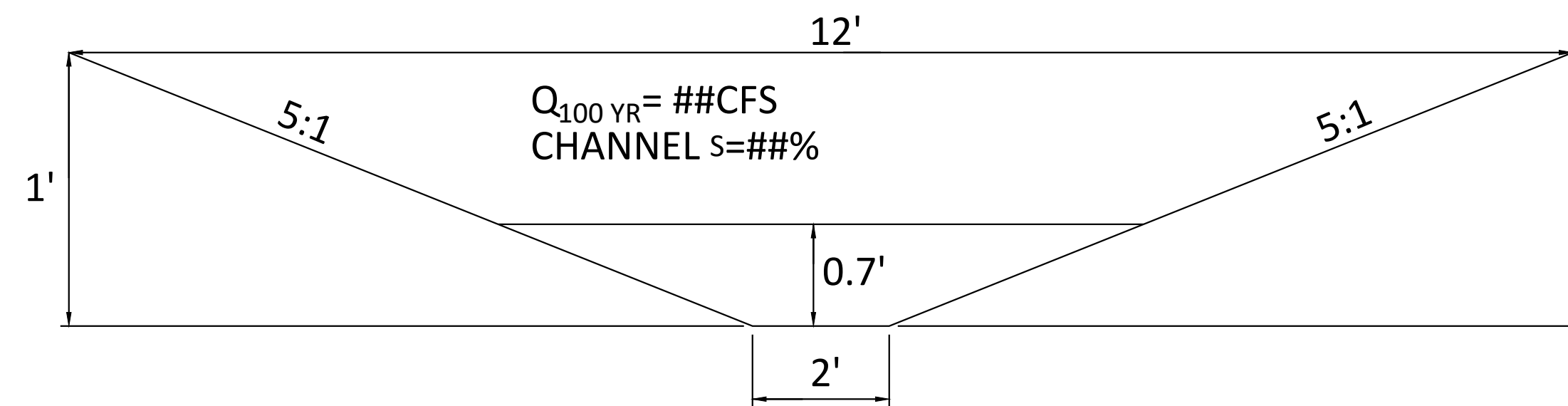
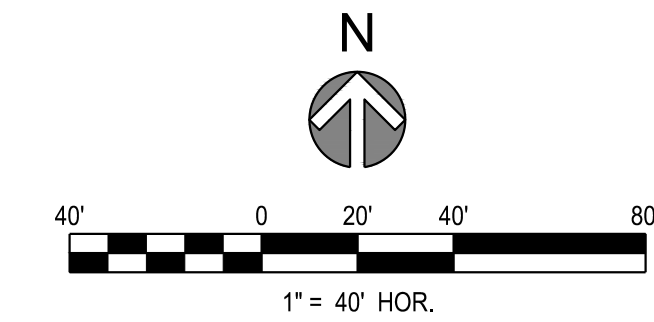
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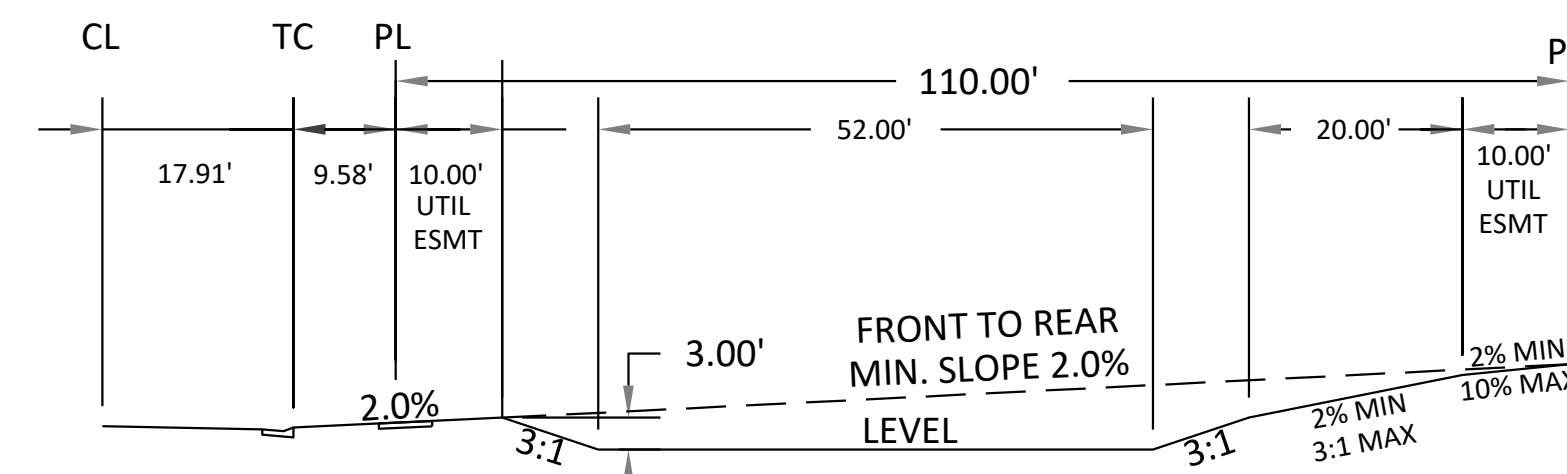


NOTES:

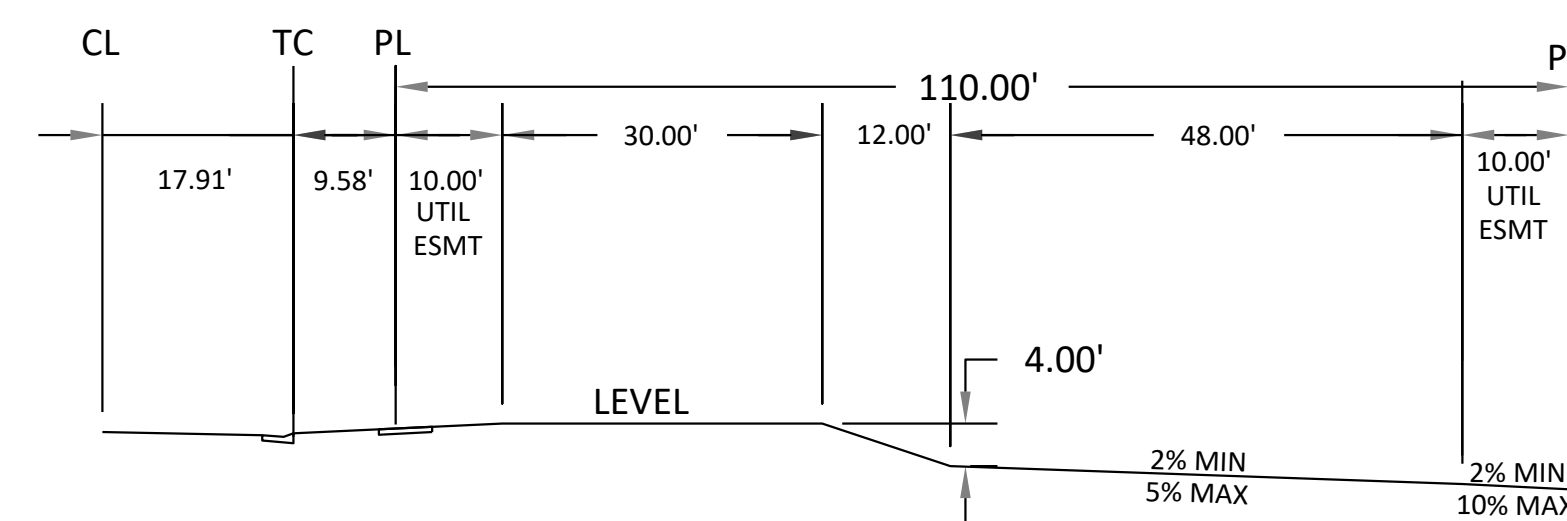
1. SEE SHEET C1.0 FOR LEGEND AND ABBREVIATIONS.
2. SEE SHEET C1.1 FOR GENERAL NOTES.
3. ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
4. BACK LOT SWALE DETAIL TO BE REVISED WHEN DRAINAGE & GRADING DESIGN IS COMPLETED.



BACK LOT SWALE



TYPE A LOT (A)



GARDEN LOT (G)

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

REV	REVISION DESCRIPTION	DATE	CHKD	APPR

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
OVERLOT GRADING PLAN

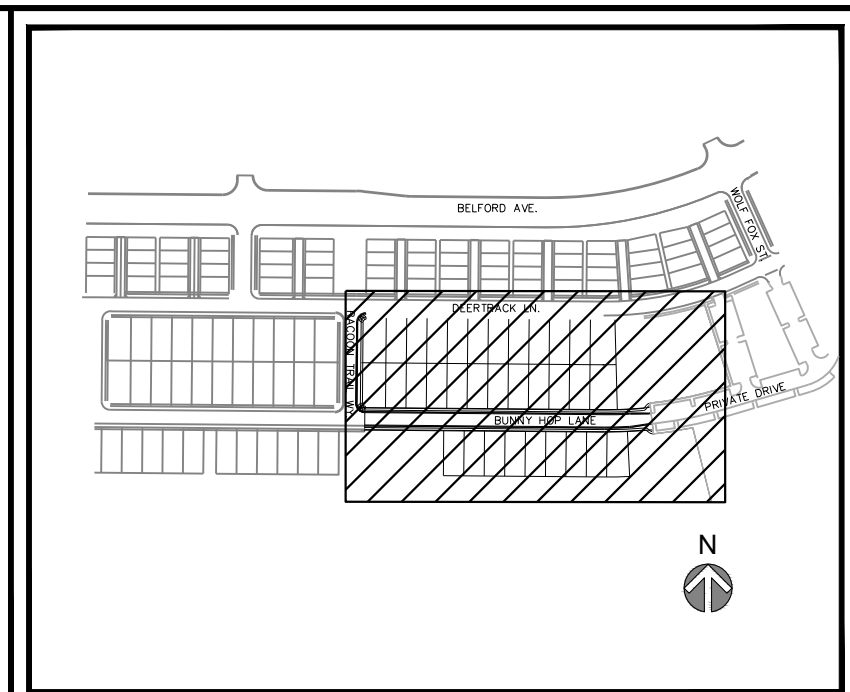
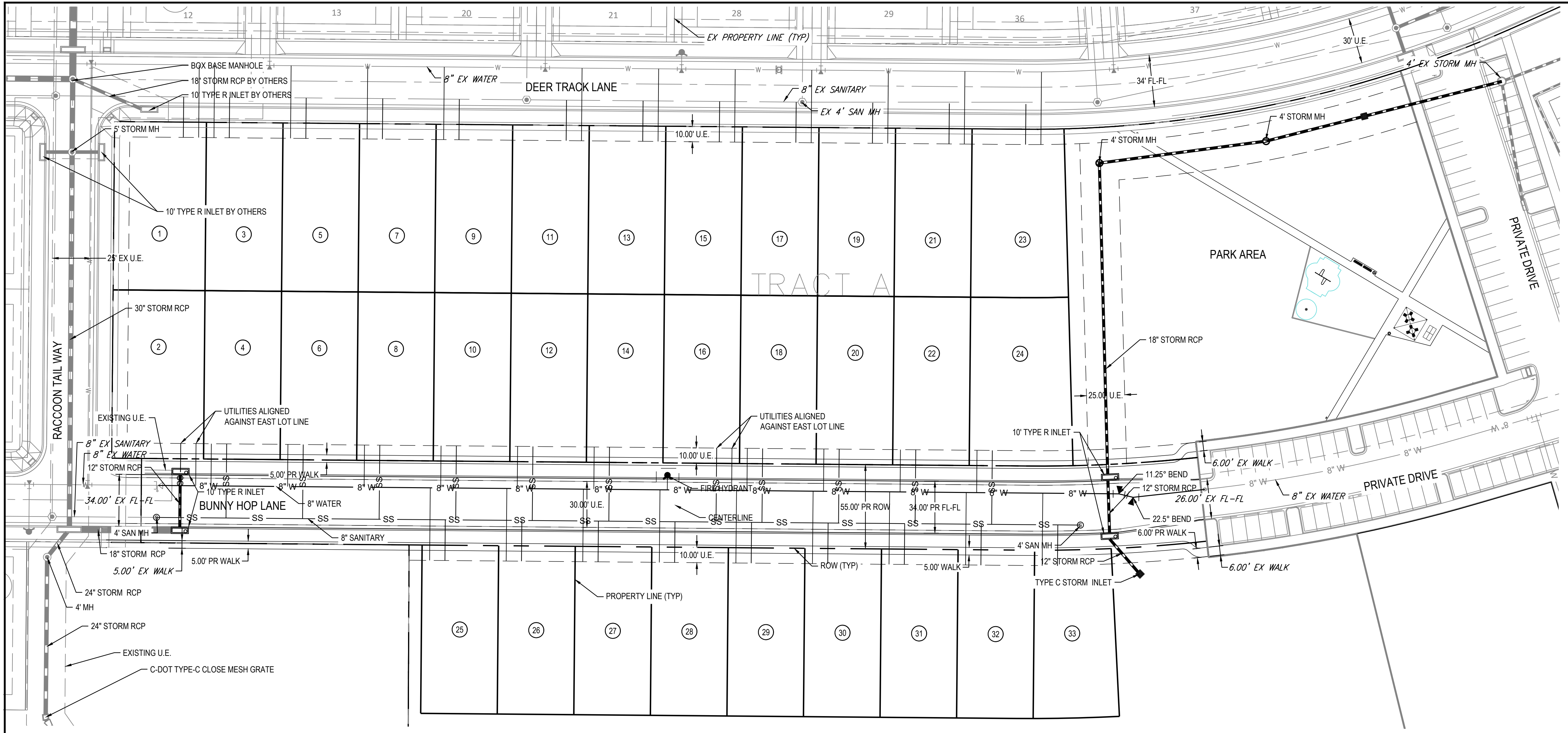
ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER	65120350
DATE	9/10/2021
SHEET	C4-1
OF	06

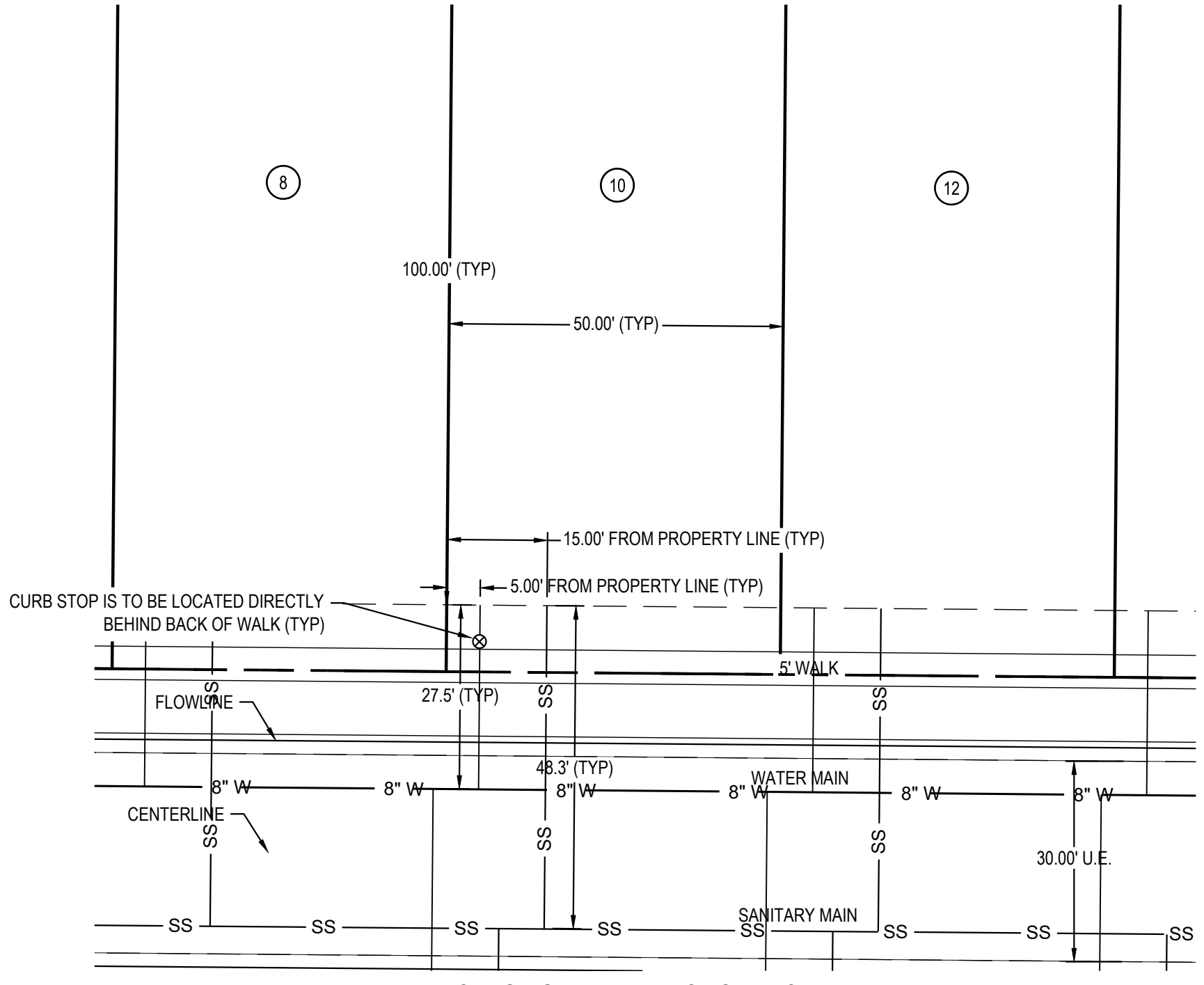
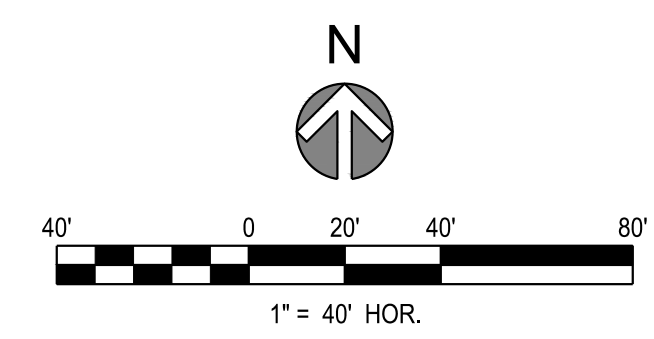


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File Location: D:\DEN\Projects\0950-C00 Compark South\CAD\CD\SF-CIP\0950-C0-OVERALL UTILITY PLAN-SF.dwg Pld Date: 10/9/2021 11:41 AM Last Saved By: XBLACK



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



TYPICAL SINGLE FAMILY LOT SERVICE DETAIL

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

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COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
OVERALL UTILITY PLAN

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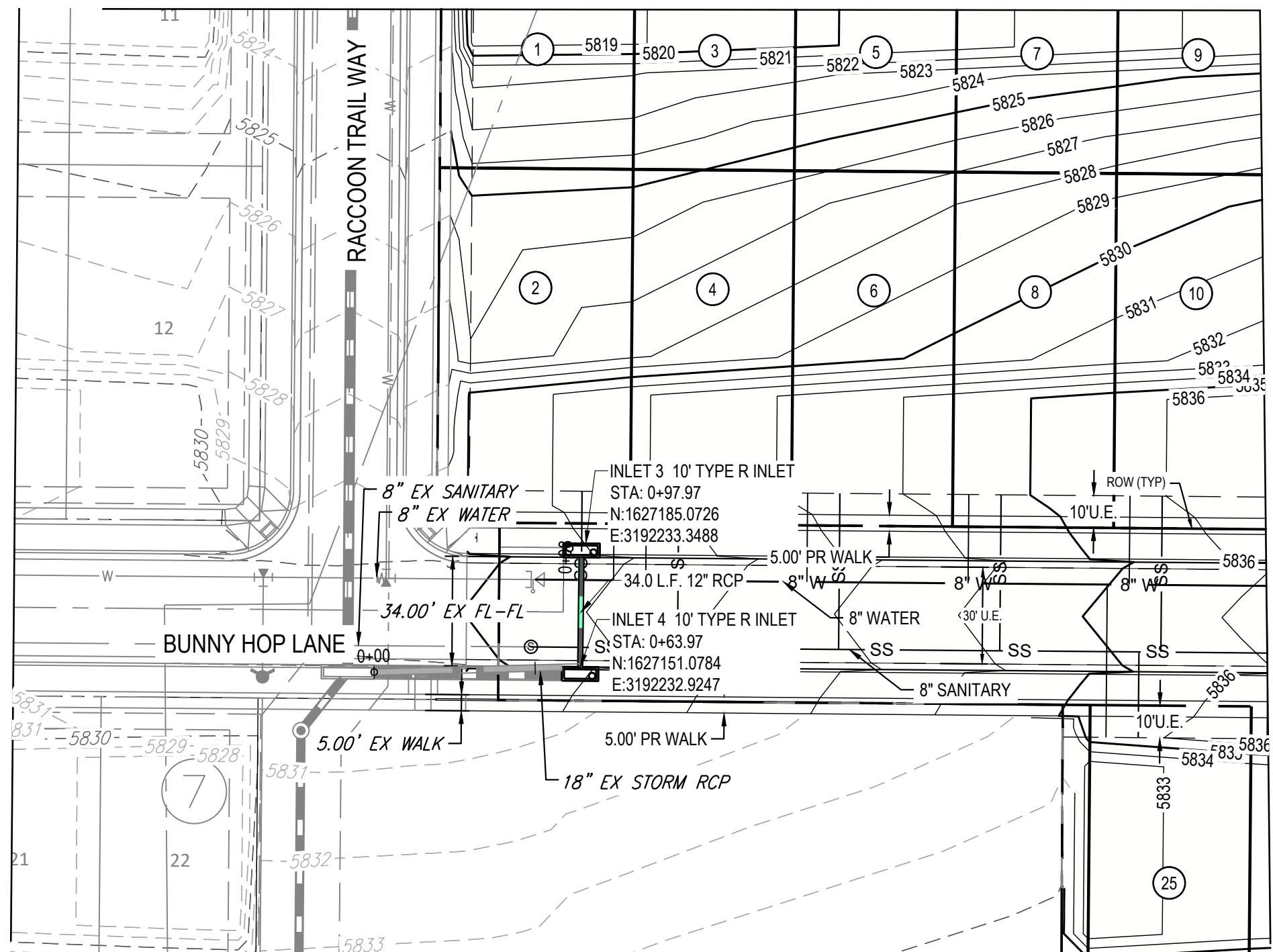
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TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

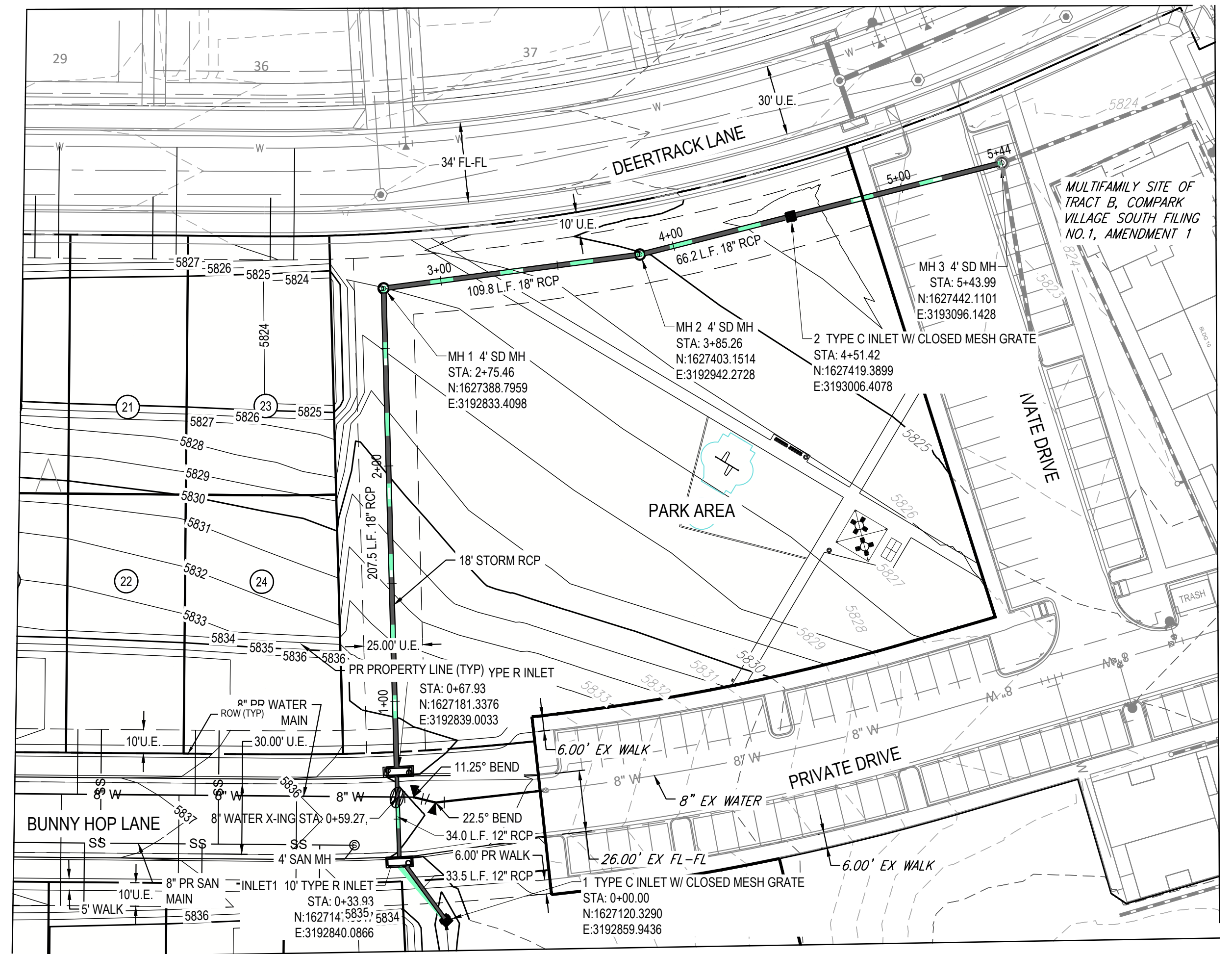
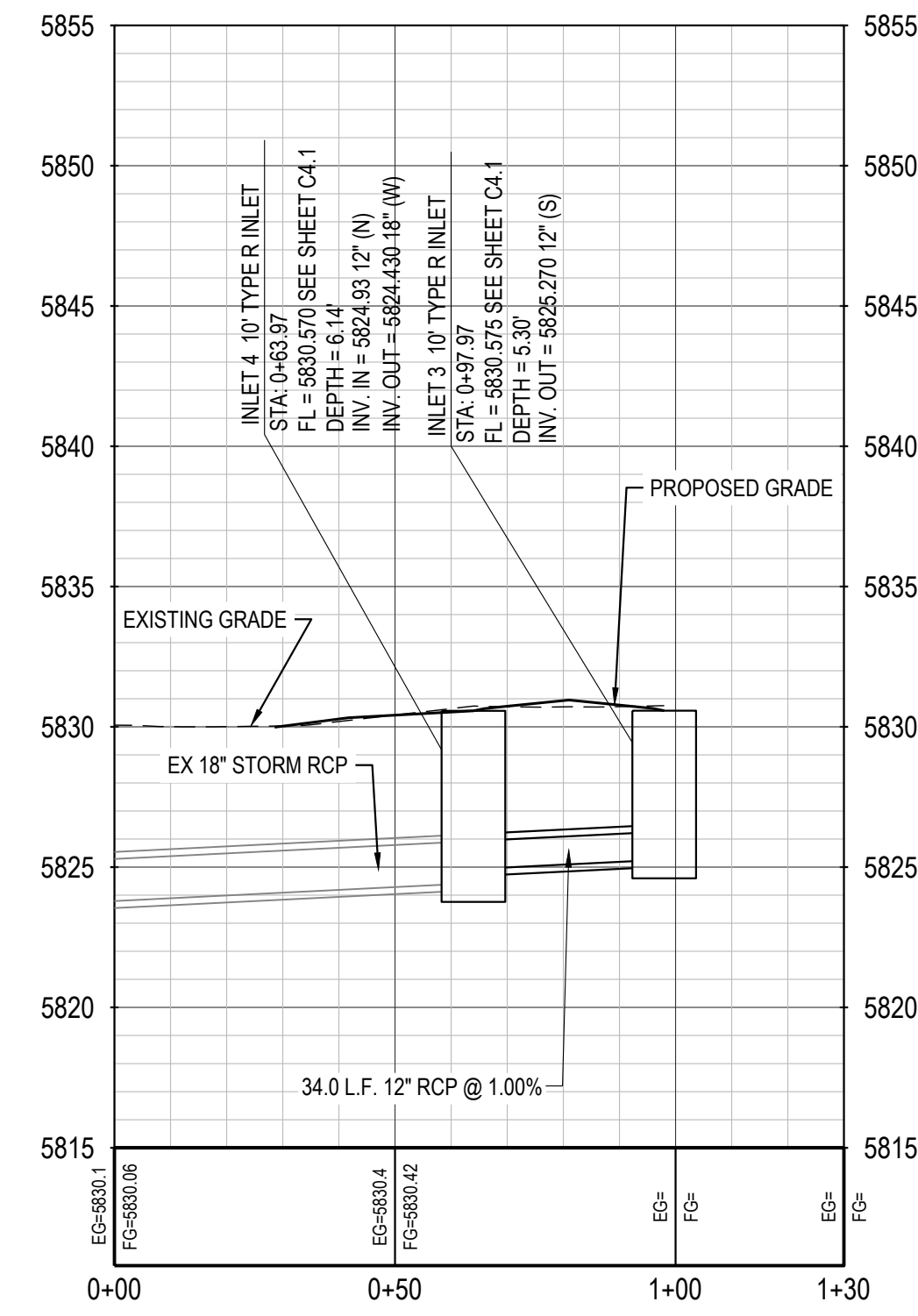
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DATE	9/10/2021
SHEET	C4.2
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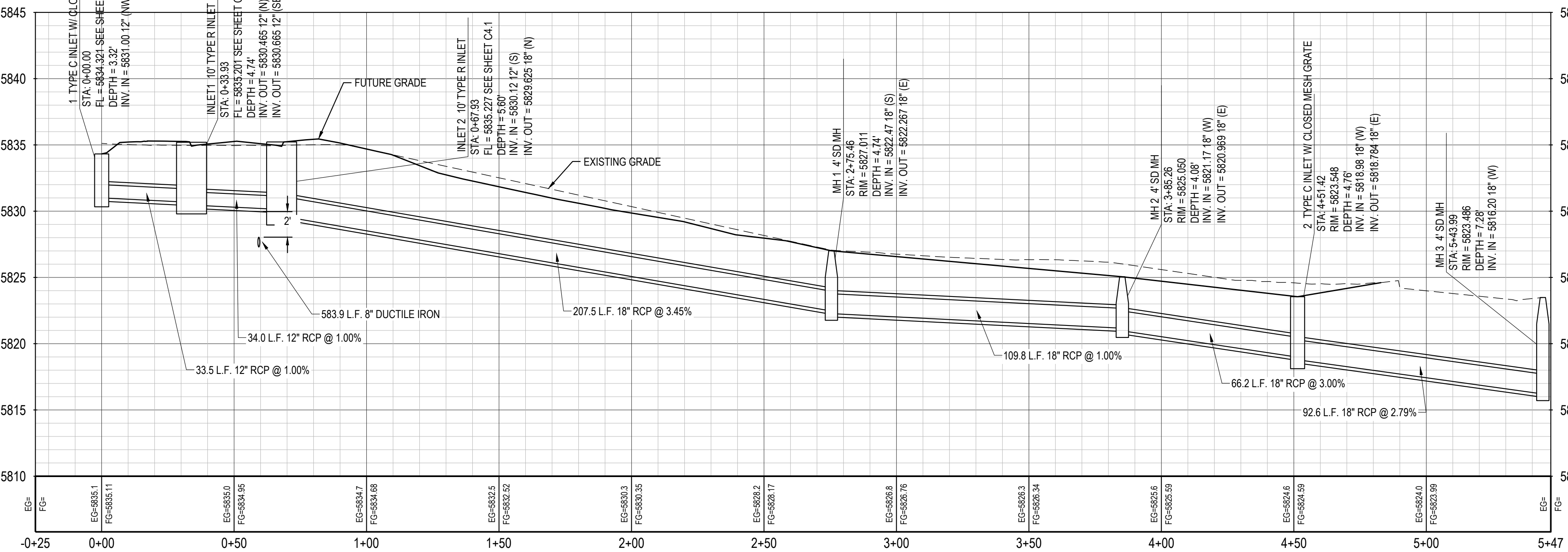
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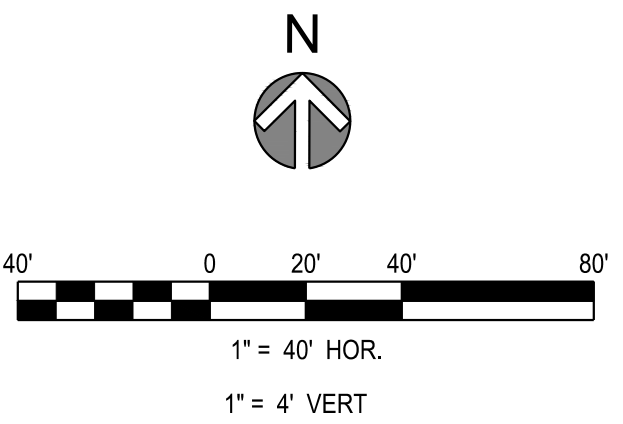
STORM PROFILE



STORM PROFILE



LEGEND



- 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\"/>



REV	REVISION DESCRIPTION	DATE	CHKD	APPR

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
STRM PLAN & PROFILE

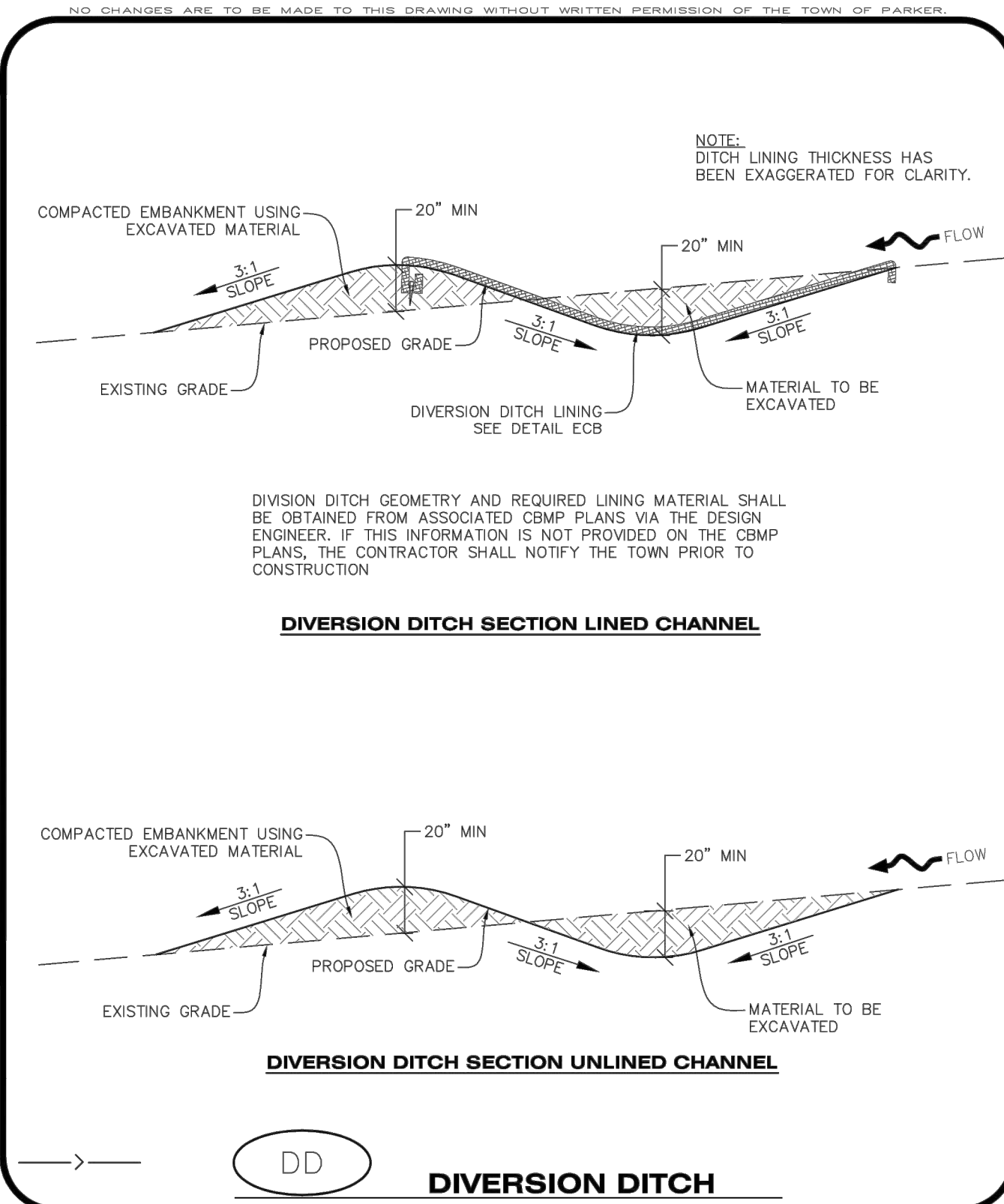
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TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE



JOB NUMBER	65120550
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CBMP **DD**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2
Oct. 2013

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

DIVERSION DITCH INSTALLATION NOTES

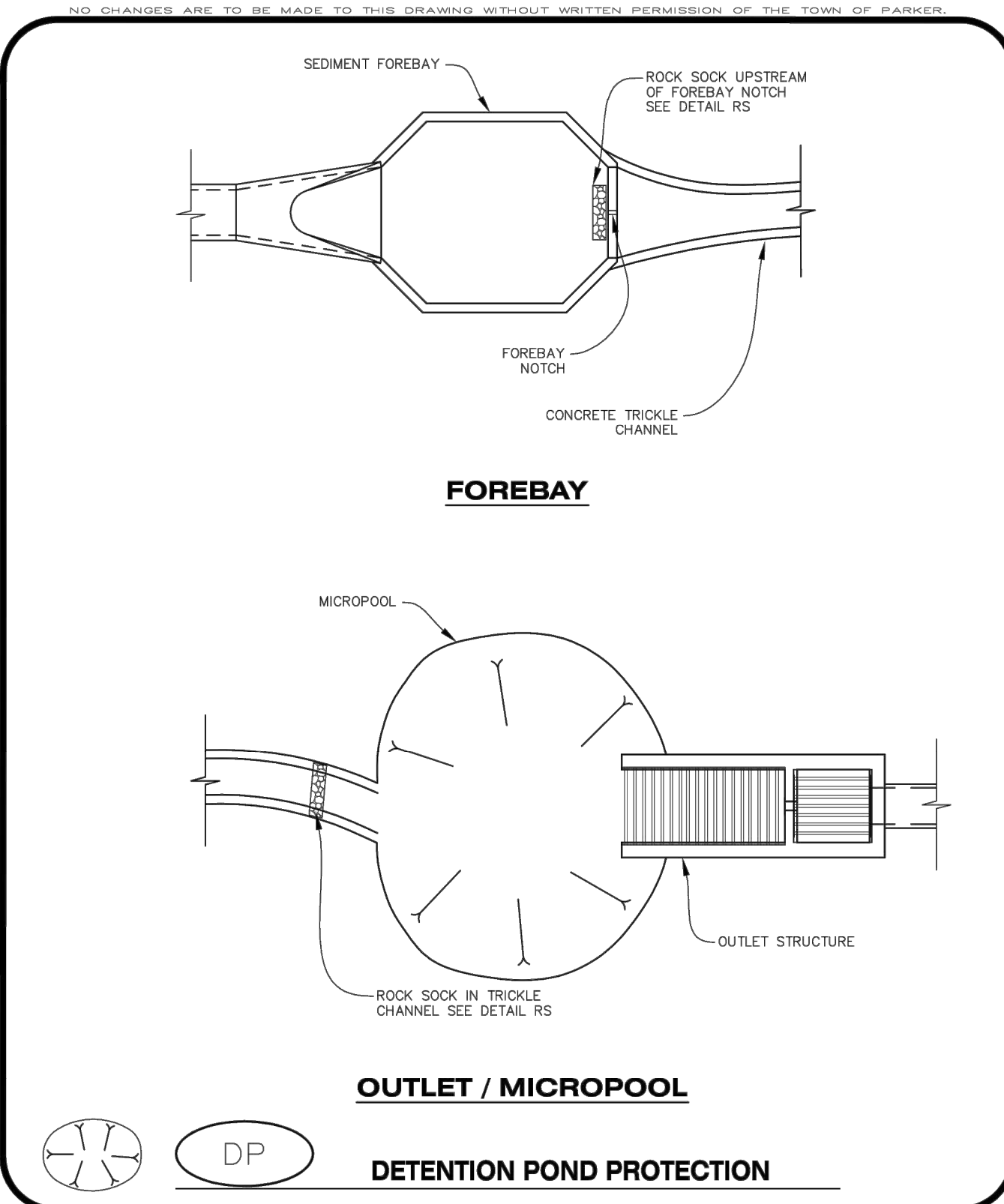
- SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
- A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
- ALL MATERIAL EXCAVATED FROM THE DITCH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

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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

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

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



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

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DETENTION POND PROTECTION INSTALLATION NOTES

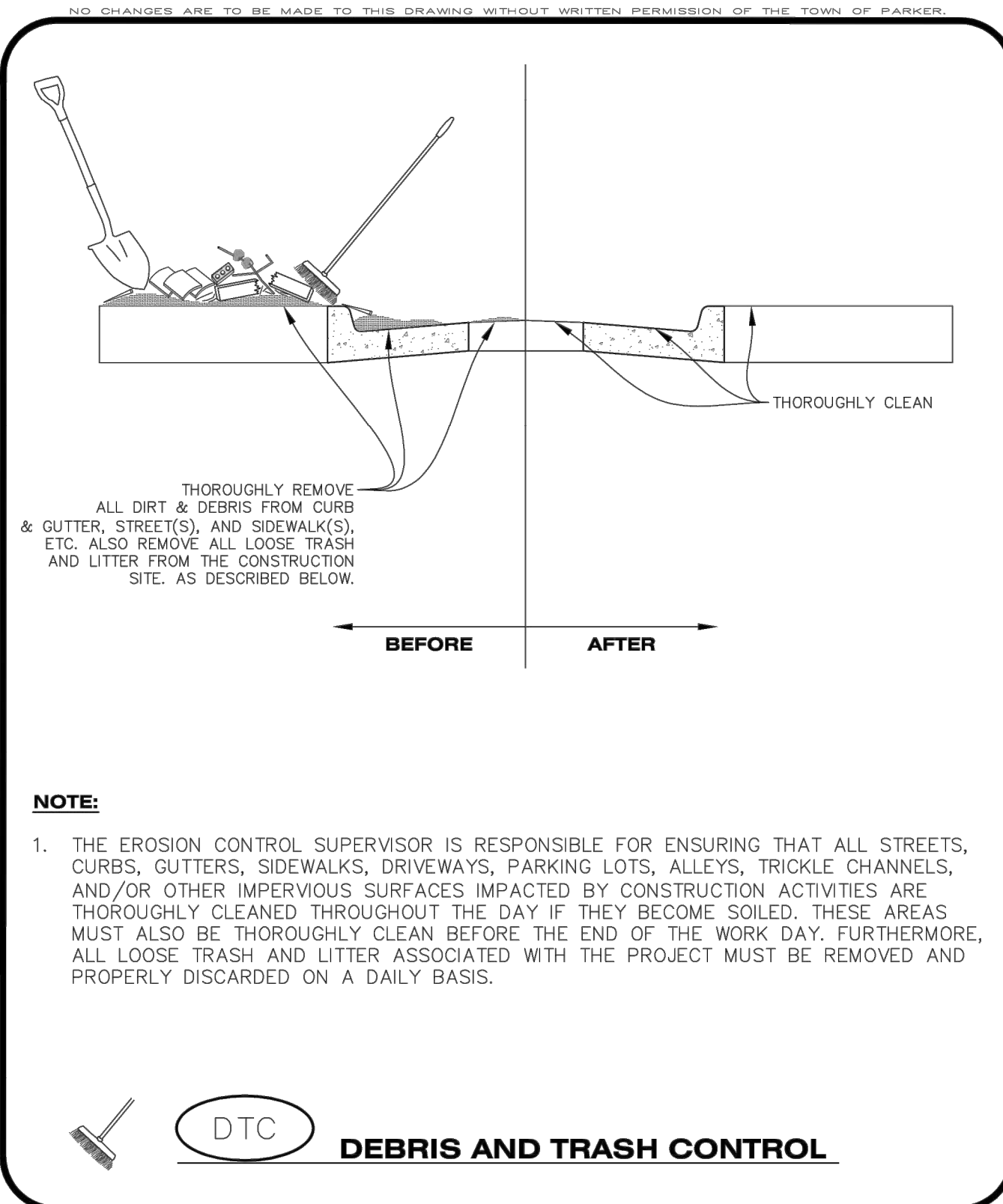
- DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
- CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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



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

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DEBRIS CONTROL NOTES:

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

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

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

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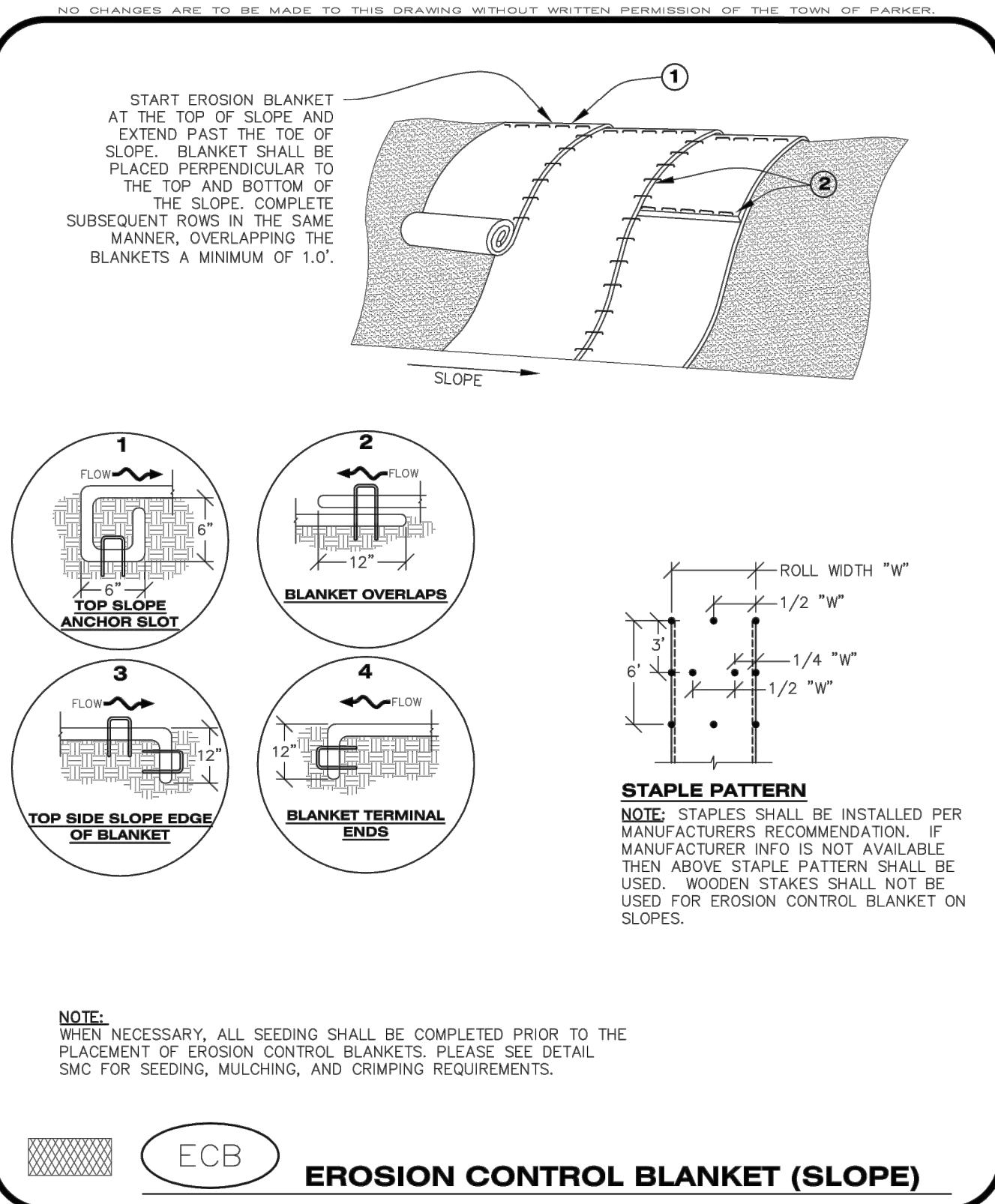
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
CBMP DETAILS

ISSUED FOR REVIEW

JOB NUMBER	65120350
DATE	9/10/2021
SHEET	C5-5
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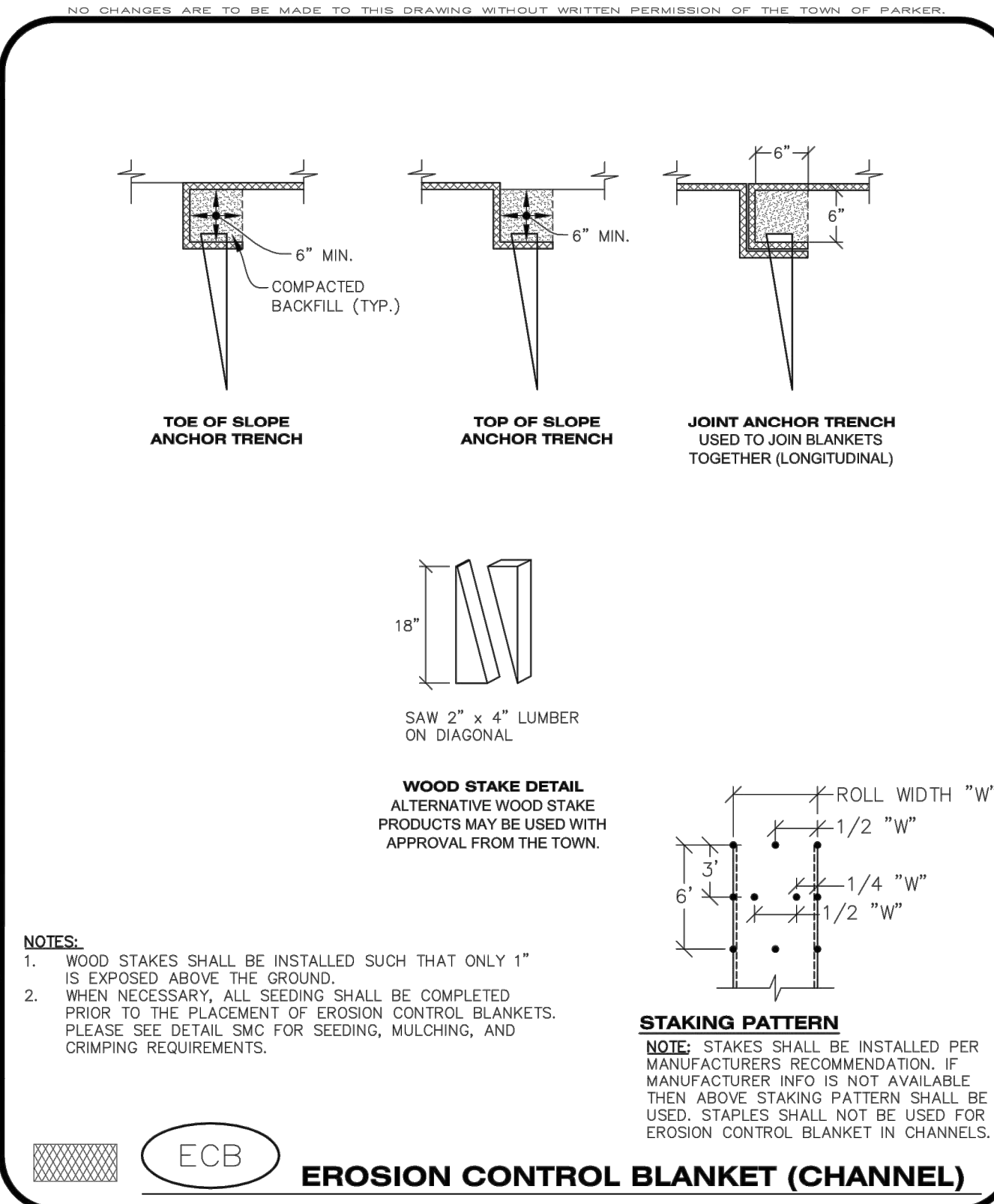
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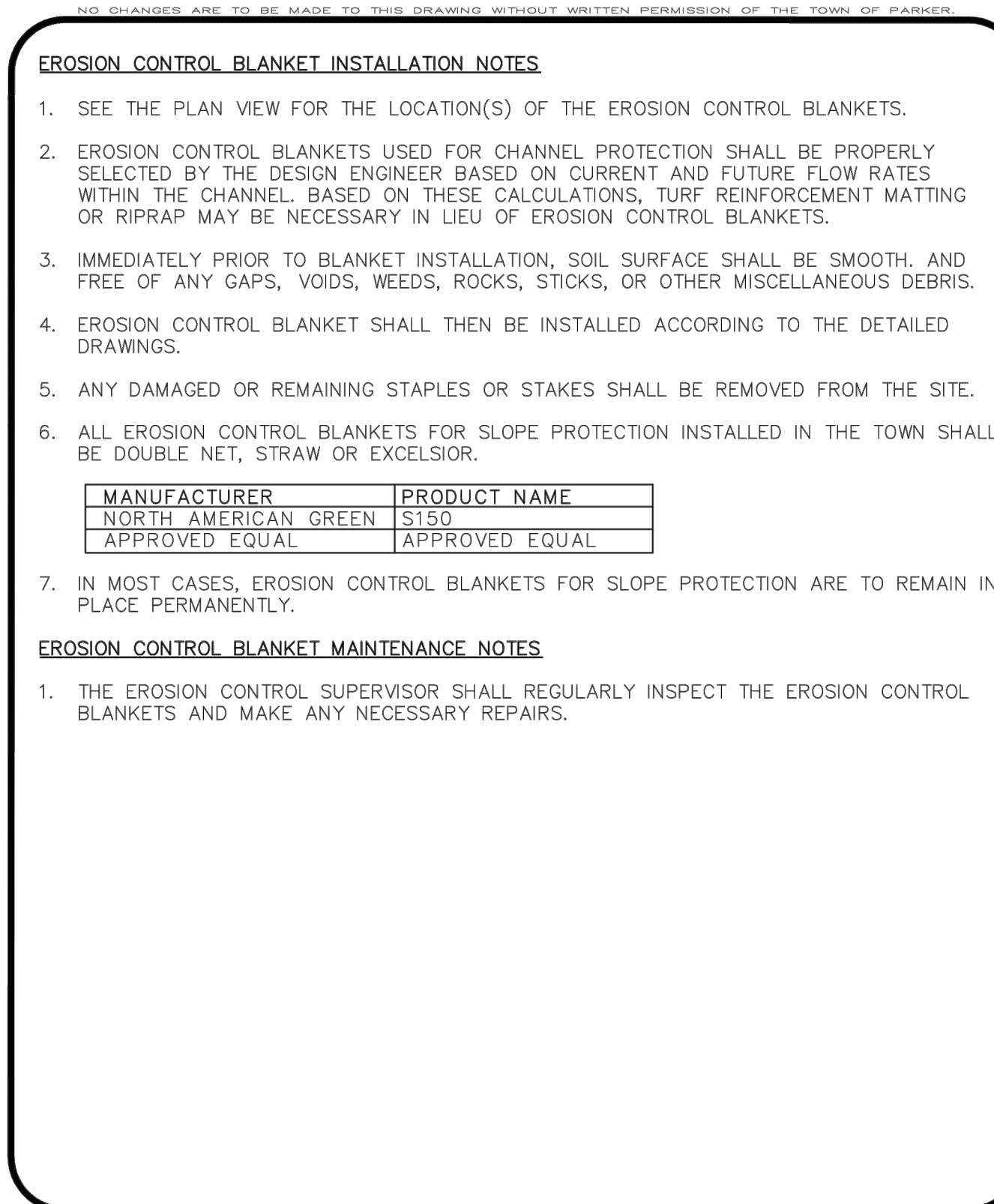
ECB | **EROSION CONTROL BLANKET (SLOPE)**

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



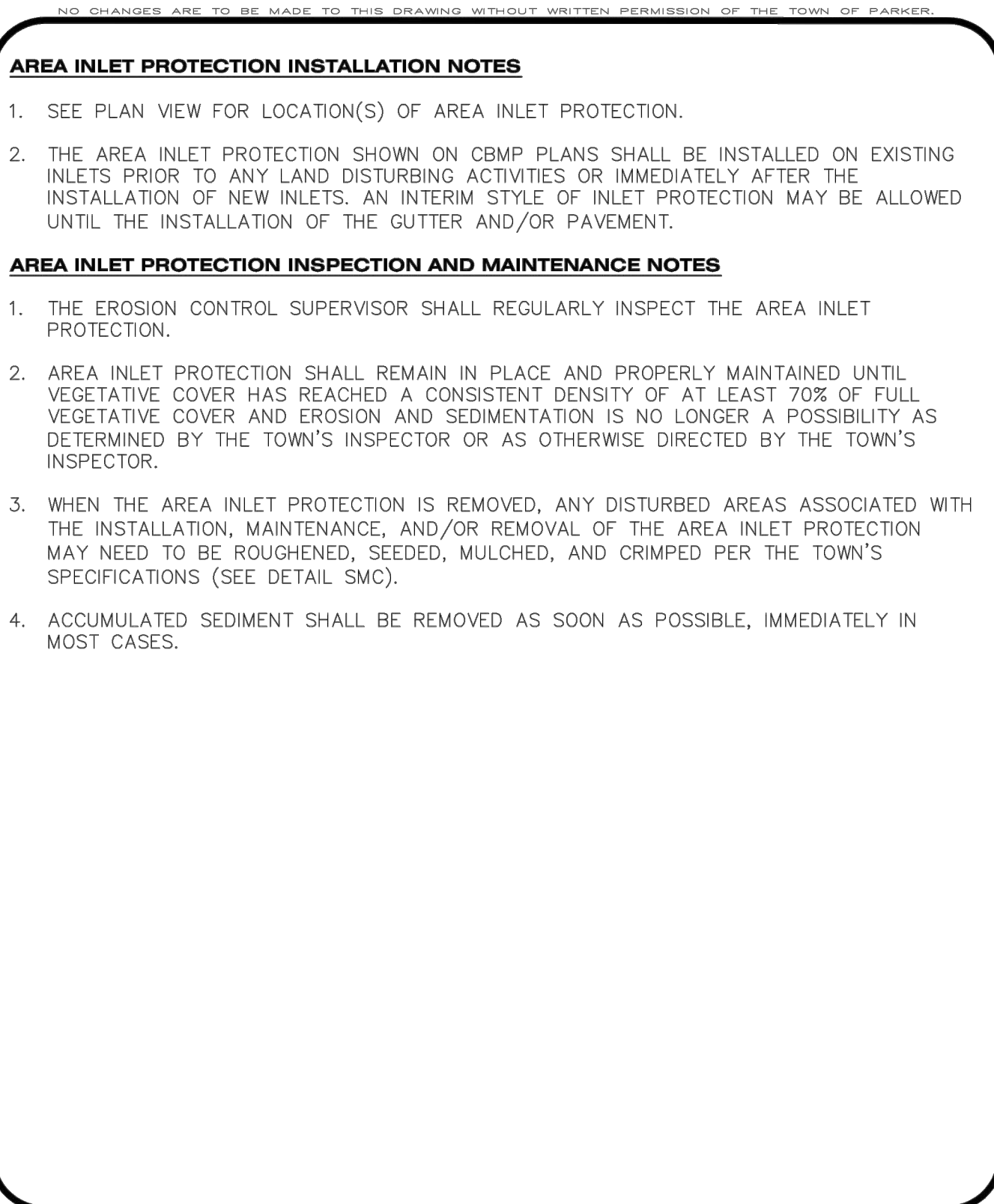
ECB | **EROSION CONTROL BLANKET (CHANNEL)**

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



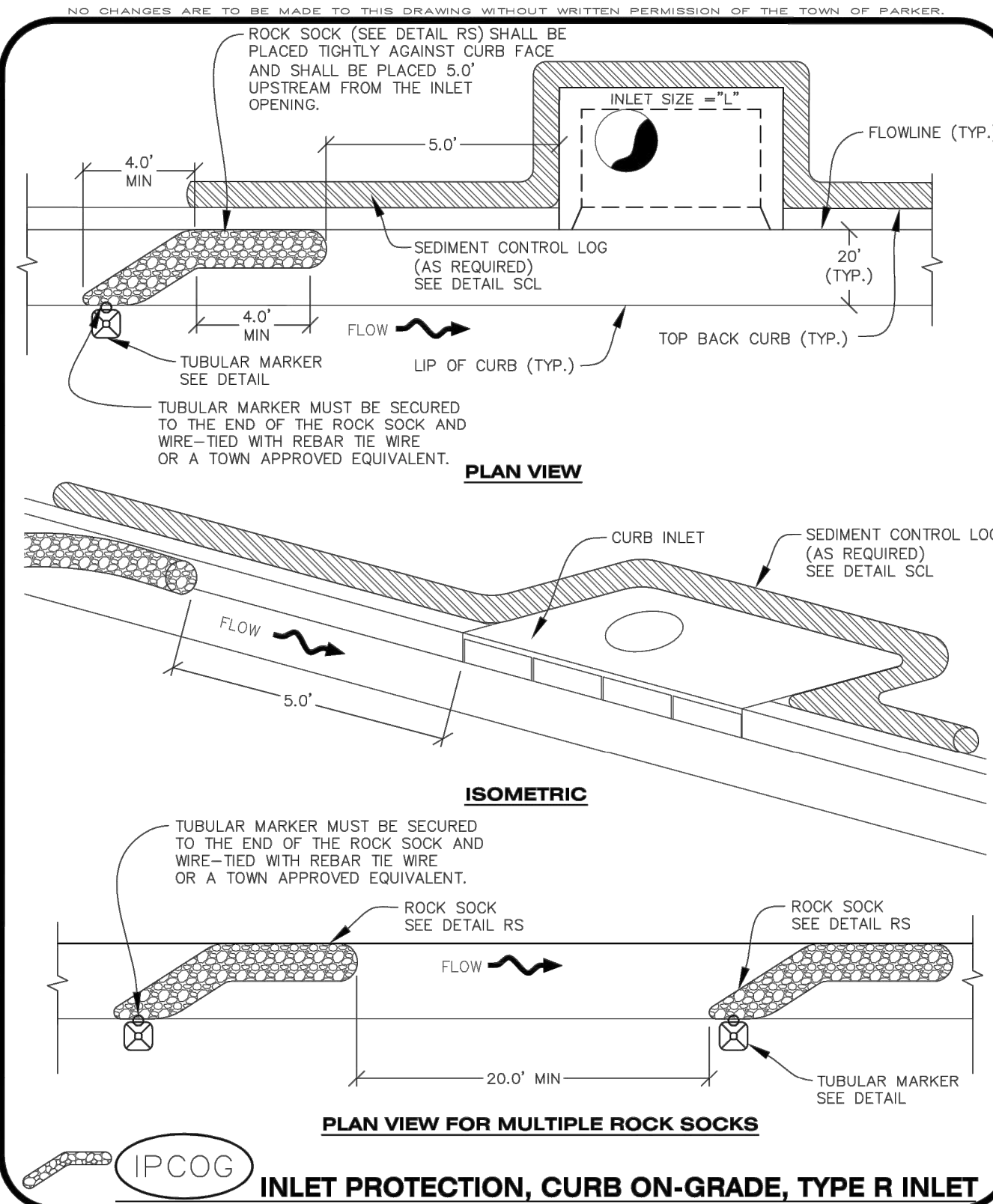
ECB | **EROSION CONTROL BLANKET (SLOPE)**

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



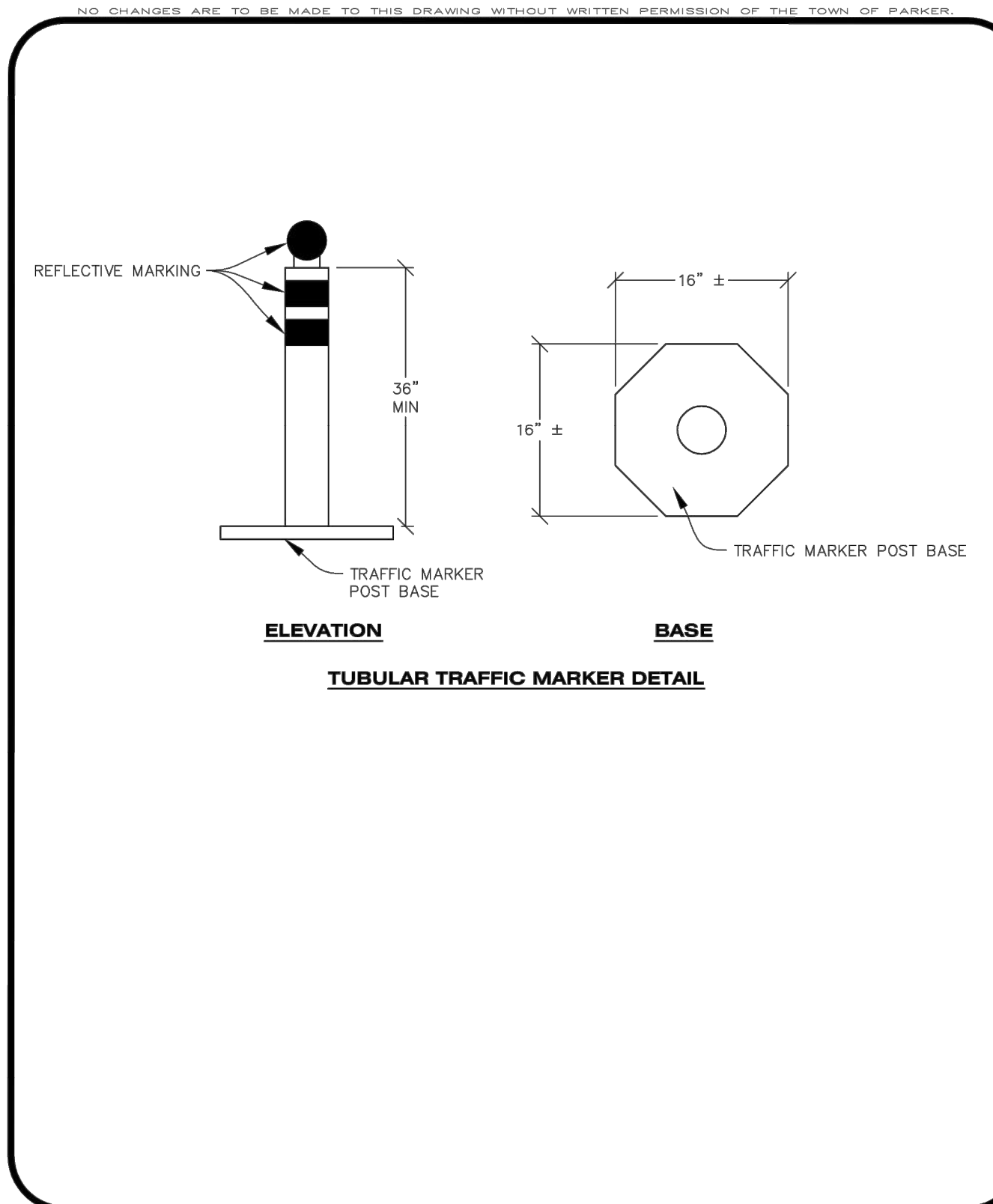
IPA | **AREA INLET PROTECTION**

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



IPCOG | **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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



IPCOG | **TUBULAR TRAFFIC MARKER**

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

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CBMP DETAILS

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DATE: 9/10/2021
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17



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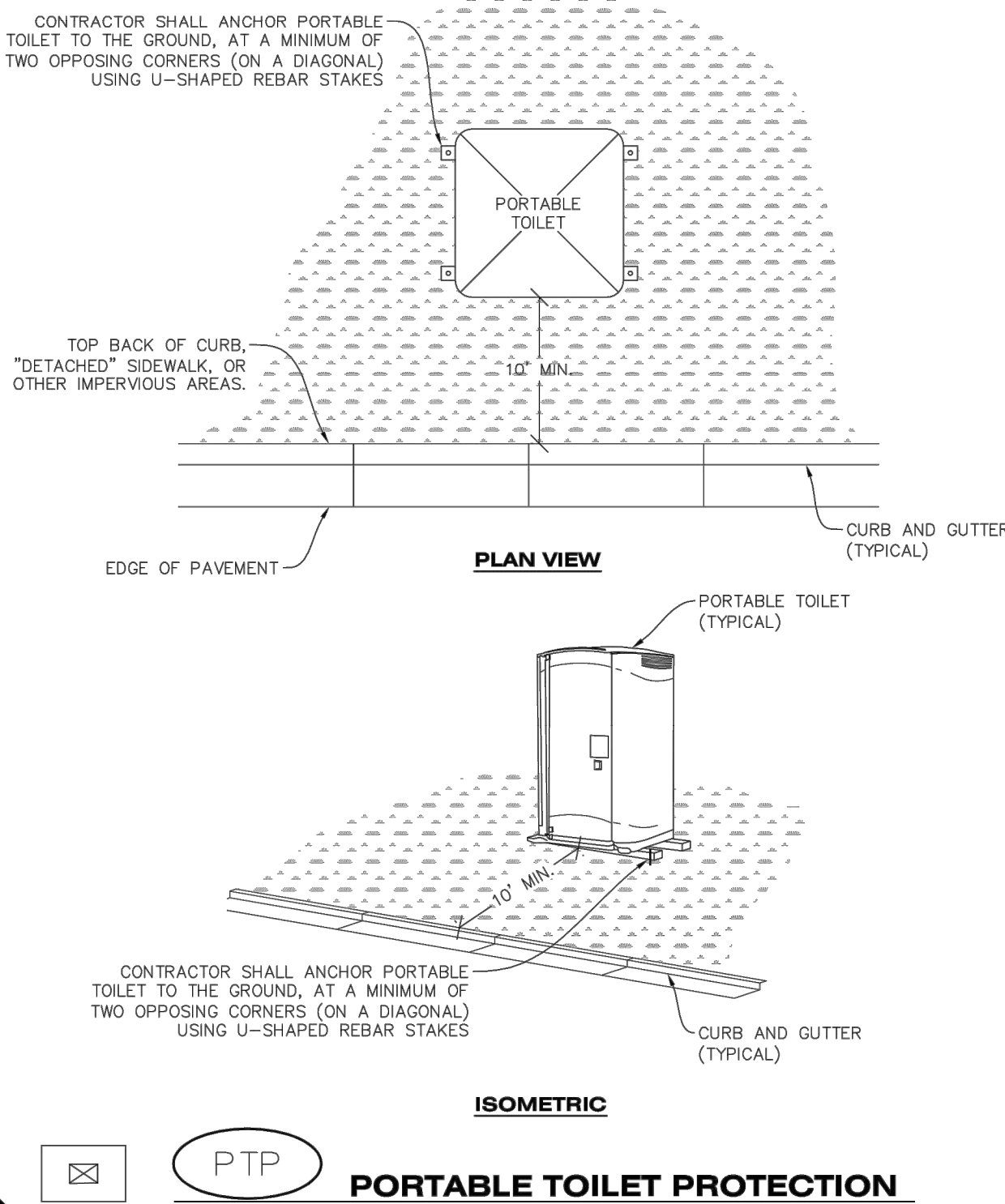
MASONRY WORK PROTECTION INSTALLATION NOTES

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

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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



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

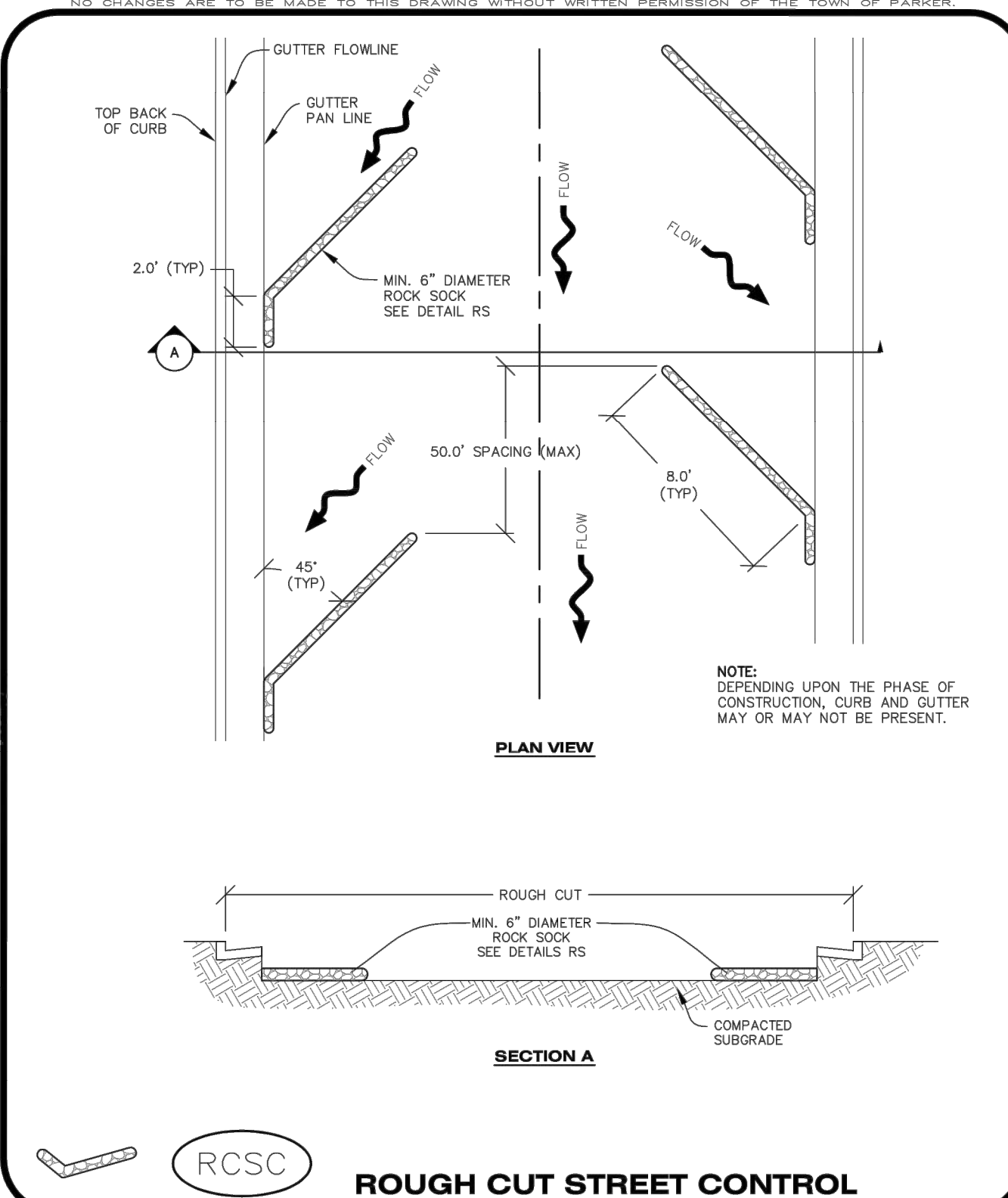
PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

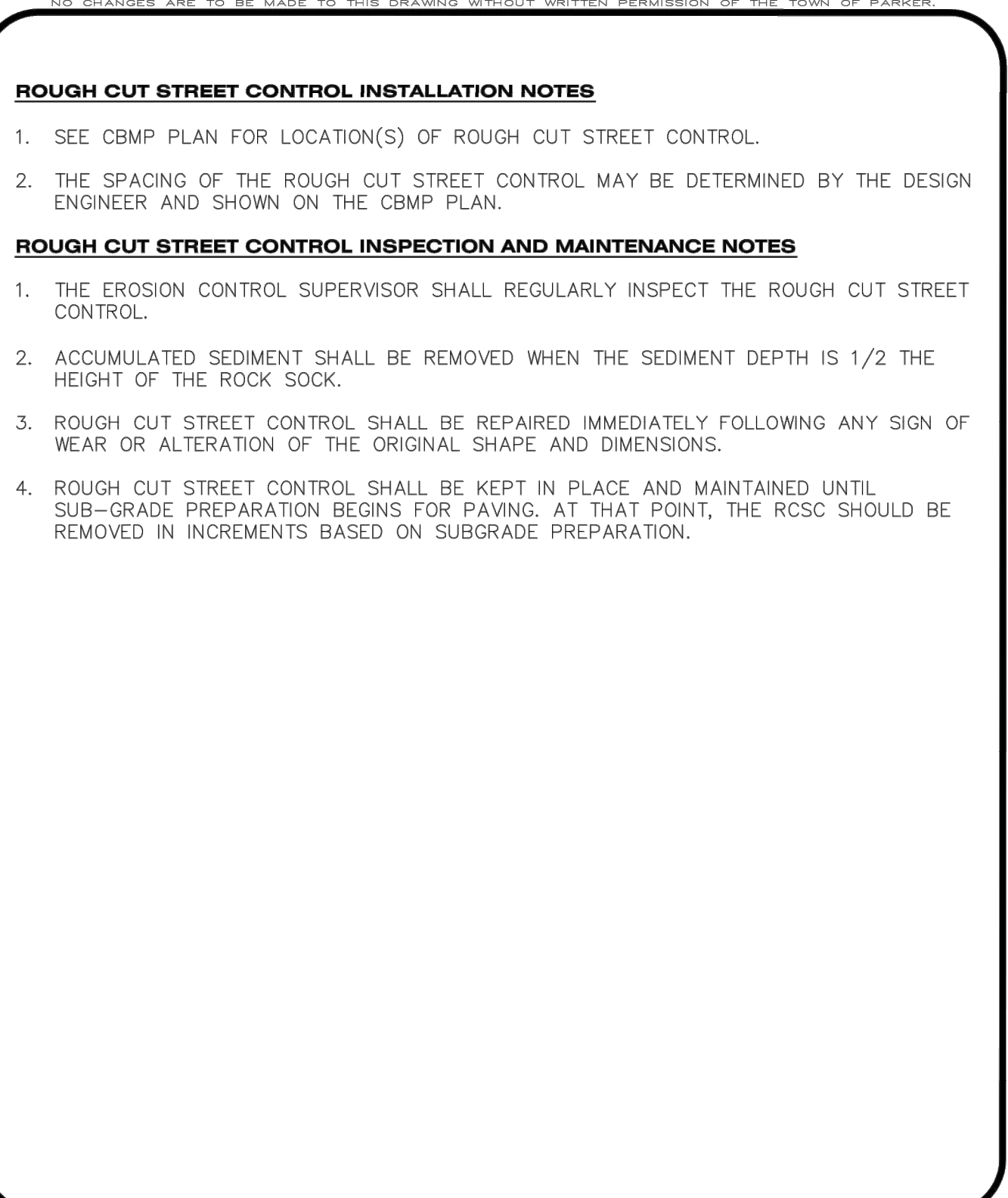
PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

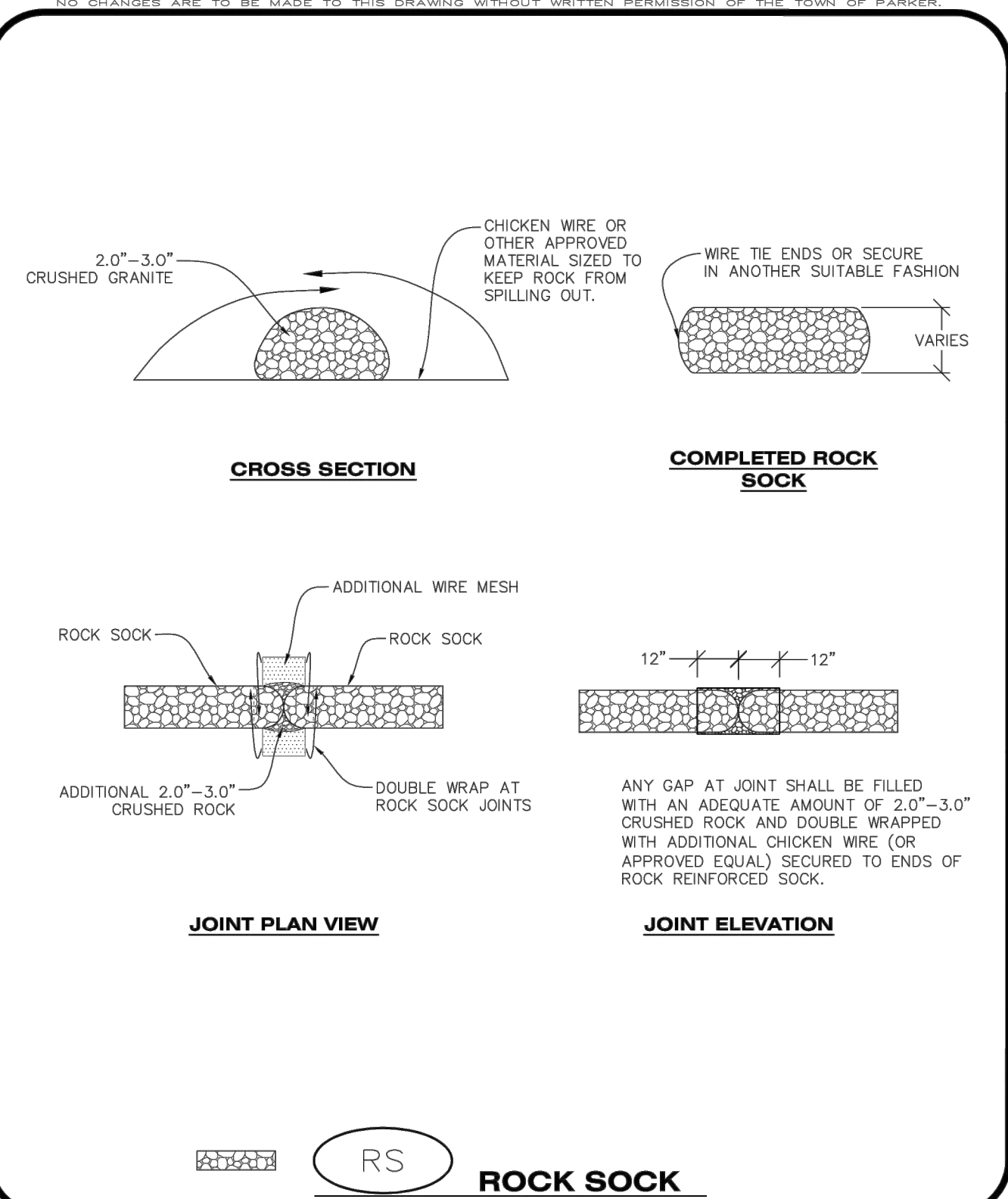
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **PTP** 2 OF 2 Oct. 2013



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



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



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

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

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JOB NUMBER	65120350
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INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

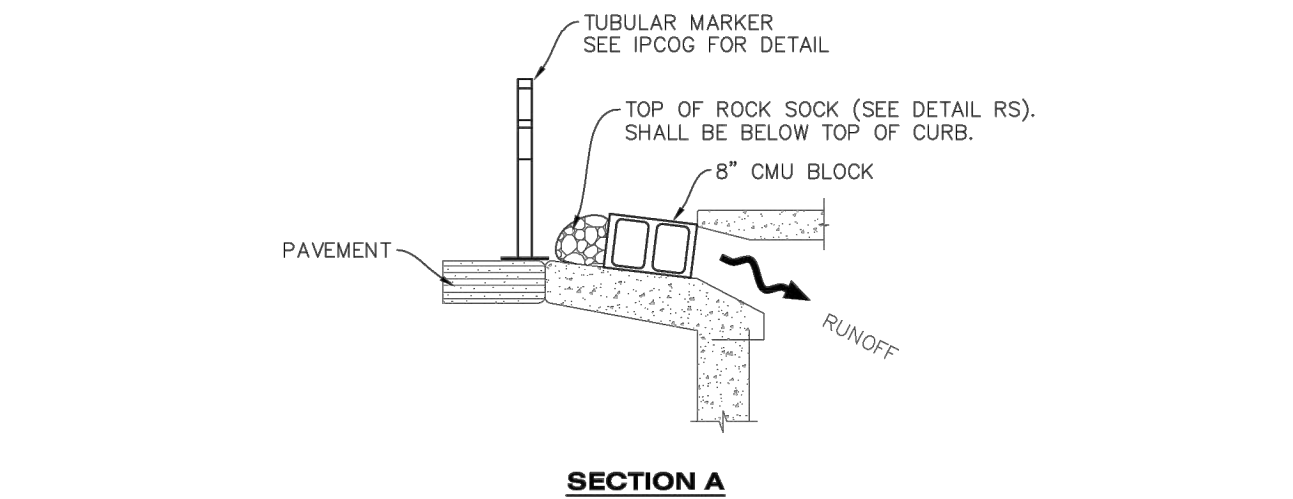
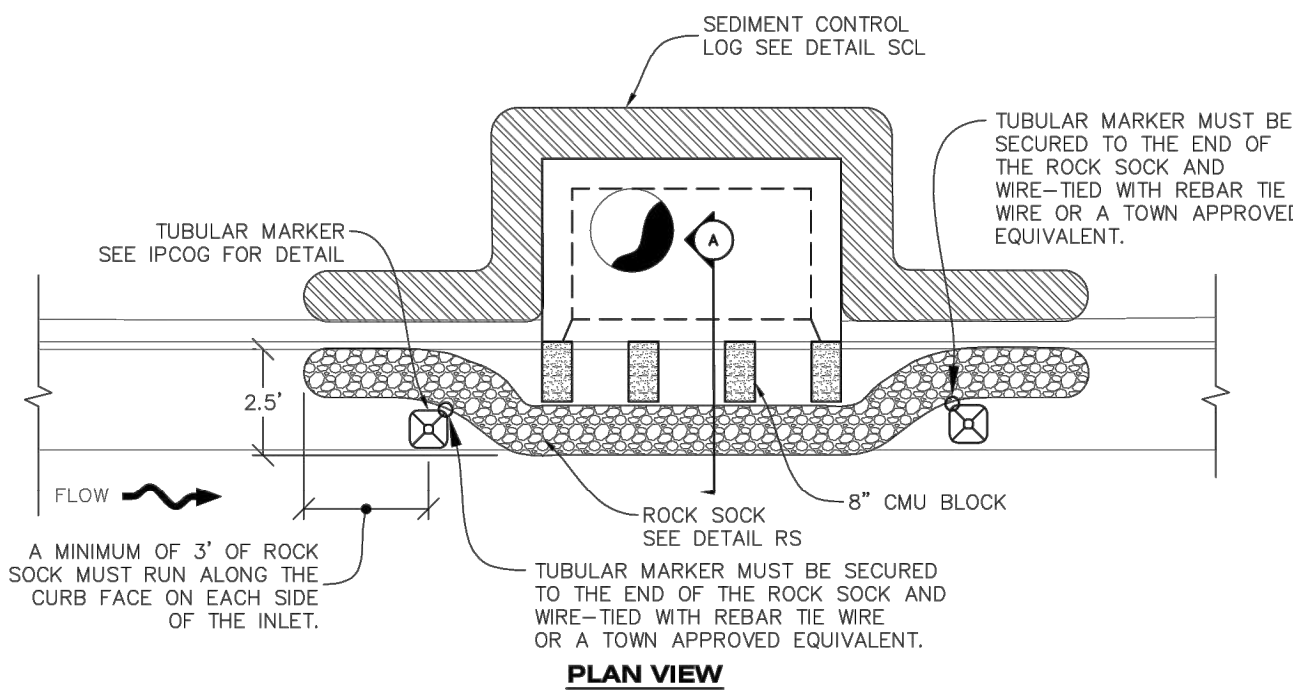
1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED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

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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

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IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

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

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CURB INLET PROTECTION INSTALLATION NOTES

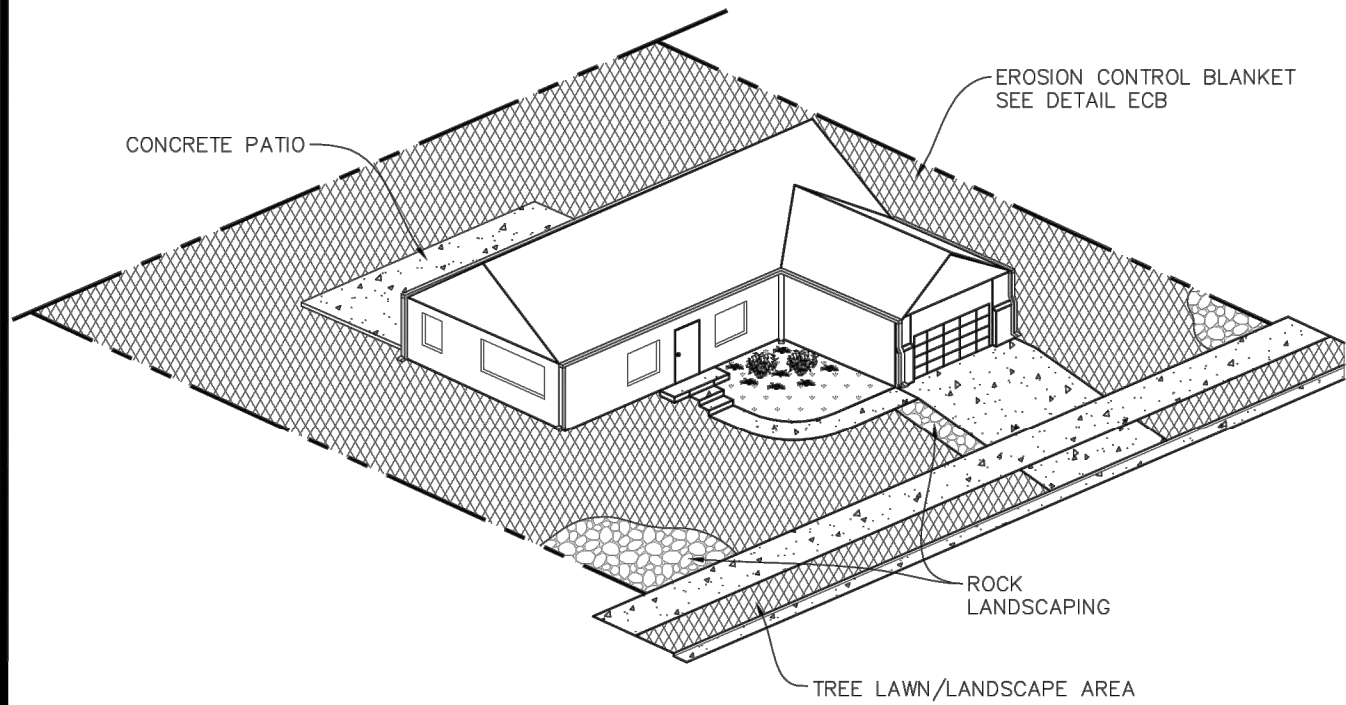
1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR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

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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

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LP LOT PROTECTION

CBMP | **LP**
 CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
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EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

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

2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:

- THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
- ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
- THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
- TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.

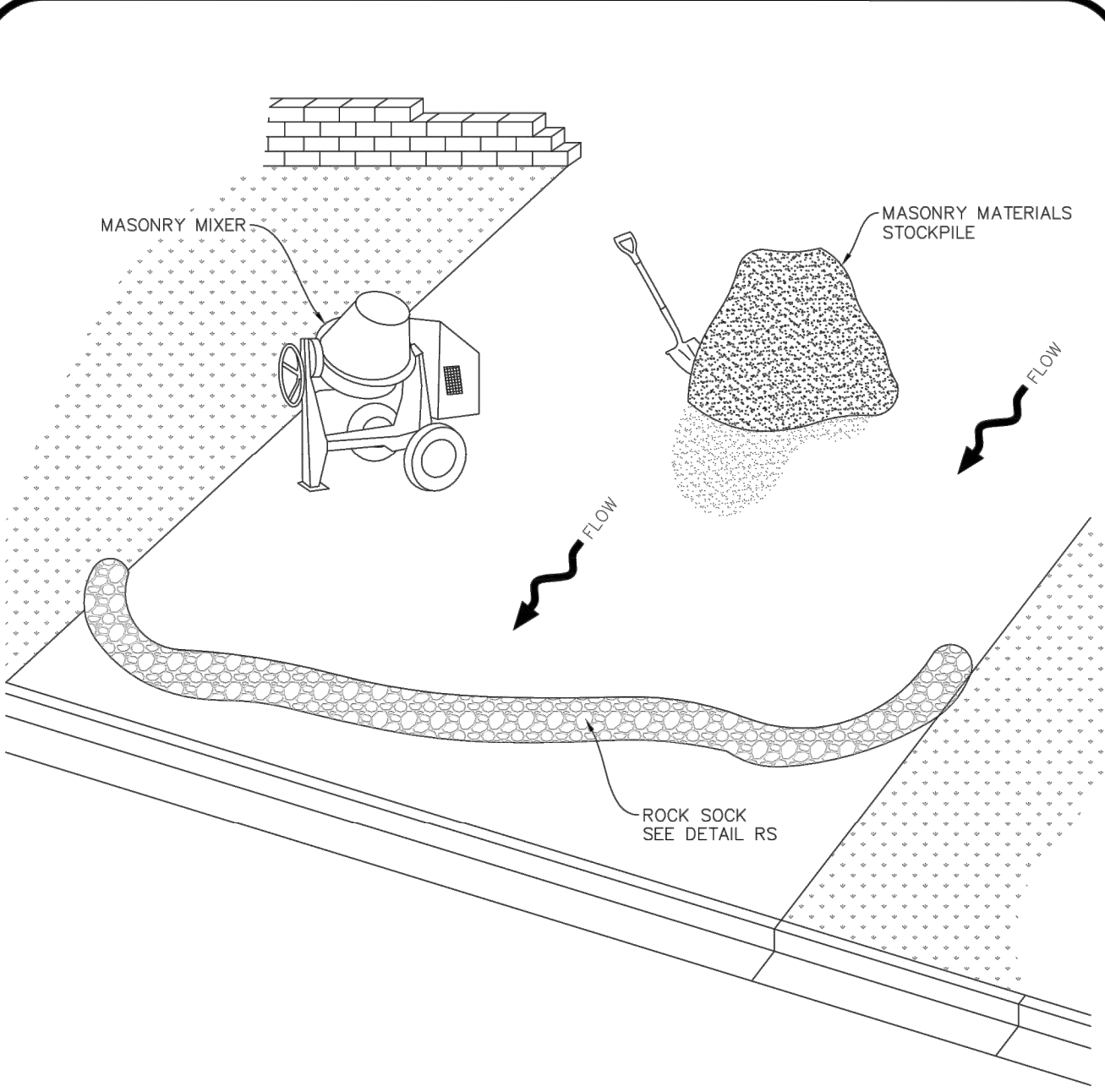
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

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

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

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MWP MASONRY WORK PROTECTION

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

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TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE



REV	REVISION DESCRIPTION	DATE	BY

COMPARK VILLAGE SOUTH
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JOB NUMBER	65120350
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SHEET	CS-8
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ROCK SOCK INSTALLATION NOTES

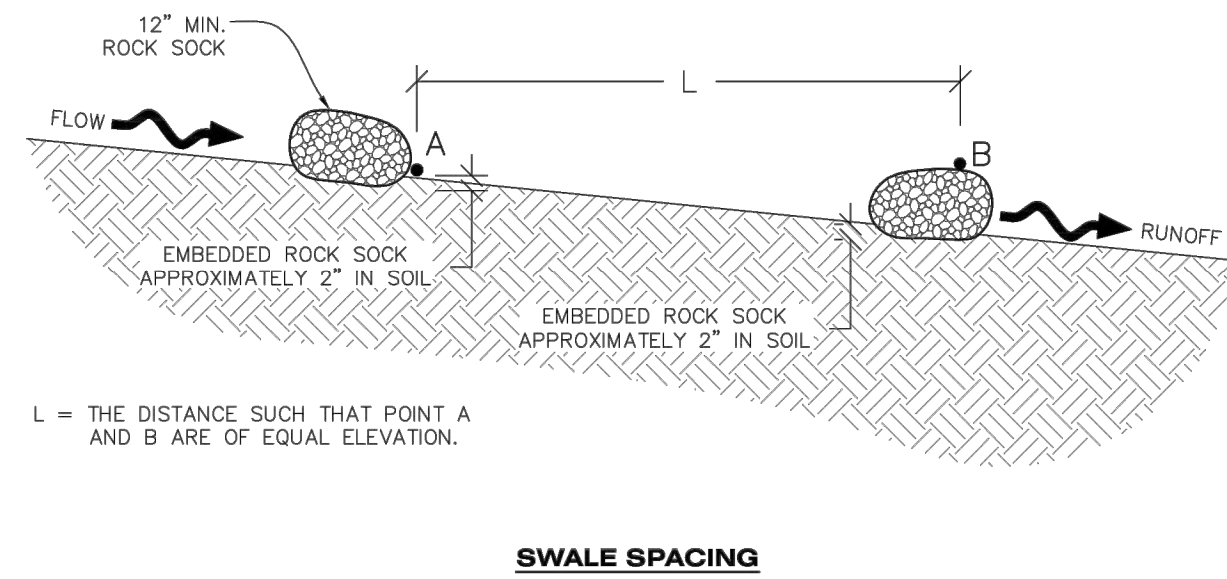
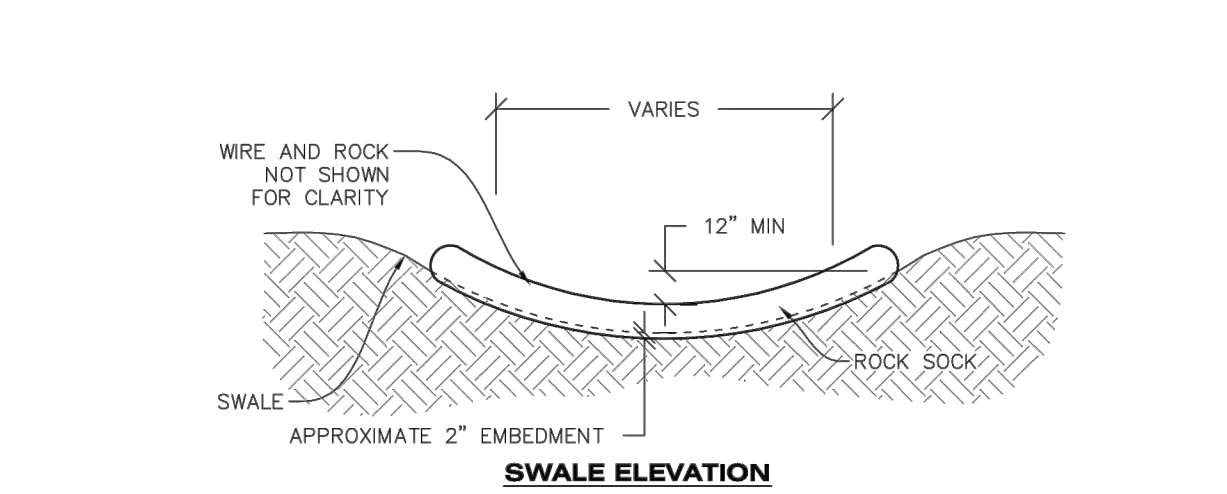
- SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
- CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
- ROCK SOCK SHALL BE CONSTRUCTED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

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

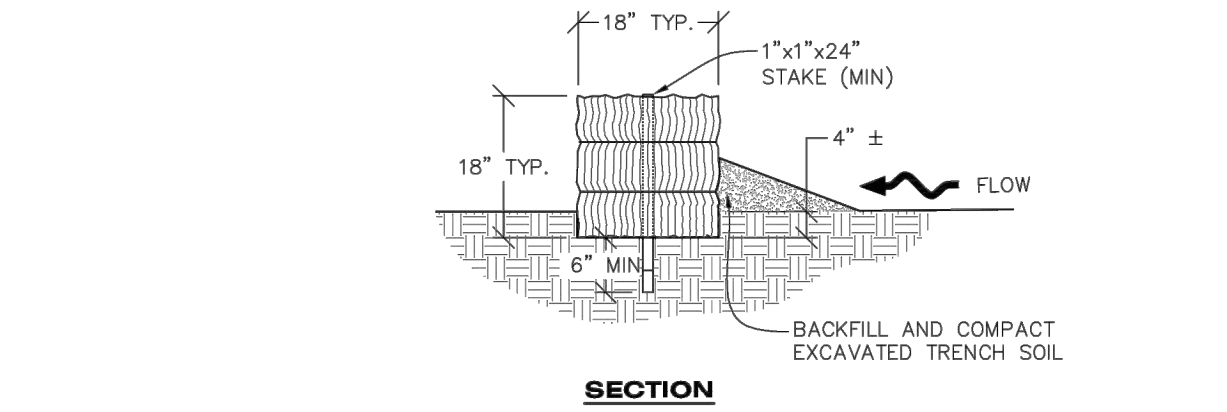
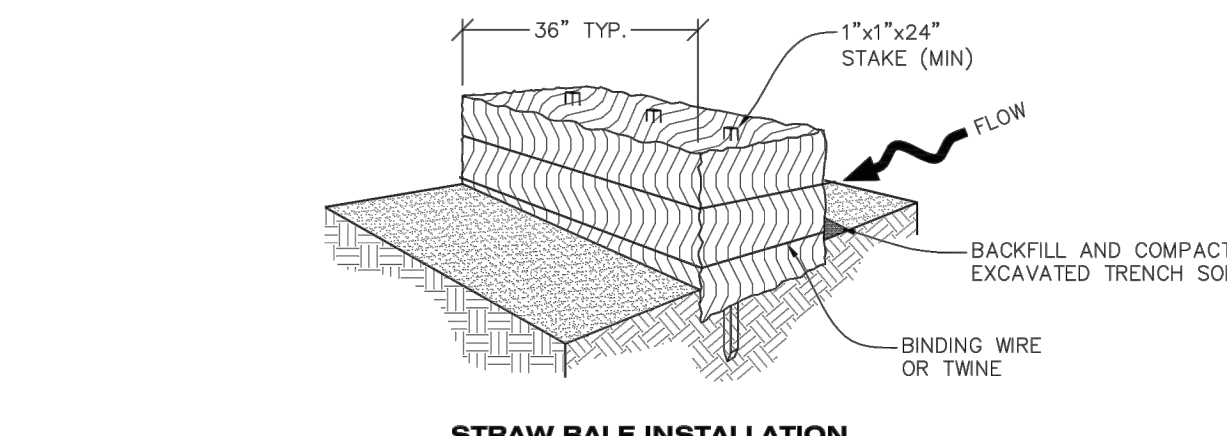
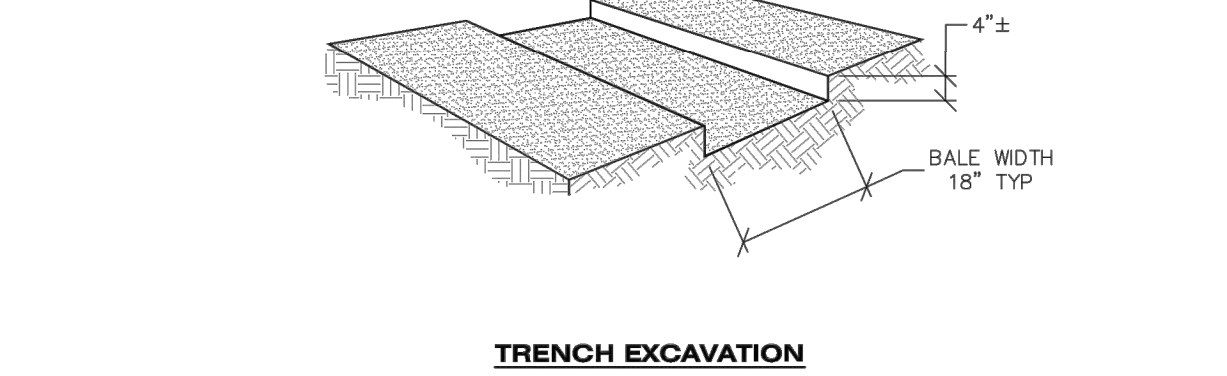
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | **RS**
 2 OF 2
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CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | **RSS**
 1 OF 1
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CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | **SB**
 1 OF 2
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STRAW BALE INSTALLATION NOTES

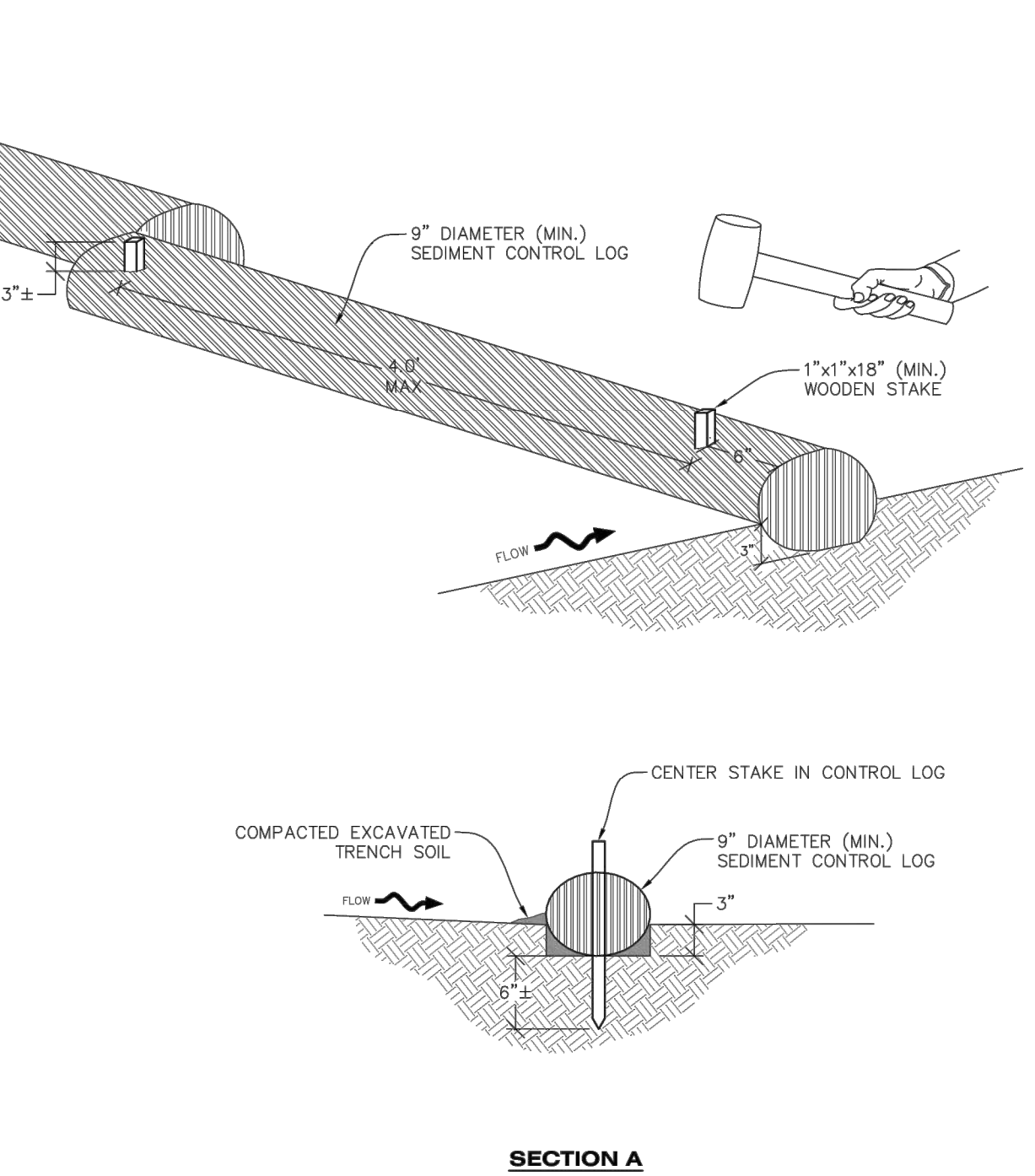
- SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
- TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
- WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
- STRAW BALES SHALL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

STRAW BALE INSPECTION AND MAINTENANCE NOTES

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

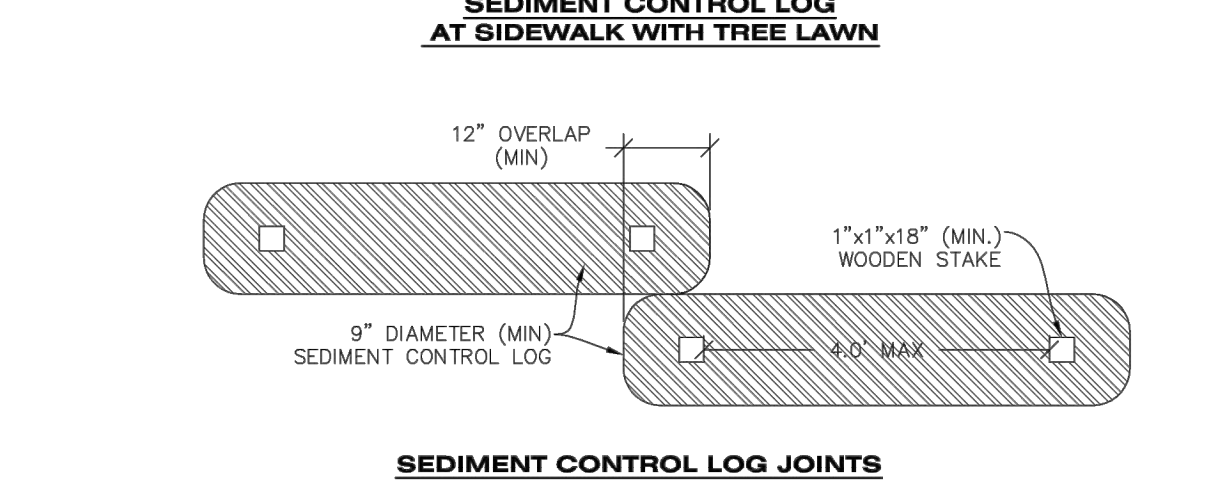
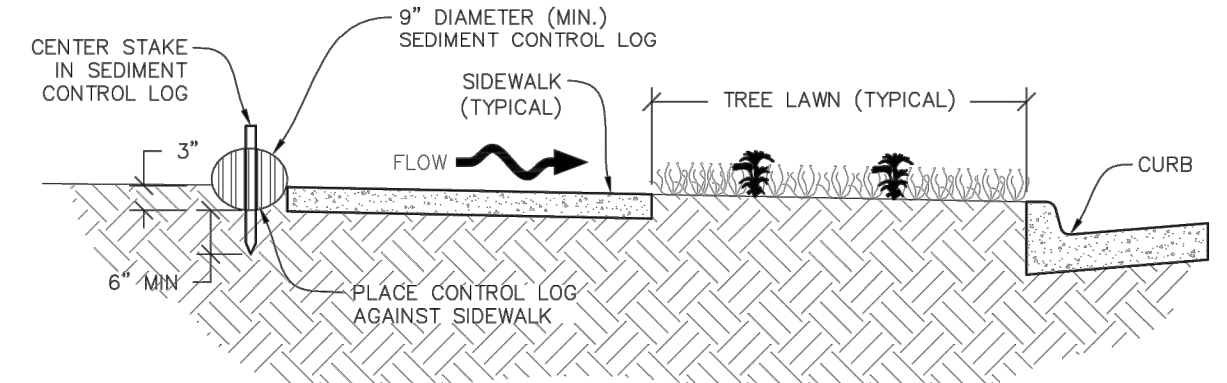
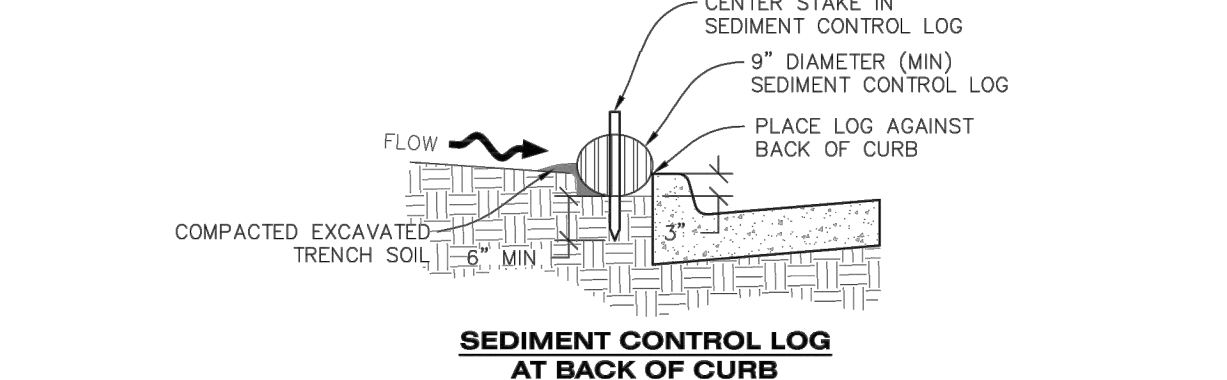
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 2 OF 2
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CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | **SCL**
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CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | **SCL**
 2 OF 3
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SEEDING AND MULCHING MAINTENANCE NOTES

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

WEED MANAGEMENT

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

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

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TOWN OF PARKER, SEED MIX 1
20% CANADA WILD RYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOTS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

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

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

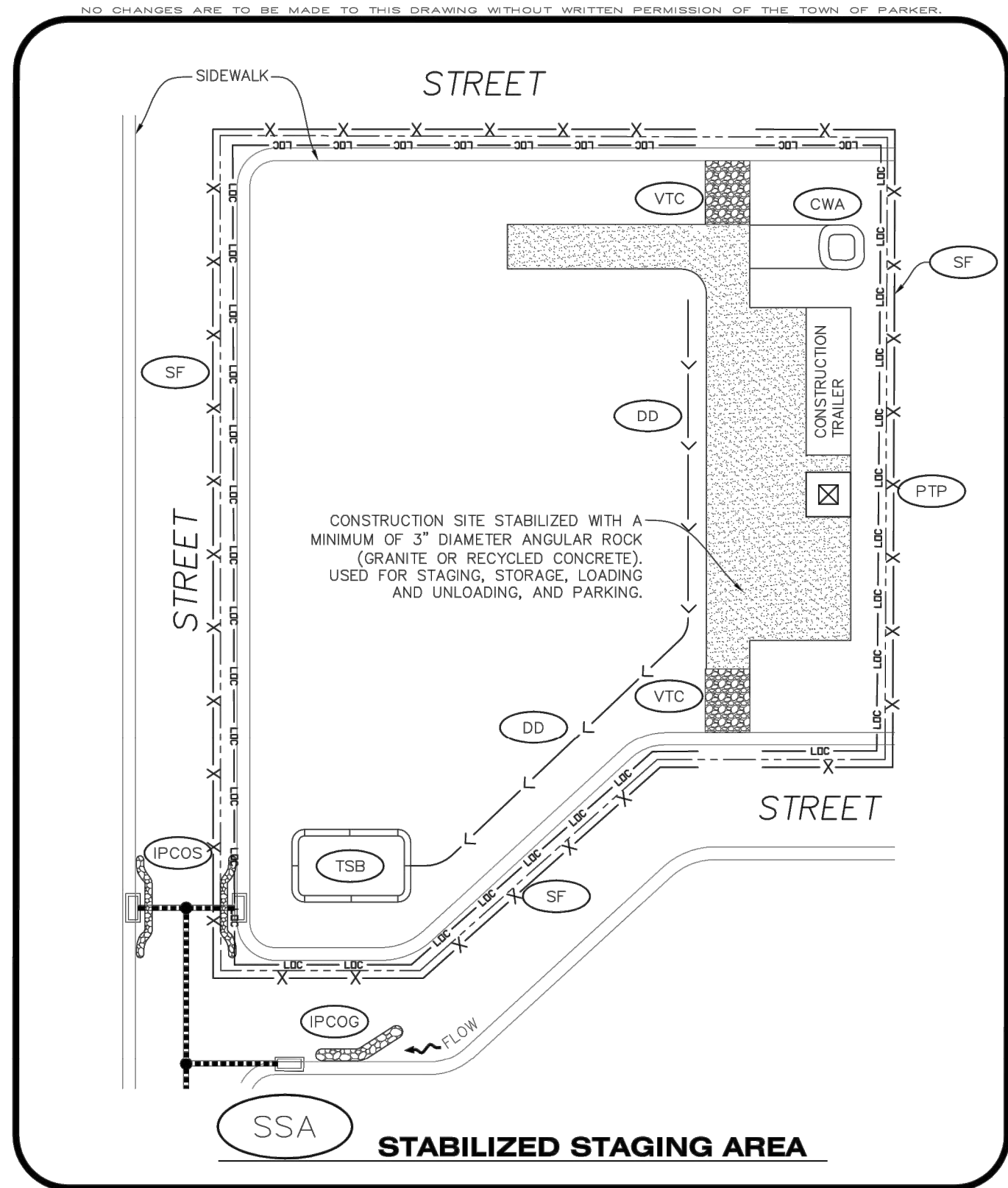
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% EPHRATA CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

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

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

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



Town of Parker COLORADO | **CBMP** | **SSA**
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
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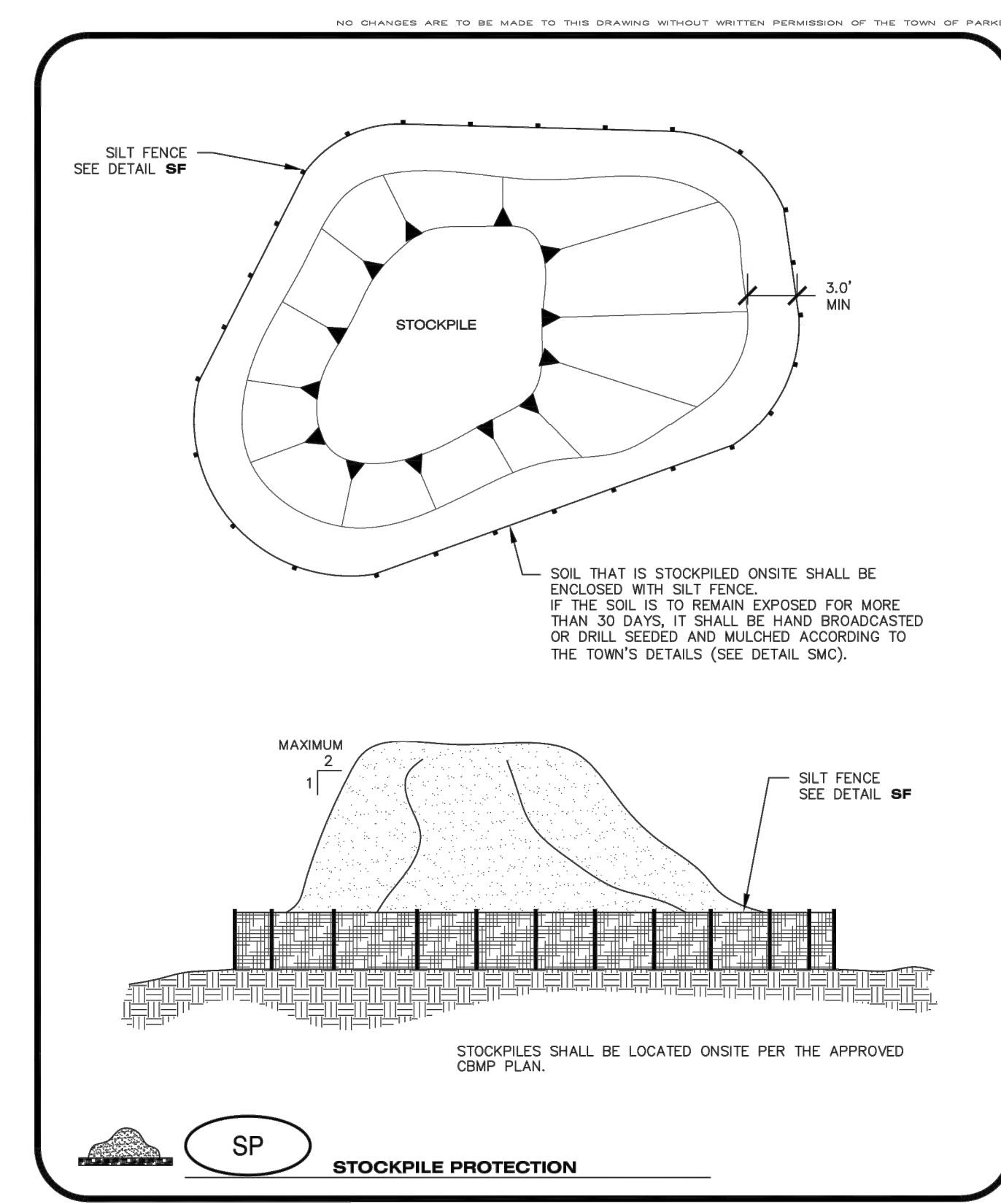
STABILIZED STAGING AREA INSTALLATION NOTES

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

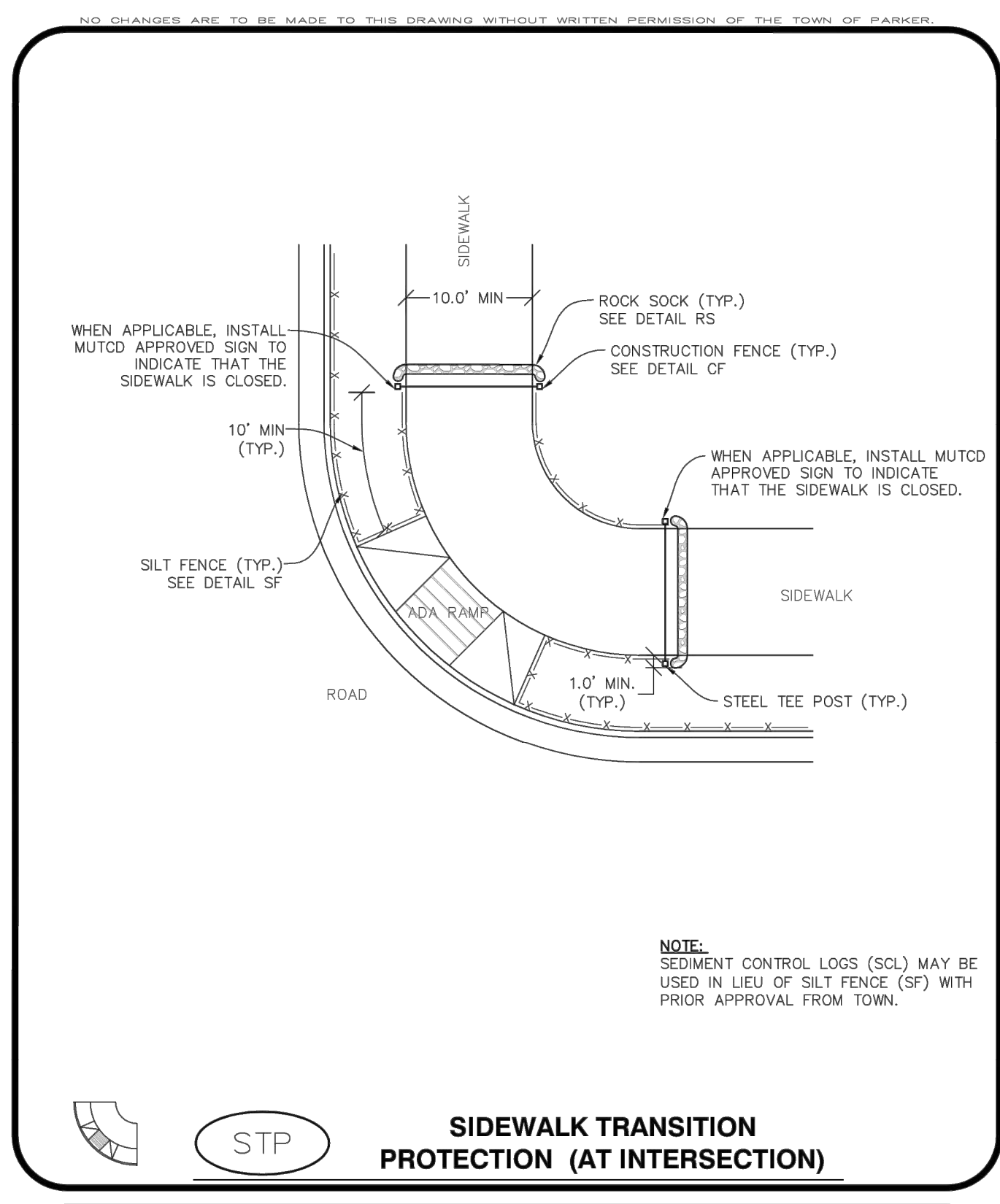
STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

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

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



Town of Parker COLORADO | **CBMP** | **SP**
CONSTRUCTION BEST MANAGEMENT PRACTICES | JUNE 2006



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

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 OR 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, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

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5970 GREENWOOD PLAZA BLVD, GREENWOOD VILLAGE, CO. 80111
303-751-0741
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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHKD	APPD

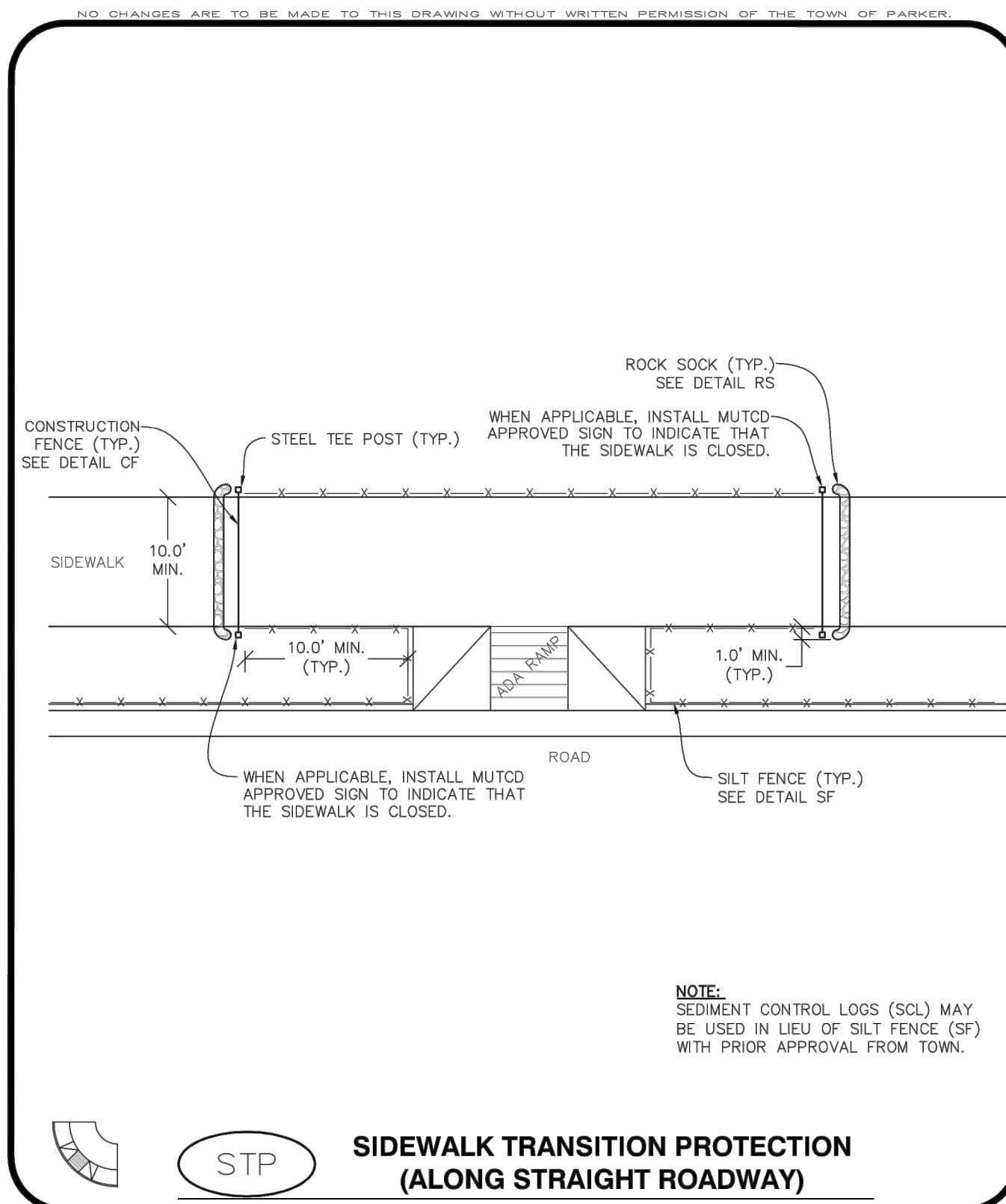
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
CBMP DETAILS

ISSUED FOR REVIEW

JOB NUMBER	65120350
DATE	9/10/2021
SHEET	CS-11
TOTAL SHEETS	22

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

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STP
SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
2 OF 3
Oct. 2013

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SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

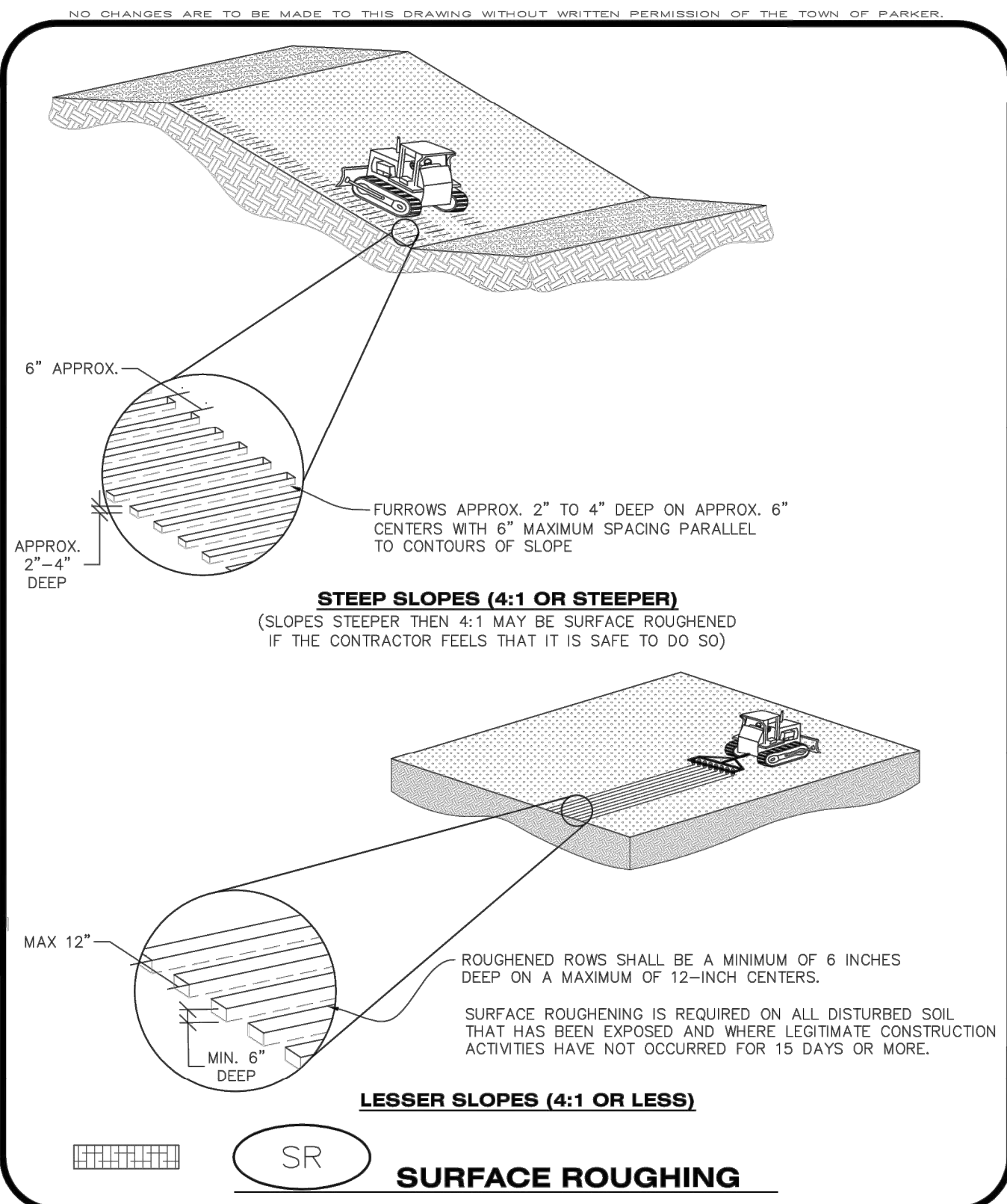
- SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
- CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
- SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
3 OF 3
Oct. 2013



SR
SURFACE ROUGHENING

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

SR
1 OF 2
Oct. 2013

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SURFACE ROUGHENING INSTALLATION NOTES

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

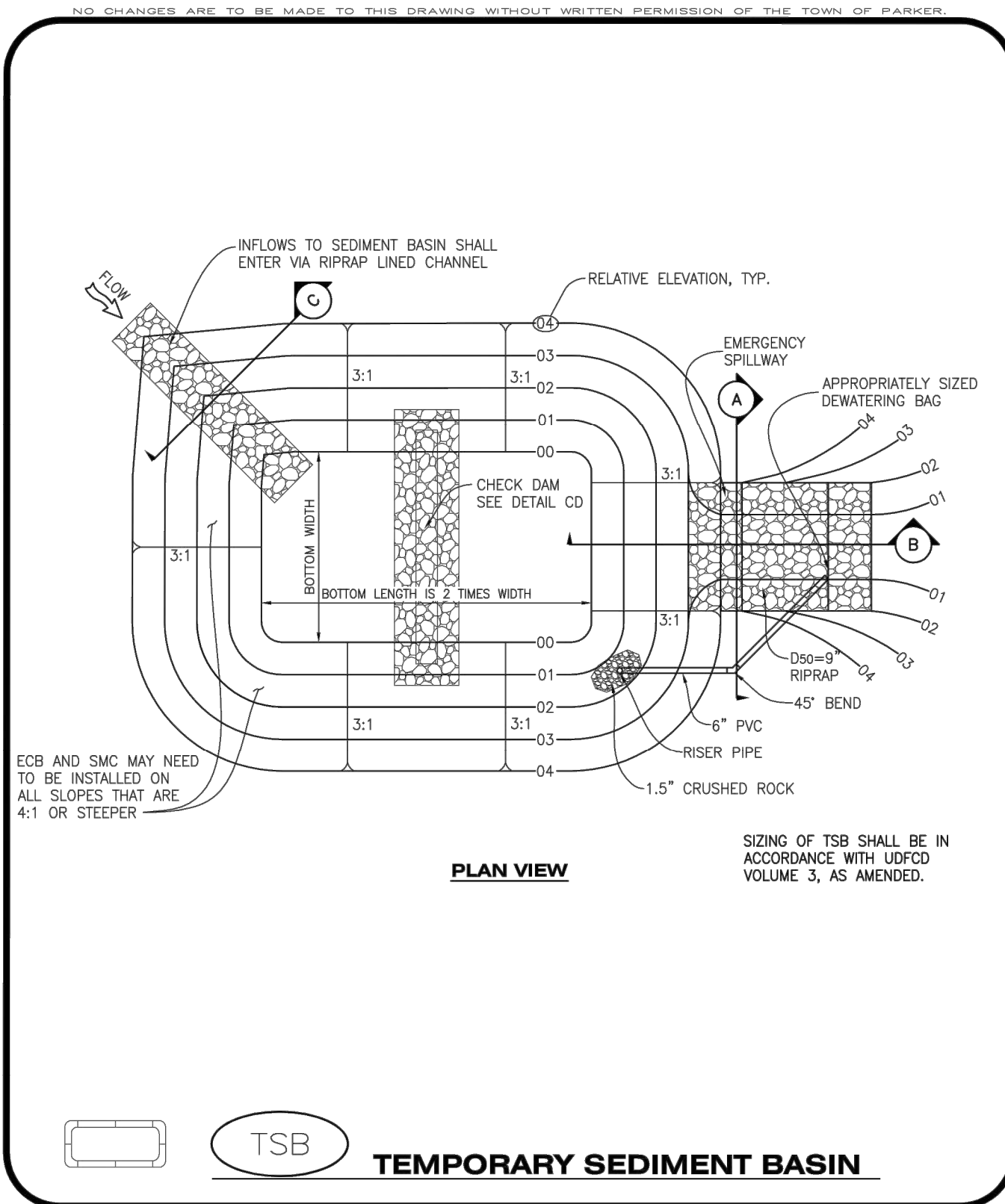
SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

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

SR
SURFACE ROUGHENING

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

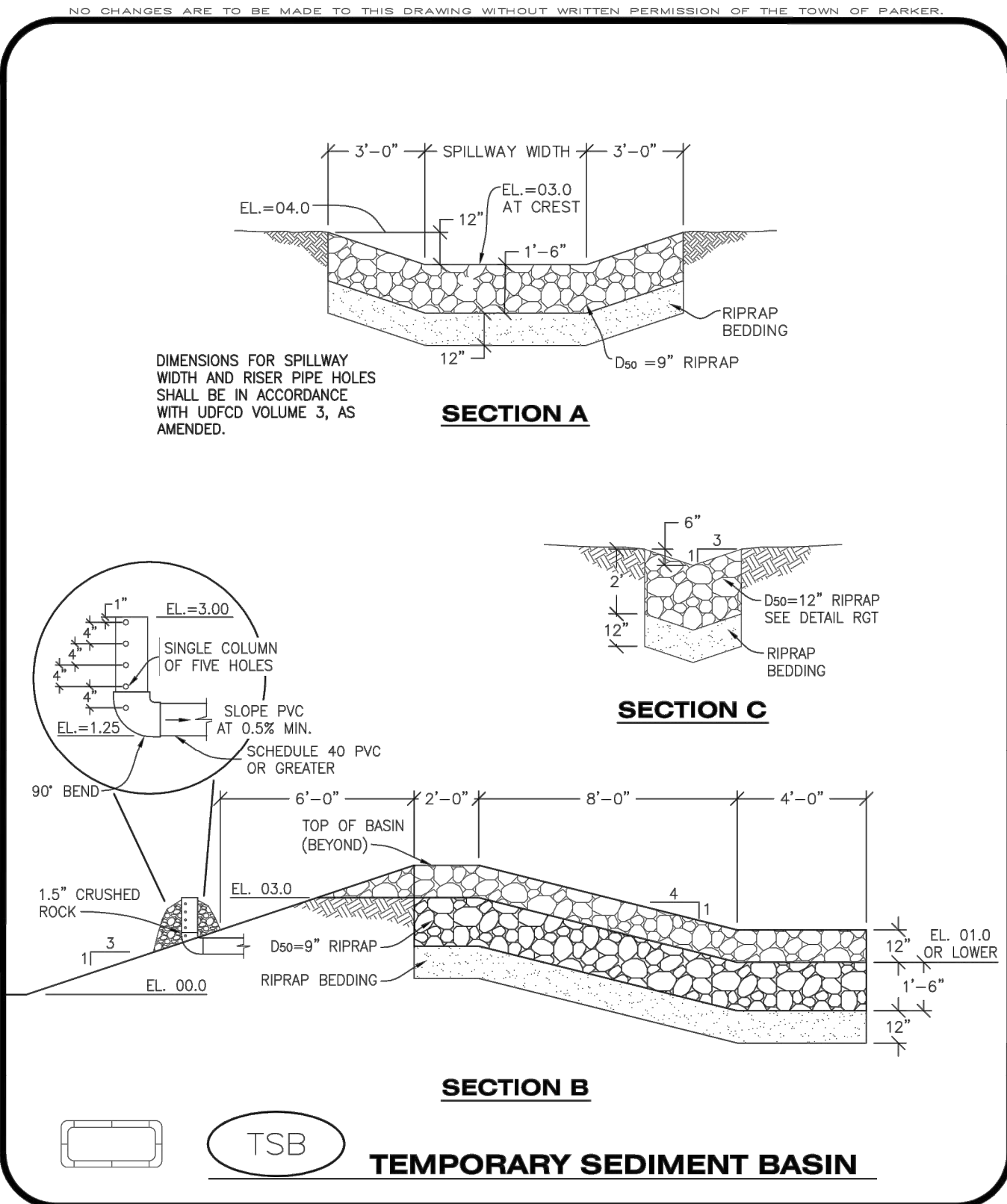
SR
2 OF 2
Oct. 2013



TSB
TEMPORARY SEDIMENT BASIN

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB
1 OF 3
Oct. 2013



TSB
TEMPORARY SEDIMENT BASIN

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB
2 OF 3
Oct. 2013

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE



REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

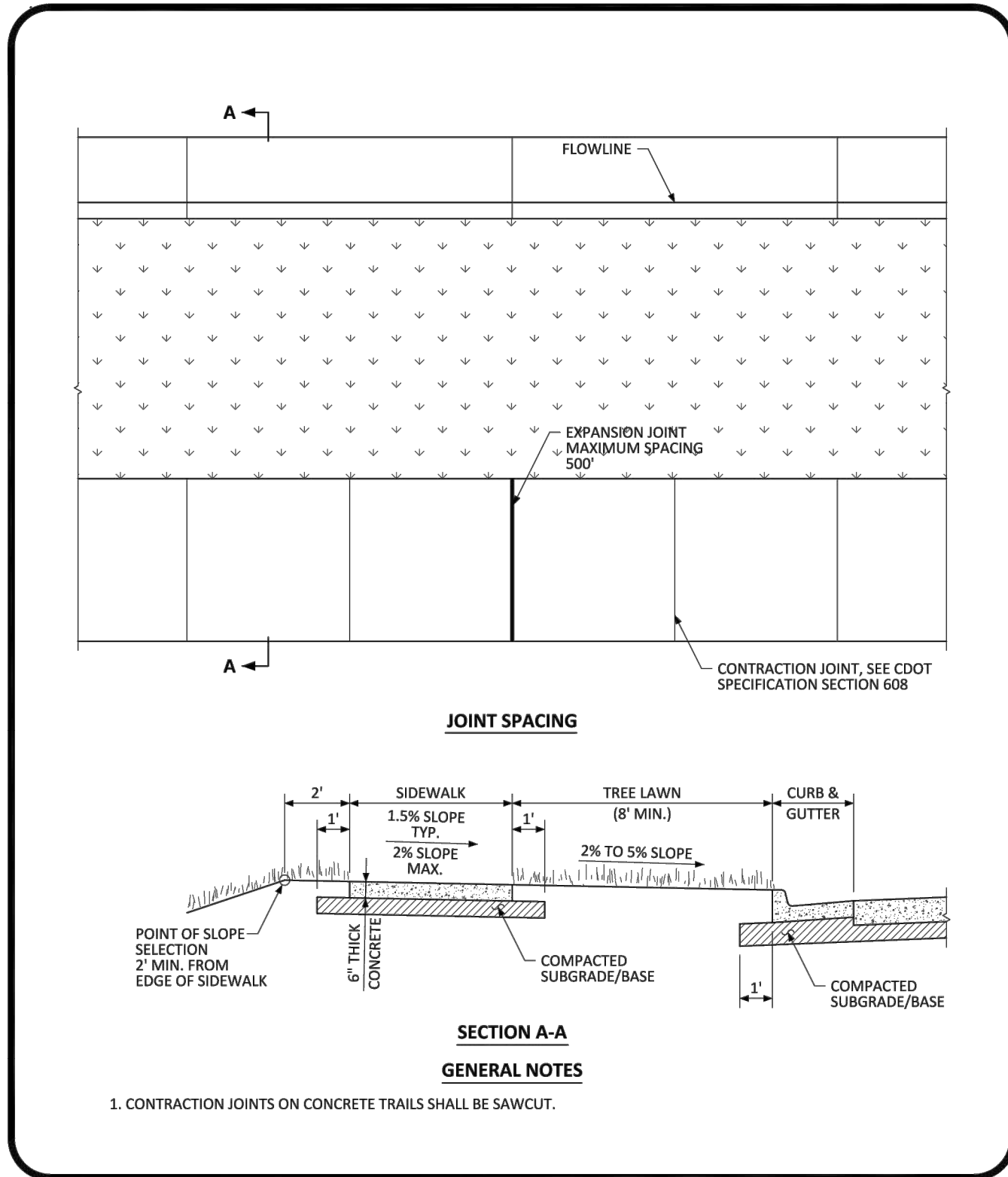
CBMP DETAILS

ISSUED FOR REVIEW

JOB NUMBER	65120350
DATE	9/10/2021
SHEET	C5.12
TOTAL SHEETS	23



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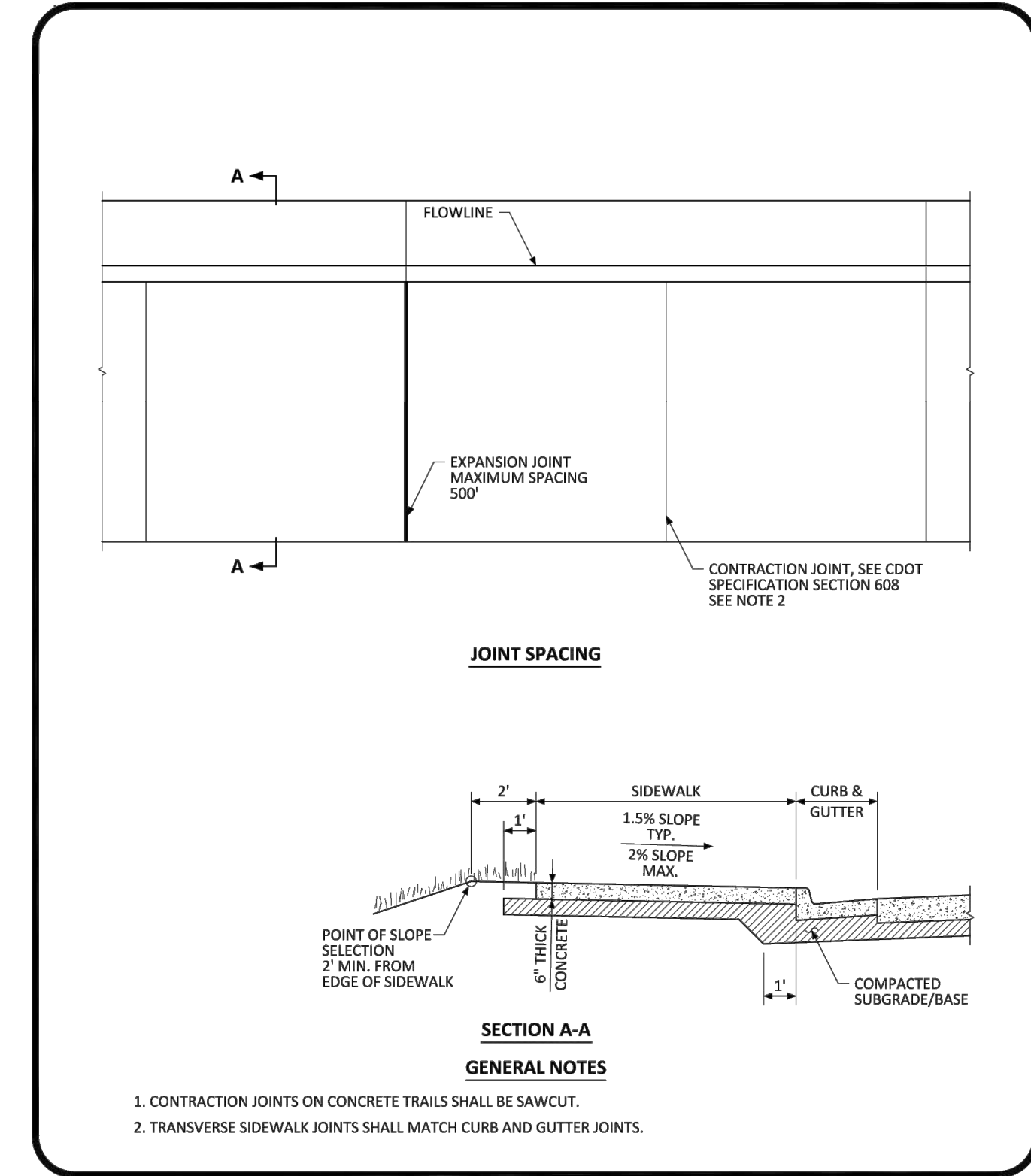
PARKER COLORADO

DETACHED SIDEWALK STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: **4**

1 OF 2



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

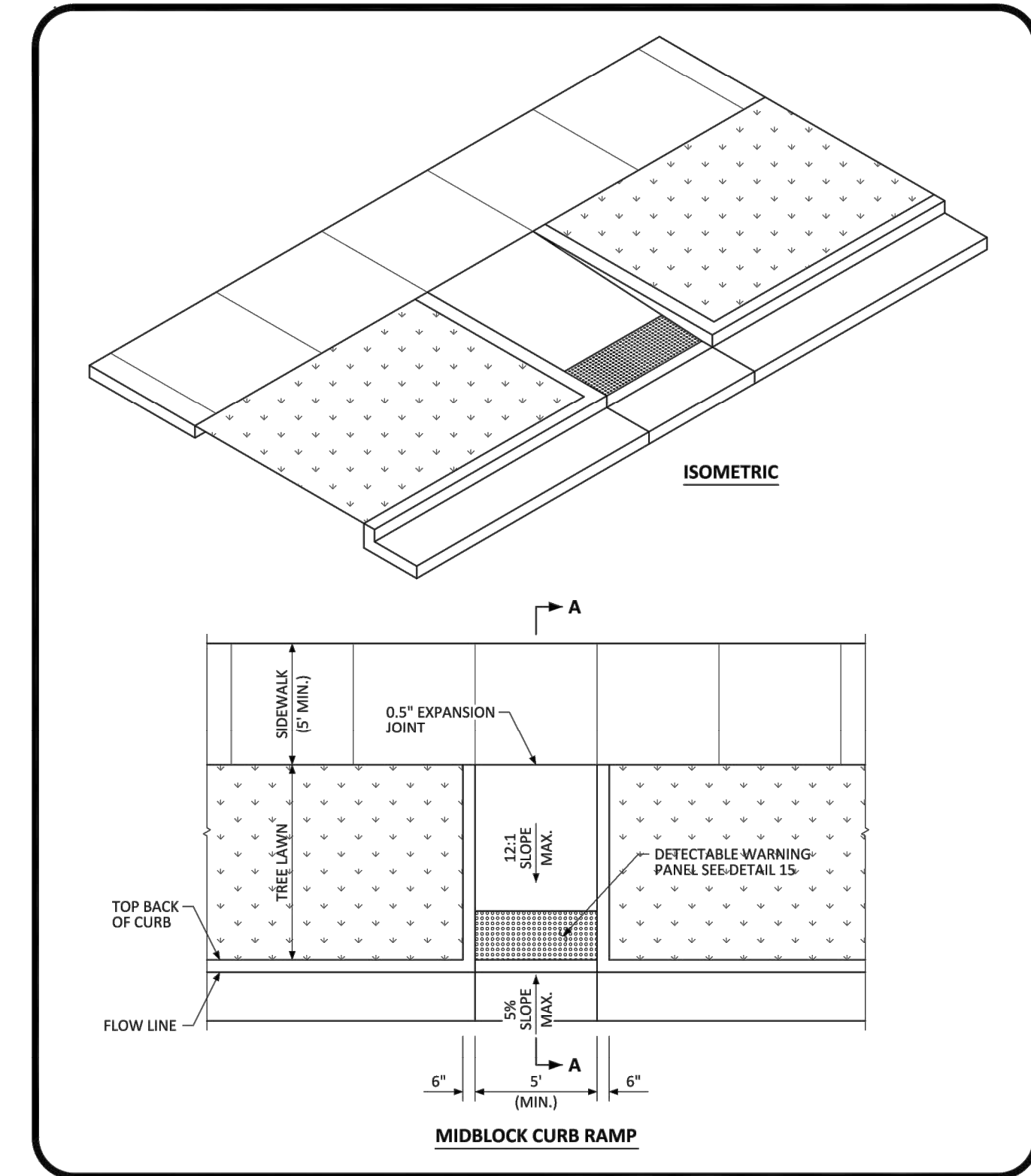
PARKER COLORADO

ATTACHED SIDEWALK STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: **4**

2 OF 2



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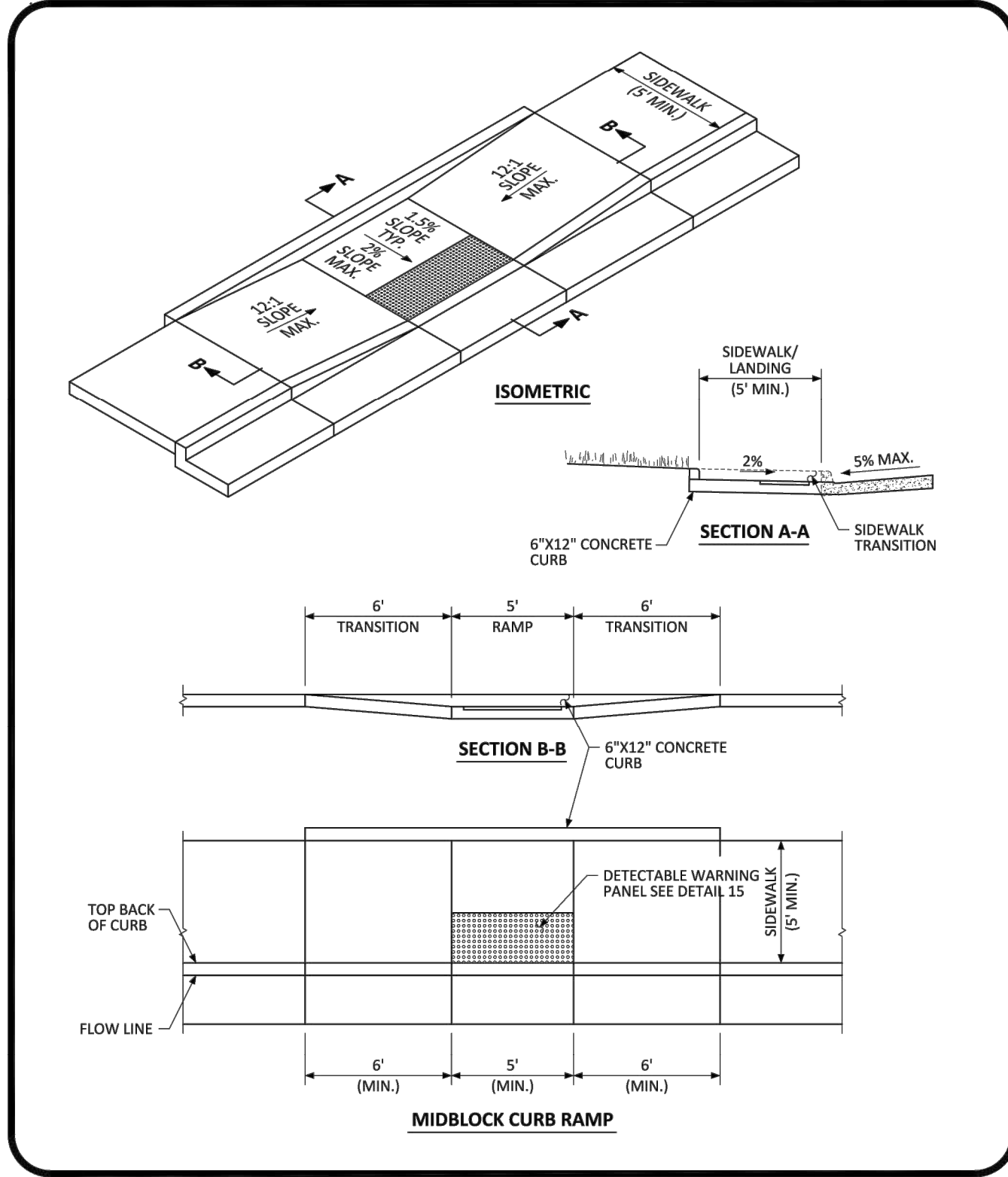
PARKER COLORADO

MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: **17**

1 OF 2



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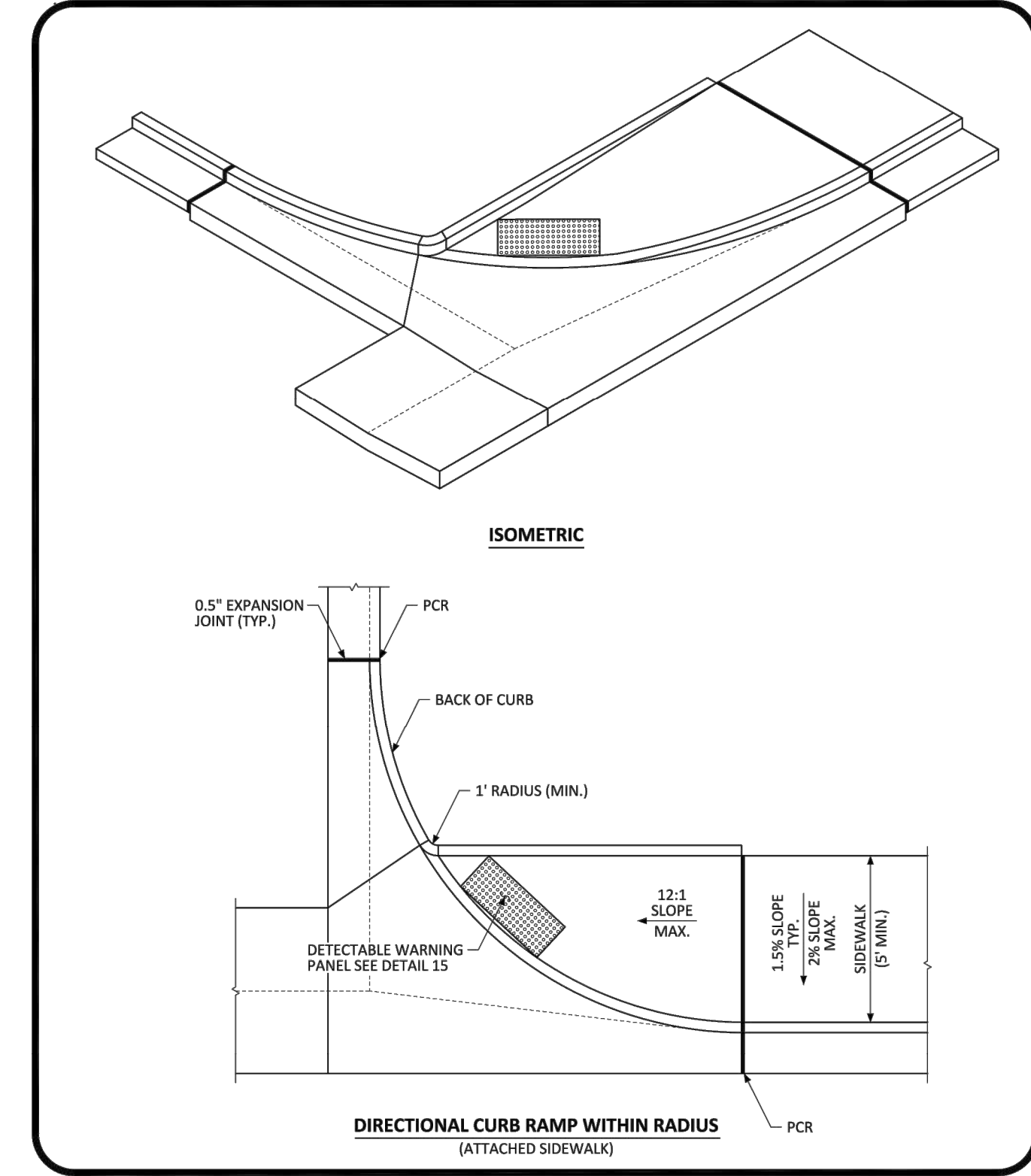
PARKER COLORADO

MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: **17**

2 OF 2



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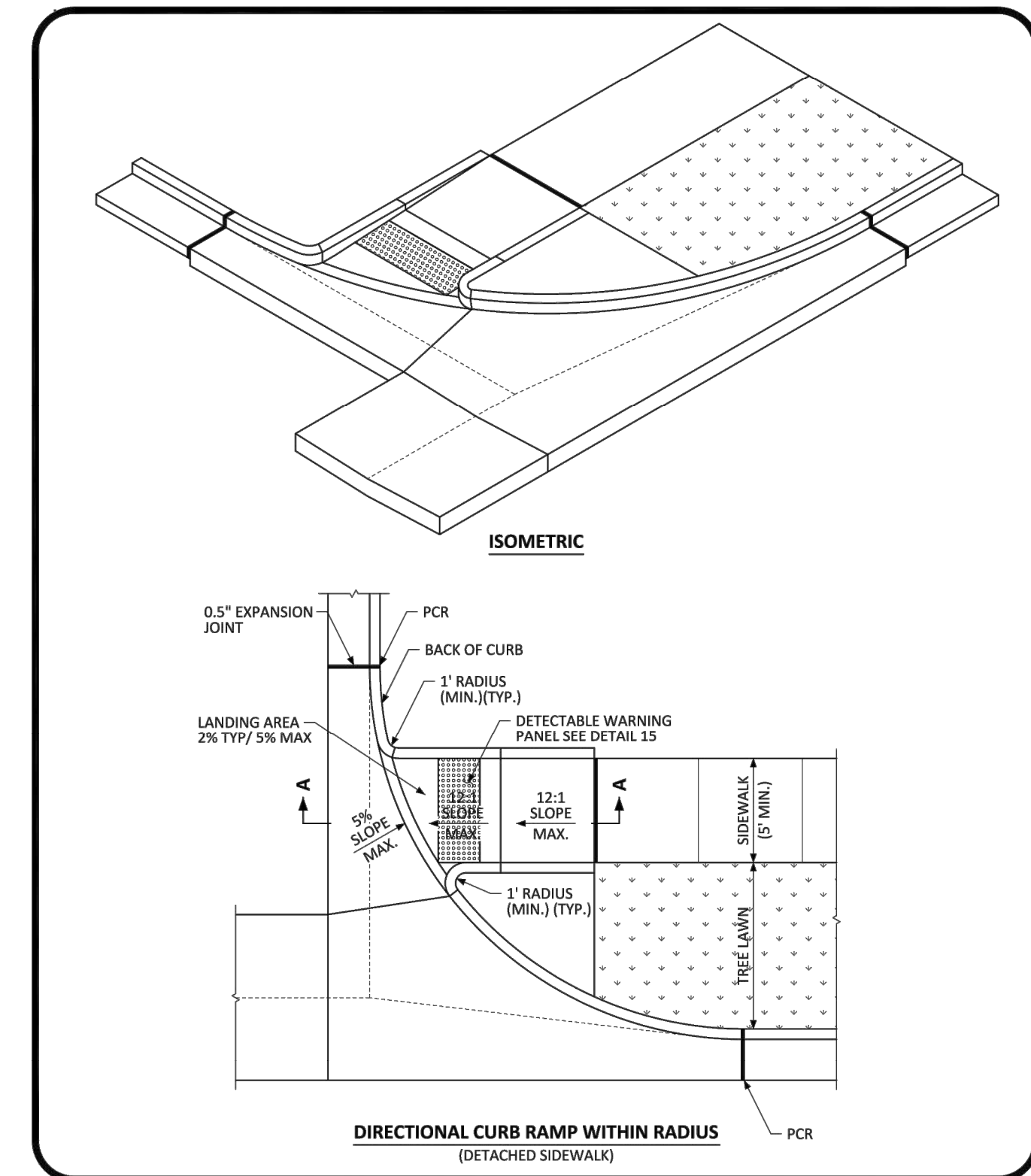
PARKER COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: **18**

1 OF 2



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PARKER COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE: NOVEMBER 2020

DETAIL: **18**

2 OF 2

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.

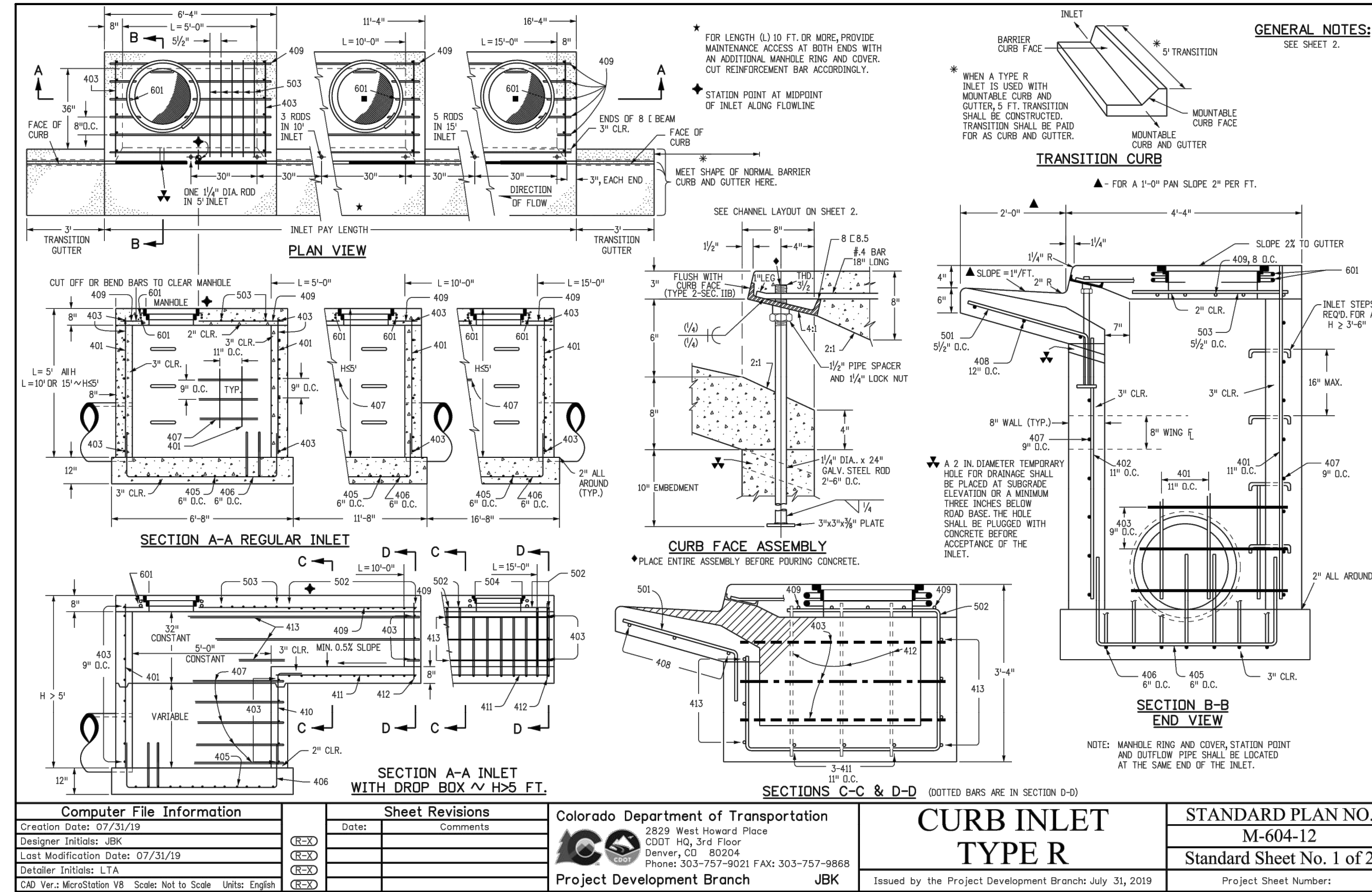
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TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

REV	REVISION DESCRIPTION	DATE	CHKD	APPD



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REV	REVISION DESCRIPTION	DATE	CHKD	APPD

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

STANDARD DETAILS

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

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TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

JOB NUMBER	65120550
DATE	9/10/2021
SHEET	C6.3
	28



