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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	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

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.

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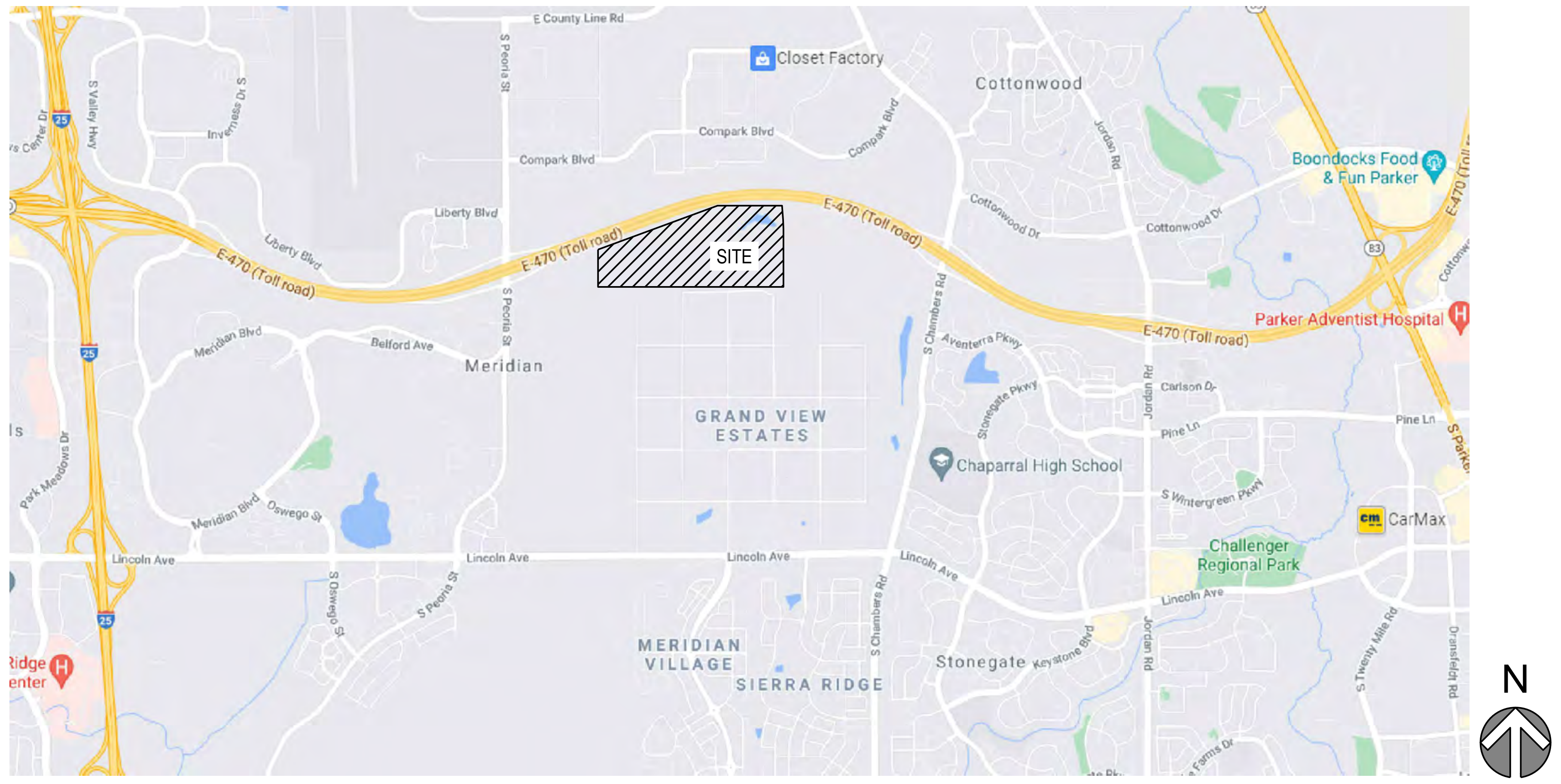

Vicinity Map

N.T.S.

ABBREVIATION LEGEND

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

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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.

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THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNON 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, PUBLIC WORKS DIRECTOR DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

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CENTURY Living

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TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
COVER

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

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C1.0
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File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-CVR&GN-SF.dwg Plot Date:10/8/2021 11:33 AM Last Saved By: TVANGORDON

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TOWN OF PARKER DEPARTMENT OF ENGINEERING/PUBLIC WORKS STANDARD CONSTRUCTION NOTES .

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. THE TOWN INSPECTOR SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A TOWN INSPECTOR IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE TOWN INSPECTOR'S ABSENCE. HOWEVER, THE TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER DIRECTOR OF ENGINEERING/PUBLIC WORKS, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY USE PERMIT APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
8. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
9. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
10. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
11. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
13. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR. SUCH RESTORATION MAY BE REQUIRED TO BE COMPLETED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
14. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
15. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
16. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
17. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE TOWN OF PARKER AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE TOWN INSPECTOR.
2. STANDARD TOWN OF PARKER CURB RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS IN ACCORDANCE WITH THE LATEST TOWN OF PARKER STANDARDS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE. RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

STORM DRAINAGE INFRASTRUCTURE NOTES

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTSPRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. MILE HIGH FLOOD DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS:

- 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC)
- 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.

7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS AND STRUCTURES. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

SIGNAGE AND STRIPING NOTES

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

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

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

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

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

FOR ASPHALT SURFACE:
LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER.
WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.

17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

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TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

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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
9/10/2021
SHEET
C1.1
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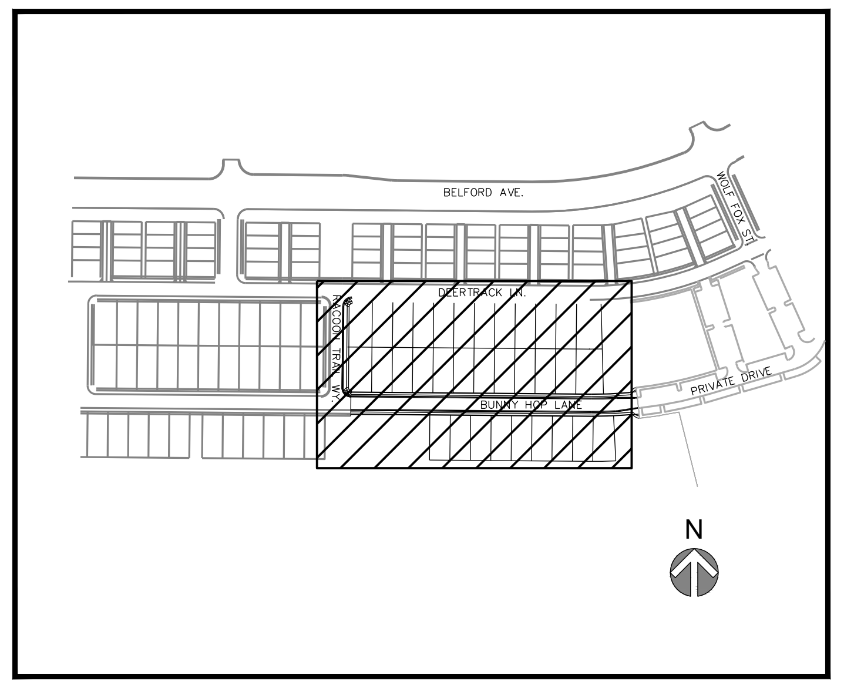
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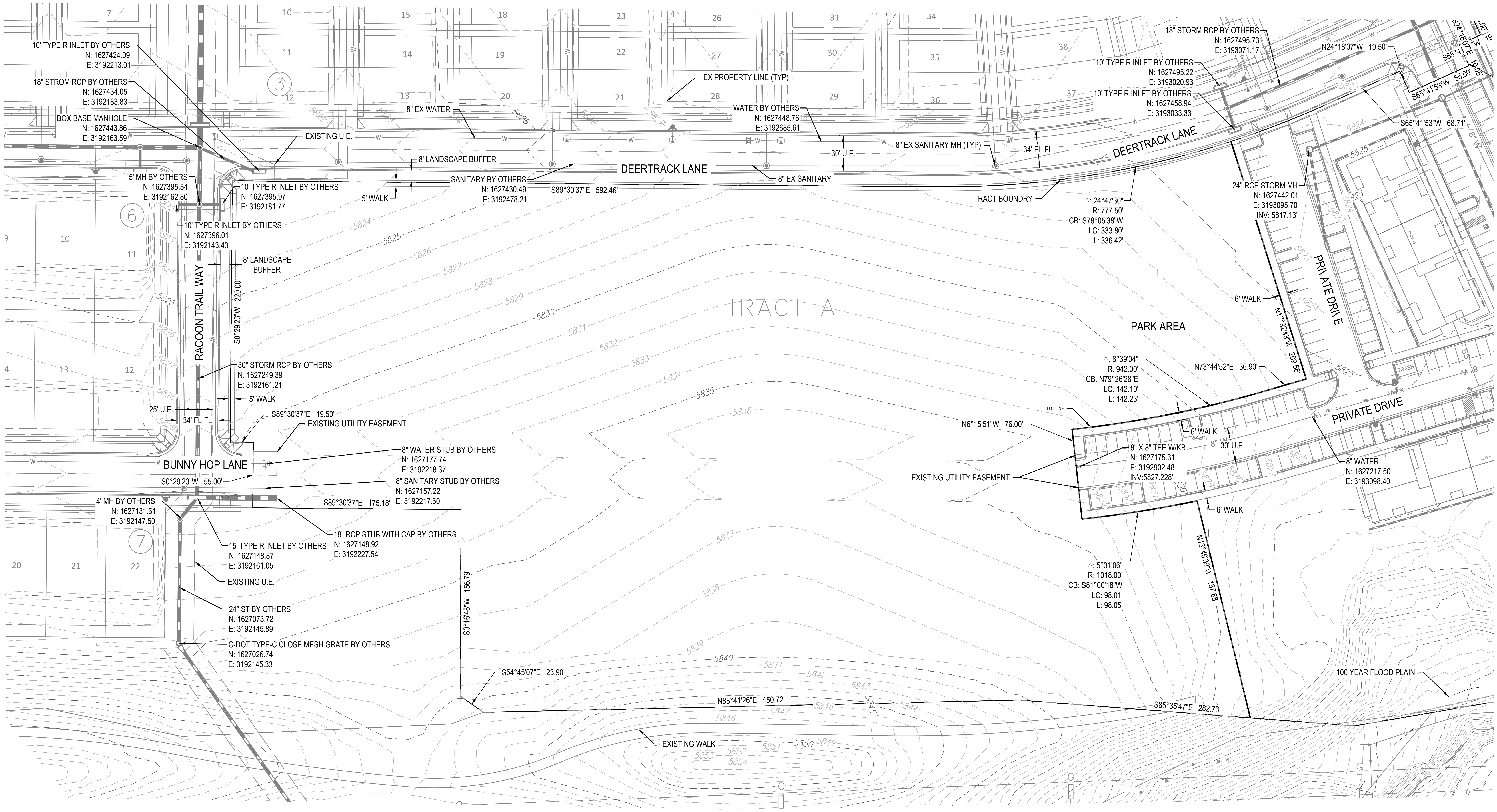
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21
28
29
36
37
10' TYPE R INLET BY OTHERS
N: 1627424.09
E: 3192213.01
18" STROM RCP BY OTHERS
N: 1627434.05
E: 3192183.83
BOX BASE MANHOLE
N: 1627443.86
E: 3192163.59
EXISTING U.E.
8" EX WATER
EX PROPERTY LINE (TYP)
WATER BY OTHERS
N: 1627448.76
E: 3192685.61
30' U.E.
8" EX SANITARY MH (TYP)
34' FL-FL
8' LANDSCAPE BUFFER
5' MH BY OTHERS
N: 1627395.54
E: 3192162.80
10' TYPE R INLET BY OTHERS
N: 1627395.97
E: 3192181.77
5' WALK
SANITARY BY OTHERS
N: 1627430.49
E: 3192478.21
S89°30'37"E 592.46'
DEERTRACK LANE
8" EX SANITARY
TRACT BOUNDRY
18" STORM RCP BY OTHERS
N: 1627495.73
E: 3193071.17
10' TYPE R INLET BY OTHERS
N: 1627495.22
E: 3193020.93
10' TYPE R INLET BY OTHERS
N: 1627458.94
E: 3193033.33
N24°18'07"W 19.50'
S65°41'53"W 55.00'
S24°18'07"E 10.55'
S65°41'53"W 68.71'
DEERTRACK LANE
24" RCP STORM MH
N: 1627442.01
E: 3193095.70
INV: 5817.13'
Δ: 24°47'30"
R: 777.50'
CB: S78°05'38"W
LC: 333.80'
L: 336.42'
6
9
10
11
10' TYPE R INLET BY OTHERS
N: 1627396.01
E: 3192143.43
8' LANDSCAPE BUFFER
RACOON TRAIL WAY
S0°29'23"W 220.00'
TRACT A
PARK AREA
PRIVATE DRIVE
6' WALK
N17°32'43"W 209.58'
BLDG 10
4
13
12
30" STORM RCP BY OTHERS
N: 1627249.39
E: 3192161.21
5' WALK
25' U.E.
34' FL-FL
S89°30'37"E 19.50'
EXISTING UTILITY EASEMENT
Δ: 8°39'04"
R: 942.00'
CB: N79°26'28"E
LC: 142.10'
L: 142.23'
N73°44'52"E 36.90'
LOT LINE
N6°15'51"W 76.00'
6' WALK
8" X 8" TEE W/KB
N: 1627175.31
E: 3192902.48
INV:5827.228'
30' U.E
TRASH
PRIVATE DRIVE
8" WATER
N: 1627217.50
E: 3193098.40
BLDG 9
EXISTING UTILITY EASEMENT
6' WALK
BUNNY HOP LANE
S0°29'23"W 55.00'
8" WATER STUB BY OTHERS
N: 1627177.74
E: 3192218.37
8" SANITARY STUB BY OTHERS
N: 1627157.22
E: 3192217.60
S89°30'37"E 175.18'
4' MH BY OTHERS
N: 1627131.61
E: 3192147.50
7
20
21
22
15' TYPE R INLET BY OTHERS
N: 1627148.87
E: 3192161.05
18" RCP STUB WITH CAP BY OTHERS
N: 1627148.92
E: 3192227.54
EXISTING U.E.
24" ST BY OTHERS
N: 1627073.72
E: 3192145.89
C-DOT TYPE-C CLOSE MESH GRATE BY OTHERS
N: 1627026.74
E: 3192145.33
S0°16'48"W 156.79'
Δ: 5°31'06"
R: 1018.00'
CB: S81°00'18"W
LC: 98.01'
L: 98.05'
N13°46'39"W 187.88'
S54°45'07"E 23.90'
N88°41'26"E 450.72'
S85°35'47"E 282.73'
100 YEAR FLOOD PLAIN
EXISTING WALK
5822
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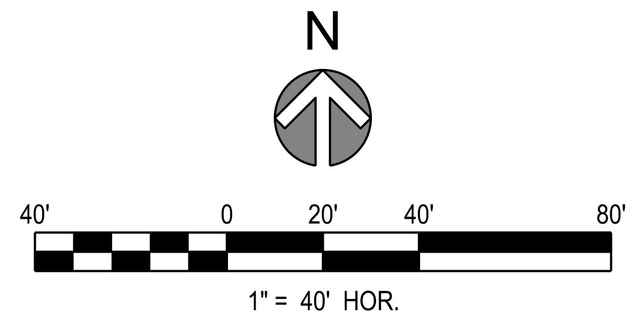
5854

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.

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR


N
40'
0
20'
40'
80'

1" = 40' HOR.

TITLE

COMPARK VILLAGE SOUTH

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

EXISTING CONDITIONS

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TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

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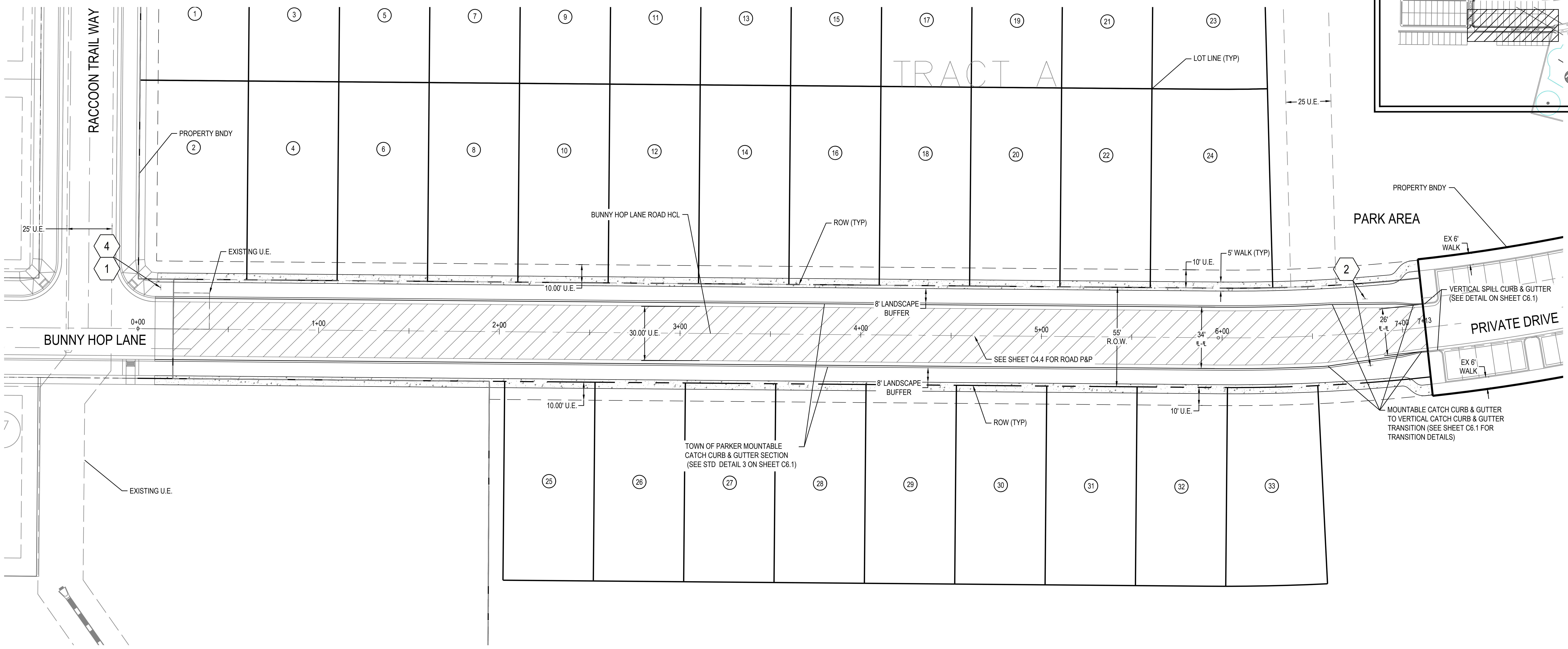
RACCOON TRAIL WAY
BUNNY HOP LANE
TRACT A
PARK AREA
PRIVATE DRIVE
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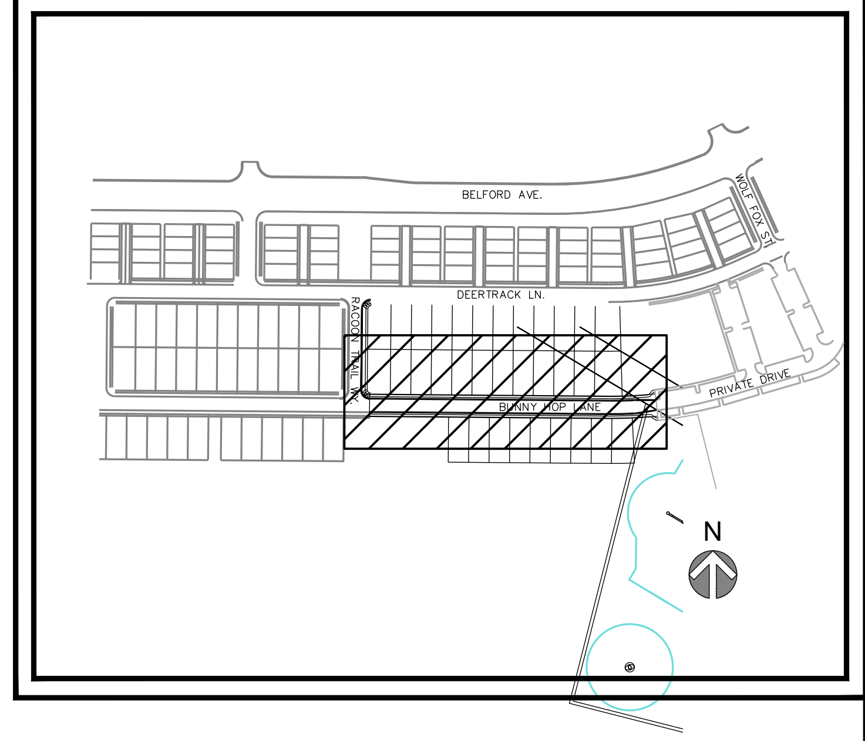
31
32
33
PROPERTY BNDY
LOT LINE (TYP)
25' U.E.
25 U.E.
EXISTING U.E.
BUNNY HOP LANE ROAD HCL
ROW (TYP)
10.00' U.E.
10' U.E.
5' WALK (TYP)
PROPERTY BNDY
EX 6' WALK
VERTICAL SPILL CURB & GUTTER (SEE DETAIL ON SHEET C6.1)
8' LANDSCAPE BUFFER
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
7+13
30.00' U.E.
55' R.O.W.
34' FL-FL
26' FL-FL
SEE SHEET C4.4 FOR ROAD P&P
TOWN OF PARKER MOUNTABLE CATCH CURB & GUTTER SECTION (SEE STD DETAIL 3 ON SHEET C6.1)
MOUNTABLE CATCH CURB & GUTTER TO VERTICAL CATCH CURB & GUTTER TRANSITION (SEE SHEET C6.1 FOR TRANSITION DETAILS)
EXISTING U.E.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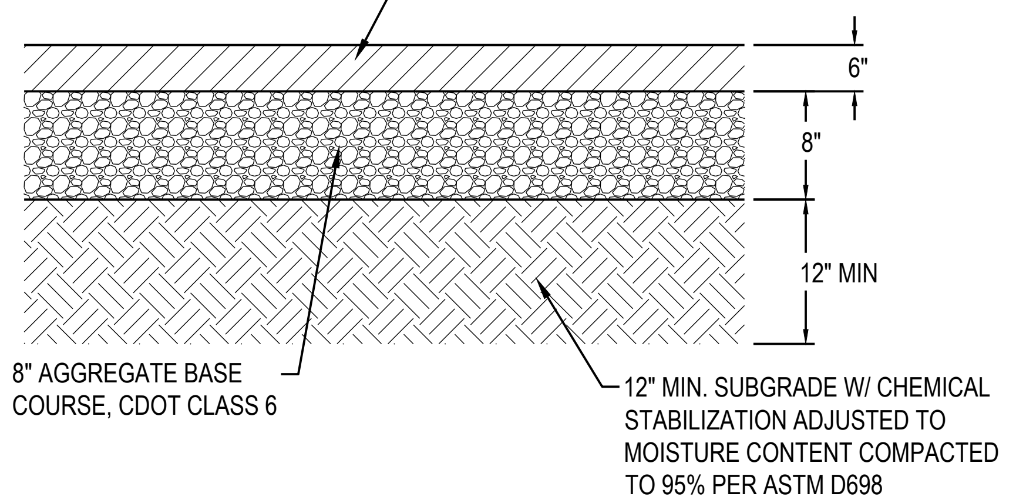
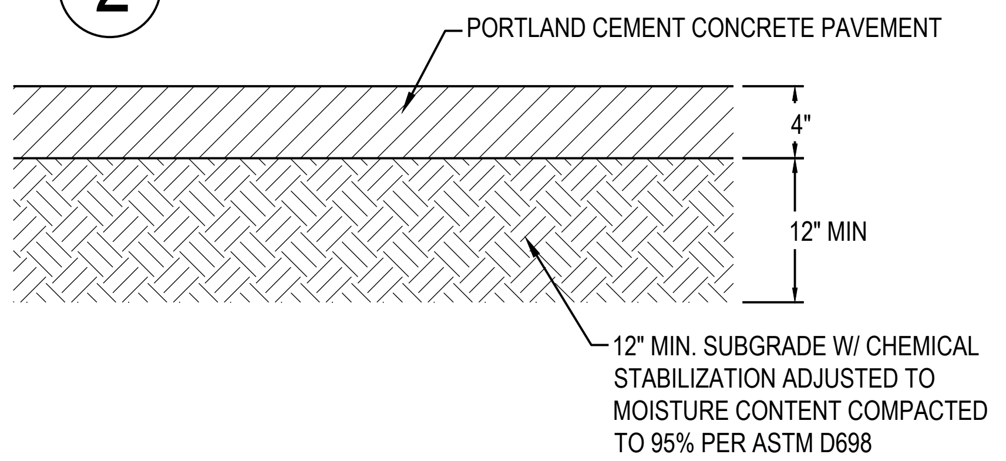
① HEAVY DUTY ASPHALT


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

② CONCRETE FLATWORK


PORTLAND CEMENT CONCRETE PAVEMENT
4"
12" MIN
12" MIN. SUBGRADE W/ CHEMICAL STABILIZATION ADJUSTED TO MOISTURE CONTENT COMPACTED TO 95% PER ASTM D698

PAVING LEGEND

▨	HEAVY DUTY ASPHALT
⁘	STANDARD DUTY CONCRETE

1	STOP
2	FIRE LANE
3	SPEED LIMIT 15
4	E MAIN ST.

N

30' 0 15' 30' 60'
1" = 30' HOR.

NOTES:

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

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

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

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ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

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DATE 9/10/2021
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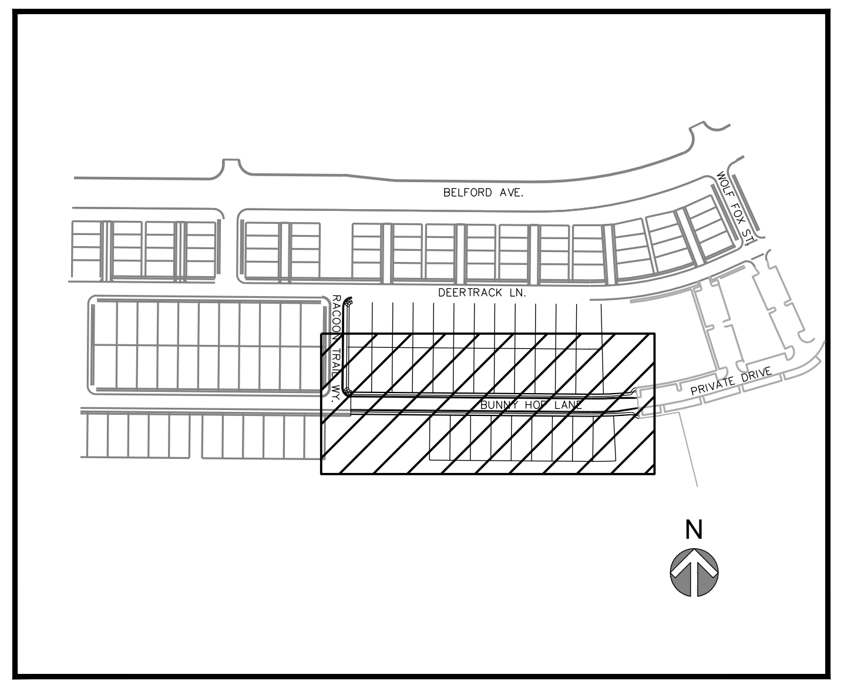
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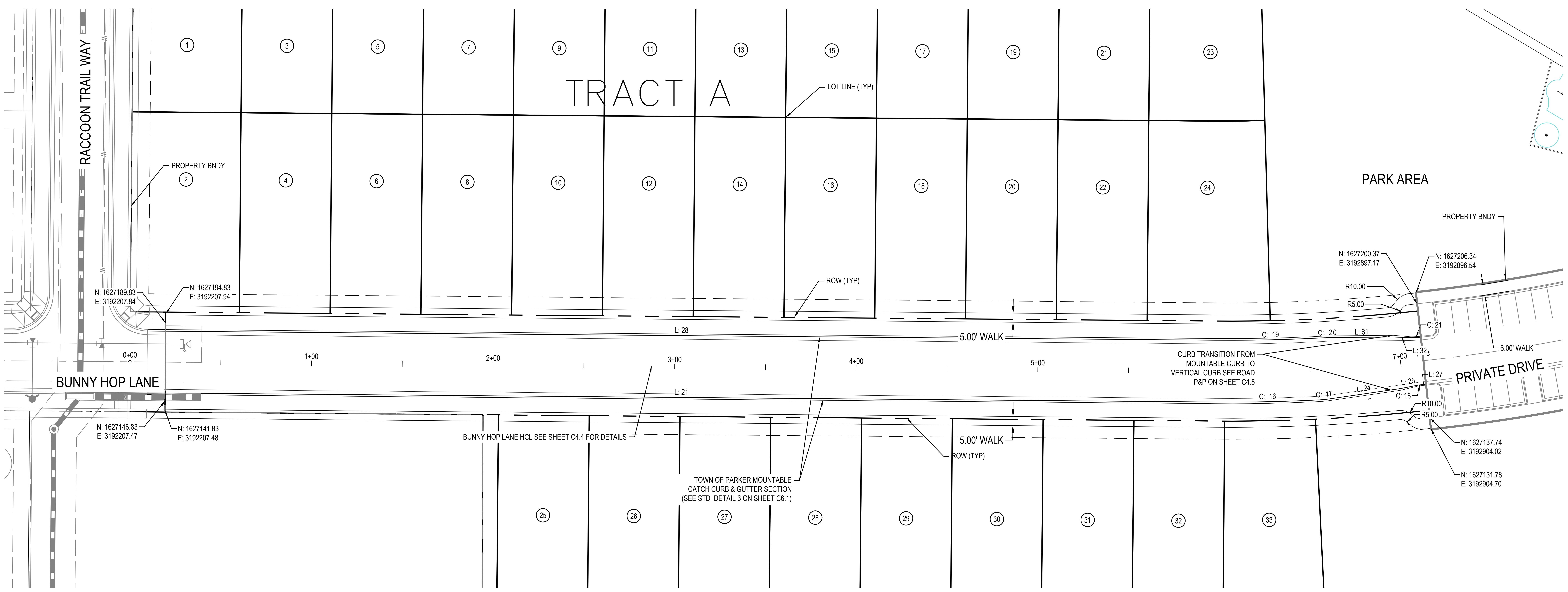
RACCOON TRAIL WAY
TRACT A
LOT LINE (TYP)
PROPERTY BNDY
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PARK AREA
PROPERTY BNDY
N: 1627200.37
E: 3192897.17
N: 1627206.34
E: 3192896.54
R10.00
R5.00
C: 21
ROW (TYP)
N: 1627189.83
E: 3192207.84
N: 1627194.83
E: 3192207.94
L: 28
5.00' WALK
C: 19
C: 20
L: 31
L: 32
6.00' WALK
CURB TRANSITION FROM MOUNTABLE CURB TO VERTICAL CURB SEE ROAD P&P ON SHEET C4.5
0+00
1+00
2+00
3+00
4+00
5+00
7+00
BUNNY HOP LANE
L: 21
C: 16
C: 17
L: 24
L: 25
L: 27
C: 18
PRIVATE DRIVE
R10.00
R5.00
N: 1627146.83
E: 3192207.47
N: 1627141.83
E: 3192207.48
BUNNY HOP LANE HCL SEE SHEET C4.4 FOR DETAILS
5.00' WALK
ROW (TYP)
N: 1627137.74
E: 3192904.02
N: 1627131.78
E: 3192904.70
TOWN OF PARKER MOUNTABLE CATCH CURB & GUTTER SECTION (SEE STD DETAIL 3 ON SHEET C6.1)
25
26
27
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33

N

NOTES:

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

30' 0 15' 30' 60'

1" = 30' HOR.

LINE TABLE

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

CURVE TABLE

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

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

HORIZONTAL CONTROL

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C3.1
04

811
Know what's below.
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File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-HORIZONTAL CONTROL-SF.dwg Plot Date:10/8/2021 11:38 AM Last Saved By: KBLACK

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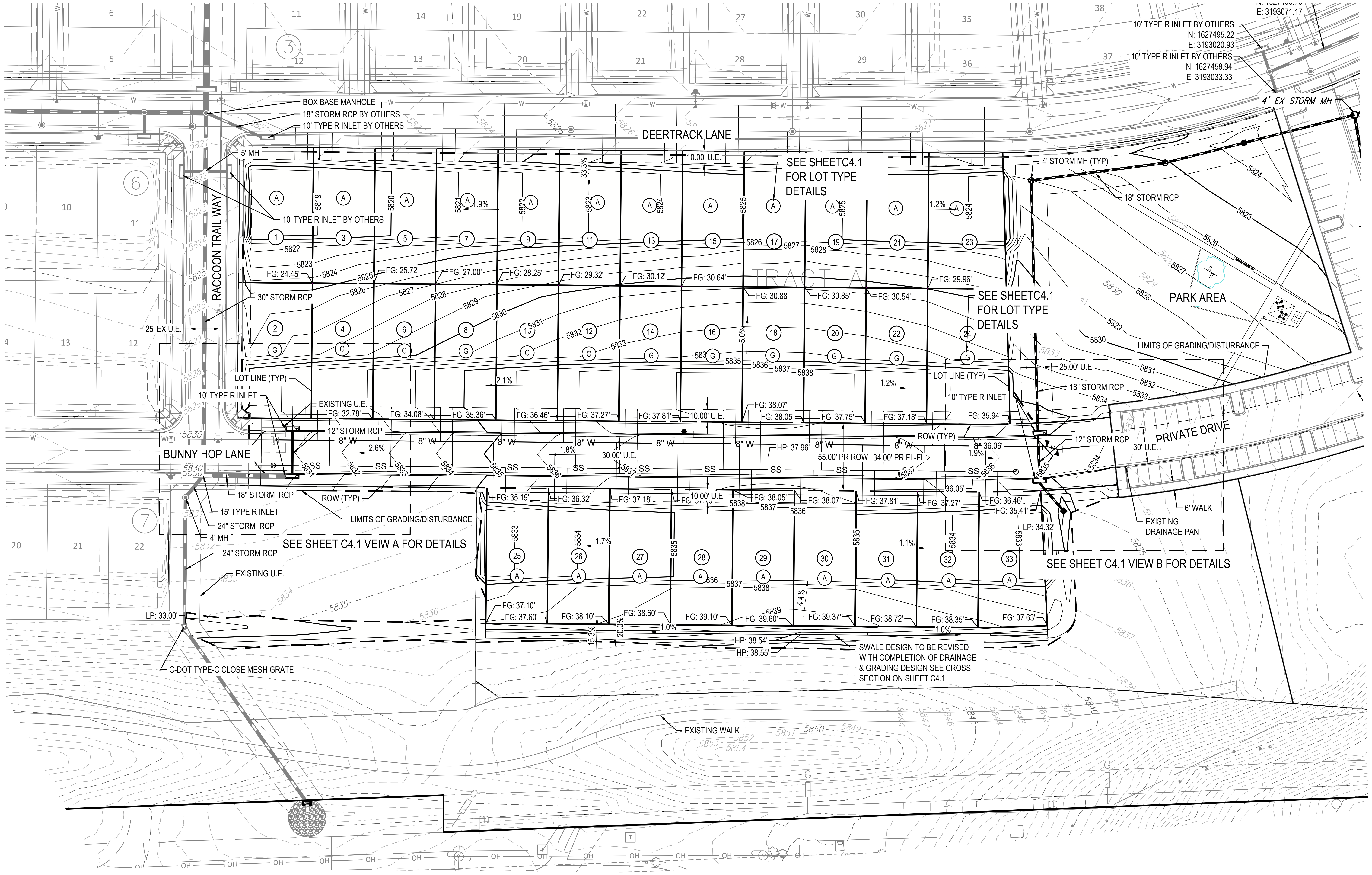
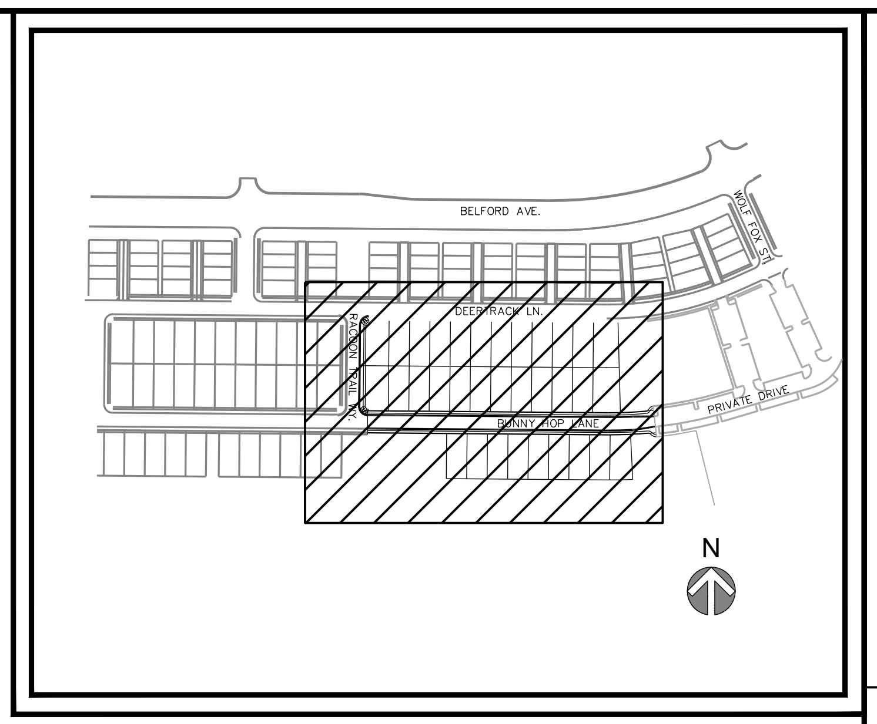


6
11
14
19
22
27
30
35
38
5
3
12
13
20
21
28
29
36
37
BOX BASE MANHOLE
18" STORM RCP BY OTHERS
10' TYPE R INLET BY OTHERS
DEERTRACK LANE
10' TYPE R INLET BY OTHERS
N: 1627495.22
E: 3193020.93
10' TYPE R INLET BY OTHERS
N: 1627458.94
E: 3193033.33
E: 3193071.17
4' EX STORM MH
5' MH
10.00' U.E.
SEE SHEETC4.1 FOR LOT TYPE DETAILS
4' STORM MH (TYP)
18" STORM RCP
RACCOON TRAIL WAY
10' TYPE R INLET BY OTHERS
1 3 5 7 9 11 13 15 17 19 21 23
A
1.9%
33.3%
1.2%
5822
5823
5824
5825
5826
5827
5828
FG: 24.45'
FG: 25.72'
FG: 27.00'
FG: 28.25'
FG: 29.32'
FG: 30.12'
FG: 30.64'
TRACT A
FG: 30.88'
FG: 30.85'
FG: 30.54'
FG: 29.96'
30" STORM RCP
SEE SHEETC4.1 FOR LOT TYPE DETAILS
PARK AREA
25' EX U.E.
2 4 6 8 10 12 14 16 18 20 22 24
G
5.0%
LIMITS OF GRADING/DISTURBANCE
25.00' U.E.
LOT LINE (TYP)
2.1%
1.2%
18" STORM RCP
10' TYPE R INLET
EXISTING U.E.
LOT LINE (TYP)
10' TYPE R INLET
FG: 32.78'
FG: 34.08'
FG: 35.36'
FG: 36.46'
FG: 37.27'
FG: 37.81'
10.00' U.E.
FG: 38.07'
FG: 38.05'
FG: 37.75'
FG: 37.18'
FG: 35.94'
12" STORM RCP
ROW (TYP)
12" STORM RCP
PRIVATE DRIVE
8" W
2.6%
1.8%
30.00' U.E.
HP: 37.96'
55.00' PR ROW
34.00' PR FL-FL
36.06'
1.9%
30' U.E.
BUNNY HOP LANE
SS
36.05'
18" STORM RCP
ROW (TYP)
FG: 35.19'
FG: 36.32'
FG: 37.18'
10.00' U.E.
FG: 38.05'
FG: 38.07'
FG: 37.81'
FG: 37.27'
FG: 36.46'
FG: 35.41'
6' WALK
15' TYPE R INLET
LIMITS OF GRADING/DISTURBANCE
EXISTING DRAINAGE PAN
24" STORM RCP
LP: 34.32'
4' MH
SEE SHEET C4.1 VEIW A FOR DETAILS
7
24" STORM RCP
1.7%
1.1%
25 26 27 28 29 30 31 32 33
SEE SHEET C4.1 VIEW B FOR DETAILS
EXISTING U.E.
4.4%
LP: 33.00'
FG: 37.10'
FG: 37.60'
FG: 38.10'
FG: 38.60'
FG: 39.10'
FG: 39.60'
FG: 39.37'
FG: 38.72'
FG: 38.35'
FG: 37.63'
15.3%
20.0%
1.0%
HP: 38.54'
HP: 38.55'
SWALE DESIGN TO BE REVISED WITH COMPLETION OF DRAINAGE & GRADING DESIGN SEE CROSS SECTION ON SHEET C4.1
C-DOT TYPE-C CLOSE MESH GRATE
EXISTING WALK
5850
5851
5852
5853
5854



BELFORD AVE
PRIVATE DRIVE
N

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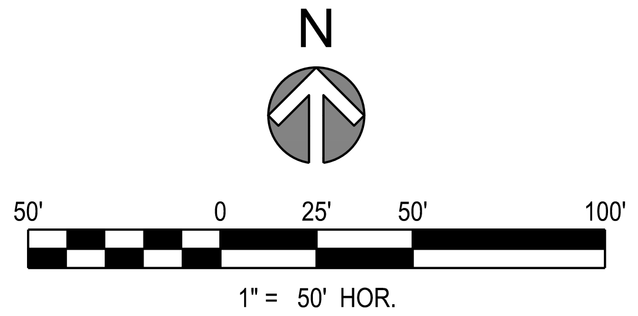
CENTURY Living

NOTES:

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

REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR



N
50'
0
25'
50'
100'
1" = 50' HOR.

Compark Earthwork

	Vol (CY)	
Cut	13006.67	unadjusted, exclused clearing and grubbing
Fill	4955.02	unadjusted, exclused clearing and grubbing

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

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
OVERLOT GRADING PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C4.0
05

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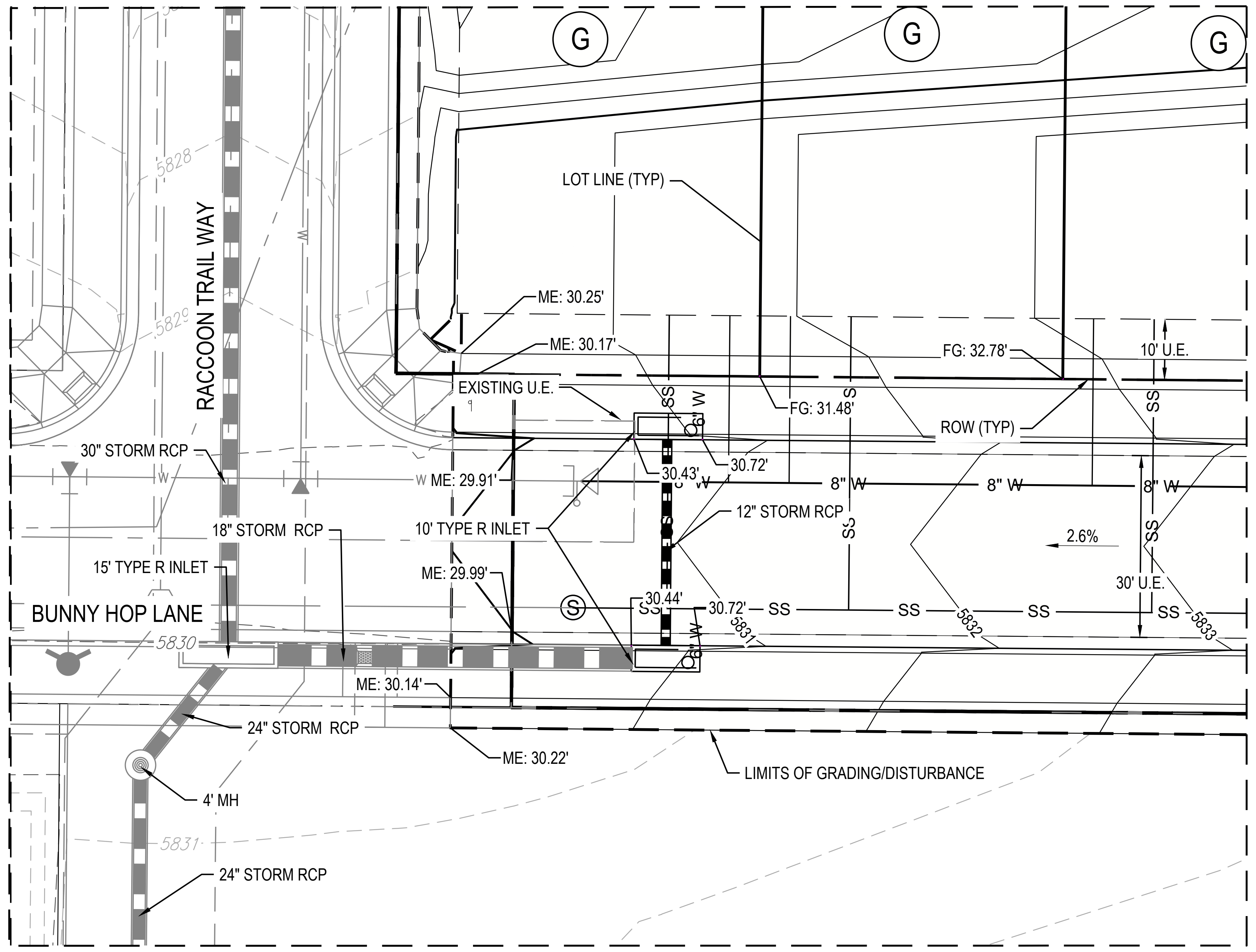
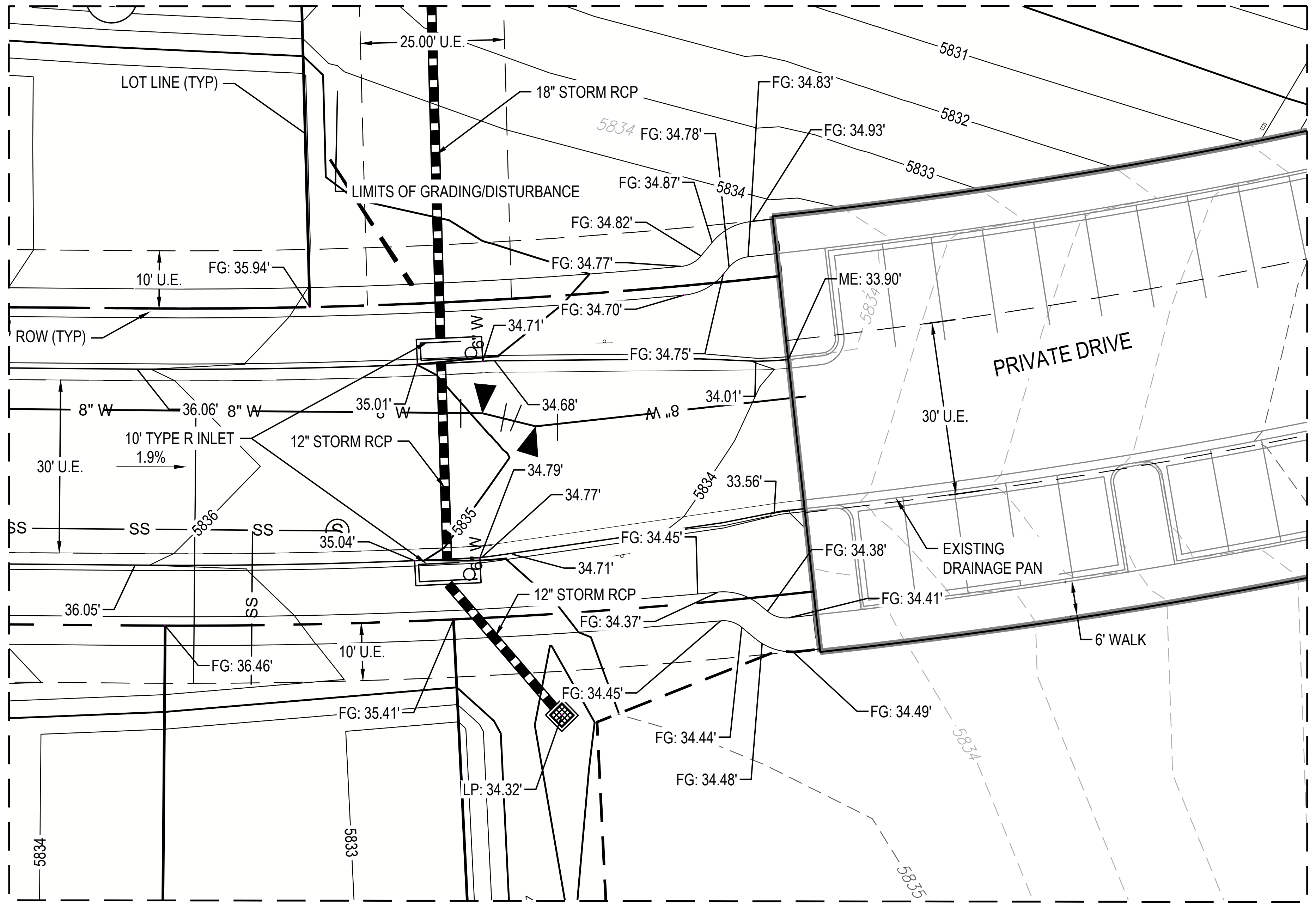
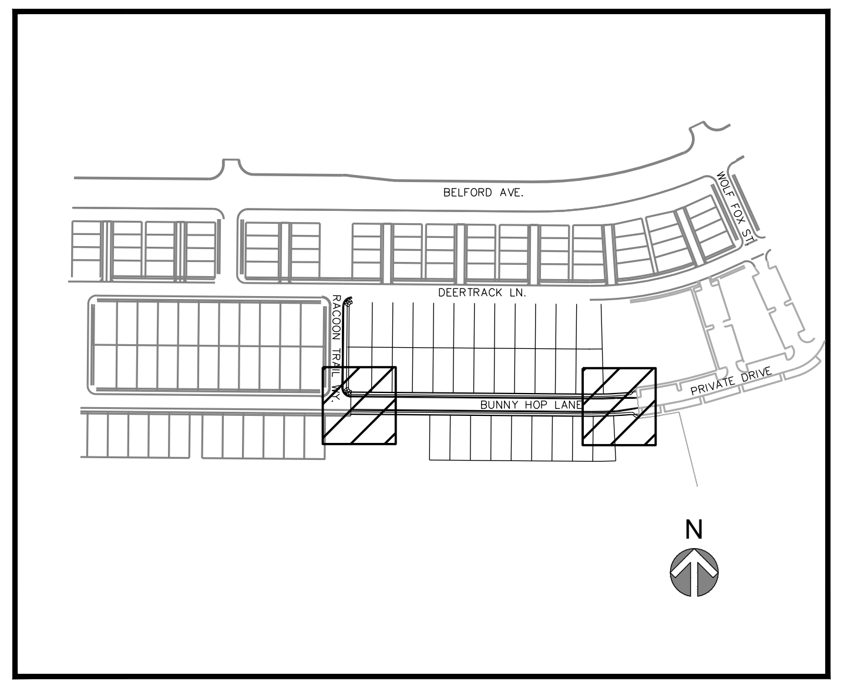
VIEW A (SEE SHEET C4.0 FOR OVERALL GRADING)


G
G
G
LOT LINE (TYP)
5828
5829
RACCOON TRAIL WAY
ME: 30.25'
ME: 30.17'
EXISTING U.E.
FG: 32.78'
10' U.E.
FG: 31.48'
ROW (TYP)
30" STORM RCP
W ME: 29.91'
30.43'
30.72'
8" W
8" W
8" W
18" STORM RCP
10' TYPE R INLET
12" STORM RCP
2.6%
15' TYPE R INLET
ME: 29.99'
30' U.E.
30.44'
30.72'
SS
SS
SS
SS
5832
5833
5831
BUNNY HOP LANE
5830
ME: 30.14'
24" STORM RCP
ME: 30.22'
LIMITS OF GRADING/DISTURBANCE
4' MH
5831
24" STORM RCP

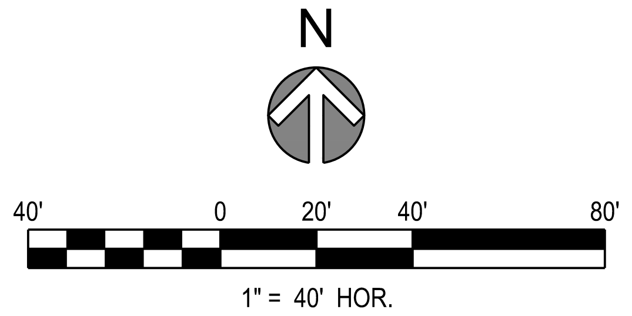
VIEW B (SEE SHEET C4.0 FOR OVERALL GRADING)

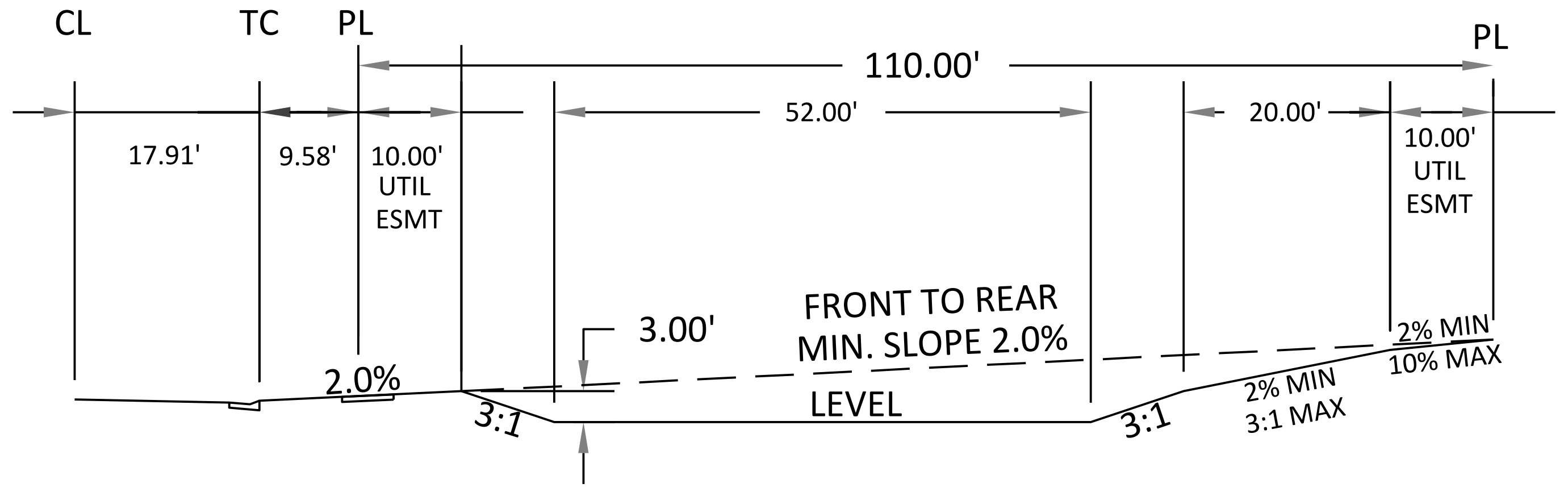

25.00' U.E.
LOT LINE (TYP)
18" STORM RCP
FG: 34.83'
5831
5832
5834
FG: 34.78'
FG: 34.93'
5833
LIMITS OF GRADING/DISTURBANCE
FG: 34.87'
5834
FG: 34.82'
10' U.E.
FG: 35.94'
FG: 34.77'
ME: 33.90'
FG: 34.70'
ROW (TYP)
34.71'
FG: 34.75'
PRIVATE DRIVE
8" W
36.06'
8" W
35.01'
34.68'
8" W
34.01'
30' U.E.
10' TYPE R INLET
1.9%
12" STORM RCP
30' U.E.
34.79'
5834
33.56'
34.77'
SS
SS
5836
SS
35.04'
5835
FG: 34.45'
FG: 34.38'
EXISTING DRAINAGE PAN
34.71'
36.05'
12" STORM RCP
FG: 34.41'
FG: 34.37'
10' U.E.
6' WALK
FG: 36.46'
FG: 34.45'
FG: 35.41'
FG: 34.49'
FG: 34.44'
5834
LP: 34.32'
FG: 34.48'
5834
5833
5835


BELFORD AVE
DEER TRACK LN
BUNNY HOP LN
WOLF FOX ST
PRIVATE DRIVE
N

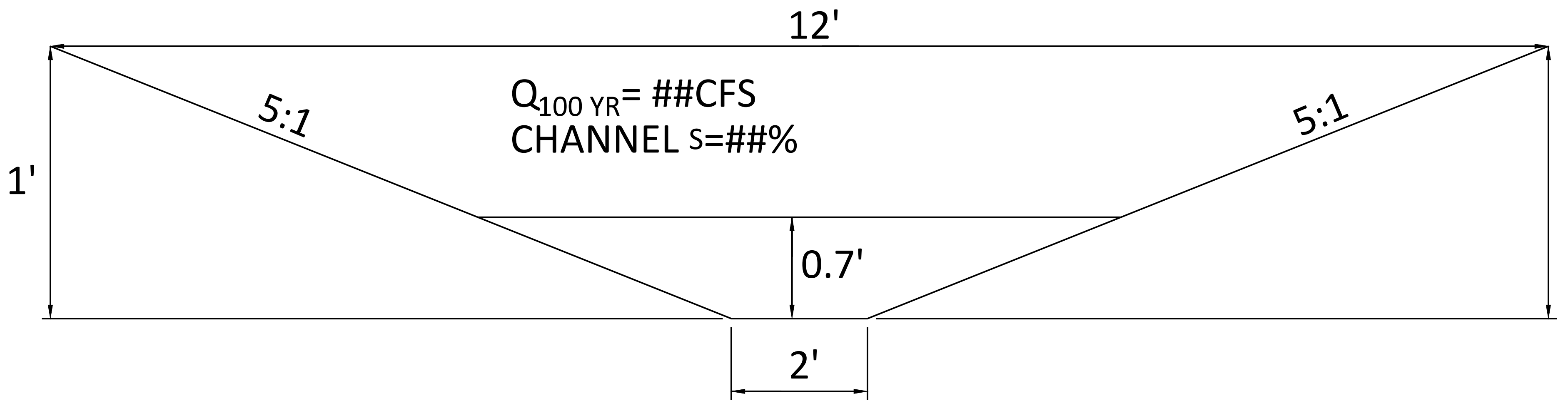
NOTES:

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.


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

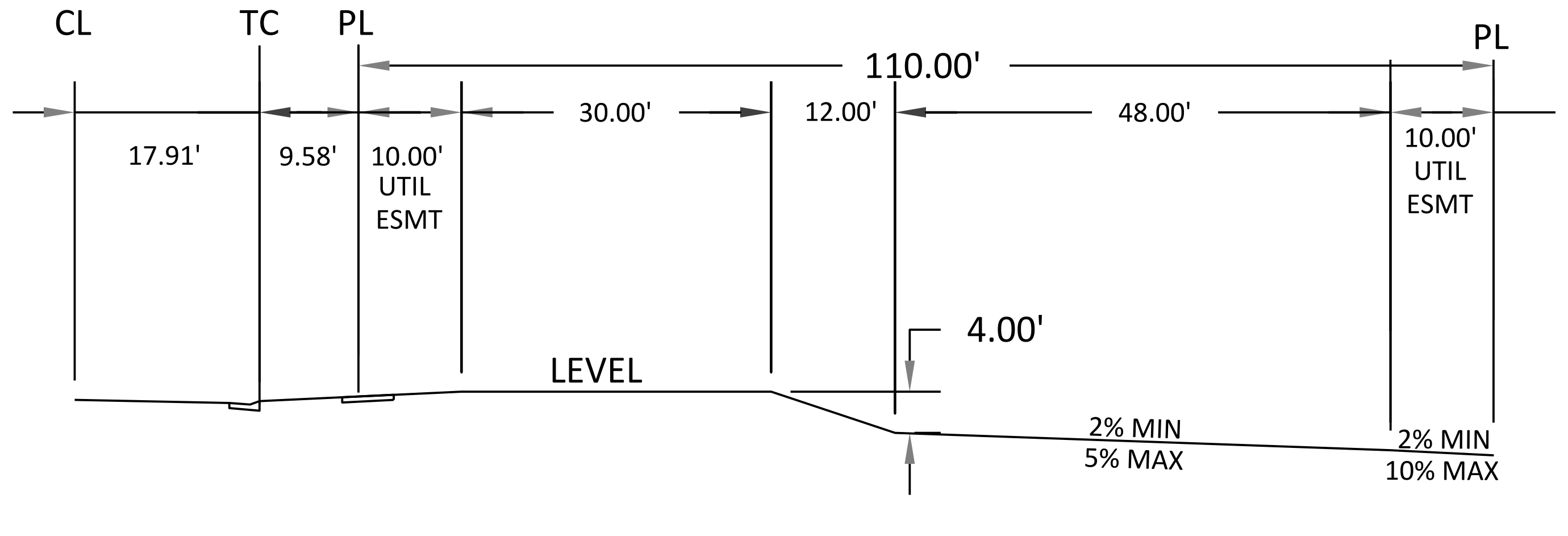

CL
TC
PL
110.00'
PL
52.00'
20.00'
17.91'
9.58'
10.00' UTIL ESMT
10.00' UTIL ESMT
3.00'
FRONT TO REAR MIN. SLOPE 2.0%
2% MIN 10% MAX
2.0%
LEVEL
3:1
3:1
2% MIN 3:1 MAX

TYPE A LOT (A)


12'
5:1
5:1
1'
0.7'
2'

$Q_{100\ YR}$= ##CFS
CHANNEL S=##%

BACK LOT SWALE


CL
TC
PL
110.00'
PL
30.00'
12.00'
48.00'
17.91'
9.58'
10.00' UTIL ESMT
10.00' UTIL ESMT
LEVEL
4.00'
2% MIN 5% MAX
2% MIN 10% MAX

GARDEN LOT (G)

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

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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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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
OVERLOT GRADING PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C4.1
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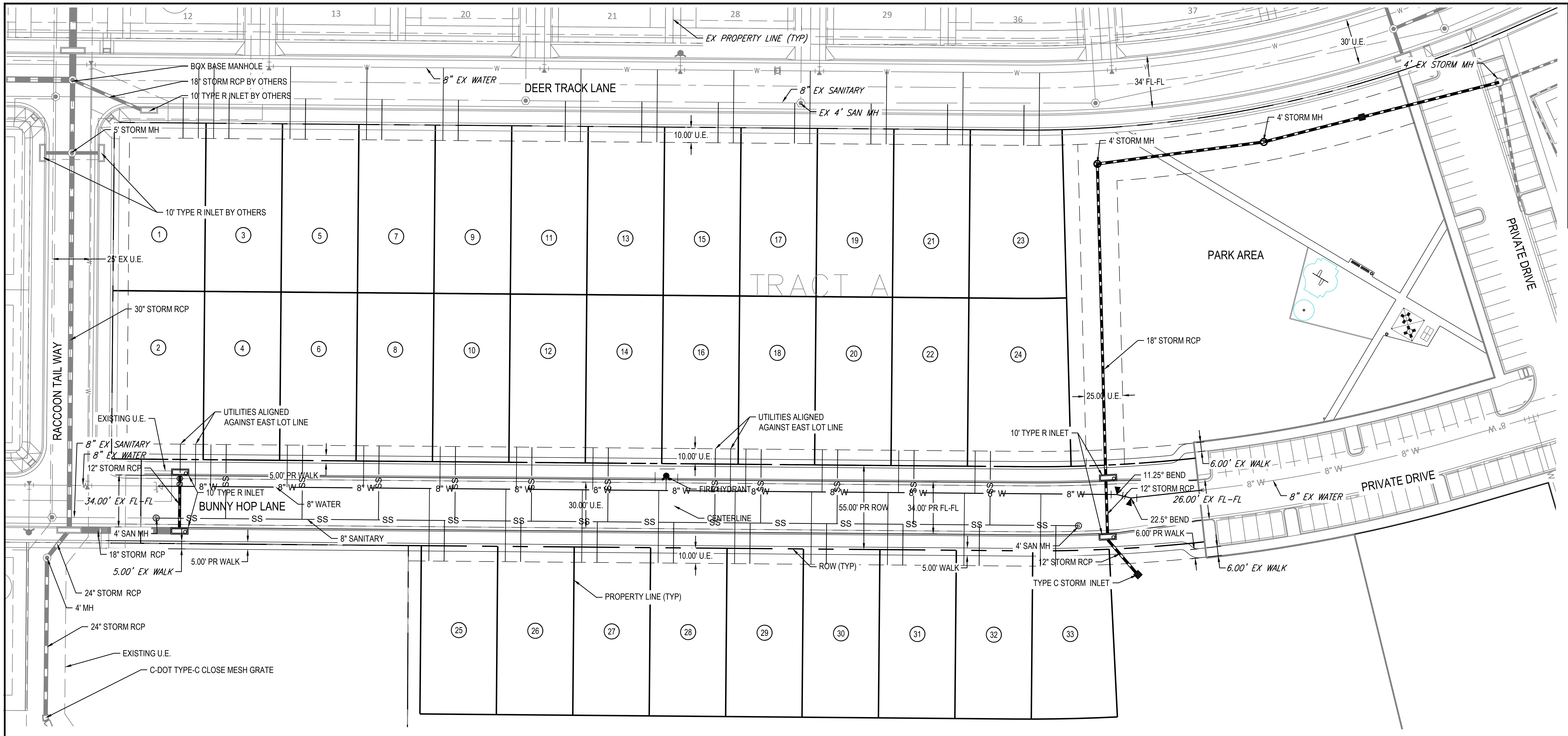
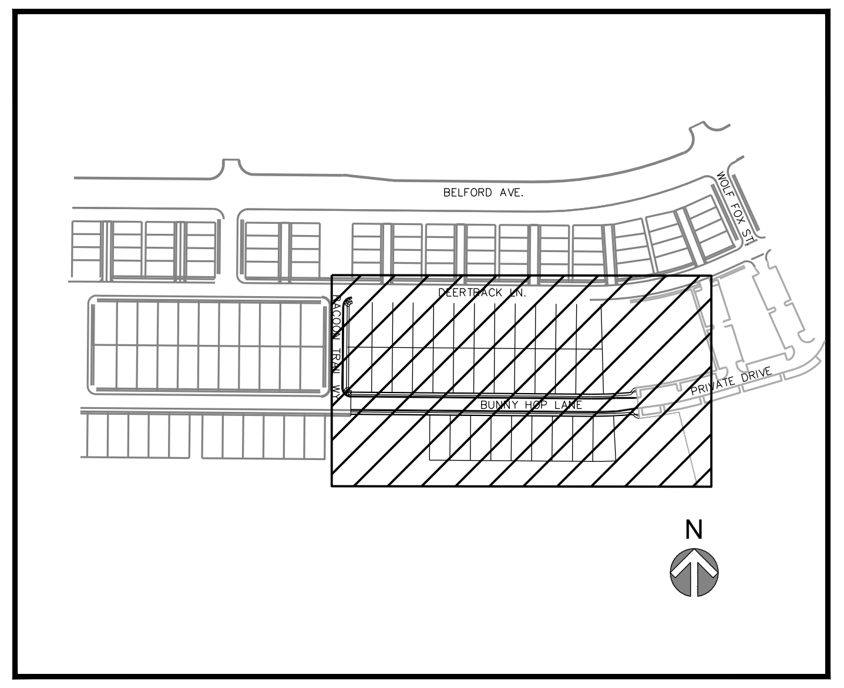
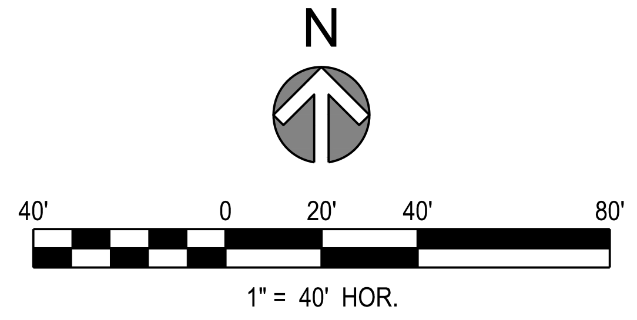
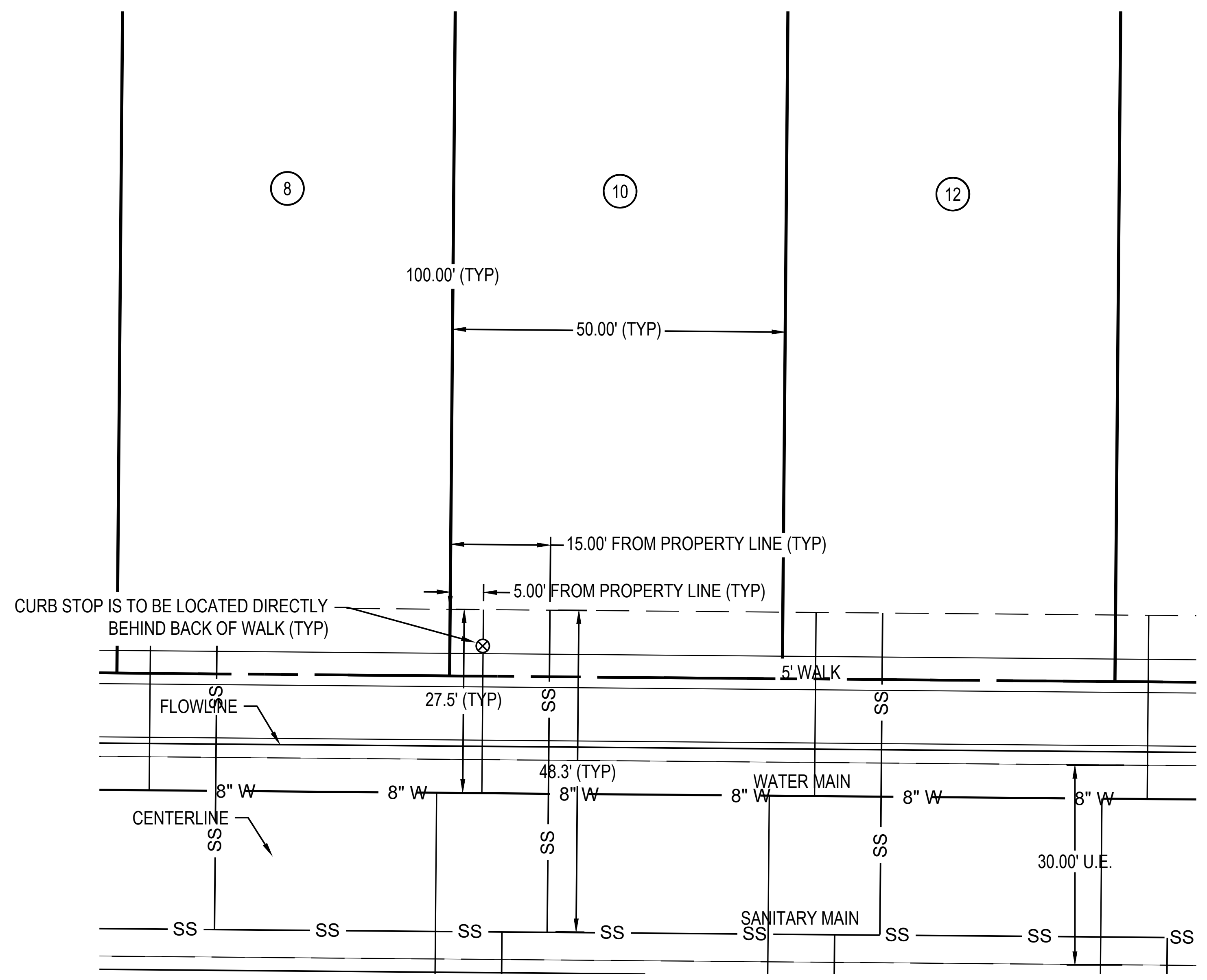

12
13
20
21
28
29
36
37
EX PROPERTY LINE (TYP)
30' U.E.
BOX BASE MANHOLE
18" STORM RCP BY OTHERS
10' TYPE R INLET BY OTHERS
8" EX WATER
DEER TRACK LANE
8" EX SANITARY
EX 4' SAN MH
34' FL-FL
4' EX STORM MH
4' STORM MH
4' STORM MH
5' STORM MH
10.00' U.E.
10' TYPE R INLET BY OTHERS
25' EX U.E.
30" STORM RCP
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
TRACT A
PARK AREA
PRIVATE DRIVE
18" STORM RCP
25.00' U.E.
10' TYPE R INLET
RACCOON TAIL WAY
EXISTING U.E.
UTILITIES ALIGNED AGAINST EAST LOT LINE
UTILITIES ALIGNED AGAINST EAST LOT LINE
8" EX SANITARY
8" EX WATER
12" STORM RCP
5.00' PR WALK
10.00' U.E.
34.00' EX FL-FL
10' TYPE R INLET
BUNNY HOP LANE
8" WATER
8" W
SS
30.00' U.E.
FIRE HYDRANT
CENTERLINE
55.00' PR ROW
34.00' PR FL-FL
11.25° BEND
12" STORM RCP
26.00' EX FL-FL
22.5° BEND
6.00' PR WALK
6.00' EX WALK
8" EX WATER
PRIVATE DRIVE
8" W
4' SAN MH
8" SANITARY
4' SAN MH
18" STORM RCP
5.00' PR WALK
5.00' EX WALK
10.00' U.E.
ROW (TYP)
5.00' WALK
12" STORM RCP
TYPE C STORM INLET
6.00' EX WALK
24" STORM RCP
4' MH
24" STORM RCP
EXISTING U.E.
C-DOT TYPE-C CLOSE MESH GRATE
PROPERTY LINE (TYP)
25
26
27
28
29
30
31
32
33


BELFORD AVE
WOLF FOX ST.
PRIVATE DRIVE
N

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


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


8
10
12
100.00' (TYP)
50.00' (TYP)
15.00' FROM PROPERTY LINE (TYP)
5.00' FROM PROPERTY LINE (TYP)
CURB STOP IS TO BE LOCATED DIRECTLY BEHIND BACK OF WALK (TYP)
5' WALK
FLOWLINE
27.5' (TYP)
48.3' (TYP)
WATER MAIN
8" W
CENTERLINE
30.00' U.E.
SANITARY MAIN
SS

TYPICAL SINGLE FAMILY LOT SERVICE DETAIL

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

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

OVERALL UTILITY PLAN

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

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C4.2
07

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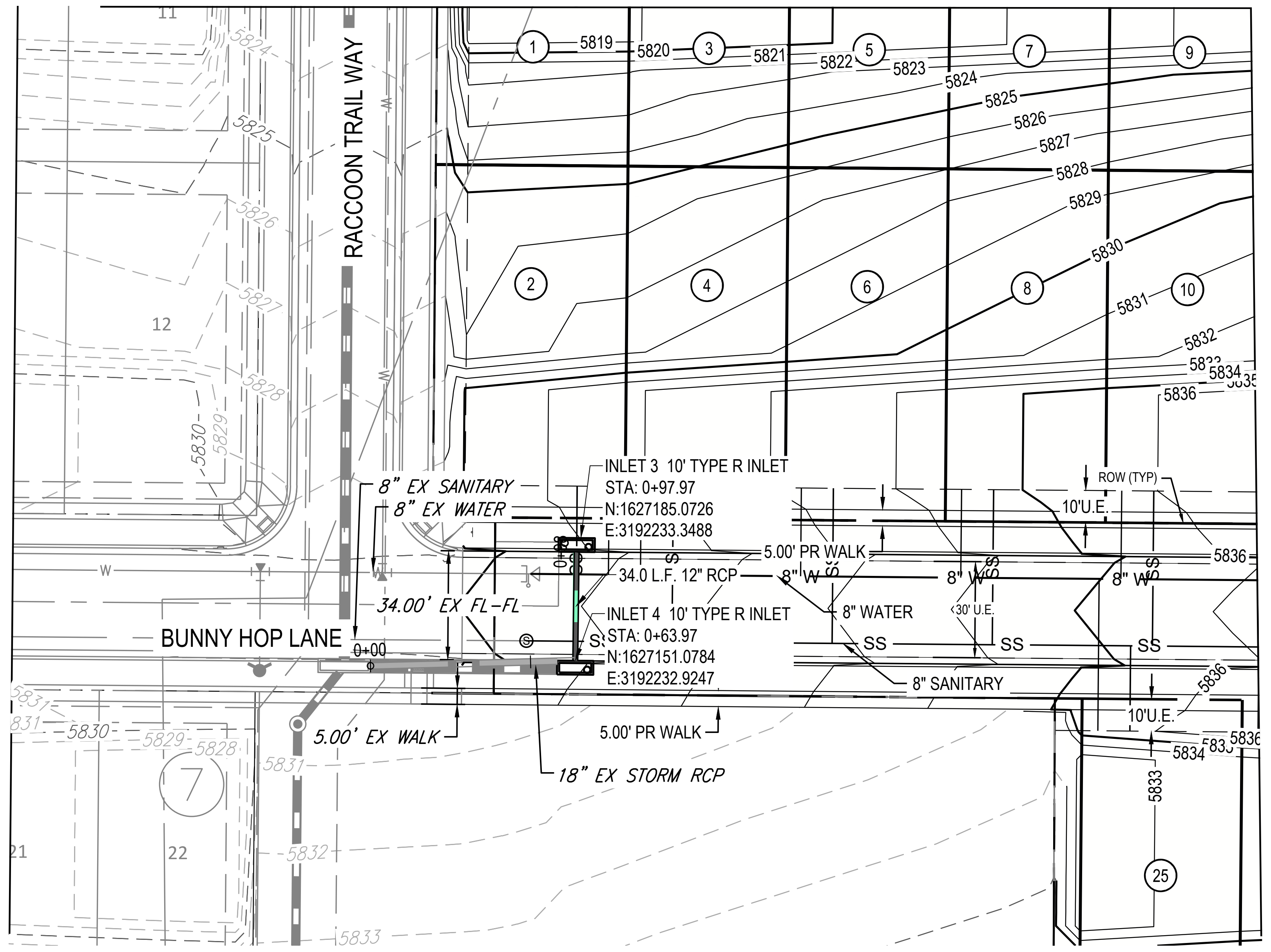
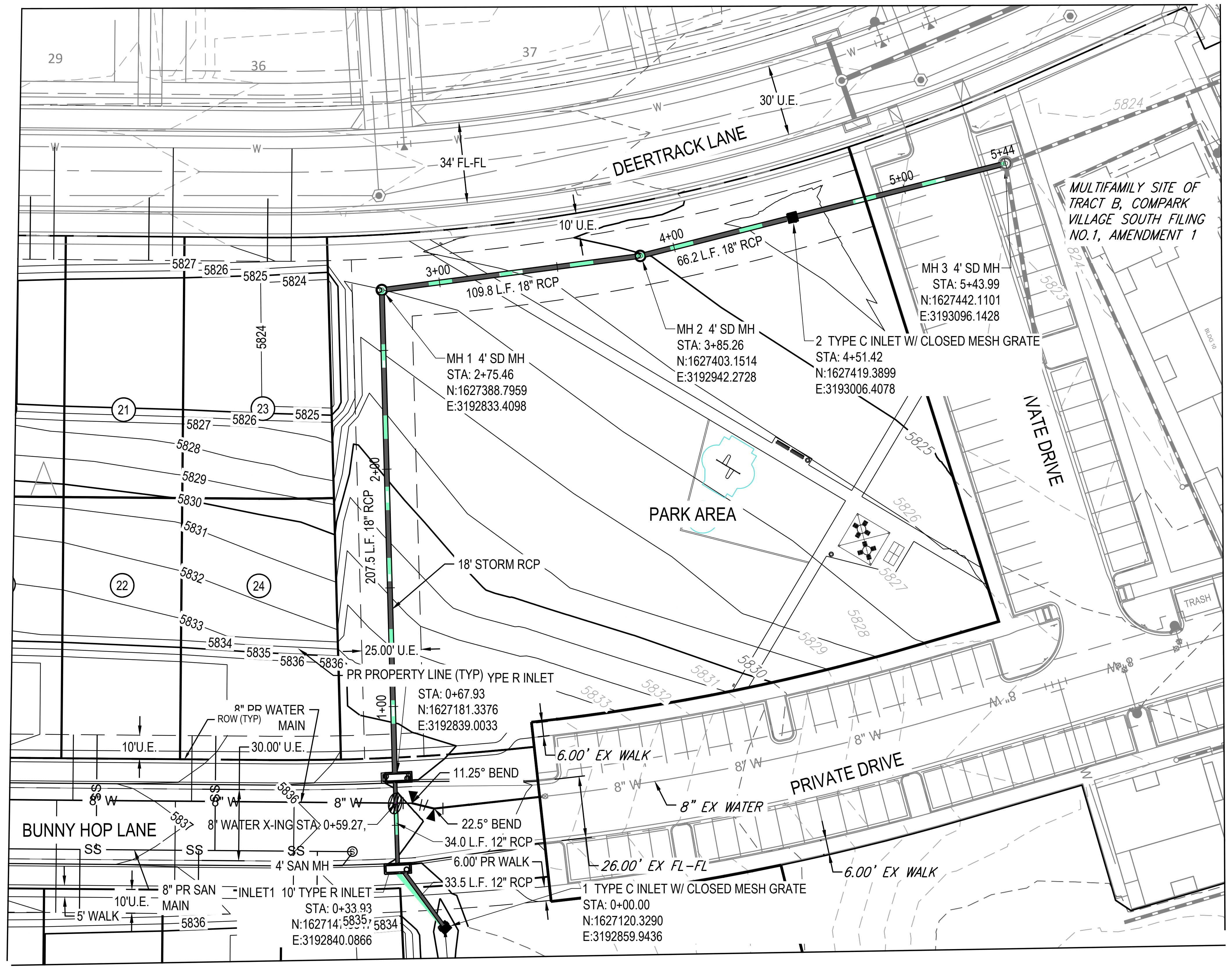
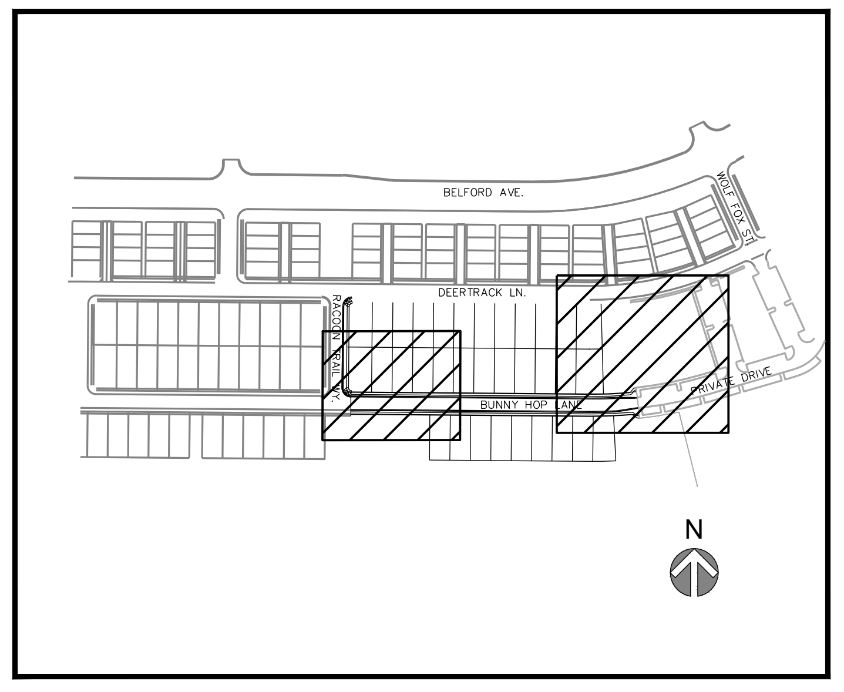

RACCOON TRAIL WAY
BUNNY HOP LANE
INLET 3 10' TYPE R INLET
STA: 0+97.97
N:1627185.0726
E:3192233.3488
INLET 4 10' TYPE R INLET
STA: 0+63.97
N:1627151.0784
E:3192232.9247
34.0 L.F. 12" RCP
8" EX SANITARY
8" EX WATER
34.00' EX FL-FL
5.00' PR WALK
5.00' EX WALK
18" EX STORM RCP
8" WATER
8" SANITARY
ROW (TYP)
10'U.E.
0+00


DEERTRACK LANE
BUNNY HOP LANE
PRIVATE DRIVE
PARK AREA
MULTIFAMILY SITE OF TRACT B, COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 1
MH 1 4' SD MH
STA: 2+75.46
N:1627388.7959
E:3192833.4098
MH 2 4' SD MH
STA: 3+85.26
N:1627403.1514
E:3192942.2728
MH 3 4' SD MH
STA: 5+43.99
N:1627442.1101
E:3193096.1428
2 TYPE C INLET W/ CLOSED MESH GRATE
STA: 4+51.42
N:1627419.3899
E:3193006.4078
PR PROPERTY LINE (TYP) YPE R INLET
STA: 0+67.93
N:1627181.3376
E:3192839.0033
INLET1 10' TYPE R INLET
STA: 0+33.93
N:1627145.5835
E:3192840.0866
1 TYPE C INLET W/ CLOSED MESH GRATE
STA: 0+00.00
N:1627120.3290
E:3192859.9436
109.8 L.F. 18" RCP
66.2 L.F. 18" RCP
207.5 L.F. 18" RCP
18" STORM RCP
11.25° BEND
22.5° BEND
34.0 L.F. 12" RCP
33.5 L.F. 12" RCP
6.00' PR WALK
6.00' EX WALK
26.00' EX FL-FL
8" EX WATER
8" WATER X-ING STA: 0+59.27
8" PR WATER MAIN
8" PR SAN MAIN
4' SAN MH
34' FL-FL
30' U.E.
25.00' U.E.
30.00' U.E.
10' U.E.
5' WALK


BELFORD AVE
DEERTRACK LN
BUNNY HOP LN
WOLF FOX ST
PRIVATE DRIVE
N

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CENTURY Living

N

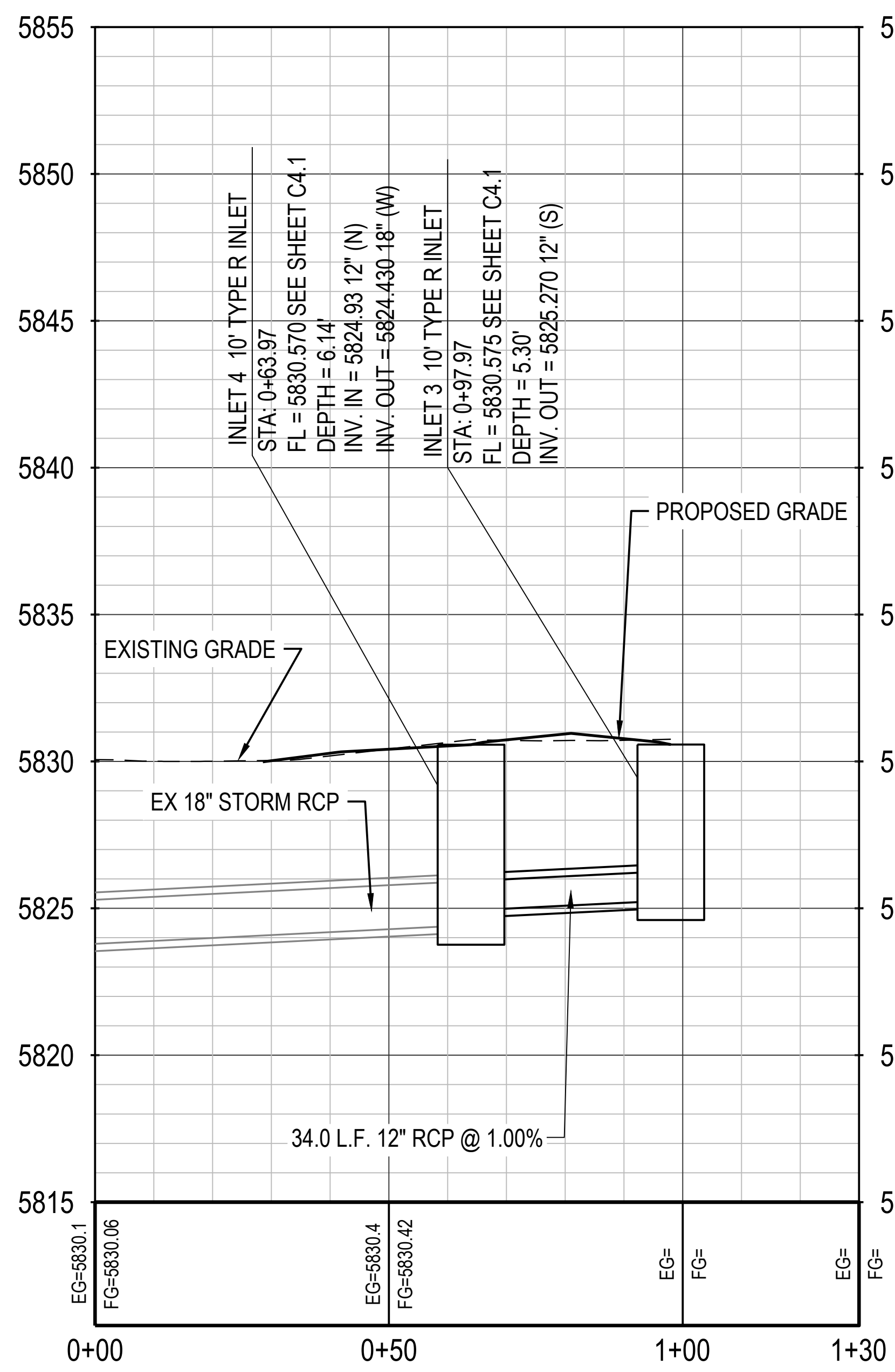
40' 0 20' 40' 80'

1" = 40' HOR.
1" = 4' VERT

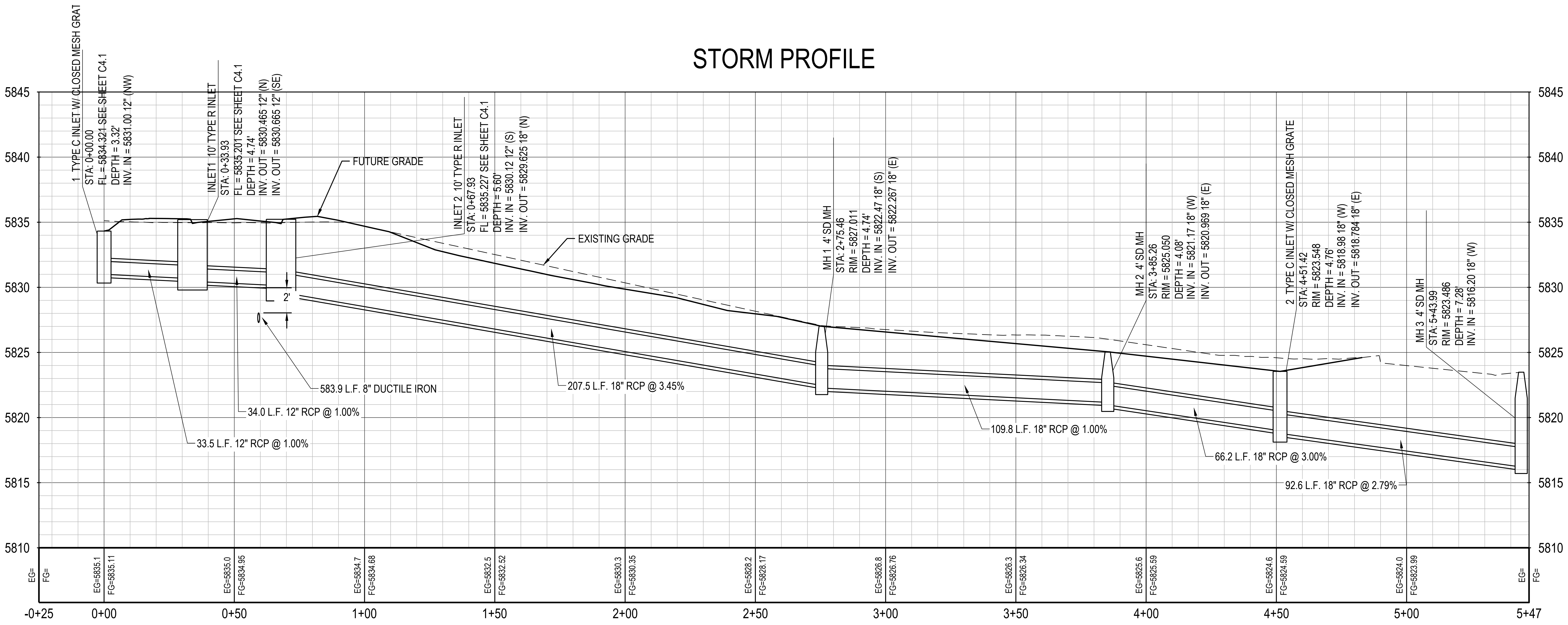
NOTES:

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.

STORM PROFILE


5855
5850
5845
5840
5835
5830
5825
5820
5815
INLET 4 10' TYPE R INLET
STA: 0+63.97
FL = 5830.570 SEE SHEET C4.1
DEPTH = 6.14'
INV. IN = 5824.93 12" (N)
INV. OUT = 5824.430 18" (W)
INLET 3 10' TYPE R INLET
STA: 0+97.97
FL = 5830.575 SEE SHEET C4.1
DEPTH = 5.30'
INV. OUT = 5825.270 12" (S)
PROPOSED GRADE
EXISTING GRADE
EX 18" STORM RCP
34.0 L.F. 12" RCP @ 1.00%
EG=5830.1
FG=5830.06
EG=5830.4
FG=5830.42
EG=
FG=
0+00
0+50
1+00
1+30

STORM PROFILE


5845
5840
5835
5830
5825
5820
5815
5810
1 TYPE C INLET W/ CLOSED MESH GRAT
STA: 0+00.00
FL = 5834.321 SEE SHEET C4.1
DEPTH = 3.32'
INV. IN = 5831.00 12" (NW)
INLET1 10' TYPE R INLET
STA: 0+33.93
FL = 5835.201 SEE SHEET C4.1
DEPTH = 4.74'
INV. OUT = 5830.465 12" (N)
INV. OUT = 5830.665 12" (SE)
INLET 2 10' TYPE R INLET
STA: 0+67.93
FL = 5835.227 SEE SHEET C4.1
DEPTH = 5.60'
INV. IN = 5830.12 12" (S)
INV. OUT = 5829.625 18" (N)
MH 1 4' SD MH
STA: 2+75.46
RIM = 5827.011
DEPTH = 4.74'
INV. IN = 5822.47 18" (S)
INV. OUT = 5822.267 18" (E)
MH 2 4' SD MH
STA: 3+85.26
RIM = 5825.050
DEPTH = 4.08'
INV. IN = 5821.17 18" (W)
INV. OUT = 5820.969 18" (E)
2 TYPE C INLET W/ CLOSED MESH GRATE
STA: 4+51.42
RIM = 5823.548
DEPTH = 4.76'
INV. IN = 5818.98 18" (W)
INV. OUT = 5818.784 18" (E)
MH 3 4' SD MH
STA: 5+43.99
RIM = 5823.486
DEPTH = 7.28'
INV. IN = 5816.20 18" (W)
FUTURE GRADE
EXISTING GRADE
2'
583.9 L.F. 8" DUCTILE IRON
34.0 L.F. 12" RCP @ 1.00%
33.5 L.F. 12" RCP @ 1.00%
207.5 L.F. 18" RCP @ 3.45%
109.8 L.F. 18" RCP @ 1.00%
66.2 L.F. 18" RCP @ 3.00%
92.6 L.F. 18" RCP @ 2.79%
EG=
FG=
EG=5835.1
FG=5835.11
EG=5835.0
FG=5834.95
EG=5834.7
FG=5834.68
EG=5832.5
FG=5832.52
EG=5830.3
FG=5830.35
EG=5828.2
FG=5828.17
EG=5826.8
FG=5826.76
EG=5826.3
FG=5826.34
EG=5825.6
FG=5825.59
EG=5824.6
FG=5824.59
EG=5824.0
FG=5823.99
-0+25
0+00
0+50
1+00
1+50
2+00
2+50
3+00
3+50
4+00
4+50
5+00
5+47

LEGEND

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

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

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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	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 9/10/2021
SHEET C4.3
08

File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-STRM PLAN & PROFILE-SF.dwg Plot Date:10/8/2021 11:43 AM Last Saved By: KBLACK

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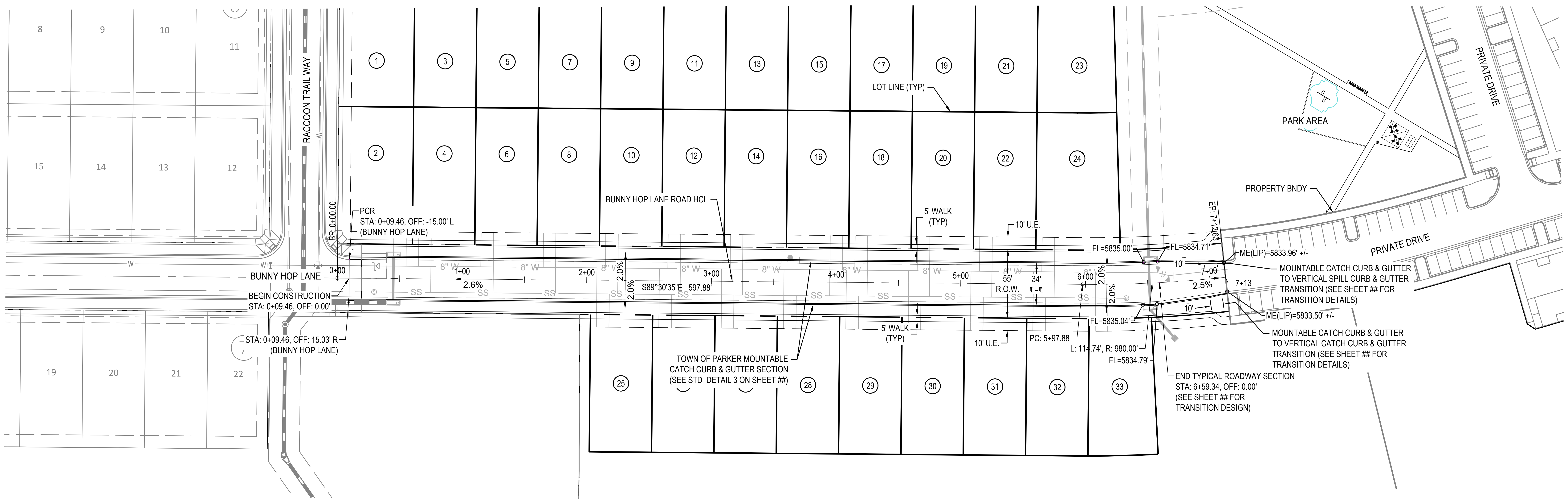
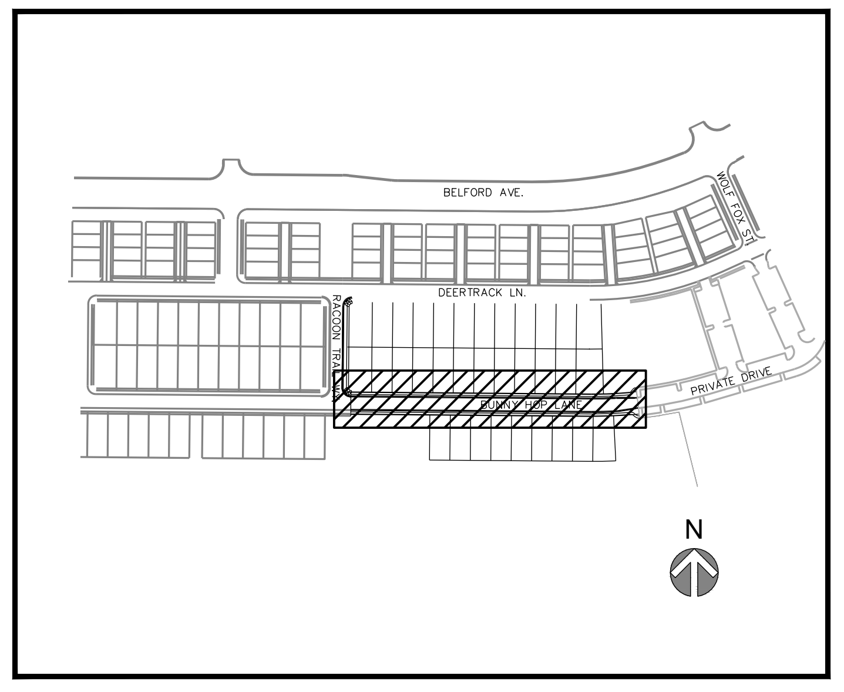

RACCOON TRAIL WAY
BUNNY HOP LANE
PRIVATE DRIVE
PRIVATE DRIVE
PARK AREA
PROPERTY BNDY
LOT LINE (TYP)
BUNNY HOP LANE ROAD HCL
5' WALK (TYP)
10' U.E.
BP: 0+00.00
PCR STA: 0+09.46, OFF: -15.00' L (BUNNY HOP LANE)
BEGIN CONSTRUCTION STA: 0+09.46, OFF: 0.00'
STA: 0+09.46, OFF: 15.03' R (BUNNY HOP LANE)
S89°30'35"E 597.88'
2.6%
2.0%
2.5%
55' R.O.W.
34'
FL=5835.00'
FL=5834.71'
FL=5835.04'
FL=5834.79'
EP: 7+12.63
ME(LIP)=5833.96' +/-
ME(LIP)=5833.50' +/-
PC: 5+97.88
L: 114.74', R: 980.00'
TOWN OF PARKER MOUNTABLE CATCH CURB & GUTTER SECTION (SEE STD DETAIL 3 ON SHEET ##)
MOUNTABLE CATCH CURB & GUTTER TO VERTICAL SPILL CURB & GUTTER TRANSITION (SEE SHEET ## FOR TRANSITION DETAILS)
MOUNTABLE CATCH CURB & GUTTER TO VERTICAL CATCH CURB & GUTTER TRANSITION (SEE SHEET ## FOR TRANSITION DETAILS)
END TYPICAL ROADWAY SECTION STA: 6+59.34, OFF: 0.00' (SEE SHEET ## FOR TRANSITION DESIGN)
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
7+13
10'
8" W
SS
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 28 29 30 31 32 33


BELFORD AVE
DEER TRACK LN
PRIVATE DRIVE
N

N

30' 0 15' 30' 60'
1" = 30' HOR.
1" = 10' VERT

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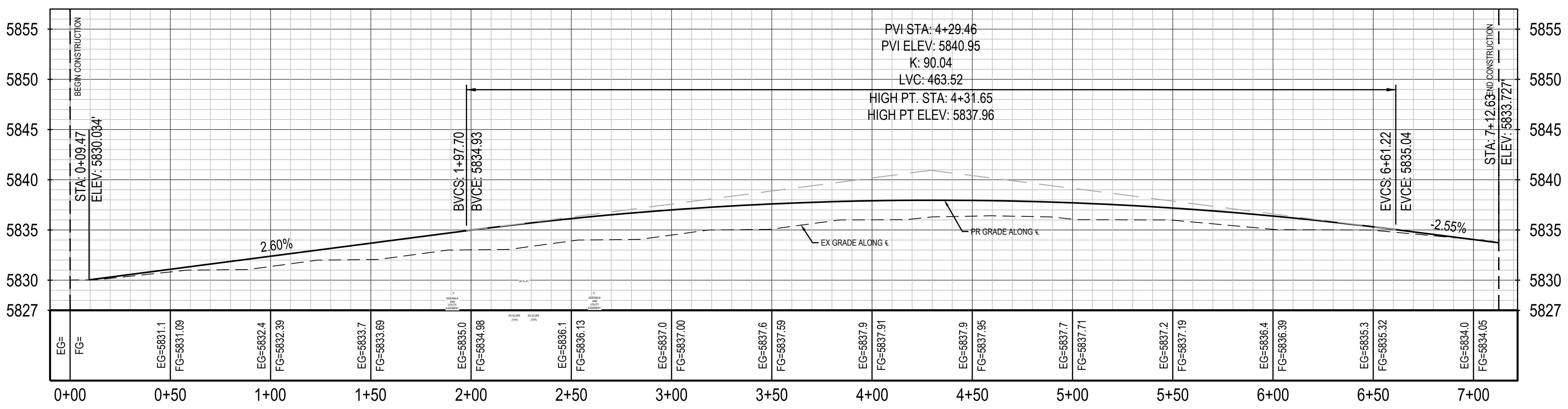
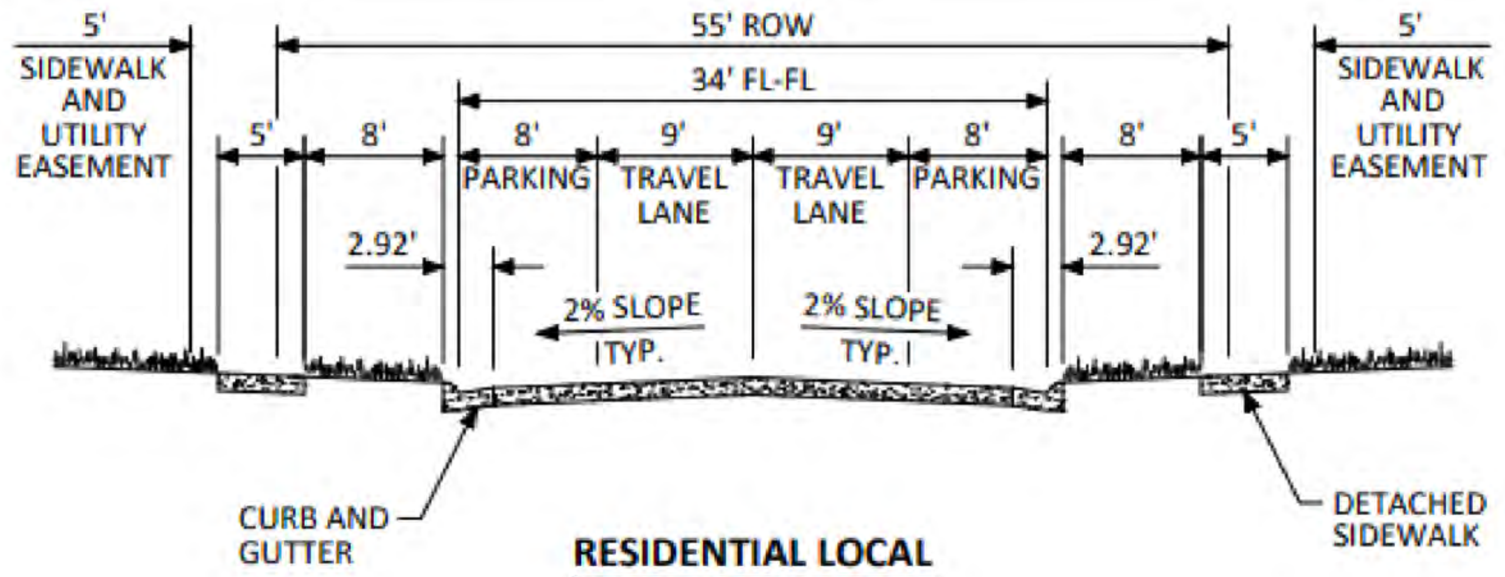
RESIDENTIAL LOCAL LIP - LEFT TRANSITION




5' SIDEWALK AND UTILITY EASEMENT
55' ROW
34' FL-FL
5'
8'
8'
9'
9'
8'
8'
5'
PARKING
TRAVEL LANE
TRAVEL LANE
PARKING
2.92'
2.92'
2% SLOPE (TYP.)
2% SLOPE (TYP.)
5' SIDEWALK AND UTILITY EASEMENT
CURB AND GUTTER
DETACHED SIDEWALK

RESIDENTIAL LOCAL
TYPICAL ROAD SECTION
SCALE: N.T.S

811
Know what's below.
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File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-ROADWAY PLAN & PROFILE-SF.dwg Plot Date:10/8/2021 11:45 AM Last Saved By: KBLACK

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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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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

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

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

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C4.4
09

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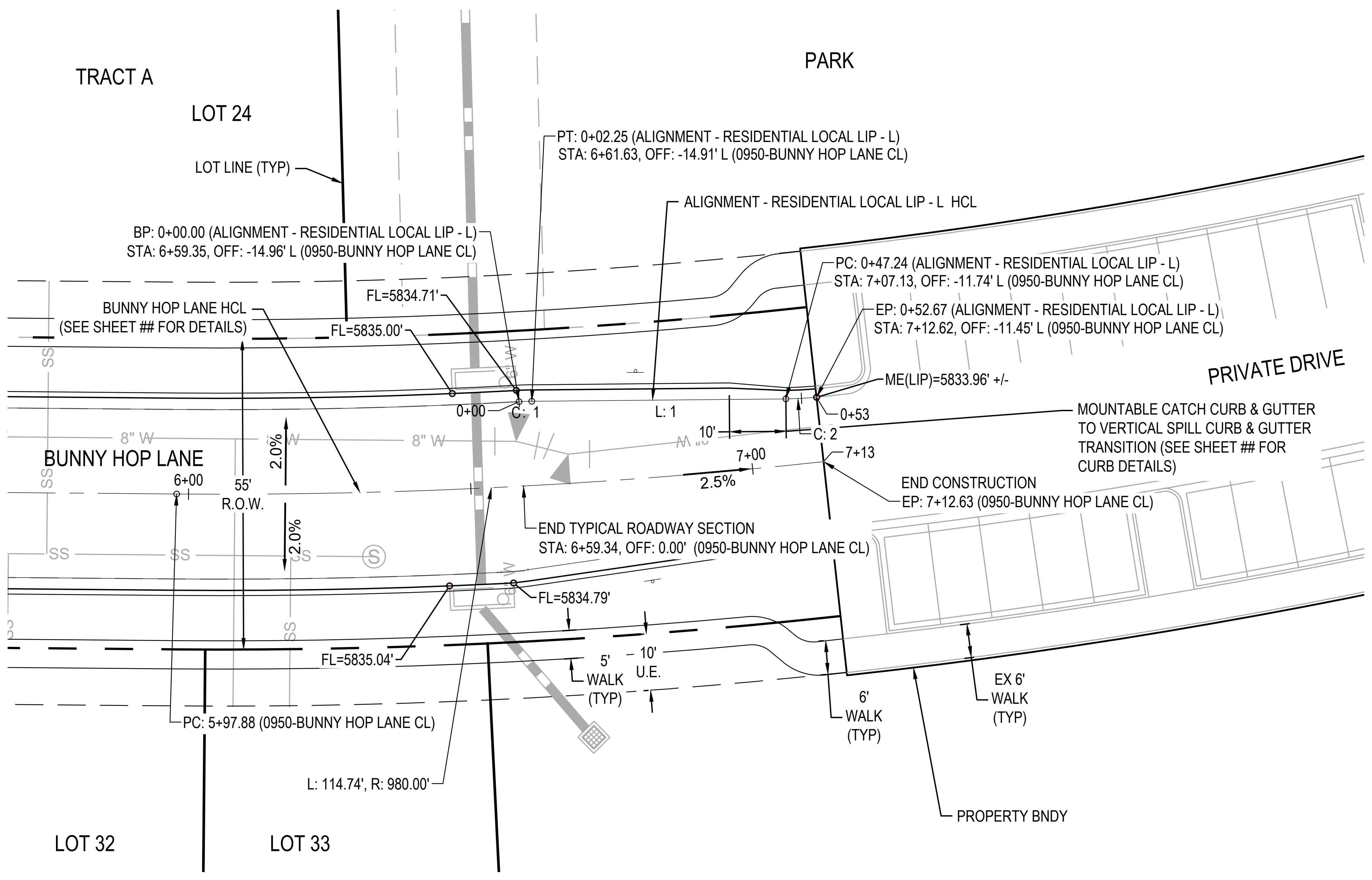
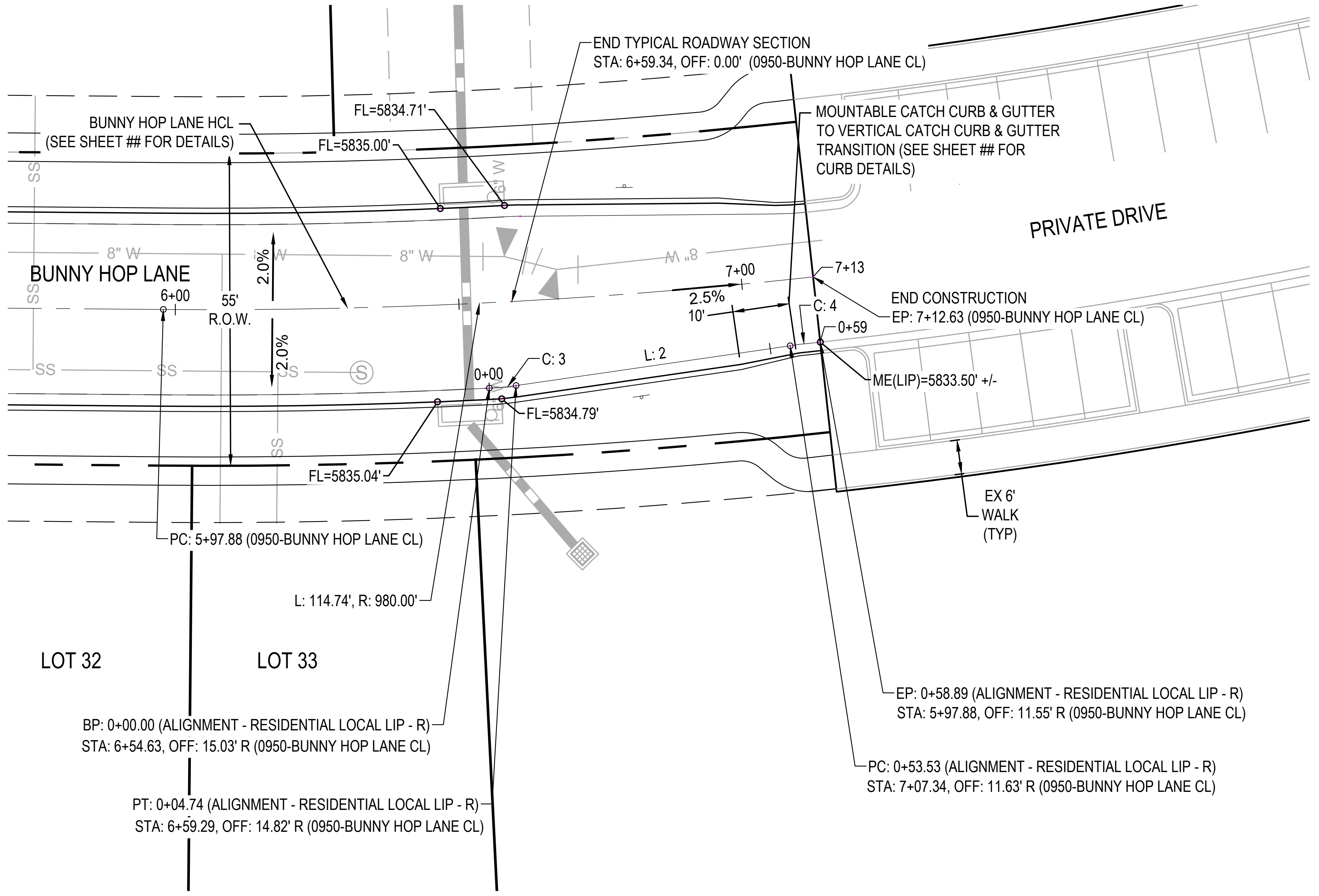
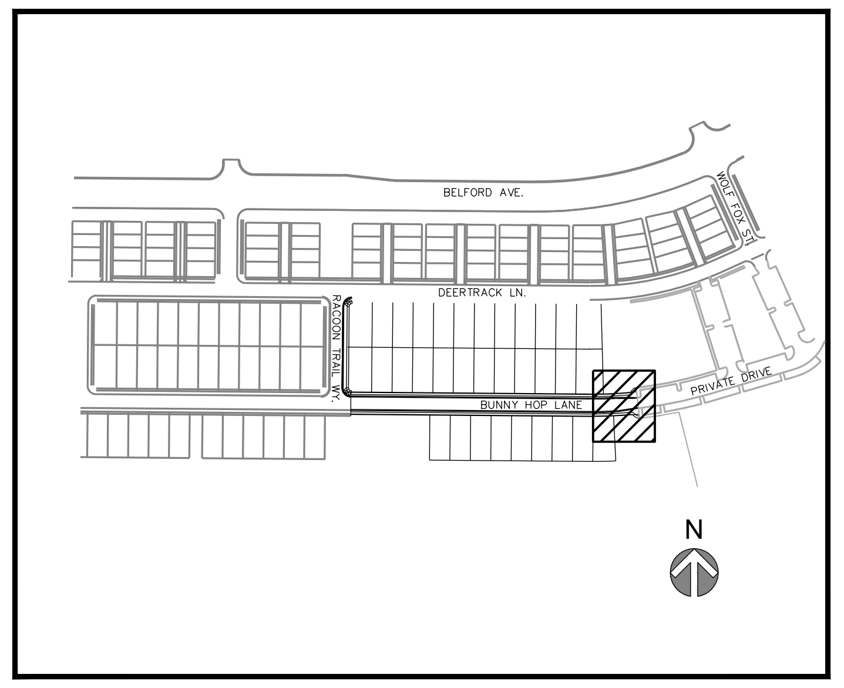

TRACT A
LOT 24
PARK
LOT LINE (TYP)
PT: 0+02.25 (ALIGNMENT - RESIDENTIAL LOCAL LIP - L)
STA: 6+61.63, OFF: -14.91' L (0950-BUNNY HOP LANE CL)
ALIGNMENT - RESIDENTIAL LOCAL LIP - L HCL
BP: 0+00.00 (ALIGNMENT - RESIDENTIAL LOCAL LIP - L)
STA: 6+59.35, OFF: -14.96' L (0950-BUNNY HOP LANE CL)
PC: 0+47.24 (ALIGNMENT - RESIDENTIAL LOCAL LIP - L)
STA: 7+07.13, OFF: -11.74' L (0950-BUNNY HOP LANE CL)
FL=5834.71'
BUNNY HOP LANE HCL
(SEE SHEET ## FOR DETAILS)
FL=5835.00'
EP: 0+52.67 (ALIGNMENT - RESIDENTIAL LOCAL LIP - L)
STA: 7+12.62, OFF: -11.45' L (0950-BUNNY HOP LANE CL)
ME(LIP)=5833.96' +/-
PRIVATE DRIVE
0+00
C: 1
L: 1
0+53
C: 2
10'
7+00
7+13
2.5%
MOUNTABLE CATCH CURB & GUTTER
TO VERTICAL SPILL CURB & GUTTER
TRANSITION (SEE SHEET ## FOR
CURB DETAILS)
END CONSTRUCTION
EP: 7+12.63 (0950-BUNNY HOP LANE CL)
BUNNY HOP LANE
6+00
55'
R.O.W.
2.0%
2.0%
8" W
SS
END TYPICAL ROADWAY SECTION
STA: 6+59.34, OFF: 0.00' (0950-BUNNY HOP LANE CL)
FL=5834.79'
FL=5835.04'
5'
WALK
(TYP)
10'
U.E.
6'
WALK
(TYP)
EX 6'
WALK
(TYP)
PC: 5+97.88 (0950-BUNNY HOP LANE CL)
L: 114.74', R: 980.00'
PROPERTY BNDY
LOT 32
LOT 33


END TYPICAL ROADWAY SECTION
STA: 6+59.34, OFF: 0.00' (0950-BUNNY HOP LANE CL)
FL=5834.71'
BUNNY HOP LANE HCL
(SEE SHEET ## FOR DETAILS)
FL=5835.00'
MOUNTABLE CATCH CURB & GUTTER
TO VERTICAL CATCH CURB & GUTTER
TRANSITION (SEE SHEET ## FOR
CURB DETAILS)
PRIVATE DRIVE
BUNNY HOP LANE
6+00
55'
R.O.W.
2.0%
2.0%
8" W
SS
7+00
7+13
2.5%
10'
C: 4
0+59
END CONSTRUCTION
EP: 7+12.63 (0950-BUNNY HOP LANE CL)
0+00
C: 3
L: 2
ME(LIP)=5833.50' +/-
FL=5834.79'
FL=5835.04'
EX 6'
WALK
(TYP)
PC: 5+97.88 (0950-BUNNY HOP LANE CL)
L: 114.74', R: 980.00'
LOT 32
LOT 33
EP: 0+58.89 (ALIGNMENT - RESIDENTIAL LOCAL LIP - R)
STA: 5+97.88, OFF: 11.55' R (0950-BUNNY HOP LANE CL)
BP: 0+00.00 (ALIGNMENT - RESIDENTIAL LOCAL LIP - R)
STA: 6+54.63, OFF: 15.03' R (0950-BUNNY HOP LANE CL)
PC: 0+53.53 (ALIGNMENT - RESIDENTIAL LOCAL LIP - R)
STA: 7+07.34, OFF: 11.63' R (0950-BUNNY HOP LANE CL)
PT: 0+04.74 (ALIGNMENT - RESIDENTIAL LOCAL LIP - R)
STA: 6+59.29, OFF: 14.82' R (0950-BUNNY HOP LANE CL)


BELFORD AVE
DEER TRACK LN
BUNNY HOP LANE
PRIVATE DRIVE
N

N

20' 0 10' 20' 40'

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

NOTES:

1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE. ALL STATIONING AT INLET AT TC.
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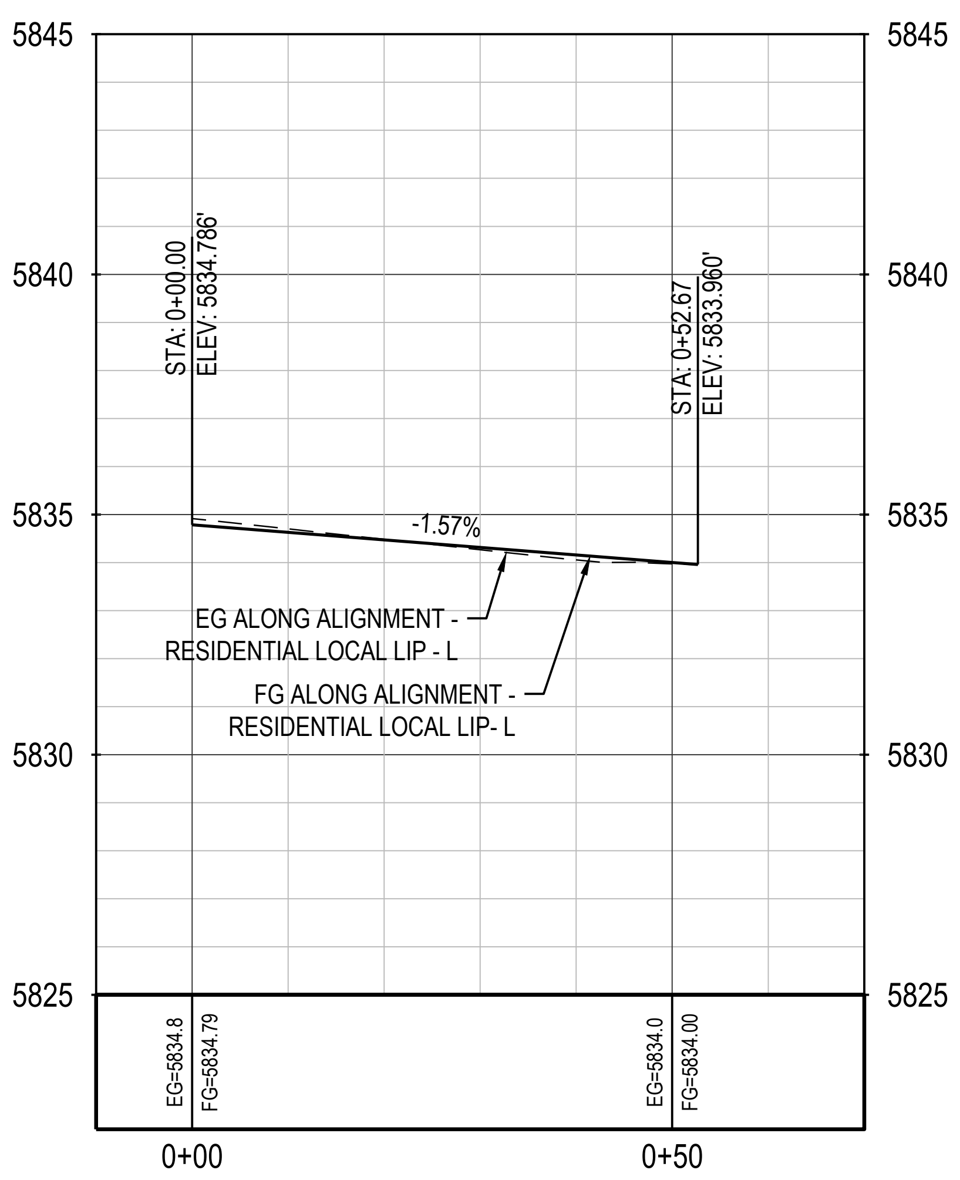
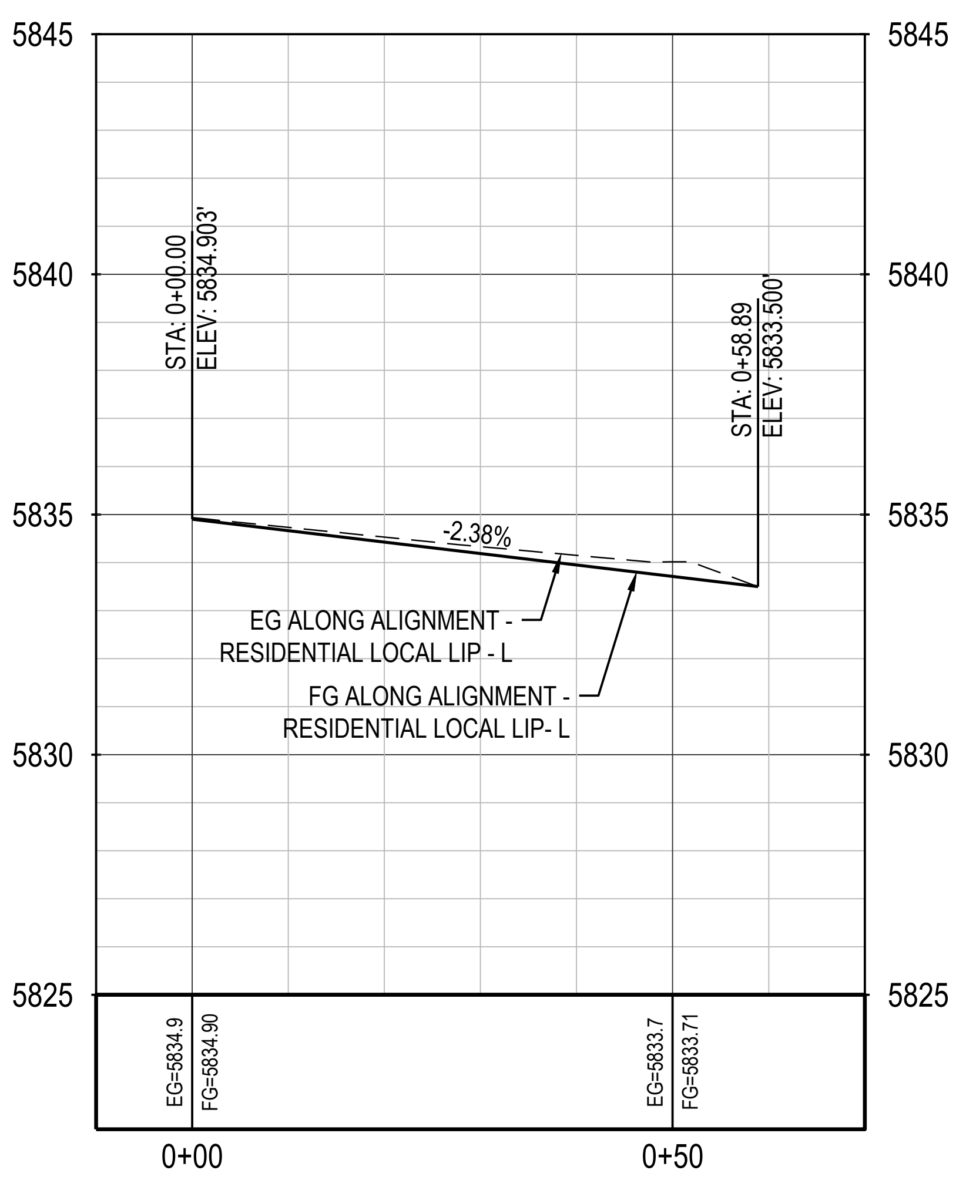
4. ALL MANHOLES TO HAVE 48" INNER DIAMETER.
5. DETENTION POND AND OUTFALL TO BE CONSTRUCTED BY OTHERS.
6. ALL STORM SEWER IS PRIVATE UNLESS OTHERWISE NOTED.

Alignment - Residential Local Lip - L



Alignment - Residential Local Lip - R



LINE TABLE

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

CURVE TABLE

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

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

811
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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

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

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

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C4.5 10

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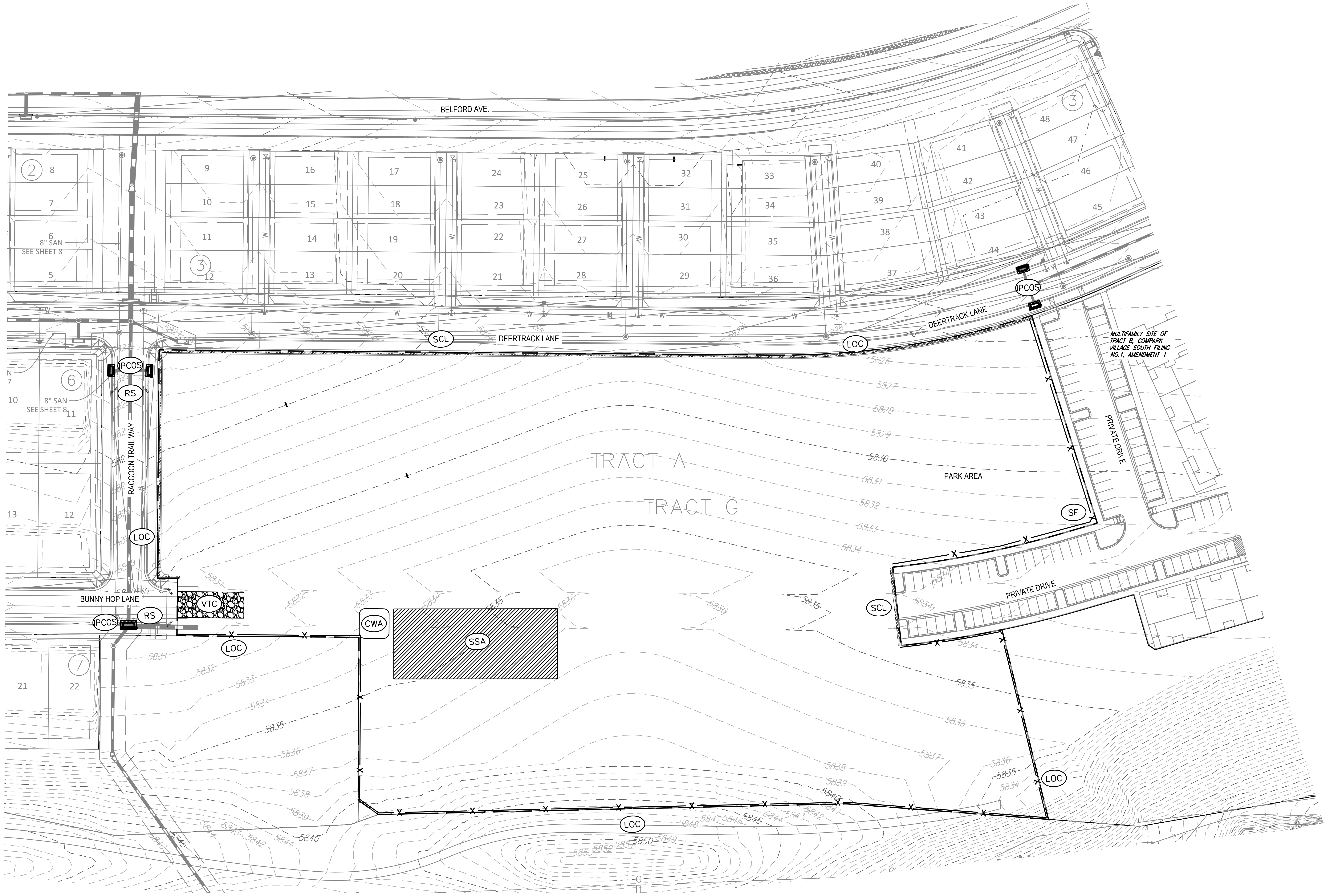
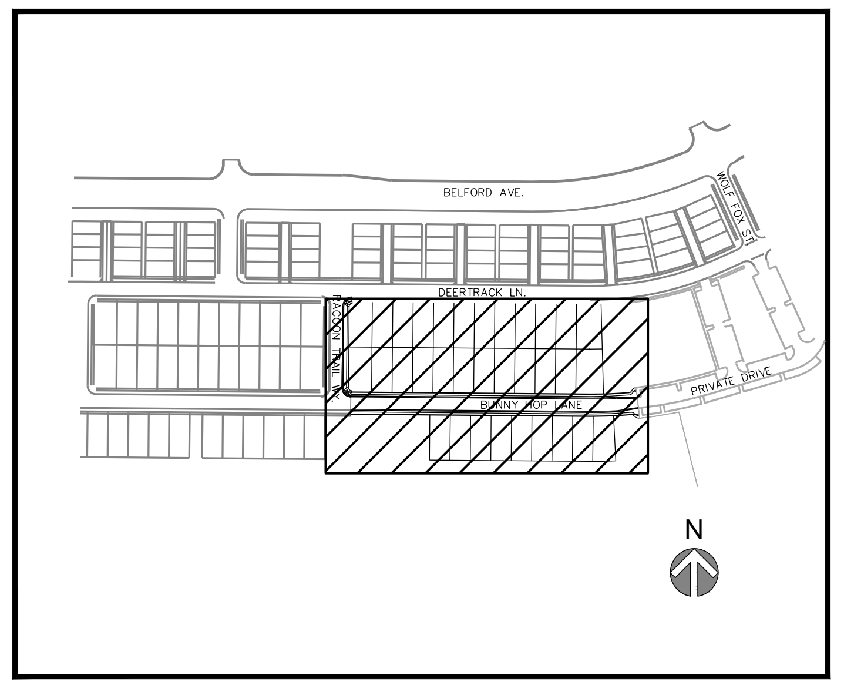


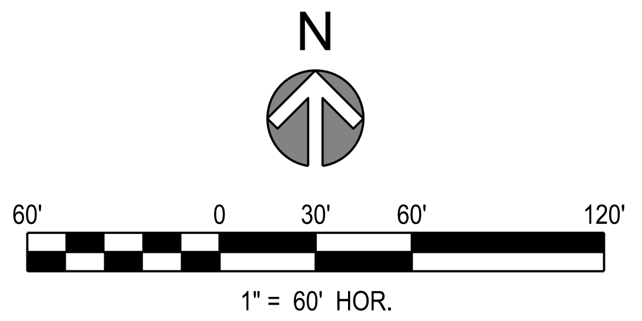


TEMPORARY BMP LEGEND:

— SF —	SF	SILT FENCE
—>—>—	DD	DIVERSION DITCH
▨	RS	ROCK SOCK
▭	IPCOS	INLET PROTECTION CURB ON SUMP
— — —	LOC	LIMITS OF CONSTRUCTION
▨	SSA	STABILIZED STAGING AREA
▨	SCL	SEDIMENT CONTROL LOG
▩	VTC	VEHICLE TRACKING CONTROL
☐	CWA	CONCRETE WASHOUT AREA
▭	TSB	SEDIMENT BASIN

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 (C5.2)
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.



1" = 60' HOR.

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

CMBP PLAN

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.0

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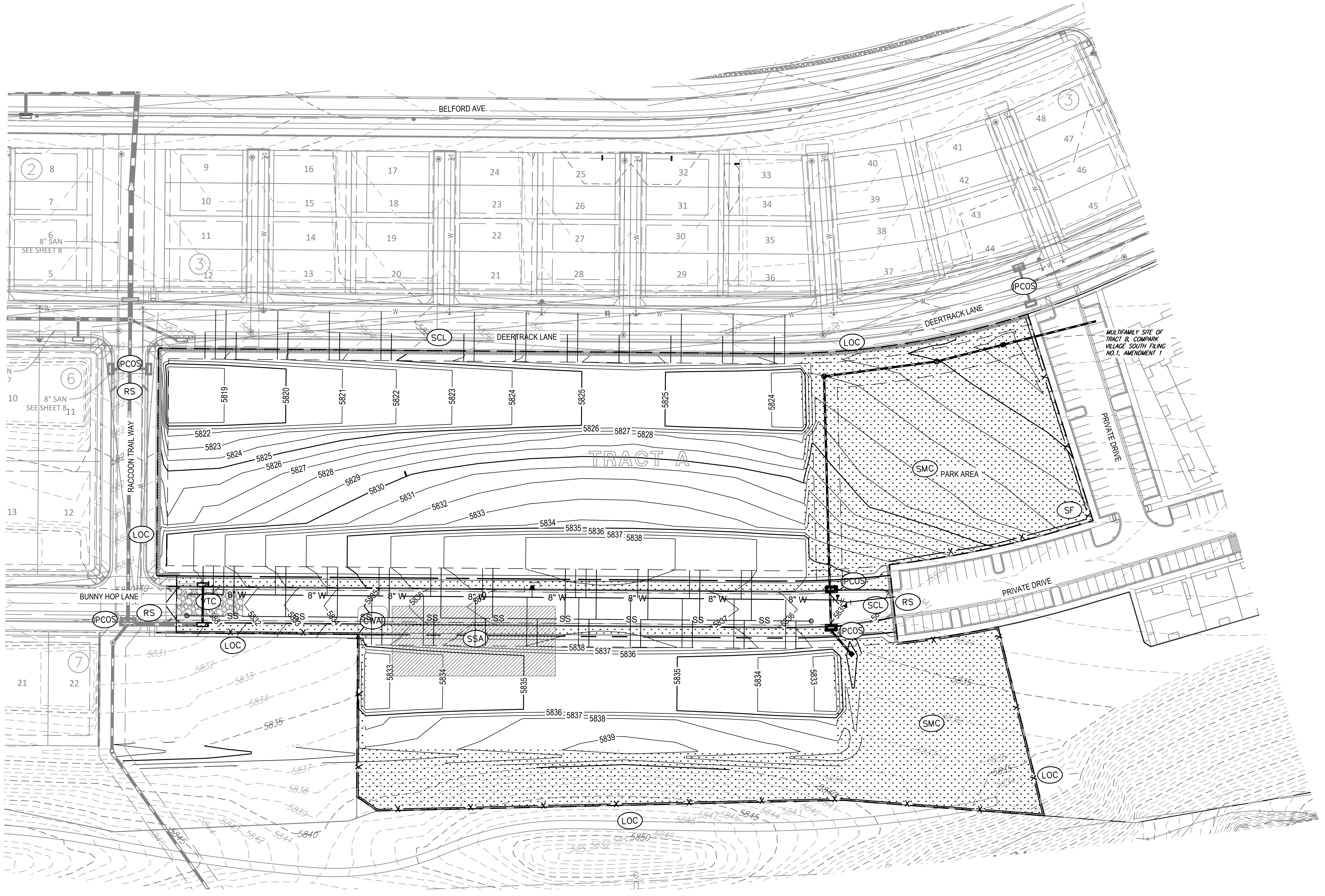
BELFORD AVE.
DEERTRACK LANE
DEERTRACK LANE
RACCOON TRAIL WAY
BUNNY HOP LANE
PRIVATE DRIVE
PRIVATE DRIVE
TRACT A
PARK AREA
MULTIFAMILY SITE OF TRACT B, COMPARK VILLAGE SOUTH FILING NO.1, AMENDMENT 1
8" SAN SEE SHEET 8
8" SAN SEE SHEET 8
8" W
SS
SCL
LOC
IPCOS
RS
VTC
CWA
SSA
SMC
SF
5819
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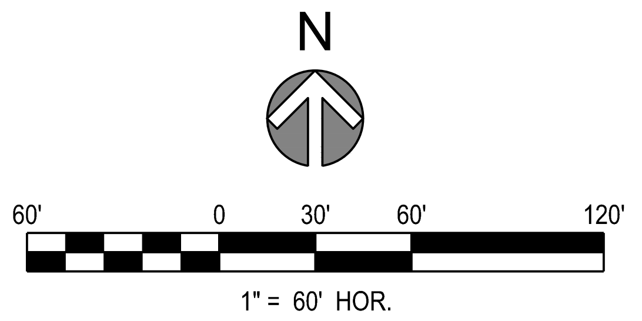
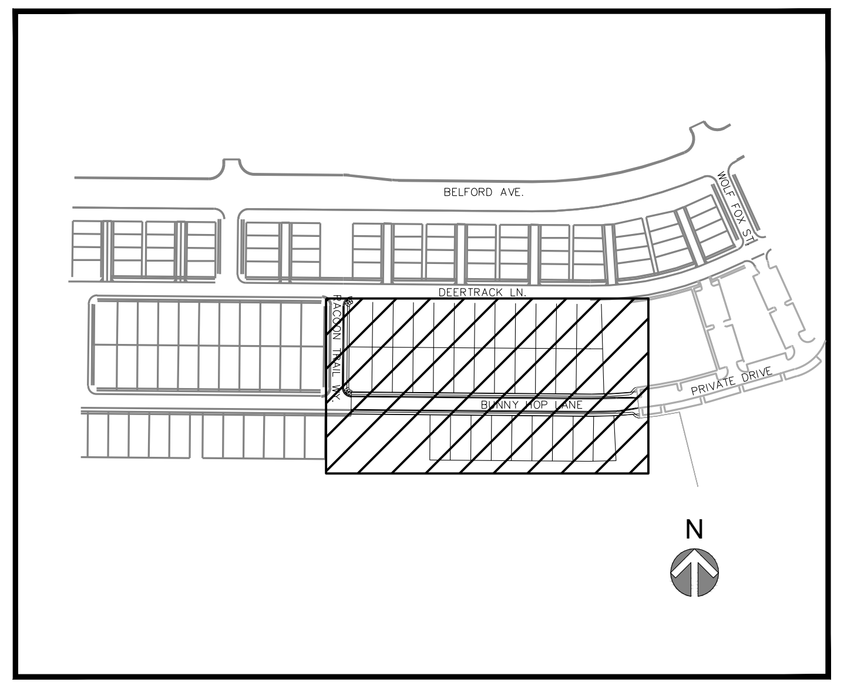

N
60'
0
30'
60'
120'

1" = 60' HOR.


BELFORD AVE
WOLF FOX ST.
PRIVATE DRIVE
N

TEMPORARY BMP LEGEND:

——x——	SF	SILT FENCE
—>——>	DD	DIVERSION DITCH
▨	RS	ROCK SOCK
▭	IPCOS	INLET PROTECTION CURB ON SUMP
— — —	LOC	LIMITS OF CONSTRUCTION
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▨	SCL	SEDIMENT CONTROL LOG
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JOB NUMBER 65120950

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SHEET C5.1

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File Location:Q:\DEN\Projects\0950-00 Compark South\CAD\CDs\SF-PICP\0950-EROSION CONTROL PLAN-SF2.dwg Plot Date:10/8/2021 1:08 PM Last Saved By: KBLACK

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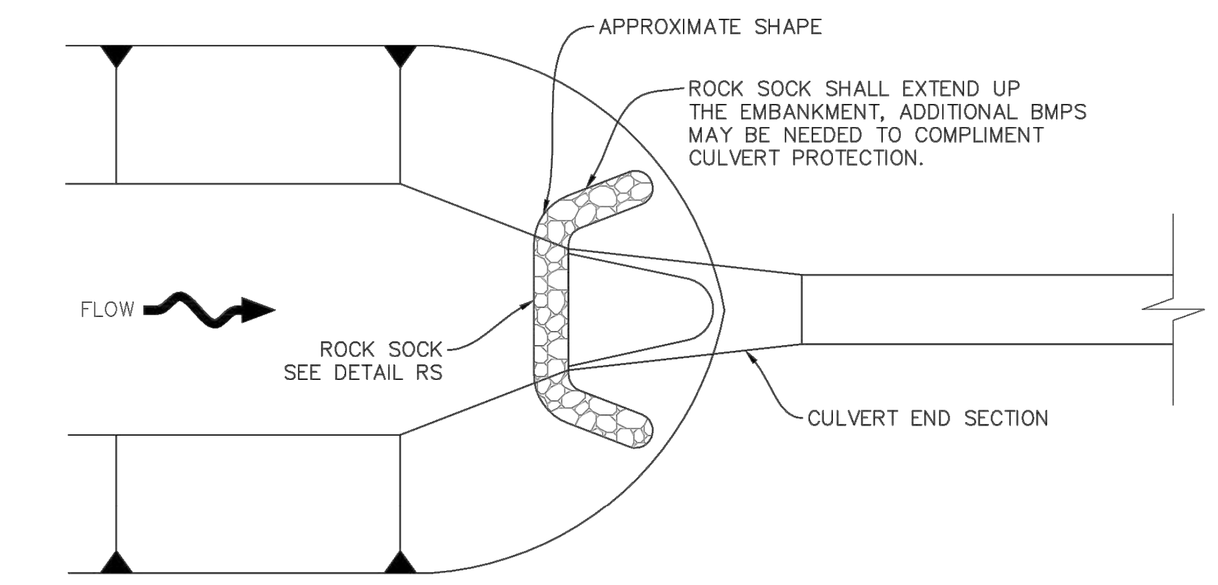
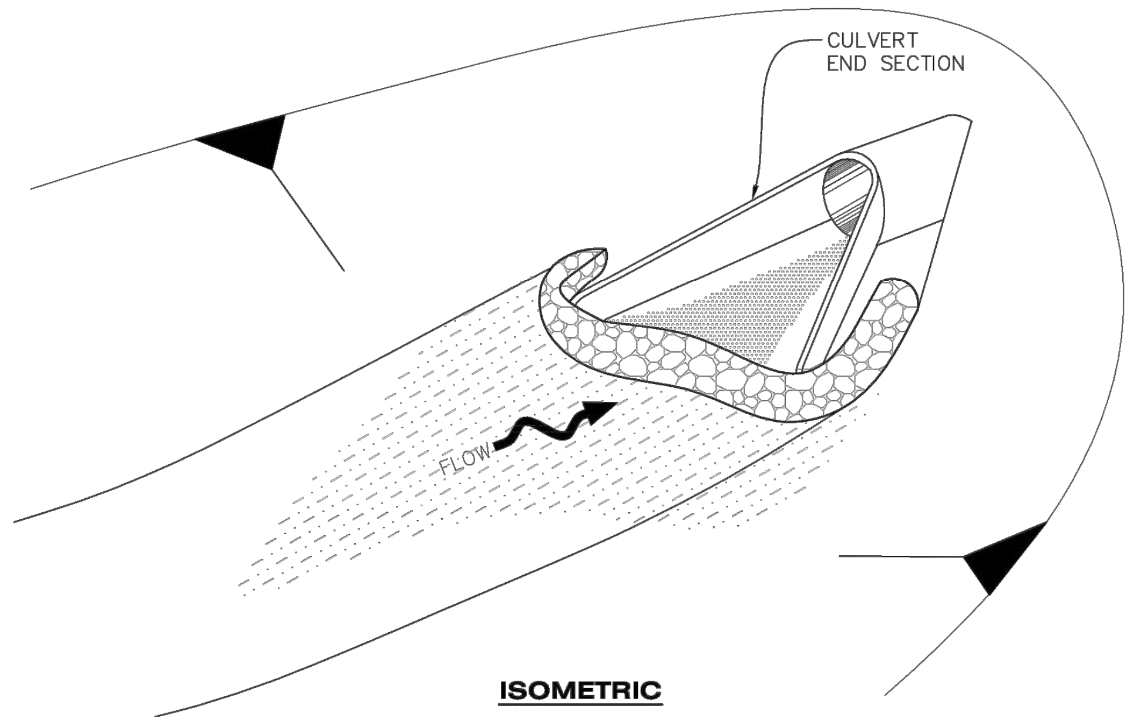

APPROXIMATE SHAPE
ROCK SOCK SHALL EXTEND UP THE EMBANKMENT, ADDITIONAL BMPS MAY BE NEEDED TO COMPLIMENT CULVERT PROTECTION.
FLOW
ROCK SOCK SEE DETAIL RS
CULVERT END SECTION

PLAN


CULVERT END SECTION
FLOW

ISOMETRIC

CP **CULVERT PROTECTION (INLET)**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CP
1 OF 2
Oct. 2013

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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

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CP
2 OF 2
Oct. 2013

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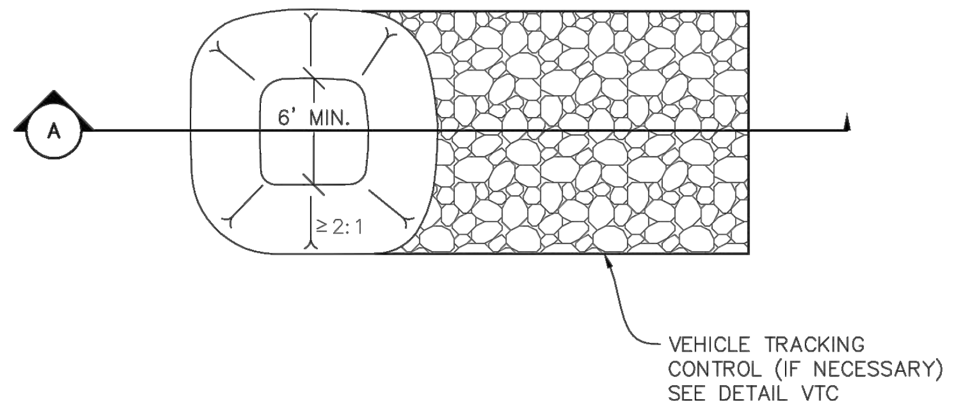
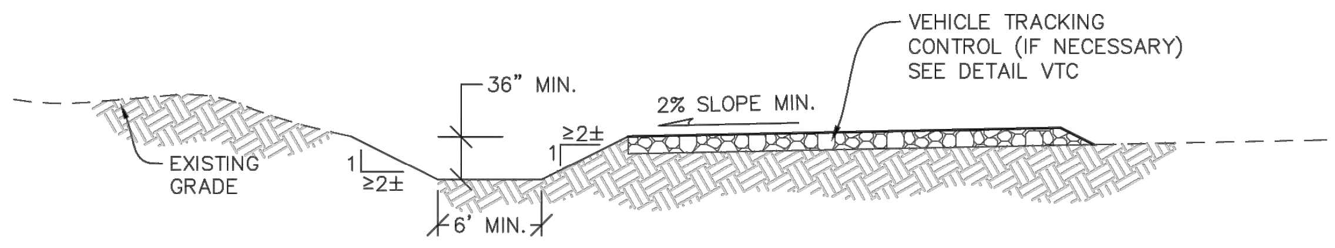
NOTE:
A VTC PAD IS NOT NECESSARY IF THERE IS ANOTHER VTC PAD IN BETWEEN THE CWA AND ROADWAY, PARKING LOT, DRIVE AISLES, ETC.


A
6' MIN.
≥ 2:1
VEHICLE TRACKING CONTROL (IF NECESSARY) SEE DETAIL VTC

PLAN VIEW


VEHICLE TRACKING CONTROL (IF NECESSARY) SEE DETAIL VTC
36" MIN.
2% SLOPE MIN.
≥2±
1
EXISTING GRADE
1
≥2±
6' MIN.

SECTION A

CWA **CONCRETE WASHOUT AREA**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA
1 OF 2
Oct. 2013

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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
2 OF 2
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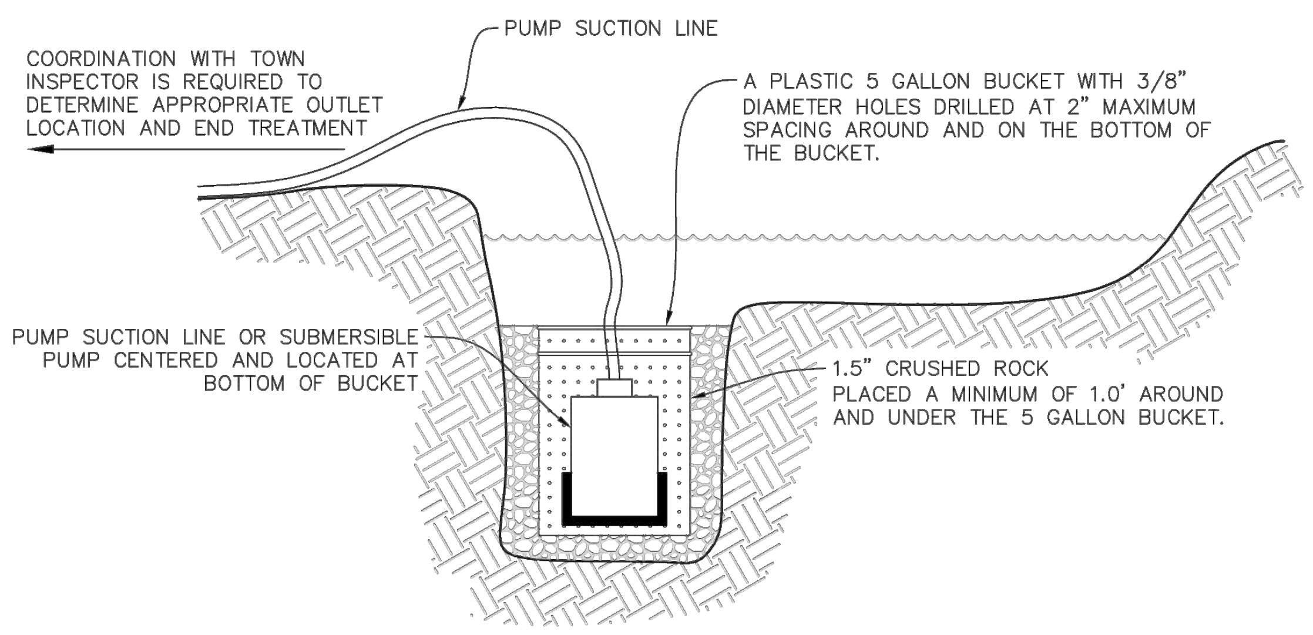
PUMP SUCTION LINE
COORDINATION WITH TOWN INSPECTOR IS REQUIRED TO DETERMINE APPROPRIATE OUTLET LOCATION AND END TREATMENT
A PLASTIC 5 GALLON BUCKET WITH 3/8" DIAMETER HOLES DRILLED AT 2" MAXIMUM SPACING AROUND AND ON THE BOTTOM OF THE BUCKET.
PUMP SUCTION LINE OR SUBMERSIBLE PUMP CENTERED AND LOCATED AT BOTTOM OF BUCKET
1.5" CRUSHED ROCK PLACED A MINIMUM OF 1.0' AROUND AND UNDER THE 5 GALLON BUCKET.

TYPICAL DEWATERING SUMP

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

D **DEWATERING**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

D
1 OF 2
Oct. 2013

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DEWATERING INSTALLATION NOTES

1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).

DEWATERING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

Town of Parker COLORADO

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.

2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.

3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.

4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.

5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPS) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.

6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a, CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.

8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.

9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.

10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:

    (I) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

    (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

    (III) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

Town of Parker COLORADO | **CBMP** | CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 1 OF 4 Oct. 2013

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

11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.

13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.

14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.

15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.

16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.

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

18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.

19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.

20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.

21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.

22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.

23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.

24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPS MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

Town of Parker COLORADO | **CBMP** | CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 2 OF 4 Oct. 2013

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

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 116) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.

26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.

27. VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.

28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.

29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.

30. APPLICABLE CONSTRUCTION BMPS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.

31. GRADING SECURITY RELEASE REQUIREMENTS:

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

        A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
        B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
        C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
        D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
        E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
        F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
        I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED

    FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

Town of Parker COLORADO | **CBMP** | CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 3 OF 4 Oct. 2013

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

    2) NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).

        A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
        B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
        C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
        D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
        E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
        F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
        H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
        I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
        J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

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

DEFINITIONS:

DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.

33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

Town of Parker COLORADO | **CBMP** | CONSTRUCTION BEST MANAGEMENT PRACTICES | GEN NOTES 4 OF 4 Oct. 2013

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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

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LP	LOT PROTECTION
MWP	MASONRY WORK PROTECTION
PTP	PORTABLE TOILET PROTECTION
RCSC	ROUGH CUT STREET CONTROL
RS	ROCK SOCK
RSS	ROCK SOCK IN SWALE
SB	STRAW BALE
SCL	SEDIMENT CONTROL LOGS
SF	SILT FENCE
SMC	SEEDING, MULCHING AND CRIMPING
SR	SURFACE ROUGHING
SSA	STABILIZED STAGING AREA
STP	SIDEWALK TRANSITION PROTECTION

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

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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 CANNON 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, PUBLIC WORKS DIRECTOR DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.3
14

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TI	TEMPORARY IRRIGATION
TSB	TEMPORARY SEDIMENT BASIN
VTC	VEHICLE TRACKING CONTROL

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND
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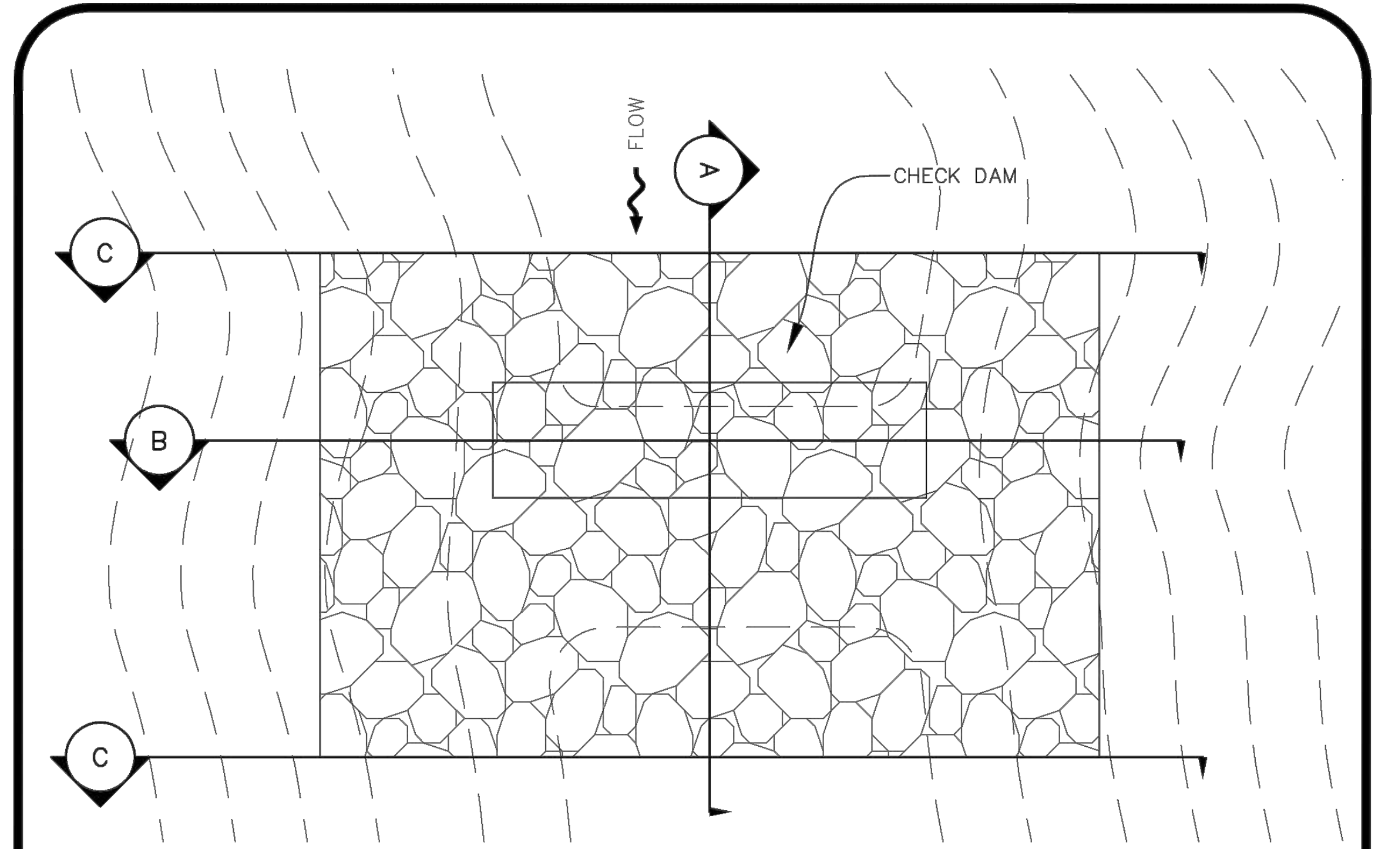
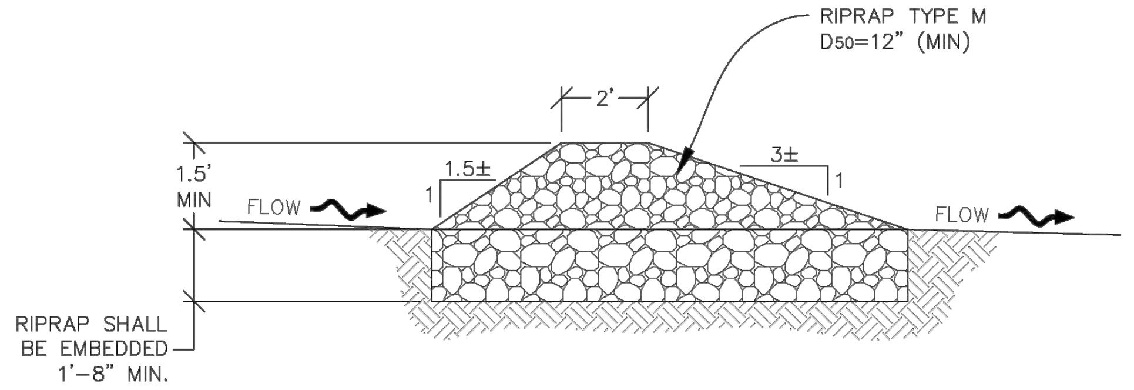


PLAN VIEW



SECTION A

CD **CHECK DAM**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD
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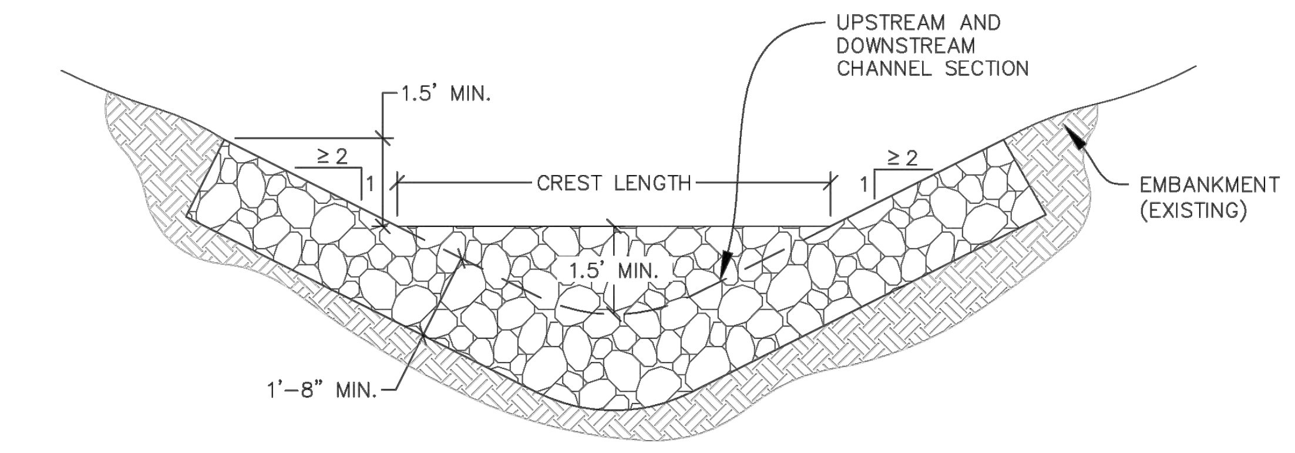
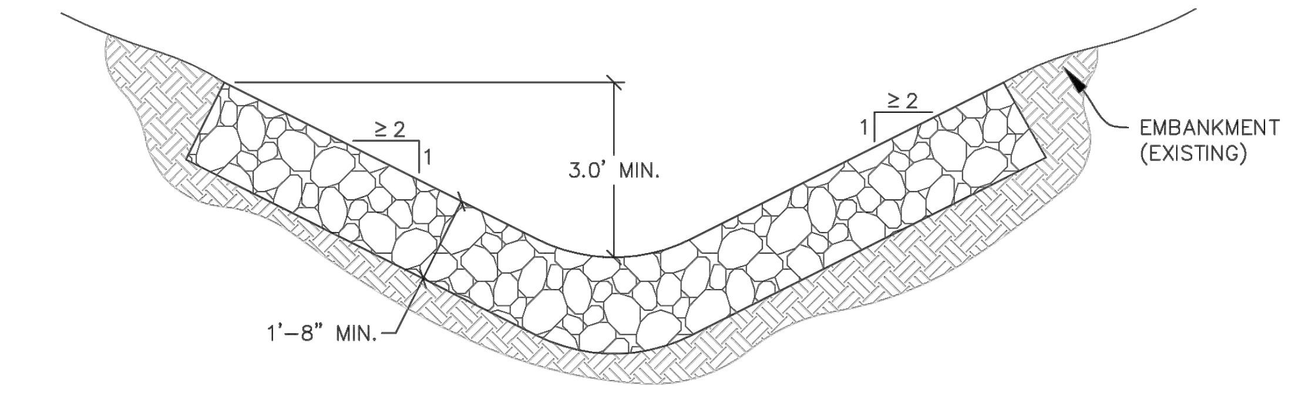


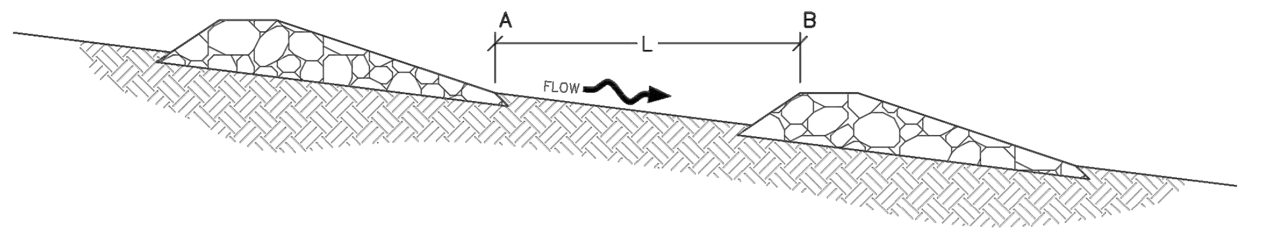
SECTION B



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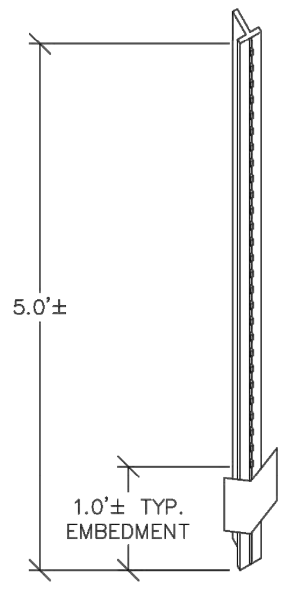
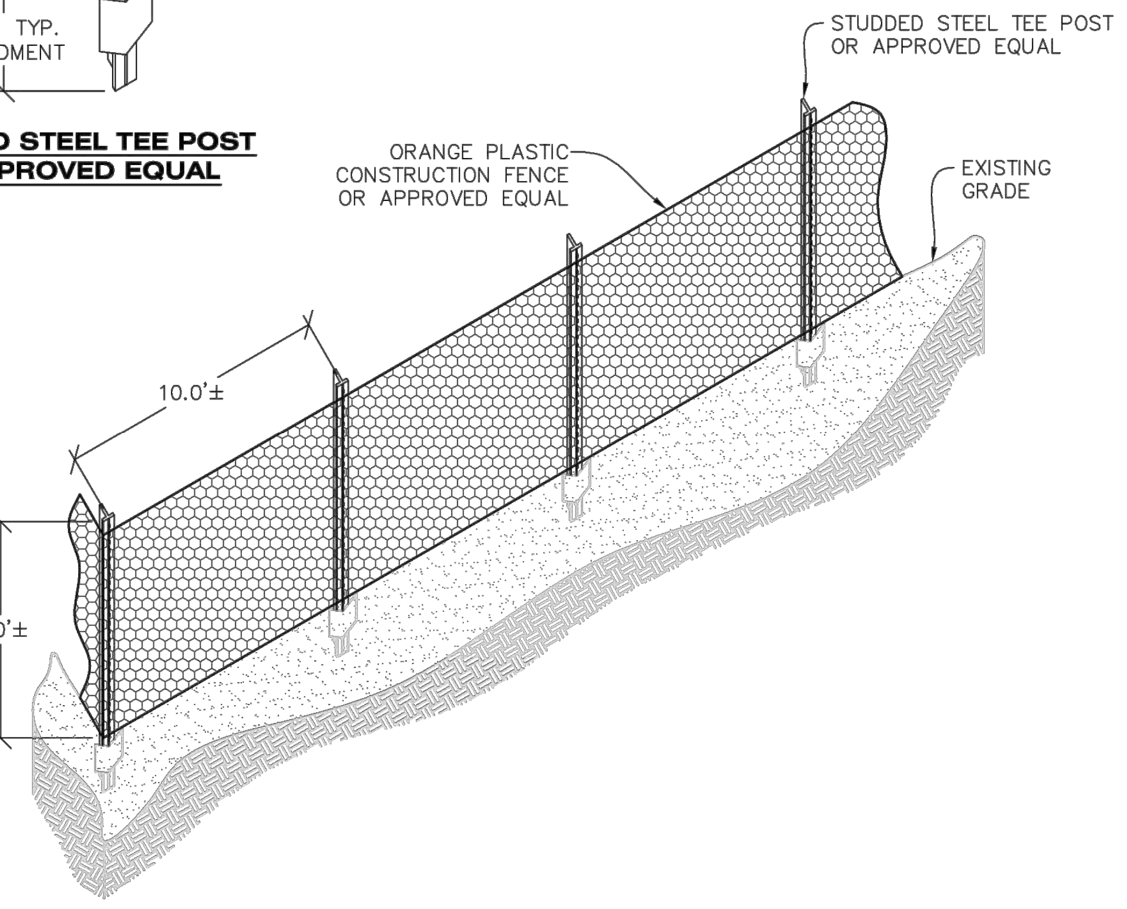
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



STUDDED STEEL 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

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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.

Town of Parker COLORADO

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
CMBP DETAILS

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

JOB NUMBER 65120950
DATE 9/10/2021
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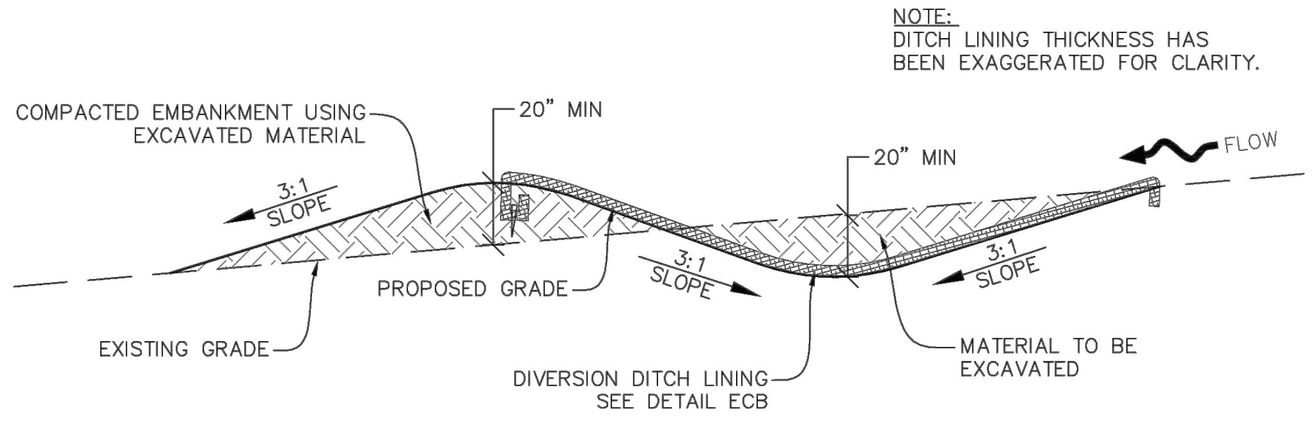
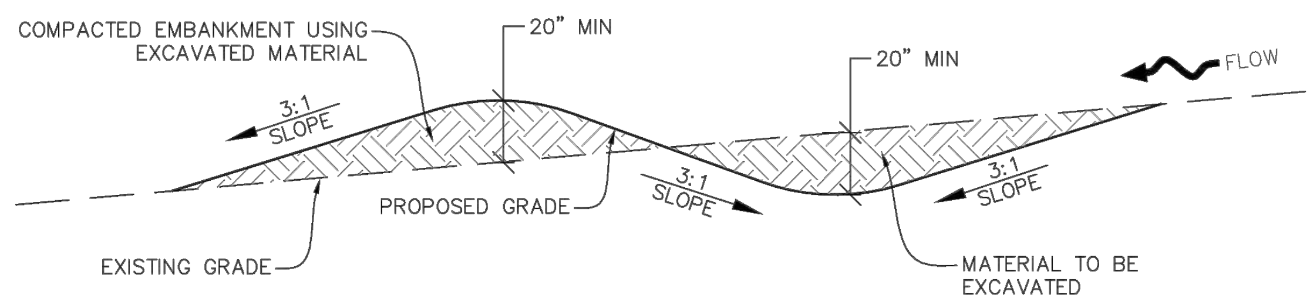

NOTE:
DITCH LINING THICKNESS HAS BEEN EXAGGERATED FOR CLARITY.
COMPACTED EMBANKMENT USING EXCAVATED MATERIAL
20" MIN
20" MIN
FLOW
3:1 SLOPE
3:1 SLOPE
3:1 SLOPE
PROPOSED GRADE
EXISTING GRADE
DIVERSION DITCH LINING SEE DETAIL ECB
MATERIAL TO BE EXCAVATED

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

DIVERSION DITCH SECTION LINED CHANNEL


COMPACTED EMBANKMENT USING EXCAVATED MATERIAL
20" MIN
20" MIN
FLOW
3:1 SLOPE
3:1 SLOPE
3:1 SLOPE
PROPOSED GRADE
EXISTING GRADE
MATERIAL TO BE EXCAVATED

DIVERSION DITCH SECTION UNLINED CHANNEL

DD

DIVERSION DITCH

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

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DIVERSION DITCH INSTALLATION NOTES

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

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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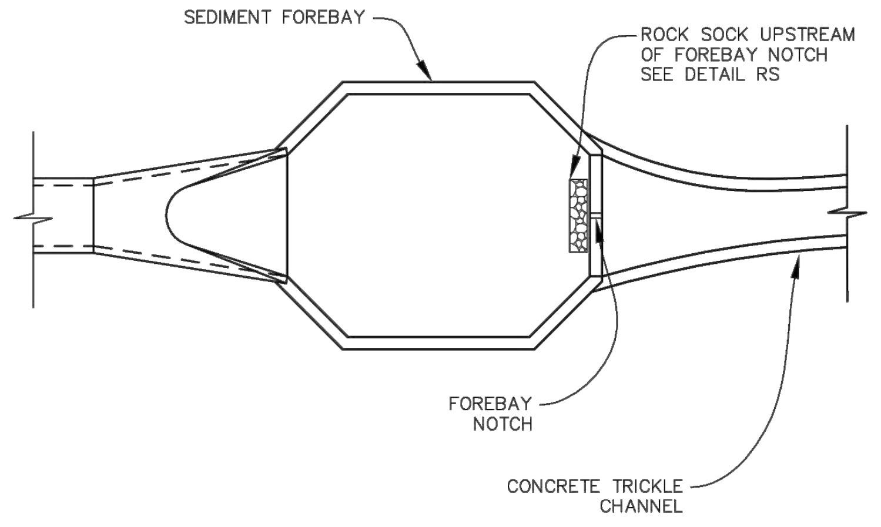
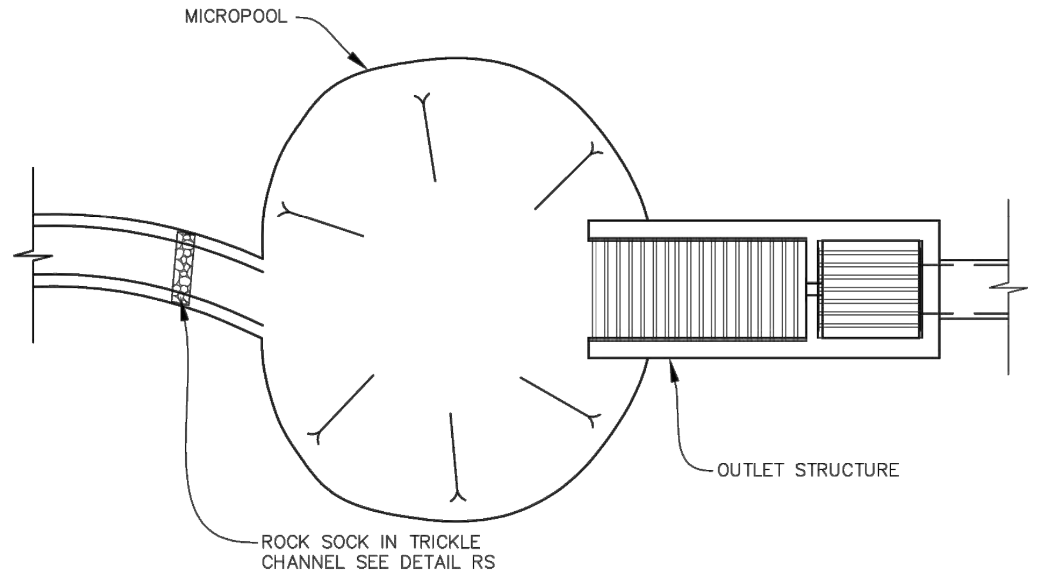

SEDIMENT FOREBAY
ROCK SOCK UPSTREAM OF FOREBAY NOTCH SEE DETAIL RS
FOREBAY NOTCH
CONCRETE TRICKLE CHANNEL

FOREBAY


MICROPOOL
OUTLET STRUCTURE
ROCK SOCK IN TRICKLE CHANNEL SEE DETAIL RS

OUTLET / MICROPOOL

DP

DETENTION POND PROTECTION

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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DETENTION POND PROTECTION INSTALLATION NOTES

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

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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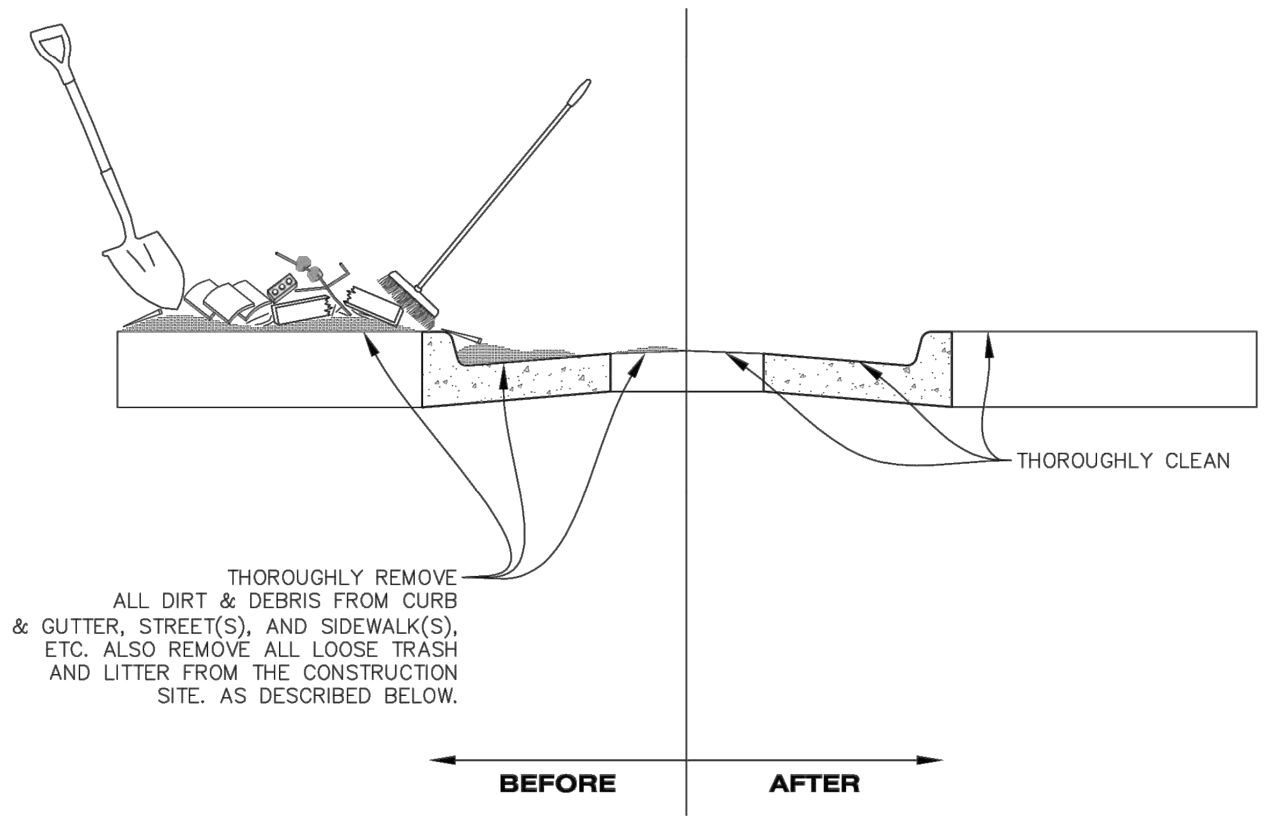
THOROUGHLY CLEAN
THOROUGHLY REMOVE ALL DIRT & DEBRIS FROM CURB & GUTTER, STREET(S), AND SIDEWALK(S), ETC. ALSO REMOVE ALL LOOSE TRASH AND LITTER FROM THE CONSTRUCTION SITE. AS DESCRIBED BELOW.
BEFORE
AFTER

NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY. FURTHERMORE, ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

DTC

DEBRIS AND TRASH CONTROL

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CONSTRUCTION BEST MANAGEMENT PRACTICES

DTC
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DEBRIS CONTROL NOTES:

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

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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DATE 9/10/2021
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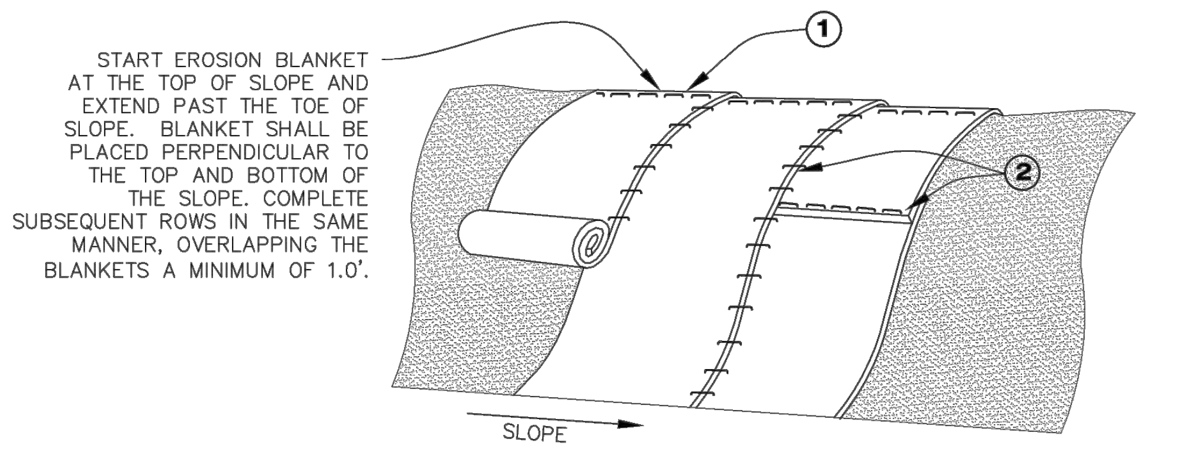
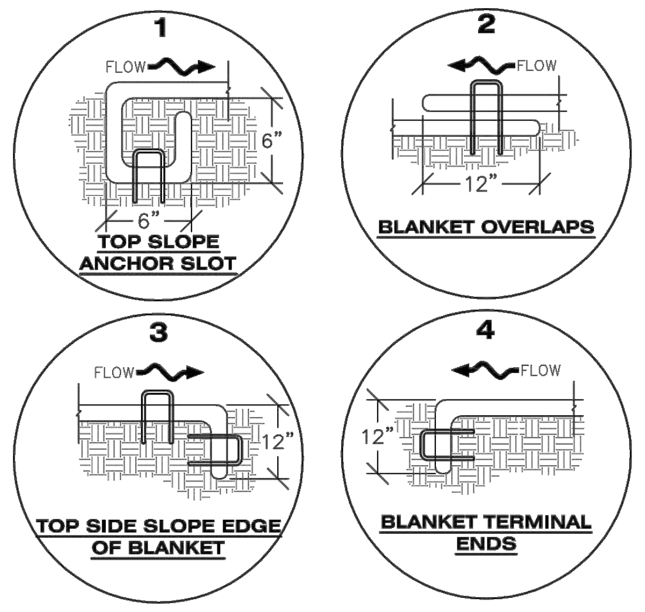
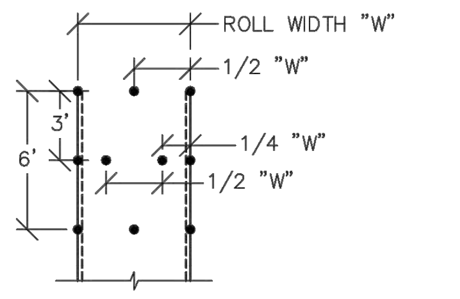

START EROSION BLANKET AT THE TOP OF SLOPE AND EXTEND PAST THE TOE OF SLOPE. BLANKET SHALL BE PLACED PERPENDICULAR TO THE TOP AND BOTTOM OF THE SLOPE. COMPLETE SUBSEQUENT ROWS IN THE SAME MANNER, OVERLAPPING THE BLANKETS A MINIMUM OF 1.0'.
①
②
SLOPE


1
FLOW
6"
6"
TOP SLOPE ANCHOR SLOT
2
FLOW
12"
BLANKET OVERLAPS
3
FLOW
12"
TOP SIDE SLOPE EDGE OF BLANKET
4
FLOW
12"
BLANKET TERMINAL ENDS


ROLL WIDTH "W"
1/2 "W"
3'
6'
1/4 "W"
1/2 "W"

STAPLE PATTERN

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

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

ECB EROSION CONTROL BLANKET (SLOPE)

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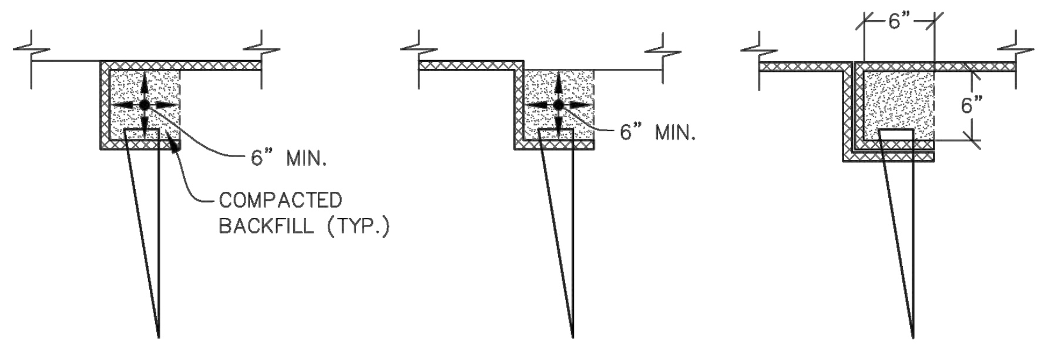
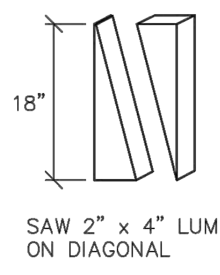

6" MIN.
COMPACTED BACKFILL (TYP.)
6" MIN.
6"
6"

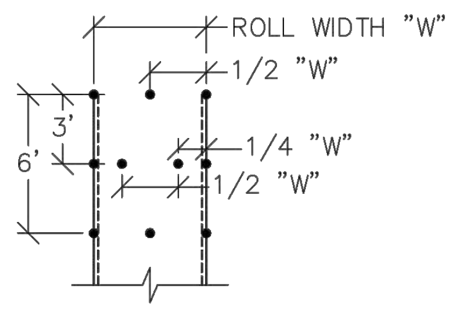
TOE OF SLOPE ANCHOR TRENCH

TOP OF SLOPE ANCHOR TRENCH

JOINT ANCHOR TRENCH
USED TO JOIN BLANKETS TOGETHER (LONGITUDINAL)


18"
SAW 2" x 4" LUMBER ON DIAGONAL

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


ROLL WIDTH "W"
1/2 "W"
3'
6'
1/4 "W"
1/2 "W"

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

STAKING PATTERN

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

ECB EROSION CONTROL BLANKET (CHANNEL)

Town of Parker COLORADO
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CONSTRUCTION BEST MANAGEMENT PRACTICES
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Oct. 2013

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EROSION CONTROL BLANKET INSTALLATION NOTES

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

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

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

Town of Parker COLORADO
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AREA INLET PROTECTION INSTALLATION NOTES

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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

Town of Parker COLORADO
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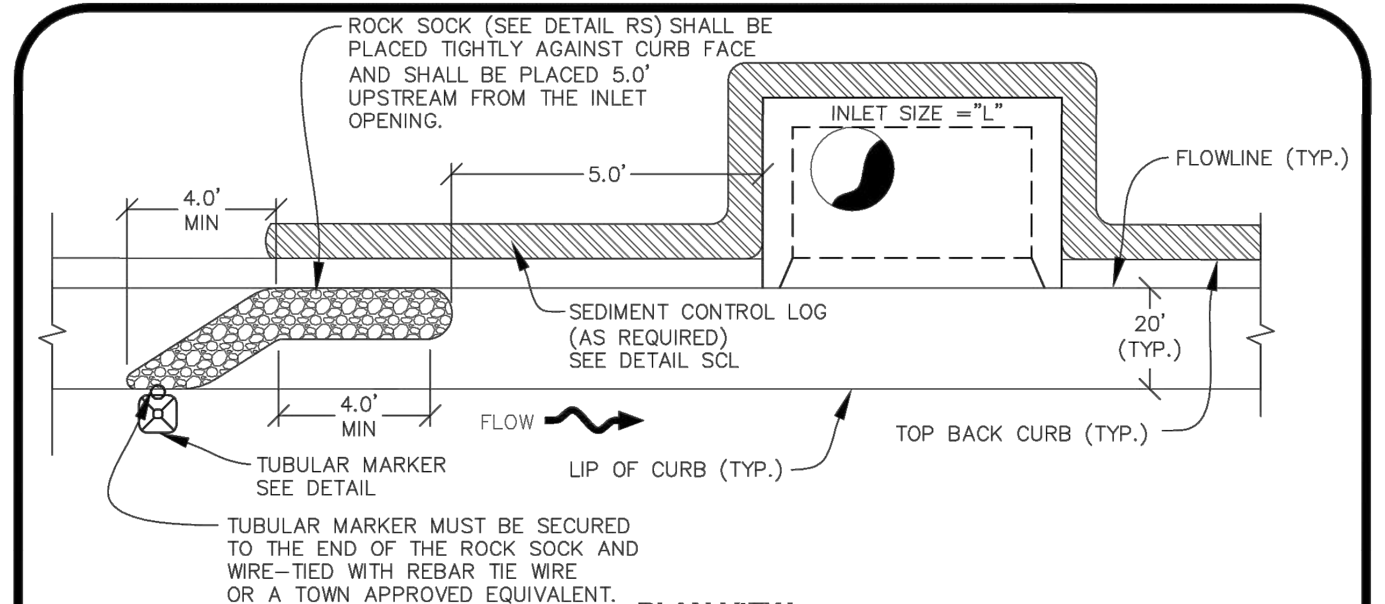
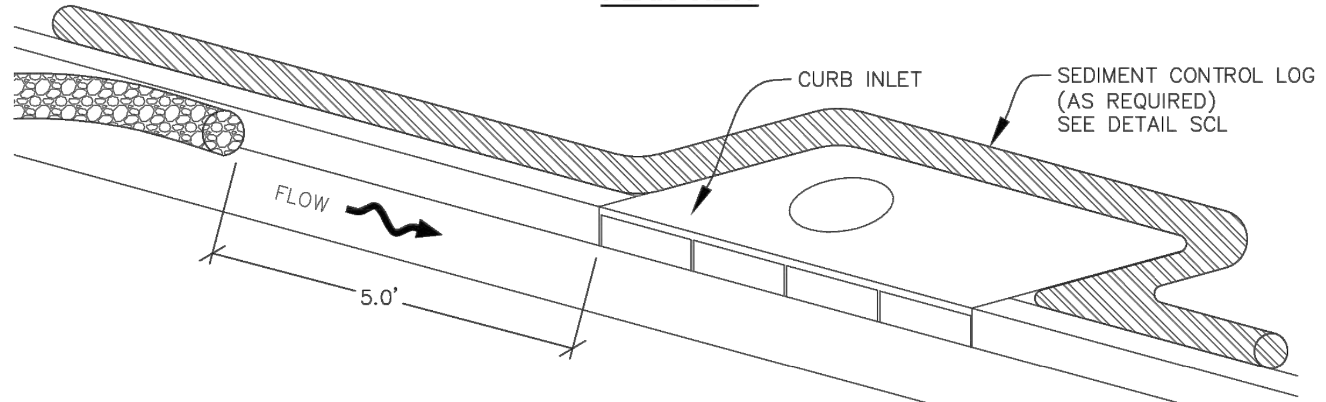
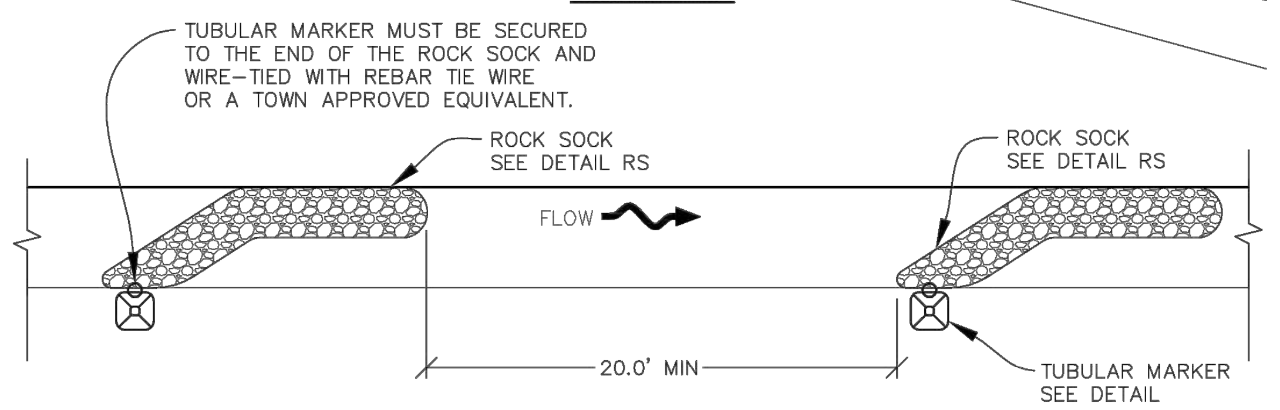

ROCK SOCK (SEE DETAIL RS) SHALL BE PLACED TIGHTLY AGAINST CURB FACE AND SHALL BE PLACED 5.0' UPSTREAM FROM THE INLET OPENING.
INLET SIZE ="L"
5.0'
FLOWLINE (TYP.)
4.0' MIN
SEDIMENT CONTROL LOG (AS REQUIRED) SEE DETAIL SCL
20' (TYP.)
4.0' MIN
FLOW
TOP BACK CURB (TYP.)
TUBULAR MARKER SEE DETAIL
LIP OF CURB (TYP.)
TUBULAR MARKER MUST BE SECURED TO THE END OF THE ROCK SOCK AND WIRE–TIED WITH REBAR TIE WIRE OR A TOWN APPROVED EQUIVALENT.

PLAN VIEW


CURB INLET
SEDIMENT CONTROL LOG (AS REQUIRED) SEE DETAIL SCL
FLOW
5.0'

ISOMETRIC


TUBULAR MARKER MUST BE SECURED TO THE END OF THE ROCK SOCK AND WIRE–TIED WITH REBAR TIE WIRE OR A TOWN APPROVED EQUIVALENT.
ROCK SOCK SEE DETAIL RS
FLOW
ROCK SOCK SEE DETAIL RS
20.0' MIN
TUBULAR MARKER SEE DETAIL

PLAN VIEW FOR MULTIPLE ROCK SOCKS

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

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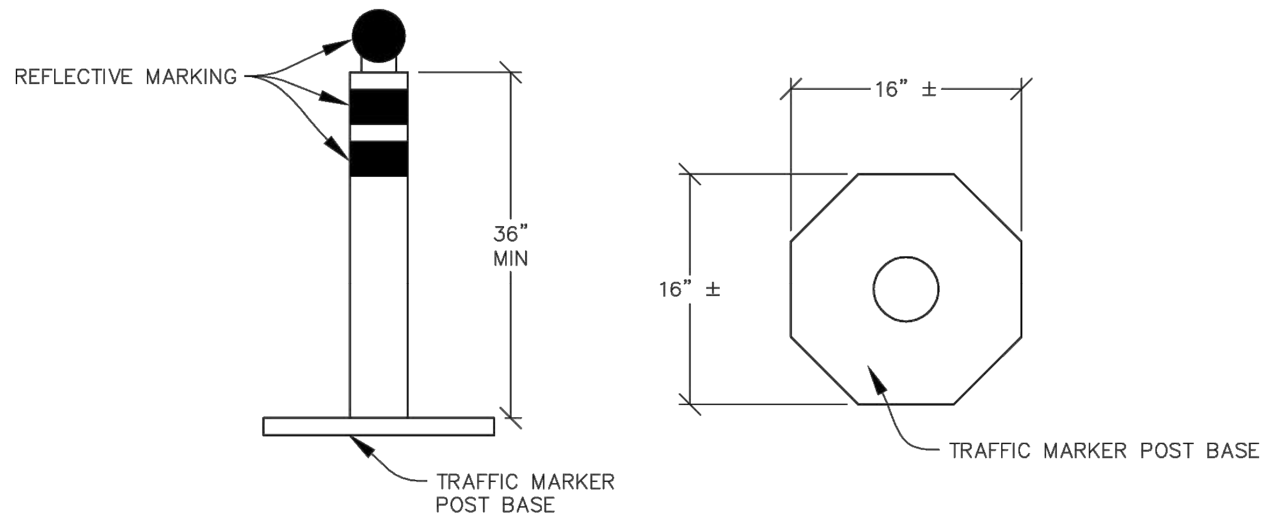
REFLECTIVE MARKING
36" MIN
TRAFFIC MARKER POST BASE
16" ±
16" ±
TRAFFIC MARKER POST BASE

ELEVATION

BASE

TUBULAR TRAFFIC MARKER DETAIL

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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.

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

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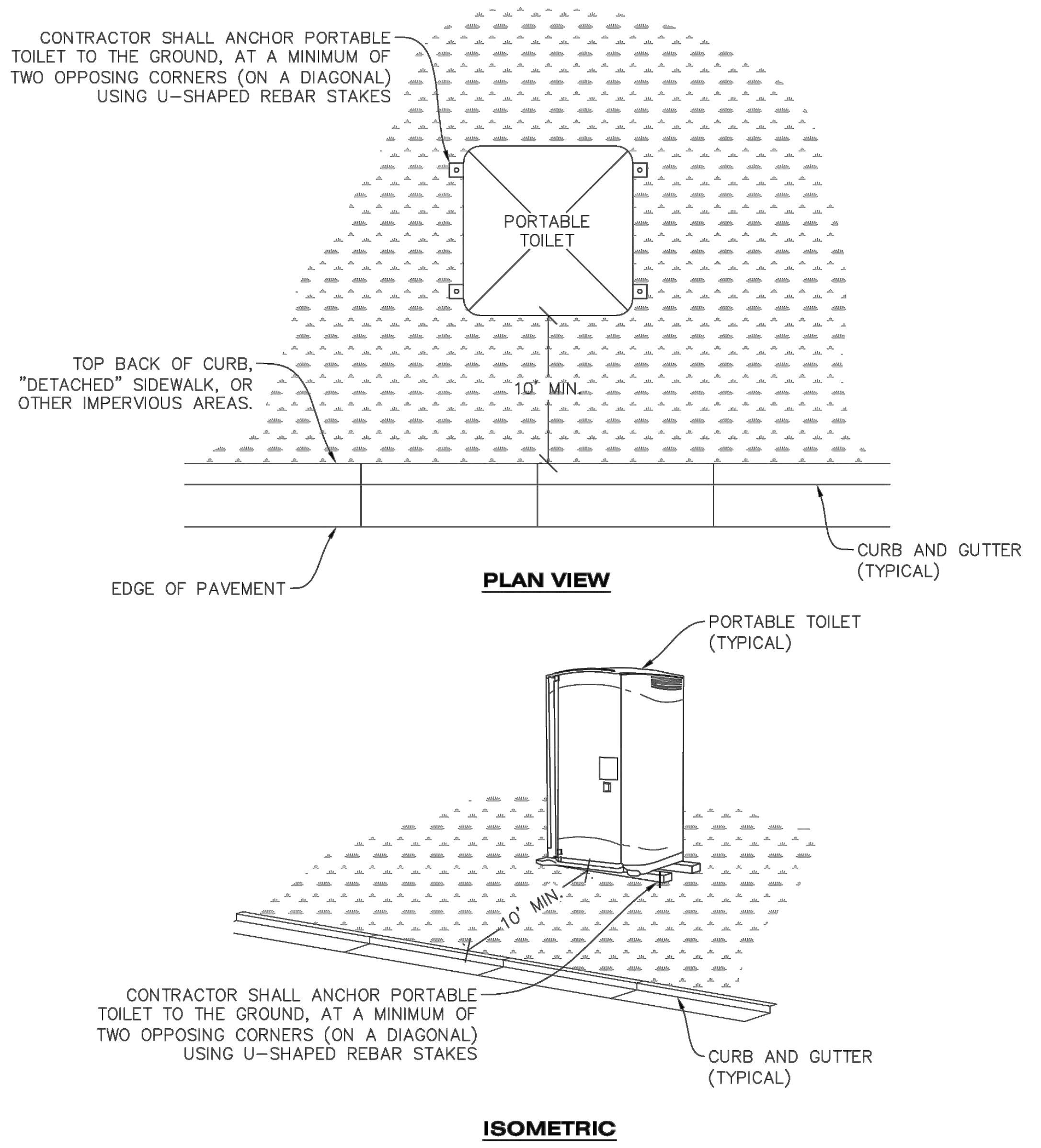
CONTRACTOR SHALL ANCHOR PORTABLE TOILET TO THE GROUND, AT A MINIMUM OF TWO OPPOSING CORNERS (ON A DIAGONAL) USING U–SHAPED REBAR STAKES
PORTABLE TOILET
TOP BACK OF CURB, "DETACHED" SIDEWALK, OR OTHER IMPERVIOUS AREAS.
10' MIN.
EDGE OF PAVEMENT
CURB AND GUTTER (TYPICAL)
PLAN VIEW
PORTABLE TOILET (TYPICAL)
10' MIN.
CONTRACTOR SHALL ANCHOR PORTABLE TOILET TO THE GROUND, AT A MINIMUM OF TWO OPPOSING CORNERS (ON A DIAGONAL) USING U–SHAPED REBAR STAKES
CURB AND GUTTER (TYPICAL)
ISOMETRIC

PTP **PORTABLE TOILET PROTECTION**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
PTP
1 OF 2
Oct. 2013

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PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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

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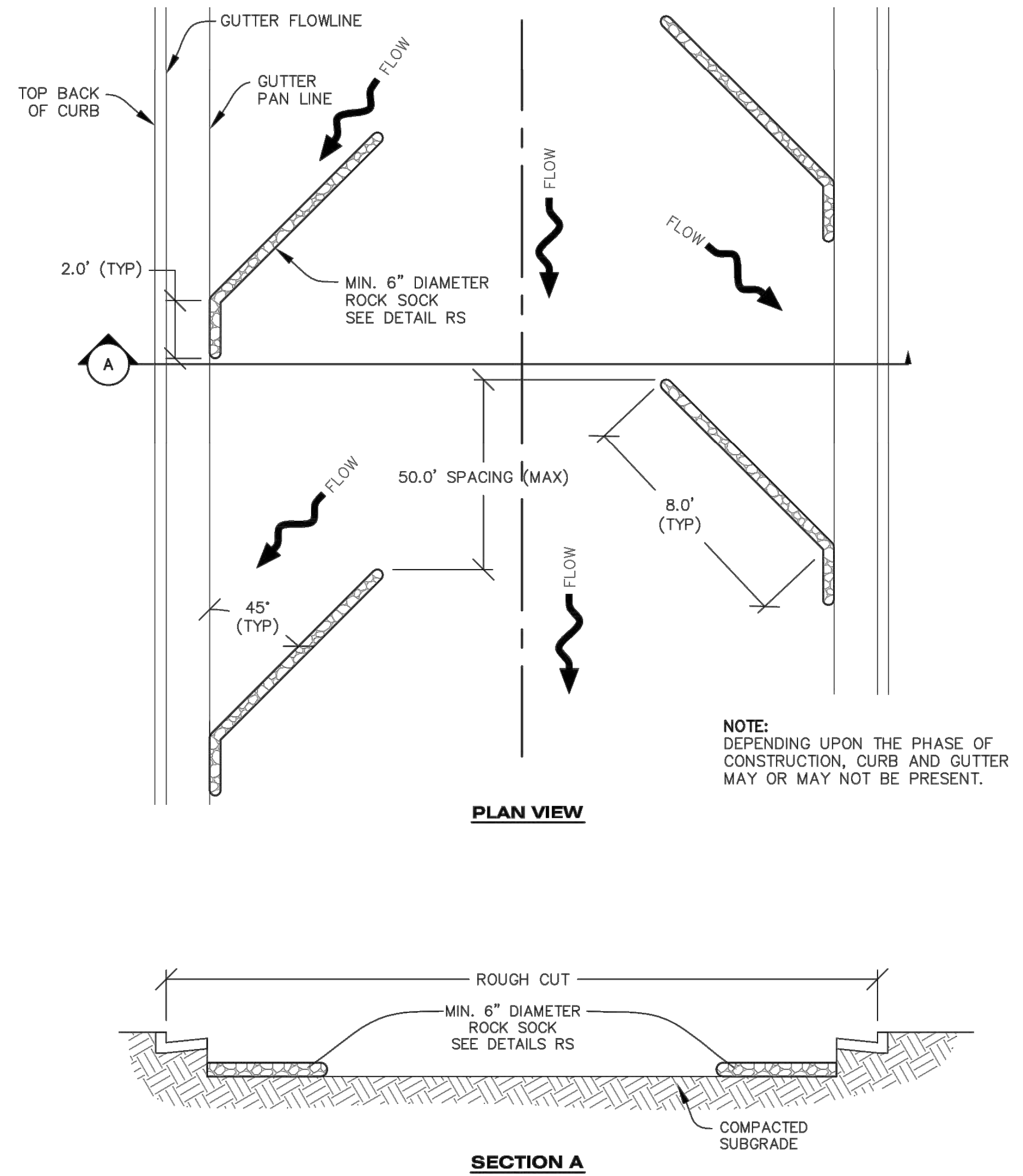
GUTTER FLOWLINE
TOP BACK OF CURB
GUTTER PAN LINE
FLOW
FLOW
FLOW
FLOW
FLOW
2.0' (TYP)
MIN. 6" DIAMETER ROCK SOCK SEE DETAIL RS
A
50.0' SPACING (MAX)
8.0' (TYP)
45° (TYP)
PLAN VIEW
ROUGH CUT
MIN. 6" DIAMETER ROCK SOCK SEE DETAILS RS
COMPACTED SUBGRADE
SECTION A

NOTE:
DEPENDING UPON THE PHASE OF CONSTRUCTION, CURB AND GUTTER MAY OR MAY NOT BE PRESENT.

RCSC **ROUGH CUT STREET CONTROL**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
RCSC
1 OF 2
Oct. 2013

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ROUGH CUT STREET CONTROL INSTALLATION NOTES

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

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB–GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.

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

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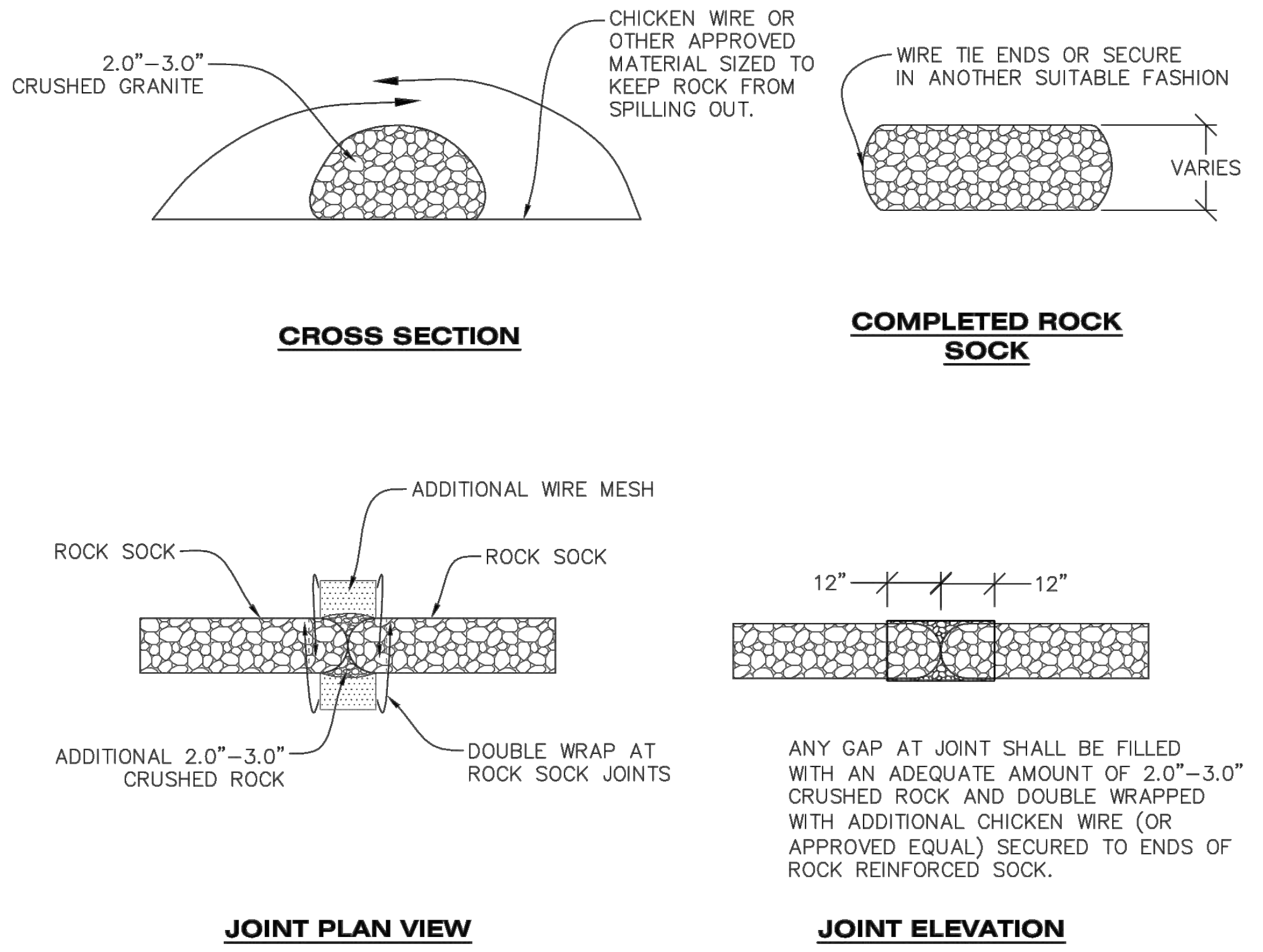
2.0"–3.0" CRUSHED GRANITE
CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
CROSS SECTION
WIRE TIE ENDS OR SECURE IN ANOTHER SUITABLE FASHION
VARIES
COMPLETED ROCK SOCK
ADDITIONAL WIRE MESH
ROCK SOCK
ROCK SOCK
ADDITIONAL 2.0"–3.0" CRUSHED ROCK
DOUBLE WRAP AT ROCK SOCK JOINTS
JOINT PLAN VIEW
12"
12"
JOINT ELEVATION

ANY GAP AT JOINT SHALL BE FILLED WITH AN ADEQUATE AMOUNT OF 2.0"–3.0" CRUSHED ROCK AND DOUBLE WRAPPED WITH ADDITIONAL CHICKEN WIRE (OR APPROVED EQUAL) SECURED TO ENDS OF ROCK REINFORCED SOCK.

RS **ROCK SOCK**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
RS
1 OF 2
Oct. 2013

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

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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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CENTURY *Living*

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

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

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.7
18

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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.

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOG
3 OF 3
Oct. 2013

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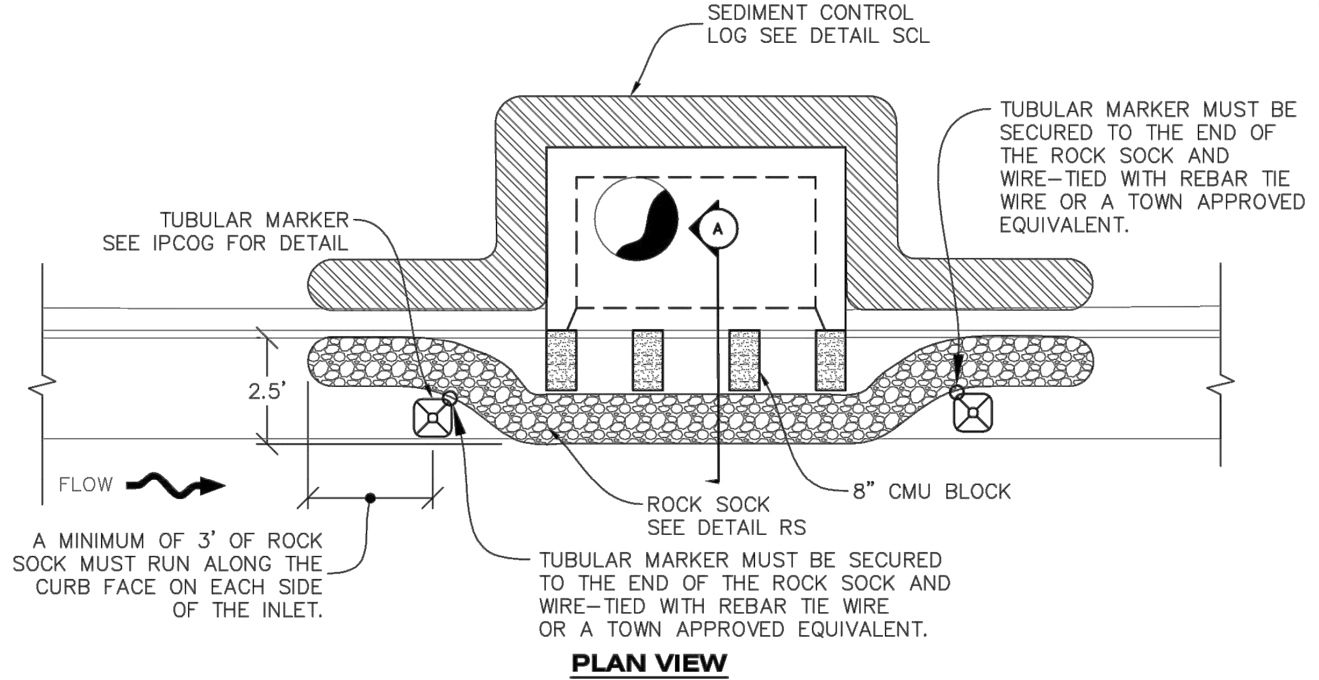
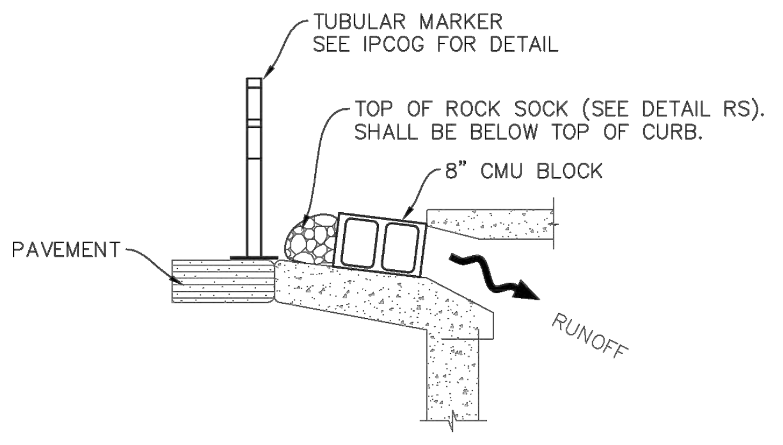

SEDIMENT CONTROL LOG SEE DETAIL SCL
TUBULAR MARKER MUST BE SECURED TO THE END OF THE ROCK SOCK AND WIRE–TIED WITH REBAR TIE WIRE OR A TOWN APPROVED EQUIVALENT.
TUBULAR MARKER SEE IPCOG FOR DETAIL
A
2.5'
FLOW
A MINIMUM OF 3' OF ROCK SOCK MUST RUN ALONG THE CURB FACE ON EACH SIDE OF THE INLET.
ROCK SOCK SEE DETAIL RS
8" CMU BLOCK
TUBULAR MARKER MUST BE SECURED TO THE END OF THE ROCK SOCK AND WIRE–TIED WITH REBAR TIE WIRE OR A TOWN APPROVED EQUIVALENT.

PLAN VIEW


TUBULAR MARKER SEE IPCOG FOR DETAIL
TOP OF ROCK SOCK (SEE DETAIL RS). SHALL BE BELOW TOP OF CURB.
8" CMU BLOCK
PAVEMENT
RUNOFF

SECTION A

IPCOS INLET PROTECTION, CURB ON SUMP, TYPE R INLET

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOS
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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.

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

IPCOS
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Oct. 2013

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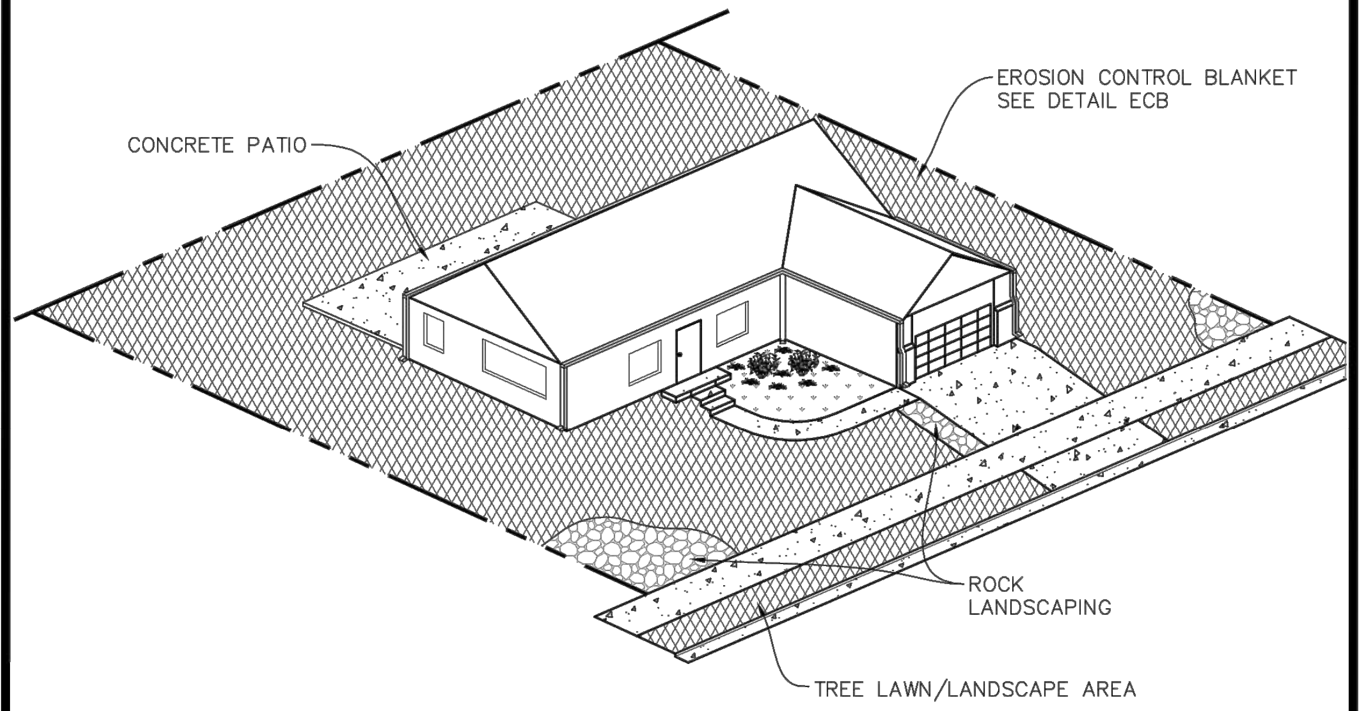

LP LOT PROTECTION

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LP
1 OF 2
Oct. 2013

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EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

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

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

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

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

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

LP
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Oct. 2013

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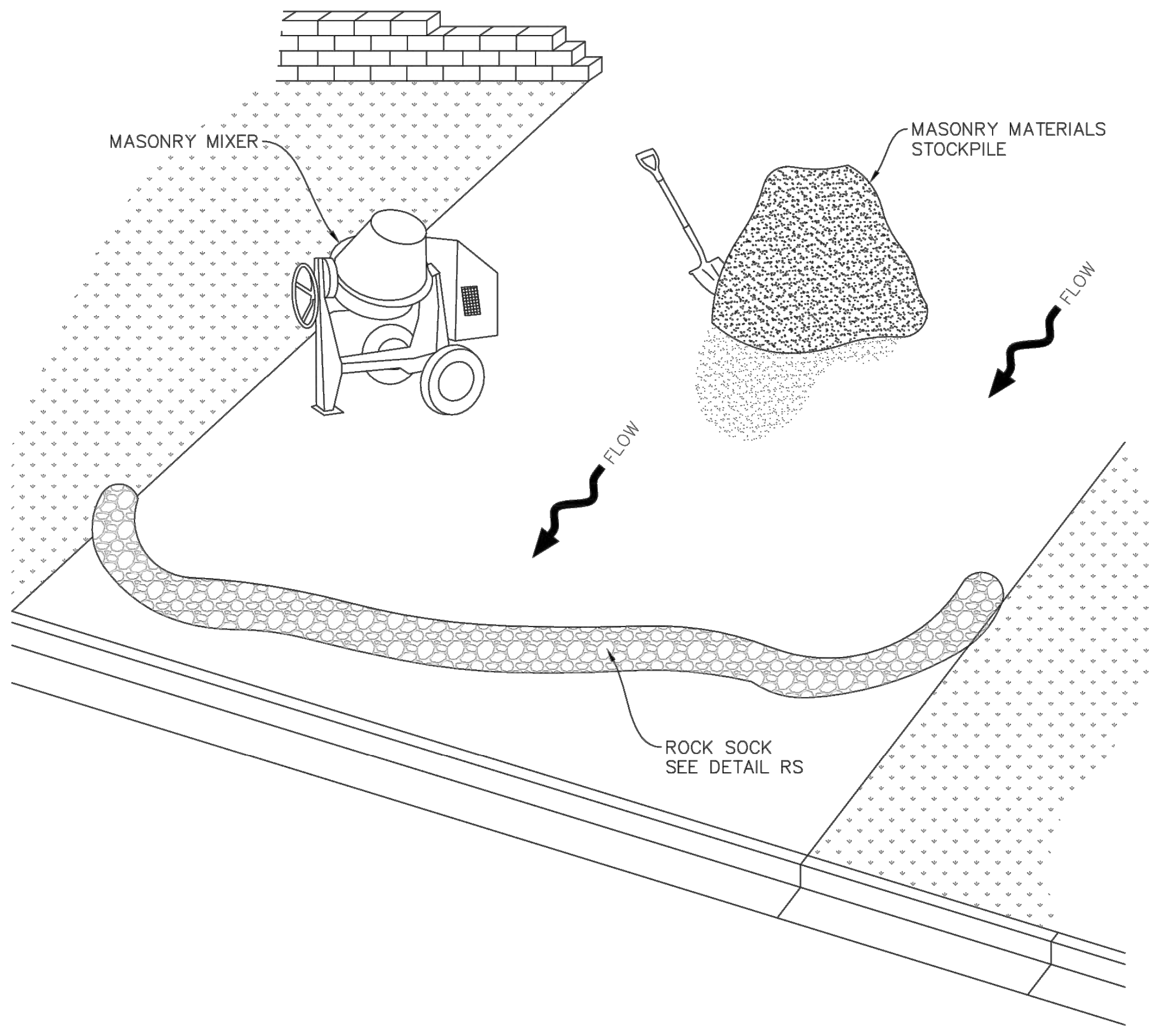

MWP MASONRY WORK PROTECTION

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

MWP
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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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

CMBP DETAILS

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.8
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ROCK SOCK INSTALLATION NOTES

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

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
RS
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Oct. 2013

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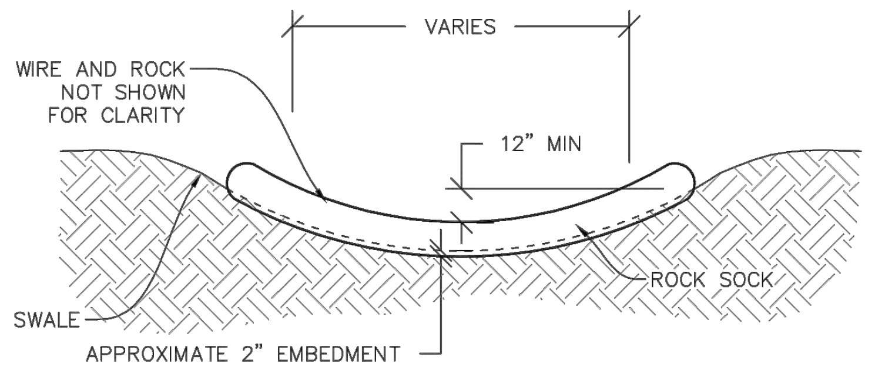
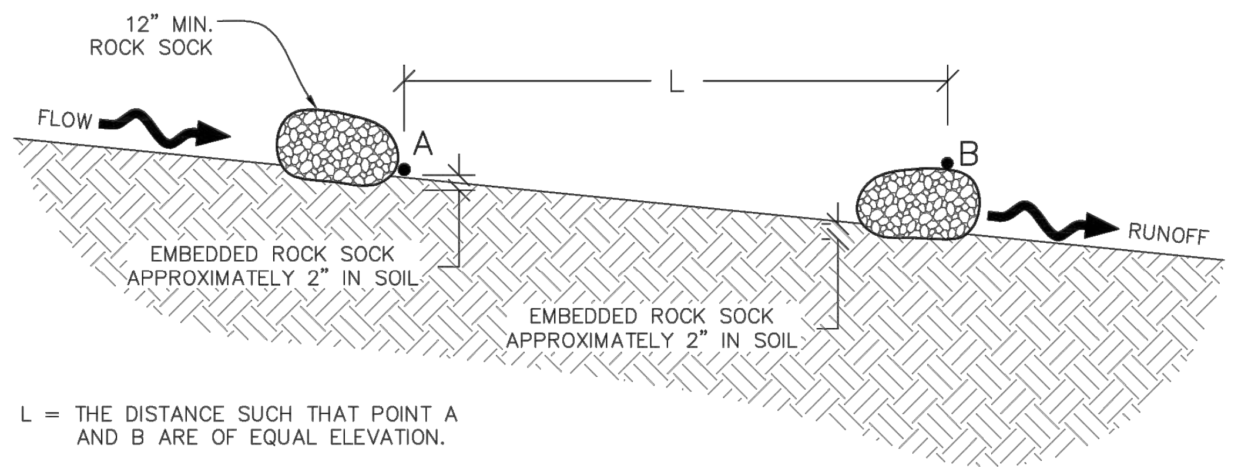

VARIES
WIRE AND ROCK NOT SHOWN FOR CLARITY
12" MIN
ROCK SOCK
SWALE
APPROXIMATE 2" EMBEDMENT

SWALE ELEVATION


12" MIN. ROCK SOCK
L
FLOW
A
B
RUNOFF
EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL
EMBEDDED ROCK SOCK APPROXIMATELY 2" IN SOIL

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

SWALE SPACING

RSS **ROCK SOCK IN SWALE**

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

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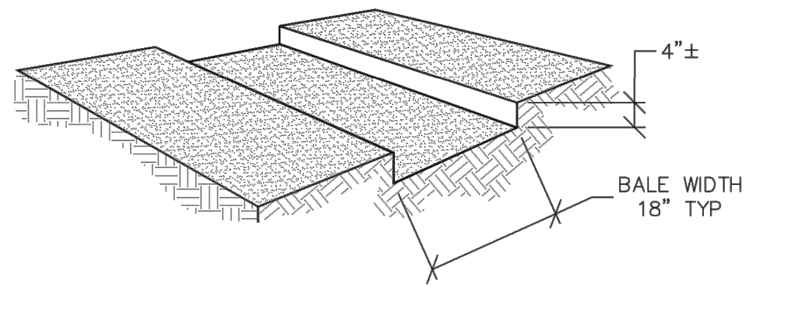
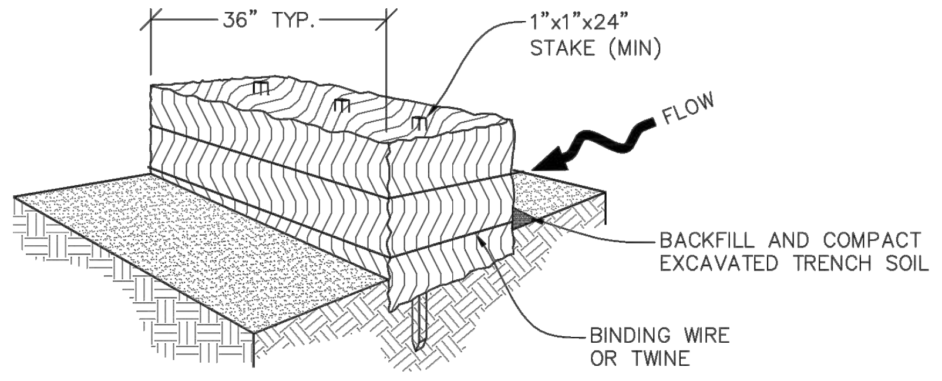
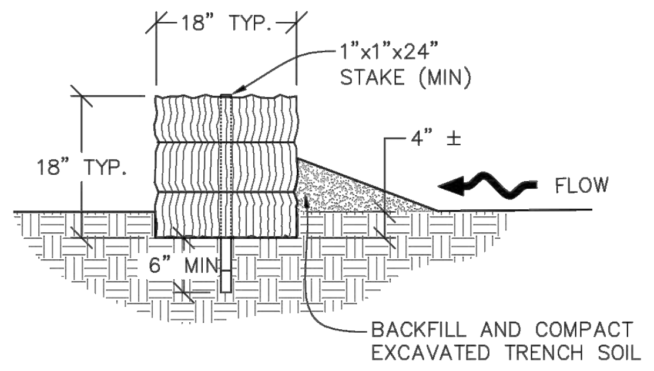

4"±
BALE WIDTH 18" TYP

TRENCH EXCAVATION


36" TYP.
1"x1"x24" STAKE (MIN)
FLOW
BACKFILL AND COMPACT EXCAVATED TRENCH SOIL
BINDING WIRE OR TWINE

STRAW BALE INSTALLATION


18" TYP.
1"x1"x24" STAKE (MIN)
18" TYP.
4" ±
FLOW
6" MIN
BACKFILL AND COMPACT EXCAVATED TRENCH SOIL

SECTION

SB **STRAW BALE**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SB
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Oct. 2013

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

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"X1"X24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SB
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Oct. 2013

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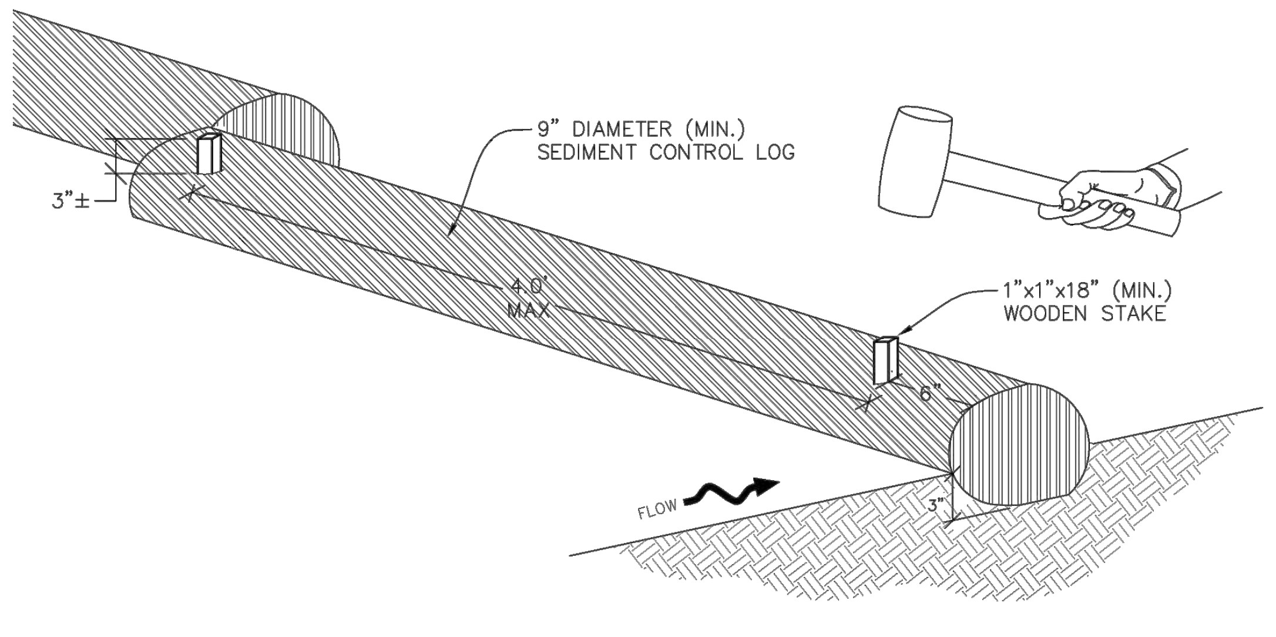
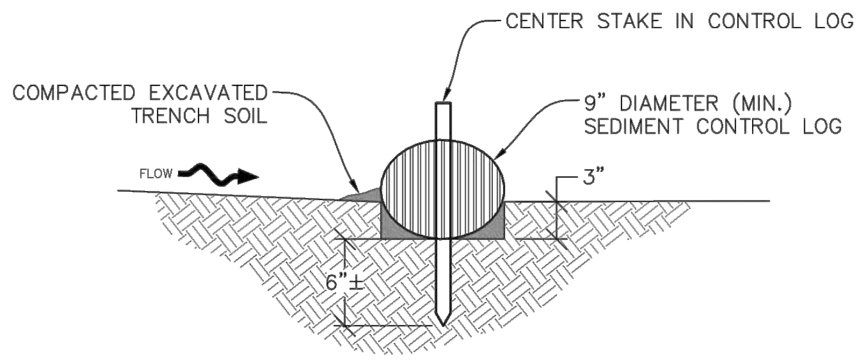

9" DIAMETER (MIN.) SEDIMENT CONTROL LOG
3"±
4.0' MAX
1"x1"x18" (MIN.) WOODEN STAKE
6"
FLOW
3"


CENTER STAKE IN CONTROL LOG
COMPACTED EXCAVATED TRENCH SOIL
9" DIAMETER (MIN.) SEDIMENT CONTROL LOG
FLOW
3"
6"±

SECTION A

SCL **SEDIMENT CONTROL LOG**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
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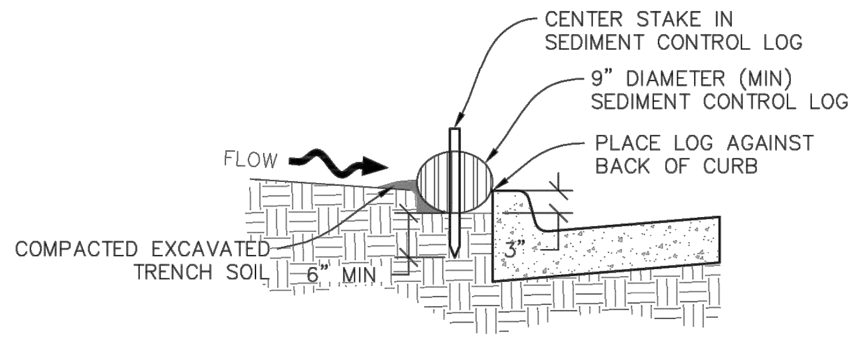
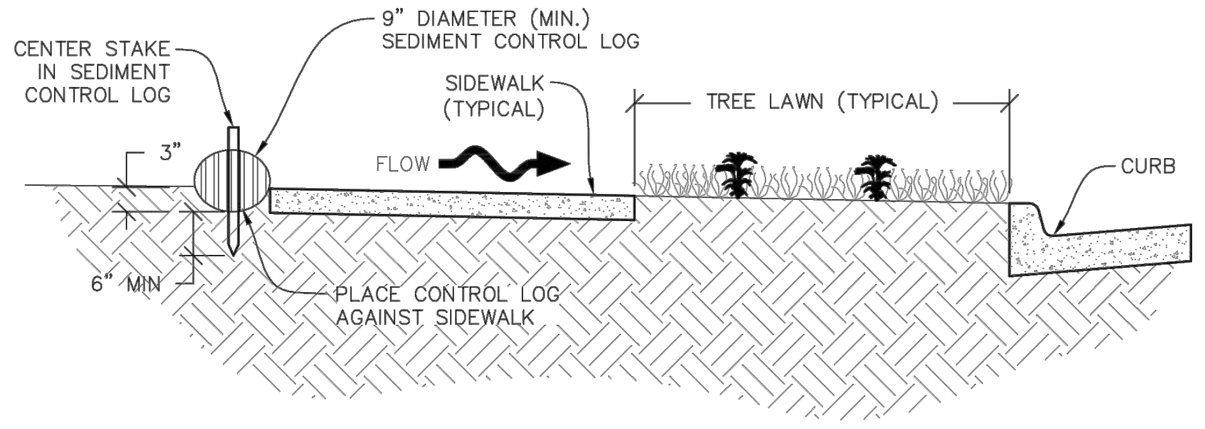
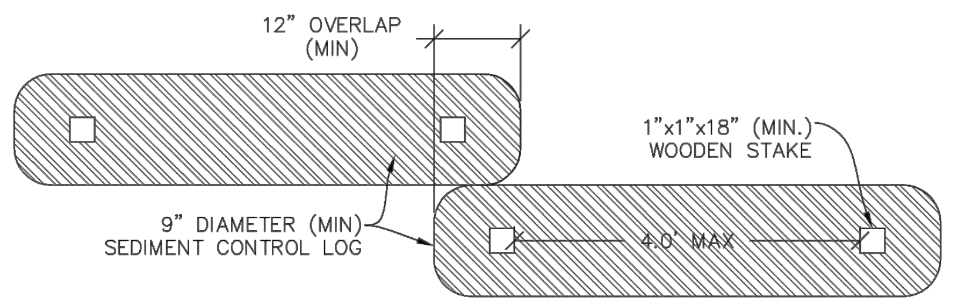

CENTER STAKE IN SEDIMENT CONTROL LOG
9" DIAMETER (MIN) SEDIMENT CONTROL LOG
PLACE LOG AGAINST BACK OF CURB
FLOW
COMPACTED EXCAVATED TRENCH SOIL
6" MIN
3"

SEDIMENT CONTROL LOG AT BACK OF CURB


9" DIAMETER (MIN.) SEDIMENT CONTROL LOG
CENTER STAKE IN SEDIMENT CONTROL LOG
SIDEWALK (TYPICAL)
TREE LAWN (TYPICAL)
3"
FLOW
CURB
6" MIN
PLACE CONTROL LOG AGAINST SIDEWALK

SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN


12" OVERLAP (MIN)
1"x1"x18" (MIN.) WOODEN STAKE
9" DIAMETER (MIN) SEDIMENT CONTROL LOG
4.0' MAX

SEDIMENT CONTROL LOG JOINTS

SCL **SEDIMENT CONTROL LOG**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SCL
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811
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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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CENTURY *Living*

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

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

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.9
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SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF–SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE–SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. All SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP–GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS 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. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SCL
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Oct. 2013

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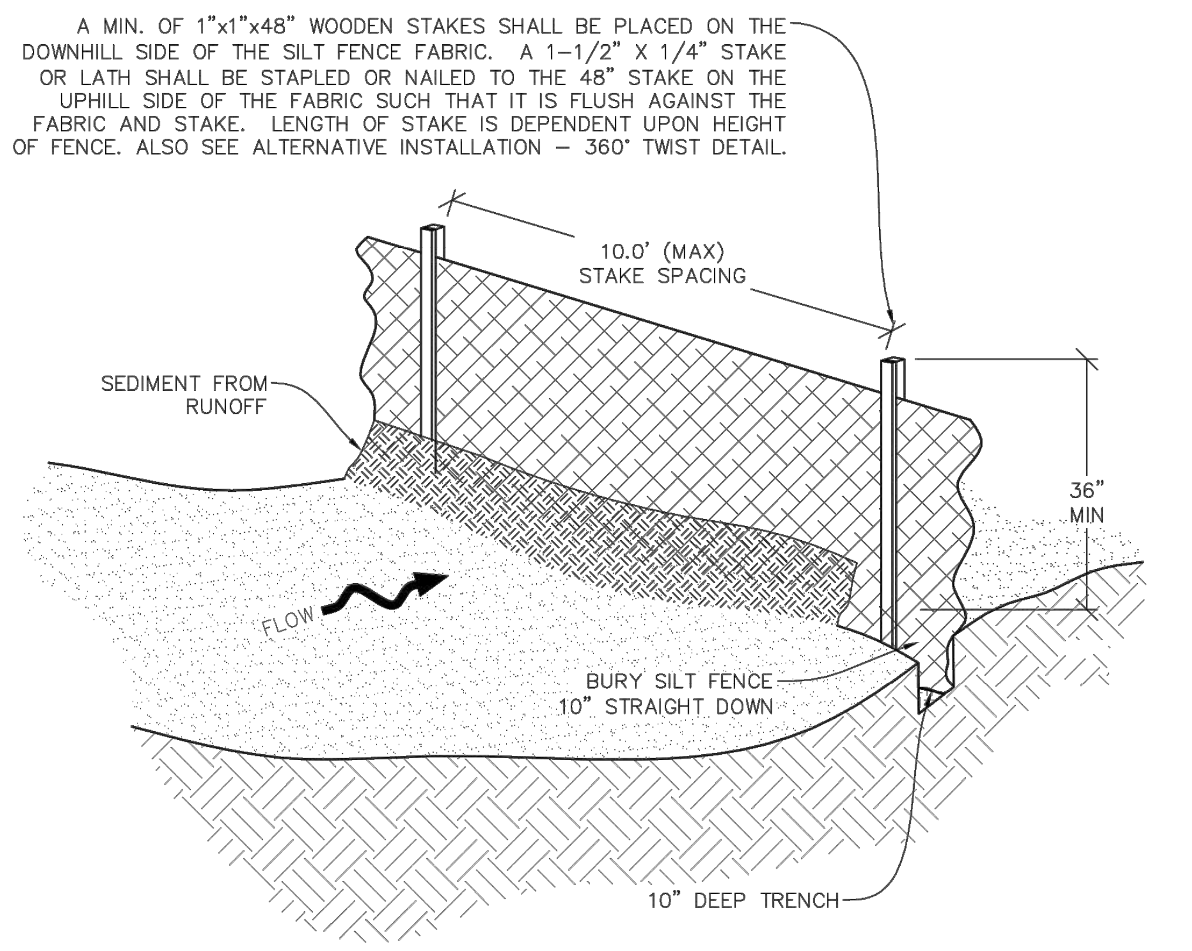
A MIN. OF 1"x1"x48" WOODEN STAKES SHALL BE PLACED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC. A 1–1/2" X 1/4" STAKE OR LATH SHALL BE STAPLED OR NAILED TO THE 48" STAKE ON THE UPHILL SIDE OF THE FABRIC SUCH THAT IT IS FLUSH AGAINST THE FABRIC AND STAKE. LENGTH OF STAKE IS DEPENDENT UPON HEIGHT OF FENCE. ALSO SEE ALTERNATIVE INSTALLATION – 360° TWIST DETAIL.
10.0' (MAX) STAKE SPACING
SEDIMENT FROM RUNOFF
36" MIN
FLOW
BURY SILT FENCE 10" STRAIGHT DOWN
10" DEEP TRENCH

——x——x—— SF **SILT FENCE**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SF
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Oct. 2013

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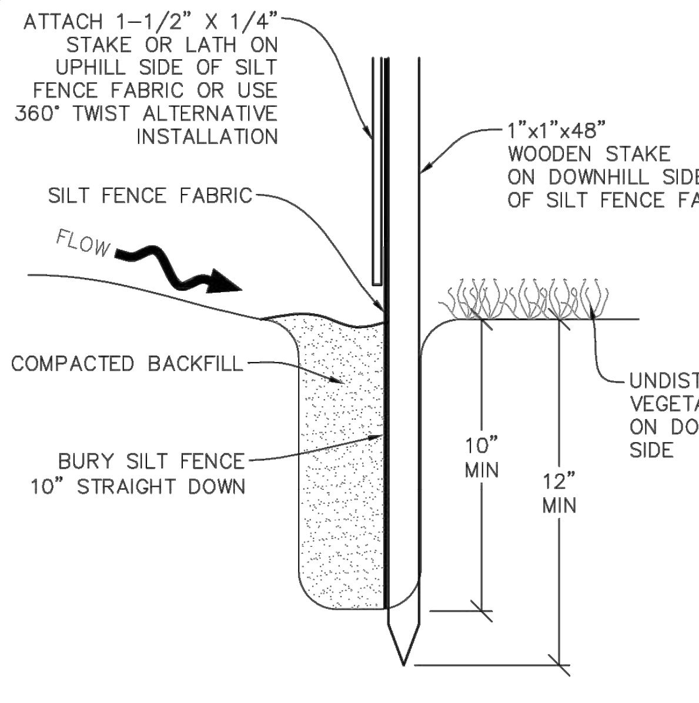
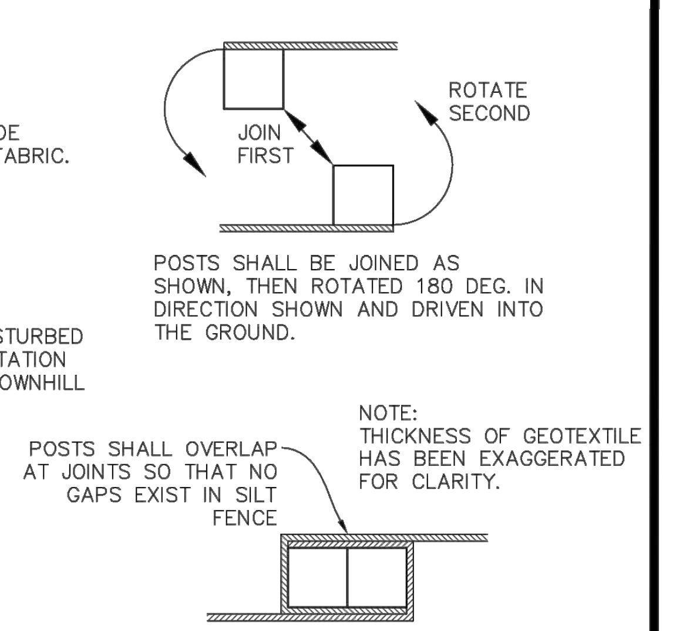
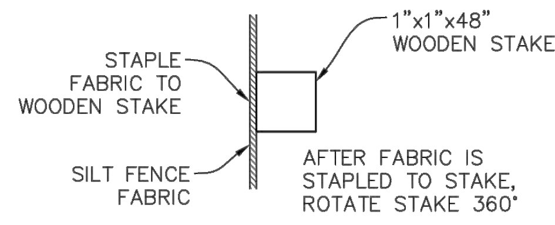

ATTACH 1–1/2" X 1/4" STAKE OR LATH ON UPHILL SIDE OF SILT FENCE FABRIC OR USE 360° TWIST ALTERNATIVE INSTALLATION
1"x1"x48" WOODEN STAKE ON DOWNHILL SIDE OF SILT FENCE FABRIC.
SILT FENCE FABRIC
FLOW
COMPACTED BACKFILL
UNDISTURBED VEGETATION ON DOWNHILL SIDE
BURY SILT FENCE 10" STRAIGHT DOWN
10" MIN
12" MIN

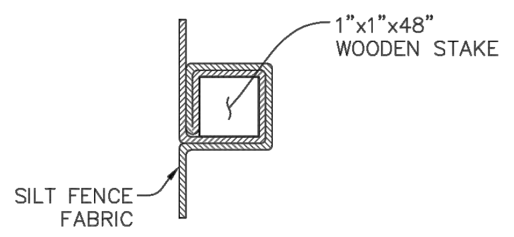
INSTALLATION DETAIL


ROTATE SECOND
JOIN FIRST
POSTS SHALL BE JOINED AS SHOWN, THEN ROTATED 180 DEG. IN DIRECTION SHOWN AND DRIVEN INTO THE GROUND.
NOTE: THICKNESS OF GEOTEXTILE HAS BEEN EXAGGERATED FOR CLARITY.
POSTS SHALL OVERLAP AT JOINTS SO THAT NO GAPS EXIST IN SILT FENCE

JOINT SECTIONS


1"x1"x48" WOODEN STAKE
STAPLE FABRIC TO WOODEN STAKE
SILT FENCE FABRIC
AFTER FABRIC IS STAPLED TO STAKE, ROTATE STAKE 360°

STEP 1



STEP 2

ALTERNATIVE INSTALLATION - 360° TWIST

——x——x—— SF **SILT FENCE**

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SF
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Oct. 2013

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SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP–GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x¼"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SF
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Oct. 2013

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SILT FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE 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. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
SF
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Oct. 2013

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SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH. ROW SPACING SHALL BE NO MORE THAN 6–INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE–HARROWED OR RE–RAKED USING A HARD–TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V–SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

Town of Parker COLORADO
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES
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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

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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

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.10
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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

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC
2 OF 3
Oct. 2013

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TOWN OF PARKER, SEED MIX 1

20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

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

TOWN OF PARKER, SEED MIX 2

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

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

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

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

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

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

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC
3 OF 3
Oct. 2013

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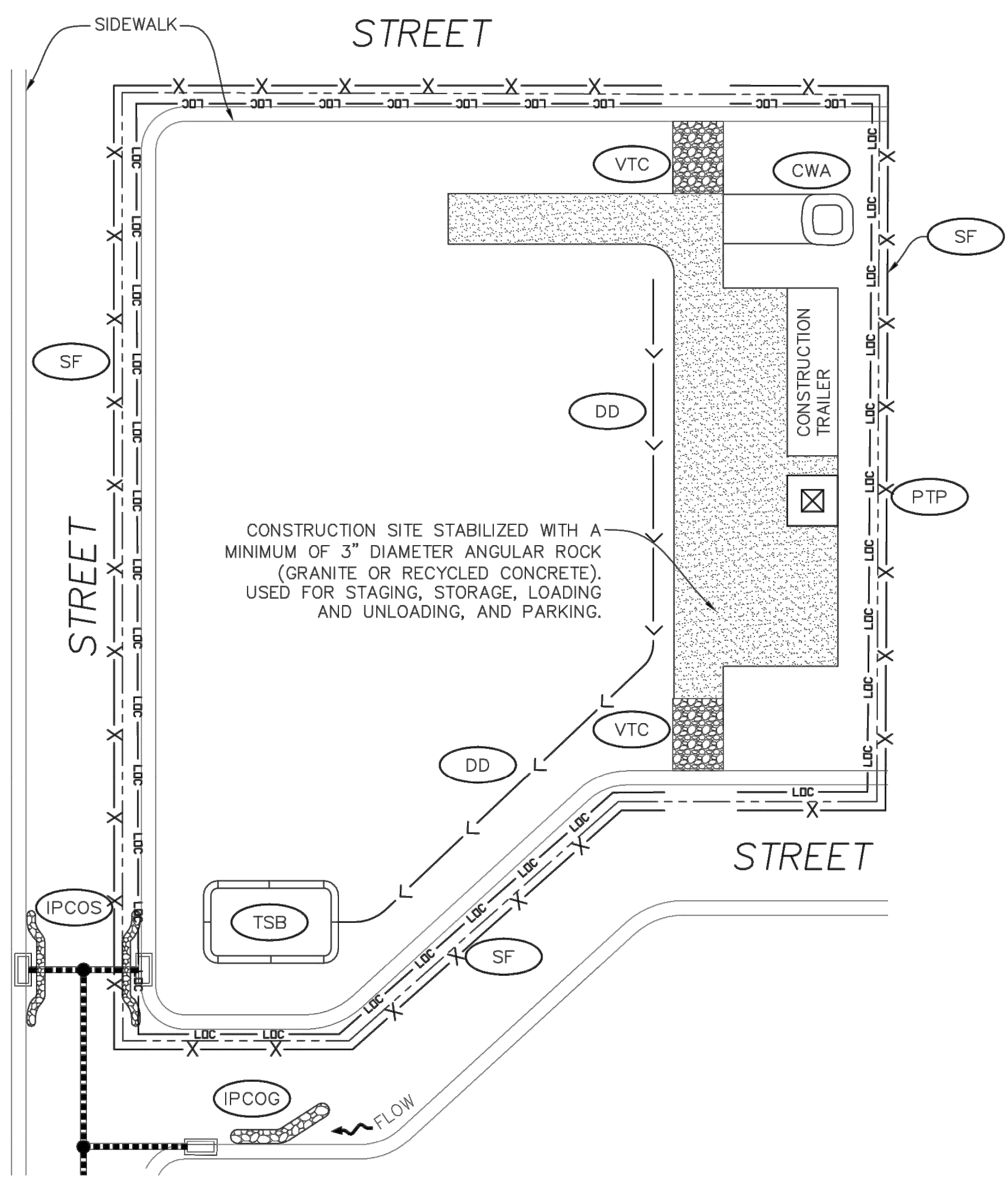

CONSTRUCTION SITE STABILIZED WITH A MINIMUM OF 3" DIAMETER ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE). USED FOR STAGING, STORAGE, LOADING AND UNLOADING, AND PARKING.

SSA **STABILIZED STAGING AREA**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA
1 OF 2
Oct. 2013

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

STABILIZED STAGING AREA INSTALLATION NOTES

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

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SSA
2 OF 2
Oct. 2013

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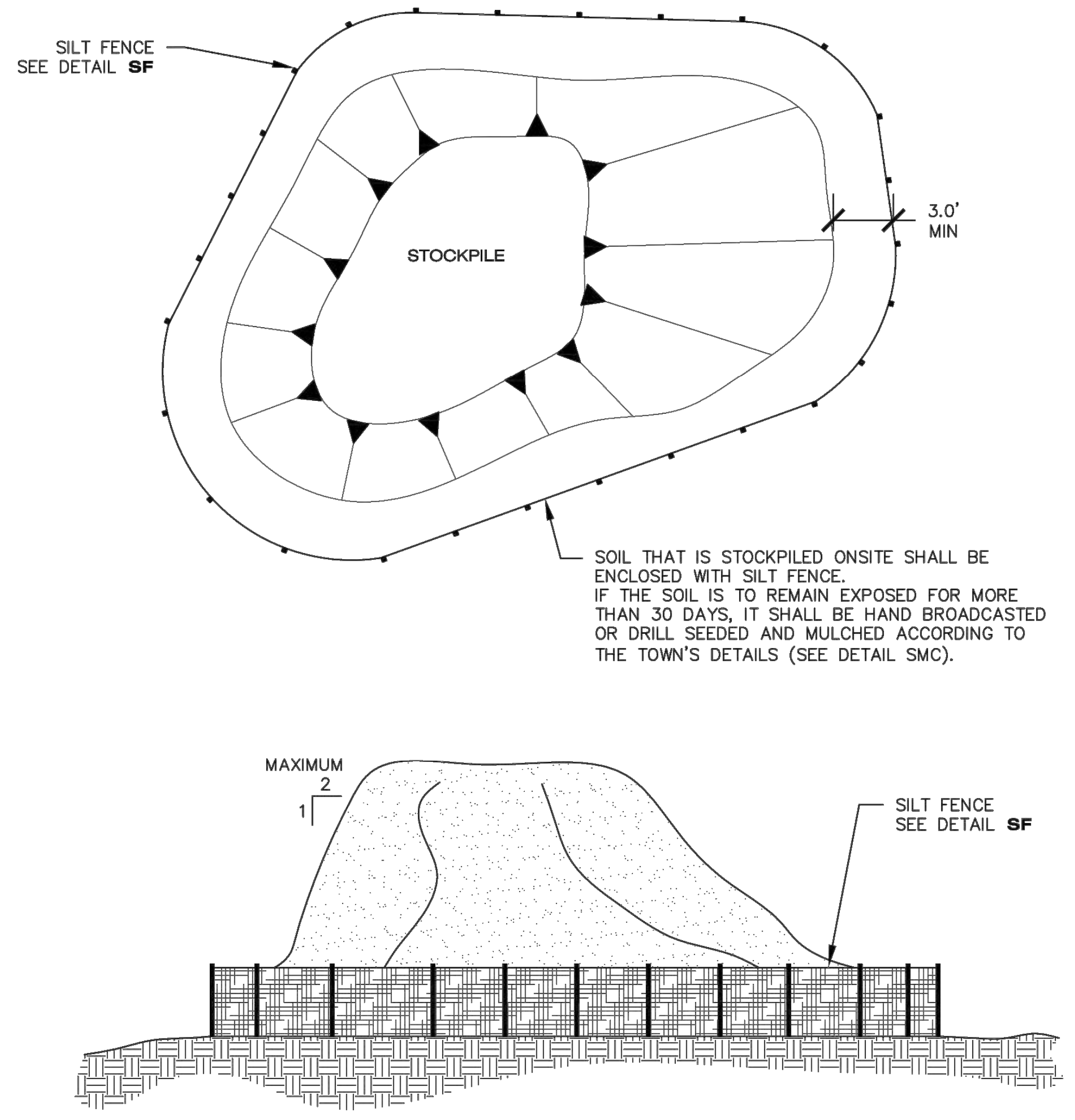

SOIL THAT IS STOCKPILED ONSITE SHALL BE ENCLOSED WITH SILT FENCE.
IF THE SOIL IS TO REMAIN EXPOSED FOR MORE THAN 30 DAYS, IT SHALL BE HAND BROADCASTED OR DRILL SEEDED AND MULCHED ACCORDING TO THE TOWN'S DETAILS (SEE DETAIL SMC).

STOCKPILES SHALL BE LOCATED ONSITE PER THE APPROVED CBMP PLAN.

SP **STOCKPILE PROTECTION**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SP
JUNE 2006

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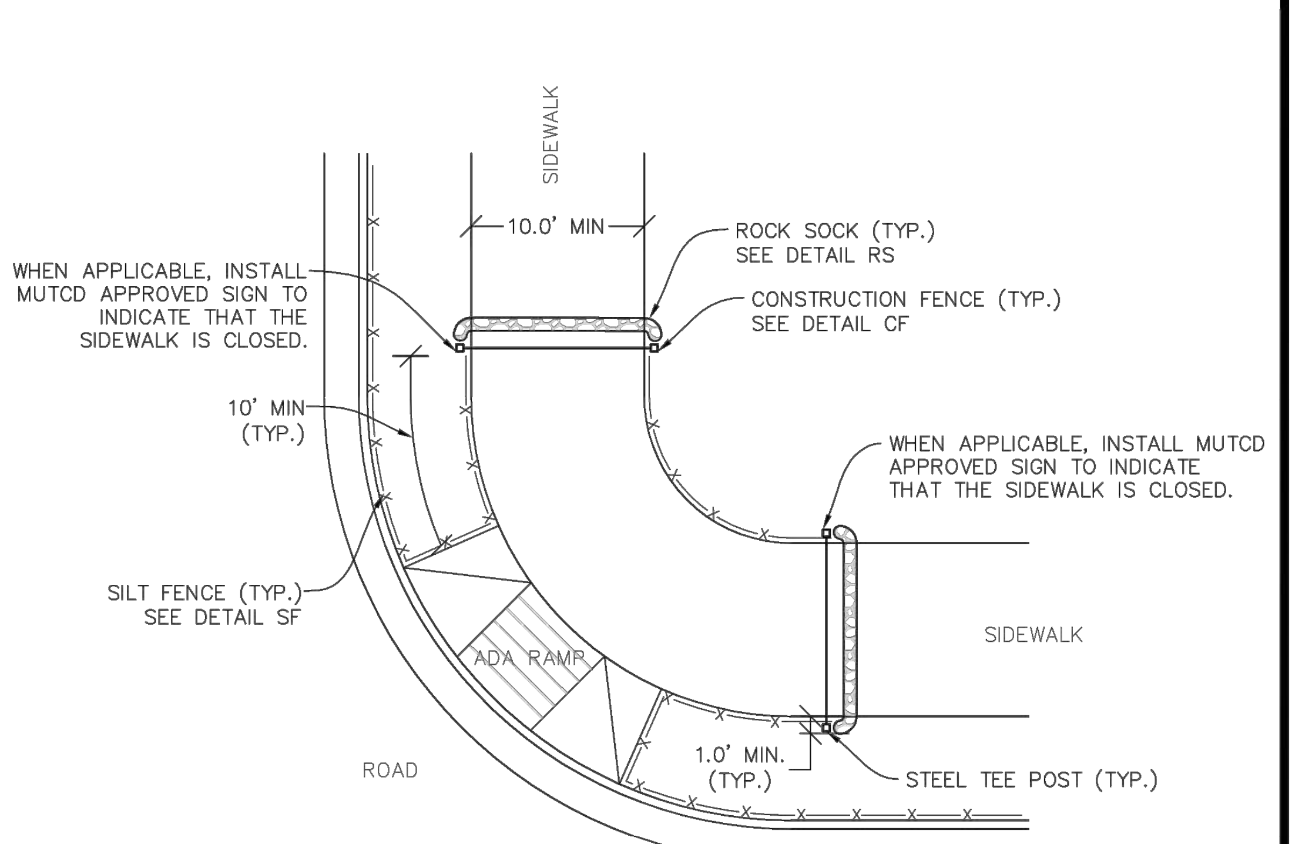

WHEN APPLICABLE, INSTALL MUTCD APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.

WHEN APPLICABLE, INSTALL MUTCD APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.

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

STP **SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)**

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
1 OF 3
Oct. 2013

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

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

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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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CENTURY *Living*

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

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

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.11
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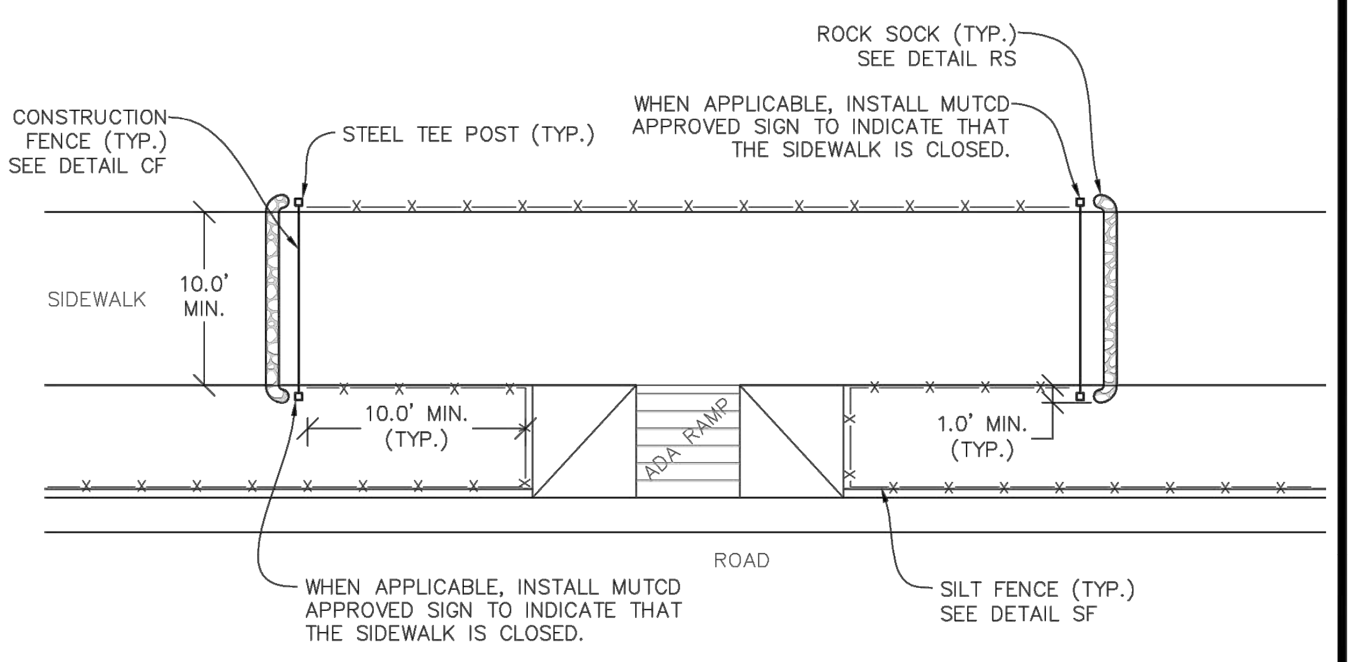
ROCK SOCK (TYP.)
SEE DETAIL RS
CONSTRUCTION FENCE (TYP.)
SEE DETAIL CF
STEEL TEE POST (TYP.)
WHEN APPLICABLE, INSTALL MUTCD APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.
SIDEWALK
10.0' MIN.
10.0' MIN. (TYP.)
ADA RAMP
1.0' MIN. (TYP.)
ROAD
WHEN APPLICABLE, INSTALL MUTCD APPROVED SIGN TO INDICATE THAT THE SIDEWALK IS CLOSED.
SILT FENCE (TYP.)
SEE DETAIL SF

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

STP

SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
2 OF 3
Oct. 2013

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

SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

STP
3 OF 3
Oct. 2013

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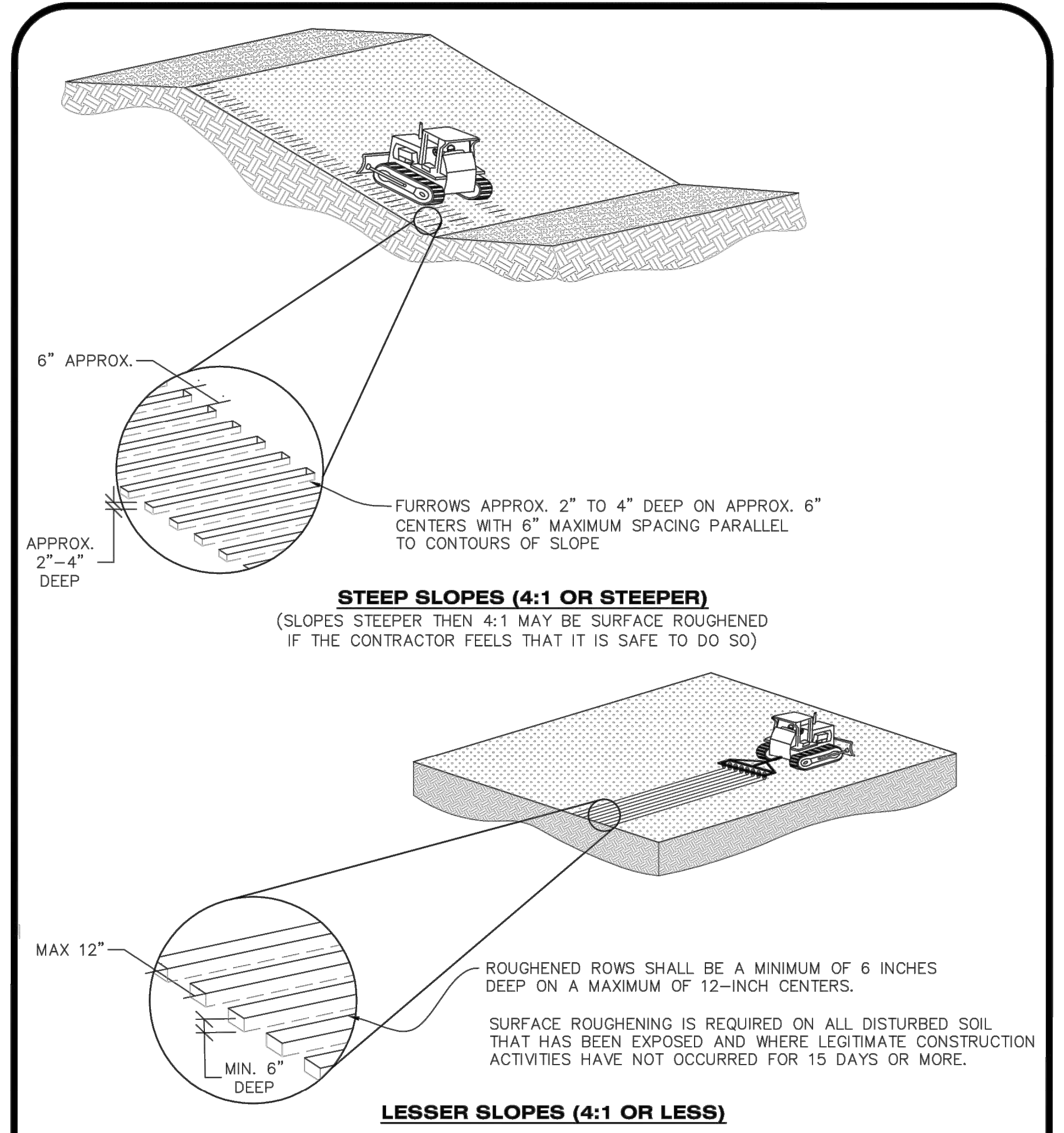
6" APPROX.
APPROX. 2"–4" DEEP
FURROWS APPROX. 2" TO 4" DEEP ON APPROX. 6" CENTERS WITH 6" MAXIMUM SPACING PARALLEL TO CONTOURS OF SLOPE
MAX 12"
MIN. 6" DEEP

STEEP SLOPES (4:1 OR STEEPER)
(SLOPES STEEPER THEN 4:1 MAY BE SURFACE ROUGHENED IF THE CONTRACTOR FEELS THAT IT IS SAFE TO DO SO)

ROUGHENED ROWS SHALL BE A MINIMUM OF 6 INCHES DEEP ON A MAXIMUM OF 12–INCH CENTERS.

SURFACE ROUGHENING IS REQUIRED ON ALL DISTURBED SOIL THAT HAS BEEN EXPOSED AND WHERE LEGITIMATE CONSTRUCTION ACTIVITIES HAVE NOT OCCURRED FOR 15 DAYS OR MORE.

LESSER SLOPES (4:1 OR LESS)

SR

SURFACE ROUGHING

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR
1 OF 2
Oct. 2013

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

SURFACE ROUGHENING INSTALLATION NOTES

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

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

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

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR
2 OF 2
Oct. 2013

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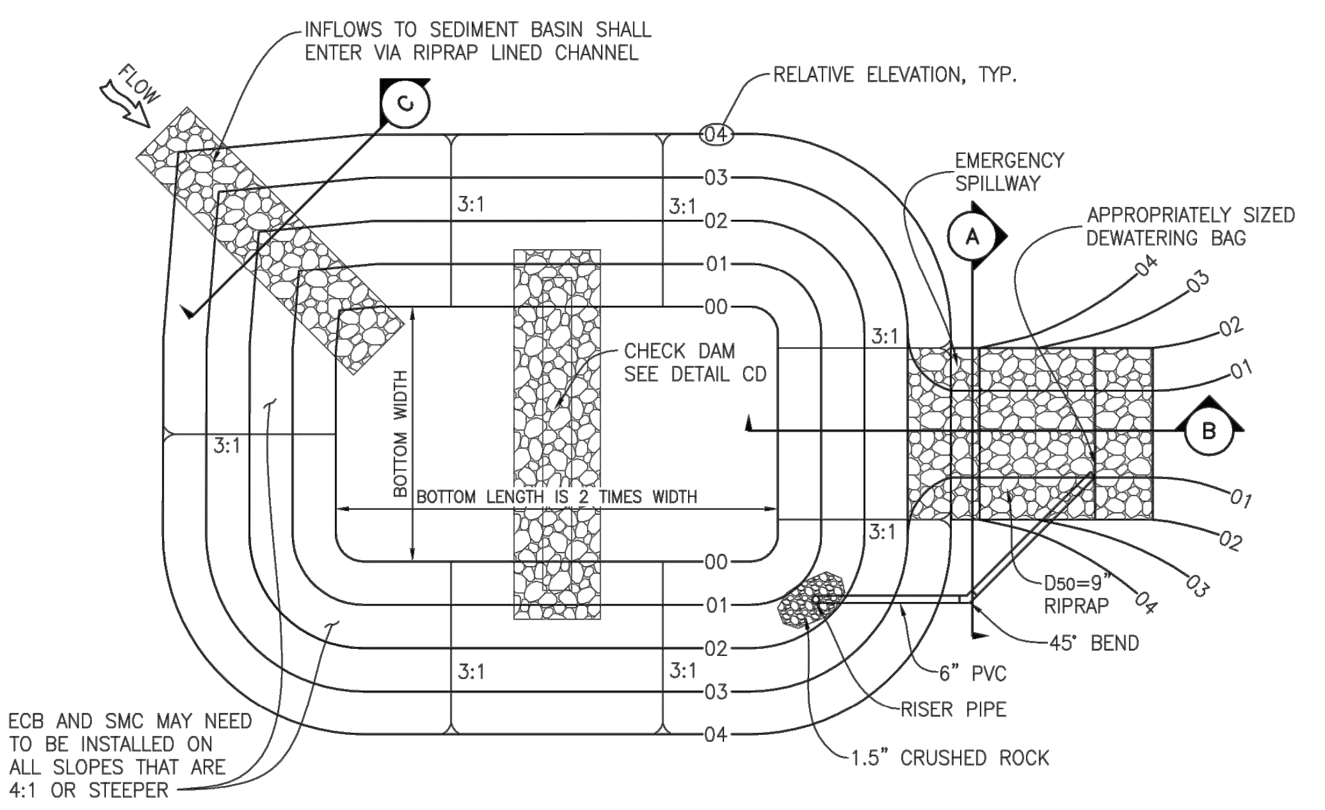
FLOW
INFLOWS TO SEDIMENT BASIN SHALL ENTER VIA RIPRAP LINED CHANNEL
C
RELATIVE ELEVATION, TYP.
04
03
02
01
00
3:1
EMERGENCY SPILLWAY
A
APPROPRIATELY SIZED DEWATERING BAG
CHECK DAM
SEE DETAIL CD
B
BOTTOM WIDTH
BOTTOM LENGTH IS 2 TIMES WIDTH
D50=9" RIPRAP
45° BEND
6" PVC
RISER PIPE
1.5" CRUSHED ROCK
ECB AND SMC MAY NEED TO BE INSTALLED ON ALL SLOPES THAT ARE 4:1 OR STEEPER

PLAN VIEW

SIZING OF TSB SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

TSB

TEMPORARY SEDIMENT BASIN

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB
1 OF 3
Oct. 2013

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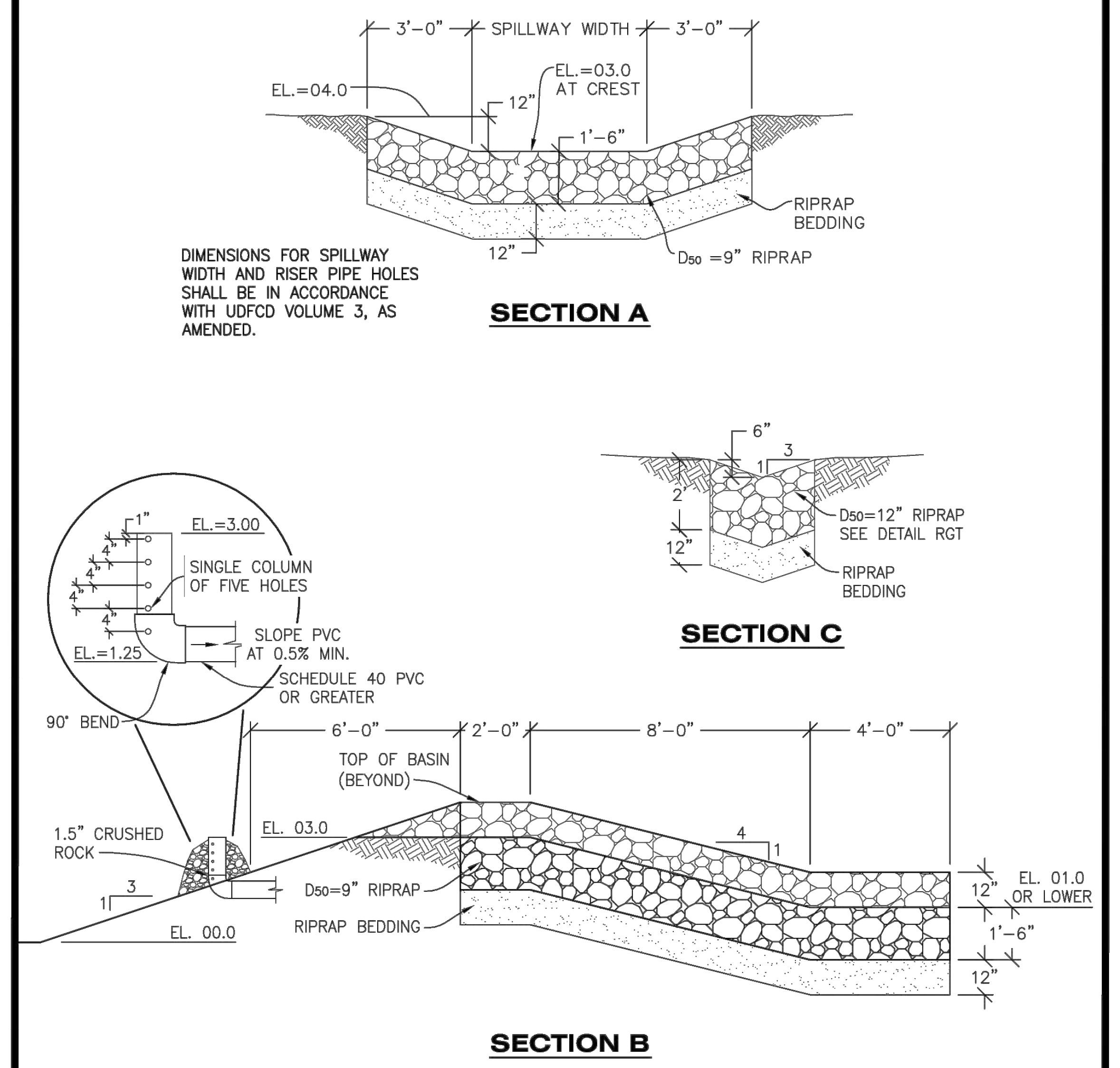
3'–0"
SPILLWAY WIDTH
3'–0"
EL.=04.0
EL.=03.0 AT CREST
12"
1'–6"
RIPRAP BEDDING
12"
D_{50} =9" RIPRAP
6"
3
1
2'
12"
D_{50}=12" RIPRAP
SEE DETAIL RGT
RIPRAP BEDDING
1"
EL.=3.00
4"
SINGLE COLUMN OF FIVE HOLES
SLOPE PVC AT 0.5% MIN.
EL.=1.25
SCHEDULE 40 PVC OR GREATER
90° BEND
6'–0"
2'–0"
8'–0"
4'–0"
TOP OF BASIN (BEYOND)
EL. 03.0
1.5" CRUSHED ROCK
D_{50}=9" RIPRAP
RIPRAP BEDDING
EL. 00.0
4
1
12"
EL. 01.0 OR LOWER
1'–6"
12"

DIMENSIONS FOR SPILLWAY WIDTH AND RISER PIPE HOLES SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

SECTION A

SECTION C

SECTION B

TSB

TEMPORARY SEDIMENT BASIN

Town of Parker COLORADO

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

TSB
2 OF 3
Oct. 2013

Know what's below.
Call before you dig.

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

CMBP DETAILS

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.12
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TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/− 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM 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.

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

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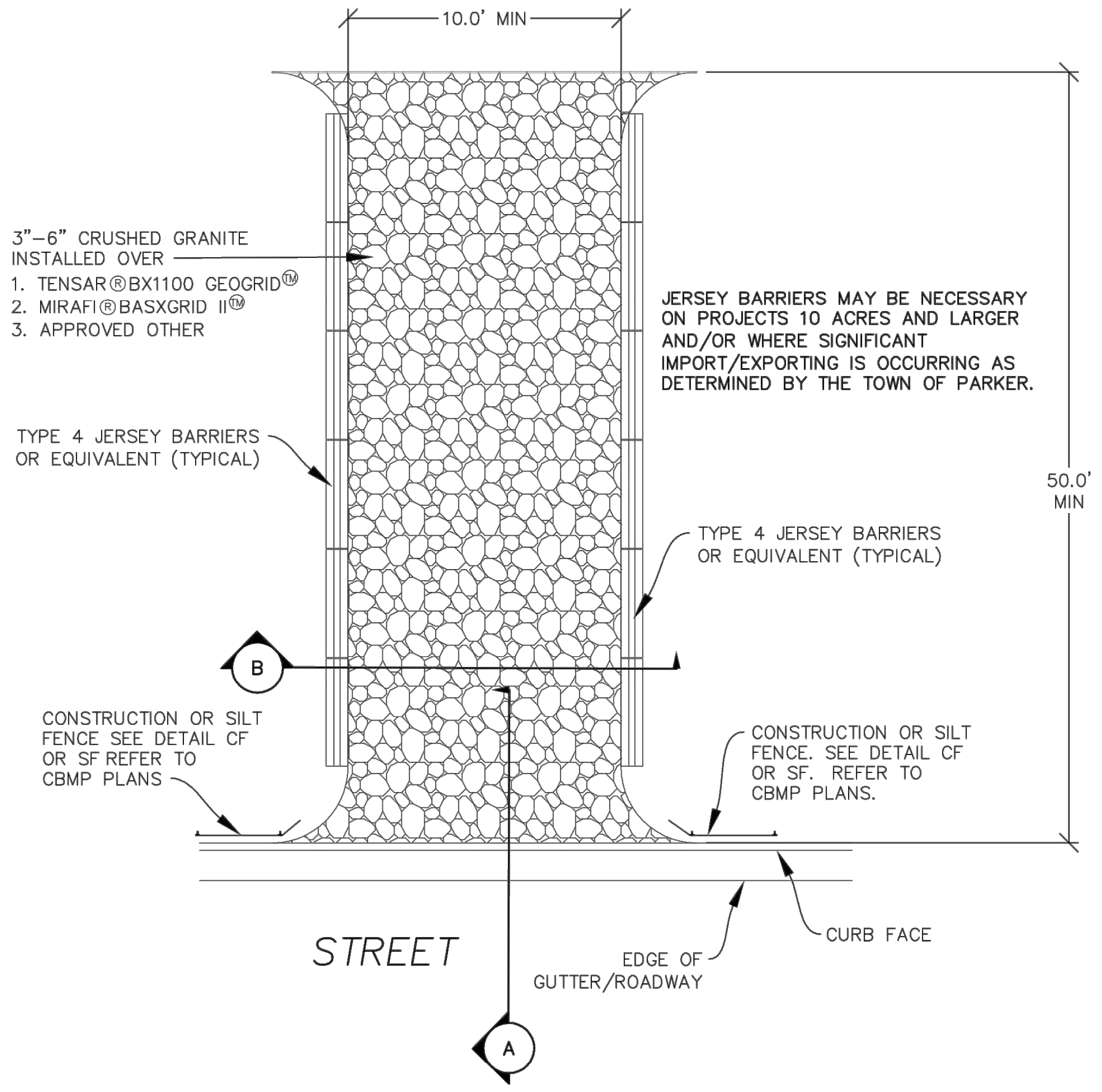
ON SITES LESS THAN 10 ACRES AND WHERE SIGNIFICANT SOIL IMPORTING/EXPORTING IS NOT OCCURRING, CONSTRUCTION FENCE (CF) OR SILT FENCE (SF) MAY BE USED IN LIEU OF THE TYPE 4 JERSEY BARRIERS WITH PRIOR APPROVAL FROM THE TOWN'S INSPECTOR.


10.0' MIN
3"–6" CRUSHED GRANITE INSTALLED OVER
1. TENSAR®BX1100 GEOGRID™
2. MIRAFI®BASXGRID II™
3. APPROVED OTHER
TYPE 4 JERSEY BARRIERS OR EQUIVALENT (TYPICAL)
50.0' MIN
TYPE 4 JERSEY BARRIERS OR EQUIVALENT (TYPICAL)
B
CONSTRUCTION OR SILT FENCE SEE DETAIL CF OR SF REFER TO CBMP PLANS
CONSTRUCTION OR SILT FENCE. SEE DETAIL CF OR SF. REFER TO CBMP PLANS.
CURB FACE
STREET
EDGE OF GUTTER/ROADWAY
A

JERSEY BARRIERS MAY BE NECESSARY ON PROJECTS 10 ACRES AND LARGER AND/OR WHERE SIGNIFICANT IMPORT/EXPORTING IS OCCURRING AS DETERMINED BY THE TOWN OF PARKER.

VTC **VEHICLE TRACKING CONTROL**

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

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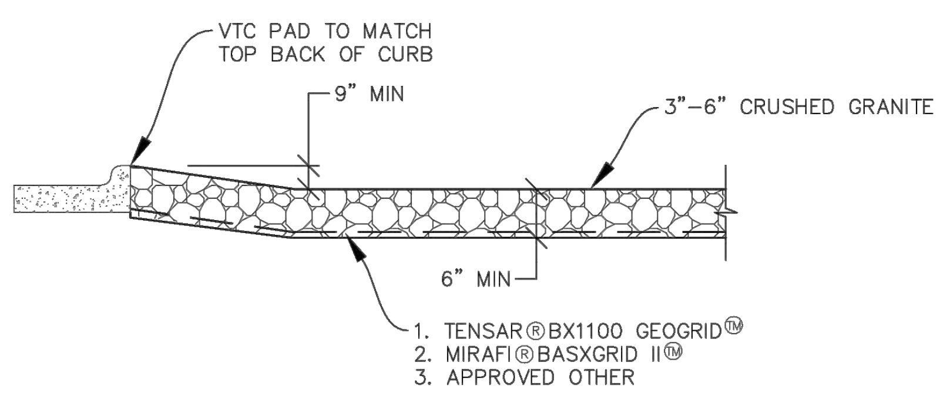
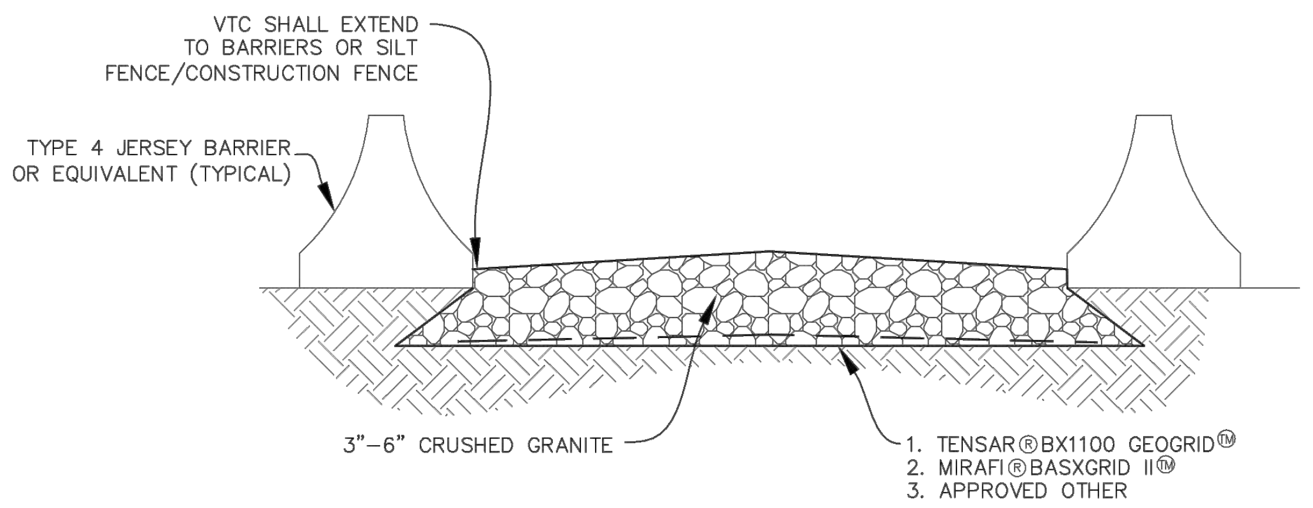
TYPE 4 JERSEY BARRIERS NOT SHOWN FOR CLARITY



SECTION A


VTC SHALL EXTEND TO BARRIERS OR SILT FENCE/CONSTRUCTION FENCE
TYPE 4 JERSEY BARRIER OR EQUIVALENT (TYPICAL)
3"–6" CRUSHED GRANITE
1. TENSAR®BX1100 GEOGRID™
2. MIRAFI®BASXGRID II™
3. APPROVED OTHER

SECTION B

VTC **VEHICLE TRACKING CONTROL**

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

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VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. 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.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50–FEET LONG AND 10–FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO–GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO–GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID II, OR AN APPROVED EQUAL. GEO–GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3–6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

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

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

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

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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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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS
CMBP DETAILS

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C5.13

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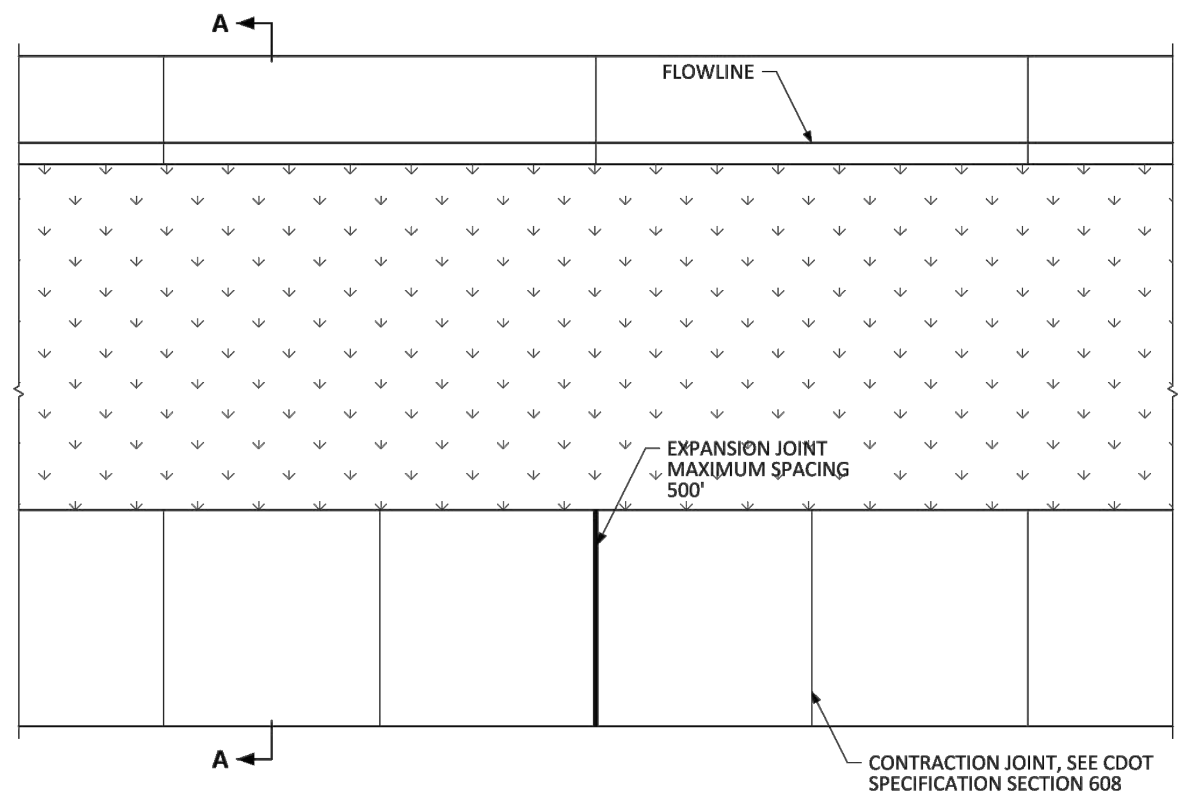
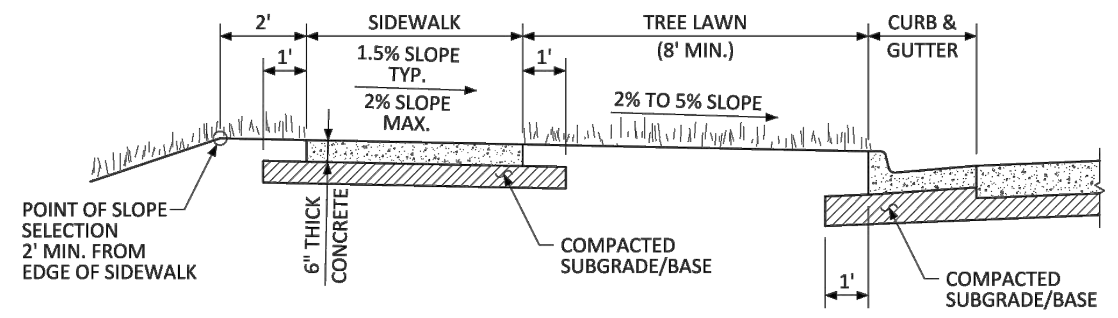

A
FLOWLINE
EXPANSION JOINT MAXIMUM SPACING 500'
A
CONTRACTION JOINT, SEE CDOT SPECIFICATION SECTION 608

JOINT SPACING


2'
1'
SIDEWALK
1.5% SLOPE TYP.
2% SLOPE MAX.
1'
TREE LAWN (8' MIN.)
2% TO 5% SLOPE
CURB & GUTTER
POINT OF SLOPE SELECTION 2' MIN. FROM EDGE OF SIDEWALK
6" THICK CONCRETE
COMPACTED SUBGRADE/BASE
1'
COMPACTED SUBGRADE/BASE

SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.

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

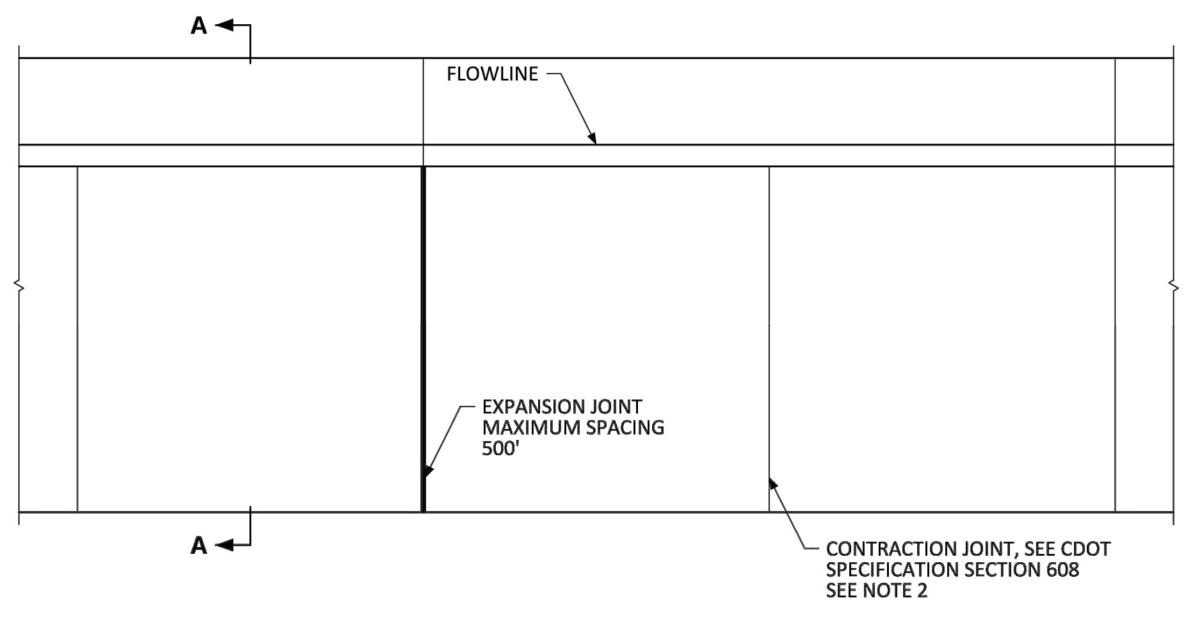
PARKER COLORADO

DETACHED SIDEWALK STANDARD DETAIL

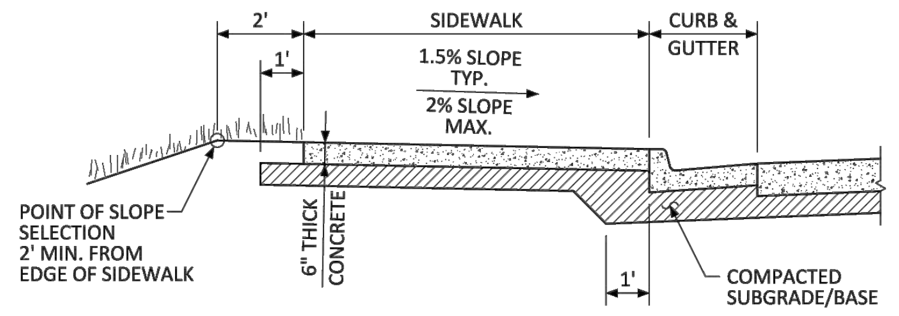
DATE NOVEMBER 2020

DETAIL 4

1 OF 2


A
FLOWLINE
EXPANSION JOINT MAXIMUM SPACING 500'
A
CONTRACTION JOINT, SEE CDOT SPECIFICATION SECTION 608 SEE NOTE 2

JOINT SPACING


2'
1'
SIDEWALK
1.5% SLOPE TYP.
2% SLOPE MAX.
CURB & GUTTER
POINT OF SLOPE SELECTION 2' MIN. FROM EDGE OF SIDEWALK
6" THICK CONCRETE
1'
COMPACTED SUBGRADE/BASE

SECTION A-A

GENERAL NOTES

1. CONTRACTION JOINTS ON CONCRETE TRAILS SHALL BE SAWCUT.
2. TRANSVERSE SIDEWALK JOINTS SHALL MATCH CURB AND GUTTER JOINTS.

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

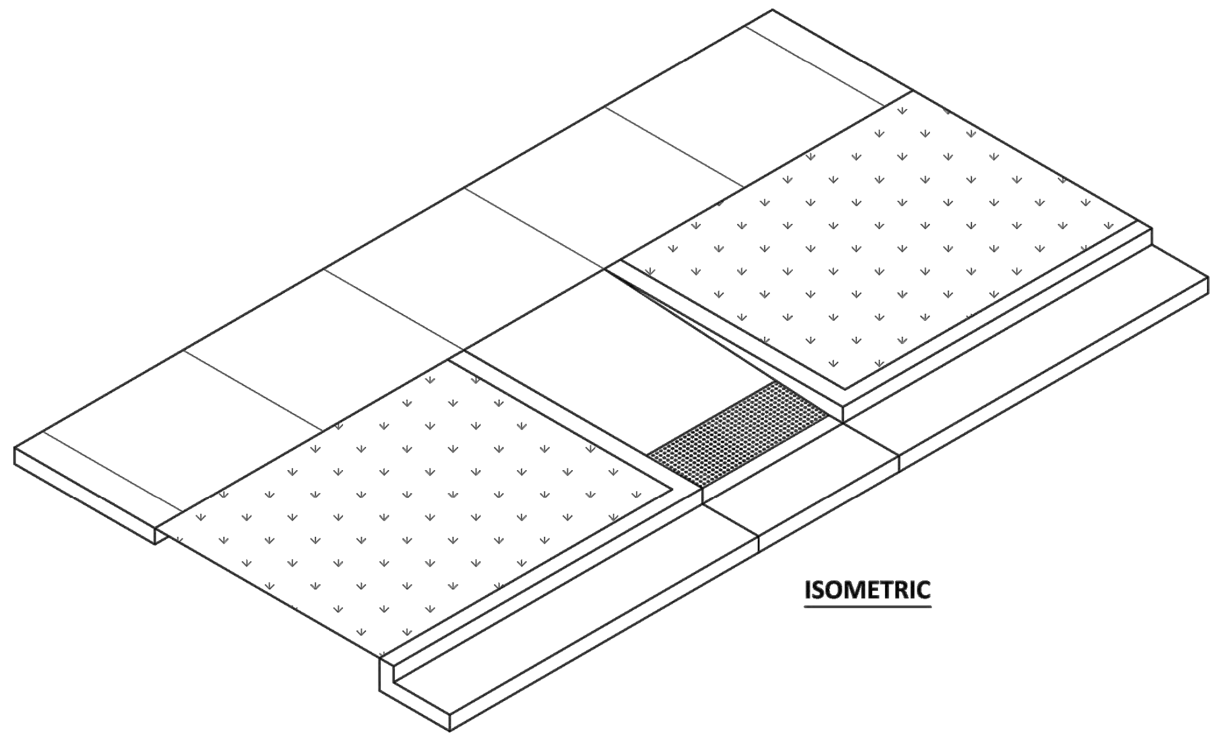
PARKER COLORADO

ATTACHED SIDEWALK STANDARD DETAIL

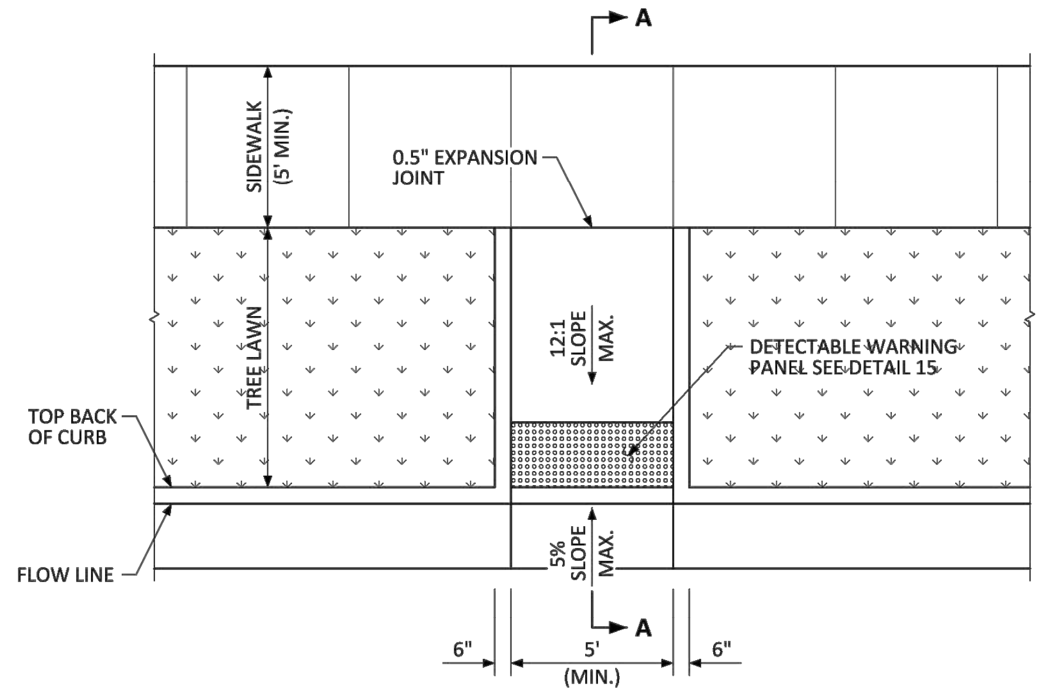
DATE NOVEMBER 2020

DETAIL 4

2 OF 2



ISOMETRIC


A
SIDEWALK (5' MIN.)
0.5" EXPANSION JOINT
TREE LAWN
12:1 SLOPE MAX.
DETECTABLE WARNING PANEL SEE DETAIL 15
TOP BACK OF CURB
FLOW LINE
5% SLOPE MAX.
A
6"
5' (MIN.)
6"

MIDBLOCK CURB RAMP

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

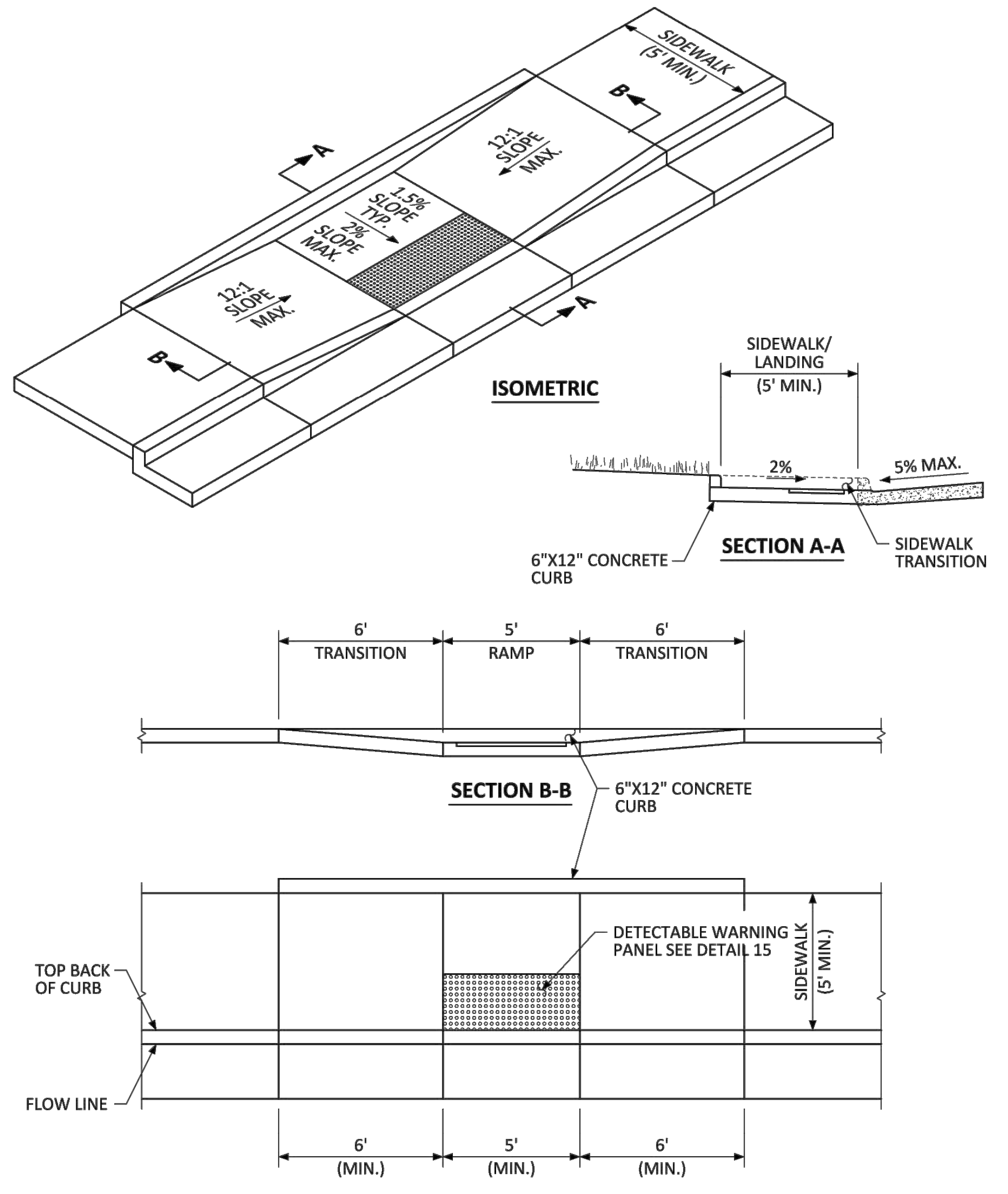
PARKER COLORADO

MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL 17

1 OF 2


SIDEWALK (5' MIN.)
B
A
12:1 SLOPE MAX.
1.5% SLOPE TYP.
2% SLOPE MAX.
12:1 SLOPE MAX.
A
B
SIDEWALK/ LANDING (5' MIN.)
2%
5% MAX.
6"X12" CONCRETE CURB
SIDEWALK TRANSITION
6' TRANSITION
5' RAMP
6' TRANSITION
6"X12" CONCRETE CURB
DETECTABLE WARNING PANEL SEE DETAIL 15
SIDEWALK (5' MIN.)
TOP BACK OF CURB
FLOW LINE
6' (MIN.)
5' (MIN.)
6' (MIN.)

ISOMETRIC

SECTION A-A

SECTION B-B

MIDBLOCK CURB RAMP

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

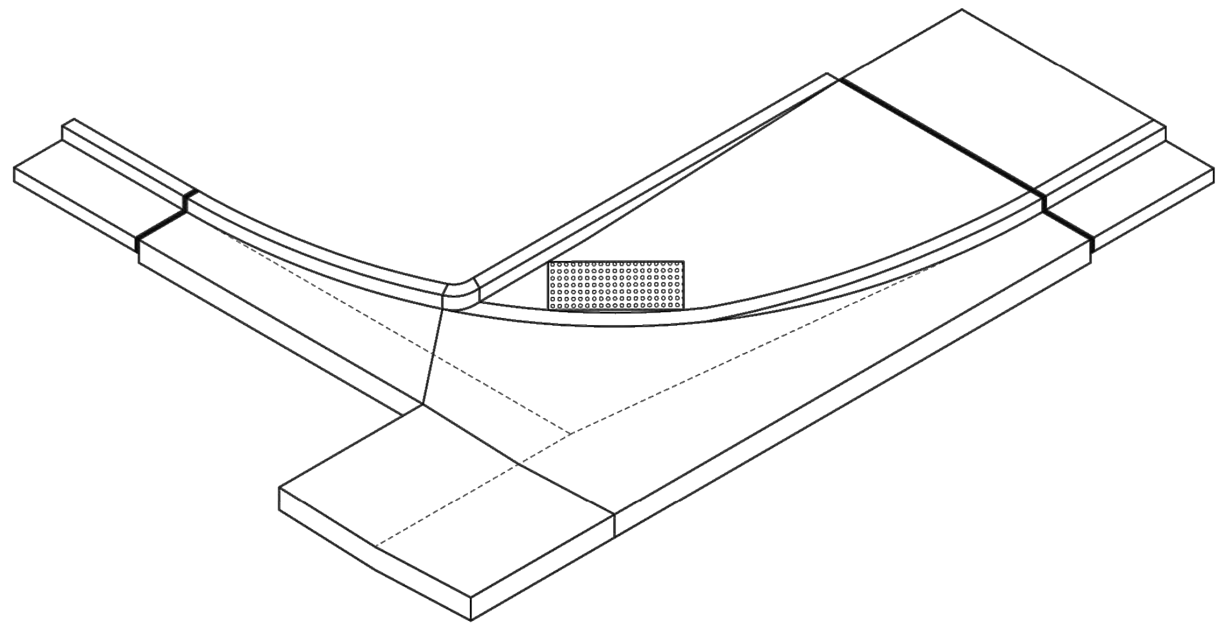
PARKER COLORADO

MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

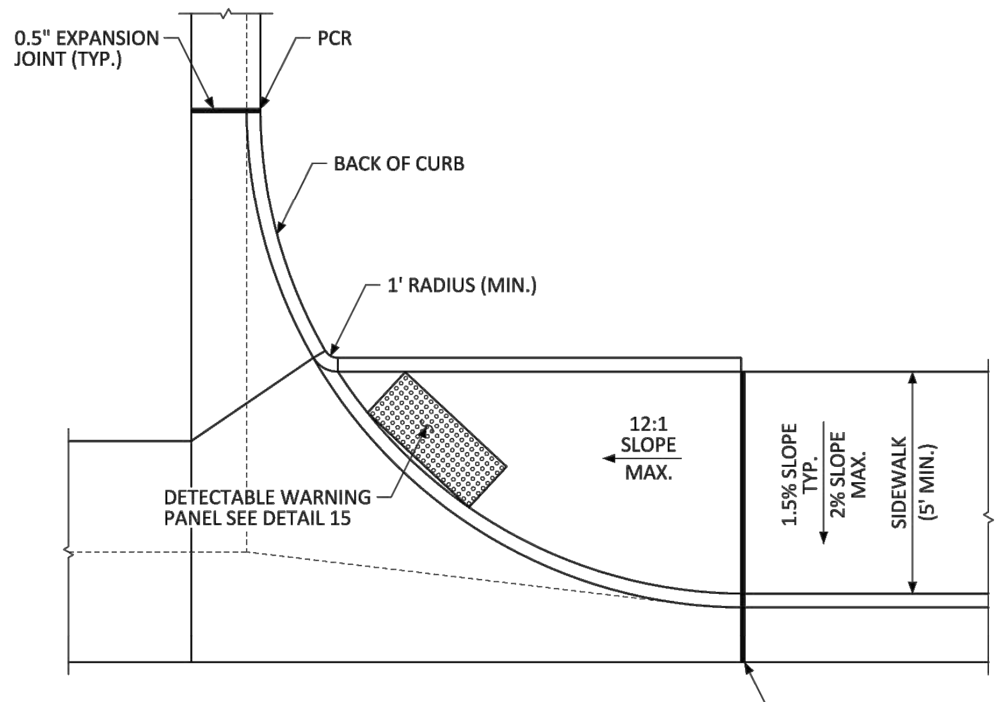
DATE NOVEMBER 2020

DETAIL 17

2 OF 2



ISOMETRIC


0.5" EXPANSION JOINT (TYP.)
PCR
BACK OF CURB
1' RADIUS (MIN.)
DETECTABLE WARNING PANEL SEE DETAIL 15
12:1 SLOPE MAX.
1.5% SLOPE TYP.
2% SLOPE MAX.
SIDEWALK (5' MIN.)
PCR

DIRECTIONAL CURB RAMP WITHIN RADIUS
(ATTACHED SIDEWALK)

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

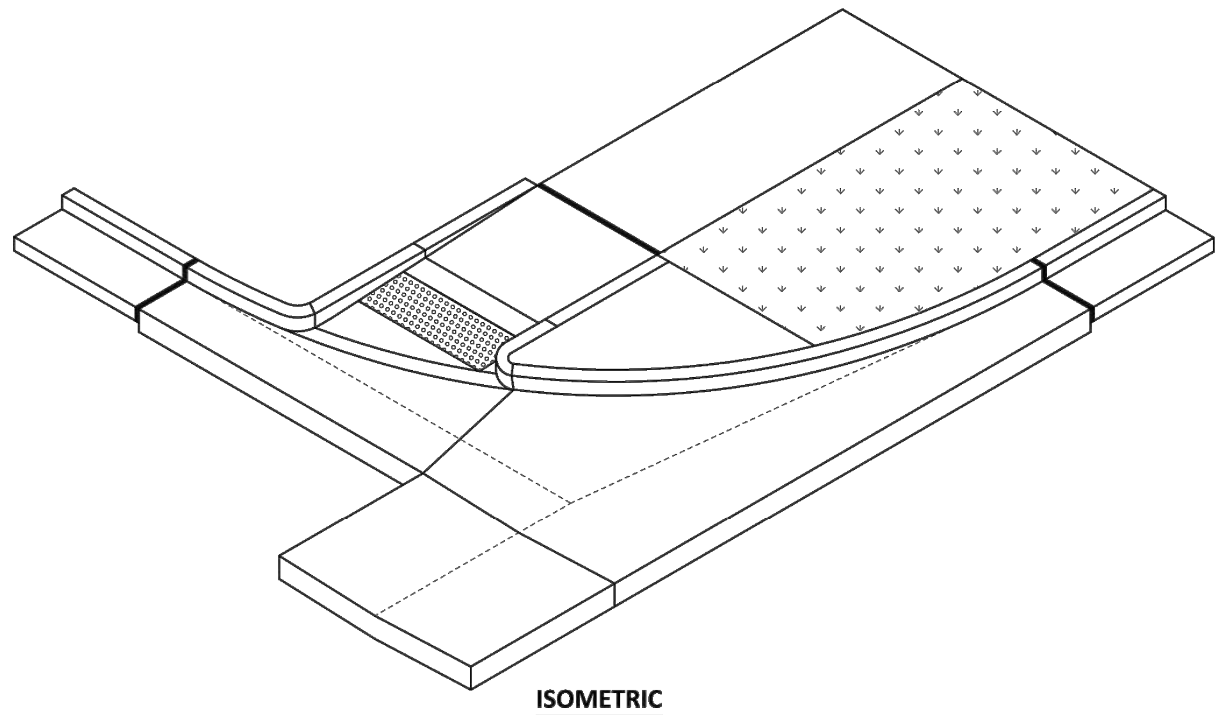
PARKER COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

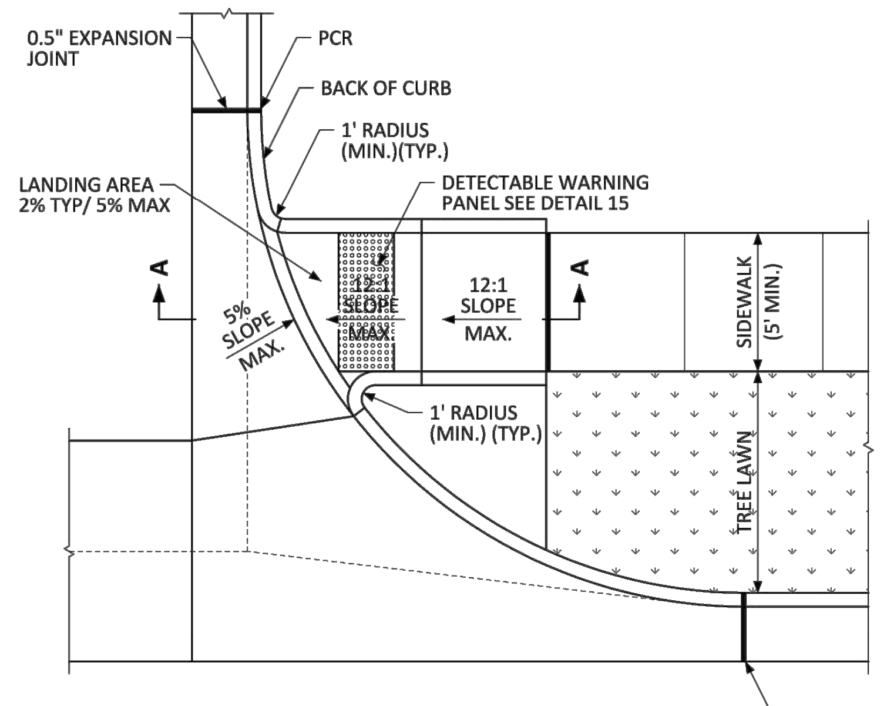
DATE NOVEMBER 2020

DETAIL 18

1 OF 2



ISOMETRIC


0.5" EXPANSION JOINT
PCR
BACK OF CURB
1' RADIUS (MIN.)(TYP.)
LANDING AREA 2% TYP/ 5% MAX
DETECTABLE WARNING PANEL SEE DETAIL 15
A
5% SLOPE MAX.
12:1 SLOPE MAX.
12:1 SLOPE MAX.
A
SIDEWALK (5' MIN.)
1' RADIUS (MIN.) (TYP.)
TREE LAWN
PCR

DIRECTIONAL CURB RAMP WITHIN RADIUS
(DETACHED SIDEWALK)

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

PARKER COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL 18

2 OF 2

811
Know what's below.
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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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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT CONSTRUCTION PLANS

STANDARD DETAILS

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C6.0
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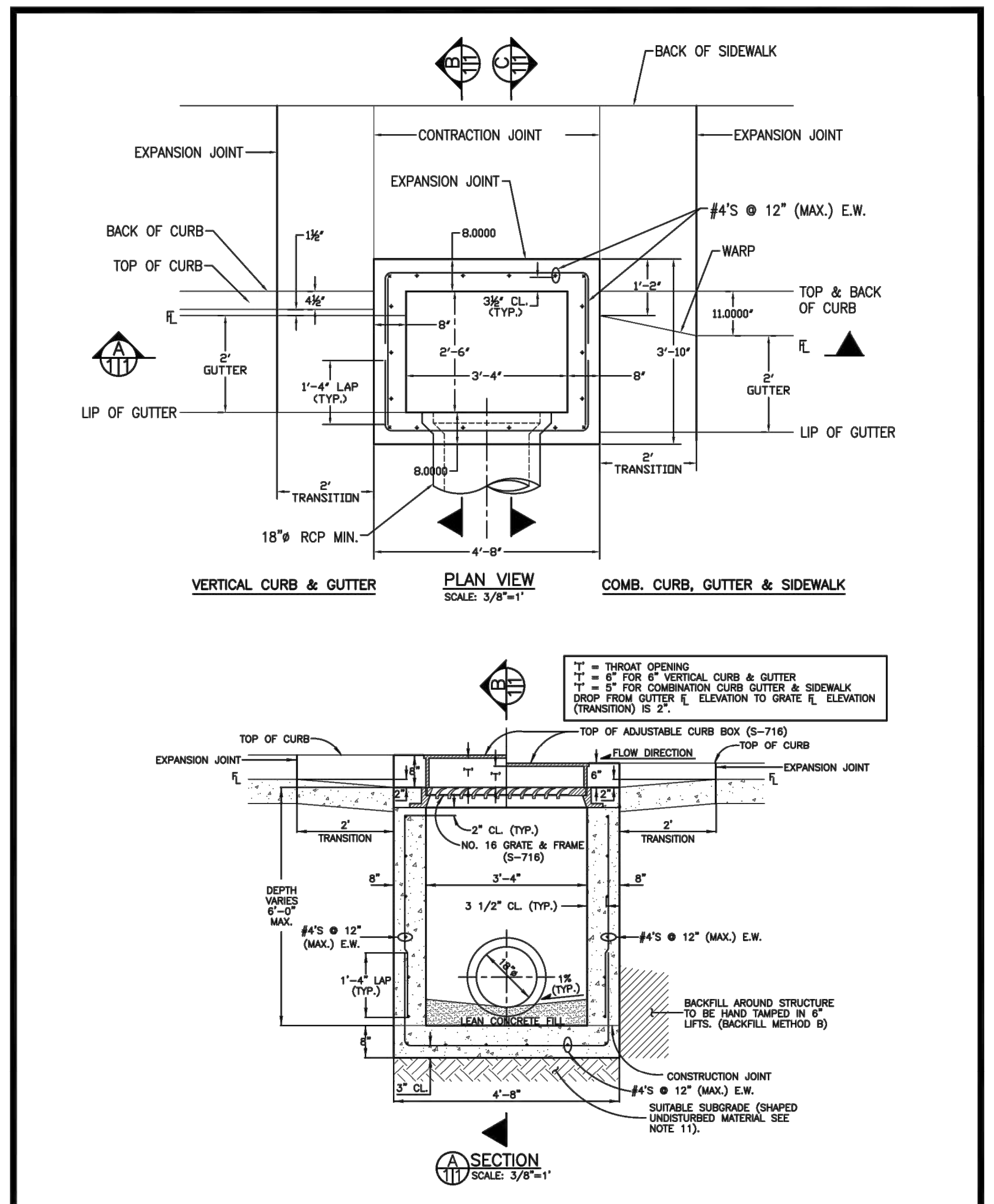

BACK OF SIDEWALK
CONTRACTION JOINT
EXPANSION JOINT
EXPANSION JOINT
BACK OF CURB
TOP OF CURB
WARP
TOP & BACK OF CURB
GUTTER
LIP OF GUTTER
TRANSITION
18"ϕ RCP MIN.
VERTICAL CURB & GUTTER
PLAN VIEW
SCALE: 3/8"=1'
COMB. CURB, GUTTER & SIDEWALK
TOP OF ADJUSTABLE CURB BOX (S-716)
FLOW DIRECTION
3" CL. (TYP.)
NO. 16 GRATE & FRAME (S-716)
LEAN CONCRETE FILL
BACKFILL AROUND STRUCTURE TO BE HAND TAMPED IN 6" LIFTS. (BACKFILL METHOD B)
CONSTRUCTION JOINT
SUITABLE SUBGRADE (SHAPED UNDISTURBED MATERIAL SEE NOTE 11)
SECTION
SCALE: 3/8"=1'

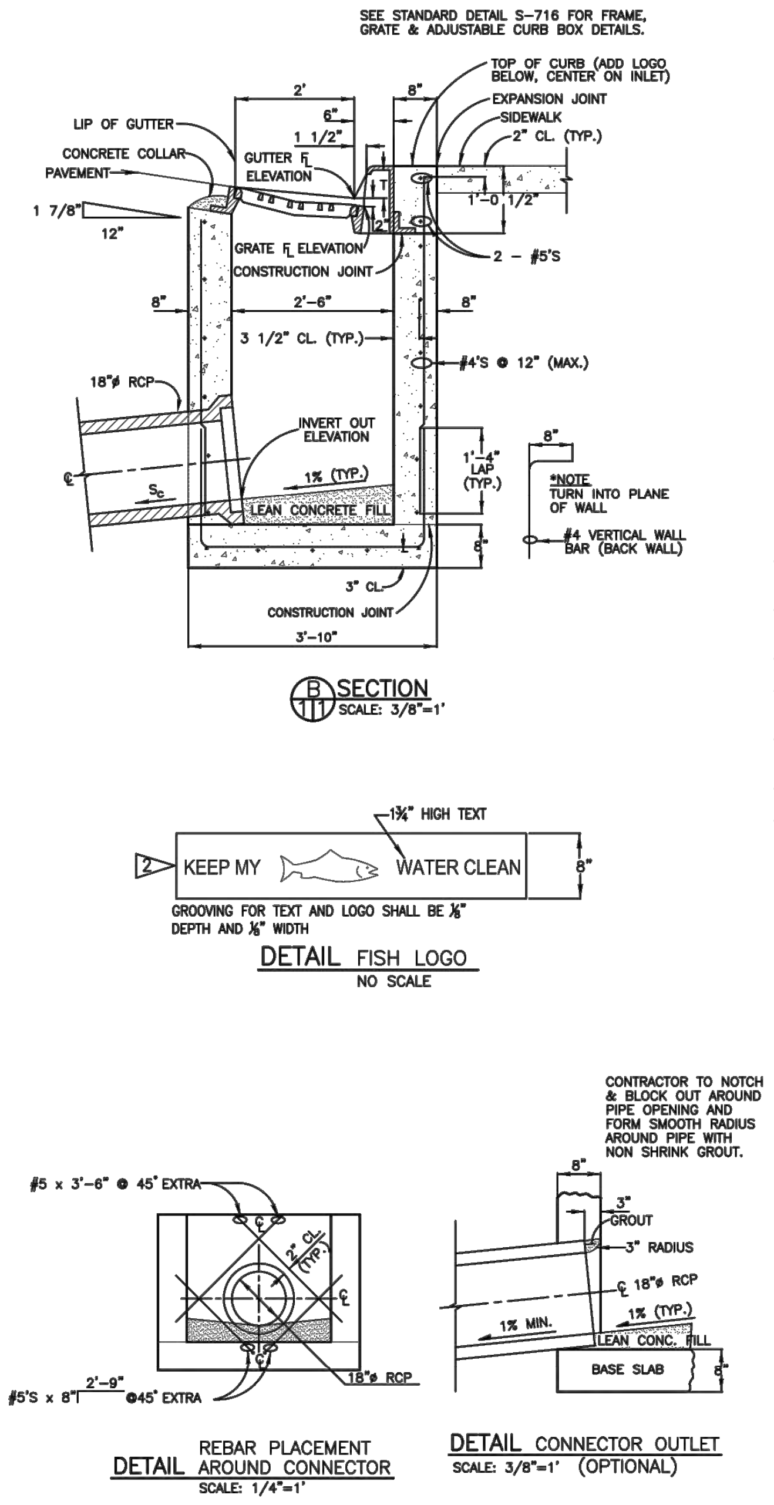
REFERENCE:

CITY AND COUNTY OF DENVER
DRAWING NUMBER S-616.1

COMBINATION INLET TYPE 13/ DENVER TYPE 16 - SINGLE NO. 16 OPEN THROAT INLET ADJUSTABLE CURB BOX

DOUGLAS COUNTY
COLORADO

Issued: 05/2013
Revised:
Drawing No.
SP.38a


SEE STANDARD DETAIL S-716 FOR FRAME, GRATE & ADJUSTABLE CURB BOX DETAILS.
TOP OF CURB (ADD LOGO BELOW, CENTER ON INLET)
LIP OF GUTTER
CONCRETE COLLAR
PAVEMENT
GRATE ⊈ ELEVATION
CONSTRUCTION JOINT
INVERT OUT ELEVATION
LEAN CONCRETE FILL
18"ϕ RCP
SECTION
SCALE: 3/8"=1'
KEEP MY
WATER CLEAN
DETAIL FISH LOGO
NO SCALE
REBAR PLACEMENT DETAIL AROUND CONNECTOR
SCALE: 1/4"=1'
DETAIL CONNECTOR OUTLET
SCALE: 3/8"=1' (OPTIONAL)
COMB CURB
SECTION GUTTER & SIDEWALK
SCALE: 1/4" = 1'

GENERAL NOTES

1. CONCRETE SHALL BE CLASS D. INLET SHALL BE CAST–IN–PLACE.
2. CAST–IN–PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED ¾".
4. STEPS SHALL BE PROVIDED WHEN INLET DEPTH EXCEEDS 3'–6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
5. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT STANDARD SPECIFICATIONS, SUSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
6. FLOOR SLOPE MAY BE POURED MONOLITHIC WITH BASE.
7. UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS OR OTHERWISE APPROVED, ALL #16 INLETS SHALL BE CONSTRUCTED WITH AN ADJUSTABLE C.I. CURB BOX (STANDARD DETAIL SD–9).
8. DESIGN CONDITIONS FOR INLET ALLOWS DEPTHS OF 6' (MAX.). FOR INLETS MORE THAN 6' IN DEPTH, SHOP DRAWINGS AND DESIGN ANALYSIS SHALL BE SUBMITTED FOR APPROVAL.
9. ALL REINFORCING STEEL SHALL BE ASTM, A–615, GRADE 60 DEFORMED BARS. DIAMETER OF BEND MEASURED ON THE INSIDE OF THE BAR SHALL BE A MINIMUM OF 6 BAR DIAMETER. REINFORCING BARS SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
10. ALL WORK SHALL CONFORM TO THE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL, LATEST EDITION.
11. SUB–GRADE SHALL BE SHAPED UNDISTURBED MATERIAL OR OVEREXCAVATED AND BACKFILLED WITH CLASS B BEDDING MATERIAL.
12. NO FORMWORK SHALL REMAIN INSIDE STRUCTURE WHEN COMPLETE.
13. SPLICING OF REINFORCING STEEL SHALL BE PERMITTED ONLY WHERE DETAILED IN DRAWINGS.
14. INLET WALLS SHALL BE FORMED BOTH INSIDE AND OUTSIDE. CASTING OF SIDEWALLS AGAINST EARTH IS NOT PERMITTED.
15. LEAN CONCRETE FILL TO BE CLASS B.
16. THIS INLET IS NOT FOR USE IN COUNTY R.O.W.

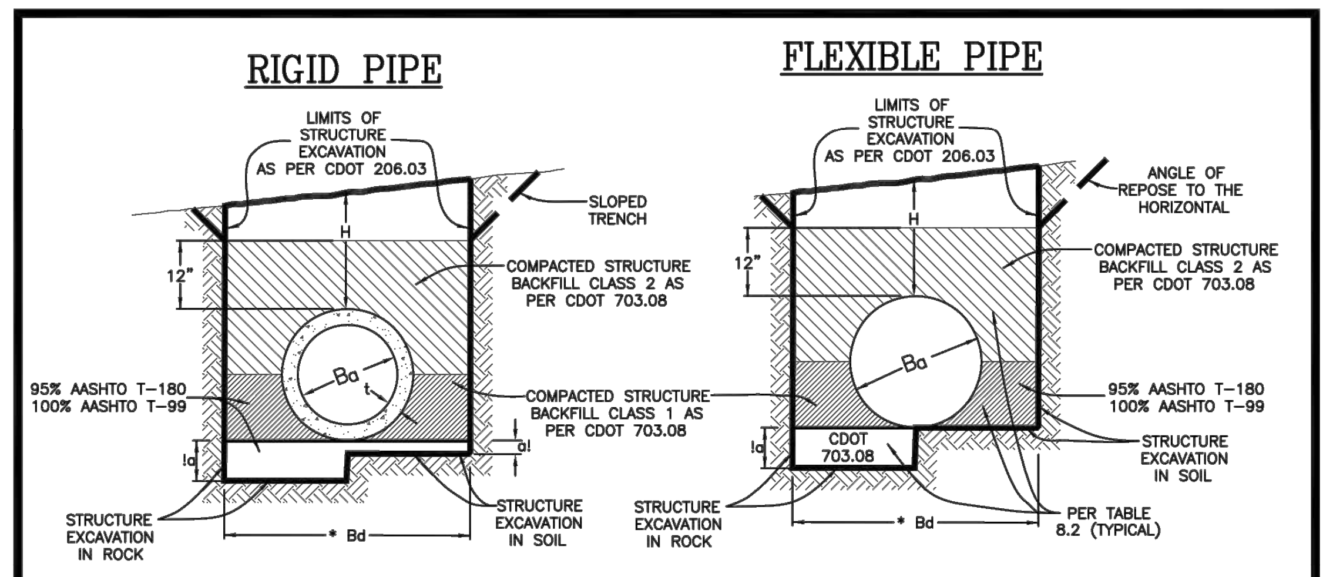
REFERENCE:

CITY AND COUNTY OF DENVER
DRAWING NUMBER S-616.1

COMBINATION INLET TYPE 13/ DENVER TYPE 16 - SINGLE NO. 16 OPEN THROAT INLET ADJUSTABLE CURB BOX

DOUGLAS COUNTY
COLORADO

Issued: 05/2013
Revised:
Drawing No.
SP.38b


RIGID PIPE
FLEXIBLE PIPE
LIMITS OF STRUCTURE EXCAVATION AS PER CDOT 206.03
SLOPED TRENCH
ANGLE OF REPOSE TO THE HORIZONTAL
COMPACTED STRUCTURE BACKFILL CLASS 2 AS PER CDOT 703.08
95% AASHTO T–180
100% AASHTO T–99
COMPACTED STRUCTURE BACKFILL CLASS 1 AS PER CDOT 703.08
CDOT 703.08
STRUCTURE EXCAVATION IN ROCK
STRUCTURE EXCAVATION IN SOIL
* Bd
PER TABLE 8.2 (TYPICAL)

MAXIMUM HEIGHT OF FILL OVER TOP OF PIPE IN FEET

REINFORCED CONCRETE

Ba in.	Min. Bd in. **	.01 INCH CRACK D–LOAD 1350	2000	3000
		PIPE CLASS III	IV	V
18	35	19	28	43
24	42	18	28	42
30	50	18	28	42
36	59	18	27	41
42	68	18	27	41
48	78	18	27	41
54	89	17	26	40
60	98	17	26	40
66	108	17	26	40
72	117	17	26	40
78	125	17	26	40
84	135	17	26	40
90	154	17	26	40
96	163	17	26	40
108	173	17	26	40
120	191	17	26	40
132	208	17	26	40
144	224	17	26	40

** Based on Bd=1.33(Ba+2t). Wall thickness can vary between manufacturers.

STEEL – 2 2/3" x 1/2" CORRUGATIONS

Ba in.	Bd ft.	H ABOVE TOP OF PIPE IN FEET 1–15	16–20	21–25	26–30	31–35	36–40
		THICKNESS IN INCHES					
18–48	4–7	.064	.064	.064	.064	.064	.064
54	7.50	.079	.079	.079	.079	.079	.079
60	8.00	.079	.079	.079	.079	.109	.109
66	8.50	.079	.079	.109	.109	.138	.138
72	9.00	.079	.109	.109	.138	.168	.168
78	9.50	.109	.138	.138	.168		
84	10.00	.109	.138	.168			

LEGEND

H = Height of fill over top of pipe
Ba = inside diameter (I.D.) of pipe
* Bd = Trench Width
t = Wall thickness of pipe
CLSM = Controlled Low Strength Material
a = Loose granular bedding, as follows:
a=0" for Flexible Culverts in Soil.
a=3" for RCP Culvert in Soil.
a=12" for Culvert in Rock.

* TRENCH WIDTHS
RCP: Bd = Min. of 1.33(Ba+2t), or (Ba+2t)+12" (Per AASHTO Section 17)
CSP: Bd = Min. of Ba+4' (Per AASHTO Section 12)

! Bedding material for SOIL shall be Structural Backfill Class 1 or 2.
! Bedding material for ROCK shall be Structural Backfill Class 1.

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS APPLICABLE TO THE PROJECT.
2. ALL TRENCH INSTALLATIONS SHALL BE IN ACCORDANCE WITH OSHA AND COLORADO DEPARTMENT OF TRANSPORTATION REGULATIONS.
3. THE USE OF NON–REINFORCED CONCRETE PIPE WILL NOT BE ALLOWED IN DOUGLAS COUNTY.

RCP DESIGN CRITERIA

Safety Factor = Per ASTM C76
Soil Weight = 120 lb. per cu. ft.
Bedding = Type 2

ALL UTILITY REPAIRS MUST BE BACKFILLED WITH CLSM. SEE DOUGLAS COUNTY ROADWAY DESIGN AND CONSTRUCTION STANDARDS MANUAL FOR SPECIFIC DETAILS.

CSP DESIGN CRITERIA

(3"x1" CORRUGATIONS: 60 TO 84 Pipe shall be .064" thick (16 gauge) to H=40 ft.)

Soil Weight = 120 lb. per cu. ft.
Safety Factor for Seam Strength = 2.00
Bucking Stress Level = 1/2 Yield Strength
Load Factor (Backfill) = 95% Standard Density, AASHTO–T 99 (K=0.86)

NOTE: All trenching shall comply with all State, Federal and O.S.H.A. safety requirements. It will be the responsibility of the Contractor to meet all safety requirements.

TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

PIPE INSTALLATION IN TRENCH

DOUGLAS COUNTY
COLORADO

Issued: 05/2013
Revised:
Drawing No.
SP.46a

NOTES:

1. This trench backfill detail specifies requirements in addition to those specified in the latest edition of the Colorado Department of Transportation's Standard Specifications for Road and Bridge Construction.
2. A construction traffic control plan shall be submitted to and approved by Douglas County prior to issuance of construction permits in the County right–of–way.
3. Trench shall be braced or shored as necessary for the safety of the workers and protection of other utilities or structures in accordance with applicable local, state and federal safety regulations.
4. The trench width shall be confined to those minimum dimensions, which will permit proper installation and acceptable pipe loading, as established by current local, state and federal Safety regulations.
5. Backfill compaction requirements: Minimum density will be determined in accordance with AASHTO T 99 or T 180 as defined by CDOT Standard Specifications Section 203.07 and CDOT 703.03. Except for CLSM.
6. Full depth asphalt can be used as an alternative to base course.
7. Pavement edges shall be saw–cut. Edges shall be tack coated prior to patching.
8. All storm sewers shall be constructed so that a minimum cover is maintained to withstand AASHTO HS–20 loading on the pipe. The minimum cover to withstand live loading depends upon the pipe size, type and class, and soil bedding condition, but shall be not less than 1–foot at any point along the pipe. Other factors that affect the depth of the pipe are hydraulic grade line elevations, inlet depths, adjacent utilities or utility crossings, including water and sewer services lines along residential streets, and connections to existing storm sewer systems. The roadway subgrade, which supports the pavement section is typically plowed to a certain depth, moisture treated and compacted prior to the placement of the sub–base, base course, and surfacing. There are also instances where the subgrade material must be excavated and replaced or treated to a certain depth to mitigate swelling soils. These efforts can impact the storm sewer system if it has not been designed with adequate depth. The design engineer shall use the best information available, including pavement design or soils reports (if available) to ensure that storm sewer pipes have adequate depth.
9. Changes in design criteria will require compensating change in pipe design.
10. When pipe sewer is to be extended or replaced with pipe of different material, the connections shall conform to the detail shown on plans or be approved through Douglas County Engineering.
11. When two or more conduits are laid side–by–side, they shall be placed so that they are ½ outside diameter, or ½ outside span, or 3' apart, whichever is less. However, if end sections are used, the minimum spacing shall be 1' between the outside edge of end sections.
12. TRENCH INSTALLATION (per OSHA Standards):
    a. Trenches over 5 feet in depth shall be either shored or the trench walls shall be sloped no steeper than 3:1 to the angle of repose. If sloped, the bottom of the slope shall be a minimum of 1 foot above the top of the pipe.
    b. Shoring will be required when the bottom of the slope is more than 3 feet above the bottom of the trench.
    c. All sheeting or shoring to be removed.
13. CLSM may be used in place of Structural Backfill.
14. CLSM shall not exceed a strength over 1000 p.s.i.

REFERENCE: Douglas County Drainage Manual and Colorado Department of Transportation "M" Standards.

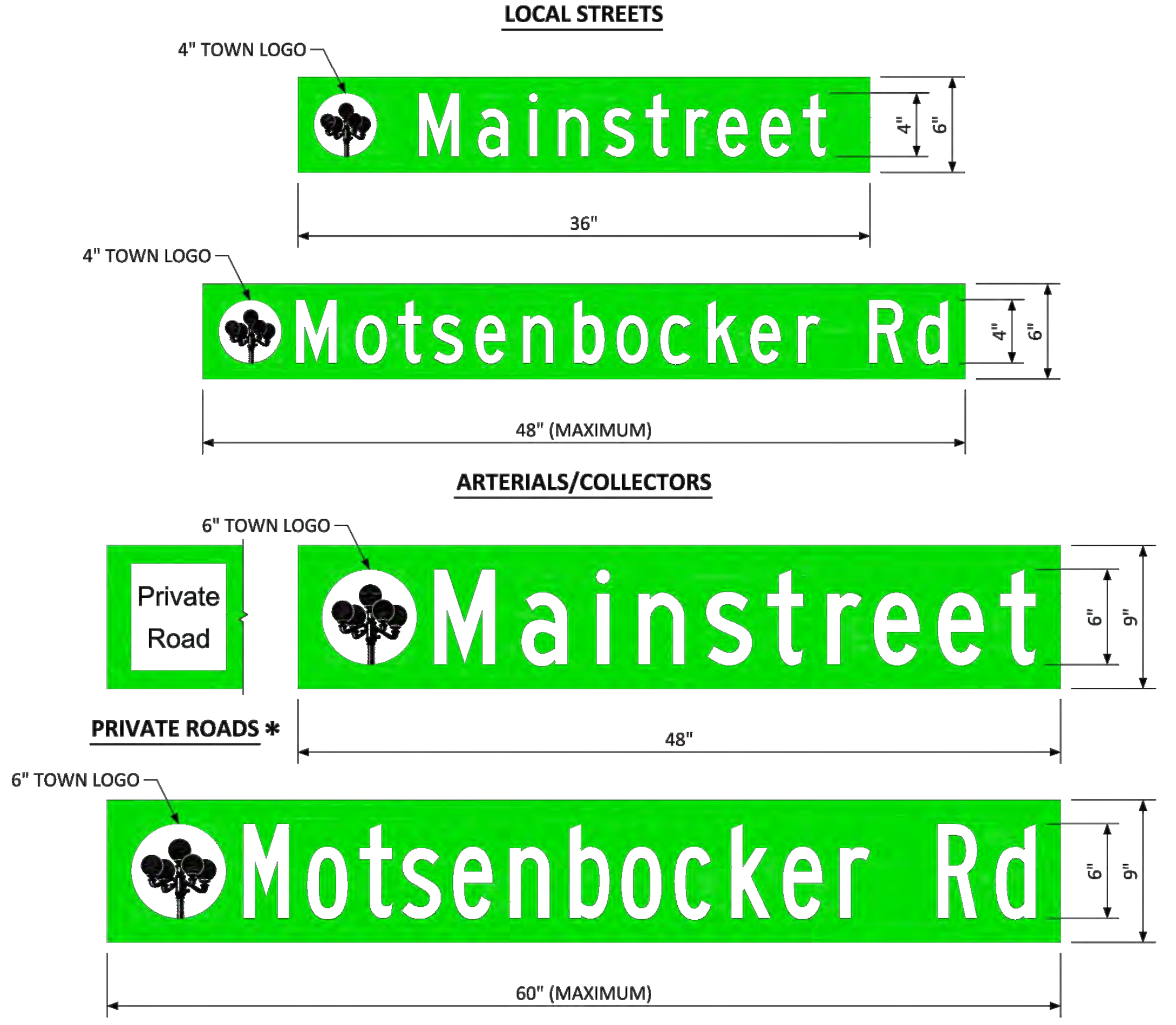
TO BE USED IN OPEN FIELDS OR PRIOR TO PAVING ROADS

PIPE INSTALLATION IN TRENCH NOTES

DOUGLAS COUNTY
COLORADO

Issued: 05/2013
Revised:
Drawing No.
SP.46b

Know what's below.
Call before you dig.


LOCAL STREETS
4" TOWN LOGO
Mainstreet
4"
6"
36"
4" TOWN LOGO
Motsenbocker Rd
4"
6"
48" (MAXIMUM)
ARTERIALS/COLLECTORS
6" TOWN LOGO
Private Road
Mainstreet
6"
9"
PRIVATE ROADS *
48"
6" TOWN LOGO
Motsenbocker Rd
6"
9"
60" (MAXIMUM)

GENERAL NOTES

1. STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9" HIGH PANELS. LOCALS MAY HAVE 6" HIGH PANELS. ARTERIAL/COLLECTOR SIZE BLANKS SHALL NOT EXCEED 60". LOCAL SIZE BLANKS SHALL NOT EXCEED 48".
2. SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 12 GAUGE Nex/S-SquareTube STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE REFLECTORIZED AND AFFIXED TO BOTH SIDES OF STREET NAME SIGN BLANK. PRIMARY SHEETING MATERIAL TO BE HIGH INTENSITY PRISMATIC WHITE WITH GREEN TRANSPARENT ELECTRO-CUT FILM. TOWN LAMP LOGO TO BE BLACK FILM ON WHITE SHEETING.
5. STREET NAME FONTS SHALL BE STANDARD HIGHWAY GOTHIC SERIES. TOTAL CHARACTERS INCLUDING SUFFIX SHALL NOT EXCEED 14.
6. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE TOWN.

✱ PRIVATE ROADS SHALL USE PRIVATE ROAD GRAPHIC IN PLACE OF TOWN LOGO.

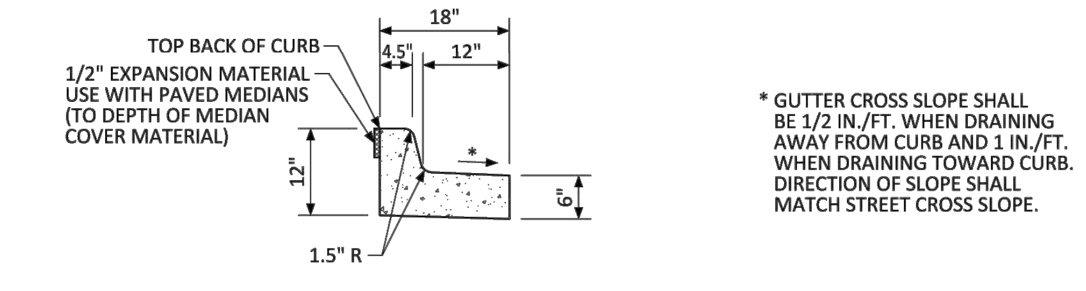
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

PARKER
COLORADO

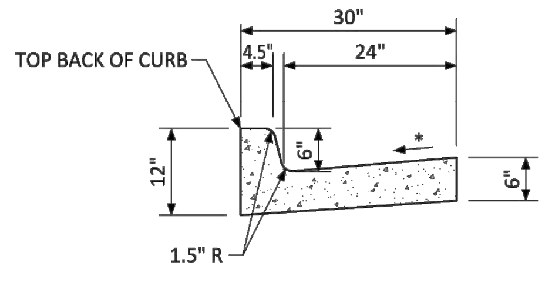
GROUND MOUNTED STREET NAME PANELS

DATE
NOVEMBER 2020

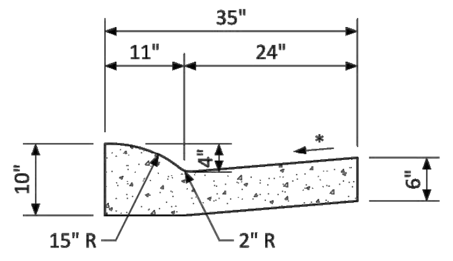
DETAIL
32
1 OF 1


18"
4.5"
12"
TOP BACK OF CURB
1/2" EXPANSION MATERIAL USE WITH PAVED MEDIANS (TO DEPTH OF MEDIAN COVER MATERIAL)
12"
6"
1.5" R
* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

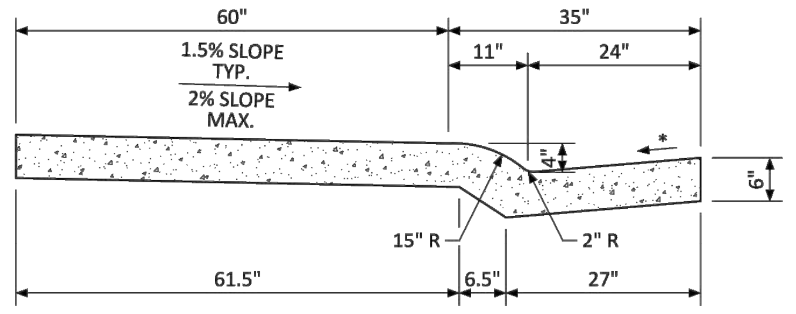
MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))


30"
4.5"
24"
TOP BACK OF CURB
12"
6"
1.5" R

VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))


35"
11"
24"
10"
6"
15" R
2" R

MOUNTABLE CURB AND GUTTER SECTION


60"
1.5% SLOPE TYP.
2% SLOPE MAX.
35"
11"
24"
6"
15" R
2" R
61.5"
6.5"
27"

MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION

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

PARKER
COLORADO

CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE
NOVEMBER 2020

DETAIL
3
1 OF 1

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

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CENTURY
Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
STANDARD DETAILS

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

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C6.1
26

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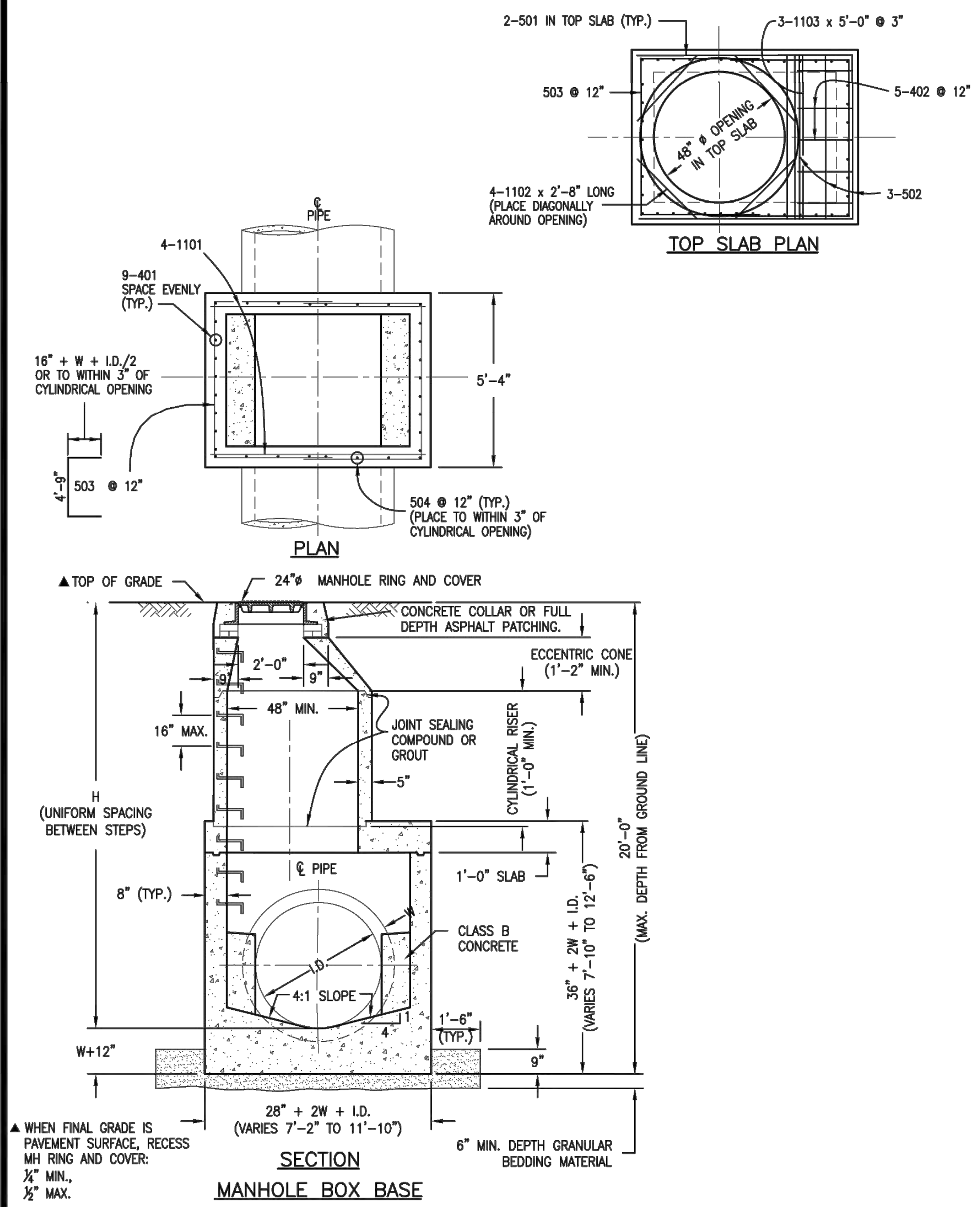
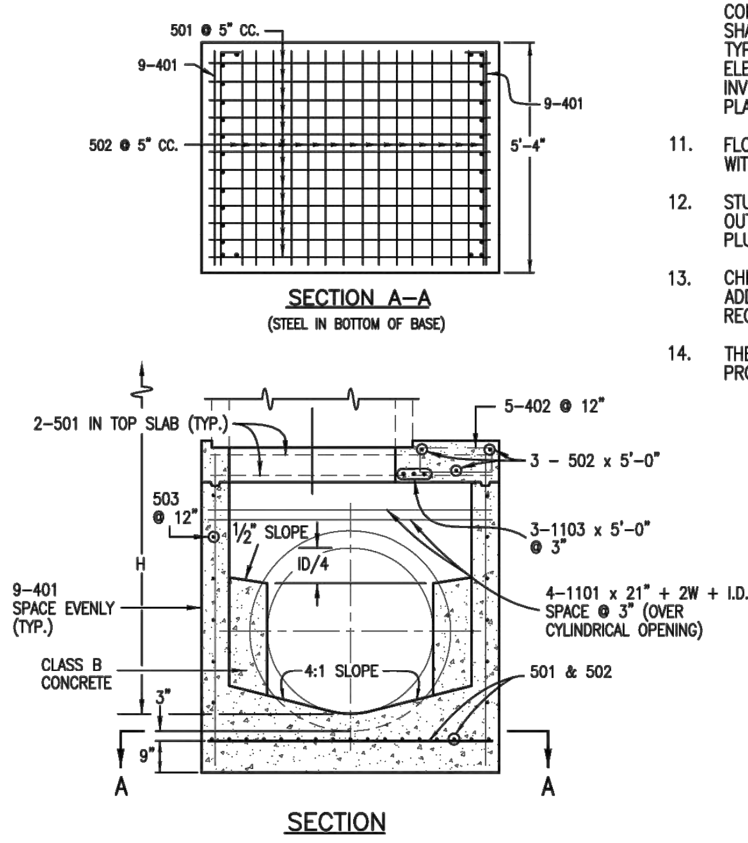

2-501 IN TOP SLAB (TYP.)
3-1103 x 5'-0" @ 3"
503 @ 12"
5-402 @ 12"
45° @ OPENING IN TOP SLAB
4-1102 x 2'-8" LONG (PLACE DIAGONALLY AROUND OPENING)
3-502
TOP SLAB PLAN
℄ PIPE
4-1101
9-401 SPACE EVENLY (TYP.)
16" + W + I.D./2 OR TO WITHIN 3" OF CYLINDRICAL OPENING
5'-4"
503 @ 12"
504 @ 12" (TYP.) (PLACE TO WITHIN 3" OF CYLINDRICAL OPENING)
PLAN
▲TOP OF GRADE
24"ø MANHOLE RING AND COVER
CONCRETE COLLAR OR FULL DEPTH ASPHALT PATCHING.
ECCENTRIC CONE (1'-2" MIN.)
2'-0"
9"
48" MIN.
16" MAX.
JOINT SEALING COMPOUND OR GROUT
5"
CYLINDRICAL RISER (1'-0" MIN.)
H (UNIFORM SPACING BETWEEN STEPS)
20'-0" (MAX. DEPTH FROM GROUND LINE)
℄ PIPE
8" (TYP.)
1'-0" SLAB
CLASS B CONCRETE
I.D.
4:1 SLOPE
36" + 2W + I.D. (VARIES 7'-10" TO 12'-6")
1'-6" (TYP.)
W+12"
9"
28" + 2W + I.D. (VARIES 7'-2" TO 11'-10")
▲WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MH RING AND COVER: ¼" MIN., ½" MAX.
6" MIN. DEPTH GRANULAR BEDDING MATERIAL
SECTION

MANHOLE BOX BASE

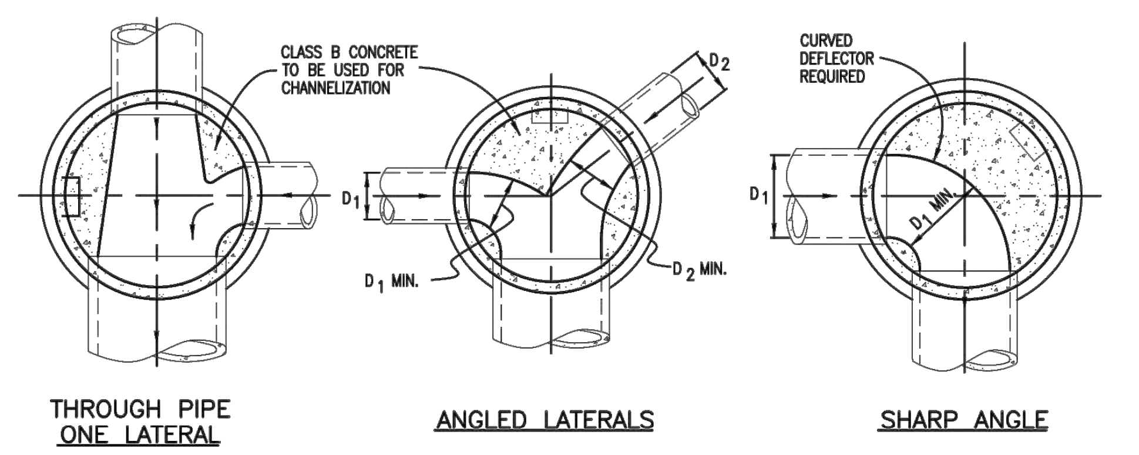
REFERENCE:	MANHOLES	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	DOUGLAS COUNTY COLORADO	Revised: Drawing No. **SP.43a**

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8'.
3. THE MH RING (FRAME) SHALL BE SET ON CONCRETE GRADE RINGS. THE FRAME SHALL BE SURROUNDED WITH A CONCRETE COLLAR IN UNPAVED AREA AND CONCRETE PAVEMENT, OR FULL DEPTH ASPHALT IN ASPHALT PAVEMENT. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF CONDUIT OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO ASTM C 478 (AASHTO M 199).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS D CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3'-6" AND SHALL BE IN ACCORDANCE WITH AASHTO M 199.
8. ALL REINFORCING STEEL SHALL HAVE A MINIMUM YIELD STRENGTH OF 60,000 PSI. VERTICAL STEEL SHALL BE PLACED AT L OF WALL. ALL BARS SHALL HAVE A 2" MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
9. IF ANY REBAR HAS TO BE CUT ON THE JOB SITE, THE EXPOSED BARE STEEL SHALL BE IMMEDIATELY COVERED WITH A MANUFACTURE APPROVED EPOXY PAINT PRIOR TO POUR.
10. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
11. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE.
12. STUB-OUTS SHALL EXTEND A MINIMUM OF 1 PIPE SECTION BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
13. CHECK WITH THE LOCAL GOVERNMENT AUTHORITY FOR ANY ADDITIONAL SANITARY SEWER SPECIFICATIONS, DETAILS, OR REGULATIONS.
14. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.


501 @ 5" CC.
9-401
502 @ 5" CC.
5'-4"
9-401
SECTION A-A
(STEEL IN BOTTOM OF BASE)
℄
2-501 IN TOP SLAB (TYP.)
5-402 @ 12"
3 - 502 x 5'-0"
503 @ 12"
½" SLOPE
ID/4
3-1103 x 5'-0" @ 3"
4-1101 x 21" + 2W + I.D. SPACE @ 3" (OVER CYLINDRICAL OPENING)
9-401 SPACE EVENLY (TYP.)
4:1 SLOPE
CLASS B CONCRETE
501 & 502
9"
A
A
SECTION

REFERENCE:	MANHOLES	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	DOUGLAS COUNTY COLORADO	Revised: Drawing No. **SP.43b**


CLASS B CONCRETE TO BE USED FOR CHANNELIZATION
D2
D1
D1 MIN.
D2 MIN.
CURVED DEFLECTOR REQUIRED
D1
THROUGH PIPE
ONE LATERAL
ANGLED LATERALS
SHARP ANGLE

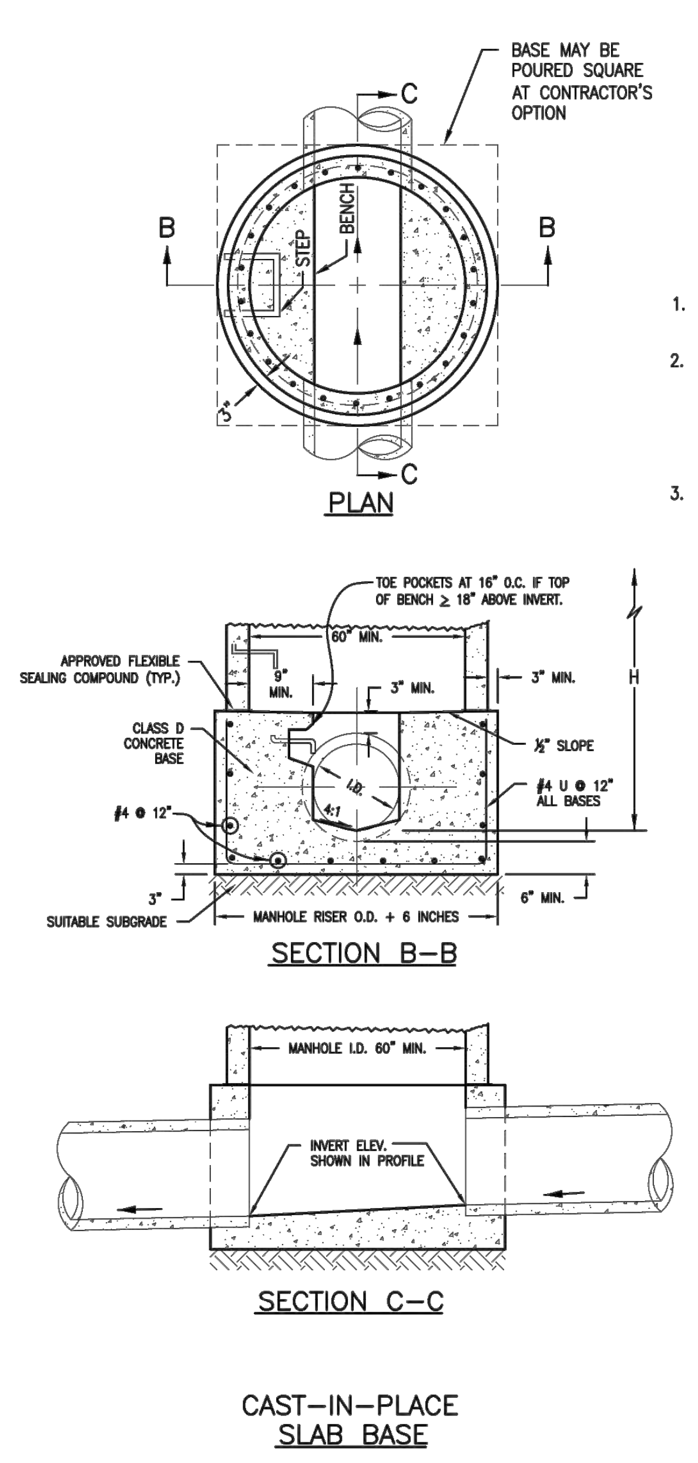
TYPICAL CHANNELIZATION DETAILS

QUANTITIES FOR CONCRETE MANHOLE BOX BASE

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	NO. REQ'D. LENGTH WEIGHT #	18 8'-8" 104.2	18 9'-3" 111.2	18 9'-10" 118.2	18 11'-0" 132.3	18 12'-2" 146.3	401 BAR LENGTH = 32"+2W+I.D.
402	4	III	0.668	NO. REQ'D. LENGTH WEIGHT #	5 6'-0" 20.0	5 6'-7" 22.0	5 7'-2" 23.9	5 8'-4" 27.8	5 9'-6" 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	NO. REQ'D. LENGTH WEIGHT #	17 8'-0" 141.8	17 8'-7" 152.2	17 9'-2" 162.5	17 10'-4" 183.2	17 11'-6" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	NO. REQ'D. LENGTH WEIGHT #	23 5'-0" 119.9	25 5'-0" 130.4	26 5'-0" 135.6	29 5'-0" 151.2	32 5'-0" 166.9	502 NUMBER BARS REQ'D. = $3 + \left(\frac{24+I.D.+2W}{@\ 5"}+1\right)$
503	5	II	1.043	NO. REQ'D. LENGTH WEIGHT #	16 13'-5" 223.9	18 14'-0" 262.8	18 14'-7" 273.8	20 15'-9" 328.5	24 16'-11" 423.5	503 NUMBER BARS REQ'D. = $2\left(\frac{13+I.D.+2W}{@\ 12"}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D. LENGTH WEIGHT #	14 8'-8" 126.6	14 9'-3" 135.1	16 9'-10" 164.1	18 11'-0" 206.5	20 12'-2" 253.8	504 NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12"}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D. LENGTH WEIGHT #	4 7'-9" 164.7	4 8'-4" 177.1	4 8'-11" 189.5	4 10'-1" 214.3	4 11'-3" 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	NO. REQ'D. LENGTH WEIGHT #	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 56.7 2'-8"	BENDING TYPE I STRAIGHT
1103	11	I	5.313	NO. REQ'D. LENGTH WEIGHT #	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	TYPE II 4'-9"; 16"+W+I.D./2
REINFORCING STEEL TOTAL #					1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III 12"; 12"; 7"; I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

REFERENCE:	MANHOLES	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	DOUGLAS COUNTY COLORADO	Revised: Drawing No. **SP.43c**


BASE MAY BE POURED SQUARE AT CONTRACTOR'S OPTION
C
B
B
STEP
BENCH
C
PLAN
TOE POCKETS AT 16" O.C. IF TOP OF BENCH ≥ 18" ABOVE INVERT.
APPROVED FLEXIBLE SEALING COMPOUND (TYP.)
3" MIN.
3" MIN.
H
CLASS D CONCRETE BASE
½" SLOPE
#4 U @ 12" ALL BASES
#4 @ 12"
MANHOLE RISER O.D. + 6 INCHES
6" MIN.
SUITABLE SUBGRADE
SECTION B-B
MANHOLE I.D. 60" MIN.
INVERT ELEV. SHOWN IN PROFILE
SECTION C-C

CAST-IN-PLACE SLAB BASE

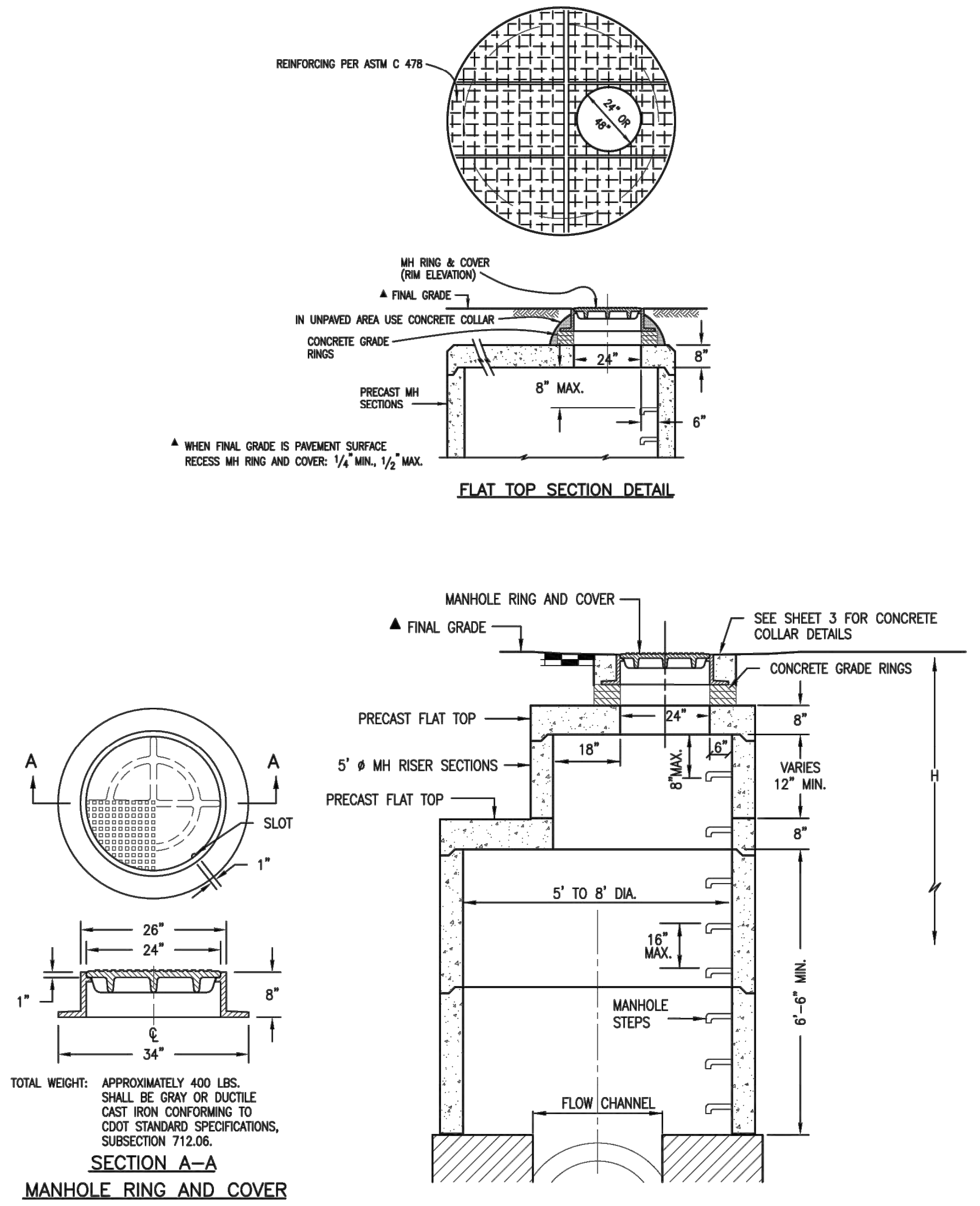
LEGEND

▨	SUITABLE SUBGRADE
▒	GRANULAR BEDDING MATERIAL
░	CONCRETE

MANHOLE BASES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

REFERENCE:	MANHOLES	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	DOUGLAS COUNTY COLORADO	Revised: Drawing No. **SP.43d**

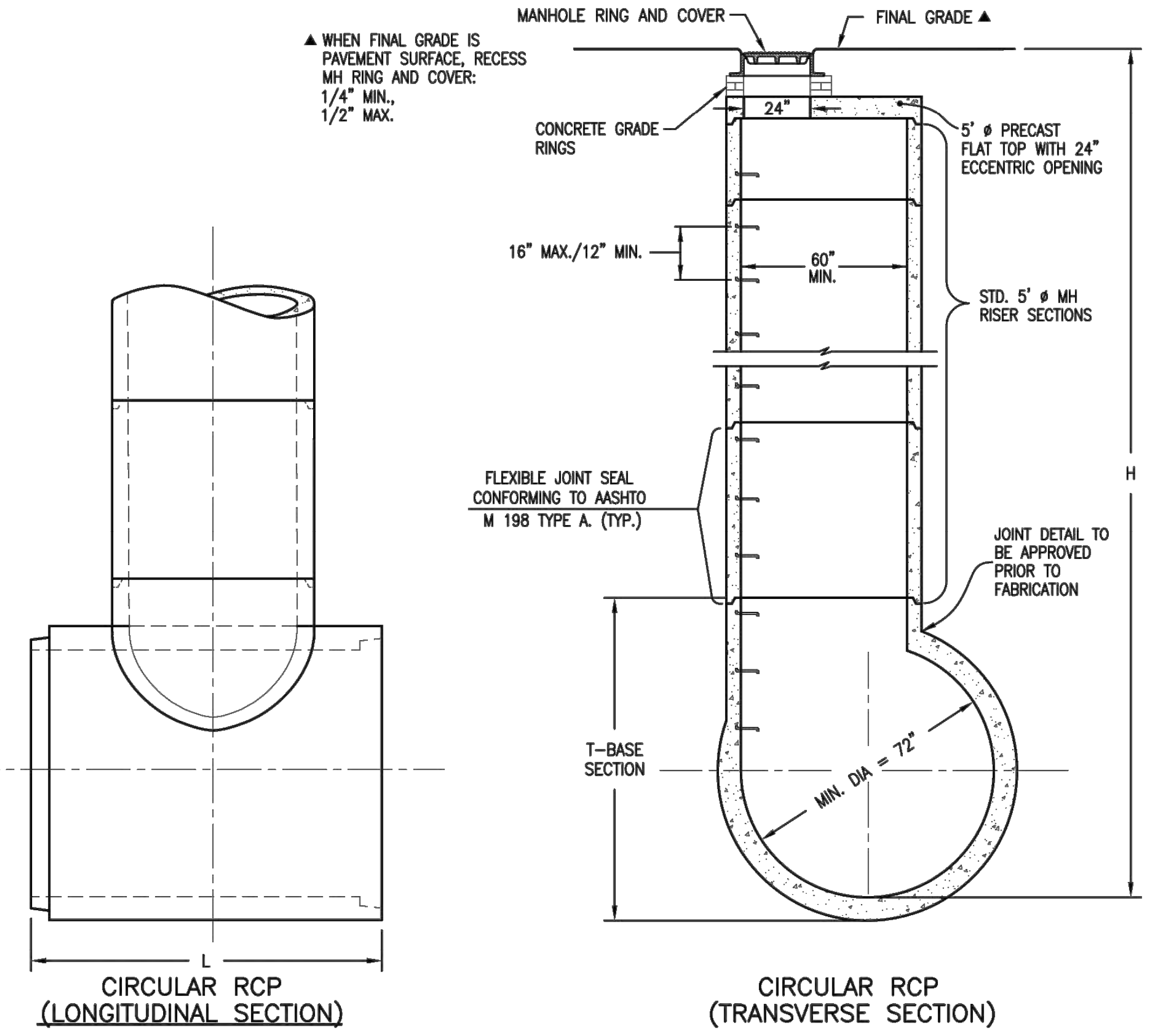

REINFORCING PER ASTM C 478
MH RING & COVER (RIM ELEVATION)
▲ FINAL GRADE
IN UNPAVED AREA USE CONCRETE COLLAR
CONCRETE GRADE RINGS
24"
8"
PRECAST MH SECTIONS
8" MAX.
6"
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE RECESS MH RING AND COVER: ¼" MIN., ½" MAX.
FLAT TOP SECTION DETAIL
MANHOLE RING AND COVER
▲ FINAL GRADE
SEE SHEET 3 FOR CONCRETE COLLAR DETAILS
CONCRETE GRADE RINGS
PRECAST FLAT TOP
24"
8"
18"
5' ø MH RISER SECTIONS
PRECAST FLAT TOP
VARIES 12" MIN.
H
5" TO 8" DIA.
16" MAX.
MANHOLE STEPS
5'-6" MIN.
FLOW CHANNEL
A
A
SLOT
1"
26"
24"
8"
1"
34"
TOTAL WEIGHT: APPROXIMATELY 400 LBS. SHALL BE GRAY OR DUCTILE CAST IRON CONFORMING TO CDOT STANDARD SPECIFICATIONS, SUBSECTION 712.06.
SECTION A-A

MANHOLE RING AND COVER

REFERENCE:	MANHOLES	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	DOUGLAS COUNTY COLORADO	Revised: Drawing No. **SP.43e**

T-BASE MANHOLES:

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHALL ONLY BE CONSTRUED TO SHOW CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 72-INCH DIAMETER PIPE AND LARGER.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS TO BE MET FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE CULVERT OR SEWER.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA WITH ANY GROUTING, ETC. APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.


MANHOLE RING AND COVER
FINAL GRADE ▲
▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MH RING AND COVER: 1/4" MIN., 1/2" MAX.
24"
CONCRETE GRADE RINGS
5' ø PRECAST FLAT TOP WITH 24" ECCENTRIC OPENING
16" MAX./12" MIN.
60" MIN.
STD. 5' ø MH RISER SECTIONS
H
FLEXIBLE JOINT SEAL CONFORMING TO AASHTO M 198 TYPE A (TYP.)
JOINT DETAIL TO BE APPROVED PRIOR TO FABRICATION
T-BASE SECTION
MIN. DIA = 72"
CIRCULAR RCP
(LONGITUDINAL SECTION)
CIRCULAR RCP
(TRANSVERSE SECTION)

MANHOLE T-BASE

REFERENCE:	MANHOLES	Issued: 05/2013
CDOT M & S STANDARDS M-604-20	DOUGLAS COUNTY COLORADO	Revised: Drawing No. **SP.43f**

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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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CENTURY Living

REV	REVISION DESCRIPTION	DATE	CHND	CHKD	APPR

TITLE

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

STANDARD DETAILS

PE STAMP

ISSUED FOR REVIEW

FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER 65120950
DATE 9/10/2021
SHEET C6.2
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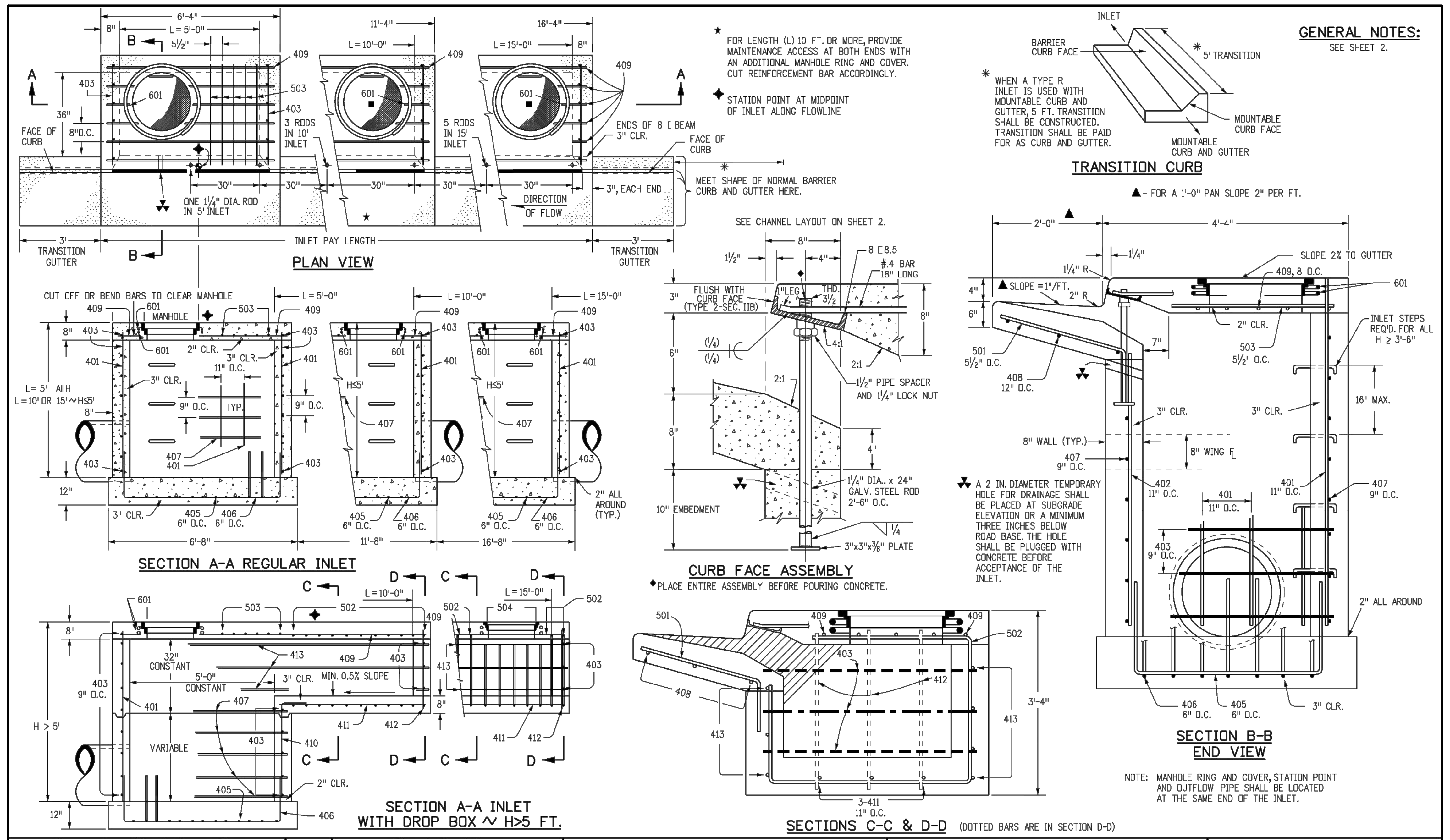
PLAN VIEW
6'-4"
L = 5'-0"
11'-4"
L = 10'-0"
16'-4"
L = 15'-0"
8"
5½"
36"
8"O.C.
FACE OF CURB
3 RODS IN 10' INLET
5 RODS IN 15' INLET
ENDS OF 8 [BEAM 3" CLR.
ONE 1¼" DIA. ROD IN 5' INLET
DIRECTION OF FLOW
3", EACH END
30"
INLET PAY LENGTH
3' TRANSITION GUTTER
A
B
409
403
503
601
SECTION A-A REGULAR INLET
CUT OFF OR BEND BARS TO CLEAR MANHOLE
MANHOLE
2" CLR.
3" CLR.
11" O.C.
9" O.C.
TYP
L = 5' AND L = 10' OR 15' ∿ H≤5'
H≤5'
401
405
406
407
6" O.C.
6'-8"
11'-8"
16'-8"
12"
2" ALL AROUND (TYP.)
SECTION A-A INLET WITH DROP BOX ∿ H>5 FT.
H > 5'
32" CONSTANT
5'-0" CONSTANT
MIN. 0.5% SLOPE
VARIABLE
410
411
412
413
502
504
C
D
CURB FACE ASSEMBLY
SEE CHANNEL LAYOUT ON SHEET 2.
8 [8.5
#.4 BAR 18" LONG
FLUSH WITH CURB FACE (TYPE 2-SEC. IIB)
1"LEG
THD. 3½
4:1
2:1
1½" PIPE SPACER AND 1¼" LOCK NUT
1¼" DIA. x 24" GALV. STEEL ROD 2'-6" O.C.
3"x3"x⅜" PLATE
10" EMBEDMENT
SECTIONS C-C & D-D (DOTTED BARS ARE IN SECTION D-D)
501
408
3-411 11" O.C.
3'-4"
TRANSITION CURB
INLET
BARRIER CURB FACE
5' TRANSITION
MOUNTABLE CURB FACE
MOUNTABLE CURB AND GUTTER
SECTION B-B END VIEW
2'-0"
4'-4"
SLOPE 2% TO GUTTER
409, 8 O.C.
SLOPE = 1"/FT.
1¼" R
2" R
501 5½" O.C.
408 12" O.C.
503 5½" O.C.
INLET STEPS REQ'D. FOR ALL H ≥ 3'-6"
16" MAX.
8" WALL (TYP.)
8" WING
402 11" O.C.
401 11" O.C.
407 9" O.C.
403 9" O.C.
2" ALL AROUND
406 6" O.C.
405 6" O.C.
3" CLR.

★ FOR LENGTH (L) 10 FT. OR MORE, PROVIDE MAINTENANCE ACCESS AT BOTH ENDS WITH AN ADDITIONAL MANHOLE RING AND COVER. CUT REINFORCEMENT BAR ACCORDINGLY.

✦ STATION POINT AT MIDPOINT OF INLET ALONG FLOWLINE

* MEET SHAPE OF NORMAL BARRIER CURB AND GUTTER HERE.

* WHEN A TYPE R INLET IS USED WITH MOUNTABLE CURB AND GUTTER, 5 FT. TRANSITION SHALL BE CONSTRUCTED. TRANSITION SHALL BE PAID FOR AS CURB AND GUTTER.

▲ - FOR A 1'-0" PAN SLOPE 2" PER FT.

◆ PLACE ENTIRE ASSEMBLY BEFORE POURING CONCRETE.

A 2 IN. DIAMETER TEMPORARY HOLE FOR DRAINAGE SHALL BE PLACED AT SUBGRADE ELEVATION OR A MINIMUM THREE INCHES BELOW ROAD BASE. THE HOLE SHALL BE PLUGGED WITH CONCRETE BEFORE ACCEPTANCE OF THE INLET.

NOTE: MANHOLE RING AND COVER, STATION POINT AND OUTFLOW PIPE SHALL BE LOCATED AT THE SAME END OF THE INLET.

GENERAL NOTES:

SEE SHEET 2.

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Project Development Branch JBK

CURB INLET
TYPE R

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-12
Standard Sheet No. 1 of 2
Project Sheet Number:

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

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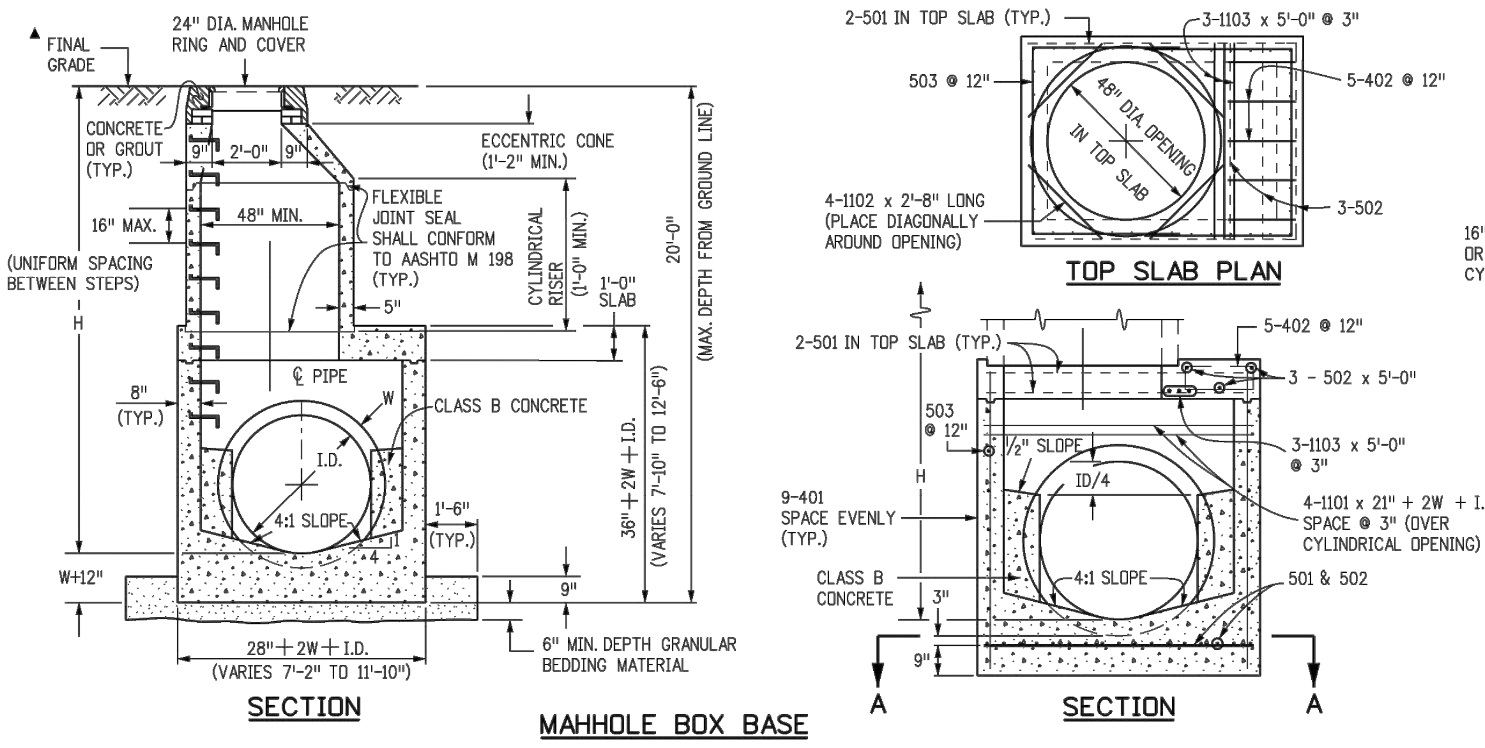


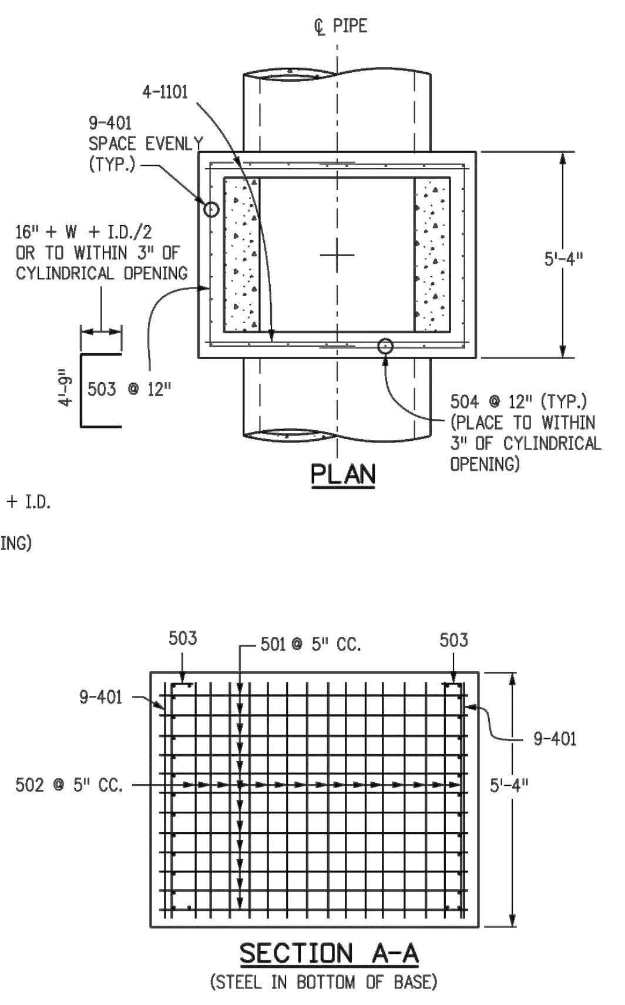
FINAL GRADE
24" DIA. MANHOLE RING AND COVER
CONCRETE OR GROUT (TYP.)
ECCENTRIC CONE (1'-2" MIN.)
16" MAX. (UNIFORM SPACING BETWEEN STEPS)
48" MIN.
FLEXIBLE JOINT SEAL SHALL CONFORM TO AASHTO M 198 (TYP.)
CYLINDRICAL RISER (1'-0" MIN.)
(MAX. DEPTH FROM GROUND LINE)
℄ PIPE
CLASS B CONCRETE
4:1 SLOPE
W+12"
28"+2W+I.D. (VARIES 7'-2" TO 11'-10")
6" MIN. DEPTH GRANULAR BEDDING MATERIAL
2-501 IN TOP SLAB (TYP.)
3-1103 x 5'-0" @ 3"
503 @ 12"
5-402 @ 12"
4-1102 x 2'-8" LONG (PLACE DIAGONALLY AROUND OPENING)
3-502
3-502 x 5'-0"
4-1101 x 21" + 2W + I.D. SPACE @ 3" (OVER CYLINDRICAL OPENING)
9-401 SPACE EVENLY (TYP.)
CLASS B CONCRETE
½" SLOPE
ID/4
4:1 SLOPE
501 & 502

SECTION

MAHHOLE BOX BASE

SECTION

TOP SLAB PLAN



℄ PIPE
4-1101
9-401 SPACE EVENLY (TYP.)
16" + W + I.D./2 OR TO WITHIN 3" OF CYLINDRICAL OPENING
503 @ 12"
504 @ 12" (TYP.) (PLACE TO WITHIN 3" OF CYLINDRICAL OPENING)
5'-4"
501 @ 5" CC.
502 @ 5" CC.
9-401

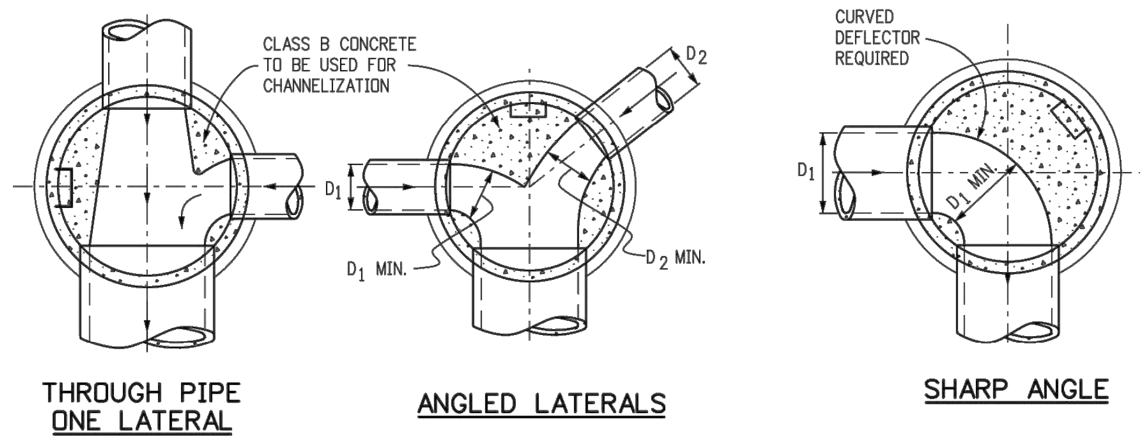
PLAN

SECTION A-A
(STEEL IN BOTTOM OF BASE)

MARK	SIZE	TYPE	WT. #/FT.	BARS	I.D. 54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	NO. REQ'D. LENGTH WEIGHT *	18 8'-1" 97.2	18 8'-8" 104.2	18 9'-3" 111.2	18 9'-10" 118.2	18 11'-0" 132.3	18 12'-2" 146.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	NO. REQ'D. LENGTH WEIGHT *	5 5'-5" 18.1	5 6'-0" 20.0	5 6'-7" 22.0	5 7'-2" 23.9	5 8'-4" 27.8	5 9'-6" 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	NO. REQ'D. LENGTH WEIGHT *	17 7'-5" 131.5	17 8'-0" 141.8	17 8'-7" 152.2	17 9'-2" 162.5	17 10'-4" 183.2	17 11'-6" 203.9	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	NO. REQ'D. LENGTH WEIGHT *	22 5'-0" 114.7	23 5'-0" 119.9	25 5'-0" 130.4	26 5'-0" 135.6	29 5'-0" 151.2	32 5'-0" 166.9	502 NUMBER BARS REQ'D. = 3 + $\left(\frac{24+I.D.+2W}{@\ 5''}+1\right)$
503	5	II	1.043	NO. REQ'D. LENGTH WEIGHT *	16 12'-10" 214.2	16 13'-5" 223.9	18 14'-0" 262.8	18 14'-7" 273.8	20 15'-9" 328.5	24 16'-11" 423.5	503 NUMBER BARS REQ'D. = $2\left(\frac{13+I.D.+2W}{@\ 12''}+1\right)$ BAR LENGTH = 4'-9"+2(16+W+I.D./2)
504	5	I	1.043	NO. REQ'D. LENGTH WEIGHT *	12 8'-1" 101.2	14 8'-8" 126.6	14 9'-3" 135.1	16 9'-10" 164.1	18 11'-0" 206.5	20 12'-2" 253.8	504 NUMBER BARS REQ'D. = $2\left(\frac{2W+I.D.-4}{@\ 12''}+1\right)$ BAR LENGTH = 32"+2W+I.D.
1101	11	I	5.313	NO. REQ'D. LENGTH WEIGHT *	4 7'-2" 152.3	4 7'-9" 164.7	4 8'-4" 177.1	4 8'-11" 189.5	4 10'-1" 214.3	4 11'-3" 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	NO. REQ'D. LENGTH WEIGHT *	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 2'-8" 56.7	4 56.7 2'-8"	BENDING TYPE I — STRAIGHT
1103	11	I	5.313	NO. REQ'D. LENGTH WEIGHT *	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	3 5'-0" 79.7	TYPE II — 4'-9", 16"+W+I.D./2
* REINFORCING STEEL TOTAL					965.6	1,037.5	1,127.2	1,204.0	1,380.2	1,601.6	TYPE III — 12", 12", 7", I.D.+2W-38"
CONCRETE - CUBIC YARDS - TOTAL					6.0	6.6	7.3	8.0	9.5	11.1	

NOTE: QUANTITIES ARE BASED ON SAME SIZE PIPE ENTRANCE TO AND EXIT FROM, BASE AND A 4 FT. MANHOLE ENTRANCE INTO TOP SLAB OF BASE.

QUANTITIES FOR CONCRETE MANHOLE BOX BASE



CLASS B CONCRETE TO BE USED FOR CHANNELIZATION
D1
D2
D1 MIN.
D2 MIN.
CURVED DEFLECTOR REQUIRED
MIN.

THROUGH PIPE ONE LATERAL

ANGLED LATERALS

SHARP ANGLE

TYPICAL CHANNELIZATION DETAILS

GENERAL NOTES

1. SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
2. THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE "H" HEIGHT IS AT LEAST 8 FT.
3. THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. THE FRAME SHALL BE SURROUNDED WITH A CEMENT GROUT IN UNPAVED AREA, OR A CONCRETE COLLAR IN PAVED AREA. SEE DETAILS ON SHEETS 2 AND 3.
4. DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
5. PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
6. CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
7. STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
8. ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
9. ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHAPE, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION. FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
10. FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
11. STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
12. THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

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Project Development Branch JBK

MANHOLES

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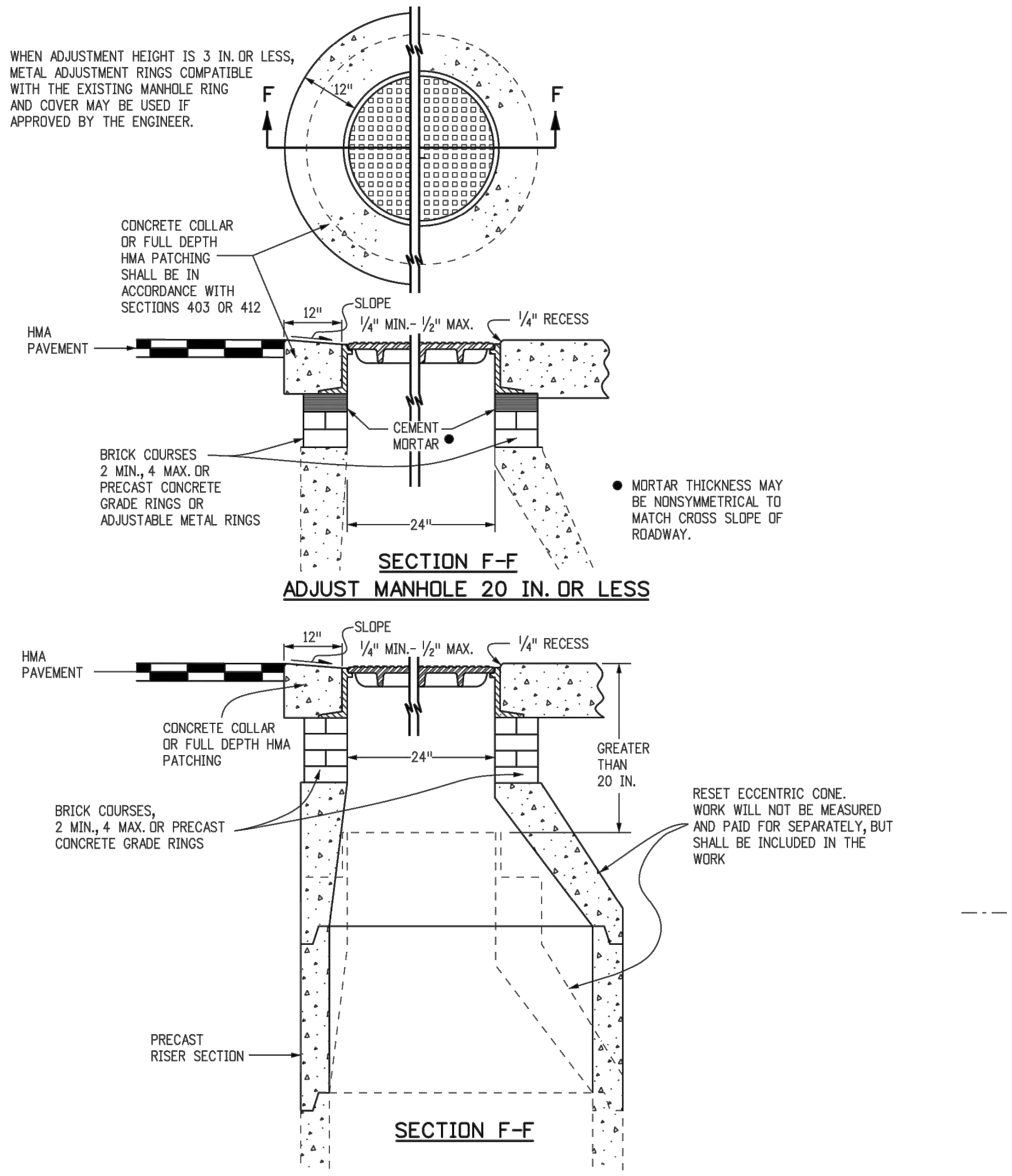
STANDARD PLAN NO.
M-604-20
Standard Sheet No. 1 of 3
Project Sheet Number:

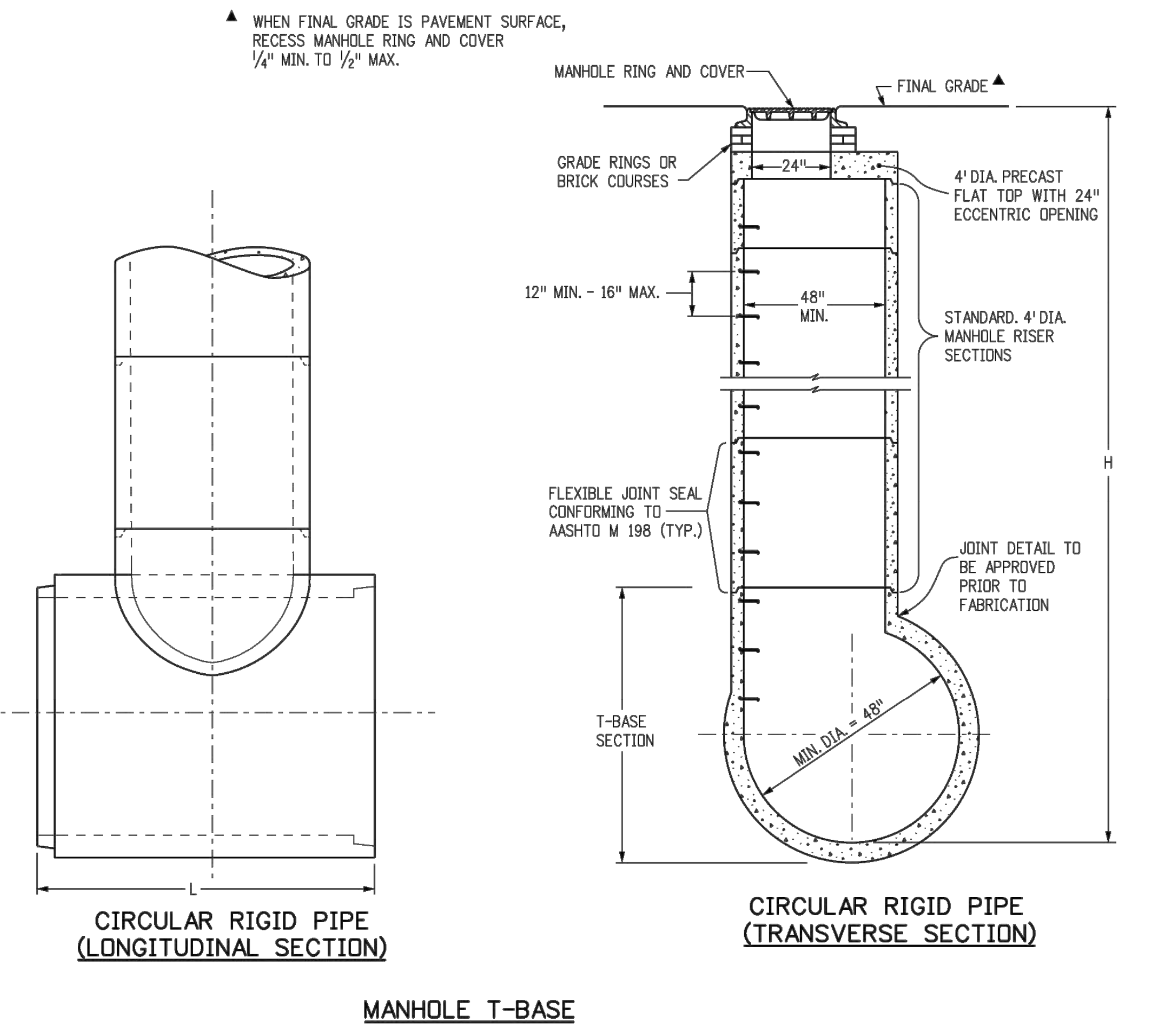


WHEN ADJUSTMENT HEIGHT IS 3 IN. OR LESS, METAL ADJUSTMENT RINGS COMPATIBLE WITH THE EXISTING MANHOLE RING AND COVER MAY BE USED IF APPROVED BY THE ENGINEER.
F
12"
CONCRETE COLLAR OR FULL DEPTH HMA PATCHING SHALL BE IN ACCORDANCE WITH SECTIONS 403 OR 412
HMA PAVEMENT
SLOPE ¼" MIN.- ½" MAX.
¼" RECESS
CEMENT MORTAR ●
BRICK COURSES 2 MIN., 4 MAX. OR PRECAST CONCRETE GRADE RINGS OR ADJUSTABLE METAL RINGS
24"
● MORTAR THICKNESS MAY BE NONSYMMETRICAL TO MATCH CROSS SLOPE OF ROADWAY.
CONCRETE COLLAR OR FULL DEPTH HMA PATCHING
GREATER THAN 20 IN.
BRICK COURSES, 2 MIN., 4 MAX. OR PRECAST CONCRETE GRADE RINGS
RESET ECCENTRIC CONE. WORK WILL NOT BE MEASURED AND PAID FOR SEPARATELY, BUT SHALL BE INCLUDED IN THE WORK
PRECAST RISER SECTION

SECTION F-F
ADJUST MANHOLE 20 IN. OR LESS

SECTION F-F
MODIFY MANHOLE GREATER THAN 20 IN.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.



MANHOLE RING AND COVER
FINAL GRADE ▲
GRADE RINGS OR BRICK COURSES
24"
4' DIA. PRECAST FLAT TOP WITH 24" ECCENTRIC OPENING
12" MIN. - 16" MAX.
48" MIN.
STANDARD, 4' DIA. MANHOLE RISER SECTIONS
H
FLEXIBLE JOINT SEAL CONFORMING TO AASHTO M 198 (TYP.)
JOINT DETAIL TO BE APPROVED PRIOR TO FABRICATION
T-BASE SECTION
MIN. DIA. = 48"

CIRCULAR RIGID PIPE (LONGITUDINAL SECTION)

CIRCULAR RIGID PIPE (TRANSVERSE SECTION)

MANHOLE T-BASE

T-BASE MANHOLES NOTES

1. THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
2. THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
3. EXCEPT FOR CLASS OF PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
4. THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

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MANHOLES

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STANDARD PLAN NO.
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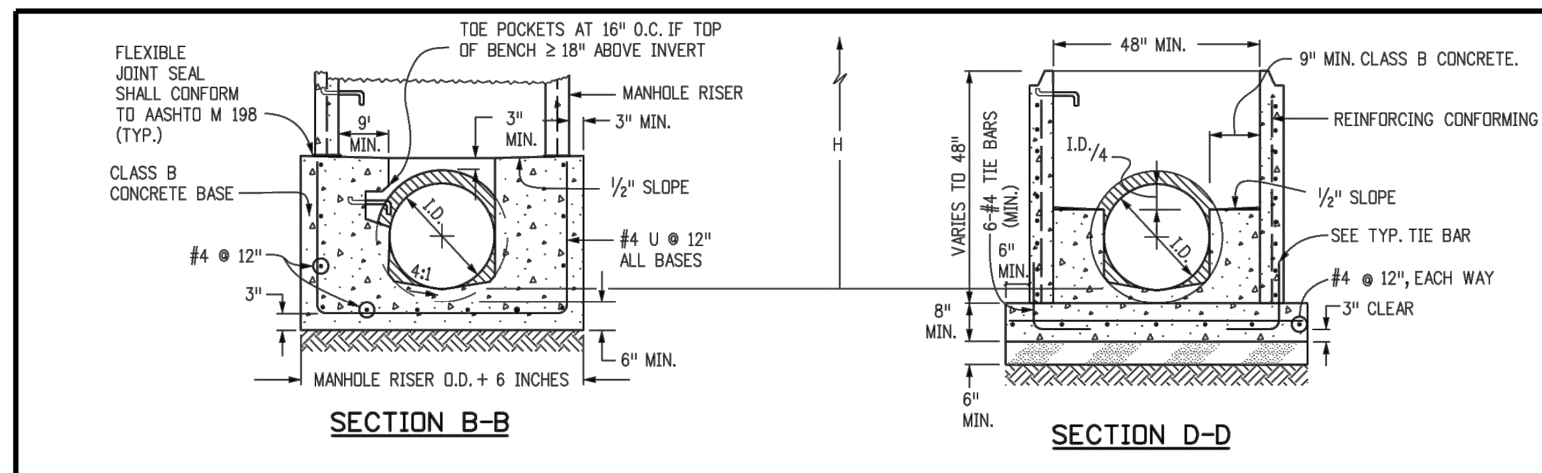
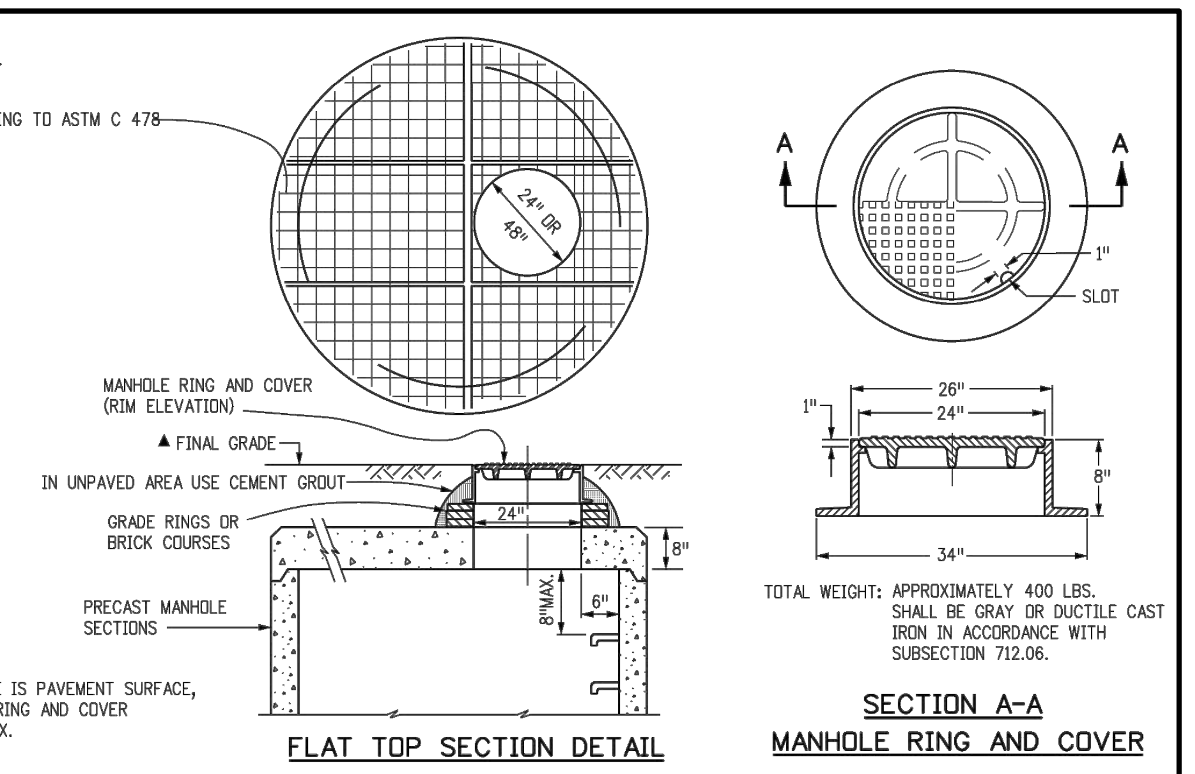


FLEXIBLE JOINT SEAL SHALL CONFORM TO AASHTO M 198 (TYP.)
TOE POCKETS AT 16" O.C. IF TOP OF BENCH ≥ 18" ABOVE INVERT
MANHOLE RISER
CLASS B CONCRETE BASE
½" SLOPE
#4 U @ 12" ALL BASES
#4 @ 12"
MANHOLE RISER O.D. + 6 INCHES
6" MIN.
48" MIN.
9" MIN. CLASS B CONCRETE.
REINFORCING CONFORMING TO ASTM C 478
½" SLOPE
SEE TYP. TIE BAR
#4 @ 12", EACH WAY
3" CLEAR
VARIES TO 48"

SECTION B-B

SECTION D-D



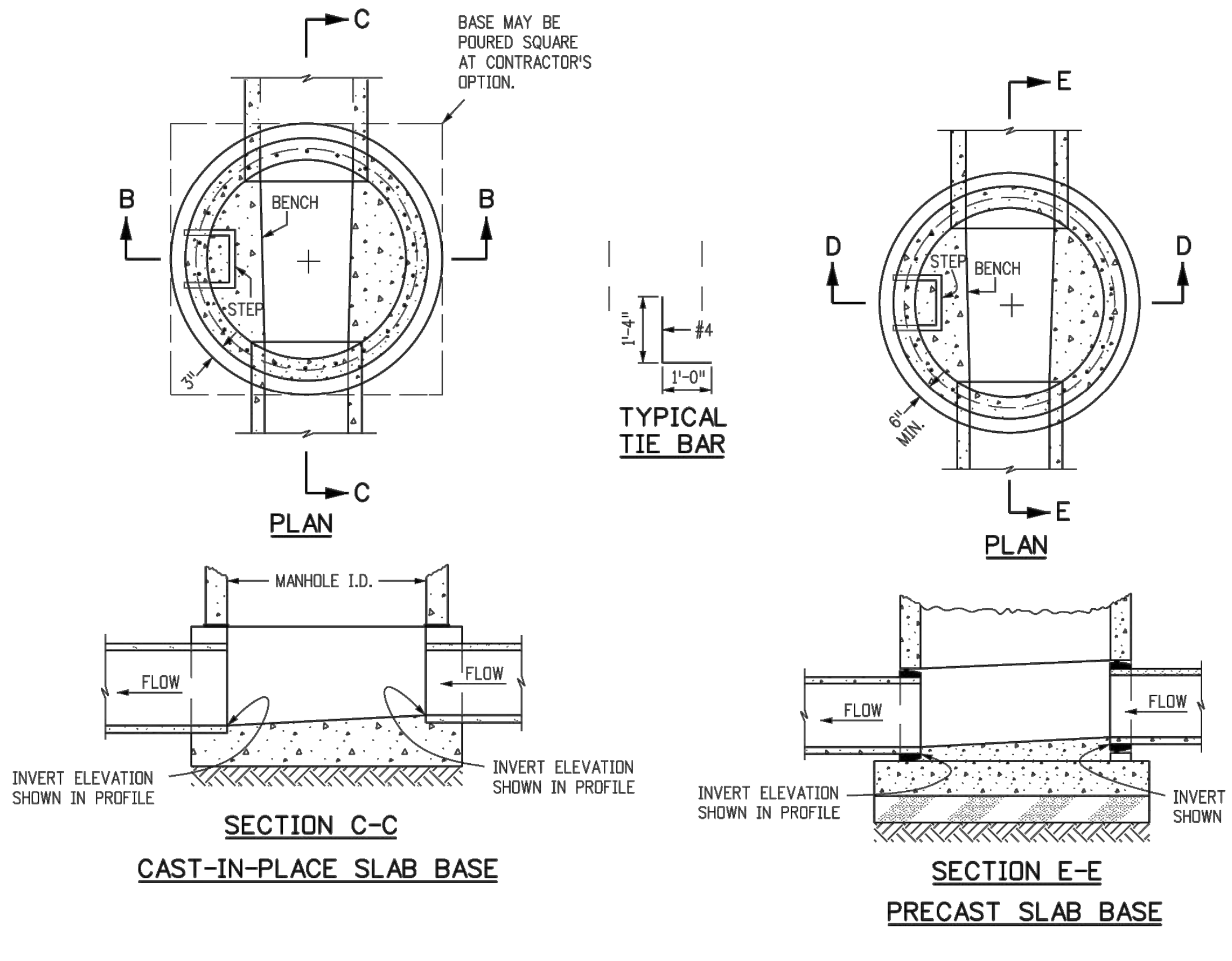
24" OR 48"
MANHOLE RING AND COVER (RIM ELEVATION)
▲ FINAL GRADE
IN UNPAVED AREA USE CEMENT GROUT
GRADE RINGS OR BRICK COURSES
PRECAST MANHOLE SECTIONS
24"
8"
8"MAX.
6"
A
1"
SLOT
26"
24"
34"

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER ¼" MIN. TO ½" MAX.

FLAT TOP SECTION DETAIL

TOTAL WEIGHT: APPROXIMATELY 400 LBS. SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06.

SECTION A-A
MANHOLE RING AND COVER



C
BASE MAY BE POURED SQUARE AT CONTRACTOR'S OPTION.
B
BENCH
STEP
E
D
1'-0"
#4
MANHOLE I.D.
FLOW
INVERT ELEVATION SHOWN IN PROFILE

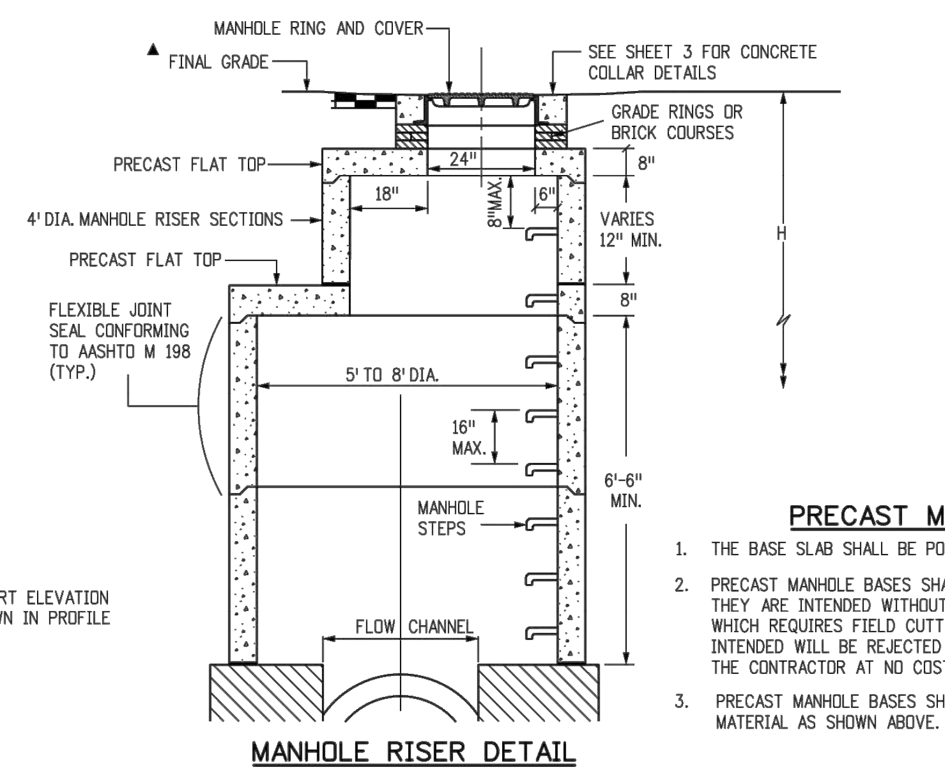
PLAN

TYPICAL TIE BAR

PLAN

SECTION C-C
CAST-IN-PLACE SLAB BASE

SECTION E-E
PRECAST SLAB BASE



MANHOLE RING AND COVER
▲ FINAL GRADE
SEE SHEET 3 FOR CONCRETE COLLAR DETAILS
GRADE RINGS OR BRICK COURSES
PRECAST FLAT TOP
24"
8"
18"
4' DIA. MANHOLE RISER SECTIONS
VARIES 12" MIN.
H
FLEXIBLE JOINT SEAL CONFORMING TO AASHTO M 198 (TYP.)
5' TO 8' DIA.
16" MAX.
MANHOLE STEPS
6'-6" MIN.
FLOW CHANNEL

MANHOLE RISER DETAIL

LEGEND

▨	SUITABLE SUBGRADE
▒	GRANULAR BEDDING MATERIAL
░	CONCRETE

PRECAST MANHOLE BASES NOTES:

1. THE BASE SLAB SHALL BE POURED MONOLITHICALLY WITH BOTTOM RISER SECTION.
2. PRECAST MANHOLE BASES SHALL FIT THE CONDITIONS AND LOCATIONS FOR WHICH THEY ARE INTENDED WITHOUT ANY FIELD MODIFICATIONS. ANY MANHOLE BASE WHICH REQUIRES FIELD CUTTING OR MODIFICATION IN ORDER TO FIT THE LOCATIONS INTENDED WILL BE REJECTED BY THE ENGINEER AND REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE DEPARTMENT.
3. PRECAST MANHOLE BASES SHALL BE BEDDED ON AN APPROVED GRANULAR BEDDING MATERIAL AS SHOWN ABOVE.

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Project Development Branch JBK

MANHOLES

Issued by the Project Development Branch: July 31, 2019

STANDARD PLAN NO.
M-604-20
Standard Sheet No. 2 of 3
Project Sheet Number:

811
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TOWN OF PARKER, PUBLIC WORKS DIRECTOR DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

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PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

STANDARD DETAILS

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DATE 9/10/2021
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