

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

LEGEND

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

BASIS OF BEARINGS:

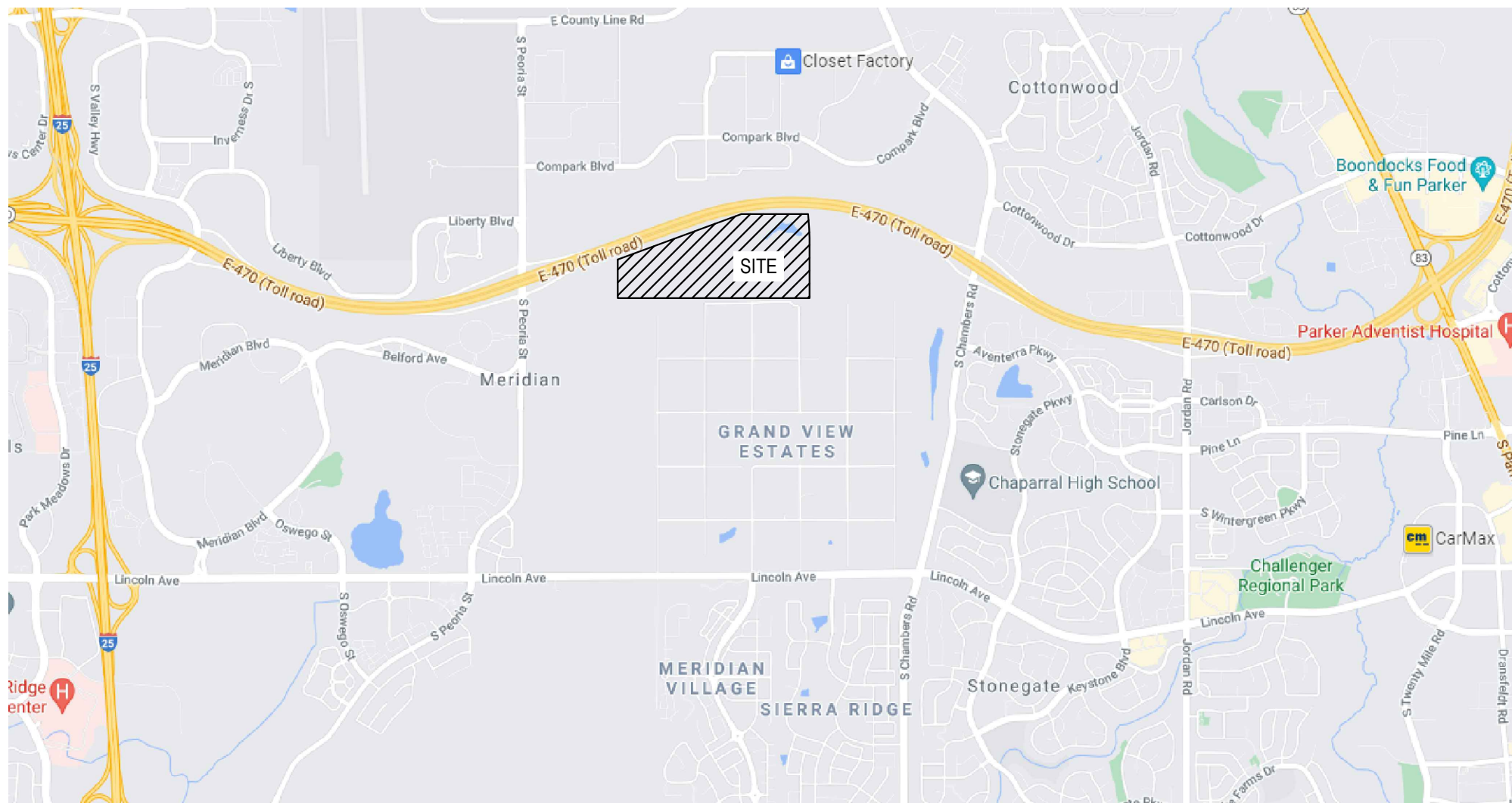
BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.08 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHWEST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

BASIS OF ELEVATION:

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

SITE BENCHMARKS

- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.



Vicinity Map

N.T.S.

ABBREVIATION LEGEND

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

DEVELOPER/ OWNER
CENTURY COMMUNITIES
8390 E. CRESCENT PARKWAY,
SUITE 650, GREENWOOD VILLAGE,
CO 80111
PHONE: 303-770-8300
CONTACT: CINDY MYERS

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

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

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

TOWN & UTILITY CONTACTS

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

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

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

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

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

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

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

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

SIGHT DISTANCE CERTIFICATION

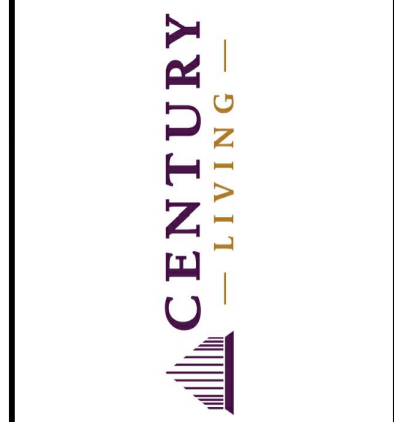
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1, TRACT A, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.



The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

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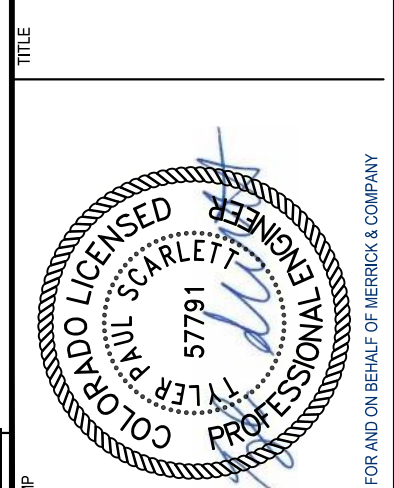
Town of Parker, Director of Engineering
Date: 07/24/2024



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

COMPARK VILLAGE SOUTH PRIVATE IMPROVEMENT CONSTRUCTION PLANS

COVER



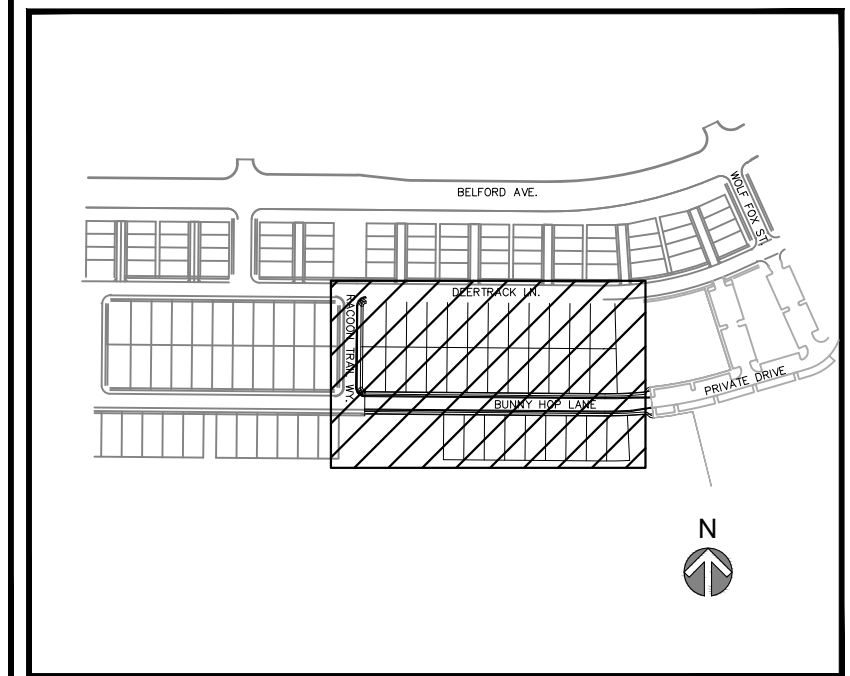
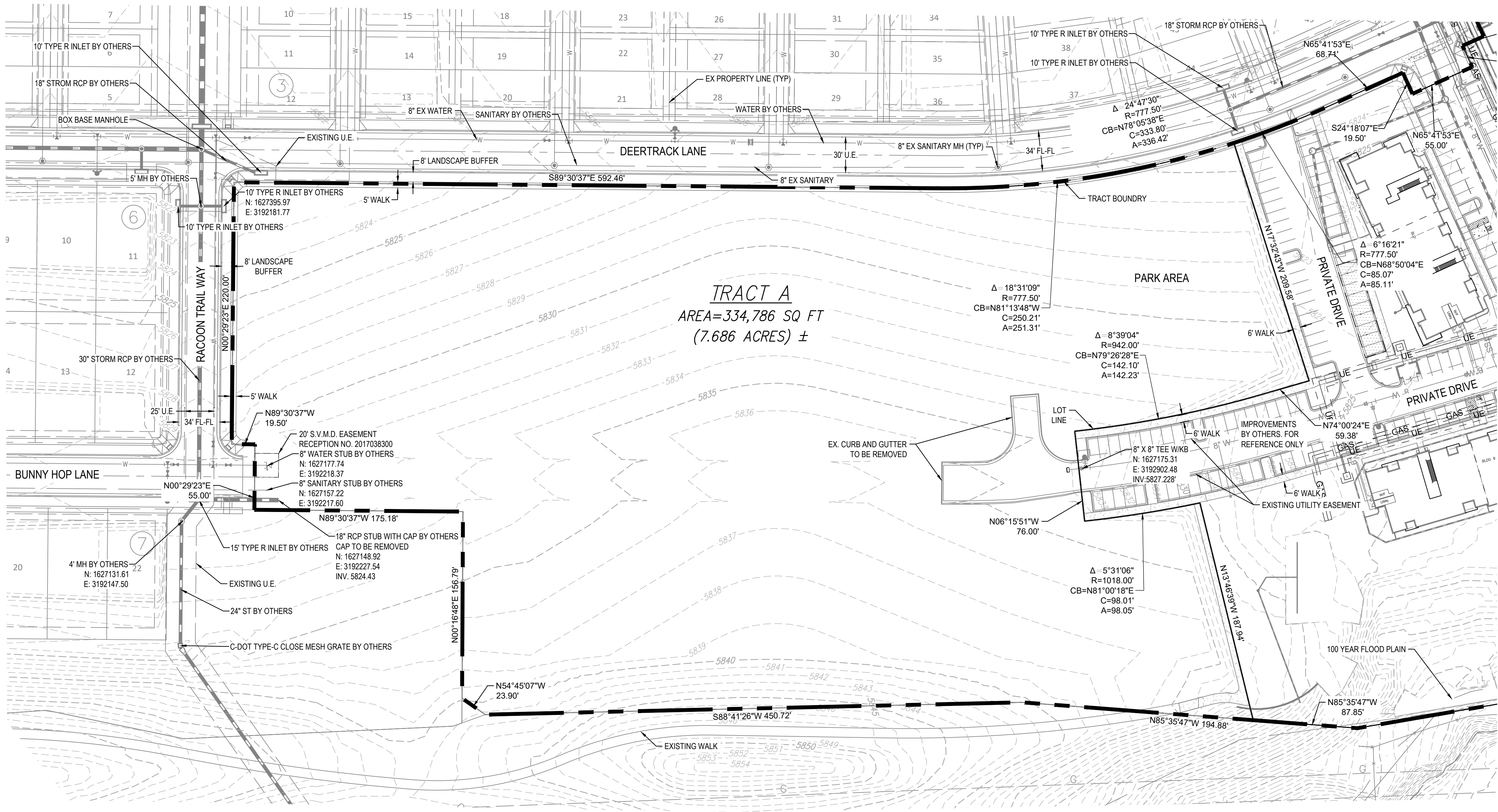
JOB NUMBER	65120350
DATE	9/14/2023
SHEET	
CO.0	01

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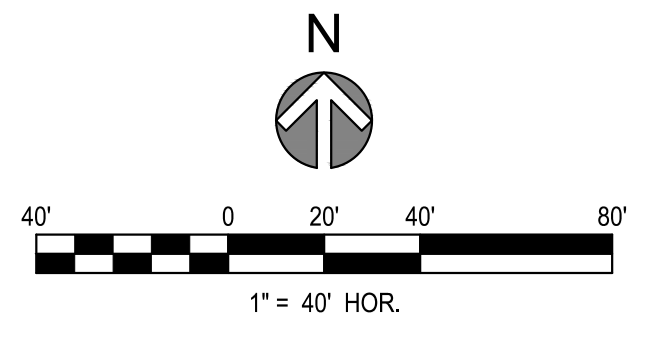
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BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.09 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE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

NOTES

- 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	CHKD	CHKD (APPR)
0	ISSUED FOR CONSTRUCTION	07/23/2024		

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
EXISTING CONDITIONS & DEMOLITION



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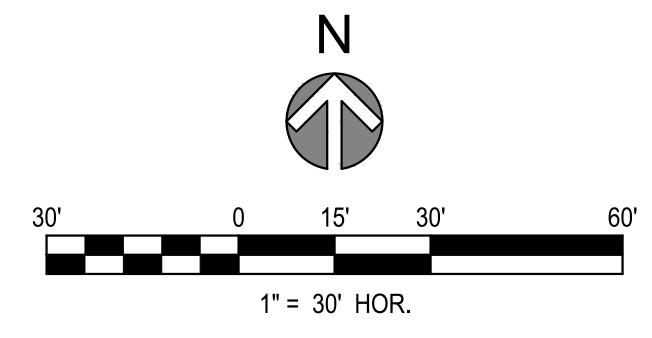
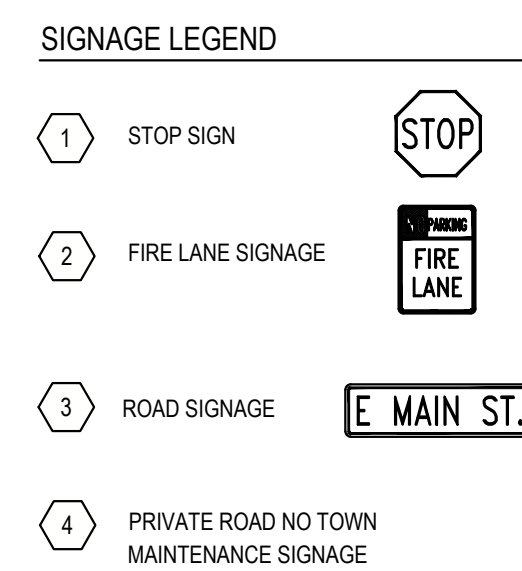
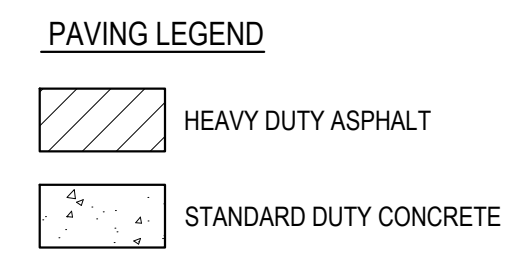
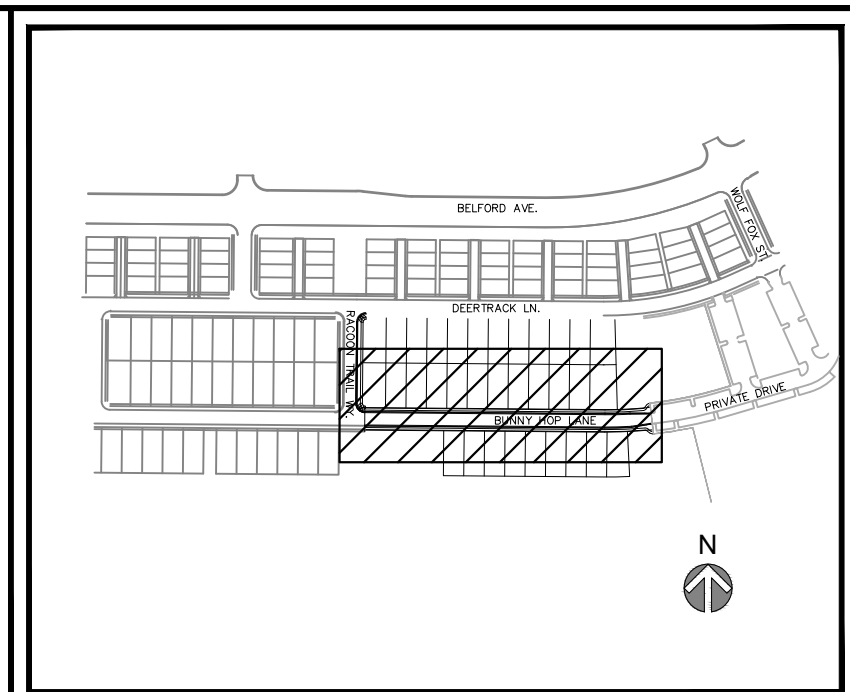
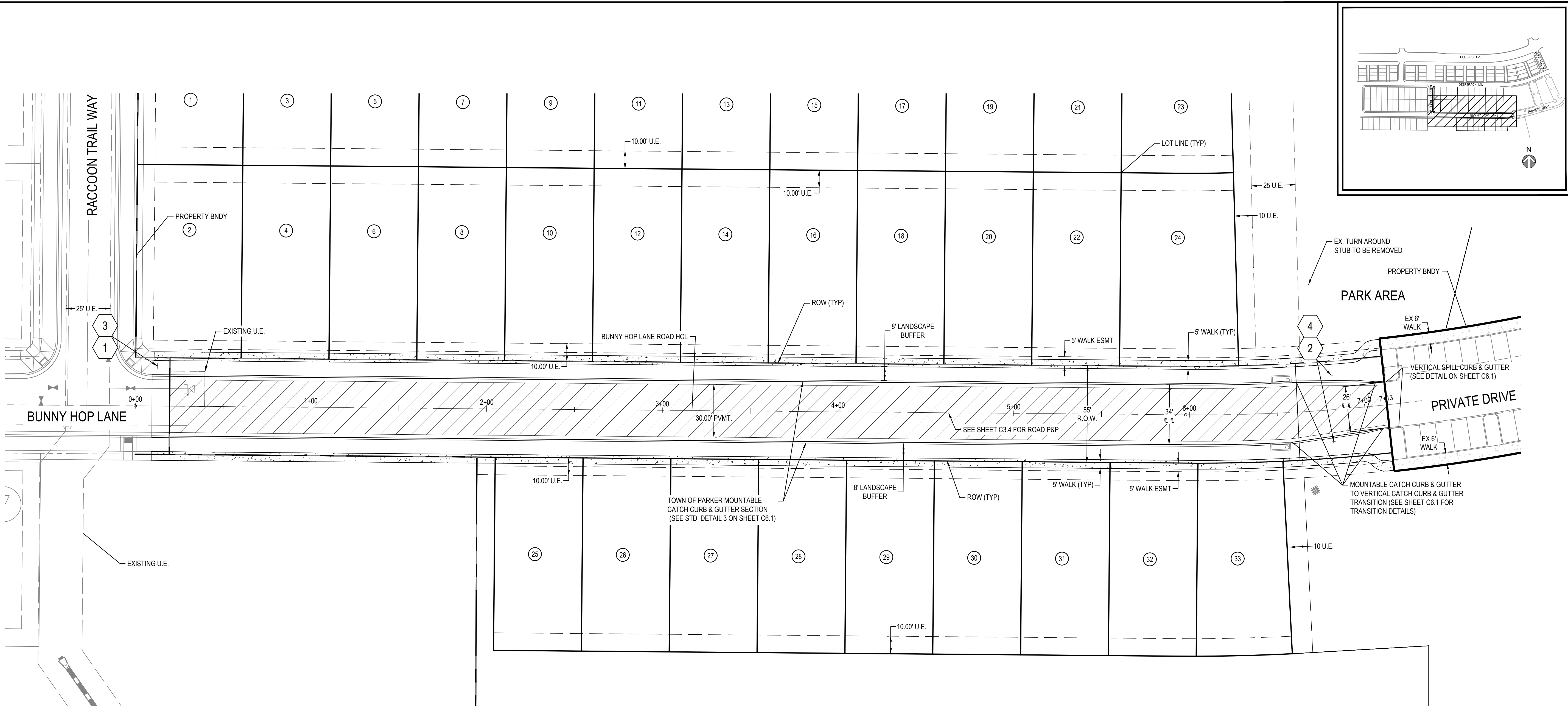

 Town of Parker, Director of Engineering
 DATE: 07/24/2024



JOB NUMBER	65120550
DATE	8/11/2023
SHEET	C1.0
	03

THE USE OF THESE EXISTING DATA AND INFORMATION IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. FOR THE PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR PART OR FOR EXTENDING OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY INFORMATION WITHOUT THE WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE USER'S RISK. THE USER ASSUMES ALL LIABILITY TO PROTECT AND DEFEND THE USER'S AND COMPANY'S INTERESTS.

File Location: D:\DEN\Projects\0950-C00 Compark_South\CAD\CDS\SF-P\CP\0950-C2-D-SITE AND PAVING PLANS-SF.dwg Plot Date: 7/24/2024 8:03 AM Last Saved By: IRYPKEMA



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

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07/24/2024
Date

Town of Parker, Director of Engineering



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

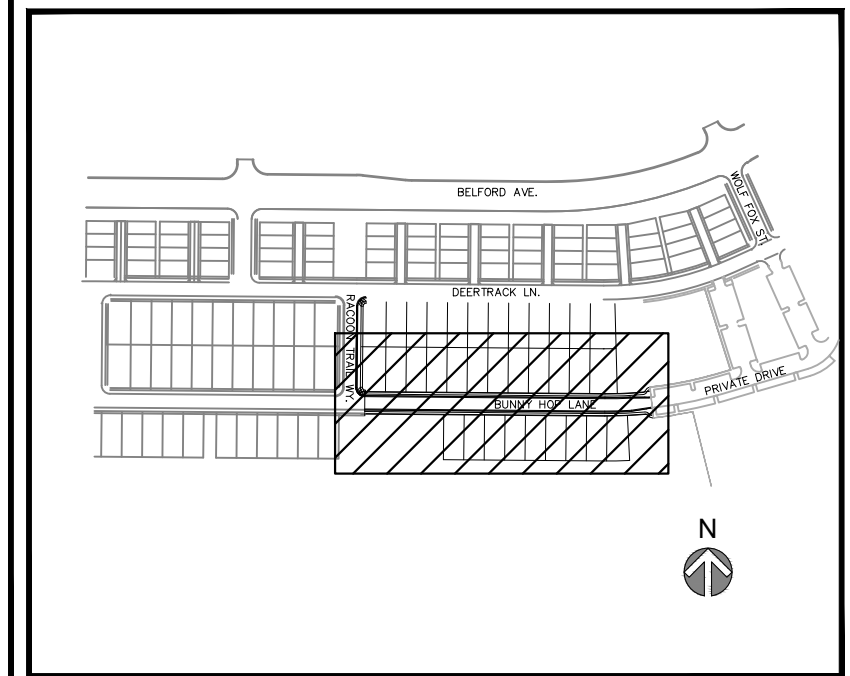
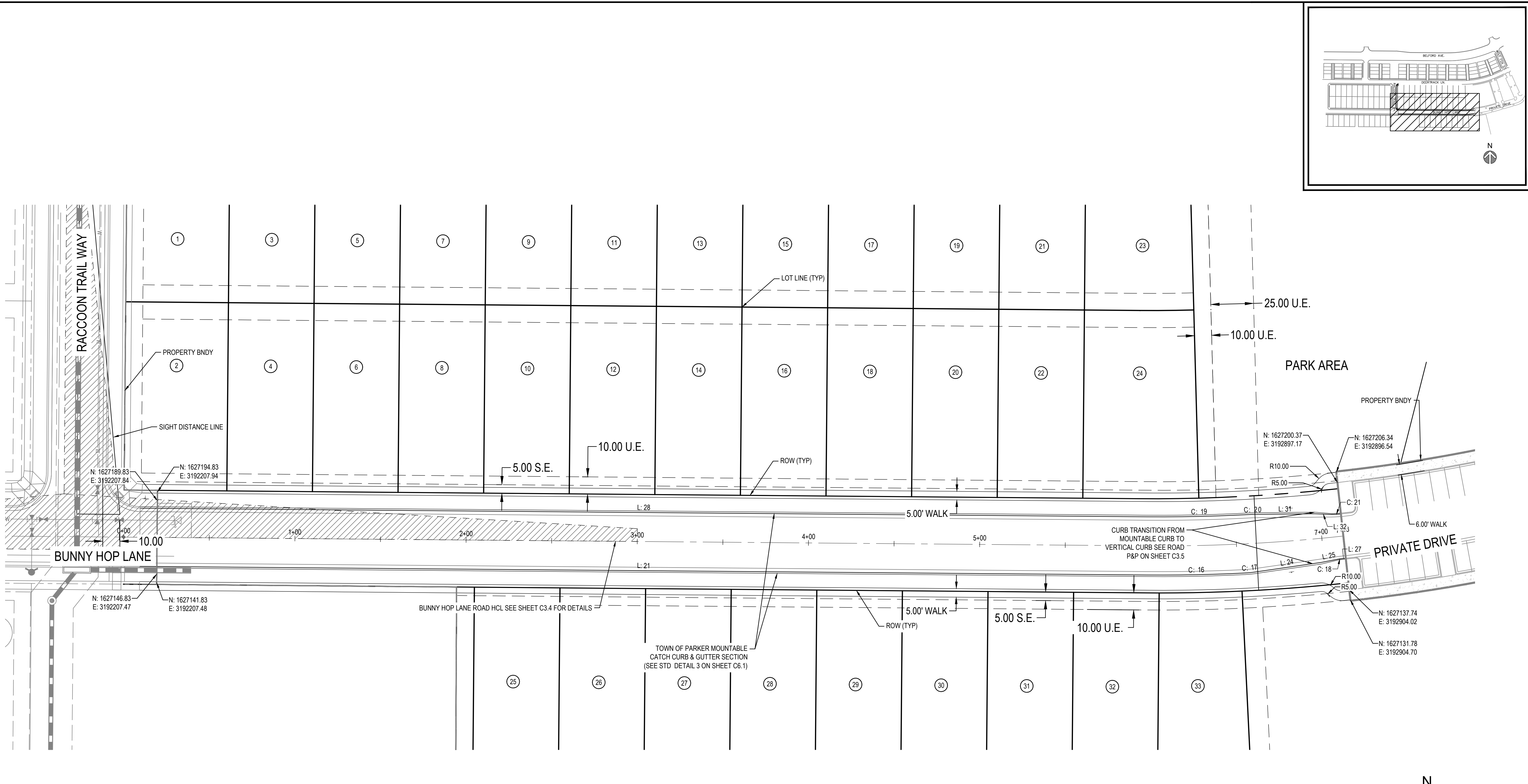
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
PAVING, SIGNAGE & STRIPING PLAN



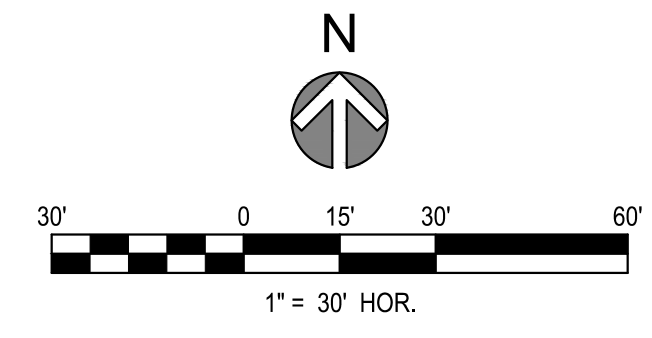
JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C2.0
	04

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File Location: D:\DEN\Projects\0950-C0 Compark South\CAD\CDS\SF-P\CP\0950-C2.1-HORIZONTAL CONTROL-SF.dwg Plot Date: 7/24/2024 8:06 AM Last Saved By: TYLER SCARLETT



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



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

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

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Town of Parker, Director of Engineering Date 07/24/2024



MERRICK
Engineering / Architecture / Design-Build / Surveying / Planning / Geospatial Solutions
5970 GREENWOOD PLAZA BLVD. GREENWOOD VILLAGE, CO. 80111
303-751-0741
www.merrick.com



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

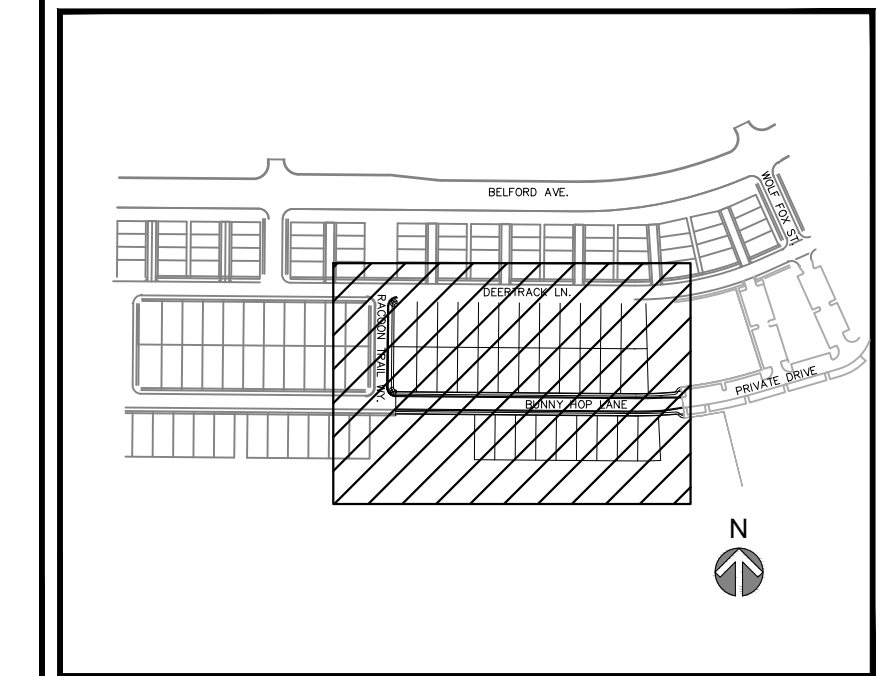
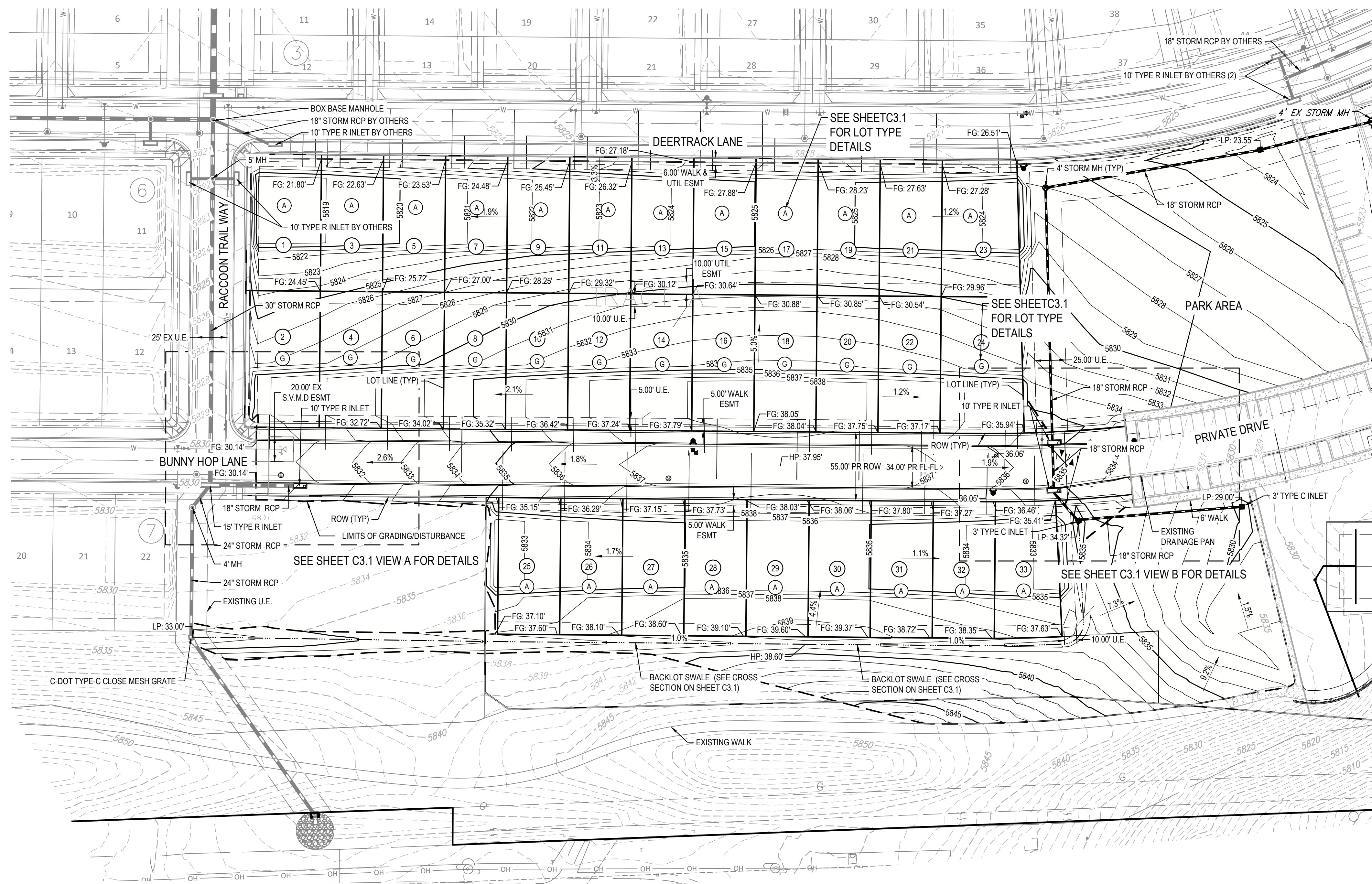
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
HORIZONTAL CONTROL



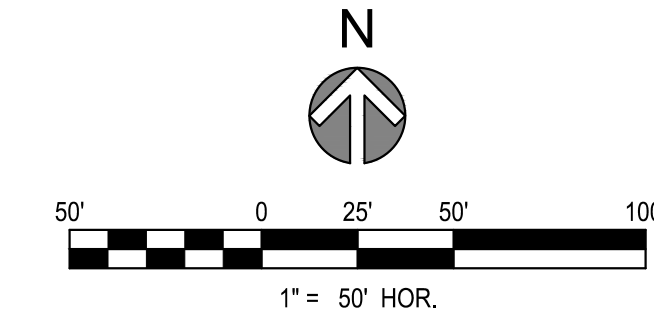
JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C2.1
TOTAL SHEETS	05

THE ABOVE GRADING PLAN IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK & COMPANY, INC. A SERVICE PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE IN WHOLE OR IN PART FOR ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY INFORMATION NOT A PART OF THIS INSTRUMENT WITHOUT THE WRITTEN CONSENT OF MERRICK & COMPANY SHALL BE AT THE USER'S RISK. THE USER ASSUMES ALL LIABILITY TO PROTECT AGAINST OVERSIGHT AND OMISSION.

File Location: D:\DEN\Projects\0950-C0 Compark South\CAD\C3.0-GRADING PLAN-SF.dwg PLOT Date: 7/24/2024 8:01 AM Last Saved By: IRYKEMIA



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



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



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

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 OVERLOT GRADING PLAN



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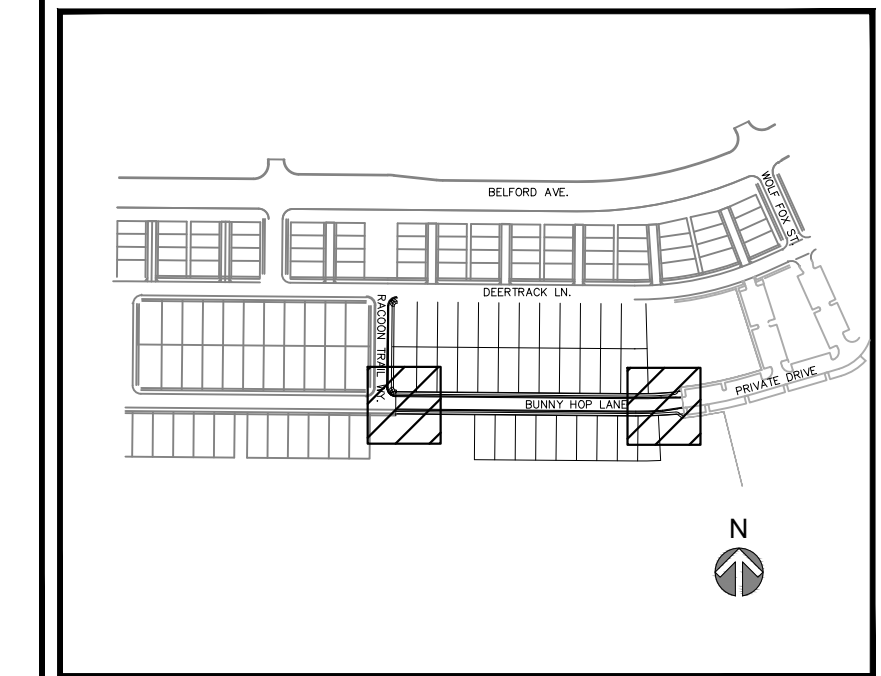
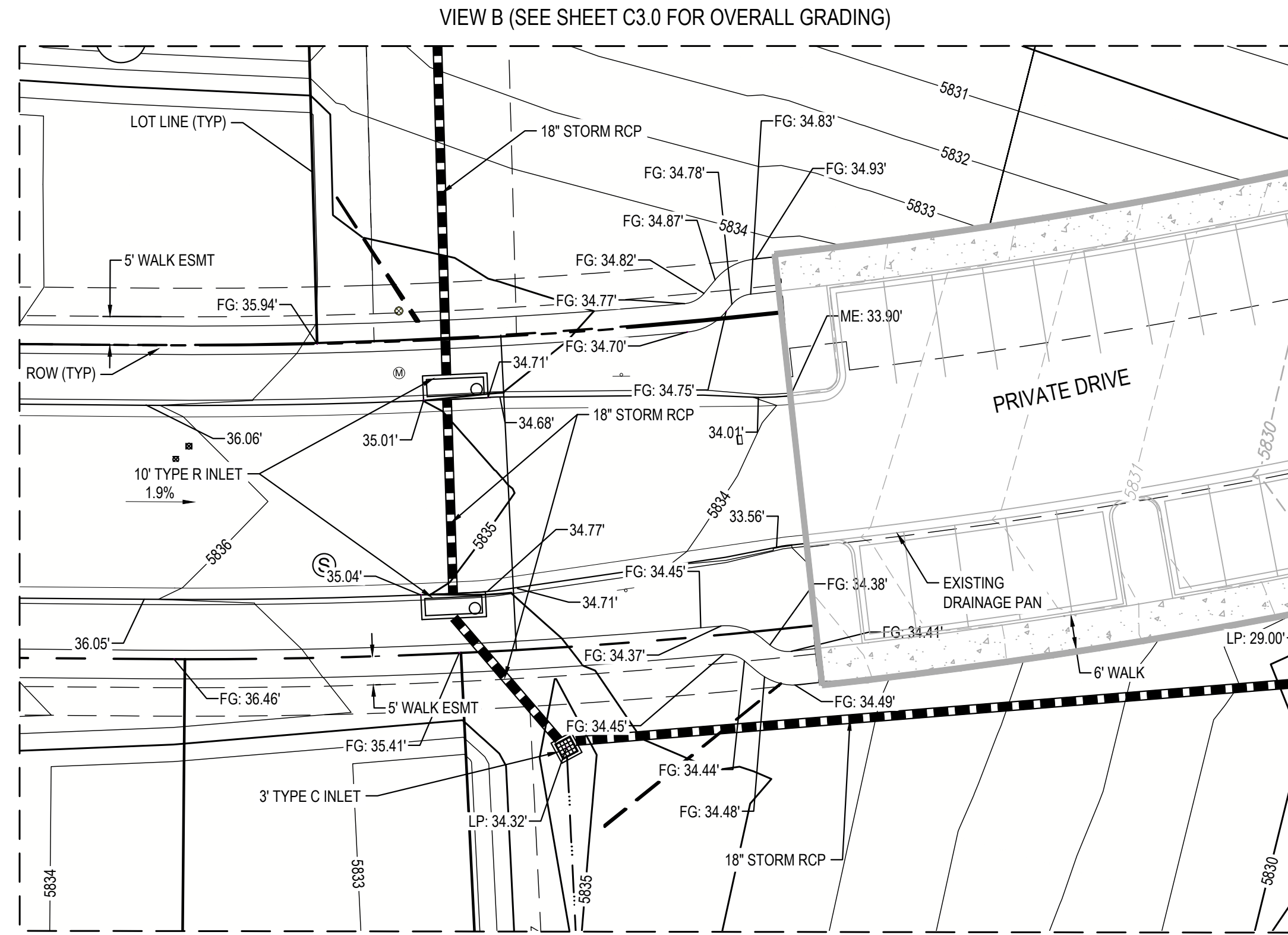
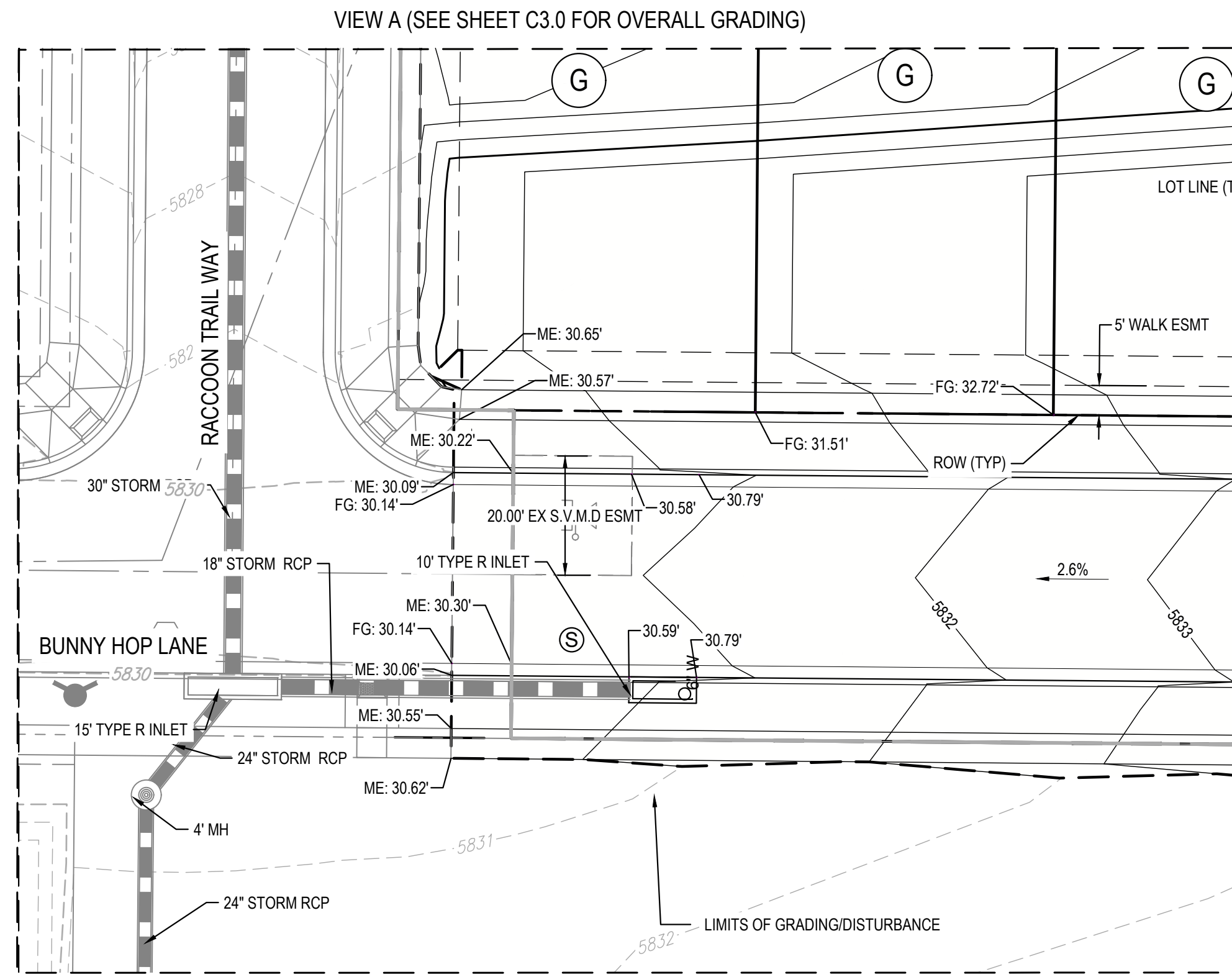
Town of Parker, Director of Engineering
 Date: 07/24/2024



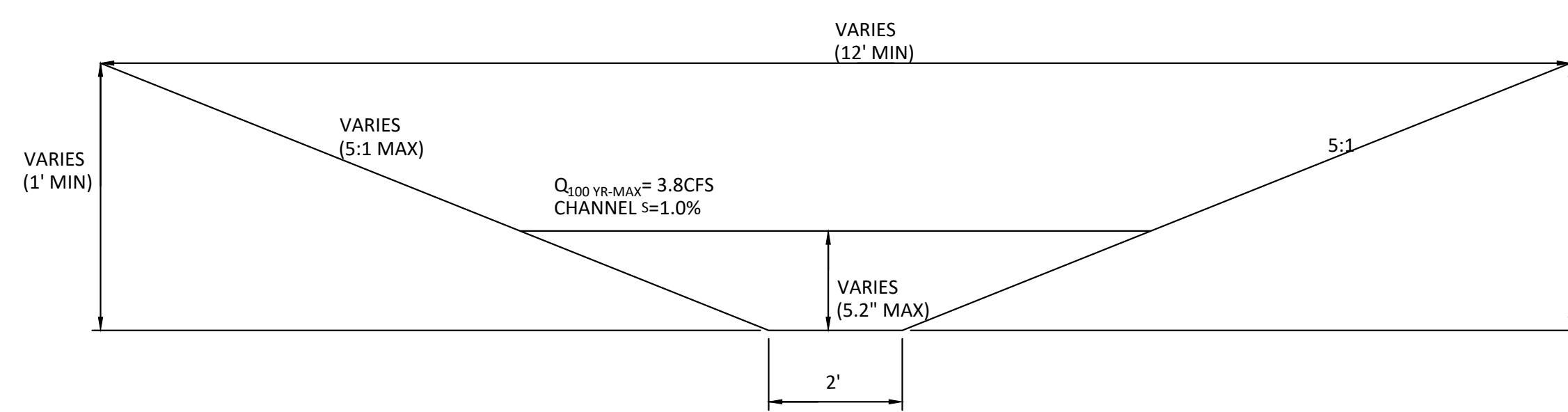
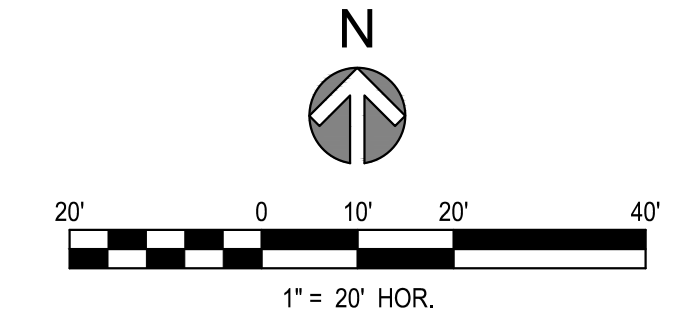
JOB NUMBER: 65120550
 DATE: 8/11/2023
 SHEET: C3.0
 OF: 06

THE USE OF ANY CHANGES TO EXISTING UTILITIES OR STRUCTURES IS AN INVESTMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A SERVICE PROJECT. REUSE OR MODIFICATION OF ANY UTILITIES OR STRUCTURES IS NOT A MERRICK AND COMPANY PROJECT. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. MERRICK AND COMPANY SHALL NOT BE RESPONSIBLE FOR THE CONSEQUENCES OF ANY SUCH REUSE OR MODIFICATION.

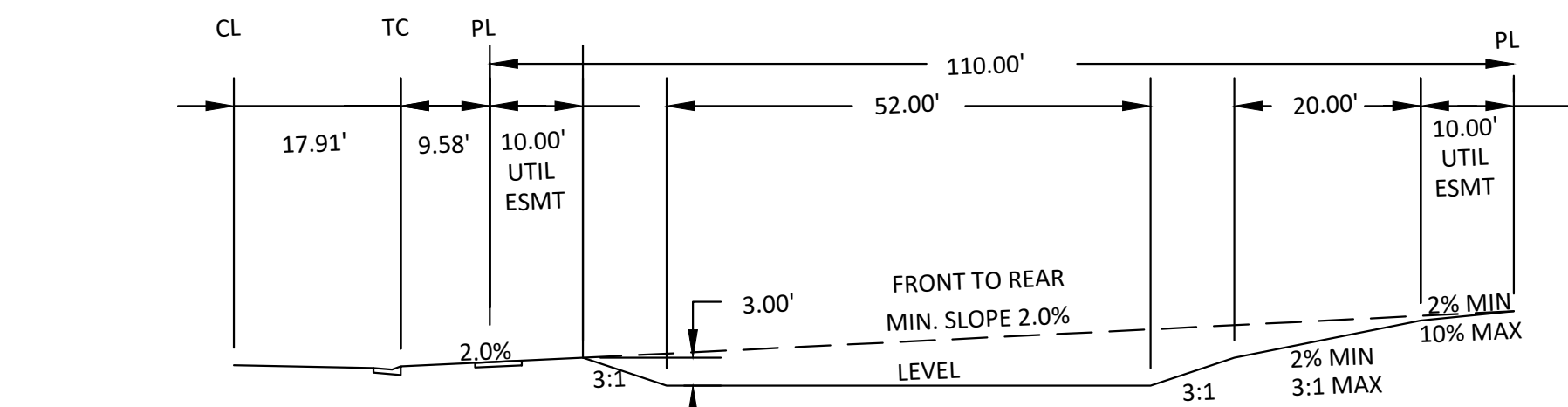
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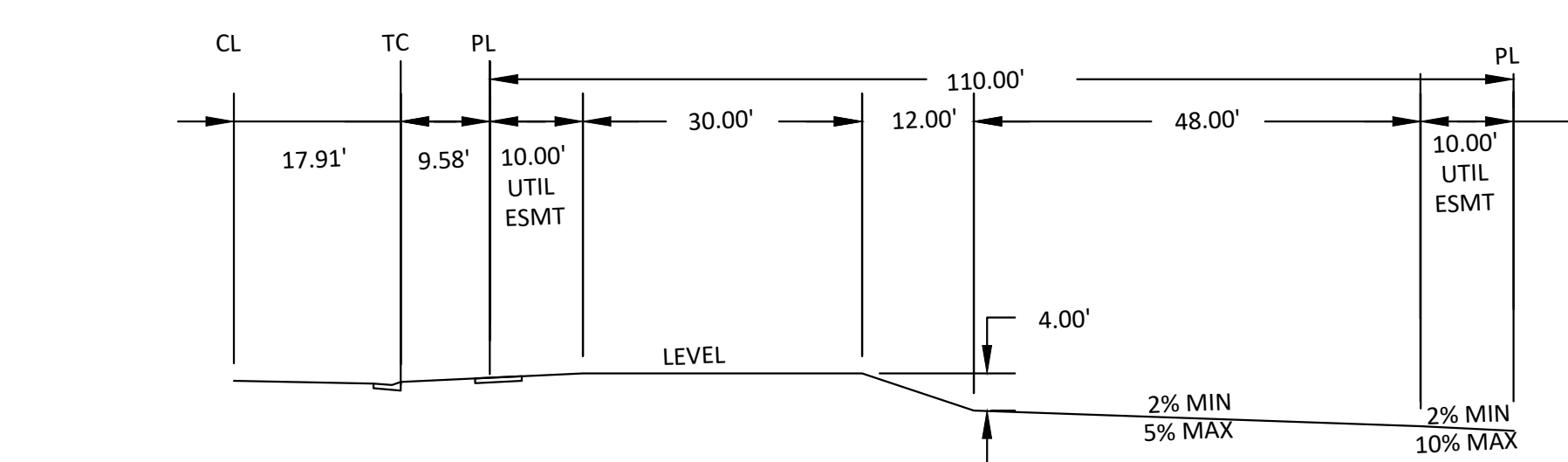
- NOTES:**
- SEE SHEET C0.0 FOR LEGEND AND ABBREVIATIONS.
 - SEE SHEET C0.1 FOR GENERAL NOTES.
 - ALL ELEVATIONS ARE TO FLOW LINE UNLESS OTHERWISE NOTED
 - BACK LOT SWALE DETAIL TO BE REVISED WHEN DRAINAGE & GRADING DESIGN IS COMPLETED.



BACK LOT SWALE



TYPE A LOT (A)



GARDEN LOT (G)

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Town of Parker, Director of Engineering
Date: 07/24/2024



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

**COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS**
DETAILED GRADING PLAN

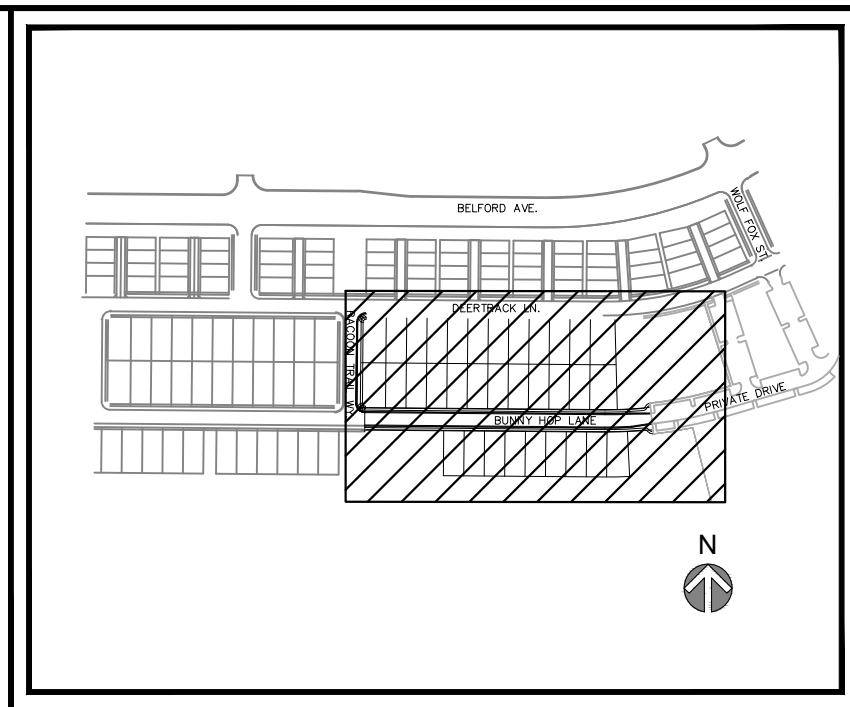
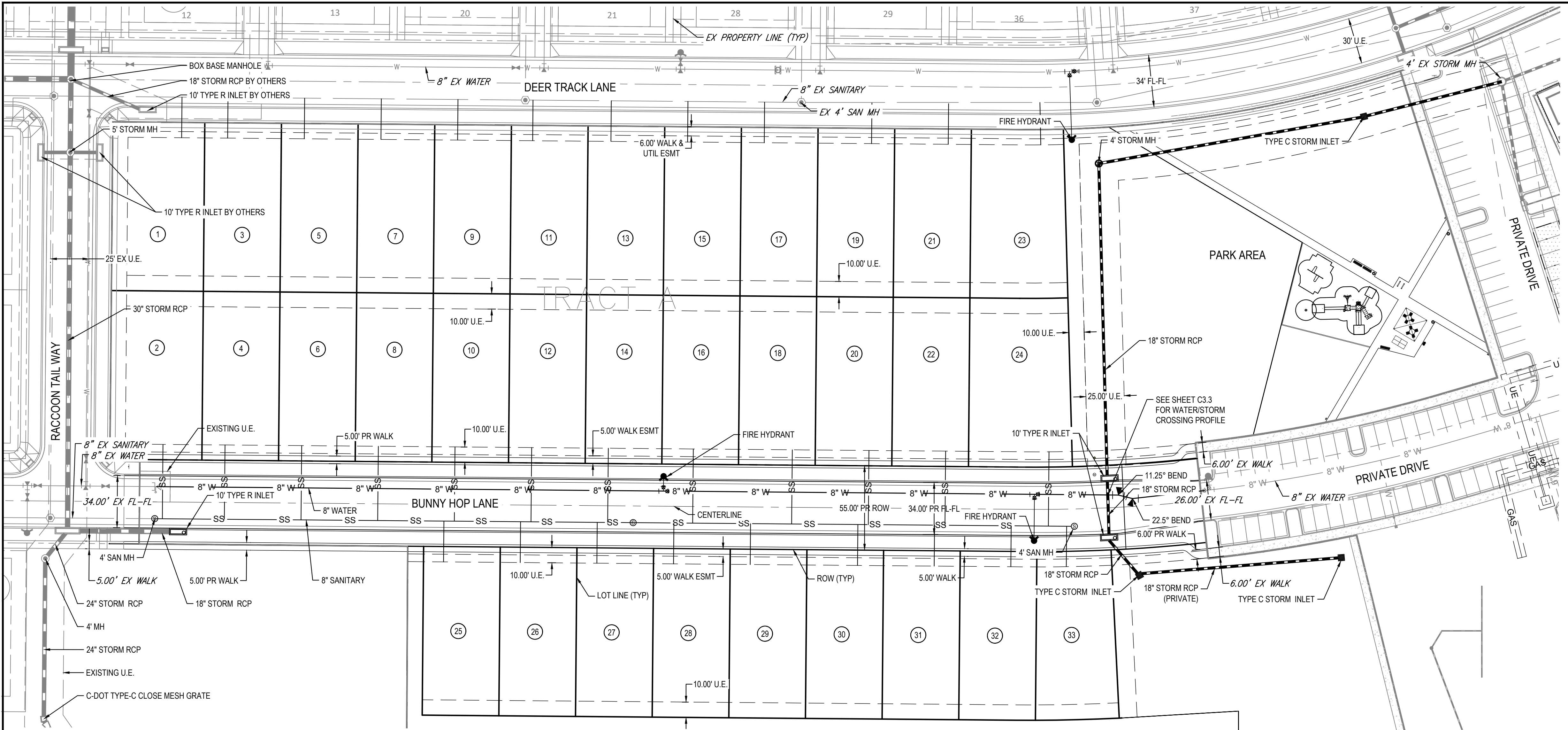


JOB NUMBER: 65120950
DATE: 8/11/2023
SHEET: C3-1
07

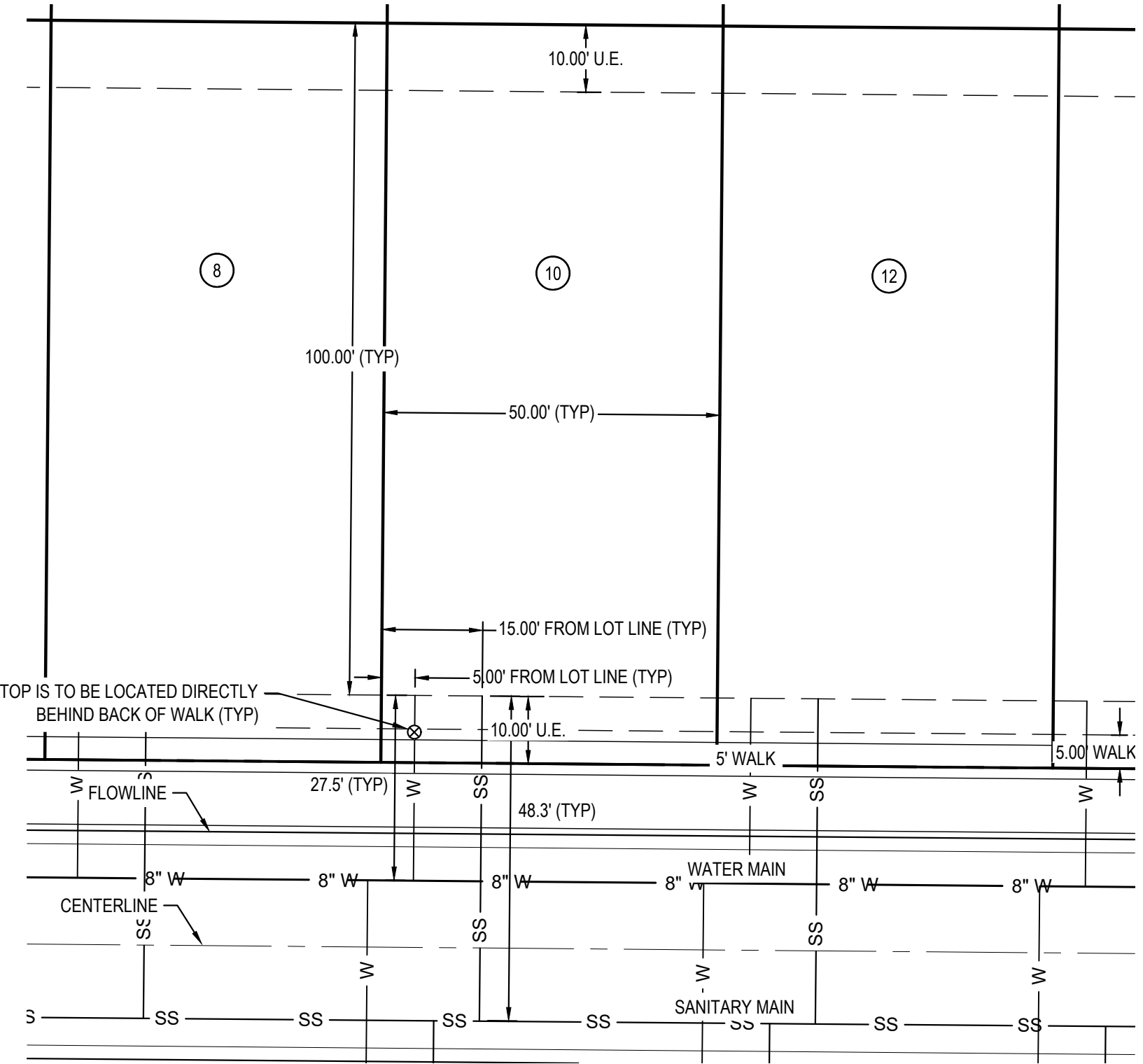
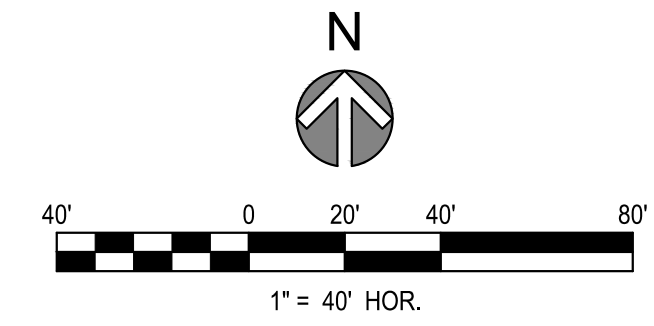


THE USE OF THESE EXISTING UTILITY INFORMATION IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A SERVICE PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE IN WHOLE OR IN PART OR FOR EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY INFORMATION NOT A PART OF THIS INSTRUMENT WITHOUT THE WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

File Location: D:\EN\Projects\0950-C00\Compark_South\CAD\CDS\SF-C3\CP0950-C3-2-OVERALL UTILITY PLAN-SF.dwg Plot Date: 7/24/2024 8:03 AM Last Saved By: KWIEST



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



TYPICAL SINGLE FAMILY LOT SERVICE DETAIL

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

FIRE/LIFE SAFETY REVIEW BLOCK

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

Fire Code Official or Designated Representative _____ Date _____

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

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Town of Parker, Director of Engineering _____ Date 07/24/2024



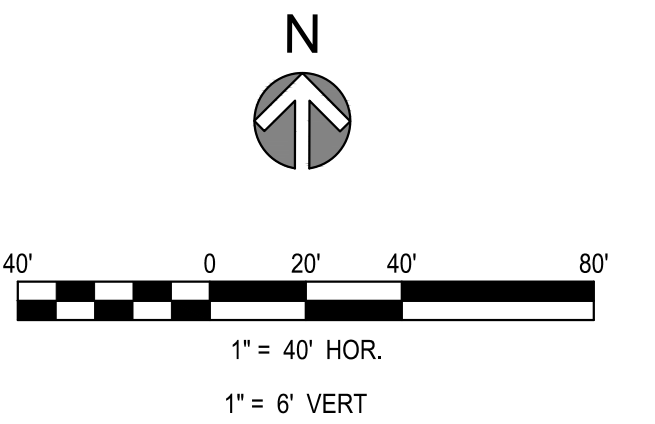
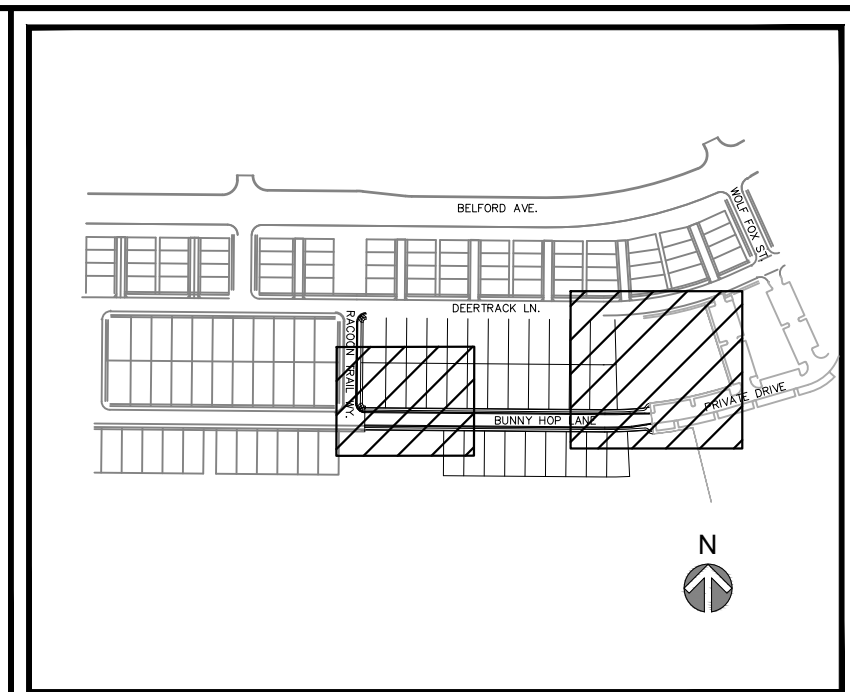
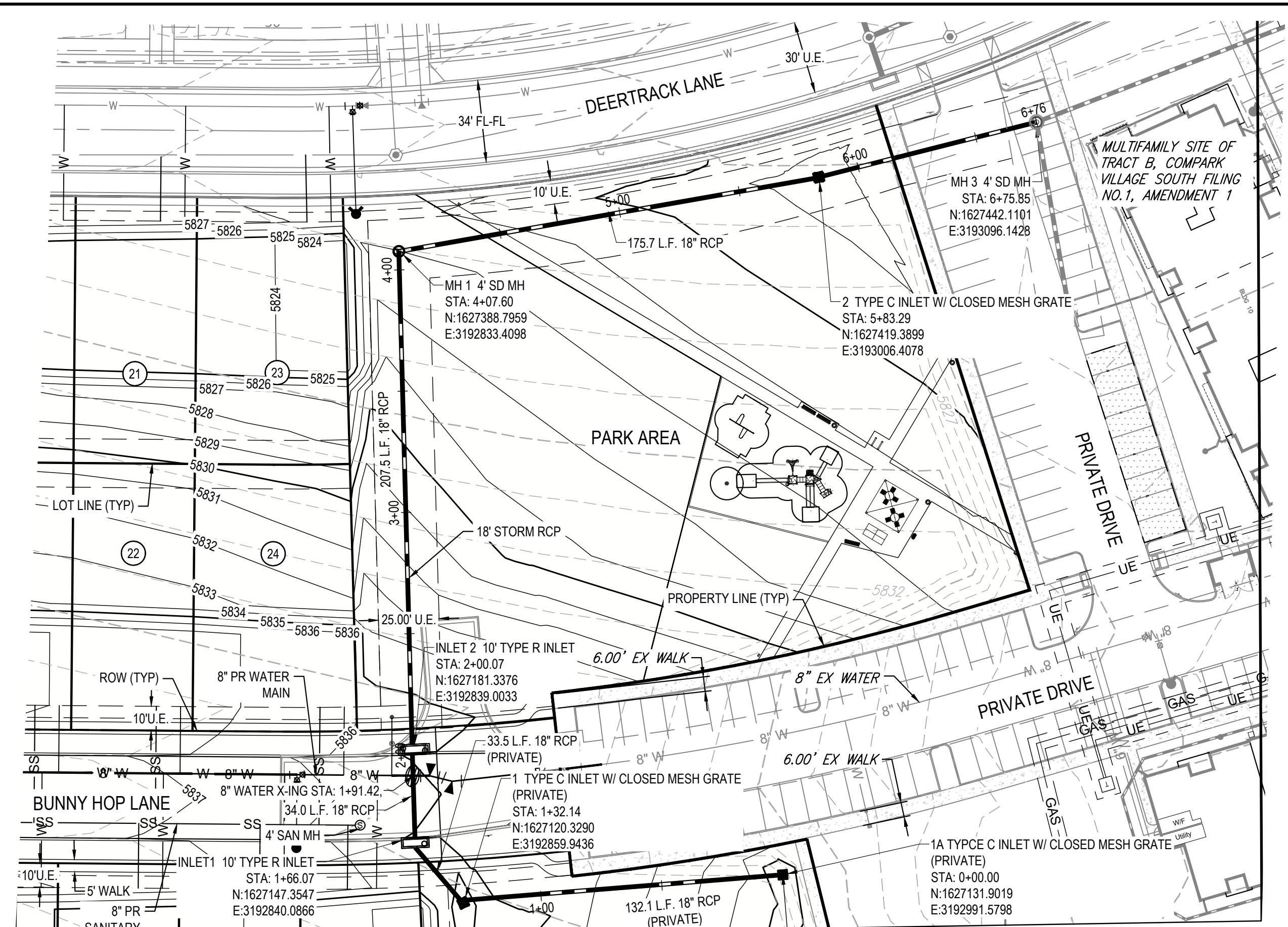
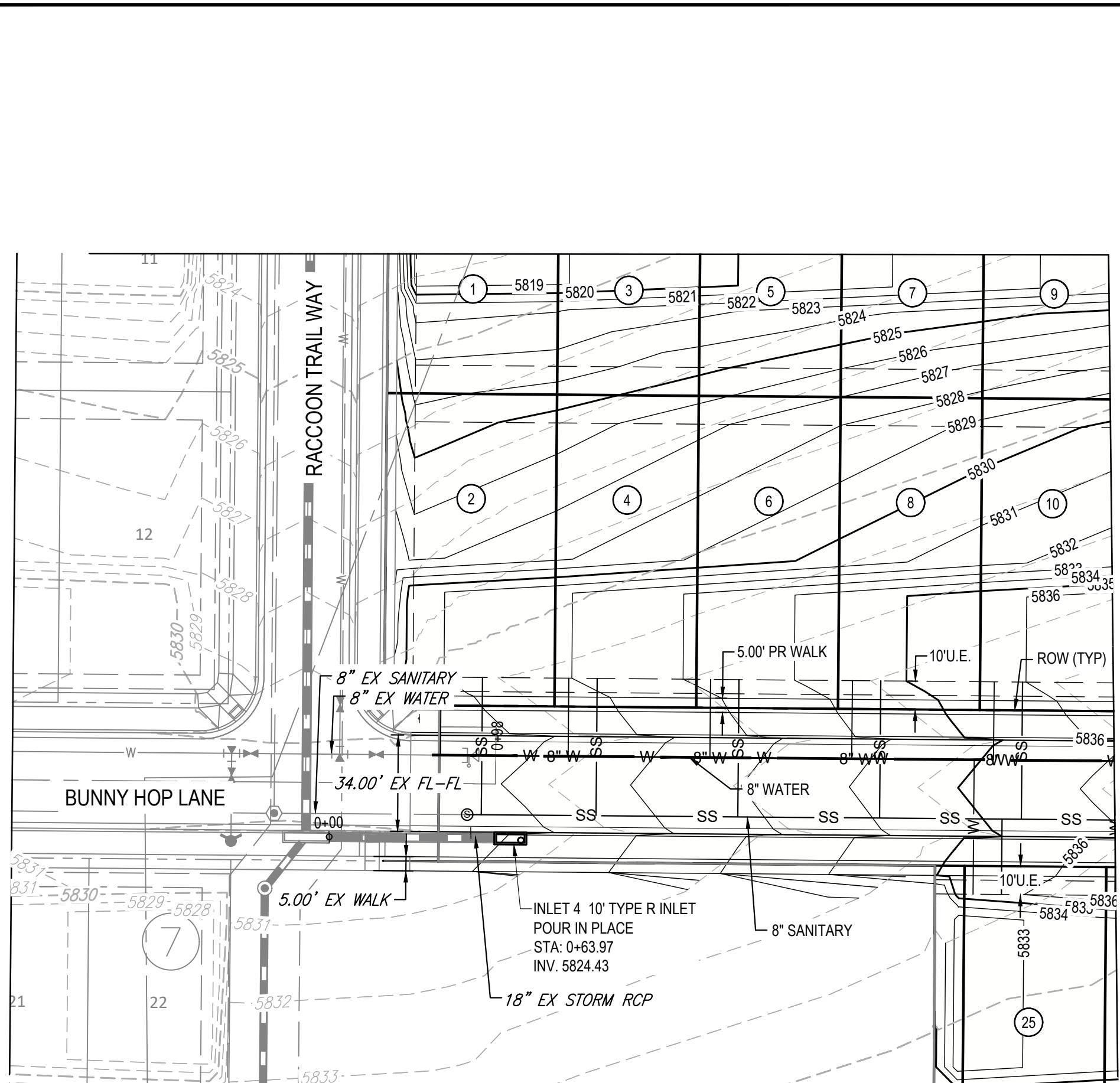
REV	REVISION DESCRIPTION	DATE	CHKD	APPD
0	ISSUED FOR CONSTRUCTION	07/23/2024		

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 OVERALL UTILITY PLAN

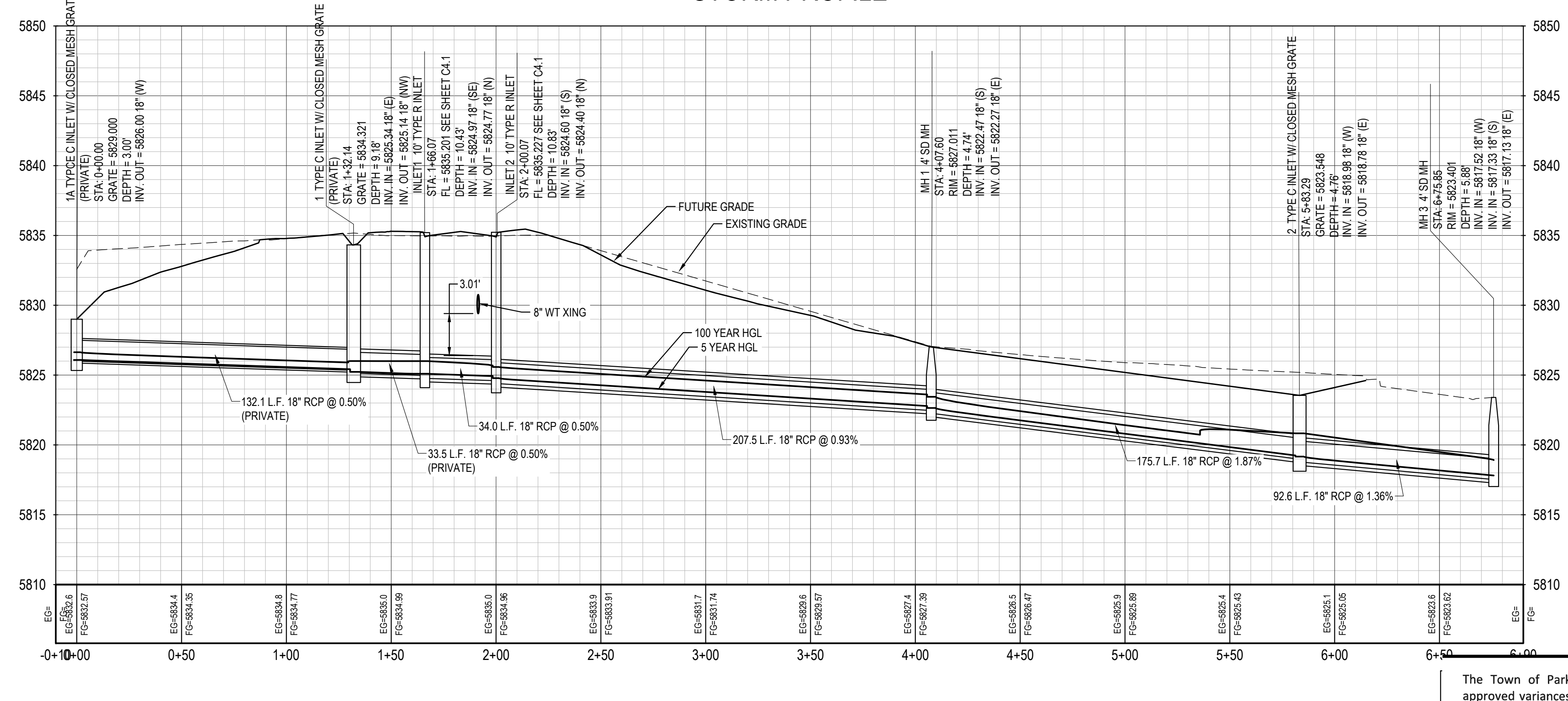
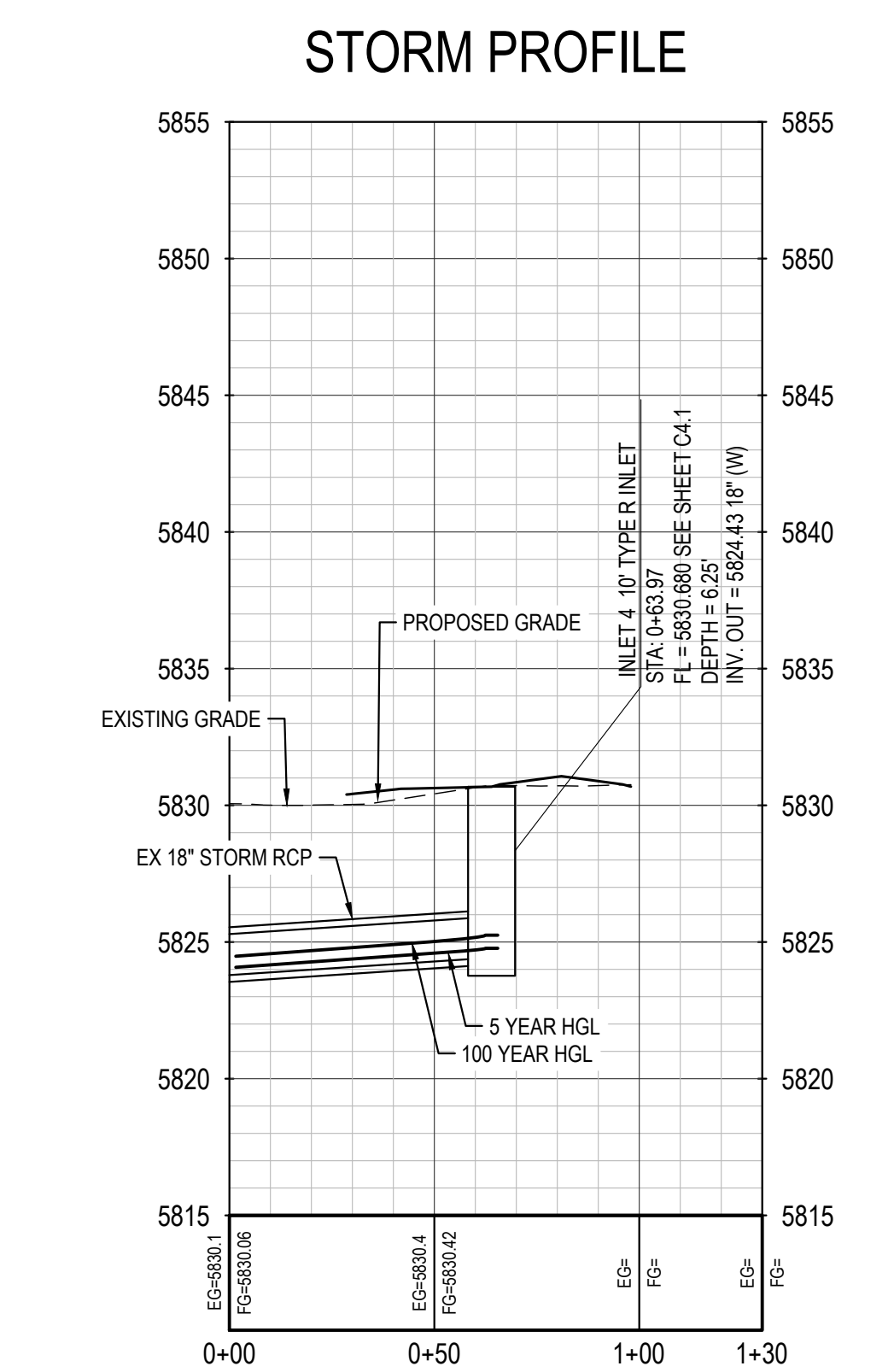


JOB NUMBER 65120950
 DATE 8/11/2023
 SHEET C3.2
 OF 08

THE ABOVE GRADES, ELEVATIONS, AND DIMENSIONS ARE AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A MEMBER OF THE MERRICK GROUP. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE IN ANY MANNER OR FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



- NOTES:**
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 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.



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Town of Parker, Director of Engineering
Date: 07/24/2024



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

**COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS**

STRM PLAN & PROFILE



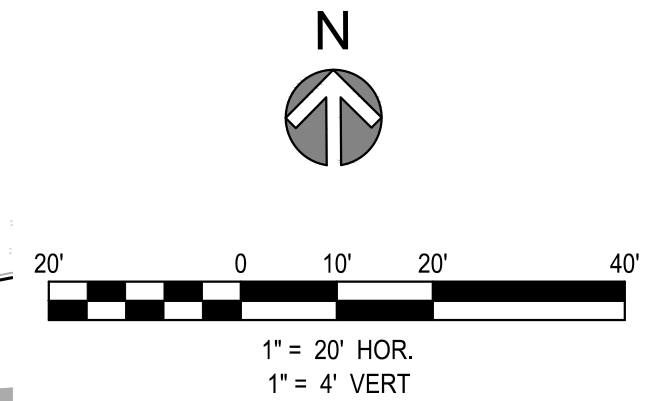
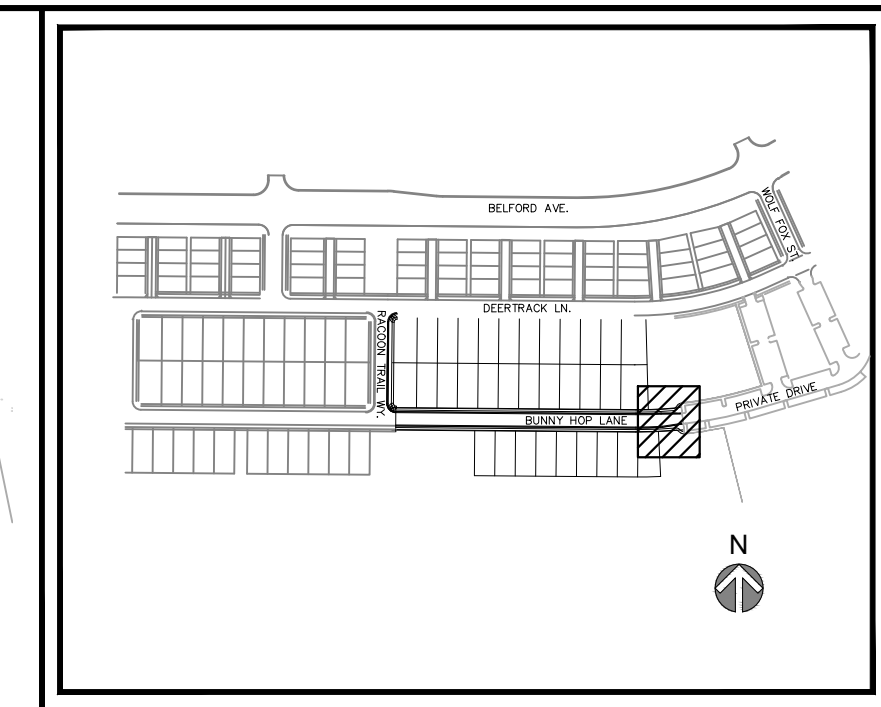
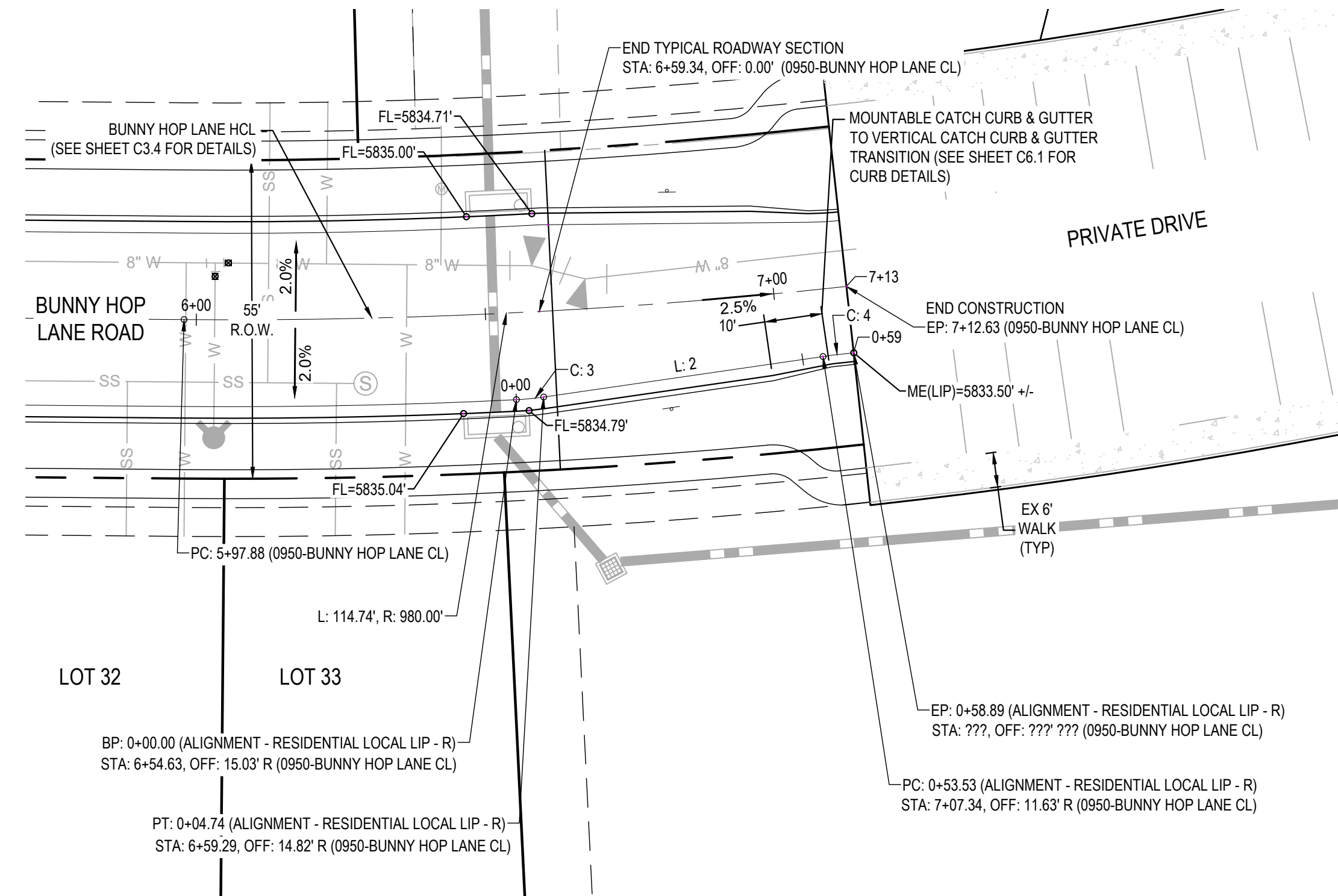
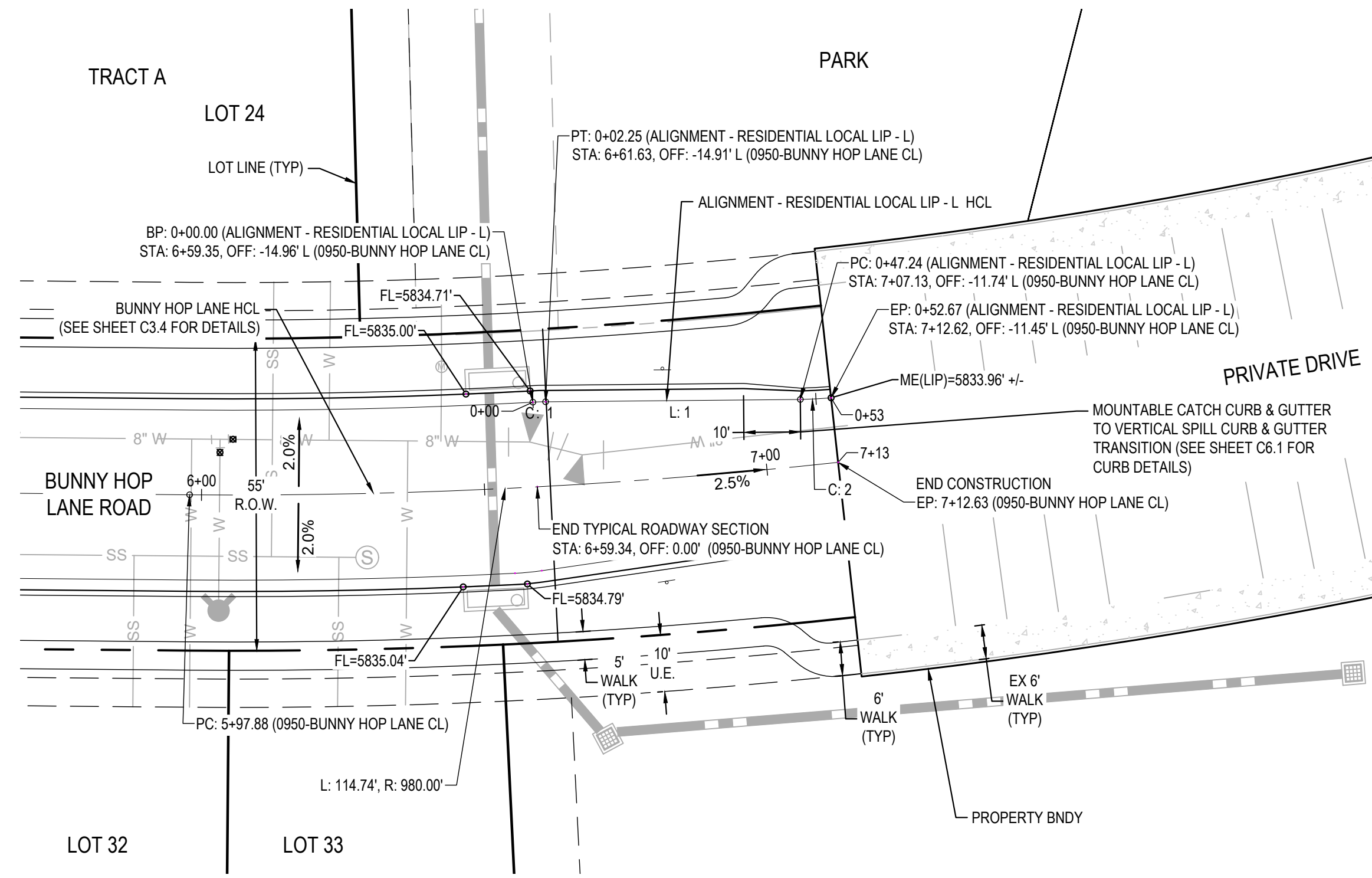
JOB NUMBER	65120350
DATE	8/11/2023
SHEET	C3.3
	09



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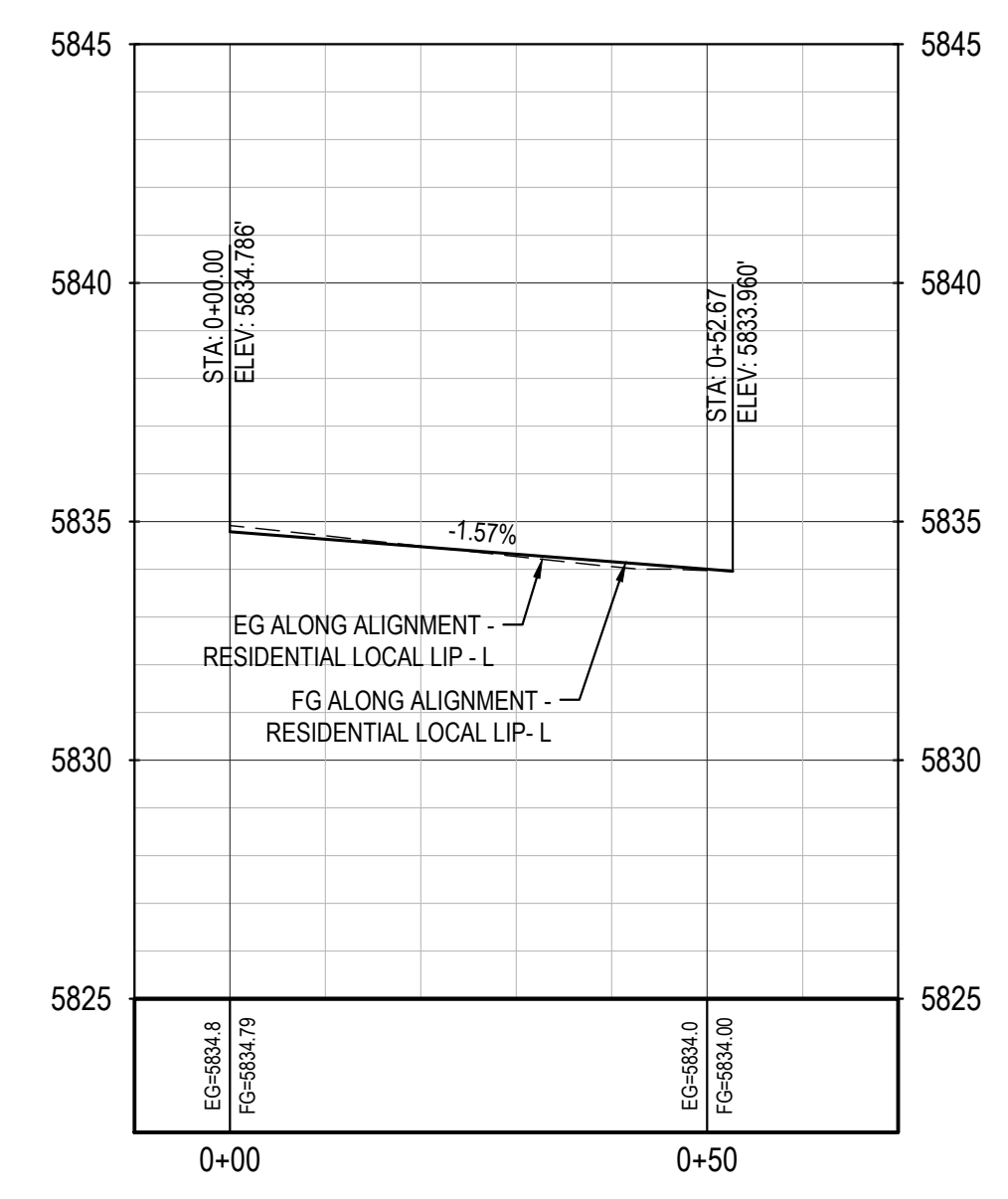
THE ANY CHANGE IN EXISTING MEAN ELEVATION IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A SERVICE PROJECT. REUSE OR MODIFICATION OF ANY INFORMATION NOT A PART OF THIS PROJECT OR PART OF AN EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

File Location: D:\EN\Projects\0950-C00 Compark South\CAD\C3.5-ROADWAY PLAN & PROFILE 2-SF.dwg Plot Date: 7/24/2024 8:05 AM Last Saved By: TYLER, SCARLETT

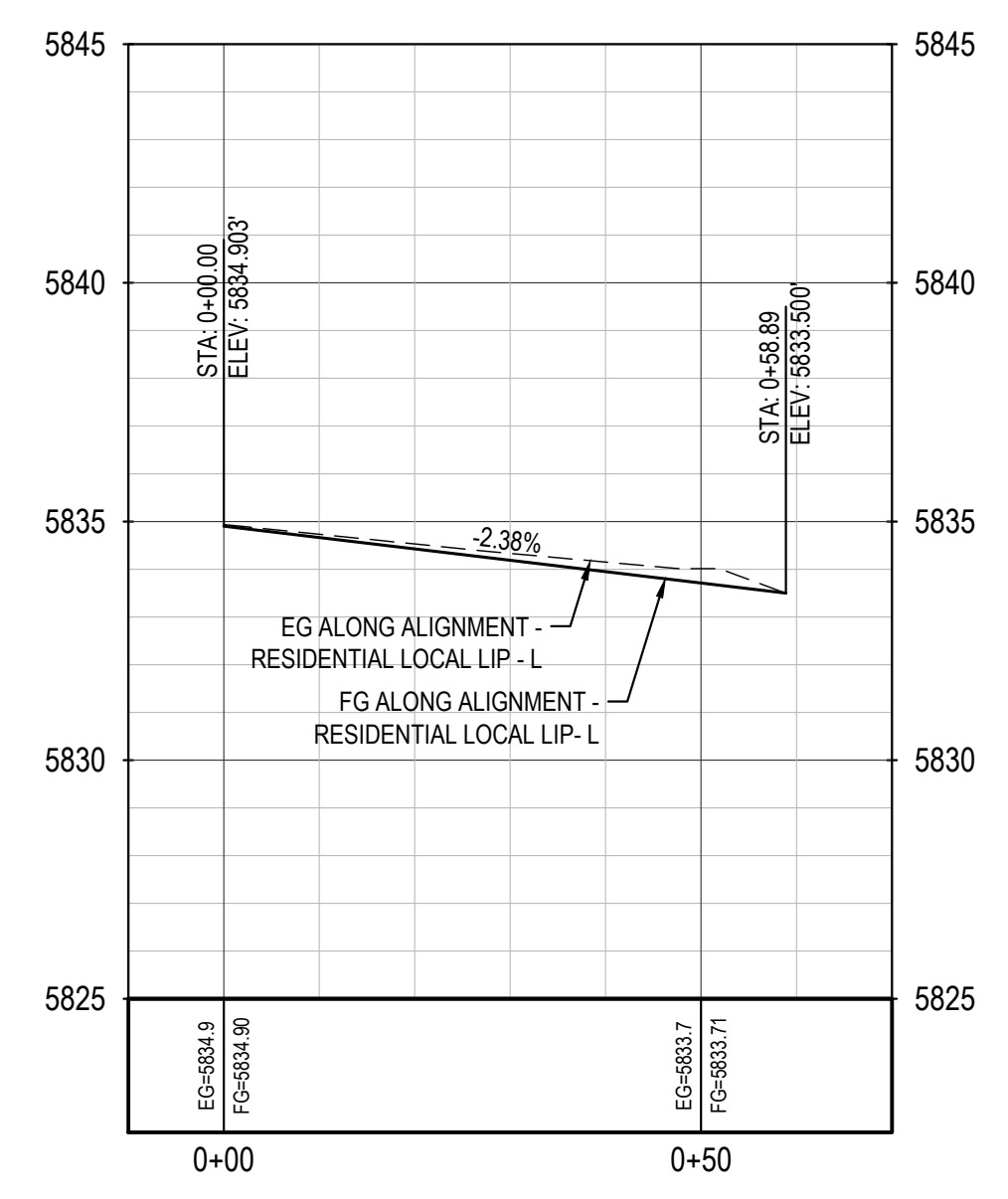


- NOTES:**
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Alignment - Residential Local Lip - L



Alignment - Residential Local Lip - R



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

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

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 Date: 07/24/2024



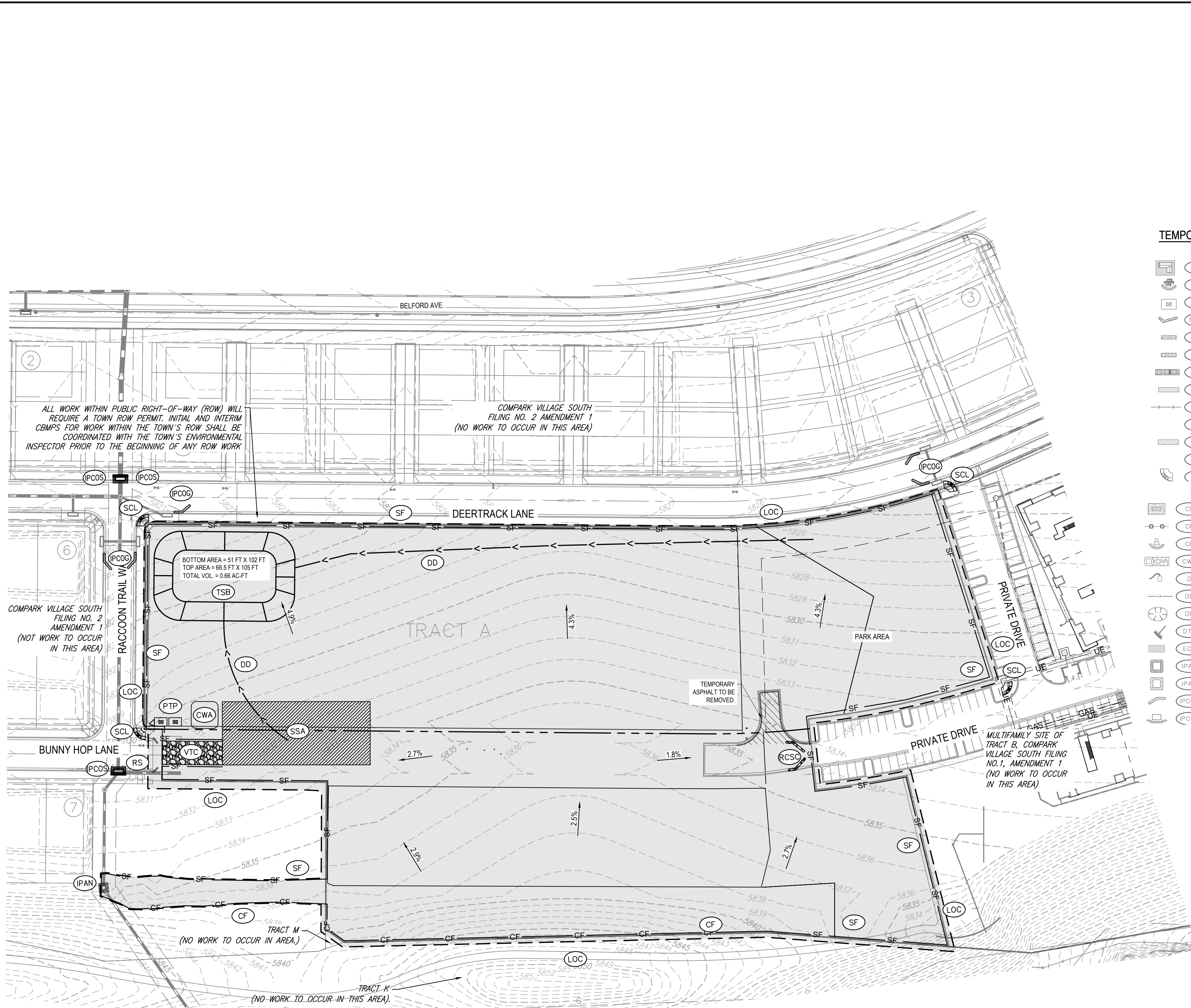
REV	REVISION DESCRIPTION	DATE	CHKD	APPR
0	ISSUED FOR CONSTRUCTION	07/23/2024		

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 ROADWAY PLAN & PROFILE



THE USE OF ANY SYMBOLS OR NOTATION IN THIS PLAN IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A REGISTERED PROFESSIONAL ENGINEER HAS REVIEWED THIS PLAN AND HAS DETERMINED THAT IT IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO ENGINEERING ACT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR USE IN ANY OTHER MANNER OR FOR ANY OTHER PROJECT OR ON ANY OTHER SITE. ANY USE OF THIS PLAN FOR ANY OTHER PURPOSE IS THE USER'S RESPONSIBILITY. MERRICK AND COMPANY SHALL BE RESPONSIBLE FOR THE QUALITY OF THE INFORMATION PROVIDED TO THE USER AND SHALL NOT BE RESPONSIBLE FOR ANY OTHER INFORMATION OR FOR ANY OTHER USE OF THIS PLAN.

File Location: D:\DEN\Projects\0959-C4.0-EROSION CONTROL PLAN-SF2.dwg Plot Date: 7/24/2024 8:06 AM Last Saved By: KNORCIA



TEMPORARY BMP LEGEND:

- LP LOT PROTECTION
- MWP MASONRY WORK PROTECTION
- PTP PORTABLE TOILET PROTECTION
- RCSC ROUGH CUT STREET CONTROL
- RS ROCK SOCK
- RSS ROCK SOCK IN SWALE
- SB STRAW BALE
- SCL SEDIMENT CONTROL LOGS
- SF SILT FENCE
- SMC SEEDING, MULCHING AND CRIMPING
- SR SURFACE ROUGHING
- SSA STABILIZED STAGING AREA
- STP SIDEWALK TRANSITION PROTECTION
- CD CHECK DAM
- CF CONSTRUCTION FENCE
- CP CULVERT PROTECTION
- CWA CONCRETE WASHOUT AREA
- D DEWATERING
- DD DIVERSION DITCH
- DP DETENTION POND PROTECTION
- DTC DEBRIS TRASH CONTROL
- ECB EROSION CONTROL BLANKET
- IPAN INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- IPAP INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- PCOC INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- PCOS INLET PROTECTION, CURB ON-SUMP, TYPE R INLET

- TI TEMPORARY IRRIGATION
- TSB TEMPORARY SEDIMENT BASIN
- VTC VEHICLE TRACKING CONTROL

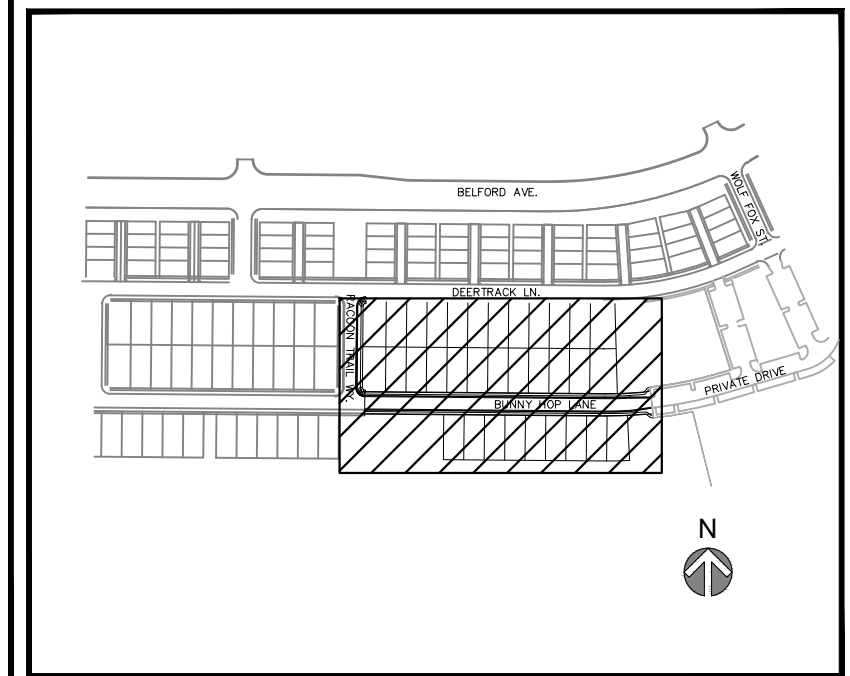
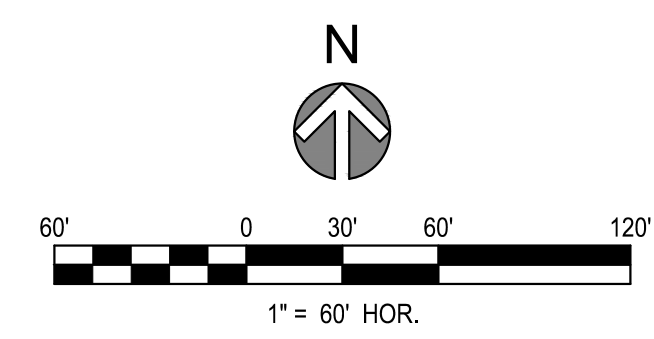
NOTES:

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13. MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS.
14. ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION.

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Town of Parker, Director of Engineering 07/24/2024
Date



REV	REVISION DESCRIPTION	DATE	CHKD	CHKD (APPR)
0	ISSUED FOR CONSTRUCTION	07/22/2024		

**COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS**

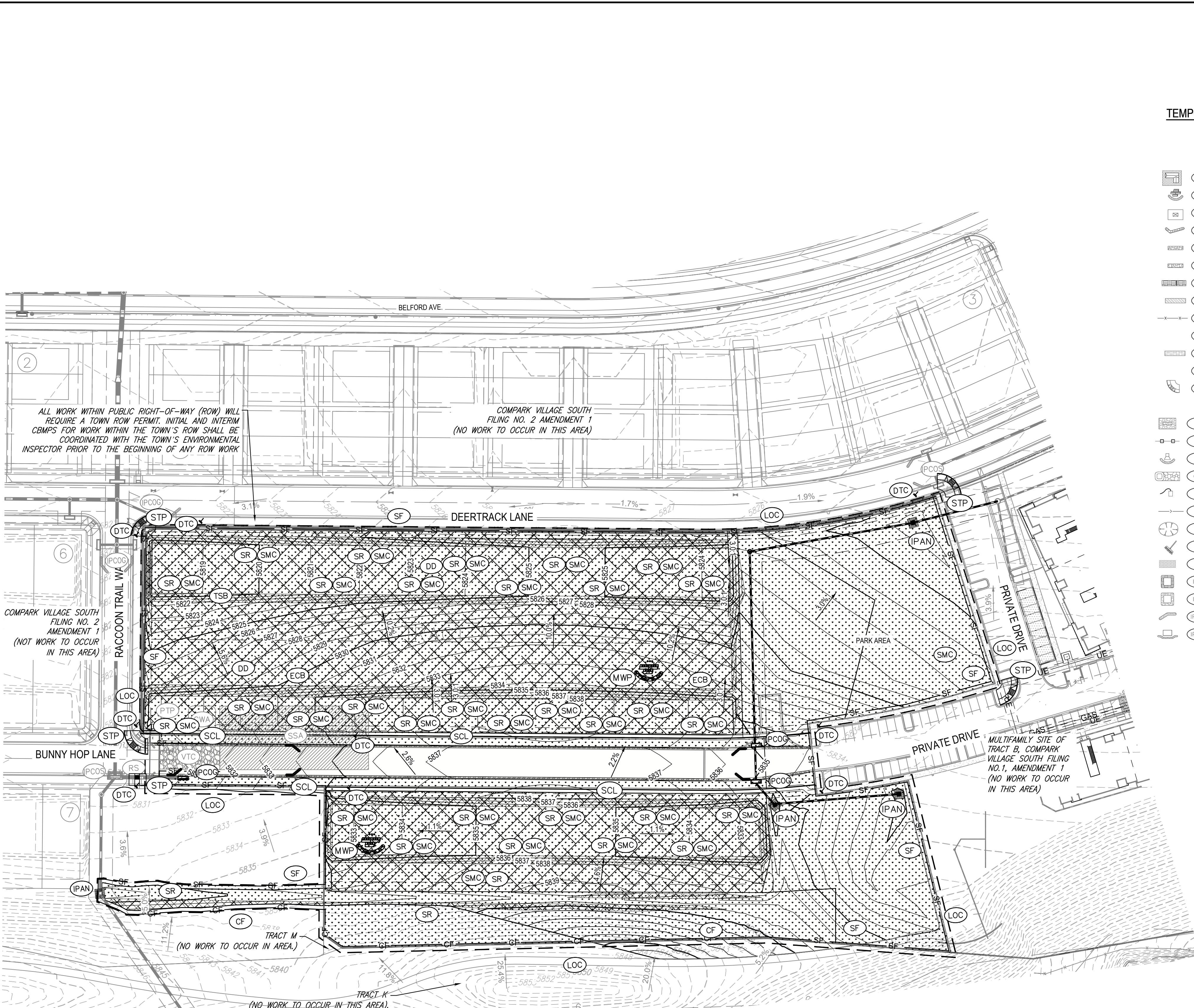
INITIAL CMBP PLAN



JOB NUMBER	65120550
DATE	8/11/2023
SHEET	C4.0
TOTAL SHEETS	12

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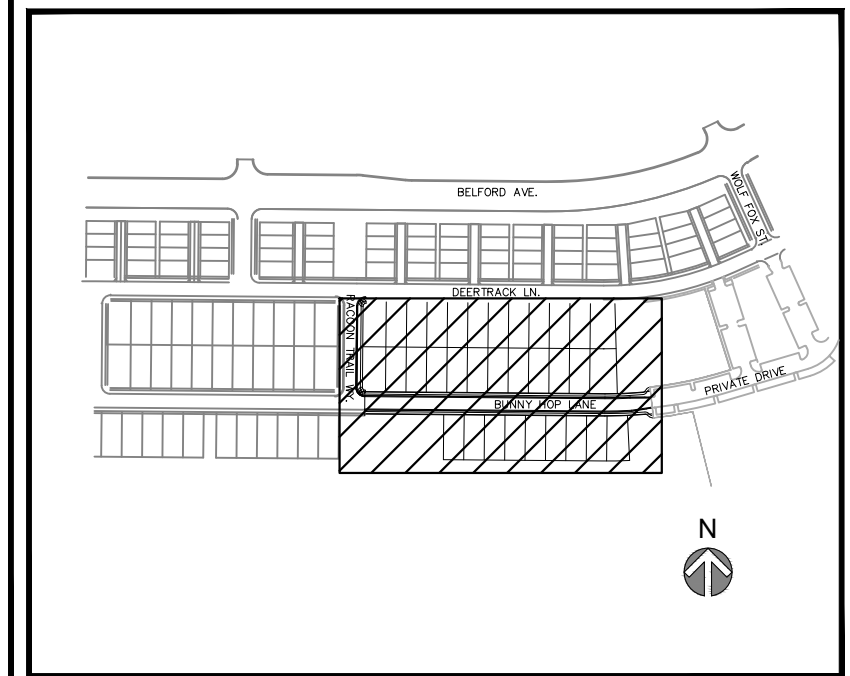
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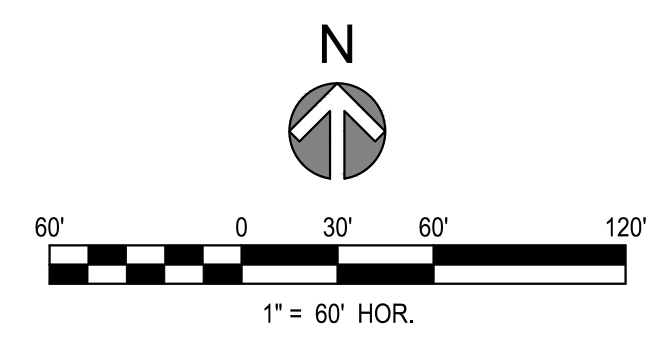
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Date: 07/24/2024



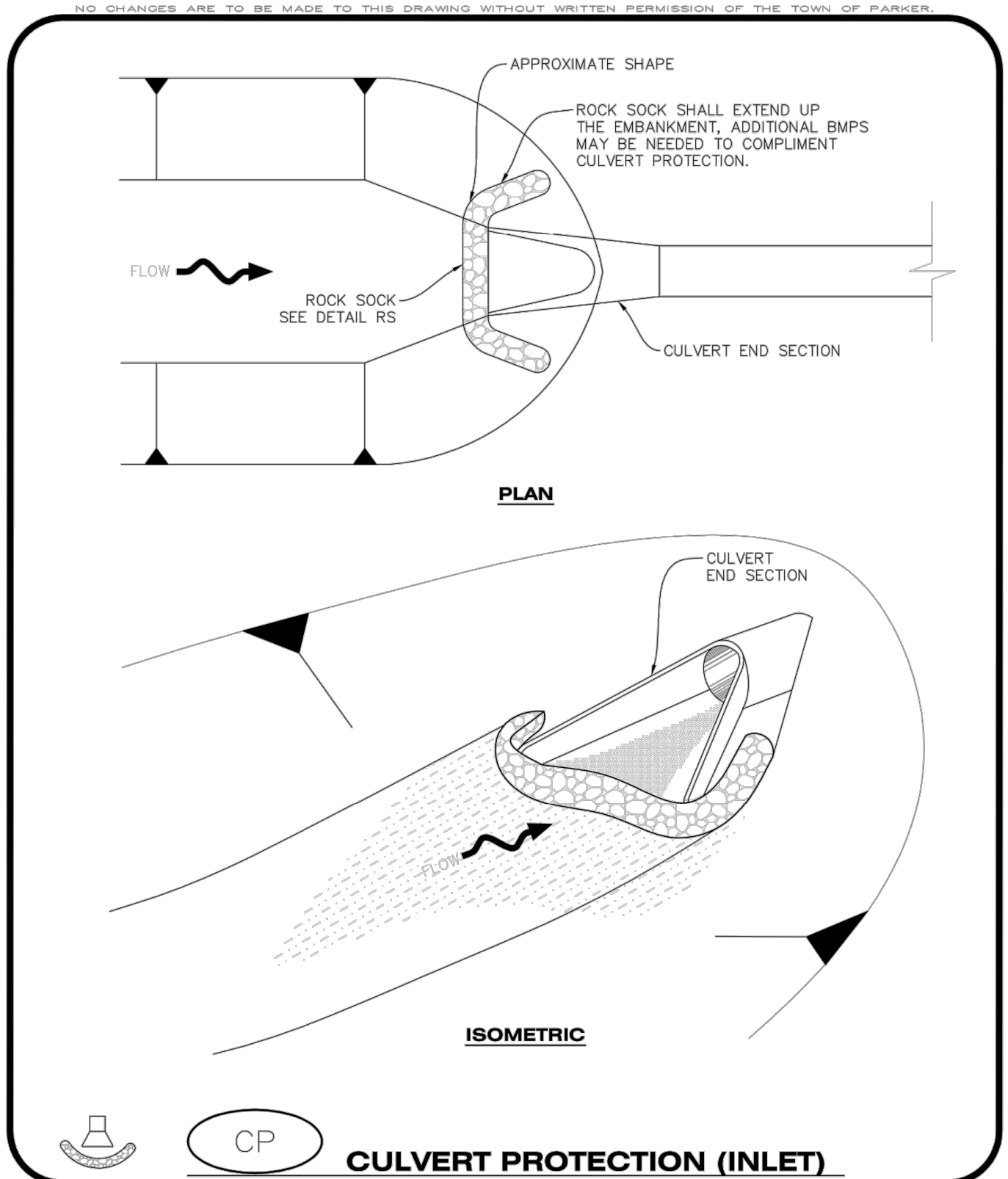
REV	REVISION DESCRIPTION	DATE	CHKD	APPD
0	ISSUED FOR CONSTRUCTION	07/23/2024		

**COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS**
INTERIM & FINAL CMBP PLAN



JOB NUMBER	65120350
DATE	8/11/2023
SHEET	C4-1
TOTAL SHEETS	13

THE USE OF ANY CHANGE TO EXISTING MEDIA OR EQUIPMENT IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK & COMPANY FOR A SPECIFIC PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART OR FOR EXTENSION OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY INFORMATION NOT A PHYSICAL INSTRUMENT WITHOUT THE PRIOR WRITTEN CONSENT OF MERRICK & COMPANY SHALL BE AT THE USER'S RISK. THE USER ASSUMES ALL LIABILITY TO OBTAIN NECESSARY PERMITS AND APPROVALS.



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

CP
CONSTRUCTION BEST MANAGEMENT PRACTICES
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Oct. 2013

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

CULVERT PROTECTION (INLET) INSTALLATION NOTES

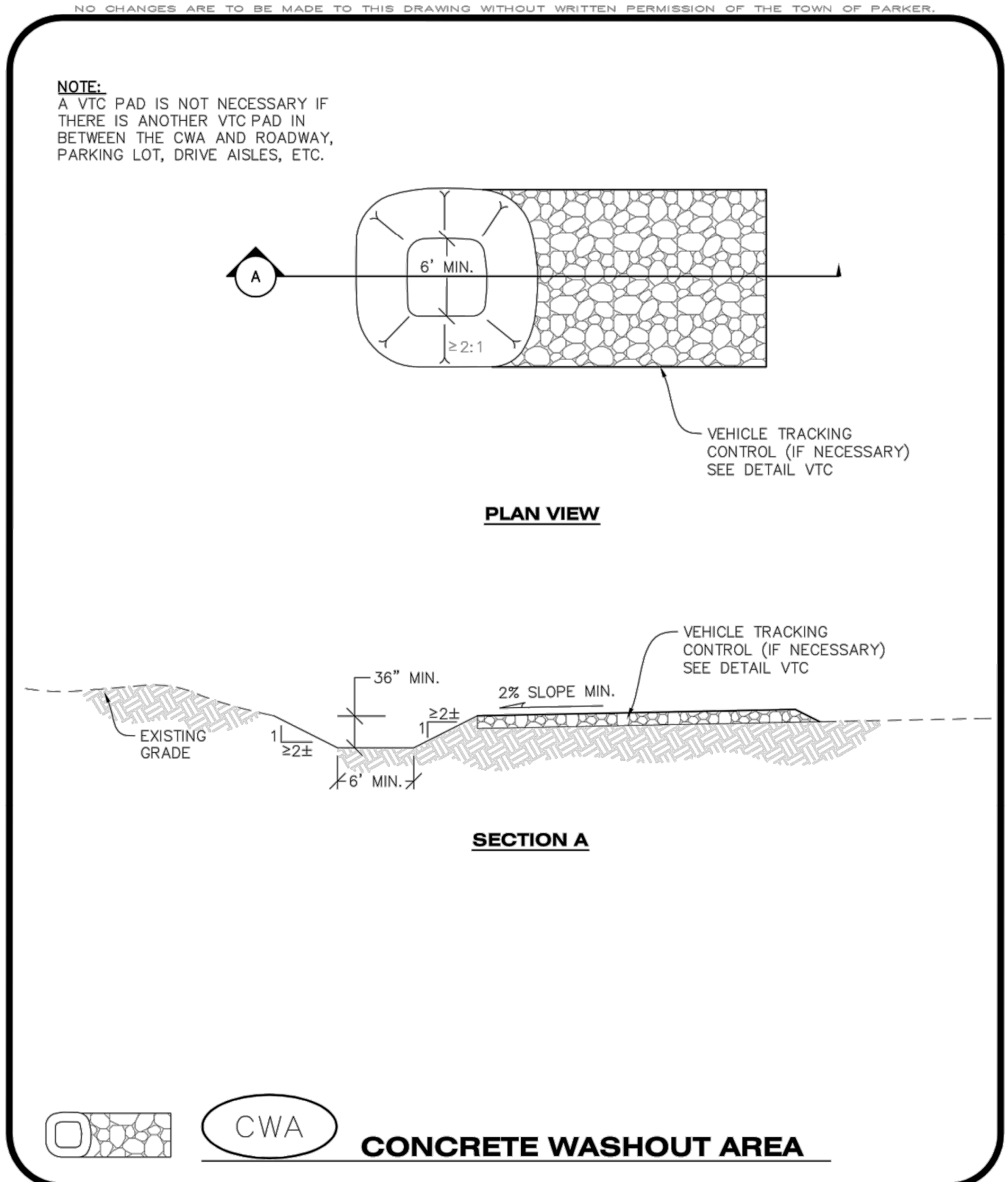
- SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
- ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
- AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
- 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.
- WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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CP
CONSTRUCTION BEST MANAGEMENT PRACTICES
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Oct. 2013



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

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

CONCRETE WASHOUT AREA INSTALLATION NOTES

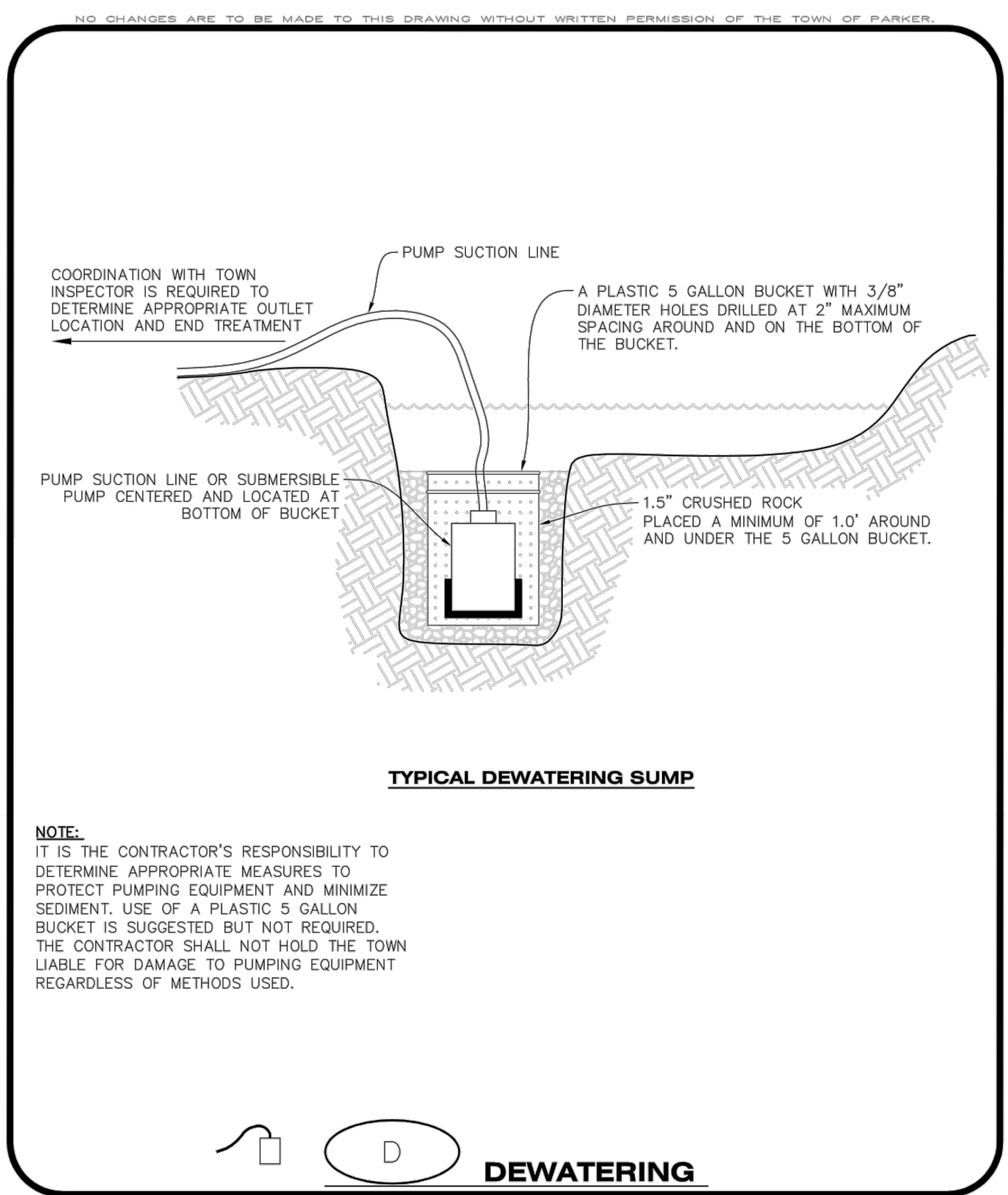
- CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
- A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
- IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A 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

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
- CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
- CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
- 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.
- CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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CWA
CONSTRUCTION BEST MANAGEMENT PRACTICES
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Oct. 2013



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D
CONSTRUCTION BEST MANAGEMENT PRACTICES
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DEWATERING INSTALLATION NOTES

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

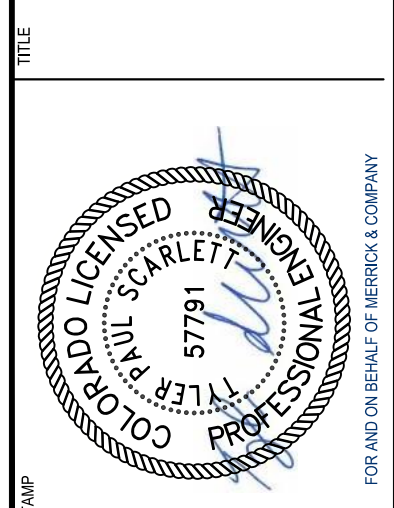
DEWATERING MAINTENANCE NOTES

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

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

D
CONSTRUCTION BEST MANAGEMENT PRACTICES
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Oct. 2013

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



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

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- GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
- THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
- ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
- THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
- THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs) MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT REVEGETATION PERIOD.
- THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (a.k.a. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
- IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
- AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
- AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
 - PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
 - BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 1 OF 4
 Oct. 2013

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

- ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
- THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
- ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
- ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
- ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
- ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
- THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
- ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
- NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
- ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
- THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
- A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 2 OF 4
 Oct. 2013

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

- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 118) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
- THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
- VEHICLE AND EQUIPMENT DEGREASING IS PROHIBITED ON THE JOB SITE.
- ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
- HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
- APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
- GRADING SECURITY RELEASE REQUIREMENTS:
 - DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
 - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11-10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 3 OF 4
 Oct. 2013

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

- NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
 - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
 - ALL CBMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
 - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
 - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
 - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
 - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
 - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
 - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11-10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
 - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

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

DEFINITIONS:
DEVELOPABLE PROPERTY MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.
NONDEVELOPABLE PROPERTY MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.
- FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
- ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.00) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
- THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
 GEN NOTES 4 OF 4
 Oct. 2013

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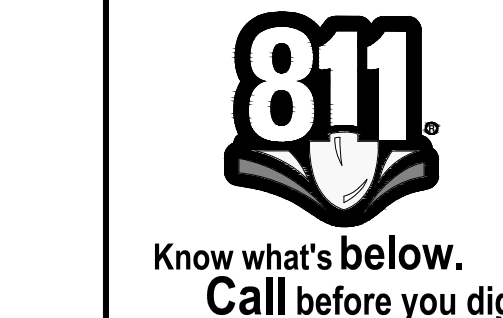
- | | | |
|--|-------|--|
| | CD | CHECK DAM |
| | CF | CONSTRUCTION FENCE |
| | CP | CULVERT PROTECTION |
| | CWA | CONCRETE WASHOUT AREA |
| | D | DEWATERING |
| | DD | DIVERSION DITCH |
| | DP | DETENTION POND PROTECTION |
| | DTC | DEBRIS TRASH CONTROL |
| | ECB | EROSION CONTROL BLANKET |
| | IPAN | 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 |

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

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

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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 |

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



0	ISSUED FOR CONSTRUCTION	07/22/2024	CHND/CHKD/APPR
	REV/REVISION DESCRIPTION	DATE	


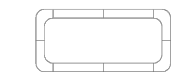
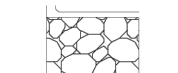
COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 CBMP DETAILS



JOB NUMBER	65120350
DATE	8/11/2023
SHEET	CS-1
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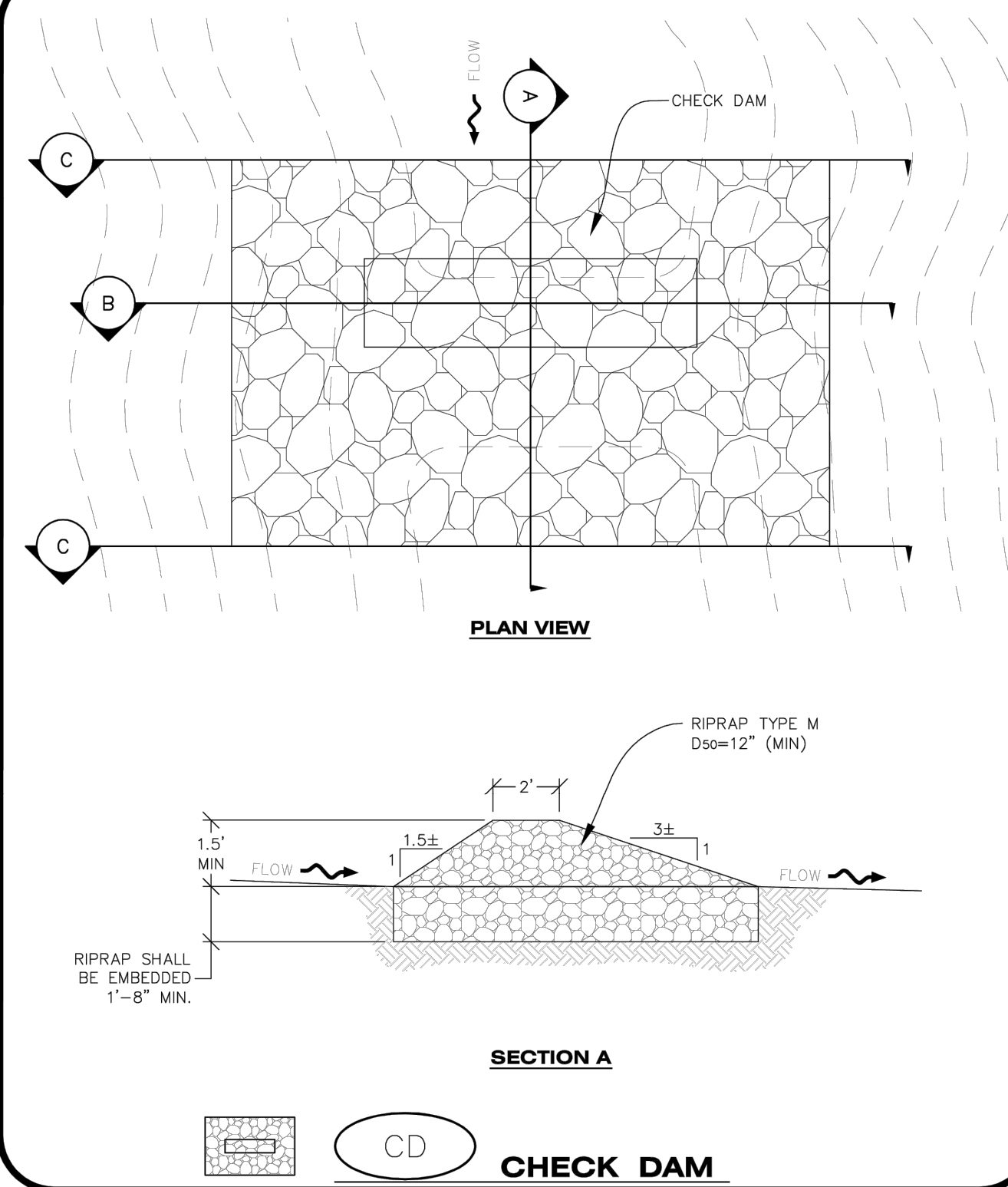
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-  **TI** TEMPORARY IRRIGATION
-  **TSB** TEMPORARY SEDIMENT BASIN
-  **VTC** VEHICLE TRACKING CONTROL

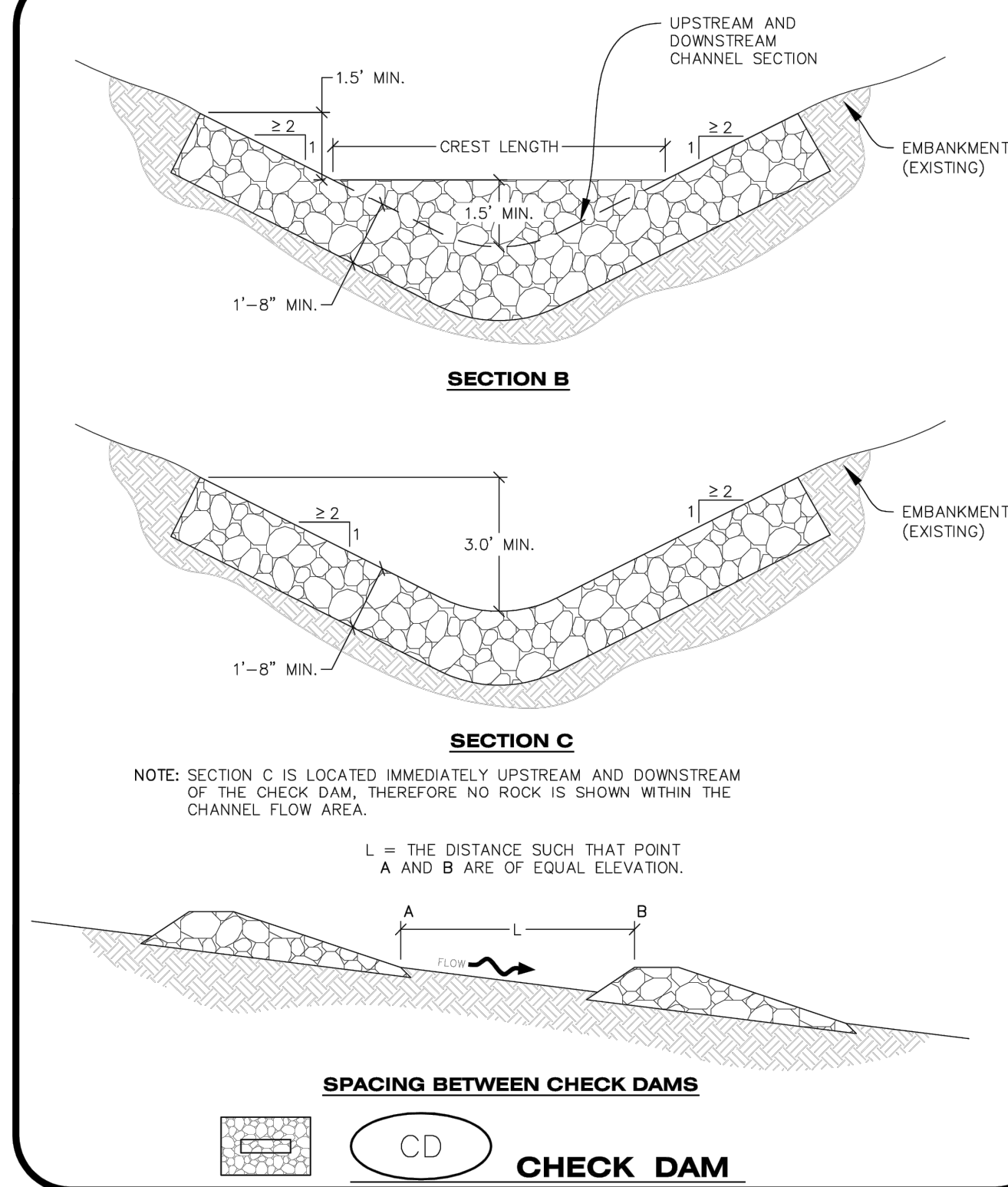

CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
 3 OF 3
 Oct. 2013

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CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
 1 OF 3
 Oct. 2013

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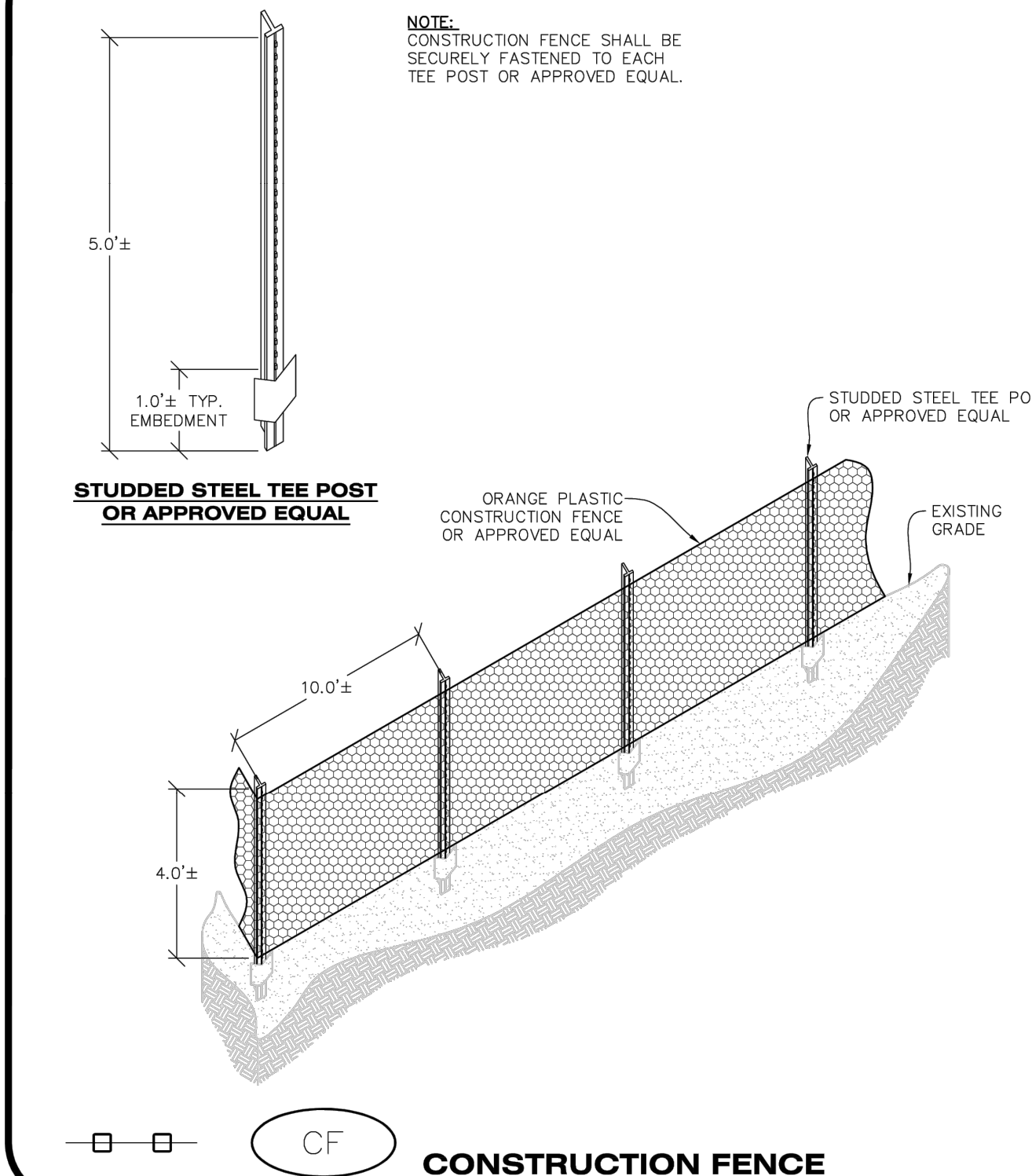

CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
 2 OF 3
 Oct. 2013

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

- CHECK DAM INSTALLATION NOTES**
- SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
 - CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
 - RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
 - RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
 - 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**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
 - 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.
 - 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.
 - 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 GRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 - IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.


CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
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 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**
- THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.
- CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
 - CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.

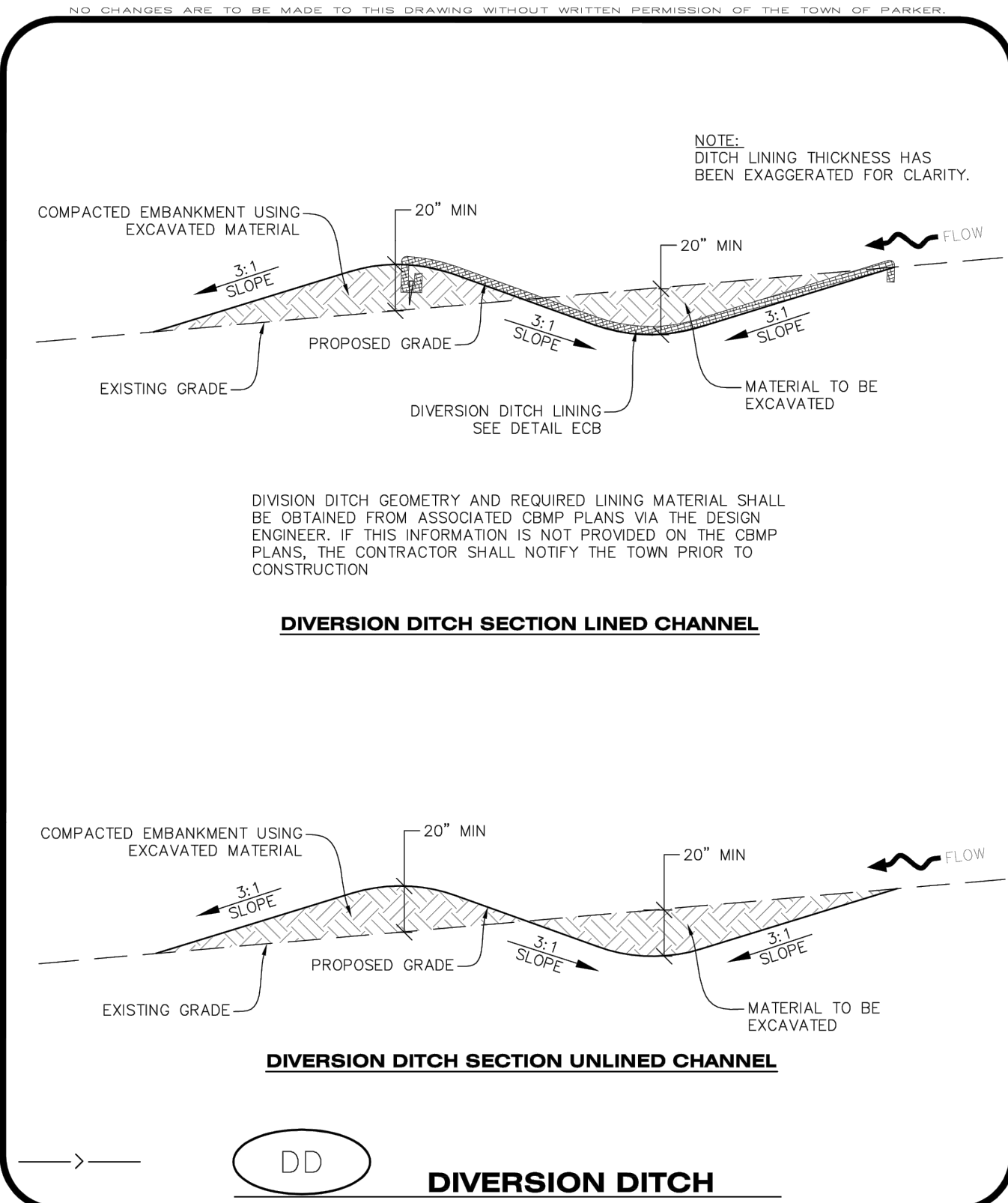

CBMP
 CONSTRUCTION BEST MANAGEMENT PRACTICES
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 Oct. 2013

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

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 CBMP DETAILS



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

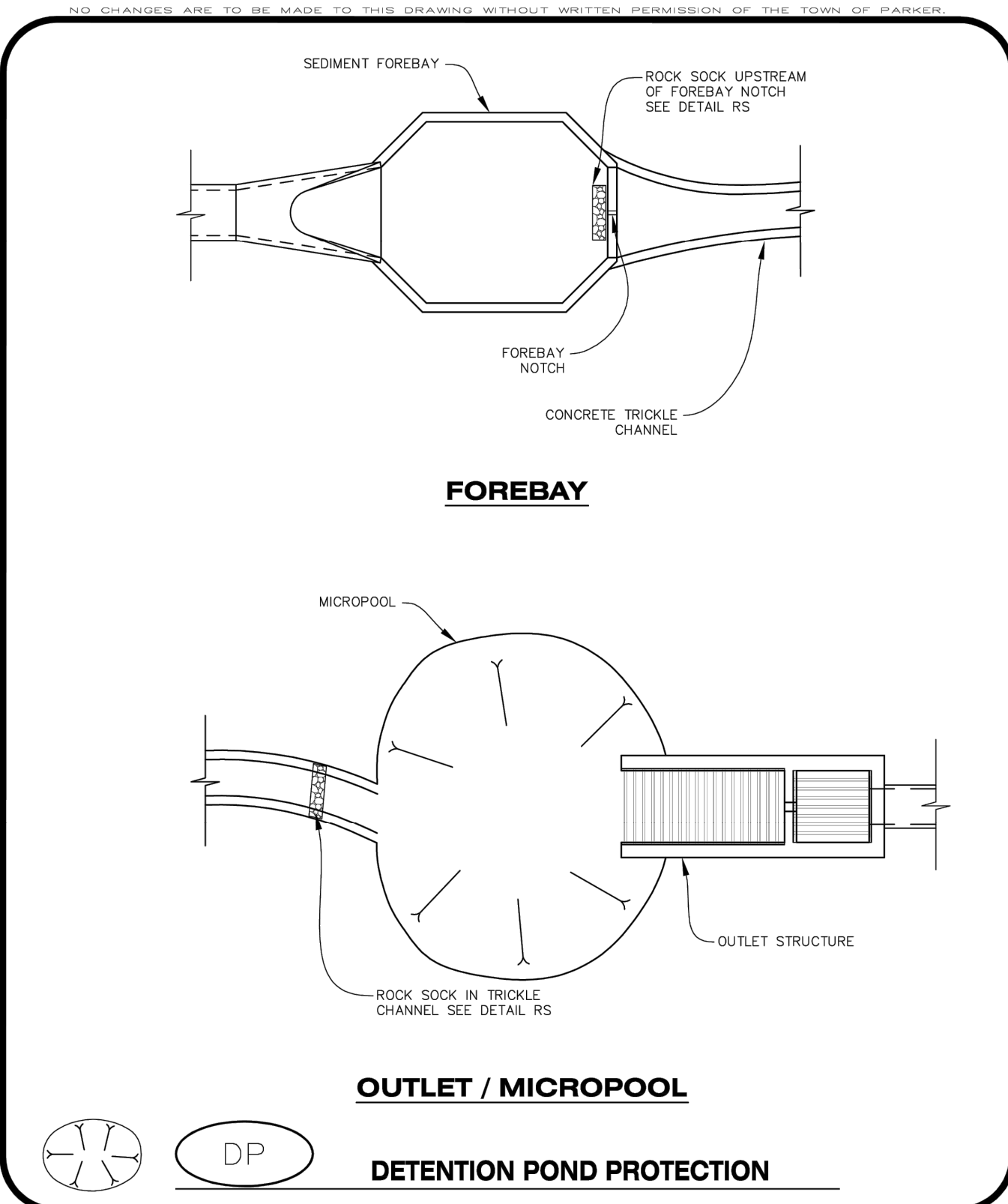
DIVERSION DITCH INSTALLATION NOTES

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

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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

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



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

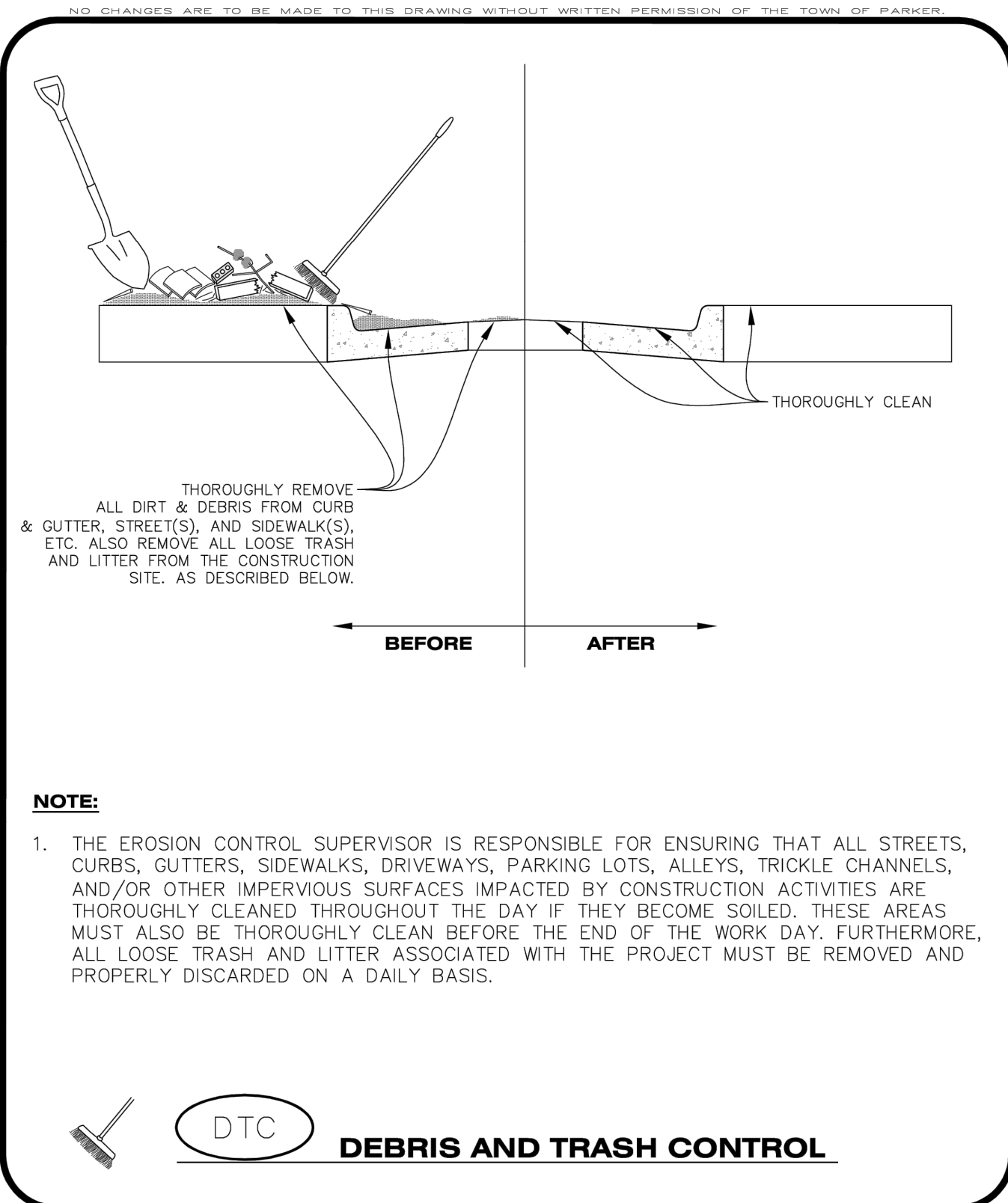
DETENTION POND PROTECTION INSTALLATION NOTES

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

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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



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

DEBRIS CONTROL NOTES:

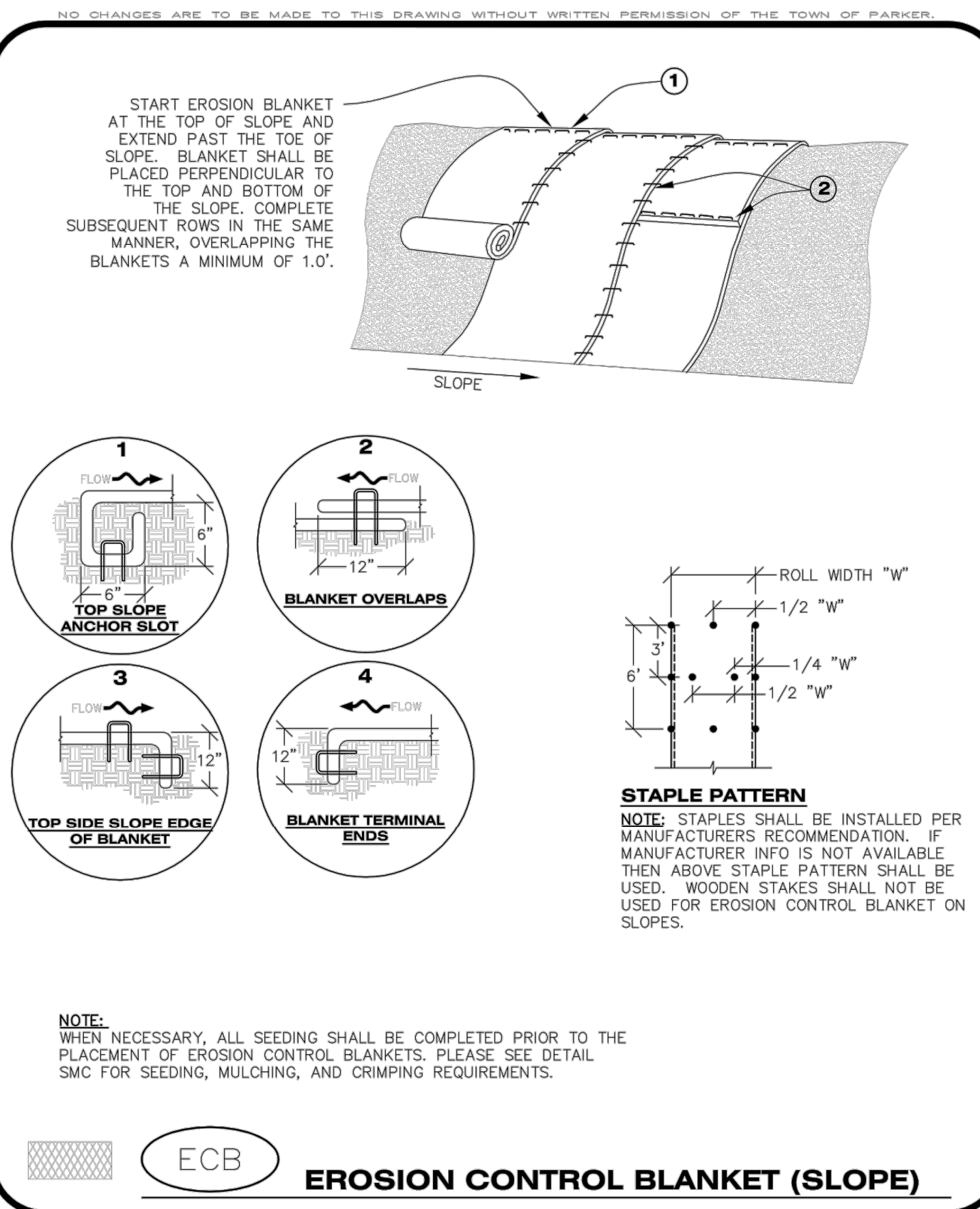
- A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
- ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
- ON-SITE PERSONNEL, DELIVERY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

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

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

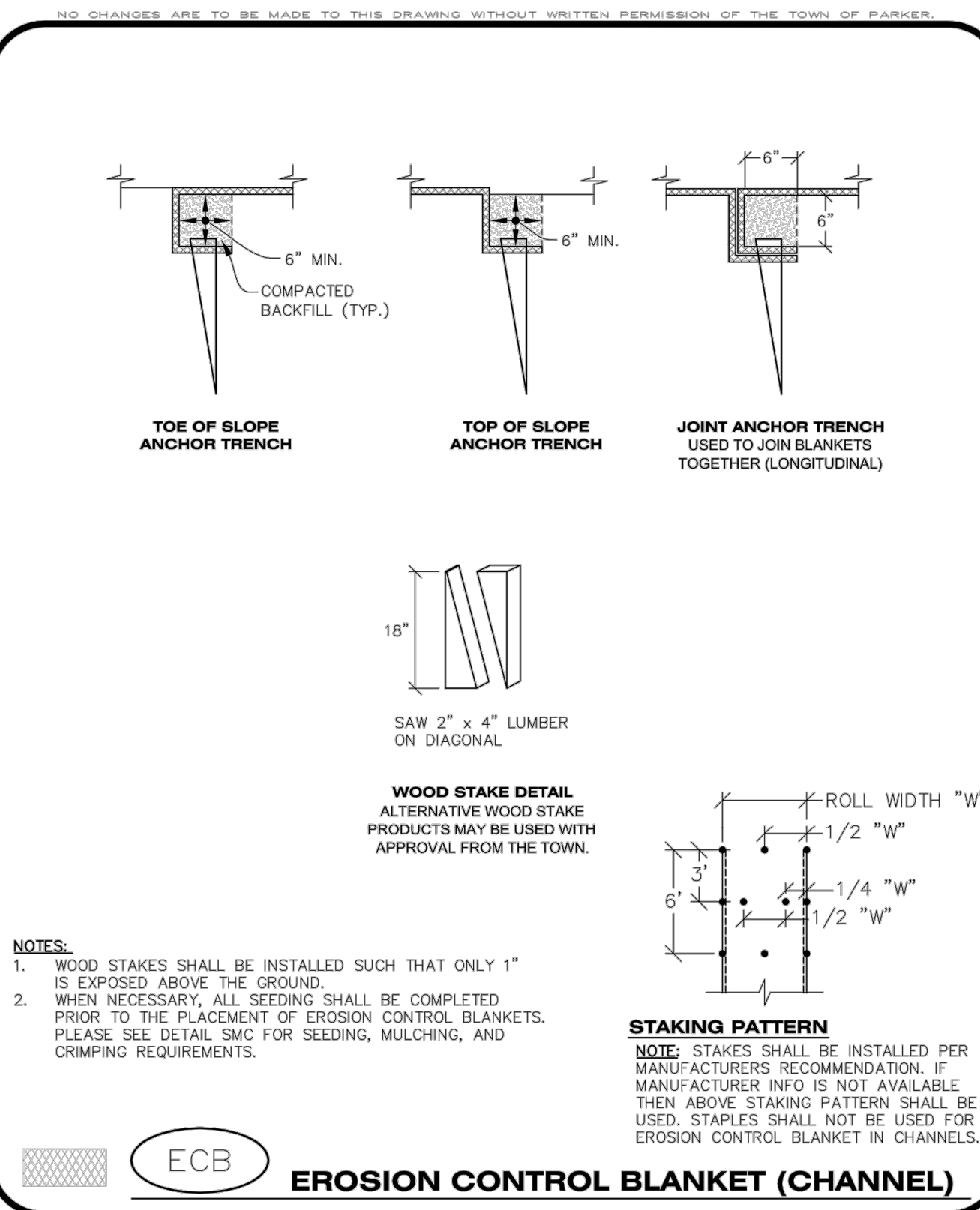


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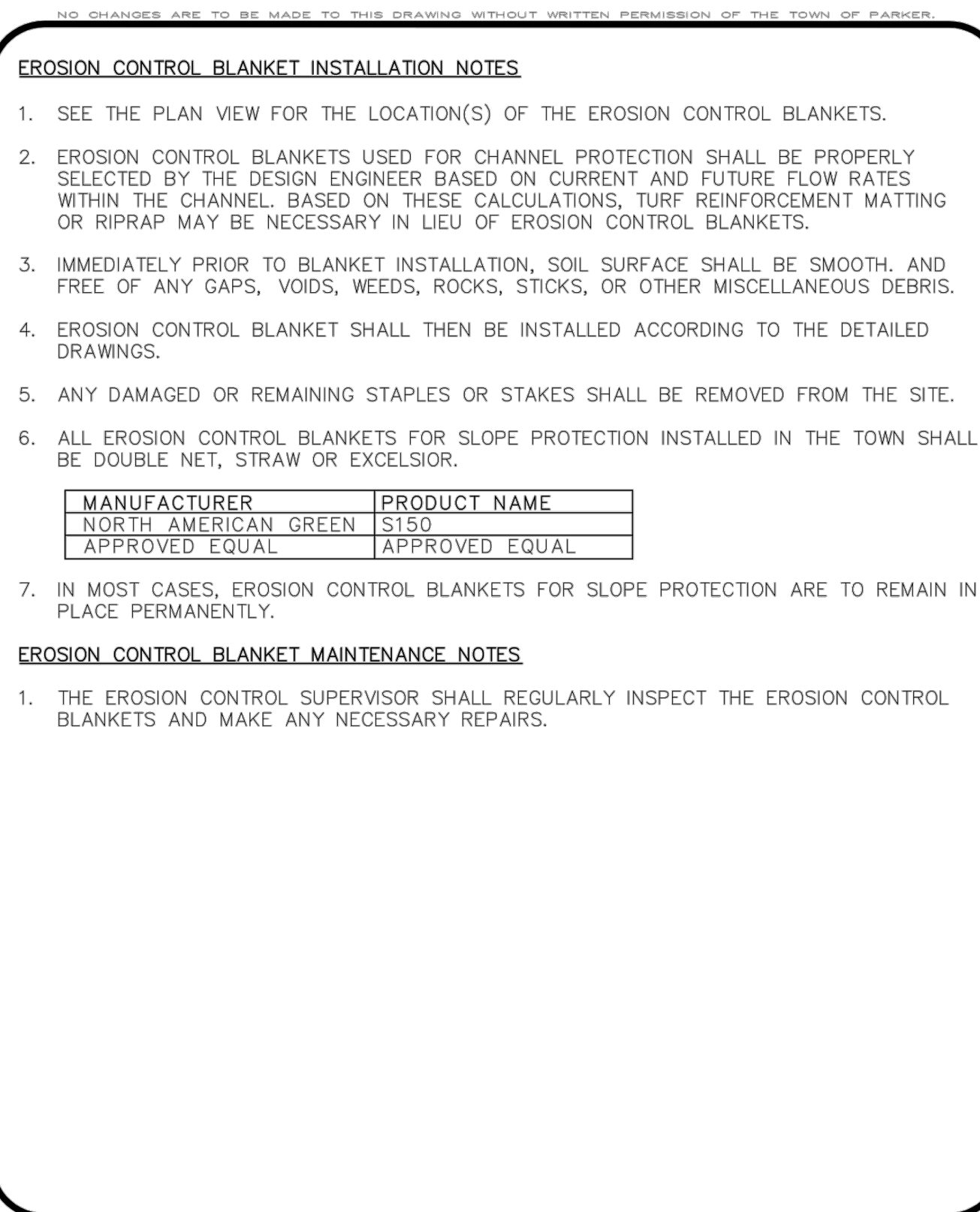
CBMP
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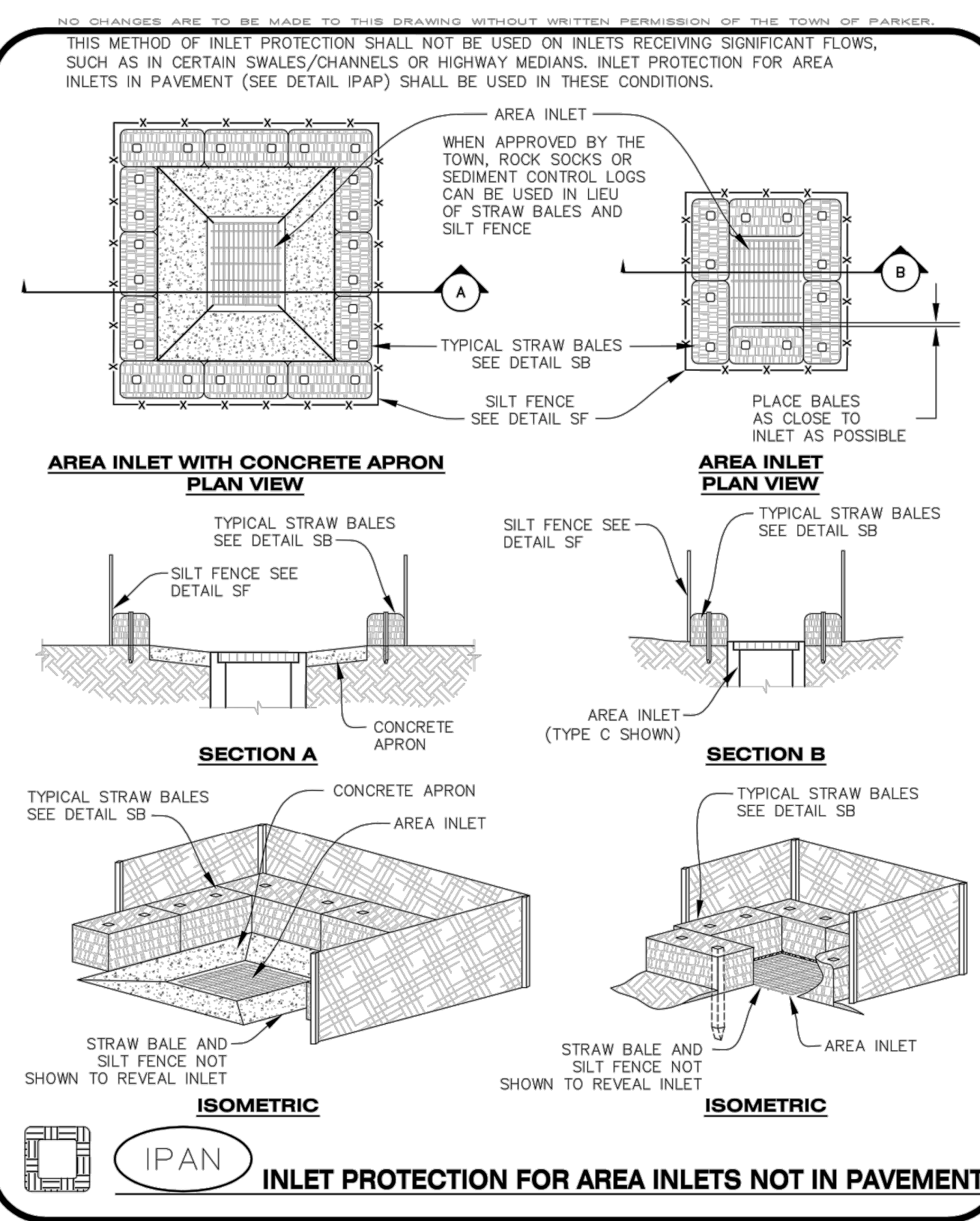
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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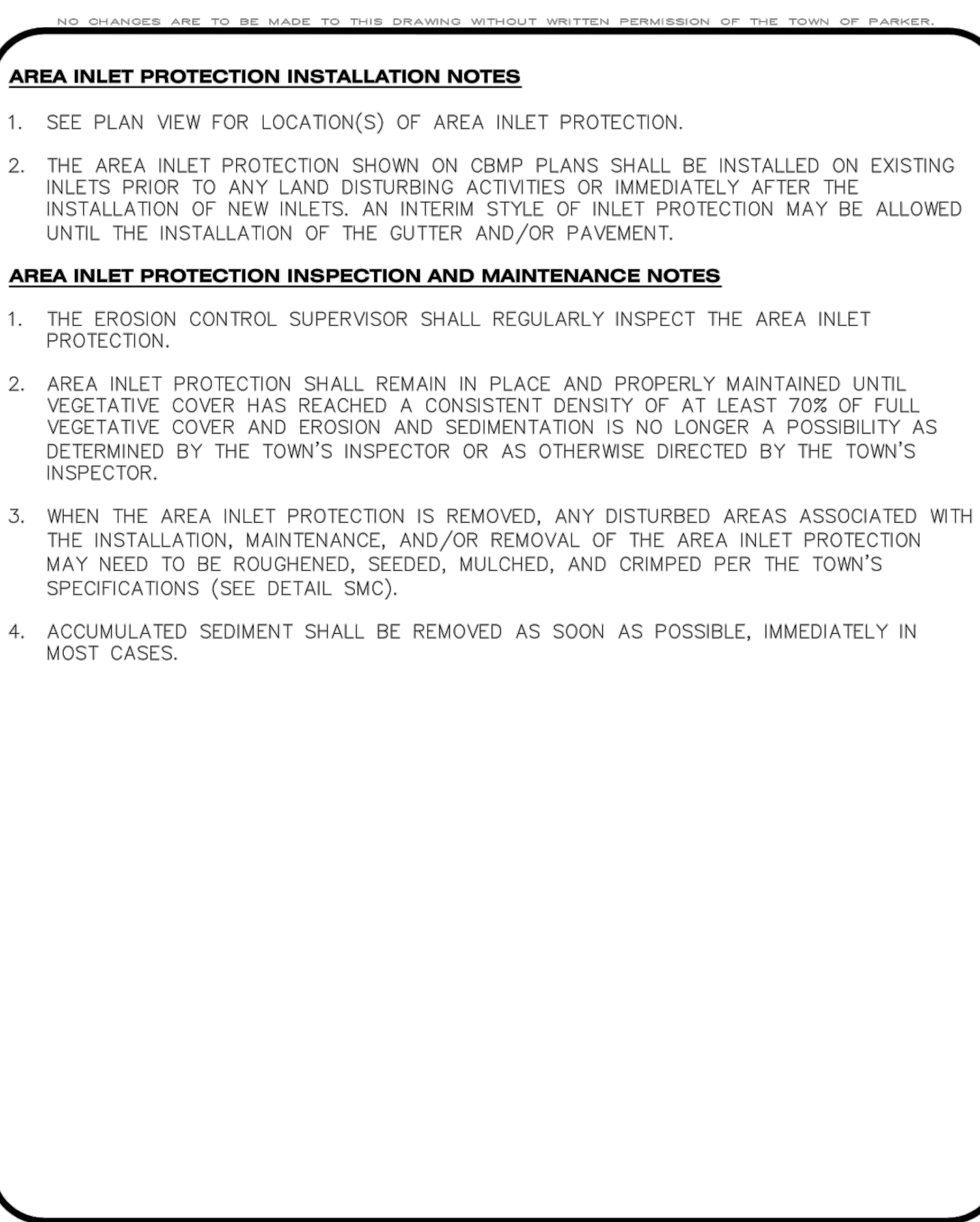
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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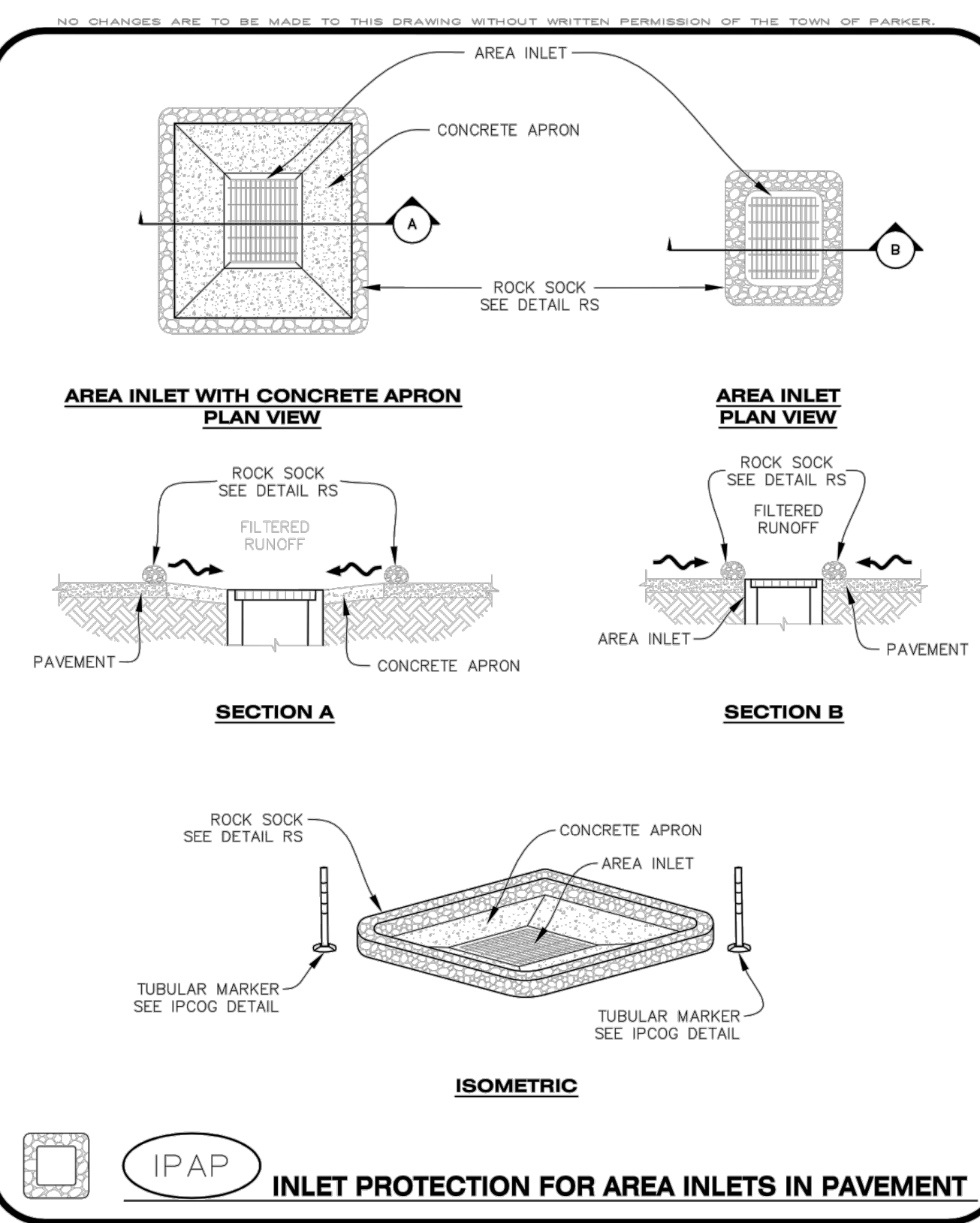
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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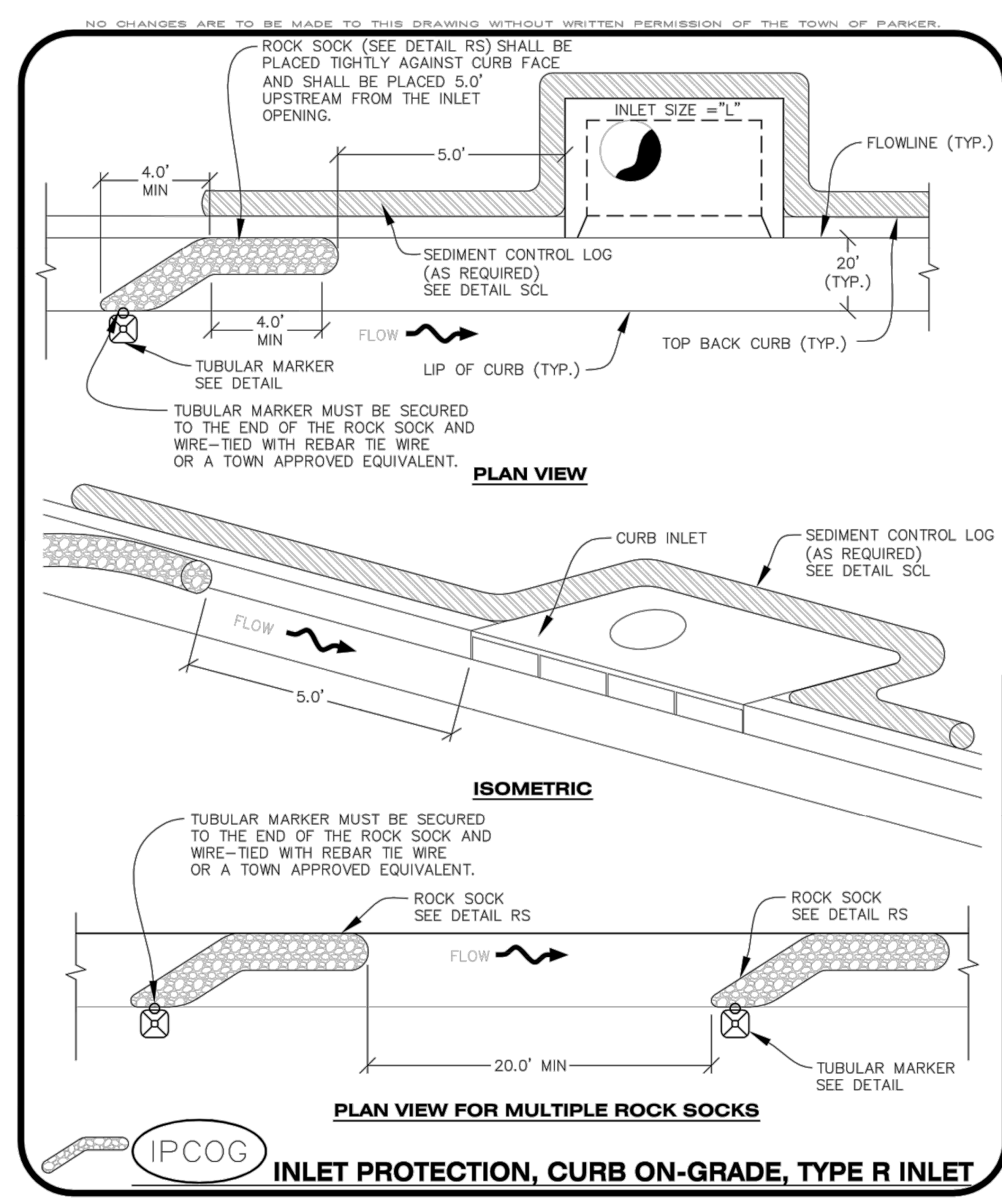
CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

IPAP
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Oct. 2013

NO.	ISSUED FOR CONSTRUCTION	DATE	CHNO/CHKD/APPR
0	ISSUED FOR CONSTRUCTION	07/22/2024	
	REV/REVISION DESCRIPTION		



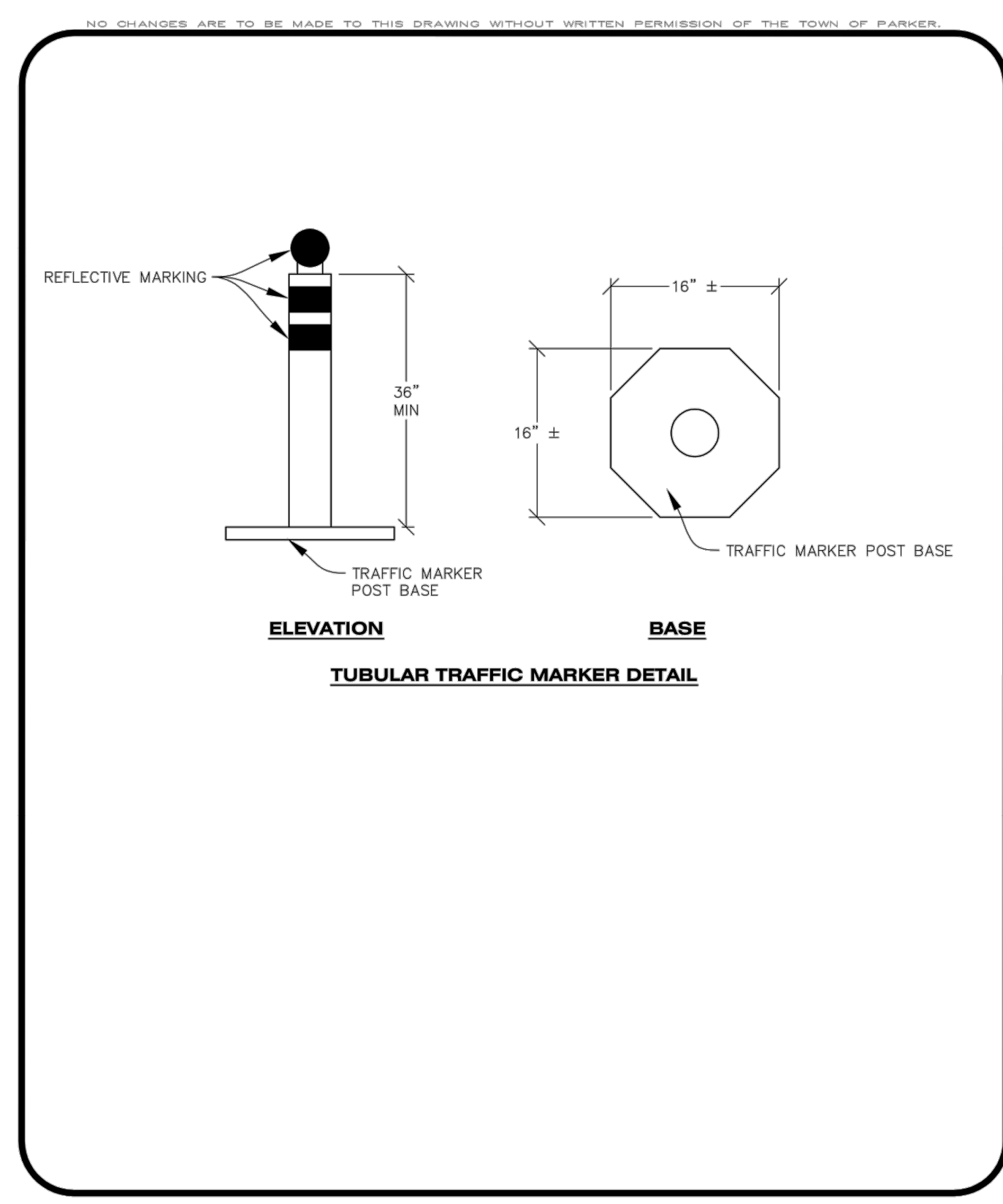
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IPCOP **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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



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IPCOP **TUBULAR TRAFFIC MARKER DETAIL**

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

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INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

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

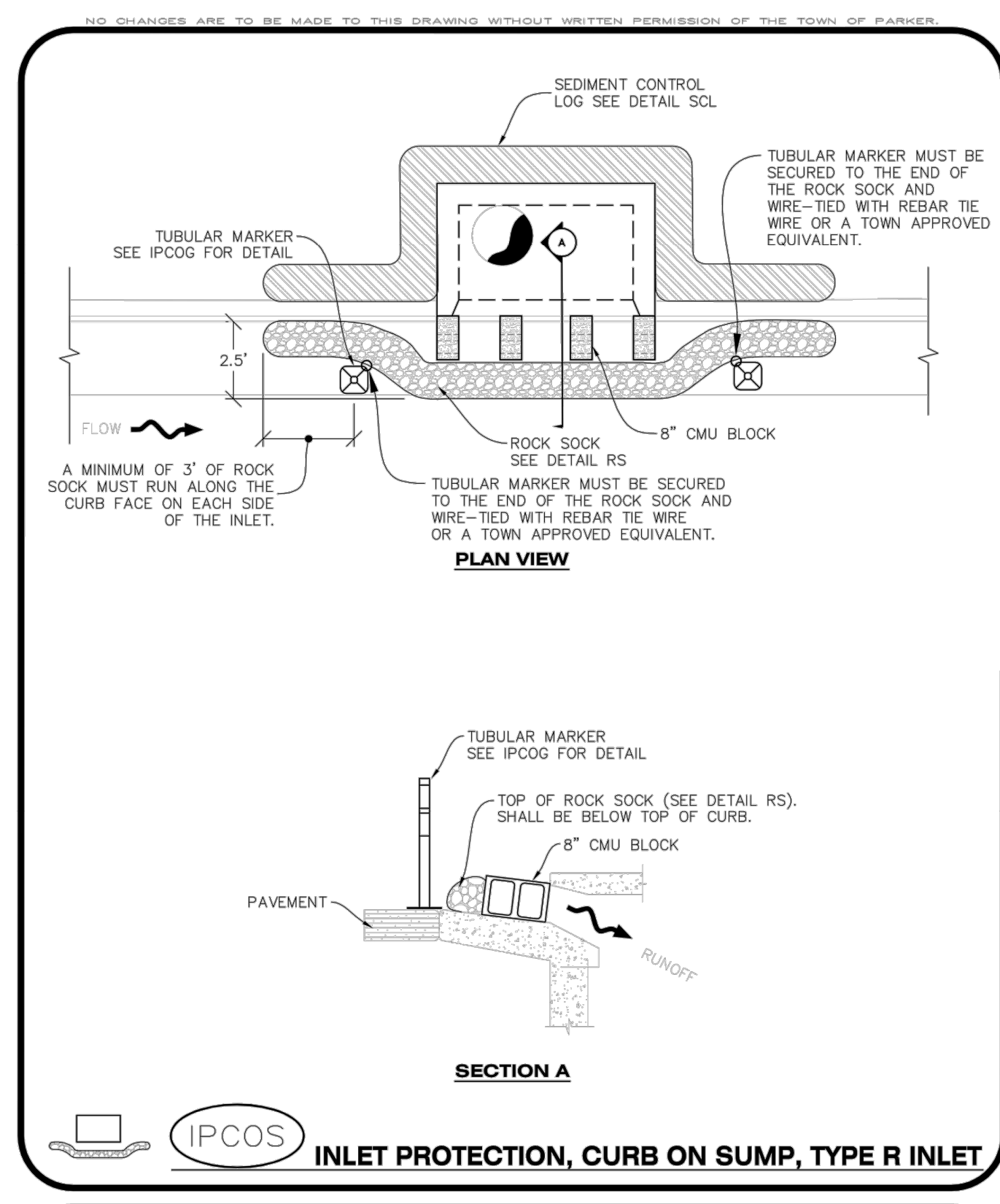
ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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IPCOP **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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



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

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

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CURB INLET PROTECTION INSTALLATION NOTES

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

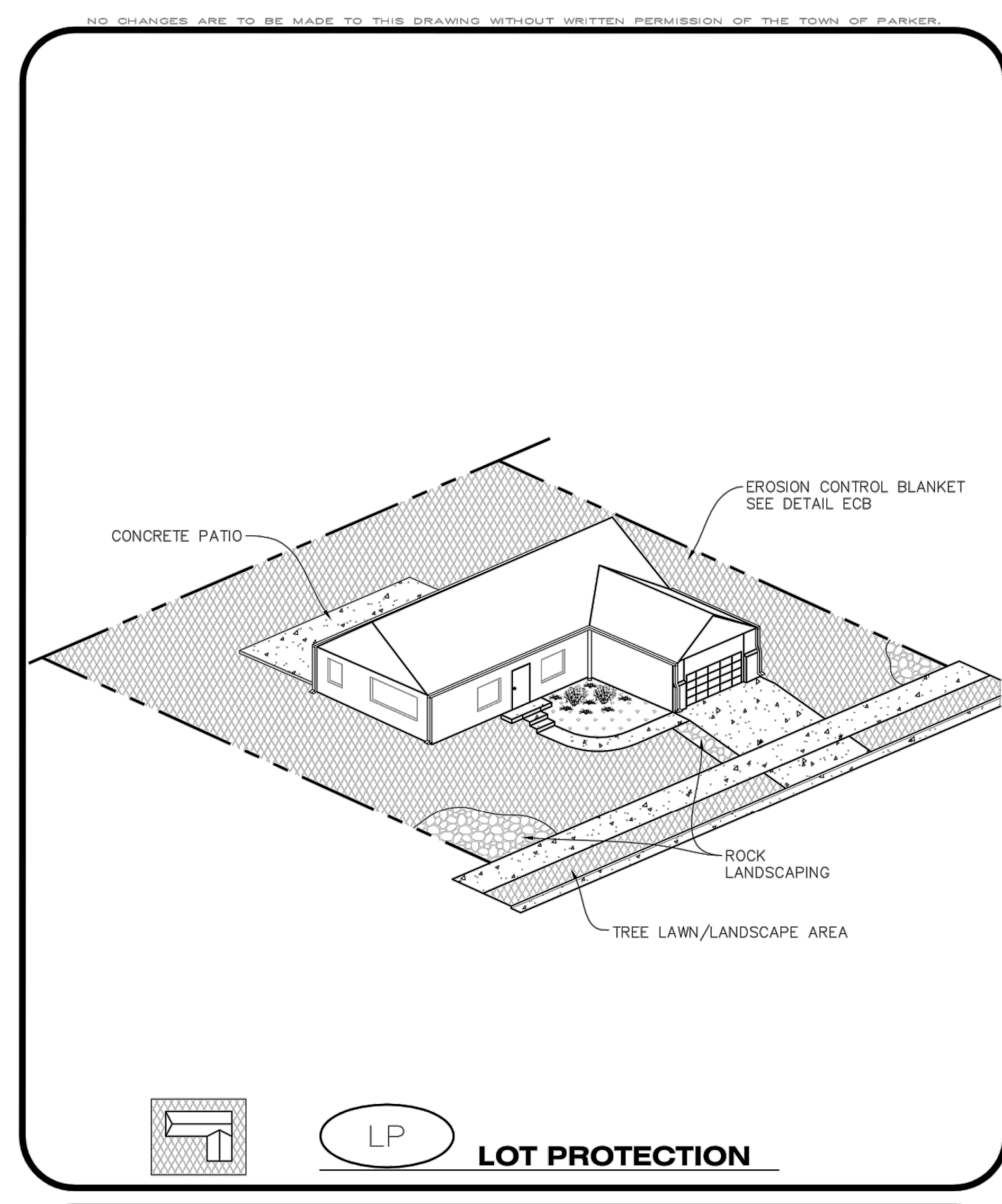
CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

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

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



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LP **LOT PROTECTION**

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

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

CMBP DETAILS



JOB NUMBER	65120350
DATE	8/11/2023
SHEET	C5.5
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EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

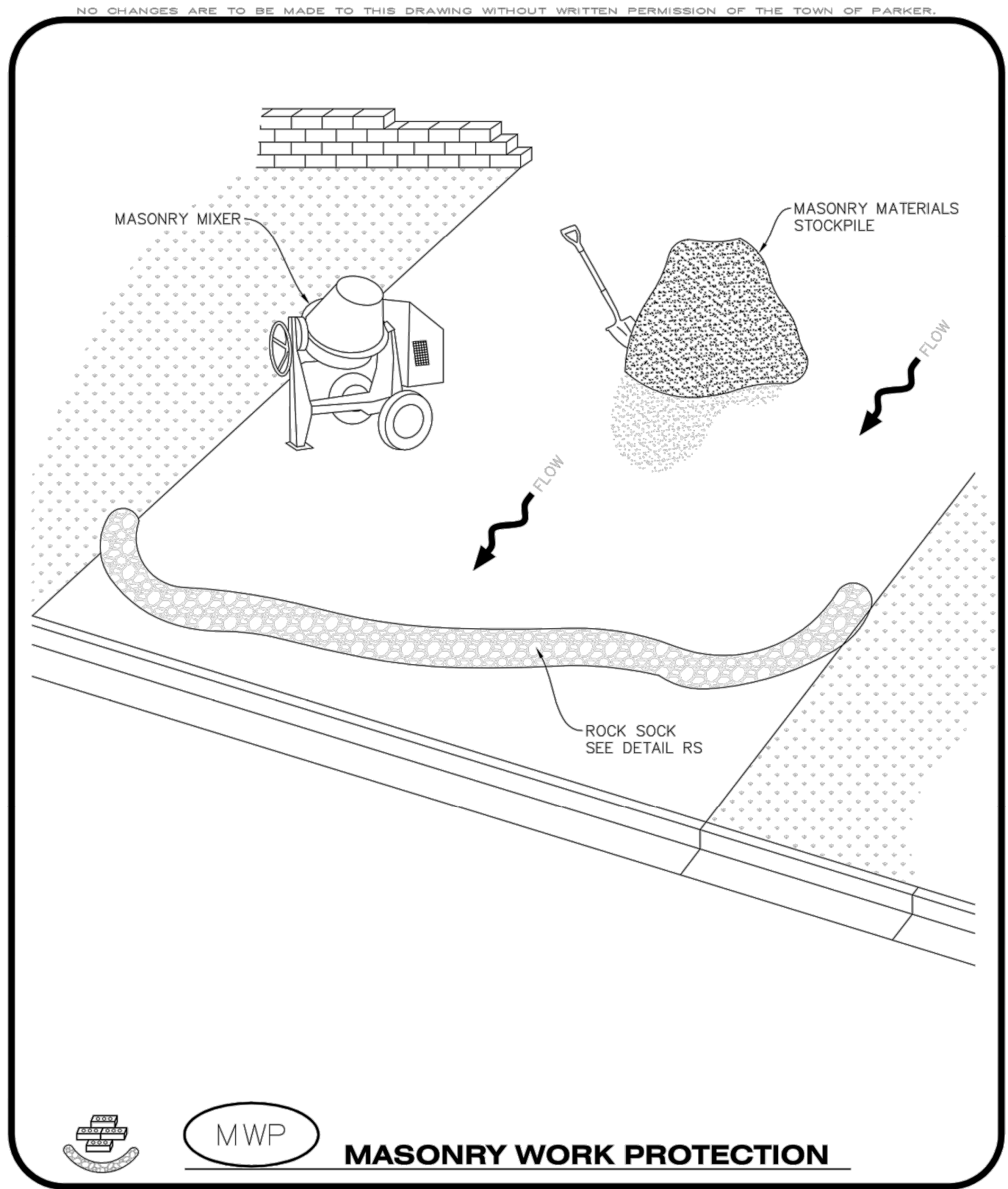
- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN APPROVED EQUAL	S150 BN APPROVED EQUAL
- ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
 - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET-SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
 - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADE EDGES BEING PLACED ON TOP OF THE DOWN-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.
- ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
- THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

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

Parker COLORADO | **CBMP** | LP
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
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Parker COLORADO | **CBMP** | MWP
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

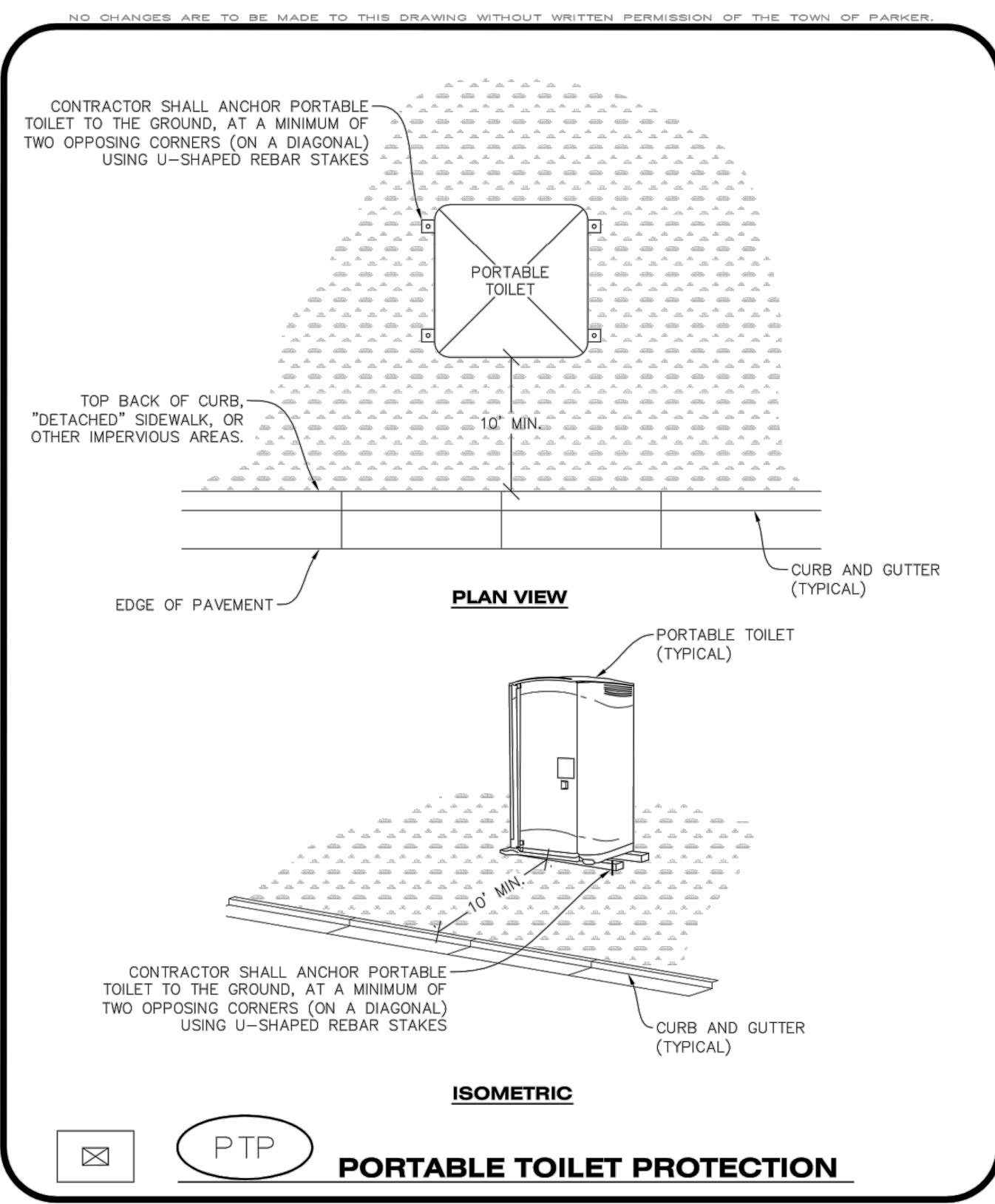
MASONRY WORK PROTECTION INSTALLATION NOTES

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

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

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

Parker COLORADO | **CBMP** | MWP
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2
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Parker COLORADO | **CBMP** | PTP
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2
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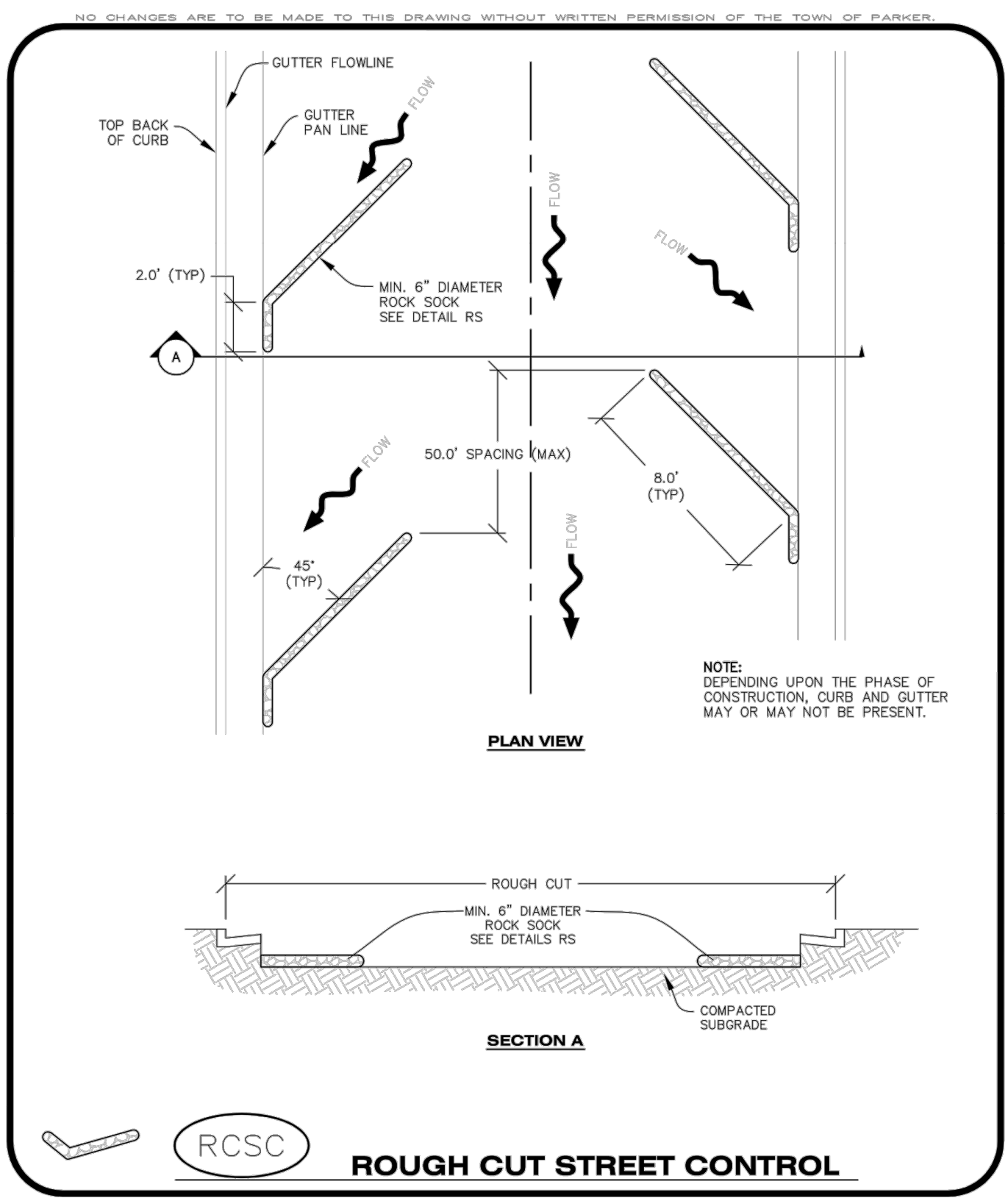
PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
- PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
- 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).
- 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.

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



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

REV	ISSUED FOR CONSTRUCTION	DATE	CHNO/CHKD/APPR
0	ISSUED FOR CONSTRUCTION	07/22/2024	



THE USE OF ANY OTHER EROSION CONTROL MEASURES IS AN INDICATION OF A CHANGE FROM THE SPECIFICATIONS OF THE TOWN OF PARKER. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF PARKER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF PARKER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF PARKER.

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

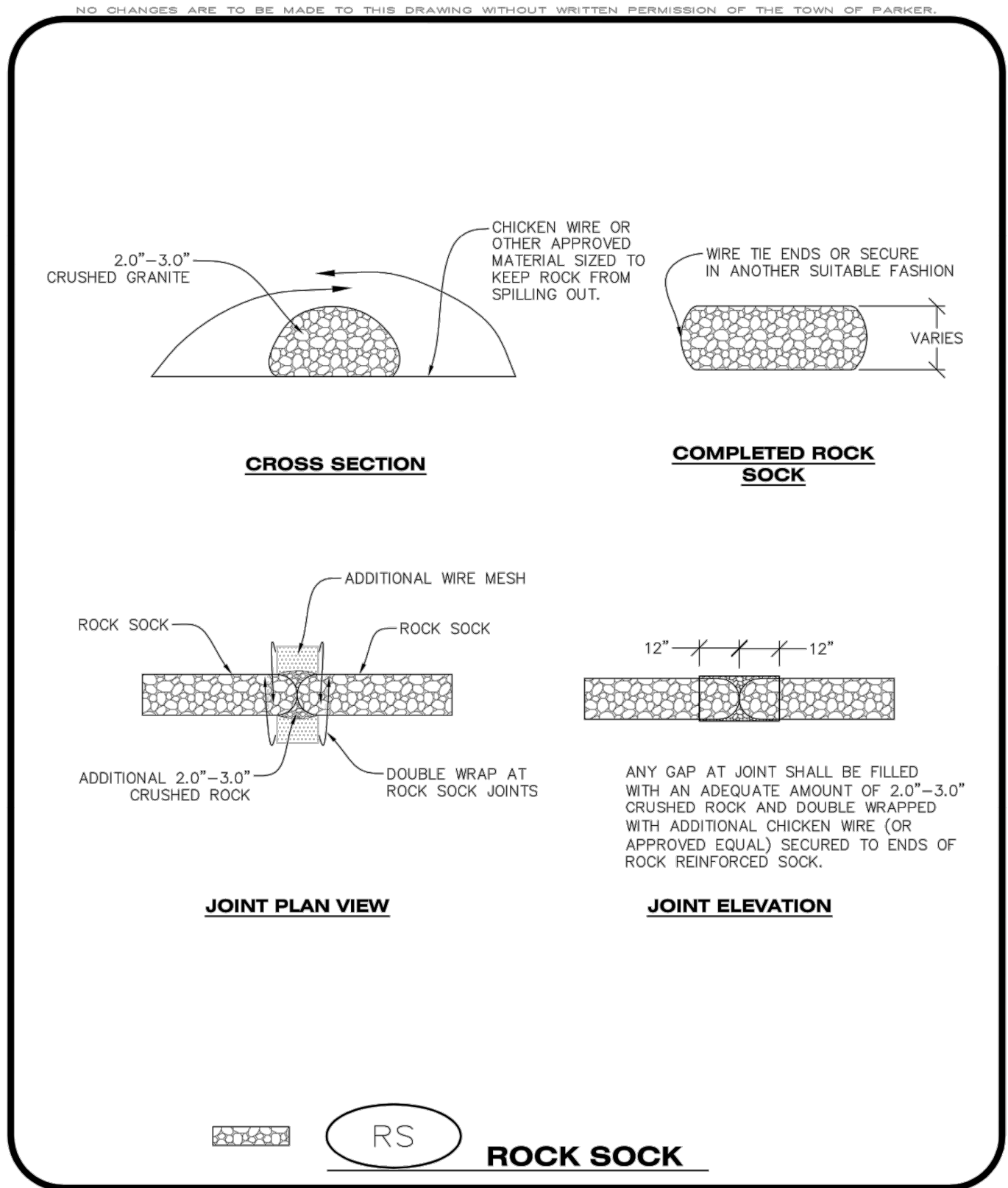
ROUGH CUT STREET CONTROL INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
- 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

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
- ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
- 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.

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



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

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

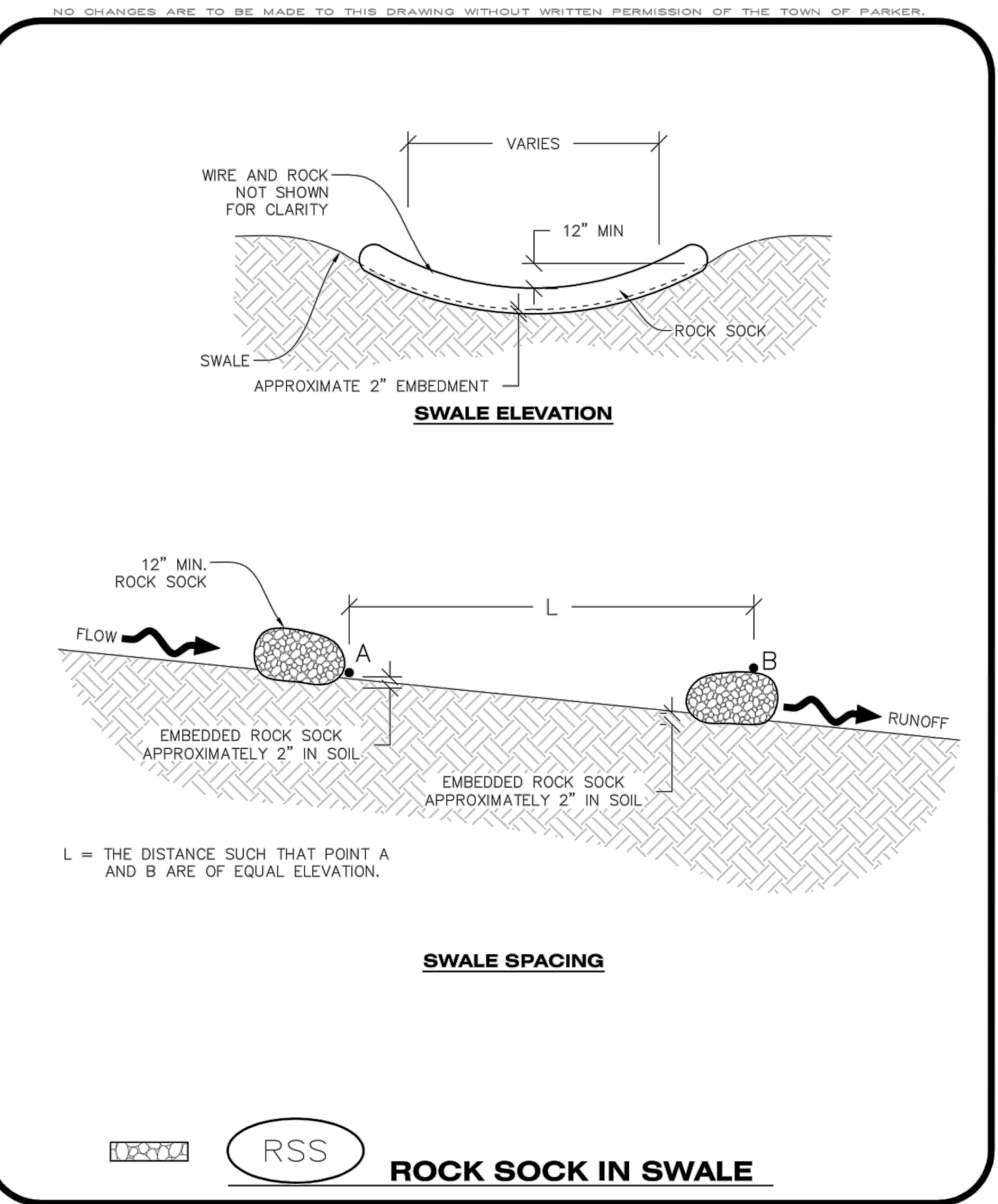
ROCK SOCK INSTALLATION NOTES

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

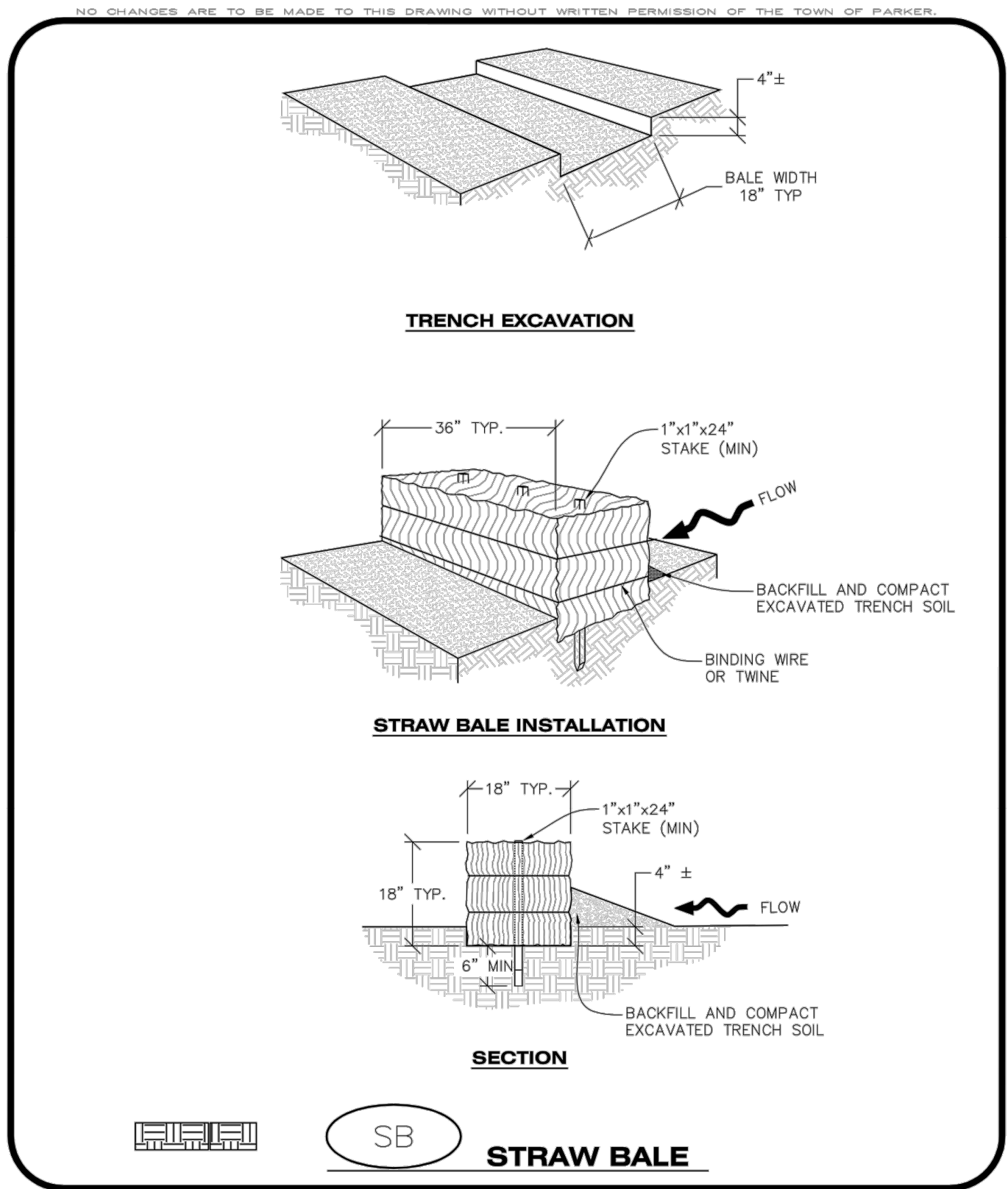
ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

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



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES **RSS** 1 OF 1 Oct. 2013



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

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

STRAW BALE INSTALLATION NOTES

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

STRAW BALE INSPECTION AND MAINTENANCE NOTES

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

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



ISSUED FOR CONSTRUCTION	07/23/2024	DATE	CHND/CHKD/APPR
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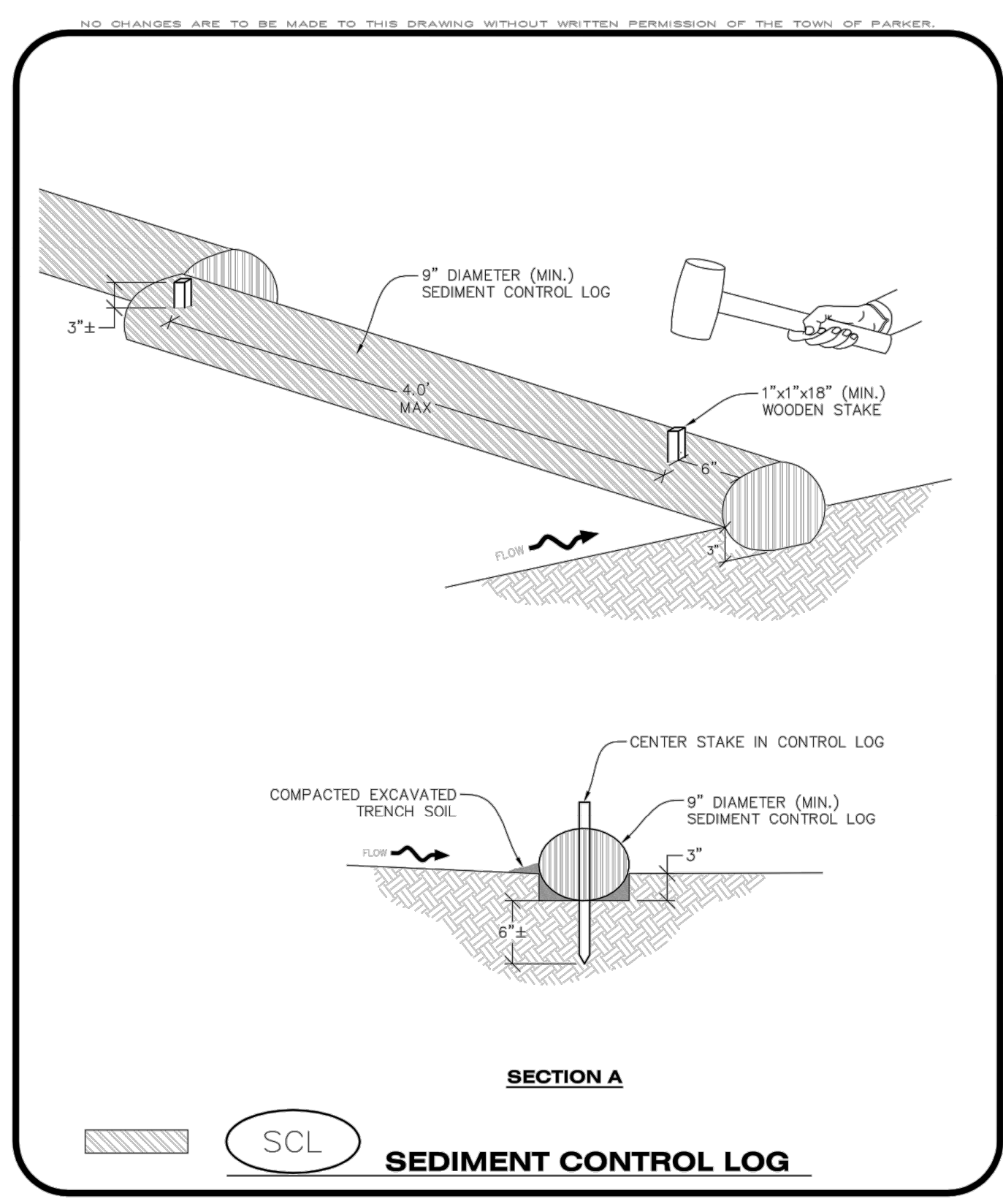
COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

CMBP DETAILS



JOB NUMBER	65120350
DATE	8/11/2023
SHEET	C5-7
	21

THE USE OF ANY CHANGE IN EXISTING MEDIA OR MATERIALS IS AN INDICATION OF A CHANGE IN DESIGN. ANY CHANGE IN EXISTING MEDIA OR MATERIALS SHALL BE INDICATED BY A NOTE OR DIMENSION LINE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



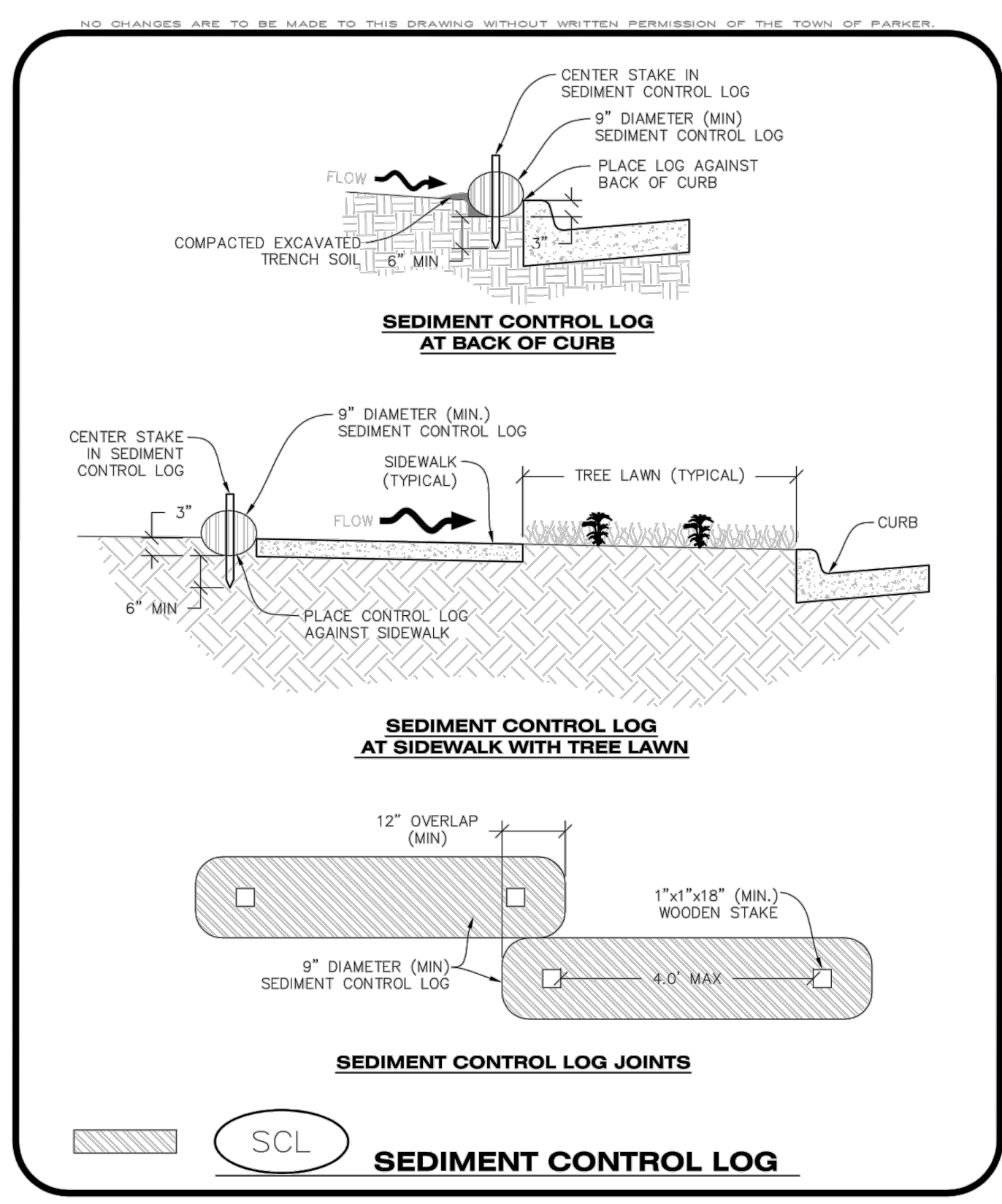
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

SEDIMENT CONTROL LOG AT BACK OF CURB

SEDIMENT CONTROL LOG

CBMP | **SCL**

CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 3
Oct. 2013



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

SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN

SEDIMENT CONTROL LOG

SEDIMENT CONTROL LOG JOINTS

SEDIMENT CONTROL LOG

CBMP | **SCL**

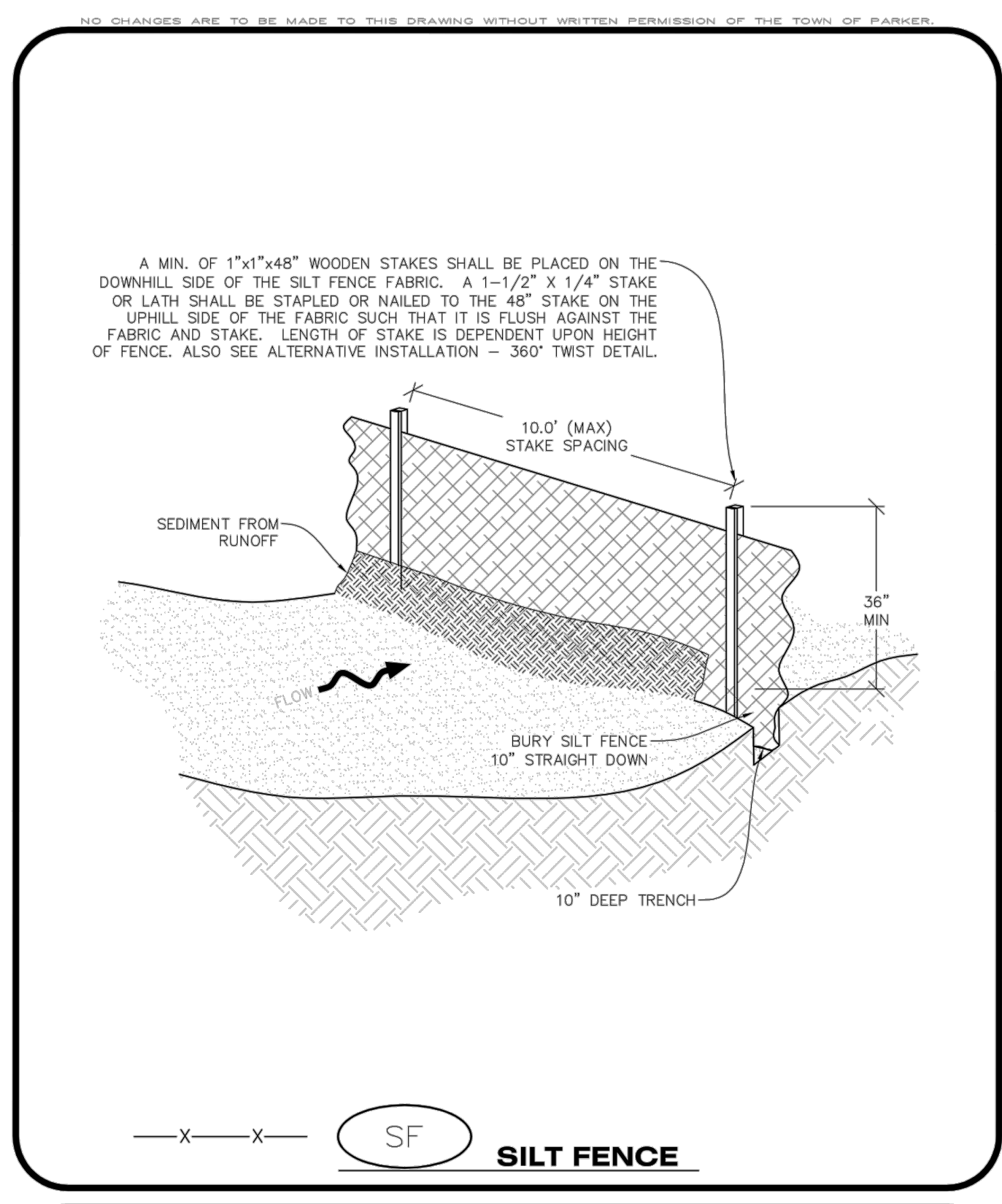
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- SEDIMENT CONTROL LOG INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
 - ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 - 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.
 - 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.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
 - ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
 - ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
 - 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.
 - SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
 - 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.
 - SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADE SIDE OF THE LOGS.
 - SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
 - 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**
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
 - ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
 - 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.
 - SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
 - 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).

SEDIMENT CONTROL LOG

CBMP | **SCL**

CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3
Oct. 2013



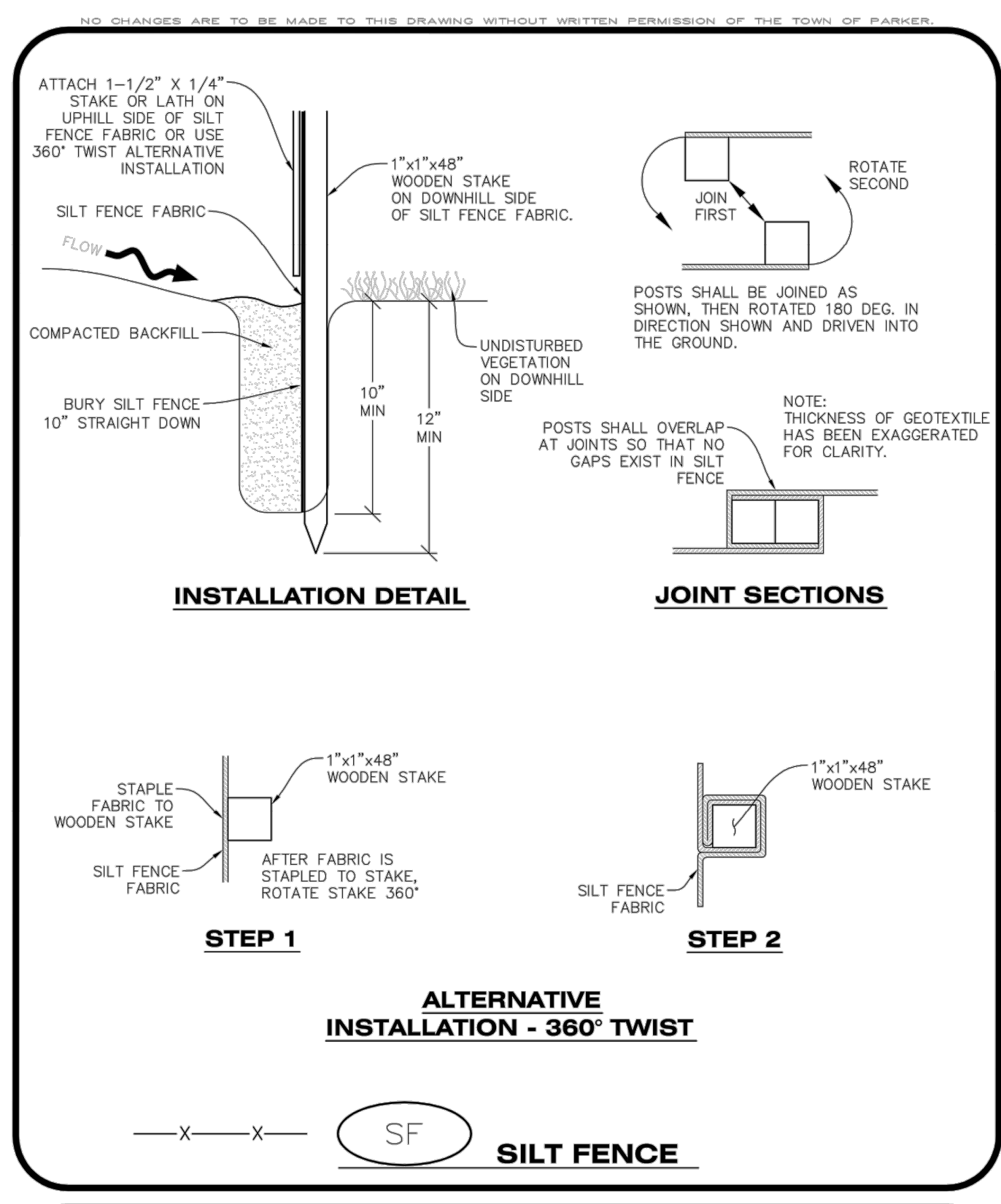
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

SEDIMENT FENCE

SEDIMENT FENCE

CBMP | **SF**

CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 4
Oct. 2013



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

ALTERNATIVE INSTALLATION - 360° TWIST

SEDIMENT FENCE

SEDIMENT FENCE

CBMP | **SF**

CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 4
Oct. 2013

- NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.
- SILT FENCE INSTALLATION NOTES**
- SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
 - ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
 - A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
 - A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
 - EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
 - ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
 - THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
 - ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADE SIDE OF THE SILT FENCE.
 - 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"x4"x24".
 - 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.
 - 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.
 - 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 |
- 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.
 - SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
 - 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.

SILT FENCE

CBMP | **SF**

CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 4
Oct. 2013



NO.	ISSUED FOR CONSTRUCTION	DATE	CHNO/CHNO/APPR
0	ISSUED FOR CONSTRUCTION	07/22/2024	
	REV/REVISION DESCRIPTION		

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS

CMBP DETAILS




JOB NUMBER	65120550
DATE	8/11/2023
SHEET	C5.8
	22

THE USE OF ANY CHANGE IN EXISTING MEANS OF CONSTRUCTION OR MATERIALS IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY FOR A SPECIFIC PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE OR PART OR PART THEREOF OF THE PROJECT OR ON ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY INFORMATION NOT A PHYSICAL INSTRUMENT WITHOUT THE WRITTEN PERMISSION OF MERRICK AND COMPANY SHALL BE AT THE USER'S RISK FOR THE USER'S OWN USE AND RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND APPROVALS.

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

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).



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES


SF

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Oct. 2013

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

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.



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

1 OF 3
Oct. 2013


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

SEEDING AND MULCHING MAINTENANCE NOTES

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

WEED MANAGEMENT

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SMC

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Oct. 2013

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

TOWN OF PARKER, SEED MIX 1

20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% 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



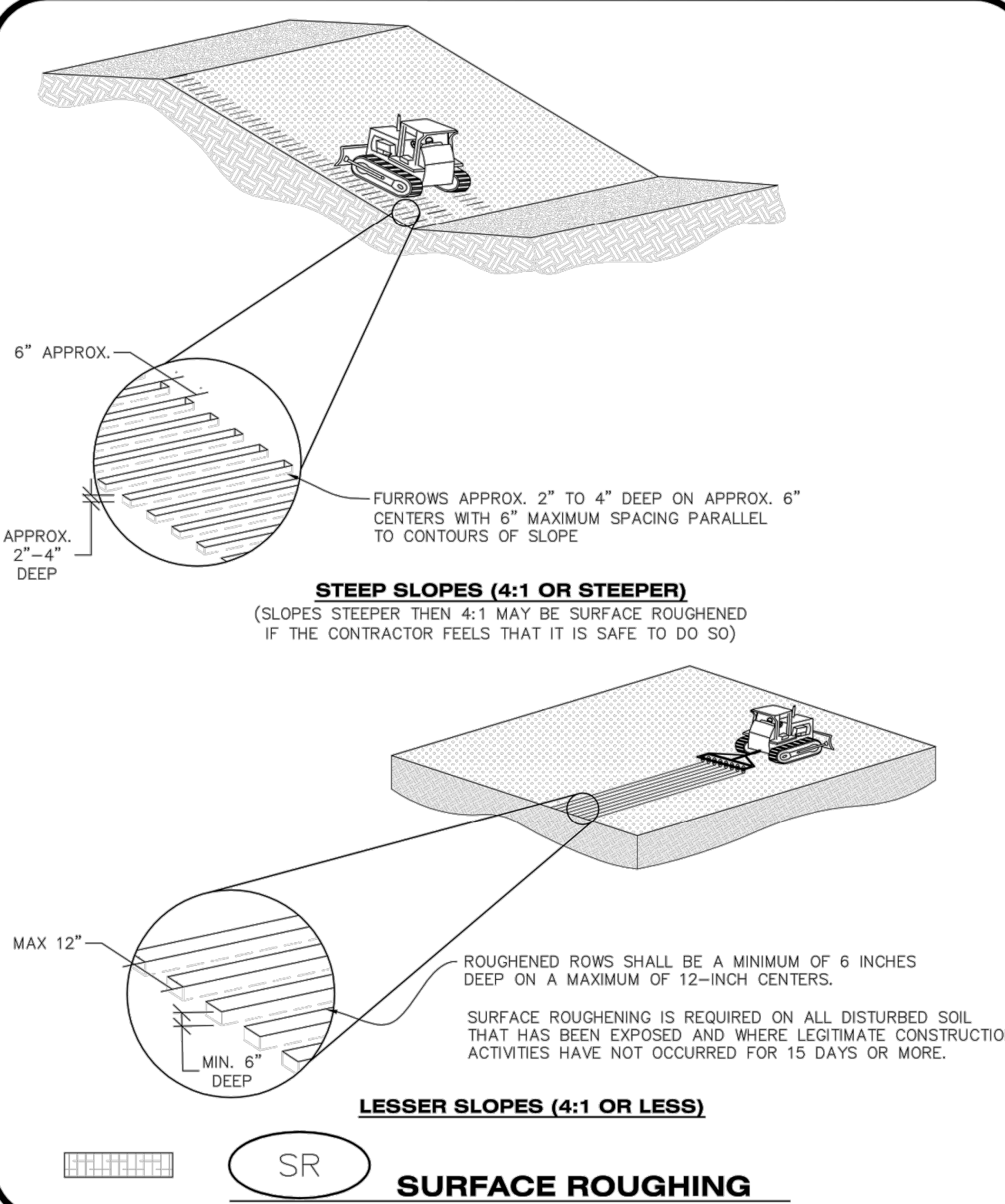
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

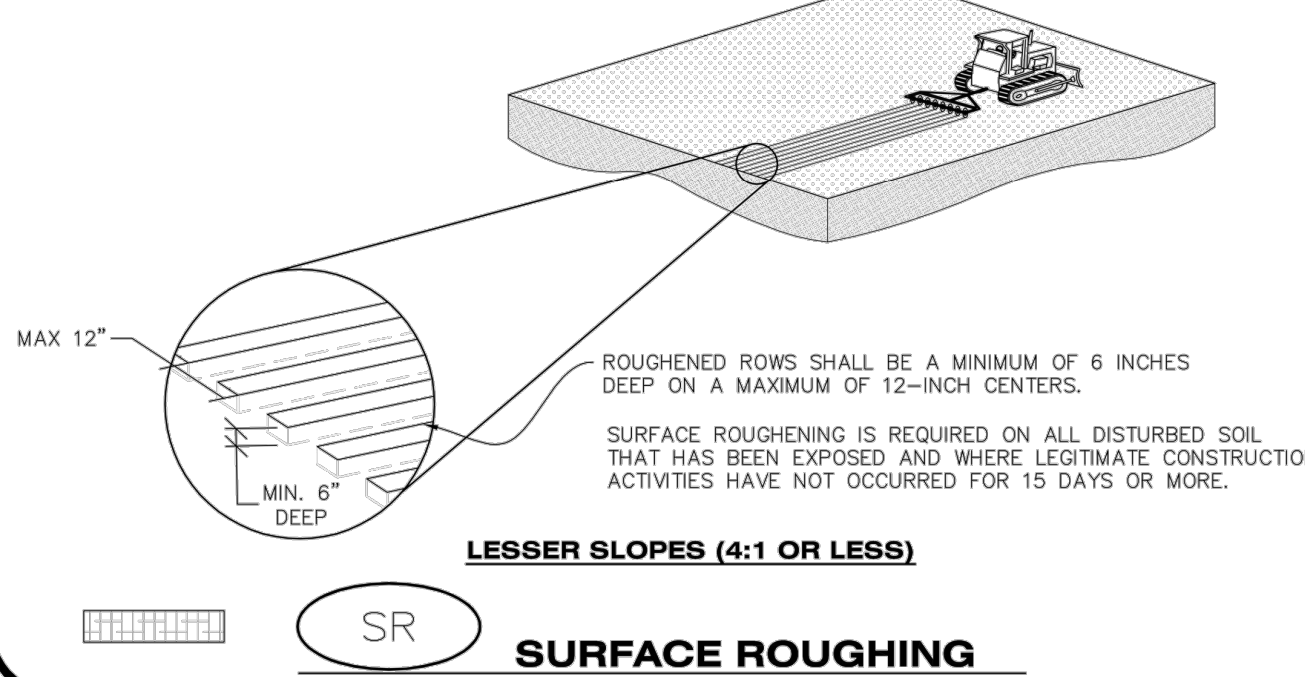
SMC

3 OF 3
Oct. 2013

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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)



LESSER SLOPES (4:1 OR LESS)

SURFACE ROUGHENING



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 SDCOM. 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 PERMITEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

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



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

SR

2 OF 2
Oct. 2013



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

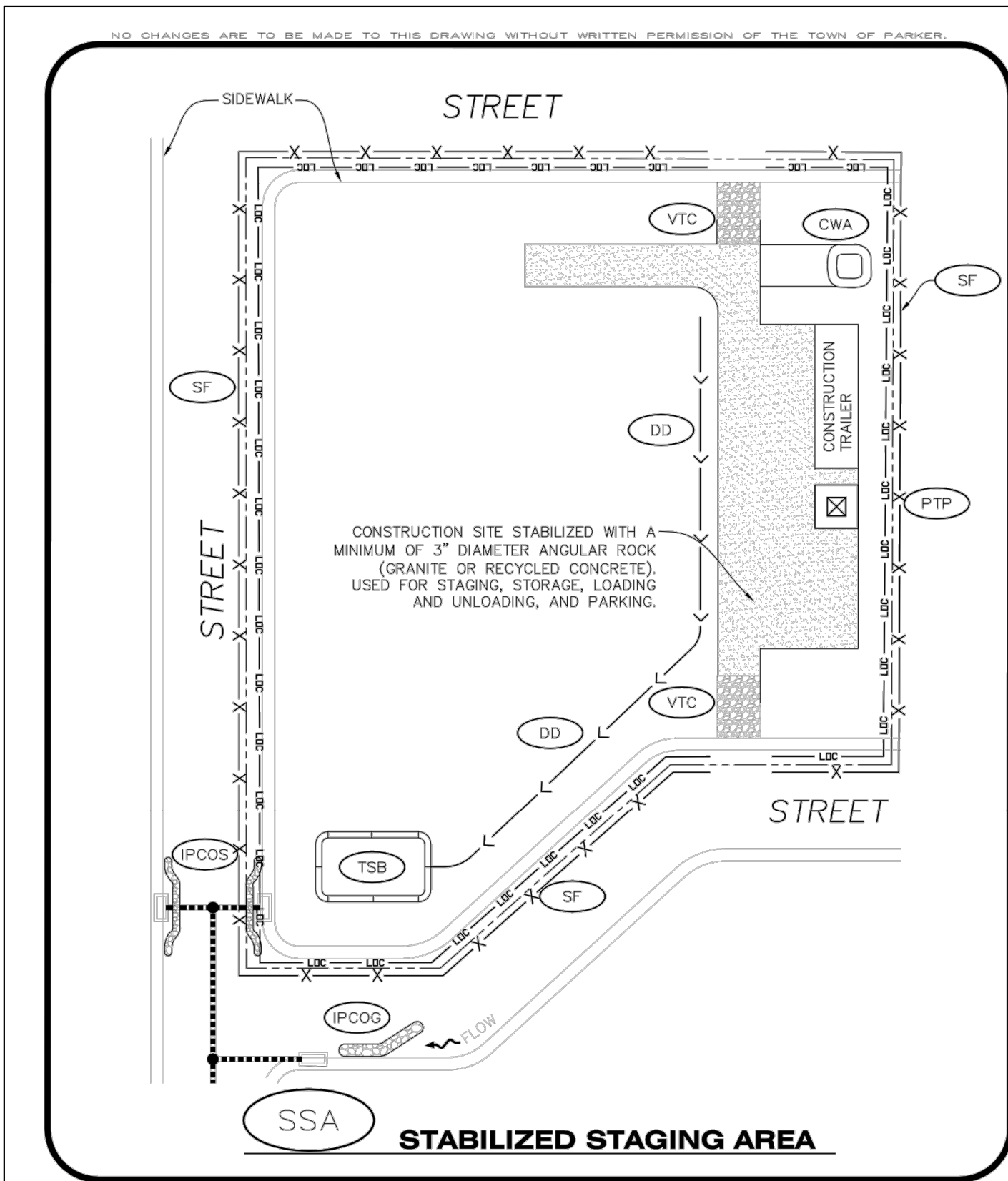
COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 & 0 % 3 ' (7 \$, / 6



JOB NUMBER	65120550
DATE	8/11/2023
SHEET	C5.9
	23



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STABILIZED STAGING AREA

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

STABILIZED STAGING AREA INSTALLATION NOTES

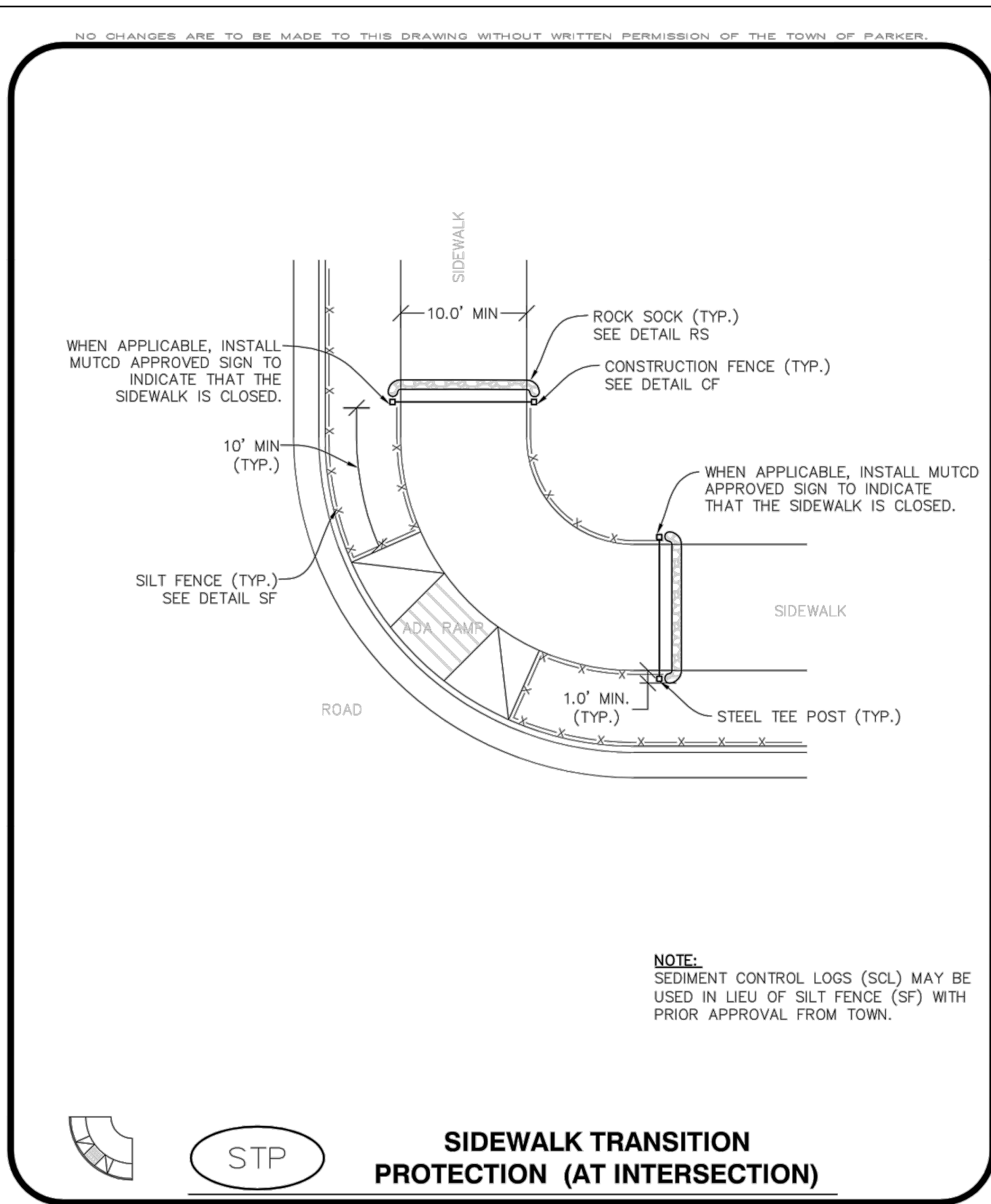
- SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
- STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
- 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

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

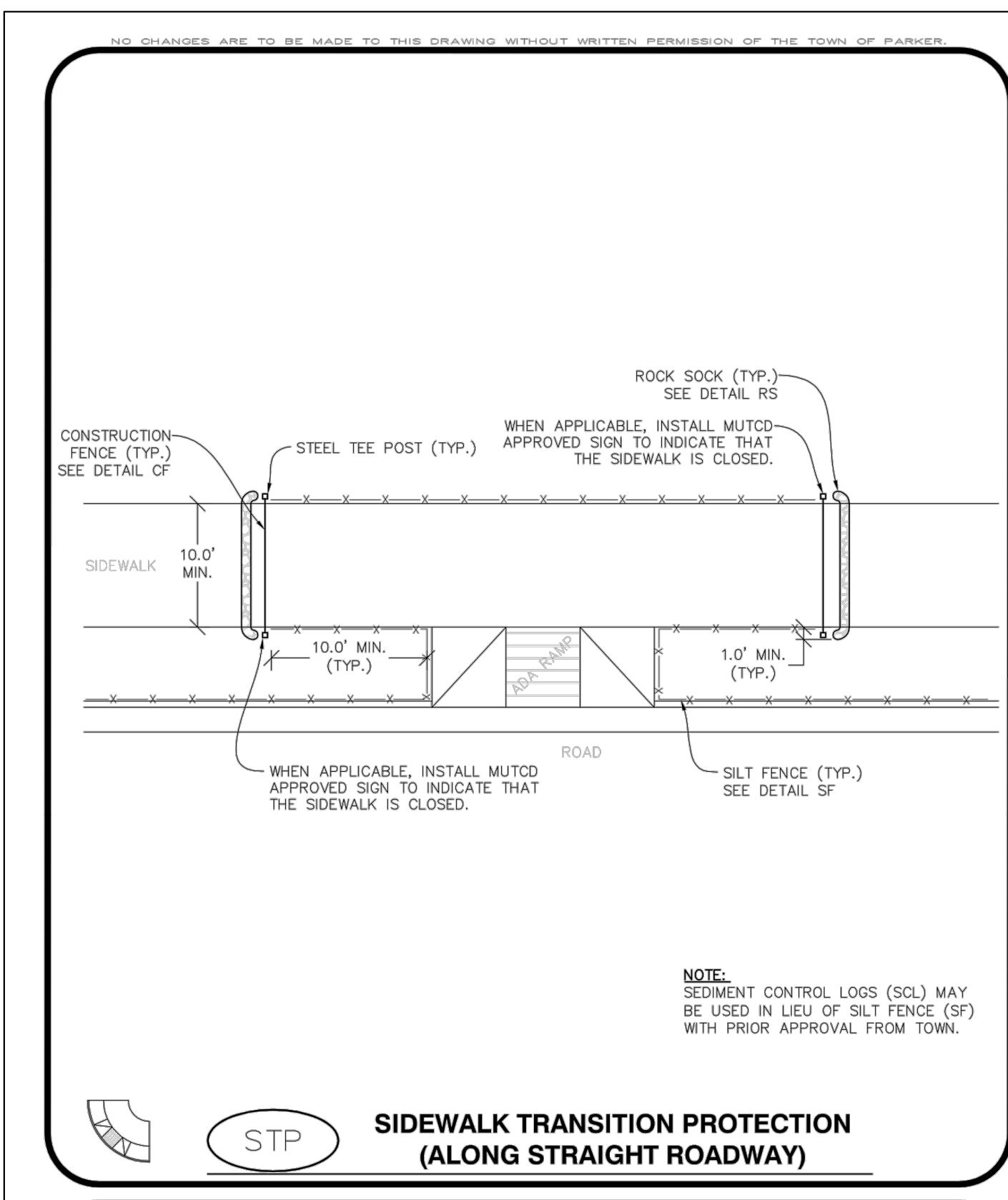
STABILIZED STAGING AREA

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



SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)

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



SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)

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

SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

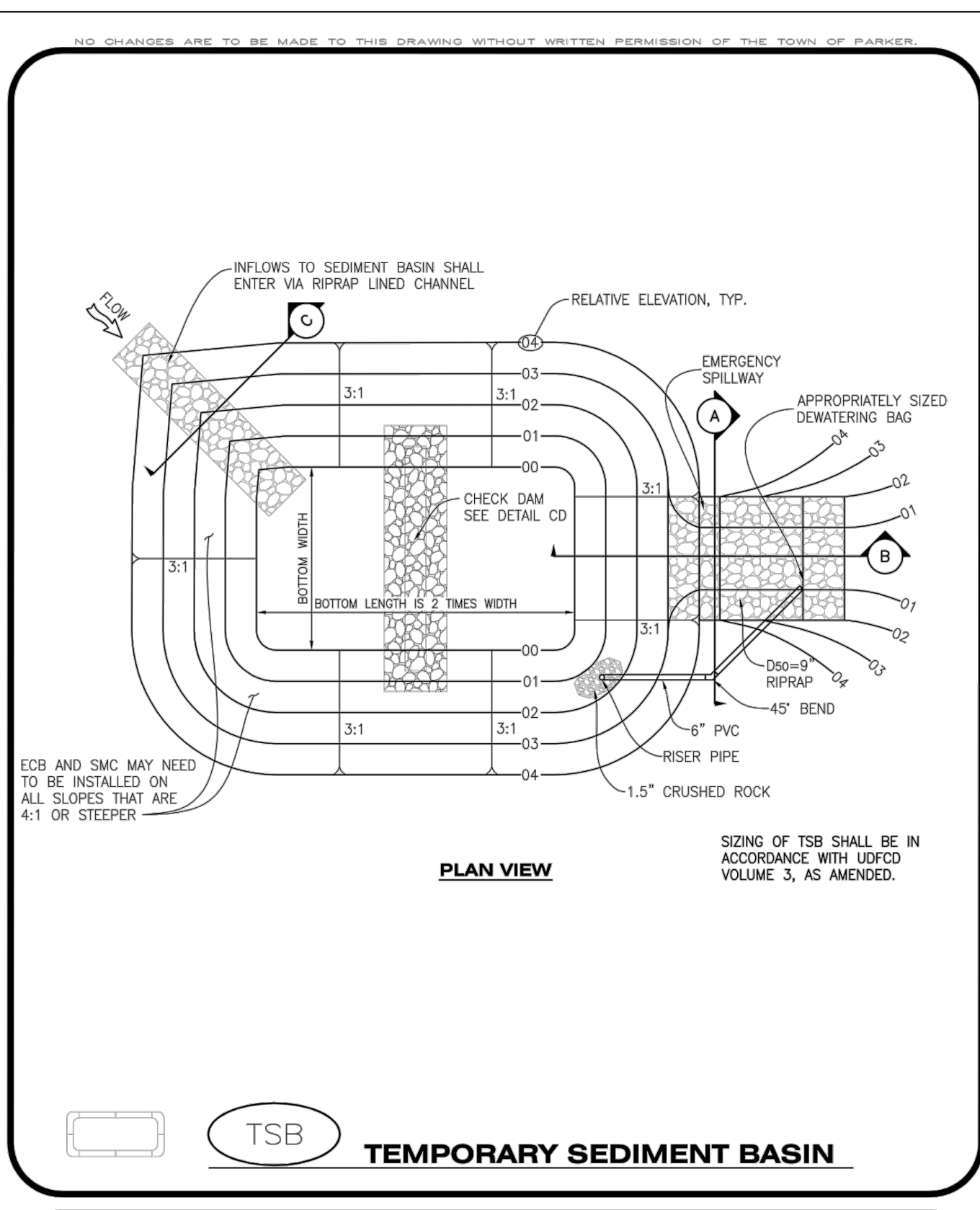
- SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
- ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
- SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
- CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
-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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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

SIDEWALK TRANSITION PROTECTION

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



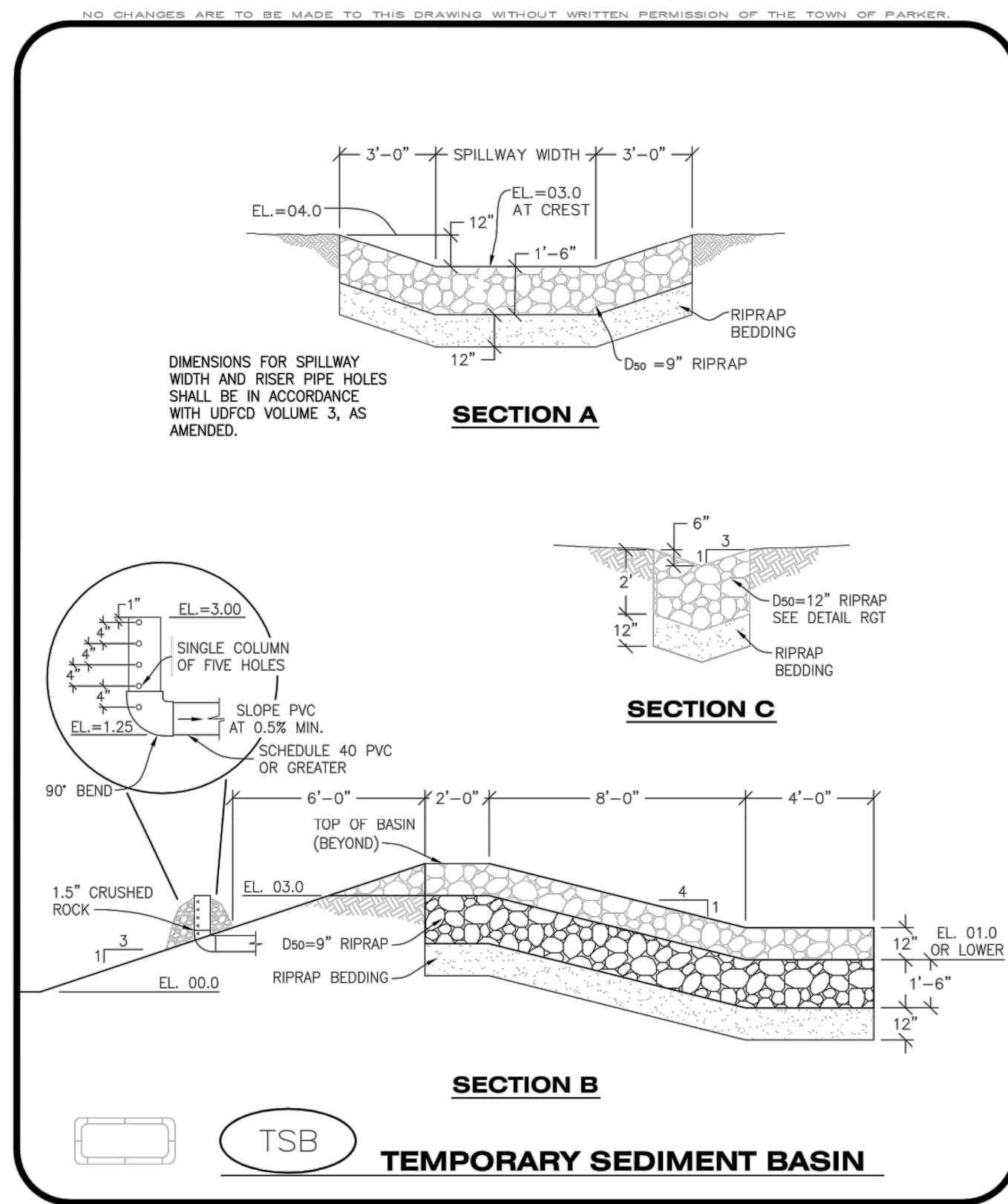
TEMPORARY SEDIMENT BASIN

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

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



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TSB
Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3 Oct. 2013

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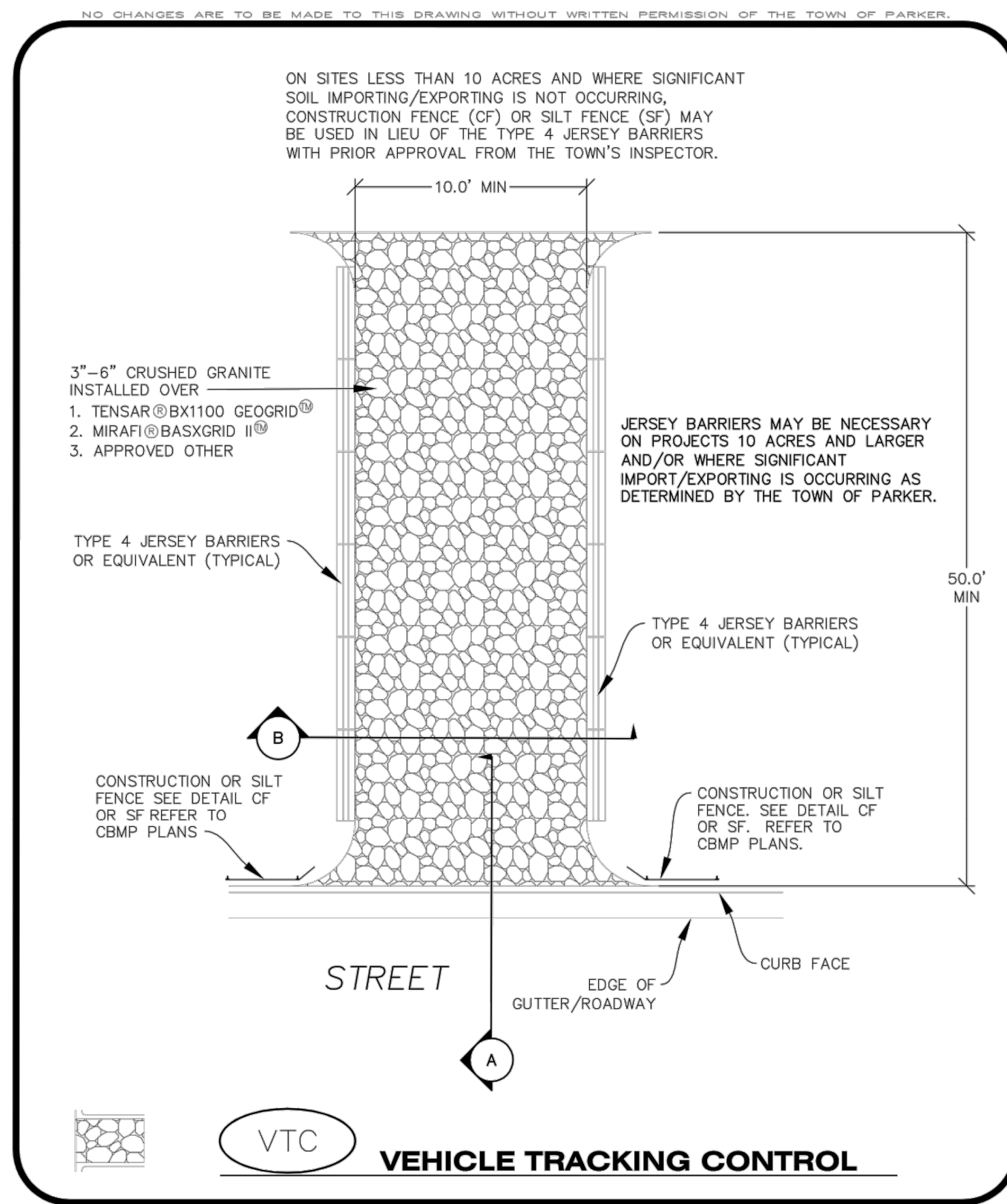
TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
- THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
- 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.
- 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.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
- 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%.

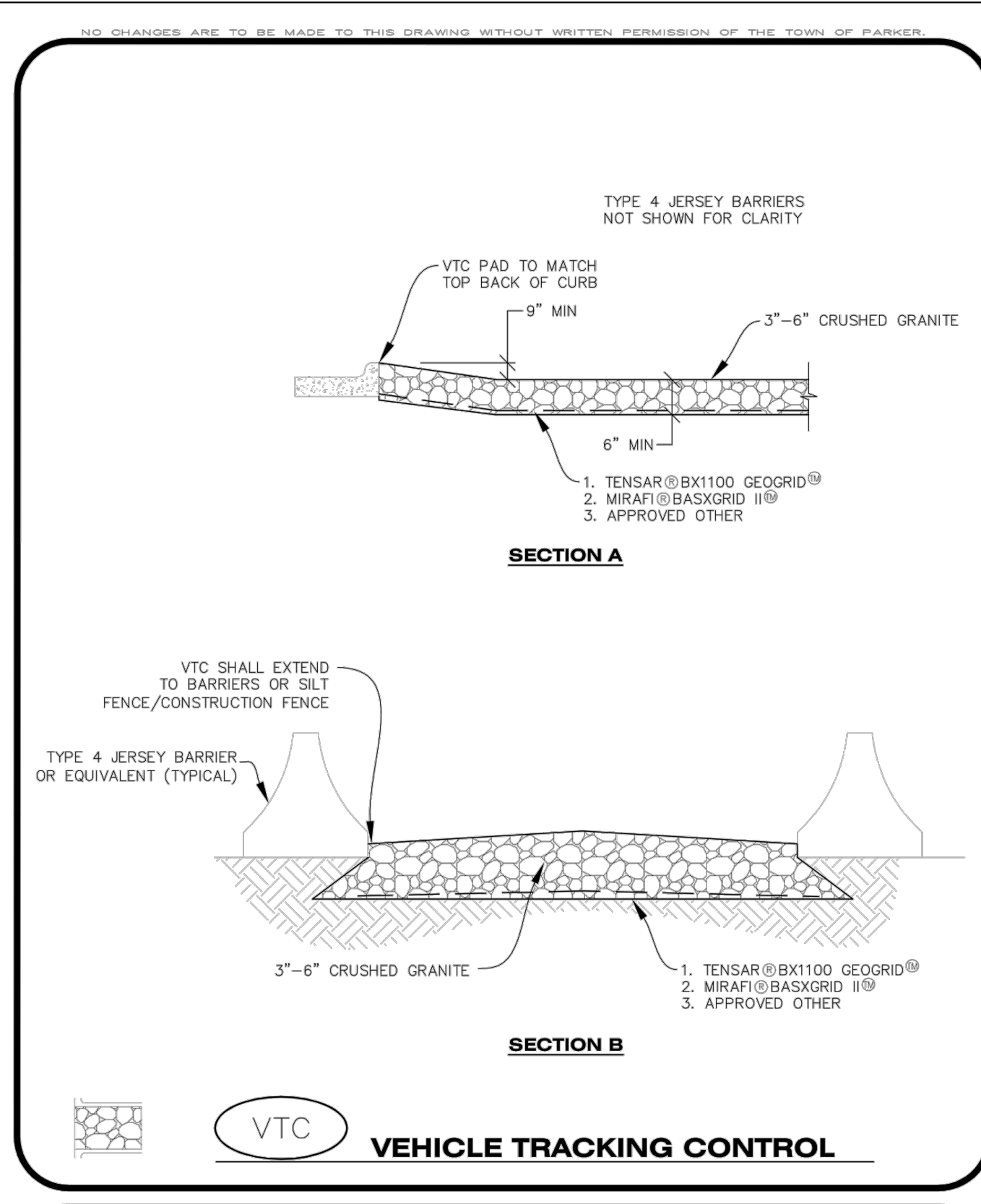
TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
- 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.
- 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.

TSB
Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3 Oct. 2013



VTC
Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3 Oct. 2013



VTC
Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3 Oct. 2013

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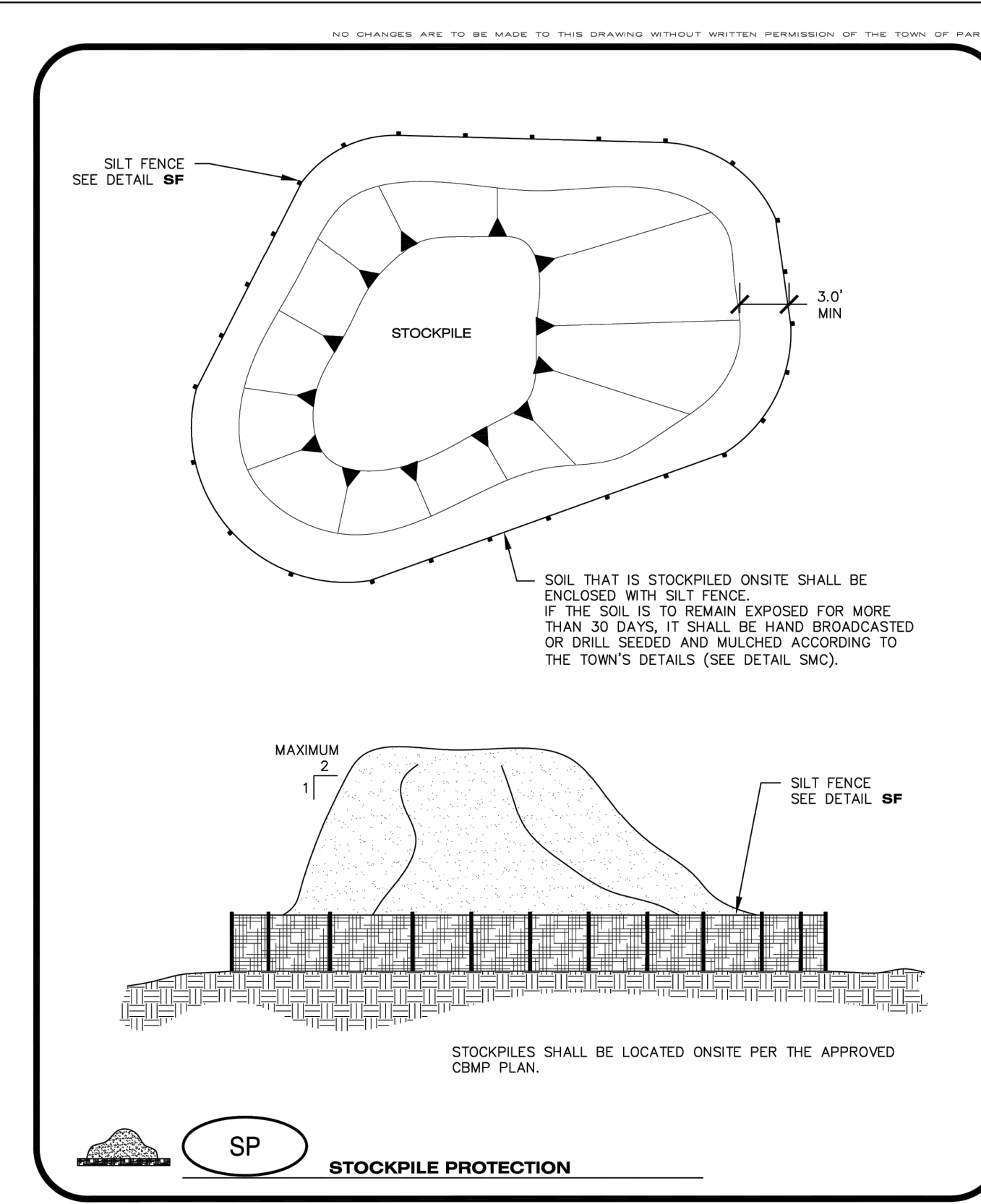
VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
- 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.
- THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FOOT LONG AND 10-FOOT WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
- 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.
- CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

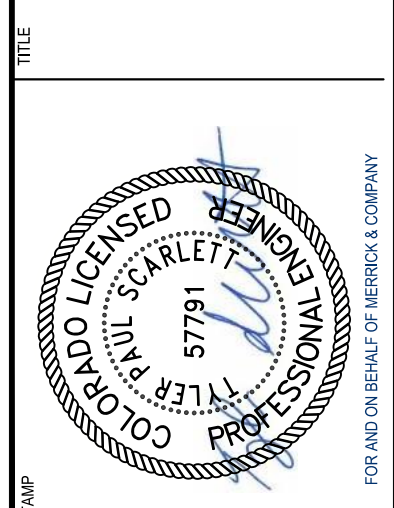
- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
- WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND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

VTC
Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3 Oct. 2013

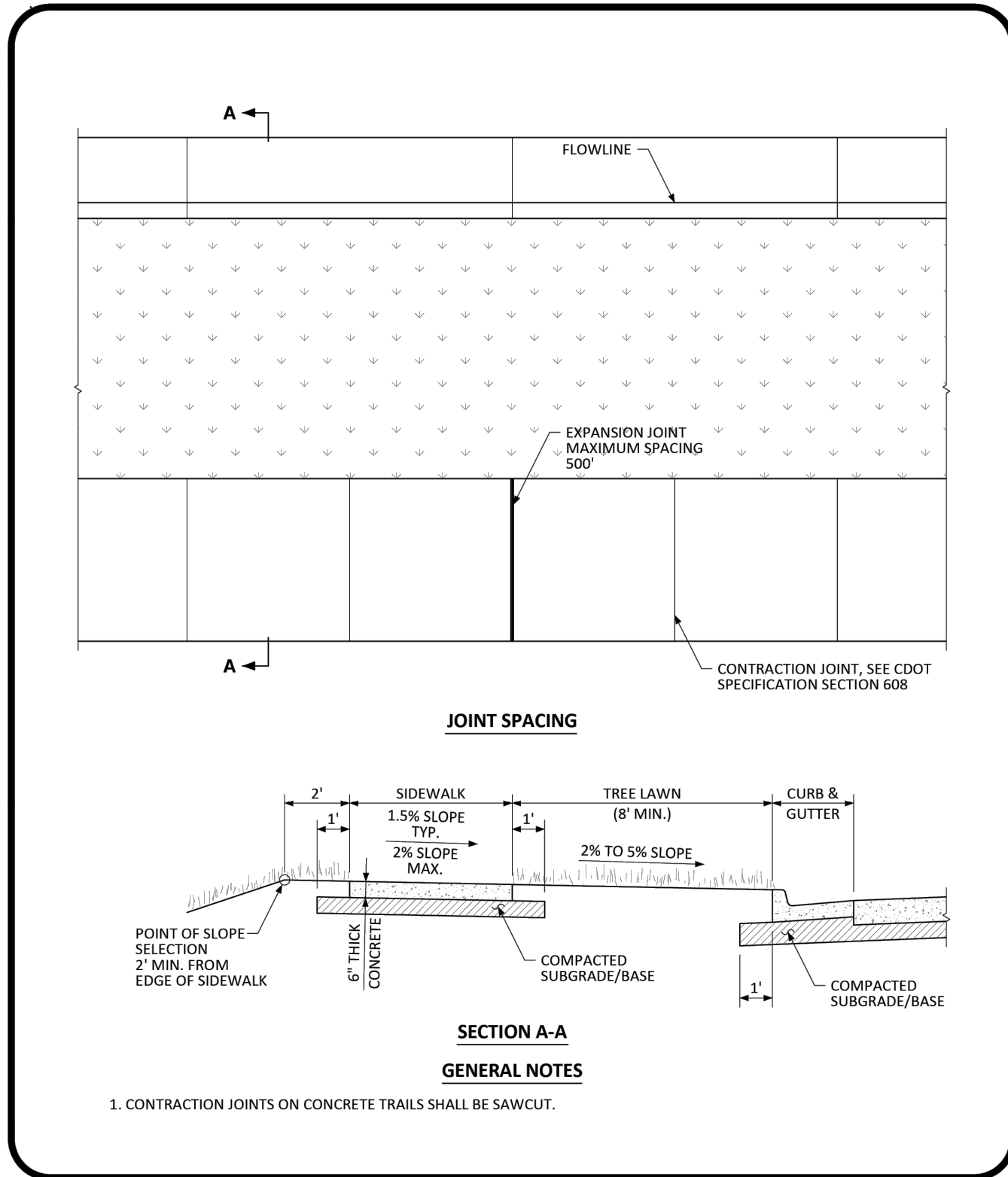


SP
Parker COLORADO CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3 Oct. 2013

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0	ISSUED FOR CONSTRUCTION	07/23/2024			



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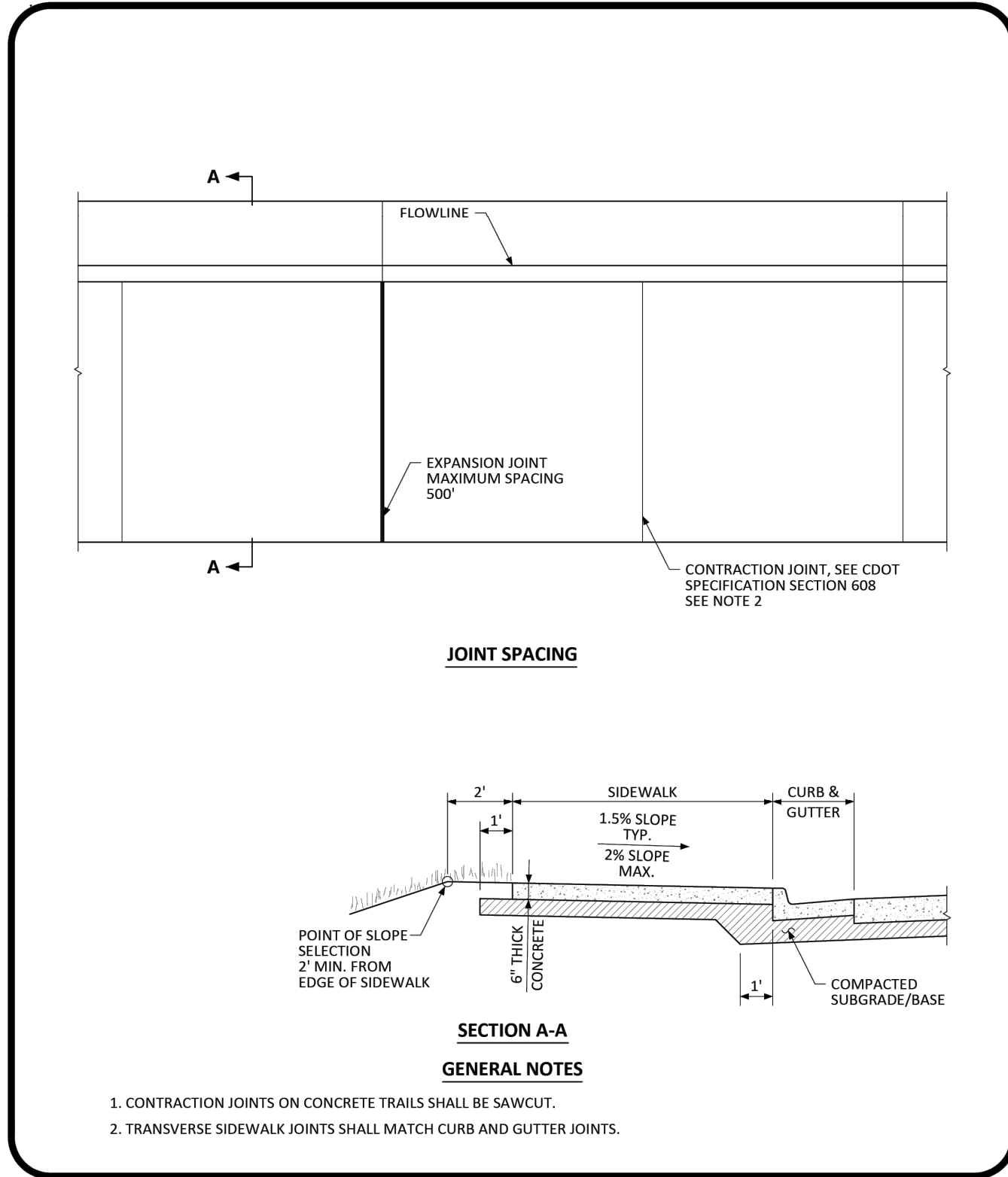
PARKER COLORADO

DETACHED SIDEWALK STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL **4**

1 OF 2



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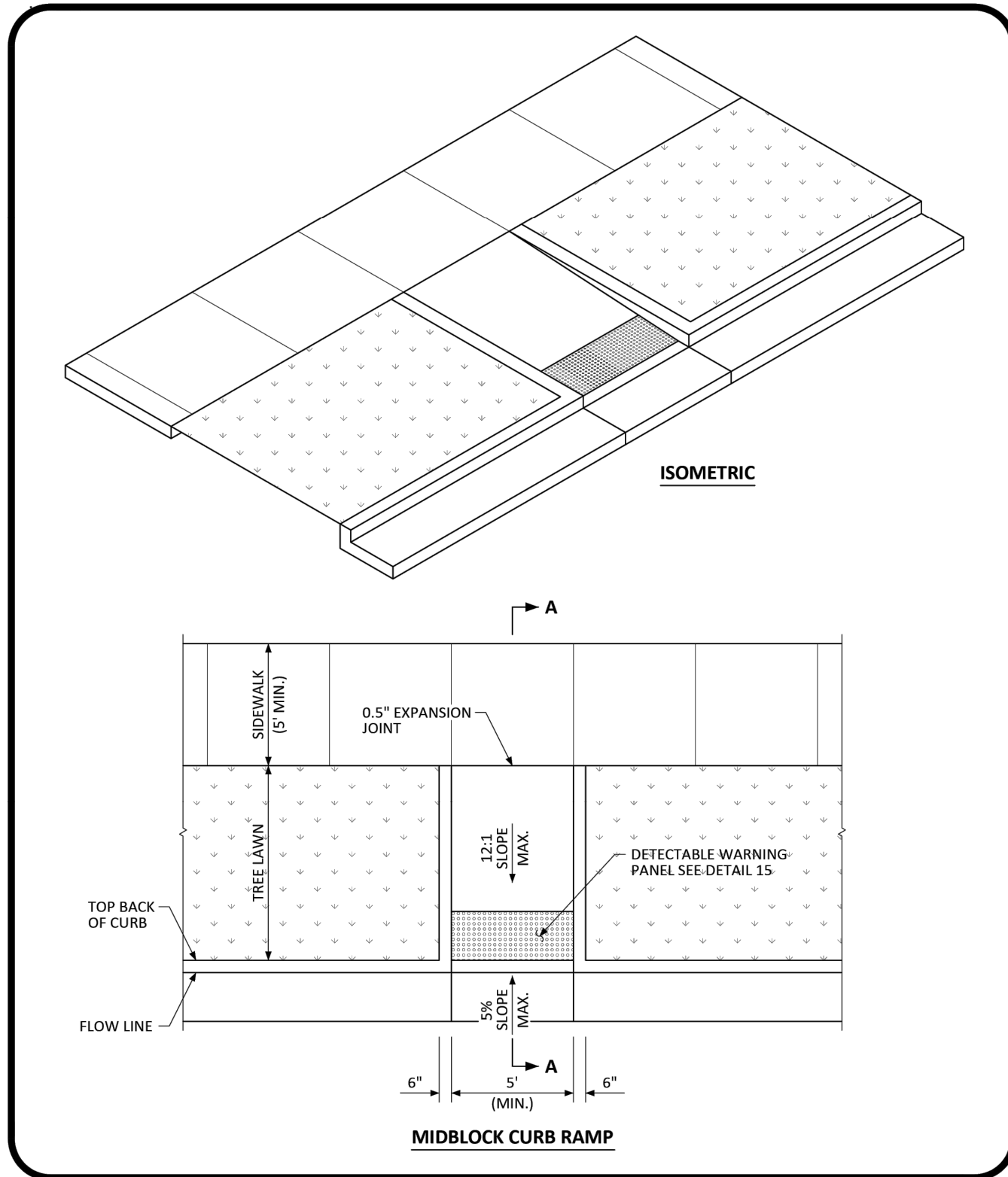
PARKER COLORADO

ATTACHED SIDEWALK STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL **4**

2 OF 2



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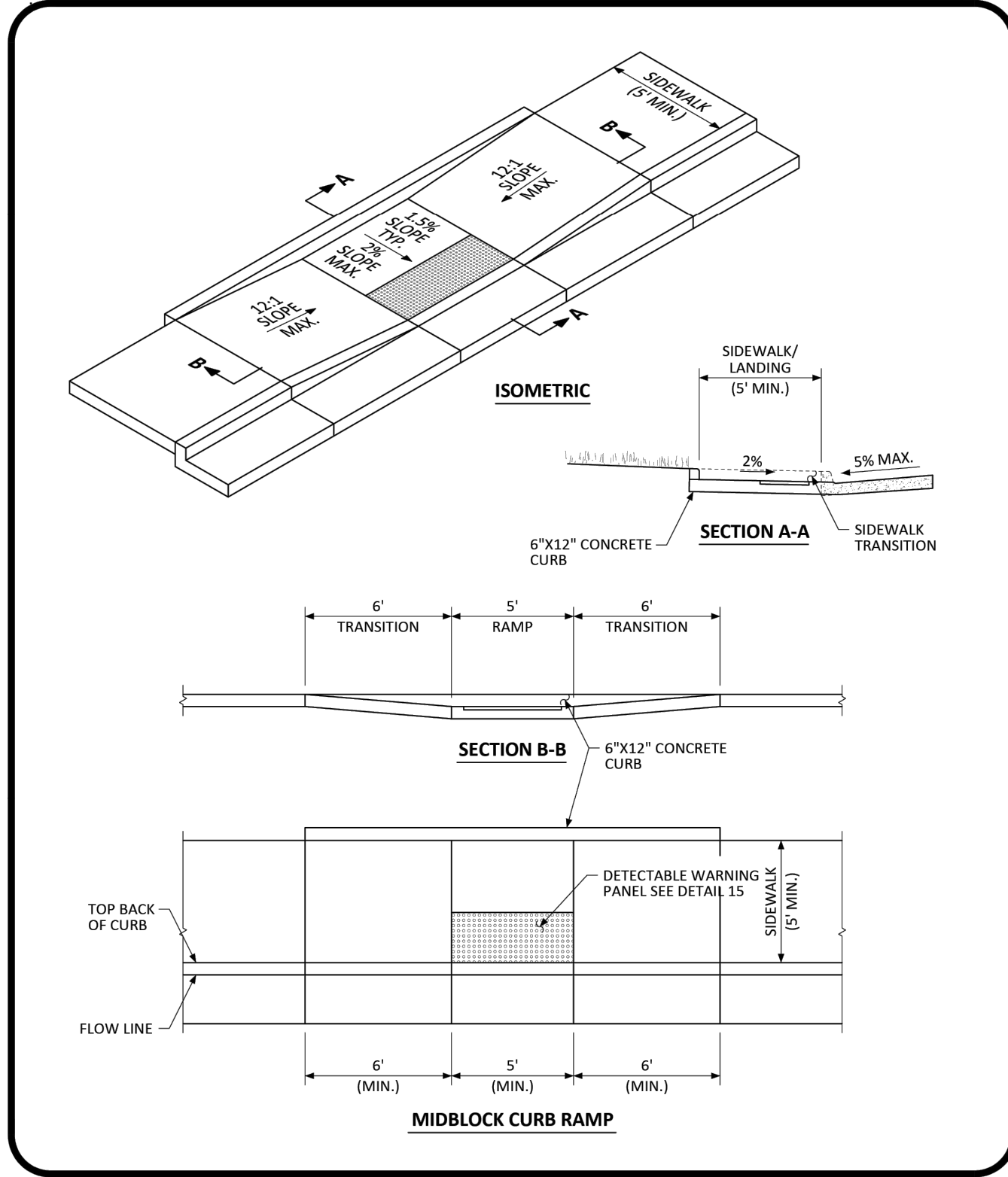
PARKER COLORADO

MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL **17**

1 OF 2



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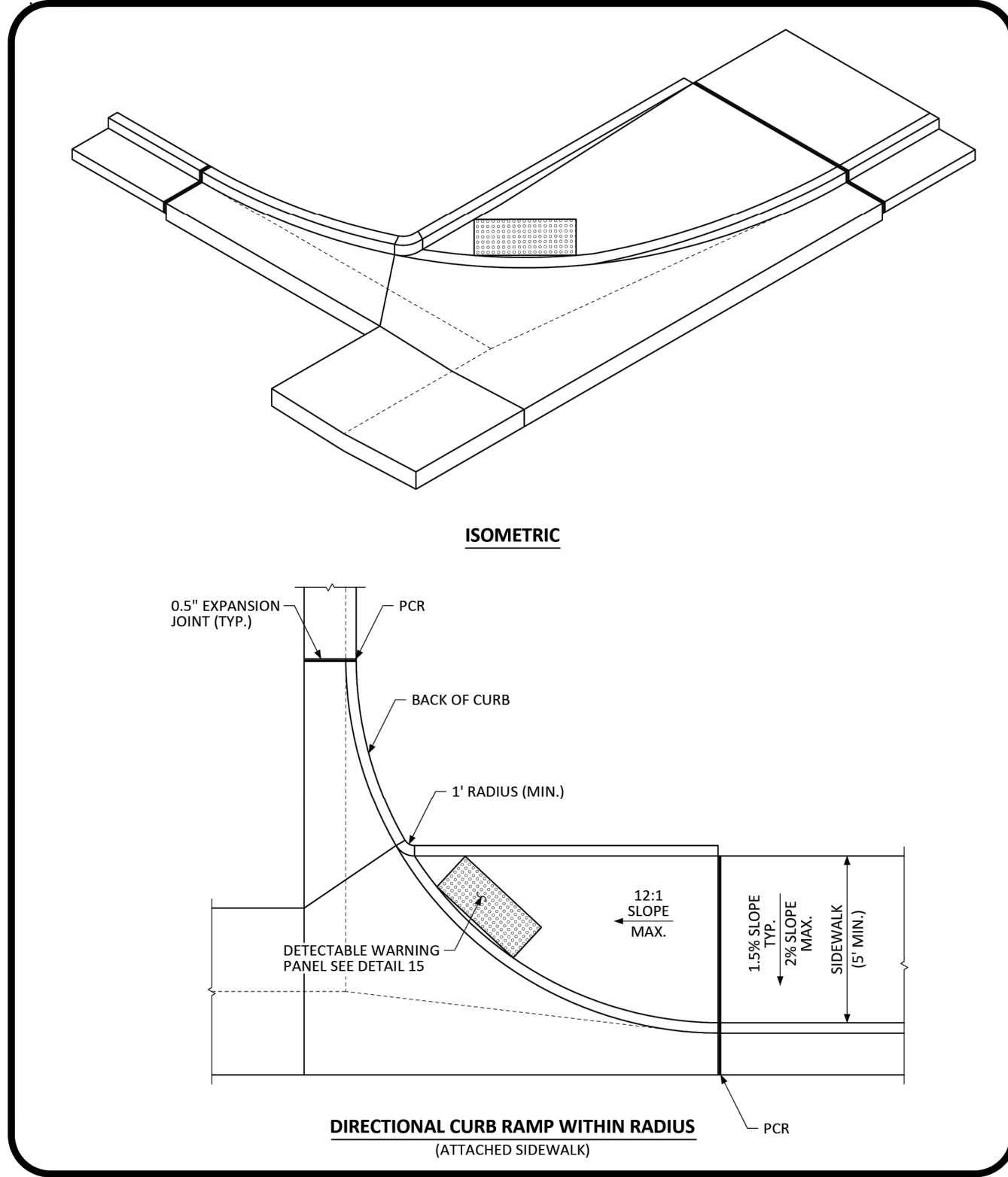
PARKER COLORADO

MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL **17**

2 OF 2



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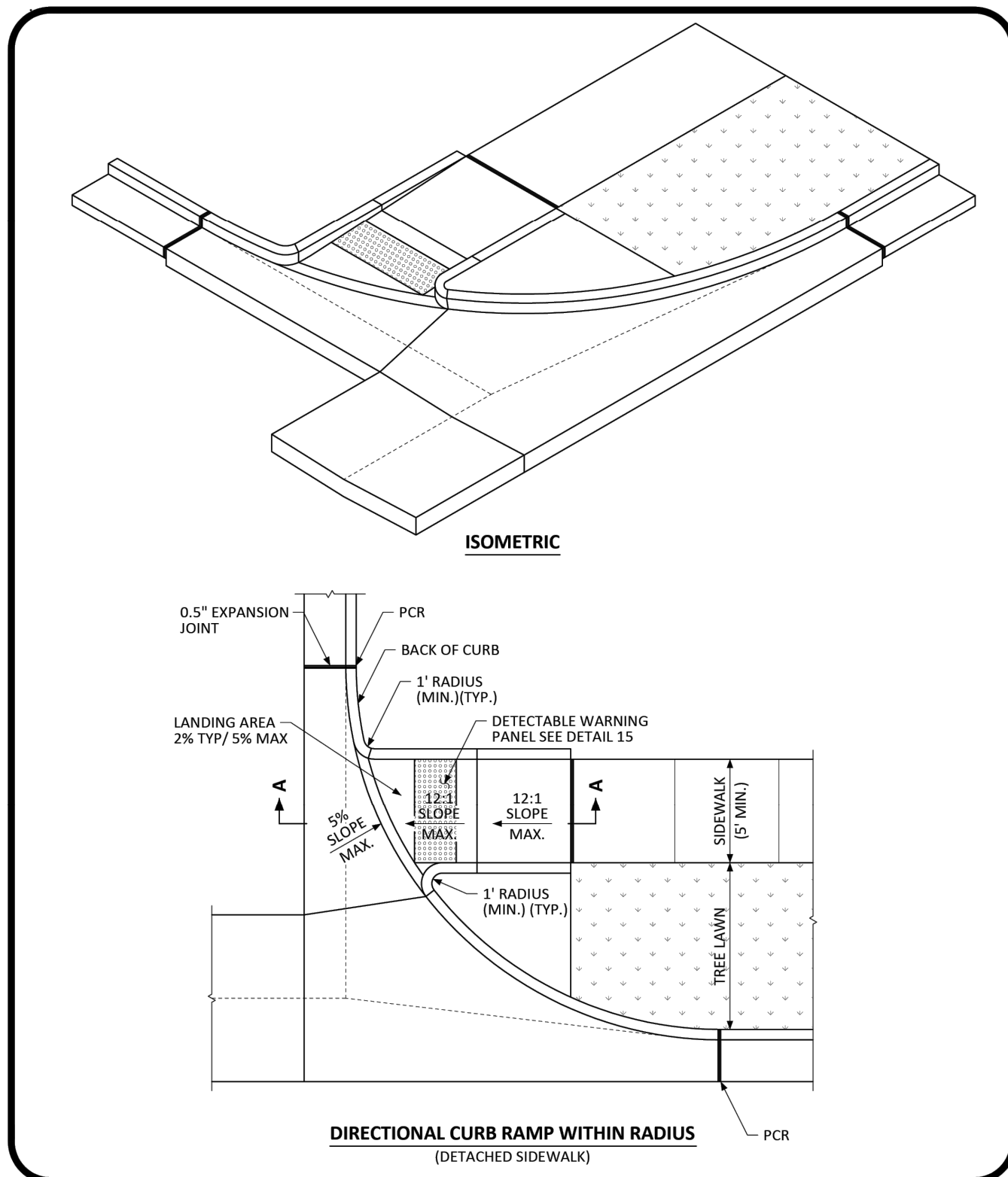
PARKER COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL **18**

1 OF 2



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PARKER COLORADO

DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL

DATE NOVEMBER 2020

DETAIL **18**

2 OF 2

REV	REVISION DESCRIPTION	DATE	CHKD	APPD
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COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
STANDARD DETAILS



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GENERAL NOTES

- EXCAVATION AND BACKFILL PATTERNS DIFFERENT FROM THOSE INDICATED ON THESE SHEETS WILL BE SHOWN ELSEWHERE ON THE PLANS.
- EXCAVATION FOR CHANNEL CHANGE OR CHANNEL IMPROVEMENT WILL BE EITHER UNCLASSIFIED EXCAVATION OR MUCK EXCAVATION AND WILL BE NOTED ON THE PLANS. EXCAVATION FROM THE CHANNEL FLOWLINE TO THE DEPTH REQUIRED FOR THE NEW STRUCTURE AND INCIDENTAL CHANNEL EXCAVATION WILL BE PAID FOR AS STRUCTURE EXCAVATION.
- STRUCTURE FOOTINGS WHICH ARE LOCATED IN ROCK SHALL BE POURED OUT TO UNDISTURBED ROCK WITHOUT FORMING IN CONFORMANCE WITH SUBSECTION 601.09(b).
- STRUCTURAL PLATE CULVERTS SHALL BE CONSTRUCTED AS SHOWN ON THE PLANS.
- B_0 EQUALS THE INSIDE DIAMETER OF A PIPE. B_c EQUALS THE OUTSIDE DIAMETER OF A PIPE. FOR THIN WALLED PIPES, IT IS ASSUMED THAT $B_0 = B_c$.
- APPROXIMATE STRUCTURE EXCAVATION AND BACKFILL QUANTITIES, UP TO 1 FT. OVER THE PIPE WILL BE SHOWN ON THE PLANS, FOR INFORMATION ONLY.

LEGEND

- STRUCTURE EXCAVATION LIMITS
- STRUCTURE BACKFILL, CLASS 1 OR 2, AS SHOWN ON PLANS
- STRUCTURE BACKFILL, CLASS 1
- EMBANKMENT MATERIAL
- EARTH
- ROCK
- BEDDING
- CONCRETE
- WHEN FLOW LINE OF CULVERT IS LESS THAN 0.3 B_c BELOW THE ORIGINAL GROUND LINE, EMBANKMENT SHALL BE BUILT UP TO 0.3 B_c ABOVE THE FLOW LINE AND TRENCH EXCAVATED TO THE BOTTOM OF PIPE OR AS SHOWN.
- WIDTH OF APPROX.

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Sheet Revisions

Date:	Comments:

Colorado Department of Transportation
2829 West Howard Place
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Denver, CO 80204
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Project Development Branch **JBK**

EXCAVATION AND BACKFILL FOR STRUCTURES

STANDARD PLAN NO. M-206-1
Standard Sheet No. 1 of 2

Issued by the Project Development Branch: July 31, 2019 Project Sheet Number:

LOCAL STREETS

4" TOWN LOGO

Mainstreet

36"

4" TOWN LOGO

Motsenbocker Rd

48" (MAXIMUM)

ARTERIALS/COLLECTORS

6" TOWN LOGO

Private Road

Mainstreet

48"

PRIVATE ROADS *

6" TOWN LOGO

Motsenbocker Rd

60" (MAXIMUM)

GENERAL NOTES

- 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".
- SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 1/2 GAUGE Nex5-SquareTube STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A653 690). SIZE OF POST TO BE NOMINAL 2" x 2".
- SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
- 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.
- STREET NAME FONTS SHALL BE STANDARD HIGHWAY GOTHIC SERIES. TOTAL CHARACTERS INCLUDING SUFFIX SHALL NOT EXCEED 14.
- 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.

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

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PARKER COLORADO

GROUND MOUNTED STREET NAME PANELS

DATE NOVEMBER 2020

DETAIL **32**

1 OF 1

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

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

MOUNTABLE CURB AND GUTTER SECTION

MONOLITHIC COMBINATION CURB, GUTTER AND SIDEWALK SECTION

* 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.

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PARKER COLORADO

CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE NOVEMBER 2020

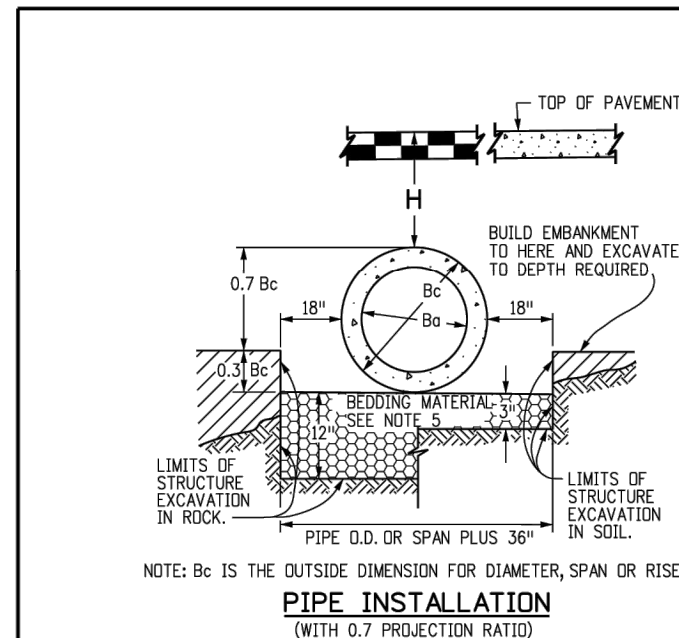
DETAIL **3**

1 OF 1

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

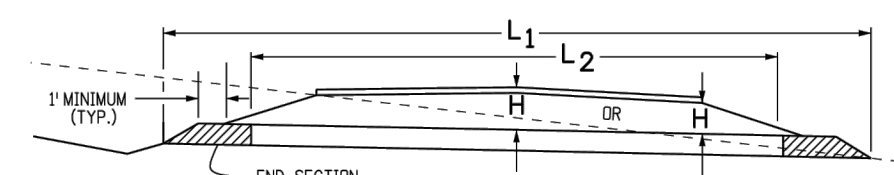


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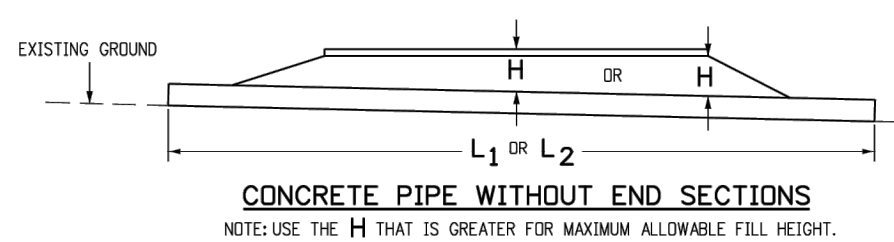
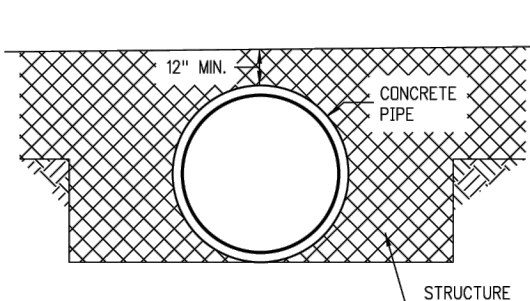


CIRCULAR (CIR)			VERTICAL ELLIPTICAL (VE)			HORIZONTAL ELLIPTICAL (HE)				
PIPE SIZE - B _o (INSIDE DIA)	WALL THICKNESS	0.3 B _c (OUTSIDE DIA)	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE	SPAN	RISE	WALL THICKNESS	0.3 OUTSIDE RISE
12	2	0.40					23	14	2-3/4	0.49
15	2-1/4	0.49								
18	2-1/2	0.58								
21	2-3/4	0.66								
24	3	0.75					30	19	3-1/4	0.66
27	3-1/4	0.84					34	22	3-1/2	0.73
30	3-1/2	0.92								
33	3-3/4	1.01					38	24	3-3/4	0.79
36	4	1.10	29	45	4-1/2	1.35	45	29	4-1/2	0.95
42	4-1/2	1.28	34	53	5	1.58	53	34	5	1.30
48	5	1.45	38	60	5-1/2	1.78	60	38	5-1/2	1.23
54	5-1/2	1.62	43	68	6	2.00	68	43	6	1.38
60	6	1.80	48	76	6-1/2	2.23	76	48	6-1/2	1.53
66	6-1/2	1.97	53	83	7	2.43	83	53	7	1.68
72	7	2.15	58	91	7-1/2	2.65	91	58	7-1/2	1.83
78	7-1/2	2.32	63	98	8	2.85	98	63	8	1.98
84	8	2.50	68	106	8-1/2	3.08	106	68	8-1/2	2.13
90	8-1/2	2.68	72	113	9	3.28	113	72	9	2.25
96	9	2.85	77	121	9-1/2	3.50	121	77	9-1/2	2.40
102	9-1/2	3.02	82	128	9-3/4	3.69	128	82	9-3/4	2.54
108	10	3.20	87	136	10	3.90	136	87	10	2.68

△ ALSO EQUIVALENT ROUND DIMENSION FOR ELLIPTICAL PIPE.
DIMENSIONS FOR REINFORCED CONCRETE PIPE (FOR INFORMATION ONLY)



H = HEIGHT OF FILL OVER TOP OF PIPE, INCLUDING PAVEMENT THICKNESS.
L₁ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 624.
L₂ = LENGTH OF PIPE TO BE MEASURED WHEN PLACED IN ACCORDANCE WITH SECTION 603.



GENERAL NOTES
REINFORCED CONCRETE PIPE

- FILL HEIGHTS GREATER THAN MAXIMUM ALLOWED IN THE HEIGHTS OF FILL TABLE ON THIS SHEET REQUIRE SPECIAL DESIGN OF STRUCTURE.
- PIPE DESIGN IS BASED ON SAFETY FACTOR OF 1.33 ON ULTIMATE STRENGTH.
- THE HEIGHTS OF FILL OVER TOP OF PIPE ARE BASED ON UNIT WEIGHT OF SOIL AT 135 LBS. PER CUBIC FT.
- PIPE CLASS IS DETERMINED FROM 0.01 IN. CRACK D-LOAD.
- BEDDING IS CLASS B (MODIFIED FROM CONCRETE PIPE DESIGN MANUAL-AMERICAN CONCRETE PIPE ASSOCIATION WITH SETTLEMENT RATIO R = 0.024 CYCLING BED). BEDDING MATERIAL FOR RIGID PIPE IN SOIL SHALL BE 3 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 2 BEDDING MATERIAL. FOR RIGID PIPE IN ROCK SHALL BE 12 IN. LOOSE THICKNESS STRUCTURE BACKFILL CLASS 1.
- CHANGES IN DESIGN FACTORS REQUIRE COMPENSATING CHANGES IN PIPE DESIGN.
- MINIMUM WALL THICKNESS DIMENSIONS ARE BASED ON ASHTO M 170 (WALL B) FOR CIRCULAR PIPE AND ASHTO M 207 FOR ELLIPTICAL PIPE.
- SPACING FOR MULTIPLE PIPE INSTALLATIONS SHALL CONFORM TO THE DETAILS SHOWN ON STANDARD PLAN M-206-1.
- WHEN A PIPE IS TO BE EXTENDED, THE SAME PIPE MATERIAL AND SIZE AS IN THE ORIGINAL PIPE INSTALLATION SHALL BE USED.

NONREINFORCED CONCRETE PIPE

- AT THE OPTION OF THE CONTRACTOR, NONREINFORCED CONCRETE PIPE CONFORMING TO ASHTO M 68 MAY BE USED IN LIEU OF REINFORCED CONCRETE PIPE FOR ALL SIZES 36 INCHES IN DIAMETER AND SMALLER. THE NONREINFORCED CONCRETE PIPE SHALL MEET THE SAME D-LOAD TO PRODUCE THE ULTIMATE LOAD UNDER THE THREE-EDGE BEARING METHOD AS SPECIFIED FOR REINFORCED CONCRETE PIPE IN CONFORMANCE WITH ASHTO M 170. THE CONTRACTOR SHALL PROVIDE WRITTEN CERTIFICATION OF CONFORMANCE. THE WALL THICKNESS OF THE NONREINFORCED PIPE MAY BE INCREASED AS REQUIRED TO MEET D-LOAD REQUIREMENT.
- ALL REQUIREMENTS FOR REINFORCED CONCRETE PIPE, EXCEPT THOSE REFERRING TO REINFORCEMENT, SHALL APPLY TO NONREINFORCED CONCRETE PIPE.

TYPE OF PIPE	HEIGHT OF FILL OVER TOP OF PIPE, H (FEET) (0.01 IN. CRACK D-LOAD)					
	CLASS CIR II CLASS VE II	CLASS CIR III CLASS VE III	CLASS CIR IV CLASS VE IV	CLASS CIR V CLASS VE V	CLASS VE VI	
CIRCULAR (CIR)	1000 D	1350 D	2000 D	3000 D	4000 D	
VERTICAL ELLIPTICAL (VE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45		
HORIZONTAL ELLIPTICAL (HE)	1 TO 18	1 TO 25	± 25 TO 37	± 37 TO 45	± 45 TO 62	

ALLOWABLE RANGE OF HEIGHTS FOR FILL OVER REINFORCED CONCRETE PIPE (ALL SIZES)

Computer File Information

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Last Modification Date: 07/31/19
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English

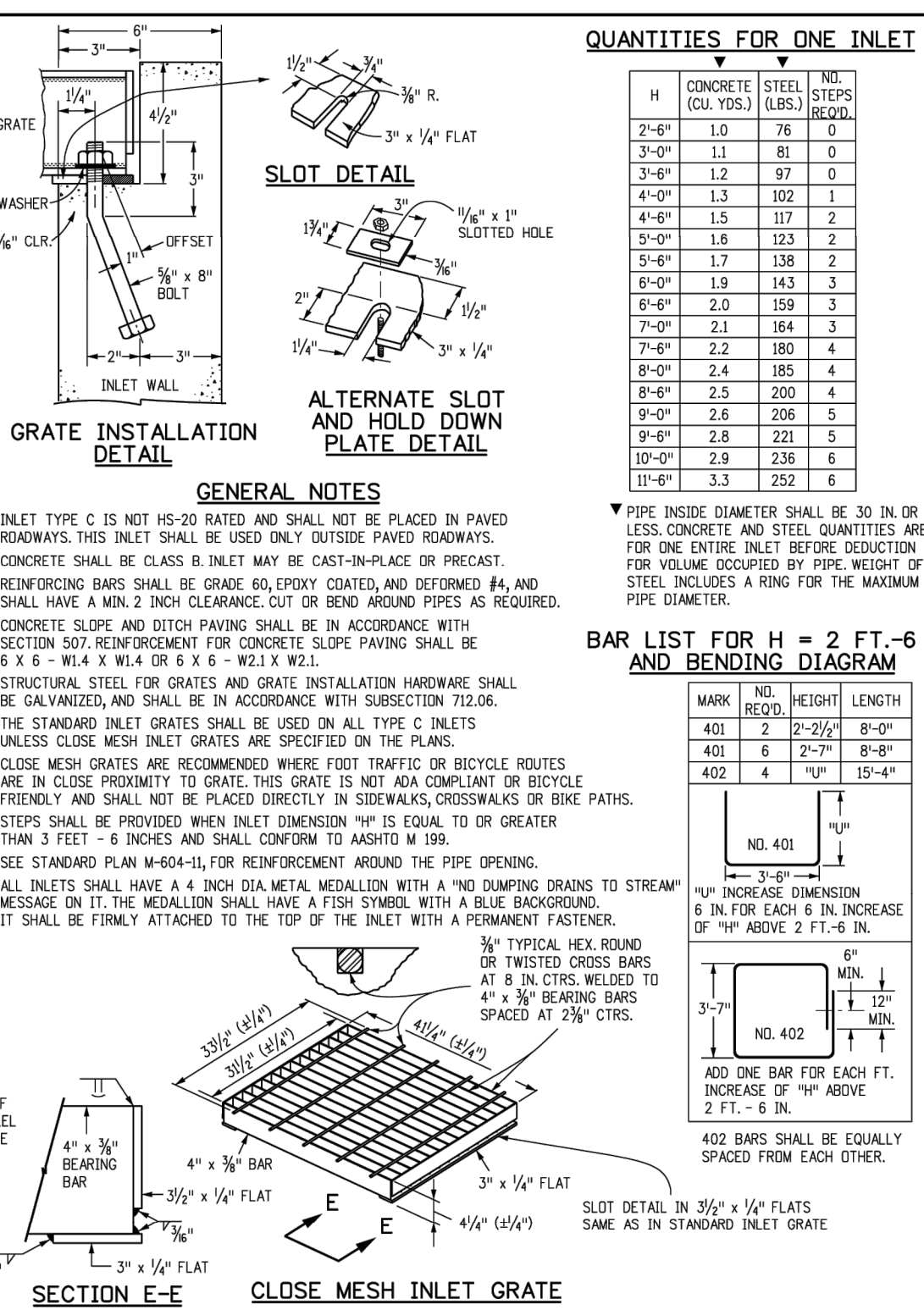
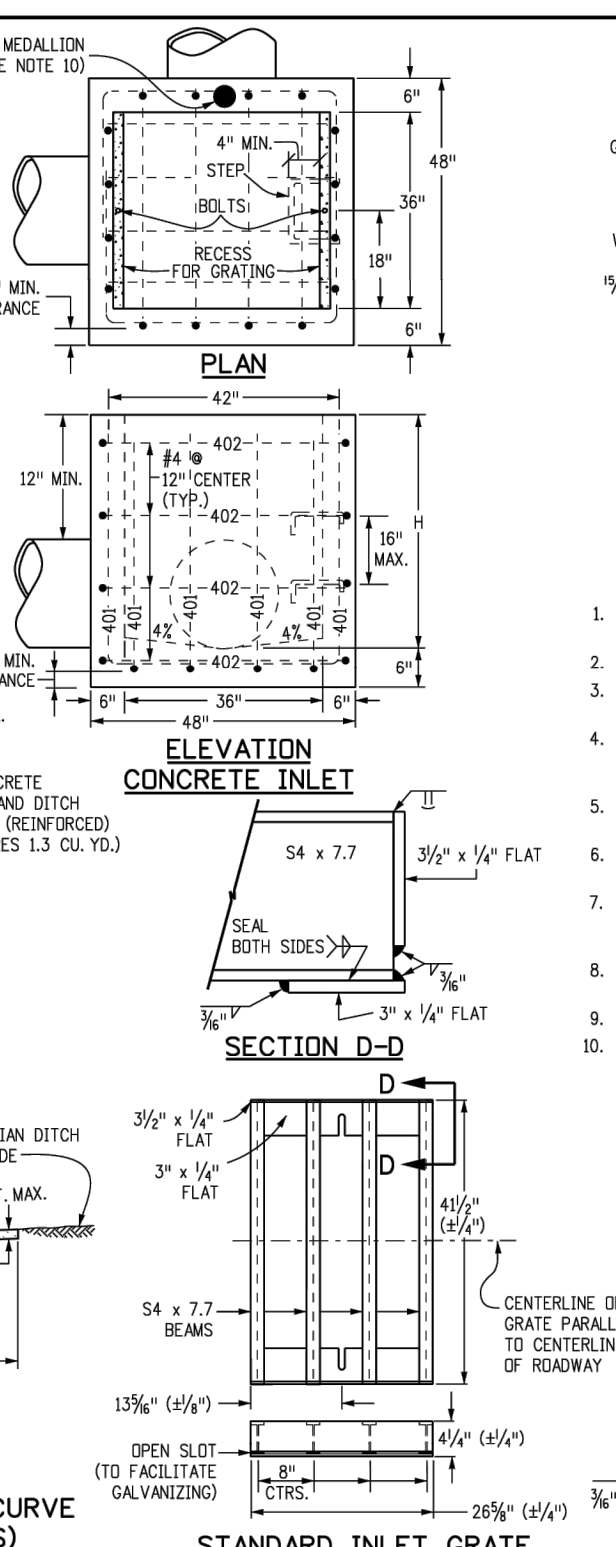
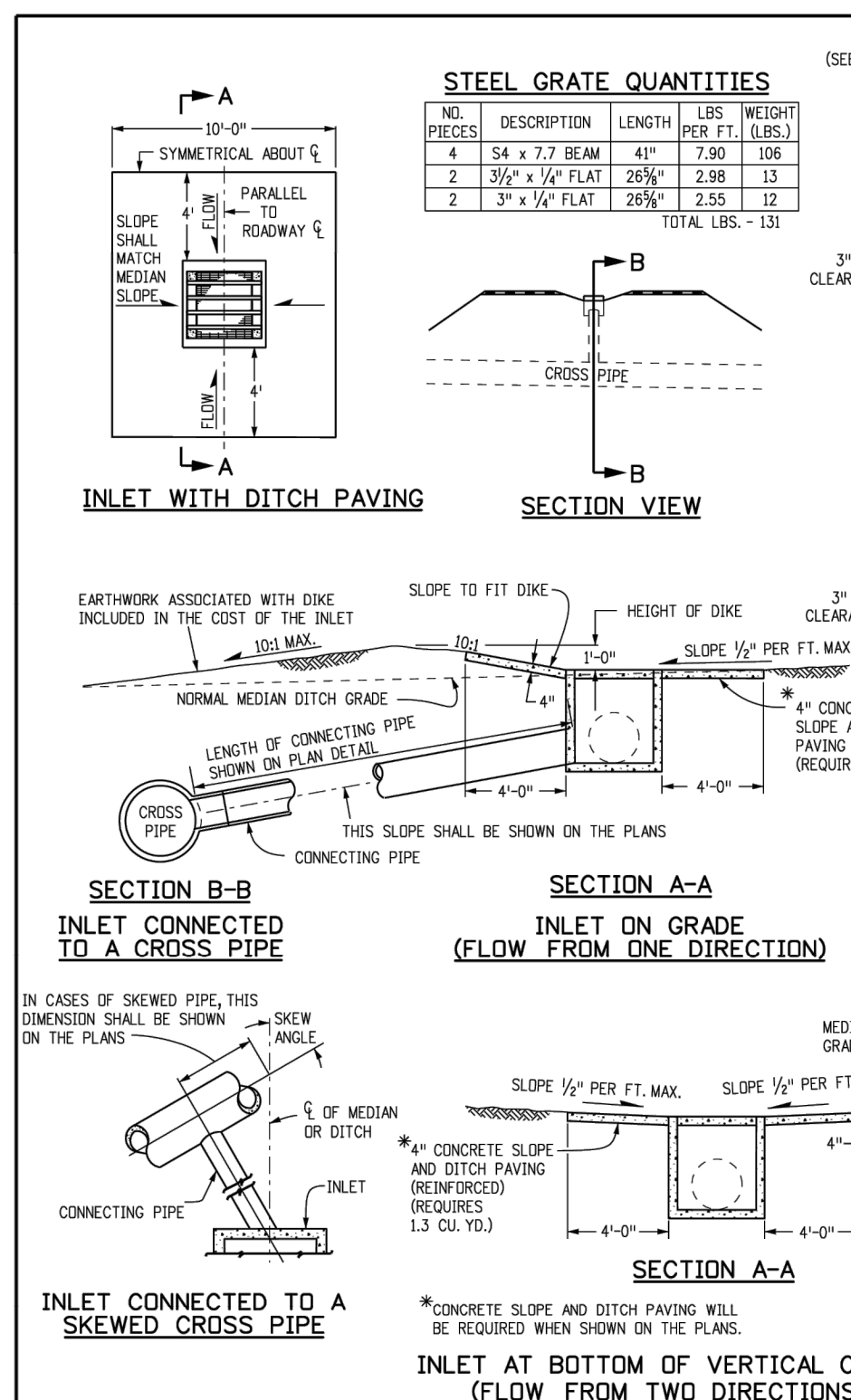
Sheet Revisions

Date:	Comments:

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

REINFORCED CONCRETE PIPE

STANDARD PLAN NO. M-603-2
Standard Sheet No. 1 of 1
Project Sheet Number:



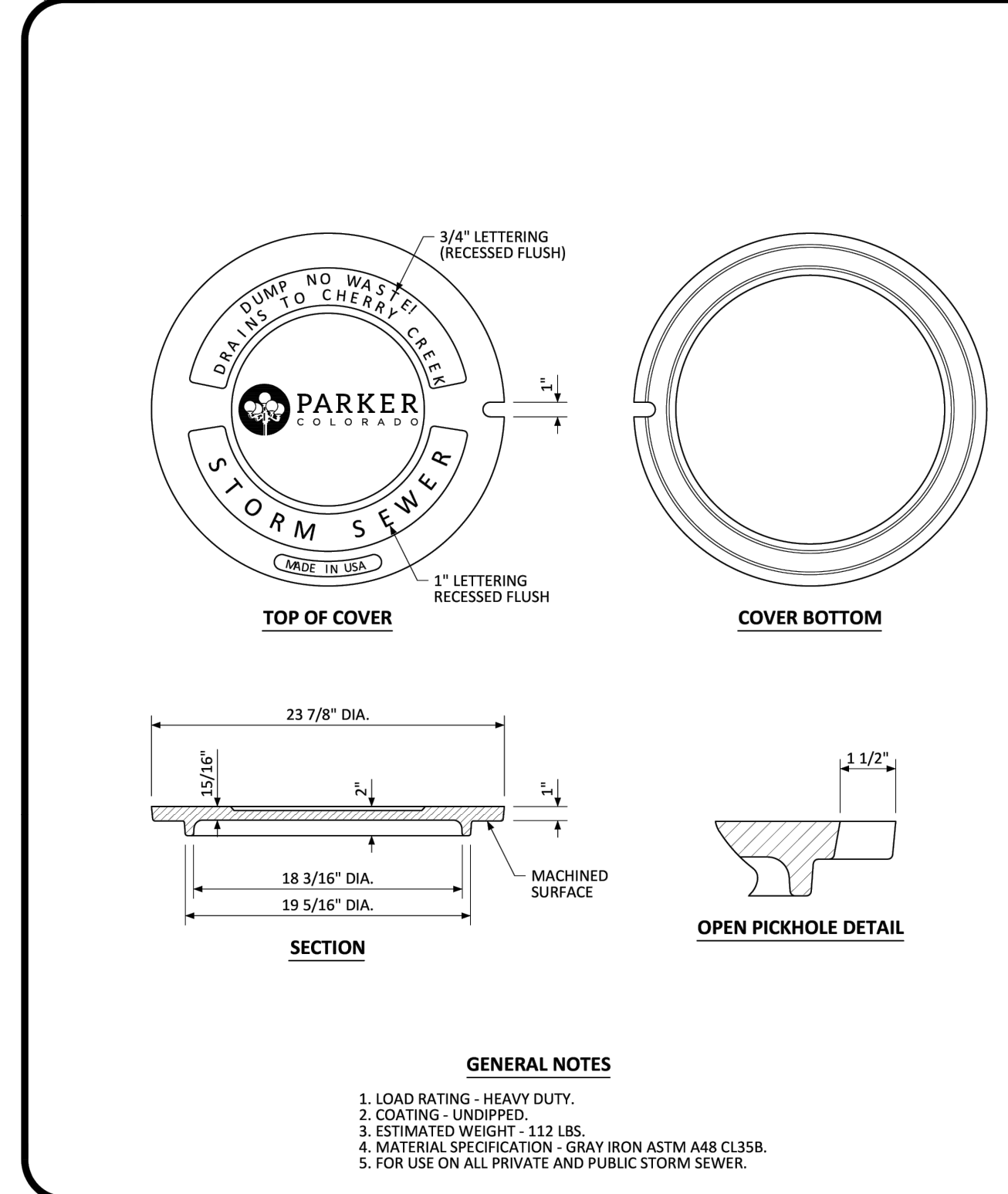
QUANTITIES FOR ONE INLET

H	CONCRETE (CU. YDS.)	STEEL (LBS.)	NO. STEPS (EACH)
2'-6"	1.0	78	0
2'-6"	1.1	81	0
3'-6"	1.2	97	0
4'-0"	1.3	102	1
4'-6"	1.5	117	2
5'-0"	1.6	123	2
5'-6"	1.7	138	2
6'-0"	1.9	143	3
6'-6"	2.0	159	3
7'-0"	2.1	164	3
7'-6"	2.2	180	4
8'-0"	2.4	185	4
8'-6"	2.5	200	4
9'-0"	2.6	206	5
9'-6"	2.8	221	5
10'-0"	2.9	236	6
11'-6"	3.3	252	6

- GENERAL NOTES
- INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
 - CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
 - REINFORCING BARS SHALL BE GRADE 60, EPOXY COATED, AND DEFORMED #4 AND SHALL HAVE A MIN. 2 INCH CLEARANCE, CUT OR BEND AROUND PIPES AS REQUIRED.
 - CONCRETE SLOPE AND DITCH PAVING SHALL BE IN ACCORDANCE WITH SECTION 507. REINFORCEMENT FOR CONCRETE SLOPE PAVING SHALL BE # 4 @ 6" MIN. X W/L 4 OR 6 @ 6" MIN. X W/L.
 - STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED, AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.06.
 - THE STANDARD INLET GRATES SHALL BE USED ON ALL TYPE C INLETS UNLESS CLOSE MESH INLET GRATES ARE SPECIFIED ON THE PLANS.
 - CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
 - STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FEET - 6 INCHES AND SHALL CONFORM TO ASHTO M 199.
 - SEE STANDARD PLAN M-604-1L FOR REINFORCEMENT AROUND THE PIPE OPENING.
 - ALL INLETS SHALL HAVE A 4 INCH DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE TOP OF THE INLET WITH A PERMANENT FASTENER.

BAR LIST FOR H = 2 FT. - 6 IN. AND BENDING DIAGRAM

MARK	NO. REQ'D.	HEIGHT	LENGTH
401	2	2'-2 1/2"	8'-0"
401	6	2'-7"	8'-6"
402	4	1'-0"	15'-4"



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

PARKER COLORADO
MANHOLE COVER STANDARD DETAIL
DATE NOVEMBER 2020
DETAIL 33
1 OF 1

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Creation Date: 07/31/19
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Sheet Revisions

Date:	Comments:

Colorado Department of Transportation
2829 West Howard Place
CDOT HQ, 3rd Floor
Denver, CO 80204
Phone: 303-757-9021 FAX: 303-757-9868
Project Development Branch JBK

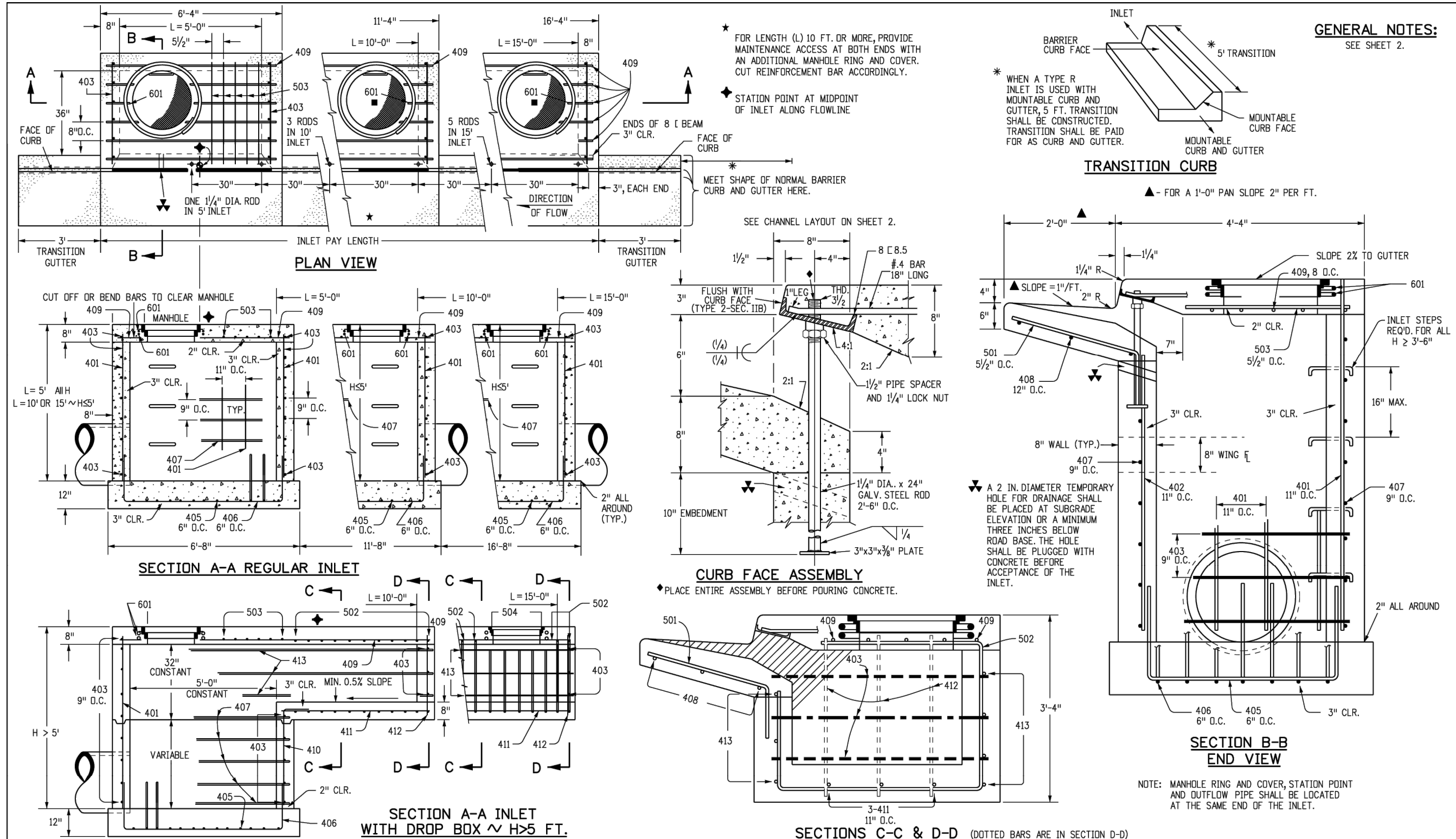
INLET, TYPE C

STANDARD PLAN NO. M-604-10
Standard Sheet No. 1 of 1
Project Sheet Number:

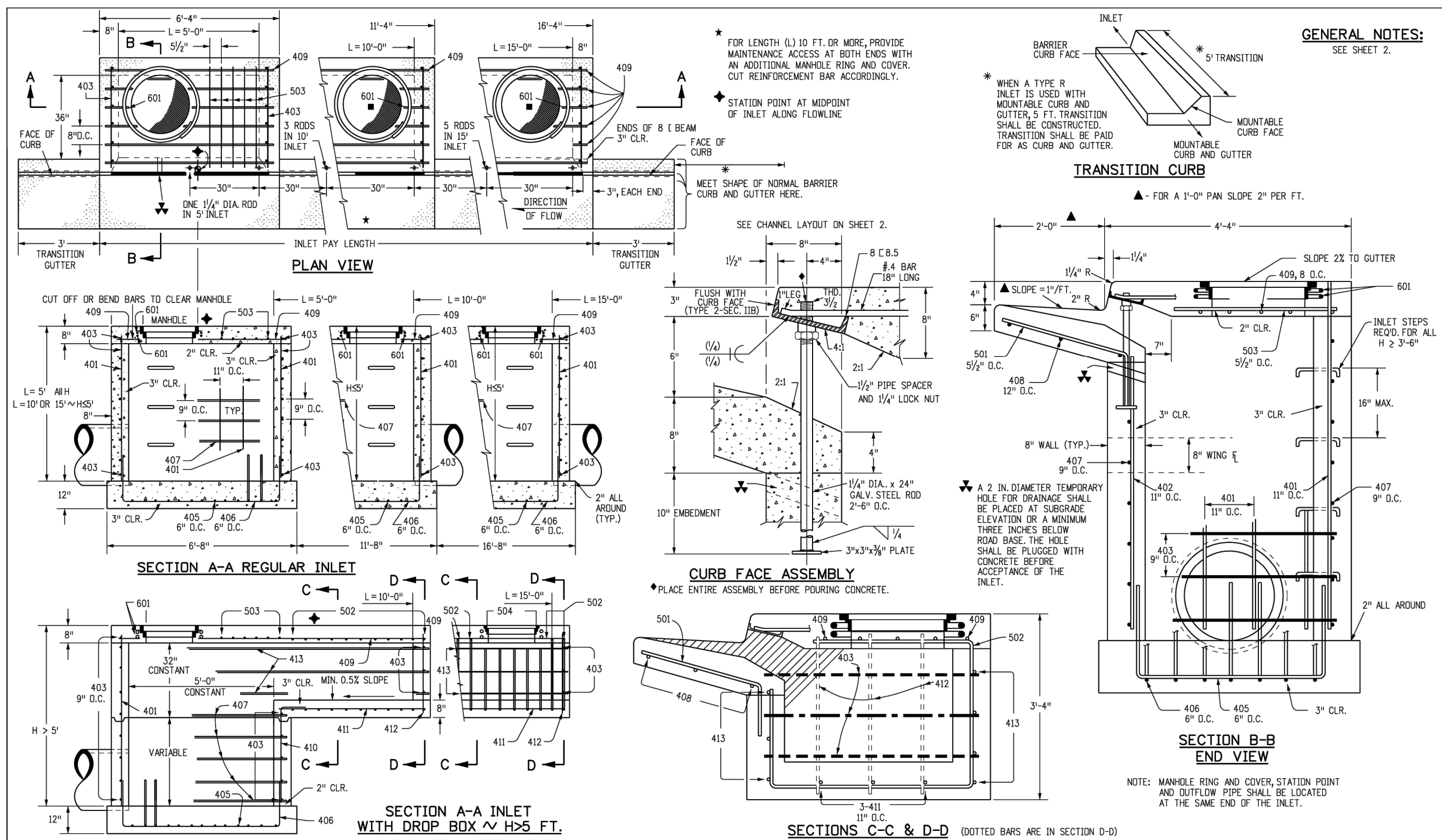
ISSUED FOR CONSTRUCTION	DATE	CHNO/CHKD/APPD
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COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
STANDARD DETAILS

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Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	2829 West Howard Place		M-604-12		
Last Modification Date: 07/31/19	Detailer Initials: LTA			CDOT HQ, 3rd Floor	CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 2		
CAD Ver.: MicroStation V8	Scale: Not to Scale			Denver, CO 80204	Denver, CO 80204		Standard Sheet No. 2 of 2		
				Phone: 303-757-9021 FAX: 303-757-9868	Phone: 303-757-9021 FAX: 303-757-9868		Project Sheet Number:		
				Project Development Branch	Project Development Branch		JBK		



Computer File Information		Sheet Revisions		Colorado Department of Transportation		CURB INLET TYPE R		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	2829 West Howard Place		M-604-12		
Last Modification Date: 07/31/19	Detailer Initials: LTA			CDOT HQ, 3rd Floor	CDOT HQ, 3rd Floor		Standard Sheet No. 1 of 2		
CAD Ver.: MicroStation V8	Scale: Not to Scale			Denver, CO 80204	Denver, CO 80204		Standard Sheet No. 2 of 2		
				Phone: 303-757-9021 FAX: 303-757-9868	Phone: 303-757-9021 FAX: 303-757-9868		Project Sheet Number:		
				Project Development Branch	Project Development Branch		JBK		

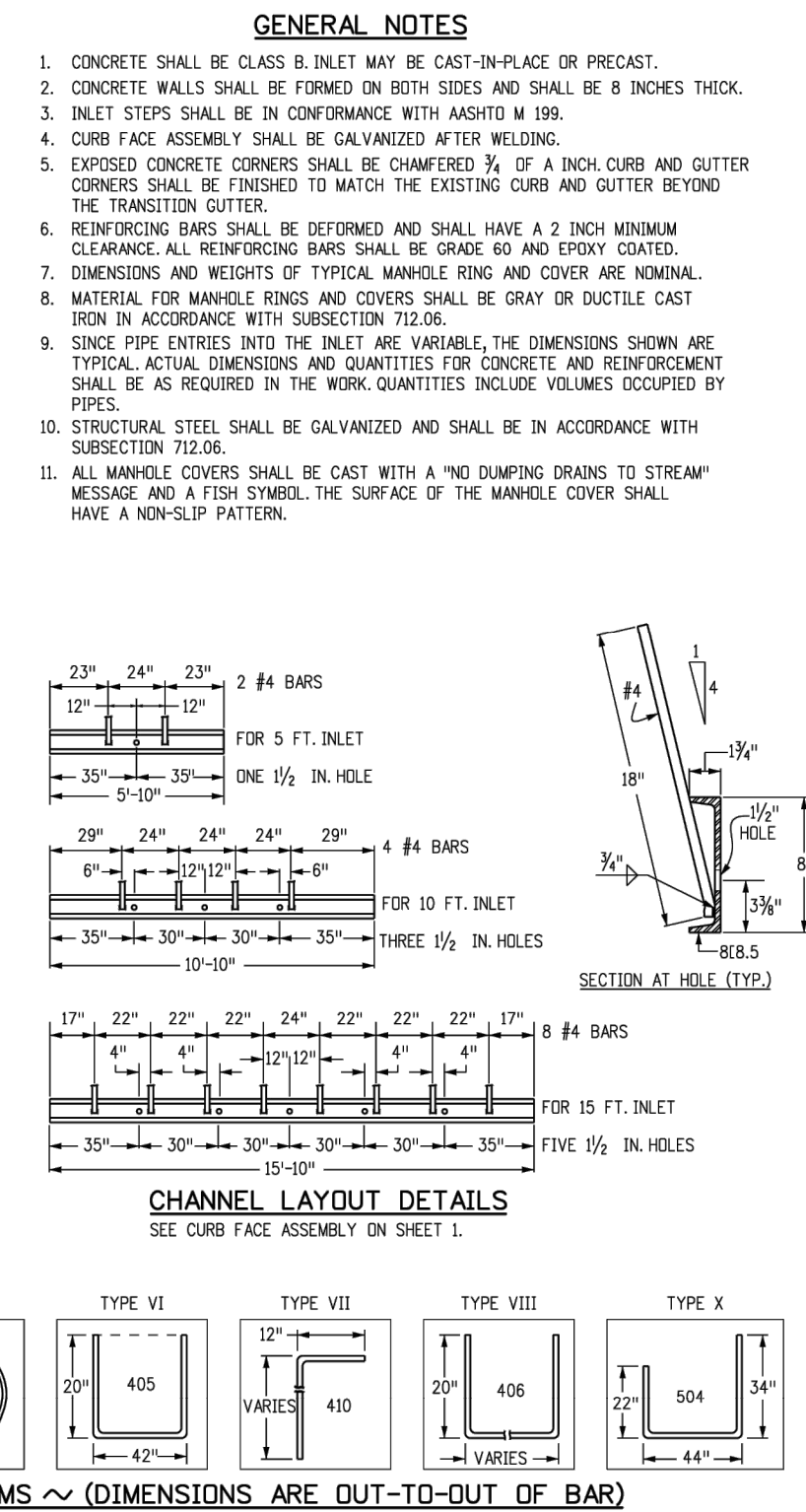
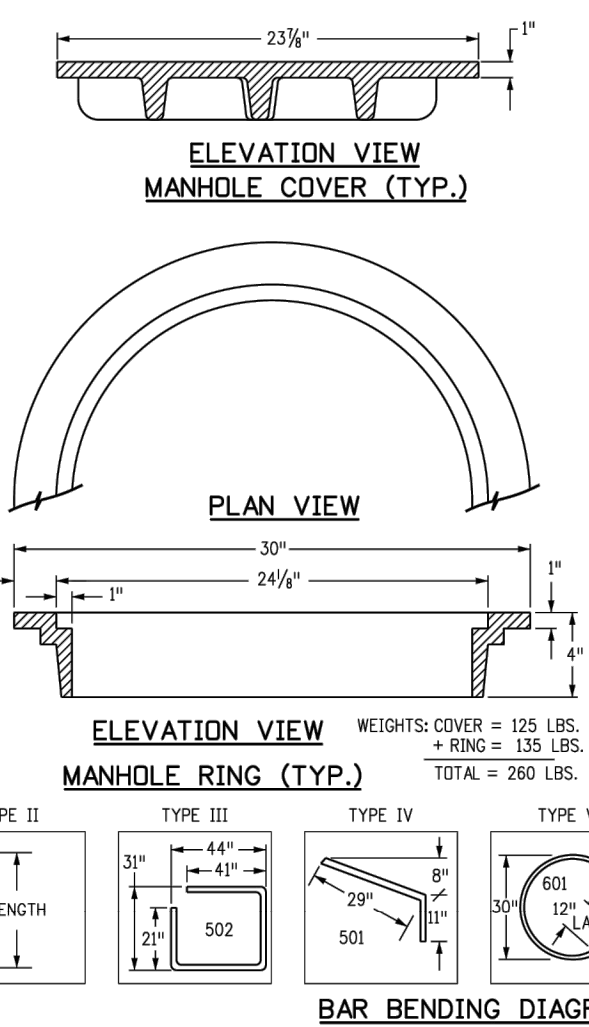
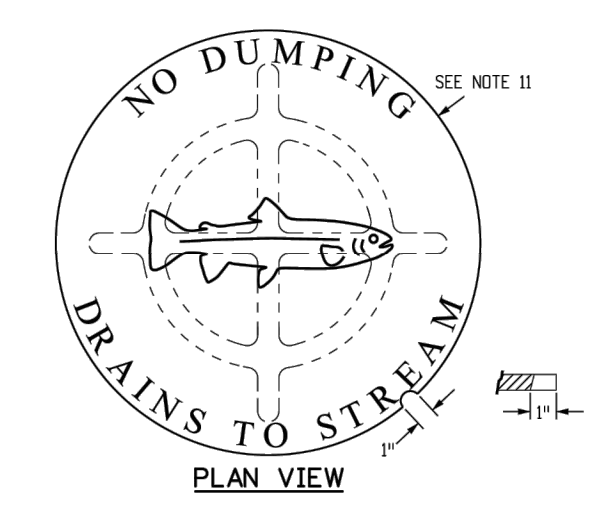
MARK	BAR # OR SIZE	D.C. SPACING	TYPE	ALL INLETS			INLETS: H ≤ 5 FT.			INLETS: H > 5 FT.			
				NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH	NO. REQ'D.	LENGTH
401	4	11"	II	15	*	21	*	26	*	11	*	11	*
402	4	11"	II	7	*	13	*	18	*	7	*	7	*
403	4	9"	II	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"	*	4'-0"
405	4	6"	VI	11	6'-10"	21	6'-10"	31	6'-10"	11	6'-10"	11	6'-10"
406	4	6"	VIII	7	8'-10"	7	10'-10"	7	18'-10"	7	8'-10"	7	8'-10"
407	4	6"	II	*	5'-10"	*	10'-10"	*	15'-10"	*	5'-10"	*	5'-10"
408	4	12"	II	3	6'-10"	3	11'-10"	3	16'-10"	3	11'-10"	3	16'-10"
409	4	8"	II	6	5'-10"	6	10'-10"	6	15'-10"	6	10'-10"	6	15'-10"
410	4	11"	VIII	*	*	*	*	*	3	5'-2"	3	10'-2"	
411	4	8"	II	*	*	*	*	*	3	5'-2"	3	10'-2"	
412	4	11"	II	*	*	*	*	*	3	2'-9"	3	2'-9"	
413	4	9"	II	*	*	*	*	*	7	10'-10"	7	15'-10"	
501	5	5/8"	IV	11	3'-4"	22	3'-4"	33	3'-4"	22	3'-4"	33	3'-4"
502	5	5/8"	III	11	11"	11	11"	11	11"	11	11"	11	11"
503	5	5/8"	II	5	3'-6"	16	3'-6"	27	3'-6"	6	3'-6"	6	3'-6"
504	5	5/8"	IX	*	*	*	*	*	5	8'-4"	5	8'-4"	
601	6	2 1/2"	V	2	8'-10"	2	8'-10"	2	8'-10"	2	8'-10"	4	8'-10"
REB.5				1	5'-10"	1	10'-10"	1	15'-10"	1	10'-10"	1	15'-10"

TABLE ONE ~ BAR LIST FOR CURB INLETS, TYPE "R"

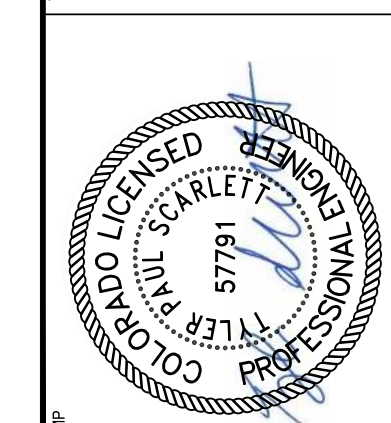
INLET	LENGTH	NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.		
		REGULAR	DROP BOX	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	
3'-0"	2'-8"	1-8"	10	7	3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2-2"	10	7	3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2-8"	12	9	3.7	328	6.0	559	8.4	786
4'-6"	4'-2"	3-2"	12	9	3.9	354	6.4	571	8.8	803
5'-0"	4'-8"	3-8"	14	11	4.1	384	6.7	602	9.3	844
5'-6"	5'-2"	4-2"	16	13	4.4	417	7.0	634	9.7	885
6'-0"	5'-8"	4-8"	18	15	4.6	452	7.2	666	10.0	926
6'-6"	6'-2"	5-2"	18	15	4.8	488	7.4	698	10.3	967
7'-0"	6'-8"	5-8"	20	17	5.0	523	7.6	730	10.6	1008
7'-6"	7'-2"	6-2"	20	17	5.2	559	7.8	762	10.9	1049
8'-0"	7'-8"	6-8"	22	19	5.4	594	8.0	794	11.2	1090
8'-6"	8'-2"	7-2"	24	21	5.6	629	8.2	826	11.5	1131
9'-0"	8'-8"	7-8"	24	21	5.8	664	8.4	858	11.8	1172
9'-6"	9'-2"	8-2"	26	23	6.0	699	8.6	890	12.1	1213
10'-0"	9'-8"	8-8"	28	25	6.2	734	8.8	922	12.4	1254
10'-6"	10'-2"	9-2"	28	25	6.4	769	9.0	954	12.7	1295
11'-0"	10'-8"	9-8"	30	27	6.6	804	9.2	986	13.0	1336

TABLE TWO ~ BARS AND QUANTITIES VARIABLE WITH "H"

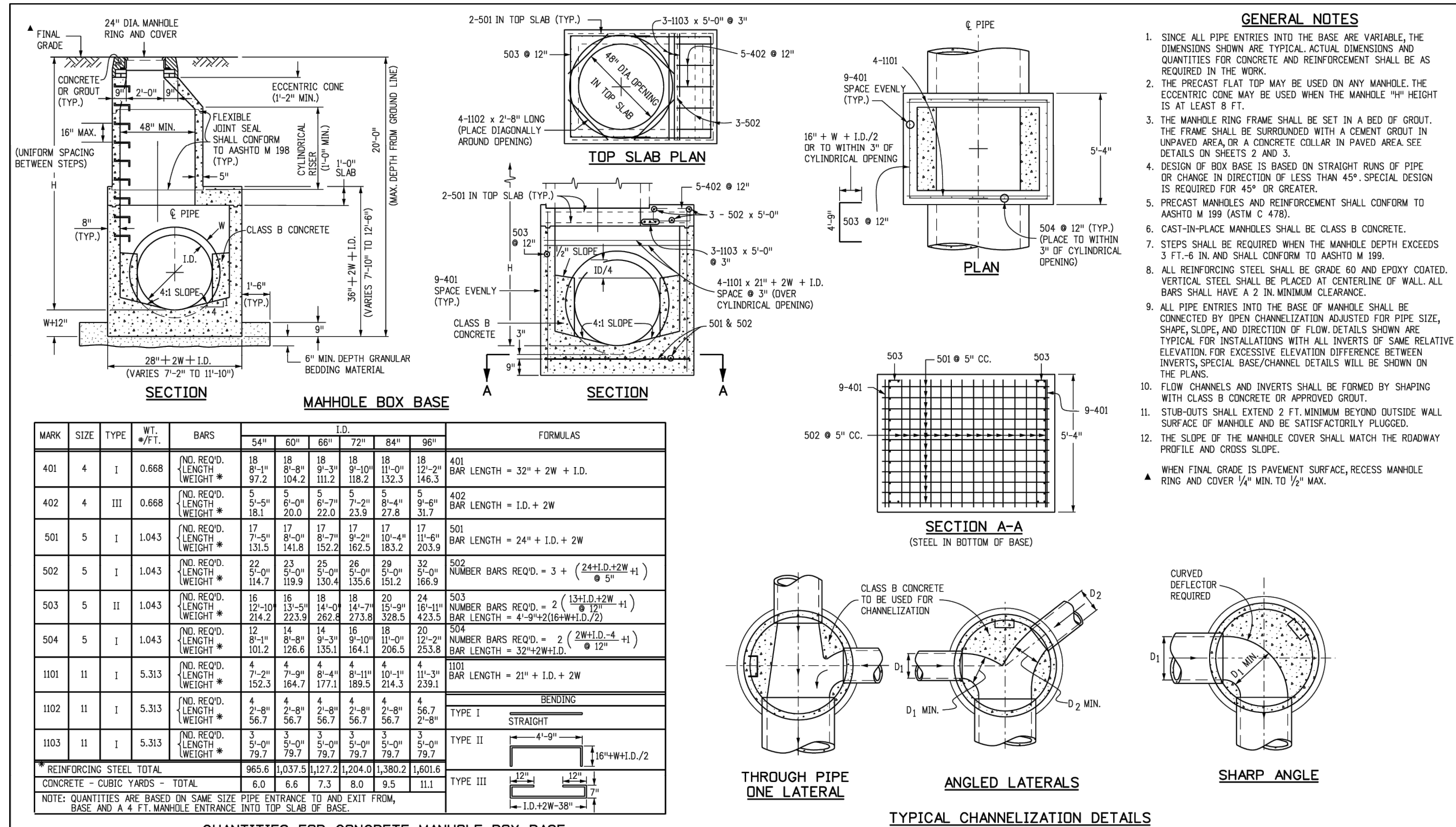
INLET	LENGTH	NO. REQ'D.		L = 5 FT.		L = 10 FT.		L = 15 FT.		
		REGULAR	DROP BOX	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	CONC. CU. YDS.	STEEL LBS.	
3'-0"	2'-8"	1-8"	10	7	3.2	285	5.3	497	7.4	706
3'-6"	3'-2"	2-2"	10	7	3.4	305	5.7	528	7.9	747
4'-0"	3'-8"	2-8"	12	9	3.7	328	6.0	559	8.4	786
4'-6"	4'-2"	3-2"	12	9	3.9	354	6.4	571	8.8	803
5'-0"	4'-8"	3-8"	14	11	4.1	384	6.7	602	9.3	844
5'-6"	5'-2"	4-2"	16	13	4.4	417	7.0	634	9.7	885
6'-0"	5'-8"	4-8"	18	15	4.6	452	7.2	666	10.0	926
6'-6"	6'-2"	5-2"	18	15	4.8	488	7.4	698	10.3	967
7'-0"	6'-8"	5-8"	20	17	5.0	523	7.6	730	10.6	1008
7'-6"	7'-2"	6-2"	20	17	5.2	559	7.8	762	10.9	1049
8'-0"	7'-8"	6-8"	22	19	5.4	594	8.0	794	11.2	1090
8'-6"	8'-2"	7-2"	24	21	5.6	629	8.2	826	11.5	1131
9'-0"	8'-8"	7-8"	24	21	5.8	664	8.4	858	11.8	1172
9'-6"	9'-2"	8-2"	26	23	6.0	699	8.6	890	12.1	1213
10'-0"	9'-8"	8-8"	28	25	6.2	734	8.8	922	12.4	1254
10'-6"	10'-2"	9-2"	28	25	6.4	769	9.0	954	12.7	1295
11'-0"	10'-8"	9-8"	30	27	6.6	804	9.2	986	13.0	1336



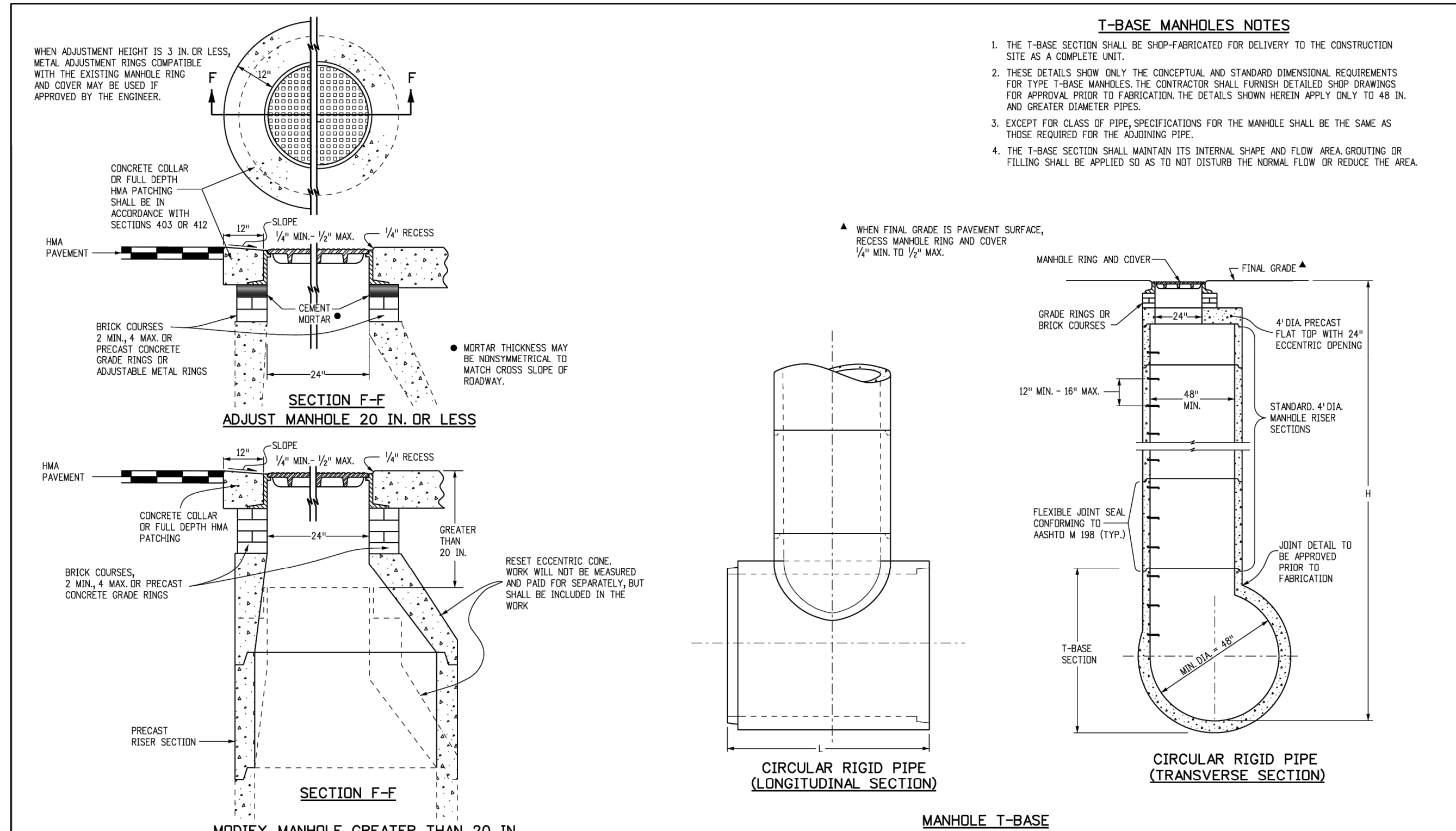
ISSUED FOR CONSTRUCTION	07/22/2024	DATE	CHNO/CHKD/APPR
REV	REVISION DESCRIPTION		



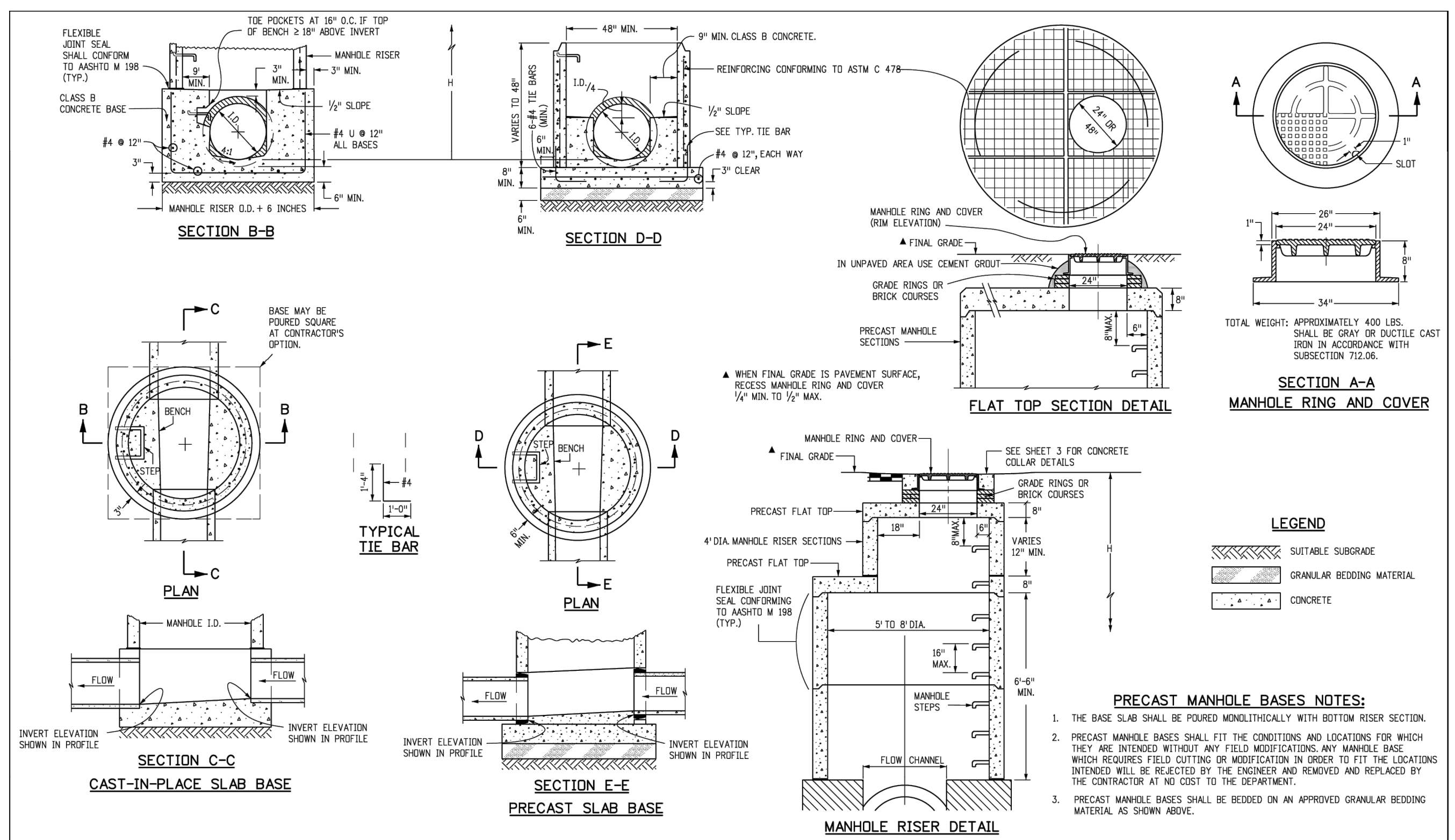
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Last Modification Date: 07/31/19	Detailer Initials: LTA			Project Development Branch	JBK	Issued by the Project Development Branch: July 31, 2019	Project Sheet Number:
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English					



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NO.	ISSUED FOR CONSTRUCTION	DATE	CHNO/CHKD/APPR
0	ISSUED FOR CONSTRUCTION	07/22/2024	

