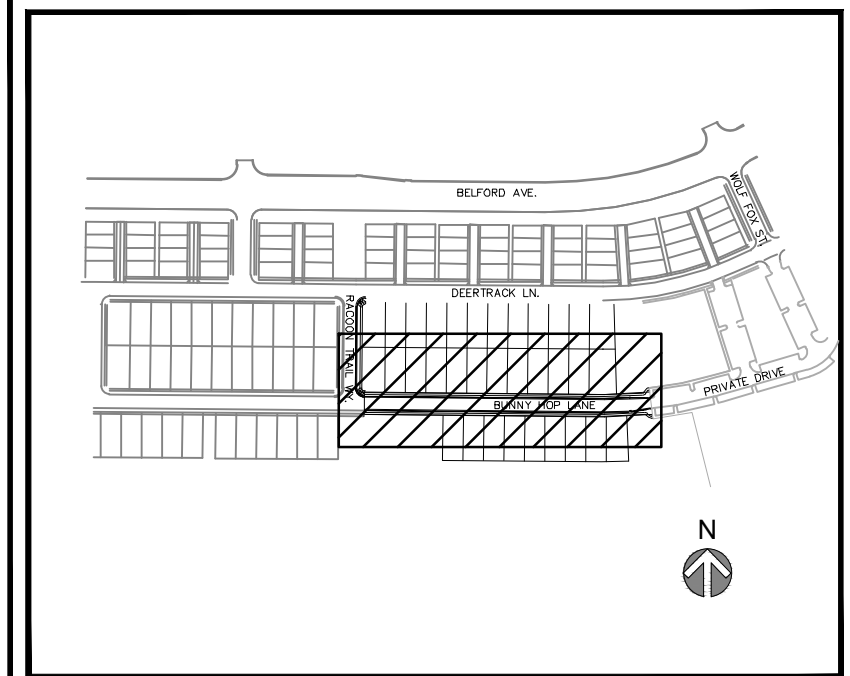
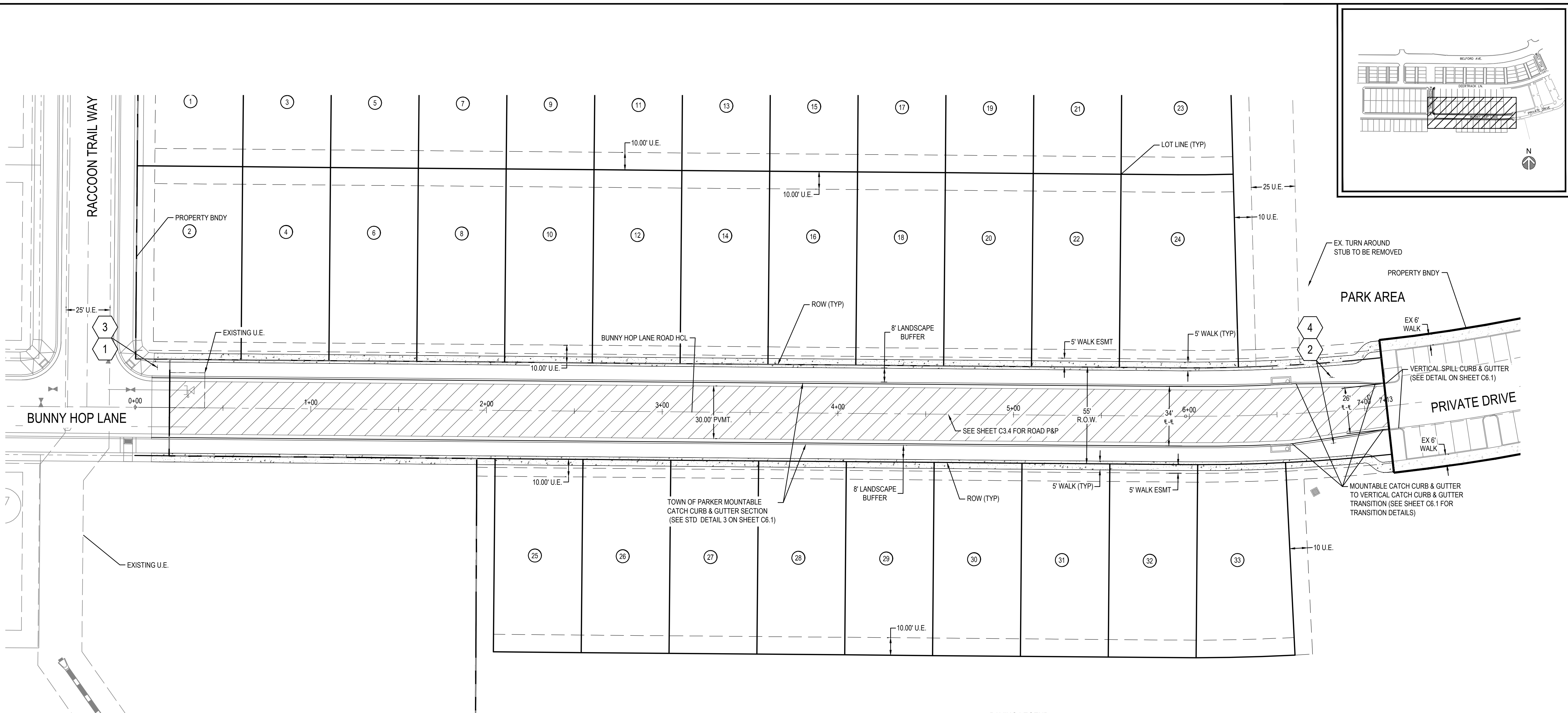
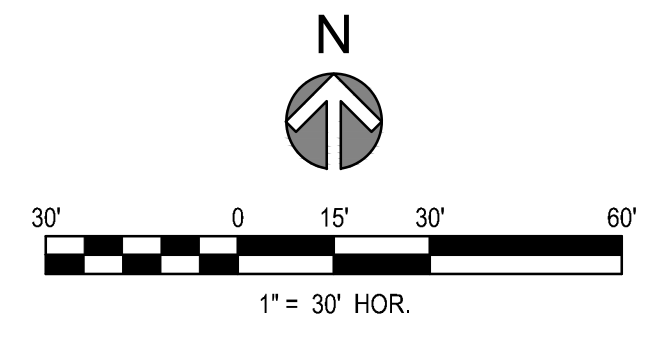


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File Location: D:\DEN\Projects\0950-C0-Compark_South\CAD\CDS\SF-PC\0950-C2-0-SITE AND PAVING PLAN-SF.dwg Date: 9/7/2023 12:26 PM Last Saved By: IRYPKEWA



- PAVING LEGEND**
- HEAVY DUTY ASPHALT
 - STANDARD DUTY CONCRETE
- SIGNAGE LEGEND**
- STOP SIGN
 - FIRE LANE SIGNAGE
 - ROAD SIGNAGE
 - PRIVATE ROAD NO TOWN MAINTENANCE SIGNAGE



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

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REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR

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

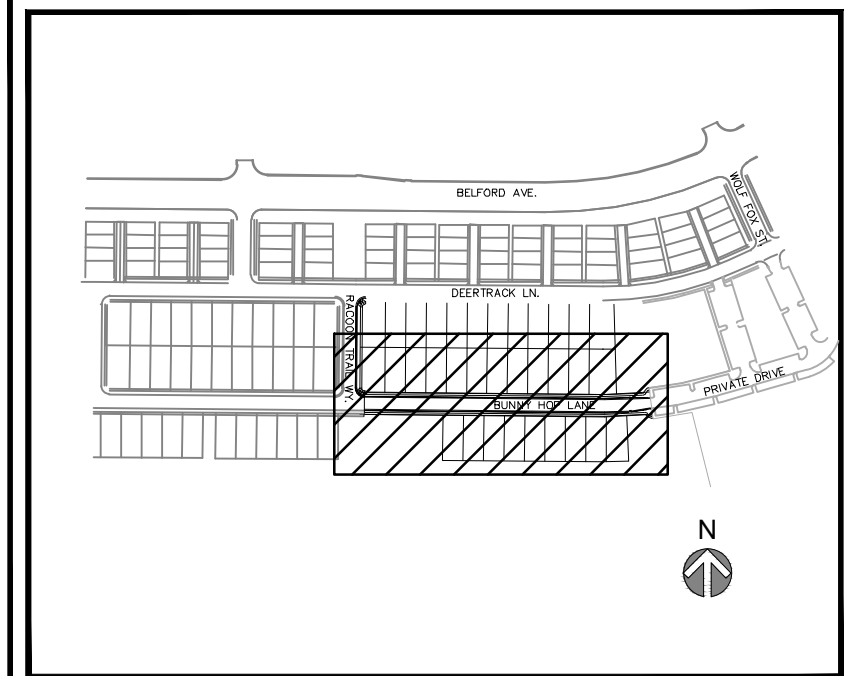
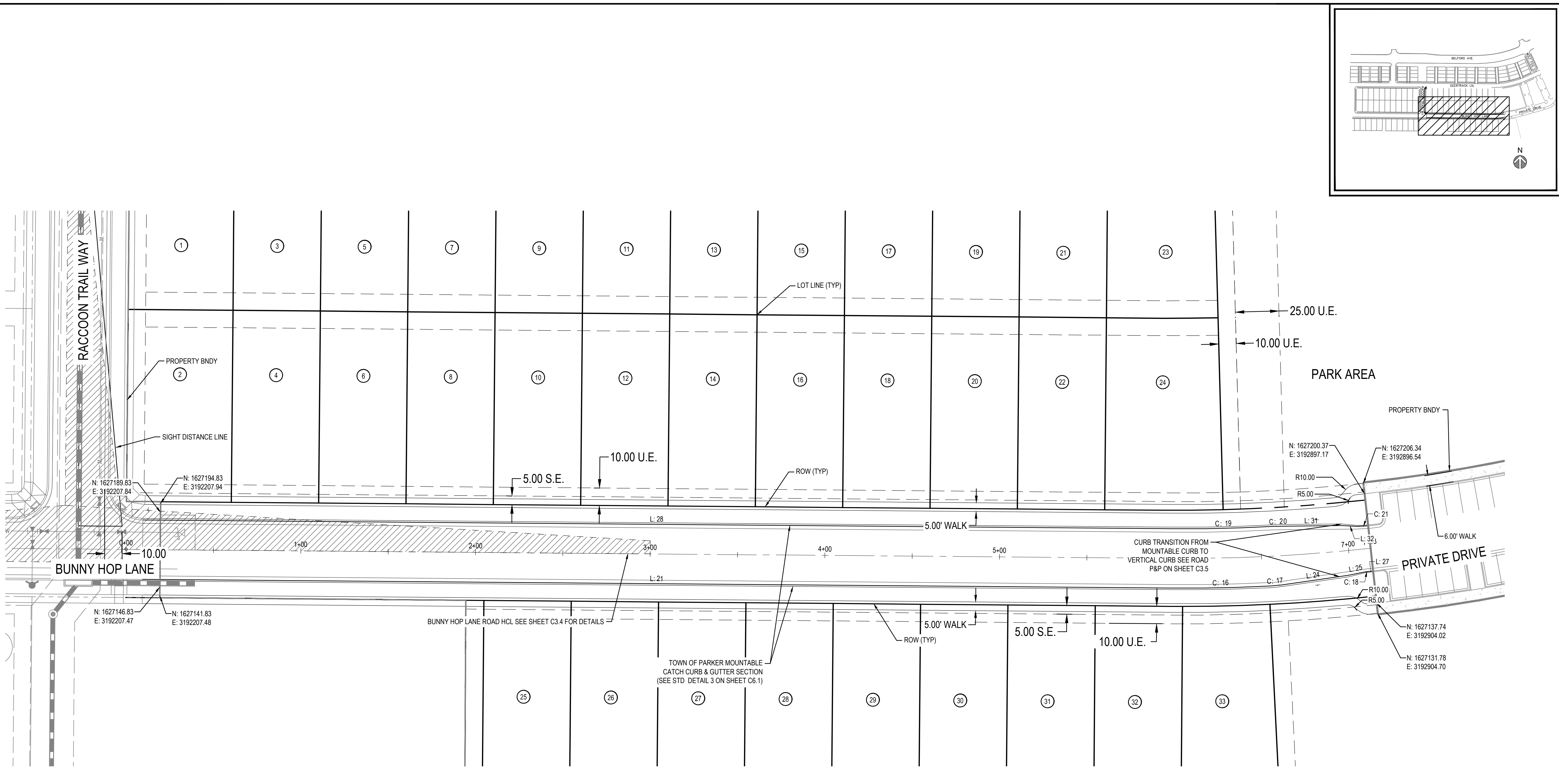
ISSUED FOR REVIEW
 FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C2.0
	03

Town of Parker, Director of Engineering/Public Works _____ Date _____

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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: 9/7/2023 12:28 PM Last Saved By: IRYPKEWA



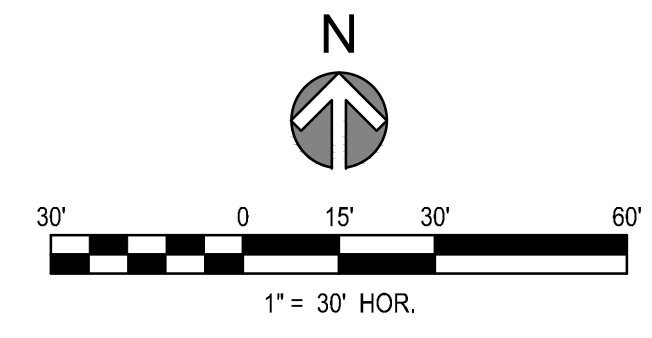
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REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 HORIZONTAL CONTROL

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/Public Works _____ Date _____

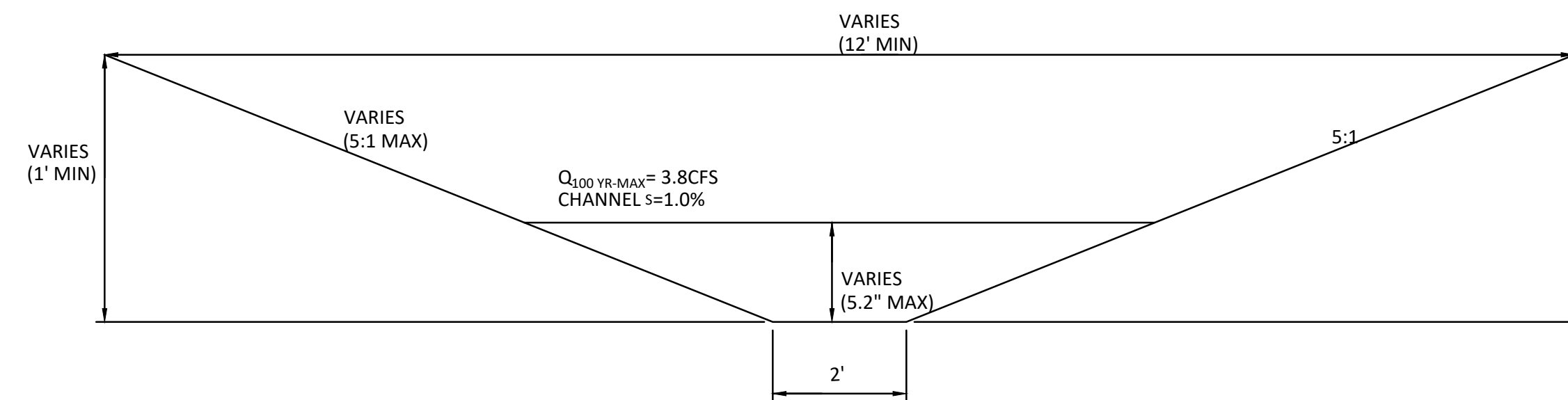
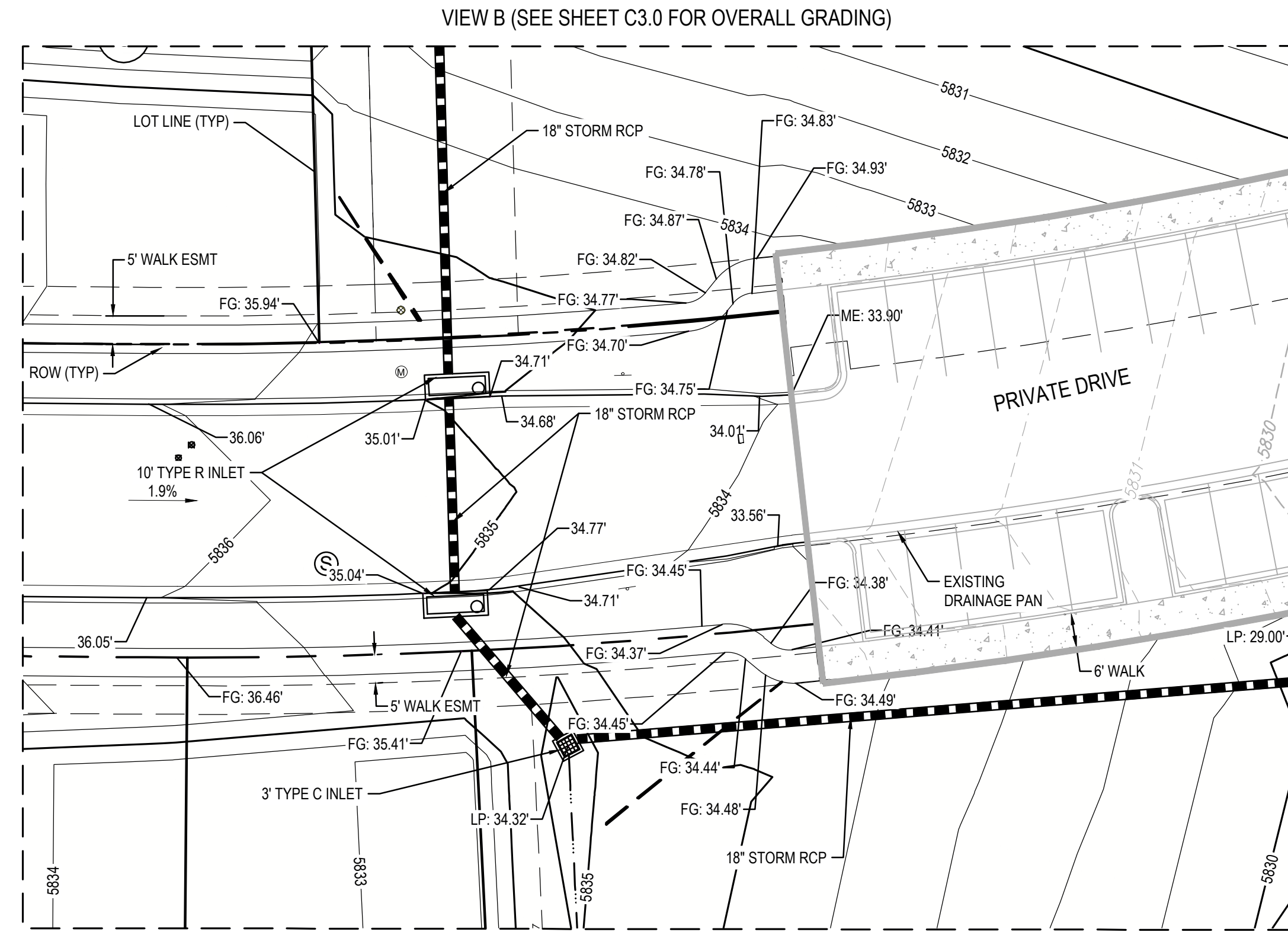
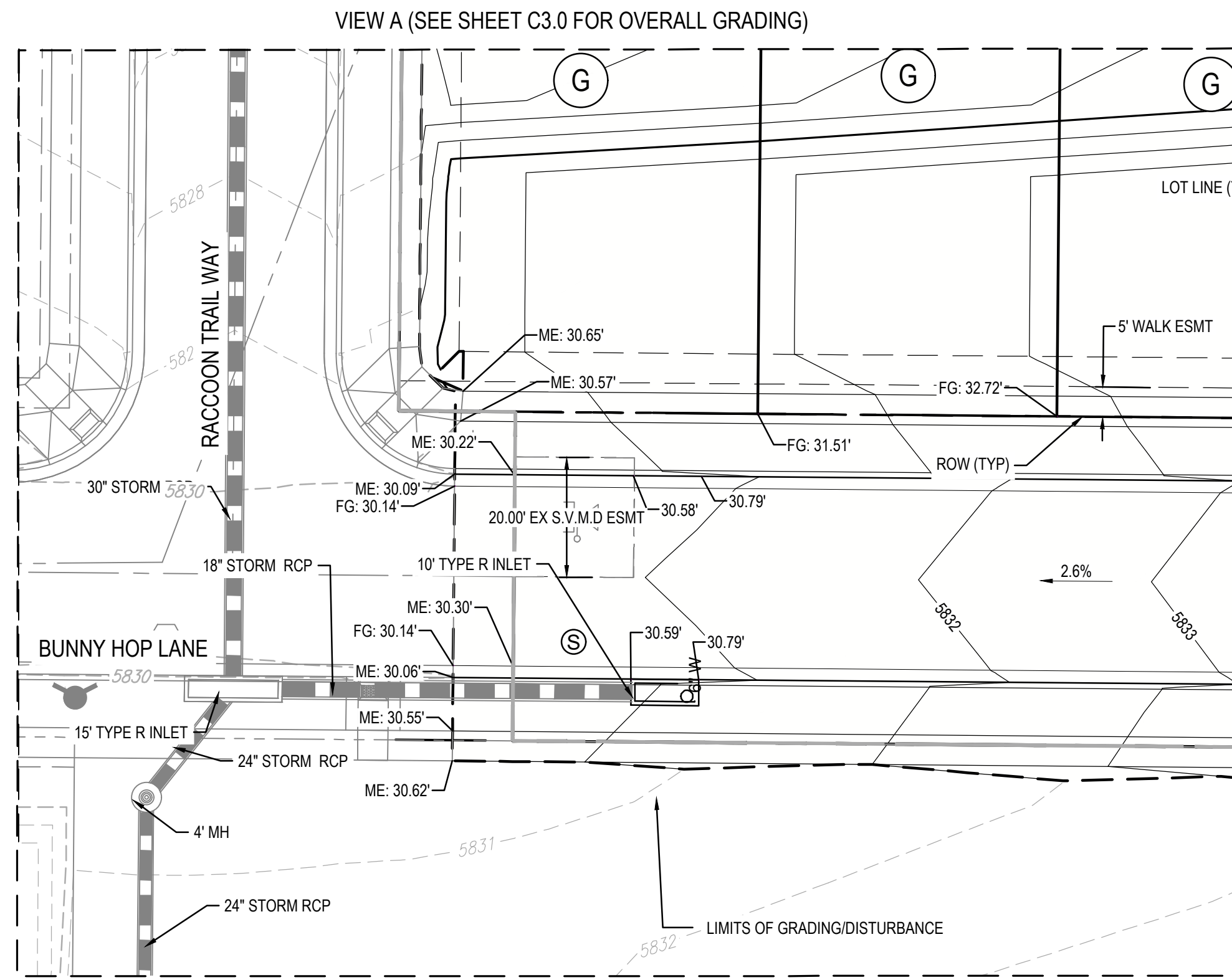


FOR REVIEW AND ON BEHALF OF MERRICK & COMPANY

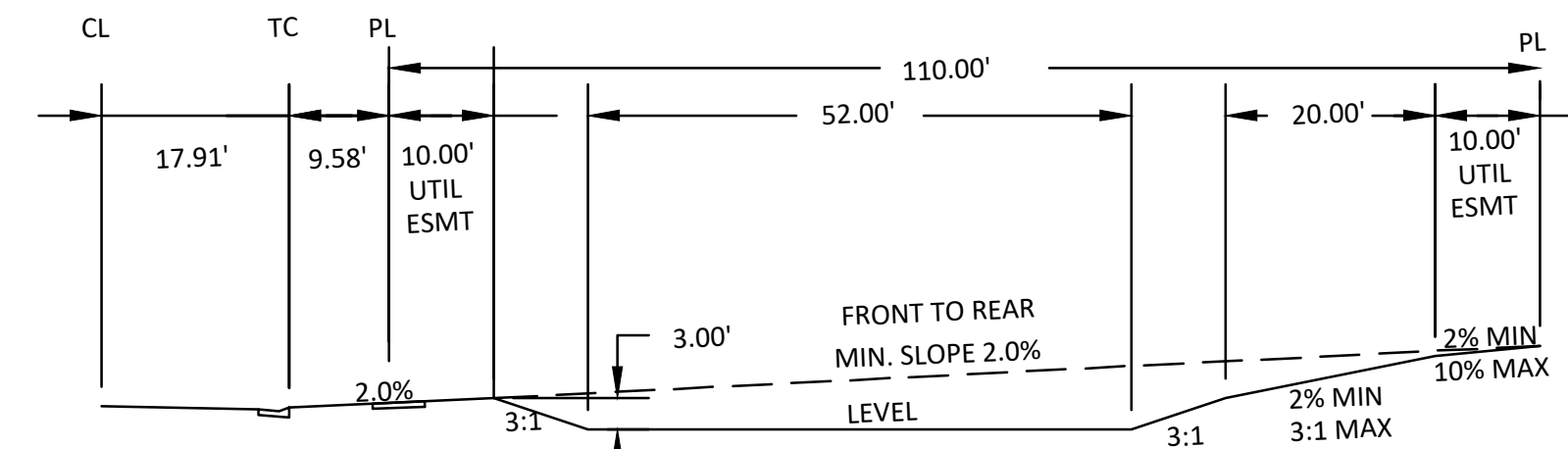
DATE: 8/11/2023
 SHEET: C2.1
 JOB NUMBER: 65120950
 TITLE: COMPARK VILLAGE SOUTH PRIVATE IMPROVEMENT CONSTRUCTION PLANS HORIZONTAL CONTROL

THE ABOVE GRADING PLAN IS AN INSTRUMENT OF SERVICE PREPARED BY MERRICK AND COMPANY, P.C., A PROFESSIONAL ENGINEERING FIRM. IT IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF MERRICK AND COMPANY. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

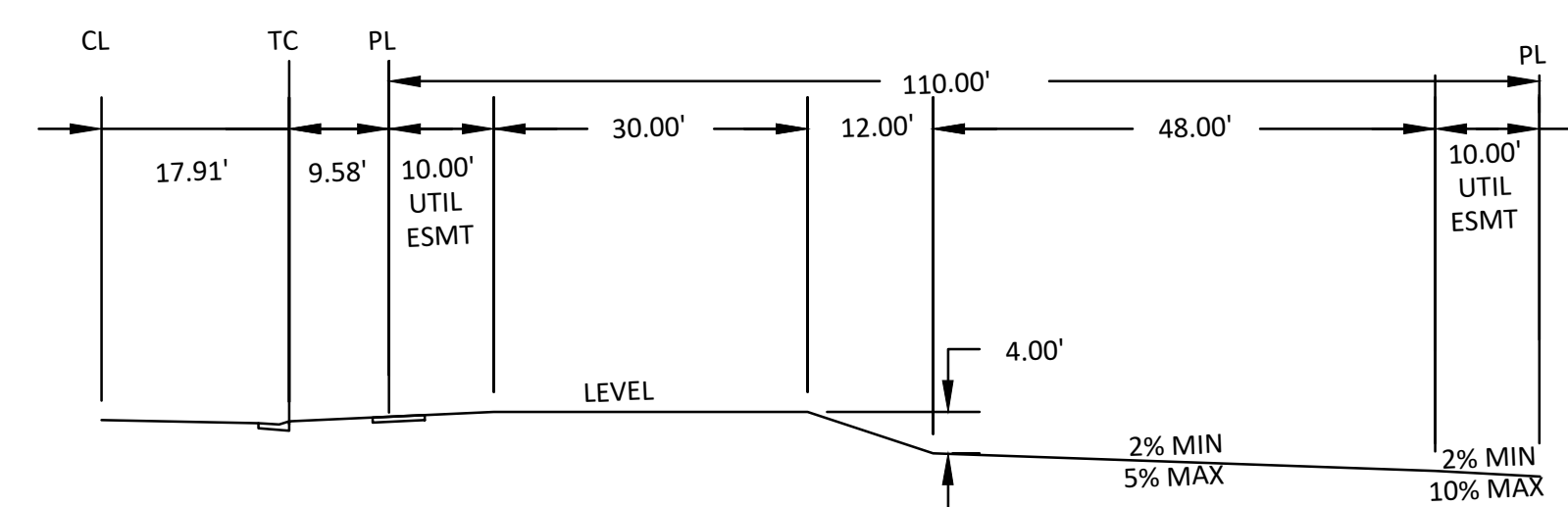
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BACK LOT SWALE



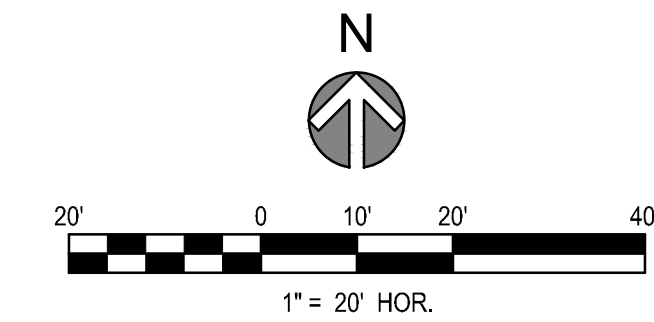
TYPE A LOT (A)



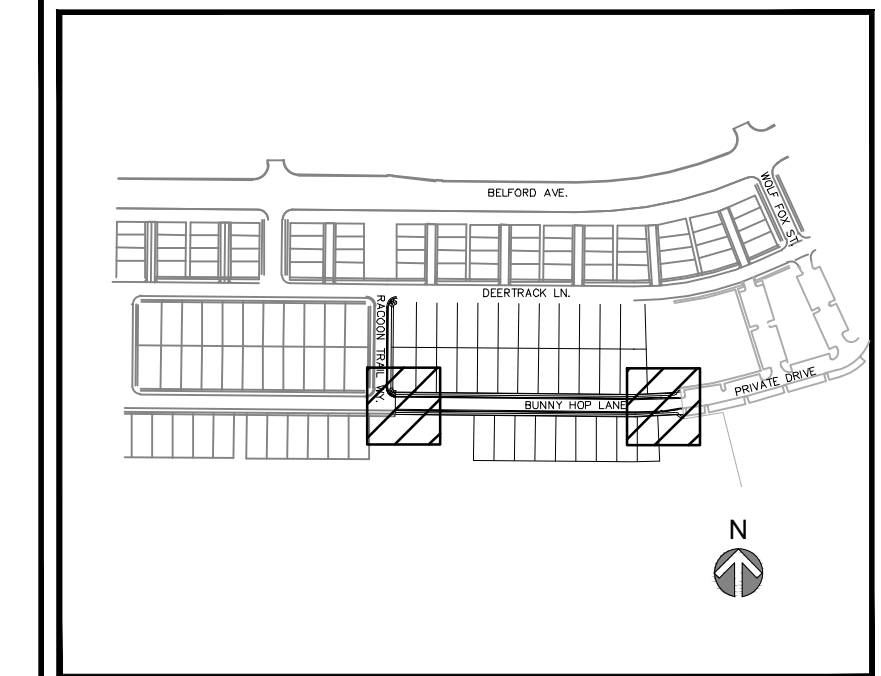
GARDEN LOT (G)

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.



Know what's below.
Call before you dig.



REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR

COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS
DETAILED GRADING PLAN

ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY

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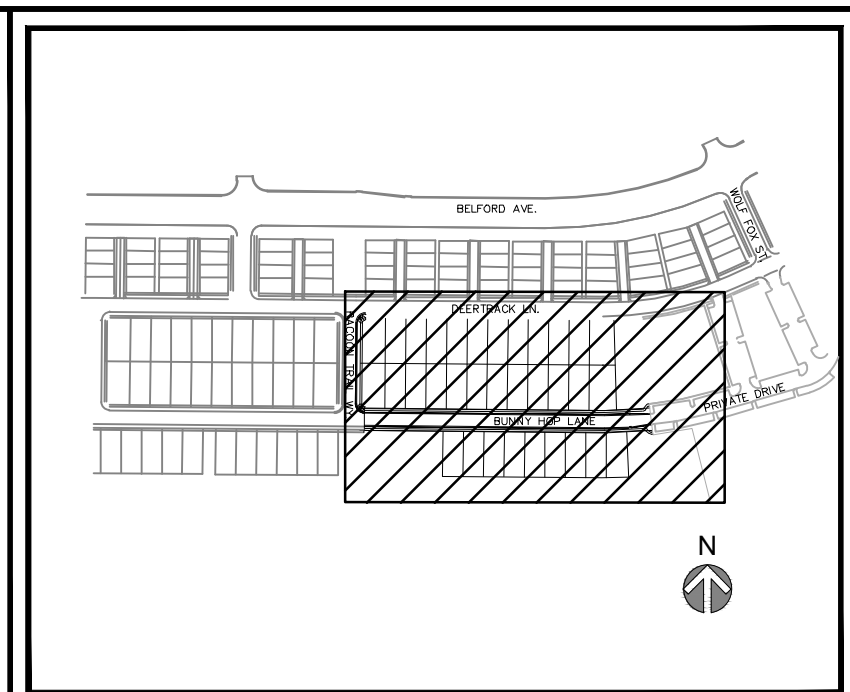
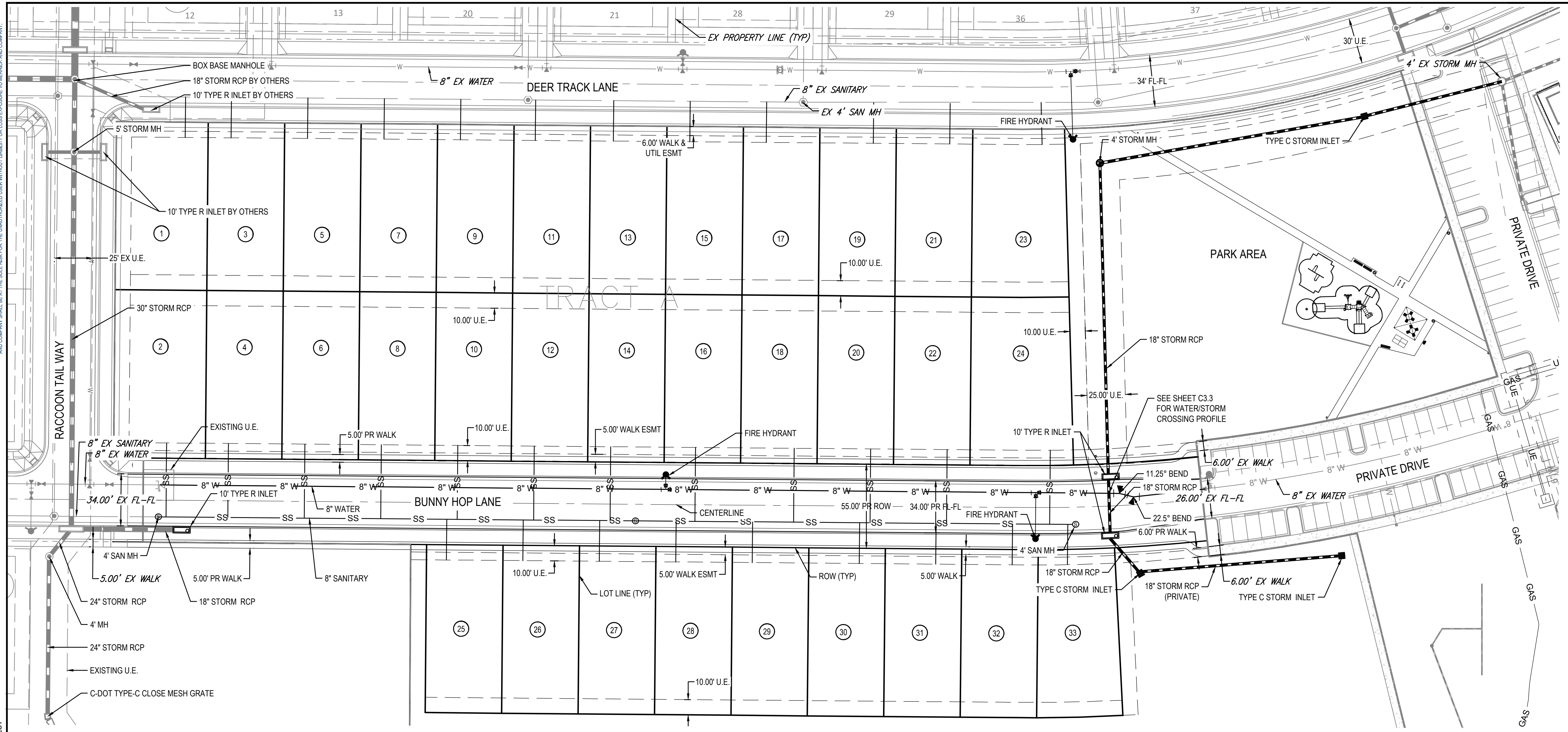
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Town of Parker, Director of Engineering/Public Works Date

JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C3.1
	06

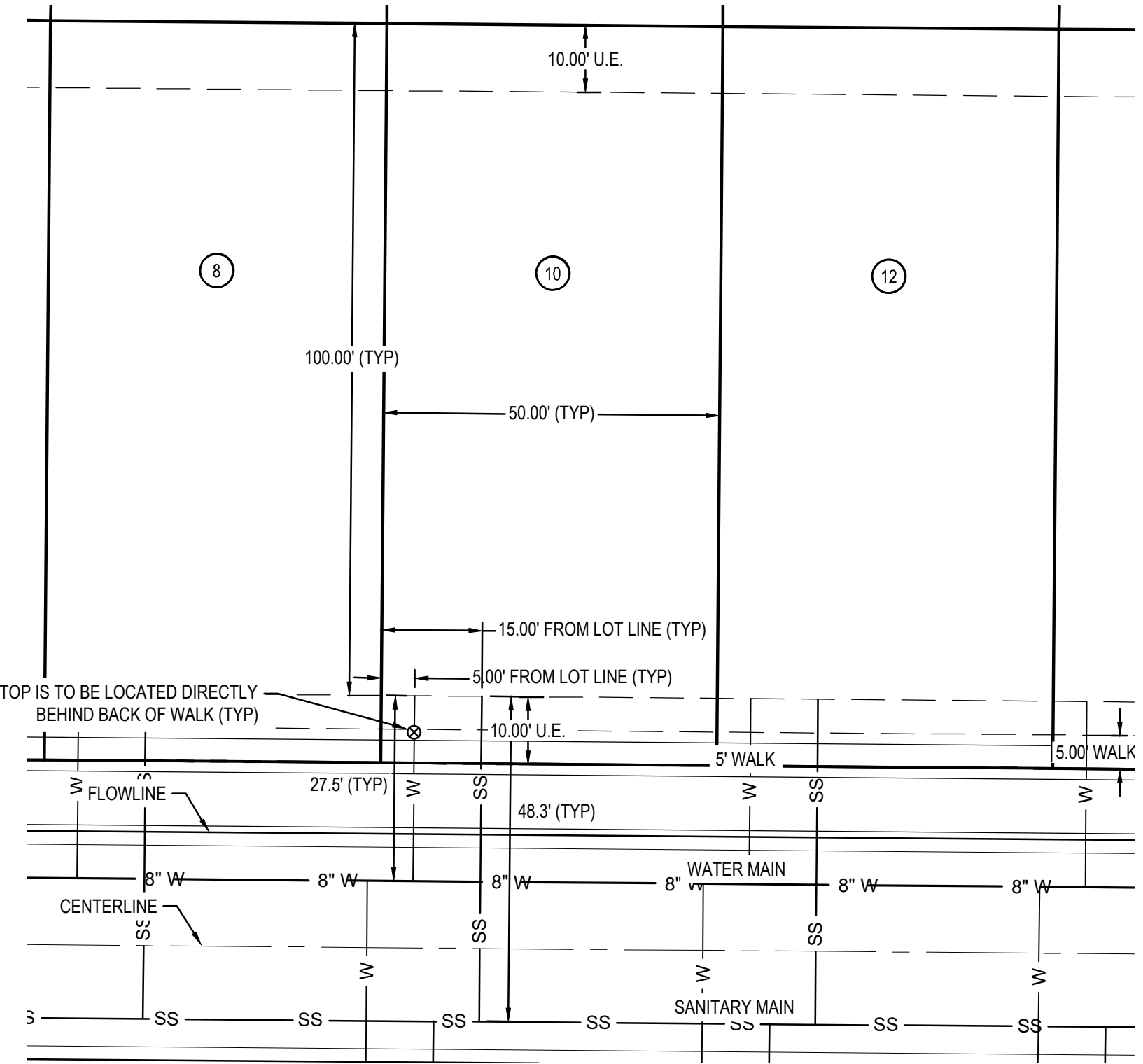
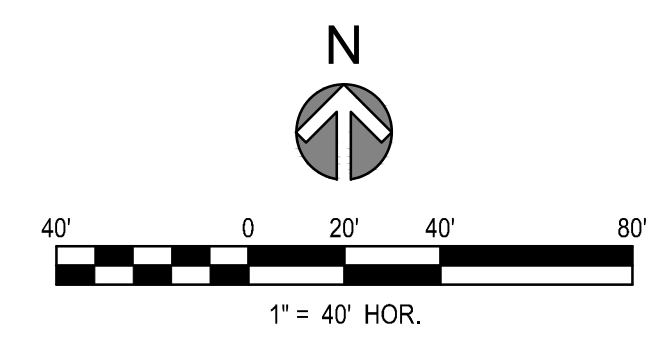
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File Location: D:\DEN\Projects\0950-C00 Compark South\CAD\C3.2-OVERALL UTILITY PLAN-SF.dwg Plot Date: 9/7/2023 12:31 PM Last Saved By: KWIEST



NOTES:

- CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND IRRIGATION.
- 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/Public Works _____ Date _____

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REV	REVISION DESCRIPTION	DATE	CHKD	APPD

**COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 OVERALL UTILITY PLAN**

FOR AND ON BEHALF OF MERRICK & COMPANY

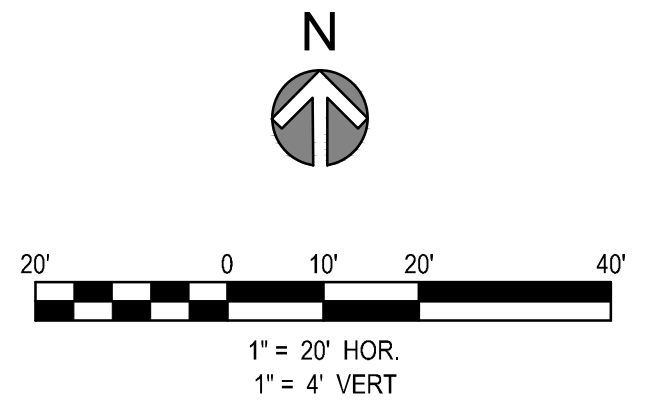
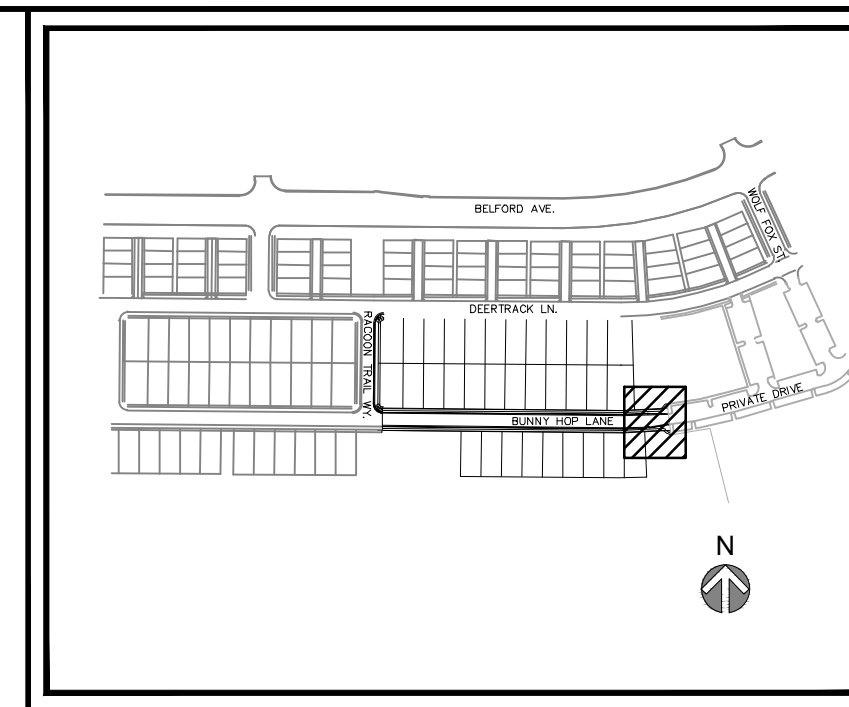
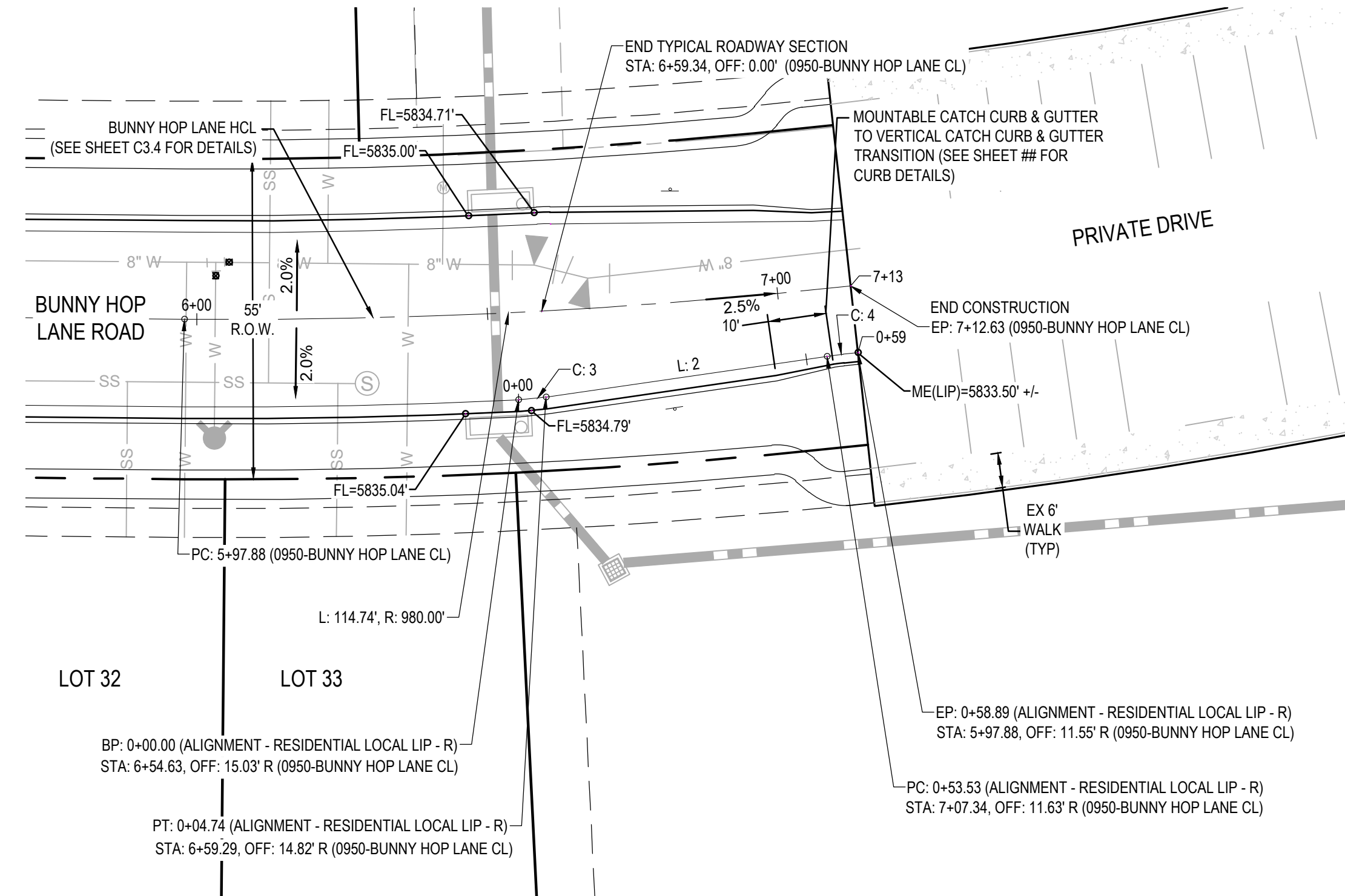
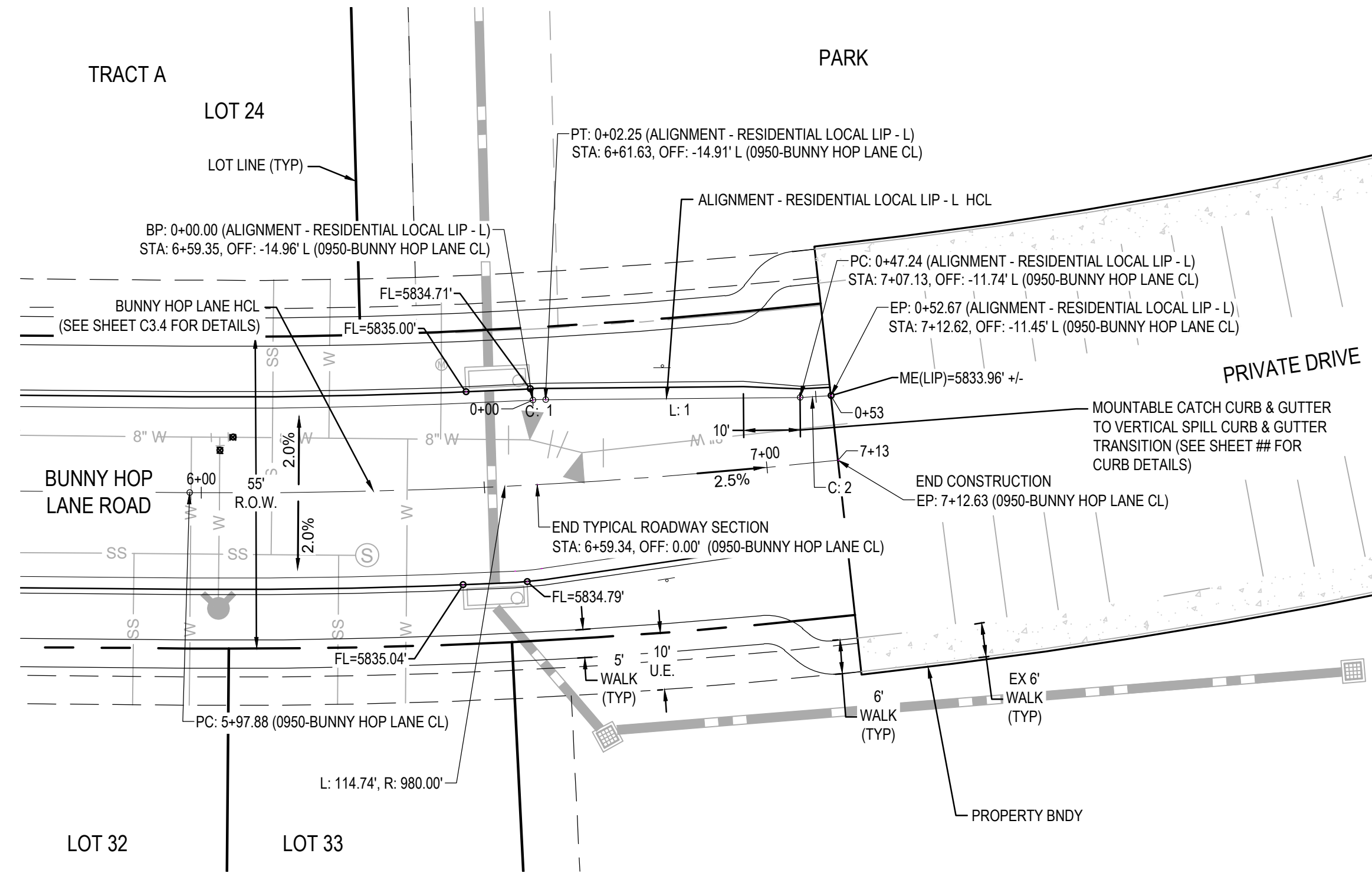
ISSUED FOR REVIEW

DATE: 8/11/2023
 SHEET: C3.2
 OF: 07



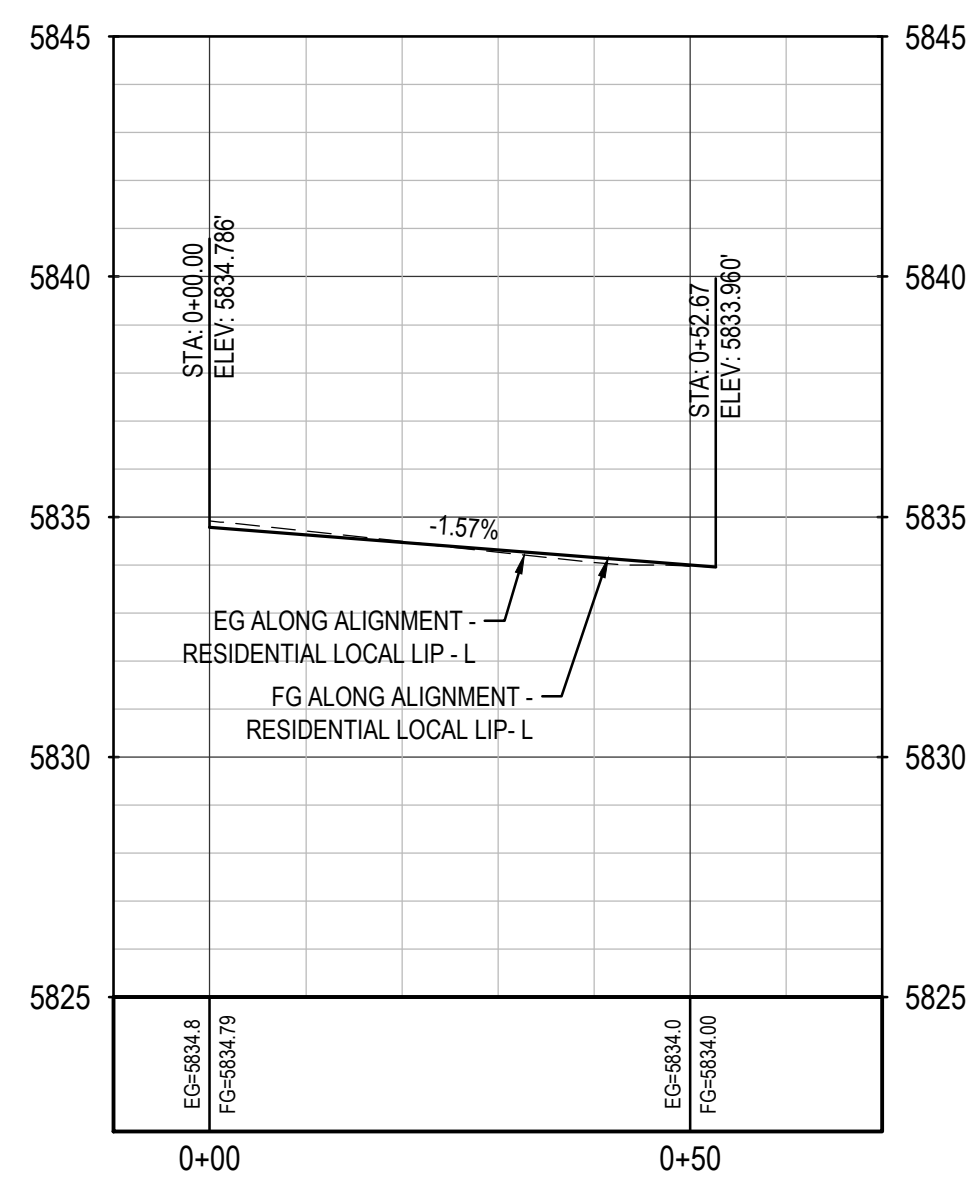
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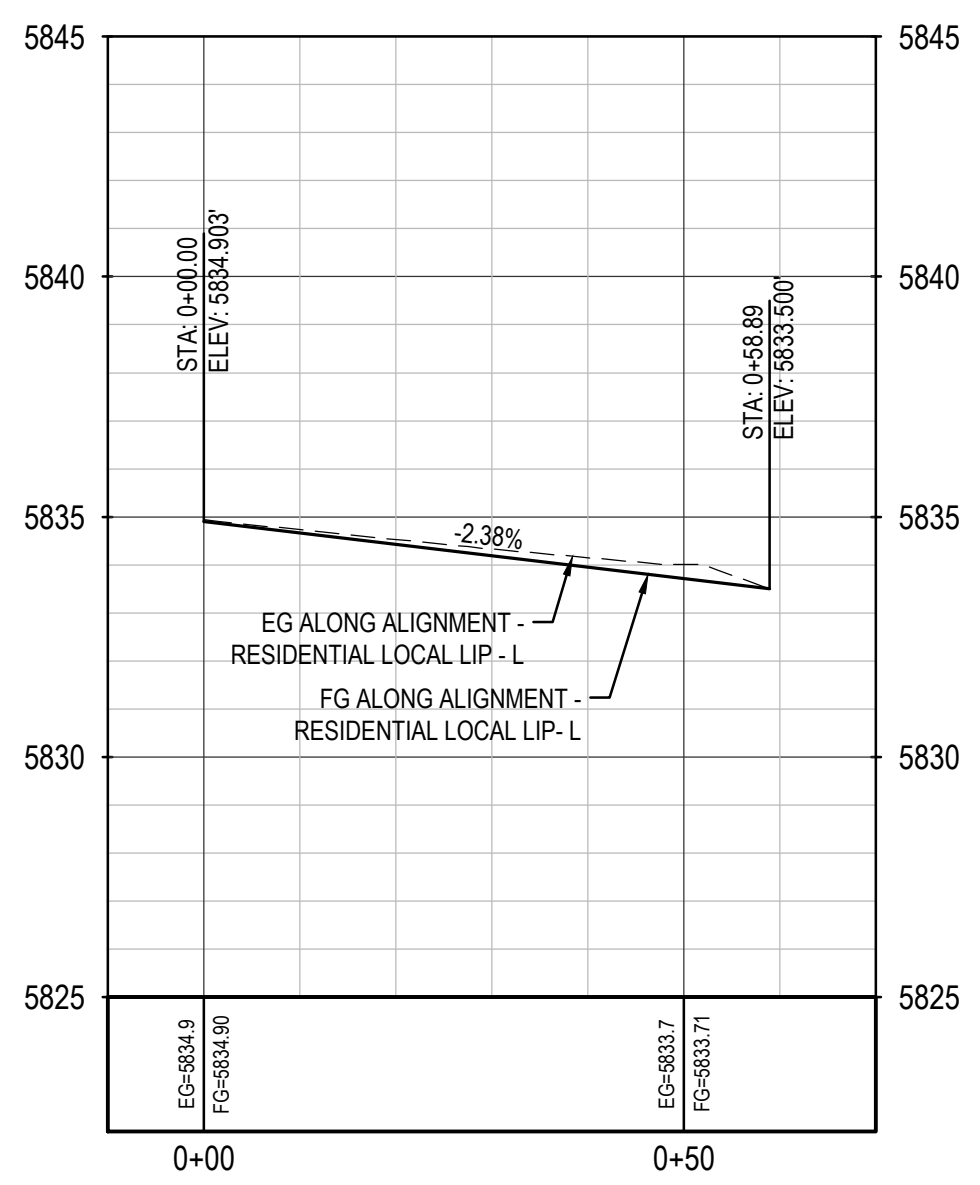


- NOTES:**
1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE. ALL STATIONING AT INLET AT TC.
 2. ALL RCP TO BE CLASS III UNLESS SPECIFIED OTHERWISE.
 3. CONTRACTOR TO VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 4. ALL MANHOLES TO HAVE 48" INNER DIAMETER.
 5. DETENTION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

Alignment - Residential Local Lip - L



Alignment - Residential Local Lip - R



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

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

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Town of Parker, Director of Engineering/Public Works Date



REV	REVISION DESCRIPTION	DATE	CHKD	APPR

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 ROADWAY PLAN & PROFILE

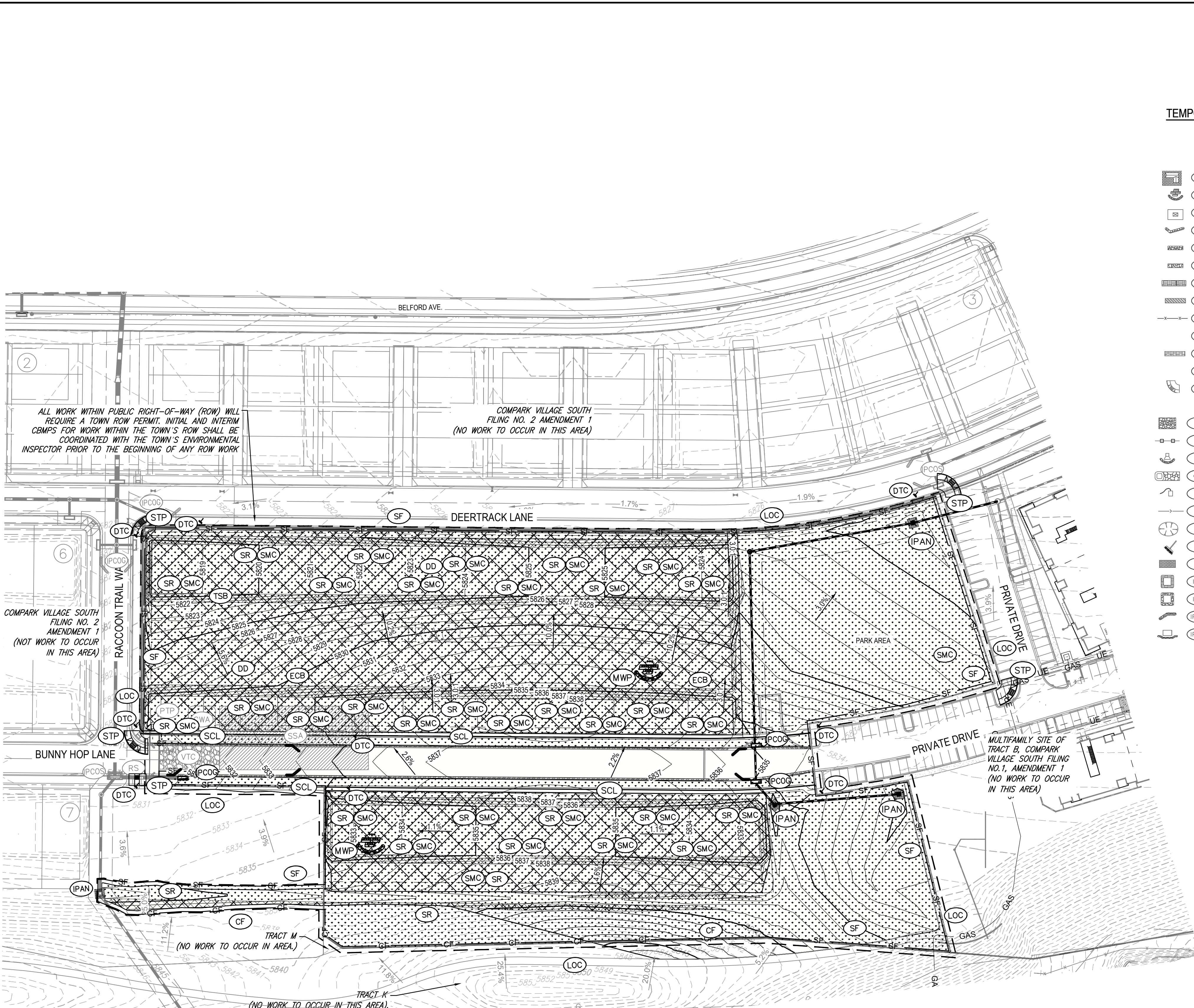
ISSUED FOR REVIEW
 FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C3.5
TOTAL SHEETS	10



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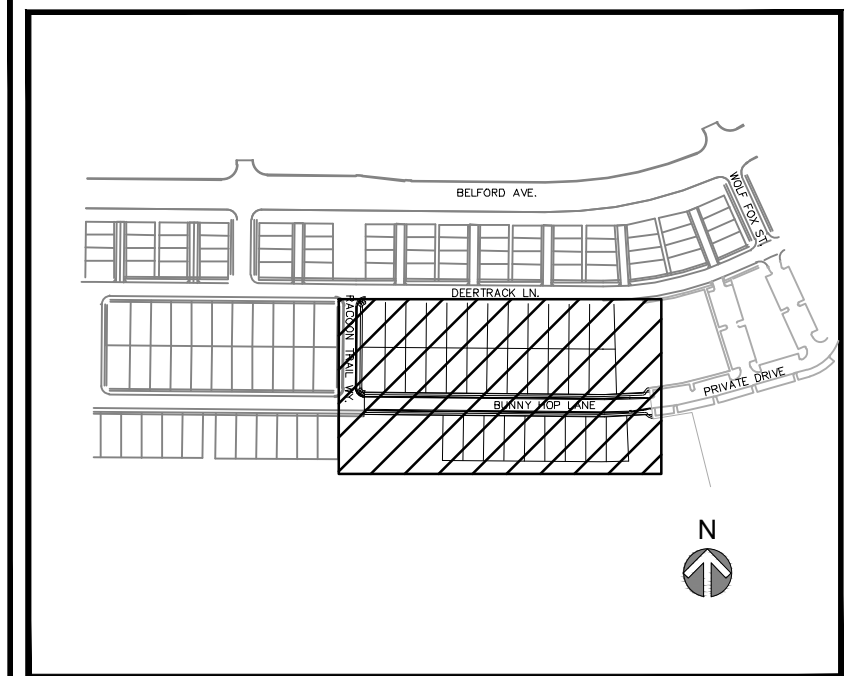
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TEMPORARY BMP LEGEND:

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

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



ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.

COMPARK VILLAGE SOUTH FILING NO. 2 AMENDMENT 1 (NO WORK TO OCCUR IN THIS AREA)

COMPARK VILLAGE SOUTH FILING NO. 2 AMENDMENT 1 (NOT WORK TO OCCUR IN THIS AREA)

MULTIFAMILY SITE OF TRACT B, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 1 (NO WORK TO OCCUR IN THIS AREA)

TRACT M (NO WORK TO OCCUR IN AREA)

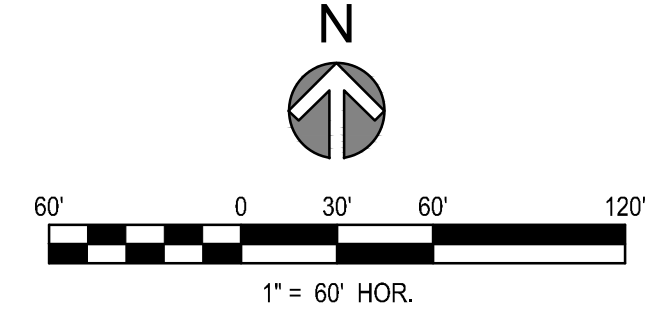
TRACT K (NO WORK TO OCCUR IN THIS AREA)

NOTES:

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

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REV	REVISION DESCRIPTION	DATE	CHKD	CHKD	APPR

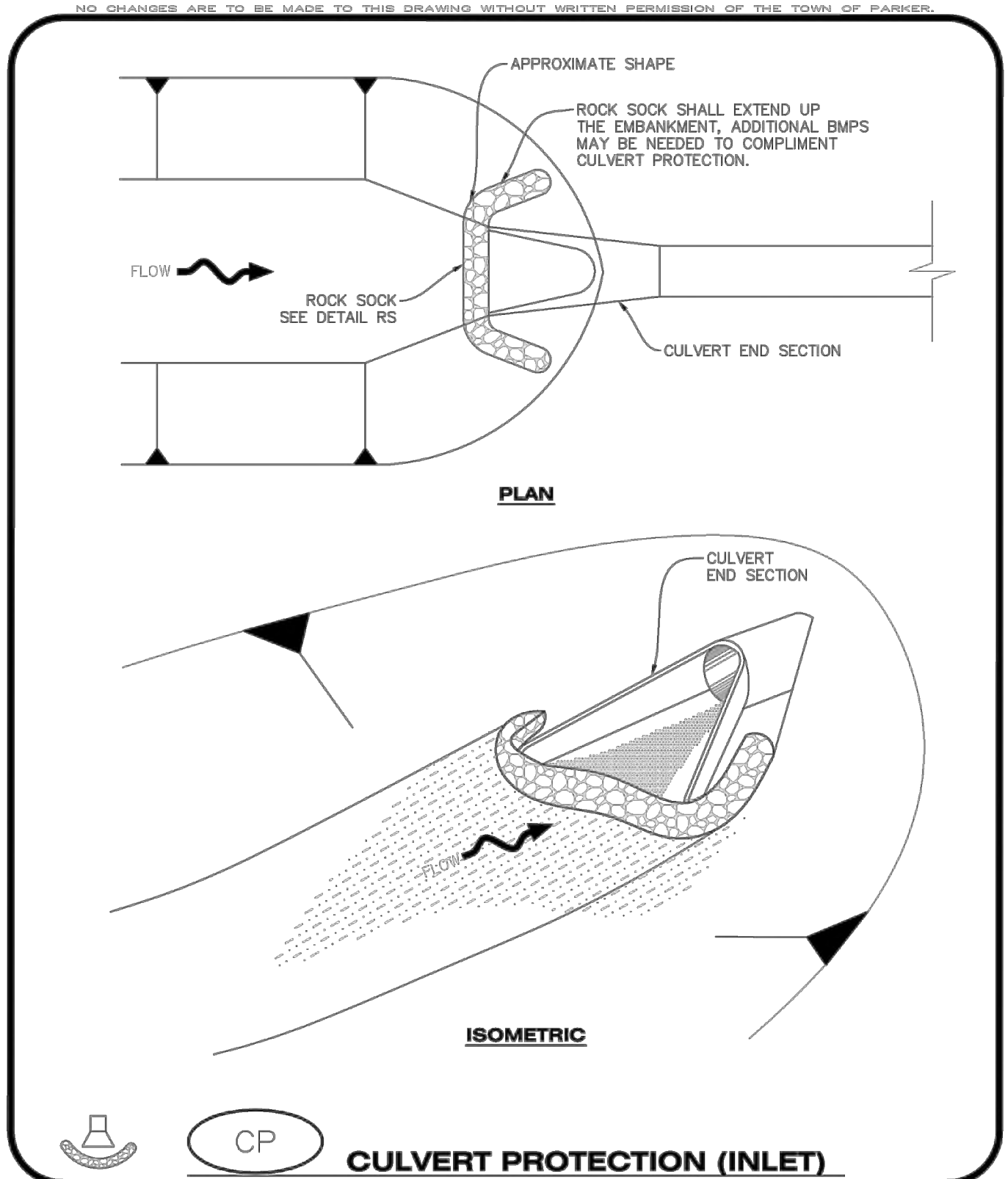
**COMPARK VILLAGE SOUTH
PRIVATE IMPROVEMENT
CONSTRUCTION PLANS**
INTERIM & FINAL CBMP PLAN

ISSUED FOR REVIEW

JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C4-1
	12

Town of Parker, Director of Engineering/Public Works Date

THE TOWN OF PARKER CONSTRUCTION BEST MANAGEMENT PRACTICES (CBMP) IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, P.C. A FUTURE PROJECT, REUSE OR MODIFICATION OF ANY UTILITY OR INFRASTRUCTURE PROJECT SHALL BE THE RESPONSIBILITY OF THE PROJECT OR ANY OTHER PARTY. MERRICK AND COMPANY SHALL BE THE SOLE AGENT FOR THE TOWN OF PARKER FOR ALL PROJECTS AND SHALL BE RESPONSIBLE TO THE TOWN OF PARKER.



CULVERT PROTECTION (INLET)

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CP

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Oct. 2013

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

CULVERT PROTECTION (INLET) INSTALLATION NOTES

- 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).

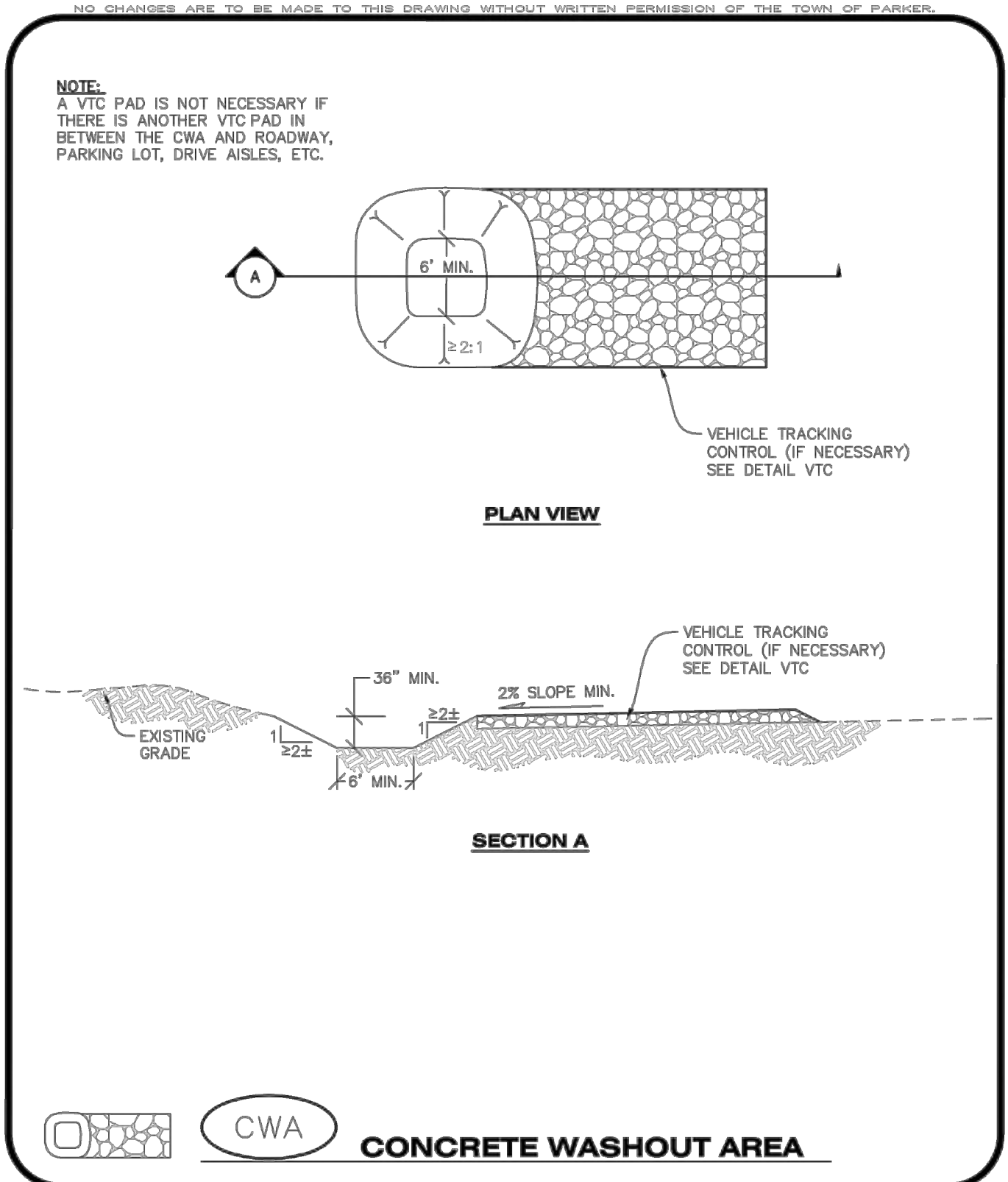
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CP

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Oct. 2013



CONCRETE WASHOUT AREA

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

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Oct. 2013

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

CONCRETE WASHOUT AREA INSTALLATION NOTES

- 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).

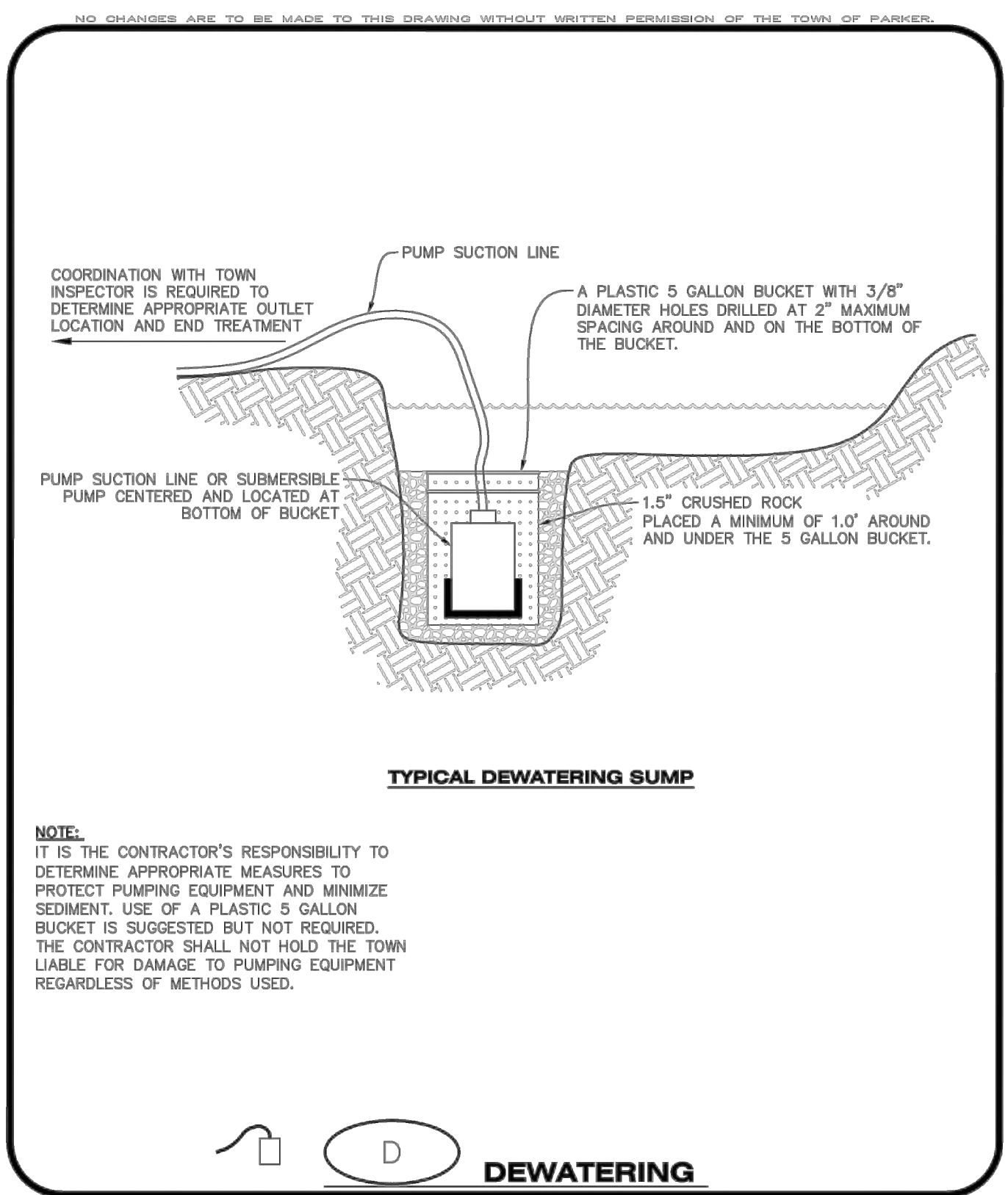
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

CWA

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Oct. 2013



DEWATERING

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

D

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Oct. 2013

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

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.

CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

D

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Oct. 2013



REV	REVISION DESCRIPTION	DATE	(CHND/CHKO/APPR)


COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 CBMP DETAILS

ISSUED FOR REVIEW
 FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER	65120950
DATE	8/11/2023
SHEET	C5.0
TOTAL SHEETS	13

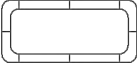
THE USE OF ANY CHECK DAM, EROSION CONTROL, OR OTHER EROSION CONTROL MEASURES IS AN INSTRUMENT OF SERVICE PROVIDED BY MERRICK AND COMPANY, INC. A MERRICK PROJECT. IT IS NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE IN WHOLE OR IN PART OR FOR THE PURPOSES OF THE PROJECT OR FOR ANY OTHER PROJECT. REUSE OR MODIFICATION OF ANY INSTRUMENT WITHOUT THE WRITTEN PERMISSION OF MERRICK AND COMPANY IS PROHIBITED. MERRICK AND COMPANY SHALL BE THE SOLE AGENT FOR THE EROSION CONTROL MEASURES TO BE USED ON THIS PROJECT.

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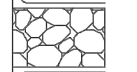
TI

TEMPORARY IRRIGATION




TSB

TEMPORARY SEDIMENT BASIN



VTC

VEHICLE TRACKING CONTROL



CBMP

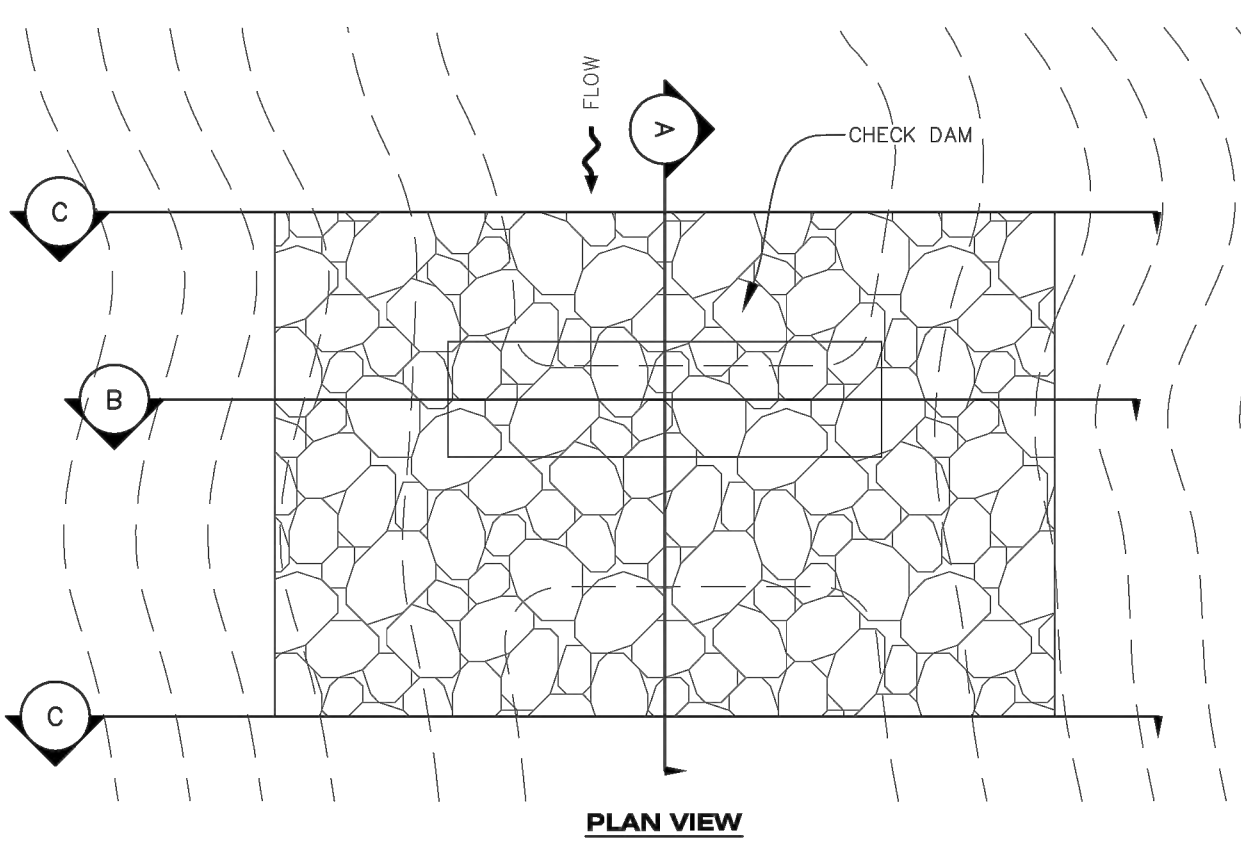
CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

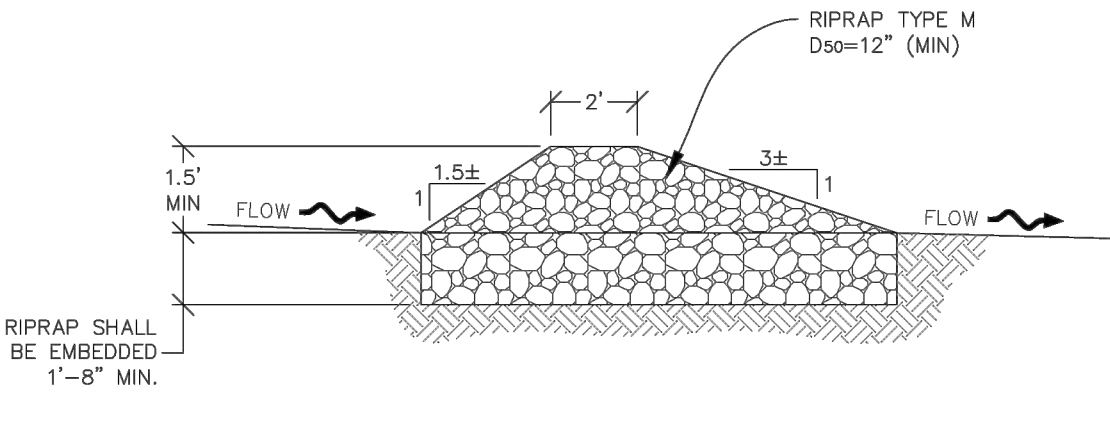
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Oct. 2013


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PLAN VIEW




SECTION A



CD

CHECK DAM



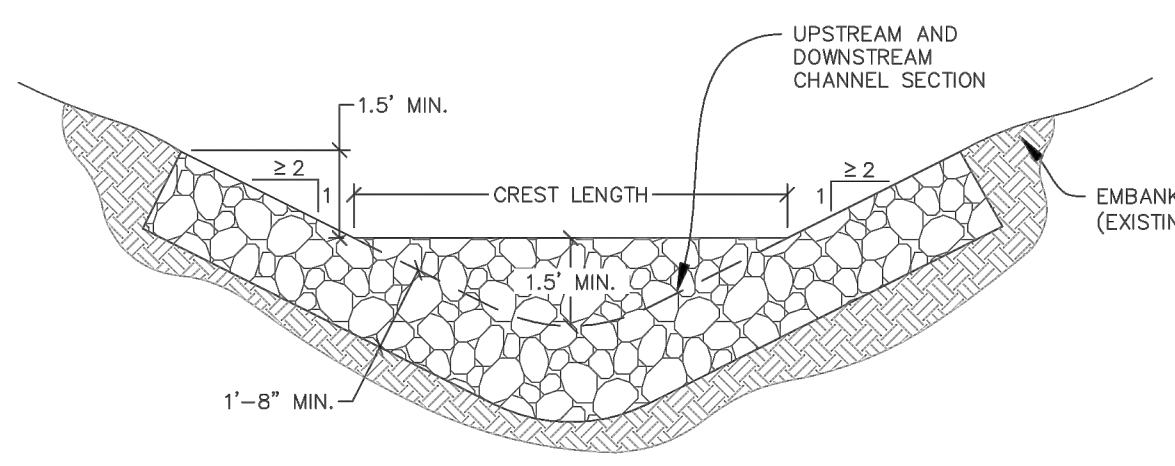
CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

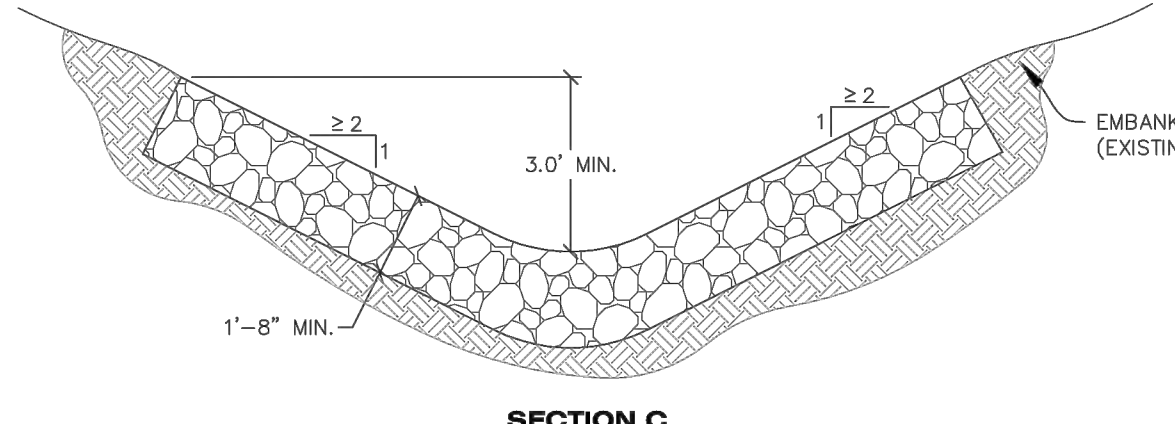
1 OF 3

Oct. 2013

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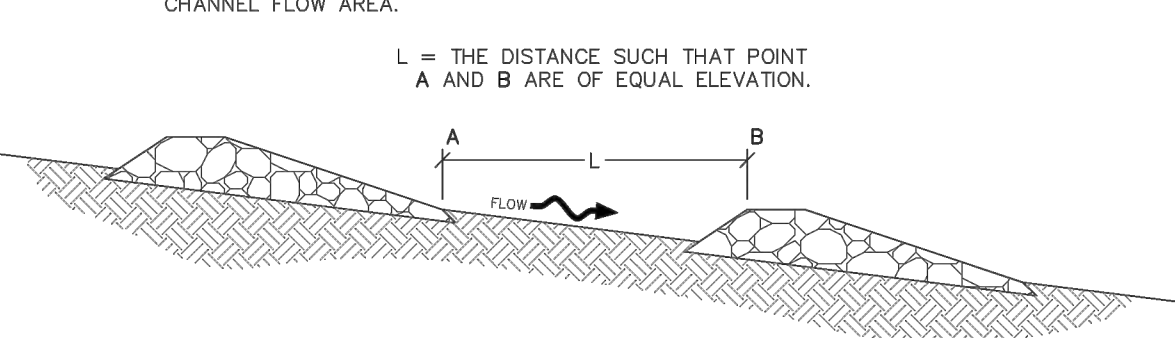


SECTION B




SECTION C

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




SPACING BETWEEN CHECK DAMS



CD

CHECK DAM



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 CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
- IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.



CBMP

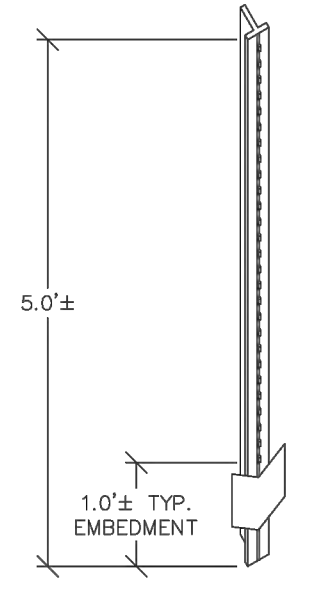
CONSTRUCTION BEST MANAGEMENT PRACTICES

CD

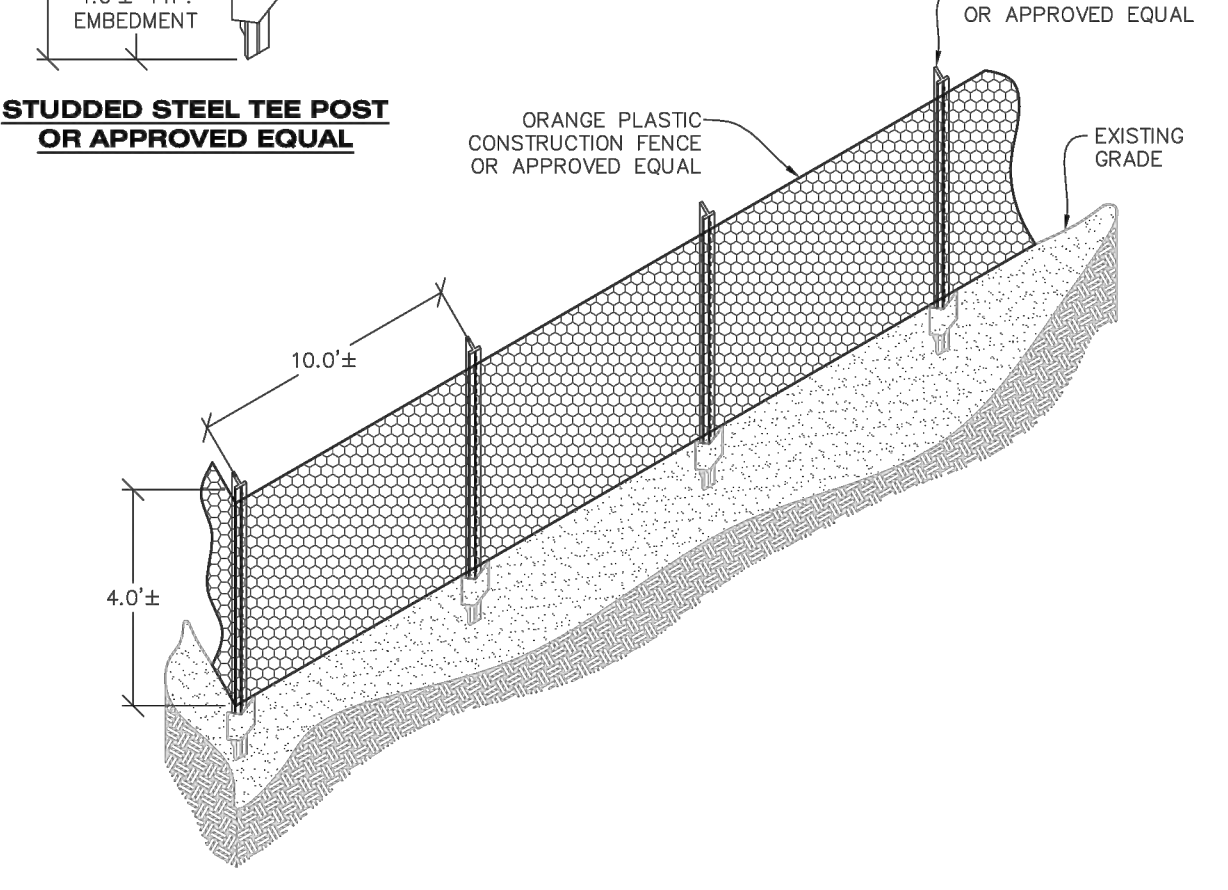
3 OF 3

Oct. 2013

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



STUDDED STEEL TEE POST OR APPROVED EQUAL


ORANGE PLASTIC CONSTRUCTION FENCE OR APPROVED EQUAL

EXISTING GRADE



CF

CONSTRUCTION FENCE



CBMP

CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013


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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

CF

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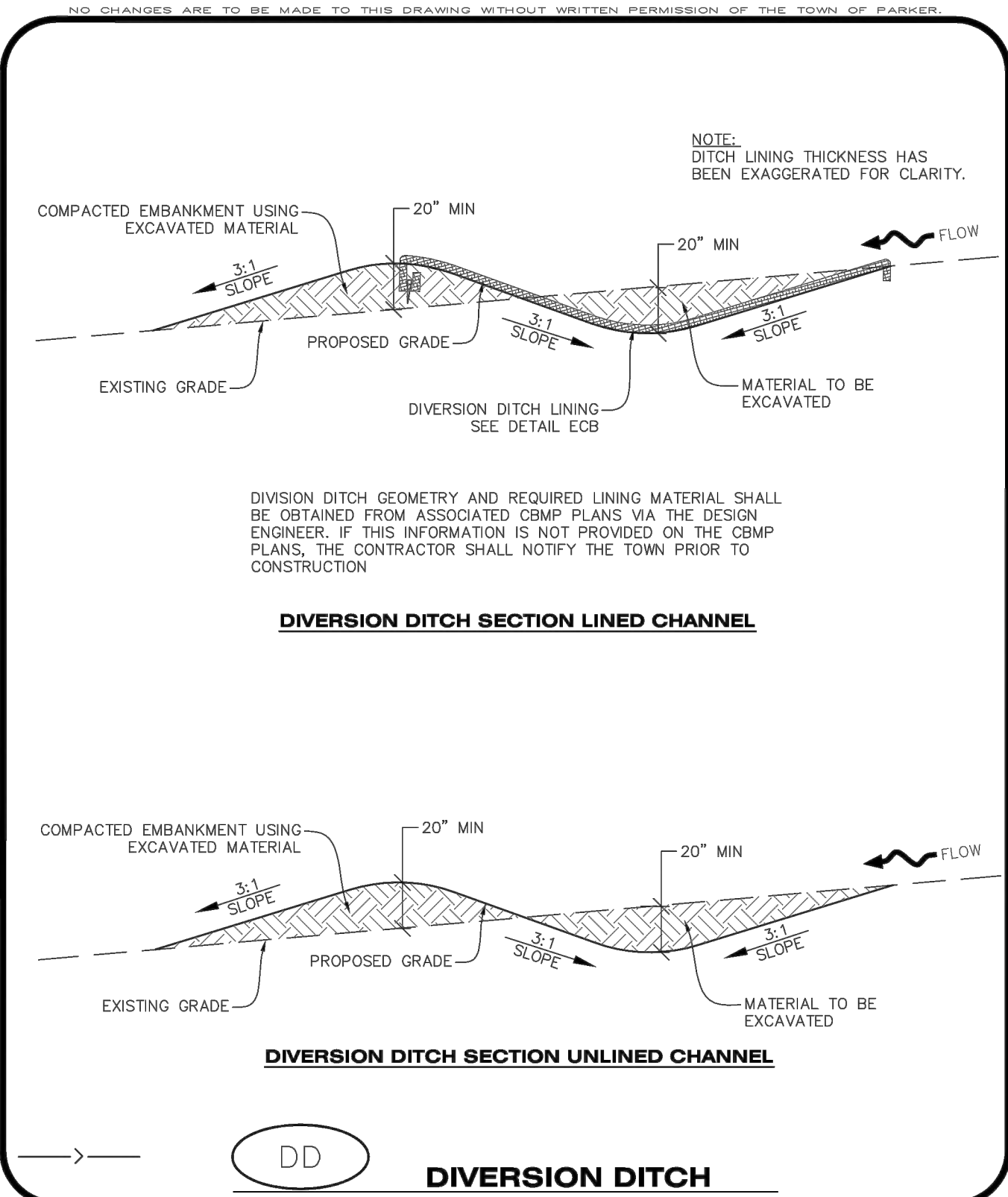


REV	REVISION DESCRIPTION	DATE

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 CBMP DETAILS

JOB NUMBER	65120550
DATE	8/11/2023
SHEET	C5.2
TITLE	ISSUED FOR REVIEW
FOR AND ON BEHALF OF MERRICK & COMPANY	15

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DD
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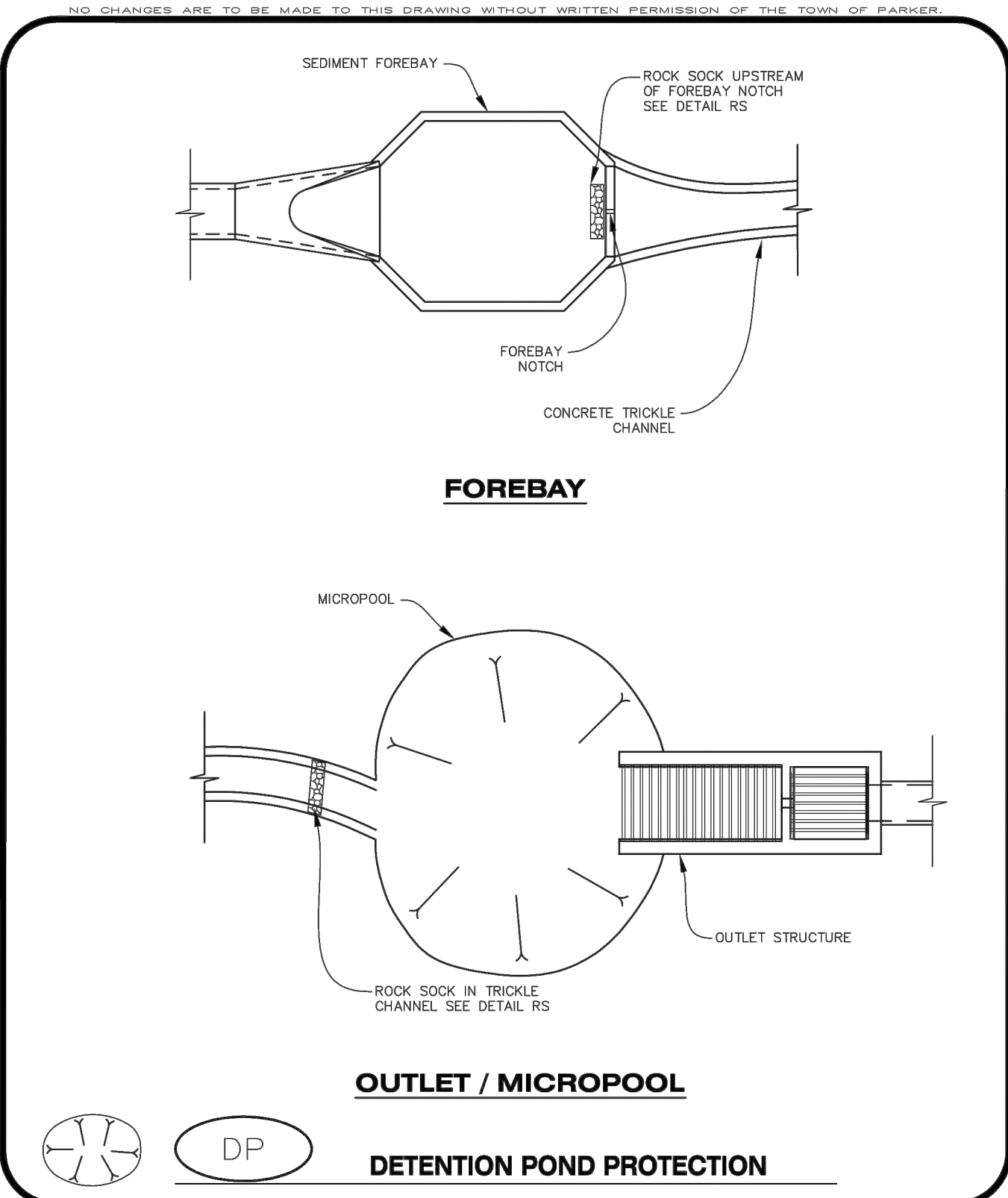
DIVERSION DITCH INSTALLATION NOTES

- 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.

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Oct. 2013



CBMP
DP
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Oct. 2013

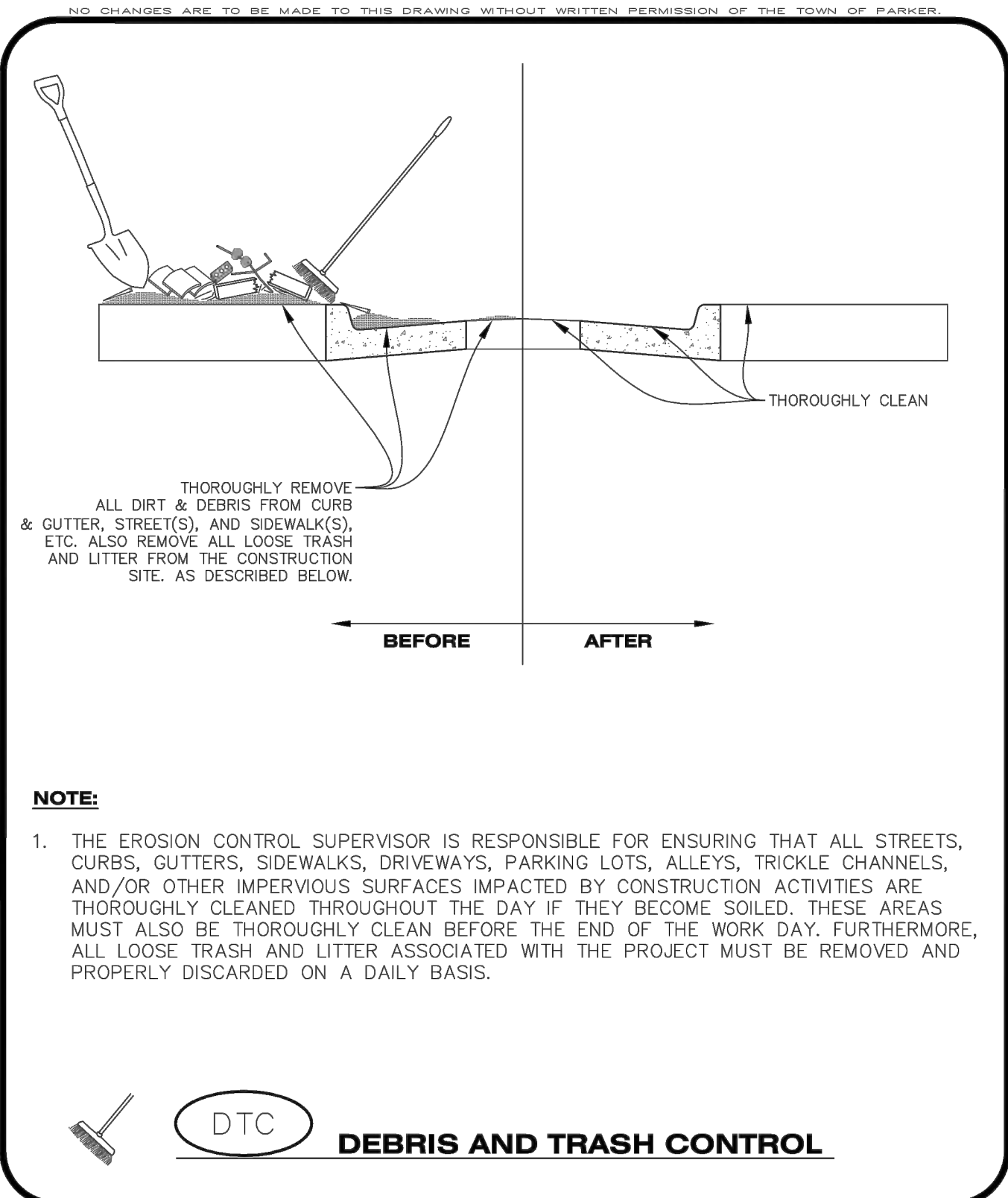
DETENTION POND PROTECTION INSTALLATION NOTES

- 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.

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DEBRIS CONTROL NOTES:

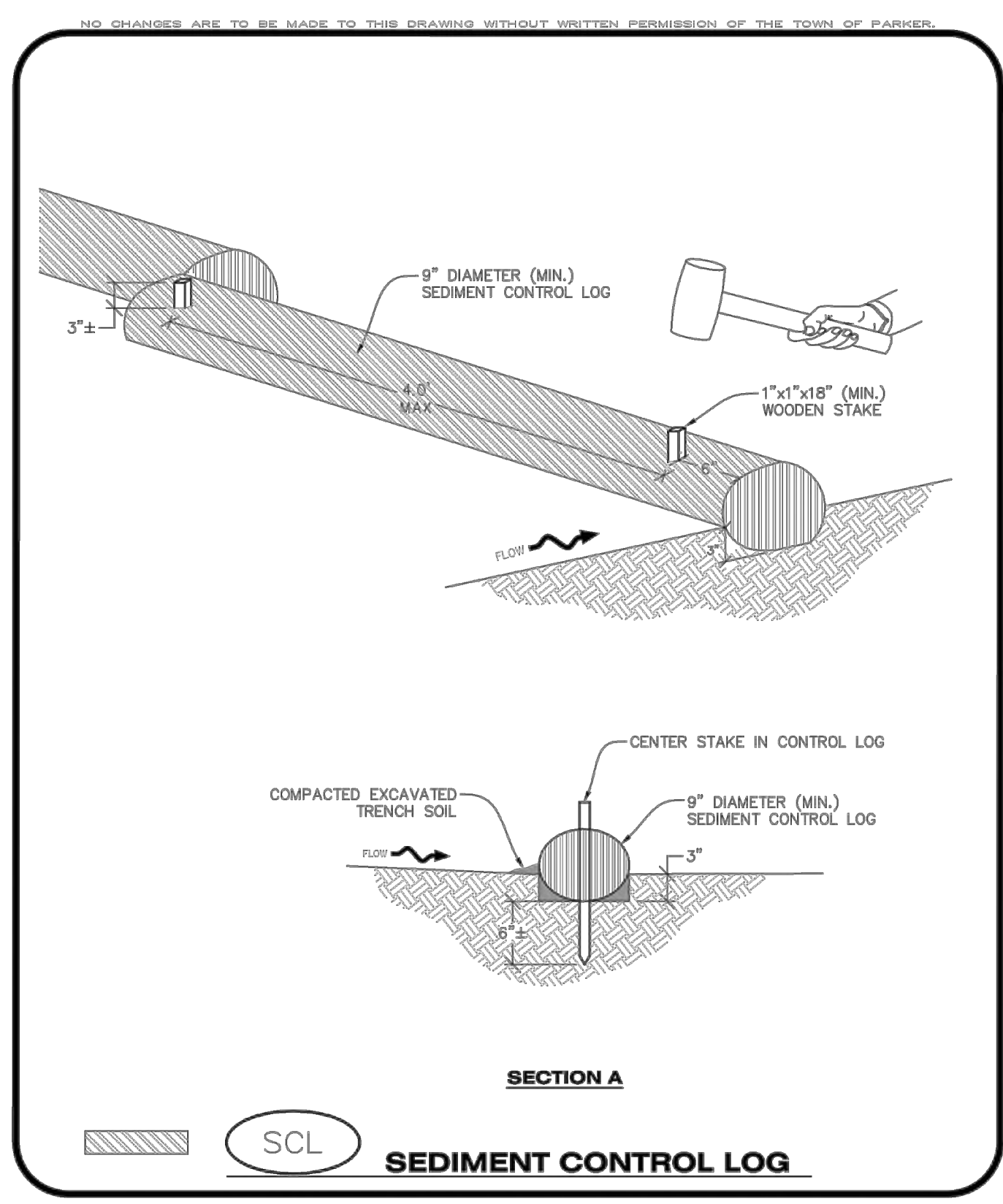
- A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
- ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE. IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
- ON-SITE PERSONNEL, DELIVERY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

CBMP
DTC
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Oct. 2013

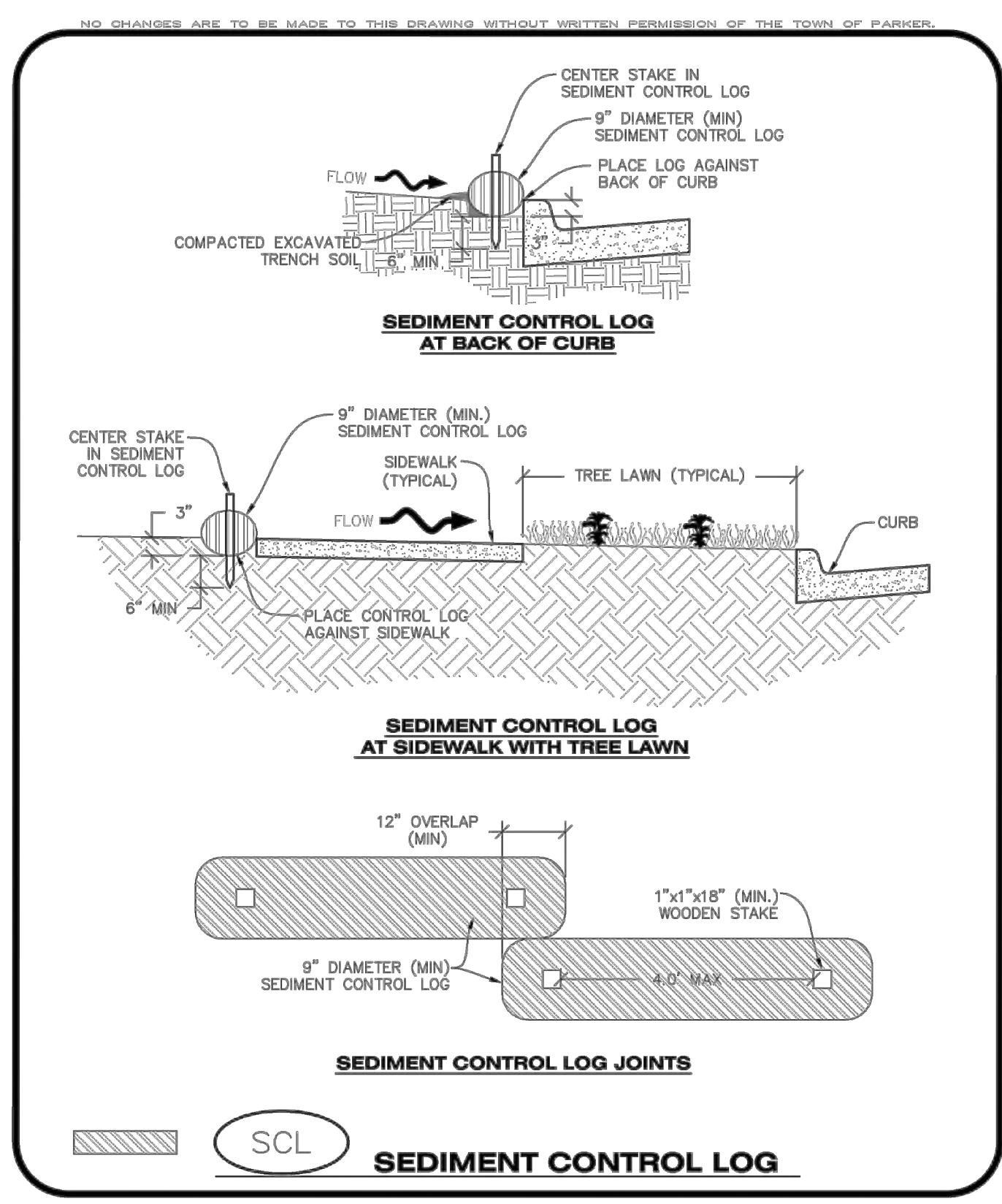
REV	REVISION	DESCRIPTION	DATE	BY	CHKD	APPD

ISSUED FOR REVIEW
 FOR AND ON BEHALF OF MERRICK & COMPANY

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



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

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

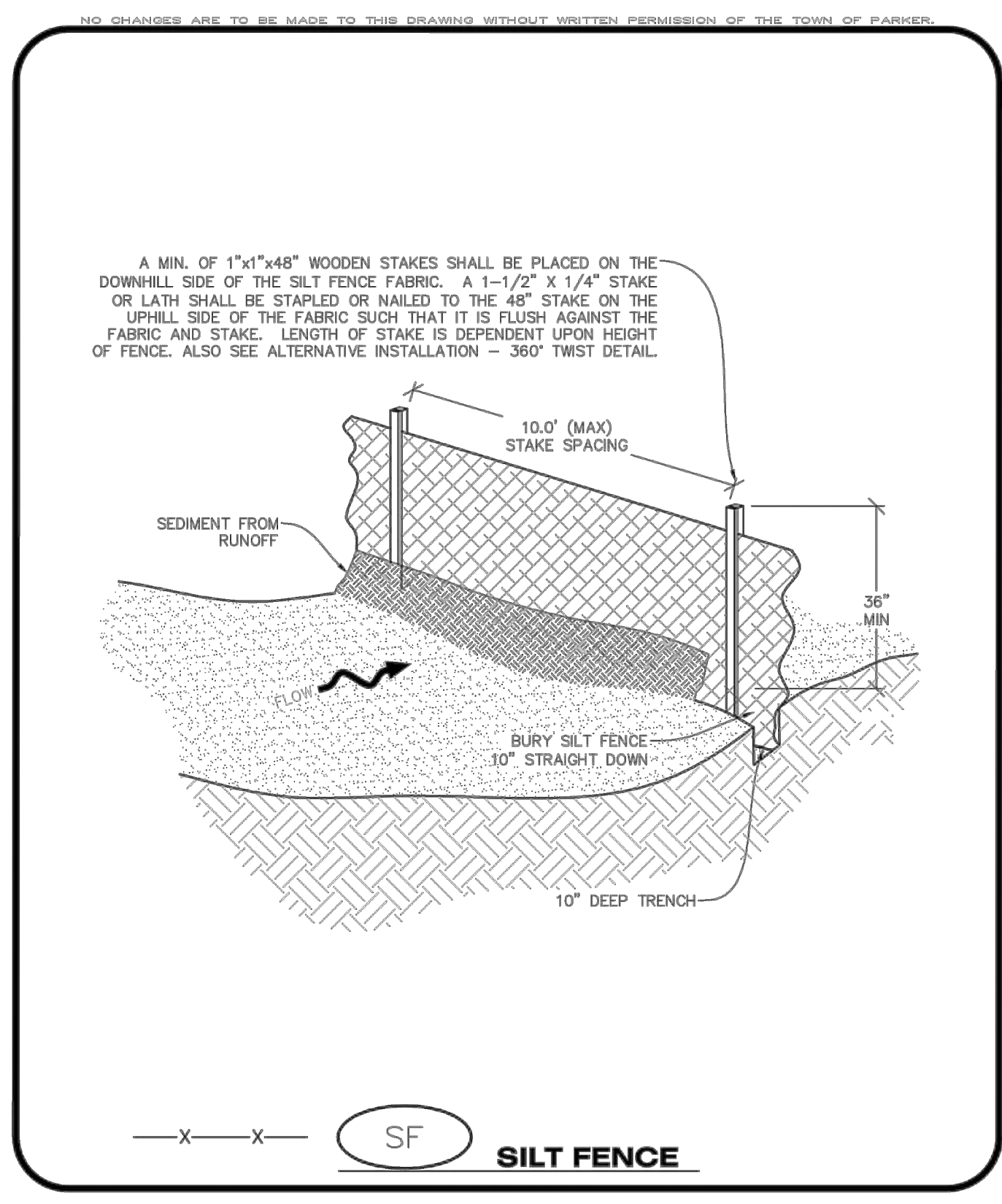
SEDIMENT CONTROL LOG INSTALLATION NOTES

- 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.

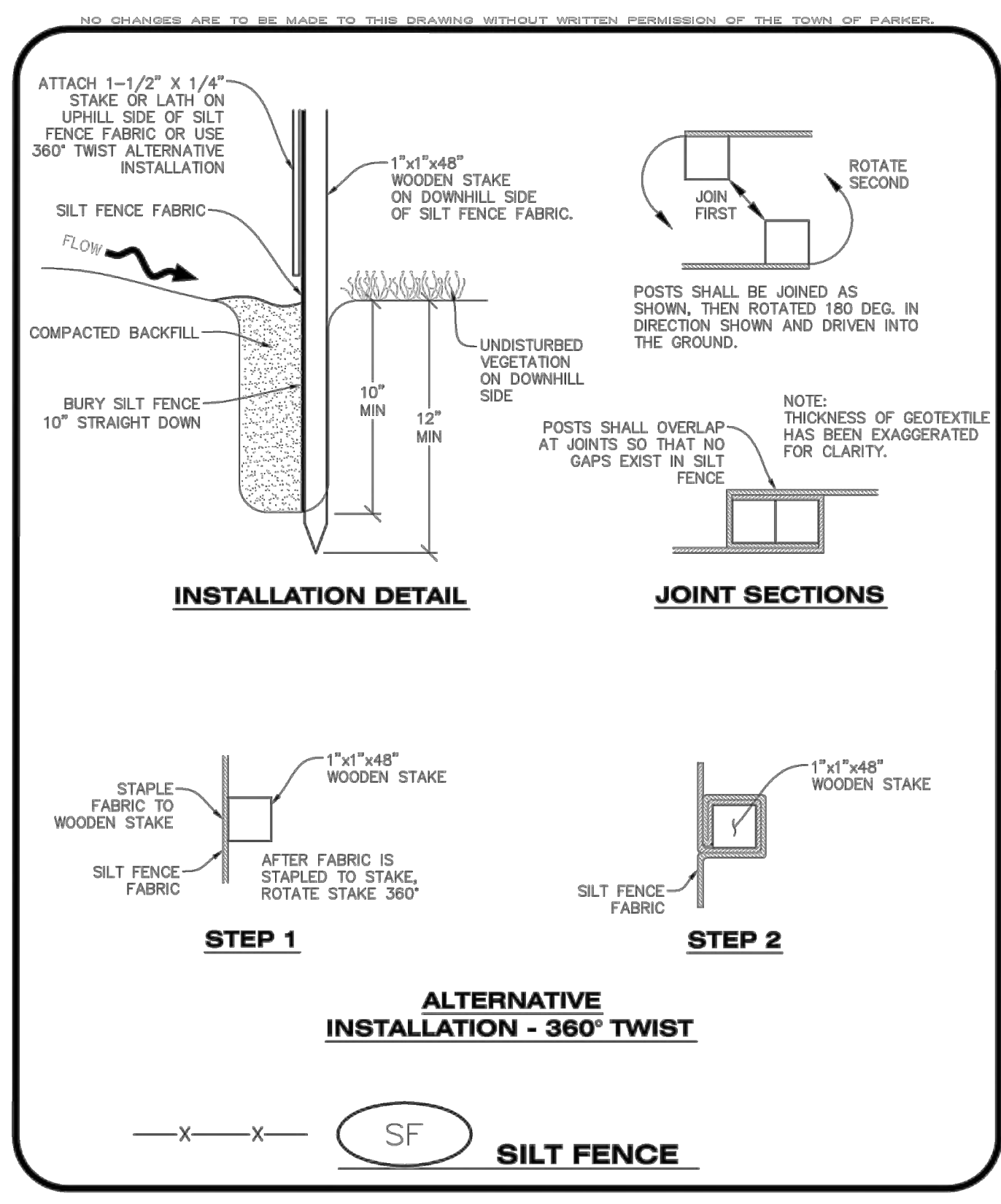
SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

- 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).

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



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 1 OF 4
 Oct. 2013



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 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.

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 3 OF 4
 Oct. 2013


REV	REVISION DESCRIPTION	DATE	CHKD	APPD

THE USE OF THESE BEST MANAGEMENT PRACTICES IS AN INSTRUMENT OF SOILS MANAGEMENT BY THE TOWN OF PARKER, COLORADO. IT IS THE POLICY OF THE TOWN OF PARKER TO PROTECT AND IMPROVE THE QUALITY OF THE ENVIRONMENT AND TO PREVENT SOIL EROSION AND SEDIMENTATION. THESE BEST MANAGEMENT PRACTICES ARE TO BE USED IN CONJUNCTION WITH THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES. THE TOWN OF PARKER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THESE BEST MANAGEMENT PRACTICES SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR OBTAINING NECESSARY INSURANCE COVERAGE.

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

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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 1/4 - 1/2 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 1/4 - 1/2 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

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Oct. 2013


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SEEDING AND MULCHING MAINTENANCE NOTES

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

WEED MANAGEMENT

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



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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Oct. 2013

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TOWN OF PARKER, SEED MIX 1

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

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

TOWN OF PARKER, SEED MIX 2

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


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

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

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

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

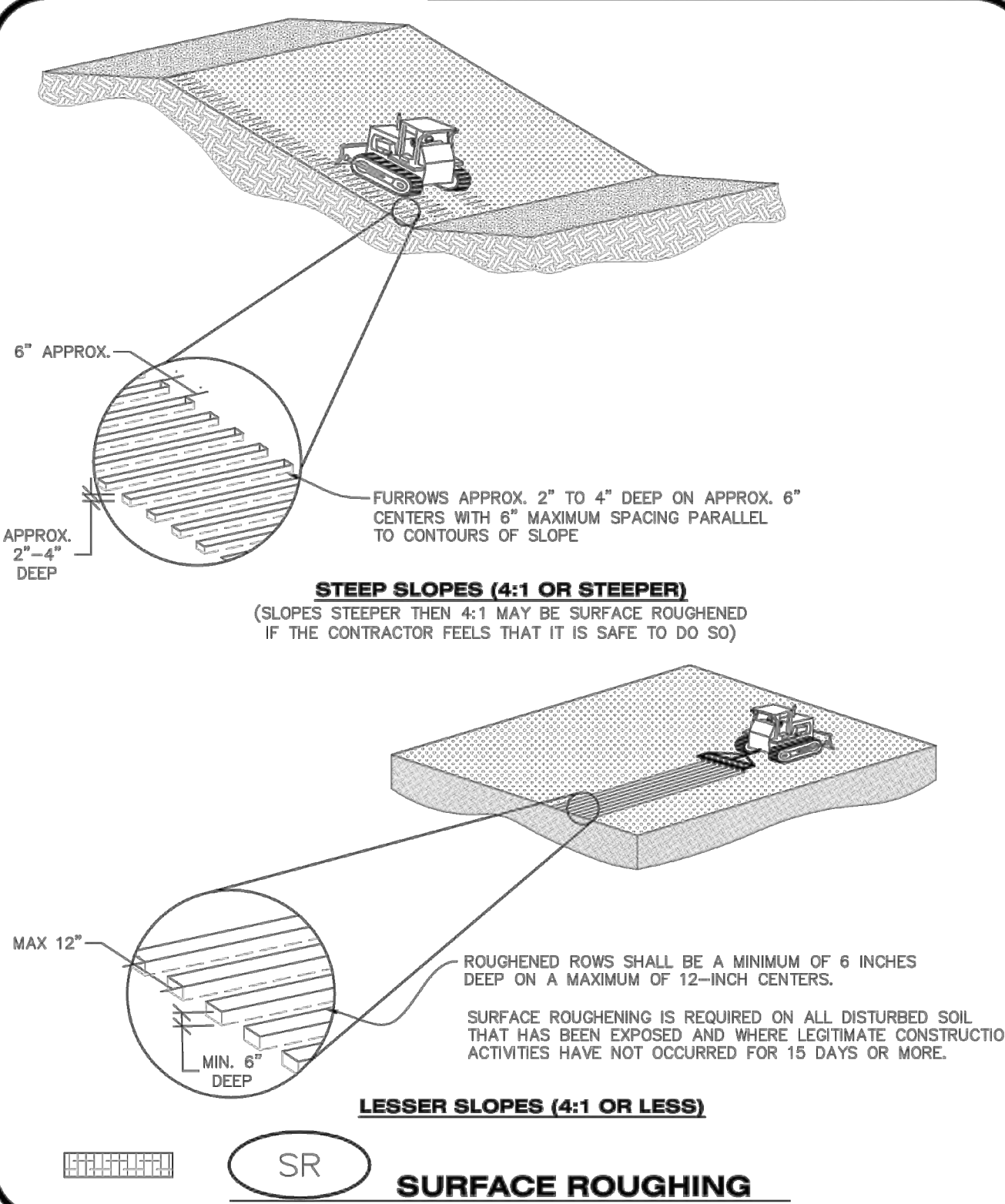
SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER



CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

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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

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Oct. 2013


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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

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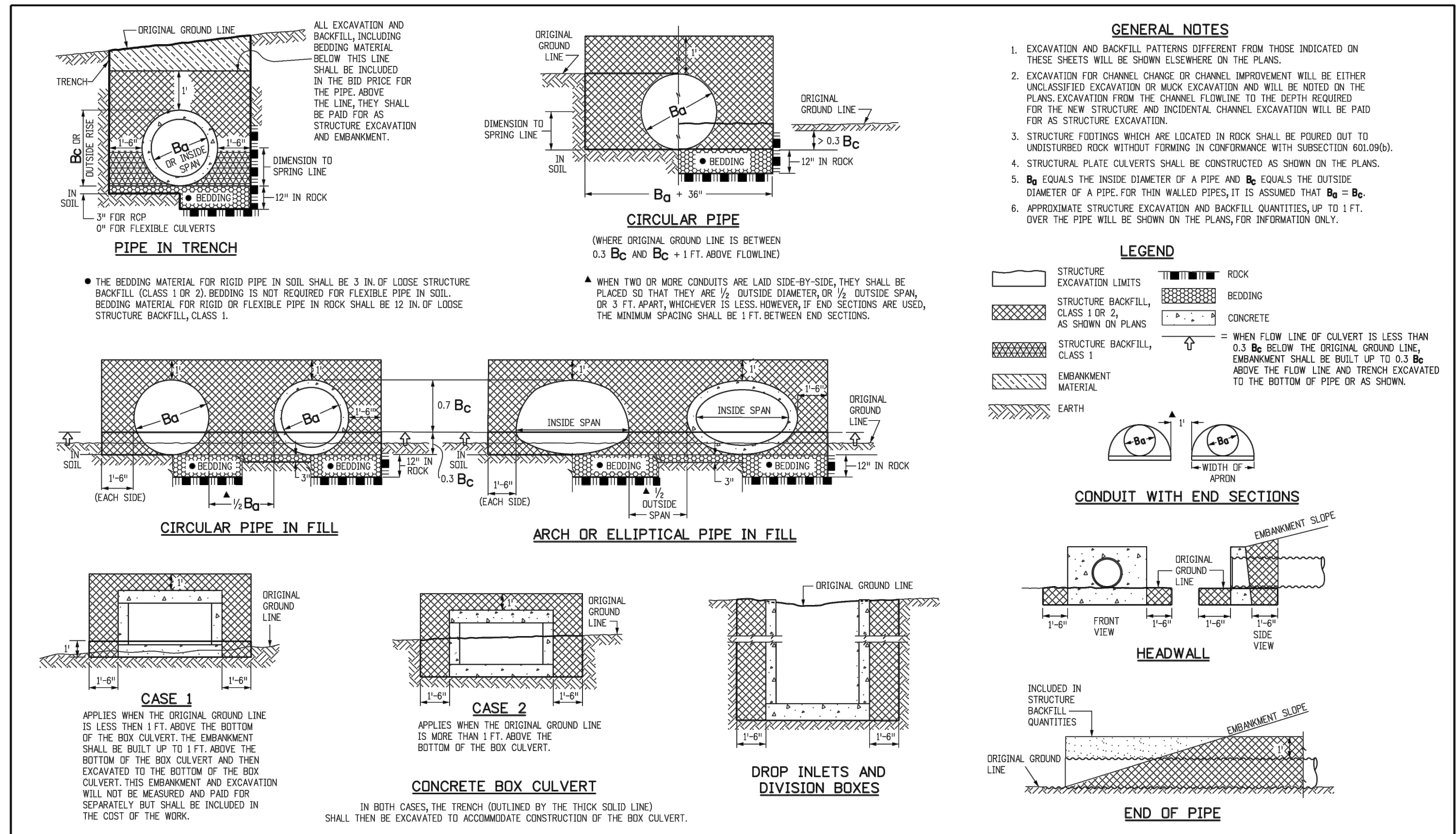
NO.	REVISION DESCRIPTION	DATE	BY (I/NO/CHKO/APPR)

COMPARK VILLAGE SOUTH
 PRIVATE IMPROVEMENT
 CONSTRUCTION PLANS
 CBMP DETAILS

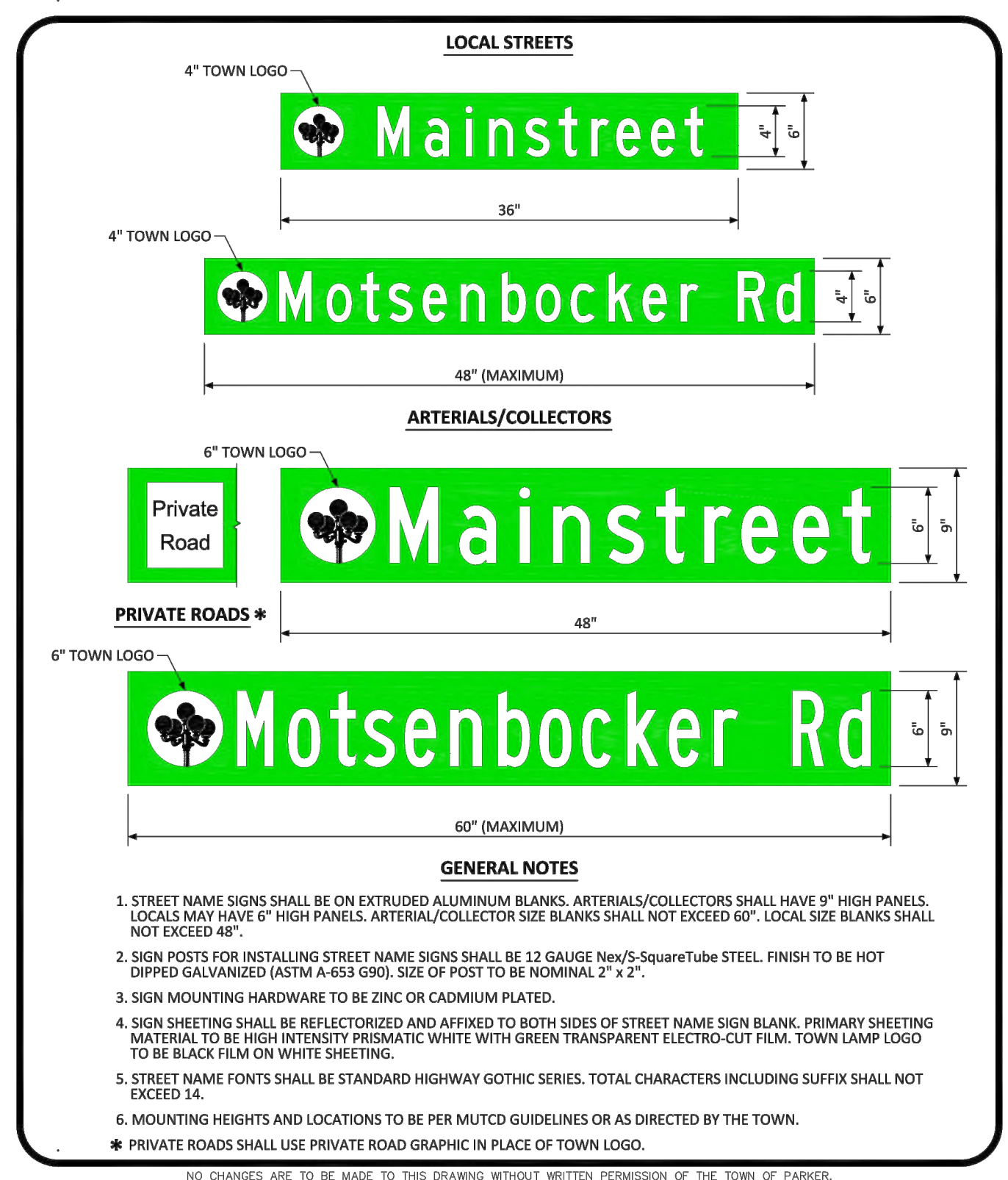
ISSUED FOR REVIEW
 FOR AND ON BEHALF OF MERRICK & COMPANY

JOB NUMBER: 65120950
 DATE: 8/11/2023
 SHEET: C5.9
 22

THE USE OF ANY TRADE OR BUSINESS METHOD, INSTRUMENT OR MEANS, PROCEDURE OR SYSTEM, PROCESS, APPARATUS, OR EQUIPMENT, FOR A PROJECT, PROJECT, REUSE OR MODIFICATION, OF ANY INSTRUMENT OR MEANS, PROCEDURE OR SYSTEM, PROCESS, APPARATUS, OR EQUIPMENT, WITHOUT THE PRIOR WRITTEN CONSENT OF MERRICK AND COMPANY SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO MERRICK AND COMPANY.



Computer File Information		Sheet Revisions		Colorado Department of Transportation		EXCAVATION AND BACKFILL FOR STRUCTURES		STANDARD PLAN NO.	
Creation Date: 07/31/19	Designer Initials: JBK	Date:	Comments:	2829 West Howard Place	CDOT HQ, 3rd Floor	Denver, CO 80204	Phone: 303-757-9021 FAX: 303-757-9868	M-206-1	Standard Sheet No. 1 of 2
Last Modification Date: 07/31/19	Detailer Initials: LTA			Project Development Branch		JBK		Project Sheet Number:	
CAD Ver.: MicroStation V8	Scale: Not to Scale								



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

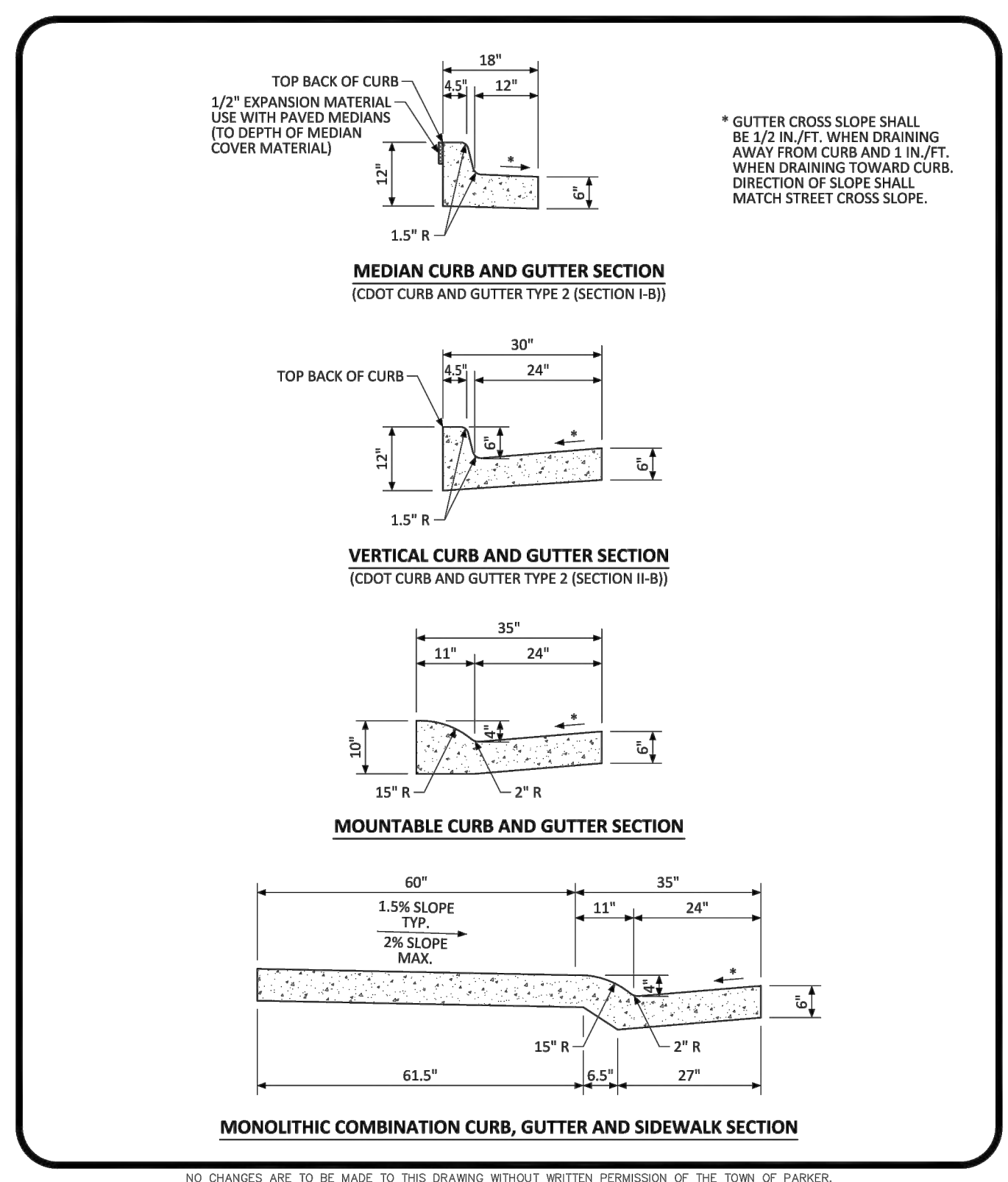
PARKER COLORADO

GROUND MOUNTED STREET NAME PANELS

DATE NOVEMBER 2020

DETAIL **32**

1 OF 1



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

PARKER COLORADO

CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

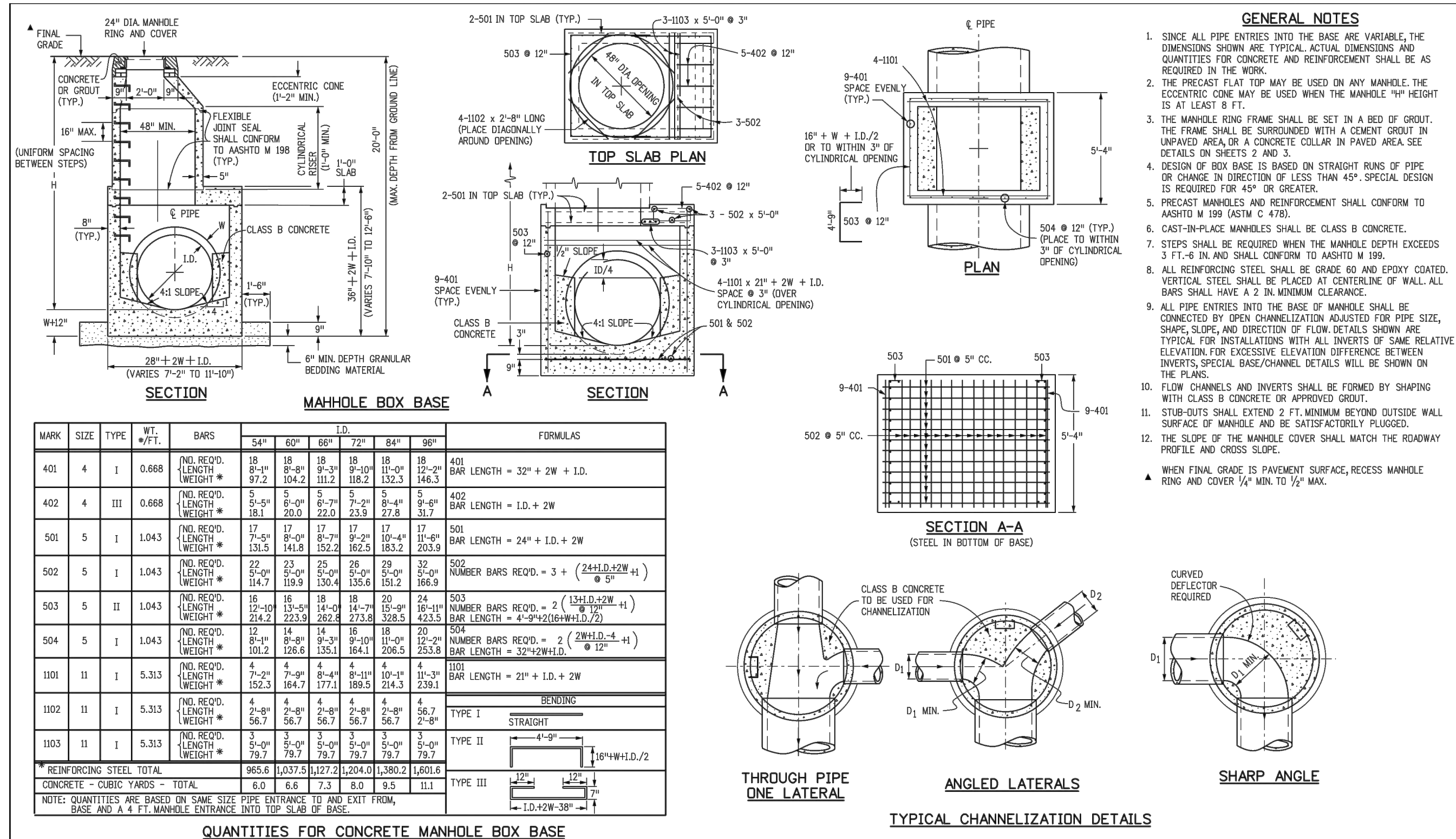
DATE NOVEMBER 2020

DETAIL **3**

1 OF 1

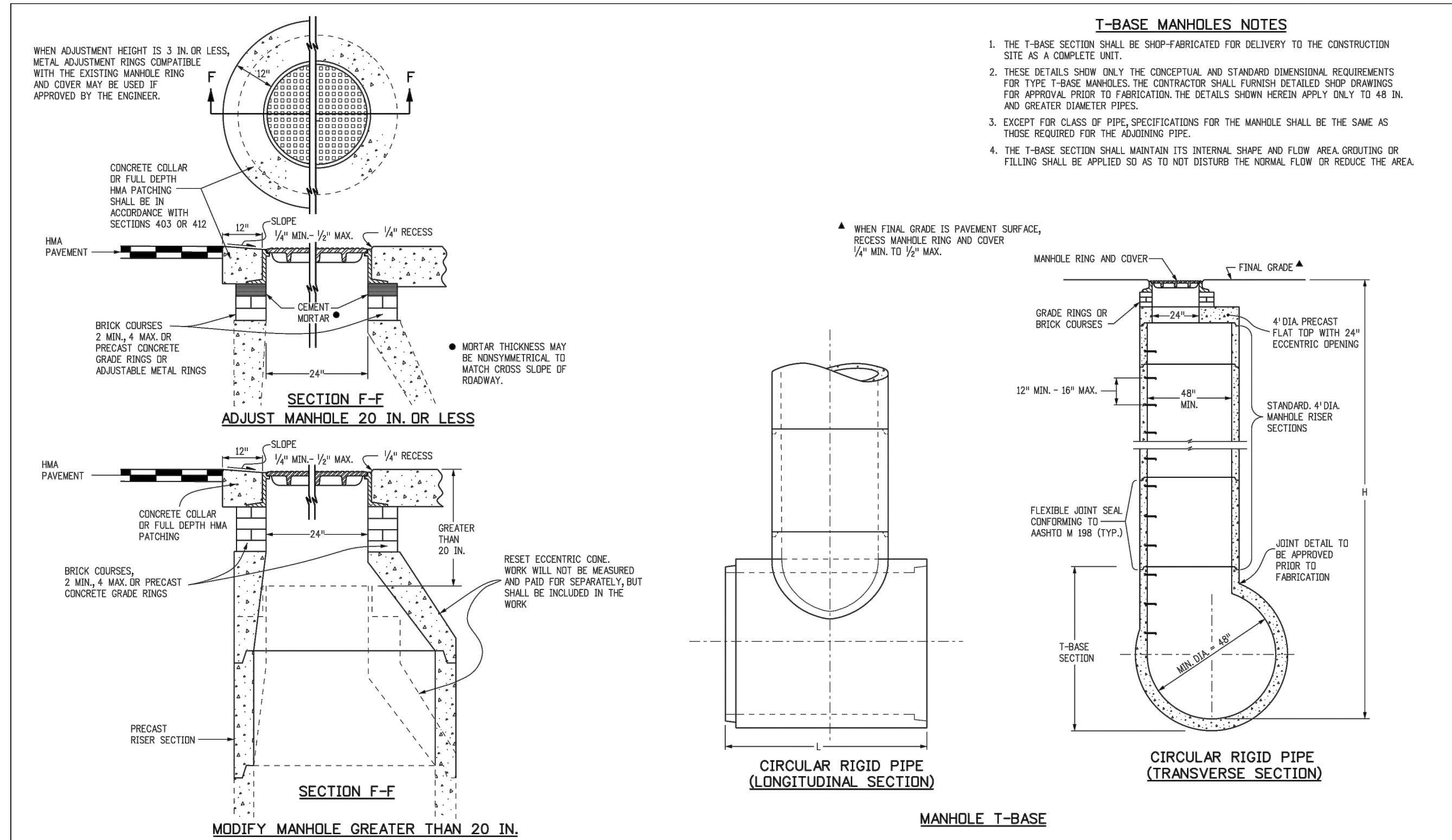
REV	REVISION DESCRIPTION	DATE	BY	CHKD	APPD

THE USE OF THESE DRAWINGS IS AN ACKNOWLEDGMENT OF THE DESIGNER'S RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. 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.



GENERAL NOTES

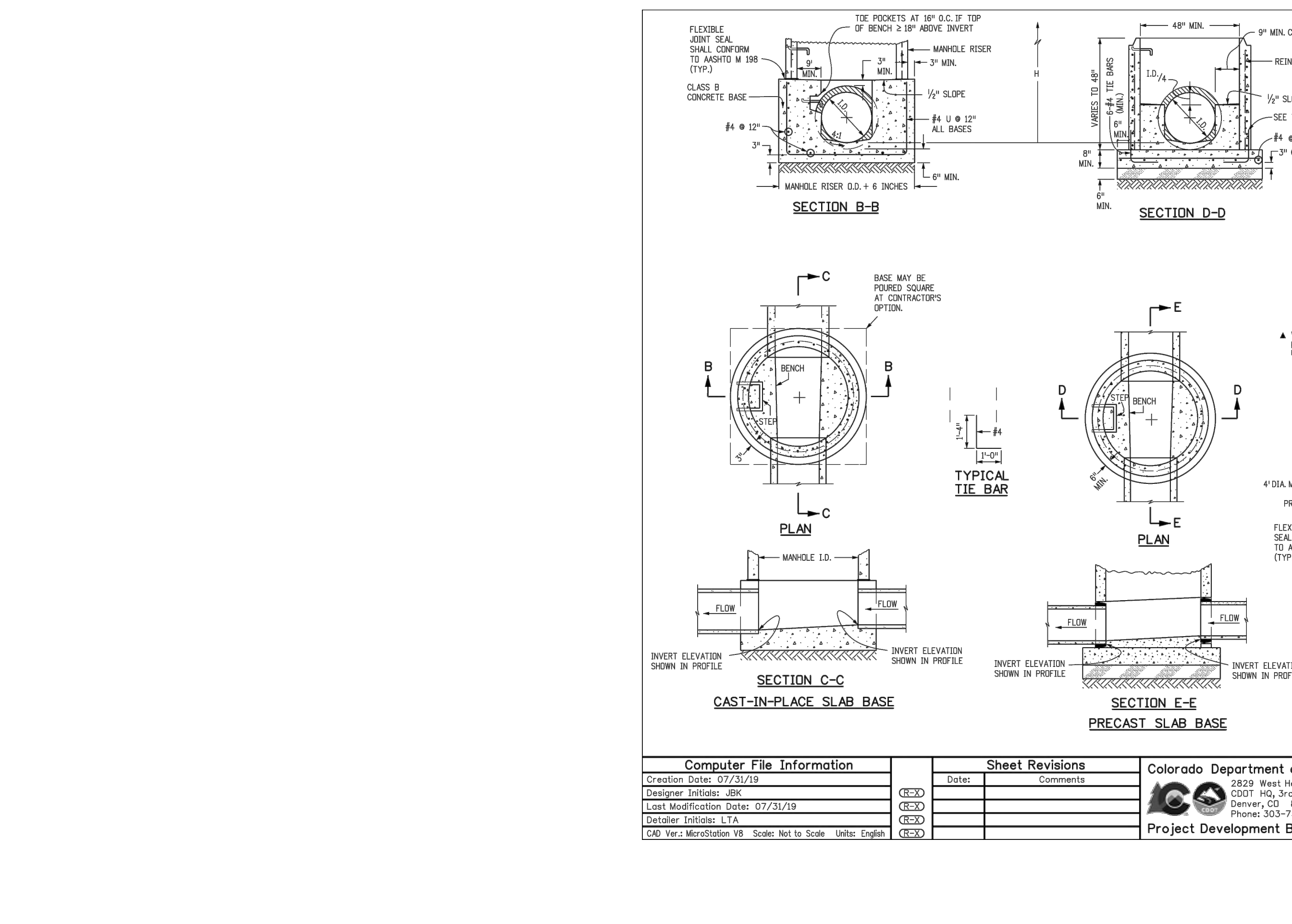
- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE EXCENTRIC CONE MAY BE USED WHEN THE MANHOLE 1/4" HEIGHT IS AT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



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Detailer Initials: LTA		Phone: 303-757-9021 FAX: 303-757-9868	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		Project Development Branch JBK	Project Sheet Number:

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COMPARK VILLAGE SOUTH PRIVATE IMPROVEMENT CONSTRUCTION PLANS STANDARD DETAILS



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REV	REVISION DESCRIPTION	DATE	CHKD	APPR

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