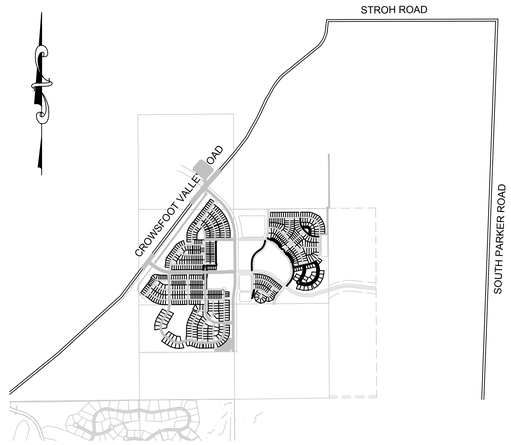
TRAILS AT CROWFOOT

FILING 1 CONSTRUCTION PLANS

SECTIONS 4, 8, AND 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

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VICINITY MAP
SCALE: 1" = 2000'

DEVELOPER

HR 935 LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

PLANNER/ LANDSCAPE DESIGNER:

PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80233
TEL: (303) 531-4905
CONTACT: JOHN PRESTWICH

SURVEYOR/ ENGINEER:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK RD. STE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
CONTACT: JIM JANNICKE

MUNICIPALITY

TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 841-0353

WATER & SANITATION DISTRICT

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DR.
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

FIRE DISTRICT

SOUTH METRO FIRE DISTRICT
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2000
CONTACT:

ELECTRIC COMPANY

IREA
5496 N. U.S. HWY. 85
SEDALIA, CO 80135
TEL: (303) 688-3100

GAS COMPANY

XCEL ENERGY
1518 CHESTNUT AVE
MINNEAPOLIS, MN 55403
TEL: 1 800 628-2121

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

BRIAN P WILSON, CO. P.E.0050067 — DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD2\SF1\TOWN OF PARKER\F1 COVER.DWG, BRIANW, 12/7/2017 7:30 PM

No.	Revisions	Date	Init.	Appr.	Date

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Englewood, CO 80112
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CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
COVER SHEET

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	APRIL 2017
CHECKED BY:	JJJ		

SHEET NUMBER 1

CONSTRUCTION NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION FOR THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF A CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
   EXAMPLES: WATER TIE-IN SHEET 3 STORM SEWER CONNECTION SHEET 6
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR A PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES:

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

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATERS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1 OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS: •1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC) •1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT MIKE SARMENTO, UDFCD CONSTRUCTION MANAGER (303-455-6227), MSARMENTO@UDFCD.ORG TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT IN ELIGIBILITY.

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND A "TO BE EXTENDED" WARNING SIGN SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4"X12" HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE R4-7 SIGN AND FINISHED GRADE ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD, THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING. NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER. SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) SHALL BE AS FOLLOWS: FOR CONCRETE SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.) FOR ASPHALT SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.
18. PIPE BELLS SHALL NOT BE CAST INTO MANHOLE BASES OR INLETS.

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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

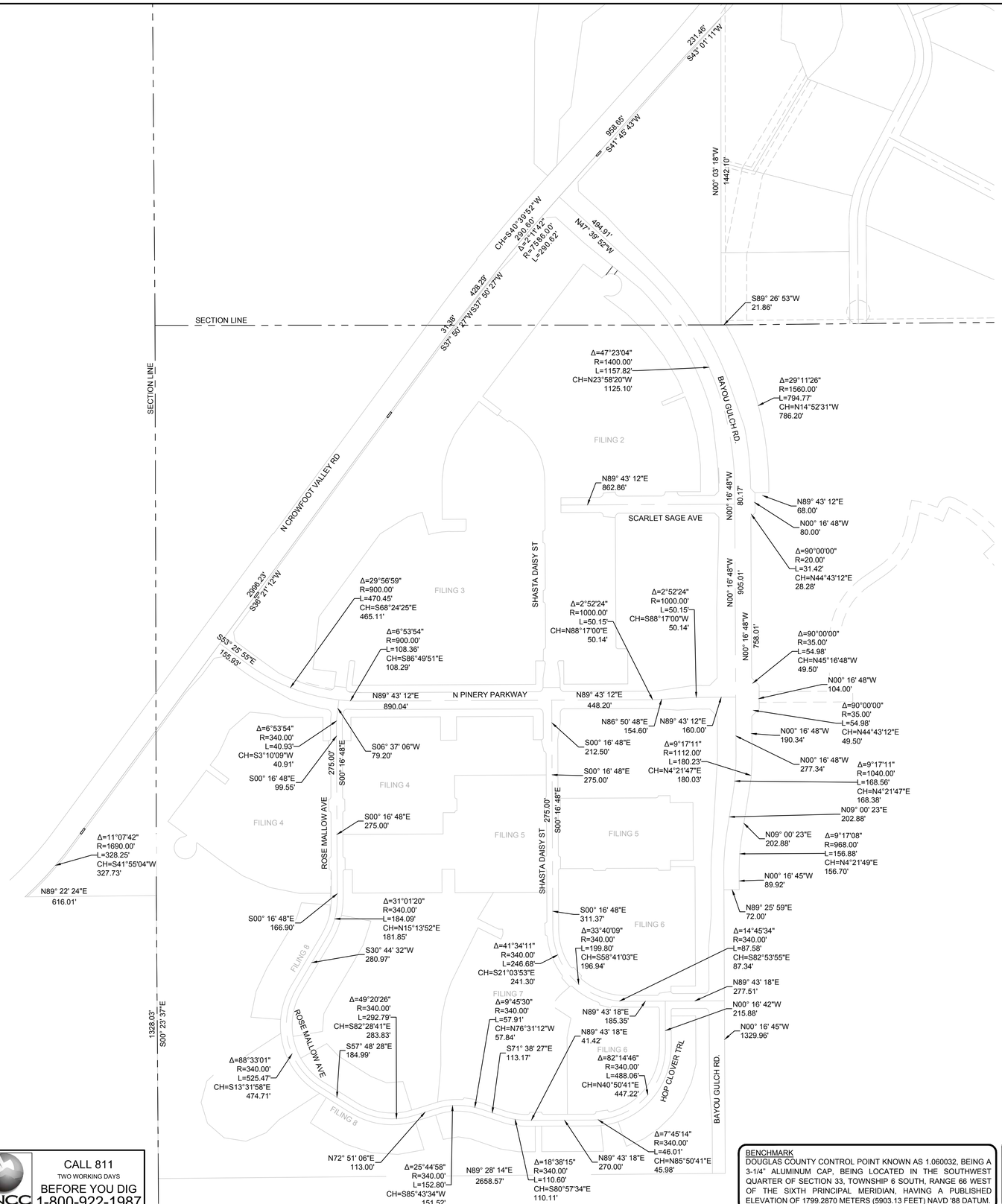
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7353 South Alton Way
CENTENNIAL, CO 80112

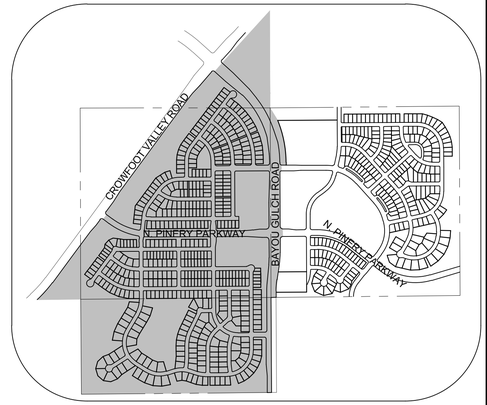
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
TOWN OF PARKER NOTES

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	APRIL 2017
CHECKED BY:	JJJ		

SHEET NUMBER 2

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KEYMAP
N.T.S.

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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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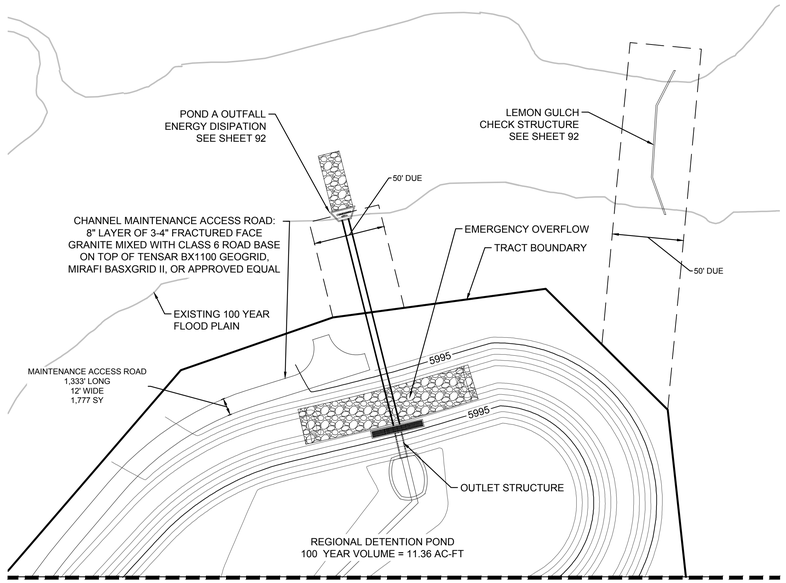
CVL CONSULTANTS

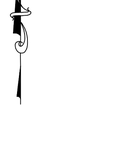
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
HORIZONTAL CONTROL PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: TP
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 3

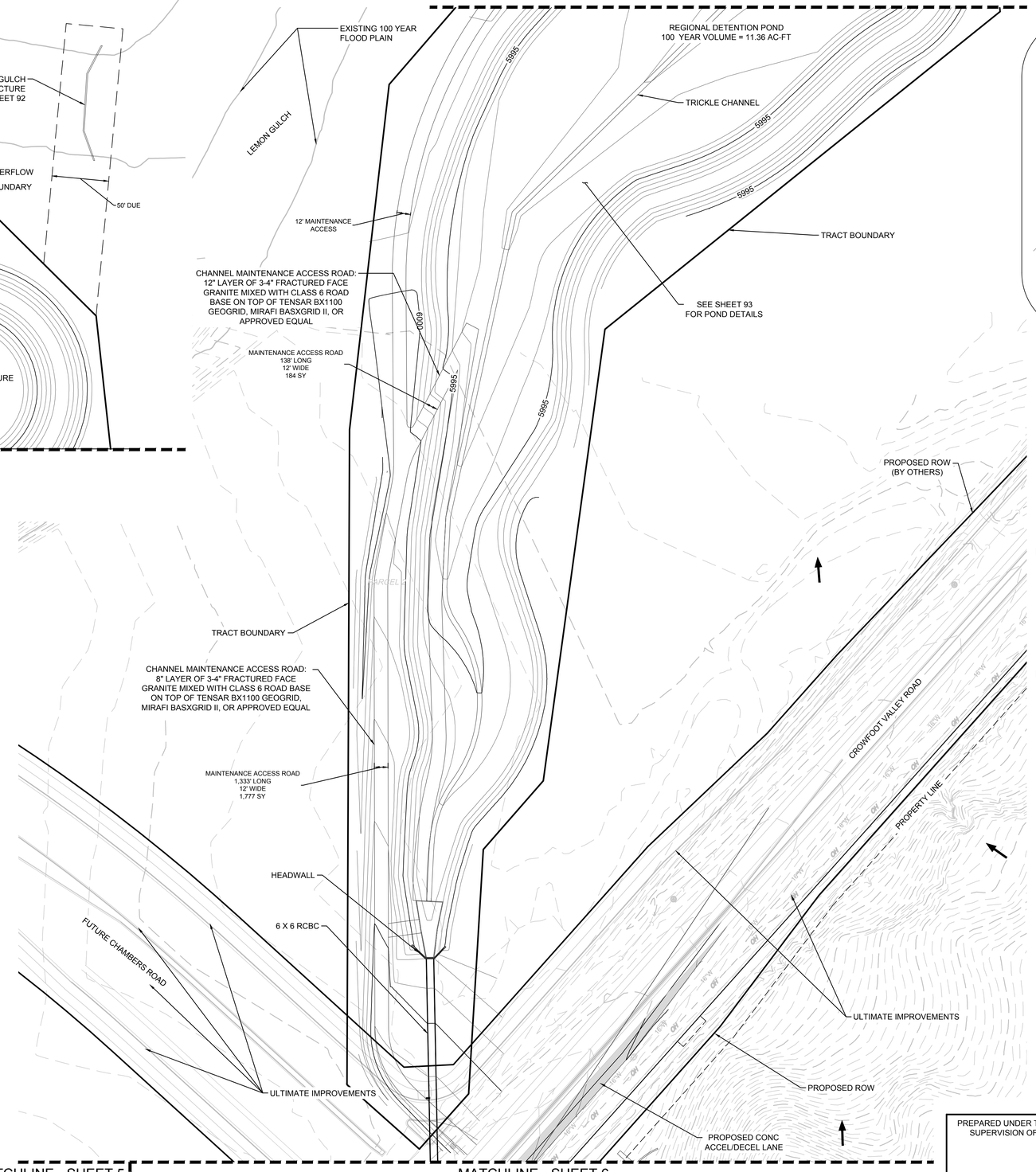
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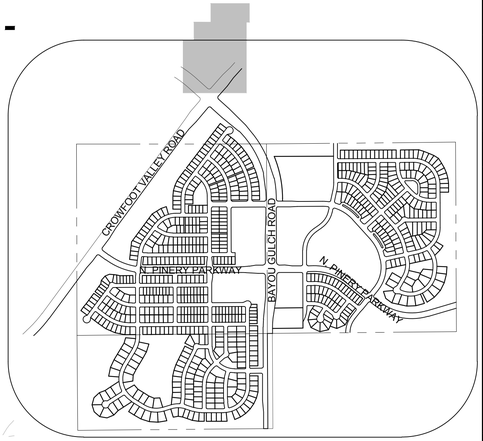




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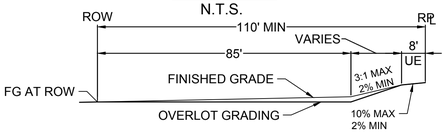
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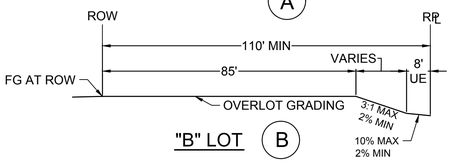


KEYMAP

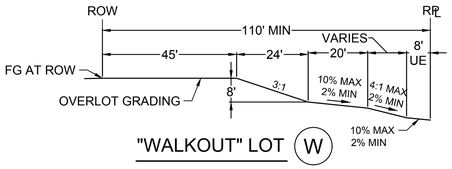
N.T.S.



"A" LOT (A)



"B" LOT (B)



"WALKOUT" LOT (W)

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
	PROPOSED SIDEWALK	5620	PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK RAMP	5607	PROPOSED 1' CONTOUR
10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION

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NOTES:
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BENCHMARK
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BRIAN P. WILSON
COLORADO P.E. 0050067

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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE:	FILE NO:
AS SHOWN	8130283701

DRAWN BY:	CHECKED BY:	DATE:
JLR	JJJ	APRIL 2017

SHEET NUMBER 4

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 AREA GRADING.DWG, BRIANW, 12/11/2017 11:07 AM

MATCHLINE - SHEET 4

MATCHLINE - SHEET 6

MATCHLINE - SHEET 7

MATCHLINE - SHEET 8

EXISTING 100 YEAR FLOOD PLAIN

PROPOSED ROW (BY OTHERS)

Proposed Concrete Accel/Decel Lane

CROWFOOT VALLEY ROAD

LIMITS OF GRADING / DISTURBANCE

PROPOSED ROW (BY OTHERS)

ULTIMATE IMPROVEMENTS

FUTURE STORM DRAIN

PROPOSED WATERLINE

PROPOSED SANITARY SEWER

PLUG SD

162' R.O.W.

HEADWALL

BAYOU GULCH RD

PROPOSED DROP STRUCTURE (SEE SHEET 89)

LIMITS OF GRADING / DISTURBANCE

CROWFOOT VALLEY ROAD

PROPERTY LINE

TRACT B

SECTION LINE

SEE SHEET 88 FOR DRAINAGE CHANNEL DESIGN

CHANNEL MAINTENANCE ACCESS ROAD: 8" LAYER OF 3-4" FRACTURED FACE GRANITE MIXED WITH CLASS 6 ROAD BASE ON TOP OF TENSAR BX1100 GEOGRID, MIRAFI BASXGRID II, OR APPROVED EQUAL

CHANNEL MAINTENANCE ACCESS ROAD: 2,773' LONG 12' WIDE 3,697 SY

EXISTING R.O.W. (VARIABLE WIDTH)

120' PROPOSED R.O.W.

36' EXISTING ROAD

PROPOSED DROP STRUCTURES (SEE SHEET 88)

TRACT B

WILD LUPINE ST

SCARLET SAGE LN

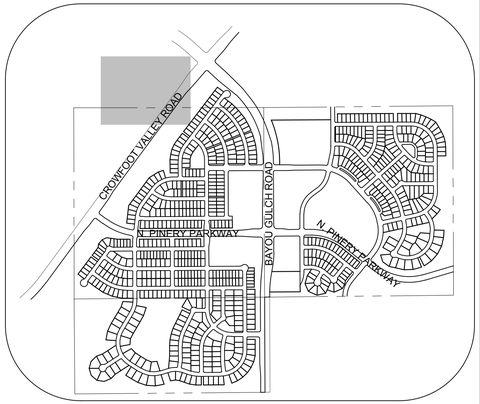
SCARLET SAGE ST

59' R.O.W.

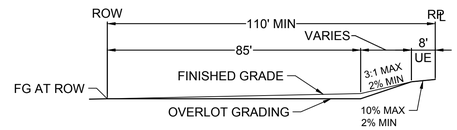
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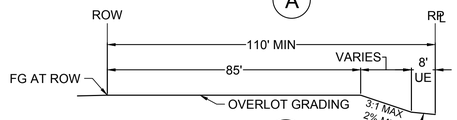
SCALE: 1" = 50'



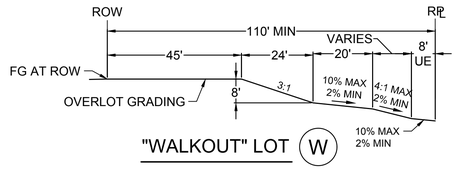
KEYMAP
N.T.S.



"A" LOT (A)



"B" LOT (B)



"WALKOUT" LOT (W)

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
		5616	EXISTING 1' CONTOUR
	PROPOSED LIGHT POLE	5620	PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK	5607	PROPOSED 1' CONTOUR
	PROPOSED SIDEWALK RAMP		EXISITNG STORM DRAIN
10.00	EXISTING ELEVATION		SECTION LINE
10.00	PROPOSED DESIGN ELEVATION		FILING BOUNDARY
00.0 FG	PROPOSED FINISHED GRADE	1.0%	PROPOSED SLOPE & DIRECTION

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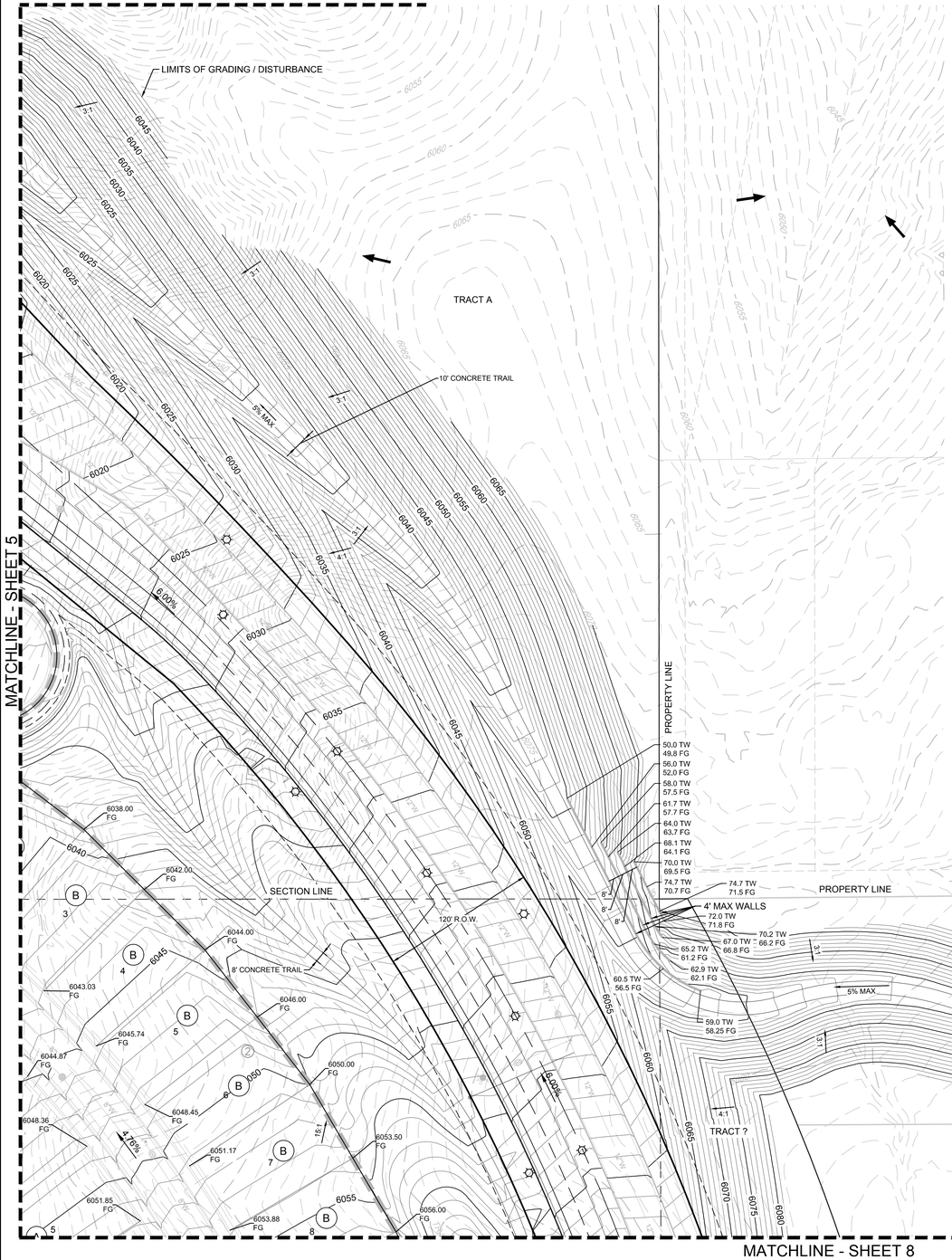
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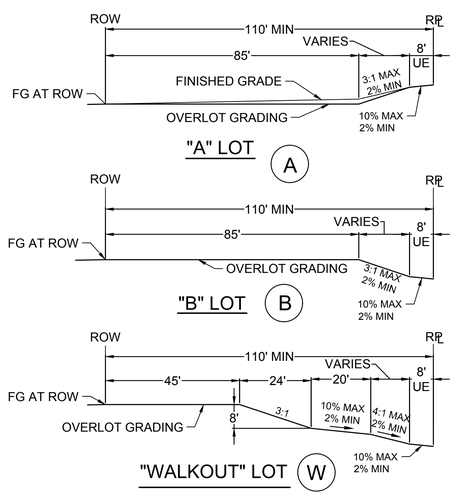
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

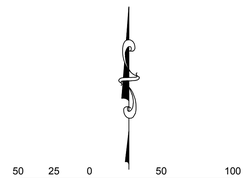
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DRAWN BY: JLR
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DATE: APRIL 2017

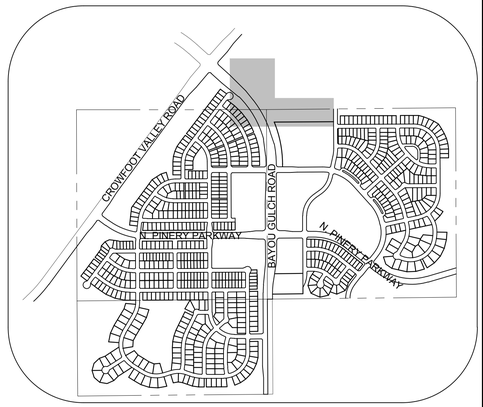
SHEET NUMBER 5

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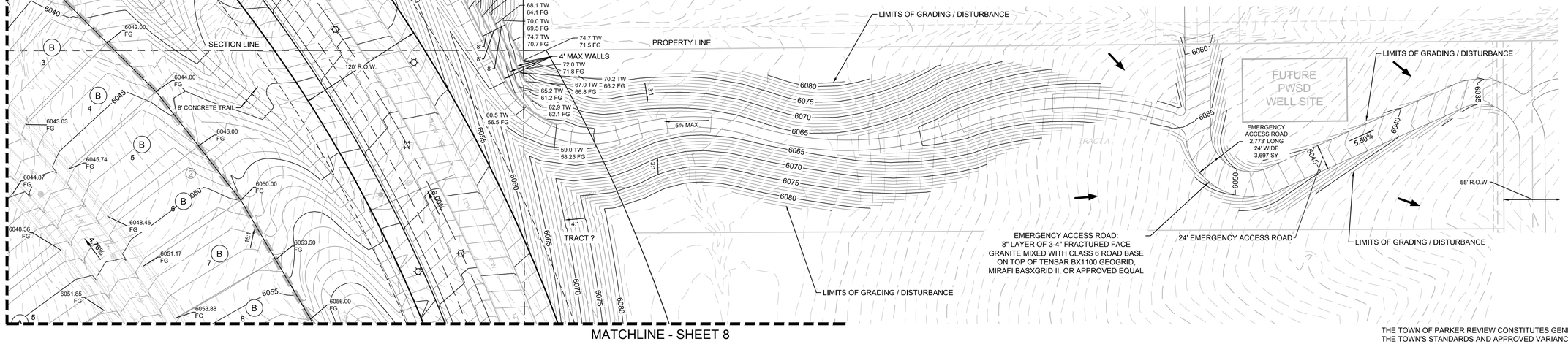




KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED OVERLAND FLOW
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
EXISTING FLARED END SECTION	PROPERTY LINE
EXISTING STORM DRAIN INLET	EDGE OF PAVEMENT
EXISTING STORM DRAIN MANHOLE	5615 EXISTING 5' CONTOUR
PROPOSED LIGHT POLE	5616 EXISTING 1' CONTOUR
PROPOSED SIDEWALK	5620 PROPOSED 5' CONTOUR
PROPOSED SIDEWALK RAMP	5607 PROPOSED 1' CONTOUR
10.00 EXISTING ELEVATION	EXISITNG STORM DRAIN
10.00 PROPOSED DESIGN ELEVATION	SECTION LINE
00.0 FG PROPOSED FINISHED GRADE	FILING BOUNDARY
	1.0% PROPOSED SLOPE & DIRECTION



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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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Suite 240
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Fax: (720) 482-9546
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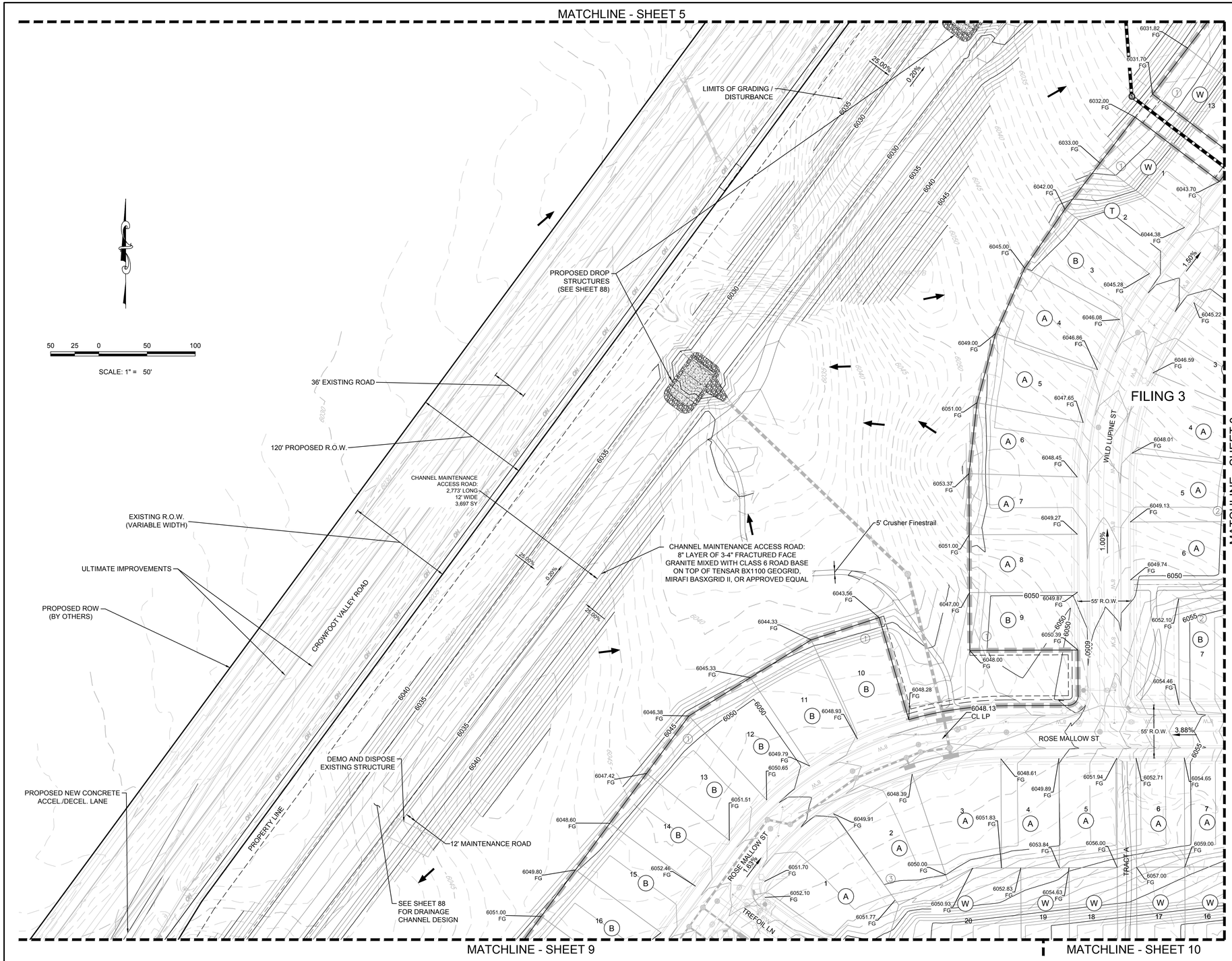
ESX MANAGEMENT
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 6

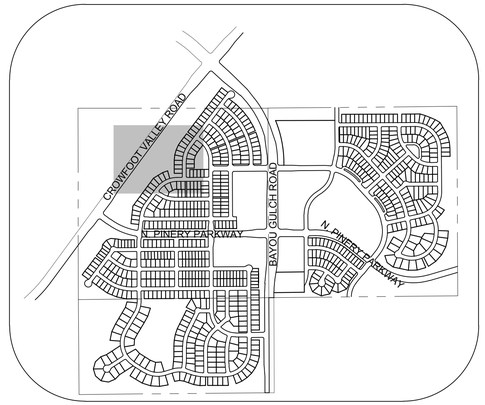
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MATCHLINE - SHEET 5

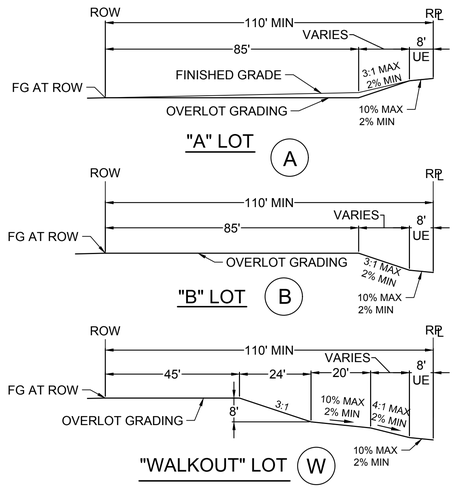


50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.



LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
	PROPOSED SIDEWALK	5620	PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK RAMP	5607	PROPOSED 1' CONTOUR
10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION

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AREA GRADING PLAN

SCALE:	FILE NO:
AS SHOWN	8130283701

DRAWN BY:	CHECKED BY:	DATE:
JLR	JJJ	APRIL 2017

SHEET NUMBER 7

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MATCHLINE - SHEET 6

MATCHLINE - SHEET 7

MATCHLINE - SHEET 10

FILING 2

FILING 3

TRACT A

TRACT B

TRACT C

TRACT D

TRACT AA

WILD LURINE ST.

SHASTA DAISY ST

SCARLET SAGE LN

SCARLET SAGE ST

SCARLET SAGE AVE

ROSE MALLOW ST

BAYOU GULCH RD.

55' R.O.W.

70' R.O.W.

82' R.O.W.

150' R.O.W.

1.25%

2.92%

1.00%

4.78%

4.28%

3.00%

3.93%

4.53%

5.36%

5.18%

5.97%

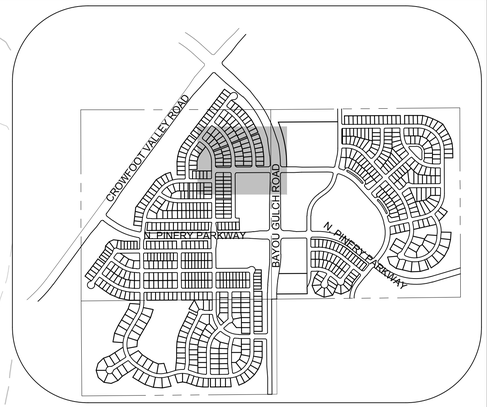
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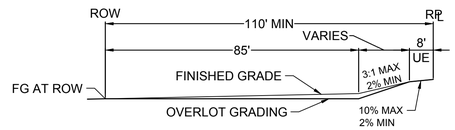
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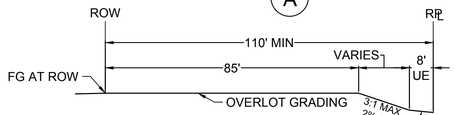
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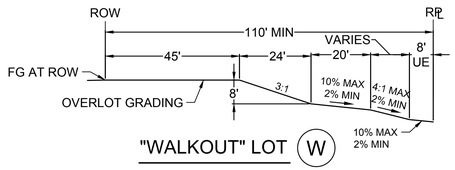
KEYMAP
N.T.S.



"A" LOT (A)



"B" LOT (B)



"WALKOUT" LOT (W)

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
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	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
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10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
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00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION

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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

No.	Revisions	Date	Init.	Appr.	Date

SCALE: AS SHOWN
FILE NO: 8130283701
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER: 8

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50 25 0 50 100
SCALE: 1" = 50'

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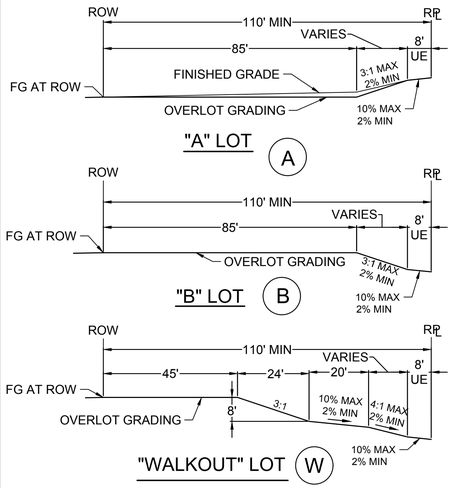
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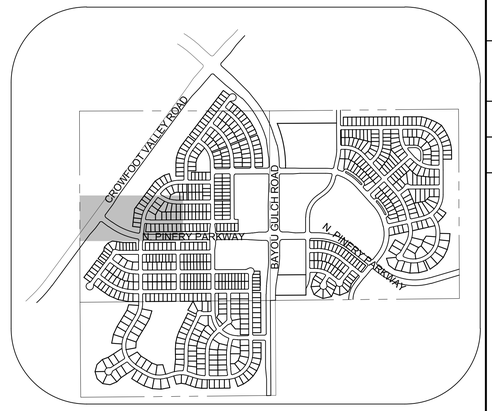


LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
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10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION

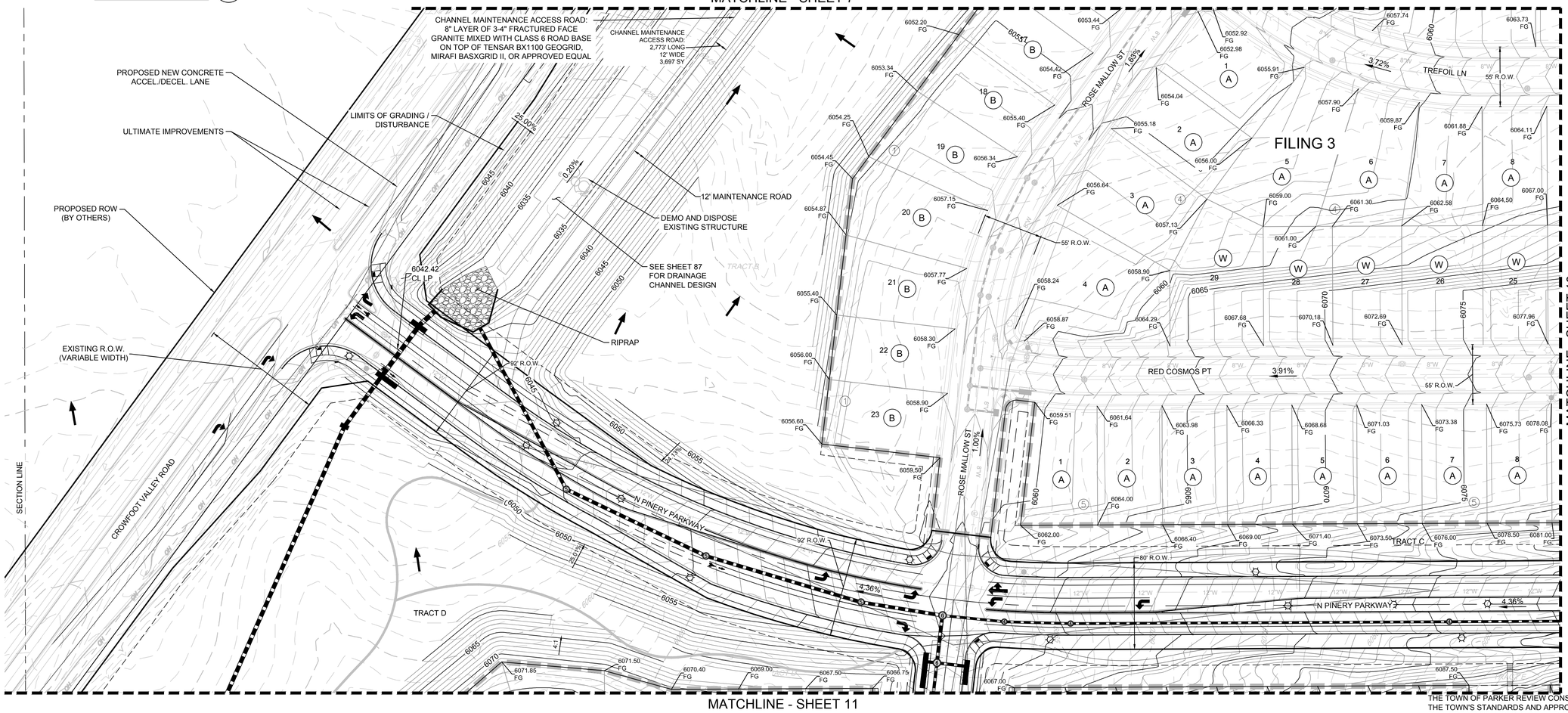
50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 7



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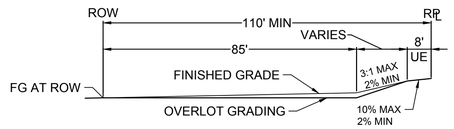
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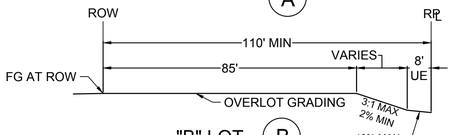
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SHEET NUMBER 9

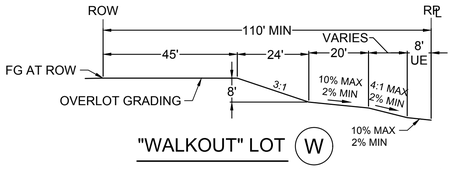
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"A" LOT (A)



"B" LOT (B)



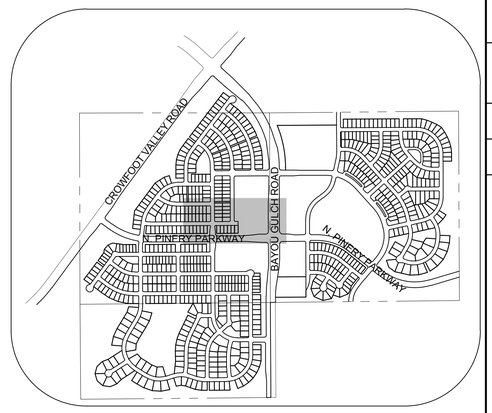
"WALKOUT" LOT (W)

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
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5 25 0 50 100

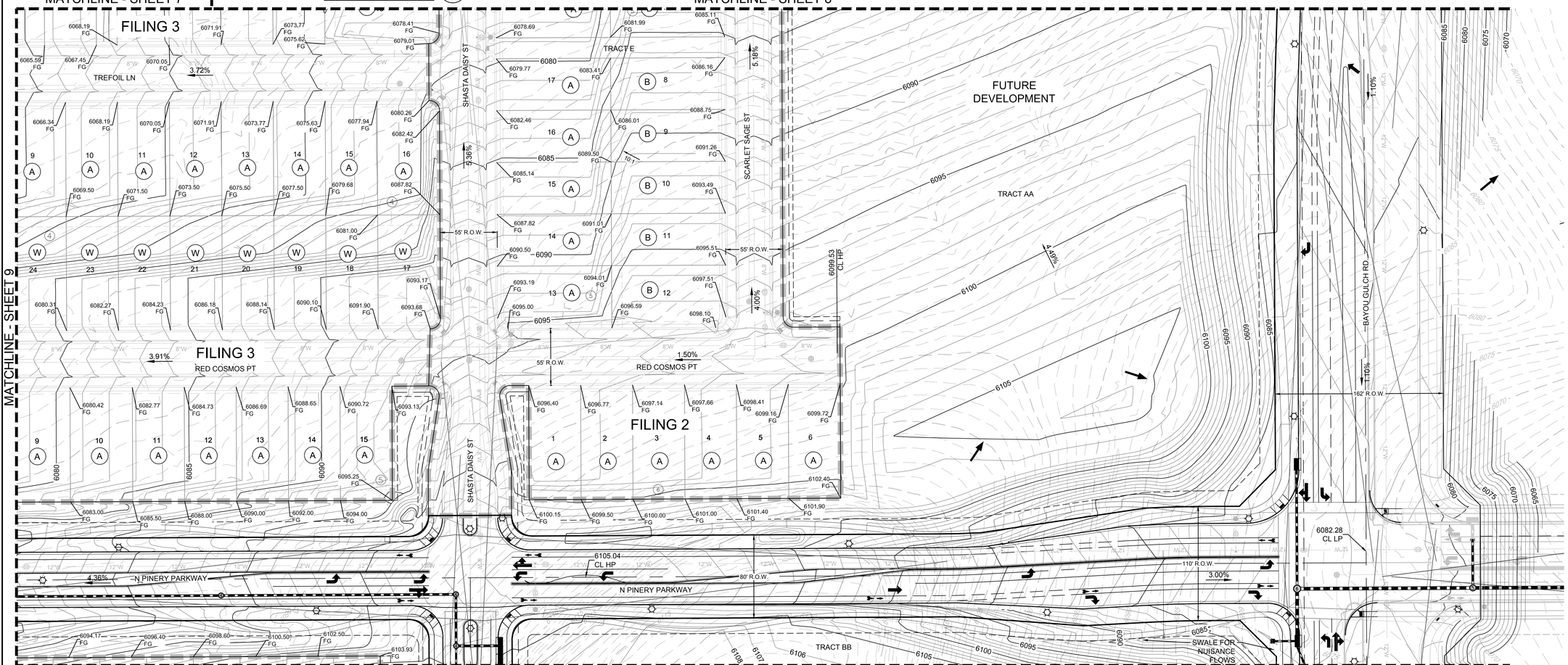
SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 7

MATCHLINE - SHEET 8



MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

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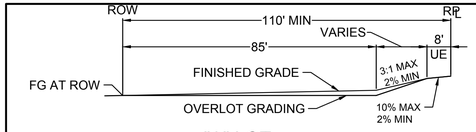
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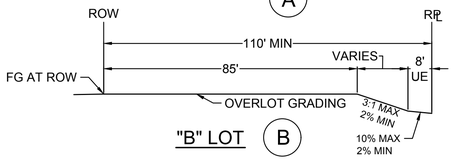
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017

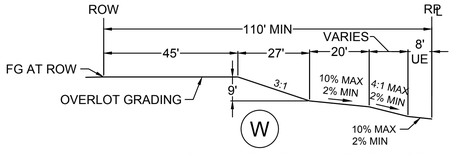
SHEET NUMBER 10



"A" LOT (A)



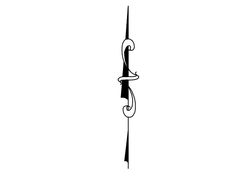
"B" LOT (B)



FILING 4 AND 5 "WALKOUT" LOT (W)

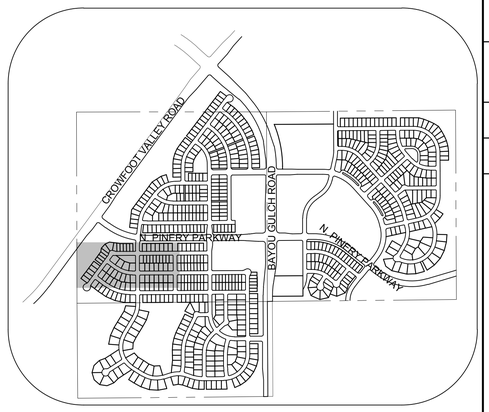
LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
	PROPOSED SIDEWALK	5620	PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK RAMP	5607	PROPOSED 1' CONTOUR
10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION



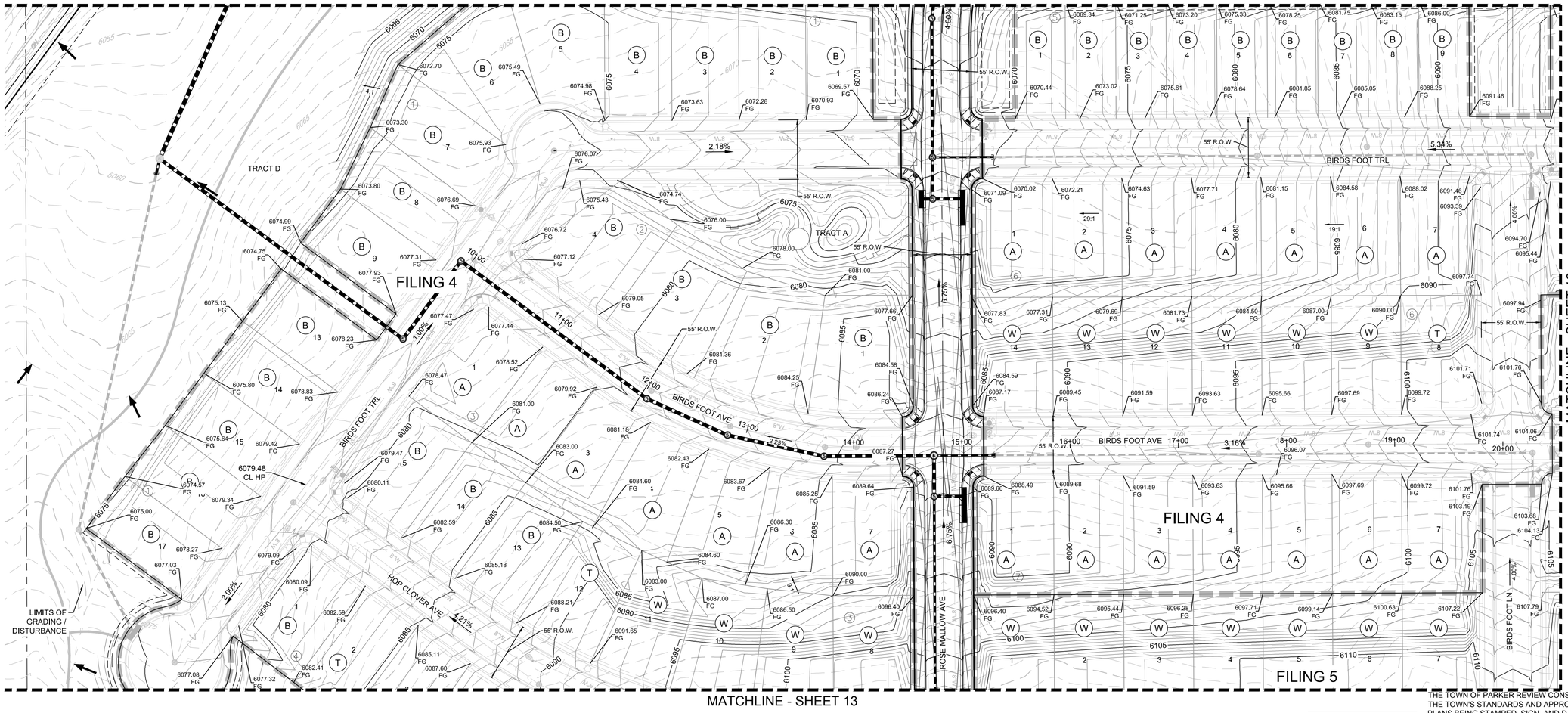
50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 9



MATCHLINE - SHEET 12

MATCHLINE - SHEET 13

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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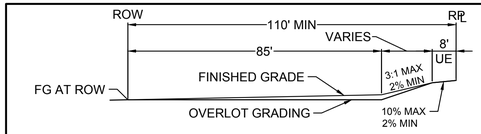
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE:	DRAWN BY:	CHECKED BY:	DATE:
AS SHOWN	JER	JJJ	APRIL 2017

FILE NO: 8130283701

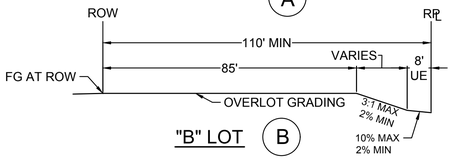
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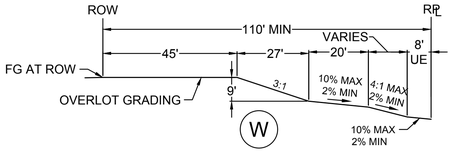
"A" LOT

A



"B" LOT

B

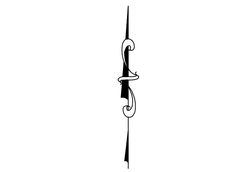


FILING 4 AND 5 "WALKOUT" LOT

W

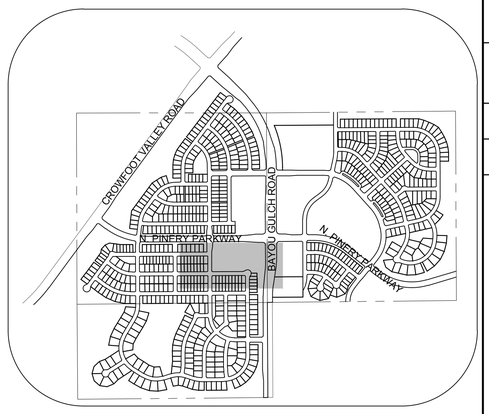
LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
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	EXISTING FLARED END SECTION		PROPERTY LINE
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	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
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10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION



50 25 0 50 100

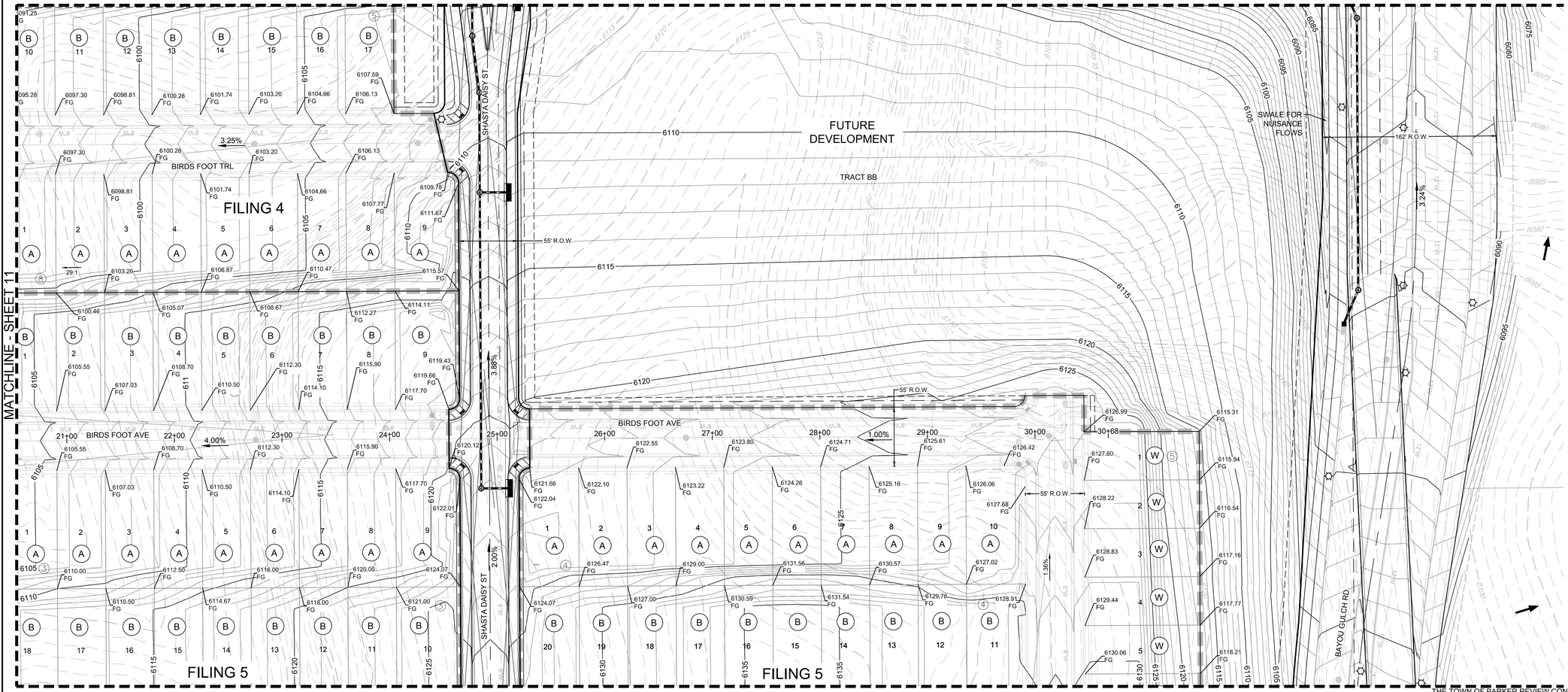
SCALE: 1" = 50'



KEYMAP

N.T.S.

MATCHLINE - SHEET 10



MATCHLINE - SHEET 11

MATCHLINE - SHEET 14

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CSD\SIF1\TOWN OF PARKER\F1 AREA GRADING.DWG, BRIANW, 12/11/2017 11:09 AM

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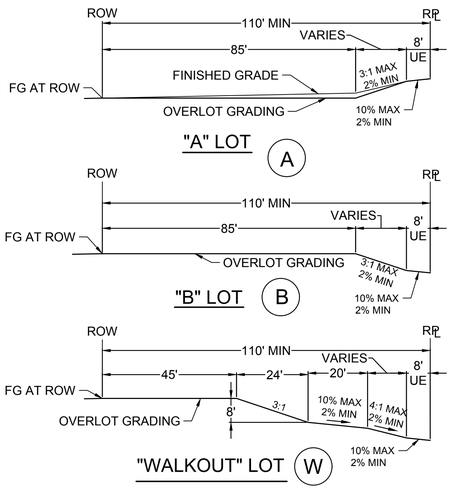
10333 E. Dry Creek Rd.
Suite 240
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Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

SHEET NUMBER 12

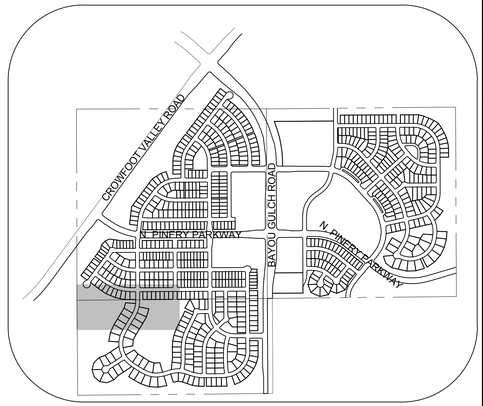


LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
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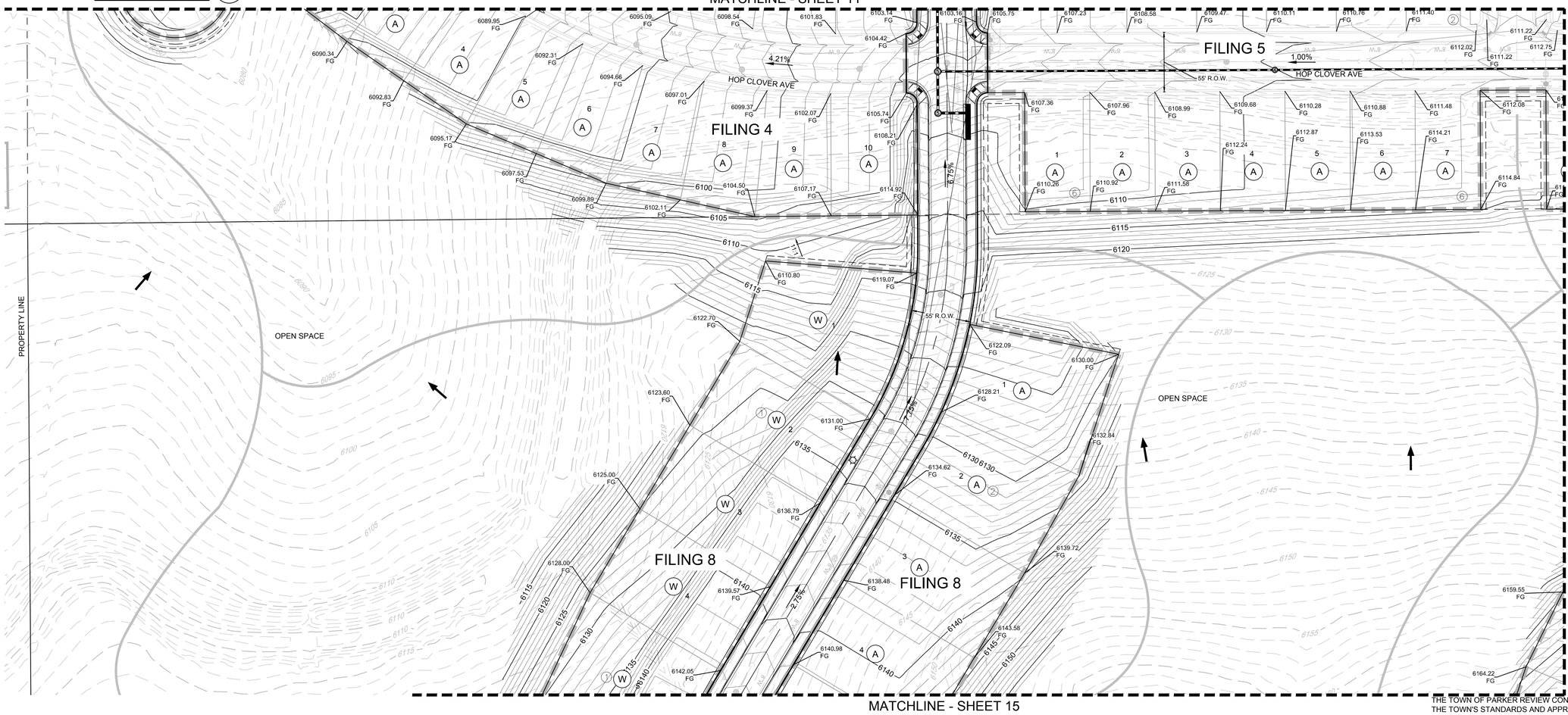
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SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 11



MATCHLINE - SHEET 15

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD\SF1\TOWN OF PARKER\F1 AREA GRADING.DWG, BRIANW, 12/11/2017 11:09 AM

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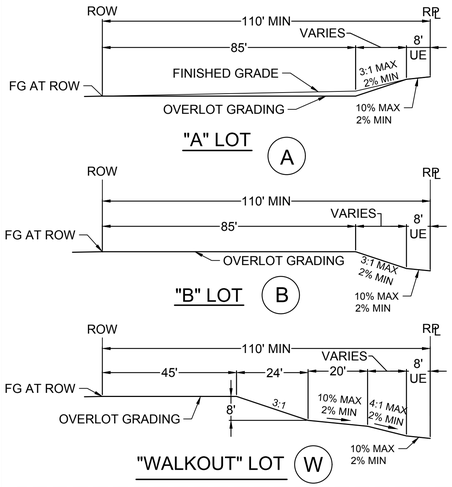
10333 E. Dry Creek Rd.
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Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

SHEET NUMBER 13

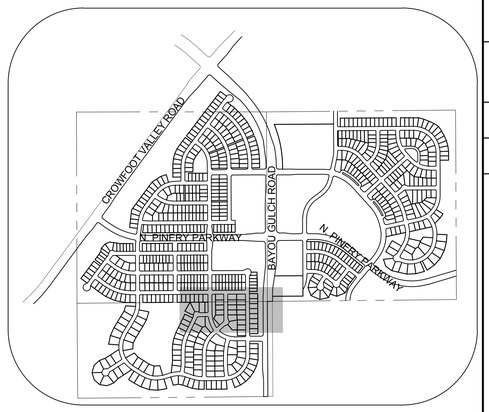


LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
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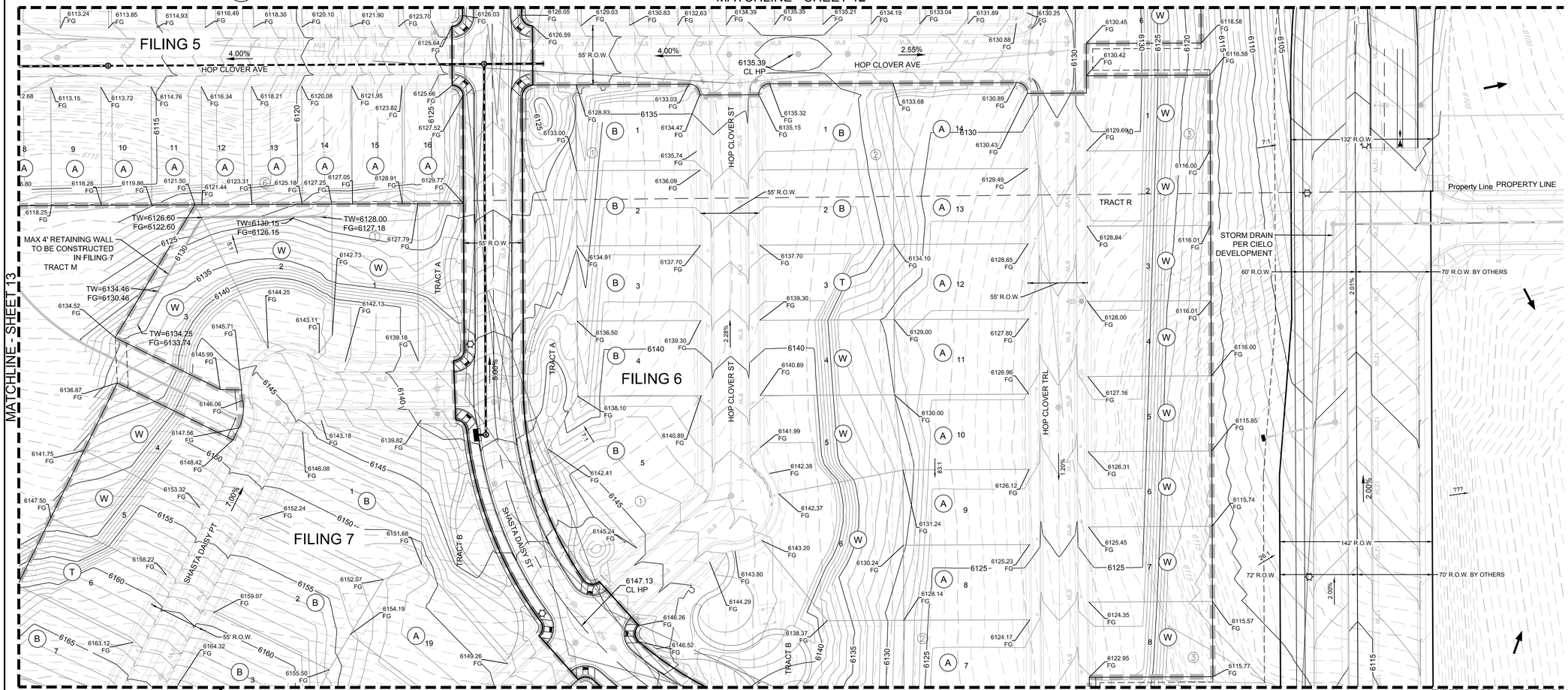
100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
N.T.S.

MATCHLINE - SHEET 12



MATCHLINE - SHEET 13

MATCHLINE - SHEET 15

MATCHLINE - SHEET 16

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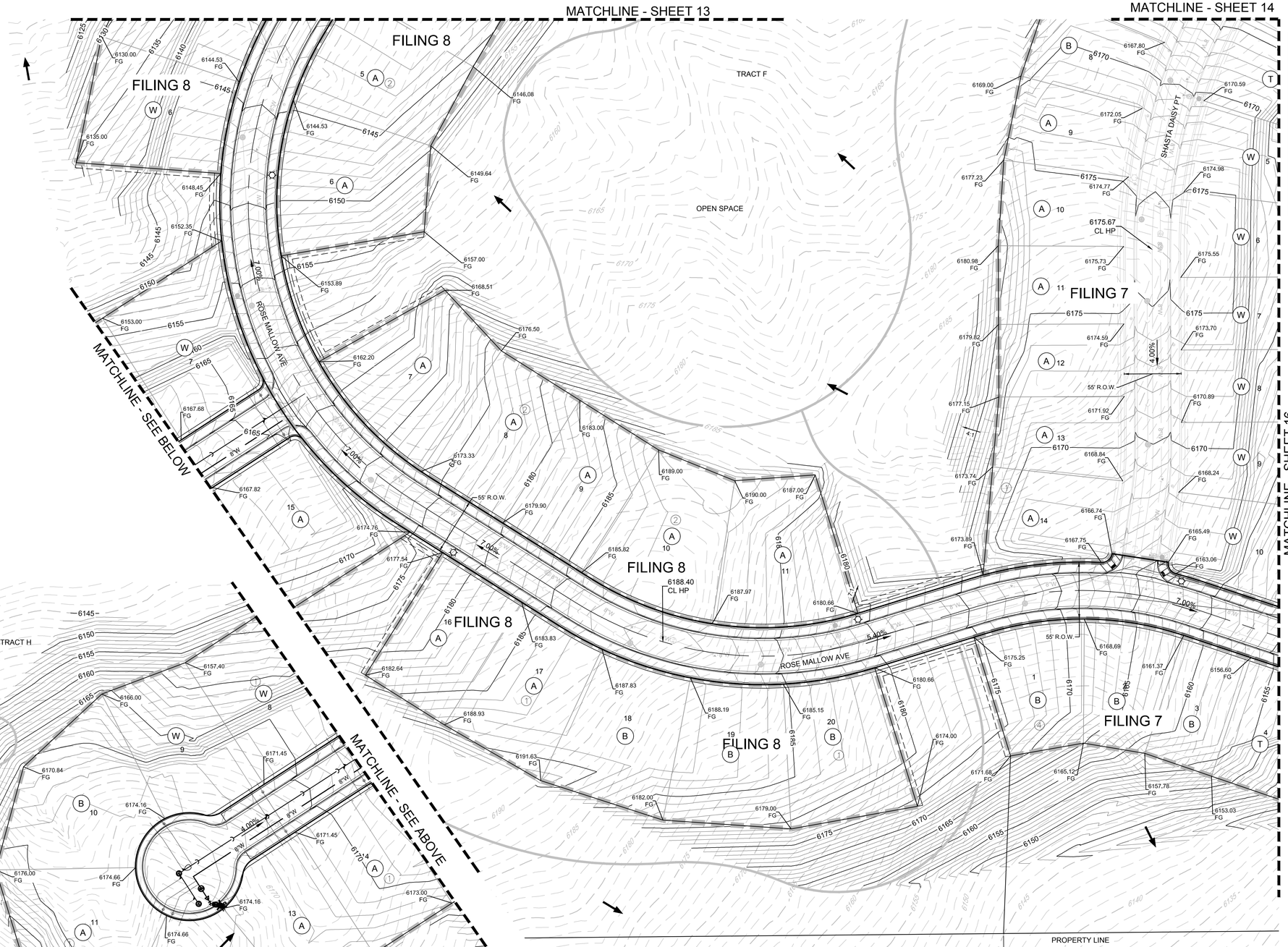
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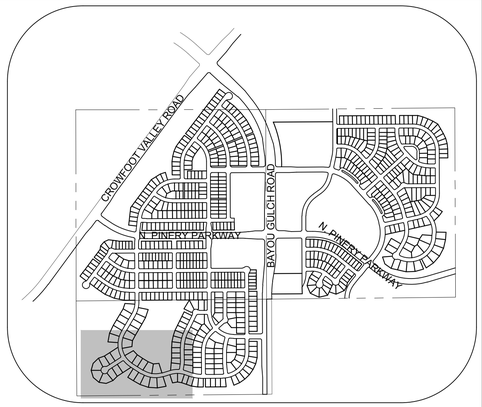
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SCALE:	AS SHOWN	FILE NO:	8130283701
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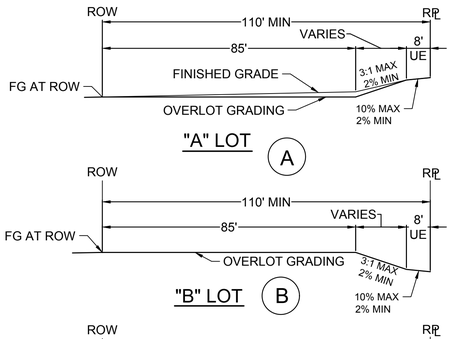
SHEET NUMBER 14

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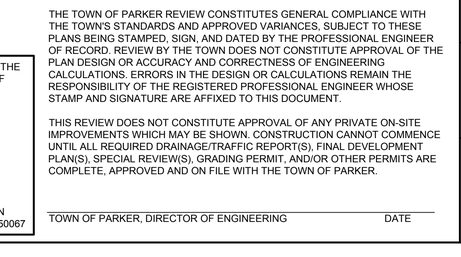




KEYMAP
N.T.S.



"A" LOT (A)



"B" LOT (B)

"WALKOUT" LOT (W)

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
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	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
	PROPOSED SIDEWALK	5620	PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK RAMP	5607	PROPOSED 1' CONTOUR
10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
			FILING BOUNDARY
00.0 FG	PROPOSED FINISHED GRADE	1.0%	PROPOSED SLOPE & DIRECTION

NOTES:
1. FILINGS 2,3,4,5,6,7 AND 8 TO BE OVERLOT GRADED WITH FILING 1.

SCALE: 1" = 50'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UNCC UTILITY NOTIFICATION CENTER OF COLORADO

No.	Revisions	Date	Init.	Appr.	Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	15		

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MATCHLINE - SHEET 14

MATCHLINE - SHEET 15

FILING 6

FILING 7

TRACT T

TRACT I

SHASTA DAISY ST

SHASTA DAISY LN

HOP CLOVER ST

HOP CLOVER TRL

ROSE MALLOW AVE

BAYOU GULCH RD.

55' R.O.W.

72' R.O.W.

70' R.O.W. BY OTHERS

60' R.O.W.

130' R.O.W.

PROPERTY LINE

6142.68 CL HP

6158.19 CL HP

6116.13 CL HP

6127.34 CL LP

POND MAINTENANCE ACCESS ROAD:
8" LAYER OF 3-4" FRACTURED FACE GRANITE MIXED WITH CLASS 6 ROAD BASE ON TOP OF TENSAR BX1100 GEOGRID, MIRAFI BASXGRID II, OR APPROVED EQUAL

POND MAINTENANCE ACCESS ROAD:
135' LONG
14' WIDE
180 SY

SEE SHEET 67 FOR POND DETAILS

PROPOSED DETENTION POND
100 YEAR VOLUME = 2.4 AC-FT

FOREBAY

TRICKLE CHANNEL

EMERGENCY OVERFLOW

POND OUTLET STRUCTURE SEE SHEET 67

STORM DRAIN PER CIELO DEVELOPMENT

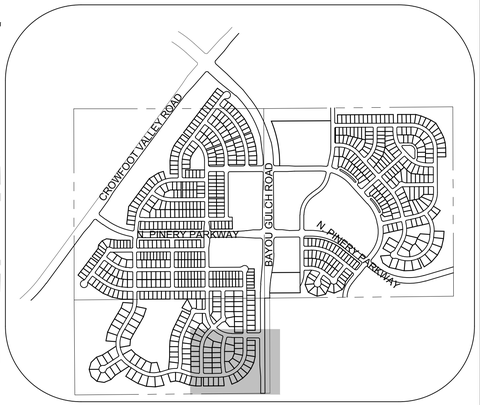
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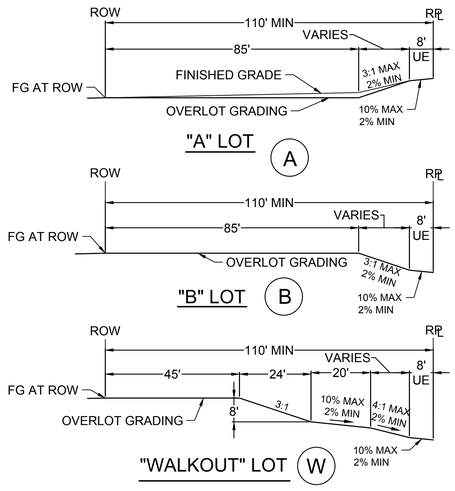
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50 25 0 50 100

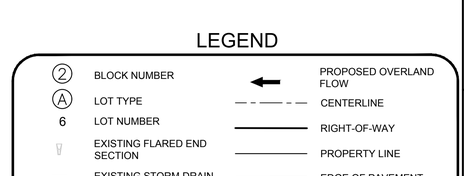
SCALE: 1" = 50'



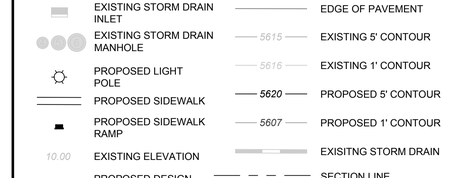
KEYMAP
N.T.S.



"A" LOT (A)



"B" LOT (B)



"WALKOUT" LOT (W)

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
	PROPOSED SIDEWALK	5620	PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK RAMP	5607	PROPOSED 1' CONTOUR
10.00	EXISTING ELEVATION		EXISITNG STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
		1.0%	PROPOSED SLOPE & DIRECTION

BENCHMARK
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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Suite 240
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Fax: (720) 482-9546

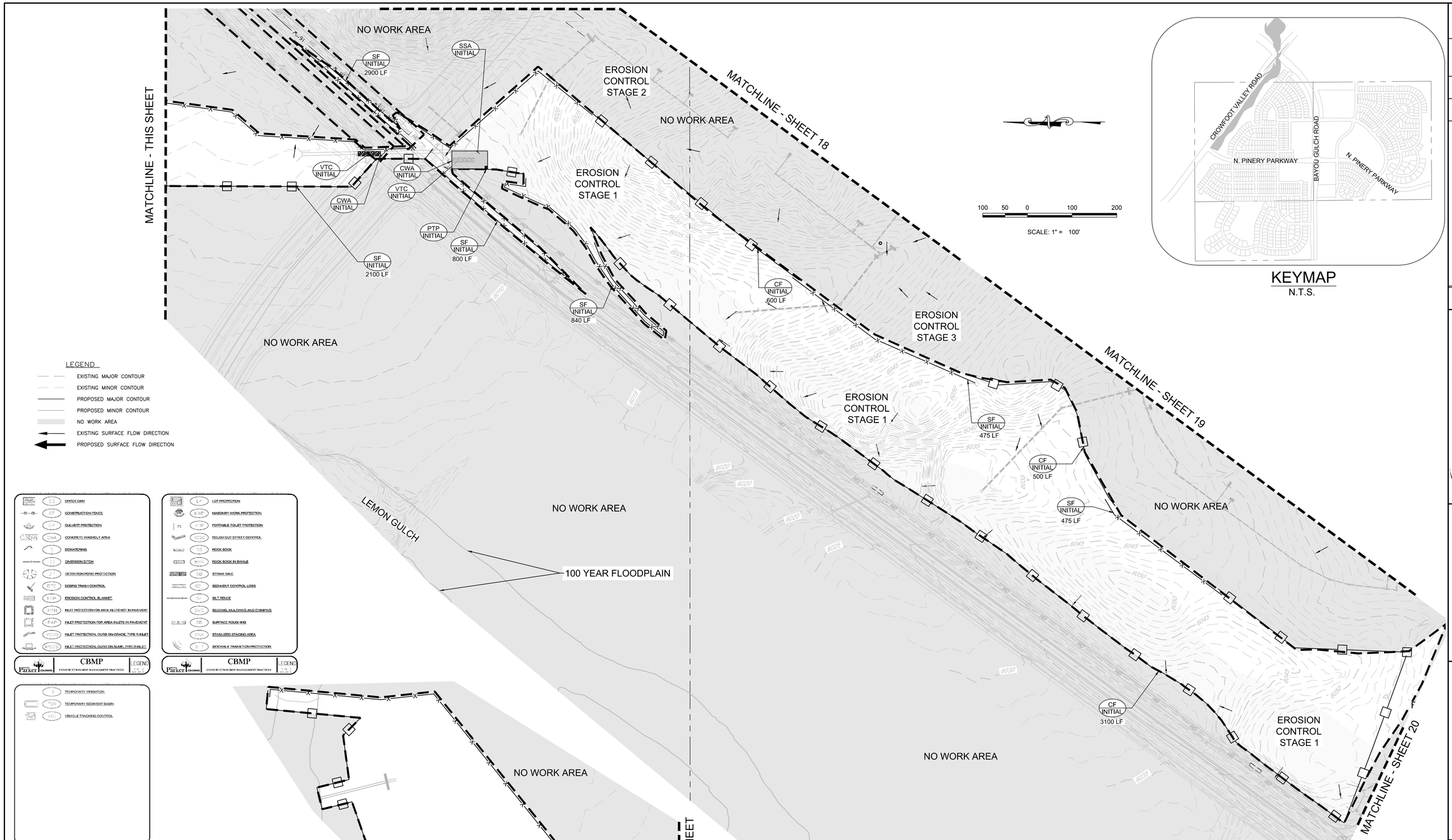
CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 16



KEYMAP
N.T.S.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION

CBMP — Parker Colorado — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

- CHTCK DAM
- CONSTRUCTION FENCE
- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- DEWATERING
- DIVERSION DITCH
- DETENTION POND PROTECTION
- DEBRIS TRASH CONTROL
- EROSION CONTROL BLANKET
- INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- INLET PROTECTION, CURB ON SUMP, TYPE R INLET

CBMP — Parker Colorado — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

- LOT PROTECTION
- MASONRY WORK PROTECTION
- PORTABLE TOILET PROTECTION
- ROUGH CUT STREET CONTROL
- ROCK SOCK
- ROCK SOCK IN SWALE
- STRAW BALE
- SEDIMENT CONTROL LOGS
- SILT FENCE
- SLUDGING, MULCHING AND STAMPING
- SURFACE ROUGHING
- STABILIZED STAGING AREA
- SIDEWALK TRANSITION PROTECTION

CBMP — Parker Colorado — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

- TEMPORARY IRRIGATION
- TEMPORARY SEDIMENT BASIN
- VEHICLE TRACKING CONTROL

NOTE:
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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD7\SF1\TOWN OF PARKER\F1 BMP PLANS.DWG, CODYA, 12/7/2017 8:03 PM

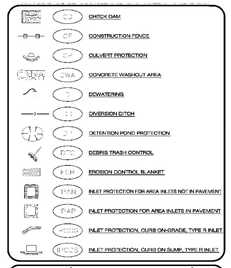
No.	Revisions	Date	Init.	Appr.	Date

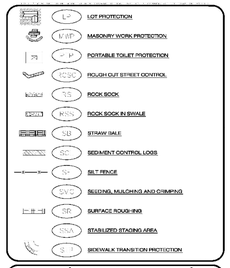
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

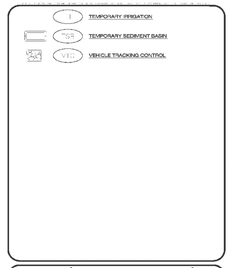
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 1 INITIAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 17

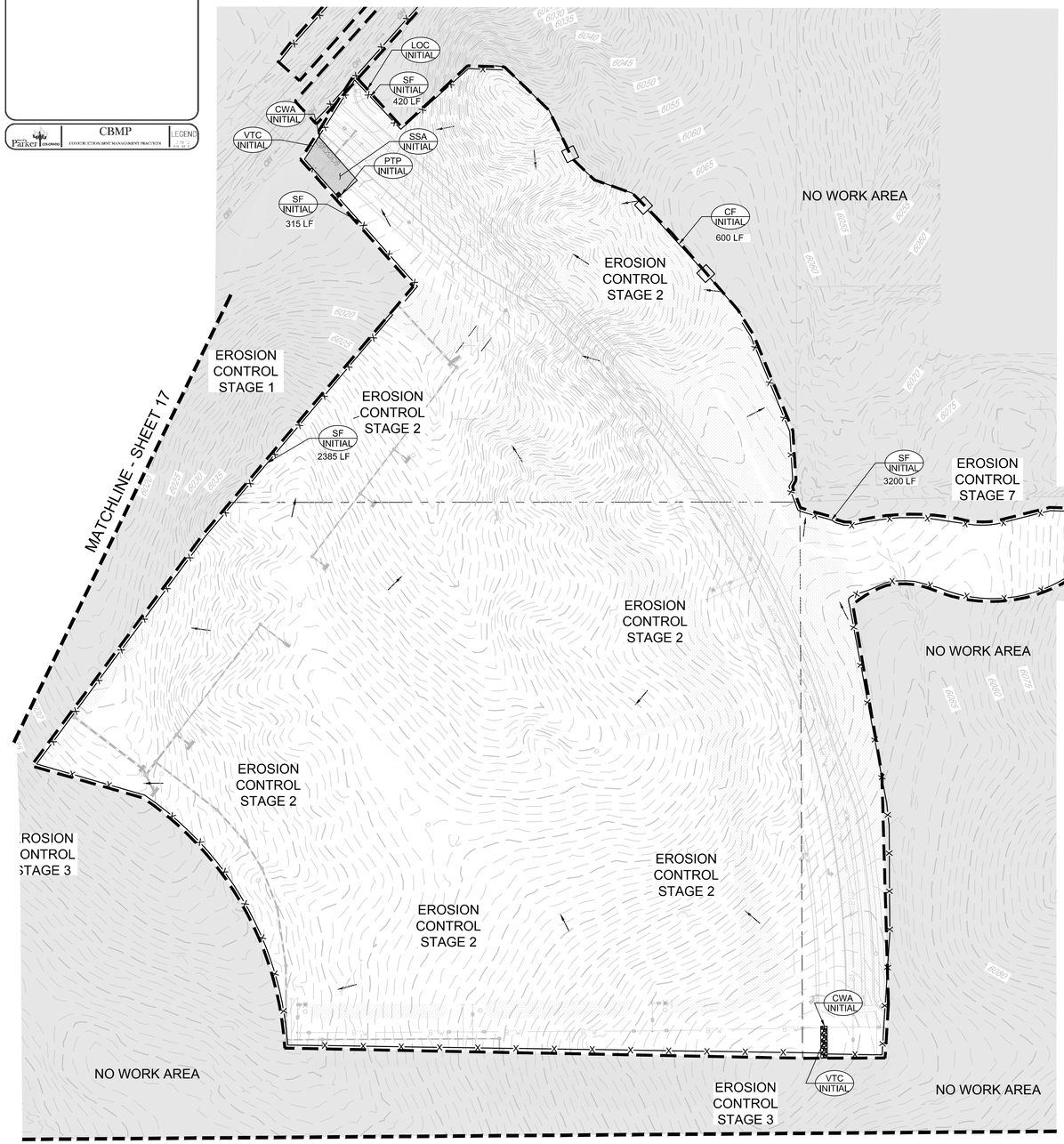


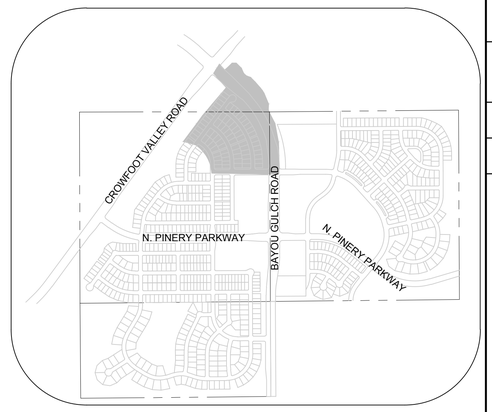




LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION





KEYMAP
N.T.S.





SCALE: 1" = 100'

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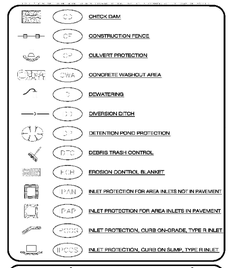
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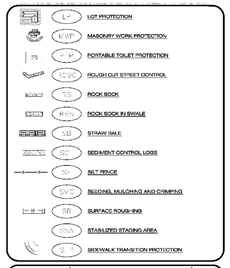
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 2 INITIAL CBMP PLANS

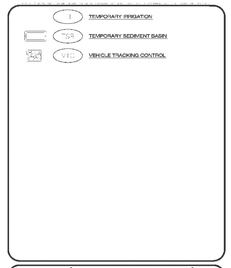
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DRAWN BY:	BJG		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		

SHEET NUMBER 18

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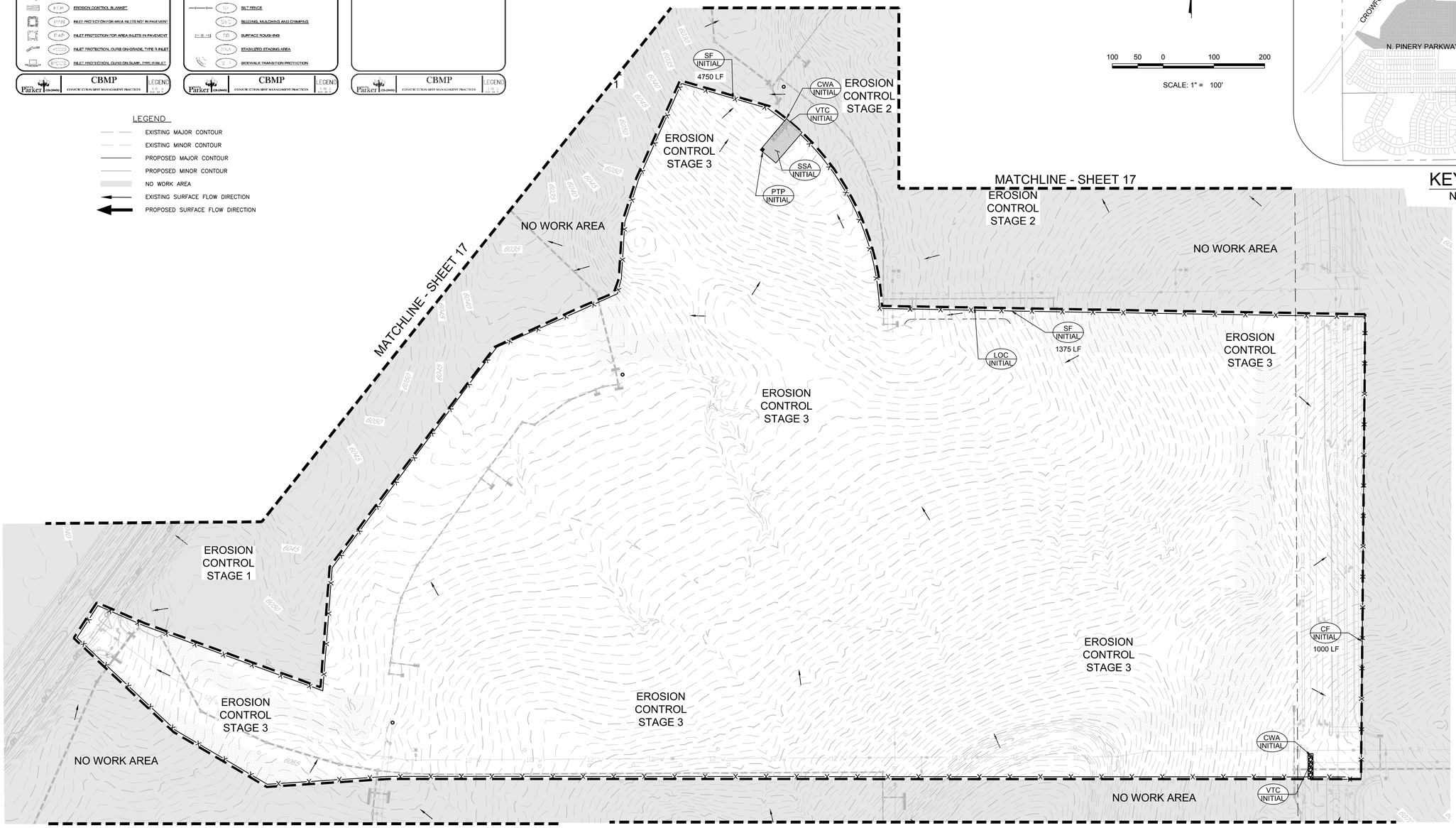






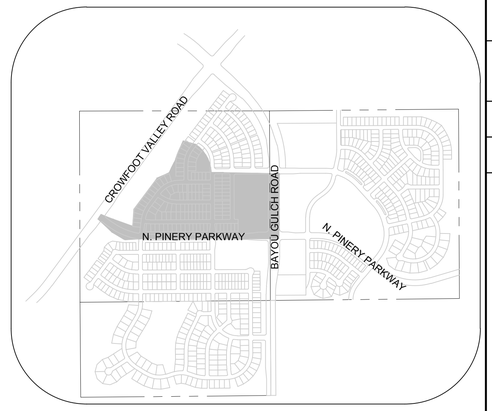
LEGEND

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- PROPOSED SURFACE FLOW DIRECTION



100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 3 INITIAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 19

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP PLANS.DWG, CODY A, 12/7/2017 8:03 PM

CHECK DAM
CONSTRUCTION FENCE
CULVERT PROTECTION
CONCRETE WASHOUT AREA
DEWATERING
DIVERSION DITCH
DETENTION POND PROTECTION
DEBRIS TRASH CONTROL
EROSION CONTROL BLANKET
INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
INLET PROTECTION FOR AREA INLETS IN PAVEMENT
INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
INLET PROTECTION, CURB OR GUTTER SUMP, TYPE R INLET

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND

LOT PROTECTION
MASONRY WORK PROTECTION
PORTABLE TOILET PROTECTION
ROUGH CUT STREET CONTROL
ROCK SOCK
ROCK SOCK IN SWALE
STRAW BALE
SEDIMENT CONTROL LOGS
SILT FENCE
SEEDING, MULCHING AND CRIMPING
SURFACE ROUGHENING
STABILIZED STAGING AREA
SIDEWALK TRANSITION PROTECTION

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND

TEMPORARY IRRIGATION
TEMPORARY SEDIMENT BASIN
VEHICLE TRACKING CONTROL

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND

MATCHLINE - SHEET 22

MATCHLINE - SHEET 21

MATCHLINE - SHEET 19

EROSION CONTROL STAGE 6

EROSION CONTROL STAGE 6

NO WORK AREA

CWA INITIAL

VTC INITIAL

CF INITIAL 723 LF

SF INITIAL 915 LF

SF INITIAL 360 LF

SF INITIAL 885 LF

EROSION CONTROL STAGE 4

EROSION CONTROL STAGE 5

NO WORK AREA

CWA INITIAL

VTC INITIAL

CF INITIAL 710 LF

PTP INITIAL

SSA INITIAL

LOC INITIAL

SF INITIAL 1380 LF

EROSION CONTROL STAGE 3

EROSION CONTROL STAGE 4

EROSION CONTROL STAGE 4

CF INITIAL 2070 LF

NO WORK AREA

NO WORK AREA

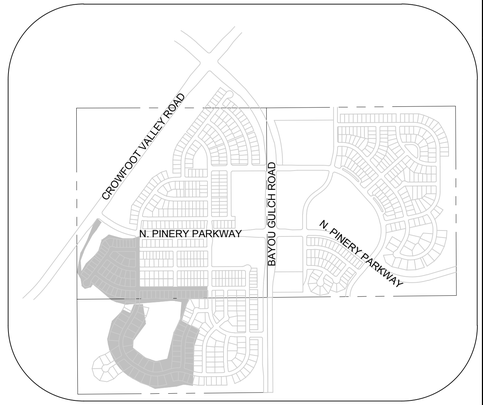
EROSION CONTROL STAGE 4

SF INITIAL 1180 LF

CF INITIAL 615 LF

SF INITIAL 1440 LF

NO WORK AREA



KEYMAP
N.T.S.

100 50 0 100 200

SCALE: 1" = 100'

LEGEND

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- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION

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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 4 INITIAL CBMP PLANS

DRAWN BY:	BJG	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

SHEET NUMBER 20

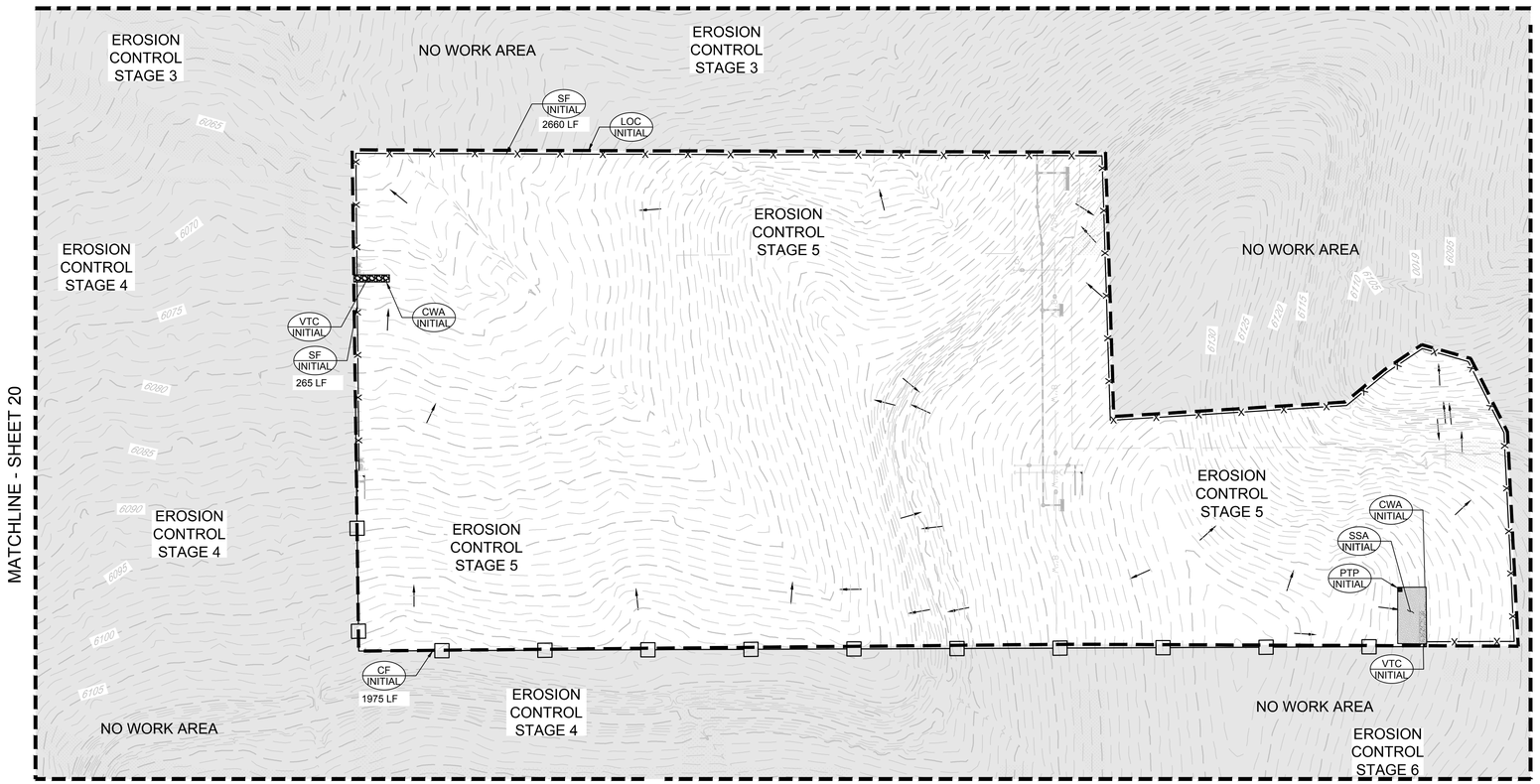
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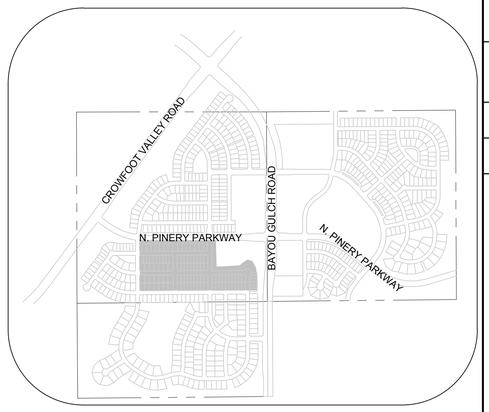
SCALE: 1" = 100'

MATCHLINE - SHEET 19

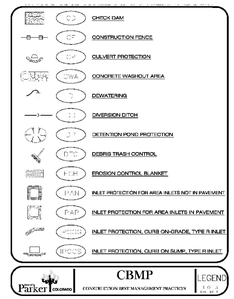


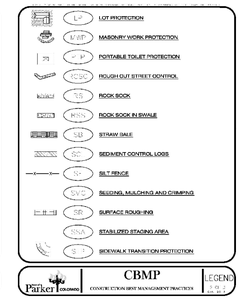
MATCHLINE - SHEET 20

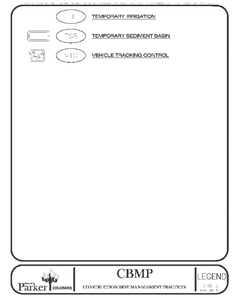
MATCHLINE - SHEET 22



KEYMAP
N.T.S.







LEGEND

- EXISTING MAJOR CONTOUR
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- PROPOSED MAJOR CONTOUR
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 5 INITIAL CBMP PLANS

DRAWN BY:	BJG	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

SHEET NUMBER 21

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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	
EC	EROSION CONTROL BLANKET	
IPIN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IPOGS	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET	
IPOGS	INLET PROTECTION, CURB ON-SUMP, TYPE R INLET	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

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

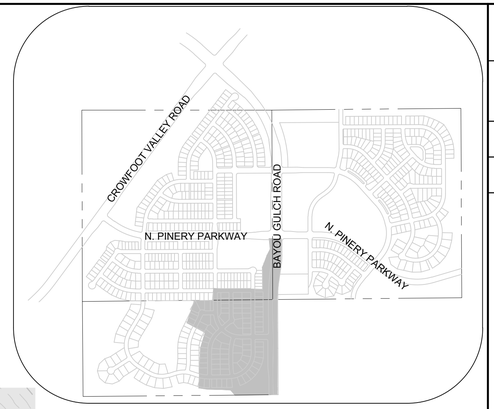
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

T	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

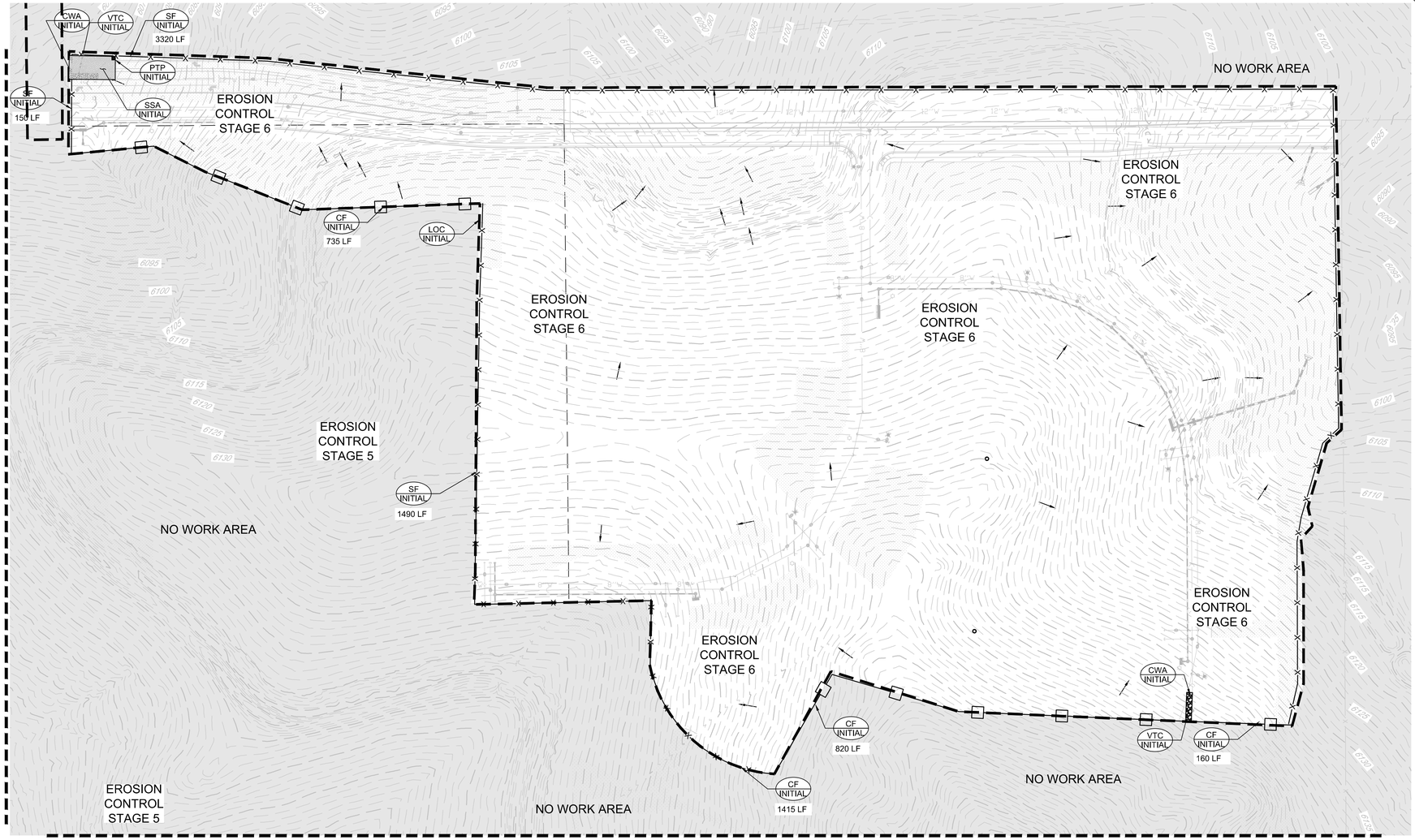
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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- PROPOSED SURFACE FLOW DIRECTION



KEYMAP
N.T.S.



100 50 0 100 200

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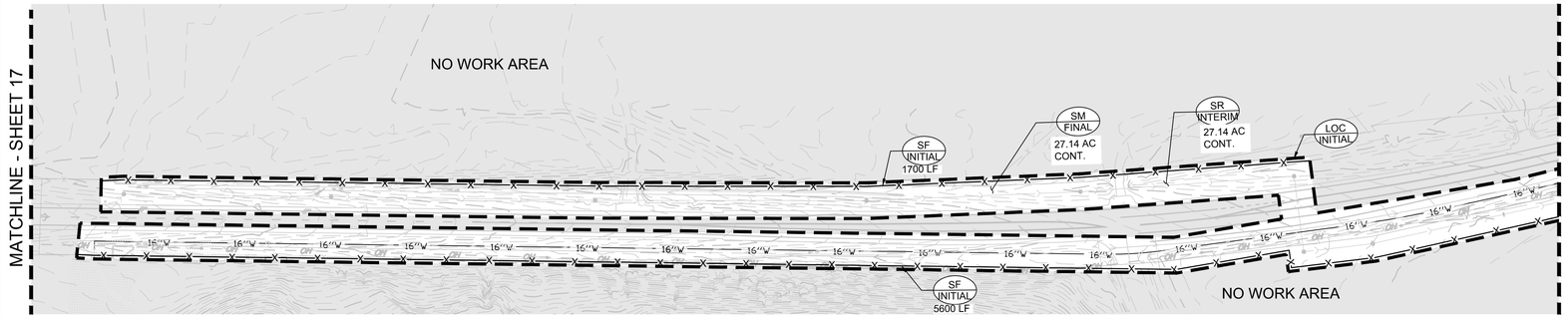
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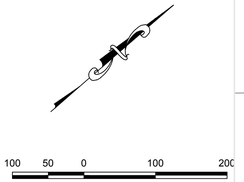
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SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
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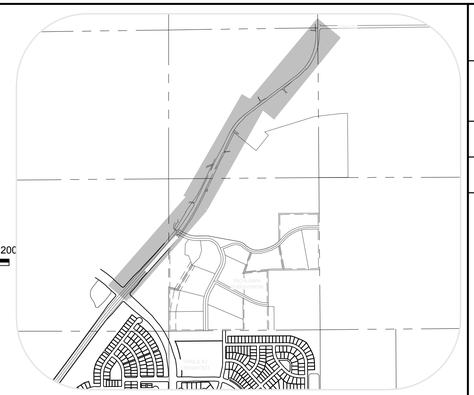
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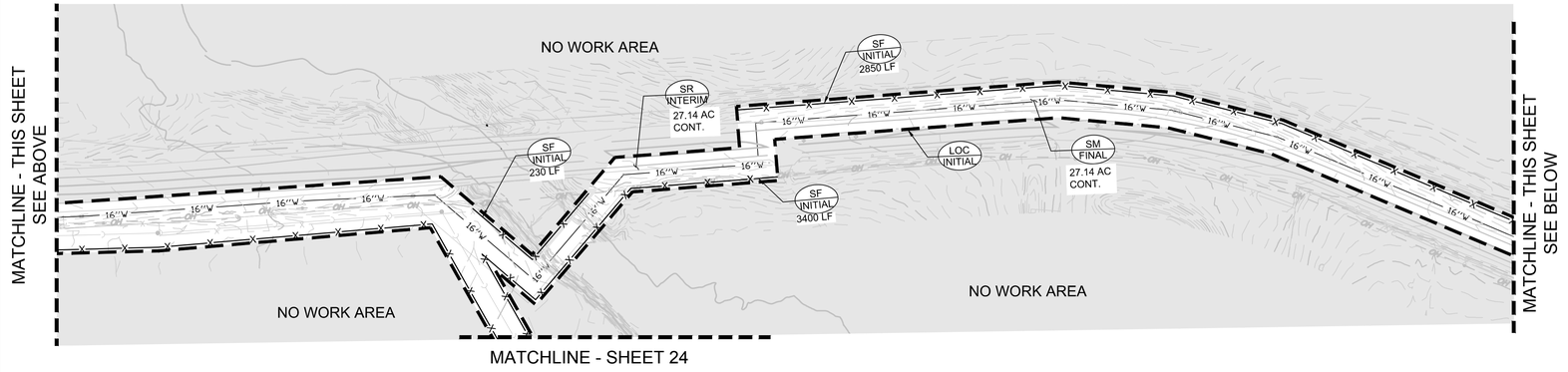
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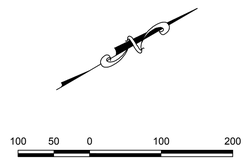
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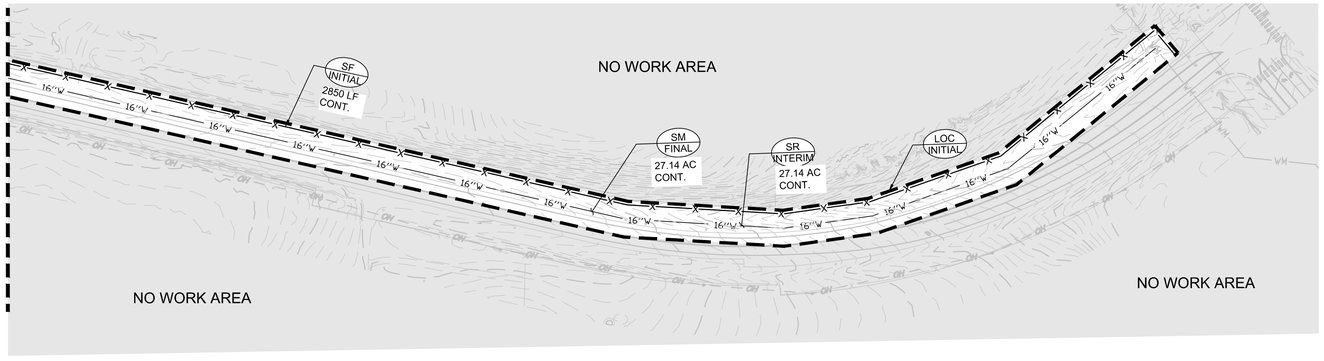
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N.T.S.



PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'



SCALE: 1" = 100



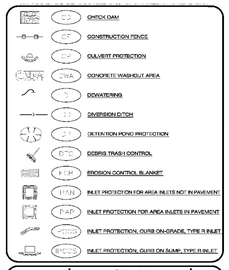
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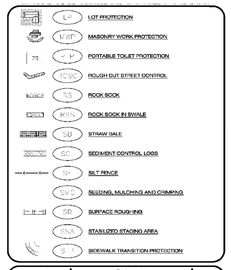


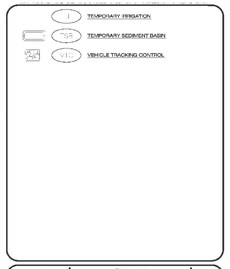
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LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION







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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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No.	Revisions	Date	Init.	Appr.	Date

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Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
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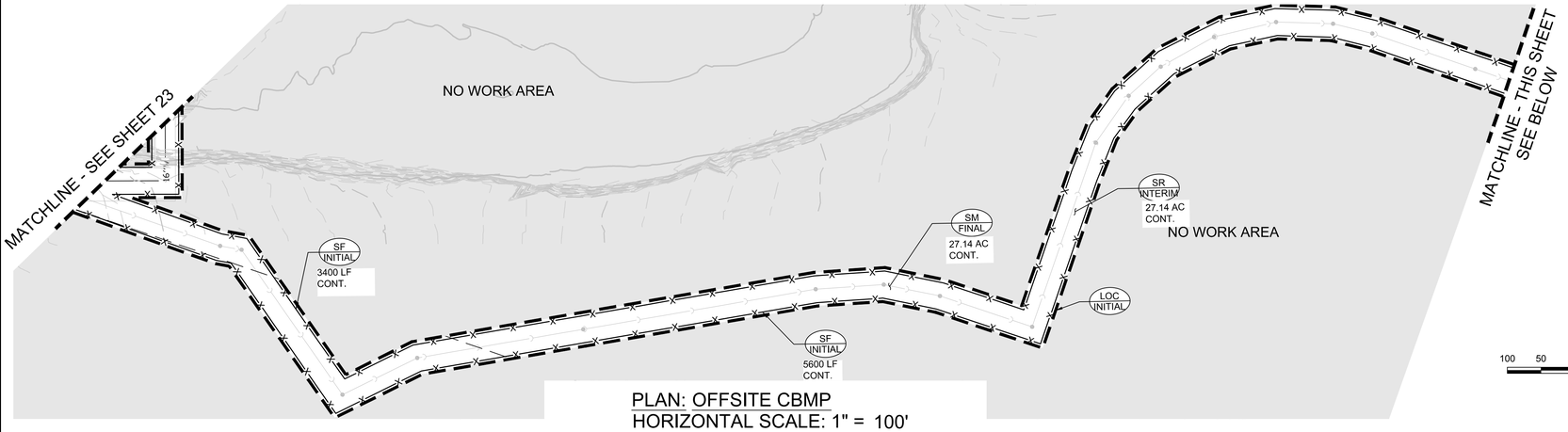
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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
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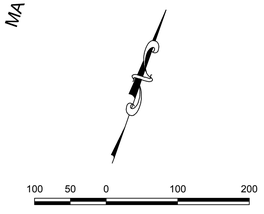
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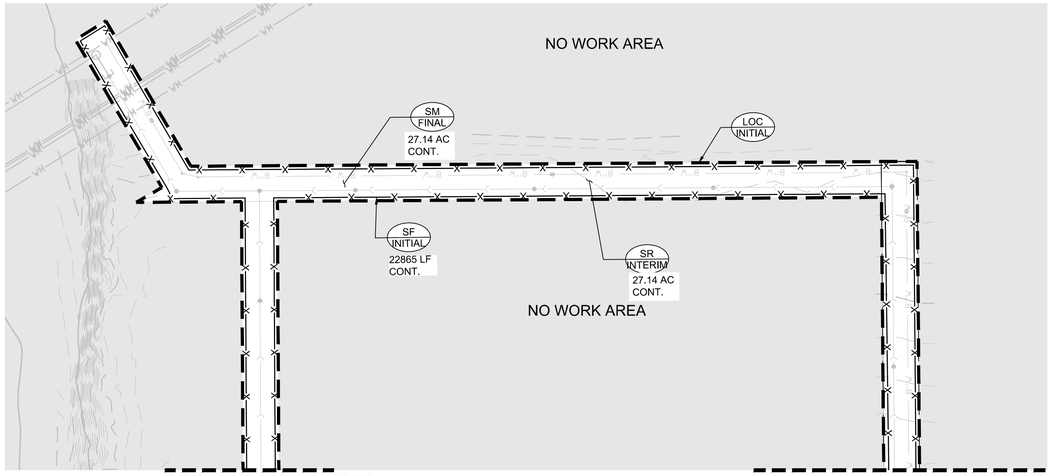
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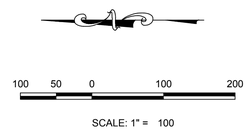
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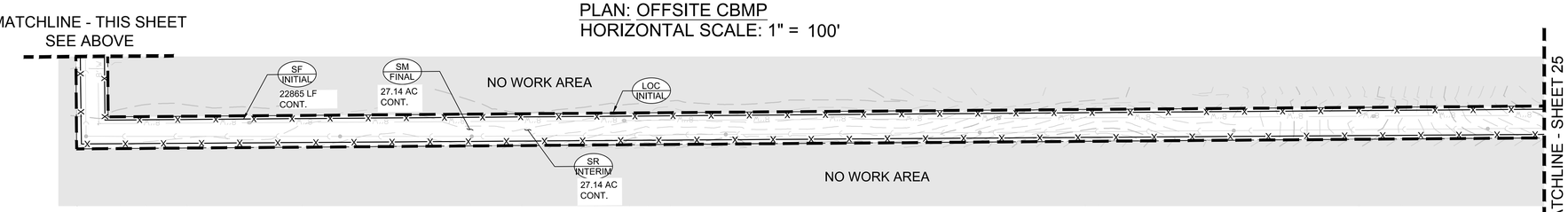
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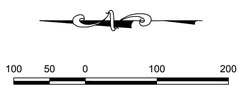
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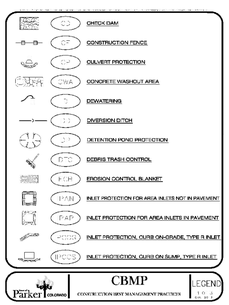
SCALE: 1" = 100



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HORIZONTAL SCALE: 1" = 100'



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- PROPOSED MAJOR CONTOUR
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- NO WORK AREA
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PREPARED UNDER THE SUPERVISION OF

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\SF1\TOWN OF PARKER\F1 BMP PLANS.DWG, CODY A, 12/7/2017 8:04 PM

No.	Revisions	Date	Init.	Appr.	Date

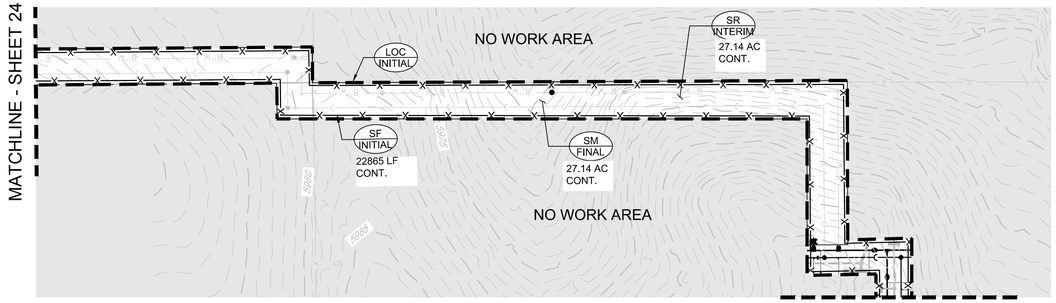
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
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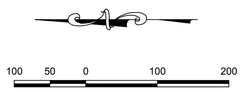
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DATE:	APRIL 2017		

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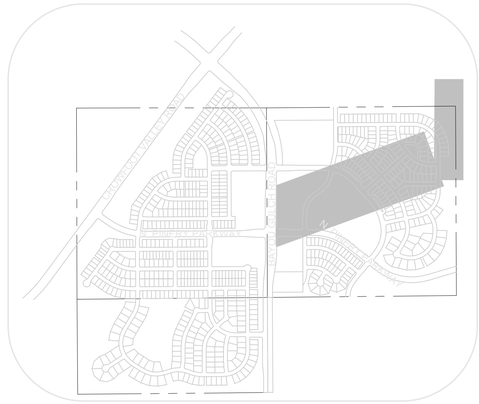


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HORIZONTAL SCALE: 1" = 100'

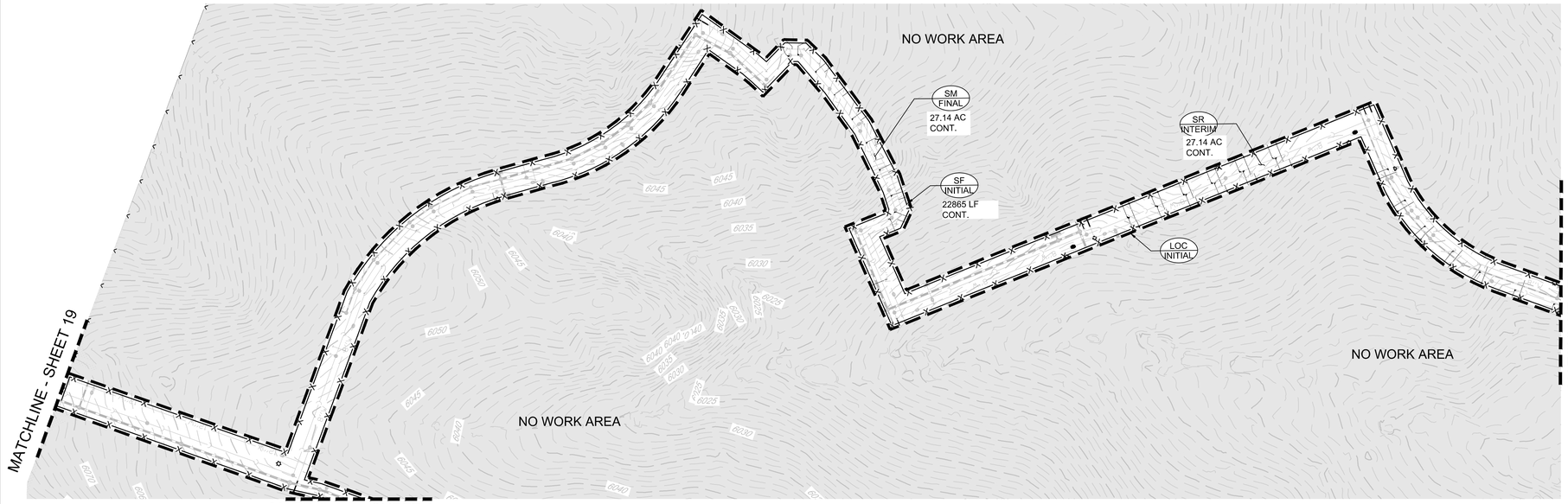
MATCHLINE - THIS SHEET
SEE BELOW



SCALE: 1" = 100



KEYMAP
N.T.S.



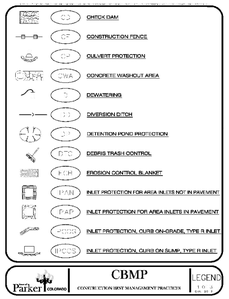
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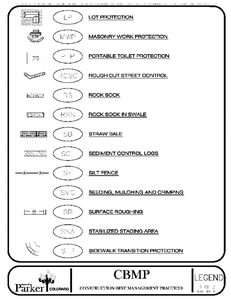


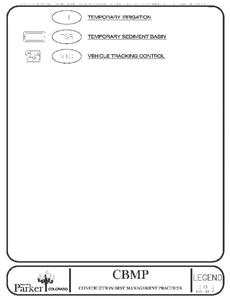
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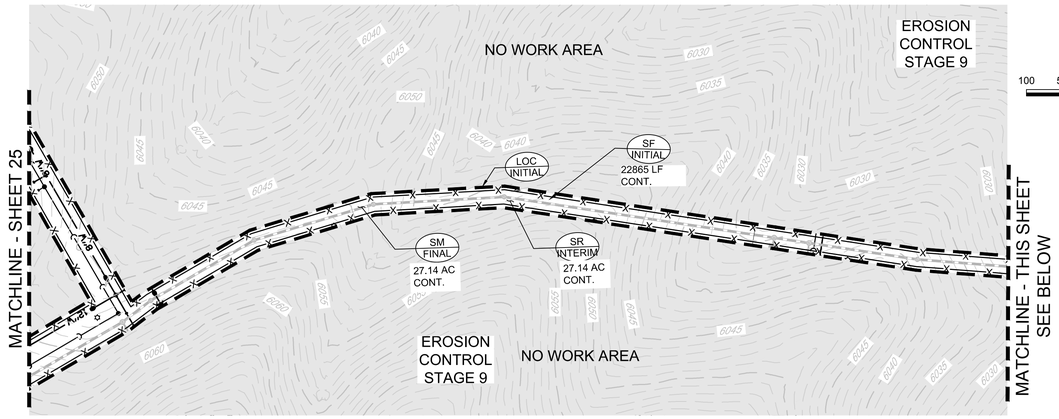
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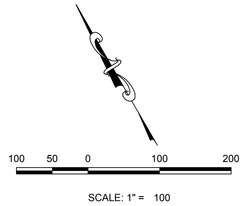
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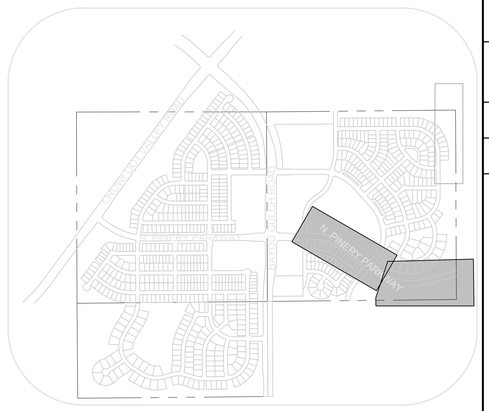
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DRAWN BY:	BJG		
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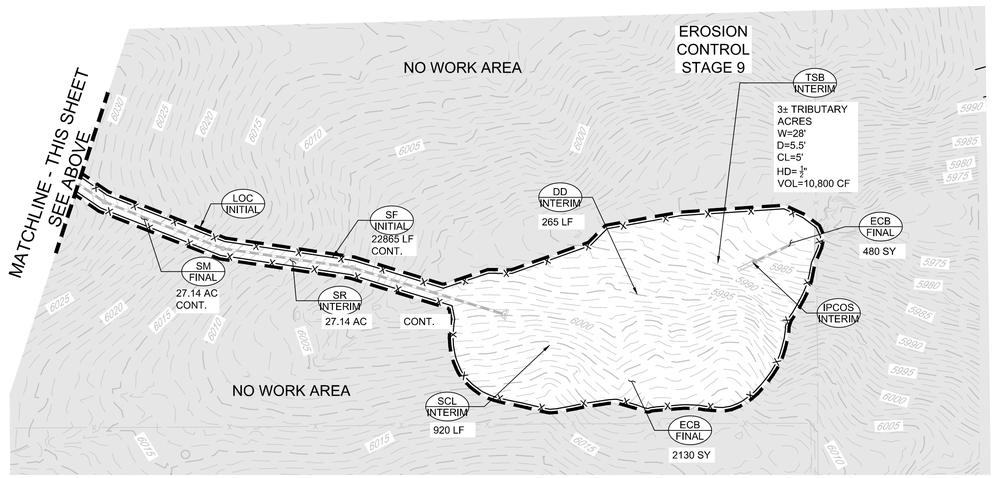
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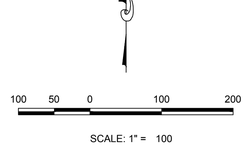






PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

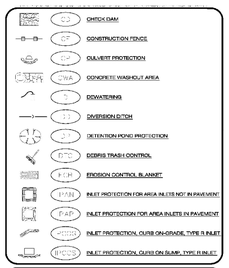


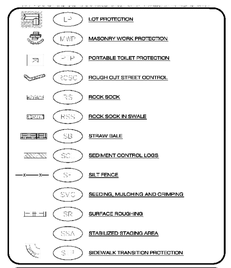


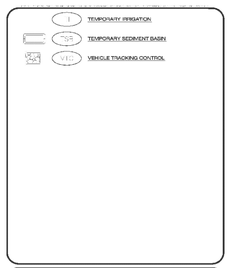
PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION







NOTE:

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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
OFFSITE INITIAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 26

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\SF1\TOWN OF PARKER\F1 BMP PLANS.DWG, CODYA, 12/7/2017 8:04 PM

NO WORK AREA

MATCHLINE - THIS SHEET

MATCHLINE - SHEET 18

MATCHLINE - SHEET 19

MATCHLINE - SHEET 20

EROSION CONTROL STAGE 2

EROSION CONTROL STAGE 1

EROSION CONTROL STAGE 3

SF INITIAL 2900 LF

SSA INITIAL

SCL INTERIM 45 LF

SM FINAL 12.65 AC

SR INTERIM 12.65 AC

VTC INITIAL

CWA INITIAL

SCL INTERIM 35 LF

PTP INITIAL

SF INITIAL 800 LF

SF INITIAL 2100 LF

TI INTERIM

CF INITIAL 600 LF

ECB FINAL 21350 SY

SF INITIAL 840 LF

SF INITIAL 475 LF

CF INITIAL 500 LF

CF INITIAL 3100 LF

LEMON GULCH

100 YEAR FLOODPLAIN

ECB FINAL 5373 SY

ECB FINAL 1813 SY

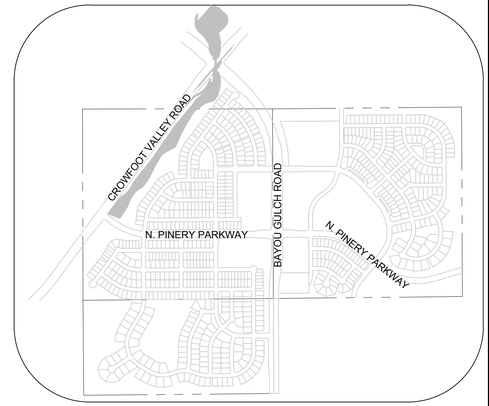
TSB INTERIM 22.3 ± TRIBUTARY ACRES 'W=107' D=3.3' CL=33' HD= 1.5"

DD INTERIM 985 LF

LOC INITIAL

100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
N.T.S.

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

- CHECK DAM
- CONSTRUCTION FENCE
- CULVERT PROTECTION
- CONCRETE WASHOUT AREA
- DEWATERING
- DIVERSION DITCH
- DETENTION POND PROTECTION
- DEBRIS TRASH CONTROL
- EROSION CONTROL BLANKET
- INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- INLET PROTECTION, CURB ON GRADE, TYPE II INLET
- INLET PROTECTION, CURB ON SUMP, TYPE II INLET
- LOT PROTECTION
- MASONRY WORK PROTECTION
- PORTABLE TOILET PROTECTION
- ROUGH CUT STREET CONTROL
- ROCK SOCK
- ROCK SOCK IN SWALE
- STRAW BALE
- SEDIMENT CONTROL LOGS
- SILT FENCE
- SEEDING, MULCHING AND CRIMPING
- SURFACE ROUGHING
- STABILIZED STAGING AREA
- SIDEWALK TRANSITION PROTECTION
- TEMPORARY IRRIGATION
- TEMPORARY SEDIMENT BASIN
- VEHICLE TRACKING CONTROL

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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 1 INTERIM & FINAL CBMP PLANS

DRAWN BY:	BJG
CHECKED BY:	JJJ
DATE:	APRIL 2017
SCALE:	AS SHOWN
FILE NO:	8130283701
SHEET NUMBER	27

N:\PROJECTS\HSS RANCH\CAD\ENGINEERING\SHEET SETS\OD\SIF1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL DWG, BRIANW, 12/7/2017 8:06 PM

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	
EC	EROSION CONTROL BLANKET	
IPIN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IPCOS	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET	
IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

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

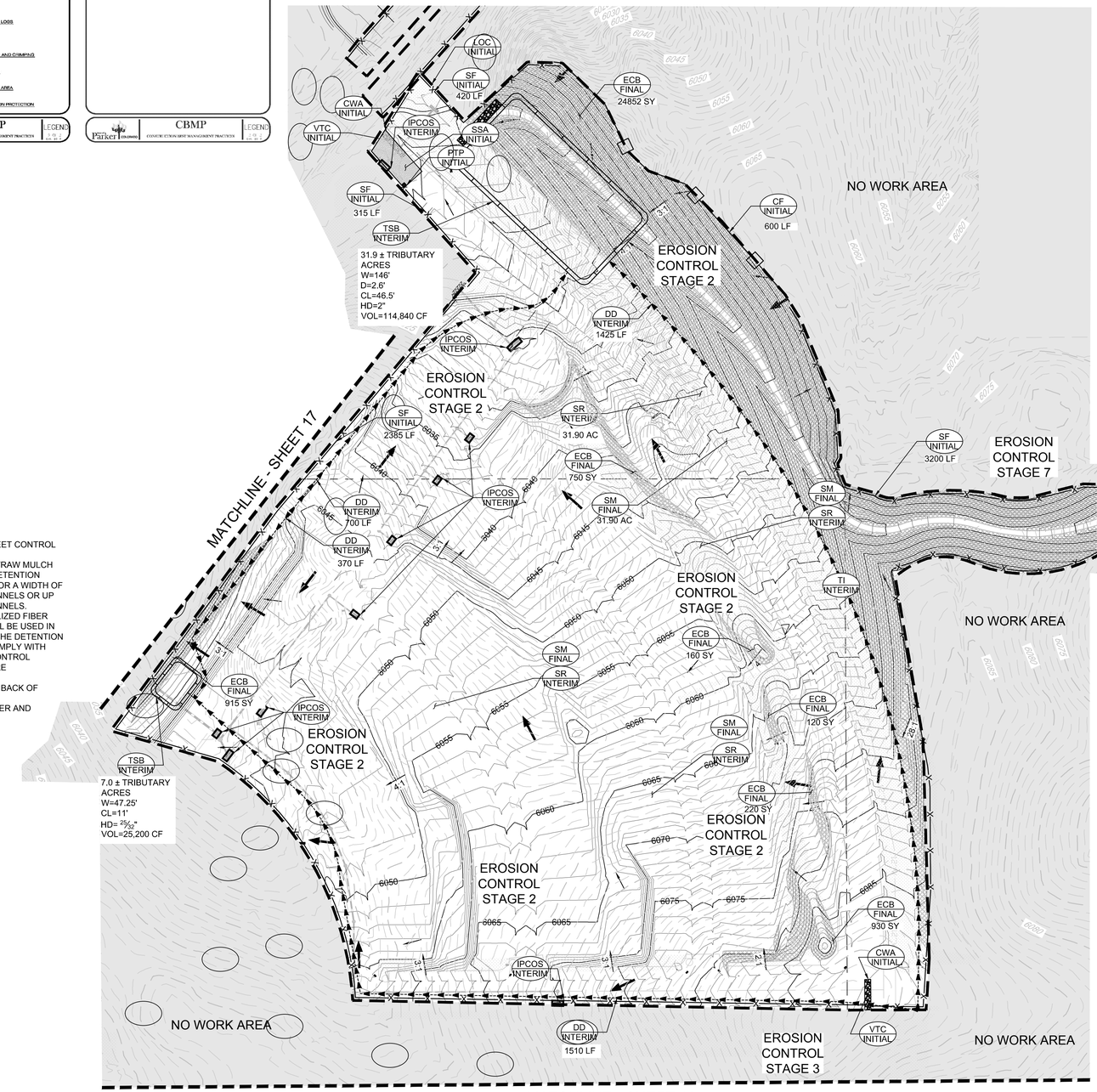
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

I	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

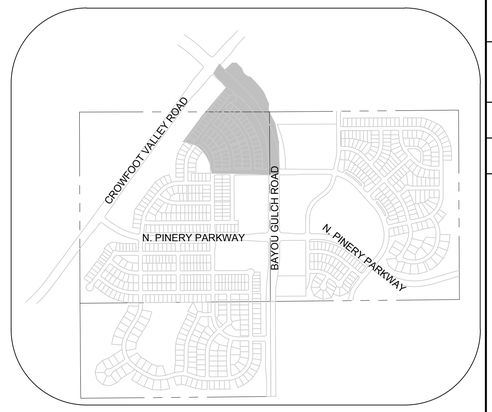
LEGEND

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- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION



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KEYMAP
N.T.S.

100 50 0 100 200

SCALE: 1" = 100'

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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 2 INTERIM & FINAL CBMP PLANS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	BJG		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		

SHEET NUMBER 28

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 12/7/2017 8:07 PM

CHECK DAM
CONSTRUCTION FENCE
CULVERT PROTECTION
CONCRETE WASHOUT AREA
DEWATERING
DIVERSION DITCH
DETENTION POND PROTECTION
DEBRIS TRASH CONTROL
EROSION CONTROL BLANKET
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CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND

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SEDIMENT CONTROL LOGS
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TEMPORARY SEDIMENT BASIN
VEHICLE TRACKING CONTROL

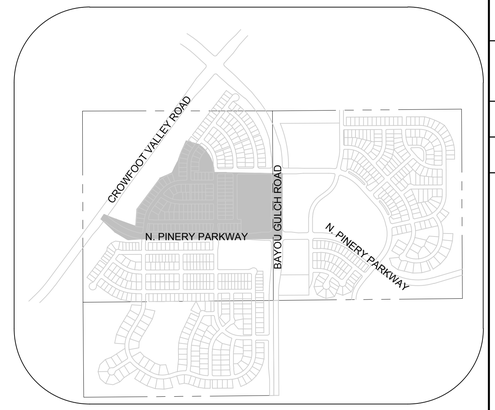
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND

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100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
N.T.S.



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FILE NO: 8130283701
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SHEET NUMBER 29

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INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
INLET PROTECTION FOR AREA INLETS IN PAVEMENT
INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
INLET PROTECTION, CURB ON SUMP, TYPE R INLET

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

LOT PROTECTION
MASONRY WORK PROTECTION
PORTABLE TOILET PROTECTION
ROUGH CUT STREET CONTROL
ROCK SOCK
ROCK SOCK IN SWALE
STRAW BALE
SEDIMENT CONTROL LOGS
SILT FENCE
SEEDING, MULCHING AND CRIMPING
SURFACE ROUGHING
STABILIZED STAGING AREA
SIDEWALK TRANSITION PROTECTION

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

TEMPORARY IRRIGATION
TEMPORARY SEDIMENT BASIN
VEHICLE TRACKING CONTROL

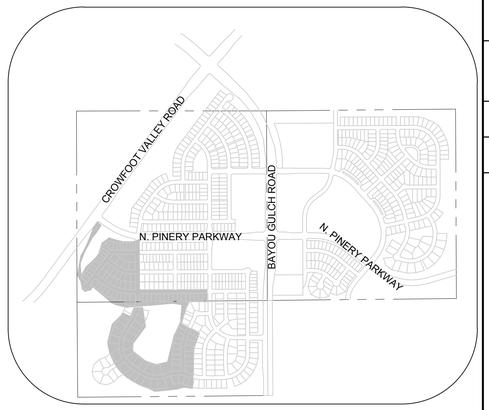
CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

MATCHLINE - SHEET 22

MATCHLINE - SHEET 21

MATCHLINE - SHEET 19

EROSION CONTROL STAGE 6
NO WORK AREA
EROSION CONTROL STAGE 6
DD INTERIM 940 LF
CF INITIAL 723 LF
SF INITIAL 915 LF
DD INTERIM 496 LF
VTC INITIAL
CWA INITIAL
ECB FINAL 705 SY
ECB FINAL 5380 SY
TSB INTERIM
6.6± TRIBUTARY ACRES
W=43'
D=5.6'
CL=10'
HD= .75"
VOL=23,760 CF
SF INITIAL 360 LF
ECB FINAL 230 SY
DD INTERIM 731 LF
ECB FINAL 1054 SY
DD INTERIM 415 LF
ECB FINAL 505 SY
SF INITIAL 885 LF
EROSION CONTROL STAGE 4
ECB FINAL 2180 SY
TSB INTERIM
8± TRIBUTARY ACRES
W=51'
D=5.4'
CL=12'
HD= 27/32"
VOL=28,800 CF
NO WORK AREA
DD INTERIM 645 LF
DD INTERIM 590 LF
SR INTERIM
DD INTERIM 210 LF
ECB FINAL 520 SY
EROSION CONTROL STAGE 5
NO WORK AREA
EROSION CONTROL STAGE 4
CWA INITIAL
IPCOS INTERIM
VTC INITIAL
IPCOS INTERIM
CF INITIAL 710 LF
IPCOS INTERIM
IPCOS INTERIM
ECB FINAL 1440 SY
TSB INTERIM
23.7± TRIBUTARY ACRES
W=113'
D=3.2'
CL=34.7'
HD= 1.6"
VOL=85,320 CF
PTP INITIAL
SSA INITIAL
ECB FINAL 587 SY
SM FINAL
SR INTERIM
DD INTERIM 1185 LF
ECB FINAL 365 SY
SF INITIAL 1180 LF
TI INTERIM
SF INITIAL 1380 LF
DD INTERIM 1680 LF
EROSION CONTROL STAGE 3
EROSION CONTROL STAGE 4
SM FINAL
SR INTERIM 39.60 AC
DD INTERIM 1670 LF
SM FINAL
SR INTERIM
SM FINAL
SM FINAL
SR INTERIM 39.60 AC
CF INITIAL 615 LF
SM FINAL
SR INTERIM
DD INTERIM 640 LF
CF INITIAL 2070 LF
ECB FINAL 460 SY
ECB FINAL 1680 SY
SF INITIAL 1440 LF
ECB FINAL 680 SY
DD INTERIM 200 LF
IPAN INTERIM
ECB FINAL 2620 SY
DD INTERIM 395 LF
ECB FINAL 2060 SY
DD INTERIM 886 LF
ECB FINAL 40 SY
ECB FINAL 2030 SY
SCL INTERIM 35 LF
ECB FINAL 355 SY
NO WORK AREA
IPCOS INTERIM



KEYMAP
N.T.S.

100 50 0 100 200
SCALE: 1" = 100'

LEGEND
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION

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1-800-922-1987
UNCC UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
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Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 4 INTERIM & FINAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 30

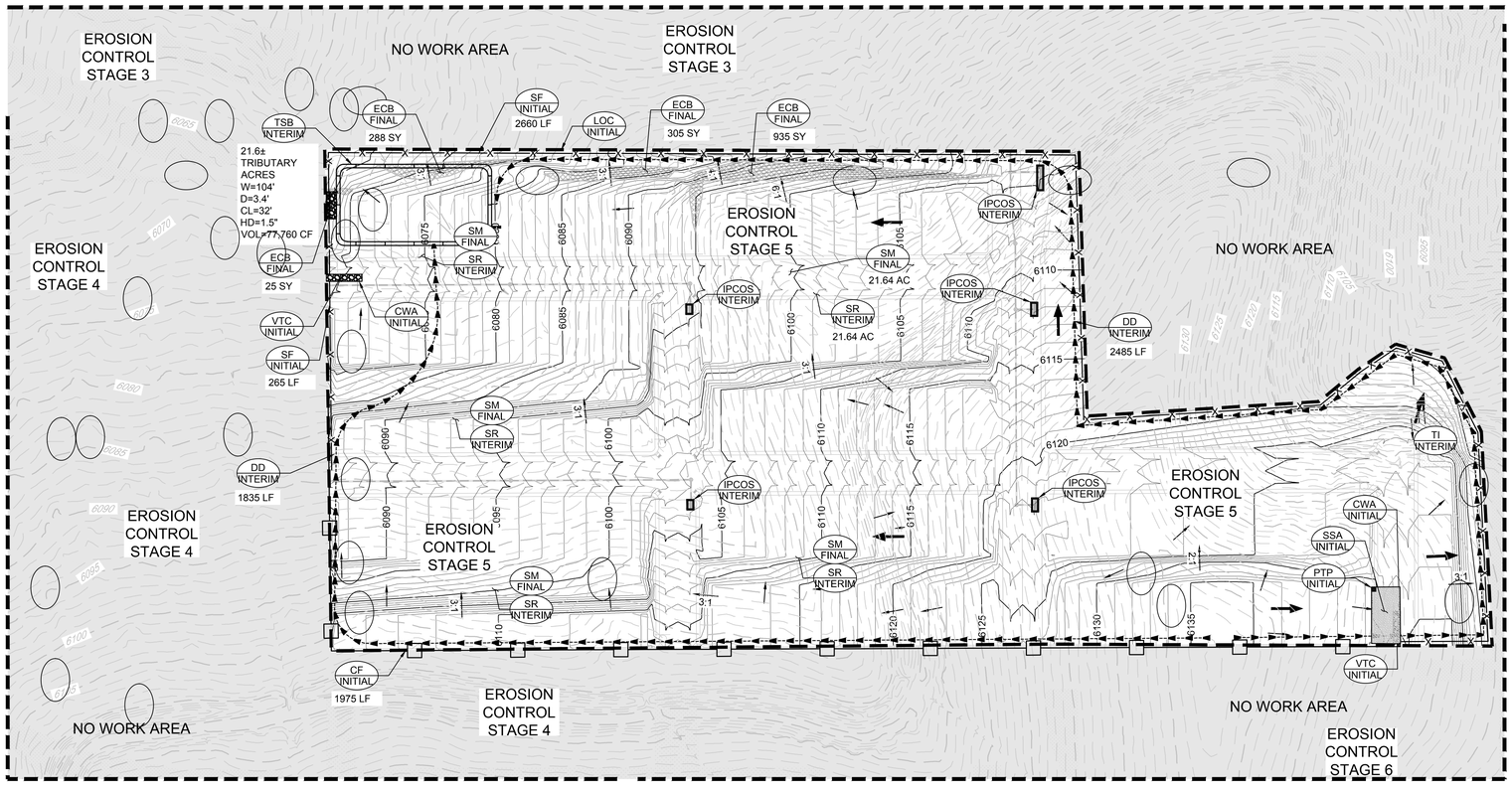
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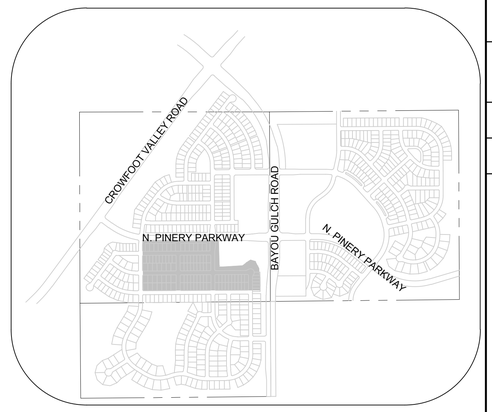


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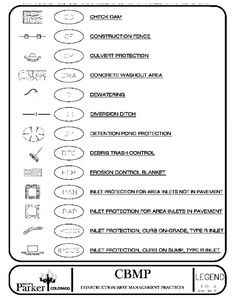
SCALE: 1" = 100'

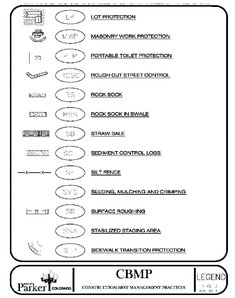
MATCHLINE - SHEET 19

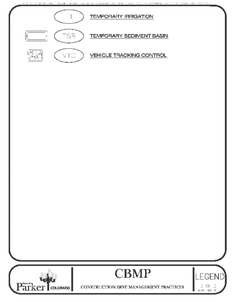




KEYMAP
N.T.S.







LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION

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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 5 INTERIM & FINAL CBMP PLANS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	BJG		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		

SHEET NUMBER 31

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\OZ\SF1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 12/7/2017 8:07 PM

CHECK DAM
CONSTRUCTION FENCE
CULVERT PROTECTION
CONCRETE WASHOUT AREA
DEWATERING
DIVERSION DITCH
DETENTION POND PROTECTION
DEBRIS TRASH CONTROL
EROSION CONTROL BLANKET
INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
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INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
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CBMP — Parker CO 80138 — CONSTRUCTION BMP MANAGEMENT PRACTICES — LEGEND

LOT PROTECTION
MASONRY WORK PROTECTION
PORTABLE TOILET PROTECTION
ROUGH CUT STREET CONTROL
ROCK SOCK
ROCK SOCK IN SWALE
STRAW BALE
SEDIMENT CONTROL LOGS
SILT FENCE
SEEDING, MULCHING AND CRIMPING
SURFACE ROUGHING
STABILIZED STAGING AREA
SIDEWALK TRANSITION PROTECTION

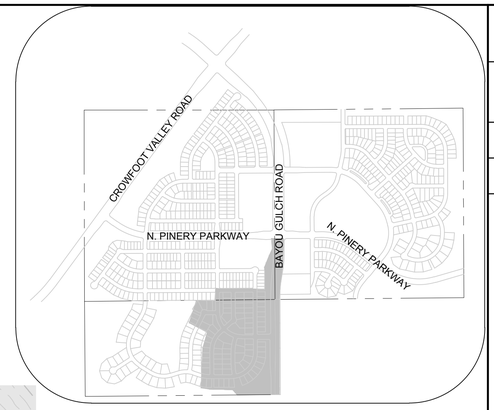
CBMP — Parker CO 80138 — CONSTRUCTION BMP MANAGEMENT PRACTICES — LEGEND

TEMPORARY IRRIGATION
TEMPORARY SEDIMENT BASIN
VEHICLE TRACKING CONTROL

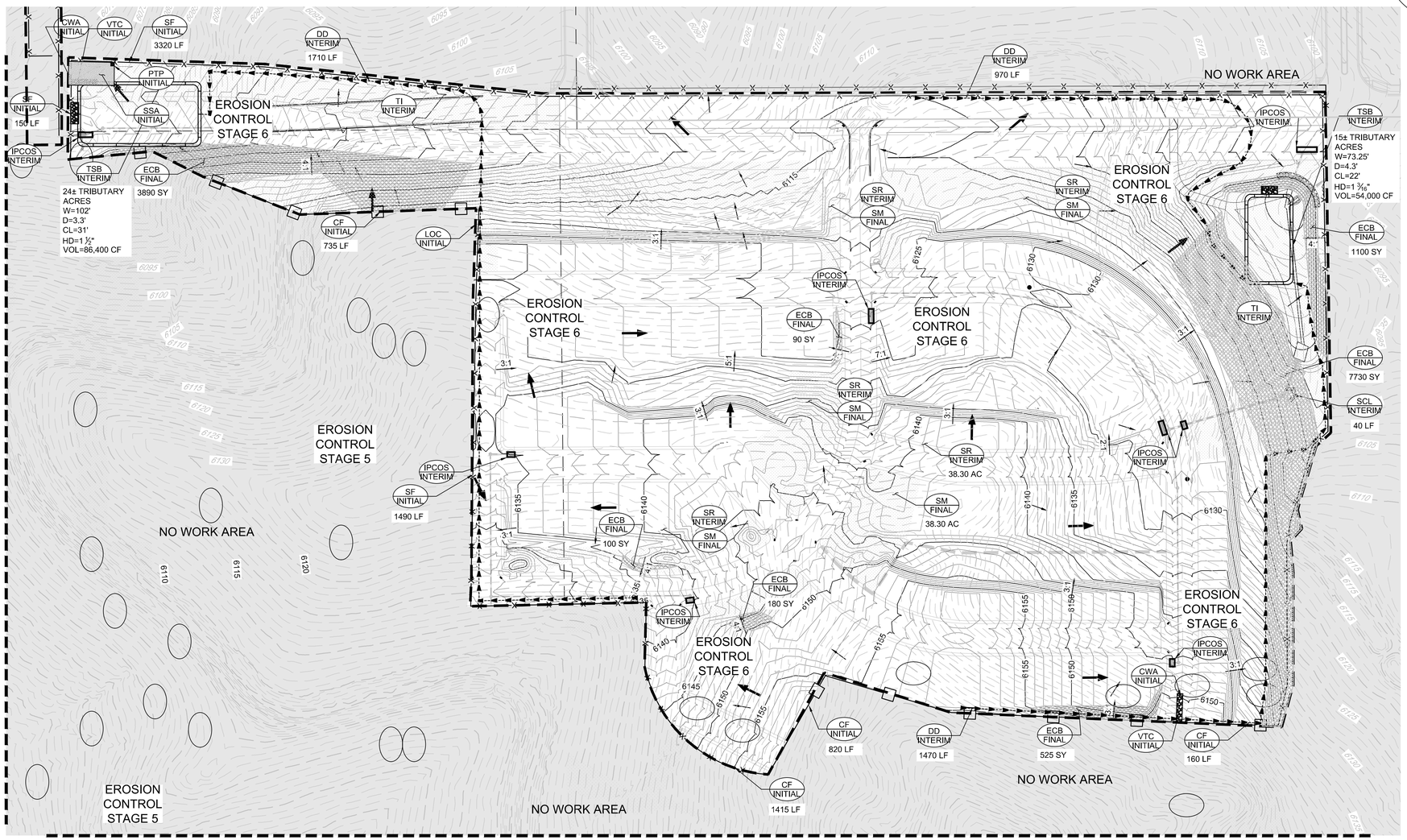
CBMP — Parker CO 80138 — CONSTRUCTION BMP MANAGEMENT PRACTICES — LEGEND

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
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KEYMAP
N.T.S.



100 50 0 100 200

SCALE: 1" = 100'

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 12/7/2017 8:08 PM

No.	Revisions	Date	Init.	Appr.	Date

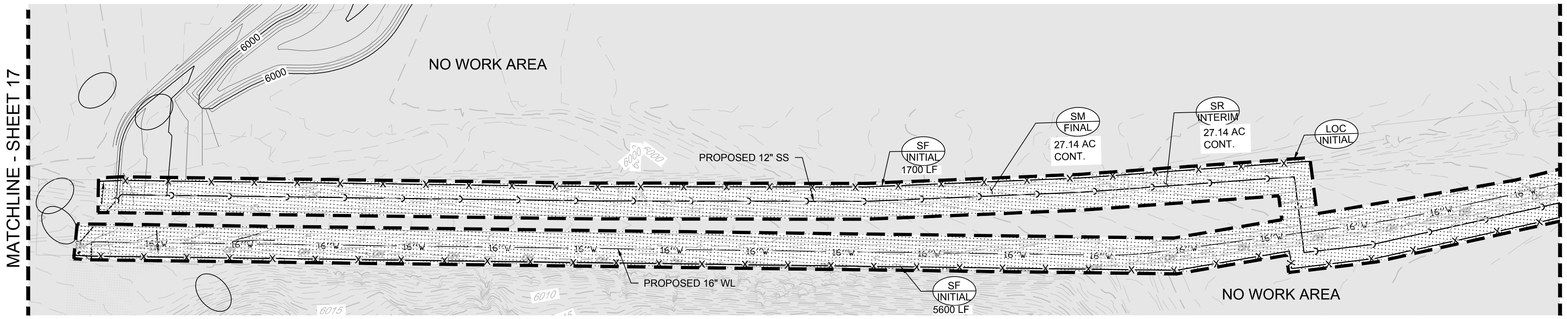
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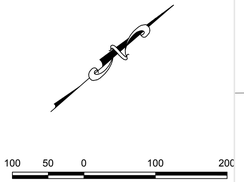
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 6 INTERIM & FINAL CBMP PLANS

DRAWN BY:	BJG	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

SHEET NUMBER 32



MATCHLINE - THIS SHEET SEE BELOW

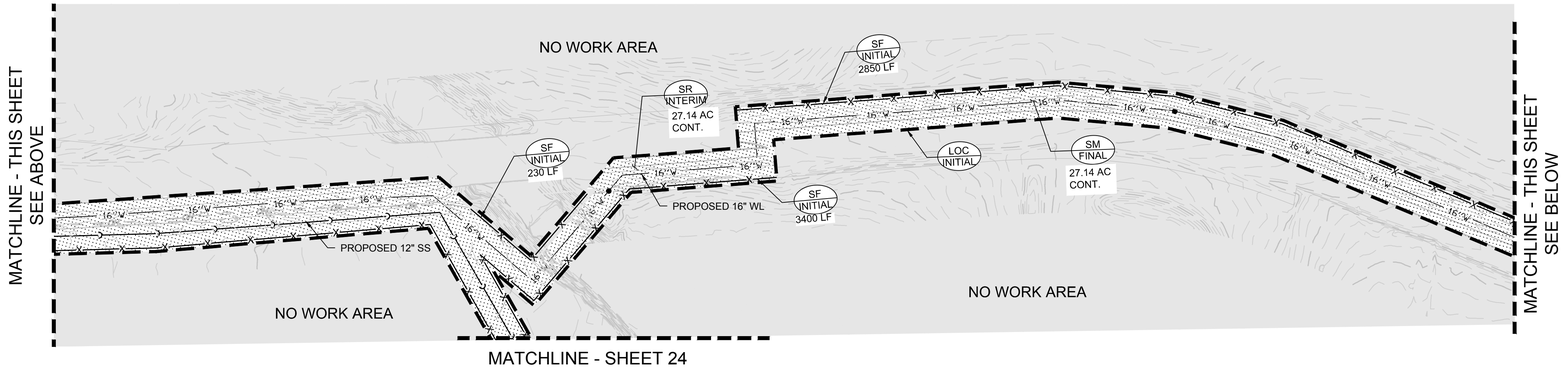


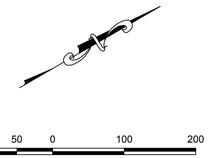
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KEYMAP
N.T.S.

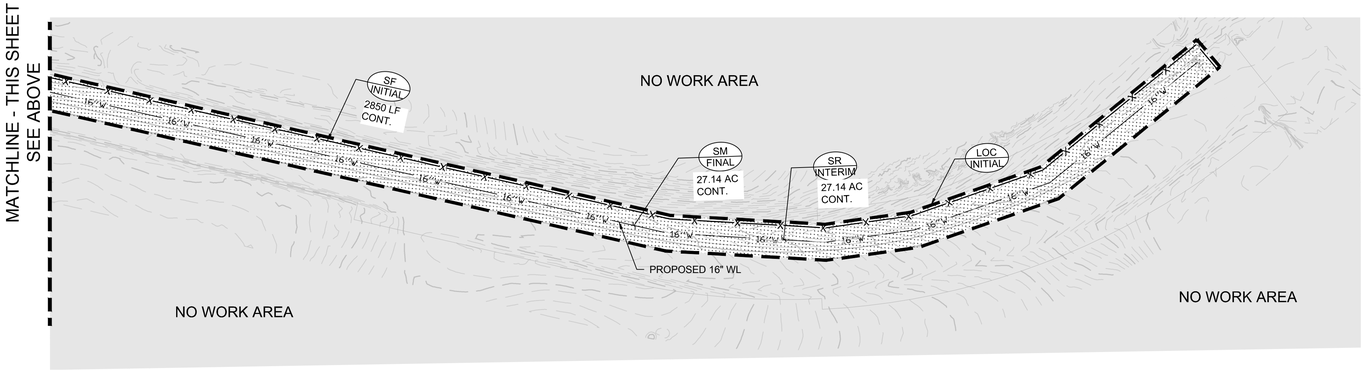
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HORIZONTAL SCALE: 1" = 100'

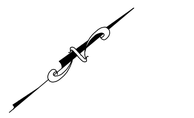




SCALE: 1" = 100

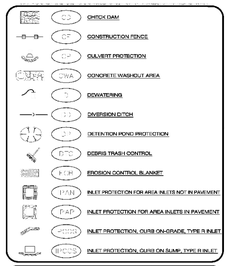
PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

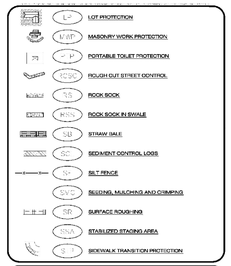


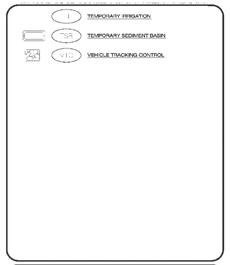


SCALE: 1" = 100

PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'







NOTE:
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

LEGEND
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- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
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No.	Revisions	Date	Init.	Appr.	Date

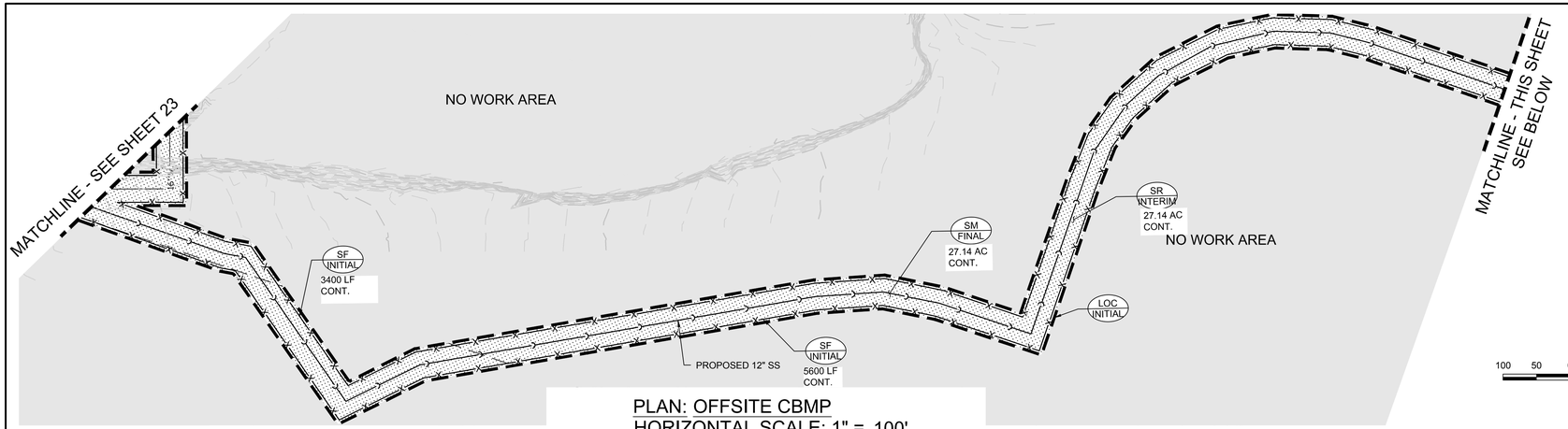
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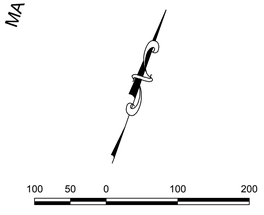
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
OFFSITE CROWFOOT INTERIM & FINAL CBMP PLANS

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CHECKED BY: JJJ	
DATE: APRIL 2017	

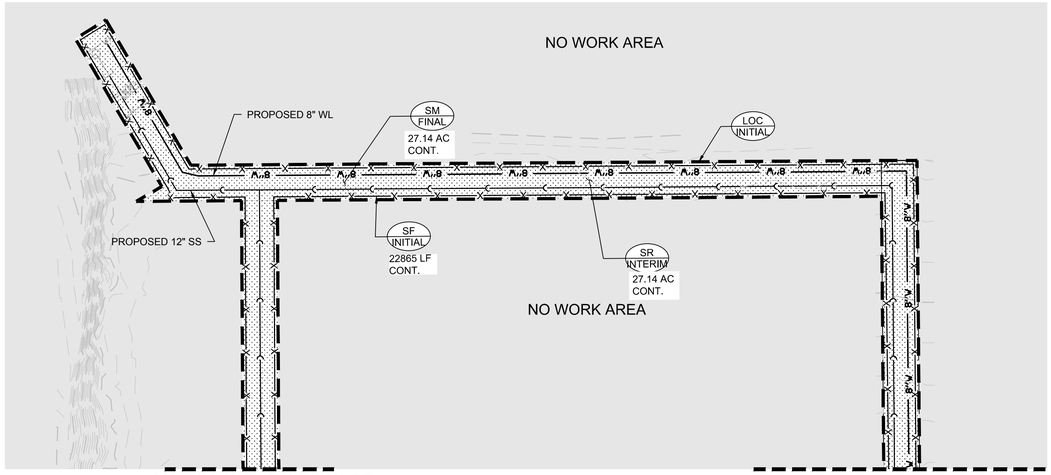
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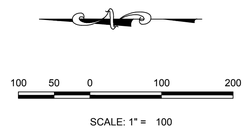
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HORIZONTAL SCALE: 1" = 100'

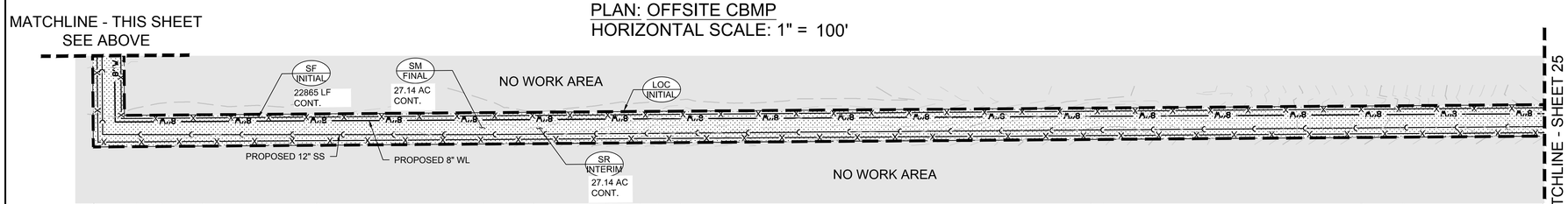




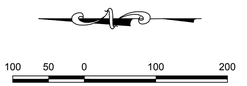


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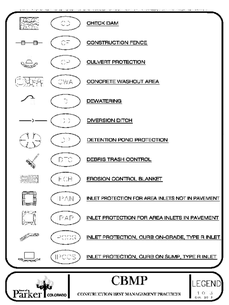


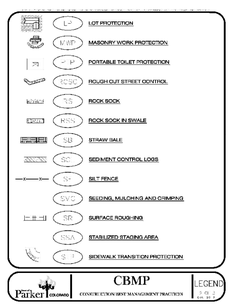
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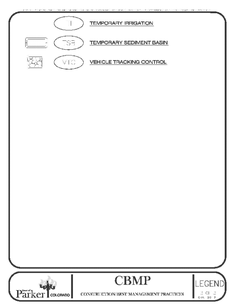


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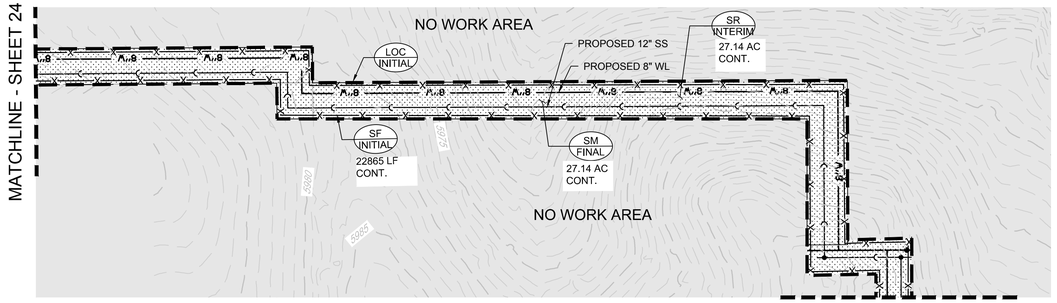
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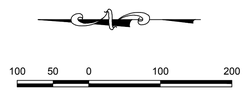
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DATE:	APRIL 2017		

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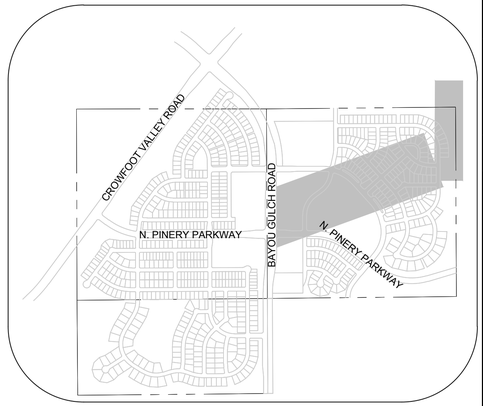


PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

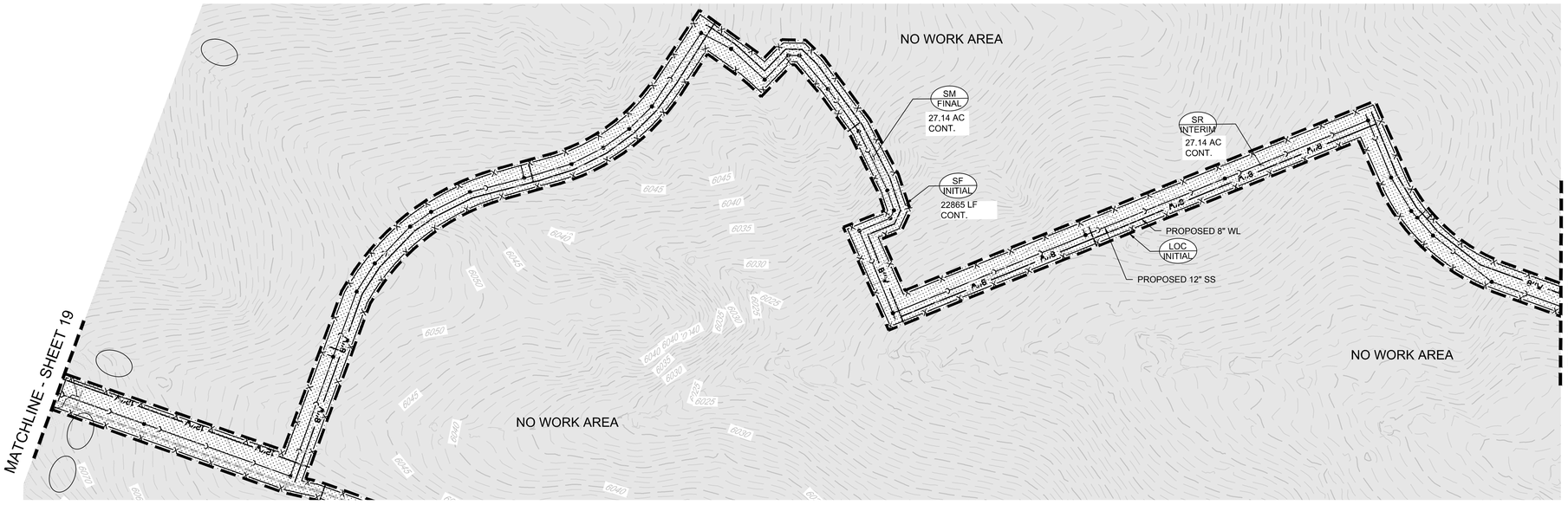
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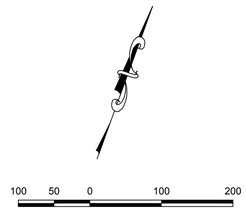
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KEYMAP
N.T.S.



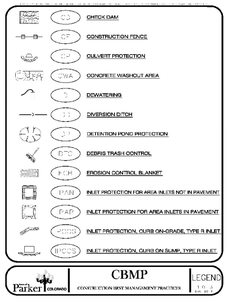
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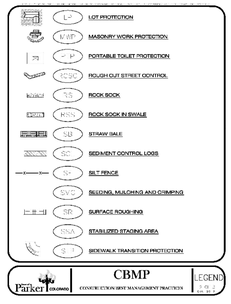


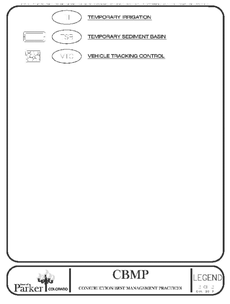
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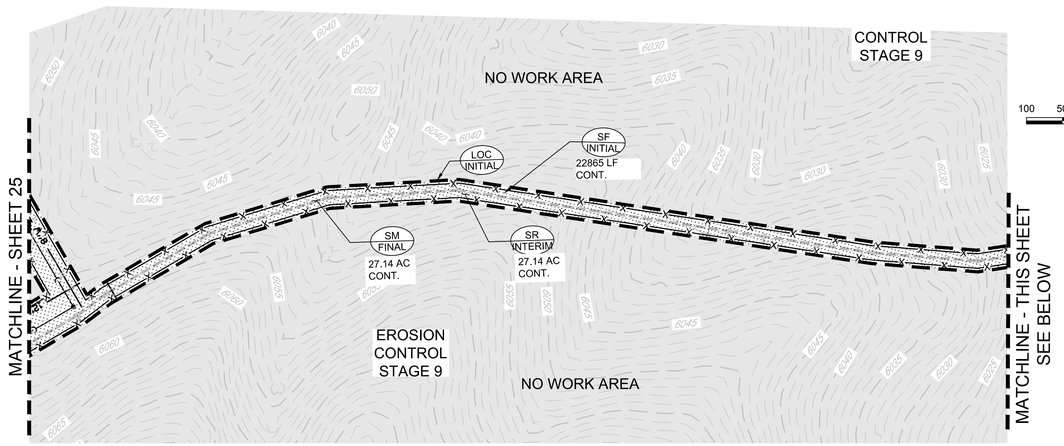
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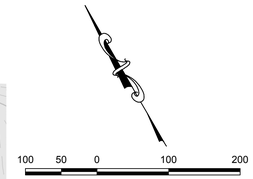
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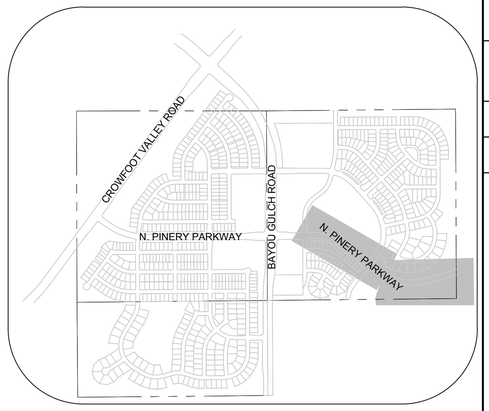
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SCALE: AS SHOWN
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017
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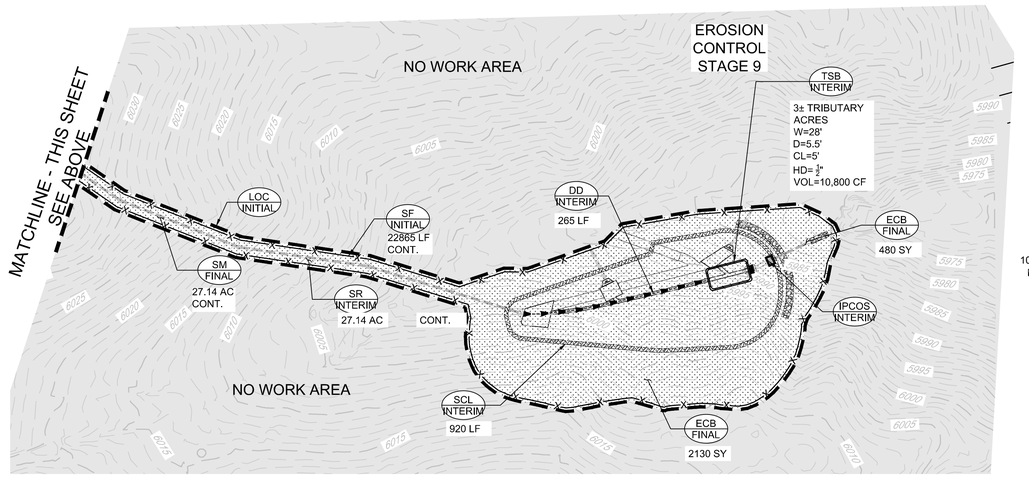


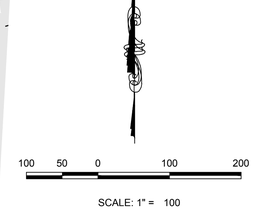




KEYMAP
N.T.S.

PLAN: OFFSITE CBMP
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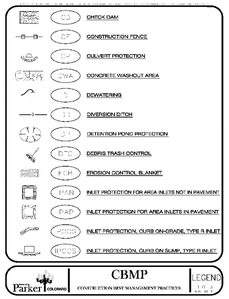


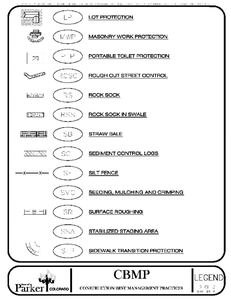


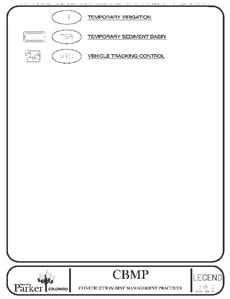
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NOTE:

1. ALL STREET CUTS SHALL BE CONTROLLED PER THE ROUGH CUT STREET CONTROL DETAIL. SEE BMP DETAILS.
2. TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
3. IT MAY BE NECESSARY TO PROVIDE BACK OF WALK PROTECTION AND BACK OF CURB PROTECTION ONCE HOME BUILDING HAS STARTED
4. INSTALL ECB IN TREE LAWN AFTER INSTALLATION OF CURB AND GUTTER AND SIDEWALK. TYPICAL THROUGHOUT SUBDIVISION

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UNCC UTILITY NOTIFICATION CENTER OF COLORADO

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
OFFSITE POND D INTERIM & FINAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 36

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 12/7/2017 8:09 PM

BEST MANAGEMENT DETAILS

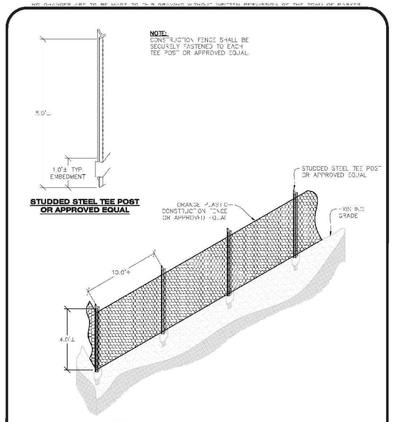
1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER
FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF
PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR
INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES 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 RENEGOTIATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (A.K.A. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40- ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
(I)PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
(II) (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
(III)BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.
11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEM ICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURF ACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY
INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21 . NO PERMANENT SLOPES GREATER THAN 3: 1 ARE ALLOWED.
22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4: 1 MAY REQUIRE EROSION CONTROL BLANKETS.
23. THE EROSION CONTROL SUPER VISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPS MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.
25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT 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 MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DECREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWNS INSPECTOR. A STATE PERM IT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMPS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A- H OR ITEM I (BELOW).
A. ALL SOIL - DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERM IT HAVE PERMANENTLY CEASED.
B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF
PRE- DISTURBANCE LEVELS.
C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE RAINAGEINFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIS T, AS AMENDED.
H. WEEDS ARE EVENLY DISTRIBUTED THRO UGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWN ER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWN ER HAS PROVIDED THE TOWN WI TH A REPLACEM ENT SECUR TY.
32. NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECUR ITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
A. ALL SOIL -DISTURBING ACTIVITIES ASSOCIATED WITH THE GRAD ING PERMIT HAVE PERMANENTLY CEASED.
B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (1 0%) OF THE TOTAL VEGETATION ON SITE.
F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENAL TIES CONTAINED IN THE CODE.

DEFINITIONS:

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

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

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.1) 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 COS TS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.



STUDDED STEEL TEE POST OR APPROVED EQUAL

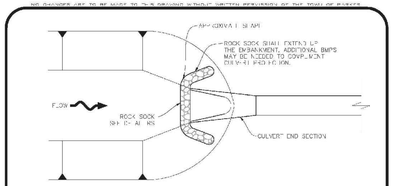
CF **CONSTRUCTION FENCE**

CONSTRUCTION FENCE INSTALLATION NOTES

1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



PLAN

ISOMETRIC

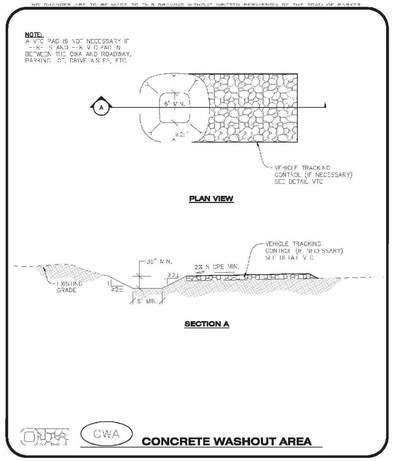
CP **CULVERT PROTECTION (INLET)**

CULVERT PROTECTION (INLET) INSTALLATION NOTES

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

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

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



PLAN VIEW

SECTION A

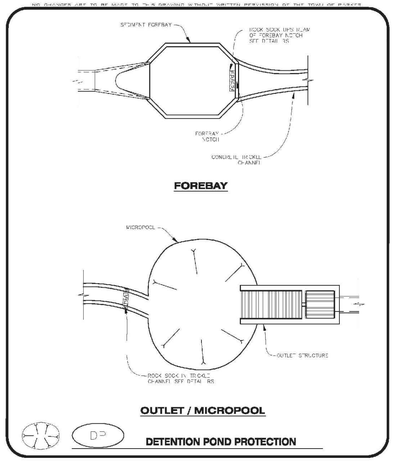
CWA **CONCRETE WASHOUT AREA**

CONCRETE WASHOUT AREA INSTALLATION NOTES

1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SPECIFIED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-FOOT IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASHOUT ACTIVITIES AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL. ANY DISTURBED AREAS ASSOCIATED WITH ITS INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SWC).



FOREBAY

OUTLET / MICROPOOL

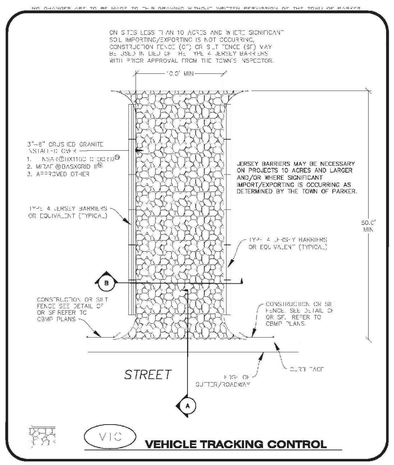
DP **DETENTION POND PROTECTION**

DETENTION POND PROTECTION INSTALLATION NOTES

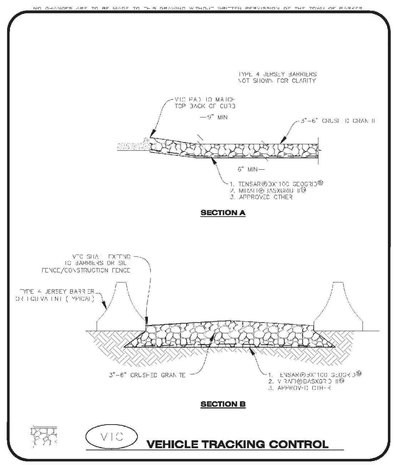
1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH ANGULAR EDGES. (SEE DETAILS).
3. ROCK SOCK TOP OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL "B").

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

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



SECTION A



SECTION A

SECTION B

VIC **VEHICLE TRACKING CONTROL**

VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. A CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50-FEET LONG AND 10-FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY WOOD, BRUSH AND DEBRIS. THE BIAXIAL GEO GRID SHALL BE TENSAR BX1100, MIRAFI BASXGRID, OR AN APPROVED EQUAL. BIAXIAL GEO GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3-6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

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

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No.	Revisions	Date	Init.	Appr.	Date

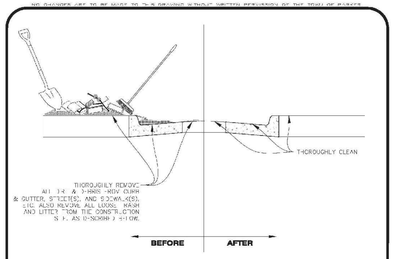
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

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JF	JJJ	APRIL 2017	AS SHOWN	8130283701

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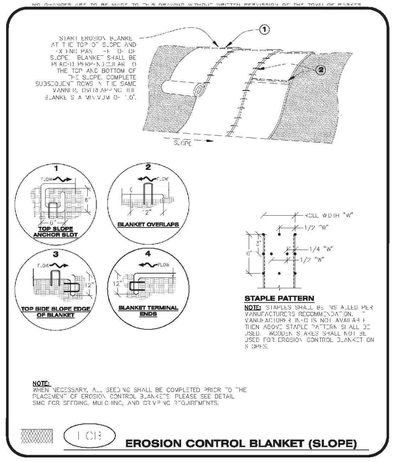
NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, INLETS, 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 AT THE END OF THE WORK DAY TO THE SATISFACTION OF THE TOWN INSPECTOR. ALL DEBRIS, TRASH, AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

DTC **DEBRIS AND TRASH CONTROL**

DEBRIS CONTROL NOTES:

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

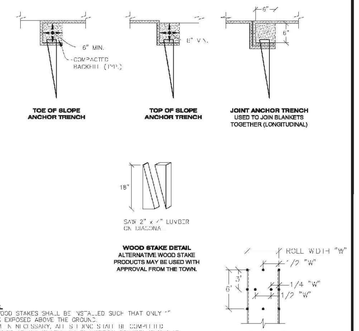


STAPLE PATTERN

NOTE: STAPLES SHALL BE AS ALLOWED BY MANUFACTURER'S RECOMMENDATION. IN ADDITION TO THE STAPLE PATTERN SHOWN ABOVE, STAPLE PATTERN SHALL ALSO BE AS ALLOWED BY MANUFACTURER'S RECOMMENDATION AT ALL BLANKET ENDS AND SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

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

ECB **EROSION CONTROL BLANKET (SLOPE)**



STAKING PATTERN

NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. FOR MANUFACTURER'S WHO DO NOT HAVE IN-HOUSE STAKING CRITERIA, STAKES SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. AS IS NECESSARY, ANY SLOPING SHALL BE COMPLETED FROM TOP TO BOTTOM PRIOR TO PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND GRADING REQUIREMENTS.

ECB **EROSION CONTROL BLANKET (CHANNEL)**

EROSION CONTROL BLANKET INSTALLATION NOTES

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

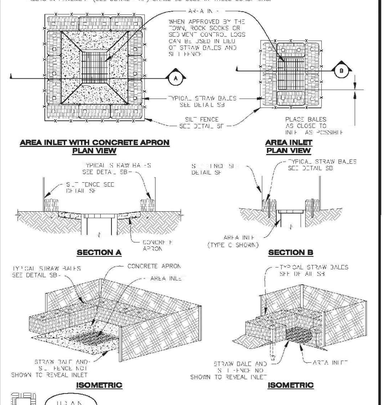
MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

7. NON-BIODEGRADABLE EROSION CONTROL BLANKETS SHALL BE UTILIZED IN THE TOWN ONLY IN AREAS REQUIRING PERMANENT EROSION CONTROL BLANKETS.

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN GRADES/CHANNELS OR IN SAG MOMENT INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL PAP) SHALL BE USED IN THESE CONDITIONS.



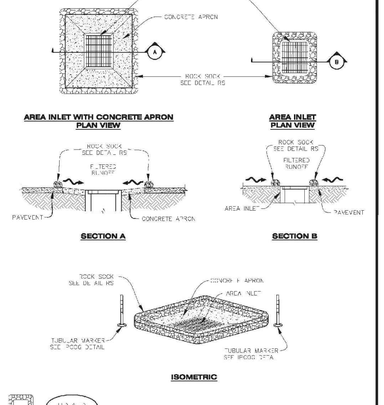
IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

AREA INLET PROTECTION INSTALLATION NOTES

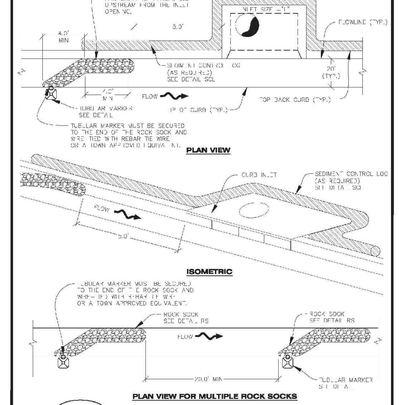
1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STY OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

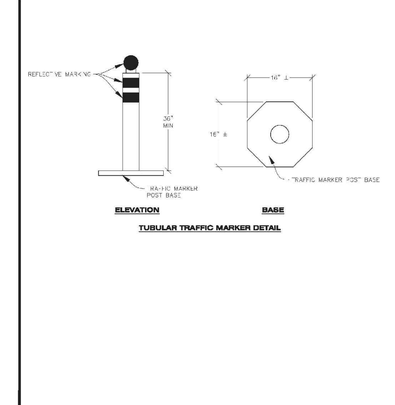
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY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



IPAP **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**



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



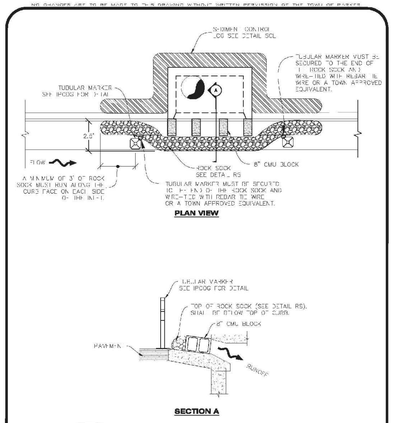
TUBULAR TRAFFIC MARKER DETAIL

INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

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

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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



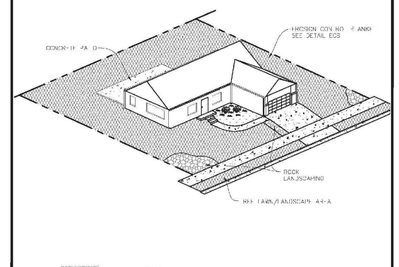
IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

CURB INLET PROTECTION INSTALLATION NOTES

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

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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



LP **LOT PROTECTION**

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

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

2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
   - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE EROSION CONTROL BLANKETS SOLELY AS A LOT PROTECTION MEASURE.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADIENT EDGE BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
   - ALL EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS SHALL BE BE TRENCHED INTO THE GROUND ASSUMING THAT 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 MULCH WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKET(S) REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI-FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

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

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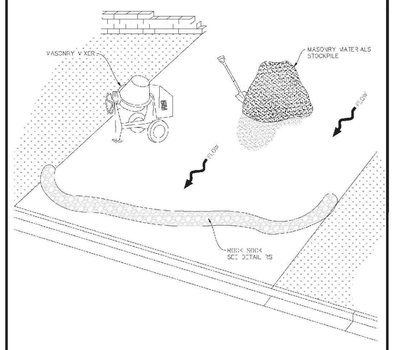
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SHEET NUMBER 38
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SCALE: AS SHOWN
FILE NO: 8130283701

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NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



MWP

MASONRY WORK PROTECTION

MASONRY WORK PROTECTION INSTALLATION NOTES

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

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

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

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

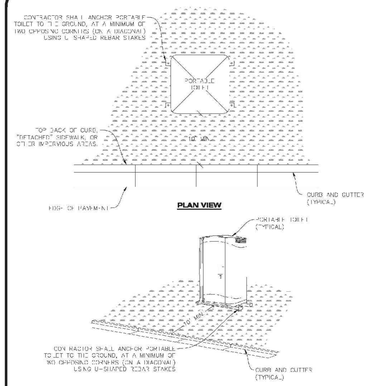
MASONRY WORK PROTECTION INSTALLATION NOTES

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

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

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

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



PTP

PORTABLE TOILET PROTECTION

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

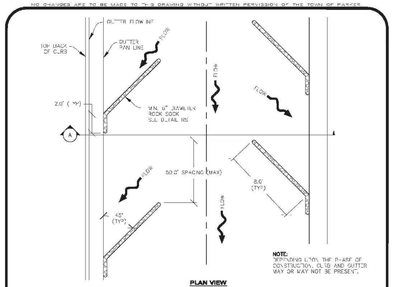
PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



RCSC

ROUGH CUT STREET CONTROL

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

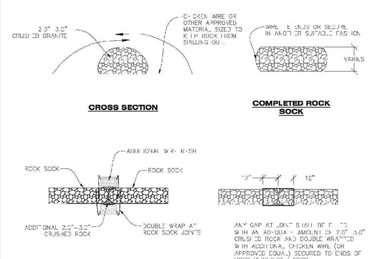
ROUGH CUT STREET CONTROL INSTALLATION NOTES

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

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

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

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



RS

ROCK SOCK

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

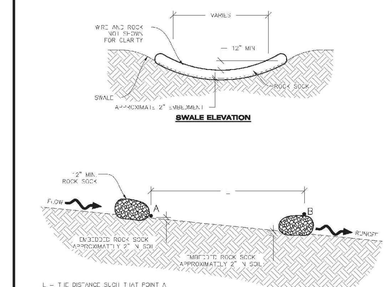
ROCK SOCK INSTALLATION NOTES

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

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

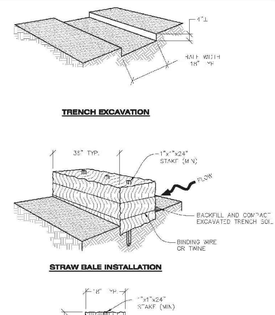
NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



RSS

ROCK SOCK IN SWALE

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



SB

STRAW BALE

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

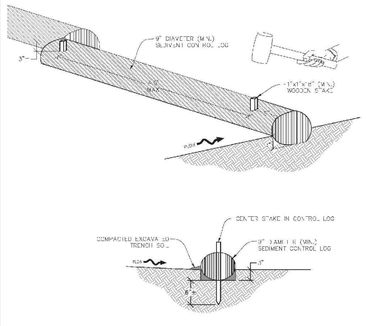
STRAW BALE INSTALLATION NOTES

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

STRAW BALE INSPECTION AND MAINTENANCE NOTES

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

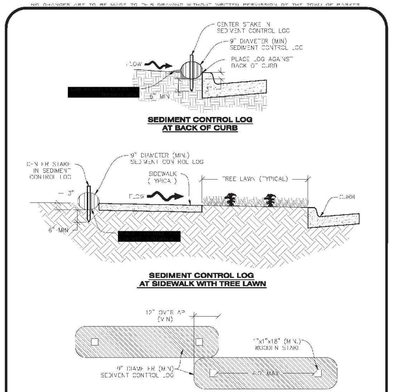
NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



SCL

SEDIMENT CONTROL LOG

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



SC

SEDIMENT CONTROL LOG

NO CHANGES ARE TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED PRIOR TO ALL DISTURBANCES INCLUDING GRUBBING, GRADING AND EXCAVATION.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-CYLINDER SHALL BE EXCAVATED USING A TRENCHER, SPADE, SHARP SHOVEL OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SNUGLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT
7. AT SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE HAND-TAMPED COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SOIL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS IN ALL INSTALLATIONS ALONG CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETS OR LOGS ULTIMATELY THE CBMP MAY BE REQUIRED IN THESE ANGLE WHERE GAPS DO OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. ALL EROSION CONTROL SUPERVISORS SHALL REGULARLY INSPECT ALL SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE EXPOSED LOG.
3. SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THEY ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SOIL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

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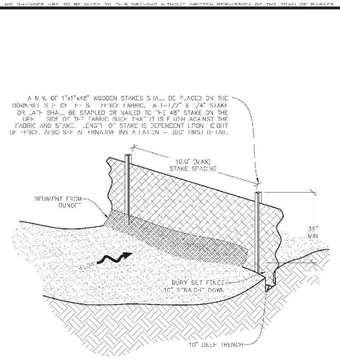
No.	Revisions	Date	Init.	Appr.	Date

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

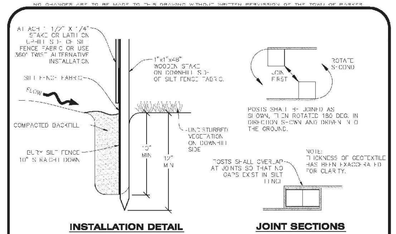
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CHECKED BY: JJJ
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DATE: APRIL 2017

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SF

SILT FENCE





ALTERNATIVE INSTALLATION - 360° TWIST

SF

SILT FENCE

SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED USING A SPADE SECOND WIDTH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE, 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 UPHILL SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x1"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. IT SHALL NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENOUGH STAPLES AND NAILS SHALL BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULTEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
WRAPPED LAB STRENGTH	ASTM D 7533	≥ 60 LBS
UV RESISTANCE	ASTM D 4355	> 90% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	> 10 GAL/MIN/FT2

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

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).

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 SWMP NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY NOT BE PERFORMED BY AIR AROUND ASSUMING THE SOIL IS NOT FROZEN, SEEDING DURING THOSE EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE PLANTING SEASON, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STOCKPILED FROM TOPSOIL AND STOCKPILED. ALL AREAS PRIOR TO PERMANENT SEEDING AND MULCHING, SHALL 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 STOCKPILED TOPSOIL BE ANALYZED BY QUALIFIED LABORATORY TO INSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IT IS ENCOURAGED THAT THE TOPSOIL SAMPLE BE TAKEN AFTER THE NECESSARY SOIL AMENDMENTS HAVE BEEN SPREAD TO INSURE THAT THE REQUIRED APPLICATION RATES ARE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES AND DETAILS. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN USING AN ON-SITE SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH, ROW SPACING SHALL BE NO MORE THAN 8 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 RATE 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. 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 DISPERSION. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 1 OF 4 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 2 OF 4 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 3 OF 4 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 4 OF 4 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 1 OF 3 | rev. 2013

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. ALL NOXIOUS WEED SEED IN LIVESTOCK APPROVED FORAGE MIXTURES SHALL BE APPLIED IN CONJUNCTION WITH REMAINING WEED CONTROL. A MINIMUM OF ONE (1) FINANCIAL GUARANTY PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO AID IN 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 AN 3/04 ANNUAL HERBICIDE TREATMENT.

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% DARYDS WHEATGRASS
10% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% BLUE OATS GRAMA
5% CANADA WILDRYEGRASS
5% BLUE GRAMA

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

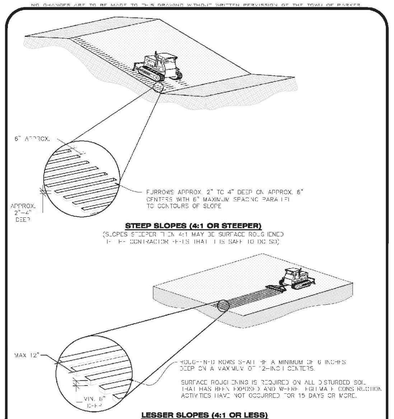
TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
16% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPROUT MILKY
5% INDIAN RICEGRASS

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

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% UPLAND CREEPER WHEATGRASS
20% BLUE GRAMA
15% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
5% BLUE FESCUE

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

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



SR

SURFACE ROUGHENING

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 SDCCM. DETERMINATION OF DISTURBED INACTIVITY SHALL BE AT THE DISCRETION OF THE OWNER INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STAGING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

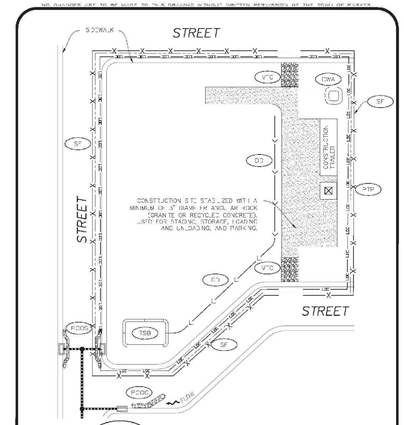
1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 2 OF 3 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 3 OF 3 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 1 OF 2 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 2 OF 2 | rev. 2013



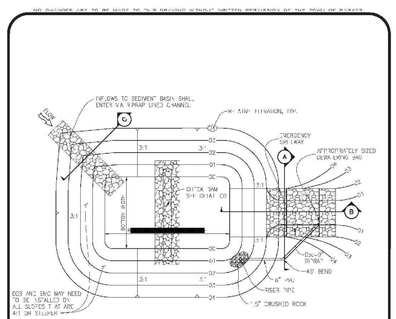
CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 1 OF 2 | rev. 2013

STABILIZED STAGING AREA INSTALLATION NOTES

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

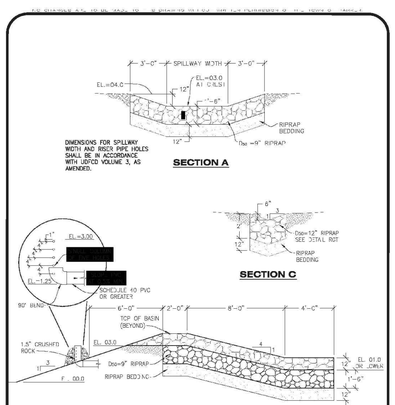
STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

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



SLB

TEMPORARY SEDIMENT BASIN



TSB

TEMPORARY SEDIMENT BASIN

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 30% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED SILVA LONG BAG SHALL BE PLACED OVER THE RISER PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

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

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 2 OF 2 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | TSB 1 OF 3 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | TSB 2 OF 3 | rev. 2013

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | TSB 3 OF 3 | rev. 2013

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No.	Revisions	Date	Init.	Appr.	Date

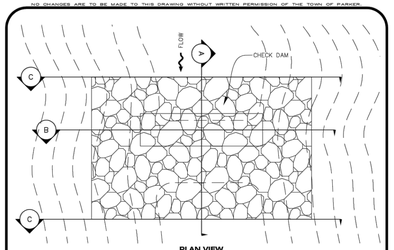
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

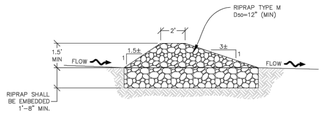
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CHECKED BY: JJJ
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DATE: APRIL 2017

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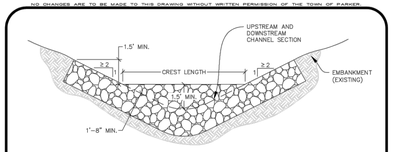
PLAN VIEW



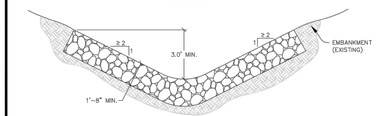
SECTION A

CD **CHECK DAM**

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



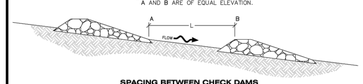
SECTION B



SECTION C

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

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



SPACING BETWEEN CHECK DAMS

CD **CHECK DAM**

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

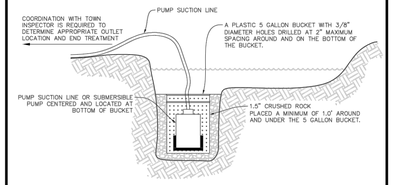
CHECK DAM INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
5. THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE UPSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.

CHECK DAM INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.

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



TYPICAL DEWATERING SUMP

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

D **DEWATERING**

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

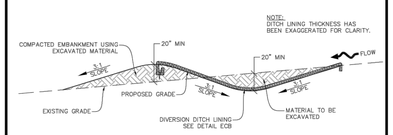
DEWATERING INSTALLATION NOTES

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

DEWATERING MAINTENANCE NOTES

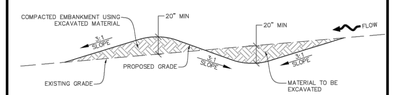
1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

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



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

DIVERSION DITCH SECTION LINED CHANNEL



DIVERSION DITCH SECTION UNLINED CHANNEL

DD **DIVERSION DITCH**

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

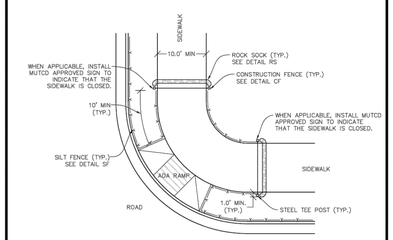
DIVERSION DITCH INSTALLATION NOTES

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

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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

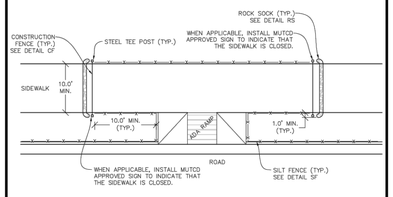
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



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

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

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



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

STP **SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)**

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

SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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

10333 E. Dry Creek Rd.
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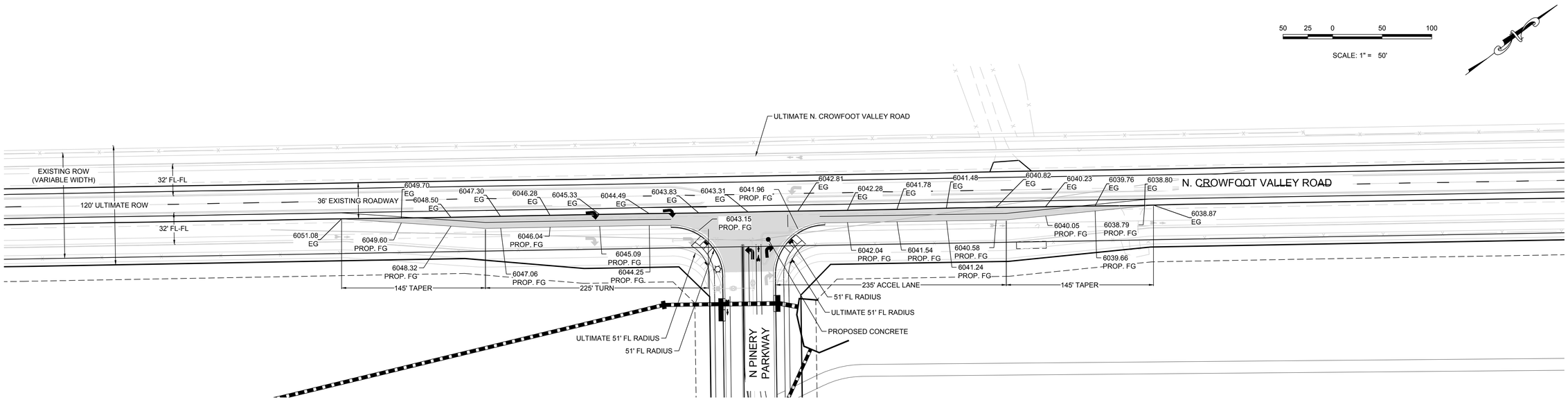
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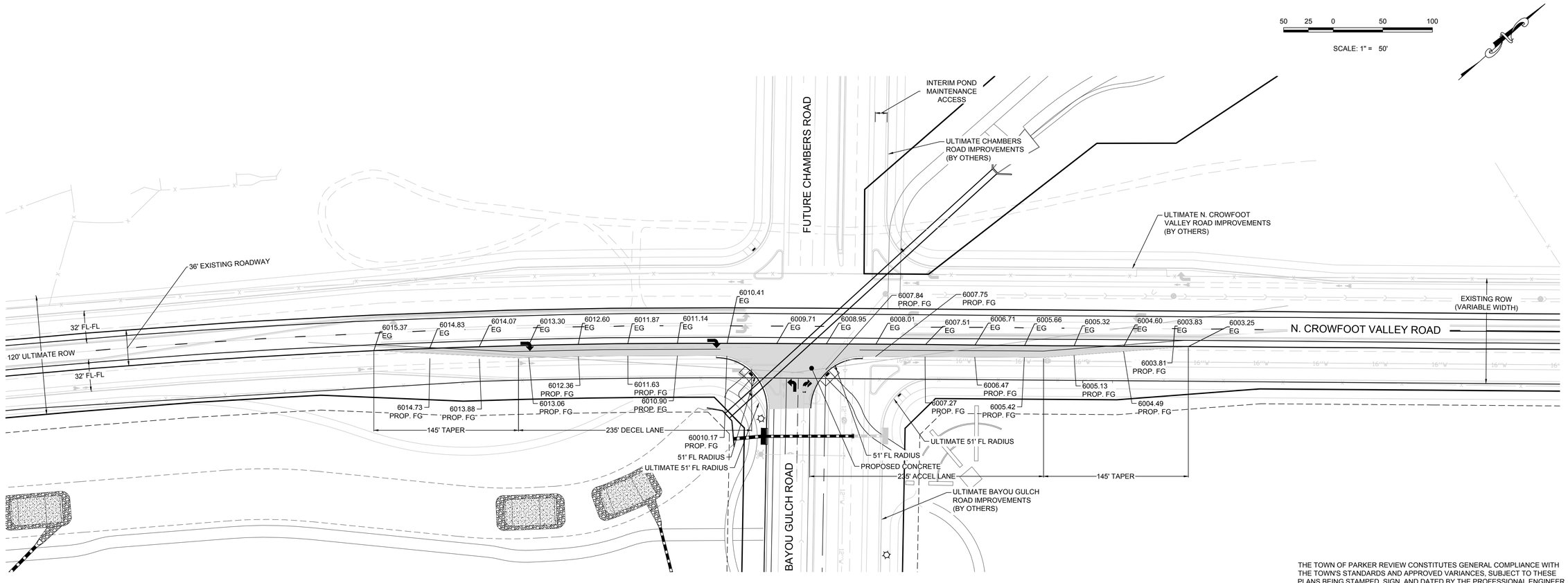
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 41

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CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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Suite 240
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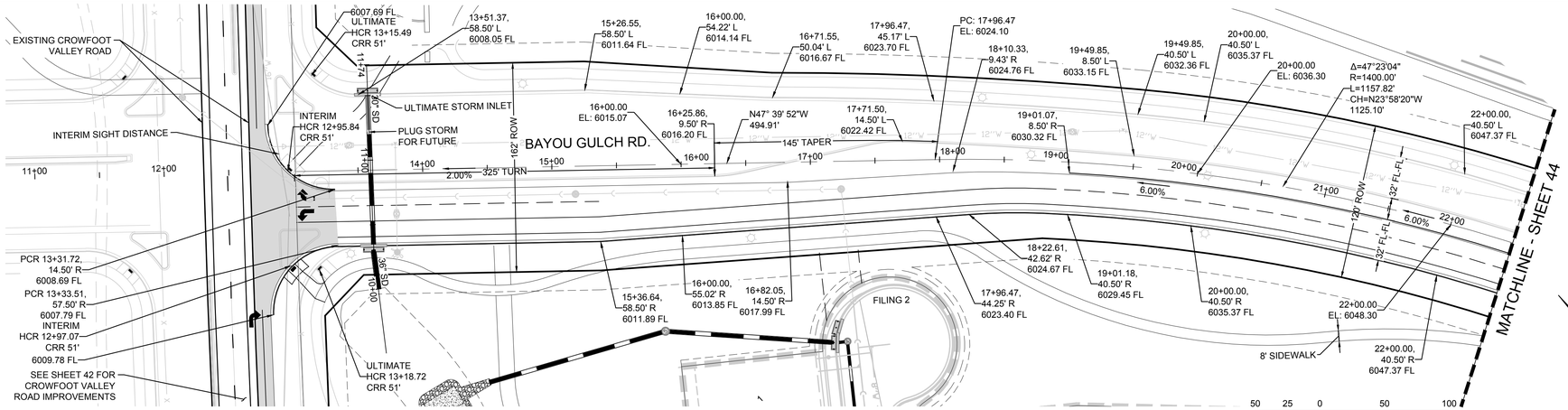
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
NORTH CROWFOOT IMPROVEMENT PLAN

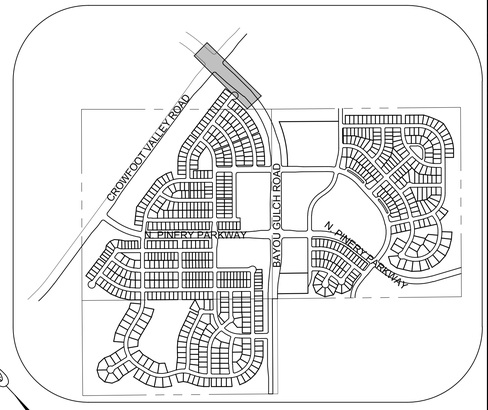
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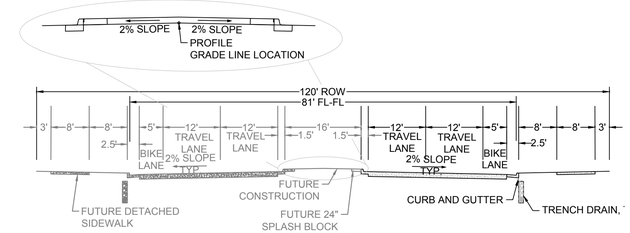
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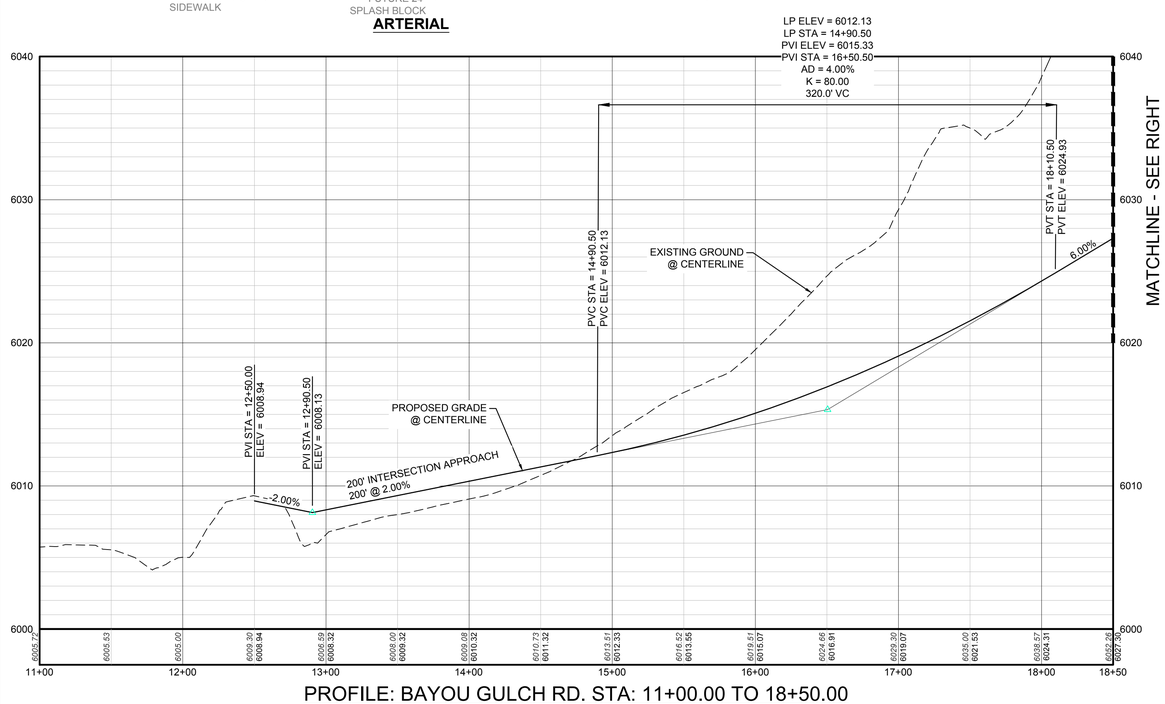
PLAN: BAYOU GULCH RD. STA: 11+00.00 TO 22+50.00
HORIZONTAL SCALE: 1" = 50'



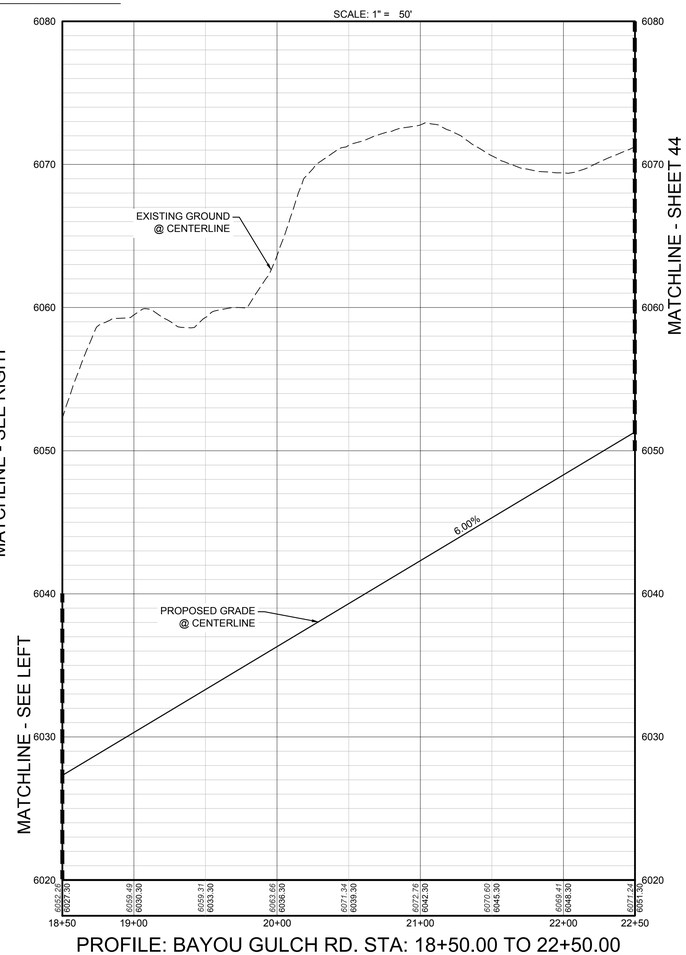
KEYMAP
N.T.S.



ARTERIAL



PROFILE: BAYOU GULCH RD. STA: 11+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: BAYOU GULCH RD. STA: 18+50.00 TO 22+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Date	Appr.	Date

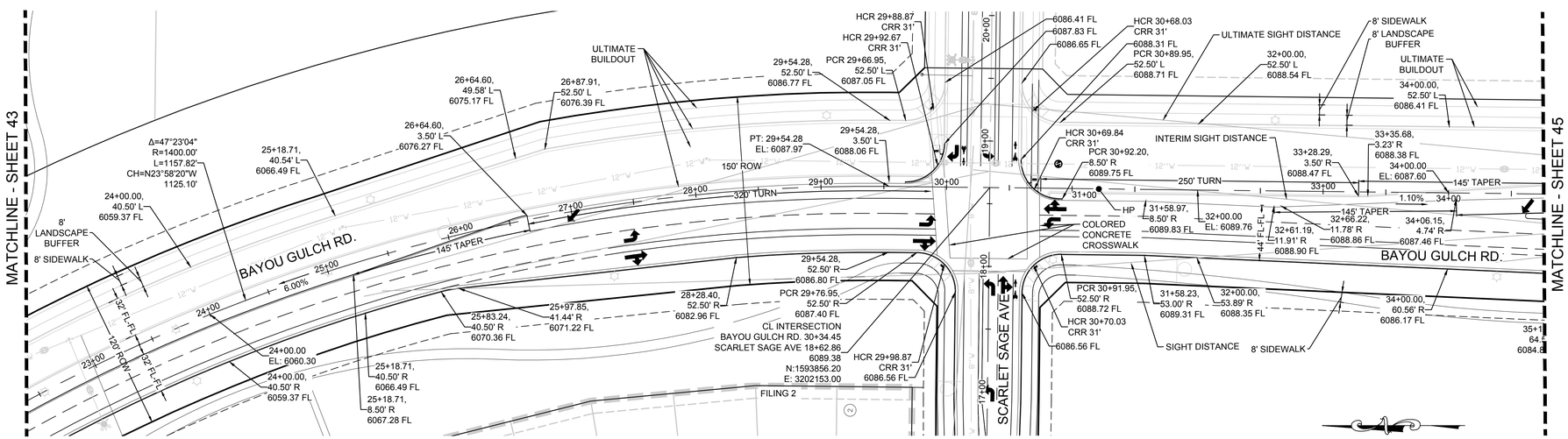
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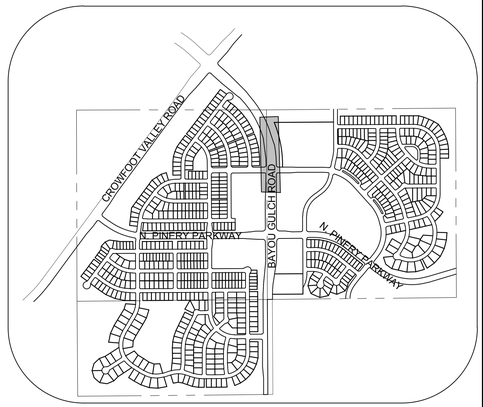
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJ
DATE: APRIL 2017
SHEET NUMBER 43

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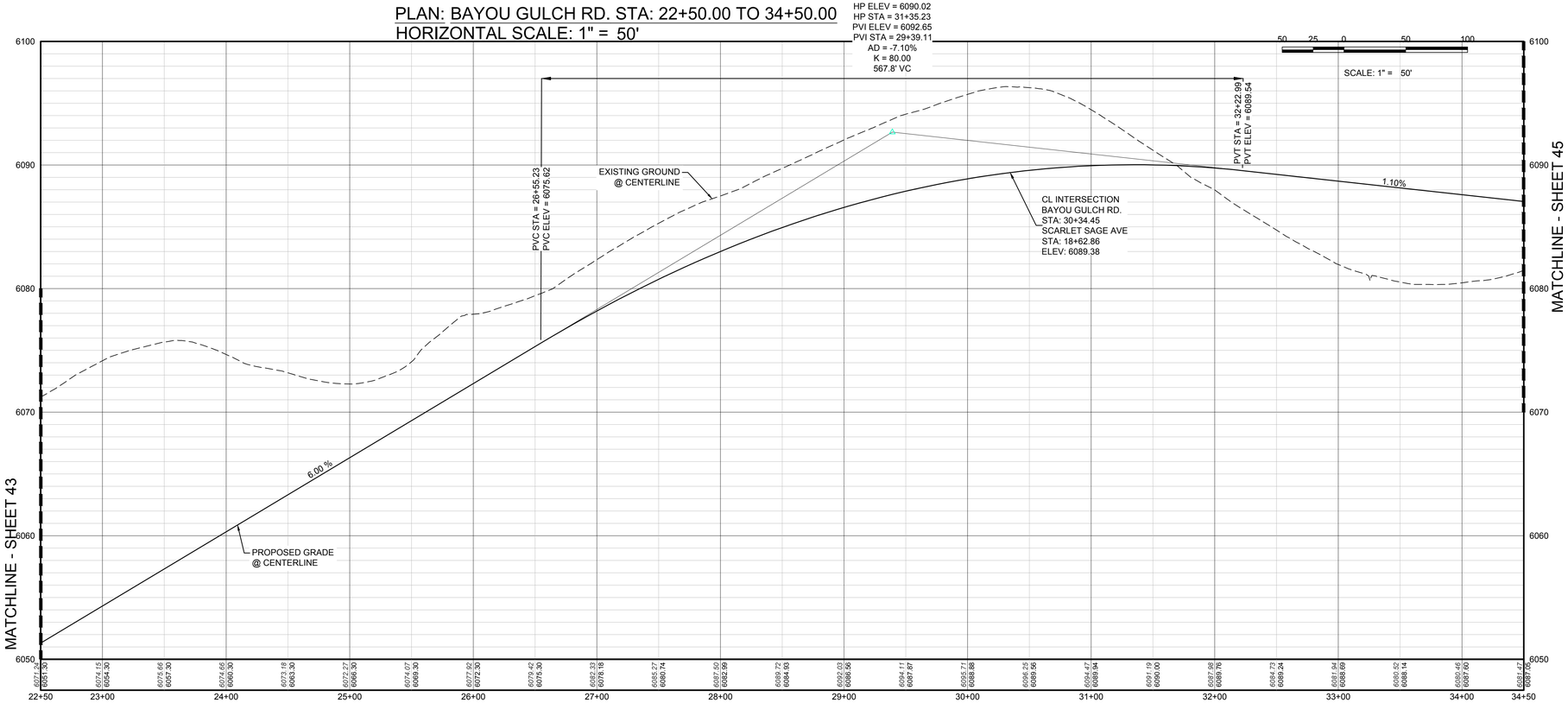


KEYMAP
N.T.S.

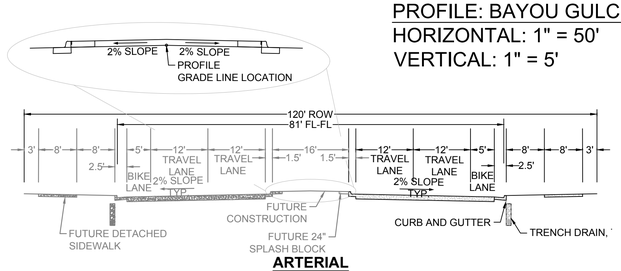
LEGEND

2	BLOCK NUMBER		PROPOSED RANGE POINT
A	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

PLAN: BAYOU GULCH RD. STA: 22+50.00 TO 34+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BAYOU GULCH RD. STA: 22+50.00 TO 34+50.00
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ABBREVIATIONS

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BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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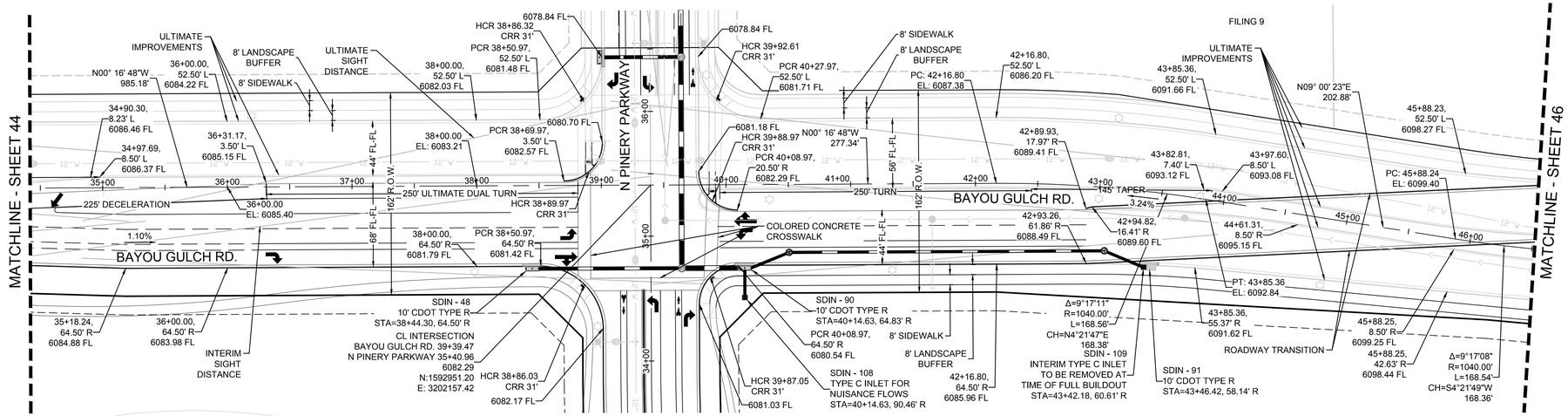
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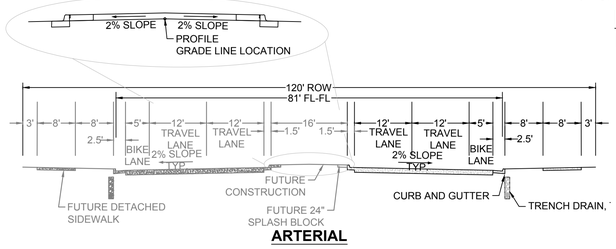
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DRAWN BY: KJD
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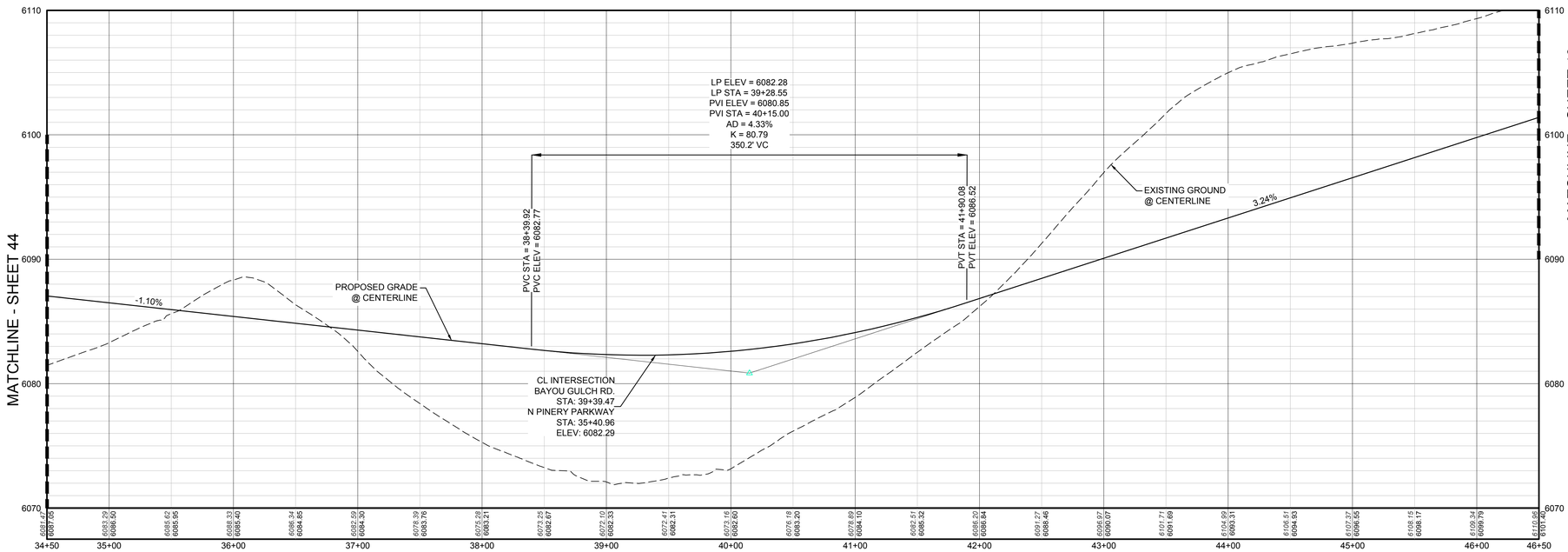


PLAN: BAYOU GULCH RD. STA: 34+50.00 TO 46+50.00
HORIZONTAL SCALE: 1" = 50'

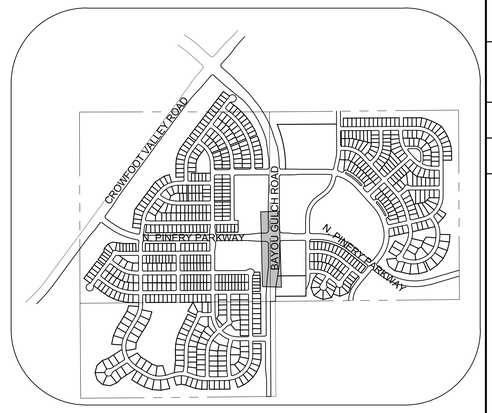
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ARTERIAL



PROFILE: BAYOU GULCH RD. STA: 34+50.00 TO 46+50.00
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KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
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- RIGHT-OF-WAY
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- PROPOSED DIRECTION OF FLOW
- 1.0% PROPOSED SLOPE & DIRECTION
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- PROPOSED SEWER LATERAL
- 8"W PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- OH EXISTING OVERHEAD POWER
- TEL EXISTING TELEPHONE LINE

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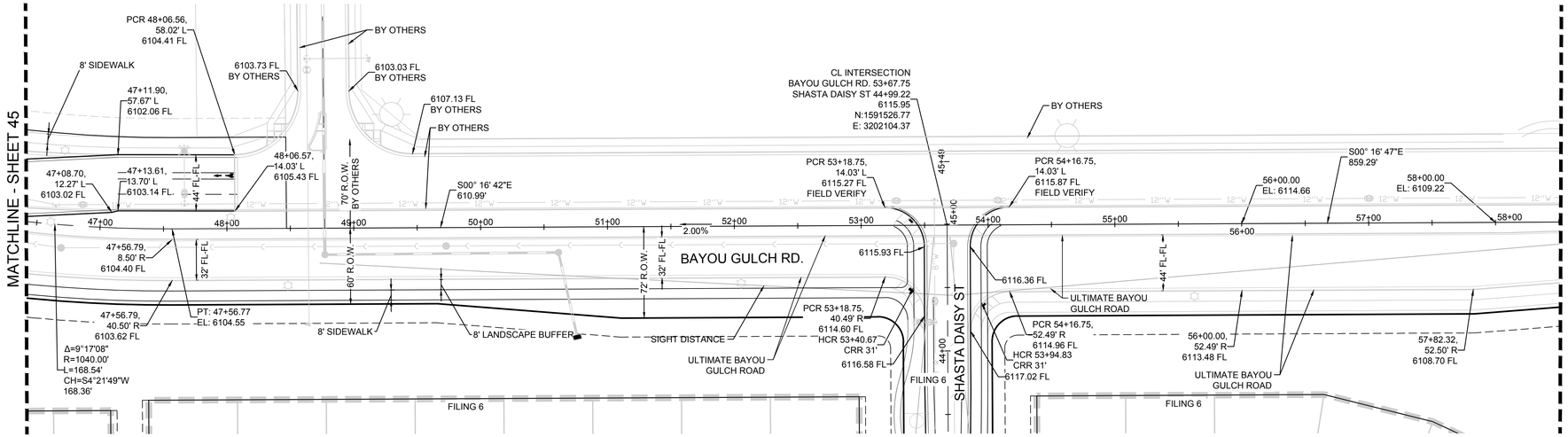
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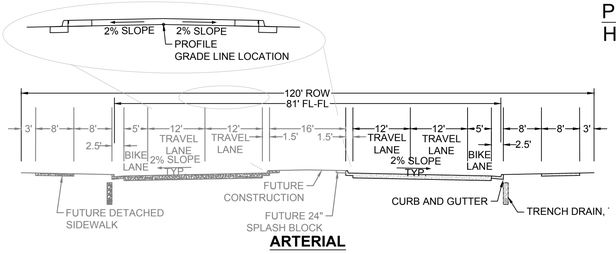
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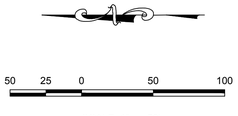
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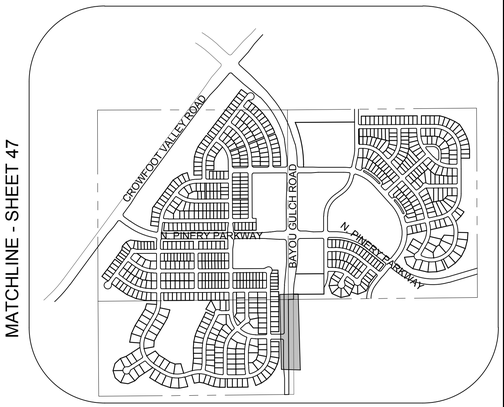


PLAN: BAYOU GULCH RD. STA: 46+50.00 TO 58+50.00
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ARTERIAL

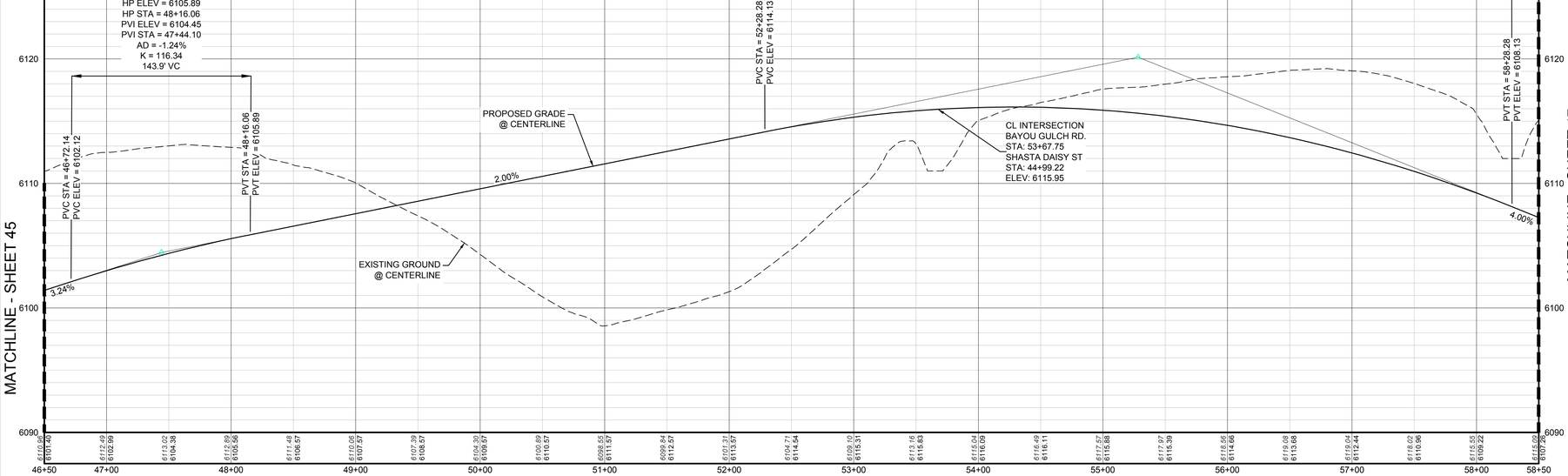




KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
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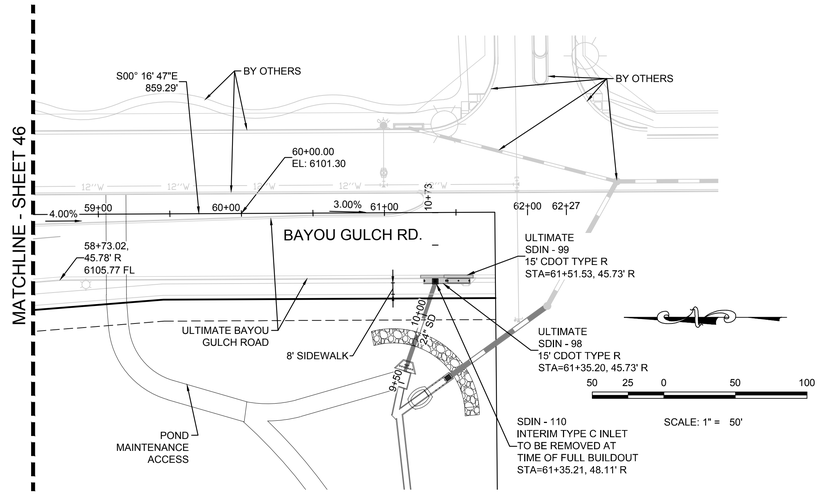
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

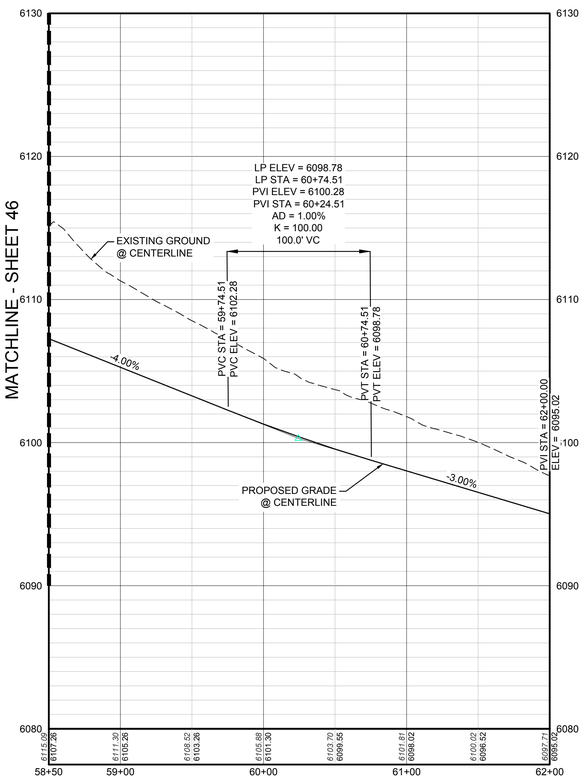
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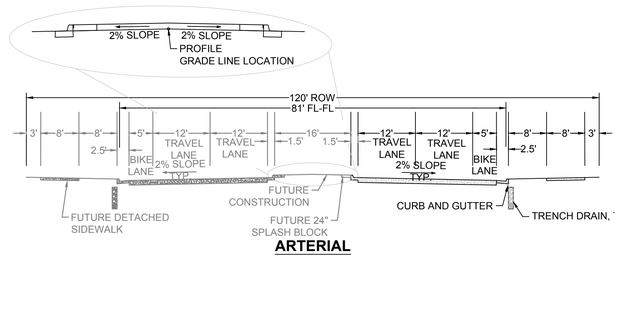
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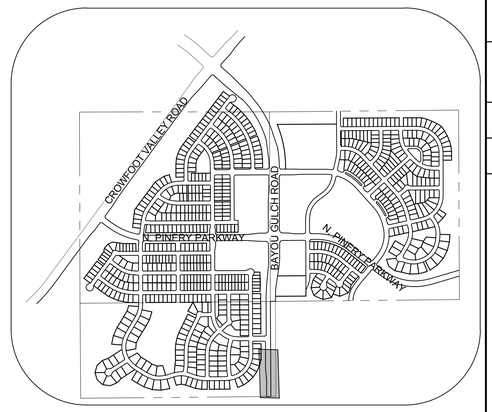
PLAN: BAYOU GULCH RD. STA: 58+50.00 TO 61+77.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BAYOU GULCH RD. STA: 58+50.00 TO 62+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



ARTERIAL



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	PROPOSED WATER LINE (8"W)
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER (OH)
PROPOSED STORM DRAIN MANHOLE (4 5 6)	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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No.	Revisions	Date	Init.	Appr.	Date

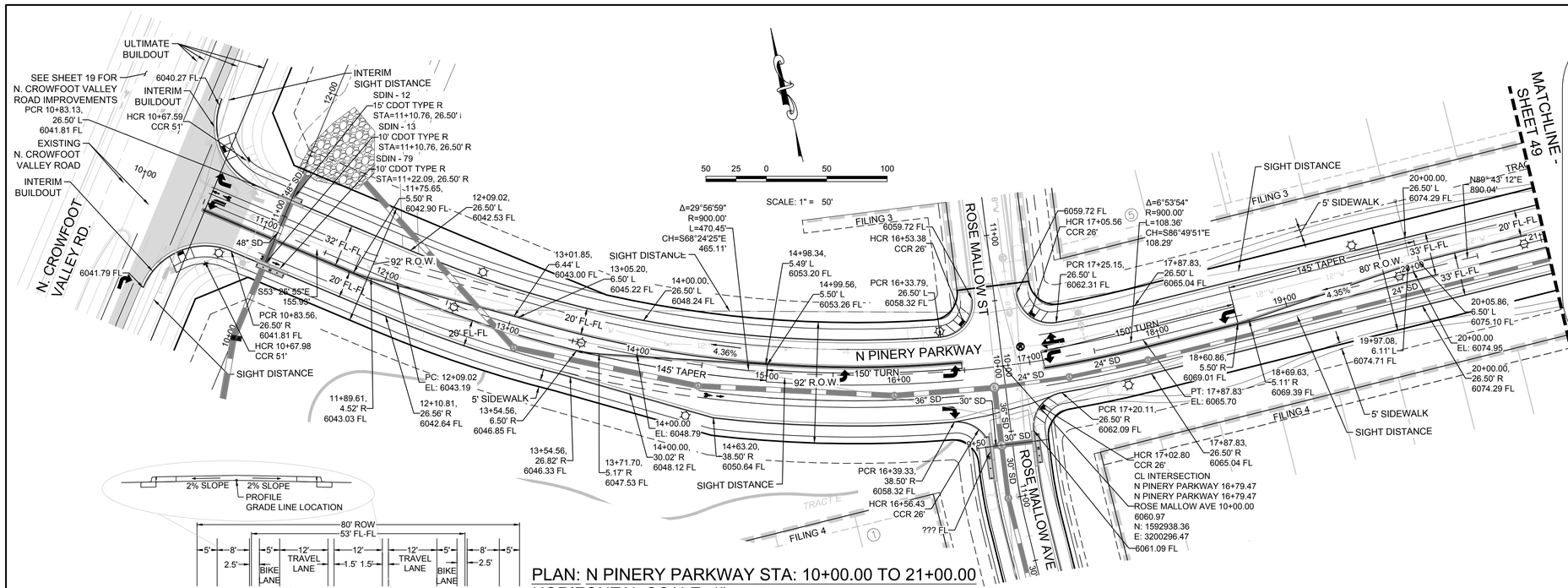
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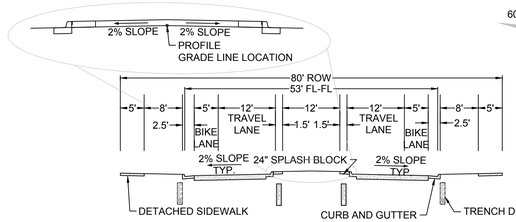
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
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DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

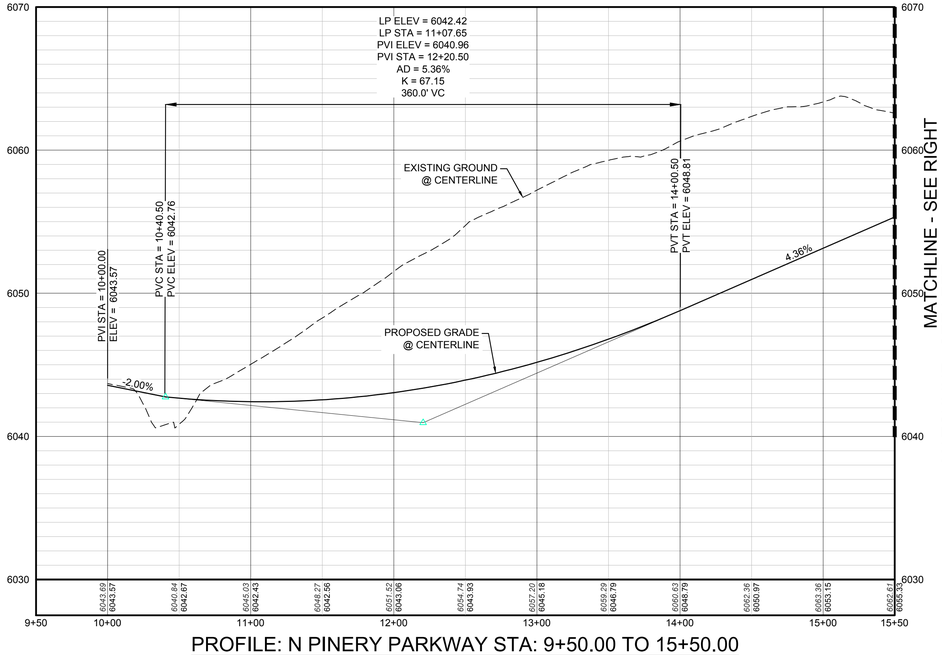
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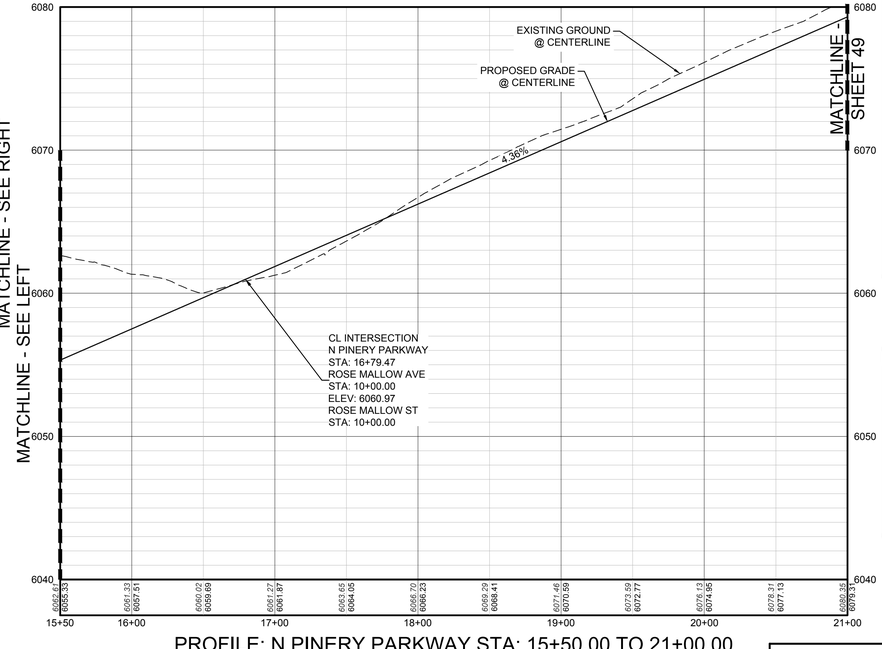
PLAN: N PINERY PARKWAY STA: 10+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



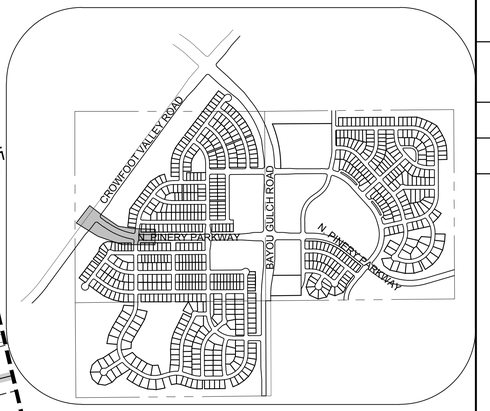
RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: N PINERY PARKWAY STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: N PINERY PARKWAY STA: 15+50.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER		PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
(4) (5) (6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

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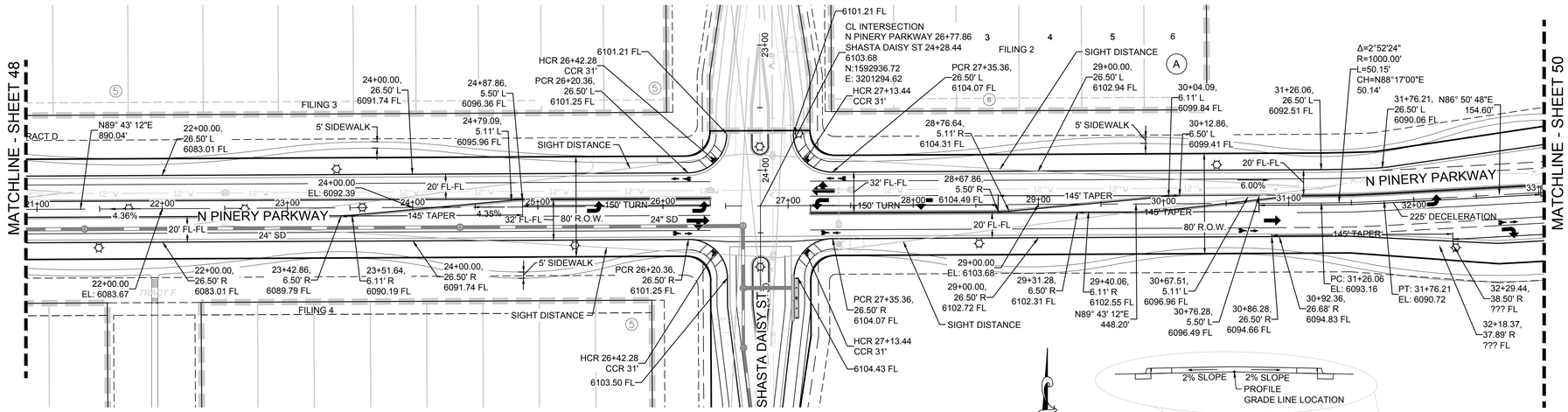
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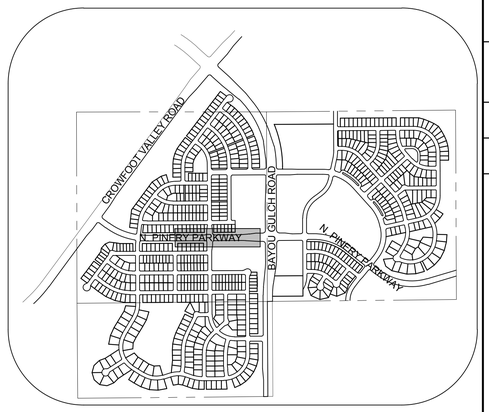
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 48

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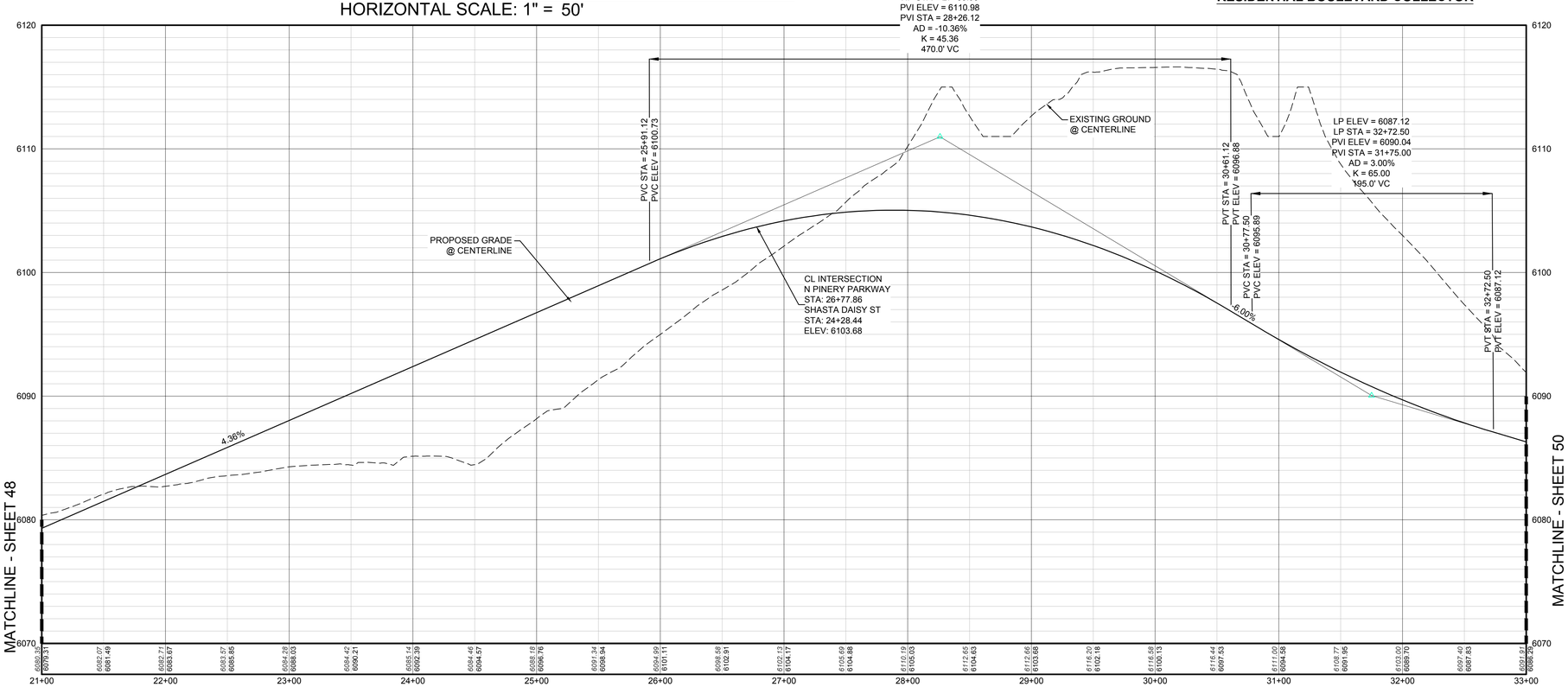


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KEYMAP
N.T.S.

PLAN: N PINERY PARKWAY STA: 21+00.00 TO 33+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: N PINERY PARKWAY STA: 21+00.00 TO 33+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD POWER
- EXISTING TELEPHONE LINE

ABBREVIATIONS

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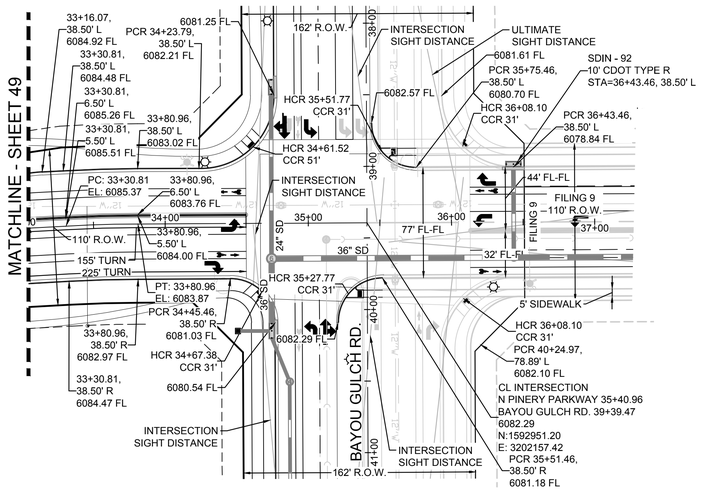
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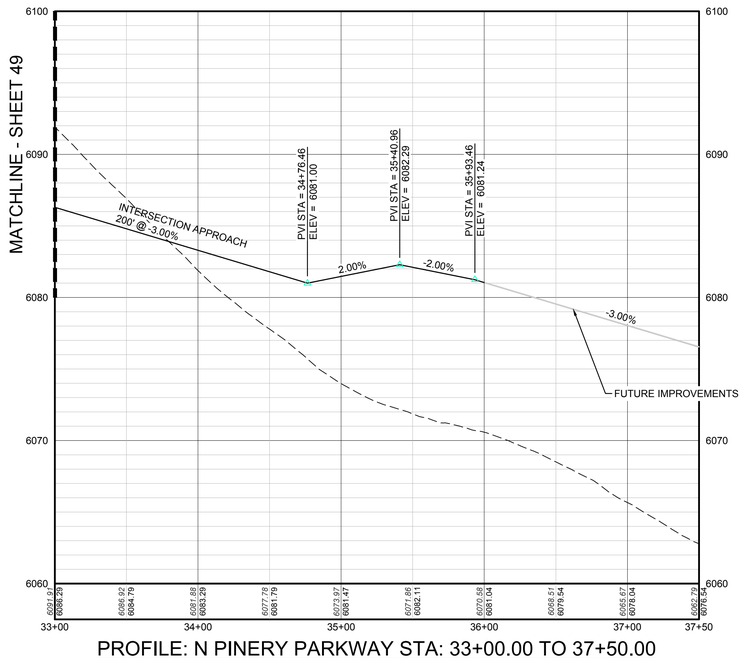
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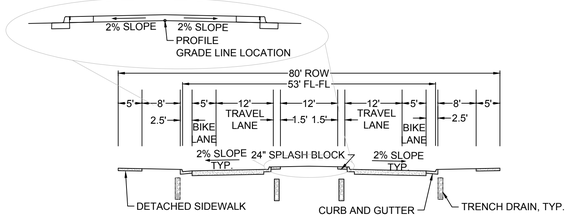
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HORIZONTAL SCALE: 1" = 50'



PROFILE: N PINERY PARKWAY STA: 33+00.00 TO 37+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

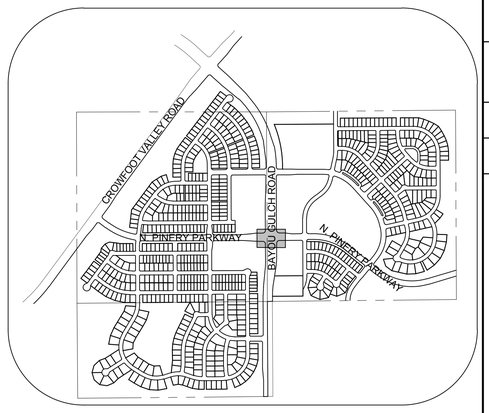


RESIDENTIAL BOULEVARD COLLECTOR





SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC UTILITY NOTIFICATION CENTER OF COLORADO 1-800-922-1987

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Date	Appr.	Date

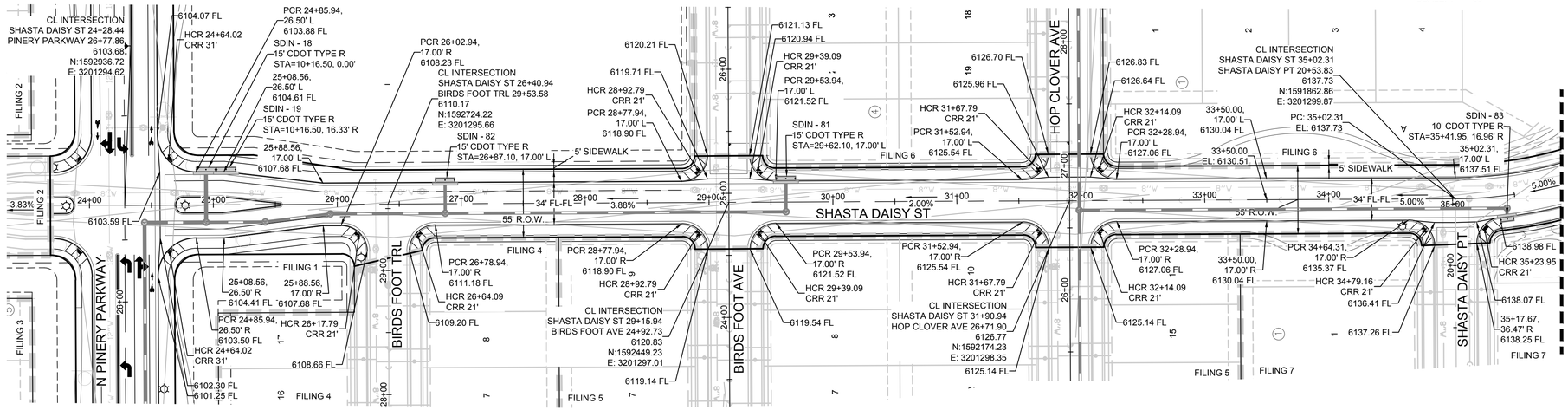
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
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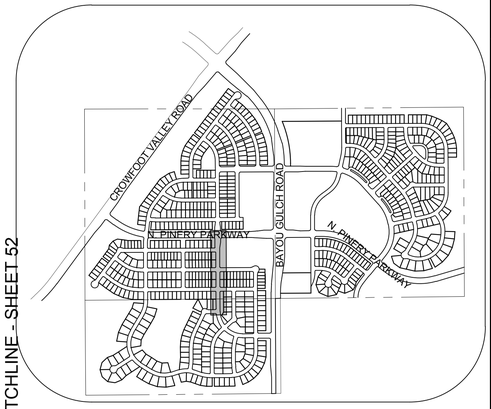
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
NORTH PINERY PARKWAY

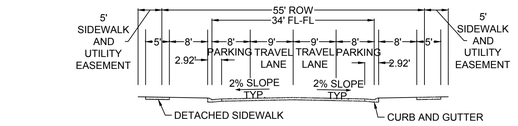
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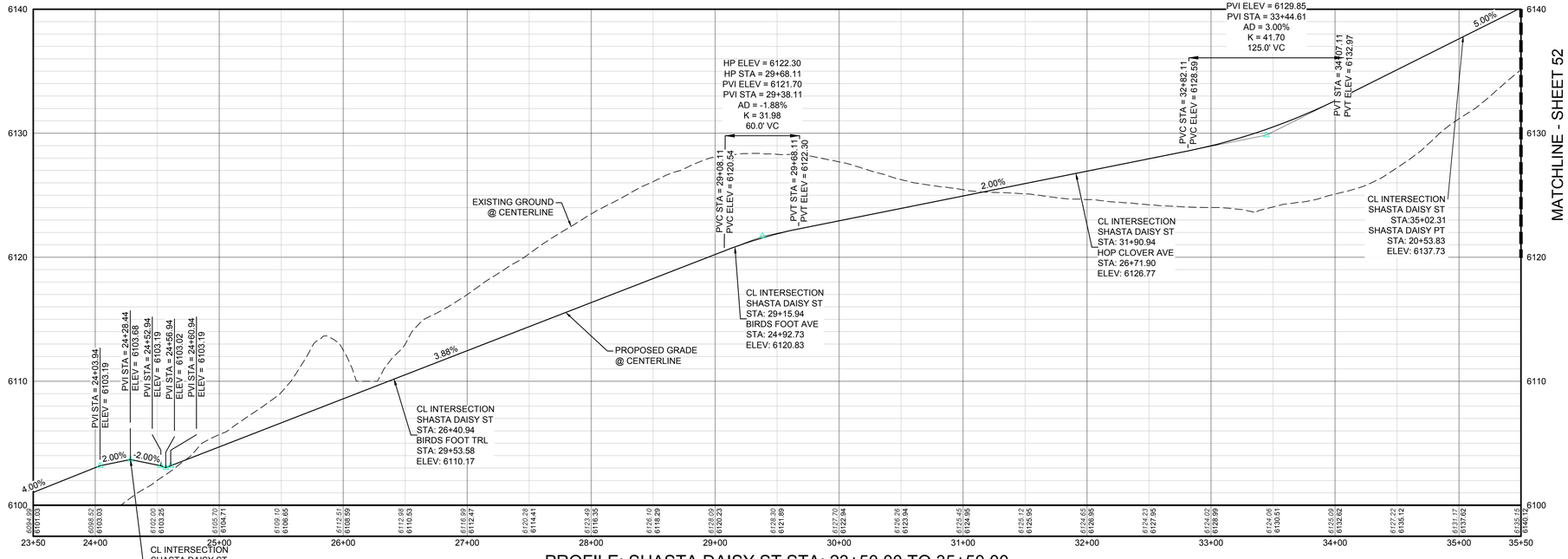


KEYMAP
N.T.S.



RESIDENTIAL LOCAL

PLAN: SHASTA DAISY ST STA: 25+50.00 TO 35+50.00
HORIZONTAL: 1" = 50'



PROFILE: SHASTA DAISY ST STA: 23+50.00 TO 35+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

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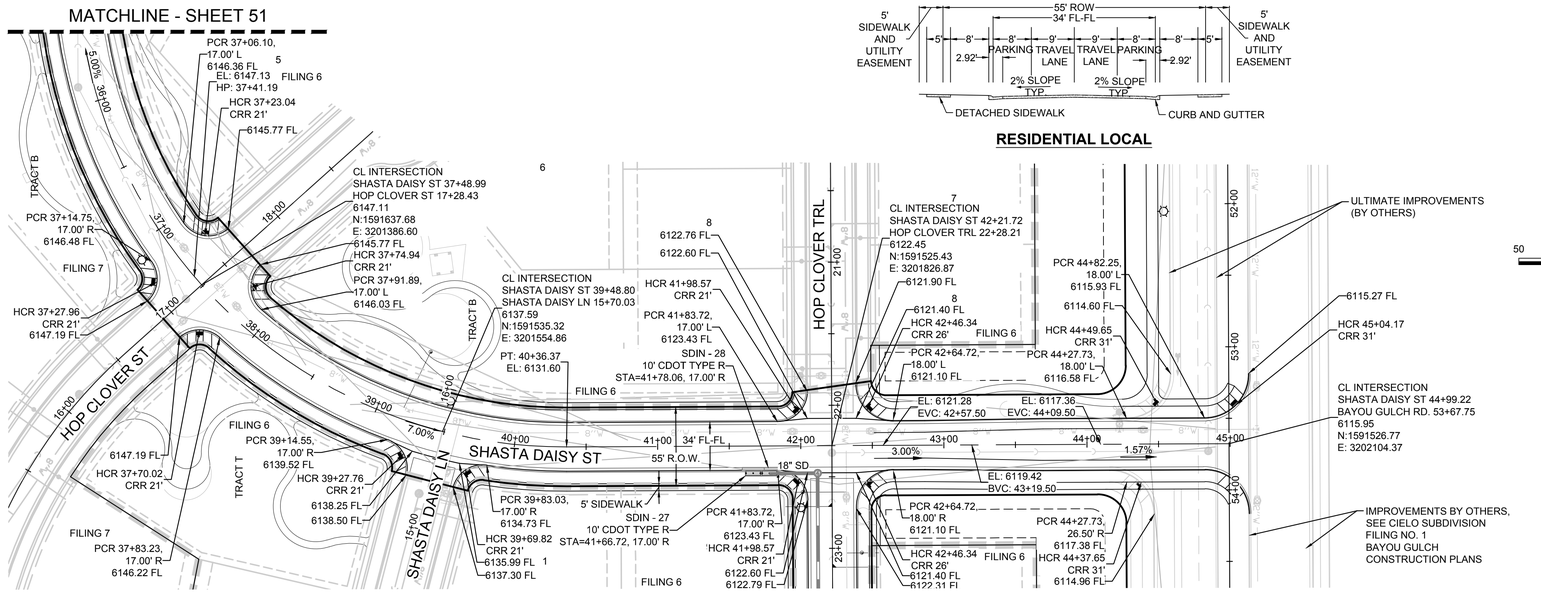
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TRAILS AT CROWFOOT
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STREET PLAN & PROFILE
SHASTA DAISY STREET

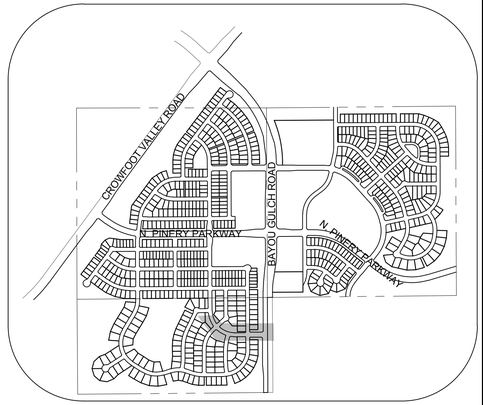
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 51

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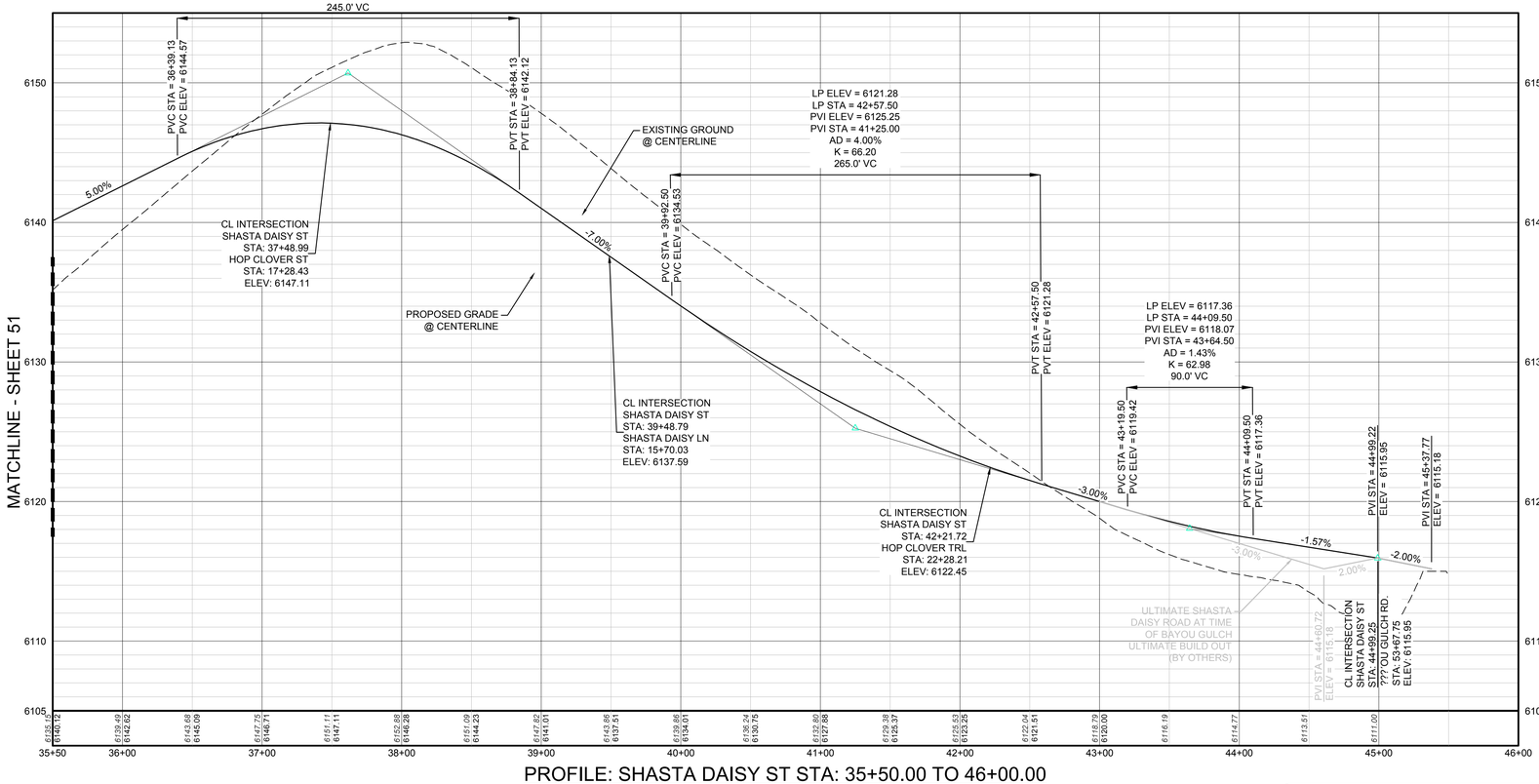
RESIDENTIAL LOCAL





KEYMAP
N.T.S.

PLAN: SHASTA DAISY ST STA: 35+50.00 TO 45+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SHASTA DAISY ST STA: 35+50.00 TO 46+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

(2)	BLOCK NUMBER		PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
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	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
(4) (5) (6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

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PREPARED UNDER THE SUPERVISION OF

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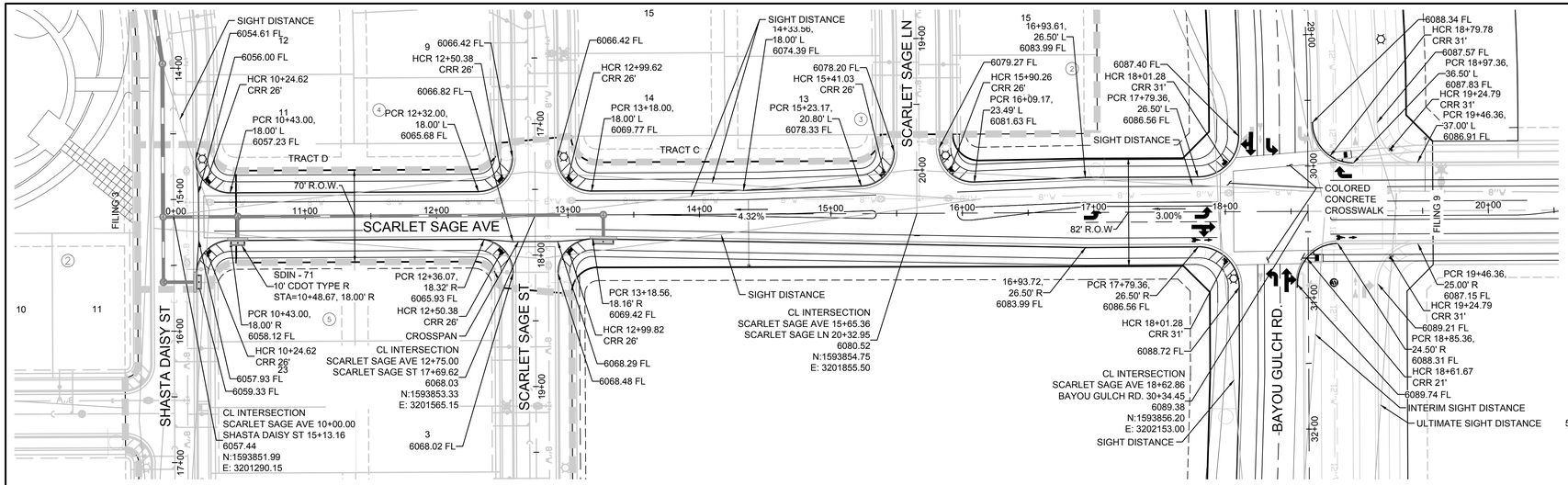
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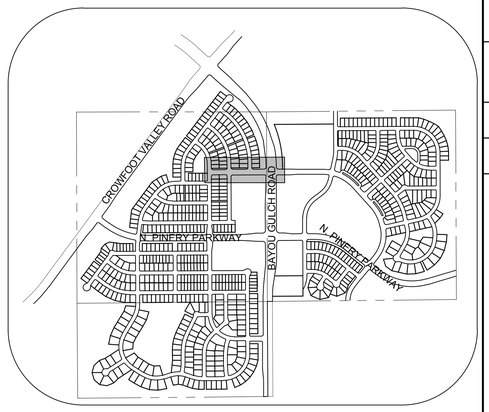
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SHASTA DAISY STREET

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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 52

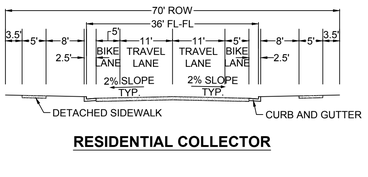
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PLAN: SCARLET SAGE AVE STA: 10+00.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



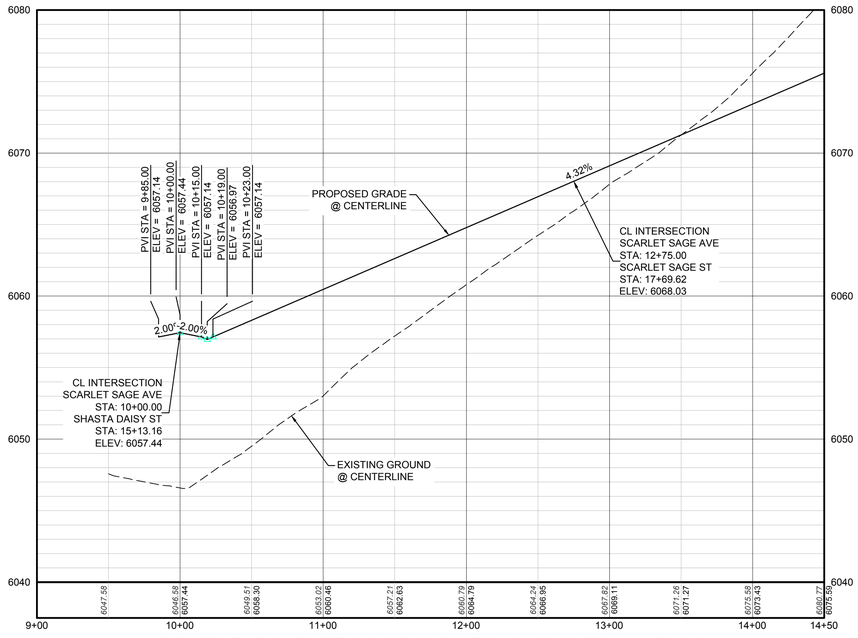
KEYMAP
N.T.S.



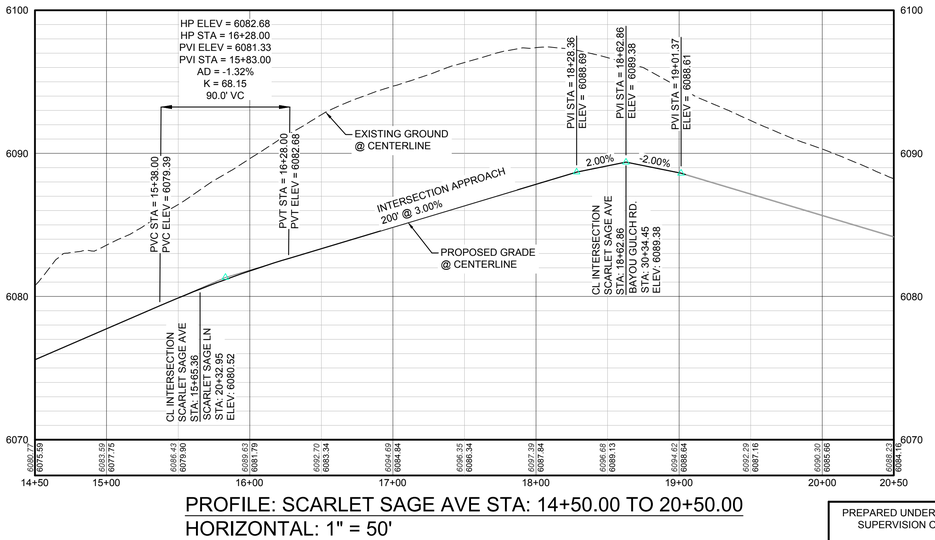
RESIDENTIAL COLLECTOR

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
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	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE



PROFILE: SCARLET SAGE AVE STA: 9+00.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVE STA: 14+50.00 TO 20+50.00
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

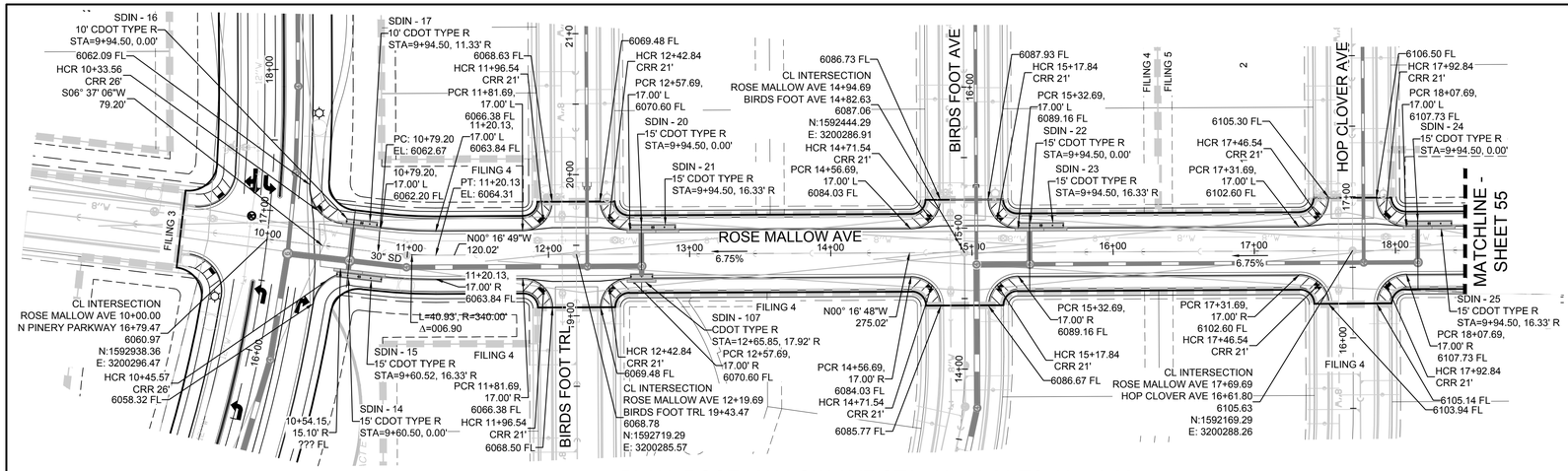
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
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Fax: (720) 482-9546
CVL CONSULTANTS

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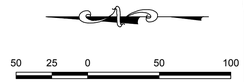
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SCARLET SAGE AVENUE

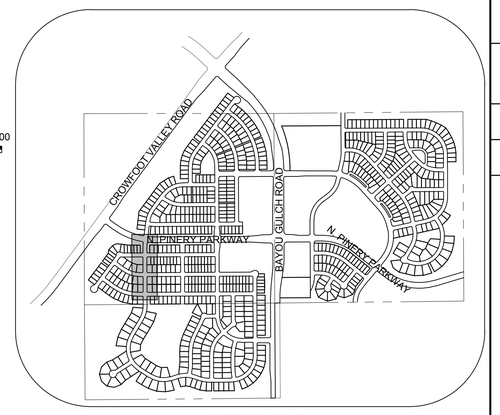
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CHECKED BY: JJJ
DATE: APRIL 2017
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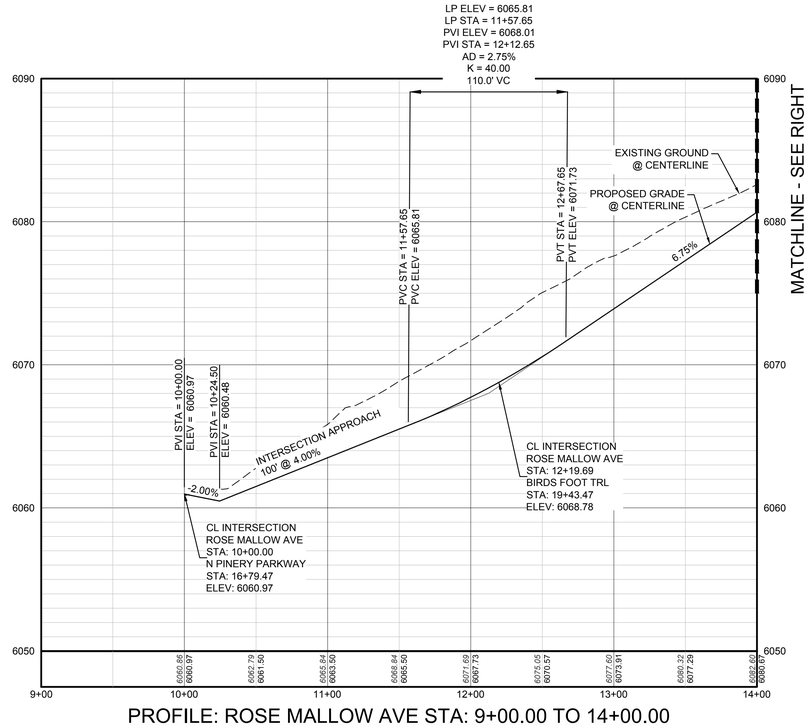


PLAN: ROSE MALLOW AVE STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'

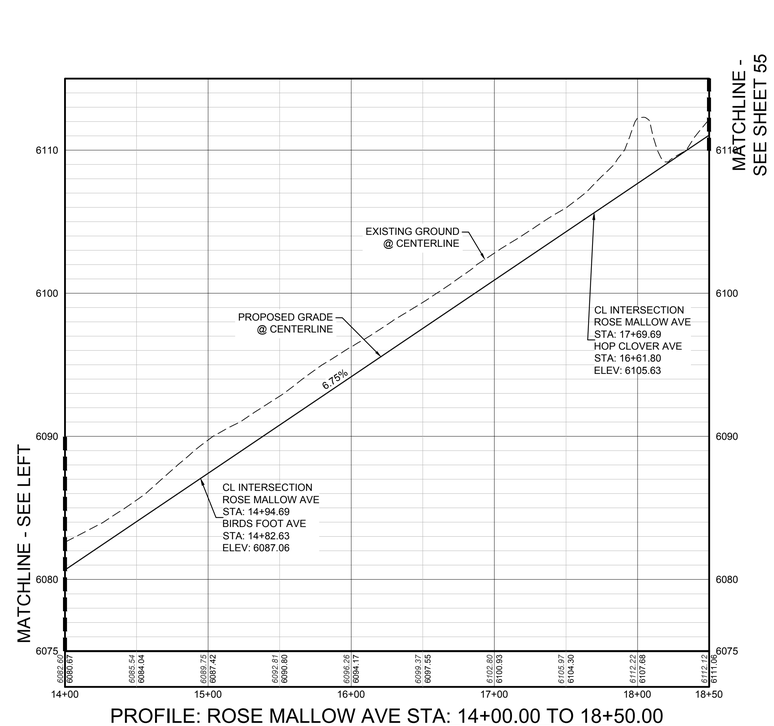




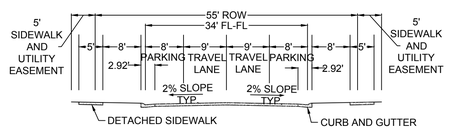
KEYMAP
N.T.S.



PROFILE: ROSE MALLOW AVE STA: 9+00.00 TO 14+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROSE MALLOW AVE STA: 14+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	PROPOSED WATER LINE (8"W)
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER (OH)
PROPOSED STORM DRAIN MANHOLE (4 5 6)	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

BENCHMARK
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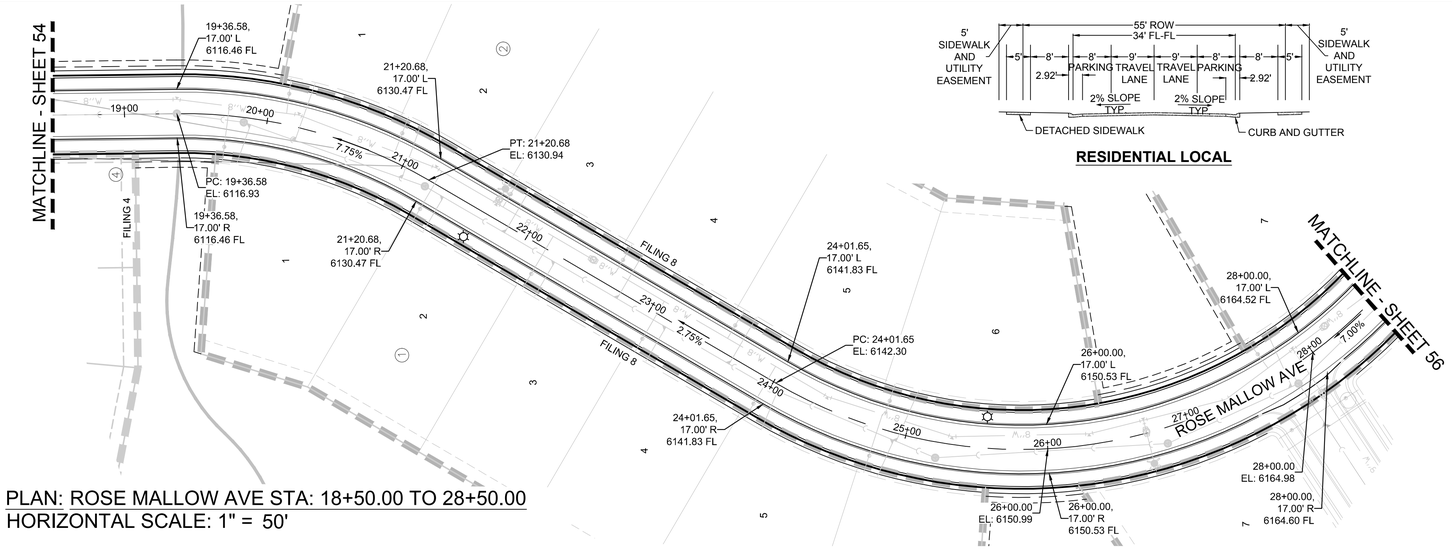
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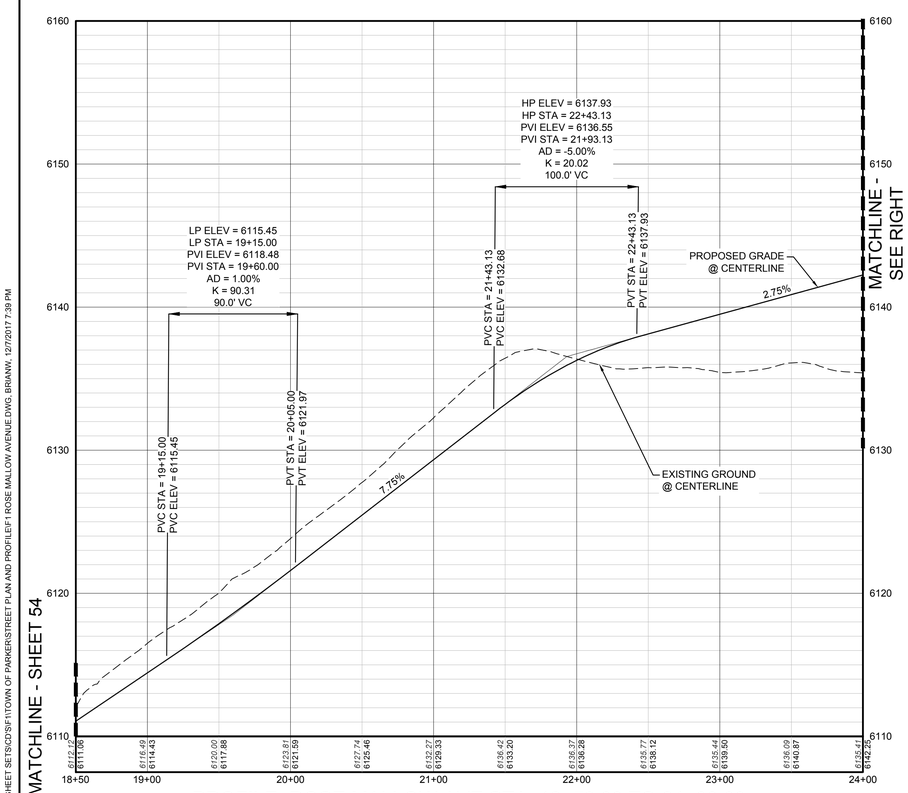
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN	FILE NO: 8130283701		
DRAWN BY: KJD	CHECKED BY: JJJ	DATE: APRIL 2017	
SHEET NUMBER: 54			

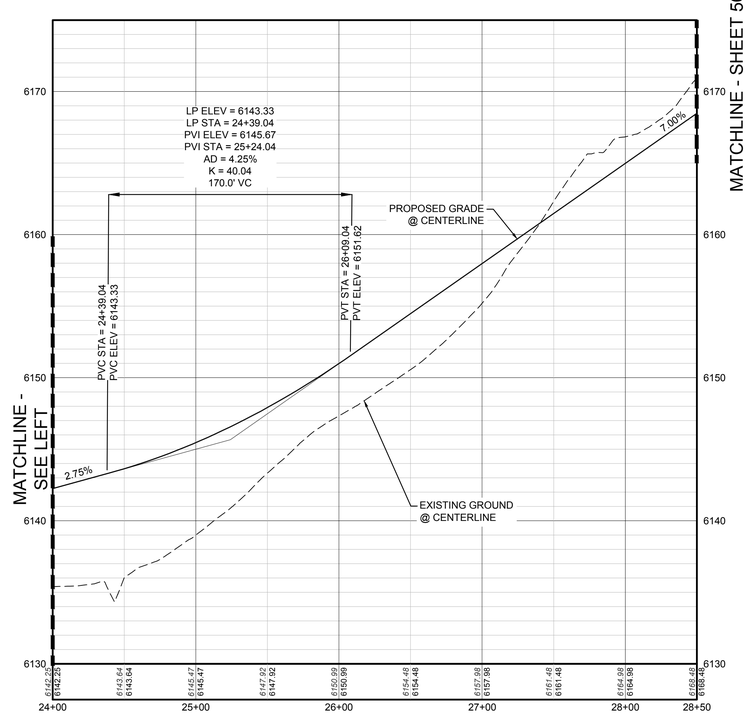
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PLAN: ROSE MALLOW AVE STA: 18+50.00 TO 28+50.00
HORIZONTAL SCALE: 1" = 50'

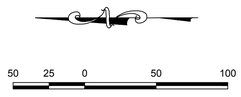


PROFILE: ROSE MALLOW AVE STA: 18+50.00 TO 24+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

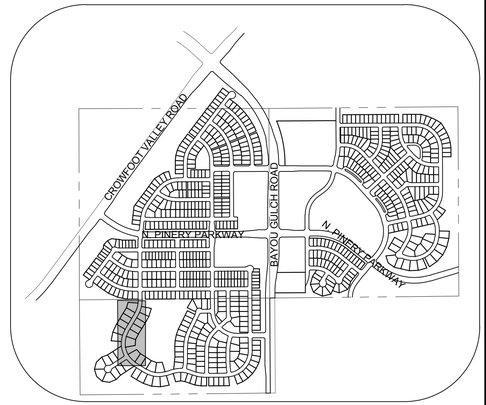


PROFILE: ROSE MALLOW AVE STA: 24+00.00 TO 28+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

RESIDENTIAL LOCAL



SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	OH EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

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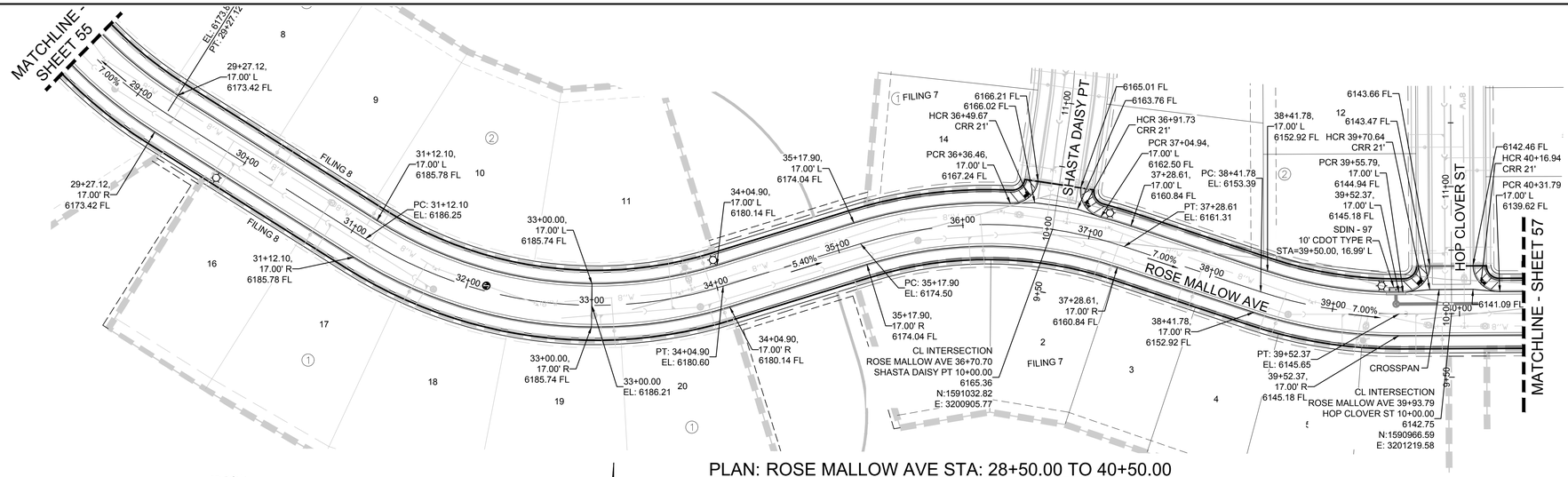
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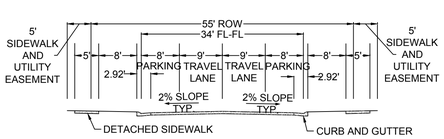
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD		
CHECKED BY:	JJ		
DATE:	APRIL 2017		
SHEET NUMBER	55		

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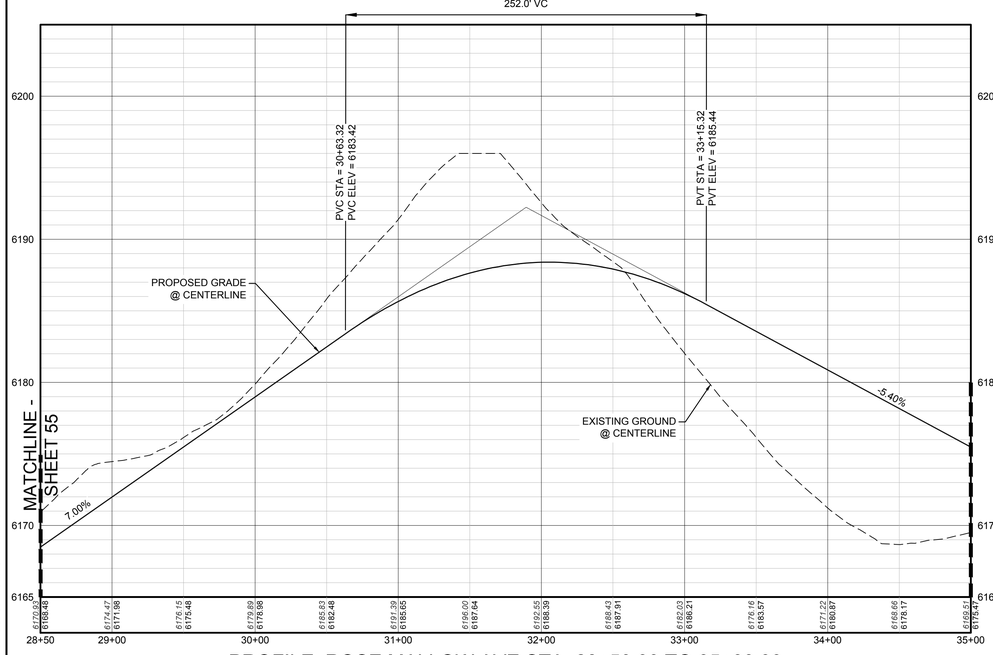


PLAN: ROSE MALLOW AVE STA: 28+50.00 TO 40+50.00
HORIZONTAL SCALE: 1" = 50'

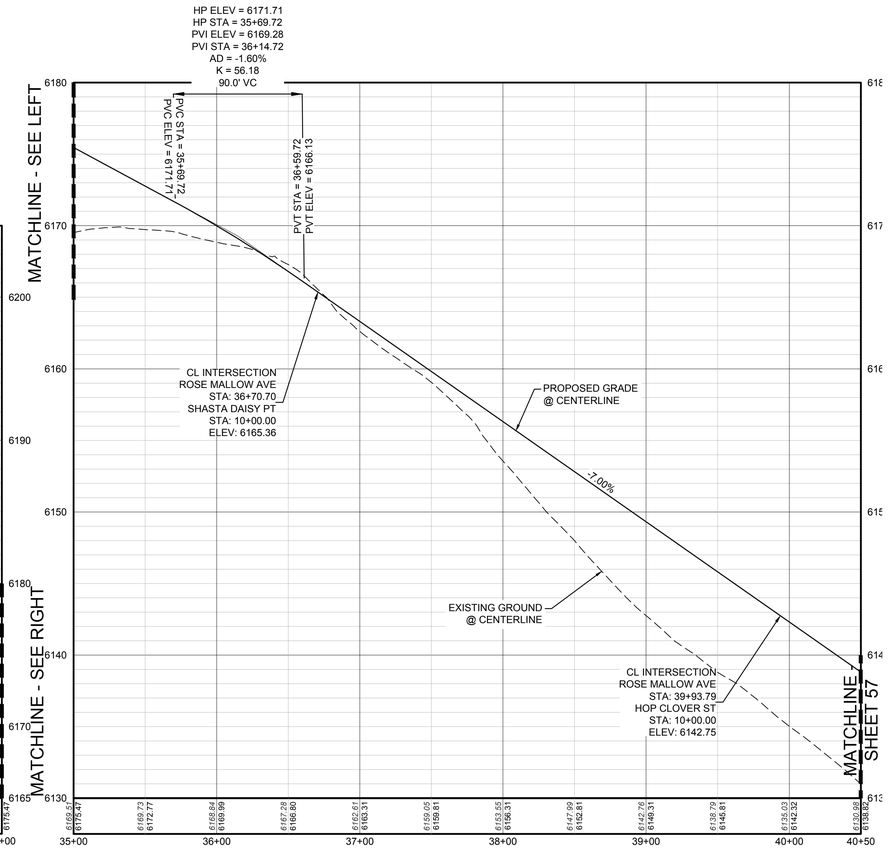


RESIDENTIAL LOCAL

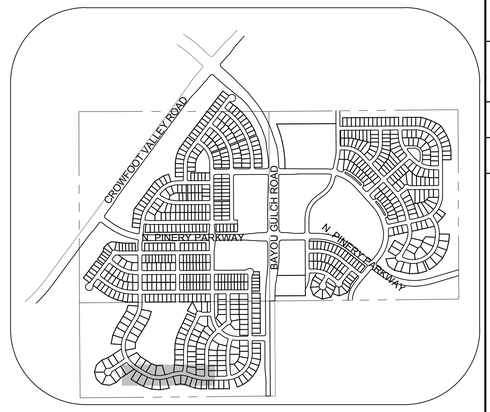




PROFILE: ROSE MALLOW AVE STA: 28+50.00 TO 35+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROSE MALLOW AVE STA: 35+00.00 TO 40+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
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	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
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10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
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COLORADO P.E. 0050067

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

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N:\PROJECTS\HESS RANCH\CADD\ENGINEERING\SHEET SETS\CD'S\P1\TOWN OF PARKER\STREET PLAN AND PROFILE\P1 ROSE MALLOW AVENUE DWG, BRIANW, 12/7/2017 7:39 PM

No.	Revisions	Date	Init.	Appr.	Date

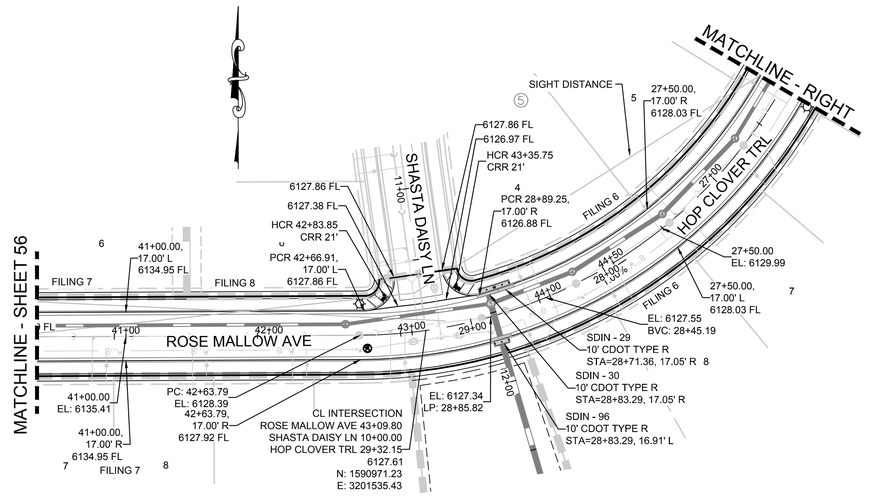
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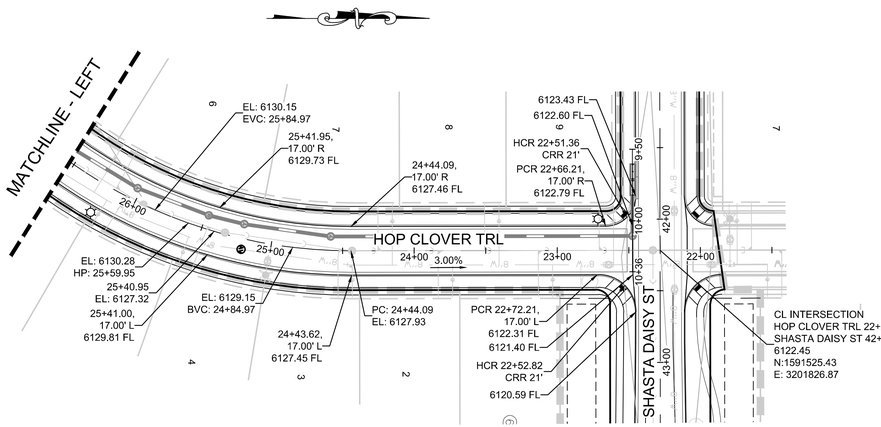
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

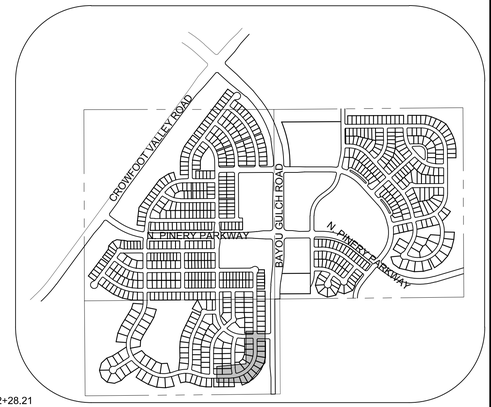
SHEET NUMBER 56



PLAN: ROSE MALLOW AVE STA: 40+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'

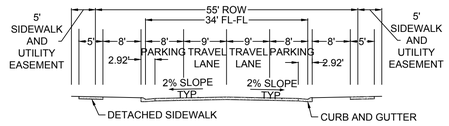


PLAN: HOP CLOVER TRL STA: 30+00.00 TO 22+00.00
HORIZONTAL SCALE: 1" = 50'

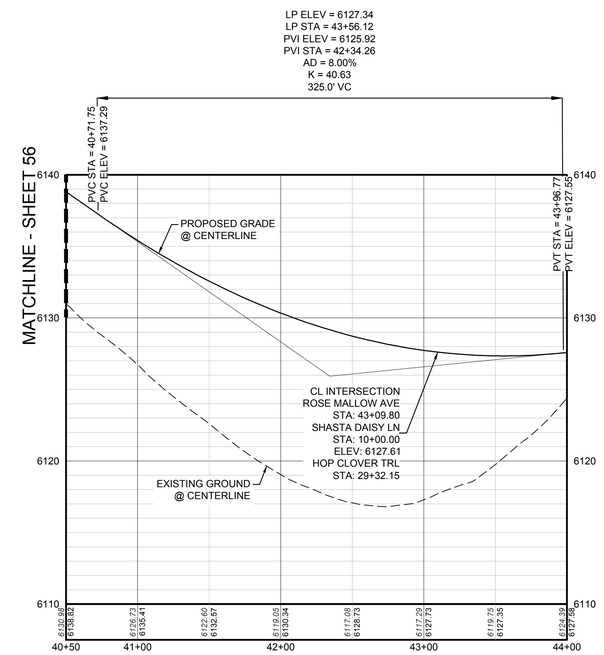


KEYMAP
N.T.S.

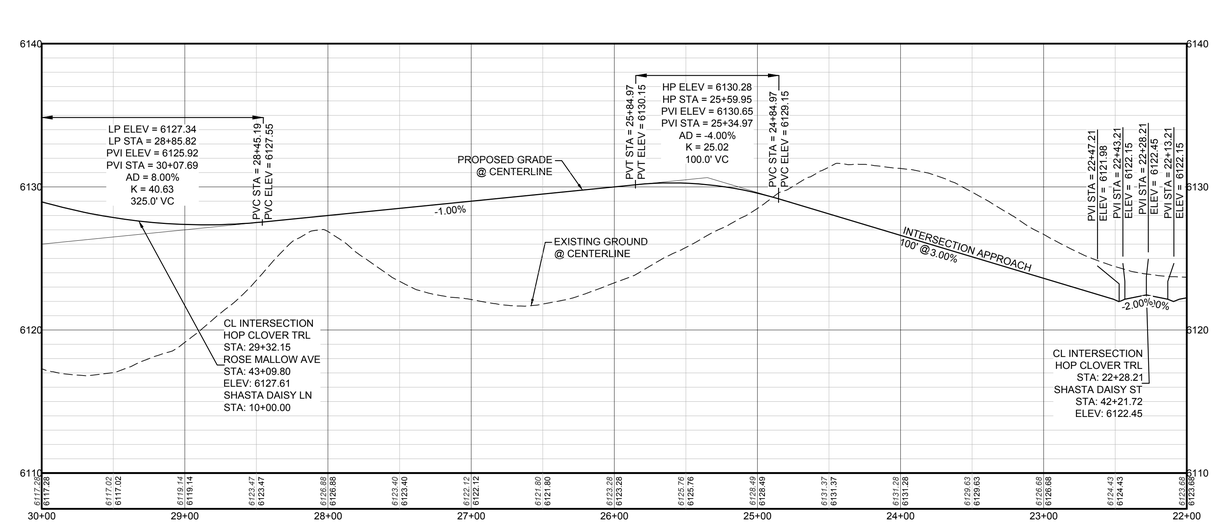
50 25 0 50 100
SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: ROSE MALLOW AVE STA: 40+50.00 TO 44+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: HOP CLOVER TRL STA: 30+00.00 TO 22+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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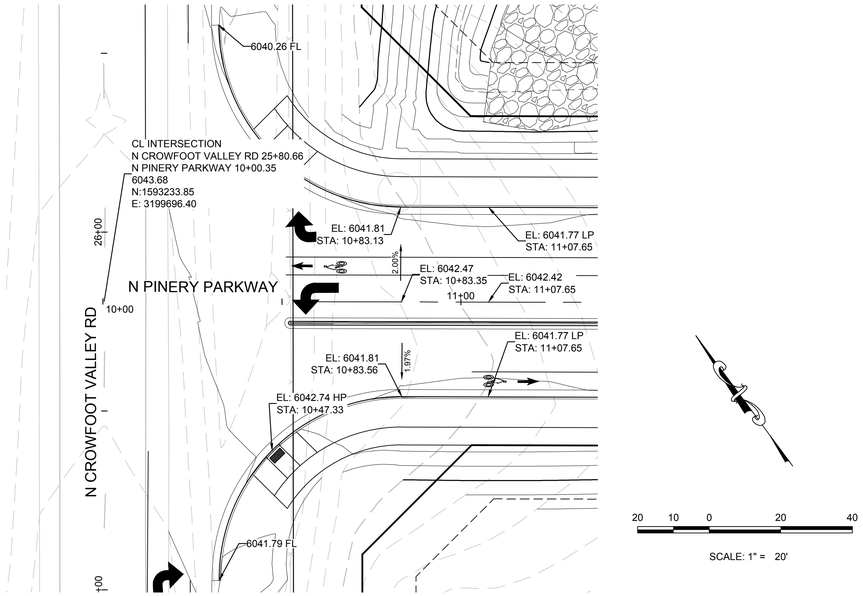
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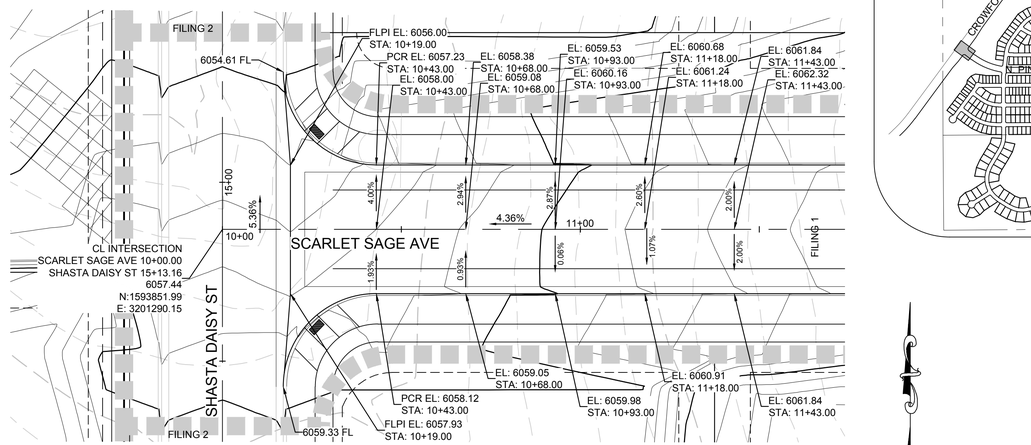
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

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DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	57		

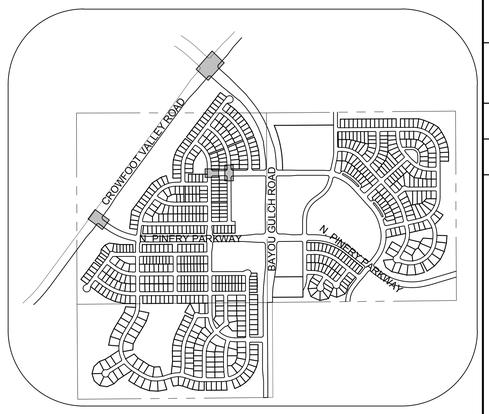
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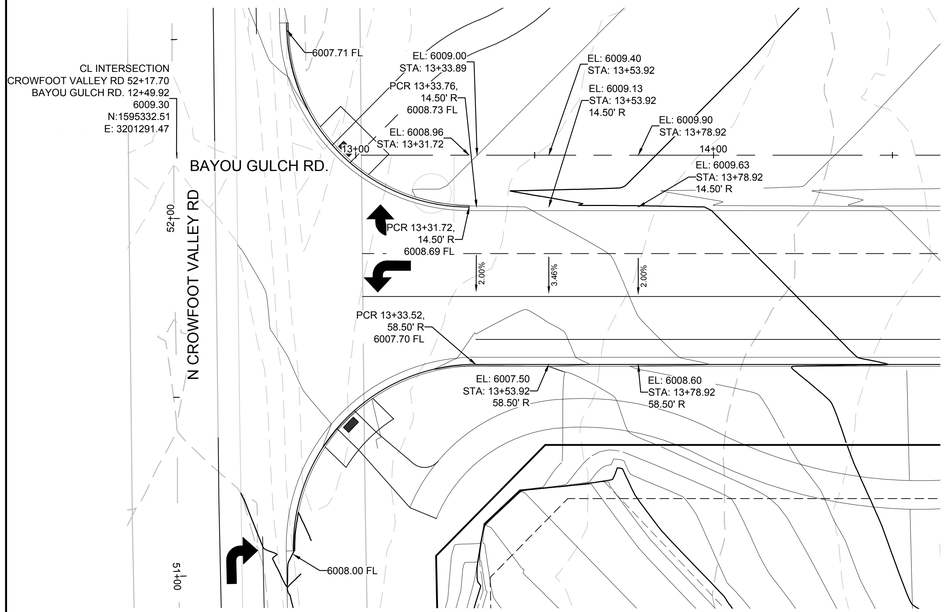
PLAN: N CROWFOOT VALLEY RD & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



PLAN: SCARLET SAGE AVE & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

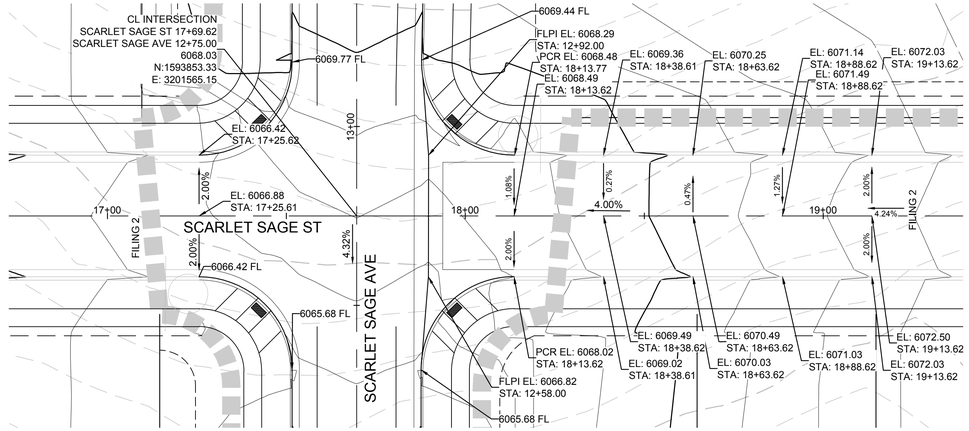


KEYMAP
N.T.S.



PLAN: N CROWFOOT VALLEY RD & BAYOU GULCH RD.
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40
SCALE: 1" = 20'



PLAN: SCARLET SAGE AVE & SCARLET SAGE ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40
SCALE: 1" = 20'

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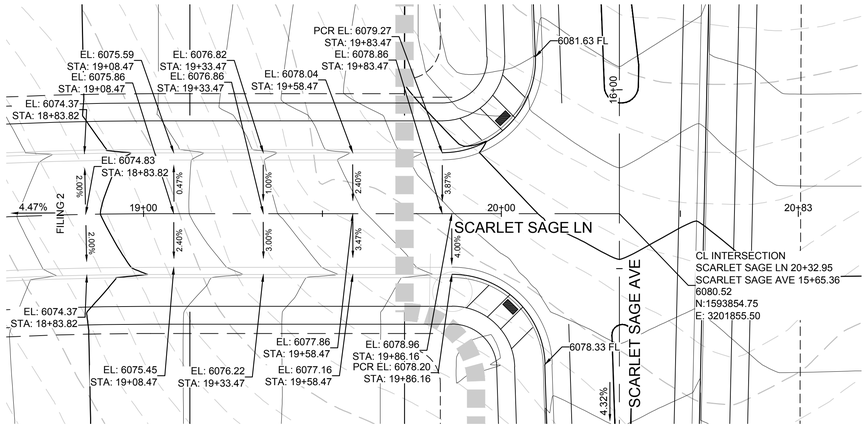
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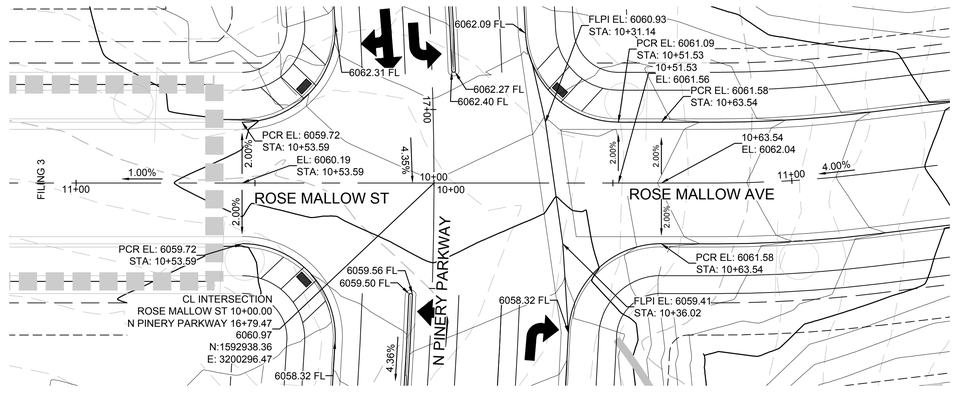
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 58

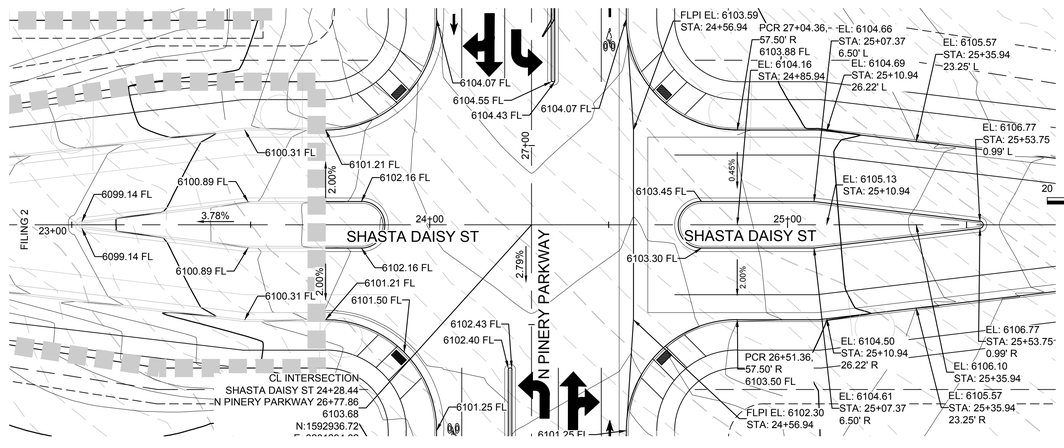
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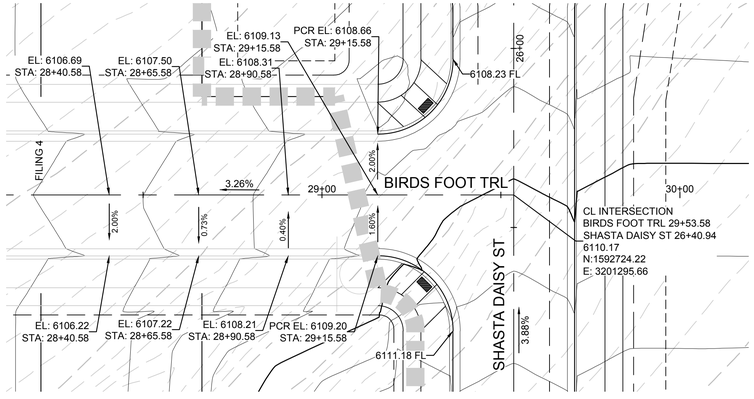
PLAN: SCARLET SAGE LN & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'



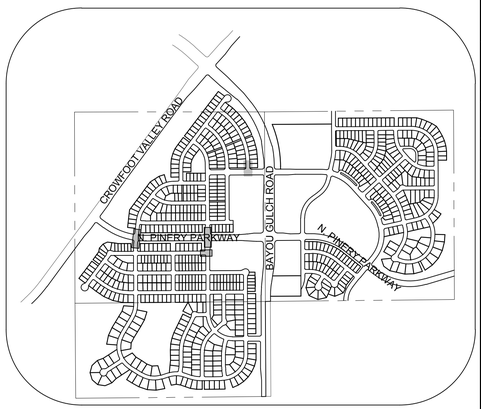
PLAN: ROSE MALLOW ST - ROSE MALLOW AVE & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



PLAN: SHASTA DAISY ST & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



PLAN: BIRDS FOOT TRL & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'



KEYMAP
N.T.S.

No.	Revisions	Date	Init.	Appr.	Date

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DRAWN BY:	KJD		
CHECKED BY:	JJJ	DATE:	APRIL 2017

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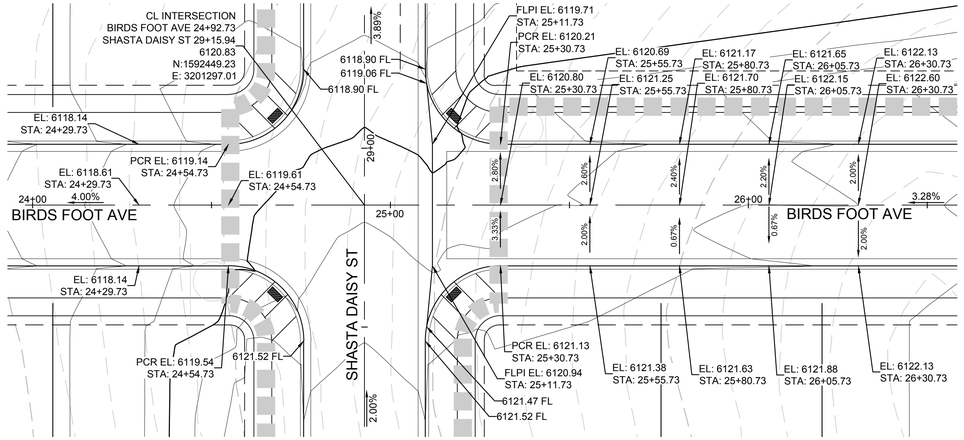
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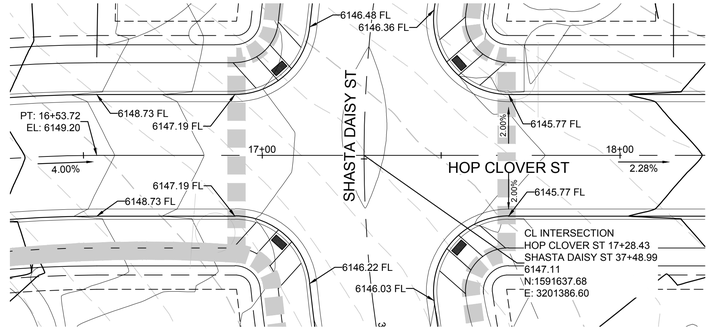
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PLAN: BIRDS FOOT AVE & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

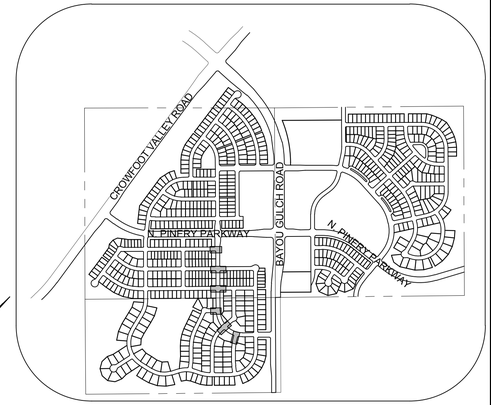
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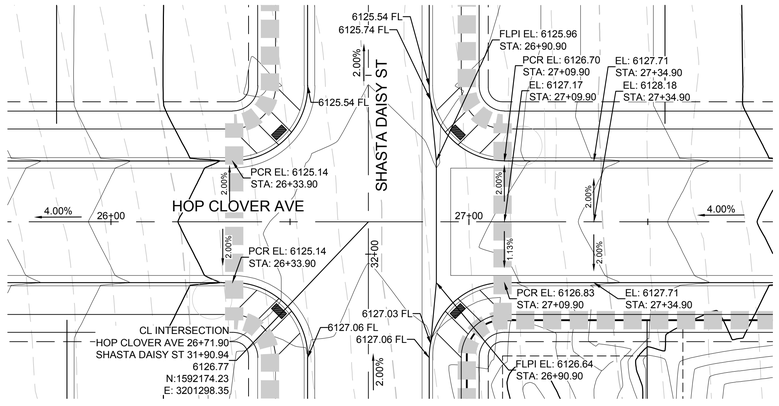
PLAN: HOP CLOVER ST & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

SCALE: 1" = 20'



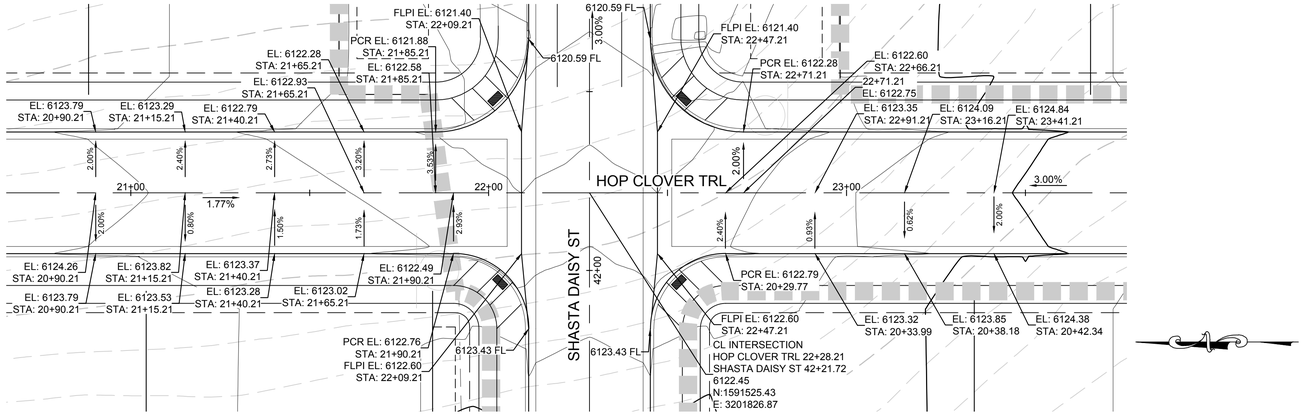
KEYMAP
N.T.S.



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20 10 0 20 40

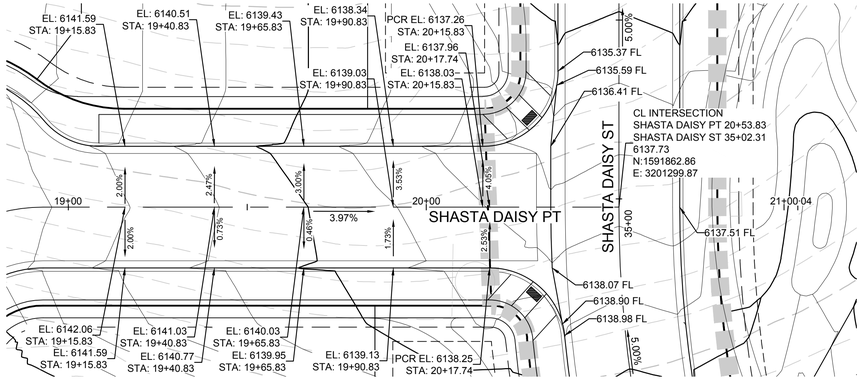
SCALE: 1" = 20'



PLAN: HOP CLOVER TRL & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

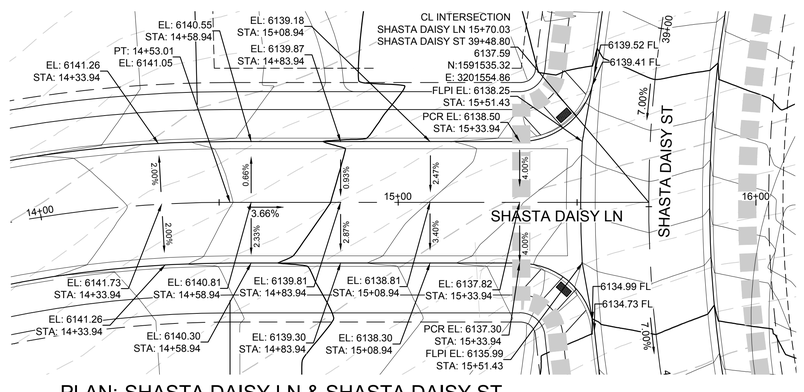
SCALE: 1" = 20'



PLAN: SHASTA DAISY PT & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

SCALE: 1" = 20'



PLAN: SHASTA DAISY LN & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

SCALE: 1" = 20'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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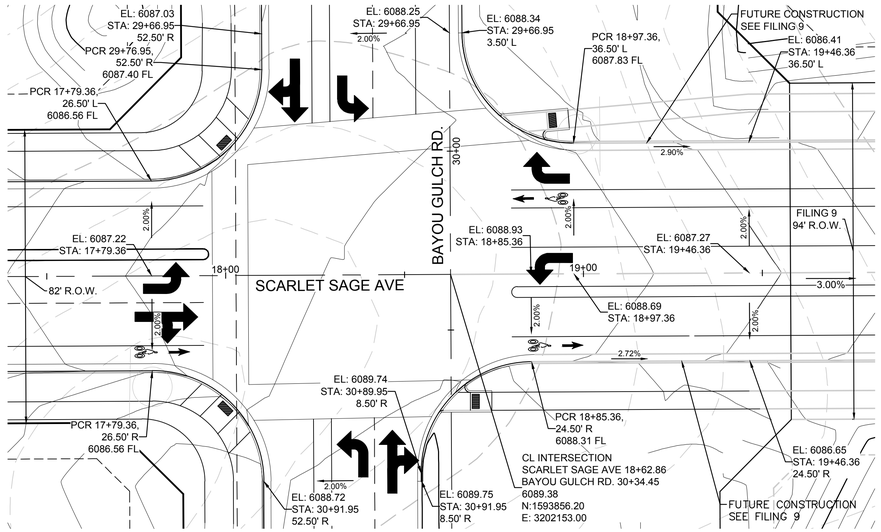
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

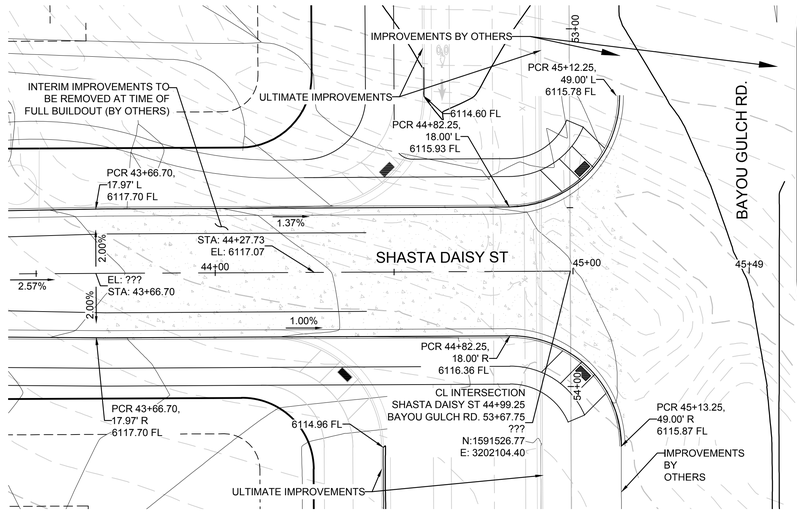
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DATE:	APRIL 2017		

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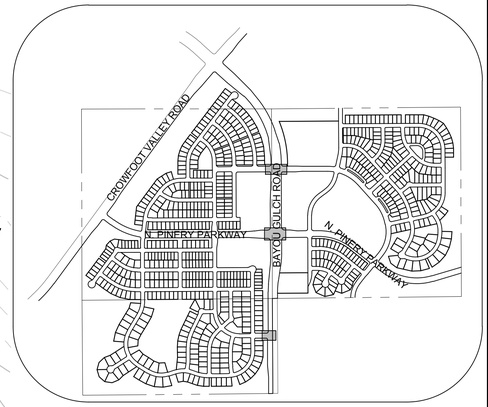
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PLAN: BAYOU GULCH RD. & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'

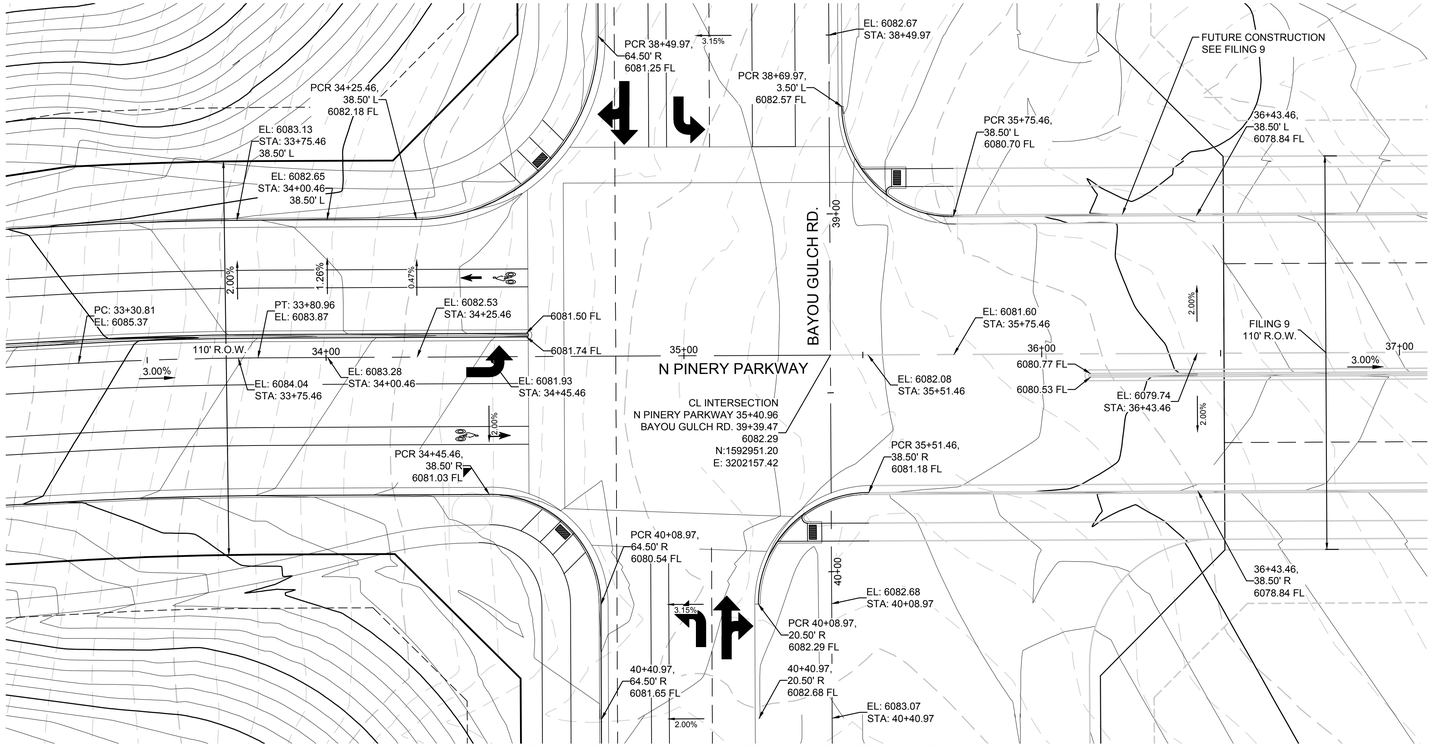


PLAN: BAYOU GULCH RD. & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'



KEYMAP
N.T.S.

20 10 0 20 40
SCALE: 1" = 20'



PLAN: BAYOU GULCH RD. & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'

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BENCHMARK
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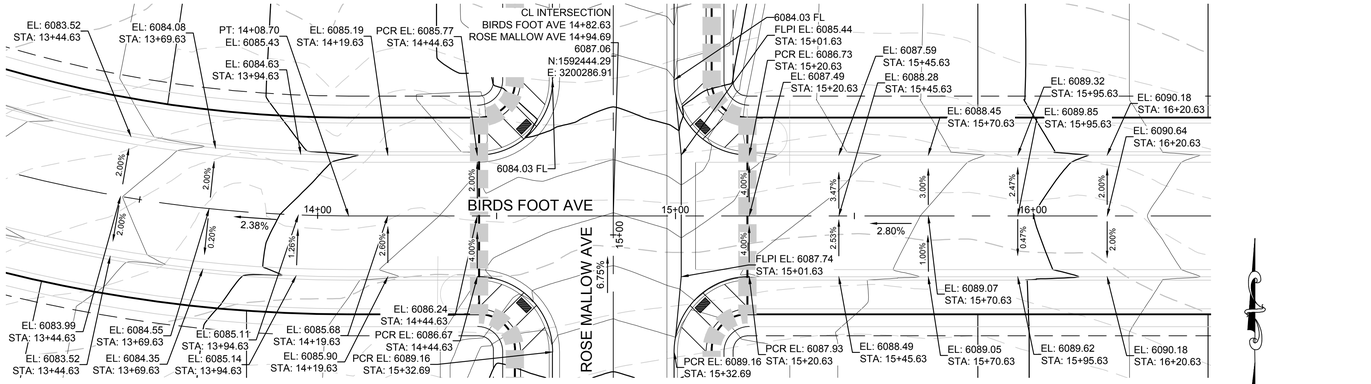
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FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

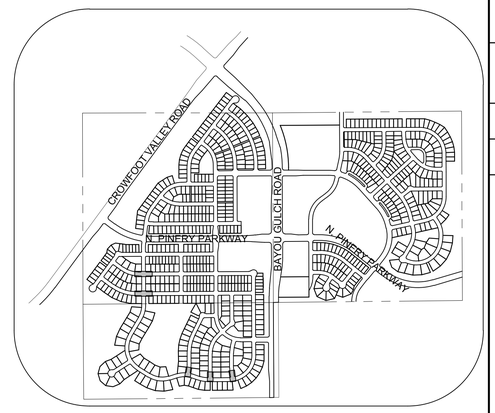
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CHECKED BY:	JJJ		
DATE:	APRIL 2017		

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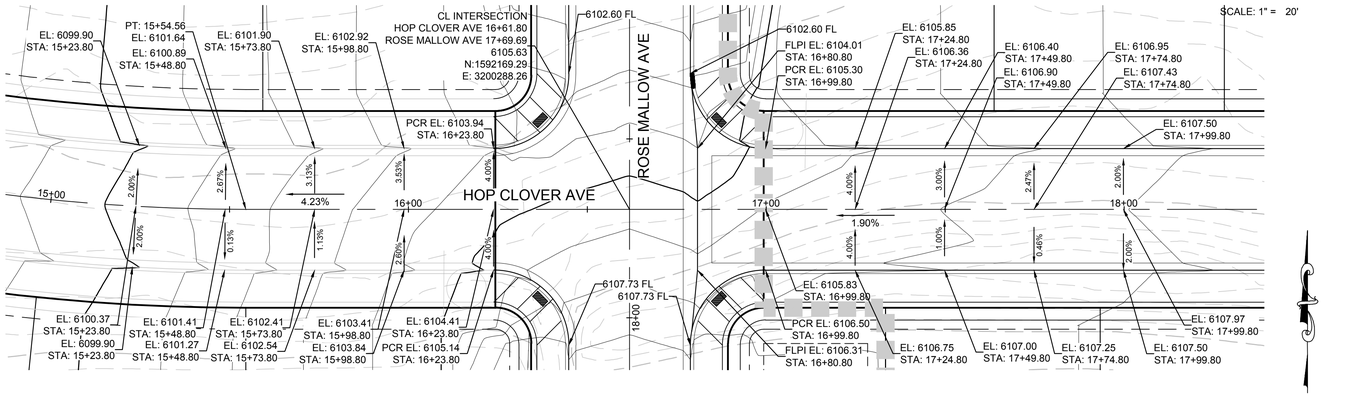
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PLAN: BIRDS FOOT AVE & ROSE MALLOW AVE
HORIZONTAL SCALE: 1" = 20'

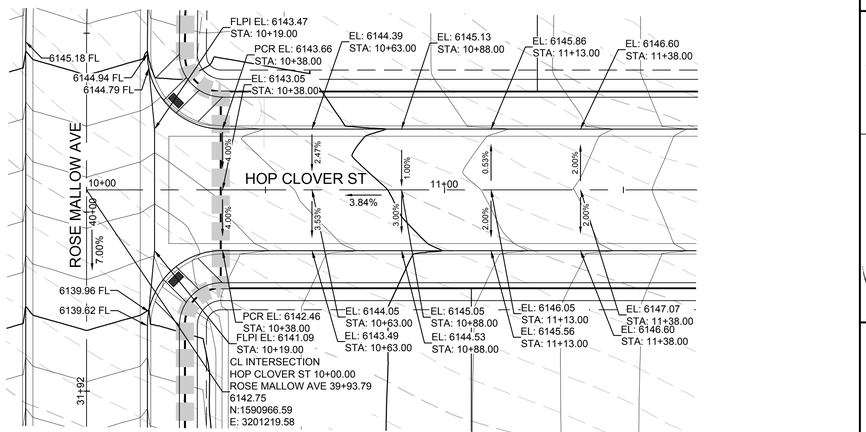


KEYMAP
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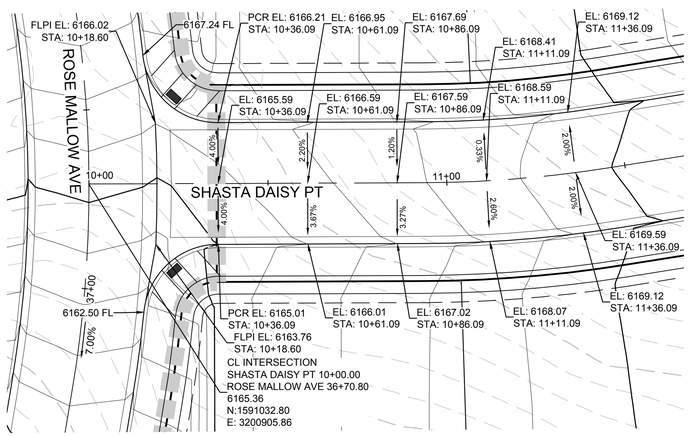
SCALE: 1" = 20'

PLAN: HOP CLOVER AVE & ROSE MALLOW AVE
HORIZONTAL SCALE: 1" = 20'



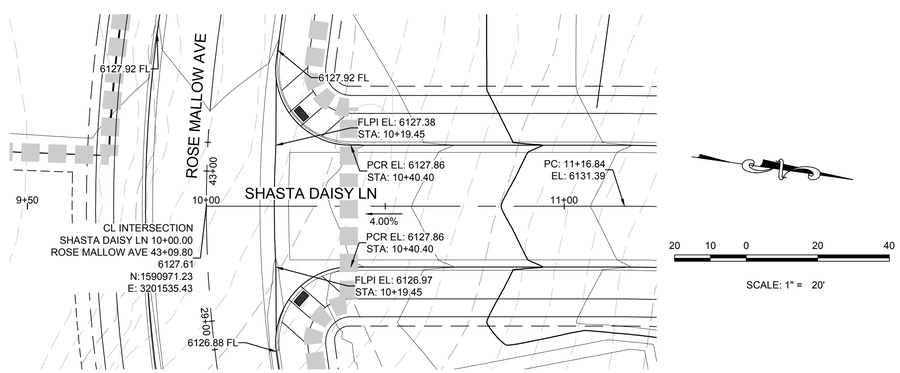
SCALE: 1" = 20'

PLAN: HOP CLOVER ST & ROSE MALLOW AVE
HORIZONTAL SCALE: 1" = 20'



SCALE: 1" = 20'

PLAN: SHASTA DAISY PT & ROSE MALLOW AVE
HORIZONTAL SCALE: 1" = 20'



SCALE: 1" = 20'

PLAN: SHASTA DAISY LN & ROSE MALLOW AVE
HORIZONTAL SCALE: 1" = 20'

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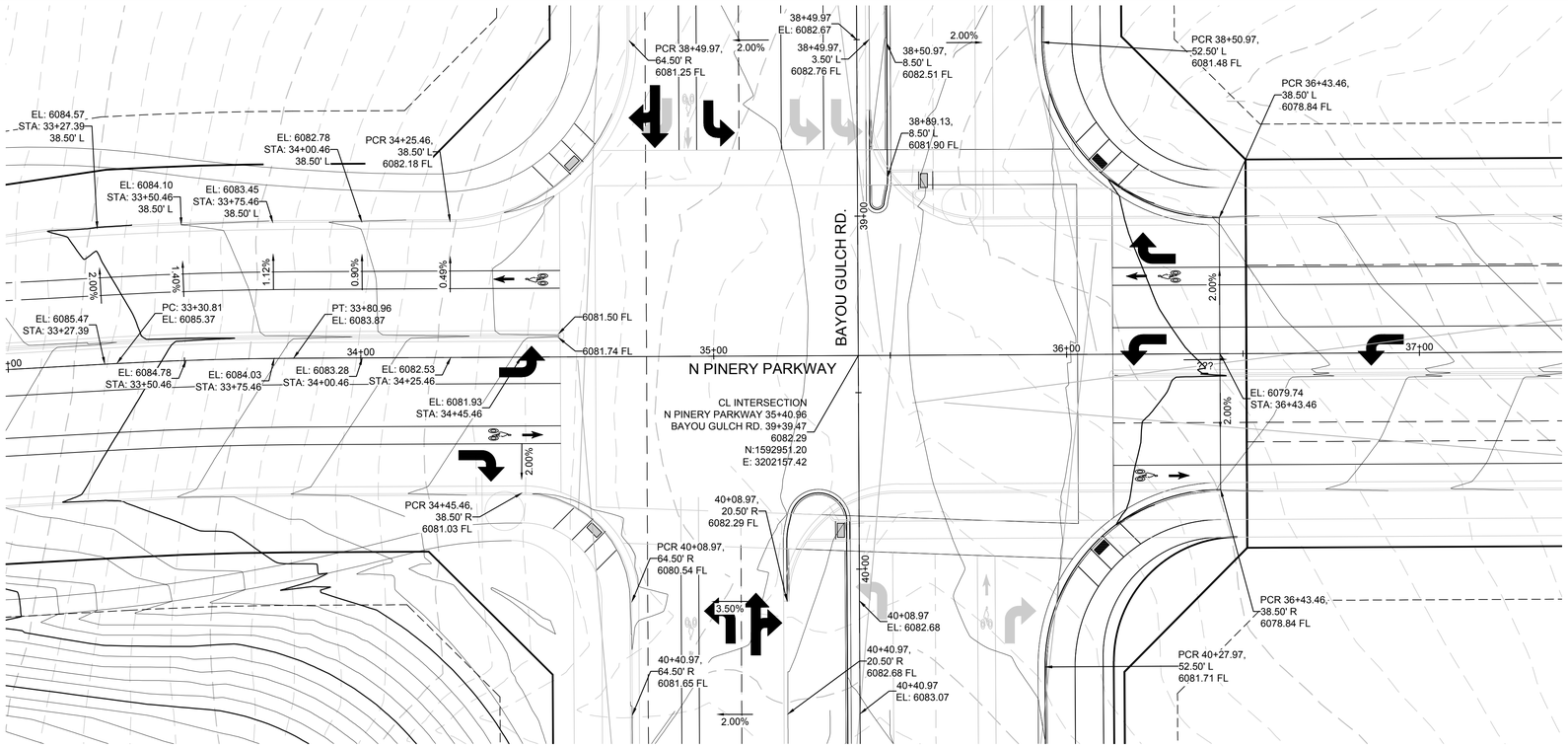
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

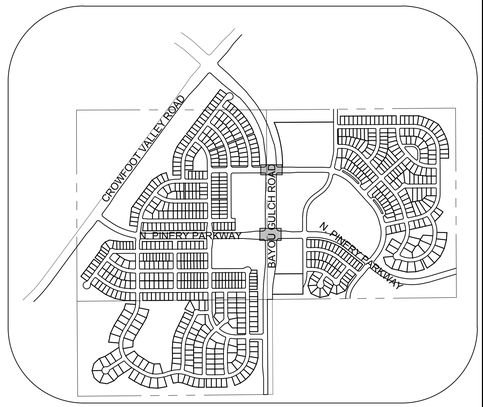
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CHECKED BY:	JJJ		

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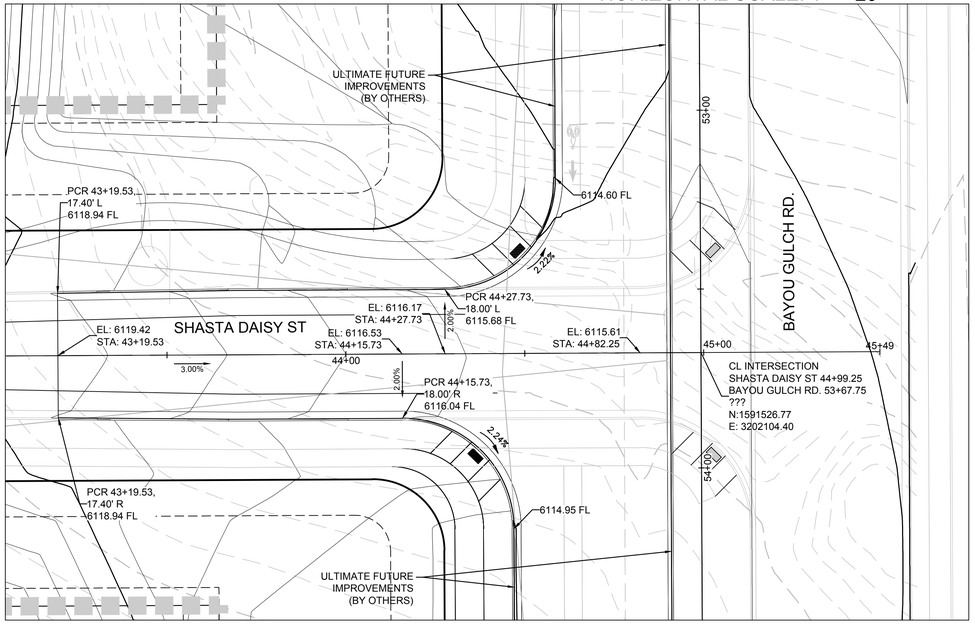
PLAN: ULTIMATE BAYOU GULCH RD. & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



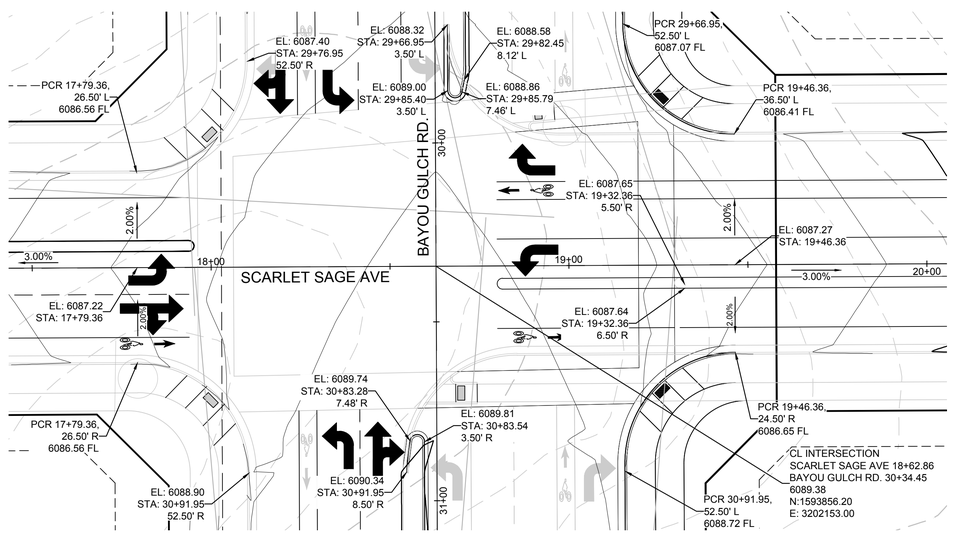
KEYMAP
N.T.S.

20 10 0 20 40

SCALE: 1" = 20'



PLAN: ULTIMATE ################ AND SHASTA DAISY ST INTERSECTION
HORIZONTAL SCALE: 1" = 30'



PLAN: ULTIMATE BAYOU GULCH RD. & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'

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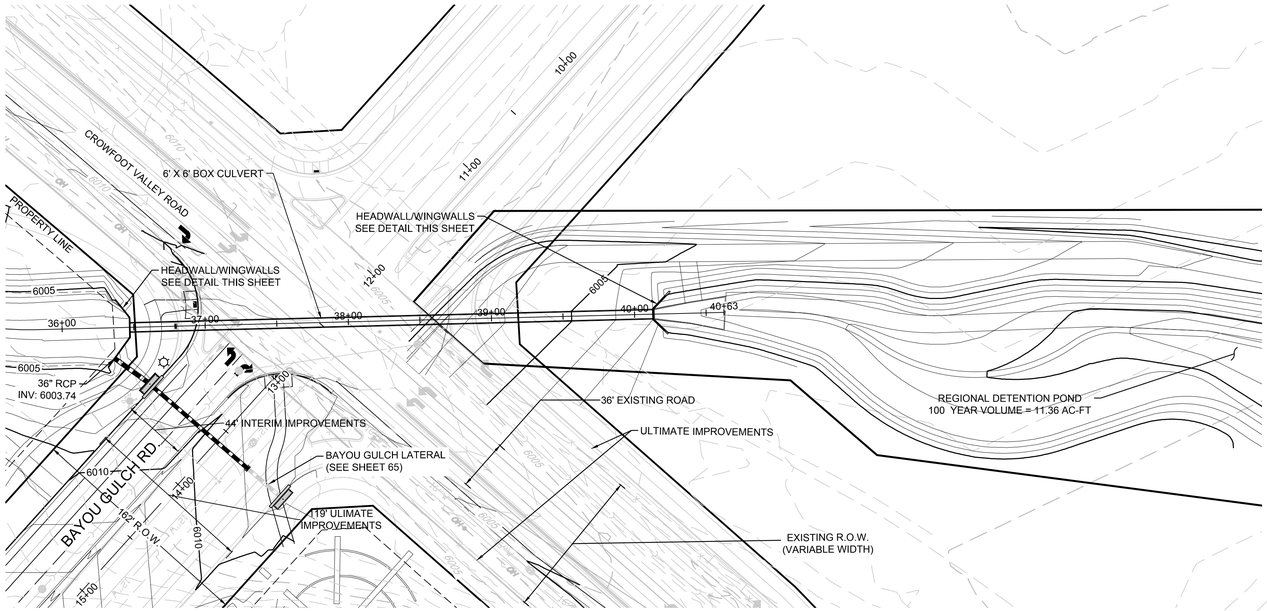
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
ULTIMATE INTERSECTION PLAN

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DRAWN BY:	KJD		
CHECKED BY:	JJJ	DATE:	APRIL 2017

SHEET NUMBER 63

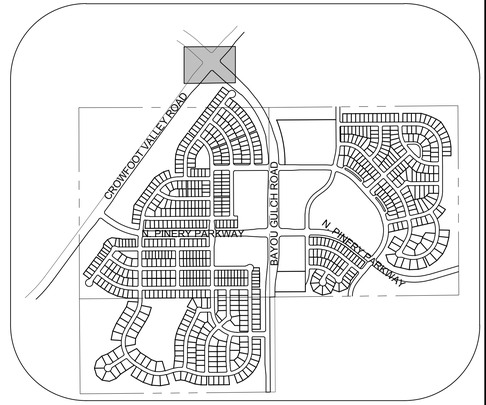
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 ULTIMATE INTERSECTION PLANS.DWG, BRIANW, 12/7/2017 7:44 PM



PLAN: CROWFOOT DRAINAGE CHANNEL BOX CULVERT STA: 34+00.00 TO 40+27.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

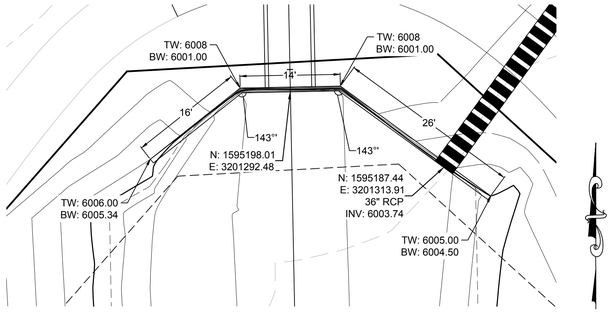
SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

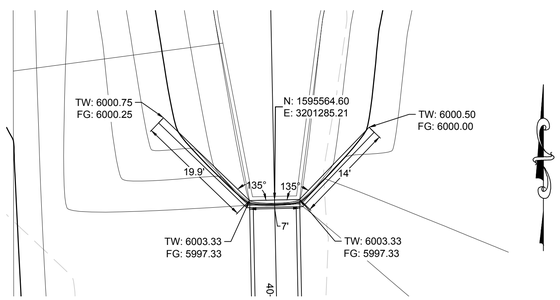


PLAN: CULVERT INLET HEAD AND WING WALL DETAILS
HORIZONTAL SCALE: 1" = 10'

NOTE:
HEADWALL AND WINGWALLS WITH APRON CONSTRUCT PER CDOT DETAILS M-601-1, M-601-1, AND M-601-20

10 5 0 10 20

SCALE: 1" = 10'



PLAN: CULVERT OUTLET HEAD AND WING WALL DETAILS
HORIZONTAL SCALE: 1" = 10'

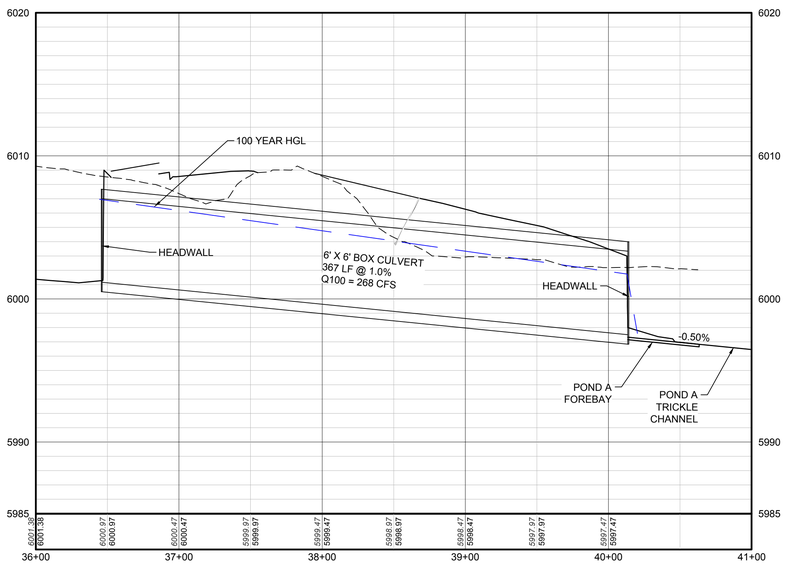
NOTE:
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10 5 0 10 20

SCALE: 1" = 10'

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



PROFILE: CROWFOOT DRAINAGE CHANNEL STA: 36+00.00 TO 41+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

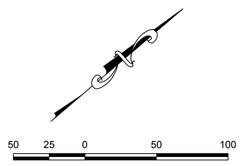
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

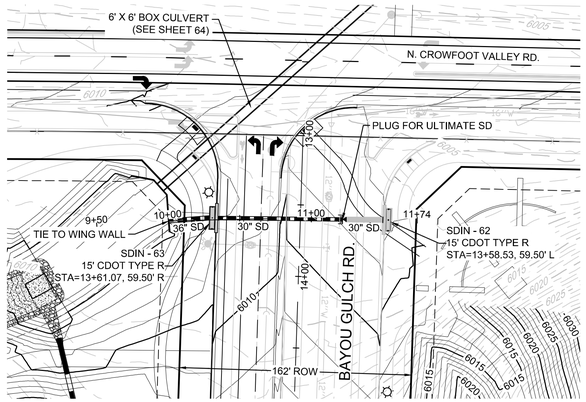
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
NORTH CROWFOOT DRAINAGE IMPROVEMENTS

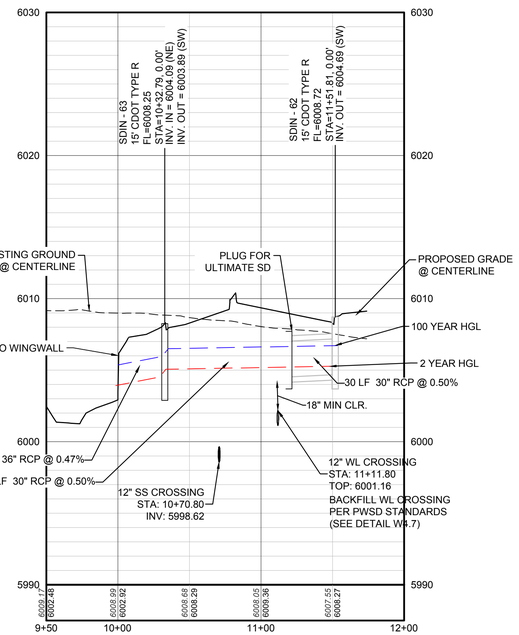
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CHECKED BY: JJ
DATE: APRIL 2017
SHEET NUMBER 64

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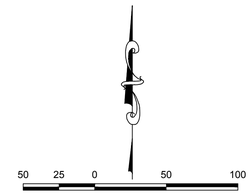


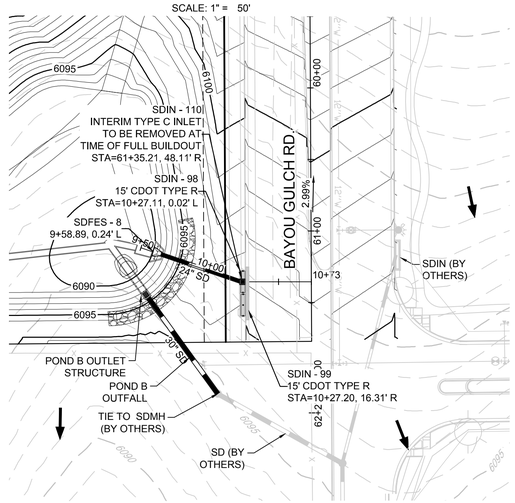


PLAN: BAYOU GULCH LATERAL STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'

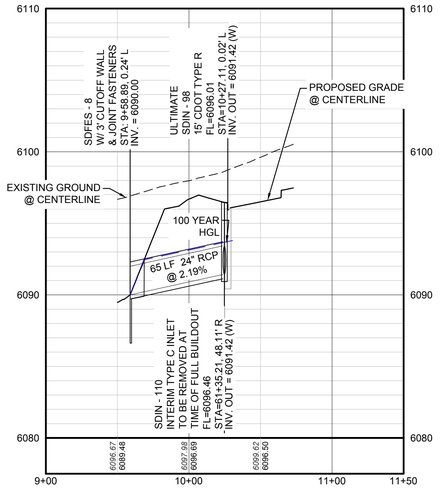


PROFILE: LATERAL 59 STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

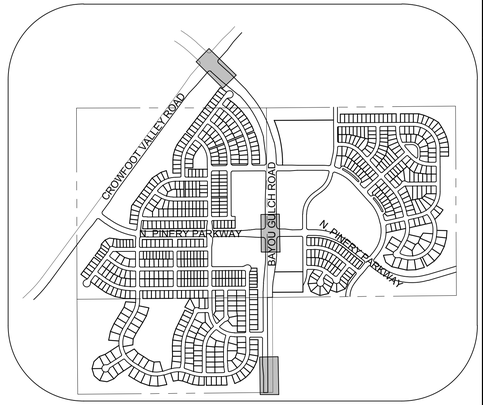




PLAN: LATERAL 17 STA: 9+50.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 17 STA: 9+00.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
EO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

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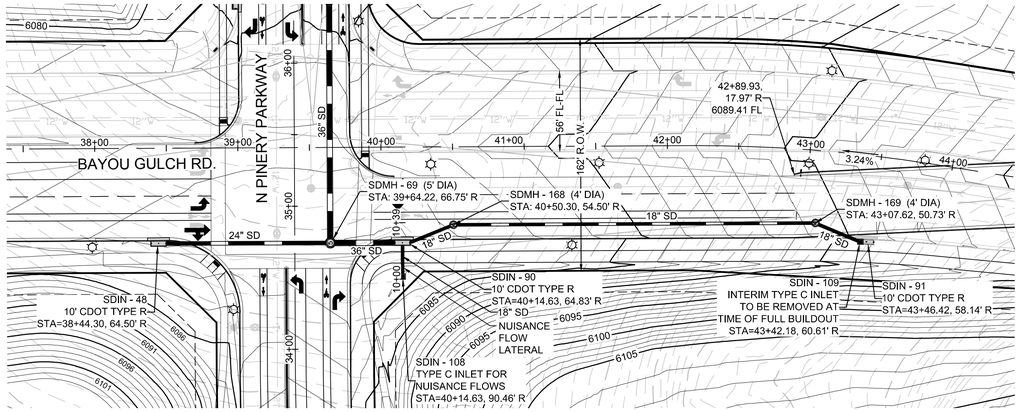
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

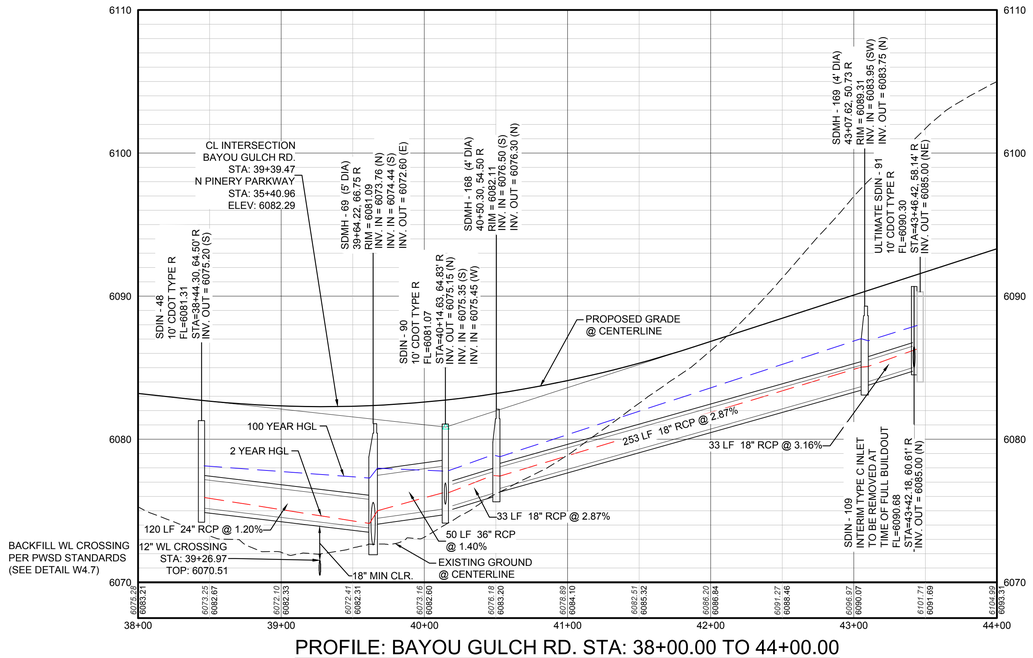
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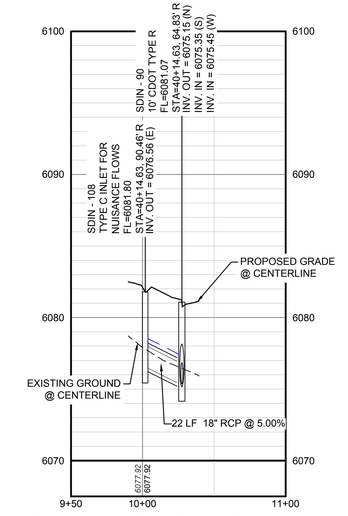




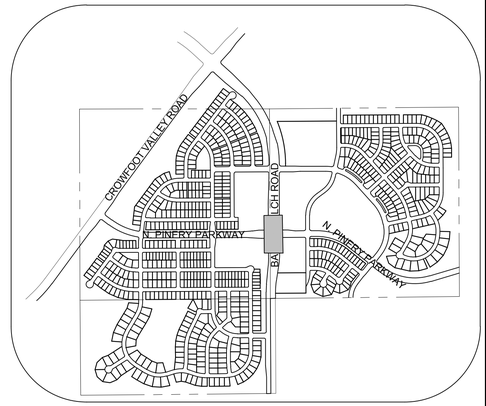
PLAN: BAYOU GULCH RD. STA: 38+00.00 TO 41+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BAYOU GULCH RD. STA: 38+00.00 TO 44+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: NUISANCE FLOW LATERAL
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
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PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	OH EXISTING OVERHEAD POWER
(4)(5)(6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

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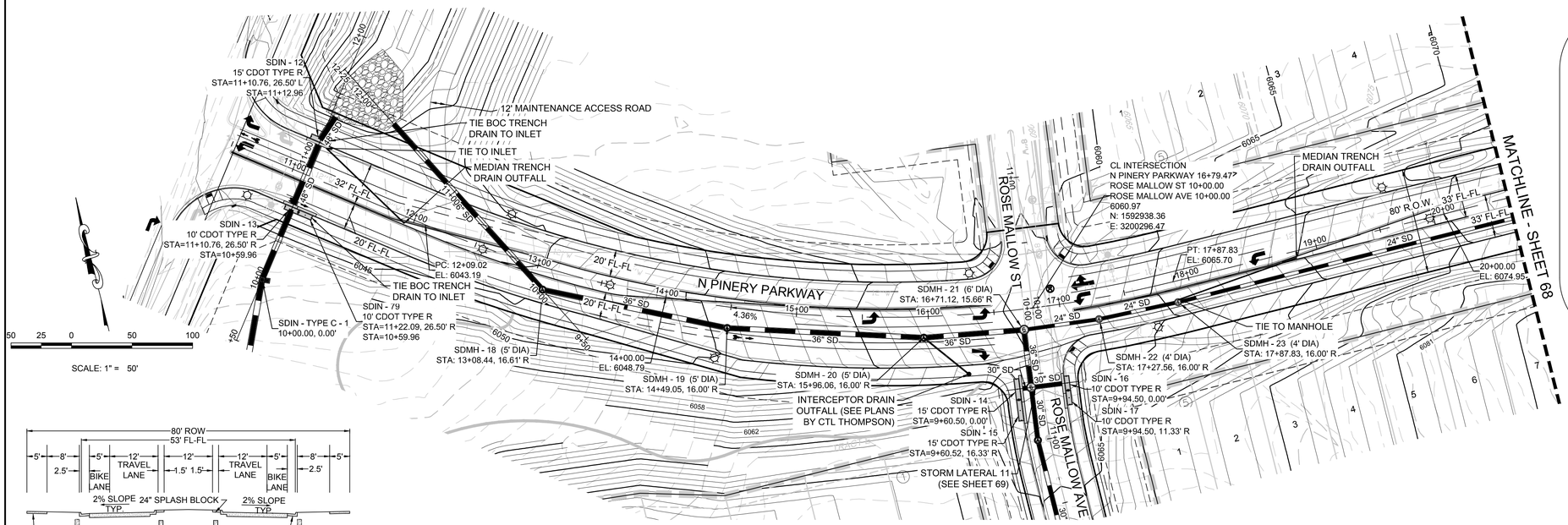
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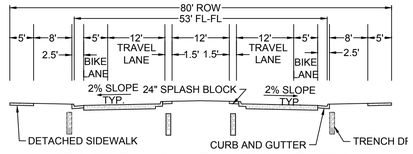
E5X MANAGEMENT
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FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
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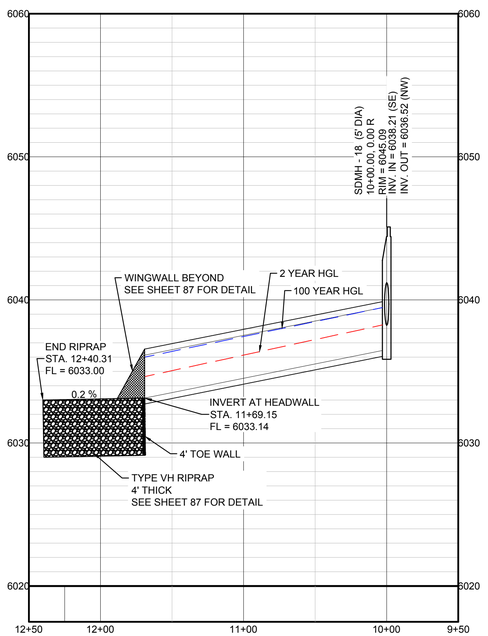
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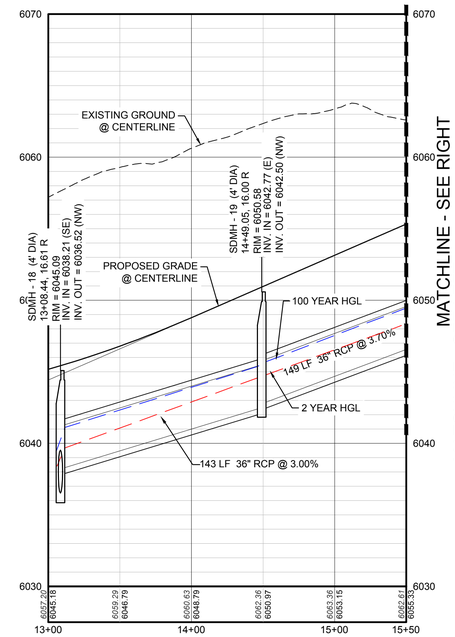


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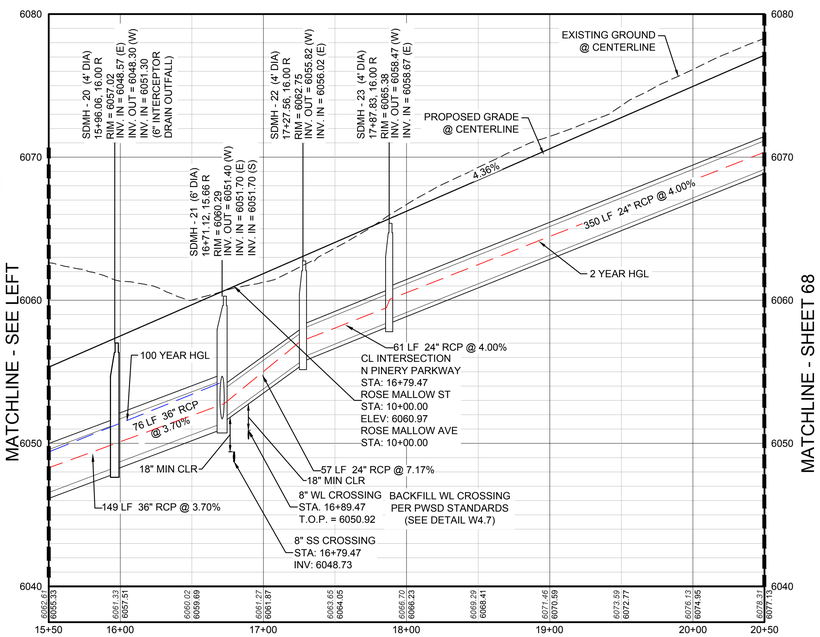
PLAN: N PINERY PARKWAY STA: 10+00.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



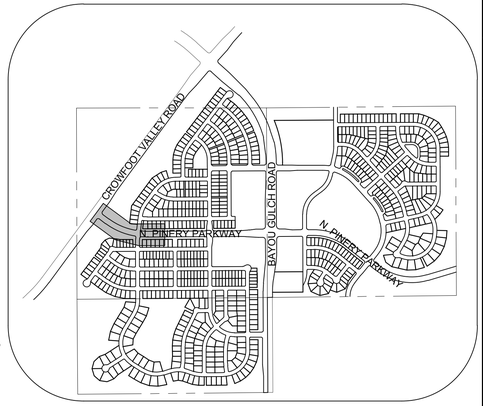
PROFILE: NORTH PINERY PARKWAY
NORTH CHANNEL OUTFALL
STA: 12+50.00 TO 9+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: N PINERY PARKWAY STA: 13+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: N PINERY PARKWAY STA: 15+50.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
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- PROPOSED LOW POINT BLOW-OFF
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- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
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- PROPOSED STORM DRAIN MANHOLE
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DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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No.	Revisions	Date	Init.	Appr.	Date

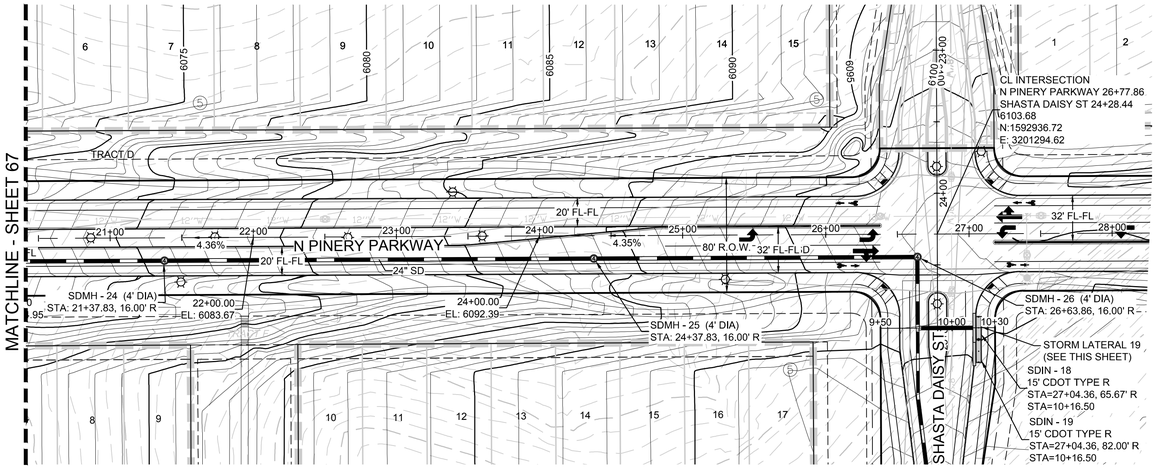
10339 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

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7353 South Alton Way
CENTENNIAL, CO 80112

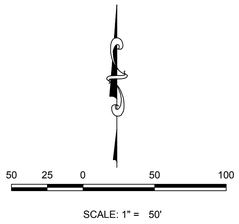
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

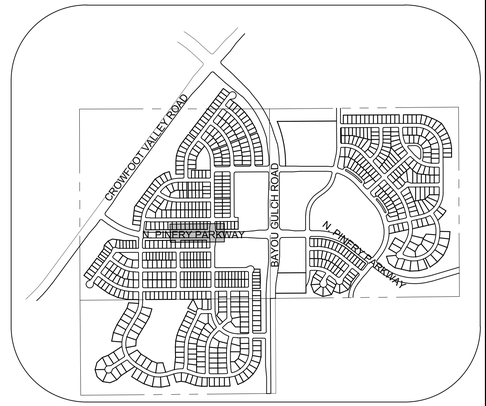
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DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 67

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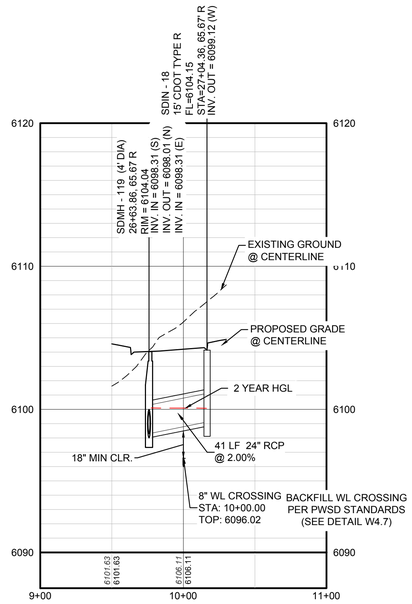


PLAN: N PINERY PARKWAY STA: 21+50.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'

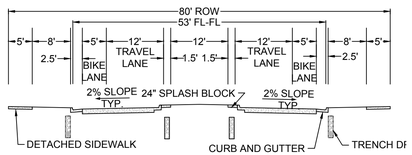




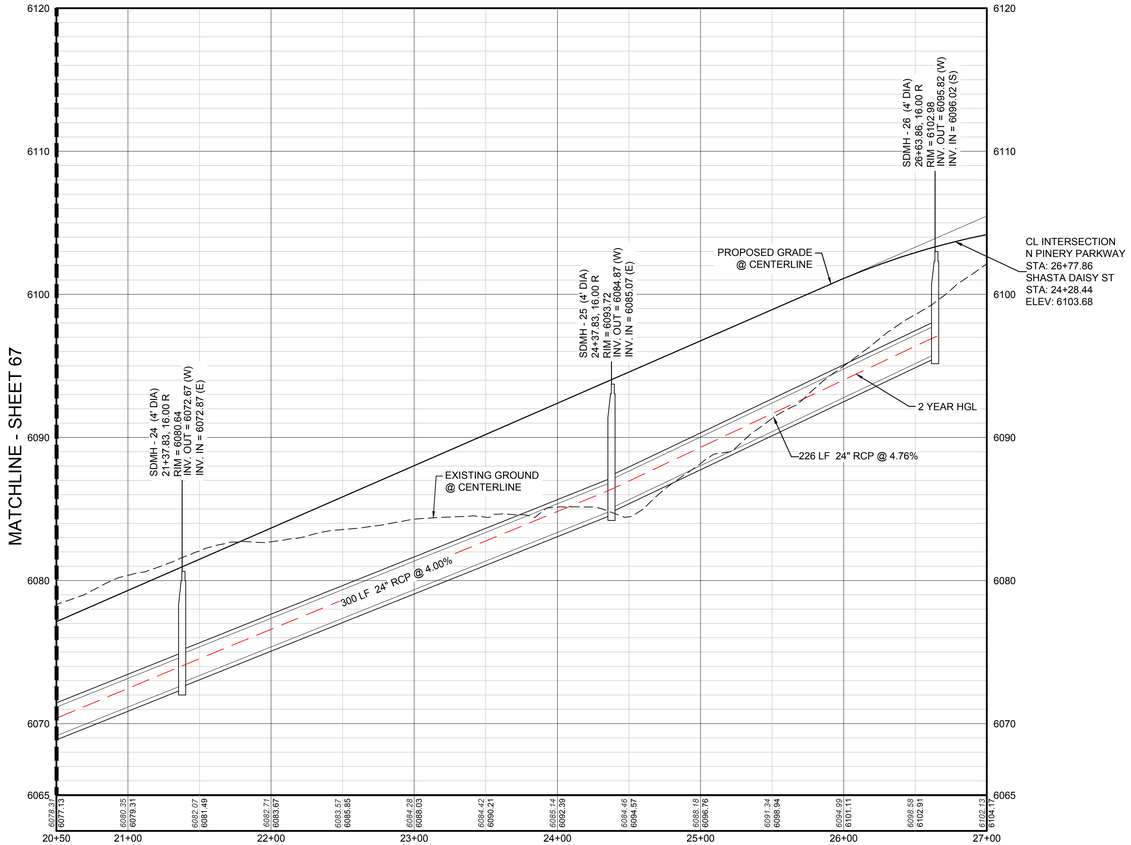
KEYMAP
N.T.S.



PROFILE: STORM LATERAL 19 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'



RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: N PINERY PARKWAY STA: 20+50.00 TO 27+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- 1.0% PROPOSED SLOPE & DIRECTION
- 5615 EXISTING 5' CONTOUR
- 5616 EXISTING 1' CONTOUR
- 5620 PROPOSED 5' CONTOUR
- 5607 PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- 8"W PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- OH EXISTING OVERHEAD POWER
- TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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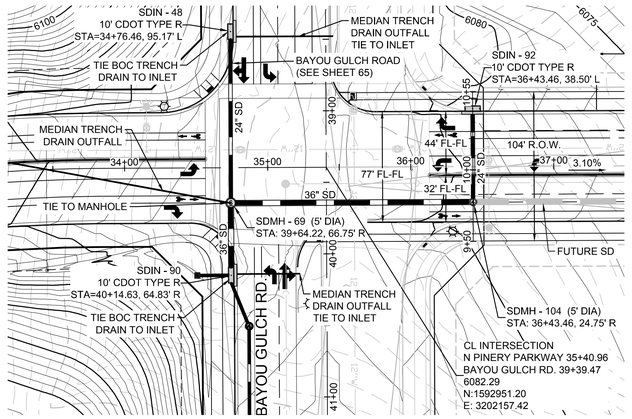
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STORM PLAN & PROFILE
NORTH PINERY PARKWAY

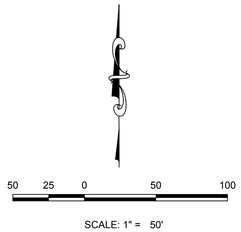
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DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		

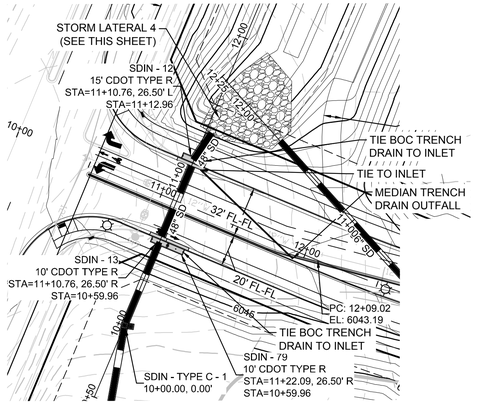
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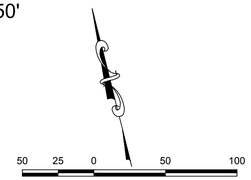


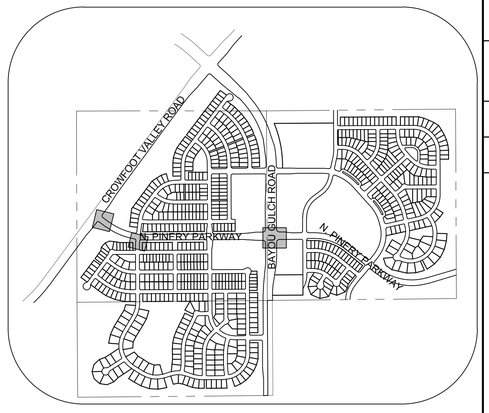
PLAN: N PINERY PARKWAY STA: 21+50.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'





PLAN: N STORM LATERAL 4 STA: 9+00.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'





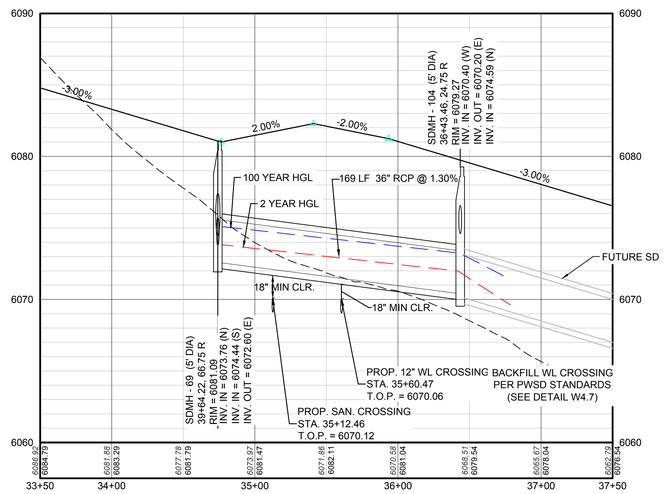
KEYMAP
N.T.S.

LEGEND

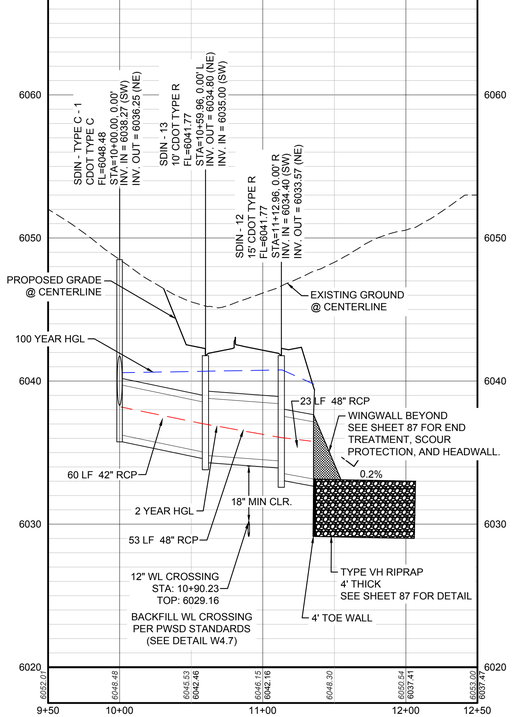
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
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PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
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PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
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PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

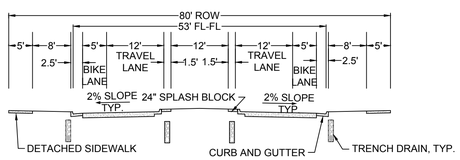
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PROFILE: N PINERY PARKWAY STA: 33+50.00 TO 37+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 4 STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL BOULEVARD COLLECTOR

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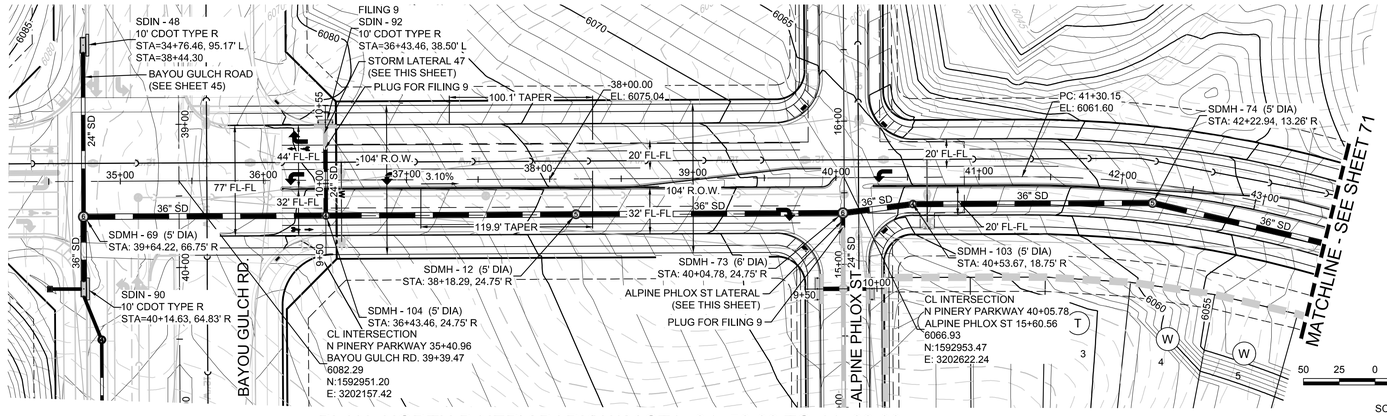
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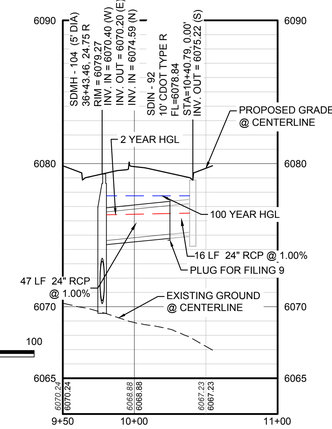
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FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 69

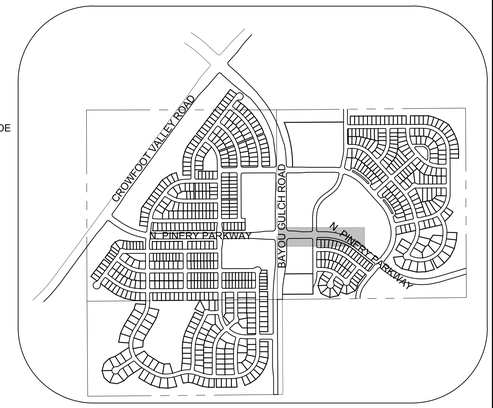
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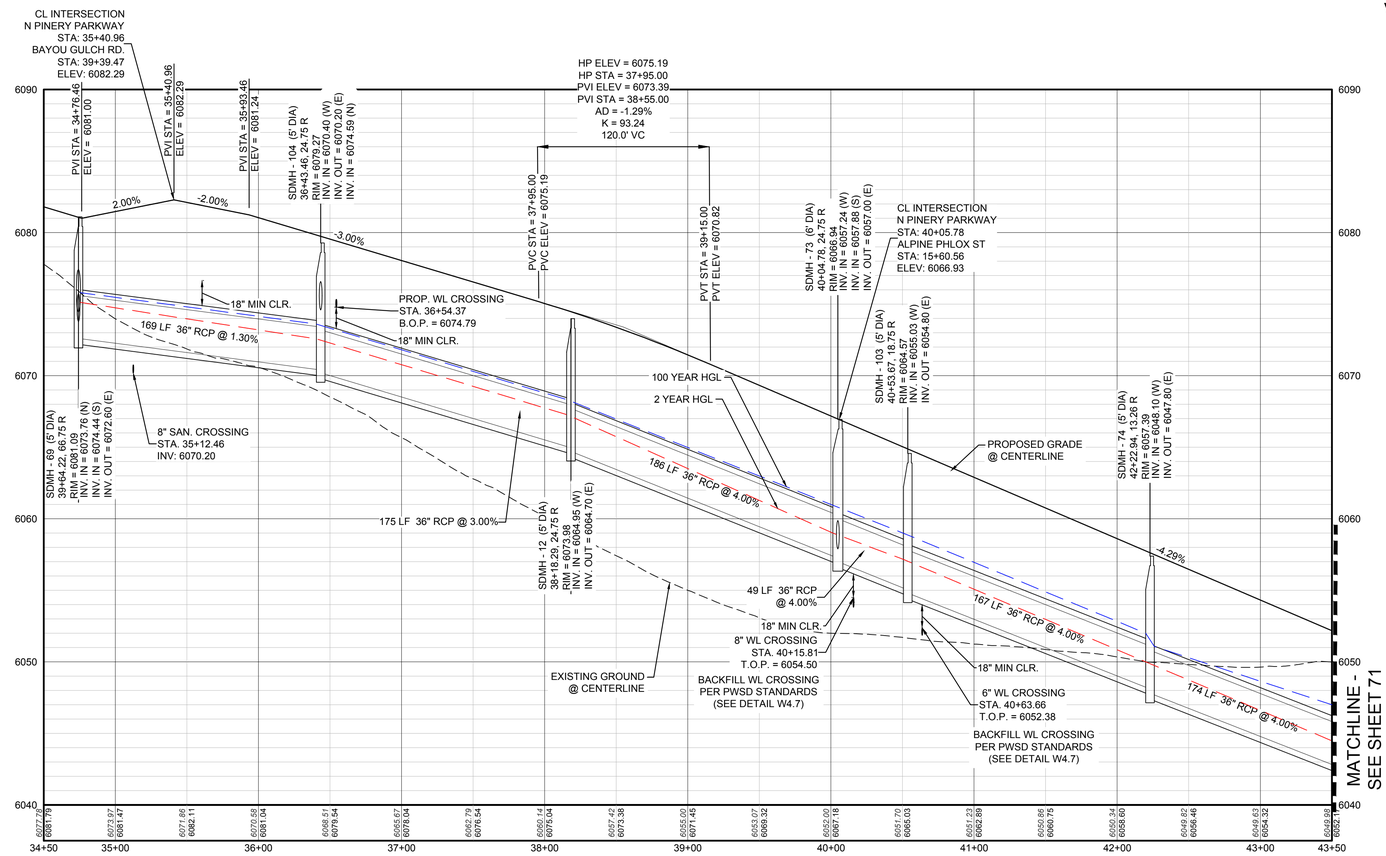
PLAN: NORTH PINERY PARKWAY STA: 34+50.00 TO 44+00.00
HORIZONTAL SCALE: 1" = 50'



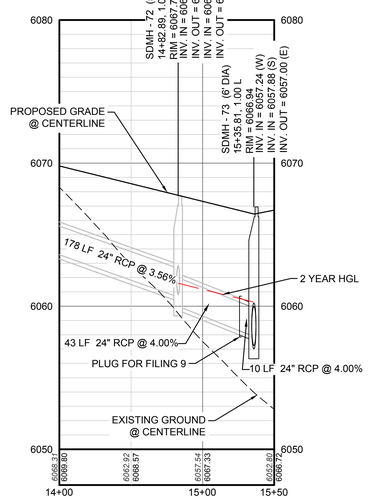
PROFILE: STORM LATERAL 47 STA: 9+50.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



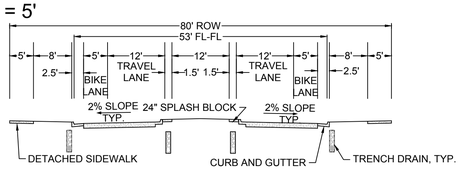
KEYMAP
N.T.S.



PROFILE: N PINERY PARKWAY STA: 34+50.00 TO 43+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ALPINE PHLOX ST STA: 14+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL BOULEVARD COLLECTOR

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
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PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	OH EXISTING OVERHEAD POWER
(4)(5)(6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

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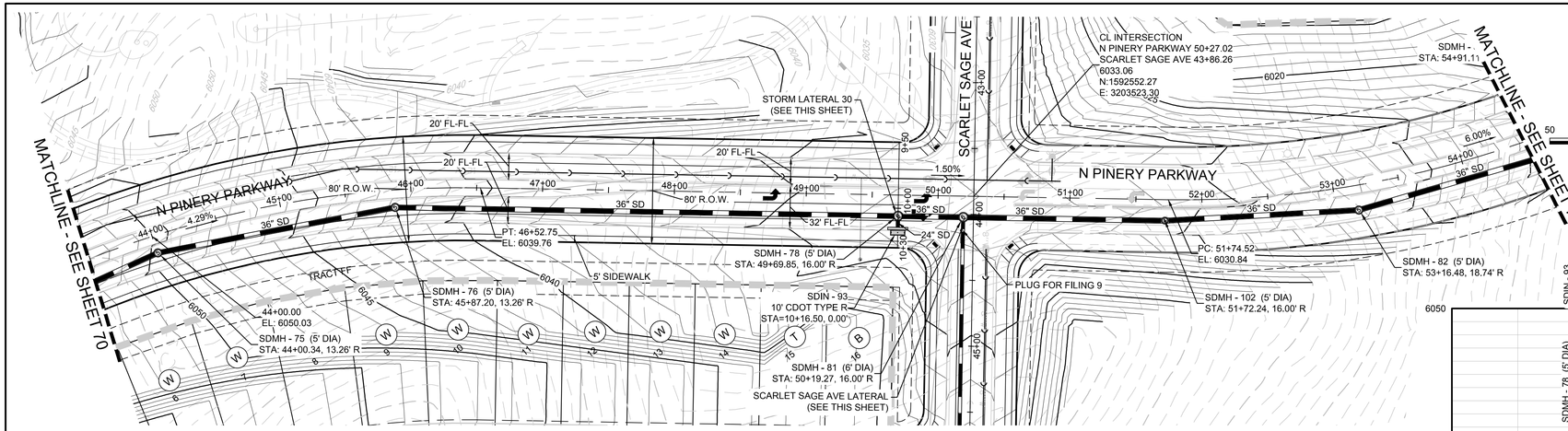
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

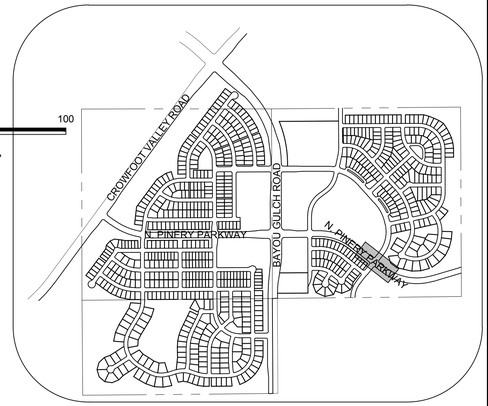
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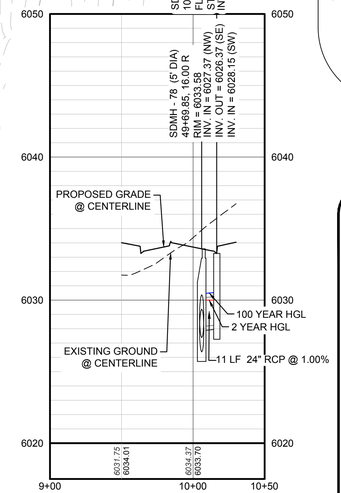


PLAN: NORTH PINERY PARKWAY STA: 43+50.00 TO 53+50.00
HORIZONTAL SCALE: 1" = 50'

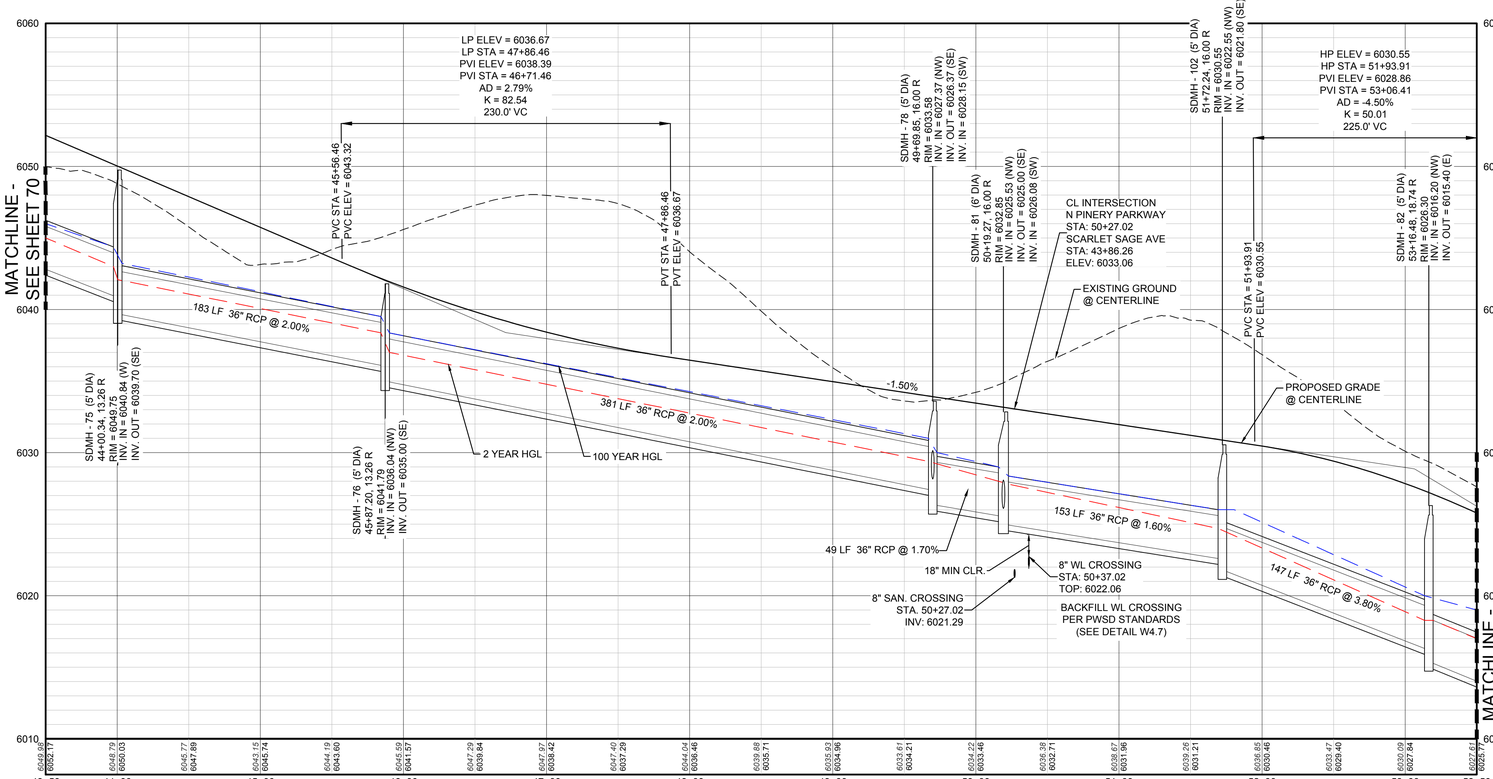
SCALE: 1" = 50'



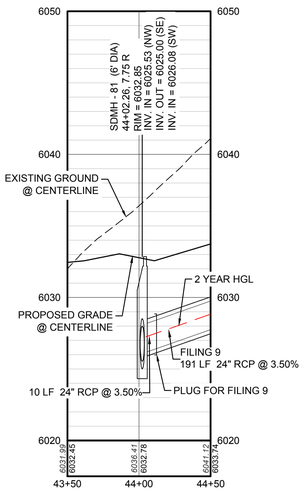
KEYMAP
N.T.S.



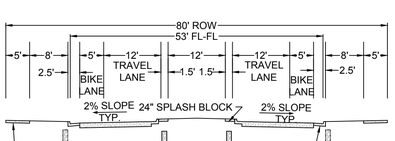
PROFILE: STORM LATERAL 30
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: N PINERY PARKWAY STA: 43+50.00 TO 53+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVE STA: 43+50.00 TO 44+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL BOULEVARD COLLECTOR

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION (10.00)
- PROPOSED DESIGN ELEVATION (10.00)
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION (1.0%)
- EXISTING 5' CONTOUR (5615)
- EXISTING 1' CONTOUR (5616)
- PROPOSED 5' CONTOUR (5620)
- PROPOSED 1' CONTOUR (5607)
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE (8"W)
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE (FO)
- EXISTING OVERHEAD POWER (OH)
- EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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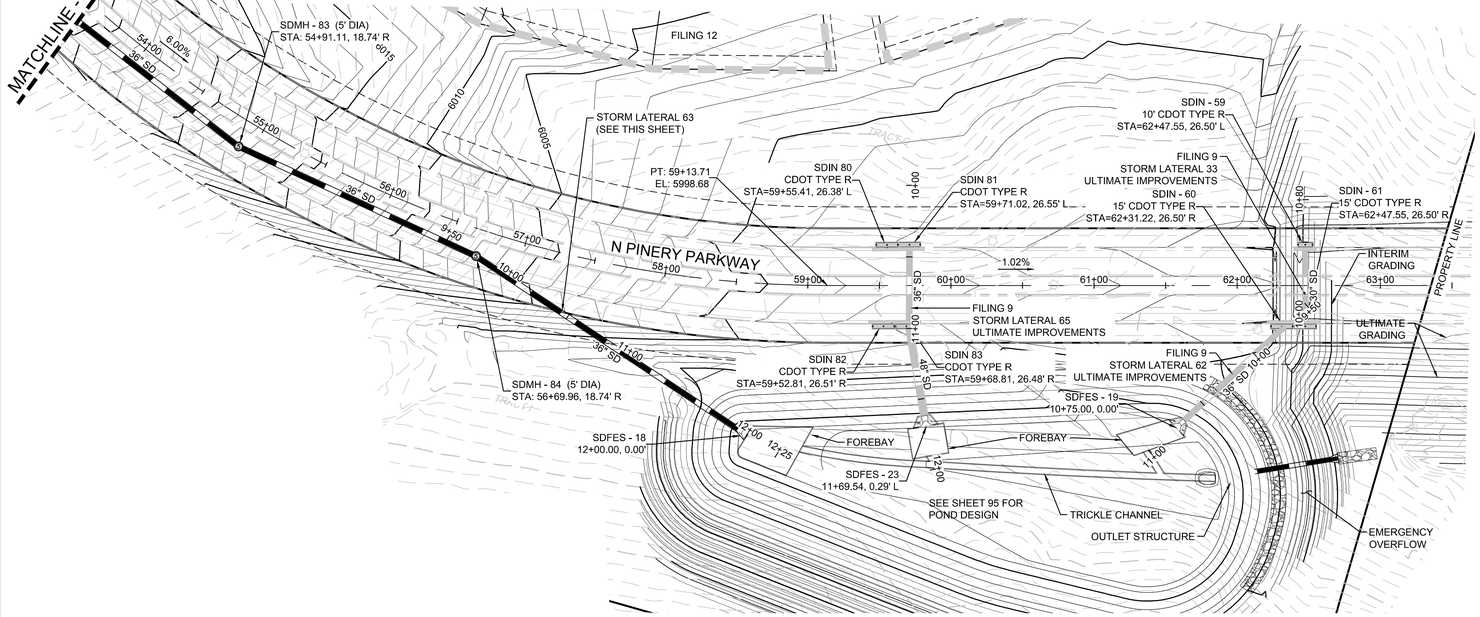
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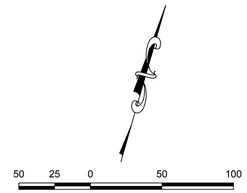
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

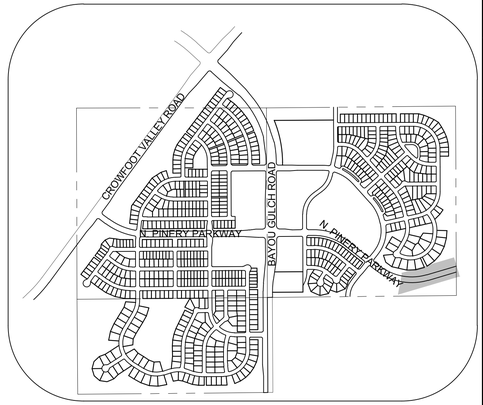
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 71

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PLAN: NORTH PINERY PARKWAY STA: 54+50.00 TO 63+50.00
HORIZONTAL SCALE: 1" = 50'







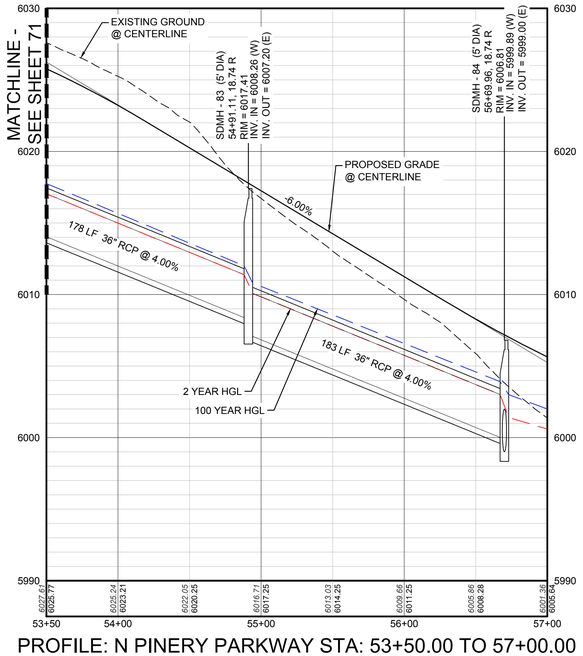
KEYMAP
N.T.S.

LEGEND

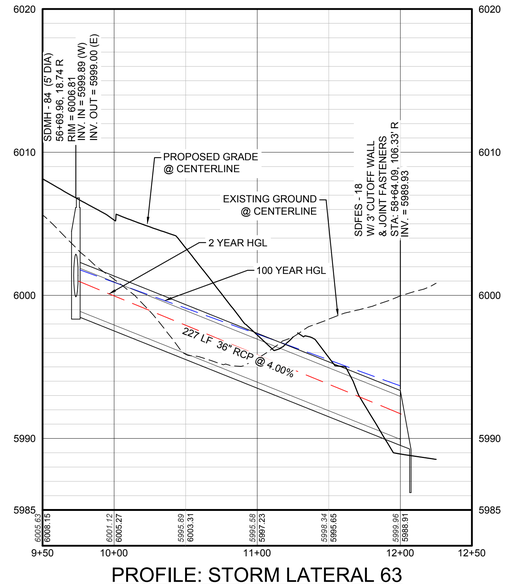
(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	OH EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

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PROFILE: N PINERY PARKWAY STA: 53+50.00 TO 57+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 63
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
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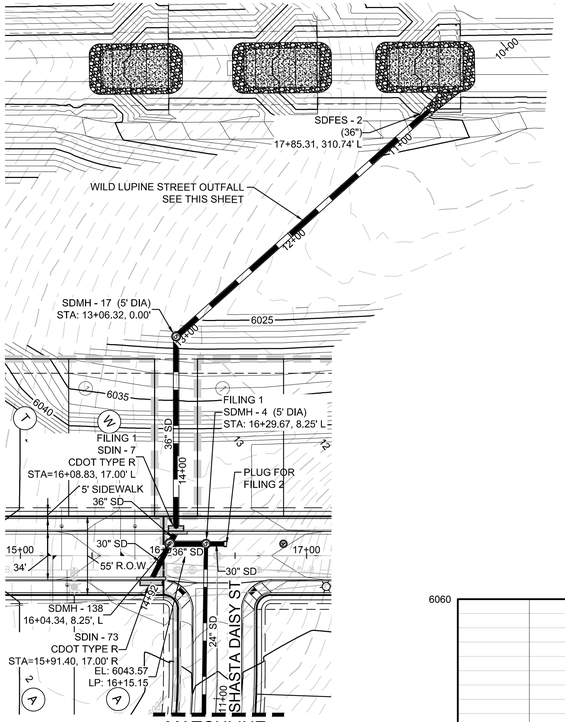
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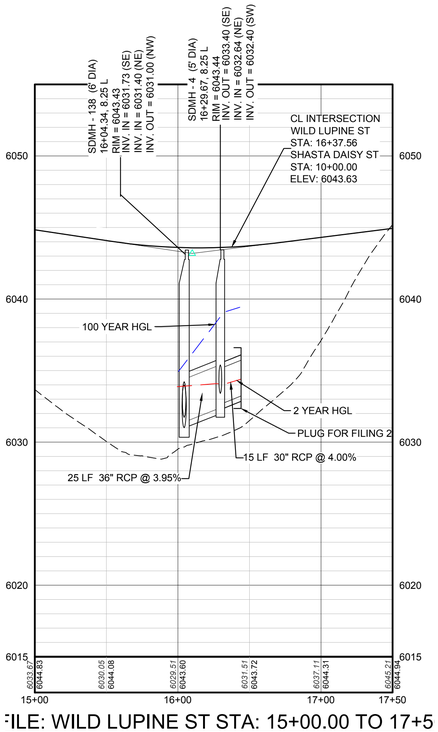
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 72

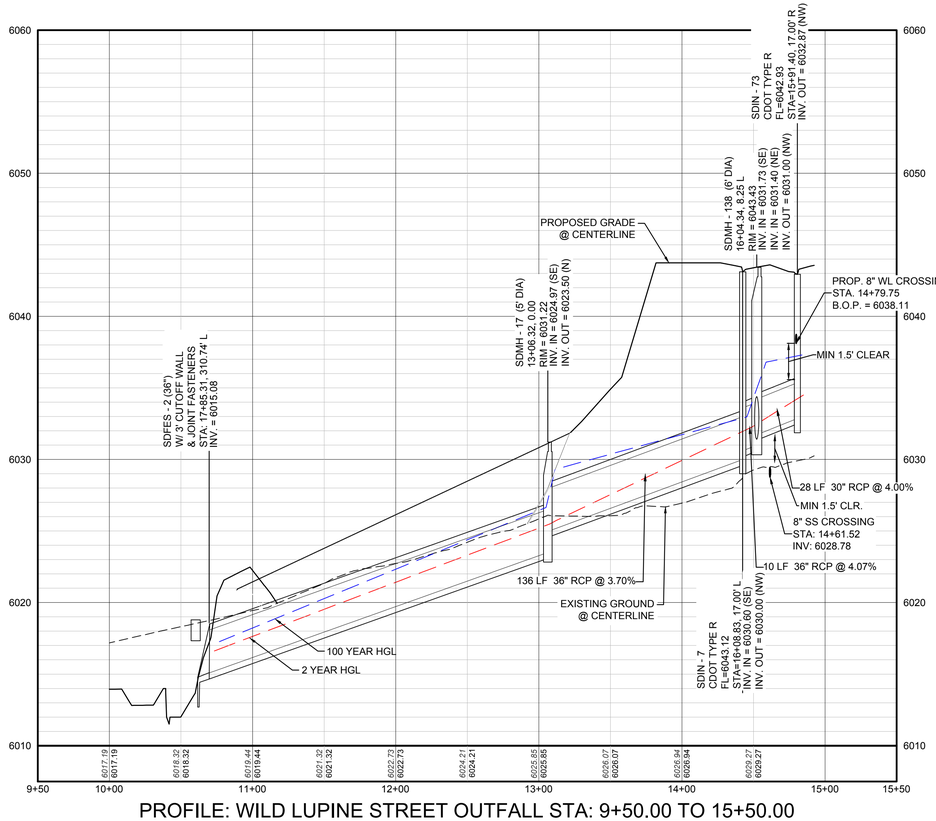
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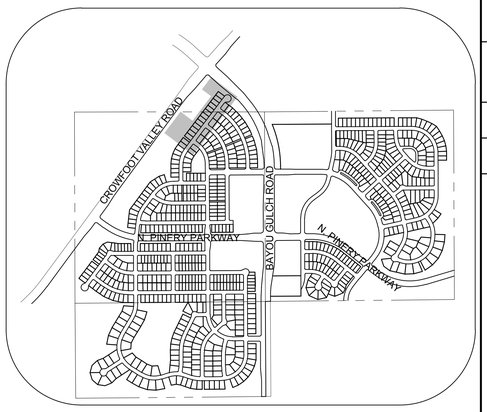
MATCHLINE - SHEET 74



FILE: WILD LUPINE ST STA: 15+00.00 TO 17+5
ZONTAL: 1" = 50'
TICAL: 1" = 5'



PROFILE: WILD LUPINE STREET OUTFALL STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
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THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

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No.	Revisions	Date	Init.	Appr.	Date

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Tel: (720) 482-9526
Fax: (720) 482-9546
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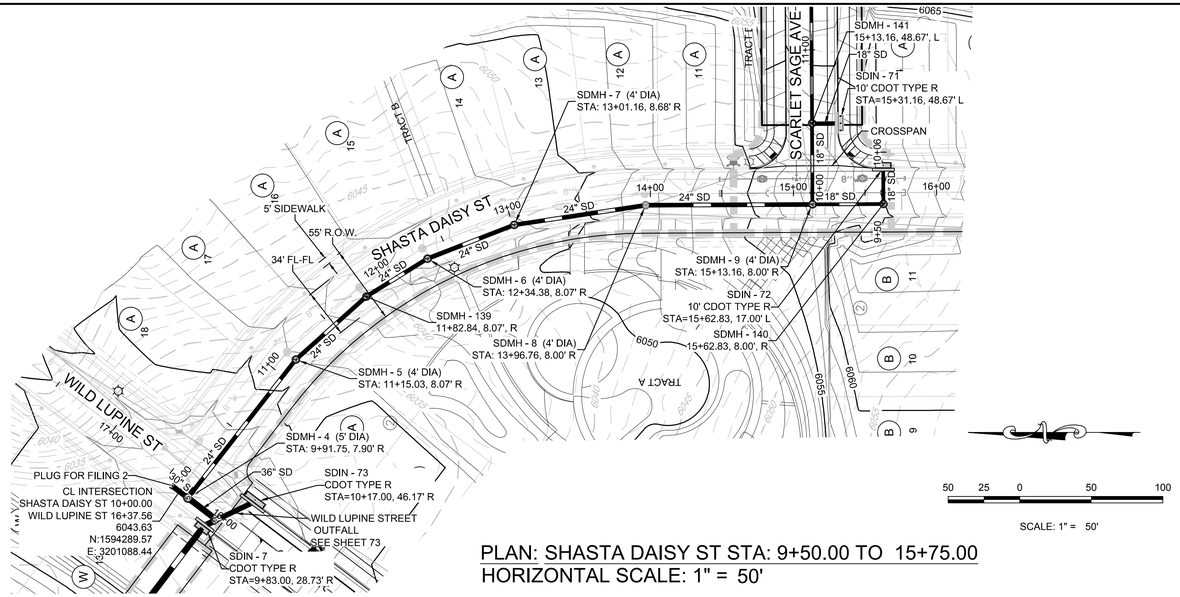
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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
WILD LUPINE STREET

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

SHEET NUMBER 73

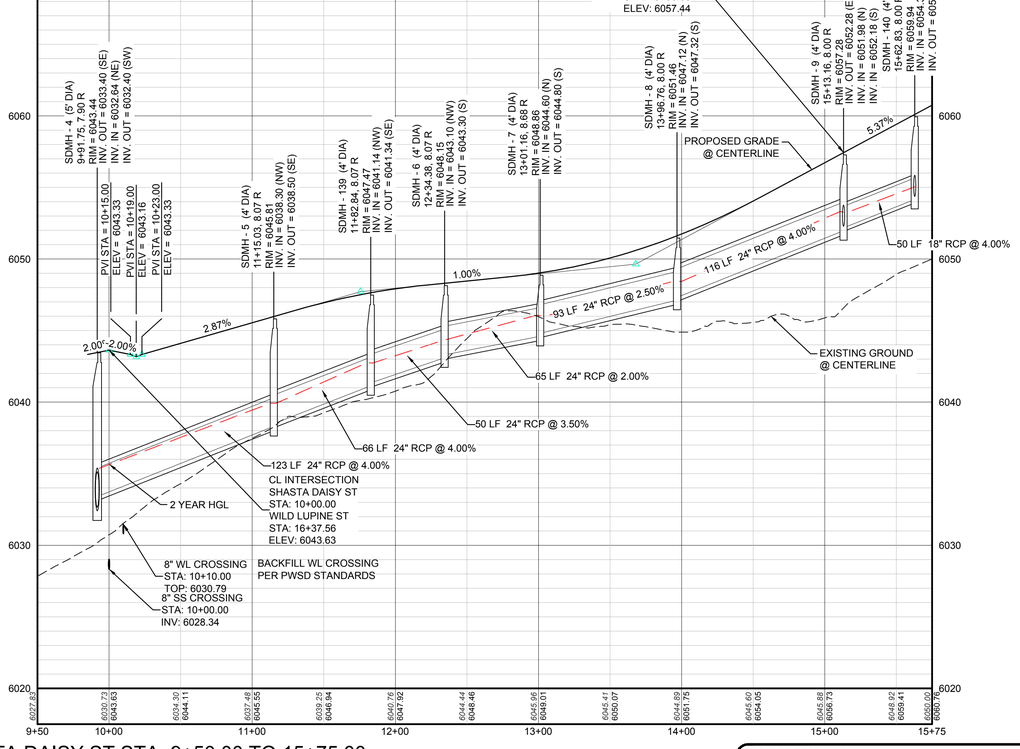
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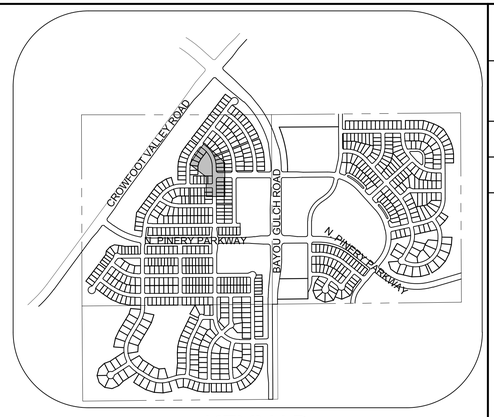
50 25 0 50 100

SCALE: 1" = 50'

PLAN: SHASTA DAISY ST STA: 9+50.00 TO 15+75.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SHASTA DAISY ST STA: 9+50.00 TO 15+75.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
(LP)	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
(AV)	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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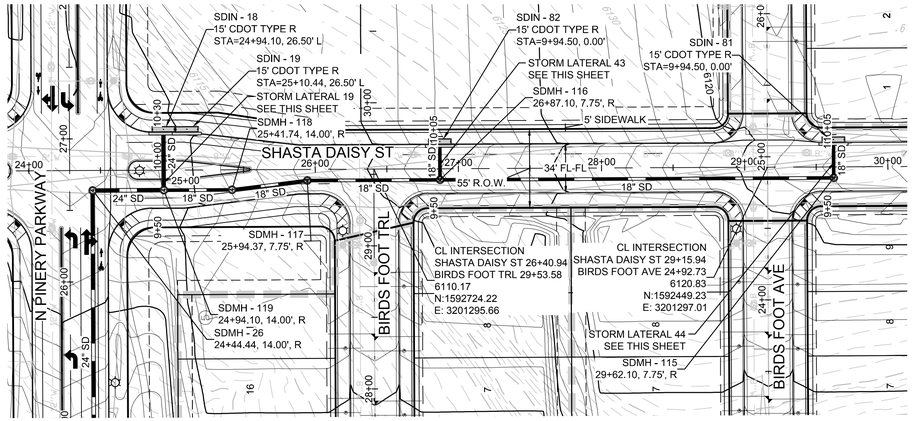
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 74

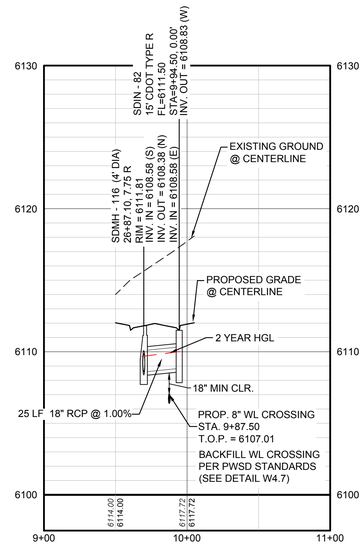
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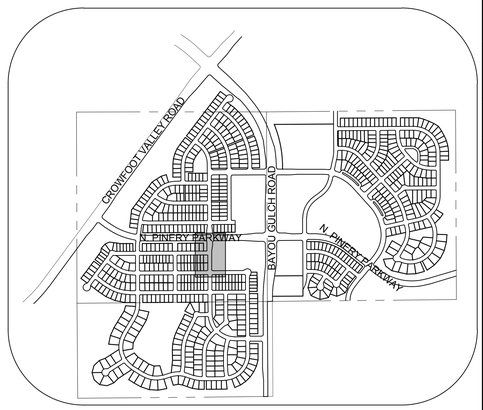
PLAN: SHASTA DAISY ST STA: 24+00.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

SCALE: 1" = 50'



PROFILE: STORM LATERAL 43 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



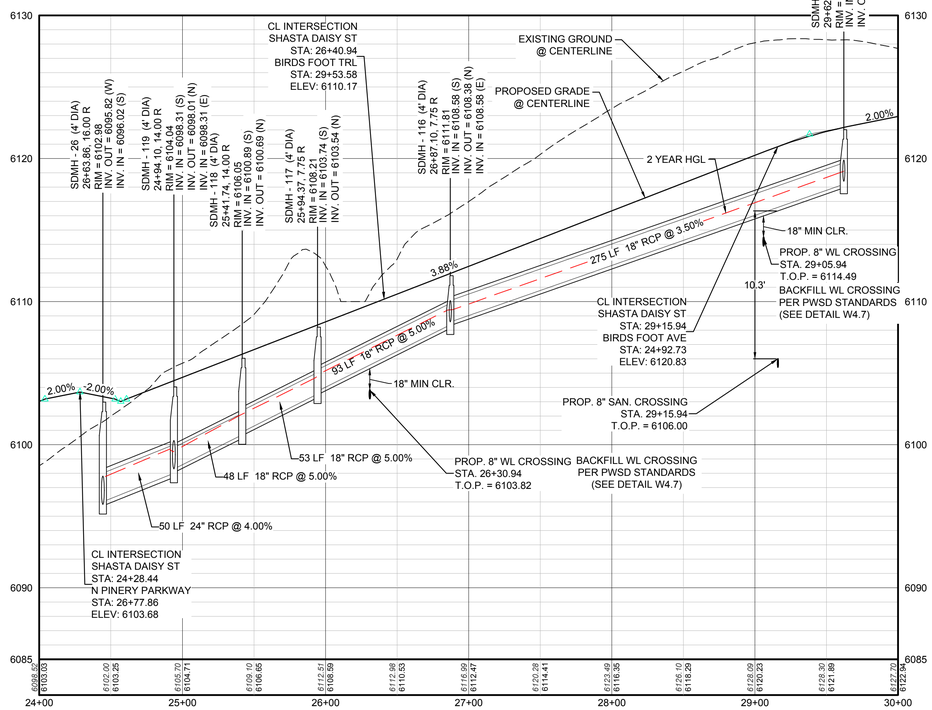
KEYMAP
N.T.S.

LEGEND

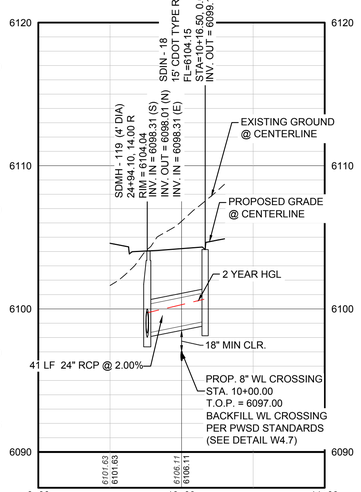
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ABBREVIATIONS

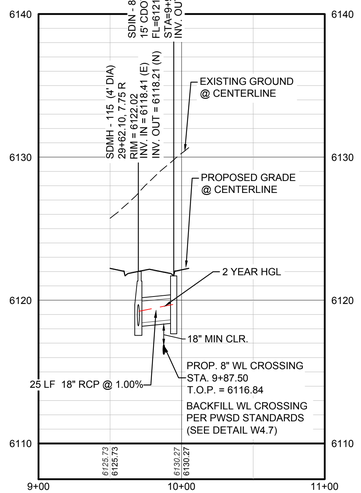
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PROFILE: SHASTA DAISY ST STA: 24+00.00 TO 30+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 19 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
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PROFILE: STORM LATERAL 44 STA: 9+00.00 TO 11+00.00
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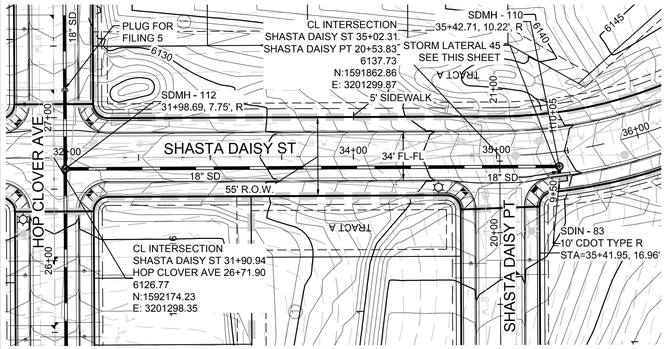
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 75

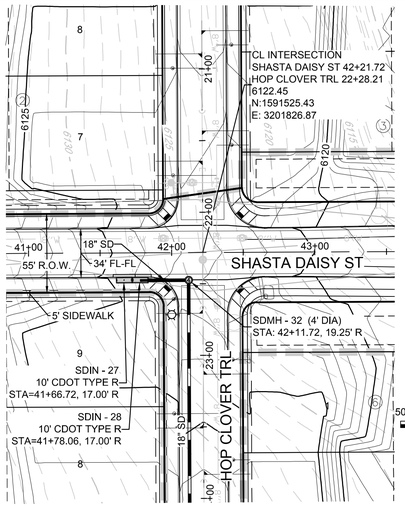
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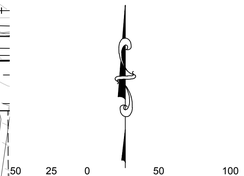


PLAN: SHASTA DAISY ST STA: 31+50.00 TO 36+00.00
HORIZONTAL SCALE: 1" = 50'



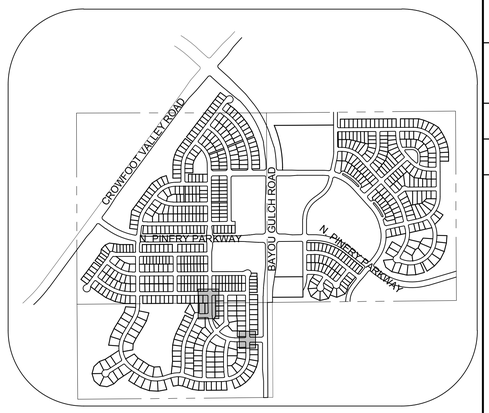
SCALE: 1" = 50'





SCALE: 1" = 50'

PLAN: SHASTA DAISY ST STA: 41+00.00 TO 43+00.00
HORIZONTAL SCALE: 1" = 50'



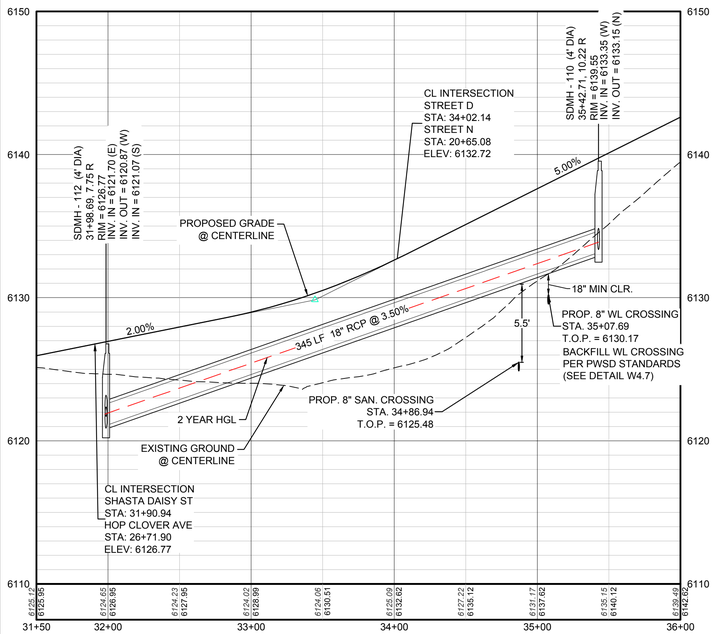
KEYMAP
N.T.S.

LEGEND

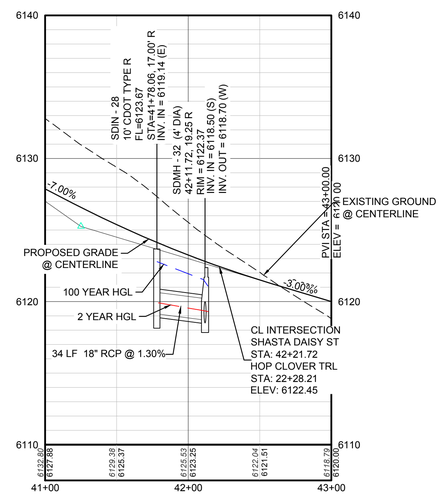
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PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
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PROFILE: STORM LATERAL 45 STA: 9+00.00 TO 10+50.00
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SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 76

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PREPARED UNDER THE SUPERVISION OF

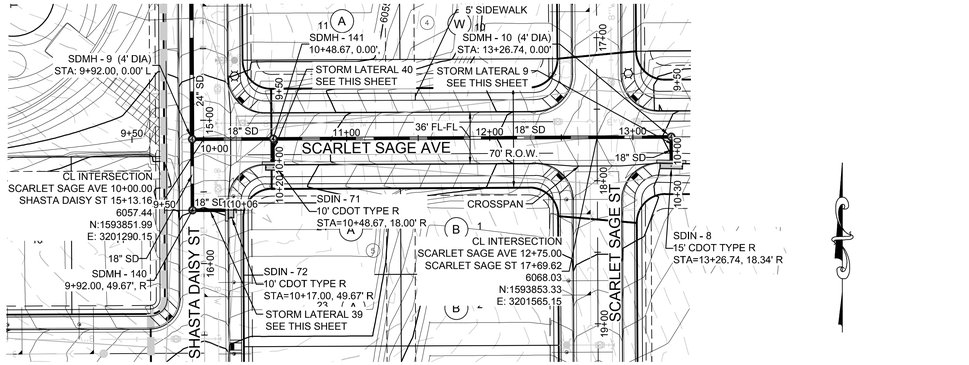
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COLORADO P.E. 0050067

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

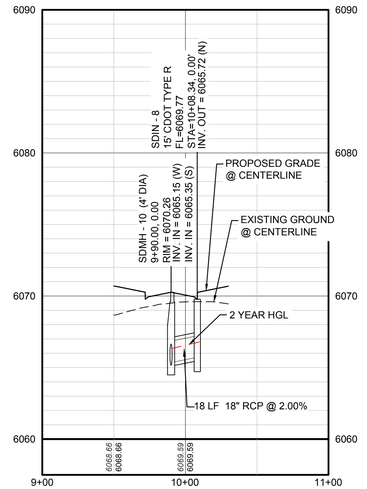
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

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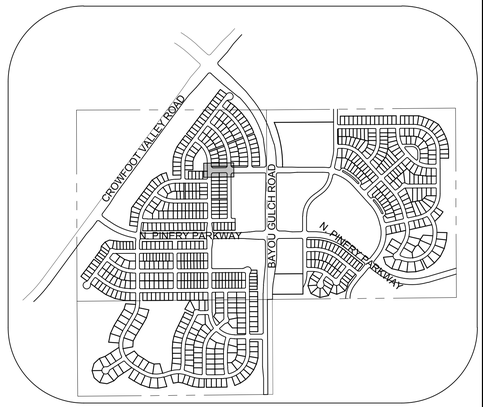
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PLAN: SCARLET SAGE AVE STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 9 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



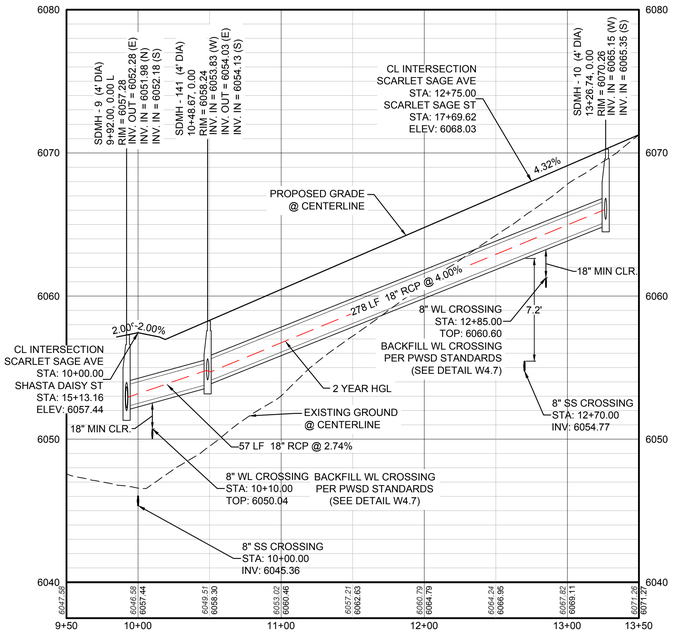
KEYMAP
N.T.S.

LEGEND

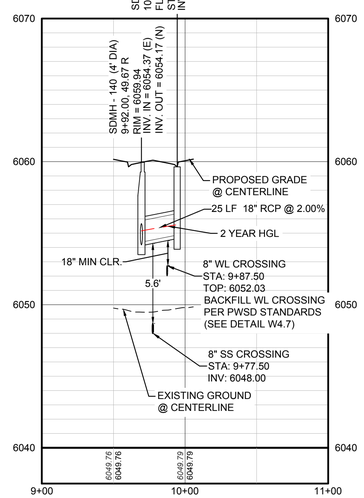
(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	OH EXISTING OVERHEAD POWER
(4)(5)(6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

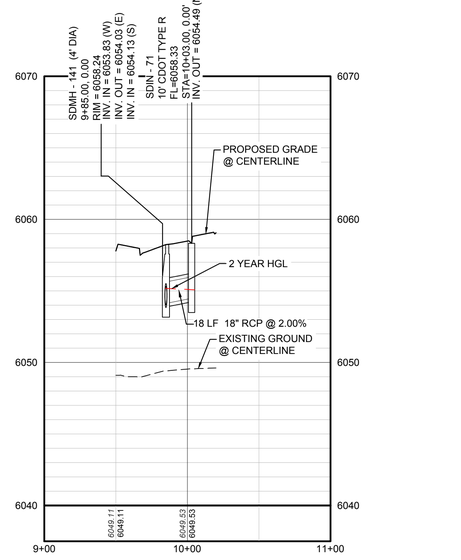
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



PROFILE: SCARLET SAGE AVE STA: 9+50.00 TO 13+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 39 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 40 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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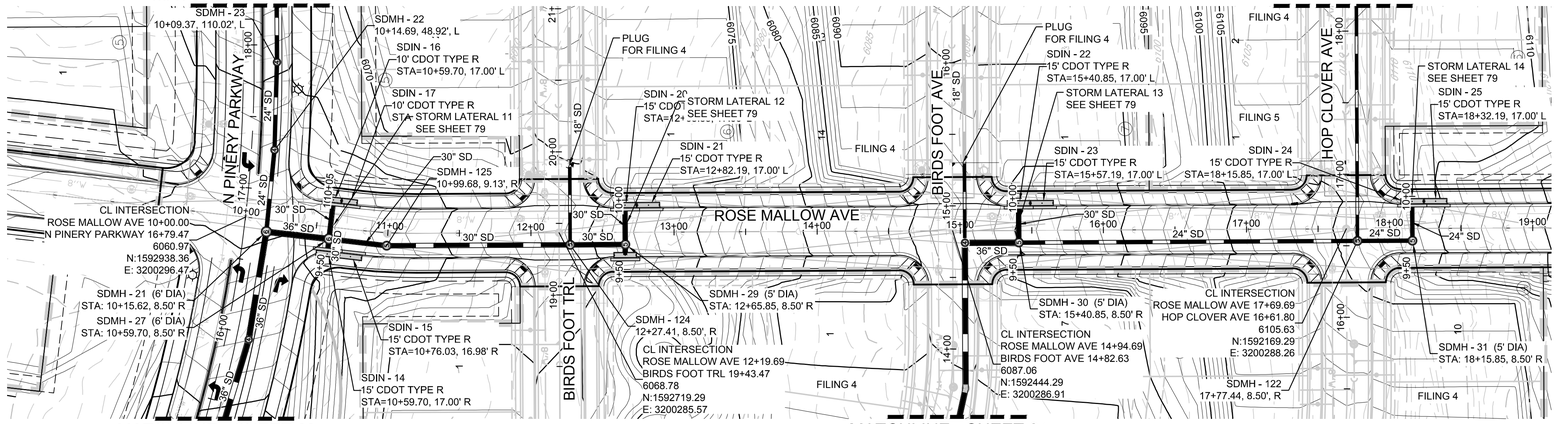
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SCARLET SAGE AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 77

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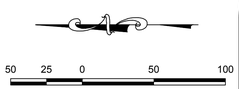
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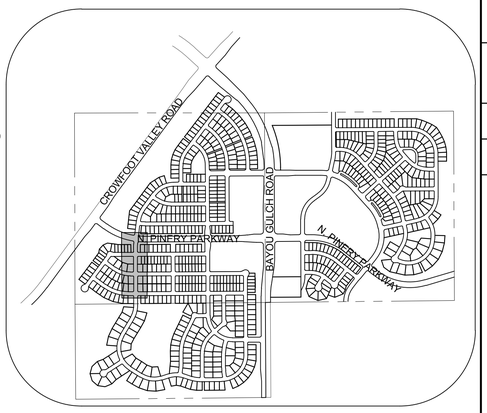
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MATCHLINE - SHEET 69

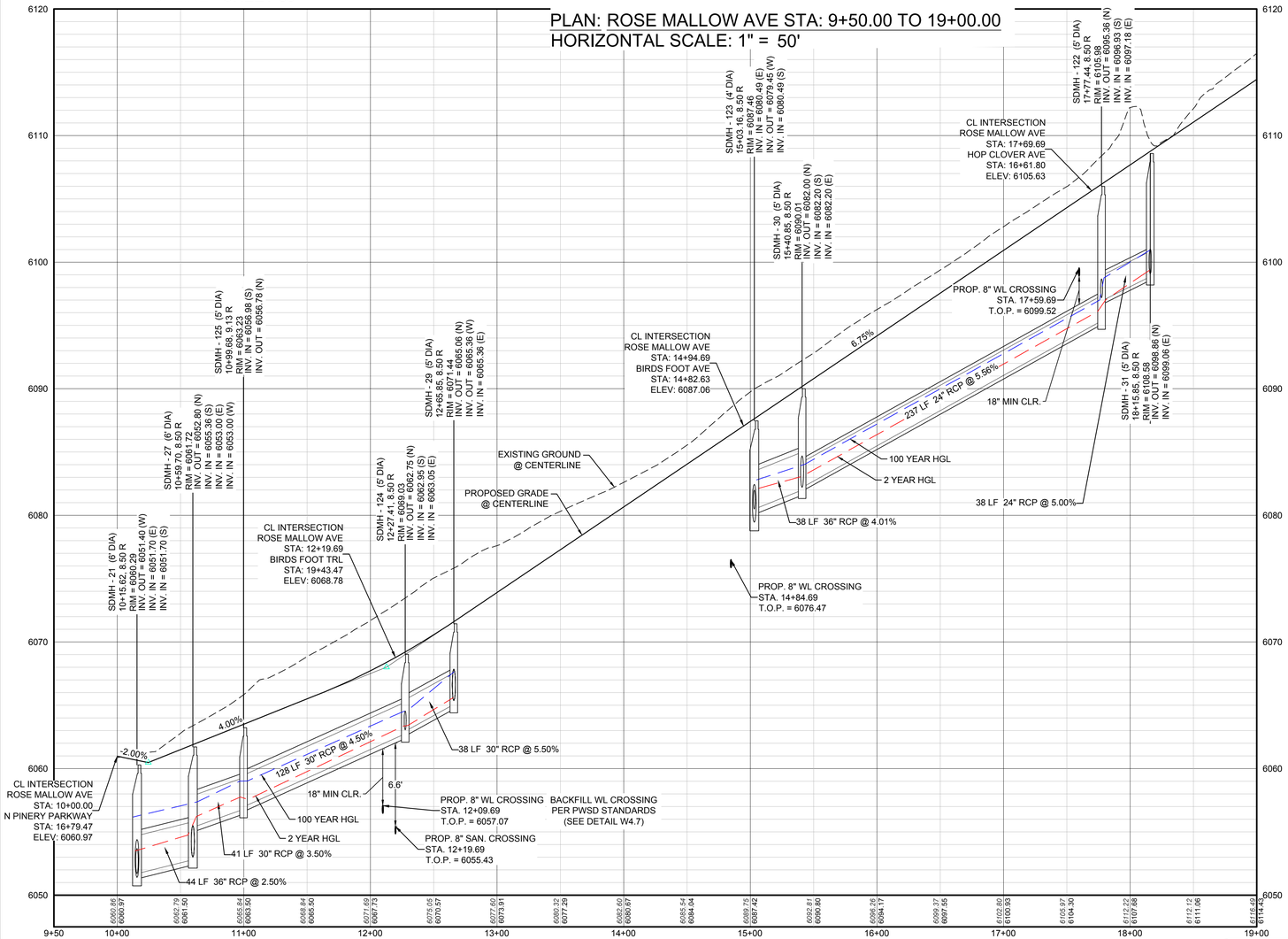
MATCHLINE - SHEET 84





KEYMAP
N.T.S.

PLAN: ROSE MALLOW AVE STA: 9+50.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: ROSE MALLOW AVE STA: 9+50.00 TO 19+00.00
HORIZONTAL: 1" = 50'
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LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
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PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
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PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
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PROPOSED AIR VALVE	PROPOSED STORM DRAIN
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PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
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No.	Revisions	Date	Init.	Appr.	Date

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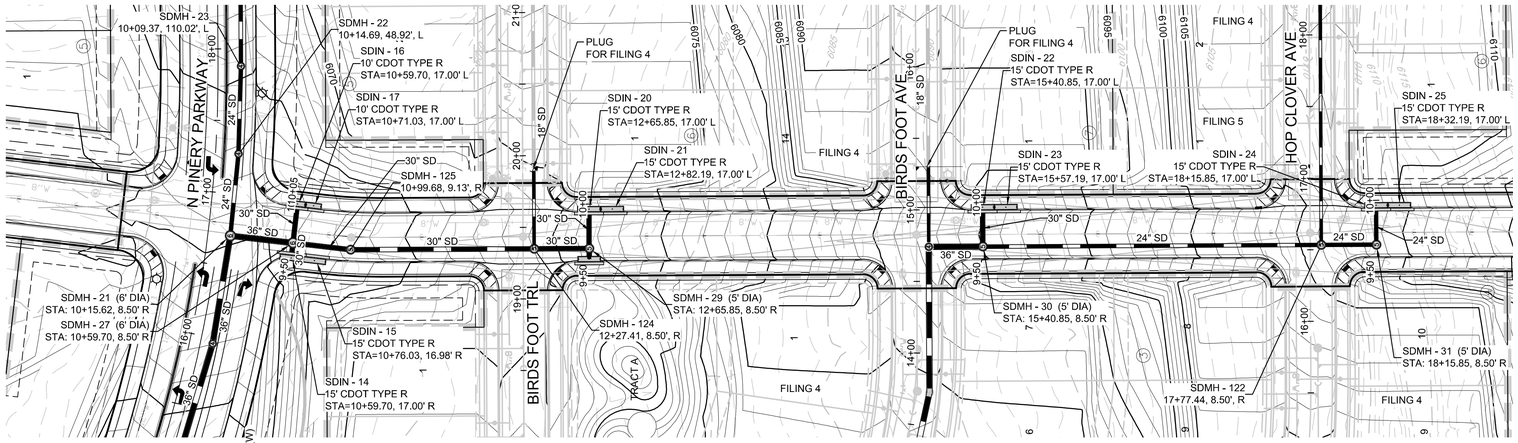
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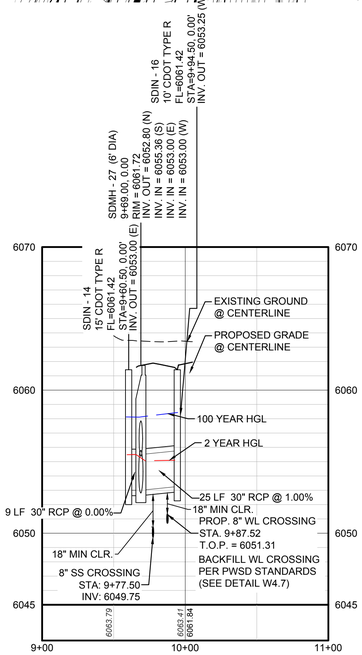
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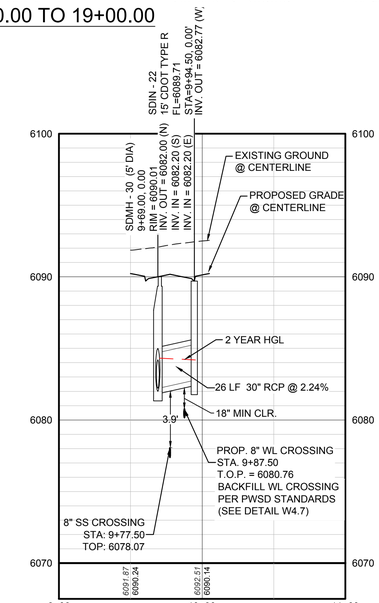
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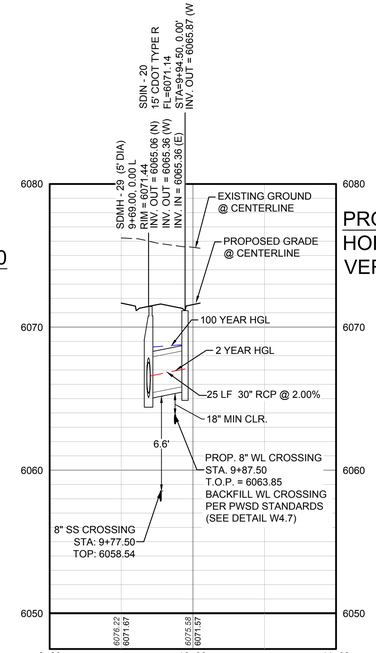
PLAN: ROSE MALLOW AVE LATERALS STA: 9+50.00 TO 19+00.00
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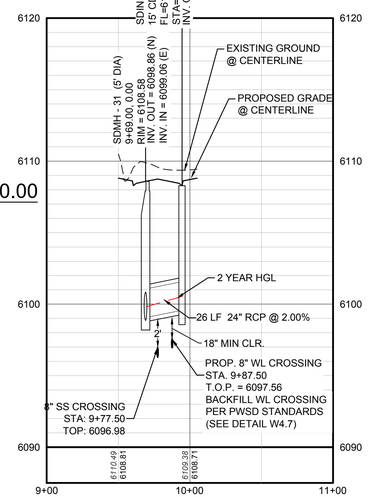
PROFILE: STORM LATERAL 11 STA: 9+00.00 TO 11+00.00
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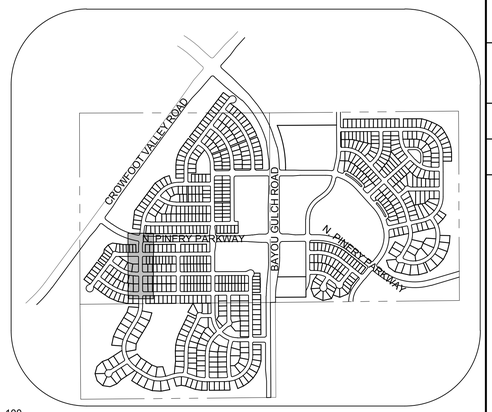
PROFILE: STORM LATERAL 13 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 12 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 14 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
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KEYMAP
N.T.S.

50 25 0 50 100
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LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
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- PROPOSED LOW POINT BLOW-OFF
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- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
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- PROPOSED SIDEWALK RAMP
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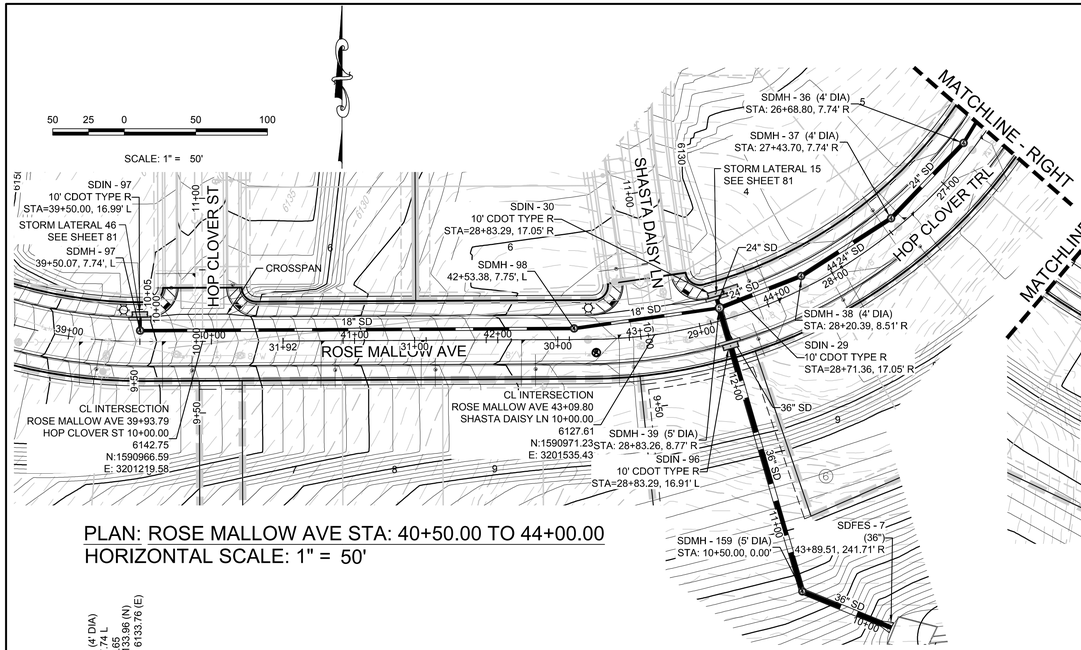
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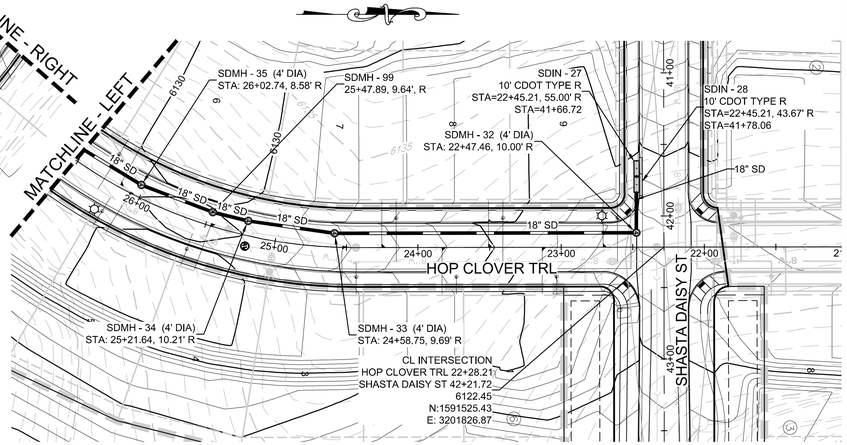
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 79

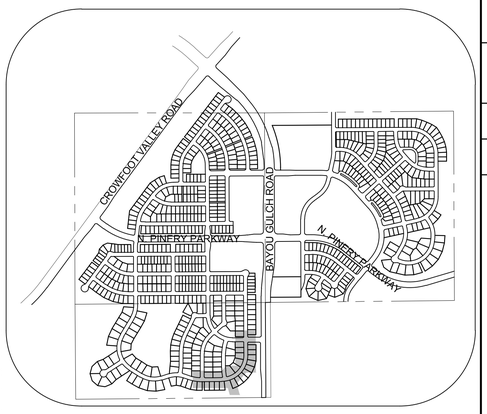
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PLAN: ROSE MALLOW AVE STA: 40+50.00 TO 44+00.00
HORIZONTAL: 1" = 50'



PLAN: HOP CLOVER TRL STA: 21+00.00 TO 26+50.00
HORIZONTAL: 1" = 50'



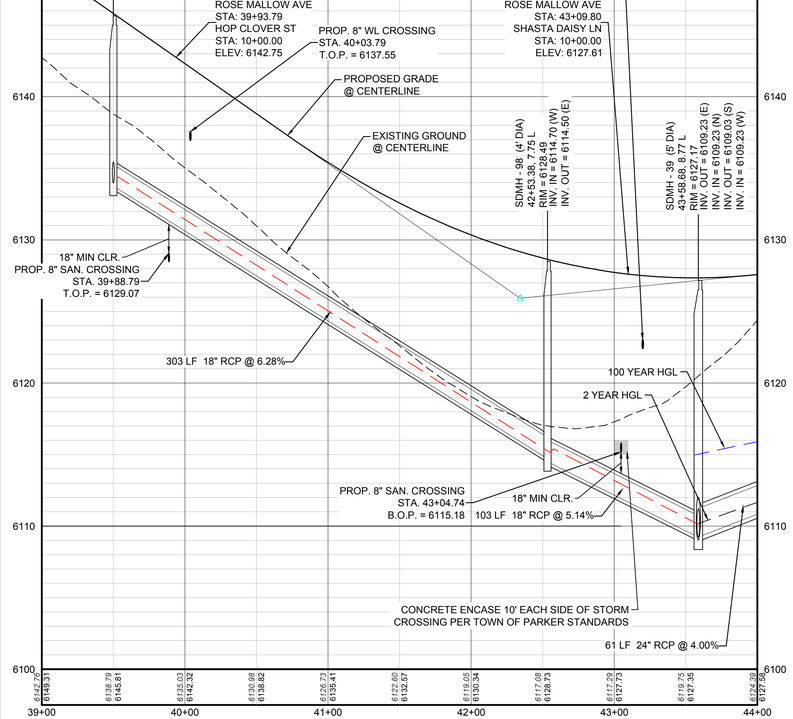
KEYMAP
N.T.S.

LEGEND

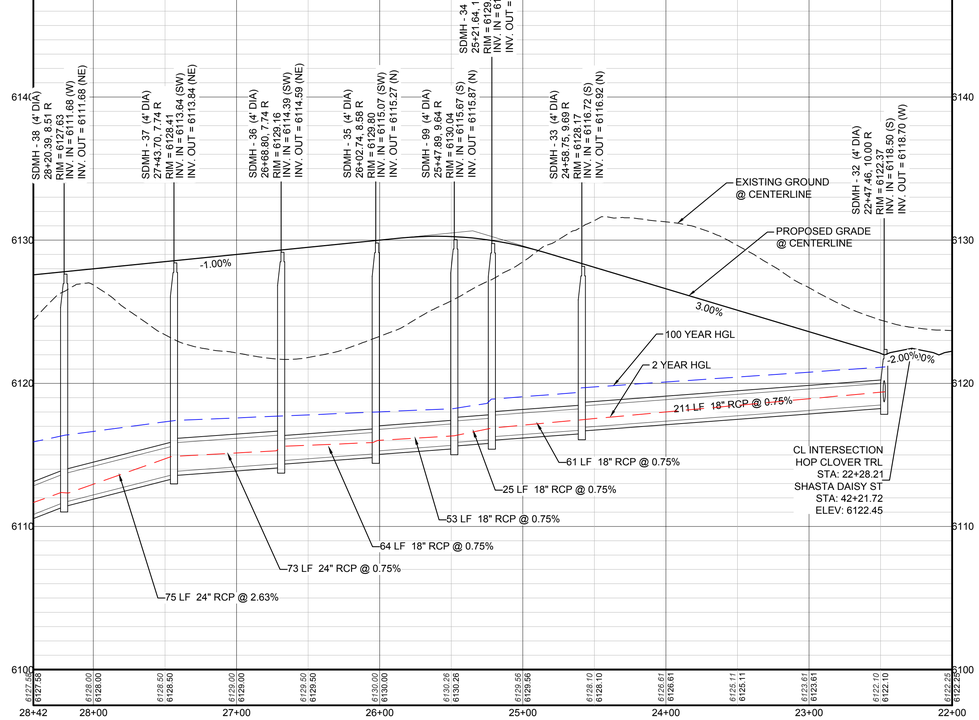
(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



PROFILE: ROSE MALLOW AVE STA: 39+00.00 TO 44+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: HOP CLOVER TRL STA: 28+41.94 TO 22+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
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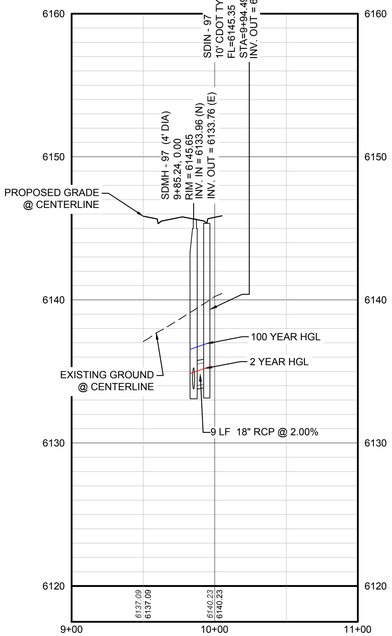
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

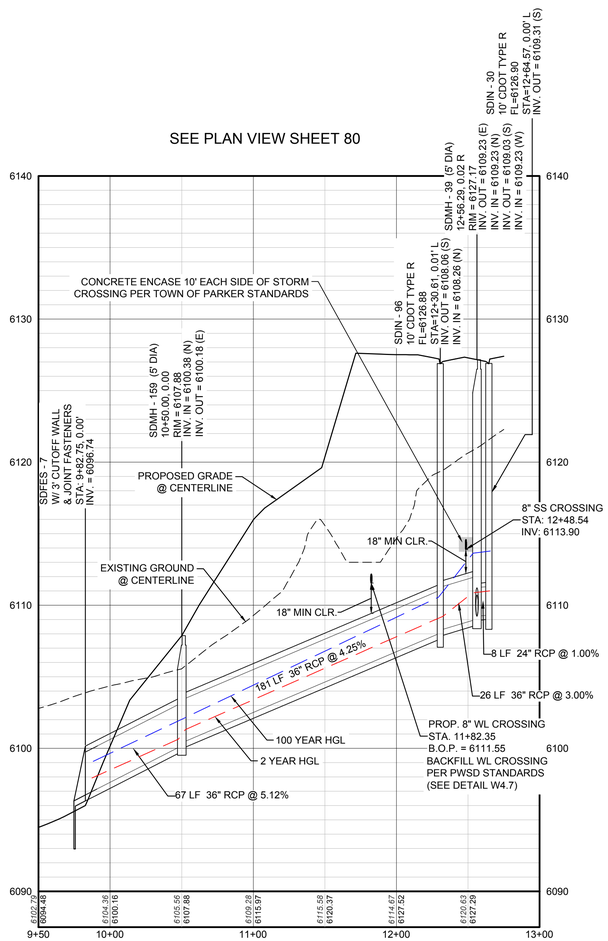
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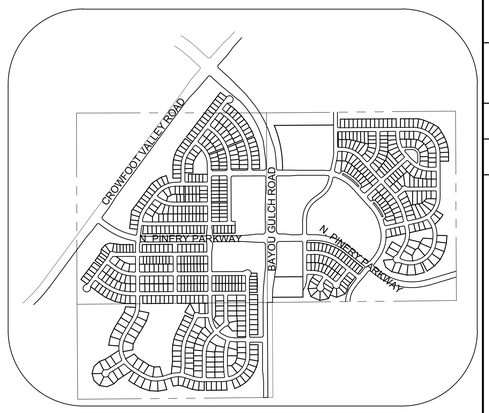


PROFILE: STORM LATERAL 46 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SEE PLAN VIEW SHEET 80



PROFILE: STORM LATERAL 15 STA: 9+50.00 TO 13+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD POWER
- EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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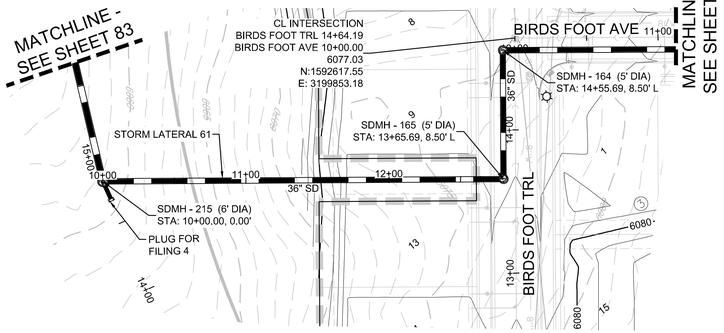
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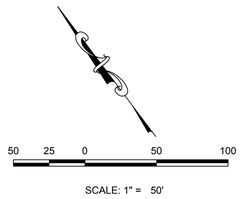
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ROSE MALLOW AVENUE

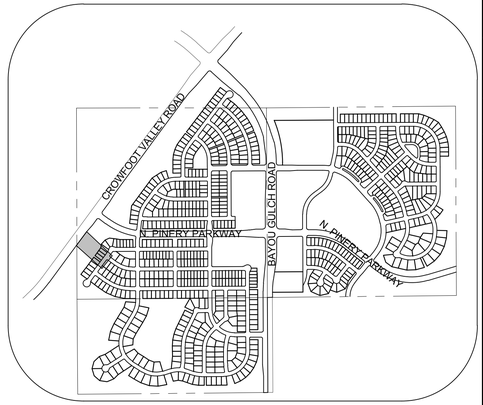
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 81

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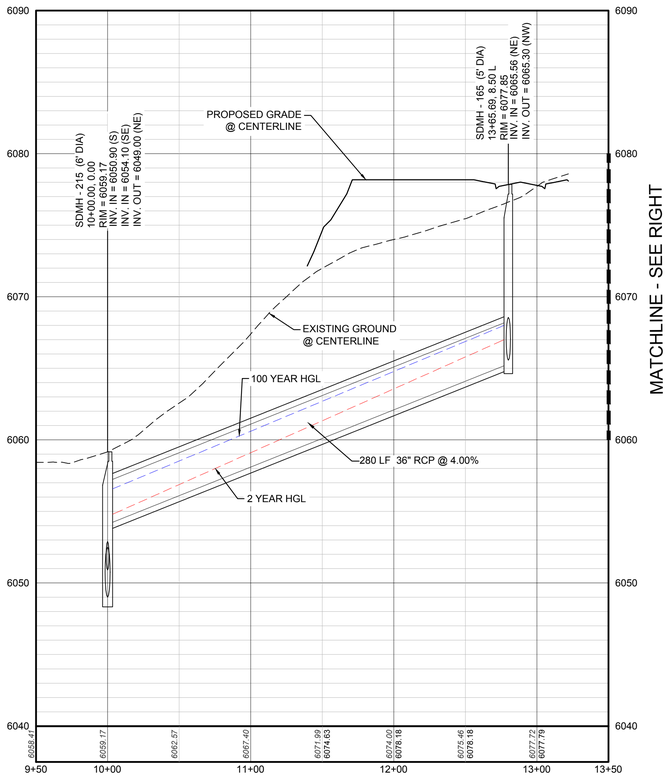


PLAN: STORM LATERAL 61 STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'

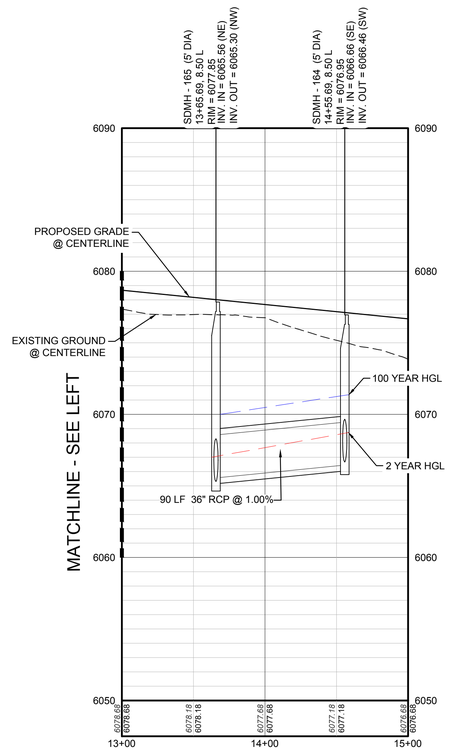




KEYMAP
N.T.S.



PROFILE: STORM LATERAL 61 STA: 9+50.00 TO 13+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: BIRDS FOOT TRL STA: 13+00.00 TO 15+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
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PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	OH EXISTING OVERHEAD POWER
(4) (5) (6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

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AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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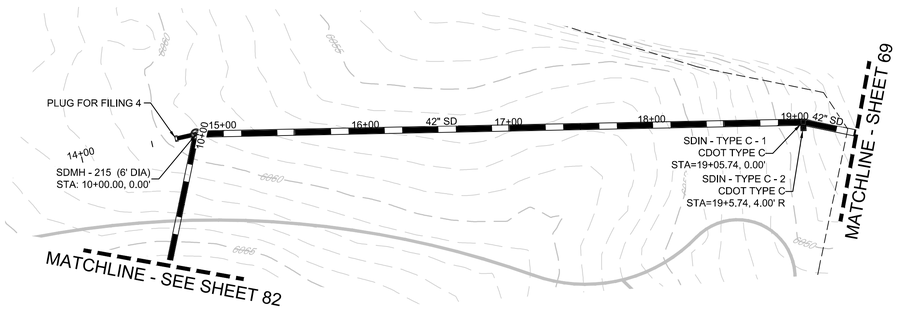
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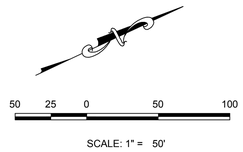
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL

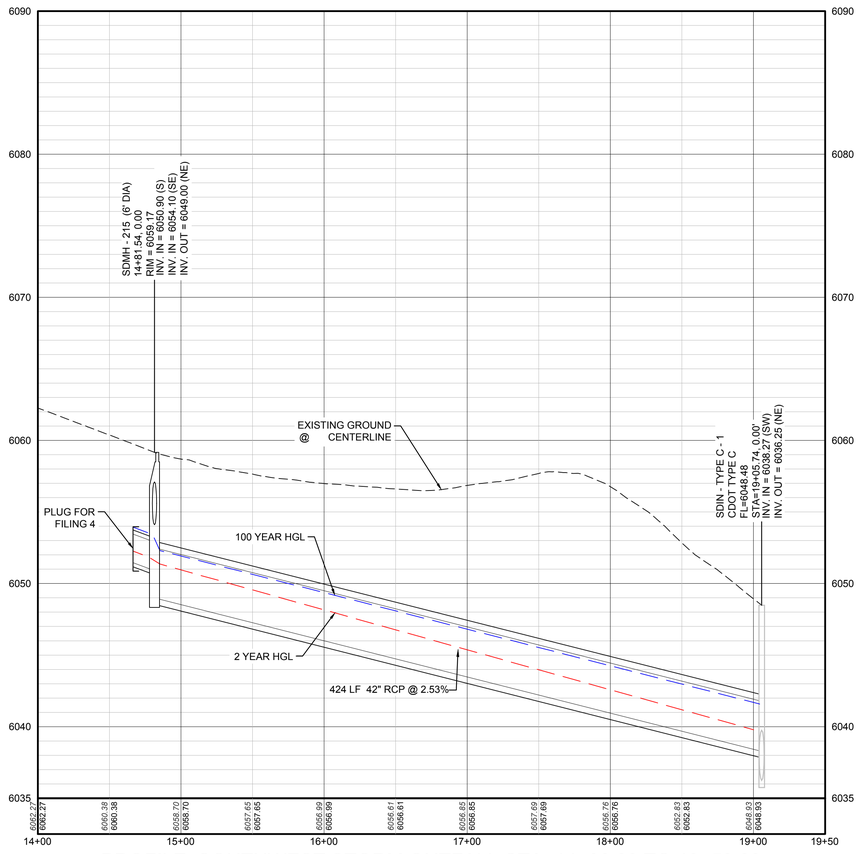
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CHECKED BY: JJJ
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SHEET NUMBER 82

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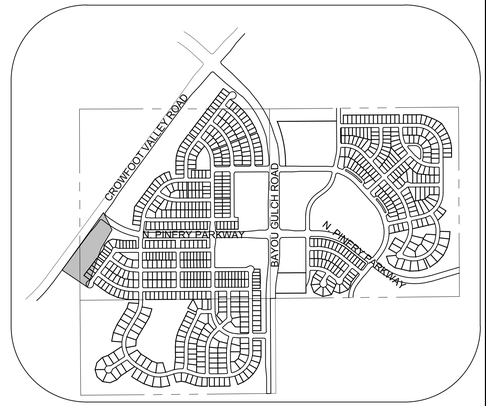




PLAN: SOUTHWEST STORM OUTFALL STA: 10+00.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SOUTHWEST STORM OUTFALL STA: 14+00.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	OH EXISTING OVERHEAD POWER
4 5 6 PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

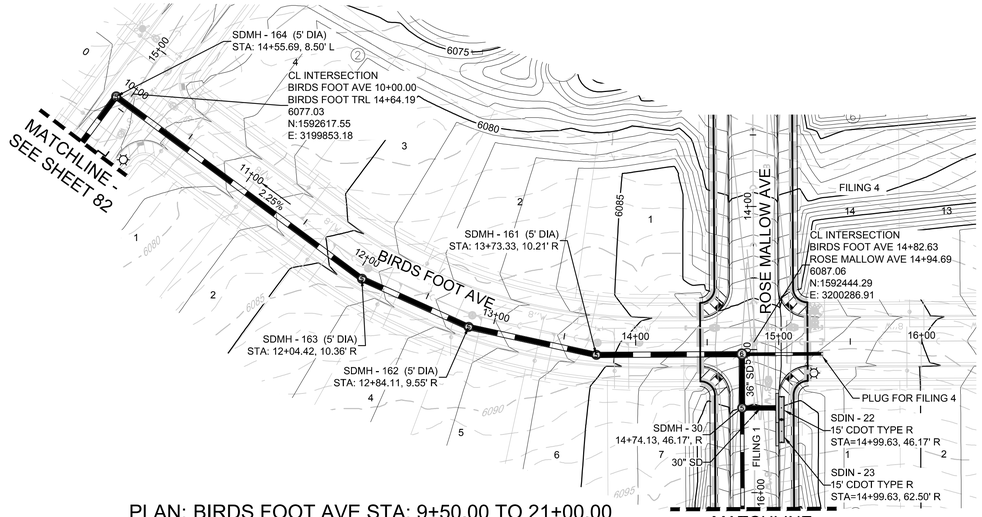
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7353 South Alton Way
CENTENNIAL, CO 80112

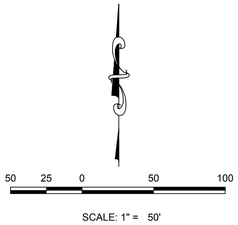
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL

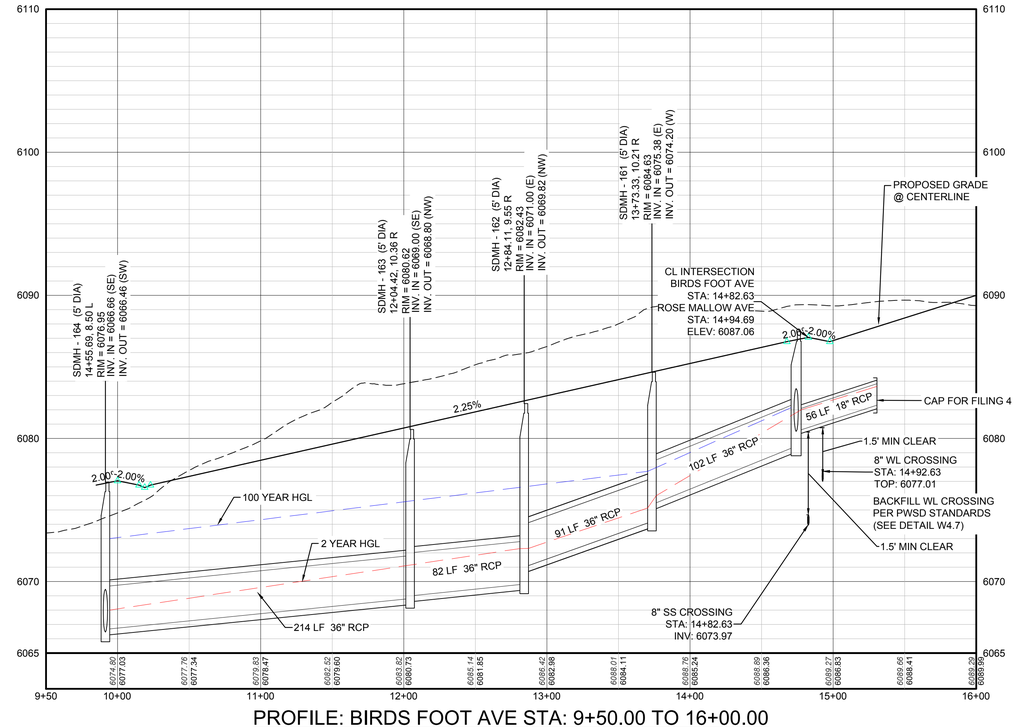
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DATE: APRIL 2017
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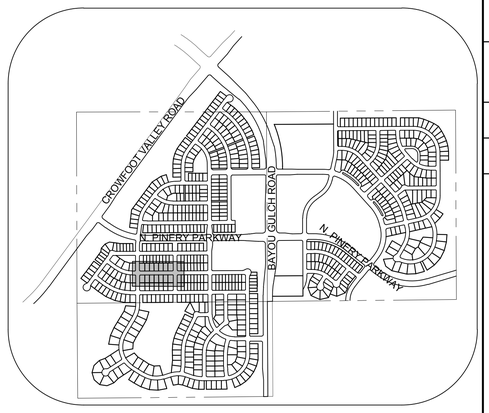


PLAN: BIRDS FOOT AVE STA: 9+50.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'





PROFILE: BIRDS FOOT AVE STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
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PO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
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	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
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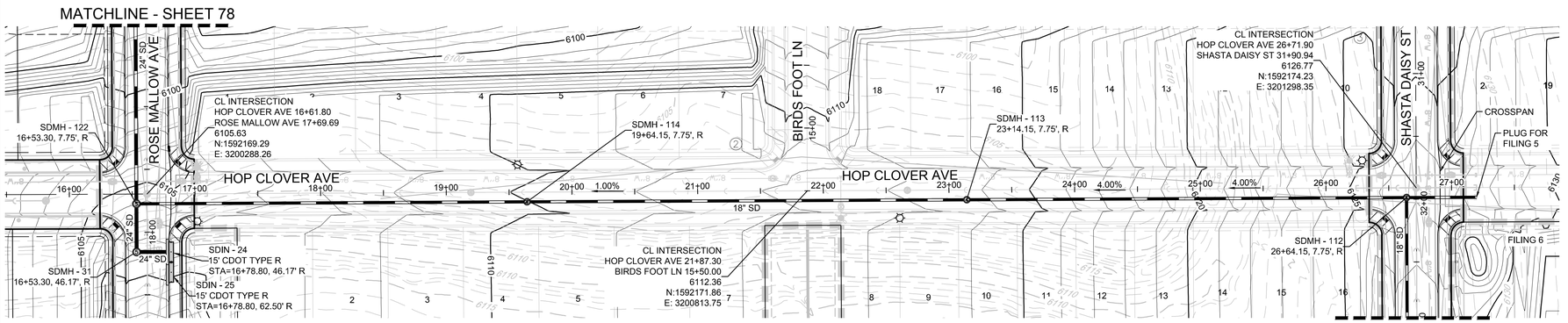
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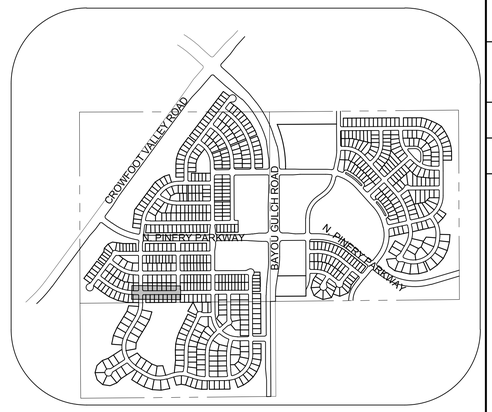
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 84

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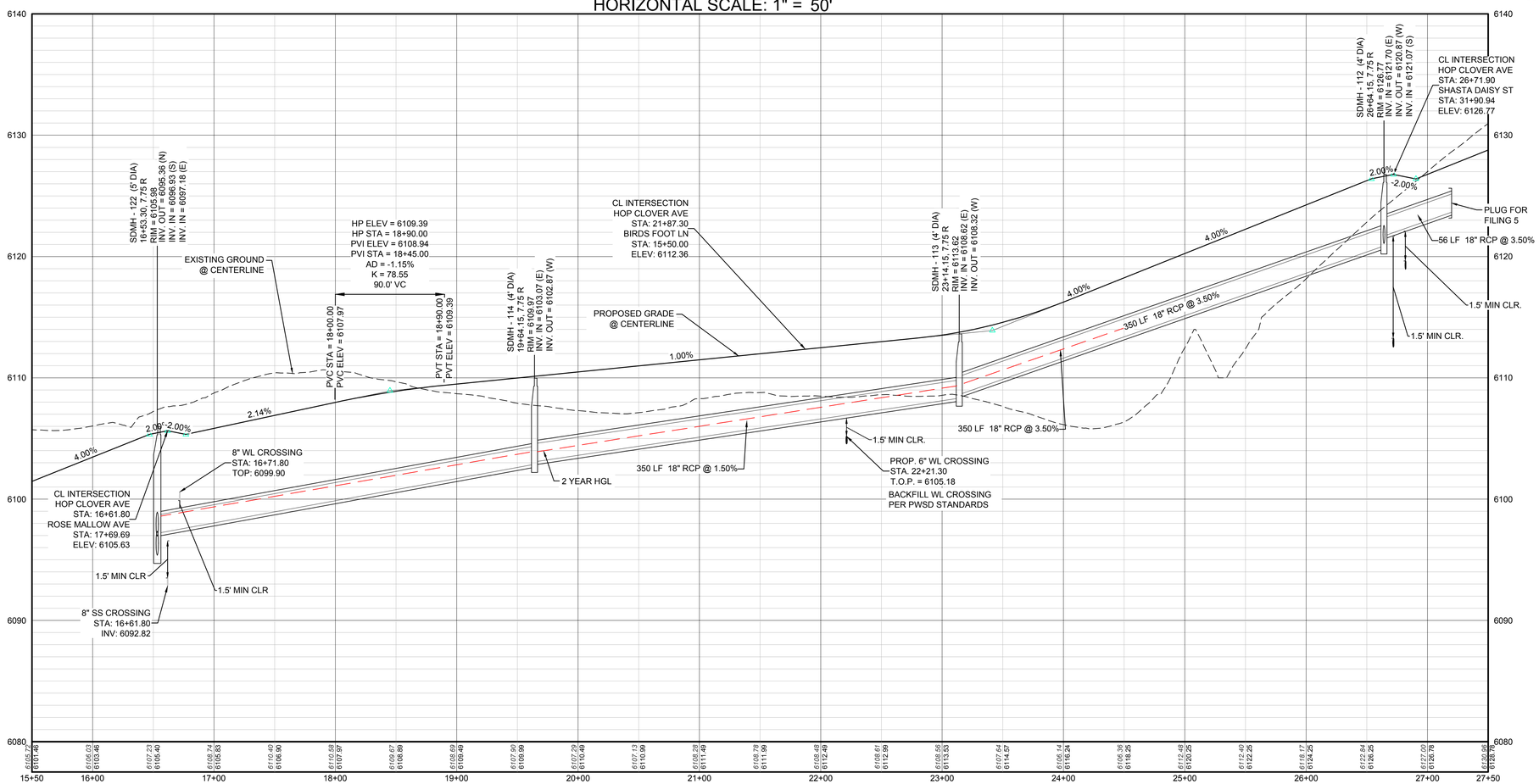




KEYMAP
N.T.S.

SCALE: 1" = 50'

PLAN: HOP CLOVER AVE STA: 15+50.00 TO 24+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: HOP CLOVER AVE STA: 15+50.00 TO 27+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
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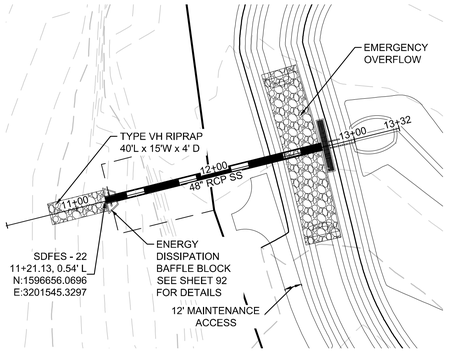
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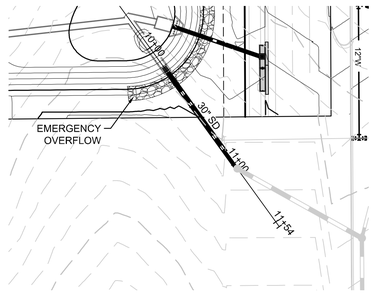
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DATE: APRIL 2017
SHEET NUMBER 85

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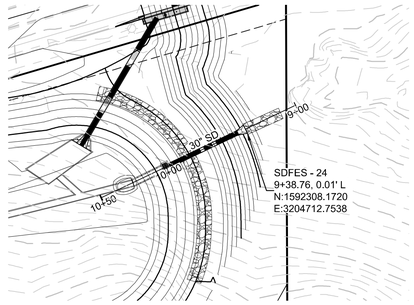
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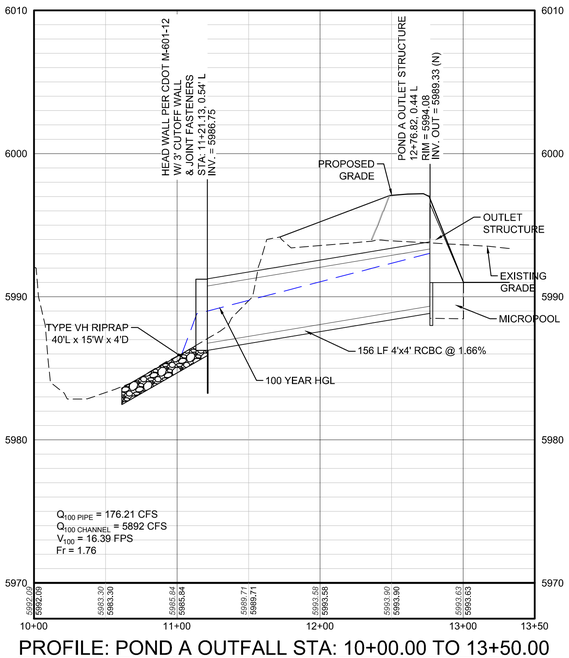
PLAN: POND A OUTFALL STA:10+00.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'



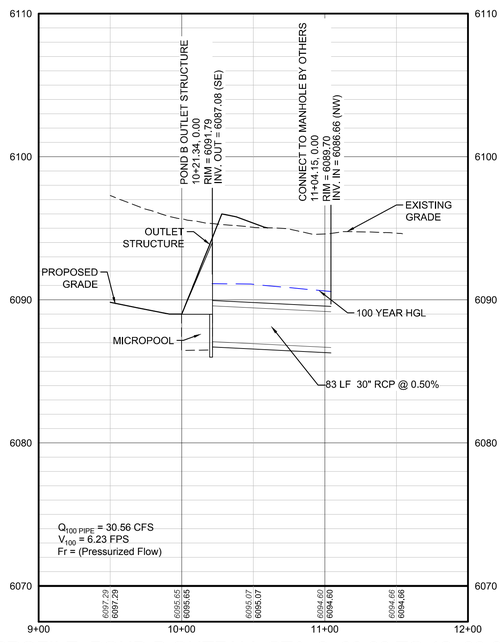
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HORIZONTAL SCALE: 1" = 50'



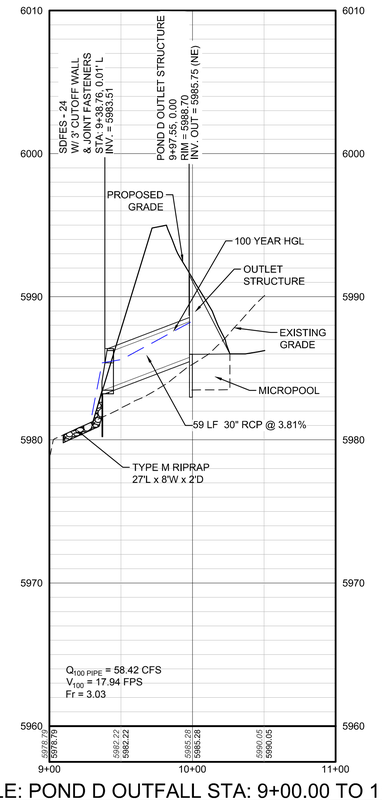
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HORIZONTAL SCALE: 1" = 50'



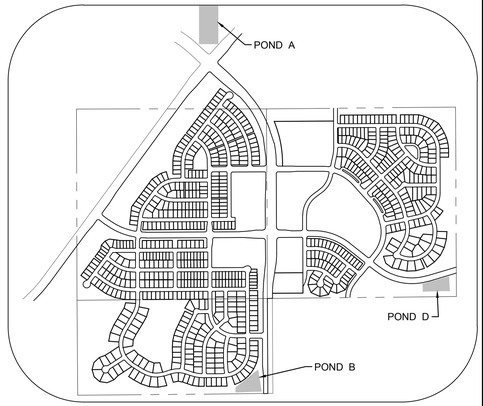
PROFILE: POND A OUTFALL STA: 10+00.00 TO 13+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: POND B OUTFALL STA: 9+00.00 TO 12+00.00
HORIZONTAL: 1" = 50'
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PROFILE: POND D OUTFALL STA: 9+00.00 TO 11+00.00
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N.T.S.

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

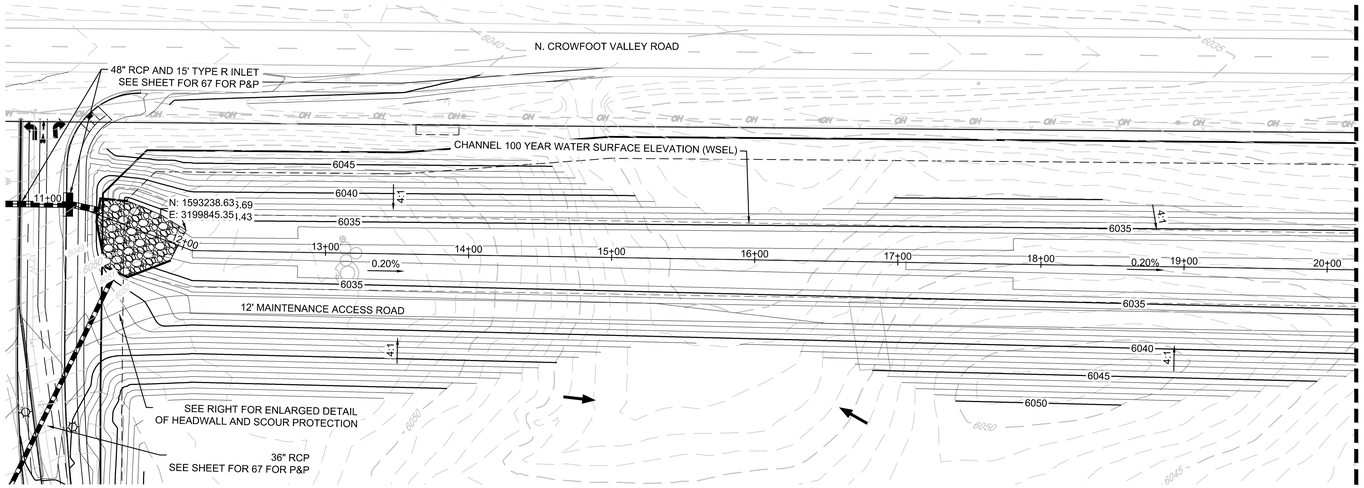
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND OUTFALLS

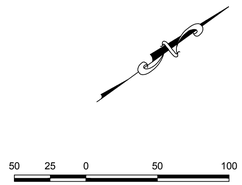
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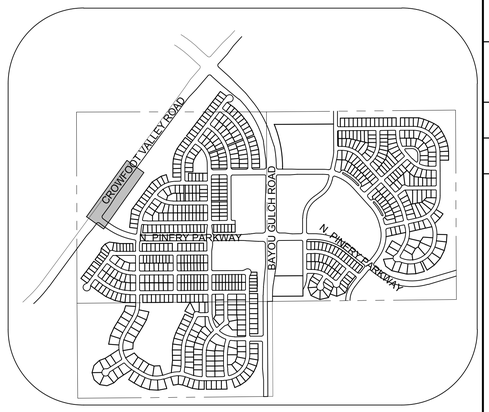
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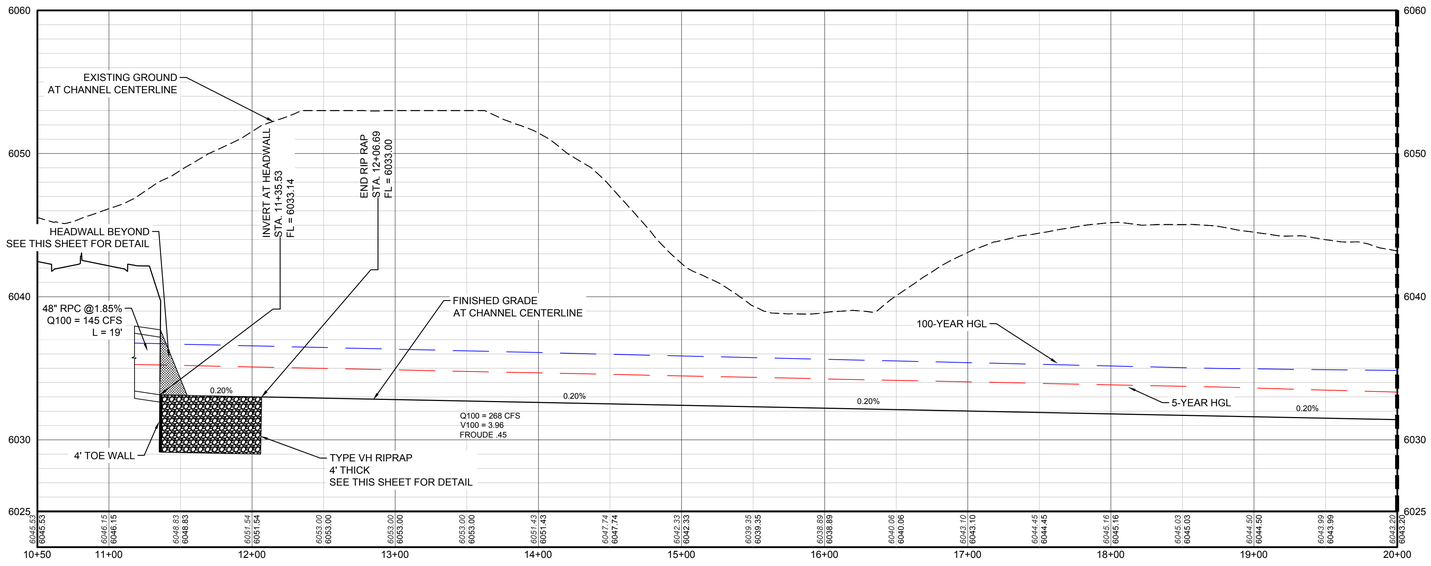
MATCHLINE - SEE SHEET 88

PLAN: CROWFOOT DRAINAGE CHANNEL STA: 10+50.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'



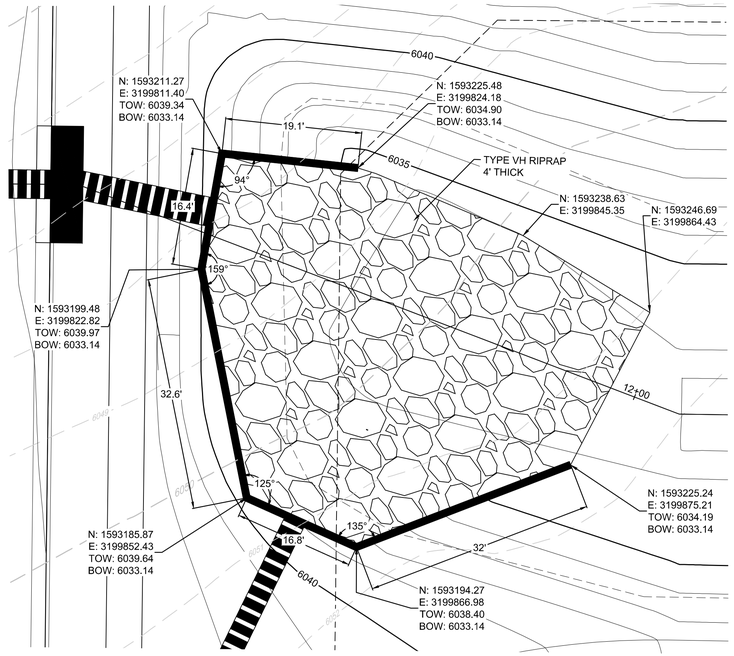


KEYMAP
N.T.S.



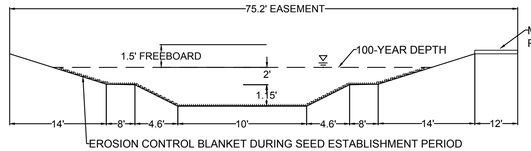
MATCHLINE - SEE SHEET 88

PROFILE: CROWFOOT GULCH STA: 10+50.00 TO 20+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



ENLARGED DETAIL OF HEADWALL, WINGWALL, AND SCOUR PROTECTION
SCALE: 1" = 10'

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2. DROP STRUCTURES TO BE CONSTRUCTED BY UDFCD TIER ONE CONTRACTOR.
3. DROP STRUCTURE DETAILS TYPICAL ALL DROP STRUCTURES
4. CONSTRUCT HEADWALL AND WINGWALL PER CDOT STANDARD M-601
5. PROVIDE PEDESTRIAN HANDRAILS AT HEADWALLS AND WINGWALLS PER DETAILS S18



CHANNEL SECTION
NO TO SCALE

BENCHMARK
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PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

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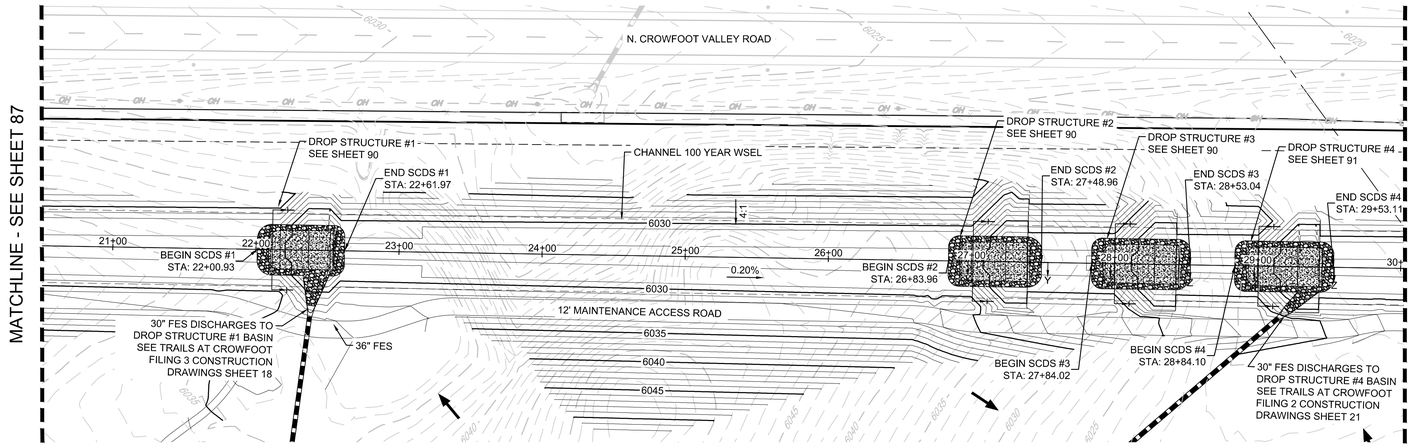
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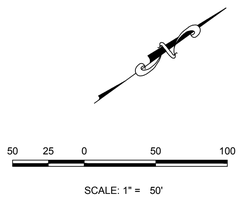
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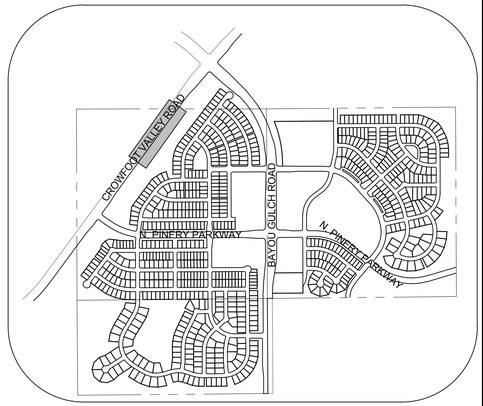
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
CROWFOOT GULCH

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JJJ
CHECKED BY:
DATE: APRIL 2017
SHEET NUMBER 87

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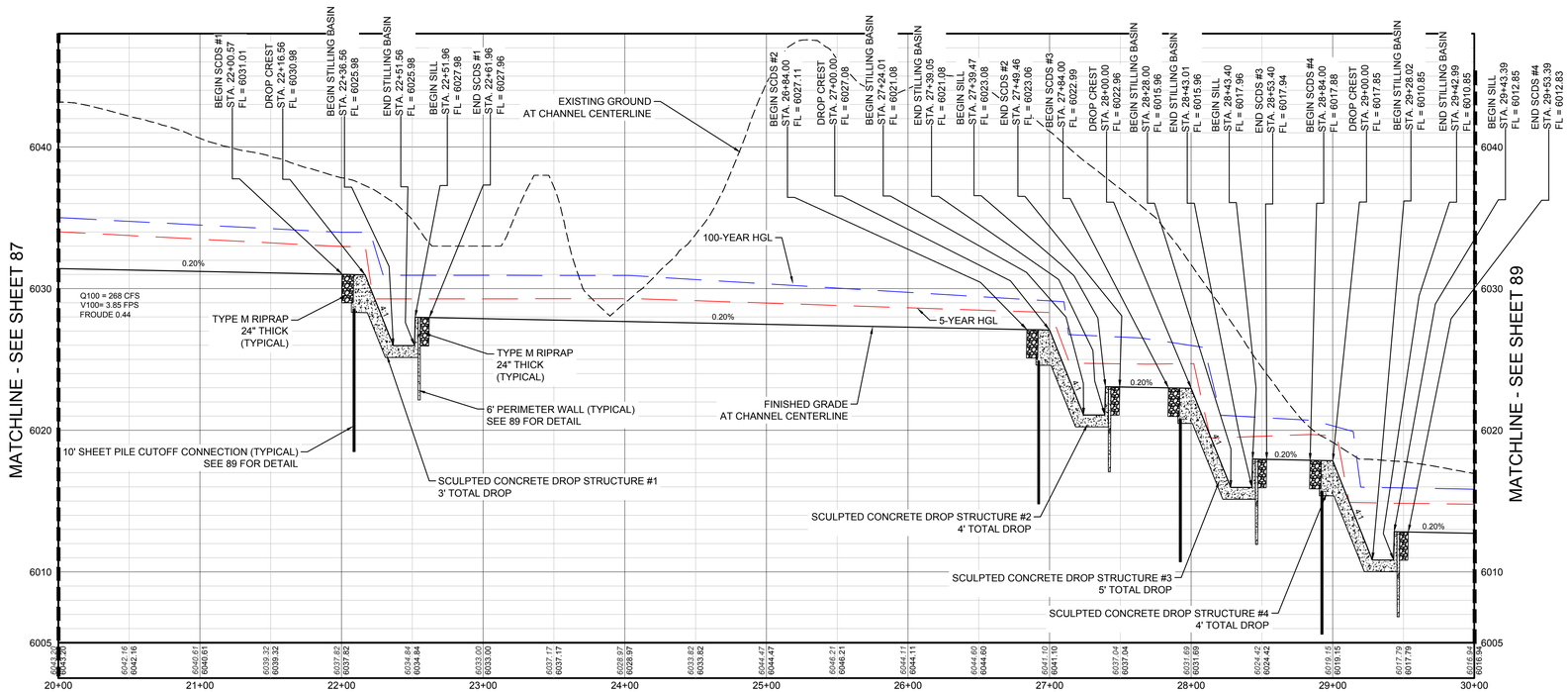




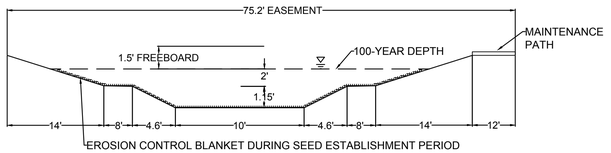


KEYMAP
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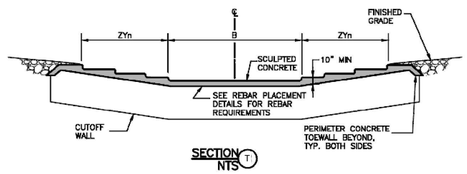
PLAN: CROWFOOT DRAINAGE CHANNEL STA: 20+00.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'

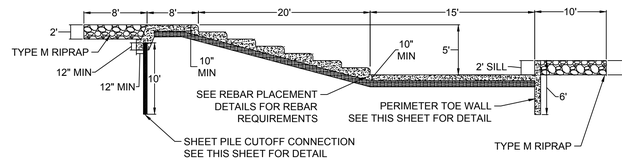


PROFILE: CROWFOOT GULCH STA: 20+00.00 TO 30+00.00
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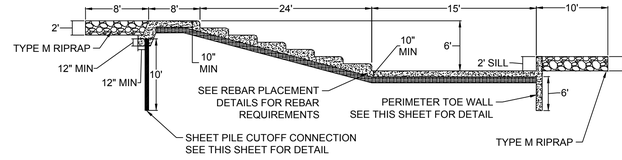


CHANNEL SECTION
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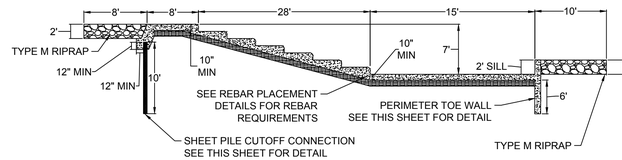




SCULPTED CONCRETE DROP STRUCTURE (SCDS) WITH DEPRESSED STILLING BASIN
DROP STRUCTURE 1



SCULPTED CONCRETE DROP STRUCTURE (SCDS) WITH DEPRESSED STILLING BASIN
DROP STRUCTURE 2



SCULPTED CONCRETE DROP STRUCTURE (SCDS) WITH DEPRESSED STILLING BASIN
DROP STRUCTURES 3 - 6

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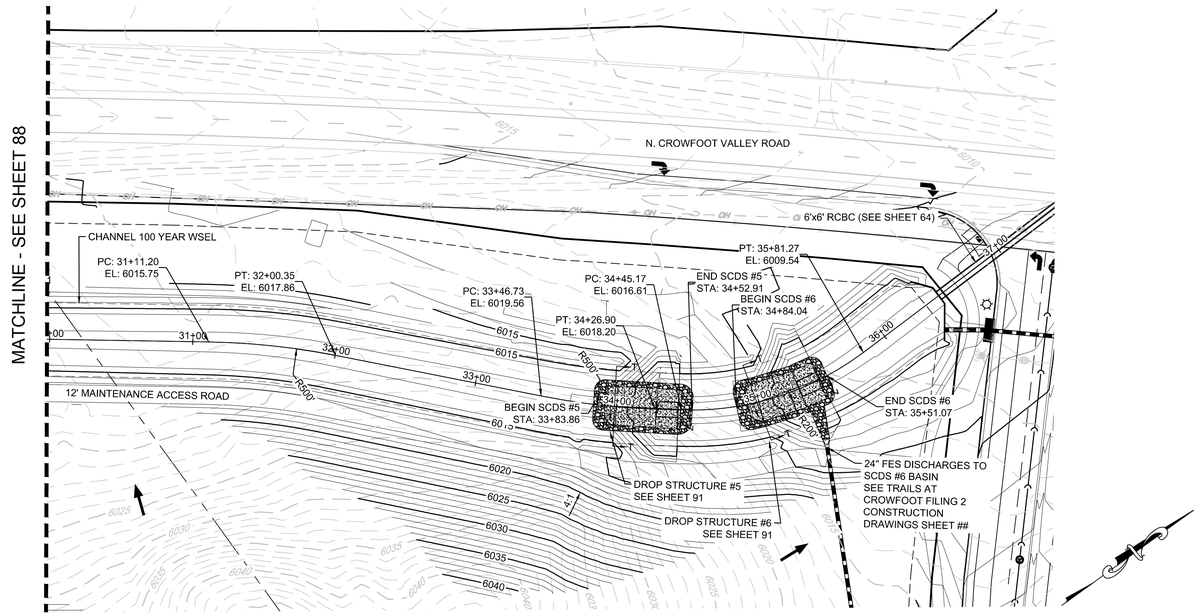
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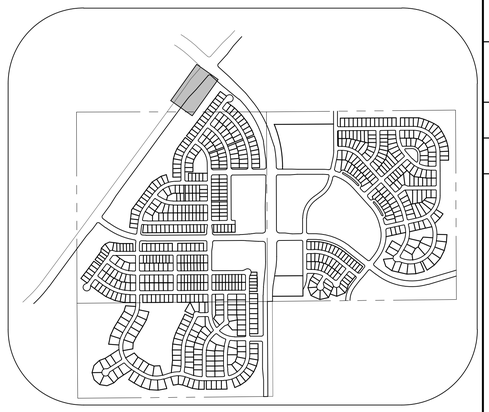
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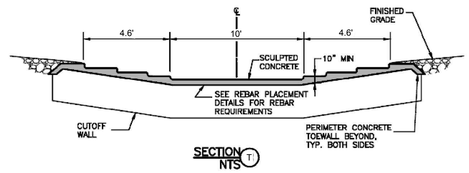
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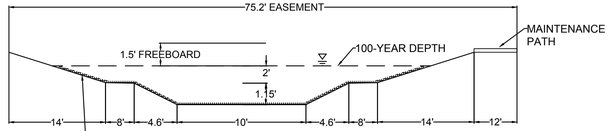
PLAN: CROWFOOT DRAINAGE CHANNEL STA: 30+00.00 TO 37+50.00
HORIZONTAL: 1" = 50'



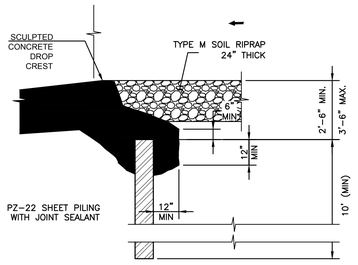
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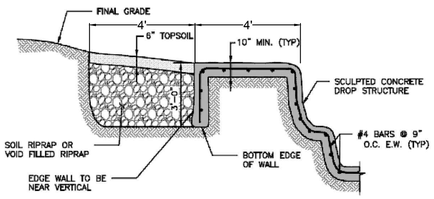
SECTION T
NTS



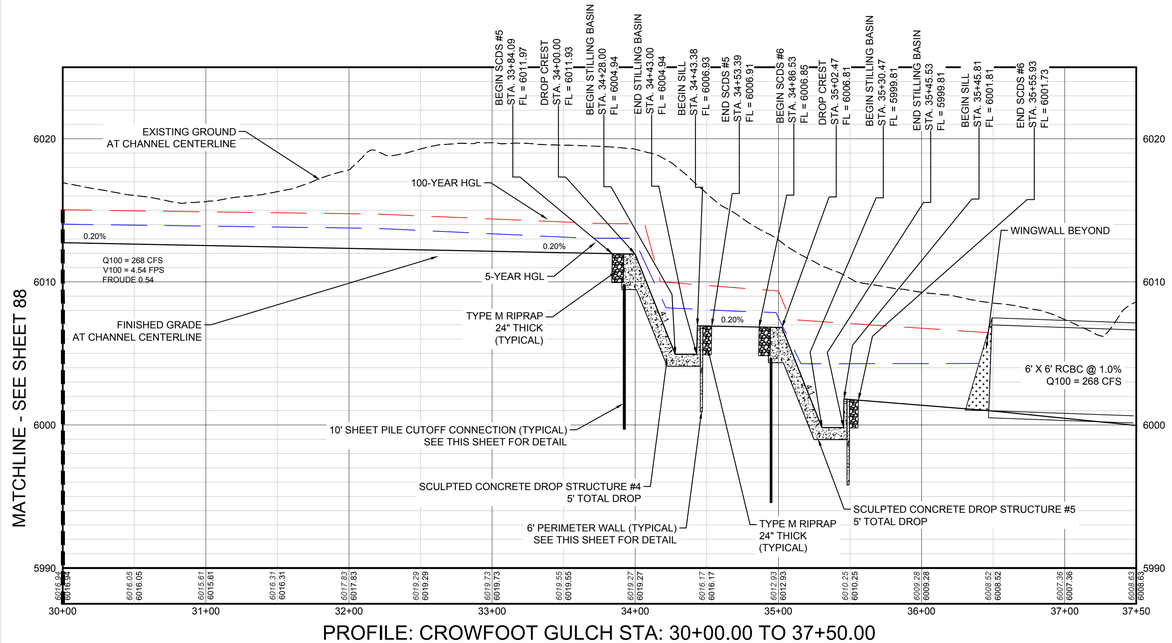
CHANNEL SECTION
NO TO SCALE



SHEET PILE CUTOFF CONNECTION (SC)



STRUCTURE EDGE WALL DETAIL (SC)



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4. TOPSOIL STRIPPING AND REPLACEMENT ALONG THE CHANNEL AND REGIONAL DETENTION POND SLOPES, IF ADEQUATE TOPSOIL IS NOT GENERATED IT WILL NEED TO BE IMPORTED TO AMEND THE CHANNEL AND BANKS.

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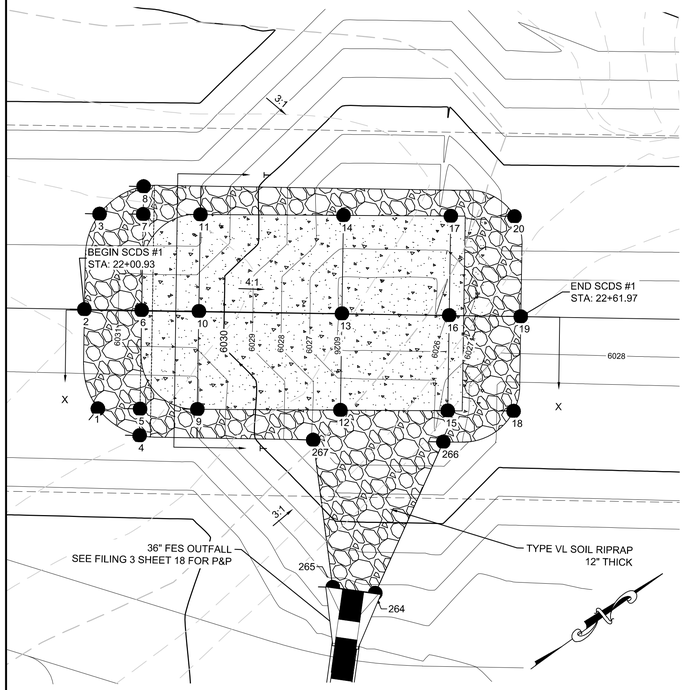
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CROWFOOT GULCH

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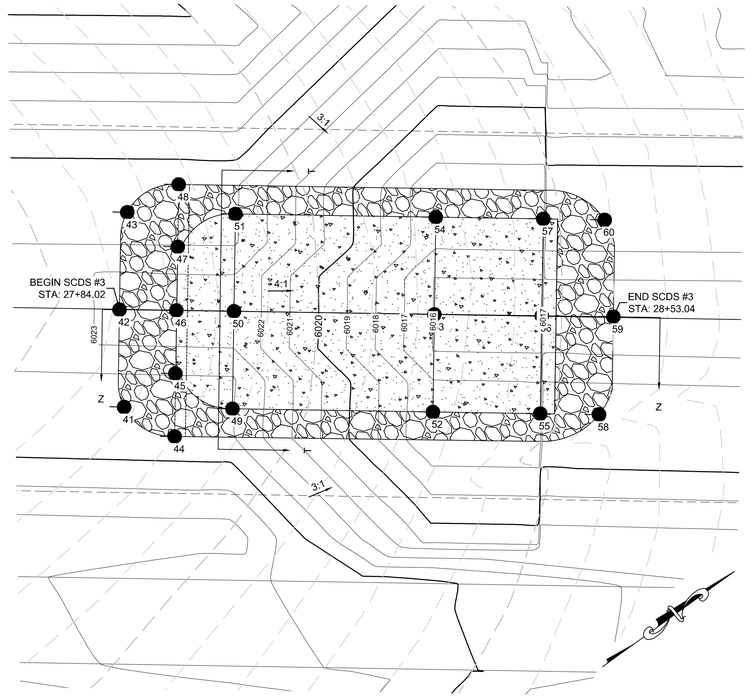
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DROP STRUCTURE #1



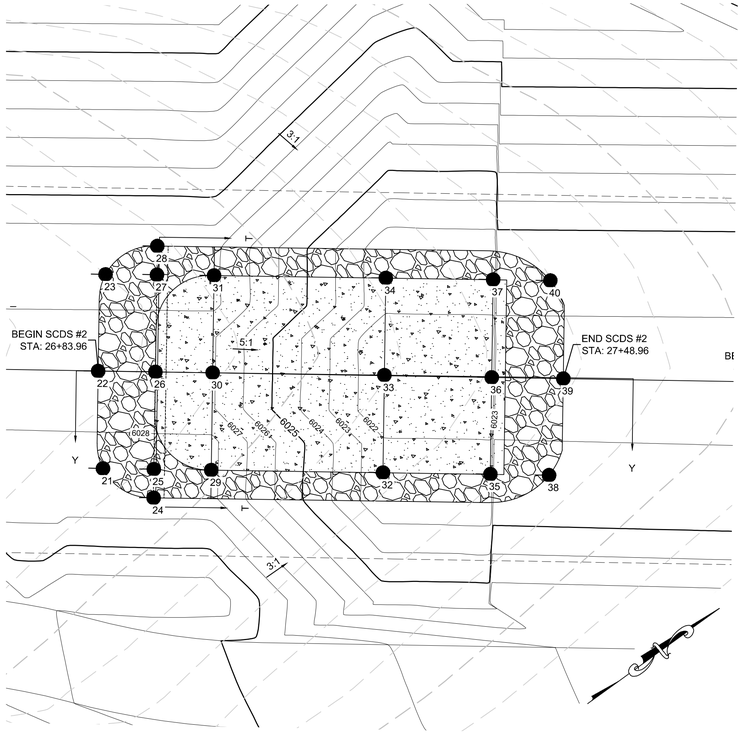
DROP STRUCTURE #1
SCALE: 1" = 10

POINT TABLE				
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2	BEGIN SCDS #1	6031.000	1594037.5572	3200474.2660
3	BEGIN SCDS #1	6031.000	1594047.0816	3200464.7030
4	BEGIN CUTOFF WALL	6030.990	1594033.4766	3200493.0714
5	BEGIN CUTOFF WALL	6030.990	1594035.7055	3200490.0929
6	BEGIN CUTOFF WALL	6030.994	1594043.9610	3200479.0610
7	BEGIN CUTOFF WALL	6030.990	1594052.0066	3200468.3094
8	BEGIN CUTOFF WALL	6030.990	1594054.3288	3200465.2062
9	DROP CREST	6030.980	1594042.1655	3200494.8299
10	DROP CREST	6030.980	1594050.3647	3200483.8559
11	DROP CREST	6030.980	1594058.4584	3200473.0402
12	BEGIN STILLING BASIN	6026.095	1594058.2976	3200506.6362
13	BEGIN STILLING BASIN	6025.980	1594066.3742	3200495.8433
14	BEGIN STILLING BASIN	6026.100	1594074.5970	3200484.8513
15	BEGIN SILL	6028.095	1594070.4006	3200515.4987
16	BEGIN SILL	6027.980	1594078.3813	3200504.8339
17	BEGIN SILL	6028.100	1594086.7017	3200493.7151
18	END SCDS #1	6028.075	1594077.8317	3200520.9402
19	END SCDS #1	6027.960	1594086.3894	3200510.8230
20	END SCDS #1	6028.080	1594093.8784	3200498.9703
264	SCOUR PROTECTION	6131.450	1594047.2674	3200530.2208
265	SCOUR PROTECTION	6131.450	1594042.9376	3200526.0670
266	SCOUR PROTECTION	6027.150	1594067.3543	3200518.6765
267	SCOUR PROTECTION	6028.000	1594052.7771	3200507.7928



DROP STRUCTURE #3
SCALE: 1" = 10

DROP STRUCTURE #2

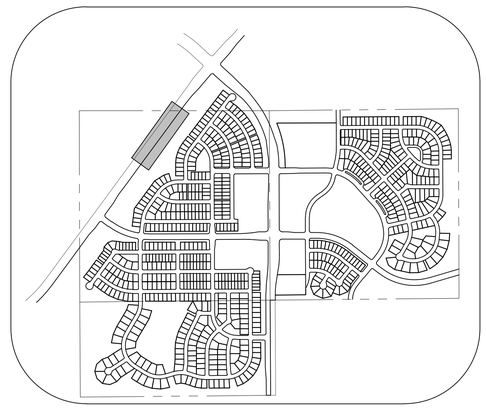


DROP STRUCTURE #2
SCALE: 1" = 10

POINT TABLE				
POINT NO.	RAW DISCRIPTION	ELEVATION	NORTHING	EASTING
21	BEGIN SCDS #2	6027.110	1594416.7551	3200775.2152
22	BEGIN SCDS #2	6027.110	1594424.1943	3200763.7944
23	BEGIN SCDS #2	6027.110	1594432.9457	3200753.4500
24	BEGIN CUTOFF WALL	6027.090	1594420.0813	3200782.6939
25	BEGIN CUTOFF WALL	6027.090	1594422.4473	3200779.4639
26	BEGIN CUTOFF WALL	6027.090	1594430.6073	3200768.5741
27	BEGIN CUTOFF WALL	6027.090	1594438.7332	3200757.7008
28	BEGIN CUTOFF WALL	6027.090	1594441.1223	3200754.4749
29	DROP CREST	6027.195	1594428.8858	3200784.2693
30	DROP CREST	6027.080	1594437.0209	3200773.3542
31	DROP CREST	6027.195	1594445.1425	3200762.4620
32	BEGIN STILLING BASIN	6021.195	1594448.1260	3200798.6154
33	BEGIN STILLING BASIN	6021.080	1594456.2641	3200787.6964
34	BEGIN STILLING BASIN	6021.195	1594464.3828	3200776.8082
35	BEGIN SILL	6023.195	1594460.1528	3200807.5829
36	BEGIN SILL	6023.080	1594468.2344	3200796.7444
37	BEGIN SILL	6023.195	1594476.4117	3200785.7774
38	END SCDS #2	6023.175	1594466.7173	3200812.5071
39	END SCDS #2	6023.060	1594476.2391	3200802.7381
40	END SCDS #2	6023.175	1594482.7960	3200790.5632

DROP STRUCTURE #3

POINT TABLE				
POINT NO.	RAW DISCRIPTION	ELEVATION	NORTHING	EASTING
41	BEGIN SCDS #3	6022.990	1594496.8205	3200835.2142
42	BEGIN SCDS #3	6022.990	1594504.2694	3200823.8055
43	BEGIN SCDS #3	6022.990	1594513.1231	3200813.4128
44	BEGIN CUTOFF WALL	6022.980	1594500.1377	3200842.6895
45	BEGIN CUTOFF WALL	6022.980	1594505.3750	3200835.6146
46	BEGIN CUTOFF WALL	6022.980	1594510.6385	3200828.5525
47	BEGIN CUTOFF WALL	6022.980	1594516.0145	3200821.4575
48	BEGIN CUTOFF WALL	6022.980	1594521.2313	3200814.4812
49	DROP CREST	6023.075	1594508.9400	3200844.2769
50	DROP CREST	6022.960	1594517.0982	3200833.3670
51	DROP CREST	6023.080	1594525.2426	3200822.4755
52	BEGIN STILLING BASIN	6016.075	1594531.3779	3200861.0555
53	BEGIN STILLING BASIN	6015.960	1594539.5282	3200850.1271
54	BEGIN STILLING BASIN	6016.080	1594547.6526	3200839.2332
55	BEGIN SILL	6018.075	1594543.3907	3200870.0384
56	BEGIN SILL	6017.960	1594551.5897	3200859.0740
57	BEGIN SILL	6018.080	1594559.6934	3200848.2370
58	END SCDS #3	6018.055	1594549.9774	3200874.9638
59	END SCDS #3	6017.940	1594559.6077	3200865.0499
60	END SCDS #3	6018.060	1594566.5591	3200853.3710



KEYMAP
N.T.S.

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3. DROP STRUCTURE DETAILS ARE LOCATED ON SHEET 87.
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5. DROP STRUCTURES TO UNDULATE HORIZONTALLY TO ACHIEVE A NATURAL LOOK. COORDINATE WTH ENGINEER IN FIELD.

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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 ALCULATIONS 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

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UNCC UTILITY NOTIFICATION CENTER OF COLORADO

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FI1\TOWN OF PARKER\DROP STRUCTURE DETAILS.DWG, TROYC, 12/7/2017 8:36 PM

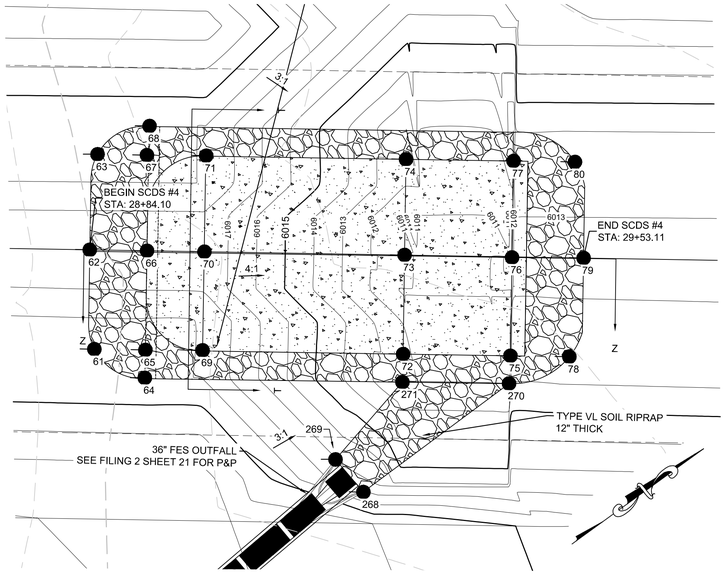
No.	Revisions	Date	Init.	Appr.	Date

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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
DROP STRUCTURE DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY:
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 90

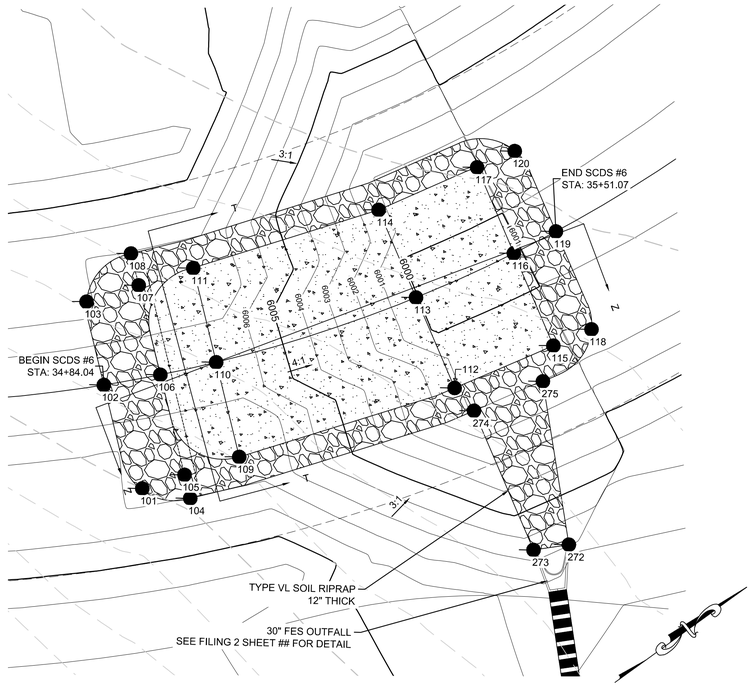


DROP STRUCTURE #4

SCALE: 1" = 10

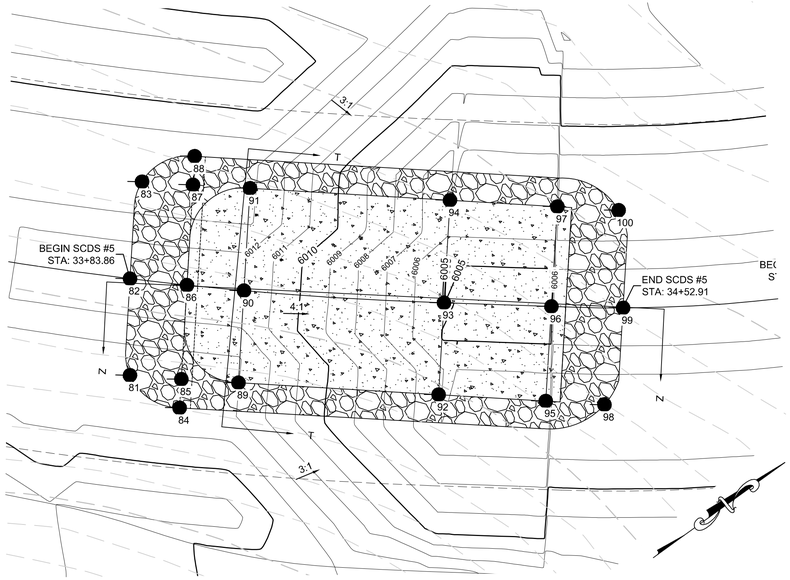
DROP STRUCTURE #4

POINT TABLE				
POINT NO.	RAW DISCRIPTION	ELEVATION	NORTHING	EASTING
61	BEGIN SCDS #4	6017.880	1594576.8047	3200895.3590
62	BEGIN SCDS #4	6017.880	1594584.4139	3200883.7362
63	BEGIN SCDS #4	6017.880	1594593.1074	3200873.5575
64	BEGIN CUTOFF WALL	6017.860	1594580.1639	3200902.7452
65	BEGIN CUTOFF WALL	6017.860	1594582.5138	3200899.6281
66	BEGIN CUTOFF WALL	6017.860	1594590.8176	3200888.5310
67	BEGIN CUTOFF WALL	6017.860	1594598.6459	3200877.6991
68	BEGIN CUTOFF WALL	6017.860	1594601.3191	3200874.6116
69	DROP CREST	6017.965	1594588.9618	3200904.3562
70	DROP CREST	6017.850	1594597.2433	3200893.3424
71	DROP CREST	6017.960	1594605.3091	3200882.6166
72	BEGIN STILLING BASIN	6010.965	1594611.3621	3200921.2003
73	BEGIN STILLING BASIN	6010.850	1594619.6344	3200910.1082
74	BEGIN STILLING BASIN	6010.960	1594627.6368	3200899.3779
75	BEGIN SILL	6012.960	1594623.3749	3200930.1832
76	BEGIN SILL	6012.850	1594631.6050	3200919.1771
77	BEGIN SILL	6012.960	1594639.6776	3200908.3817
78	END SCDS #4	6012.945	1594629.9616	3200935.1086
79	END SCDS #4	6012.830	1594639.6604	3200925.1031
80	END SCDS #4	6012.940	1594646.5433	3200913.5157
268	SCOUR PROTECTION	6015.080	1594595.5599	3200933.5638
269	SCOUR PROTECTION	6015.080	1594595.0759	3200927.5924
270	SCOUR PROTECTION	6018.260	1594620.9421	3200933.2088
271	SCOUR PROTECTION	6018.370	1594608.9881	3200924.3102



DROP STRUCTURE #6

SCALE: 1" = 10



DROP STRUCTURE #5

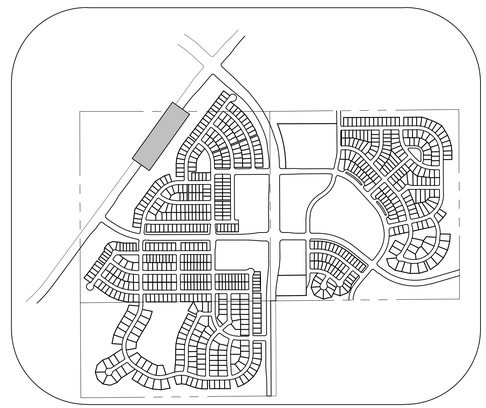
SCALE: 1" = 10

DROP STRUCTURE #5

POINT TABLE				
POINT NO.	RAW DISCRIPTION	ELEVATION	NORTHING	EASTING
81	BEGIN SCDS #5	6011.970	1594950.5654	3201223.6189
82	BEGIN SCDS #5	6011.970	1594958.4816	3201212.6830
83	BEGIN SCDS #5	6011.970	1594967.7747	3201202.6951
84	BEGIN CUTOFF WALL	6011.950	1594953.5220	3201231.3763
85	BEGIN CUTOFF WALL	6011.950	1594956.0602	3201228.2810
86	BEGIN CUTOFF WALL	6011.950	1594964.4045	3201218.0774
87	BEGIN CUTOFF WALL	6011.950	1594973.2952	3201207.2126
88	BEGIN CUTOFF WALL	6011.950	1594975.8283	3201204.1169
89	DROP CREST	6012.055	1594962.2464	3201233.3470
90	DROP CREST	6011.940	1594970.4087	3201223.3724
91	DROP CREST	6012.060	1594979.4865	3201212.2789
92	BEGIN STILLING BASIN	6005.055	1594983.9295	3201251.0903
93	BEGIN STILLING BASIN	6004.940	1594992.0622	3201241.1257
94	BEGIN STILLING BASIN	6005.060	1595001.1425	3201230.0001
95	BEGIN SILL	6007.060	1594995.5382	3201260.5897
96	BEGIN SILL	6006.910	1595003.9228	3201250.3433
97	BEGIN SILL	6007.055	1595012.7782	3201239.5216
98	END SCDS #5	6007.025	1595001.8804	3201265.8034
99	END SCDS #5	6006.910	1595011.9160	3201256.3657
100	END SCDS #5	6007.020	1595019.4130	3201244.9508

DROP STRUCTURE #6

POINT TABLE				
POINT NO.	RAW DISCRIPTION	ELEVATION	NORTHING	EASTING
101	BEGIN SCDS #6	6006.850	1595034.3961	3201287.3258
102	BEGIN SCDS #6	6006.850	1595038.5227	3201272.4643
103	BEGIN SCDS #6	6006.850	1595043.3878	3201261.6120
104	BEGIN CUTOFF WALL	6006.830	1595039.0220	3201292.3710
105	BEGIN CUTOFF WALL	6006.830	1595040.3016	3201289.2486
106	BEGIN CUTOFF WALL	6006.830	1595045.7607	3201275.9272
107	BEGIN CUTOFF WALL	6006.830	1595050.6371	3201264.0276
108	BEGIN CUTOFF WALL	6006.830	1595052.3529	3201259.7956
109	DROP CREST	6006.925	1595047.9569	3201291.6962
110	DROP CREST	6006.810	1595053.0974	3201279.0830
111	DROP CREST	6006.920	1595058.2149	3201266.5526
112	BEGIN STILLING BASIN	5999.925	1595078.0062	3201301.5248
113	BEGIN STILLING BASIN	5999.810	1595081.0344	3201288.1178
114	BEGIN STILLING BASIN	5999.920	1595083.9671	3201275.1335
115	BEGIN SILL	6001.925	1595092.6402	3201304.8179
116	BEGIN SILL	6001.810	1595095.7330	3201291.1248
117	BEGIN SILL	6001.920	1595098.6112	3201278.3816
118	END SCDS #6	6001.845	1595098.3027	3201306.0922
119	END SCDS #6	6001.730	1595102.2887	3201292.1002
120	END SCDS #6	6001.840	1595104.2070	3201279.6228
272	SCOUR PROTECTION	6006.740	1595078.1041	3201328.6259
273	SCOUR PROTECTION	6006.740	1595073.6624	3201326.3300
274	SCOUR PROTECTION	6001.000	1595078.3226	3201305.6971
275	SCOUR PROTECTION	6001.030	1595088.5366	3201308.0040



KEYMAP

N.T.S.

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BENCHMARK
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PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
DROP STRUCTURE DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY:
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 91

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\DS\SF1\TOWN OF PARKER\DROP STRUCTURE DETAILS.DWG, TROYC, 12/7/2017 8:37 PM

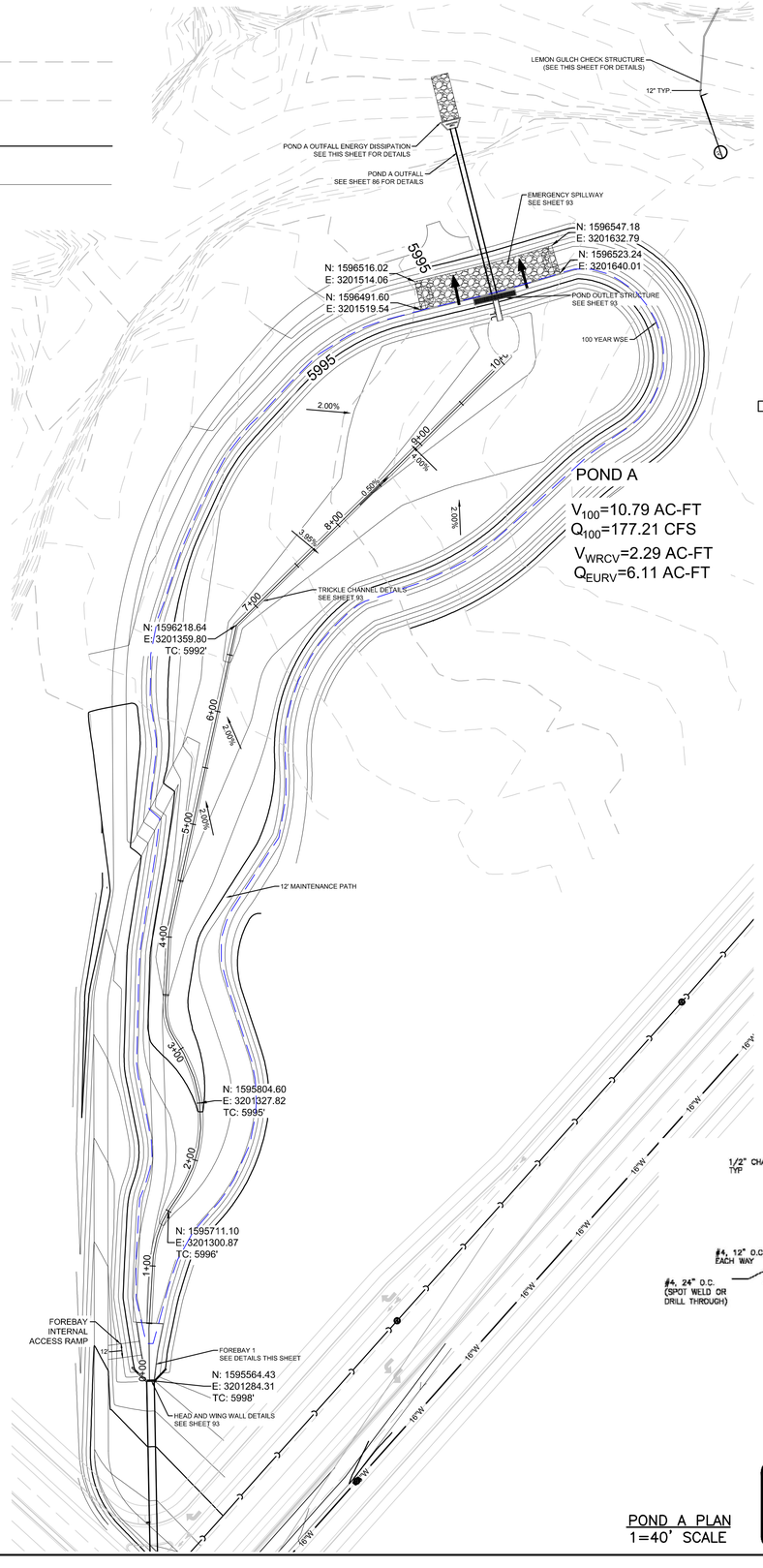
DRAINAGE LEGEND

EXISTING MAJOR CONTOURS

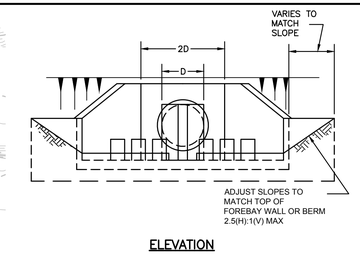
EXISTING MINOR CONTOURS

PROPOSED MAJOR CONTOURS

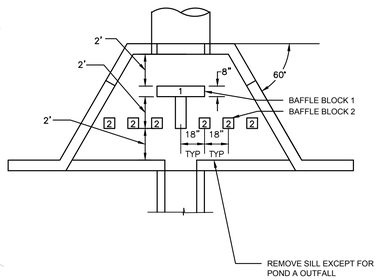
PROPOSED MINOR CONTOURS



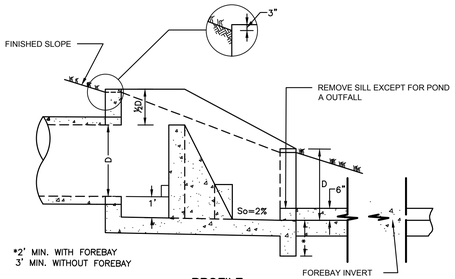
POND A PLAN
1=40' SCALE



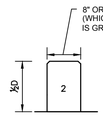
ELEVATION



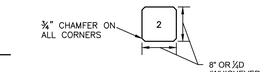
PLAN



PROFILE

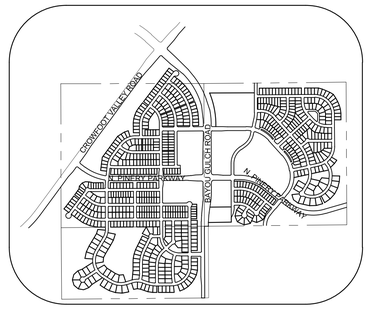


ELEVATION
(LOOKING UPSTREAM)



PLAN VIEW

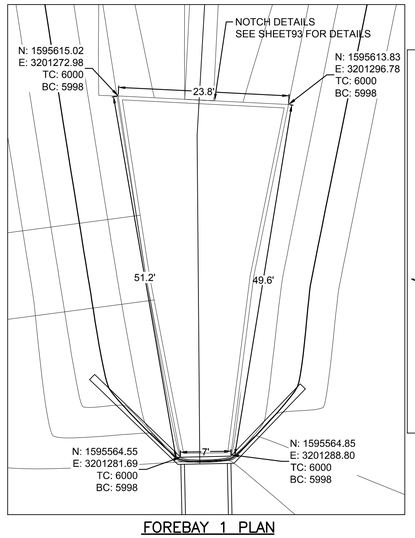
BAFFLE BLOCK GEOMETRY



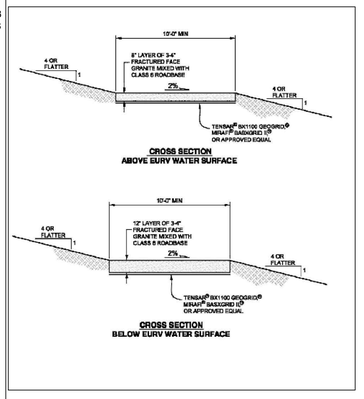
KEYMAP
N.T.S.

ENERGY DISSIPATION FOR PONDS A, B, C & D						
FOREBAY	DIAMETER	BAFFLE BLOCK 1		BAFFLE BLOCK 2		
		HEIGHT	WIDTH	HEIGHT	LENGTH	WIDTH
(ID)	(FT)	(FT)	(FT)	(FT)	FT	FT
1	(No energy dissipation necessary, velocity below 7 fps)					
2	3	4	3	1.5	0.75	0.75
3	2	3	2	1	0.67	0.67
4 (a)	3.5	4.5	3.5	1.75	0.875	0.875
4 (b)	2	3	2	1	0.67	0.67
4 (c)	3	4	3	1.5	0.75	0.75
5	2.5	3.5	2.5	1.25	0.67	0.67
6	3	4	3	1.5	0.75	0.75
7	4	5	4	2	1	1
8	3	4	3	1.5	0.75	0.75
Pond A Outfall	4	5	4	2	1	1

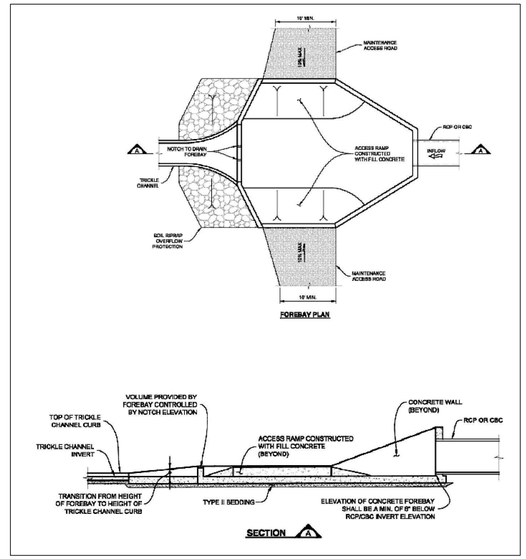
ENERGY DISSIPATION INTO FOREBAYS



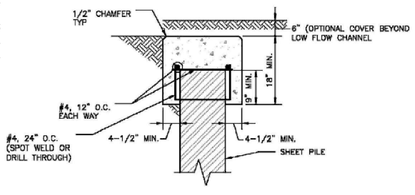
FOREBAY 1 PLAN
1"=10' SCALE



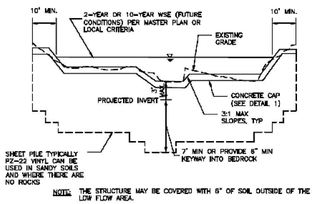
TYPICAL MAINTENANCE ACCESS



TYPICAL FOREBAY PLAN



DETAIL
CONCRETE SHEET PILE CAP (1)



SECTION (A1)
SHEET PILE CHECK

CHECK STRUCTURE DETAILS
N.T.S

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UNCC UTILITY NOTIFICATION CENTER OF COLORADO

N:\PROJECTS\HESS RANCH\DOCS\ENGINEERING\DRAINAGE\FINAL DRAINAGE STUDIES\DRAINAGE MAPS\POND A OUTLET DESIGN.DWG, CODYA, 12/7/2017 8:38 PM

No.	Revisions	Date	Init.	Appr.	Date

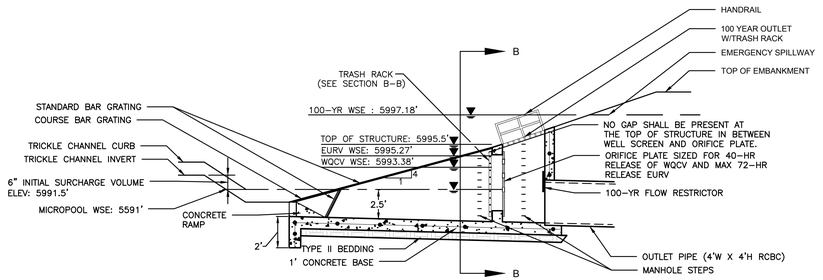
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND A OUTLET STRUCTURE PLAN

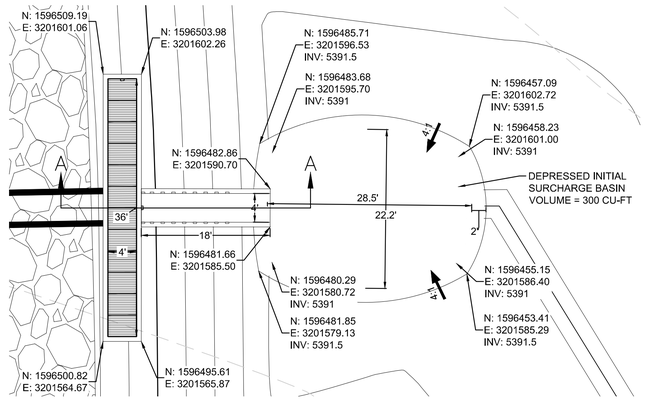
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CHECKED BY:	JJJ		
DATE:	APRIL 2017		

SHEET NUMBER 92

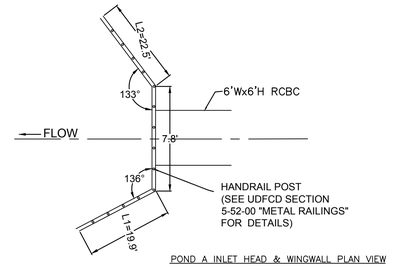


SEE PROFILE VIEW FOR DETAILS

ELEVATION VIEW / X-SECTION A-A
NOT TO SCALE



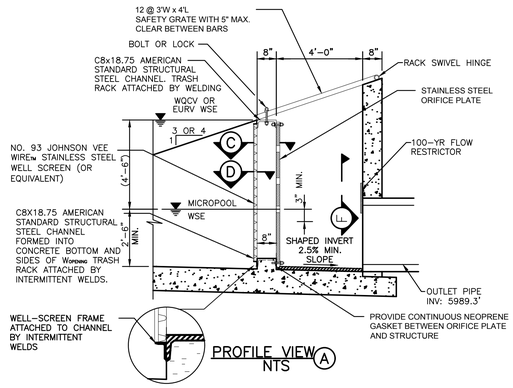
OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE



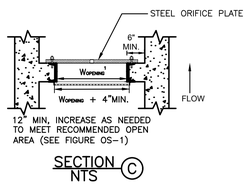
POND A INLET HEAD & WINGWALL PLAN VIEW
NOT TO SCALE

NOTE:
1)CONSTRUCT PER CDOT DETAILS M-601-1, M-601-10, AND M-601-20.

2) HEIGHT OF HANDRAIL SHALL BE 42" AND CONSTRUCTED PER UDFCD SPECIFICATION CRITERIA SECTION 5-52-00 "METAL RAILINGS".

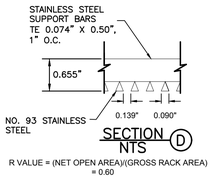


PROFILE VIEW (A)
NTS



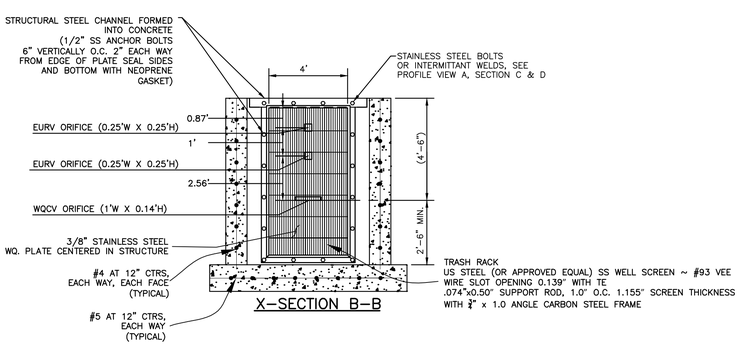
12" MIN, INCREASE AS NEEDED TO MEET RECOMMENDED OPEN AREA (SEE FIGURE OS-1)

SECTION (C)
NTS

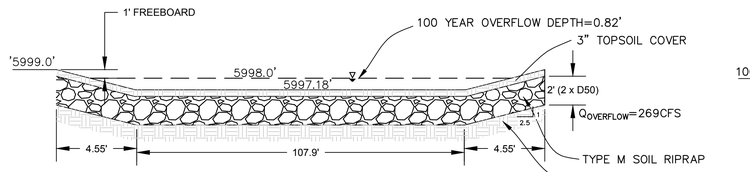


SECTION (D)
NTS

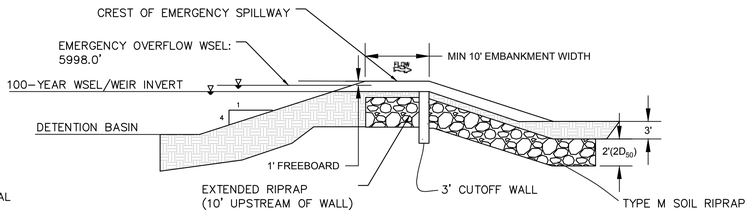
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60



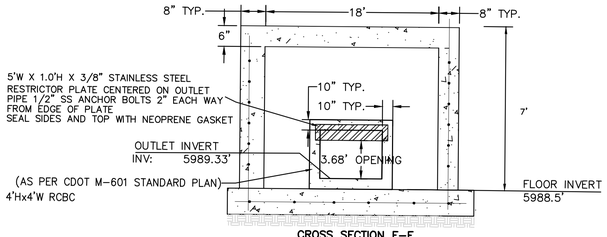
X-SECTION B-B



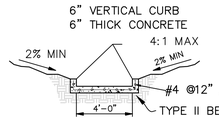
EMERGENCY SPILLWAY SECTION
NOT TO SCALE



EMERGENCY SPILLWAY PROFILE
NOT TO SCALE

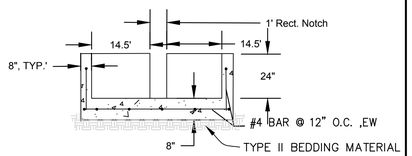


CROSS SECTION F-F
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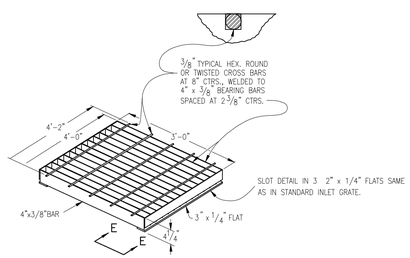


NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

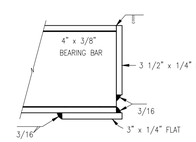
4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE



FOREBAY END SECTION
NOT TO SCALE



CLOSE MESH INLET GRATE (COURSE BAR GRATING)
NOT TO SCALE



SECTION E-E
NOT TO SCALE

ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. WITH 0.3750" OF PLATE THICKNESS.

EURV AND WQCV TRASH RACKS:

1. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OVERFLOW SAFETY GRATES:

1. ALL SAFETY GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. SAFETY GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. SAFETY GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF SAFETY GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

N:\PROJECTS\HSS RANCHO\OS\ENGINEERING\DRAINAGE\FINAL DRAINAGE STUDIES\DRAINAGE MAPS\POND A OUTLET DESIGN.DWG, COOYA, 12/7/2017 8:38 PM

No.	Revisions	Date	Init.	Date	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

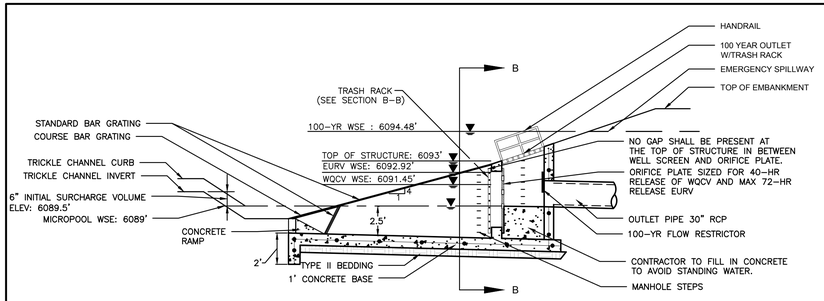
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND A OUTLET STRUCTURE

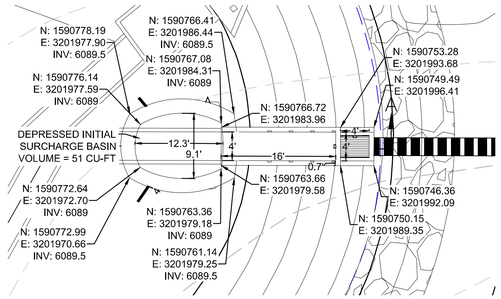
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DATE:	APRIL 2017		

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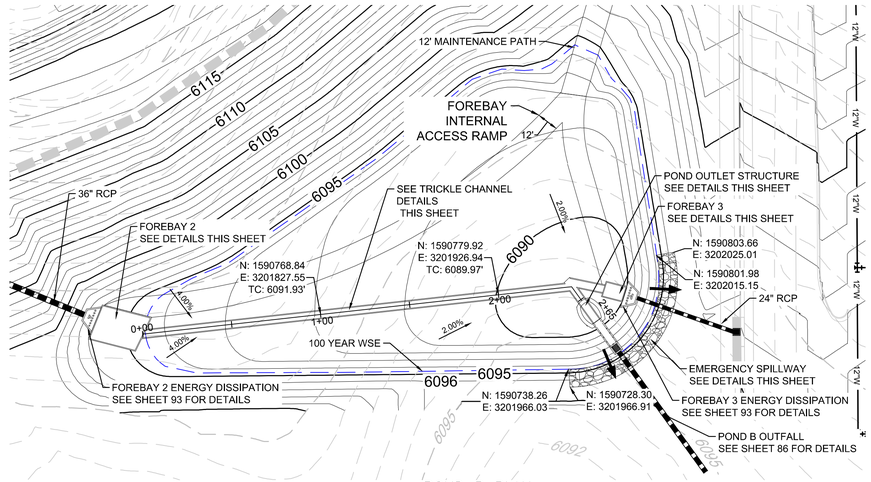


SEE PROFILE VIEW FOR DETAILS

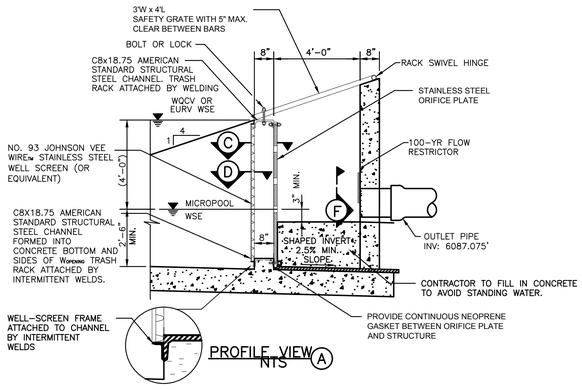
ELEVATION VIEW / X-SECTION A-A
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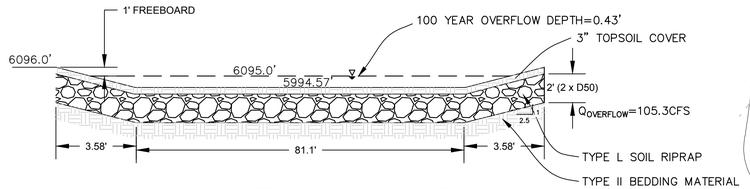
OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE



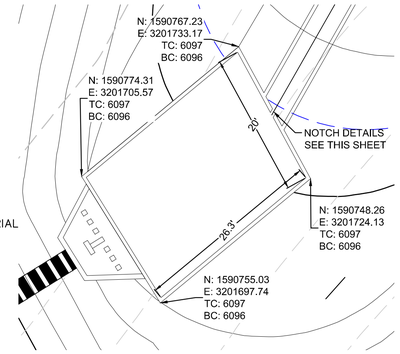
POND B PLAN
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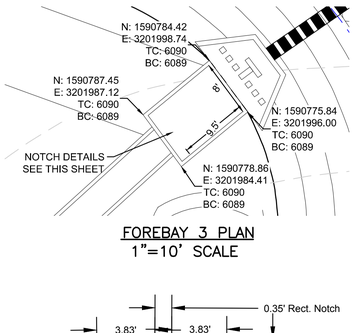
PROFILE VIEW
NTS



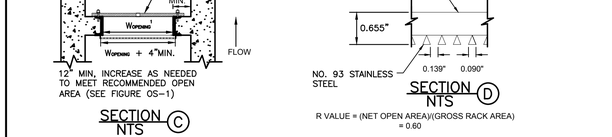
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FOREBAY 2 PLAN
1"=10' SCALE



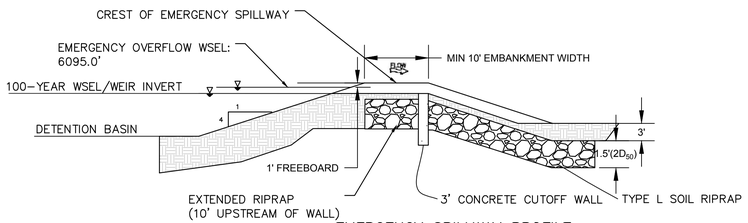
FOREBAY 3 PLAN
1"=10' SCALE



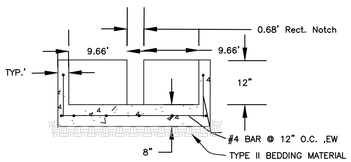
SECTION C
NTS

SECTION D
NTS

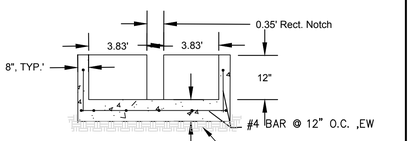
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA)
= 0.60



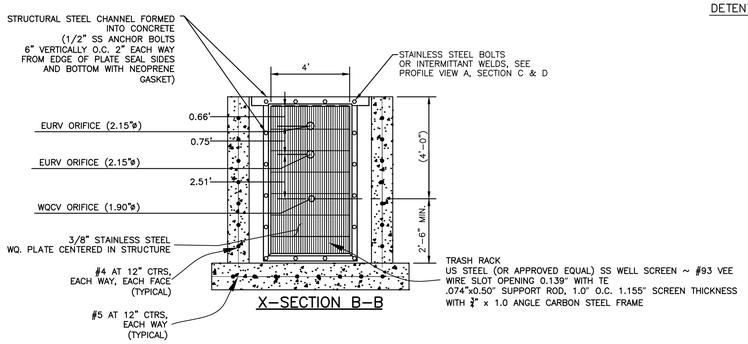
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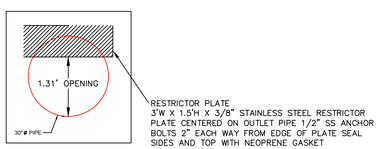
FOREBAY 2 END SECTION
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FOREBAY 3 END SECTION
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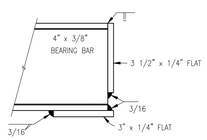


X-SECTION B-B

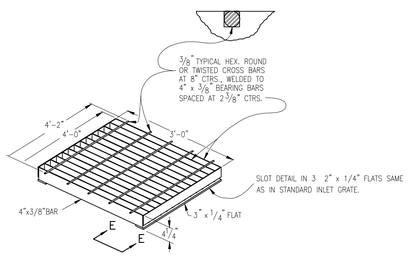


RESTRICTOR PLATE
3'W X 1.5'H X 3/8" STAINLESS STEEL RESTRICTOR PLATE CENTERED ON OUTLET PIPE 1/2" SS ANCHOR BOLTS 2" EACH WAY FROM EDGE OF PLATE SEAL SIDES AND TOP WITH NEOPRENE GASKET

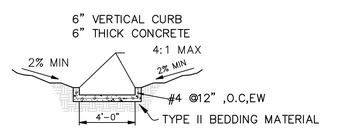
CROSS SECTION F-F
NOT TO SCALE



SECTION E-E
NOT TO SCALE



CLOSE MESH INLET GRATE (COURSE BAR GRATING)
NOT TO SCALE



NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE

NOTES:

SEE FILING 1 SHEET 92 FOR POND NOTES.

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COLORADO P.E. 48988

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

CALL 811
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UNCC UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

N:\PROJECTS\HESS RANCH\DOCS\ENGINEERING\DRAINAGE\FINAL DRAINAGE STUDIES\DRAINAGE MAPS\POND B OUTLET DESIGN.DWG, ASFUNDK, 12/7/2017 8:39 PM

No.	Revisions	Date	Init.	Appr.	Date

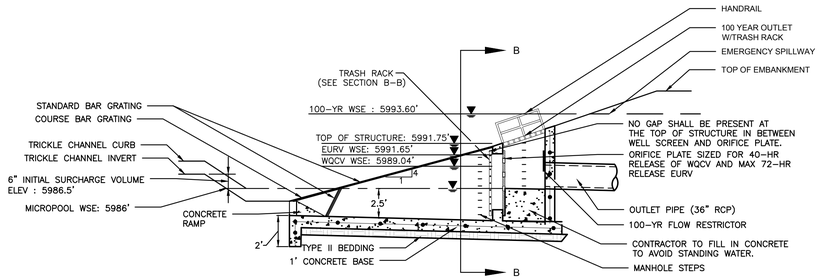
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Englewood, CO 80112
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ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND B OUTLET STRUCTURE

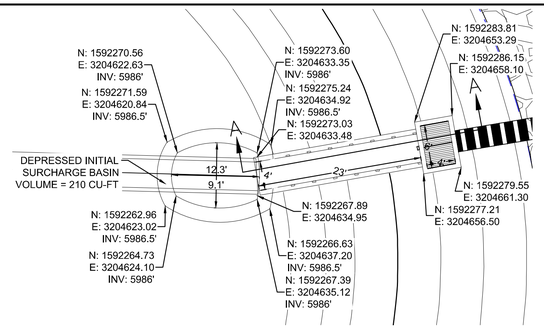
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CHECKED BY:	JJJ		

SHEET NUMBER 94

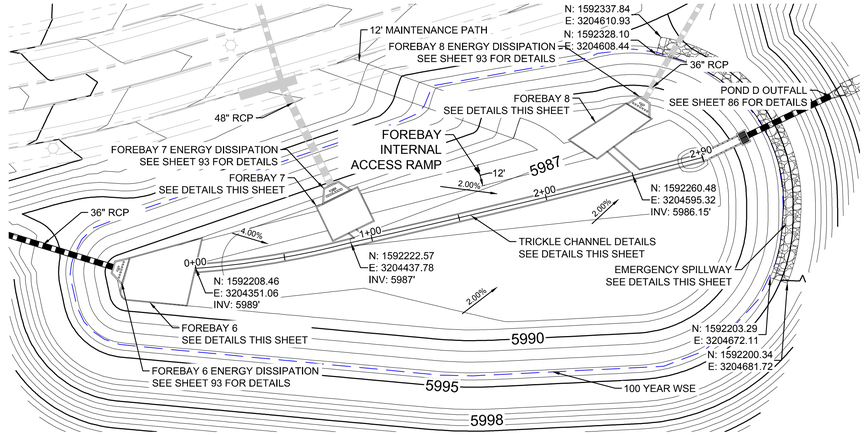


SEE PROFILE VIEW FOR DETAILS

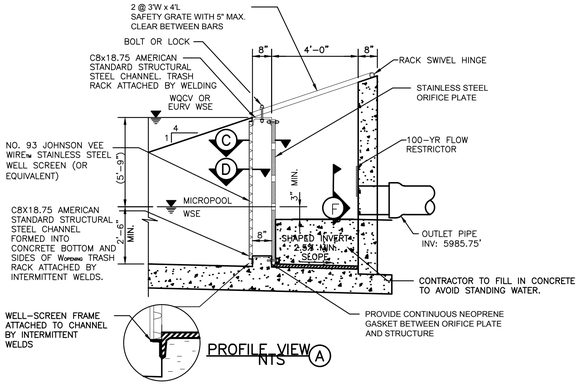
ELEVATION VIEW / X-SECTION A-A
NOT TO SCALE



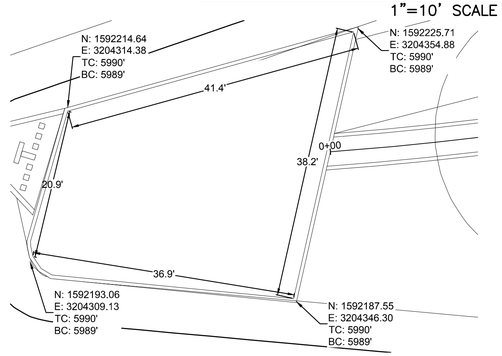
OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE



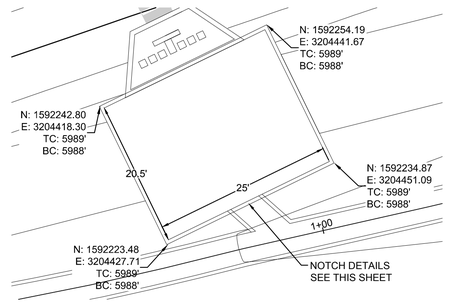
POND D PLAN
1=40' SCALE



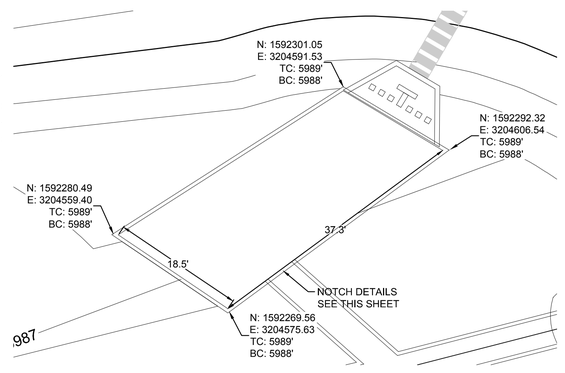
PROFILE VIEW A
NTS



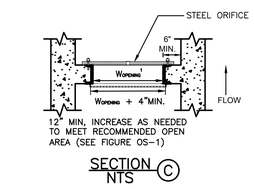
FOREBAY 6 PLAN
1"=10' SCALE



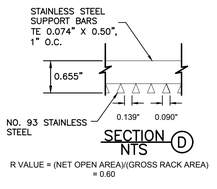
FOREBAY 7 PLAN
1"=10' SCALE



FOREBAY 8 PLAN
1"=10' SCALE

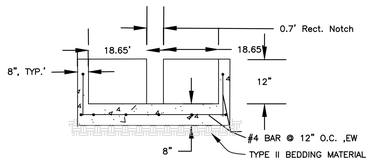


SECTION C
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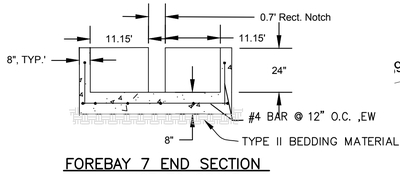


SECTION D
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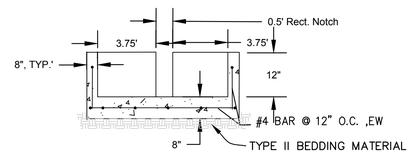
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA)
= 0.60



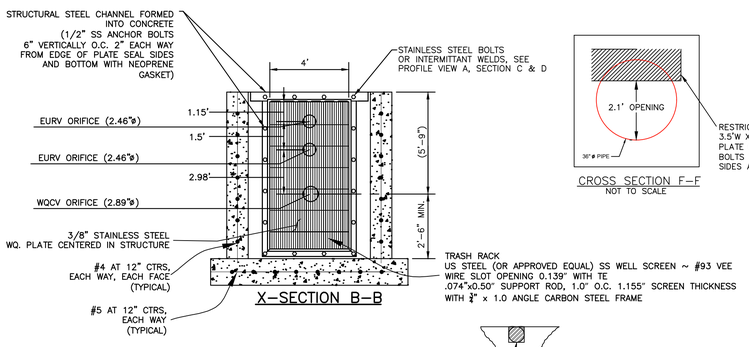
FOREBAY 6 END SECTION
NOT TO SCALE



FOREBAY 7 END SECTION
NOT TO SCALE



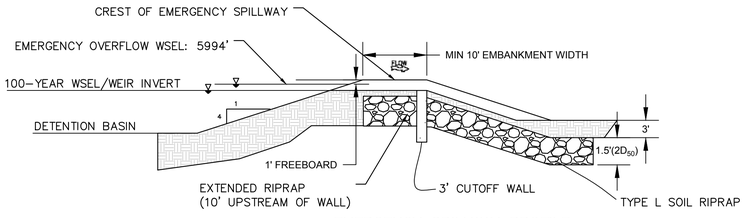
FOREBAY 8 END SECTION
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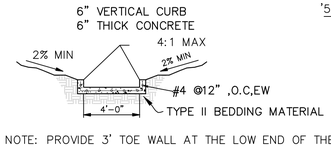
X-SECTION B-B

CROSS SECTION F-F
NOT TO SCALE

RESTRICTOR PLATE
3.5'W X 1.2'H X 3/8" STAINLESS STEEL RESTRICTOR PLATE CENTERED ON OUTLET PIPE 1/2" SS ANCHOR BOLTS 2" EACH WAY FROM EDGE OF PLATE SEAL SIDES AND TOP WITH NEOPRENE GASKET

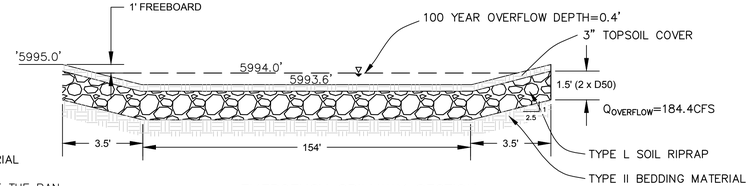


EMERGENCY SPILLWAY PROFILE
NOT TO SCALE

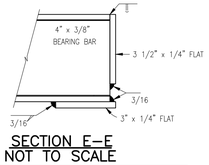


NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

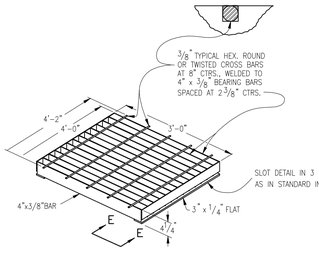
4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE



EMERGENCY SPILLWAY SECTION
NOT TO SCALE



SECTION E-E
NOT TO SCALE



CLOSE MESH INLET GRATE (COURSE BAR GRATING)
NOT TO SCALE

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UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
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NOTES:

SEE FILING 1 SHEET 92 FOR POND NOTES.

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

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CVL CONSULTANTS

No.	Revisions	Date	Init.	Appr.	Date

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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND D OUTLET STRUCTURE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: AK
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER: 95

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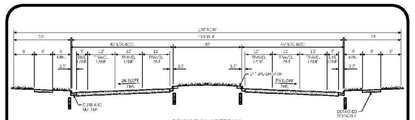
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TYPICAL STREET CROSS SECTIONS	1	2 OF 3
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Town of Parker COLORADO | INDEX OF ROADWAY DESIGN STANDARD DETAILS | DATE JULY 2015 | DETAIL 1 (1 OF 1)

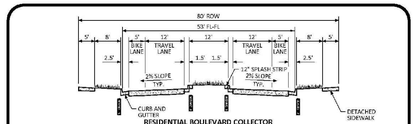


GENERAL NOTES

1. TRENCH DRAINS ARE REQUIRED ON ARTERIAL AND COLLECTOR STREETS, SEE STANDARD DETAIL 31.
2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.

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Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 1 (2 OF 3)

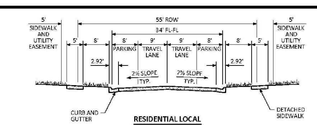


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Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 1 (3 OF 3)

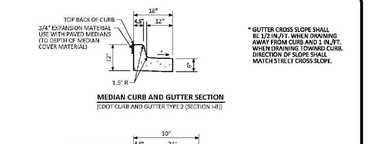


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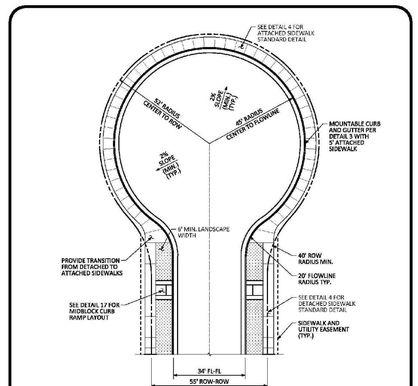
Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 1 (3 OF 3)



* GUTTER CROSS SLOPE SHALL BE 1.2% IN FLAT AREAS DRAINING AWAY FROM CURB AND 2.1% IFT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

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Town of Parker COLORADO | CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 3 (1 OF 3)

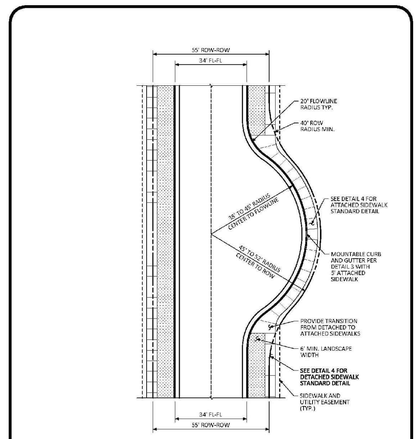


GENERAL NOTES

1. ISLAND TREATMENT SHALL REQUIRE LARGER RADII AND SHALL BE REVIEWED ON A CASE BY CASE BASIS FOR APPROVAL BY THE TOWN OF PARKER.
2. IF THE LENGTH OF THE CUL-DE-SAC STREET IS LESS THAN 250 FEET, HANDICAP RAMPS MAY BE OMITTED.
3. DRIVEWAY LOCATION(S) SHALL BE LOCATED TO AVOID CURB RAMPS.

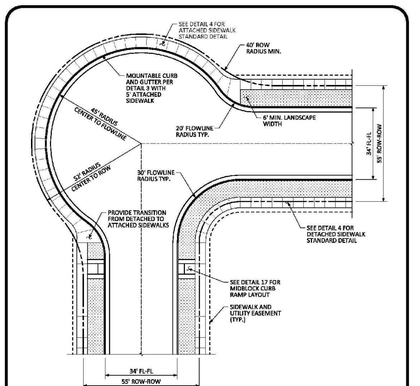
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Town of Parker COLORADO | RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 5 (1 OF 1)



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Town of Parker COLORADO | RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 6 (1 OF 1)

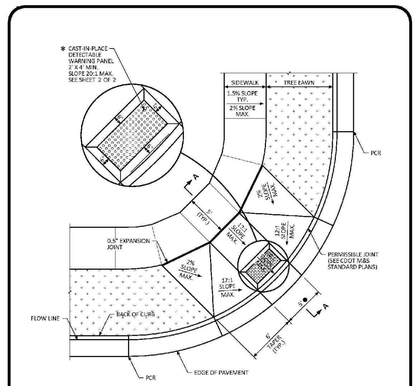


GENERAL NOTES

1. LOCATION AND TYPES OF ACTUAL RAMPS WILL BE DETERMINED ON A PROJECT SPECIFIC BASIS.
2. DRIVEWAY LOCATION(S) SHALL BE LOCATED TO AVOID CURB RAMPS.

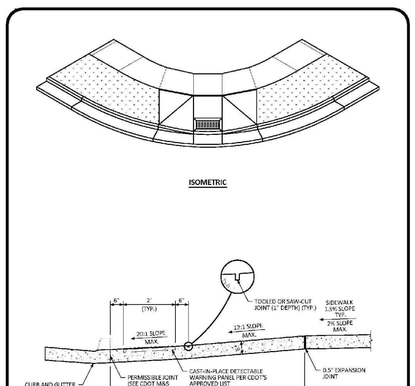
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Town of Parker COLORADO | RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 7 (1 OF 1)



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Town of Parker COLORADO | DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 15 (1 OF 2)



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Town of Parker COLORADO | DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 15 (2 OF 2)

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 ROADWAY DETAILS.DWG, BRIANW, 10/7/2017 8:40 PM

No.	Revisions	Date	Init.	Appr.	Date

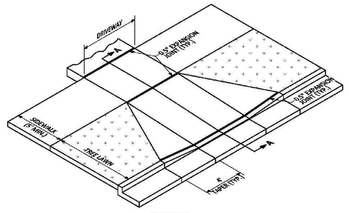
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CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

SHEET NUMBER 96



ISOMETRIC

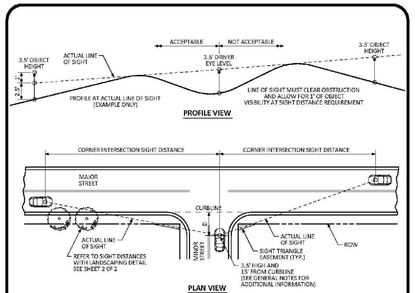
SECTION A-A

GENERAL NOTES

1. NO PARTIAL REMOVAL OF CURB HEAD WILL BE ALLOWED.

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

Town of Parker COLORADO | RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 23 | 1 OF 1



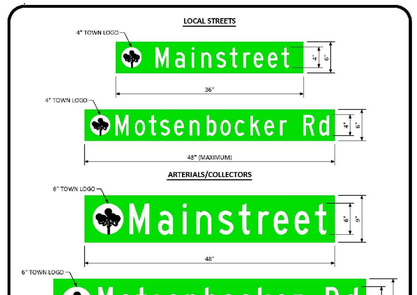
POSTED SPEED MPH	CORNER INTERSECTION SIGHT DISTANCE
45	555
40	500
35	445
30	390
25	335
20	280

GENERAL NOTES

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
2. AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 30'.
3. INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL & VERTICAL ALIGNMENTS.

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

Town of Parker COLORADO | INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 25 | 1 OF 2

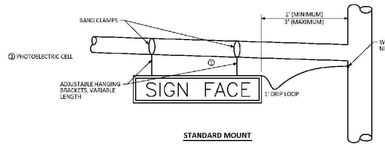


GENERAL NOTES

3. STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9" HIGH PANELS. LOCALS MAY HAVE 6" HIGH PANELS. ARTERIAL/COLLECTOR SIZE BLANKS SHALL NOT EXCEED 60". LOCAL SIZE BLANKS SHALL NOT EXCEED 48".
2. SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 12 GAUGE NexyTe-SloxxneTube STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE RETROREFLECTORIZED AND APPLIED TO BOTH SIDES OF STREET NAME SIGN BLANK. PRIMARY SHEETING MATERIAL TO BE HIGH INTENSITY PRISMATIC WHITE WITH GREEN TRANSPARENT ELECTRO-CUT FILM. TOWN LAMP LOGO TO BE BLACK FILM ON WHITE SHEETING.
5. STREET NAME FONTS SHALL BE STANDARD HIGHWAY GOTHIC SERIES. TOTAL CHARACTERS INCLUDING SUFFIX SHALL NOT EXCEED 24.
6. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE TOWN.

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 DECEMBER 2016 | DETAIL 32 | 1 OF 1



NOTES

1. FINAL SIGN LAYOUT AND LETTERING DETAILS PER TOWN OF PARKER'S DIRECTION/APPROVAL.
2. SIGN TO BE DOUBLE-SIDED WITH WHITE PRINT ON GREEN BACKGROUND FOR STREET NAME AND LOGO.



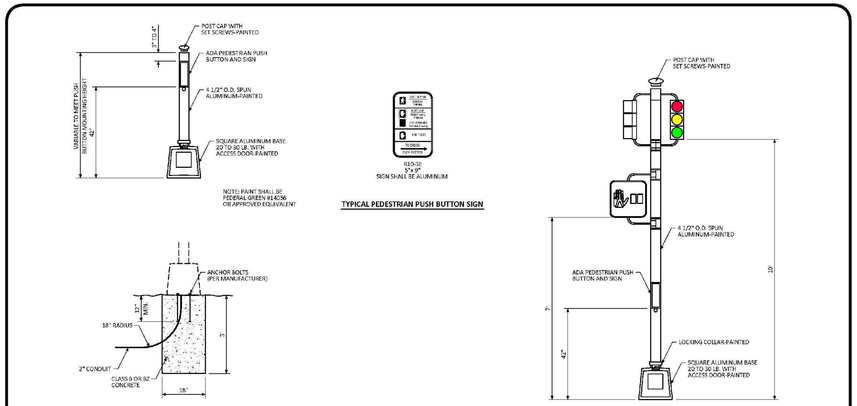
LIGHTED SIGN TYPICAL LAYOUT

GENERAL NOTES

1. STREET NAME SIGN TO BE FREE-SWINGING OR LIMITED-SWINGING. SIGN FIXTURE AND PANELS SHALL WITHSTAND 90 MPH WIND LOADING, WITH STRUCTURAL REQUIREMENTS MEETING AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS," LATEST EDITION.
2. HOUSING TO BE CONSTRUCTED OF ALUMINUM - PAINTED FEDERAL GREEN #14056 OR APPROVED EQUIVALENT.
3. NEOPRENE GASKETS SHALL BE INSTALLED BETWEEN THE SIGN PANEL FRAME AND FIXTURE HOUSING TO PREVENT WATER ENTRANCE. SCREENED WEEP HOLES SHALL BE PROVIDED ON HOUSING BUTTOM FOR DRAINAGE.

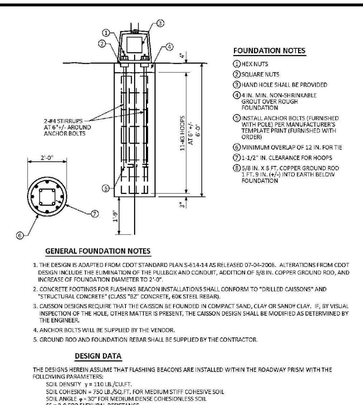
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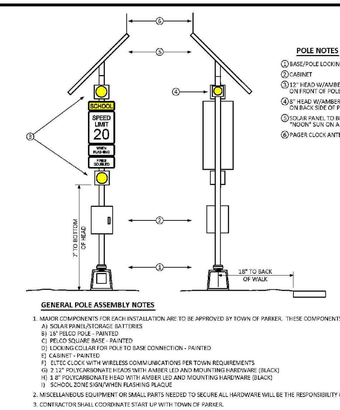
Town of Parker COLORADO | ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL | DATE NOVEMBER 2012 | DETAIL 3 | 1 OF 1



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

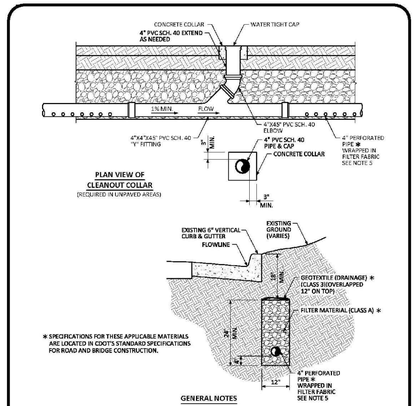
Town of Parker COLORADO | PEDESTRIAN POLE STANDARD SIGNAL DETAIL | DATE NOVEMBER 2012 | DETAIL 4 | 1 OF 1





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

Town of Parker COLORADO | SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL | DATE NOVEMBER 2012 | DETAIL 6 | 1 OF 1



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

Town of Parker COLORADO | TRENCH DRAIN DETAIL SECTION STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 31 | 1 OF 1

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

No.	Revisions	Date	Init.	Appr.	Date

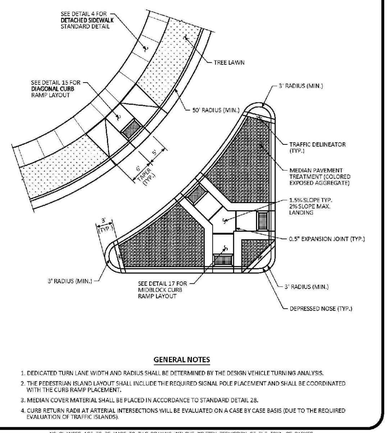
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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE: AS SHOWN | FILE NO: 8130283701
DRAWN BY: JF | CHECKED BY: JJJ | DATE: APRIL 2017
SHEET NUMBER 97

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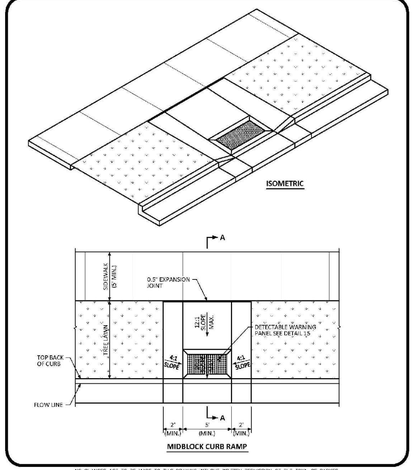


GENERAL NOTES

1. DEDICATED TURN LANE WIDTH AND RADIUS SHALL BE DETERMINED BY THE DESIGN VEHICLE TURNING ANALYSIS.
2. THE PEDESTRIAN ISLAND LAYOUT SHALL INCLUDE THE REQUIRED SIGNAL POLE PLACEMENT AND SHALL BE COORDINATED WITH THE CURB RAMP PLACEMENT.
3. MEDIAN COVER MATERIAL SHALL BE PLACED IN ACCORDANCE TO STANDARD DETAIL 28.
4. CURB RETURN RADII AT ARTERIAL INTERSECTIONS WILL BE EVALUATED ON A CASE BY CASE BASIS (DUE TO THE REQUIRED EVALUATION OF TRAFFIC ISLANDS).

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

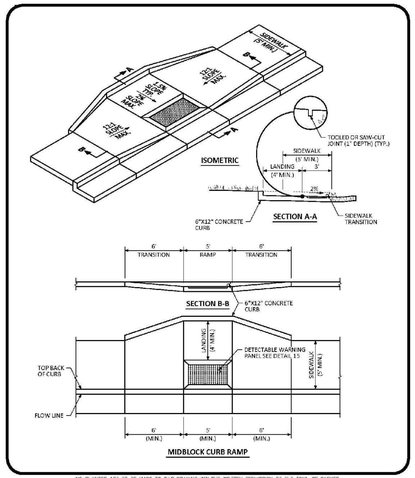
Parker COLORADO | **CURB RAMP ARTERIAL/ARTERIAL LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 16 1 OF 1



MIDBLOCK CURB RAMP

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

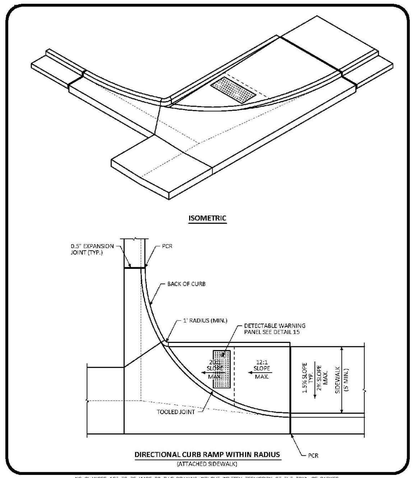
Parker COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 17 1 OF 2



MIDBLOCK CURB RAMP

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

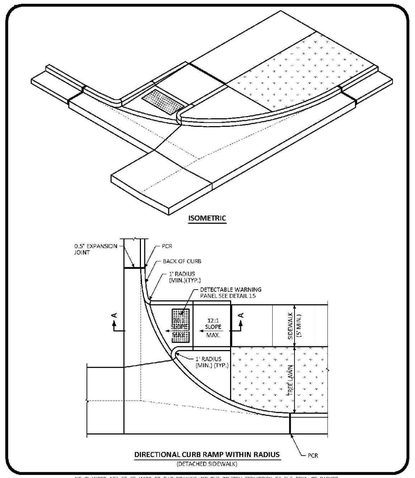
Parker COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 17 2 OF 2



DIRECTIONAL CURB RAMP WITHIN RADIUS
(ATTACHED SIDEWALK)

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

Parker COLORADO | **DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 18 1 OF 2



DIRECTIONAL CURB RAMP WITHIN RADIUS
(DETACHED SIDEWALK)

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

Parker COLORADO | **DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 18 2 OF 2

GENERAL NOTES

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

Parker COLORADO | **CROSS PAN LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 19 1 OF 1

GENERAL NOTES

1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

Parker COLORADO | **INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 20 1 OF 1

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

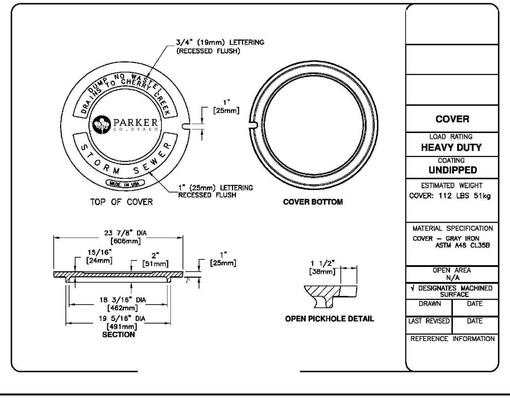
Parker COLORADO | **COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 21 1 OF 2

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

Parker COLORADO | **COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 21 2 OF 2

NO ☐ ANGLES ARE "C 3C MADE TO 515 DRAWING WITI DU" 3RI "ICN "DIVISION C" "I." TOWN OF" PARKER.

Parker COLORADO | **RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 22 1 OF 1



COVER
LOAD RATING HEAVY DUTY
COATING UNDIPPED
ESTIMATED WEIGHT COVER: 112 LBS 51kg
MATERIAL SPECIFICATION COVER — GRAY IRON ASTM A48 CL35B
OPEN AREA N/A
√ DESIGNATES MACHINED SURFACE
DRAWN / DATE
LAST REVISED / DATE
REFERENCE INFORMATION

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UNCC UTILITY NOTIFICATION CENTER OF COLORADO

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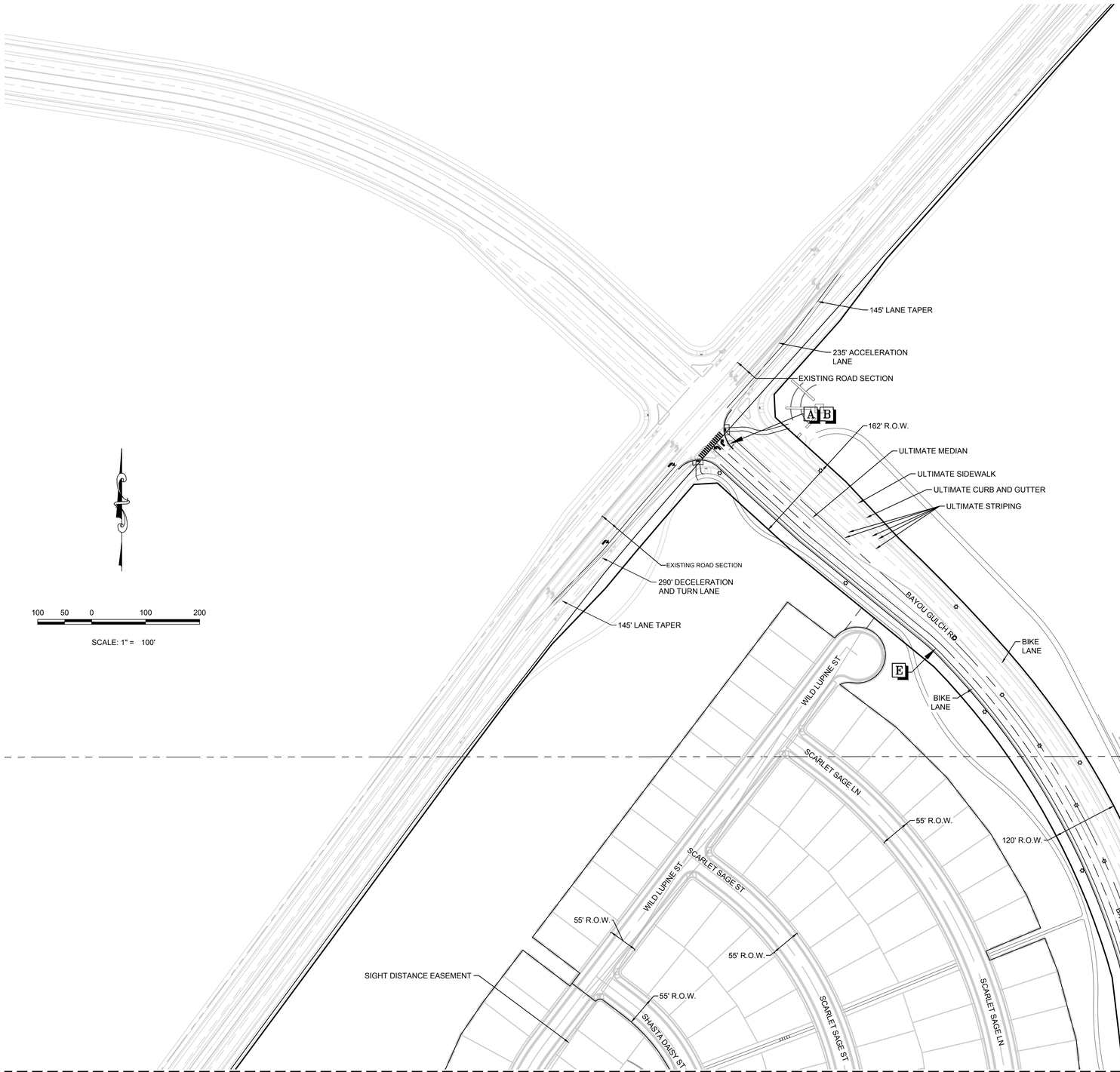
No.	Revisions	Date	Init.	Appr.	Date

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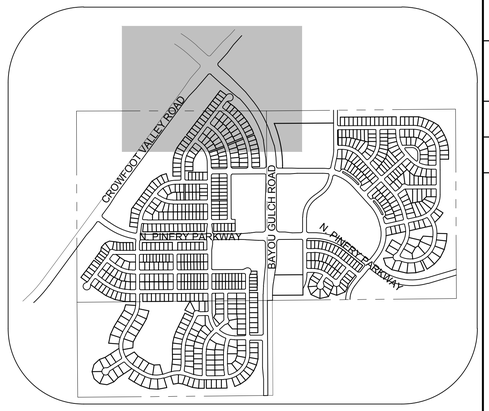
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	98		



MATCHLINE - SHEET 100



KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
*	TO BE INSTALLED WITH FUTURE FILING

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NOTES:
1. ALL ACCENT LIGHTING SHALL BE "PARKER LIGHT" (VICTORIAN SERIES, MODEL VP-103, BY NILAND COMPANY)

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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

No.	Revisions	Date	Init.	Appr.	Date

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Tel: (720) 482-9526
Fax: (720) 482-9546
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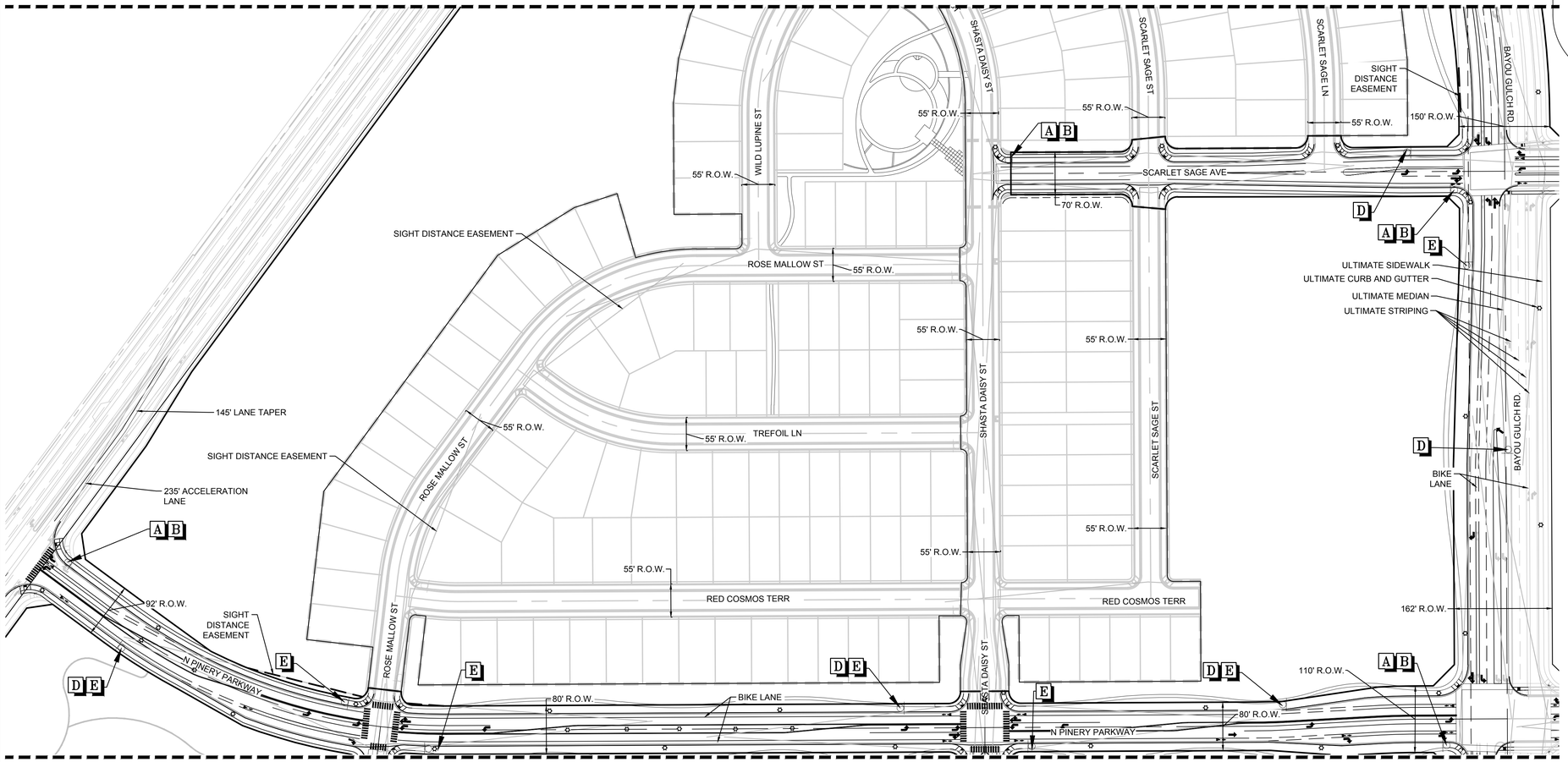
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

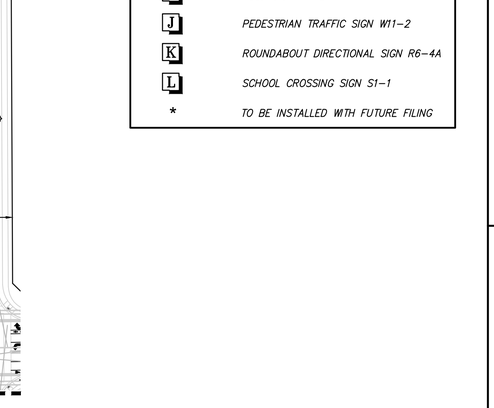
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FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 99

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MATCHLINE - SHEET 99



MATCHLINE - SHEET 101



KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
*	TO BE INSTALLED WITH FUTURE FILING

100 50 0 100 200

SCALE: 1" = 100'

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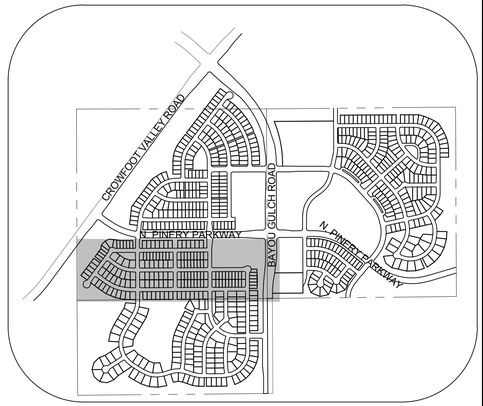
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TRAILS AT CROWFOOT
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SIGNAGE AND STRIPING PLAN

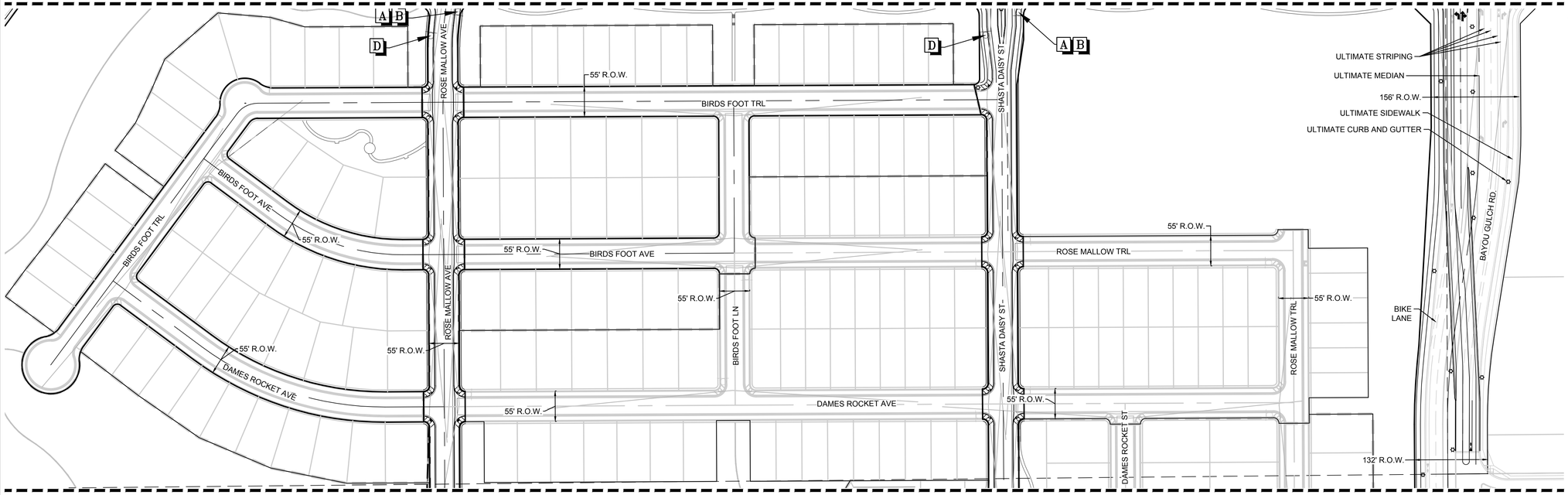
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FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 100

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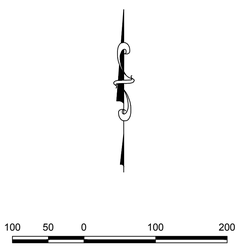


MATCHLINE - SHEET 100

KEYMAP
N.T.S.



MATCHLINE - SHEET 102



SCALE: 1" = 100'

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP
*	TO BE INSTALLED WITH FUTURE FILING

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987
UNCC UTILITY NOTIFICATION CENTER OF COLORADO

NOTES:
1. ALL ACCENT LIGHTING SHALL BE "PARKER LIGHT" (VICTORIAN SERIES, MODEL VP-103, BY NILAND COMPANY)

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

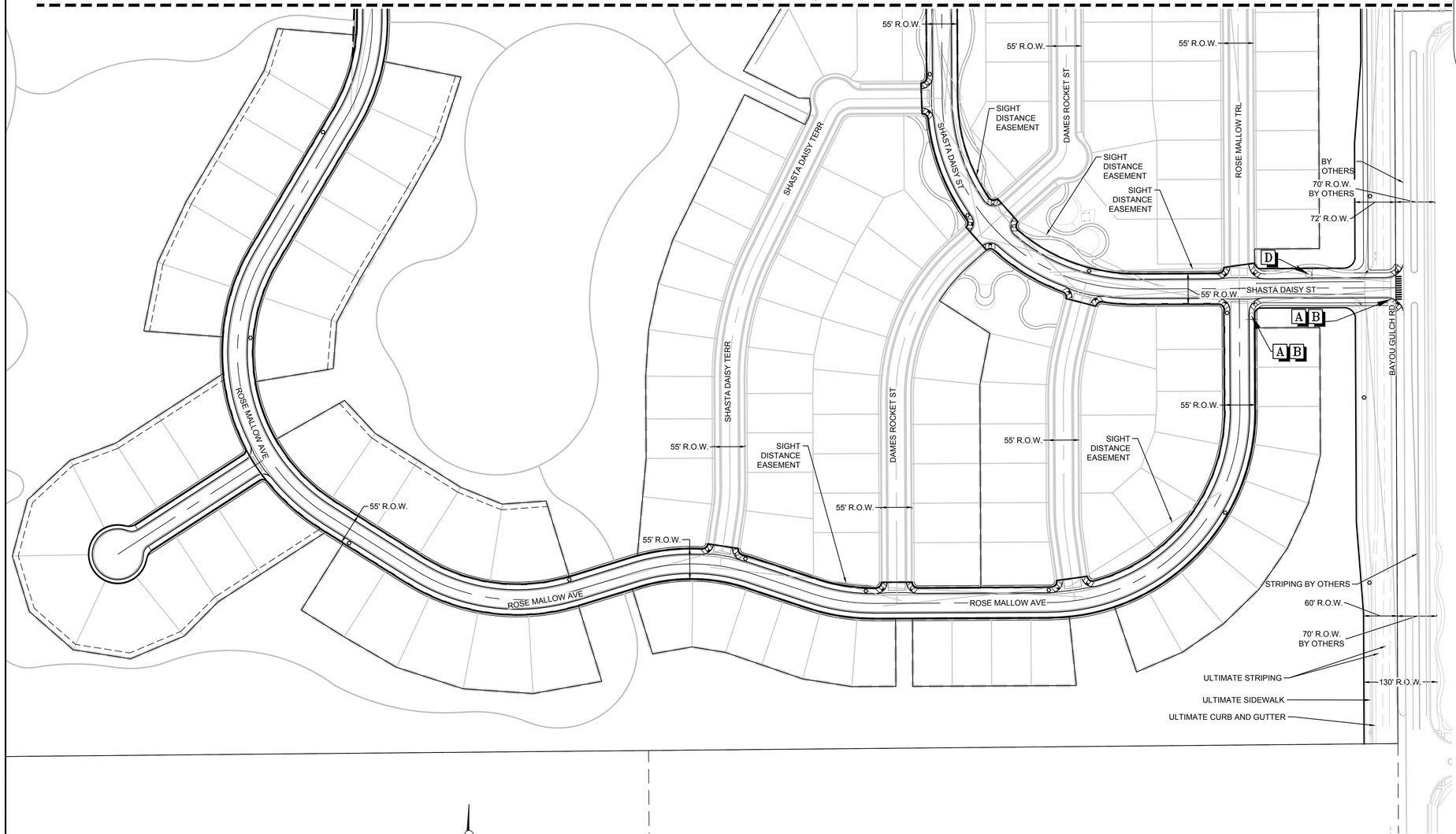
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

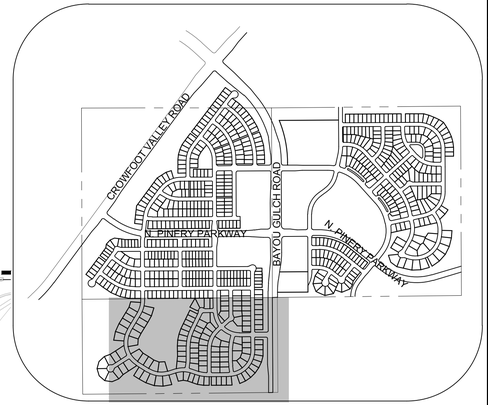
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FILE NO: 8130283701
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DATE: APRIL 2017

SHEET NUMBER 101

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MATCHLINE - SHEET 101





KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1–1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14–1
D	SPEED LIMIT SIGN R2–1
E	BIKE LANE SIGN R3–17
F	AHEAD SIGN R3–17A
G	ENDS SIGN R3–17B
H	YIELD SIGN R1–2
J	PEDESTRIAN TRAFFIC SIGN W11–2
K	ROUNDABOUT DIRECTIONAL SIGN R6–4A
L	SCHOOL CROSSING SIGN S1–1
⊕	20' STREET LIGHT LAMP
*	TO BE INSTALLED WITH FUTURE FILING

100 50 0 100 200

SCALE: 1" = 100'

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
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