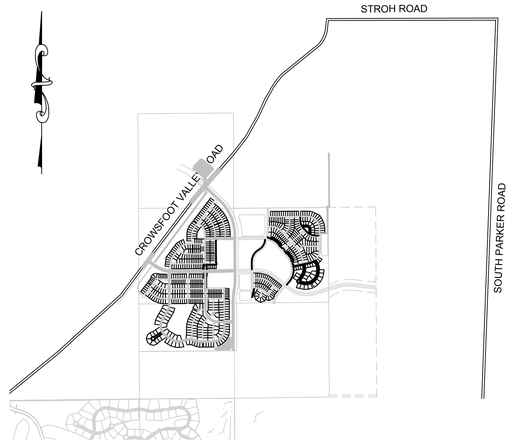
TRAILS AT CROWFOOT

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

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CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

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SURVEYOR/ ENGINEER:

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

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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\OZ\SF1\TOWN OF PARKER\F1 COVER.DWG, CODYA, 4/9/2018 12:54 PM

No.	Revisions	Date	Init.	Appr.	Date

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7353 South Alton Way
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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.
18. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2-YEAR AND 100-YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100-YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2-YEAR STORM WILL ONLY SHOW A 2-YEAR HGL.

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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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
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

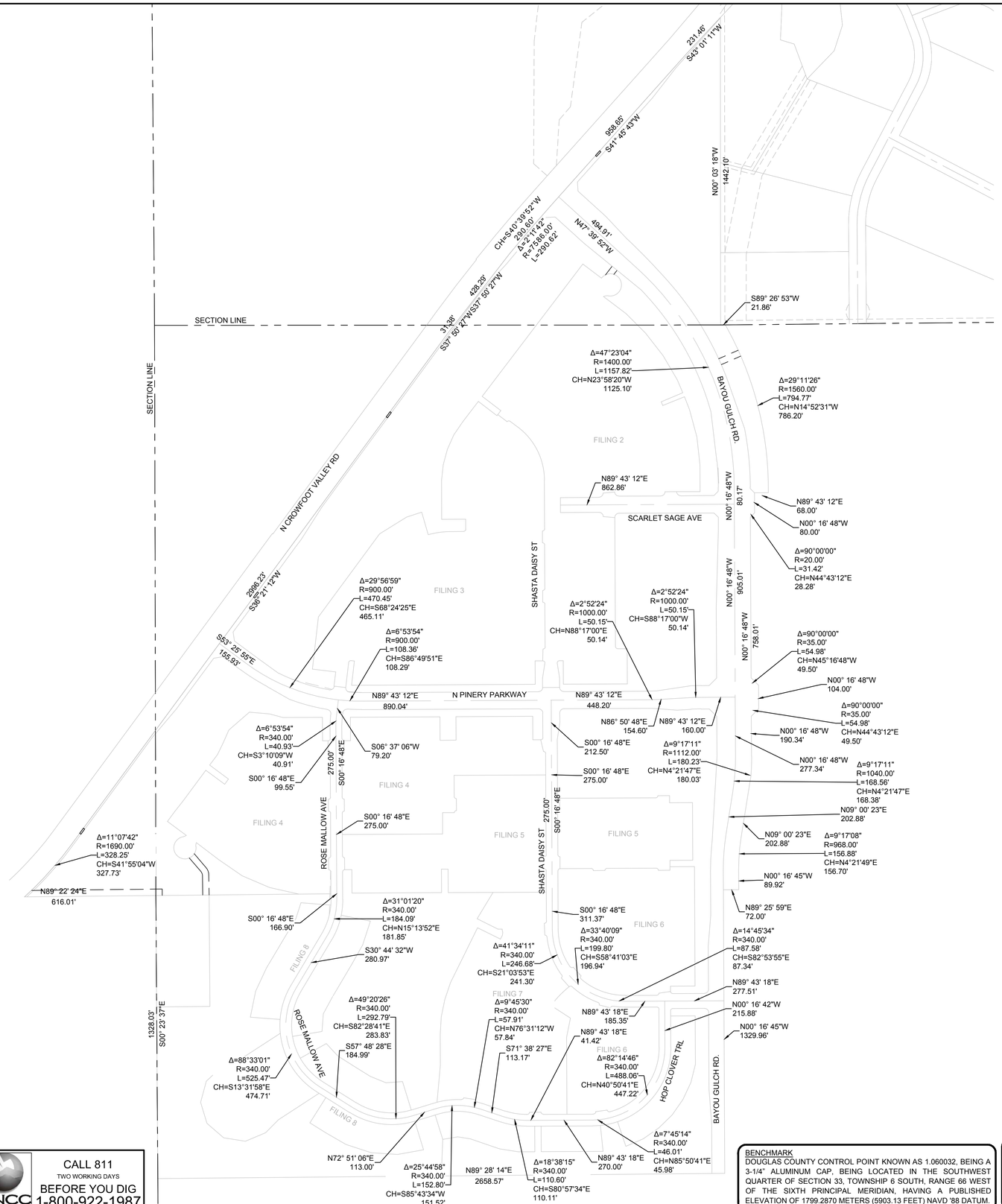
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

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		

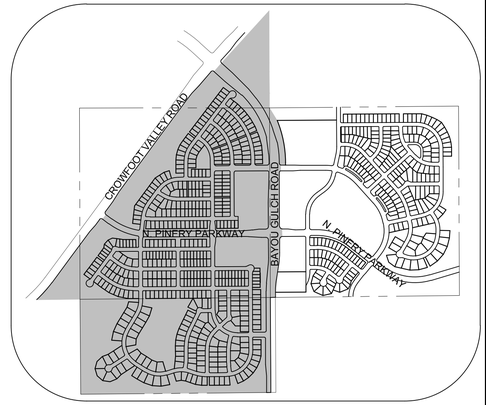
SHEET NUMBER 2

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 COVER.DWG, CODY A, 4/9/2018 12:54 PM



250 125 0 250 500

SCALE: 1" = 250'



KEYMAP
N.T.S.

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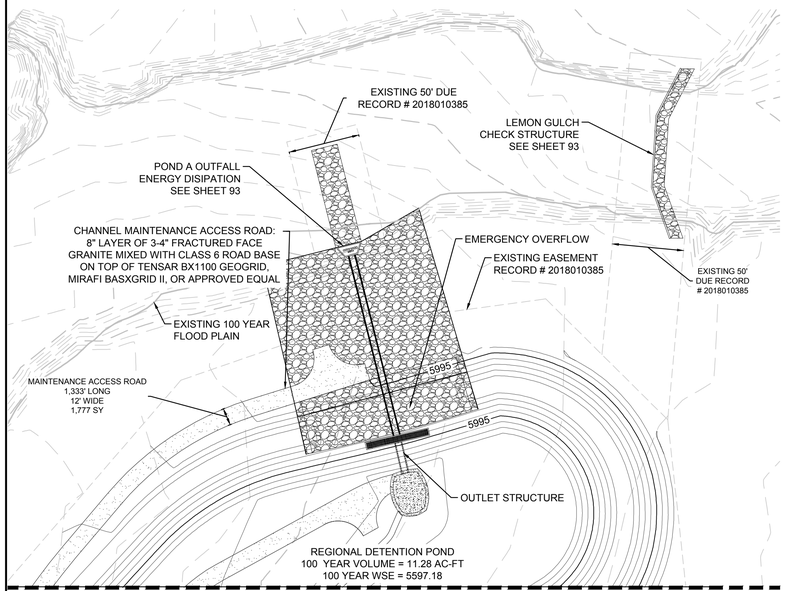
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
HORIZONTAL CONTROL PLAN

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

SHEET NUMBER 3

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\HORIZONTAL CONTROL PLAN .DWG, KYLEM, 4/16/2018 9:16 AM

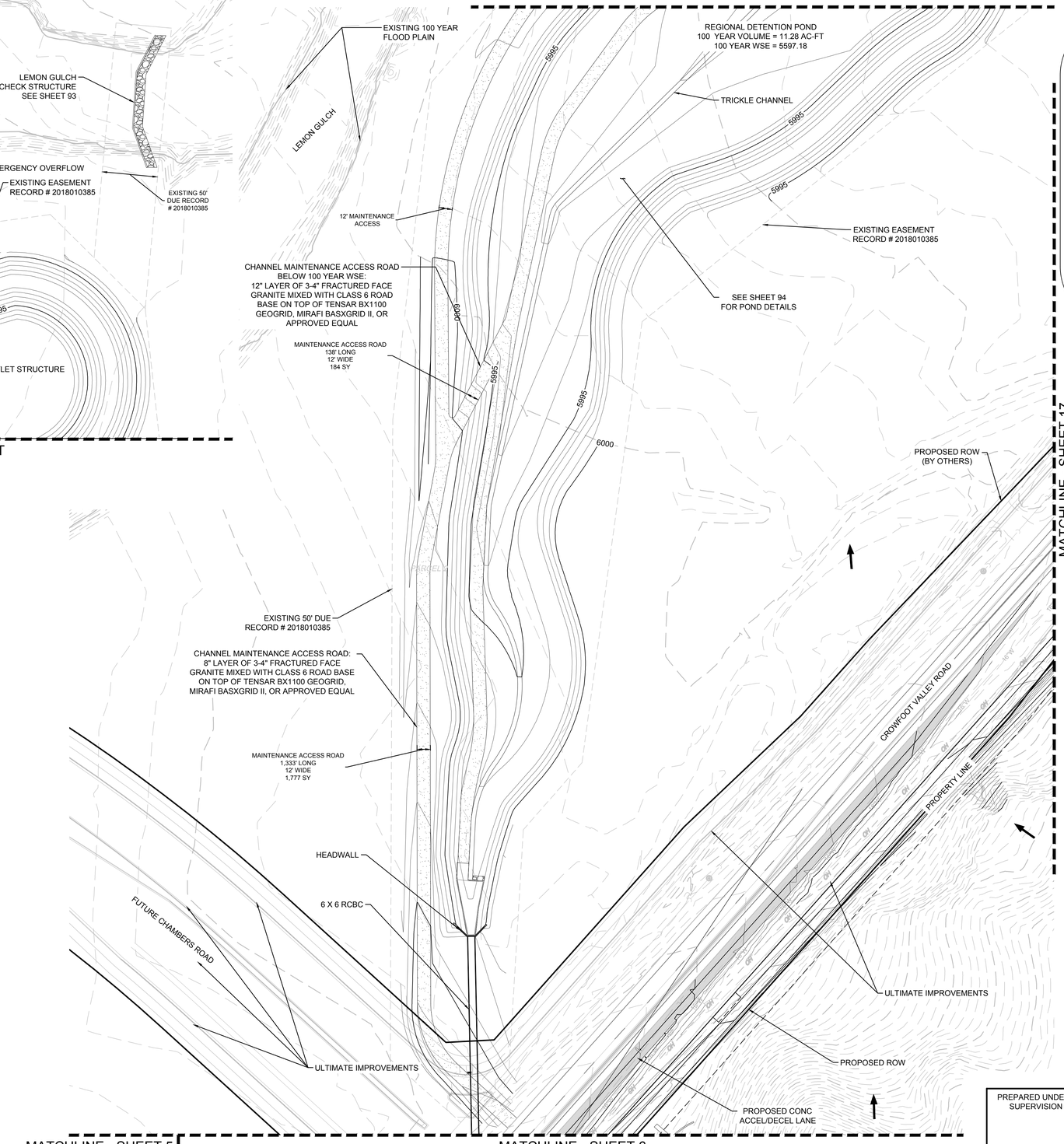


MATCHLINE - SEE RIGHT

50 25 0 50 100

SCALE: 1" = 50'

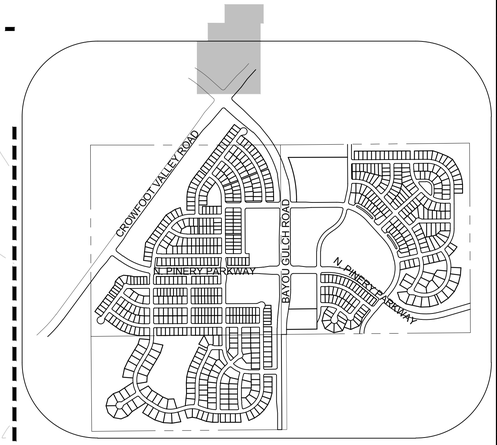
MATCHLINE - SEE LEFT



MATCHLINE - SHEET 5

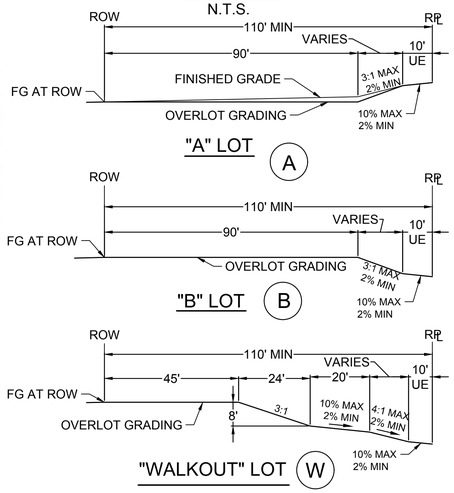
MATCHLINE - SHEET 6

MATCHLINE - SHEET 17



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
			FILING BOUNDARY
00.0 FG	PROPOSED FINISHED GRADE	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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NOTES:
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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 4

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 AREA GRADING.DWG, BRIANW, 4/16/2018 11:33 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

ULTIMATE IMPROVEMENTS

PROPOSED DROP STRUCTURE (SEE SHEET 90)

FUTURE STORM DRAIN

PROPOSED WATERLINE

PROPOSED SANITARY SEWER

162' R.O.W.

HEADWALL

BAYOU GULCH RD.

TRACT B

10' CONCRETE MAINTENANCE ROAD, 6" DEPTH

PROPERTY LINE

SECTION LINE

SEE SHEET 89 FOR DRAINAGE CHANNEL DESIGN

CHANNEL MAINTENANCE ACCESS ROAD: 2,773' LONG 10' WIDE 3,081 SY

EXISTING R.O.W. (VARIABLE WIDTH)

120' ULTIMATE PROPOSED R.O.W.

36' EXISTING ROAD

PROPOSED DROP STRUCTURES (SEE SHEET 89)

WILD LUPINE ST

SCARLET SAGE LN

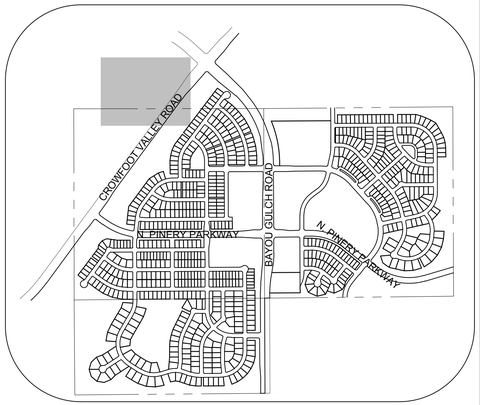
SCARLET SAGE ST

59' R.O.W.

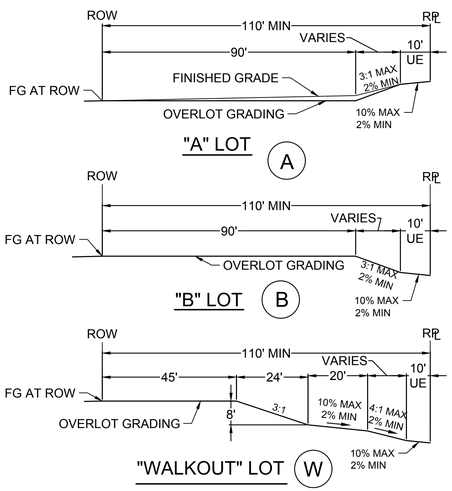
FILING 2

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
		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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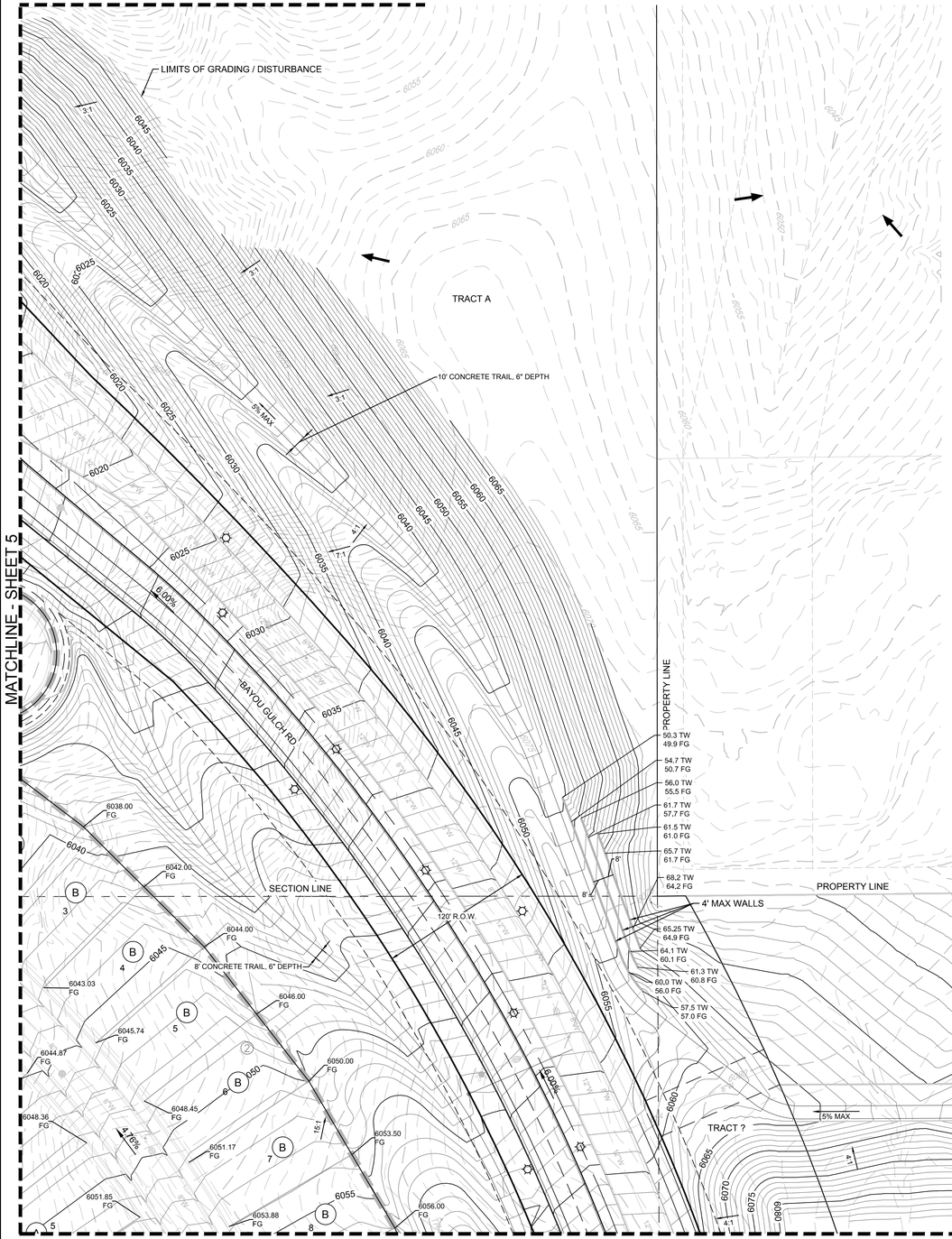
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

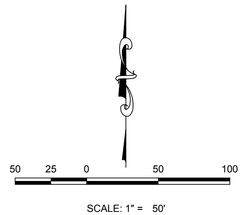
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FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 5

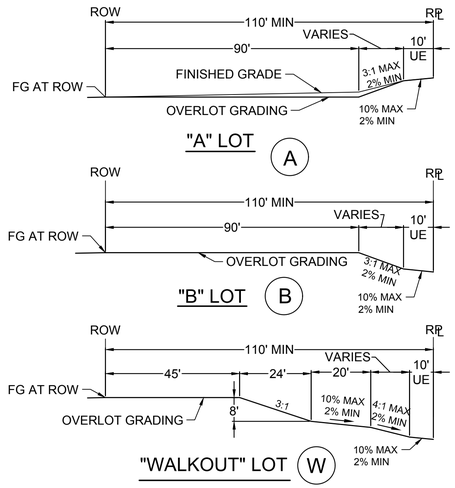
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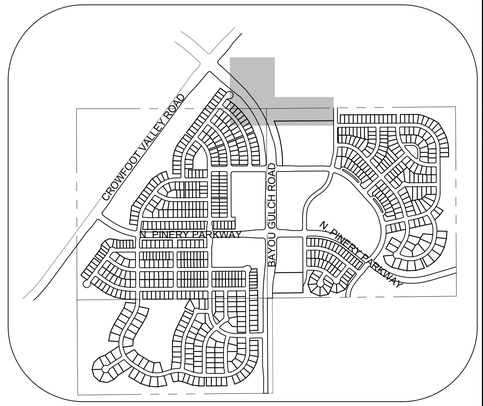
MATCHLINE - SHEET 4





SCALE: 1" = 50'

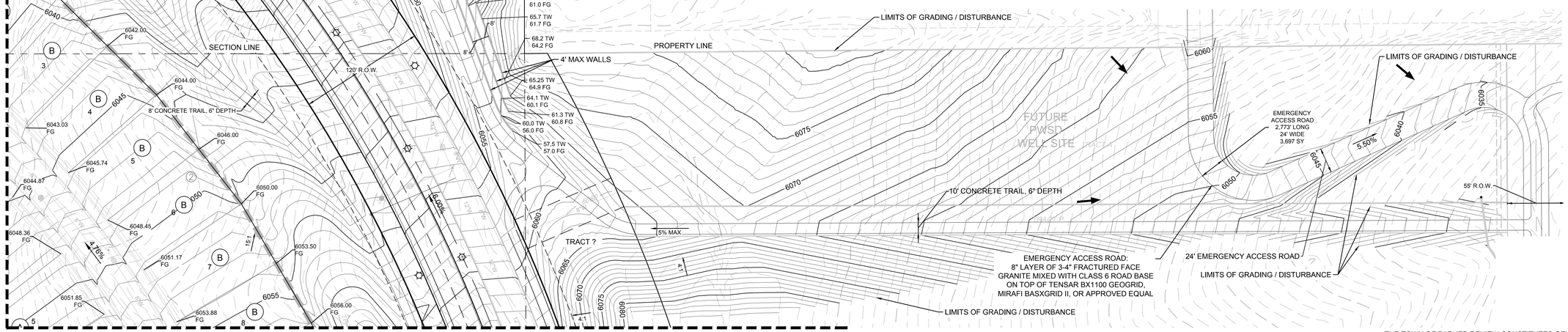




KEYMAP
N.T.S.

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 EXISITNG 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



MATCHLINE - SHEET 8

MATCHLINE - SHEET 5

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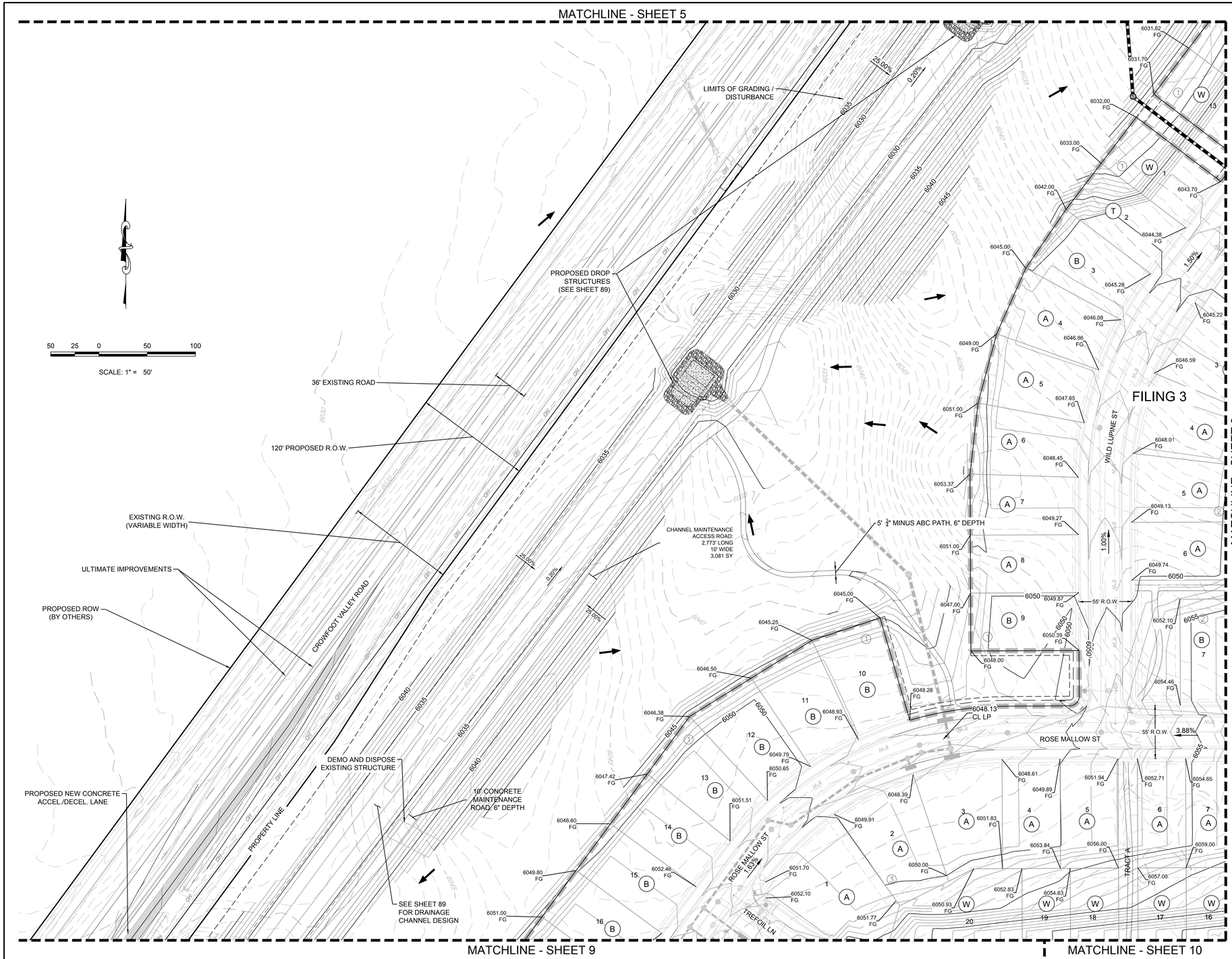
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

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

SHEET NUMBER 6

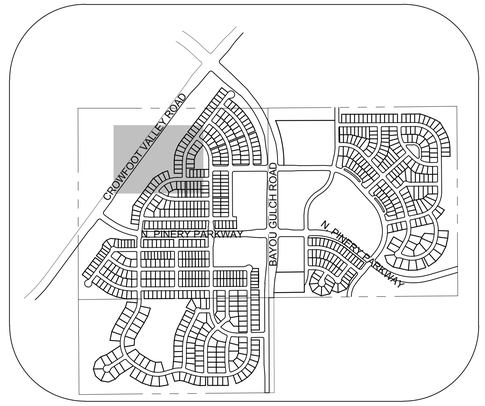
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MATCHLINE - SHEET 5

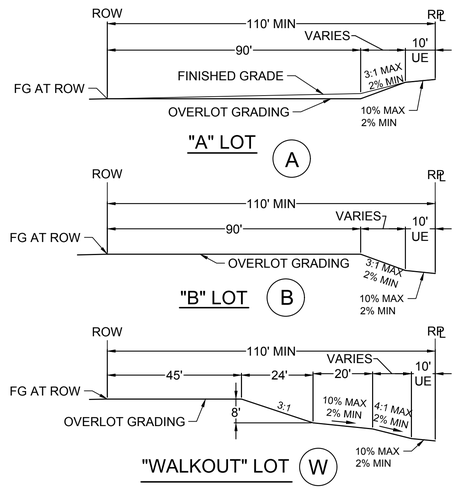


50 25 0 50 100

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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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

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

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

HR 935 LLC
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 7

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\SF1\TOWN OF PARKER\F1 AREA GRADING.DWG, HAYDENV, 4/9/2018 12:57 PM

MATCHLINE - SHEET 6

MATCHLINE - SHEET 7

MATCHLINE - SHEET 10

WILD LUPINE ST

SHASTA DAISY ST

ROSE MALLOW ST

SCARLET SAGE ST

SCARLET SAGE LN

SCARLET SAGE AVE

SHASTA DAISY ST.

SCARLET SAGE ST

BAYOU GULCH RD.

TRACT A

TRACT B

TRACT C

TRACT D

TRACT S

TRACT AA

FILING 2

FILING 3

FILING 14

55' R.O.W.

70' R.O.W.

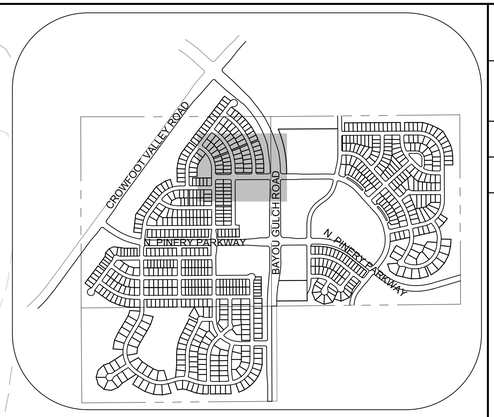
82' R.O.W.

150' R.O.W.

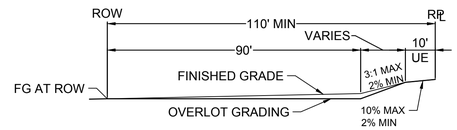
5' CONCRETE TRAIL, 6" DEPTH

8' CONCRETE TRAIL, 6" DEPTH

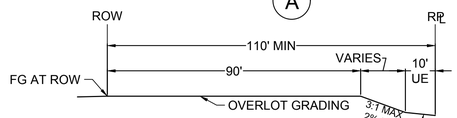
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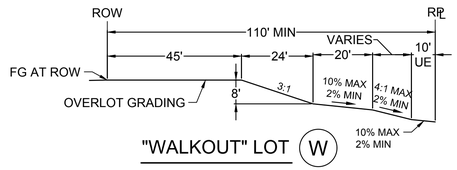
KEYMAP
N.T.S.



"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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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	8		

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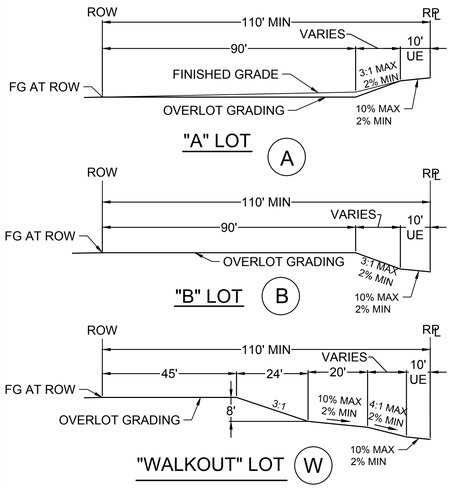
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50 25 0 50 100
SCALE: 1" = 50'

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 AREA GRADING.DWG, HAYDENV, 4/9/2018 12:58 PM

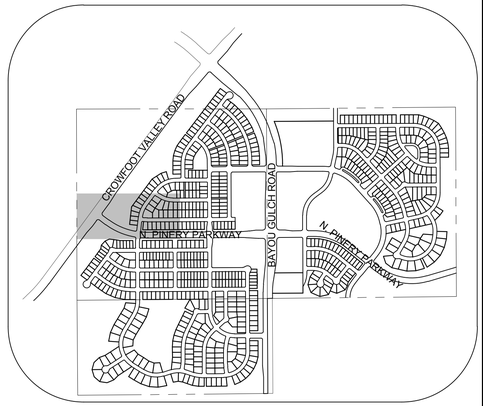


LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
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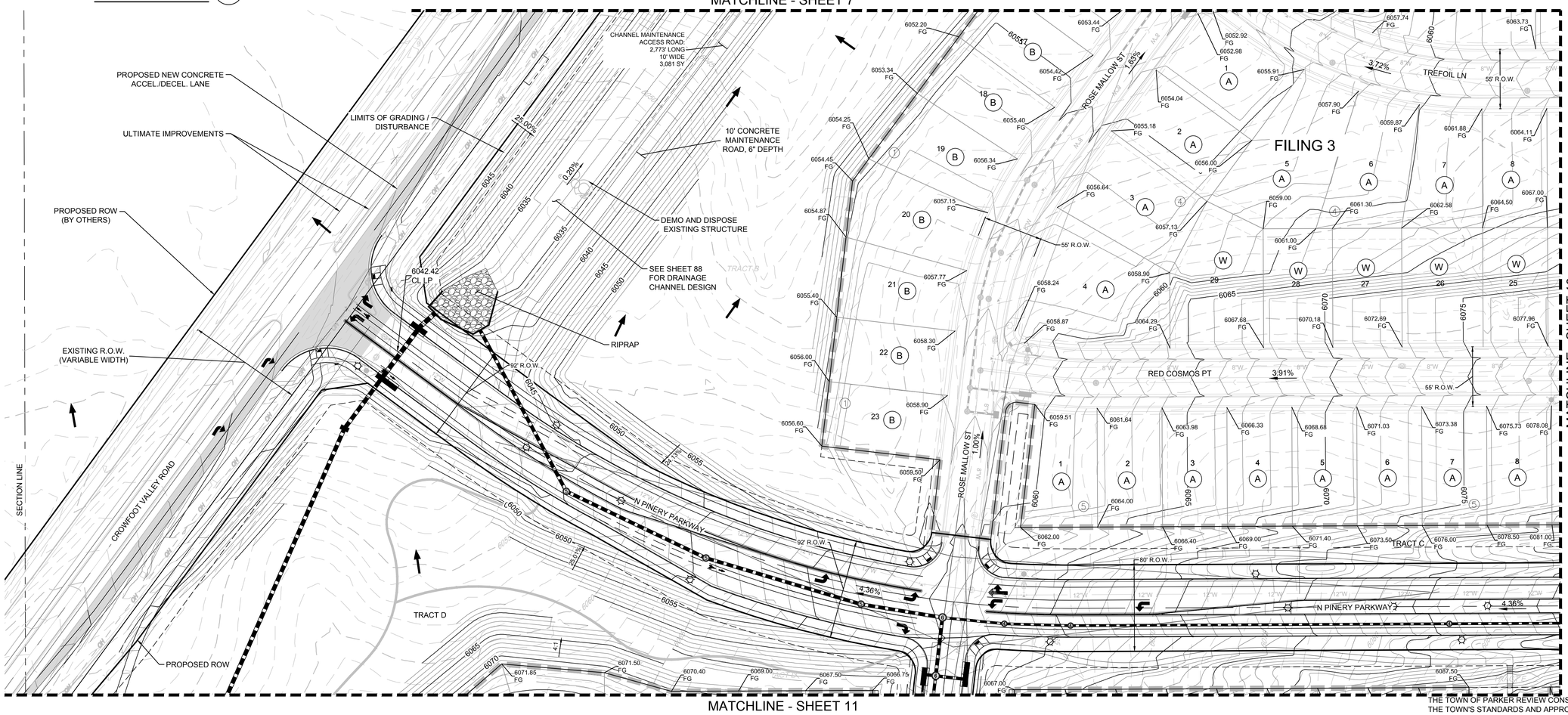
50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 7



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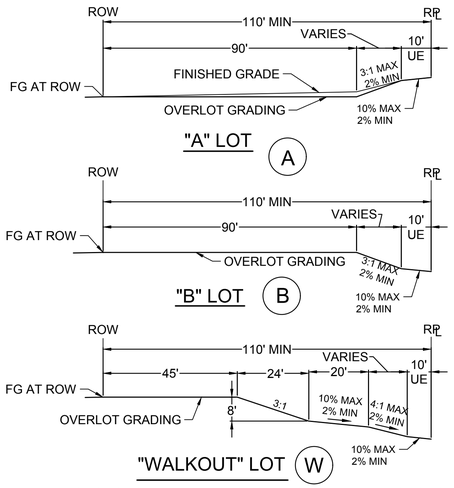
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FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
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SHEET NUMBER 9

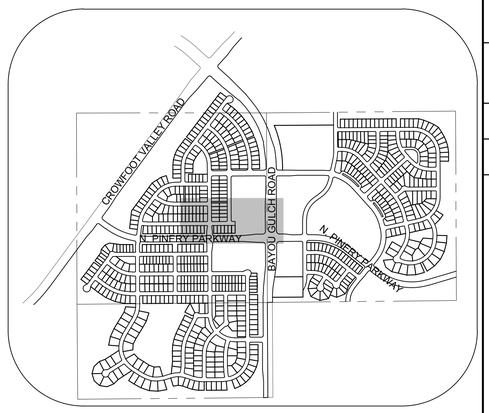


LEGEND

(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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5 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 7

MATCHLINE - SHEET 8

MATCHLINE - SHEET 9

MATCHLINE - SHEET 12

FILING 3

FILING 2

FILING 14

TRACT A

TRACT B

TRACT BB

TRACT S

TREFOIL LN

SHASTA DAISY ST

SCARLET SAGE ST

RED COSMOS PT

N PINERY PARKWAY

BAYOU GULCH RD

5' CONCRETE TRAIL, 6" DEPTH

6' CONCRETE TRAIL, 6" DEPTH

SWALE FOR NUISANCE FLOWS

55' R.O.W.

80' R.O.W.

110' R.O.W.

162' R.O.W.

6099.53 CL HP

6105.04 CL HP

6082.28 CL LP

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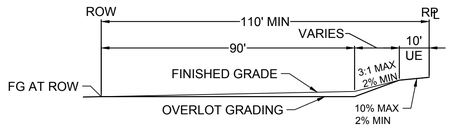
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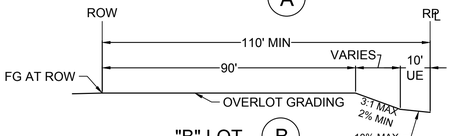
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DRAWN BY:	JLR		
CHECKED BY:	JJJ		
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SHEET NUMBER 10

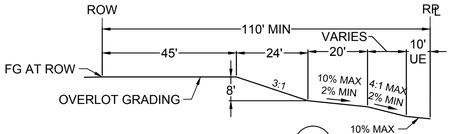
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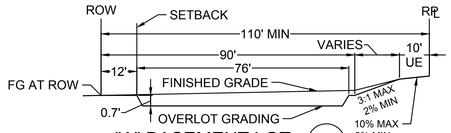
"A" LOT (A)



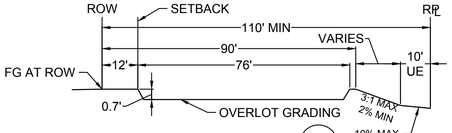
"B" LOT (B)



"WALKOUT" LOT (W)



"A" BASEMENT LOT (C)



"B" BASEMENT LOT (D)

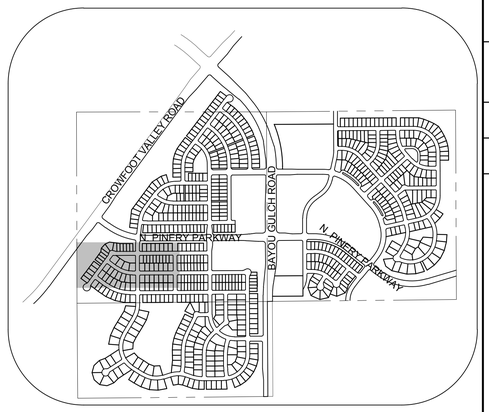
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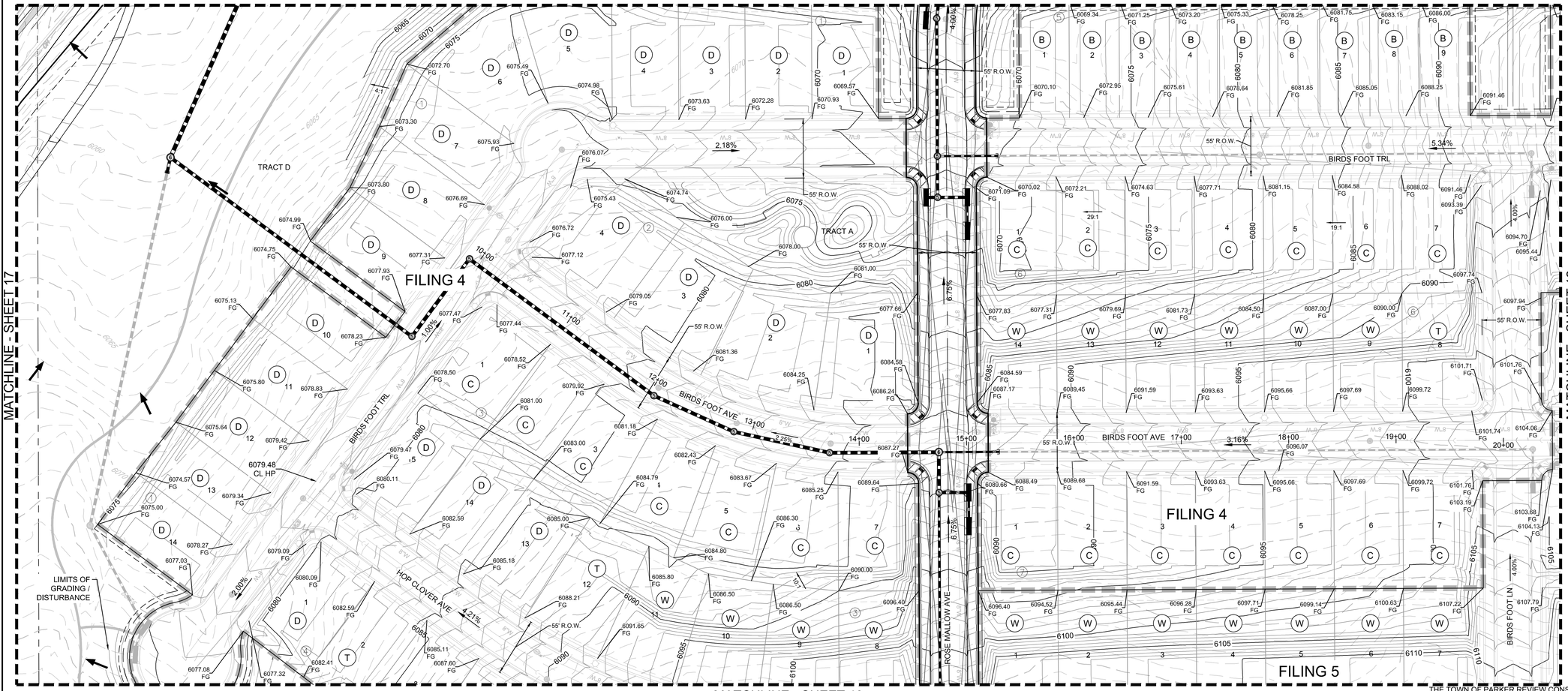
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SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 9



MATCHLINE - SHEET 13

NOTES:
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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

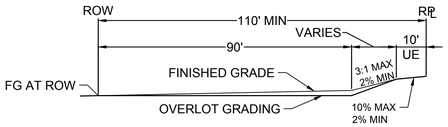
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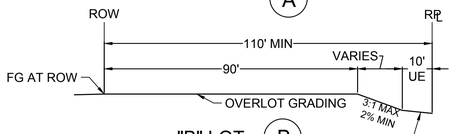
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 11

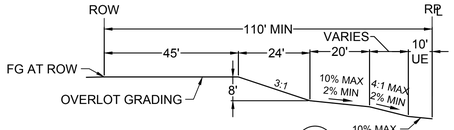
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"A" LOT (A)



"B" LOT (B)



"WALKOUT" LOT (W)

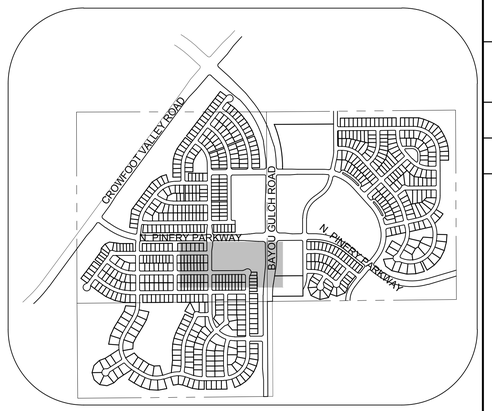
LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	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



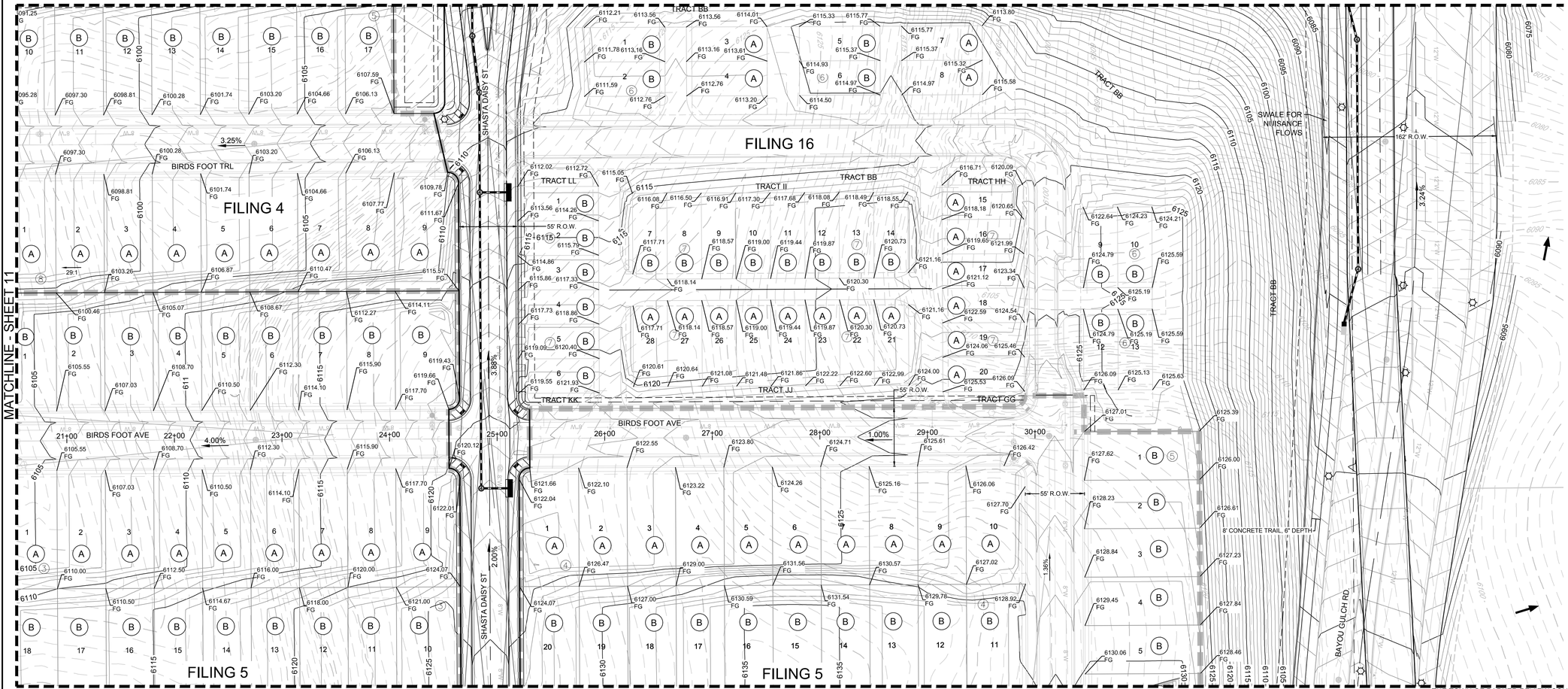
50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 10



MATCHLINE - SHEET 11

MATCHLINE - SHEET 14

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CZ\SF1\TOWN OF PARKER\F1 AREA GRADING.DWG, HAYDENV, 4/9/2018 12:59 PM

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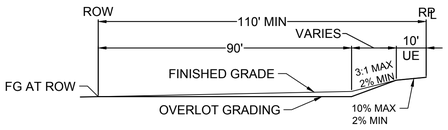
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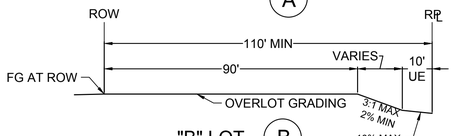
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

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

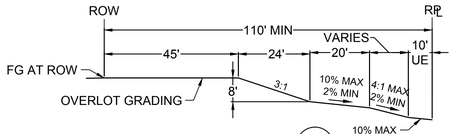
SHEET NUMBER 12



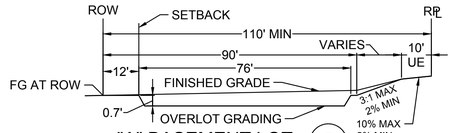
"A" LOT (A)



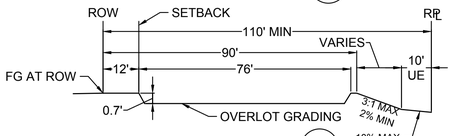
"B" LOT (B)



"WALKOUT" LOT (W)



"A" BASEMENT LOT (C)



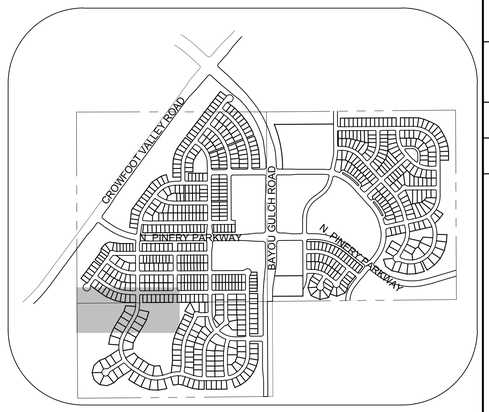
"B" BASEMENT LOT (D)

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
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00.0 FG	PROPOSED FINISHED GRADE		FILING BOUNDARY
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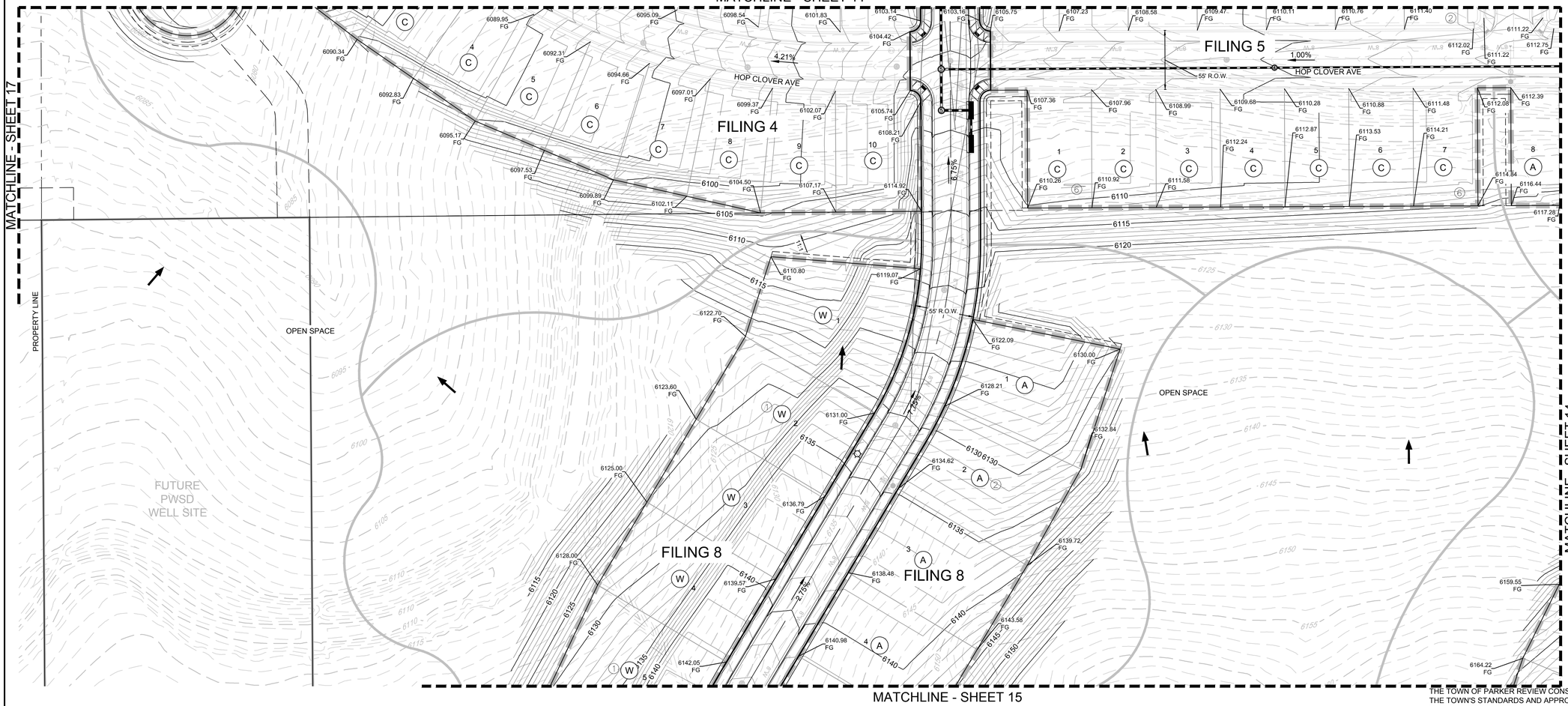


SCALE: 1" = 50'



KEYMAP
N.T.S.

MATCHLINE - SHEET 11



MATCHLINE - SHEET 15

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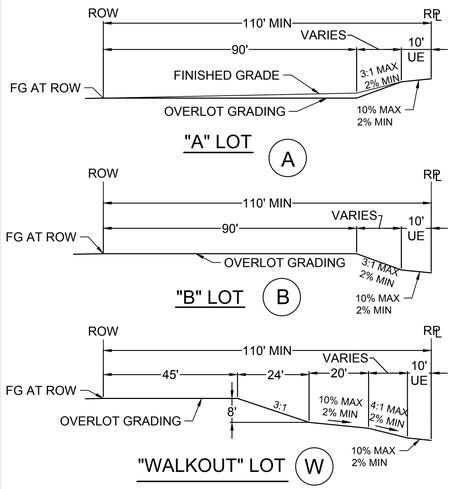
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

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

SHEET NUMBER 13

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD\SF1\TOWN OF PARKER\F1 AREA GRADING.DWG, HAYDEN\, 4/9/2018 12:59 PM



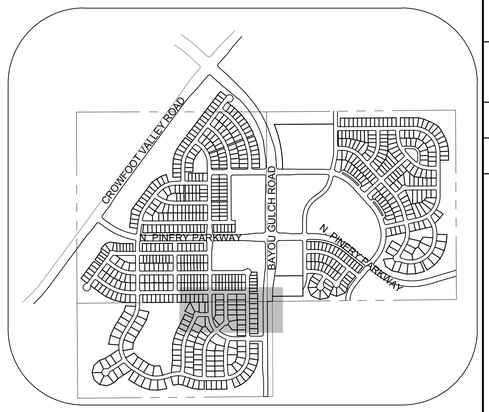
LEGEND

(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
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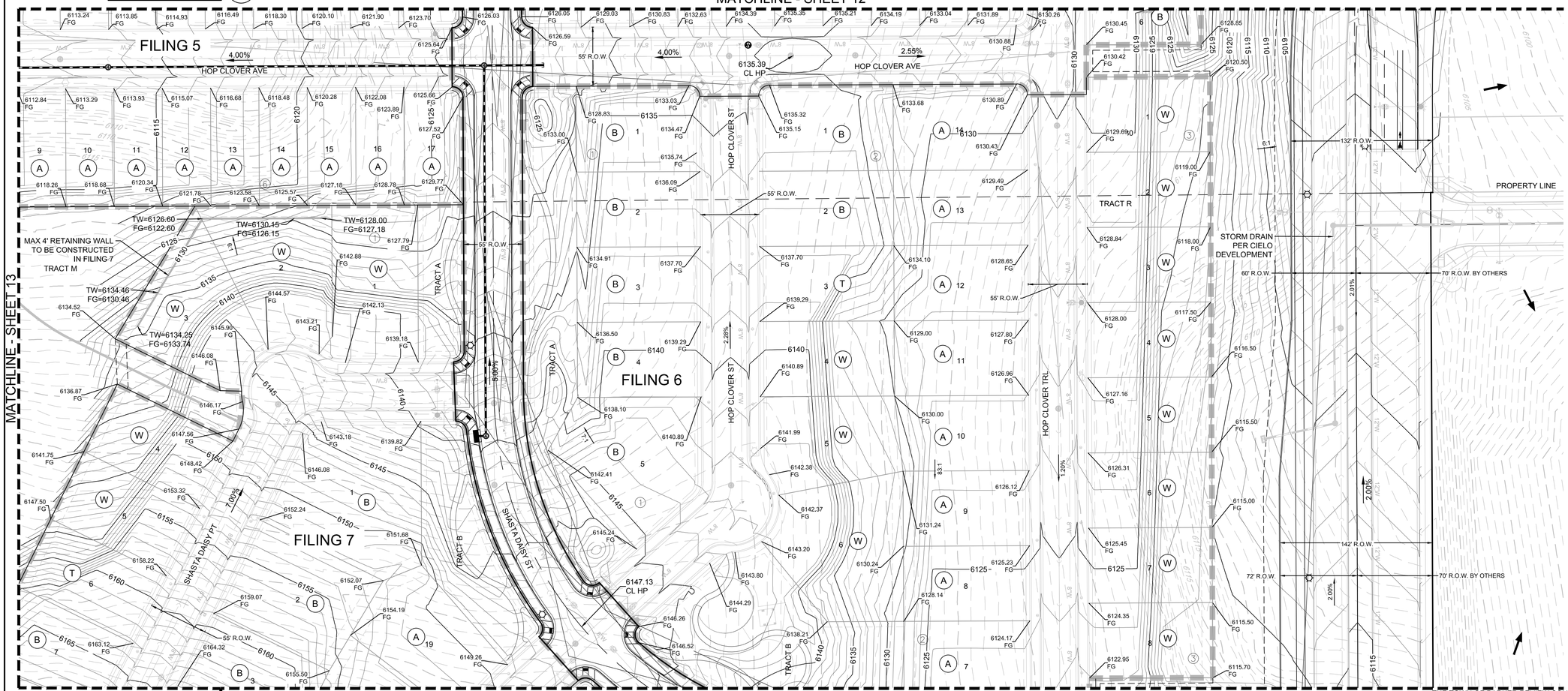
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SCALE: 1" = 100'



KEYMAP
N.T.S.

MATCHLINE - SHEET 12



MATCHLINE - SHEET 13

MATCHLINE - SHEET 15

MATCHLINE - SHEET 16

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 AREA GRADING.DWG, HAYDENV, 4/9/2018 12:59 PM

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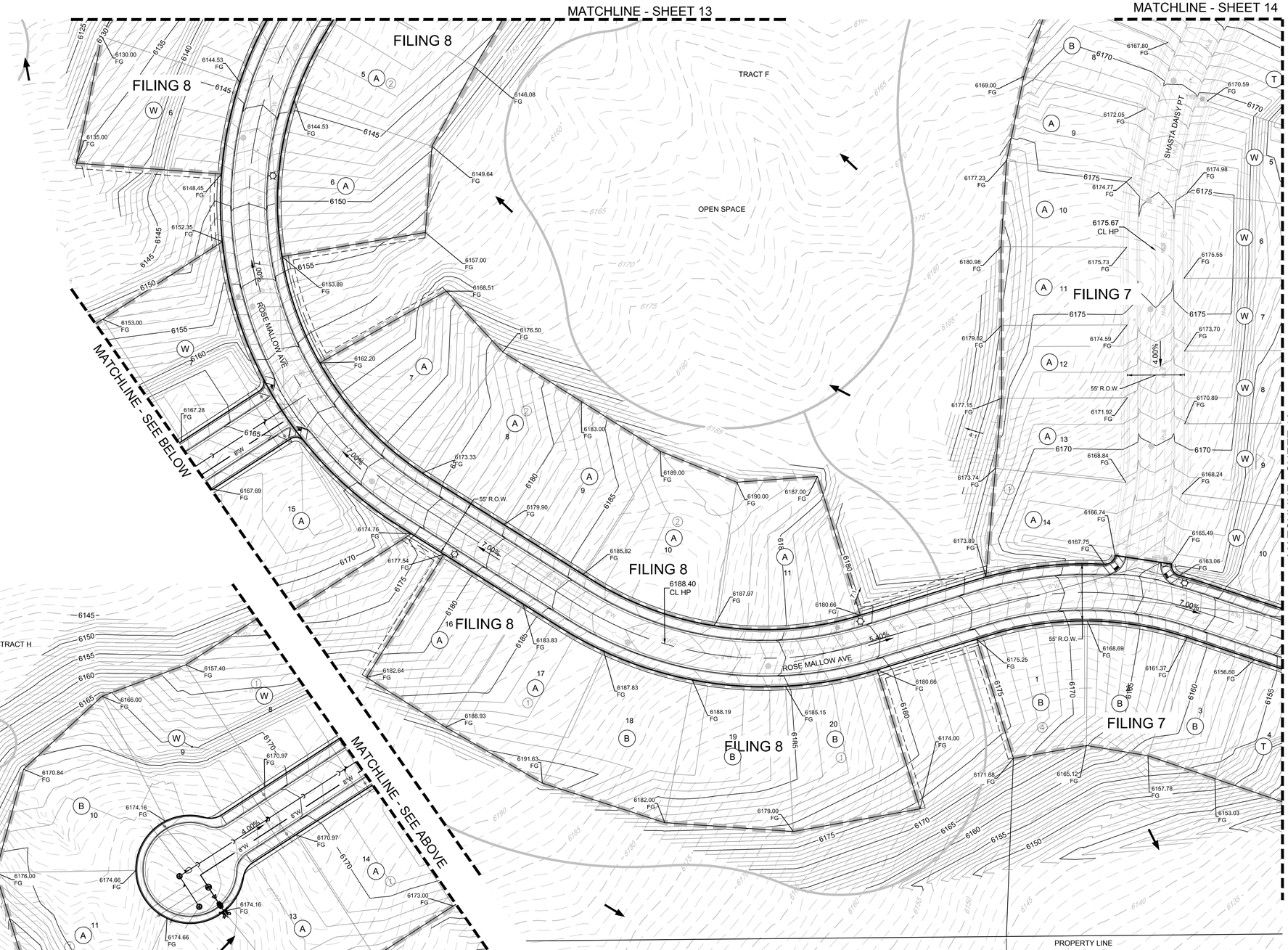
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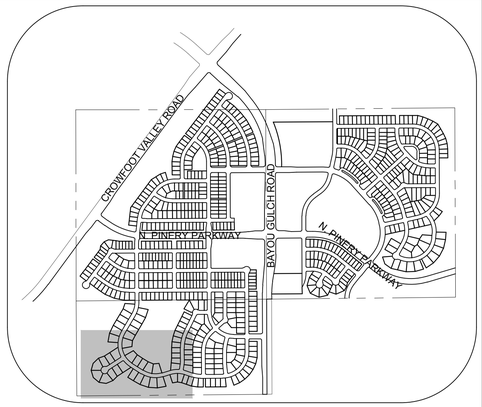
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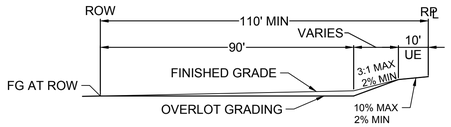
DRAWN BY:	CHECKED BY:	DATE:
JLR	JJJ	APRIL 2017

SHEET NUMBER 14

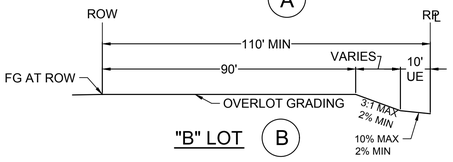




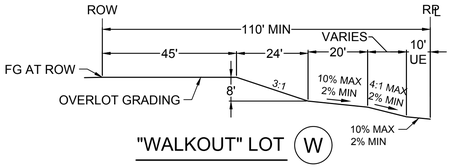
KEYMAP
N.T.S.



"A" LOT (A)



"B" LOT (B)



"WALKOUT" LOT (W)

LEGEND

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(A) LOT TYPE	CENTERLINE
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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

HR 935 LLC
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

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 AREA GRADING.DWG, HAYDENV, 4/9/2018 1:00 PM

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.

PROPERTY LINE

55' R.O.W.

72' R.O.W.

70' R.O.W. BY OTHERS

60' R.O.W.

130' R.O.W.

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

PROPOSED DETENTION POND
100 YEAR VOLUME = 2.4 AC-FT

FOREBAY

TRICKLE CHANNEL

EMERGENCY OVERFLOW

SEE SHEET 95
FOR POND DETAILS

POND OUTLET STRUCTURE SEE SHEET 95

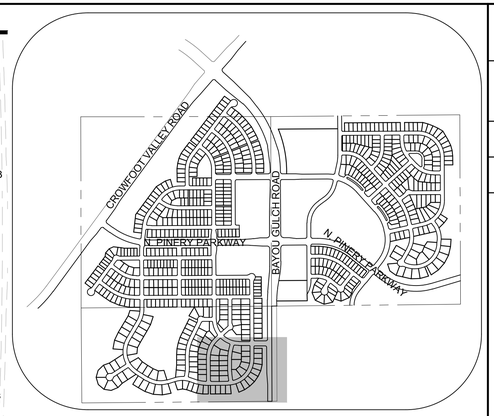
STORM DRAIN PER CIELO DEVELOPMENT

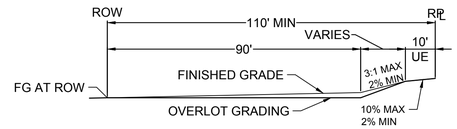
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50 25 0 50 100

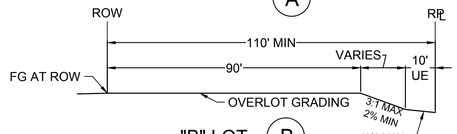
KEYMAP

N.T.S.

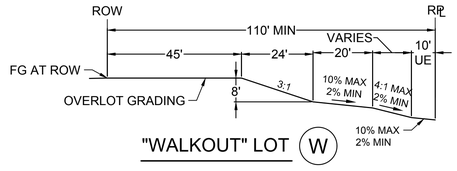




"A" LOT (A)



"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	1.0%	FILING BOUNDARY; PROPOSED SLOPE & DIRECTION

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

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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

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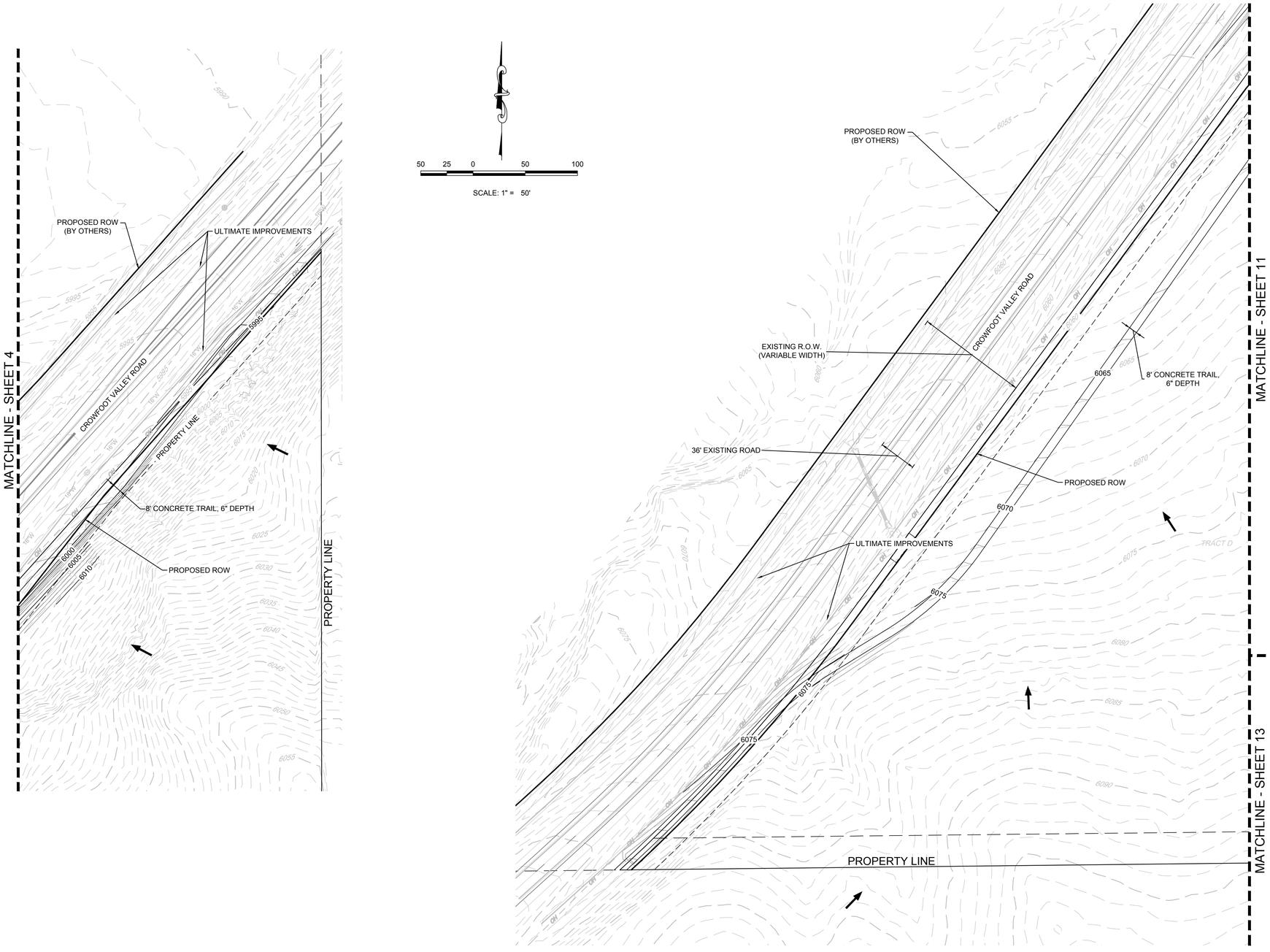
TRAILS AT CROWFOOT
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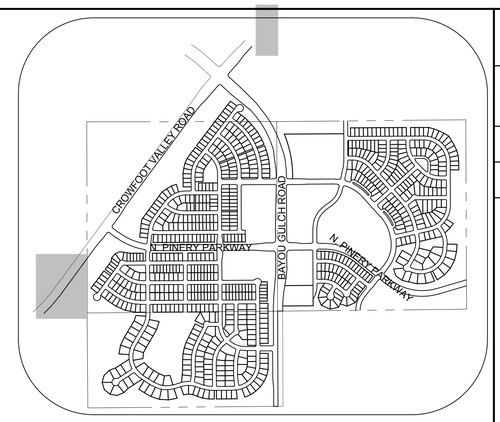
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DRAWN BY:	CHECKED BY:	DATE:
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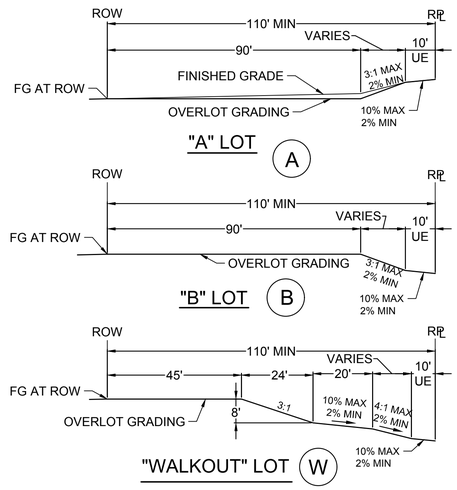
SHEET NUMBER 16

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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
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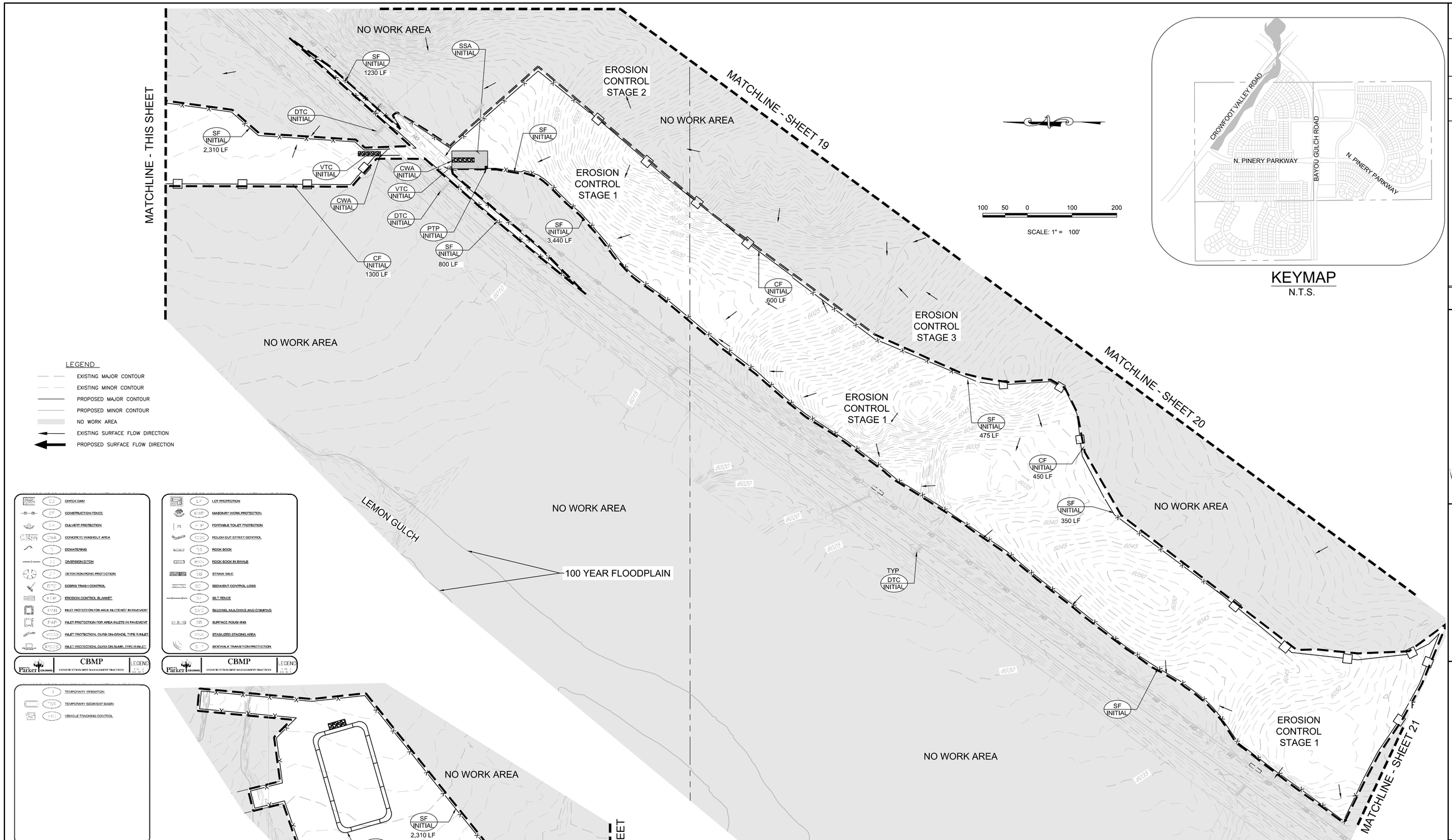
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE:	FILE NO:
AS SHOWN	8130283701

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

SHEET NUMBER 17

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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

CBMP — Parker, Colorado — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

- CHTCK (SAN) CHECK DAM
- CONST FENCE CONSTRUCTION FENCE
- CULV CULVERT PROTECTION
- CWA CONCRETE WASHOUT AREA
- DEWA DEWATERING
- DIV DIVERSION DITCH
- DET DETENTION POND PROTECTION
- DEBRIS DEBRIS TRASH CONTROL
- EC BL EROSION CONTROL BLANKET
- IP(N) INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- IP(P) INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- IP(CG) INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- IP(CS) 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
- SILDING, MULCHING AND CTSMPING
- SURFACE ROUGHING
- STABILIZED STAGING AREA
- SIDEWALK TRANSITION PROTECTION

CBMP — Parker, Colorado — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

- TEMPORARY IRRIGATION
- TEMPORARY SEDIMENT BASIN
- VEHICLE TRACKING CONTROL

CBMP — Parker, Colorado — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

KEYMAP
N.T.S.

NOTE:

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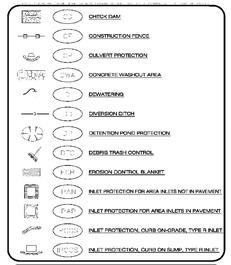
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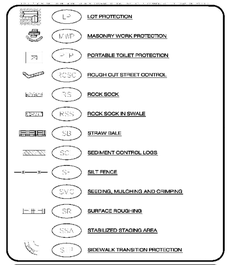
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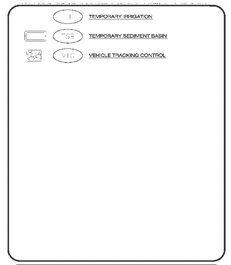
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 1 INITIAL CBMP PLANS

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

SHEET NUMBER 18





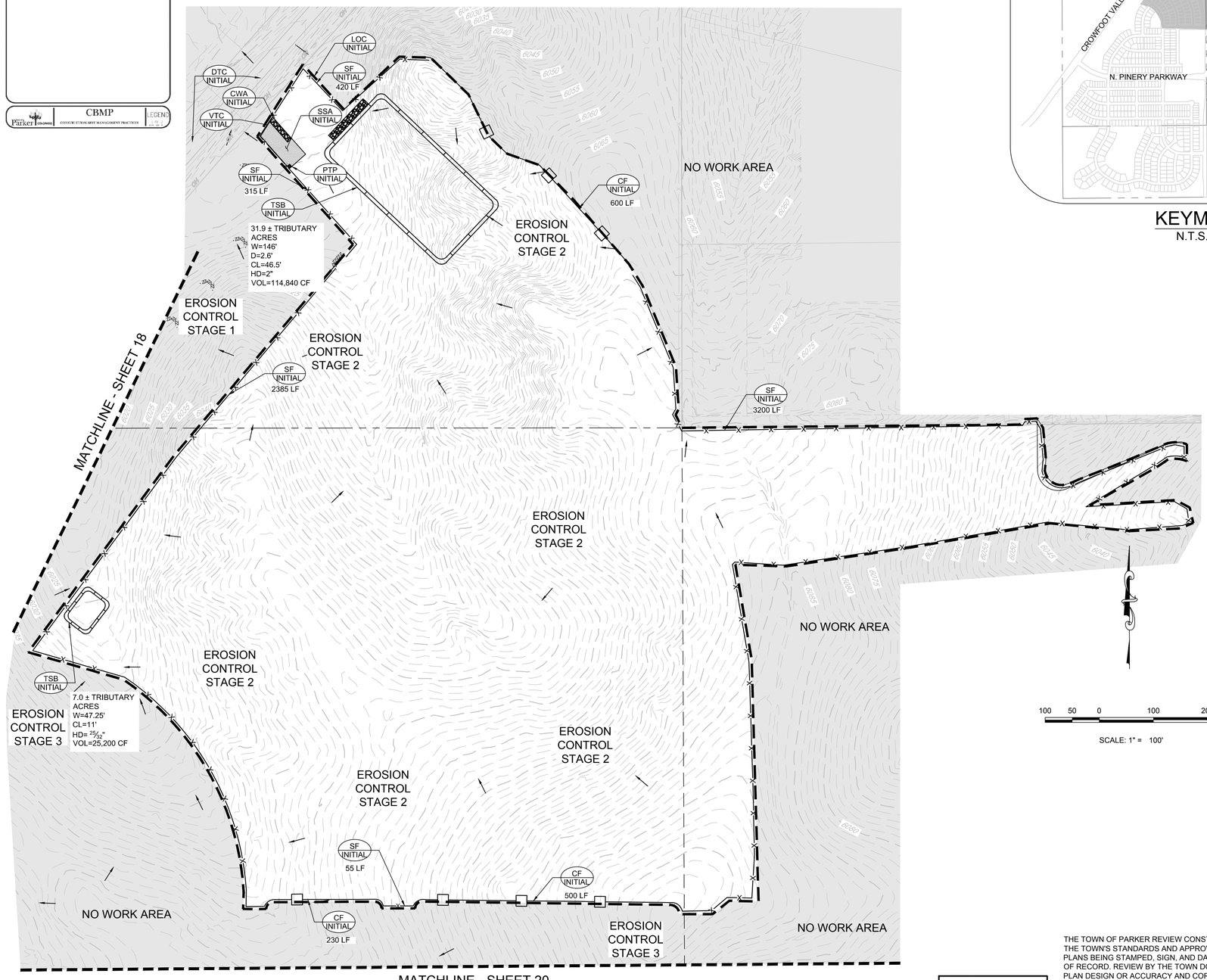


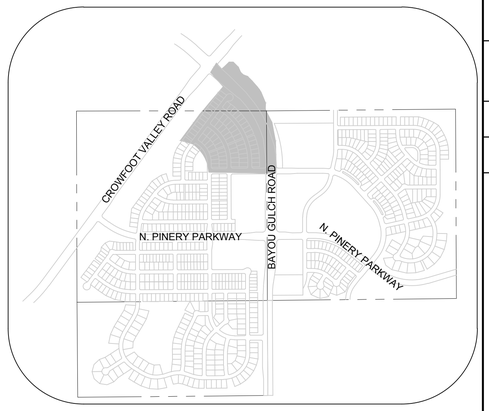
LEGEND

- EXISTING MAJOR CONTOUR
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KEYMAP
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100 50 0 100 200

SCALE: 1" = 100'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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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 BMP PLANS.DWG, BRIANW, 4/9/2018 1:02 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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

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

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

SHEET NUMBER 19

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 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

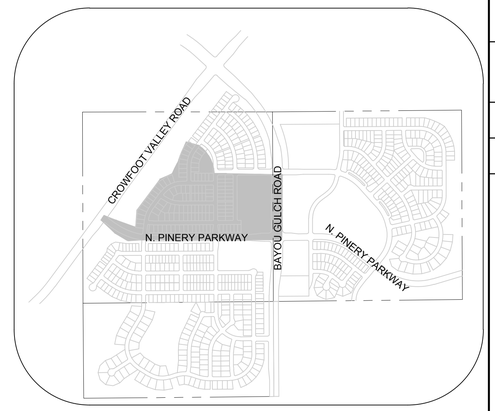
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

LEGEND

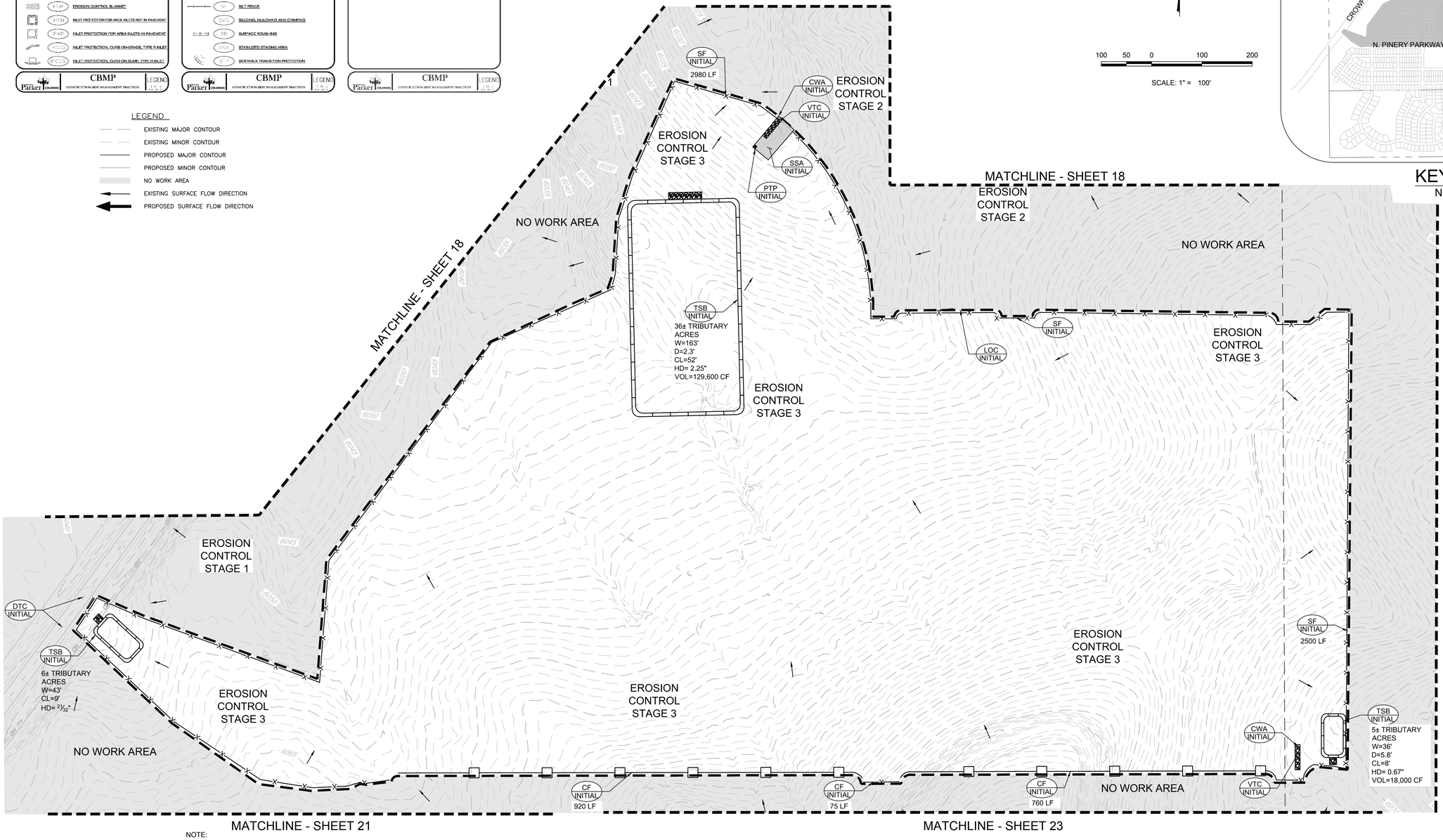
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- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION

100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
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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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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 20

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP PLANS.DWG, BRIANW, 4/9/2018 1:02 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

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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 23

MATCHLINE - SHEET 22

MATCHLINE - SHEET 20

EROSION CONTROL STAGE 6

EROSION CONTROL STAGE 5

EROSION CONTROL STAGE 4

EROSION CONTROL STAGE 3

NO WORK AREA

CF INITIAL 725 LF

SF INITIAL 835 LF

SF INITIAL 360 LF

SF INITIAL 885 LF

CF INITIAL 790 LF

TSB INITIAL
8± TRIBUTARY ACRES
W=51'
D=5.4'
CL=12'
HD= 27/32"
VOL=28,800 CF

SF INITIAL 115 LF

CF INITIAL 1430 LF

TSB INITIAL
6.6± TRIBUTARY ACRES
W=43'
D=5.6'
CL=10'
HD= .75"
VOL=23,760 CF

SF INITIAL 1180 LF

CF INITIAL 615 LF

SF INITIAL 1210 LF

CF INITIAL 955 LF

CWA INITIAL

VTC INITIAL

SF INITIAL 65 LF

CF INITIAL 210 LF

SF INITIAL 65 LF

CF INITIAL 210 LF

SSA INITIAL

VTC INITIAL

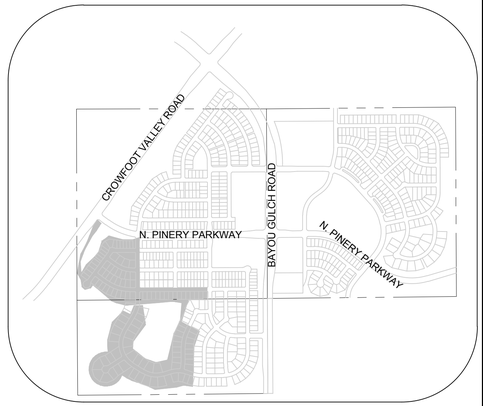
PTP INITIAL

TSB INITIAL
23.7± TRIBUTARY ACRES
W=113'
D=3.2'
CL=34.7'
HD= 1.6"
VOL=85,320 CF

SF INITIAL 1380 LF

LOC INITIAL

DTC INITIAL



KEYMAP
N.T.S.

100 50 0 100 200

SCALE: 1" = 100'

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STAGE 4 INITIAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 21

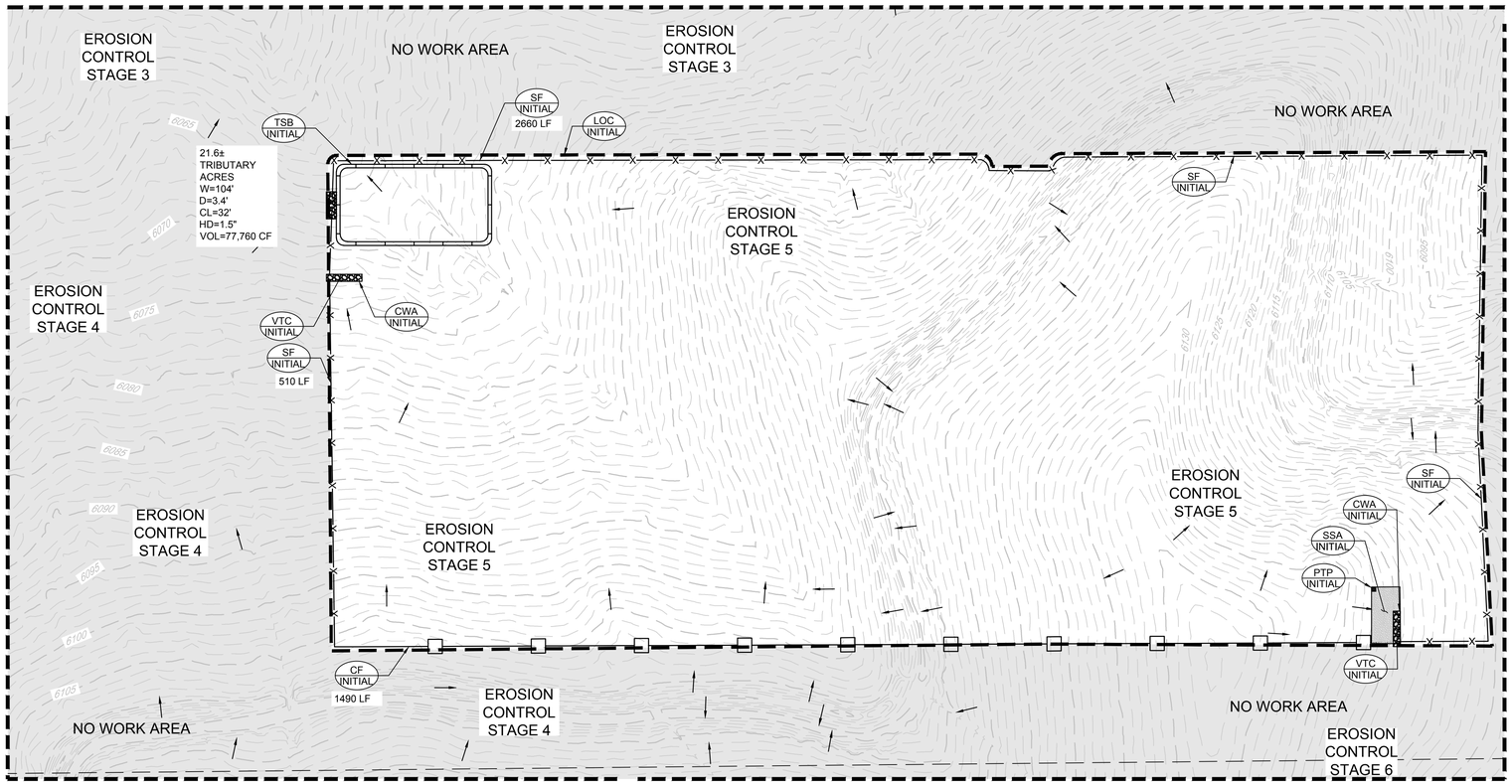
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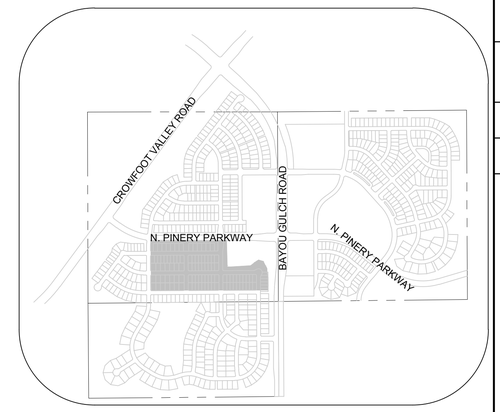


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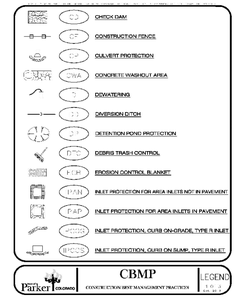
SCALE: 1" = 100'

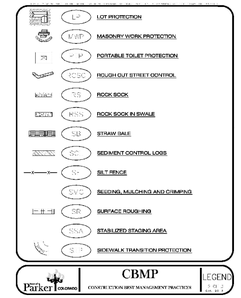
MATCHLINE - SHEET 20

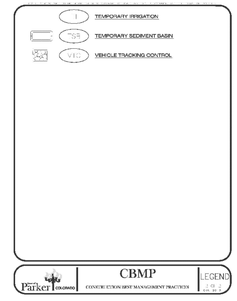




KEYMAP
N.T.S.







LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
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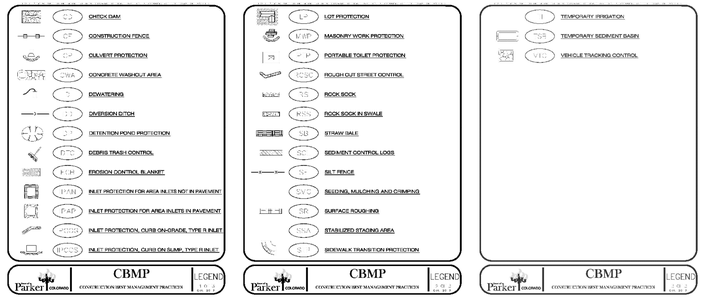
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DRAWN BY:	CHECKED BY:	DATE:
BJG	JJJ	APRIL 2017

SCALE: AS SHOWN
FILE NO: 8130283701

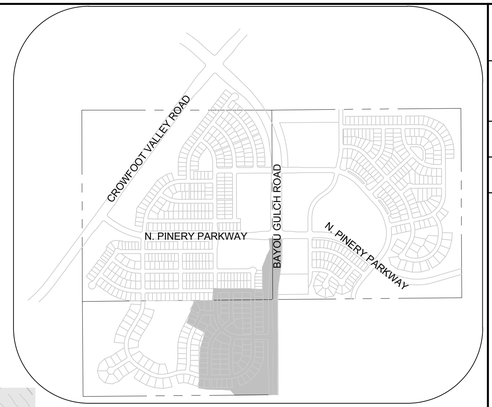
SHEET NUMBER 22

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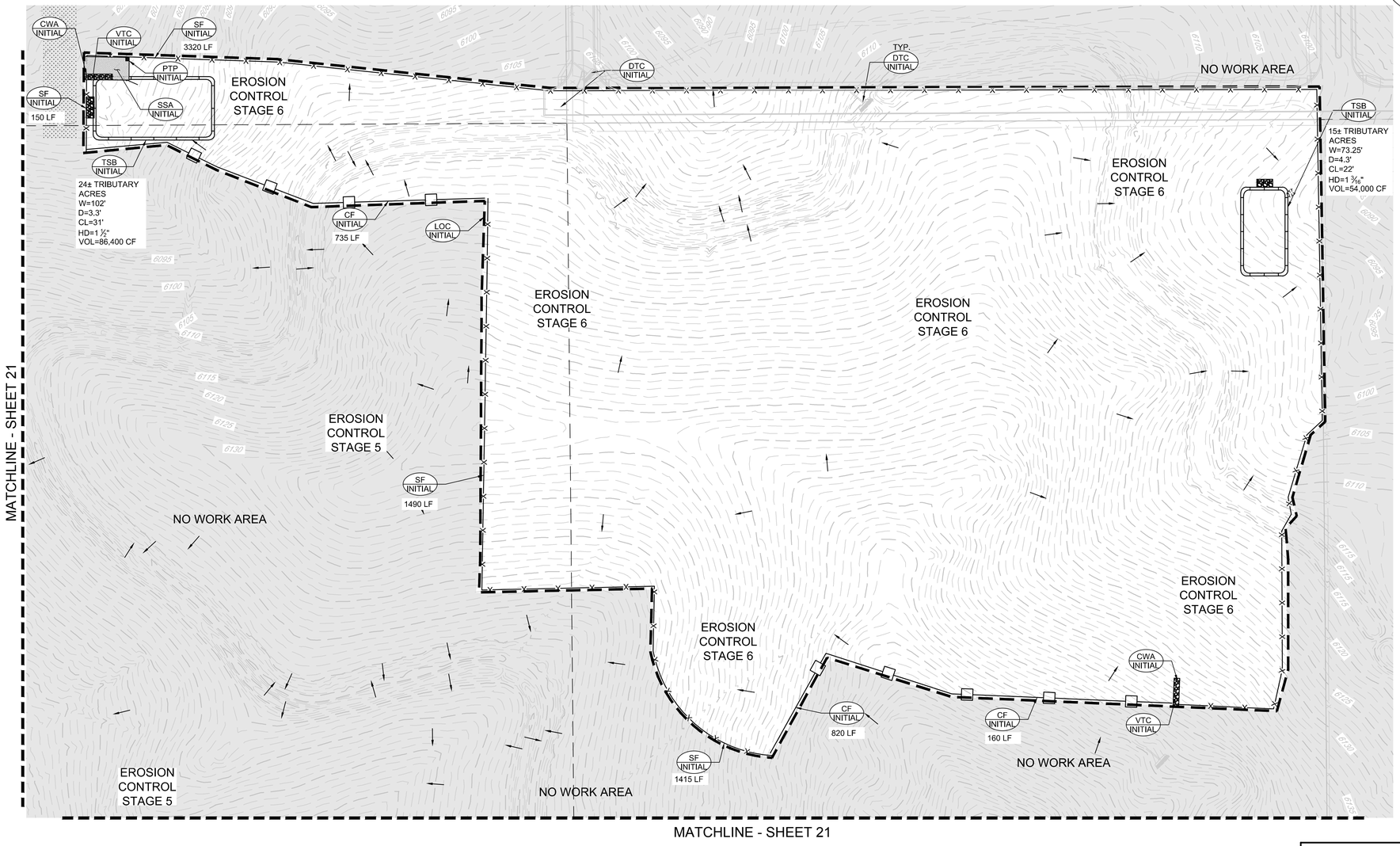


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BENCHMARK
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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Fax: (720) 482-9546
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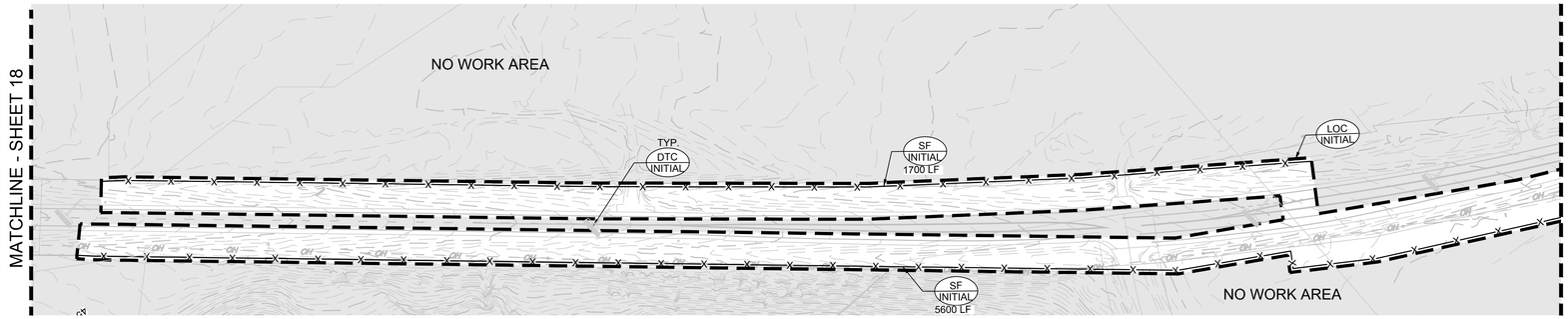
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 6 INITIAL CBMP PLANS

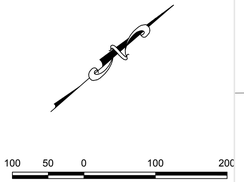
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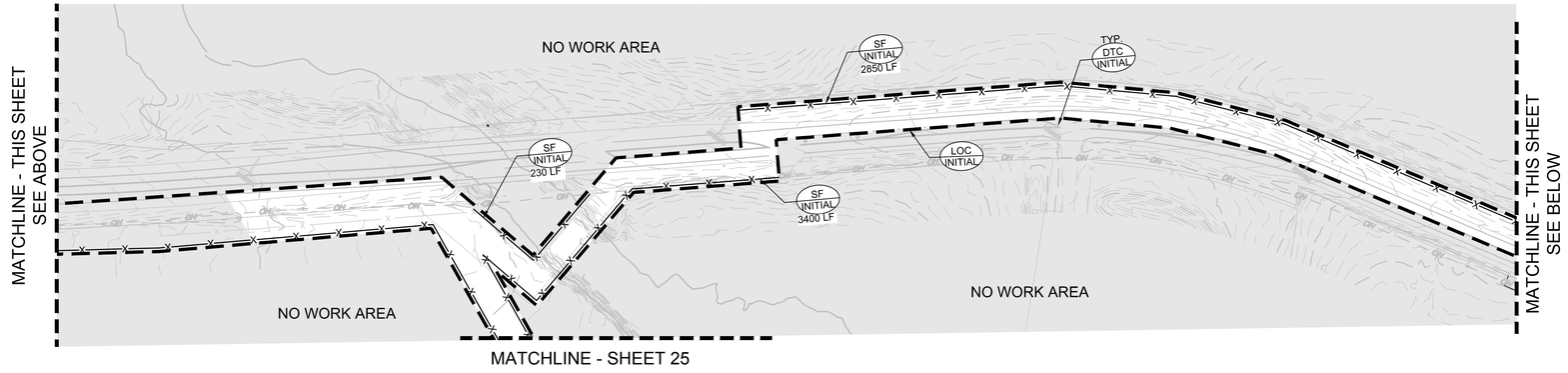
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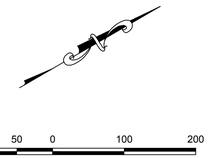
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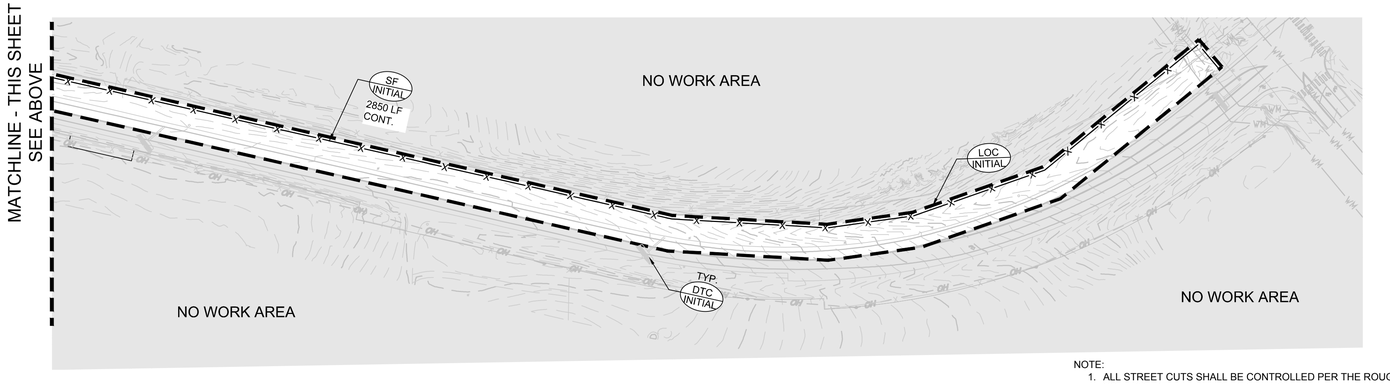






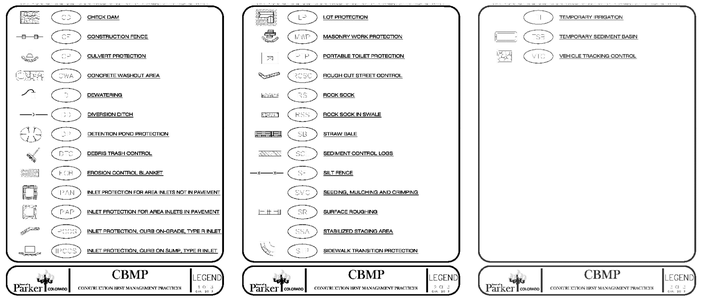
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PLAN: OFFSITE CBMP
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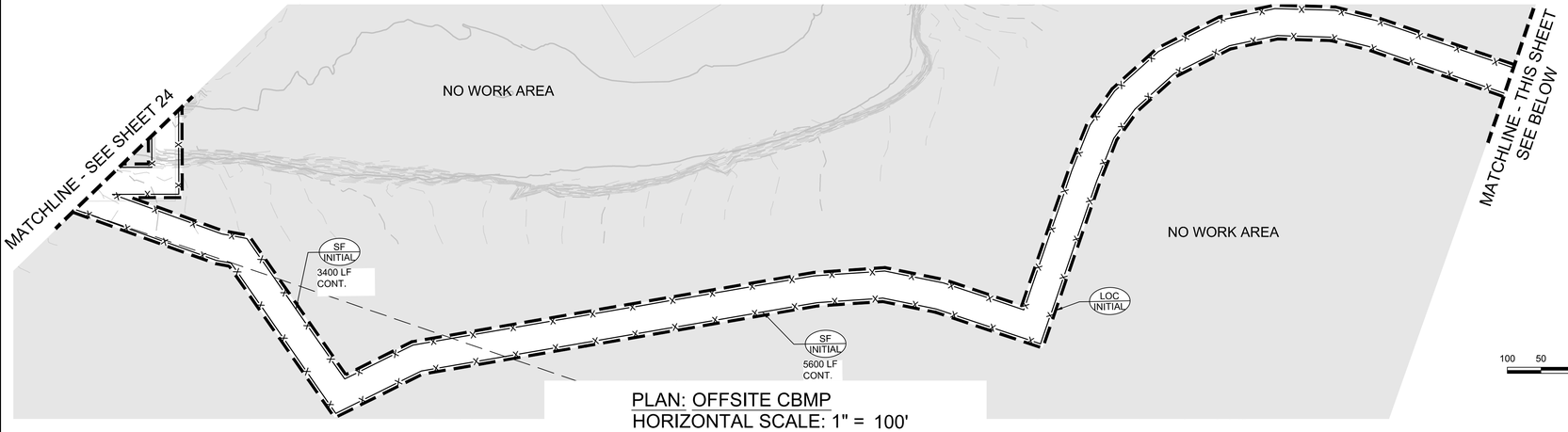
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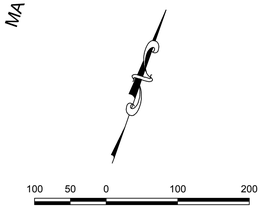
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
OFFSITE INITIAL CBMP PLANS

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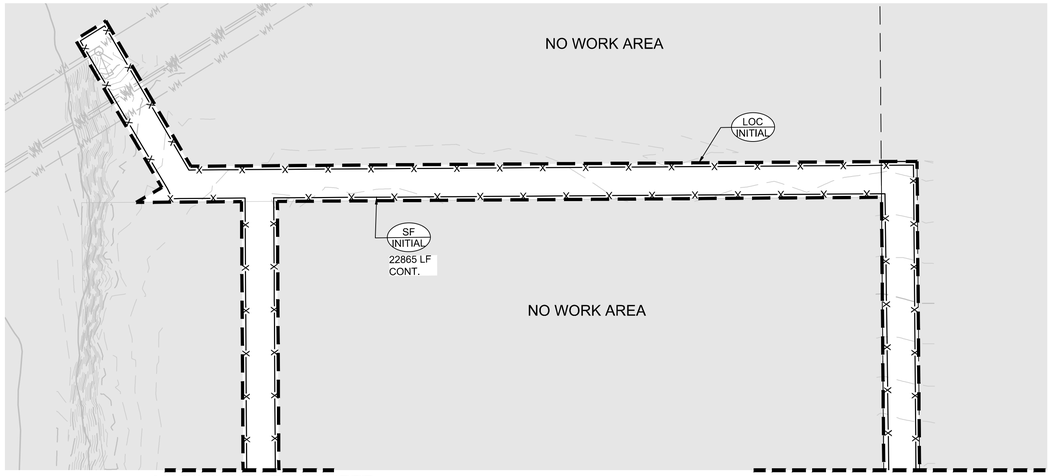
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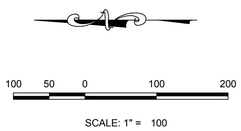


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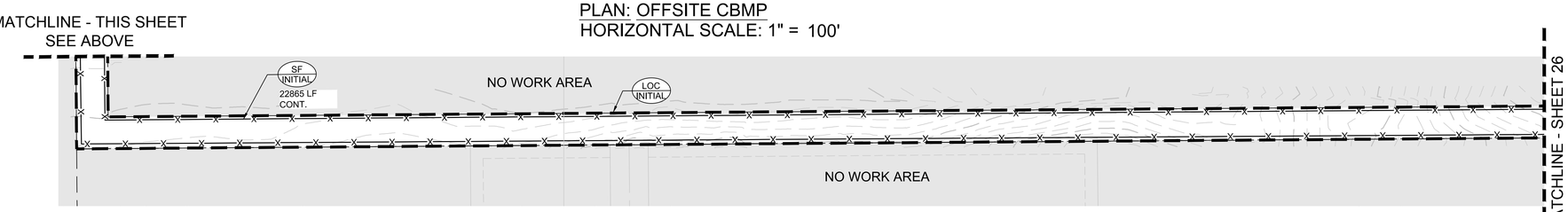
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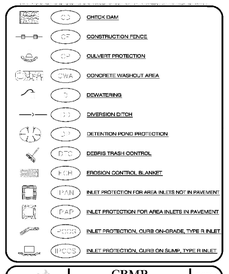
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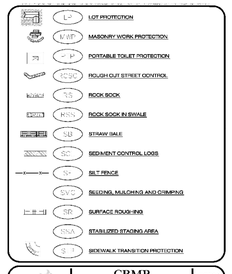


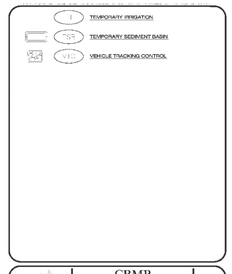
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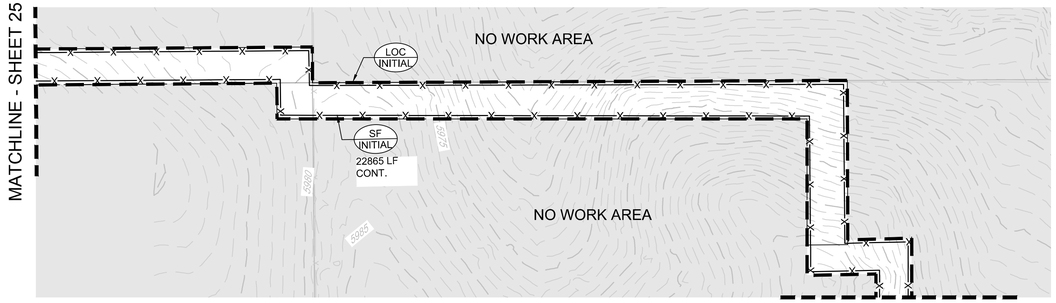
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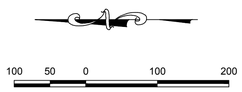
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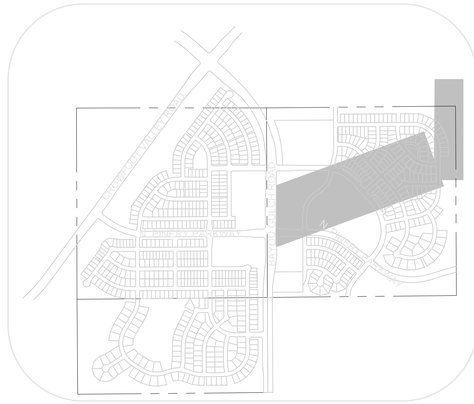
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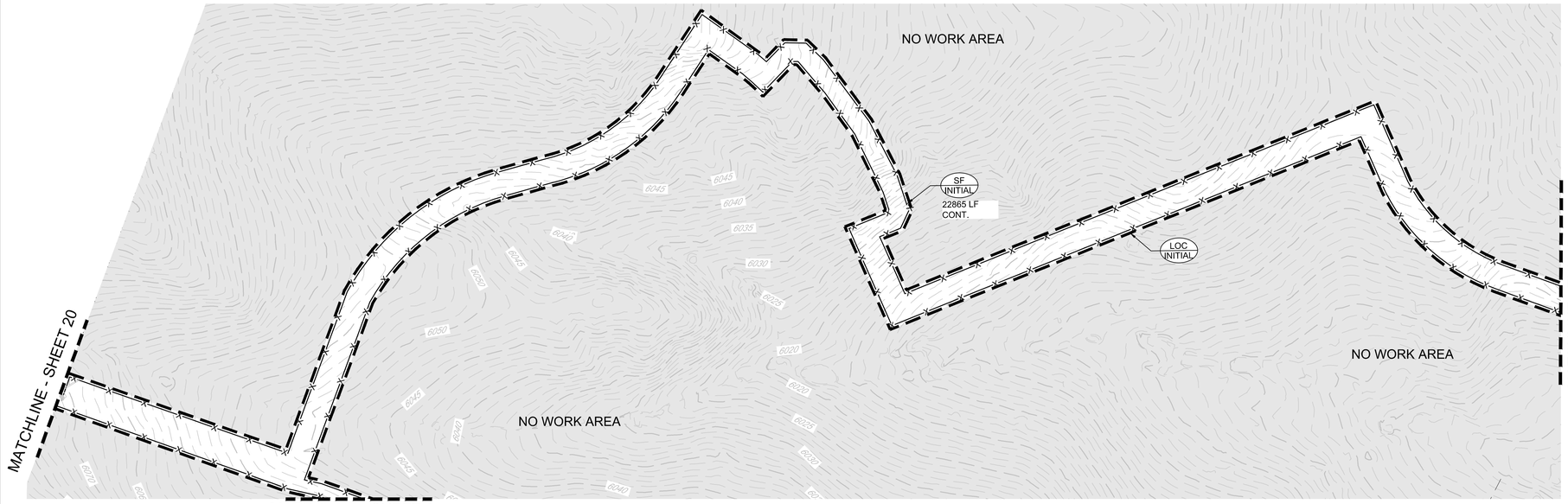
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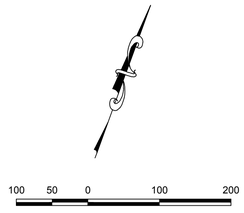
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HORIZONTAL SCALE: 1" = 100'





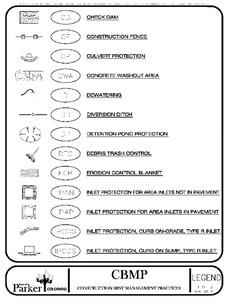


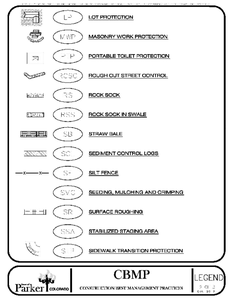
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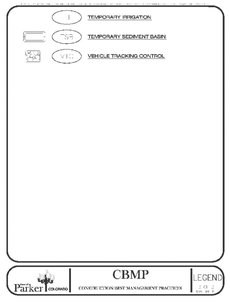


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DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13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

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

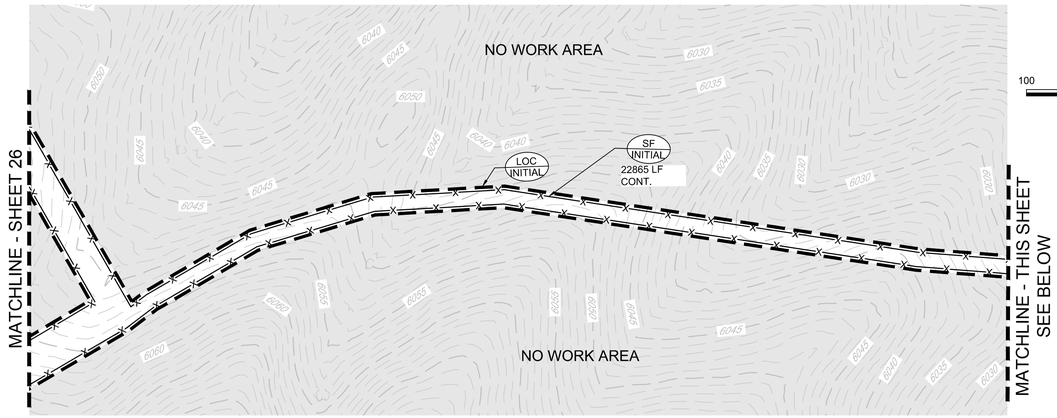
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CVL CONSULTANTS

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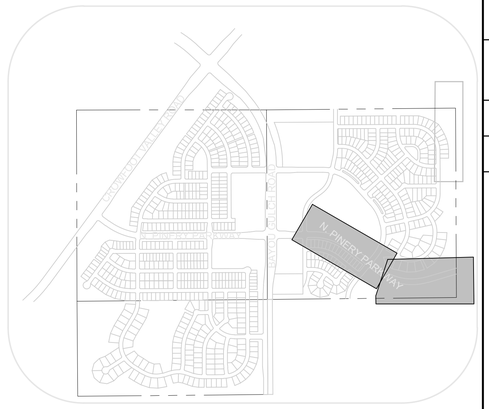
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
OFFSITE INITIAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 26

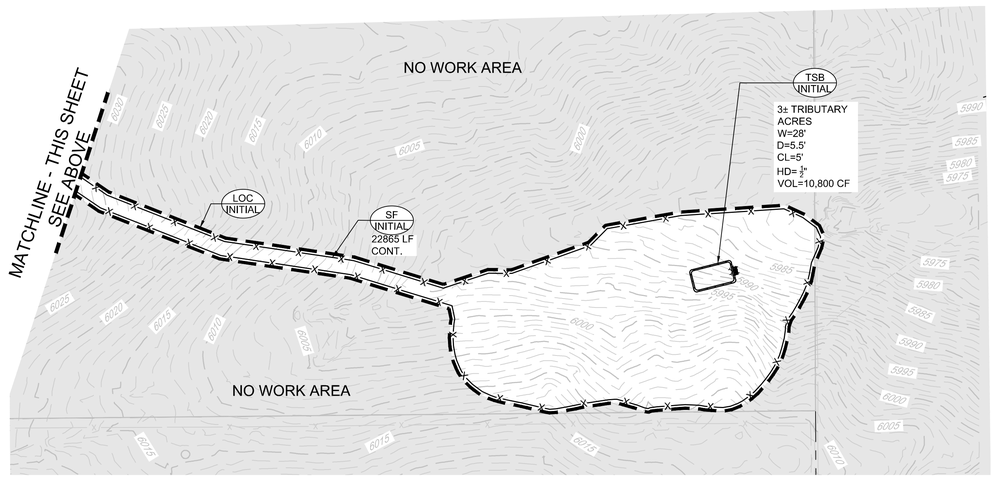
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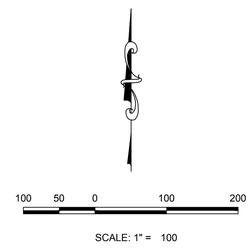




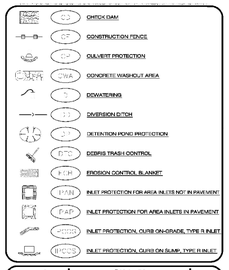


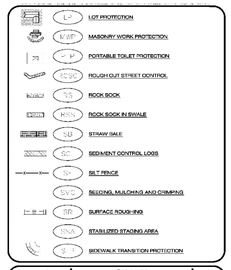
PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

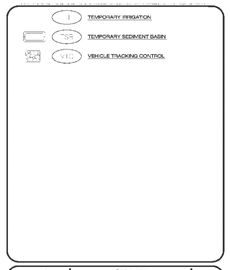




PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'







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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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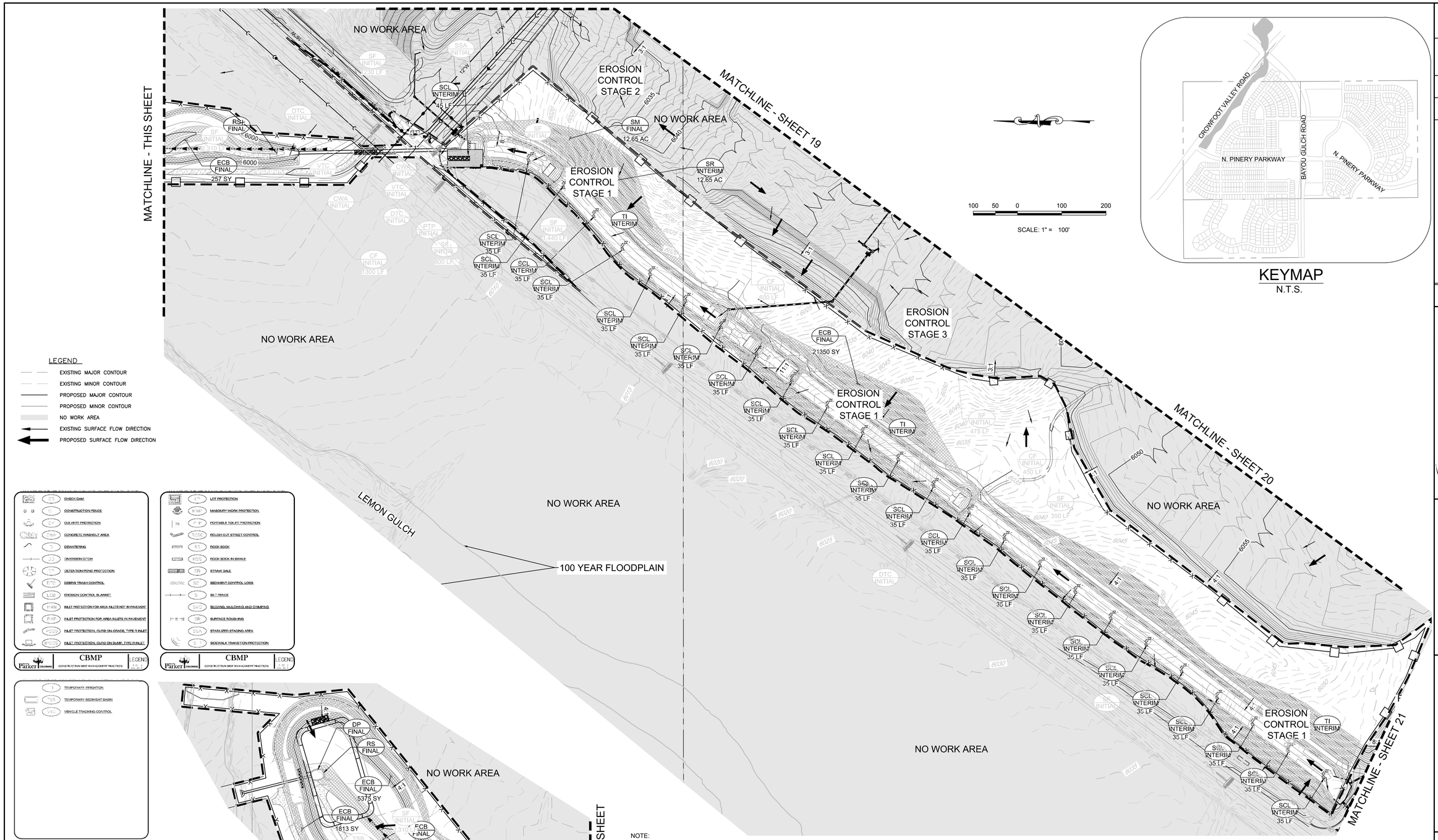
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SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BJG
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 27


NO WORK AREA
MATCHLINE - THIS SHEET
MATCHLINE - SHEET 19
MATCHLINE - SHEET 20
MATCHLINE - SHEET 21
EROSION CONTROL STAGE 2
EROSION CONTROL STAGE 1
EROSION CONTROL STAGE 3
EROSION CONTROL STAGE 1
EROSION CONTROL STAGE 1
NO WORK AREA
NO WORK AREA
NO WORK AREA
NO WORK AREA
NO WORK AREA
NO WORK AREA
LEMON GULCH
100 YEAR FLOODPLAIN
RSF FINAL 6000
ECB FINAL 257 SY
SF INITIAL 1,290 LF
SSA INITIAL
SCL INTERIM 45 LF
SM FINAL 12.65 AC
SR INTERIM 12.65 AC
TI INTERIM
SCL INTERIM 35 LF
SF INITIAL 1,440 LF
SF INITIAL 360 LF
CF INITIAL 1300 LF
ECB FINAL 21350 SY
SF INITIAL 475 LF
CF INITIAL 450 LF
SF INITIAL 350 LF
DP FINAL
RS FINAL
ECB FINAL 5375 SY
ECB FINAL 1813 SY
ECB FINAL 2279 SY
SF INITIAL 310 LF
TSB INITIAL
DD INTERIM 985 LF
CF INITIAL 1300 LF
SF INITIAL 1,310 LF
DTC INITIAL
VTC INITIAL
CWA INITIAL
PTP INITIAL
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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 ON SUMP, TYPE R INLET

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

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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

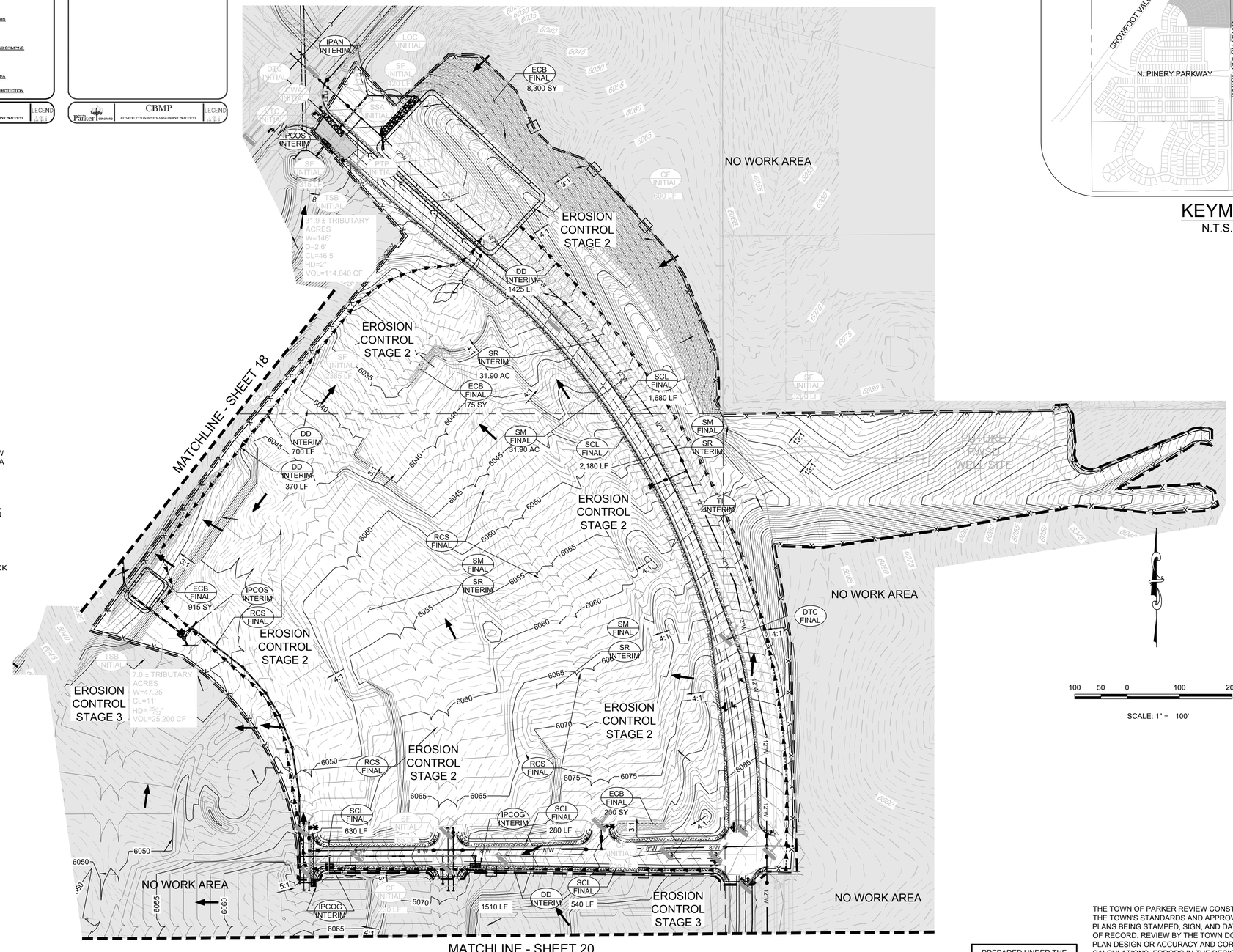
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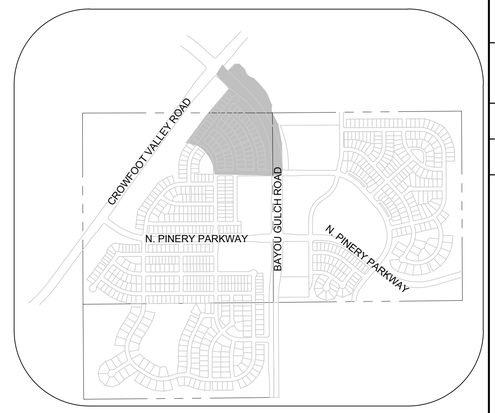
LEGEND

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KEYMAP
N.T.S.

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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 29

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD\SF1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 4/9/2018 1:05 PM

CHECK DAM
CONSTRUCTION FENCE
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CONCRETE WASHOUT AREA
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CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

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PORTABLE TOILET PROTECTION
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ROCK SOCK IN SWALE
STRAW BALE
SEDIMENT CONTROL LOGS
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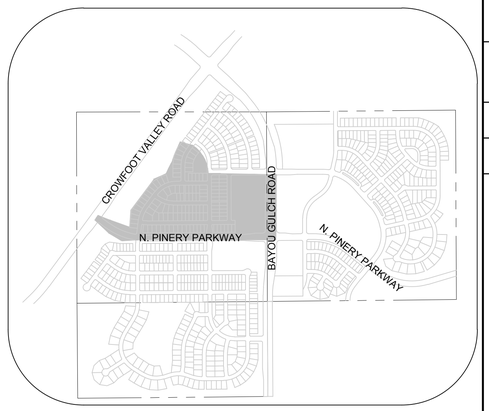
CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

LEGEND

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- PROPOSED MINOR CONTOUR
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100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
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STAGE 3 INTERIM & FINAL CBMP PLANS

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CHECKED BY:	JJJ	FILE NO:	8130283701
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SHEET NUMBER 30

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

MATCHLINE - SHEET 23

MATCHLINE - SHEET 22

MATCHLINE - SHEET 20

EROSION CONTROL STAGE 6

EROSION CONTROL STAGE 4

EROSION CONTROL STAGE 5

EROSION CONTROL STAGE 3

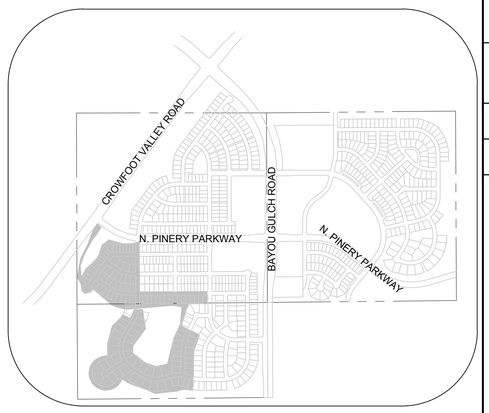
NO WORK AREA

FUTURE PWSD WELL SITE

8± TRIBUTARY ACRES W=51' D=5.4' CL=12' HD=2½" VOL=28,800 CF

23.7± TRIBUTARY ACRES W=113' D=3.2' CL=34.7' HD= 1.6" VOL=85,320 CF

6.6± TRIBUTARY ACRES W=43' D=5.4' CL= HD= 75" VOL=23,760 CF



KEYMAP
N.T.S.

100 50 0 100 200

SCALE: 1" = 100'

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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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

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TWO WORKING DAYS
BEFORE YOU DIG
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

No.	Revisions	Date	Init.	Appr.	Date

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

HR 935 LLC
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

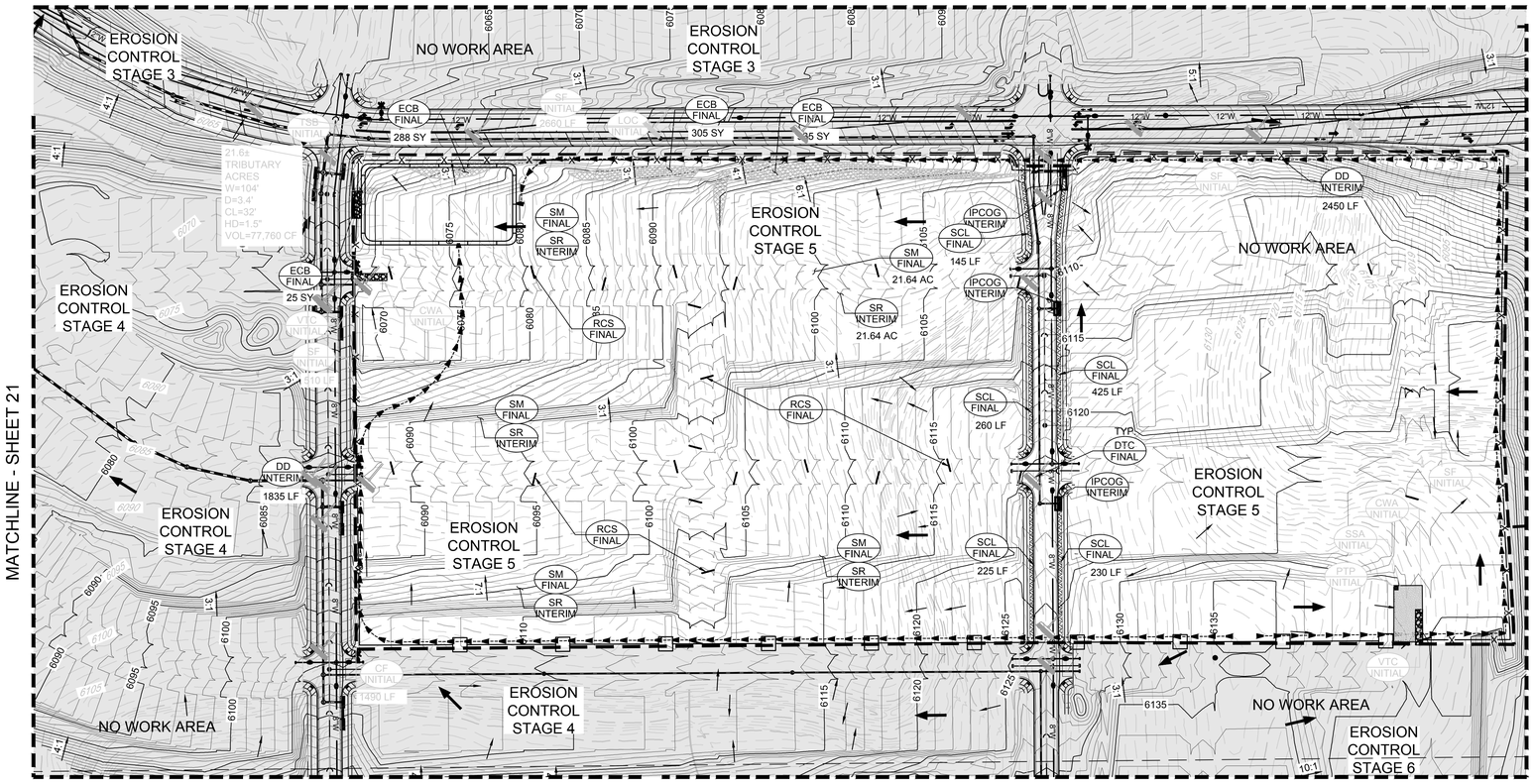
SHEET NUMBER 31

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 4/9/2018 1:06 PM

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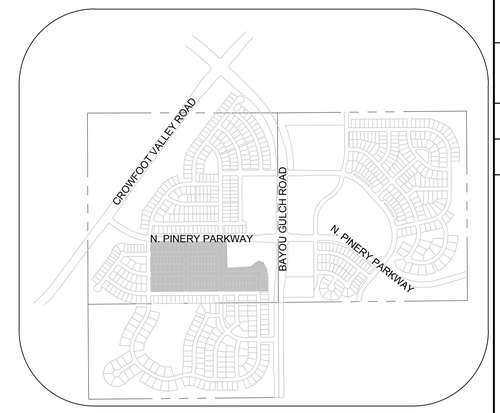
SCALE: 1" = 100'

MATCHLINE - SHEET 20

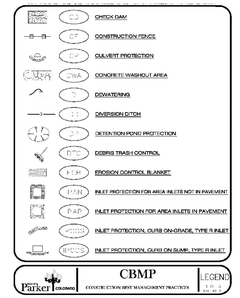


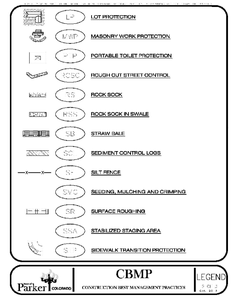
MATCHLINE - SHEET 21

MATCHLINE - SHEET 23



KEYMAP
N.T.S.







LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
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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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HR 935 LLC
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 32

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CO'S\SF1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 4/9/2018 1:06 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	
IPAN	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	
IPCOG	INLET PROTECTION, CURB OR GUTTER SUMP, TYPE R INLET	

CBMP — CONSTRUCTION BMP MANAGEMENT PRACTICES — LEGEND

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

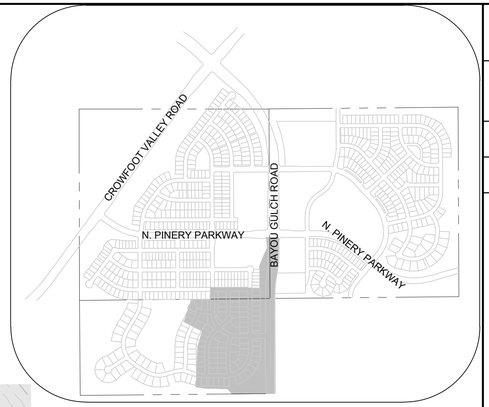
CBMP — CONSTRUCTION BMP MANAGEMENT PRACTICES — LEGEND

T	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

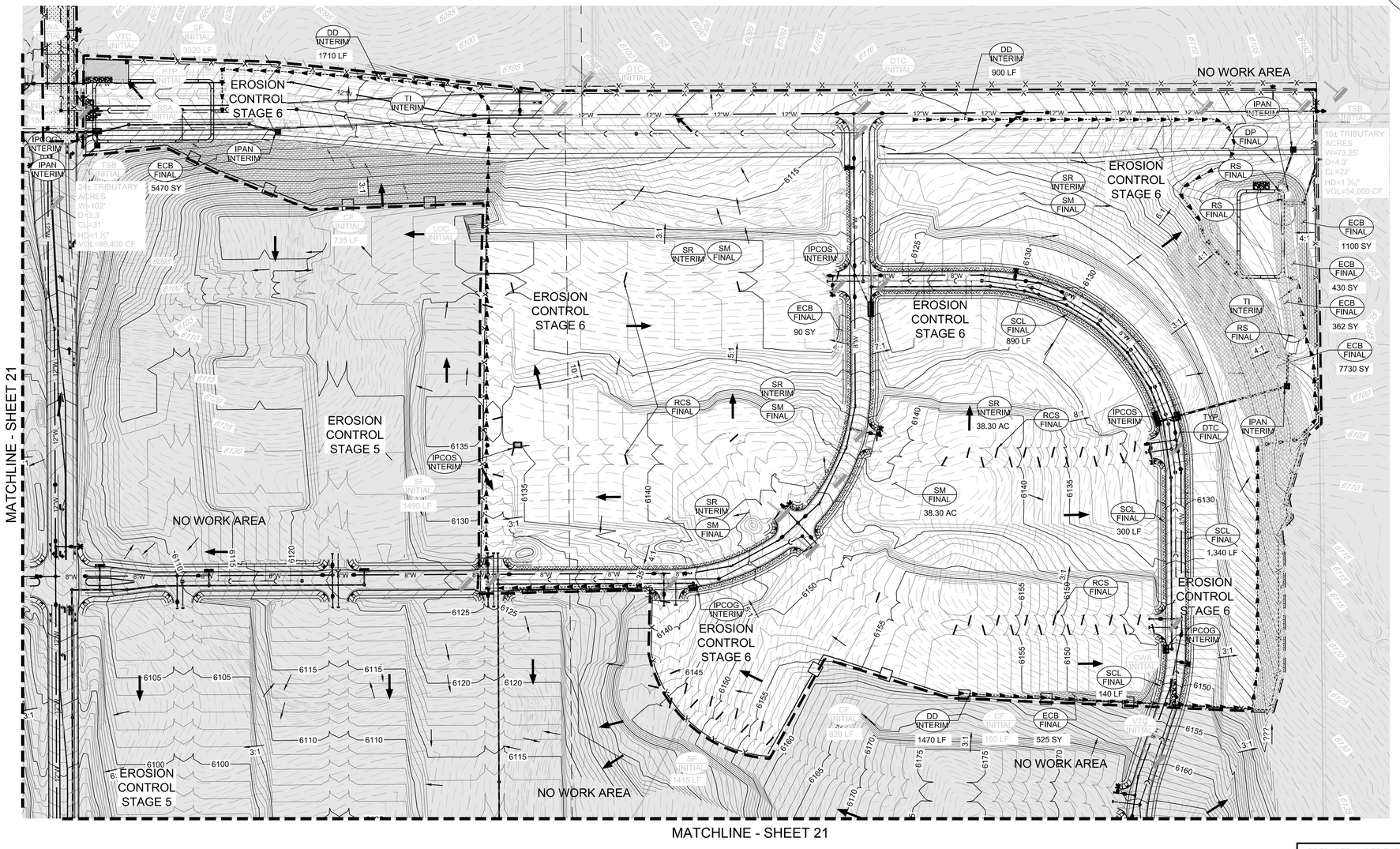
CBMP — CONSTRUCTION BMP MANAGEMENT PRACTICES — LEGEND

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



KEYMAP
N.T.S.



100 50 0 100 200

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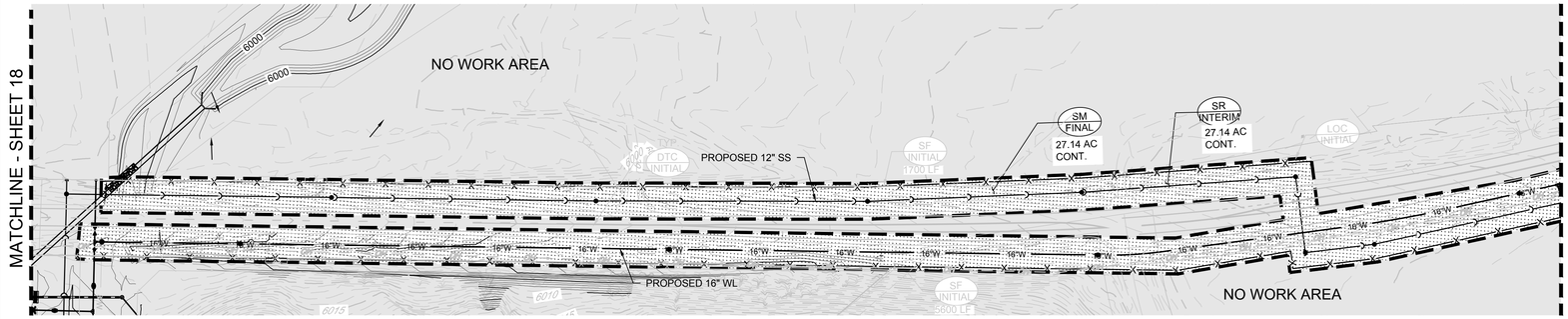
HR 935 LLC
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STAGE 6 INTERIM & FINAL CBMP PLANS

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

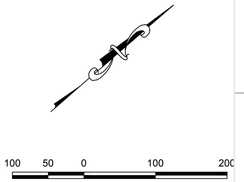
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PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

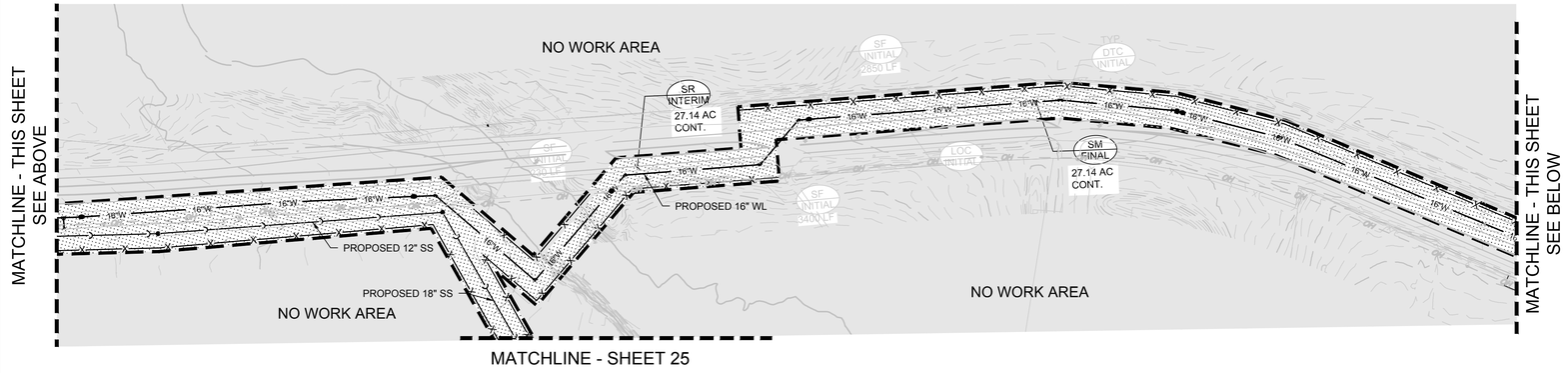
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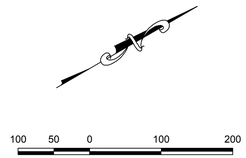
SCALE: 1" = 100



KEYMAP
N.T.S.



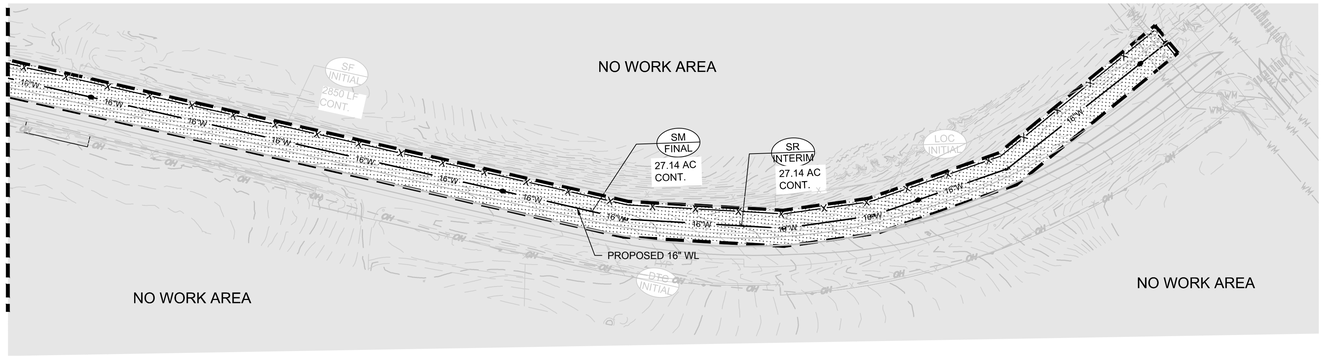
MATCHLINE - THIS SHEET SEE BELOW



SCALE: 1" = 100

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

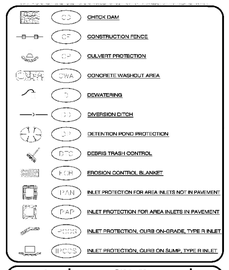
MATCHLINE - THIS SHEET SEE ABOVE

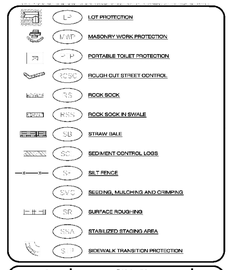


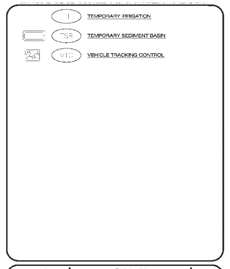


SCALE: 1" = 100

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







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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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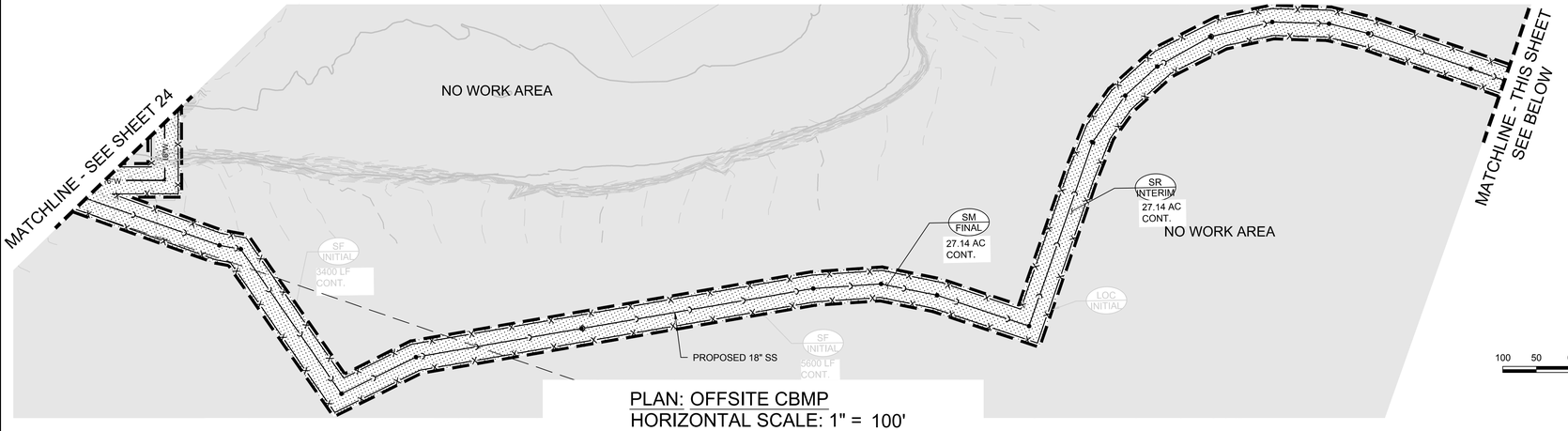
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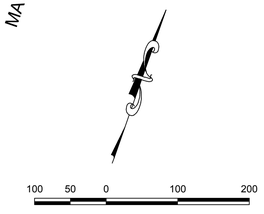
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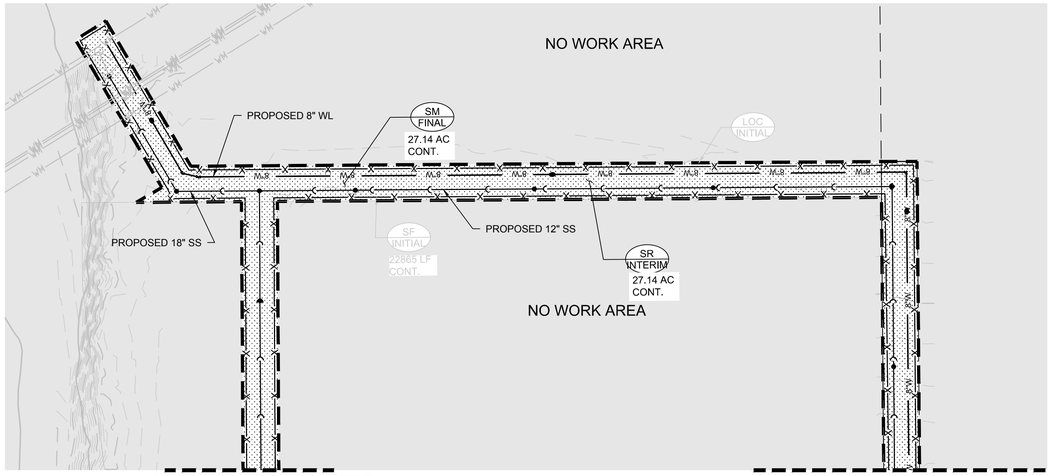
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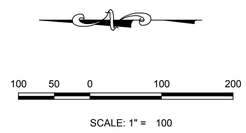
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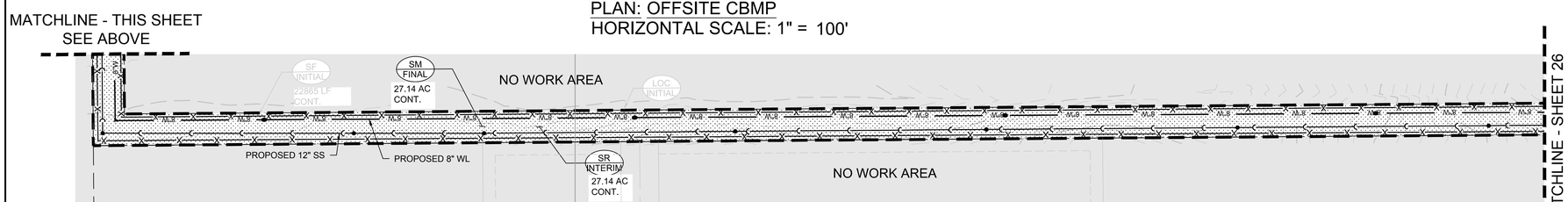




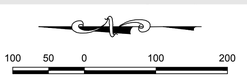


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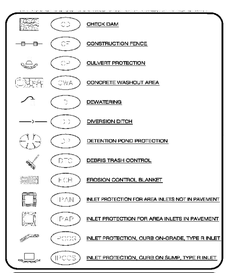


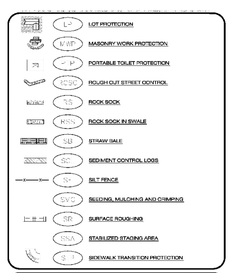
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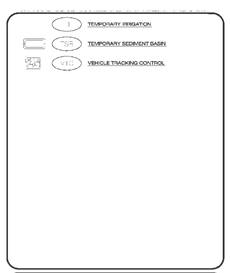


LEGEND

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







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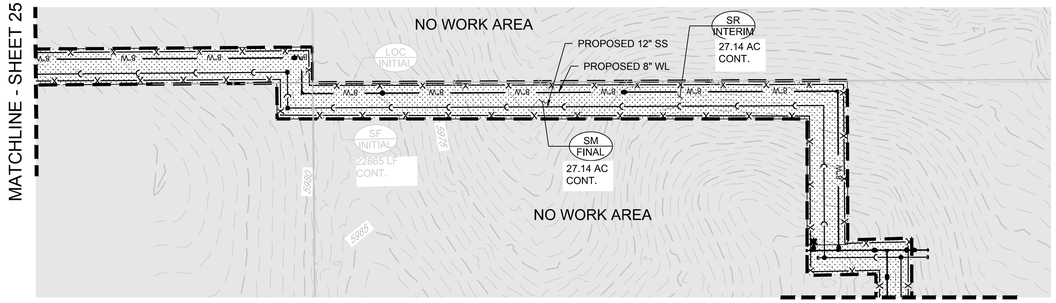
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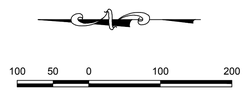
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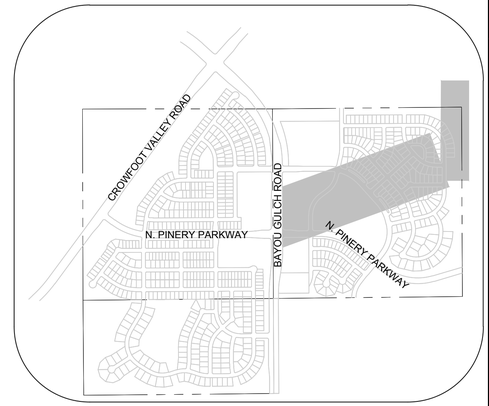
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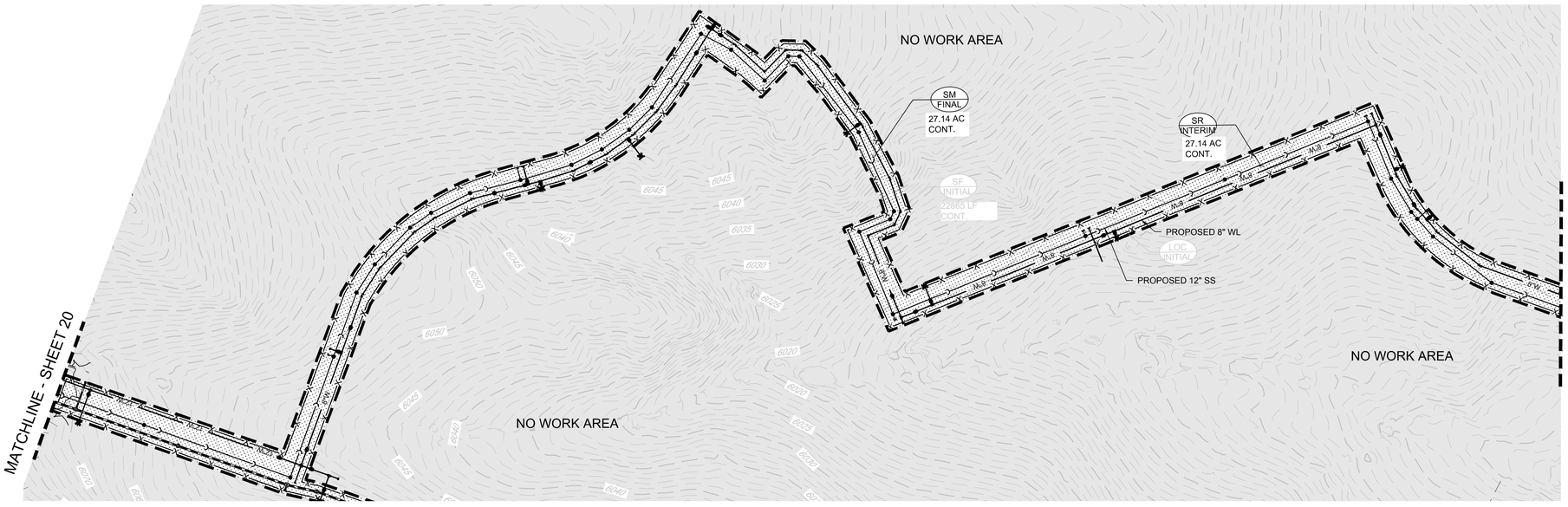


PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

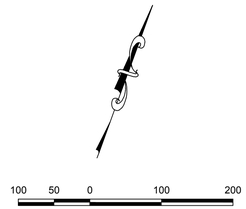




KEYMAP
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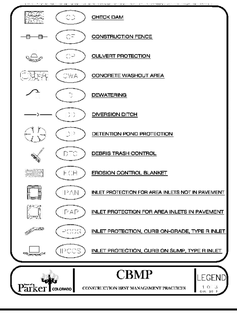


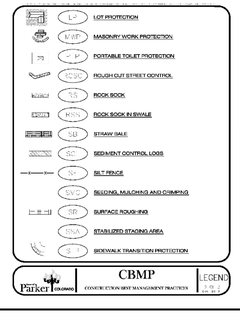
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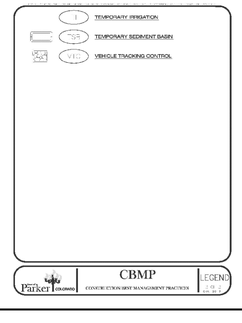


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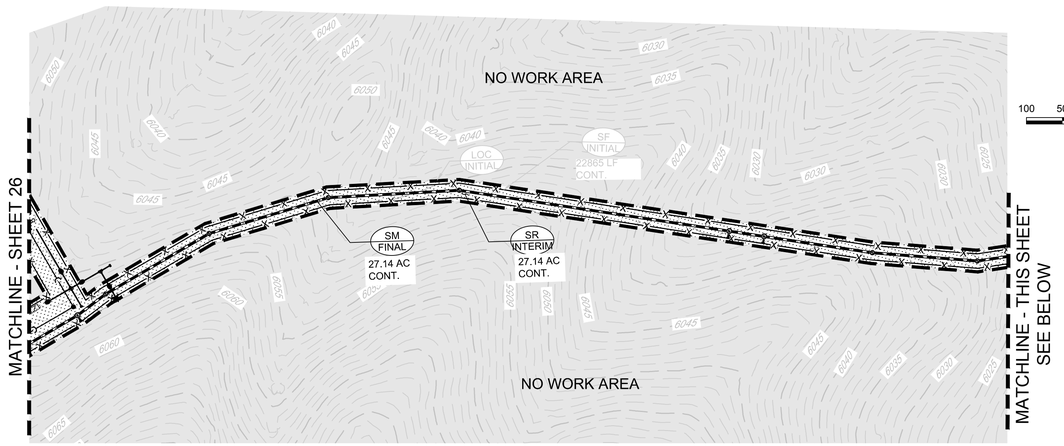
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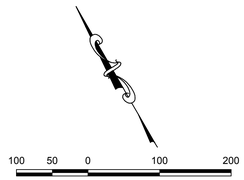
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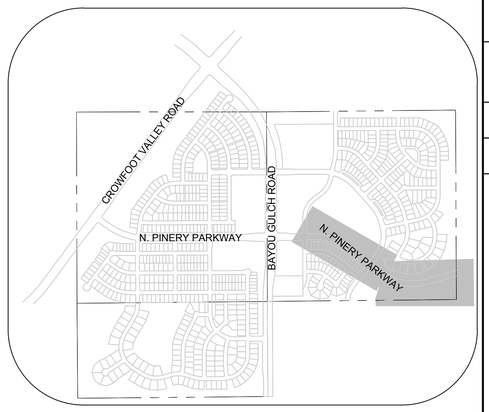
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CHECKED BY: JJJ
DATE: APRIL 2017
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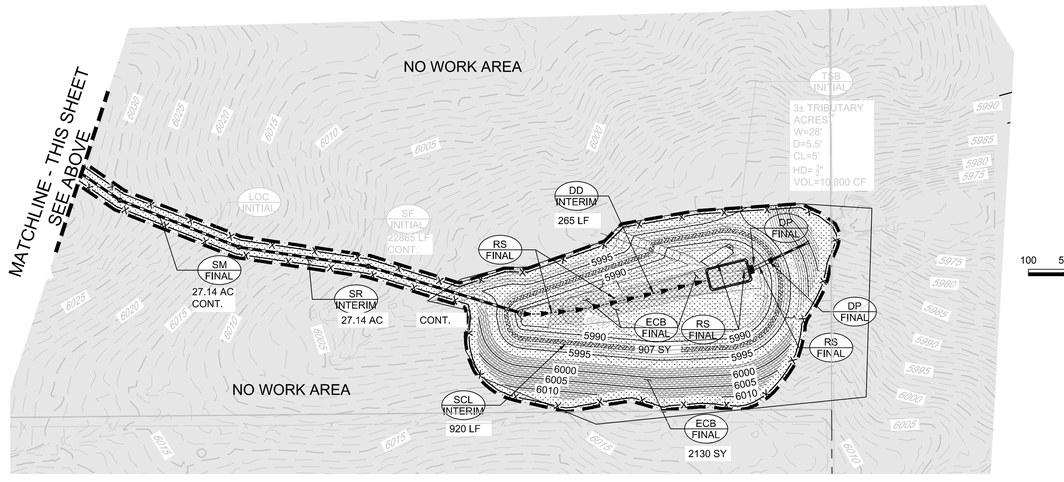


PLAN: OFFSITE CBMP
HORIZONTAL SCALE: 1" = 100'

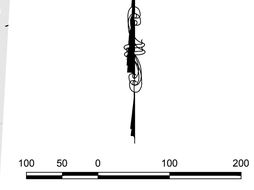




KEYMAP
N.T.S.



PLAN: OFFSITE CBMP
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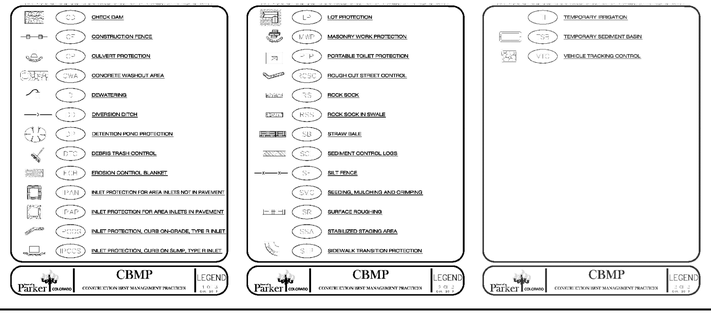
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BRIAN P. WILSON
COLORADO P.E. 0050067

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

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP PLANS - INTERIM-FINAL.DWG, BRIANW, 4/9/2018 1:08 PM

No.	Revisions	Date	Init.	Appr.	Date

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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 37

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.

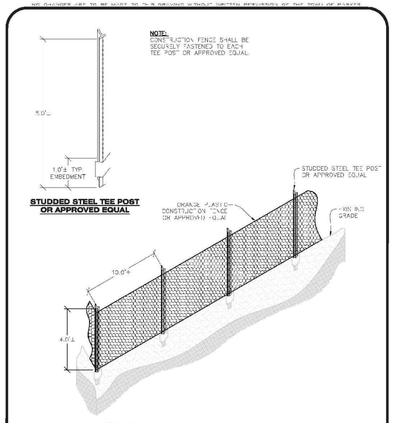
DEFINITIONS:

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.

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



STUDDED STEEL TEE POST OR APPROVED EQUAL

CF **CONSTRUCTION FENCE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CF — 1 OF 2 — DEV. 2013

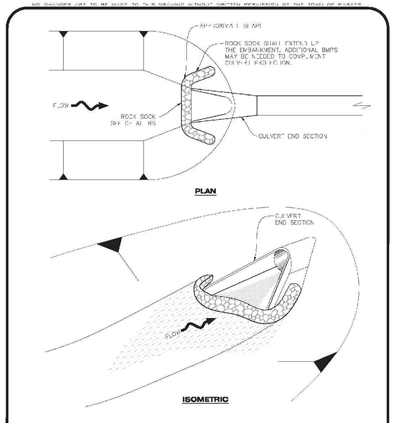
CONSTRUCTION FENCE INSTALLATION NOTES

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.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CF — 2 OF 2 — DEV. 2013



CP **CULVERT PROTECTION (INLET)**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CP — 1 OF 2 — DEV. 2013

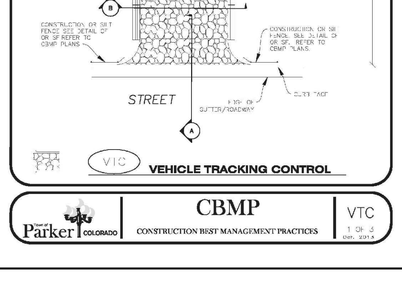
CULVERT PROTECTION (INLET) INSTALLATION NOTES

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).

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CP — 2 OF 2 — DEV. 2013



CWA **CONCRETE WASHOUT AREA**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CWA — 1 OF 2 — DEV. 2013

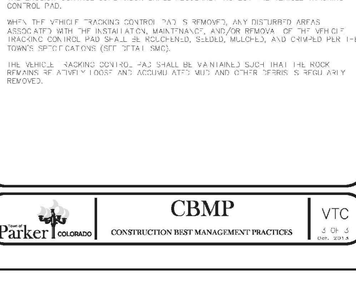
CONCRETE WASHOUT AREA INSTALLATION NOTES

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 THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SWC).

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — CWA — 2 OF 2 — DEV. 2013



DP **DETENTION POND PROTECTION**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DP — 1 OF 2 — DEV. 2013

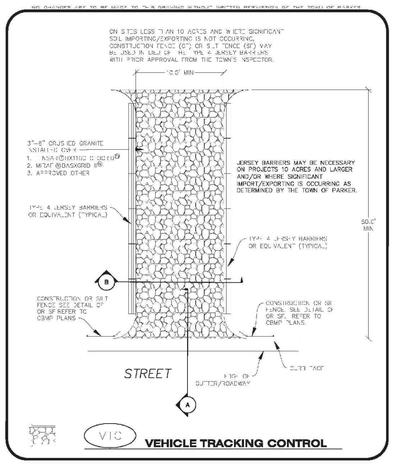
DETENTION POND PROTECTION INSTALLATION NOTES

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 MS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

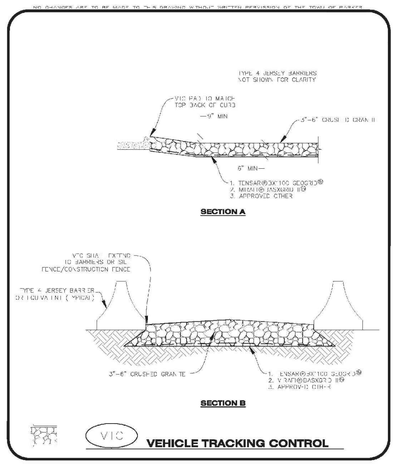
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL 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.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DP — 2 OF 2 — DEV. 2013



VIC **VEHICLE TRACKING CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC — 1 OF 3 — DEV. 2013



VIC **VEHICLE TRACKING CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC — 2 OF 3 — DEV. 2013

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 ON 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.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — VTC — 3 OF 3 — DEV. 2013

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No.	Revisions	Date	Init.	Appr.	Date

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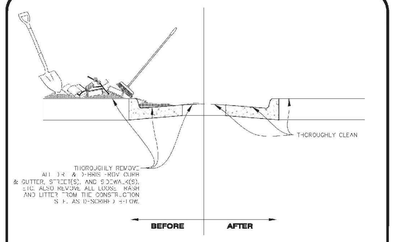
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

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

SHEET NUMBER 38

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 BMP DETAILS.DWG, BOBBYG, 4/9/2018 1:08 PM

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



NOTE:

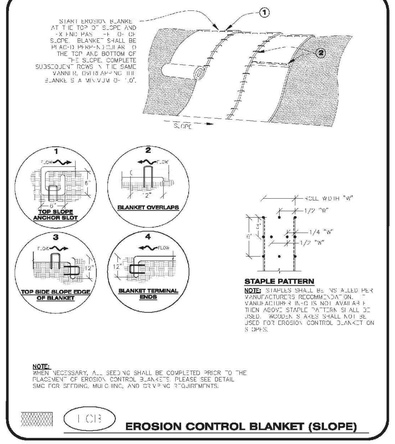
1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, INLETS, CHANNELS, AND/OR OTHER IMPACTED SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS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



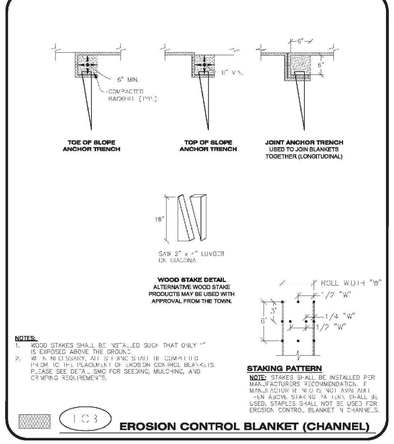
STAPLE PATTERN

NOTE: STAPLES SHALL BE AS ALLOWED BY MANUFACTURERS RECOMMENDATION. STAPLE PATTERN SHALL BE AS FOLLOWS: STAPLE IN TOP OF SLOPE ANCHOR TRENCH AND SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

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

ECB

EROSION CONTROL BLANKET (SLOPE)



STAKING PATTERN

NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. FOR MANUFACTURER WHO DO NOT HAVE PRE-FABRICATED STAKING PATTERNS, STAKES SHALL BE USED AT THE TOP OF SLOPE ANCHOR TRENCH, AT THE BOTTOM OF SLOPE ANCHOR TRENCH, AT THE JOINT ANCHOR TRENCH, AND ALONG THE EDGES OF THE BLANKET.

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

ECB

EROSION CONTROL BLANKET (CHANNEL)

EROSION CONTROL BLANKET INSTALLATION NOTES

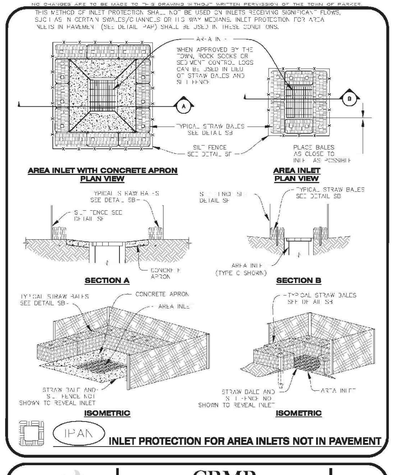
1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THIS, CALCULATIONS FOR NON-CONTINUOUS MATTING OR RIPRAP 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 USED ONLY AS A TEMPORARY MEASURE AND SHALL BE REMOVED AND DISPOSED OF PROPERLY WHEN NO LONGER NEEDED.

EROSION CONTROL BLANKET MAINTENANCE NOTES

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



IPAN

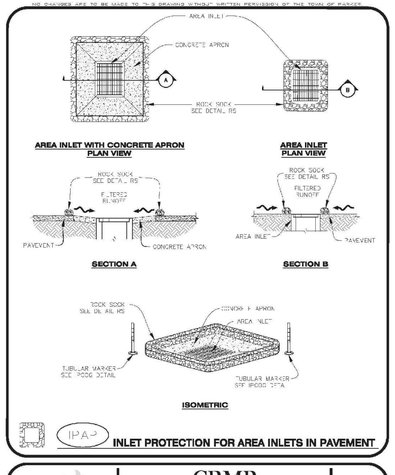
INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

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 INTERMITTENT USE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

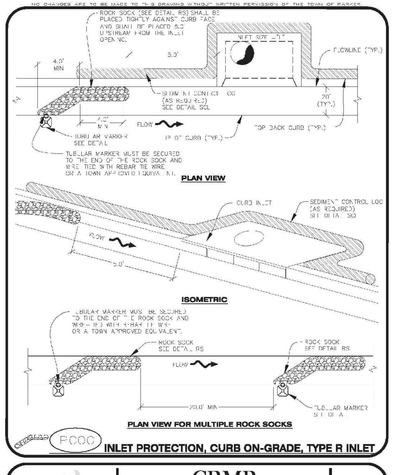
AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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.



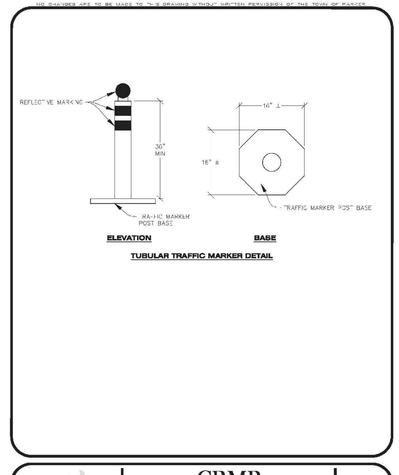
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INLET PROTECTION FOR AREA INLETS IN PAVEMENT



PCOG

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET



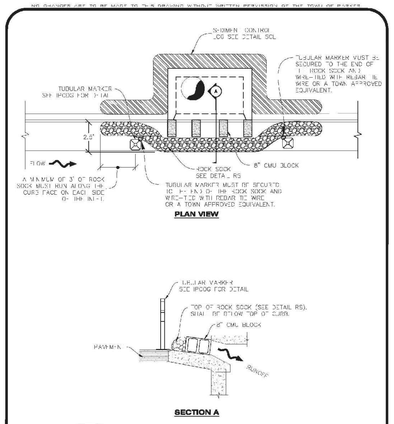
TUBULAR TRAFFIC MARKER DETAIL

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 SIZED 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

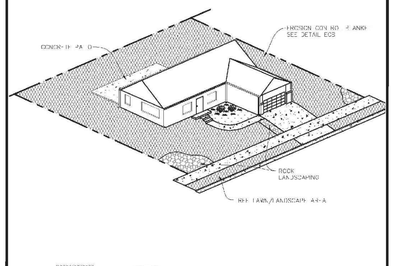
INLET PROTECTION, CURB ON SUMP, TYPE R INLET

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 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 BN
APPROVED EQUAL	APPROVED EQUAL

2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
   - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE EROSION CONTROL BLANKETS (STRAW OR EXCELSIOR) WITH LIGHTWEIGHT BIODEGRADABLE STAPLES OR BIODEGRADABLE STAPLES IN LIEU OF TRADITIONAL METAL STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6-INCHES WITH THE UP-GRADIENT EDGE BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND 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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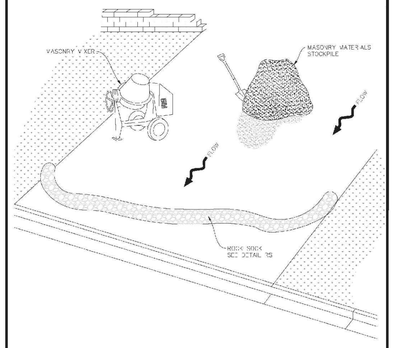
HR 935 LLC
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TRAILS AT CROWFOOT
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BMP DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 39

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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**

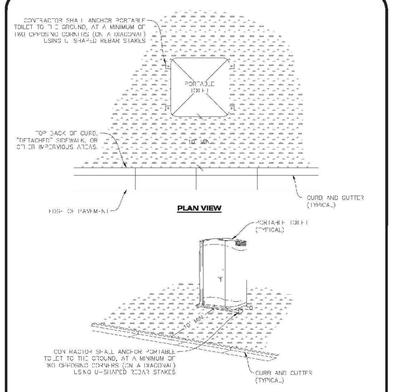
MASONRY WORK PROTECTION INSTALLATION NOTES

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.

MWP — **MASONRY WORK PROTECTION**



PLAN VIEW

ISOMETRIC

PTP — **PORTABLE TOILET PROTECTION**

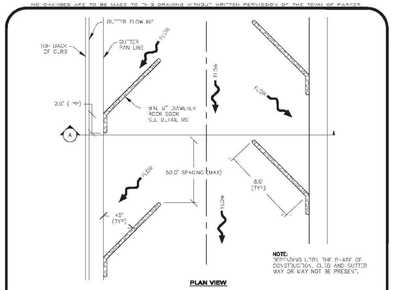
PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

PTP — **PORTABLE TOILET PROTECTION**



PLAN VIEW



SECTION A

RCSC — **ROUGH CUT STREET CONTROL**

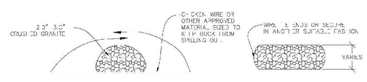
ROUGH CUT STREET CONTROL INSTALLATION NOTES

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

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

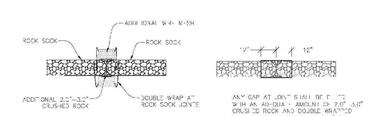
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROLS SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL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

RCSC — **ROUGH CUT STREET CONTROL**



CROSS SECTION

COMPLETED ROCK SOCK



JOINT PLAN VIEW

JOINT ELEVATION

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

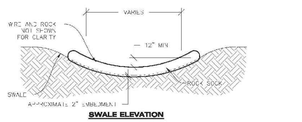
RS — **ROCK SOCK**

ROCK SOCK INSTALLATION NOTES

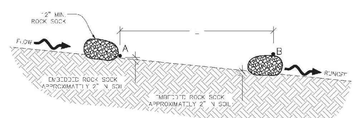
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAILS).
4. ROCK SOCK SHALL BE CONSTRUCTED 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.

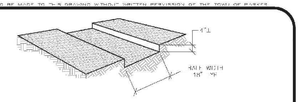


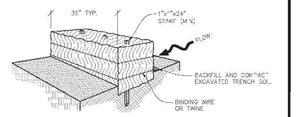
SWALE ELEVATION



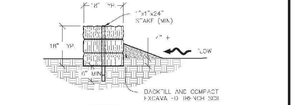
SWALE SPACING

RSS — **ROCK SOCK IN SWALE**





STRAW BALE INSTALLATION



SECTION

SH — **STRAW BALE**

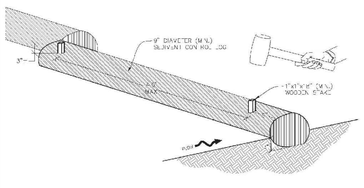
STRAW BALE INSTALLATION NOTES

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

STRAW BALE INSPECTION AND MAINTENANCE NOTES

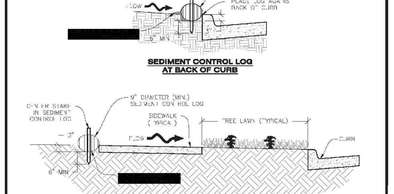
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE DEPTH OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW 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 BMC).

SB — **STRAW BALE**

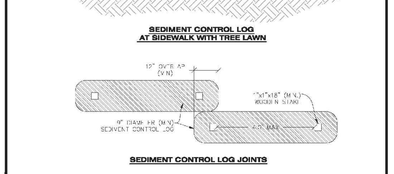


SECTION A

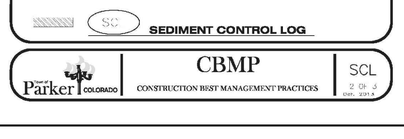
SCL — **SEDIMENT CONTROL LOG**



SEDIMENT CONTROL LOG AT BACK OF CURB



SEDIMENT CONTROL LOG AT SIDEWALK WITH TREE LAWN



SEDIMENT CONTROL LOG JOINTS

SC — **SEDIMENT CONTROL LOG**

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SILTSAVER CONTROL LOGS SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES INCLUDING GRUBBING, GRADING AND REMOVAL OF VEGETATION.
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 (A MINIMUM) 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 FIT AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT
7. ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE HAND-TAMPED 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 MULCH MAY BE REQUIRED IN THESE AREAS WHERE SOILS NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A COVERSENT 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 BMC).

SCL — **SEDIMENT CONTROL LOG**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES

RCSC	2 OF 2	Dec. 2013
MWP	1 OF 2	Dec. 2013
MWP	2 OF 2	Dec. 2013
PTP	1 OF 2	Dec. 2013
PTP	2 OF 2	Dec. 2013
RCSC	1 OF 2	Dec. 2013
SB	2 OF 2	Dec. 2013
RS	1 OF 2	Dec. 2013
RS	2 OF 2	Dec. 2013
RSS	1 OF 1	Dec. 2013
SB	1 OF 2	Dec. 2013
SCL	1 OF 3	Dec. 2013
SCL	2 OF 3	Dec. 2013
SCL	3 OF 3	Dec. 2013

No.	Revisions	Date	Init.	Appr.	Date

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CVL CONSULTANTS

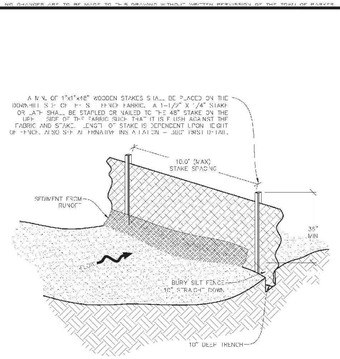
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

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

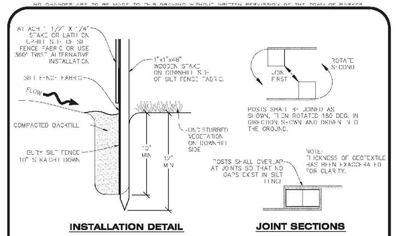
SHEET NUMBER 40

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SF **SILT FENCE**

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



ALTERNATIVE INSTALLATION - 360° TWIST

SF **SILT FENCE**

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SILT FENCE INSTALLATION NOTES

1. SEE CDMP 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 WITHOUT REMOVING SOIL.
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, FACING AWAY FROM THE FENCE AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE 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 PLACED SUCH AS IT IS ANCHORED TO THE STAKES, IT WILL 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
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 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.

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SILT FENCE INSPECTION AND MAINTENANCE NOTES

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

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

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY NOT BE PERFORMED BY AIR BOUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING THOSE EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE PLANTING WINDOW, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS PRIOR TO PERMANENT SEEDING AND MULCHING, MUST BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CDMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PREPARED BY OFFICIAL AND CERTIFIED BY A QUALIFIED LABORATORY TO DETERMINE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IT IS ESSENTIAL THAT THE TOPSOIL STOCKPILE BE MAINTAINED IN A CONDITION NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION. THIS MAY BE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAILS AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
7. WHEN USING A DRILL 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. WHEN 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 | SMC | 1 OF 4 | 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 LIVE MULCH, APPROPRIATE MIXTURES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS THROUGH A COMBINATION OF THE FOLLOWING STRATEGY: 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 AS/OR ANNUAL HERBICIDE TREATMENT.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC | 2 OF 4 | Rev. 2013

TOWN OF PARKER, SEED MIX 1
25% CANADA WILDRYE
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% KENTUCKY BLUEGRASS
10% BIG BLUESTEM
10% BLUE GRAMA
5% CANADA WILDRYE
5% BUFFALOGRASS

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% SHEEP FESCUE
5% INDIAN RICEGRASS

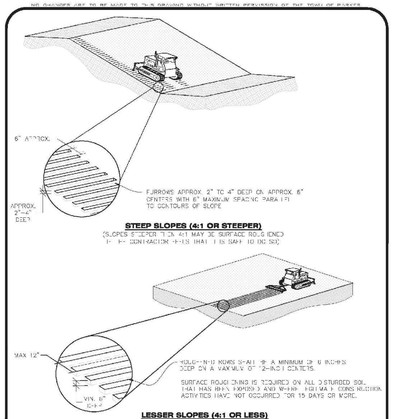
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% UPLAND BLUE WHEATGRASS
20% SHEEP FESCUE
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

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC | 3 OF 4 | Rev. 2013



SR **SURFACE ROUGHING**

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

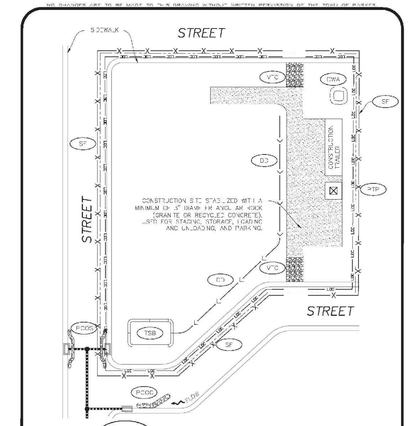
SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CDMP 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 SDDCM. DETERMINATION OF DELAYS IN 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 CDMP 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 | SR | 2 OF 2 | Rev. 2013



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

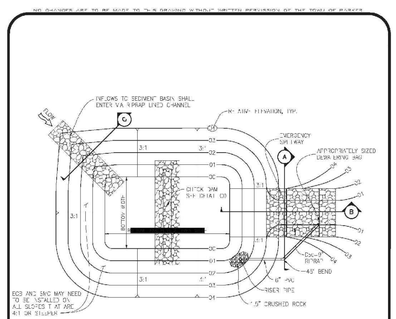
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CDMP 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

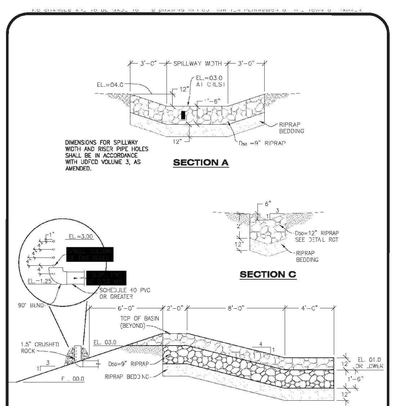
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

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



SB **TEMPORARY SEDIMENT BASIN**

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



TSB **TEMPORARY SEDIMENT BASIN**

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

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE CDMP 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 20% 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 SILT BAG SHALL BE PLACED ON THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS 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 | TSB | 3 OF 3 | Rev. 2013

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No.	Revisions	Date	Init.	Appr.	Date

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

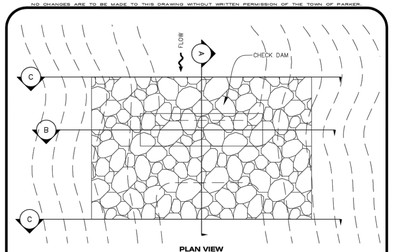
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

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CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

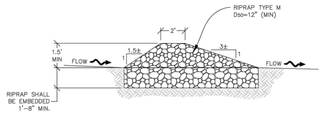
SHEET NUMBER **41**

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



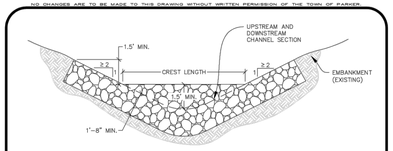
PLAN VIEW



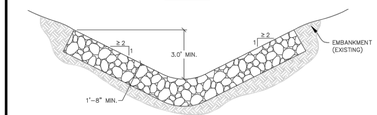
SECTION A

CD **CHECK DAM**

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



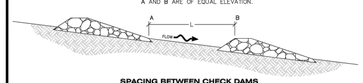
SECTION B



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.

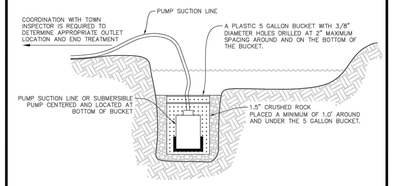
CHECK DAM INSTALLATION NOTES

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.

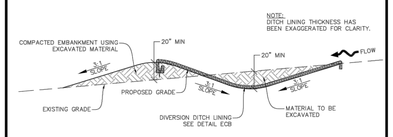
DEWATERING INSTALLATION NOTES

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

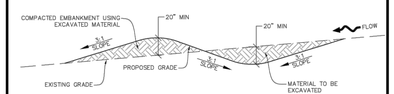
1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

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



DIVSION 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.

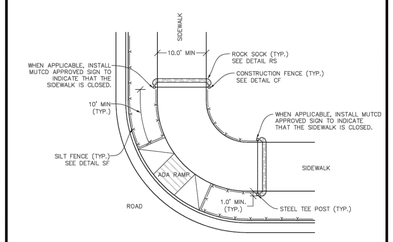
DIVERSION DITCH INSTALLATION NOTES

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.

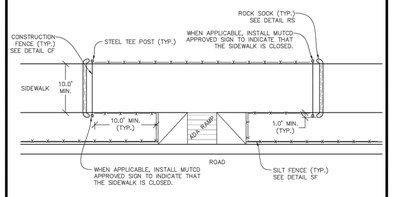
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



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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CVL CONSULTANTS

No.	Revisions	Date	Init.	Appr.	Date

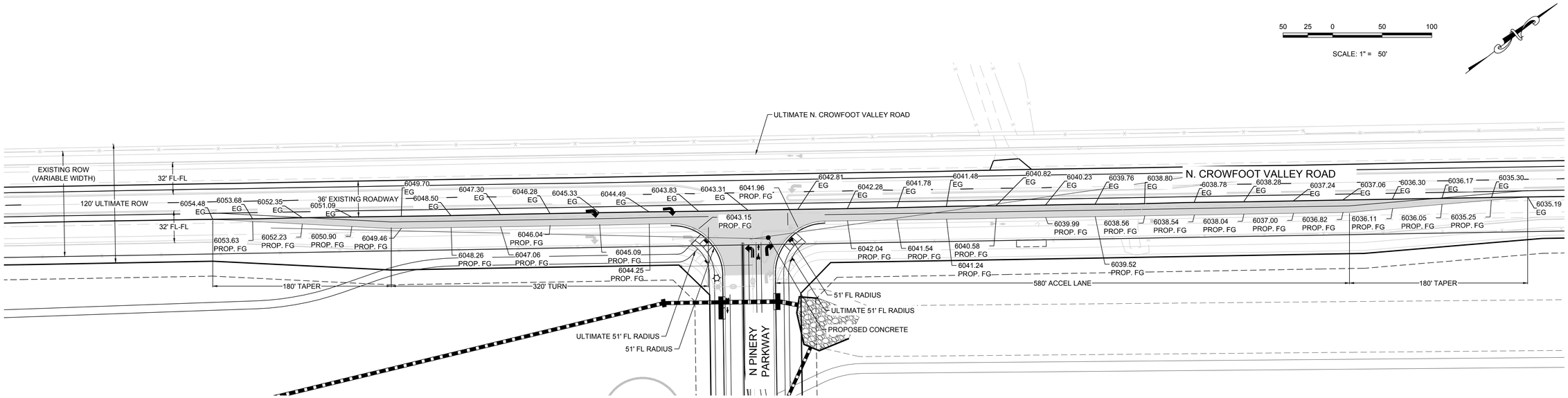
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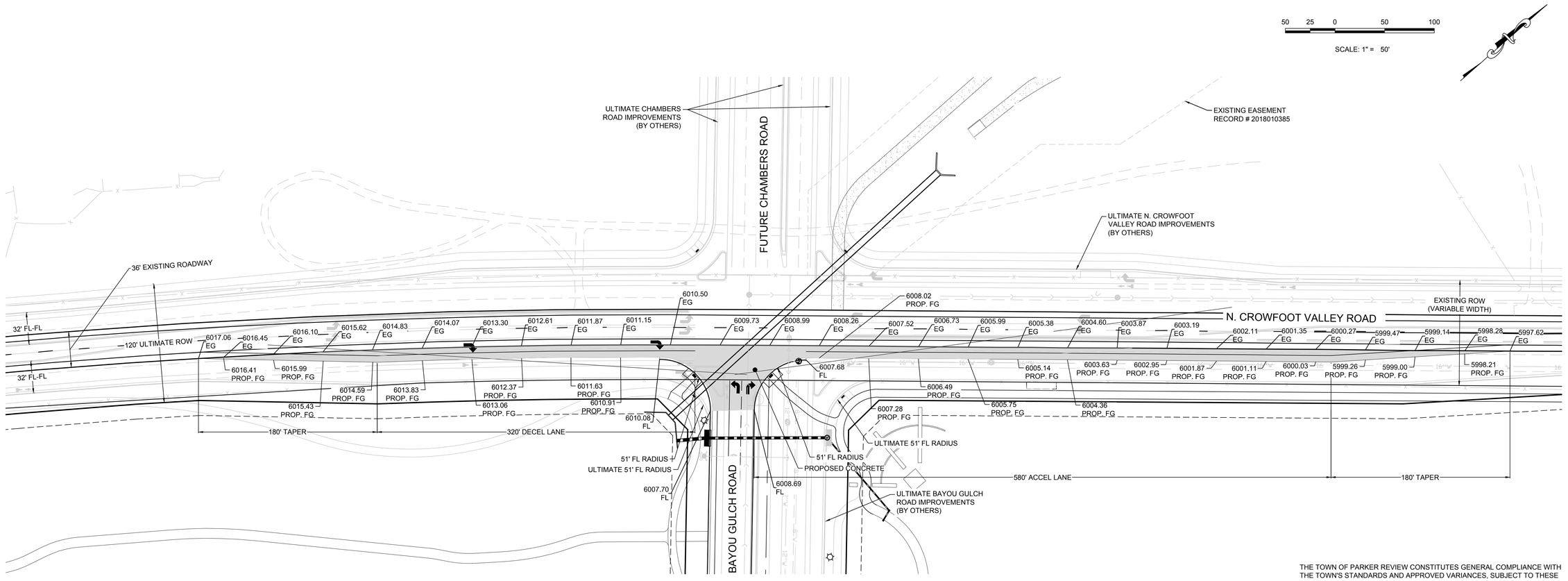
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BMP DETAILS

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

SHEET NUMBER 42

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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

10333 E. Dry Creek Rd.
Suite 240
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Tel: (720) 482-9526
Fax: (720) 482-9546
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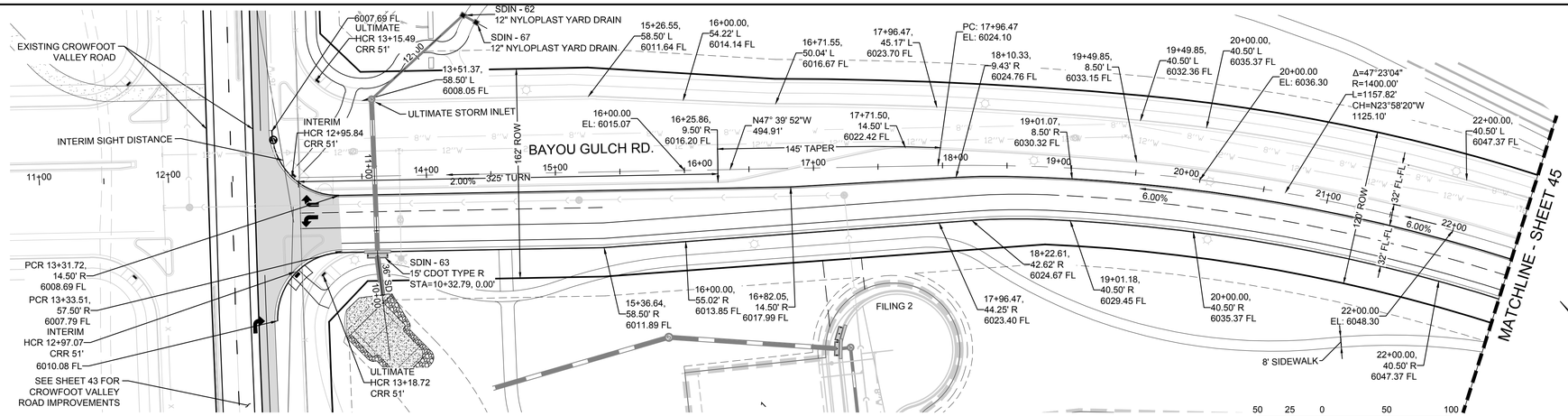
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
NORTH CROWFOOT IMPROVEMENT PLAN

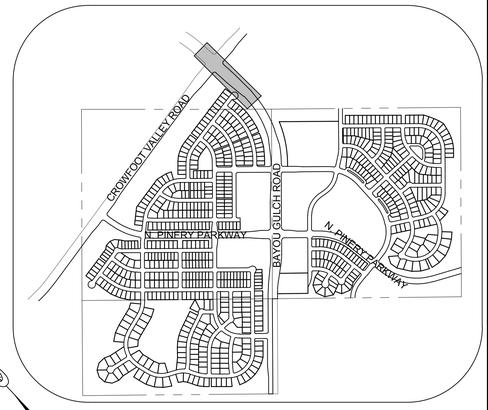
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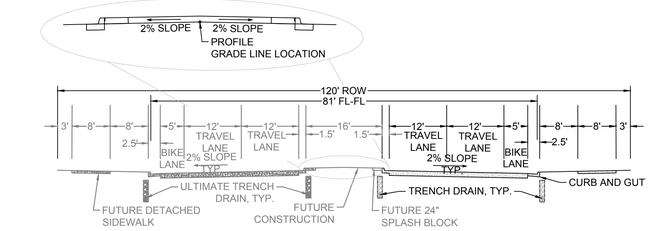
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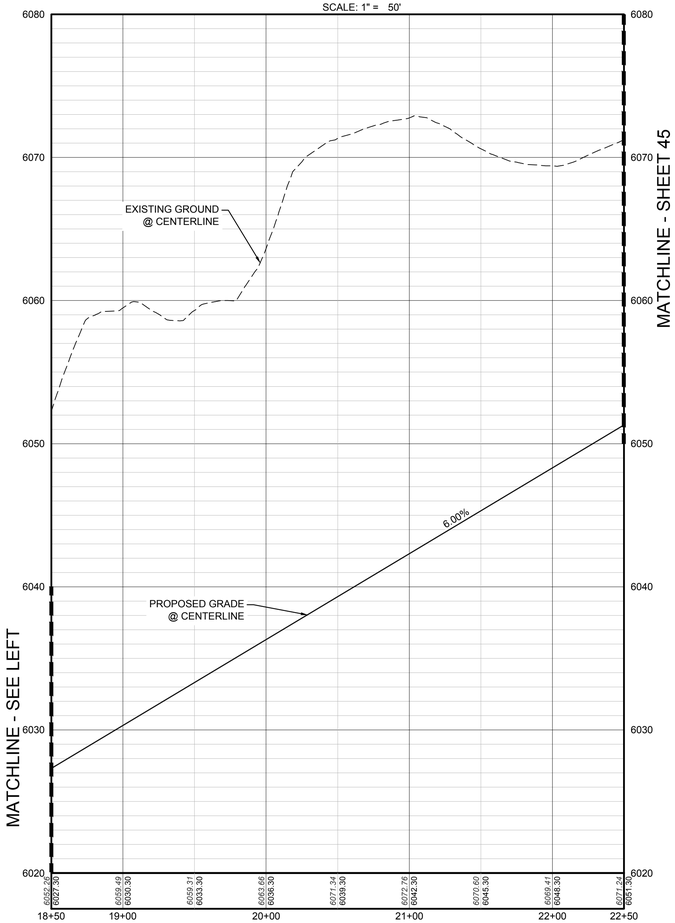
PLAN: BAYOU GULCH RD. STA: 11+00.00 TO 22+50.00
HORIZONTAL SCALE: 1" = 50'



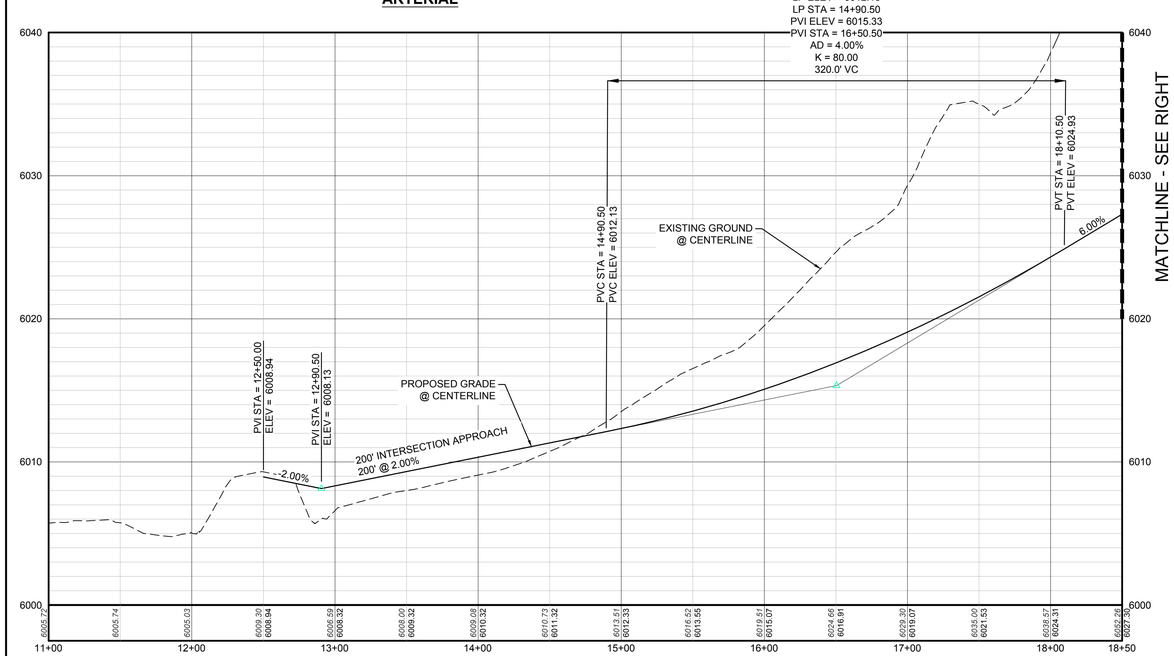
KEYMAP
N.T.S.



ARTERIAL



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



PROFILE: BAYOU GULCH RD. STA: 11+00.00 TO 18+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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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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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.

BASIS OF BEARINGS:
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

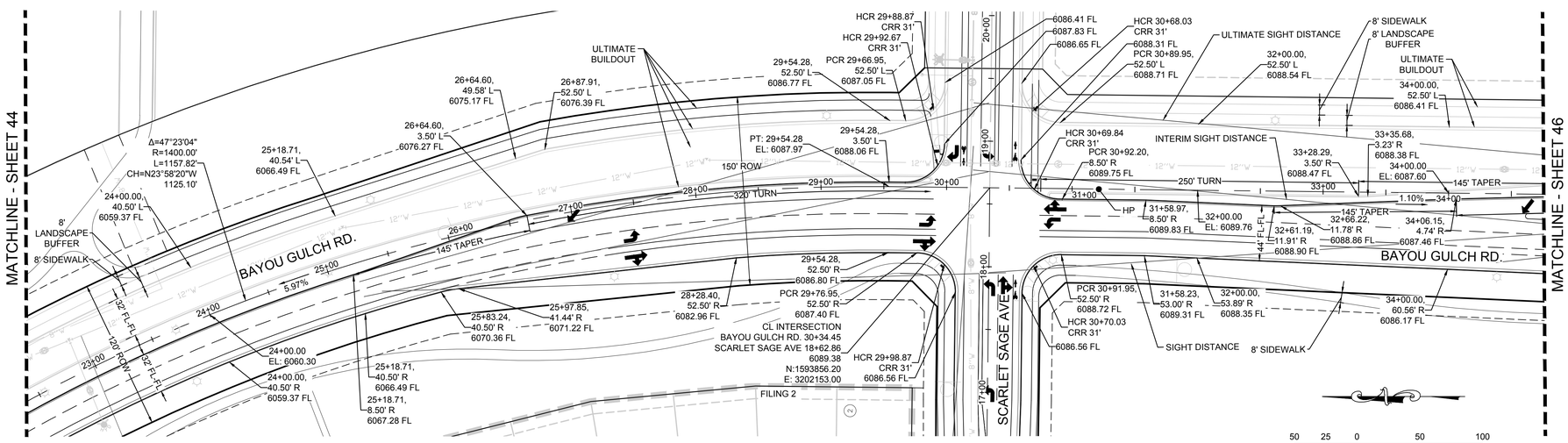
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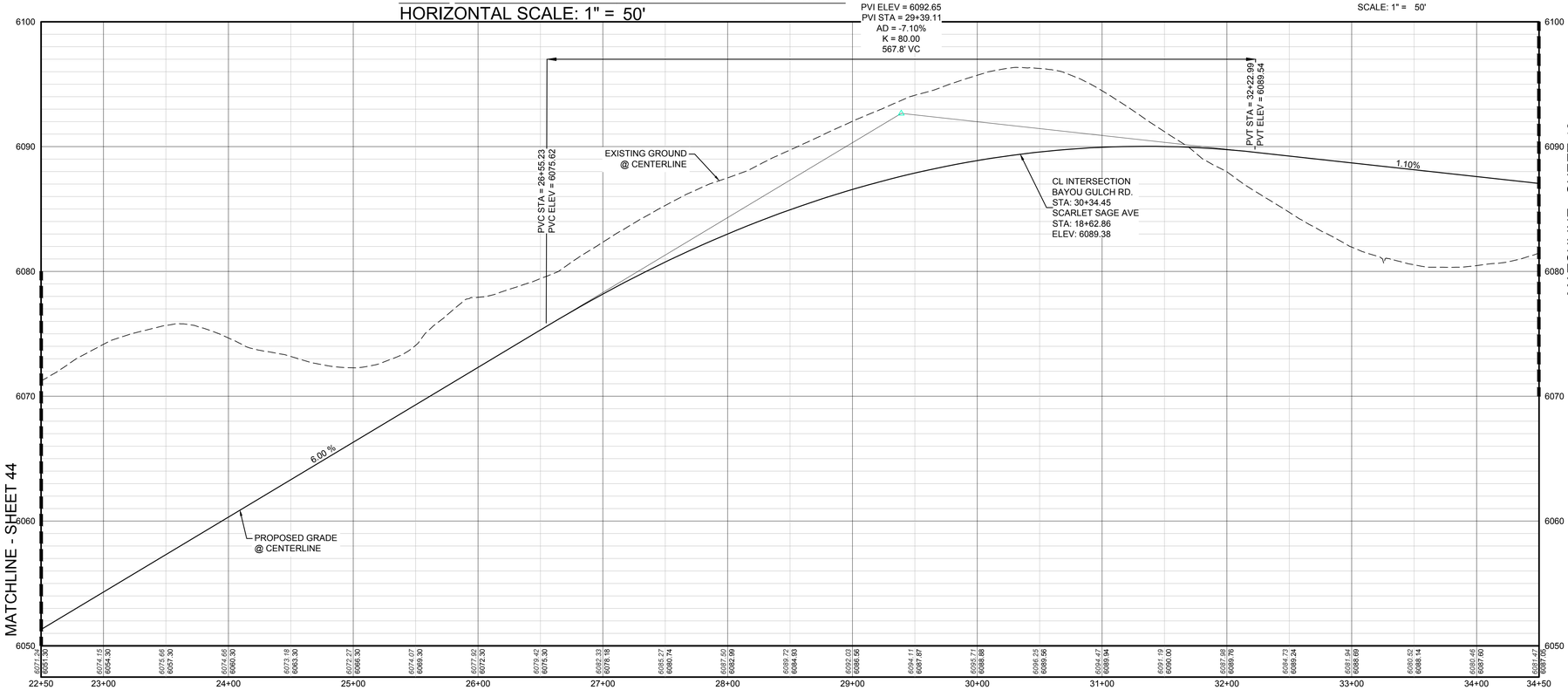
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 44

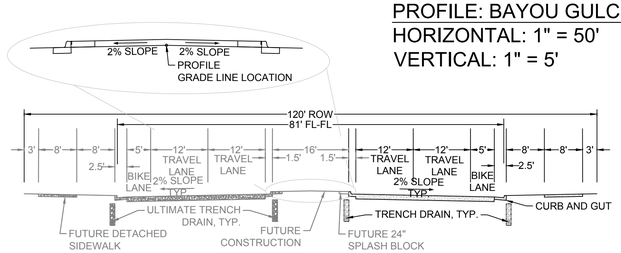
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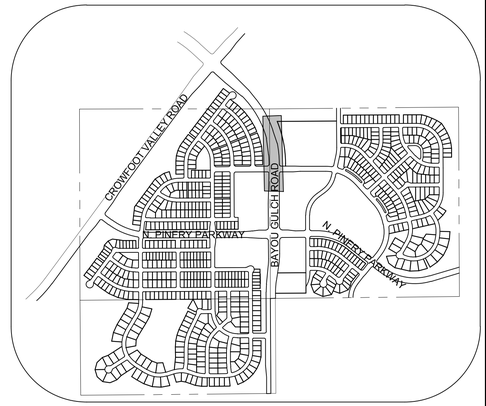
PLAN: BAYOU GULCH RD. STA: 22+50.00 TO 34+50.00
HORIZONTAL: 1" = 50'



PROFILE: BAYOU GULCH RD. STA: 22+50.00 TO 34+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



ARTERIAL



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
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- PROPOSED SIDEWALK RAMP
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- PROPOSED WATER LINE
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- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD POWER
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ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
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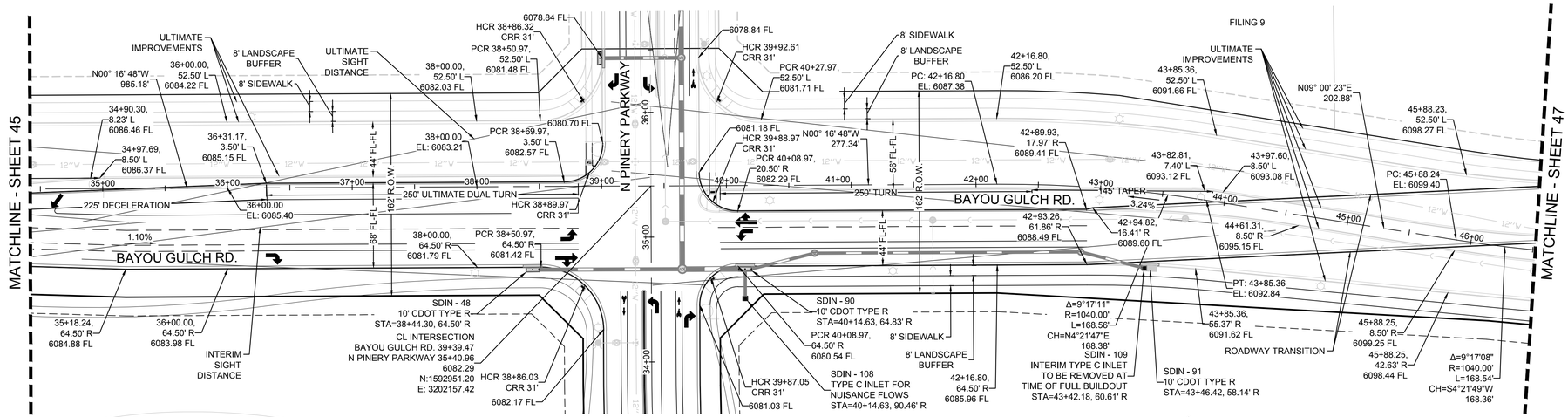
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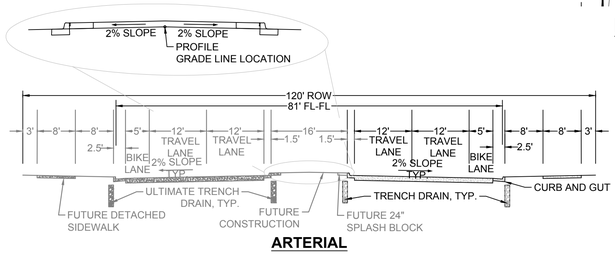
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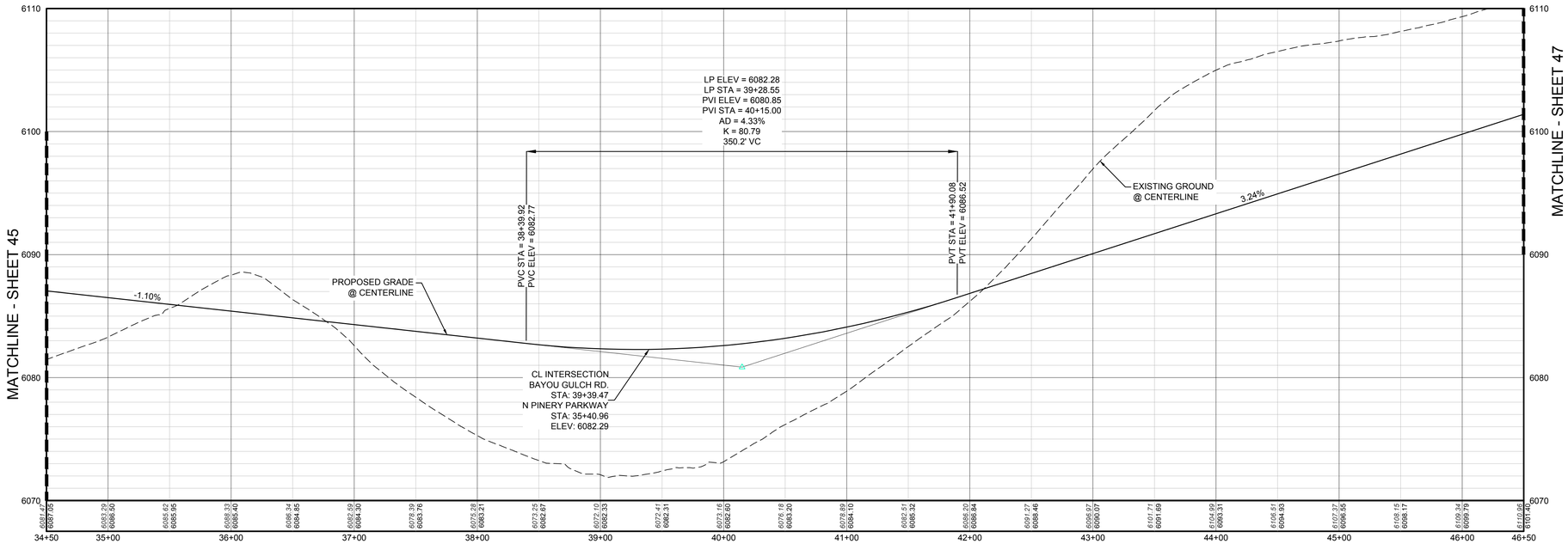


PLAN: BAYOU GULCH RD. STA: 34+50.00 TO 46+50.00
HORIZONTAL SCALE: 1" = 50'

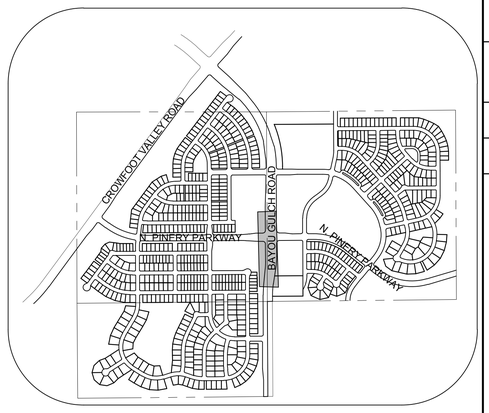
SCALE: 1" = 50'



ARTERIAL



PROFILE: BAYOU GULCH RD. STA: 34+50.00 TO 46+50.00
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VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
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- LOT NUMBER
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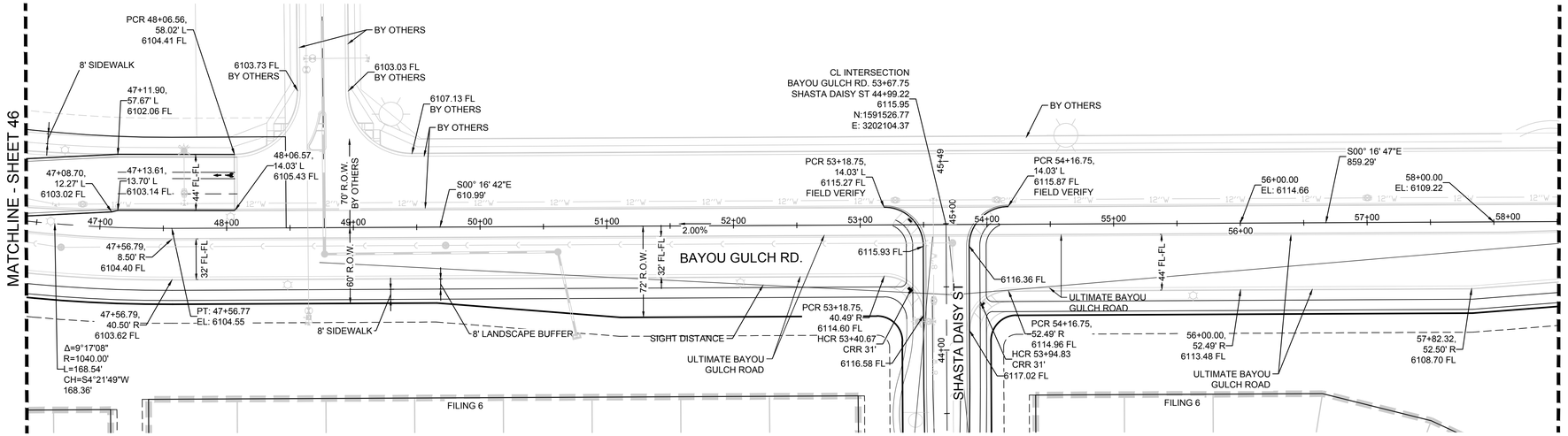
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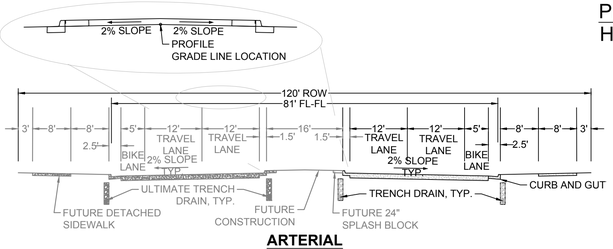
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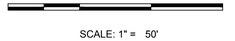


PLAN: BAYOU GULCH RD. STA: 46+50.00 TO 58+50.00
HORIZONTAL SCALE: 1" = 50'

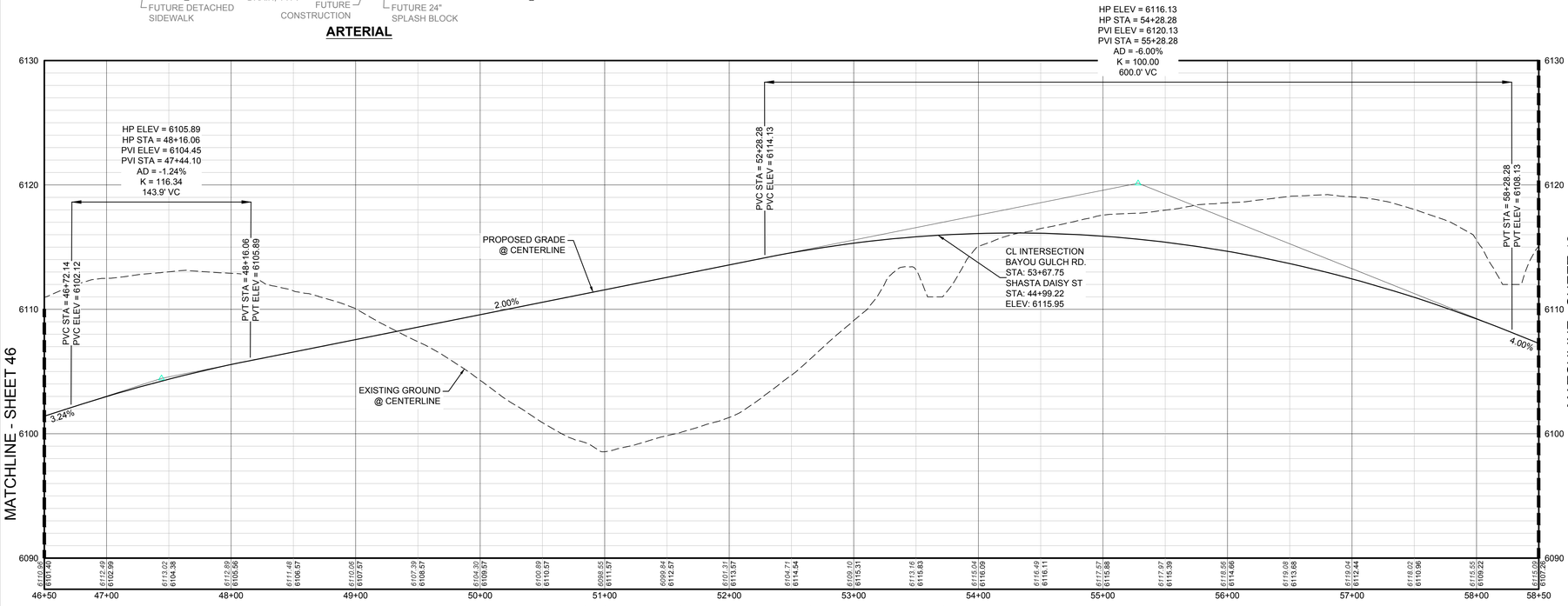


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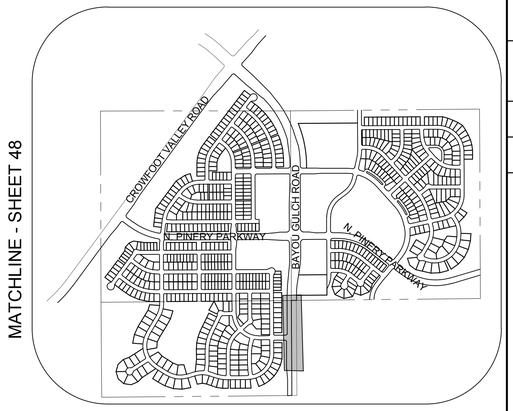




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PROFILE: BAYOU GULCH RD. STA: 46+50.00 TO 58+50.00
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KEYMAP
N.T.S.

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

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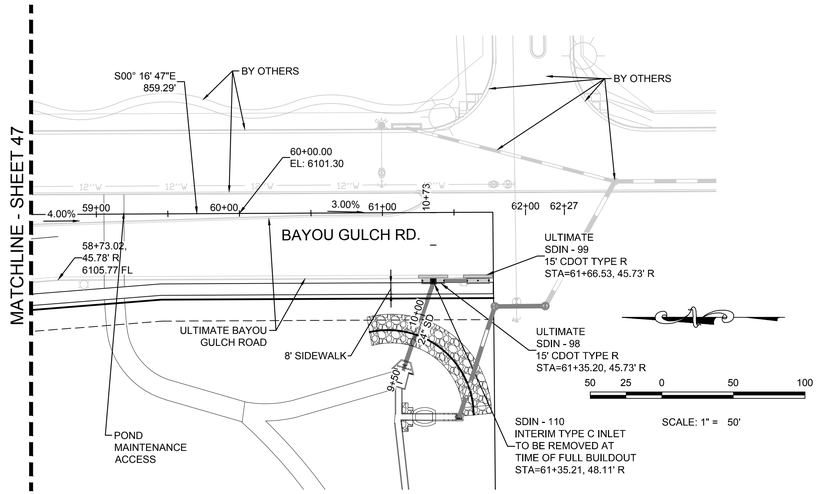
HR 935 LLC
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

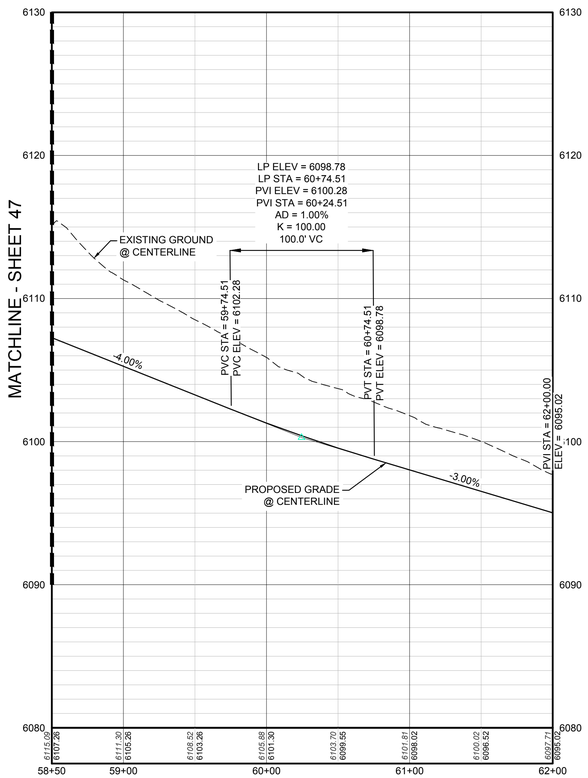
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CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 47

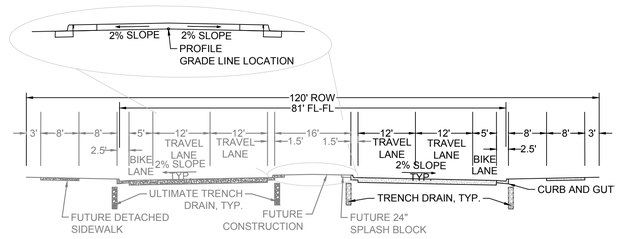
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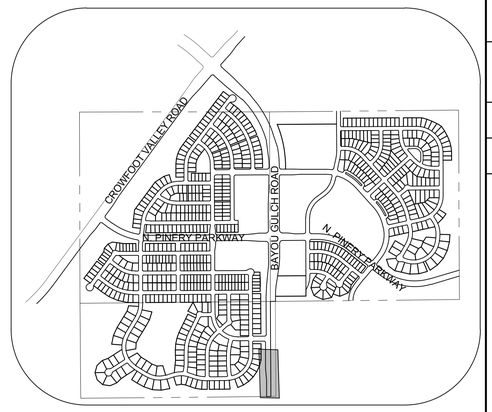
PLAN: BAYOU GULCH RD. STA: 58+50.00 TO 61+77.00
HORIZONTAL SCALE: 1" = 50'



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



ARTERIAL



KEYMAP
N.T.S.

LEGEND

(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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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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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.

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
Suite 240
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Tel: (720) 482-9526
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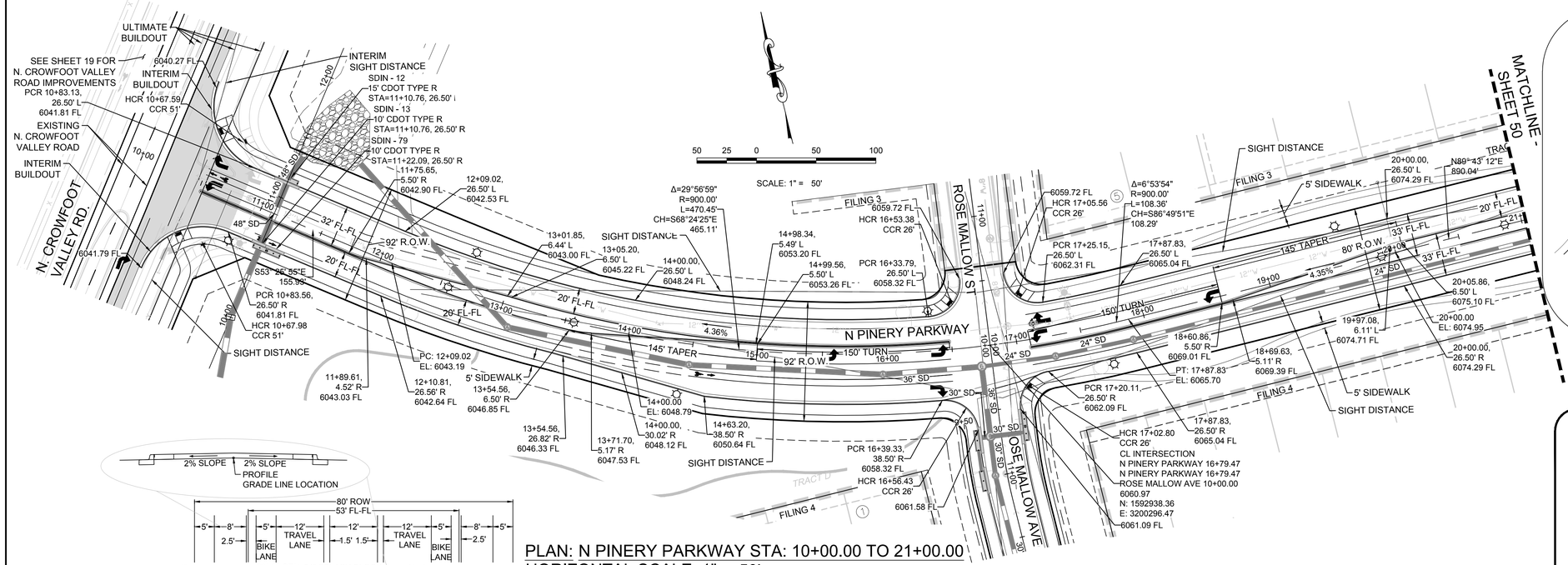
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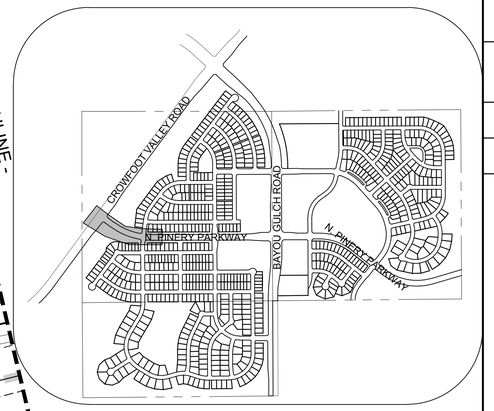
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

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

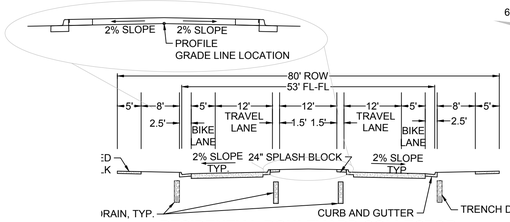
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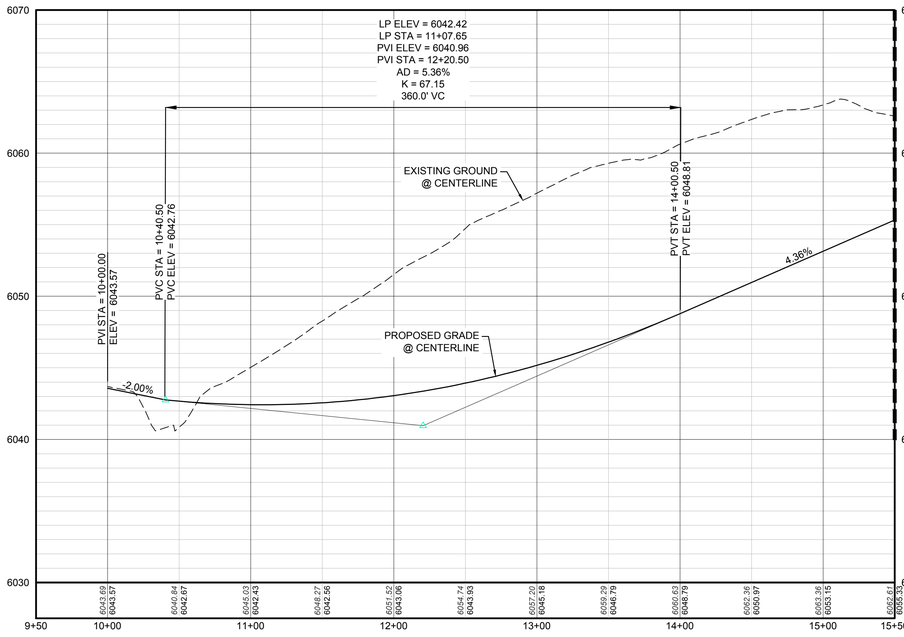


KEYMAP
N.T.S.

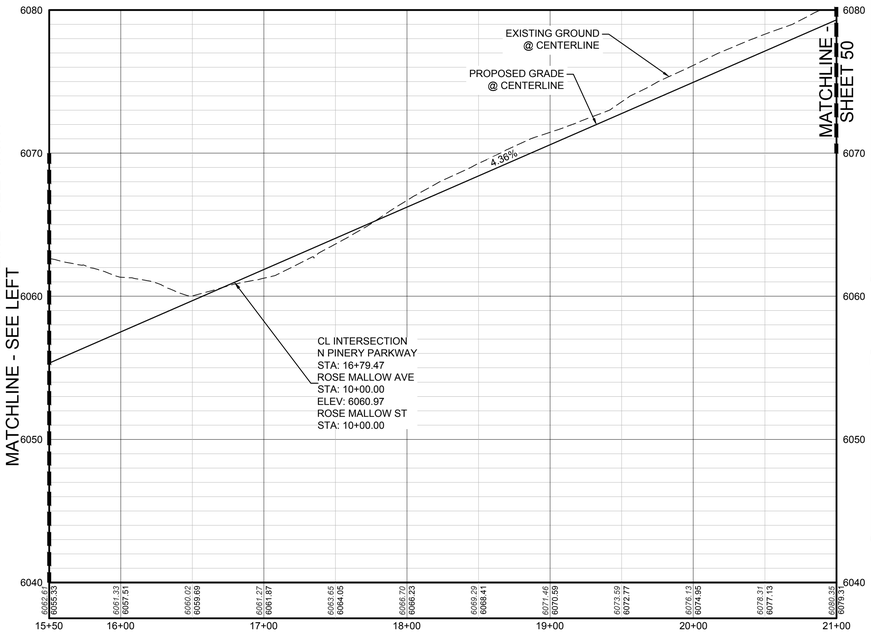


RESIDENTIAL BOULEVARD COLLECTOR

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



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'
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LEGEND

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	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
V	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
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	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
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10.00	EXISTING ELEVATION		FILING BOUNDARY
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PREPARED UNDER THE SUPERVISION OF

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

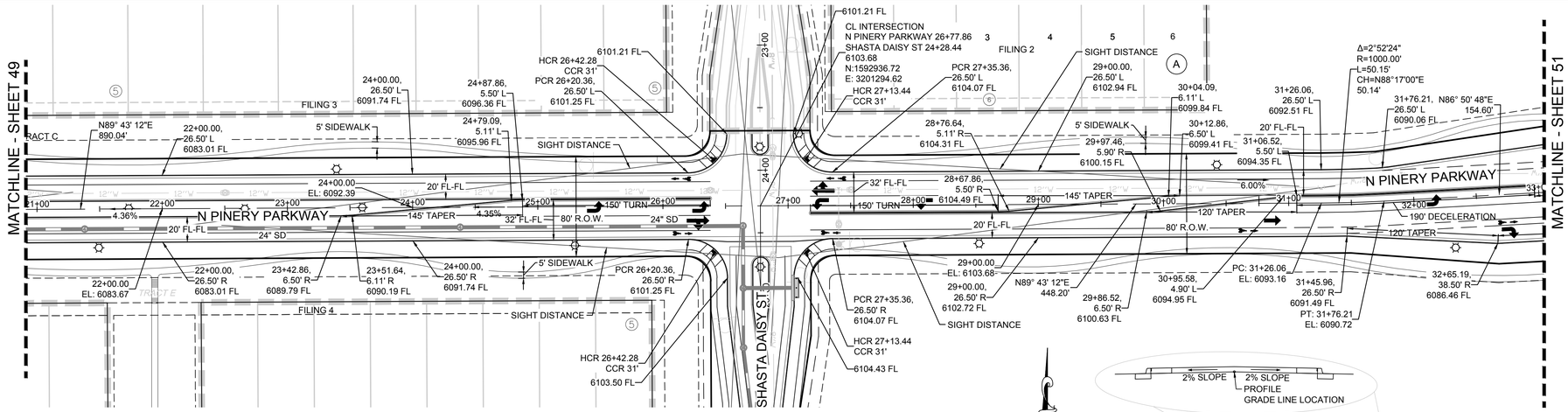
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
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CVL CONSULTANTS

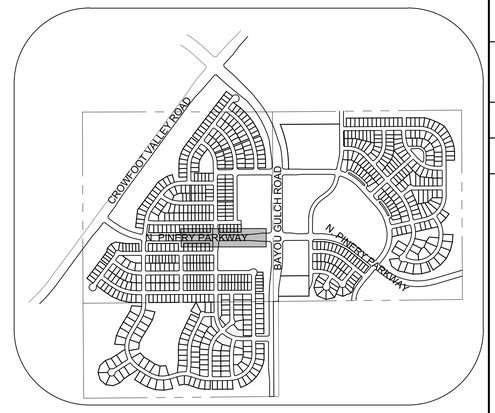
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TRAILS AT CROWFOOT
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STREET PLAN & PROFILE
NORTH PINERY PARKWAY

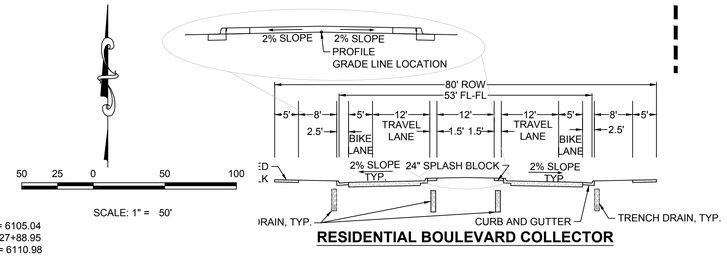
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CHECKED BY: JJJ
DATE: APRIL 2017
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KEYMAP
N.T.S.



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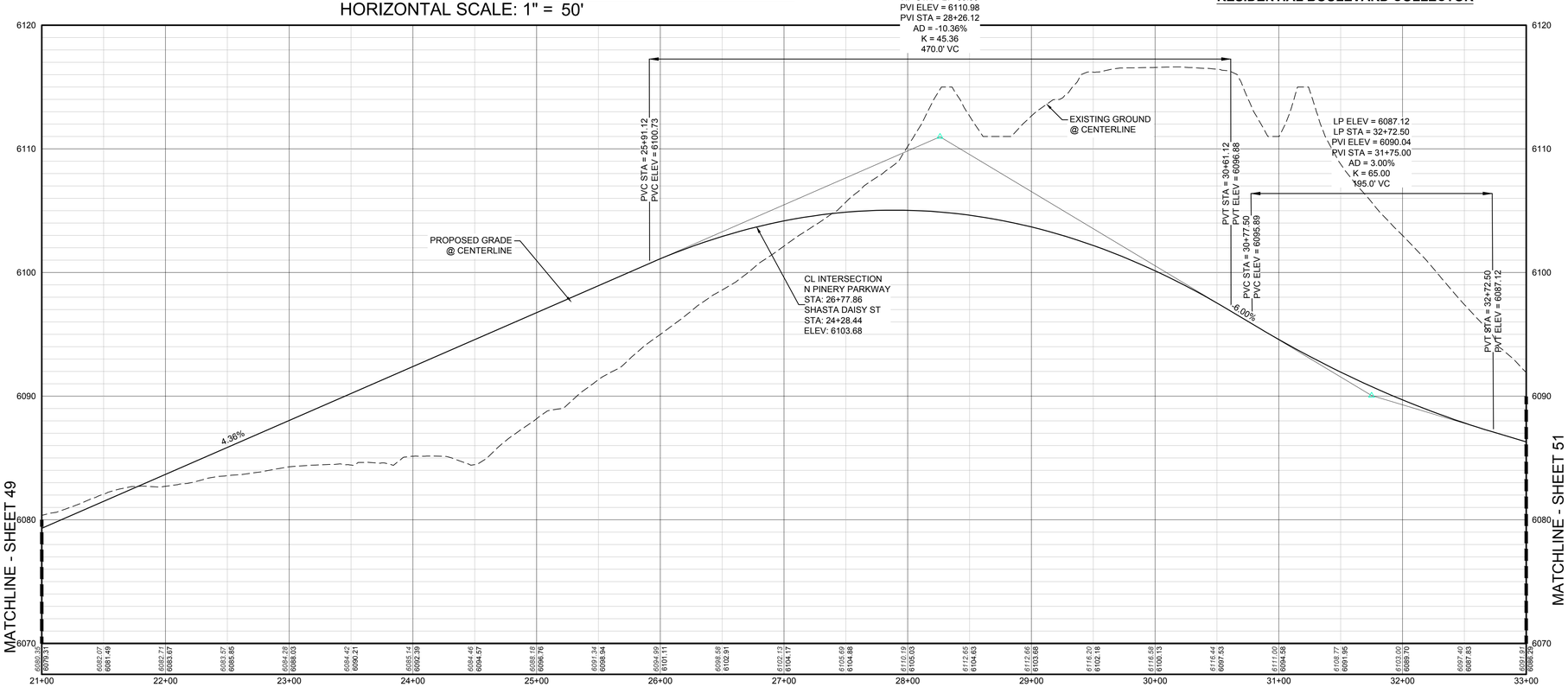
LEGEND

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 SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
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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
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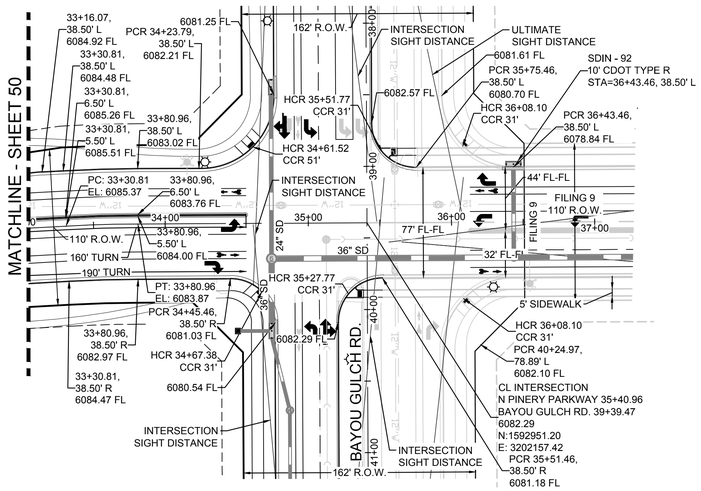
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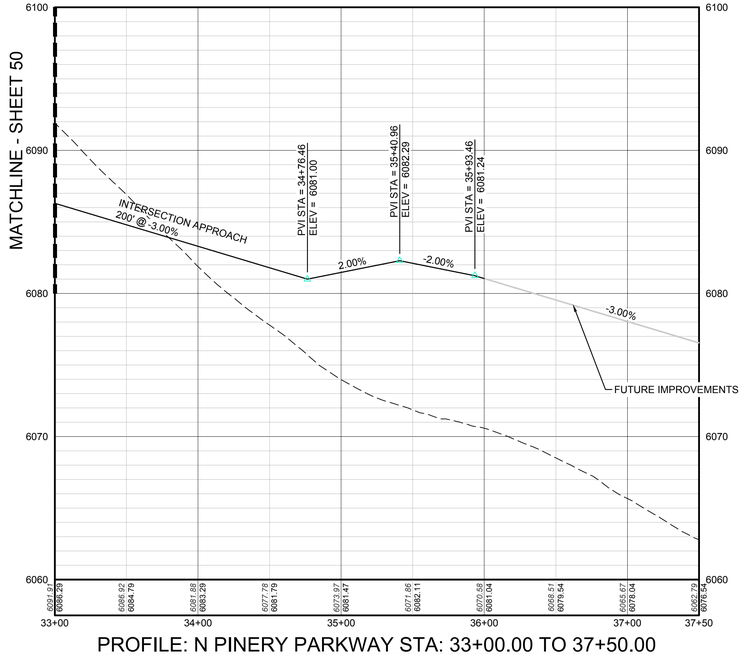
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
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NORTH PINERY PARKWAY

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DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 50

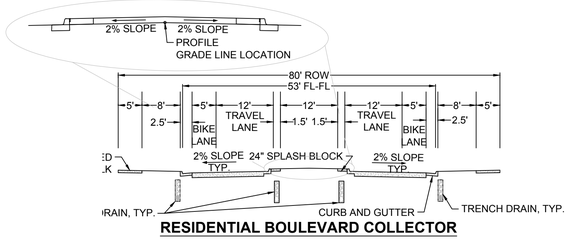
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PLAN: N PINERY PARKWAY STA: 33+00.00 TO 37+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: N PINERY PARKWAY STA: 33+00.00 TO 37+50.00
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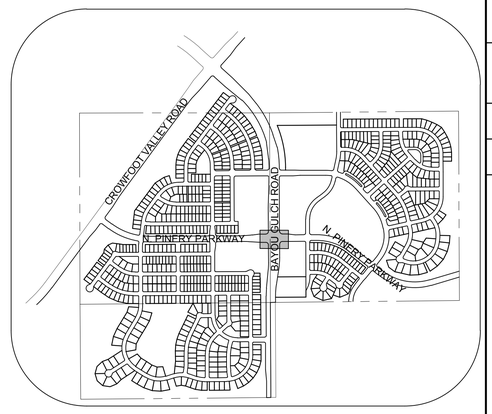


RESIDENTIAL BOULEVARD COLLECTOR



50 25 0 50 100

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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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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

No.	Revisions	Date	Init.	Appr.	Date

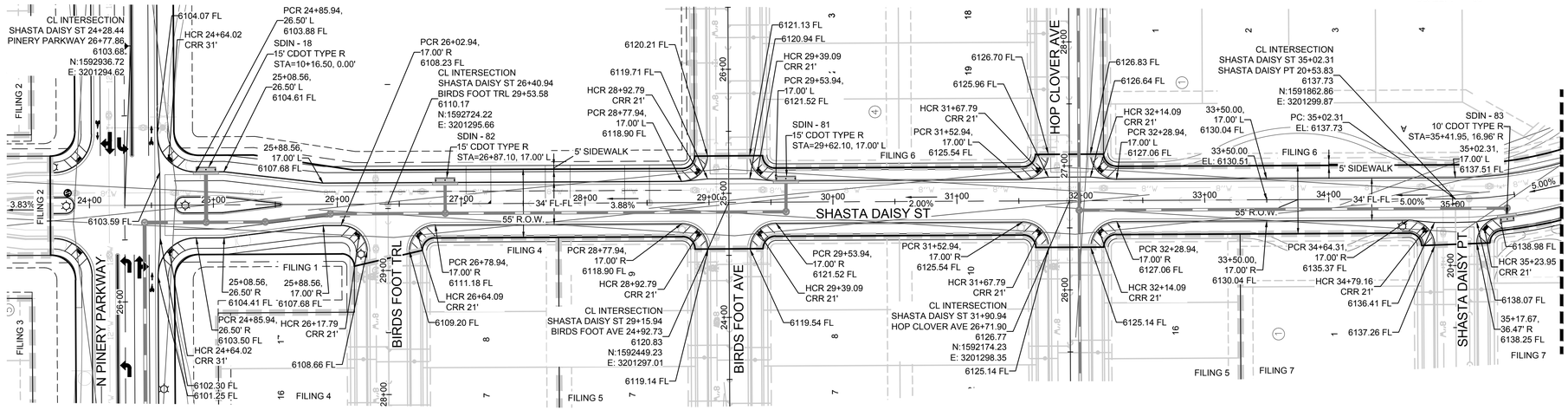
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

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

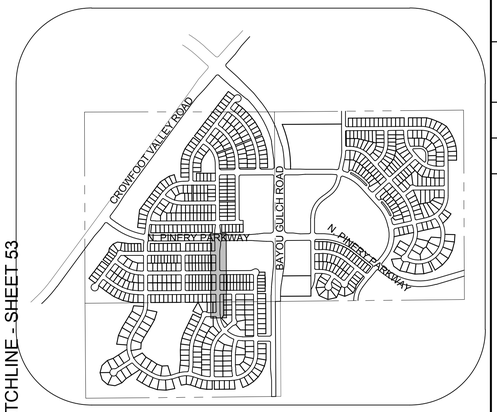
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 51

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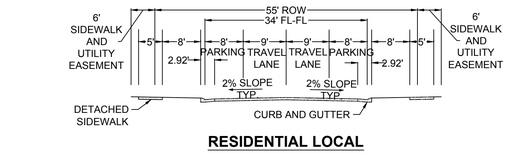


SCALE: 1" = 50'

MATCHLINE - SHEET 53

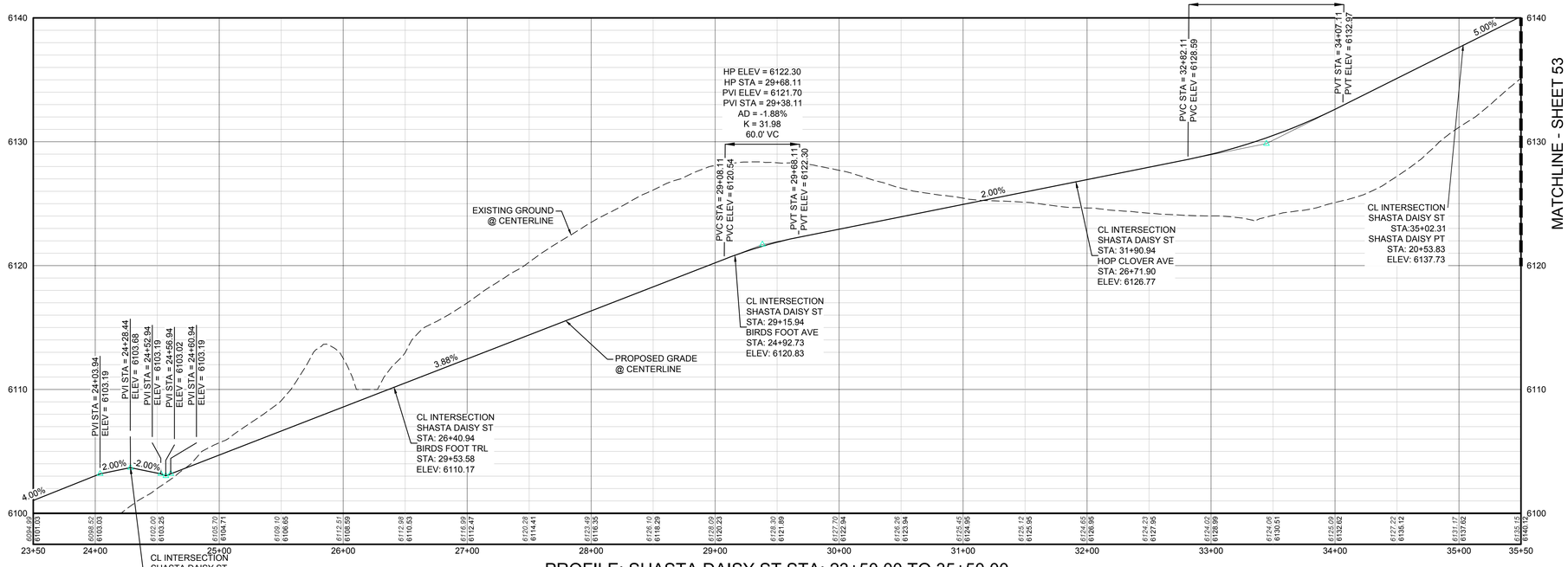


KEYMAP
N.T.S.



RESIDENTIAL LOCAL

PLAN: SHASTA DAISY ST STA: 25+50.00 TO 35+50.00
HORIZONTAL SCALE: 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
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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
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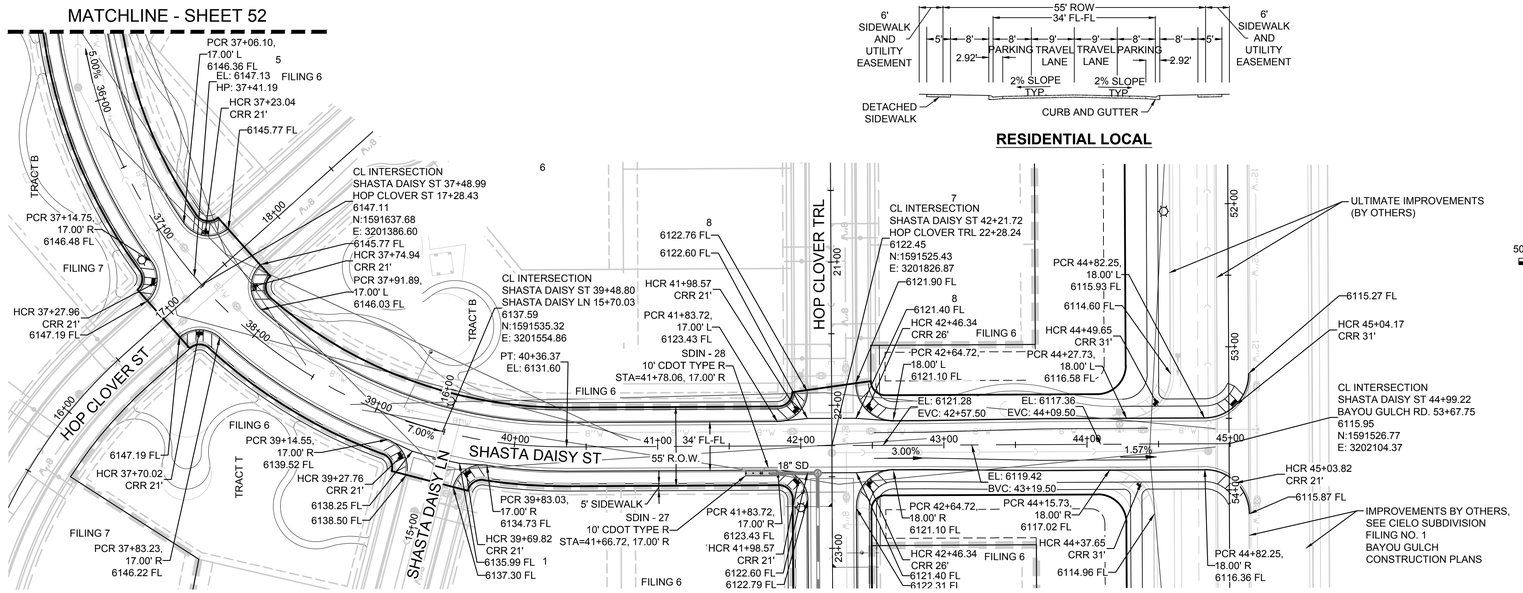
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Suite 240
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Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

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7353 South Alton Way
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SHASTA DAISY STREET

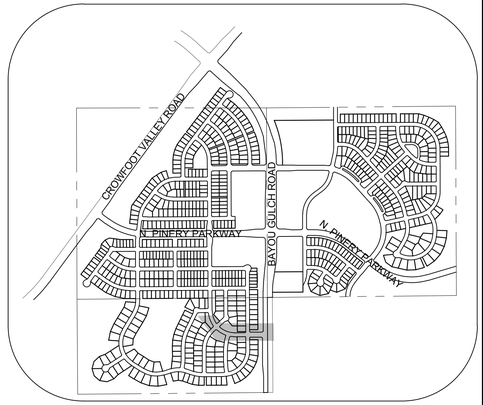
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CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	52		

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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
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10.00	EXISTING ELEVATION		FILING BOUNDARY
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COLORADO P.E. 0050067

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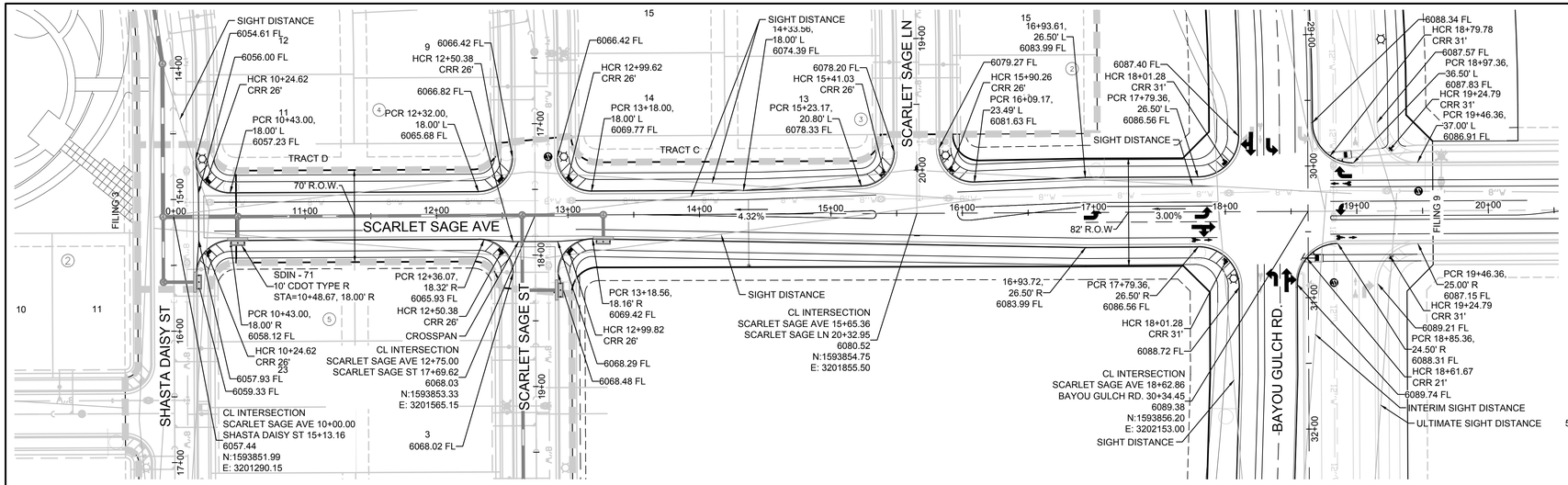
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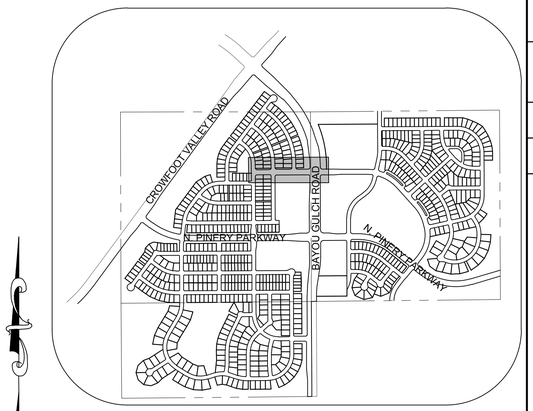
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SHASTA DAISY STREET

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DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 53

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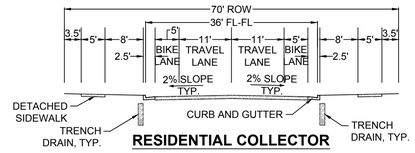


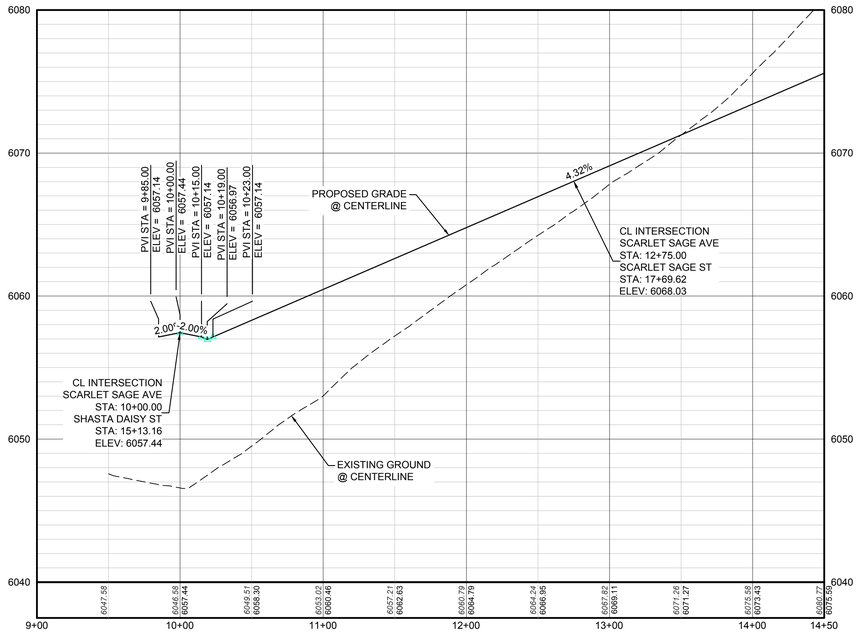
PLAN: SCARLET SAGE AVE STA: 10+00.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



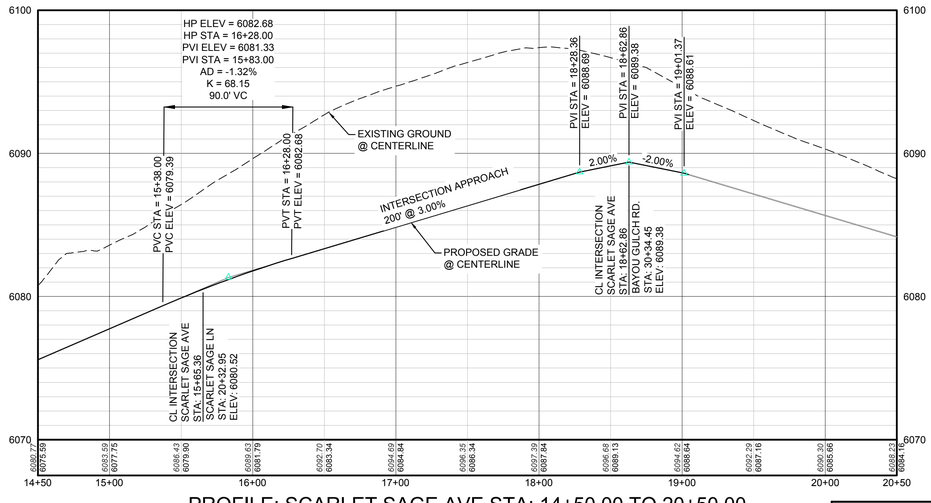
KEYMAP
N.T.S.

SCALE: 1" = 50'





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
HORIZONTAL: 1" = 50'
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LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
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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

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

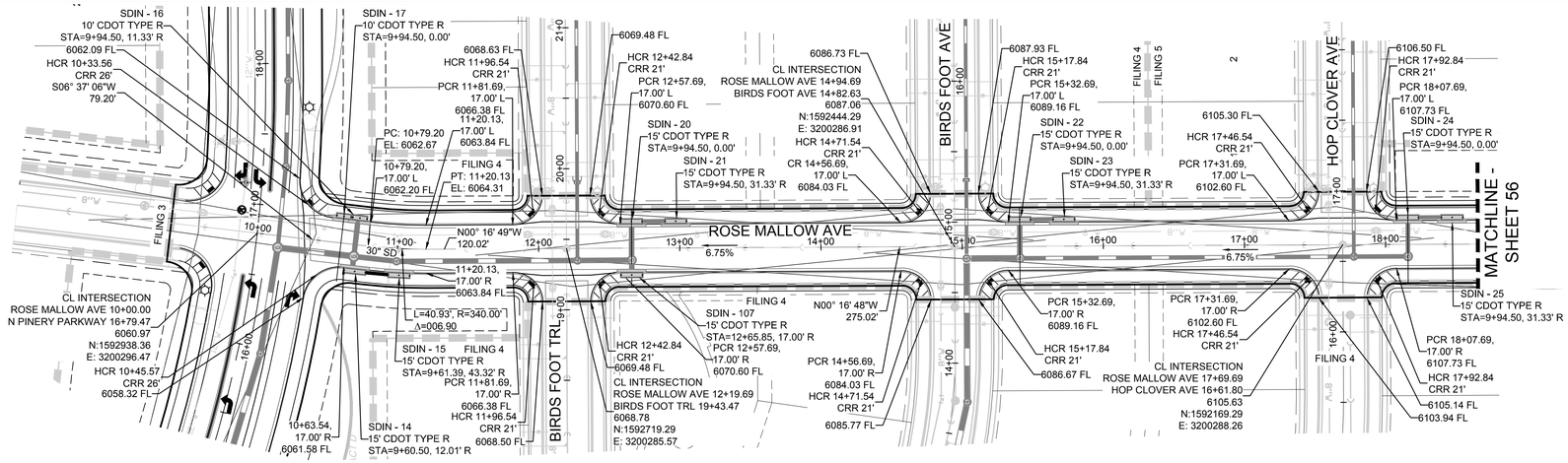
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SCARLET SAGE AVENUE

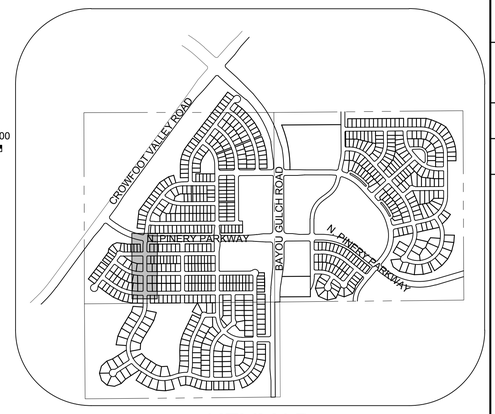
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DATE: APRIL 2017

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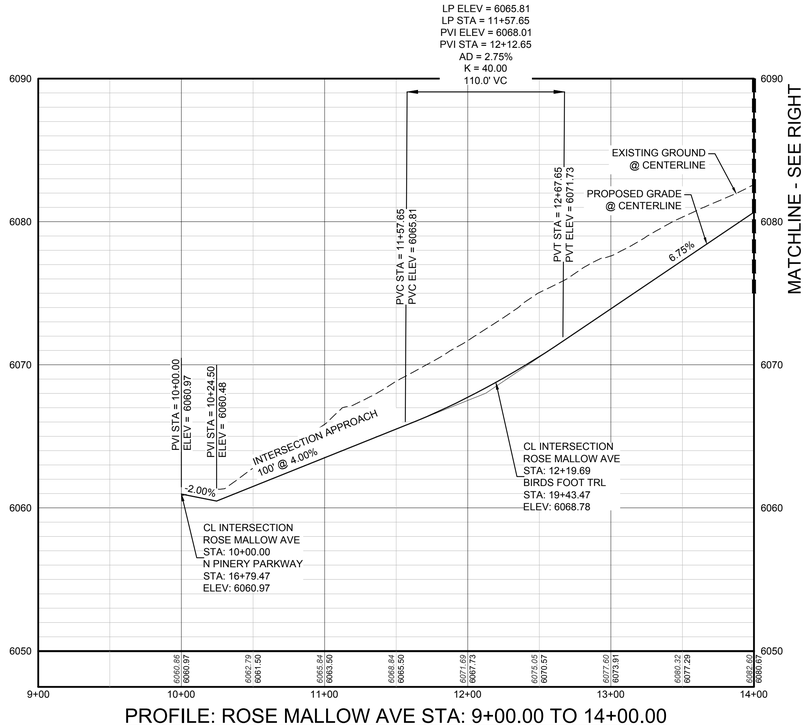
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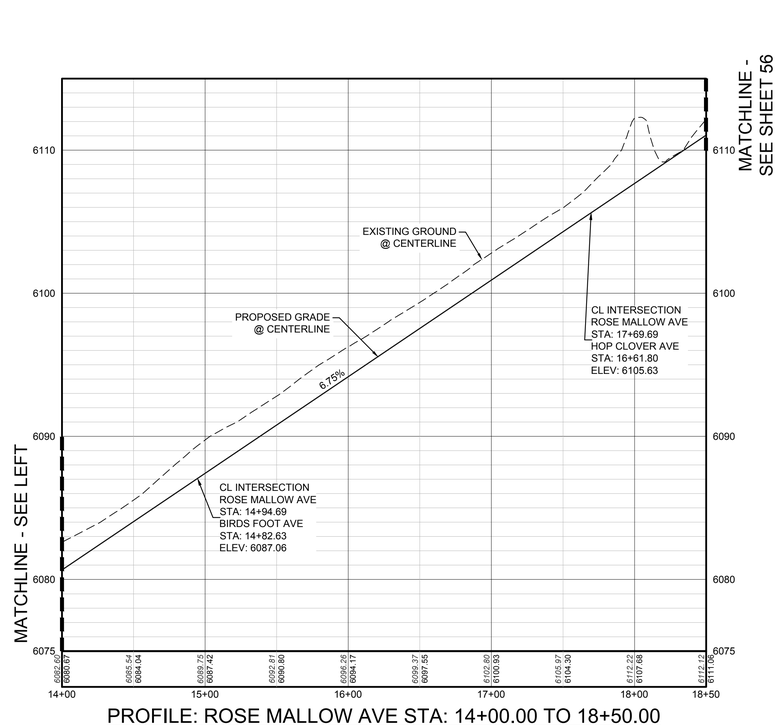
PLAN: ROSE MALLOW AVE STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



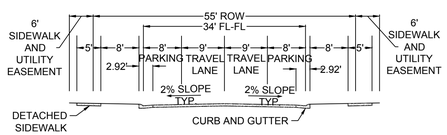
KEYMAP
N.T.S.



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

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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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
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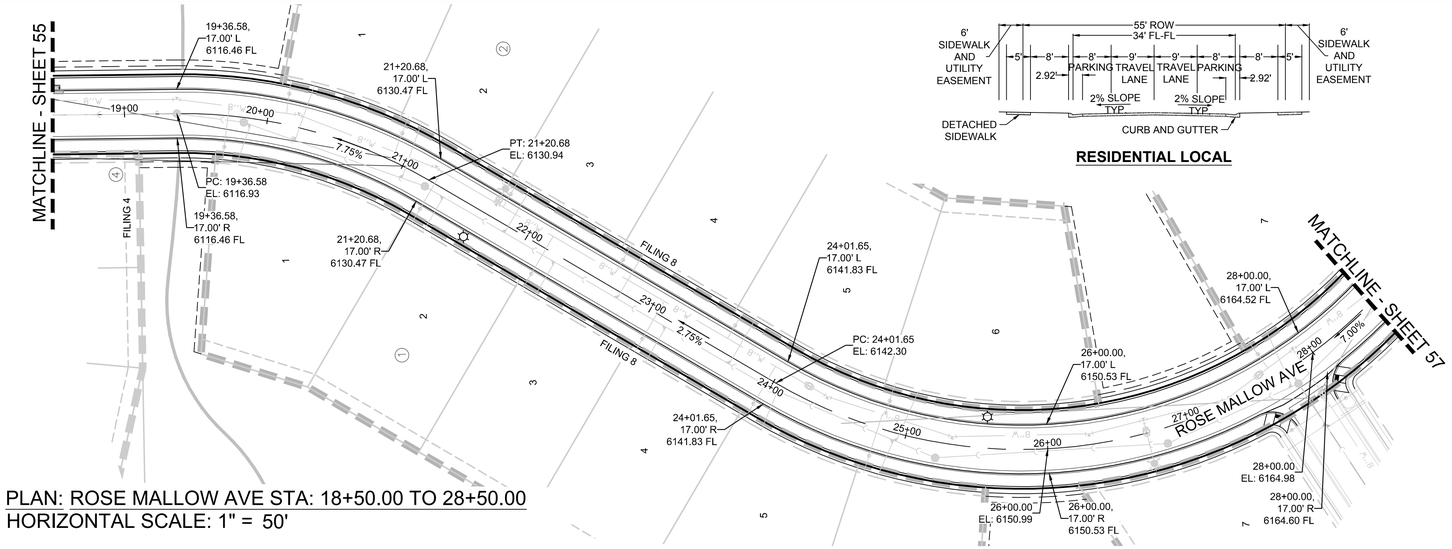
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FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

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

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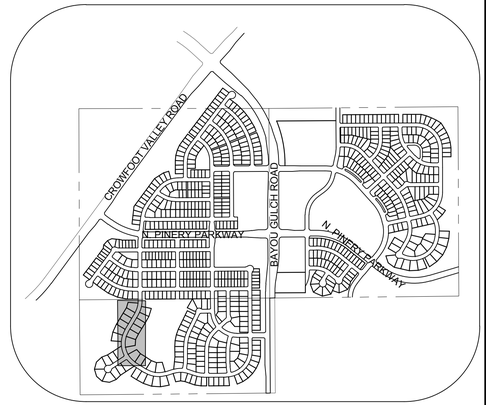


PLAN: ROSE MALLOW AVE STA: 18+50.00 TO 28+50.00
HORIZONTAL SCALE: 1" = 50'

RESIDENTIAL LOCAL



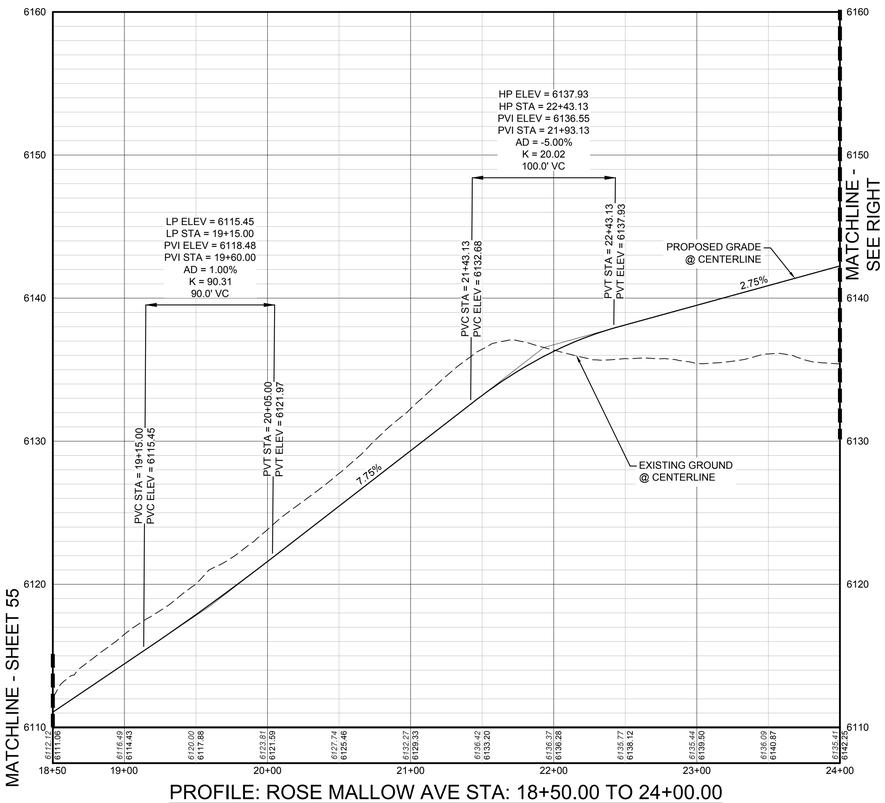
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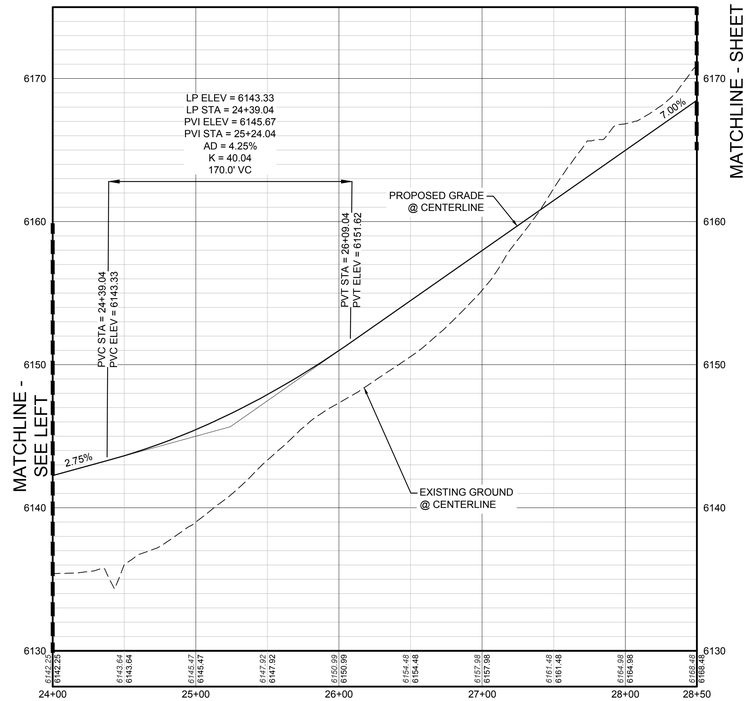
KEYMAP
N.T.S.

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
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FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
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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



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'

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
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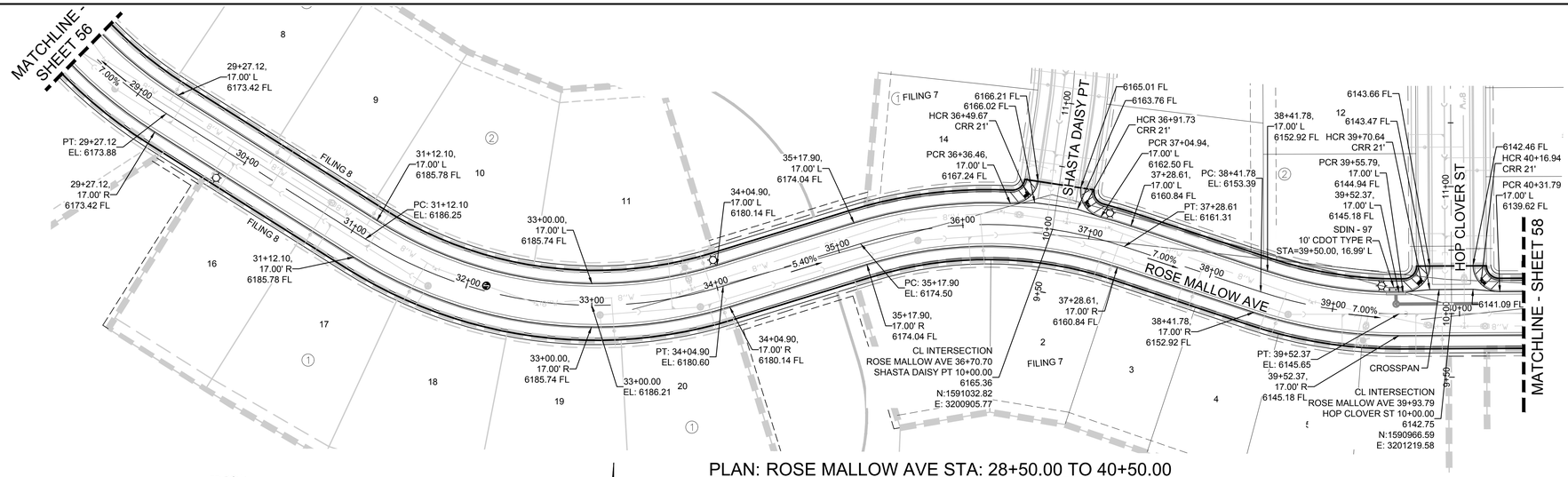
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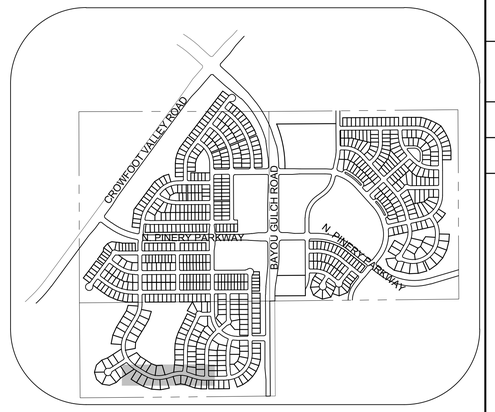
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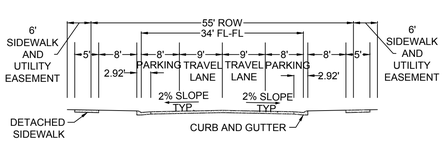
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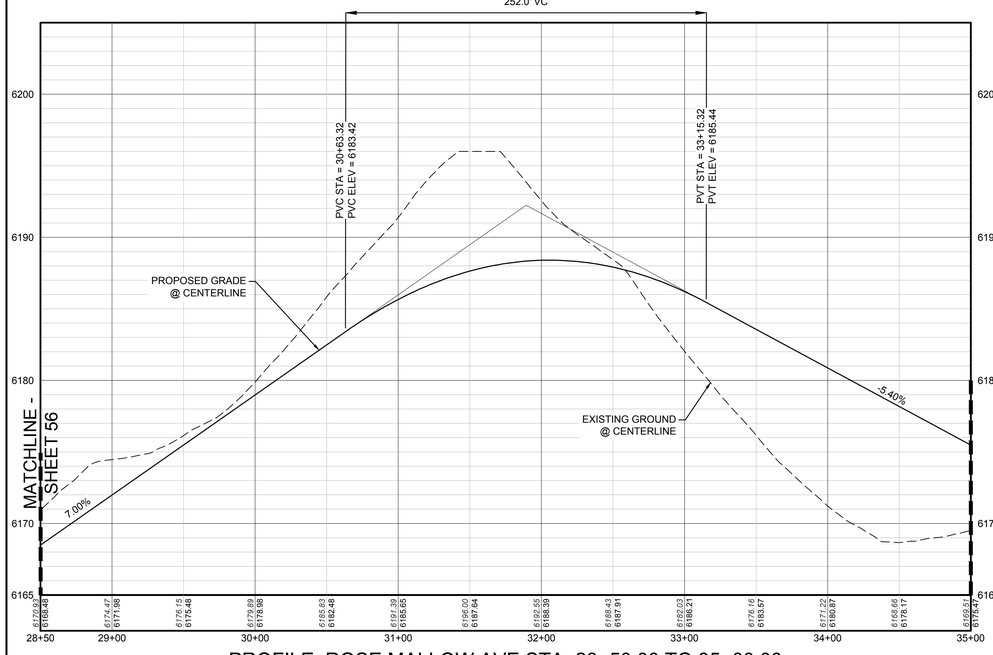
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N.T.S.



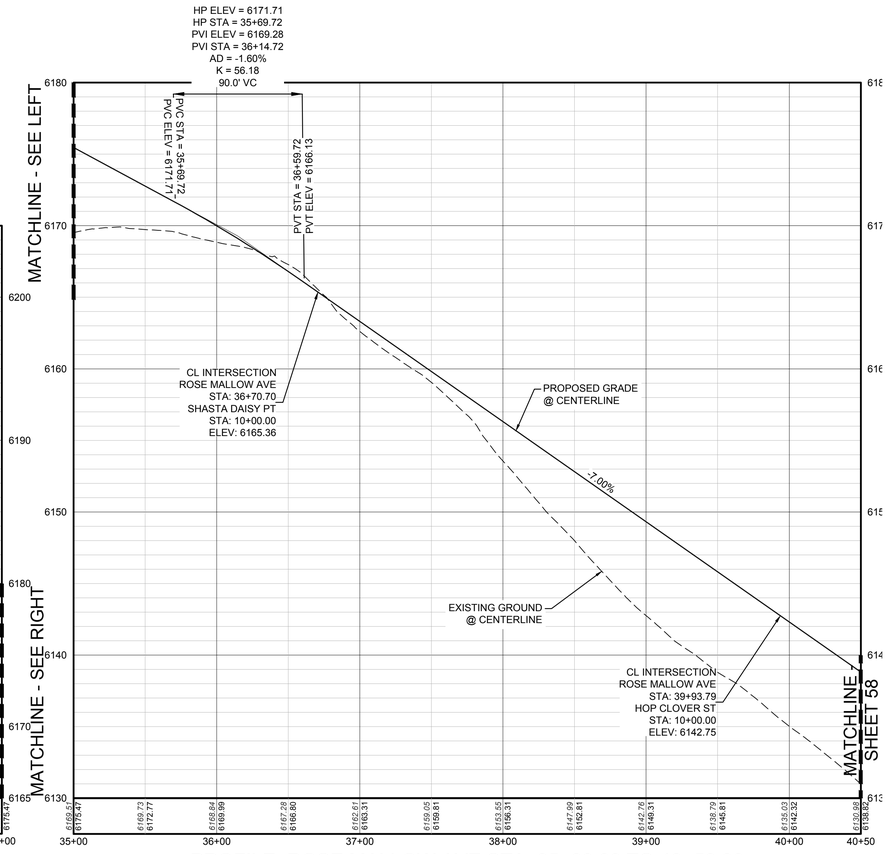
RESIDENTIAL LOCAL



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



PROFILE: ROSE MALLOW AVE STA: 28+50.00 TO 35+00.00
HORIZONTAL: 1" = 50'
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PROFILE: ROSE MALLOW AVE STA: 35+00.00 TO 40+50.00
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
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10.00 EXISTING ELEVATION	FILING BOUNDARY
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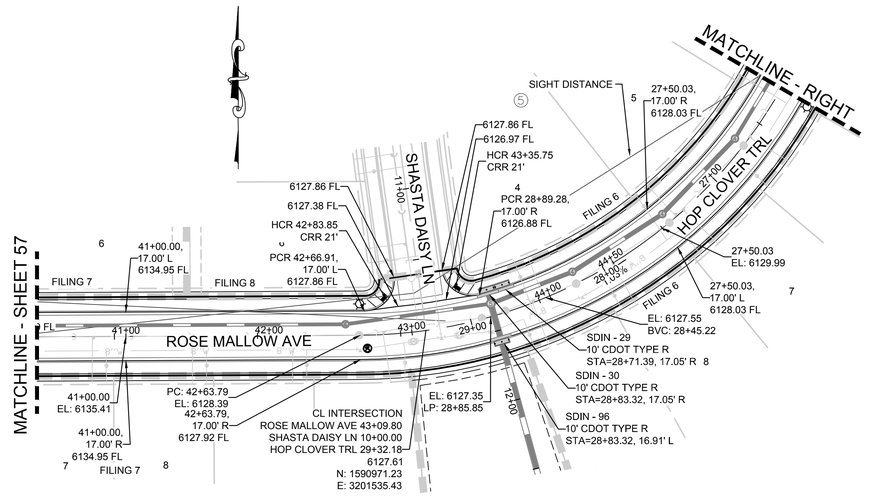
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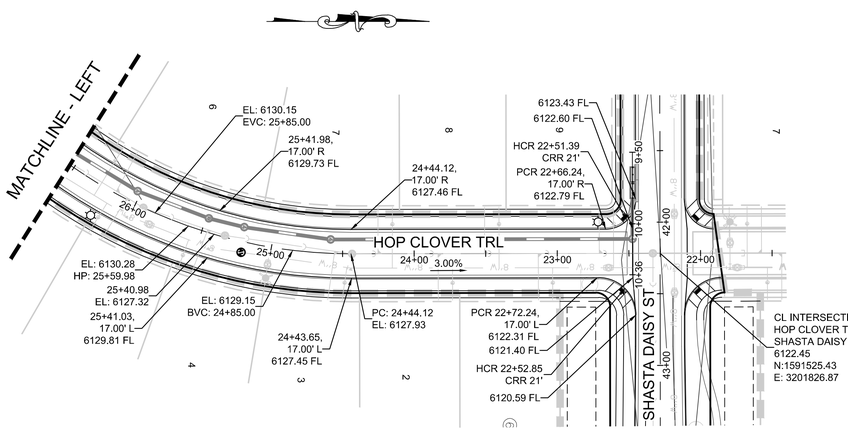
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CENTENNIAL, CO 80112

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

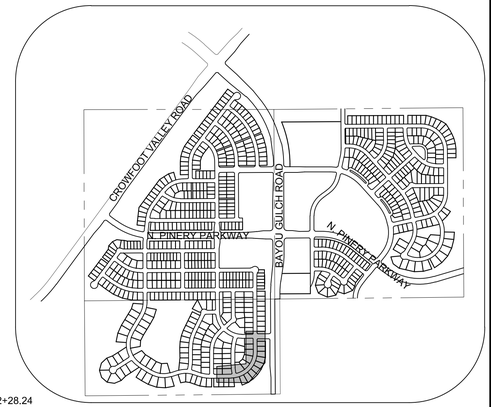
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57	KJD	JJ	APRIL 2017	AS SHOWN	8130283701



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

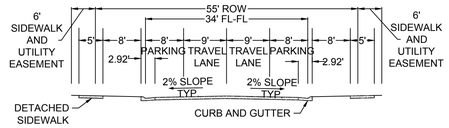


PLAN: HOP CLOVER TRL STA: 30+00.00 TO 22+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.

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



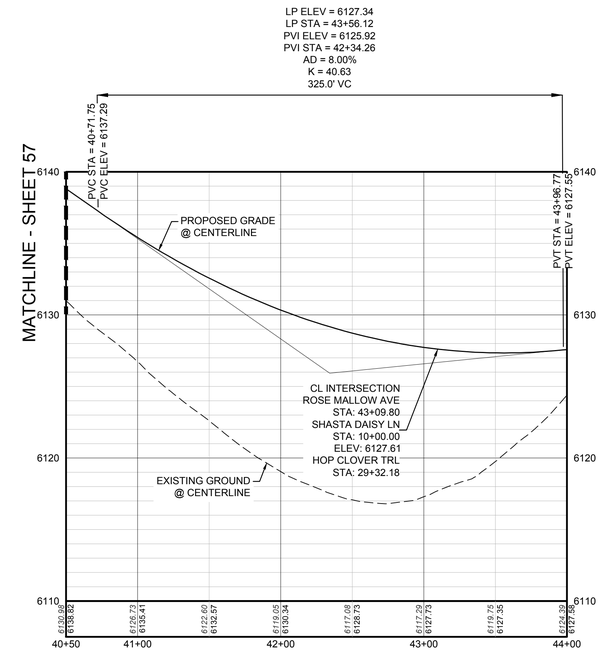
RESIDENTIAL LOCAL

LEGEND

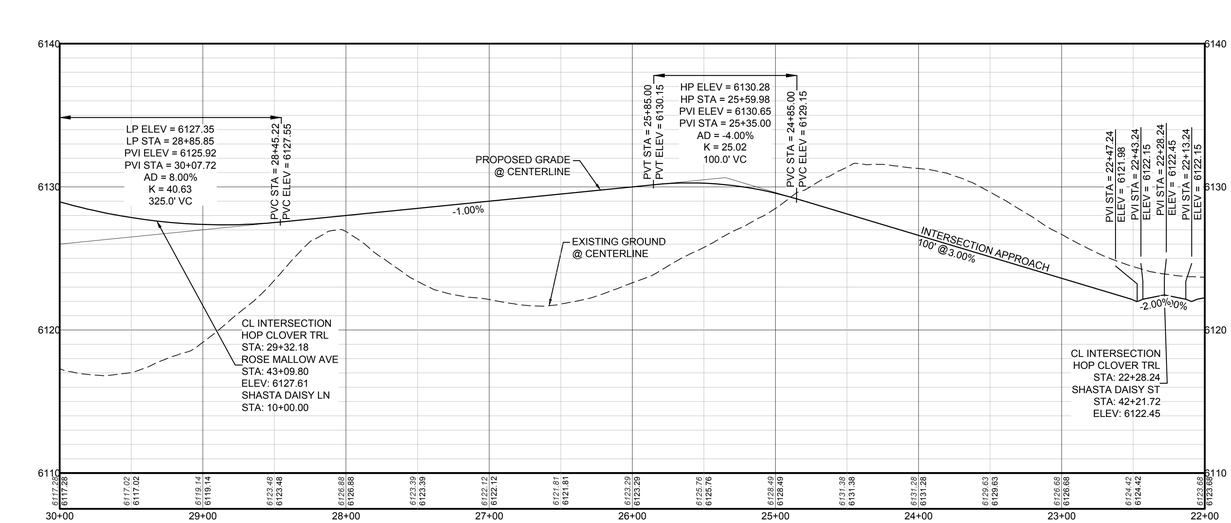
(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 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

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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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: 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'

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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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Fax: (720) 482-9546

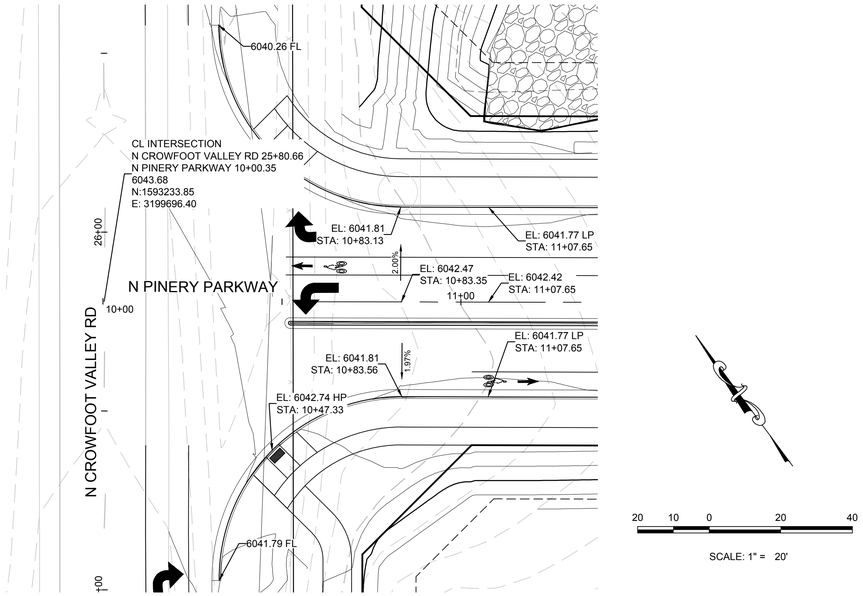
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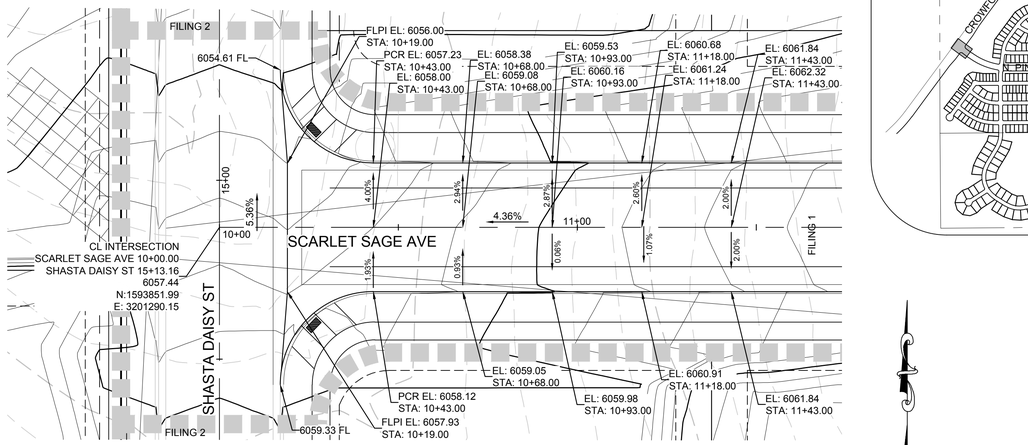
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DATE:	APRIL 2017		

SHEET NUMBER 58

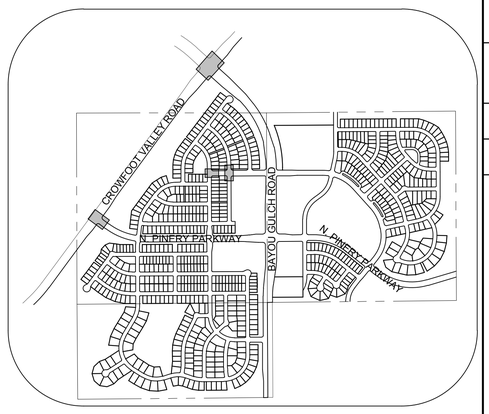
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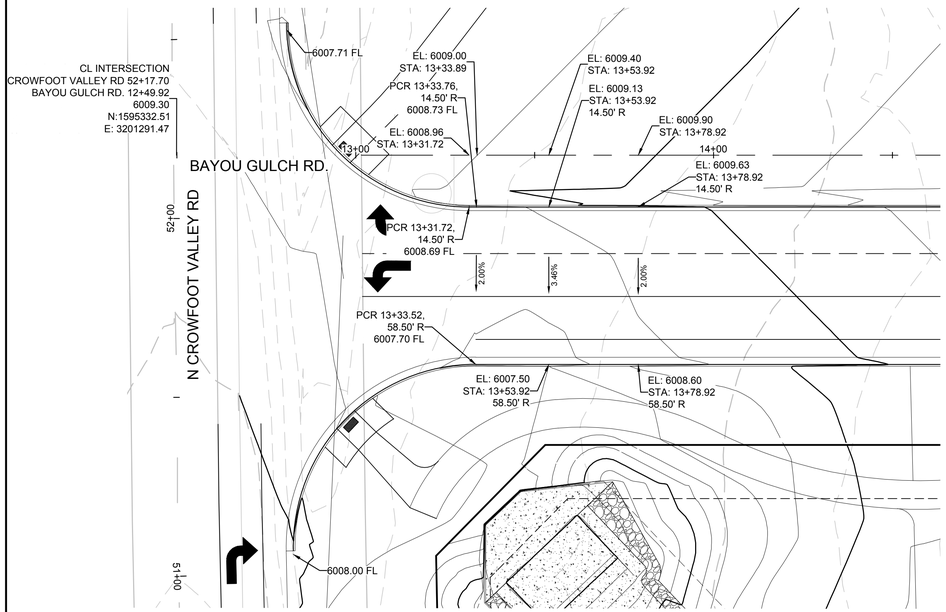
PLAN: N CROWFOOT VALLEY RD & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



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

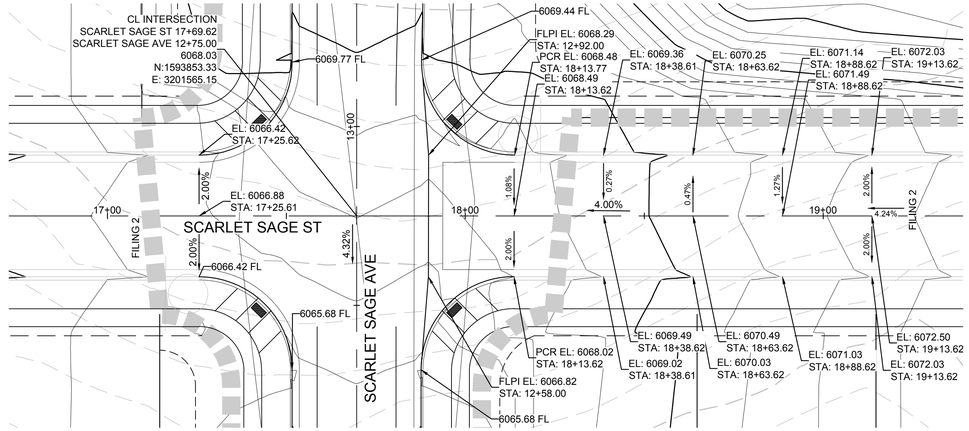


KEYMAP
N.T.S.



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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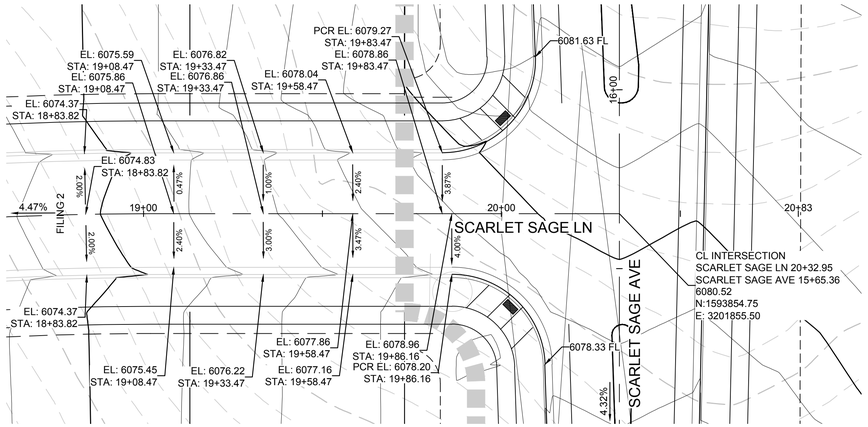
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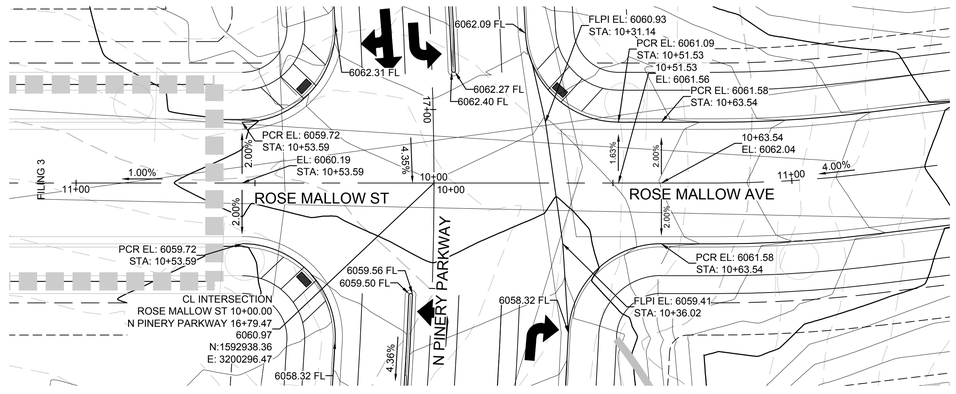
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 59

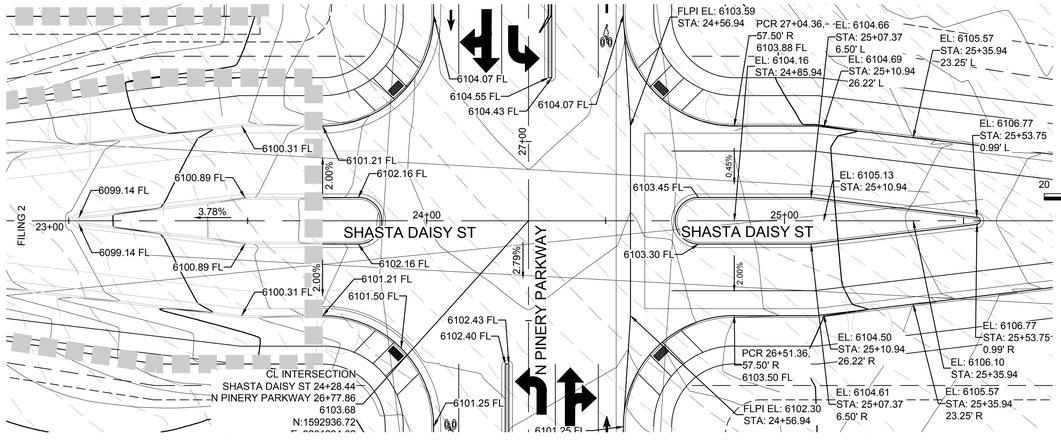
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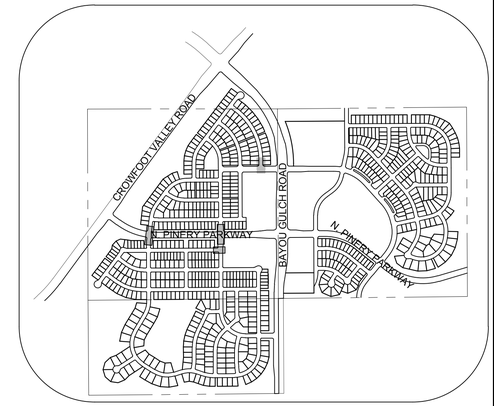
PLAN: SCARLET SAGE LN & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'



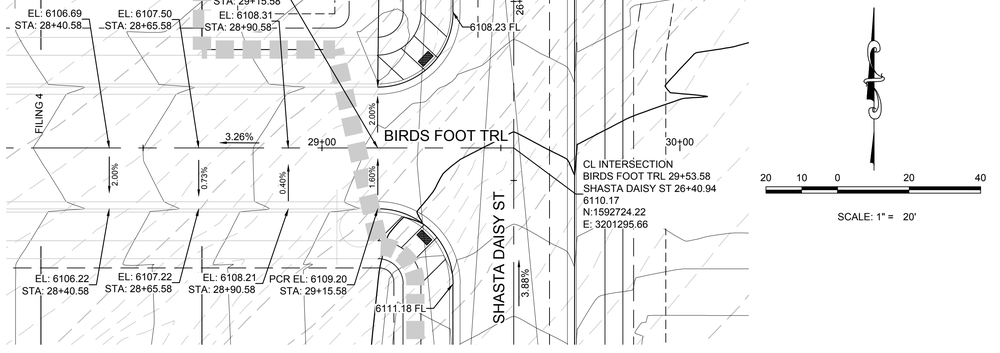
PLAN: ROSE MALLOW ST - ROSE MALLOW AVE & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



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



KEYMAP
N.T.S.



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

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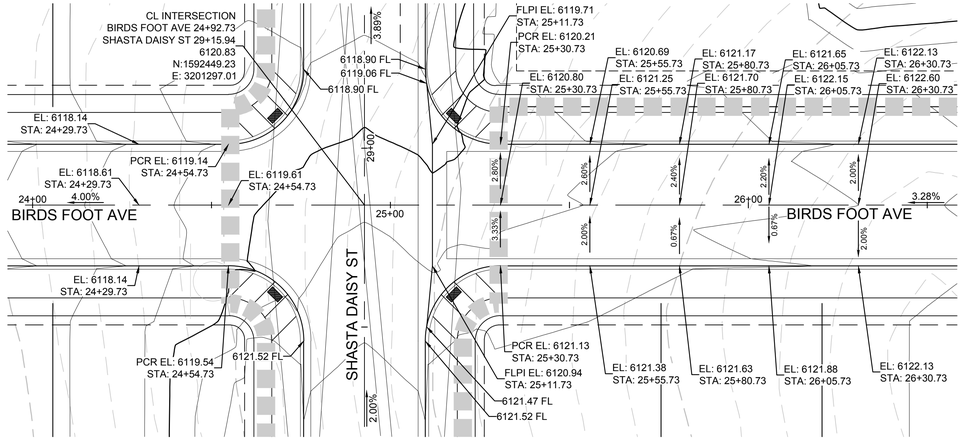
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

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

SHEET NUMBER 60

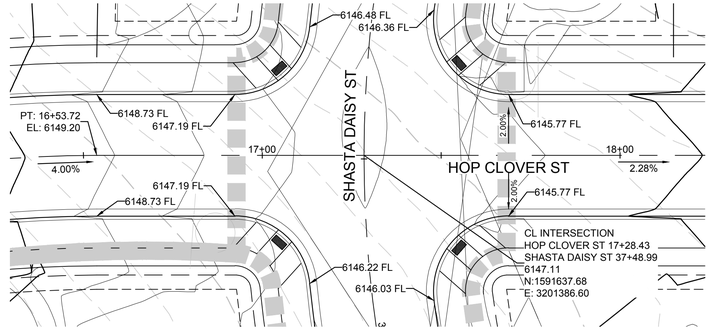
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PLAN: BIRDS FOOT AVE & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

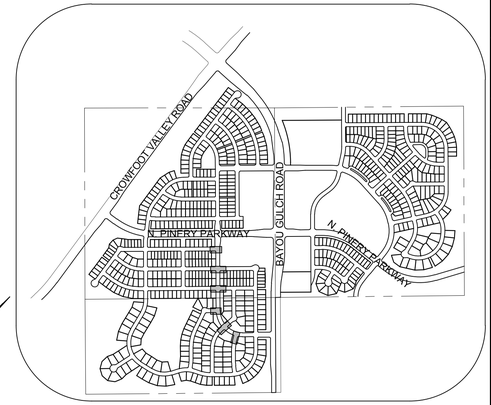
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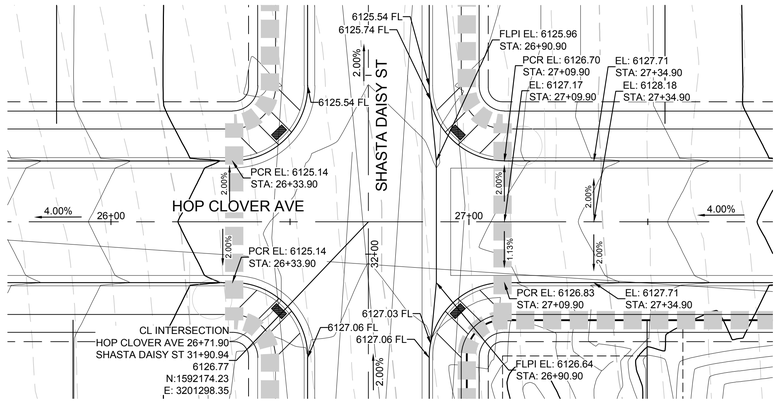
PLAN: HOP CLOVER ST & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

SCALE: 1" = 20'



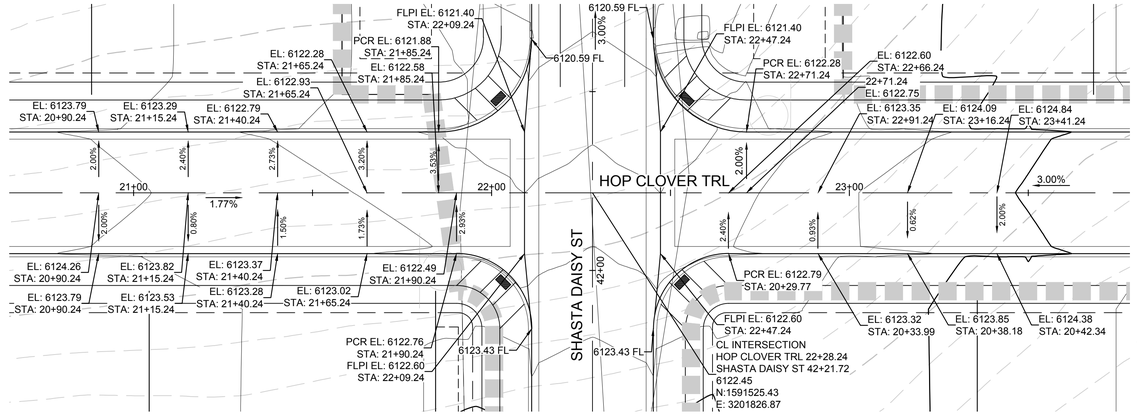
KEYMAP
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HORIZONTAL SCALE: 1" = 20'

20 10 0 20 40

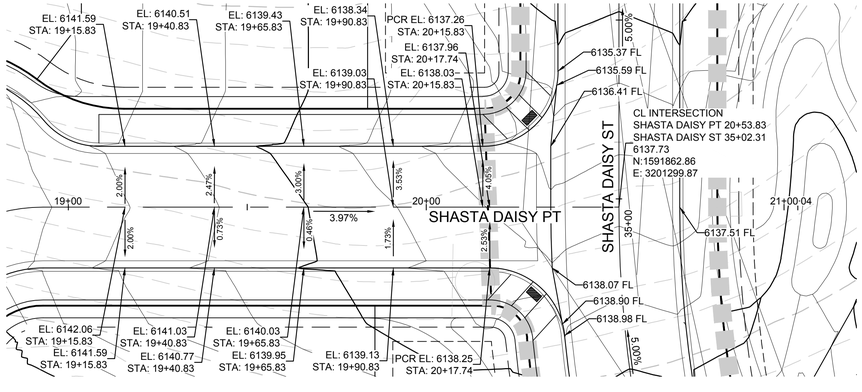
SCALE: 1" = 20'



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

20 10 0 20 40

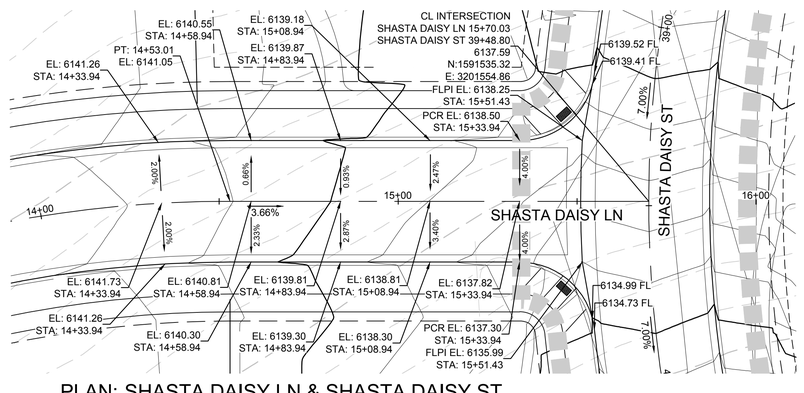
SCALE: 1" = 20'



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'

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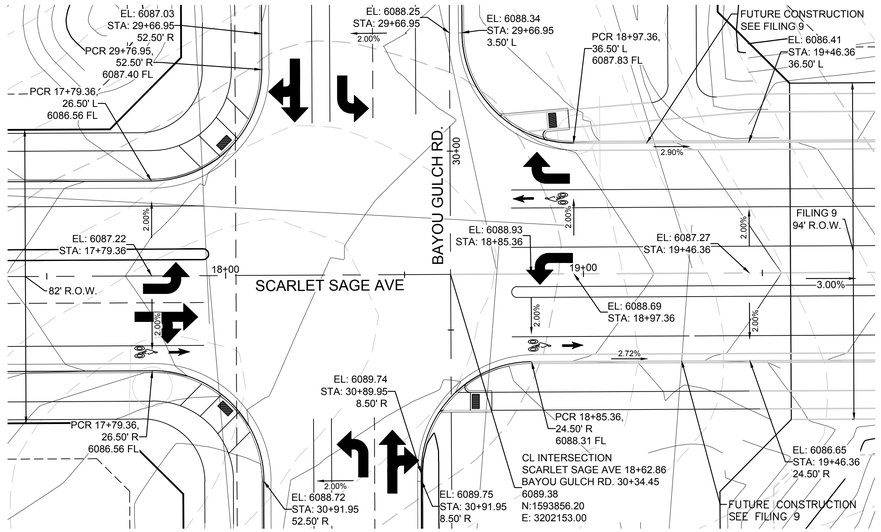
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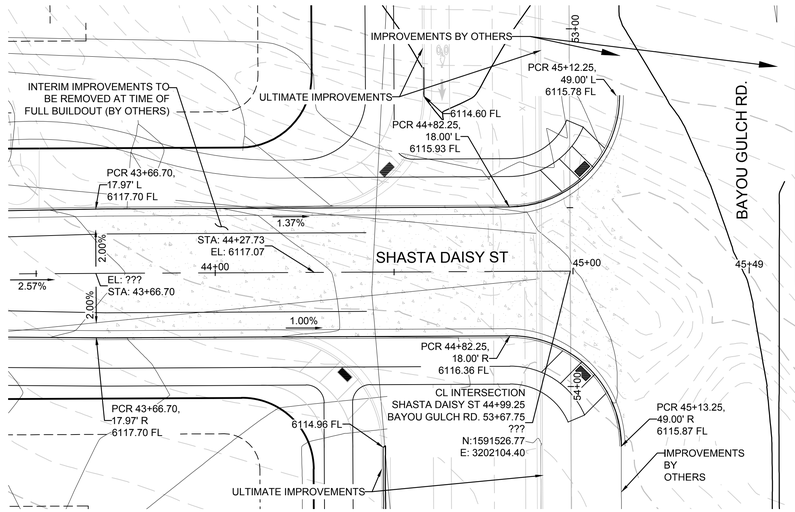
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJ
DATE: APRIL 2017
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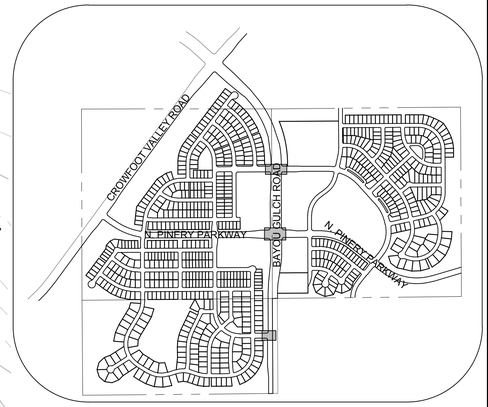
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PLAN: BAYOU GULCH RD. & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'



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

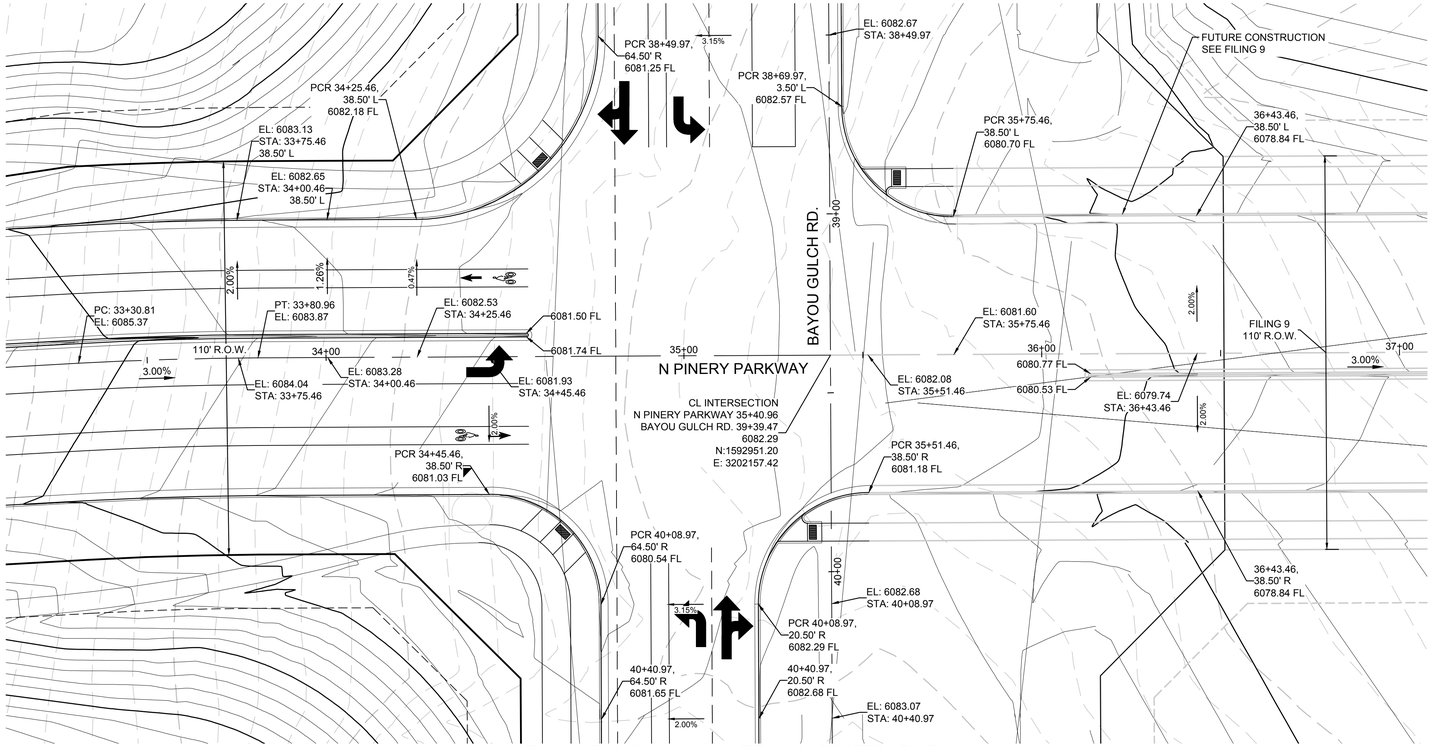


KEYMAP
N.T.S.



20 10 0 20 40

SCALE: 1" = 20'



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

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BENCHMARK
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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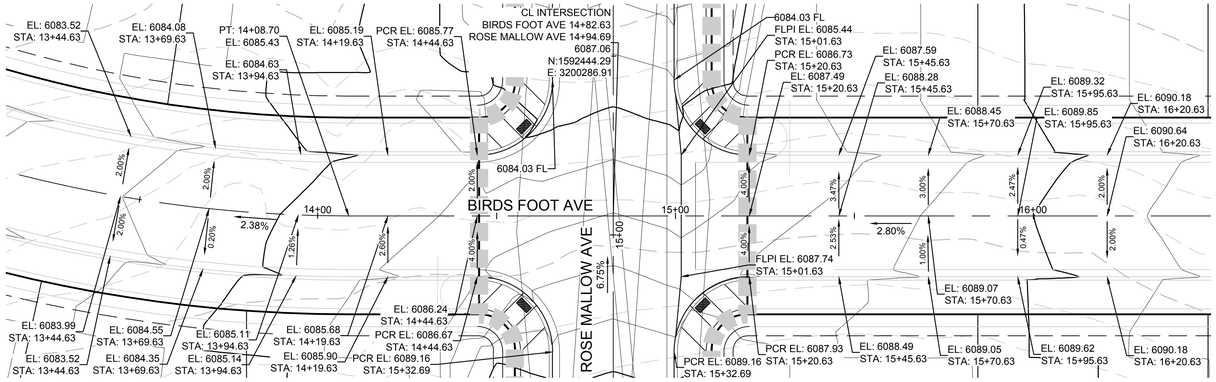
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

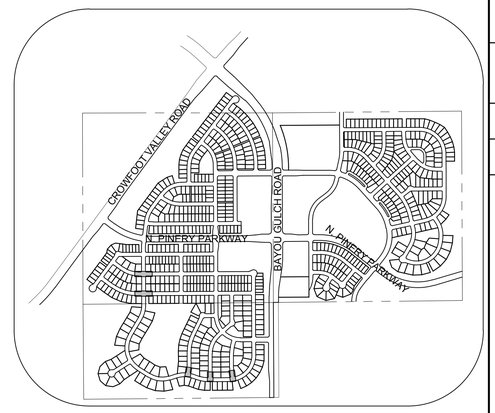
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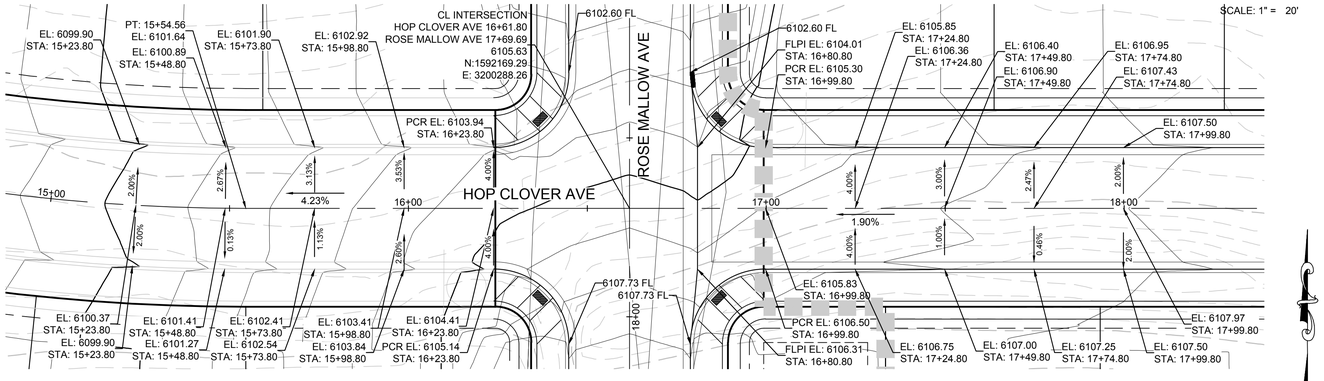
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PLAN: BIRDS FOOT AVE & ROSE MALLOW AVE
HORIZONTAL SCALE: 1" = 20'

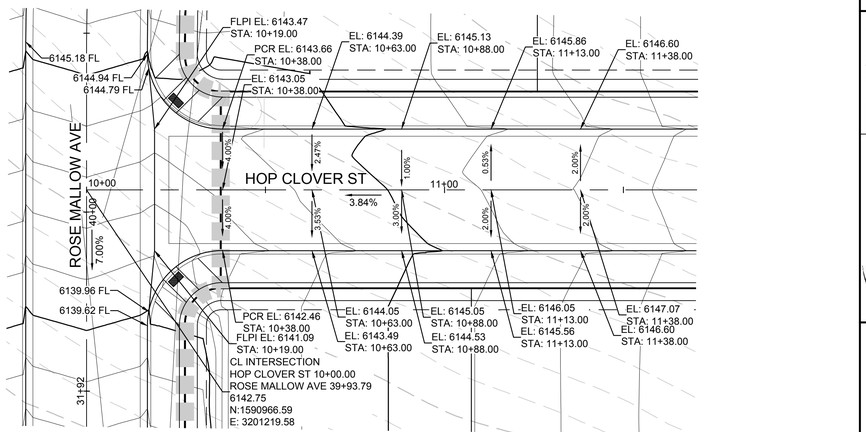


KEYMAP
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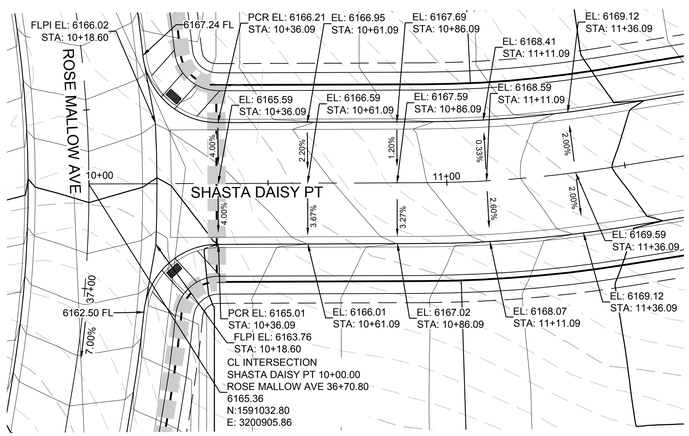
SCALE: 1" = 20'

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



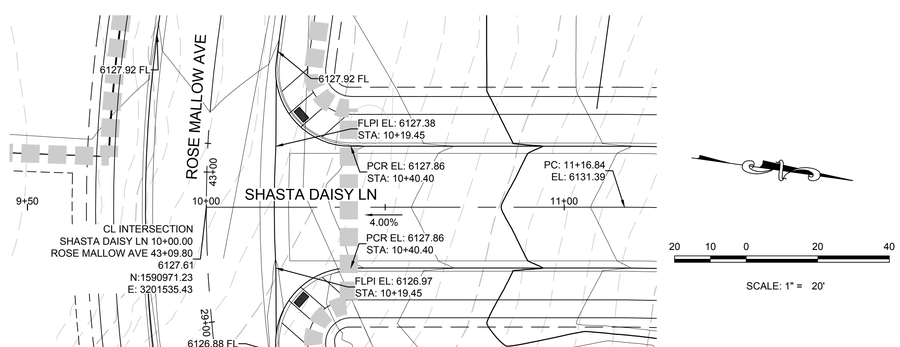
SCALE: 1" = 20'

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'

BENCHMARK
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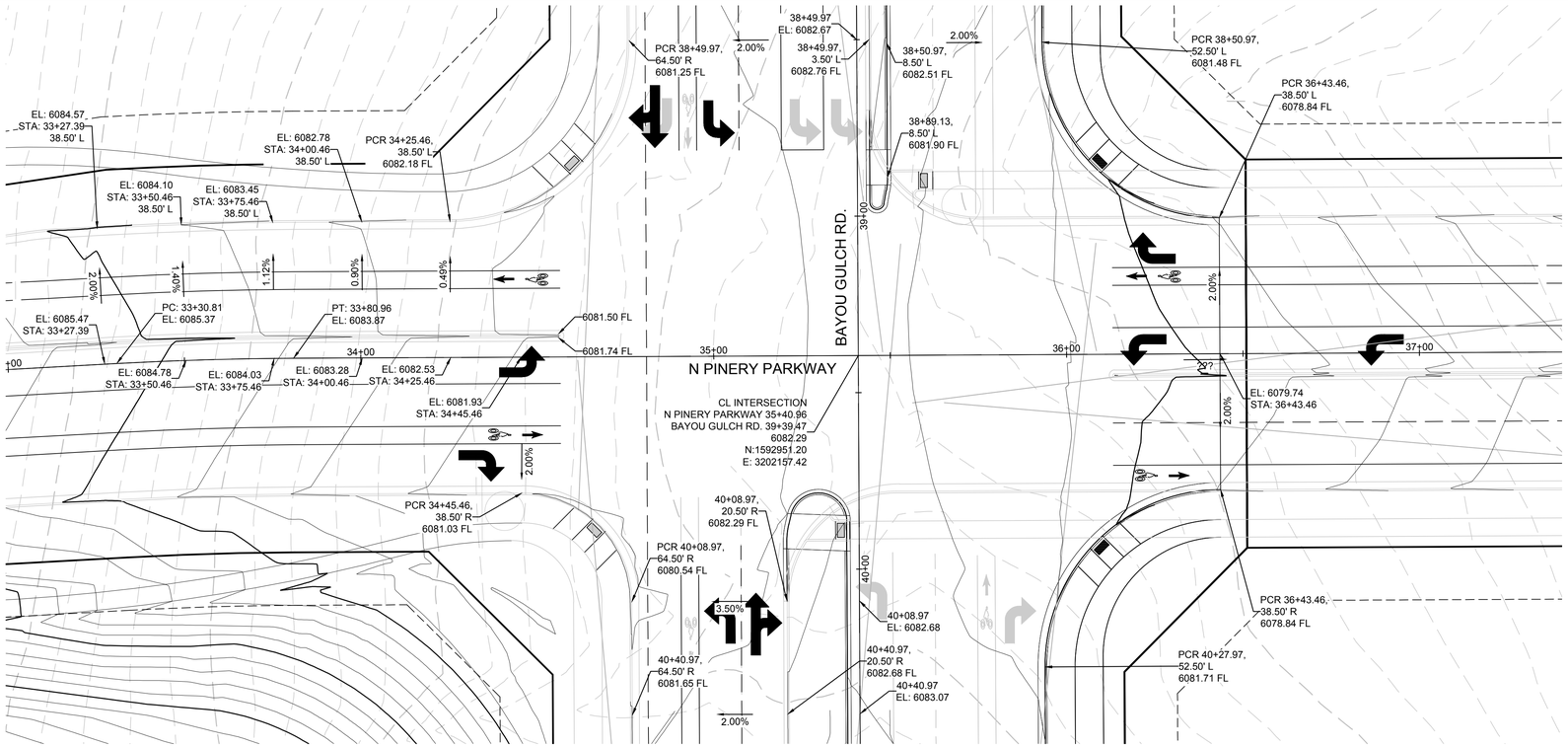
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
INTERSECTION PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD	DATE:	APRIL 2017
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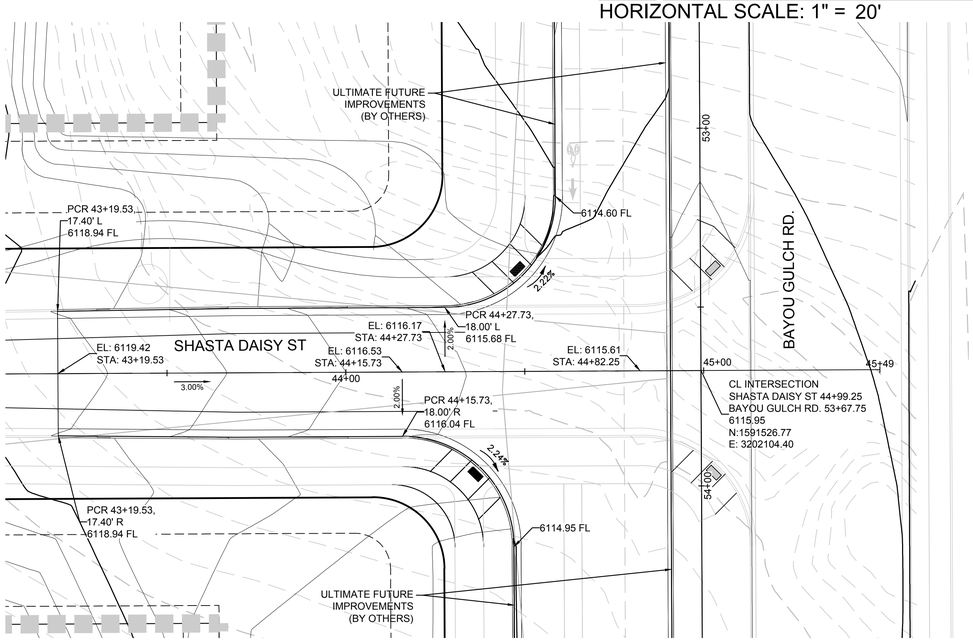
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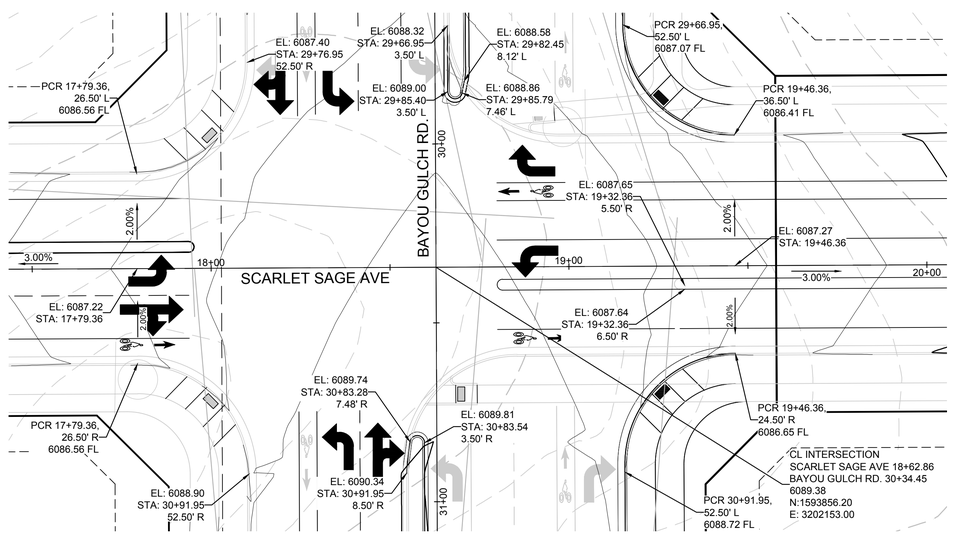
KEYMAP
N.T.S.

SCALE: 1" = 20'

PLAN: ULTIMATE BAYOU GULCH RD. & N PINERY PARKWAY
HORIZONTAL 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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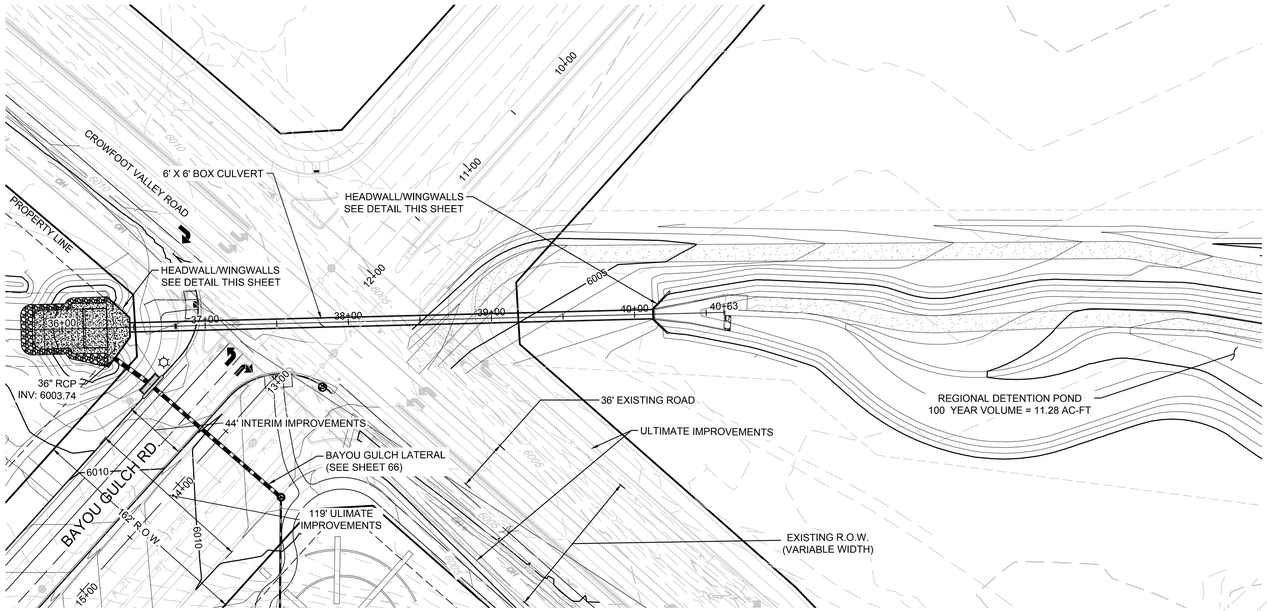
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
ULTIMATE INTERSECTION PLAN

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

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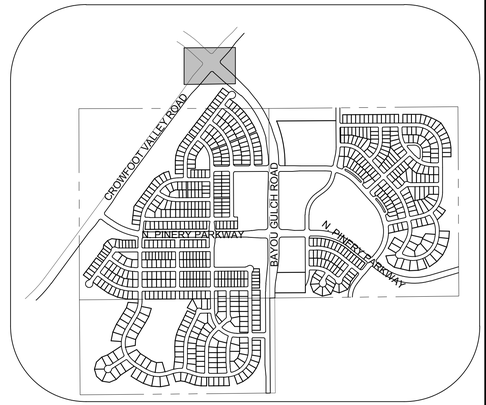
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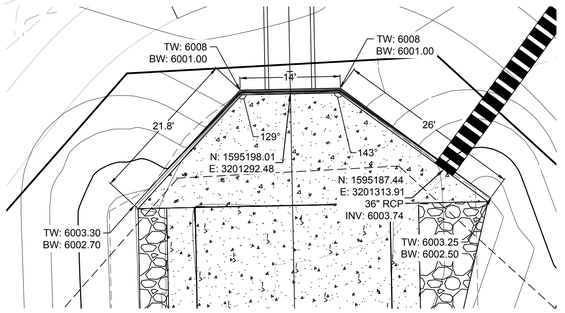
PLAN: CROWFOOT DRAINAGE CHANNEL BOX CULVERT STA: 34+00.00 TO 40+27.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

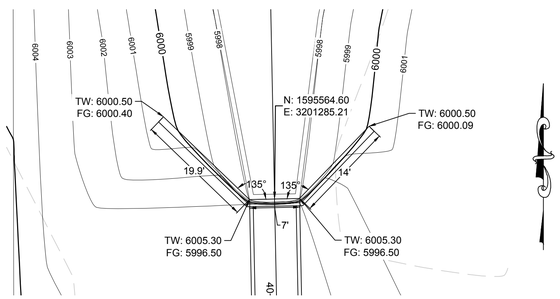


PLAN: CULVERT INLET HEAD AND WING WALL DETAILS
HORIZONTAL SCALE: 1" = 10'

NOTE:
1. HEADWALL AND WINGWALLS WITH APRON CONSTRUCT PER CDOT DETAILS M-601-1, M-601-10, AND M-601-20
2. PROVIDE 42" HANDRAIL ALONG LENGTH OF WINGWALL PER CITY OF AURORA DETAIL S18 THAT MEETS UDFCD SPECIFICATION CRITERIA SECTION 5-52-00 *"METAL RAILINGS"*.

10 5 0 10 20

SCALE: 1" = 10'

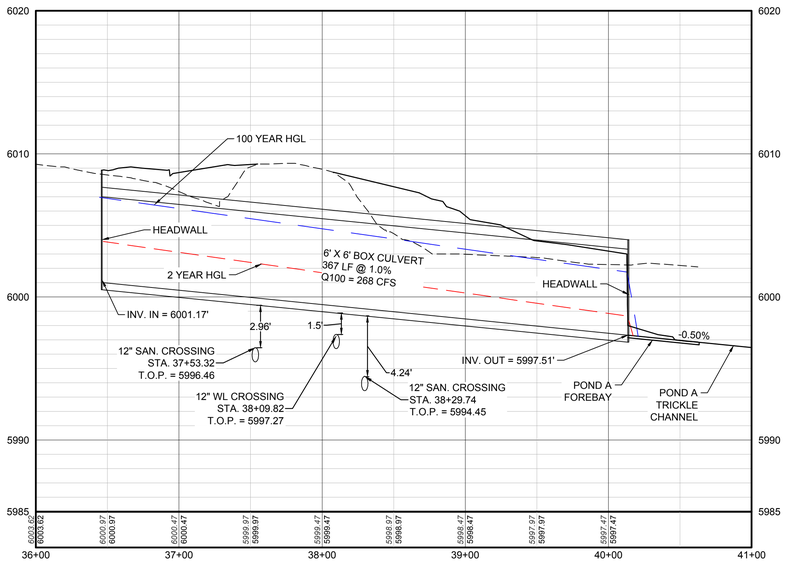


PLAN: CULVERT OUTLET HEAD AND WING WALL DETAILS
HORIZONTAL SCALE: 1" = 10'

NOTE:
1. HEADWALL AND WINGWALLS CONSTRUCT PER CDOT DETAILS M-601-1, M-601-10, AND M-601-20
2. PROVIDE 42" HIGH HANDRAIL ALONG LENGTH OF WINGWALL PER CITY OF AURORA DETAIL S18 THAT MEETS UDFCD SPECIFICATION CRITERIA SECTION 5-52-00 *"METAL RAILINGS"*.

10 5 0 10 20

SCALE: 1" = 10'



PROFILE: CROWFOOT DRAINAGE CHANNEL STA: 36+00.00 TO 41+00.00
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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2–YEAR AND 100–YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100–YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2–YEAR STORM WILL ONLY SHOW A 2–YEAR HGL.

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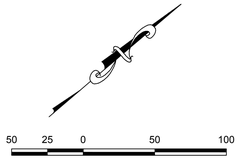
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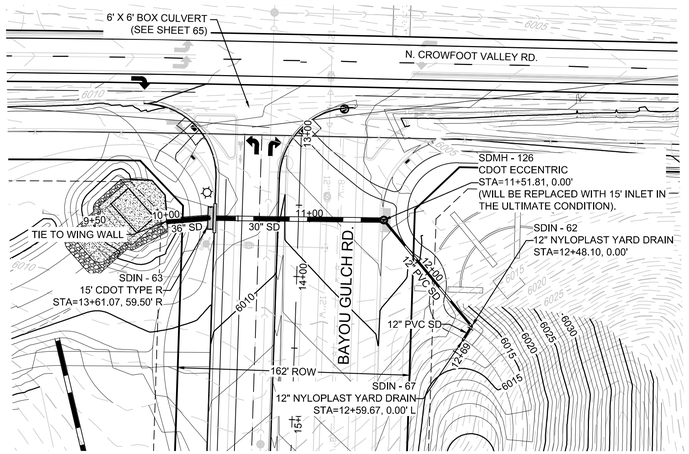
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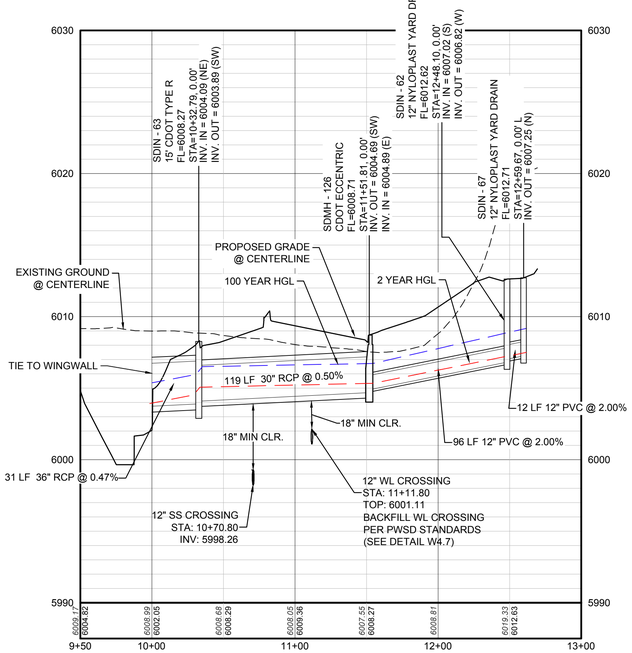
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
NORTH CROWFOOT DRAINAGE IMPROVEMENTS

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER: 65

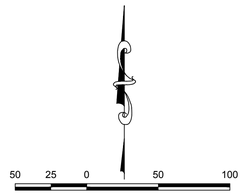


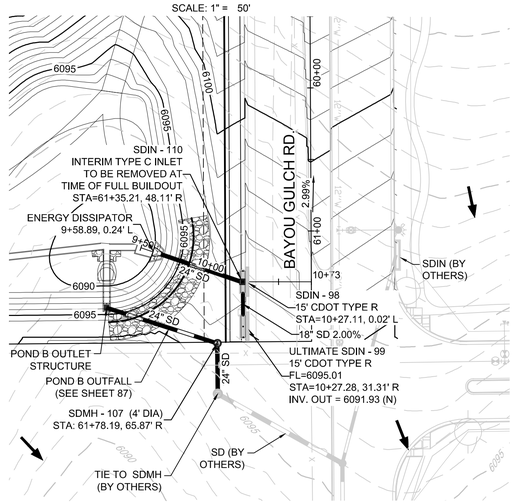


PLAN: BAYOU GULCH LATERAL STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'

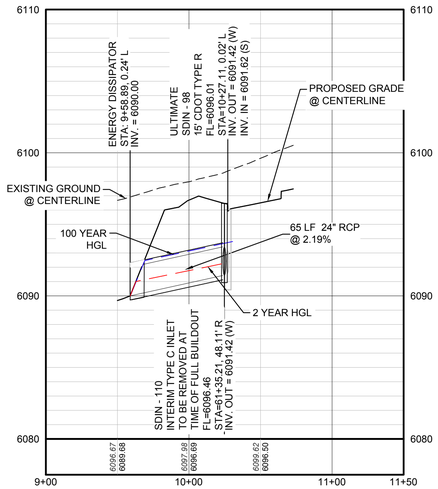


PROFILE: LATERAL 59 STA: 9+50.00 TO 13+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

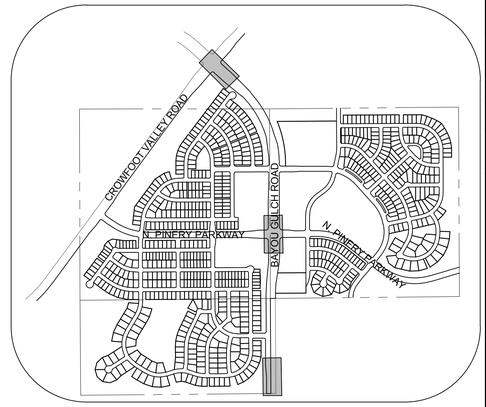




PLAN: LATERAL 17 STA: 9+50.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

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1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2–YEAR AND 100–YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100–YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2–YEAR STORM WILL ONLY SHOW A 2–YEAR HGL.

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

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Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
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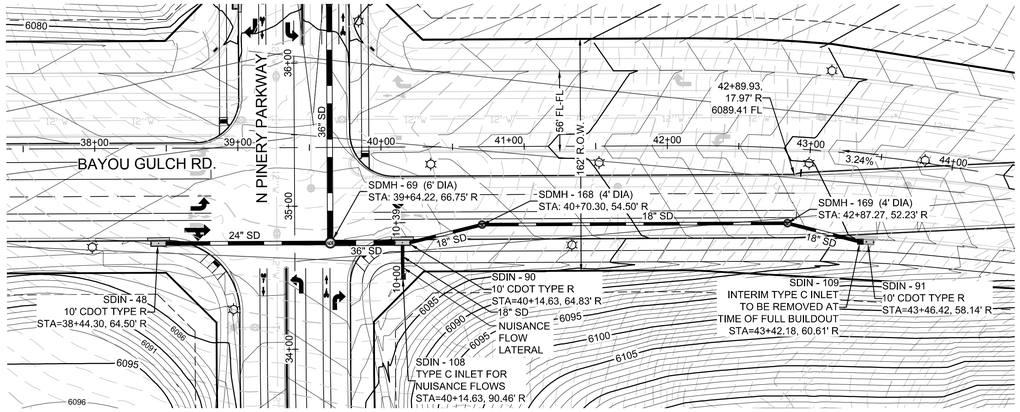
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7353 South Alton Way
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BAYOU GULCH ROAD

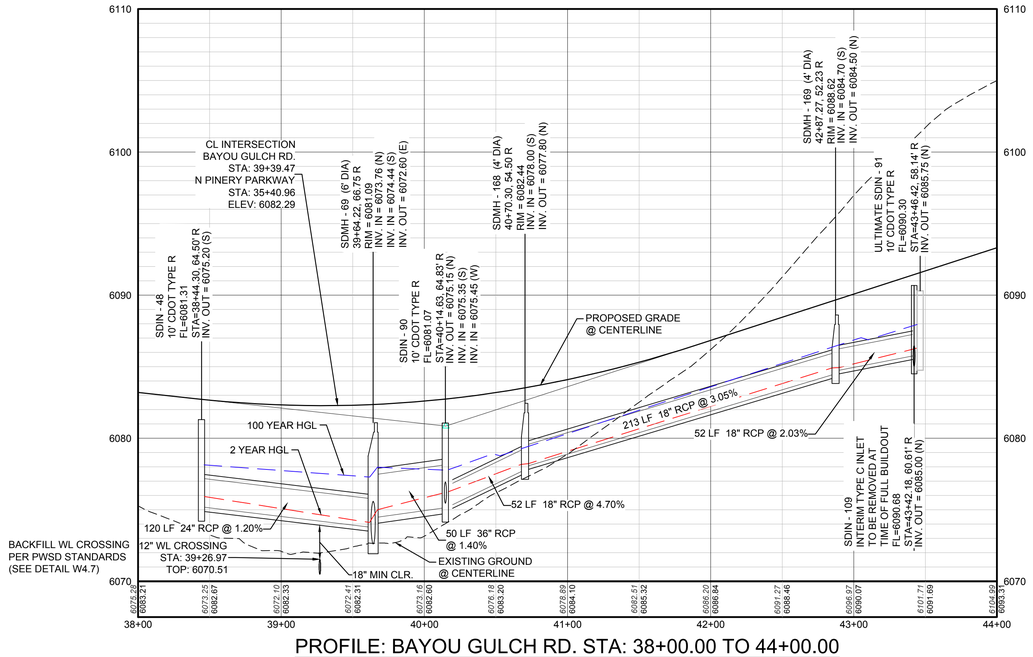
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FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 66

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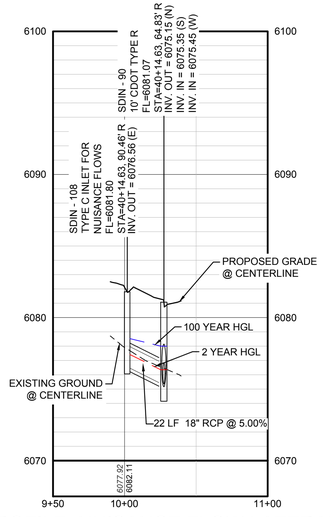




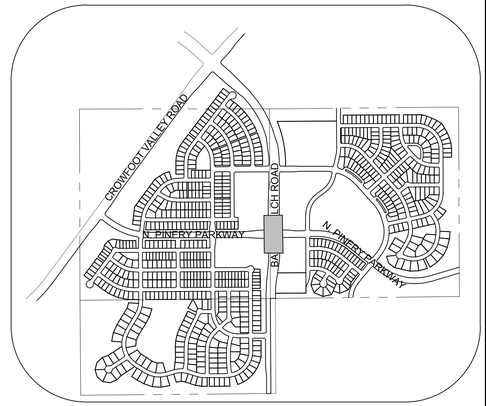
PLAN: BAYOU GULCH RD. STA: 38+00.00 TO 41+00.00
HORIZONTAL: 1" = 50'



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
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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 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
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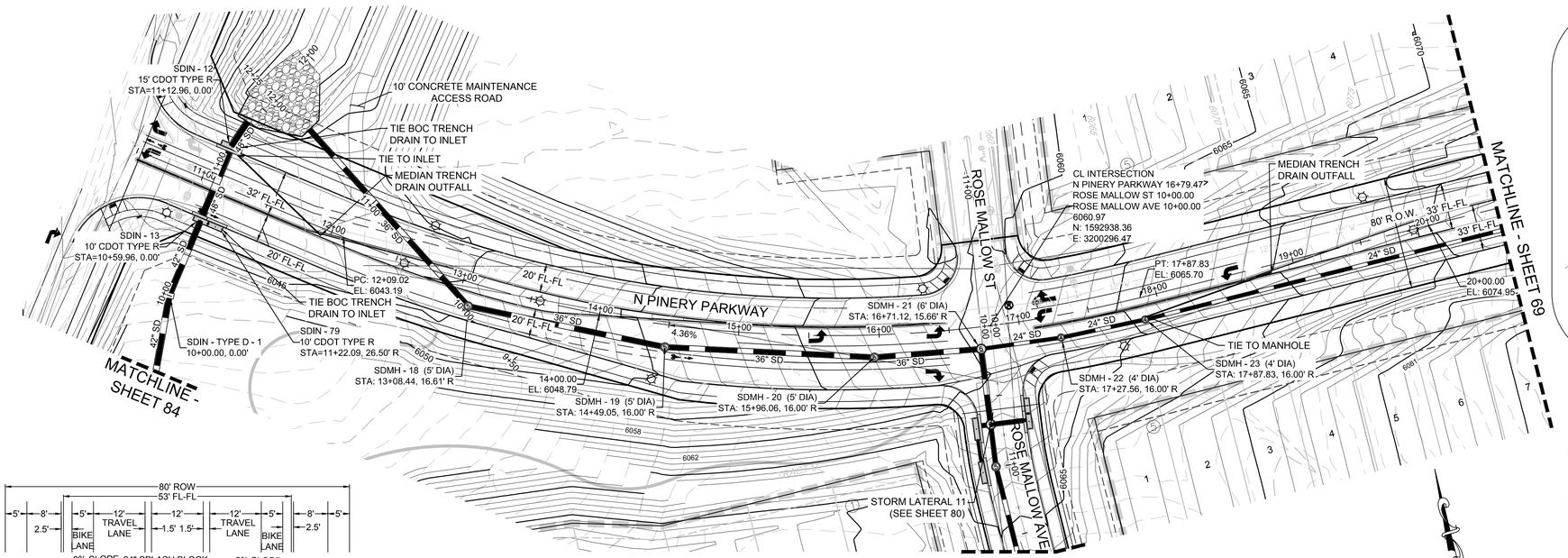
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Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
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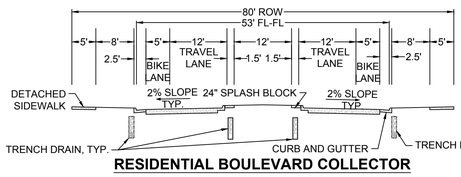
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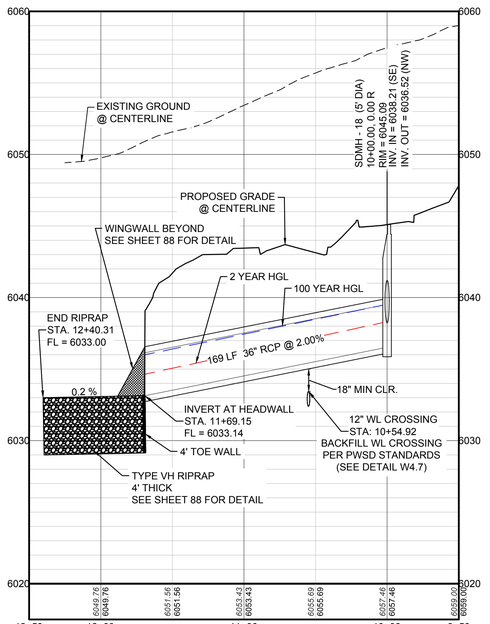
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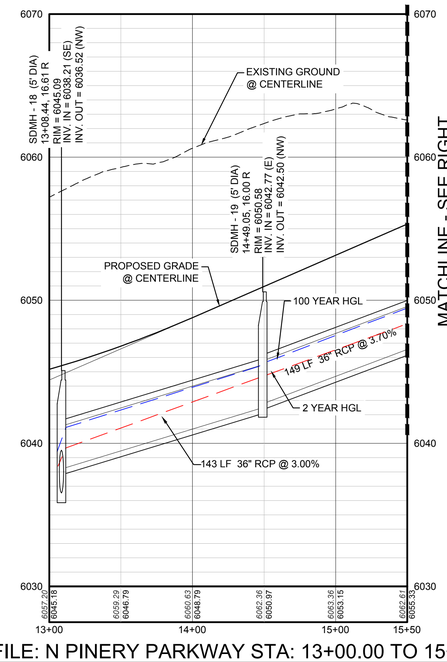


RESIDENTIAL BOULEVARD COLLECTOR

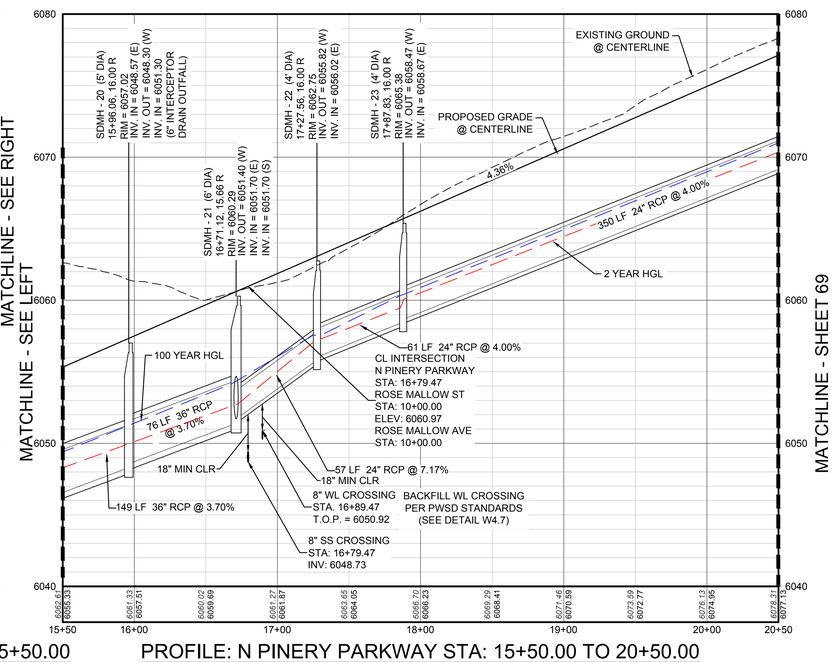
PLAN: N PINERY PARKWAY STA: 10+00.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



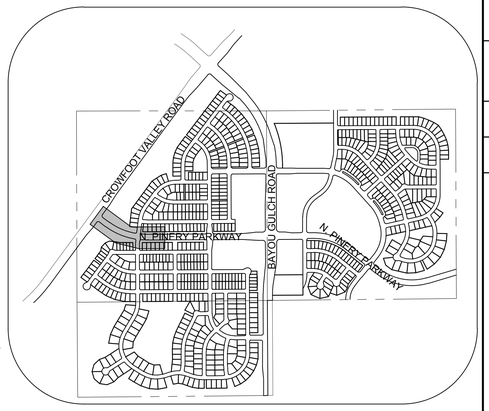
PROFILE: NORTH PINERY PARKWAY
NORTH CHANNEL OUTFALL
STA: 12+50.00 TO 9+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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
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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
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- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
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- 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)
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- 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

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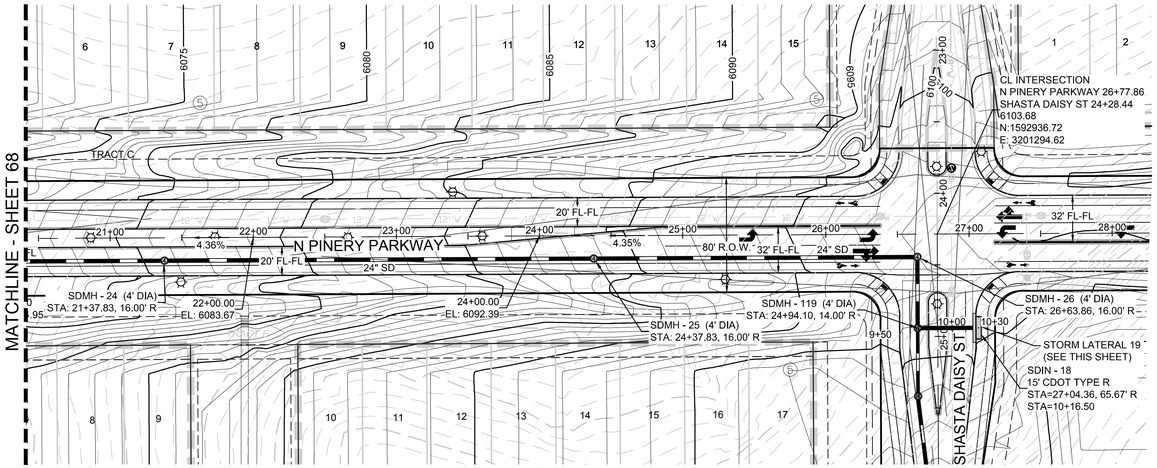
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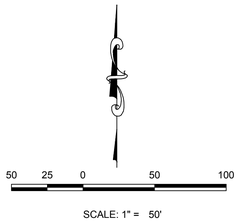
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CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	APRIL 2017		

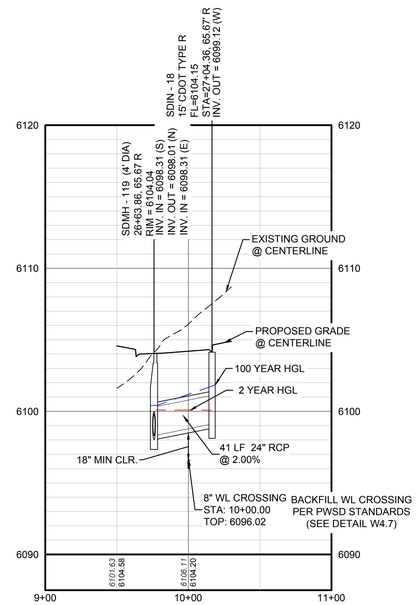
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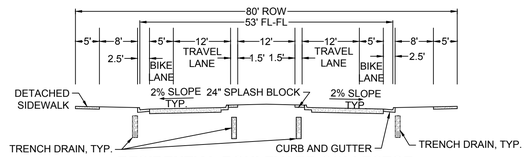


PLAN: N PINERY PARKWAY STA: 21+50.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'

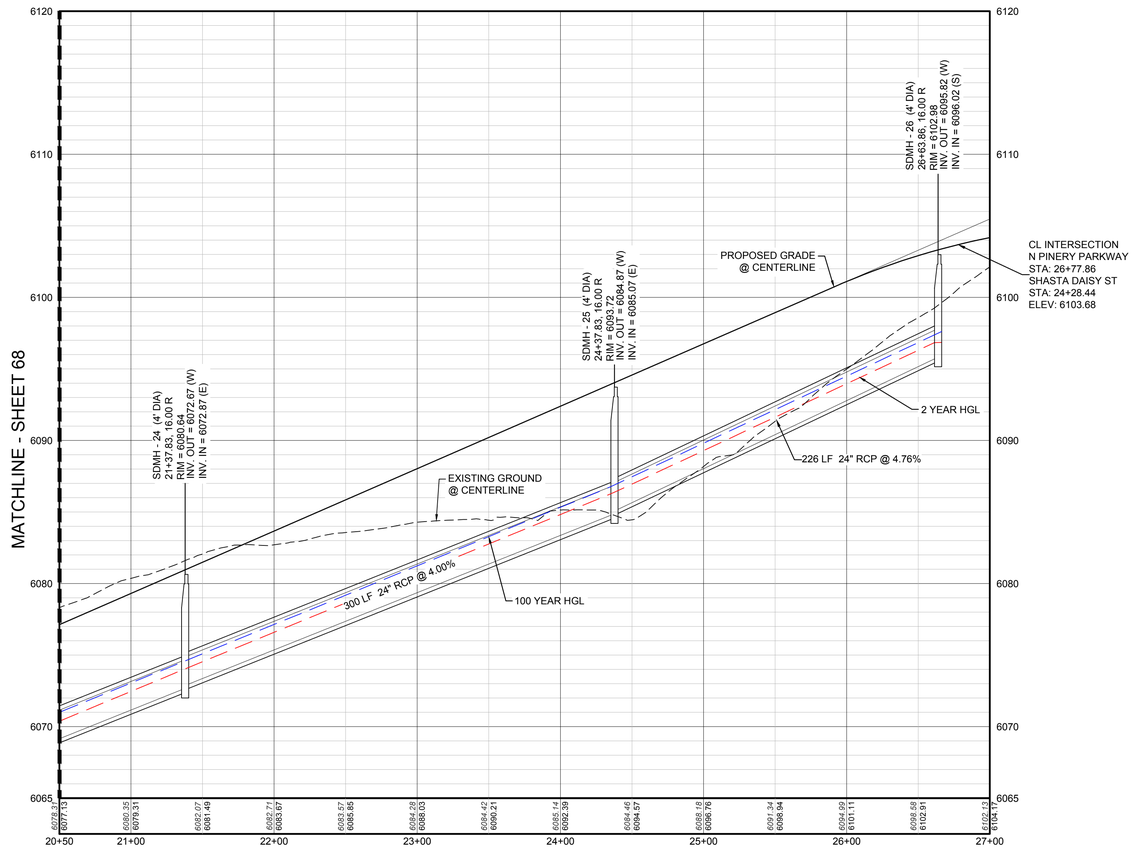




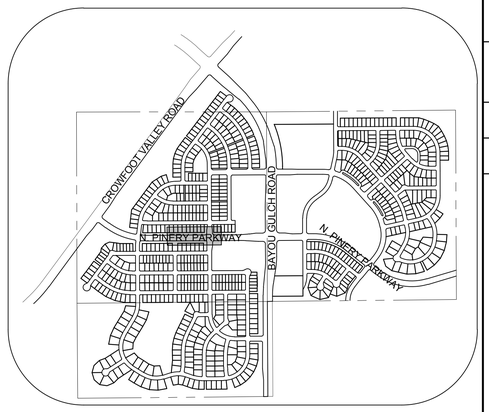
PROFILE: STORM LATERAL 19 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'



RESIDENTIAL BOULEVARD COLLECTOR



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



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

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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2–YEAR AND 100–YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100–YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2–YEAR STORM WILL ONLY SHOW A 2–YEAR HGL.

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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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 NORTH PINERY PARKWAY STORM.DWG, BRIANW, 4/9/2018 1:39 PM

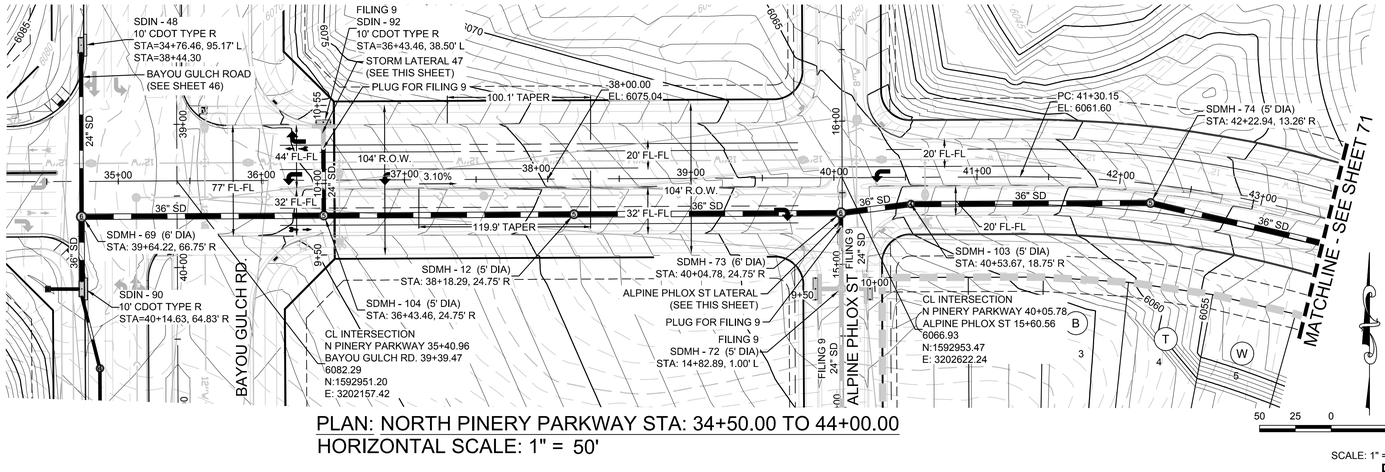
No.	Revisions	Date	Init.	Appr.	Date

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Fax: (720) 482-9546
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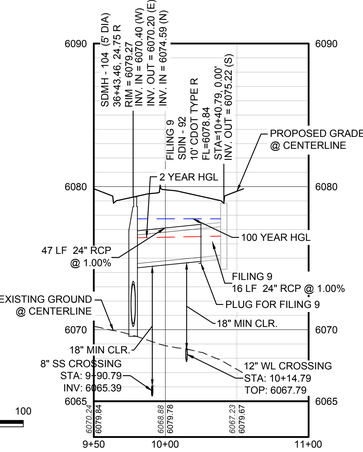
HR 935 LLC
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

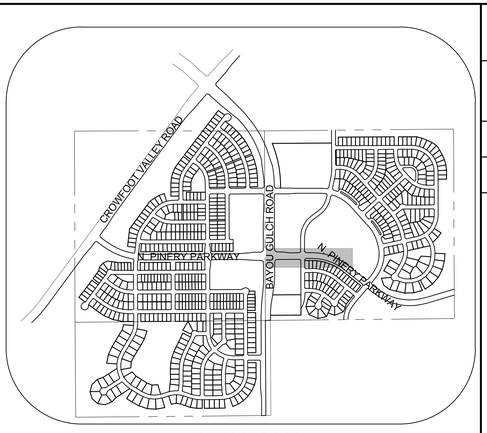
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CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	69		



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'



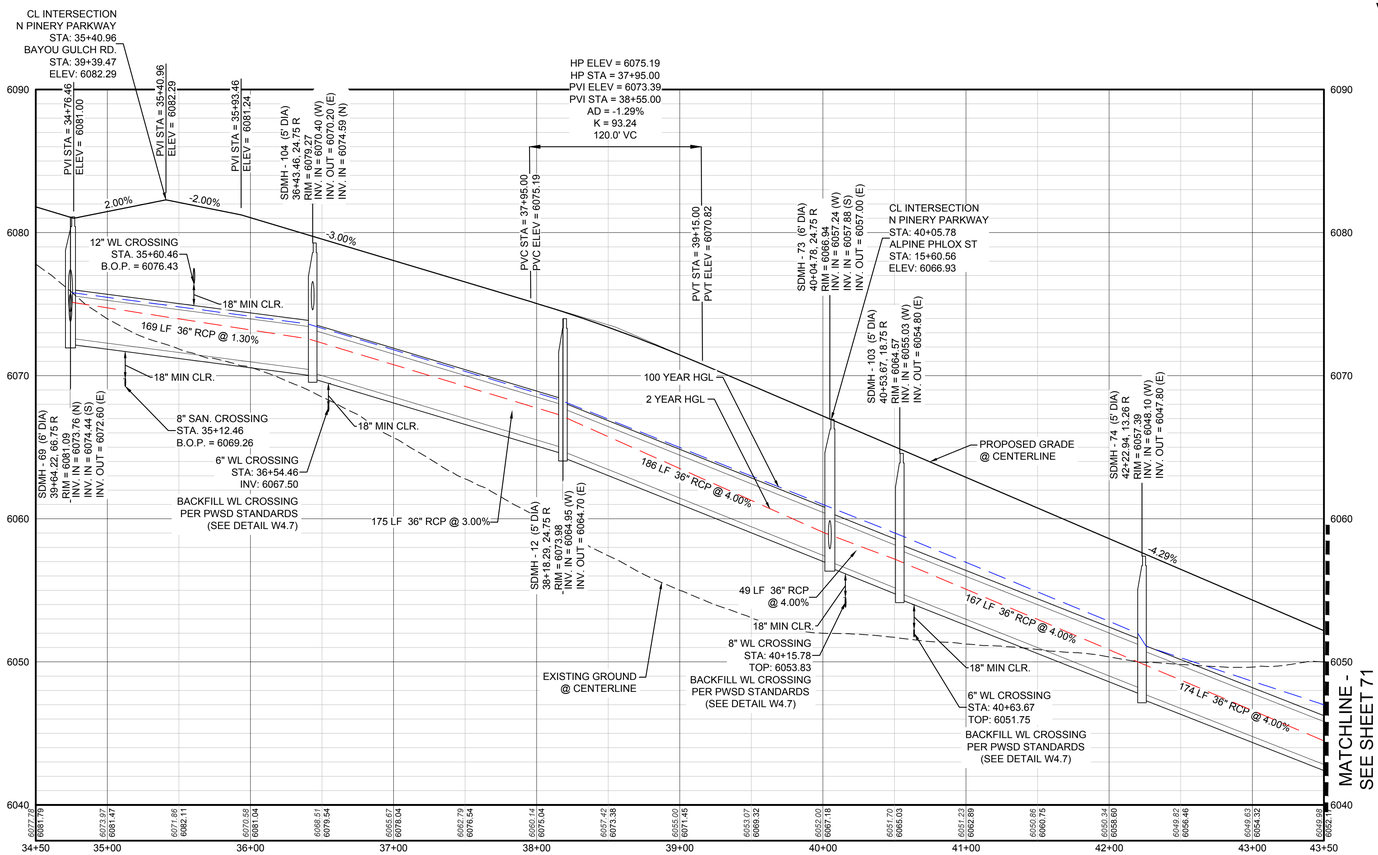
KEYMAP
N.T.S.

LEGEND

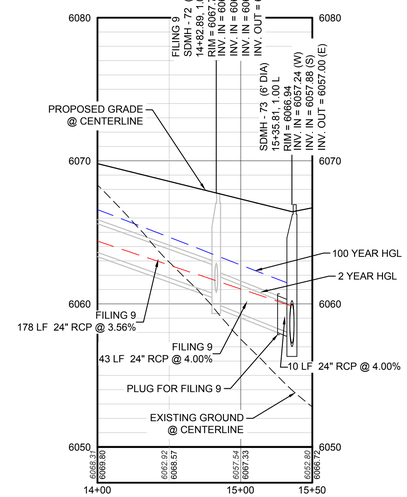
(2)	BLOCK NUMBER		PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	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
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
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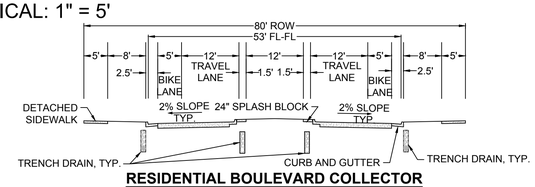
PROFILE: N PINERY PARKWAY STA: 34+50.00 TO 43+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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

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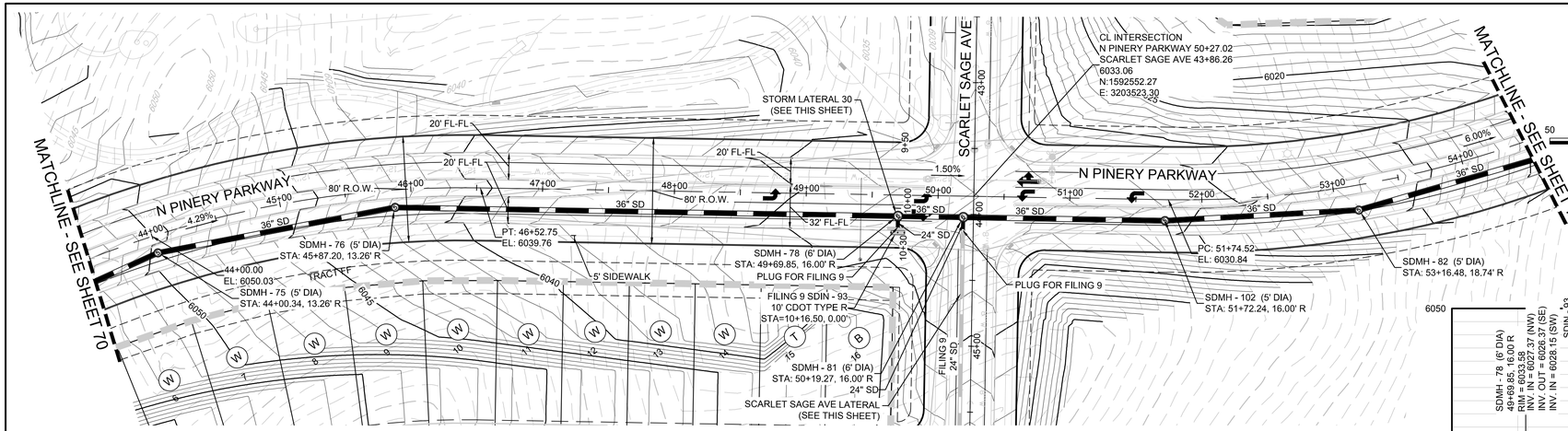
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TRAILS AT CROWFOOT
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STORM PLAN & PROFILE
NORTH PINERY PARKWAY

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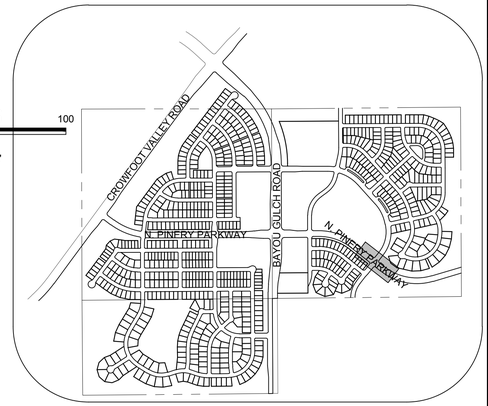
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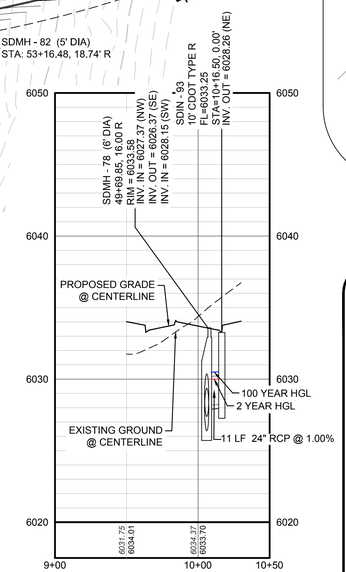


PLAN: NORTH PINERY PARKWAY STA: 43+50.00 TO 53+50.00
HORIZONTAL SCALE: 1" = 50'

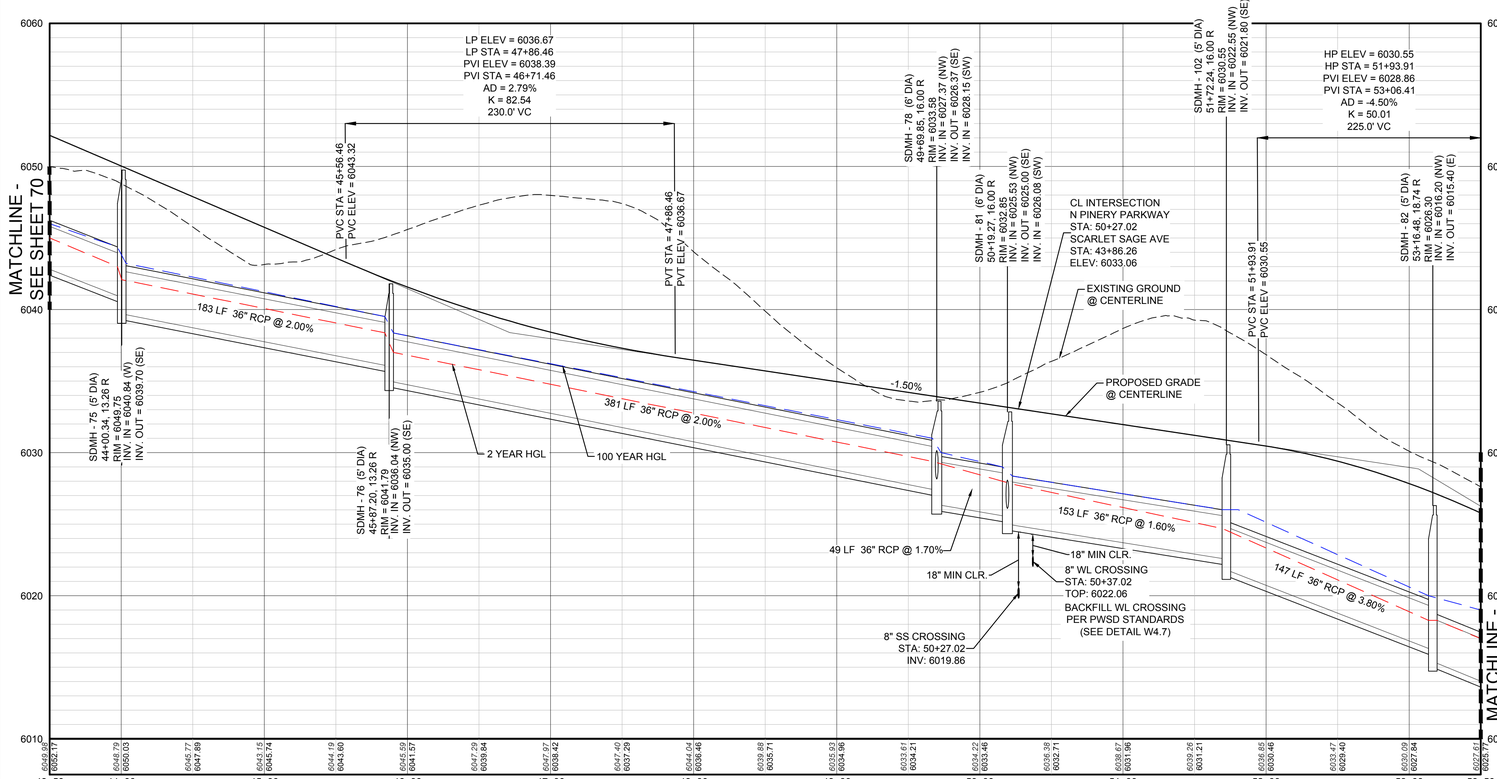
SCALE: 1" = 50'



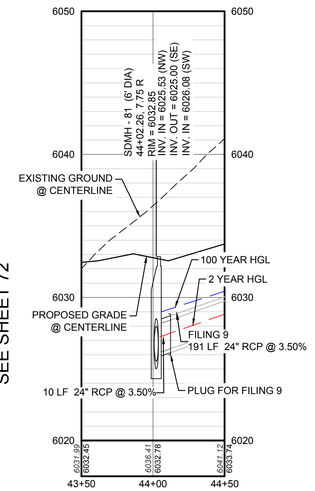
KEYMAP
N.T.S.



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'

LEGEND

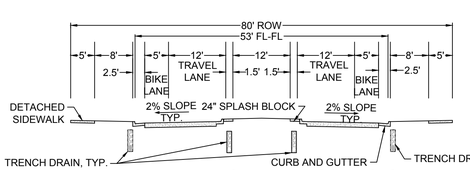
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
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PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
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PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
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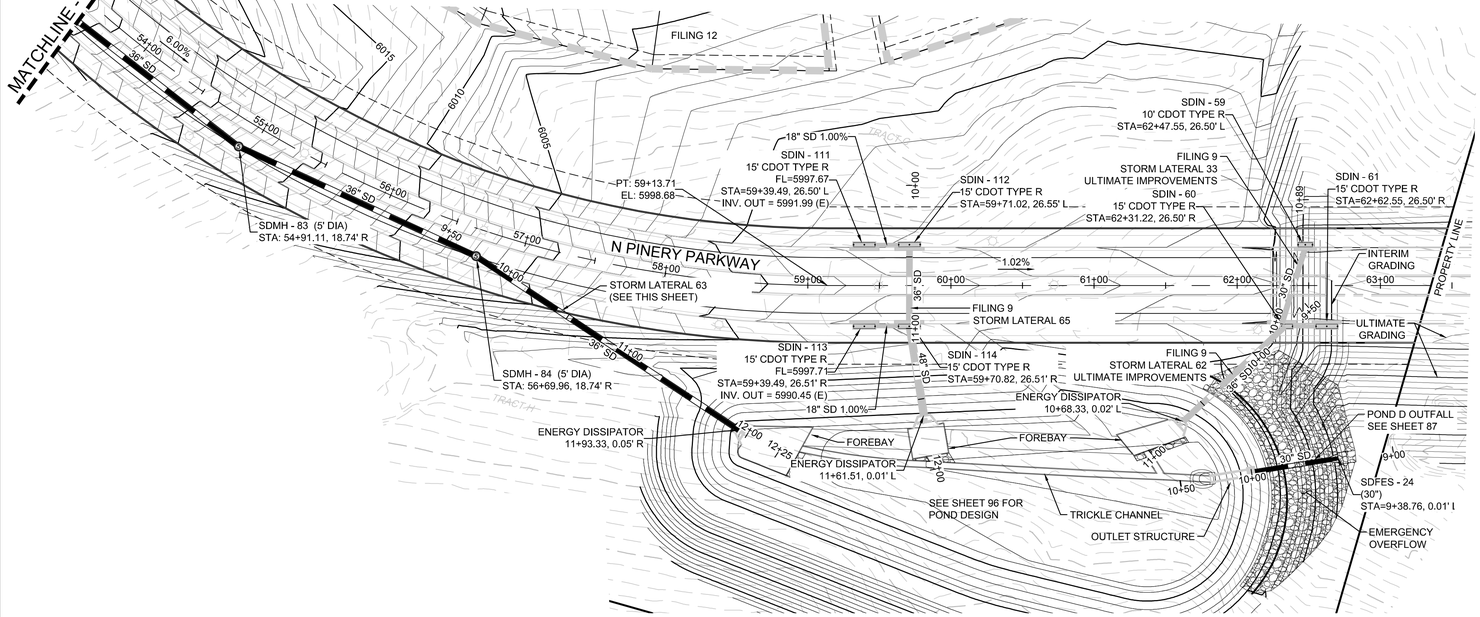
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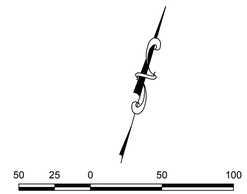
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

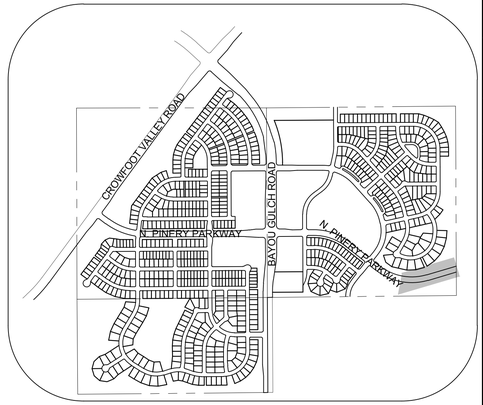
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DRAWN BY: KJD
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DATE: APRIL 2017
SHEET NUMBER 71

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



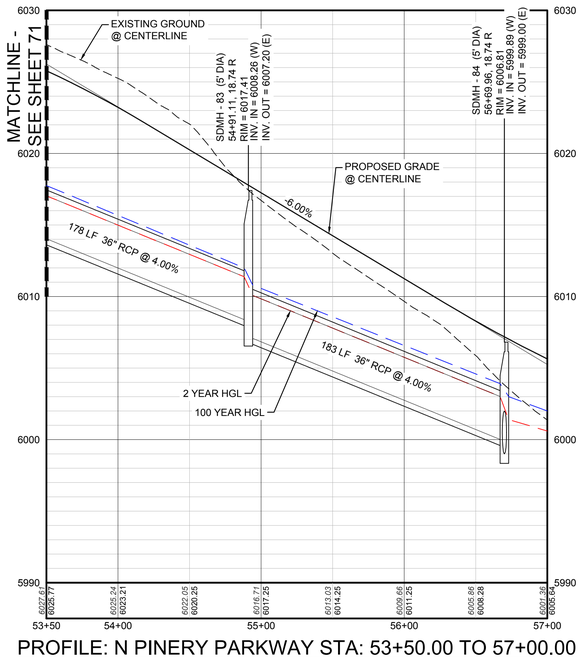




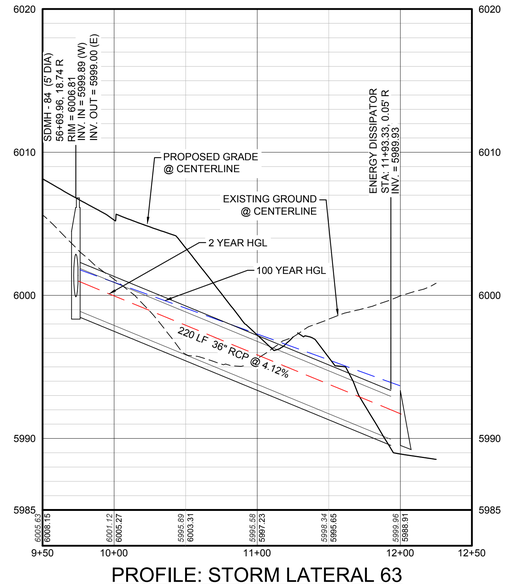
KEYMAP
N.T.S.

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
SD	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



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'

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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FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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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No.	Revisions	Date	Init.	Appr.	Date

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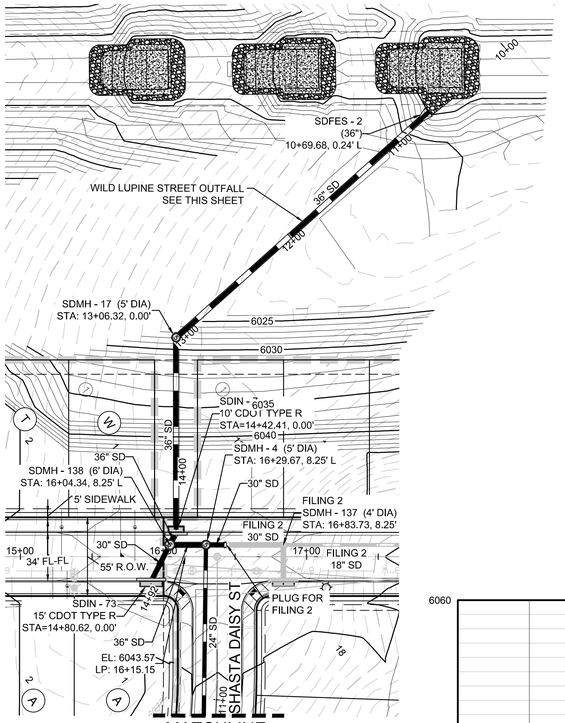
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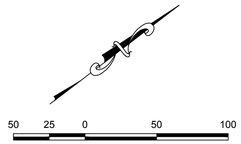
TRAILS AT CROWFOOT
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STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

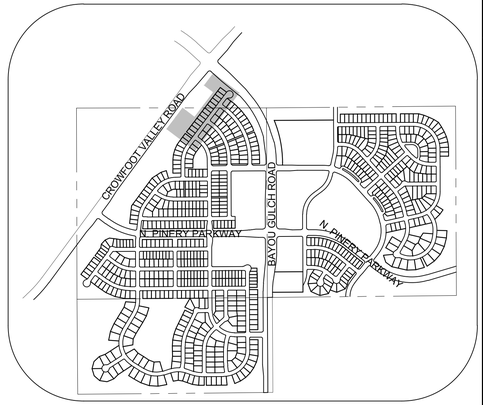
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SHEET NUMBER 72

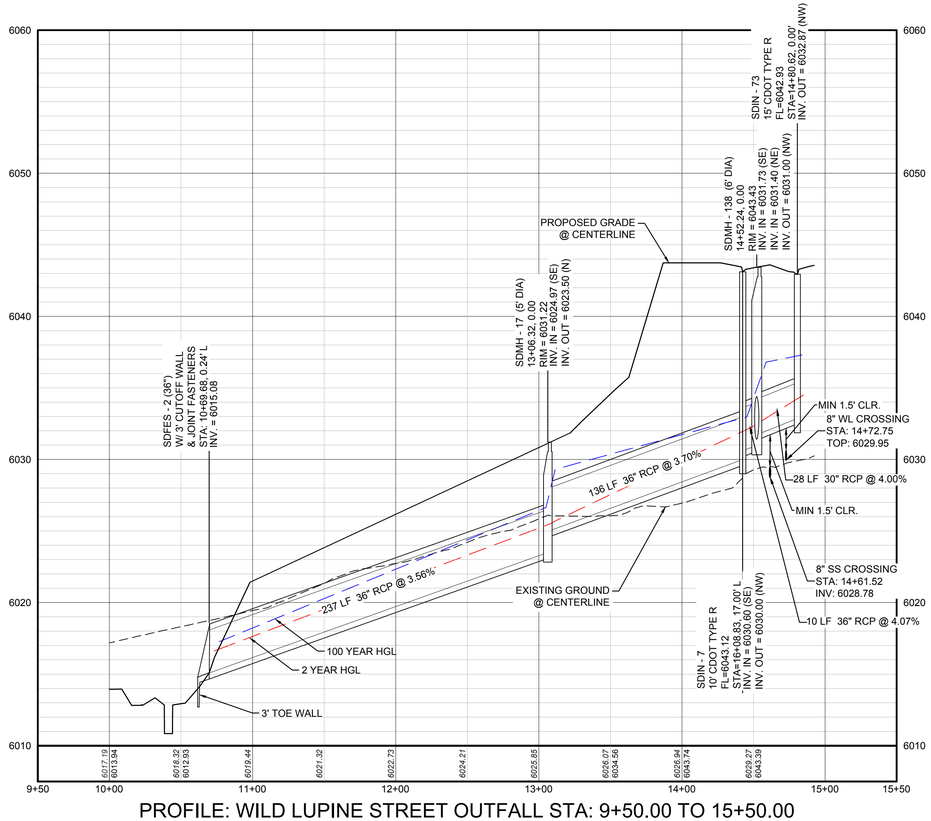
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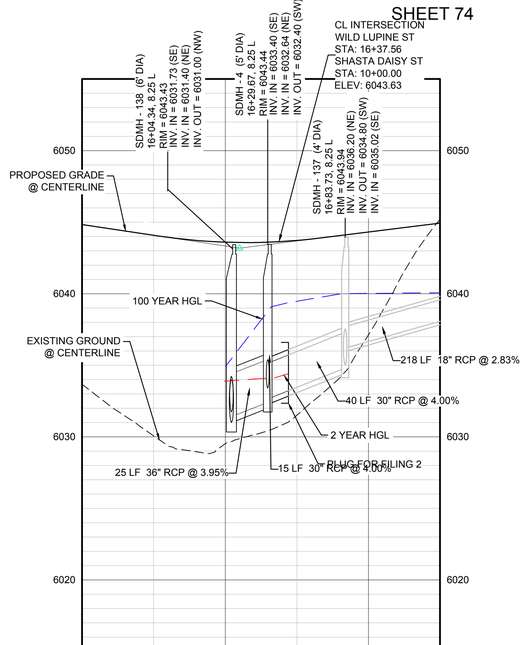




KEYMAP
N.T.S.



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



PROFILE: WILD LUPINE ST STA: 15+00.00 TO 17+50.00
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
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10.00 EXISTING ELEVATION	FILING BOUNDARY
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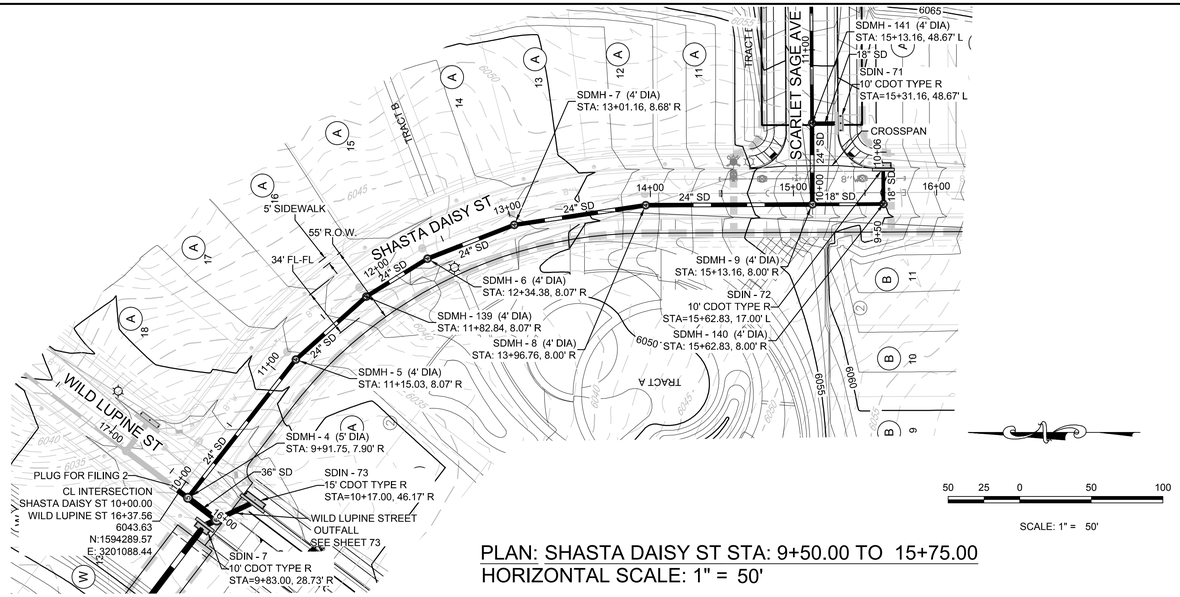
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STORM PLAN & PROFILE
WILD LUPINE STREET

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
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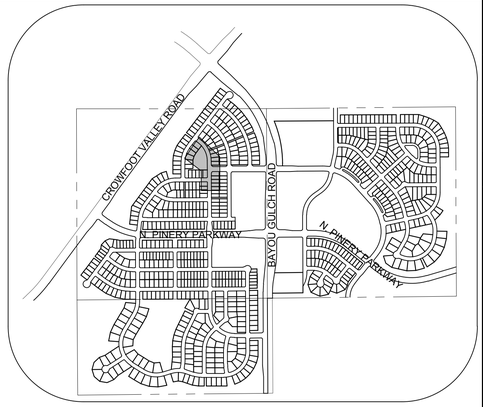
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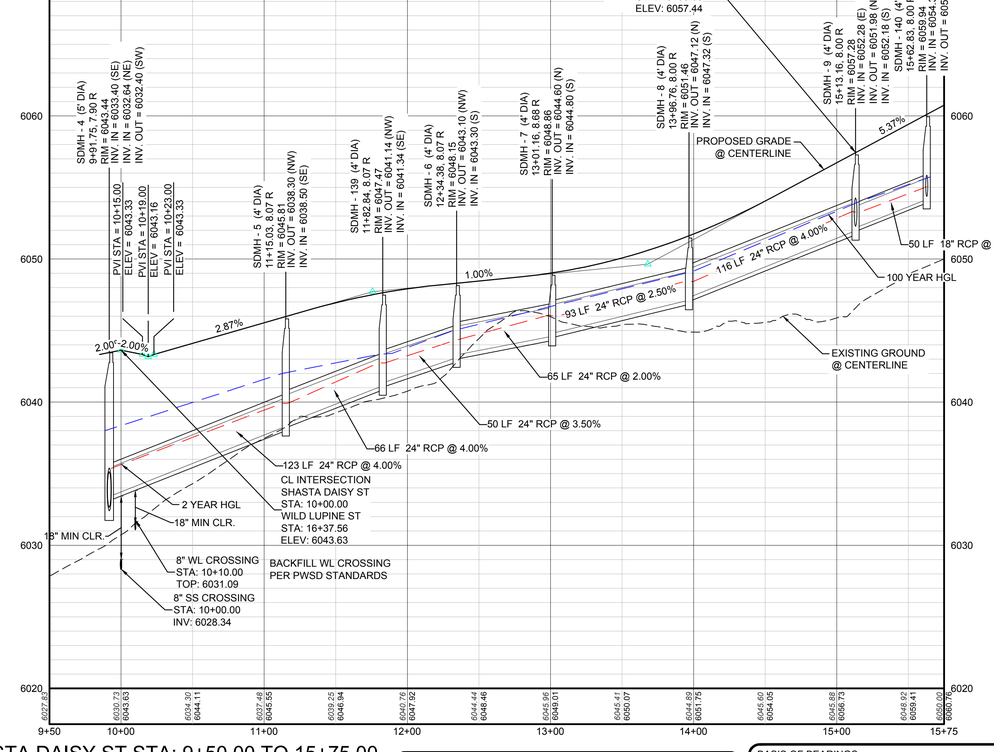
PLAN: SHASTA DAISY ST STA: 9+50.00 TO 15+75.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: SHASTA DAISY ST STA: 9+50.00 TO 15+75.00
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LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
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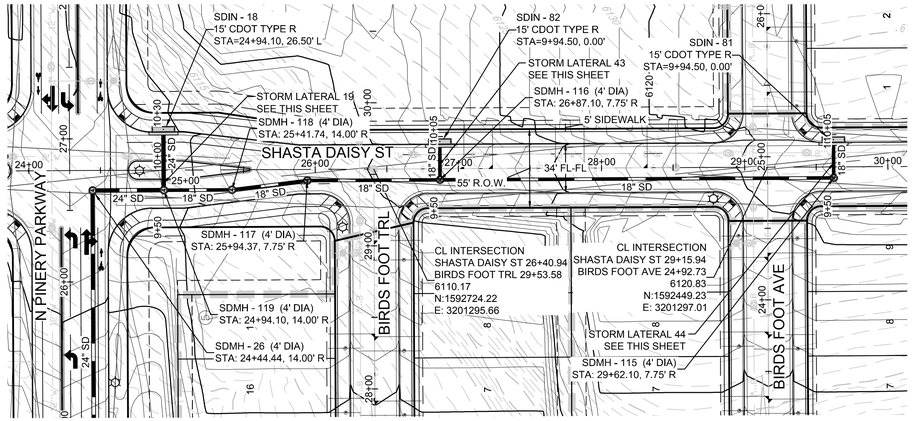
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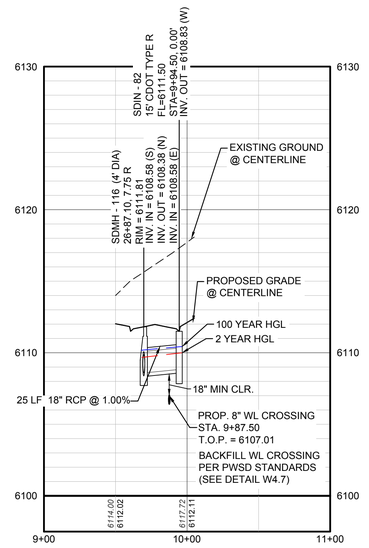
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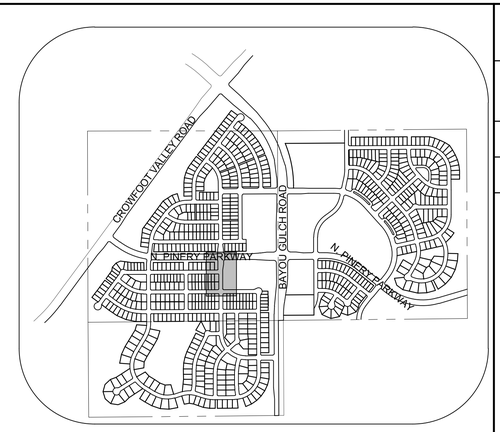
PLAN: SHASTA DAISY ST STA: 24+00.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'

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'



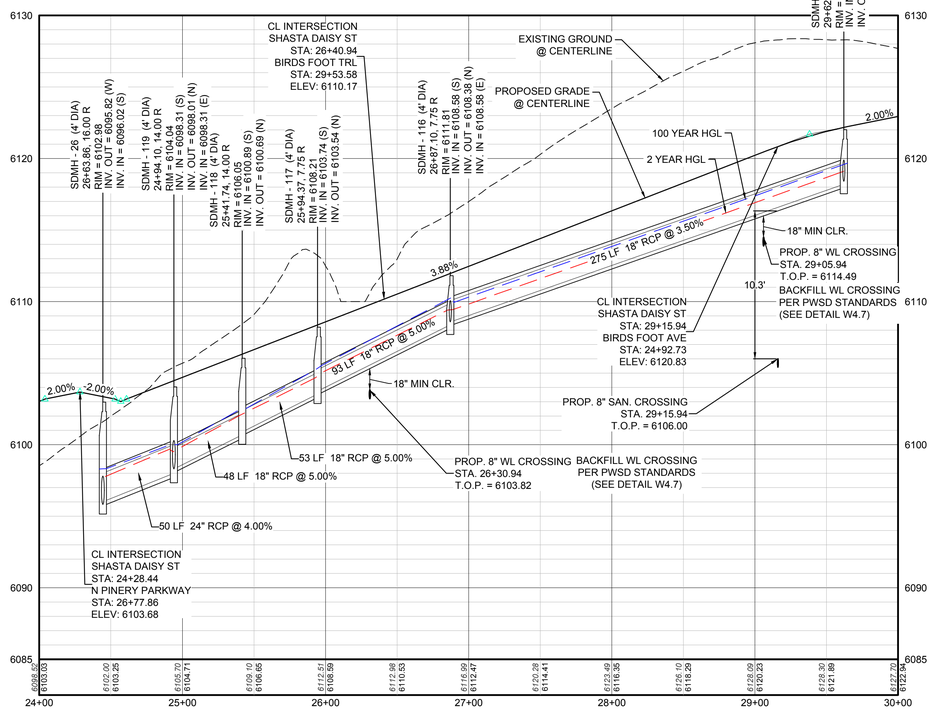
KEYMAP
N.T.S.

LEGEND

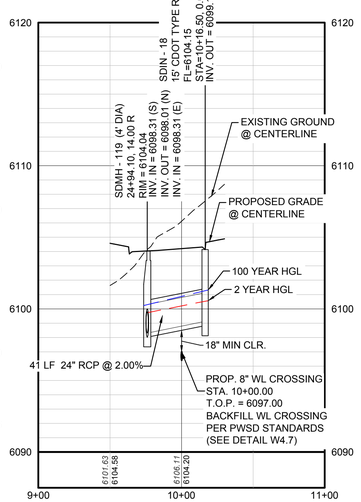
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED 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

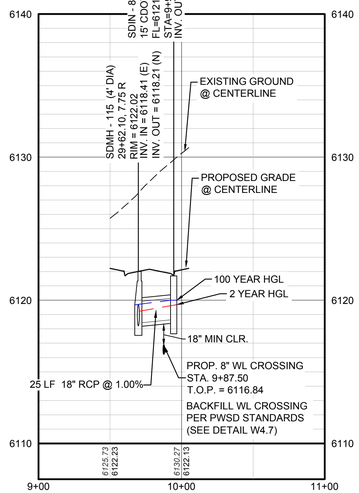
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAPP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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: 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'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 44 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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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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1-800-922-1987

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BENCHMARK
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No.	Revisions	Date	Init.	Appr.	Date

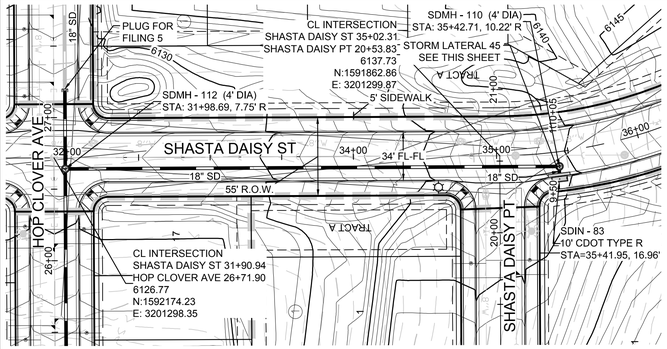
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

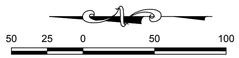
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

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

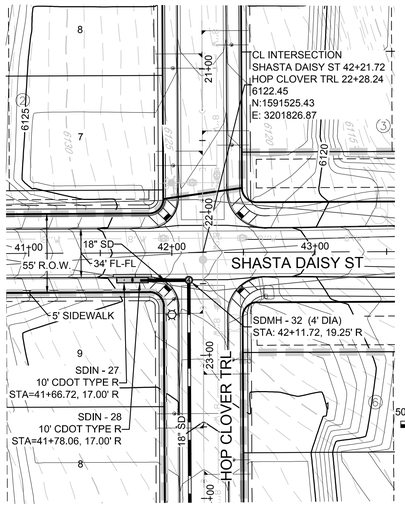
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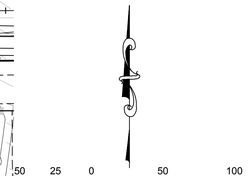


PLAN: SHASTA DAISY ST STA: 31+50.00 TO 36+00.00
HORIZONTAL SCALE: 1" = 50'



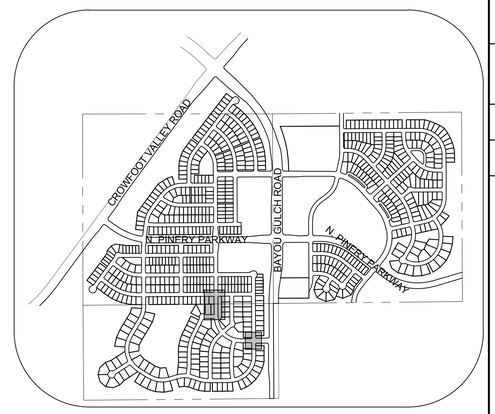
SCALE: 1" = 50'





SCALE: 1" = 50'

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



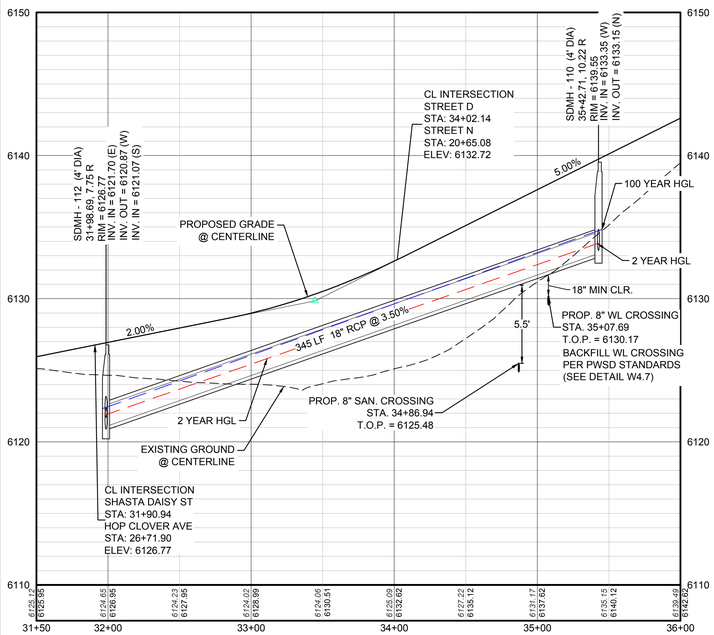
KEYMAP
N.T.S.

LEGEND

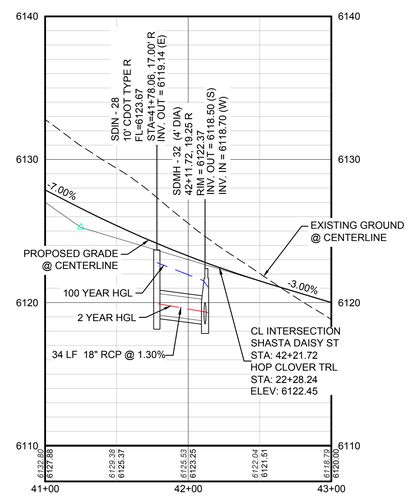
(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 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
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER (OH)
(4)(5)(6) PROPOSED STORM DRAIN MANHOLE	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
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INV	INVERT	WL	WATER LINE
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PROFILE: SHASTA DAISY ST STA: 31+50.00 TO 36+00.00
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HORIZONTAL: 1" = 50'
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PROFILE: STORM LATERAL 45 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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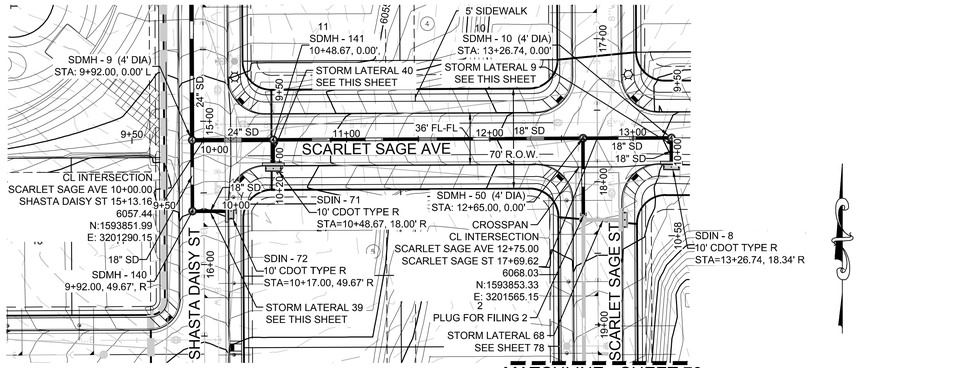
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

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

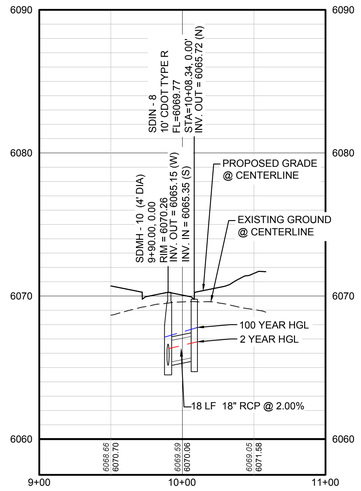
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DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 76

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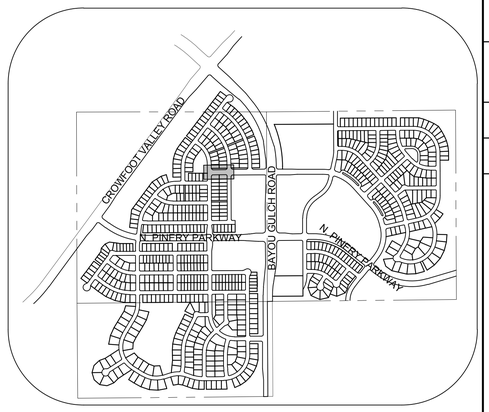


PLAN: SCARLET SAGE AVE STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'

SCALE: 1" = 50'



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



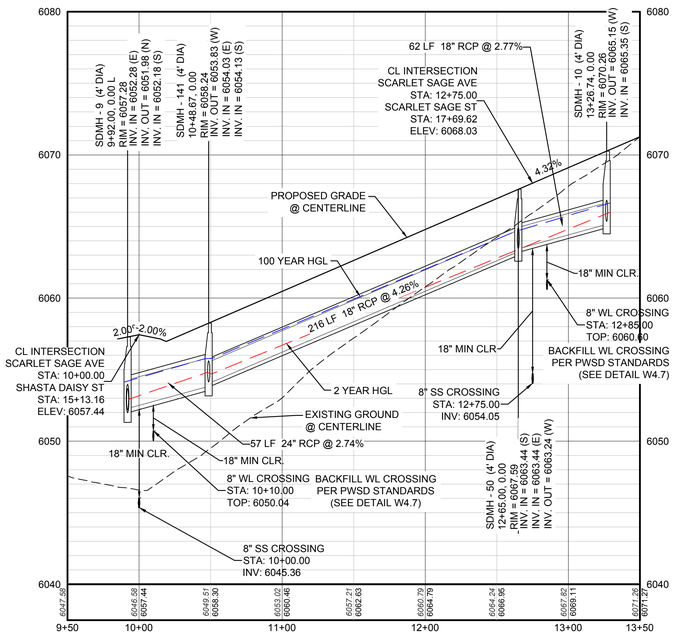
KEYMAP
N.T.S.

LEGEND

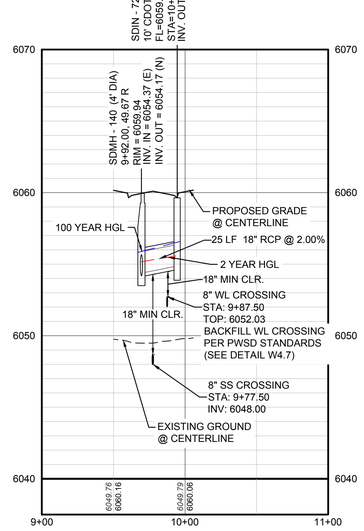
BLOCK NUMBER	PROPOSED RANGE POINT
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PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
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FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
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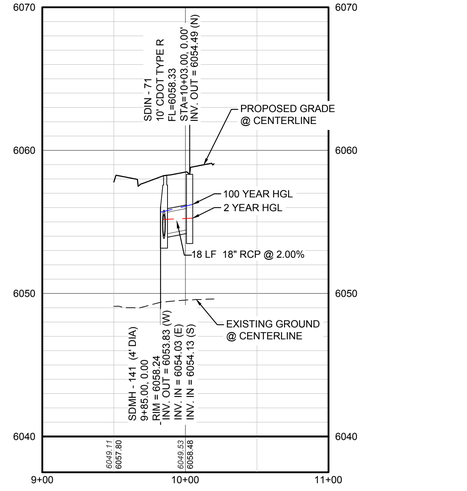
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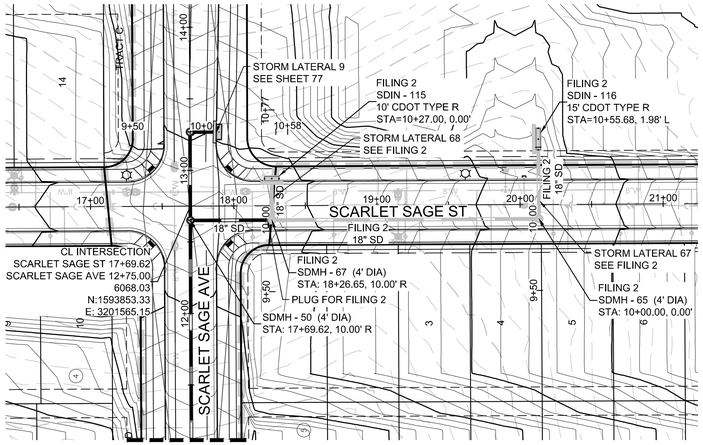
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CENTENNIAL, CO 80112

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		

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 SCARLET SAGE AVENUE STORM.DWG, KYLEM, 4/9/2018 1:58 PM



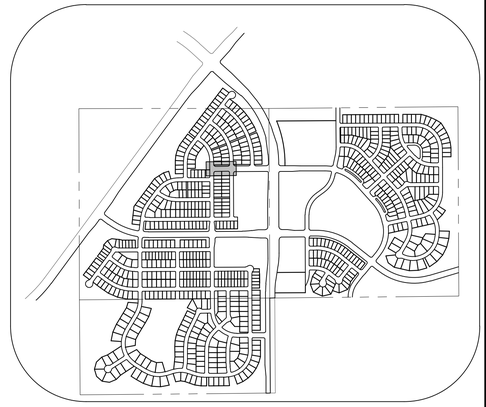
MATCHLINE - SHEET 77

PLAN: SCARLET SAGE ST STA: 17+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'

PROFILE: SCARLET SAGE ST STA: 17+00.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

50 25 0 50 100

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
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HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

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Tel: (720) 482-9526
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STORM PLAN & PROFILE
SCARLET SAGE STREET

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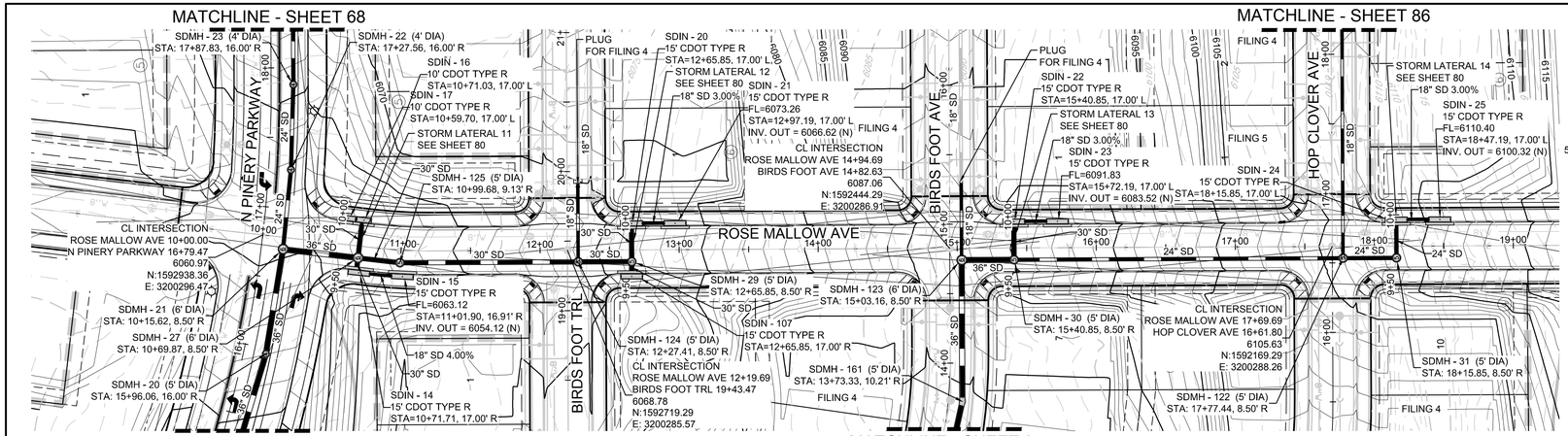
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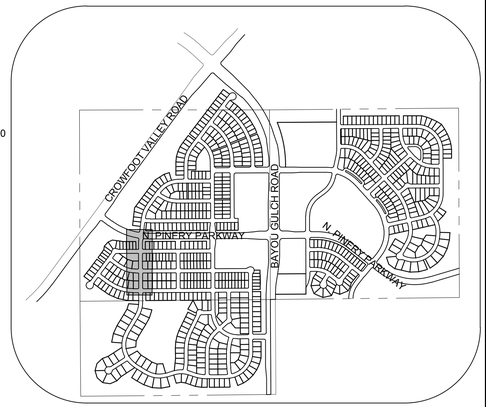
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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870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

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KEYMAP
N.T.S.

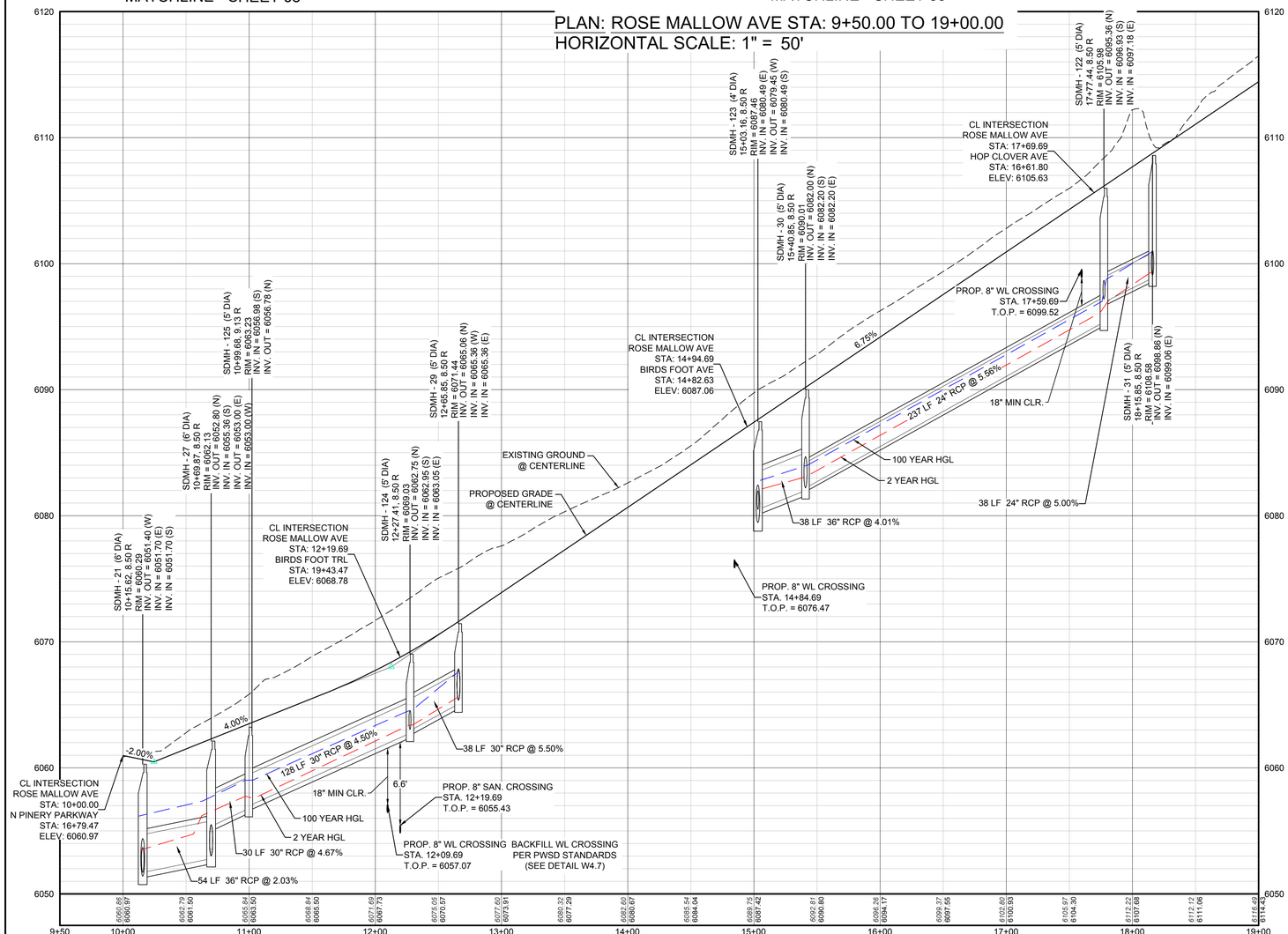
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PLAN: ROSE MALLOW AVE STA: 9+50.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 50'



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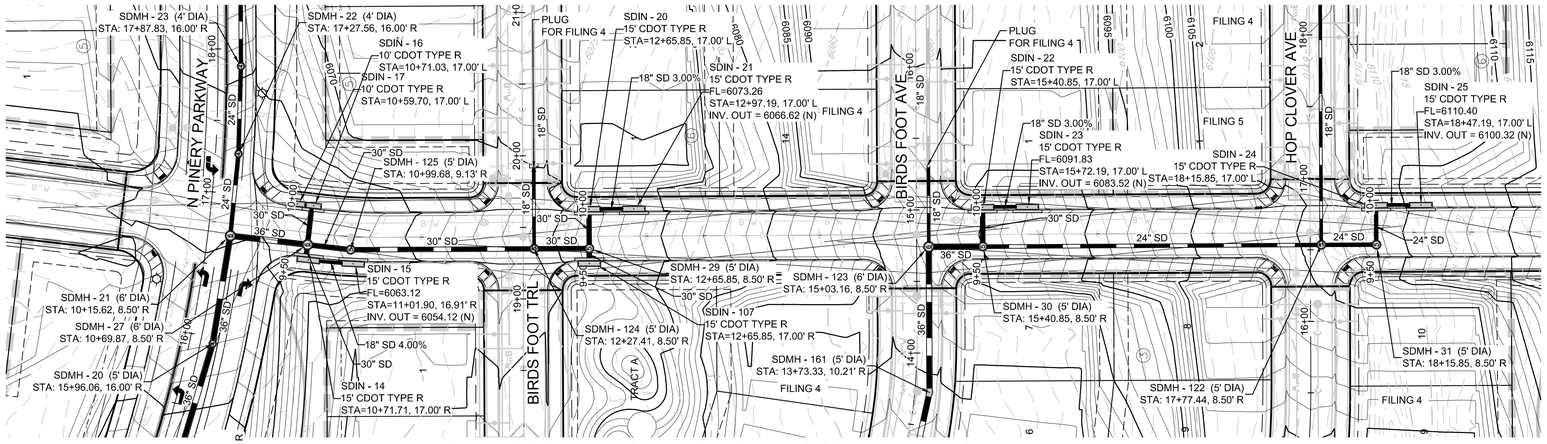
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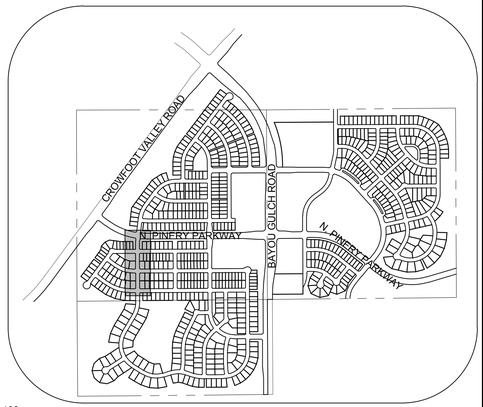
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PLAN: ROSE MALLOW AVE LATERALS STA: 9+50.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 50'

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



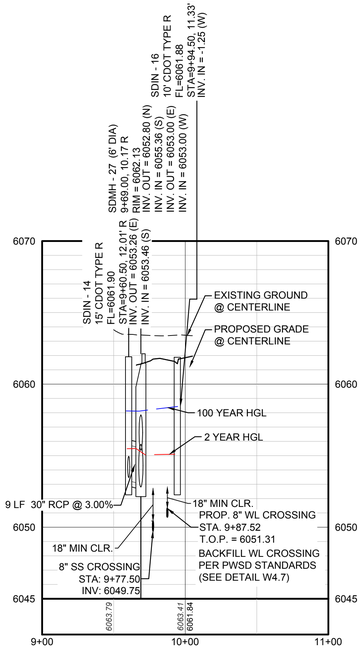
KEYMAP
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LEGEND

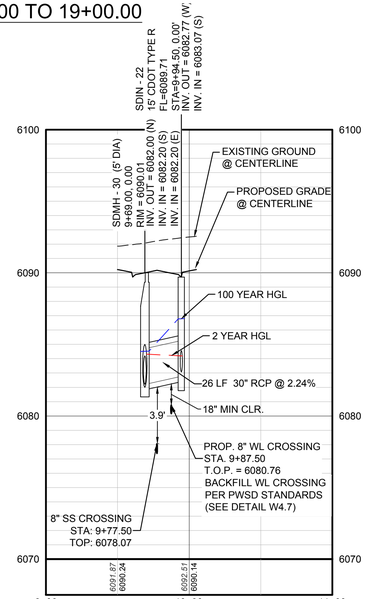
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ABBREVIATIONS

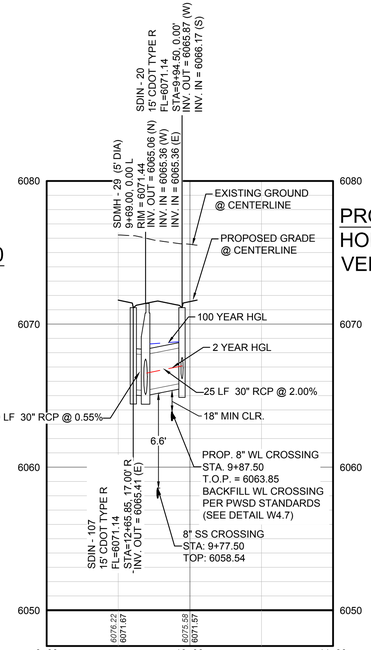
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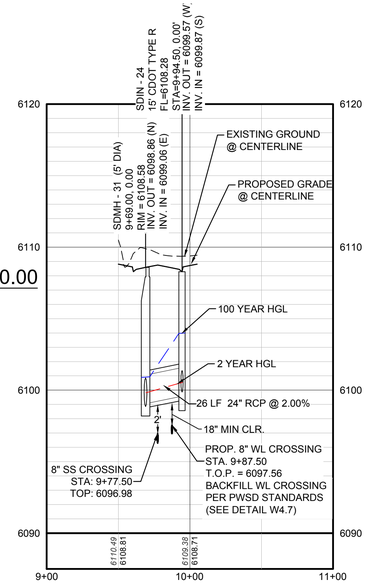
PROFILE: STORM LATERAL 11 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
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PROFILE: STORM LATERAL 13 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
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PROFILE: STORM LATERAL 12 STA: 9+00.00 TO 11+00.00
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PROFILE: STORM LATERAL 14 STA: 9+00.00 TO 11+00.00
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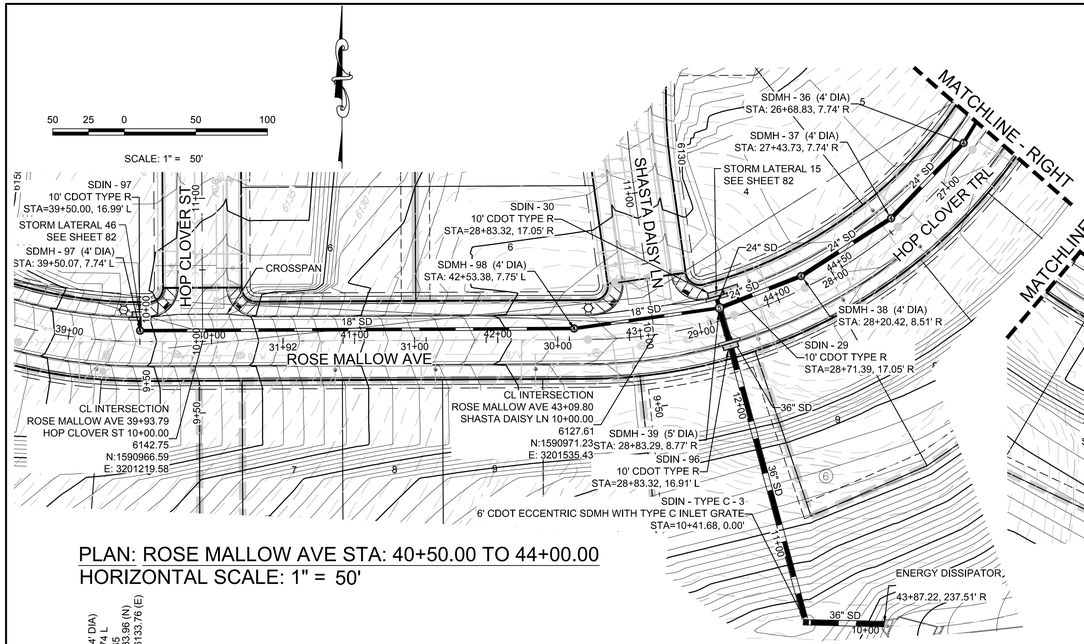
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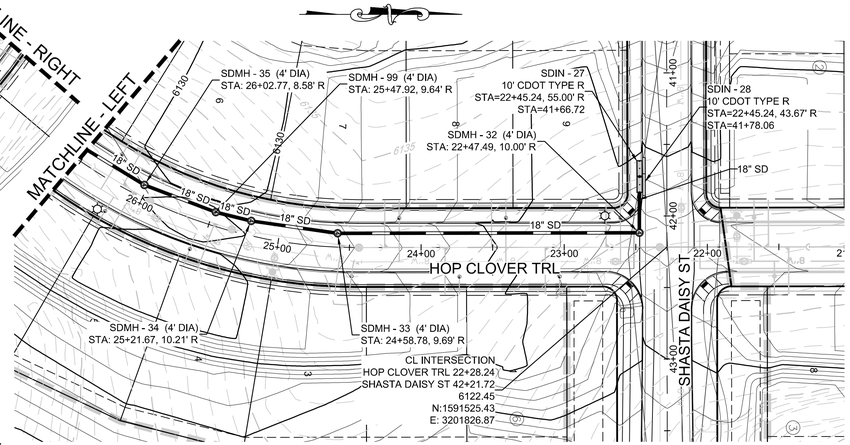
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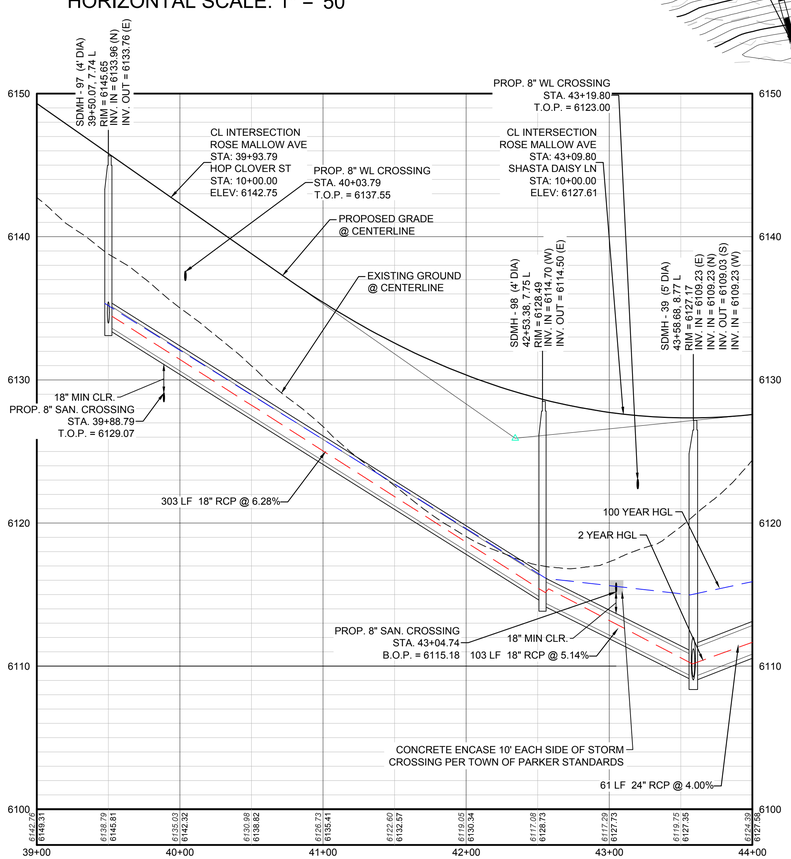
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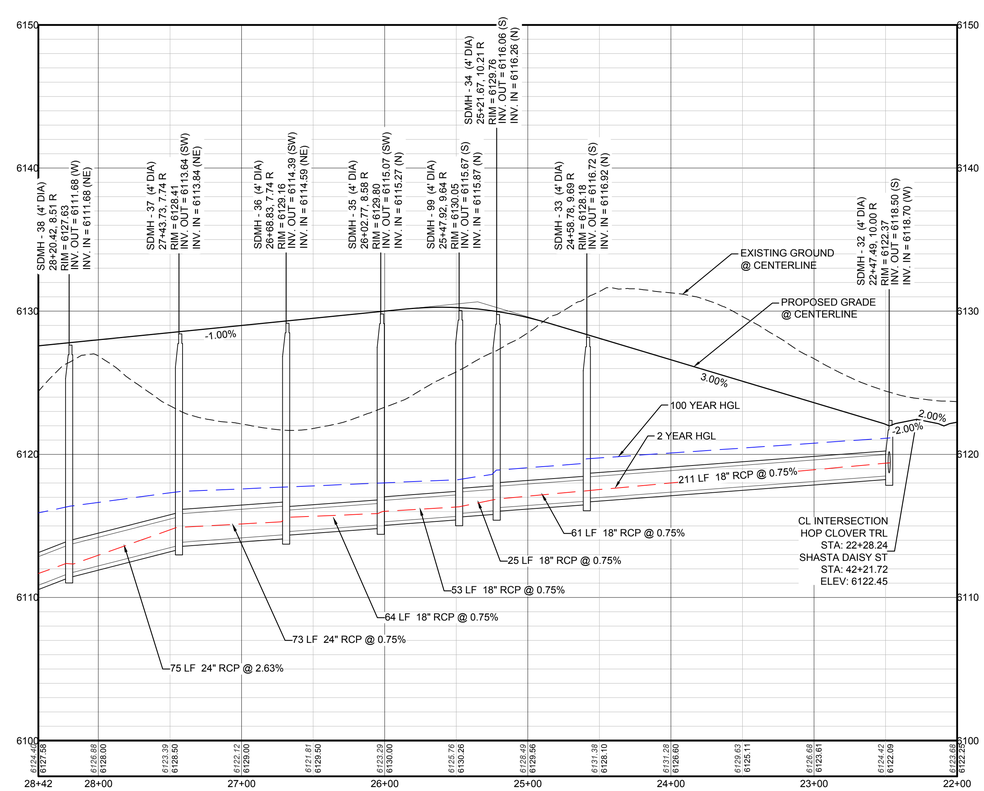
PLAN: ROSE MALLOW AVE STA: 40+50.00 TO 44+00.00
HORIZONTAL: 1" = 50'



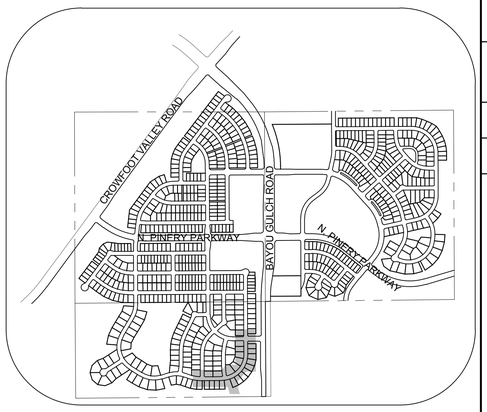
PLAN: HOP CLOVER TRL STA: 21+00.00 TO 26+50.00
HORIZONTAL: 1" = 50'



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'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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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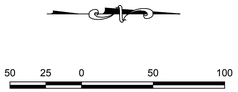
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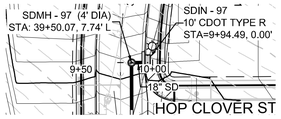
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

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FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 81

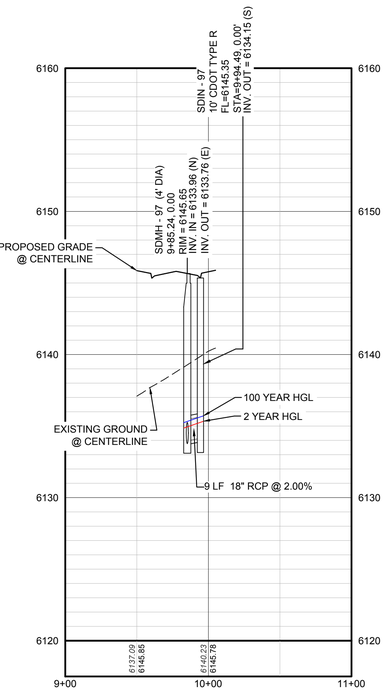
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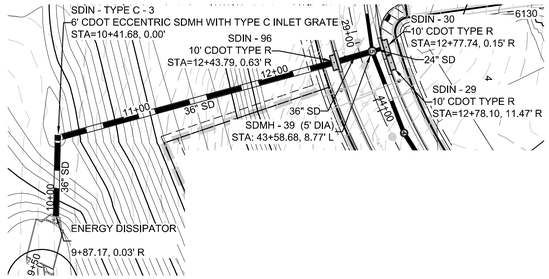
SCALE: 1" = 50'



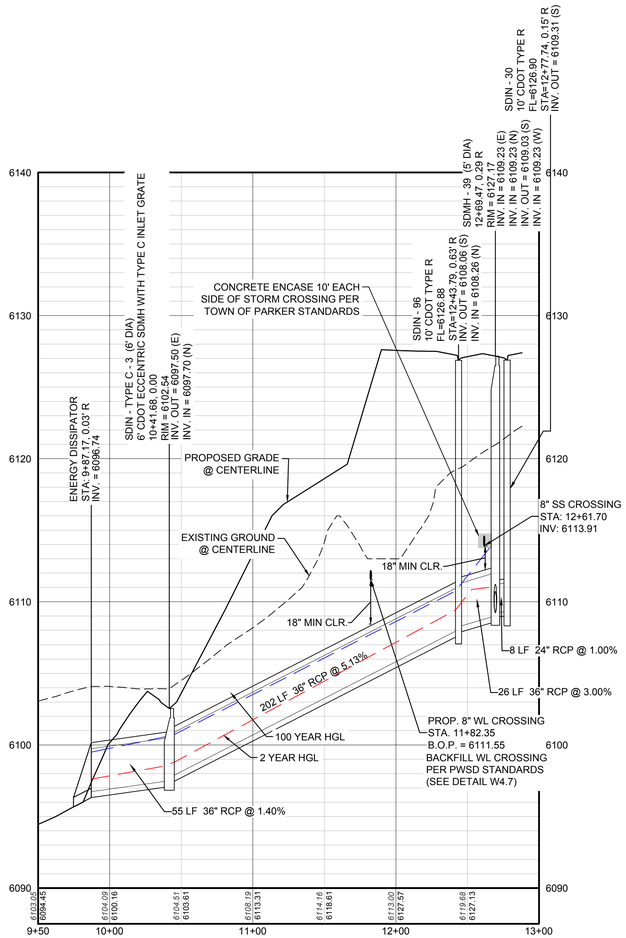
PLAN: STORM LATERAL 46 STA: 9+00.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



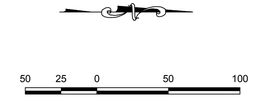
PROFILE: STORM LATERAL 46 STA: 9+00.00 TO 11+00.00
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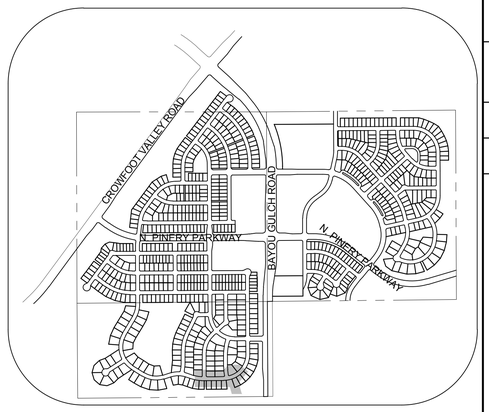
PLAN: STORM LATERAL 15 STA: 9+50.00 TO 13+00.00
HORIZONTAL SCALE: 1" = 50'



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



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	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
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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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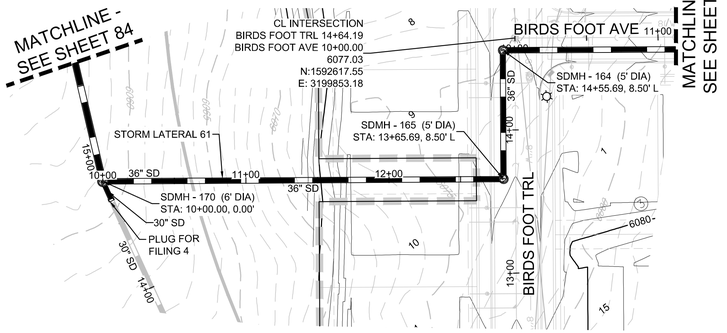
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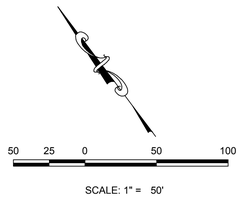
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
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ROSE MALLOW AVENUE

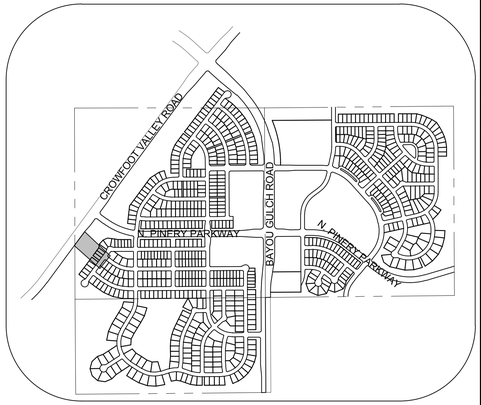
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CHECKED BY: JJJ
DATE: APRIL 2017
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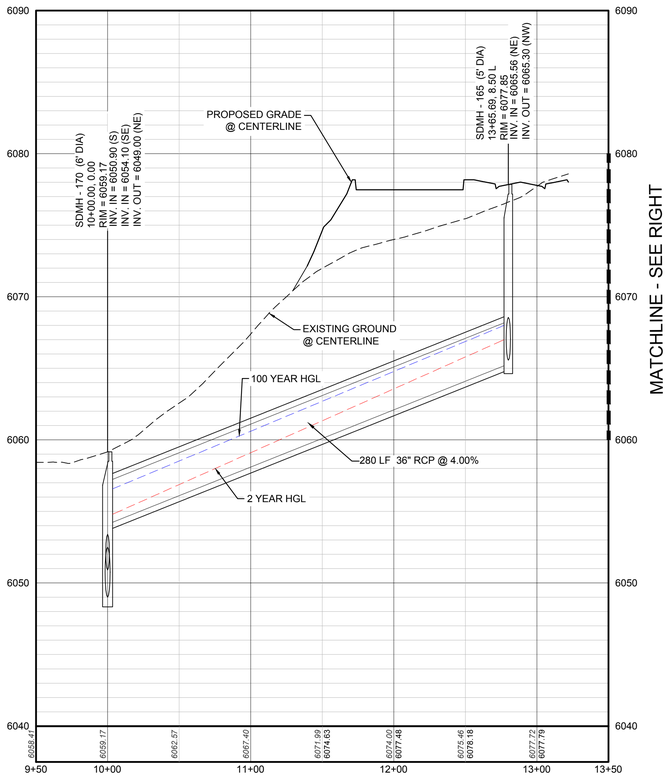


PLAN: STORM LATERAL 61 STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'

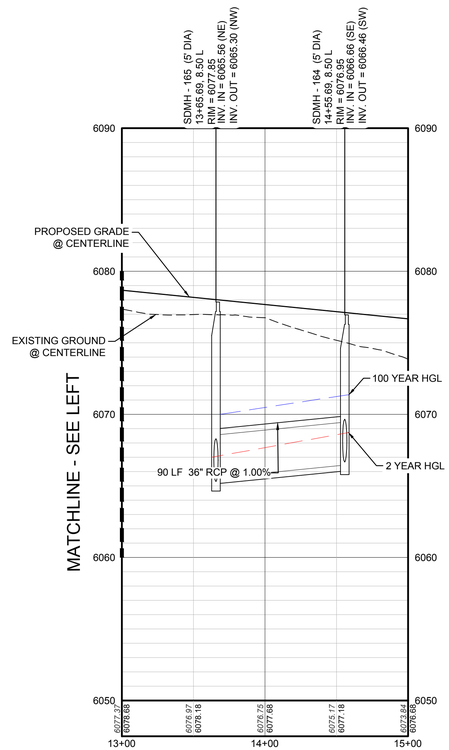




KEYMAP
N.T.S.



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
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10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
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2. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

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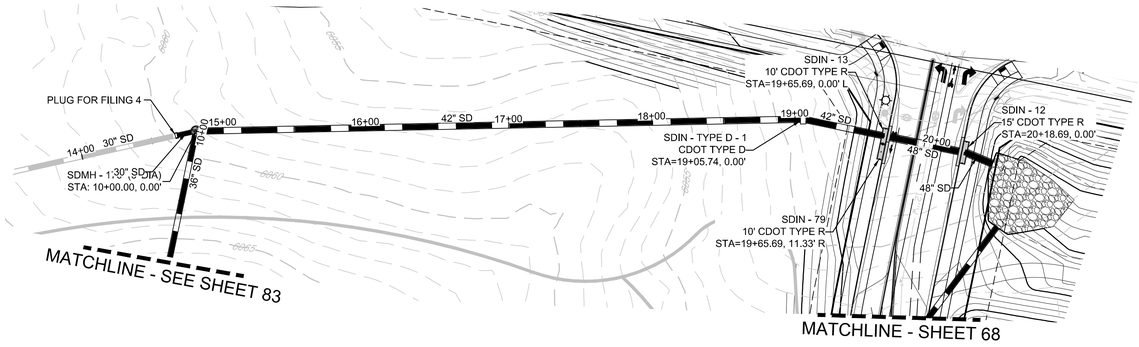
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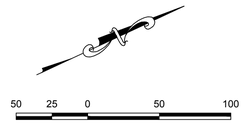
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL

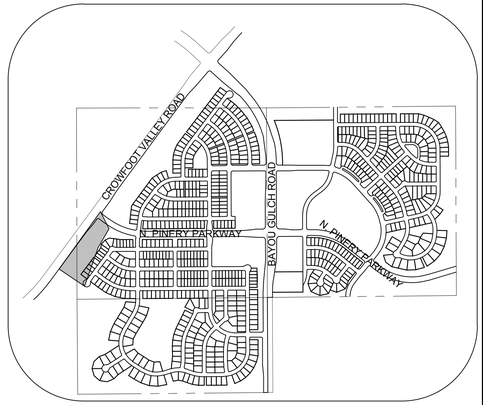
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DATE:	APRIL 2017		

SHEET NUMBER 83

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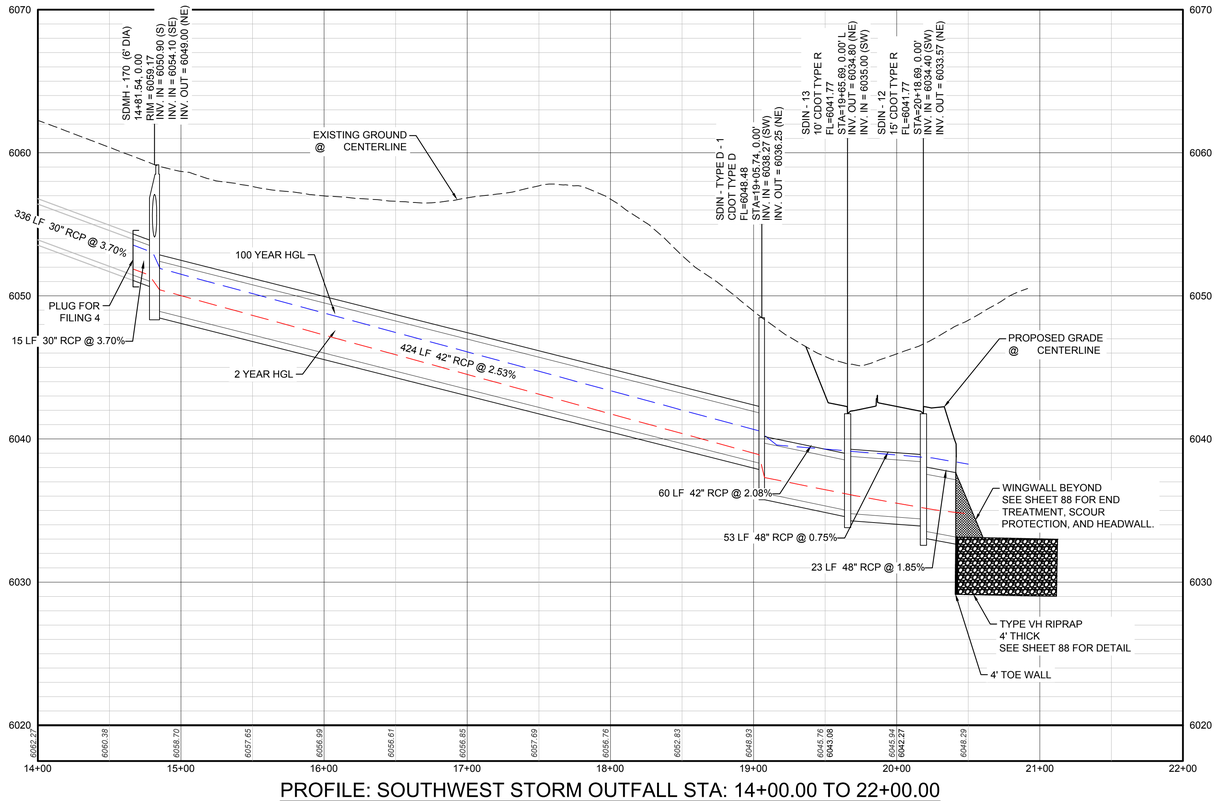






KEYMAP
N.T.S.

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 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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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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1-800-922-1987

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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

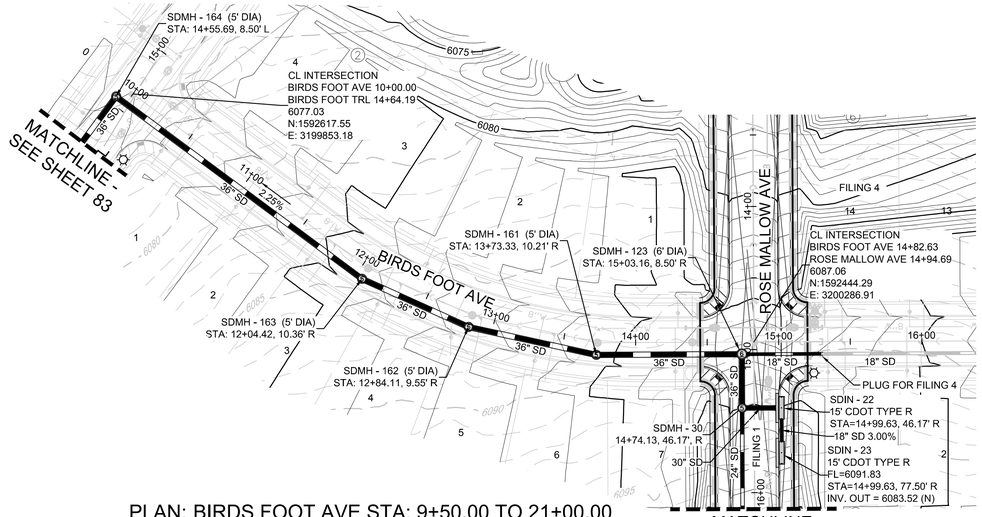
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

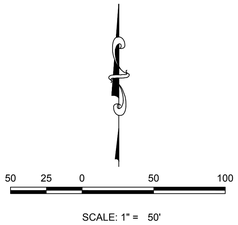
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL

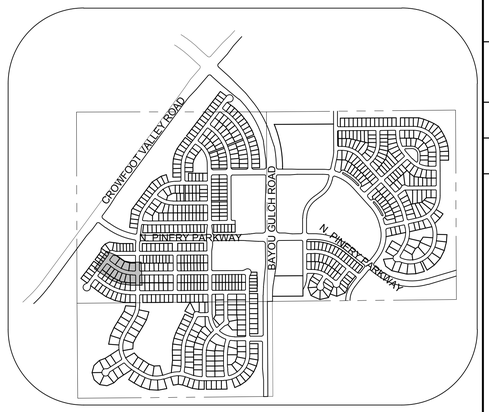
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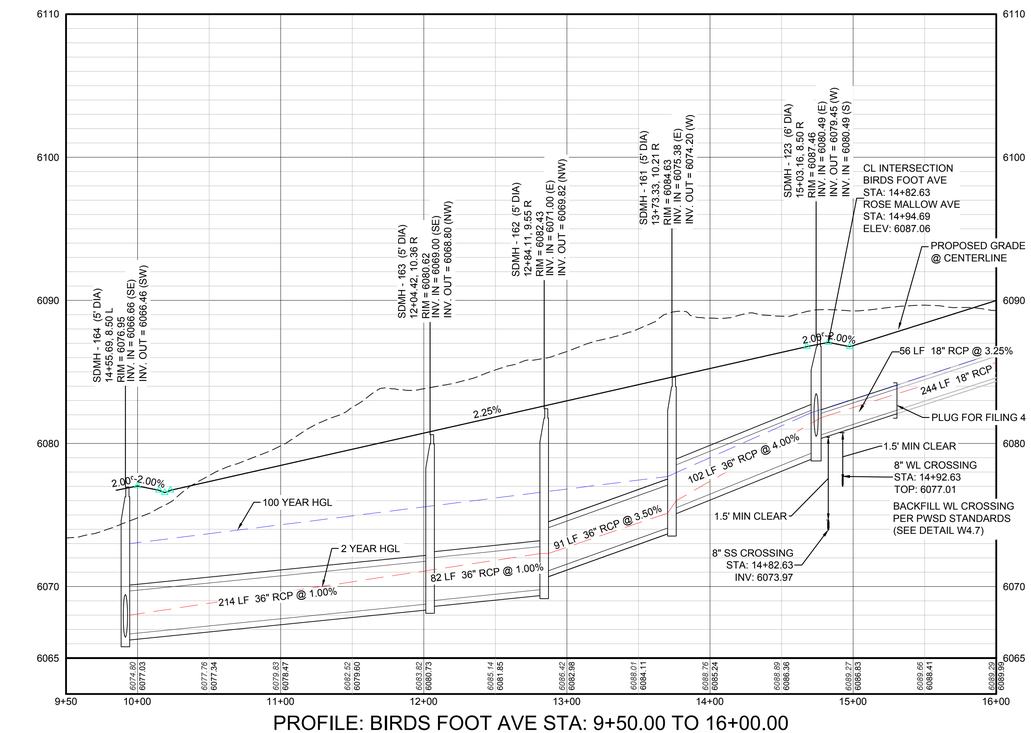


PLAN: BIRDS FOOT AVE STA: 9+50.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'





KEYMAP
N.T.S.



PROFILE: BIRDS FOOT AVE STA: 9+50.00 TO 16+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
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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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No.	Revisions	Date	Init.	Date	Appr.

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Fax: (720) 482-9546

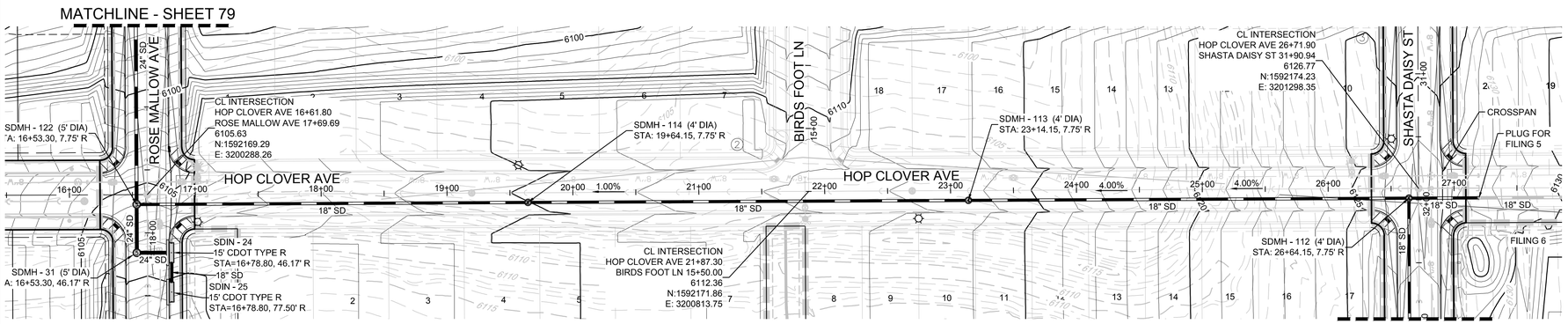
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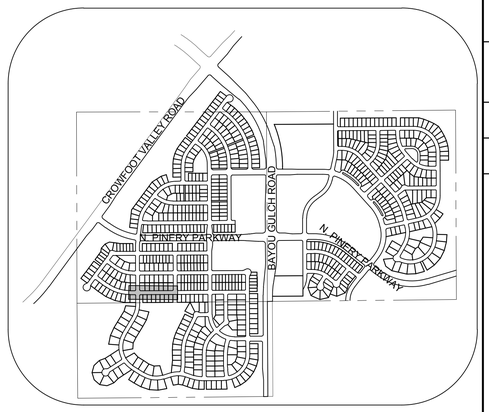
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

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 85

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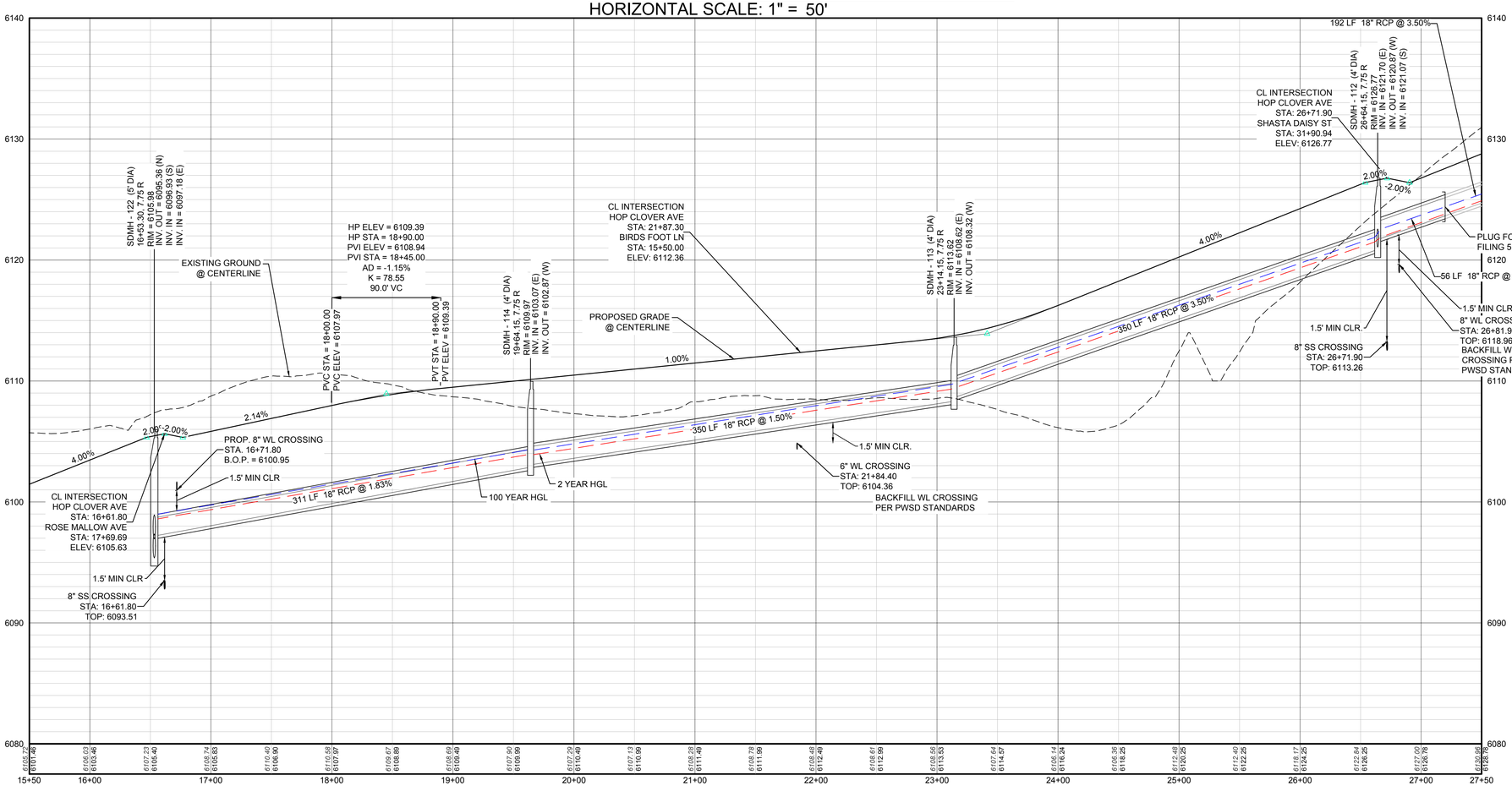




KEYMAP
N.T.S.

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

(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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AV	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
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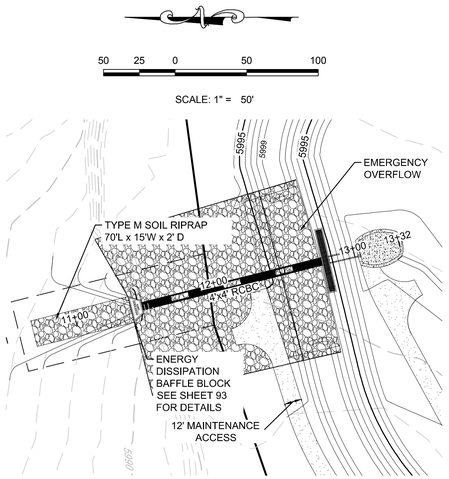
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HOP CLOVER AVENUE

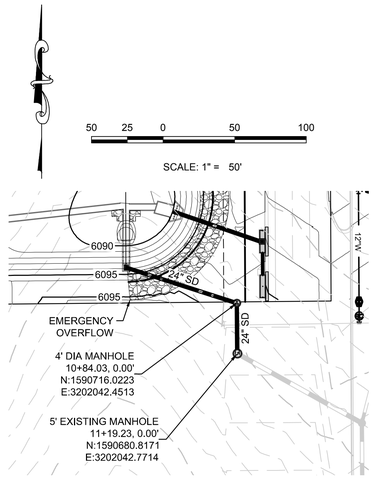
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DRAWN BY: JF
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 86

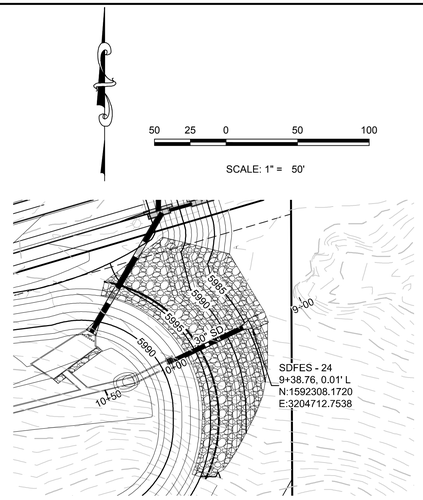
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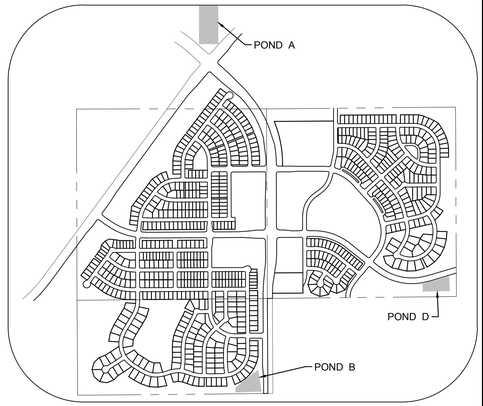
PLAN: POND A OUTFALL STA:10+00.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'



PLAN: POND B OUTFALL STA:10+00.00 TO 11+54.00
HORIZONTAL SCALE: 1" = 50'



PLAN: POND D OUTFALL STA:9+00.00 TO 10+50.00
HORIZONTAL SCALE: 1" = 50'



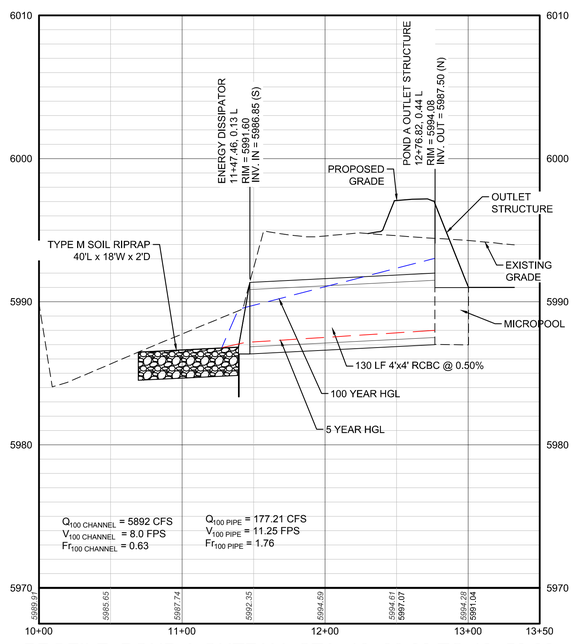
KEYMAP
N.T.S.

LEGEND

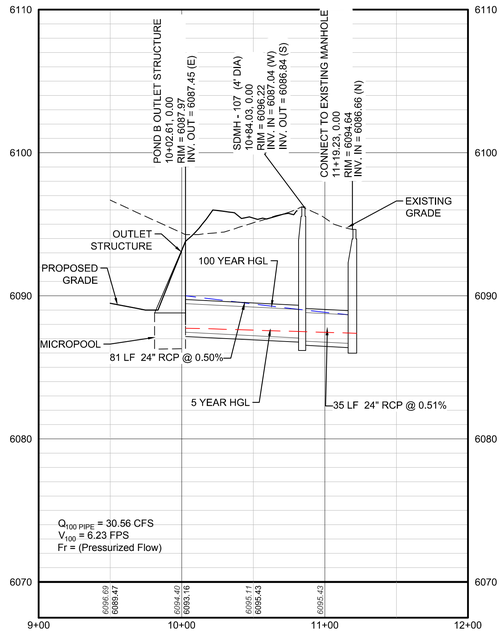
2	BLOCK NUMBER		PROPOSED RANGE POINT
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	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE 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

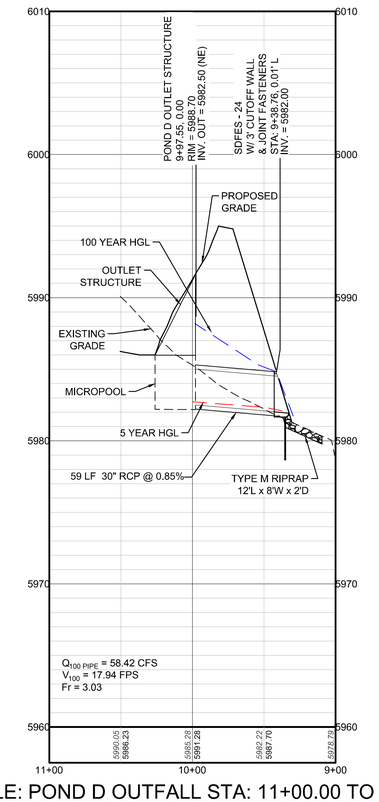
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	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



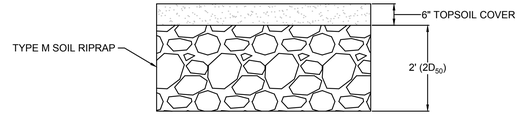
PROFILE: POND A OUTFALL STA: 10+00.00 TO 13+50.00
HORIZONTAL: 1" = 50'



PROFILE: POND B OUTFALL STA: 9+00.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: POND D OUTFALL STA: 11+00.00 TO 9+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



SOIL RIPRAP DETAIL
NTS

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2–YEAR AND 100–YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100–YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2–YEAR STORM WILL ONLY SHOW A 2–YEAR HGL.

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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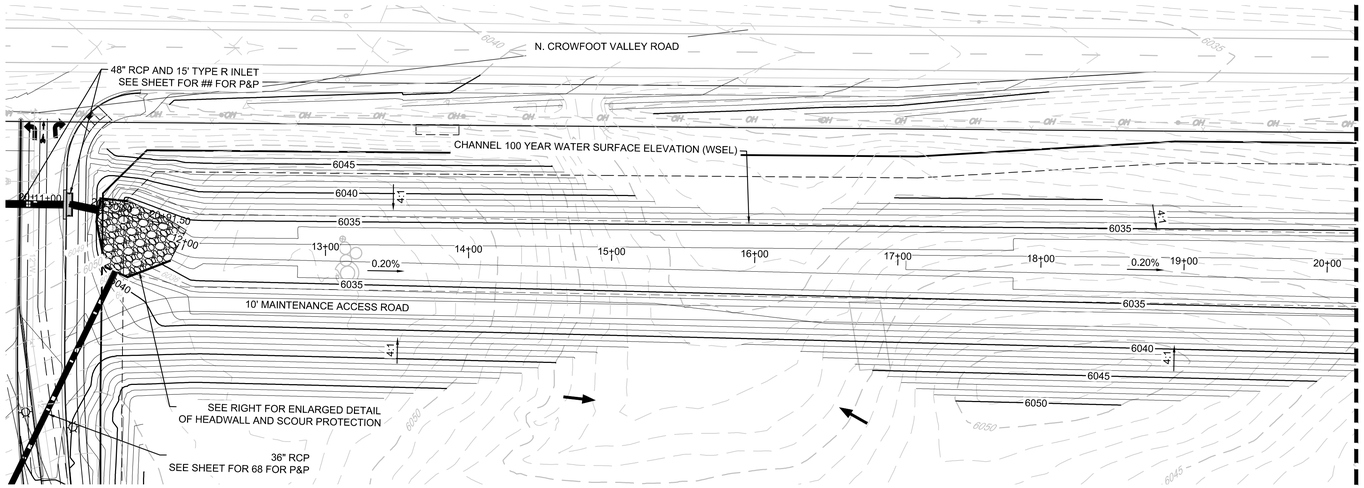
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND OUTFALLS

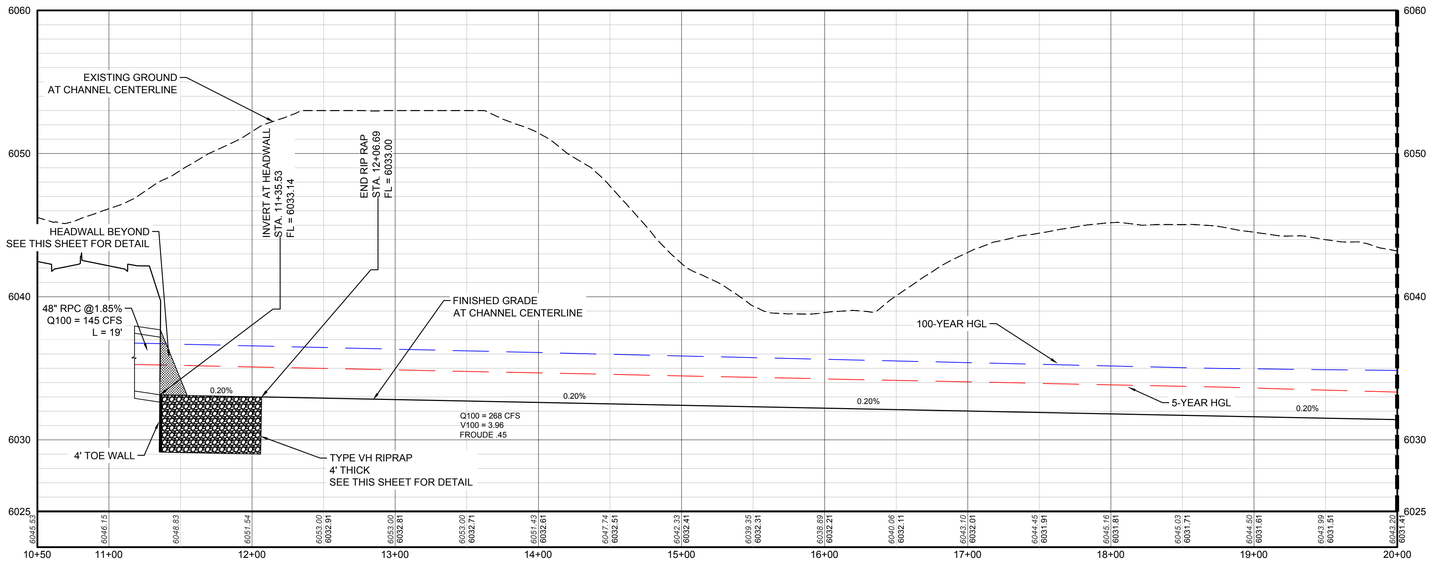
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CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	87		

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\POND OUTFALLS.DWG, KYLEM, 4/9/2018 2:16 PM



MATCHLINE - SEE SHEET 89

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



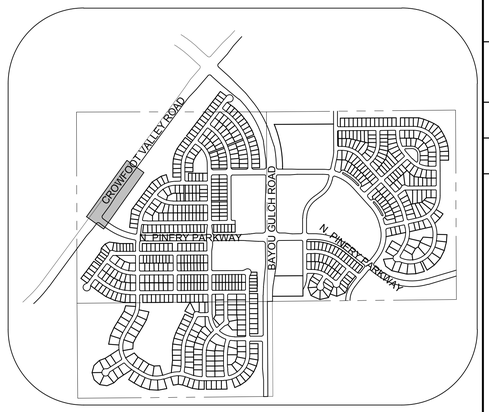
PROFILE: CROWFOOT GULCH STA: 10+50.00 TO 20+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

MATCHLINE - SEE SHEET 89

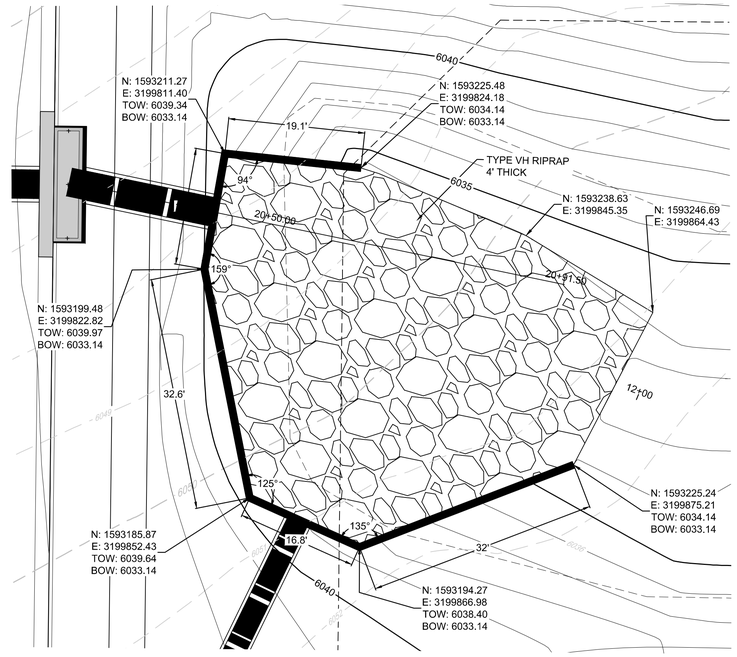


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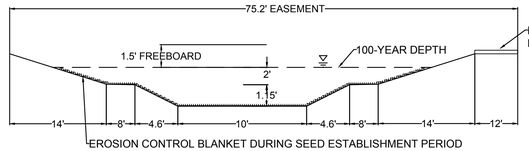
SCALE: 1" = 50'



KEYMAP
N.T.S.



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



CHANNEL SECTION
NO TO SCALE

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3. DROP STRUCTURE DETAILS TYPICAL ALL DROP STRUCTURES
4. CONSTRUCT HEADWALL AND WINGWALL PER CDOT STANDARD M-601-1, M-601-10, AND M-601-20.
5. PROVIDE 42" HANDRAIL ALONG LENGTH OF WINGWALL PER CITY OF AURORA DETAIL S18 THAT MEETS UDFCD SPECIFICATION CRITERIA SECTION 5-52-00 *"METAL RAILINGS"*.

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PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

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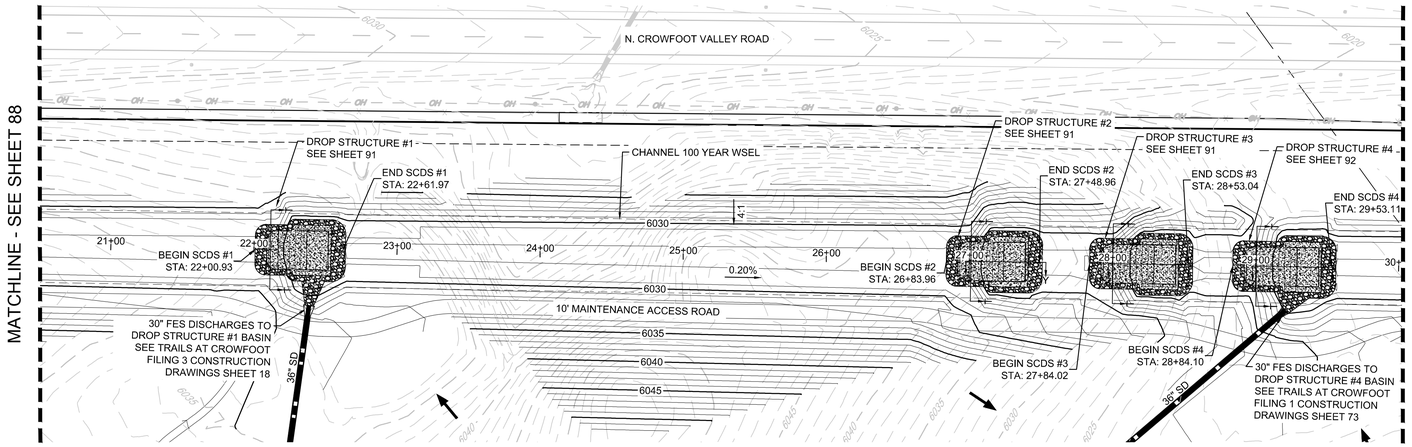
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
CROWFOOT GULCH

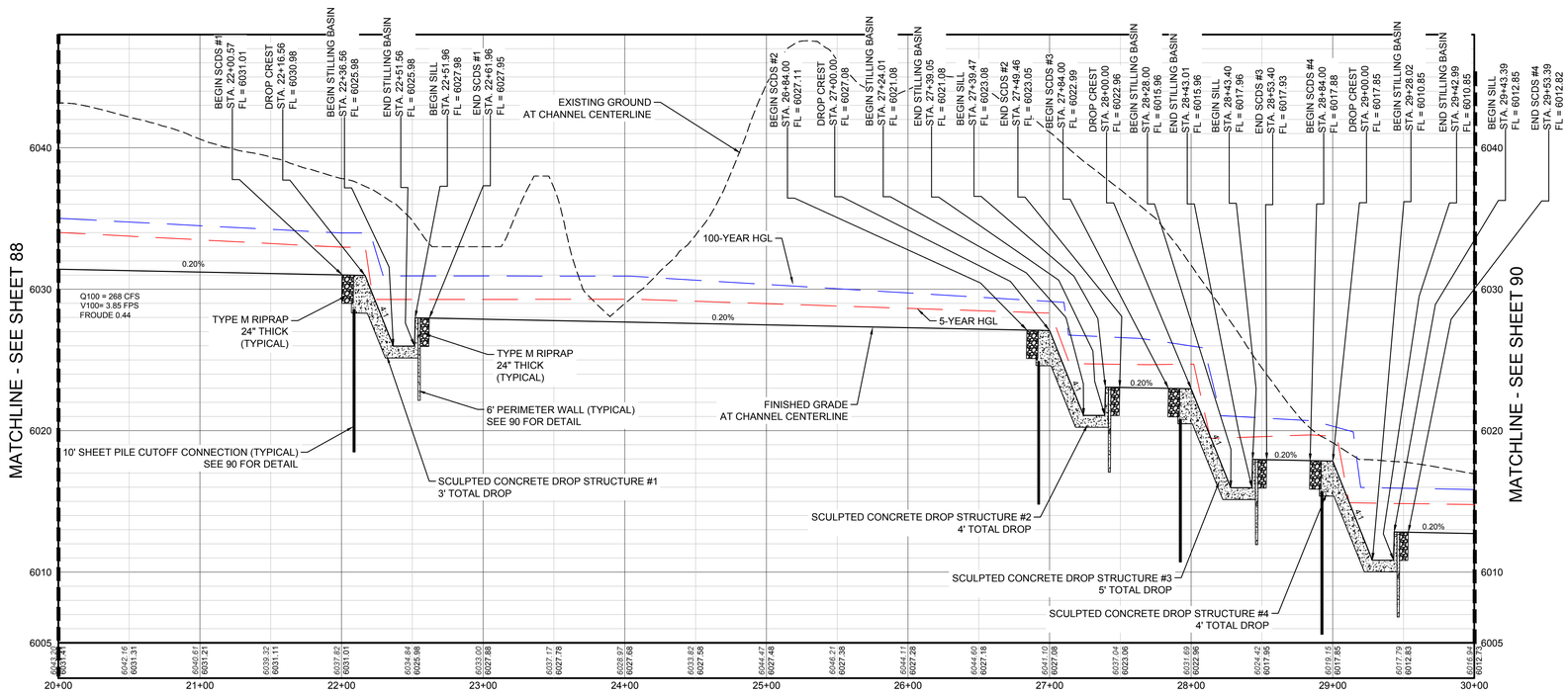
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CHECKED BY:			
DATE:	APRIL 2017		

SHEET NUMBER 88

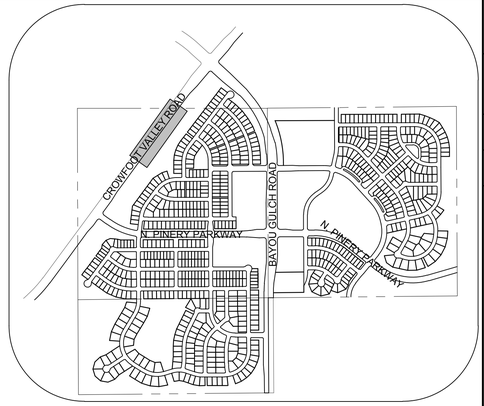
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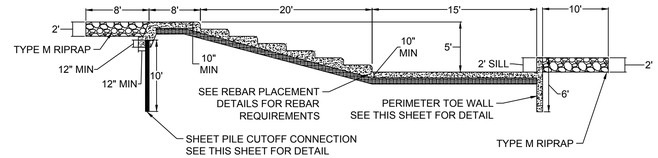
PLAN: CROWFOOT DRAINAGE CHANNEL STA: 20+00.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'



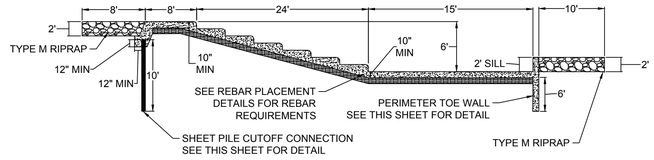
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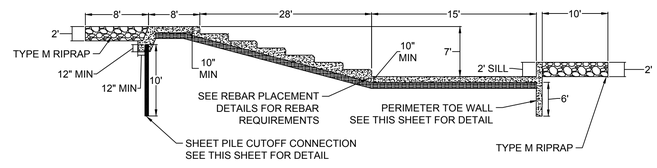
KEYMAP
N.T.S.



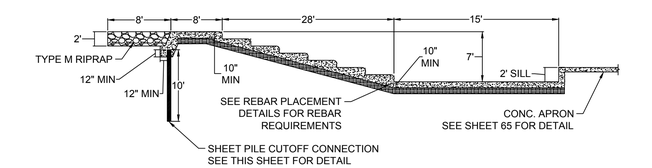
SCULPTED CONCRETE DROP STRUCTURE (SCDS) WITH DEPRESSED STILLING BASIN
DROP STRUCTURE 1



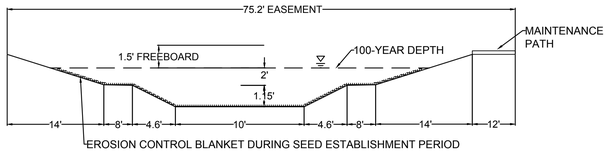
DROP STRUCTURE 2
SCULPTED CONCRETE DROP STRUCTURE (SCDS) WITH DEPRESSED STILLING BASIN



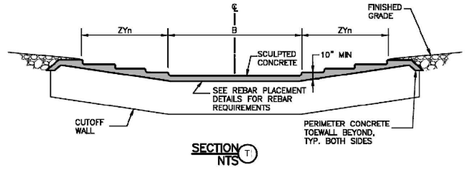
DROP STRUCTURES 3 - 5
SCULPTED CONCRETE DROP STRUCTURE (SCDS) WITH DEPRESSED STILLING BASIN



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



CHANNEL SECTION
NO TO SCALE



SECTION T
NTS

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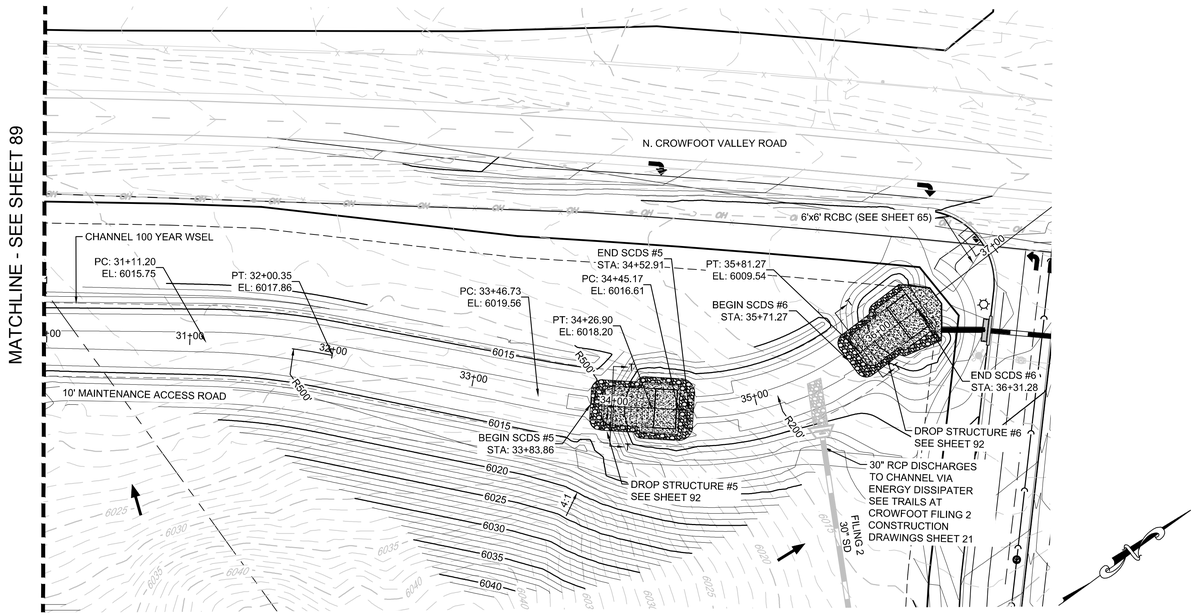
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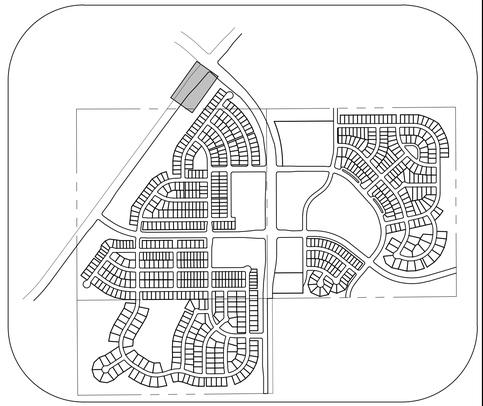
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 89

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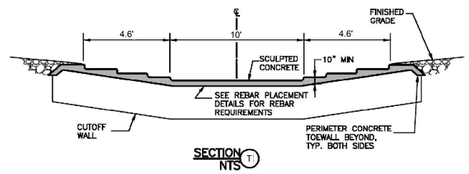


PLAN: CROWFOOT DRAINAGE CHANNEL STA: 30+00.00 TO 37+50.00
HORIZONTAL: 1" = 50'

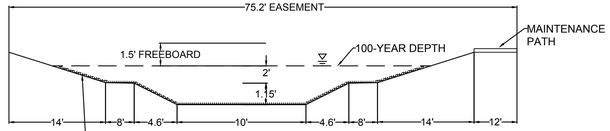
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KEYMAP
N.T.S.

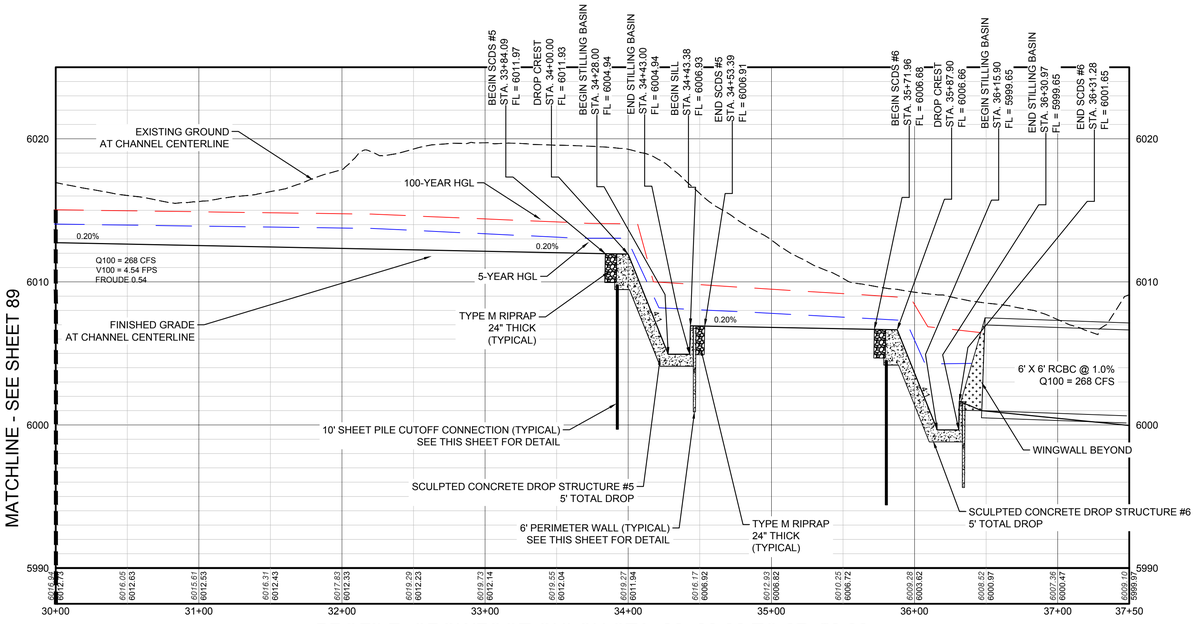


SECTION T
NTS

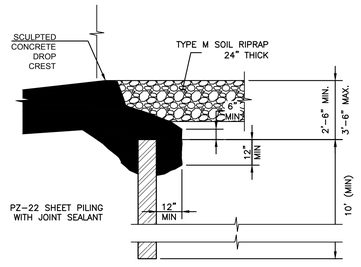


EROSION CONTROL BLANKET DURING SEED ESTABLISHMENT PERIOD

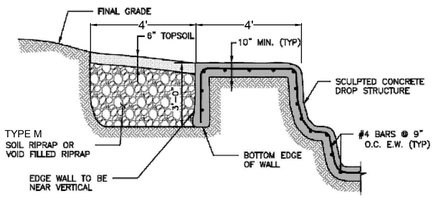
CHANNEL SECTION
NO TO SCALE



PROFILE: CROWFOOT GULCH STA: 30+00.00 TO 37+50.00
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VERTICAL: 1" = 5'



SHEET PILE CUTOFF CONNECTION (SC)



NOTES:
1. DETAIL APPLIES TO THE PERIMETER OF THE ENTIRE STRUCTURE
2. SEE THE REBAR PLACEMENT DETAIL FOR CLEARANCE FROM TOP AND BOTTOM OF THE STRUCTURE

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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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F:\TOWN OF PARKER\CROWFOOT DRAINAGE CHANNEL P&P.DWG, KYLEM, 4/9/2018 3:27 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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

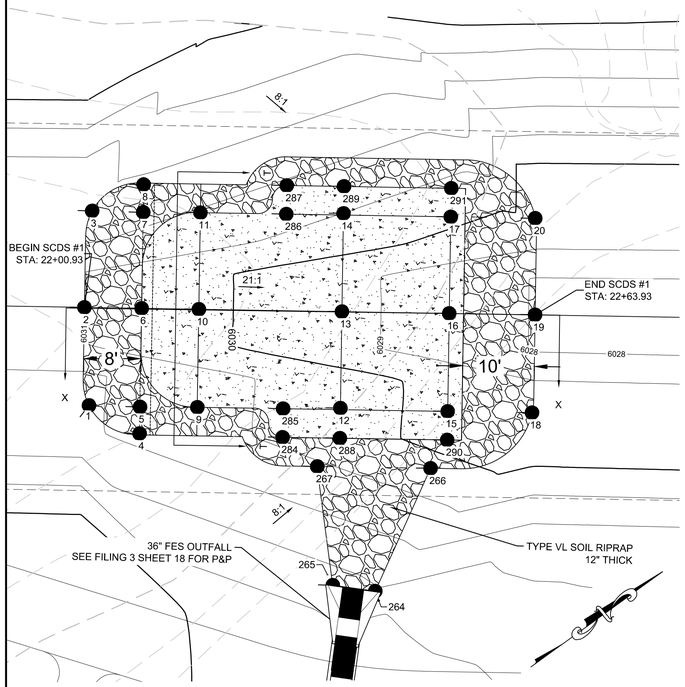
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
CROWFOOT GULCH

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

SHEET NUMBER 90

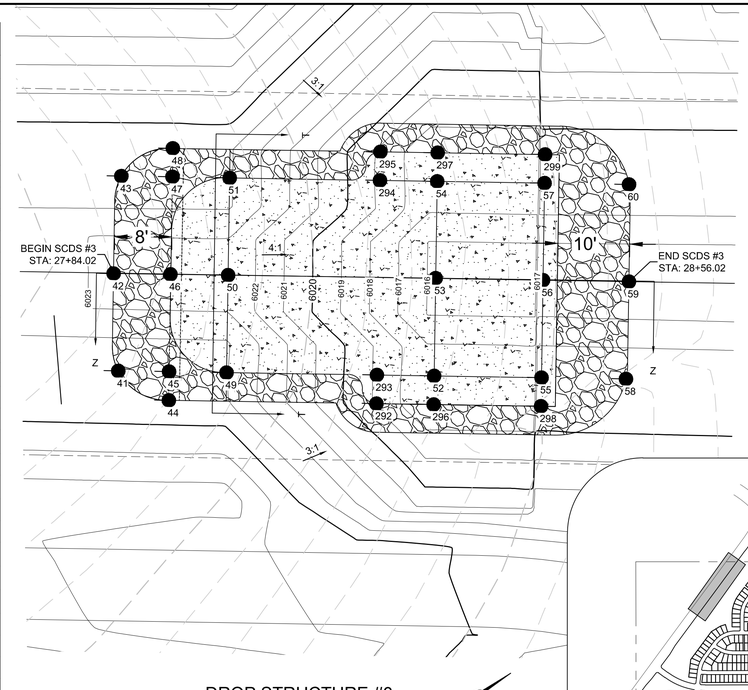
DROP STRUCTURE #1

POINT TABLE					
POINT NO.	RAW DISCRIPTION	ELEVATION	ELEVATION	NORTHING	EASTING
1	BEGIN SCDS #1	6032.240	-	1594030.0433	3200485.7531
2	BEGIN SCDS #1	6031.010	-	1594037.5572	3200474.2660
3	BEGIN SCDS #1	6032.240	-	1594046.3350	3200463.9785
4	BEGIN CUTOFF WALL	6032.300	-	1594033.4766	3200493.0714
5	BEGIN CUTOFF WALL	6032.220	-	1594035.7055	3200490.0929
6	BEGIN CUTOFF WALL	6030.994	-	1594043.9610	3200479.0610
7	BEGIN CUTOFF WALL	6032.220	-	1594052.0066	3200468.3094
8	BEGIN CUTOFF WALL	6032.300	-	1594054.3288	3200465.2062
9	DROP CREST	6032.210	-	1594042.1655	3200494.8299
10	DROP CREST	6030.980	-	1594050.3647	3200483.8559
11	DROP CREST	6032.210	-	1594058.4584	3200473.0402
284	STRUCTURE EDGE	6028.060	-	1594049.3695	3200505.2113
285	BEGIN STILLING BASIN WALL (Bw / Tw)	6027.980	6027.980	1594051.7677	3200502.0099
286	BEGIN STILLING BASIN WALL (Bw / Tw)	6027.980	6027.980	1594068.0578	3200480.2378
287	STRUCTURE EDGE	6028.060	-	1594070.4559	3200477.0364
288	STRUCTURE EDGE	6028.060	-	1594055.7762	3200510.0056
12	BEGIN STILLING BASIN (Bw / Tw)	6025.980	6027.980	1594058.2976	3200506.6362
13	BEGIN STILLING BASIN	6025.980	-	1594066.3742	3200495.8433
14	BEGIN STILLING BASIN (Bw / Tw)	6025.980	6027.980	1594074.5970	3200484.8513
289	STRUCTURE EDGE	6028.060	-	1594076.8587	3200481.8327
290	STRUCTURE EDGE	6028.060	-	1594067.7875	3200518.9939
15	BEGIN SILL (Bw / Tw)	6025.980	6027.980	1594070.1840	3200515.7913
16	BEGIN SILL (Bw / Tw)	6025.980	6027.980	1594078.3813	3200504.8339
17	BEGIN SILL (Bw / Tw)	6025.980	6027.980	1594086.4689	3200494.0295
291	STRUCTURE EDGE	6028.060	-	1594088.8655	3200490.8269
18	END SCDS #1	6029.180	-	1594079.6300	3200522.8599
19	END SCDS #1	6027.950	-	1594087.9911	3200512.0240
20	END SCDS #1	6029.180	-	1594095.9122	3200501.1034
266	SCOUR PROTECTION	6028.140	-	1594063.5833	3200520.8438
267	SCOUR PROTECTION	6028.140	-	1594050.9036	3200511.3552
265	SCOUR PROTECTION	6031.450	-	1594042.9376	3200526.0670
264	SCOUR PROTECTION	6031.450	-	1594047.2674	3200530.2208



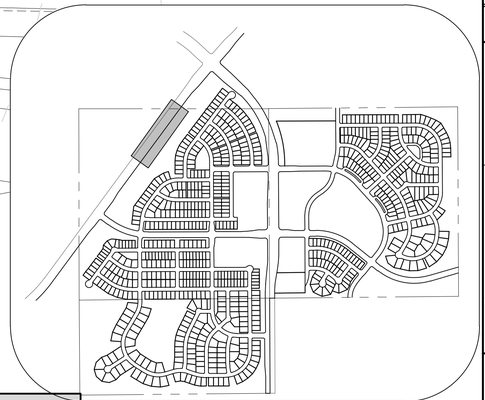
DROP STRUCTURE #1

SCALE: 1" = 10



DROP STRUCTURE #3

SCALE: 1" = 10

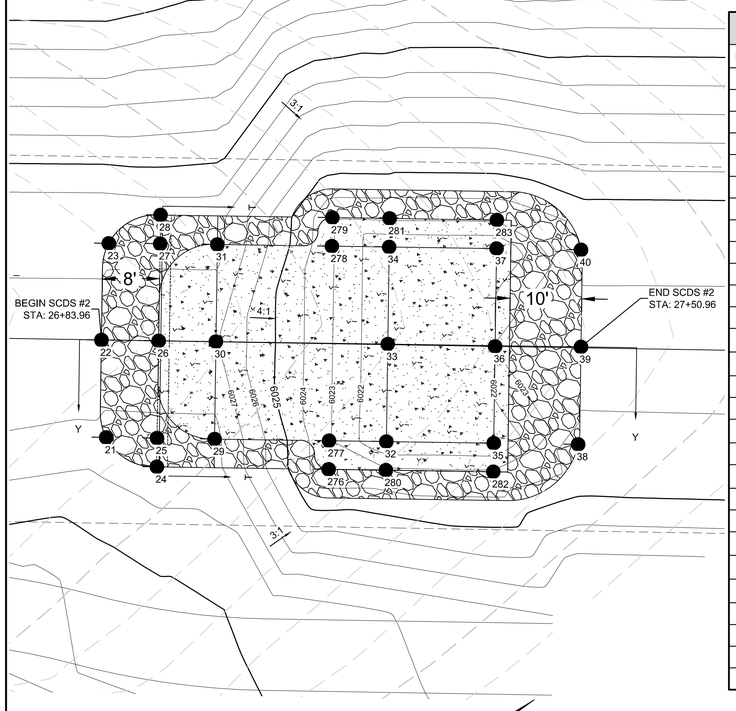


KEYMAP

N.T.S.

DROP STRUCTURE #2

POINT TABLE					
POINT NO.	RAW DISCRIPTION	ELEVATION	ELEVATION	NORTHING	EASTING
21	BEGIN SCDS #2	6028.340	-	1594416.7551	3200775.2152
22	BEGIN SCDS #2	6027.110	-	1594424.1943	3200763.7944
23	BEGIN SCDS #2	6028.340	-	1594432.9457	3200753.4500
24	BEGIN CUTOFF WALL	6028.400	-	1594420.0813	3200782.6939
25	BEGIN CUTOFF WALL	6028.320	-	1594422.4473	3200779.4639
26	BEGIN CUTOFF WALL	6027.090	-	1594430.6073	3200768.5741
27	BEGIN CUTOFF WALL	6028.320	-	1594438.7332	3200757.7008
28	BEGIN CUTOFF WALL	6028.400	-	1594441.1223	3200754.4749
29	DROP CREST	6028.310	-	1594428.8858	3200784.2693
30	DROP CREST	6027.080	-	1594437.0209	3200773.3542
31	DROP CREST	6028.310	-	1594445.1425	3200762.4620
276	STRUCTURE EDGE	6023.160	-	1594439.3216	3200797.0401
277	BEGIN STILLING BASIN WALL (Bw / Tw)	6023.080	6023.080	1594441.7126	3200793.8334
278	BEGIN STILLING BASIN WALL (Bw / Tw)	6023.080	6023.080	1594457.9651	3200772.0331
279	STRUCTURE EDGE	6023.160	-	1594460.3577	3200768.8276
280	STRUCTURE EDGE	6023.160	-	1594445.7350	3200801.8221
32	BEGIN STILLING BASIN (Bw / Tw)	6021.080	6023.080	1594448.1260	3200798.6154
33	BEGIN STILLING BASIN	6021.080	-	1594456.2641	3200787.6964
34	BEGIN STILLING BASIN (Bw / Tw)	6021.080	6023.080	1594464.3828	3200776.8082
281	STRUCTURE EDGE	6023.160	-	1594466.7688	3200773.6128
282	STRUCTURE EDGE	6023.160	-	1594457.7618	3200810.7897
35	BEGIN SILL (Bw / Tw)	6021.080	6023.080	1594460.1528	3200807.5829
36	BEGIN SILL (Bw / Tw)	6021.080	6023.080	1594468.2344	3200796.7444
37	BEGIN SILL (Bw / Tw)	6021.080	6023.080	1594476.4117	3200785.7774
283	STRUCTURE EDGE	6023.160	-	1594478.7911	3200782.5863
38	END SCDS #2	6024.280	-	1594469.6109	3200814.6353
39	END SCDS #2	6023.050	-	1594477.9165	3200803.8343
40	END SCDS #2	6024.280	-	1594485.8585	3200792.8442



DROP STRUCTURE #2

SCALE: 1" = 10

POINT TABLE					
POINT NO.	RAW DISCRIPTION	ELEVATION	ELEVATION	NORTHING	EASTING
41	BEGIN SCDS #3	6024.220	-	1594496.8205	3200835.2142
42	BEGIN SCDS #3	6022.990	-	1594504.2694	3200823.8055
43	BEGIN SCDS #3	6024.220	-	1594513.1231	3200813.4128
44	BEGIN CUTOFF WALL	6024.280	-	1594500.1377	3200842.6895
45	BEGIN CUTOFF WALL	6024.200	-	1594502.5146	3200839.4540
46	BEGIN CUTOFF WALL	6022.970	-	1594510.6385	3200828.5525
47	BEGIN CUTOFF WALL	6024.200	-	1594518.8618	3200817.6717
48	BEGIN CUTOFF WALL	6024.280	-	1594521.2313	3200814.4812
49	DROP CREST	6024.190	-	1594508.9400	3200844.2769
50	DROP CREST	6022.960	-	1594517.0982	3200833.3670
51	DROP CREST	6024.190	-	1594525.2426	3200822.4755
292	STRUCTURE EDGE	6018.040	-	1594523.3668	3200860.0507
293	BEGIN STILLING BASIN WALL (Tw / Bw)	6017.960	6017.960	1594525.7622	3200856.8473
294	BEGIN STILLING BASIN WALL (Tw / Bw)	6017.960	6017.960	1594542.0463	3200835.0706
295	STRUCTURE EDGE	6018.040	-	1594544.4417	3200831.8672
296	STRUCTURE EDGE	6018.040	-	1594529.7736	3200864.8416
52	BEGIN STILLING BASIN (Bw / Tw)	6015.960	6017.960	1594532.1690	3200861.6381
53	BEGIN STILLING BASIN	6015.960	-	1594540.3504	3200850.6972
54	BEGIN STILLING BASIN (Bw / Tw)	6015.960	6017.960	1594548.4508	3200839.8647
297	STRUCTURE EDGE	6018.040	-	1594550.8462	3200836.6613
298	STRUCTURE EDGE	6018.040	-	1594541.7885	3200873.8260
55	BEGIN SILL (Bw / Tw)	6015.960	6017.960	1594544.1834	3200870.6222
56	BEGIN SILL (Bw / Tw)	6015.960	6017.960	1594552.3373	3200859.7181
57	BEGIN SILL (Bw / Tw)	6015.960	6017.960	1594560.4607	3200848.8547
299	STRUCTURE EDGE	6018.040	-	1594562.8561	3200845.6513
58	END SCDS #3	6019.160	-	1594553.6318	3200877.6876
59	END SCDS #3	6017.930	-	1594561.9429	3200866.9106
60	END SCDS #3	6019.160	-	1594569.9097	3200855.9183

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.

NOTE:

1. ENSURE THAT THE PROVISIONS OF CRS 37-92-602, AS AMENDED BY SENATE BILL 15-212, REGARDING NOTIFICATION OF DOWNSTREAM WATER RIGHTS HOLDERS ARE UPHELD.
2. DROP STRUCTURES TO BE CONSTRUCTED BY APPROVED UDFCD TIER ONE CONTRACTOR. ENGINEER TO BE ON SITE TO COORDINATE DESIGN.
3. DROP STRUCTURE DETAILS ARE LOCATED ON SHEET 88.
4. DROP STRUCTURES ARE TO BE BUILT WITH IRREGULAR VERTICAL DROP STEPS BETWEEN 0.7 TO 1.3 FEET TO ACHIEVE A NATURAL LOOK. COORDINATE WITH ENGINEER IN FIELD.
5. DROP STRUCTURES TO UNDULATE HORIZONTALLY TO ACHIEVE A NATURAL LOOK. COORDINATE WTH ENGINEER IN FIELD.
6. POINT TABLE: SINGLE ELEVATION DENOTES GROUND ELEVATION; DOUBLE ELEVATION DENOTES BOTTOM OF WALL / TOP OF WALL.

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

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\CAD\ENGINEERING\SHEET SETS\CD7\SVF\TOWN OF PARKER\DROP STRUCTURE DETAILS.DWG, CODY.A, 4/9/2018 3:29 PM

No.	Revisions	Date	Init.	Appr.	Date

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

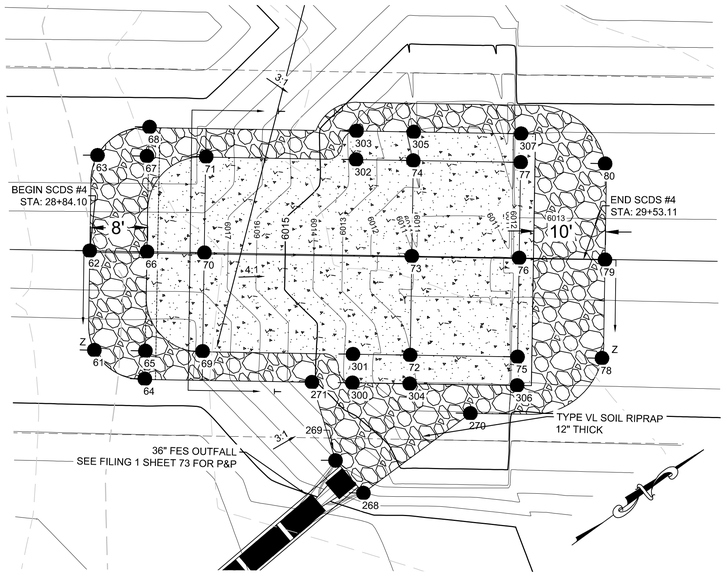
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
DROP STRUCTURE DETAILS

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

SHEET NUMBER 91

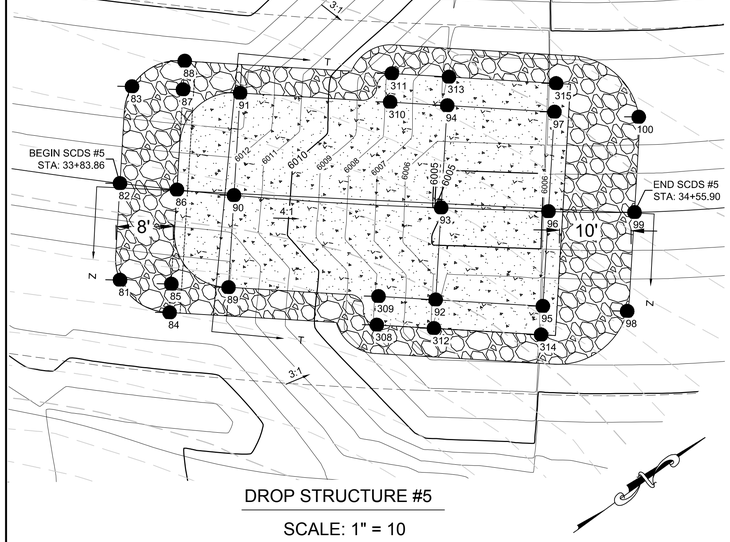
DROP STRUCTURE #4



DROP STRUCTURE #4
SCALE: 1" = 10

POINT TABLE					
POINT NO.	RAW DISCRIPTION	ELEVATION	ELEVATION	NORTHING	EASTING
61	BEGIN SCDS #4	6019.110	-	1594576.8047	3200895.3590
62	BEGIN SCDS #4	6017.880	-	1594584.4139	3200883.7362
63	BEGIN SCDS #4	6019.110	-	1594593.1074	3200873.5575
64	BEGIN CUTOFF WALL	6019.170	-	1594580.1639	3200902.7452
65	BEGIN CUTOFF WALL	6019.090	-	1594582.5138	3200899.6281
66	BEGIN CUTOFF WALL	6017.860	-	1594590.8176	3200888.5310
67	BEGIN CUTOFF WALL	6019.090	-	1594598.6459	3200877.6991
68	BEGIN CUTOFF WALL	6019.170	-	1594601.3191	3200874.6116
69	DROP CREST	6019.080	-	1594588.9618	3200904.3562
70	DROP CREST	6017.850	-	1594597.2433	3200893.3424
71	DROP CREST	6019.080	-	1594605.3091	3200882.6166
300	STRUCTURE EDGE	6012.930	-	1594603.3510	3200920.1954
301	BEGIN STILLING BASIN WALL (Bw / Tw)	6012.850	6012.850	1594605.7464	3200916.9920
302	BEGIN STILLING BASIN WALL (Bw / Tw)	6012.850	6012.850	1594622.0289	3200895.2142
303	STRUCTURE EDGE	6012.930	-	1594624.4260	3200892.0120
304	STRUCTURE EDGE	6012.930	-	1594609.7578	3200924.9863
72	BEGIN STILLING BASIN (Bw / Tw)	6010.850	6012.850	1594612.1533	3200921.7829
73	BEGIN STILLING BASIN	6010.850	-	1594620.4350	3200910.7077
74	BEGIN STILLING BASIN (Bw / Tw)	6010.850	6012.850	1594628.4350	3200900.0094
305	STRUCTURE EDGE	6012.930	-	1594630.8304	3200896.8060
306	STRUCTURE EDGE	6012.930	-	1594621.7722	3200933.9704
75	BEGIN SILL (Bw / Tw)	6010.850	6012.850	1594624.1676	3200930.7670
76	BEGIN SILL (Bw / Tw)	6010.850	6012.850	1594632.4437	3200919.6995
77	BEGIN SILL (Bw / Tw)	6010.850	6012.850	1594640.4461	3200908.9979
307	STRUCTURE EDGE	6012.930	-	1594642.8404	3200905.7961
78	END SCDS #4	6014.050	-	1594633.6161	3200937.8323
79	END SCDS #4	6012.820	-	1594642.0160	3200926.9365
80	END SCDS #4	6014.050	-	1594649.8940	3200916.0629
268	SCOUR PROTECTION	6015.080	-	1594595.5599	3200933.5638
269	SCOUR PROTECTION	6015.080	-	1594595.0759	3200927.5924
271	SCOUR PROTECTION	6014.350	-	1594598.8207	3200916.8077
270	SCOUR PROTECTION	6013.010	-	1594614.1954	3200933.2993

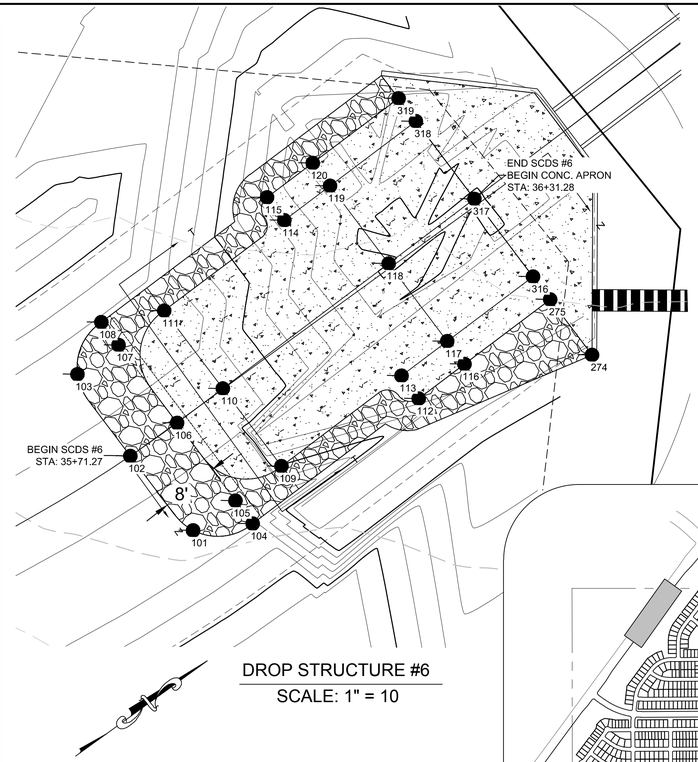
DROP STRUCTURE #5



DROP STRUCTURE #5
SCALE: 1" = 10

POINT TABLE					
POINT NO.	RAW DISCRIPTION	ELEVATION	ELEVATION	NORTHING	EASTING
81	BEGIN SCDS #5	6013.200	-	1594950.5654	3201223.6189
82	BEGIN SCDS #5	6011.970	-	1594958.4816	3201212.6830
83	BEGIN SCDS #5	6013.200	-	1594967.7747	3201202.6951
84	BEGIN CUTOFF WALL	6013.260	-	1594953.5220	3201231.3763
85	BEGIN CUTOFF WALL	6013.180	-	1594956.0602	3201228.2810
86	BEGIN CUTOFF WALL	6011.950	-	1594964.4045	3201218.0774
87	BEGIN CUTOFF WALL	6013.180	-	1594973.2952	3201207.2126
88	BEGIN CUTOFF WALL	6013.260	-	1594975.8283	3201204.1169
89	DROP CREST	6013.170	-	1594962.2464	3201233.3470
90	DROP CREST	6011.940	-	1594970.4087	3201223.3724
91	DROP CREST	6013.170	-	1594979.4865	3201212.2789
308	STRUCTURE EDGE	6007.020	-	1594975.9684	3201249.7349
309	BEGIN STILLING BASIN WALL ((Bw / Tw)	6006.940	6006.940	1594978.5031	3201246.6405
310	BEGIN STILLING BASIN WALL ((Bw / Tw)	6006.940	6006.940	1594995.7220	3201225.5953
311	STRUCTURE EDGE	6007.020	-	1594998.2552	3201222.4996
312	STRUCTURE EDGE	6007.020	-	1594982.1613	3201254.8025
92	BEGIN STILLING BASIN (Bw / Tw)	6004.940	6006.940	1594984.6944	3201251.7069
93	BEGIN STILLING BASIN	6004.940	-	1594992.8513	3201241.7389
94	BEGIN STILLING BASIN (Bw / Tw)	6004.940	6006.940	1595001.9123	3201230.6659
313	STRUCTURE EDGE	6007.020	-	1595004.4455	3201227.5703
314	STRUCTURE EDGE	6007.020	-	1594993.7715	3201264.3032
95	BEGIN SILL (Bw / Tw)	6004.940	6006.940	1594996.3046	3201261.2076
96	BEGIN SILL (Bw / Tw)	6004.940	6006.940	1595004.7003	3201250.9476
97	BEGIN SILL (Bw / Tw)	6004.940	6006.940	1595013.5193	3201240.1705
315	STRUCTURE EDGE	6007.020	-	1595016.0510	3201237.0767
98	END SCDS #5	6008.140	-	1595005.4352	3201268.6791
99	END SCDS #5	6006.910	-	1595014.3608	3201258.0907
100	END SCDS #5	6008.140	-	1595022.6493	3201247.6417

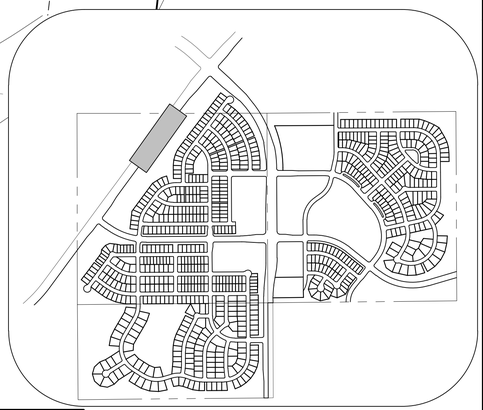
NOTE:
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2. DROP STRUCTURES TO BE CONSTRUCTED BY APPROVED UDFCD TIER ONE CONTRACTOR. ENGINEER TO BE ON SITE TO COORDINATE DESIGN.
3. DROP STRUCTURE DETAILS ARE LOCATED ON SHEET 88.
4. DROP STRUCTURES ARE TO BE BUILT WITH IRREGULAR VERTICAL DROP STEPS BETWEEN 0.7 TO 1.3 FEET TO ACHIEVE A NATURAL LOOK. COORDINATE WITH ENGINEER IN FIELD.
5. DROP STRUCTURES TO UNDULATE HORIZONTALLY TO ACHIEVE A NATURAL LOOK. COORDINATE WITH ENGINEER IN FIELD.
6. ALL DROP STRUCTURES TO BE STAINED AND STAMPED.
7. POINT TABLE: SINGLE ELEVATION DENOTES GROUND ELEVATION; DOUBLE ELEVATION DENOTES BOTTOM OF WALL / TOP OF WALL.



DROP STRUCTURE #6
SCALE: 1" = 10

DROP STRUCTURE #6

POINT TABLE					
POINT NO.	RAW DISCRIPTION	ELEVATION	ELEVATION	NORTHING	EASTING
101	BEGIN SCDS #6	6007.910	-	1595123.4188	3201307.2893
102	BEGIN SCDS #6	6006.680	-	1595122.4117	3201293.7265
103	BEGIN SCDS #6	6007.910	-	1595123.1176	3201280.1448
104	BEGIN CUTOFF WALL	6007.970	-	1595130.7229	3201311.4067
105	BEGIN CUTOFF WALL	6007.890	-	1595130.6502	3201307.3887
106	BEGIN CUTOFF WALL	6006.660	-	1595130.4149	3201293.8077
107	BEGIN CUTOFF WALL	6007.890	-	1595130.1579	3201280.1930
108	BEGIN CUTOFF WALL	6007.910	-	1595130.0858	3201276.2059
109	DROP CREST	6007.880	-	1595138.6829	3201307.2423
110	DROP CREST	6006.650	-	1595138.4135	3201293.6590
111	DROP CREST	6007.880	-	1595138.1436	3201280.0480
112	STRUCTURE EDGE	6001.730	-	1595159.7581	3201310.8295
113	BEGIN STILLING BASIN WALL (Bw / Tw)	6001.650	6001.650	1595159.6785	3201306.8303
114	BEGIN STILLING BASIN WALL (Bw / Tw)	6001.650	6001.650	1595159.1375	3201279.6439
115	STRUCTURE EDGE	6001.730	-	1595159.0605	3201275.6446
116	STRUCTURE EDGE	6001.730	-	1595167.7568	3201310.6709
117	BEGIN STILLING BASIN (Bw / Tw)	5999.650	6001.650	1595167.6772	3201306.6717
118	BEGIN STILING BASIN	5999.650	-	1595167.4078	3201293.0841
119	BEGIN STILLING BASIN (Bw / Tw)	5999.650	6001.650	1595167.1383	3201279.4892
120	STRUCTURE EDGE	6001.730	-	1595167.0567	3201275.4900
274	SCOUR PROTECTION	6002.500	-	1595182.9478	3201320.0712
275	STRUCTURE EDGE	6001.730	-	1595182.7556	3201310.3735
316	BEGIN SILL (Bw / Tw)	5999.650	6001.650	1595182.6763	3201306.3743
317	BEGIN SILL (Bw / Tw)	5999.650	6001.650	1595182.4068	3201292.7867
318	BEGIN SILL (Bw / Tw)	5999.650	6001.650	1595182.1374	3201279.1992
319	STRUCTURE EDGE	6001.730	-	1595182.0581	3201275.2000



KEYMAP
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:
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 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

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

HR 935 LLC
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 92

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\DROP STRUCTURE DETAILS.DWG, CODYA, 4/9/2018 3:30 PM

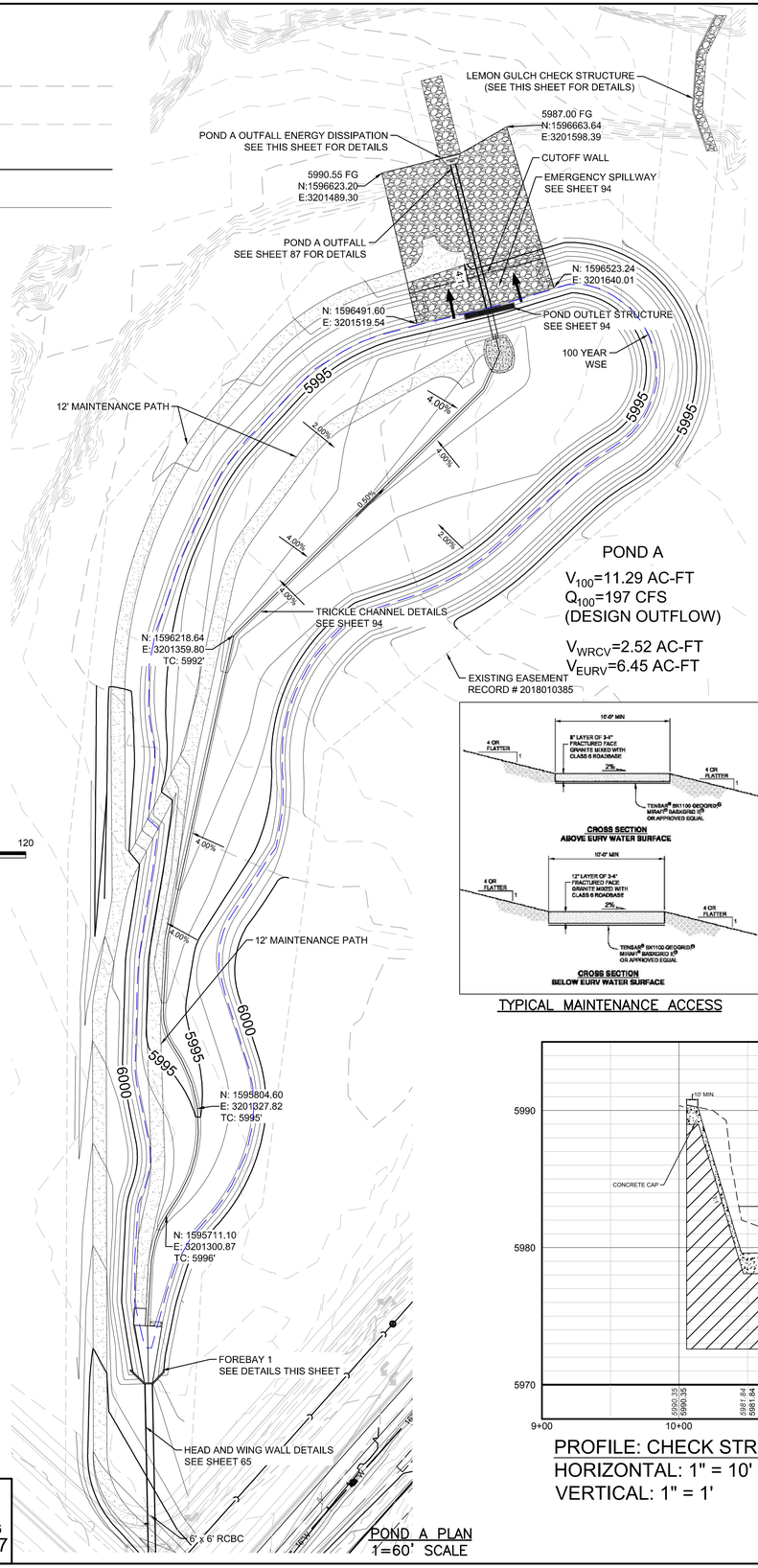
DRAINAGE LEGEND

EXISTING MAJOR CONTOURS

EXISTING MINOR CONTOURS

PROPOSED MAJOR CONTOURS

PROPOSED MINOR CONTOURS



POND A

V_{100}=11.29 AC-FT

Q_{100}=197 CFS

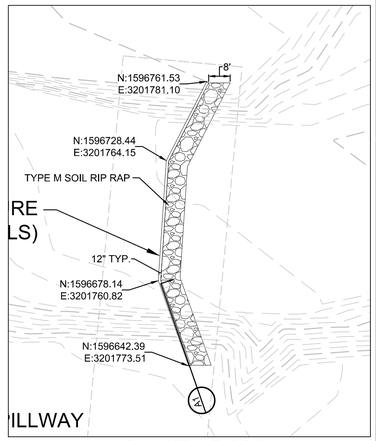
(DESIGN OUTFLOW)

V_{WRCV}=2.52 AC-FT

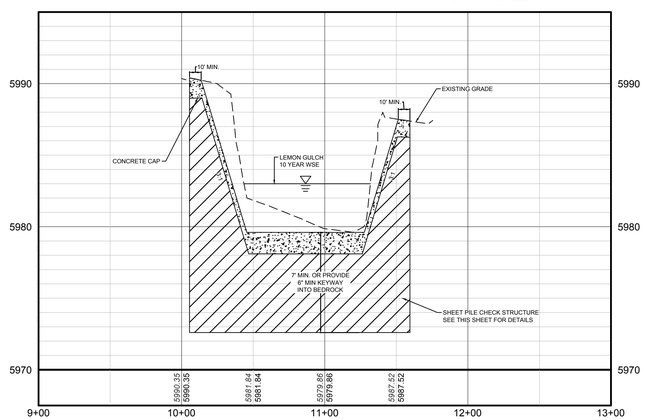
V_{EURV}=6.45 AC-FT

POND A PLAN
1"=60' SCALE

TYPICAL MAINTENANCE ACCESS



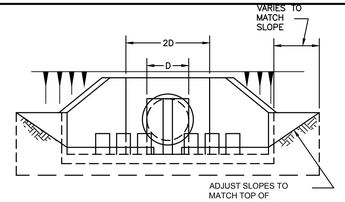
CHECK STRUCTURE PLAN
1"=30' SCALE



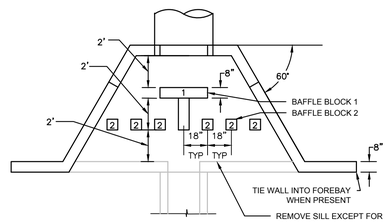
PROFILE: CHECK STRUCTURE STA: 9+00.00 TO 13+00.00

HORIZONTAL: 1" = 10'

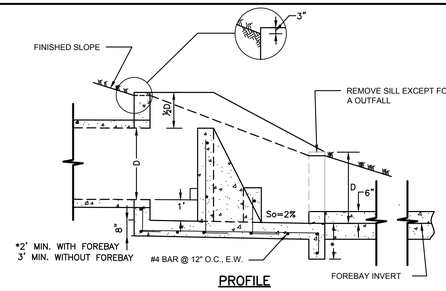
VERTICAL: 1" = 1'



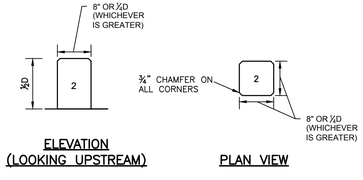
ELEVATION



PLAN



PROFILE

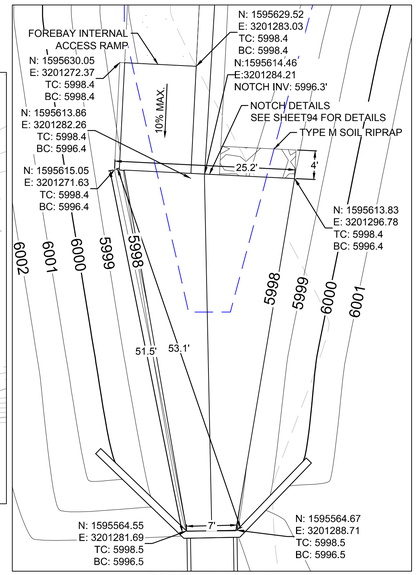


ELEVATION (LOOKING UPSTREAM)

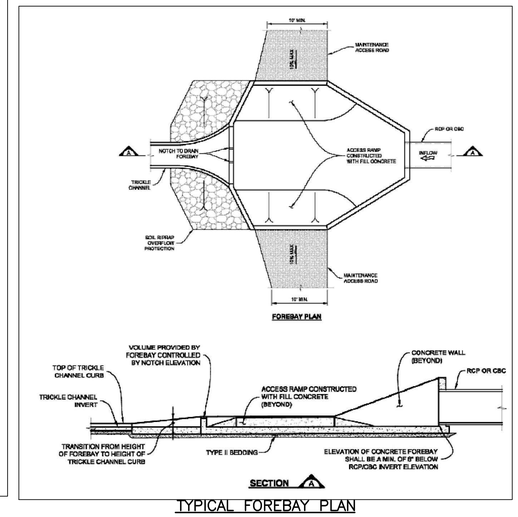
PLAN VIEW

BAFFLE BLOCK GEOMETRY

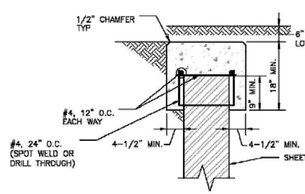
ENERGY DISSIPATION INTO FOREBAYS



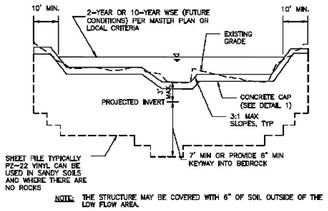
FOREBAY 1 PLAN
1"=10' SCALE



TYPICAL FOREBAY PLAN

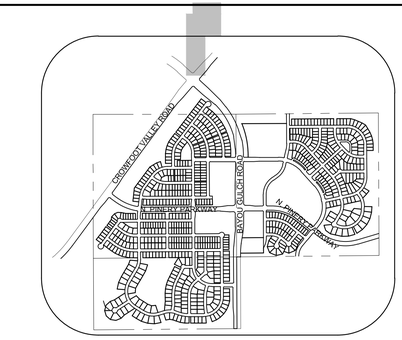


DETAIL (1)
CONCRETE SHEET PILE CAP



SECTION (A1)
SHEET PILE CHECK

CHECK STRUCTURE DETAILS
N.T.S



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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

BENCHMARK
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1-800-922-1987

N:\PROJECTS\HESS RANCH\DOCS\ENGINEERING\DRAINAGE\FINAL DRAINAGE STUDIES\DRAINAGE MAPS\POND A OUTLET DESIGN.DWG, BRIANW, 4/16/2018 11:43 AM

No.	Revisions	Date

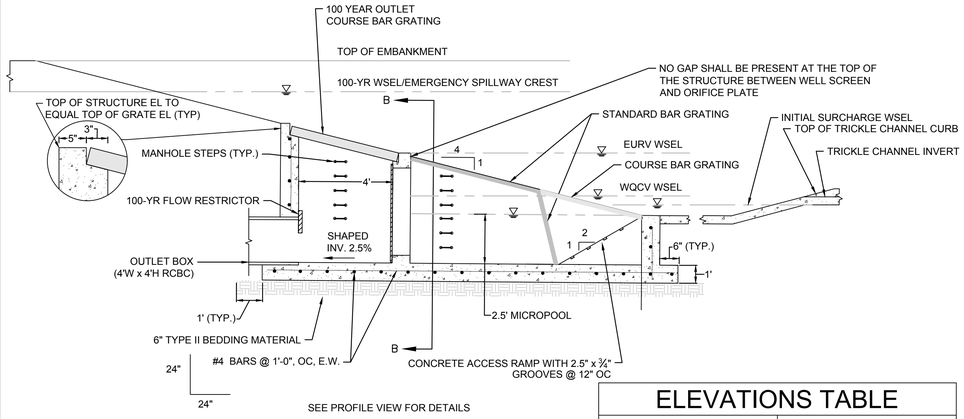
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

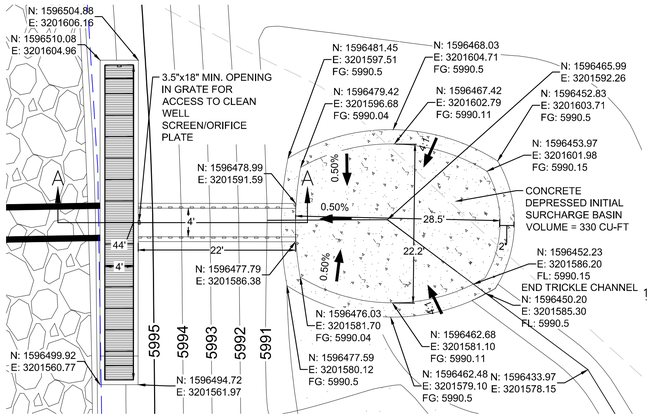
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND A OUTLET STRUCTURE PLAN

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

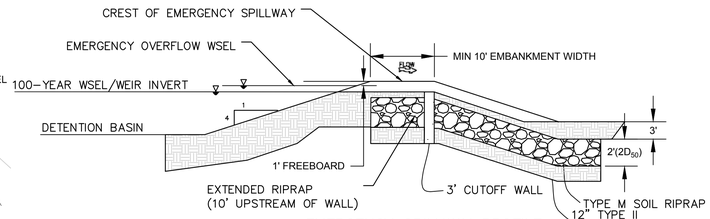
SHEET NUMBER 93



ELEVATION VIEW / X-SECTION A-A
NTS



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

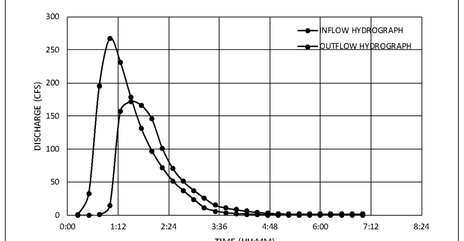


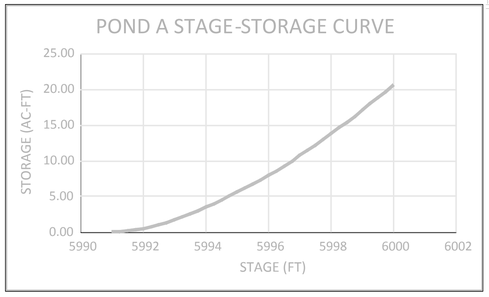
EMERGENCY SPILLWAY PROFILE
NOT TO SCALE

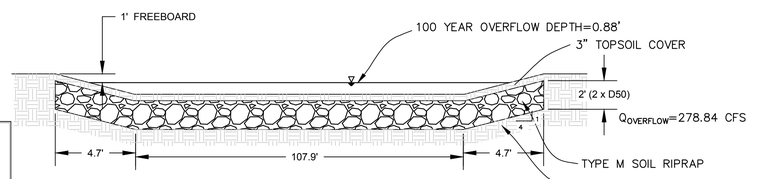
ELEVATIONS TABLE

ELEMENT	ELEVATION (FT)
TOP OF EMBANKMENT	5599.08
EMERGENCY SPILLWAY CREST	5997.19
100-YR WSEL	5997.19
EURV WSEL	5995.39
WQCV WSEL	5993.47
INITIAL SURCHARGE BASIN WSEL	5990.50
MICROPOOL WSEL	5990.00
OUTLET BOX INV. EL	5587.50

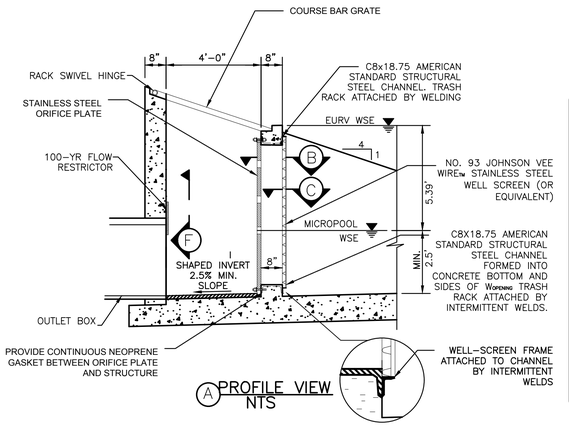
POND A



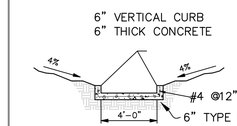




EMERGENCY SPILLWAY SECTION
NOT TO SCALE

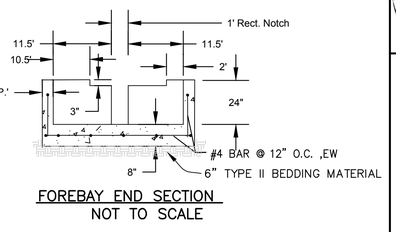


A PROFILE VIEW
NTS

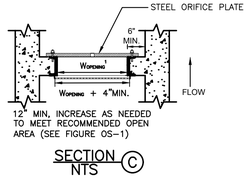


NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

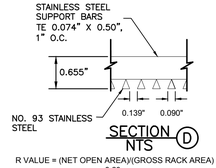
4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE



FOREBAY END SECTION
NOT TO SCALE

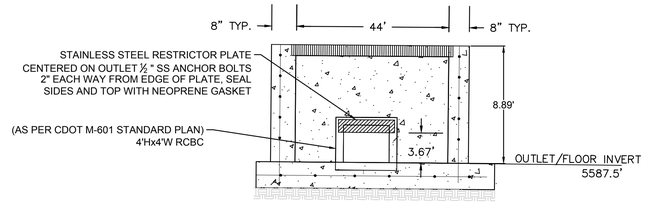


SECTION C
NTS

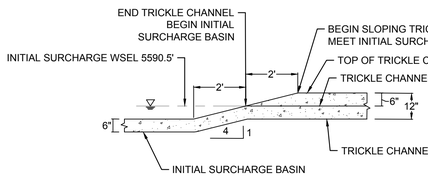


SECTION D
NTS

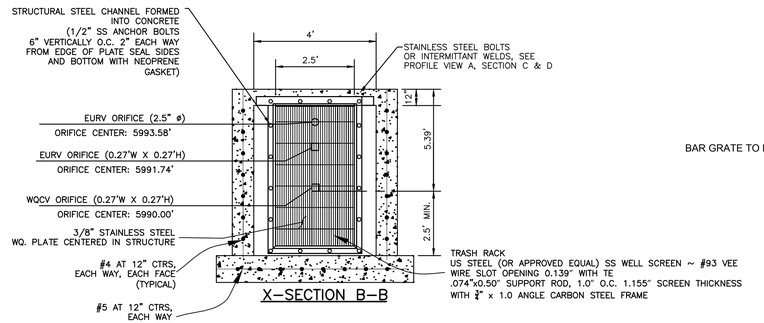
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60



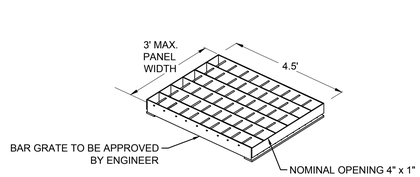
CROSS SECTION F-F
NOT TO SCALE



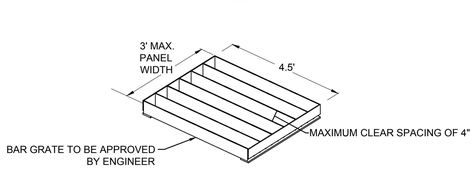
INITIAL SURCHARGE BASIN/TRICKLE CHANNEL CONNECTION
NOT TO SCALE



X-SECTION B-B



STANDARD BAR GRATE
NOT TO SCALE



COURSE BAR GRATE
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.

BAR GRATES:

1. ALL BAR GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. BAR GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. BAR 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 BAR GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
5. BEARING BARS SHALL BE SIZED FOR A UNIFORM LOAD BETWEEN 100 AND 150 POUNDS PER SQUARE FOOT.

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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.

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

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

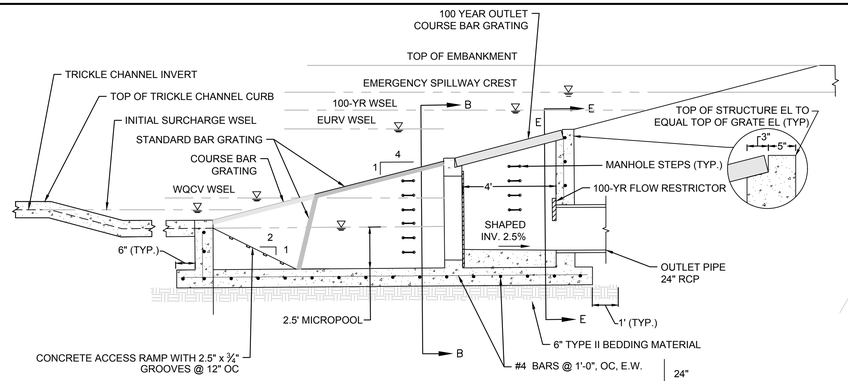
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND A OUTLET STRUCTURE

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

SHEET NUMBER 94

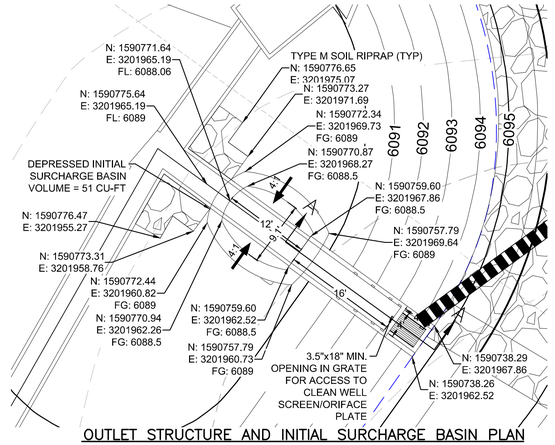
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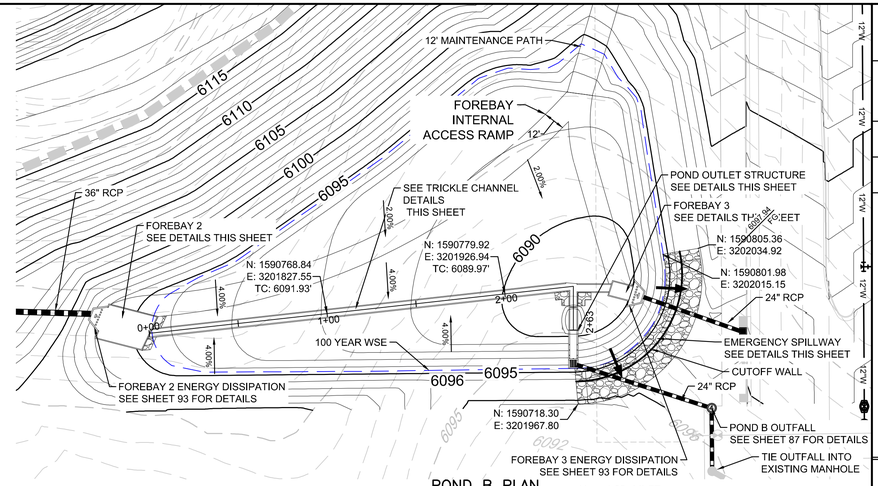
ELEVATION VIEW / X–SECTION A–A
NTS

ELEVATIONS TABLE

ELEMENT	ELEVATION (FT)
TOP OF EMBANKMENT	6096.00
EMERGENCY SPILLWAY CREST	6094.38
100-YR WSEL	6093.98
EURV WSEL	6092.88
WQCV WSEL	6091.46
INITIAL SURCHARGE BASIN WSEL	6099.00
MICROPOOL WSEL	6088.00
OUTLET PIPE INV. EL	6087.45

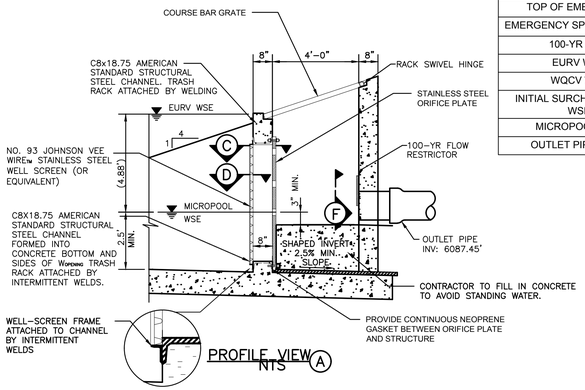


OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE

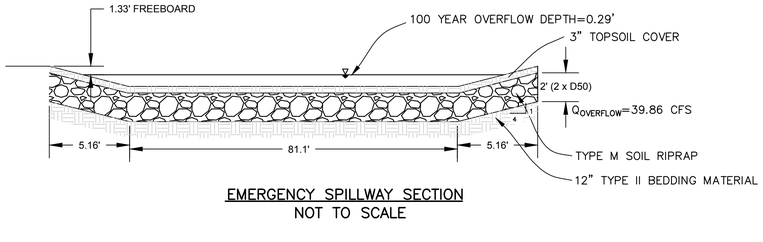


POND B PLAN
1=40' SCALE

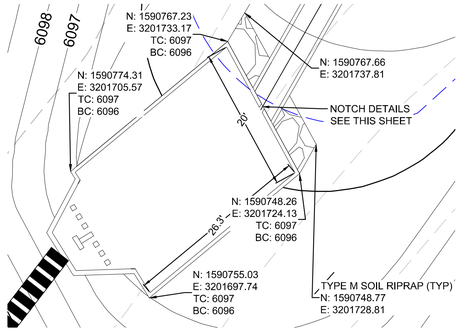
V_{100}= 1.83 AC-FT
Q_{100}= 22.2 CFS (DESIGN OUTFLOW)
V_{WQCV}= 0.39 AC-FT
V_{EURV}= 1.10 AC-FT

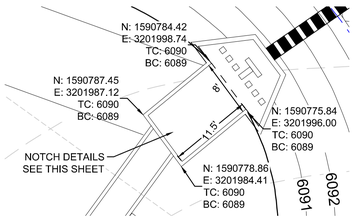


PROFILE VIEW (A)
NTS

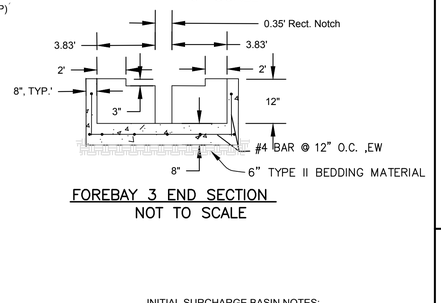


EMERGENCY SPILLWAY SECTION
NOT TO SCALE

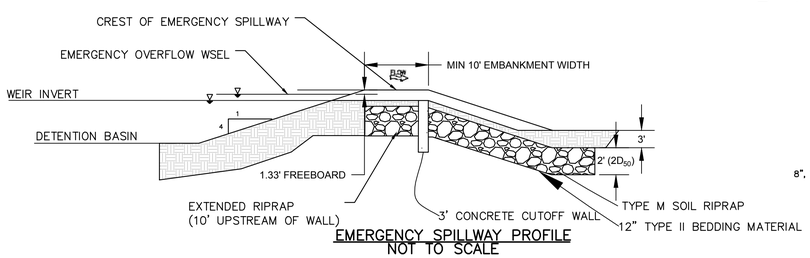




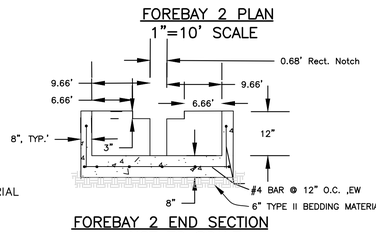
FOREBAY 3 PLAN
1"=10' SCALE



FOREBAY 3 END SECTION
NOT TO SCALE

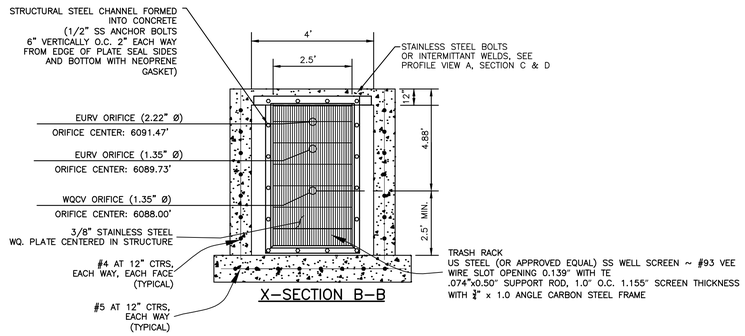


EMERGENCY SPILLWAY PROFILE
NOT TO SCALE

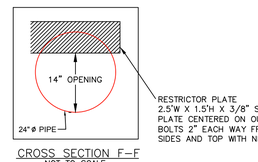


FOREBAY 2 PLAN
1"=10' SCALE

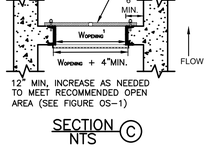
FOREBAY 2 END SECTION
NOT TO SCALE



X–SECTION B–B

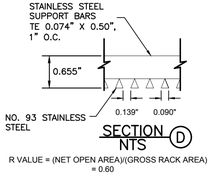


CROSS SECTION F–F
NOT TO SCALE



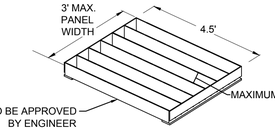
12" MIN, INCREASE AS NEEDED TO MEET RECOMMENDED OPEN AREA (SEE FIGURE OS–1)

SECTION (C)
NTS

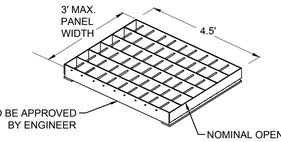


SECTION (D)
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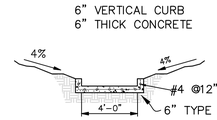
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA)
= 0.60



COURSE BAR GRATE
NOT TO SCALE



STANDARD BAR GRATE
NOT TO SCALE



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

4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE

INITIAL SURCHARGE BASIN NOTES:
1. WETLANDS LANDSCAPING FOR THE INITIAL SURCHARGE BASIN SHALL CONFORM TO UDFCD SPECIFICATION SECTION 32 93 00 LANDSCAPE PLANTING AND SECTION 32 93 43 SOIL BIOENGINEERING.
2. LIVE CREEPING-TYPE WILLOW STAKINGS TO BE PLANTED IN A STAGGERED PATTERN ON 2-FOOT CENTERS (12,632 PLANTS/AC).
3. LIVE SHRUB-TYPE WILLOW STAKINGS TO BE PLANTED ON 3-FOOT CENTERS ALONG THE PERIMETER OF THE INITIAL SURCHARGE BASIN.
4. 12" WETLAND TOPSOIL TO BE APPLIED TO INITIAL SURCHARGE BASIN PRIOR TO PLANTING.

NOTES:

SEE FILING 1 SHEET 93 FOR POND NOTES.

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

N:\PROJECTS\HESS RANCH\DOCS\ENGINEERING\DRAINAGE\FINAL DRAINAGE STUDIES\DRAINAGE MAPS\POND B OUTLET DESIGN.DWG, KYLEN, 4/16/2018 11:44 AM

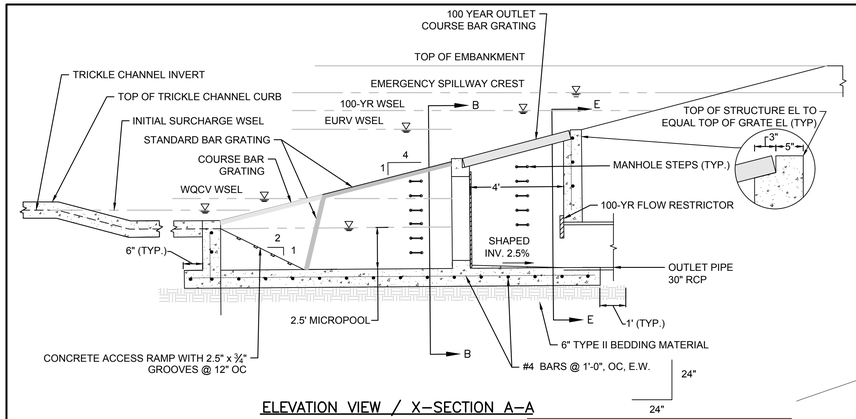
No.	Revisions	Date	Init.	Appr.	Date

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

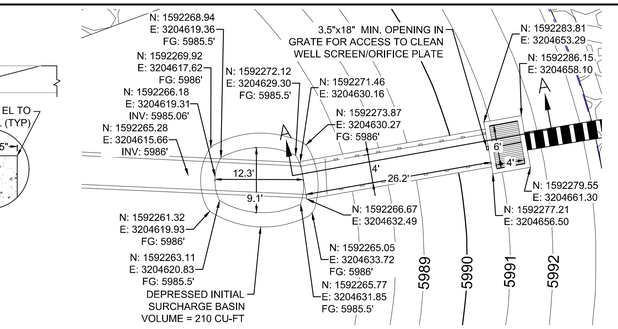
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND B OUTLET STRUCTURE

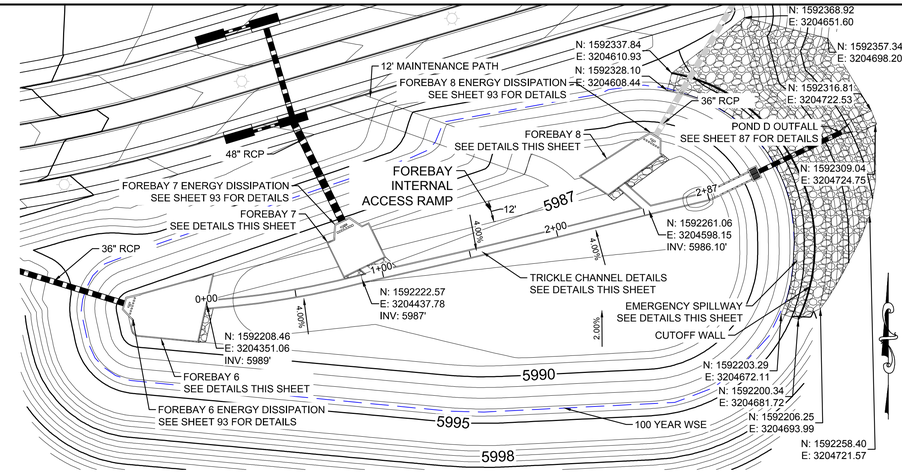
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DRAWN BY: AK
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 95



ELEVATION VIEW / X-SECTION A-A
NTS



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

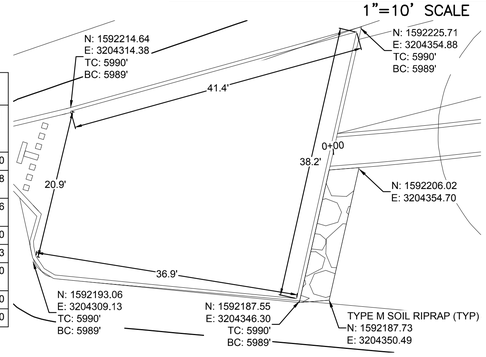


POND D PLAN
1=40' SCALE

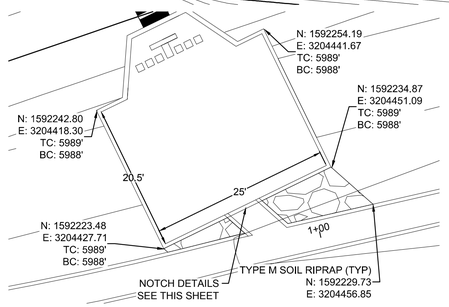
V_{100}= 4.49 AC-FT
Q_{100}= 52.3 CFS (DESIGN OUTFLOW)
V_{WQCV}= 0.88 AC-FT
V_{EURV}= 2.61 AC-FT

ELEVATIONS TABLE

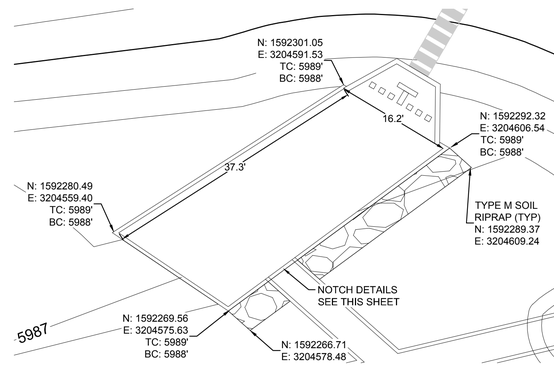
ELEMENT	ELEVATION (FT)
TOP OF EMBANKMENT	5995.00
EMERGENCY SPILLWAY CREST	5993.48
100-YR WSEL	5993.16
EURV WSEL	5991.20
WQCV WSEL	5988.83
INITIAL SURCHARGE BASIN WSEL	5986.00
MICROPOOL WSEL	5985.00
OUTLET PIPE INV. EL	5982.50



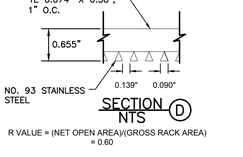
FOREBAY 6 PLAN
1"=10' SCALE



FOREBAY 7 PLAN
1"=10' SCALE



FOREBAY 8 PLAN
1"=10' SCALE

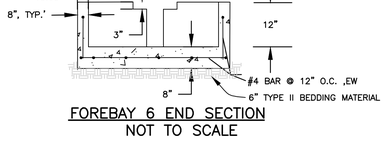


12" MIN, INCREASE AS NEEDED TO MEET RECOMMENDED OPEN AREA (SEE FIGURE OS-1)

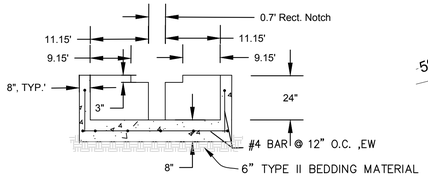
SECTION C
NTS

SECTION D
NTS

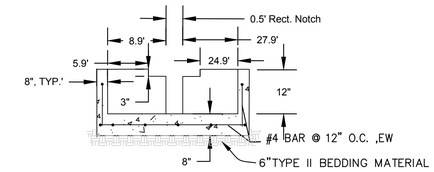
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60



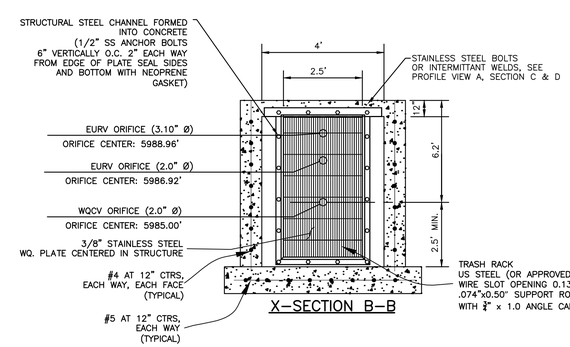
FOREBAY 6 END SECTION
NOT TO SCALE



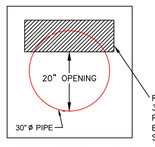
FOREBAY 7 END SECTION
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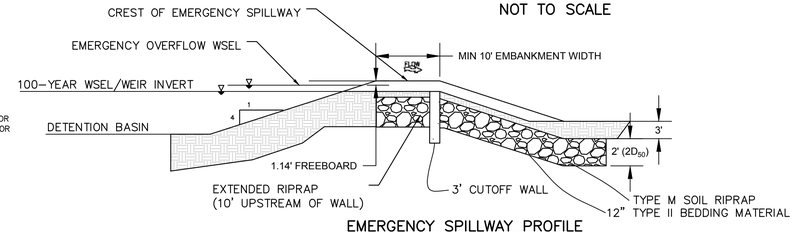
FOREBAY 8 END SECTION
NOT TO SCALE



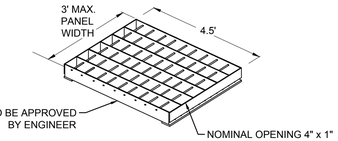
X-SECTION B-B



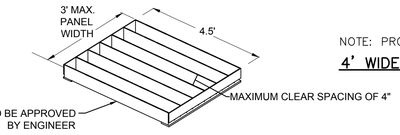
CROSS SECTION F-F
NOT TO SCALE



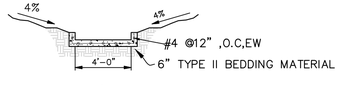
EMERGENCY SPILLWAY PROFILE
NOT TO SCALE



STANDARD BAR GRATE
NOT TO SCALE

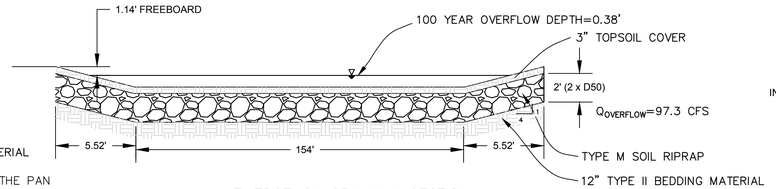


COURSE BAR GRATE
NOT TO SCALE



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

INITIAL SURCHARGE BASIN NOTES:
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NOTES:

SEE FILING 1 SHEET 94 FOR POND NOTES.

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

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND D OUTLET STRUCTURE

No.	Revisions	Date	Init.	Appr.	Date

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: AK
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER: 96

N:\PROJECTS\WESS RANCH\DOCS\ENGINEERING\DRAINAGE\FINAL DRAINAGE STUDIES\DRAINAGE MAPS\POND D OUTLET DESIGN.DWG, BRIANW, 4/18/2018 11:45 AM

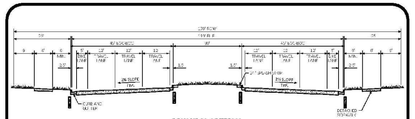
INDEX OF ROADWAY DESIGN STANDARD DETAILS

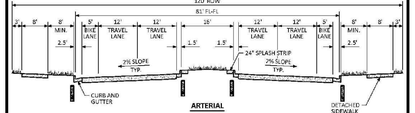
DETAIL CATEGORY

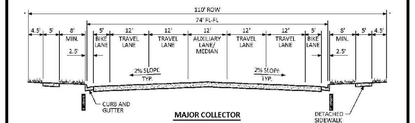
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TYPICAL STREET CROSS SECTIONS	1 2 OF 3
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

Town of Parker COLORADO | INDEX OF ROADWAY DESIGN STANDARD DETAILS | DATE JULY 2015 | DETAIL 1 OF 1





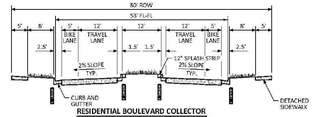


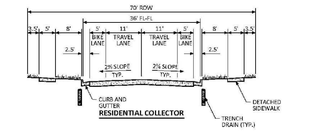
GENERAL NOTES

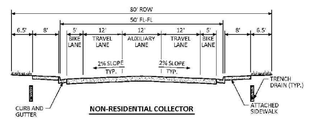
1. TRENCH DRAINS ARE REQUIRED ON ARTERIAL AND COLLECTOR STREETS, SEE STANDARD DETAIL 31.
2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK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

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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





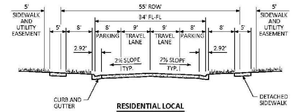


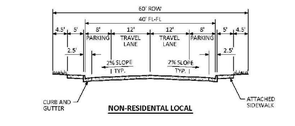
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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



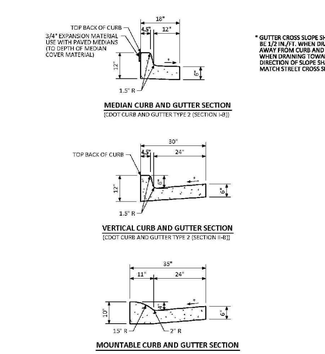


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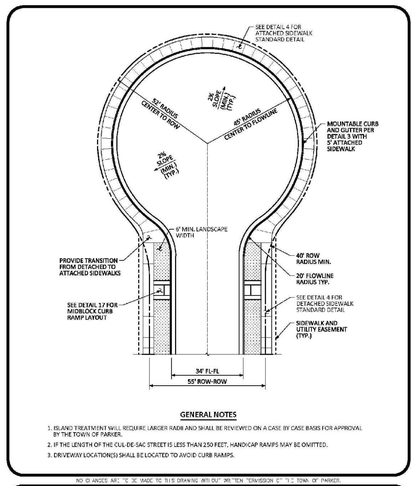
Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 3 OF 3



* GUTTER CROSS SLOPE SHALL BE 1.5% PLUS WHEN DRAINING AWAY FROM CURB AND 2.5% PLUS WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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

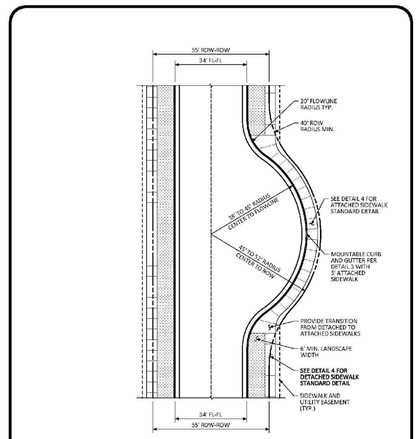


GENERAL NOTES

1. ISLAND TREATMENT WILL 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.

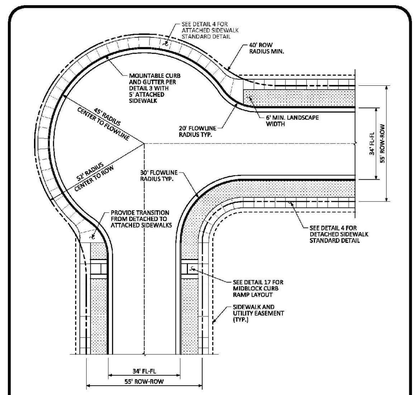
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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

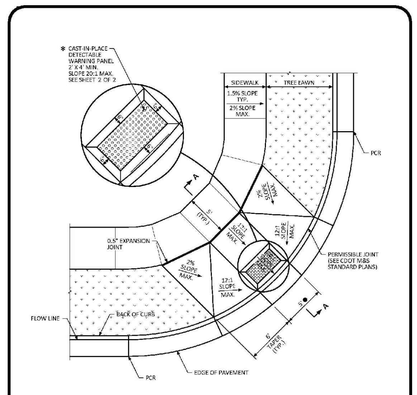


GENERAL NOTES

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.

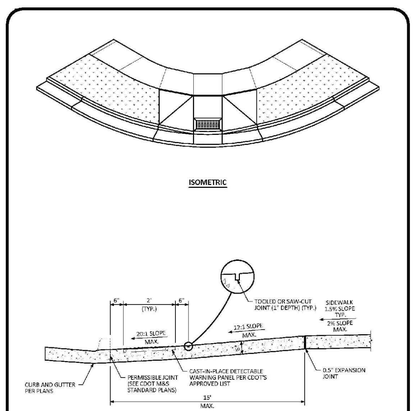
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE TOWN OF PARKER'S

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\FILING 1\TOWN OF PARKER\FIF1 ROADWAY DETAILS.DWG, BRIAN W, 4/9/2018 3:35 PM

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

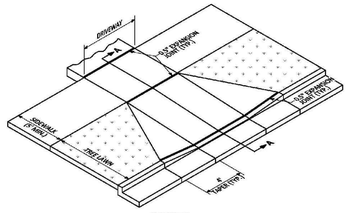
No.	Revisions	Date	Init.	Appr.	Date

HR 935 LLC
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 97



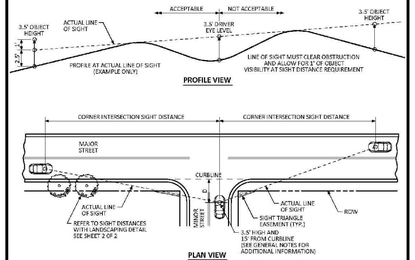
SECTION A-A

GENERAL NOTES

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

NO CHANGES ARC 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



PROFILE VIEW

PLAN VIEW

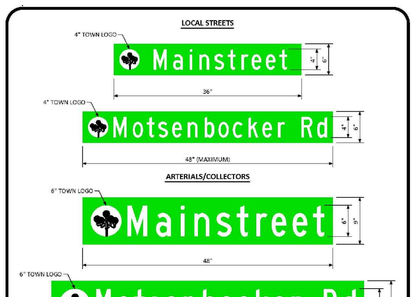
POSTED SPEED MPH	CORNER INTERSECTION SIGHT DISTANCE
45	555
40	507
35	445
30	389
25	333
20	289

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 ARC 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

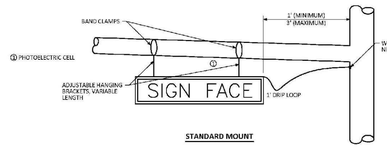


GENERAL NOTES

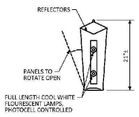
3. STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9" HIGH PANELS. LOCALS MAY HAVE 6" HIGH PANELS. ARTERIAL/COLLECTOR SIZE BLANKS SHALL NOT EXCEED 60". LOCAL SIZE BLANKS SHALL NOT EXCEED 48".
2. SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 12 GAUGE NexyTe-SquareTube STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
5. 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 14.
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



STANDARD MOUNT



SIDE VIEW

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.



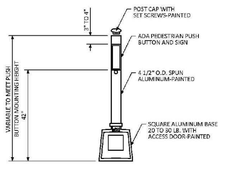
LIGHTED SIGN TYPICAL LAYOUT

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.

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

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

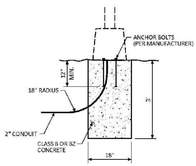


NOTE: PAINT SHALL BE FEDERAL GREEN #14056 OR APPROVED EQUIVALENT



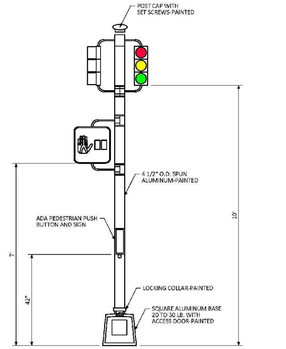
R10-32
3"x 9"
SIGN SHALL BE ALUMINUM

TYPICAL PEDESTRIAN PUSH BUTTON SIGN



FOUNDATION DETAIL

PEDESTRIAN PUSH BUTTON POLE



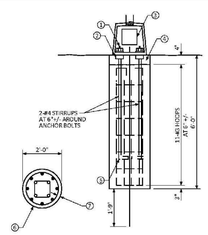
PEDESTRIAN POLE FOOTING SHALL FOLLOW CDOT STANDARD S-614-40

NOTE: PAINT SHALL BE FEDERAL GREEN #14056 OR APPROVED EQUIVALENT

TYPICAL PEDESTAL POLE DETAIL

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



FOUNDATION NOTES

1. HEX NUTS
2. SQUARE NUTS
3. HAND HOLE SHALL BE PROVIDED
4. 6 IN. MIN. NON-SHRINKABLE GROUT OVER ROUGH FOUNDATION
5. INSTALL ANCHOR BOLTS (FURNISHED WITH POLES) PER MANUFACTURER'S TEMPLATE PRINT (FURNISHED WITH ORDER)
6. MINIMUM OVERLAP OF 12 IN. FOR TIE
7. 1-1/2" IN. CLEARANCE FOR HOOPS
8. SIB IN. X 8 FT., COPPER GROUND ROD 1 FT. B IN. INTO EARTH BELOW FOUNDATION

GENERAL FOUNDATION NOTES

1. THE DESIGN IS ADAPTED FROM CDOT STANDARD PLAN S-614-8-4 AS RELEASED 07-04-2008. ALTERATIONS FROM CDOT DESIGN INCLUDE THE ELIMINATION OF THE PULLBOX AND CONDUIT, ADDITION OF SIB IN. COPPER GROUND ROD, AND INCREASE OF FOUNDATION DIAMETER TO 2'-0".
2. CONCRETE FOOTINGS FOR FLASHING BEACON INSTALLATIONS SHALL CONFORM TO "DRILLED CAISSONS" AND "STRUCTURAL CONCRETE" (CLASS "D2" CONCRETE, 60K STEEL REBAR).
3. CAISSON DESIGNS REQUIRE THAT THE CAISSON BE FOUNDED IN COMPACT SAND, CLAY OR SANDY CLAY. IF, BY VISUAL INSPECTION OF THE HOLE, OTHER MATTER IS PRESENT, THE CAISSON DESIGN SHALL BE MODIFIED AS DETERMINED BY THE ENGINEER.
4. ANCHOR BOLTS WILL BE SUPPLIED BY THE VENDOR.
5. GROUND ROD AND FOUNDATION REBAR SHALL BE SUPPLIED BY THE CONTRACTOR.

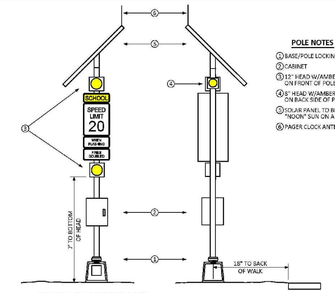
DESIGN DATA

THE DESIGNS HEREIN ASSUME THAT FLASHING BEACONS ARE INSTALLED WITHIN THE ROADWAY PRISM WITH THE FOLLOWING PARAMETERS:
SOIL DENSITY: γ = 130 LB./CU.FT.
SOIL COHESION = 750 LB./SQ.FT., FOR MEDIUM STIFF COHESIVE SOIL
SOIL ANGLE: φ = 30° FOR MEDIUM DENSE COHESIONLESS SOIL
SF = 3.0 FOR FLEXURAL RESISTANCE

CONTACT THE ENGINEER IF THE FLASHING BEACON WILL NOT BE INSTALLED WITHIN THE ROADWAY PRISM IF ANY OF THE FOLLOWING SOIL CONDITIONS ARE ENCOUNTERED DURING DRILLING:
A) THE SOIL HAS A HIGH ORGANIC CONTENT OR CONSISTS OF SATURATED SILT AND CLAY.
B) THE SITE IS NOT SUPPORT THE WEIGHT OF THE DRILLING RIG.
C) THE FOUNDATION SOILS ARE NOT HOMOGENEOUS.
D) FIRM BEDROCK IS ENCOUNTERED.
E) A HIGH GROUNDWATER TABLE IS ENCOUNTERED.
F) LARGE BOULDERS ARE ENCOUNTERED.

FOOTING DESIGN IS BASED ON 100 MPH WIND LOAD ON A 48" X 48" DIAMOND SIGN PANEL MOUNTED 9' ABOVE THE GROUND, WITH A 24" X 24" RECTANGULAR PLAQUE UNDERNEATH AND A FLASHING BEACON 12" ABOVE. IF A SIGN CONFIGURATION IS PROPOSED THAT EXCEEDS THESE DIMENSIONS, THE FOOTING DESIGN MUST BE ENGINEERED AND SIGNED AND SEALED BY A COLORADO LICENSED P.E.

FOUNDATION



POLE NOTES

1. BASE/POLE LOCKING COLLAR
2. CABINET
3. 12" HEAD W/AMBER LED ON FRONT OF POLE
4. 8" HEAD W/AMBER LED ON BACK SIDE OF POLE
5. SOLAR PANEL TO BE ORIENTED TO "NOON" SUN ON A PER SITE BASIS
6. FLASER CLOCK ANTENNA

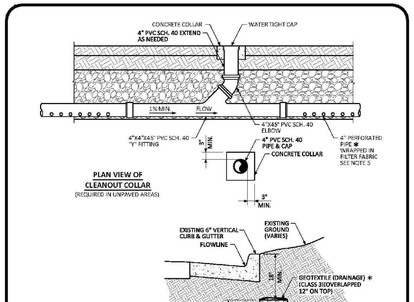
GENERAL POLE ASSEMBLY NOTES

1. MAJOR COMPONENTS FOR EACH INSTALLATION ARE TO BE APPROVED BY TOWN OF PARKER. THESE COMPONENTS INCLUDE:
   A) SOLAR PANEL/STORAGE BATTERIES
   B) 18' PELCO POLE - PAINTED
   C) PELCO SQUARE BASE - PAINTED
   D) LOCKING COLLAR FOR POLE TO BASE CONNECTION - PAINTED
   E) CABINET - PAINTED
   F) ELTEC CLOCK WITH WIRELESS COMMUNICATIONS PER TOWN REQUIREMENTS
   G) 2 12" POLYCARBONATE HEADS WITH AMBER LED AND MOUNTING HARDWARE (BLACK)
   H) 1 8" POLYCARBONATE HEAD WITH AMBER LED AND MOUNTING HARDWARE (BLACK)
   I) SCHOOL ZONE SIGN W/WHEN FLASHING PLAQUE
2. MISCELLANEOUS EQUIPMENT OR SMALL PARTS NEEDED TO SECURE ALL HARDWARE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL COORDINATE START UP WITH TOWN OF PARKER.
4. POLE AND FLASHER ASSEMBLY SHALL BE PROPERLY GROUNDED TO FOUNDATION GROUND ROD BY THE CONTRACTOR.
5. PAINT SHALL BE FEDERAL GREEN #14056 OR APPROVED EQUIVALENT.
6. SIGN SIZES SHALL CONFORM TO THE MUTCD (LATEST TOWN ADOPTED VERSION).

POLE ASSEMBLY

NO CHANGES ARC 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



✱ SPECIFICATIONS FOR THESE APPLICABLE MATERIALS ARE LOCATED IN CDOT'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

GENERAL NOTES

1. TRENCH DRAIN SHALL BE LOCATED HORIZONTALLY AT EDGE OF CONTINUOUS IMPERVIEABLE SECTION.
2. TRENCH DRAINS SHALL BE TRANSITIONED TO PVC SCH. 40, NON-PERFORATED PIPE WHEN RAN UNDER ROADWAY IMPROVEMENTS/INTERSECTIONS.
3. CLEANOUTS SHALL BE PROVIDED AT ALL JUNCTIONS, ANGLE POINTS AND SPACED MAX. OF 500' INTERVALS.
4. TRENCH DRAINS SHALL TIE INTO STORM MANHOLE OR INLETS.
5. PERFORATED PIPE MATERIAL SHALL CONSIST OF CONTECH A-2000 PERFORATED PIPE, SDR-26 PERFORATED PRESSURE PIPE, HDPE SCH. 40 PERFORATED PIPE, N-12 ADS PIPE OR APPROVED EQUAL.

NO CHANGES ARC 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

CALL 811
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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 ROADWAY DETAILS.DWG, BRIANW, 4/9/2018 3:35 PM

No.	Revisions	Date	Init.	Appr.	Date

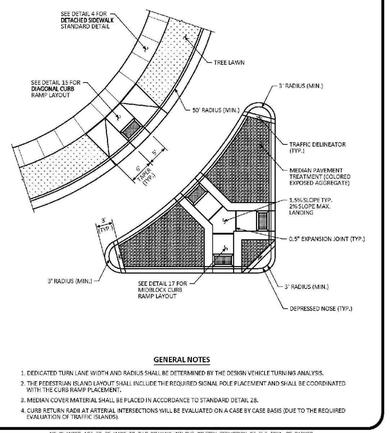
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Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
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 98

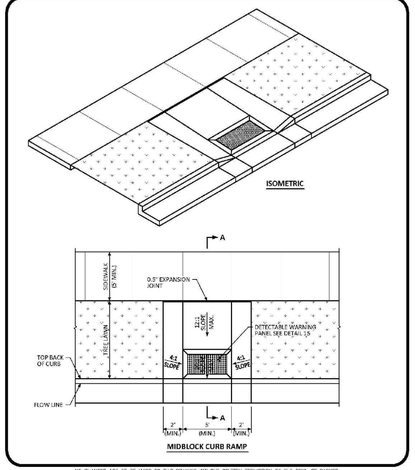


GENERAL NOTES

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.

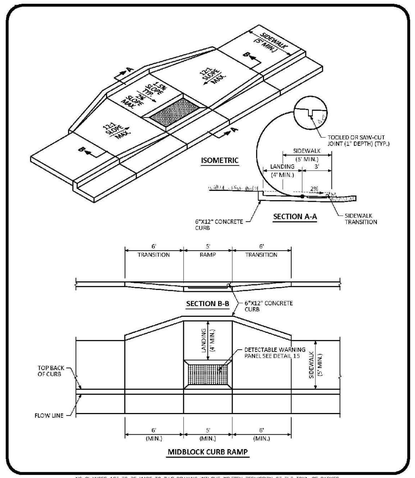
Parker COLORADO | **CURB RAMP ARTERIAL/ARTERIAL LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 16 1 OF 1



MIDBLOCK CURB RAMP

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

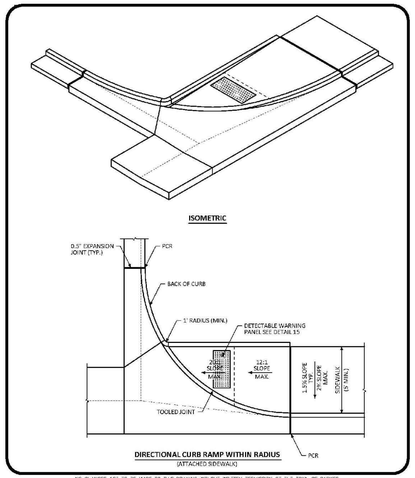
Parker COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 17 1 OF 2



MIDBLOCK CURB RAMP

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

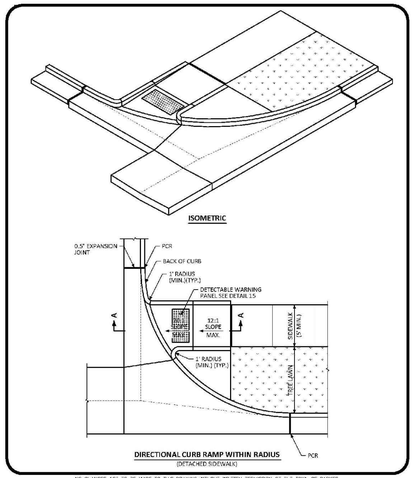
Parker COLORADO | **MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL** | DATE AUGUST 2014 | DETAIL 17 2 OF 2



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

COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK STANDARD DETAIL

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

Parker COLORADO | | DATE AUGUST 2014 | DETAIL 21 1 OF 2

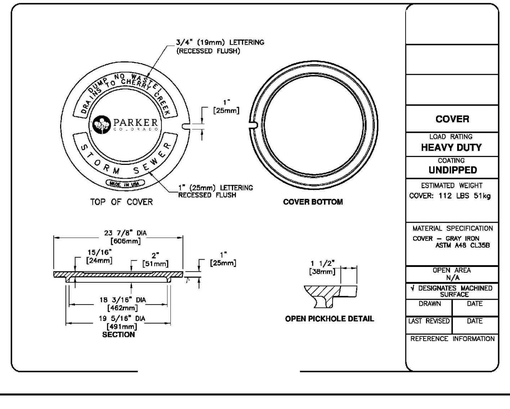
COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL

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

Parker COLORADO | | 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
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N:\PROJECTS\HSESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 ROADWAY DETAILS.DWG, BRIANW, 4/9/2018 3:35 PM

No.	Revisions	Date	Init.	Appr.	Date

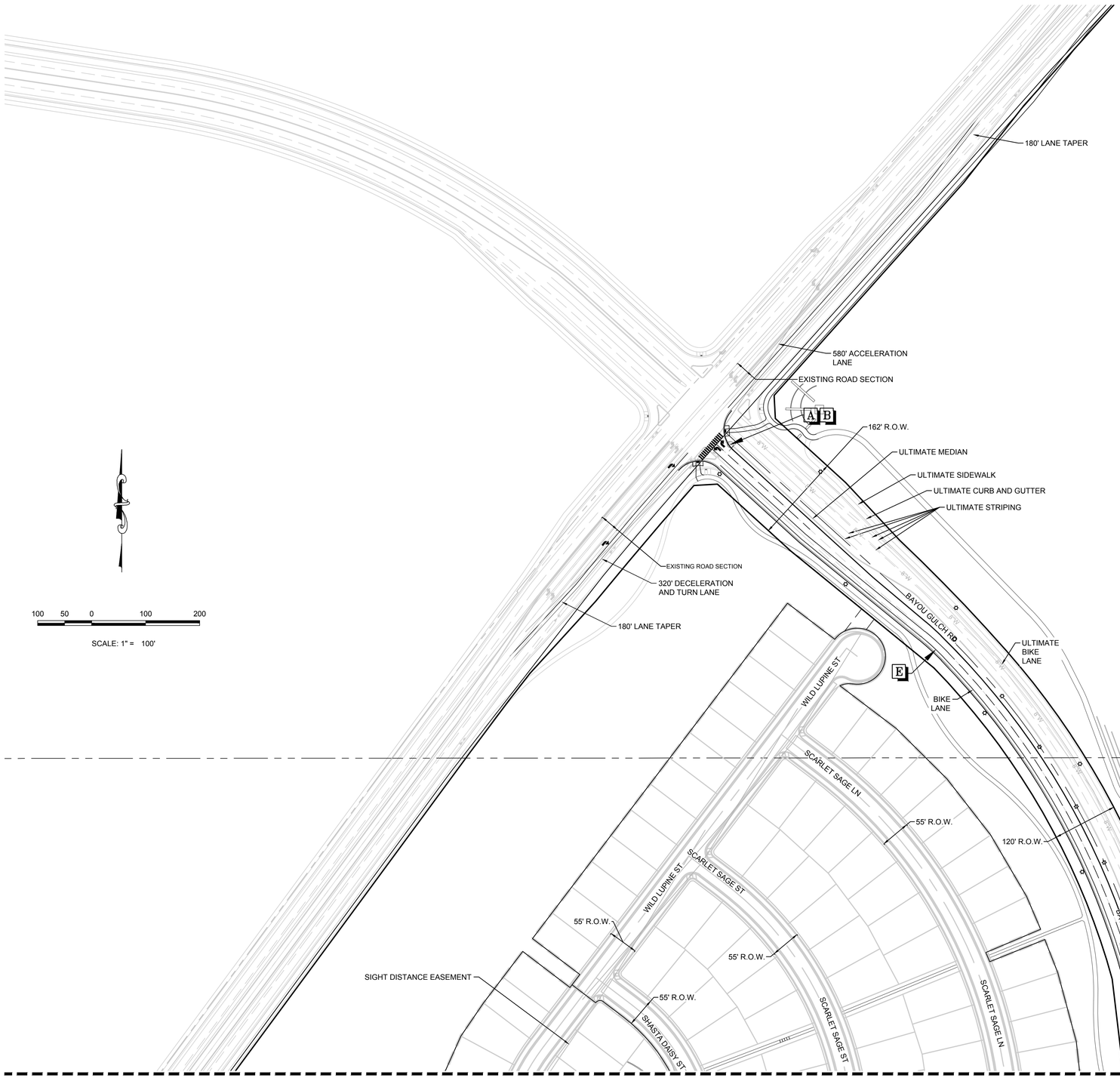
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7353 South Alton Way
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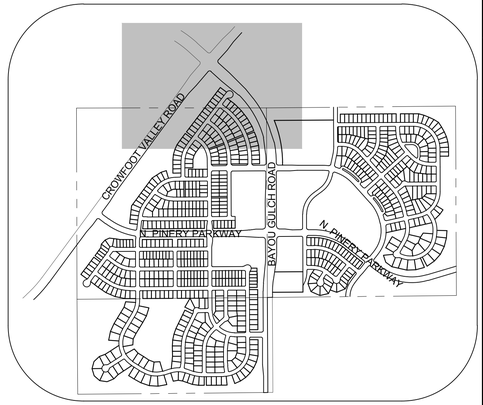
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

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

SHEET NUMBER 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

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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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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

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

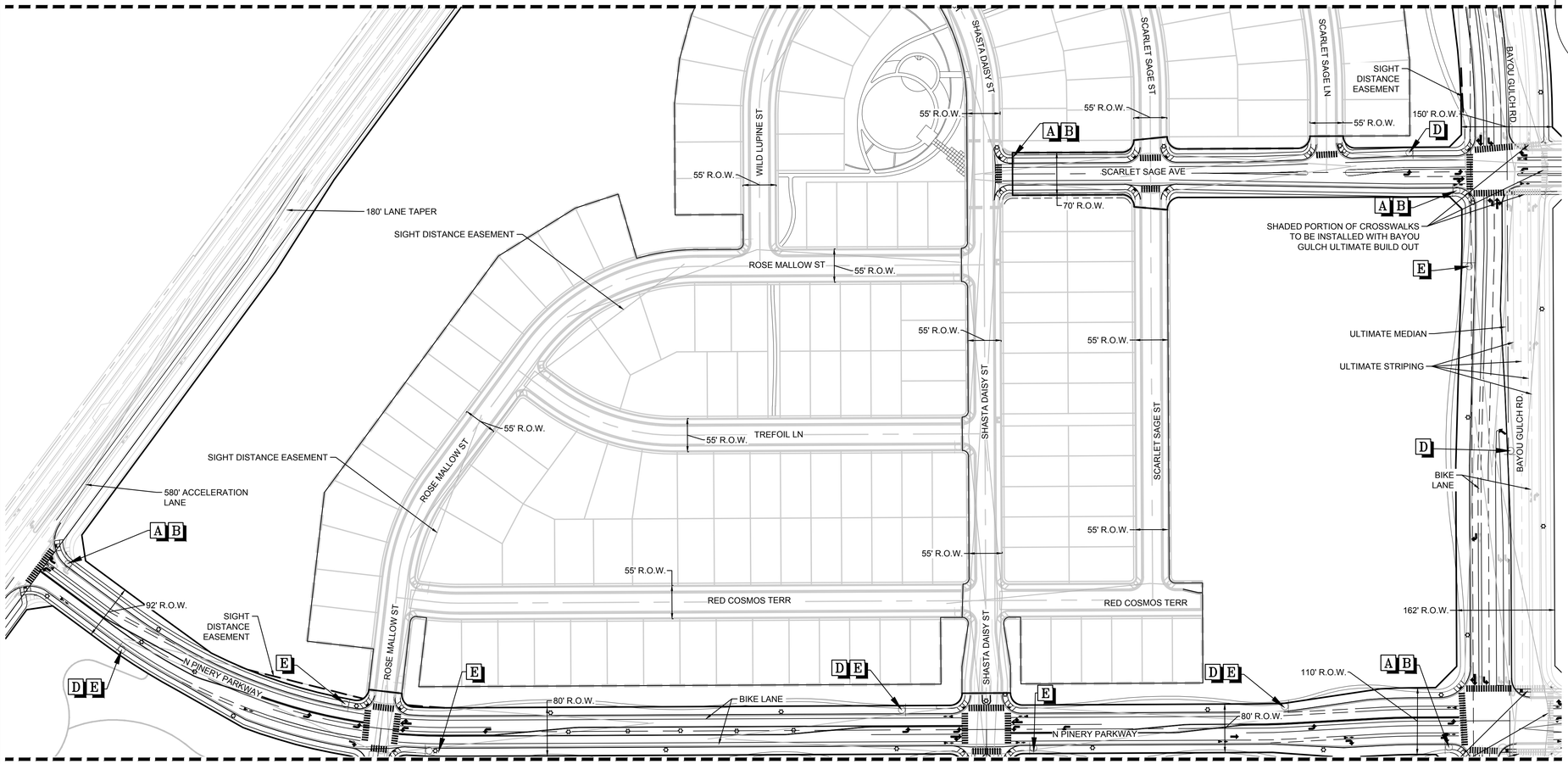
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

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

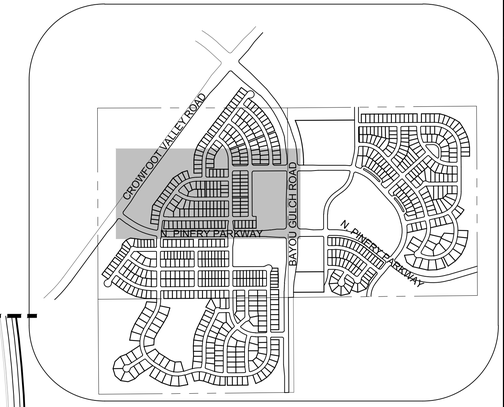
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MATCHLINE - SHEET 100



MATCHLINE - SHEET 102



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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PREPARED UNDER THE SUPERVISION OF

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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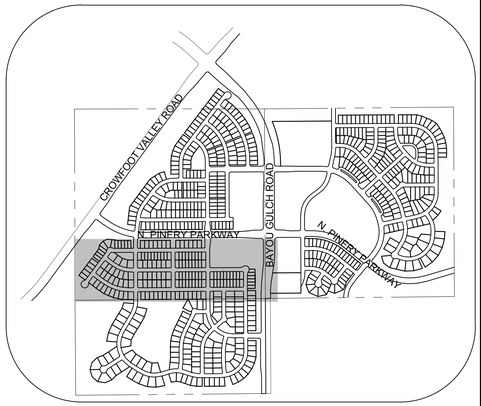
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

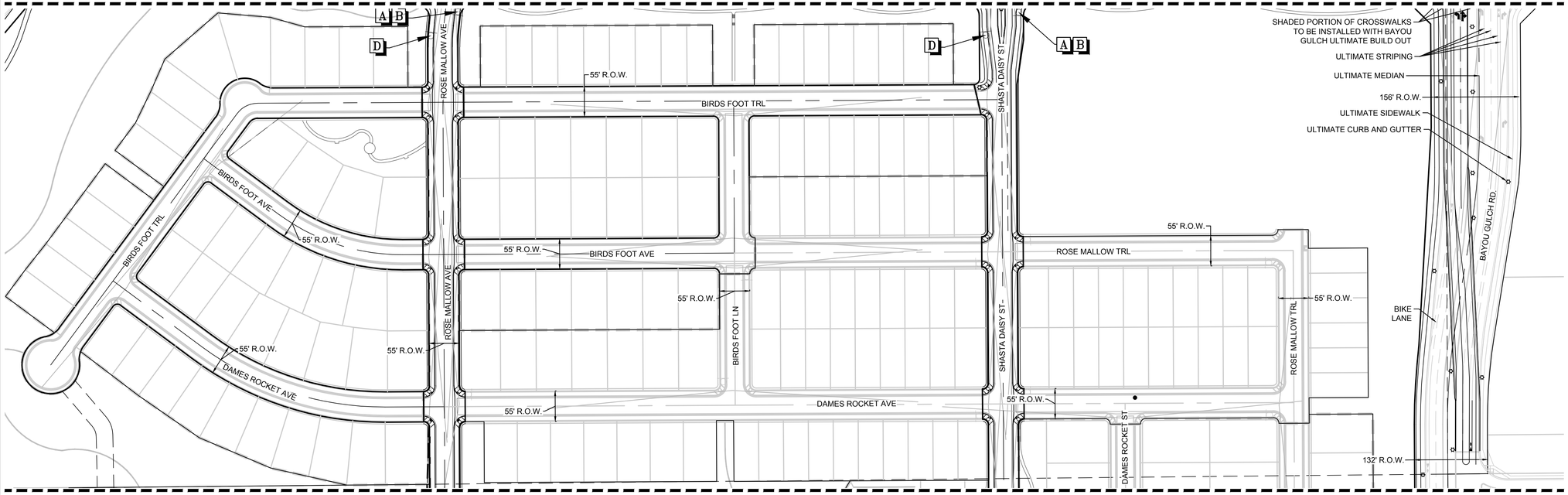
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ	DATE:	APRIL 2017

SHEET NUMBER 101

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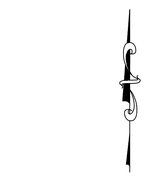


MATCHLINE - SHEET 101



MATCHLINE - SHEET 103

KEYMAP
N.T.S.



100 50 0 100 200

SCALE: 1" = 100'

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
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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

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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.

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
CVL CONSULTANTS

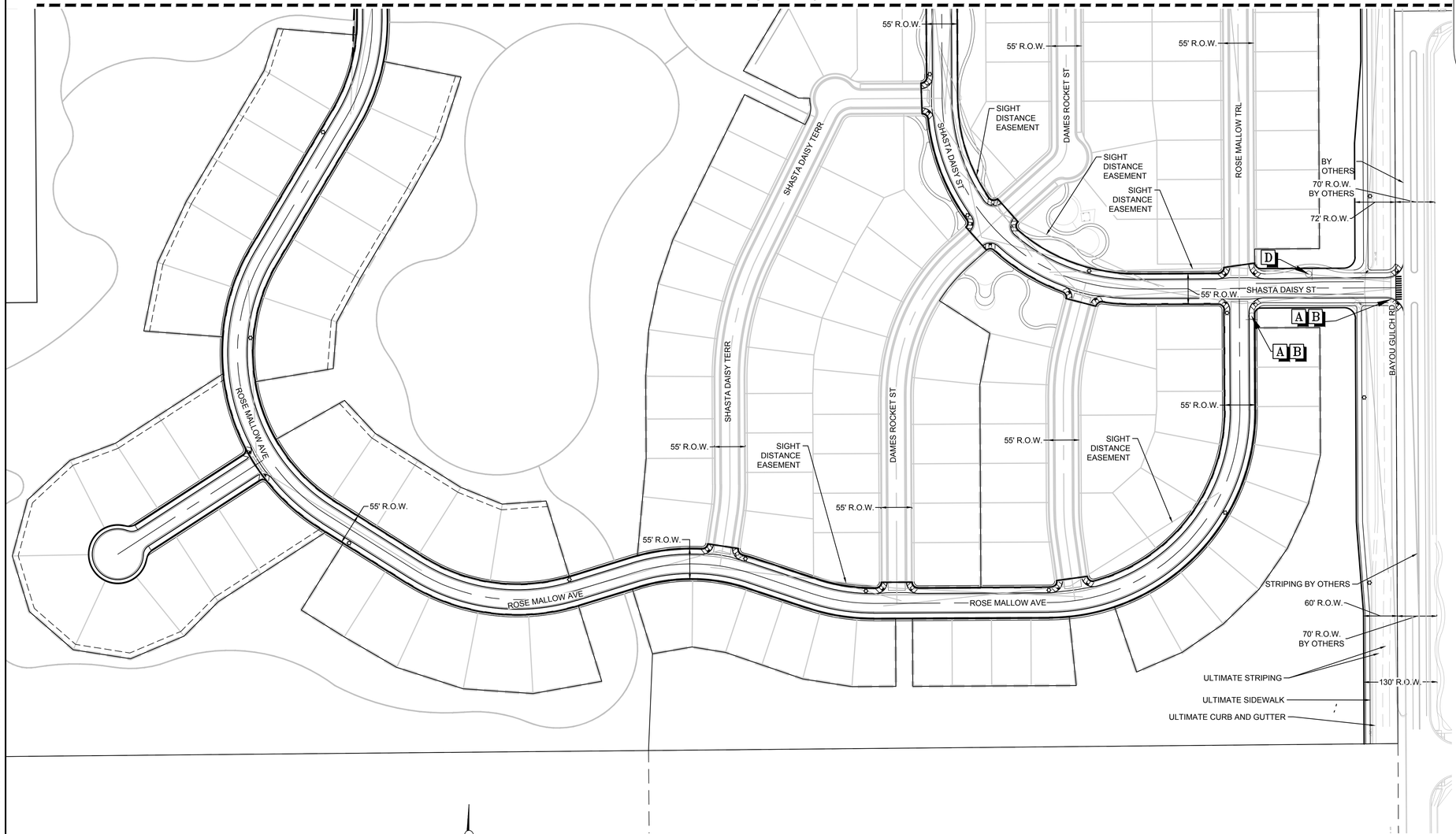
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

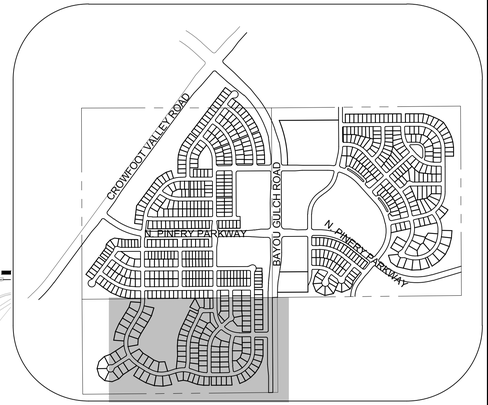
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 102

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 SIGNAGE AND STRIPING.DWG, CODY A, 4/9/2018 3:38 PM

MATCHLINE - SHEET 102





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'

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

CALL 811
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BEFORE YOU DIG
1-800-922-1987
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BENCHMARK
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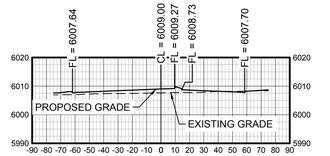
HR 935 LLC
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TRAILS AT CROWFOOT
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SIGNAGE AND STRIPING PLAN

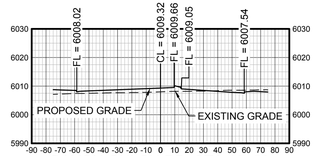
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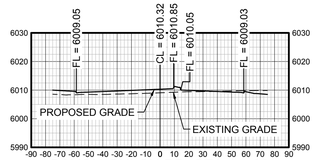
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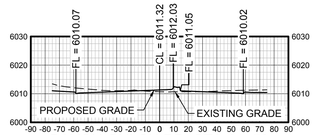
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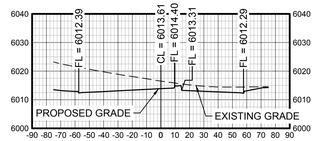
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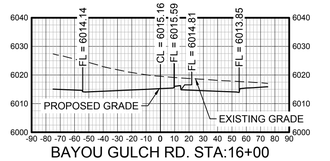
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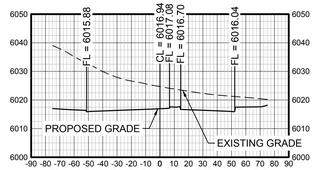
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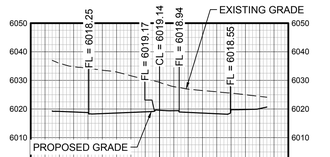
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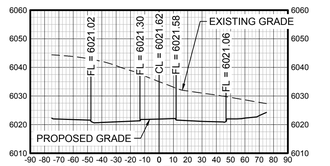
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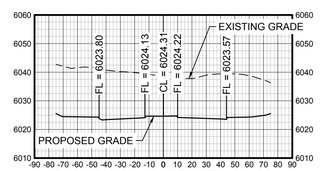
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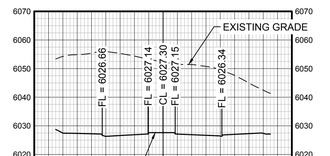
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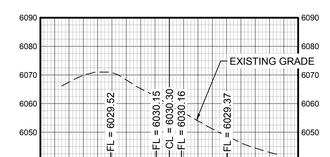
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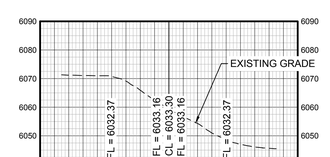
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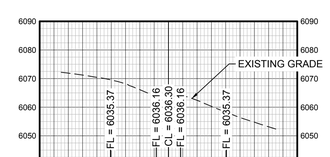
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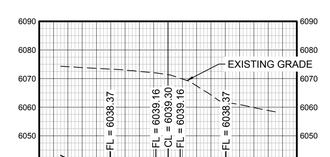
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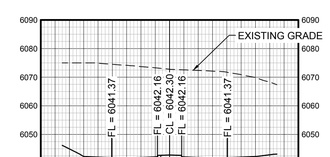
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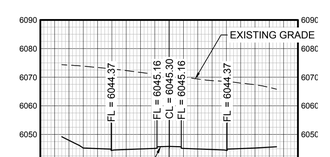
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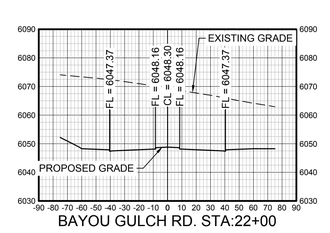
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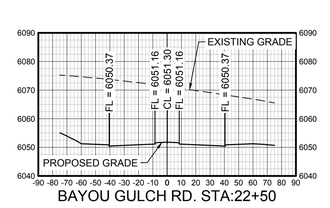
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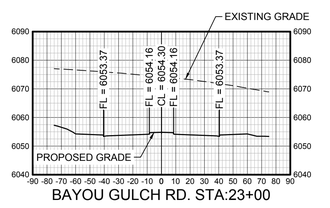
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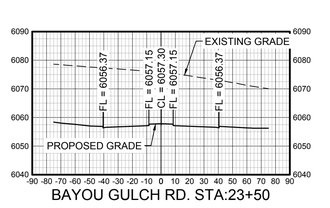
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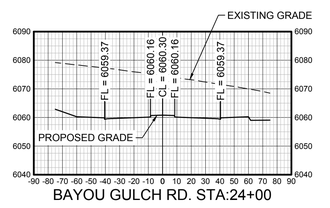
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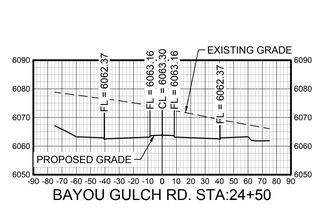
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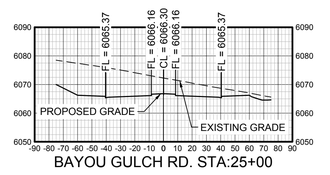
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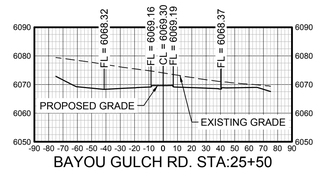
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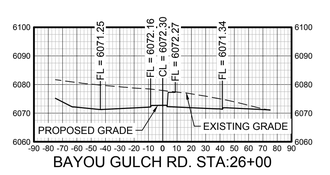
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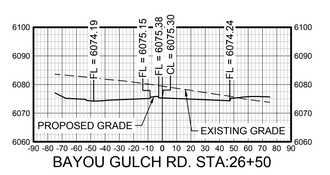
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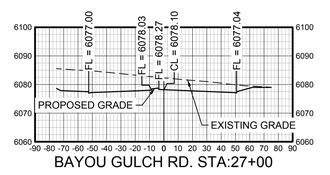
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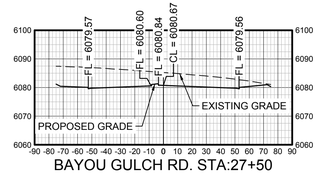
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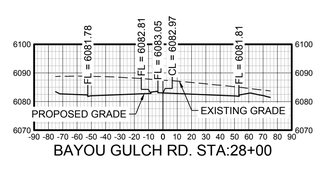
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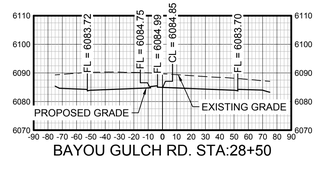
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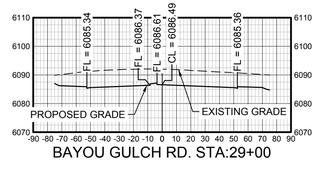
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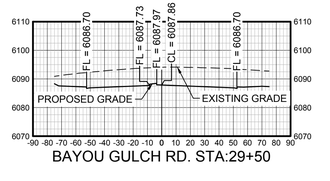
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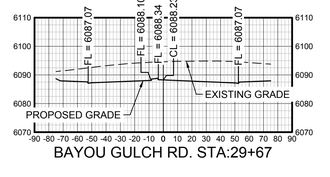
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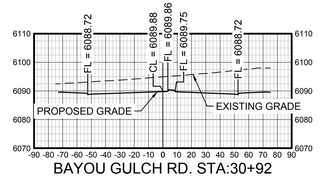
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BAYOU GULCH RD. STA:29+50



BAYOU GULCH RD. STA:29+67



BAYOU GULCH RD. STA:30+92

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STREET PLAN AND PROFILE\BAYOU GULCH SECTIONS.DWG, BRIANW, 4/9/2018 3:37 PM

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

NOTES:
1. THE PROFILE GRADE LINE IS SHOWN FOR CL ELEVATION PER THE TYPICAL ARTERIAL SECTION.

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

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

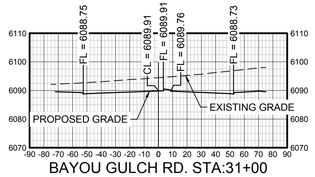
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

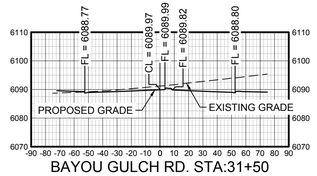
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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BAYOU GULCH ROAD CROSS SECTIONS

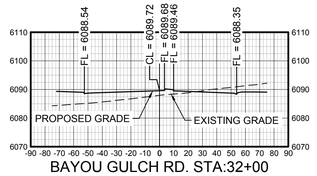
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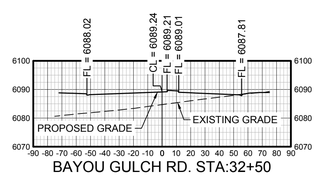
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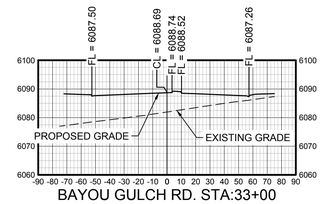
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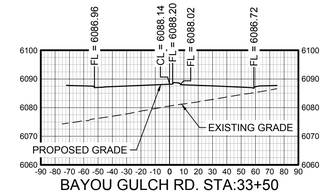
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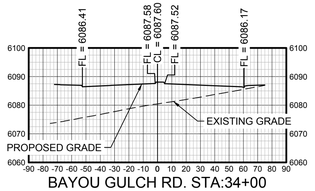
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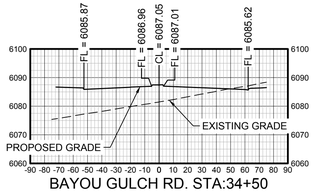
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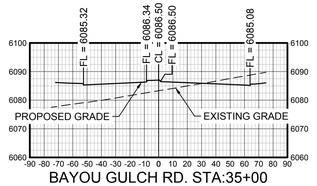
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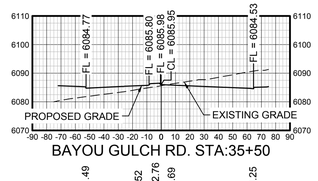
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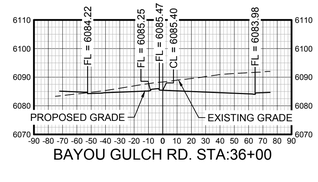
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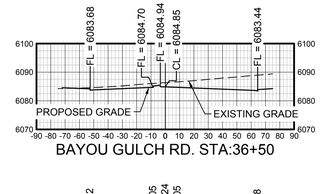
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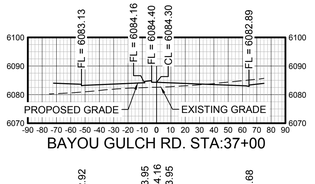
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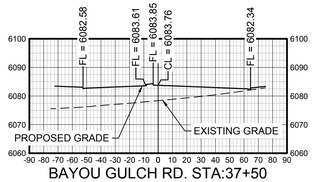
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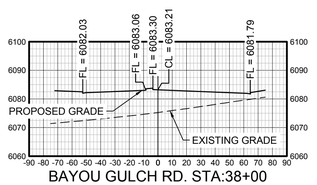
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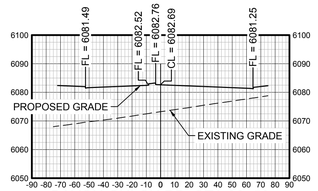
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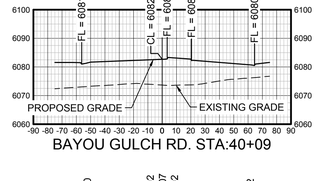
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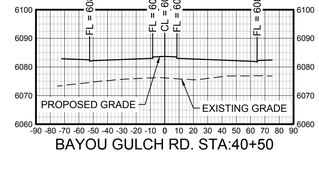
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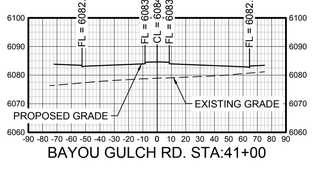
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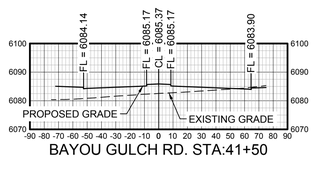
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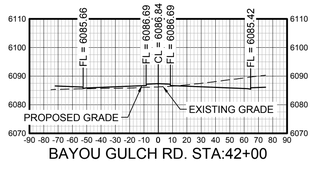
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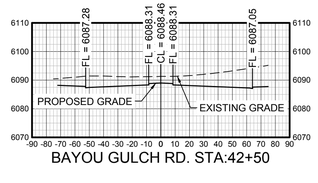
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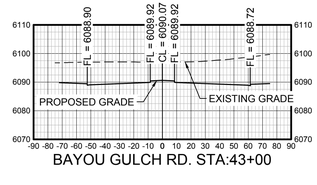
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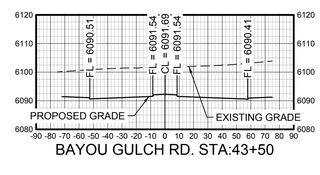
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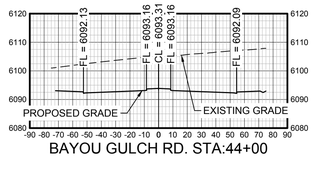
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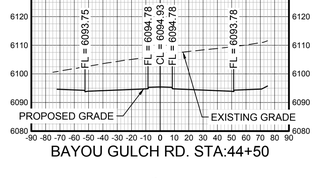
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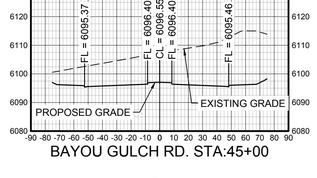
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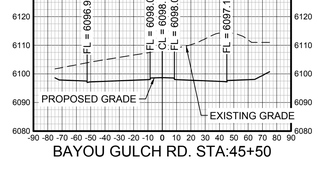
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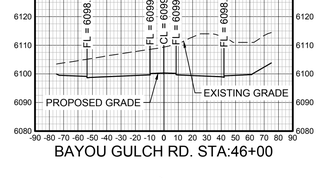
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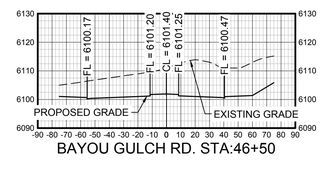
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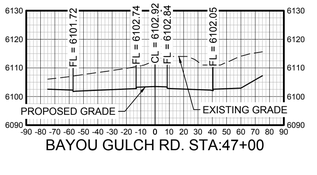
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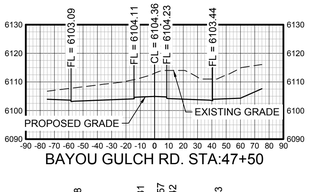
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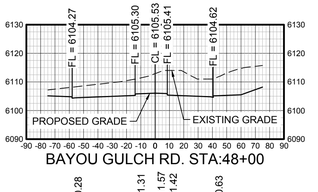
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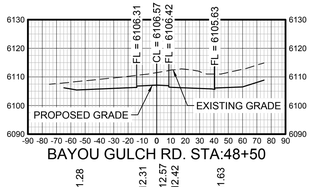
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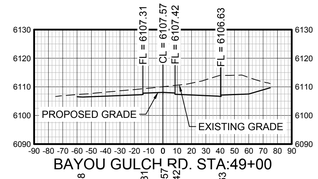
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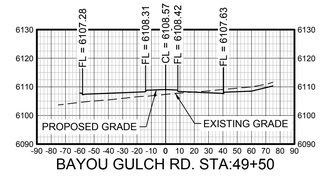
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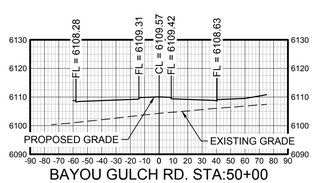
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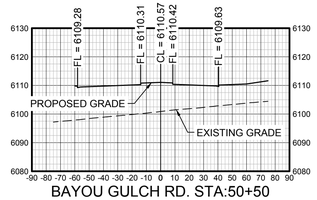
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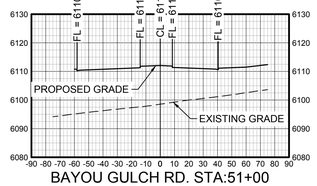
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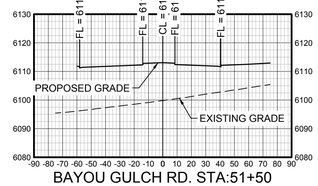
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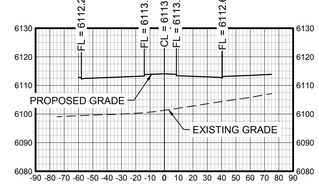
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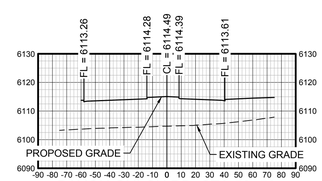
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BAYOU GULCH RD. STA:51+50



BAYOU GULCH RD. STA:52+00



BAYOU GULCH RD. STA:52+50

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

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

NOTES:
1. THE PROFILE GRADE LINE IS SHOWN FOR CL ELEVATION PER THE TYPICAL ARTERIAL SECTION.

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	Appr.	Init.	Date

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

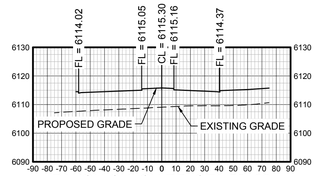
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

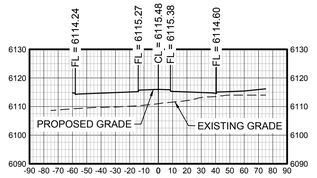
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE: AS SHOWN
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DRAWN BY: JF
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER: 105

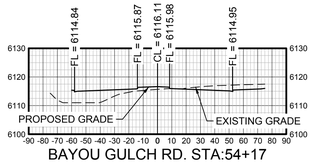
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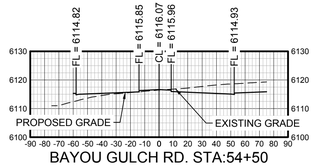
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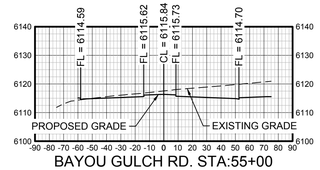
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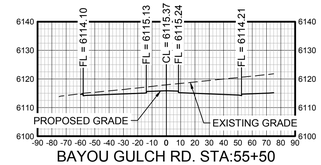
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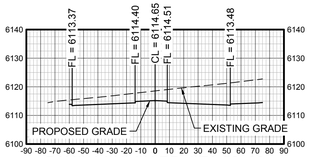
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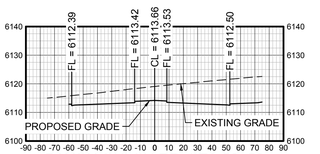
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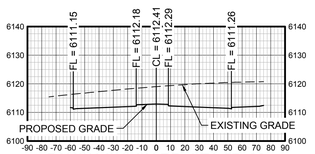
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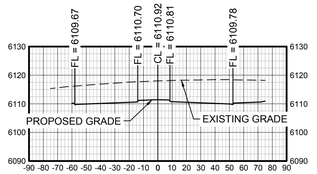
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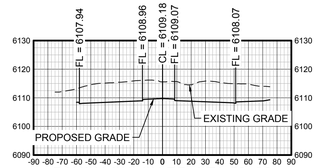
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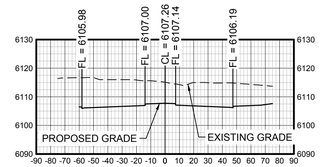
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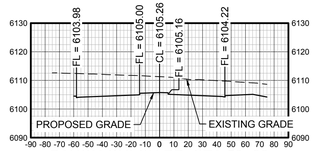
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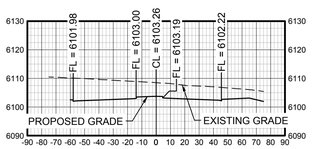
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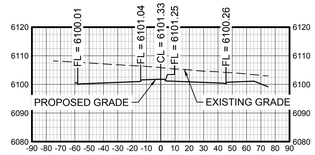
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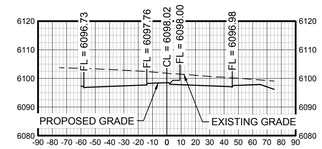
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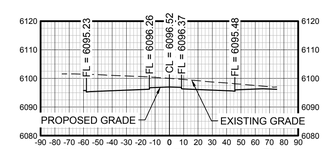
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BAYOU GULCH RD. STA:60+50



BAYOU GULCH RD. STA:61+00



BAYOU GULCH RD. STA:61+50

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

NOTES:
1. THE PROFILE GRADE LINE IS SHOWN FOR CL ELEVATION PER THE TYPICAL ARTERIAL SECTION.

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	Appr.	Init.	Date

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Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
BAYOU GULCH ROAD CROSS SECTIONS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER: 106