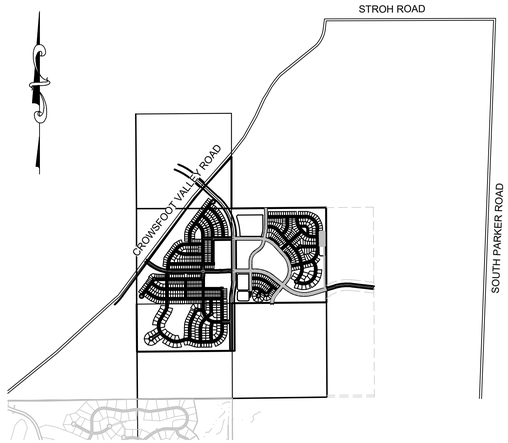
TRAILS AT CROWFOOT

FILING 9 CONSTRUCTION PLANS

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

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	TOWN OF PARKER NOTES
3	HORIZONTAL CONTROL PLAN
4	AREA GRADING PLAN
5	AREA GRADING PLAN
6	AREA GRADING PLAN
7	AREA GRADING PLAN
8	AREA GRADING PLAN
9	AREA GRADING PLAN
10	AREA GRADING PLAN
11	STAGE 1 INITIAL CBMP PLANS
12	STAGE 2 INITIAL CBMP PLANS
13	STAGE 3 INITIAL CBMP PLANS
14	STAGE 1 INTERIM & FINAL CBMP PLANS
15	STAGE 2 INTERIM & FINAL CBMP PLANS
16	STAGE 3 INTERIM & FINAL CBMP PLANS
17	BMP DETAILS
18	BMP DETAILS
19	BMP DETAILS
20	BMP DETAILS
21	BMP DETAILS
22	NORTH PINERY PARKWAY
23	NORTH PINERY PARKWAY
24	NORTH PINERY PARKWAY
25	SCARLET SAGE AVENUE
26	SCARLET SAGE AVENUE
27	SCARLET SAGE AVENUE
28	ALPINE PHLOX STREET
29	ALPINE PHLOX STREET
30	ALPINE PHLOX STREET
31	INTERSECTION PLANS
32	INTERSECTION PLANS
33	INTERSECTION PLANS
34	INTERSECTION PLANS
35	STORM P&P NORTH PINERY PARKWAY
36	STORM P&P NORTH PINERY PARKWAY
37	STORM P&P NORTH PINERY PARKWAY
38	STORM P&P SCARLET SAGE AVENUE
39	STORM P&P SCARLET SAGE AVENUE
40	STORM P&P STORM LATERAL 34
41	STORM P&P COPPERMALLOW TRAIL
42	STORM P&P ALPINE PHLOX LANE
43	STORM P&P FIELD MINT POINT
44	STORM P&P ALPINE PHLOX STREET
45	STORM P&P ALPINE PHLOX STREET
46	STORM P&P ALPINE PHLOX STREET
47	STORM P&P BEEBALM AVENUE
48	STORM P&P BEEBALM AVENUE
49	STORM P&P BEEBALM AVENUE
50	STORM P&P BEEBALM AVENUE
51	ROADWAY DETAILS
52	ROADWAY DETAILS
53	ROADWAY DETAILS
54	SIGNAGE AND STRIPING
55	SIGNAGE AND STRIPING



VICINITY MAP
SCALE: 1" = 2000'

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

PLANNER/ LANDSCAPE DESIGNER:

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

SURVEYOR/ ENGINEER:

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

MUNICIPALITY

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

WATER & SANITATION DISTRICT

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

FIRE DISTRICT

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

ELECTRIC COMPANY

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

GAS COMPANY

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

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

BRIAN P WILSON, CO. P.E.0050067 — DATE: 10-2-20

PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

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\CD'S\FIL9\TOWN OF PARKER\F9 COVER.DWG, BRIANW, 10/2/2020 1:59 PM

No.	Revisions	Date	Init.	Date	Appr.

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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
COVER SHEET

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	CHECKED BY:	JJJ
DATE:	OCTOBER 2019		

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 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 OF 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 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 HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
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 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 REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS ½ INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT MIKE SARMENTO, UDFCD CONSTRUCTION MANAGER (303-455-6227), MSARMENTO@UDFCD.ORG TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUTED BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT IN ELIGIBILITY.

SIGNAGE AND STRIPING NOTES:

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

CALL 811
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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

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

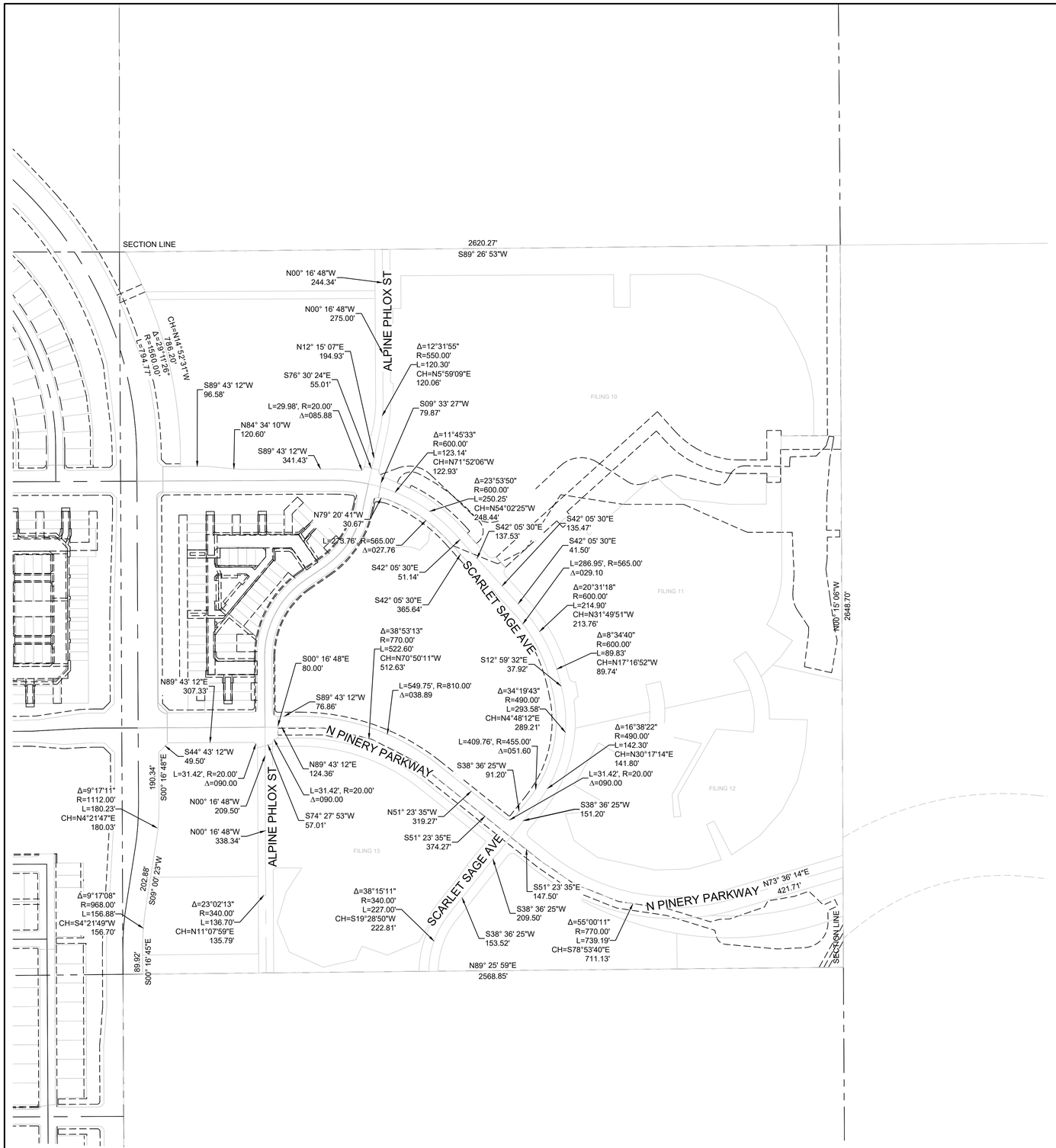
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
TOWN OF PARKER NOTES

SCALE:	AS SHOWN
DRAWN BY:	JF
CHECKED BY:	JJJ
DATE:	OCTOBER 2019
FILE NO:	8130283701
SHEET NUMBER	2

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FP\TOWN OF PARKER\FP9 COVER.DWG, BRIANW, 10/2/2020 1:59 PM



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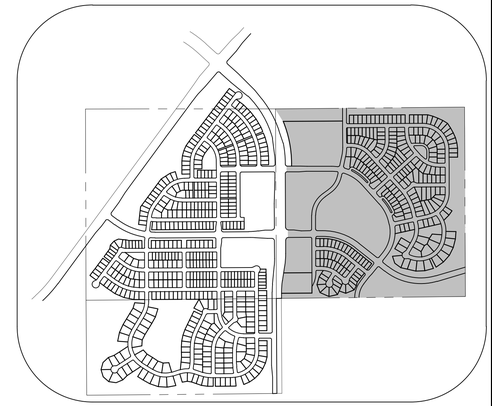

KEYMAP
N.T.S.

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\HORIZONTAL CONTROL PLAN.DWG, STEPHENF 10/2/2020 2:00 PM

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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
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
BRIAN P. WILSON
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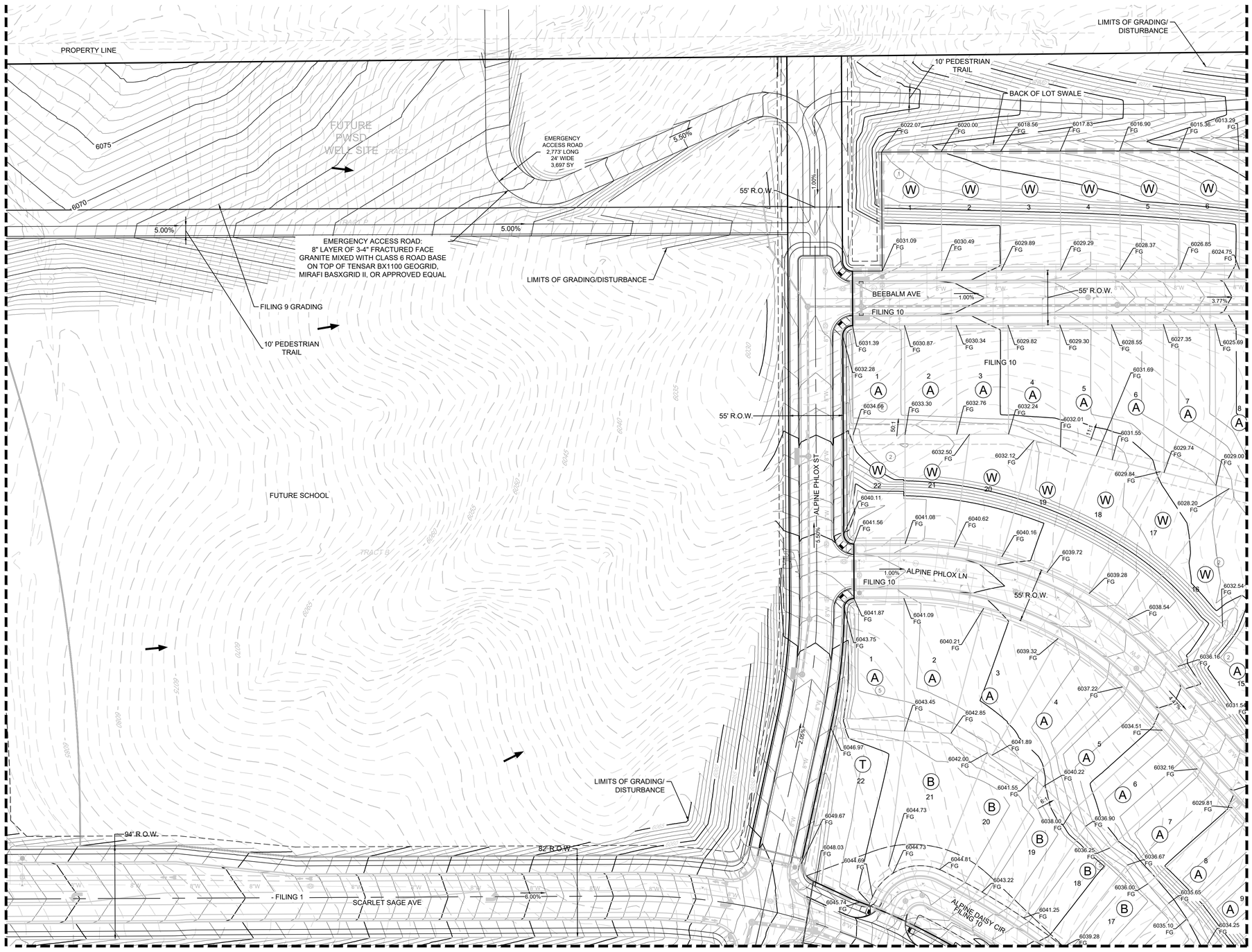
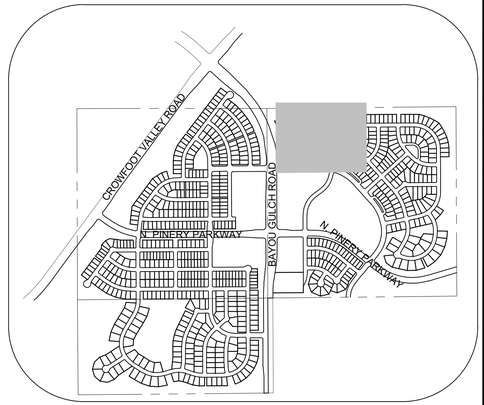
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
HORIZONTAL CONTROL PLAN

SHEET NUMBER 3

SCALE: AS SHOWN
DRAWN BY: TP
CHECKED BY: JJI
DATE: OCTOBER 2019
FILE NO: 8130283701





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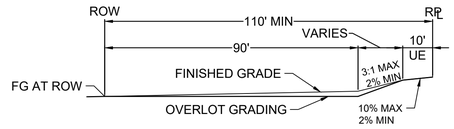
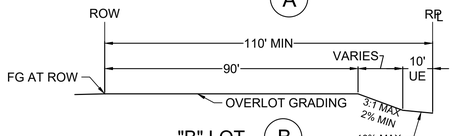


"A" LOT (A)



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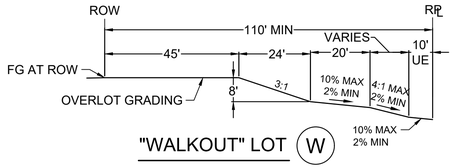

"WALKOUT" LOT (W)

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 FG	PROPOSED DESIGN ELEVATION	— — —	SECTION LINE
00.0 FG	PROPOSED FINISHED GRADE	1.0% →	FILING BOUNDARY / PROPOSED SLOPE & DIRECTION

NOTES:
1. FILINGS 10, 11, 12 AND 13 TO BE OVERLOT GRADED WITH FILING 9.

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

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HR 935 LLC
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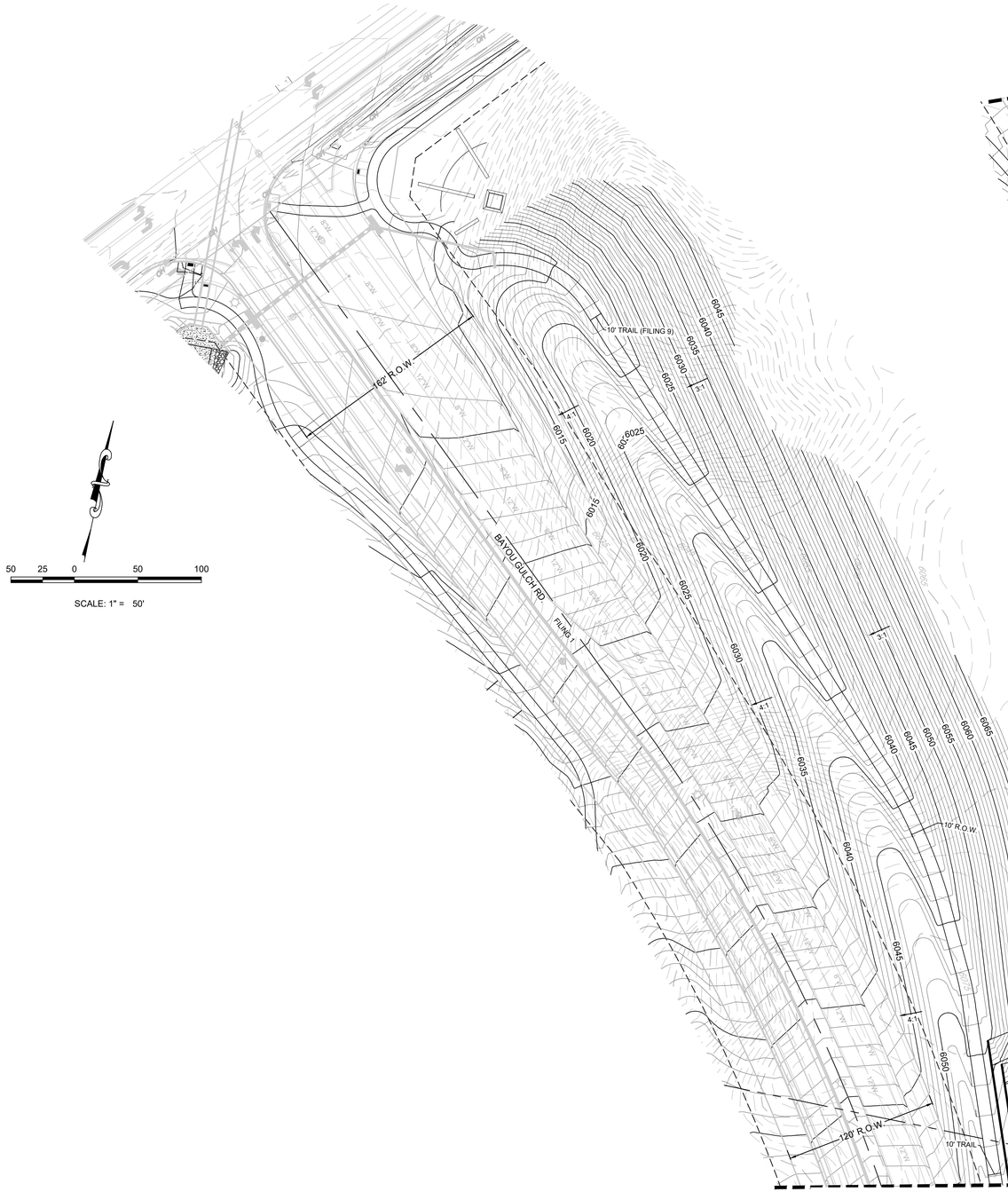
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

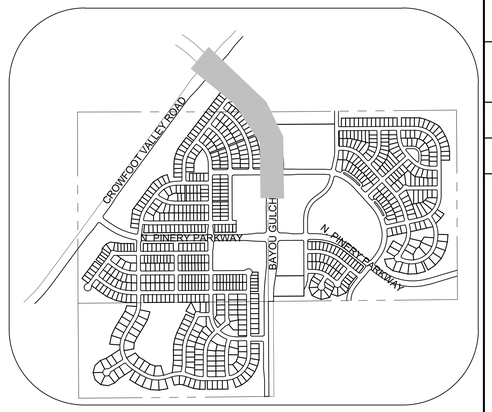
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 4

N:\PROJECTS\HSS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\PRTOWN OF PARKER\F9 AREA GRADING.DWG, BRIANW, 10/2/2020 2:01 PM



SCALE: 1" = 50'

SCALE: 1" = 50'



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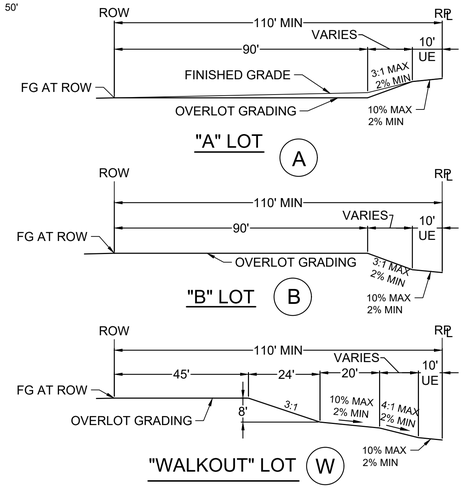

LEGEND

(2) BLOCK NUMBER	PROPOSED OVERLAND FLOW
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
EXISTING FLARED END SECTION	PROPERTY LINE
EXISTING STORM DRAIN INLET	EDGE OF PAVEMENT
EXISTING STORM DRAIN MANHOLE	5615 EXISTING 5' CONTOUR
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
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PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER

10-2-20

BRIAN P. WILSON
COLORADO P.E. 0050067

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\PSP\TOWN OF PARKER\PSP9 AREA GRADING.DWG, BRIANW, 10/2/2020 2:03 PM

No.	Revisions	Date	Init.	Appr.	Date

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HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

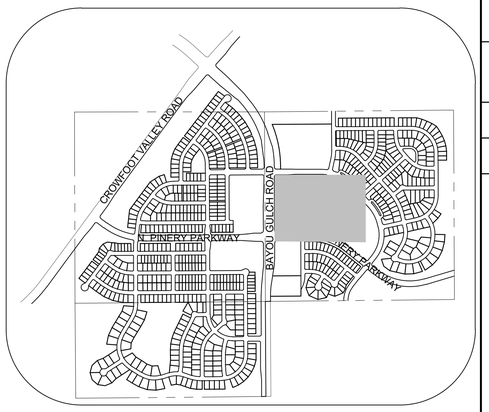
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR	CHECKED BY:	JJJ
DATE:	OCTOBER 2019		

SHEET NUMBER 5

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 6



KEYMAP
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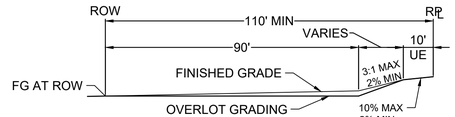
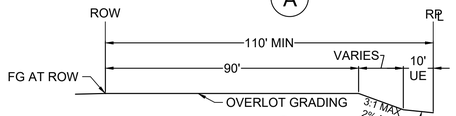


"A" LOT (A)



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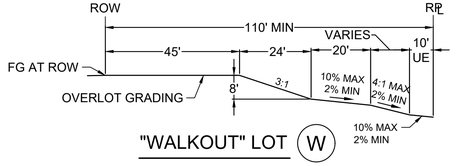

"WALKOUT" LOT (W)

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

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

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TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 6

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\F9 AREA GRADING.DWG, BRIANW, 10/2/2020 2:04 PM

MATCHLINE - SEE FIELD SHEET6

MATCHLINE - SEE SHEET 10

TYPE III BARRICADE PER SIGNAGE AND STRIPING PLANS

FUTURE DEVELOPMENT

FILING 1

FILING 13

FUTURE FIRE STATION

ALPINE PHLOX ST

SKY PILOT AVE

SKY PILOT LN

PURPLE ASTER WAY

SCARLET SAGE AVE

N PINERY PARKWAY

TRACT KK

TRACT F

TRACT G

TRACT H

55' R.O.W.

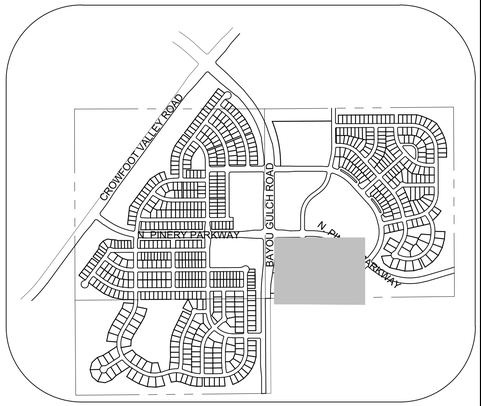
70' R.O.W.

RETAINING WALL

LIMITS OF GRADING/ DISTURBANCE

PROPERTY LINE

IMPROVEMENTS BY OTHERS



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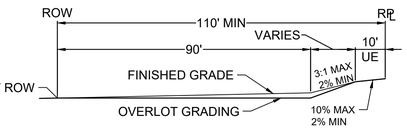
N.T.S.



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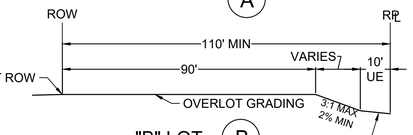

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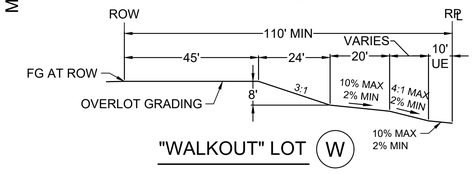

"WALKOUT" LOT (W)

LEGEND

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

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

NOTES:
1. FILINGS 10, 11, 12 AND 13 TO BE OVERLOT GRADED WITH FILING 9.

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

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

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PREPARED UNDER THE SUPERVISION OF
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
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
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE: AS SHOWN
FILE NO: 81302837701
DRAWN BY: JLR
CHECKED BY: JJ
DATE: OCTOBER 2019
SHEET NUMBER 7

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FS\TOWN OF PARKER\FS AREA GRADING.DWG, BRIANW, 10/2/2020 2:04 PM

MATCHLINE - SEE SHEET 4

PROPERTY LINE

LIMITS OF GRADING/DISTURBANCE

BACK OF LOT SWALE TO CARRY FLOW TO POND

BEEBALM AVE

55' R.O.W.

50' PWSD NON-EXCLUSIVE EASEMENT

BEEBALM TRL

GRAY ASTER LOOP

CROWNVETCH CIR

COPPERMALLOW TRL

ALPINE PHLOX LN

TRACT B

TRACT C

FILING 10

FILING 1 INTERIM SWALE TO BE REMOVED

FILING 1 TEMPRARY SEDIMENT BASIN TO BE REMOVED

FOREBAY

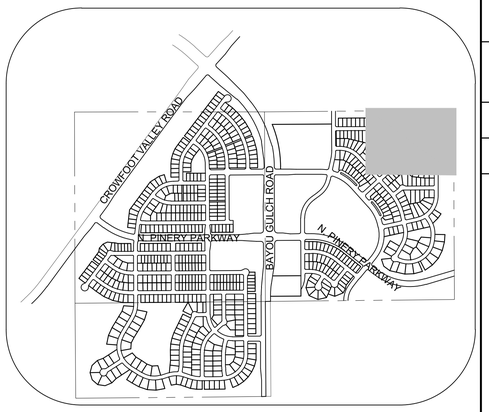
MAINTENANCE PATH 135' LONG 12 WIDE 180 SY

MAINTENANCE PATH SEE NOTE 2

TRICKLE CHANNEL

MATCHLINE - SEE SHEET 9

SCALE: 1" = 50'



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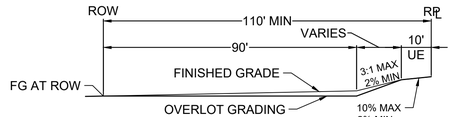

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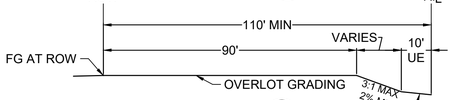

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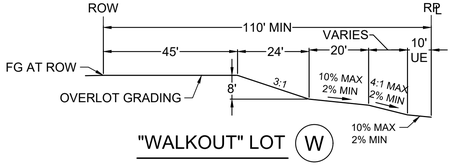

"WALKOUT" LOT (W)

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

NOTES:
1. FILINGS 10, 11, 12 AND 13 TO BE OVERLOT GRADED WITH FILING 9.
2. MAINTENANCE PATH: 12" 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

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PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED GRAND JUNCTION PROFESSIONAL ENGINEER
BRIAN P. WILSON
0050067
10-2-20

BRIAN P. WILSON
COLORADO P.E. 0050067

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HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		

SHEET NUMBER 8

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FW\TOWN OF PARKER\F9 AREA GRADING.DWG, BRIANW, 10/2/2020 2:05 PM

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 10

FILING 1 INTERIM SWALE TO BE REMOVED

FILING 1 TEMPORARY SEDIMENT BASIN TO BE REMOVED

BEEBALM AVE

55' R.O.W.

EMERGENCY OVERFLOW

OUTLET STRUCTURE

FIELD MINT PT

FILING 11

FIELD MINT AVE

FIELD MINT LN

COPPERMALLOW TRL

SCARLET SAGE AVE

BLACK SEDGE CIR

ALPINE PHLOX LN

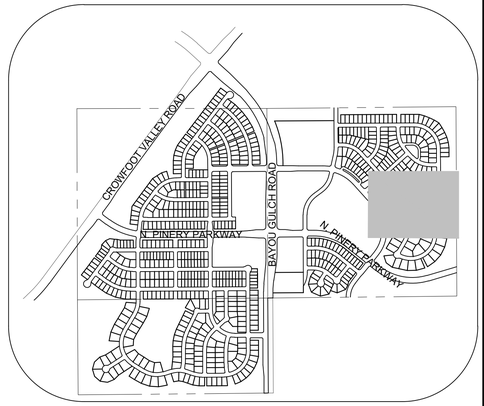
TRACT A

PROPOSED DETENTION POND C
100 YEAR VOLUME = 16.7 AC-FT

GRADING PER FILING 1

TRICKLE CHANNEL

FOREBAY



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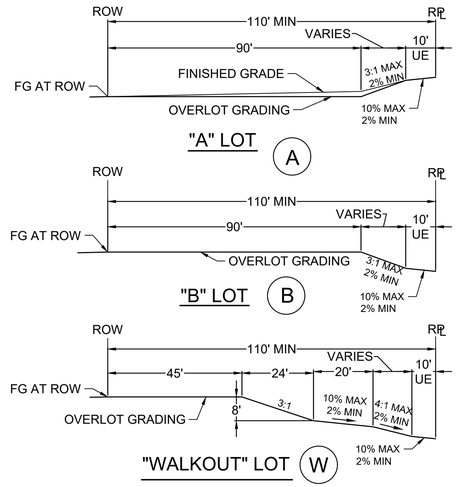

LEGEND

(2)	BLOCK NUMBER		PROPOSED OVERLAND FLOW
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE	5615	EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE	5616	EXISTING 1' CONTOUR
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FILING 9 CONSTRUCTION DRAWINGS
AREA GRADING PLAN

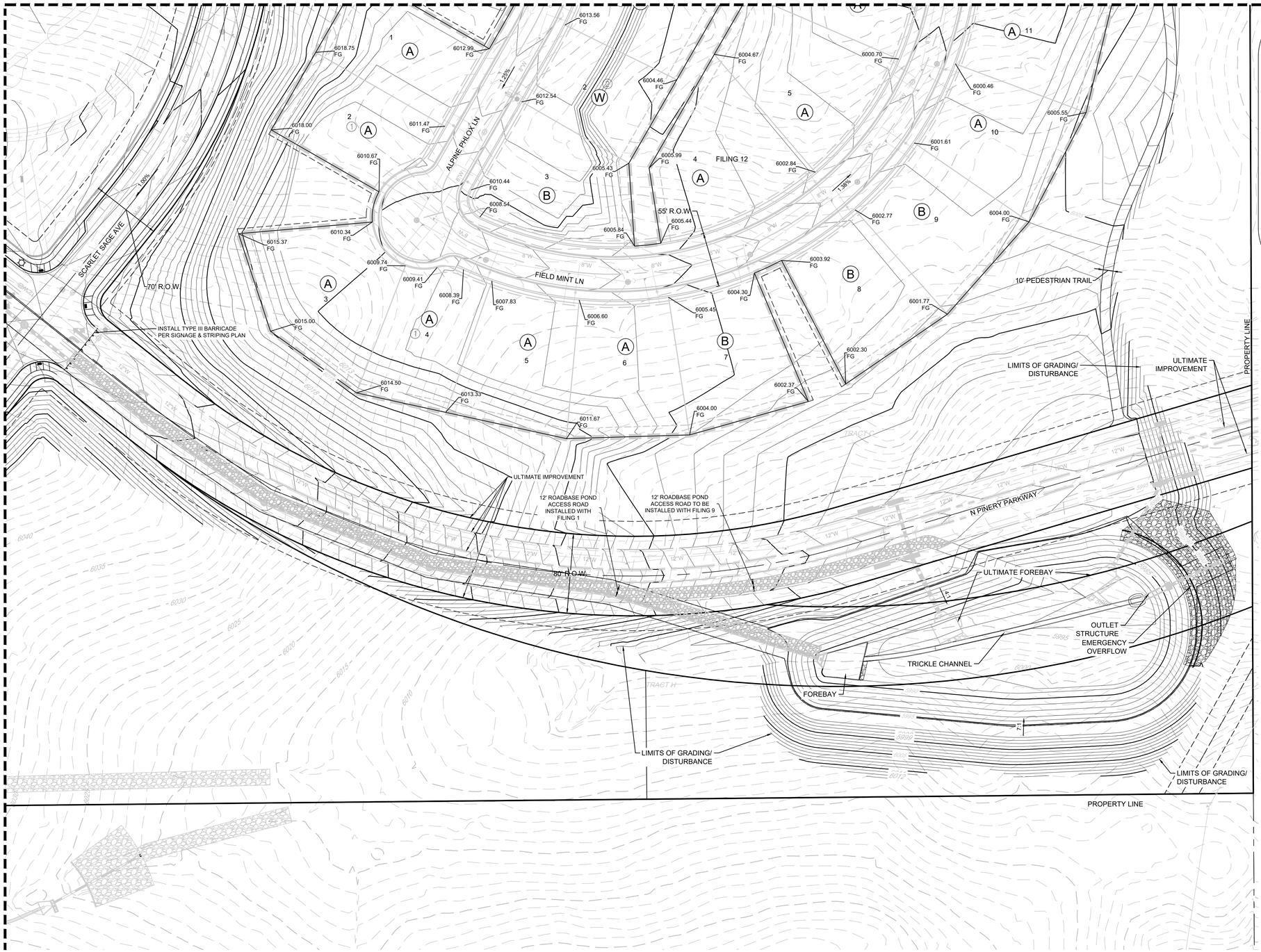
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR	CHECKED BY:	JJJ
DATE:	OCTOBER 2019		

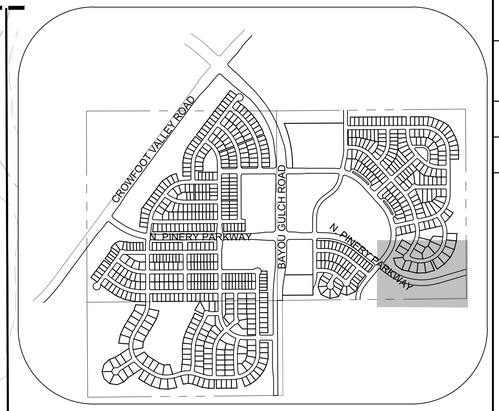
SHEET NUMBER 9

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CDS\PARKER\TOWN OF PARKER\F9 AREA GRADING.DWG, BRIANW, 10/2/2020 2:06 PM

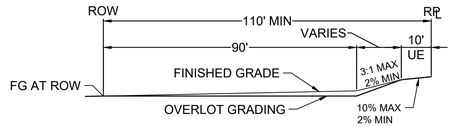
MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7





KEYMAP
N.T.S.



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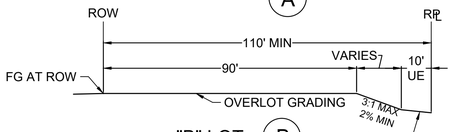
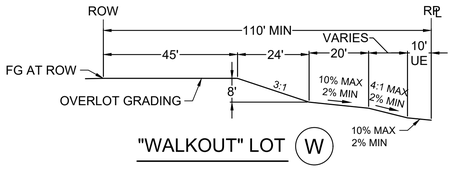


"B" LOT (B)



"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
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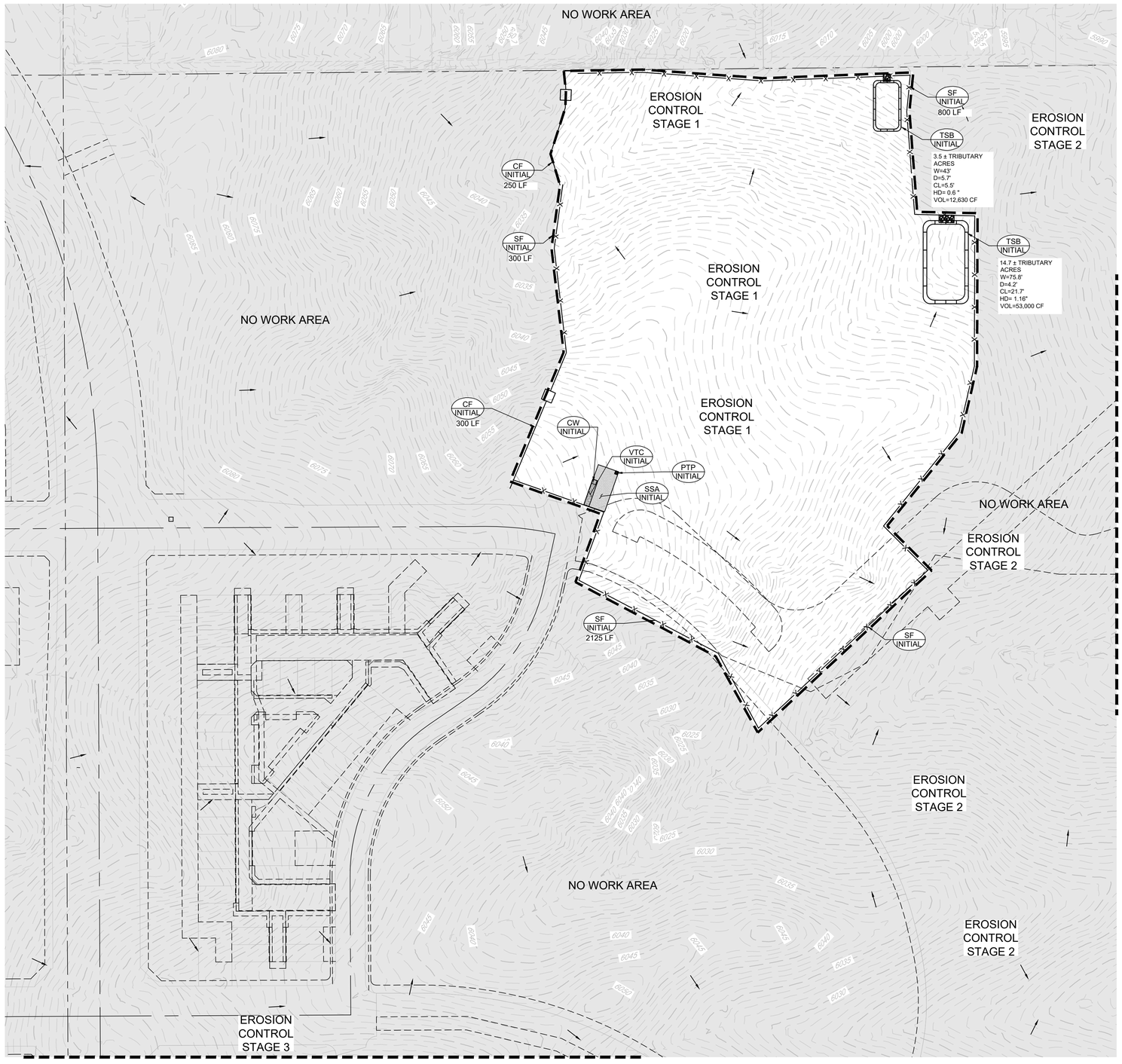
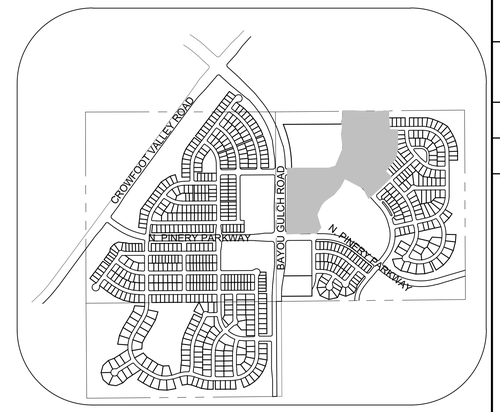
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\F9 AREA GRADING.DWG, BRIANW, 10/2/2020 2:07 PM





KEYMAP
N.T.S.

CD	CHECK DAM	
CF	CONSTRUCTION FENCE	
CP	CULVERT PROTECTION	
CWA	CONCRETE WASHOUT AREA	
DW	DEWATERING	
DD	DIVERSION DITCH	
DPP	DETENTION POND PROTECTION	
DTC	DEBRIS TRASH CONTROL	
EBL	EROSION CONTROL BLANKET	
IPAI	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IPCGS	INLET PROTECTION, CURB OAN-GRADE, TYPE R INLET	
IPCGS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

LP	LOT PROTECTION	
MWP	MASONRY WORK PROTECTION	
PTP	PORTABLE TOILET PROTECTION	
RCGC	ROUGH CUT STREET CONTROL	
RB	RIOCK BOCK	
RBIS	ROCK BOCK IN SWALE	
SB	STRAW BALE	
SC	SEDIMENT CONTROL LOGS	
SF	SILT FENCE	
SWS	SEEDING, MULCHING AND CRIMPING	
SR	SURFACE ROUGHING	
SSA	STABILIZED STAGING AREA	
SWT	SIDEWALK TRANSITION PROTECTION	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

TI	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

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

LEGEND
- EXISTING MAJOR CONTOUR
- 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'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

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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1-800-922-1987

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\F9 BMP PLANS.DWG, BRIANW, 10/2/2020 2:07 PM

No.	Revisions	Date	Init.	Appr.	Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
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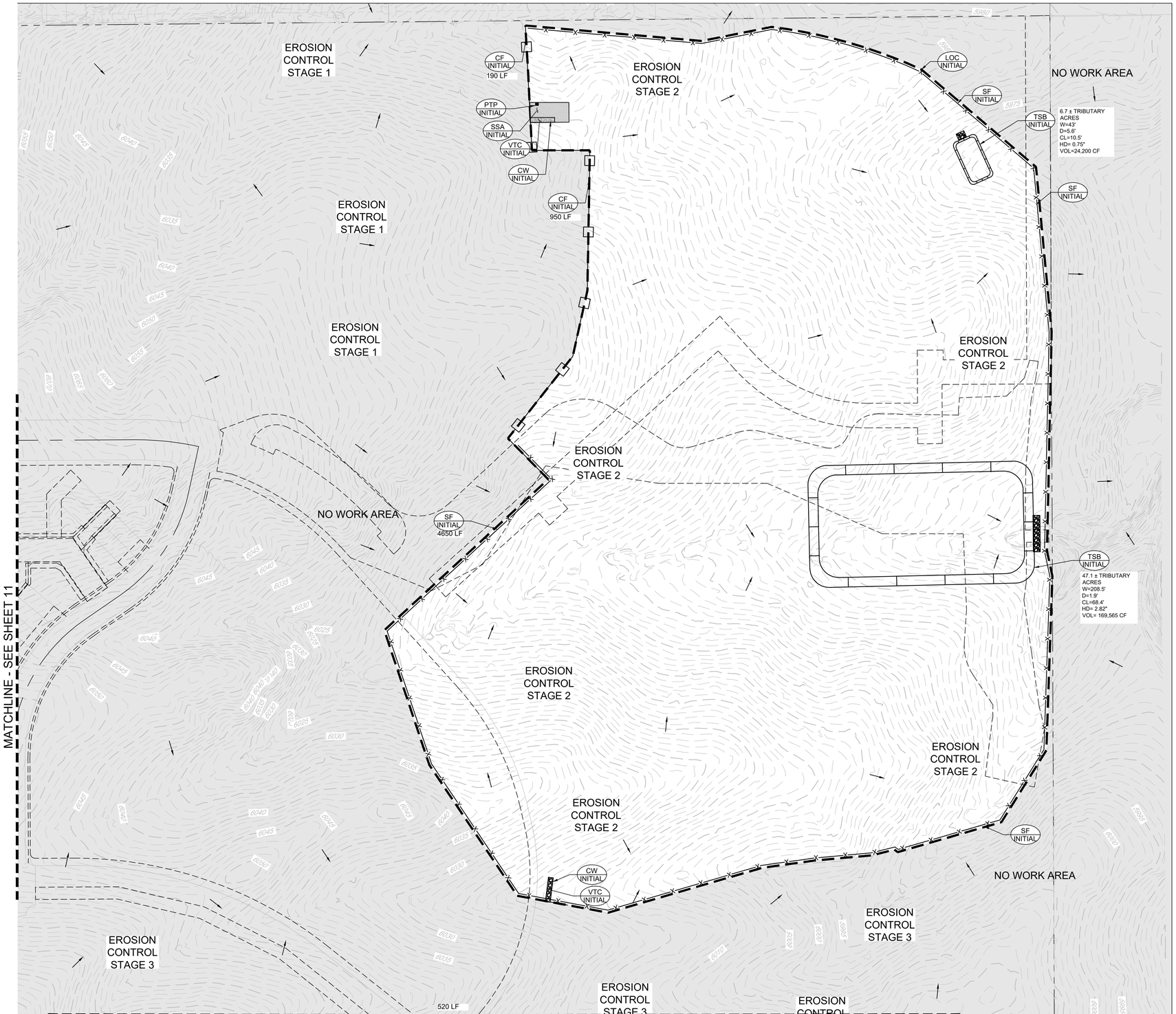
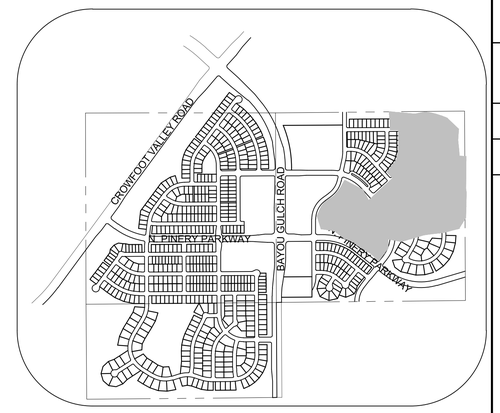
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STAGE 1 INITIAL CBMP PLANS

DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	OCTOBER 2019		

SHEET NUMBER 11





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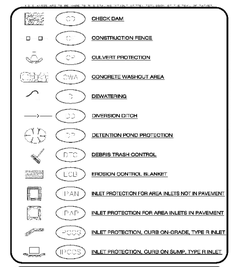

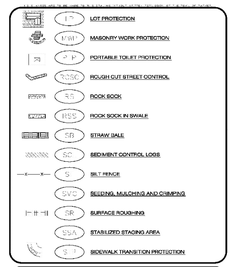

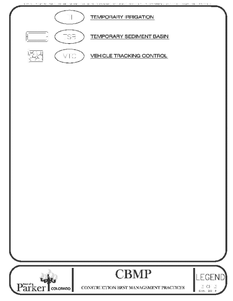

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LEGEND

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

100 50 0 100 200

SCALE: 1" = 100'

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COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

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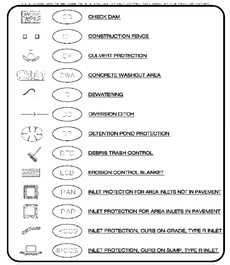
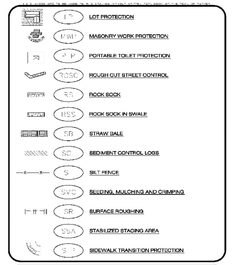
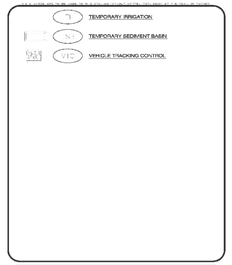
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STAGE 2 INITIAL CBMP PLANS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		

SHEET NUMBER 12







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100 50 0 100 200

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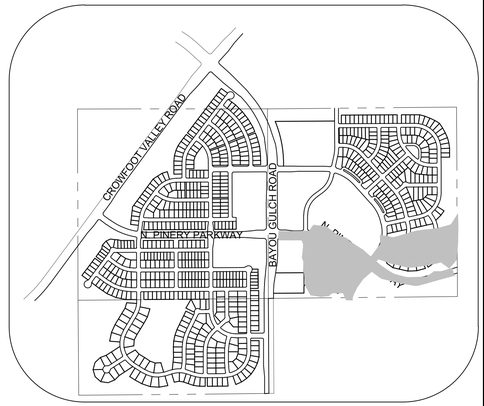

KEYMAP
N.T.S.

MATCHLINE - SEE SHEET 11

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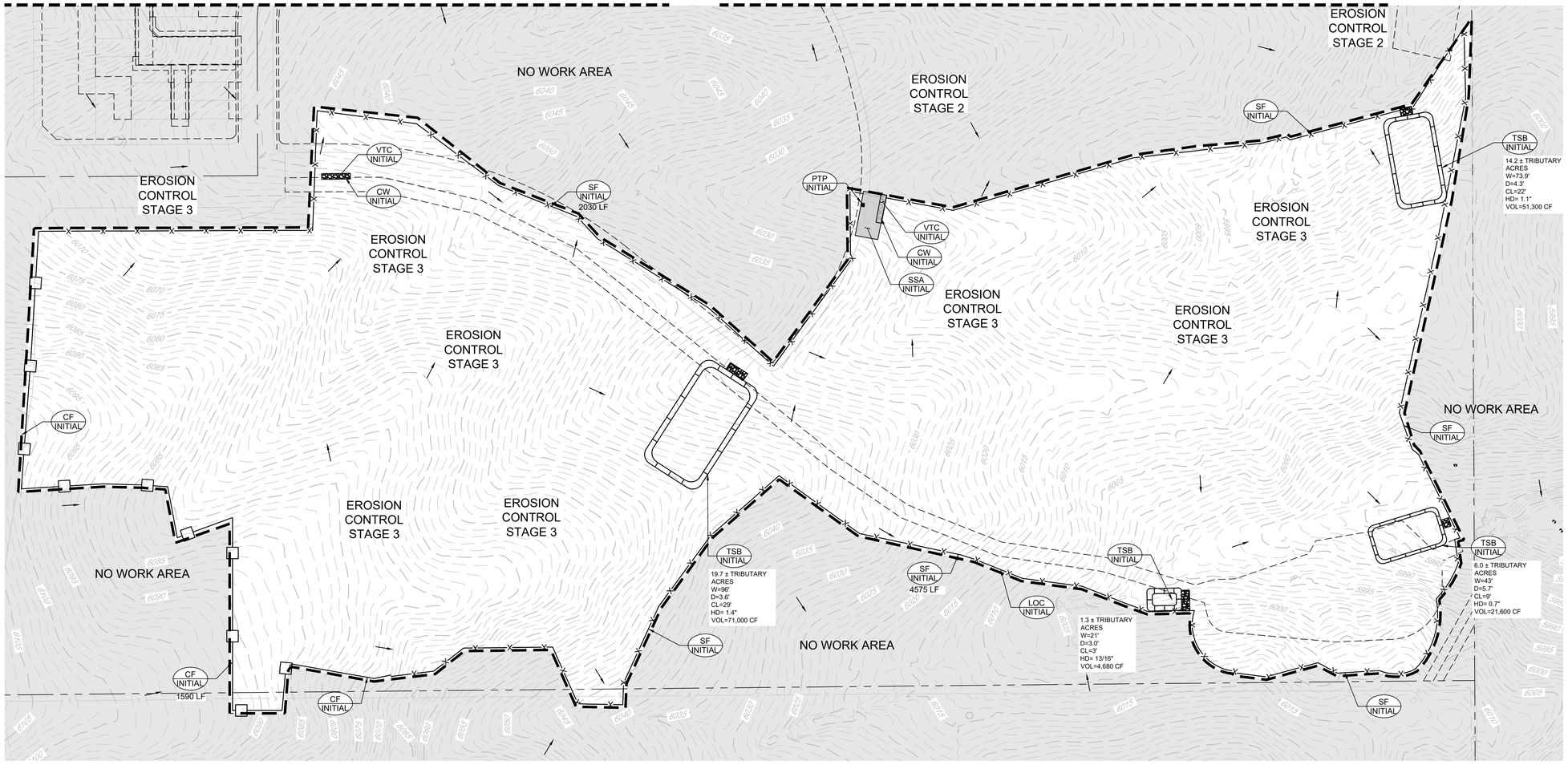

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No. 0050067
10-2-20
PROFESSIONAL ENGINEER
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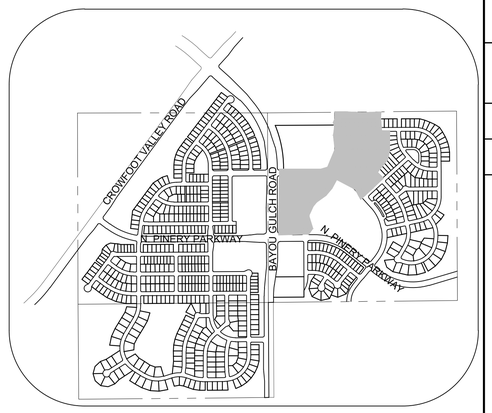
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STAGE 3 INITIAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 13

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\PARKER\TOWN OF PARKER\F9 BMP PLANS.DWG, BRIANW, 10/2/2020 2:08 PM



KEYMAP
N.T.S.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES

CD	CHECK DAM	
CF	CONSTRUCTION FENCE	
CP	CULVERT PROTECTION	
CWA	CONCRETE WASHOUT AREA	
DW	DEWATERING	
DD	DIVERSION DITCH	
DP	DETENTION POND PROTECTION	
DTC	DEBRIS TRASH CONTROL	
EBL	EROSION CONTROL BLANKET	
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET	
IPCUS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET	
LP	LOT PROTECTION	
MWP	MASONRY WORK PROTECTION	
PTP	PORTABLE TOILET PROTECTION	
RCUT	ROUGH CUT STREET CONTROL	
RS	ROCK SOCK	
RSW	ROCK SOCK IN SWALE	
SB	STRAW BALE	
SC	SEDIMENT CONTROL LOGS	
SF	SILT FENCE	
SVS	SEEDING, MULCHING AND CRIMPING	
SR	SURFACE ROUGHING	
STAG	STABILIZED STAGING AREA	
SWT	SIDEWALK TRANSITION PROTECTION	
T	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

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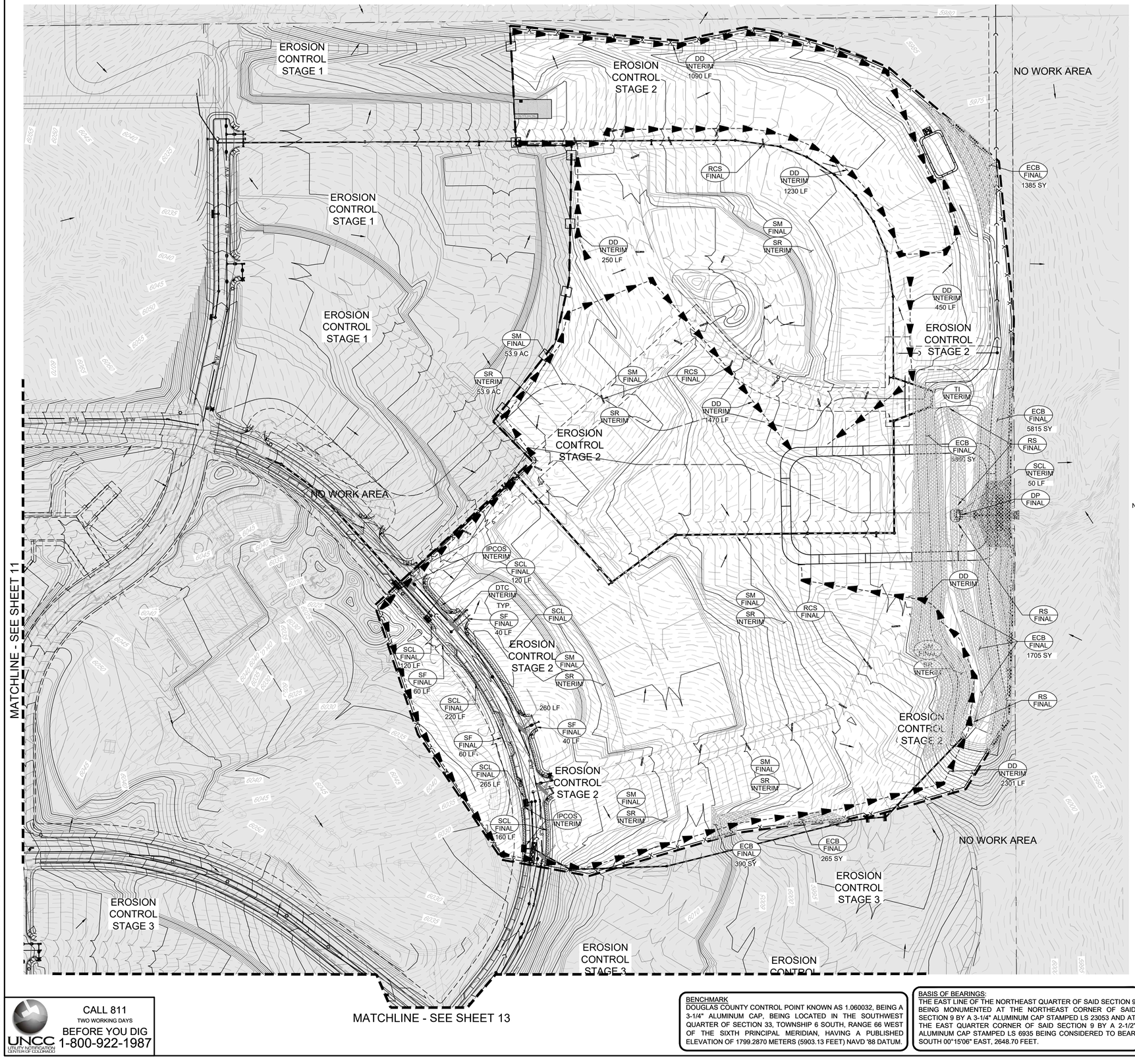
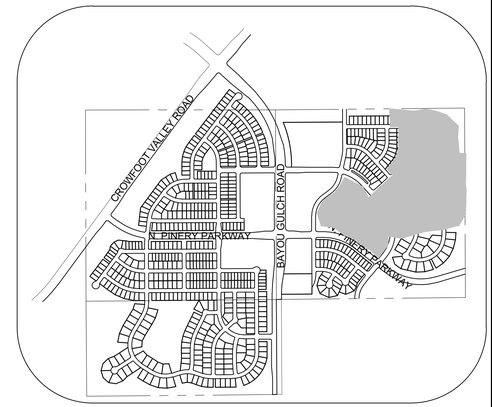
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STAGE 1 INTERIM & FINAL CBMP PLANS

SCALE: AS SHOWN
FILE NO: 81302837701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 14

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FB\TOWN OF PARKER\F9 BMP PLANS - INTERIM AND FINAL.DWG, BRIANW, 10/2/2020 2:10 PM





KEYMAP
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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
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INLET PROTECTION, CURB ON SUMP, TYPE R INLET

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

100 50 0 100 200

SCALE: 1" = 100'

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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
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
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(720) 482-9526
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HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STAGE 2 INTERIM & FINAL CBMP PLANS

DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	81302837701
DATE:	OCTOBER 2019		

SHEET NUMBER 15

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CBMP LEGEND

CONSTRUCTION BEST MANAGEMENT PRACTICES

CD	CHECK DAM	
CF	CONSTRUCTION FENCE	
CIV	CULVERT PROTECTION	
CWA	CONCRETE WASHOUT AREA	
D	DEWATERING	
DD	DIVERSION DITCH	
DTC	DETENTION POND PROTECTION	
DTC	DEBRIS TRASH CONTROL	
ECB	EROSION CONTROL BLANKET	
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IPCOS	INLET PROTECTION, CURB ON GRADE, TYPE R INLET	
IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET	

CBMP LEGEND

CONSTRUCTION BEST MANAGEMENT PRACTICES

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

CBMP LEGEND

CONSTRUCTION BEST MANAGEMENT PRACTICES

T	TEMPORARY IRRIGATION	
TS	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
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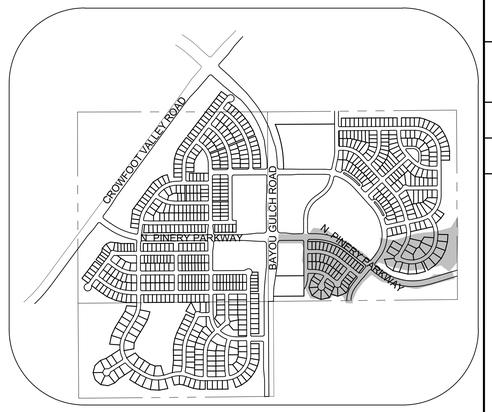
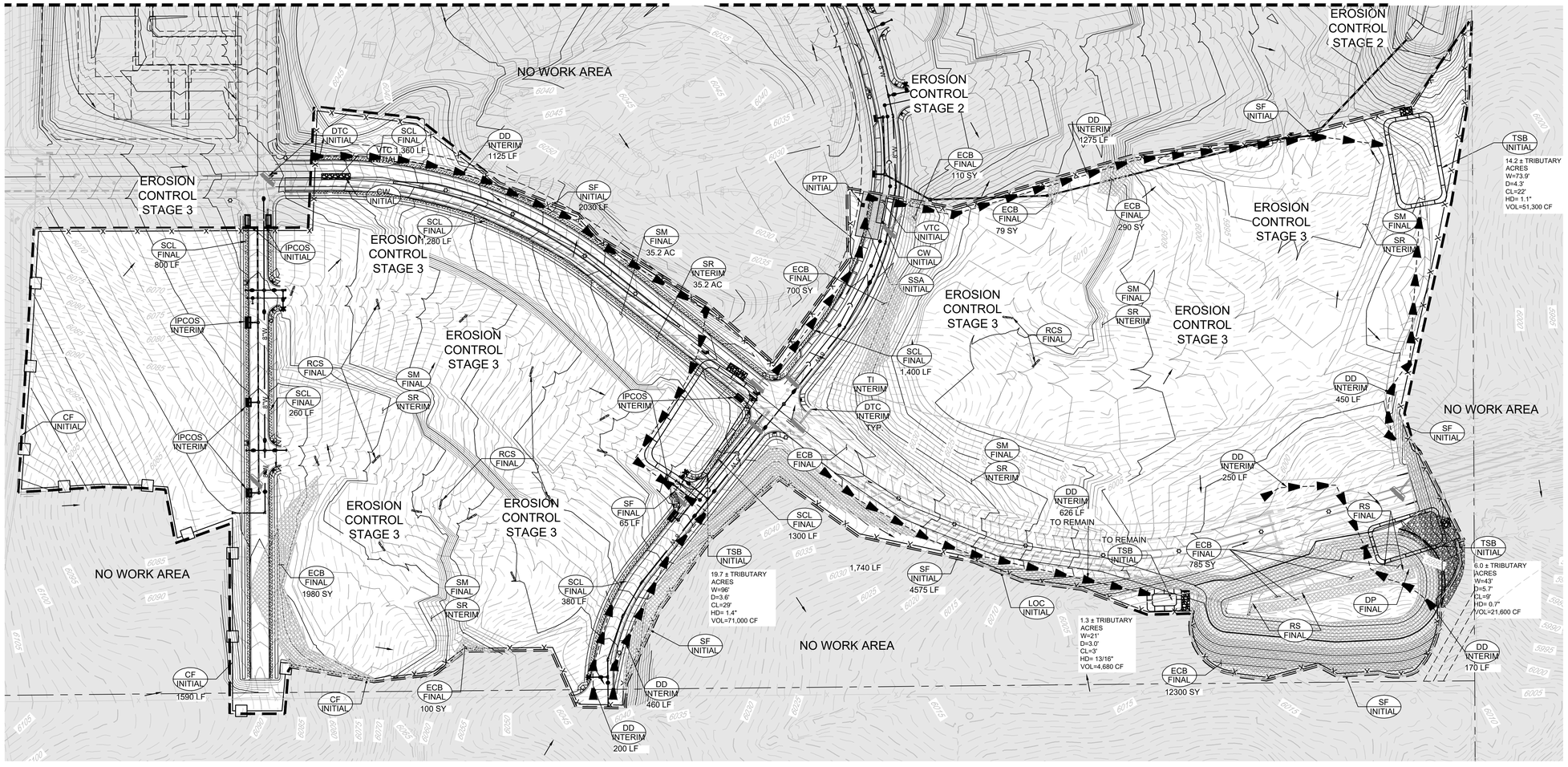


KEYMAP
N.T.S.

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 11



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PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER

10-2-20

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HR 935 LLC
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TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STAGE 3 INTERIM & FINAL CBMP PLANS

SCALE:	AS SHOWN		
DRAWN BY:	JLR	FILE NO:	8130283701
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		
SHEET NUMBER	16		

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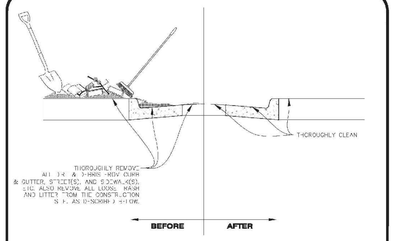


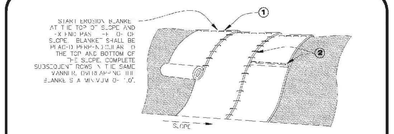
NOTE:

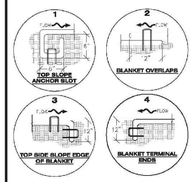
1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, THICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS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

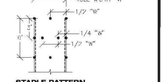
DC **DEBRIS AND TRASH CONTROL**

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.





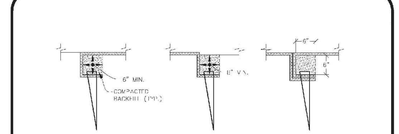


STAPLE PATTERN

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IN THE EVENT THAT THE MANUFACTURERS RECOMMENDATIONS VARY FROM THE STAPLE PATTERN SHOWN ABOVE, THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKETS ON SLOPES.

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

ECB **EROSION CONTROL BLANKET (SLOPE)**



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

STAKING PATTERN

NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. IF A PERMANENT ALL SYNTHETIC EROSION CONTROL BLANKET IS NOT AVAILABLE, PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND DRYING 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 BLANKET IS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL, BASED ON TRUE CALCULATIONS, NOT RUN OF CHANNEL MAT NOR OTHER MAY BE NECESSARY IN THE EVENT OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

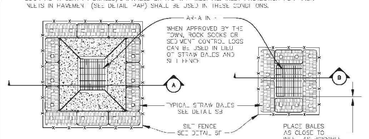
MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

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

EROSION CONTROL BLANKET MAINTENANCE NOTES

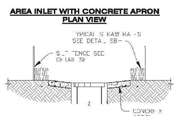
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

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

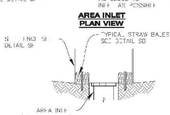


AREA INLET WITH CONCRETE APRON PLAN VIEW

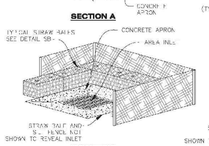
AREA INLET PLAN VIEW



SECTION A



SECTION B



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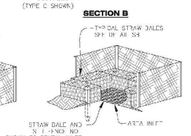


ISOMETRIC

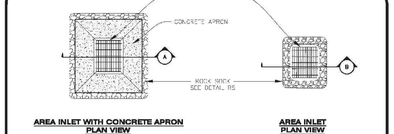
IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON GRMP 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 SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.



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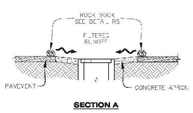

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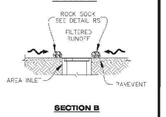

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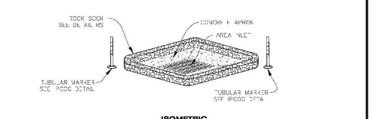
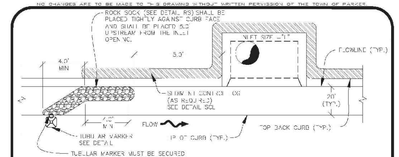
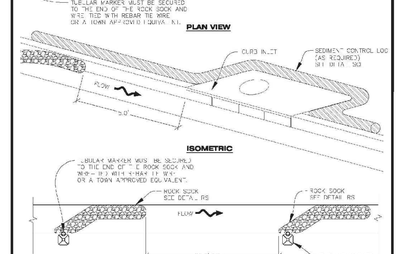


ISOMETRIC

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



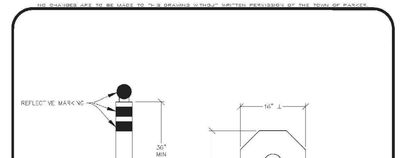
PLAN VIEW



ISOMETRIC

PLAN VIEW FOR MULTIPLE ROCK SOCKS

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



ELEVATION **BASE**

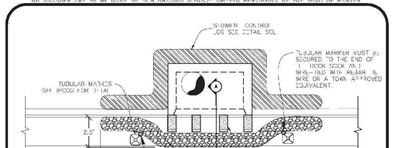
TUBULAR TRAFFIC MARKER DETAIL

INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

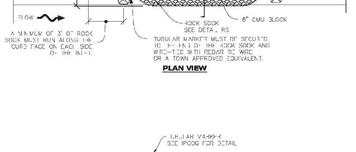
1. SEE GRMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED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



PLAN VIEW



SECTION A

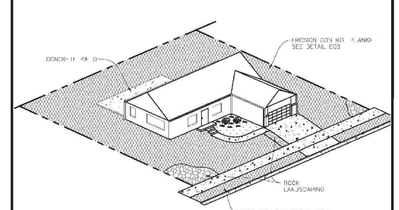
IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

CURB INLET PROTECTION INSTALLATION NOTES

1. SEE GRMP 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' A CURB FACE 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 GRMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE INSTALLATION OF ASPHALT ON ROADWAYS DRAWING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE INSTALLATION OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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



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 HELD TO SOILS WITH BIODEGRADABLE STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 4" WHERE WITH THE UP-GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THAT SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKET(S) REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN-DISTURBED 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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No.	Revisions	Date	Init.	Appr.	Date

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019
FILE NO: 81302837O1

SHEET NUMBER 18

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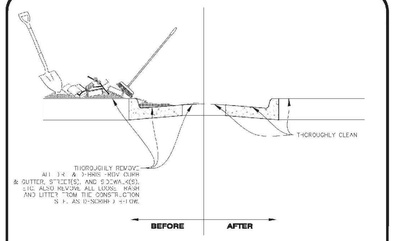


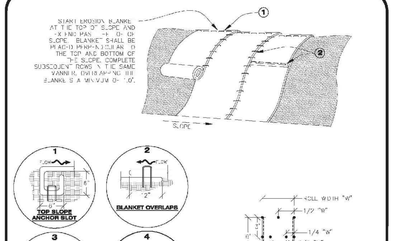
NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, THICKLE 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 LEAVING THE WORK DAY TO MINIMIZE ANY OFF-SITE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

DC — **DEBRIS AND TRASH CONTROL**

DEBRIS CONTROL NOTES:

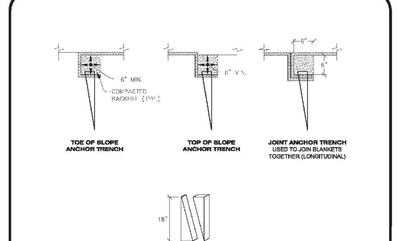
1. A COMBINATION OF SURFACE SCRAPING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE IN SOME CASES IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VAC-TRUCK.
3. ON-SITE PERSONNEL, DELIVERY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



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

NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF VARIATIONS IN THE ABOVE STAPLE PATTERN ARE USED, WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

EC — **EROSION CONTROL BLANKET (SLOPE)**



NOTES:

1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. IF A PERMANENT ALL VEGETATIVE COVER HAS NOT BEEN ESTABLISHED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS, PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND STAKING REQUIREMENTS.

EC — **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 BLANKET IS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL, BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MAT MAY OR MAY NOT BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

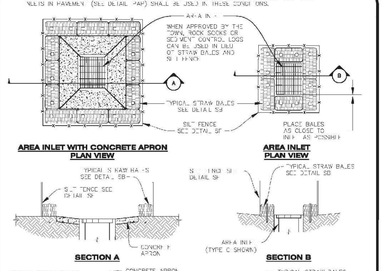
MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

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

EROSION CONTROL BLANKET MAINTENANCE NOTES

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

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN SOME SWALES/GUTTERS OR IN THE MEDIAN. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.



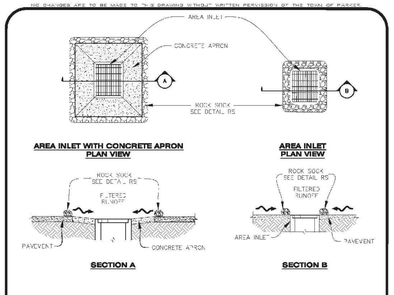
IPAN — **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

AREA INLET PROTECTION INSTALLATION NOTES

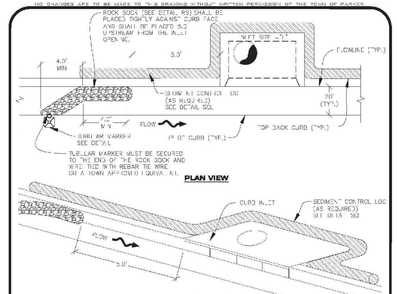
1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON GRADING PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE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

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

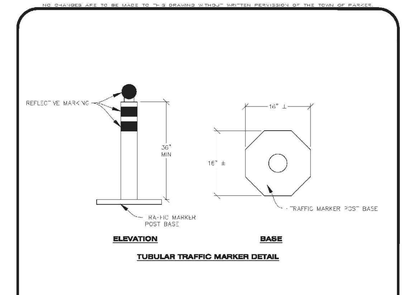
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY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



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



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

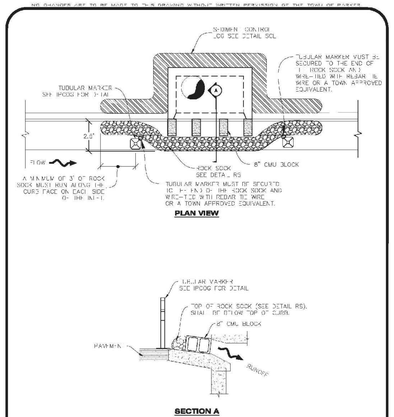


INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

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



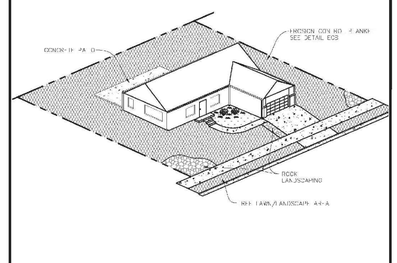
IPCOS — **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

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' A CURB FACE BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. SIGNS AS 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 INSTALLED ASPHALT ON ROADWAYS DRAWING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE INSTALLED ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

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



LP — **LOT PROTECTION**

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 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 SECURED TO SLOPES WITH BIODEGRADABLE STAPLES AND/OR WOODEN STAKES IN LIEU OF THE ADDITIONAL METAL STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" WHEN WITH THE UP-GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THAT SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKET(S) REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UNDISTURBED 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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No.	Revisions	Date	Init.	Appr.	Date

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019
FILE NO: 8130283701

SHEET NUMBER 18

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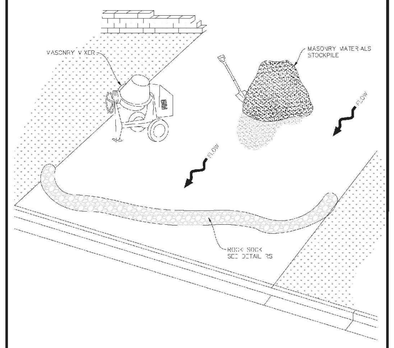
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



MWP — **MASONRY WORK PROTECTION**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — MWP — 1 OF 2 — REV. 2019

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

MASONRY WORK PROTECTION INSTALLATION NOTES

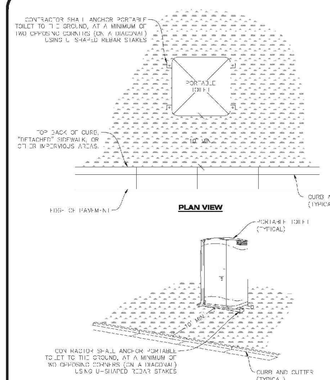
1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY MIX AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0" - 3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE 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 WASHOUT AREA.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — MWP — 2 OF 2 — REV. 2019

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



PTP — **PORTABLE TOILET PROTECTION**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — PTP — 1 OF 2 — REV. 2019

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

PORTABLE TOILET PROTECTION INSTALLATION NOTES

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

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — PTP — 2 OF 2 — REV. 2019

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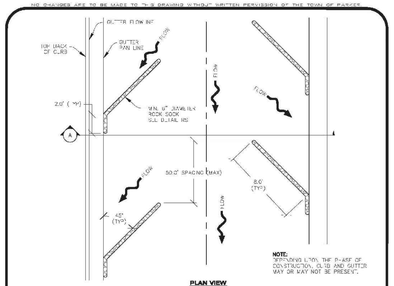

RCSC — **ROUGH CUT STREET CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — RCSC — 1 OF 2 — REV. 2019

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

ROUGH CUT STREET CONTROL INSTALLATION NOTES

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

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — RCSC — 2 OF 2 — REV. 2019

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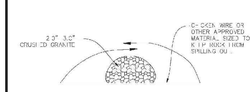

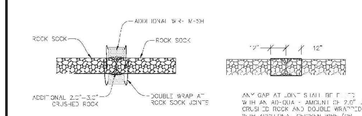

RS — **ROCK SOCK**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — RS — 1 OF 2 — REV. 2019

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

ROCK SOCK INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"-3.0" GRANITE, 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 SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — RS — 2 OF 2 — REV. 2019

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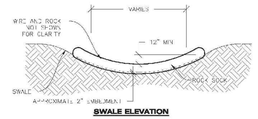
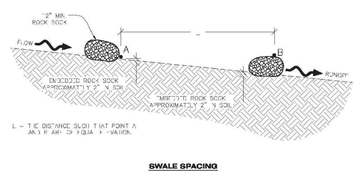
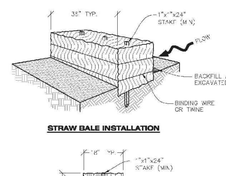




RSS — **ROCK SOCK IN SWALE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — RSS — 1 OF 1 — REV. 2019

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



SH — **STRAW BALE**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SB — 1 OF 2 — REV. 2019

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

STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"X18"X18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALL IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"X1"X24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 8" 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 IS ALL REGULARLY INSPECT THE STRAW BALLS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SB — 2 OF 2 — REV. 2019

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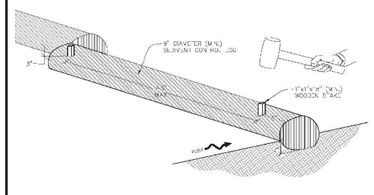
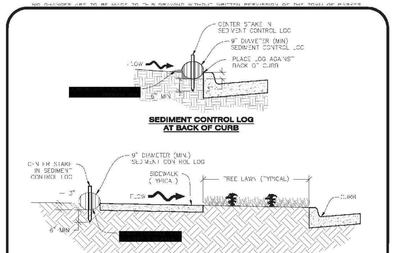
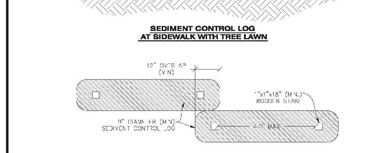


SCL — **SEDIMENT CONTROL LOG**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL — 1 OF 3 — REV. 2019

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





SC — **SEDIMENT CONTROL LOG**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL — 2 OF 3 — REV. 2019

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

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED IN, OR ALONG INCLINING RMS, ICLS AND CONTOURS.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INCLUDING ANY DISTURBED AREAS ASSOCIATED WITH THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-CYLINDER SHALL BE EXCAVATED USING A TRENCHING SPADE, SHARPED SHOVEL OR HOE. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT
7. ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE THOROUGHLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SOIL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 8" 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", TIGHTLY OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 8" FROM EACH END.
13. SEDIMENT CONTROL LOGS INSTALLED ALONG CURBS AND SIDEWALKS MUST BE DONE SO THAT NO WATER FLOW IN AN 8" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKS OR LOOSE MATERIAL MAY BE REQUIRED IN SOME ANGLE POINTS SITUATIONS.

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — SCL — 3 OF 3 — REV. 2019

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No.	Revisions	Date	Init.	Appr.	Date

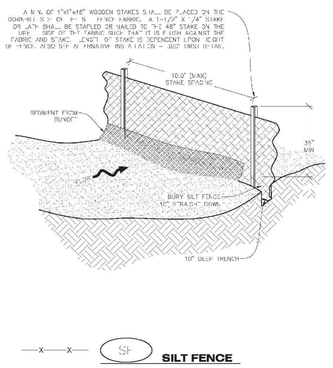
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 19

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\P9 BMP DETAILS.DWG, STEPHENF, 10/2/2020 2:15 PM



SF **SILT FENCE**

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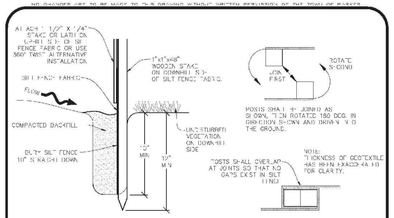

INSTALLATION DETAIL **JOINT SECTIONS**

STEP 1 **STEP 2**

ALTERNATIVE INSTALLATION - 360° TWIST

SF **SILT FENCE**

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SILT FENCE INSTALLATION NOTES

1. SEE GRADING 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 6" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED USING A SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPGRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE, EQUIDISTANT 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 (DOWNHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x2"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. IT SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. DOUBLE STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 40 LBS
UV RESISTANCE (LOW RATE)	ASTM D 4355 ASTM D 4491	> 90% AT 500 HOURS OF UV EXPOSURE > 70 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 OF THE TESTS AS NOTED 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 BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING THOSE EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LANDSCAPE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE SALVAGED FROM THE SITE AND STOCKPILED. ALL AREAS PRONE TO EROSION (I.E. SLOPING AND MULCHED AREAS) WILL NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WITHIN NATIVE SEEDING AS SHOWN ON THE LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE SITE'S TOPSOIL BE ANALYZED BY A QUALIFIED LABORATORY TO ASSESS ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IT IS RECOMMENDED THAT THE TOPSOIL SHOULD CONTAIN NO LESS THAN 5% ORGANIC MATTER AND BE NEUTRAL IN PH. THE TOPSOIL SHOULD BE AMENDED AS NECESSARY TO MEET THESE STANDARDS WITH APPROPRIATE AMENDMENTS.
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" DEEP. 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 APPLIED AT TWICE THE DRILL SEEDER RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HAND TYPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼" – ½" INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE NONDUAL 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 PLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC | 1 OF 4 | Dec. 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. ANY 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 NEW GRASS SEED MIXES APPROVED FOR USE BY THE TOWN SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS. A UNIFORM STAND OF THE PLANTED SPECIES AND PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

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

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
12% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDE OATS GRAMA
3% CANADA MILLOUGRASS
5% BLUE GRAMA

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

TOWN OF PARKER, SEED MIX 2
25% SLENDER WHEATGRASS
15% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPROUT MILLET
5% INDIAN RICEGRASS

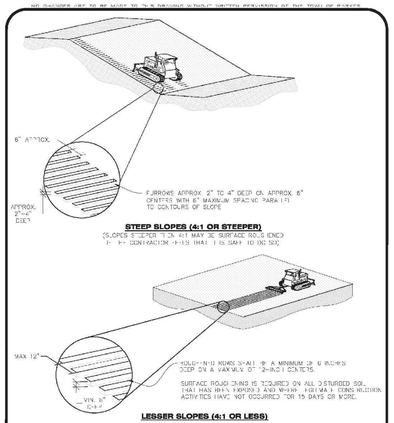
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% BUFFALOGRASS
20% CRESTED WHEATGRASS
15% 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 | Dec. 2013



STEEP SLOPES (4:1 OR STEEPER)

LESSER SLOPES (4:1 OR LESS)

SR **SURFACE ROUGHING**

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

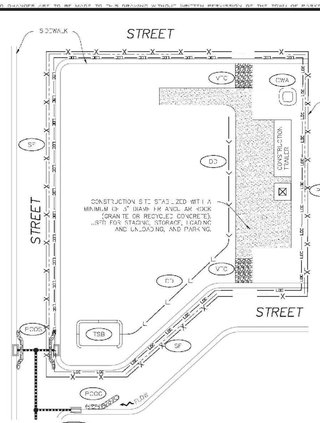
SURFACE ROUGHENING INSTALLATION NOTES

1. SEE GRADING 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 SDCDM. DETERMINATION OF SOIL INACTIVITY SHALL BE AT DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE GRADING PLANS.
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 | Dec. 2013



STABILIZED STAGING AREA

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

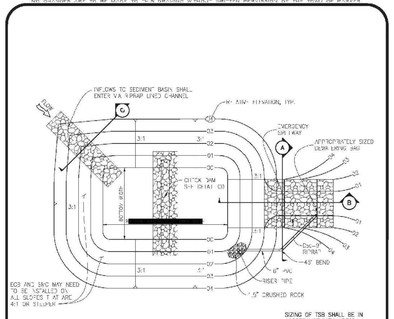
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE GRADING 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.

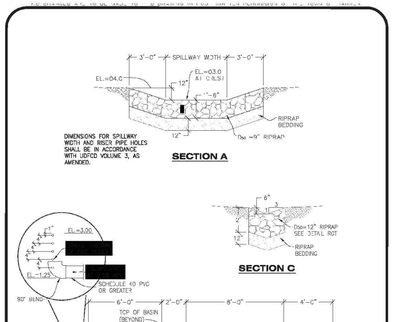
CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA | 2 OF 2 | Dec. 2013



PLAN VIEW

SB **TEMPORARY SEDIMENT BASIN**

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



SECTION B

TSB **TEMPORARY SEDIMENT BASIN**

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

TEMPORARY SEDIMENT BASIN INSTALLATION NOTES

1. SEE GRADING 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 LAYOUT, 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 6" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
5. EMBANKMENT MATERIAL IS ALL BE COMPACTED TO A MINIMUM OF 90% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
6. AN APPROPRIATELY SIZED ULTRA LONG BAG SHALL BE SECURELY FILLED AND THE DISCHARGE PIPE FROM DEWATERING BAG SHALL BE REGULARLY ACCUMULATION REACHES 50%.

TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | TSB | 3 OF 3 | Dec. 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 9 CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 20

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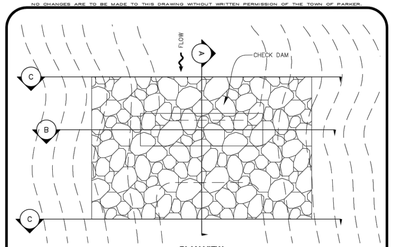
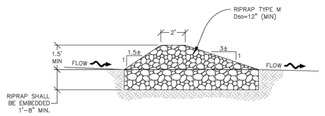
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



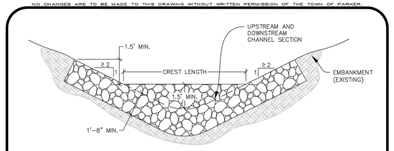
PLAN VIEW



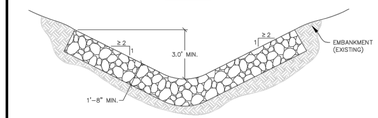
SECTION A

CD **CHECK DAM**

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

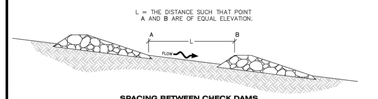


SECTION B



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.



SPACING BETWEEN CHECK DAMS

CD **CHECK DAM**

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

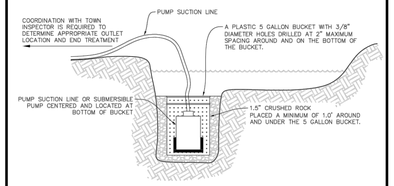
CHECK DAM INSTALLATION NOTES

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

CHECK DAM INSPECTION AND MAINTENANCE NOTES

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

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



TYPICAL DEWATERING SUMP

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

D **DEWATERING**

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

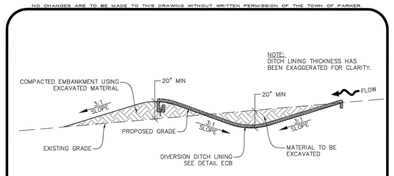
DEWATERING INSTALLATION NOTES

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

DEWATERING MAINTENANCE NOTES

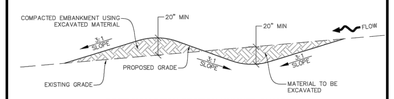
1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

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



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

DIVERSION DITCH SECTION LINED CHANNEL



DIVERSION DITCH SECTION UNLINED CHANNEL

DD **DIVERSION DITCH**

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

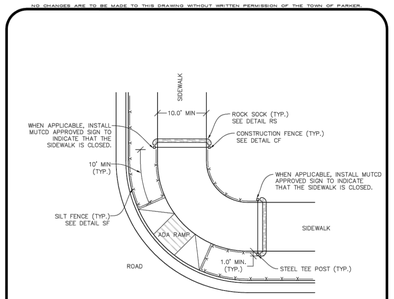
DIVERSION DITCH INSTALLATION NOTES

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

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

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

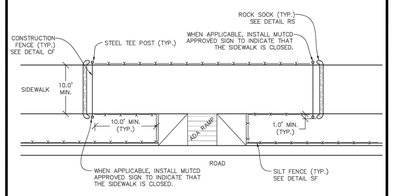
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



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

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

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



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

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

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

SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES

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

SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES

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

No.	Revisions	Date	Init.	Appr.	Date

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TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 21

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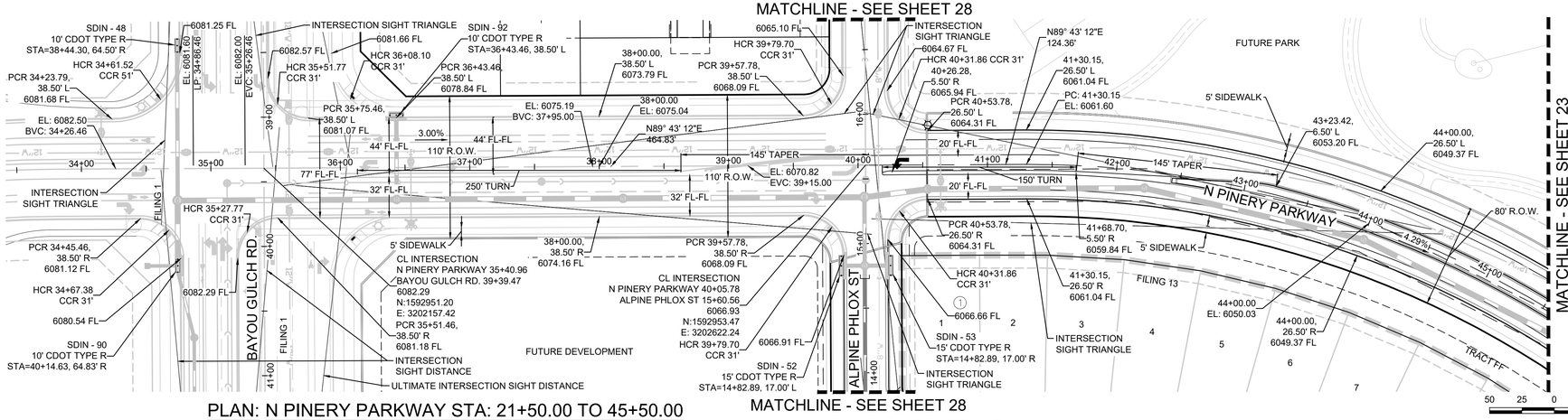
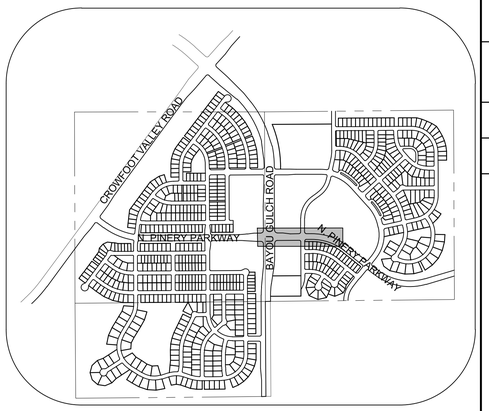
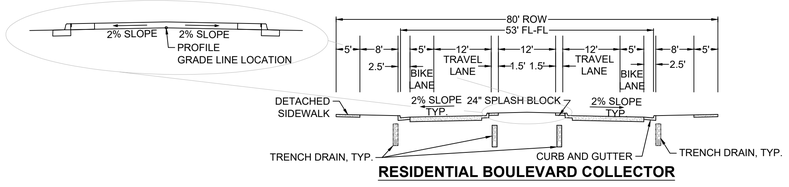


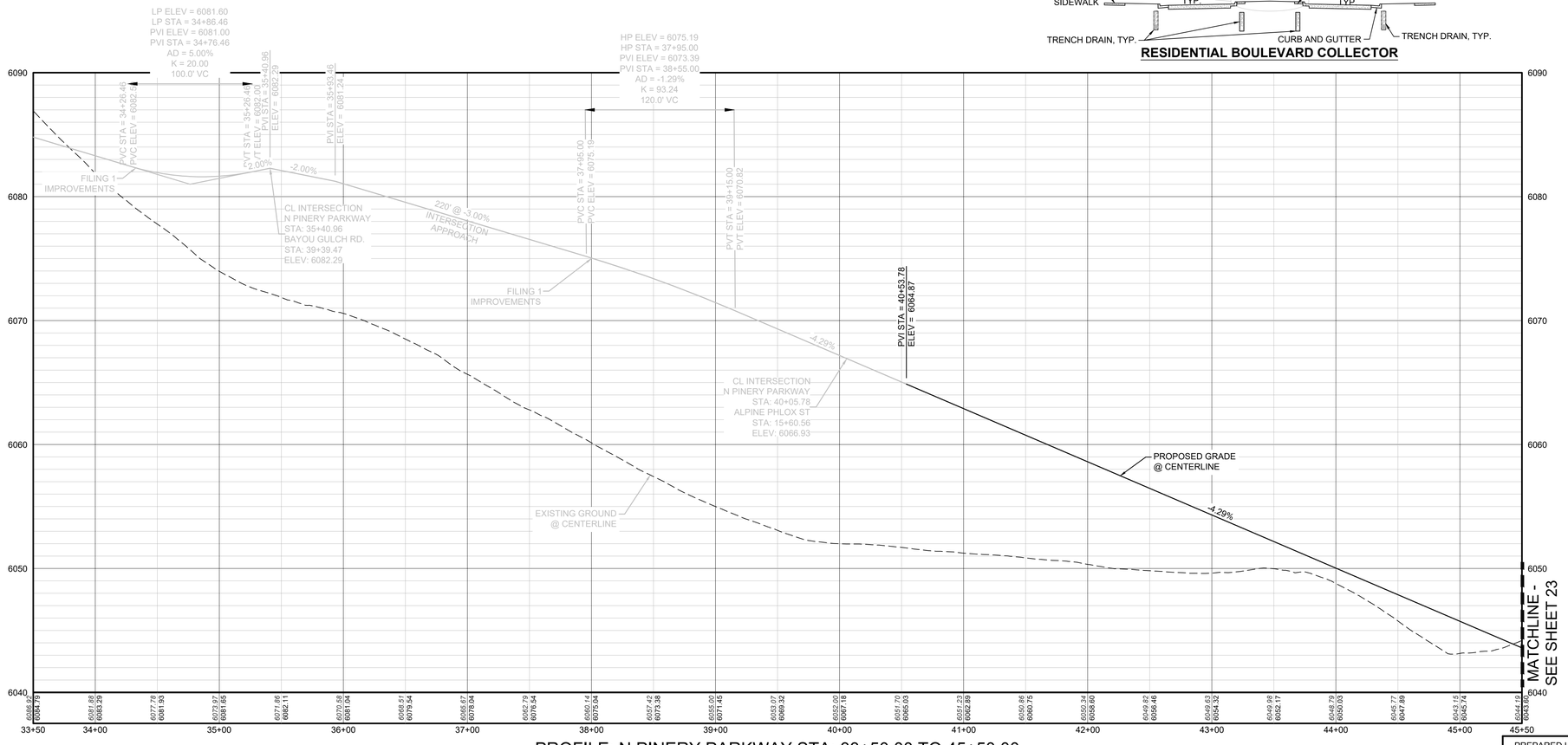
PLAN: N PINERY PARKWAY STA: 21+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: N PINERY PARKWAY STA: 33+50.00 TO 45+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

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

ABBREVIATIONS

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

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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
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

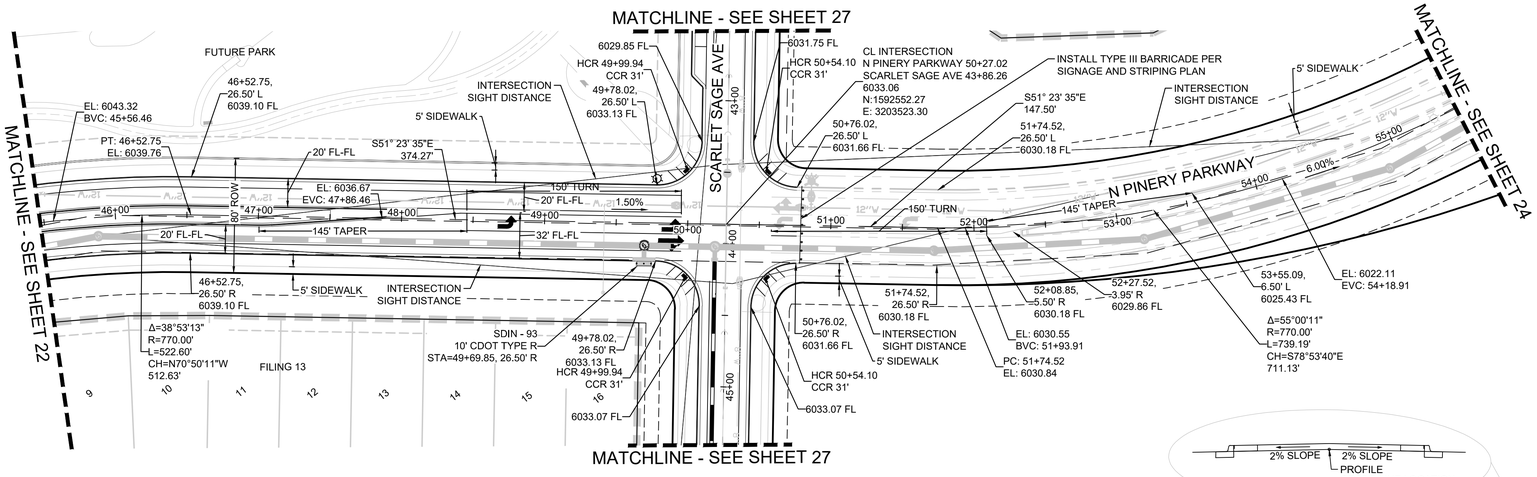
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
(720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

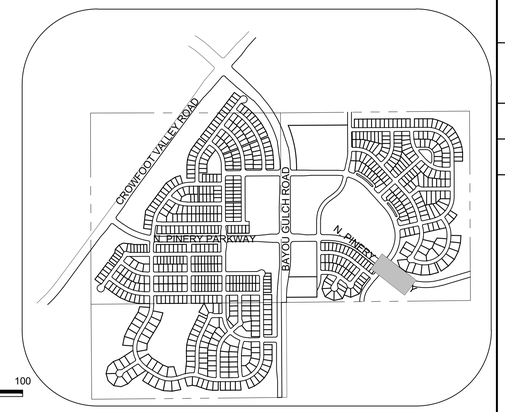
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 22

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FB\TOWN OF PARKER\STREET PLAN AND PROFILE\FB NORTH PINERY PARKWAY.DWG, BRIANW, 10/2/2020 2:17 PM

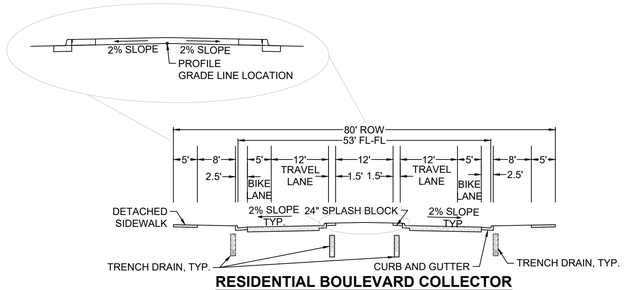




KEYMAP
N.T.S.

SCALE: 1" = 50'

PLAN: N PINERY PARKWAY STA: 44+50.00 TO 55+50.00
HORIZONTAL SCALE: 1" = 50'



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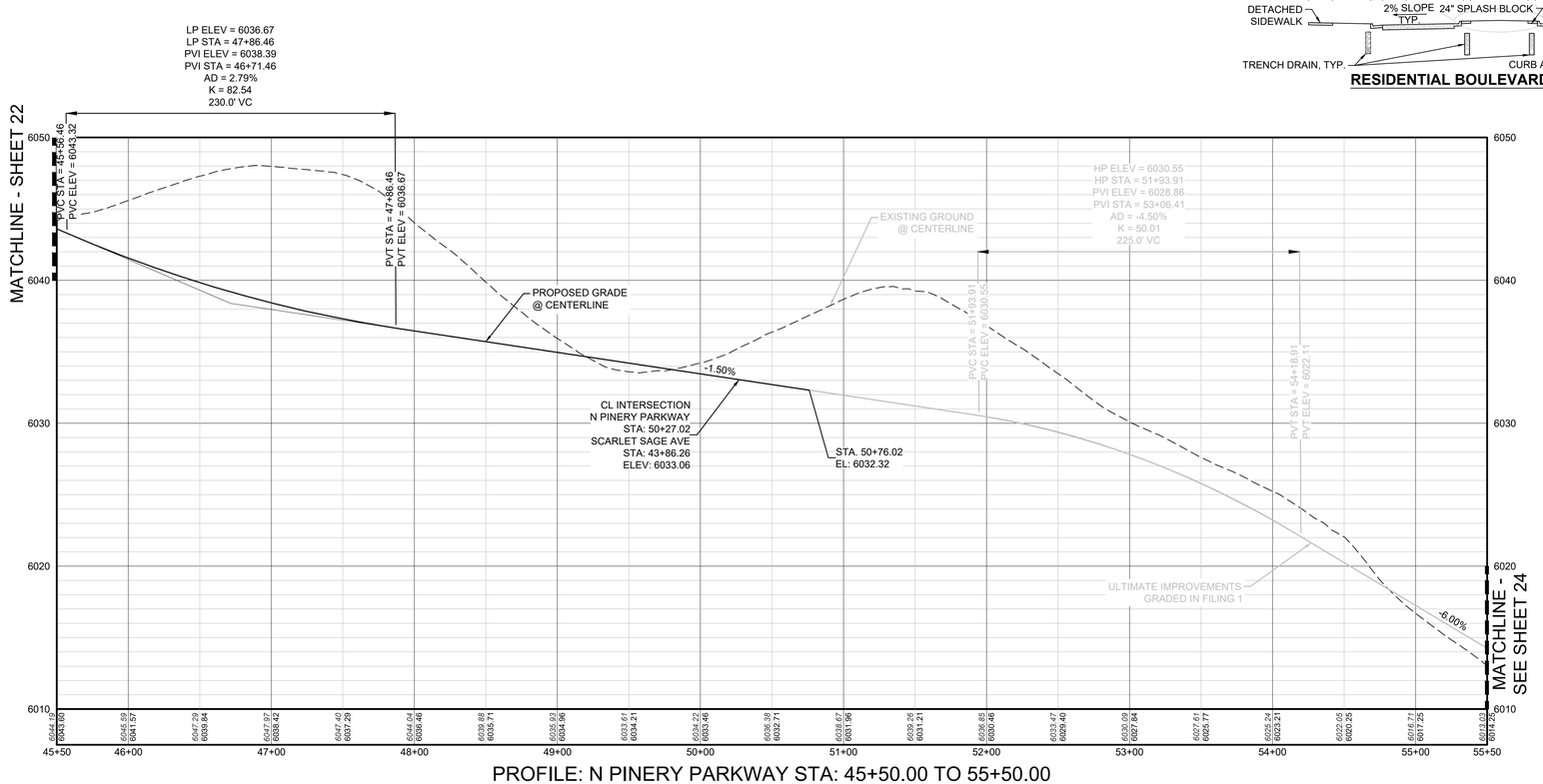

PROFILE: N PINERY PARKWAY STA: 45+50.00 TO 55+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

BRIAN P. WILSON
COLORADO P.E. 0050067

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No.	Revisions	Date	Init.	Appr.	Date

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HR 935 LLC
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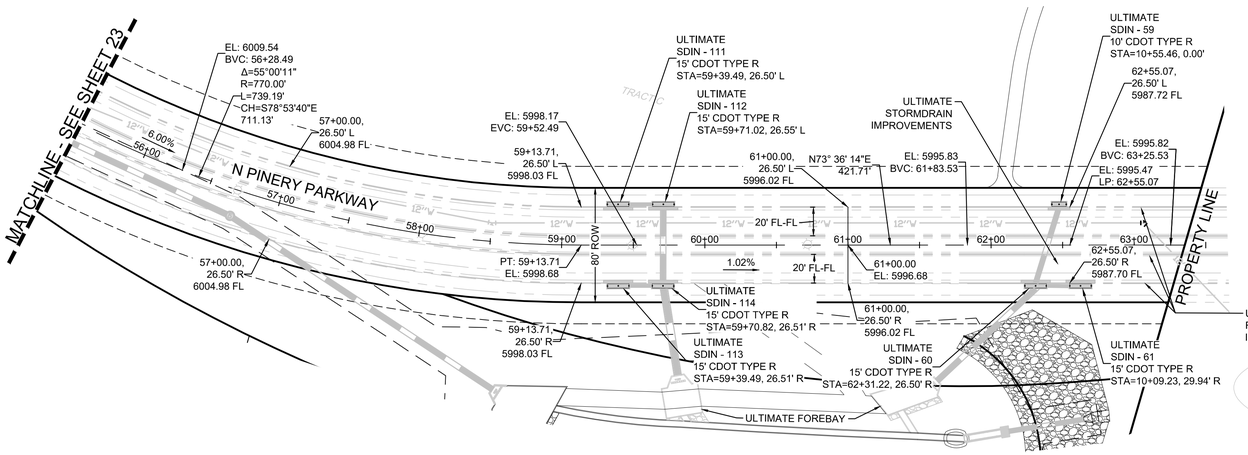
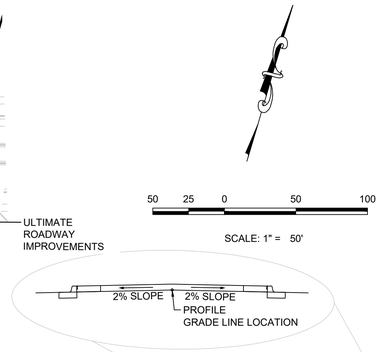
NORTH PINERY PARKWAY

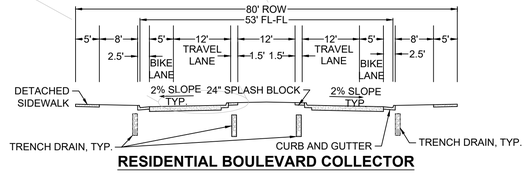
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 23



PLAN: N PINERY PARKWAY STA: 55+50.00 TO 63+50.00
HORIZONTAL SCALE: 1" = 50'





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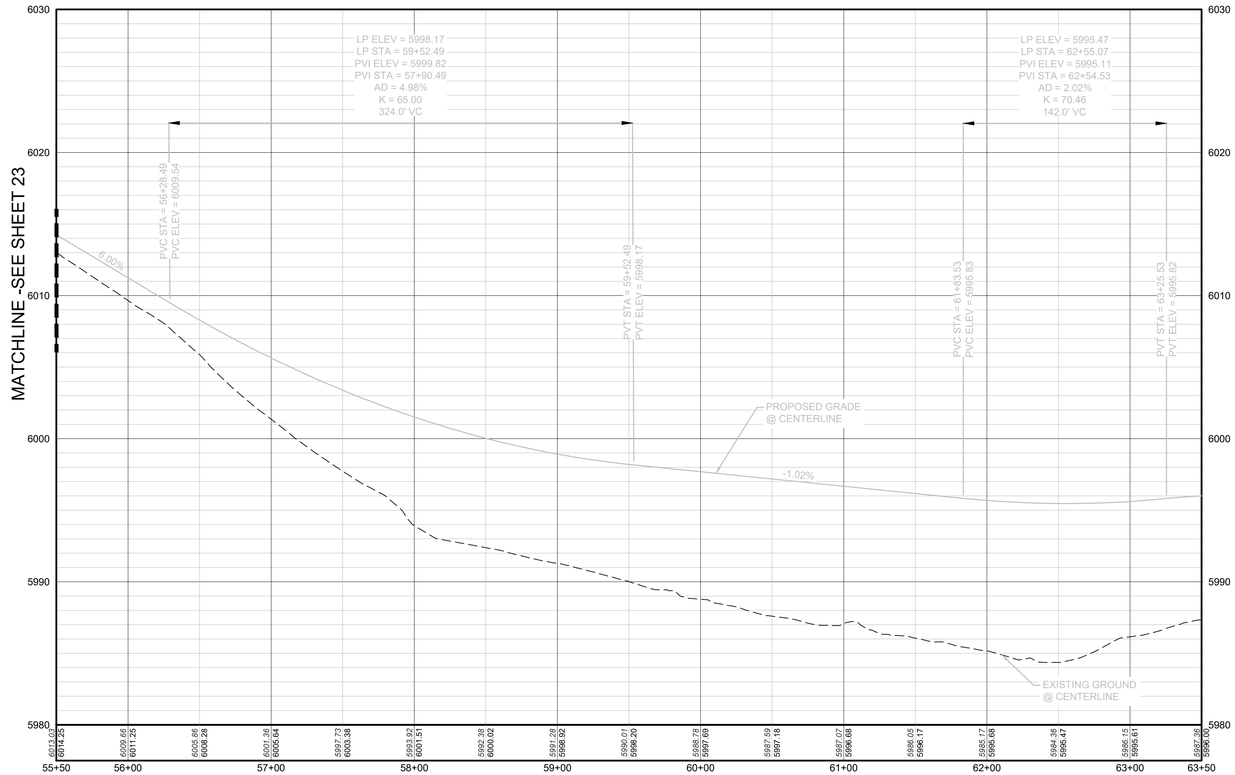

PROFILE: N PINERY PARKWAY STA: 55+50.00 TO 63+50.00
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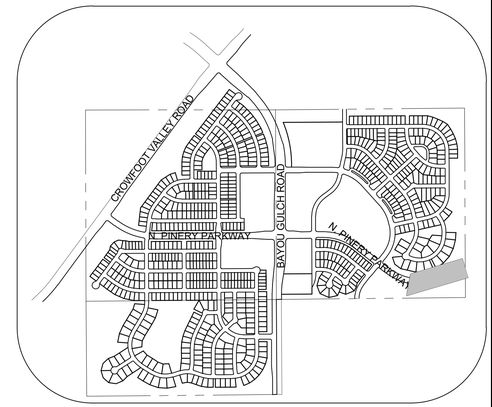

KEYMAP
N.T.S.

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
FO	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

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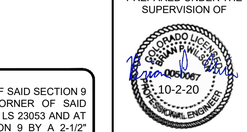

BRIAN P. WILSON
COLORADO P.E. 0050067

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No.	Revisions	Date	Init.	Appr.	Date

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SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD	CHECKED BY:	JJJ
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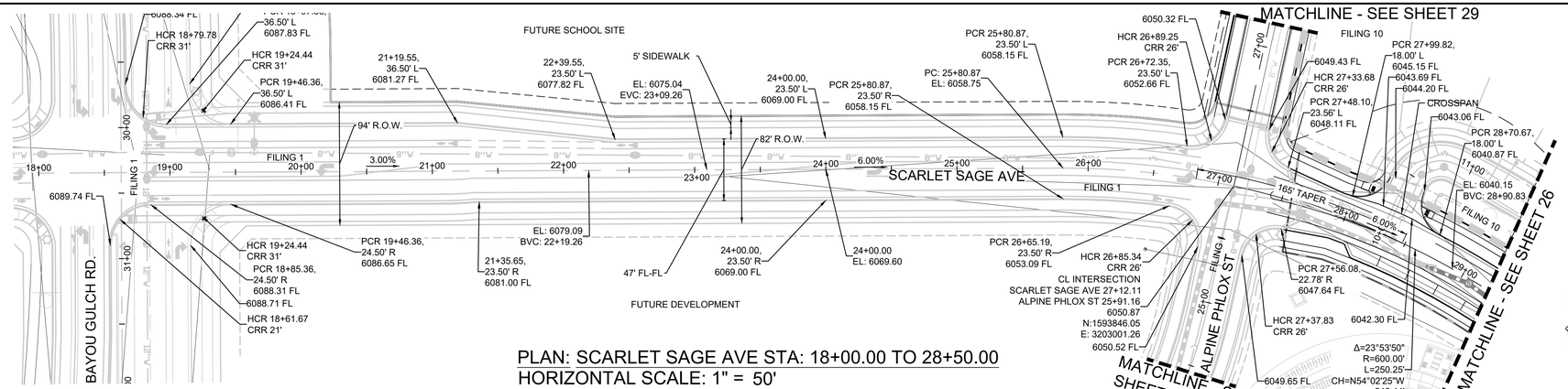
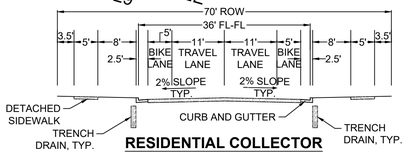
SHEET NUMBER 24



PLAN: SCARLET SAGE AVE STA: 18+00.00 TO 28+50.00
HORIZONTAL SCALE: 1" = 50'



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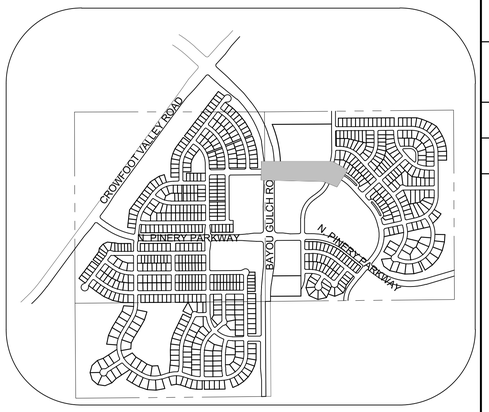

KEYMAP
N.T.S.

SCALE: 1" = 50'

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
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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
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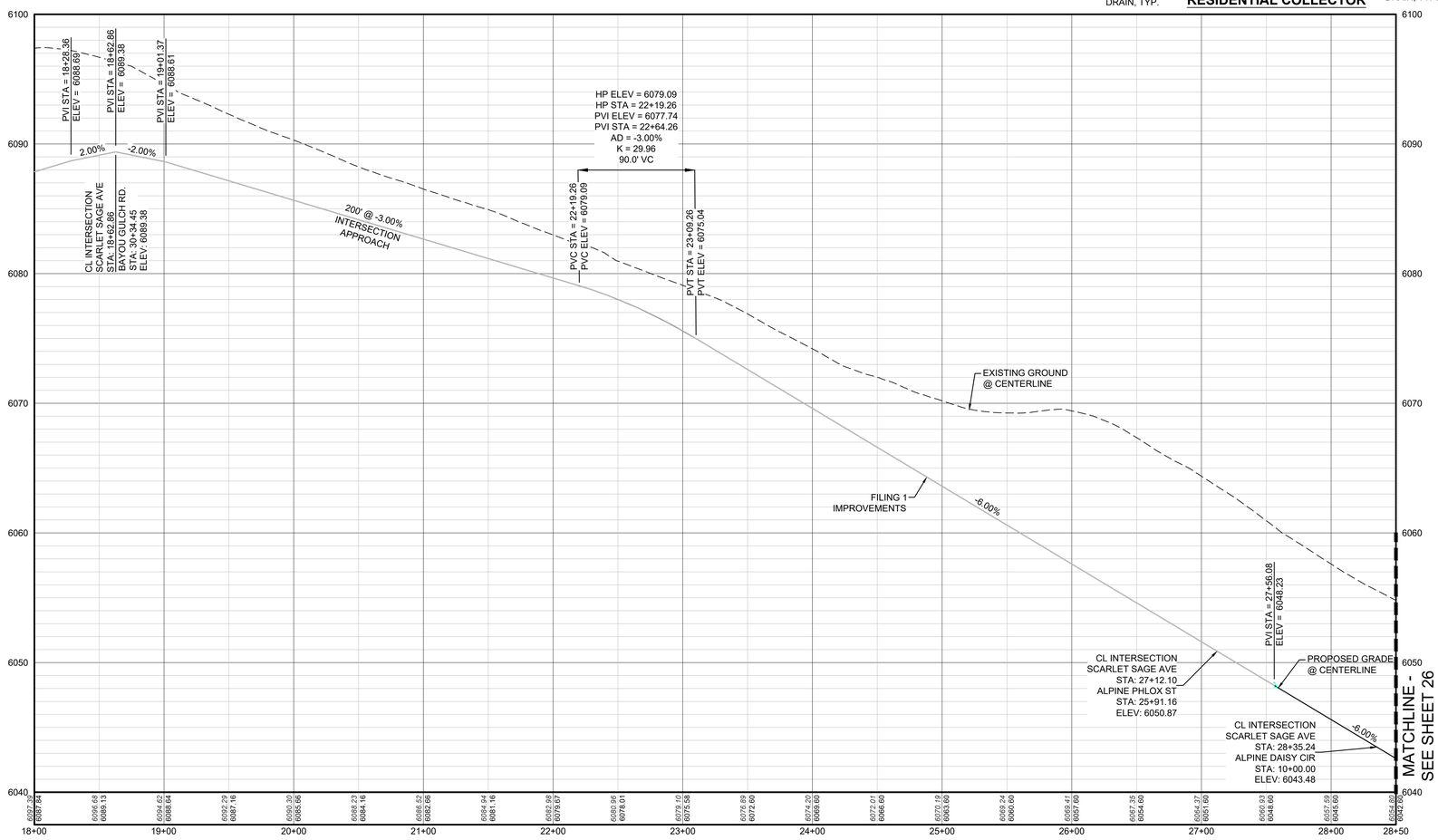

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

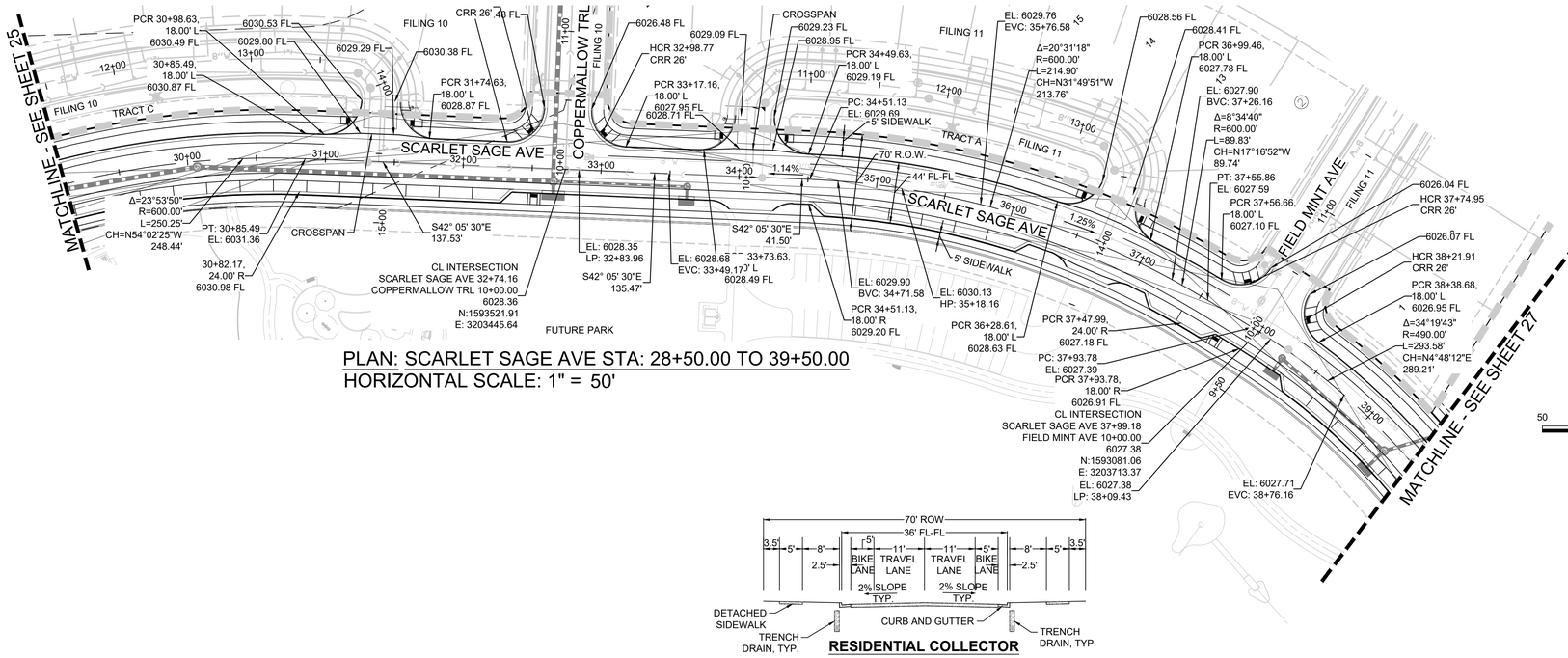
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SCARLET SAGE AVENUE

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	OCTOBER 2019		

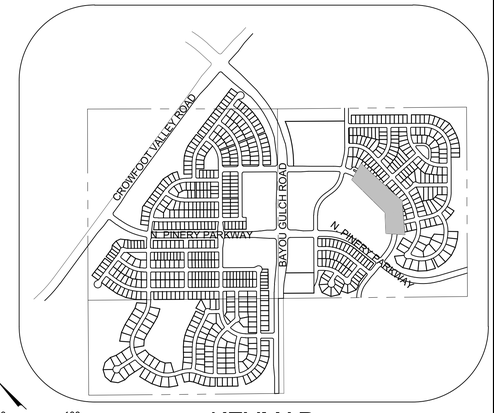
SHEET NUMBER 25

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\STREET PLAN AND PROFILE\F9 SCARLET SAGE AVENUE.DWG, BRIANW, 10/2/2020 2:22 PM



PLAN: SCARLET SAGE AVE STA: 28+50.00 TO 39+50.00
HORIZONTAL SCALE: 1" = 50'

RESIDENTIAL COLLECTOR



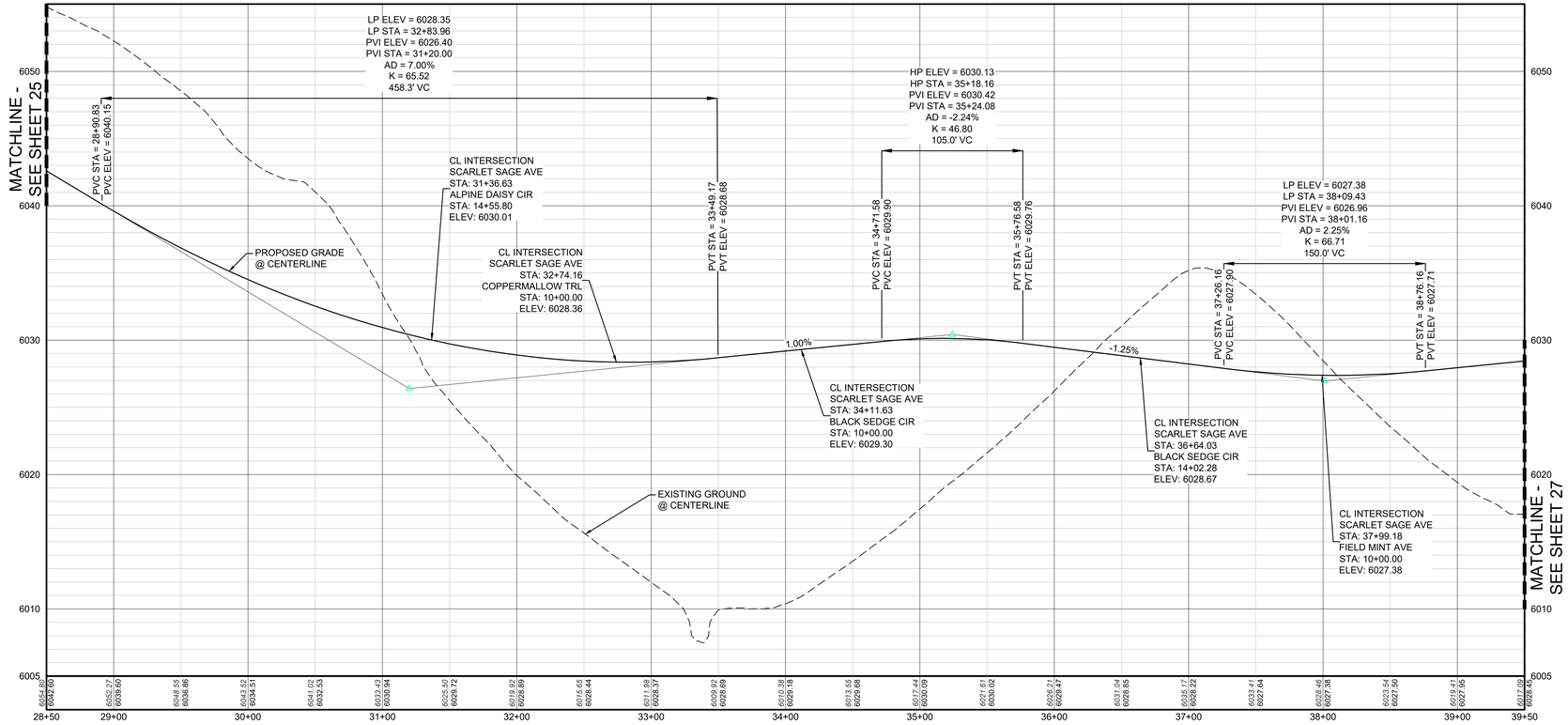
KEYMAP
N.T.S.

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



PROFILE: SCARLET SAGE AVE STA: 28+50.00 TO 39+50.00
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BASIS OF BEARINGS:
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PREPARED UNDER THE SUPERVISION OF
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
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SCARLET SAGE AVENUE

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	OCTOBER 2019		

SHEET NUMBER 26

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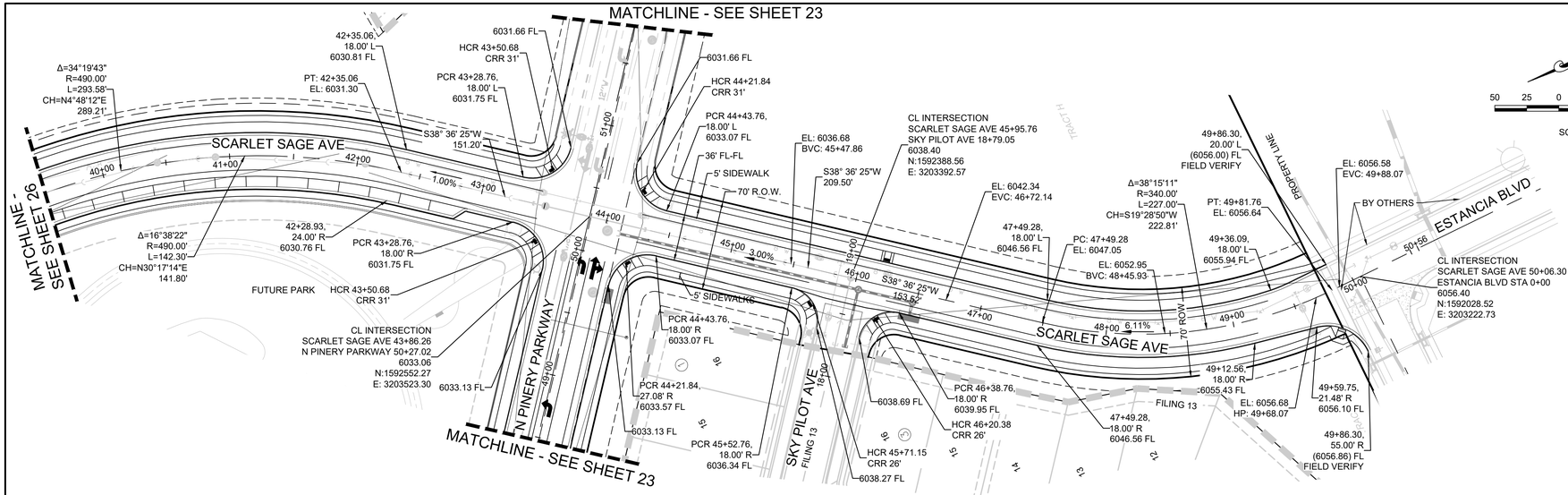
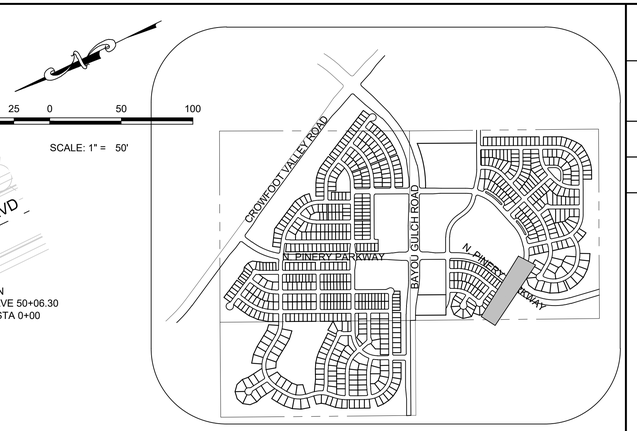
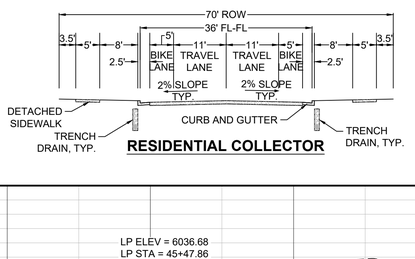


PLAN: SCARLET SAGE AVE STA: 39+50.00 TO 50+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



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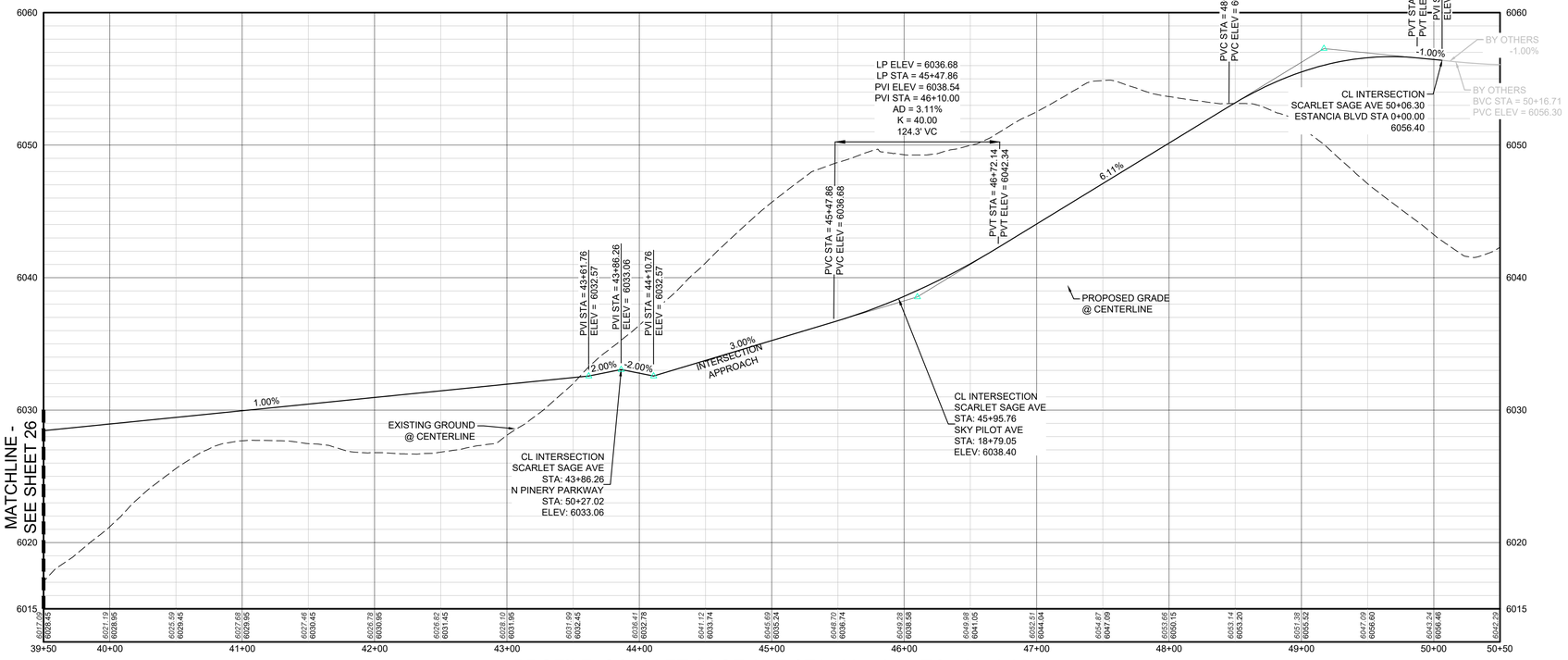

PROFILE: SCARLET SAGE AVE STA: 39+50.00 TO 50+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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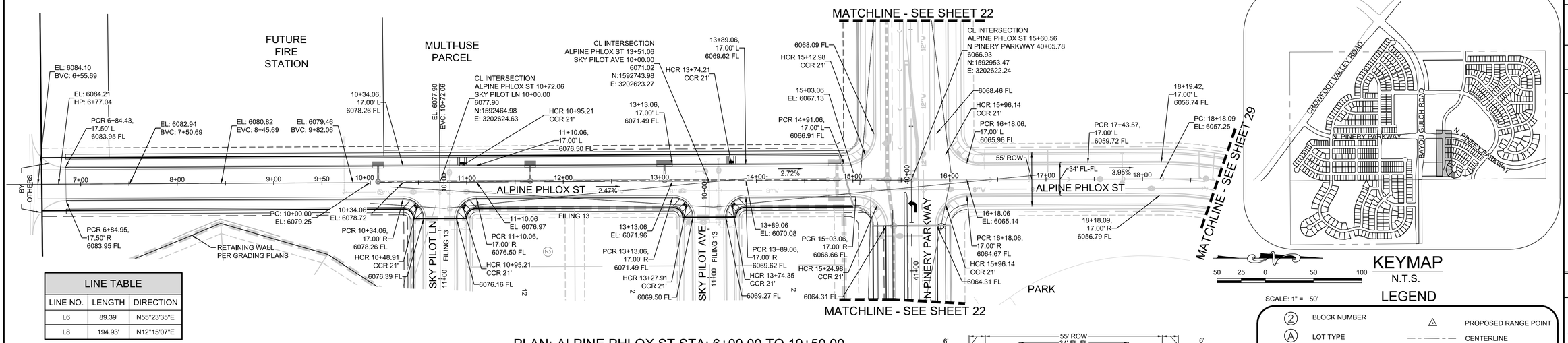
SCARLET SAGE AVENUE

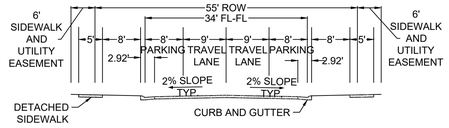
SCALE: AS SHOWN	FILE NO: 8130283701		
DRAWN BY: KJD	CHECKED BY: JJJ	DATE: OCTOBER 2019	
SHEET NUMBER 27			

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\STREET PLAN AND PROFILE\P9 SCARLET SAGE AVENUE.DWG, BRIANW, 10/2/2020 2:24 PM



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L6	89.39'	N55°23'35"E
L8	194.93'	N12°15'07"E

PLAN: ALPINE PHLOX ST STA: 6+00.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



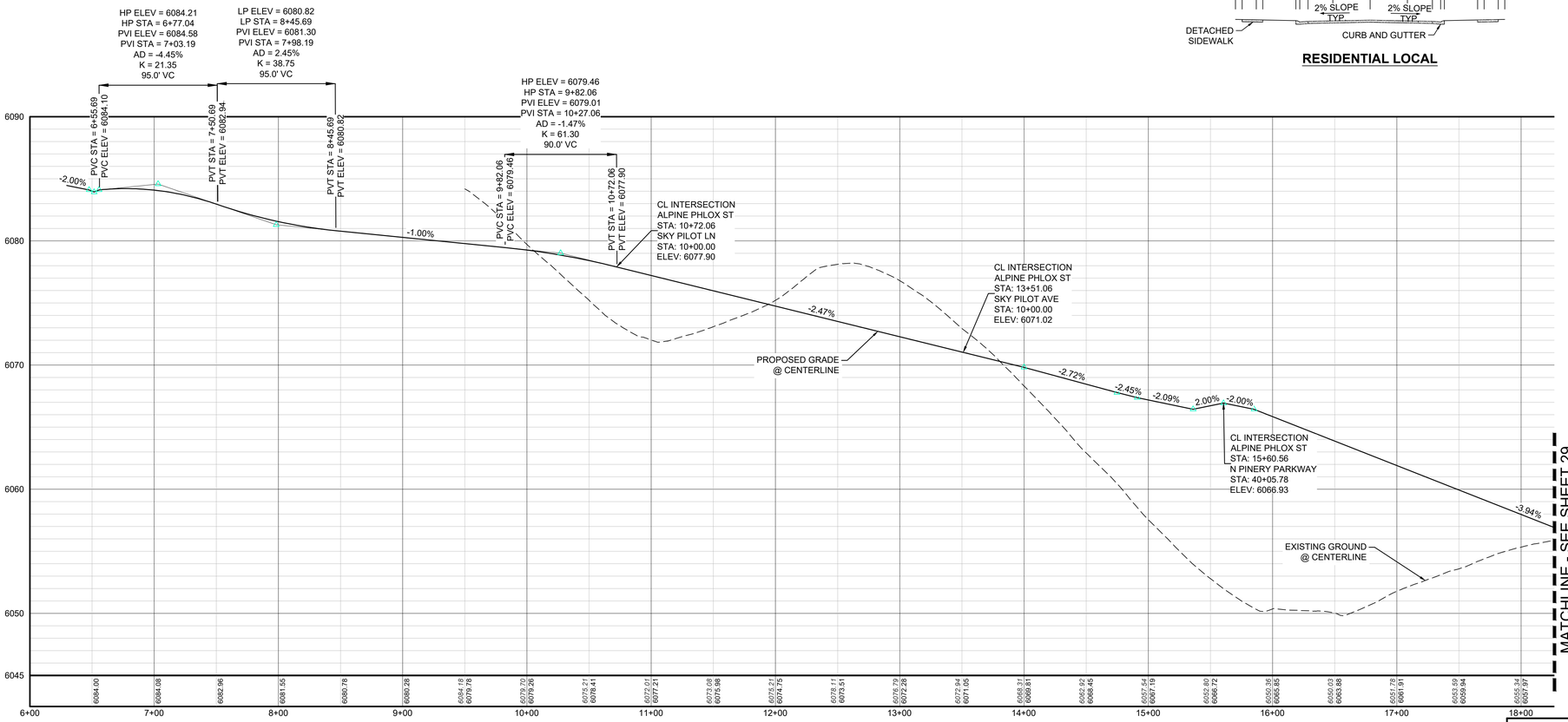
RESIDENTIAL LOCAL

KEYMAP
N.T.S.

SCALE: 1" = 50'

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



PROFILE: ALPINE PHLOX ST STA: 6+00.00 TO 18+50.00
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ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
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10-2-20

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STREET PLAN AND PROFILE
ALPINE PHLOX STREET

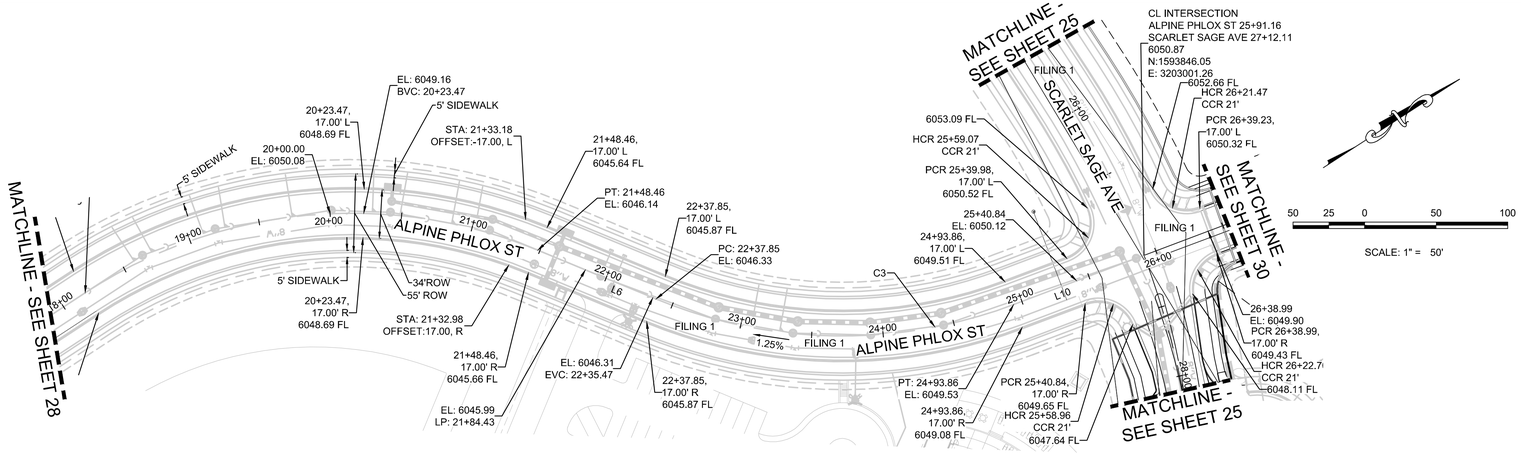
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	OCTOBER 2019
CHECKED BY:	JJJ		

SHEET NUMBER 28

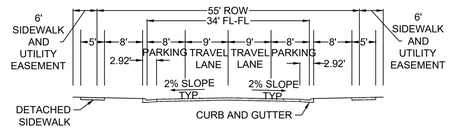
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\STREET PLAN AND PROFILE\F9 ALPINE PHLOX STREET DWG, BRIANW, 10/2/2020 2:26 PM

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L6	89.39'	N55°23'35"E
L8	194.93'	N12°15'07"E

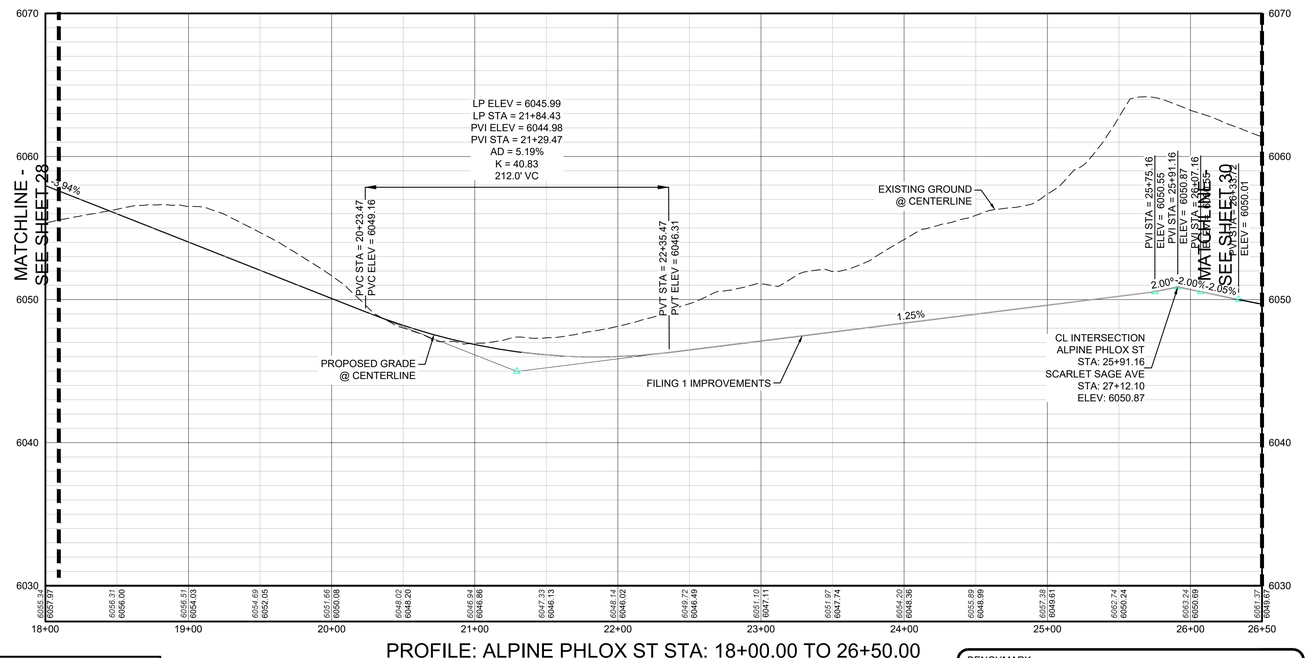
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C3	256.00'	340.00'	43°08'28"



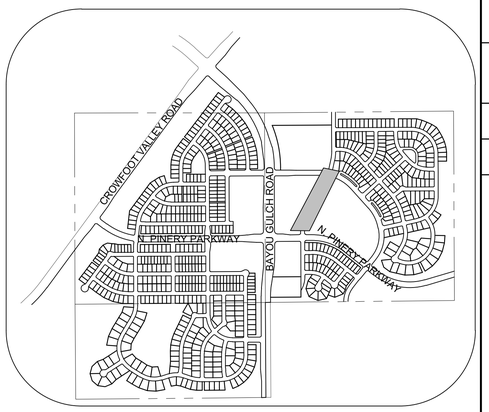
PLAN: ALPINE PHLOX ST STA: 19+50.00 TO 26+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: ALPINE PHLOX ST STA: 18+00.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

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.

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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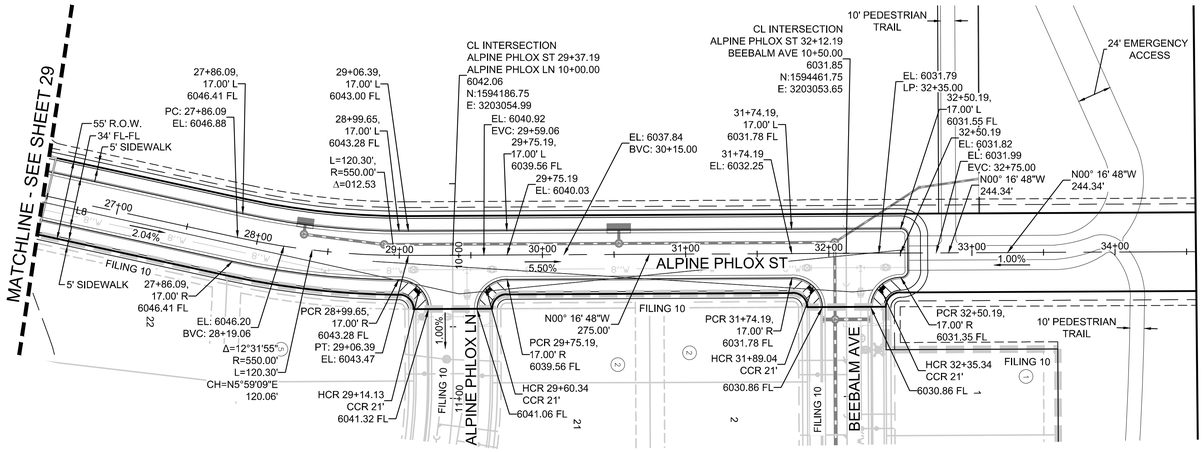
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ALPINE PHLOX STREET

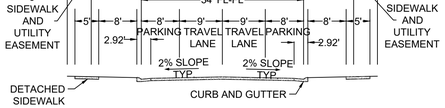
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	OCTOBER 2019
CHECKED BY:	JJJ		

SHEET NUMBER 29

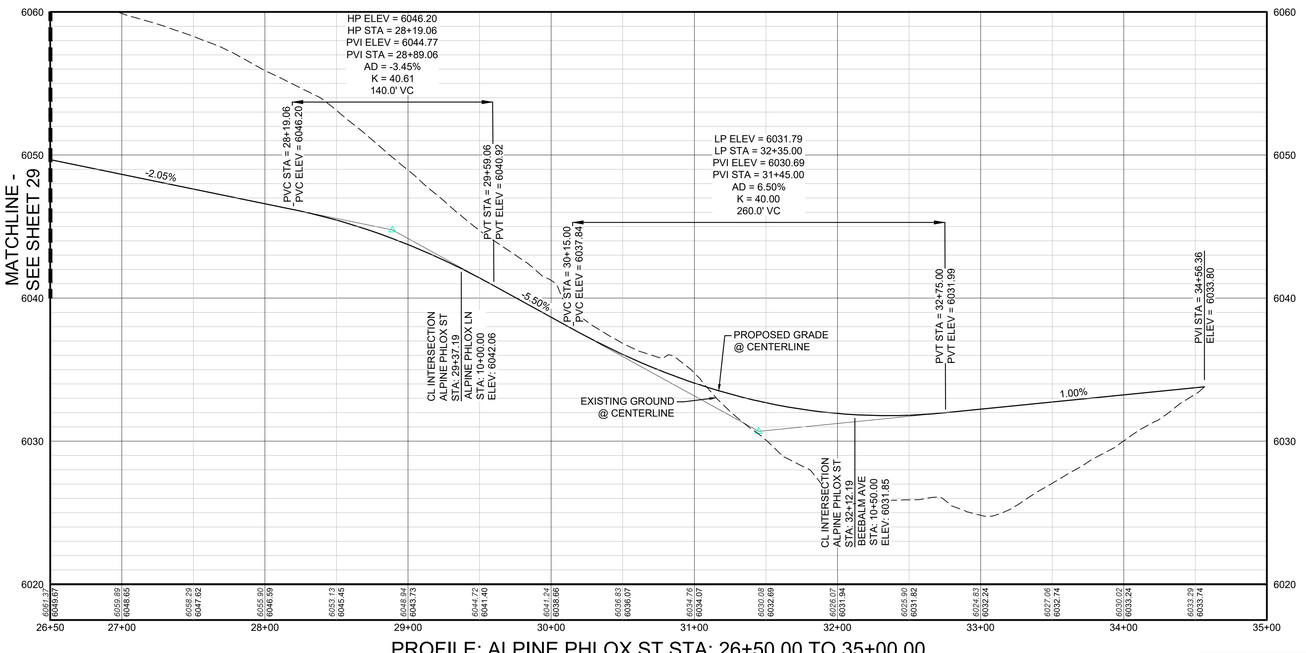
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\STREET PLAN AND PROFILE\F9 ALPINE PHLOX STREET.DWG, BRIANW, 10/2/2020 2:26 PM



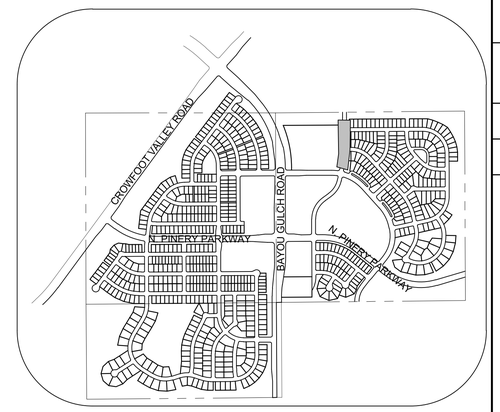
PLAN: ALPINE PHLOX ST STA: 26+50.00 TO 35+00.00
HORIZONTAL SCALE: 1" = 50'



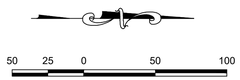
RESIDENTIAL LOCAL



PROFILE: ALPINE PHLOX ST STA: 26+50.00 TO 35+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.



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LEGEND

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(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
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	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
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10-2-20

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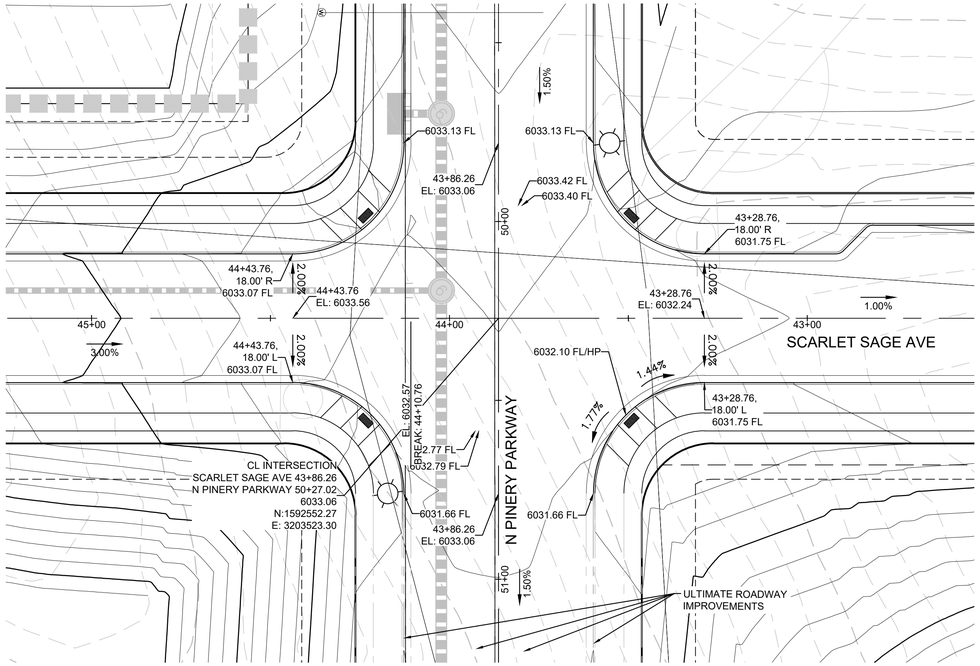
ALPINE PHLOX STREET

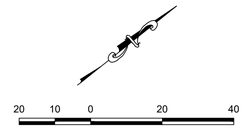
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	OCTOBER 2019
CHECKED BY:	JJJ		

SHEET NUMBER 30

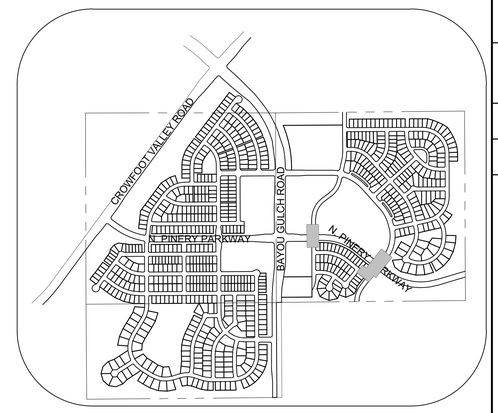
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\STREET PLAN AND PROFILE\F9 ALPINE PHLOX STREET.DWG, BRIANW, 10/2/2020 2:27 PM



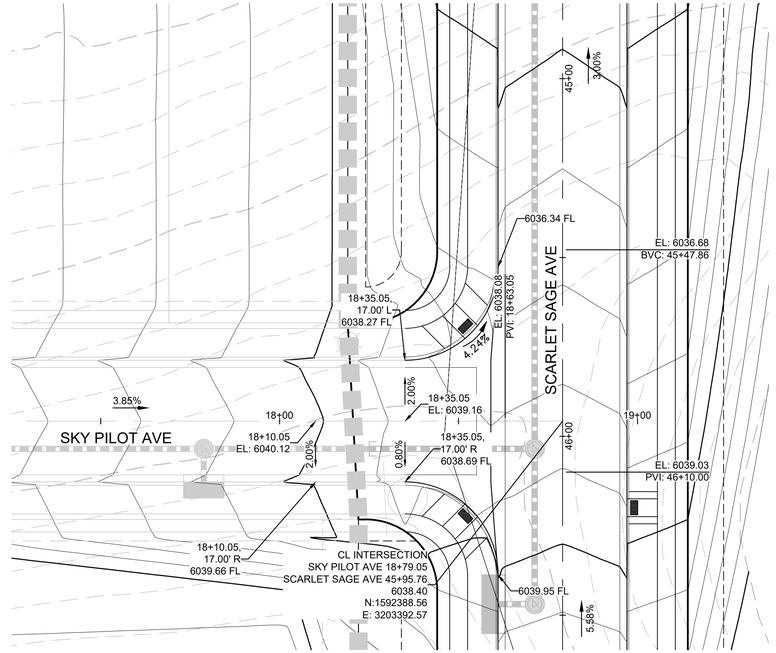
PLAN: SCARLET SAGE AVE & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



SCALE: 1" = 20'

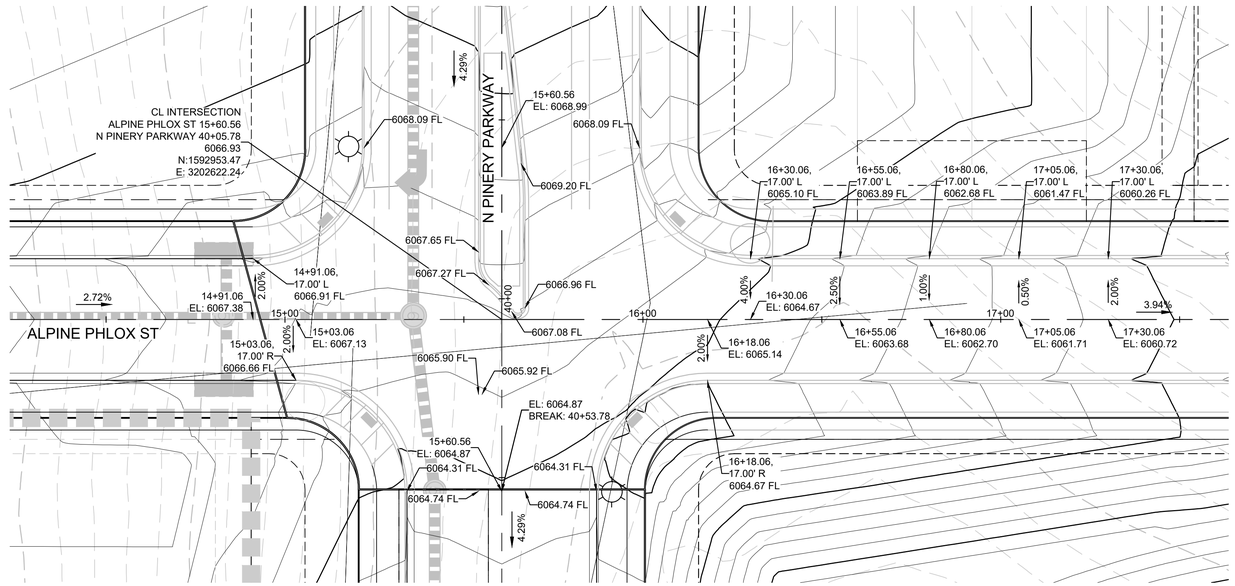


KEYMAP
N.T.S.

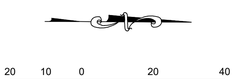


PLAN: SKY PILOT AVE & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'

SCALE: 1" = 20'



PLAN: ALPINE PHLOX ST & N PINERY PARKWAY
HORIZONTAL SCALE: 1" = 20'



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INTERSECTION PLANS

SCALE:	AS SHOWN	FILE NO.	8130283701
DRAWN BY:	RHR		
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		

SHEET NUMBER 31

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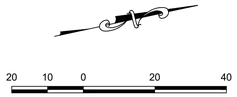
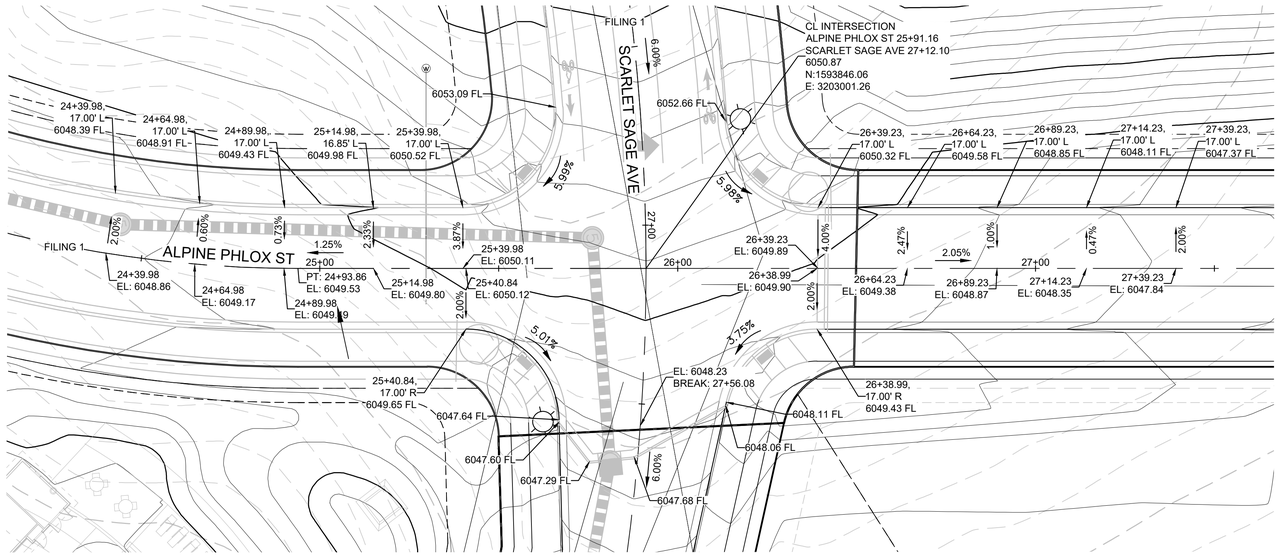
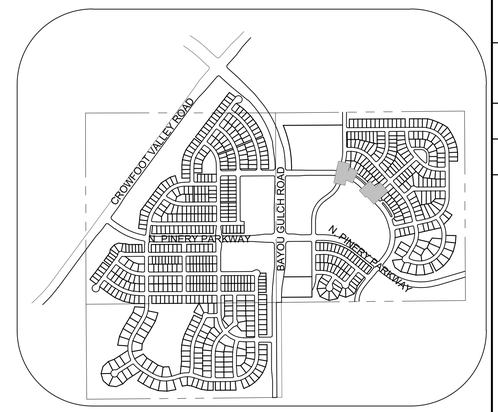
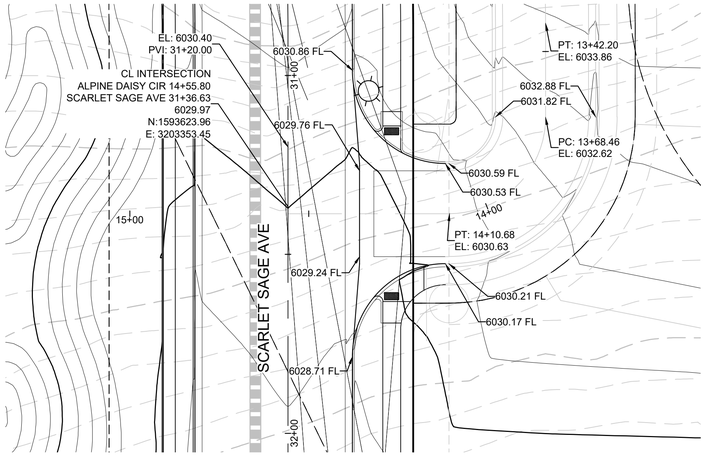


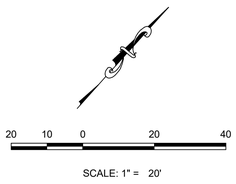




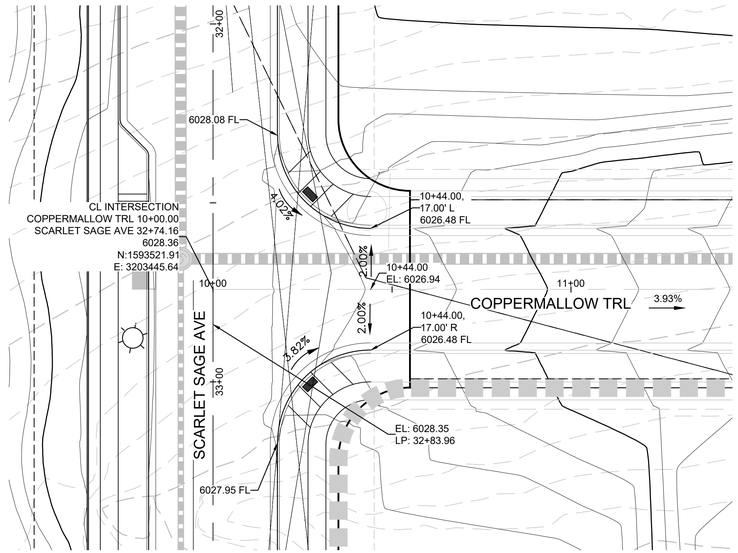
KEYMAP
N.T.S.

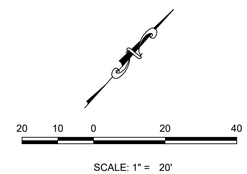
PLAN: ALPINE PHLOX ST & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'



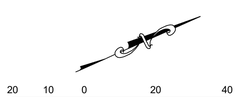


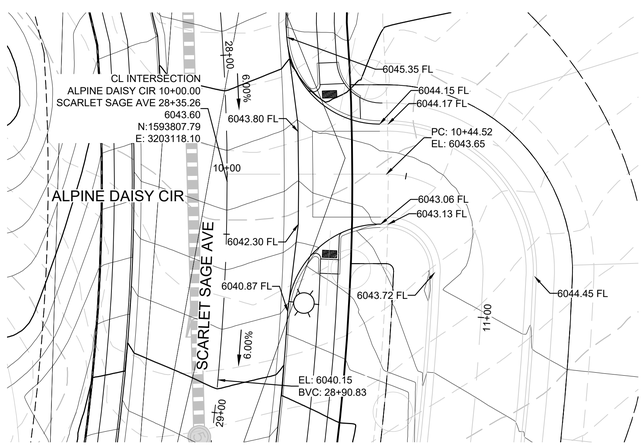
PLAN: ALPINE DAISY CIR & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'





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





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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

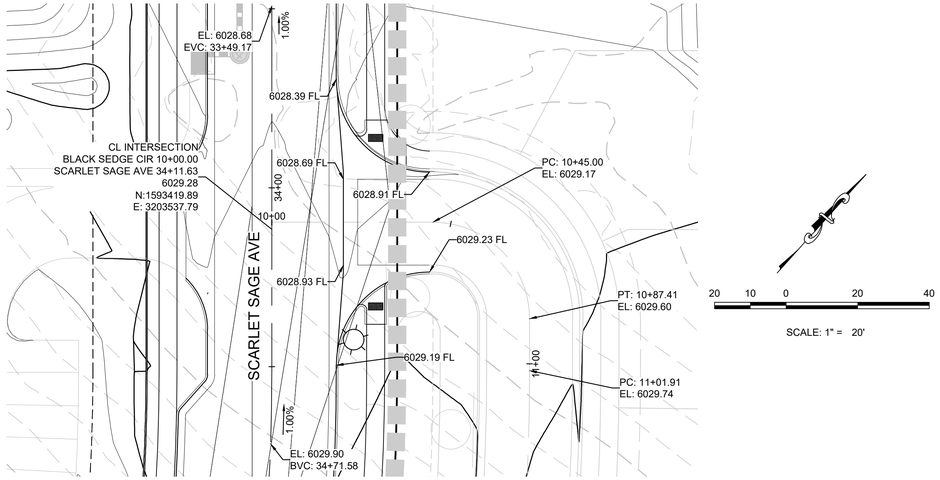
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
INTERSECTION PLANS

SCALE: AS SHOWN
FILE NO. 8130283701
DRAWN BY: RHR
CHECKED BY: JJJ
DATE: OCTOBER 2019

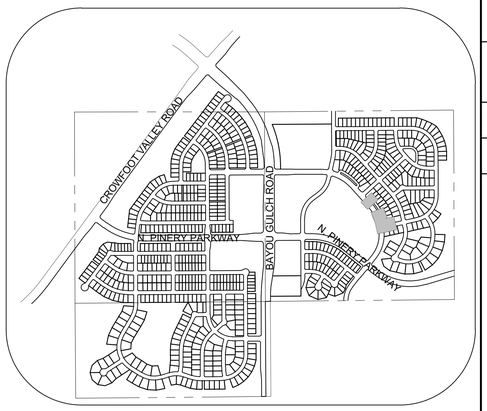
SHEET NUMBER 32

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\PARKER\TOWN OF PARKER\F9 INTERSECTION PLANS.DWG, STEPHENF, 10/2/2020 2:35 PM



SCALE: 1" = 20'

PLAN: BLACK SEDGE CIR & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'



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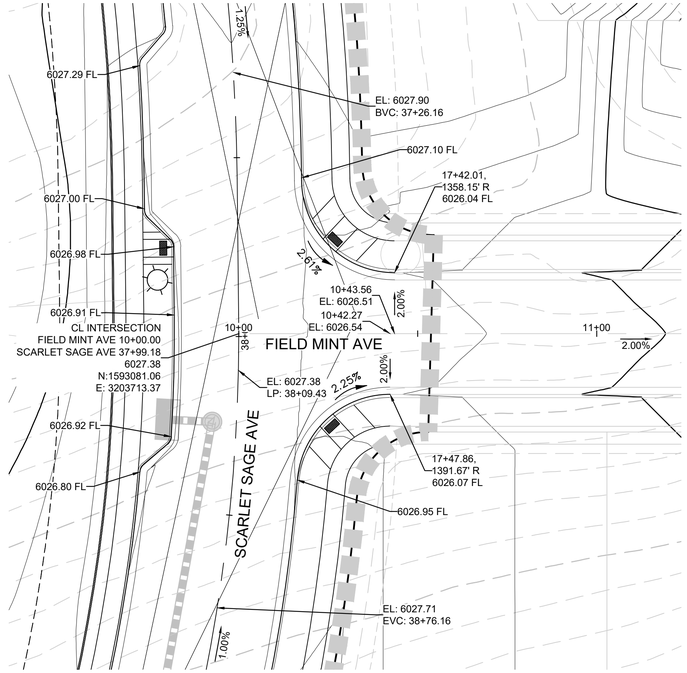
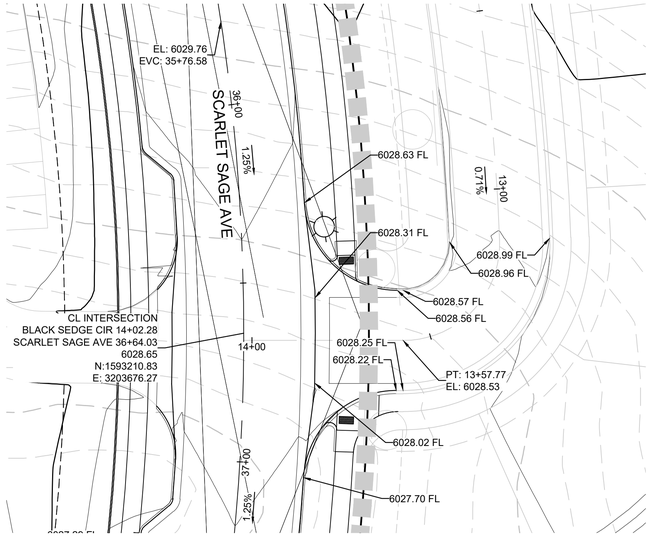
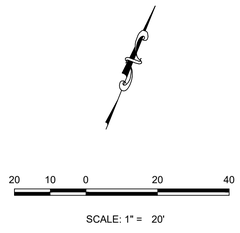


SCALE: 1" = 20'

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





SCALE: 1" = 20'

PLAN: BLACK SEDGE CIR & SCARLET SAGE AVE
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.

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
COLORADO LICENSED
BRIAN P. WILSON
10-2-20
PROFESSIONAL ENGINEER
BRIAN P. WILSON
COLORADO P.E. 0050067

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TRAILS AT CROWFOOT
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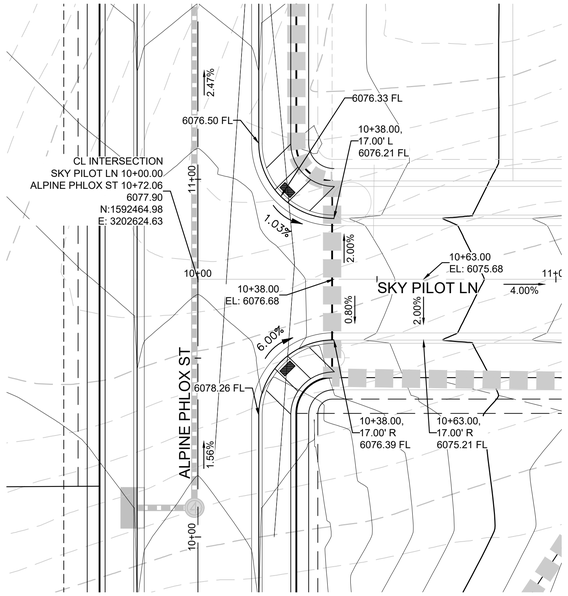
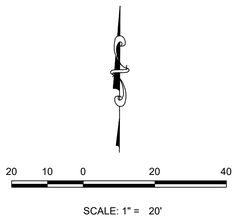
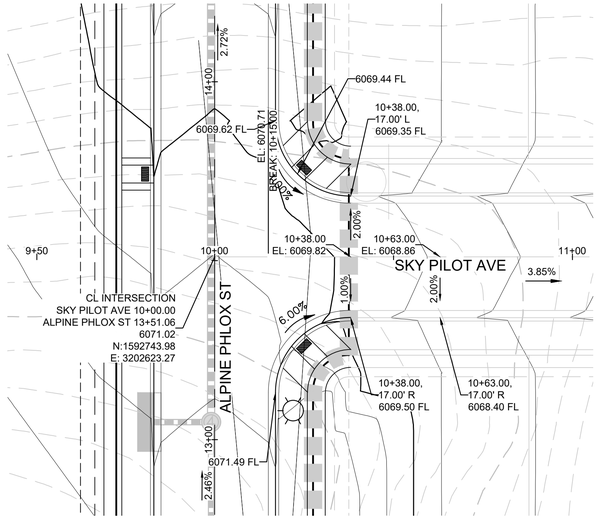
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: RHR
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 33

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F9\TOWN OF PARKER\F9 INTERSECTION PLANS.DWG, STEPHENF 10/2/2020 2:37 PM

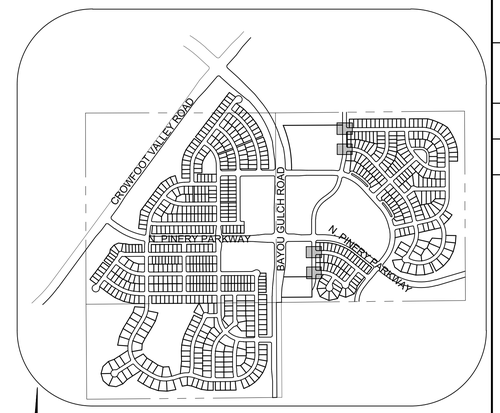


PLAN: SKY PILOT LN & ALPINE PHLOX ST
HORIZONTAL SCALE: 1" = 20'





PLAN: SKY PILOT AVE & ALPINE PHLOX ST
HORIZONTAL SCALE: 1" = 20'



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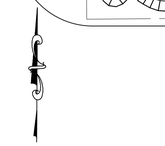
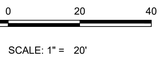
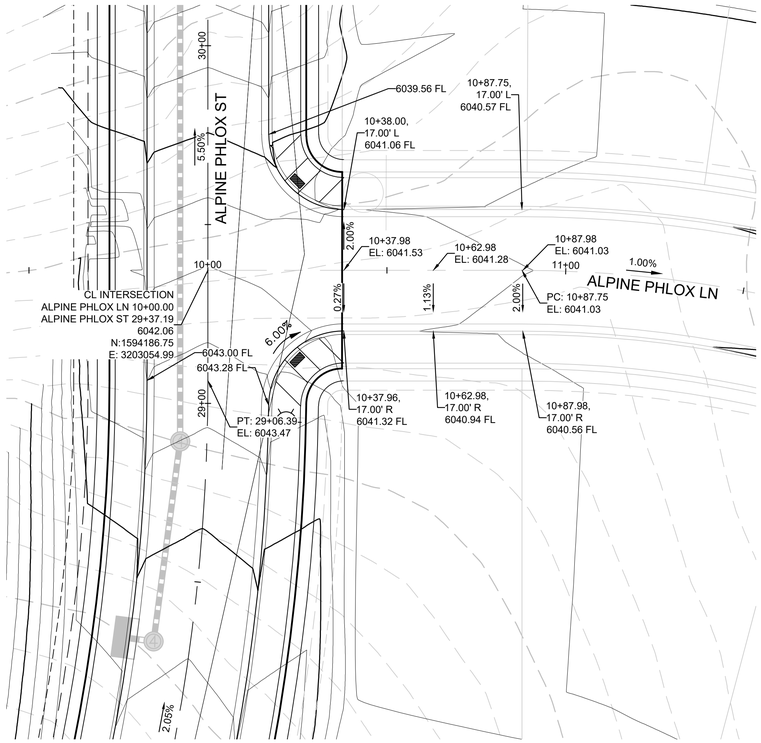
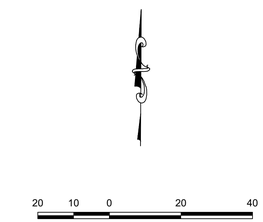






PLAN: ALPINE PHLOX LN & ALPINE PHLOX ST
HORIZONTAL SCALE: 1" = 20'

PLAN: BEEBALM AVE & ALPINE PHLOX ST
HORIZONTAL SCALE: 1" = 20'



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TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
INTERSECTION PLANS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	RHR	CHECKED BY:	JJJ
DATE:	OCTOBER 2019		

SHEET NUMBER 34

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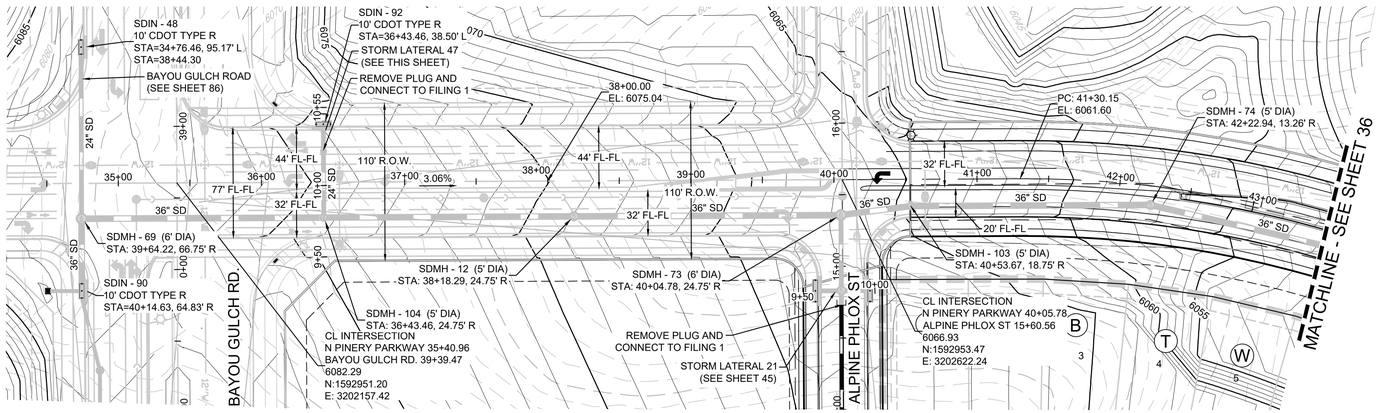

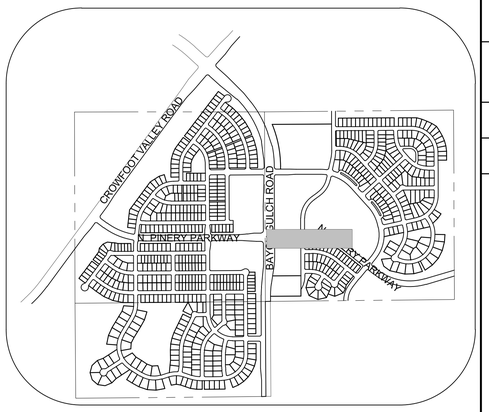

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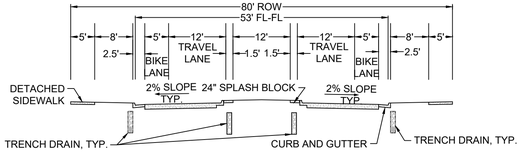


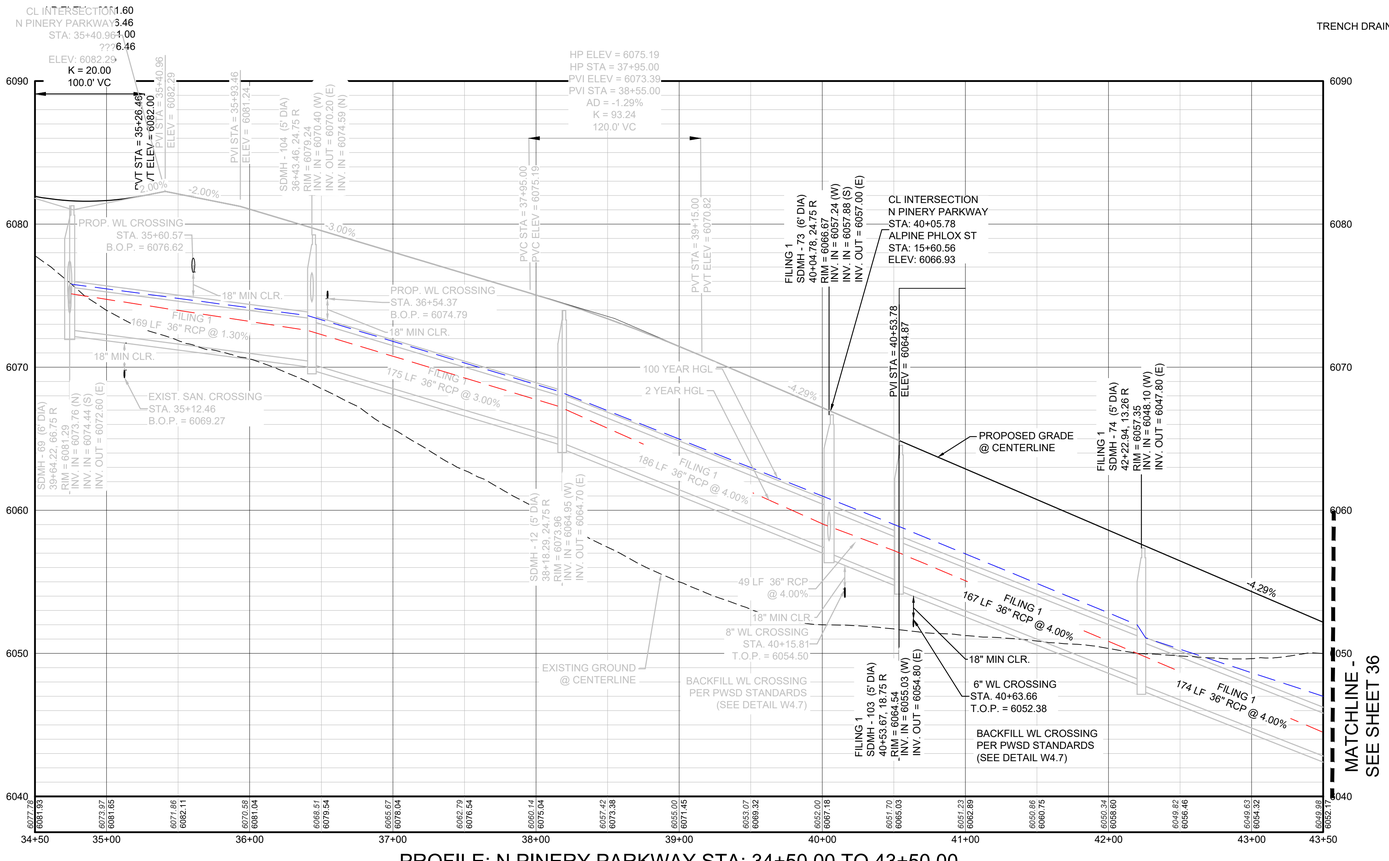
LEGEND

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

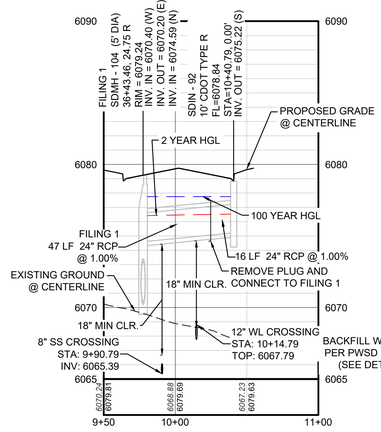
ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
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

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



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



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

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10-2-20
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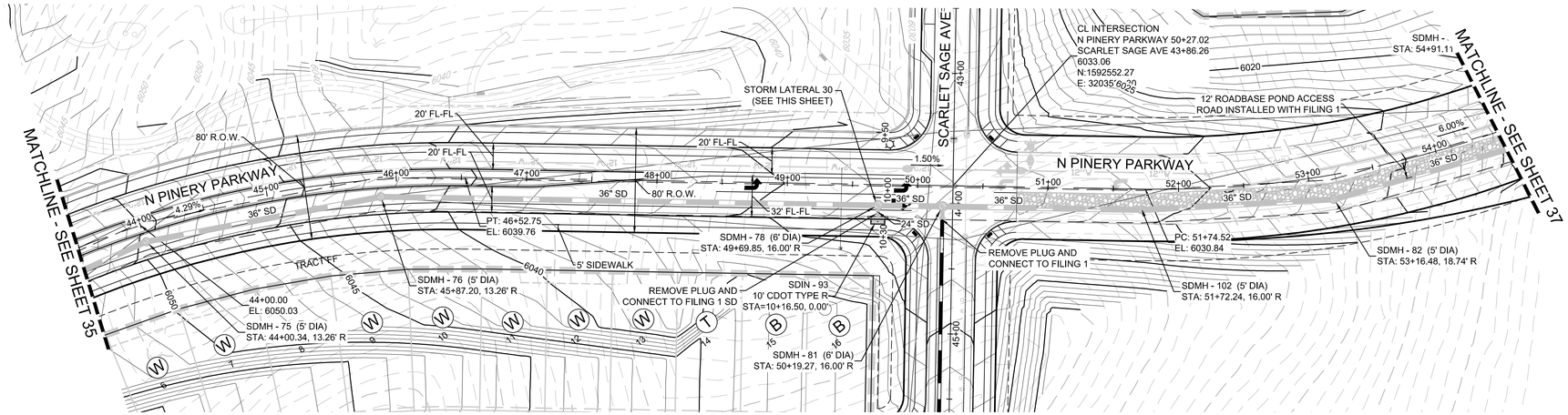
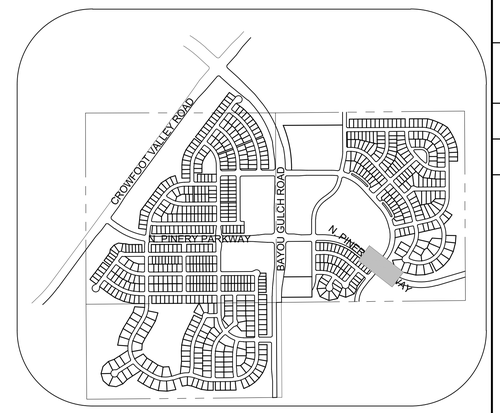
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD		
CHECKED BY:	JJ		
DATE:	OCTOBER 2019		

SHEET NUMBER 35

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\STORM PLAN AND PROFILE\P9 NORTH PINERY PARKWAY STORM.DWG, BRIANW, 10/2/2020 2:47 PM

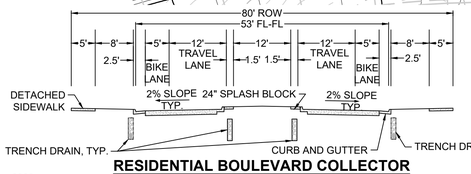




KEYMAP
N.T.S.

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

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



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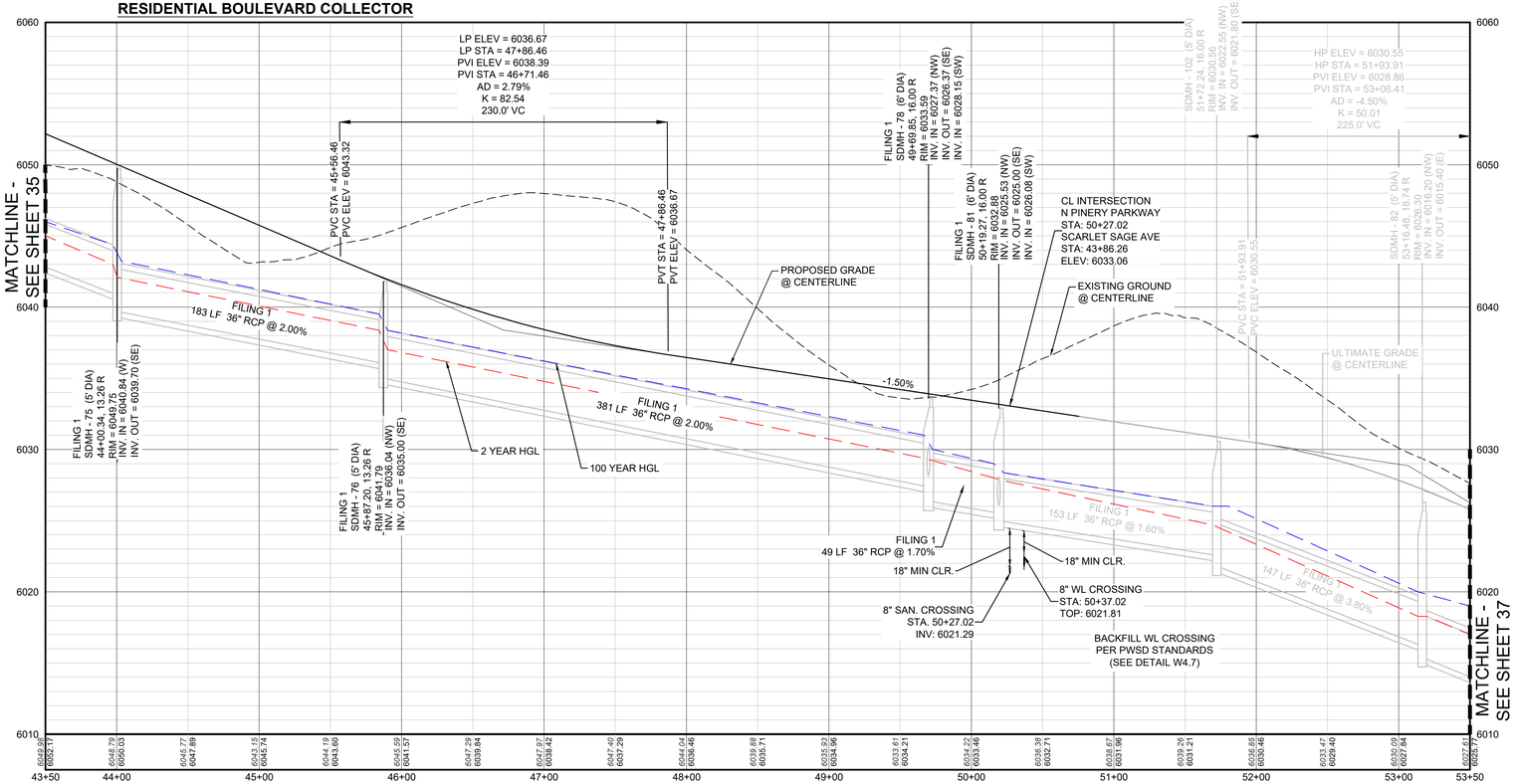

PROFILE: N PINERY PARKWAY STA: 43+50.00 TO 53+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PROFILE: STORM LATERAL 30
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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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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.

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
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

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

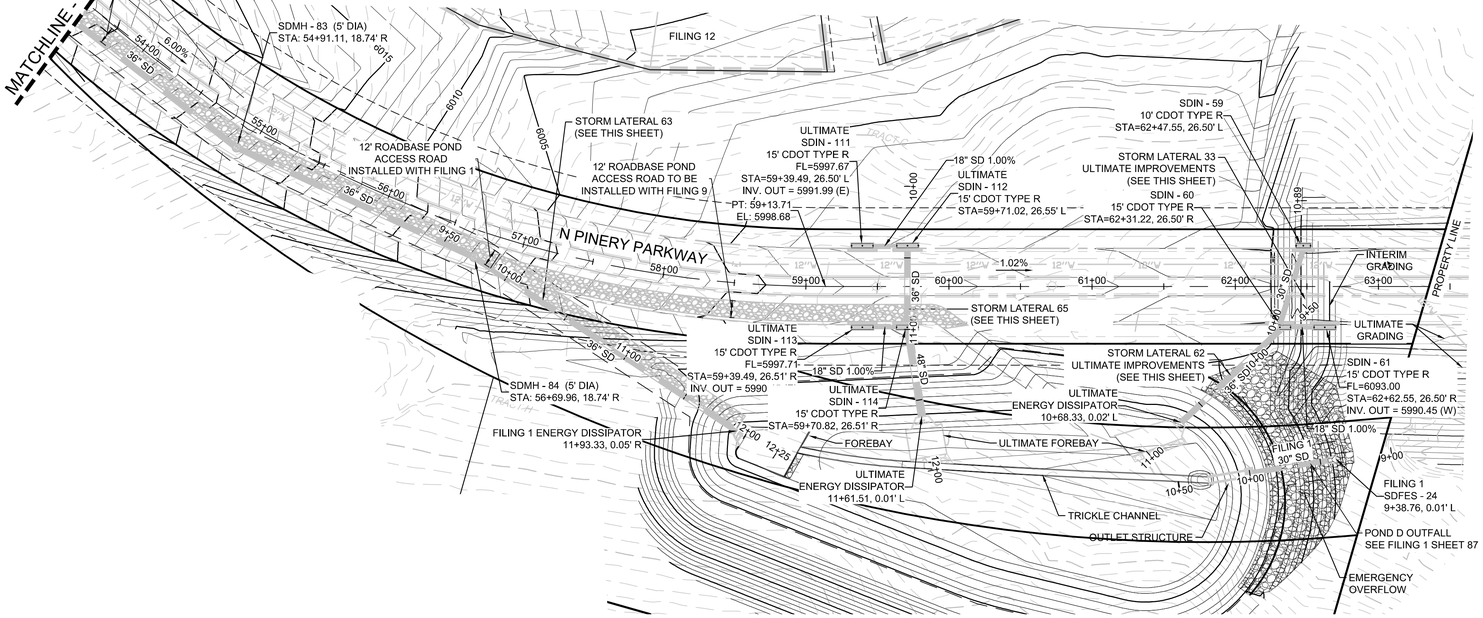
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

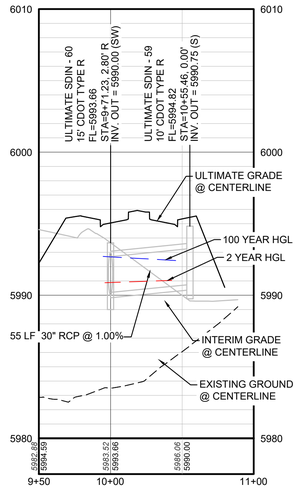
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 36

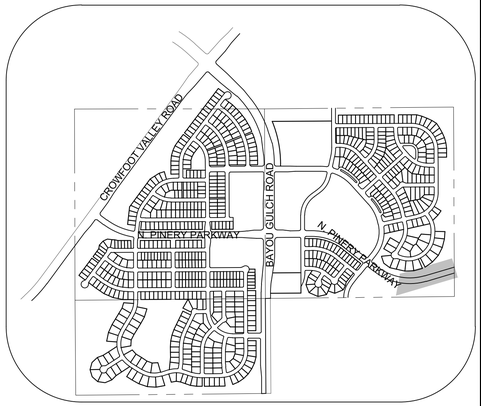
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\STORM PLAN AND PROFILE\P9 NORTH PINERY PARKWAY STORM.DWG, BRIANW, 10/2/2020 2:48 PM

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





PROFILE: STORM LATERAL 33
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
FO	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
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CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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EVC	END VERTICAL CURVE	SC	SANITARY CAP
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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
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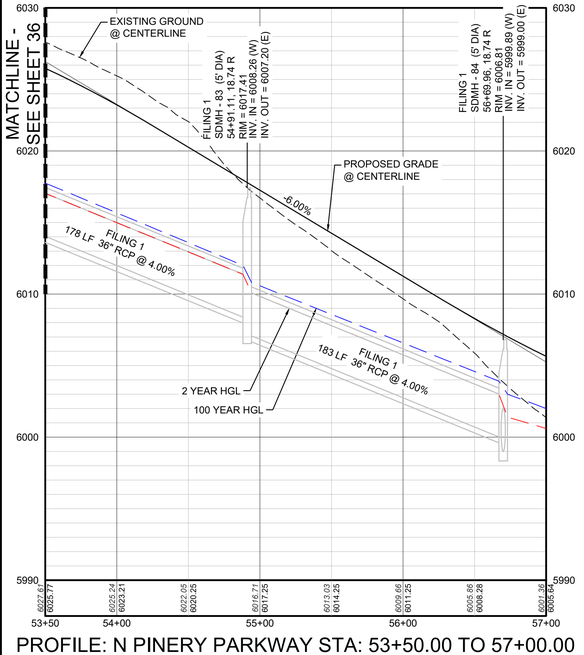
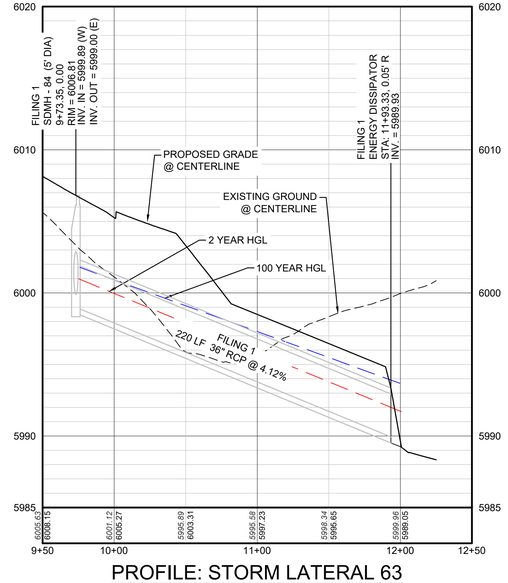
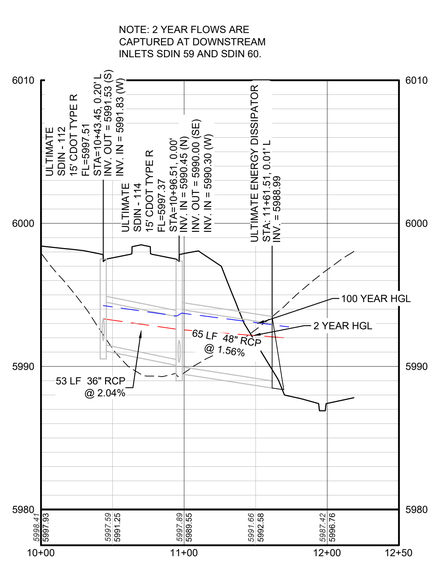
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



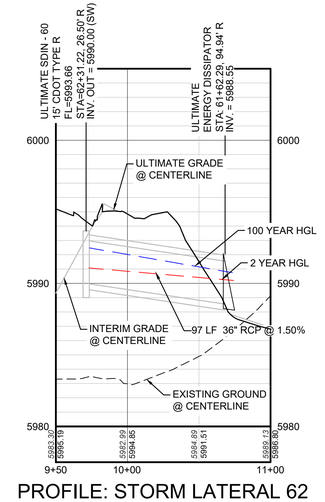
PROFILE: N PINERY PARKWAY STA: 53+50.00 TO 57+00.00
HORIZONTAL: 1" = 50'



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



PROFILE: STORM LATERAL 65
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 62
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\STORM PLAN AND PROFILE\P9 NORTH PINERY PARKWAY STORM.DWG, BRIANW, 10/2/2020 2:49 PM

No.	Revisions	Date	Init.	Appr.	Date

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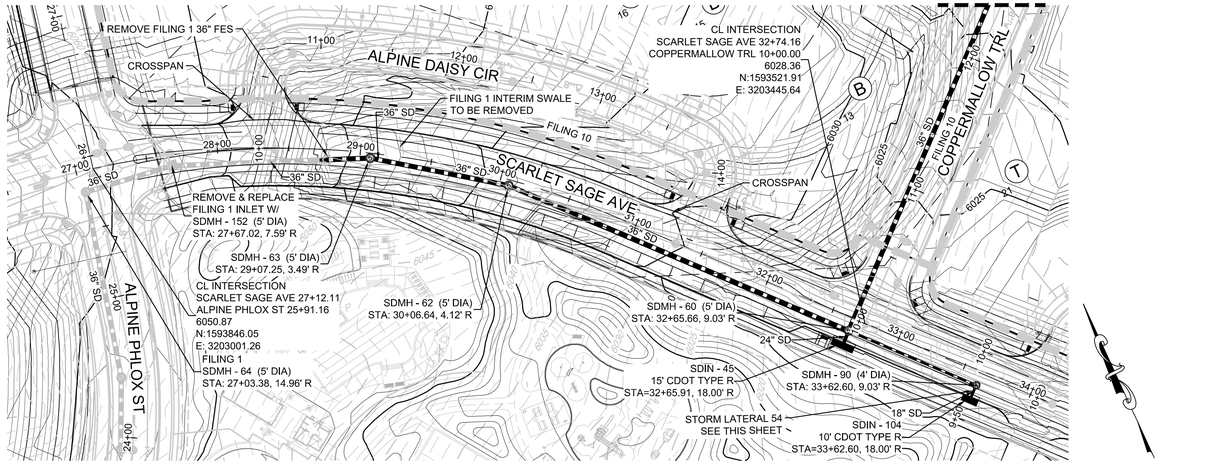
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

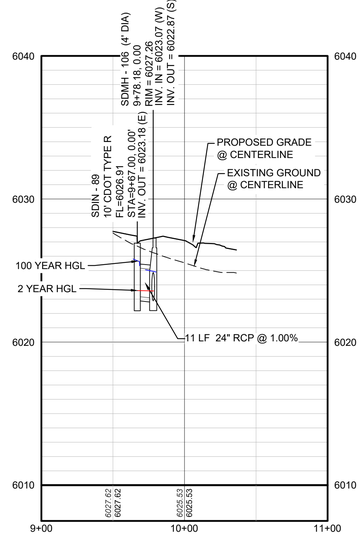
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		
SHEET NUMBER	37		

MATCHLINE - SEE SHEET 43

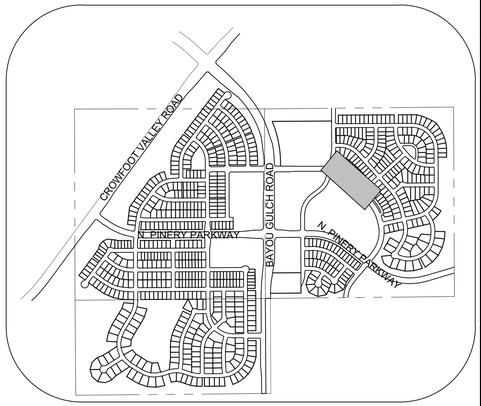


PLAN: SCARLET SAGE AVE STA:26+50.00 TO 34+00.00
HORIZONTAL SCALE: 1" = 50'

STORM LATERAL 49 - SEE SHEET 39



PROFILE: STORM LATERAL 49 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	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)
PROPOSED STORM DRAIN MANHOLE (4)(5)(6)	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
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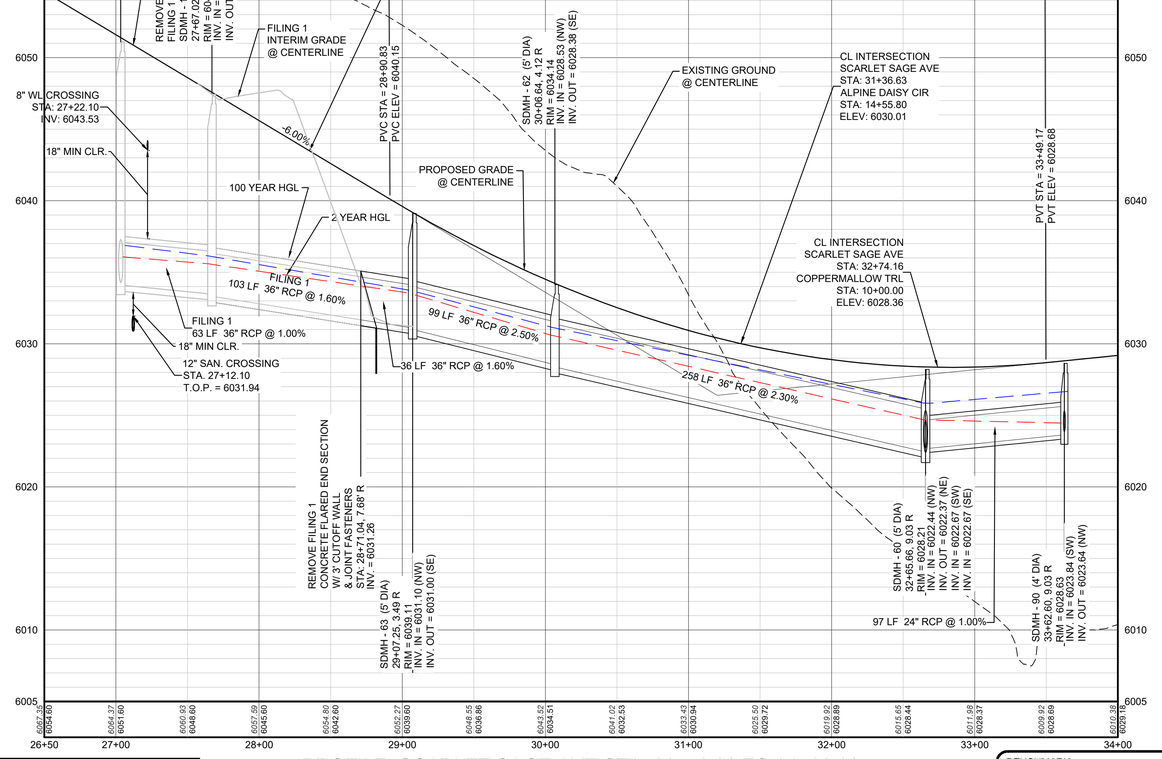
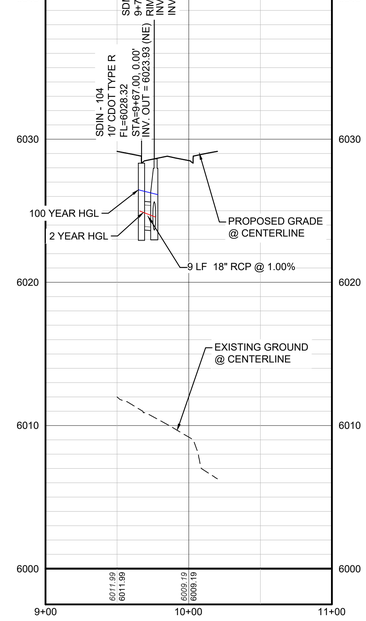


PROFILE: SCARLET SAGE AVE STA: 26+50.00 TO 34+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 54 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

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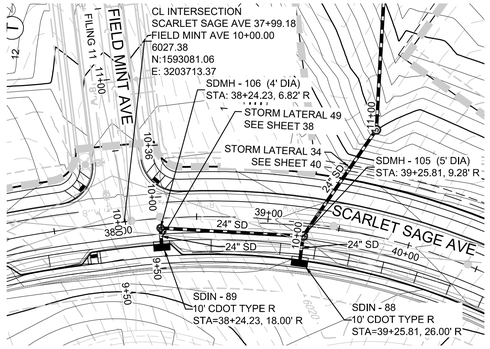
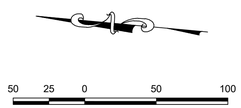
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SCARLET SAGE AVENUE

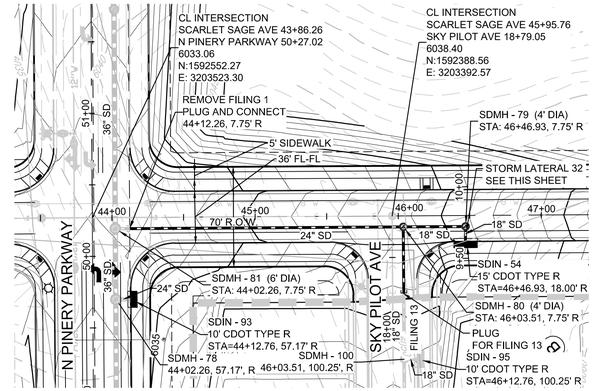
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 38

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FP9\TOWN OF PARKER\STORM PLAN AND PROFILE\FP9 SCARLET SAGE AVENUE STORM.DWG, STEPHENF, 10/2/2020 2:54 PM

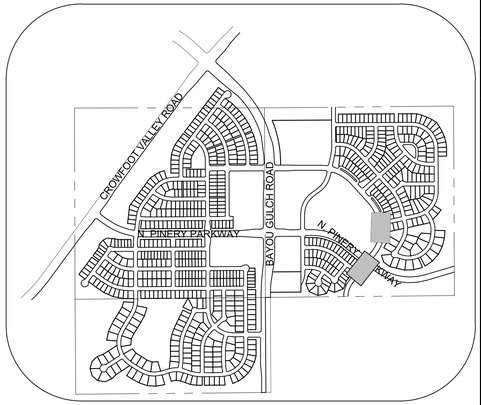


PLAN: SCARLET SAGE AVE STA: 38+00.00 TO 40+00.00
HORIZONTAL SCALE: 1" = 50'





PLAN: SCARLET SAGE AVE STA: 43+50.00 TO 47+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

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

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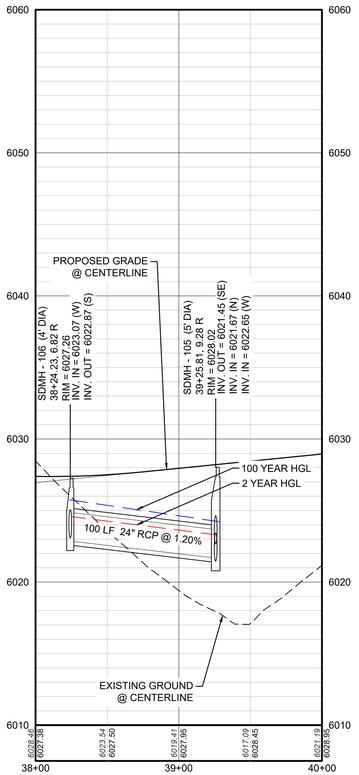
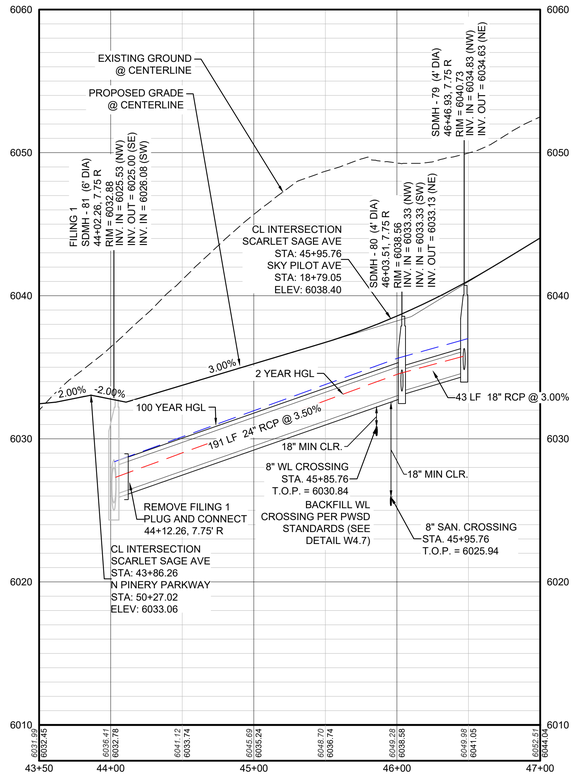
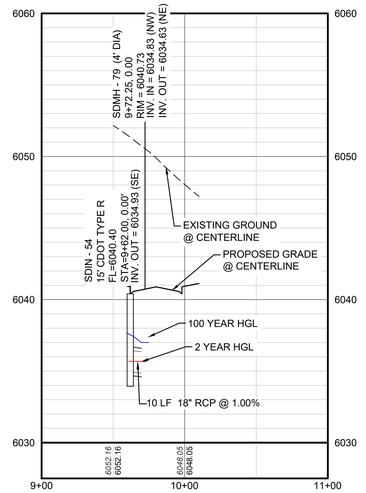
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL 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: SCARLET SAGE AVE STA: 38+00.00 TO 40+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVE STA: 43+50.00 TO 47+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 32 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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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:
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PREPARED UNDER THE SUPERVISION OF
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
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

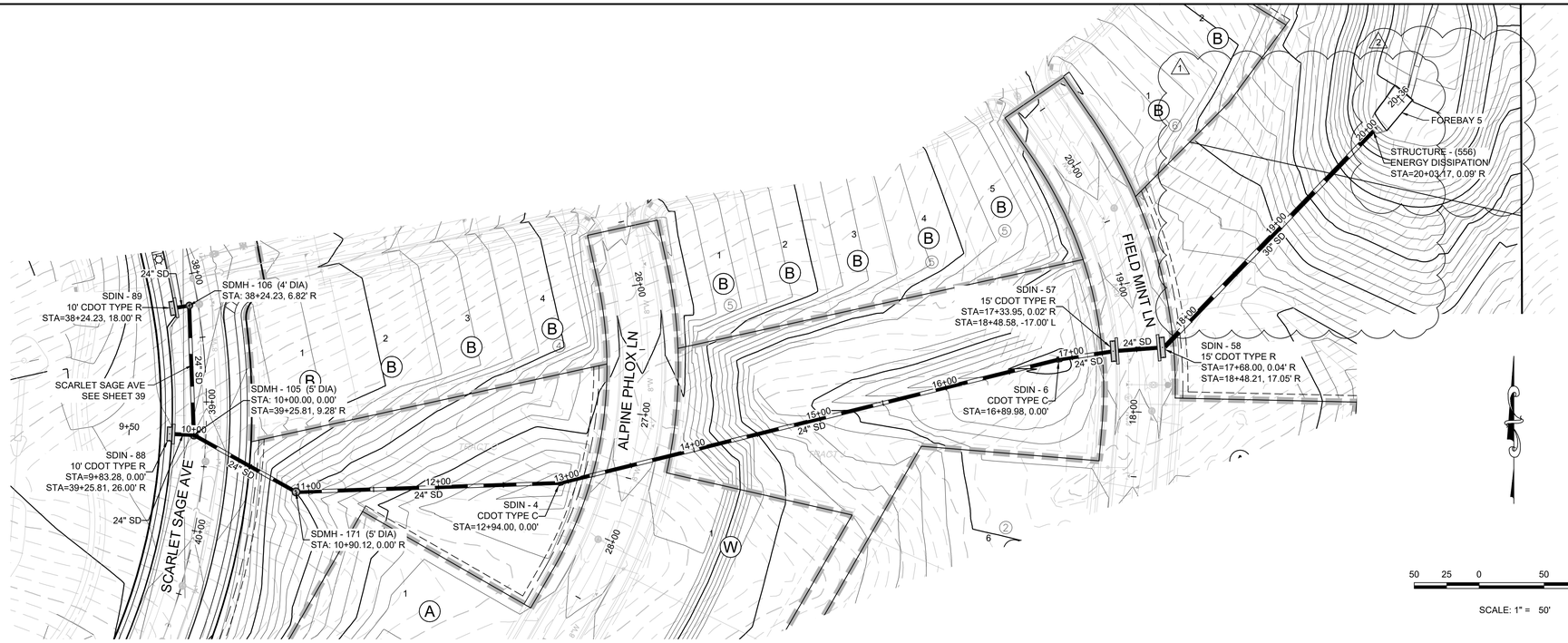
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SCARLET SAGE AVENUE

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD	CHECKED BY:	JJJ
DATE:	OCTOBER 2019		

SHEET NUMBER 39

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\STORM PLAN AND PROFILE\P9 SCARLET SAGE AVENUE STORM.DWG, STEPHENF 10/2/2020 2:56 PM



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
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EVP	END VERTICAL PROFILE	SD	STORM DRAIN
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FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
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K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
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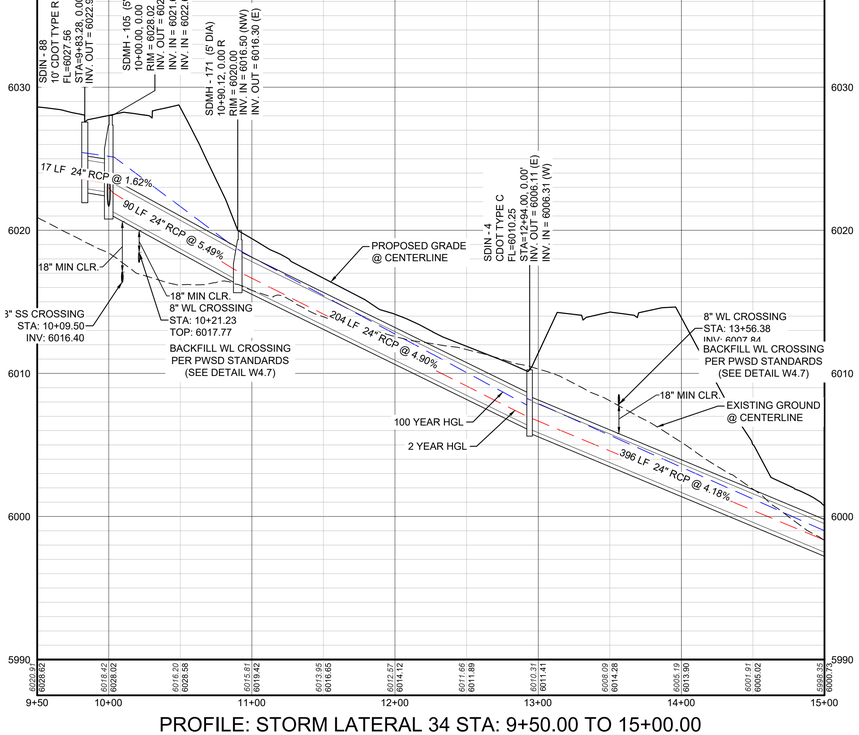
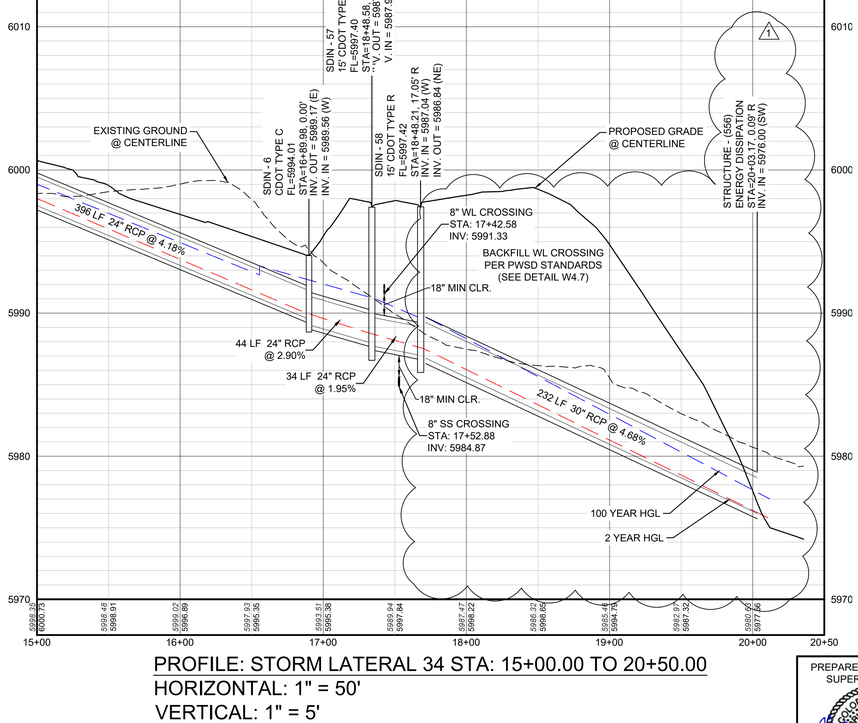


PROFILE: STORM LATERAL 34 STA: 9+50.00 TO 15+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 34 STA: 15+00.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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BENCHMARK
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10-2-20
PROFESSIONAL ENGINEER
BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date
1	STORM INVERT REVISED	3-5-20	AYK		
2	ADDITIONAL LABELS ADDED	4-6-20	AYK		

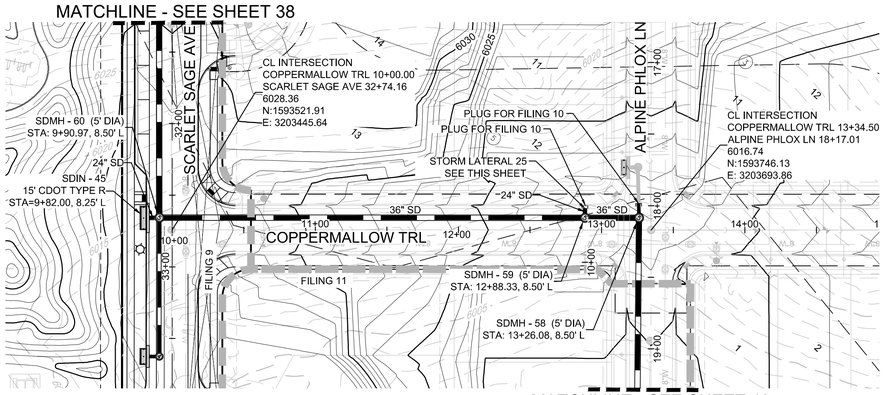
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

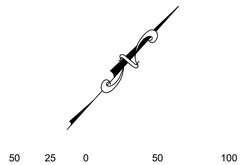
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
STORM LATERAL 34

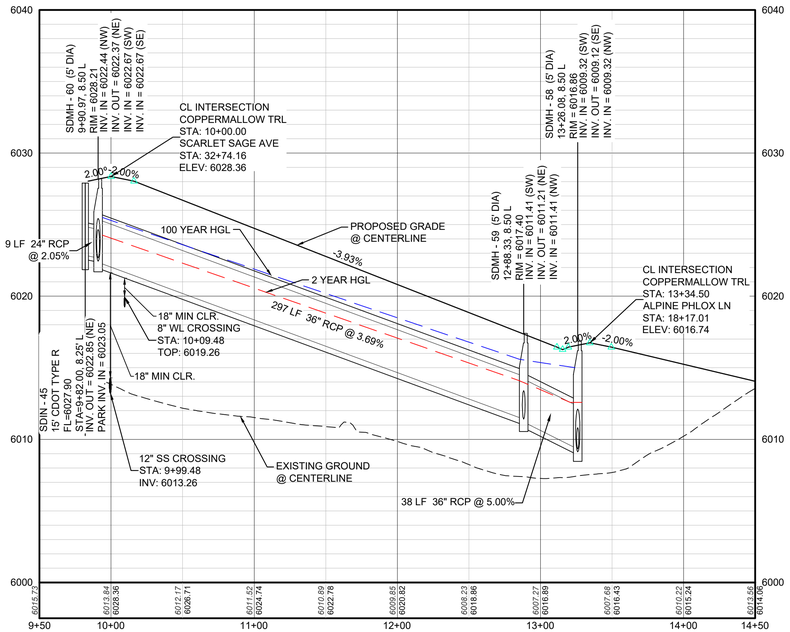
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 40

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CO'S\PATOWN OF PARKER\STORM PLAN AND PROFILE\P9 LATERAL 34.DWG, ASFUNDK, 10/2/2020 3:02 PM



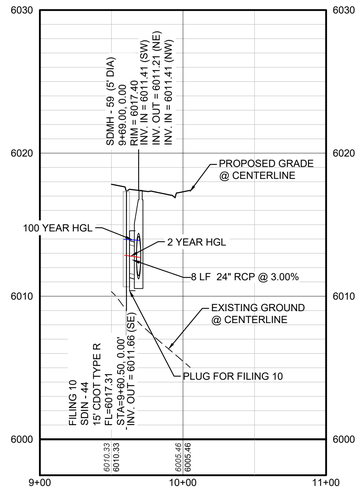


PLAN: COPPERMALLOW TRL STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'

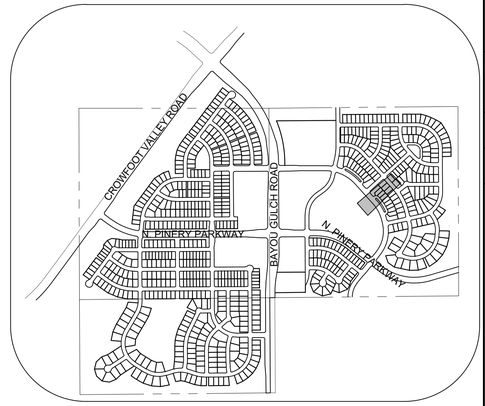


PROFILE: COPPERMALLOW TRL STA: 9+50.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 25 - SEE THIS SHEET



PROFILE: STORM LATERAL 25 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
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GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
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STORM DRAIN INFRASTRUCTURE NOTES:

1. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

BENCHMARK
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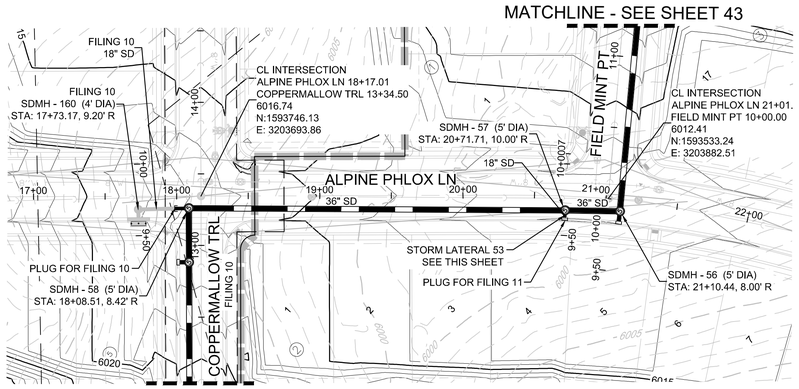
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
COPPERMALLOW TRAIL

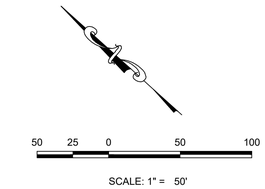
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF		
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		

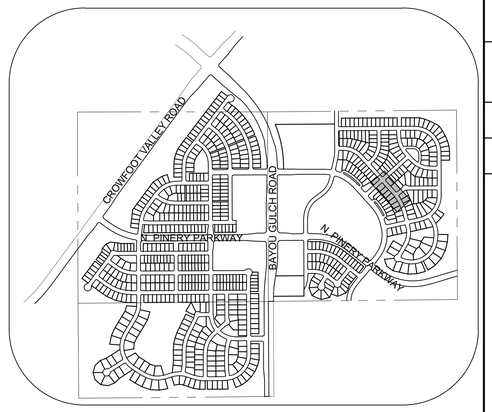
SHEET NUMBER 41

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\PARKER\TOWN OF PARKER\STORM PLAN AND PROFILE\COPPERMALLOW TRAIL.DWG, BRIANW, 10/2/2020 3:06 PM

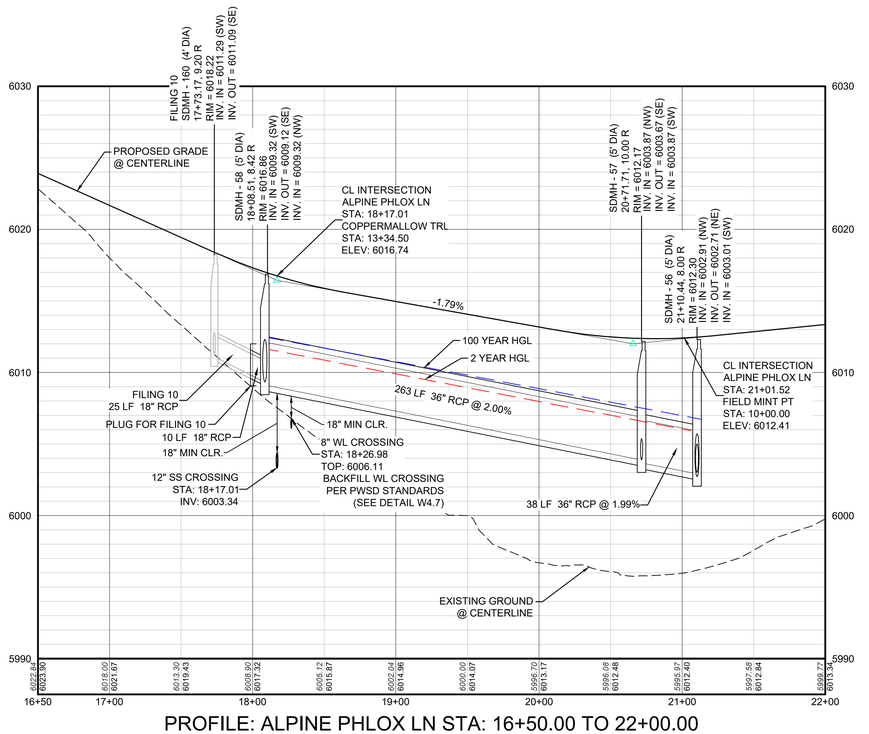


PLAN: ALPINE PHLOX LN STA: 16+50.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'



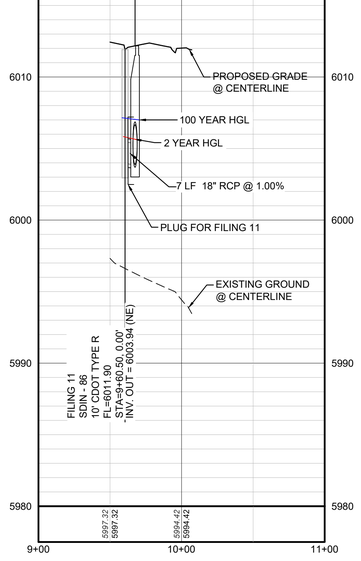


KEYMAP
N.T.S.



PROFILE: ALPINE PHLOX LN STA: 16+50.00 TO 22+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 53 - SEE THIS SHEET



PROFILE: STORM LATERAL 53 STA: 9+00.00 TO 11+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

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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

CALL 811
TWO WORKING DAYS
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1-800-922-1987

STORM DRAIN INFRASTRUCTURE NOTES:

1. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

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
COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20
BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

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10333 E. Dry Creek Rd.
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Fax: (720) 482-9546

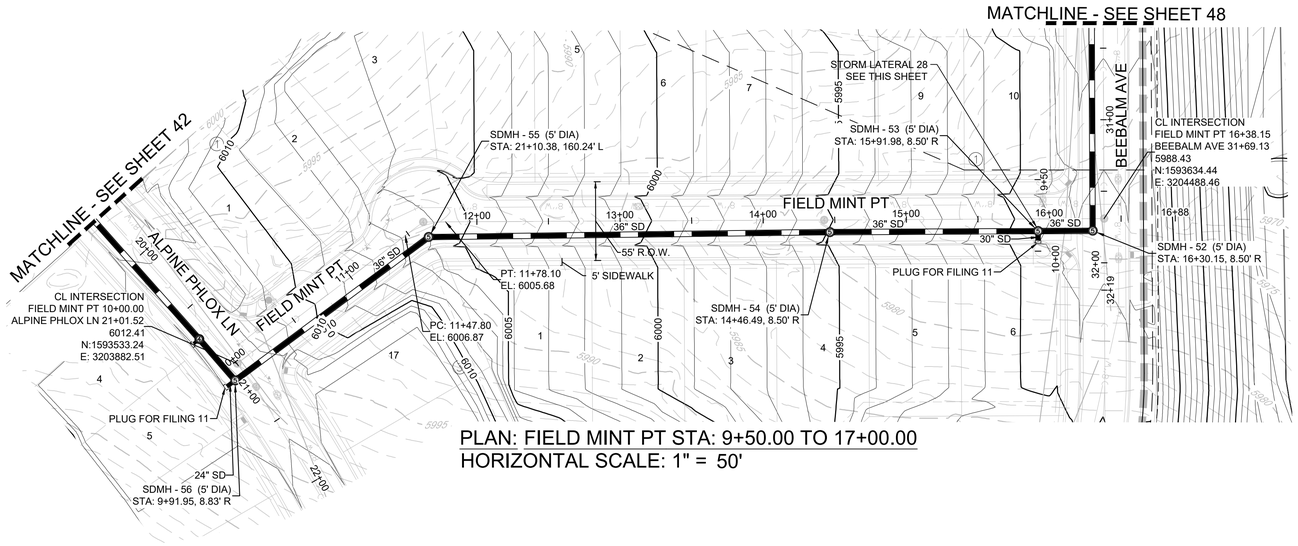
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ALPINE PHLOX LANE

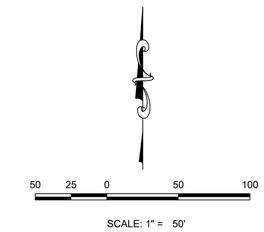
DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	OCTOBER 2019		

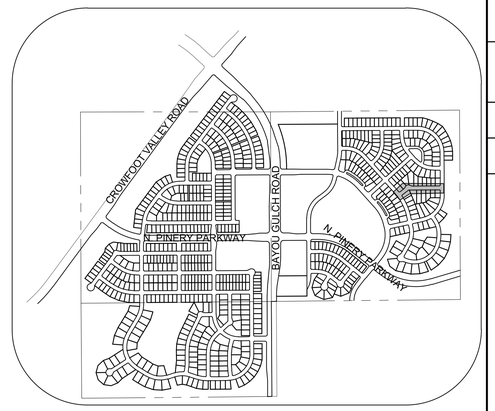
SHEET NUMBER 42

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P\TOWN OF PARKER\STORM PLAN AND PROFILE\ALPINE PHLOX LANE (2).DWG, KYLEM, 10/2/2020 3:11 PM



PLAN: FIELD MINT PT STA: 9+50.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'

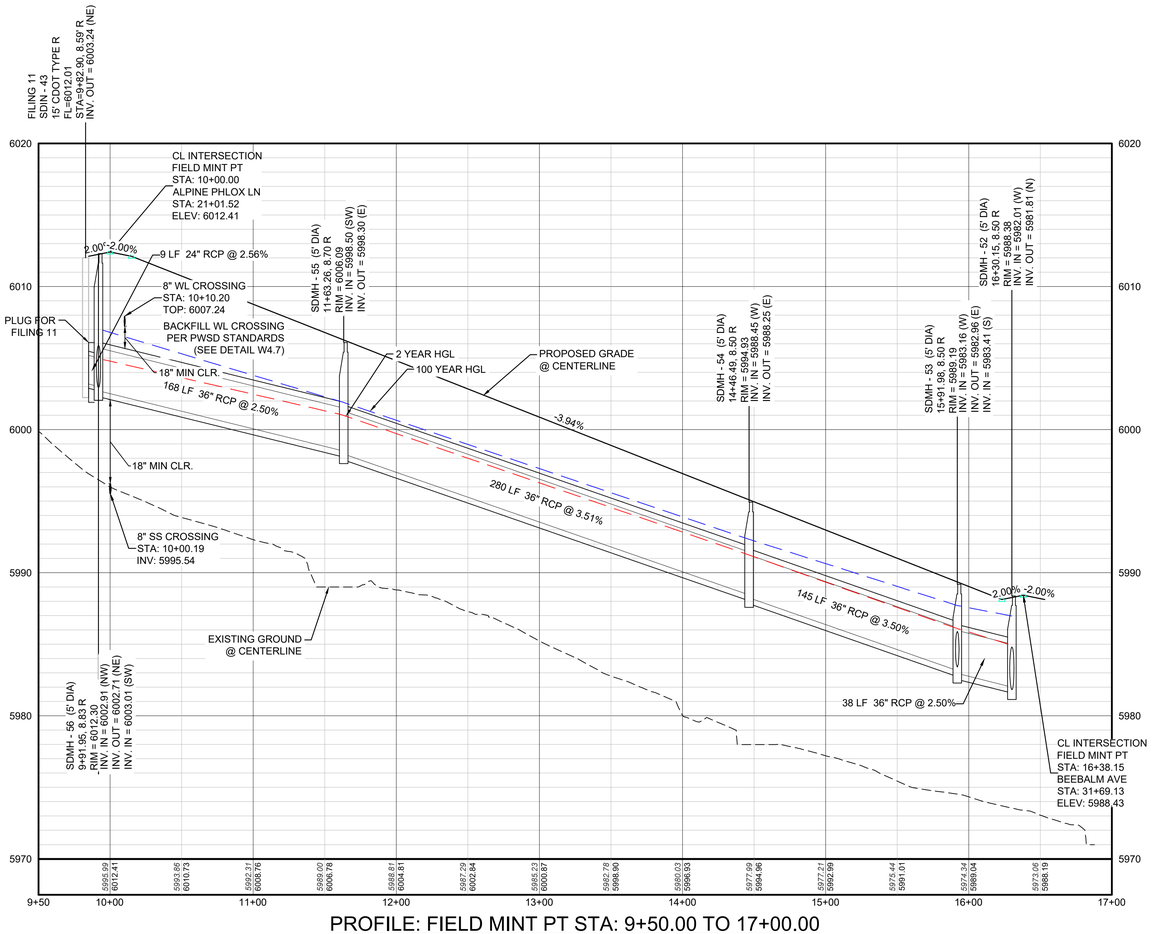




KEYMAP
N.T.S.

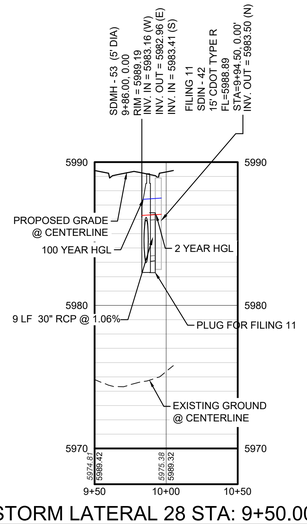
LEGEND

(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	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



PROFILE: FIELD MINT PT STA: 9+50.00 TO 17+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 28 - SEE THIS SHEET



PROFILE: STORM LATERAL 28 STA: 9+50.00 TO 10+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
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
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

BRIAN P. WILSON
COLORADO P.E. 0050067

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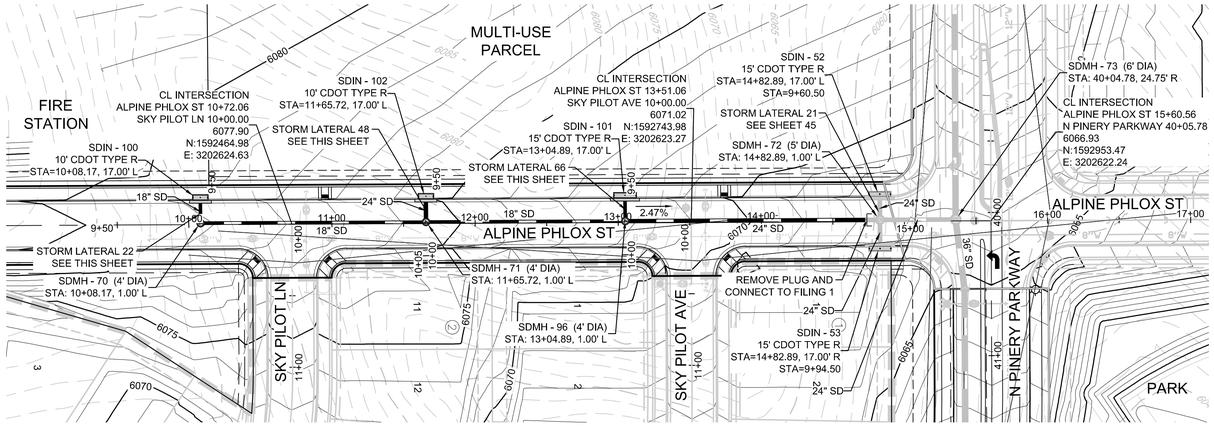
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
FIELD MINT POINT

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019

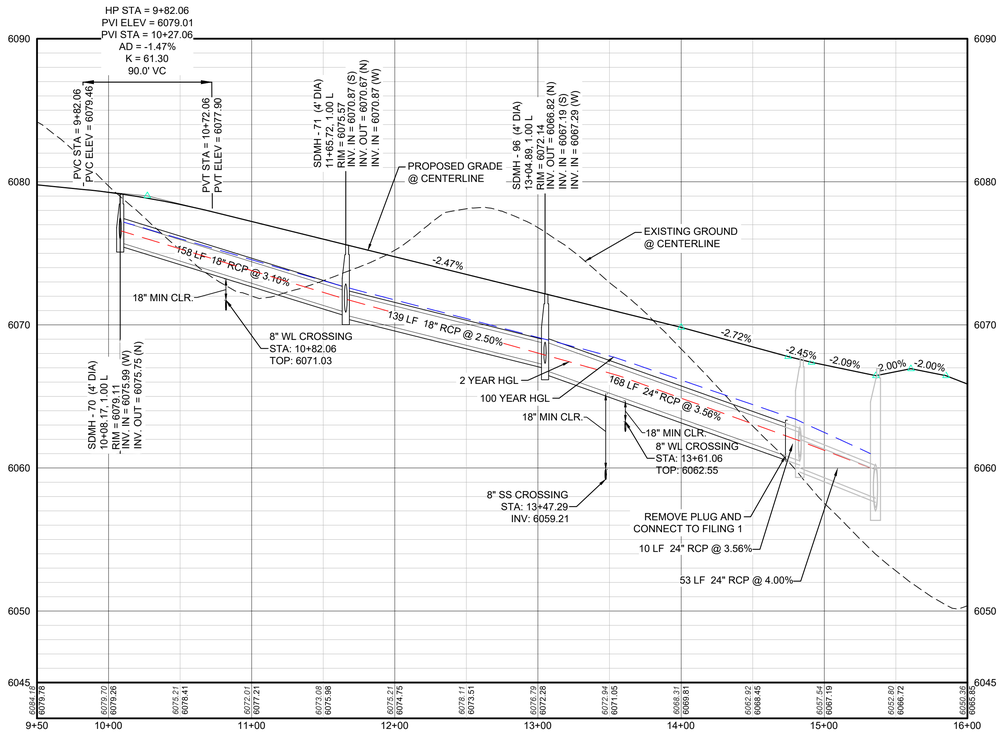
SHEET NUMBER 43

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\STORM PLAN AND PROFILE\FIELD MINT TERRACE.DWG, STEPHENF 10/2/2020 3:16 PM

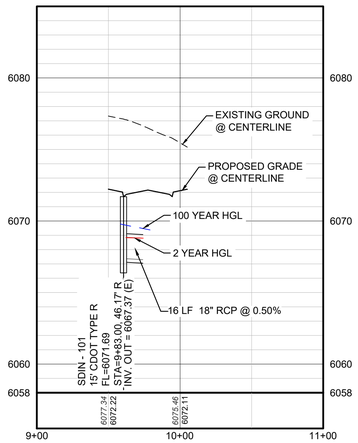


PLAN: ALPINE PHLOX ST STA: 9+50.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'

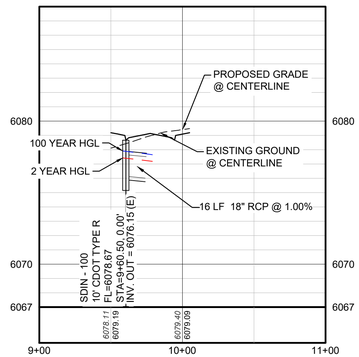
50 25 0 50 100
SCALE: 1" = 50'



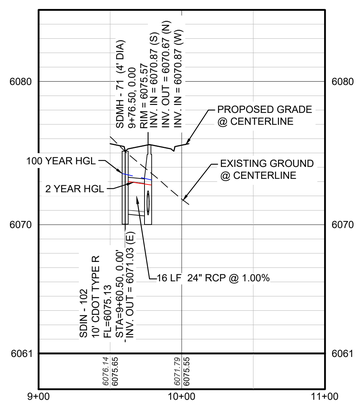
PROFILE: ALPINE PHLOX ST STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



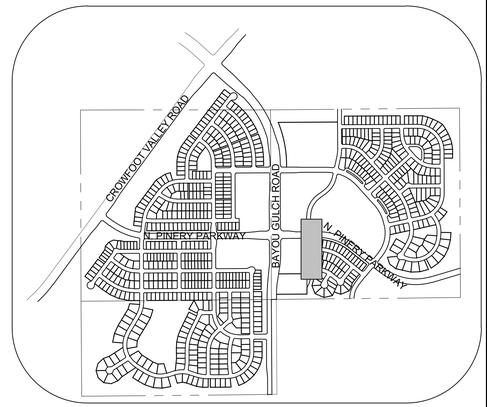
PROFILE: STORM LATERAL 66 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 22 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 48 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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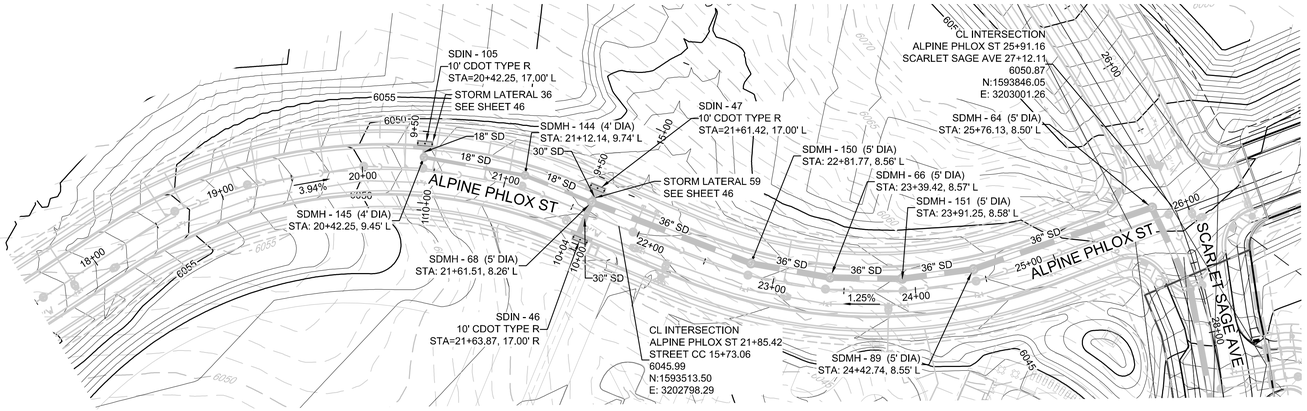
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ALPINE PHLOX STREET

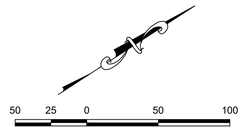
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019

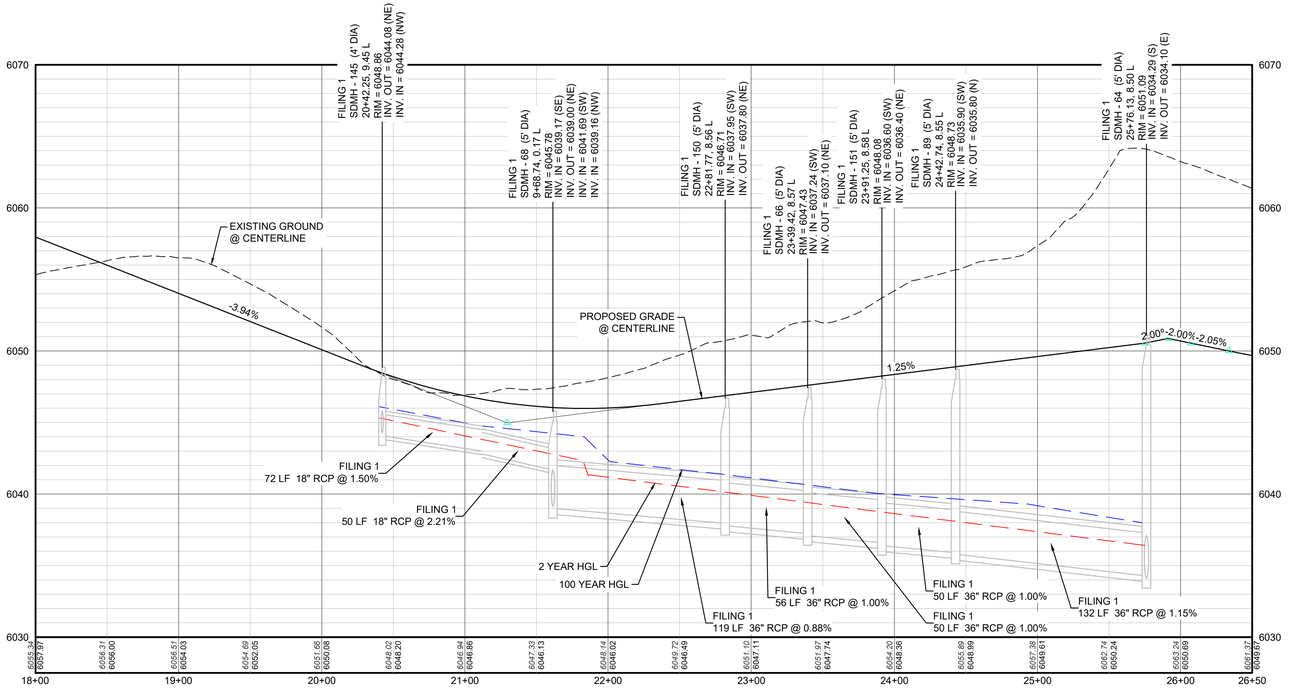
SHEET NUMBER 44

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FP9\TOWN OF PARKER\STORM PLAN AND PROFILE\FP9 ALPINE PHLOX STREET STORM.DWG, STEPHENF 10/2/2020 3:21 PM



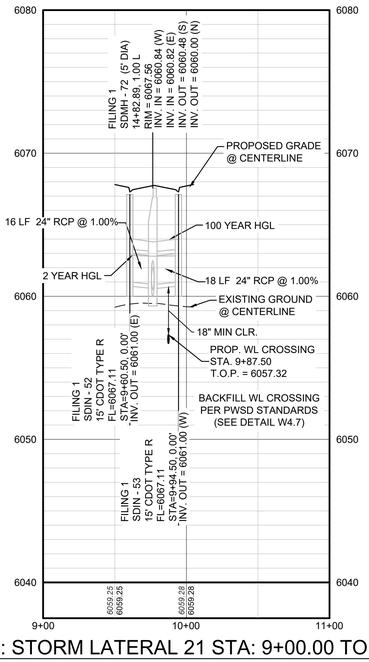
PLAN: ALPINE PHLOX ST STA: 17+50.00 TO 26+50.00
HORIZONTAL SCALE: 1" = 50'



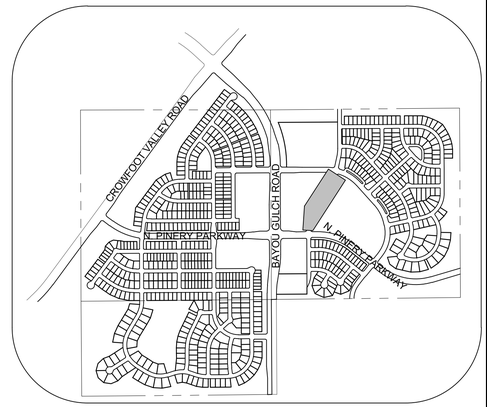


PROFILE: ALPINE PHLOX ST STA: 18+00.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 21 - SEE SHEET 44



PROFILE: STORM LATERAL 21 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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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	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
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PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

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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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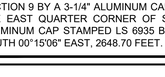
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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.

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

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No.	Revisions	Date	Init.	Appr.	Date

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Tel: (720) 482-9526
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CVL CONSULTANTS

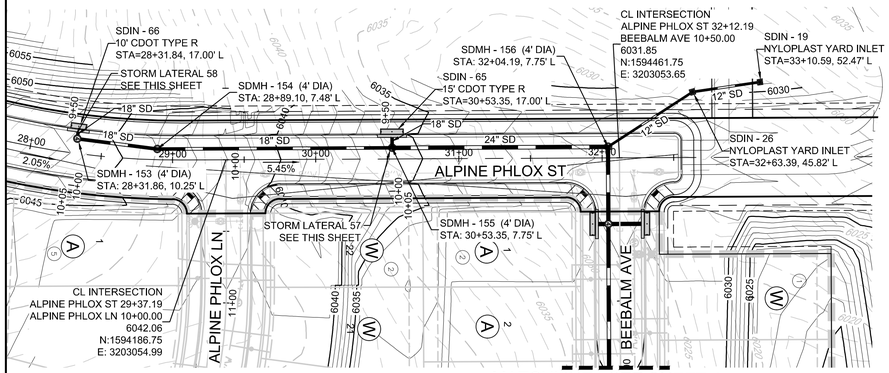
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ALPINE PHLOX STREET

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF		
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		

SHEET NUMBER 45

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FP3\TOWN OF PARKER\STORM PLAN AND PROFILE\FP3 ALPINE PHLOX STREET STORM.DWG, STEPHENF 10/2/2020 3:21 PM



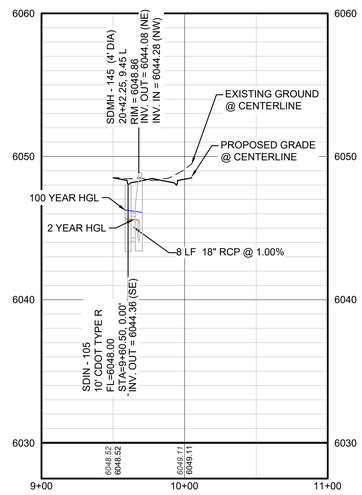
MATCHLINE - SEE SHEET 47

PLAN: ALPINE PHLOX ST STA: 28+00.00 TO 33+00.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

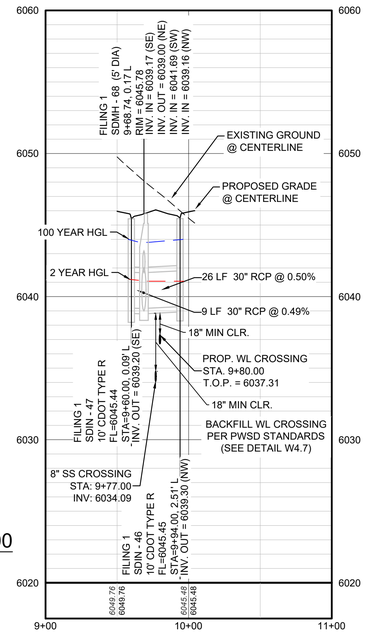
SCALE: 1" = 50'

STORM LATERAL 36 - SEE SHEET 45

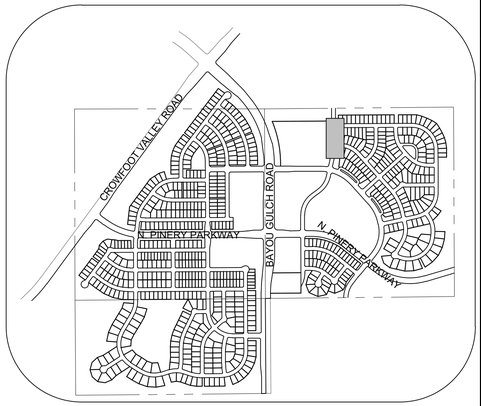


PROFILE: STORM LATERAL 36 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 59 - SEE SHEET 45



PROFILE: STORM LATERAL 59 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
(B)	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
(W)	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
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BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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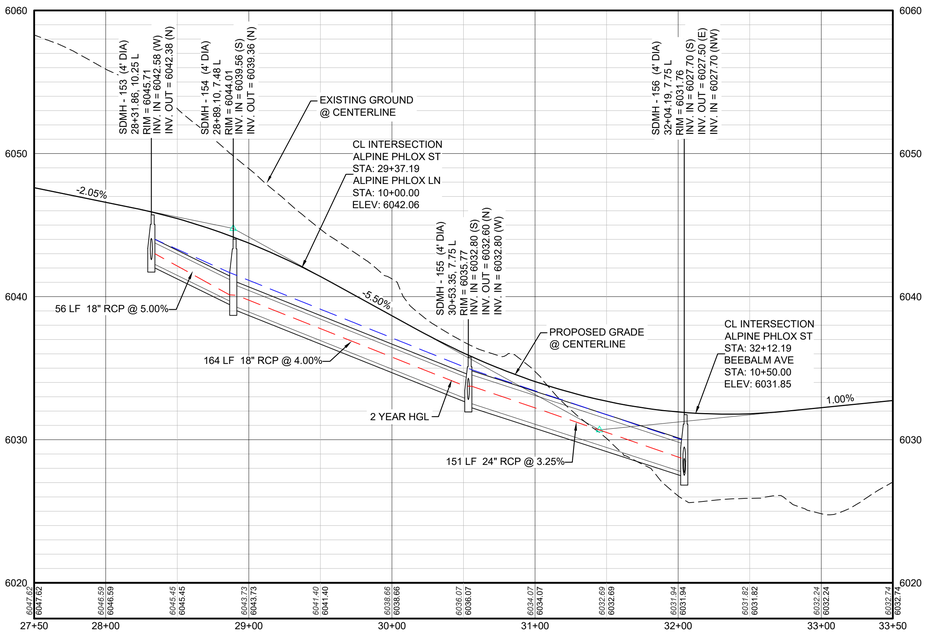
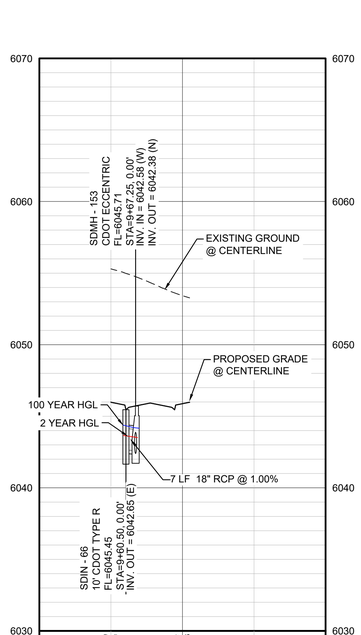


PROFILE: ALPINE PHLOX ST STA: 27+50.00 TO 33+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 58 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
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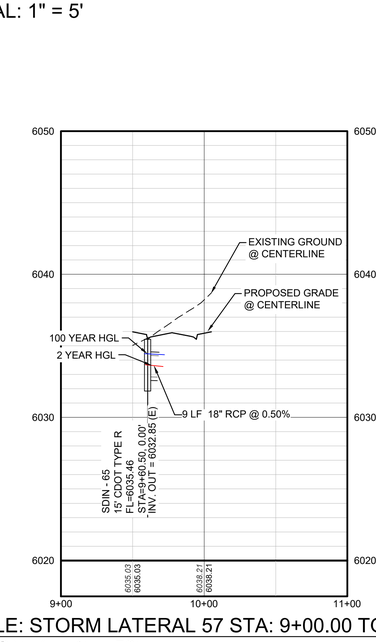

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PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 10-2-20 PROFESSIONAL ENGINEER

BRIAN P. WILSON
COLORADO P.E. 0050067

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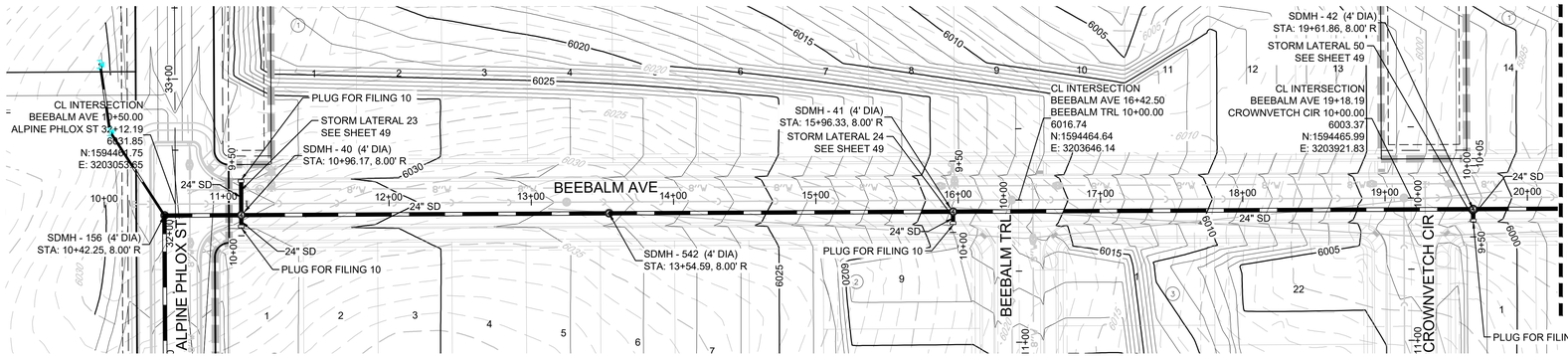
7353 South Alton Way
CENTENNIAL, CO 80112

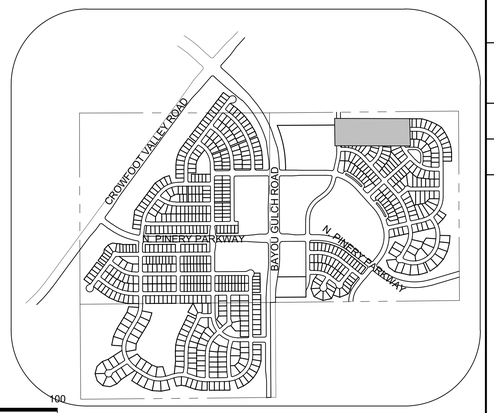
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ALPINE PHLOX STREET

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 46

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FBTOWN OF PARKER\STORM PLAN AND PROFILE\F9 ALPINE PHLOX STREET STORM.DWG, STEPHENF 10/2/2020 3:22 PM



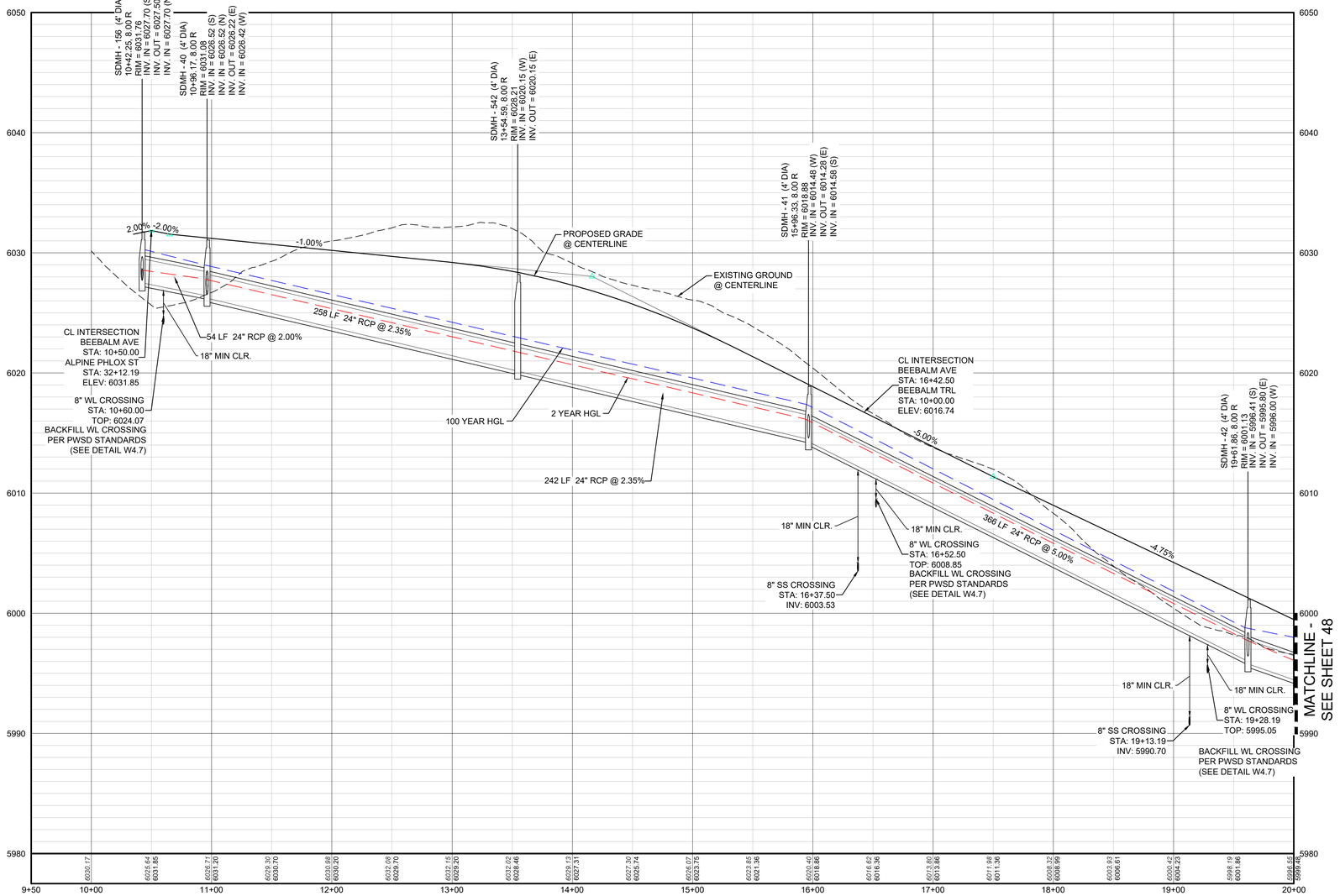


50 25 0 50 100

SCALE: 1" = 50'

KEYMAP
N.T.S.

PLAN: BEEBALM AVE STA: 9+50.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BEEBALM AVE STA: 9+50.00 TO 20+00.00
HORIZONTAL: 1" = 50'
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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
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10.00 EXISTING ELEVATION	FILING BOUNDARY
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10-2-20

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COLORADO P.E. 0050067

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STORM DRAIN INFRASTRUCTURE NOTES:

1. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

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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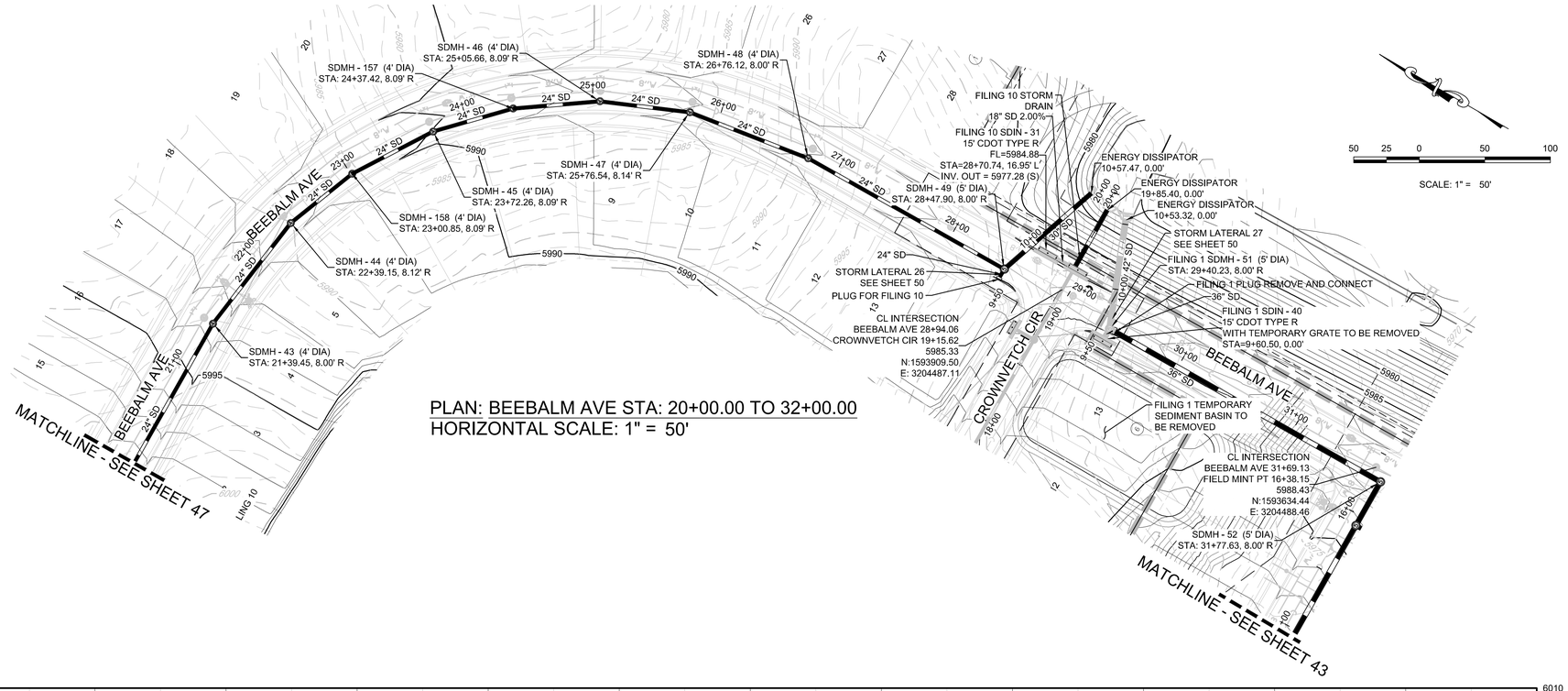
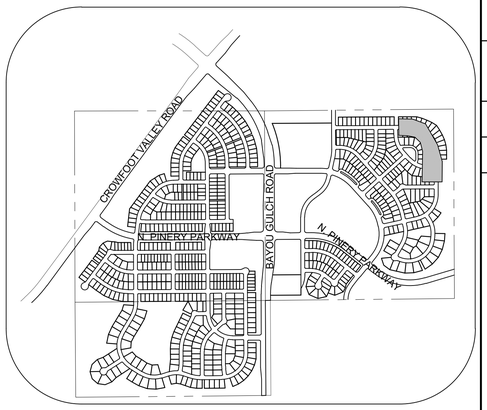
STORM PLAN AND PROFILE
BEEBALM AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019
SHEET NUMBER 47

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FS\TOWN OF PARKER\STORM PLAN AND PROFILE\BEEBALM AVENUE.DWG, STEPHENF, 10/2/2020 3:28 PM



PLAN: BEEBALM AVE STA: 20+00.00 TO 32+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
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(FB)	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
(AV)	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
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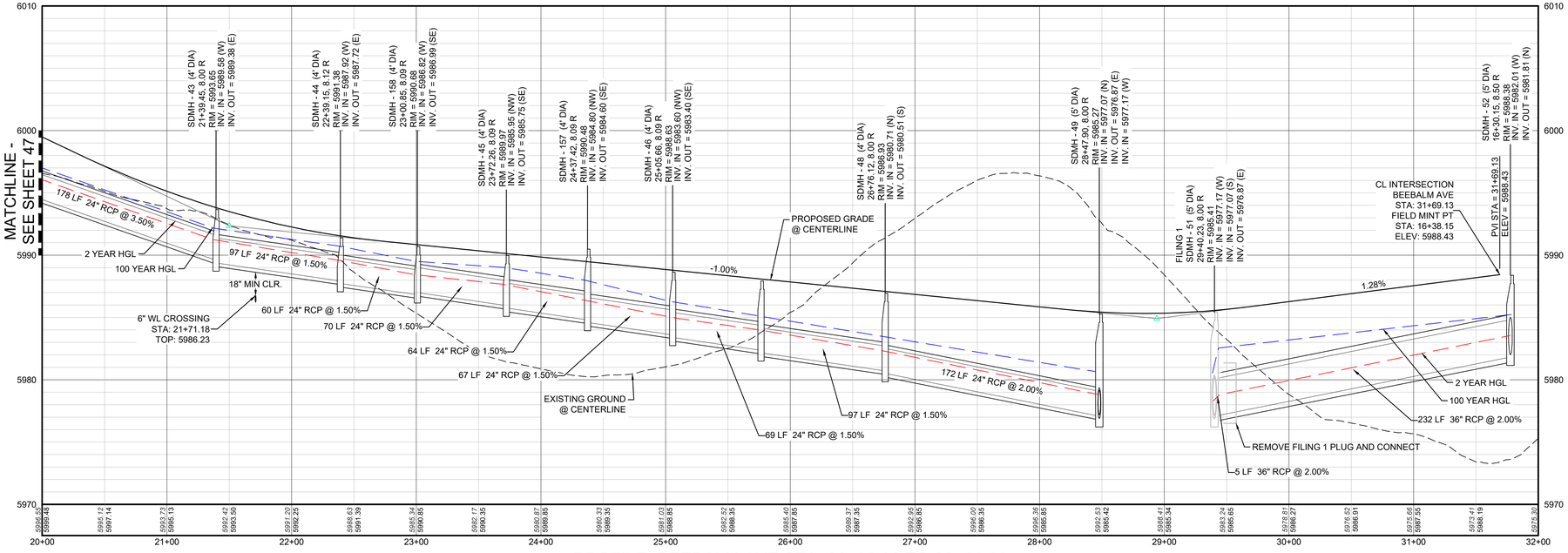

PROFILE: BEEBALM AVE STA: 20+00.00 TO 32+00.00
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

COLORADO LICENSED BRIAN P. WILSON 0050067 PROFESSIONAL ENGINEER
10-2-20

BRIAN P. WILSON
COLORADO P.E. 0050067

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

STORM DRAIN INFRASTRUCTURE NOTES:

1. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

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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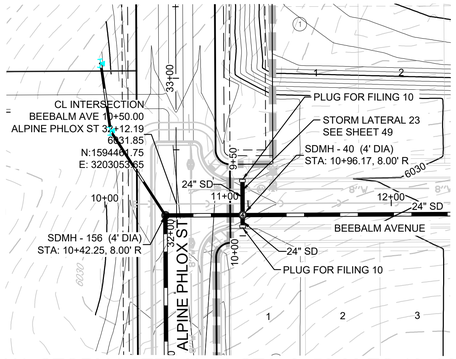
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BEEBALM AVENUE

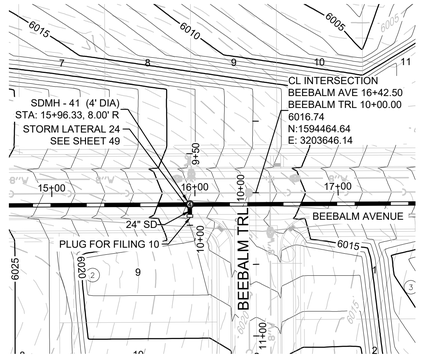
DRAWN BY:	--	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	OCTOBER 2019		

SHEET NUMBER 48

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\P9\TOWN OF PARKER\STORM PLAN AND PROFILE\BEEBALM AVENUE.DWG, STEPHENF, 10/2/2020 3:29 PM



PLAN: STORM LATERAL 23 STA: 9+50.00 TO 10+00.00
HORIZONTAL SCALE: 1" = 50'



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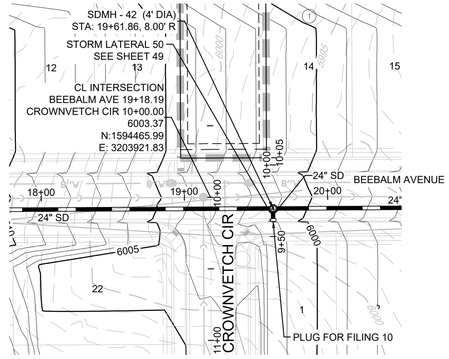
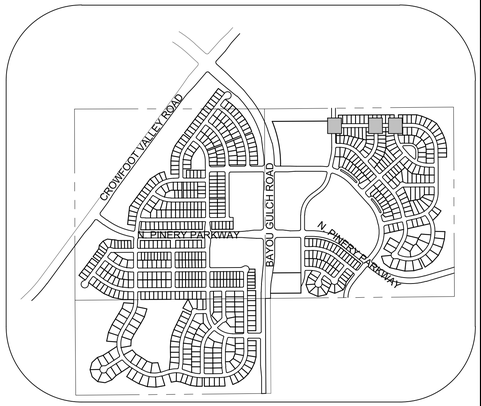
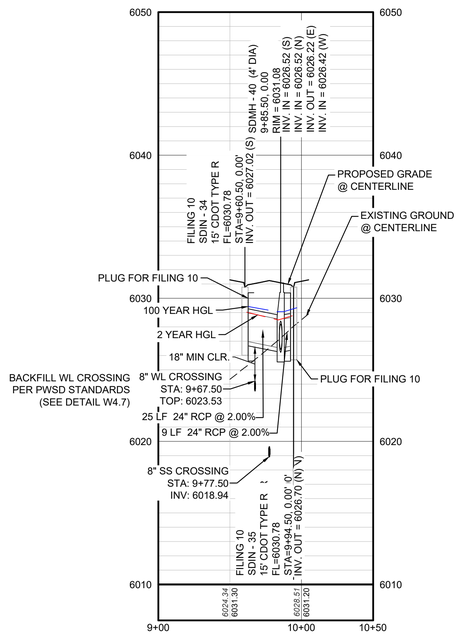


PLAN: STORM LATERAL 50 STA: 9+50.00 TO 10+00.00
HORIZONTAL SCALE: 1" = 50'

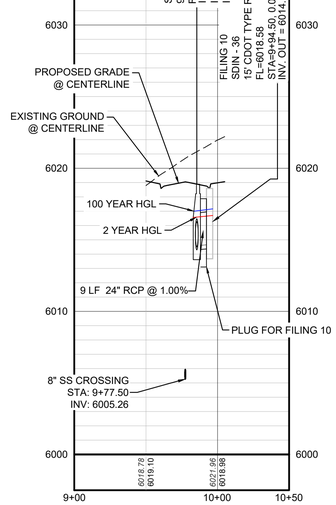


KEYMAP
N.T.S.

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



PROFILE: STORM LATERAL 23 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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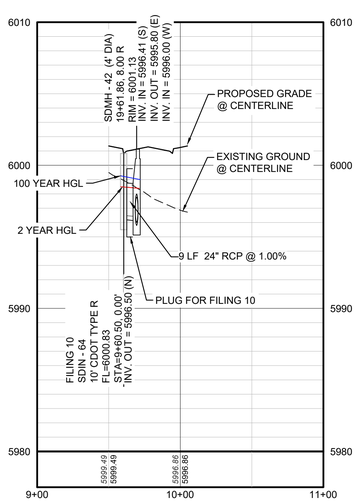

PROFILE: STORM LATERAL 50 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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	PROPOSED SLOPE & DIRECTION (1.0%)
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
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BEEBALM AVENUE

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: --
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 49

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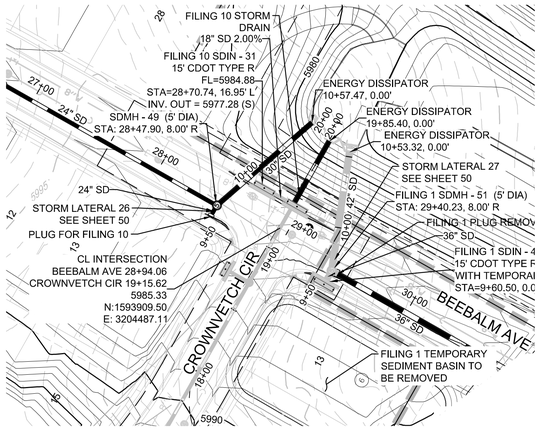
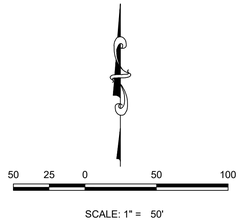
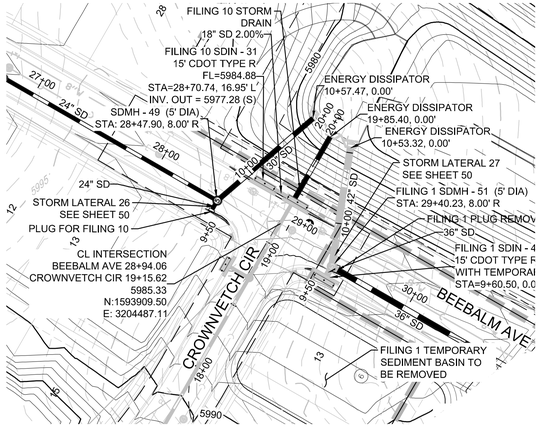


PLAN: STORM LATERAL 26 STA: 9+50.00 TO 10+00.00
HORIZONTAL SCALE: 1" = 50'





PLAN: STORM LATERAL 27 STA: 9+50.00 TO 10+00.00
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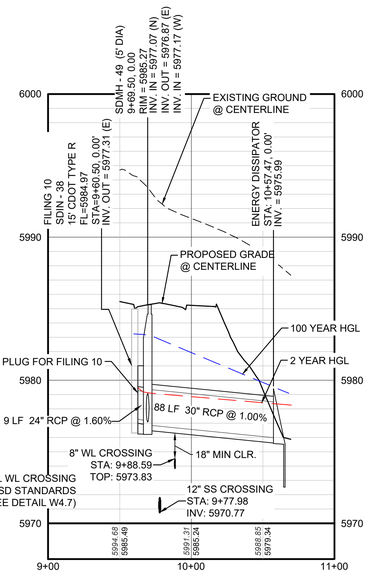

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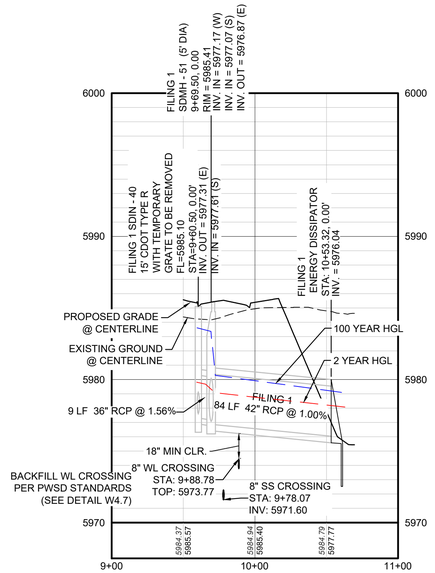

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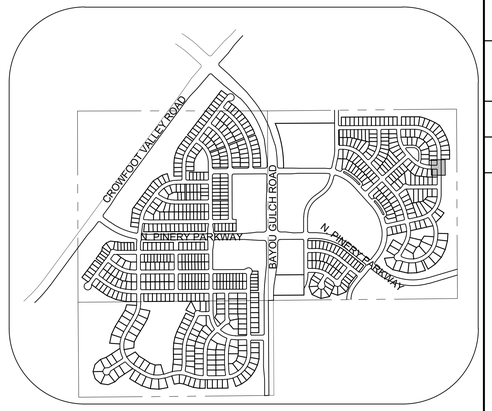

KEYMAP
N.T.S.

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
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
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10-2-20

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SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	--		
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		

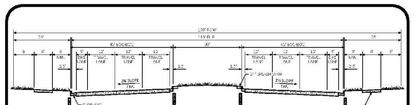
SHEET NUMBER 50

INDEX OF ROADWAY DESIGN STANDARD DETAILS

DETAIL CATEGORY / DETAIL NAME	DETAIL NUMBER
STREET CROSS SECTIONS AND TYPICAL CURB SECTIONS	
TYPICAL STREET CROSS SECTIONS	1 1 OF 3
TYPICAL STREET CROSS SECTIONS	1 2 OF 3
TYPICAL STREET CROSS SECTIONS	1 3 OF 3
TYPICAL RESIDENTIAL UTILITY LOCATIONS	2
CURB, GUTTER, AND SIDEWALK SECTIONS	3
DETACHED SIDEWALK	4 1 OF 2
ATTACHED SIDEWALK	4 2 OF 2
LOCAL STREET CUL-DE-SAC LAYOUTS	
RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT	5
RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT	6
RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT	7
STANDARD INTERSECTIONS	
RESIDENTIAL LOCAL/LOCAL INTERSECTION LAYOUT	8
RESIDENTIAL LOCAL/RESIDENTIAL COLLECTOR INTERSECTION LAYOUT	9
RESIDENTIAL LOCAL/BOULEVARD COLLECTOR INTERSECTION LAYOUT	10
RESIDENTIAL BOULEVARD COLLECTOR INTERSECTION LAYOUT	11
NON-RESIDENTIAL COLLECTOR/ARTERIAL INTERSECTION LAYOUT	12
RESIDENTIAL COLLECTOR/ARTERIAL INTERSECTION LAYOUT	13
ARTERIAL/ARTERIAL INTERSECTION LAYOUT	14
CURB RAMPS	
DIAGONAL CURB RAMP LAYOUT	15 1 OF 3
DIAGONAL CURB RAMP LAYOUT	15 2 OF 2
RAMP ARTERIAL/ARTERIAL LAYOUT	16
MIDBLOCK CURB RAMP LAYOUT	17 1 OF 2
MIDBLOCK CURB RAMP LAYOUT	17 2 OF 2
DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT	18 1 OF 2
DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT	18 2 OF 2
DRIVEWAY AND CROSS PAN DETAILS	
CROSS PAN DETAIL	19
INTERSECTION CROSS PAN LAYOUT	20
COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK	21 1 OF 2
COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK	21 2 OF 2
RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT	22
RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB/GUTTER ISOMETRIC	23
MISCELLANEOUS DETAILS	
PARALLEL PARKING LAYOUT AT INTERSECTIONS	24
INTERSECTION SIGHT DISTANCE REQUIREMENTS	25 1 OF 2
INTERSECTION SIGHT DISTANCE REQUIREMENTS	25 2 OF 2
MINIMUM STREET PATCH DETERMINATION	26
ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENTS	27
MEDIAN B.U.L. NOSE ISOMETRIC	28 1 OF 2
MEDIAN B.U.L. NOSE TYPICAL SECTIONS	28 2 OF 2
CURB CHASE DRAIN (RESIDENTIAL) LAYOUT	29 1 OF 2
CURB CHASE DRAIN (RESIDENTIAL) LAYOUT	29 2 OF 2
CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT	30 1 OF 2
CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT	30 2 OF 2
TRENCH DRAIN DETAIL SECTION	31
INTERSECTION GRADING DETAIL FOR CONSTRUCTION PLANS	32
GROUND MOUNTED STREET NAME PANELS	33

NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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.

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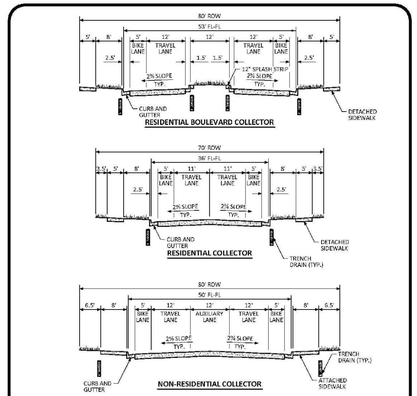
Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 1 OF 3

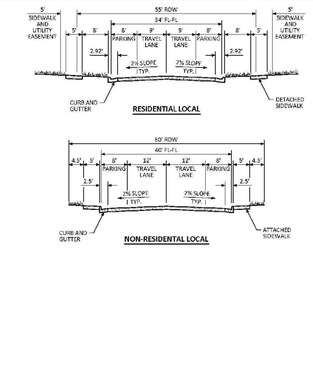


GENERAL NOTES

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 CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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



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.
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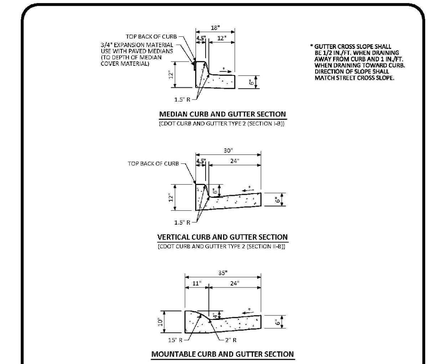
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.

NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

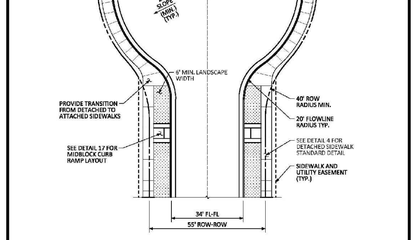
Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 3 OF 3



* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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

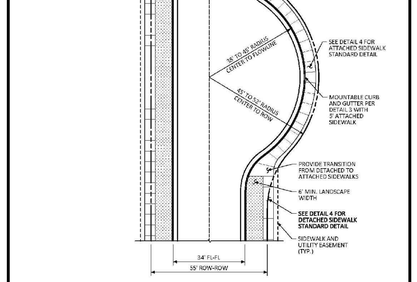


GENERAL NOTES

1. BULB END 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.

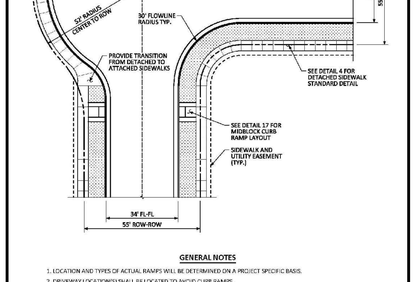
NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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



NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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

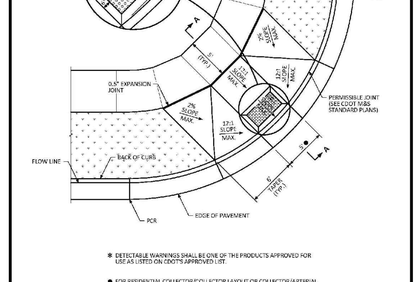


GENERAL NOTES

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.

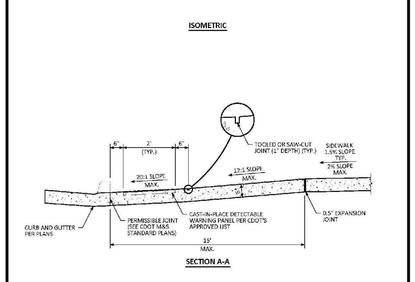
NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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



NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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



NO CI ANGLES ARC "E 3C MADE TO 515 DRAWING WITI OU" 3RI "ION "ENVISION C" "I.I TOWA OF PARKER.

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

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FIL9\TOWN OF PARKER\FIL9 ROADWAY DETAILS.DWG, STEPHENF, 10/2/2020 3:34 PM

No.	Revisions	Date	Init.	Appr.	Date

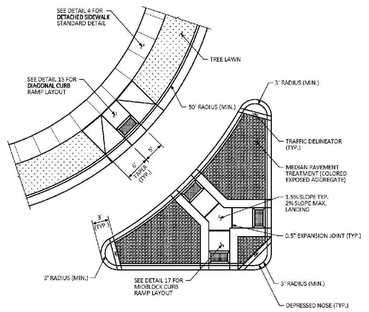
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
(720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 51

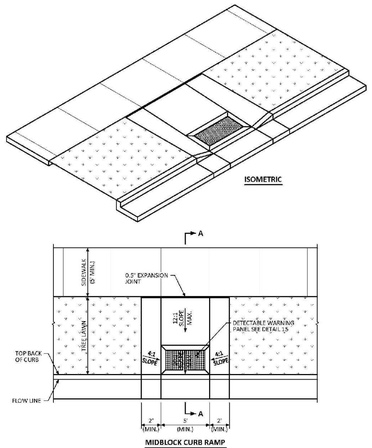


GENERAL NOTES

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 CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN CONSENT FROM THE TOWN OF PARKER

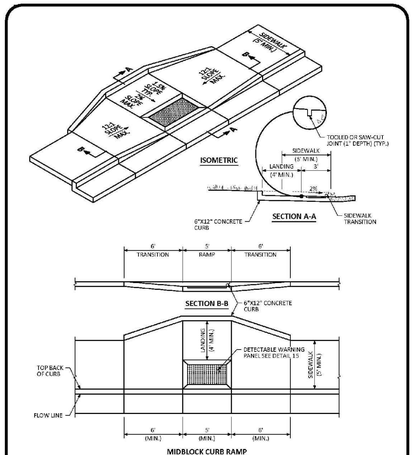
Town of Parker COLORADO	CURB RAMP ARTERIAL/ARTERIAL LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 16 1 OF 1



MIDBLOCK CURB RAMP

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

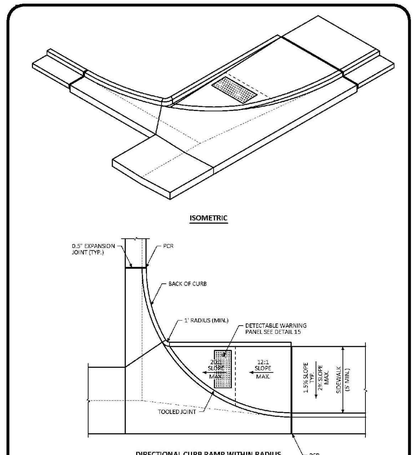
Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 1 OF 2



MIDBLOCK CURB RAMP

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

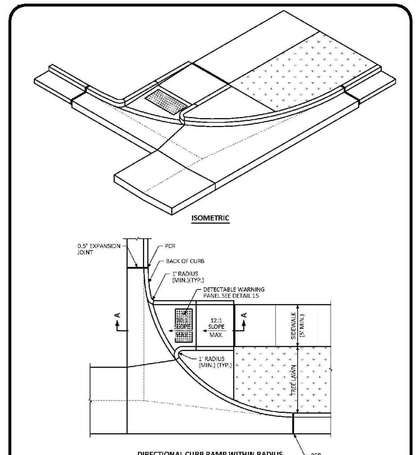
Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 2 OF 2



DIRECTIONAL CURB RAMP WITHIN RADIUS
(ATTACHED SIDEWALK)

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

Town of 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 CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN CONSENT FROM THE TOWN OF PARKER

Town of 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 CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN CONSENT FROM THE TOWN OF PARKER

Town of 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 39.

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

Town of Parker COLORADO	INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 20 1 OF 1

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

Town of Parker COLORADO	COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL	DATE AUGUST 2014	DETAIL 21 2 OF 2

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

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

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FW\TOWN OF PARKER\F9 ROADWAY DETAILS.DWG, STEPHENF, 10/2/2020 3:34 PM

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.
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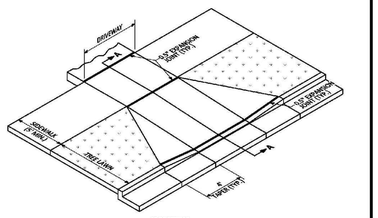
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	OCTOBER 2019		

SHEET NUMBER 52



ISOMETRIC

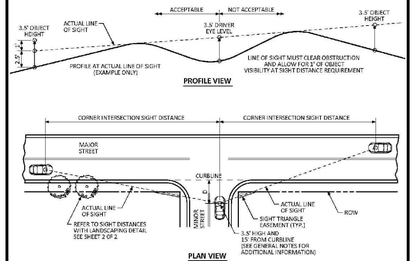
SECTION A-A

GENERAL NOTES

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

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

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



POSTED SPEED MPH	CORNER INTERSECTION SIGHT DISTANCE
45	555
40	500
35	445
30	389
25	333
20	280

GENERAL NOTES

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM EDGE OF THE MAJOR STREET PAVEMENT FLOWLINE AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
2. AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 10'.
3. INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL & VERTICAL ALIGNMENTS.

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

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

LOCAL STREETS

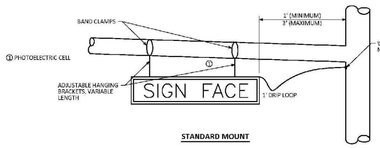
ARTERIALS/COLLECTORS

GENERAL NOTES

1. STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9" HIGH PANELS. LOCALS MAY HAVE 6" HIGH PANELS. ARTERIAL/COLLECTOR SIZE BLANKS SHALL NOT EXCEED 60". LOCAL SIZE BLANKS SHALL NOT EXCEED 48".
2. SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 12 GAUGE New/S-SqueareTube STEEL. FINISH: TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE REFLECTORIZED AND APPIXED 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



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.

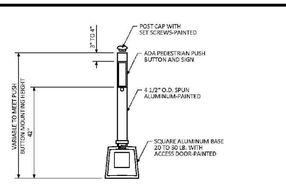
LIGHTED SIGN TYPICAL LAYOUT

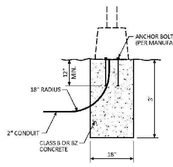
GENERAL NOTES

1. STREET NAME SIGN TO BE FREE-SWINGING OR LIMITED-SWINING. 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 ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

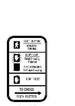
Town of Parker COLORADO	ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL	DATE NOVEMBER 2012	DETAIL 3 1 OF 1





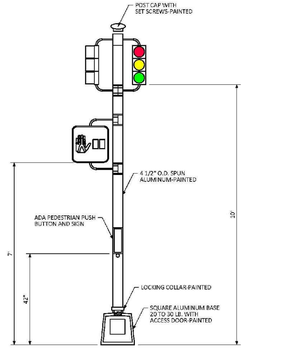
FOUNDATION DETAIL

PEDESTRIAN PUSH BUTTON POLE



SIGN SHALL BE ALUMINUM

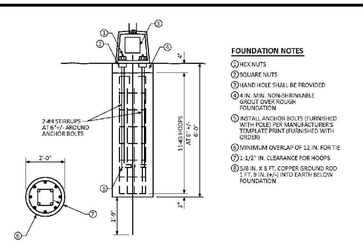
TYPICAL PEDESTRIAN PUSH BUTTON SIGN



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. 8 IN. MIN. NON-SHRINKABLE GROUT OVER ROUGH FOUNDATION
5. INSTALL ANCHOR BOLTS (FURNISHED WITH POLE) 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. (4)#8 IN. X 8 FT., COPPER GROUND ROD 1 FT. 9 IN. (MIN) INTO EARTH BELOW FOUNDATION

GENERAL FOUNDATION NOTES

1. THE DESIGN IS ADAPTED FROM CDOT STANDARD PLAN S-614-4 AS RELEASED 07-04-2006. ALTERATIONS FROM CDOT DESIGN INCLUDE THE ELIMINATION OF THE PULLBOX AND CONDUIT, ADDITION OF (8)#1N. COPPER GROUND RODS, AND INCREASE OF FOUNDATION DIAMETER TO 2'-0".
2. CONCRETE FOOTINGS FOR FLASHING BEACON INSTALLATIONS SHALL CONFORM TO "DRILLED CAISSONS" AND "STRUCTURAL CONCRETE" CLASS "P2" CONCRETE, 40K 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:

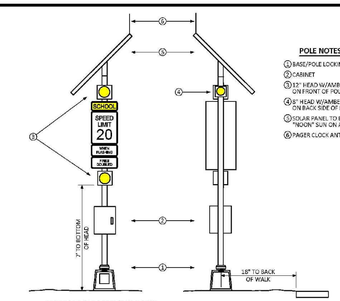
SOIL DENSITY, γ = 130 LB./CU.FT.
SOIL COHESION = 750 LB./SQ.FT., FOR MEDIUM STIFF COHESIVE SOIL
SOIL ANGLE = + - 30° FOR MEDIUM DENSE COHESIONLESS SOIL
SF = 3.0 FOR FLEXURAL RESISTANCE

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 WON'T 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. PAGER CLOCK ANTENNA

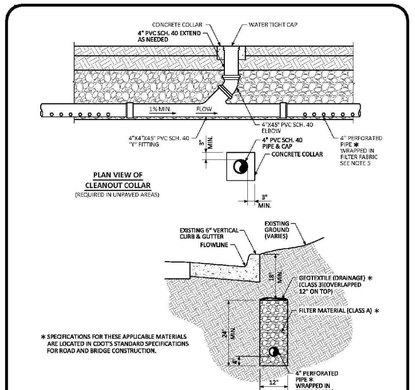
GENERAL POLE ASSEMBLY NOTES

1. MAJOR COMPONENTS FOR EACH INSTALLATION ARE TO BE APPROVED BY TOWN OF PARKER. THESE COMPONENTS INCLUDE:
   A) SOLAR PANEL/STORAGE BATTERIES
   B) 19' 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 ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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



✱ 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 IMPERMEABLE SECTION.
2. TRENCH DRAINS SHALL BE TRANSITIONED TO PVC SCH. 40, NON-PERFORATED PIPE WHEN RAN UNDER ROADWAY HARDSCAPES/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 ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

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

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

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\PS\TOWN OF PARKER\F9 ROADWAY DETAILS DWG, STEPHENF, 10/2/2020 3:35 PM

No.	Revisions	Date	Init.	Appr.	Date

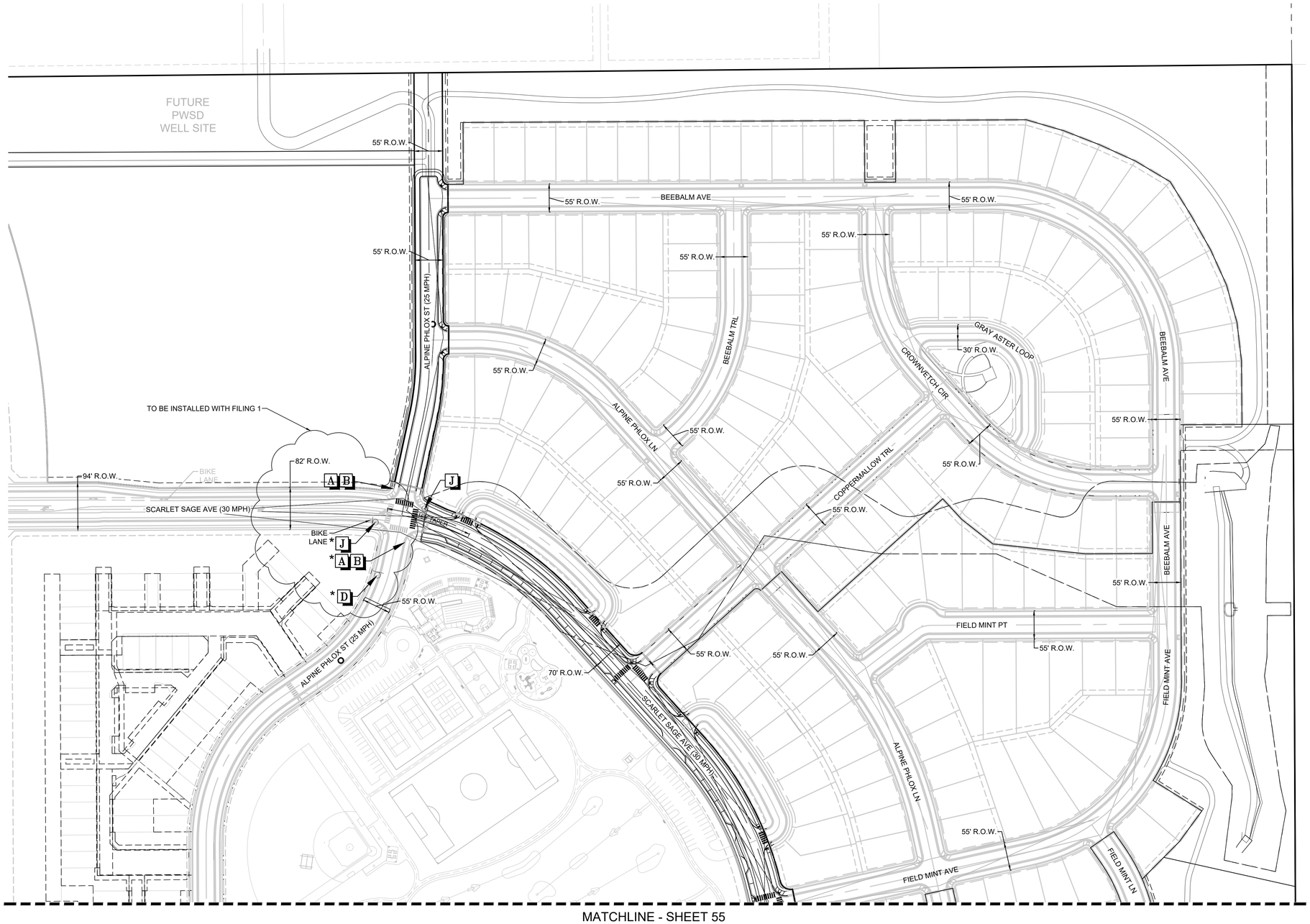
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

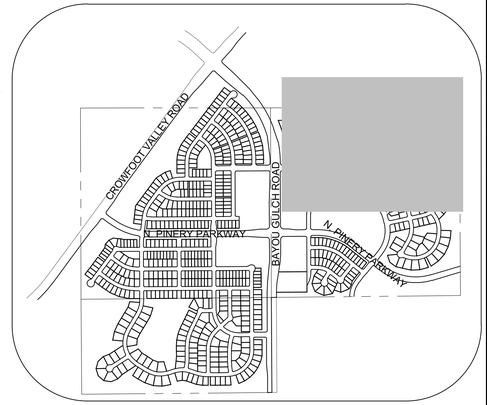
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE:	AS SHOWN
DRAWN BY: JF	FILE NO: 8130283701
CHECKED BY: JJJ	
DATE: OCTOBER 2019	

SHEET NUMBER 53



MATCHLINE - SHEET 55



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
M	FUTURE COMMERCIAL DEVELOPMENT SIGN 2H.04
N	MEDIAN BULL NOSE SIGN PER TOWN DETAIL 28-1 & 28-2
*	TO BE INSTALLED WITH OTHER FILINGS

100 50 0 100 200

SCALE: 1" = 100'

CALL 811
TWO WORKING DAYS
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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

COLORADO LICENSED BRIAN P. WILSON 50067 PROFESSIONAL ENGINEER

10-2-20

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.
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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 9 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING

SCALE:	AS SHOWN		
DRAWN BY:	JLR	FILE NO:	8130283701
CHECKED BY:	JJJ		
DATE:	OCTOBER 2019		
SHEET NUMBER	54		

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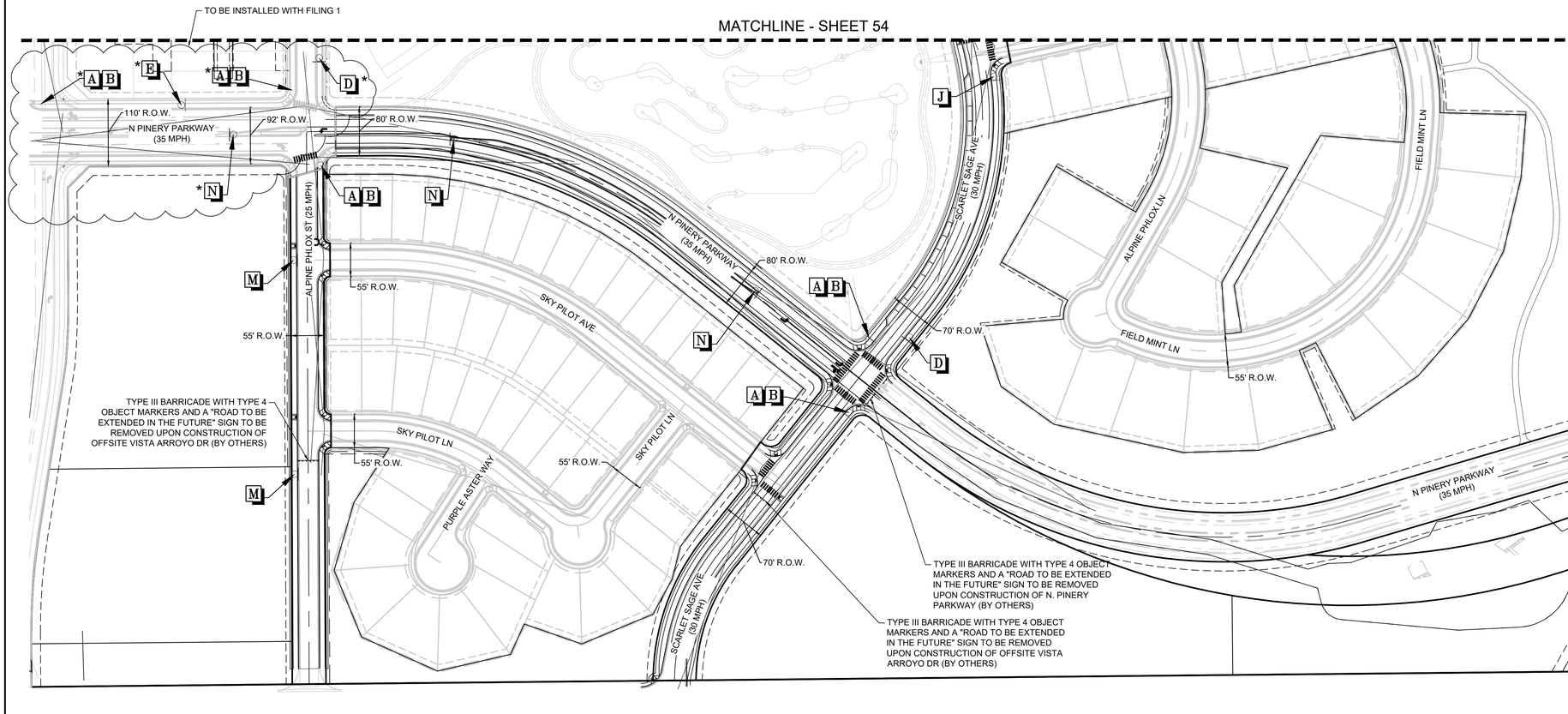

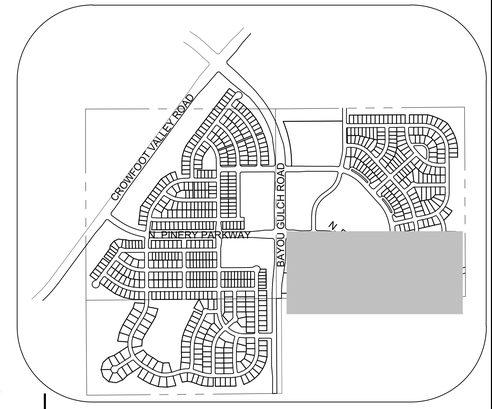

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