

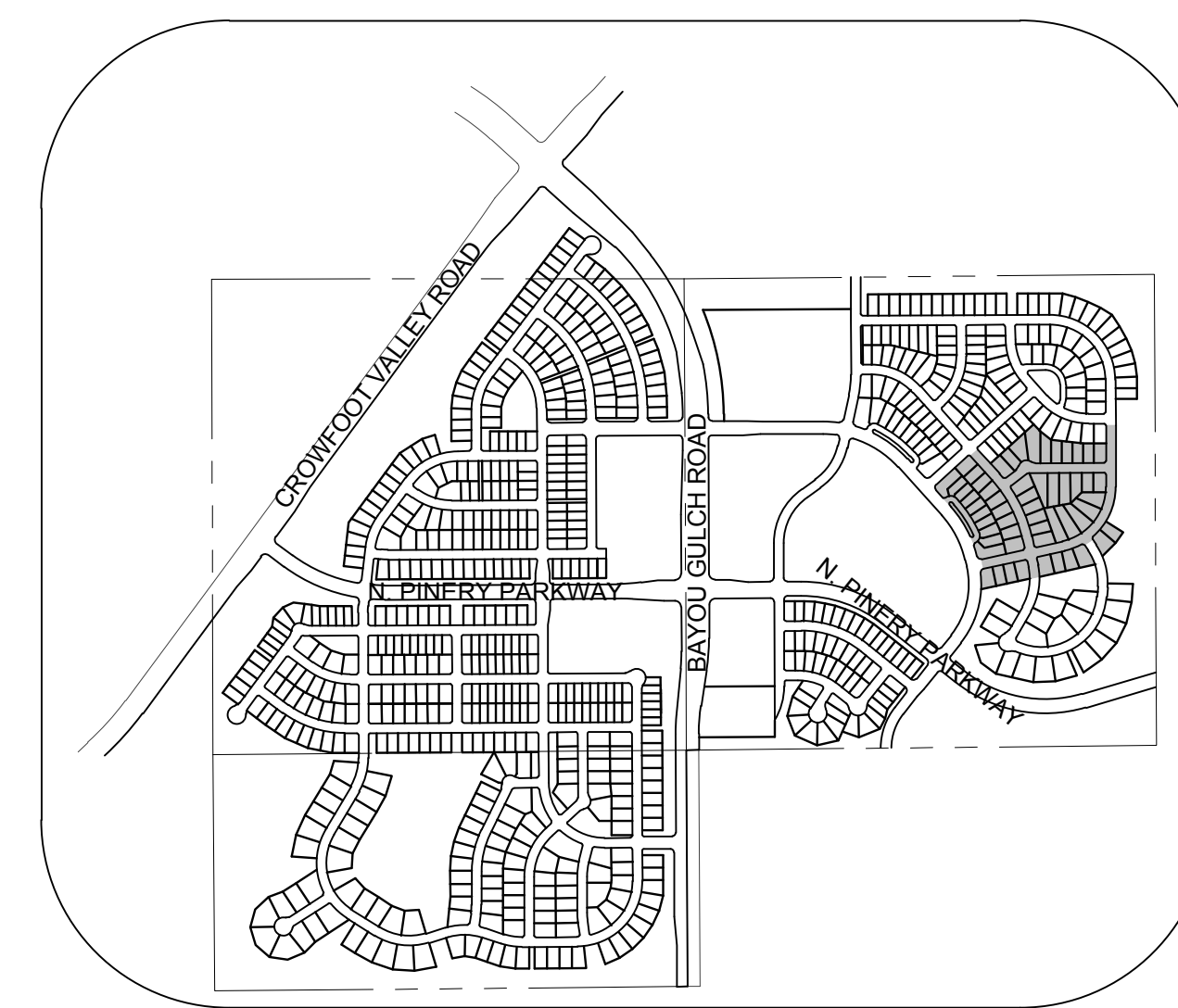
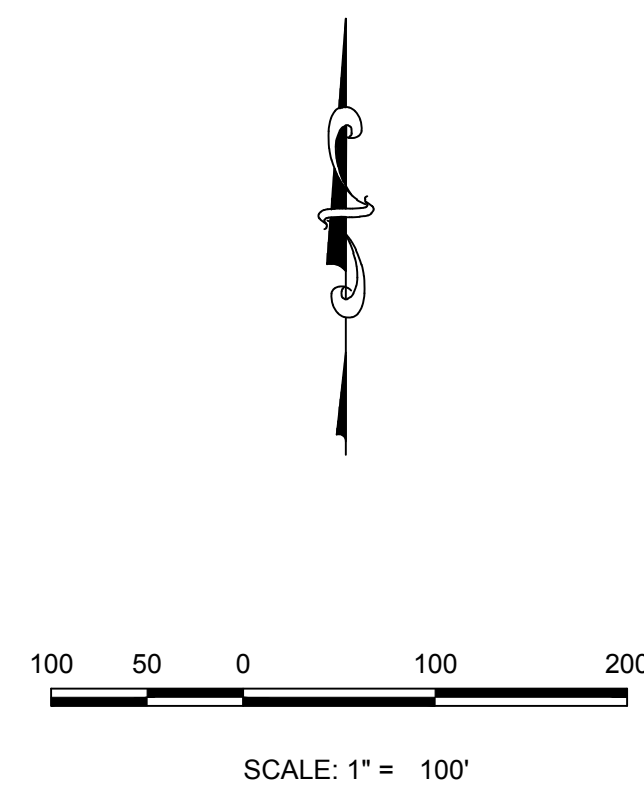
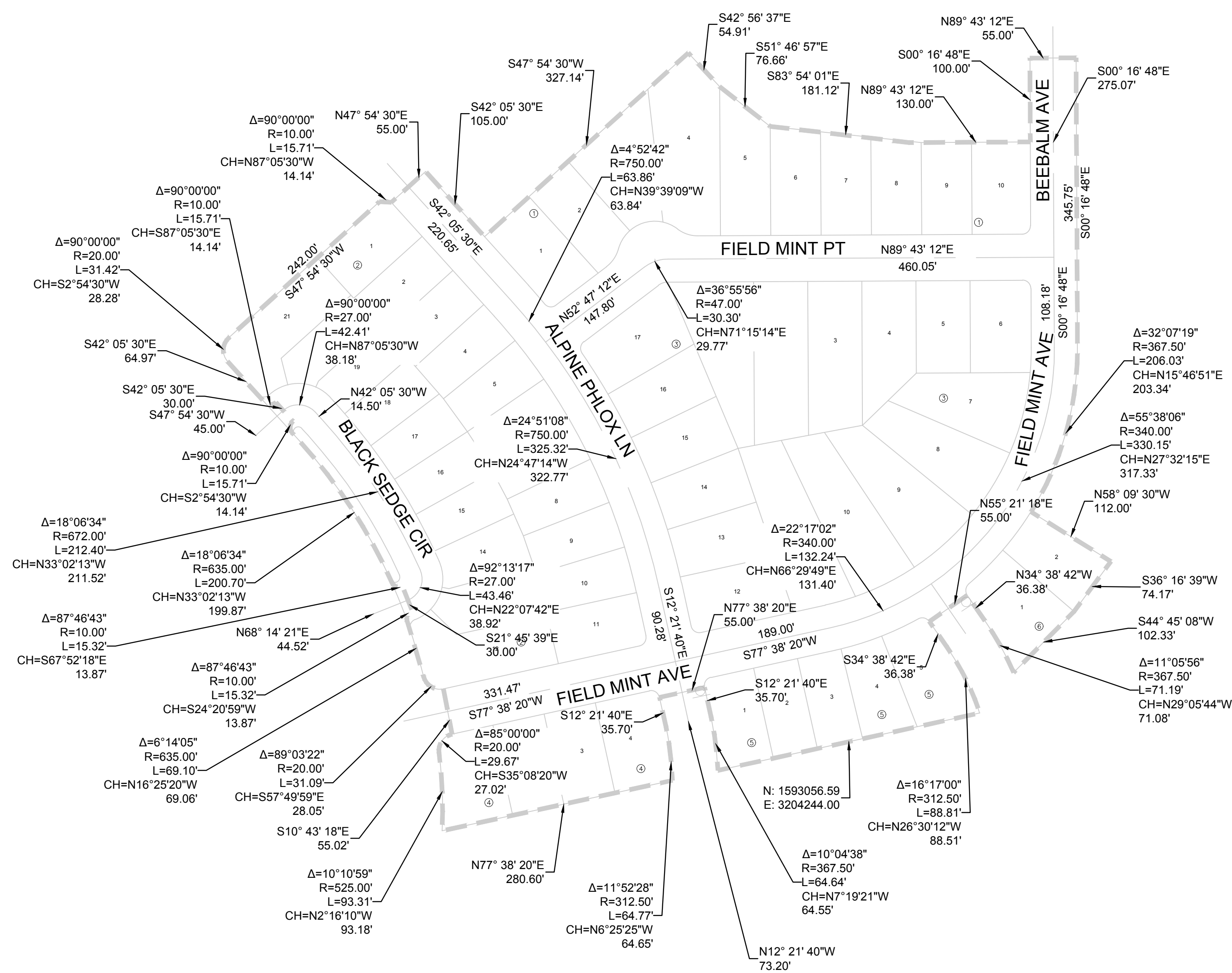




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UTILITY NOTIFICATION  
CENTER OF COLORADO

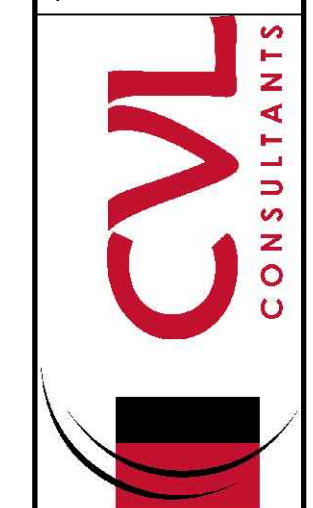
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**KEYMAP**  
N.T.S.

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.  
Suite 240  
Englewood, CO 80152  
Tel: (720) 482-9526  
Fax: (720) 482-9546



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

**TRAILS AT CROWFOOT**  
**FILING 11 CONSTRUCTION DRAWINGS**  
HORIZONTAL CONTROL PLAN

SHEET NUMBER <b>3</b>	SCALE:	AS SHOWN
	DRAWN BY:	TP
	CHECKED BY:	JU
DATE:	SEPTEMBER 2017	FILE NO: 8130283701

PREPARED UNDER THE SUPERVISION OF

**BRIAN P. WILSON**  
COLORADO P.E. 0050067

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

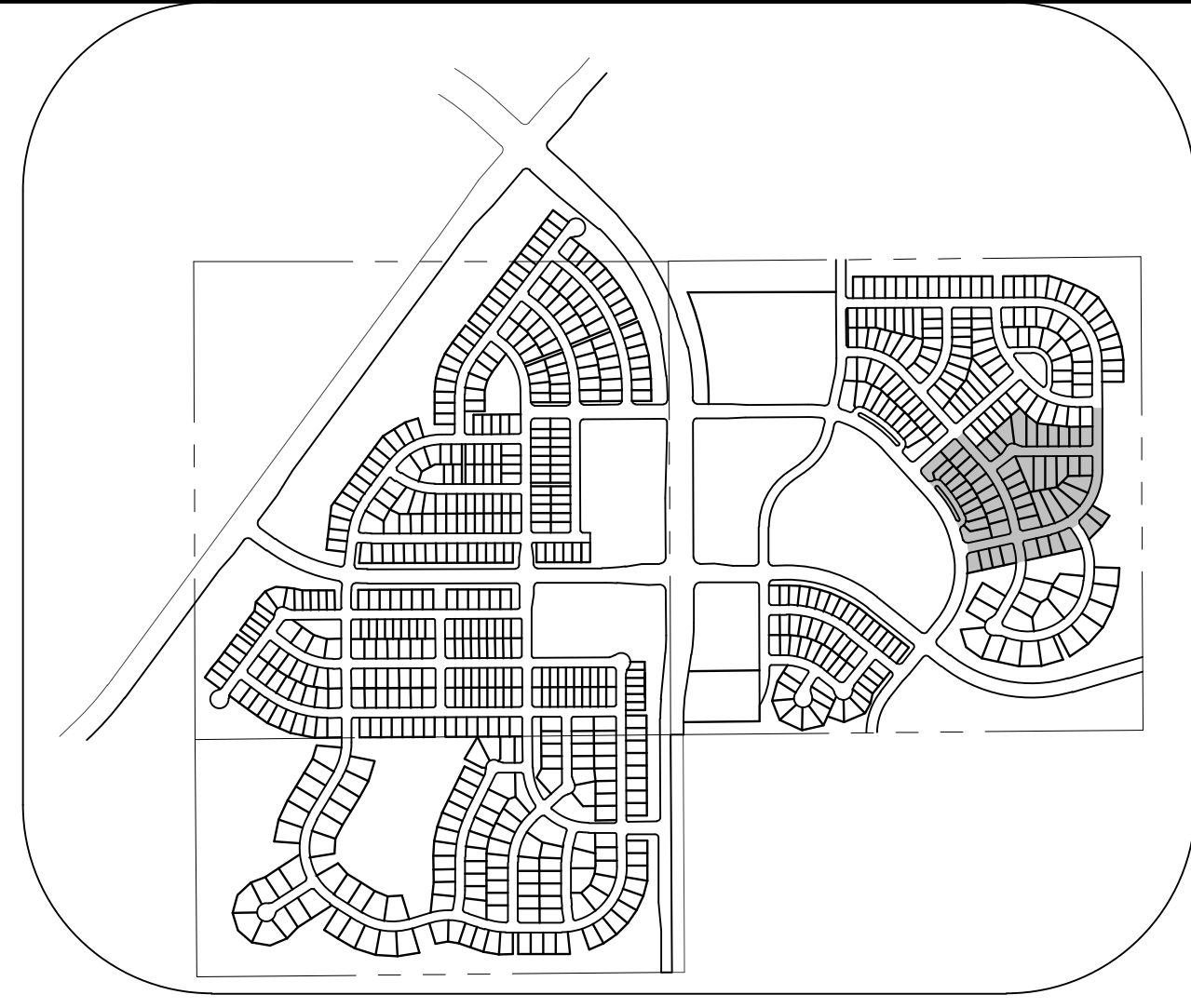
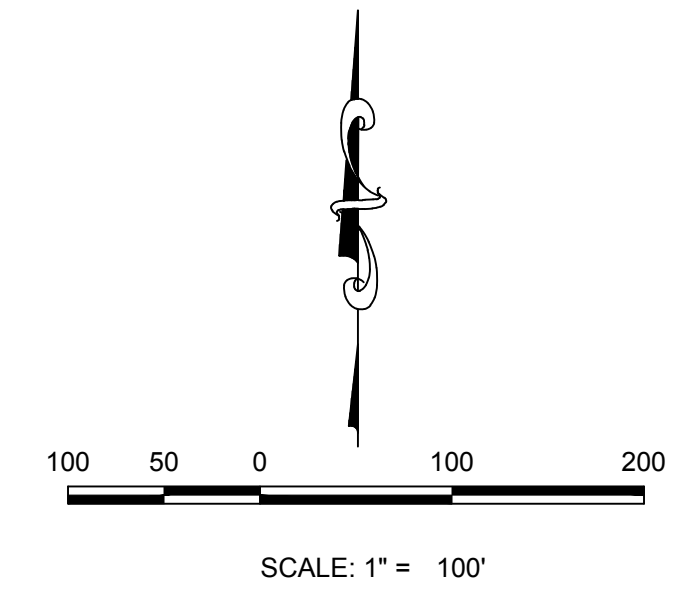
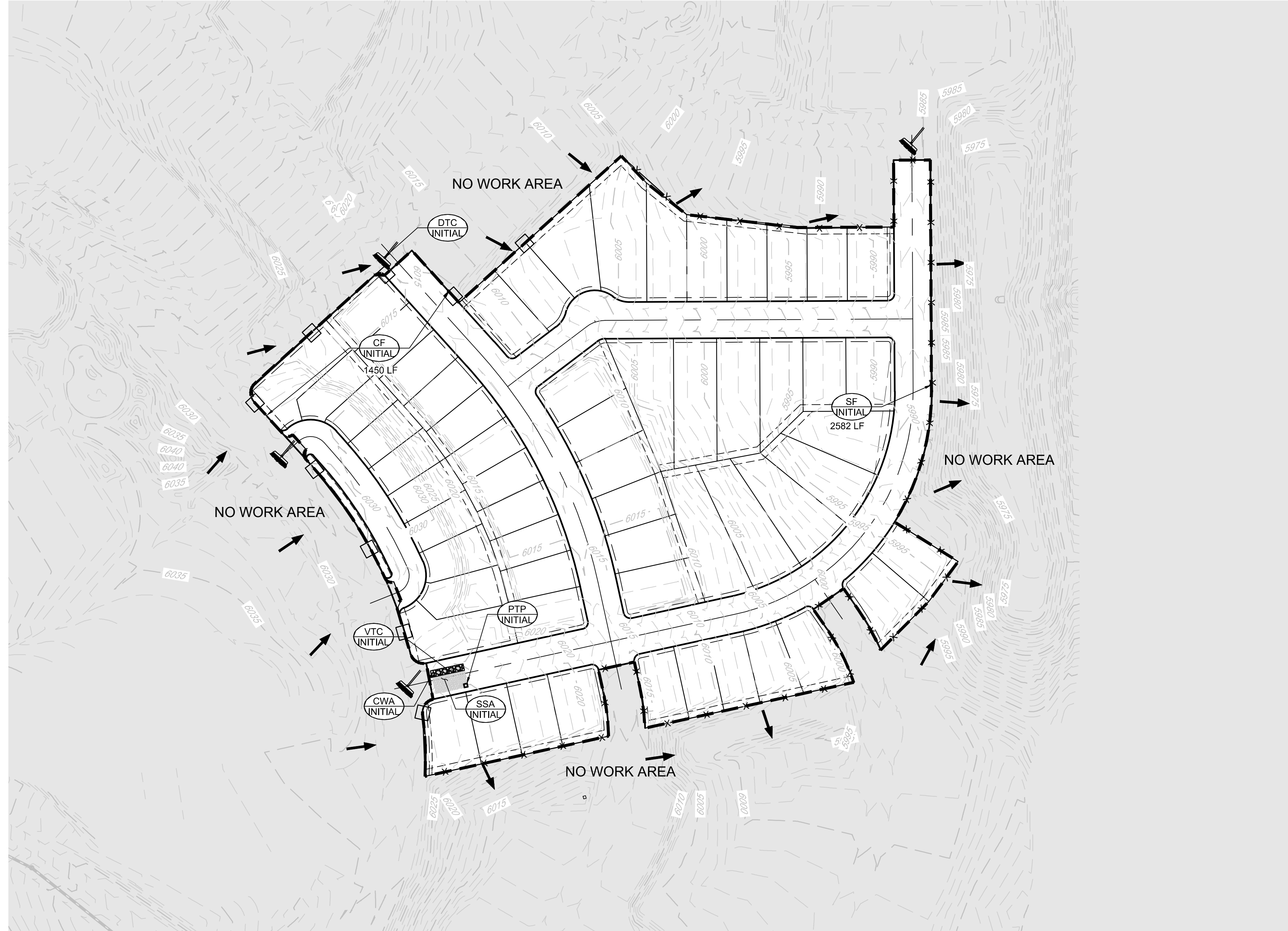
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**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870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

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

N:\PROJECTS\SSR\BRANCH\ENGINEERING\SHETS\CD\SF11\TOWN OF PARKER\11 BMP PLANS DWG3.ANDREW.P. 1/4/2018 7:53 PM



**KEYMAP**  
N.T.S.

**LEGEND**

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

<p><b>CBMP</b> CONSTRUCTION BEST MANAGEMENT PRACTICES</p> <ul style="list-style-type: none"> <li>CD CHECK DAM</li> <li>CF CONSTRUCTION FENCE</li> <li>CL COLLAPSE PROTECTION</li> <li>CA CONCRETE WASHOUT AREA</li> <li>CO COVERINGS</li> <li>CD DEBRIS CATCH</li> <li>CP DETENTION POND PROTECTION</li> <li>CS DEBRIS TRAP CONTROL</li> <li>EB EROSION CONTROL BLANKET</li> <li>EA INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT</li> <li>EA INLET PROTECTION FOR AREA INLETS IN PAVEMENT</li> <li>EA INLET PROTECTION OVER ON-GRADE TYPE II INLET</li> <li>EA INLET PROTECTION OVER ON-GRADE TYPE III INLET</li> </ul>	<p><b>CBMP</b> CONSTRUCTION BEST MANAGEMENT PRACTICES</p> <ul style="list-style-type: none"> <li>LP LOT PROTECTION</li> <li>MP MAJOR WORK PROTECTION</li> <li>PT PORTABLE TOILET PROTECTION</li> <li>CS CONCRETE STREET CONTROL</li> <li>RS ROCK RIBBON</li> <li>RSB ROCK SOCK IN SWALE</li> <li>SB STRAW BALE</li> <li>SC SEDIMENT CONTROL LOGS</li> <li>SP SILT PILE</li> <li>SM SELECTED MULCHING AND COVERING</li> <li>SS SURFACE ROUGHEN</li> <li>SA STABILIZED STAGING AREA</li> <li>ST STORMWATER TRANSITION PROTECTION</li> </ul>	<p><b>CBMP</b> CONSTRUCTION BEST MANAGEMENT PRACTICES</p> <ul style="list-style-type: none"> <li>T TEMPORARY FERTIGATION</li> <li>TS TEMPORARY SEEDMENT BARRI</li> <li>VTC VEHICLE TRACKING CONTROL</li> </ul>
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  - INSTALL ECB IN TREE LAWN AFTER INSTALLATION OF CURB AND GUTTER AND SIDEWALK. TYPICAL THROUGHOUT SUBDIVISION.

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PREPARED UNDER THE SUPERVISION OF  
  
BRIAN P. WILSON  
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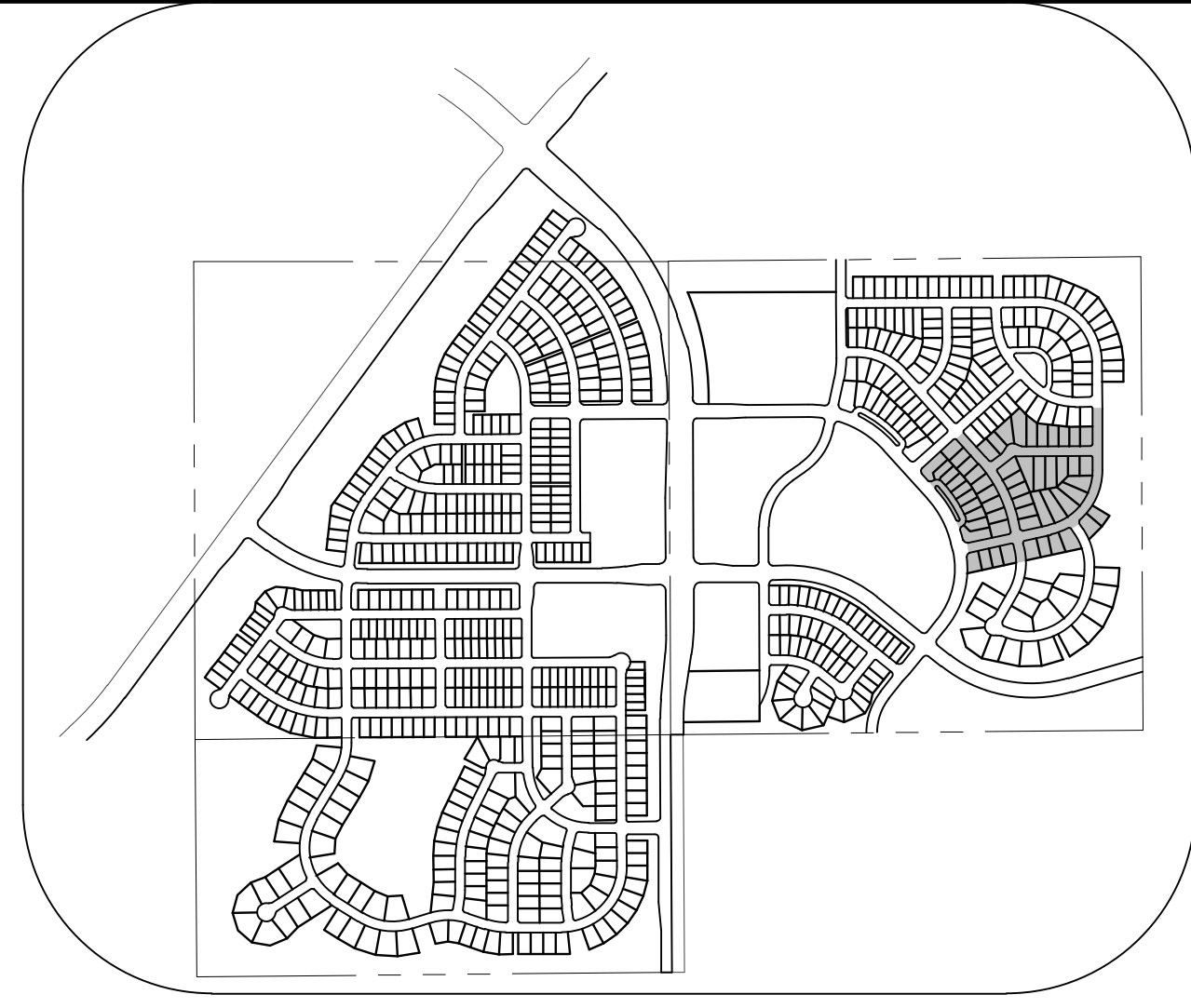
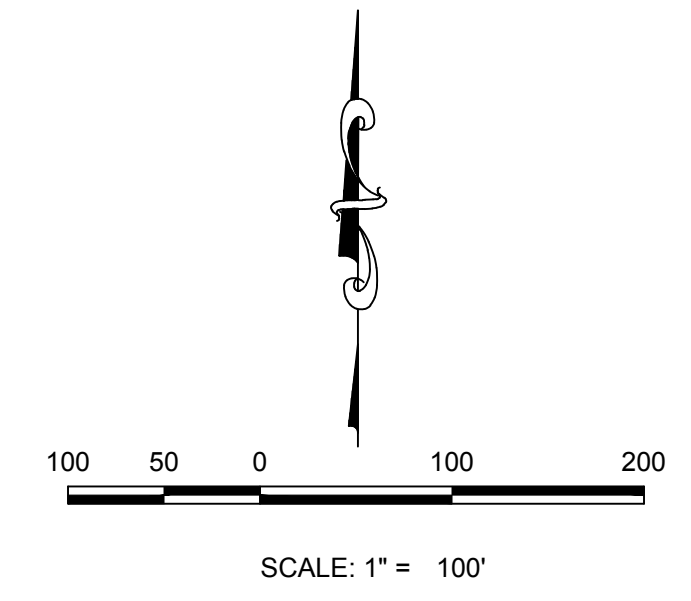
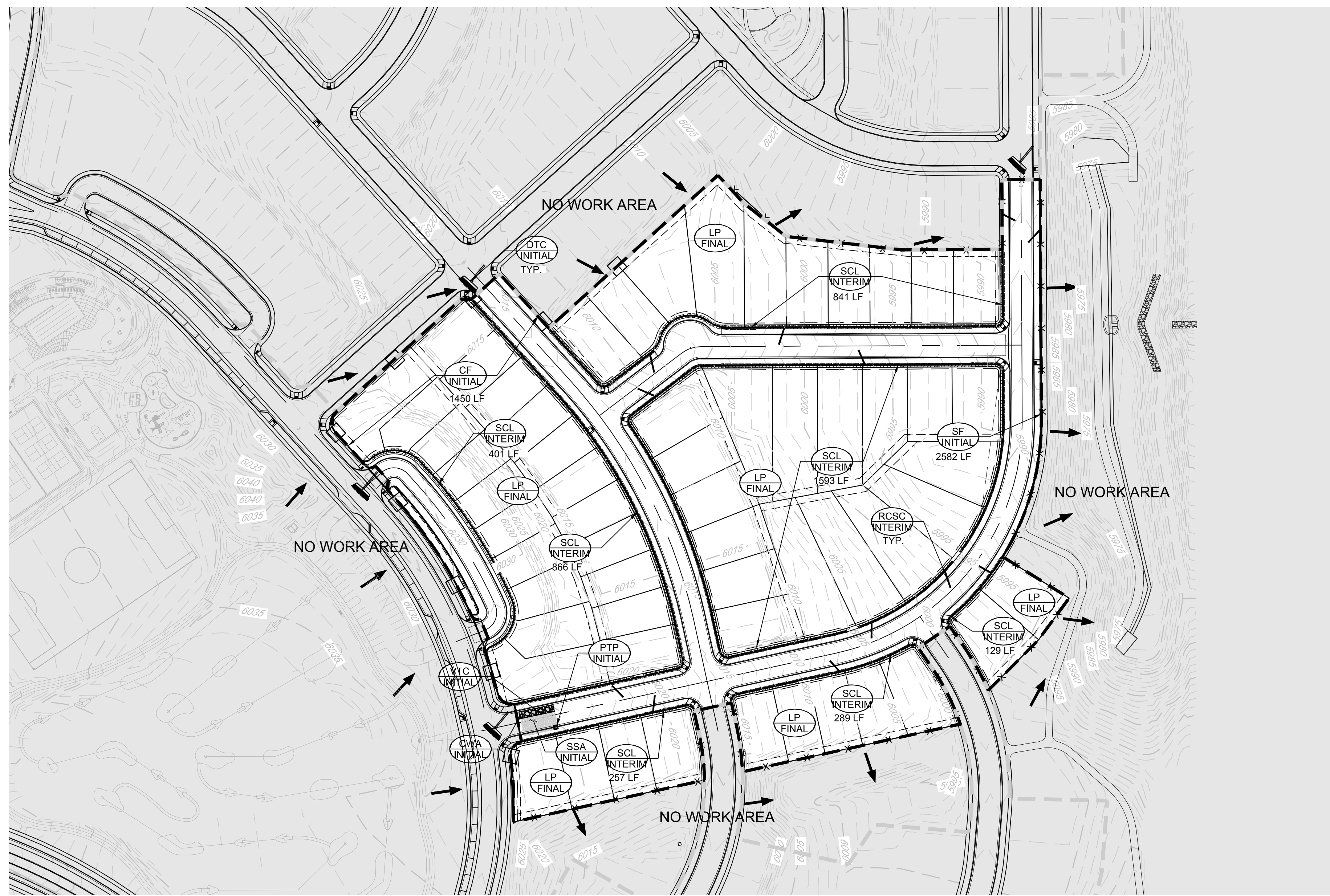
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

SHEET NUMBER <b>4</b>	SCALE: ASP	AS SHOWN	FILE NO: 8130283701
	DRAWN BY: ASP	CHECKED BY: JU	DATE: SEPTEMBER 2017
<p><b>TRAILS AT CROWFOOT</b> <b>FLING 11 CONSTRUCTION DRAWINGS</b> INITIAL CBMP PLAN</p>			
<p><b>HR 935 LLC</b> 7363 South Alton Way CENTENNIAL, CO 80112</p>			
<p><b>CVL</b> CONSULTANTS</p>			
<p>10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546</p>			
No.	Revisions	Date	Appr.

PROJECT SHESS BRANCH/ENGINEERING SHEET SETS/CD/SF/11 TOWN OF PARKER/F11 BMP PLANS DWG. ANDREW.P. 1/4/2018 7:53 PM

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KEYMAP  
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<ul style="list-style-type: none"> <li>CBMP</li> <li>CONSTRUCTION FENCE</li> <li>DRAINAGE PROTECTION</li> <li>CONCRETE WASHOUT AREA</li> <li>DEWATERING</li> <li>DEBRIS DITCH</li> <li>DETENTION POND PROTECTION</li> <li>DEBRIS TRASH CONTROL</li> <li>EROSION CONTROL BLANKET</li> <li>INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT</li> <li>INLET PROTECTION FOR AREA INLETS IN PAVEMENT</li> <li>INLET PROTECTION CURB ON GRADE, TYPE II INLET</li> <li>INLET PROTECTION CURB ON GRADE, TYPE III INLET</li> </ul>	<ul style="list-style-type: none"> <li>LP PROTECTION</li> <li>MAJOR WORK PROTECTION</li> <li>PORTABLE TOILET PROTECTION</li> <li>ROUGH CUT STREET CONTROL</li> <li>ROCK BOOK</li> <li>ROCK BOOK IN SWALE</li> <li>STRAW SALE</li> <li>SEDIMENT CONTROL LOGS</li> <li>SILT FENCE</li> <li>SEEDING, MULCHING AND COVERING</li> <li>SURFACE ROUGHEN</li> <li>STABILIZED STAGING AREA</li> <li>PERMANENT TRANSITION PROTECTION</li> </ul>	<ul style="list-style-type: none"> <li>TEMPORARY FERTIGATION</li> <li>TEMPORARY SEEDMENT BARRI</li> <li>VEHICLE TRACKING CONTROL</li> </ul>
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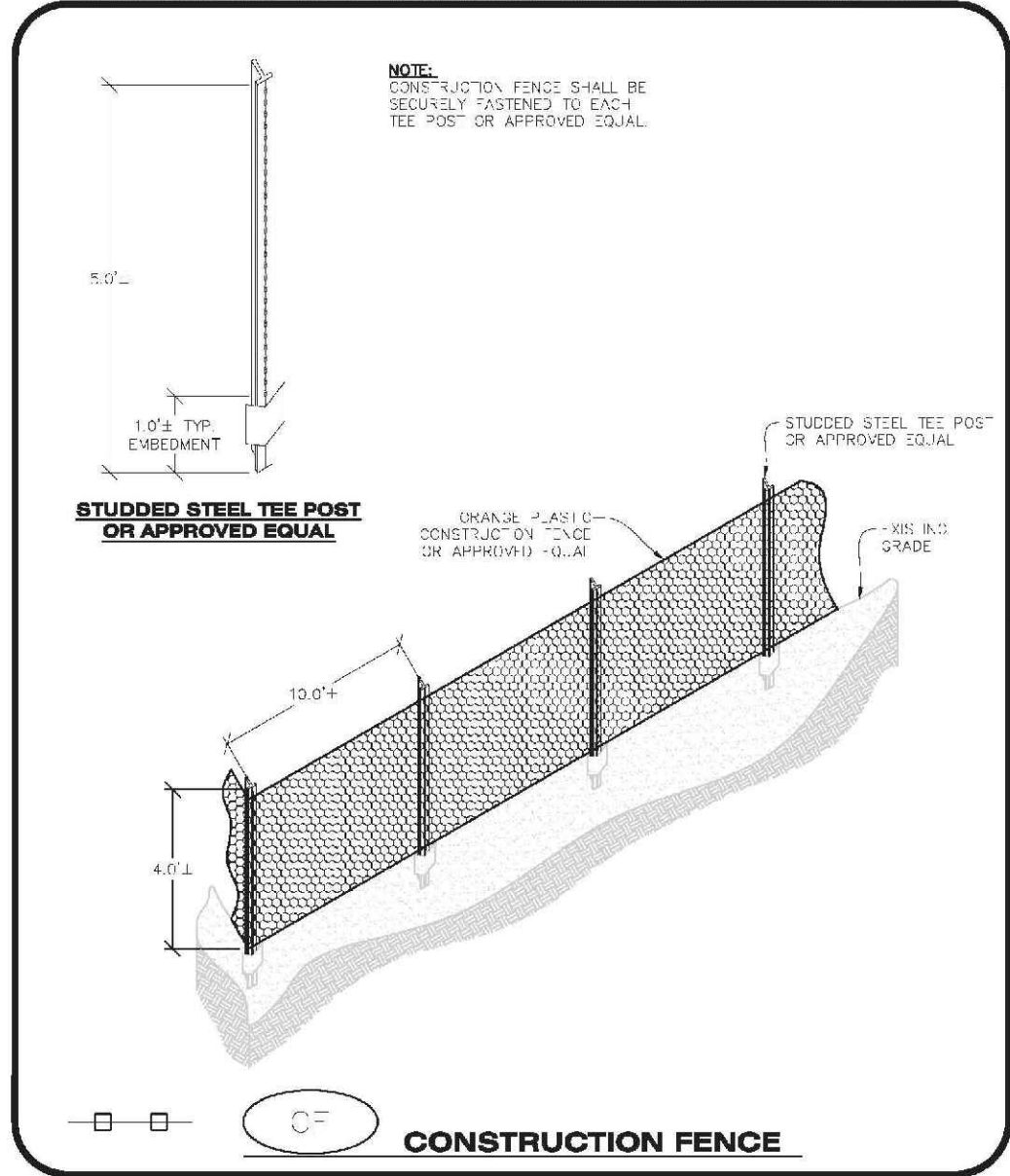
SHEET NUMBER <b>5</b>	SCALE: ASP	AS SHOWN	FILE NO: 8130283701												
	DRAWN BY: ASP	CHECKED BY: JU	DATE: SEPTEMBER 2017												
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HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112															
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546															
<table border="1"> <tr><th>No.</th><th>Revisions</th><th>Date</th><th>Int.</th><th>Appr.</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>				No.	Revisions	Date	Int.	Appr.	Date						
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**BEST MANAGEMENT DETAILS**

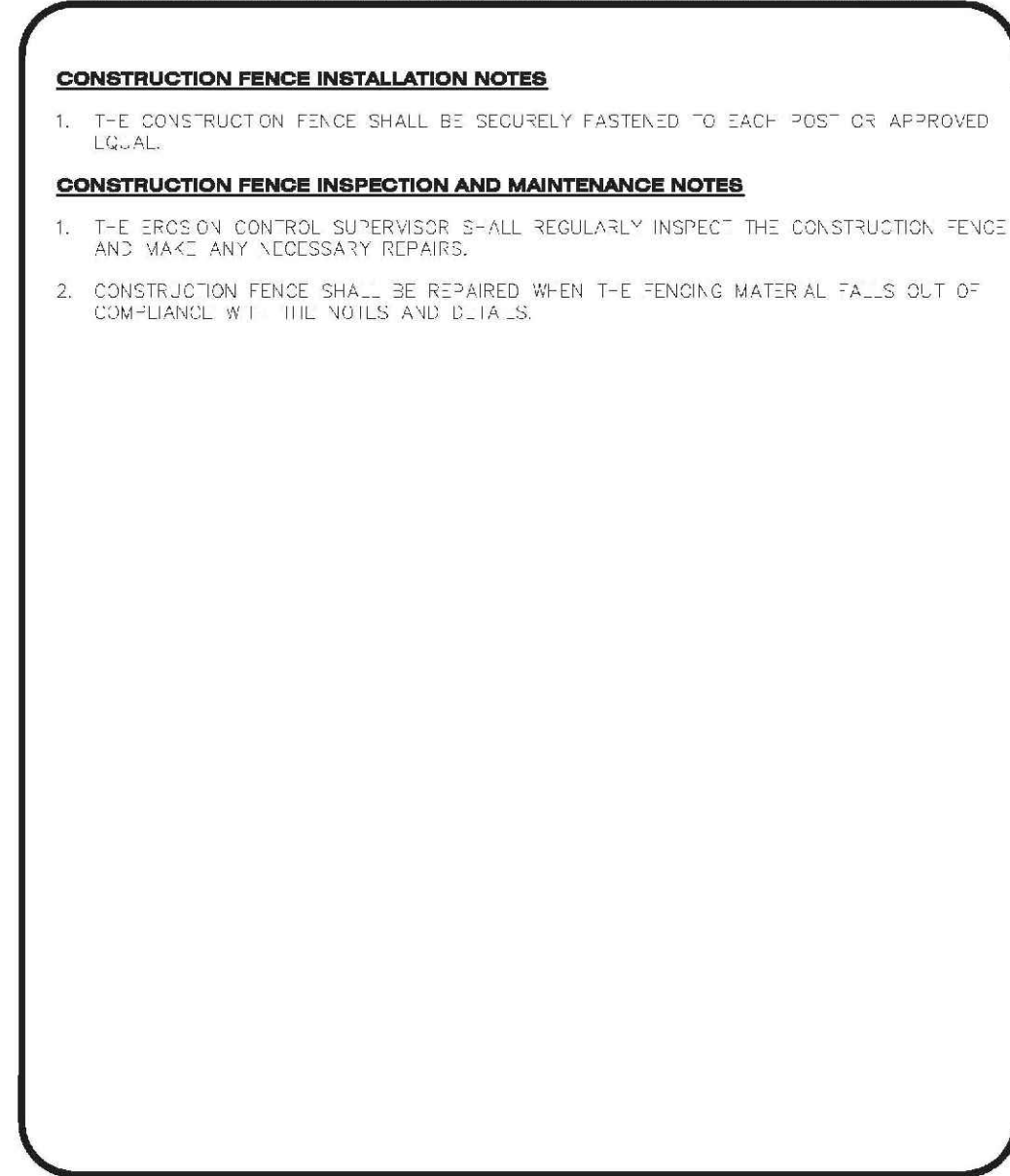
- GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
- THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
- ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
- THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
- THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT RENOVATION PERIOD.
- THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (A.K.A. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
- THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
- IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE CONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGES FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
- AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
- AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SUCH EXEMPTIONS, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
  - PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
  - EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
  - BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.
- ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
- ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
- THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TROUBLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
- BULK STORAGE OF LIQUIDS, PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
- ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
- ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
- ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
- ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS, CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
- THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
- ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO: RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
- NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.
- ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKETS(T). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1 MAY REQUIRE EROSION CONTROL BLANKETS.
- THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
- A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.
- ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DIRT GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PER 25-B-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 112) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CORNER THAT POSES AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
- THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
- VEHICLE AND EQUIPMENT DECONTAMINATION IS PROHIBITED ON THE JOB SITE.
- ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERMIT IT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
- HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
- APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
- GRADING SECURITY RELEASE REQUIREMENTS:
  - DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).
    - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
    - UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.
    - ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
    - IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
    - WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON SITE.
    - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
    - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
    - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
    - NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
      - ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.
      - ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.
      - EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
      - THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION, INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
      - WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.
      - NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
      - WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
      - A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
      - ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
      - NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENAL TIES CONTAINED IN THE CODE.

UNCC 1-800-922-1987



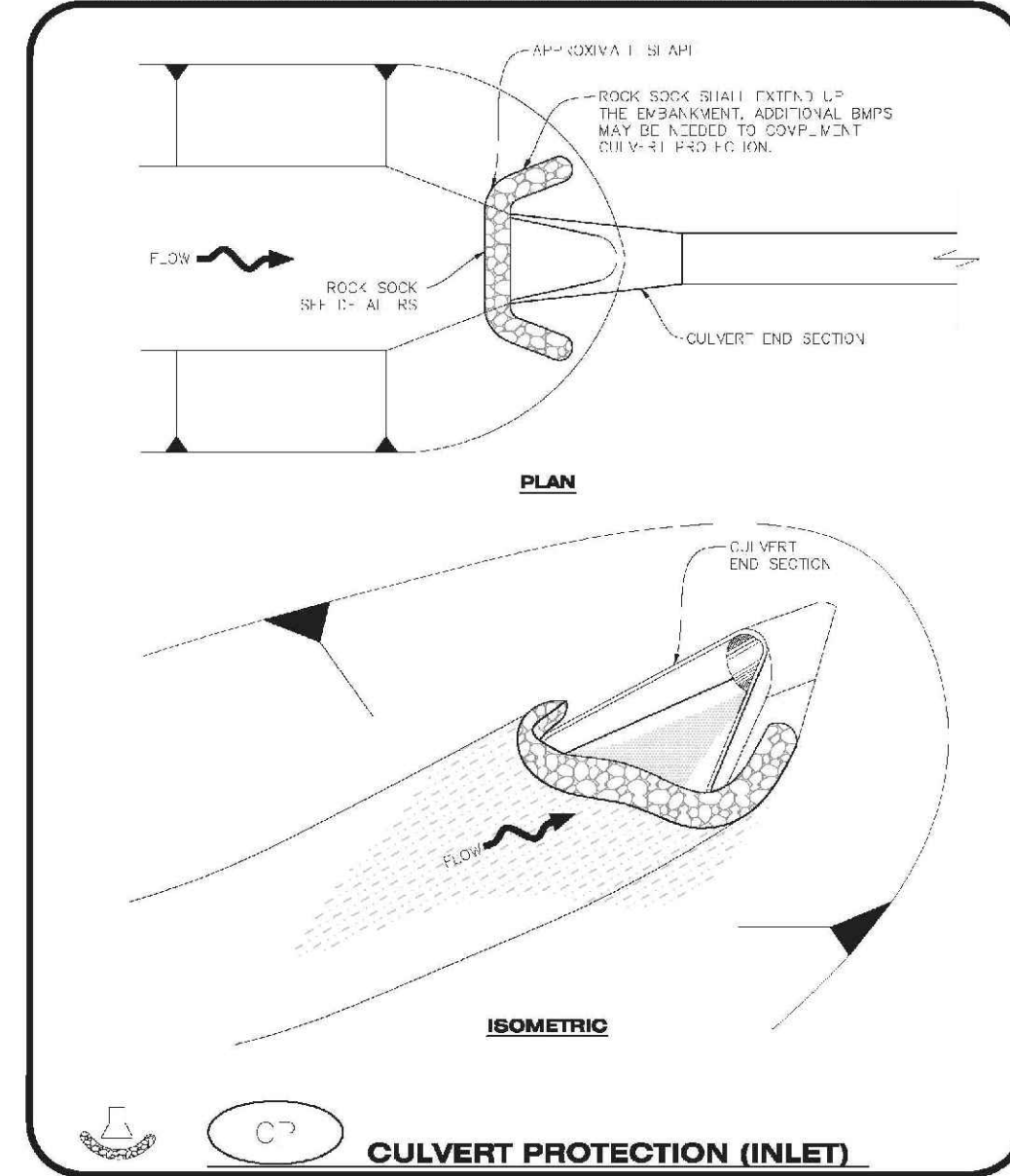
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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2 (REV. 2014)



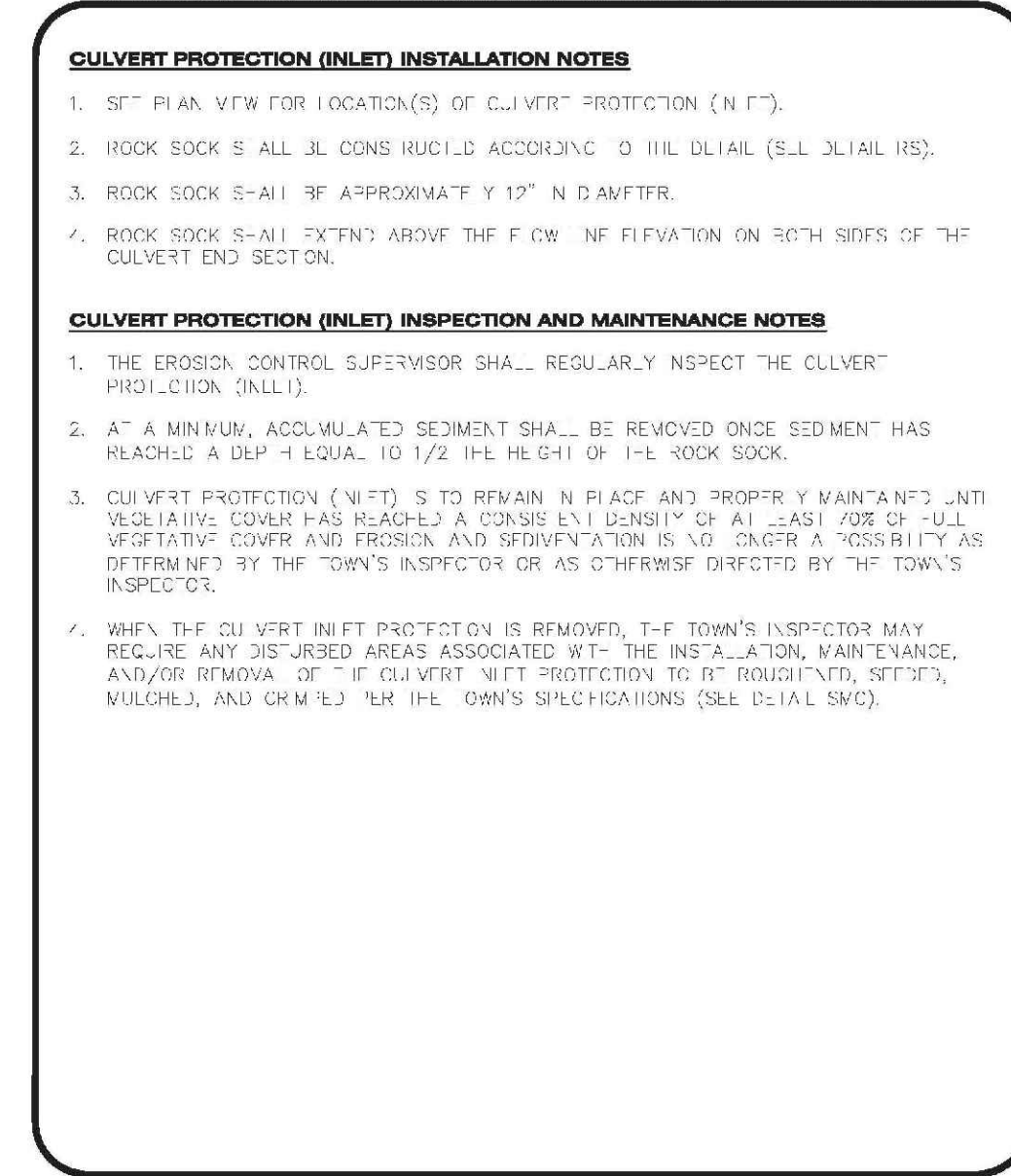
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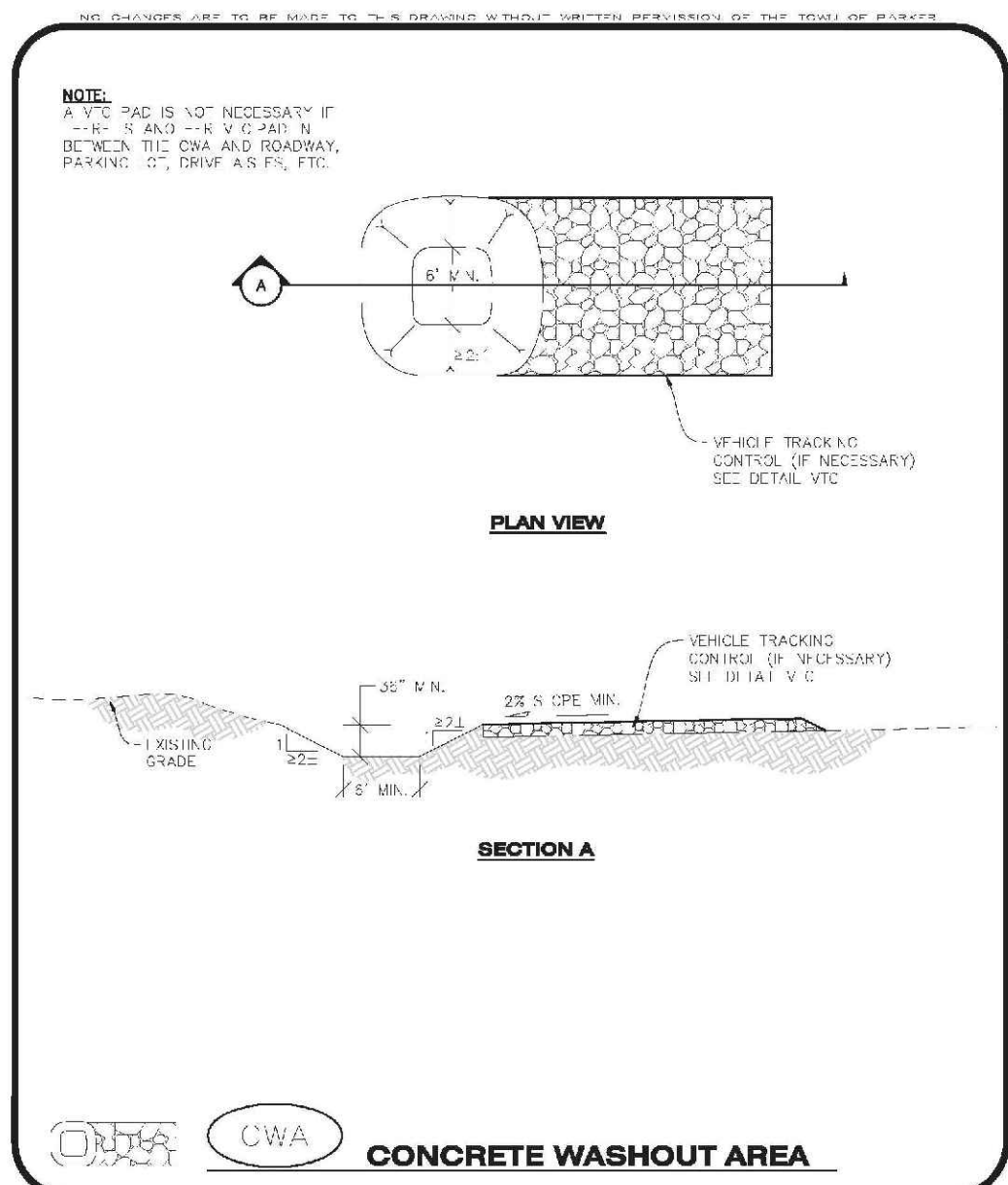
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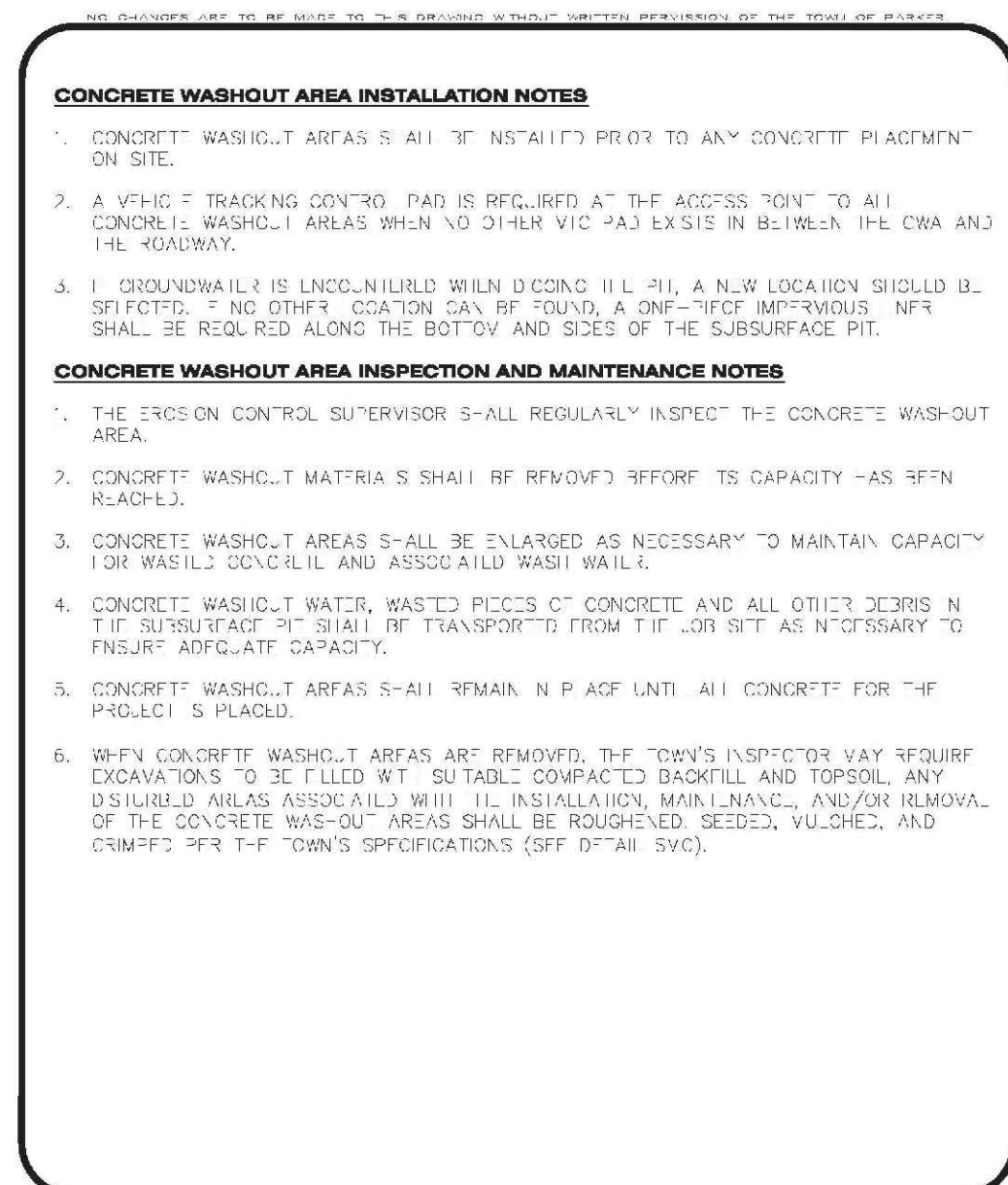
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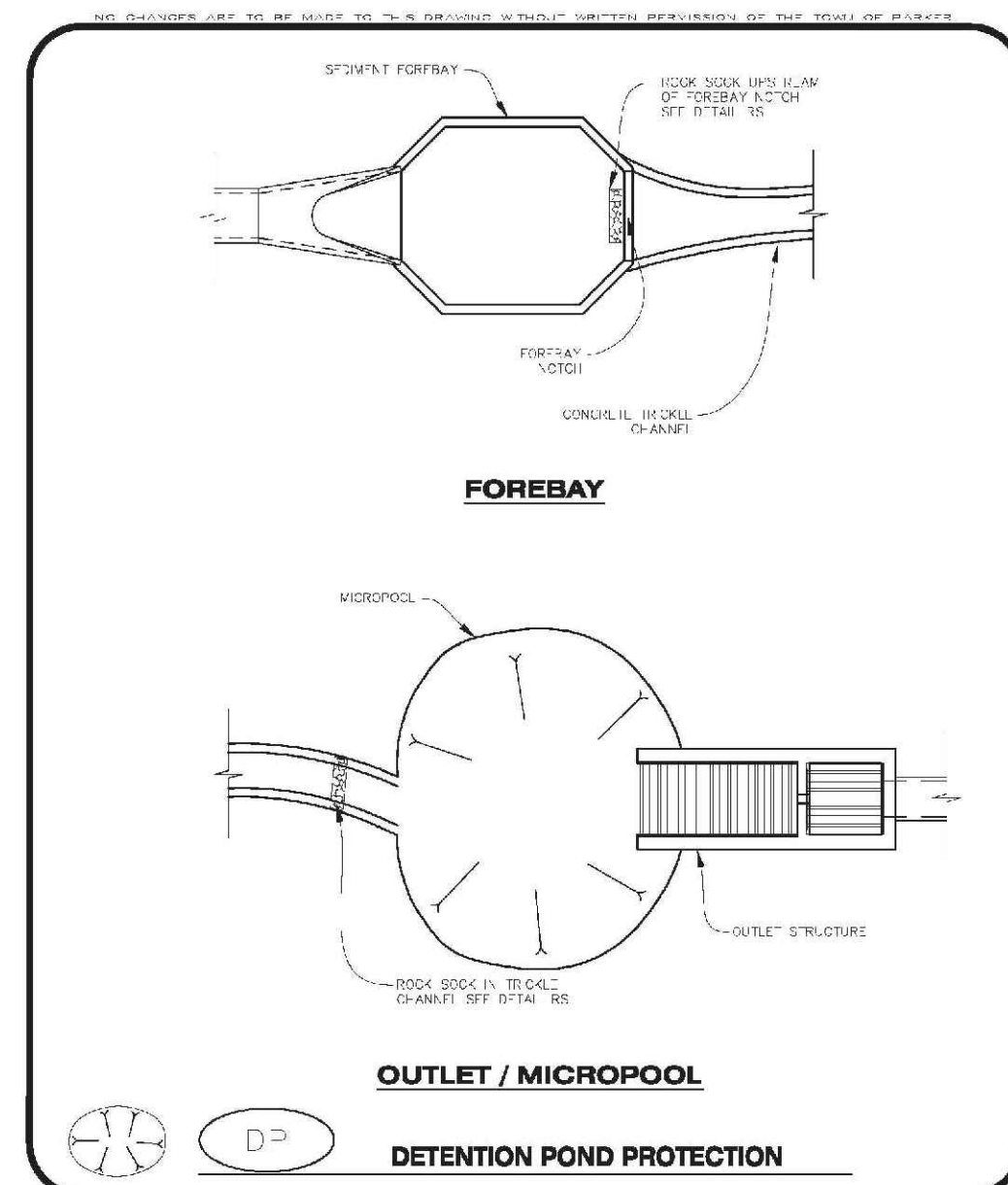
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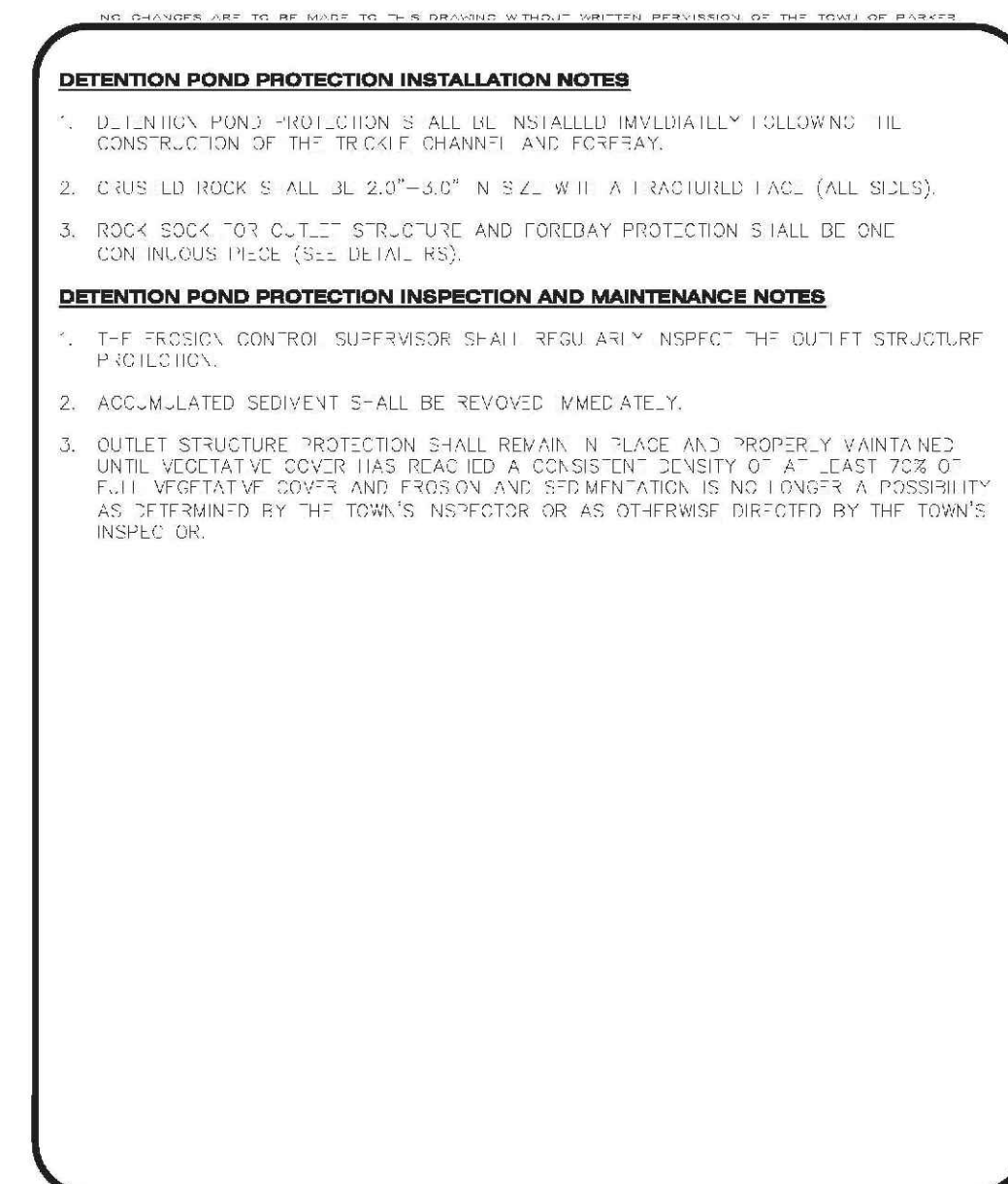
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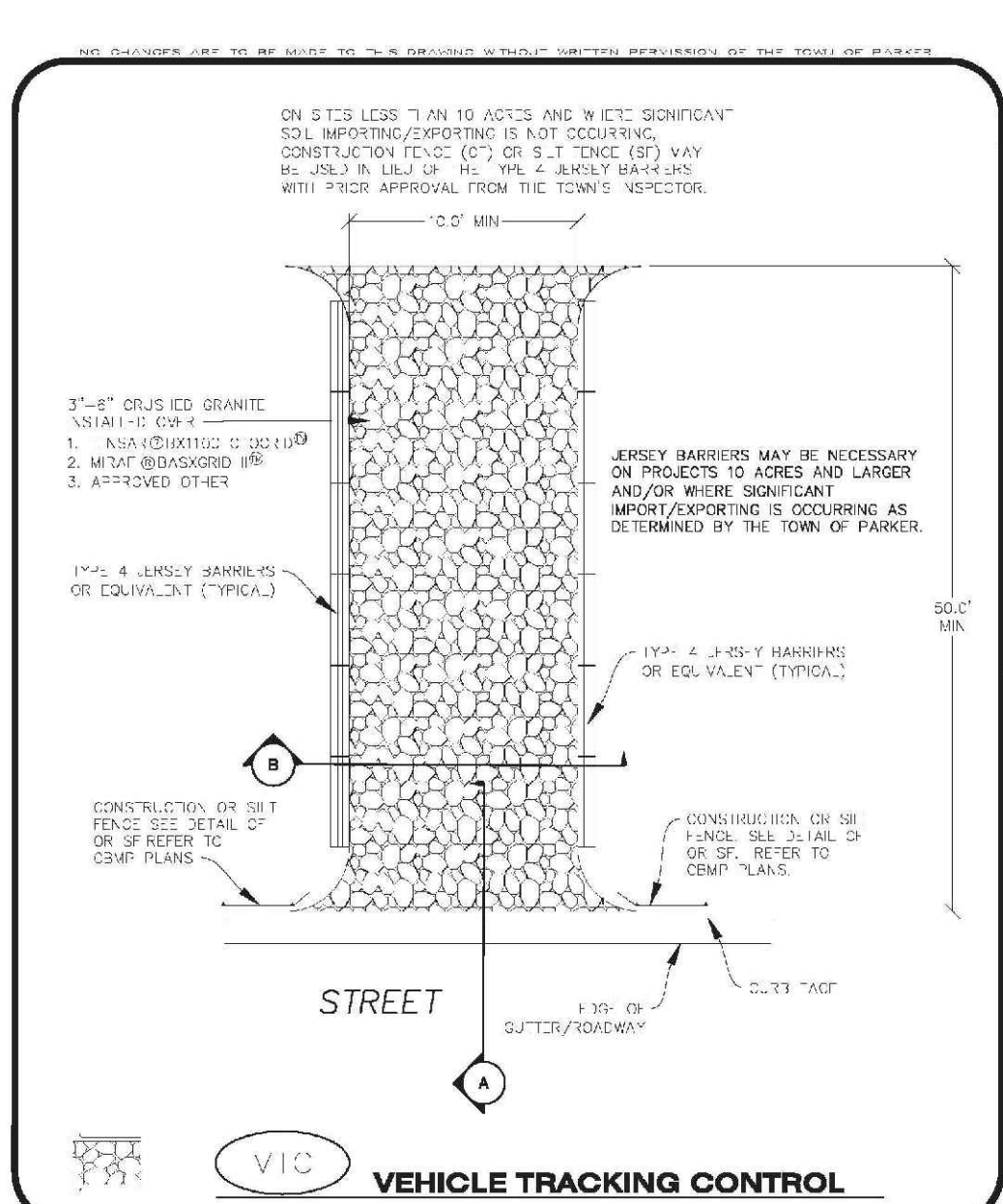
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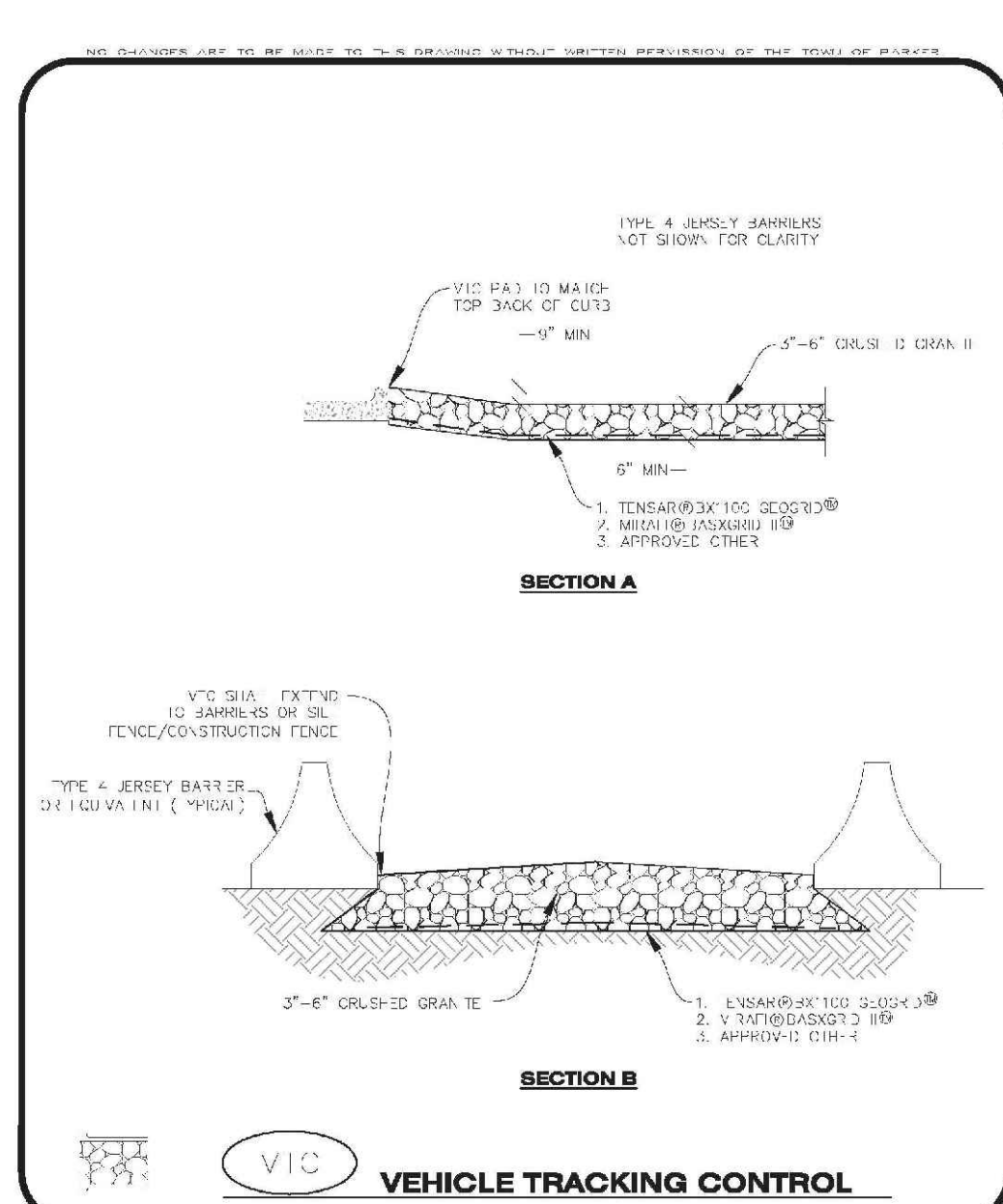
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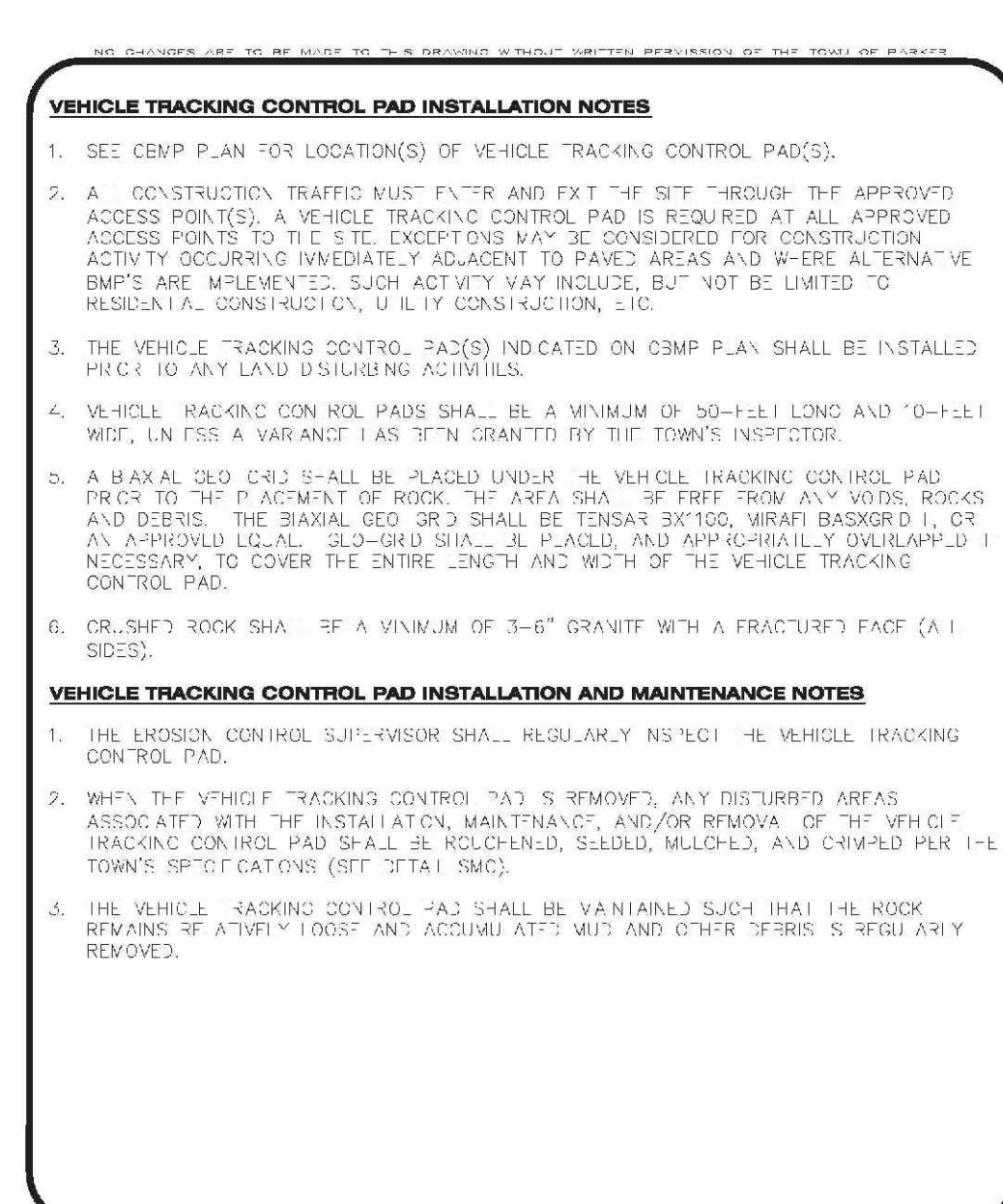
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CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3 (REV. 2014)



**VEHICLE TRACKING CONTROL**

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3 (REV. 2014)



**VEHICLE TRACKING CONTROL**

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 3 (REV. 2014)



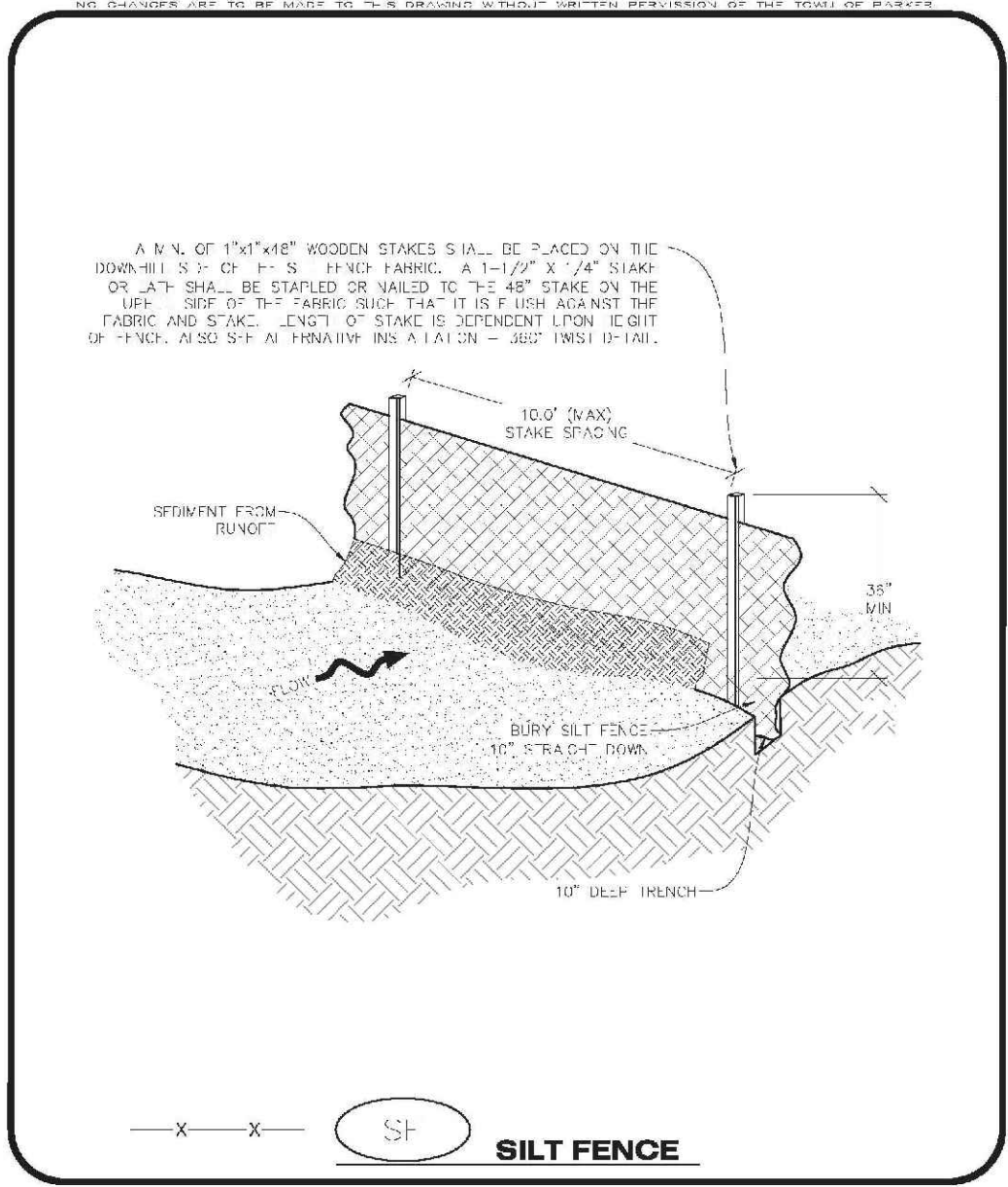
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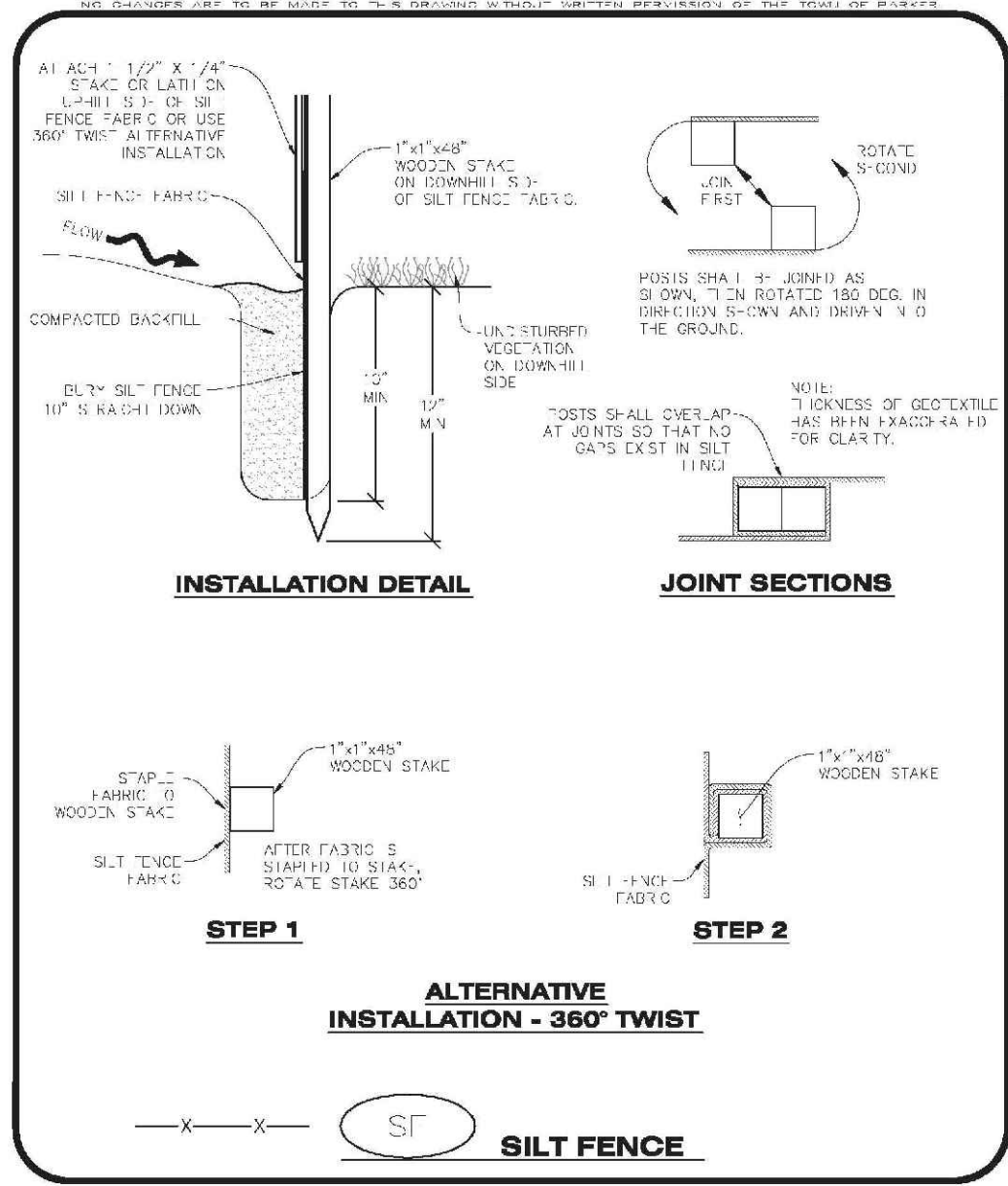
10338 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS BMP DETAILS	SCALE: AS SHOWN CHECKED BY: JJ DATE: SEPTEMBER 2017	FILE NO: 8130283701	SHEET NUMBER: 6	NO. REVISIONS	DATE	INIT.	APPR.	DATE
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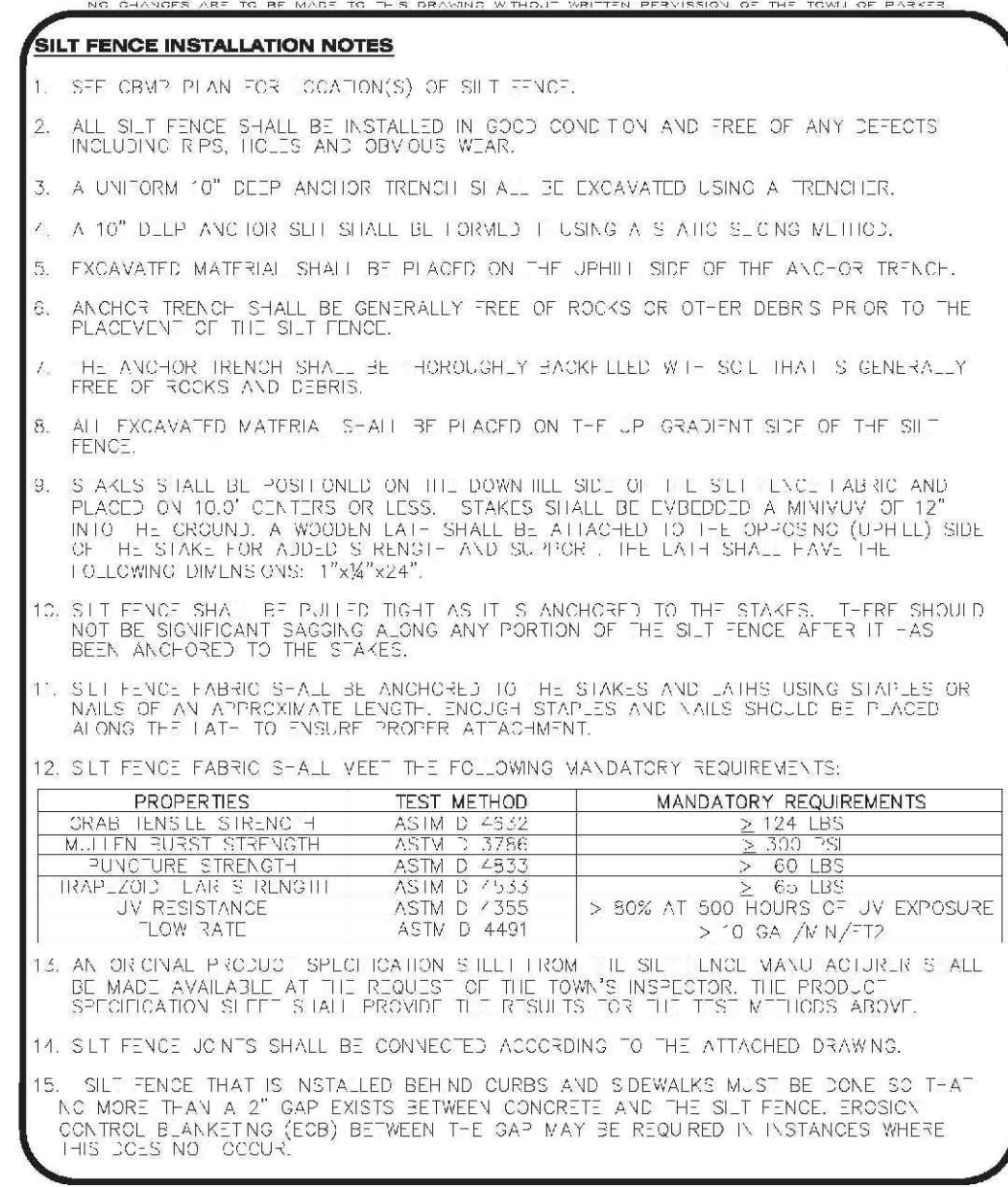




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SF 2 OF 4  
REV. 2014



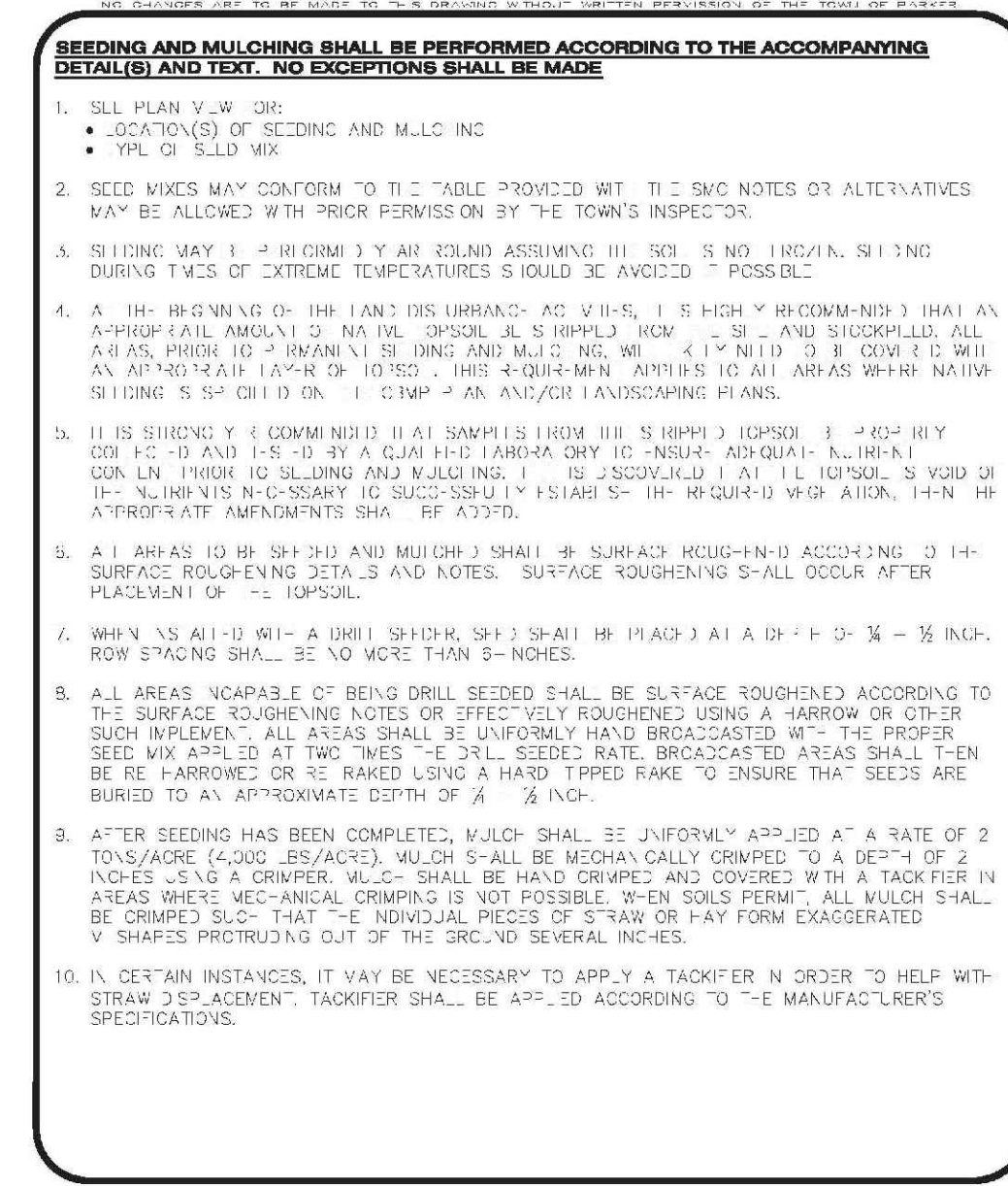
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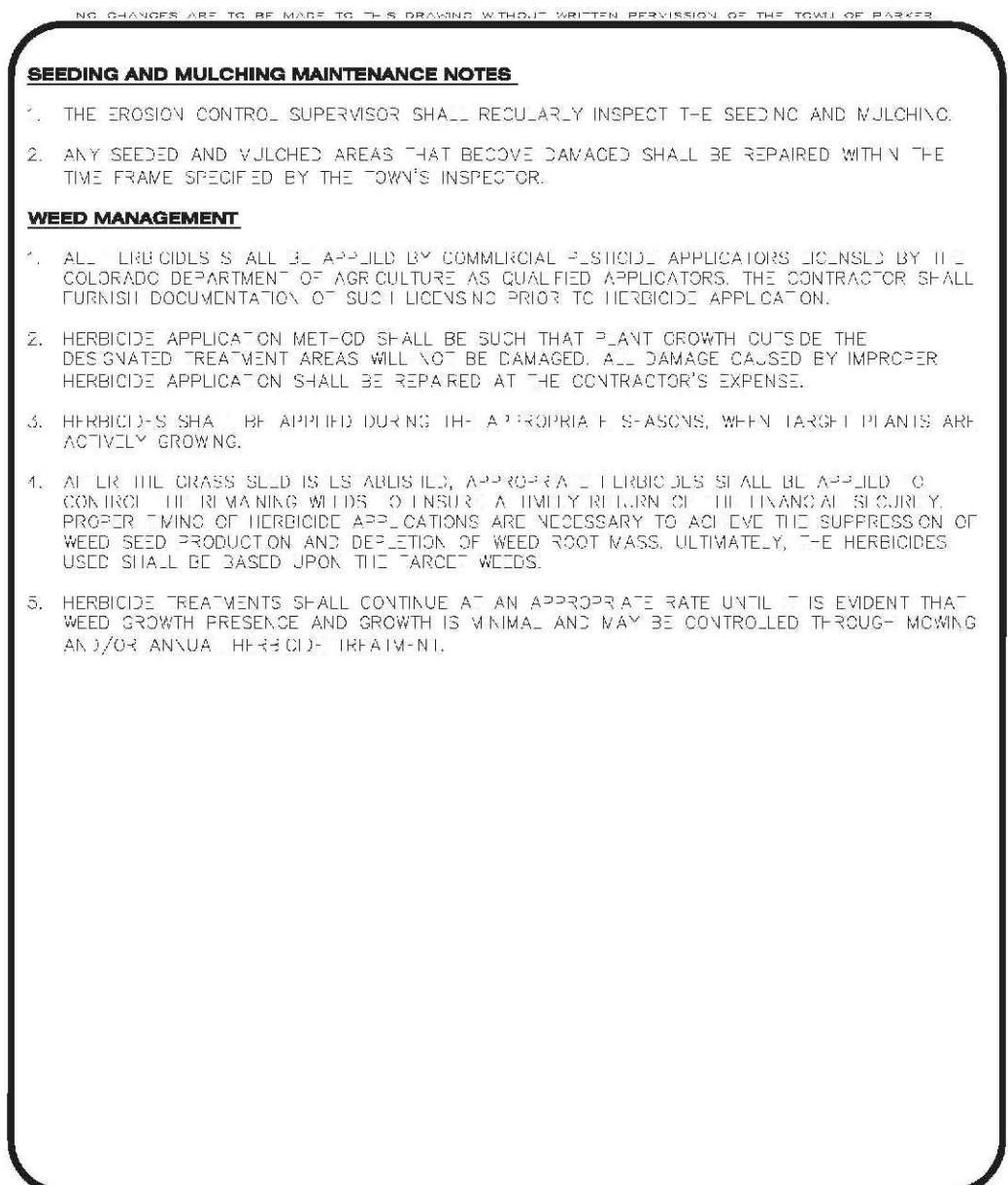
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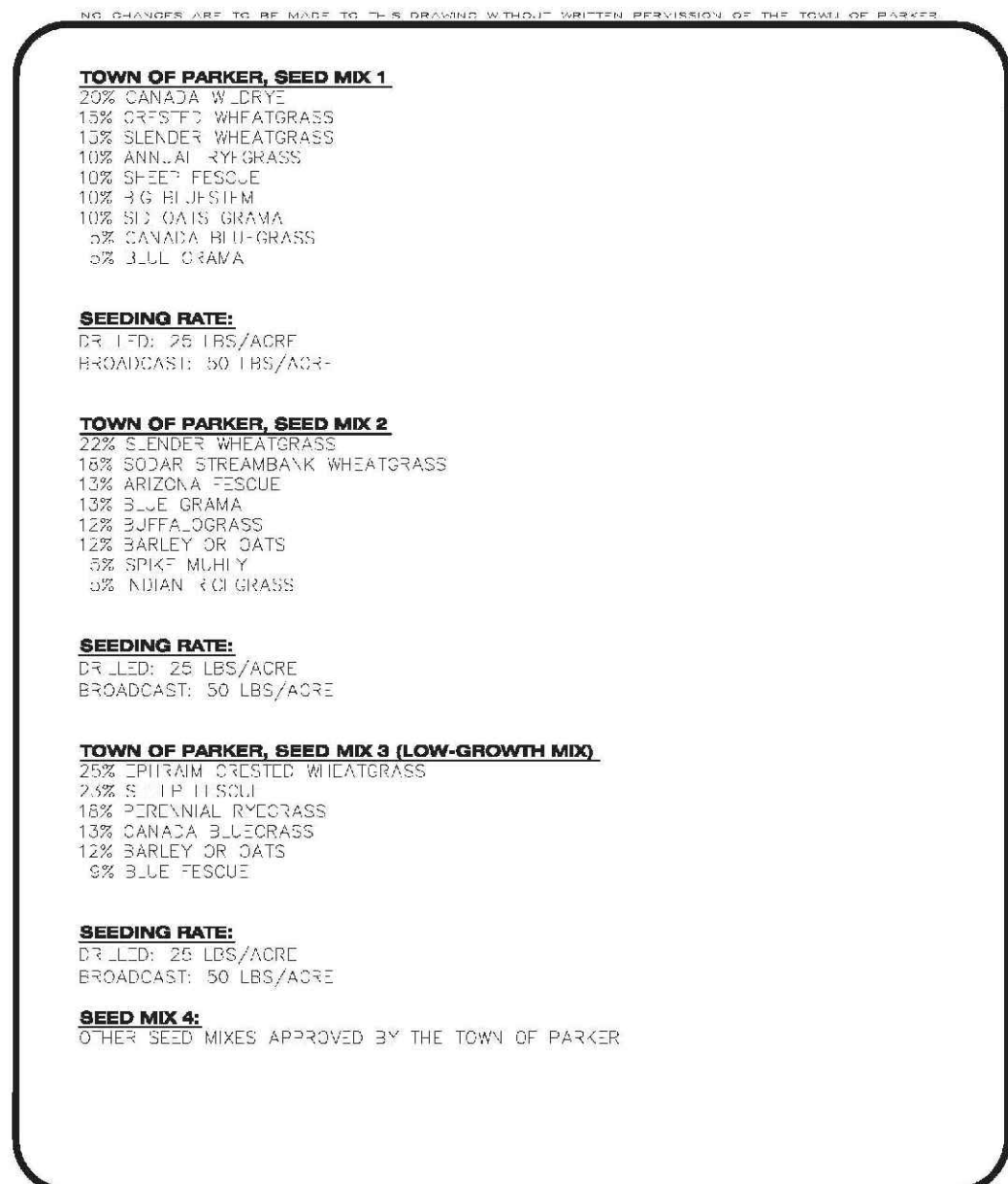
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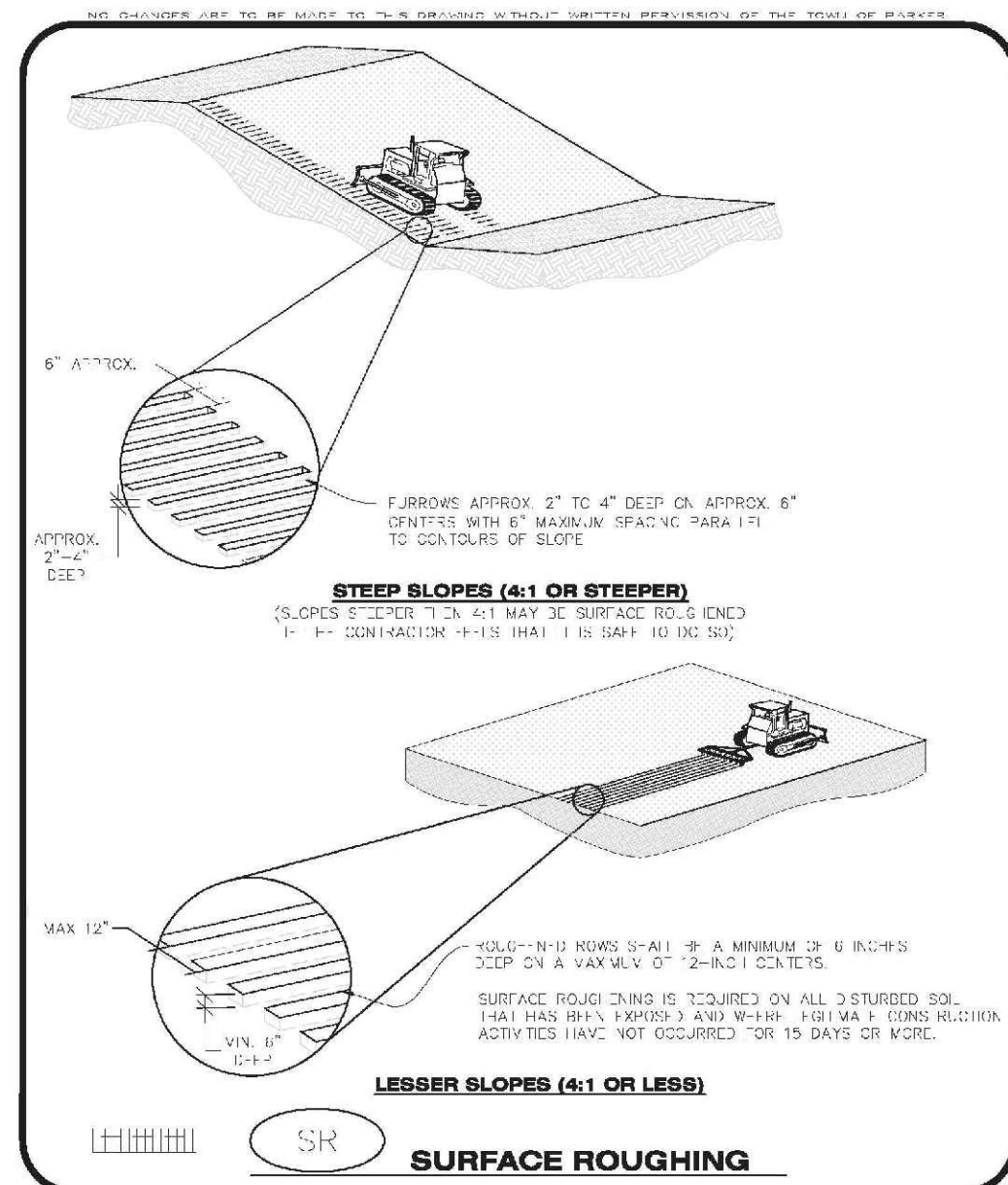
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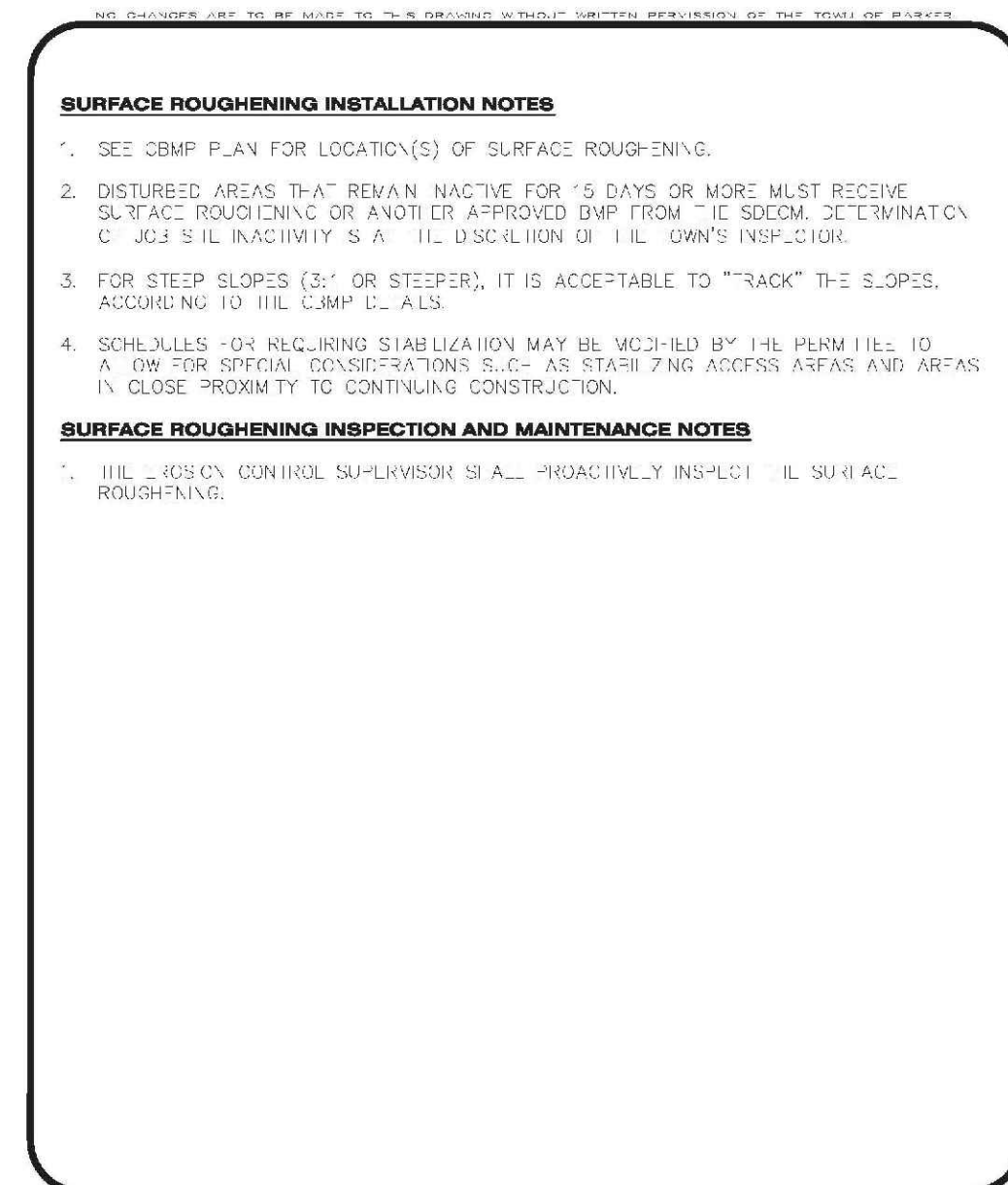
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REV. 2014



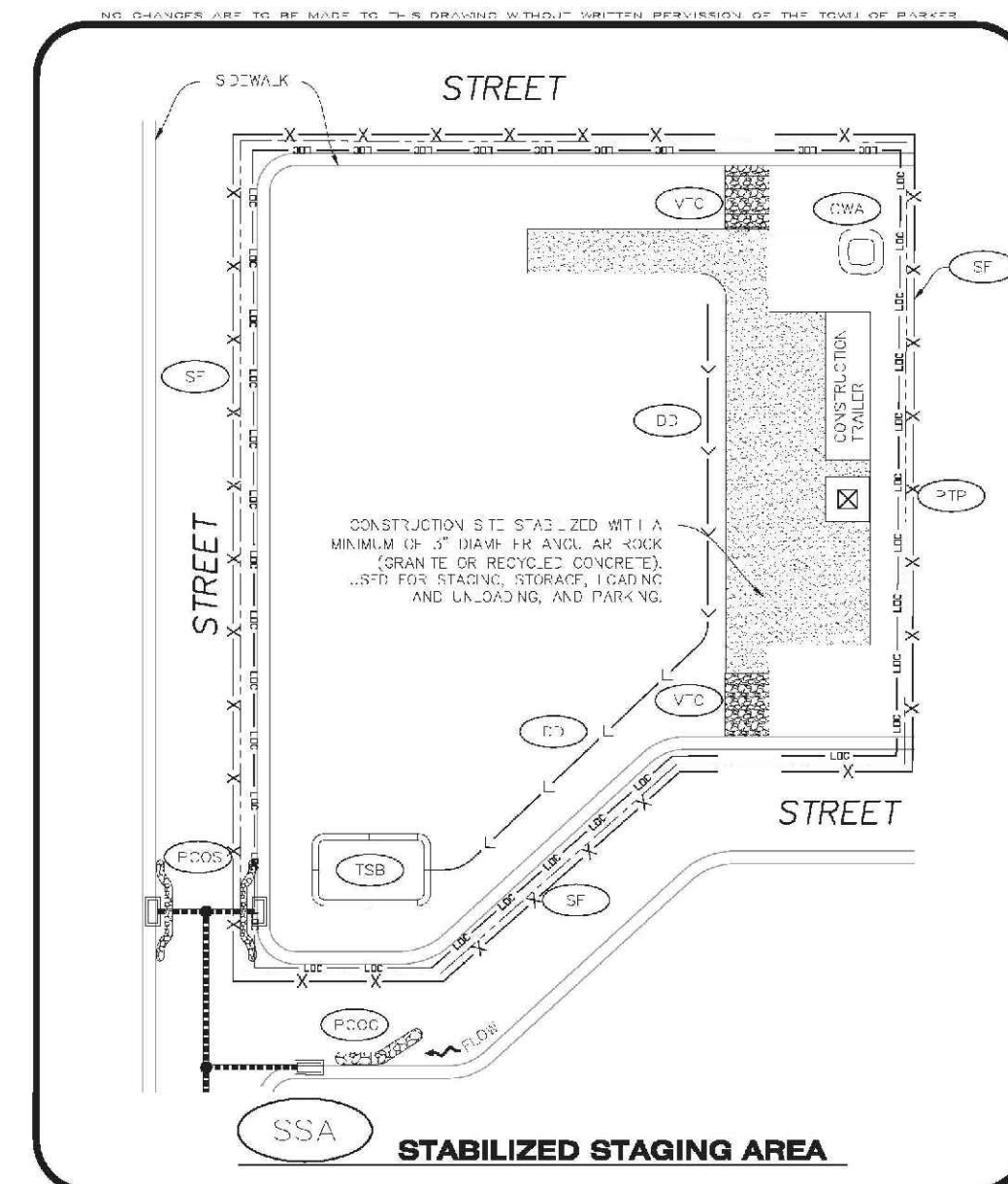
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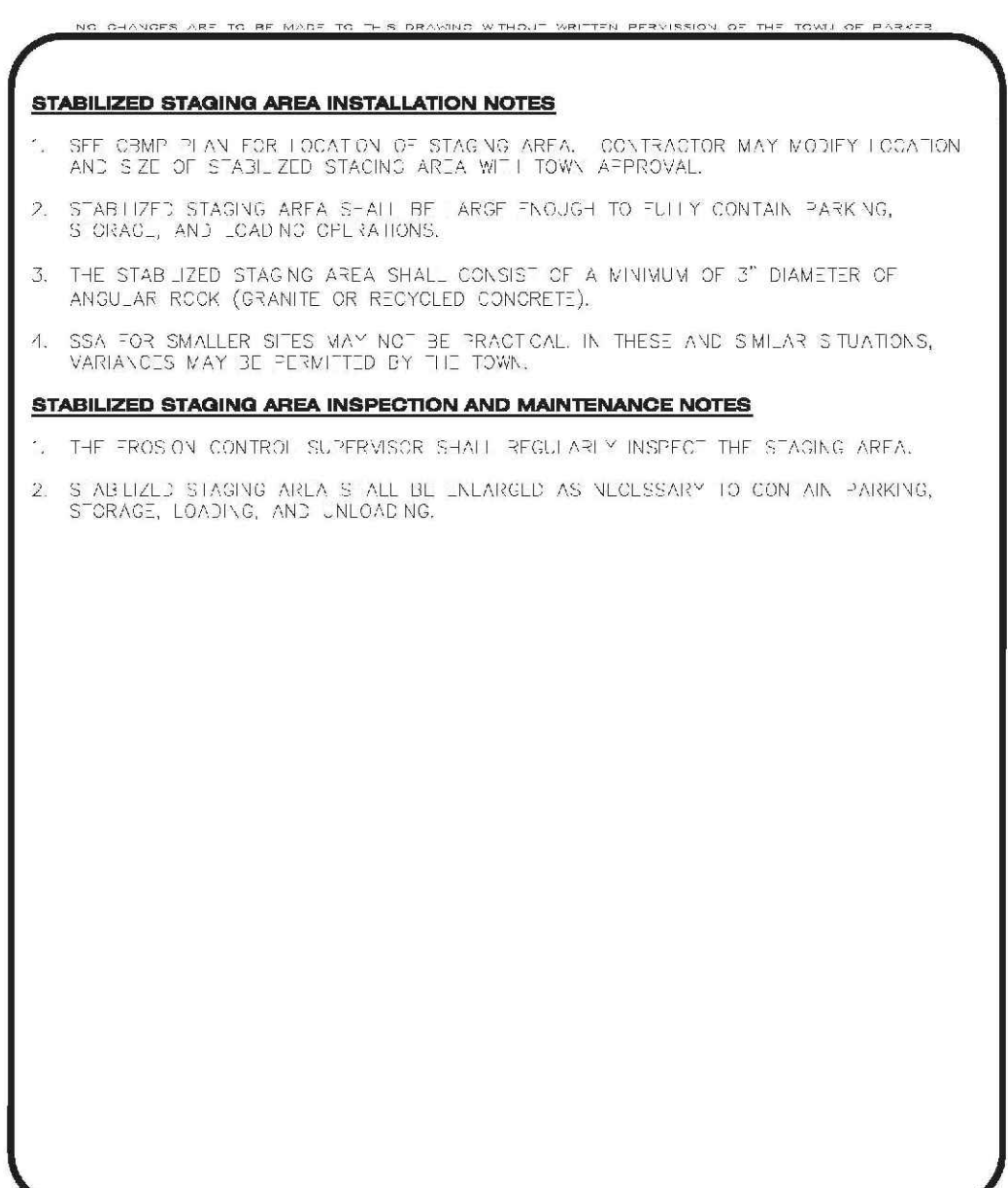
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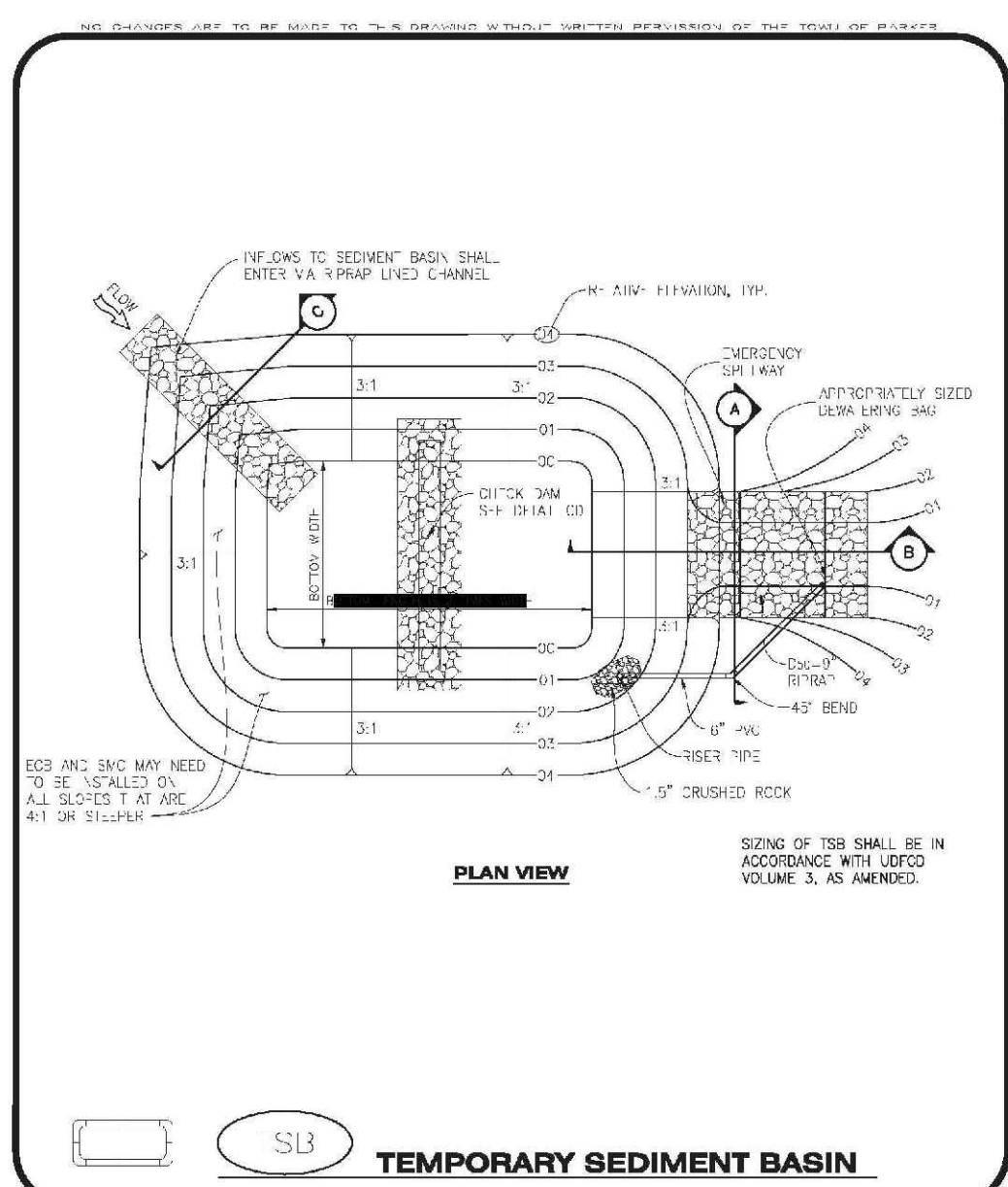
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REV. 2014



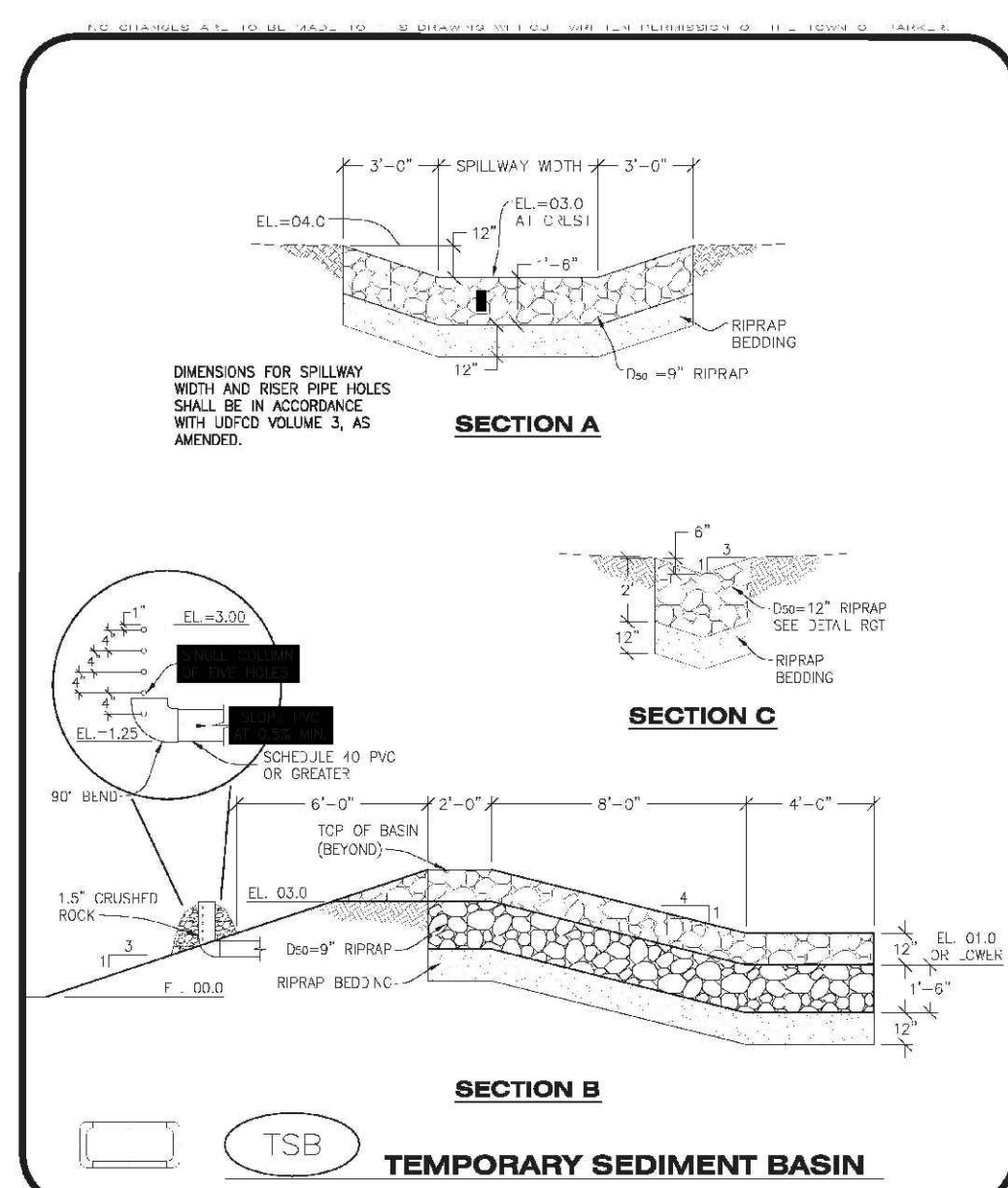
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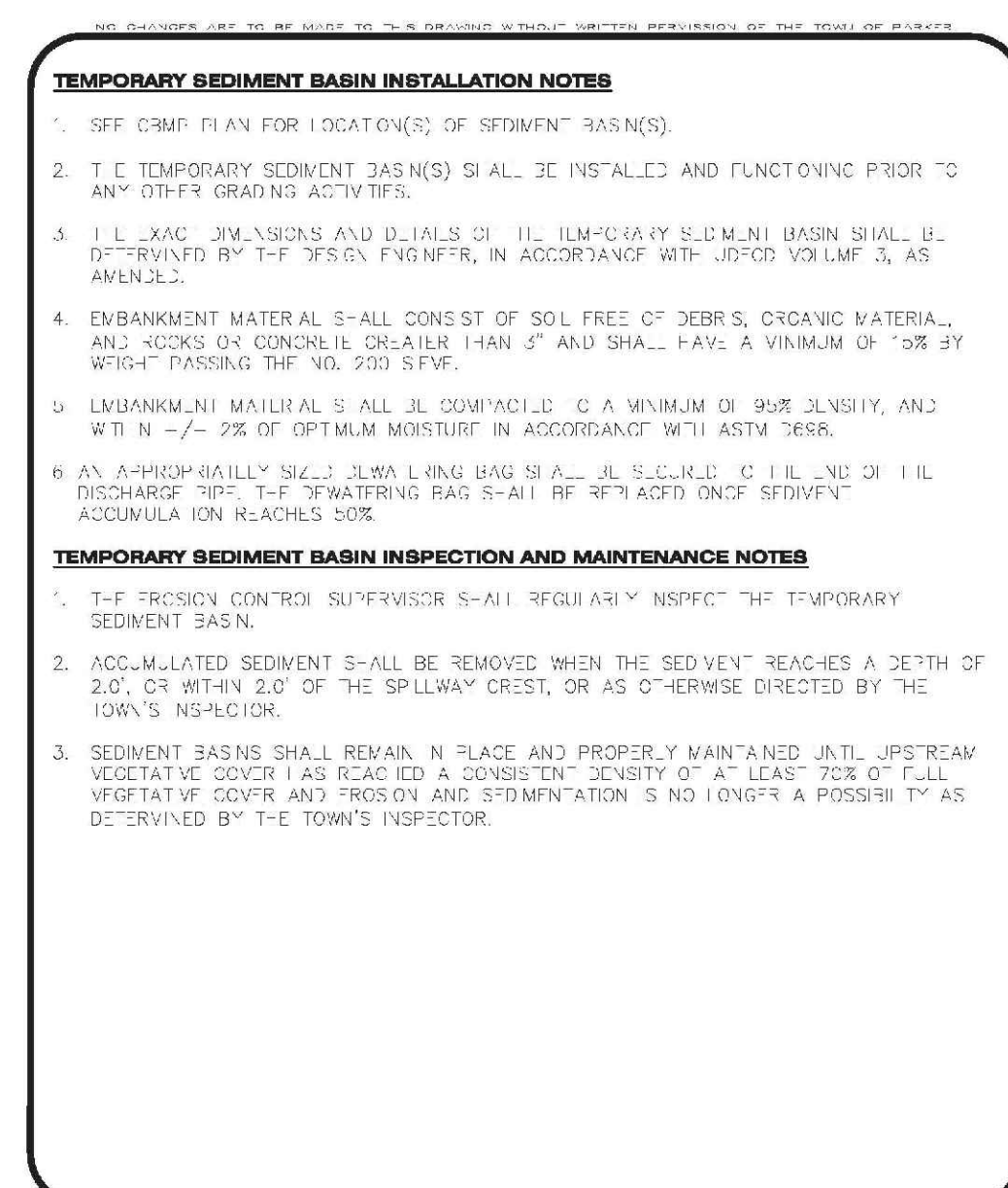
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REV. 2014



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
TSB 1 OF 3  
REV. 2014



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
TSB 2 OF 3  
REV. 2014



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
TSB 3 OF 3  
REV. 2014

10338 E. Dry Creek Rd.  
Suite 110  
Englewood, CO 80110  
Tel: (720) 482-9526  
Fax: (720) 482-9548

**CVL CONSULTANTS**

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

SCALE: AS SHOWN  
FILE NO: 8130283701

DATE: SEPTEMBER 2017

TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
BMP DETAILS

DRAWN BY: JF  
CHECKED BY: JJ  
DATE: SEPTEMBER 2017

SHEET NUMBER 9

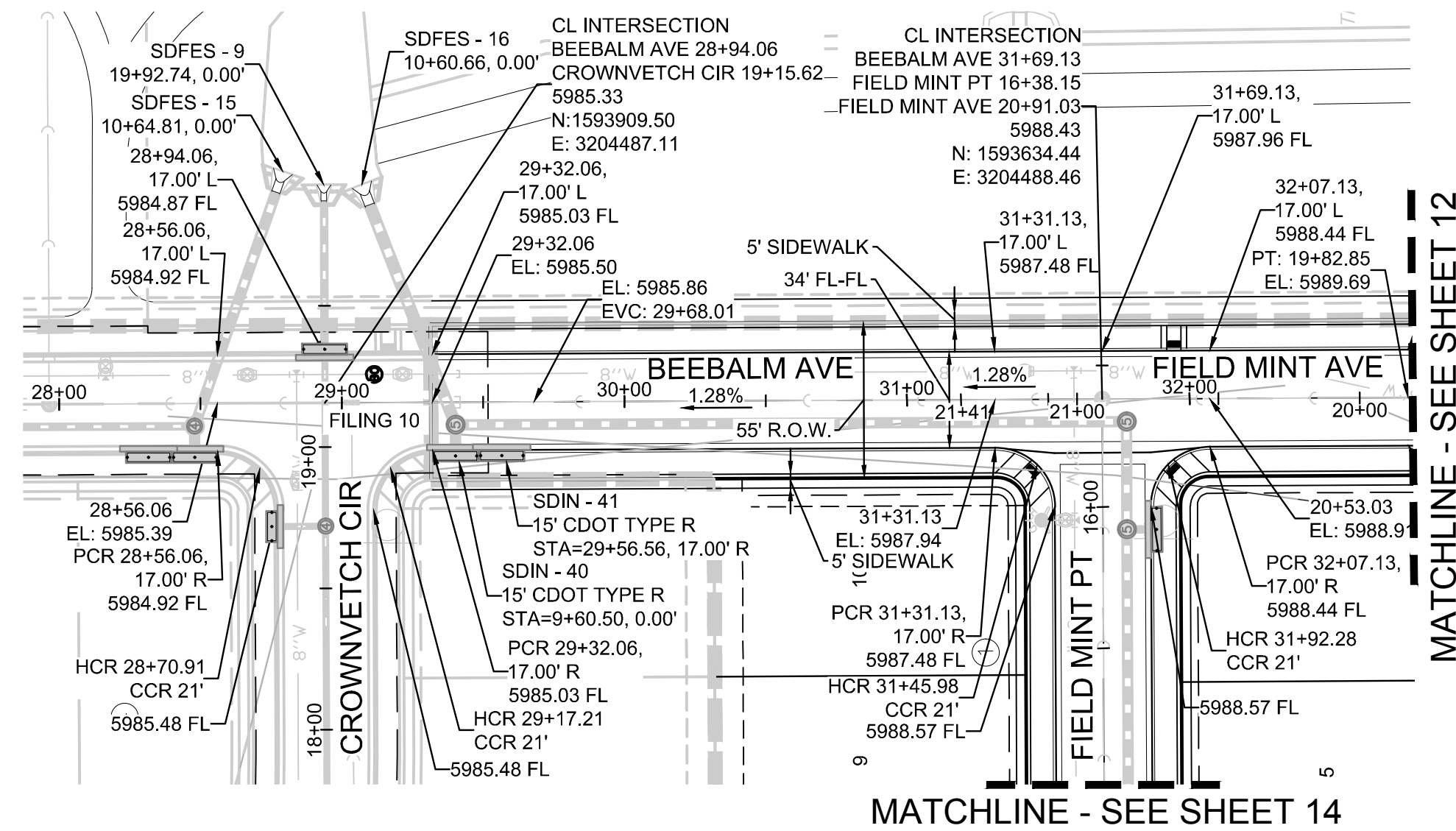
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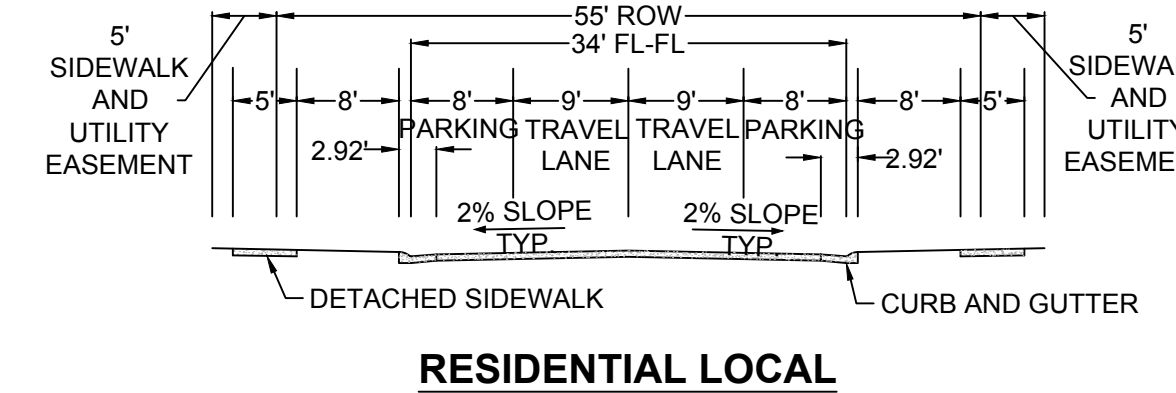
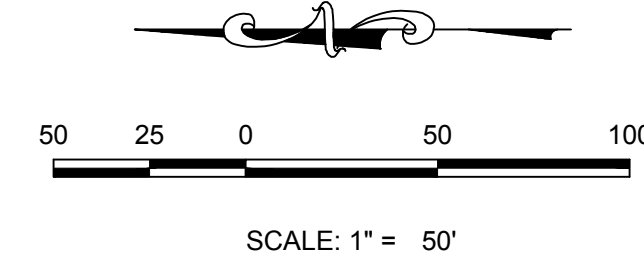
CALL 811  
TWO WORKING DAYS BEFORE ANY DIGGING

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

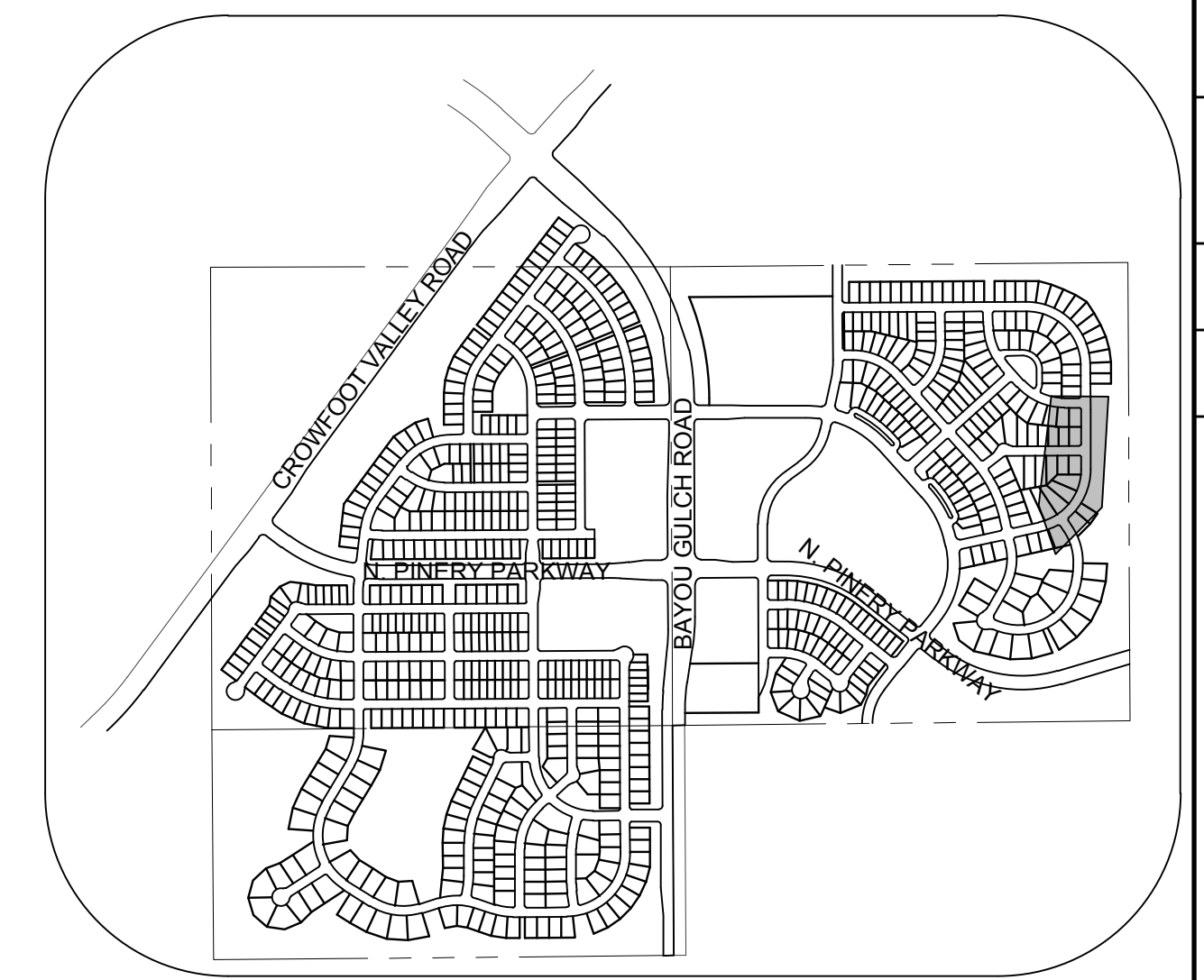




PLAN: BEEBALM AVE STA: 28+00.00 TO 32+50.00  
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

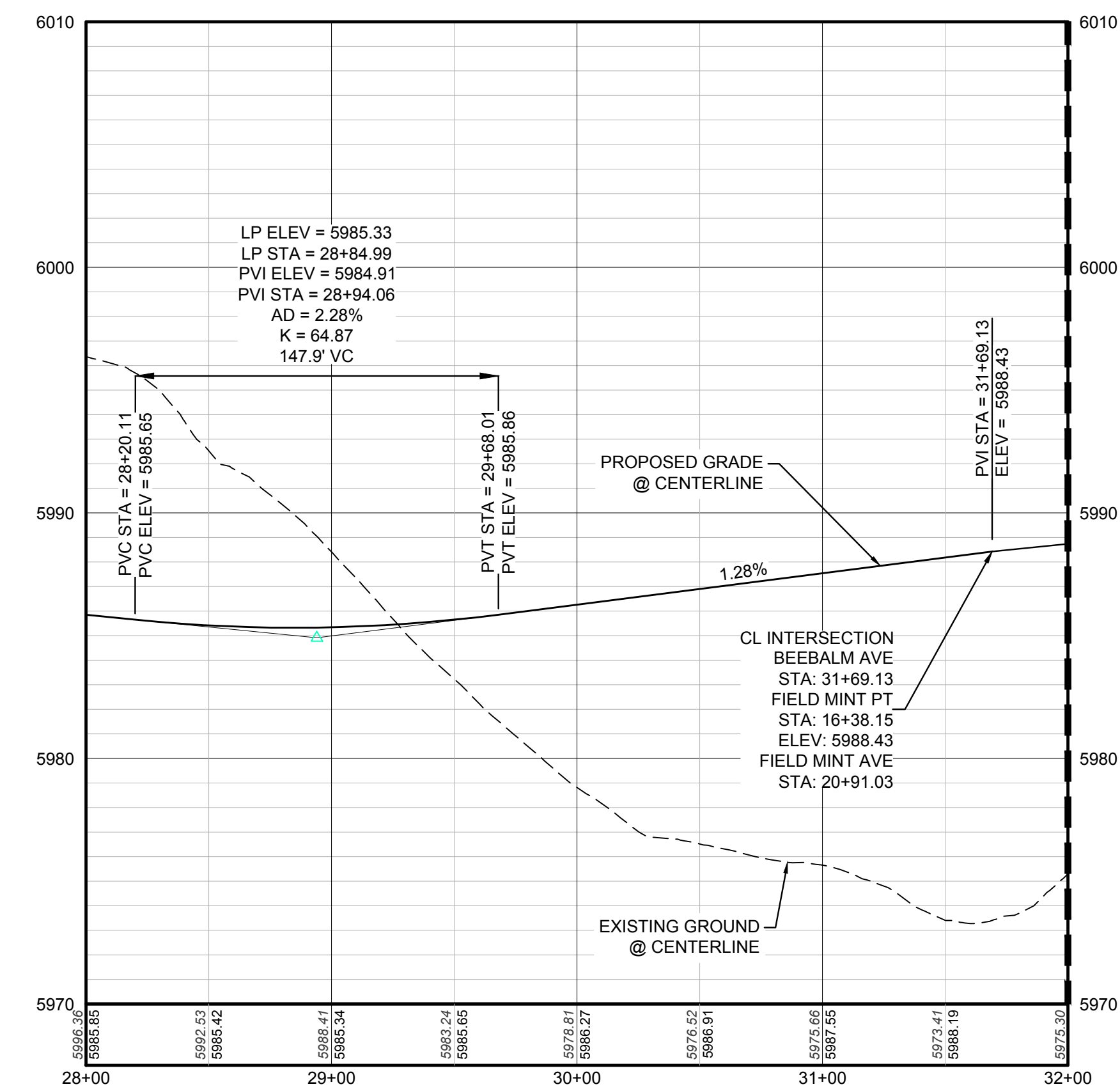


KEYMAP  
N.T.S.  
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊗	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌈	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊗	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊗	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊗	PROPOSED FIRE HYDRANT	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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	RCF	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



PROFILE: BEEBALM AVE STA: 28+00.00 TO 32+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

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.

PREPARED UNDER THE SUPERVISION OF  
  
BRIAN P. WILSON  
COLORADO P.E. 0050067

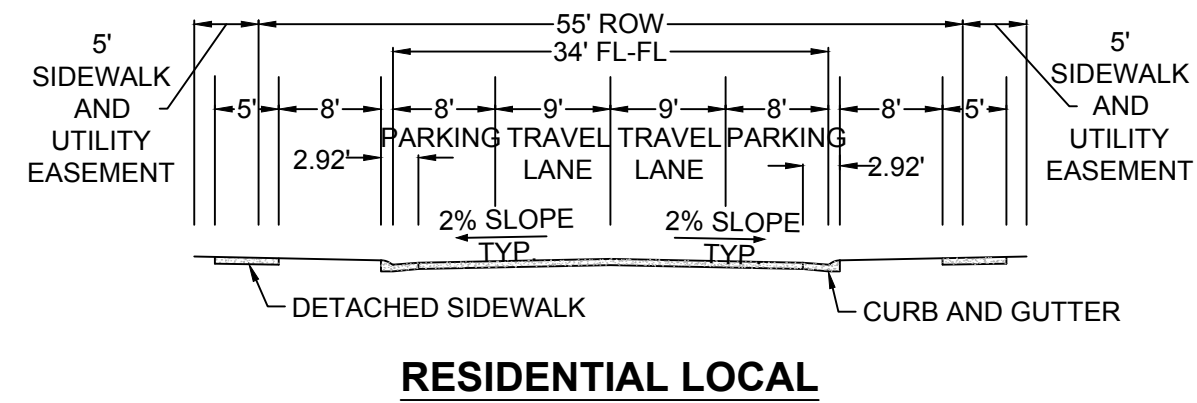
**BENCHMARK**  
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

**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.

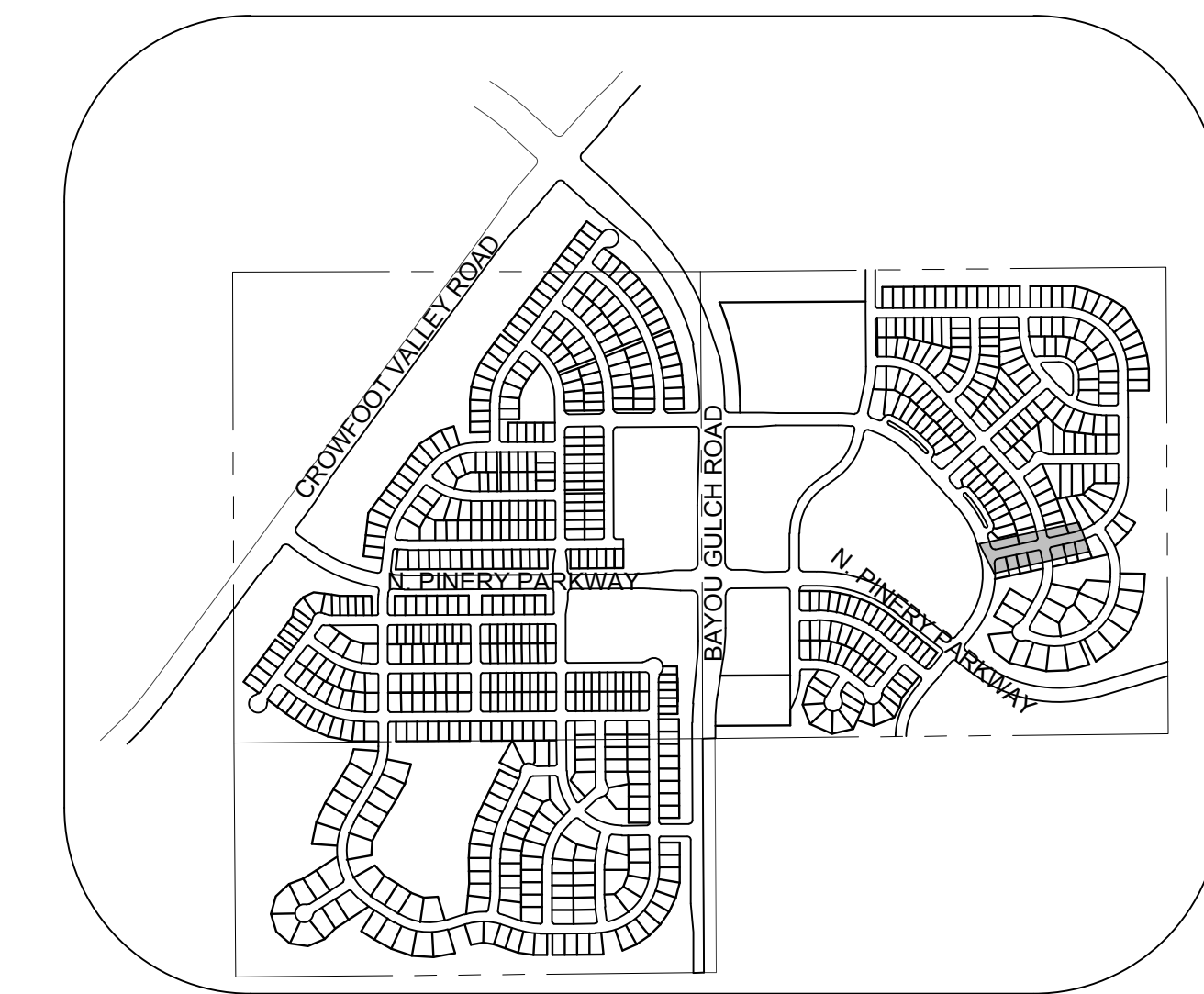
10333 E. Dry Creek Rd. Suite 410 Englewood, Colorado 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	10333 E. Dry Creek Rd. Suite 410 Englewood, Colorado 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	10333 E. Dry Creek Rd. Suite 410 Englewood, Colorado 80110 Tel: (720) 482-9526 Fax: (720) 482-9548
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS STREET PLAN AND PROFILE BEEBALM AVENUE	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS STREET PLAN AND PROFILE BEEBALM AVENUE	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS STREET PLAN AND PROFILE BEEBALM AVENUE
SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN
DRAWN BY: JF	DRAWN BY: JF	DRAWN BY: JF
CHECKED BY: JU	CHECKED BY: JU	CHECKED BY: JU
DATE: SEPTEMBER 2017	DATE: SEPTEMBER 2017	DATE: SEPTEMBER 2017
FILE NO: 8130283701	FILE NO: 8130283701	FILE NO: 8130283701
SHEET NUMBER 11	SHEET NUMBER 11	SHEET NUMBER 11
No.	Revisions	Date
Appr.	Date	Date

CALL 811  
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BEFORE YOU DIG  
UNCC 1-800-922-1987

N:\PROJECTS\SSR\BEEBALM\ENGINEERING\SSR\BEEBALM\STREET PLAN AND PROFILE\F11\BEEBALM AVENUE.DWG, ANDREW.P, 1/4/2018 8:31 PM



**RESIDENTIAL LOCAL**



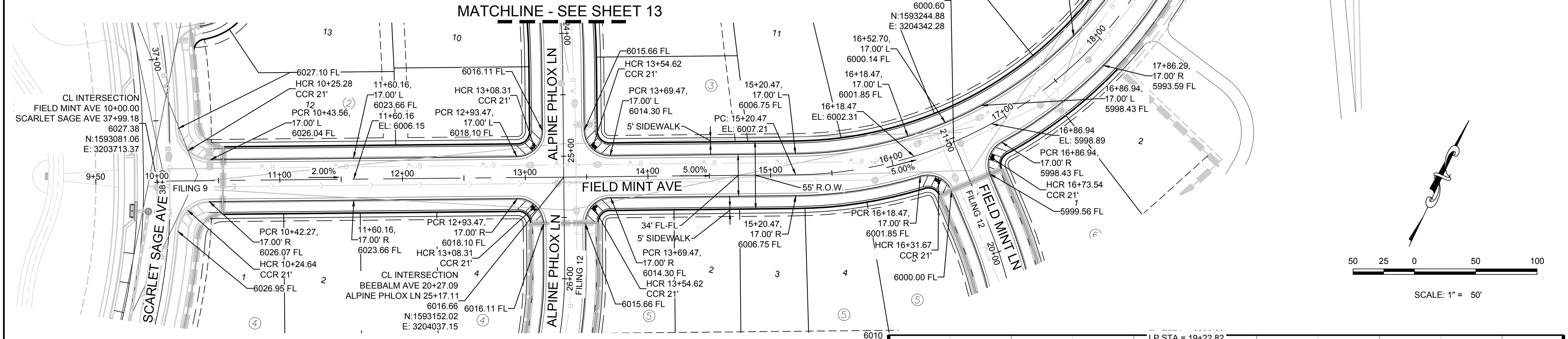
**KEYMAP**  
N.T.S.

**LEGEND**

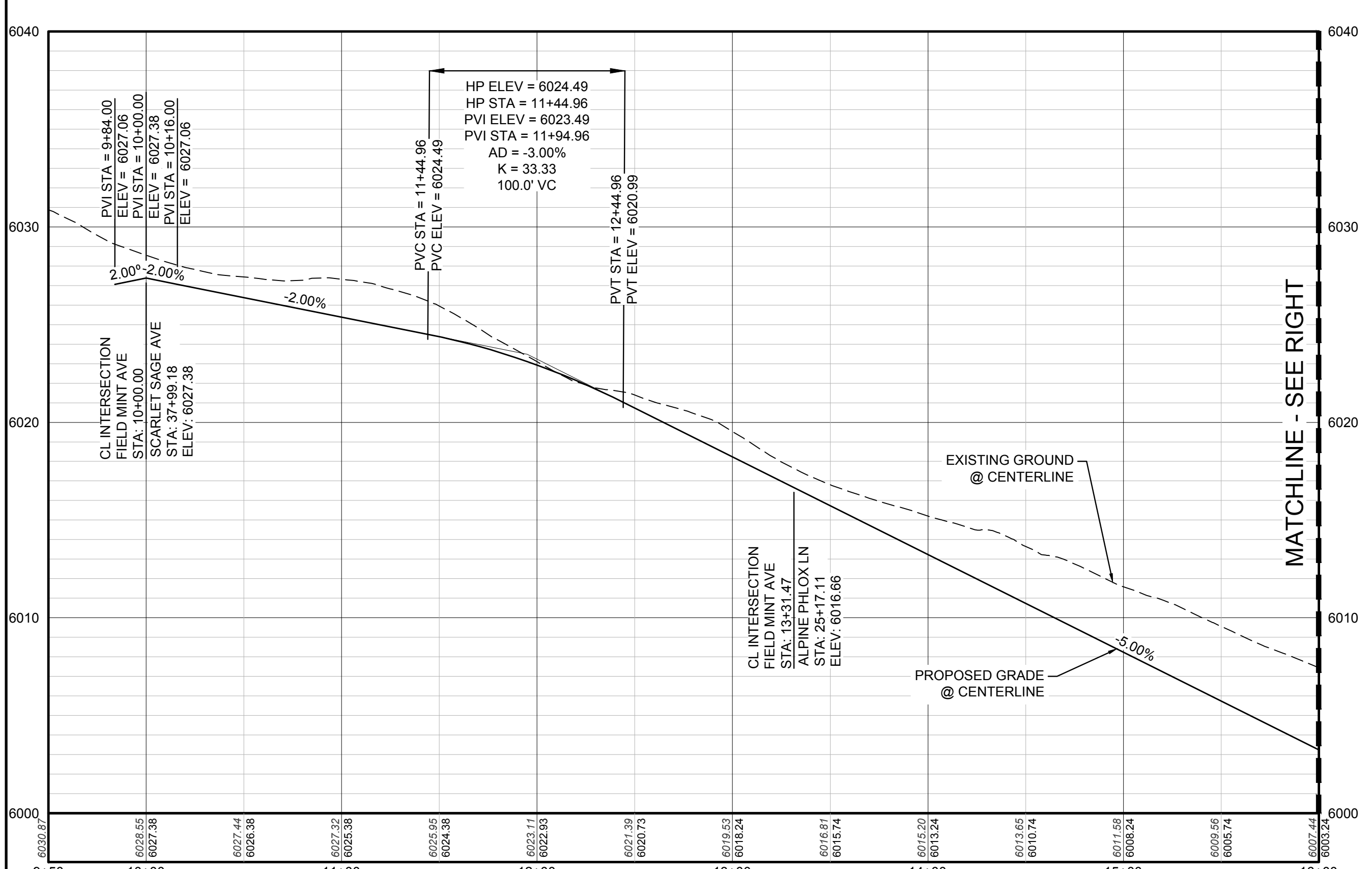
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⌋	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊗	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊕	PROPOSED WL FITTING WITH THRUST BLOCK	---	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
10.00	EXISTING ELEVATION	---	FILE BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	FO --- EXISTING FIBER
⊕	PROPOSED STORM DRAIN INLET	---	OH --- EXISTING OVERHEAD POWER
⊕	PROPOSED STORM DRAIN MANHOLE	---	TEL --- EXISTING TELEPHONE LINE

**ABBREVIATIONS**

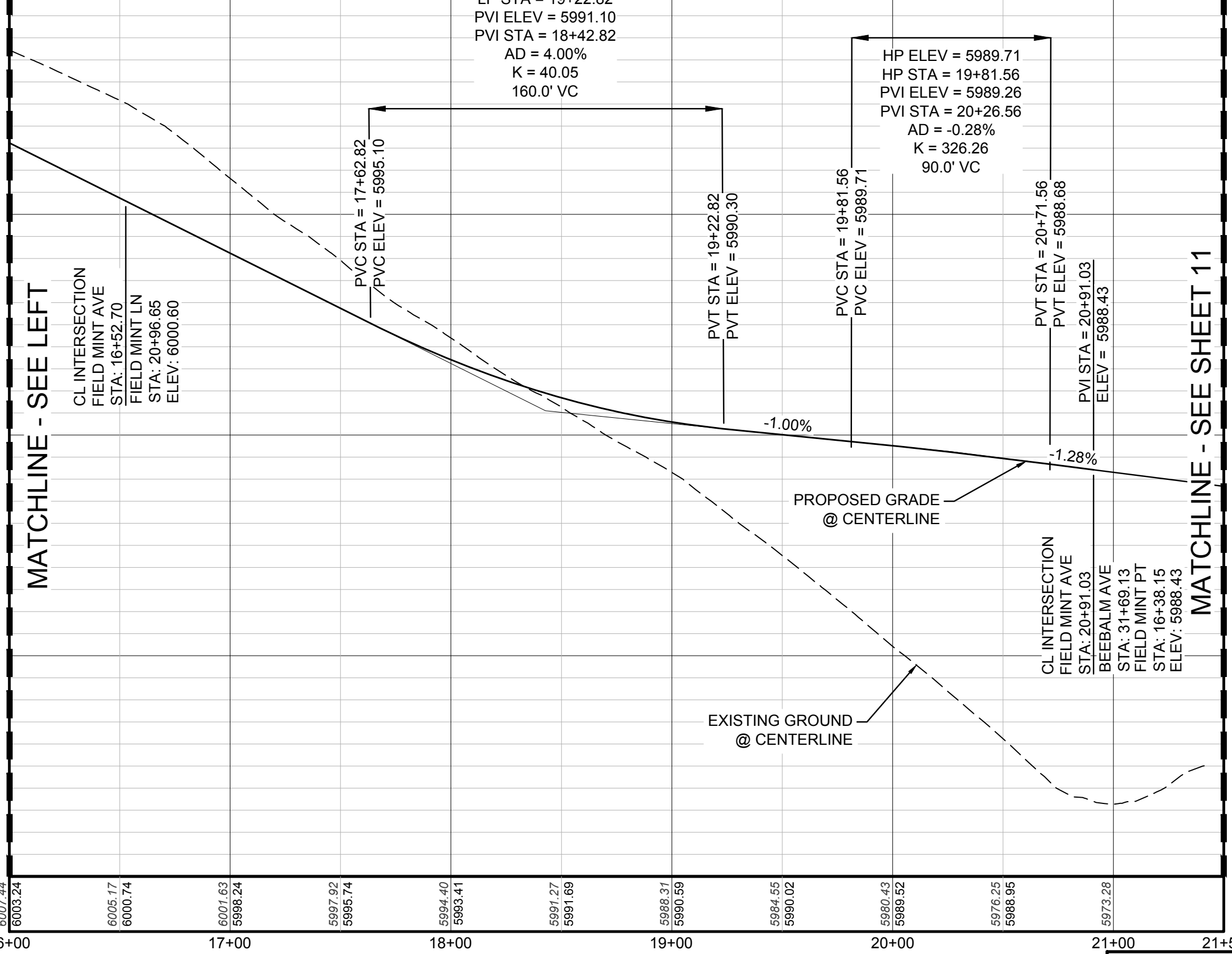
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CCR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCF	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	TOP	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: FIELD MINT AVE STA: 9+50.00 TO 21+50.00**  
HORIZONTAL SCALE: 1" = 50'



**PROFILE: FIELD MINT AVE STA: 9+50.00 TO 16+00.00**  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



**PROFILE: FIELD MINT AVE STA: 16+00.00 TO 21+50.00**  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

PREPARED UNDER THE SUPERVISION OF  
**BRIAN P. WILSON**  
COLORADO P.E. 0050067

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UTILITY NOTIFICATION CENTER OF COLORADO

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10338 E. Dry Creek Rd.  
Suite 6410  
Englewood, CO 80150  
Tel: (720) 482-9526  
Fax: (720) 482-9546

**CVL**  
CONSULTANTS

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

**TRAILS AT CROWFOOT**  
FILING 11 CONSTRUCTION DRAWINGS  
STREET PLAN & PROFILE  
FIELD MINT AVENUE

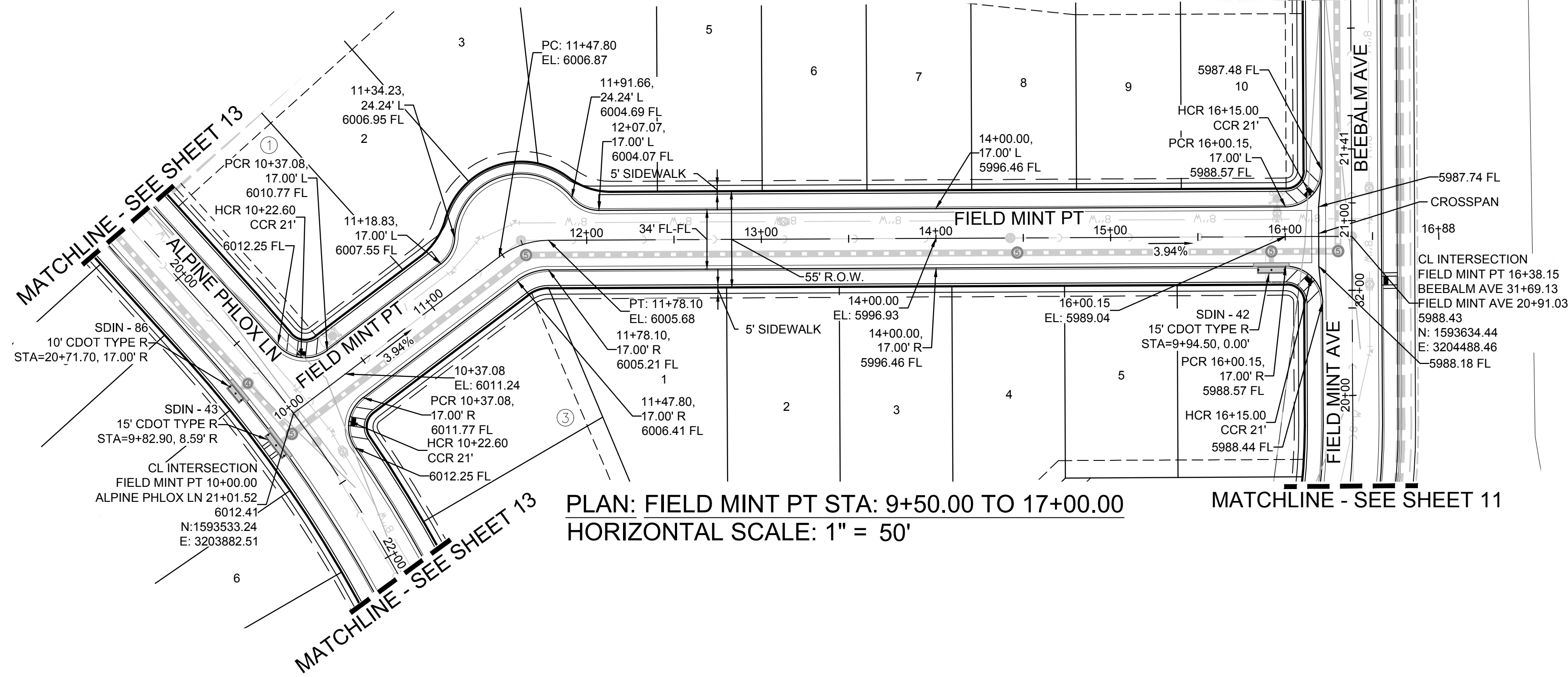
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CHECKED BY: JU  
DATE: SEPTEMBER 2017  
FILE NO: 8130283701

SHEET NUMBER **12**

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

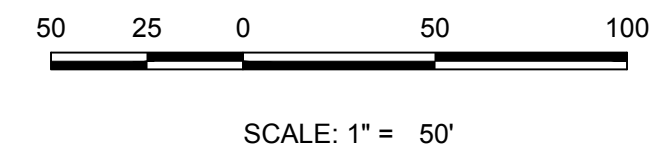
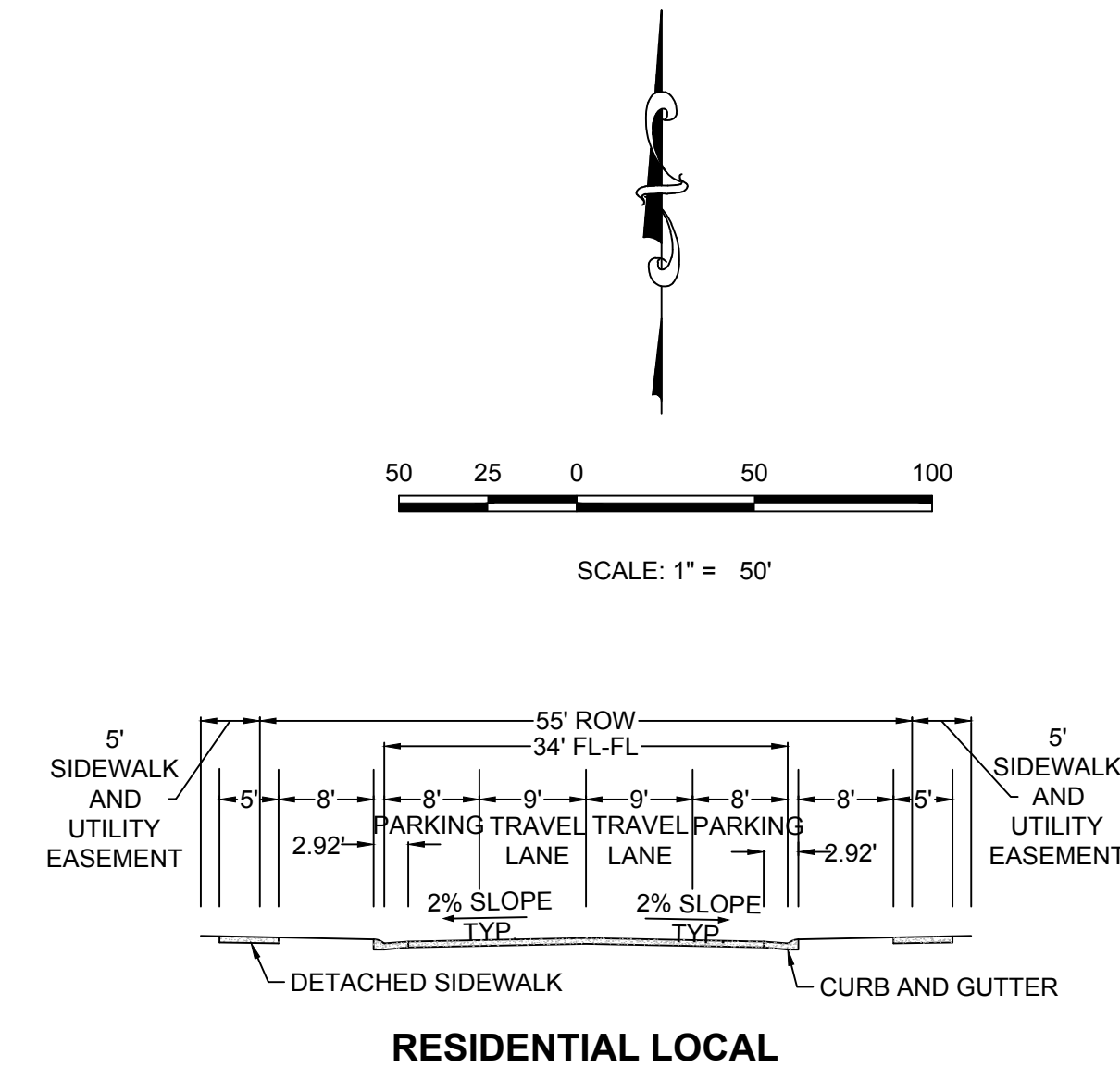


MATCHLINE - SEE SHEET 11

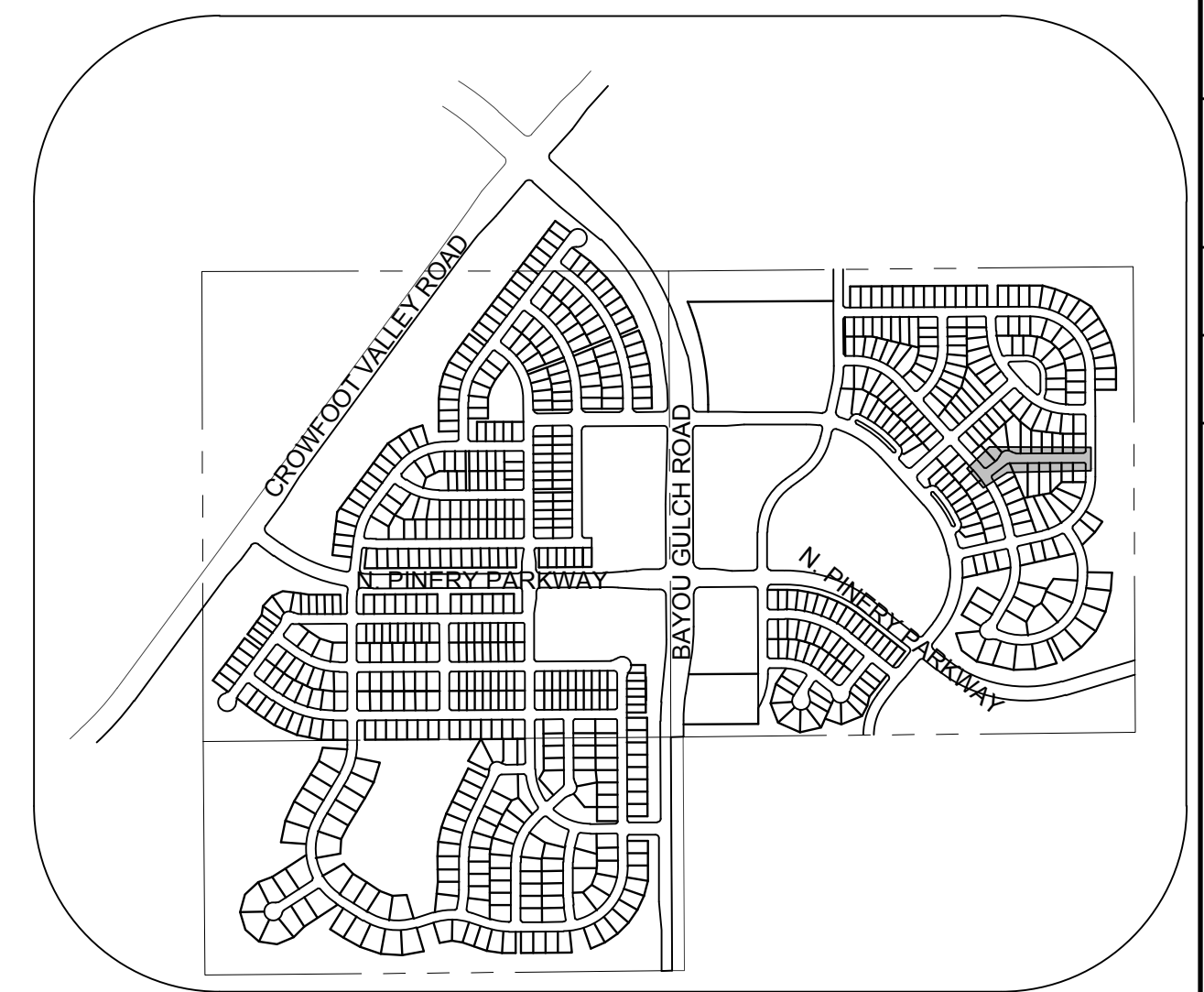


PLAN: FIELD MINT PT STA: 9+50.00 TO 17+00.00  
HORIZONTAL SCALE: 1" = 50'

MATCHLINE - SEE SHEET 11



RESIDENTIAL LOCAL

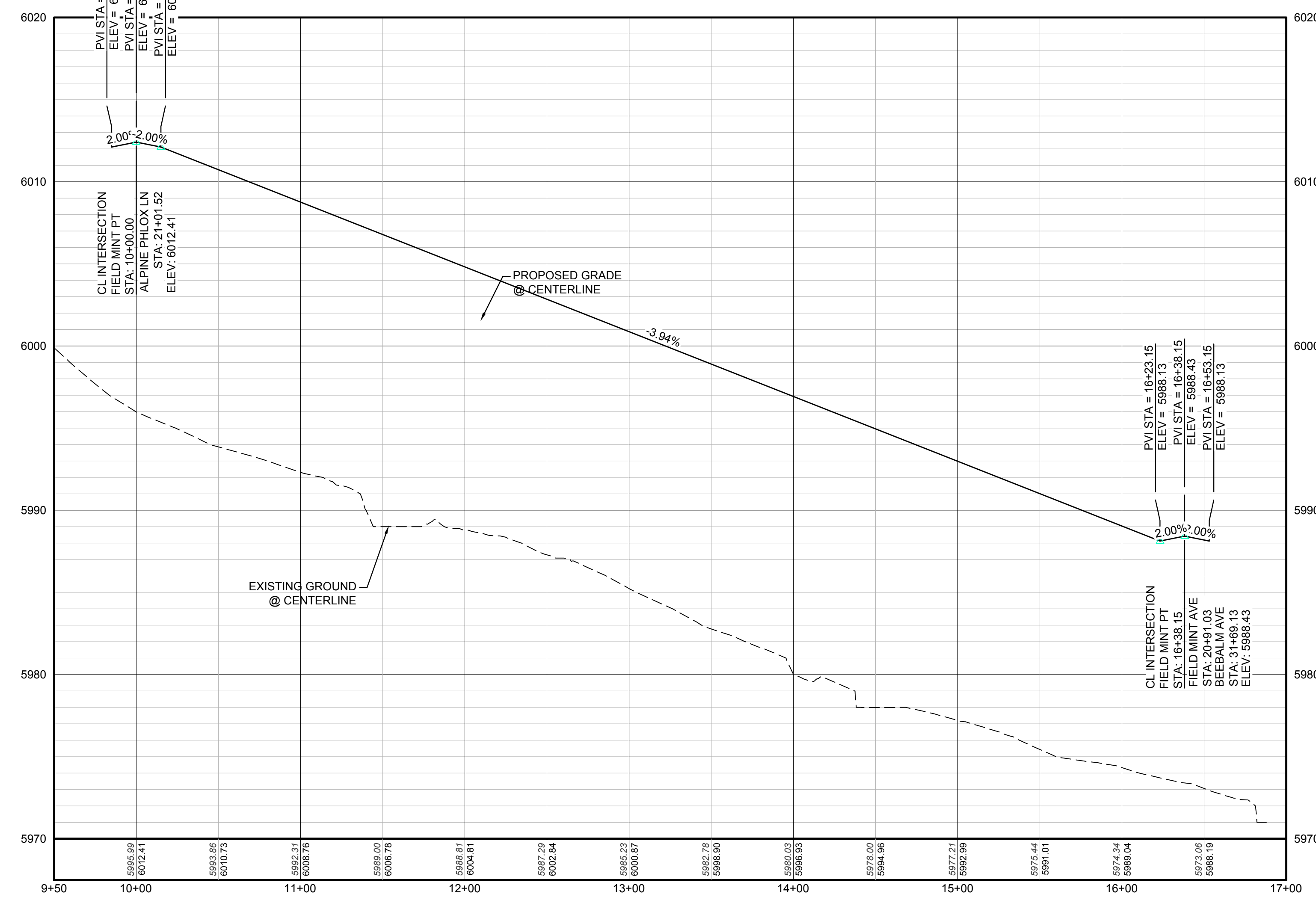


KEYMAP  
N.T.S.  
LEGEND

Legend table with symbols for Block Number, Lot Type, Proposed Butterfly Valve, Proposed Cap, Proposed Reducer, Proposed Valve, Proposed Fire Hydrant, Proposed W/L Fitting, 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

Table of abbreviations including AD (Angle Difference), AV (Air Vac Release Valve), BVC (Begin Vertical Curve), BVP (Begin Vertical Profile), CBO (Cap with Blow Off), CRR (Curb Return Radius), EL (Elevation), EP (Edge of Pavement), EVC (End Vertical Curve), EVP (End Vertical Profile), FG (Finished Ground), FL (Flow Line), GV (Gate Valve), HA (Hydrant Assembly), HCR (Handicap Curb Ramp), HP (High Point), INV (Invert), K (Curvature Coefficient), LF (Linear Feet), MH (Manhole), N.T.S. (Not to Scale), PVC (Polyvinyl Chloride), PVI (Pt. of Vertical Intersection), PVT (Point of Vertical Tangent), RCB (Reinforced Concrete Box Culvert), RCP (Reinforced Concrete Pipe), ROW (Right of Way), SC (Sanitary Cap), SD (Storm Drain), SL (Section Line), SS (Sanitary Sewer), STA (Station), T.O.P. (Top of Pipe), UE (Utility Easement), VC (Vertical Curve), WL (Water Line), WLC (Water Line Connection), WSE (Water Surface Elevation).



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

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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BRIAN P. WILSON  
COLORADO P.E. 0050067

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Revisions table with columns for No., Date, Init., Appr., Date.

10333 E. Dry Creek Rd., Suite 410, Englewood, CO 80150  
Tel: (720) 482-9526 Fax: (720) 482-9546

CVL CONSULTANTS

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
STREET PLAN & PROFILE  
FIELD MINT POINT

SCALE: AS SHOWN  
FILE NO: 8130283701

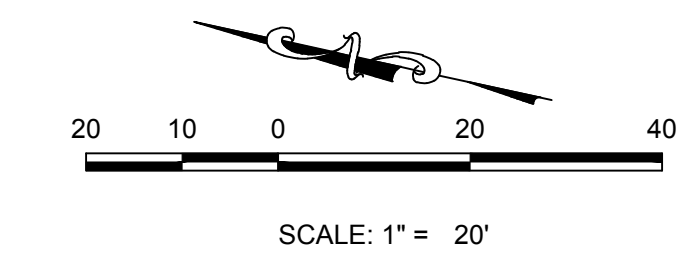
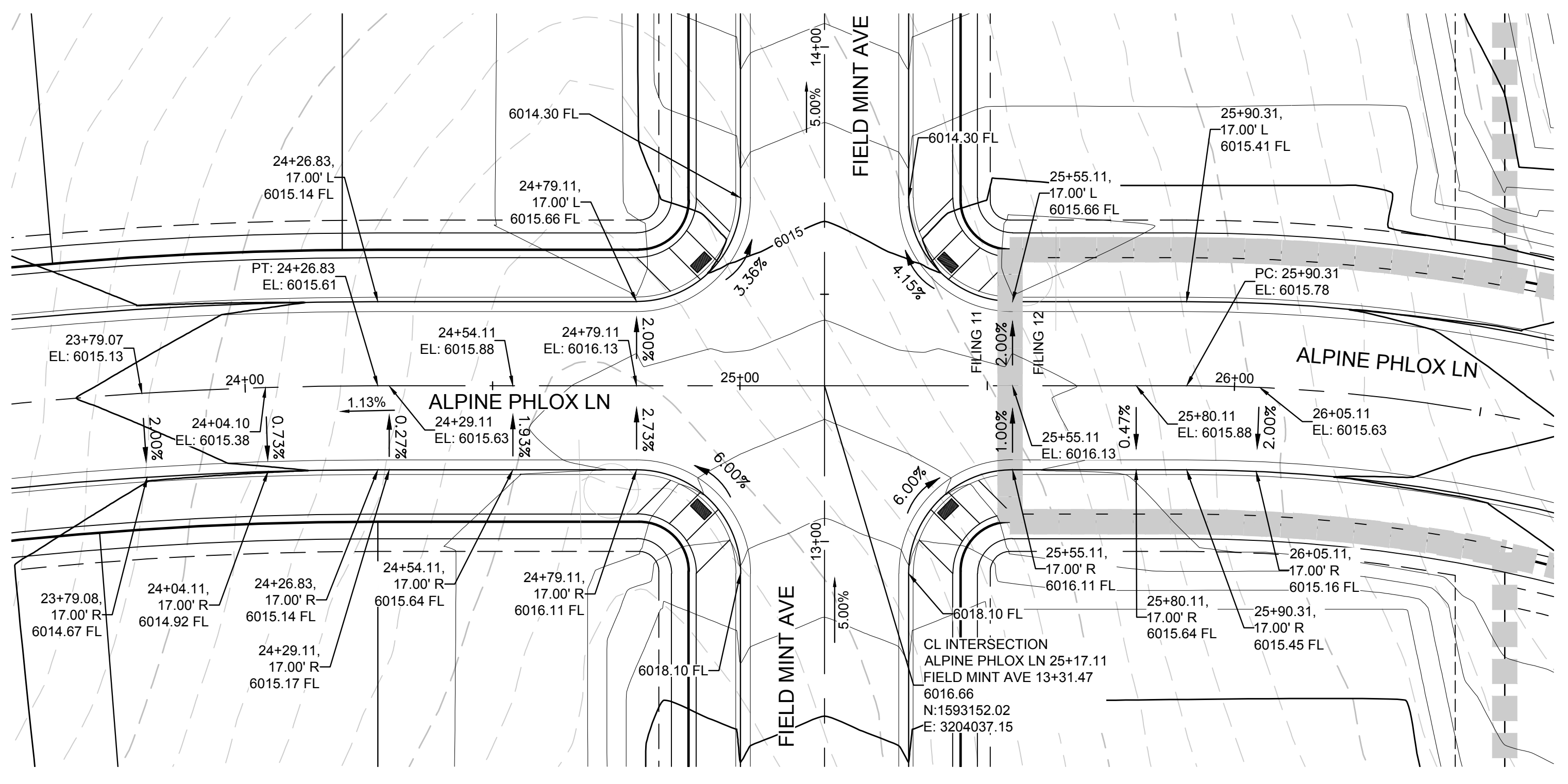
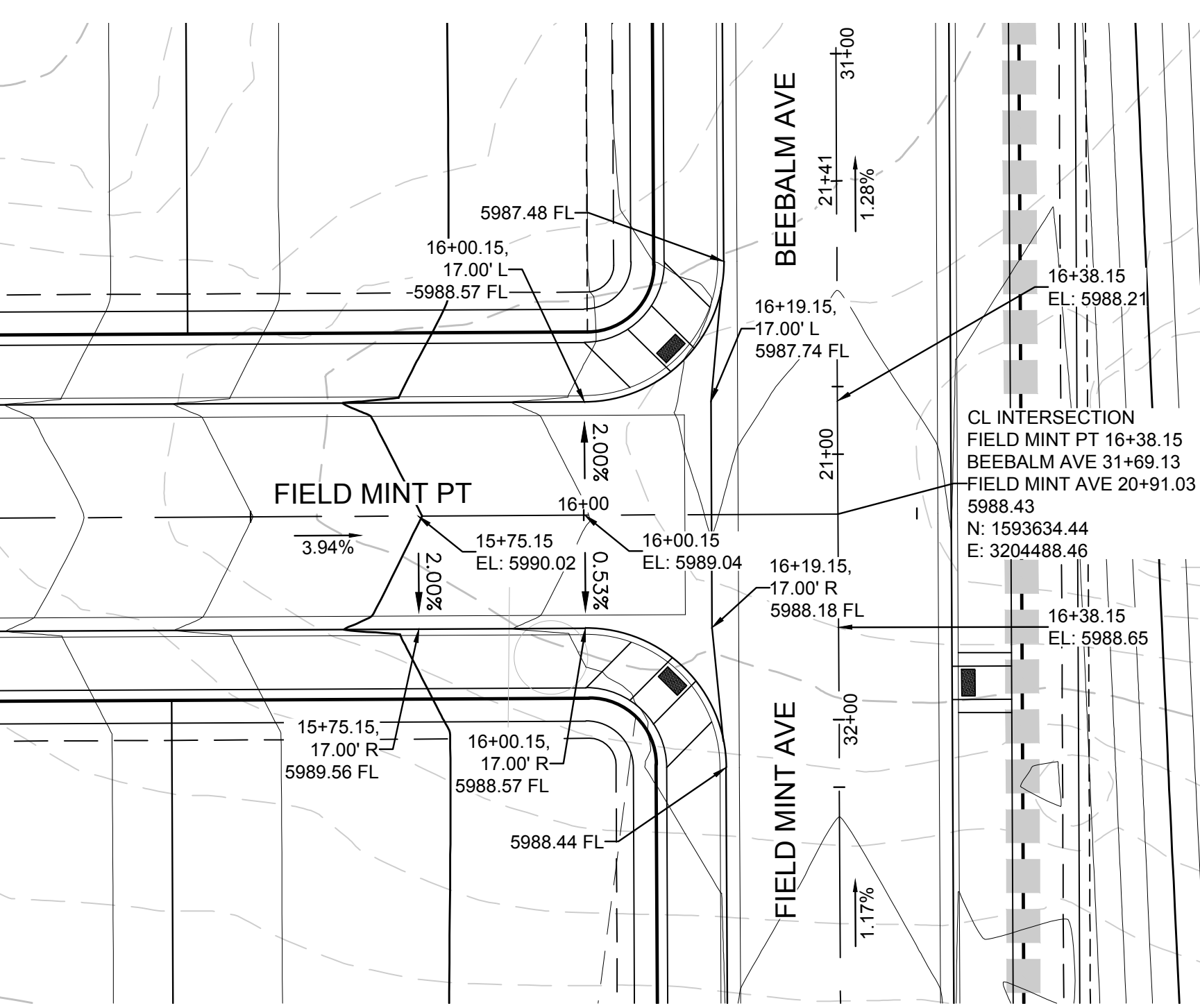
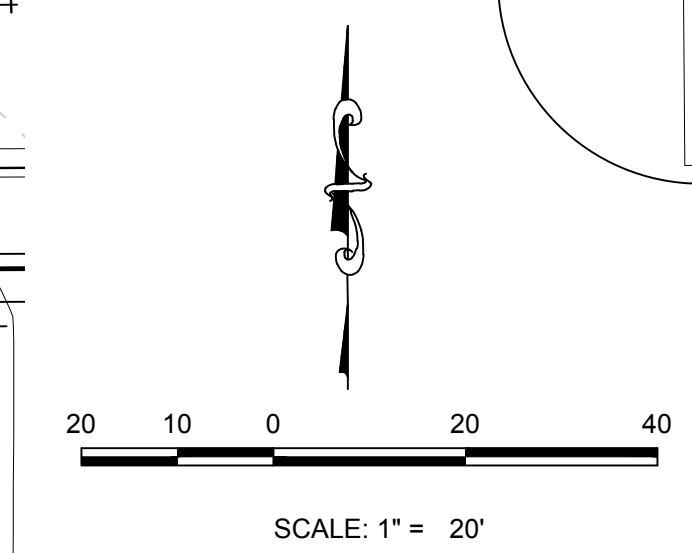
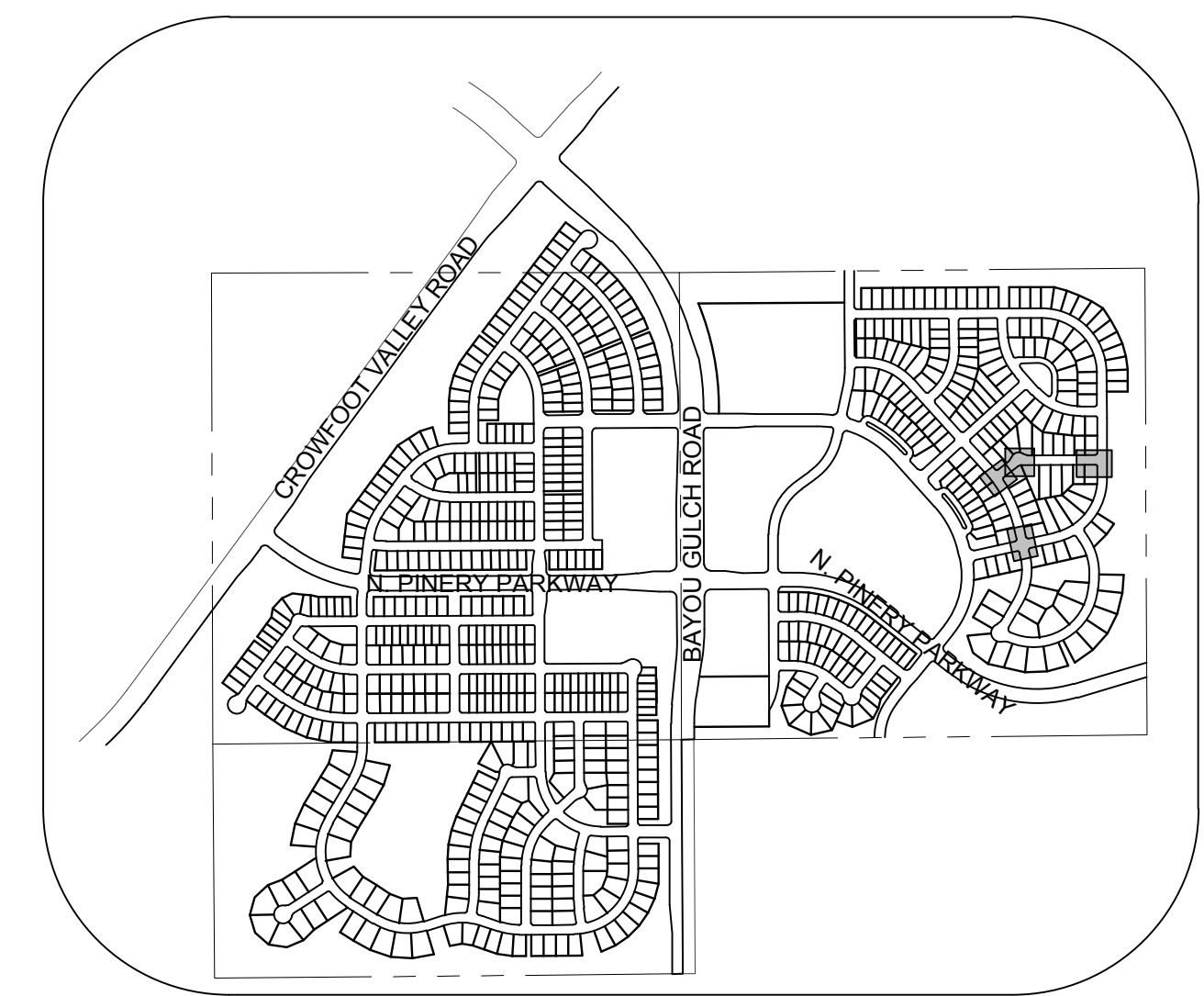
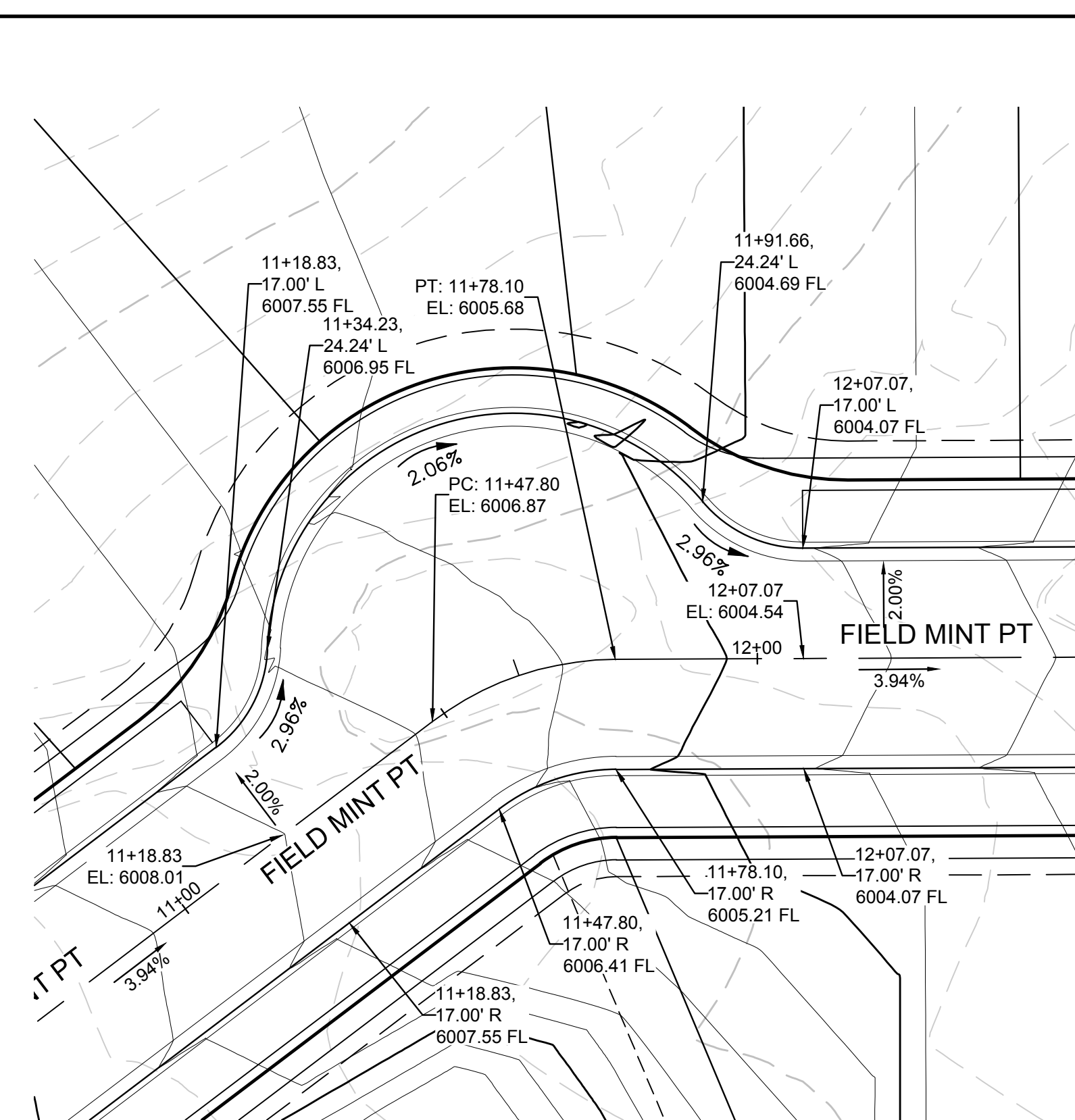
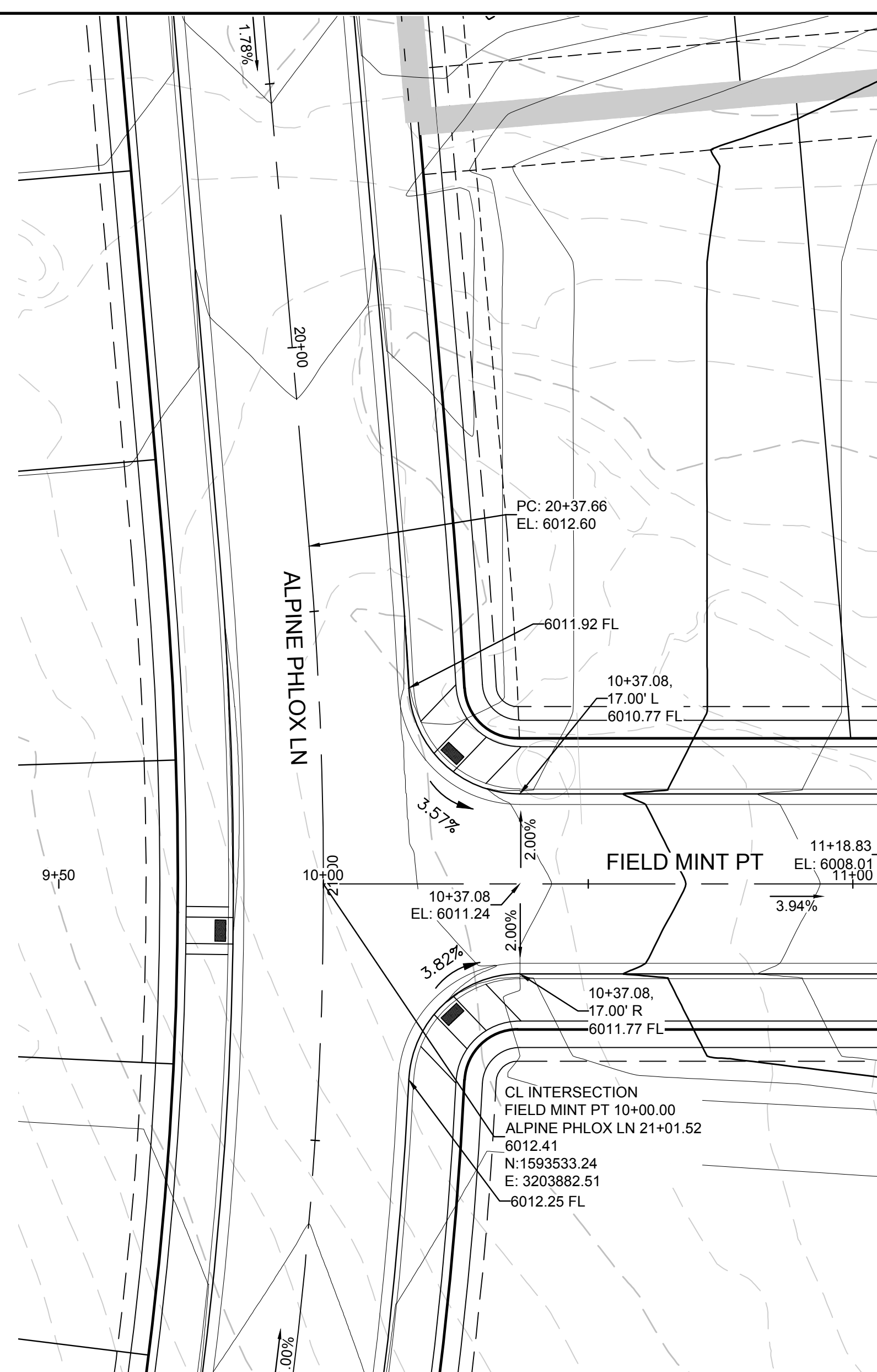
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CHECKED BY: JU  
DATE: SEPTEMBER 2017

SHEET NUMBER 14

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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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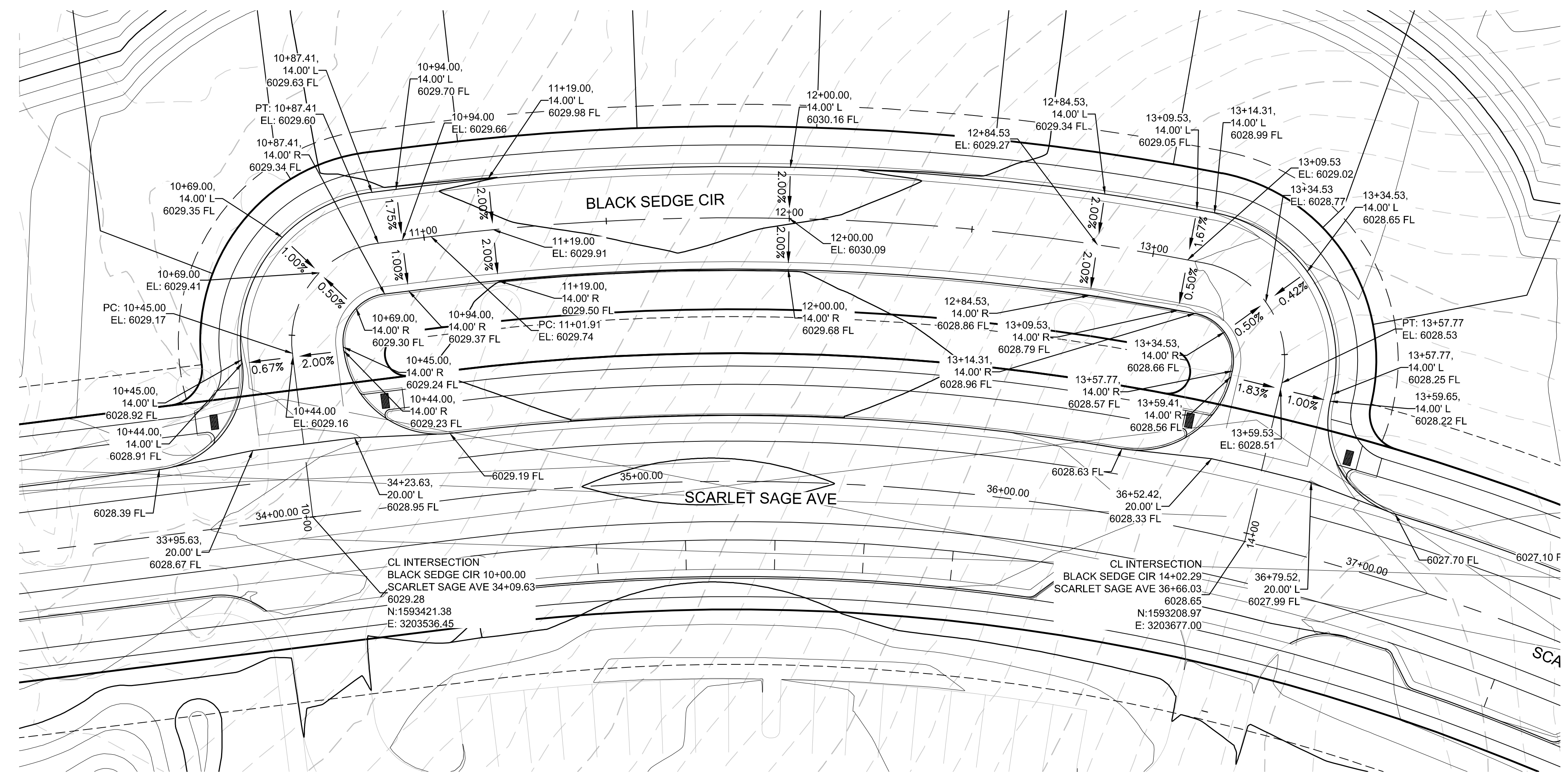
TOWN OF PARKER, DIRECTOR OF ENGINEERING  
DATE

SHEET NUMBER	16	
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DRAWN BY:	RHR	
CHECKED BY:	JW	
DATE:	SEPTEMBER 2017	
SCALE:	AS SHOWN	
TRAILS AT CROWFOOT FLING 11 CONSTRUCTION DRAWINGS INTERSECTION PLANS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	
Revisions	No.	
	Date	
Appr.	Date	

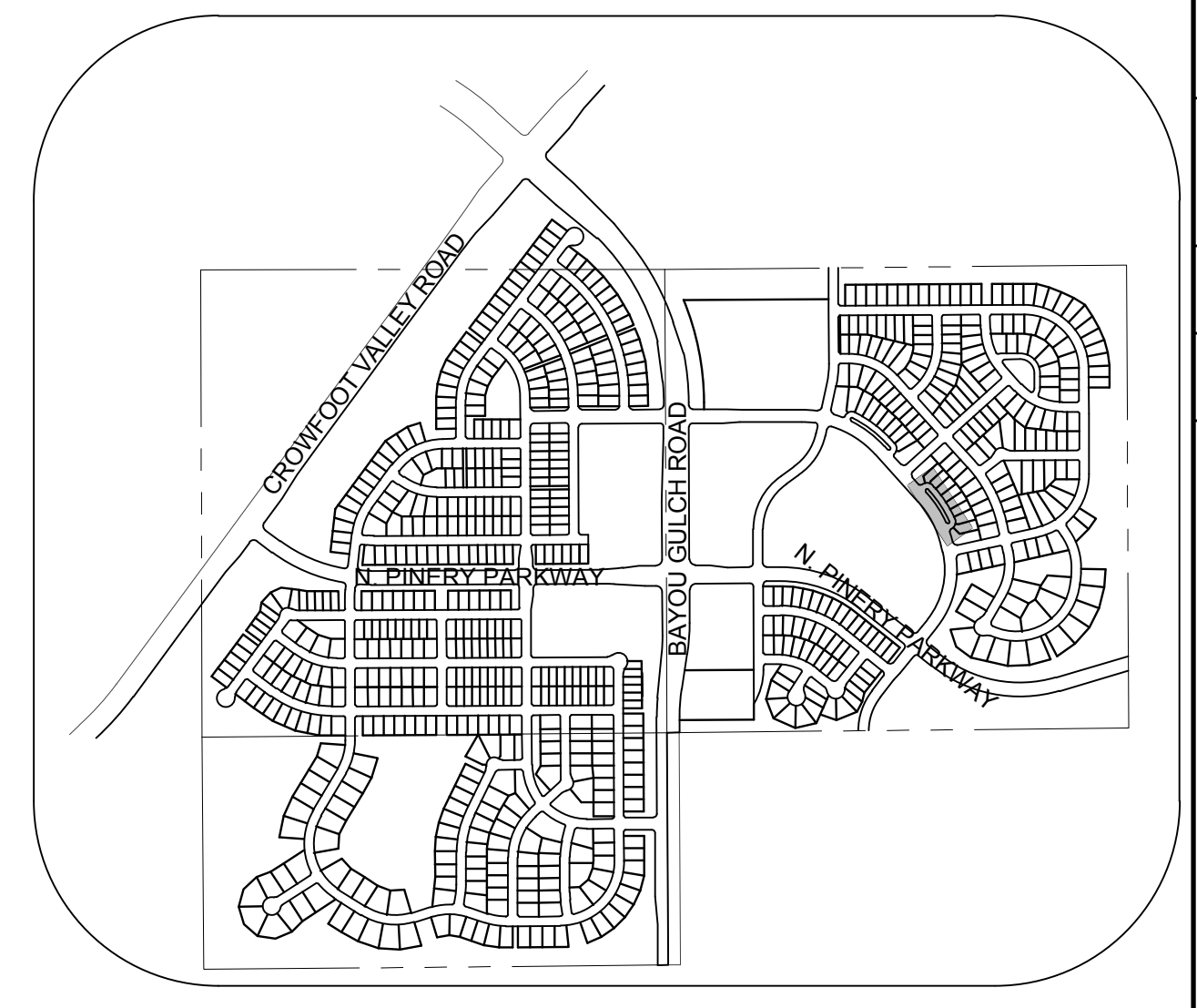
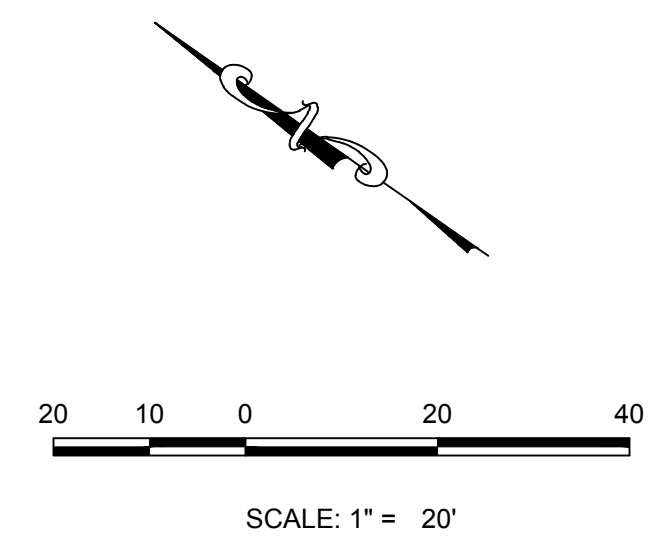


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**PLAN: BLACK SEDGE CIR & SCARLET SAGE AVE**  
HORIZONTAL SCALE: 1" = 20'



**KEYMAP**  
N.T.S.

**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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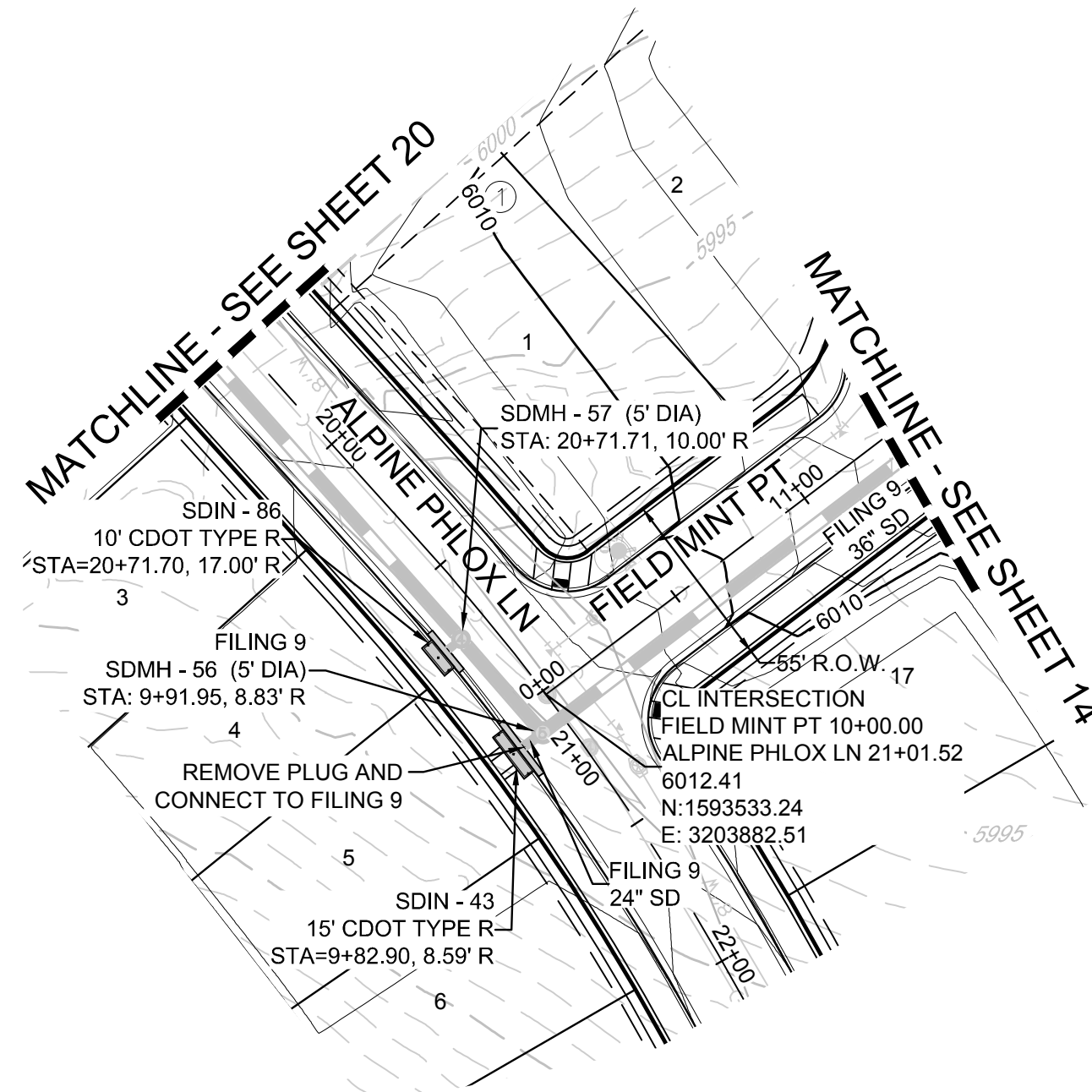
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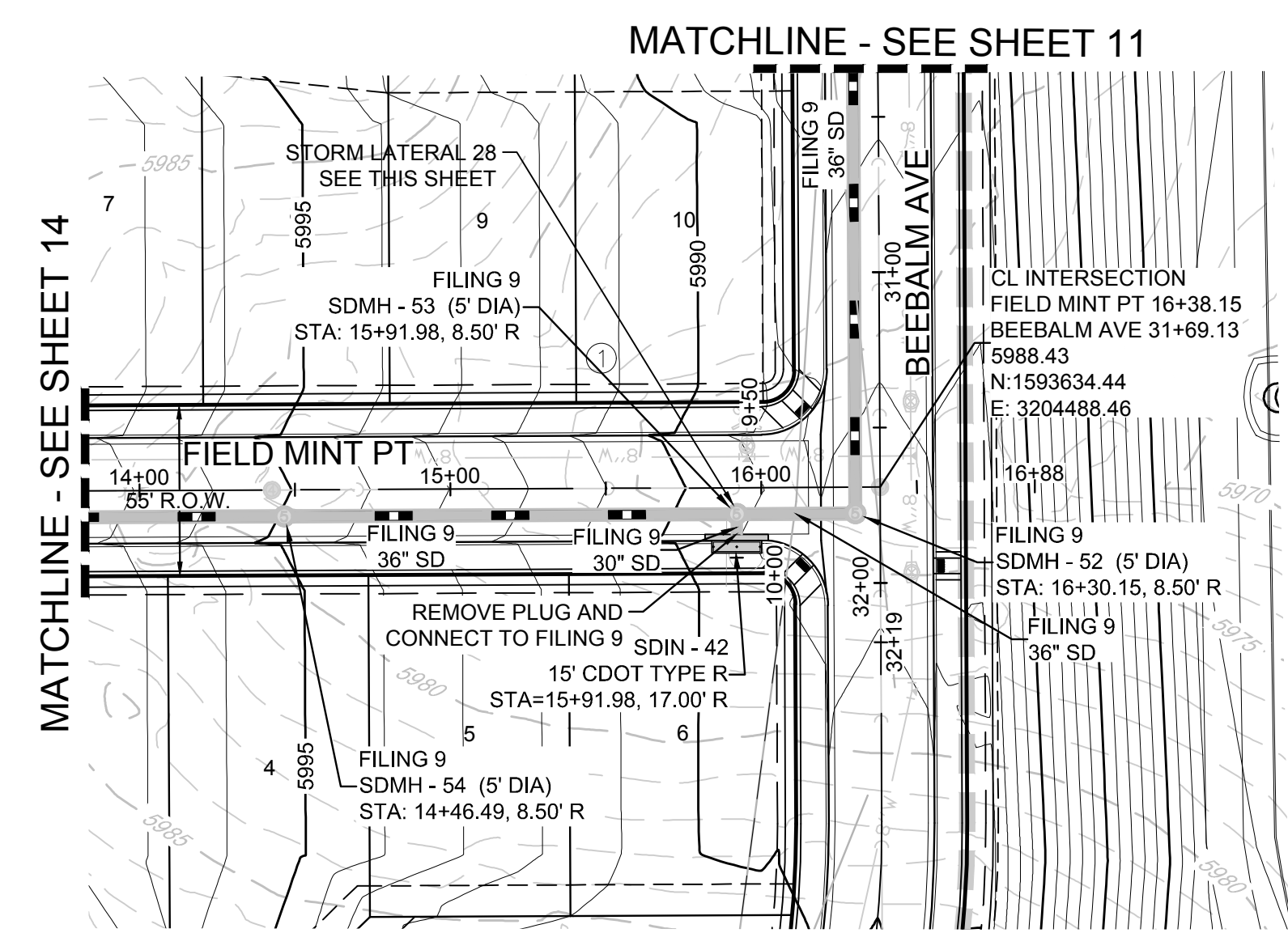
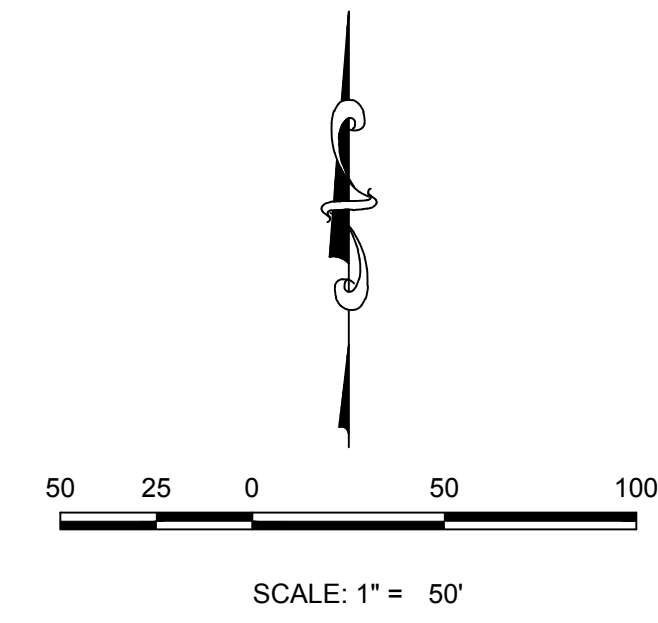
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SHEET NUMBER	DRAWN BY: RHR	CHECKED BY: JJ	DATE: SEPTEMBER 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS INTERSECTION PLANS			
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				CVL CONSULTANTS			
10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546				No.	Revisions	Appr.	Date

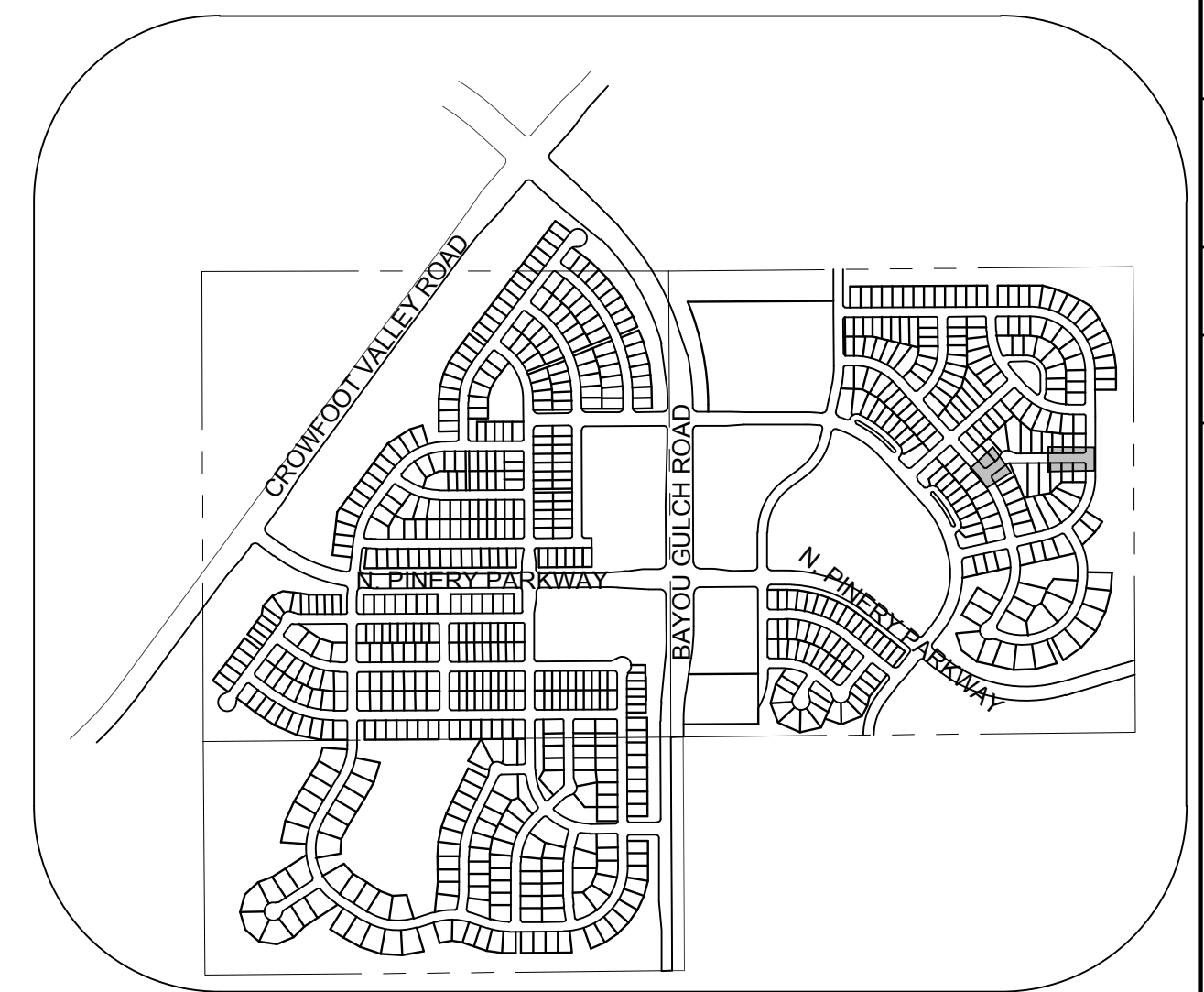
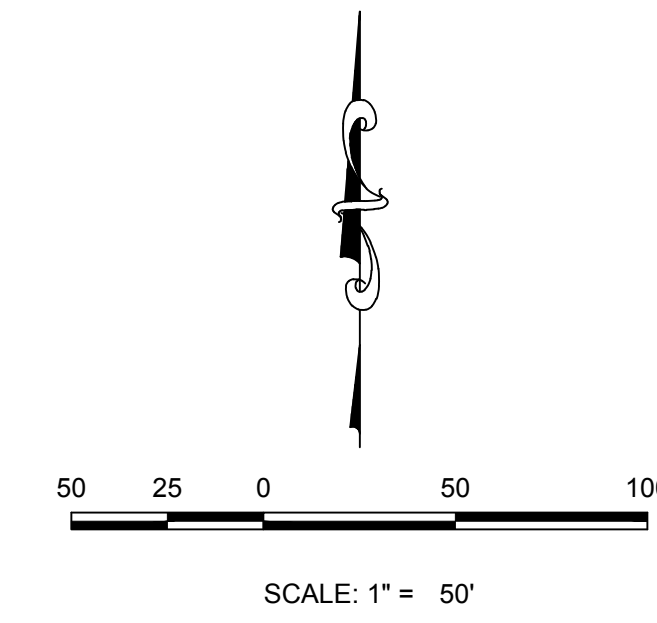




PLAN: FIELD MINT PT STA: 9+50.00 TO 11+00.00  
HORIZONTAL SCALE: 1" = 50'



PLAN: FIELD MINT PT STA: 14+00.00 TO 16+88.00  
HORIZONTAL SCALE: 1" = 50'

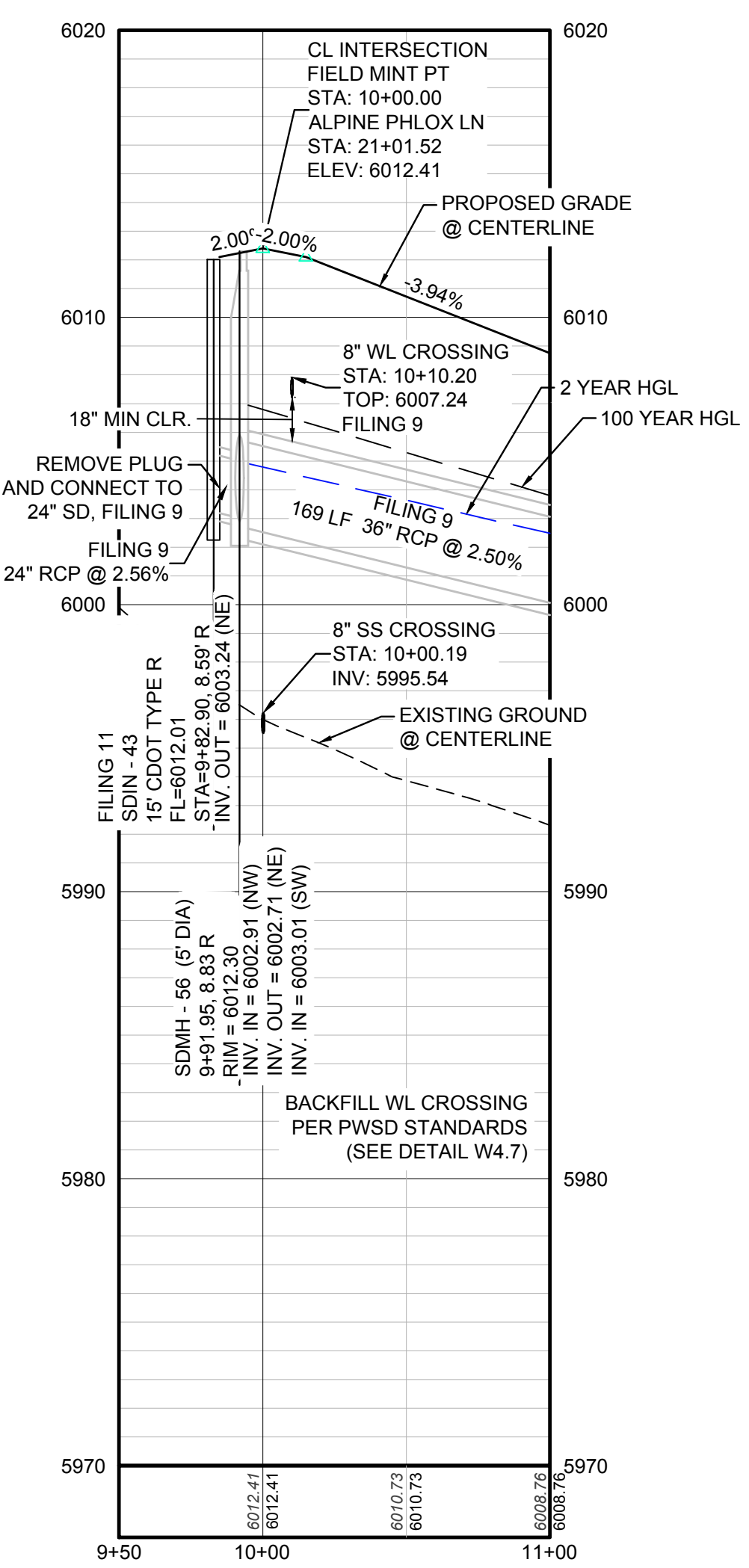


KEYMAP  
N.T.S.  
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌈	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊘	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⚡	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊕	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊕	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊕	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊕	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊕	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊕	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊕	PROPOSED LIGHT POLE	---	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	---	EXISTING FIBER OPTIC LINE
---	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD POWER
⊕	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

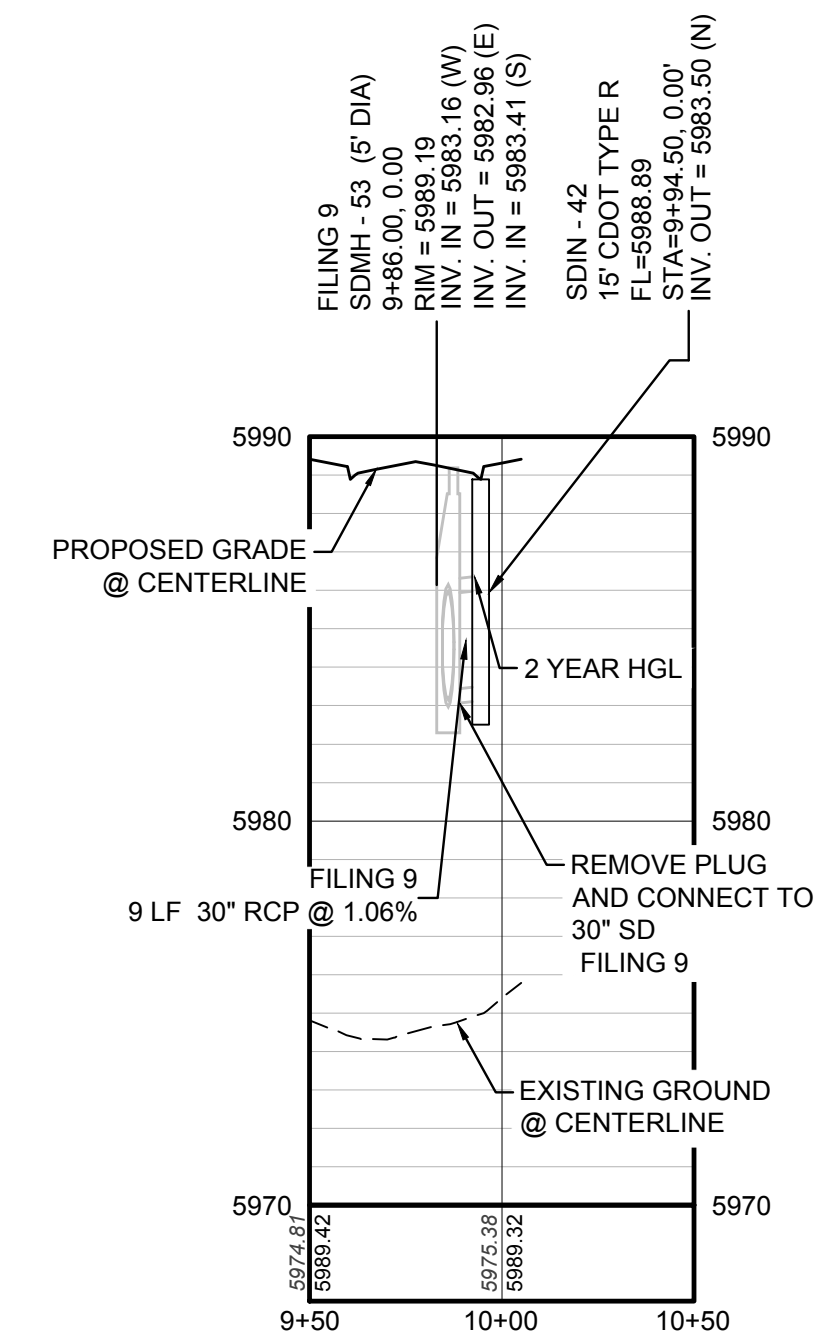
ABBREVIATIONS

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
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FG	FINISHED GROUND	SL	SECTION LINE
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GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
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PROFILE: FIELD MINT PT STA: 9+50.00 TO 11+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'

**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON  
COLORADO P.E. 0050067

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

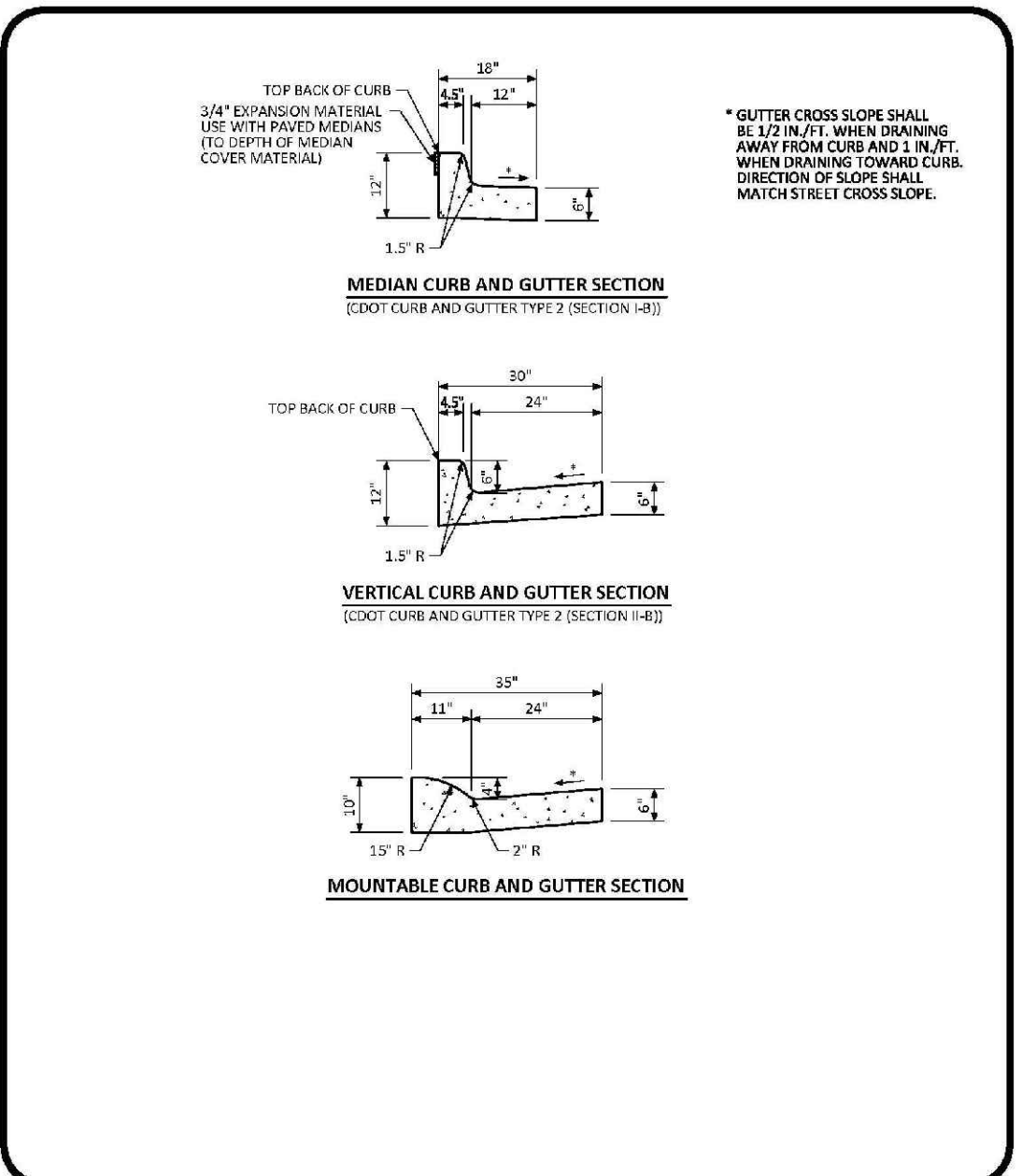
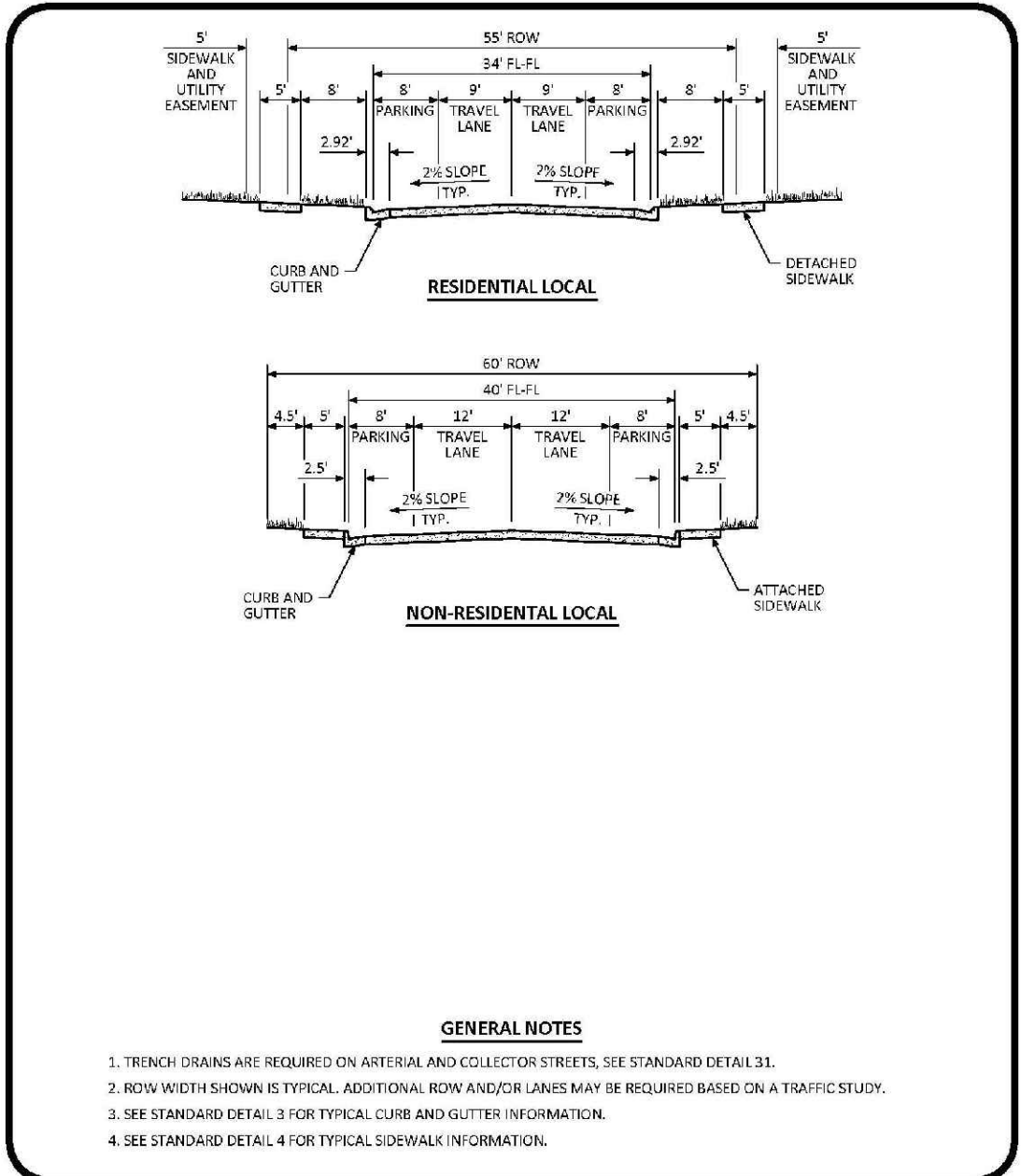
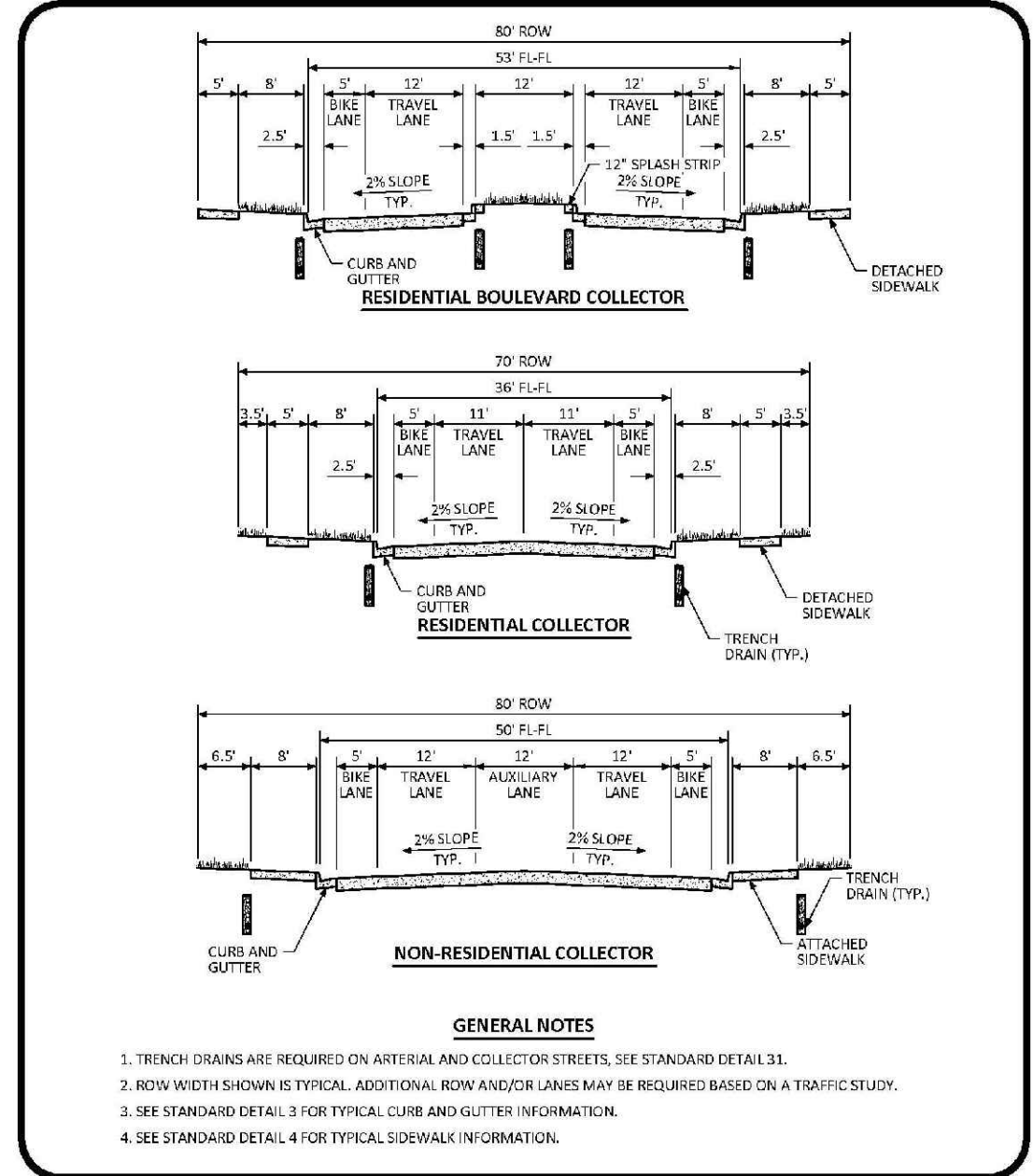
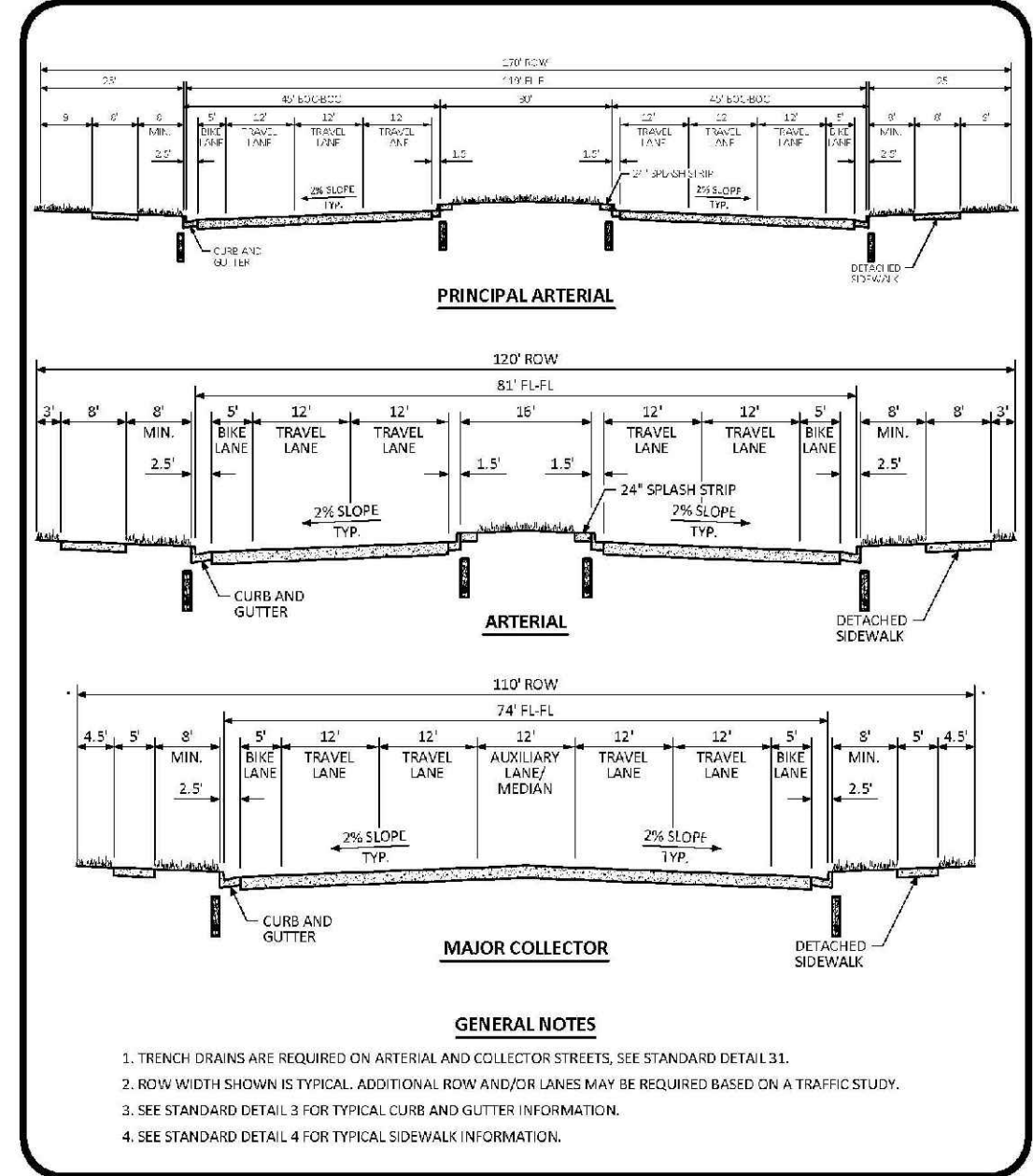
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CENTER OF COLORADO

SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JU	DATE: SEPTEMBER 2017	SCALE:	AS SHOWN	FILE NO:	8130283701	
				TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS STORM PLAN & PROFILE FIELD MINT POINT				
21	Revisions			No.	Date	Init.	Appr.	Date
	10338 E. Dry Creek Rd. Suite 410 Englewood, Colorado 80151 Tel: (720) 482-9526 Fax: (720) 482-9548					<b>HR 935 LLC</b> 7353 South Alton Way CENTENNIAL, CO 80112		

**INDEX OF ROADWAY DESIGN STANDARD DETAILS**

DETAIL CATEGORY	DETAIL NUMBER
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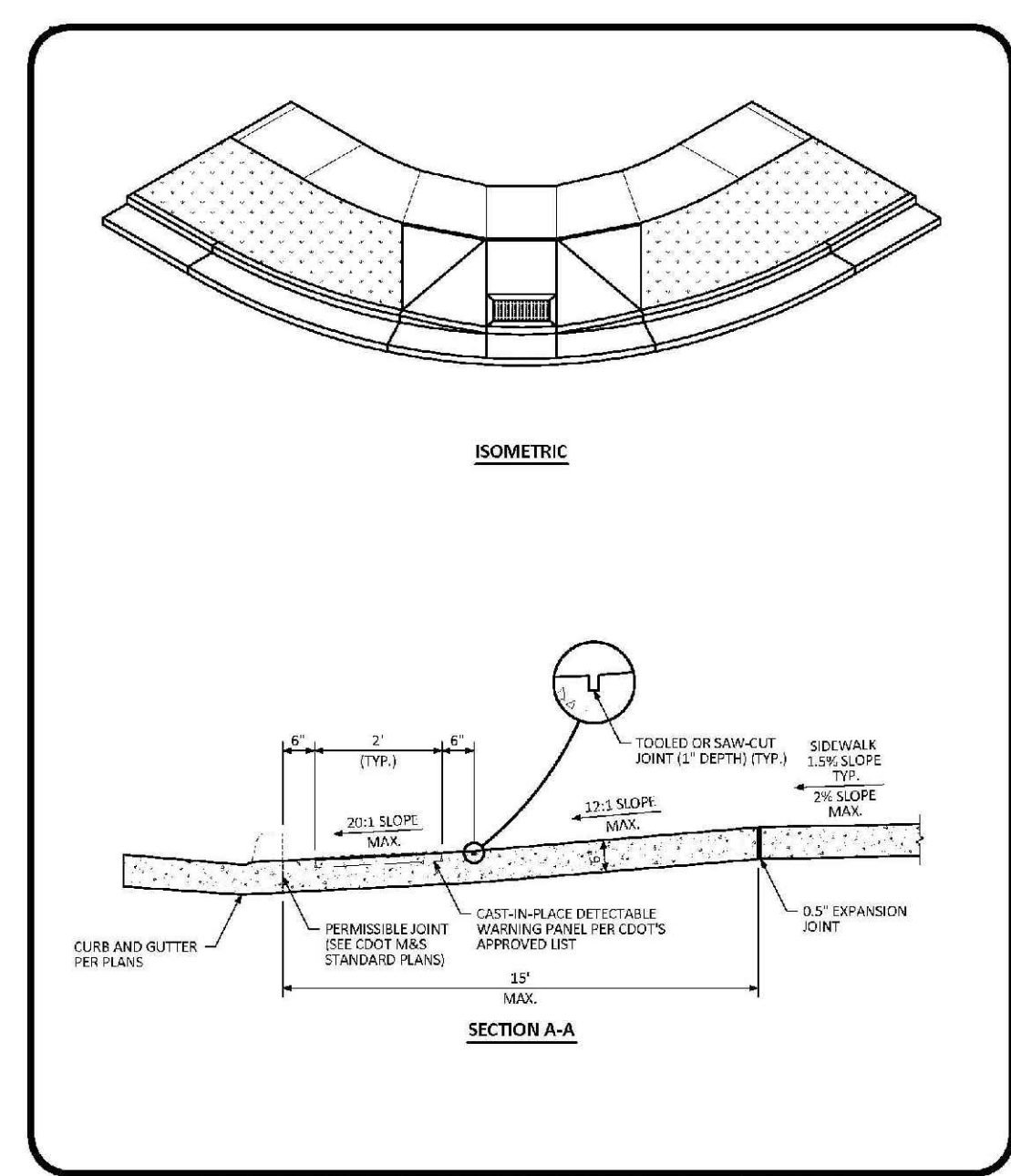
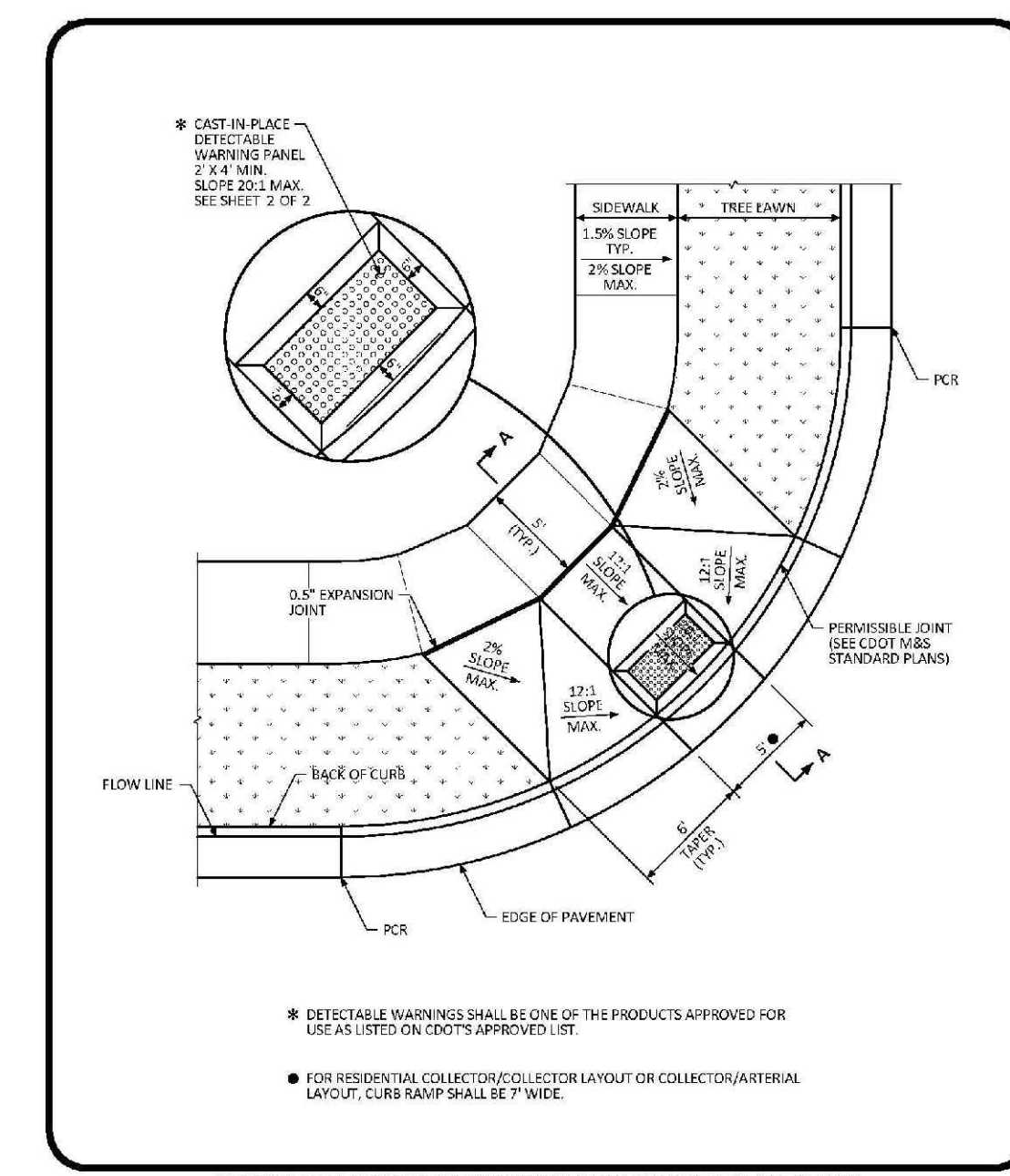
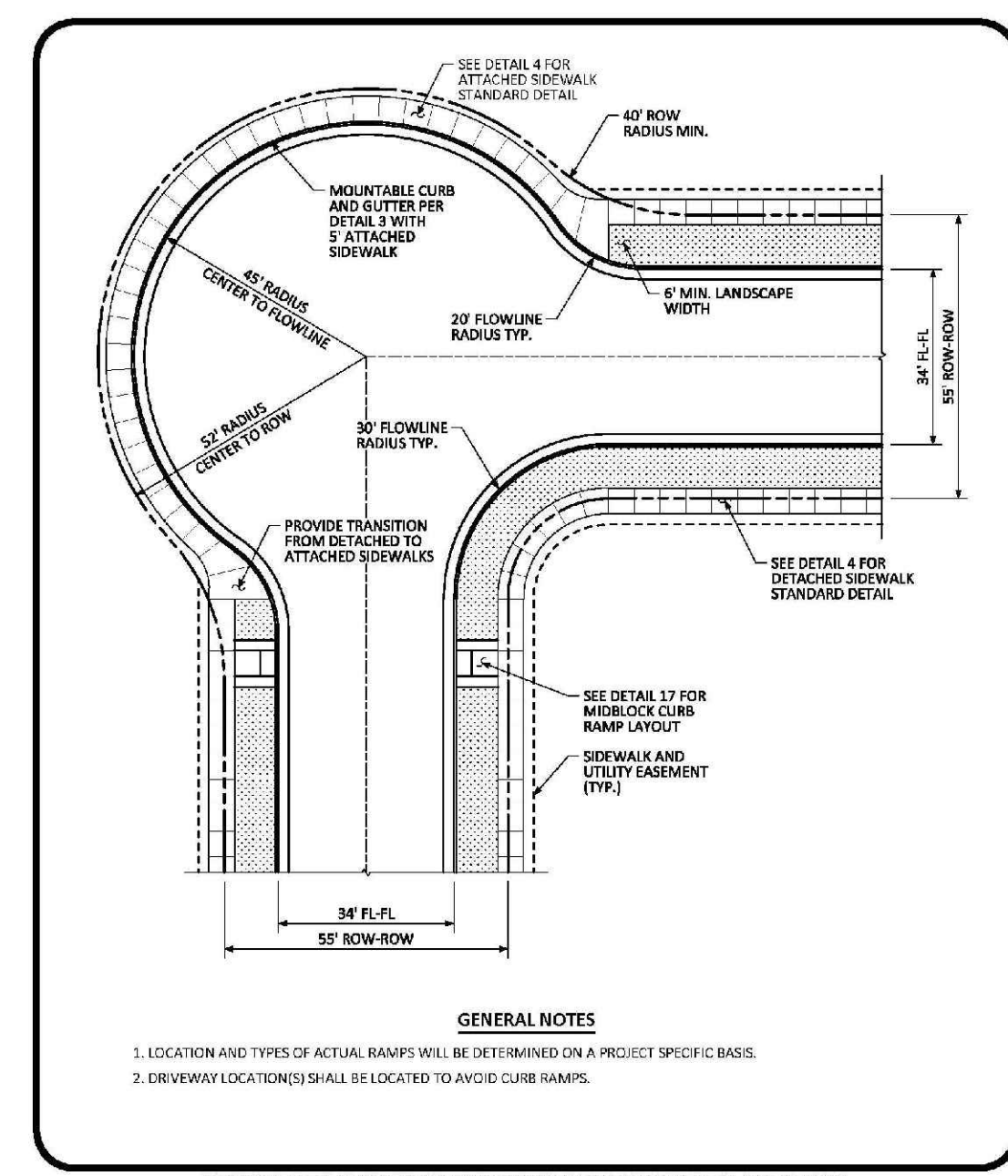
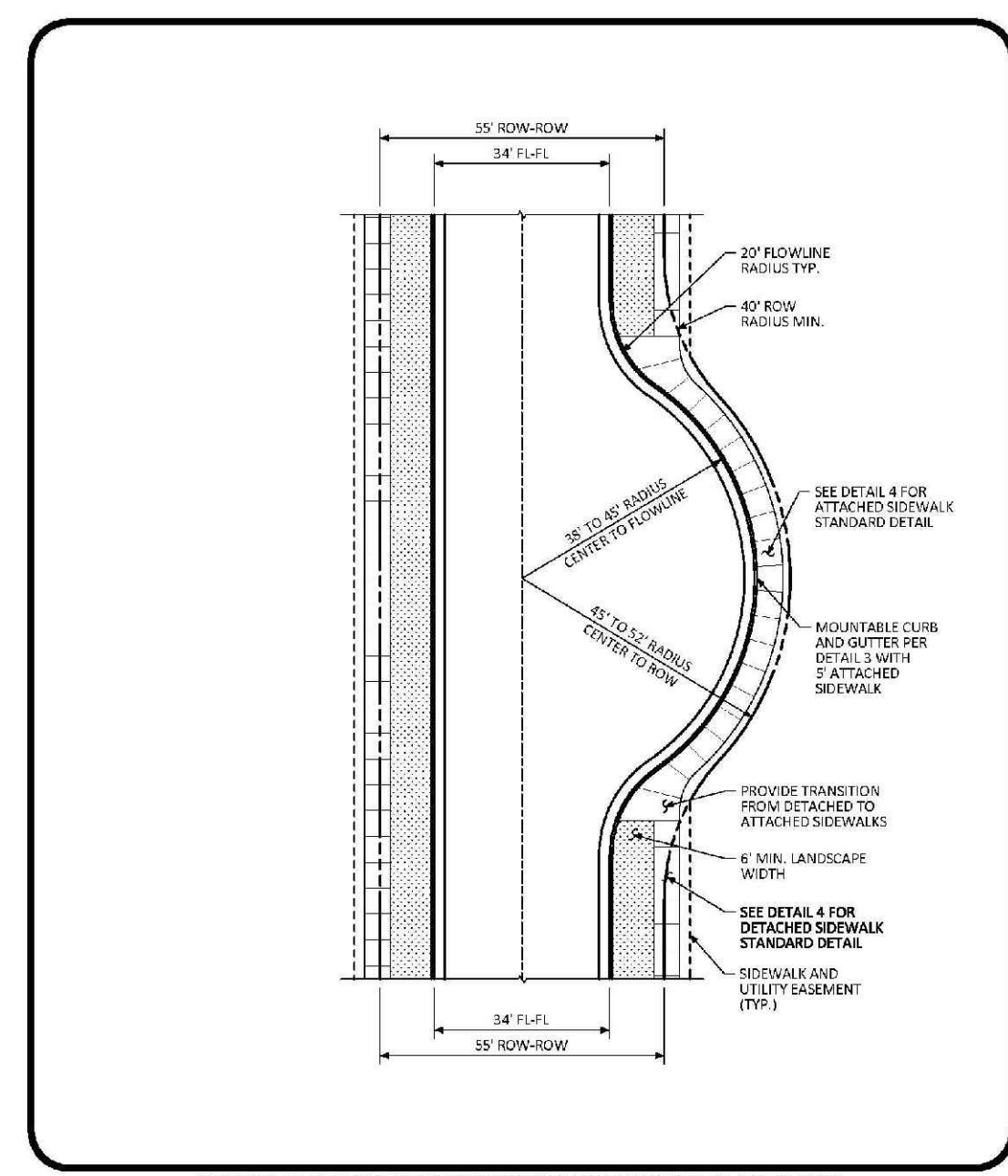
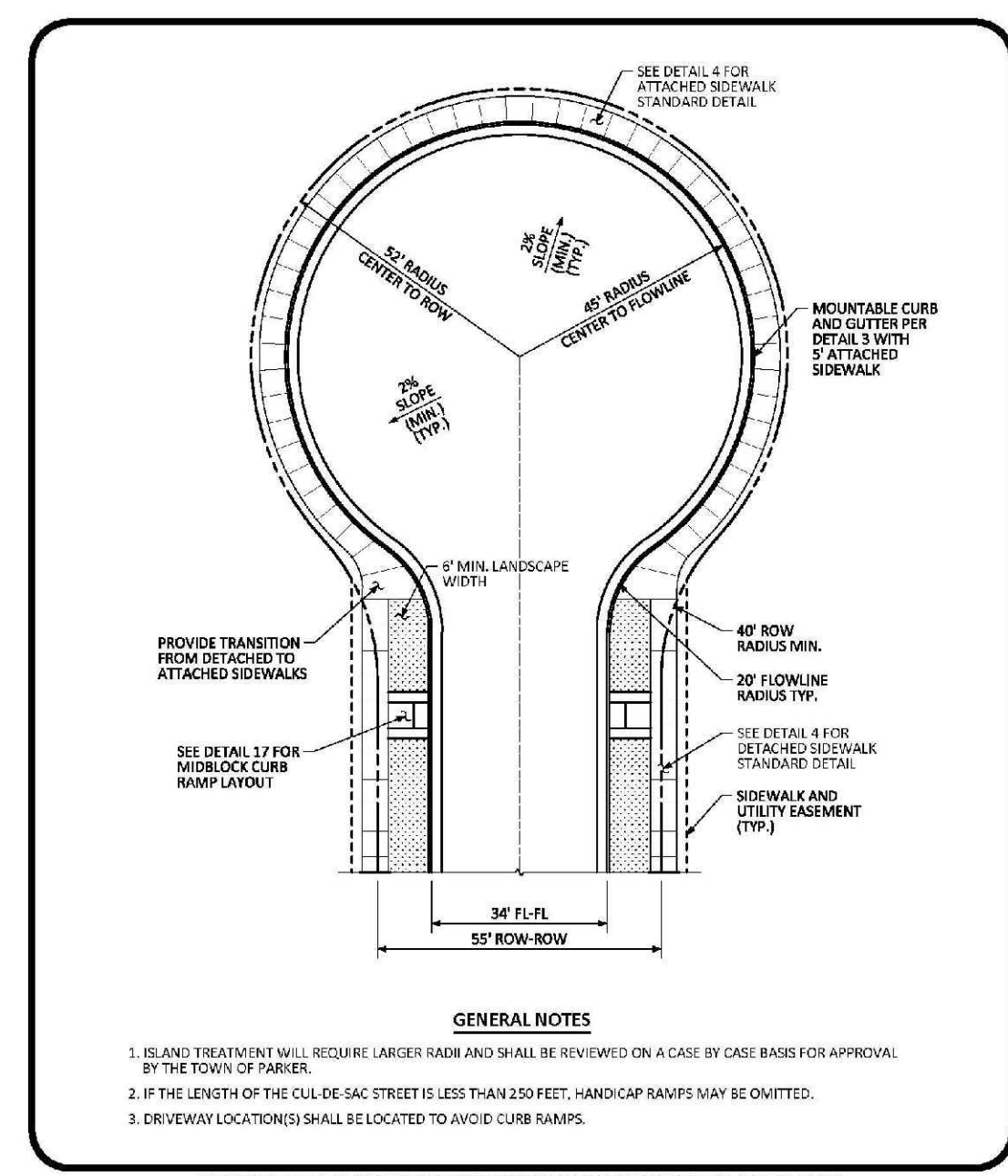
**INDEX OF ROADWAY DESIGN STANDARD DETAILS**  
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DETAIL: 1 OF 1

**TYPICAL STREET CROSS SECTIONS STANDARD DETAIL**  
DATE: JULY 2015  
DETAIL: 1 OF 3

**TYPICAL STREET CROSS SECTIONS STANDARD DETAIL**  
DATE: JULY 2015  
DETAIL: 2 OF 3

**TYPICAL STREET CROSS SECTIONS STANDARD DETAIL**  
DATE: JULY 2015  
DETAIL: 3 OF 3

**CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL**  
DATE: AUGUST 2014  
DETAIL: 1 OF 1



**RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT STANDARD DETAIL**  
DATE: AUGUST 2014  
DETAIL: 5 OF 1

**RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL**  
DATE: AUGUST 2014  
DETAIL: 6 OF 1

**RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT STANDARD DETAIL**  
DATE: AUGUST 2014  
DETAIL: 7 OF 1

**DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL**  
DATE: AUGUST 2014  
DETAIL: 15 OF 2

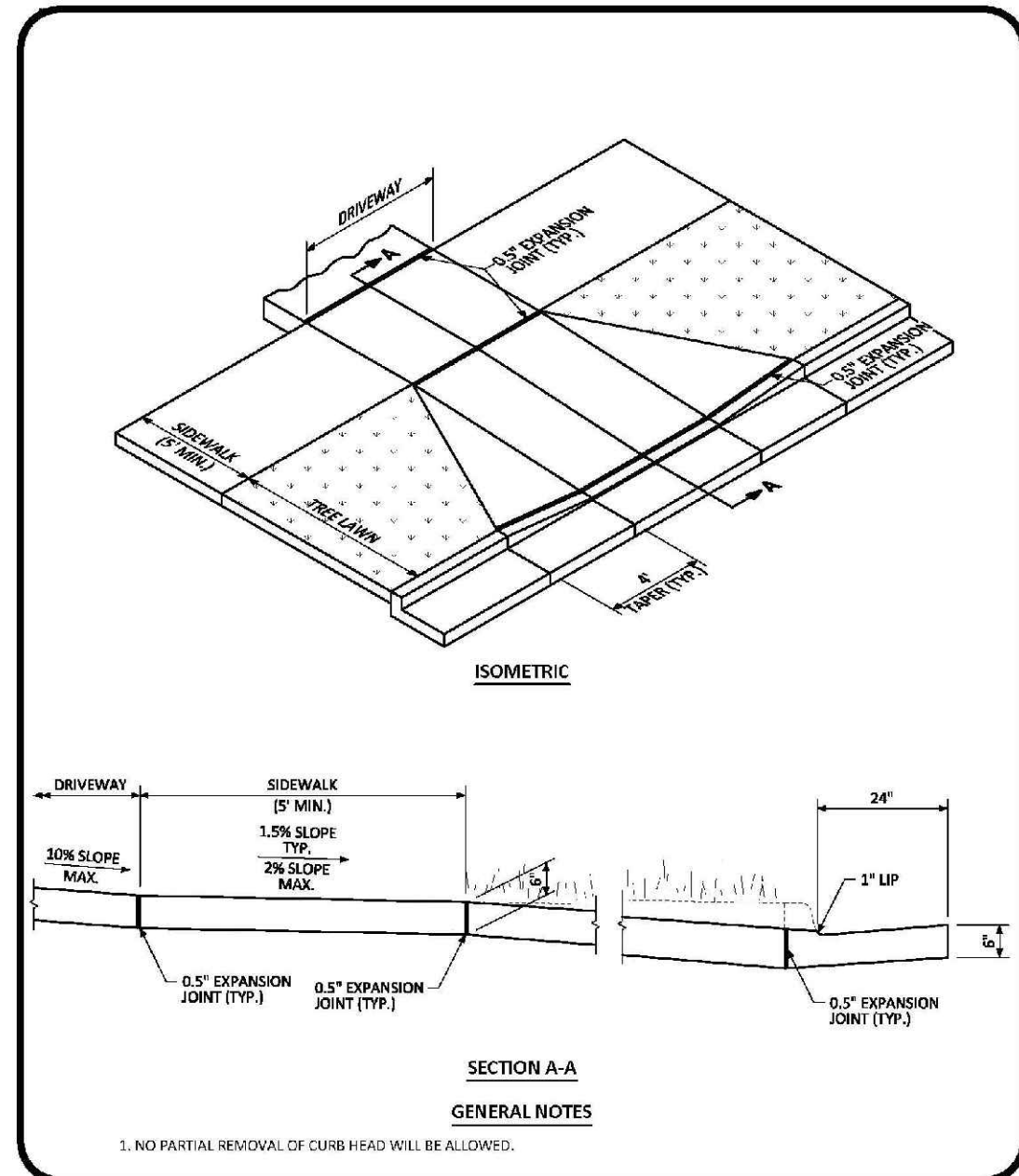
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DETAIL: 2 OF 2

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SHEET NUMBER	22
SCALE:	AS SHOWN
DRAWN BY:	JF
CHECKED BY:	JU
DATE:	SEPTEMBER 2017
FILE NO.:	8130283701
PROJECT:	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS ROADWAY DETAILS
CLIENT:	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112
CONSULTANTS:	CVL CONSULTANTS
ADDRESS:	10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546
NO.	
REVISIONS	
DATE	
INITIALS	
APPROVED	
DATE	

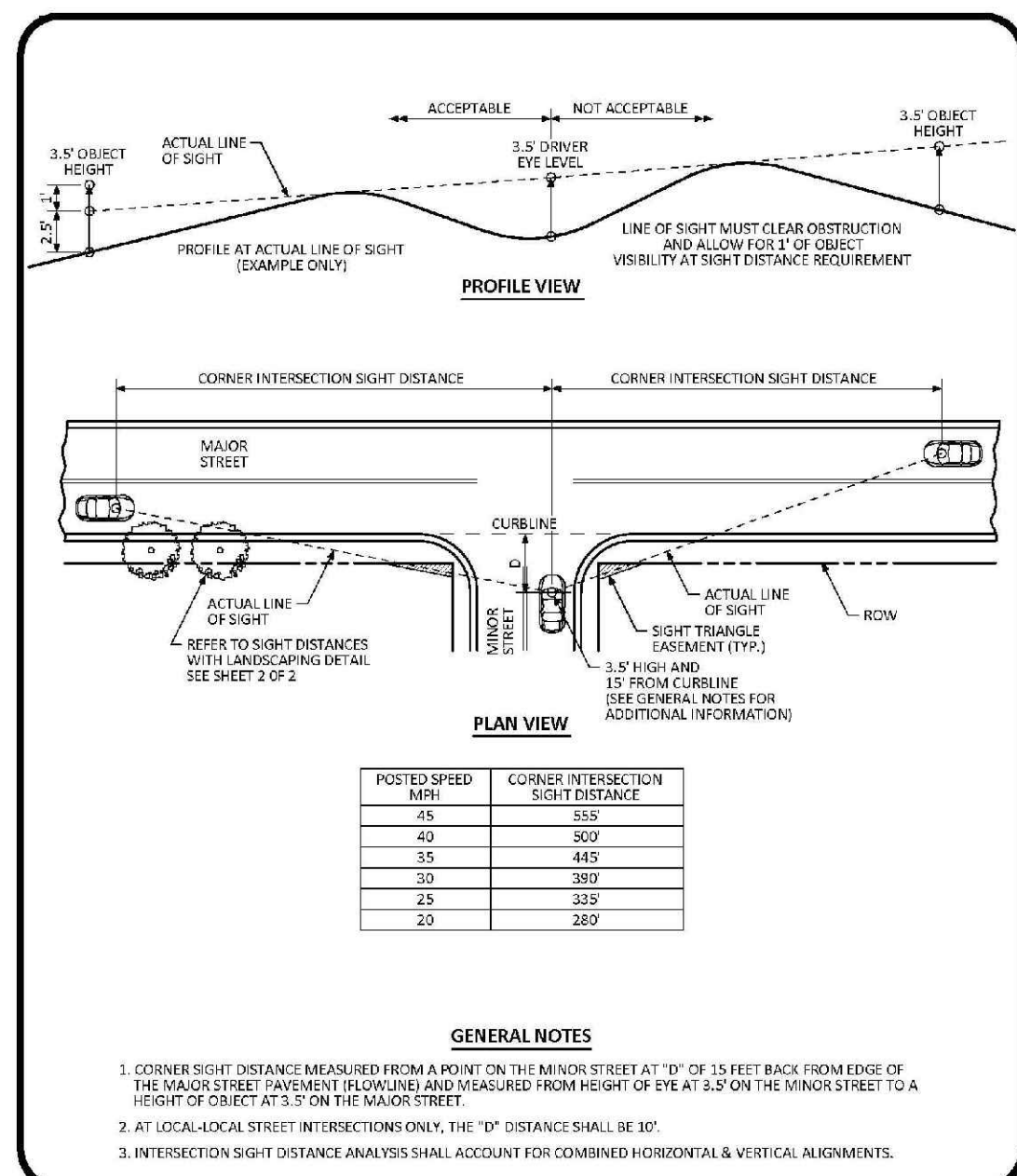




**Parker COLORADO**

**RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL**

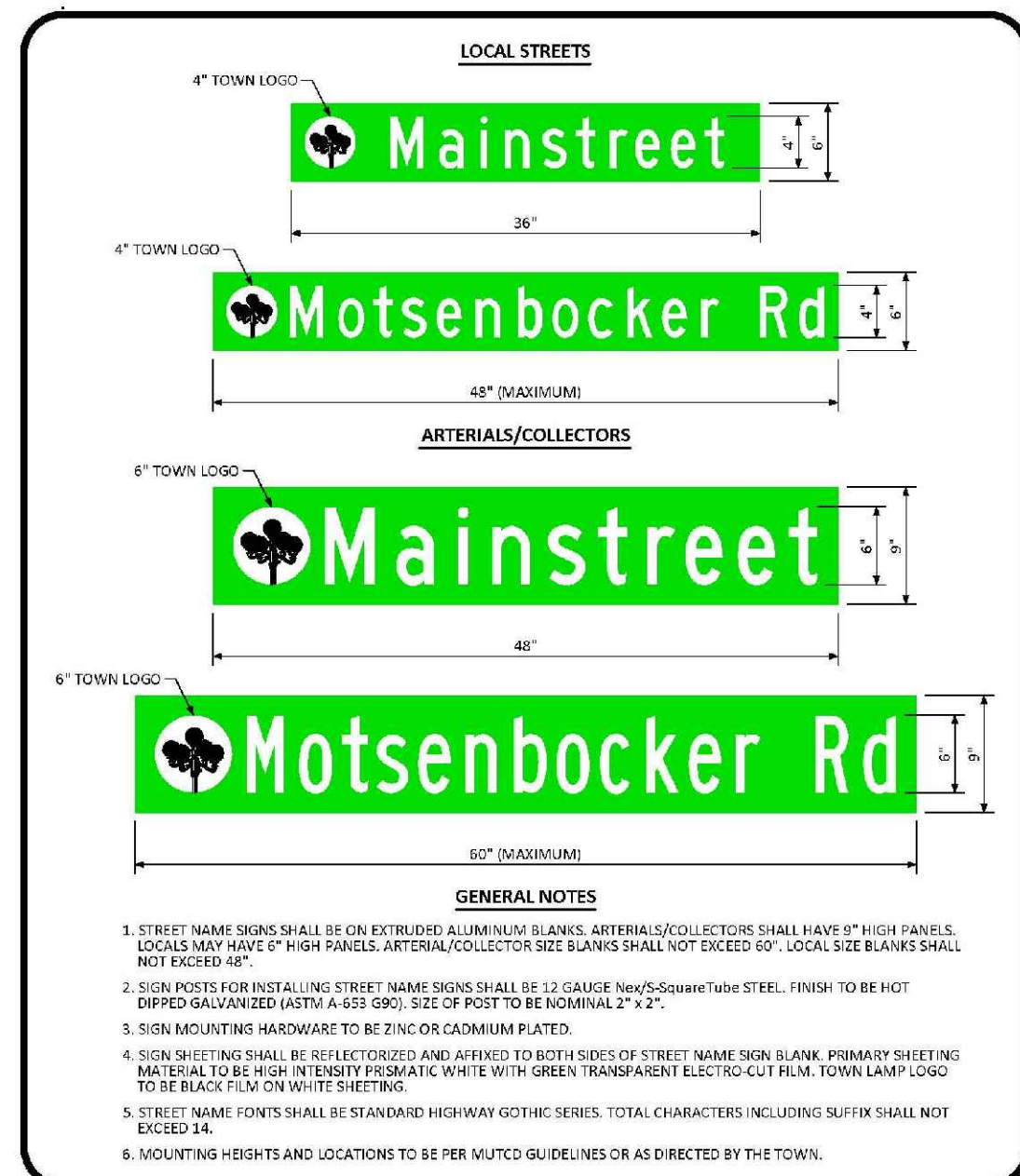
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**Parker COLORADO**

**INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL**

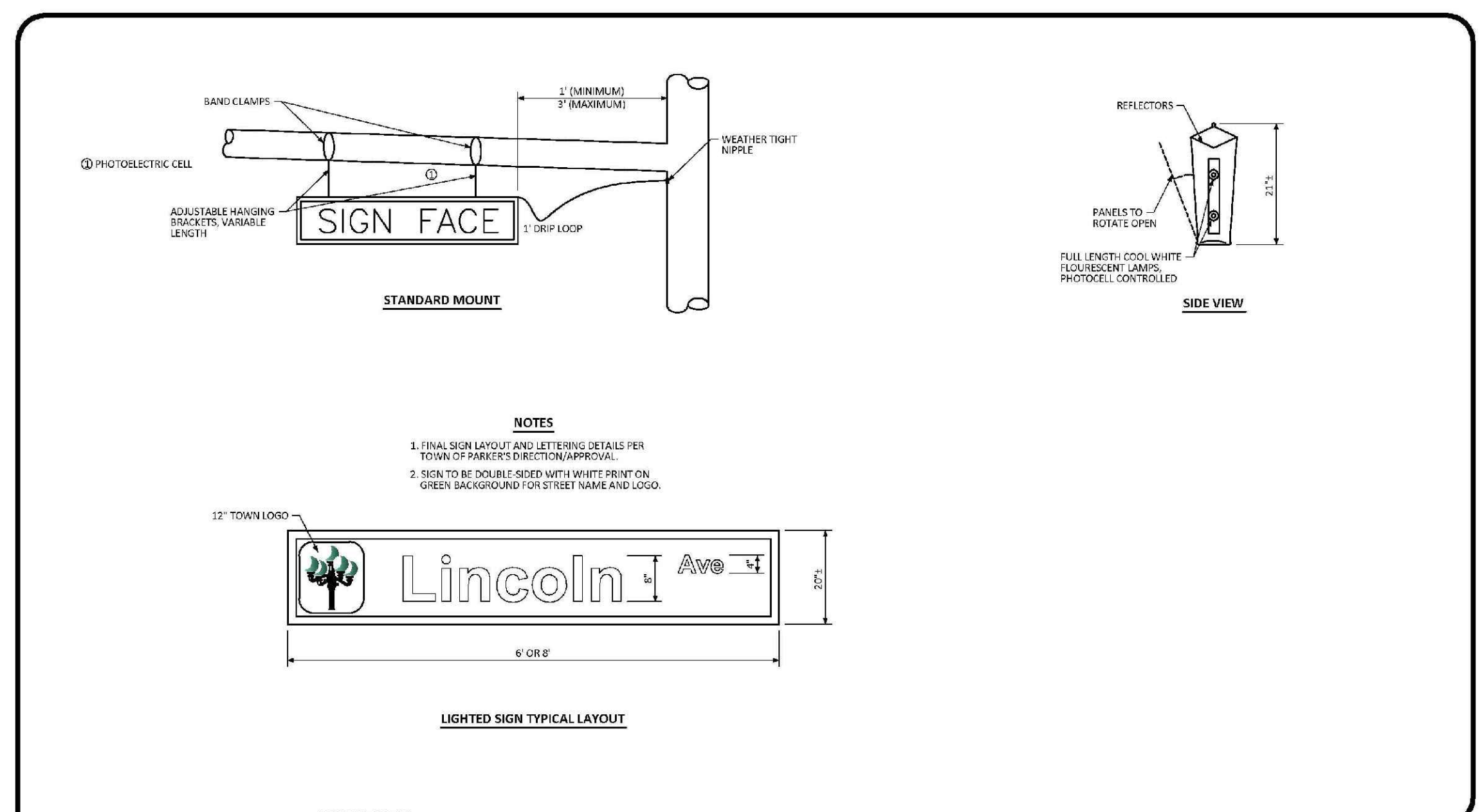
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**Parker COLORADO**

**GROUND MOUNTED STREET NAME PANELS**

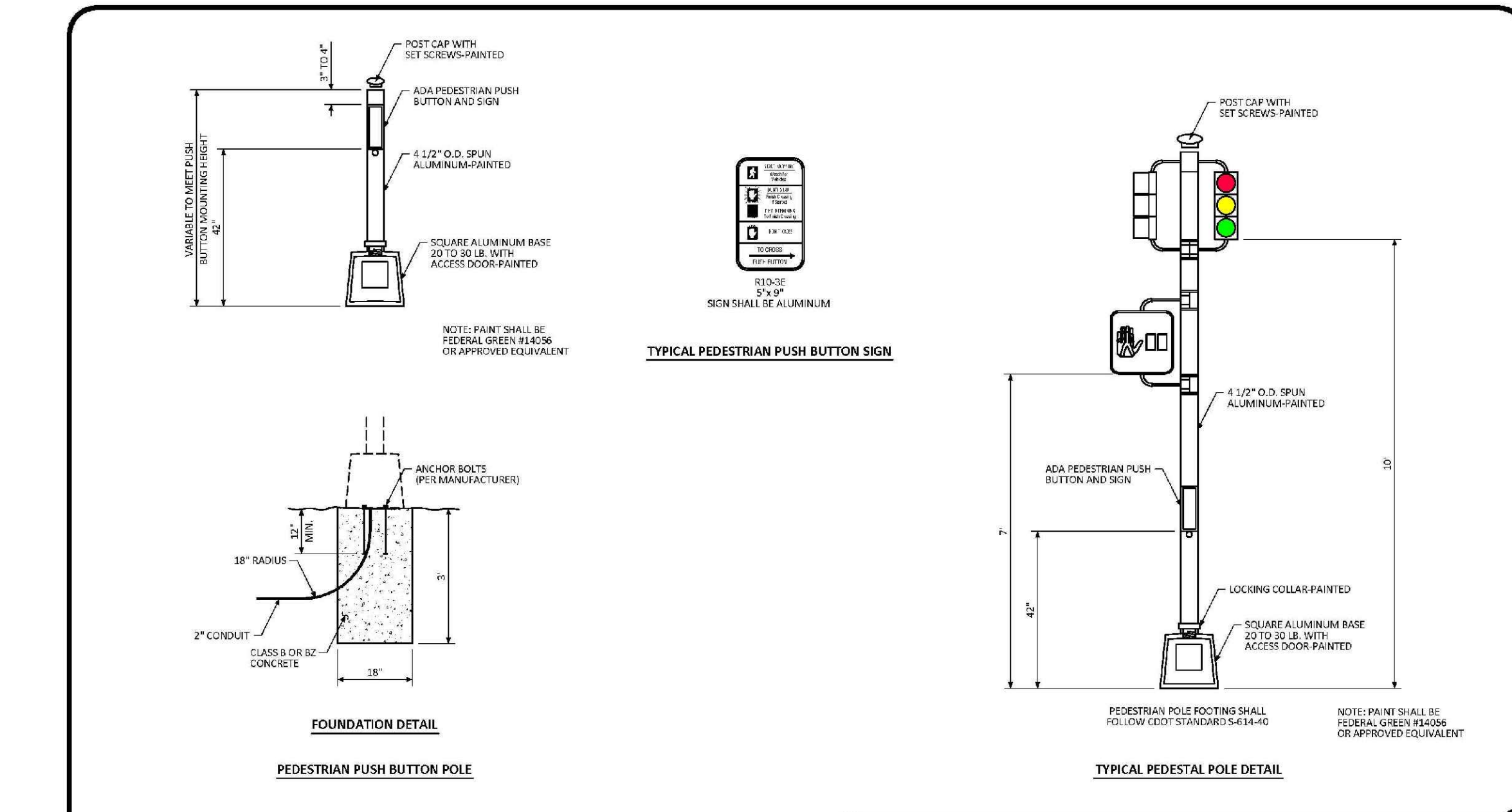
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**Parker COLORADO**

**ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL**

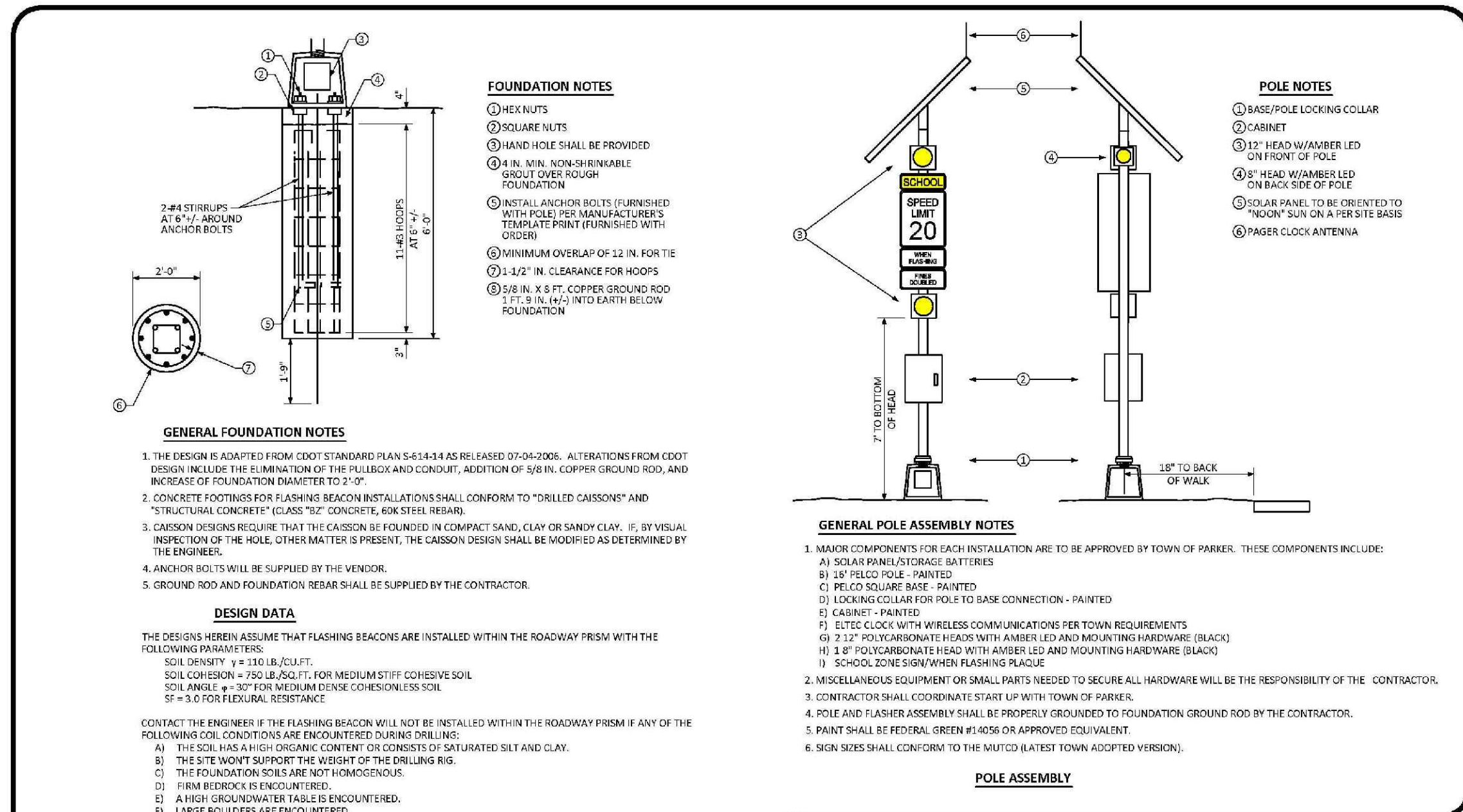
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**Parker COLORADO**

**PEDESTRIAN POLE STANDARD SIGNAL DETAIL**

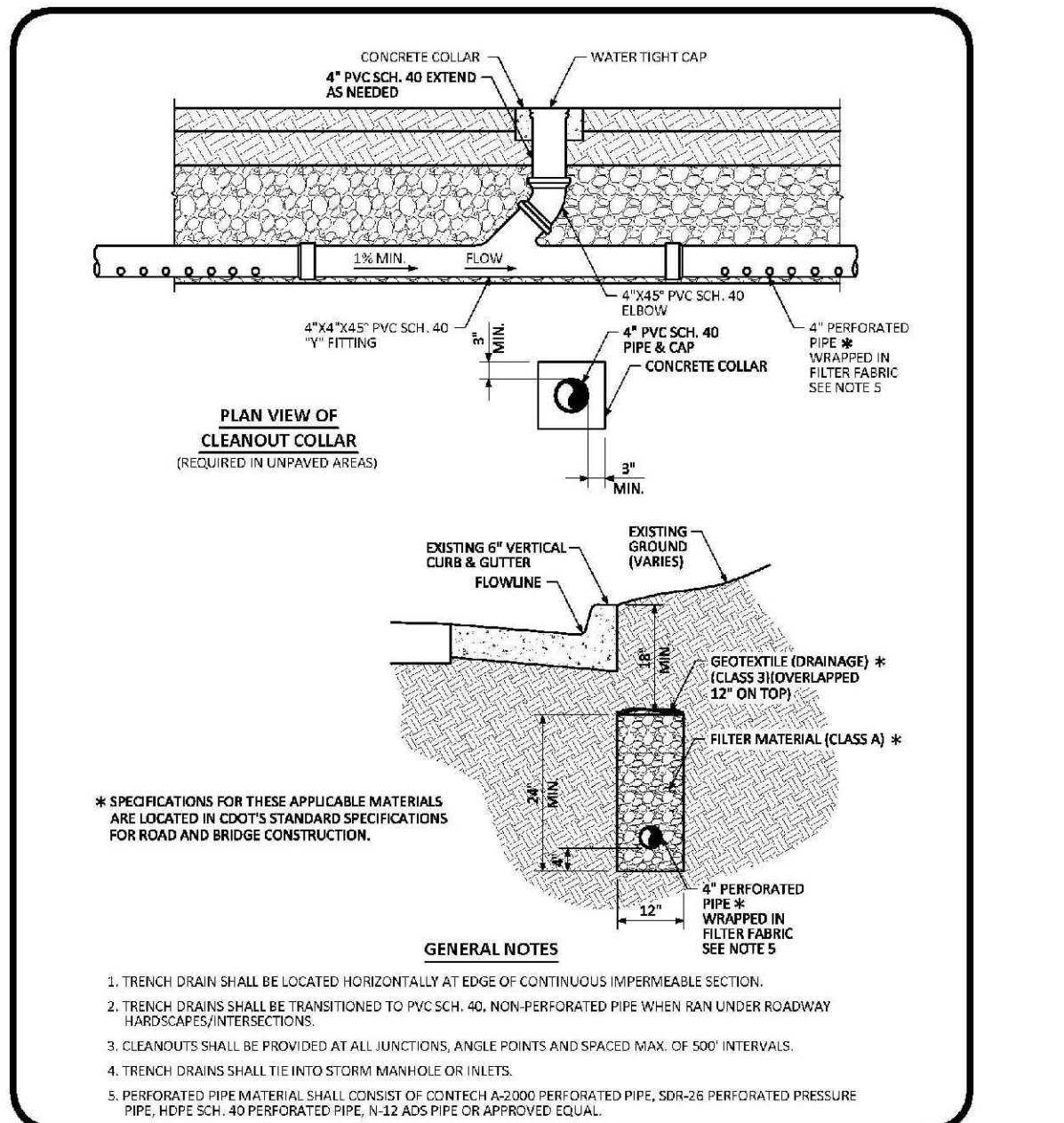
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**Parker COLORADO**

**SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL**

DATE: NOVEMBER 2012  
DETAIL: 6  
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**Parker COLORADO**

**TRENCH DRAIN DETAIL SECTION STANDARD DETAIL**

DATE: AUGUST 2014  
DETAIL: 31  
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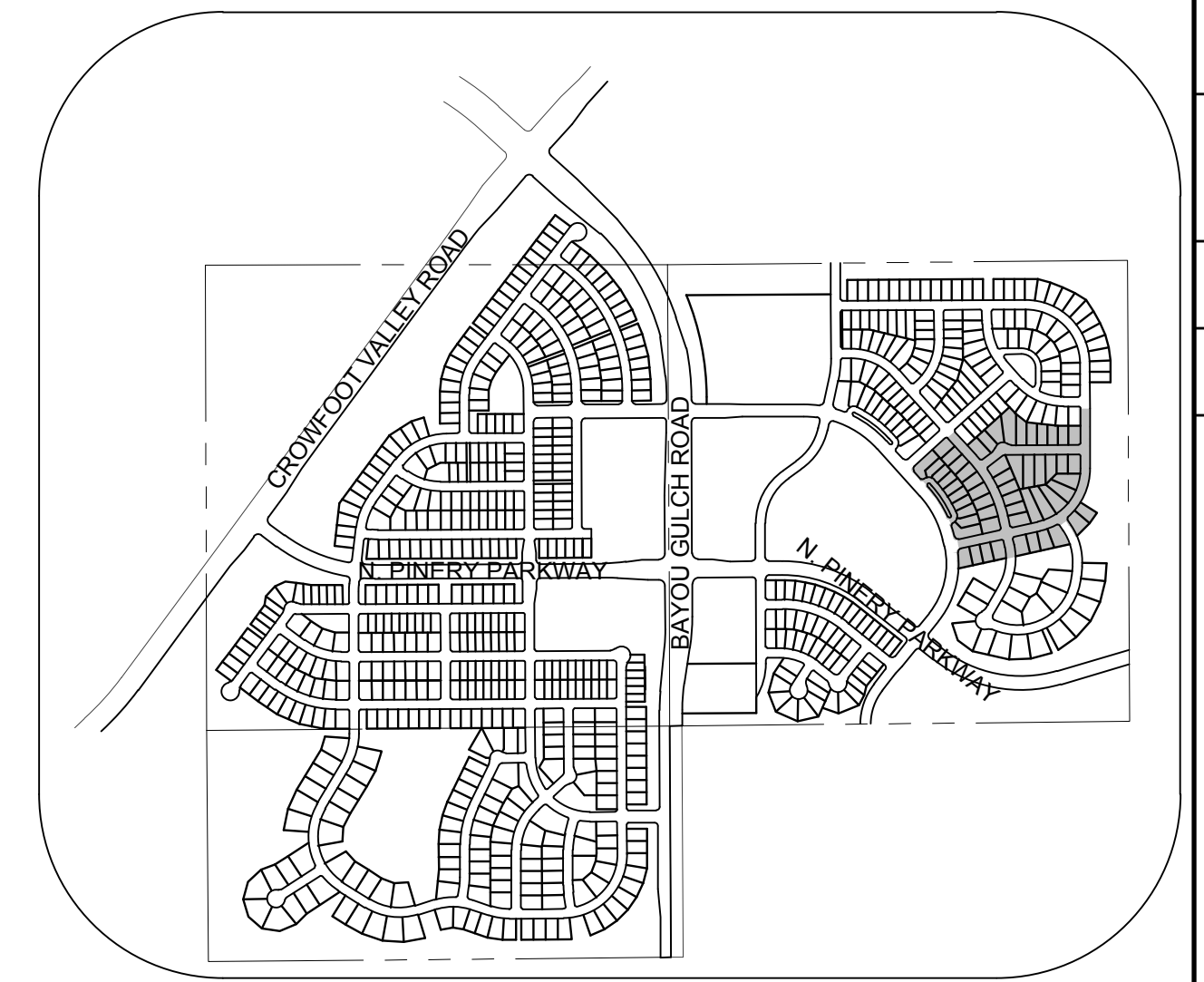
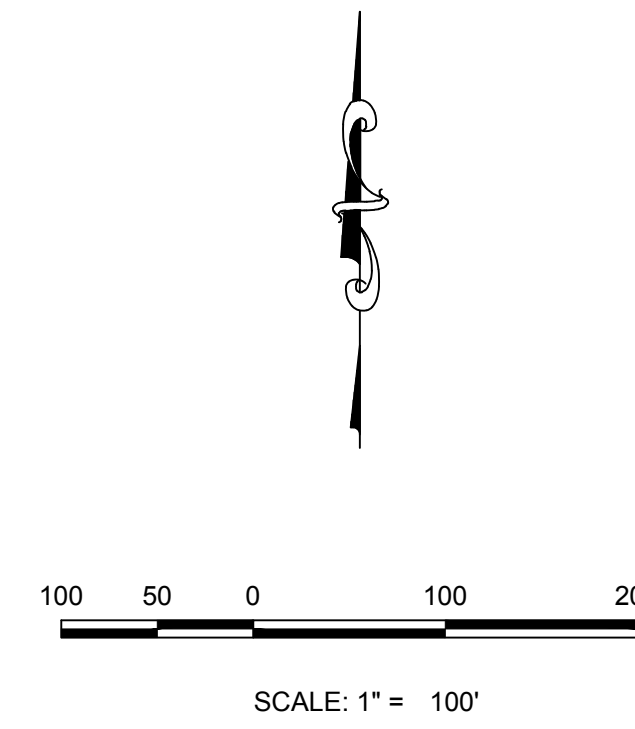
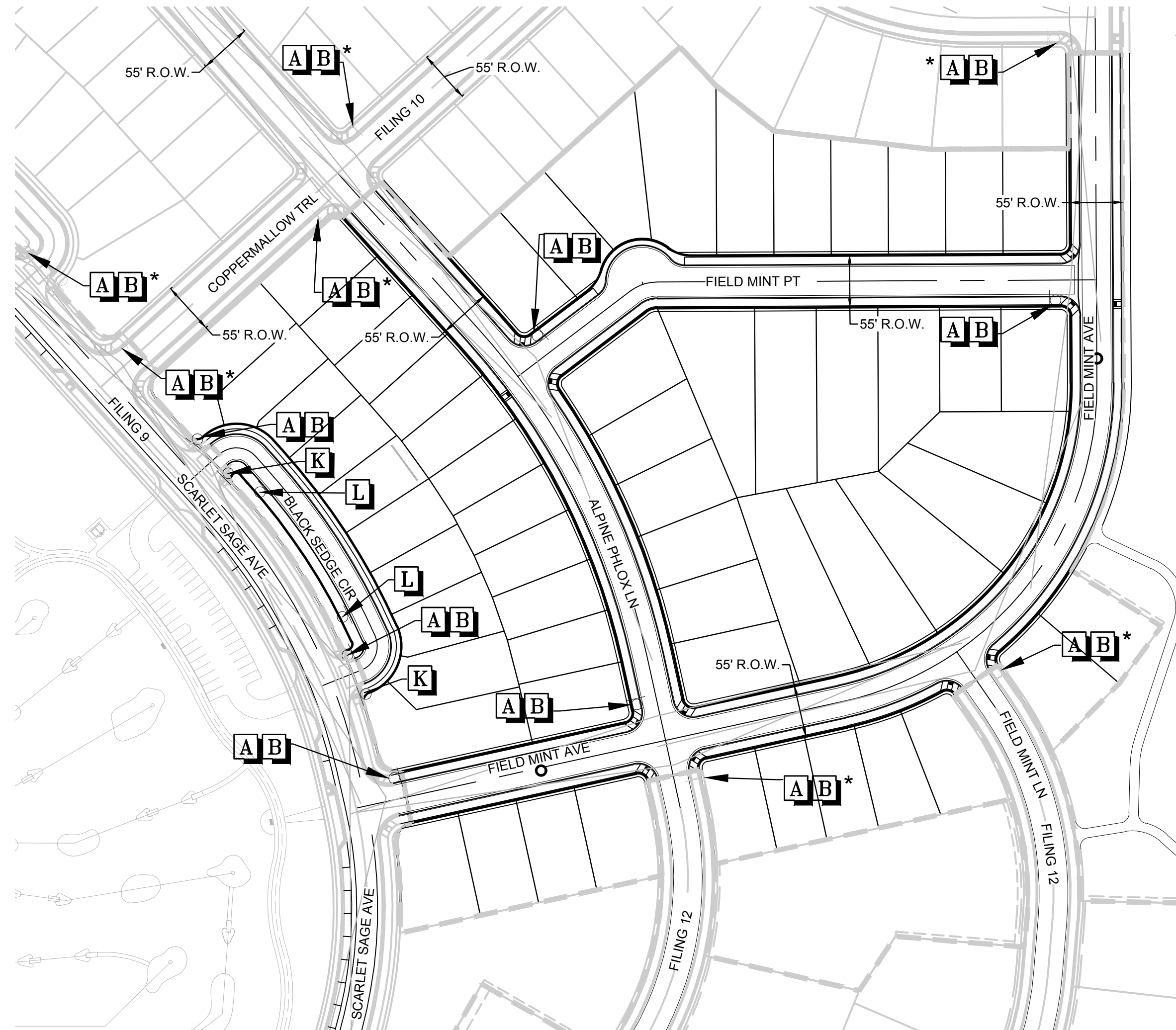
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DRAWN BY: JF	SCALE: AS SHOWN	DATE: SEPTEMBER 2017	FILE NO: 8130283701	NO.	Revisions	Date	Appr.	Date
	CHECKED BY: JJ				Date	Appr.	Date	
SHEET NUMBER 24				TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS ROADWAY DETAILS HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 10333 E. Dry Creek Rd. Suite 410 Englewood, Colorado 80150 Tel: (720) 482-9526 Fax: (720) 482-9546 <b>CVL</b> CONSULTANTS				

N:\PROJECTS\SHISH RANCH\CAD\ENGINEERING\DRG SHEETS\DWG\11 TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, BRUNN, 11/20/18 7:43 PM

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LITELINK NOTIFICATION CENTER OF COLORADO



**KEYMAP**  
N.T.S.

LEGEND	
<b>A</b>	STOP SIGN R1-1
<b>B</b>	STREET NAME SIGN D3
<b>C</b>	DEAD END SIGN W14-1
<b>D</b>	SPEED LIMIT SIGN R2-1
<b>E</b>	BIKE LANE SIGN R3-17
<b>F</b>	AHEAD SIGN R3-17A
<b>G</b>	ENDS SIGN R3-17B
<b>H</b>	YIELD SIGN R1-2
<b>I</b>	PEDESTRIAN TRAFFIC SIGN W11-2
<b>J</b>	SCHOOL CROSSING SIGN S1-1
<b>K</b>	"PRIVATE ROAD NO TOWN MAINTENANCE"
<b>L</b>	NO PARKING R8-3A
*	TO BE INSTALLED WITH OTHER FILINGS

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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 1.069032, 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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SHEET NUMBER	DRAWN BY: JLR	CHECKED BY: JJ	DATE: SEPTEMBER 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SIGNAGE AND STRIPING			
25	TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____			10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80151 Tel: (720) 482-9626 Fax: (720) 482-9646			
	BRIAN P. WILSON COLORADO P.E. 0050067						
Revisions		No.	Date	Init.	Appr.	Date	Date