



**CONSTRUCTION NOTES:**

- 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.
- 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.
- 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.
- A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 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.
- 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
- 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.
- 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."
- 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.
- 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.
- 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.
- PLANS ARE APPROVED FOR A PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
- 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.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

**ROADWAY NOTES:**

- 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.
- STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE ON USGS DATUM WITH DATE, RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- 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:**

- 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.
- 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.
- INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED 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).
- 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.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- 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.
- 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.
- ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- 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.
- 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.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- 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.
- 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.
- ALL GROUING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- 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.
- 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.

**SIGNAGE AND STRIPING NOTES:**

- 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.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND A "TO BE EXTENDED" WARNING SIGN SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- 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.
- 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.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- 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.
- 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.
- 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.
- 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.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- 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.
- 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.
- 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.

N:\PROJECTS\BENCHMARC\ENGINEERING\SHEET SET\BENCHMARC\TOWN OF PARKER\11 COVER.DWG, CDDVA, 3/29/2018 8:43 AM

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

**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

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.

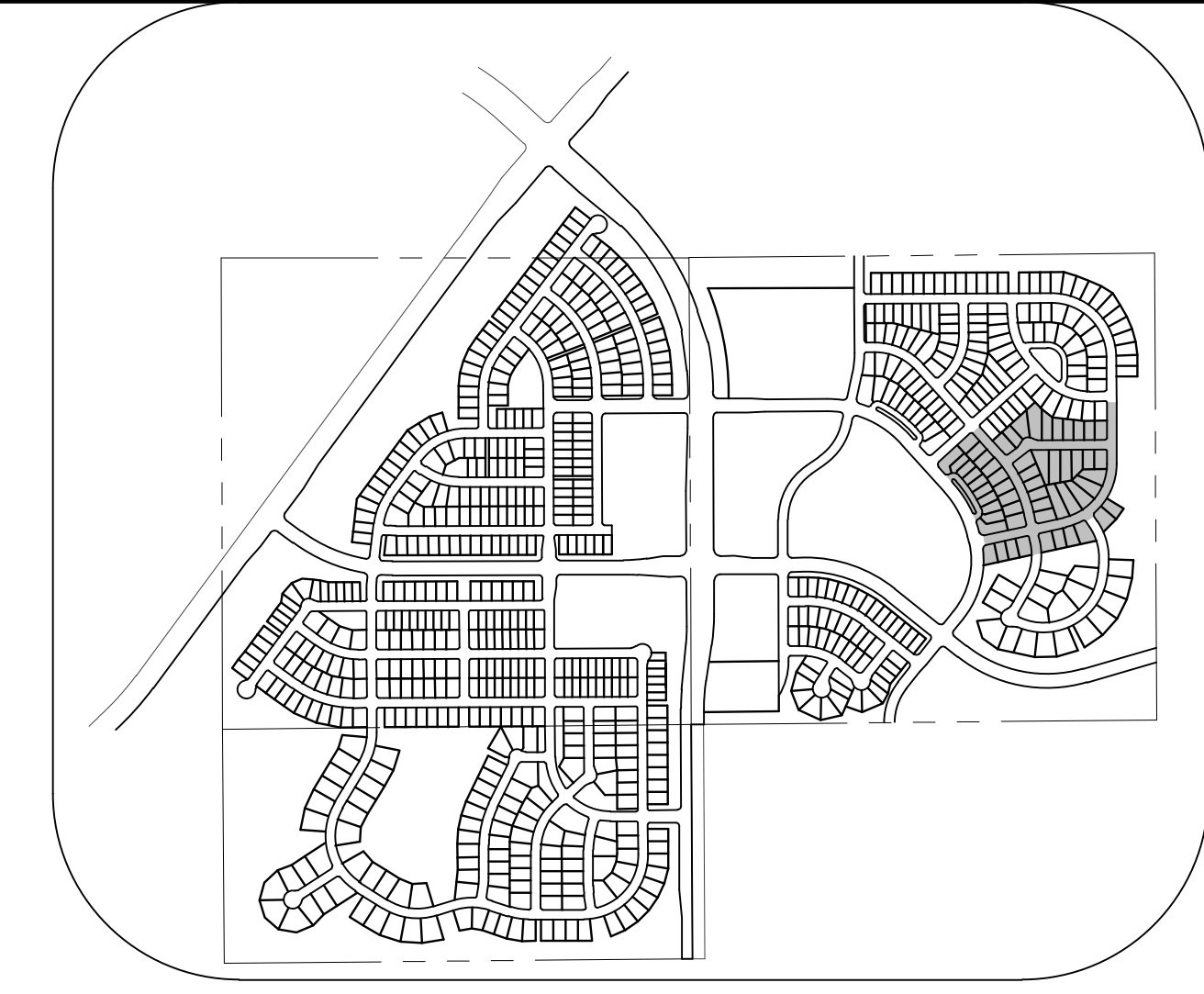
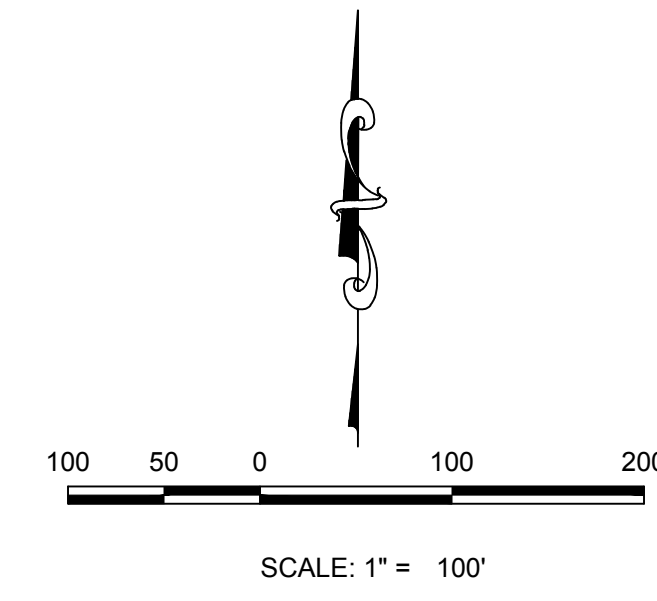
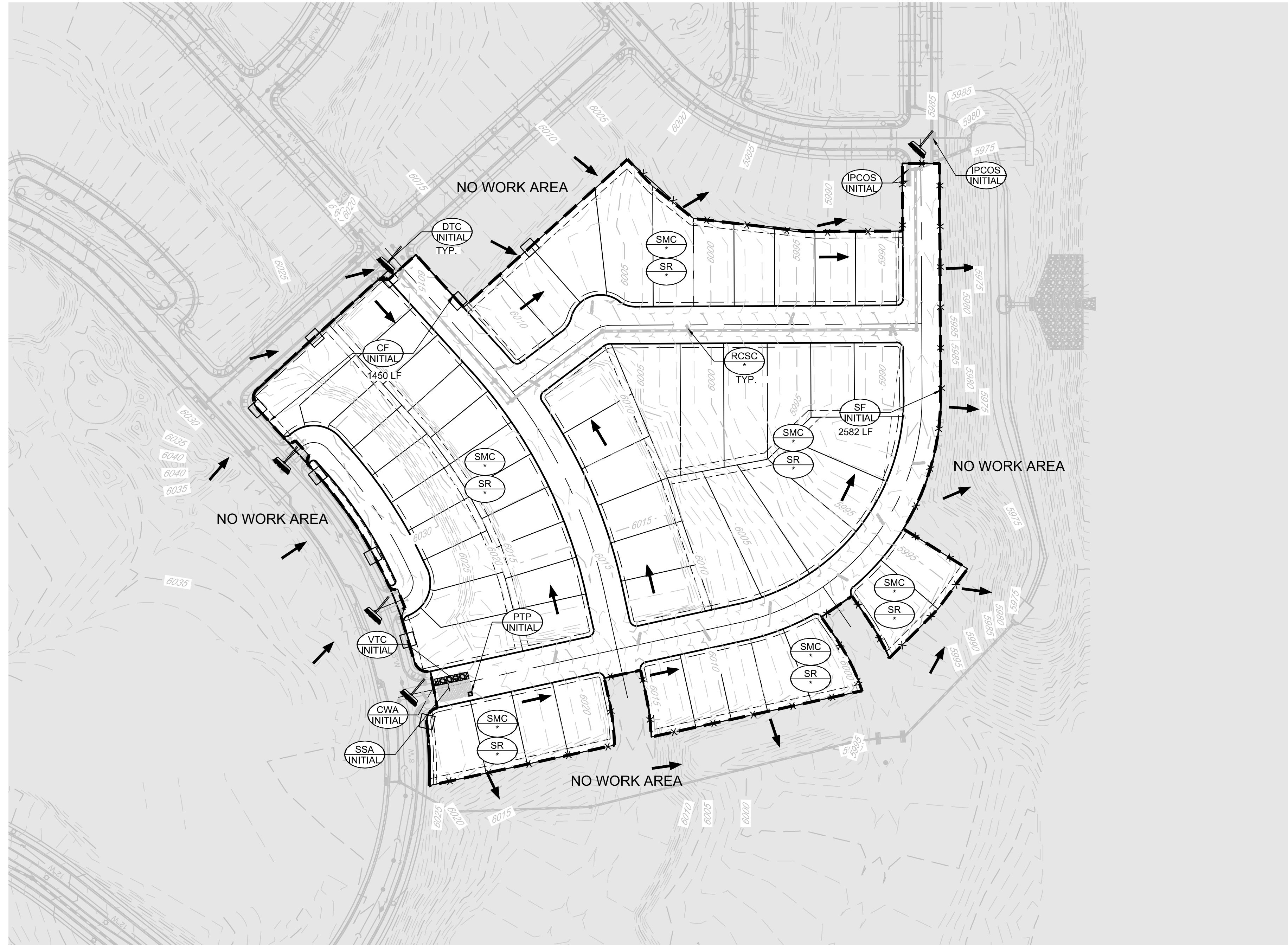
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

SHEET NUMBER	2	SCALE:	AS SHOWN	FILE NO.:	8130283701
		DRAWN BY:	JF	CHECKED BY:	JU
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS TOWN OF PARKER NOTES		HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	
CVL CONSULTANTS		Revisions		Date	
		No.		Date	
		Appr.		Date	



N:\PROJECTS\SSR\BRANCH\ENGINEERING\SET\CD\SF\11TOWN OF PARKER\11 BMP PLANS DWG.DWG. CDDVA\_3/8/2018 8:44 AM

CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987

**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 LEGEND 1.0 - 1.1</p>	<p><b>CBMP</b> CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.2 - 1.3</p>	<p><b>CBMP</b> CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.4 - 1.5</p>
--	--	--

- NOTE:**
- \* RCSC, SMC, & SR TO BE INSTALLED WITH FILING 1.
  - 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. LOT PROTECTION REQUIRED ON ALL RESIDENTIAL LOTS IN ALL UNLANDSCAPED AREAS PRIOR TO CO.
  - 6. SEDIMENT CONTROL BMPs MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.

**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 8935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON  
COLORADO P.E. 0050067

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

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

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

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

**CVL CONSULTANTS**

HR 935 LLC  
7363 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
INITIAL CBMP PLAN

SCALE: AS SHOWN  
FILE NO: 8130283701

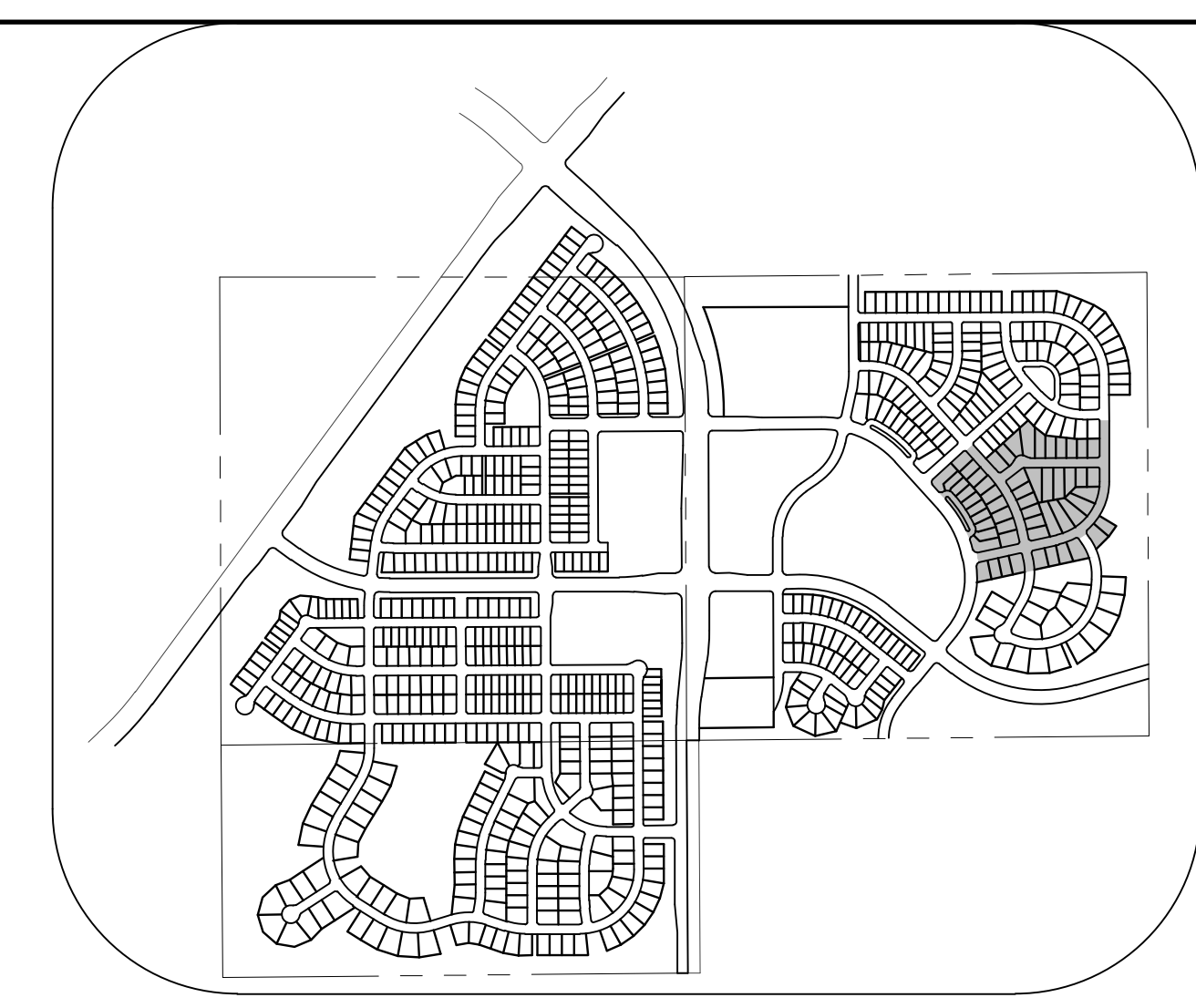
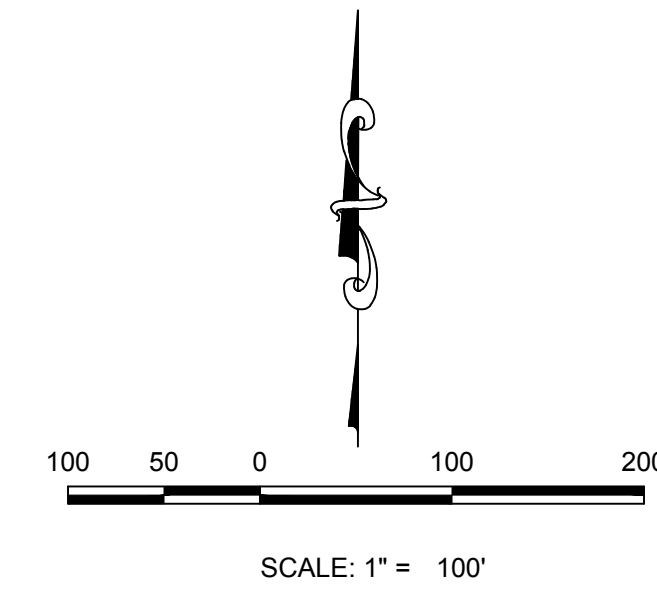
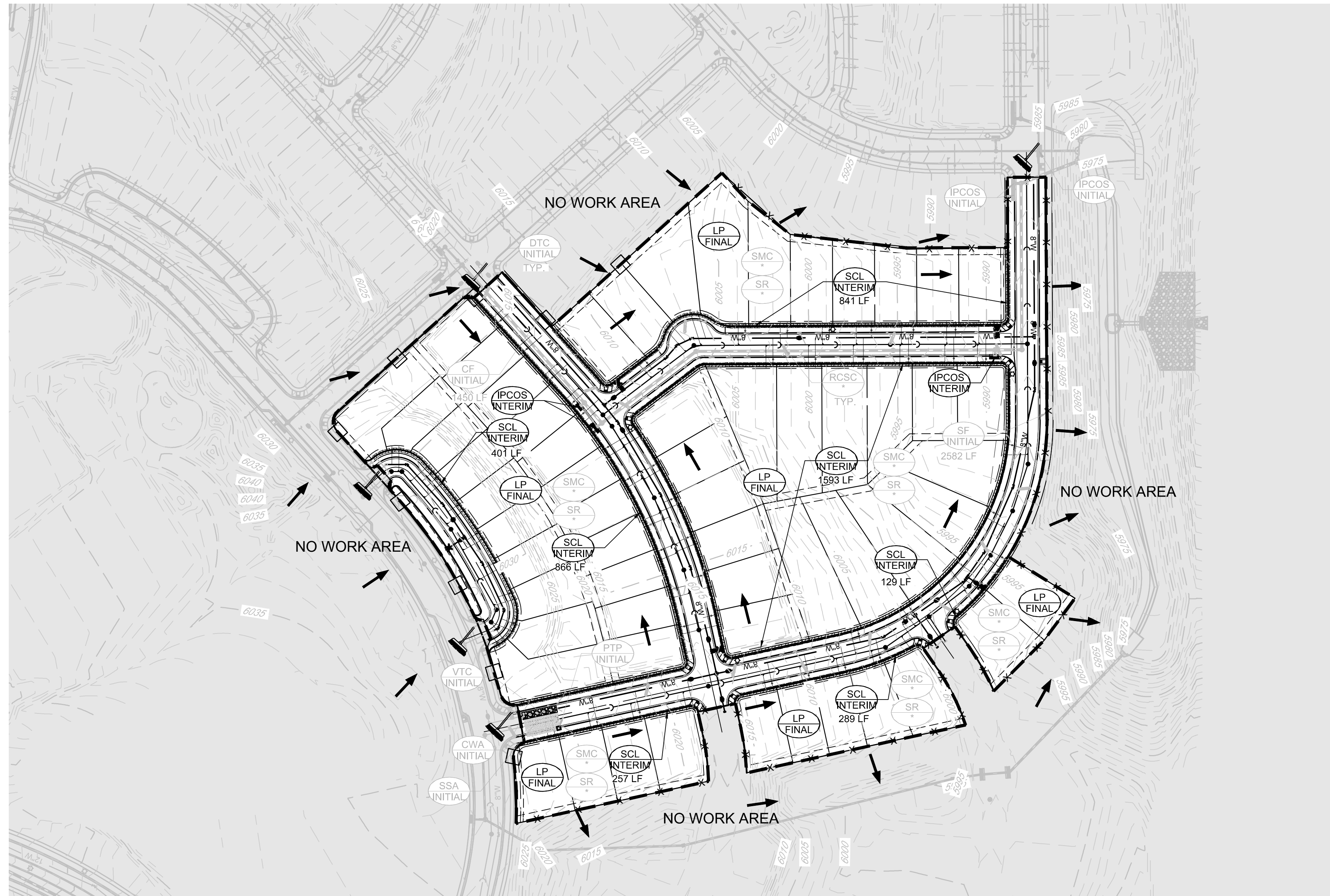
DRAWN BY: ASP  
CHECKED BY: JU  
DATE: SEPTEMBER 2017

SHEET NUMBER **4**

No.	Revisions	Date	Appr.	Date

N:\PROJECTS\SSR\BRANCH\ENGINEERING\SSR\SETS\CD\SET 11\TOWN OF PARKER\11 BMP PLANS DWG.DWG. CODYA. 3/8/2018 8:44 AM

CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987

**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 LEGEND 11.01.1</p>	<p><b>CBMP</b> CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 11.01.2</p>	<p><b>CBMP</b> CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 11.01.3</p>
--	--	--

- NOTE:**
- \* RCSC, SMC, & SR TO BE INSTALLED WITH FILING 1.
  - ALL STREET CUTS SHALL BE CONTROLLED PER THE ROUGH CUT STREET CONTROL DETAIL. SEE BMP DETAILS.
  - 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.
  - IT MAY BE NECESSARY TO PROVIDE BACK OF WALK PROTECTION AND BACK OF CURB PROTECTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
  - INSTALL ECB IN TREE LAWN AFTER INSTALLATION OF CURB AND GUTTER AND SIDEWALK. TYPICAL THROUGHOUT SUBDIVISION.
  - LOT PROTECTION REQUIRED ON ALL RESIDENTIAL LOTS IN ALL UNLANDSCAPED AREAS PRIOR TO CO.
  - SEDIMENT CONTROL BMPs MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.

**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 8935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

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

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

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

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

SHEET NUMBER <b>5</b>	SCALE: AS SHOWN	FILE NO: 8130283701	DATE: SEPTEMBER 2017	DRAWN BY: ASP	CHECKED BY: JU	NO. OF REVISIONS	APPROVED BY:	DATE	DATE
	<p><b>TRAILS AT CROWFOOT</b> FILING 11 CONSTRUCTION DRAWINGS INTERIM &amp; FINAL CBMP PLAN</p>								
<p>10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546</p> <p><b>CVL</b> CONSULTANTS</p> <p>HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112</p>									



**DEBRIS AND TRASH CONTROL**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, OR VEHICLES, PARKING LOTS, ALLEYS, TRUCK CHANNELS, AND/OR OTHER IMPROVED 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 PREVENT ALL GUTTER TRASH AND LITTER ASSOCIATED WITH THE PROJECT FROM BEING REMOVED AND PROPERLY DISPOSED ON A DAILY BASIS.

**DEBRIS AND TRASH CONTROL**

**CBMP** **DTC**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2  
REV. 03/14

**DEBRIS CONTROL NOTES:**

1. A COMBINATION OF SURFACING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN TIE AREAS.
2. ALL CHYMEI OILS AND STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EX EXTENT POSSIBLE. IN SOME CASES, IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VACUUM TRUCK.
3. ON-SITE FERTILIZERS, PESTICIDES, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL EFFORTS AND TRANS-CONTO.

**EROSION CONTROL BLANKET (SLOPE)**

**CBMP** **DTC**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2  
REV. 03/14

**EROSION CONTROL BLANKET (SLOPE)**

**NOTE:**

START EROSION BLANKET AT THE TOP OF SLOPE AND WORK DOWN SLOPE. ALL STAPLES SHALL BE PLACED AT 12" ON CENTER. THE EROSION CONTROL SUPERVISOR SHALL VERIFY THAT THE EROSION CONTROL BLANKET IS INSTALLED CORRECTLY.

**NOTE:**

IF NECESSARY, ALL STAPLES SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKET. PLEASE SEE DETAIL FOR STAPLING, WOOD STAKE, AND CURVING REQUIREMENTS.

**EROSION CONTROL BLANKET (SLOPE)**

**CBMP** **ECB**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 3  
REV. 03/14

**EROSION CONTROL BLANKET (CHANNEL)**

**NOTE:**

WOOD STAPLES SHALL BE INSTALLED SUCH THAT ONLY 1/2" IS EXPOSED ABOVE THE GROUND.

**NOTE:**

WOOD STAPLES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. IF MANUFACTURER'S RECOMMENDATION IS NOT AVAILABLE, THEN REMOVE STAPLES ENTIRELY. ALL STAPLES SHALL BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

**EROSION CONTROL BLANKET (CHANNEL)**

**CBMP** **ECB**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 3  
REV. 03/14

**EROSION CONTROL BLANKET INSTALLATION NOTES**

1. SET THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE THOROUGHLY SECTED BY THE EROSION ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, THE EROSION CONTROL BLANKET OR RIFRACTION MAY BE NECESSARY IN THE EROSION CONTROL BLANKETS.
3. INSTALLATION PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTHED AND FREE OF ANY GAPS, HOLES, WEBS, ROCKS, STICKS OR OTHER UNDESIRABLE DEBRIS.
4. EROSION CONTROL BLANKET SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS.
5. ANY DAMAGED OR WEAVING STAPLES OR STAPLES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE LAYER, STRAW OR EXCELISOR.

MANUFACTURER	PRODUCT NAME
ASPHALT MULCHER GREEN	ST100
APPROVED EQUAL	APPROVED EQUAL

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

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

**EROSION CONTROL BLANKET (CHANNEL)**

**CBMP** **ECB**

CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3  
REV. 03/14

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

**NOTE:**

WHEN APPROVED BY THE TOWN ENGINEER, STRAW BALES OR SOFT MATS MAY BE USED IN PLACE OF STRAW BALES AND STAPLES.

**SECTION A**

**SECTION B**

**ISOMETRIC**

**ISOMETRIC**

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

**CBMP** **IPAN**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 1  
REV. 03/14

**AREA INLET PROTECTION INSTALLATION NOTES**

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS IN PAVEMENT OR ANY LAND DISTURBING ACTIVITIES ON UNPAVED AREAS. THE INSTALLATION OF NEW INLETS, AN INTERMEDIATE 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. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE AREA INLET PROTECTION.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION SHALL BE REVEALED, SEEDED, MULCHED, AND COMPACTED PER THE TOWN'S INSPECTOR.
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

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

**CBMP** **IPA**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 1  
REV. 03/14

**INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

**SECTION A**

**SECTION B**

**ISOMETRIC**

**ISOMETRIC**

**INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

**CBMP** **IPAP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 1  
REV. 03/14

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

**SECTION A**

**SECTION B**

**ISOMETRIC**

**ISOMETRIC**

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

**CBMP** **IPCOG**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 3  
REV. 03/14

**TUBULAR TRAFFIC MARKER DETAIL**

**ELEVATION**

**BASE**

**TUBULAR TRAFFIC MARKER DETAIL**

**CBMP** **IPCOG**

CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3  
REV. 03/14

**INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**

1. SET CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CURB INLET PROTECTION 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, WELD TO KILL ROCK SOCK TO PREVENT GAPS.
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 A TUBULAR INSTALLATION OF THE CURB INLET ON ROADWAYS ADJACENT TO THE INLET.

**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE ON-GRADE INLET PROTECTION.

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

**CBMP** **IPCOG**

CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3  
REV. 03/14

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

**SECTION A**

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

**CBMP** **IPCOS**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2  
REV. 03/14

**CURB INLET PROTECTION INSTALLATION NOTES**

1. SET CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. DRUSHED 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 R).
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 5.0' UPHILL OF CURB OPENING WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
6. TUBULAR MARKER 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 ON UNPAVED AREAS. THE INSTALLATION OF NEW INLETS, AN INTERMEDIATE INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

**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. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, REPLACEMENT, AND REMOVAL OF THE CURB INLET PROTECTION.

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

**CBMP** **IPCOS**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2  
REV. 03/14

**LOT PROTECTION**

**LOT PROTECTION**

**CBMP** **LP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2  
REV. 03/14

**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:
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 INSTEAD OF STRAW BALES OR DOUBLE LAYER METAL STRAPLAPS.
  - ALL EROSION CONTROL BLANKET JOISTS (SEDS AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" NOTICES WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-SLOPE EDGE OF THE ADJACENT BLANKET.
  - ALL JOISTS (SEDS AND ENDS) OF THE EROSION CONTROL BLANKETS SHALL BE INSTALLED TO REFERENCE INTO THE GROUND ASSURING THE SITE CONDITIONS WILL NOT CAUSE EROSION BEHIND THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST REFLECTIVE BANDS FOR LOT PROTECTION.
  - TOPSOIL PLACEMENT, SEEDED, AND MULCH WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE UPON CONSTRUCTION INSTALLATION.
4. THE EROSION CONTROL BLANKETS REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED ON ALL UNPAVED AREAS WITHIN EACH RESIDENTIAL, COMMERCIAL, AND COMMUNITY 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.

**EROSION CONTROL BLANKET (CHANNEL)**

**CBMP** **LP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2  
REV. 03/14

10338 E. Dry Creek Rd.  
Suite 600  
Englewood, CO 80110  
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**  
**BMP DETAILS**

SCALE: AS SHOWN  
DRAWN BY: JF  
CHECKED BY: JJ  
DATE: SEPTEMBER 2017

FILE NO: 8130283701

SHEET NUMBER: 7

Revisions: No. Date Initial Date

N:\PROJECTS\BENCH\ENGINEERING\DRAWINGS\BMP DETAILS.DWG, ANDREW.P. 3/8/2018 8:44 AM

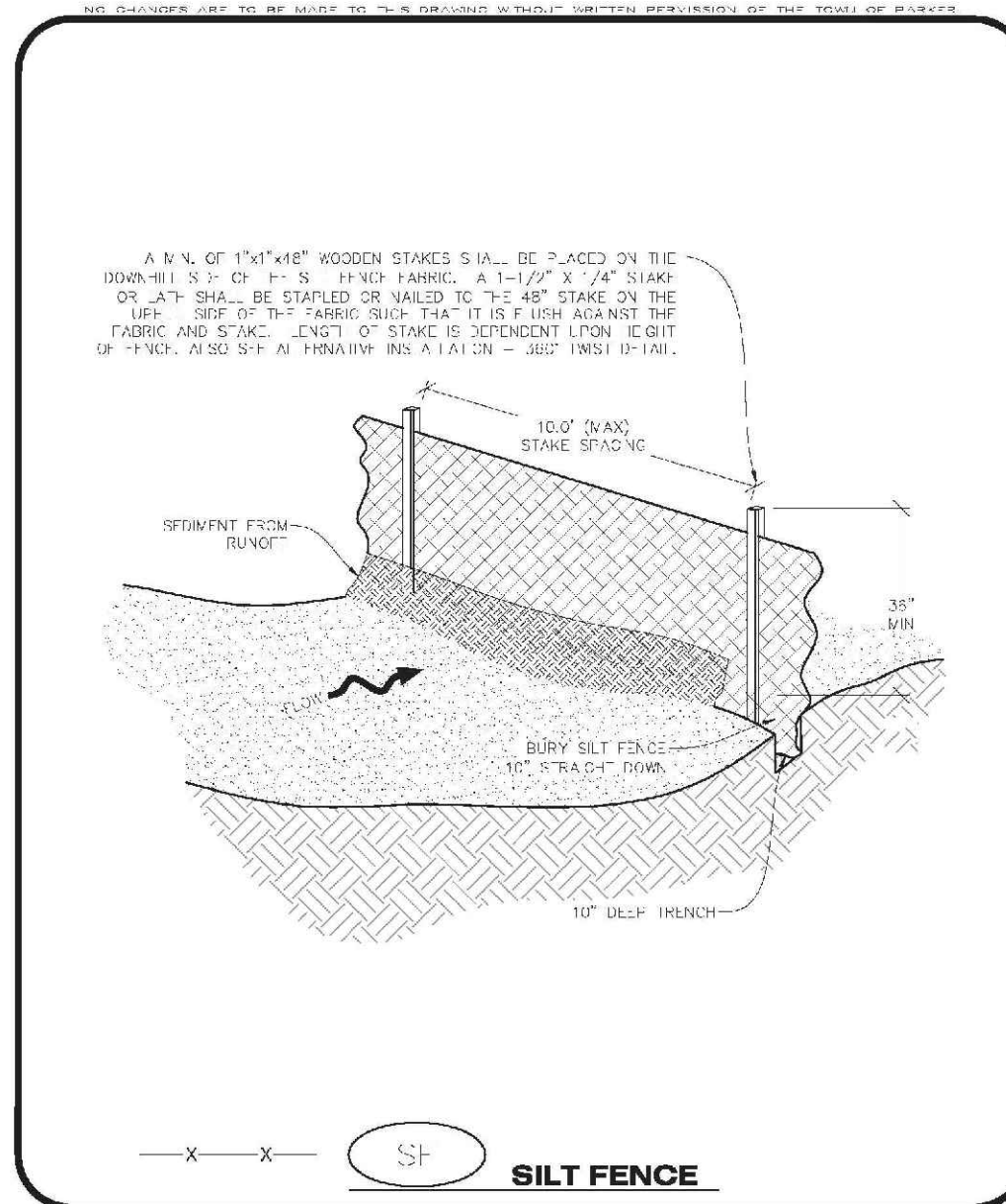
CALL 844  
TWO WORKING DAYS  
BEFORE YOU DIG  
UNCC  
1-800-922-1987

**CBMP** **IPCOG**

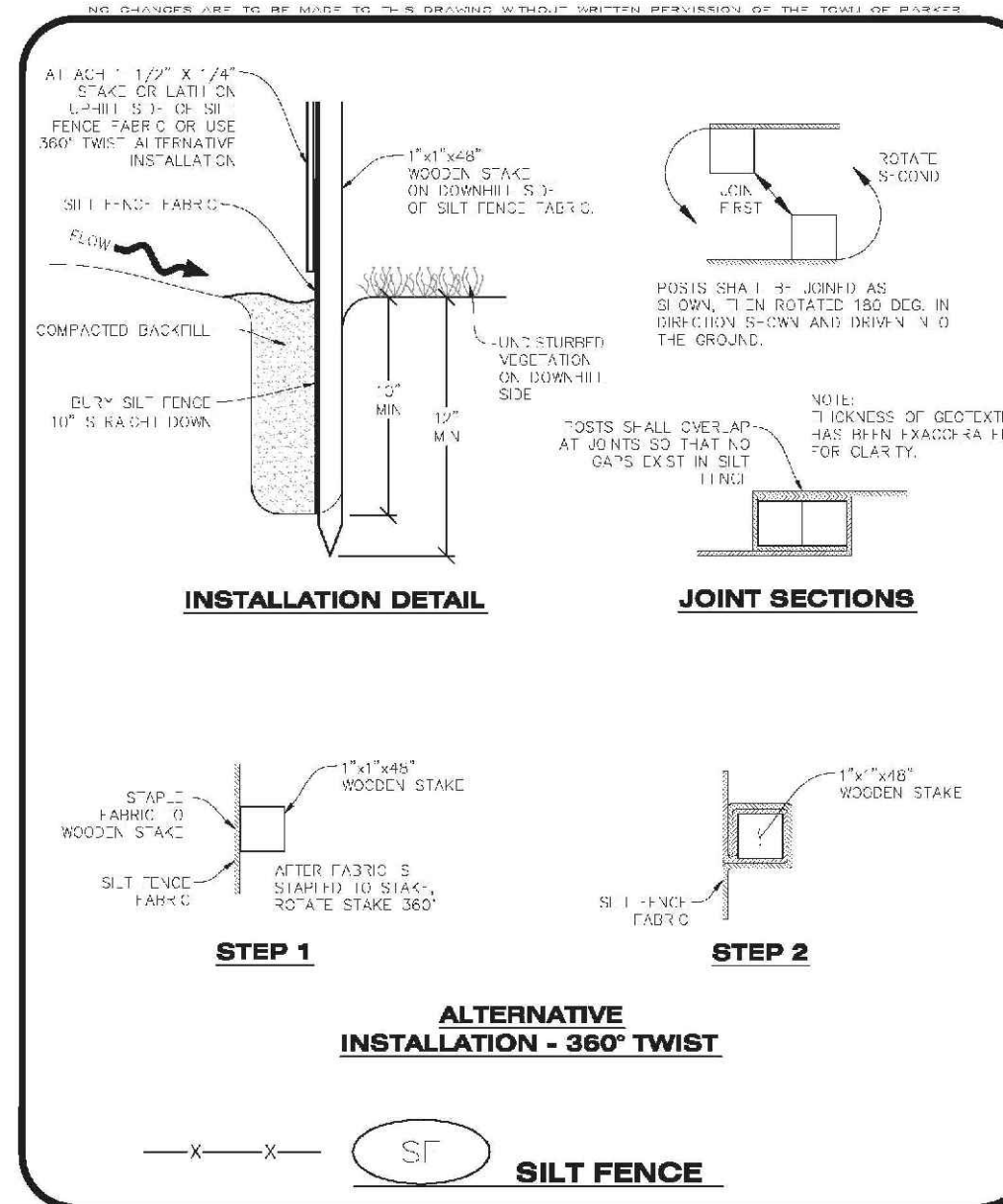
CONSTRUCTION BEST MANAGEMENT PRACTICES

3 OF 3  
REV. 03/14





**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SF 2 OF 4  
REV. 2014



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SF 2 OF 4  
REV. 2014

**SILT FENCE INSTALLATION NOTES**

- SFF CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
- ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
- A UNIFORM "O" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
- A 10" DEEP ANCHOR SILL SHALL BE INSTALLED USING A 5' HIGH SLING W/ HOOK.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-SLOPE SIDE OF THE ANCHOR TRENCH.
- ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
- ALL ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SILT THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-SLOPE SIDE OF THE SILT FENCE.
- STAKES SHALL BE POSITIONED ON THE DOWN HILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON TOP OF CURBS OR LESS STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE DOWN HILL SIDE OF THE STAKE FOR AVOIDED SPLITTING AND SPLITTING. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1" X 4" X 4'.
- SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
- SILT FENCE FABRIC SHALL BE EMBEDDED IN THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROPRIATE LENGTH. STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
- SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
CHAR. TENSILE STRENGTH	ASTM D 4242	≥ 124 LBS
MULTI-TENSILE STRENGTH	ASTM D 3786	≥ 300 LBS
TENSILE STRENGTH	ASTM D 4832	≥ 60 LBS
TEAR RESISTANCE	ASTM D 2553	≥ 60 LBS
UV RESISTANCE	ASTM D 2555	≥ 80% AT 500 HOURS OF UV EXPOSURE
LOW RATE	ASTM D 4461	≥ 10 GR / IN / FT <sup>2</sup>

- AN ORIGINAL PHYSICAL SPECIFICATION SHALL SHOW THE SILT FENCE MANUFACTURER'S ALL GC MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT IDENTIFICATION SHALL BE PRINTED IN RED INKS ON THE TRENCH MARKING ABOVE.
- SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
- SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. PROPER CONTROL AND MARKING (ECS) BETWEEN THE CURB AND THE SILT FENCE SHALL BE REQUIRED WHERE THIS GAP IS OCCUR.

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SF 3 OF 4  
REV. 2014

**SILT FENCE INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
- ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
- 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 PROXIMAL SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
- 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 RE-ROUGHENED, SEEDING, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE JULIAN SMC).

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SF 4 OF 4  
REV. 2014

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

- SILT PLAN V.V. OR:
  - LOCATION(S) OF SEEDING AND MULCHING
  - TYP. OF SEED MIX
- 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.
- SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN AND DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- IF THE HIGHWAY OR THE LAND DISTURBED ARE UNUSABLE, THE HIGHWAY OR LAND DISTURBED SHALL BE REPAIRED AND REOPEN TO TRAFFIC AS SOON AS POSSIBLE. ALL AREAS SHALL BE REPAIRED AND REOPEN TO TRAFFIC AS SOON AS POSSIBLE. ALL AREAS SHALL BE REPAIRED AND REOPEN TO TRAFFIC AS SOON AS POSSIBLE. ALL AREAS SHALL BE REPAIRED AND REOPEN TO TRAFFIC AS SOON AS POSSIBLE.
- IF IS SEEDING IS COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (2000 LBS/ACRE). MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES USING A CRUMPER. MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES USING A CRUMPER. MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES USING A CRUMPER. MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES USING A CRUMPER.
- IF AREAS TO BE REPAIRED AND MULCHING SHALL BE SURFACE ROUGHENING ACCORDING TO THE SURFACE ROUGHENING DETAIL(S) AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- WHEN AS APPLIED TO A DISTURBED AREA, MULCH SHALL BE PLACED AT A DEPTH OF 2 INCHES. MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES.
- ALL AREAS NEARBY TO BEING DRILL SEEDING SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING DETAIL(S) AND NOTES. SURFACE ROUGHENING SHALL OCCUR AFTER PLACEMENT OF THE TOPSOIL.
- AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (2000 LBS/ACRE). MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES USING A CRUMPER. MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES USING A CRUMPER. MULCH SHALL BE UNIFORMLY APPLIED TO A DEPTH OF 2 INCHES USING A CRUMPER.
- IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW BONDING. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

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

**SEEDING AND MULCHING MAINTENANCE NOTES**

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

**WEED MANAGEMENT**

- ALL WEEDS SHALL BE REMOVED BY COMMERCIAL SERVICES. APPLICATIONS SHALL BE BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH WEEDING PRIOR TO HERBICIDE APPLICATION.
- HERBICIDE APPLICATIONS SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN PLANT PLANTS ARE ACTIVELY GROWING.
- IF THE WEEDS ARE NOT CONTROLLED BY HERBICIDES, THE CONTRACTOR SHALL REMOVE THE WEEDS BY HAND OR BY MEANS OF A MOWER. THE CONTRACTOR SHALL REMOVE THE WEEDS BY HAND OR BY MEANS OF A MOWER. THE CONTRACTOR SHALL REMOVE THE WEEDS BY HAND OR BY MEANS OF A MOWER.
- 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 ANNUAL HERBICIDE APPLICATIONS.

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

**TOWN OF PARKER, SEED MIX 1**

20% ARIZONA BLUEGRASS  
10% EASTWIND WHEATGRASS  
10% SENECA WHEATGRASS  
10% ANNUAL KYRGRASS  
10% BLUEGRASS  
10% BLUEGRASS  
10% CANADIAN BLUEGRASS  
OR BLUEGRASS

**SEEDING RATE:**  
DRILL: 25 LBS/ACRE  
BROADCAST: 50 LBS/ACRE

**TOWN OF PARKER, SEED MIX 2**

20% ARIZONA BLUEGRASS  
10% SENECA WHEATGRASS  
10% ANNUAL KYRGRASS  
10% BLUEGRASS  
10% BLUEGRASS  
10% CANADIAN BLUEGRASS  
OR BLUEGRASS

**SEEDING RATE:**  
DRILL: 25 LBS/ACRE  
BROADCAST: 50 LBS/ACRE

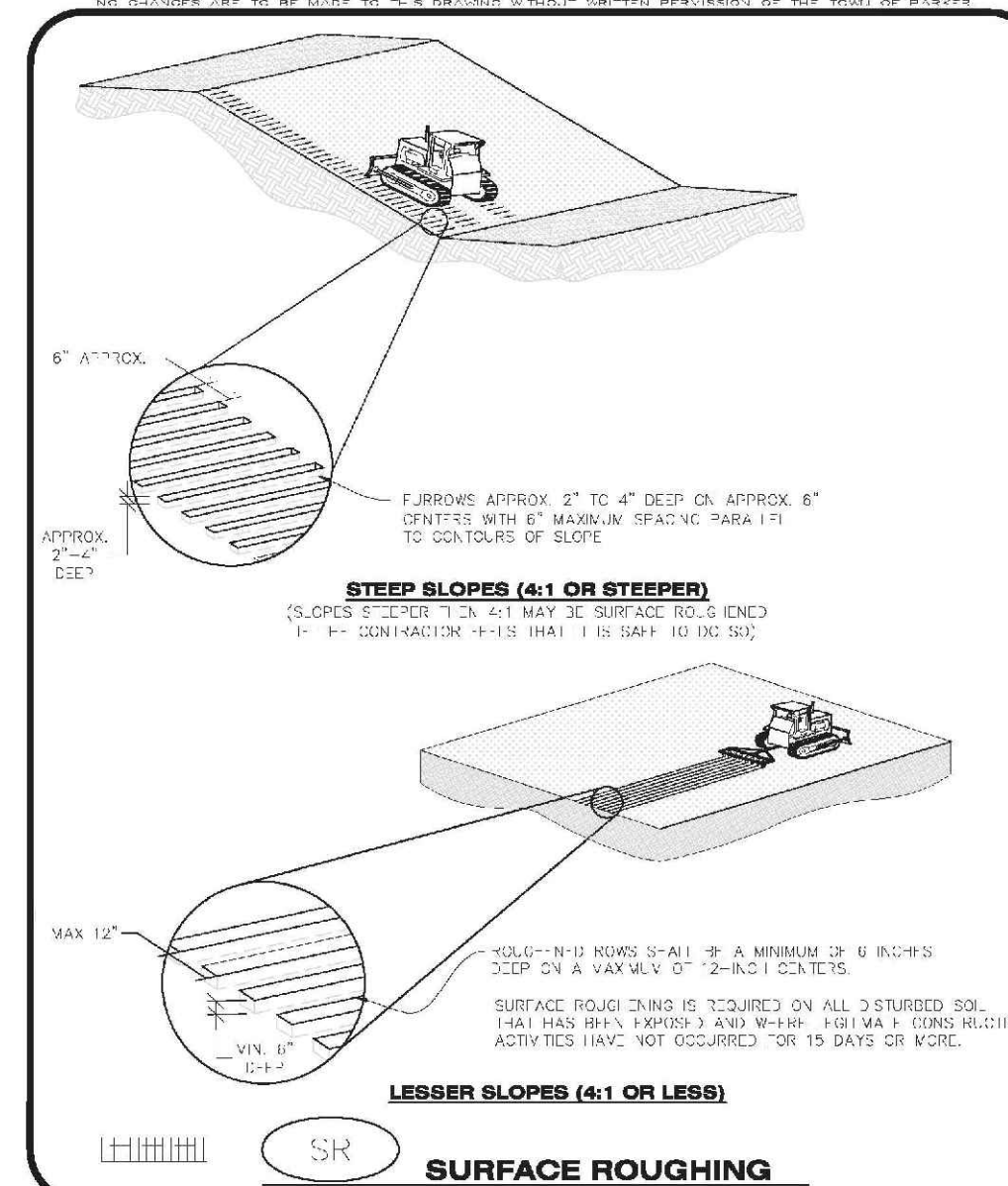
**TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)**

20% CRIMINAL MINTGRASS  
20% S. BLUEGRASS  
10% ANNUAL KYRGRASS  
10% BLUEGRASS  
10% BLUEGRASS  
10% CANADIAN BLUEGRASS  
OR BLUEGRASS

**SEEDING RATE:**  
DRILL: 25 LBS/ACRE  
BROADCAST: 50 LBS/ACRE

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

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



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SR 1 OF 2  
REV. 2014

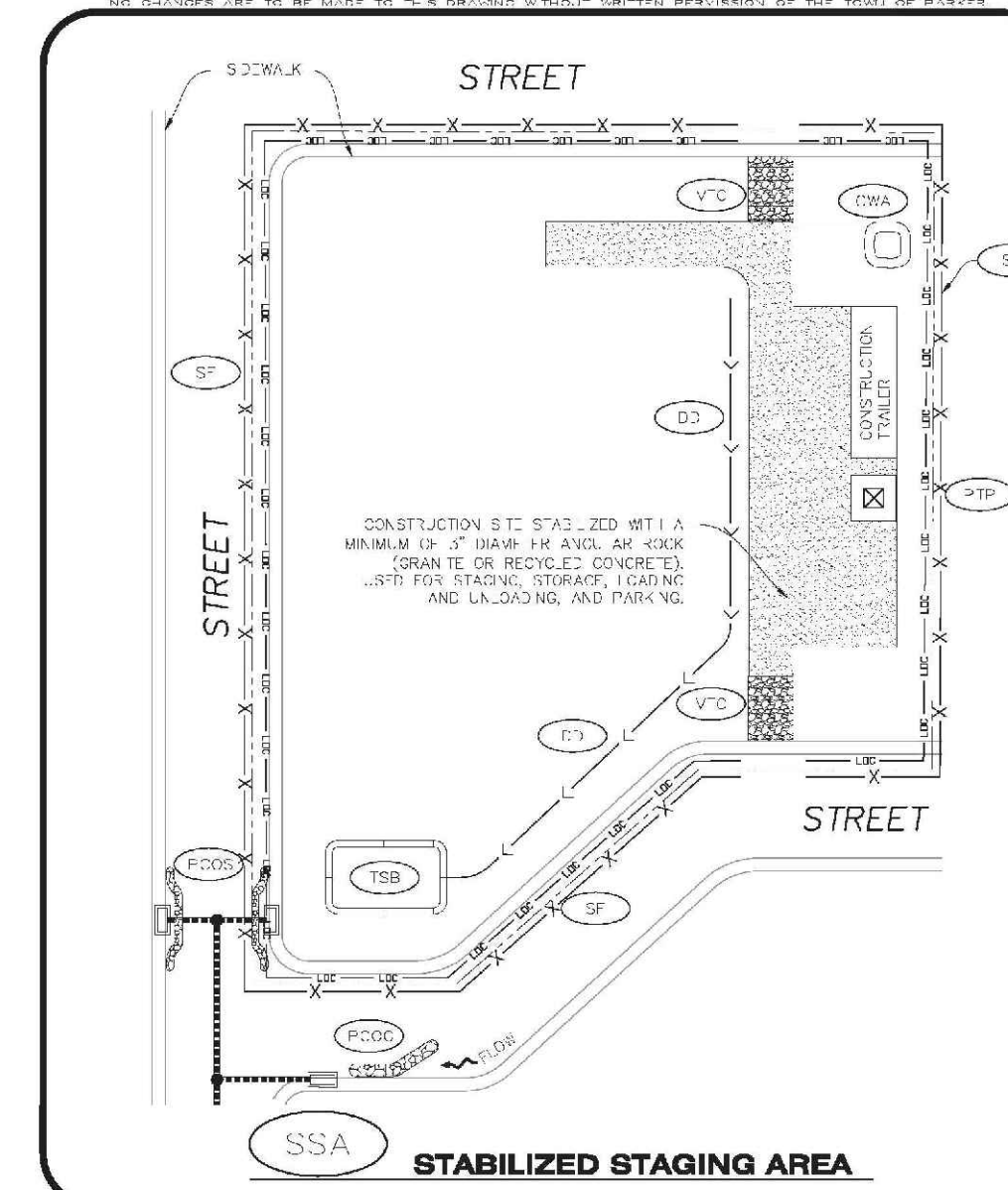
**SURFACE ROUGHENING INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
- DISTURBED AREAS THAT REMAIN INACTIVE FOR 90 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SMC. SURFACE ROUGHENING SHALL BE PERFORMED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.
- FOR STEEP SLOPES (4:1 OR STEEPER), IT IS ACCEPTABLE TO "RAKE" THE SLOPES, ACCORDING TO THE CBMP PLAN.
- SCHEDULES FOR REGULAR STABILIZATION MAY BE MODIFIED BY THE PERMITS TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

**SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SURFACE ROUGHENING.

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SR 2 OF 2  
REV. 2014



**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SSA 1 OF 2  
REV. 2014

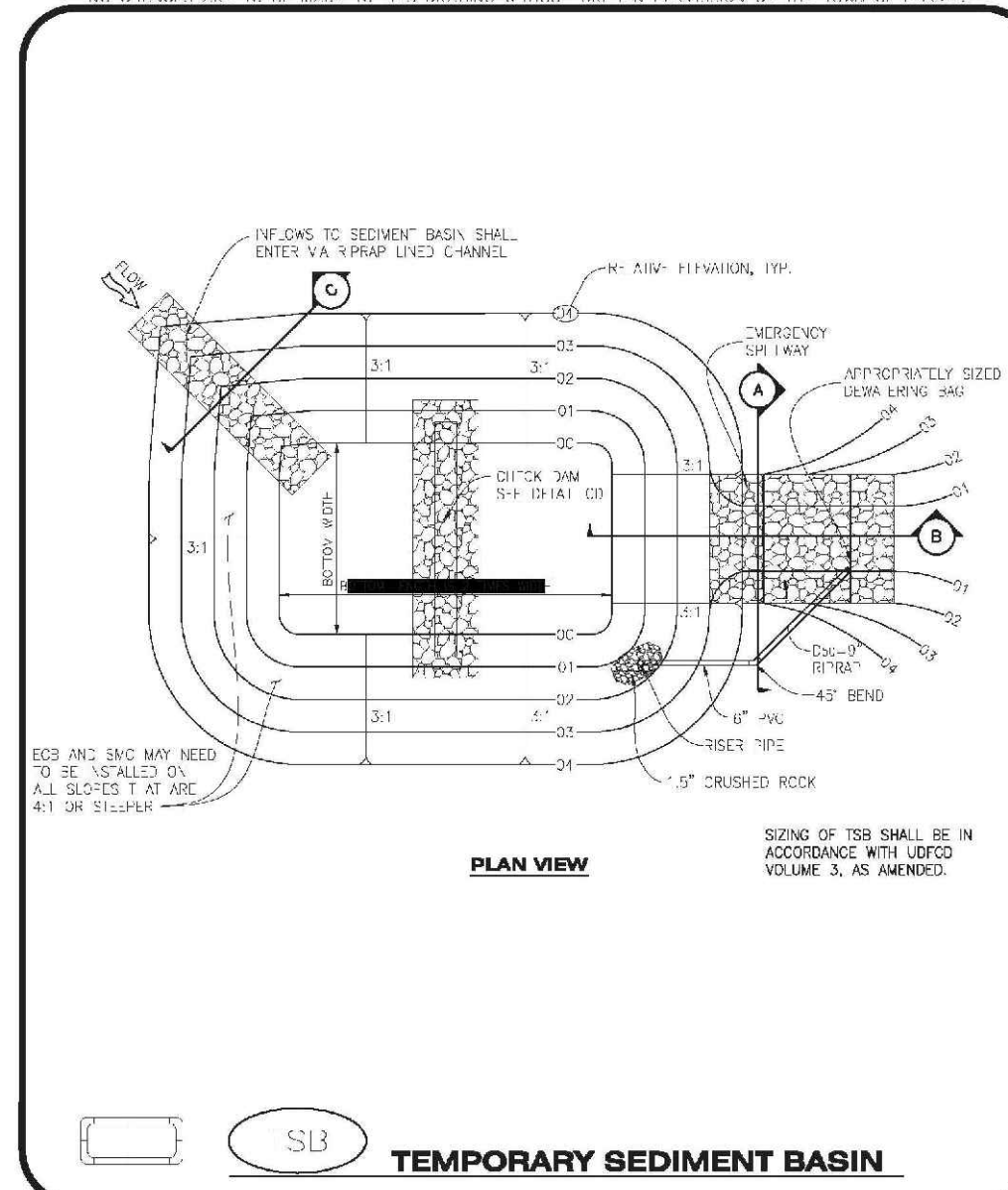
**STABILIZED STAGING AREA INSTALLATION NOTES**

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

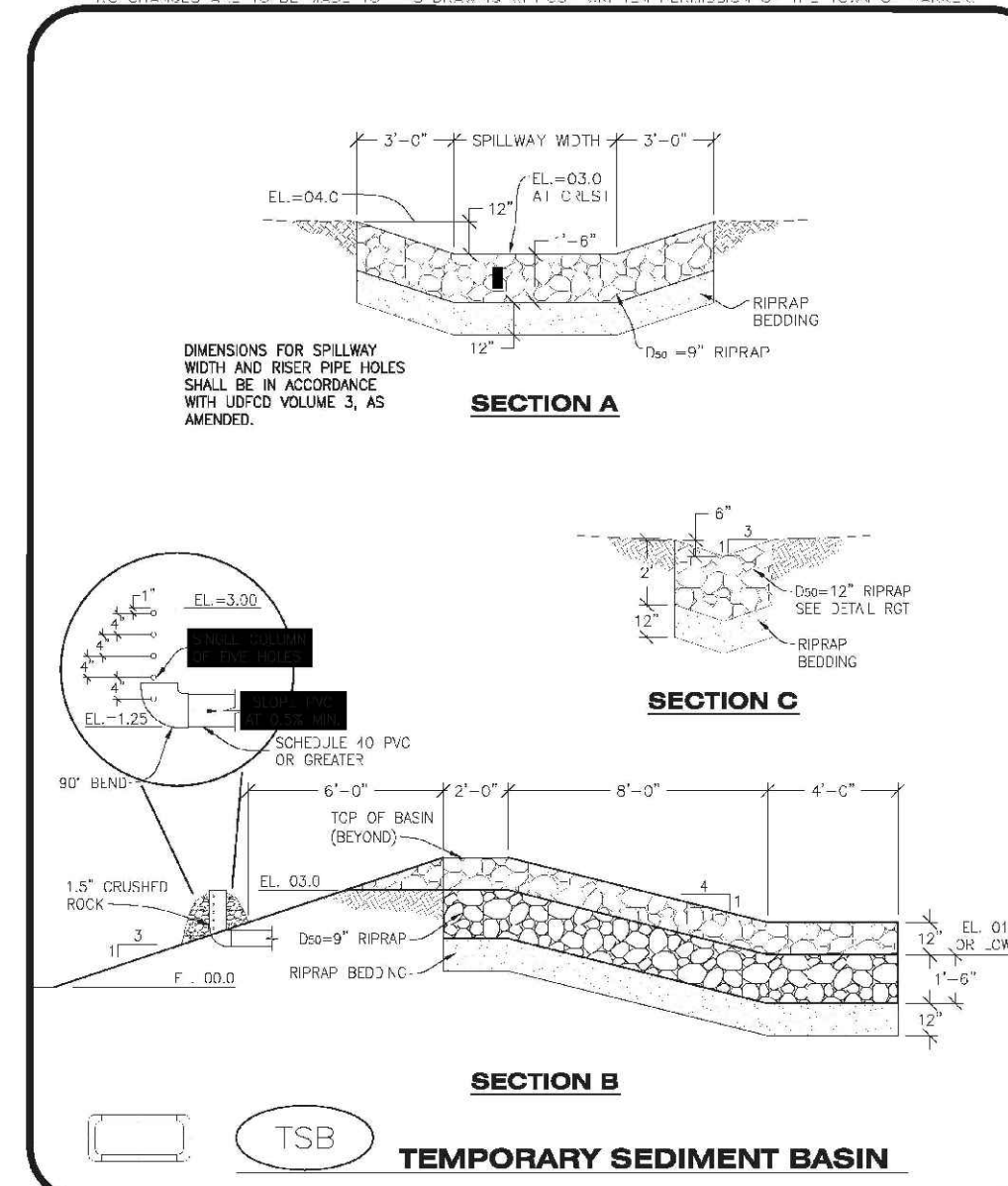
**STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES**

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

**CBMP** CONSTRUCTION BEST MANAGEMENT PRACTICES  
SSA 2 OF 2  
REV. 2014



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



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

**TEMPORARY SEDIMENT BASIN INSTALLATION NOTES**

- SFF CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
- THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
- THE SLOPE, DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE SMC. THE SLOPE SHALL BE AT LEAST 2% OF FULL VEGETATIVE COVER AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OF CONCRETE OR OTHER MATERIALS. A MINIMUM OF 2% BY WEIGHT PASSING THE NO. 200 SIEVE.
- EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
- AN APPROXIMATELY 1/2" DIA. LIME BAG SHALL BE PLACED AT THE END OF THE DISCHARGE PIPE. THE BAG SHALL BE PLACED WITHIN THE DISCHARGE PIPE. THE BAG SHALL BE PLACED WITHIN THE DISCHARGE PIPE. THE BAG SHALL BE PLACED WITHIN THE DISCHARGE PIPE.

**TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
- 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.
- SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.

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

CALL 811  
TWO WORKING DAYS  
BEFORE ANY DIGGING

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

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

TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
BMP DETAILS

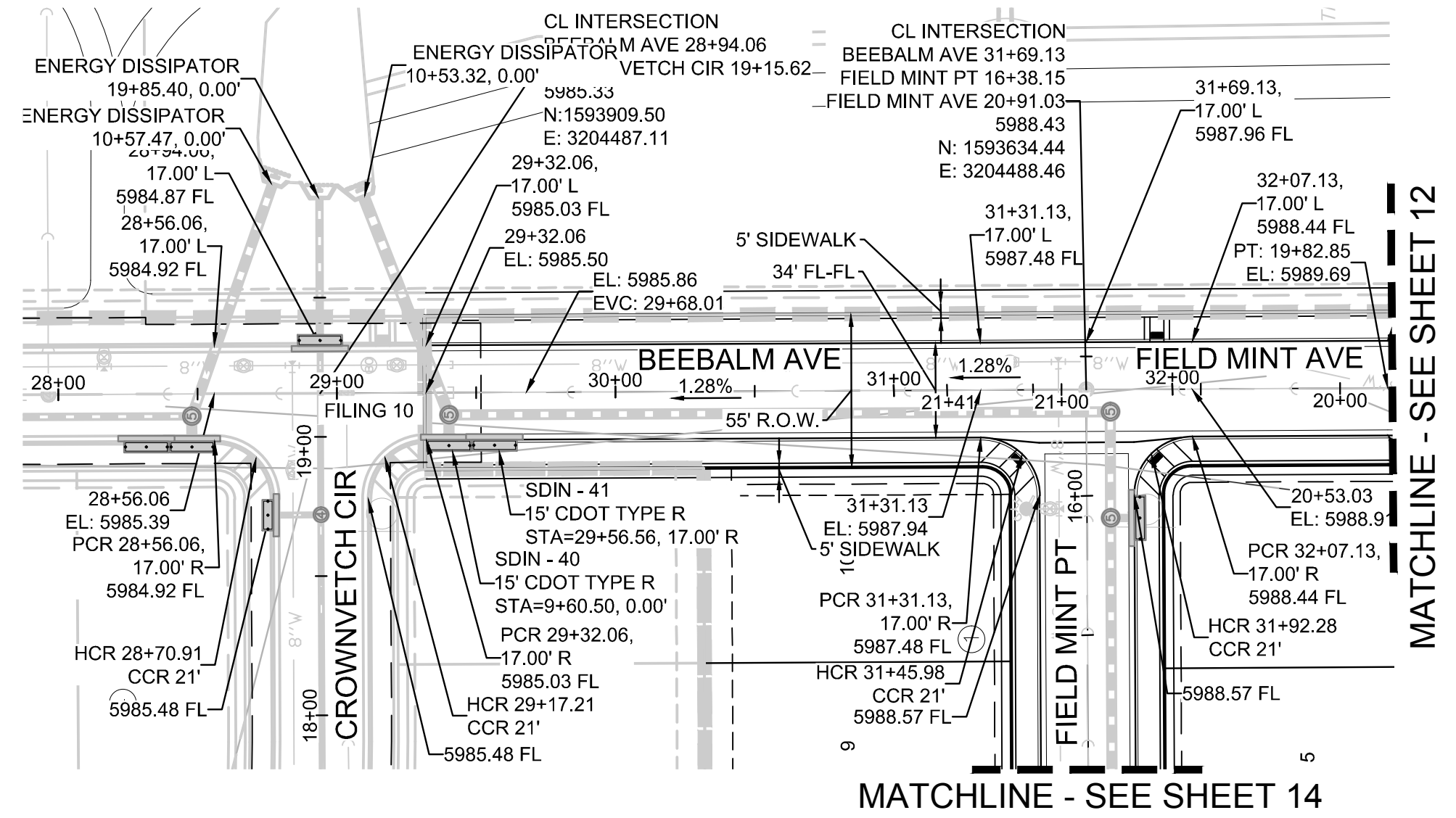
SCALE: AS SHOWN  
FILE NO: 8130283701

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

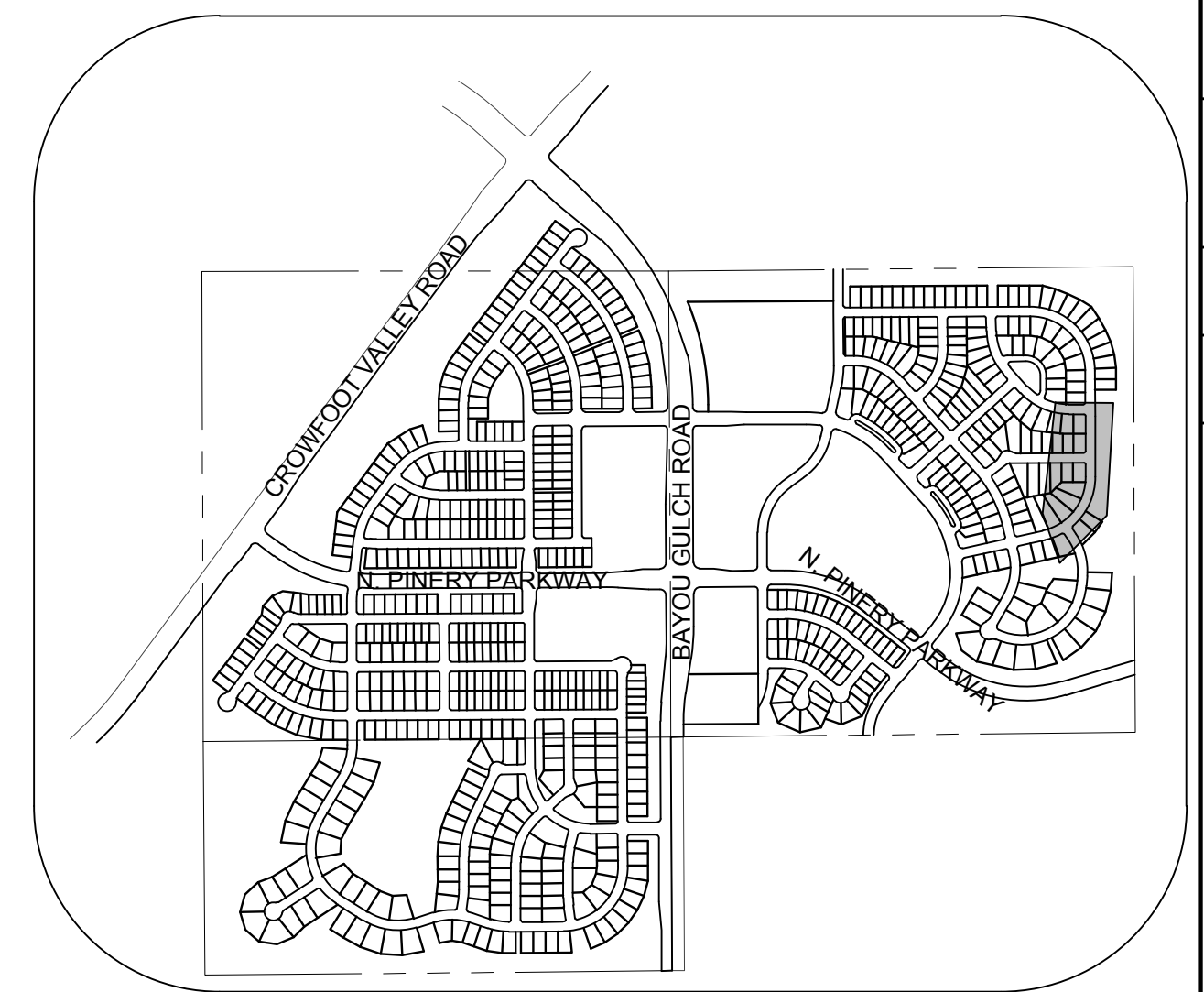
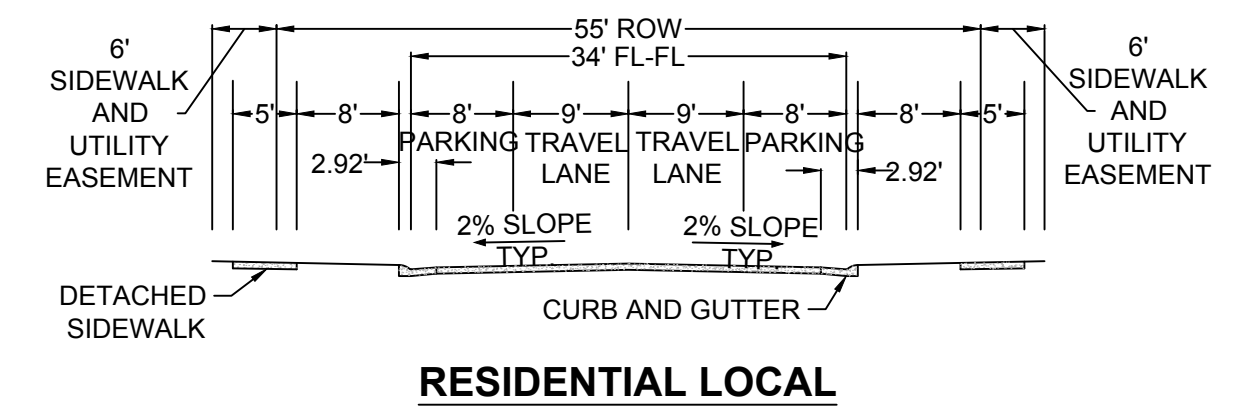
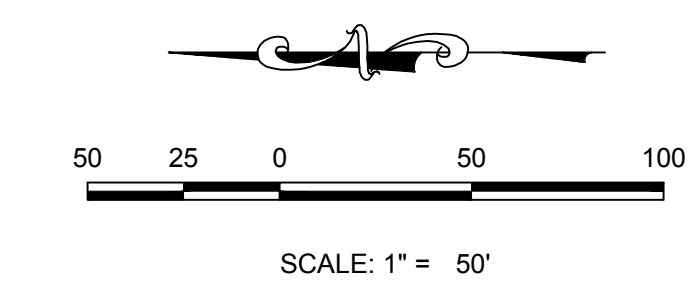
SHEET NUMBER 9

No.	Revisions	Date	Appr.	Date





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

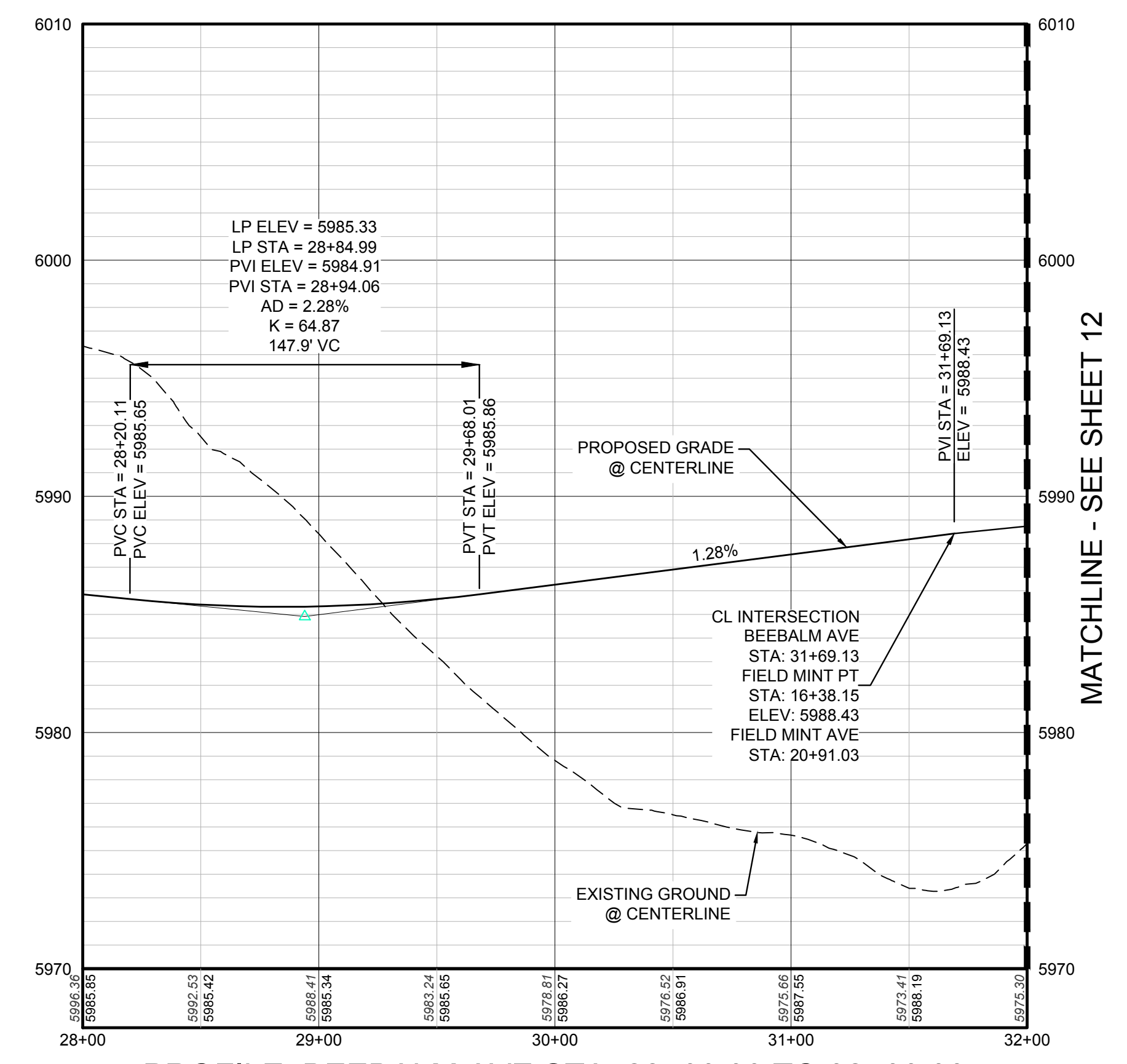


KEYMAP  
N.T.S.  
LEGEND

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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON  
COLORADO P.E. 0050067

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

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

10333 E. Dry Creek Rd., Suite 410, Englewood, CO 80110  
Tel: (720) 482-9526 Fax: (720) 482-9548

**CVL CONSULTANTS**

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
STREET PLAN AND PROFILE  
BEEBALM AVENUE

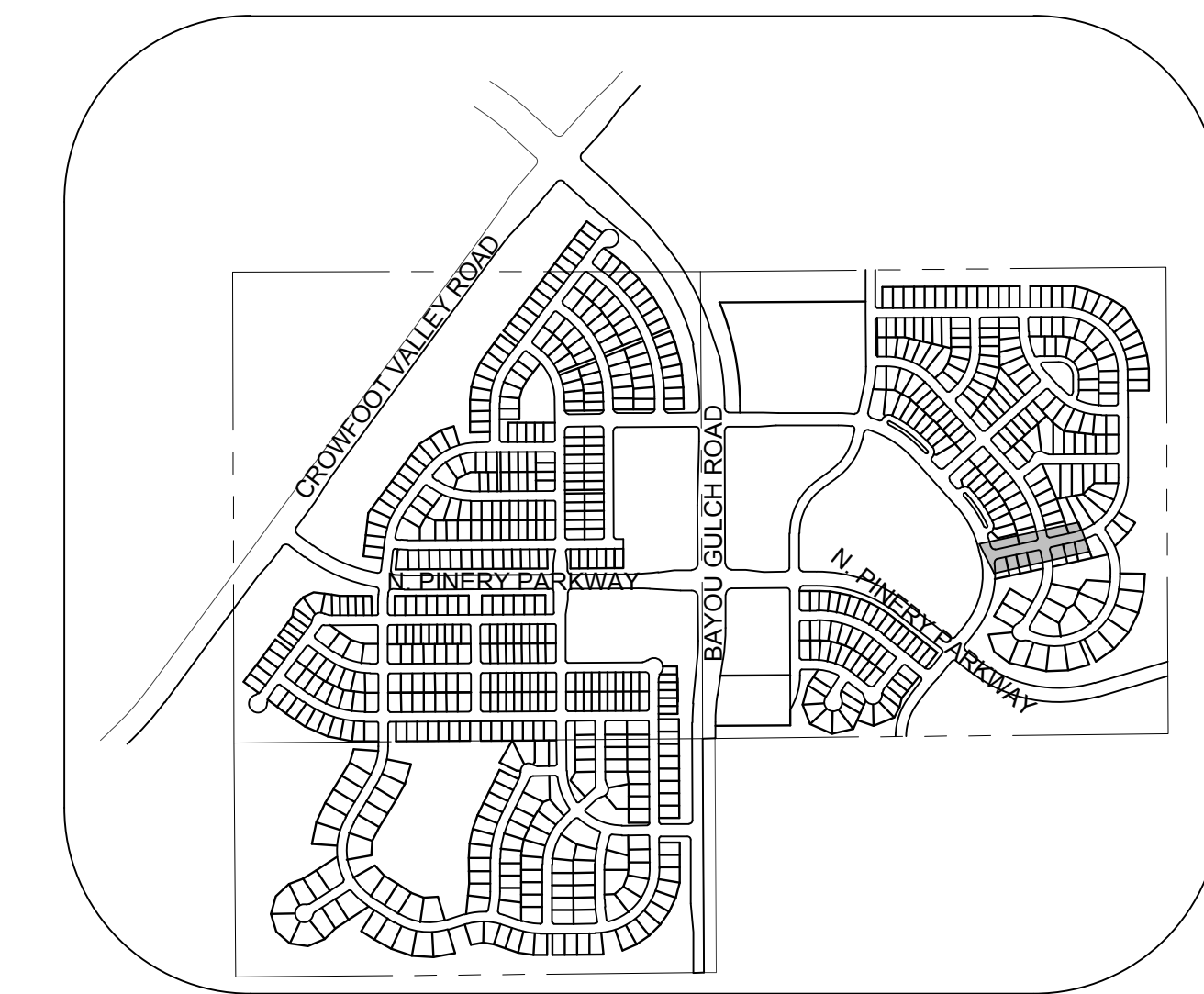
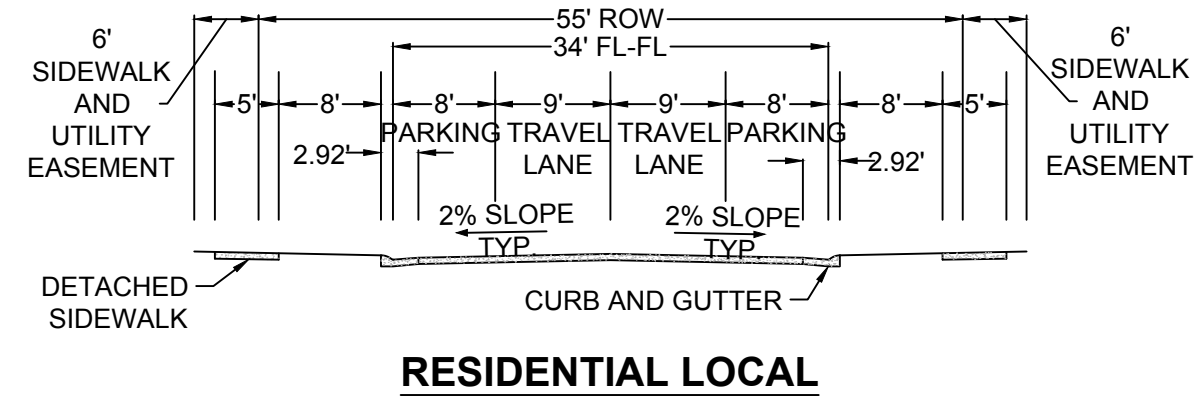
SCALE: AS SHOWN  
FILE NO: 8130283701

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

SHEET NUMBER 11

No. Revisions

Date Init. Appr. Date



**LEGEND**

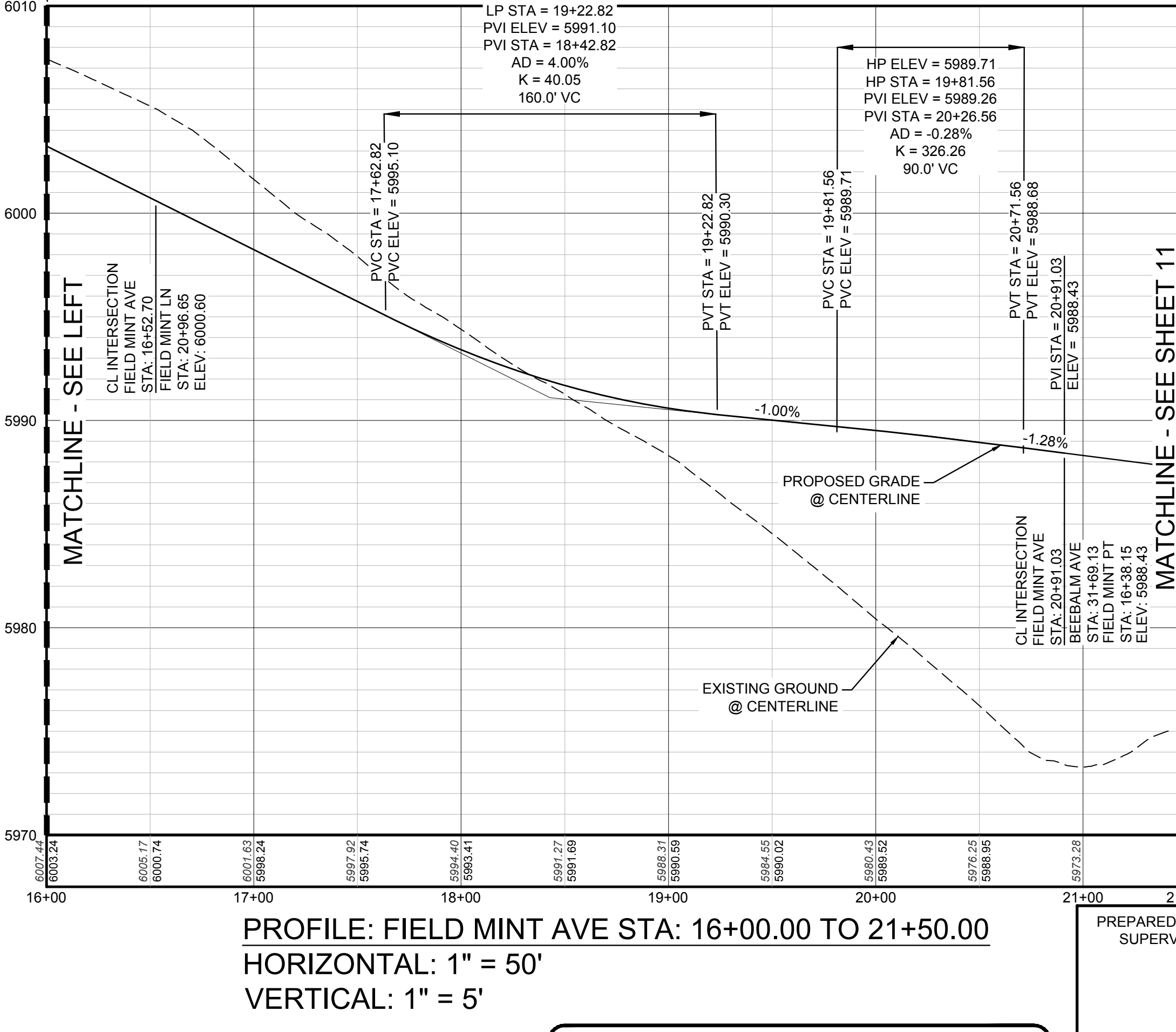
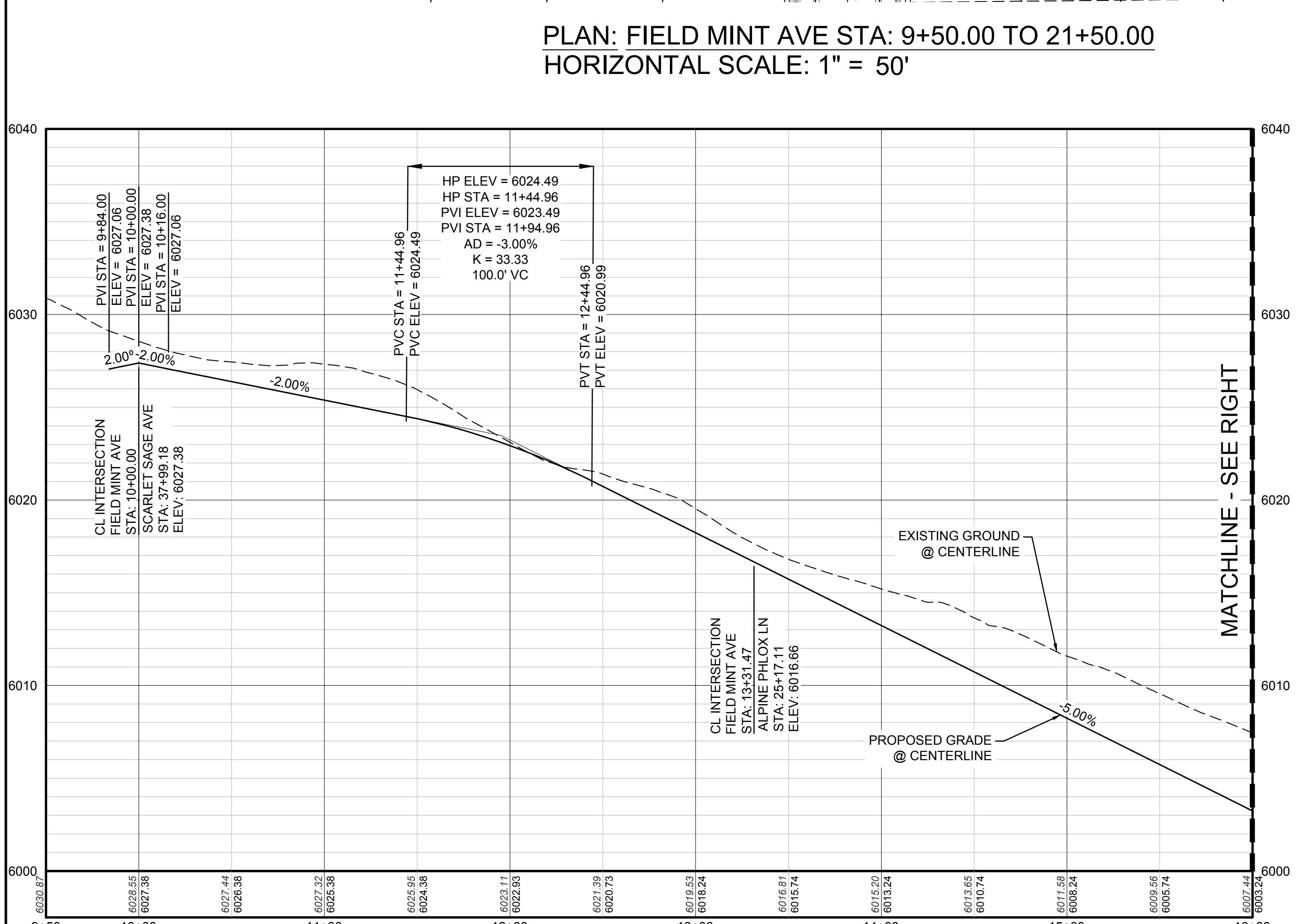
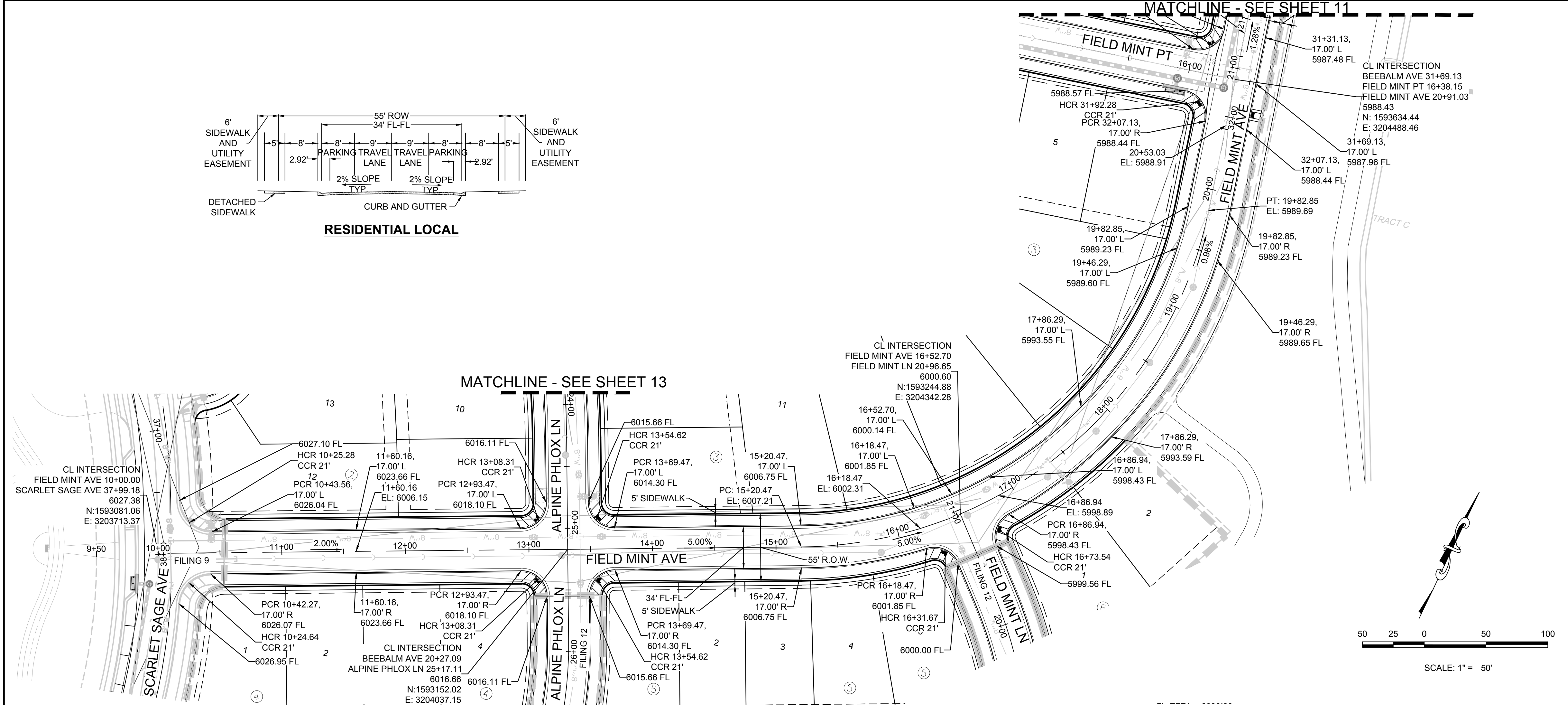
- ② BLOCK NUMBER
- Ⓐ LOT TYPE
- 6 LOT NUMBER
- ⊕ PROPOSED BUTTERFLY VALVE
- ⌋ PROPOSED CAP WITH END OF LINE BLOWOFF
- ⊗ PROPOSED REDUCER
- ⊕ PROPOSED VALVE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WL FITTING WITH THRUST BLOCK
- ⊕ PROPOSED FLARED END SECTION
- ⊕ PROPOSED LOW POINT BLOW-OFF
- ⊕ PROPOSED 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
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- FO --- EXISTING FIBER
- OH --- EXISTING OVERHEAD POWER
- TEL --- EXISTING TELEPHONE LINE

**ABBREVIATIONS**

- AD ANGLE DIFFERENCE
- AV AIR VAC RELEASE VALVE
- BVC BEGIN VERTICAL CURVE
- BVP BEGIN VERTICAL PROFILE
- CBO CAP WITH BLOW OFF
- CCR CURB RETURN RADIUS
- EL ELEVATION
- EP EDGE OF PAVEMENT
- EVC END VERTICAL CURVE
- EVP END VERTICAL PROFILE
- FG FINISHED GROUND
- FH FIRE HYDRANT
- FL FLOW LINE
- GV GATE VALVE
- 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
- RCR 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

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.

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.



CALL 811  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
UNCC 1-800-922-1987

**PROFILE: FIELD MINT AVE STA: 9+50.00 TO 16+00.00**  
**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.

BRIAN P. WILSON  
COLORADO P.E. 0050067

TOWN OF PARKER, DIRECTOR OF ENGINEERING  
DATE

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10338 E. Dry Creek Rd.  
Suite 6410  
Englewood, CO 80151  
Tel: (720) 482-9526  
Fax: (720) 482-9548

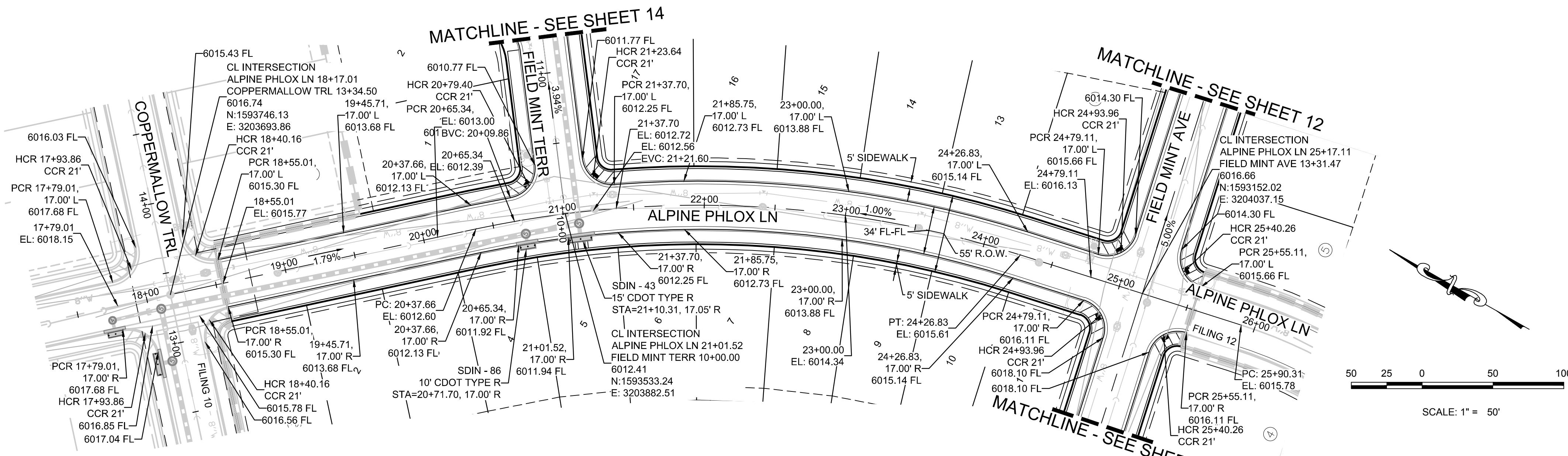
**CVL CONSULTANTS**

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

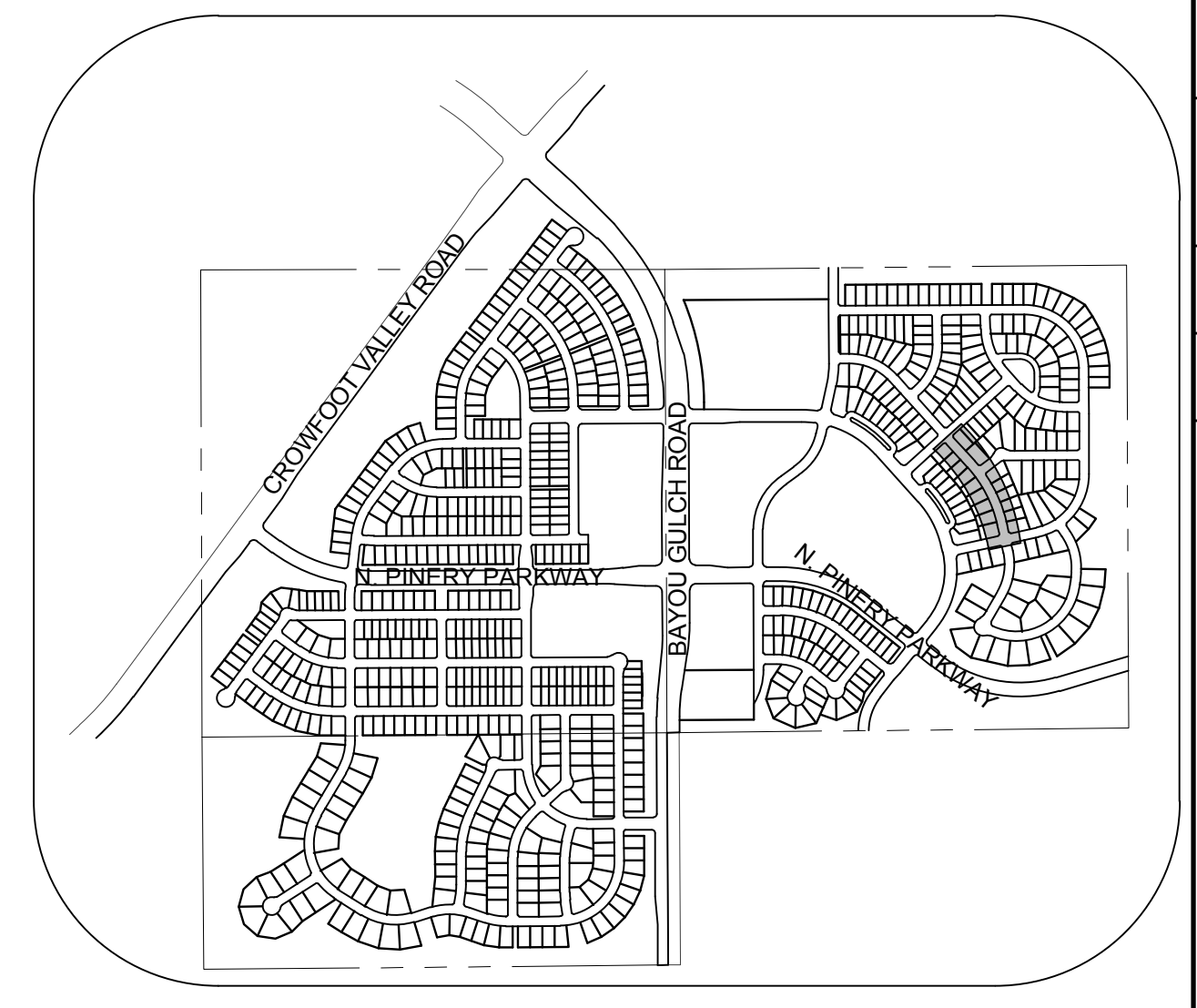
**TRAILS AT CROWFOOT**  
FILING 11 CONSTRUCTION DRAWINGS  
STREET PLAN & PROFILE  
FIELD MINT AVENUE

SCALE: AS SHOWN  
DRAWN BY: JF  
CHECKED BY: JJ  
DATE: SEPTEMBER 2017  
FILE NO: 8130283701

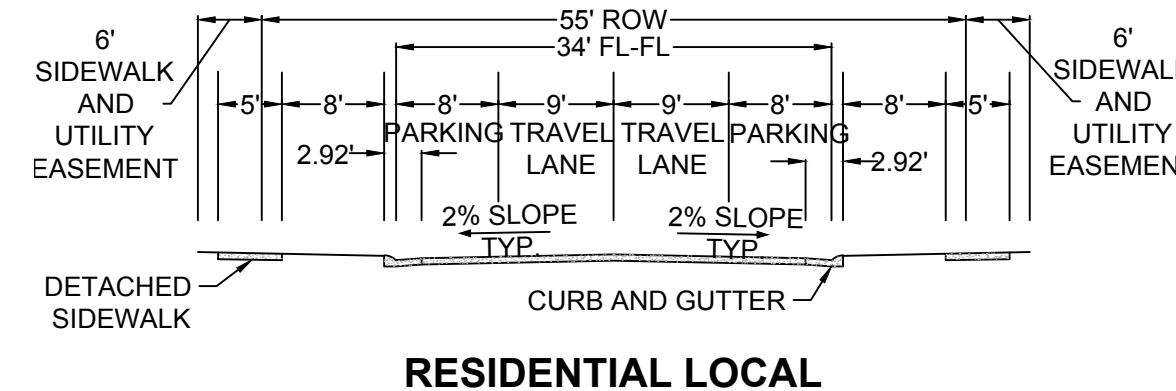
SHEET NUMBER **12**



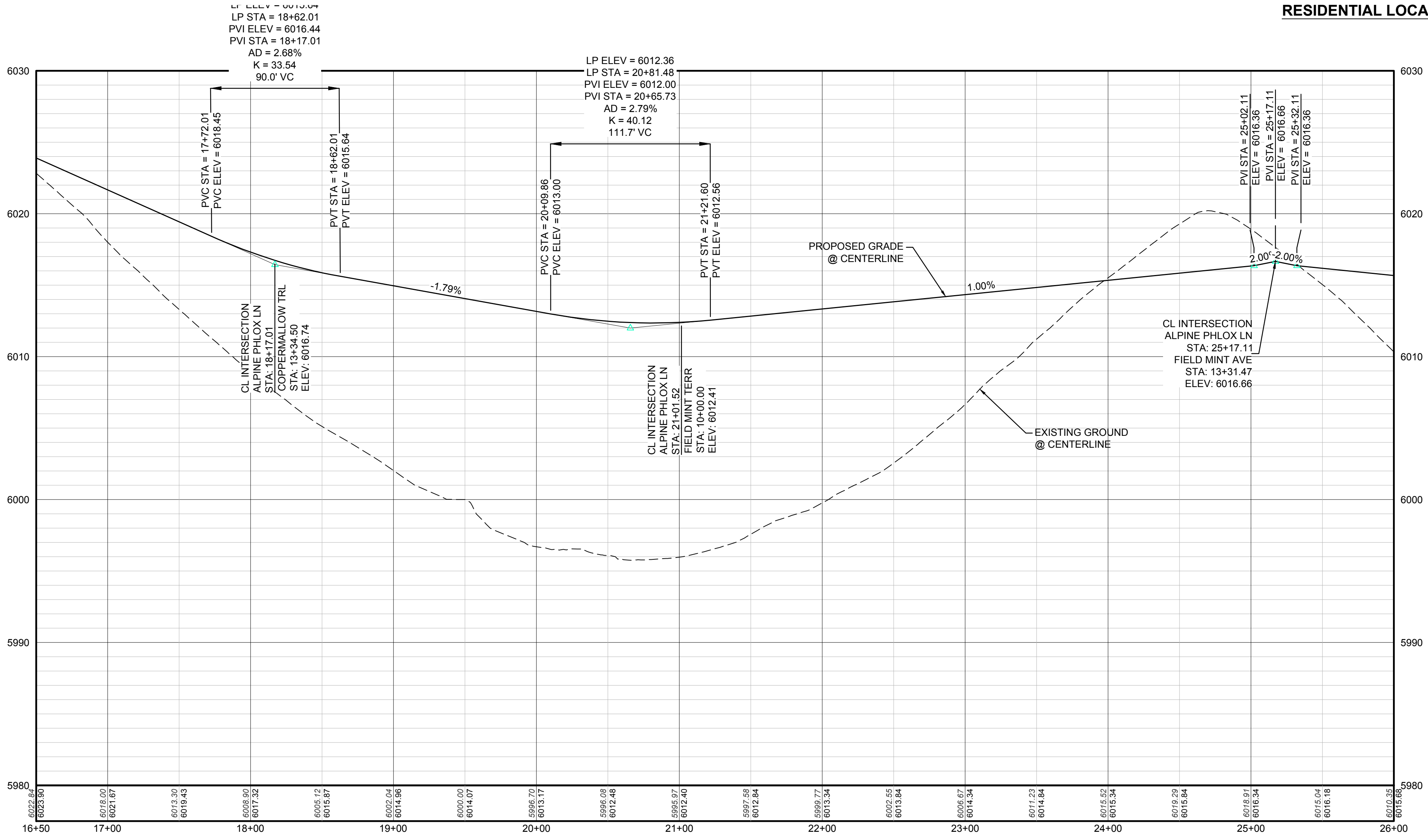
PLAN: ALPINE PHLOX LN STA: 16+50.00 TO 26+00.00  
HORIZONTAL SCALE: 1" = 50'



KEYMAP  
N.T.S.  
LEGEND



RESIDENTIAL LOCAL



PROFILE: ALPINE PHLOX LN STA: 16+50.00 TO 26+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

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	---	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 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
CAP	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCR	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

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.

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

**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 69355 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

10338 E. Dry Creek Rd.  
Suite 6410  
Englewood, CO 80151  
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  
ALPINE PHLOX LANE

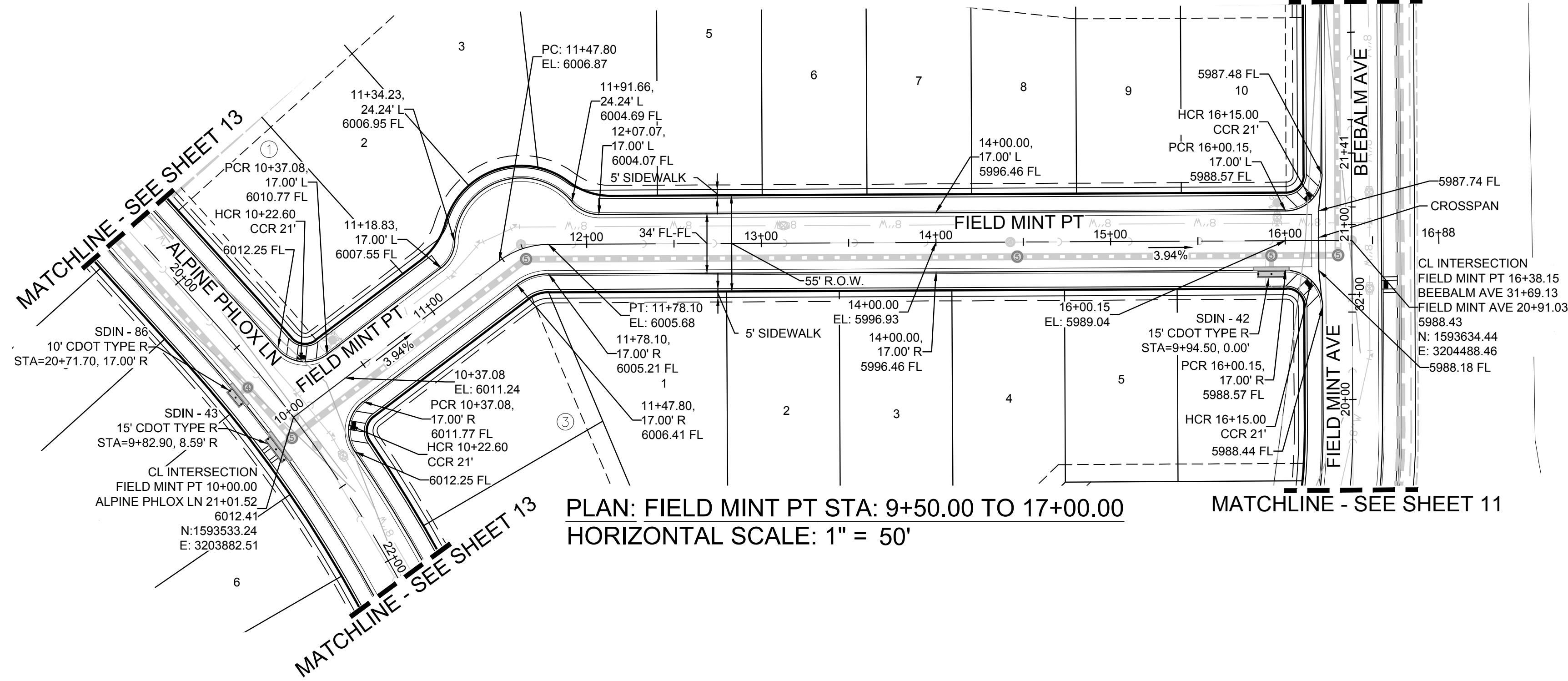
SCALE: AS SHOWN  
FILE NO: 8130283701

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

SHEET NUMBER  
**13**

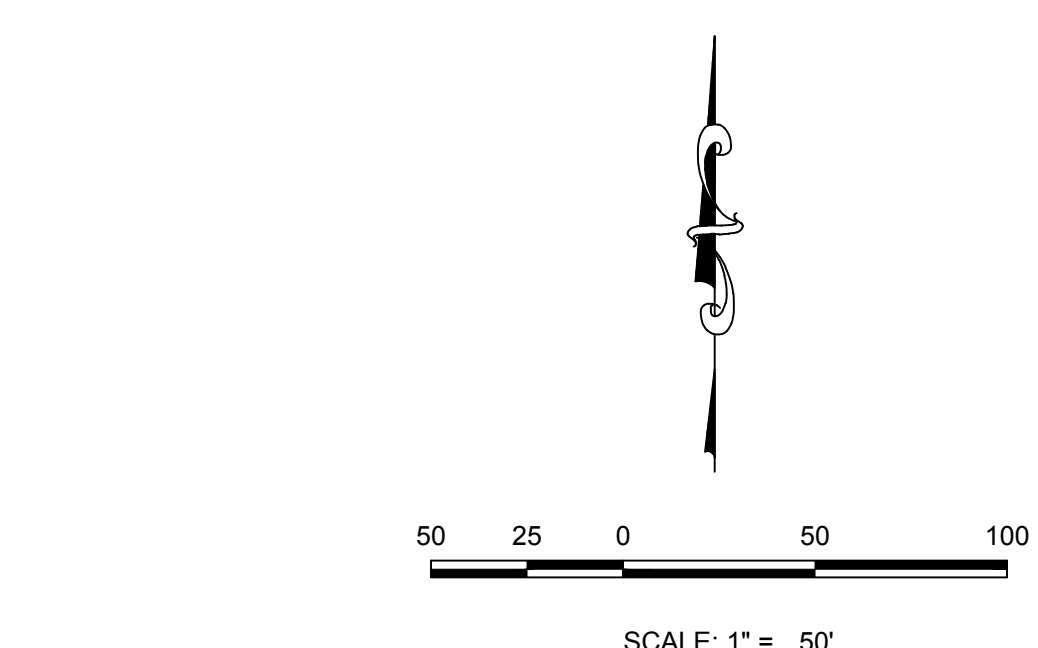
No. Revisions  
Date  
Init.  
Date  
Appr.  
Date

MATCHLINE - SEE SHEET 11



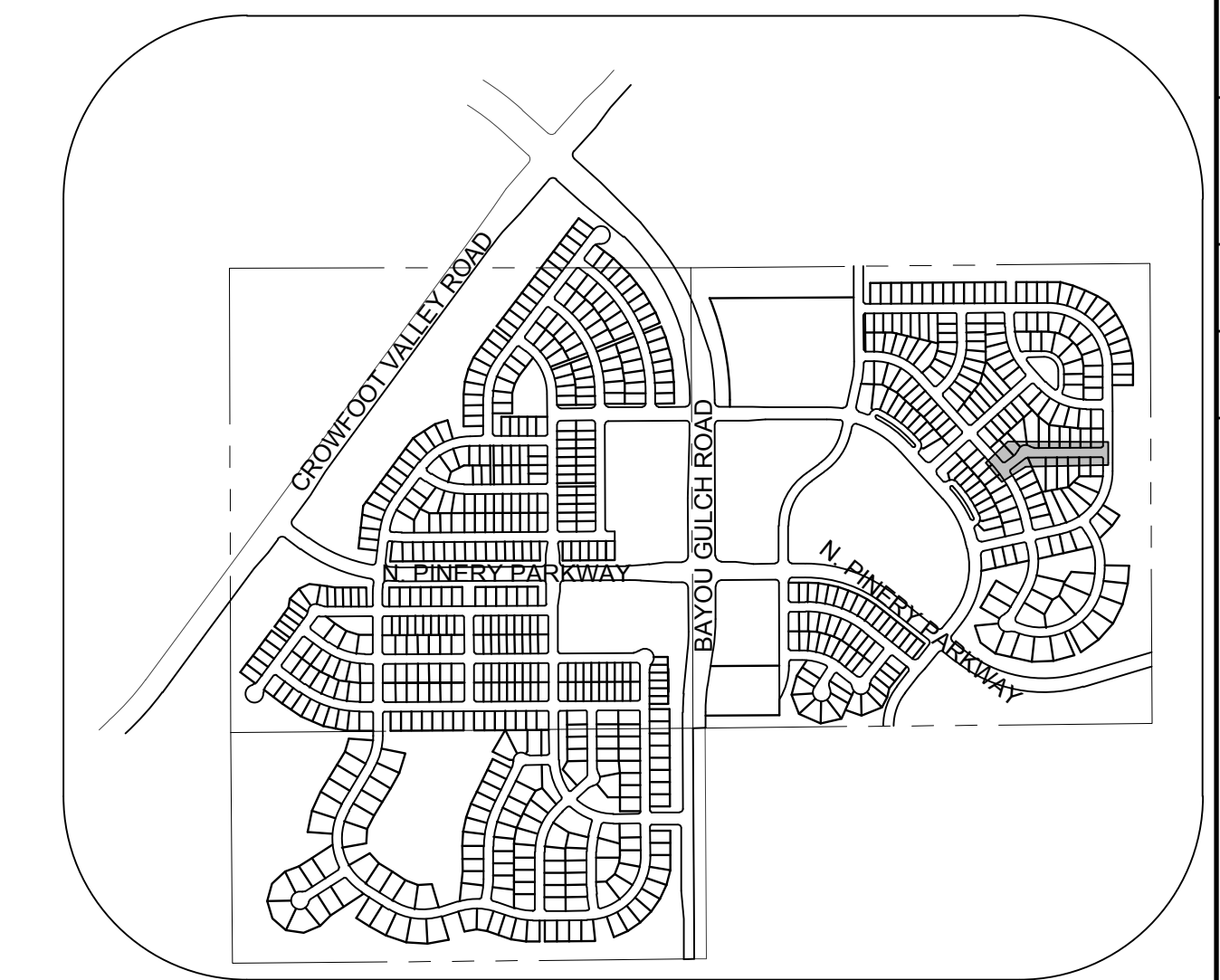
PLAN: FIELD MINT PT STA: 9+50.00 TO 17+00.00  
HORIZONTAL SCALE: 1" = 50'

MATCHLINE - SEE SHEET 11



SCALE: 1" = 50'

RESIDENTIAL LOCAL

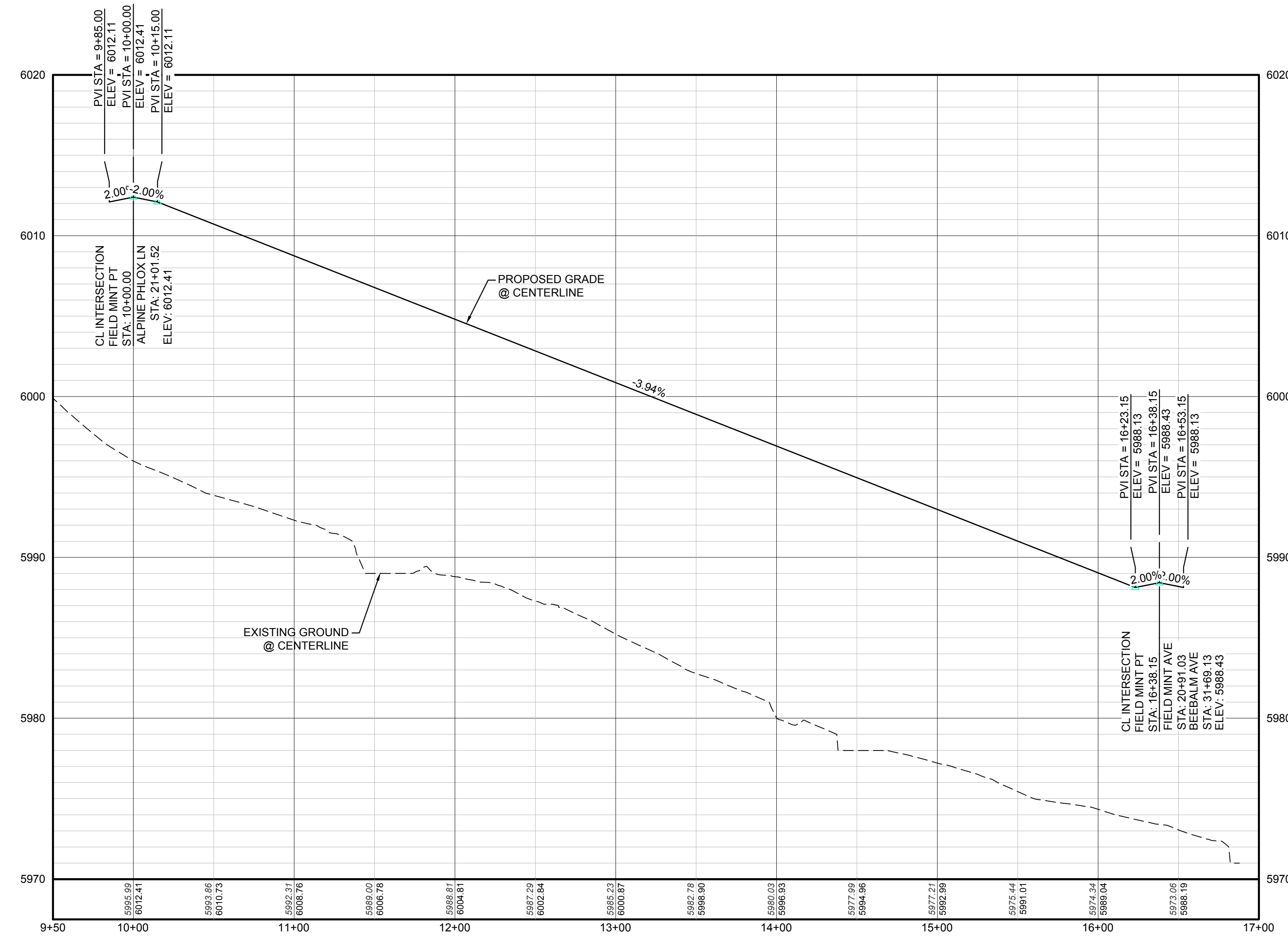


KEYMAP  
N.T.S.  
LEGEND

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	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	ROCB	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: 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.

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

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

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

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

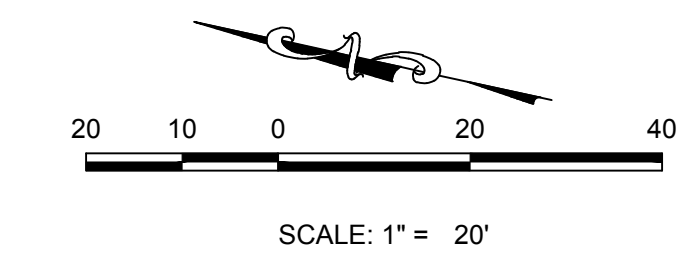
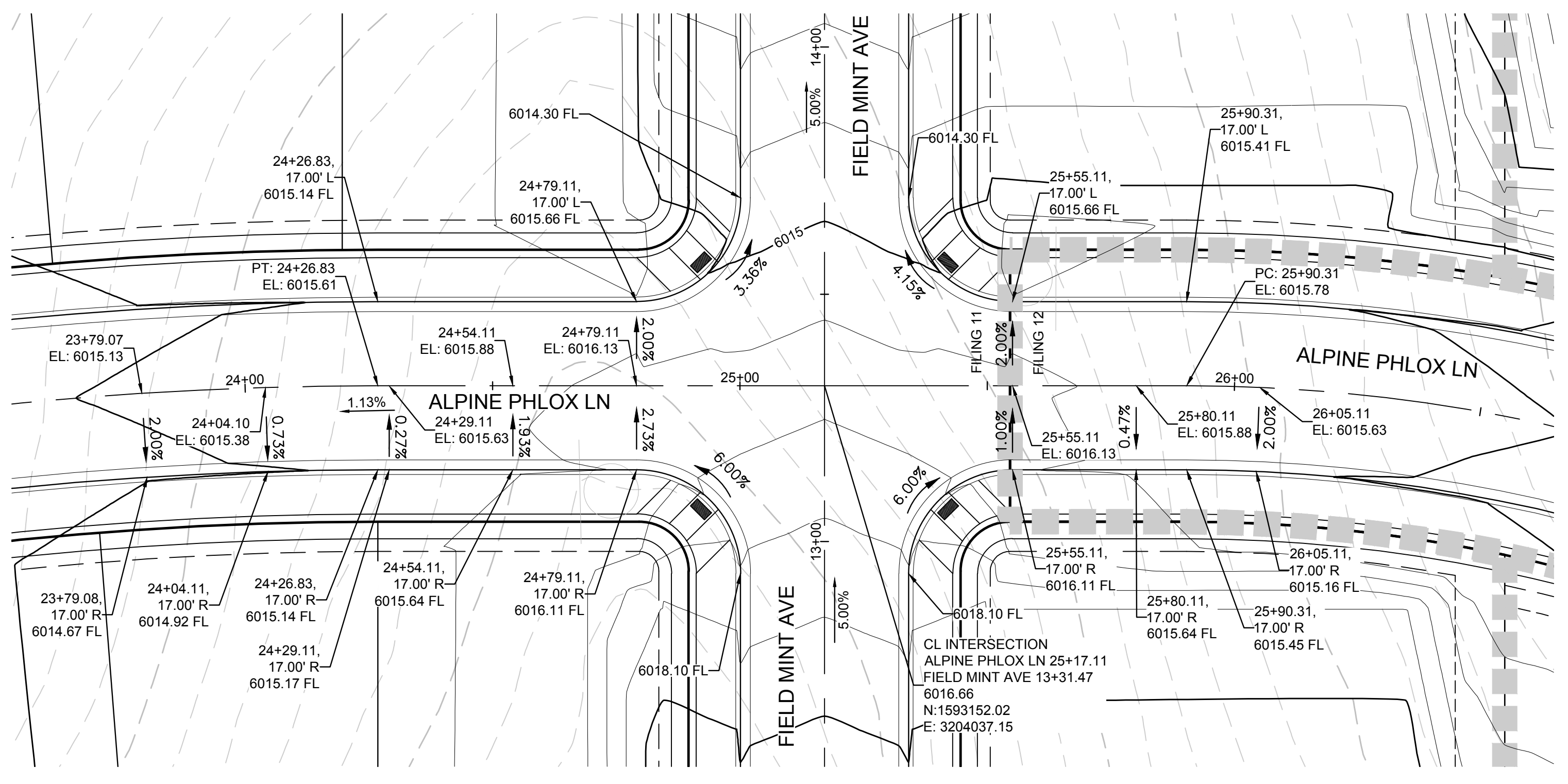
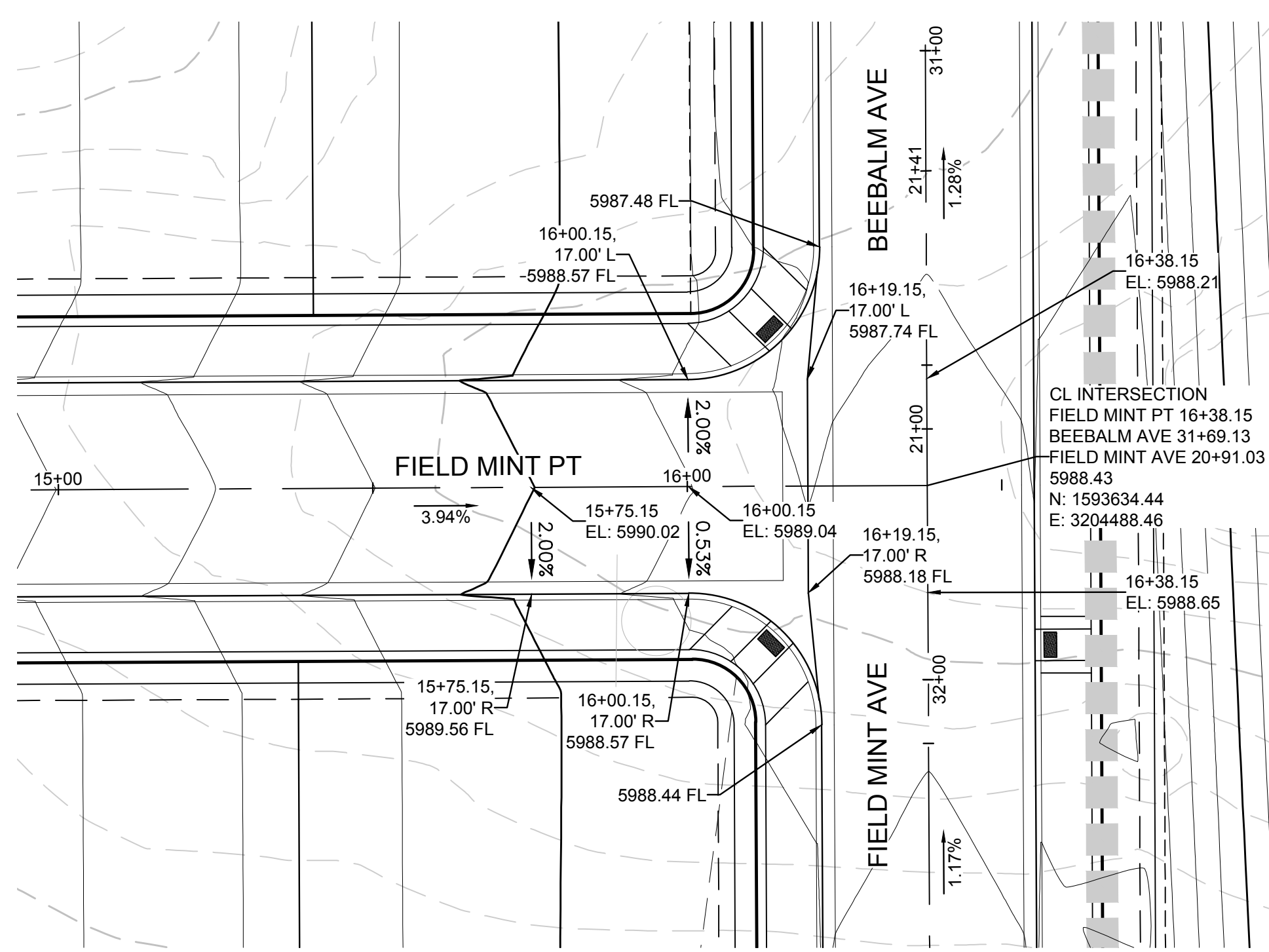
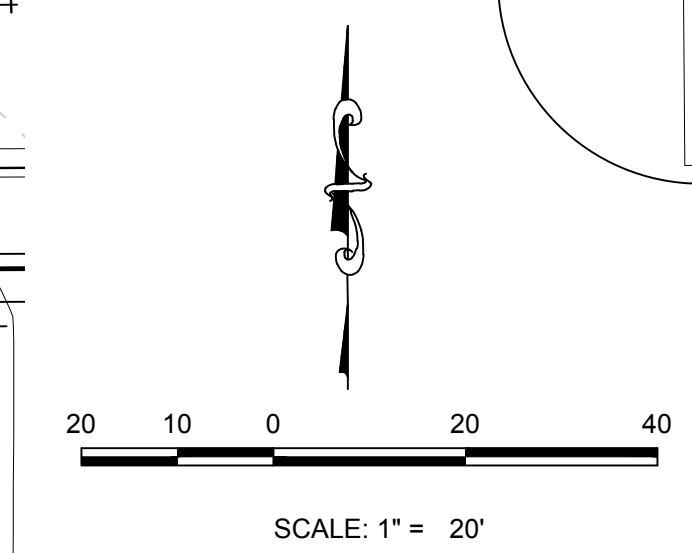
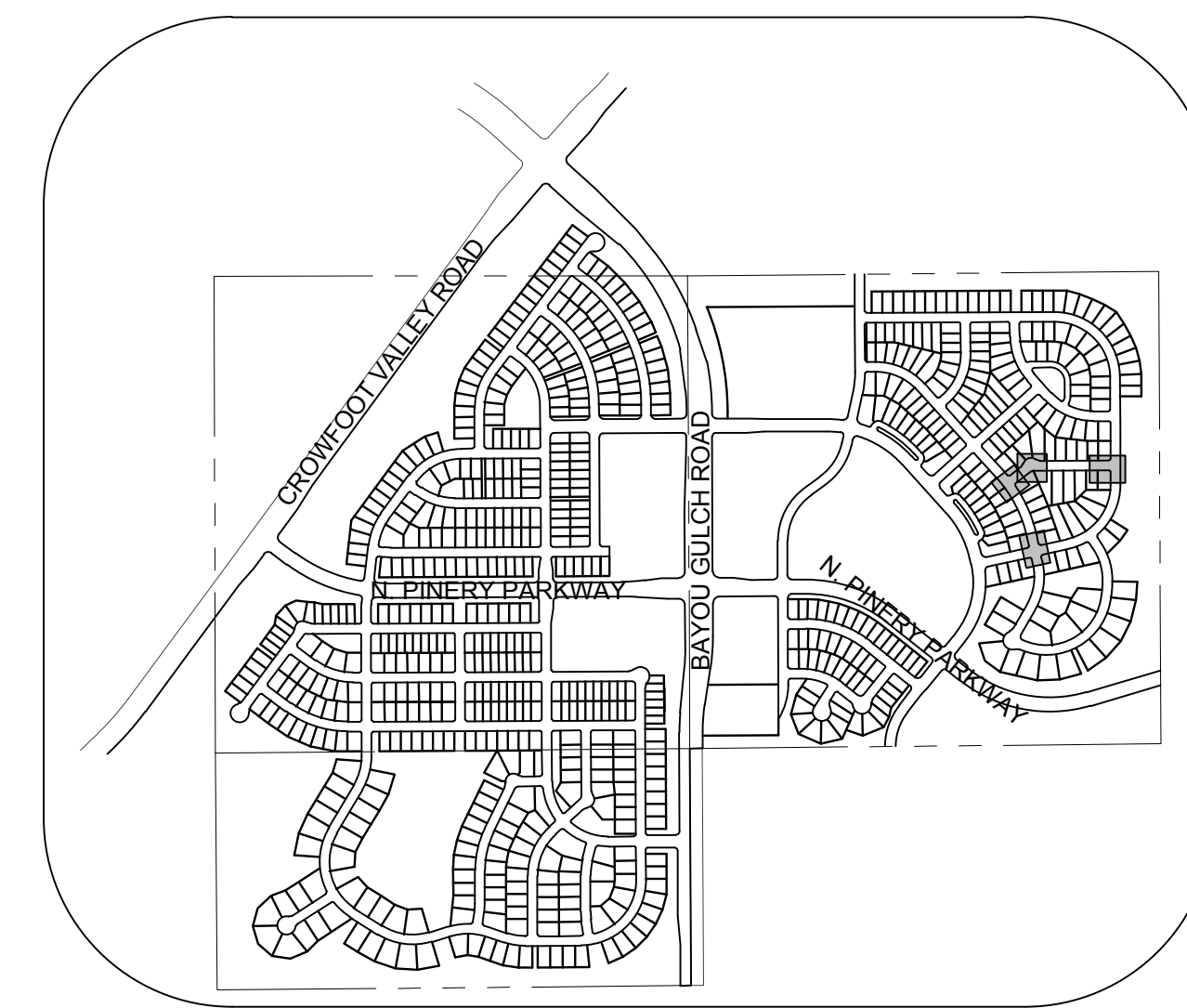
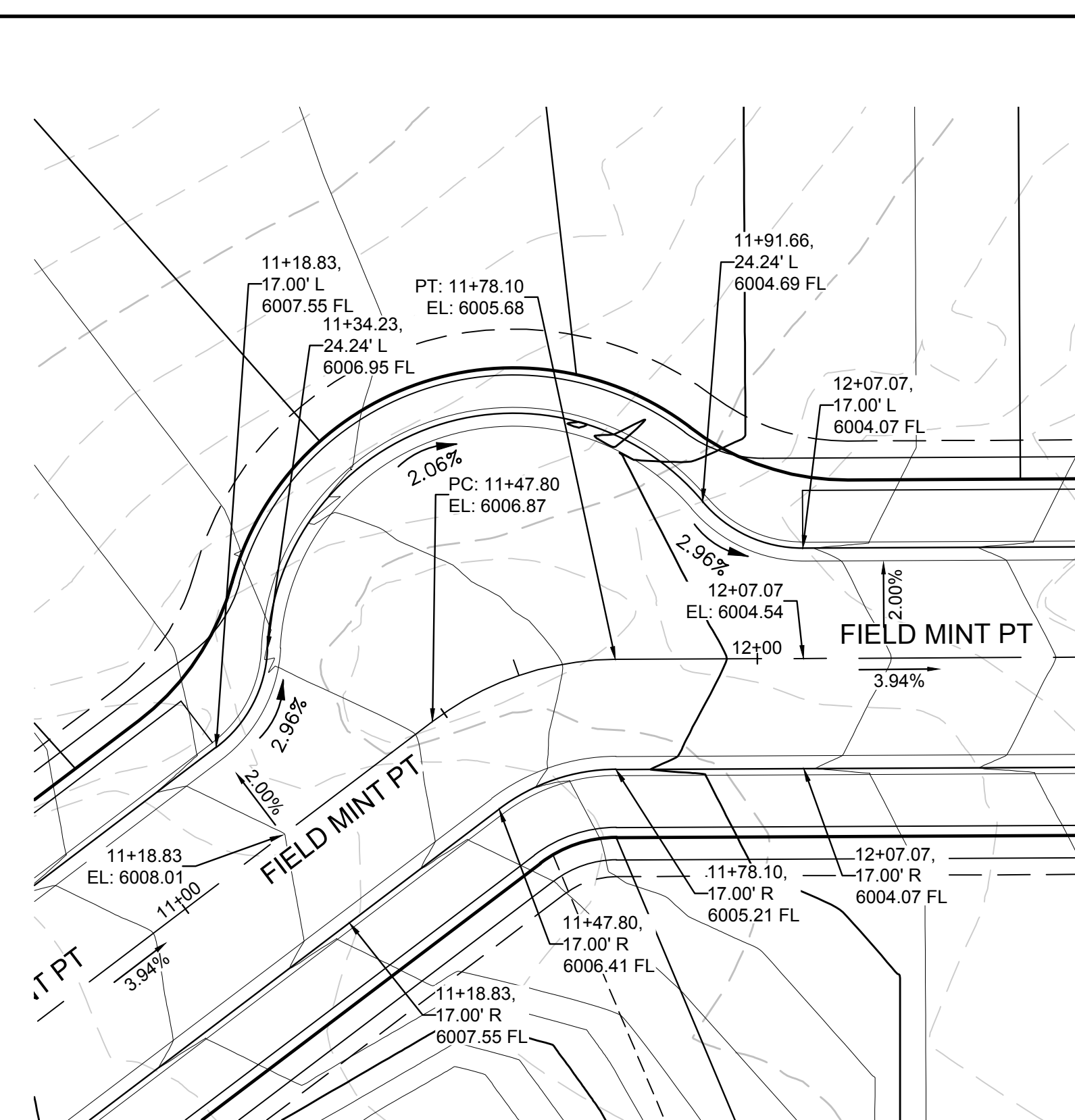
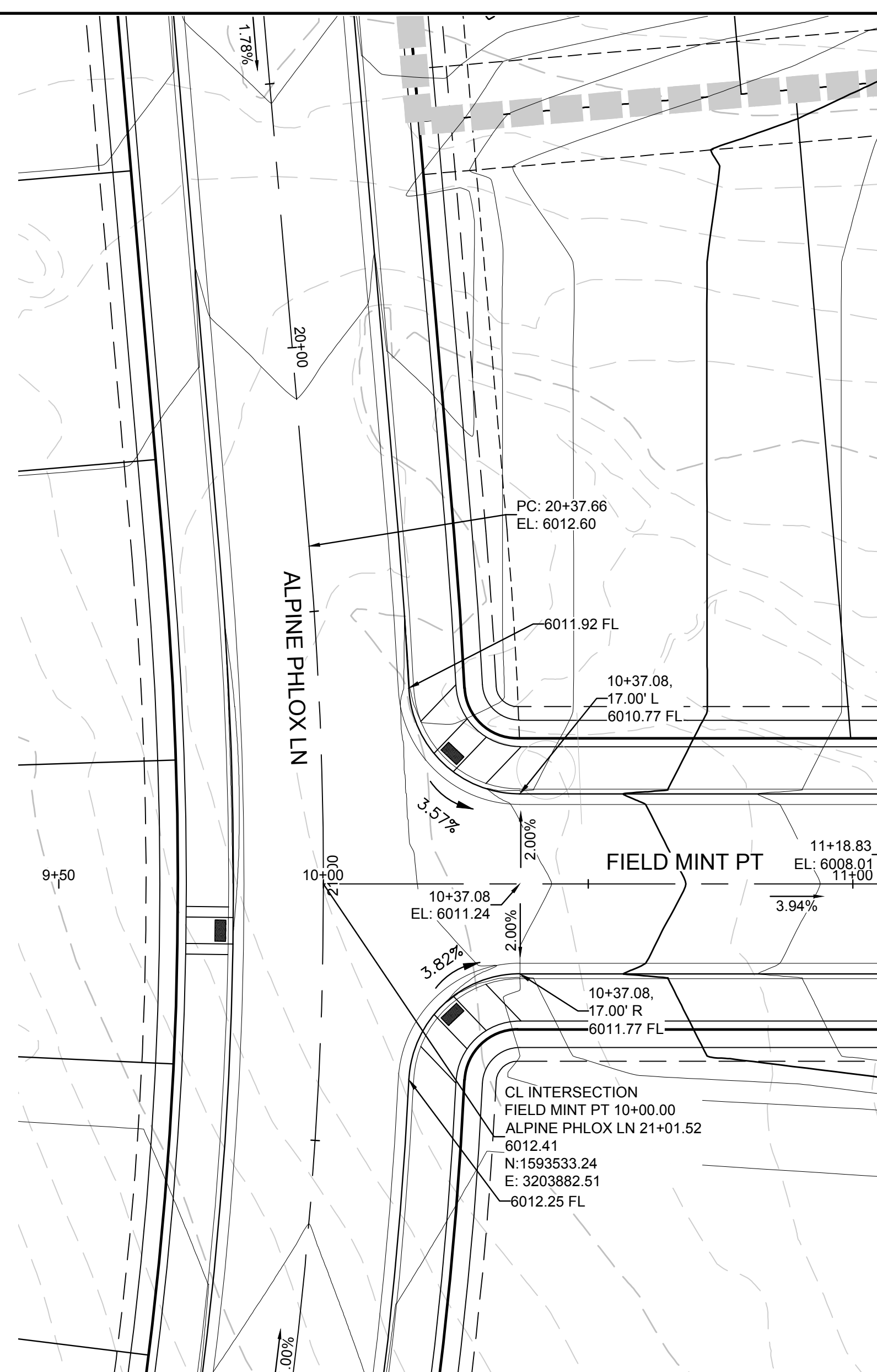
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

N:\PROJECTS\SSR\BENCHM\ENGINEERING\SSR\11TOWN OF PARKER\STREET PLAN AND PROFILE\11 FIELD MINT TERRACE DWS, CDDVA, 3/8/2018 8:49 AM

CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
UNCC 1-800-922-1987

10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Appr.	Date
<b>CVL</b> CONSULTANTS	No.			
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	DRAWN BY: JF	CHECKED BY: JU	DATE: SEPTEMBER 2017	FILE NO: 8130283701
SHEET NUMBER	14			





CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987

UNCC  
UTILITY NOTIFICATION  
CROSSING PERMITS

**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 8935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

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

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

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

SCALE: AS SHOWN  
FILE NO: 8130283701  
DRAWN BY: RHR  
CHECKED BY: JW  
DATE: SEPTEMBER 2017

SHEET NUMBER  
**16**

TRAILS AT CROWFOOT  
FLING 11 CONSTRUCTION DRAWINGS  
INTERSECTION PLANS

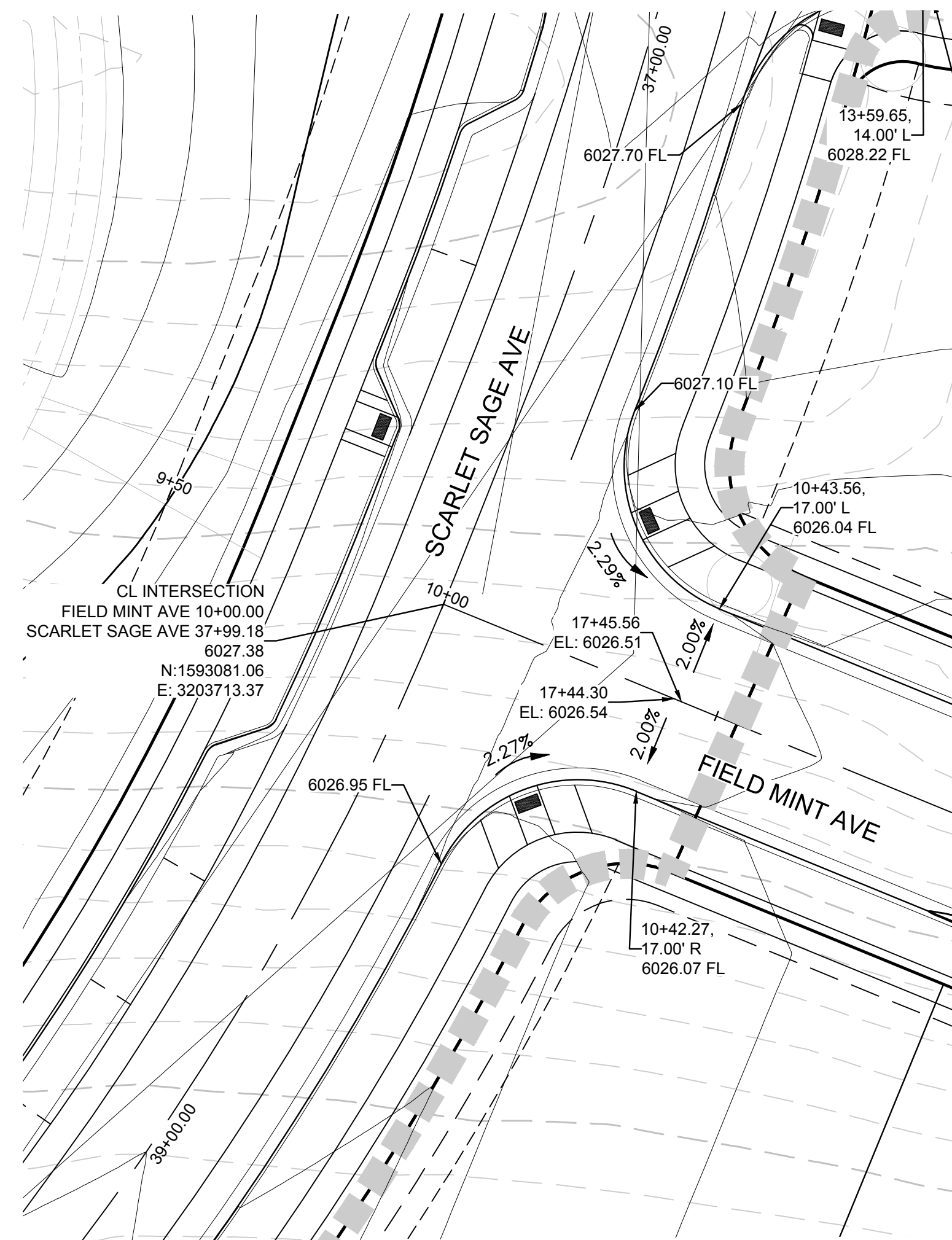
HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

**CVL**  
CONSULTANTS

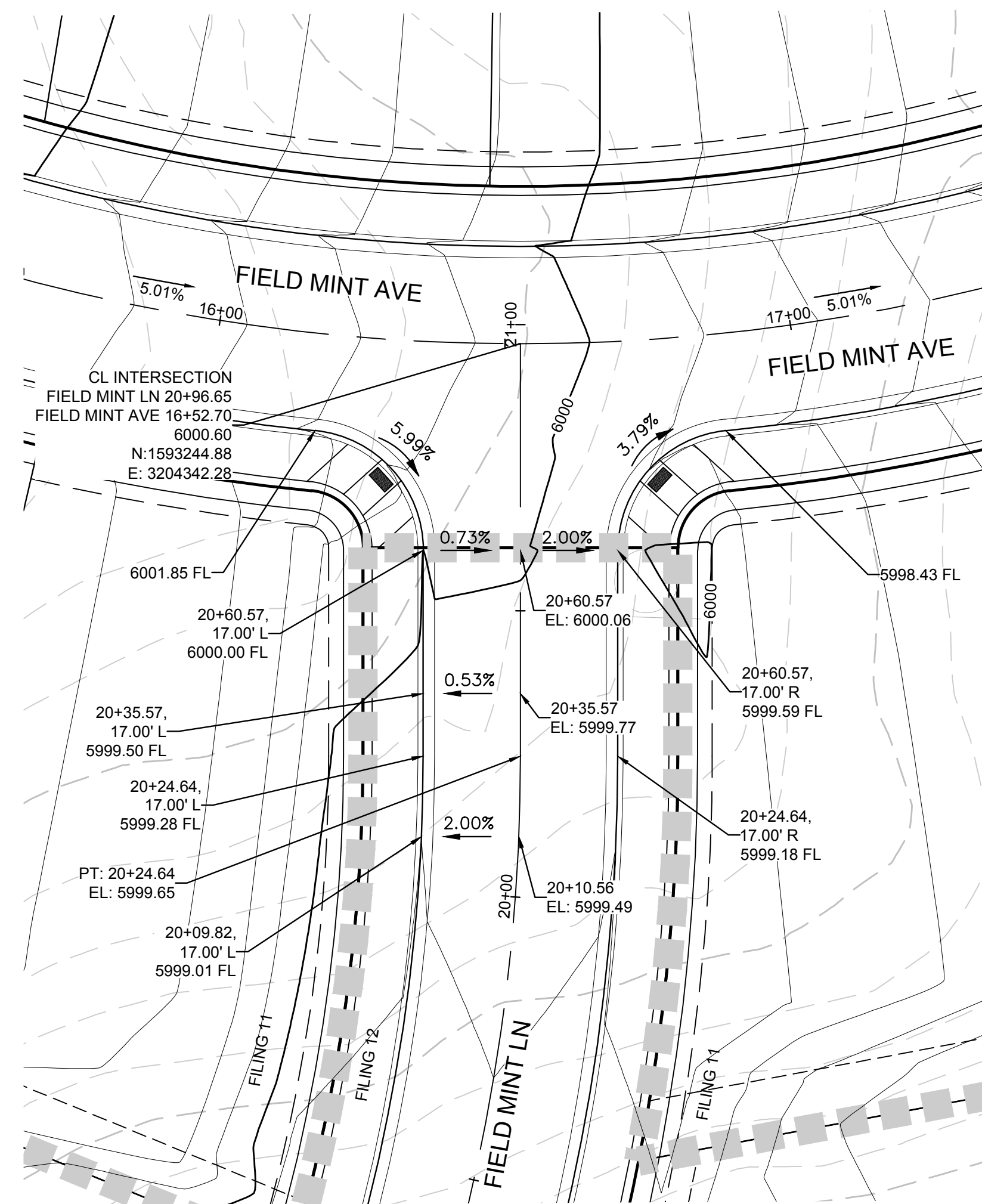
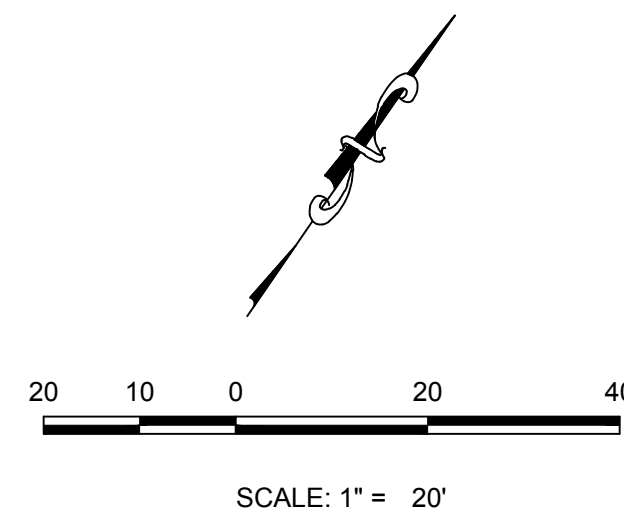
10333 E. Dry Creek Rd.  
Suite 240  
Englewood, CO 80112  
Tel: (720) 462-9526  
Fax: (720) 462-9546

No.	Revisions	Date	Appr.	Date

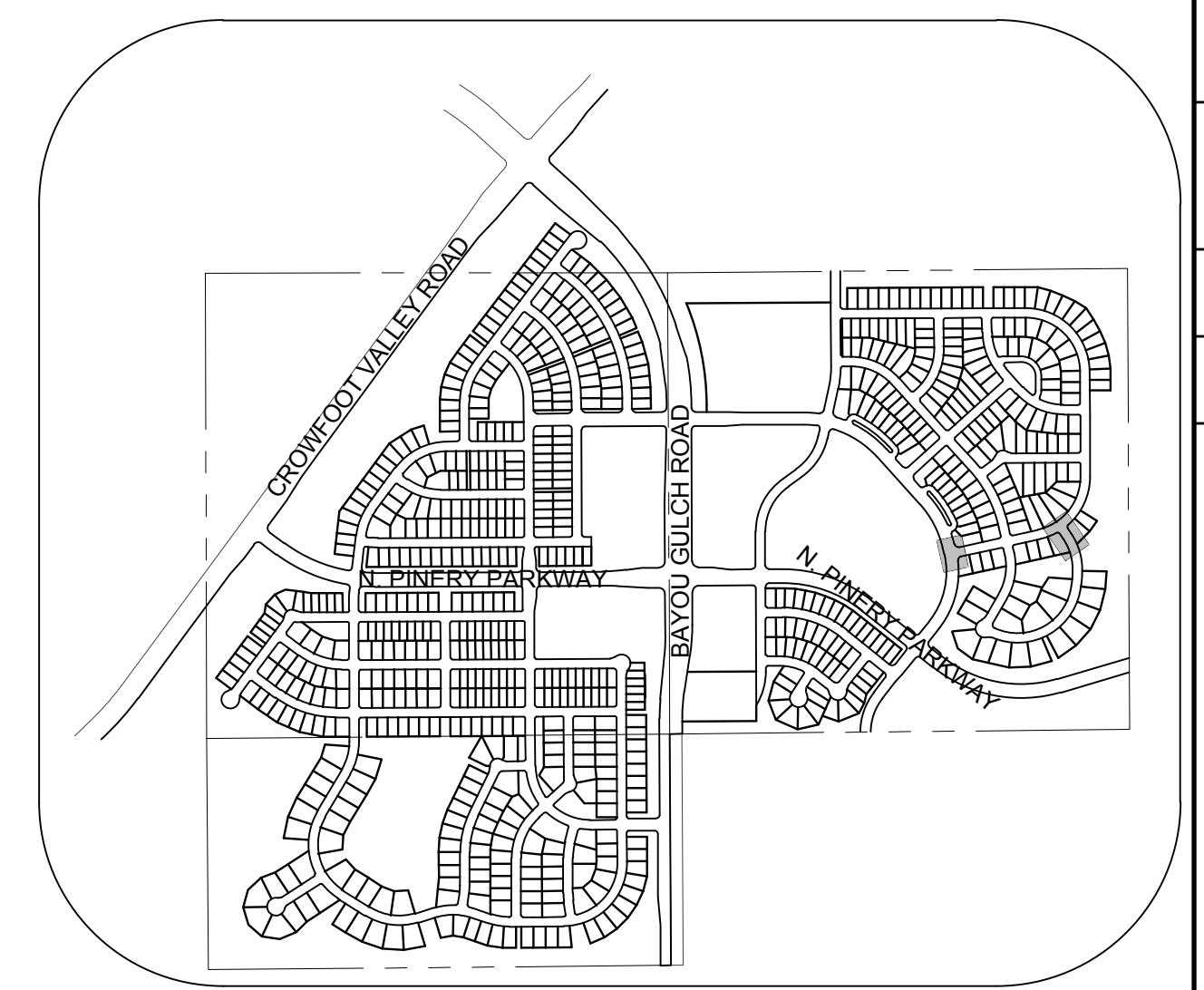
N:\PROJECTS\SSR\BENCH\ENGINEERING\SSR\11\TOWN OF PARKER\11 INTERSECTION PLANS.DWG, ANDREW.P. 3/8/2018 8:52 AM



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



**PLAN: FIELD MINT LN & FIELD MINT AVE**  
HORIZONTAL SCALE: 1" = 20'



**KEYMAP**  
N.T.S.

**UNCC**  
UTILITY NOTIFICATION  
CENTER OF COLORADO

CALL 811  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
1-800-922-1987

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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON  
COLORADO P.E. 0050067

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

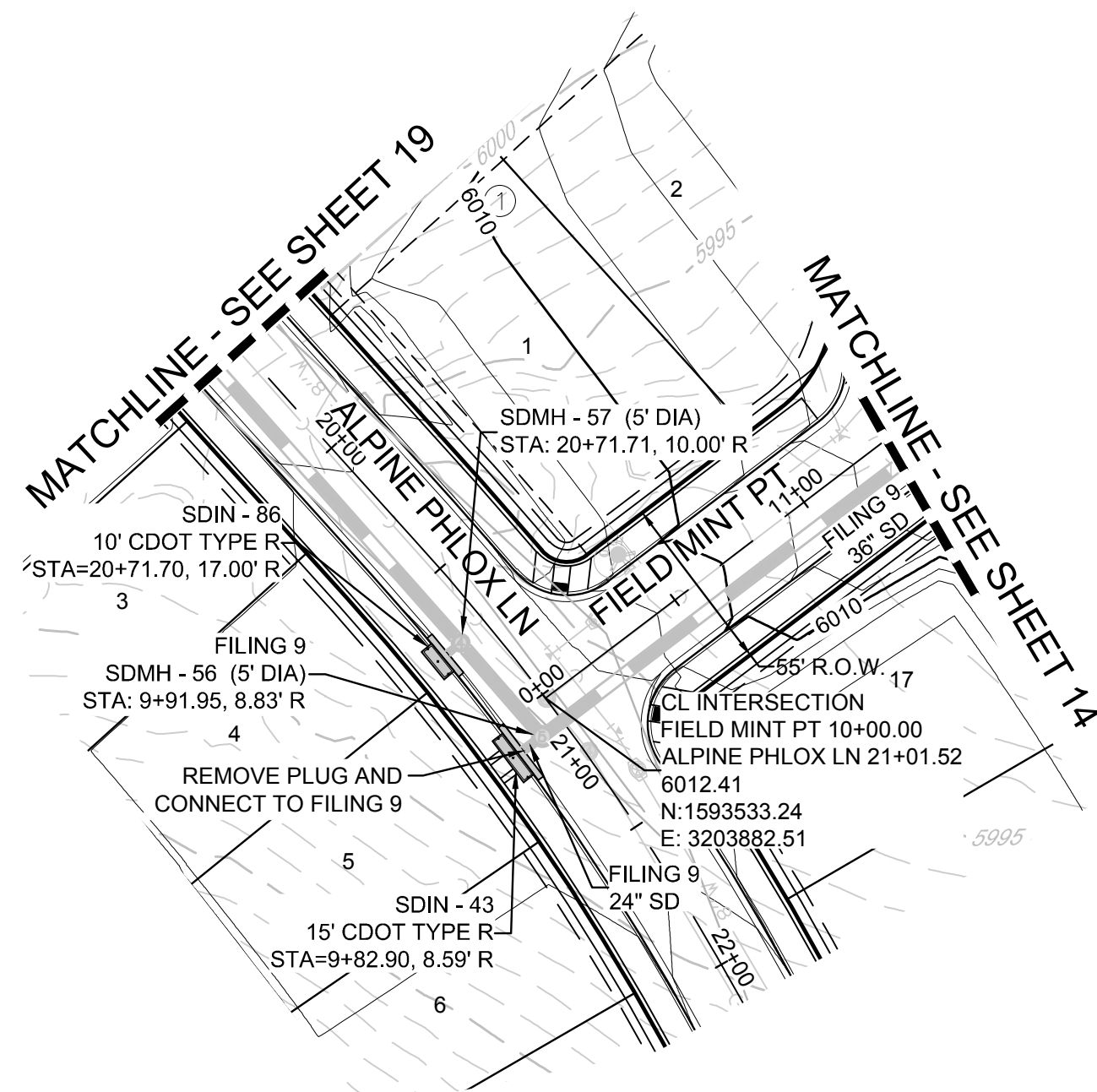
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

SHEET NUMBER	SCALE:		DATE:	DRAWN BY:	CHECKED BY:	FILE NO.:	DATE:	NO.	REVISIONS	APPR.	DATE
	AS SHOWN	RHR									
<p>TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS INTERSECTION PLANS</p>											
<p>HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112</p>											
<p>10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546</p>											
<p><b>CVL</b> CONSULTANTS</p>											

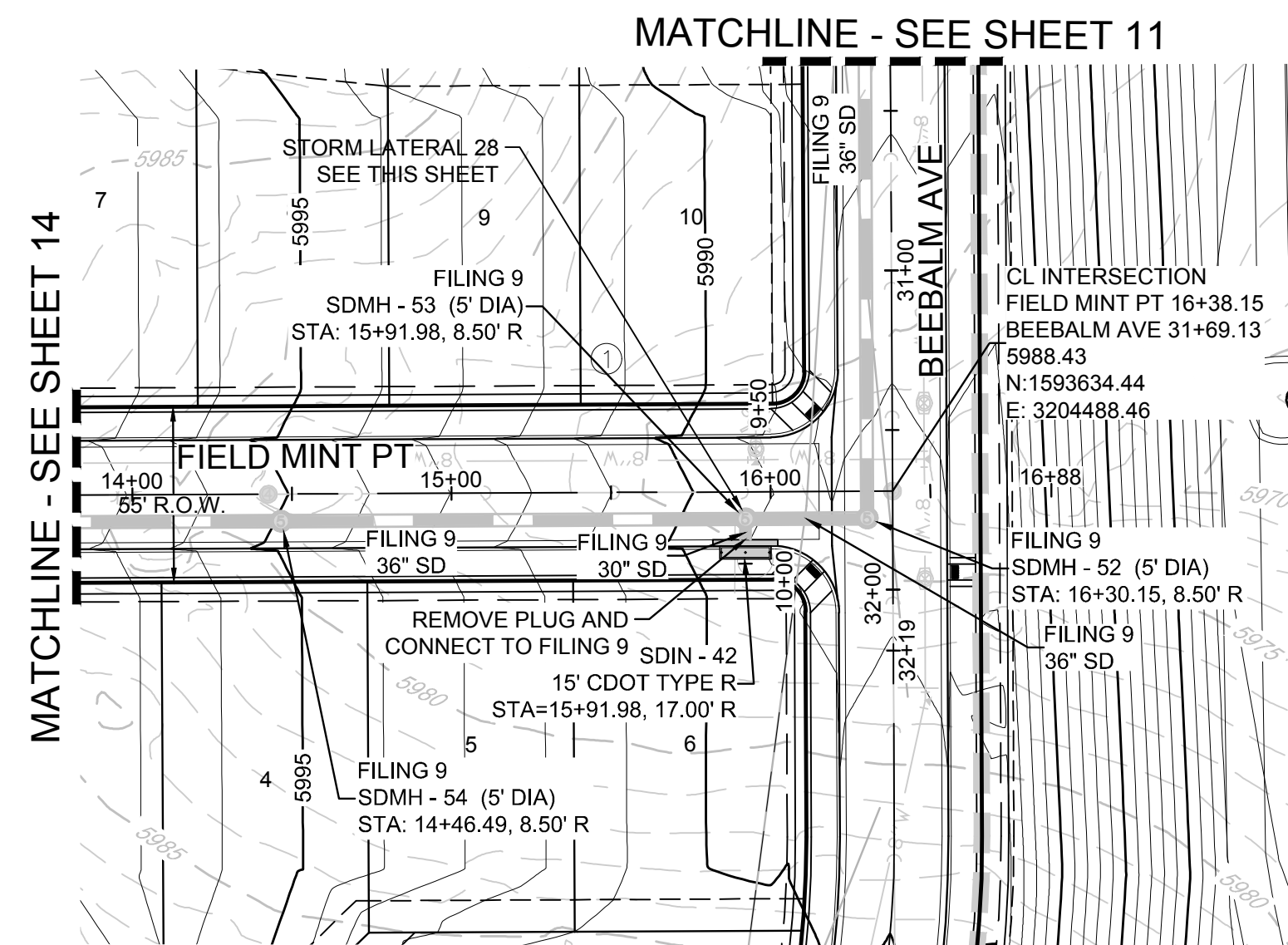
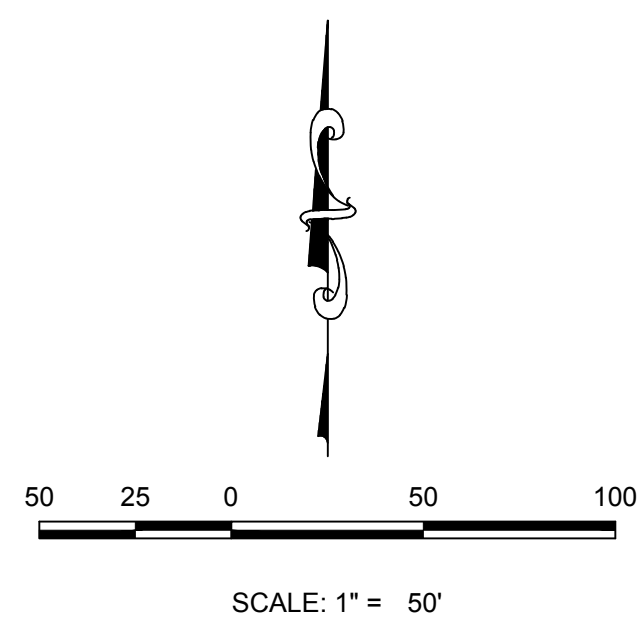
SHEET NUMBER  
**17**



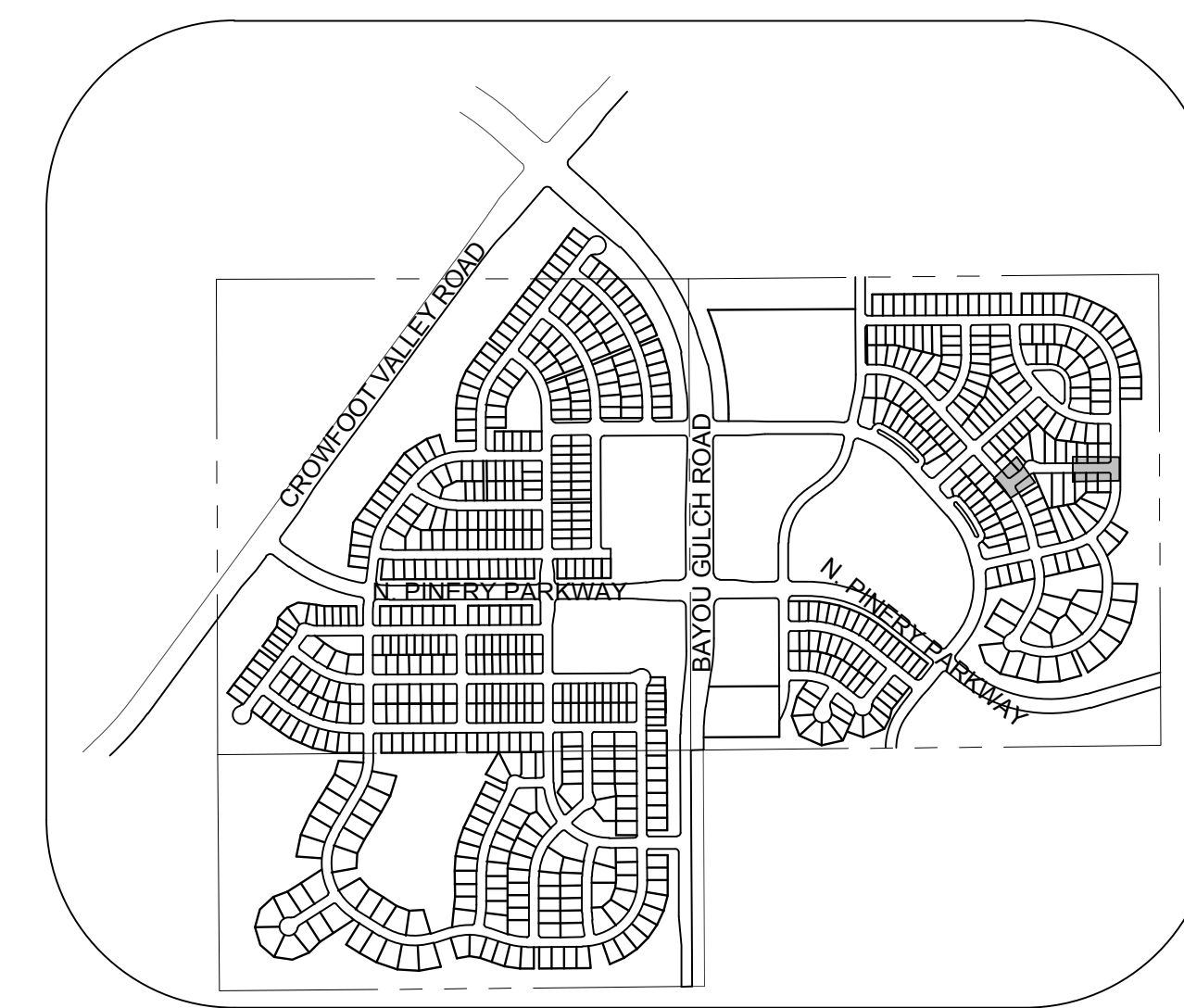
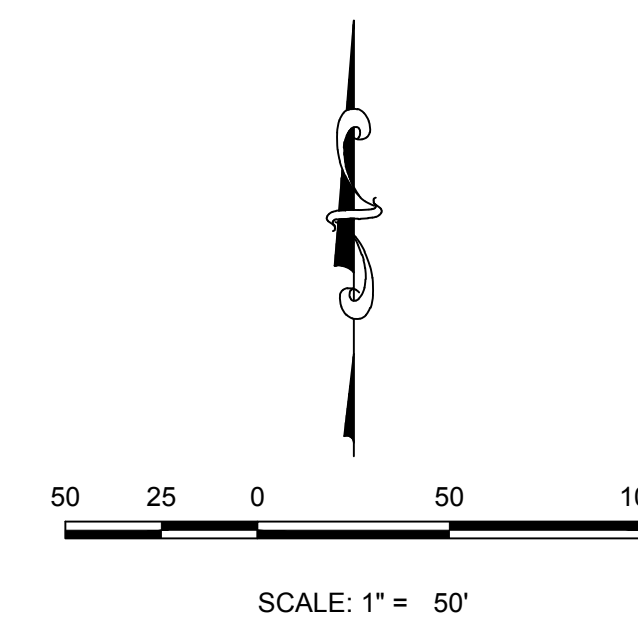




PLAN: FIELD MINT PT STA: 9+50.00 TO 11+00.00  
HORIZONTAL SCALE: 1" = 50'



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



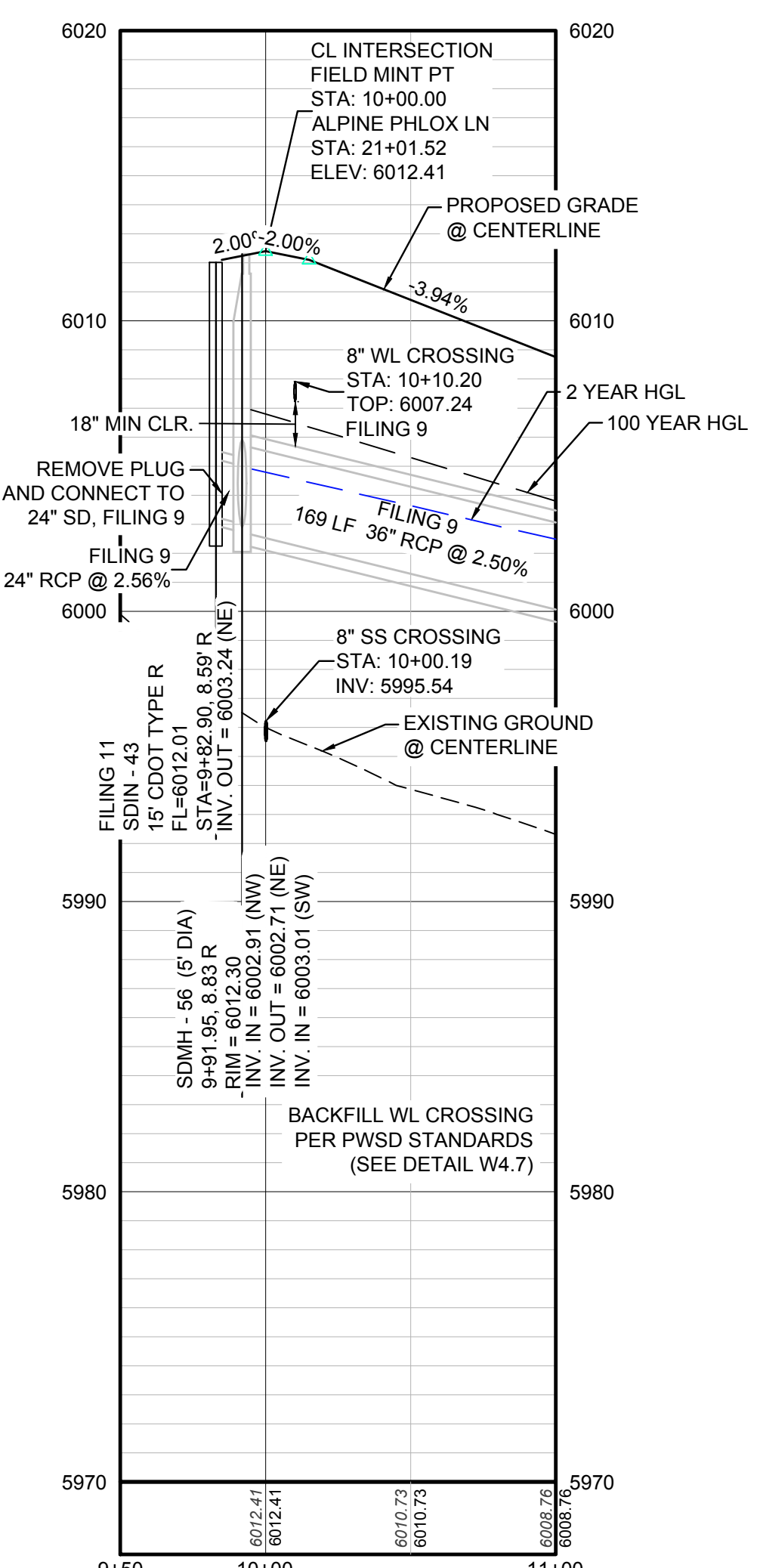
KEYMAP  
N.T.S.

**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

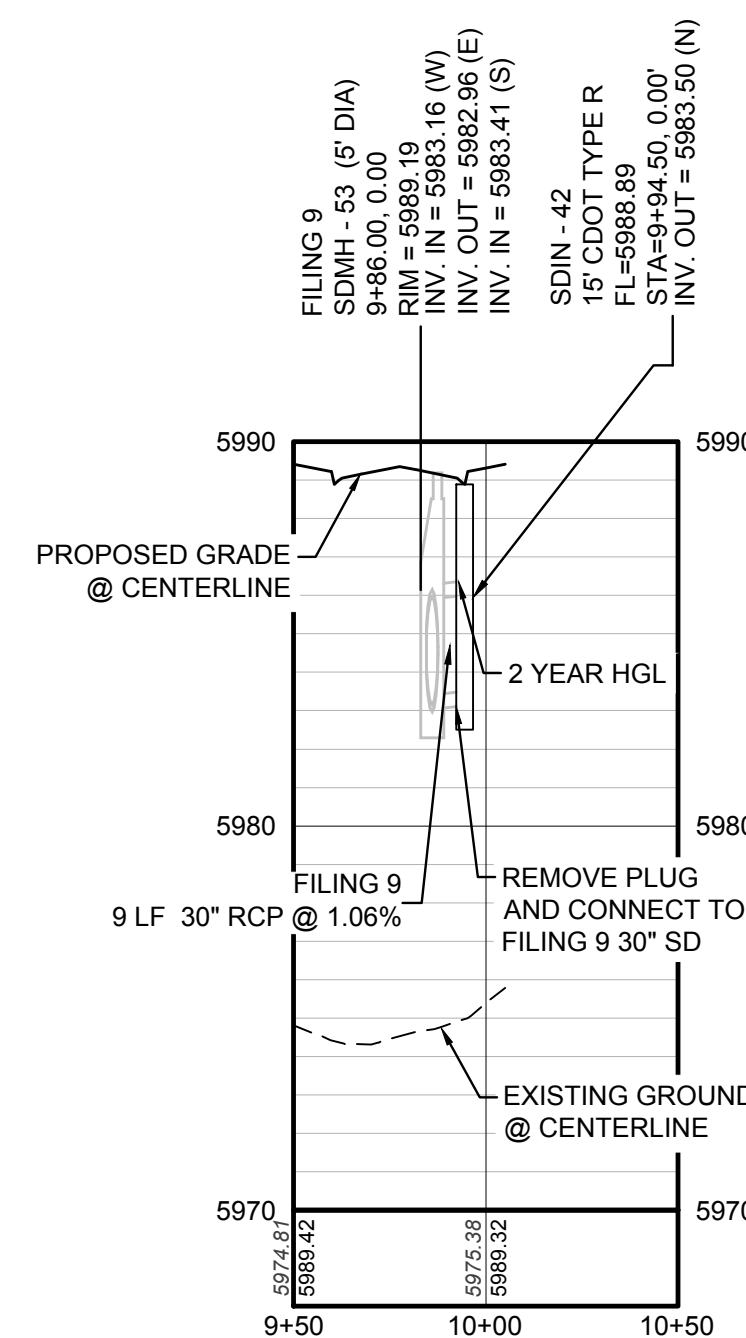
**ABBREVIATIONS**

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
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: 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.

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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON  
COLORADO P.E. 0050067

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

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

N:\PROJECTS\SSR\BENCHM\ENGINEERING\SSR\11TOWN OF PARKER\FORM PLAN AND PROFILE\FIELD MINT TERRACE.DWG, CDDVA, 38/20/18 9:05 AM

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

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10338 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  
STORM PLAN & PROFILE  
FIELD MINT POINT

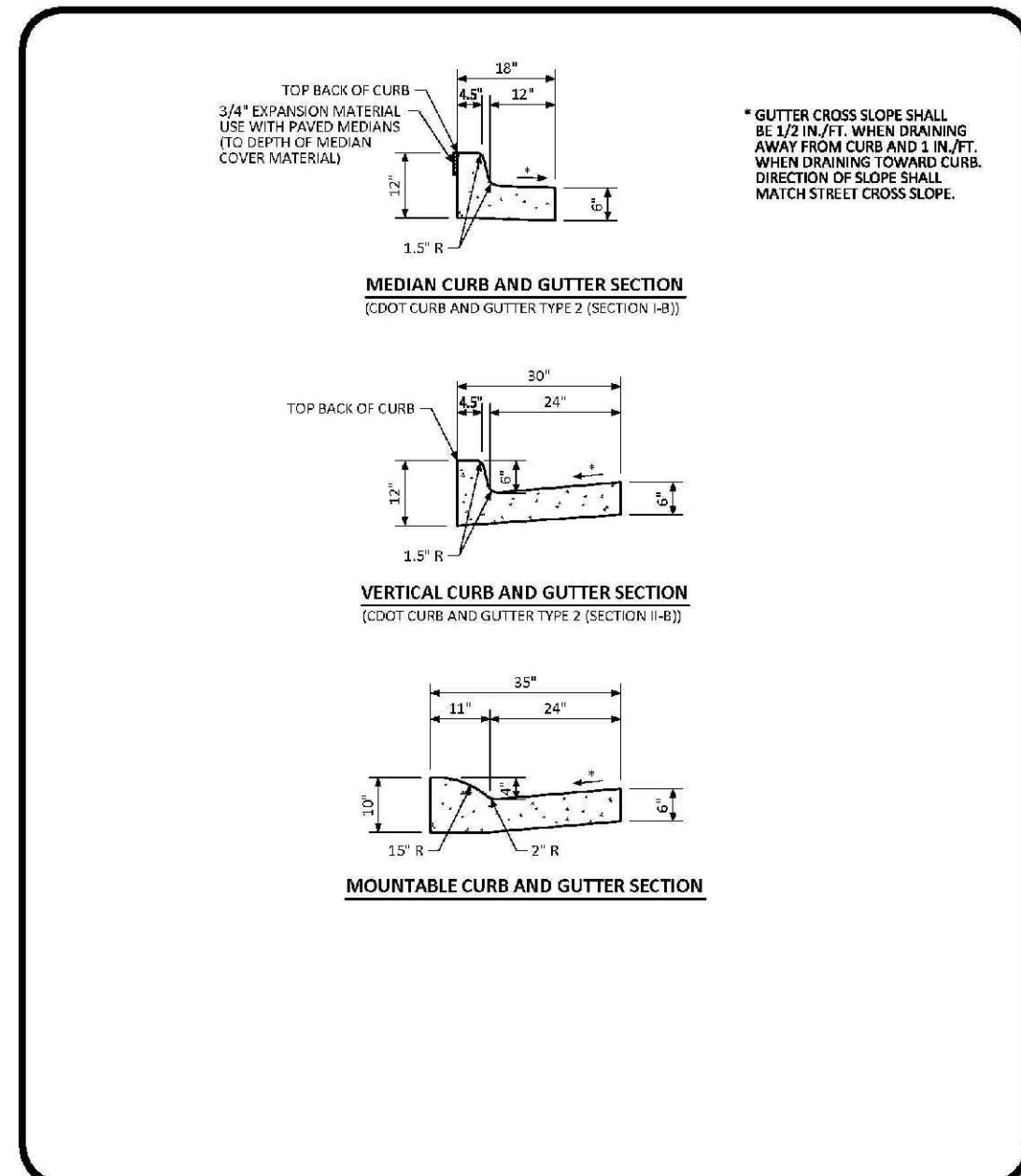
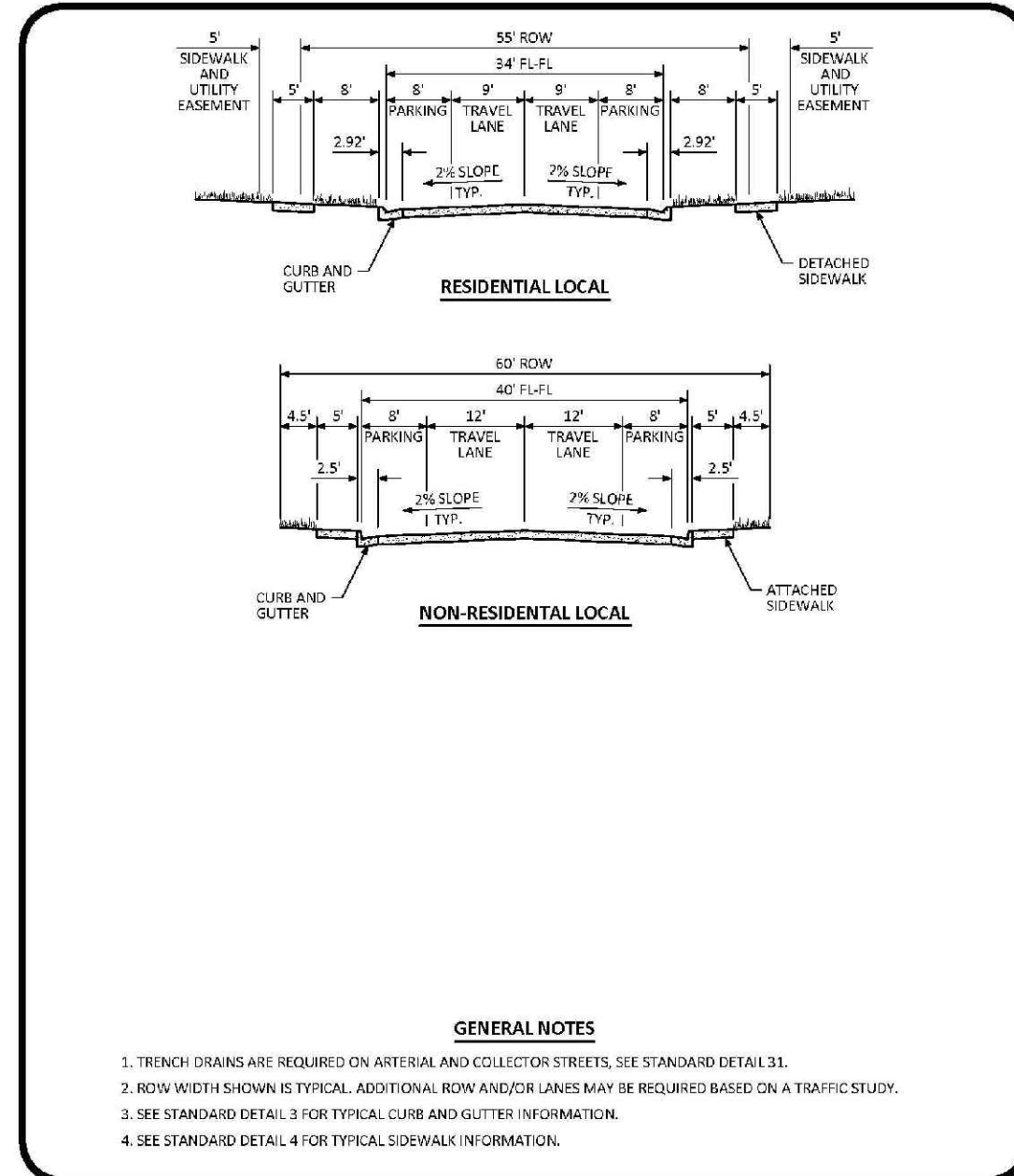
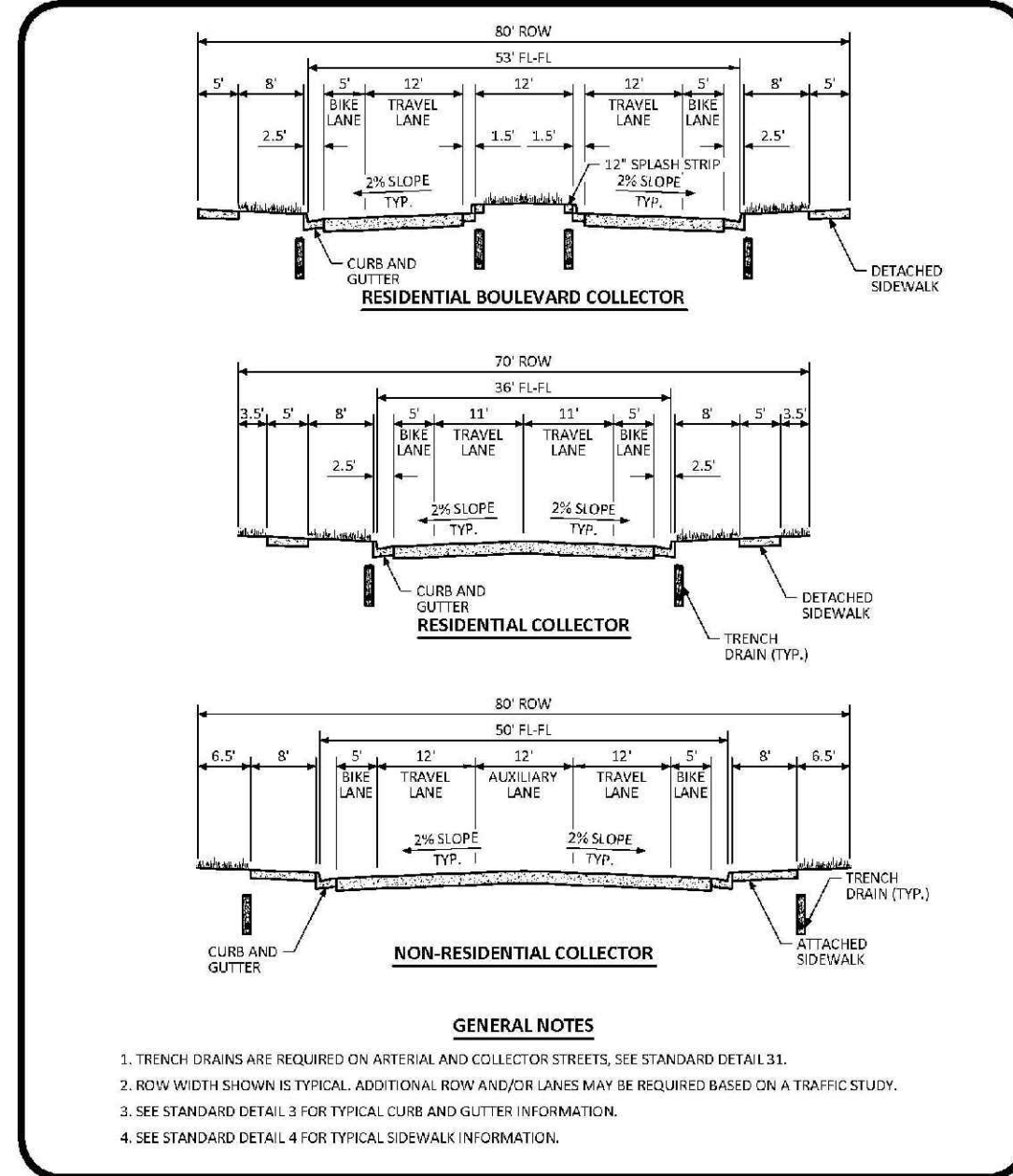
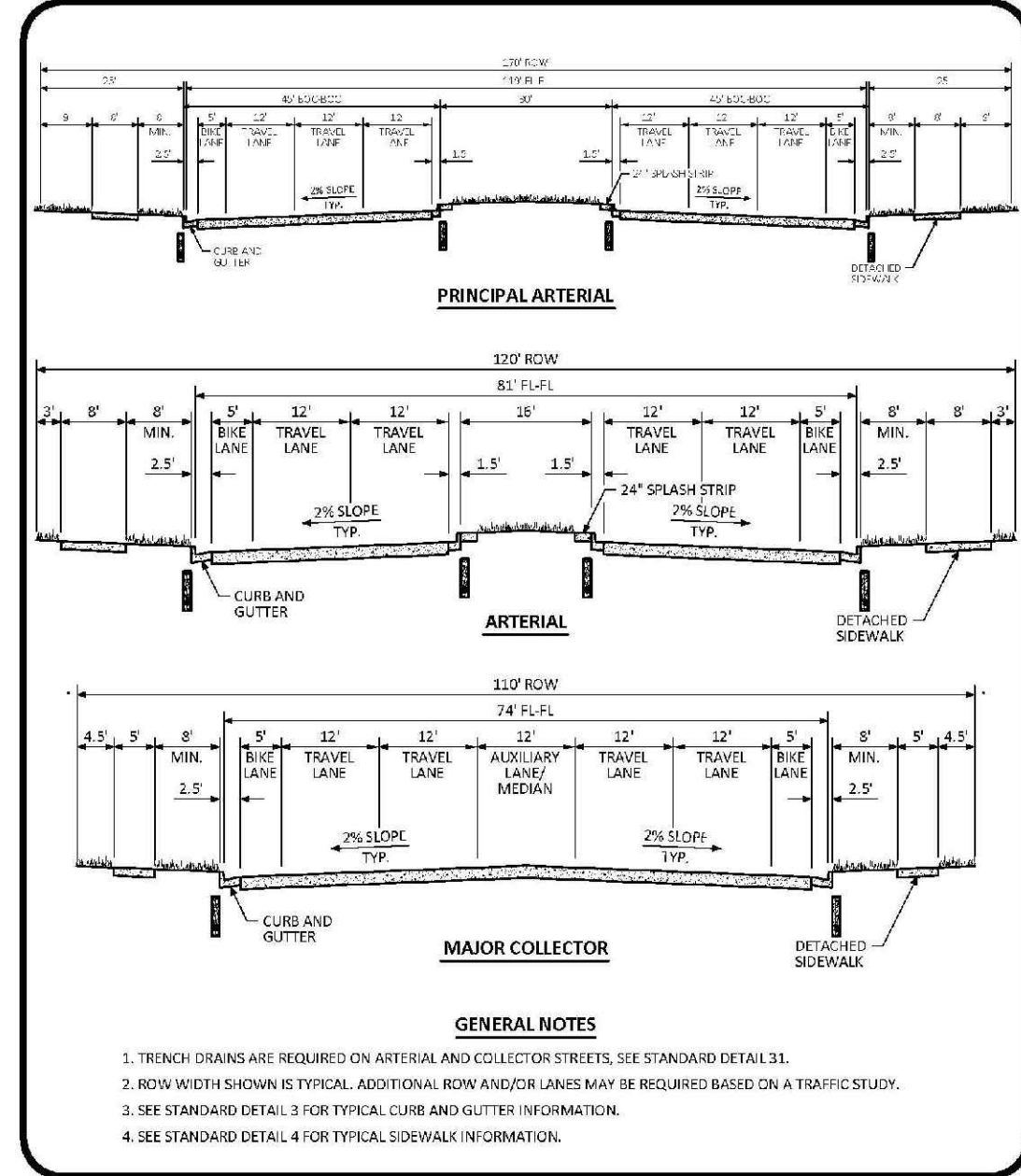
SCALE: AS SHOWN  
FILE NO: 8130283701

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

SHEET NUMBER **20**

### INDEX OF ROADWAY DESIGN STANDARD DETAILS

DETAIL CATEGORY	DETAIL NUMBER
STREET CROSS SECTIONS AND TYPICAL CURB SECTIONS	
TYPICAL STREET CROSS SECTIONS	1 OF 3
TYPICAL STREET CROSS SECTIONS	2 OF 3
TYPICAL STREET CROSS SECTIONS	3 OF 3
TYPICAL RESIDENTIAL UTILITY LOCATIONS	1 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	2 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	3 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	4 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	5 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	6 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	7 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	8 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	9 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	10 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	11 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	12 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	13 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	14 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	15 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	16 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	17 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	18 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	19 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	20 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	21 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	22 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	23 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	24 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	25 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	26 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	27 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	28 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	29 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	30 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	31 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	32 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	33 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	34 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	35 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	36 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	37 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	38 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	39 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	40 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	41 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	42 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	43 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	44 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	45 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	46 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	47 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	48 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	49 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	50 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	51 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	52 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	53 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	54 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	55 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	56 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	57 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	58 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	59 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	60 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	61 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	62 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	63 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	64 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	65 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	66 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	67 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	68 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	69 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	70 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	71 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	72 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	73 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	74 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	75 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	76 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	77 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	78 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	79 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	80 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	81 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	82 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	83 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	84 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	85 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	86 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	87 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	88 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	89 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	90 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	91 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	92 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	93 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	94 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	95 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	96 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	97 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	98 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	99 OF 2
TYPICAL RESIDENTIAL UTILITY LOCATIONS	100 OF 2



**INDEX OF ROADWAY DESIGN STANDARD DETAILS**

DATE: JULY 2015  
DETAIL: 1 OF 1

**TYPICAL STREET CROSS SECTIONS STANDARD DETAIL**

DATE: JULY 2015  
DETAIL: 1 OF 3

**TYPICAL STREET CROSS SECTIONS STANDARD DETAIL**

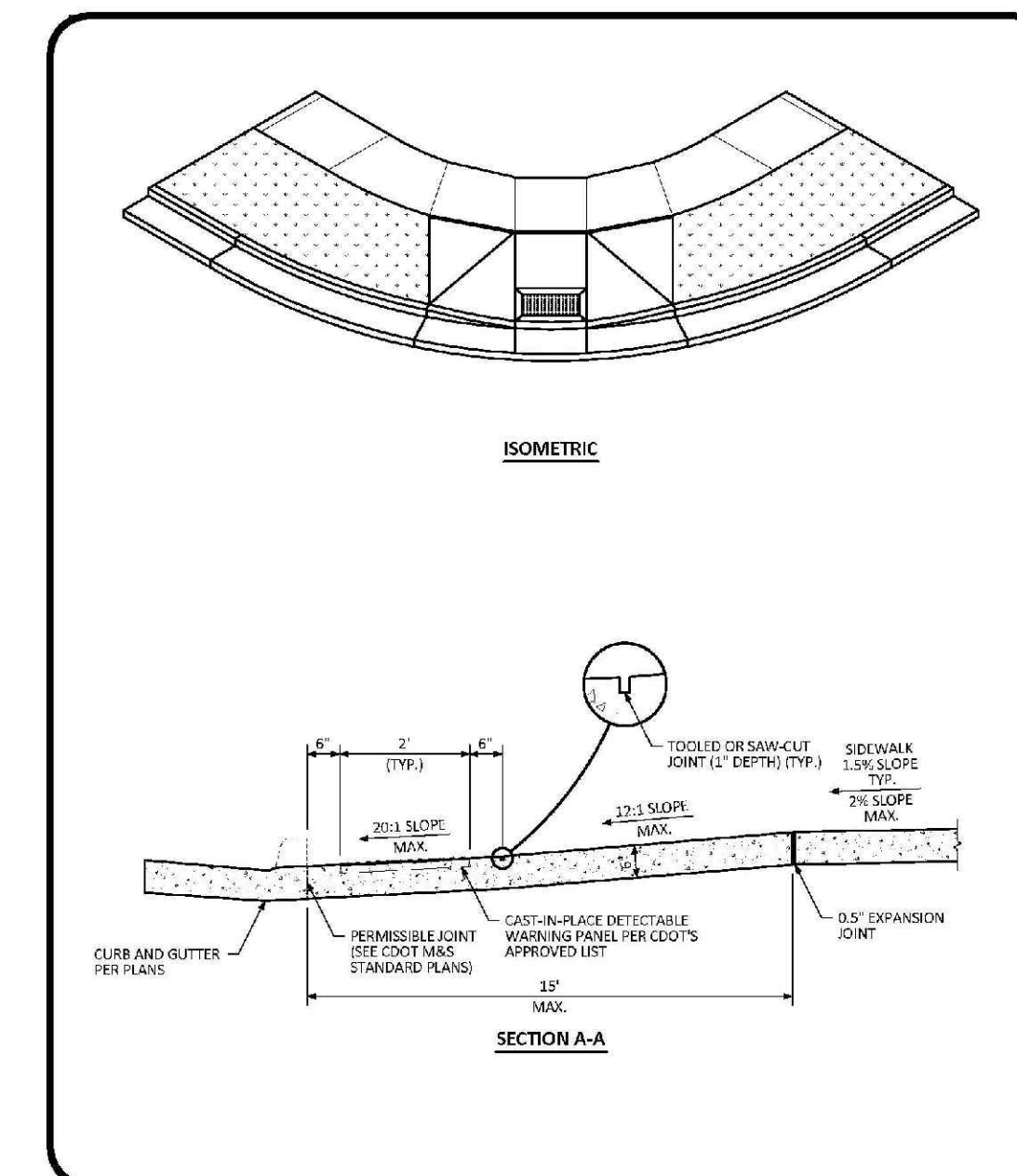
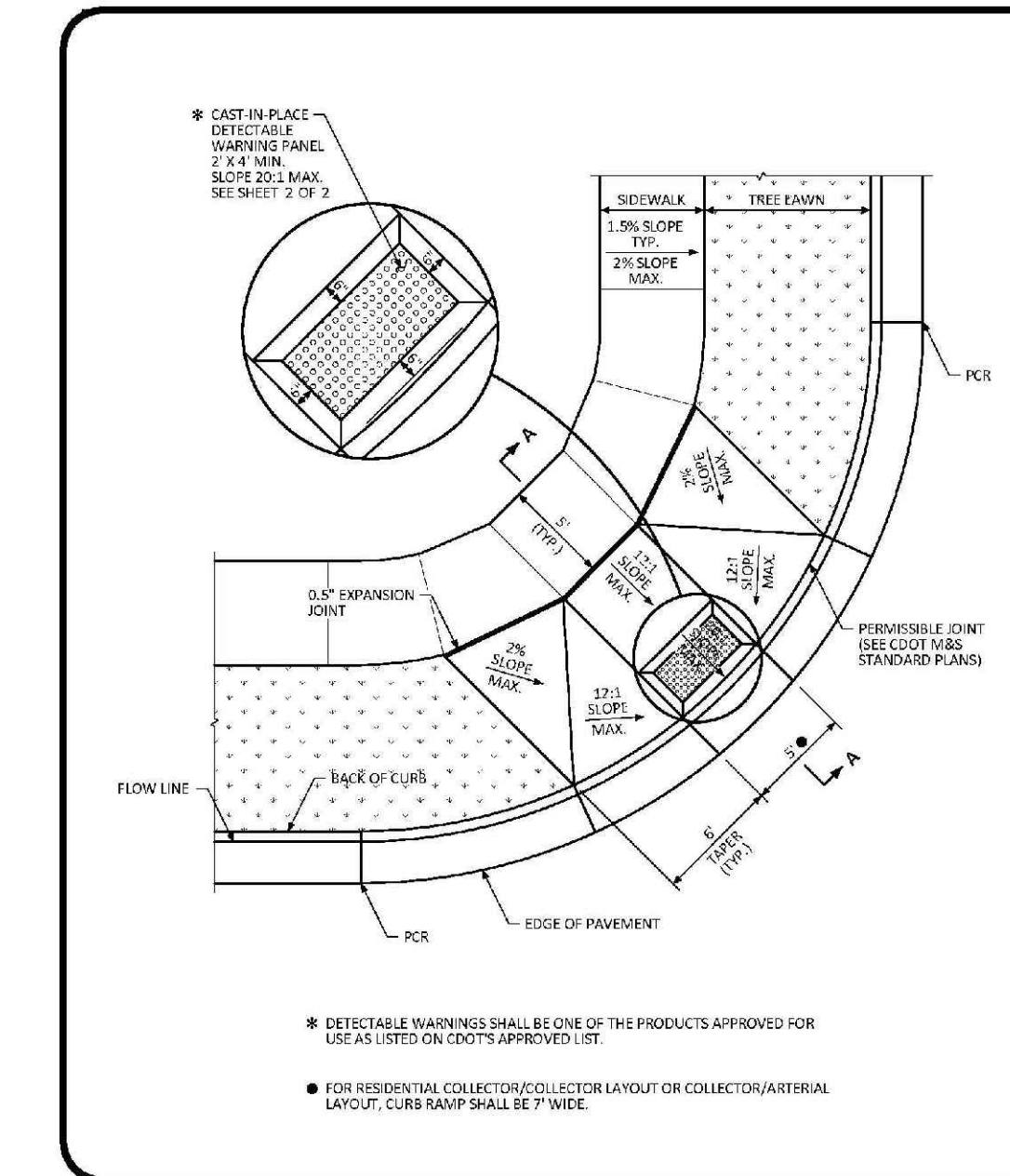
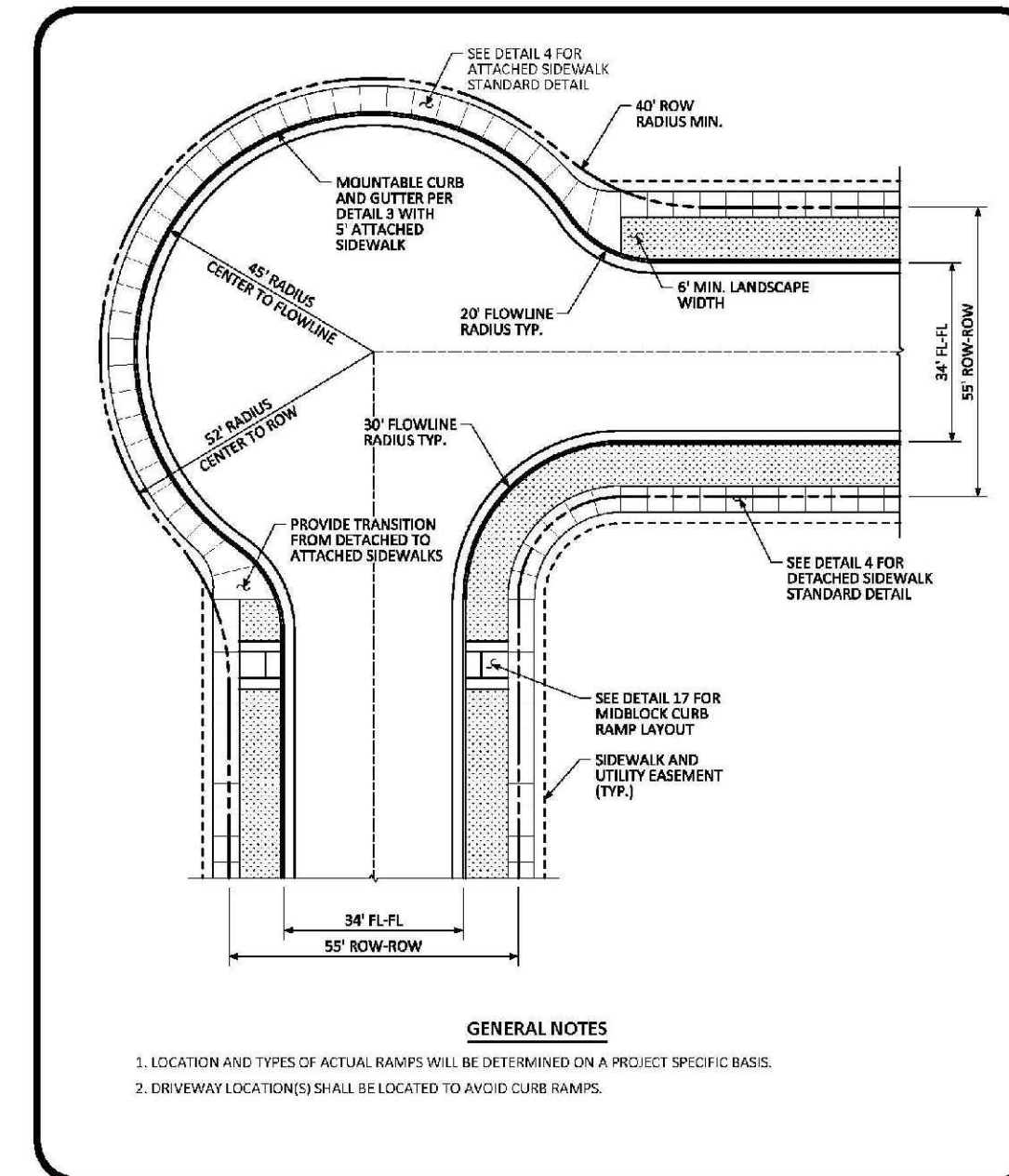
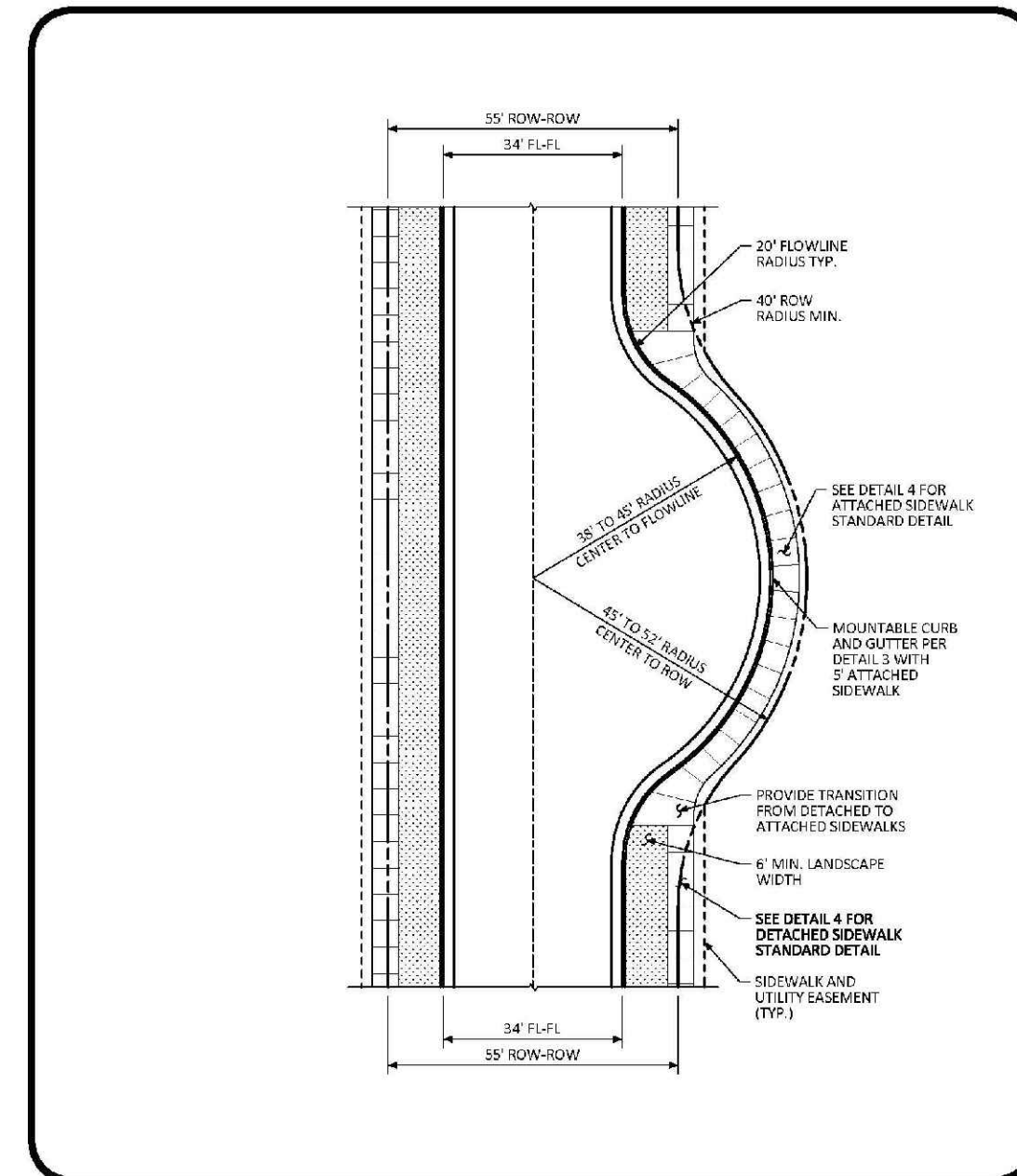
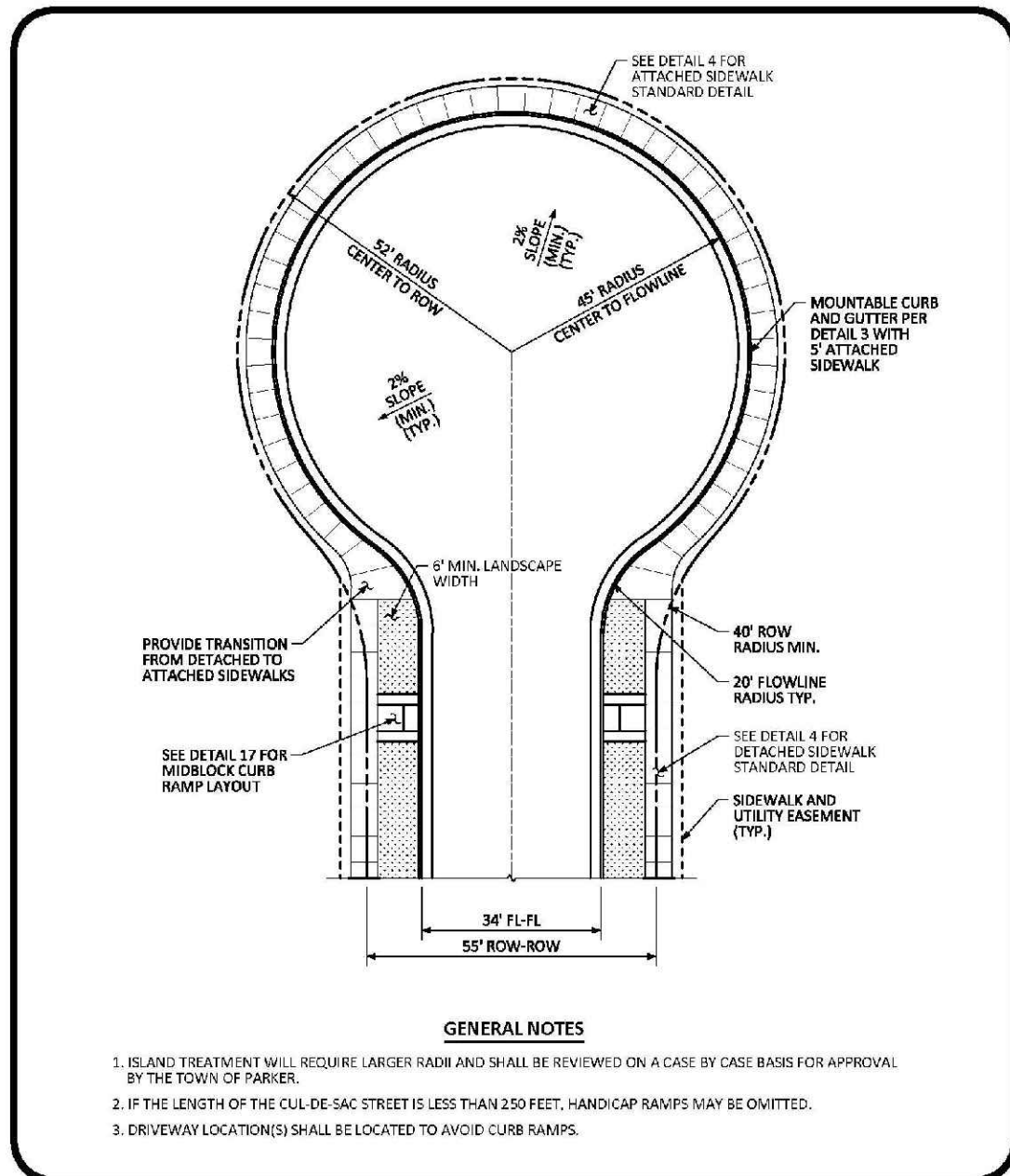
DATE: JULY 2015  
DETAIL: 2 OF 3

**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 RAMP LAYOUT STANDARD DETAIL**

DATE: AUGUST 2014  
DETAIL: 15 OF 2

**DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL**

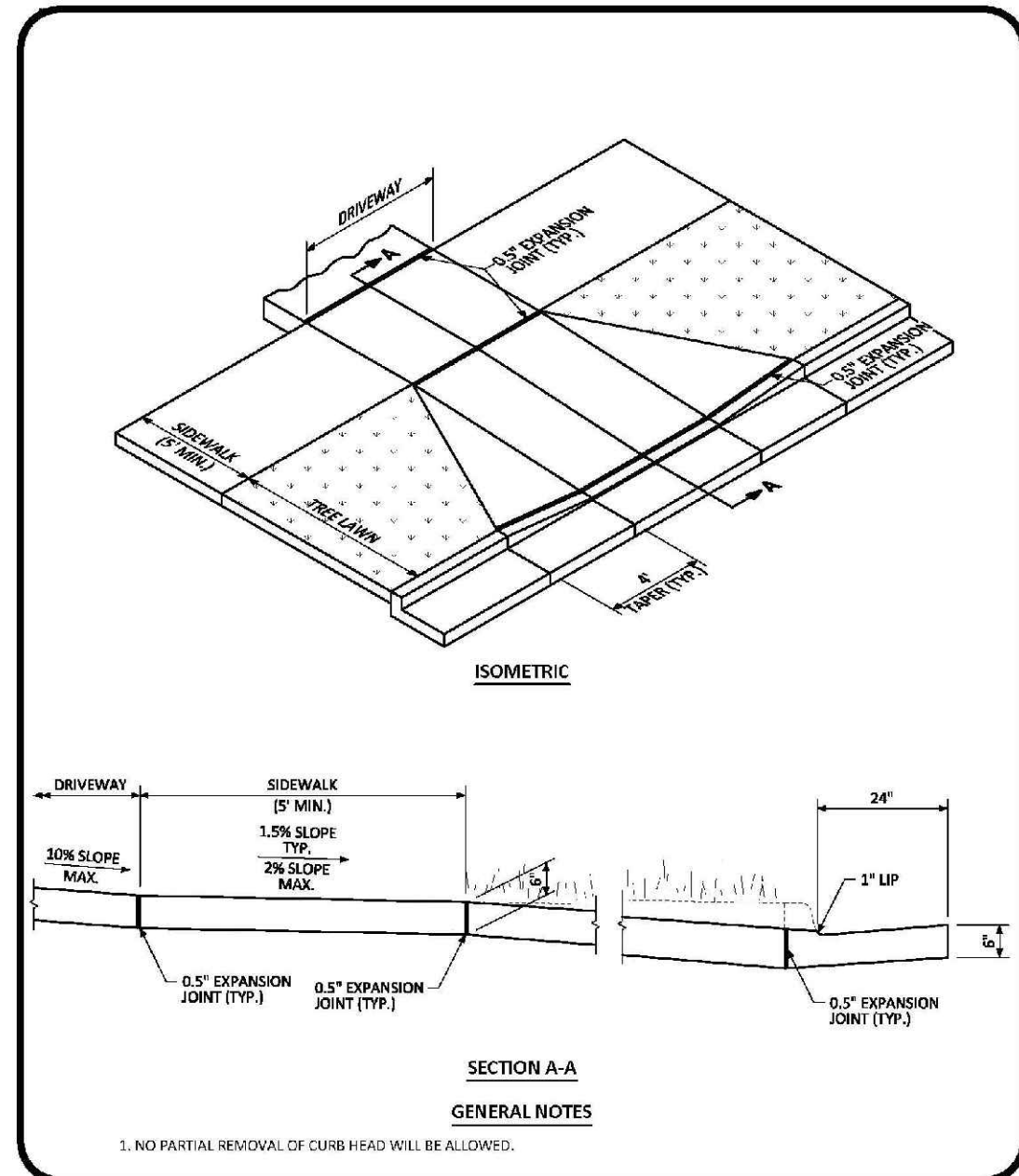
DATE: AUGUST 2014  
DETAIL: 2 OF 2

N:\PROJECTS\BENCH\ENGINEERING\BENCH\SET\BENCH\11\TOWN OF PARKER\ROADWAY DETAILS\CIVIL\BENCH\_382019\_804.AIA

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

DATE	INITIALS	DATE	INITIALS	DATE	INITIALS	DATE	INITIALS
NO.	REVISIONS	NO.	REVISIONS	NO.	REVISIONS	NO.	REVISIONS
<p style="font-size: small;">10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546</p> <p style="font-size: x-large; font-weight: bold; color: red;">CVL</p> <p style="font-size: small; color: red;">CONSULTANTS</p>							
<p style="font-weight: bold;">HR 935 LLC</p> <p style="font-size: small;">7353 South Alton Way CENTENNIAL, CO 80112</p>							
<p style="font-weight: bold;">TRAILS AT CROWFOOT</p> <p style="font-weight: bold;">FILING 11 CONSTRUCTION DRAWINGS</p> <p style="font-weight: bold;">ROADWAY DETAILS</p>							
DRAWN BY:	SCALE:	AS SHOWN	FILE NO.:	8130283701			
CHECKED BY:	DATE:	SEPTEMBER 2017					
DATE:							
SHEET NUMBER	21						

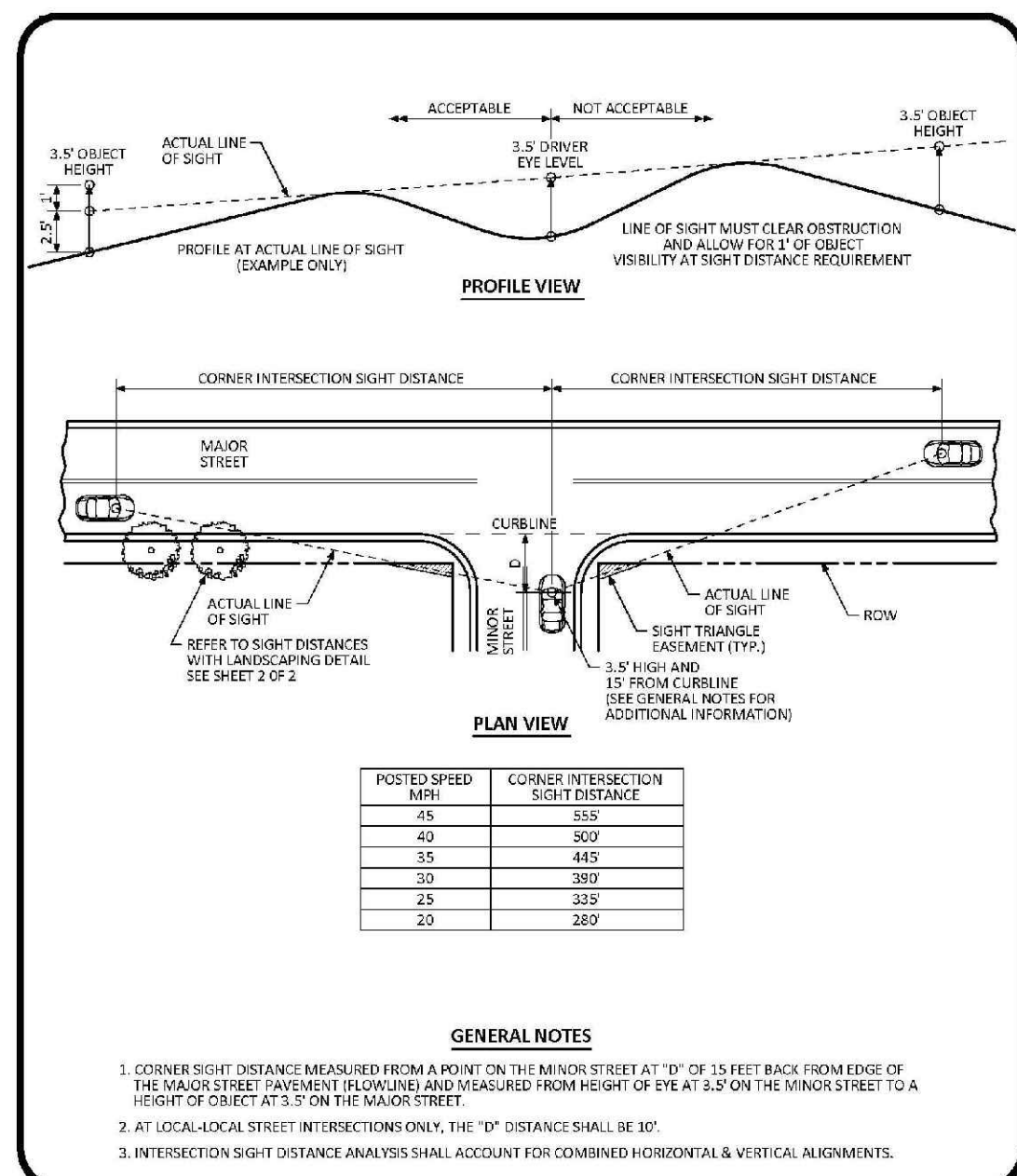




**Parker COLORADO**

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

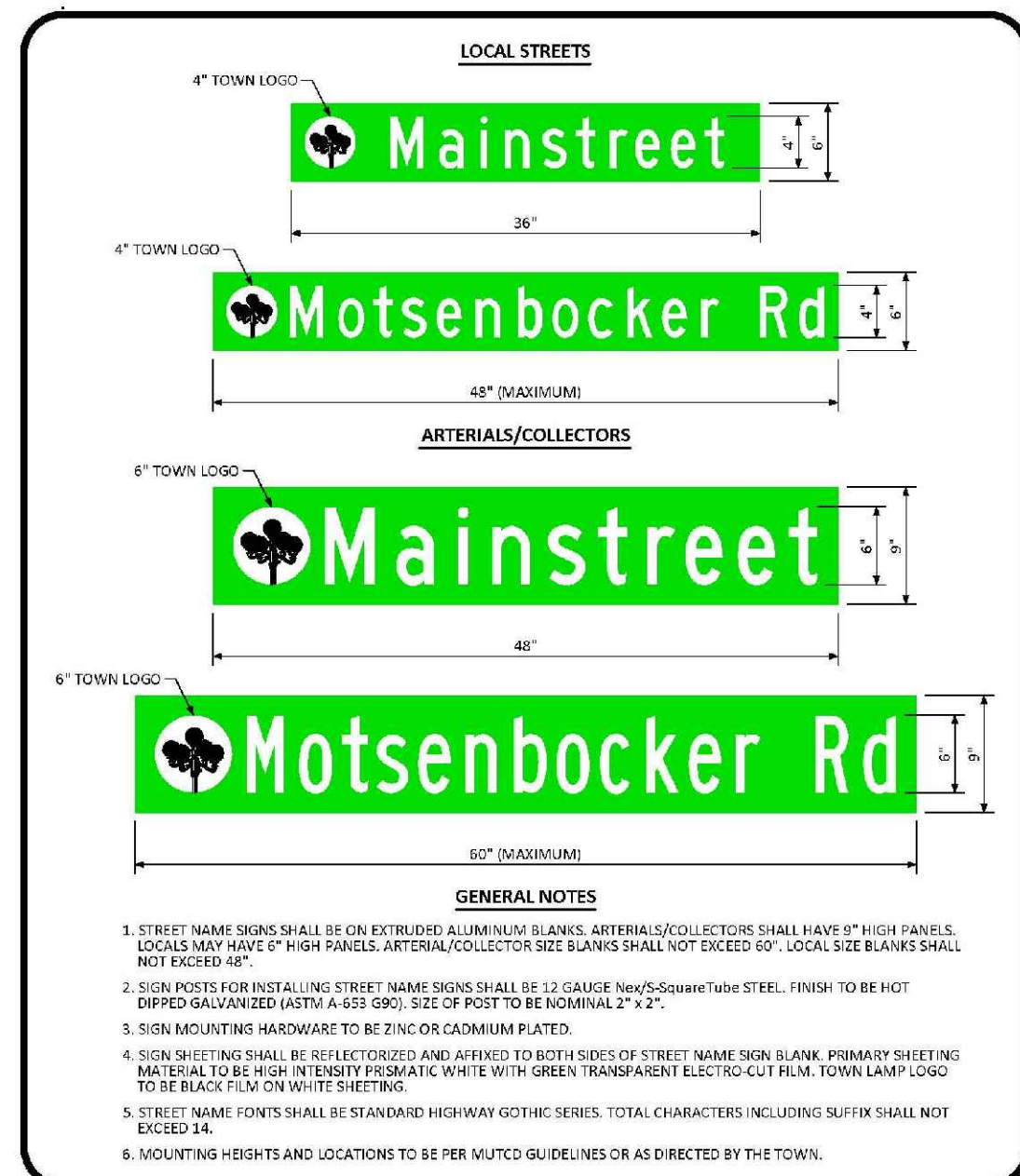
DATE: AUGUST 2014  
DETAIL: 23  
1 OF 1



**Parker COLORADO**

**INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL**

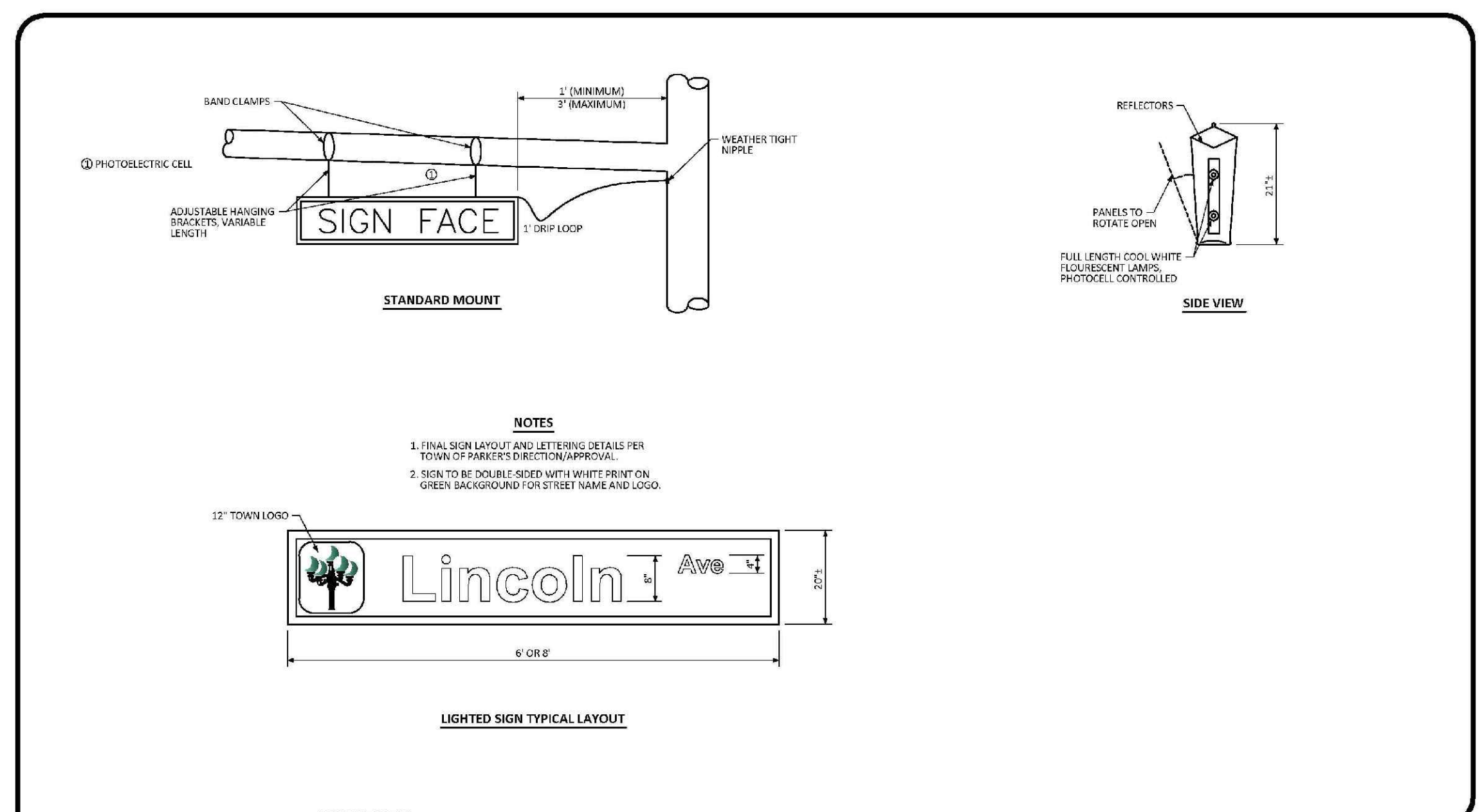
DATE: AUGUST 2014  
DETAIL: 25  
1 OF 1



**Parker COLORADO**

**GROUND MOUNTED STREET NAME PANELS**

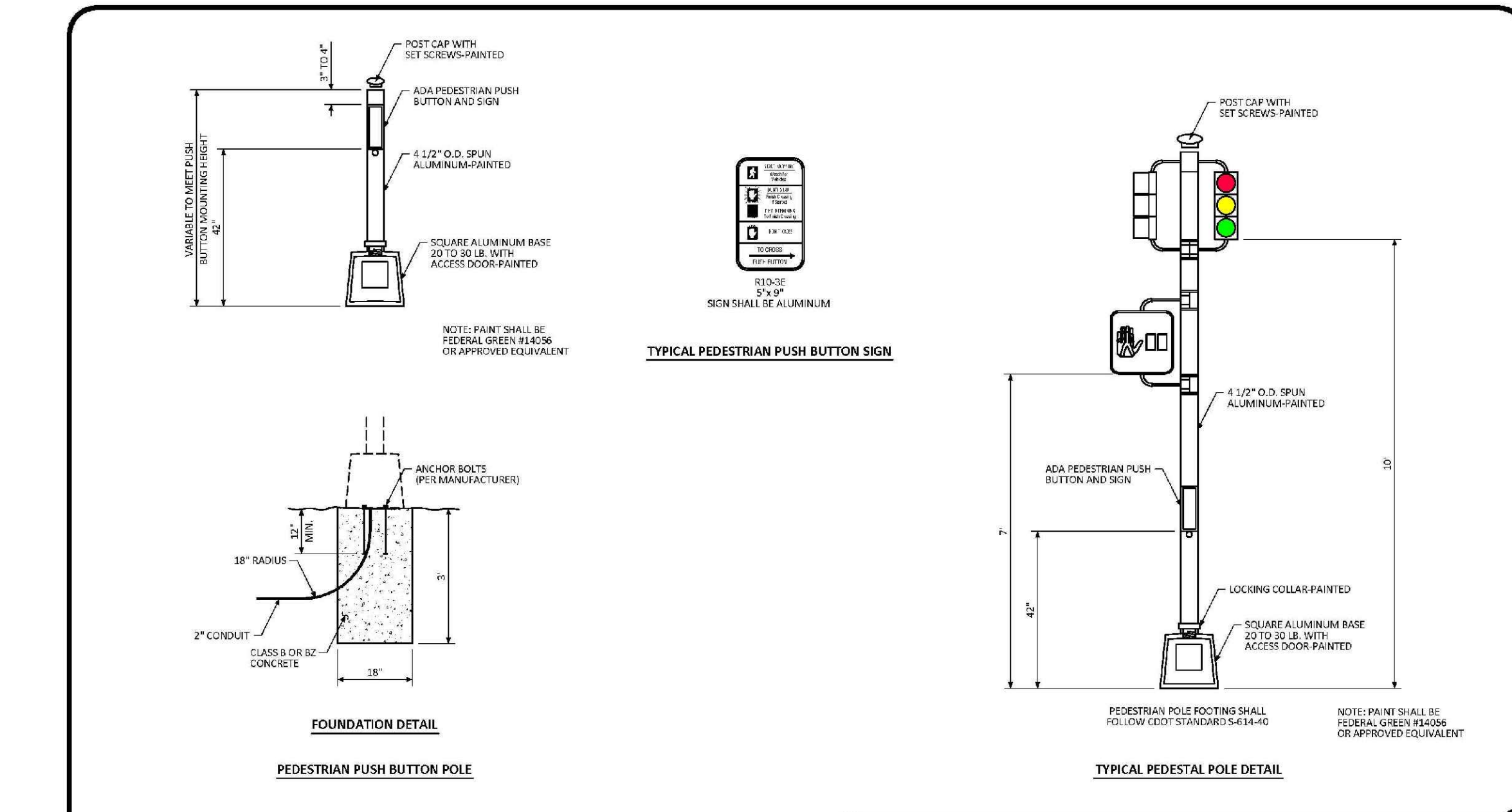
DATE: DECEMBER 2016  
DETAIL: 32  
1 OF 1



**Parker COLORADO**

**ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL**

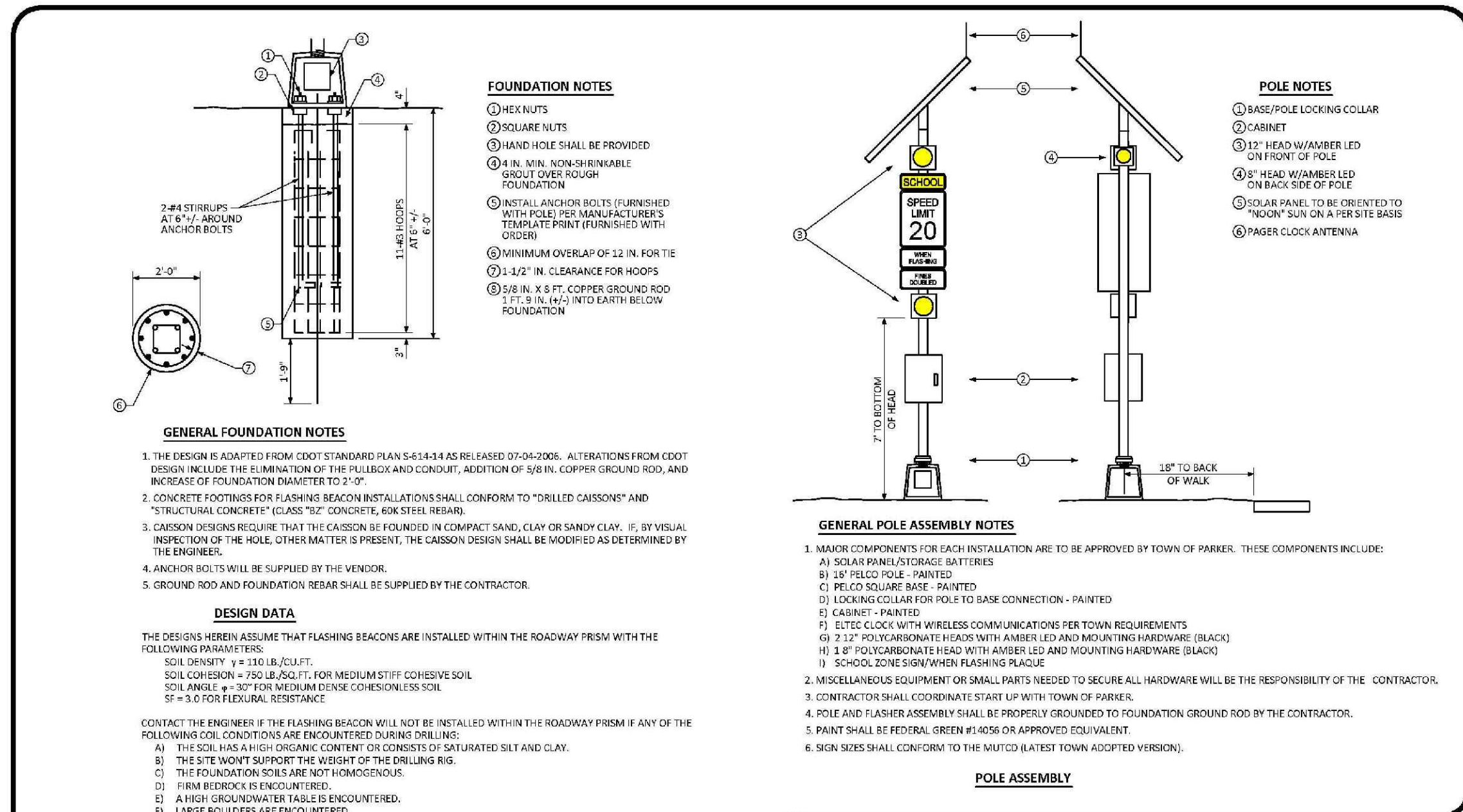
DATE: NOVEMBER 2012  
DETAIL: 3  
1 OF 1



**Parker COLORADO**

**PEDESTRIAN POLE STANDARD SIGNAL DETAIL**

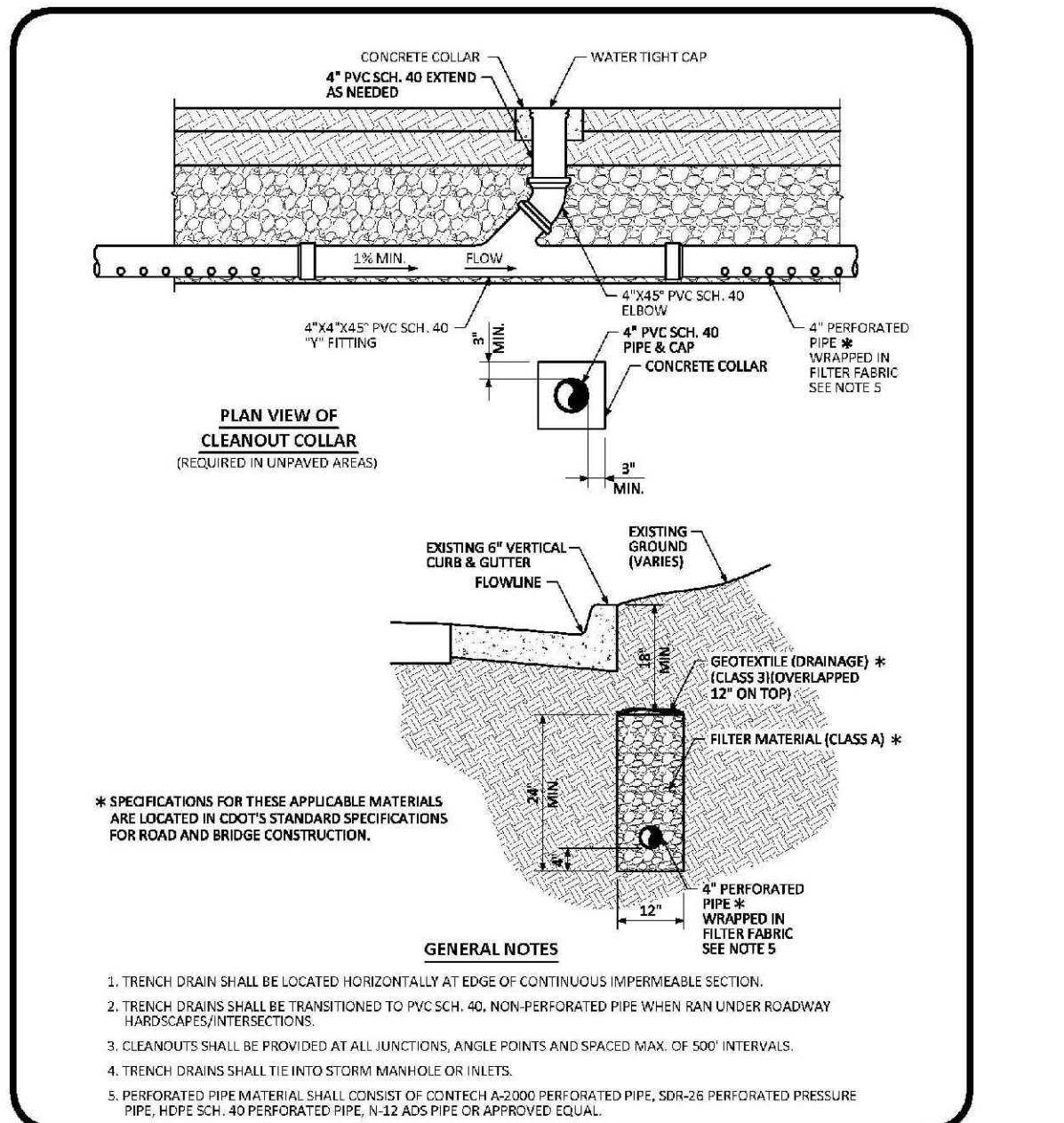
DATE: NOVEMBER 2012  
DETAIL: 4  
1 OF 1



**Parker COLORADO**

**SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL**

DATE: NOVEMBER 2012  
DETAIL: 6  
1 OF 1



**Parker COLORADO**

**TRENCH DRAIN DETAIL SECTION STANDARD DETAIL**

DATE: AUGUST 2014  
DETAIL: 31  
1 OF 1

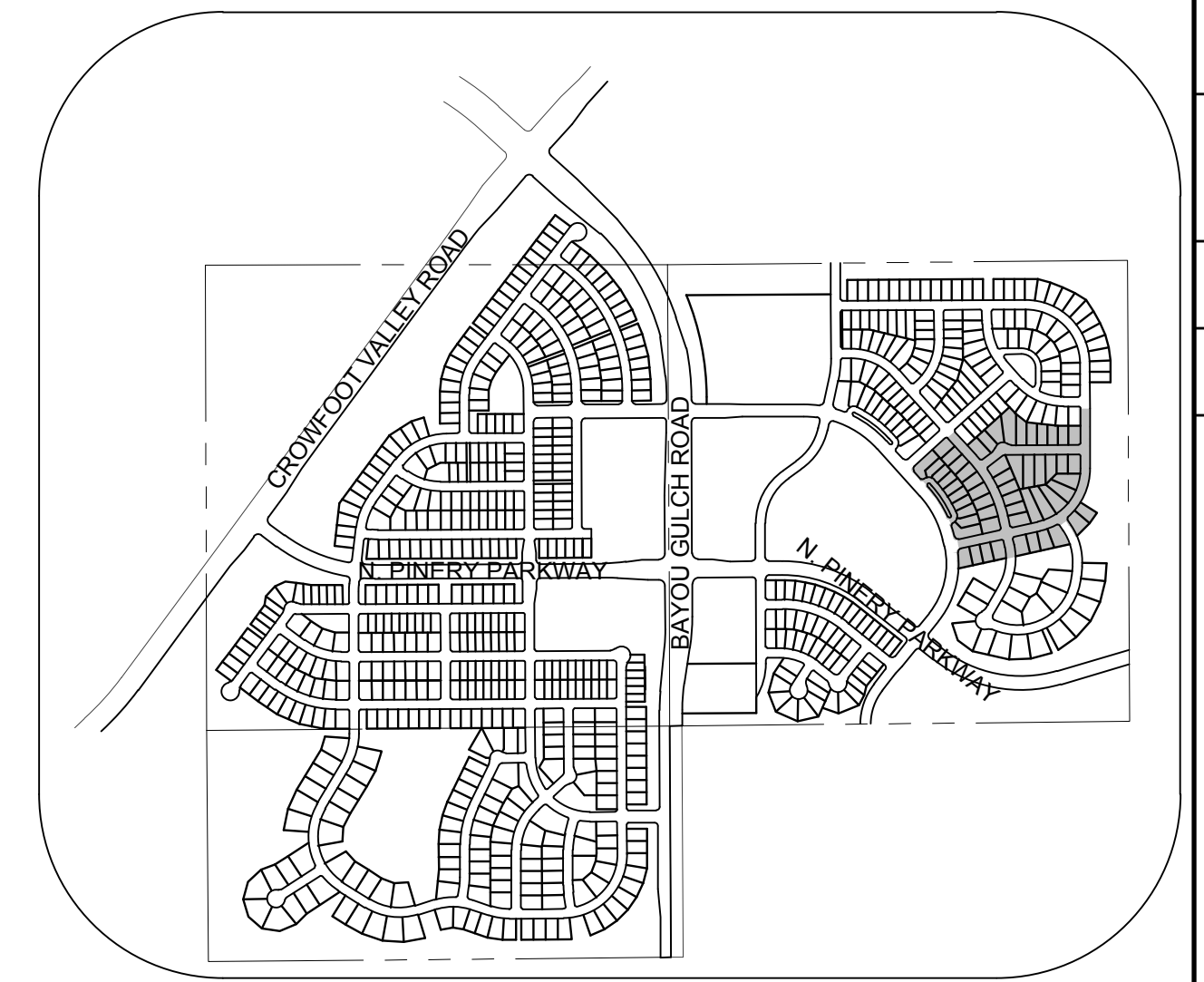
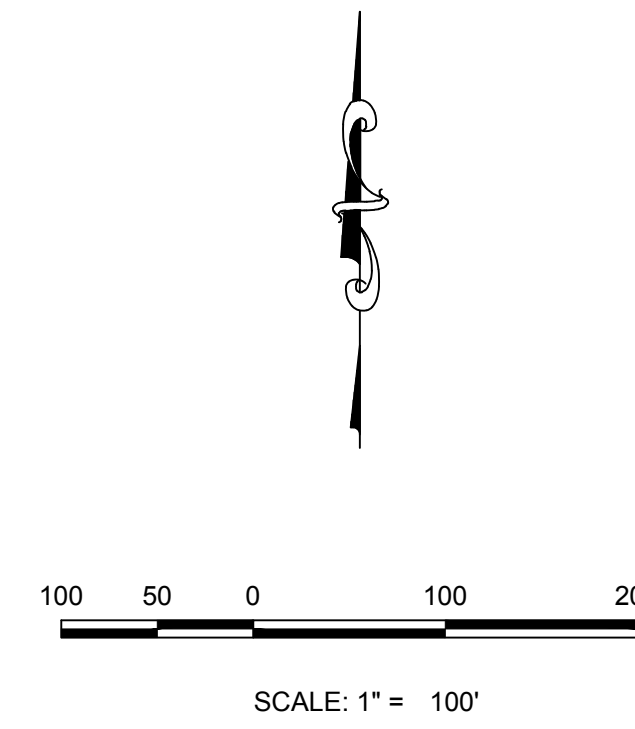
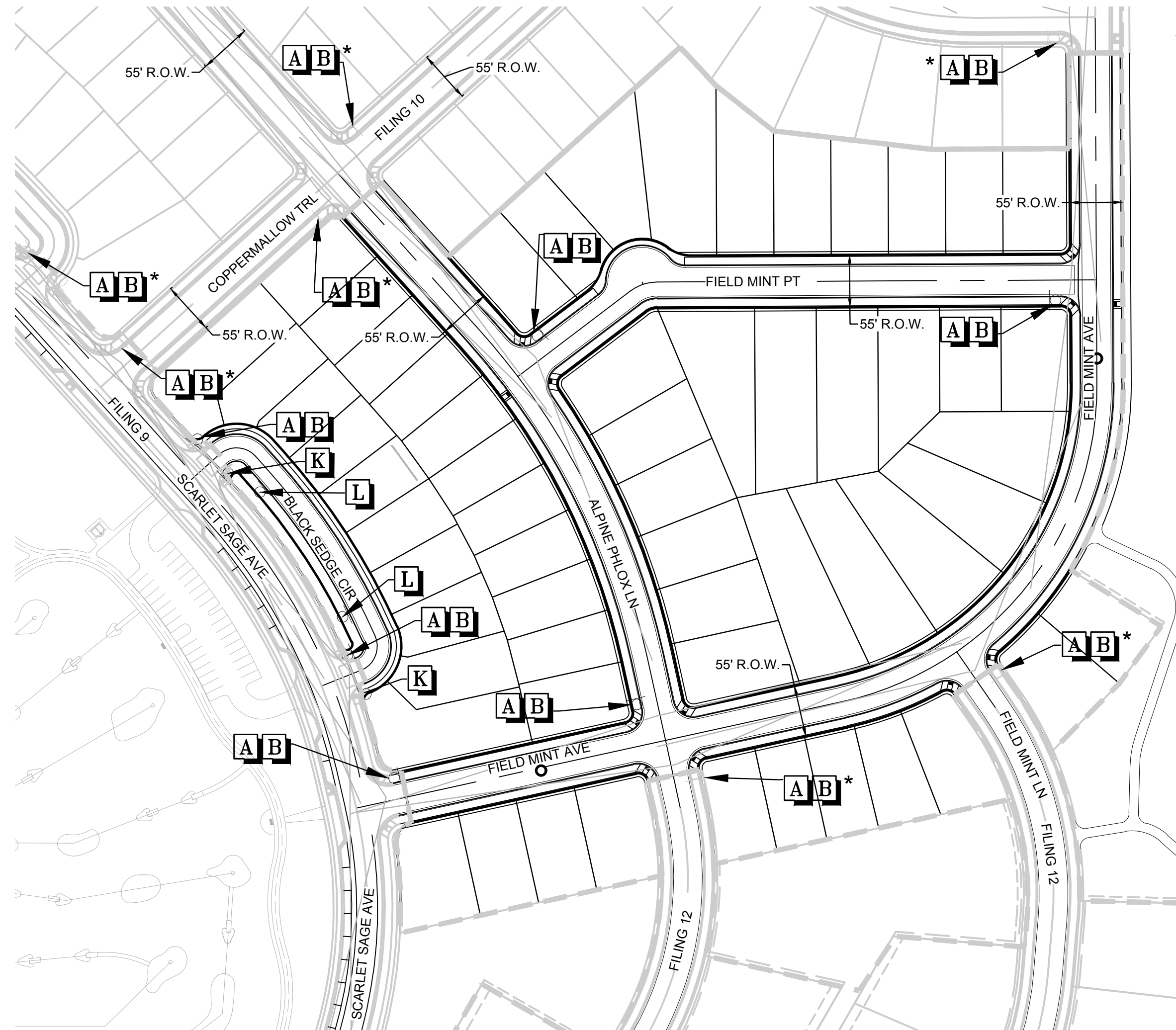
N:\PROJECTS\SSR\BANCAD\ENGINEERING\SSR\11\TOWN OF PARKER\ROADWAY DETAILS\CIVS\_BIRANW\_3082018\_904.AIM

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

SHEET NUMBER	DRAWN BY: JF	SCALE: AS SHOWN	DATE: SEPTEMBER 2017	No.	Revisions	Date	Init.	Appr.	Date
		CHECKED BY: JJ	FILE NO: 8130283701						
23	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS ROADWAY DETAILS								
	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112								

N:\PROJECTS\SHS RANCH\CAD\ENGINEERING\SHS11\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, BRUNNY, 3/2/2018 9:04 AM

CALL 811  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
UNCC 1-800-922-1987  
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

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

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

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

PREPARED UNDER THE SUPERVISION OF  
  
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.

**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.

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			
24	TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____			10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9626 Fax: (720) 482-9646			
	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112						
Revisions		No.	Date	Init.	Appr.	Date	Date