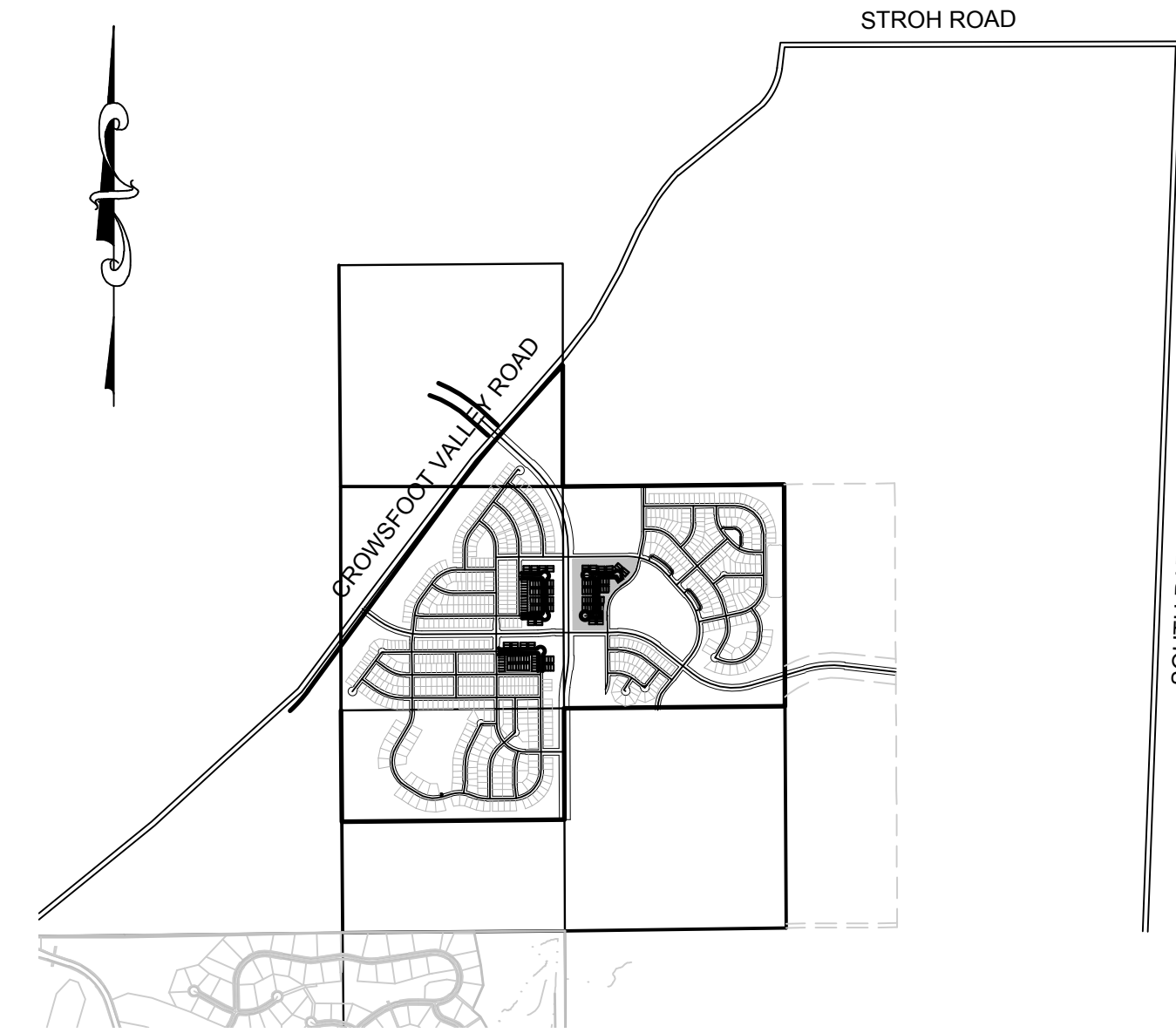


TRAILS AT CROWFOOT

FILING 15 CONSTRUCTION PLANS

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

| Sheet Number | Sheet Title |
|--------------|-------------------------------------|
| 1 | COVER SHEET |
| 2 | NOTES |
| 3 | HORIZONTAL CONTROL PLAN |
| 4 | INITIAL CBMP PLAN |
| 5 | INTERIM AND FINAL CBMP PLAN |
| 6 | BMP DETAILS |
| 7 | BMP DETAILS |
| 8 | BMP DETAILS |
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| 10 | MOCK ORANGE AVENUE |
| 11 | MOCK ORANGE WAY & MOCK ORANGE COURT |
| 12 | ROCK DAISY POINT & BLUE HEART COURT |
| 13 | ROCK DAISY TRAIL & ROCK DAISY LANE |
| 14 | ROADWAY DETAILS |
| 15 | ROADWAY DETAILS |
| 16 | ROADWAY DETAILS |
| 17 | SIGNAGE AND STRIPING |



VICINITY MAP
SCALE: 1" = 2000'

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|---|--|---|---|
| <p style="text-align: center; font-weight: bold; font-size: 1.2em;">DEVELOPER</p> <p style="text-align: center;">HR 935 LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 TEL: (303) 770-9111 CONTACT: MATT JANKE</p> | <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PLANNER/ LANDSCAPE DESIGNER:</p> <p style="text-align: center;">PCS GROUP, INC. 200 KALAMATH STREET DENVER, CO 80233 TEL: (303) 531-4905 CONTACT: JOHN PRESTWICH</p> | <p style="text-align: center; font-weight: bold; font-size: 1.2em;">SURVEYOR/ ENGINEER:</p> <p style="text-align: center;">CVL CONSULTANTS OF COLORADO, INC. 10333 E. DRY CREEK RD. STE 240 ENGLEWOOD, CO 80112 TEL: (720) 482-9526 CONTACT: JIM JANNICKE</p> | <p style="text-align: center; font-weight: bold; font-size: 1.2em;">MUNICIPALITY</p> <p style="text-align: center;">TOWN OF PARKER 20120 E. MAINSTREET PARKER, CO 80138 TEL: (303) 841-0353</p> |
|---|--|---|---|

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

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

| | |
|---|---|
| <p>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.</p> | <p>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.</p> |
|---|---|

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

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| SHEET NUMBER | 1 | DRAWN BY: | BPW | CHECKED BY: | BPW | DATE: | JUNE 2018 | SCALE: | AS SHOWN | FILE NO.: | 8130283701 |
| TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS COVER SHEET | | | | | | | | | | | |
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| HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 | | | | | | | | | | | |
| 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546 | | | | | | | | | | | |
| No. | Date | Int. | Date | Appr. | Date | | | | | | |

I:\PROJECTS\SSR\BRANCH\ENGINEERING\SSR\SET\MULTIFAMILY\CD\SET\TOWN OF PARKER\COVER.DWG, BRIANW, 02/22/2018 1:45 PM

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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 OF 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 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 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 (SDEC), 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 SDEC 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, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
- 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 SDEC, 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 REASONABLE 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 GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDEC.
- 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 SDEC.
- 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 "TO BE EXTENDED" WARNING SIGNS 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-METHACRYLATE, 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-METHACRYLATE, 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.

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


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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 005067

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| SHEET NUMBER | DRAWN BY: BPW | CHECKED BY: BPW | SCALE: AS SHOWN | FILE NO: 8130283701 | DATE: JUNE 2018 | Revisions | Date | Appr. |
| | | | TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS NOTES | | | | | |
| 2 | HR 935 LLC 7363 South Alton Way CENTENNIAL, CO 80112 | | | 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546 | | | | |
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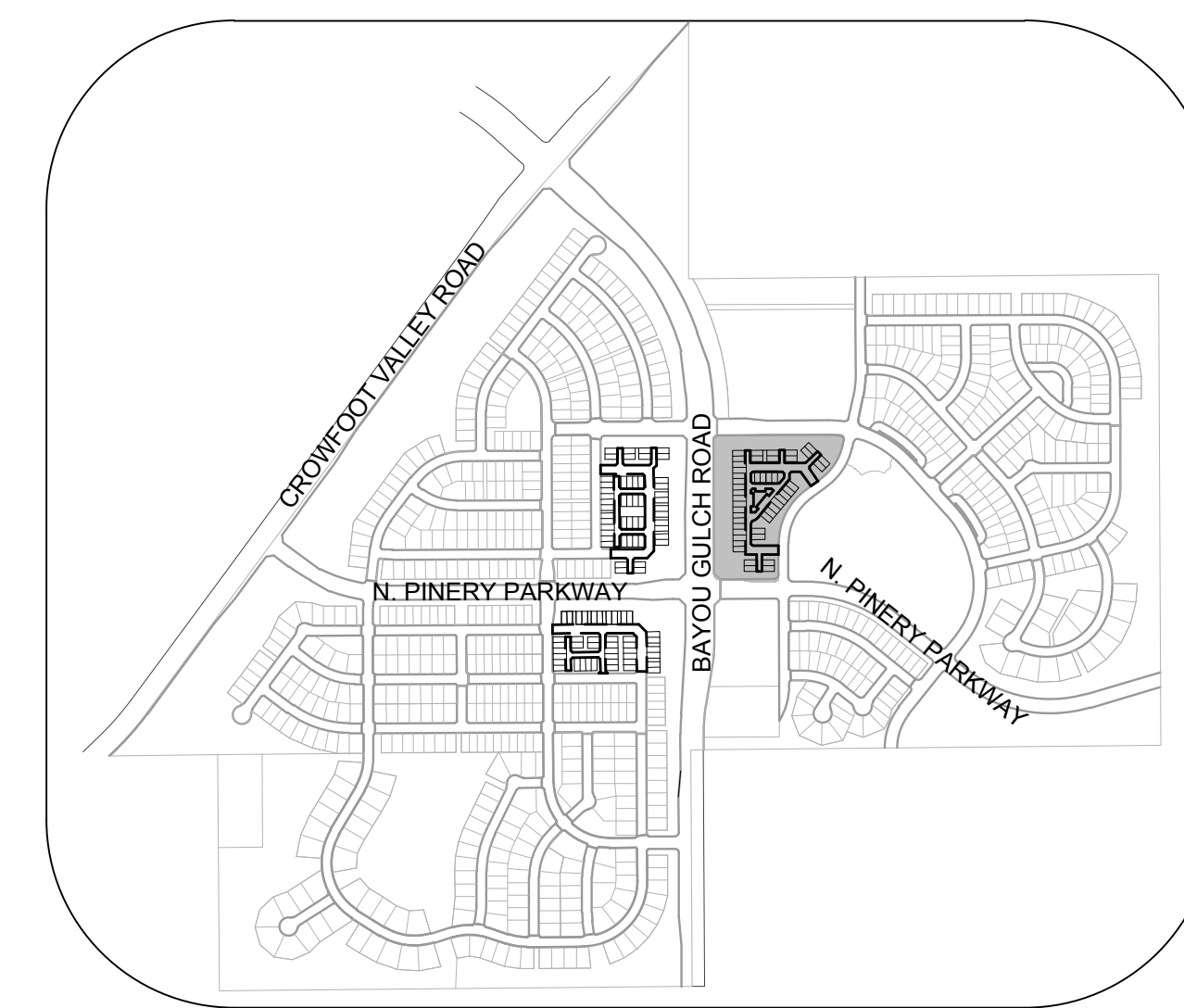
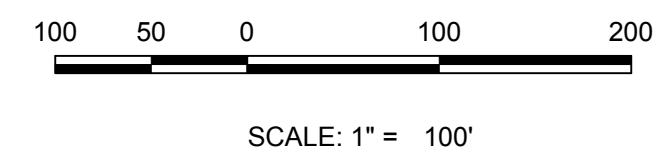
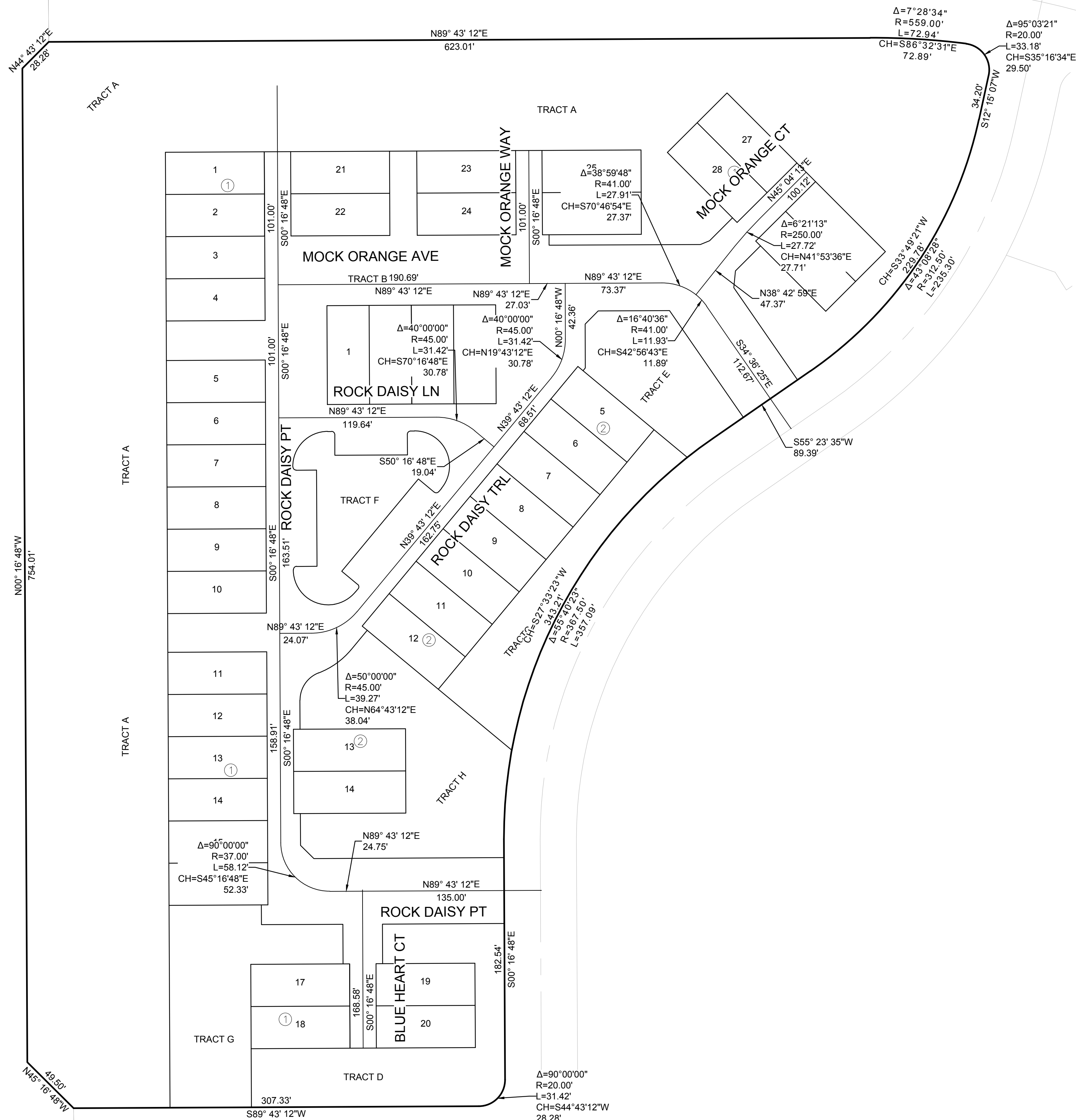
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SECTION LINE



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


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

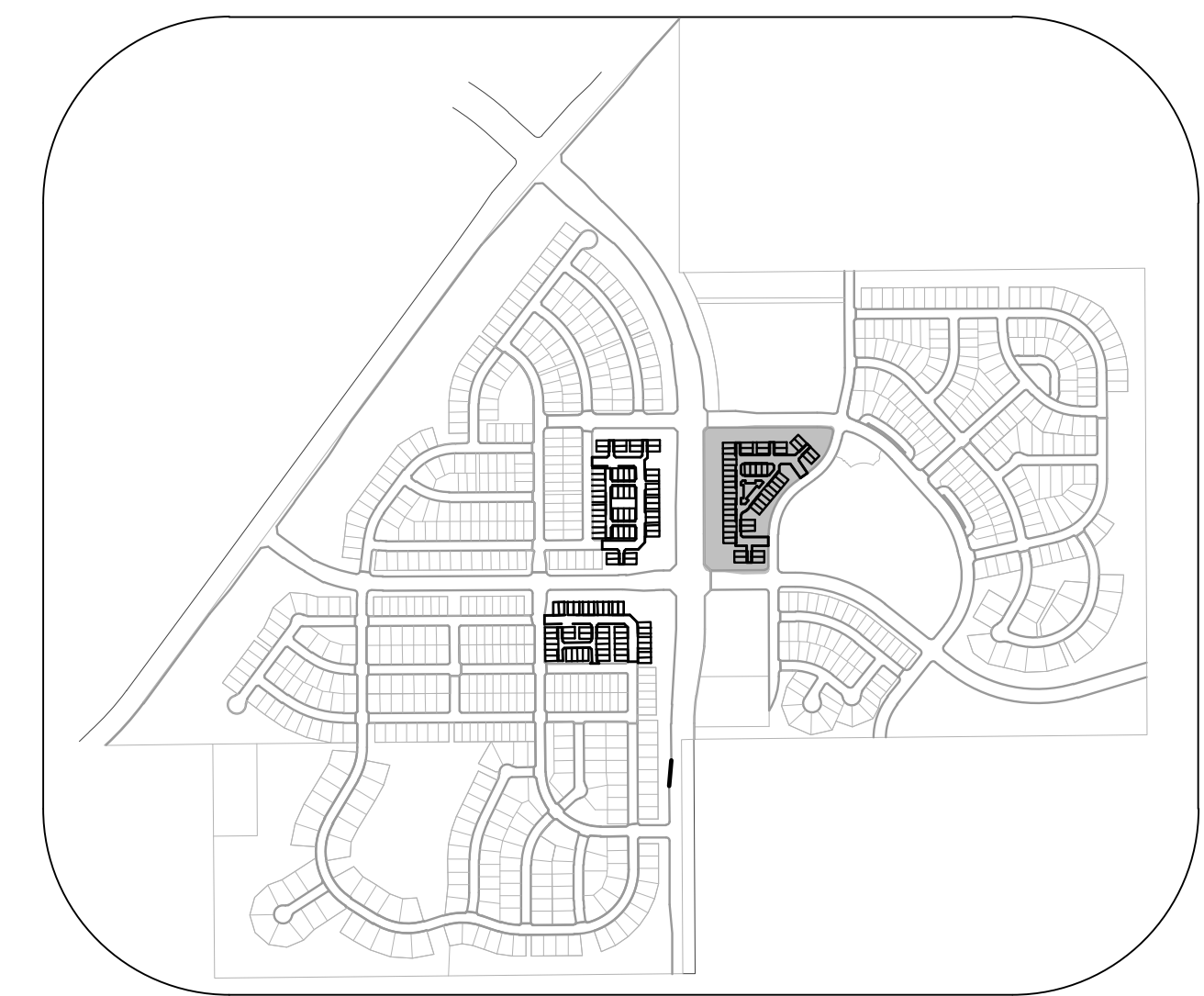
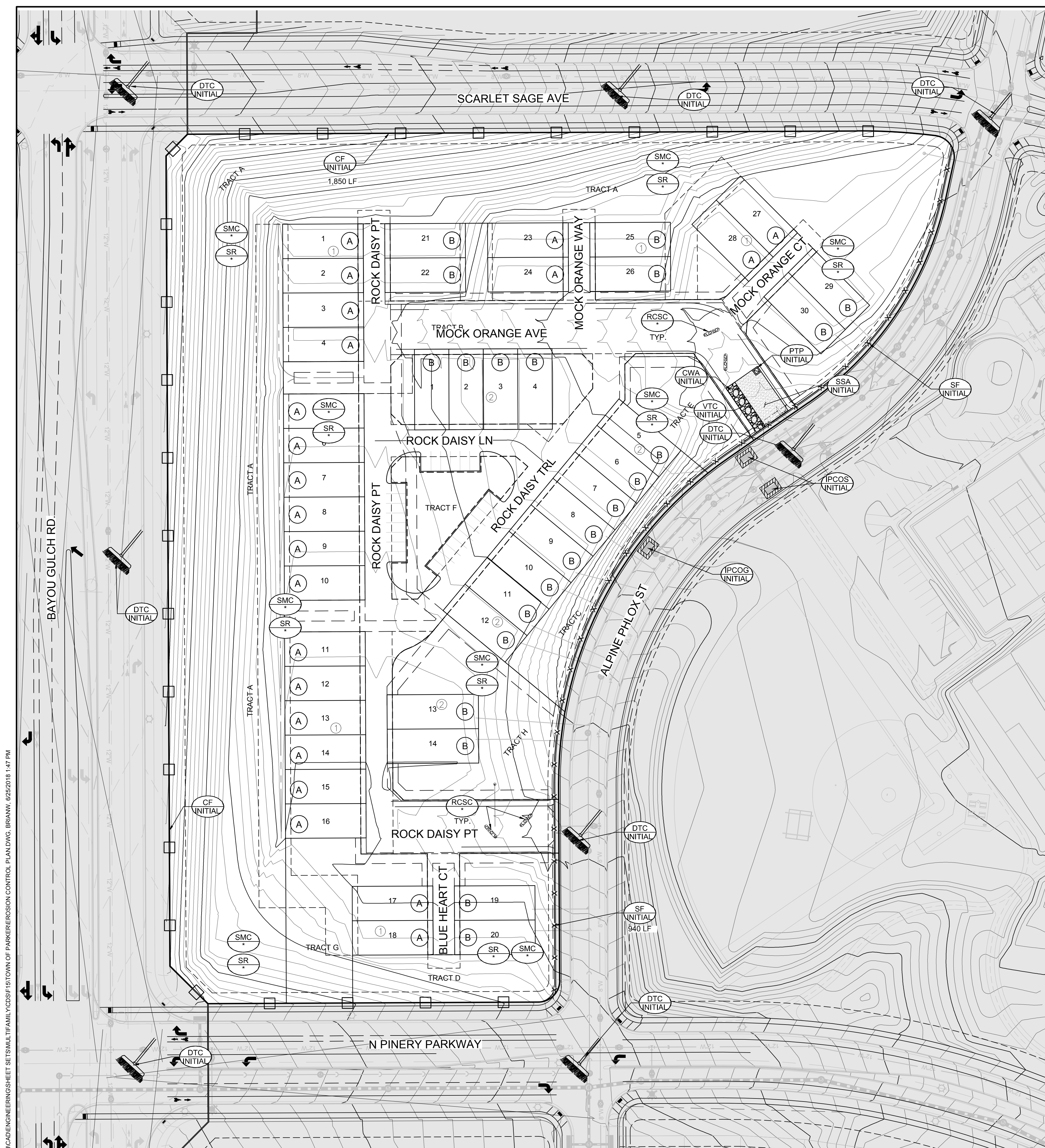
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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| SHEET NUMBER 3 | SCALE: | AS SHOWN | FILE NO: 8130283701 | DATE: JUNE 2018 | DRAWN BY: TP | CHECKED BY: BPW | DATE: JUNE 2018 | Revisions | No. | Date | Init. | Appr. | Date |
| | TRAILS AT CROWFOOT | | | | | | | No. | Date | Init. | Appr. | Date | |
| | FILING 15 CONSTRUCTION DRAWINGS | | | | | | | | | | | | |
| | | | HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 | | |  CVL CONSULTANTS | | | | 10338 E. Dry Creek Rd. Suite 410 Englewood, Colorado 80110 Tel: (720) 482-9526 Fax: (720) 482-9546 | | | |



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

- NOTE:**
1. RCSC, SMC, & SR TO BE INSTALLED WITH FILING 9.
 2. ALL STREET CUTS SHALL BE CONTROLLED PER THE ROUGH CUT STREET CONTROL DETAIL. SEE BMP DETAILS.
 3. 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.
 4. IT MAY BE NECESSARY TO PROVIDE BACK OF WALK PROTECTION AND BACK OF CURB PROTECTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
 5. INSTALL ECB IN TREE LAWN AFTER INSTALLATION OF CURB AND GUTTER AND SIDEWALK. TYPICAL THROUGHOUT SUBDIVISION.
 6. LOT PROTECTION REQUIRED ON ALL RESIDENTIAL LOTS IN ALL UNLANDSCAPED AREAS PRIOR TO CO.
 7. SEDIMENT CONTROL BMPs MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.

| CBMP | | CBMP | | CBMP | |
|----------|--------------------------------|----------|--|----------|---------------------------|
| Symbol | Description | Symbol | Description | Symbol | Description |
| [Symbol] | LOT PROTECTION | [Symbol] | CHECK DAM | [Symbol] | TEMPORARY EROSION CONTROL |
| [Symbol] | MASSONRY WORK PROTECTION | [Symbol] | CONSTRUCTION FENCE | [Symbol] | TEMPORARY SEDIMENT BASIN |
| [Symbol] | PORTABLE TOILET PROTECTION | [Symbol] | CALIBRE PROTECTION | [Symbol] | VEHICLE TRACKING CONTROL |
| [Symbol] | ROUGH CUT STREET CONTROL | [Symbol] | CONCRETE WASHOUT AREA | | |
| [Symbol] | ROCK SOCK | [Symbol] | DOWNSPERS | | |
| [Symbol] | ROCK SOCK IN SWALE | [Symbol] | DIVERSION DITCH | | |
| [Symbol] | STRAW BALE | [Symbol] | DEFLECTION POINT PROTECTION | | |
| [Symbol] | SEDIMENT CONTROL LOSE | [Symbol] | DOOR TRASH CONTROL | | |
| [Symbol] | SILT FENCE | [Symbol] | EROSION CONTROL BLANKET | | |
| [Symbol] | BEHIND MULCHING AND COMPACT | [Symbol] | INLET PROTECTION FOR AREA INLET IN PAVEMENT | | |
| [Symbol] | SURFACE ROUNDING | [Symbol] | INLET PROTECTION FOR AREA INLET IN PAVEMENT | | |
| [Symbol] | STABILIZED SEEDING AREA | [Symbol] | INLET PROTECTION CURB OVERLAP, TYPE B INLET | | |
| [Symbol] | SEMIWALK TRANSITION PROTECTION | [Symbol] | INLET PROTECTION CURB ON SLUMP, TYPE B INLET | | |

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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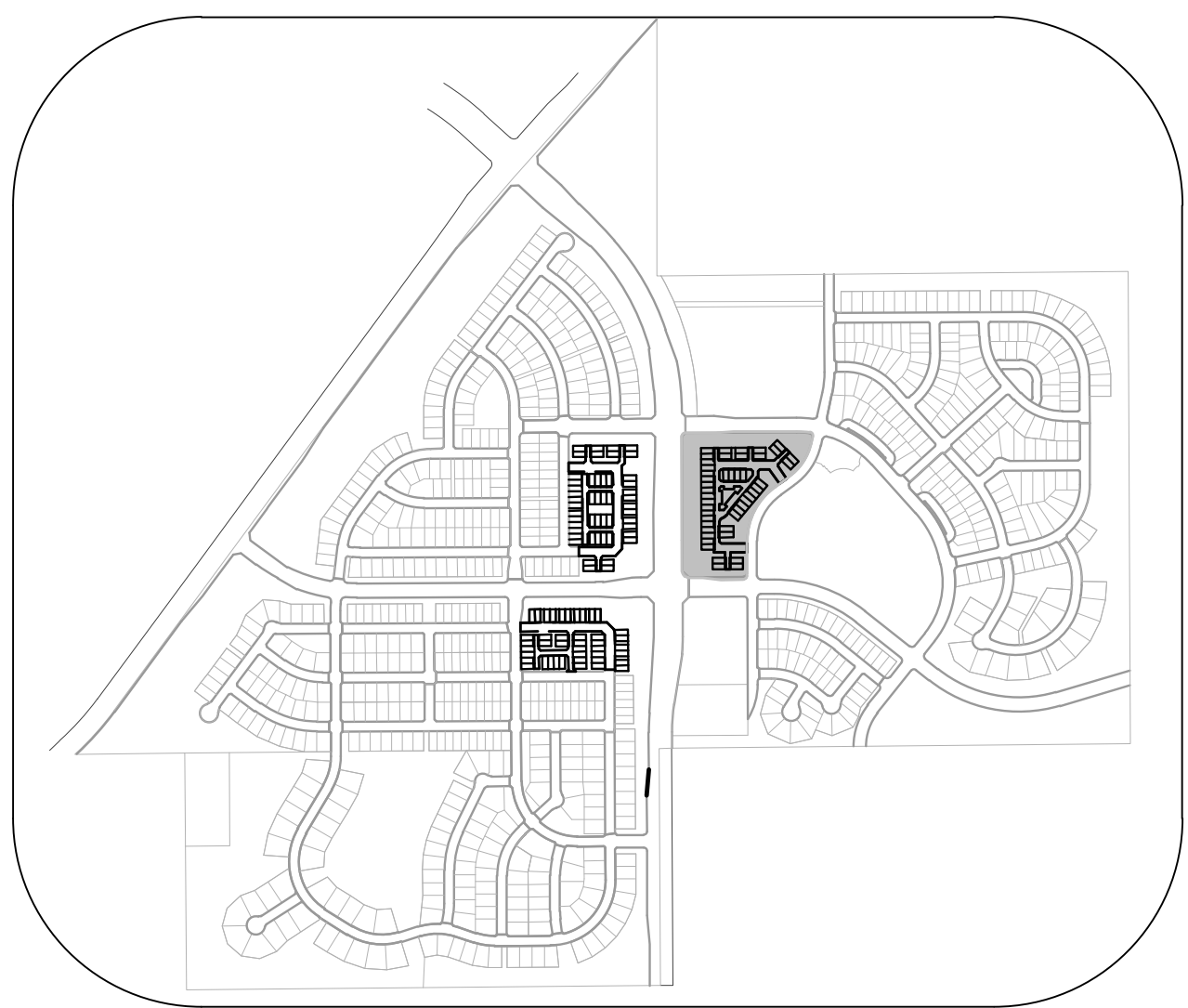
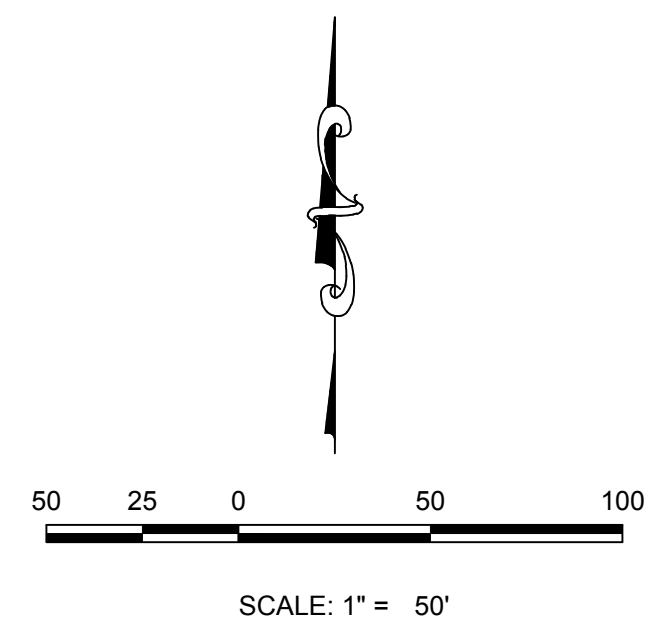
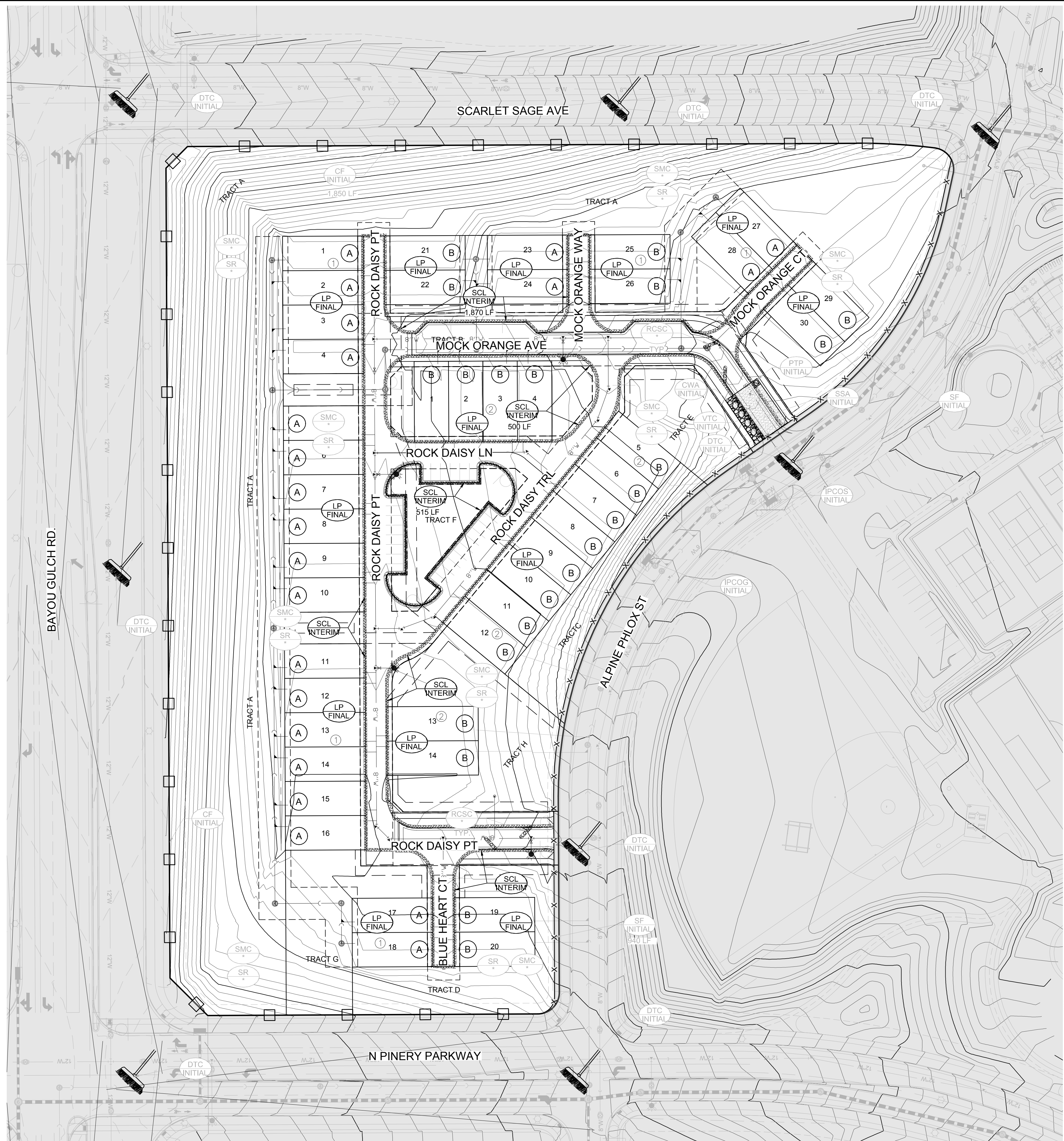
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|--|--|--|------------------------|--------------------|------------------|--------------------|
| 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546 | Revisions | | No. | Date | Appr. | Date |
| | | | | | | |
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| SHEET NUMBER | 4 | | | | | |

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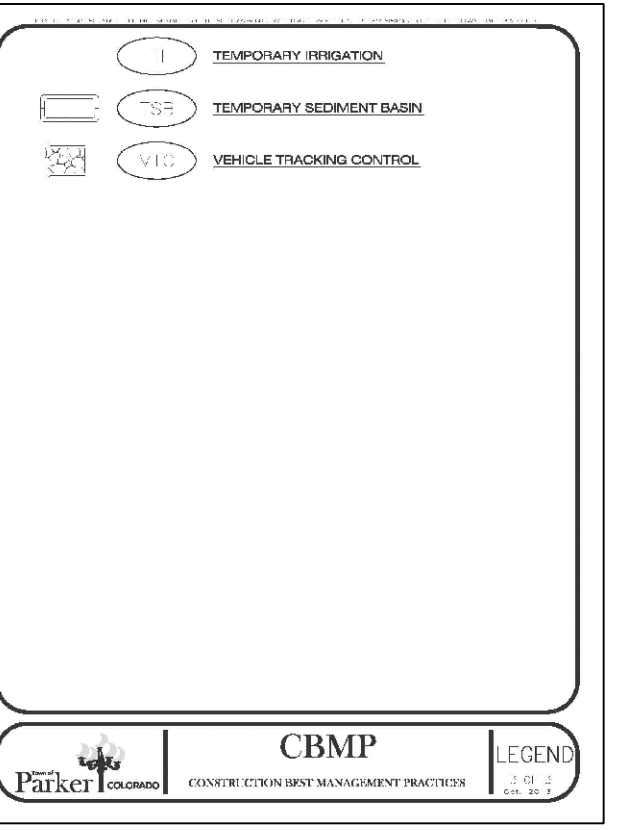
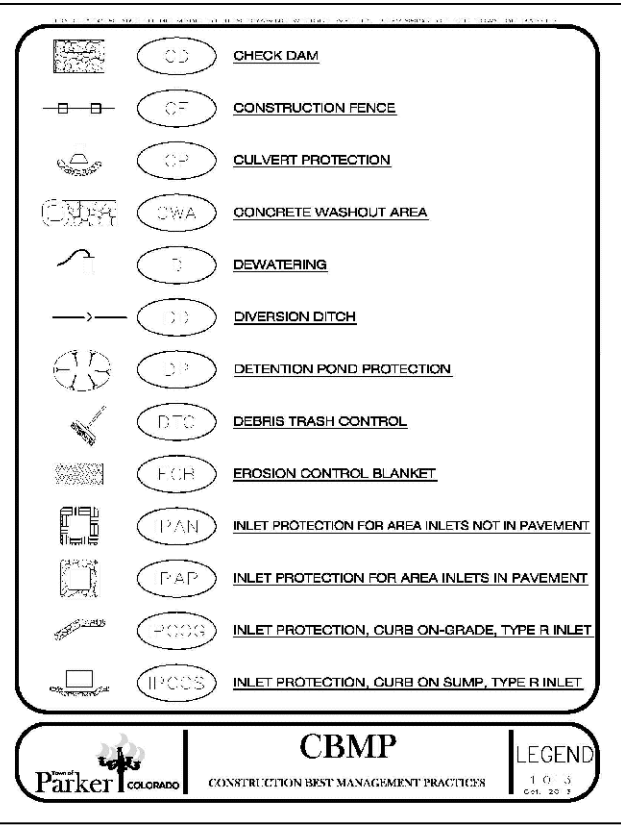
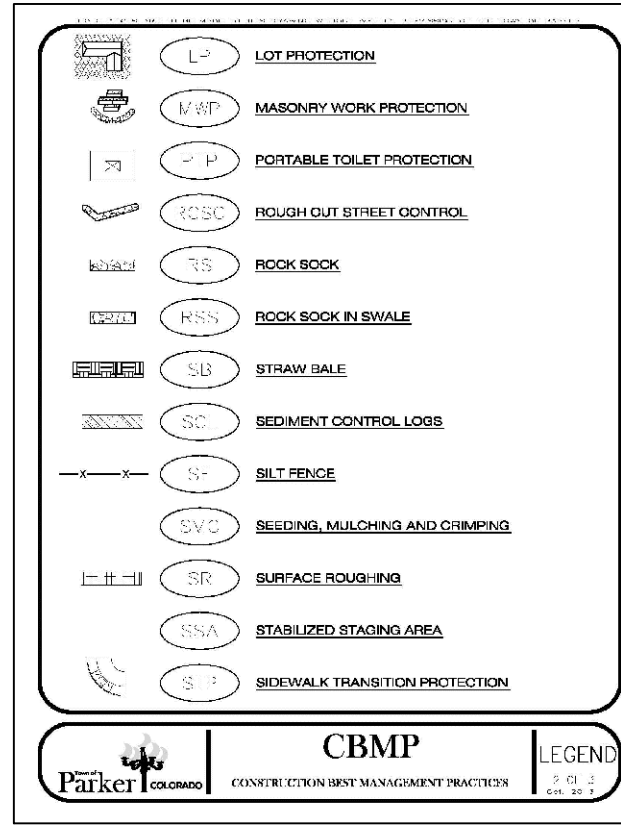


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| | | | | No. | Revisions |
| | | | | Date | Appr. |
| | | | | Date | |

BEST MANAGEMENT DETAILS

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.

2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.

3. ALL EROSION AND SEDIMENT CONTROL BMPs SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.

4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.

5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND/OR SUBSEQUENT RENEGOTIATION PERIOD.

6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (A.K.A. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.

7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.

8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPs ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE CONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGES FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPs AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.

9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.

10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40-ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SUCH EXEMPTIONS, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:

(i) PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

(ii) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.

(iii) BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.

11. ANY EROSION AND SEDIMENT CONTROL BMPs THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.

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

14. BULK STORAGE OF LIQUIDS, PETROLEUM PRODUCTS AND OTHER CHEMICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.

15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.

16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.

17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURFACES, INCLUDING, BUT NOT LIMITED TO STREETS, CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.

19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.

20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMPs ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO: RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.

21. NO PERMANENT SLOPES GREATER THAN 3:1 ARE ALLOWED.

22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKETS/ TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4:1. MAY REQUIRE EROSION CONTROL BLANKETS.

23. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.

24. A WATER SOURCE SHALL BE AVAILABLE ON-SITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPs MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.

25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DIRT GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PER 25-B-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART 117) MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CORNER THAT POSES AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.

26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.

27. VEHICLE AND EQUIPMENT DECONTAMINATION IS PROHIBITED ON THE JOB SITE.

28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERM IT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.

29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.

30. APPLICABLE CONSTRUCTION BMPs SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.

31. GRADING SECURITY RELEASE REQUIREMENTS:

A. DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H OR ITEM I (BELOW).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERM IT HAVE PERMANENTLY CEASED.

B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF PRE-DISTURBANCE LEVELS.

C. ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.

D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE DRAINAGE INFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.

E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.

F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.

I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

32. NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).

A. ALL SOIL-DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERMIT HAVE PERMANENTLY CEASED.

B. ALL BMPs HAVE BEEN PROPERLY REMOVED FROM THE SITE.

C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.

D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION, INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.

E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (10%) OF THE TOTAL VEGETATION ON SITE.

F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.

H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.

I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.

J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.

(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENAL TIES CONTAINED IN THE CODE.

DEFINITIONS:

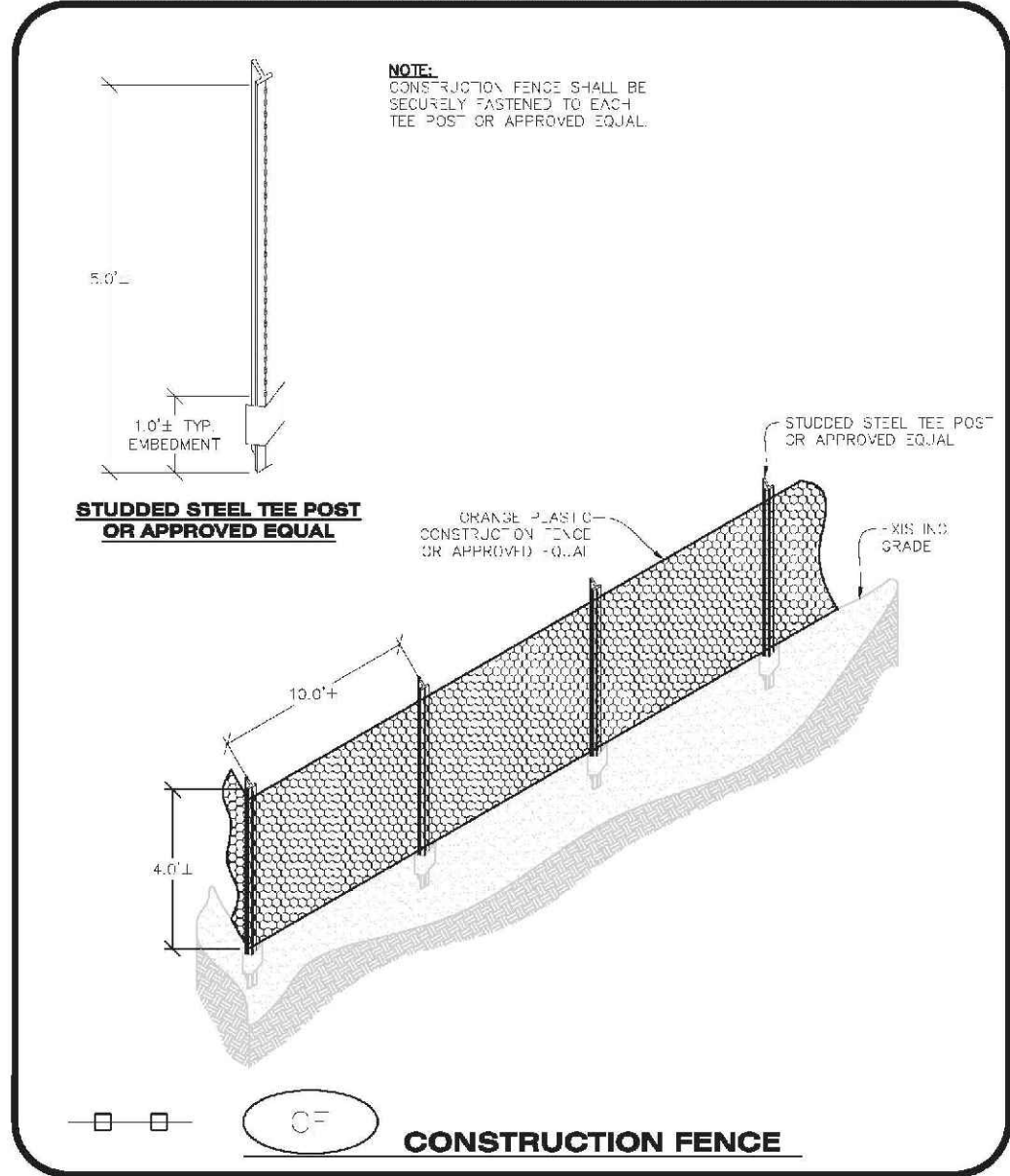
DEVELOPABLE PROPERTY: MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

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

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.

33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS (\$499.91) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COSTS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.

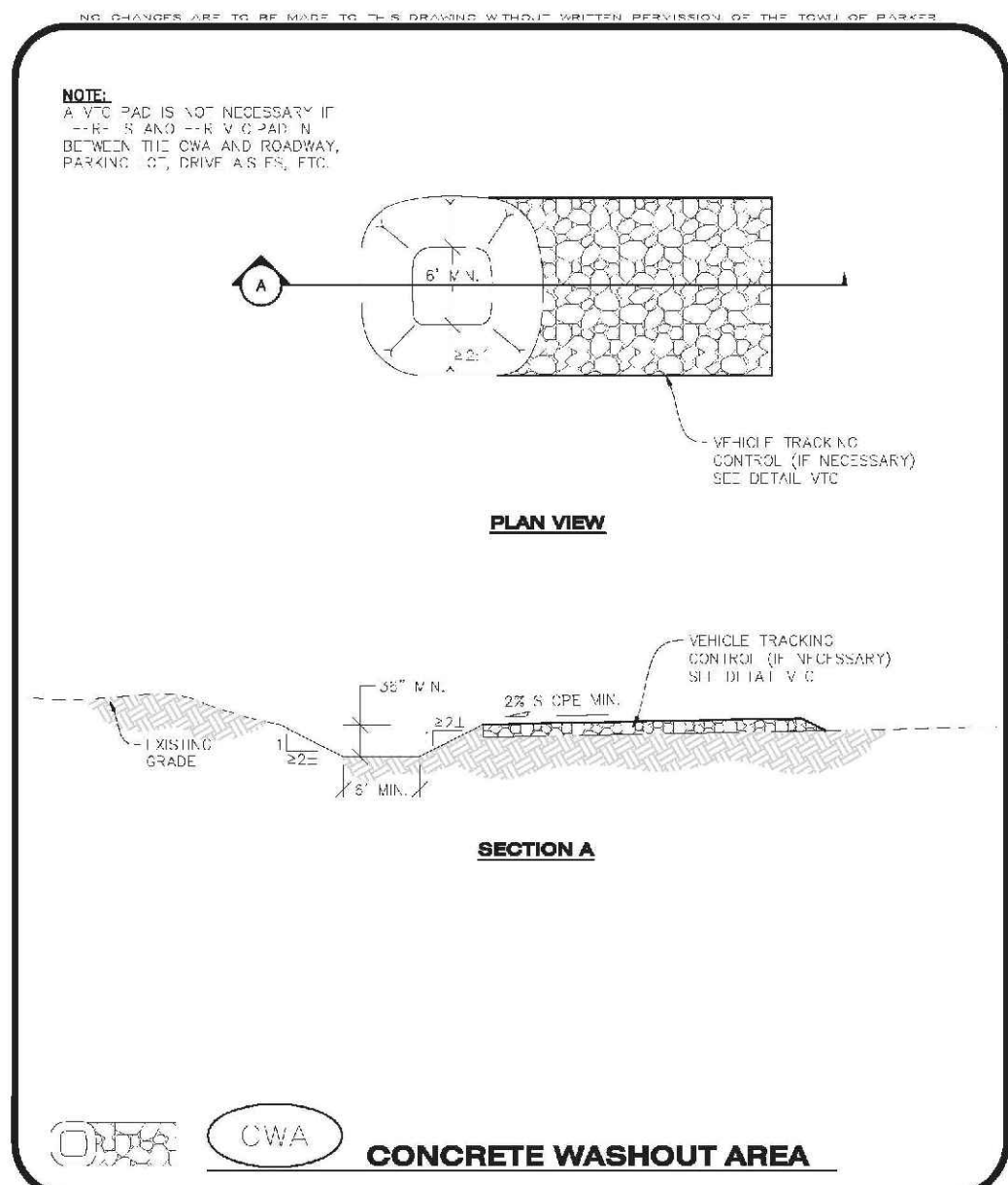
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHICH SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS. SUCH MODIFICATIONS AND SUBSTITUTIONS SHALL BE DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND LIMITED NUMBER OF SUCH MODIFICATIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE



CONSTRUCTION FENCE

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

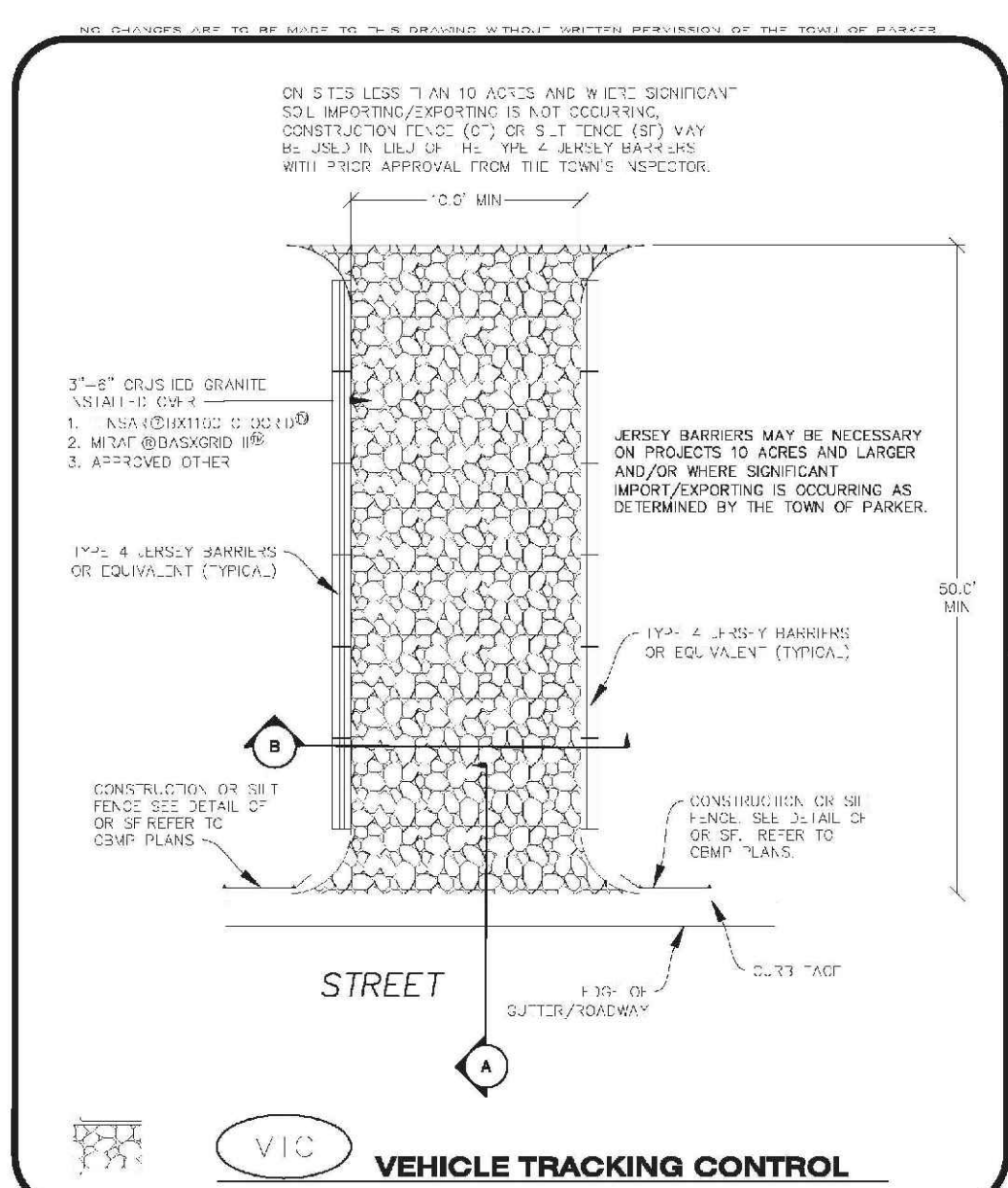
CF 1 OF 2



CONCRETE WASHOUT AREA

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

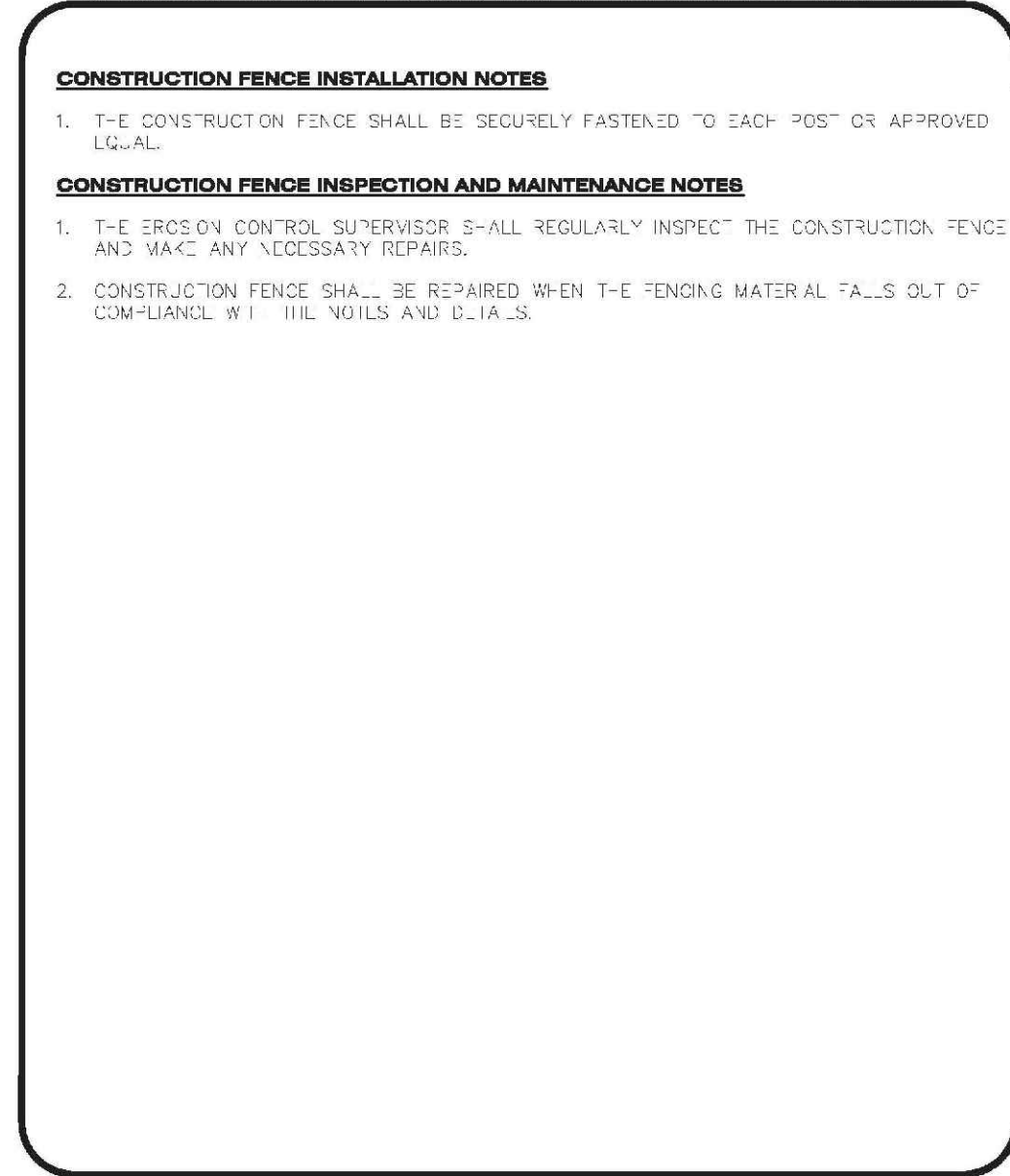
CWA 1 OF 2



VEHICLE TRACKING CONTROL

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

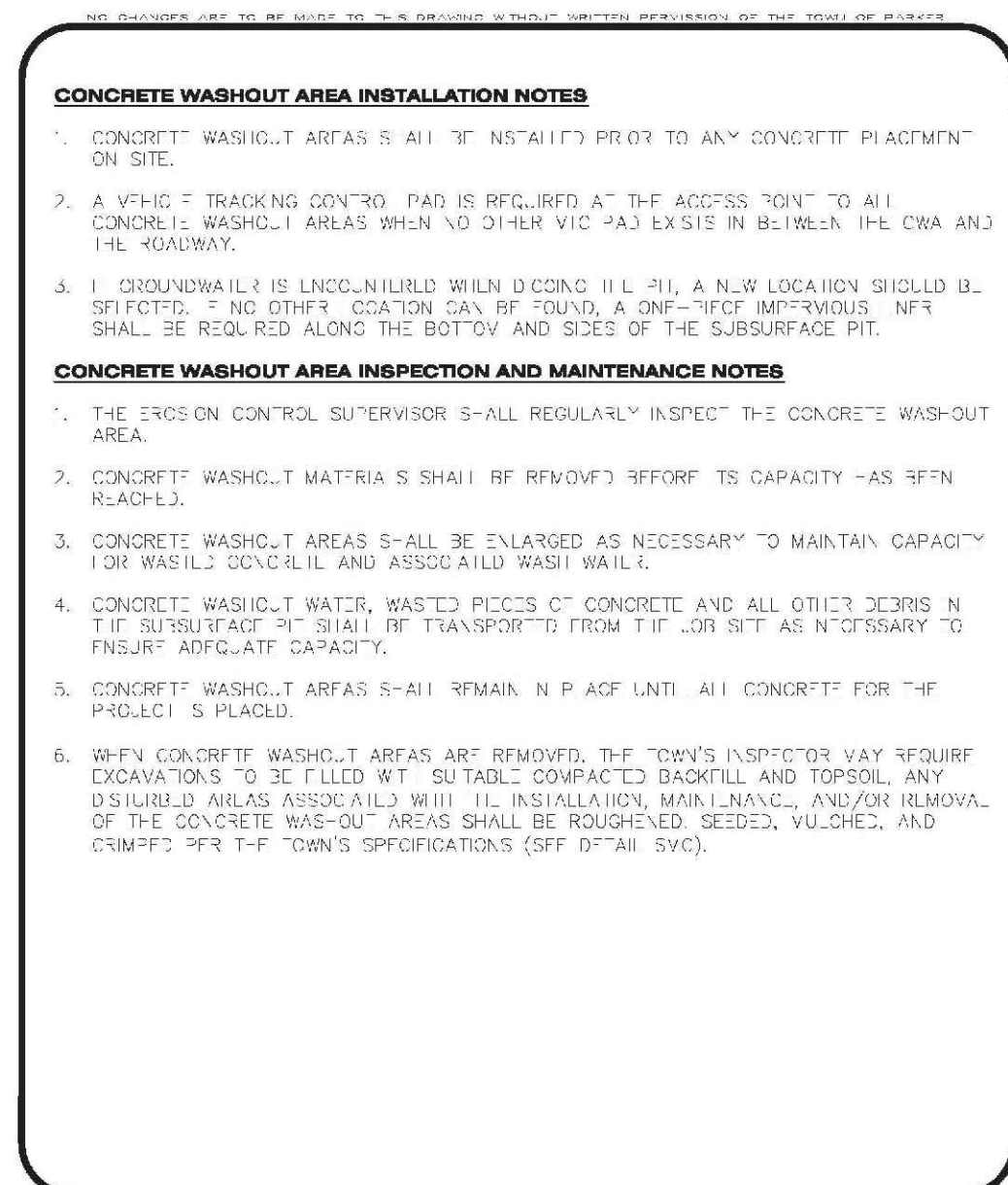
VTC 1 OF 3



CULVERT PROTECTION (INLET)

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

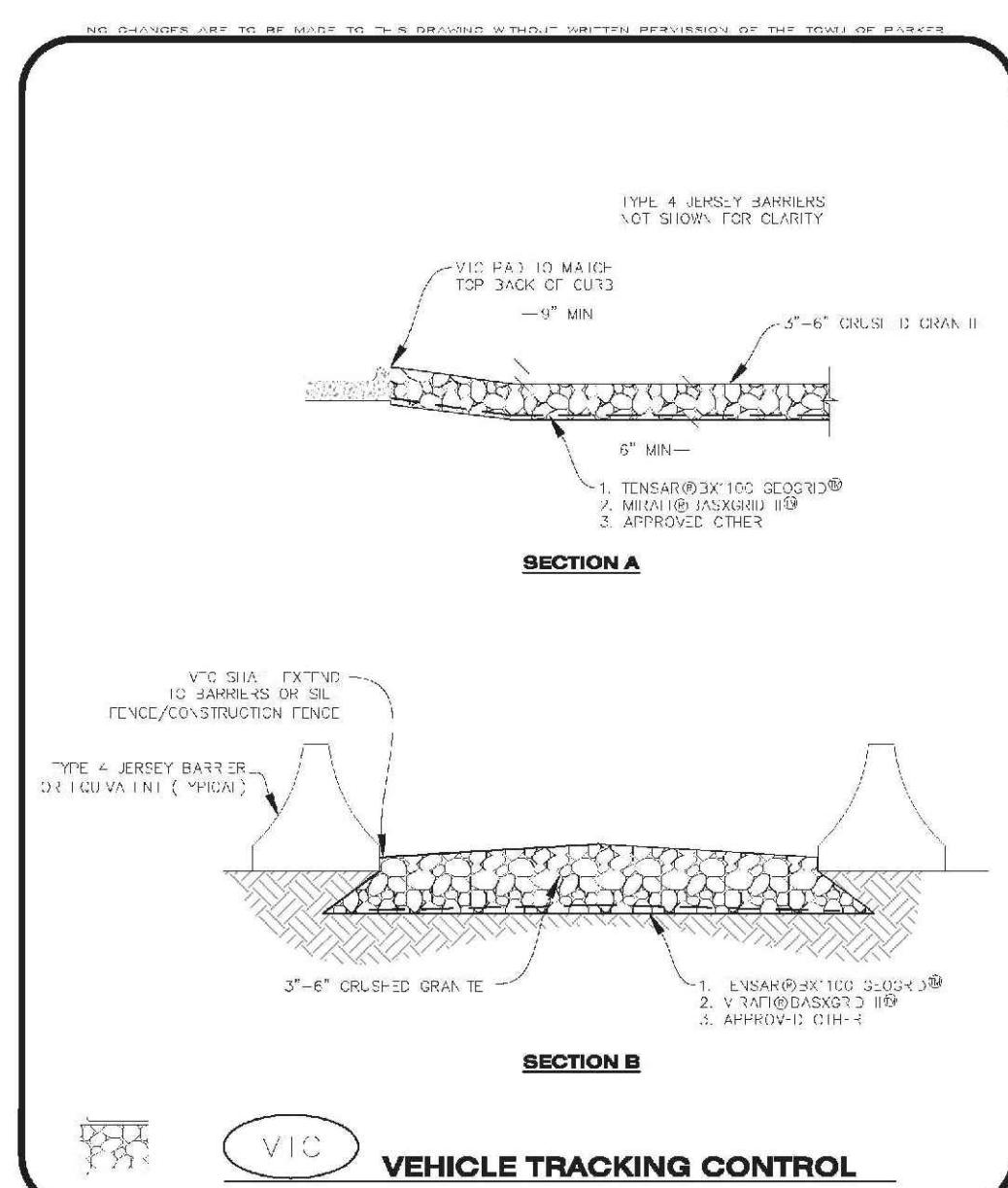
CP 1 OF 2



DETENTION POND PROTECTION

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

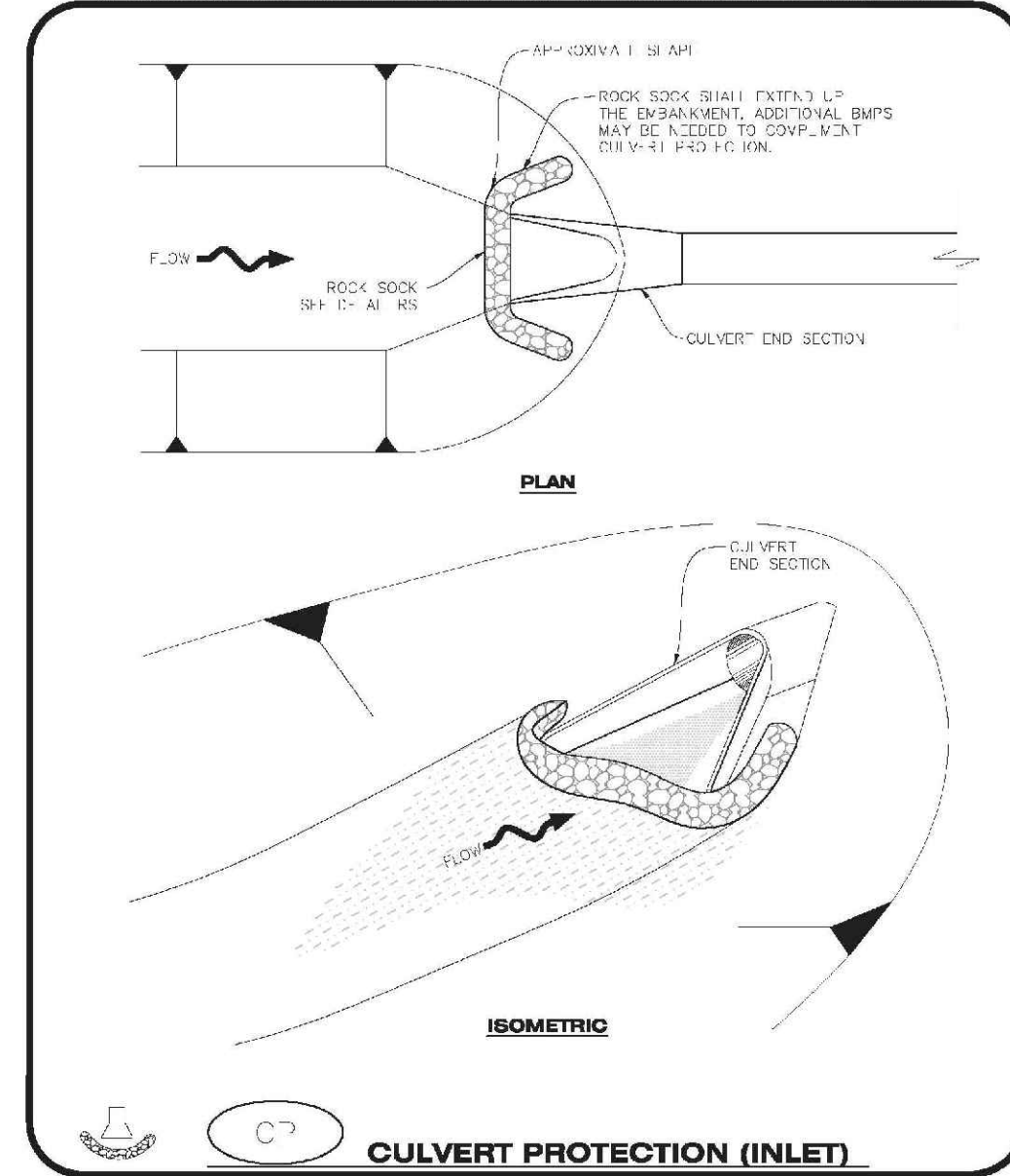
DP 1 OF 2



VEHICLE TRACKING CONTROL PAD

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

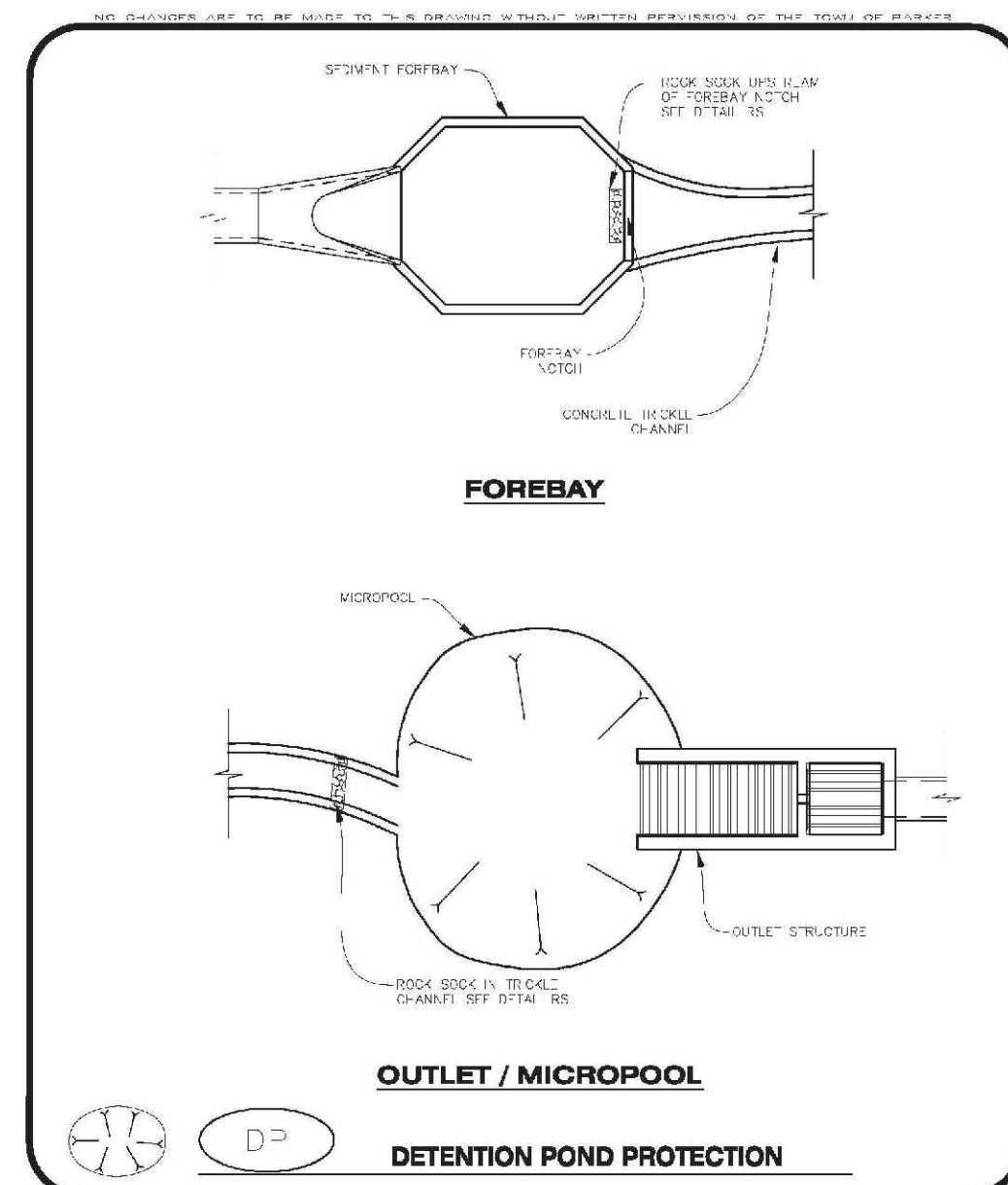
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CONCRETE WASHOUT AREA

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

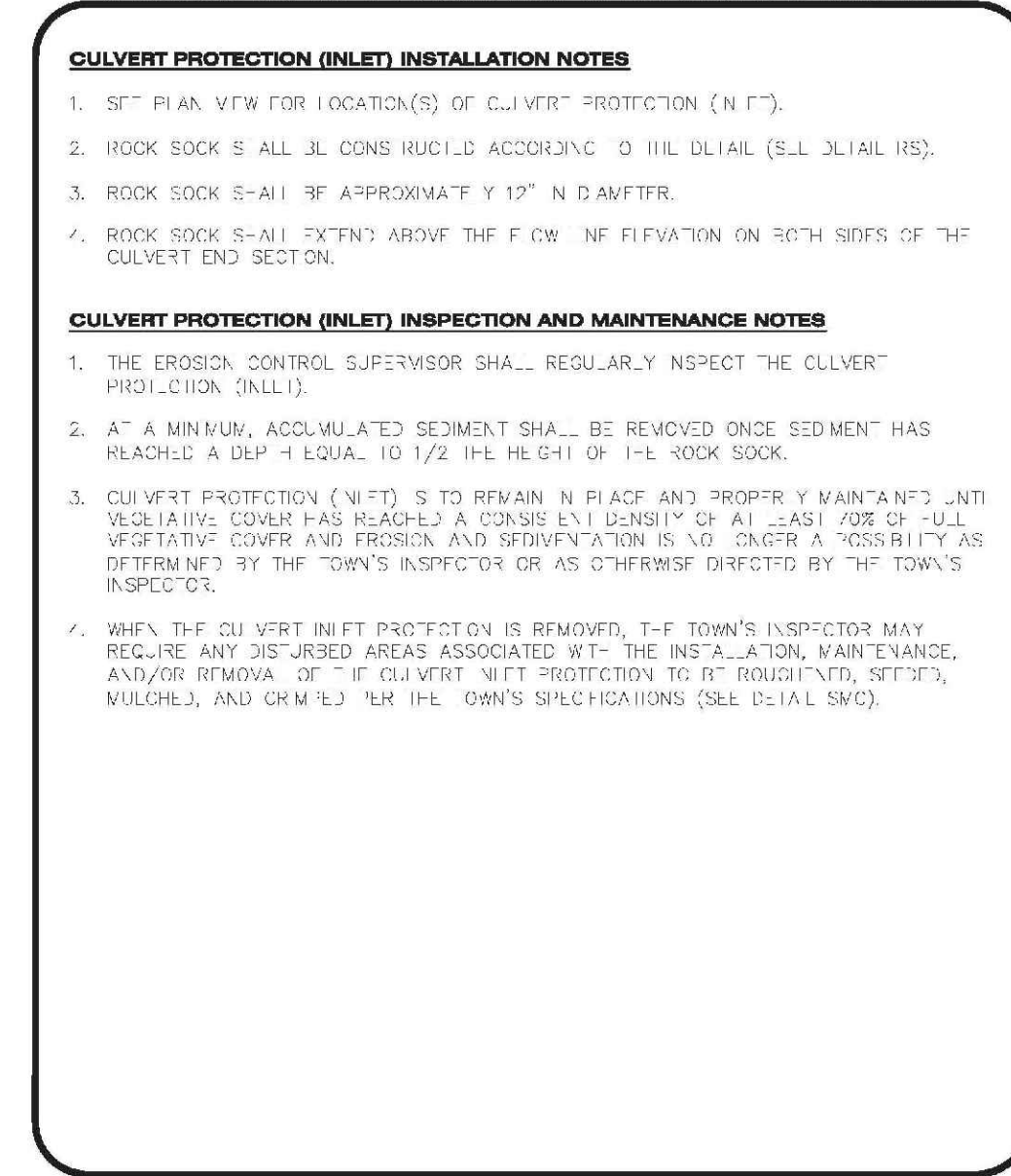
CWA 2 OF 2



VEHICLE TRACKING CONTROL PAD

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

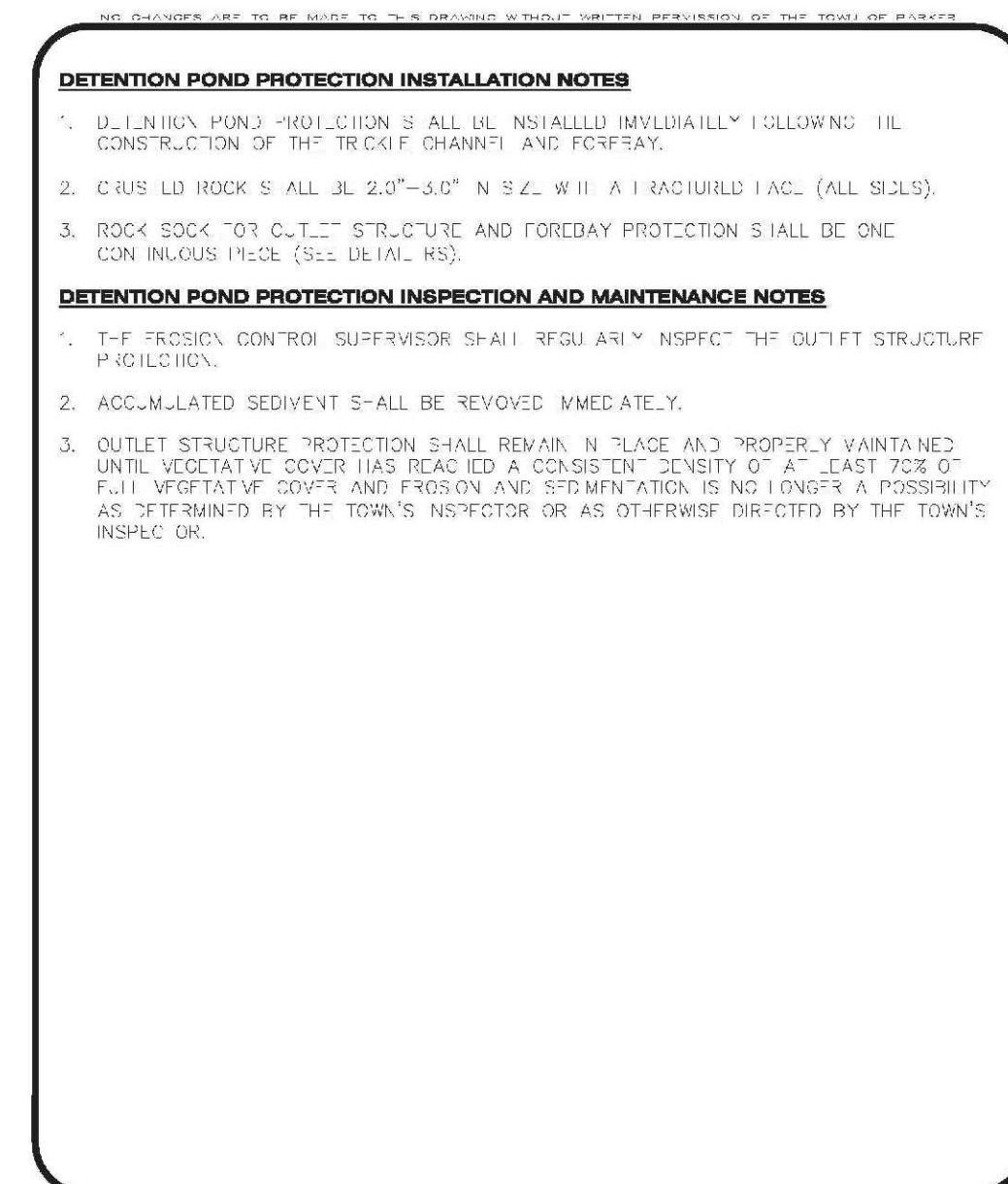
VTC 3 OF 3



CULVERT PROTECTION (INLET)

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

CP 2 OF 2



DETENTION POND PROTECTION

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES

DP 2 OF 2

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| CHECKED BY | JU |
| DRAWN BY | JF |
| SCALE | AS SHOWN |
| FILE NO. | 8130283701 |
| DATE | OCTOBER 2017 |
| INIT. | |
| APPR. | |
| DATE | |
| REVISIONS | |
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CONSULTANTS

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
BMP DETAILS

DEBRIS AND TRASH CONTROL

NOTE:

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, DRIVEWAYS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRUCK CHANNELS, AND OTHER IMPROVED SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEANED PRIOR TO THE WORK DAY TO PREVENT ALL GROSS 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 SURFACE SCANNING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN TIE AREAS.
2. ALL CHYMECAL SPILLS AND/OR STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE IN SOIL BASINS. IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VACUUM TRUCK.
3. ON-SITE PERSONNEL, INCLUDING DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUOUS DEBRIS AND TRASH CONTROL.

EROSION CONTROL BLANKET (SLOPE)

CBMP **DTC**
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2
REV. 03/14

EROSION CONTROL BLANKET (SLOPE)

EROSION CONTROL BLANKET (SLOPE)

CBMP **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES 1 OF 2
REV. 03/14

EROSION CONTROL BLANKET (CHANNEL)

EROSION CONTROL BLANKET (CHANNEL)

CBMP **ECB**
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2
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 IN CHANNEL PROTECTION SHALL BE THOROUGHLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THIS CALCULATION, THE EROSION CONTROL BLANKET OR RIPRAP 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, STAKES OR OTHER UNDESIRABLE DEBRIS.
4. EROSION CONTROL BLANKET SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS.
5. ANY DAMAGED OR WEAVING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE LAYER, STRAW OR EXCELSDOR.

| MANUFACTURER | PRODUCT NAME |
|--------------------|----------------|
| AGRI-MANUFACTURING | ST150 |
| 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

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 DISTURBED 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 AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION SHALL BE REVEGETATED, SEEDED, MULCHED, AND COMPOSTED PER THE TOWN'S INSPECTOR'S RECOMMENDATION.
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

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

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

CBMP **IPCOG**
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3
REV. 03/14

TUBULAR TRAFFIC MARKER DETAIL

TUBULAR TRAFFIC MARKER DETAIL

CBMP **IPCOG**
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 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. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, WELD TO KILL ROCK TO PREVENT SPINNING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE A TUBULAR INSTALLATION OF THE 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 AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

CBMP **IPCOG**
CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3
REV. 03/14

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

CBMP **IPCOG**
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. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, WELD TO KILL WIRE OR A TOWN APPROVED EQUIVALENT.
5. ROCK SOCK SHALL BE PLACED 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 AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

LOT PROTECTION

CBMP **IPCOG**
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 IF THEY ARE MADE OF 100% BIODEGRADABLE MATERIAL.
 - ALL EROSION CONTROL BLANKETS (SLOPES 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 SLOPES (SLOPES AND ENDS) OF THE EROSION CONTROL BLANKETS SHOULD BE INSTALLED TO REFLECTIVE MARKING 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 MARKING BE INSTALLED.
 - 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, BUSINESS, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INSTALLED 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

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TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS BMP DETAILS

SHEET NUMBER: 7

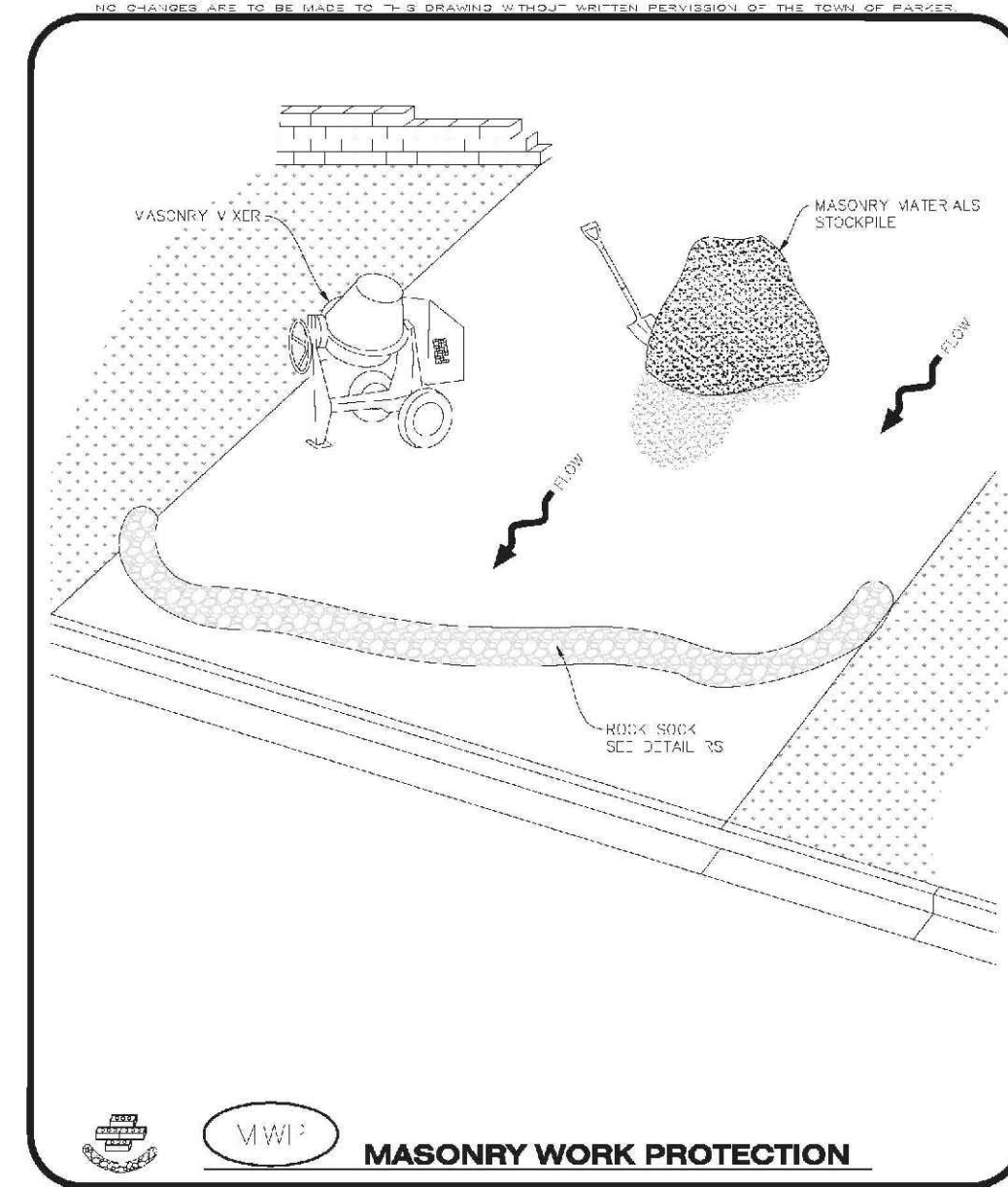
DRAWN BY: JF
CHECKED BY: JJ
DATE: OCTOBER 2017

SCALE: AS SHOWN

FILE NO: 8130283701

| No. | Revisions | Date | Initial | Appr. | Date |
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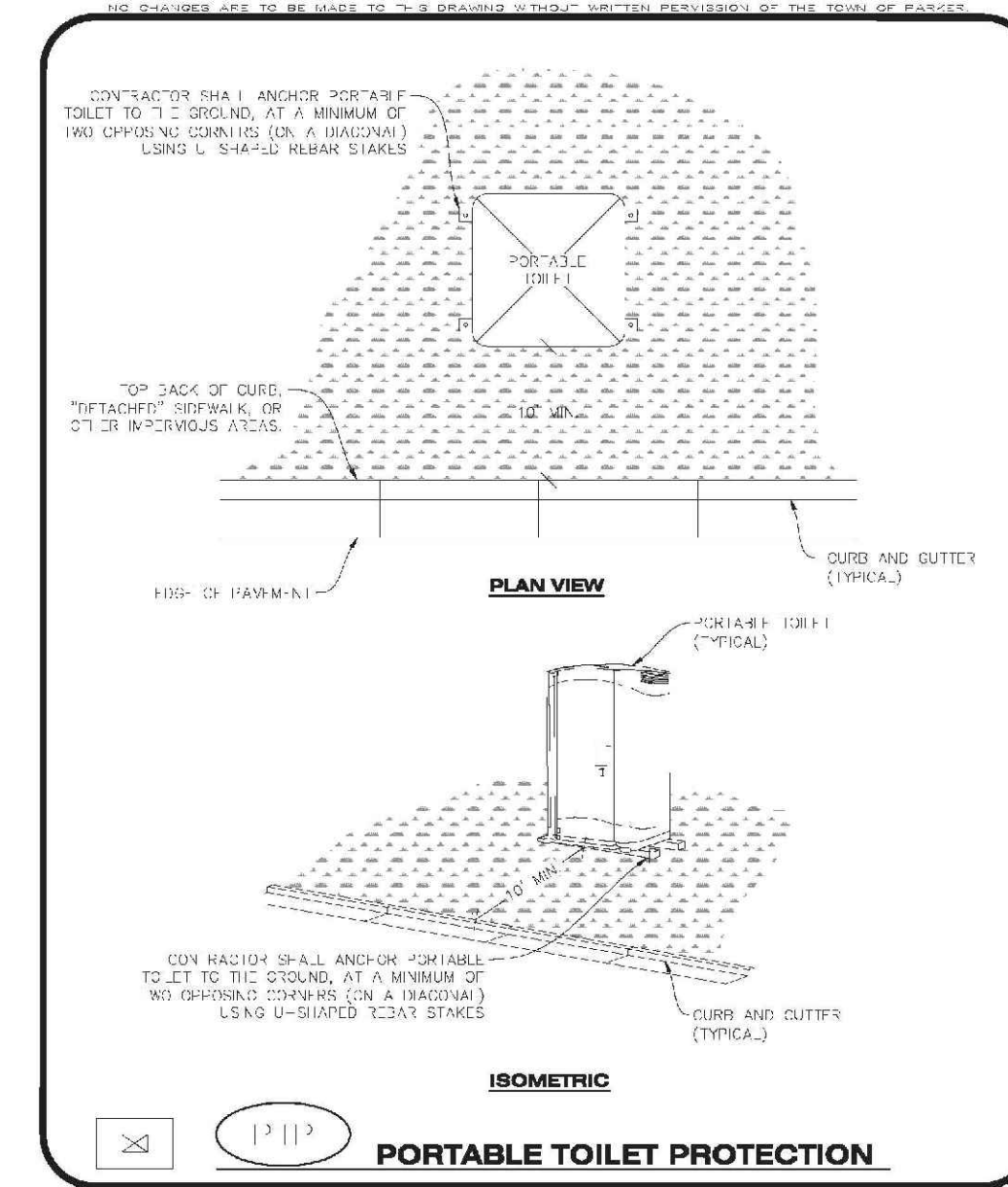
MASONRY WORK PROTECTION INSTALLATION NOTES

- MASONRY WORK PROTECTION MAY VARY TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
- A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXING.
- CRUSHED ROCK SHALL BE 2.0" TO 3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAP-UP JOINTS (SEE DETAIL 75).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHAIN WIRE OR OTHER APPROVED MATERIAL, SHALL BE 4.0" ROCK THICK FROM SPILLING OUT.

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE TOWN'S CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK AND ROCK SOCK.
- ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASTE COLLECTION AREA.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES MWP 2 OF 2 (REV. 2014)



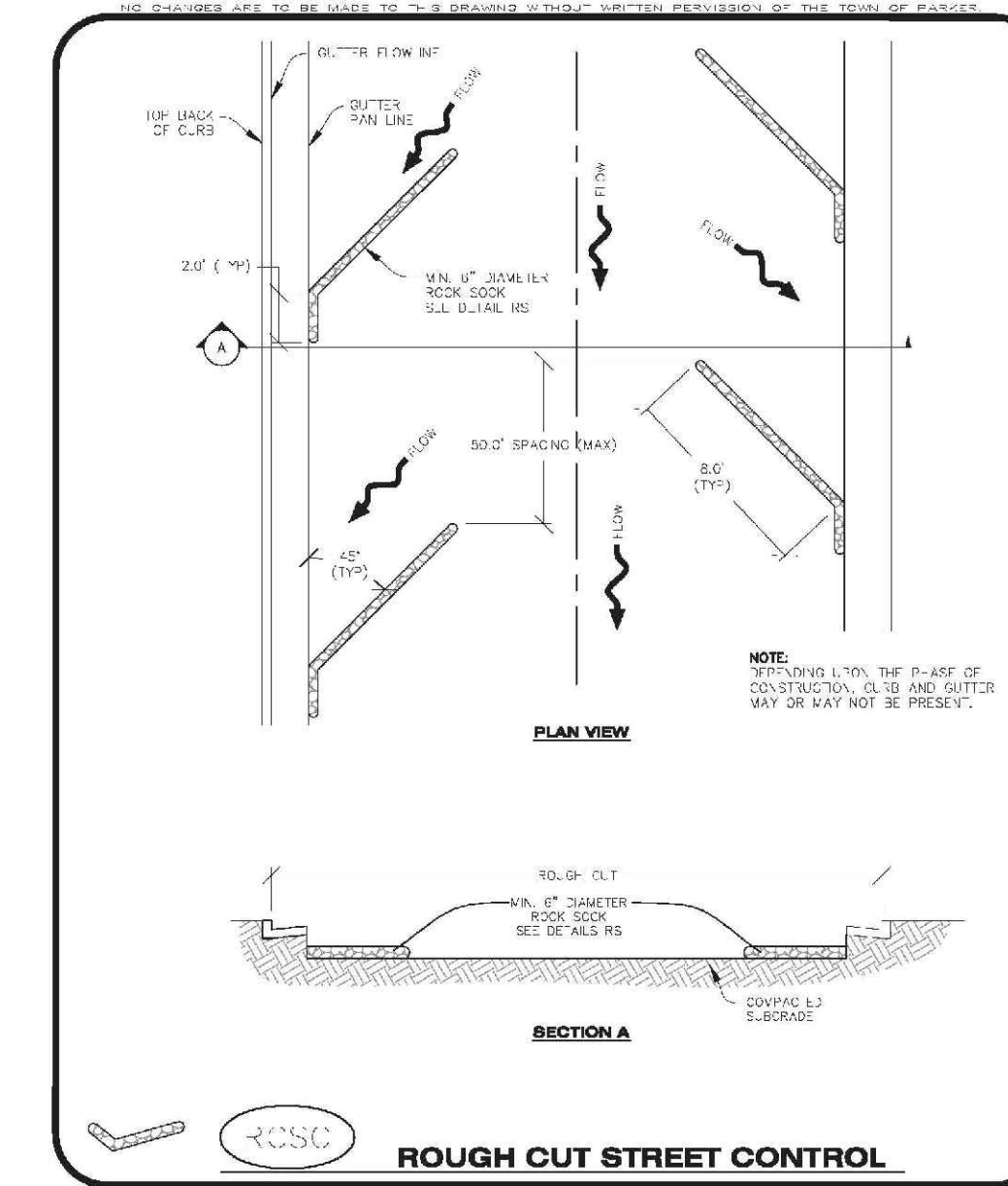
PORTABLE TOILET PROTECTION INSTALLATION NOTES

- PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
- ALL PORTABLE TOILETS MUST BE CIRCLED 100% WITH.
- PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED STEEL STAKES.
- U-SHAPED STEEL STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSITE DIAGONAL CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
- PORTABLE TOILETS SHALL BE SECURED AT THE NEAREST IMPERVIOUS CURB OR WALL. THE POSSIBILITY OF OVERTOPPING.
- WHEN THE PORTABLE TOILETS ARE BEING USED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROCK-CURED, SEEDED, MULCHED, AND GRATED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL 50C).
- PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLOSED LOCKED UP, IN ONE CASE, REALIZED LOCAL IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES PTP 2 OF 2 (REV. 2014)



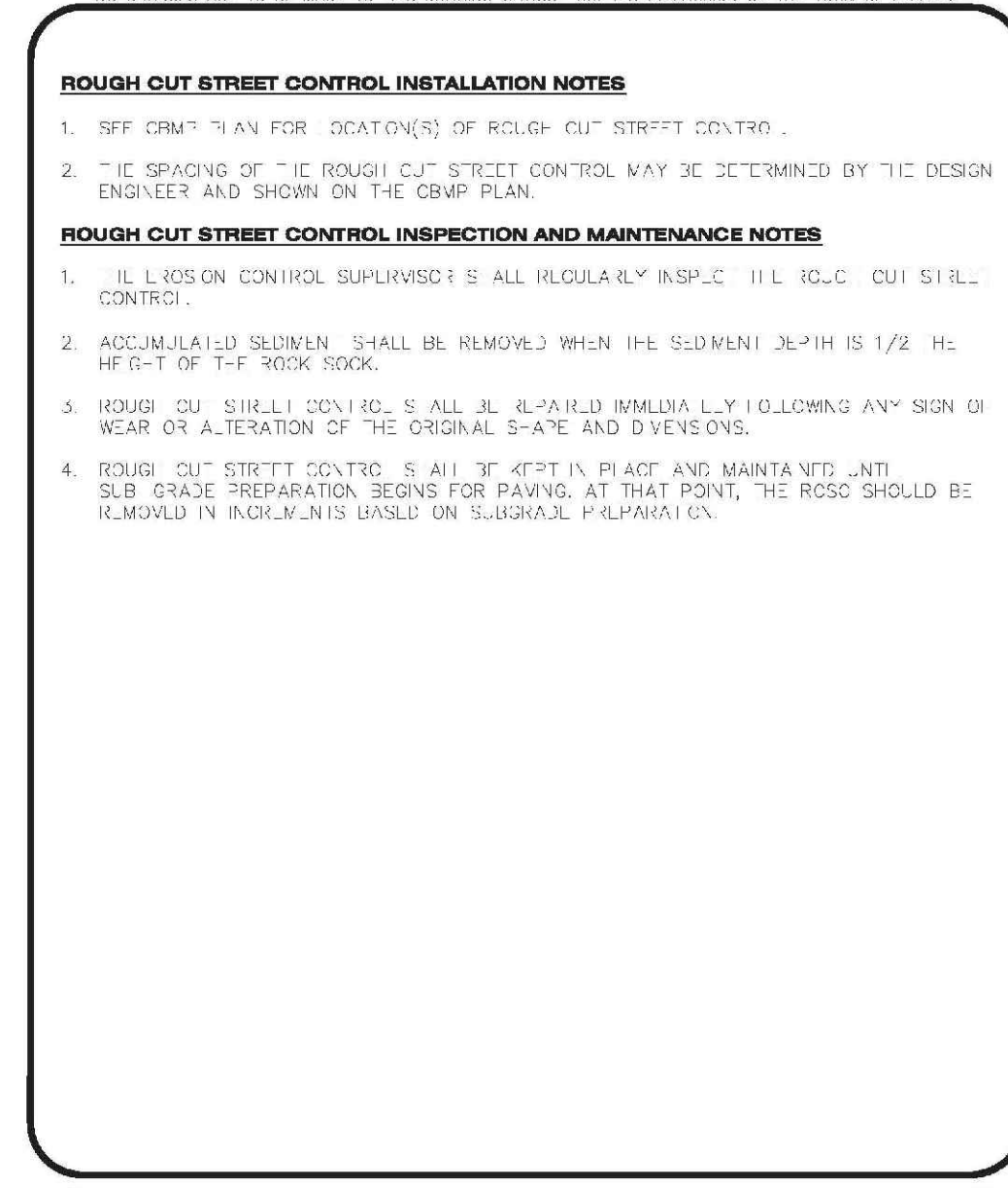
ROUGH CUT STREET CONTROL INSTALLATION NOTES

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

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

- THE TOWN'S CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCK SHALL BE REPLACED OR ALL REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
- ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUBGRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE ROCK SOCK SHOULD BE REMOVED IN ACCORDANCE WITH THE TOWN'S SPECIFICATIONS.

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



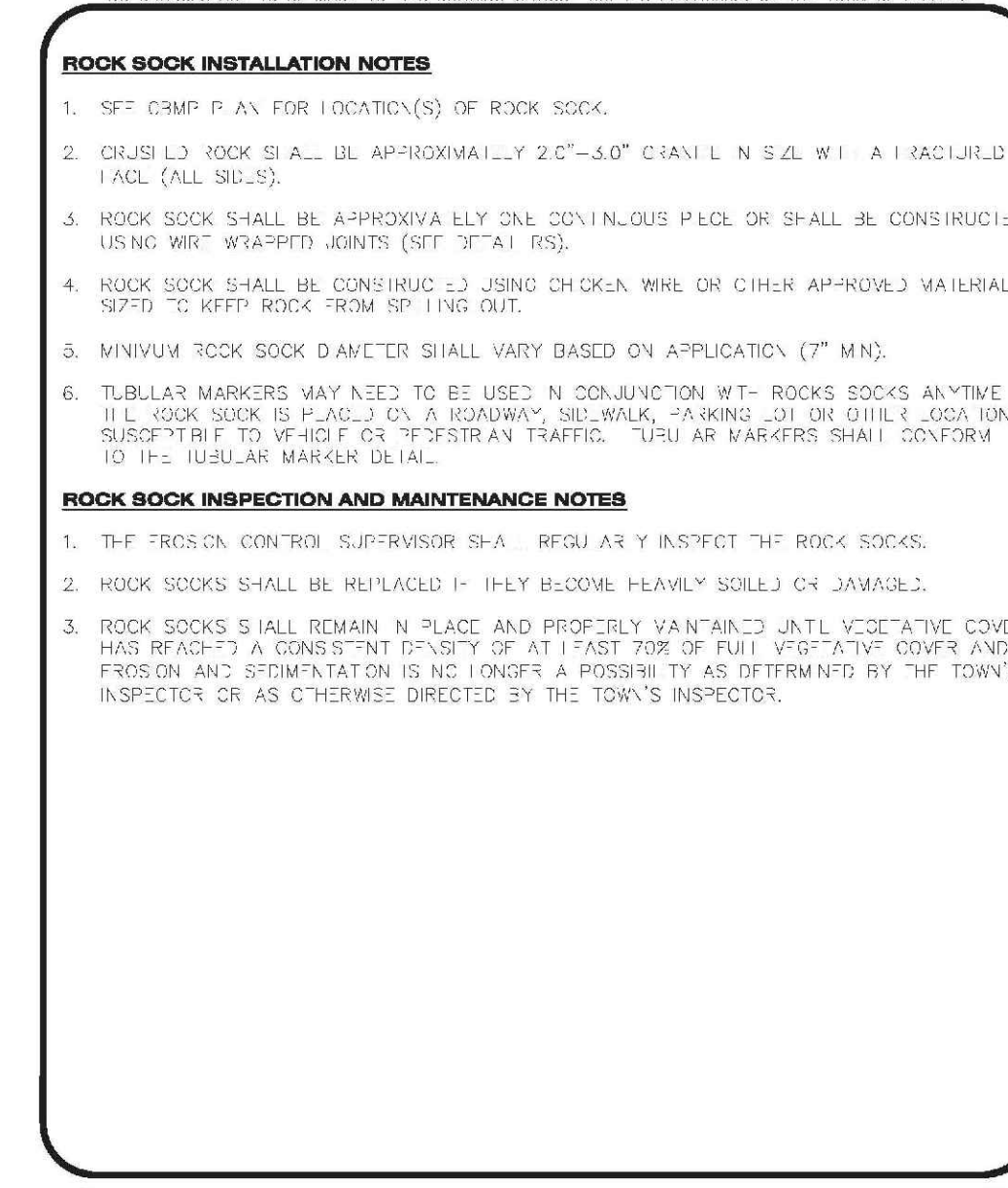
ROCK SOCK INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
- CRUSHED ROCK SHALL BE APPROXIMATELY 2.0" TO 3.0" DIAMETER IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAP-UP JOINTS (SEE DETAIL 75).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHAIN WIRE OR OTHER APPROVED MATERIAL, SHALL BE 4.0" ROCK THICK FROM SPILLING OUT.
- MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
- TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCK SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCAL JURISDICTION TO MAINTAIN TRAFFIC FLOW AND SAFETY.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RS 2 OF 2 (REV. 2014)



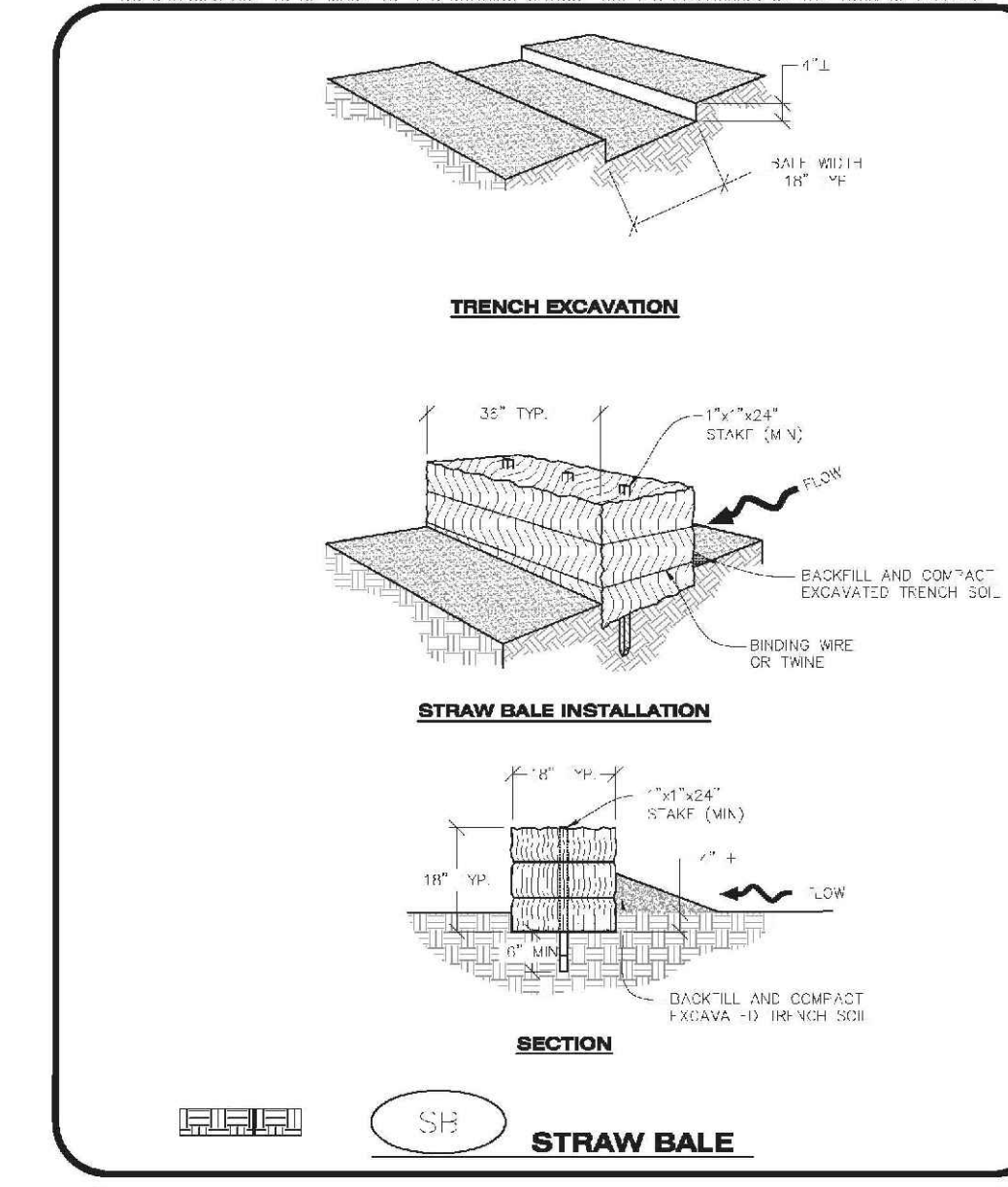
ROCK SOCK IN SWALE INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
- CRUSHED ROCK SHALL BE APPROXIMATELY 2.0" TO 3.0" DIAMETER IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAP-UP JOINTS (SEE DETAIL 75).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHAIN WIRE OR OTHER APPROVED MATERIAL, SHALL BE 4.0" ROCK THICK FROM SPILLING OUT.
- MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
- TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCK SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCAL JURISDICTION TO MAINTAIN TRAFFIC FLOW AND SAFETY.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

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

Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES RS 2 OF 2 (REV. 2014)



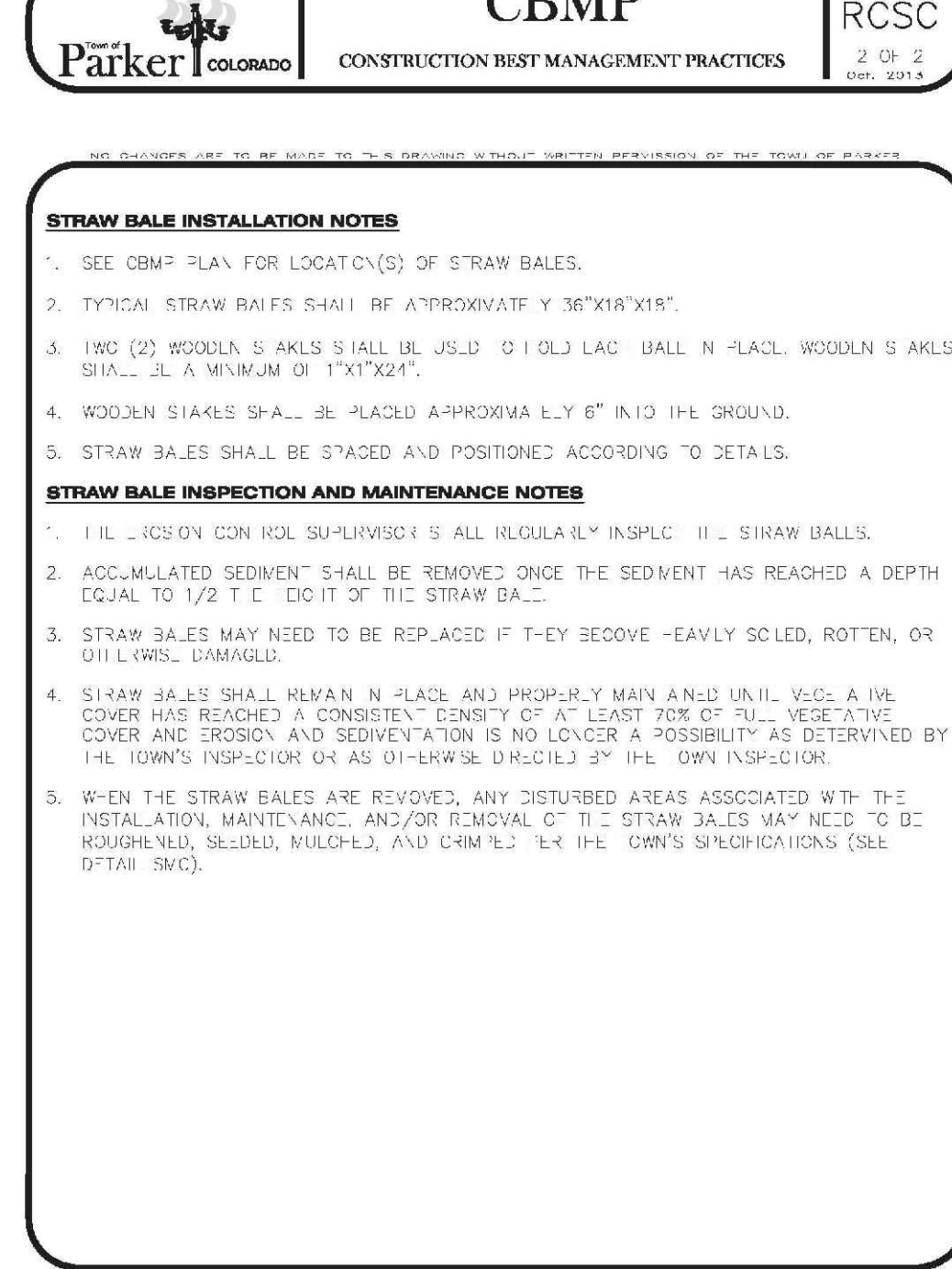
STRAW BALE INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
- TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36" X 18" X 18".
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1" X 4" X 4".
- WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
- STRAW BALES SHALL BE STAGED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

- THE TOWN'S CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
- STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
- STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND FROST AND STORMFALLATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND GRATED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL 50C).

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



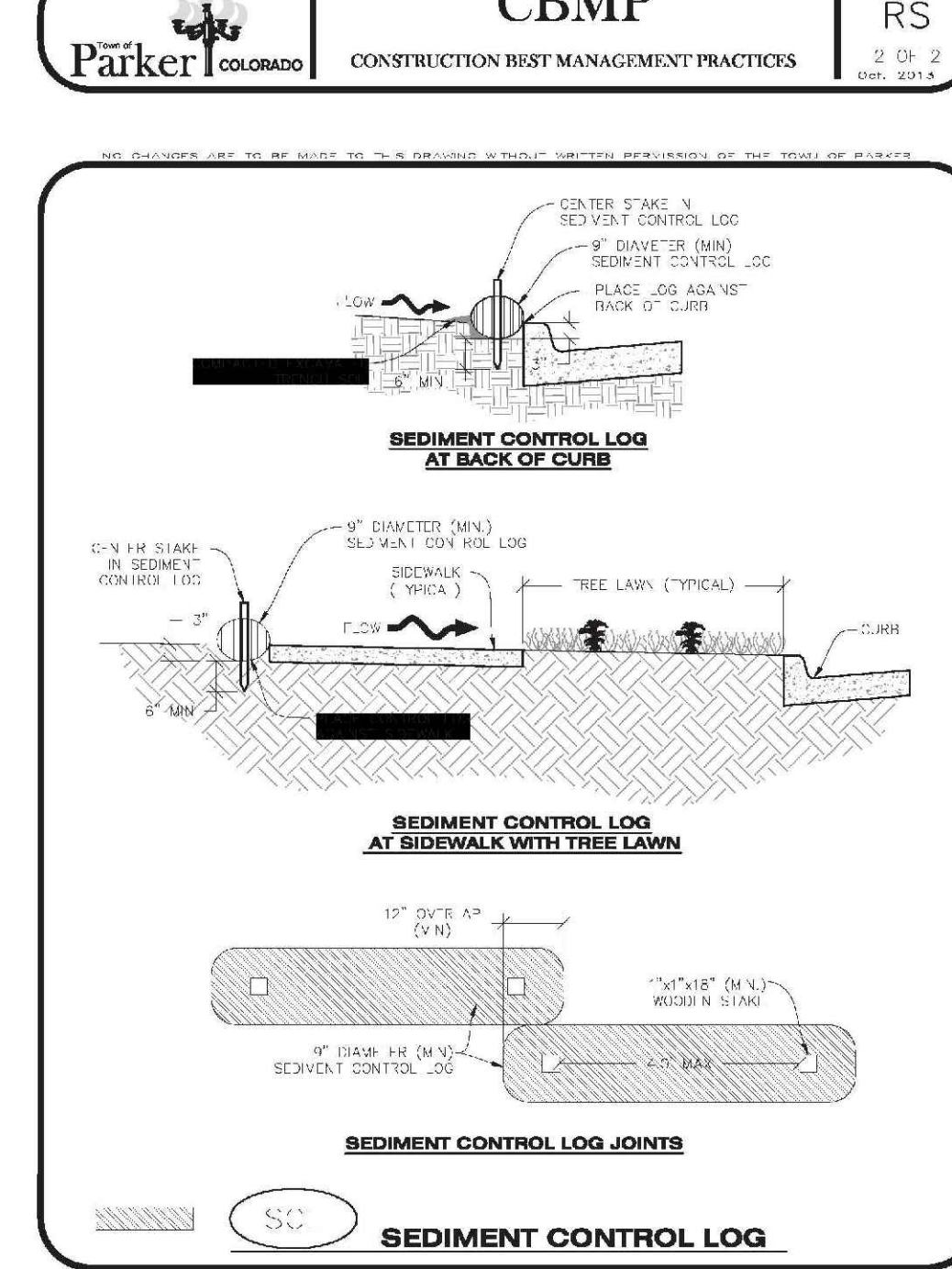
SEDIMENT CONTROL LOG INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
- ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED IN THE DOWNHILL DIRECTION OF FLOW AND BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
- SEDIMENT CONTROL LOGS SHALL BE INSTALLED IN THE SPOTS OF A HIGH-SURFACE SHALL BE EXCAVATED USING A (1) SHOVEL, (2) SHOVEL, OR (3) ANCHOR (IF APPLICABLE) SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT HIGHLY AGAINST THE ANCHOR TRENCH.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
- ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
- ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL OR SIMILAR DEVICE.
- SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR TO THE SOIL IN PLACE.
- STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
- SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE DOWNHILL SIDE OF THE LOGS.
- SEDIMENT CONTROL LOGS SHALL BE STAGED WITHIN 6" FROM EACH END.
- SEDIMENT CONTROL LOGS SHALL BE INSTALLED IN THE SPOTS OF A HIGH-SURFACE SHALL BE EXCAVATED USING A (1) SHOVEL, (2) SHOVEL, OR (3) ANCHOR (IF APPLICABLE) SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT HIGHLY AGAINST THE ANCHOR TRENCH.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

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- SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SOIL FROM FUNCTIONING AS DESIGNED.
- WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND GRATED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL 50C).

Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 2 OF 3 (REV. 2014)



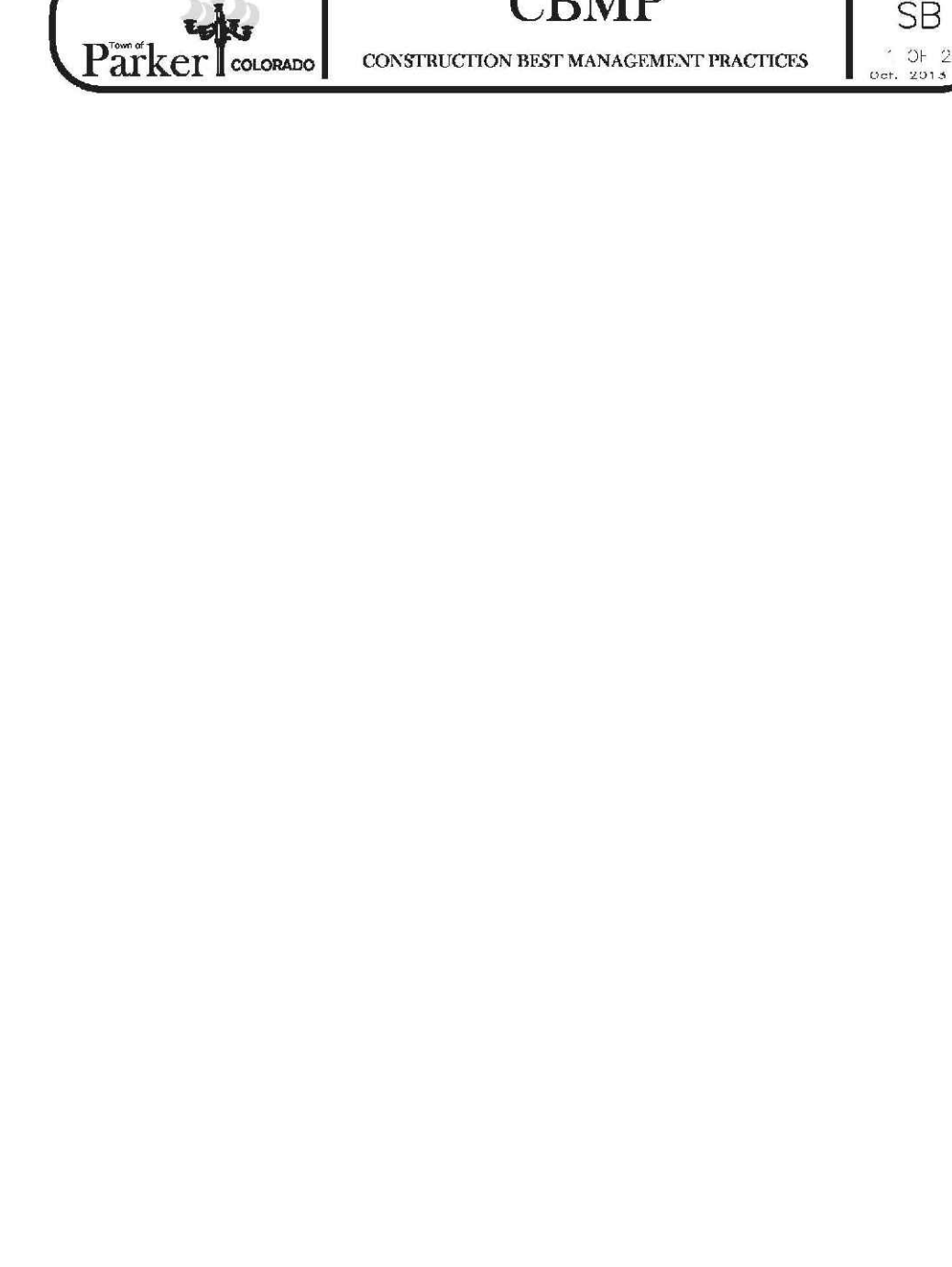
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Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 2 OF 3 (REV. 2014)



STRAW BALE INSTALLATION NOTES

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

Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SB 2 OF 2 (REV. 2014)

Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SCL 3 OF 3 (REV. 2014)

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Parker COLORADO CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES SB 2 OF 2 (REV. 2014)

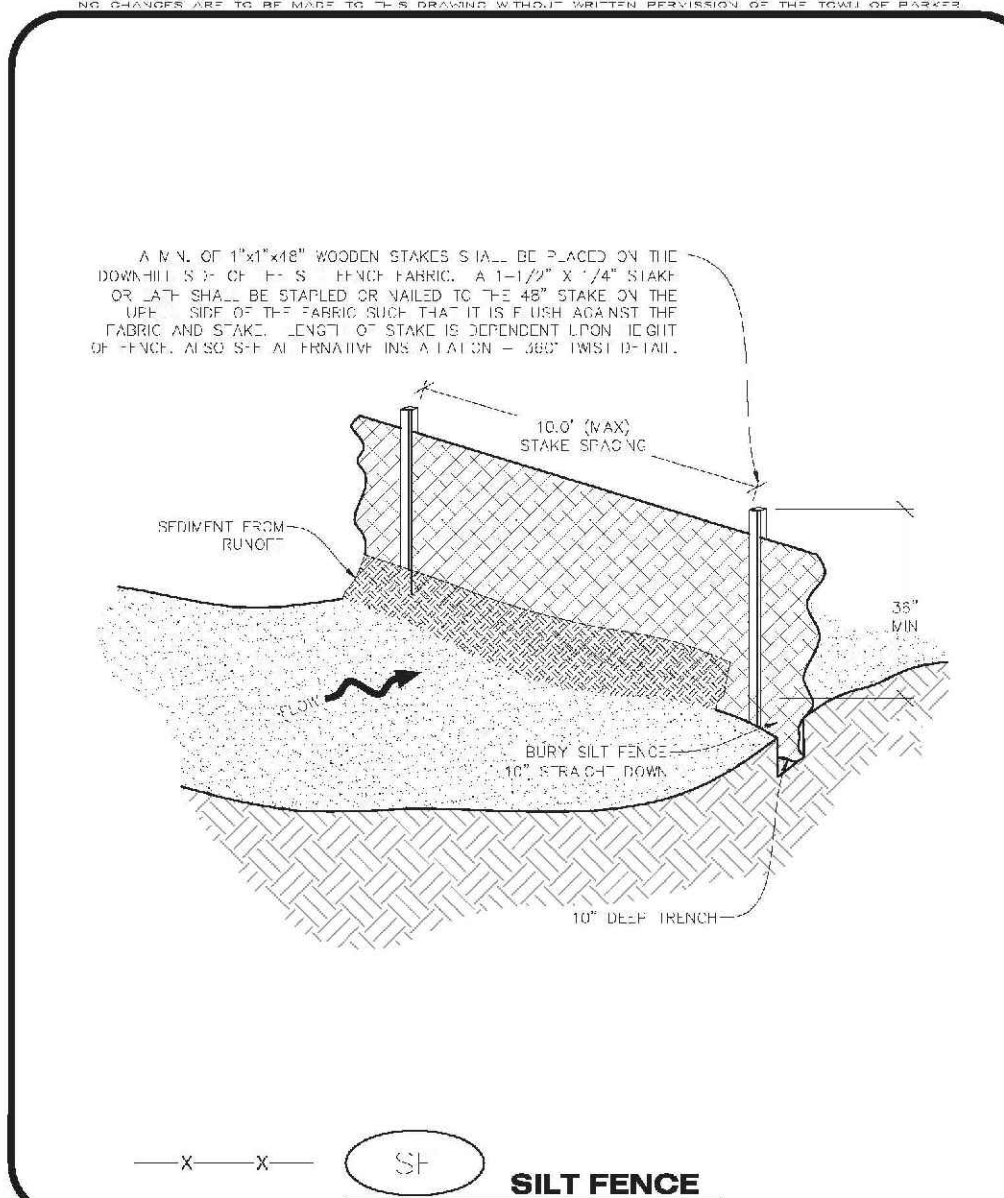
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| SHEET NUMBER | DRAWN BY: JF | SCALE: AS SHOWN | FILE NO: 8130283701 | DATE: OCTOBER 2017 | Revisions | Date | Date |
| | | | | CHECKED BY: JJ | | | |
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10339 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

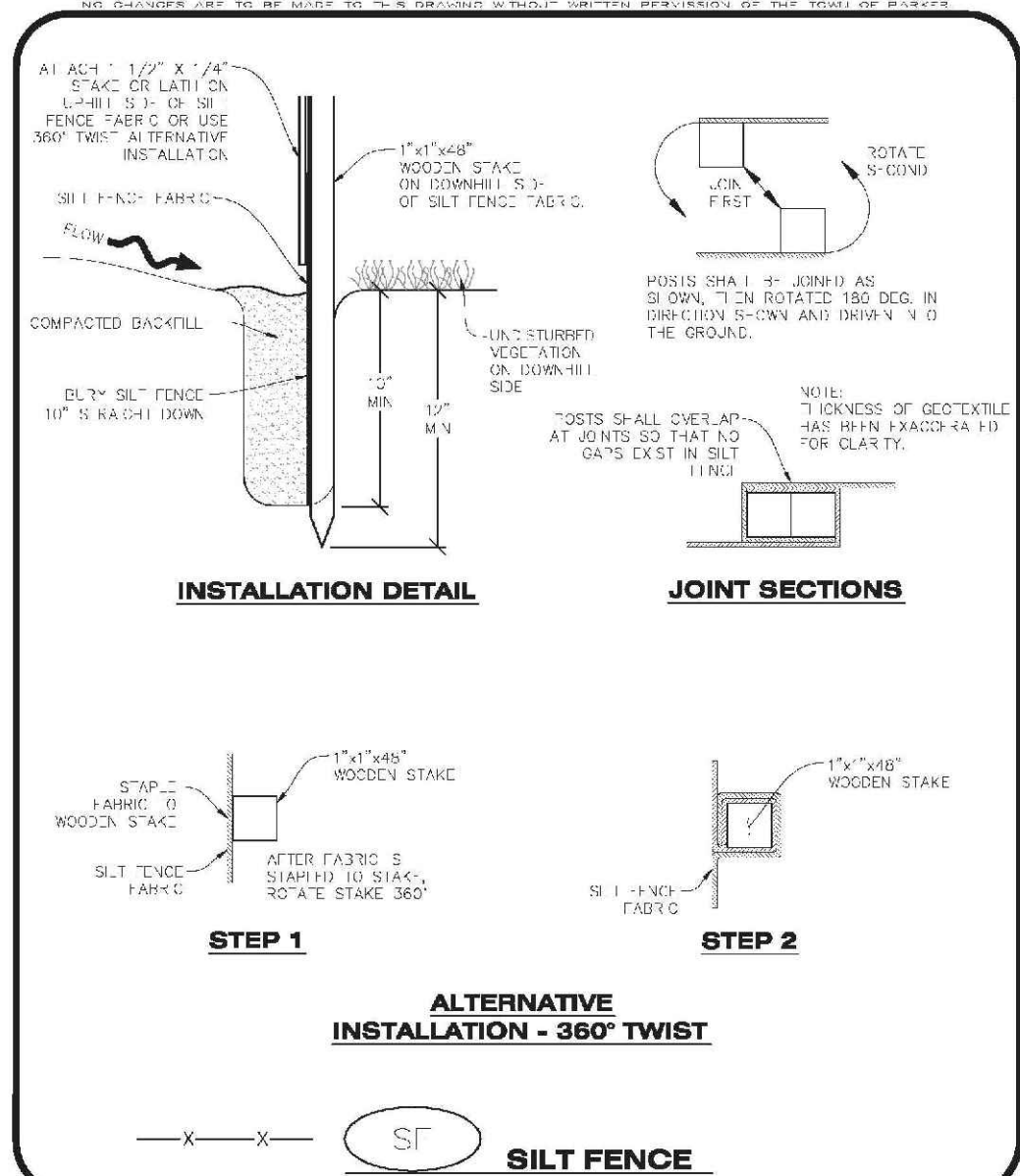
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
BMP DETAILS

UNCC
LITELTY NOTIFICATION
CENTER OF COLORADO



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



CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
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SILT FENCE INSTALLATION NOTES

- SEE 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 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
- A 10" DEEP ANCHOR SILL SHALL BE INSTALLED USING A 5' HIGH SLAB WALL.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPRIGHT SIDE OF THE ANCHOR TRENCH.
- ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
- THE ANCHOR TRENCH SHALL BE UNIFORMLY BACKFILLED WITH SILT THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
- ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UPRIGHT SIDE OF THE SILT FENCE.
- STAKES SHALL BE POSITIONED ON THE DOWNHILL 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 LAT SHALL BE ATTACHED TO THE DOWNHILL SIDE OF THE STAKE FOR A STAKE TO BE USED TO REMOVE THE SILT FENCE. THE LAT SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x4"x4'.
- 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 INTO THE STAKES AND LINES USING STAPLES OR NAILS OF AN APPROPRIATE LENGTH. STAPLES AND NAILS SHOULD BE PLACED ALONG THE ENTIRE LENGTH OF THE SILT FENCE TO BE PROPERLY SECURED.
- SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

| PROPERTIES | TEST METHOD | MANDATORY REQUIREMENTS |
|--------------------------|-------------|---|
| CHAR. STRENGTH (TENSILE) | ASTM D 4242 | > 124 LBS |
| MIN. TENSILE STRENGTH | ASTM D 3786 | > 300 LBS |
| TENSILE STRENGTH | ASTM D 4832 | > 60 LBS |
| TENSILE STRENGTH (WET) | ASTM D 2555 | > 60 LBS |
| UV RESISTANCE | ASTM D 2555 | > 80% AT 500 HOURS OF UV EXPOSURE AT LOW RATE |
| LOW RATE | ASTM D 4481 | > 10 GR/HR/FT ² |

- AN ORIGINAL PHYSICAL SPECIFICATION SHALL SHOW THE SILT FENCE MANUFACTURER'S ALL GC MAND. AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT IDENTIFICATION SHALL BE PRINTED OR STAMPED ON THE SILT FENCE FABRIC.
- 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 (E.G. BETWEEN THE CURB AND THE SILT FENCE) SHALL BE REQUIRED WHERE THIS GAP IS OCCURRING.

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 PROPOSED EROSION CONTROL IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DETERMINED 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 REVEGETATED, SEEDDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE JULIAN 500).

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES
SF 4 OF 4
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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 OR FLOODING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
- IF THE REVEGETATION OF THE TRENCH DISTURBED BY THE SILT FENCE IS TO BE PERFORMED, THE SEEDING SHALL BE PERFORMED AS FOLLOWS:
 - IF THE TRENCH IS DEEPER THAN 12" AND WIDER THAN 12" AND THE SOIL IS NOT FROZEN OR FLOODING, THE SEEDING SHALL BE PERFORMED AS FOLLOWS:
 - IF THE TRENCH IS DEEPER THAN 12" AND WIDER THAN 12" AND THE SOIL IS NOT FROZEN OR FLOODING, THE SEEDING SHALL BE PERFORMED AS FOLLOWS:
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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 SERVICES 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.
- HERBICIDE SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN PLANTS ARE ACTIVELY GROWING.
- IF THE WEEDS ARE NOT CONTROLLED BY HERBICIDE, THE CONTRACTOR SHALL REMOVE THE WEEDS BY HAND OR MEANS OF A MOWER OR OTHER MEANS.
- 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
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TOWN OF PARKER, SEED MIX 1

| |
|------------------------|
| 20% ARIZONA BLUEGRASS |
| 10% EASTWY WHEATGRASS |
| 10% SLENDER WHEATGRASS |
| 10% ANNUAL KYRGRASS |
| 10% SPURGE FESCUE |
| 10% RIGID RYEGRASS |
| 10% SUDAN GRASS |
| 10% CANADA BLUEGRASS |
| OR SUDAN GRASS |

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

TOWN OF PARKER, SEED MIX 2

| |
|-----------------------|
| 20% ARIZONA BLUEGRASS |
| 10% SUDAN GRASS |
| 10% CANADA BLUEGRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
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| 10% SUDAN GRASS |

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

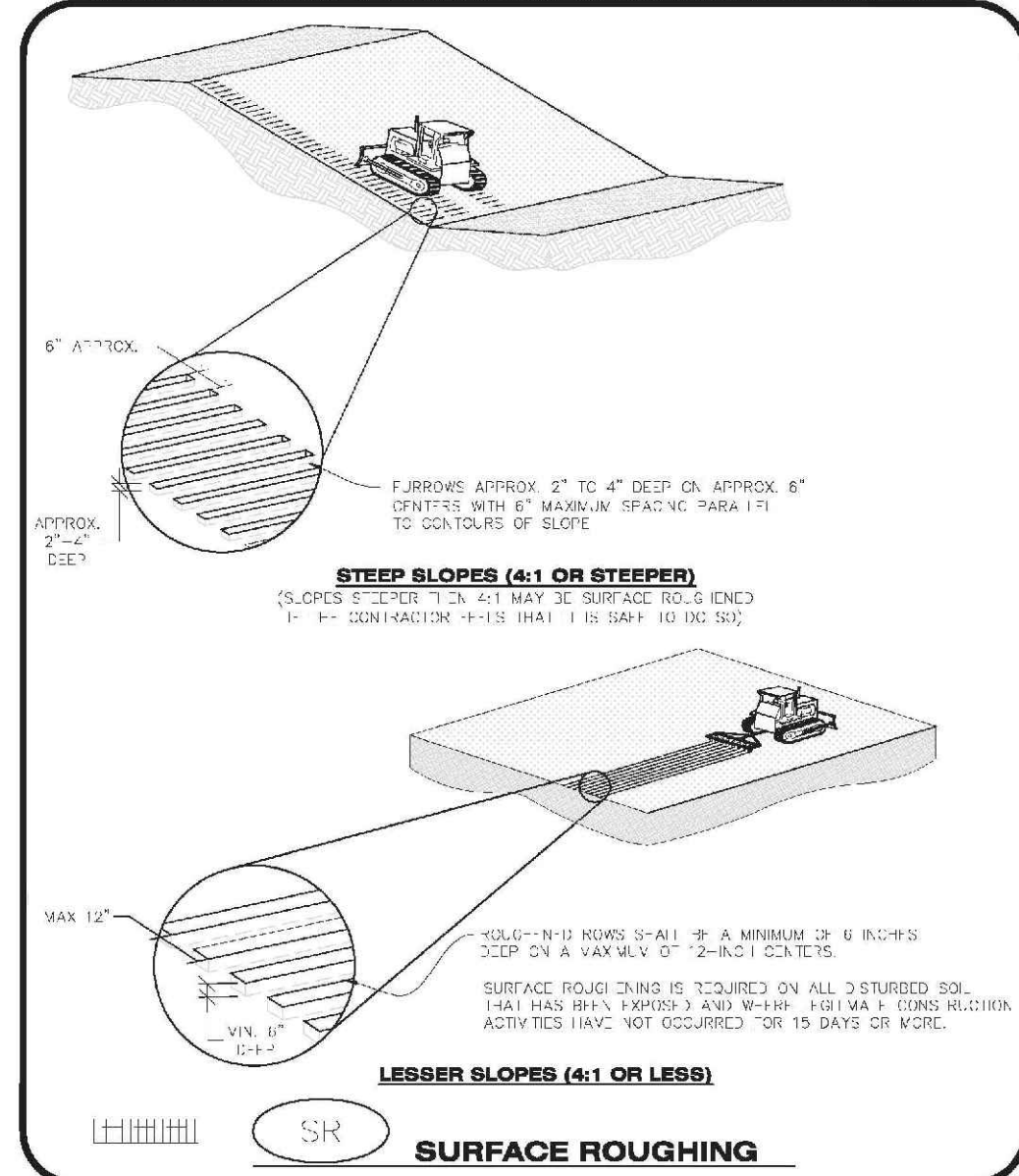
TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)

| |
|--------------------------------|
| 20% CRIMSON CRESTED WHEATGRASS |
| 20% SUDAN GRASS |
| 10% CANADA BLUEGRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |
| 10% SUDAN GRASS |

SEEDING RATE:
DRILLED: 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

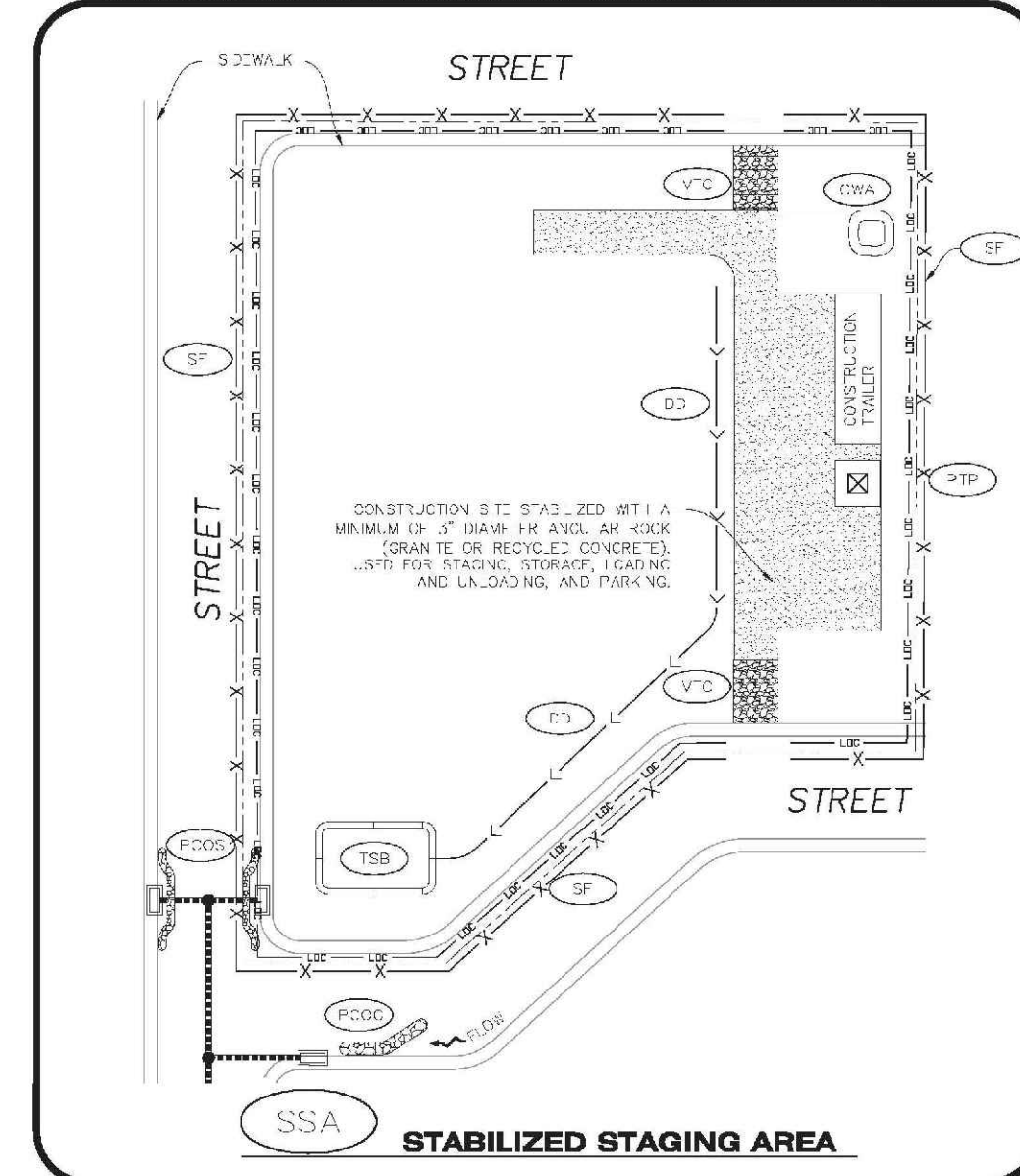
SURFACE ROUGHENING INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
- DISTURBED AREAS THAT REMAIN NACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE TOWN'S INSPECTOR.
- FOR STEEP SLOPES (4:1 OR STEEPER), IT IS ACCEPTABLE TO "RAKE" THE SLOPES, ACCORDING TO THE CBMP PLAN.
- SCHEDULED OR REGULAR STABILIZATION MAY BE REQUIRED BY THE TOWN'S INSPECTOR FOR SPECIAL CIRCUMSTANCES 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

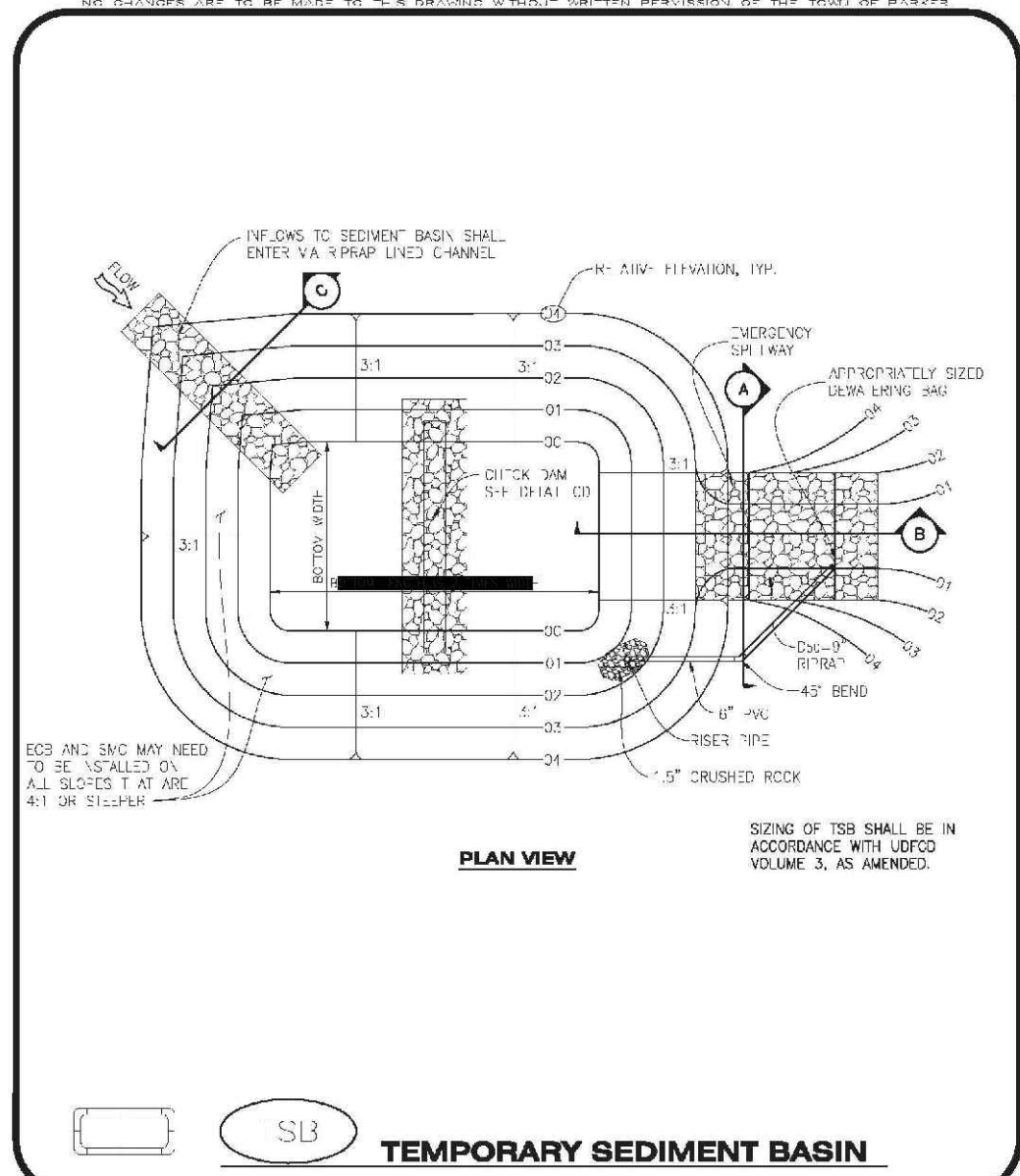
STABILIZED STAGING AREA INSTALLATION NOTES

- SEE CBMP PLAN FOR LOCATION(S) 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 LOADING 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.

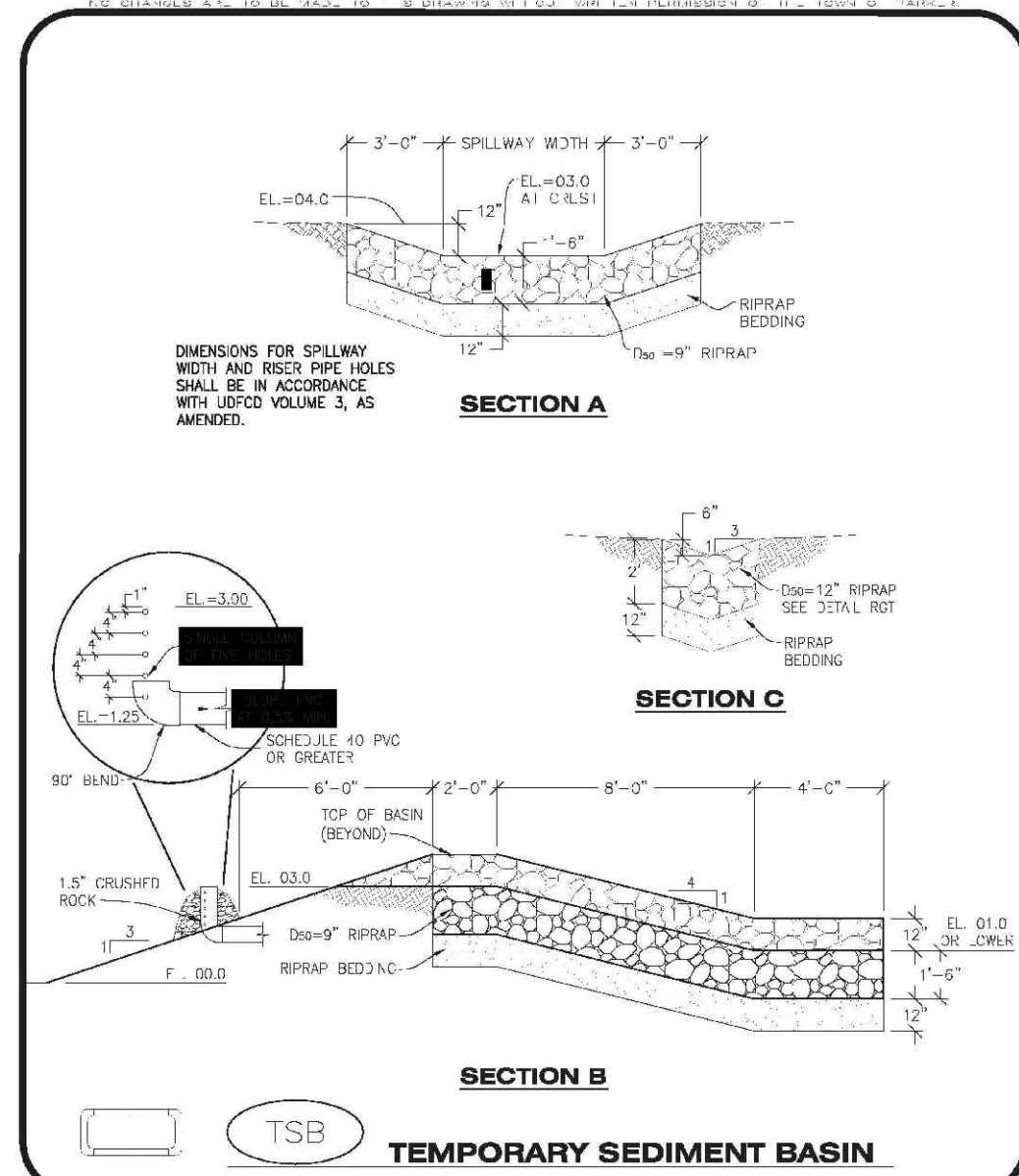
STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

- 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

- SEE 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.
- ALL EXCAVATION WORK AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE TOWN'S INSPECTOR, IN ACCORDANCE WITH THE SMC NOTES, AS APPLICABLE.
- EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OF CONCRETE OR OTHER MATERIALS. A MINIMUM OF 70% 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 APPROPRIATELY SIZED DRAINAGE BAG SHALL BE PLACED AT THE END OF THE DISCHARGE PIPE. THE DRAINAGE BAG SHALL BE REPLACED WITH APPROVED SLOTTED ACCUMULATION RACHES SOON.

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 EROSION 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

10338 E. Dry Creek Rd.
Suite 110
Denver, CO 80231
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
BMP DETAILS

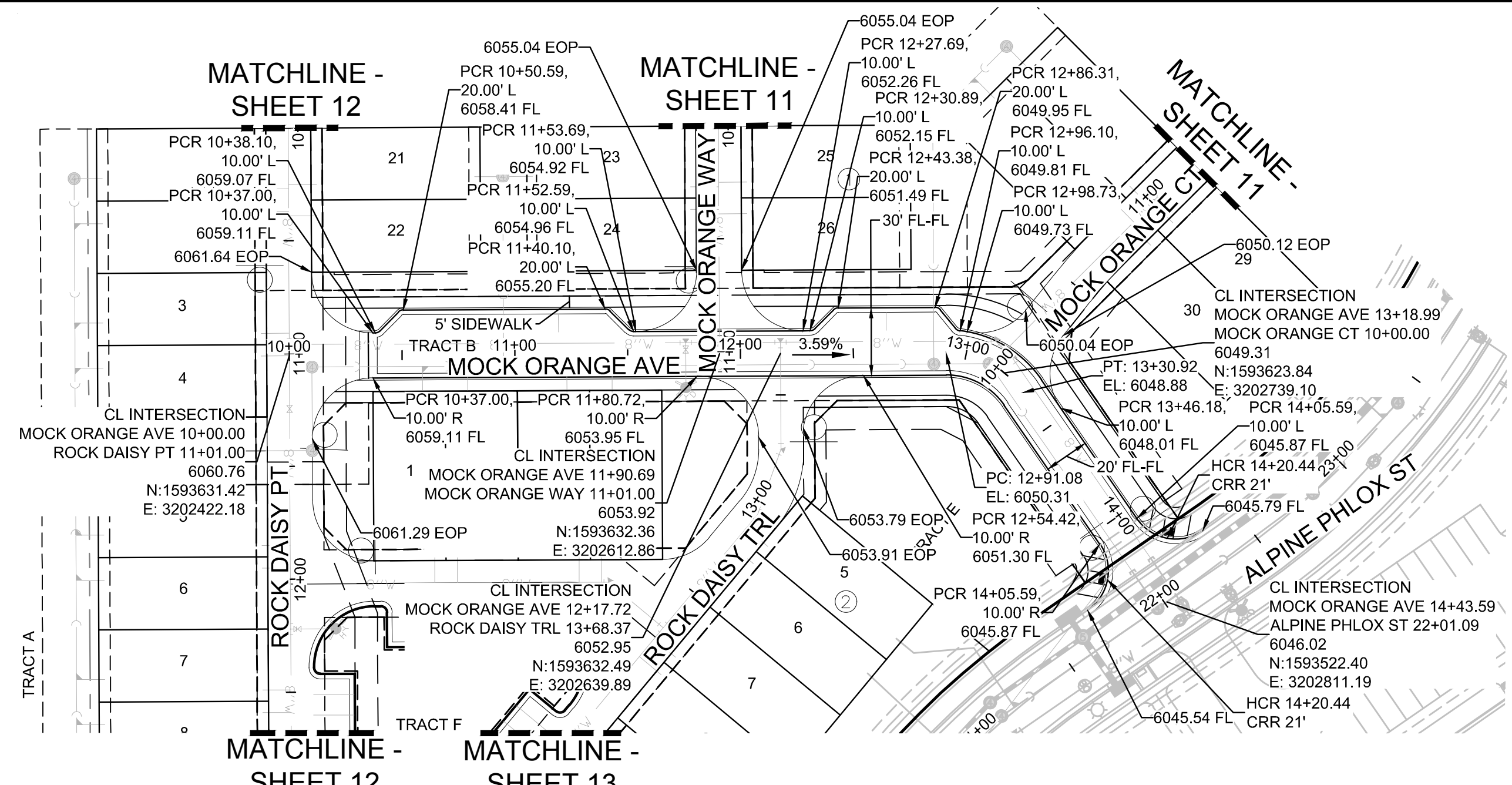
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DRAWN BY: JF
CHECKED BY: BWJ
DATE: JUNE 2018

FILE NO: 8130283701

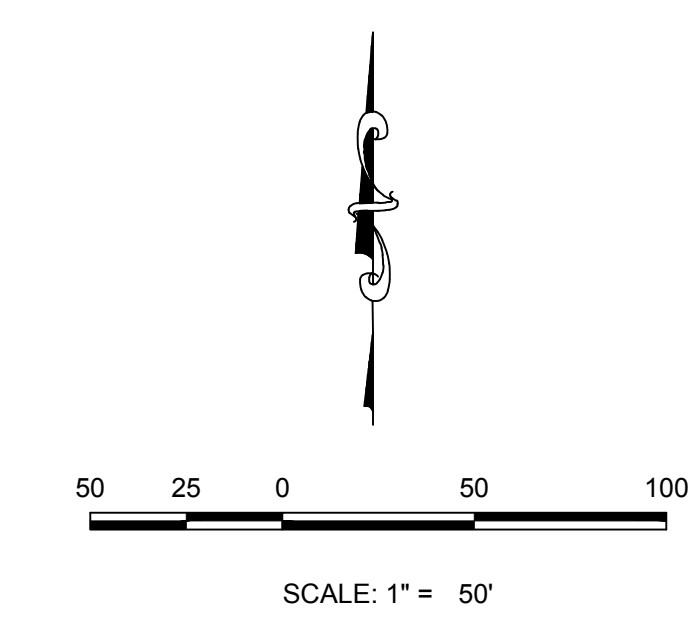
| No. | Revisions | Date | Init. | Appr. | Date |
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CENTER OF COLORADO

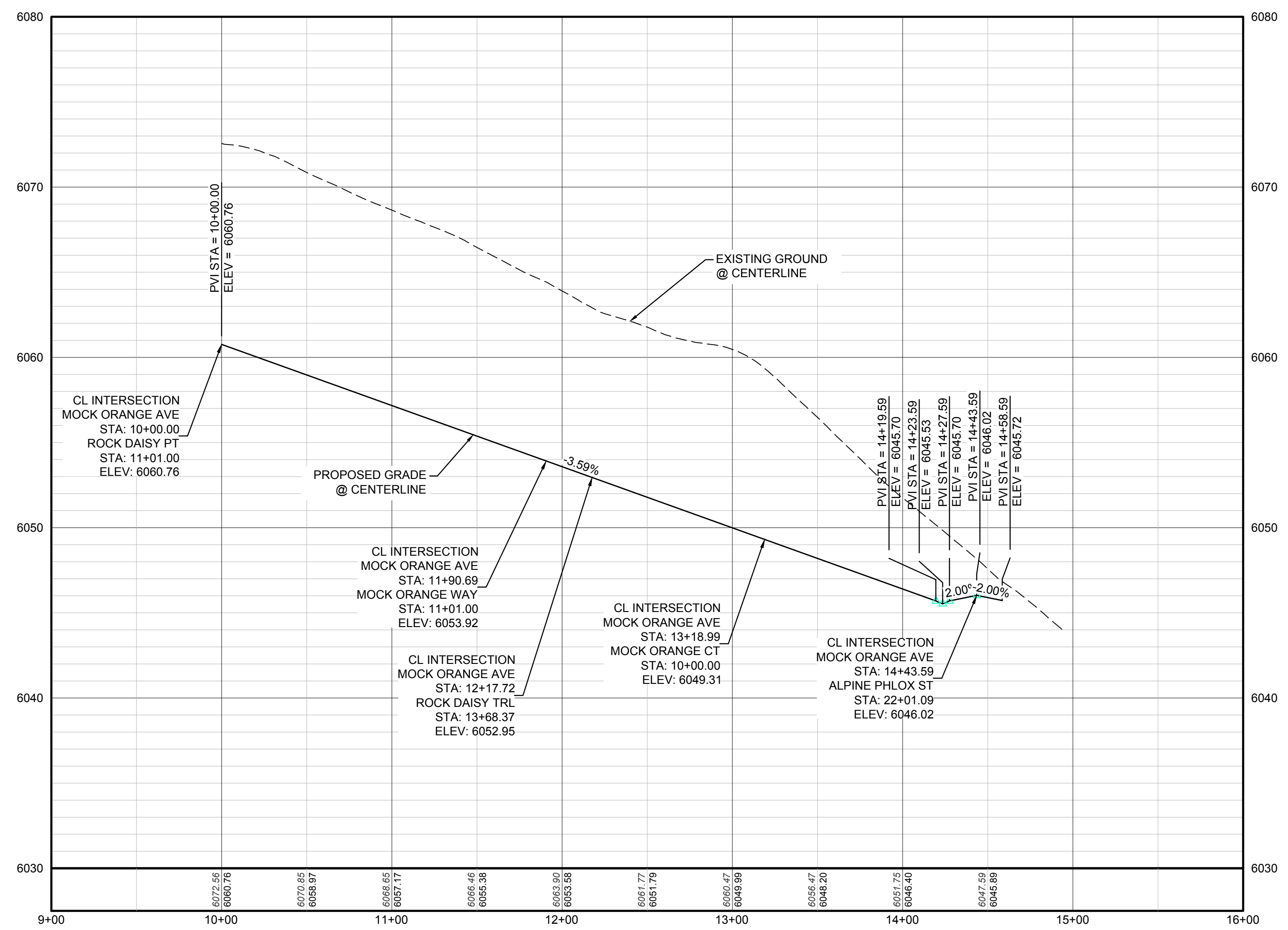
N:\PROJECTS\SSA\BMP\ENGINEERING\BMP SHEETS\BMP FAMILY\CBMP\FLOW OF PARKER\BMP DETAILS.DWG, RYANREDD, 6/26/2018 1:48 PM



PLAN: MOCK ORANGE AVE STA: 9+00.00 TO 15+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: MOCK ORANGE AVE STA: 9+00.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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 |

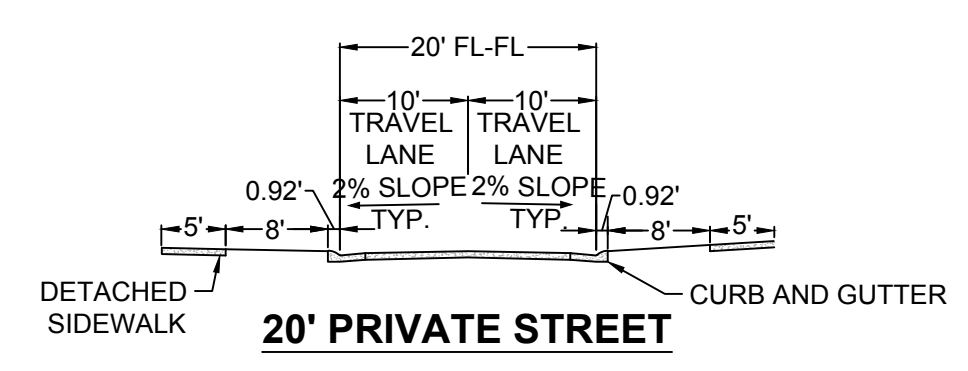
ABBREVIATIONS

| | | | |
|-----|------------------------|--------|---------------------------------|
| 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 |

| | | | | |
|--|-----------------|-----------------|----------|------------|
| 10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548 | Revisions | Date | Appr. | Date |
| HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 | No. | | | |
| TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE MOCK ORANGE AVENUE | SCALE: | AS SHOWN | FILE NO: | 8130283701 |
| DRAWN BY: RRR | CHECKED BY: BPW | DATE: JUNE 2018 | | |
| SHEET NUMBER | 10 | | | |

N:\PROJECTS\SS\BACH\ENGINEERING\SS\BACH\TOWN OF PARKER\STREET PLAN AND PROFILE\MOCK ORANGE AVE.DWG, RYANREDD, 6/25/2018 1:40 PM

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

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

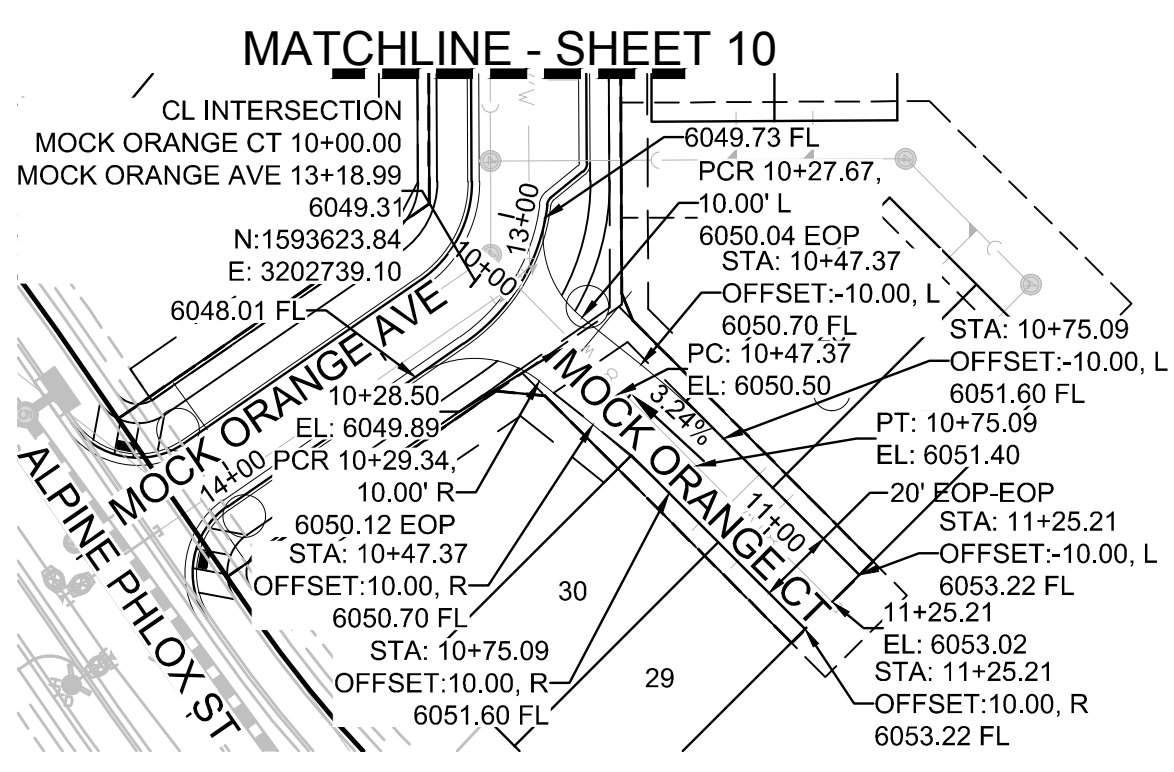
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

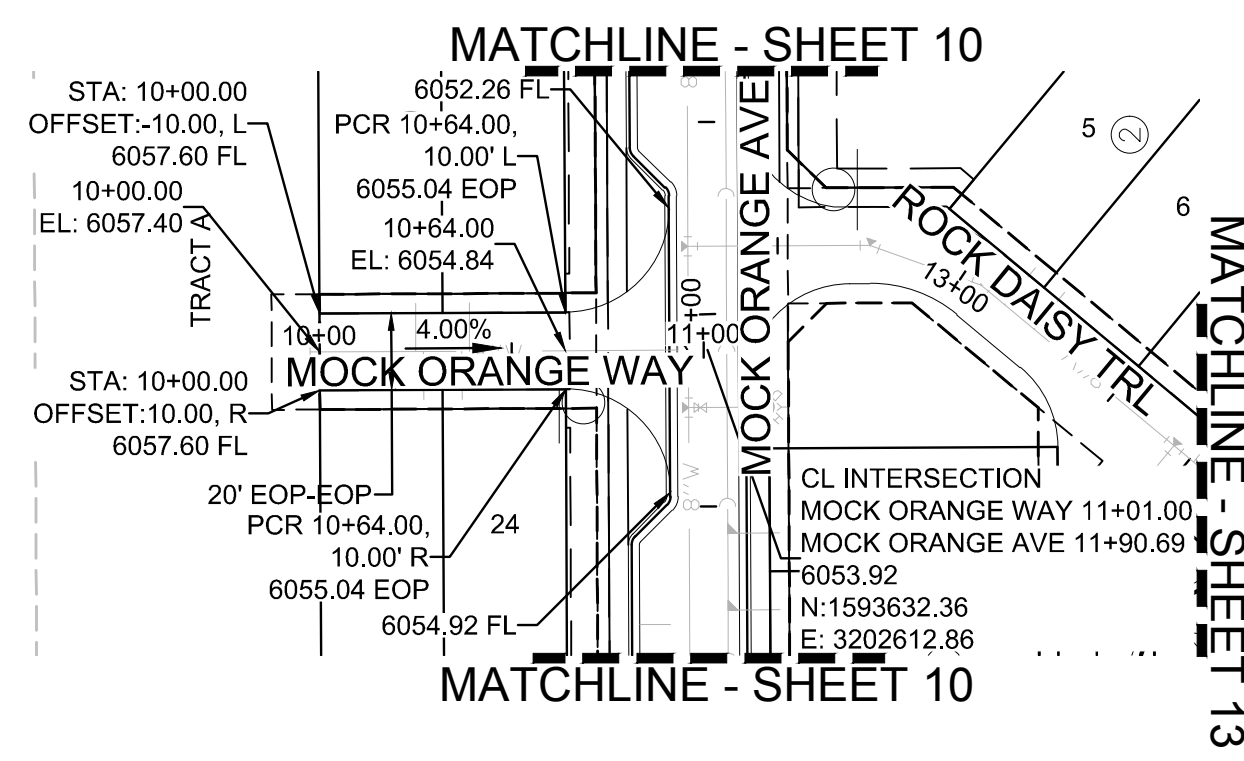
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



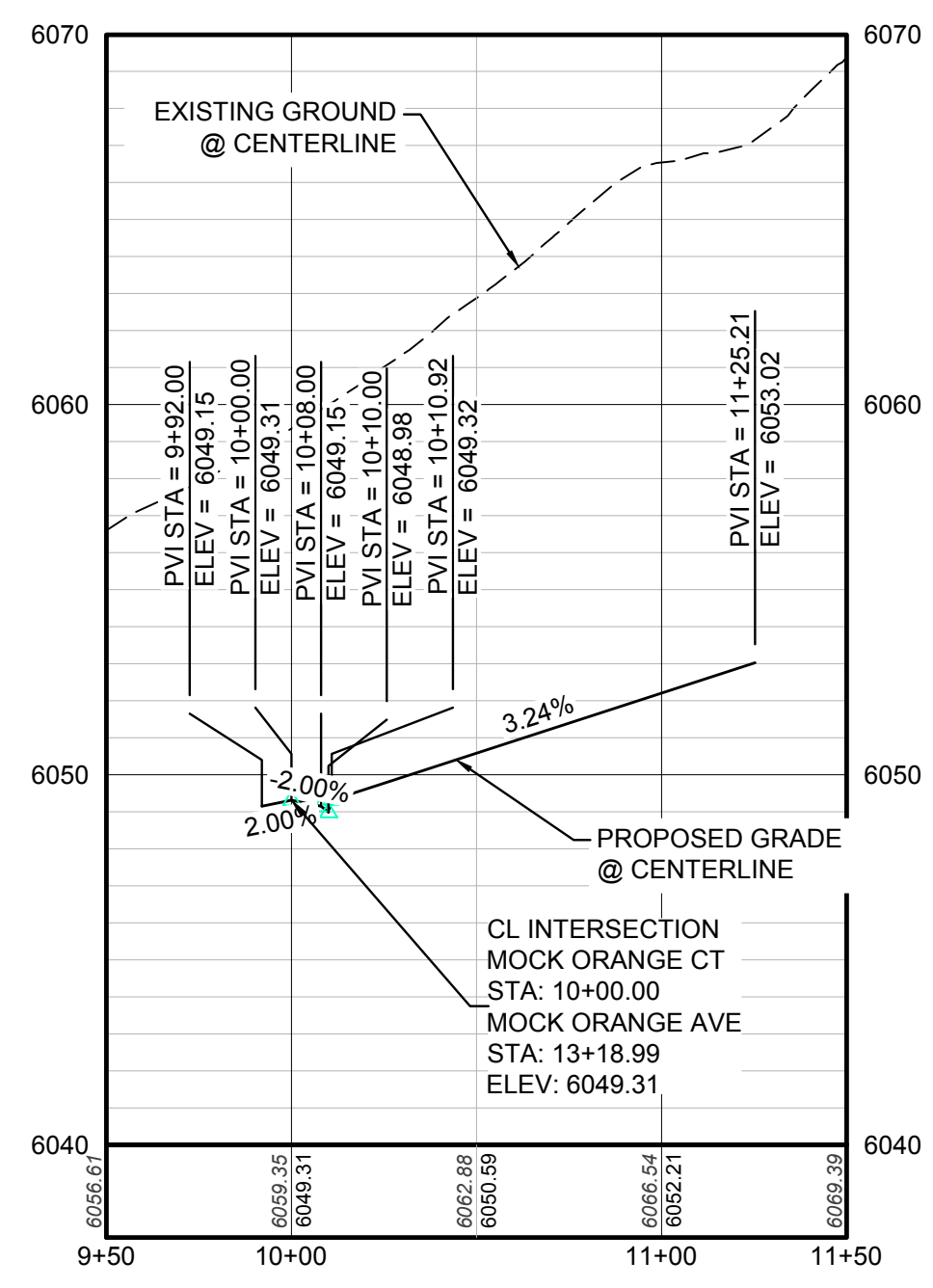
PLAN: MOCK ORANGE CT STA: 10+00.00 TO 11+50.00
HORIZONTAL SCALE: 1" = 50'



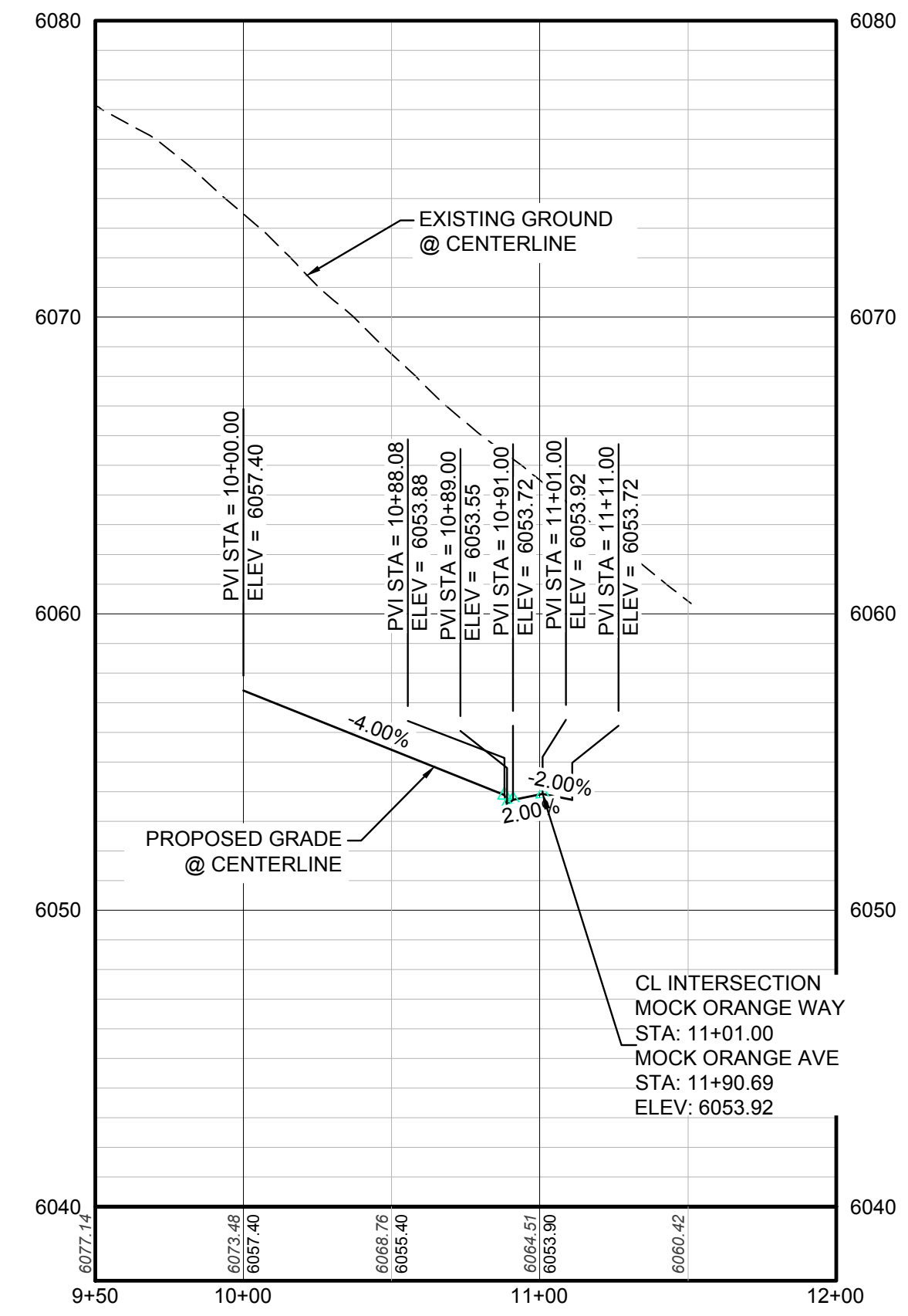
PLAN: MOCK ORANGE WAY STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: MOCK ORANGE CT STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: MOCK ORANGE WAY STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

| | | | |
|-------|---------------------------------------|------|----------------------------------|
| (2) | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| (A) | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| (B) | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| (C) | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| (D) | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| (E) | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| (F) | PROPOSED FIRE HYDRANT | --- | EXISTING 5' CONTOUR |
| (G) | PROPOSED WL FITTING WITH THRUST BLOCK | --- | EXISTING 1' CONTOUR |
| (H) | PROPOSED FLARED END SECTION | --- | PROPOSED 5' CONTOUR |
| (I) | PROPOSED LOW POINT BLOW-OFF | --- | PROPOSED 1' CONTOUR |
| (J) | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
| (K) | FUTURE PHASE VALVE | --- | PROPOSED SEWER LINE WITH MANHOLE |
| (L) | FUTURE FIRE HYDRANT | --- | PROPOSED SEWER LATERAL |
| (M) | PROPOSED LIGHT POLE | --- | PROPOSED WATER LINE |
| (N) | PROPOSED SIDEWALK | --- | PROPOSED WATER LATERAL W/ METER |
| (O) | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | --- | EXISTING FIBER OPTIC LINE |
| (P) | PROPOSED STORM DRAIN INLET | --- | EXISTING OVERHEAD POWER |
| (Q) | 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 | ROBC | REINFORCED CONCRETE BOX CULVERT |
| ELEVATION | ELEVATION | RCP | REINFORCED CONCRETE PIPE |
| EP | EDGE OF PAVEMENT | ROW | RIGHT OF WAY |
| EVC | END VERTICAL CURVE | SC | SANITARY CAP |
| EVP | END VERTICAL PROFILE | SD | STORM DRAIN |
| FG | FINISHED GROUND | SL | SECTION LINE |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FL | FLOW LINE | STA | STATION |
| GV | GATE VALVE | T.O.P. | TOP OF PIPE |
| HCR | HANDICAP CURB RAMP | UE | UTILITY EASEMENT |
| HP | HIGH POINT | VC | VERTICAL CURVE |
| INV | INVERT | WL | WATER LINE |
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| LF | LINEAR FEET | WSE | WATER SURFACE ELEVATION |

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

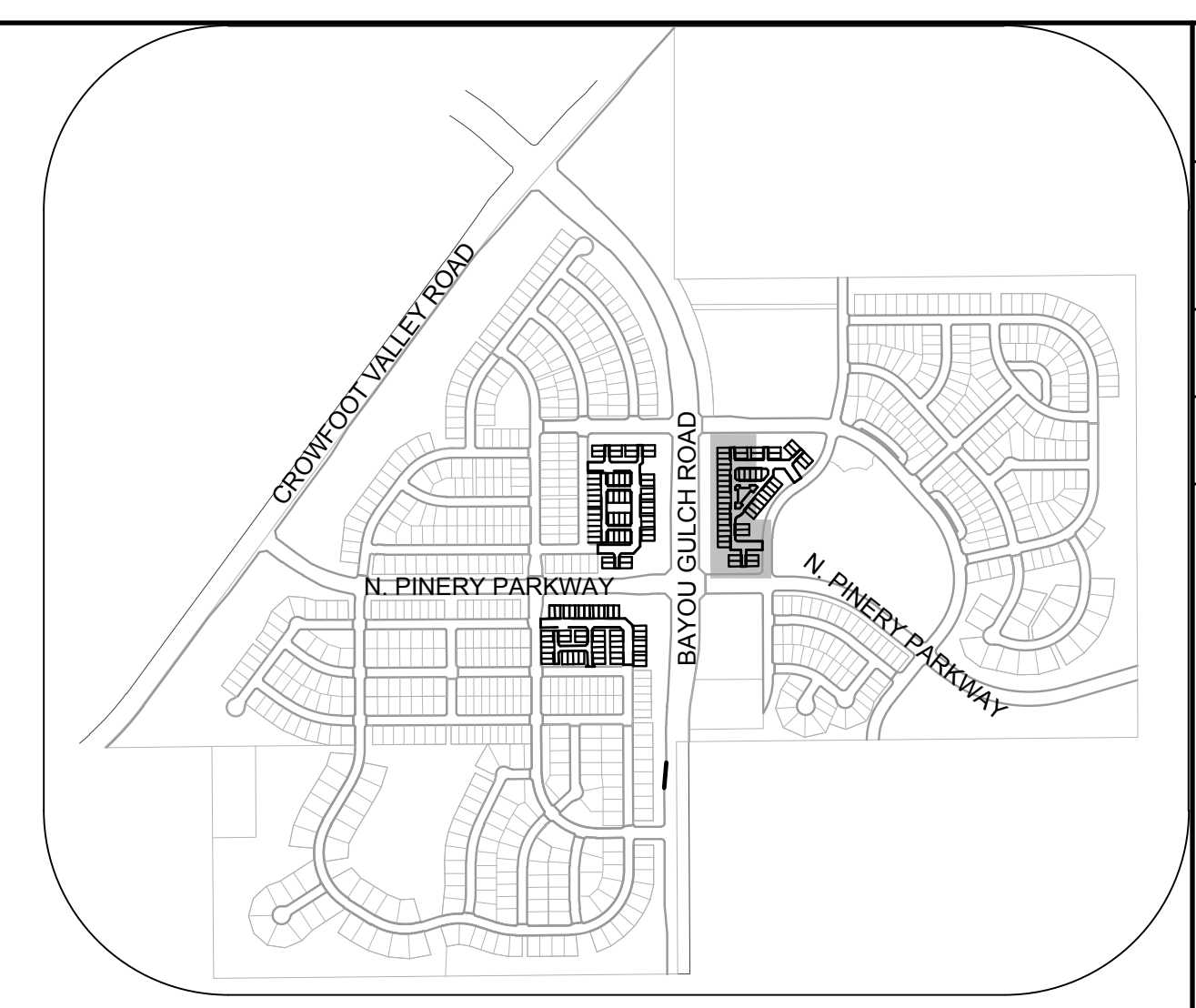
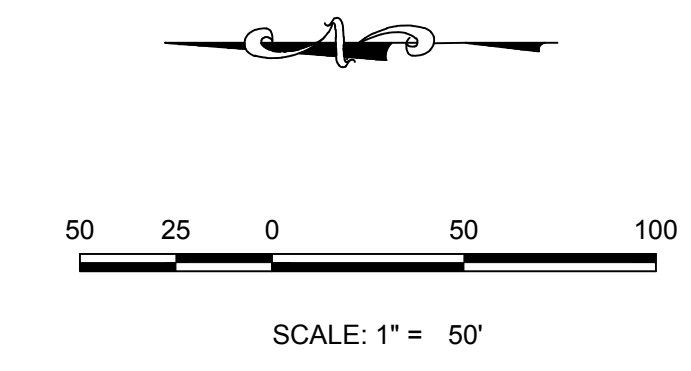
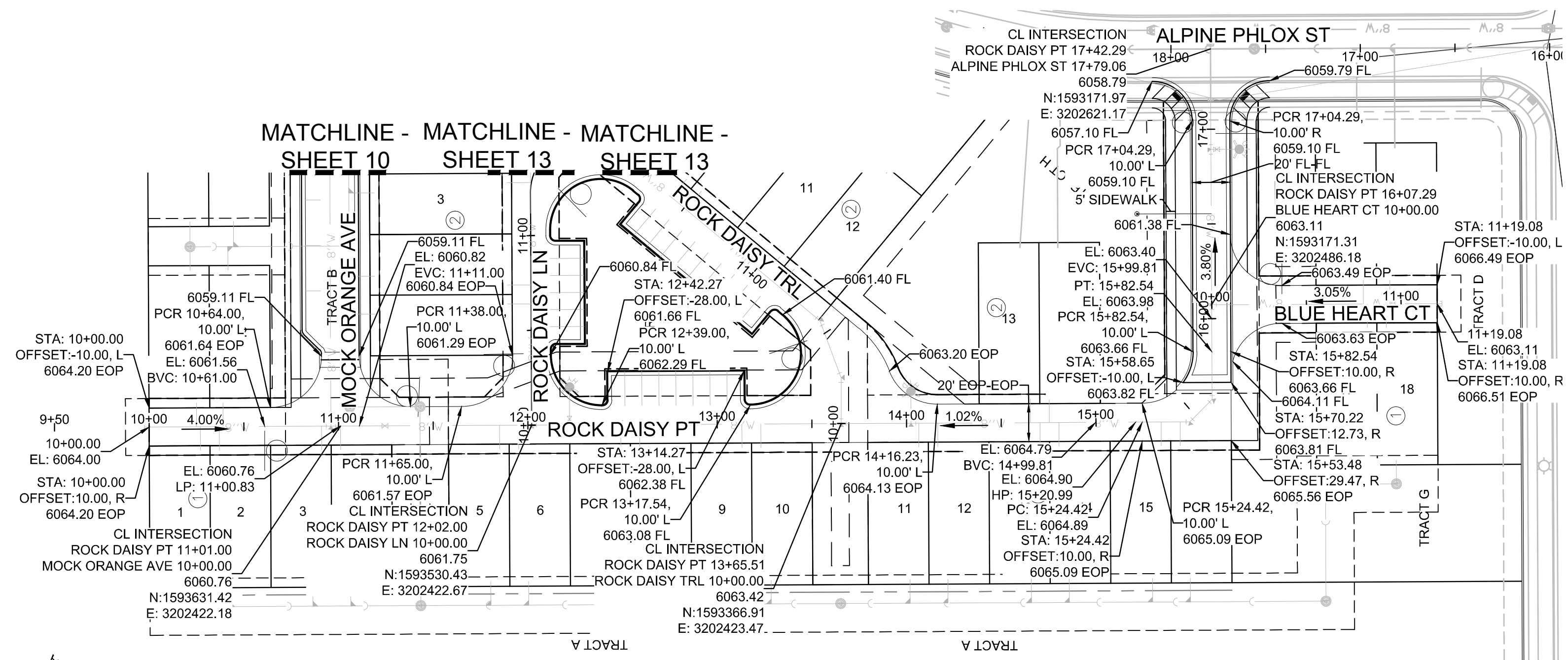
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30' UTILITY EASEMENT
20' EOP-EOP
2% SLOPE TYP.
2% SLOPE TYP.
PRIVATE ALLEY

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

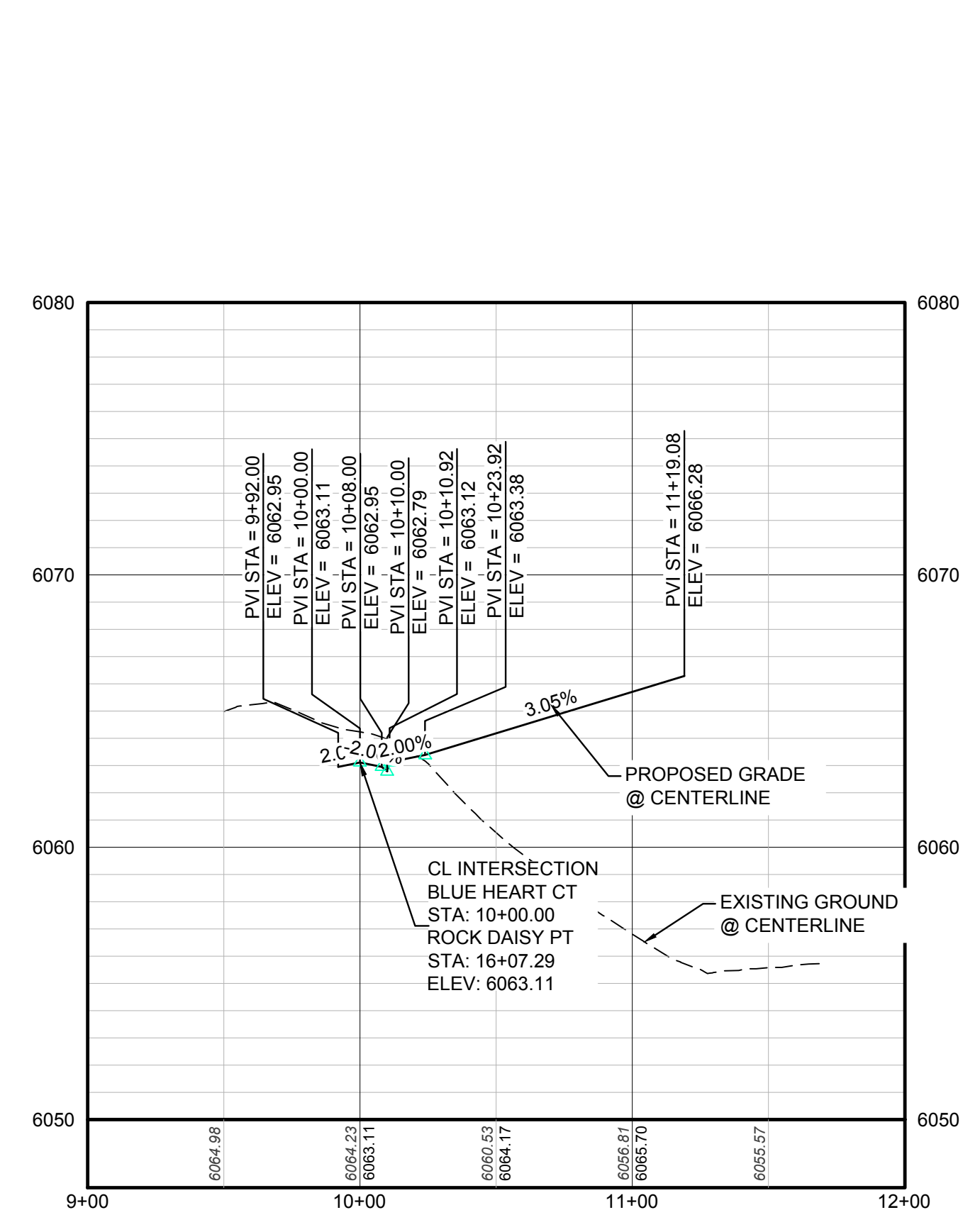
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| | | | | | | |
|--|---------------------------|---|--|--|---|---------------------------|
| 10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548 | CVL CONSULTANTS | HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 | TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE MOCK ORANGE WAY & MOCK ORANGE COURT | SCALE: AS SHOWN FILE NO: 8130283701 | DRAWN BY: RRR CHECKED BY: BPW DATE: JUNE 2018 | SHEET NUMBER 11 |
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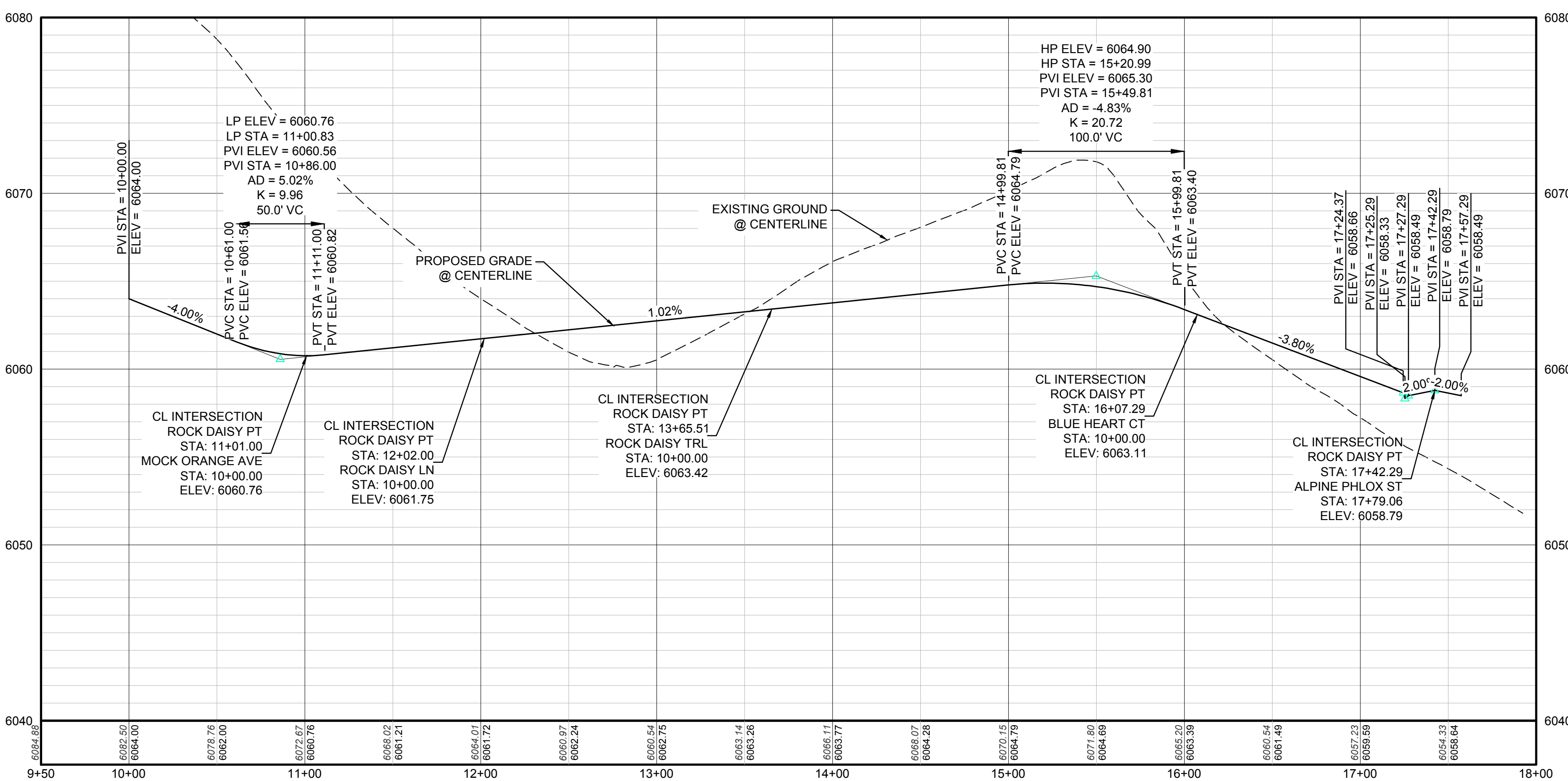


KEYMAP
N.T.S.

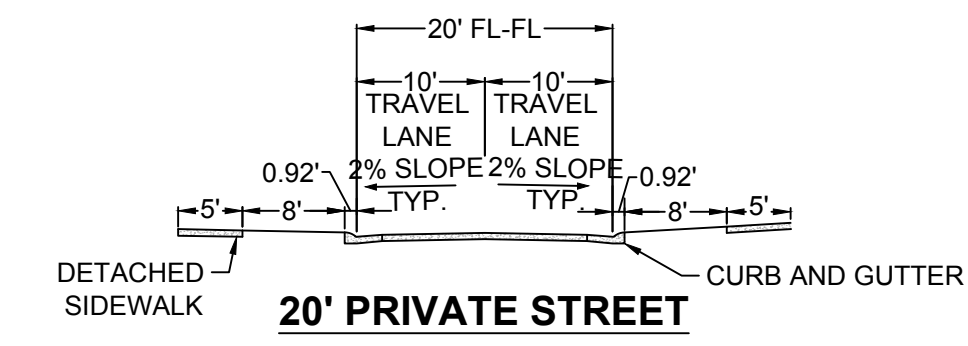
PLAN: ROCK DAISY PT STA: 9+50.00 TO 18+00.00 & BLUE HEART CT 10+00.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BLUE HEART CT STA: 9+00.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROCK DAISY PT STA: 9+50.00 TO 18+00.00
HORIZONTAL: 1" = 50'
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| 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 |
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| ⊗ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
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| ⊗ | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
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| ⊗ | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
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| ⊗ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING TELEPHONE LINE |

| ABBREVIATIONS | | | |
|---------------|------------------------|--------|---------------------------------|
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| CRR | CURB RETURN RADIUS | ROBC | REINFORCED CONCRETE BOX CULVERT |
| ELV | 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 |

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

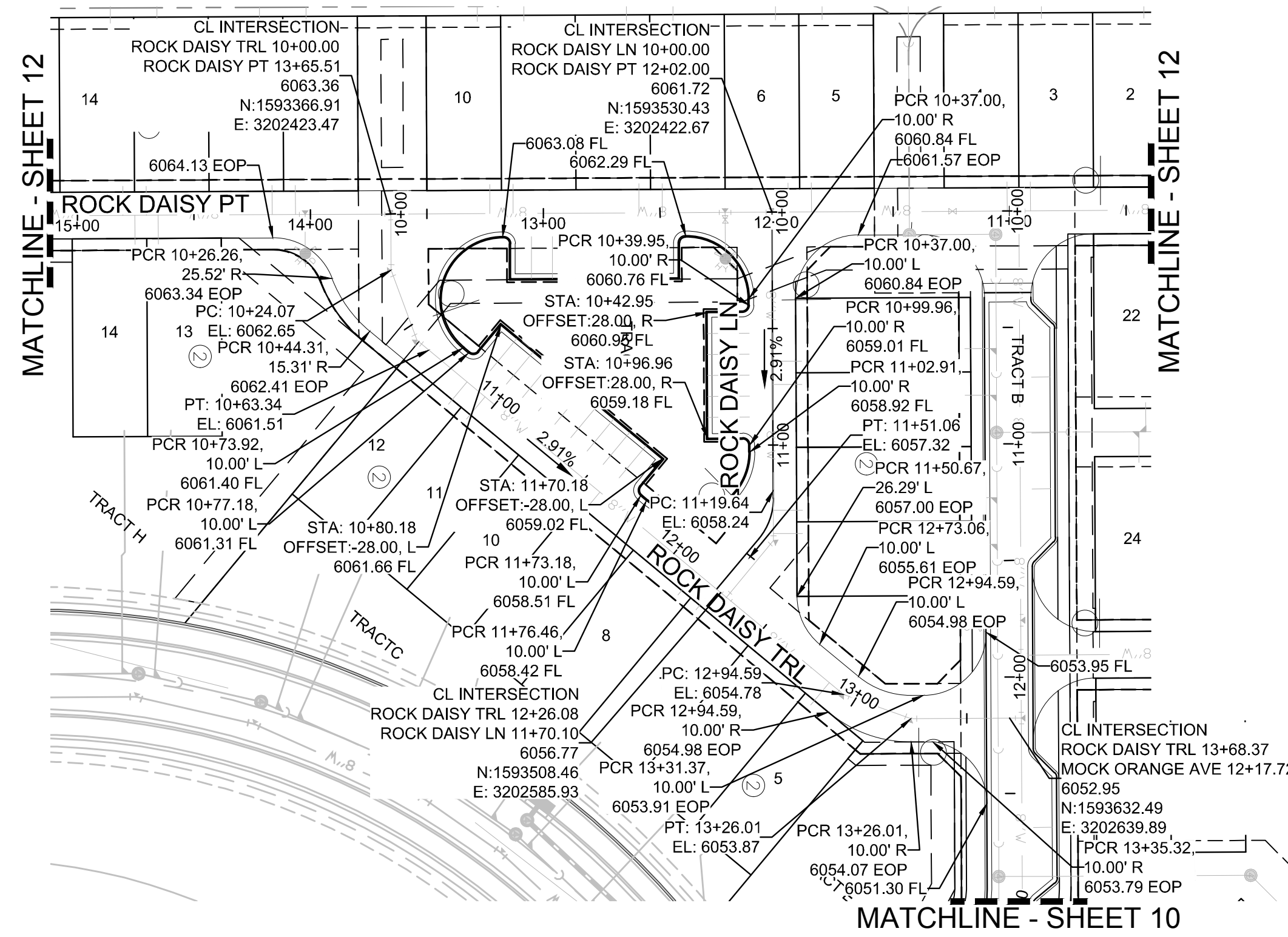
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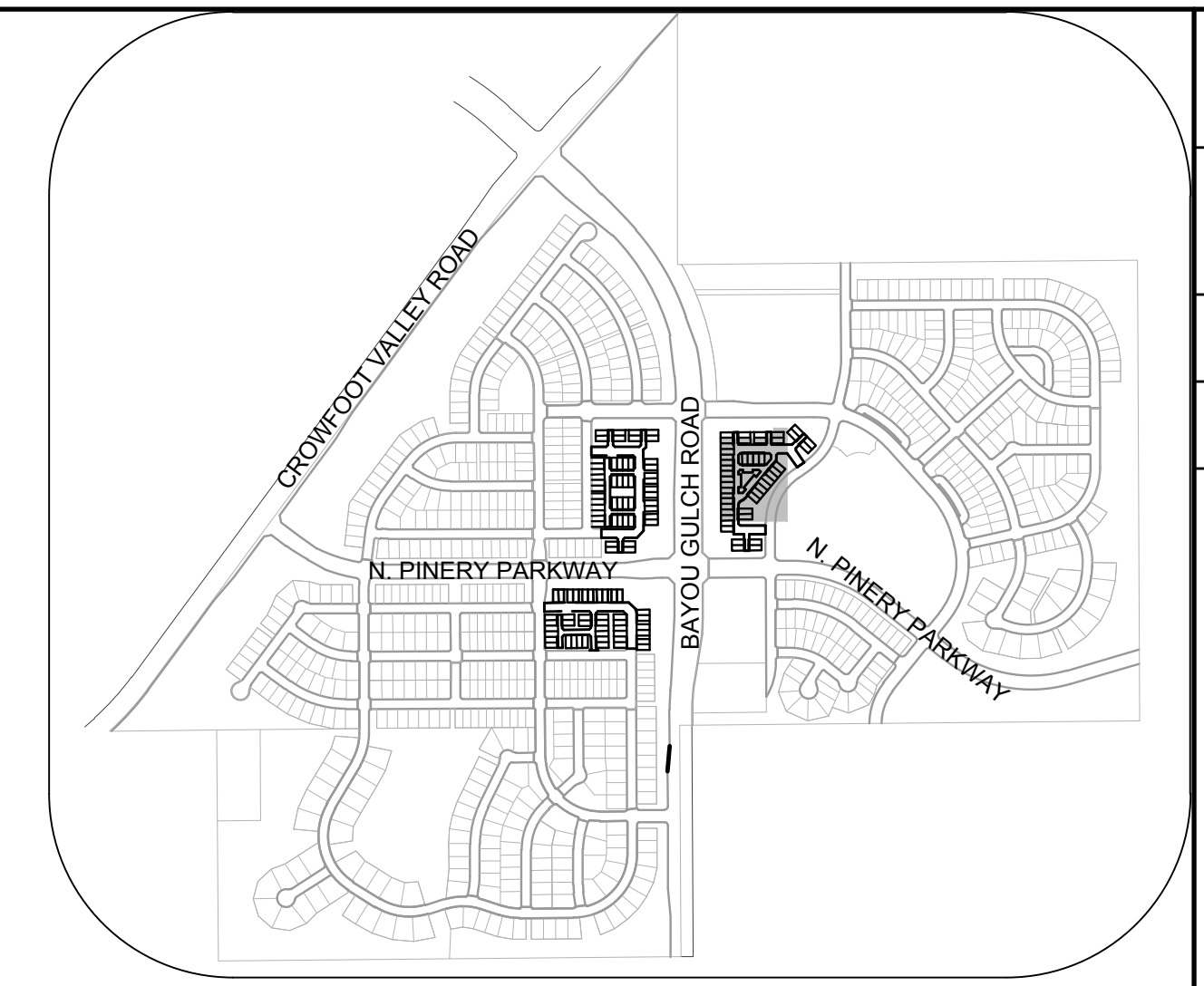
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

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

| SHEET NUMBER | DRAWN BY: | CHECKED BY: | DATE: | SCALE: | | DATE | APPR. | DATE |
|--|---|---|-----------|---------------------------|------------|------|-------|------|
| | | | | AS SHOWN | FILE NO. | | | |
| 12 | RRR | BPW | JUNE 2018 | AS SHOWN | 8130283701 | | | |
| | TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE ROCK DAISY POINT & BLUE HEART COURT | | | | | | | |
| HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 | | 10338 E. Dry Creek Rd. Suite 6410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546 | | CVL CONSULTANTS | | | | |



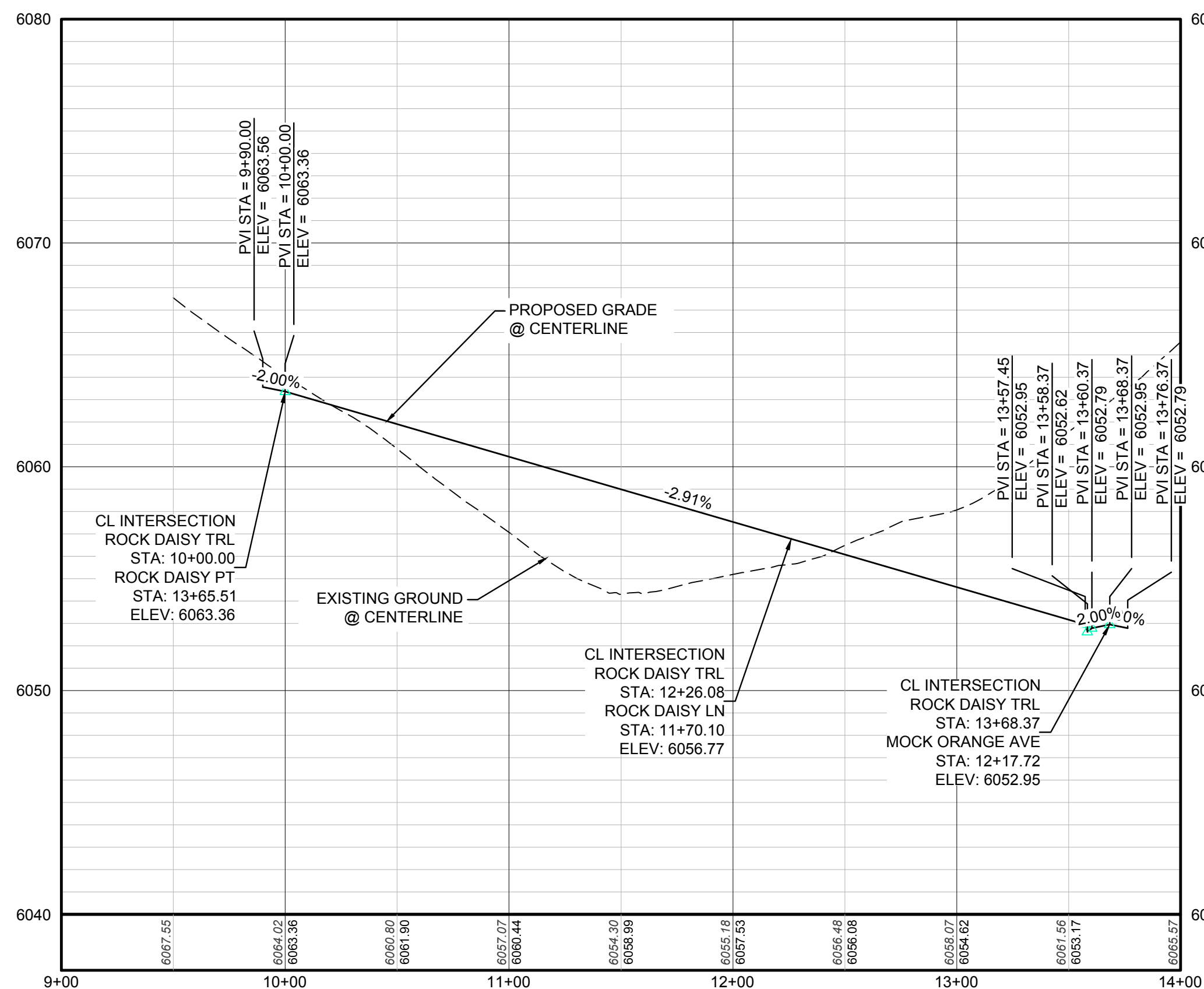
PLAN: ROCK DAISY TRL STA: 9+00.00 TO 14+00.00 & ROCK DAISY LN STA: 9+50.00 TO 12+50.00
HORIZONTAL SCALE: 1" = 50'



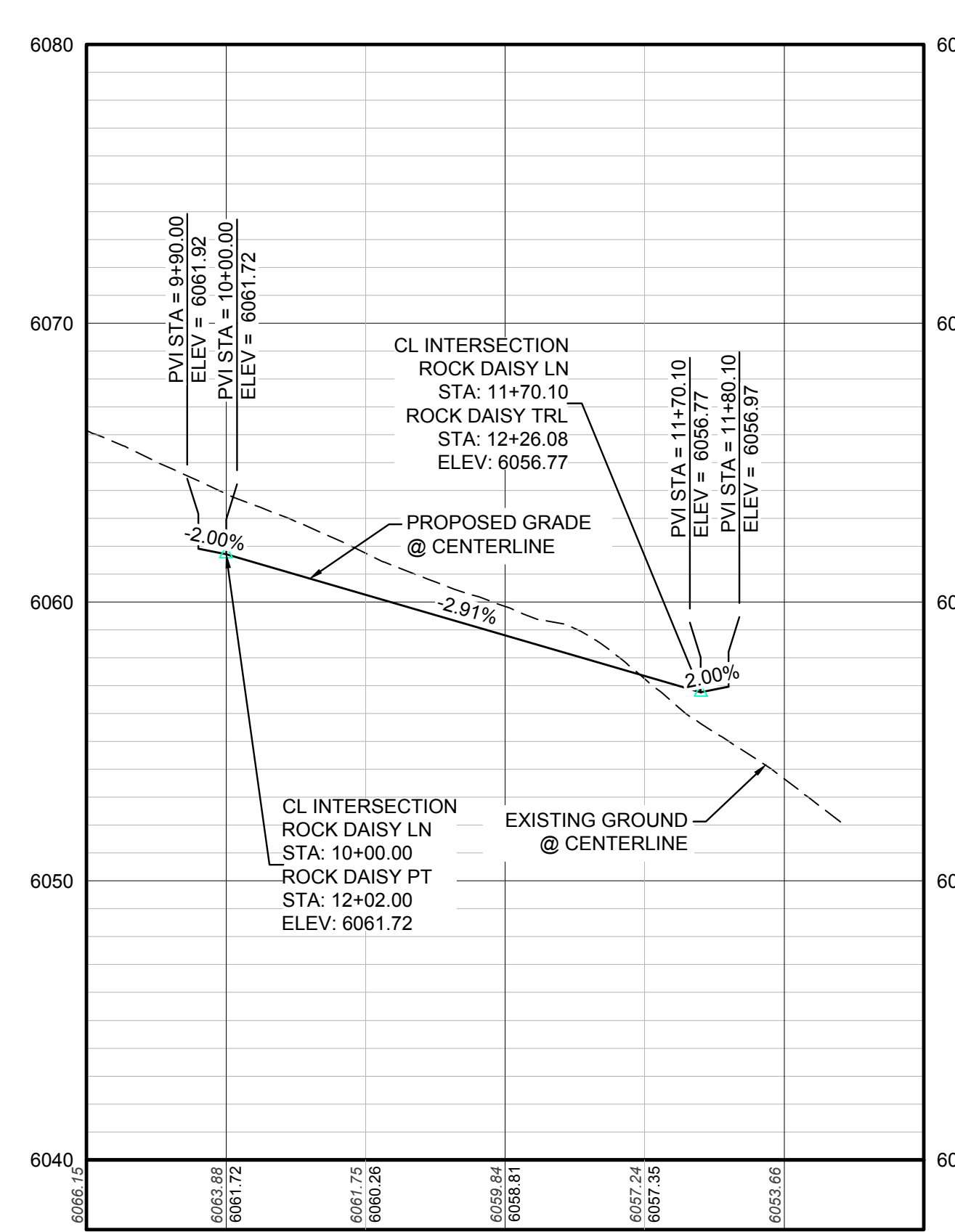
KEYMAP
N.T.S.

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 | 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 |



PROFILE: ROCK DAISY TRL STA: 9+00.00 TO 14+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROCK DAISY LN STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

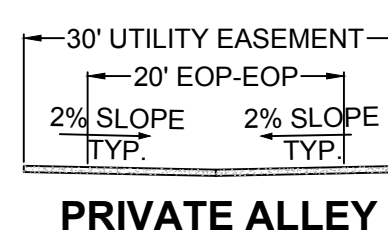
ABBREVIATIONS

| | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PVI | PT. OF VERTICAL INTERSECTION |
| CBO | CAP WITH BLOW OFF | PVT | POINT OF VERTICAL TANGENT |
| CRR | CURB RETURN RADIUS | ROBC | 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 |
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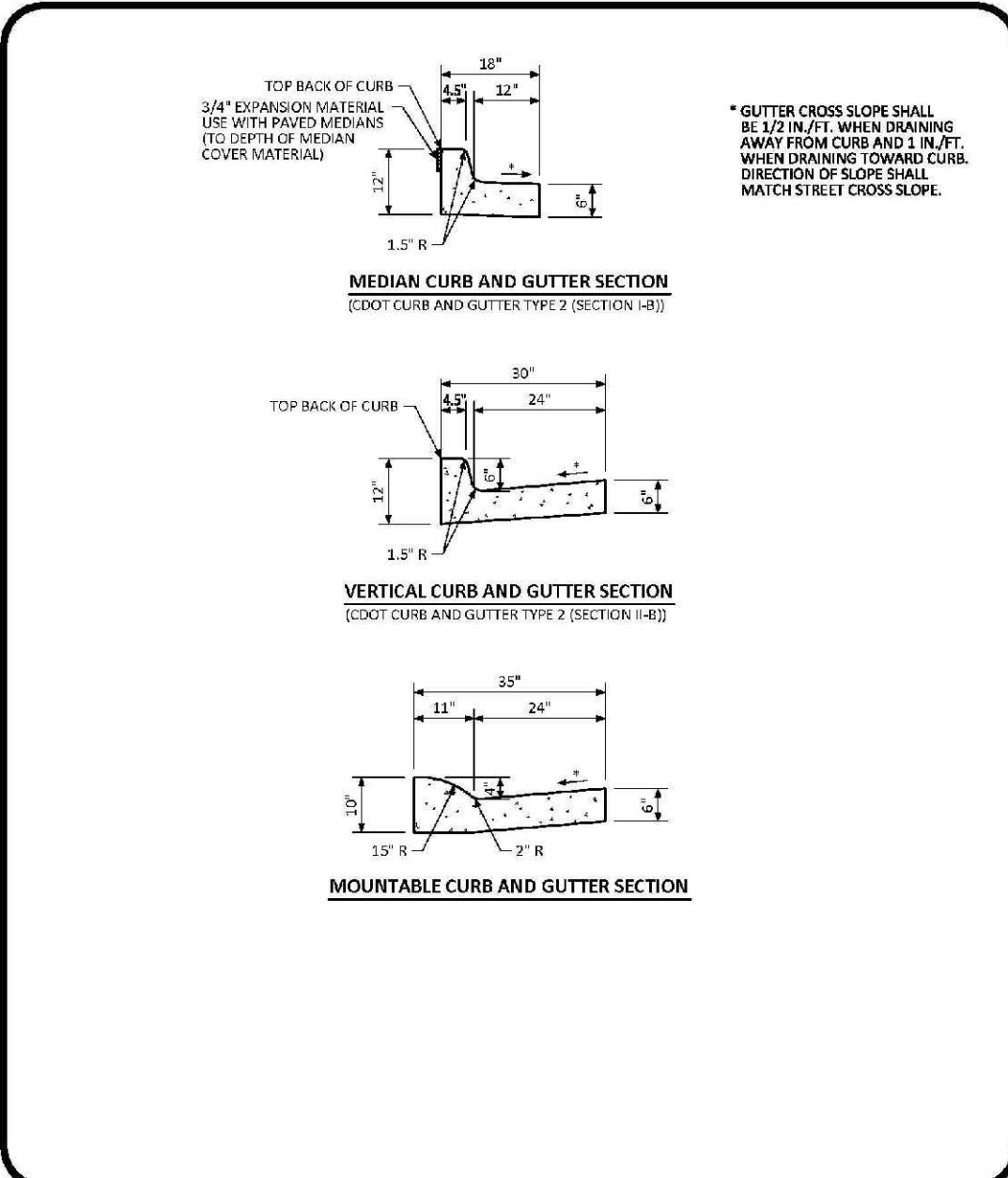
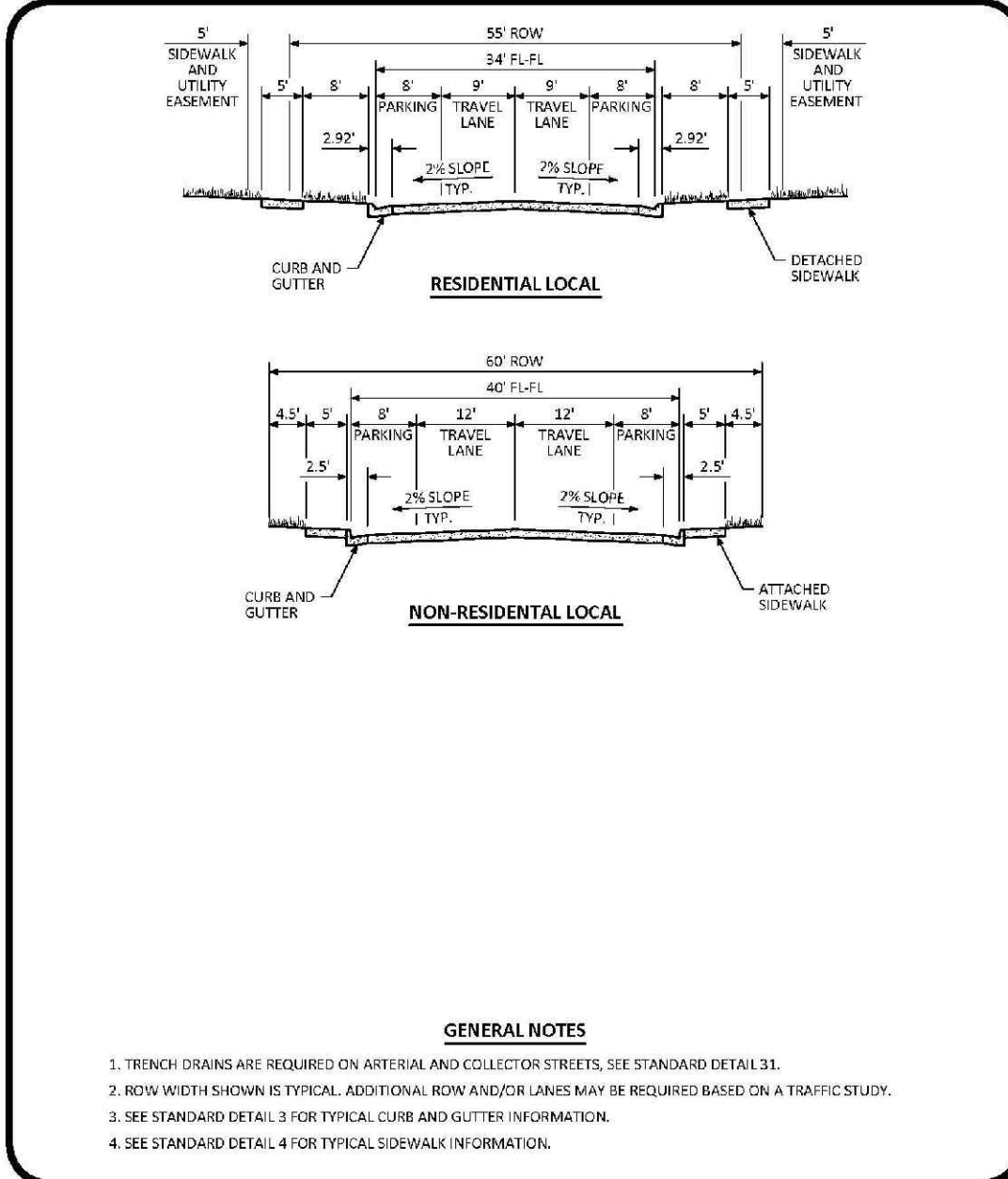
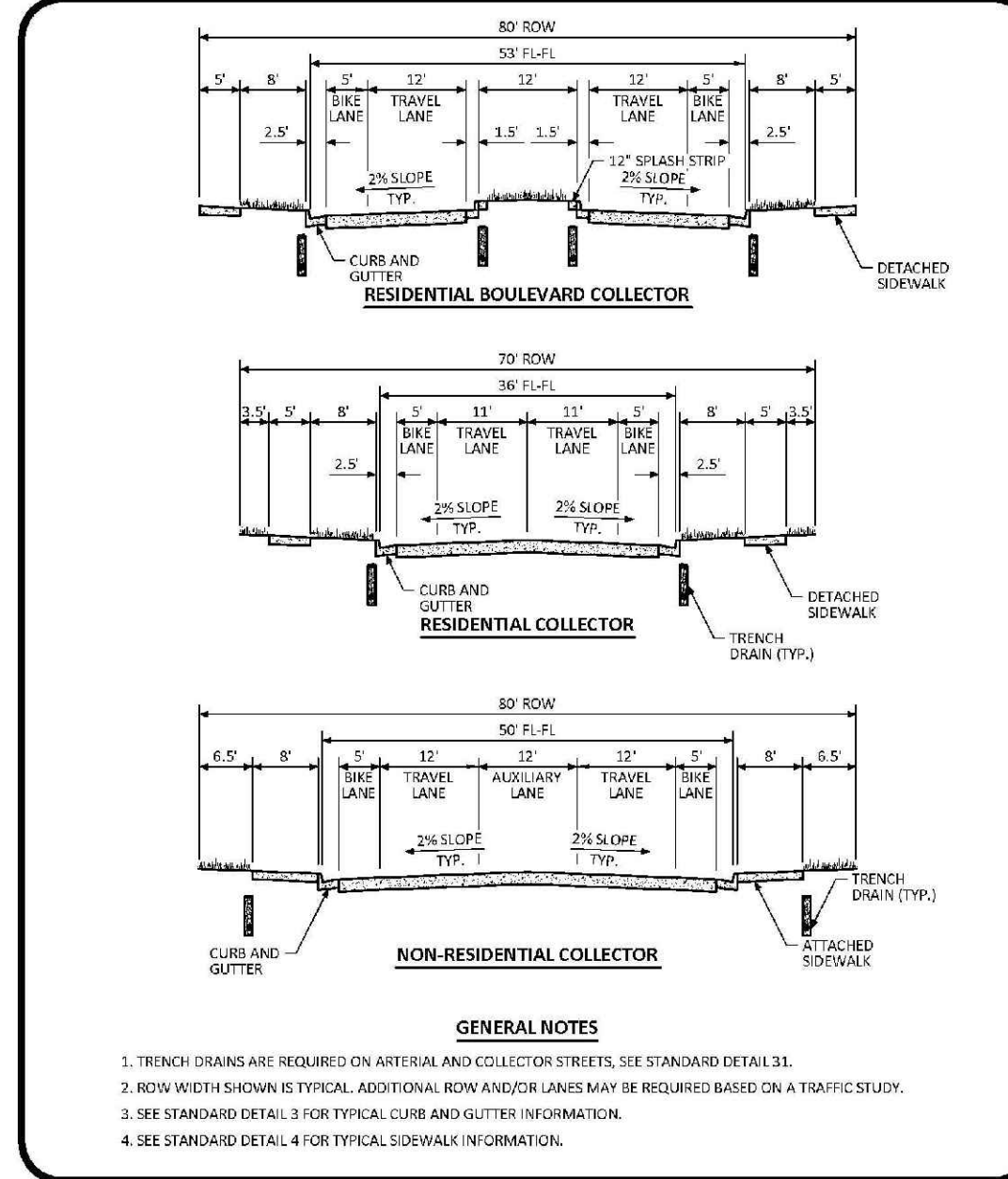
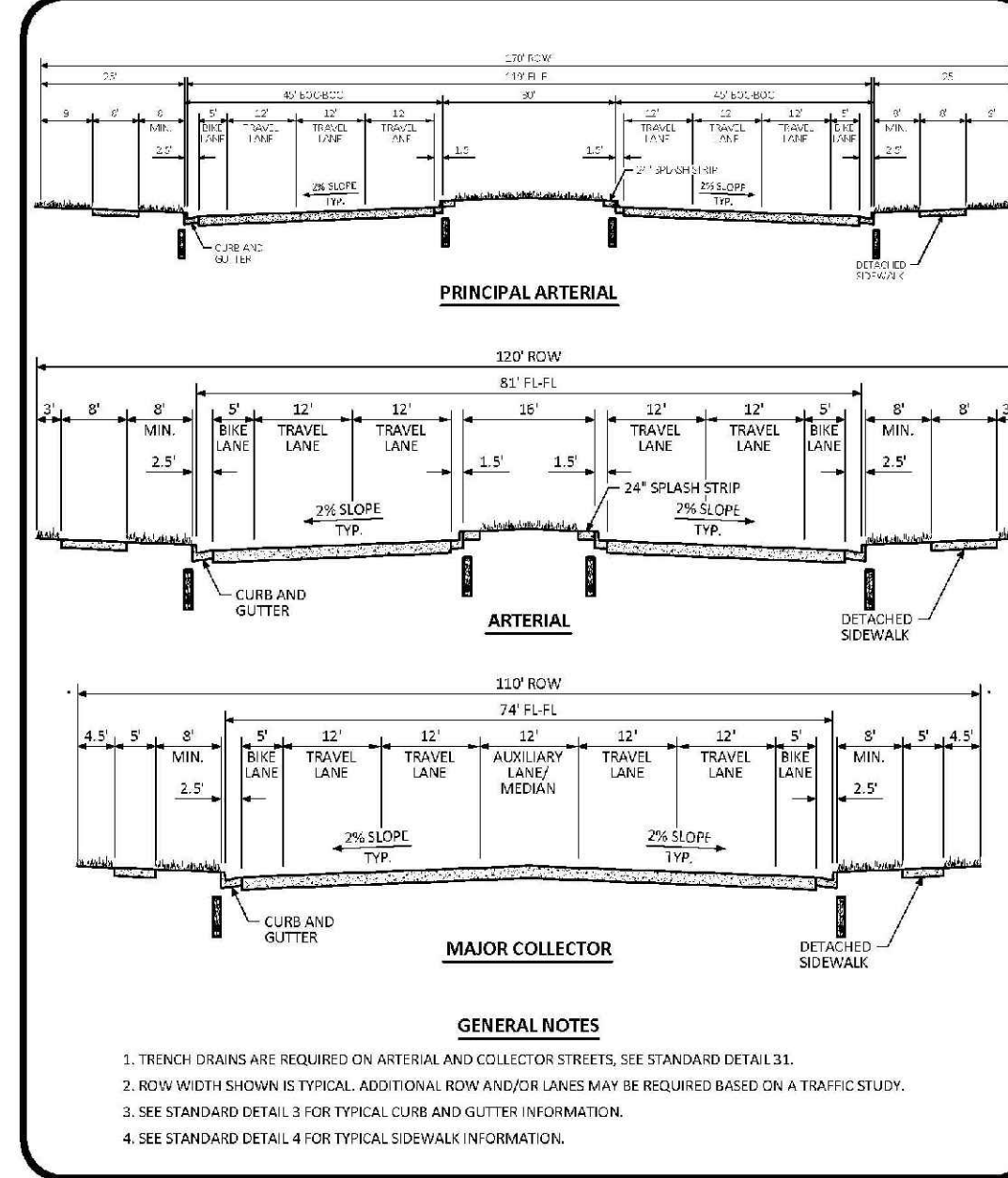
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| | | | | |
|--|-----------|------|-------|------|
| 10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546 | Revisions | Date | Appr. | Date |
| CVL CONSULTANTS | No. | | | |
| HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 | | | | |
| TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE ROCK DAISY TRAIL & ROCK DAISY LANE | | | | |
| SCALE: AS SHOWN FILE NO: 81-30283701 | | | | |
| DRAWN BY: RRR CHECKED BY: BPW DATE: JUNE 2018 | | | | |
| SHEET NUMBER 13 | | | | |

INDEX OF ROADWAY DESIGN STANDARD DETAILS

| DETAIL CATEGORY | DETAIL NUMBER |
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| TYPICAL STREET CROSS SECTIONS | 2 OF 3 |
| TYPICAL STREET CROSS SECTIONS | 3 OF 3 |
| TYPICAL RESIDENTIAL UTILITY LOCATIONS | 1 OF 2 |
| CURB, GUTTER, AND SIDEWALK SECTIONS | 2 OF 2 |
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| RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT | 6 |
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| STANDARD INTERSECTIONS | |
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| RESIDENTIAL LOCAL/ARTERIAL INTERSECTION LAYOUT | 10 |
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| RESIDENTIAL COLLECTOR/ARTERIAL INTERSECTION LAYOUT | 12 |
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| ARTERIAL/ARTERIAL INTERSECTION LAYOUT | 14 |
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| MIDBLOCK CURB RAMP LAYOUT | 18 OF 2 |
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Parker COLORADO

INDEX OF ROADWAY DESIGN STANDARD DETAILS

DATE: JULY 2015

DETAIL: 1

1 OF 1

Parker COLORADO

TYPICAL STREET CROSS SECTIONS STANDARD DETAIL

DATE: JULY 2015

DETAIL: 1

1 OF 3

Parker COLORADO

TYPICAL STREET CROSS SECTIONS STANDARD DETAIL

DATE: JULY 2015

DETAIL: 1

2 OF 3

Parker COLORADO

TYPICAL STREET CROSS SECTIONS STANDARD DETAIL

DATE: JULY 2015

DETAIL: 1

3 OF 3

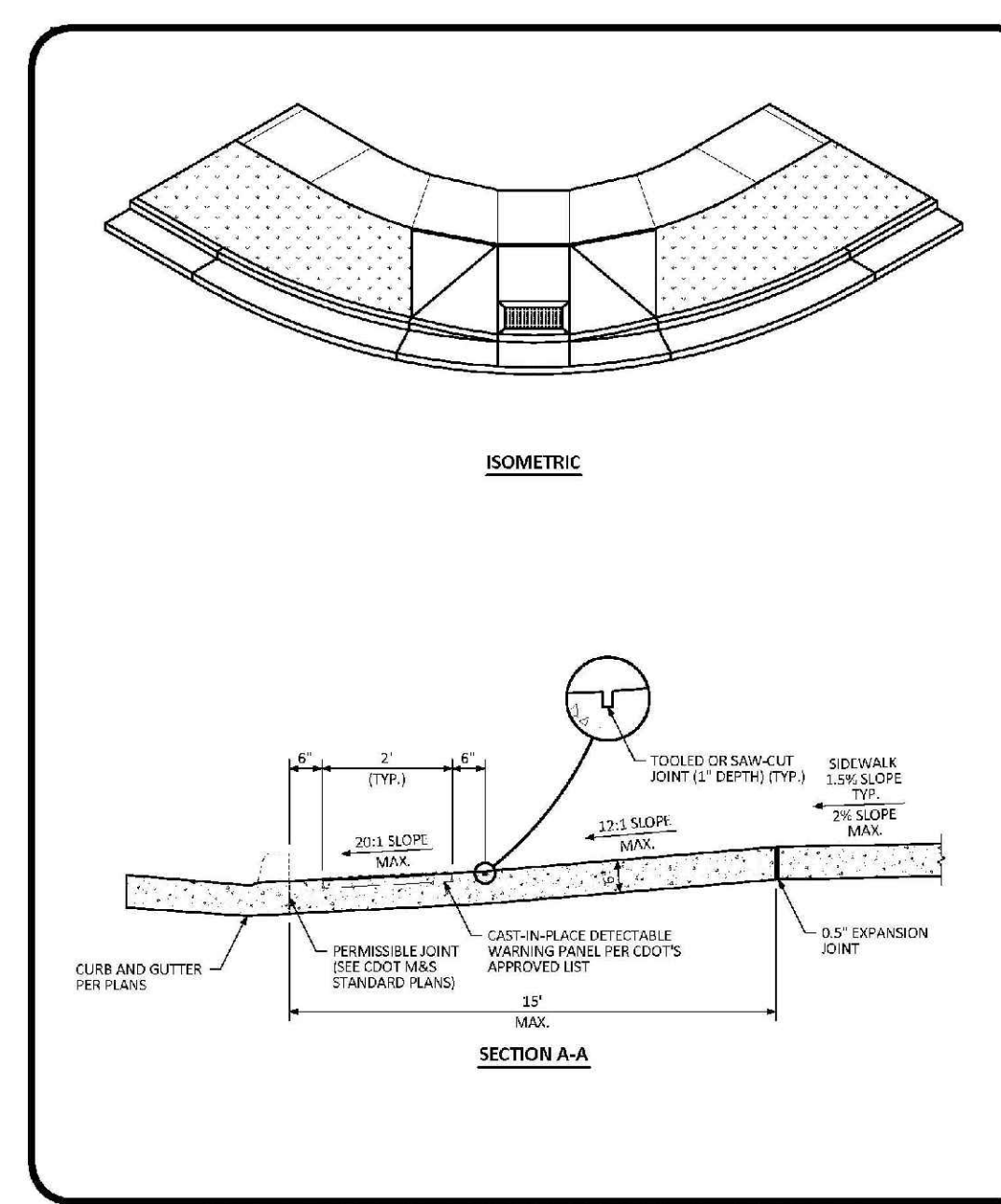
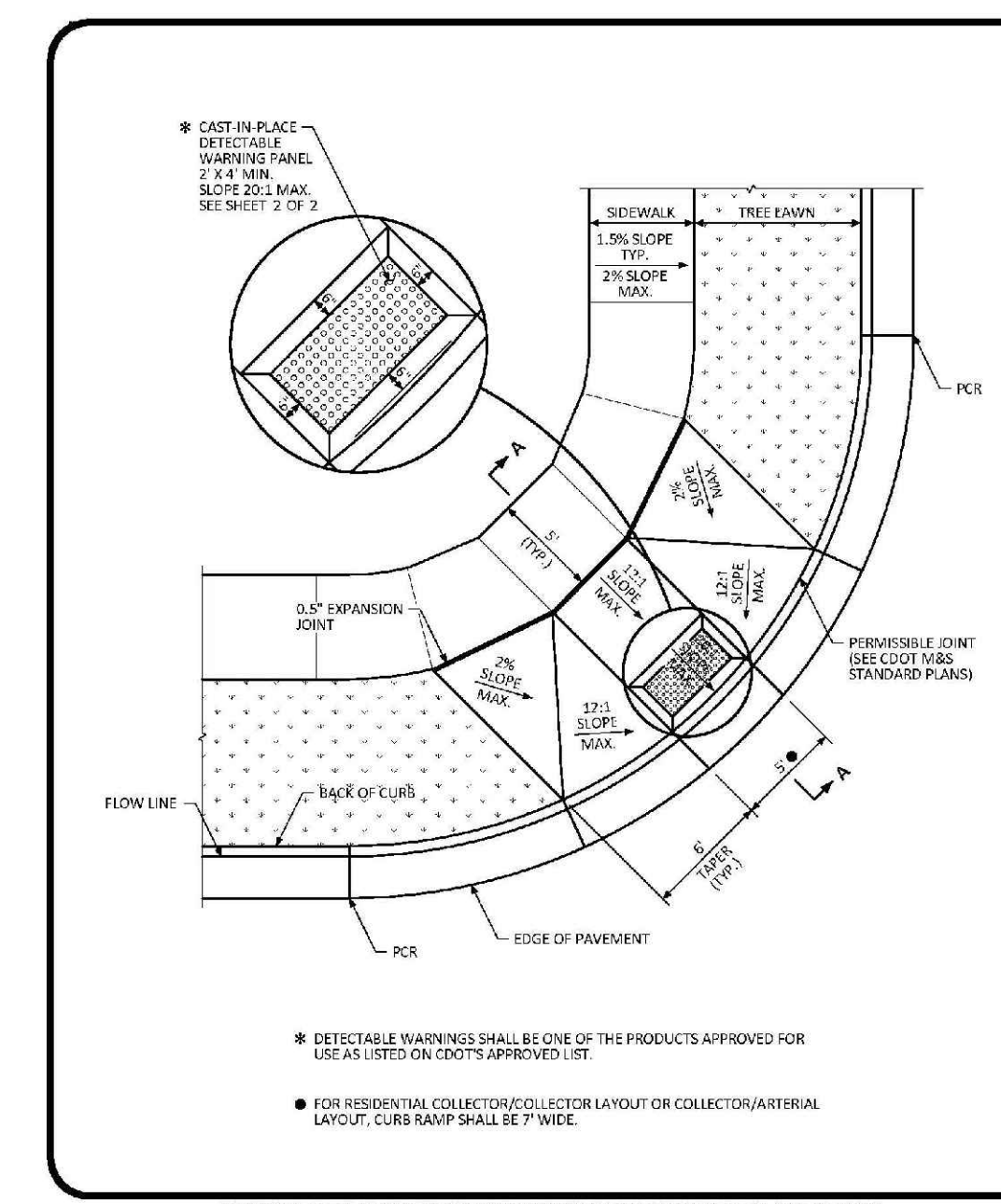
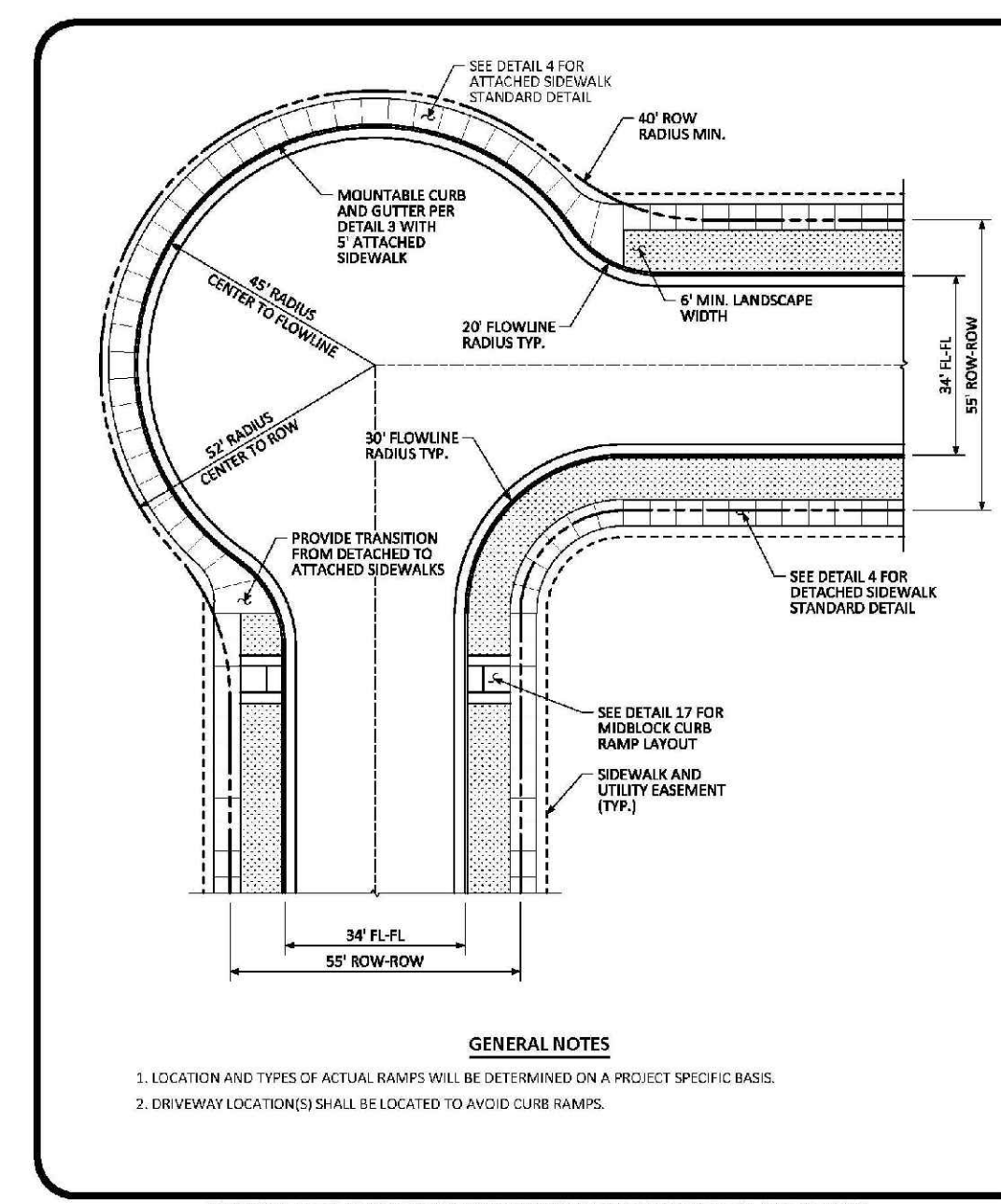
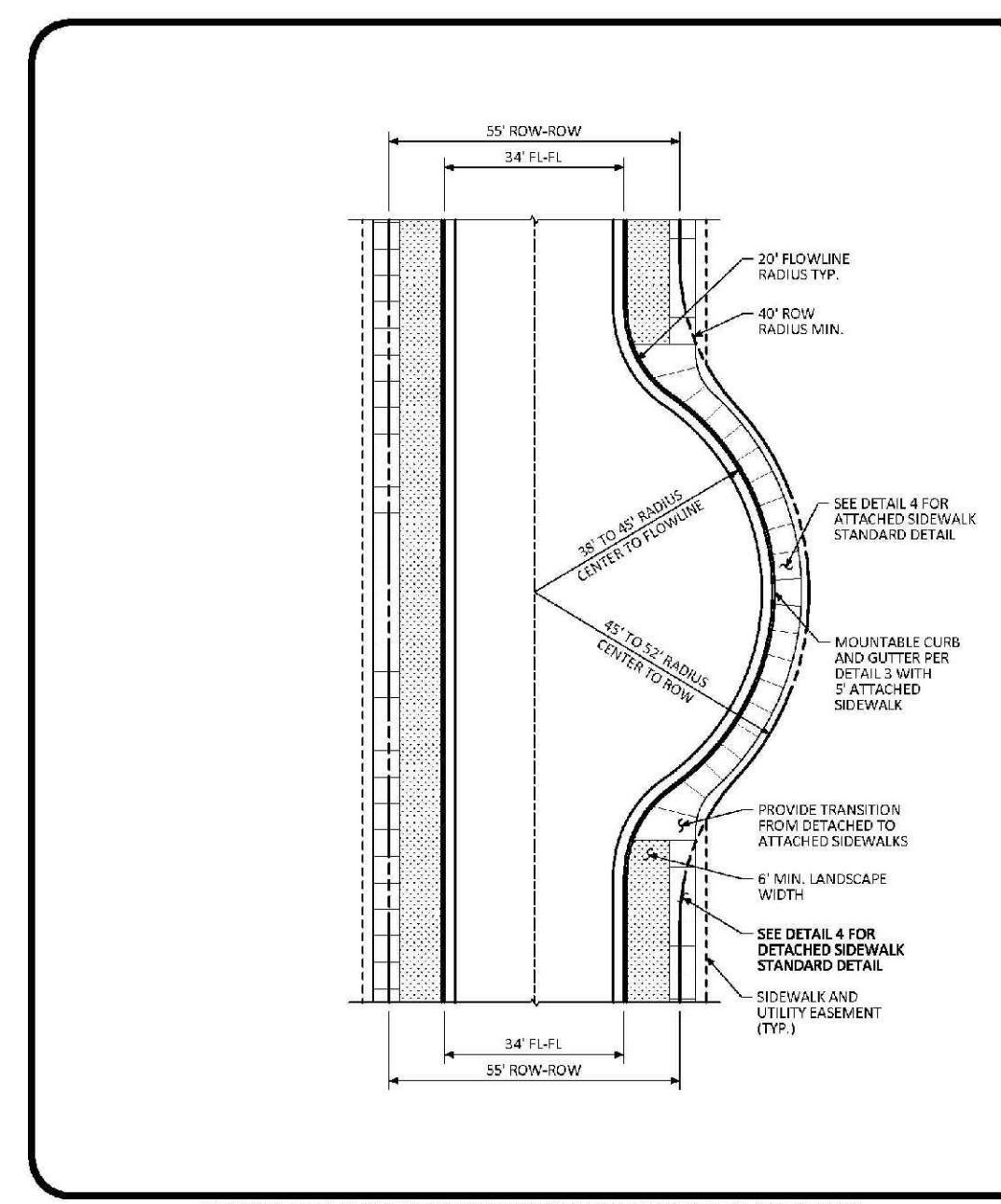
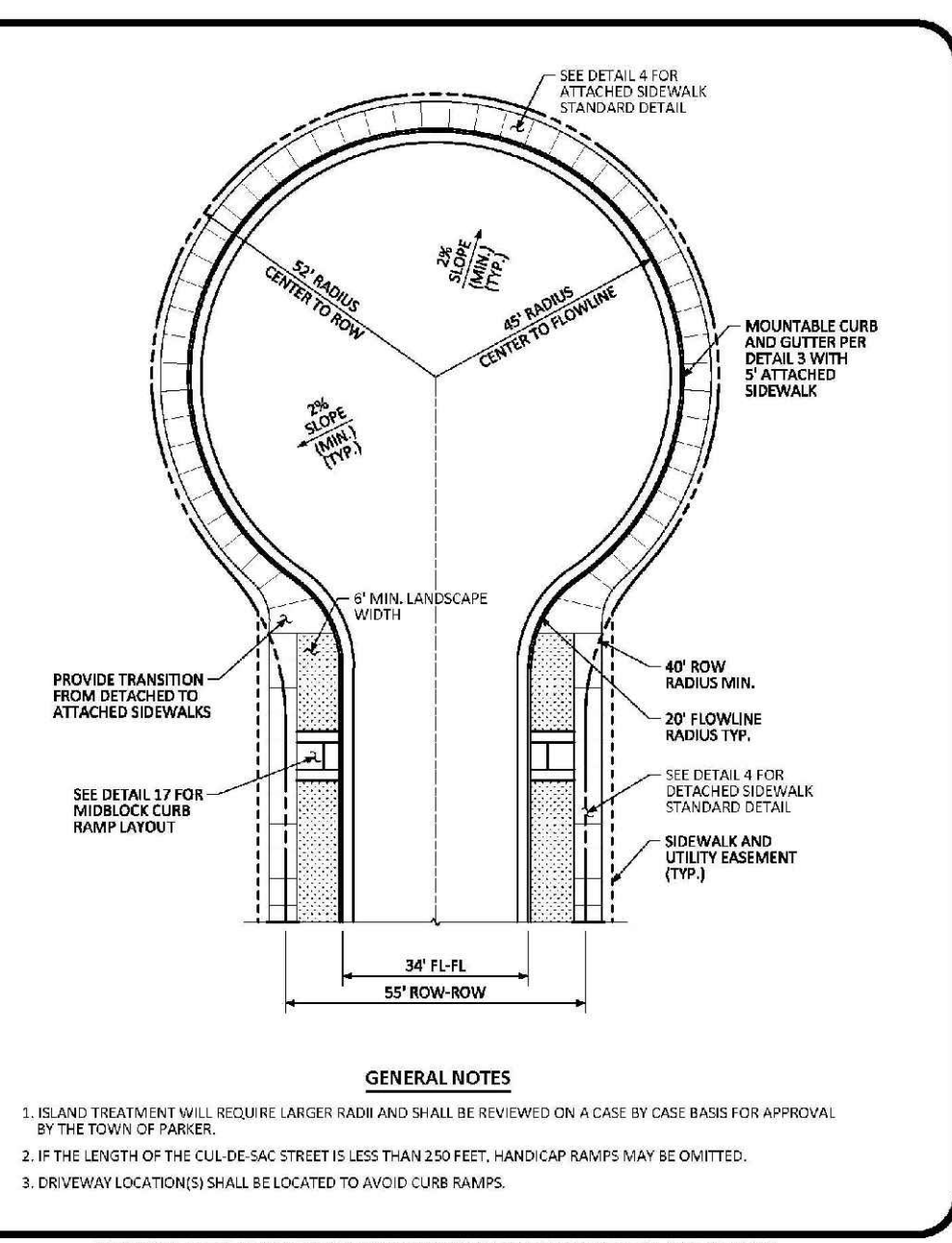
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CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 3

1 OF 1



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RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 5

1 OF 1

Parker COLORADO

RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 6

1 OF 1

Parker COLORADO

RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 7

1 OF 1

Parker COLORADO

DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL

DATE: AUGUST 2014

DETAIL: 15

1 OF 2

Parker COLORADO

DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL

DATE: AUGUST 2014

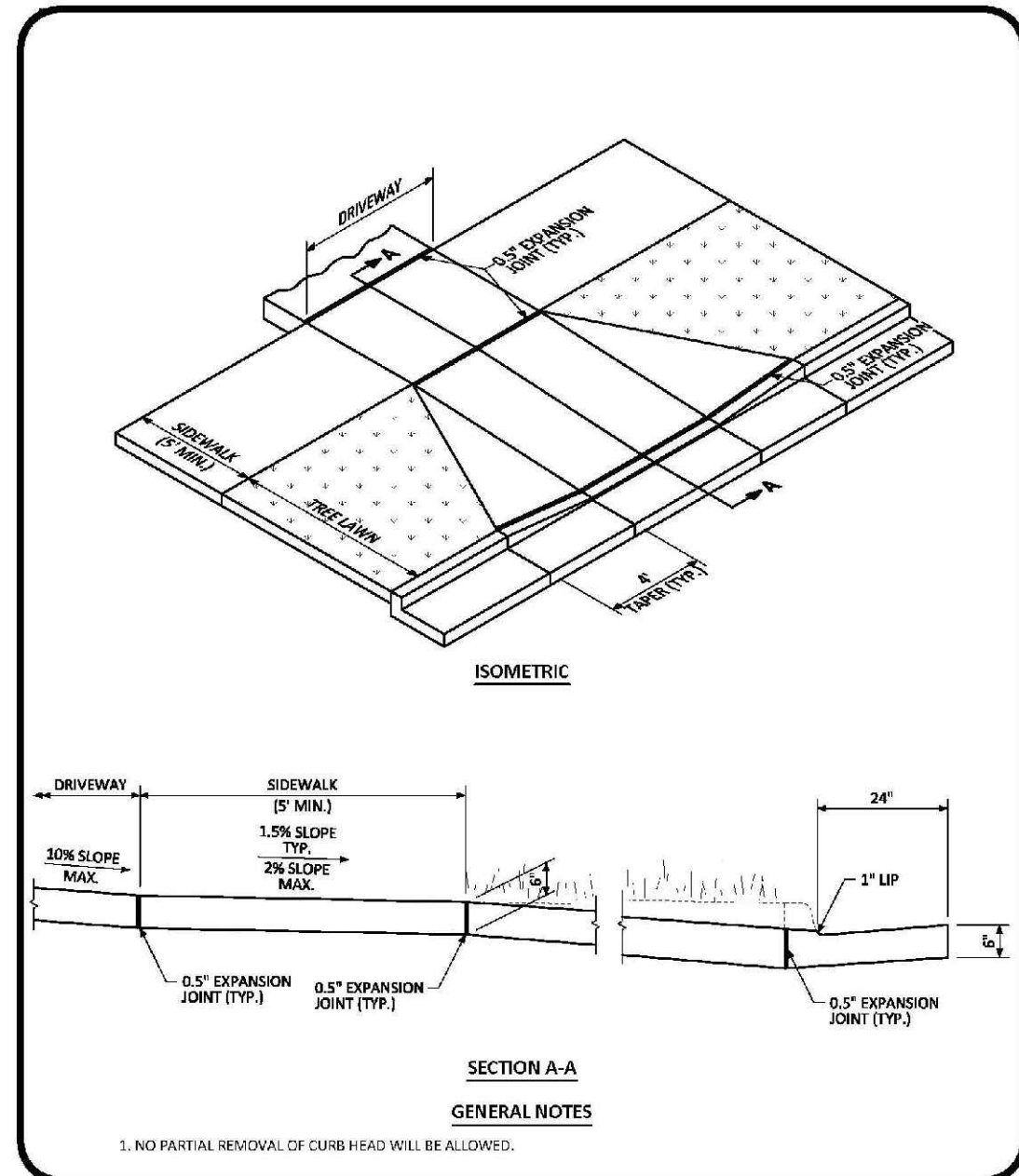
DETAIL: 15

2 OF 2

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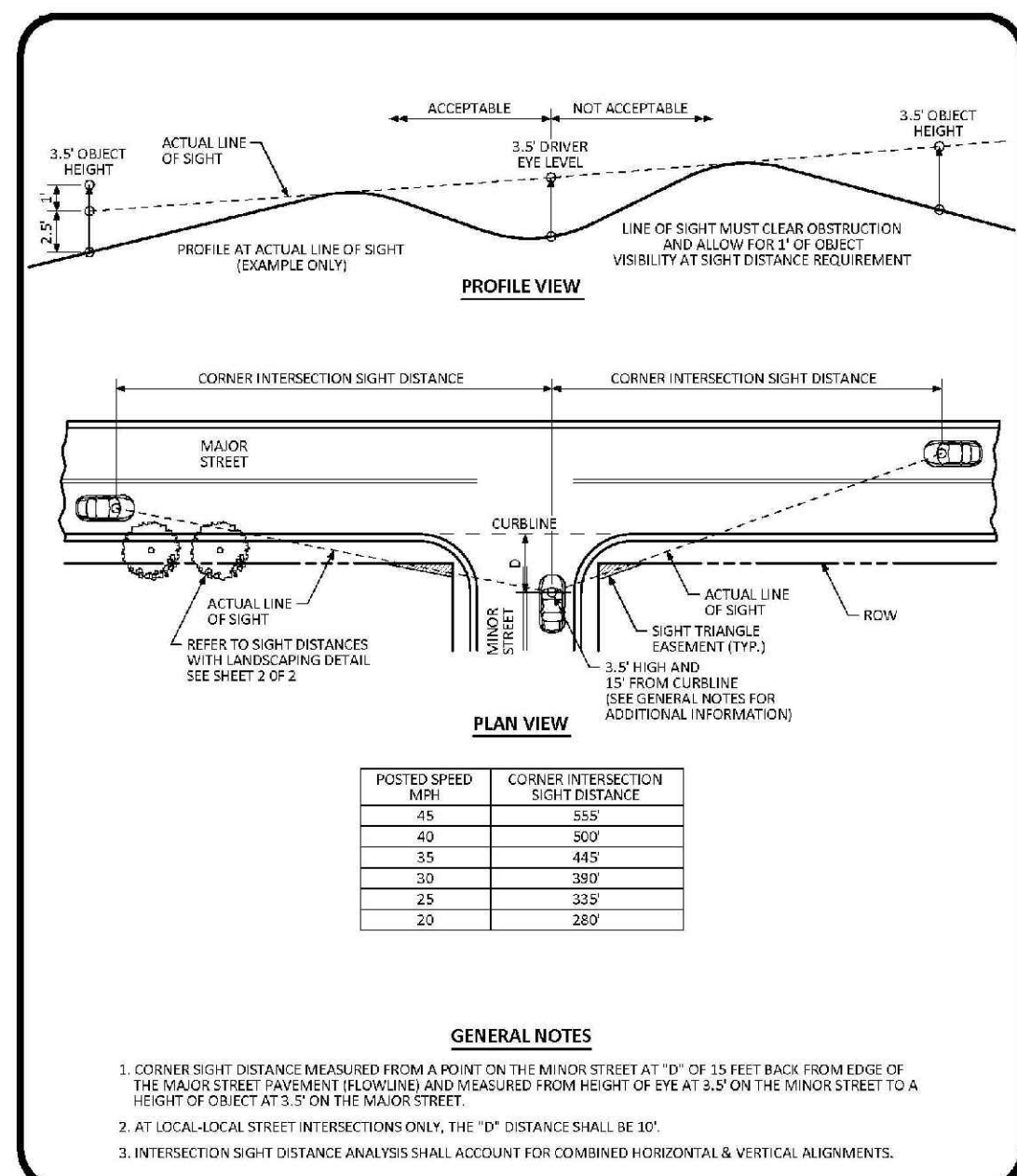
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| SHEET NUMBER | DRAWN BY: BPW | CHECKED BY: BPW | DATE: JUNE 2018 | SCALE: | AS SHOWN | FILE NO: | 8130283701 | TRAILS AT CROWFOOT | TRAILS AT CROWFOOT | FILE NO: | 8130283701 | DATE | JUNE 2018 | APPR. | |
| | | | | FILING 15 CONSTRUCTION DRAWINGS | ROADWAY DETAILS | | | | | | | | | | |
| <p>10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548</p> <p>CVL CONSULTANTS</p> <p>HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112</p> | | | | | | | | | | | | | | | |



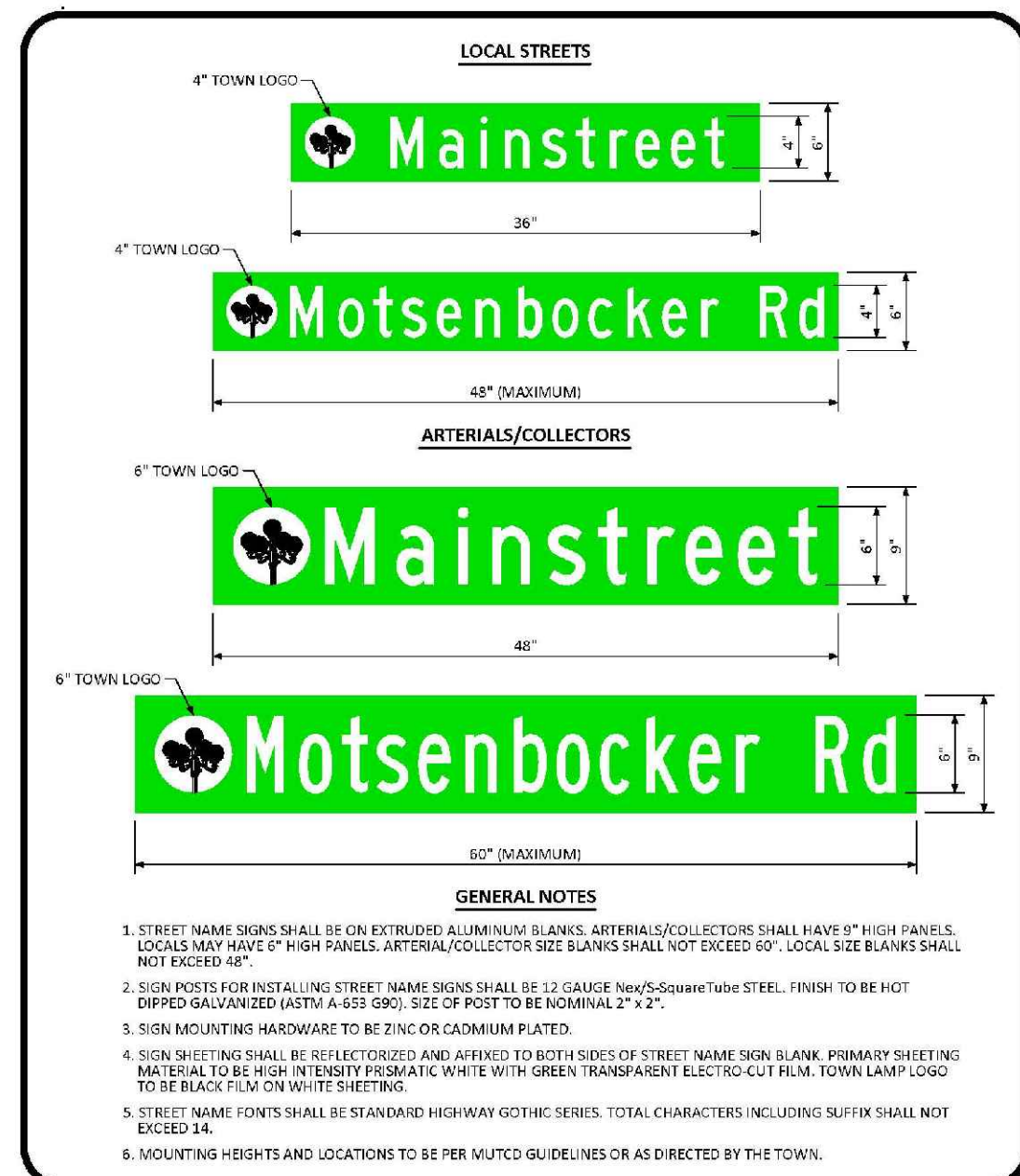
RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL

DATE: AUGUST 2014
 DETAIL: 23
 1 OF 1



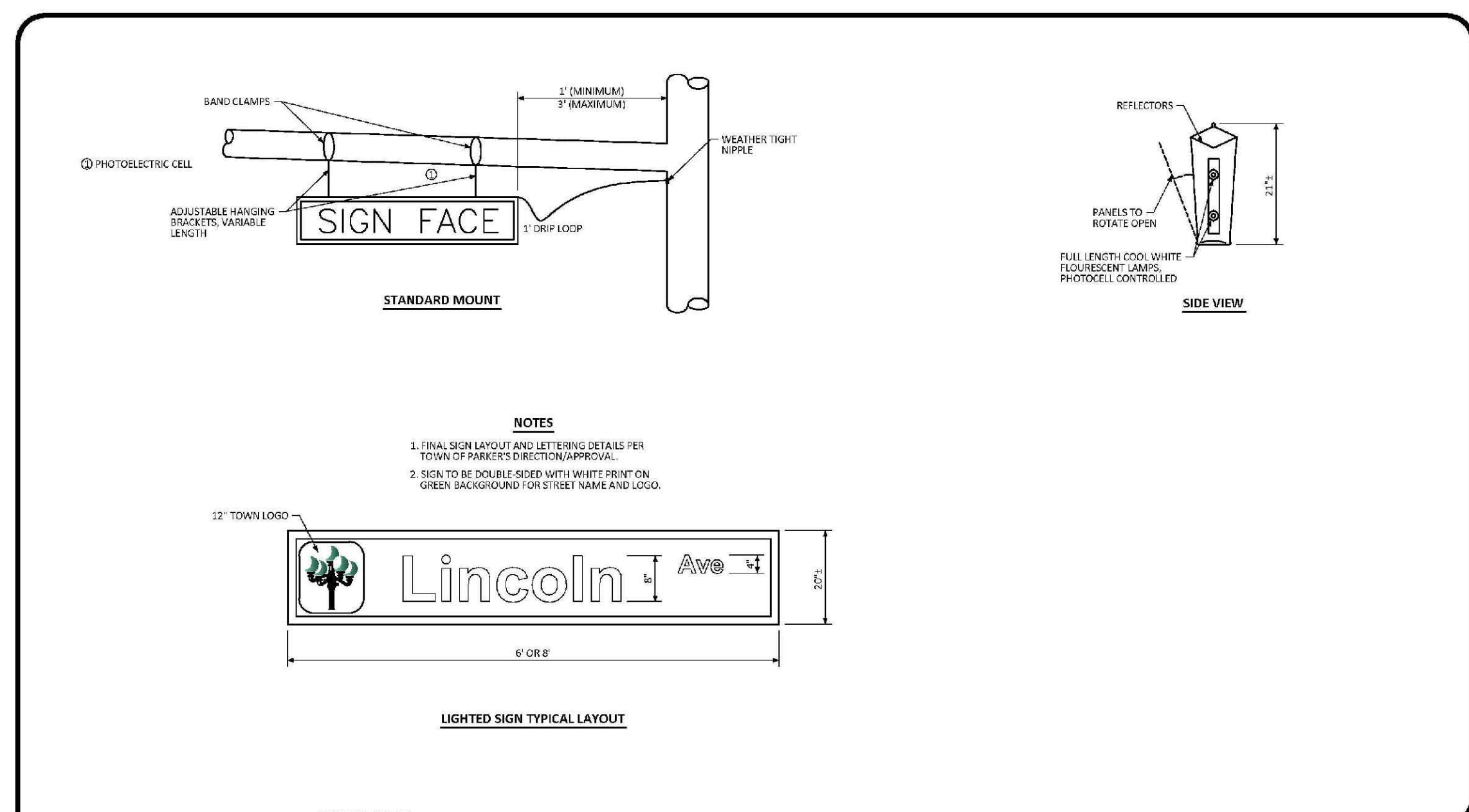
INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

DATE: AUGUST 2014
 DETAIL: 25
 1 OF 1



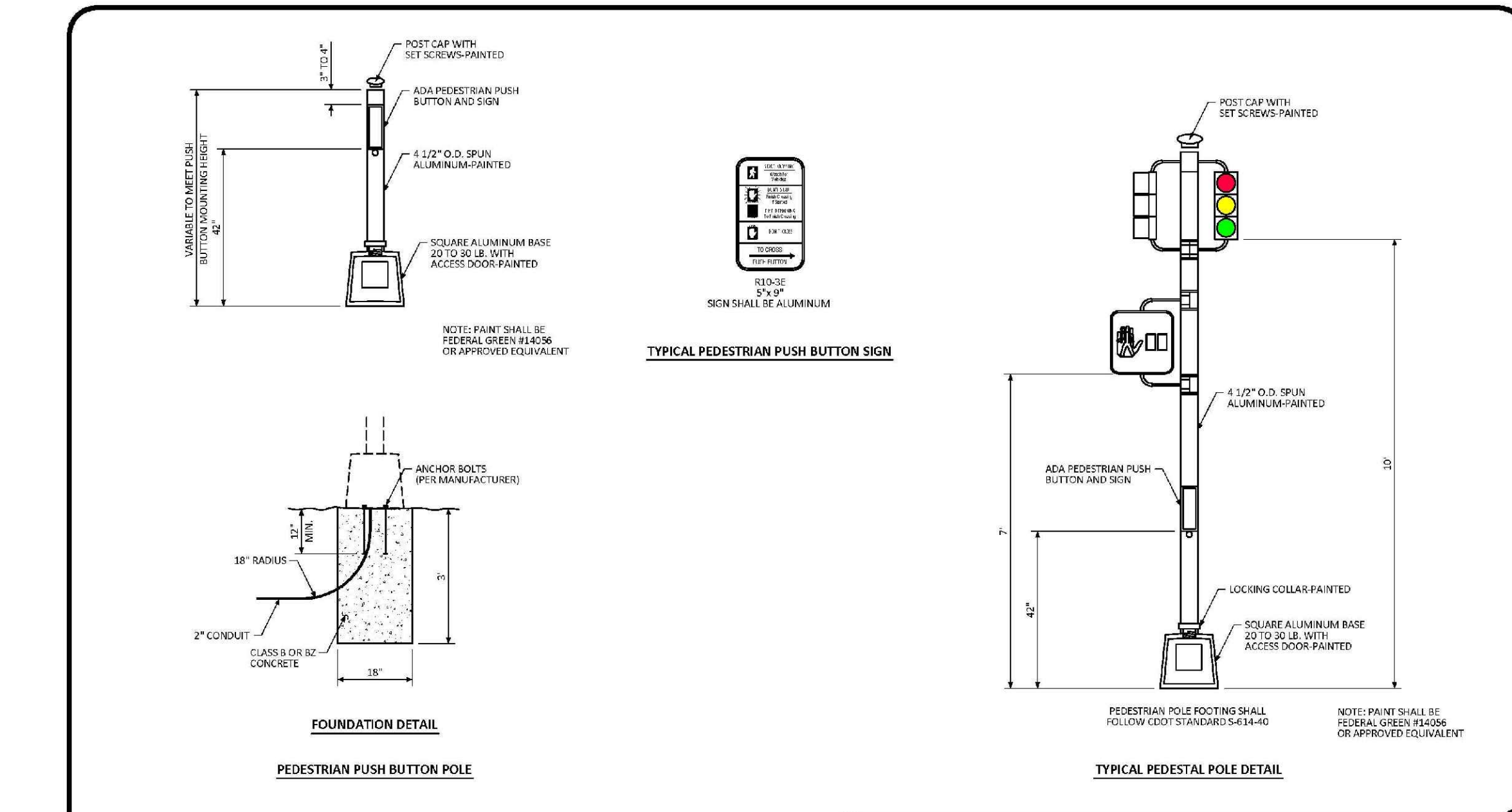
GROUND MOUNTED STREET NAME PANELS

DATE: DECEMBER 2016
 DETAIL: 32
 1 OF 1



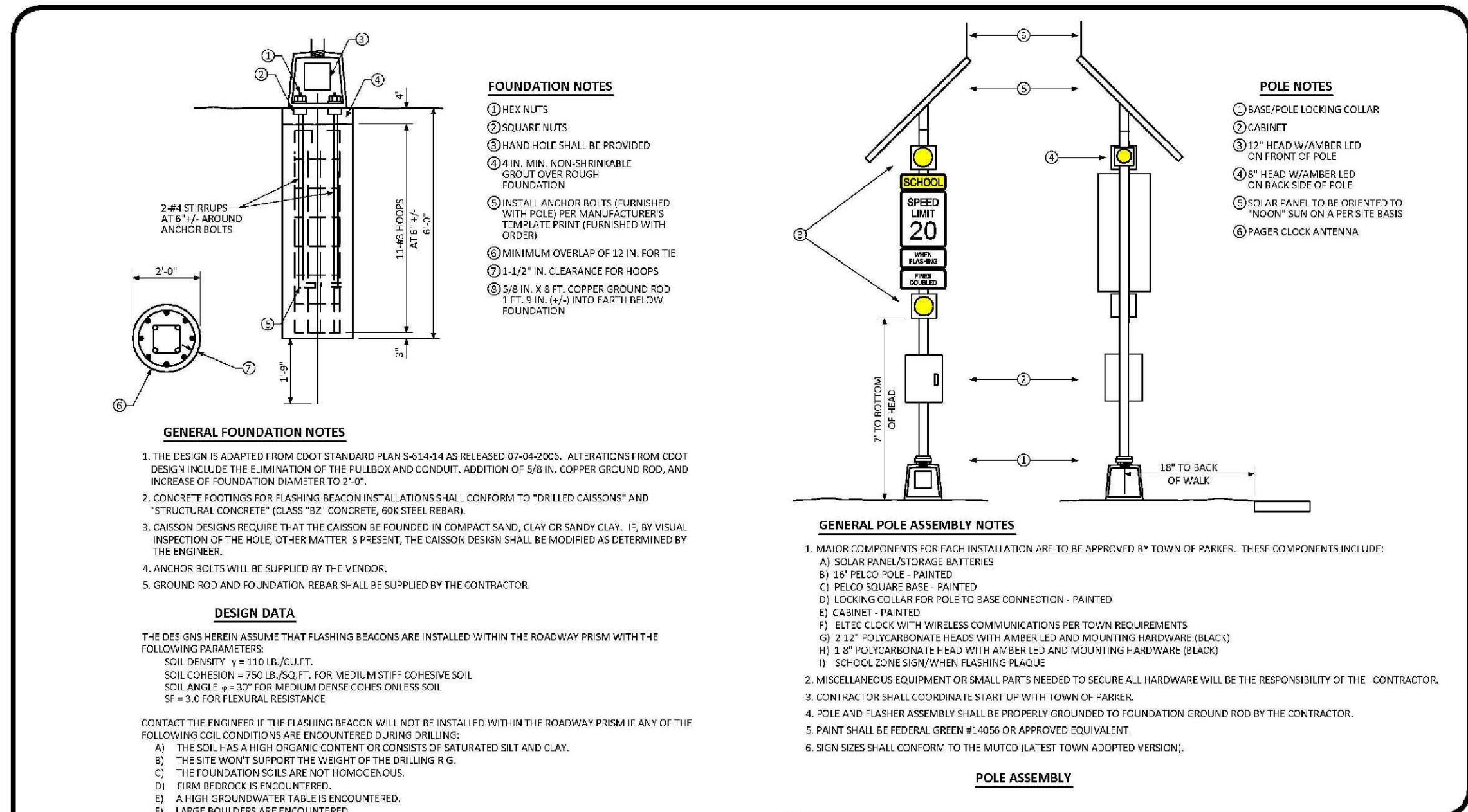
ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL

DATE: NOVEMBER 2012
 DETAIL: 3
 1 OF 1



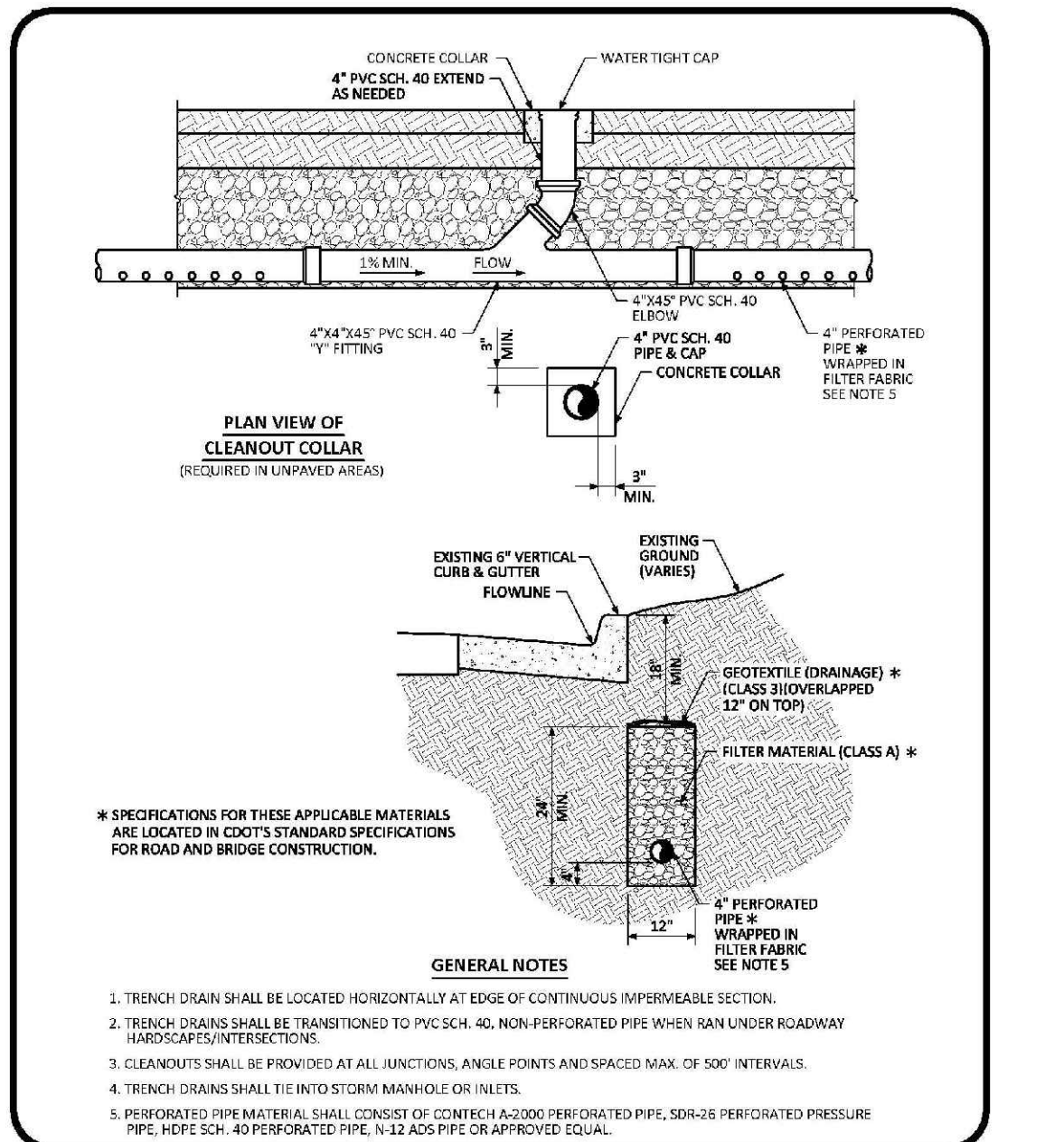
PEDESTRIAN POLE STANDARD SIGNAL DETAIL

DATE: NOVEMBER 2012
 DETAIL: 4
 1 OF 1



SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL

DATE: NOVEMBER 2012
 DETAIL: 6
 1 OF 1



TRENCH DRAIN DETAIL SECTION STANDARD DETAIL

DATE: AUGUST 2014
 DETAIL: 31
 1 OF 1

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| 16 | BRW | AS SHOWN | FILE NO: | 8130283701 | DATE: | JUNE 2018 | NO. | Revisions | Appr. | Date | |
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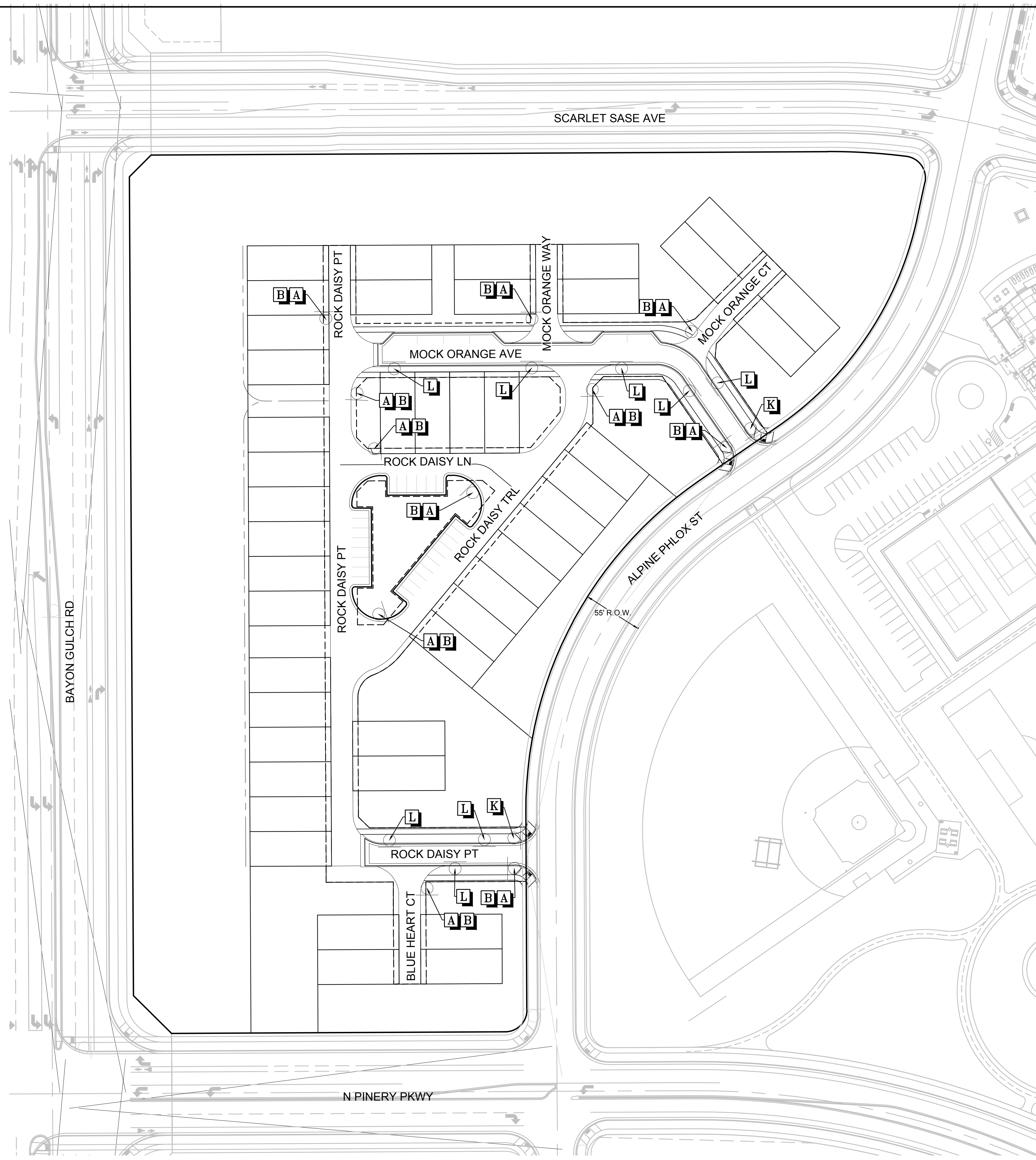
CVL
 CONSULTANTS

HR 935 LLC
 7353 South Alton Way
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TRAILS AT CROWFOOT
 FILING 15 CONSTRUCTION DRAWINGS
 ROADWAY DETAILS

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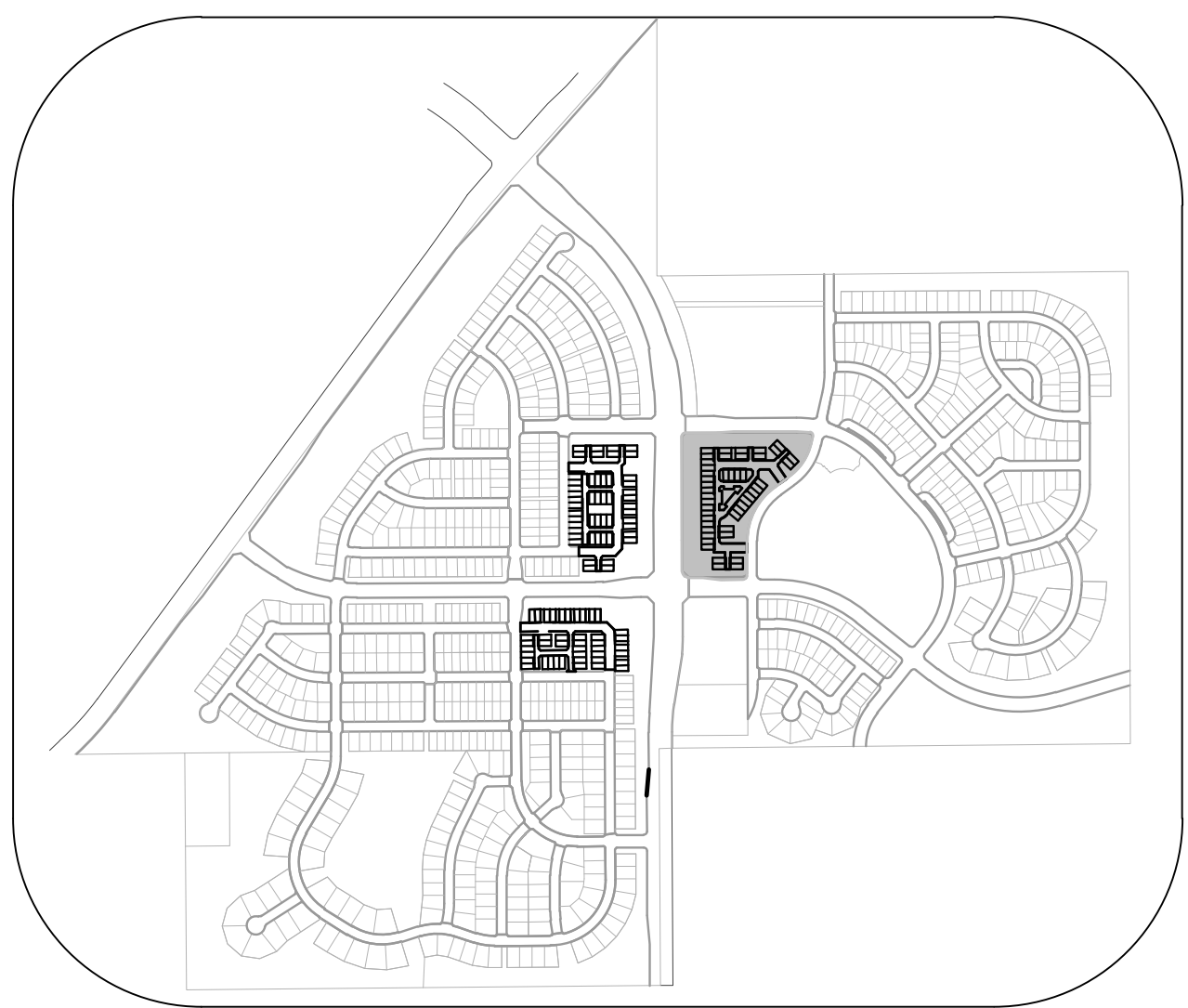
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PREPARED UNDER THE SUPERVISION OF

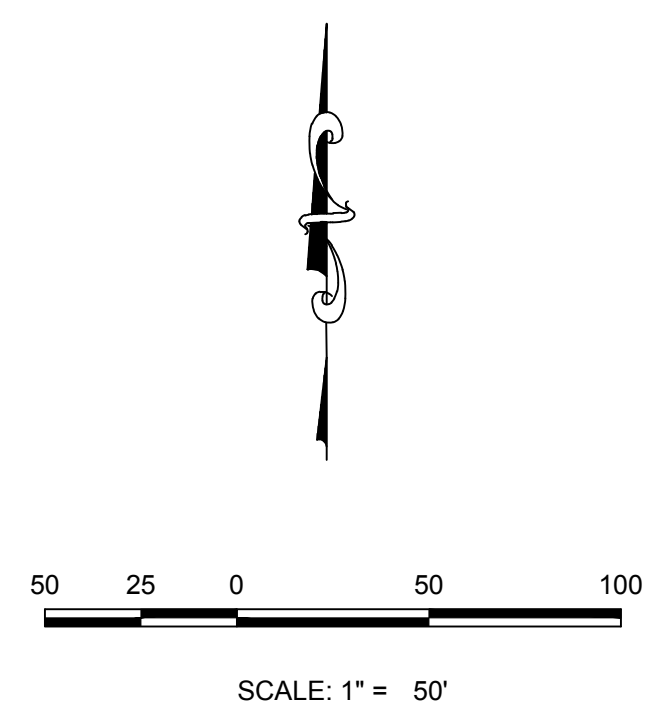
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KEYMAP
N.T.S.



LEGEND

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

| | | | |
|--|-----------|-------------|------------|
| SHEET NUMBER | 17 | | |
| | DRAWN BY: | CHECKED BY: | DATE: |
| | BPW | BPW | JUNE 2018 |
| SCALE: | AS SHOWN | FILE NO.: | 8130283701 |
| TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS SIGNAGE AND STRIPING | | | |
| HR 935 LLC 7363 South Alton Way CENTENNIAL, CO 80112 | | | |
| 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546 | | | |
| No. | Revisions | Date | Appr. |
| | | | |