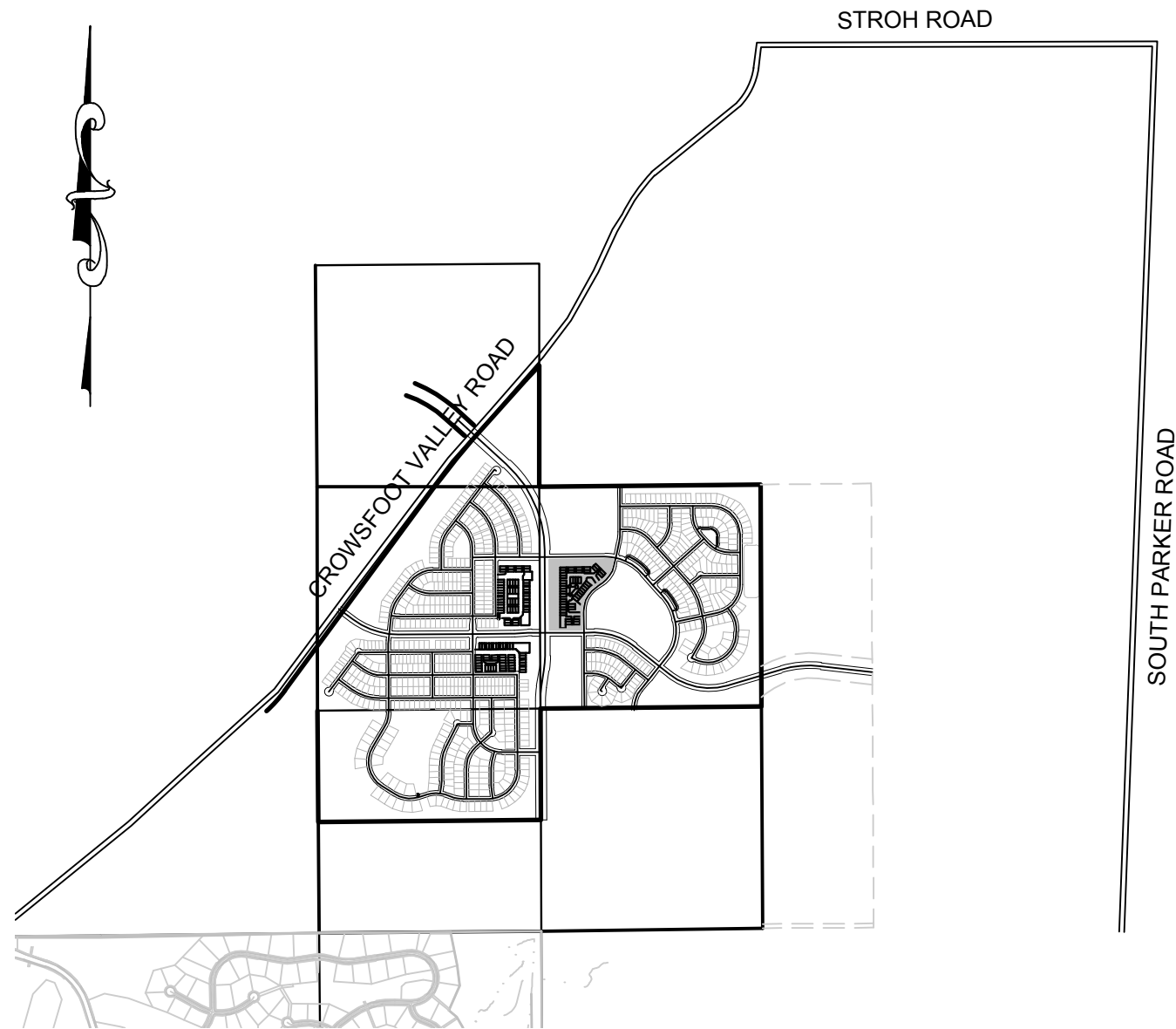


TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION PLANS

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

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6	INTERIM AND FINAL CBMP PLAN
7	BMP DETAILS
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11	MOCK ORANGE AVENUE
12	MOCK ORANGE WAY & MOCK ORANGE COURT
13	ROCK DAISY STREET & BLUE HEART COURT
14	ROCK DAISY TRAIL & ROCK DAISY LANE
15	ROADWAY DETAILS
16	ROADWAY DETAILS
17	ROADWAY DETAILS
18	SIGNAGE AND STRIPING



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPER

HR 935 LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

PLANNER/
LANDSCAPE
DESIGNER:

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

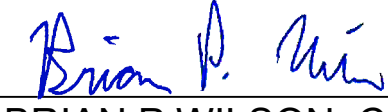
SURVEYOR/
ENGINEER:

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

MUNICIPALITY

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

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

11/14/18
DATE

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

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



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Town of Parker, Director of Engineering
07/30/2019
Date



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

N:\PROJECTS\HSS RANCH\CAD\ENGINEERING\SET\MULTIFAMILY\CD\SET\TOWN OF PARKER\COVER.DWG, BRIANW, 10/30/2018 11:00 AM

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
COVER SHEET

SCALE:
AS SHOWN

FILE NO:
8130283701

DRAWN BY:
BPW

CHECKED BY:
BPW

DATE:
JUNE 2018

SHEET NUMBER
1

Revisions
No. Date Init. Appr. Date

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION FOR THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF A CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 3003 LAMAR, SUITE 1400, DENVER, CO 80202-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
EXAMPLES: WATER TIE-IN SHEET 3 STORM SEWER CONNECTION SHEET 6
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR PERIOD OF 1 (ONE) YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES INCURRED BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEATH, WATER QUALITY CONTROL DIVISION, WQCD-PE-82, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE, RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, LATEST EDITION, SHALL APPLY.

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5 CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWER, INLETS, MANHOLES, DISCHARGERS, OVERLAP, GRouted BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS: • 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC) • 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM STANDARD SPECIFICATION 7042.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIFRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BODIES AND RIFRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.

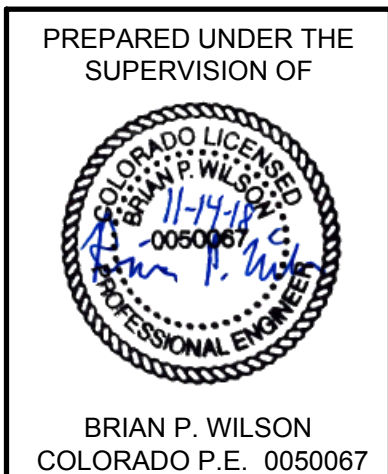
1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO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

SHEET NUMBER 2	DRAWN BY: BPW		SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS NOTES	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9546 Fax: (720) 482-9546	
	CHECKED BY: BPW		FILE NO:				
	DATE: JUNE 2018		8130283701				
		No.	Revisions	Date	Init.	Appr.	Date



BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
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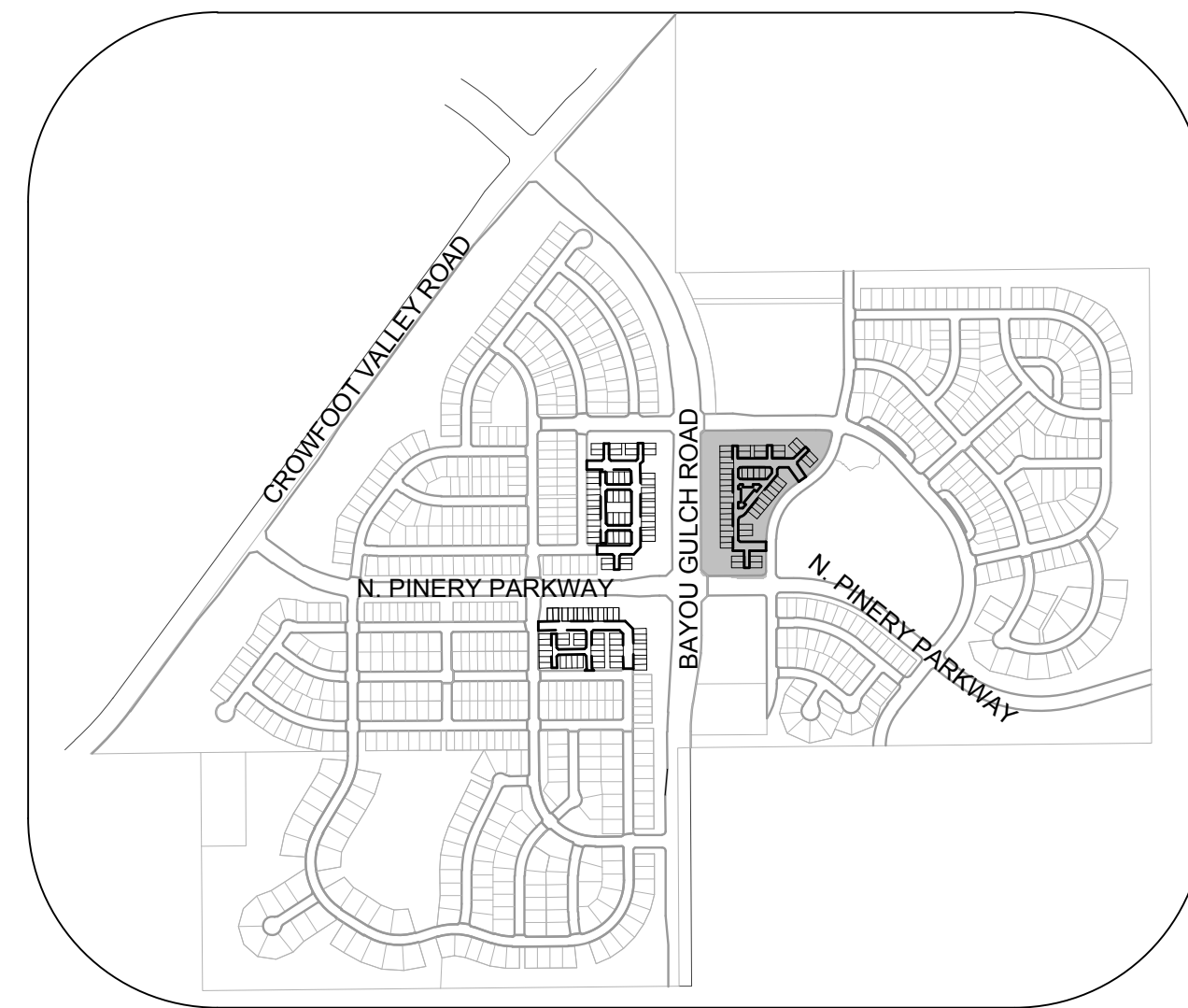
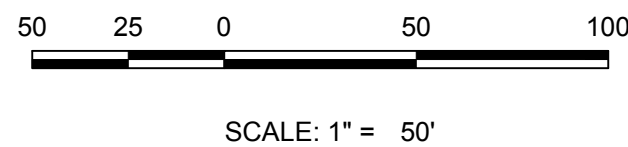
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Town of Parker, Director of Engineering 07/30/2019
Date



SECTION LINE



KEYMAP

N.T.S.

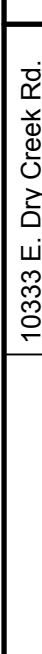
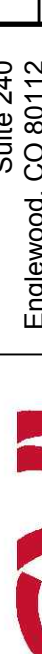
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Tom of Parker, Director of Engineering

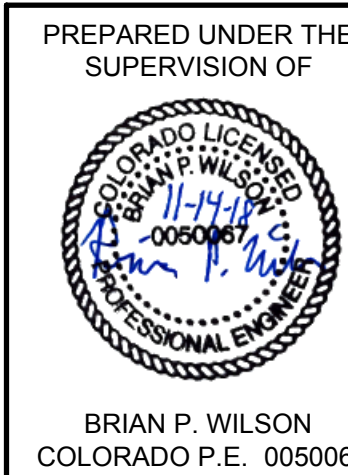
07/30/2019
Date

SHEET NUMBER 3	DRAWN BY:	TP	SCALE:	TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS HORIZONTAL CONTROL PLAN	 HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-8546 Fax: (720) 482-8546						
	CHECKED BY:	BPW	FILE NO:									
	DATE:	JUNE 2018	8130283701									
							No.	Revisions	Date	Init.	Appr.	Date



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

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



The Town of Parker view constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.

07/30/2019
Date

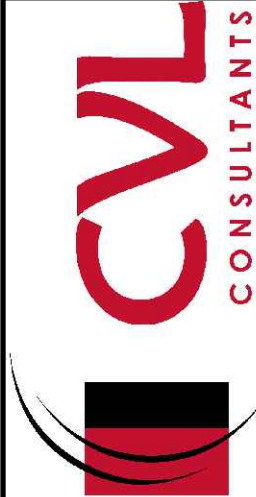


- NOTES:
1. THIS SHEET HAS BEEN SHOWN FOR REFERENCE ONLY. FILING 15 WILL BE OVERLOT GRADED BY FILING 9. SEE TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS.

	BLOCK NUMBER		PROPOSED OVERLAND FLOW
	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	EXISTING FLARED END SECTION		PROPERTY LINE
	EXISTING STORM DRAIN INLET		EDGE OF PAVEMENT
	EXISTING STORM DRAIN MANHOLE		EXISTING 5' CONTOUR
	PROPOSED LIGHT POLE		EXISTING 1' CONTOUR
	PROPOSED SIDEWALK		PROPOSED 5' CONTOUR
	PROPOSED SIDEWALK RAMP		PROPOSED 1' CONTOUR
10.00	EXISTING ELEVATION		EXISTING STORM DRAIN
10.00	PROPOSED DESIGN ELEVATION		SECTION LINE
	PROPOSED FINISHED GRADE		FILING BOUNDARY
			PROPOSED SLOPE & DIRECTION

AD	ANGLE DIFFERENCE	PL	PROPERTY LINE
EL	ELEVATION	PVC	POLYVINYL CHLORIDE
FG	FINISHED GRADE	RCP	REINFORCED CONCRETE BOX
FL	FLOW LINE	CULV	CULVERT
FV	FLUID VERIFY	RCCB	REINFORCED CONCRETE PIPE
GE	GAS EASEMENT	ROW	RIGHT OF WAY
HP	HIGH POINT	SD	STORM DRAIN
INV	INVERT	SL	SECTION LINE
LF	LINEAR FEET	STA	STATION
LP	LOW POINT	T.O.P.	TOP OF PIPE
MH	MANHOLE	UE	UTILITY EASEMENT
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION

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



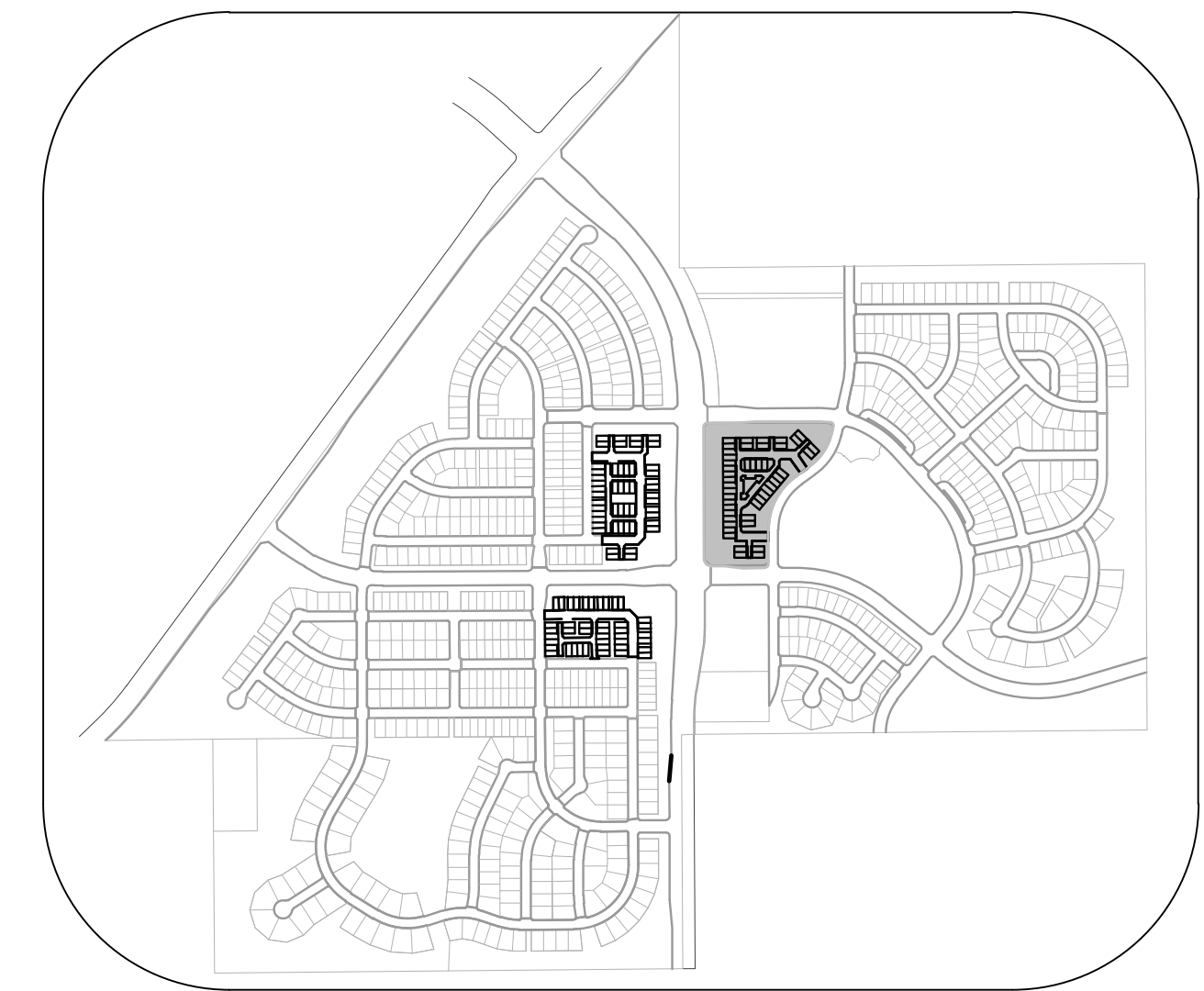
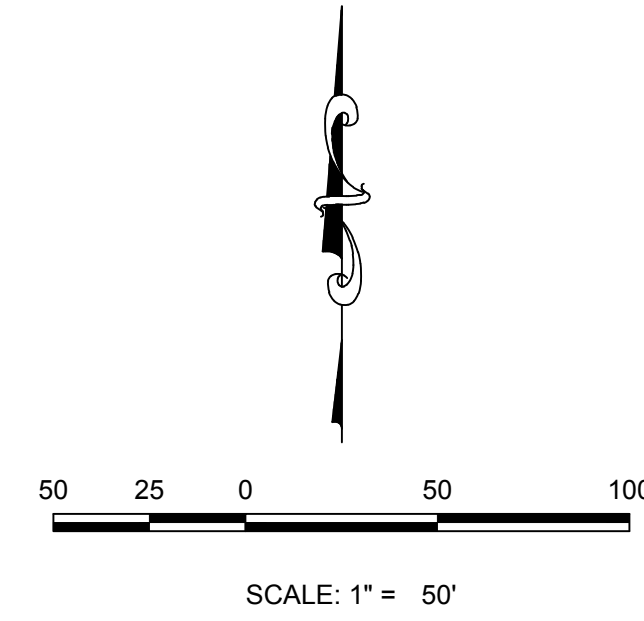
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
AREA GRADING PLAN**

DRAWN BY:	RHR	SCALE:	AS SHOWN
CHECKED BY:	BPW	FILE NO:	8130283701
DATE:	JUNE 2018		

SHEET NUMBER

No.	Revisions	Date	Init.	Appr.	Date
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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. RCSS, 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 CHIP MULCH, COARSE 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.
8. TEMPORARY IRRIGATION IS REQUIRED IN ALL AREAS OF PERMANENT NATIVE SEEDING THAT ARE NOT SERVED BY PERMANENT IRRIGATION.
9. A MINIMUM OF ONE VTC WILL BE REQUIRED FOR EACH SUBDIVISION BLOCK DURING HOME CONSTRUCTION.

Legend

Symbol	Description
1	LOT PROTECTION
2	MASONRY WORK PROTECTION
3	PORTABLE TOILET PROTECTION
4	ROUGH OUT STREET CONTROL
5	ROCK SOCK
6	ROCK SOCK IN SWALE
7	STRAW BALE
8	SEDIMENT CONTROL LOGS
9	SILT FENCE
10	BERING, MULCHING AND CHIPPING
11	SURFACE ROUGHING
12	STABILIZED STAGING AREA
13	SIDEWALK TRANSITION PROTECTION
14	CHECK DAM
15	CONSTRUCTION FENCE
16	CULVERT PROTECTION
17	CONCRETE WASHOUT AREA
18	DOWATERING
19	DIVERSION DITCH
20	DETENTION POND PROTECTION
21	DEBRIS TRASH CONTROL
22	EROSION CONTROL, BLANKET
23	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
24	INLET PROTECTION FOR AREA INLETS IN PAVEMENT
25	INLET PROTECTION, CURB ON-GRADE, TYPE B INLET
26	INLET PROTECTION, CURB ON SLAB, TYPE B INLET
27	TEMPORARY PERSHON
28	TEMPORARY SEDIMENT BASIN
29	VEHICLE TRACKING CONTROL

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Town of Parker, Director of Engineering

07/30/2019

Date

BENCHMARK
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SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



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

\\PROJECTS\HSS RANCH\CAD\ENGINEERING\SSHEETS\MULTIFAMILY\CD\SET\TOWN OF PARKER\EROSION CONTROL PLAN.DWG. BRIANW, 10/30/2018 11:03 AM

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
INTERIM AND FINAL CBMP PLAN

SCALE:	AS SHOWN
FILE NO:	0100000701

DRAWN BY: JF
CHECKED BY: BPW
DATE:

6

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

DEBRIS AND TRASH CONTROL

NOTE:

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

1 OF 2
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

DEBRIS CONTROL NOTES:

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

1 OF 2
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

EROSION CONTROL BLANKET (SLOPE)

NOTE:

IF NECESSARY, ALL STAKES SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKET. PLEASE SEE DETAIL FOR SETTING, MAINTENANCE, AND REMOVAL REQUIREMENTS.

1 OF 2
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

EROSION CONTROL BLANKET (CHANNEL)

NOTE:

WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1/4\"/>

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE THOROUGHLY SECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THIS CALCULATION, THE EROSION CONTROL BLANKET OR RIBBON MAY BE NECESSARY IN THE EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, THE SURFACE SHALL BE SMOOTHED AND FREE OF ANY GAPS, HOLES, WEBS, ROCKS, STAKES OR OTHER OBSTACLES THAT MAY BE NECESSARY IN THE EROSION CONTROL BLANKETS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS.
5. ANY DAMAGED OR REVENING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE-ENDED, STRAW OR EXCELISOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	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.

1 OF 2
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT

NOTE:

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON BMP PLAN SHALL BE INSTALLED ON EXISTING INLET. IN THE EVENT OF ANY LAND DISTURBING ACTIVITIES OR REMOVAL OF THE AREA INLET PROTECTION, THE INSTALLATION OF THE AREA INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE AREA INLET PROTECTION.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION SHALL BE REVEALED, SEEDED, MULCHED, AND COMPACTED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SPEC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

1 OF 1
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
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AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED 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 REVEALED, SEEDED, MULCHED, AND COMPACTED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SPEC).
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1 OF 1
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

INLET PROTECTION FOR AREA INLETS IN PAVEMENT

NOTE:

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2. THE AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.

1 OF 1
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

INLET PROTECTION, CURB ON-GRADE, TYPE R INLET

NOTE:

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
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1 OF 2
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

TUBULAR TRAFFIC MARKER DETAIL

NOTE:

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1 OF 2
REV. 2014

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INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

1. SEE BMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0\"/>

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

INLET PROTECTION, CURB ON SUMP, TYPE R INLET

NOTE:

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. THE AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.

1 OF 2
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

CURB INLET PROTECTION INSTALLATION NOTES

1. SEE BMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0\"/>

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. THE AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.

1 OF 1
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

LOT PROTECTION

NOTE:

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE LOT PROTECTION.
2. THE AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.

1 OF 2
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

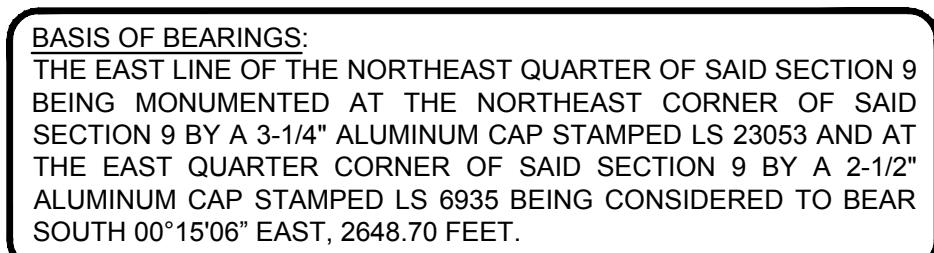
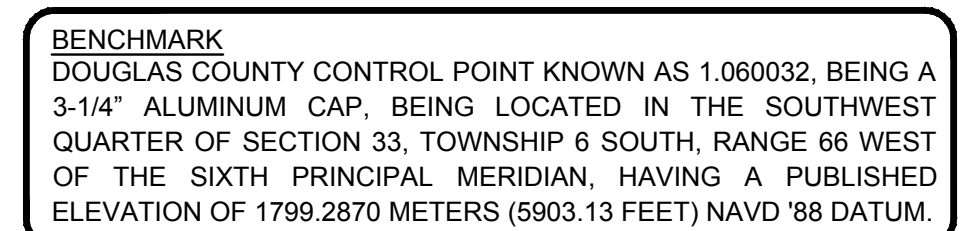
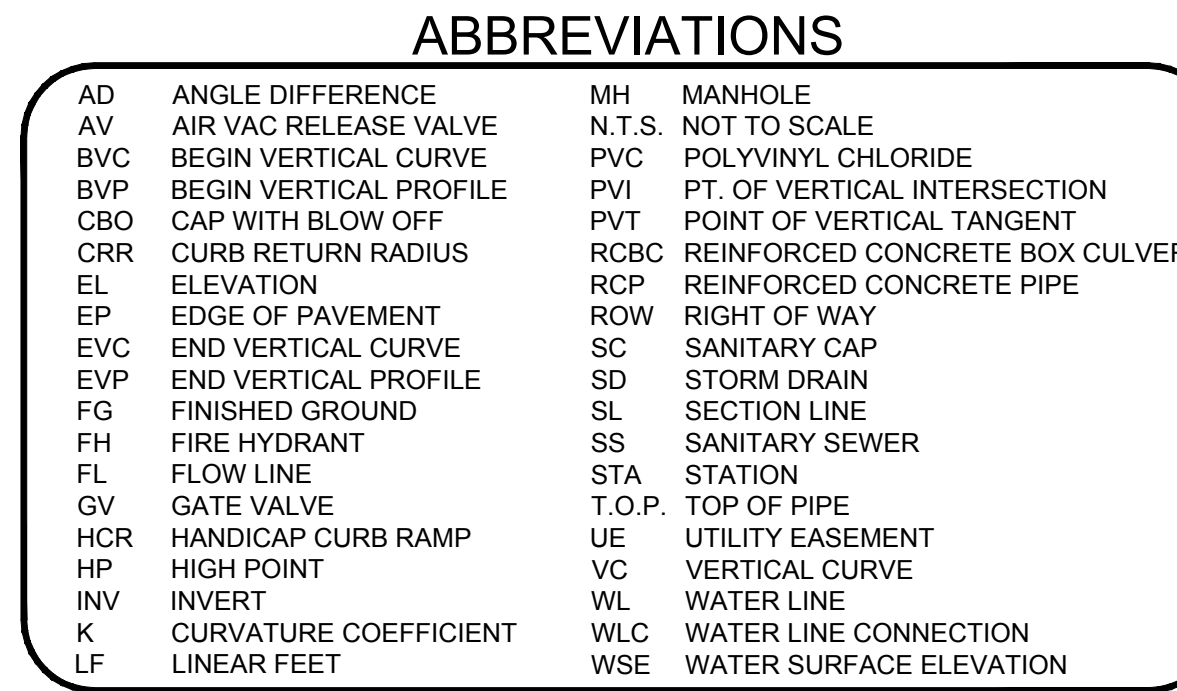
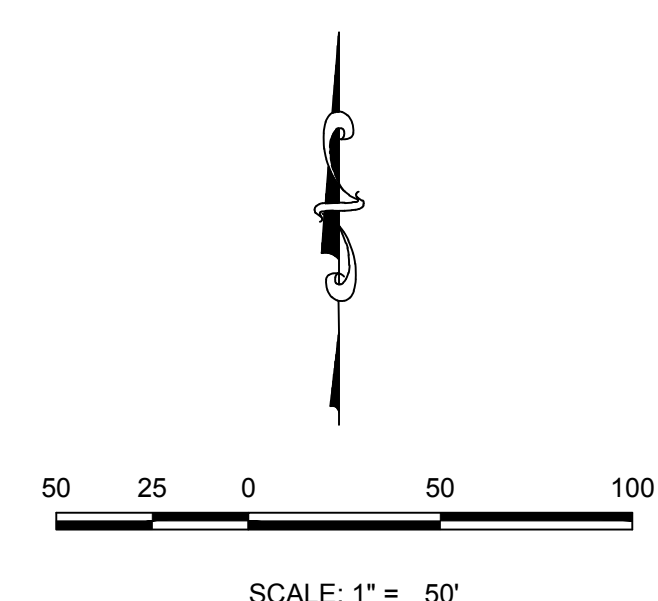
EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

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.
3. THE TOWN WILL ALLOW THE USE OF RECOVERABLE EROSION CONTROL BLANKETS, SUCH AS STAPLES, IN THE USE OF RECOVERABLE EROSION CONTROL BLANKETS.
4. THE EROSION CONTROL BLANKETS (STAPLES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6\"/>

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

1 OF 2
REV. 2014



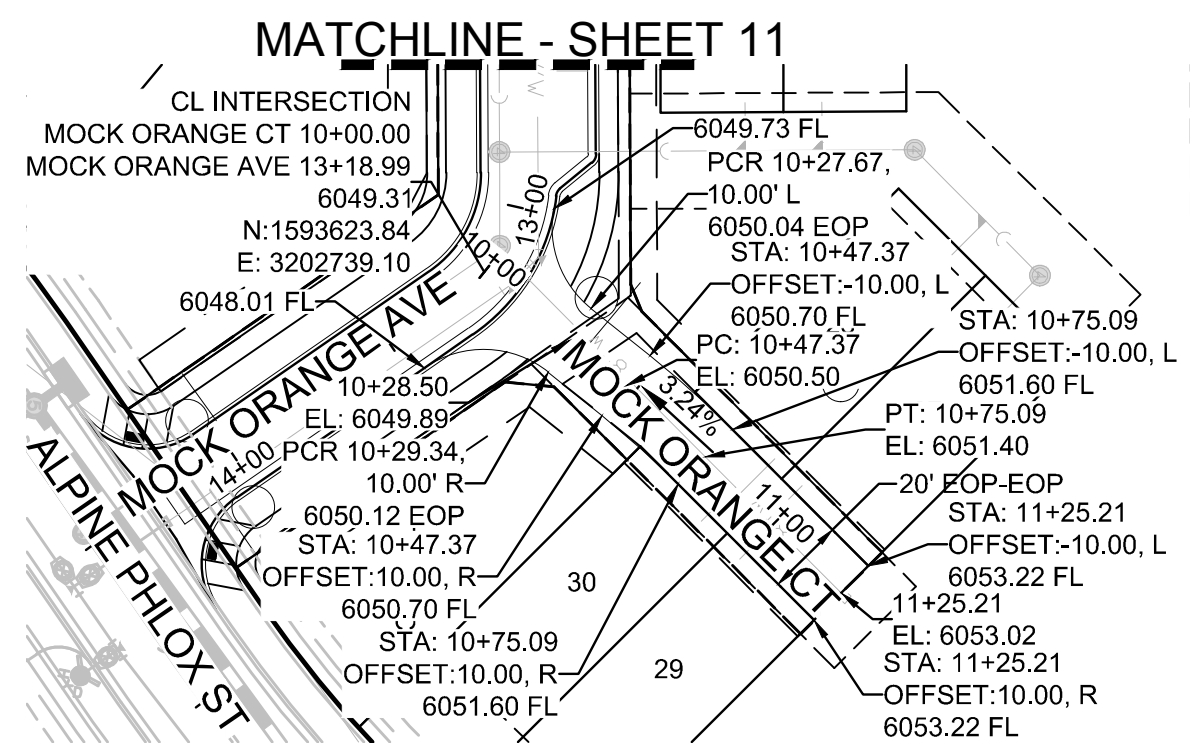
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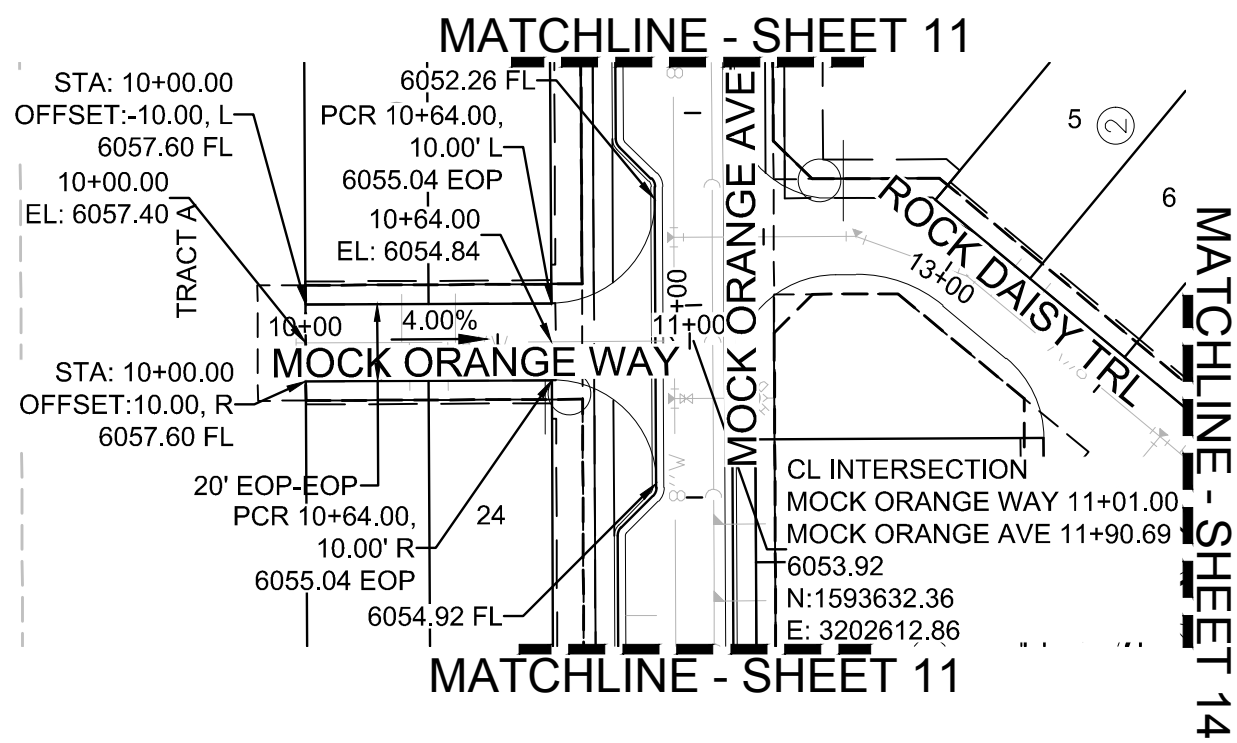
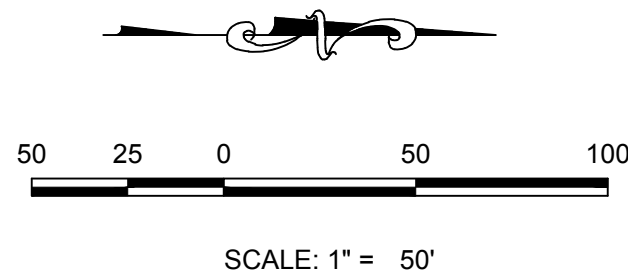
 07/30/2019

Town of Parker, Director of Engineering Date

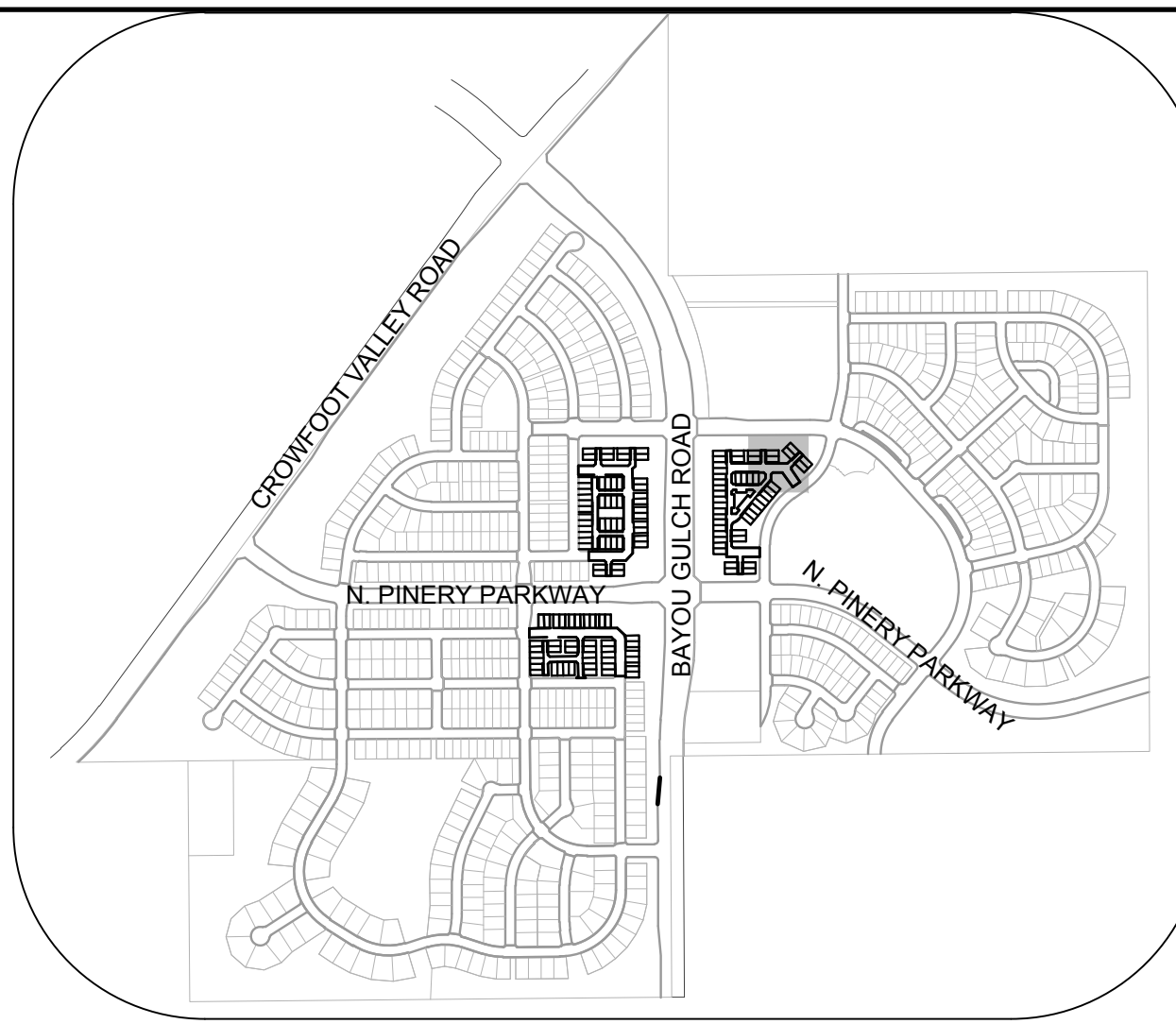
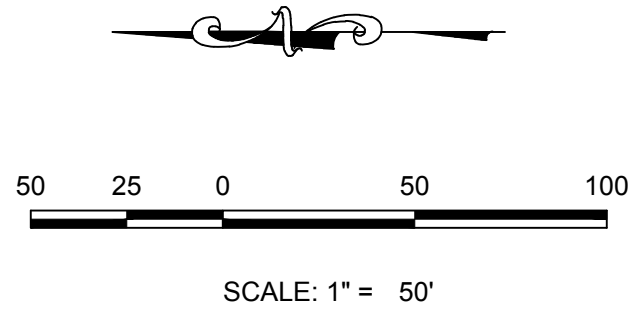
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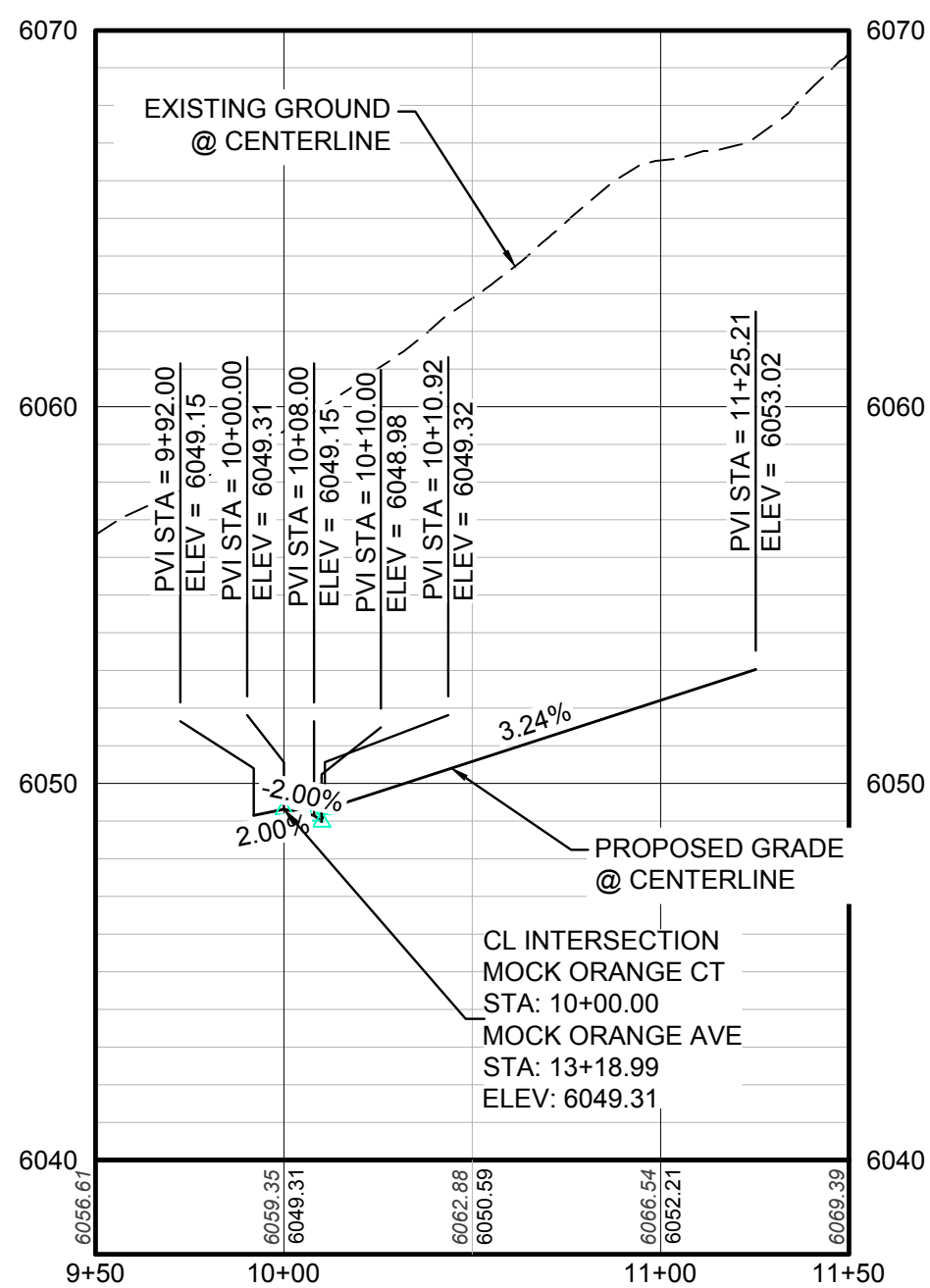
PLAN: MOCK ORANGE CT STA: 10+00.00 TO 11+50.00
HORIZONTAL SCALE: 1" = 50'



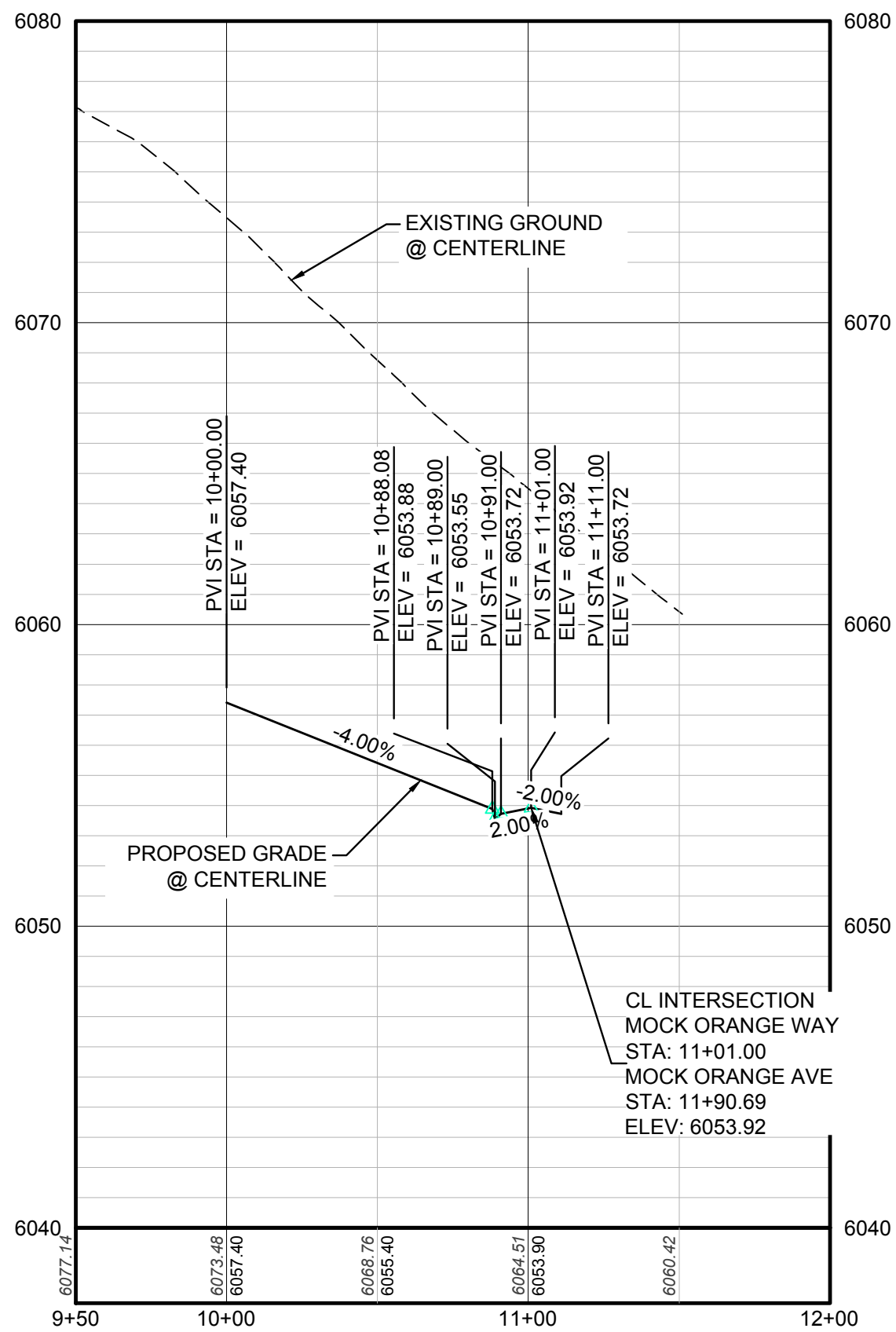
PLAN: MOCK ORANGE WAY STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



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
Ⓐ	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	--- FO EXISTING FIBER OPTIC LINE
⌚	PROPOSED STORM DRAIN INLET	--- OH EXISTING OVERHEAD POWER
⌚	PROPOSED STORM DRAIN MANHOLE	--- TEL EXISTING TELEPHONE LINE

ABBREVIATIONS		
AD	ANGLE DIFFERENCE	MH MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S. NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC POLYVINYL CHLORIDE
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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
EVP	END VERTICAL CURVE	SC SANITARY CAP
EVP	END VERTICAL PROFILE	SD STORM DRAIN
FG	FINISHED GROUND	SL SECTION LINE
FH	FIRE HYDRANT	SS SANITARY SEWER
FL	FLOW LINE	STA STATION
GV	GATE VALVE	T.O.P. TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE UTILITY EASEMENT
HP	HIGH POINT	VC VERTICAL CURVE
INV	INVERT	WL WATER LINE
K	CURVATURE COEFFICIENT	WLC WATER LINE CONNECTION
LF	LINEAR FEET	WSE WATER SURFACE ELEVATION

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Town of Parker, Director of Engineering
07/30/2019
Date



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

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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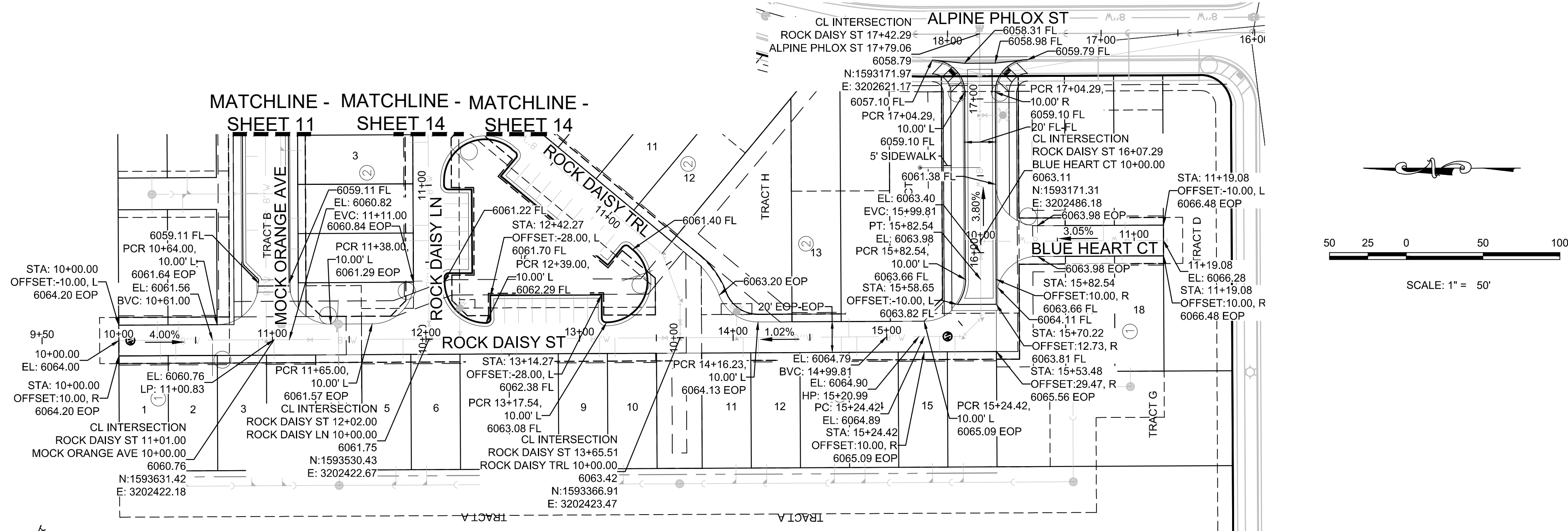
SHEET NUMBER	12	DRAWN BY:	RRR	SCALE:	AS SHOWN	TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE MOCK ORANGE WAY & MOCK ORANGE COURT	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 400 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
		CHECKED BY:	BRW	FILE NO:	8130283701									
		DATE:	JUNE 2018											
									No.	Revisions	Date	Init.	Appr.	Date

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

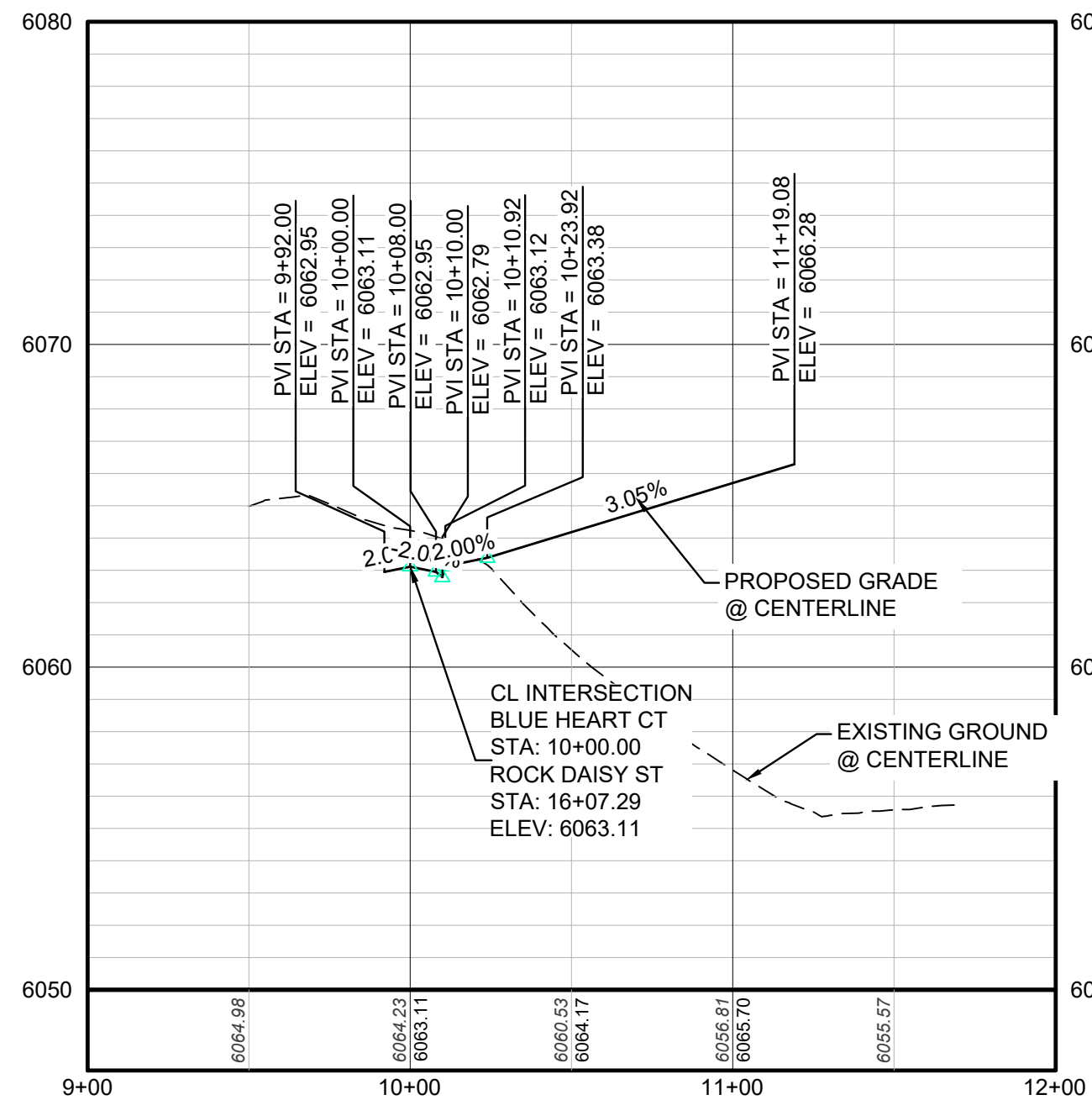


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

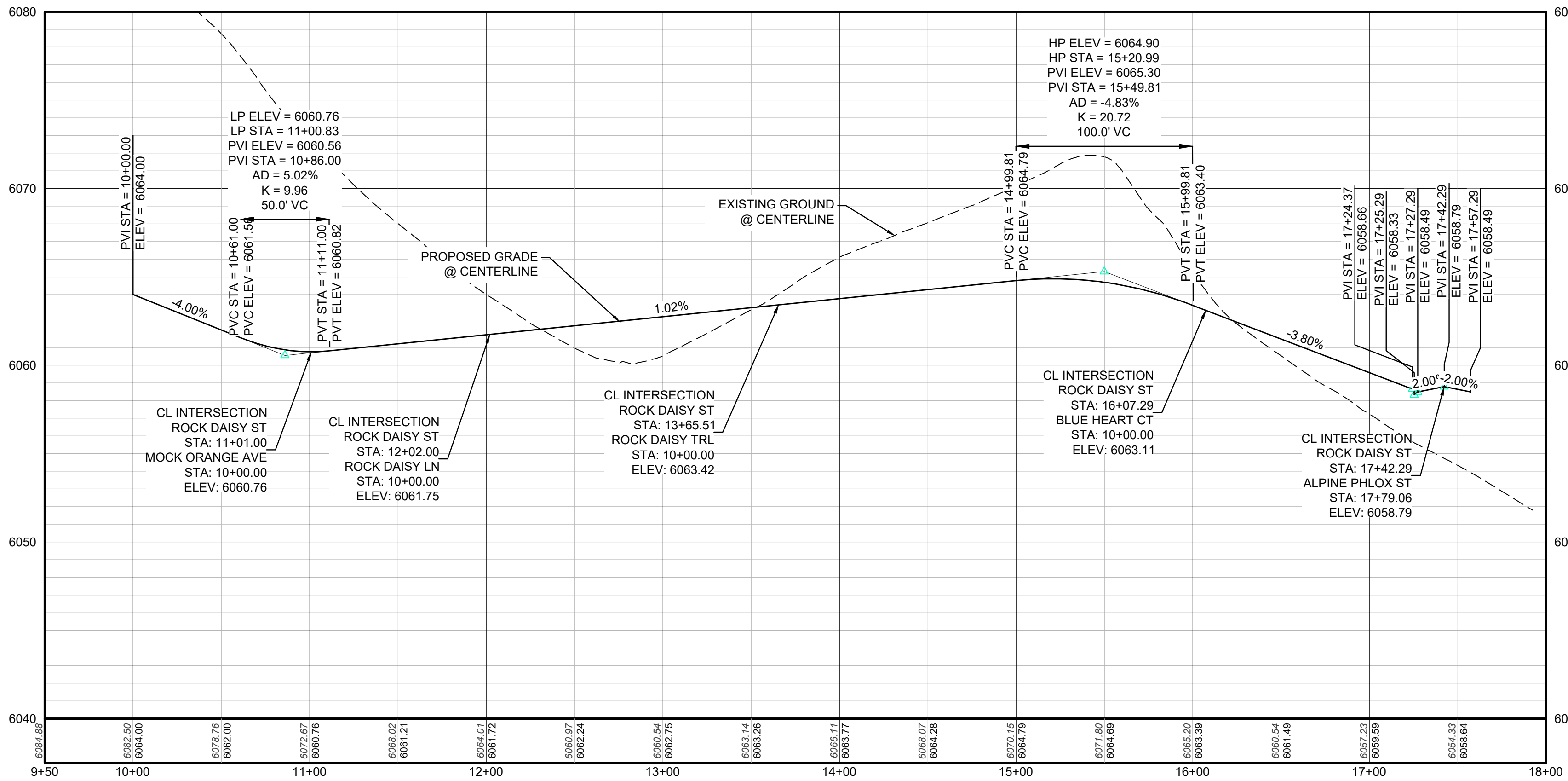
TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
MOCK ORANGE WAY & MOCK ORANGE COURT



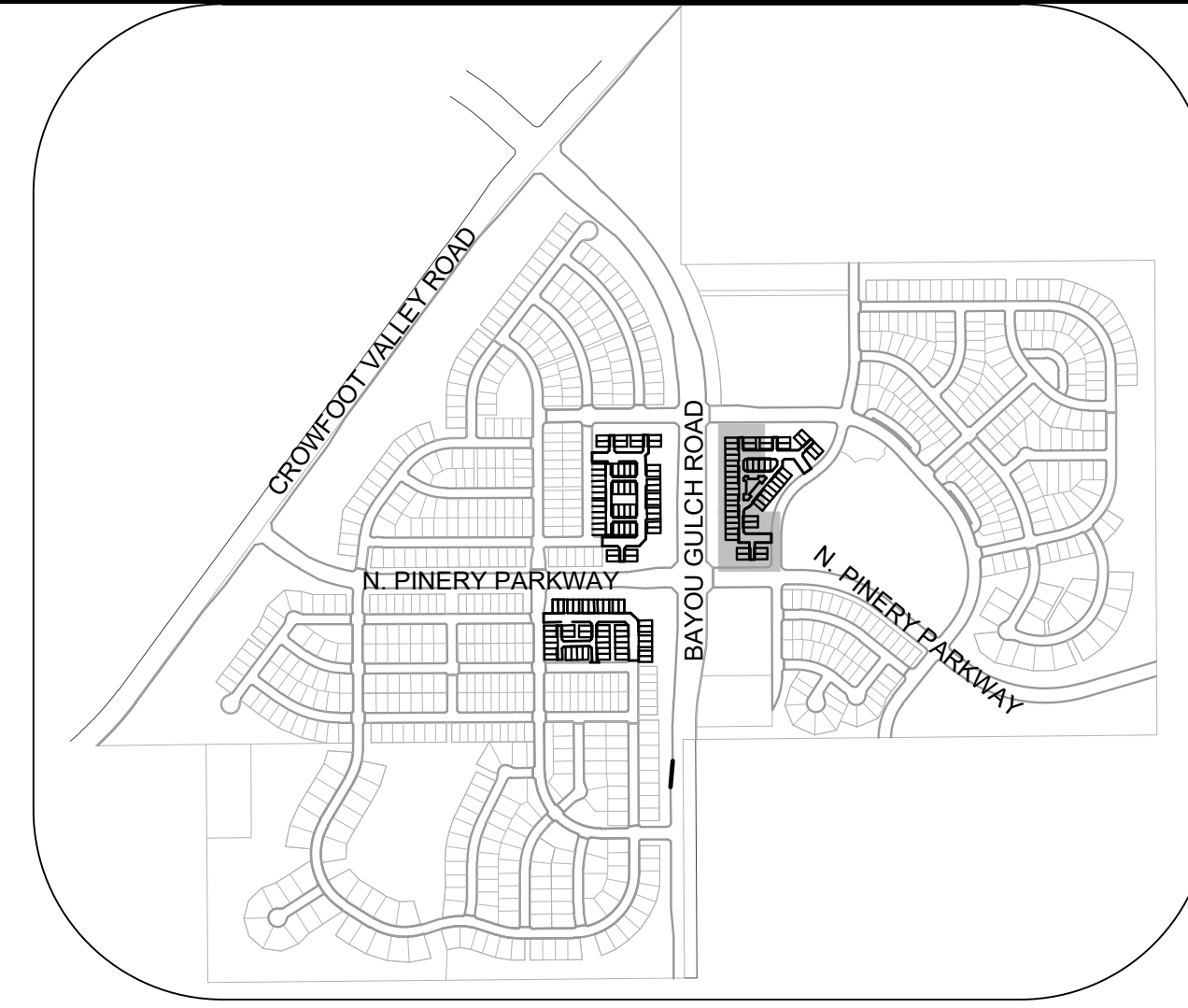
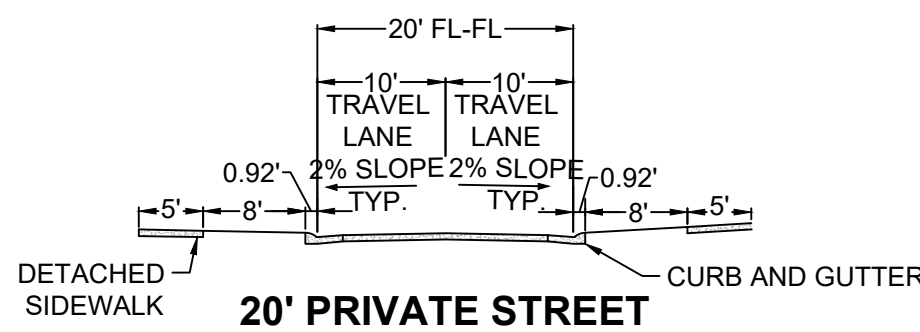
PLAN: ROCK DAISY ST STA: 9+50.00 TO 18+00.00 & BLUE HEART CT 10+00.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



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



PROFILE: ROCK DAISY ST STA: 9+50.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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 RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⌋	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER
⌋	PROPOSED STORM DRAIN MANHOLE	---	OPTIC LINE
		---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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Town of Parker, Director of Engineering
07/30/2019
Date

PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

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

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

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date	Appr.	Date
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAITS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE ROCK DAISY STREET & BLUE HEART COURT	SCALE: AS SHOWN	DRAWN BY: RRR	CHECKED BY: BPW	FILE NO: 8130283701
SHEET NUMBER 13	JUNE 2018				

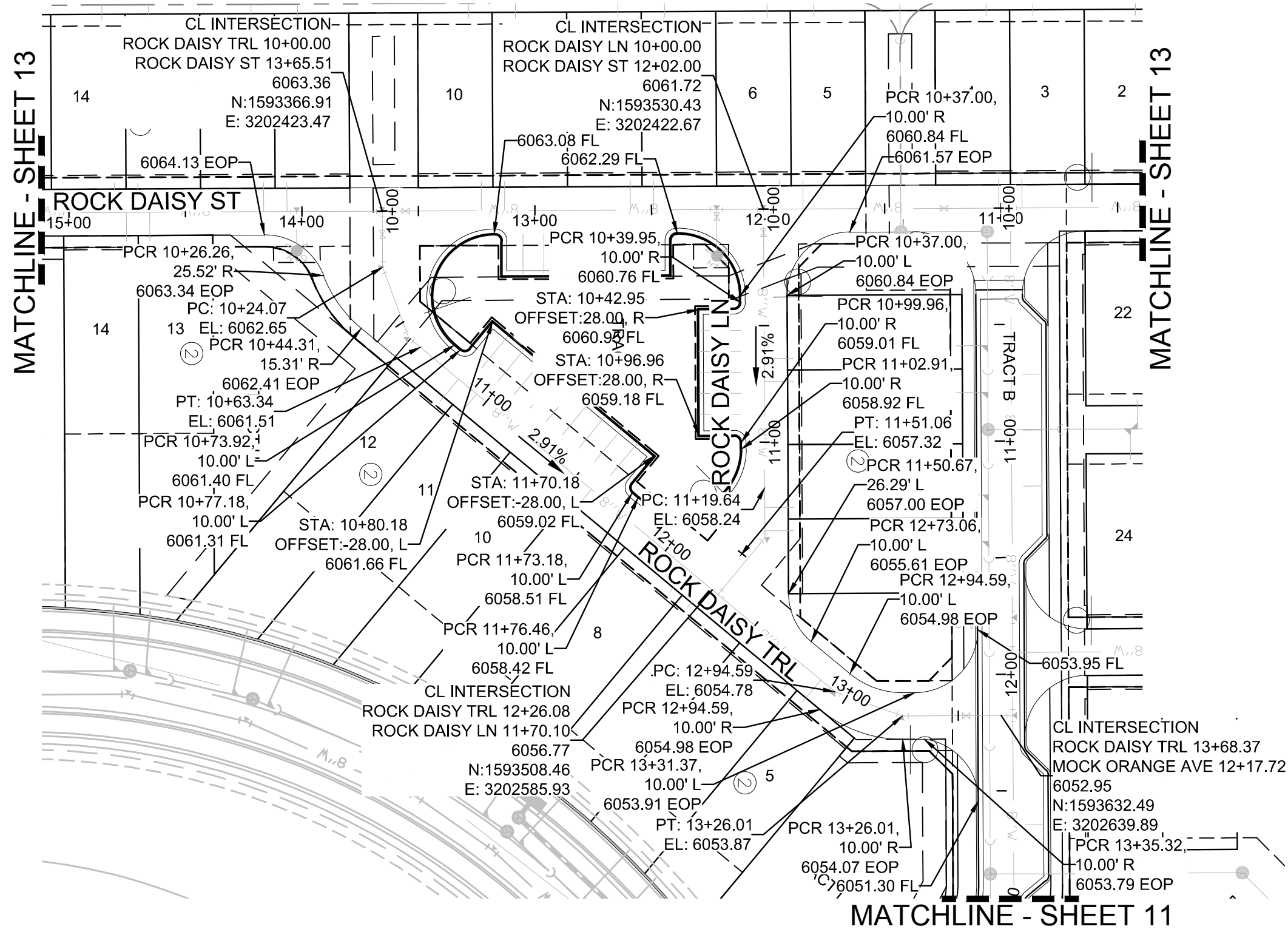
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CALL 811
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UNCC 1-800-922-1987

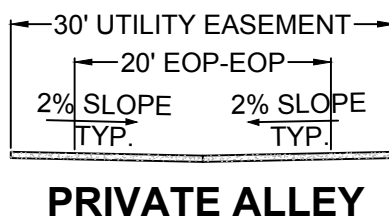


UTILITY NOTIFICATION
CENTER OF COLORADO



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

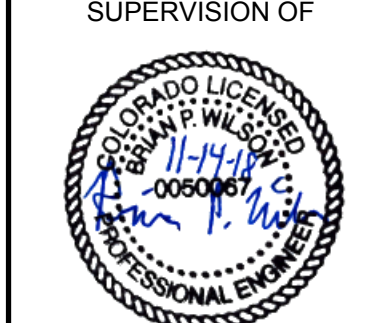
PROFILE: ROCK DAISY LN STA: 9+50.00 TO 12+50.00
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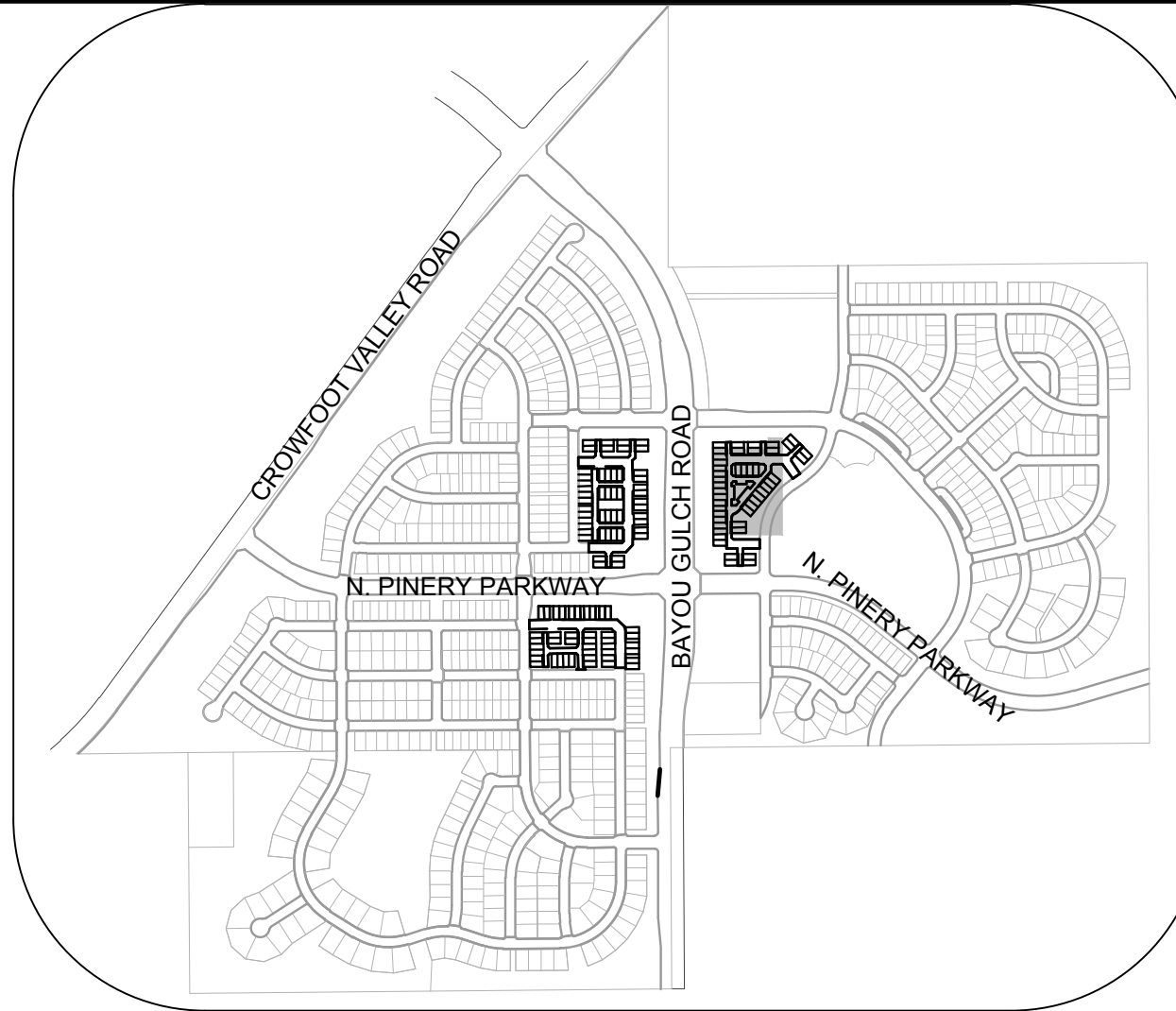
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PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



LEGEND

2

BLOCK NUMBER

A

LOT TYPE

6

LOT NUMBER

PROPOSED BUTTERFLY VALVE

PROPOSED CAP WITH END OF LINE BLOWOFF

PROPOSED REDUCER

PROPOSED VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED AIR VALVE

FUTURE PHASE VALVE

FUTURE FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

PROPOSED SIDEWALK RAMP

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

EXISTING FIBER

EXISTING OPTIC LINE

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

ABBREVIATIONS

AD

ANGLE DIFFERENCE

MH

MANHOLE

AV

AIR VAC RELEASE VALVE

N.T.S.

NOT TO SCALE

BVC

BEGIN VERTICAL CURVE

PVC

POLYVINYL CHLORIDE

BVP

BEGIN VERTICAL PROFILE

PVI

PT. OF VERTICAL INTERSECTION

CBO

CAP WITH BLOW OFF

PVT

POINT OF VERTICAL TANGENT

CRR

CURB RETURN RADIUS

RCBC

REINFORCED CONCRETE BOX CULVERT

EL

ELEVATION

RCP

REINFORCED CONCRETE PIPE

EP

EDGE OF PAVEMENT

ROW

RIGHT OF WAY

EVC

END VERTICAL CURVE

SC

SANITARY CAP

EVP

END VERTICAL PROFILE

SD

STORM DRAIN

FG

FINISHED GROUND

SL

SECTION LINE

FH

FIRE HYDRANT

SS

SANITARY SEWER

FL

FLOW LINE

STA

STATION

GV

GATE VALVE

T.O.P.

TOP OF PIPE

HCR

HANDICAP CURB RAMP

UE

UTILITY EASEMENT

HP

HIGH POINT

VC

VERTICAL CURVE

INV

INVERT

WL

WATER LINE

K

CURVATURE COEFFICIENT

WLC

WATER LINE CONNECTION

LF

LINEAR FEET

WSE

WATER SURFACE ELEVATION

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07/30/2019
Date

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Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546



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: 8130283701

DRAWN BY: RRR
CHECKED BY: BPW
DATE: JUNE 2018

SHEET NUMBER

14

Revisions

No.	Date	Init.	Appr.	Date

SEE DETAIL 4 FOR ATTACHED SIDEWALK STANDARD DETAIL

15' RADIUS OTHER TO ROW

25' RADIUS (TYP.)

40' RADIUS CENTER TO CROWNLINE

25' RADIUS (TYP.)

6" MIN. LANDSCAPE WIDTH

40' ROW RADIUS MIN.

20' FLOWLINE MARSH TYP.

SEE DETAIL 4 FOR DETACHED SIDEWALK STANDARD DETAIL

SIDEWALK AND UTILITY ASSESSMENT (TYP.)

34' F.T. FL

55' ROW-ROW

PROVIDE TRANSITION FROM DETACHED TO ATTACHED SIDEWALKS

SEE DETAIL 17 FOR MIDDLE-LOCK CURB RAMP (TYP.)

SEE DETAIL 4 FOR ATTACHED SIDEWALK STANDARD DETAIL

40' ROW RADIUS MIN.

20' FLOWLINE MARSH TYP.

SEE DETAIL 4 FOR DETACHED SIDEWALK STANDARD DETAIL

SIDEWALK AND UTILITY ASSESSMENT (TYP.)

34' F.T. FL

55' ROW-ROW

PROVIDE TRANSITION FROM DETACHED TO ATTACHED SIDEWALKS

SEE DETAIL 17 FOR MIDDLE-LOCK CURB RAMP (TYP.)

GENERAL NOTES

1. IS AND TRAVELWAY WILL REQUIRE LARGER RADIUS AND SHALL BE REVIEWED ON A CASE BY CASE BASIS FOR APPROVAL BY THE TOWN OF PARKER.
2. IF THE LENGTH OF THE CUL-DE-SAC STREET IS LESS THAN 250 FEET, HAND-CAP RAMPS MAY BE OMITTED.
3. DRIVER/VEHICLE LOCATIONS SHALL BE LOCATED TO AVOID CURB RAMPS.

NO 10 ANGLES 45°, 75°, 90°, 135°, 150°, 165°, 180°, 202.5°, 225°, 247.5°, 270°, 292.5°, 315°, 337.5°, 360° PERMITTED

Residential Local Cul-De-Sac Standard Detail

DATE AUGUST 2014

5

1 OF 6

[illegible]

GENERAL NOTES

- LOCATION AND TYPES OF ACTUAL BARRIERS WILL BE DETERMINED ON A PROJECT SPECIFIC BASIS.
- DRIVEWAY LOCATIONS SHALL BE EDUCATED TO AVOID CURB RAMPS.

NO. 0-4002S 4"x12" S.C. SLAB TO THIS DRAWING WITH 0.07% MINIMUM "DOWN-SLOPE" AT 1" TO 100K OF FINISHES.

State of
Parker COLORADO

**RESIDENTIAL LOCAL CORNER KNUCKLE
TYPICAL LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

**DETAIL
7**

1 OF 1

[illegible]

ISOMETRIC

TOOLED OR SAW-CUT JOINT (C. DEPTH) (TYP.)

SIDEWALK 6.5% SLOPE TYP.

2% SLOPE MAX.

2013 SLOPE MAX.

2013 SLOPE MAX.

35" MAX.

PERMISSIBLE JOINT (SEE CDOT MAX. STANDARD PLANS)

CURB AND GUTTER PER PLANS

CAST-IN-PLACE DETECTABLE WARNING PANEL PER CDOT'S APPROVED LIST

0.5% EXPANSION JOINT

SECTION A-A

NOT TO SCALE. SEE "E. 3D" MAILED TO THE DRAWING WITH CITY AND "CONSTRUCTION E" 3D TOWN OF PARKER.

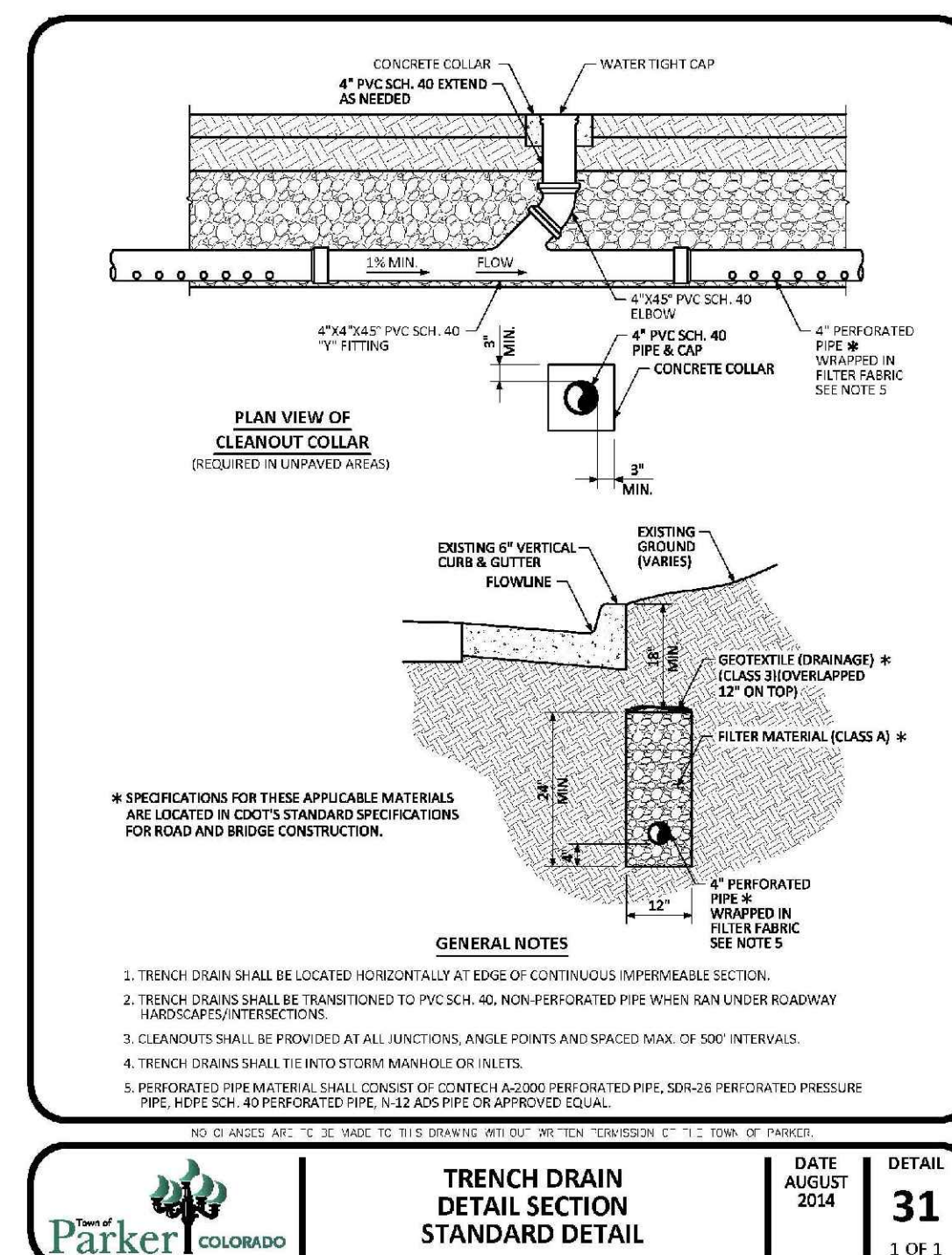
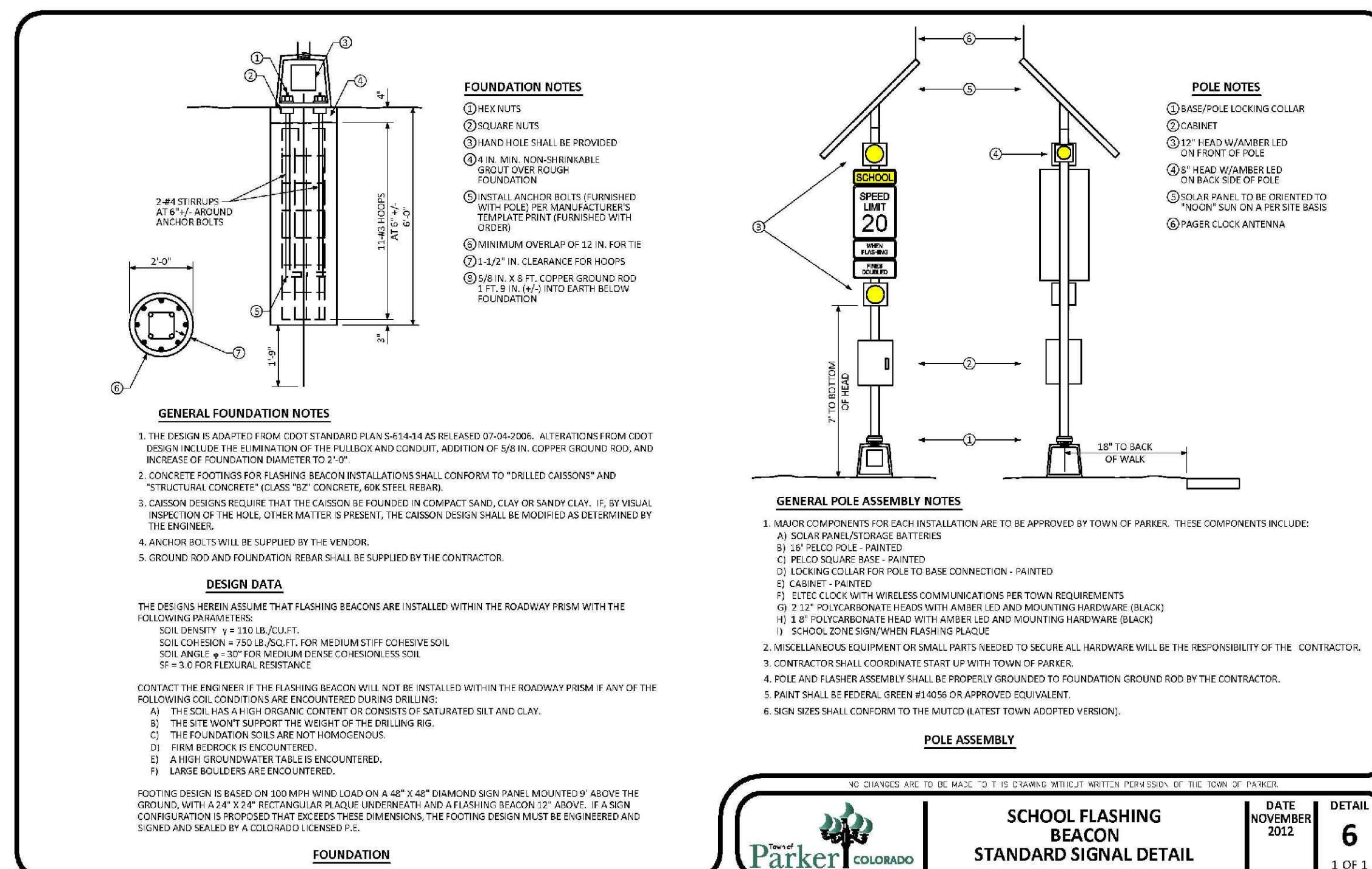
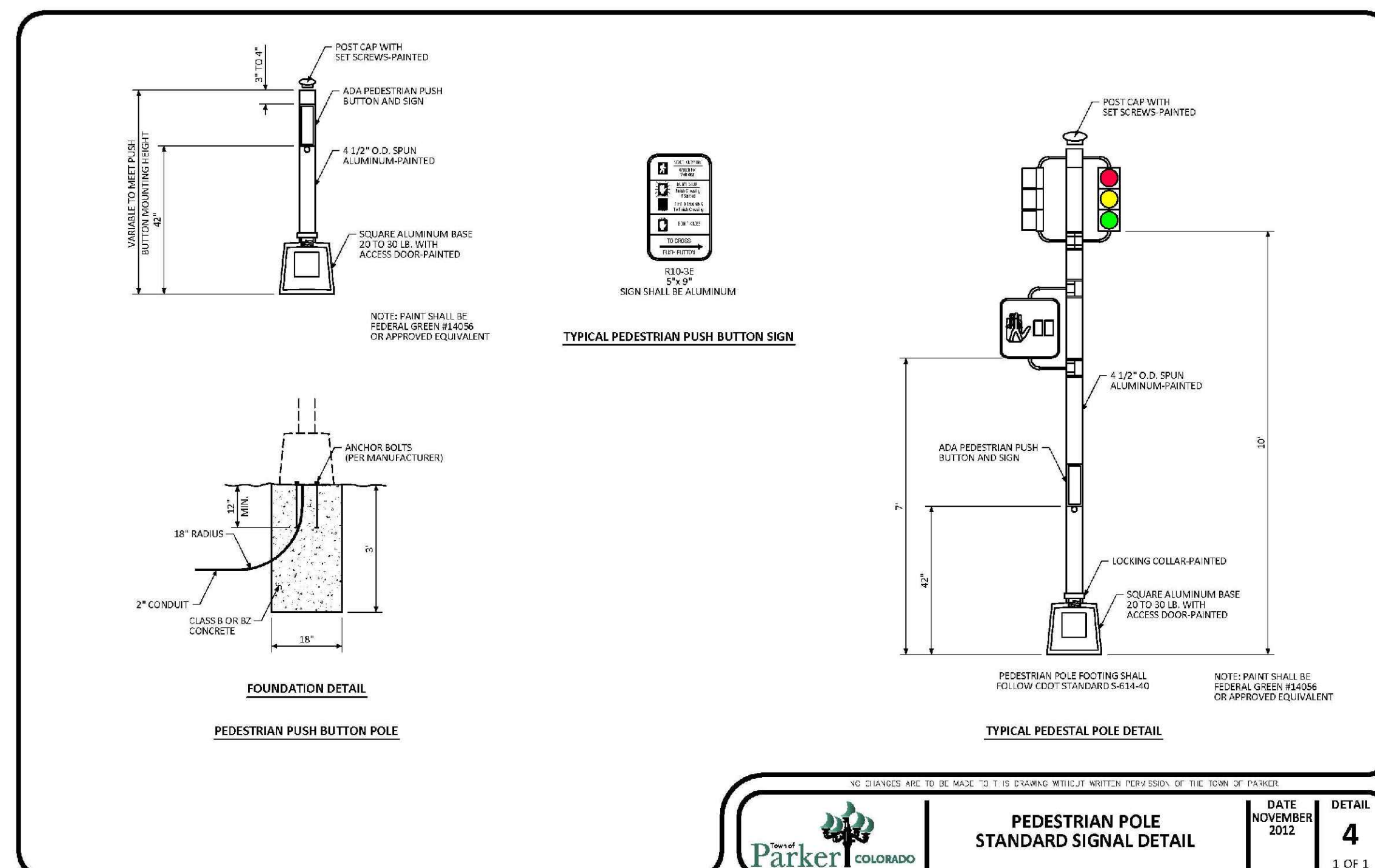
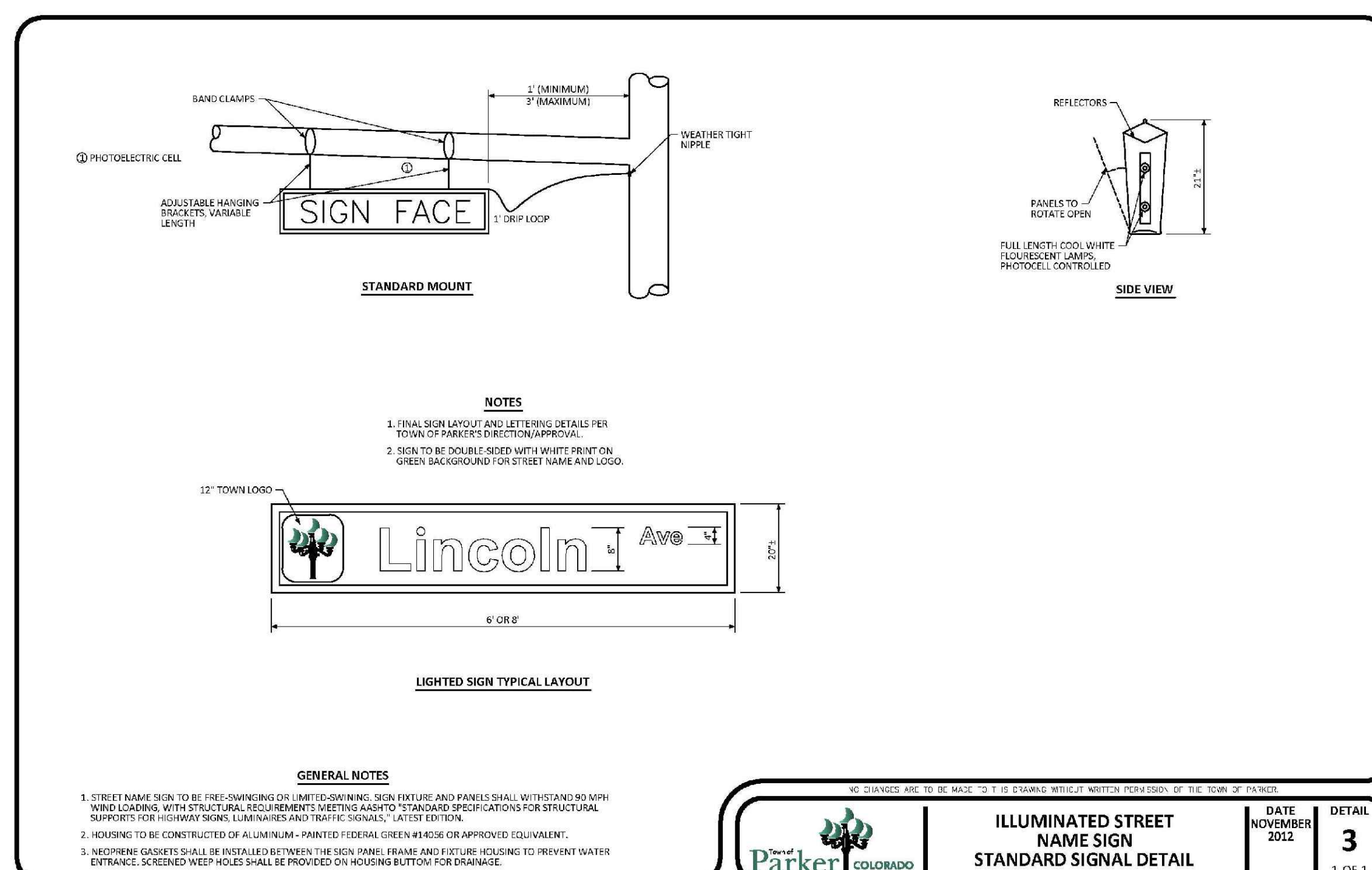
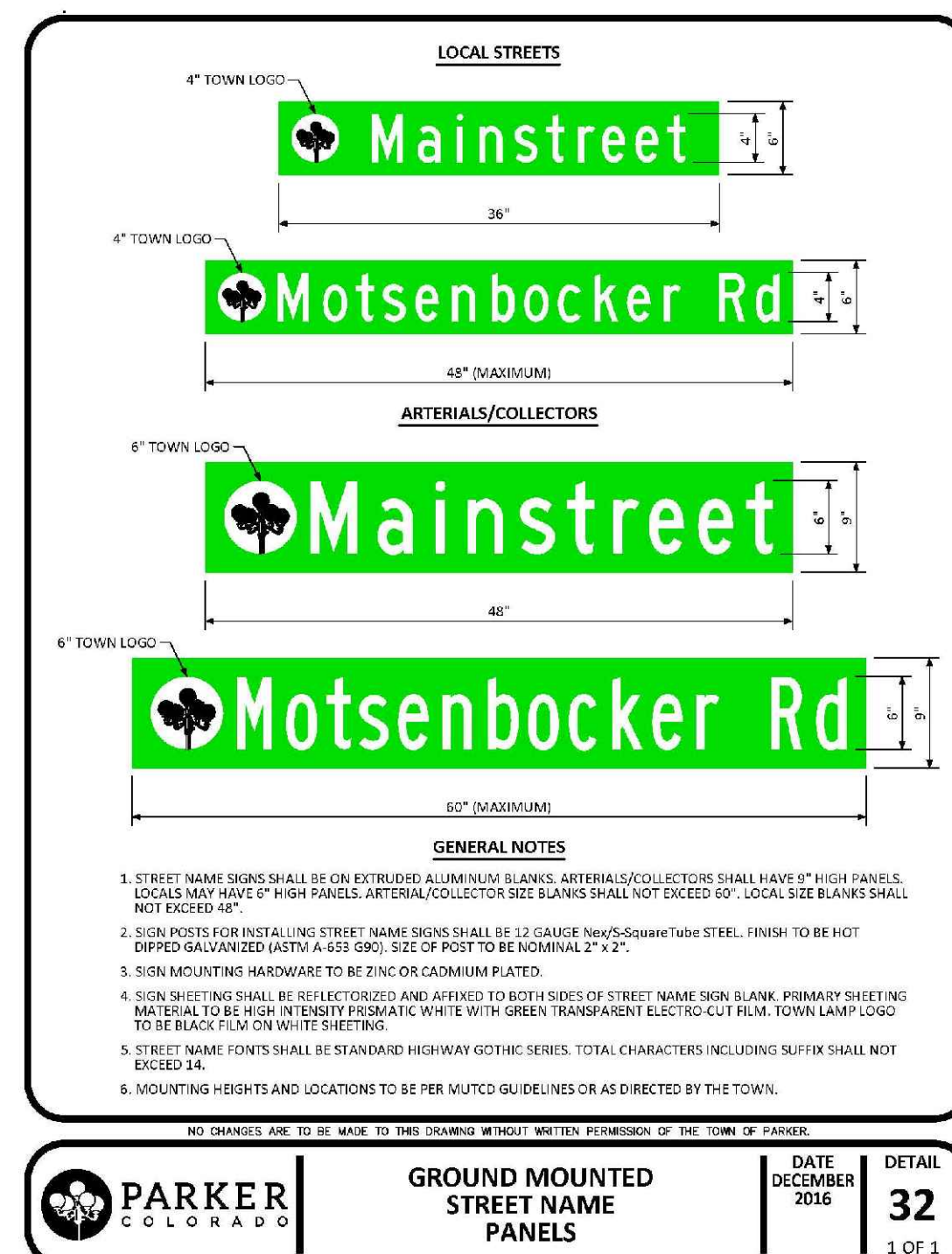
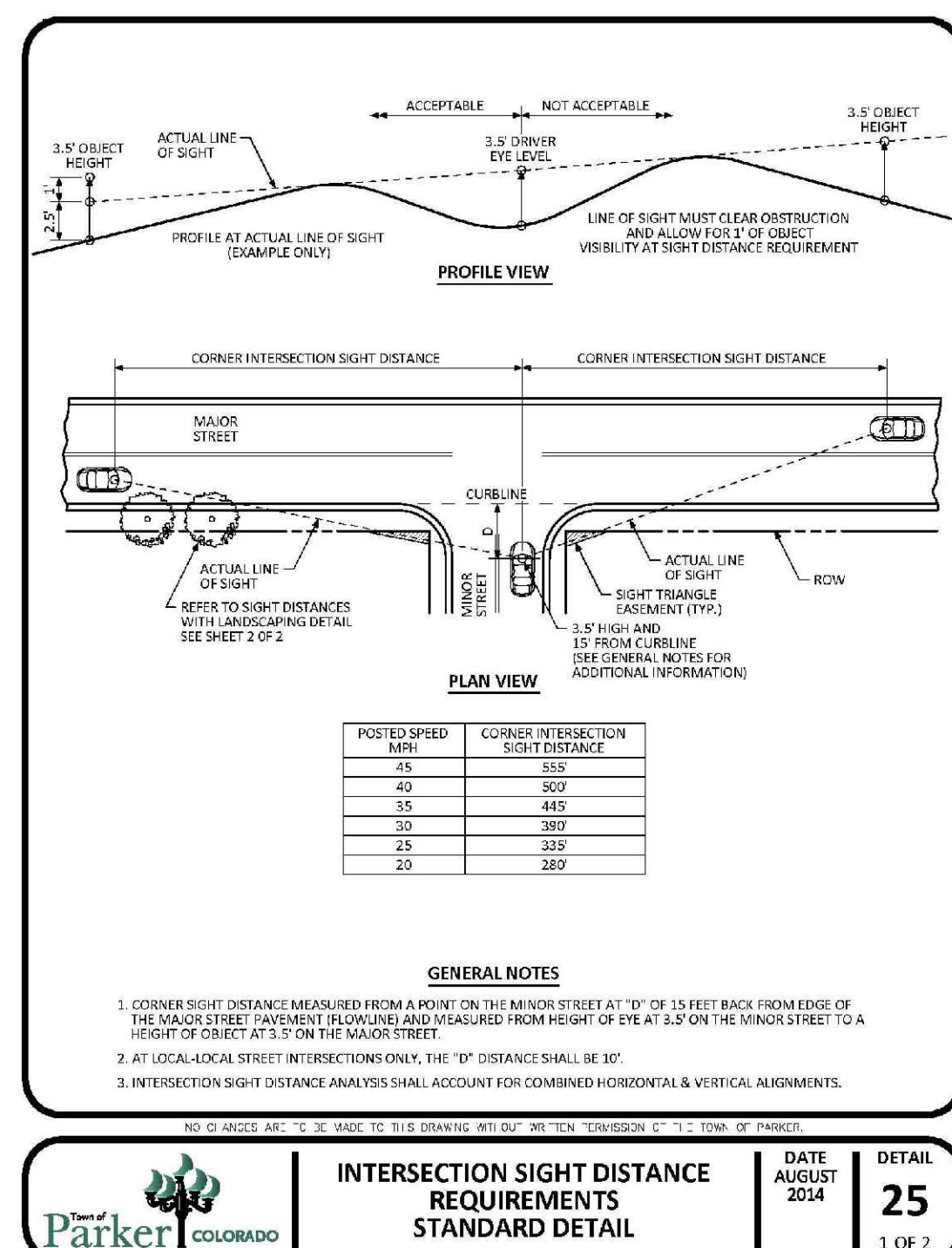
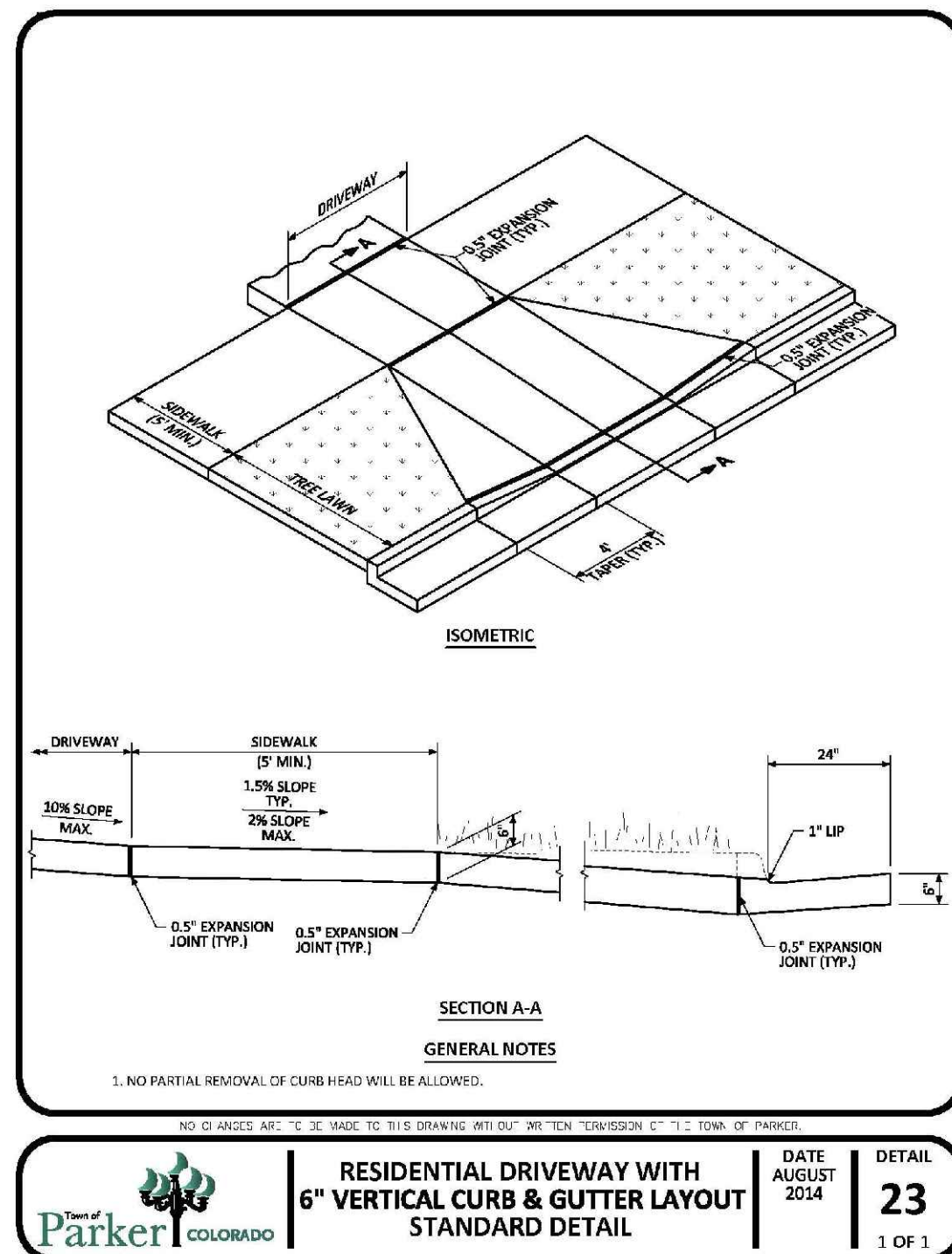
City of **Parker** COLORADO

DIAGONAL CURB RAMP LAYOUT
STANDARD DETAIL

DATE
AUGUST 2014

15
2 OF 2

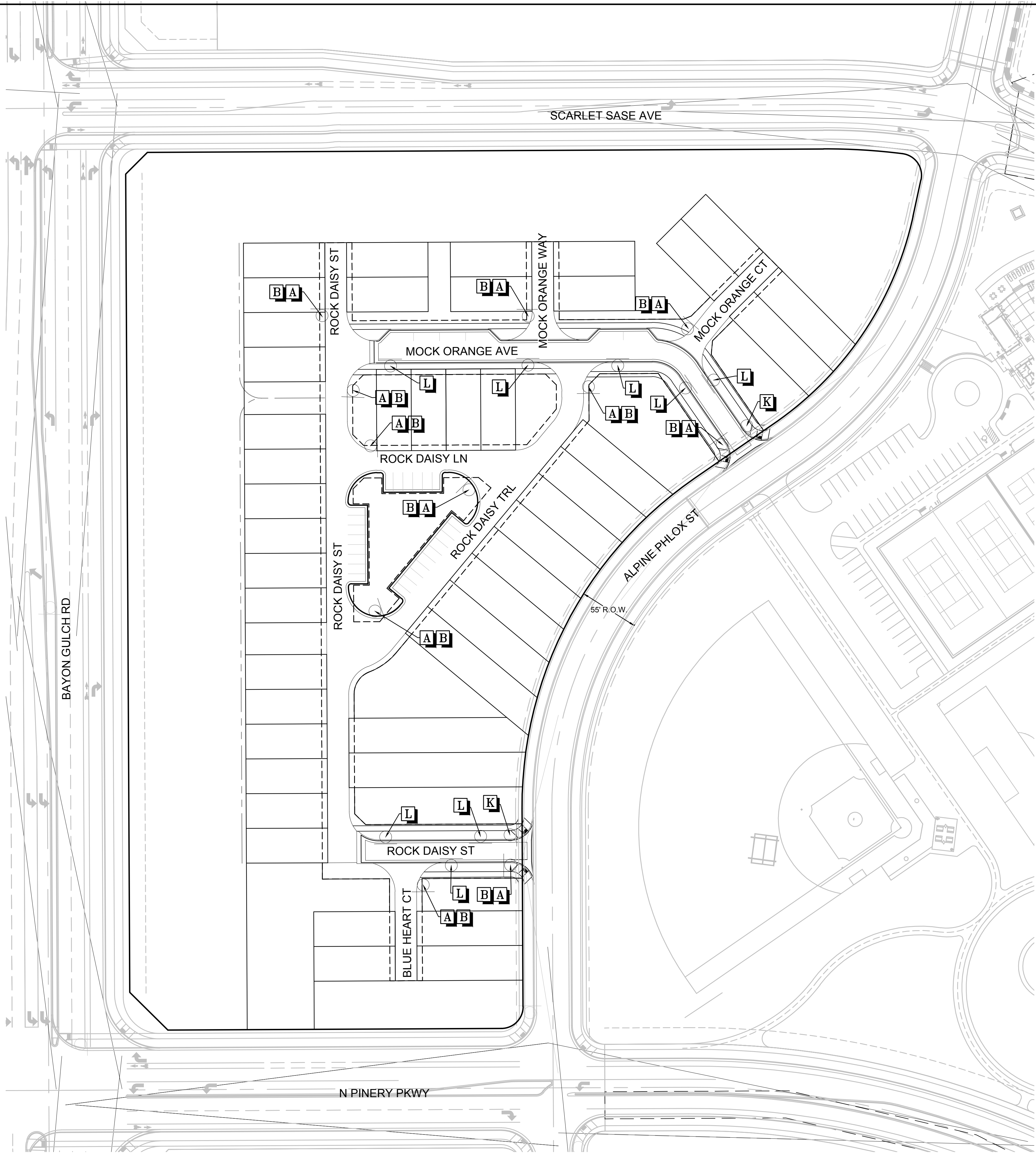
SHEET NUMBER 15	DRAWN BY: BPW		SCALE:	TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS ROADWAY DETAILS	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 200 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY:		AS SHOWN									
	BPW		FILE NO.									
	DATE:		8130283701									
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							No.	Revisions	Date	Init.	Appr.	



N:\PROJECTS\HSS RANCH\CAD\ENGINEERING\SET\MULTIFAMILY\CD\SF\61TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, BRIANW, 10/30/2018 11:12 AM



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BENCHMARK
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PREPARED UNDER THE
SUPERVISION OF

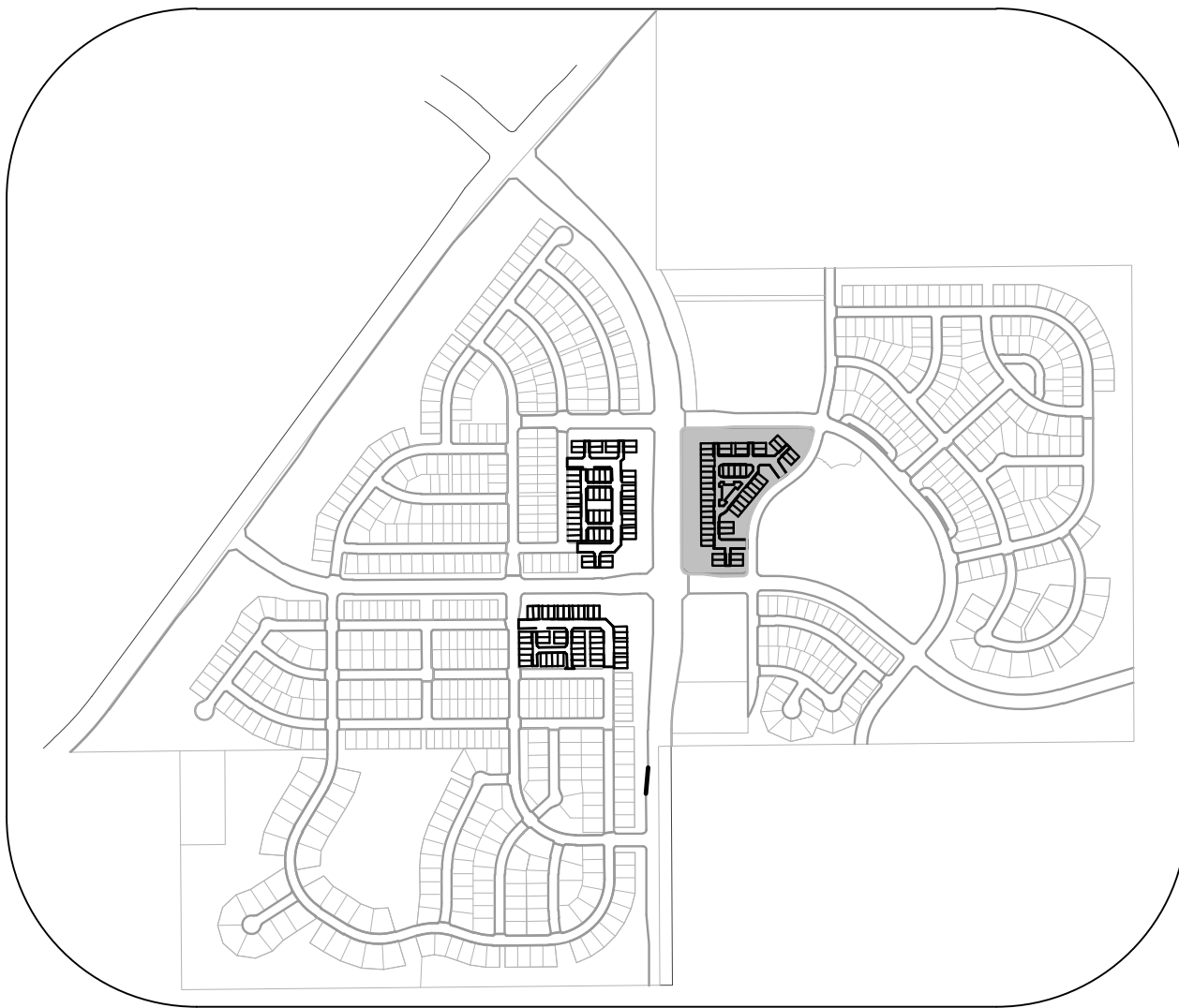


BRIAN P. WILSON
COLORADO P.E. 0050067

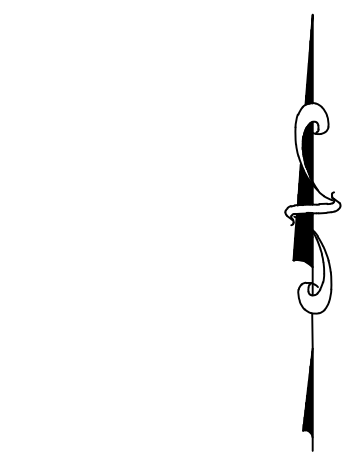
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07/30/2019
Date



KEYMAP
N.T.S.



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

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

18

DRAWN BY: BPW

SCALE: AS SHOWN

TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING

HR 935 LLC
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No. Revisions

Date	Appr.	Init.	Date