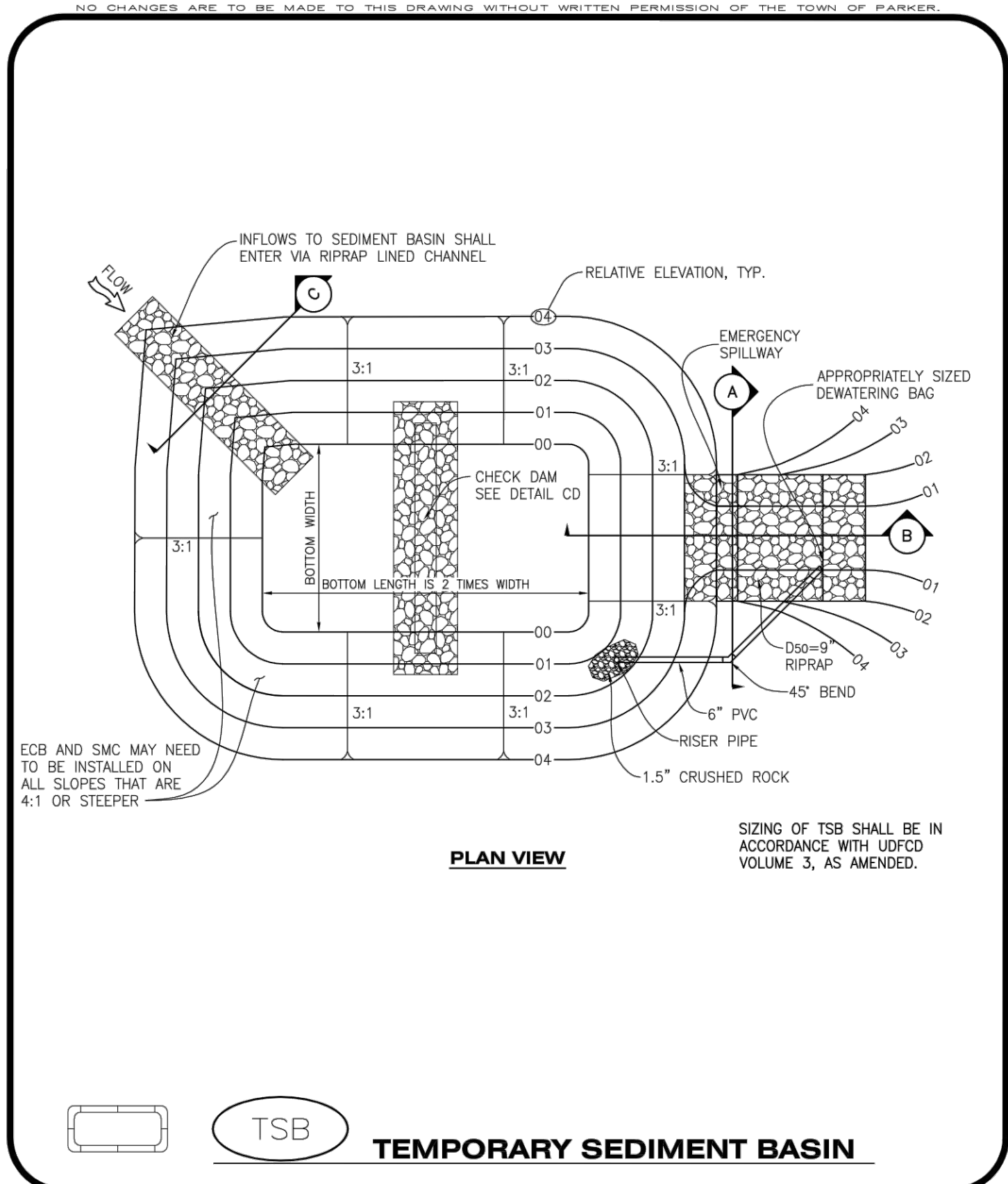


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

To allow for a proper and timely establishment of native grasses, temporary irrigation is required over all areas where permanent native seeding is proposed. This includes, but is not limited to: detention ponds, drainageways, park and trail areas, general open space, etc. In addition to the landscape plans, please show the temporary irrigation symbol (TI) on the CBMP Plan over all areas where permanent native seeding is proposed. As a reminder, when working within Parker Water and Sanitation District's (PWSD) jurisdiction, the following is required:

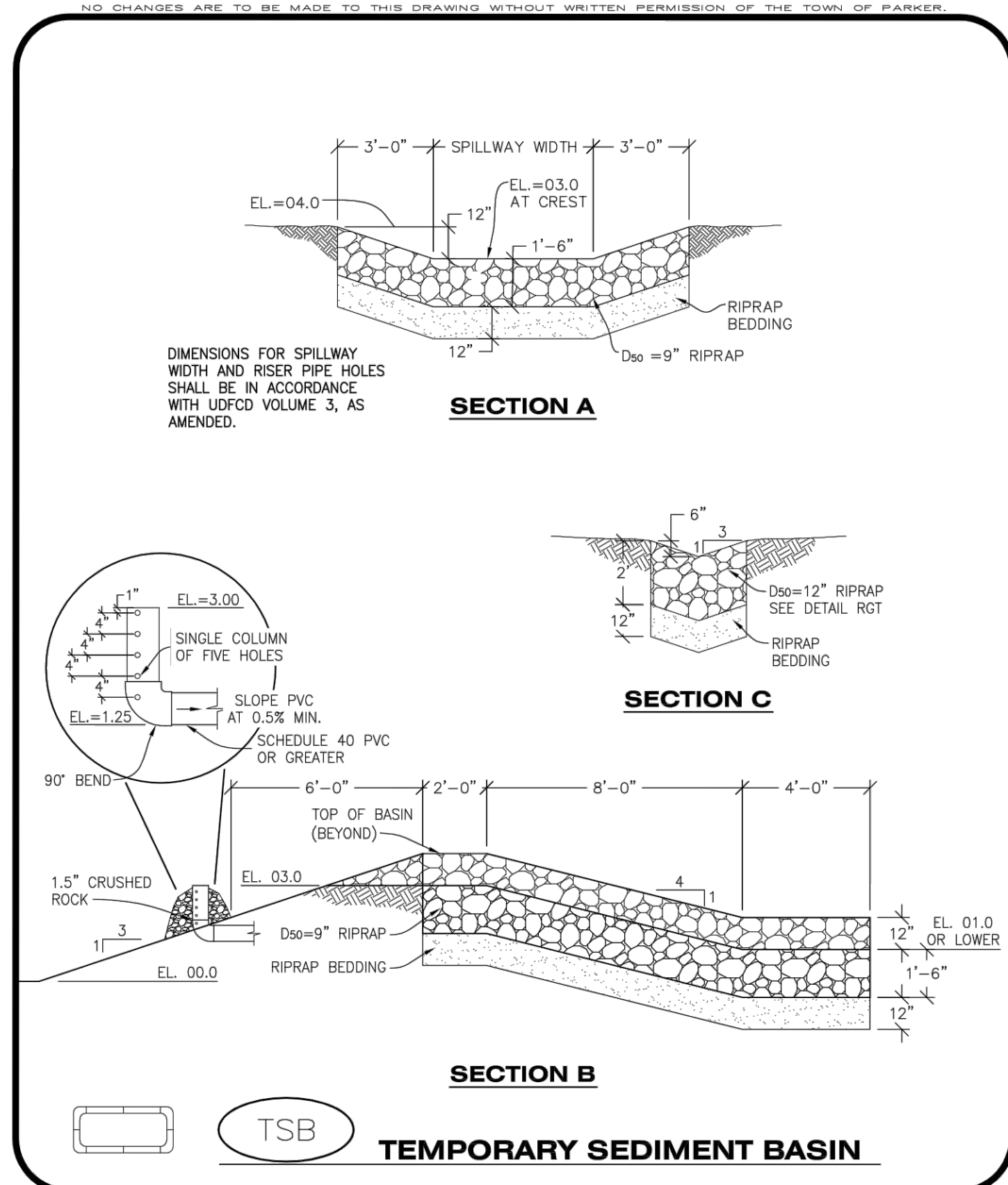
- Temporary irrigation for native seed must be supplied by a fire hydrant hook-up. Use of proposed/existing landscape irrigation taps is not allowed. Please indicate on the irrigation plans fire hydrants that are to be used for the temporary irrigation mainline and provide a detail for the connection. This detail should show the hydrant, PRV, PWSD water meter, a 2" backflow assembly, a 2" x 2" cam lock for fire department quick disconnect and a support system for all components
- The following note must be shown on the Irrigation plan set "Temporary irrigation for establishment of native vegetation must be installed above ground, and removed immediately after establishment is complete, or in no case, any longer than one growing season." PWSD may allow temporary irrigation to continue for one additional growing season with prior approval.
- The following note must be shown on the Irrigation plan set "All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be installed above ground."
- All temporary irrigation components including but not limited to mainlines, laterals, valves, heads and quick couplers must be clearly labeled on the plans.
- Provide detail drawings for all above ground components including but not limited to mainlines, laterals, valves, heads and quick couplers.

If the project is outside of PWSD's jurisdiction, check with the applicable water provider regarding their specific requirements for temporary irrigation.



TSB
TEMPORARY SEDIMENT BASIN

CBMP
TSB
1 OF 3
Oct. 2013



TSB
TEMPORARY SEDIMENT BASIN

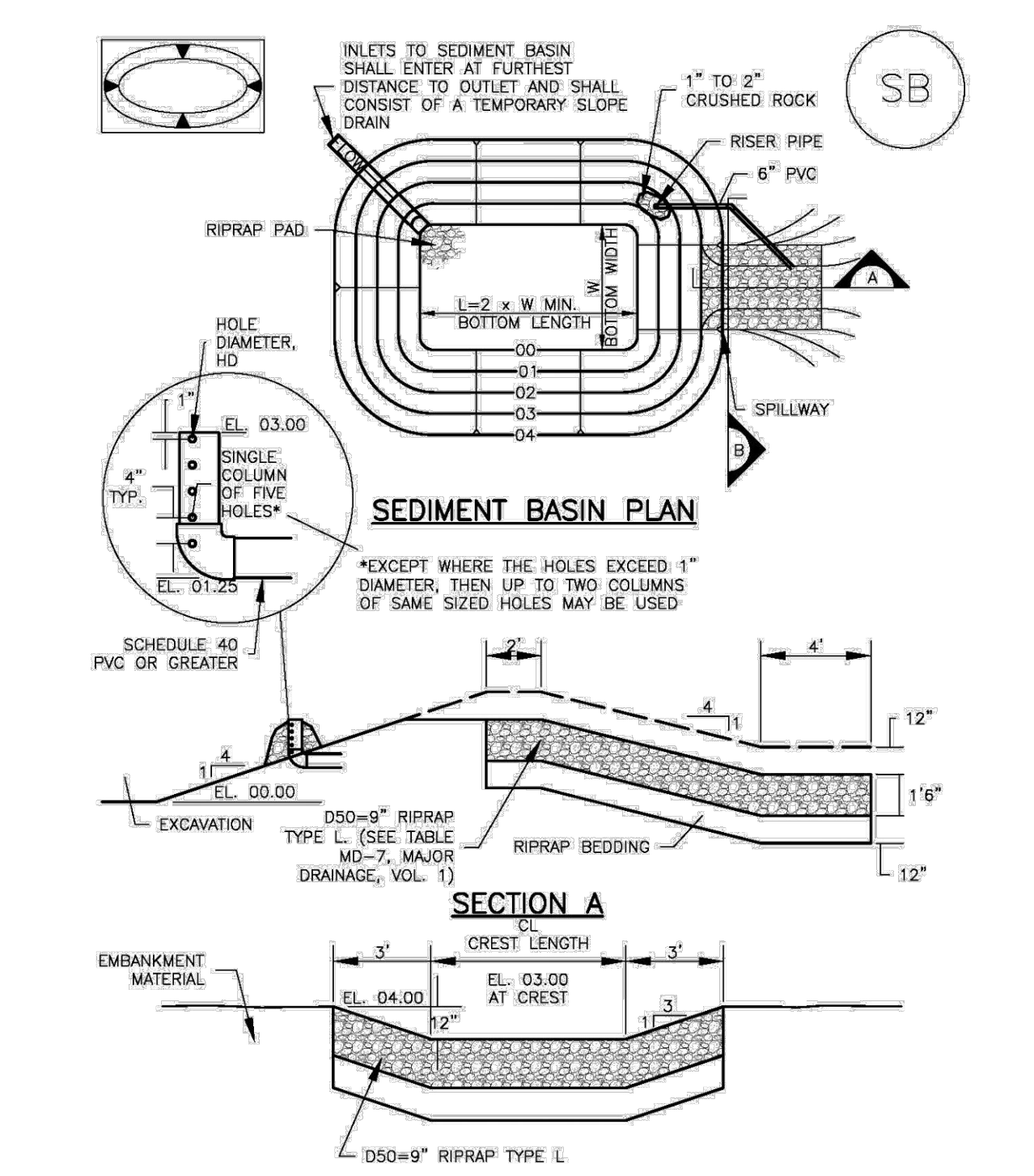
CBMP
TSB
2 OF 3
Oct. 2013

- TEMPORARY SEDIMENT BASIN INSTALLATION NOTES**
1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT BASIN(S).
 2. THE TEMPORARY SEDIMENT BASIN(S) SHALL BE INSTALLED AND FUNCTIONING PRIOR TO ANY OTHER GRADING ACTIVITIES.
 3. THE EXACT DIMENSIONS AND DETAILS OF THE TEMPORARY SEDIMENT BASIN SHALL BE DETERMINED BY THE DESIGN ENGINEER, IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.
 4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3" AND SHALL HAVE A MINIMUM OF 15% BY WEIGHT PASSING THE NO. 200 SIEVE.
 5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 95% DENSITY, AND WITHIN +/- 2% OF OPTIMUM MOISTURE IN ACCORDANCE WITH ASTM D698.
 6. AN APPROPRIATELY SIZED DEWATERING BAG SHALL BE SECURED TO THE END OF THE DISCHARGE PIPE. THE DEWATERING BAG SHALL BE REPLACED ONCE SEDIMENT ACCUMULATION REACHES 50%.
- TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE TEMPORARY SEDIMENT BASIN.
 2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT REACHES A DEPTH OF 2.0', OR WITHIN 2.0' OF THE SPILLWAY CREST, OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 3. SEDIMENT BASINS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL UPSTREAM VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR.

TSB
TEMPORARY SEDIMENT BASIN

CBMP
TSB
3 OF 3
Oct. 2013

Sediment Basin (SB) SC-7



August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-5

SC-7 Sediment Basin (SB)

TABLE SB-1. SIZING INFORMATION FOR STANDARD SEDIMENT BASIN

Upstream Drainage Area (rounded to nearest acre), (ac)	Basin Bottom Width (W), (ft)	Spillway Crest Length (CL), (ft)	Hole Diameter (HD), (in)
1	12 1/2	2	3/8
2	21	3	1/2
3	28	5	5/8
4	33 1/2	6	3/4
5	38 1/2	8	7/8
6	43	9	1
7	47 1/2	11	1 1/8
8	51	12	1 1/4
9	55	13	1 1/2
10	58 1/2	15	1 5/8
11	61	16	1 3/4
12	64	18	1 7/8
13	67 1/2	19	2
14	70 1/2	21	2 1/8
15	73 1/2	22	2 1/4

- SEDIMENT BASIN INSTALLATION NOTES**
1. SEE PLAN VIEW FOR:
 - LOCATION OF SEDIMENT BASIN.
 - TYPE OF BASIN (STANDARD BASIN OR NONSTANDARD BASIN).
 - FOR STANDARD BASIN, BOTTOM WIDTH W, CREST LENGTH CL, AND HOLE DIAMETER, HD.
 - FOR NONSTANDARD BASIN, SEE CONSTRUCTION DRAWINGS FOR DESIGN OF BASIN INCLUDING RISER HEIGHT H, NUMBER OF COLUMNS N, HOLE DIAMETER HD AND PIPE DIAMETER D.
 2. FOR STANDARD BASIN, BOTTOM DIMENSION MAY BE MODIFIED AS LONG AS BOTTOM AREA IS NOT REDUCED.
 3. SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO ANY OTHER LAND-DISTURBING ACTIVITY THAT RELIES ON BASINS AS A STORMWATER CONTROL.
 4. EMBANKMENT MATERIAL SHALL CONSIST OF SOIL FREE OF DEBRIS, ORGANIC MATERIAL, AND ROCKS OR CONCRETE GREATER THAN 3 INCHES AND SHALL HAVE A MINIMUM OF 15 PERCENT BY WEIGHT PASSING THE NO. 200 SIEVE.
 5. EMBANKMENT MATERIAL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698.
 6. PIPE SCH 40 OR GREATER SHALL BE USED.
 7. THE DETAILS SHOWN ON THESE SHEETS PERTAIN TO STANDARD SEDIMENT BASIN(S) FOR DRAINAGE AREAS LESS THAN 15 ACRES. SEE CONSTRUCTION DRAWINGS FOR EMBANKMENT, STORAGE VOLUME, SPILLWAY, OUTLET, AND OUTLET PROTECTION DETAILS FOR ANY SEDIMENT BASIN(S) THAT HAVE BEEN INDIVIDUALLY DESIGNED FOR DRAINAGE AREAS LARGER THAN 15 ACRES.

SB-6 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 August 2013

Sediment Basin (SB) SC-7

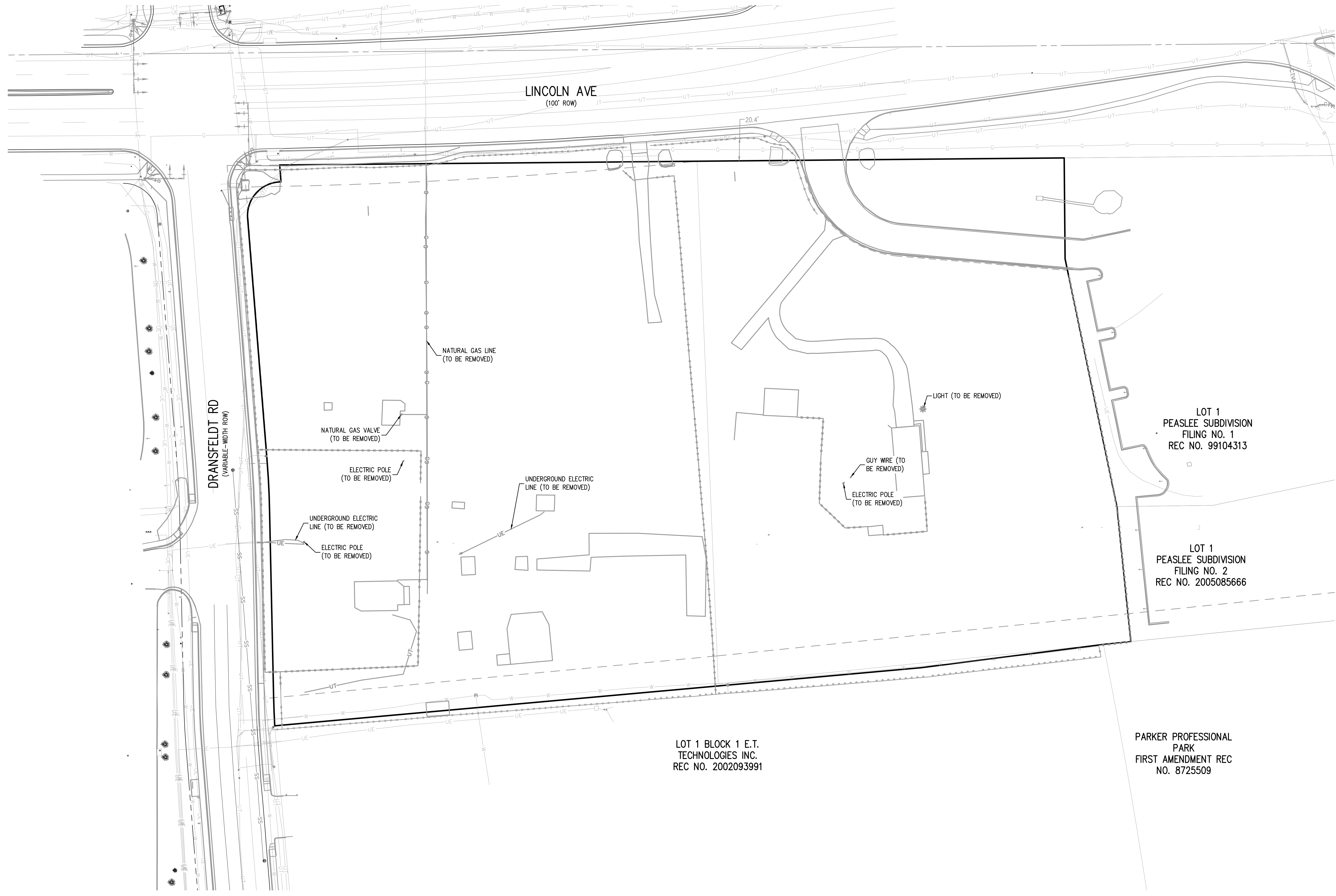
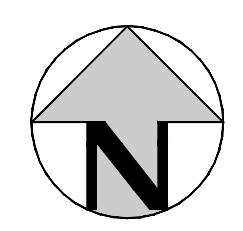
- SEDIMENT BASIN MAINTENANCE NOTES**
1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
 2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
 3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
 4. SEDIMENT ACCUMULATED IN BASIN SHALL BE REMOVED AS NEEDED TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN SEDIMENT DEPTH REACHES ONE FOOT (I.E., TWO FEET BELOW THE SPILLWAY CREST).
 5. SEDIMENT BASINS ARE TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS STABILIZED AND GRASS COVER IS ACCEPTED BY THE LOCAL JURISDICTION.
 6. WHEN SEDIMENT BASINS ARE REMOVED, ALL DISTURBED AREAS SHALL BE COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED AS APPROVED BY LOCAL JURISDICTION.
- (DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

August 2013 Urban Drainage and Flood Control District Urban Storm Drainage Criteria Manual Volume 3 SB-7

FILE PATH: K:\200829\ENGINEERING\DRG\CONCD - CBMP DETAILS S.DWG LAYOUT: LAYOUT (5) NO SCALE: PLOTTED: WED 01/18/23 5:00:00P BY: OLIVIA MCCACKEN

 Know what's below. Call before you dig.	DESIGNED BY: MJS CHECKED BY: RCP DRAWN BY: MJS	ISSUE DATE: 07-30-2021 <table border="1" style="width: 100%; border-collapse: collapse; font-size: x-small;"> <thead> <tr> <th>DATE</th> <th>REVISION COMMENTS</th> </tr> </thead> <tbody> <tr><td>11-17-2021</td><td>PER TOWN OF PARKER COMMENTS</td></tr> <tr><td>04-12-2022</td><td>PER TOWN OF PARKER COMMENTS</td></tr> <tr><td>07-21-2022</td><td>PER TOWN OF PARKER COMMENTS</td></tr> <tr><td>11-22-2022</td><td>PER TOWN OF PARKER COMMENTS</td></tr> <tr><td>01/18/2023</td><td>PER TOWN OF PARKER COMMENTS</td></tr> </tbody> </table>	DATE	REVISION COMMENTS	11-17-2021	PER TOWN OF PARKER COMMENTS	04-12-2022	PER TOWN OF PARKER COMMENTS	07-21-2022	PER TOWN OF PARKER COMMENTS	11-22-2022	PER TOWN OF PARKER COMMENTS	01/18/2023	PER TOWN OF PARKER COMMENTS	 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	PLAZA STREET PARTNERS	LINCOLN & DRANSFELDT CBMP DETAILS	PROJECT #: 200829 SHEET NUMBER <div style="font-size: 2em; font-weight: bold; margin: 10px 0;">18</div> 18 OF 46
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REC NO. 99104313

LOT 1
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FILING NO. 2
REC NO. 2005085666

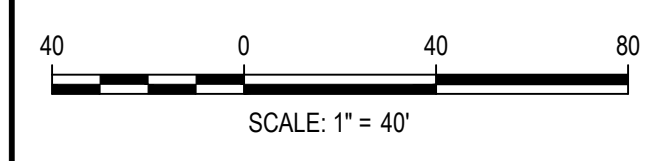
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TECHNOLOGIES INC.
REC NO. 2002093991

PARKER PROFESSIONAL
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FIRST AMENDMENT REC
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NO. 19 OF 46
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CHECKED BY: RCP
DRAWN BY: AHW

ISSUE DATE: 07-30-2021	
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KOCHER
SMITH
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Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
DRY UTILITY DEMO PLAN

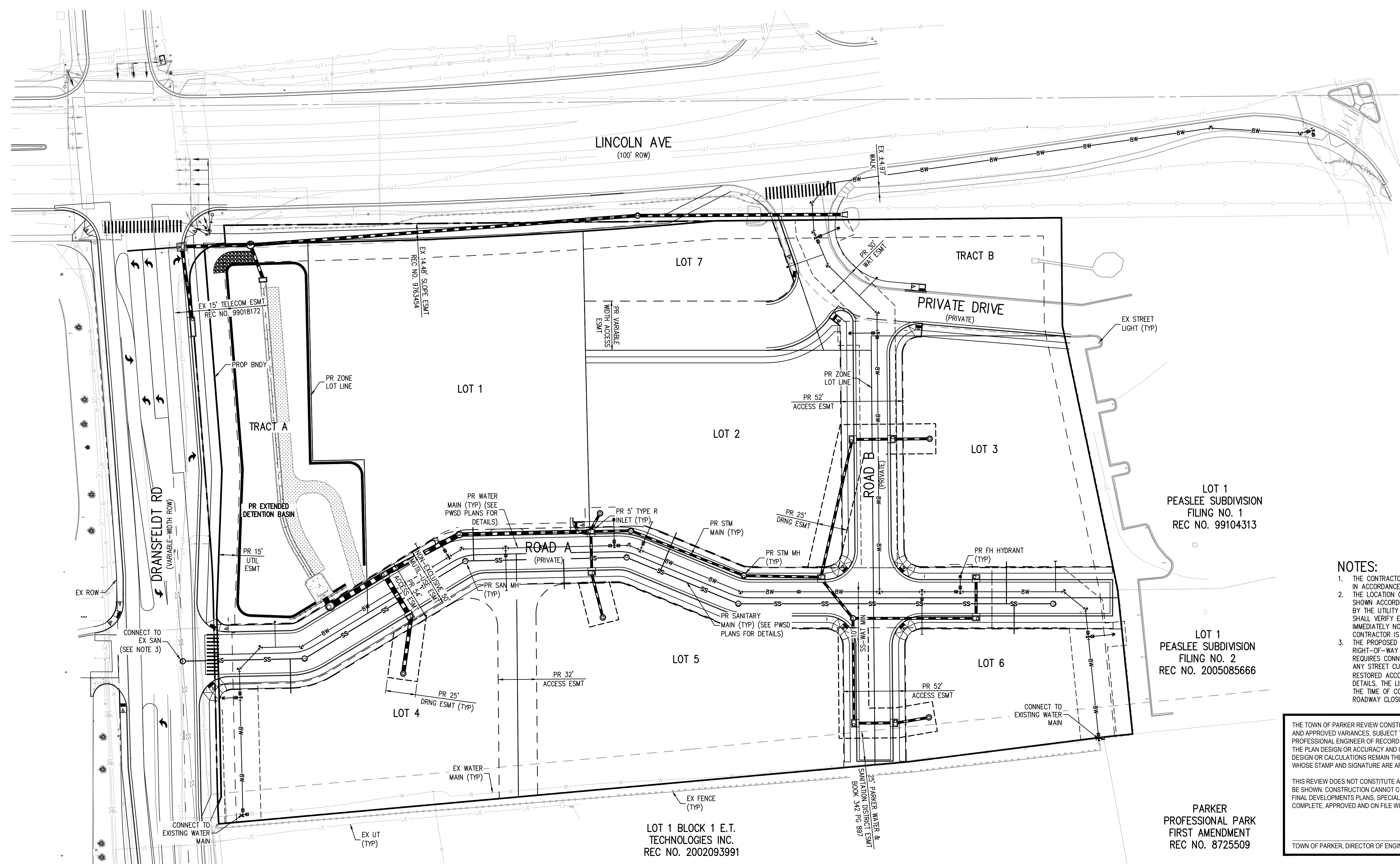
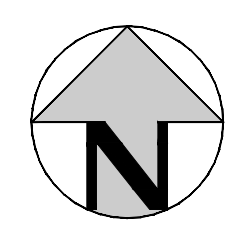
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CONSTRUCTION

PROJECT #: 200829
SHEET NUMBER

19

19 OF 46

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- NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL.
 3. THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN OF PARKER RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING CONSTRUCTION. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE RESTORED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE _____ DATE _____

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

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811
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ISSUE DATE: 07-30-2021

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KOCHER
SMITH

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HarrisKocherSmith.com

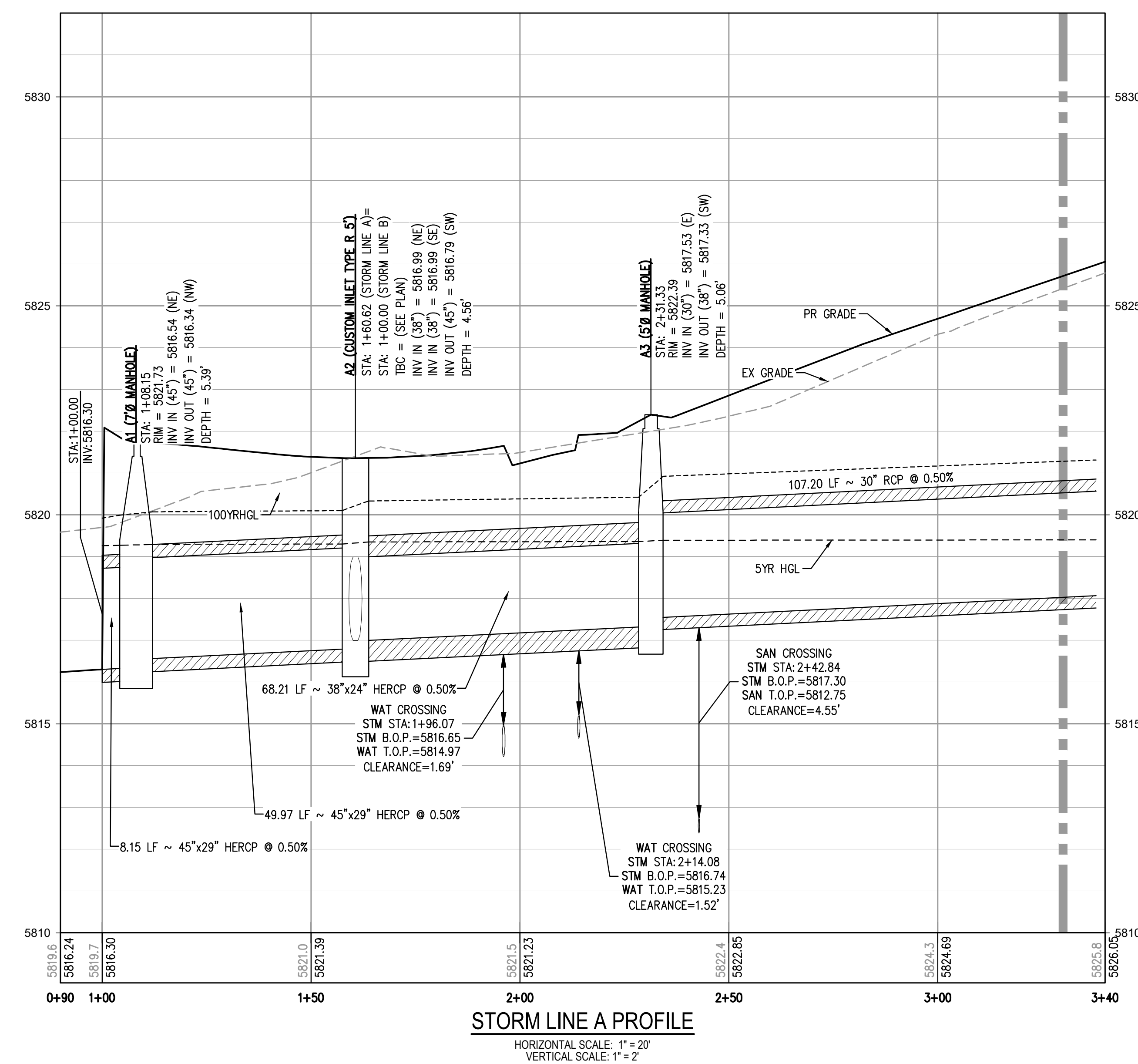
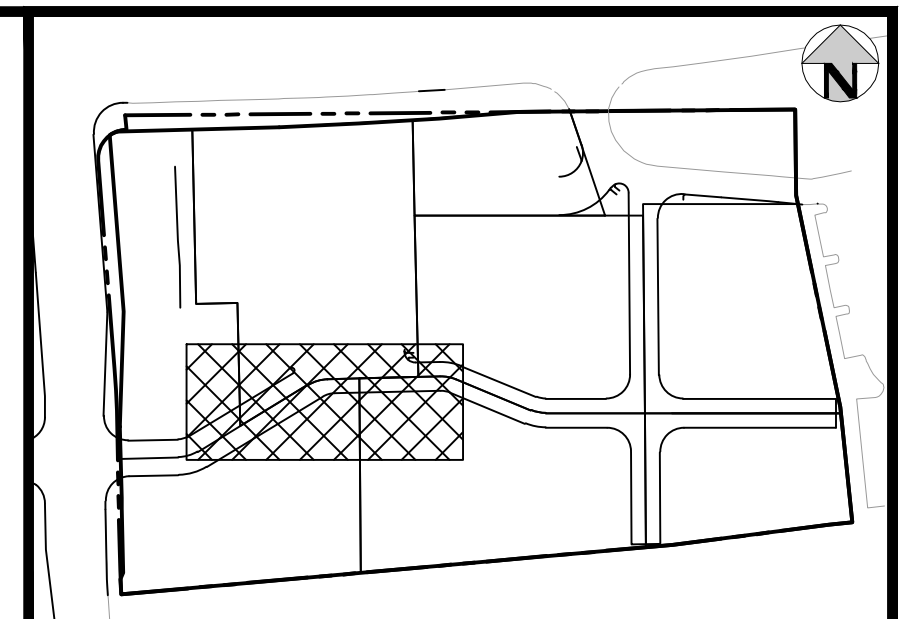
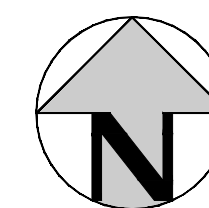
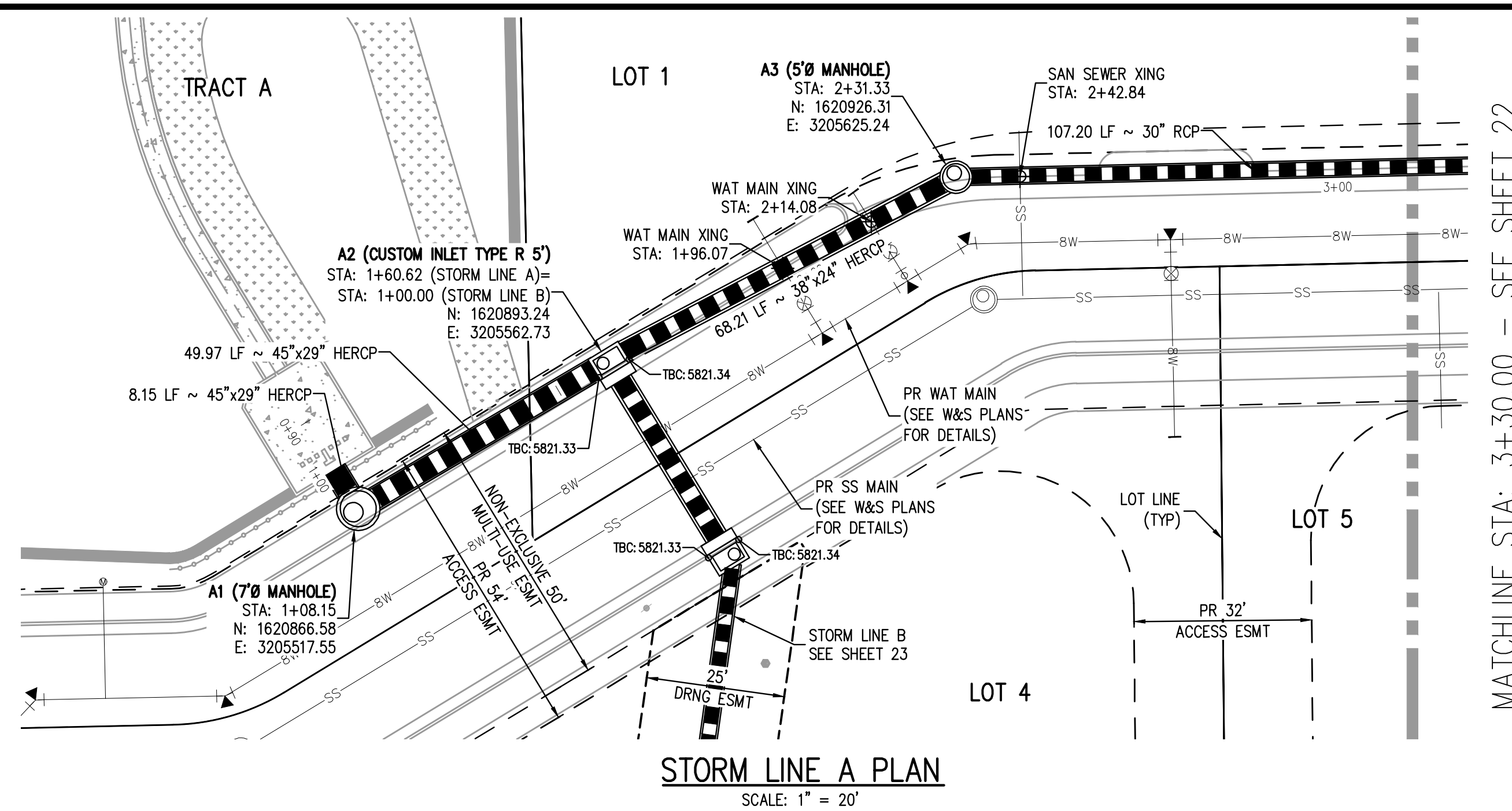
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
OVERALL UTILITY PLAN

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PROJECT #: 200829
SHEET NUMBER
20
20 OF 46

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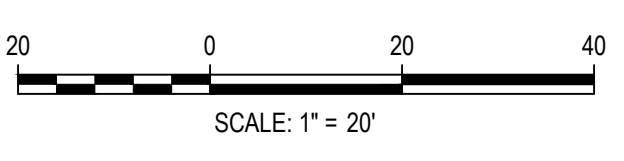
- GENERAL STORM NOTES:**
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 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
 3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
 4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
 5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
 6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL, REGARDLESS OF PIPE MATERIAL. ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
 7. FOR ALL NON-CENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
 8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
 9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
 10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
 11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
 12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
 13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL ENGINEER'S SEAL SPECIFICALLY EXCLUDES STRUCTURAL DESIGN (INCLUDING, BUT NOT LIMITED TO, BUOYANCY CALCULATIONS AND CONSTRUCTION, TRAFFIC, OR OTHER LOADING), DEWATERING, EXCAVATION, SHORING, AND MATERIALS AND BACKFILL SPECIFICATIONS. IF THE PROPOSED SYSTEM UTILIZES A PROPRIETARY AND/OR PRE-MANUFACTURED DETENTION AND/OR WATER QUALITY SYSTEM, THE OWNER OR CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL REQUIRED SYSTEM DESIGN, CALCULATIONS, MATERIALS AND BACKFILL SPECIFICATIONS WITH THE UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEM MANUFACTURER AND/OR SUPPLIER. CONSTRUCTION OBSERVATION BY THE MANUFACTURER'S REPRESENTATIVE IS ESSENTIAL FOR PROPER INSTALLATION OF UNDERGROUND DETENTION AND/OR WATER QUALITY SYSTEMS. AT A MINIMUM, THE INSTALLATION SHOULD BE INSPECTED BY THE MANUFACTURER'S REPRESENTATIVE DURING CONSTRUCTION AND ANY DEFICIENCIES OF THE INSTALLATION IDENTIFIED BY THE MANUFACTURER'S INSPECTION SHOULD BE CORRECTED IMMEDIATELY.

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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DATE	REVISION COMMENTS
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07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
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HKS HARRIS KOCHER SMITH

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 HarrisKocherSmith.com

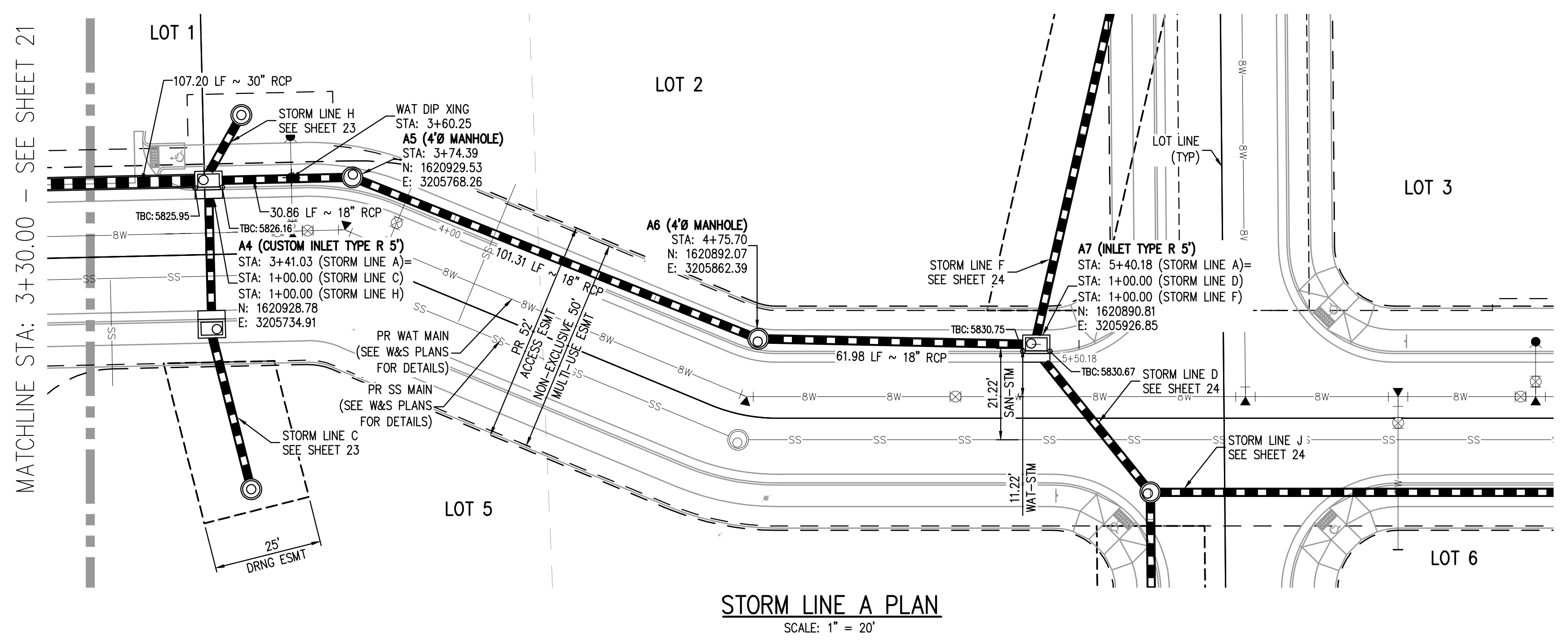
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
 STORM LINE A PLAN & PROFILE

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PROJECT #:	200829
SHEET NUMBER	21
	21 OF 46

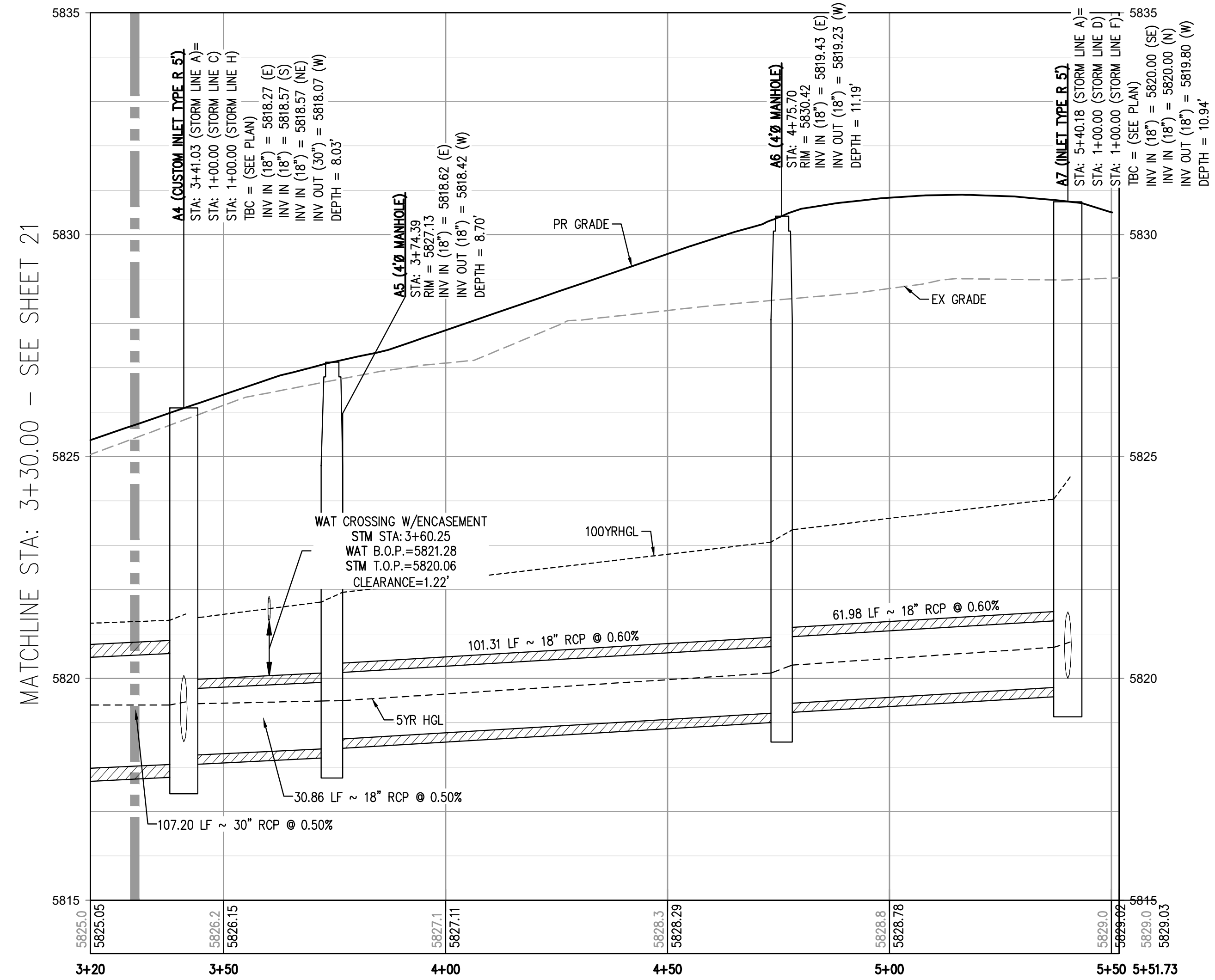
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STORM LINE A PLAN
SCALE: 1" = 20'

GENERAL STORM NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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STORM LINE A PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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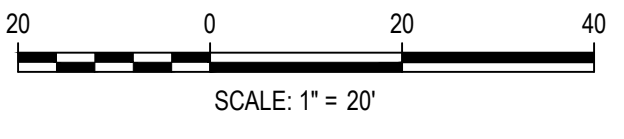
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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DWG: 21 STORM LINE A PLAN & PROFILE
PLOTTED: WED 01/18/2023 5:00:37P BY: D:\MVA.MCCOY\ACCKEN



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DRAWN BY: MJS

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
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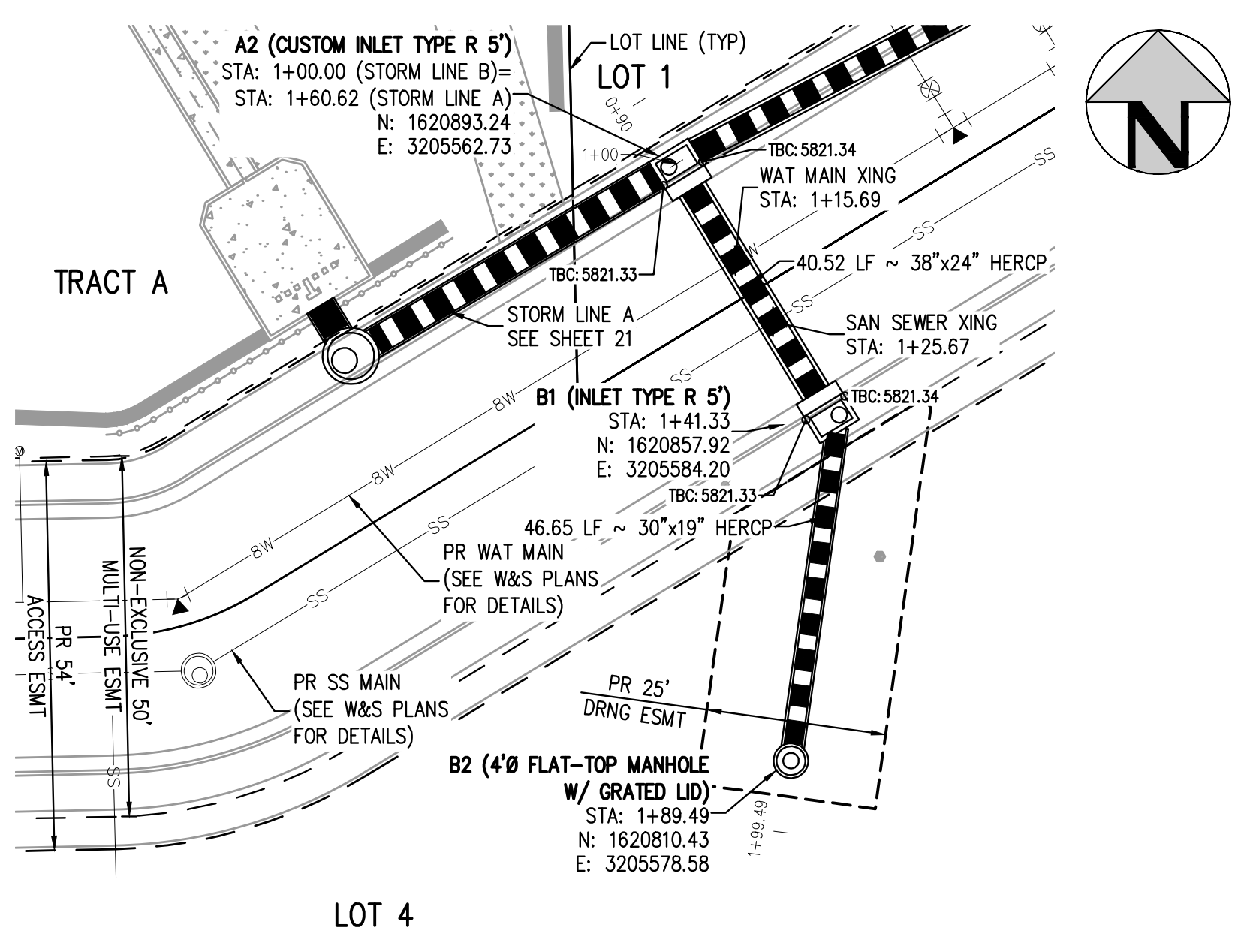
LINCOLN & DRANSFELDT
STORM LINE A PLAN & PROFILE

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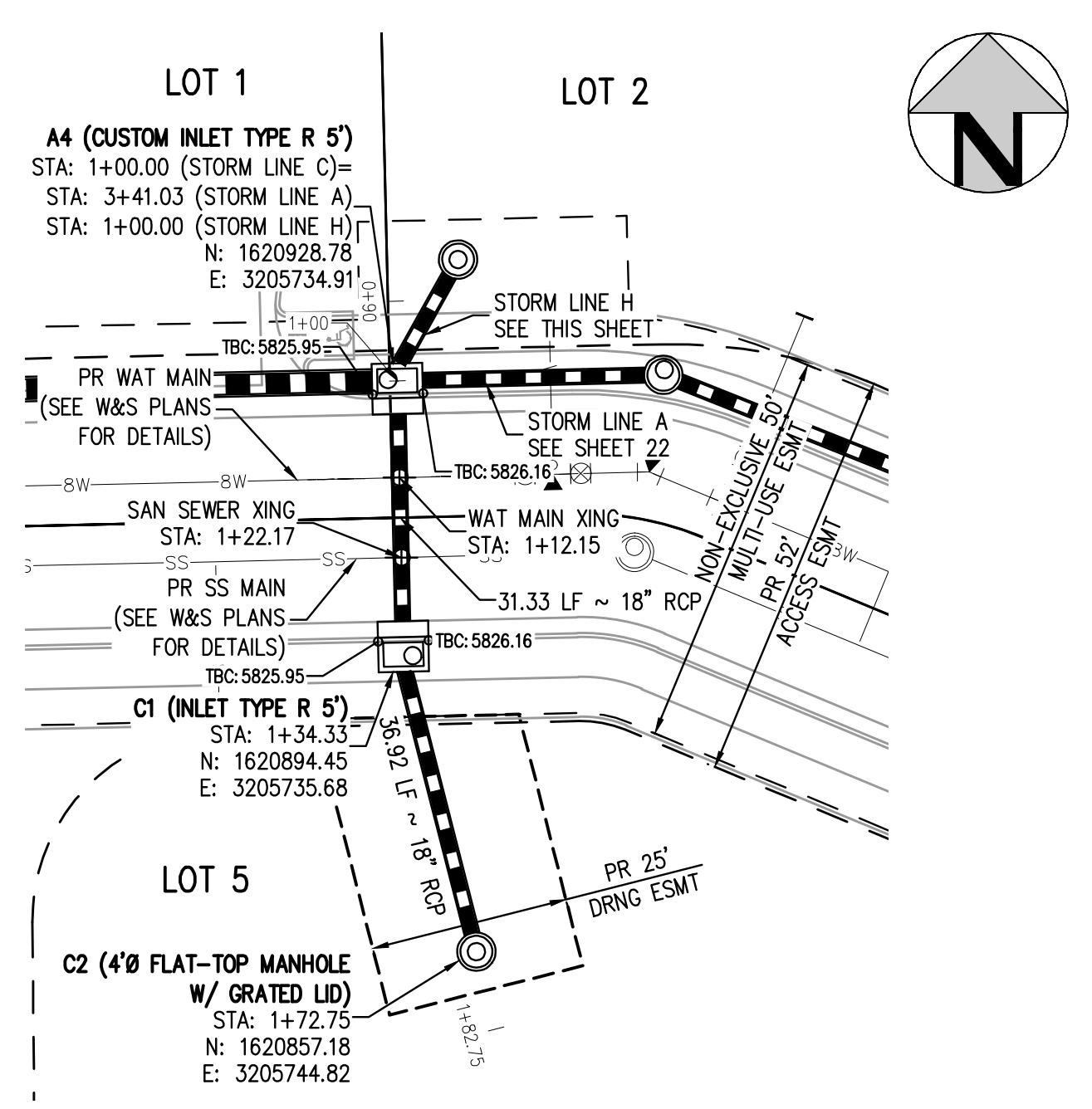
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SHEET NUMBER

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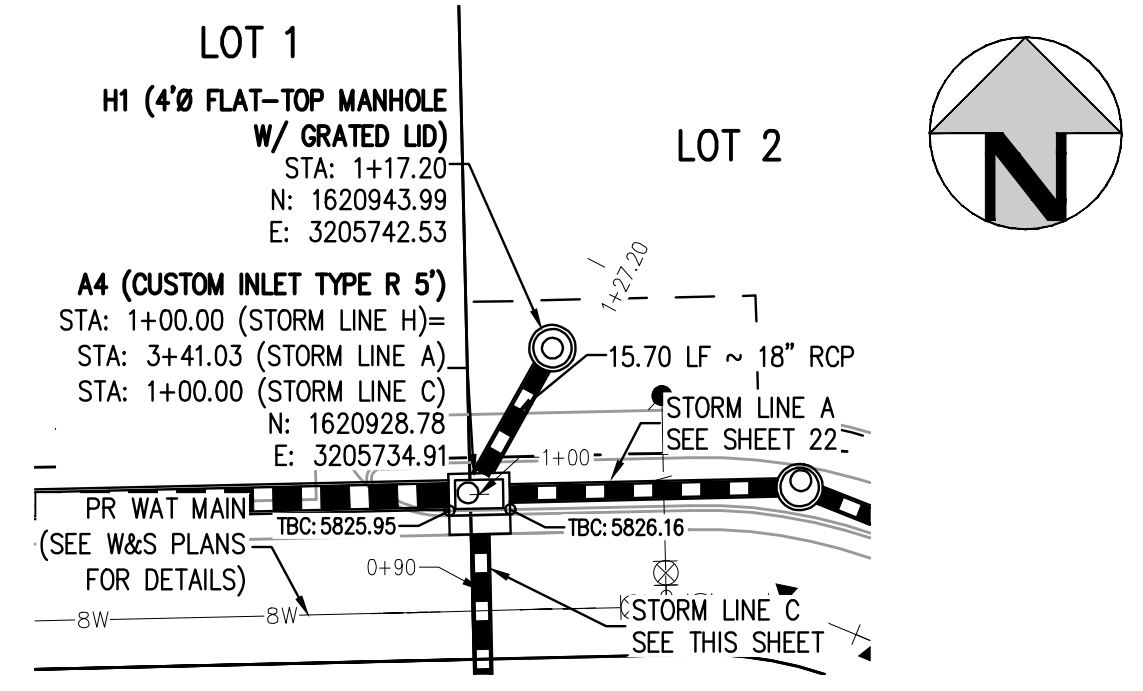
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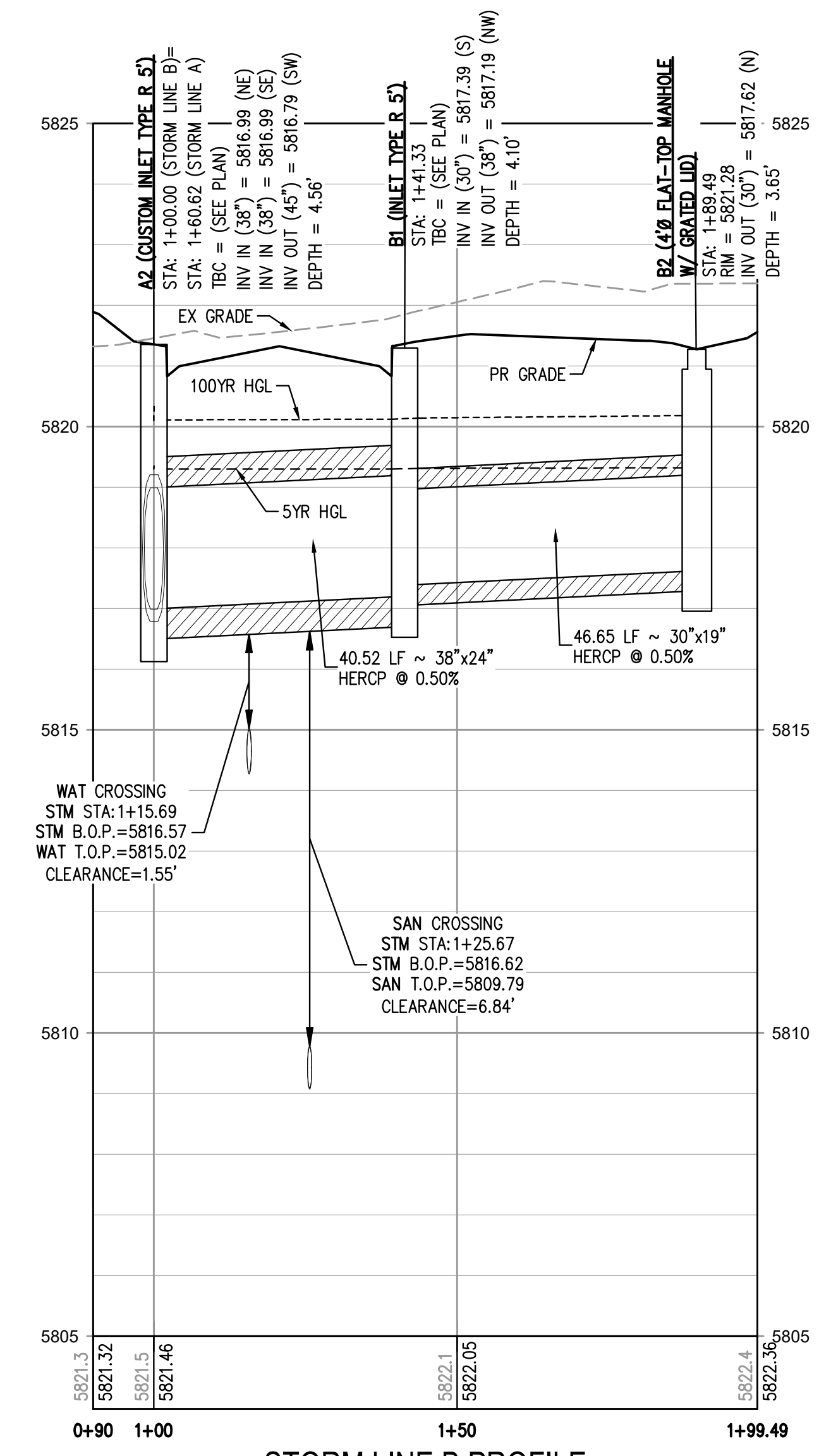
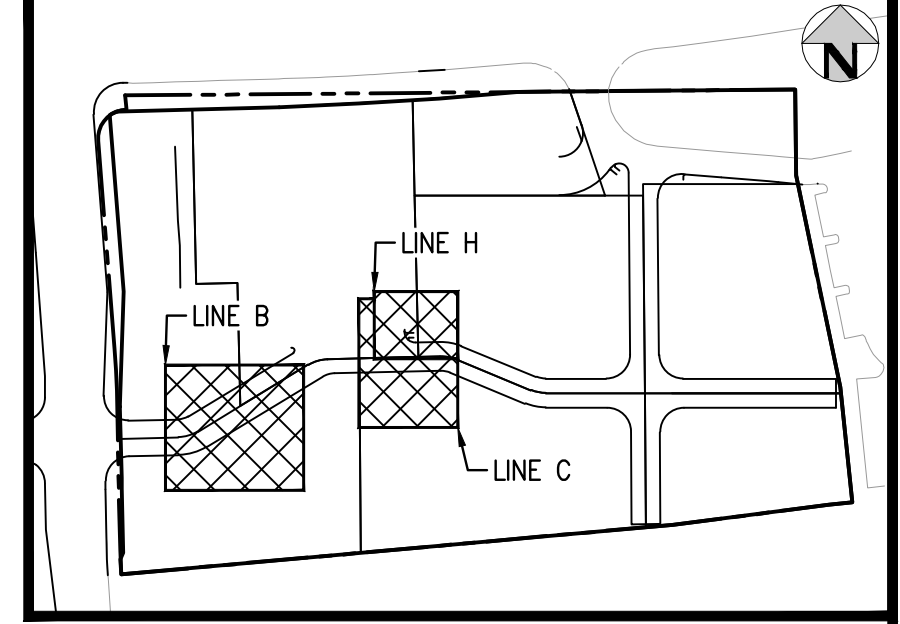
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SCALE: 1" = 20'



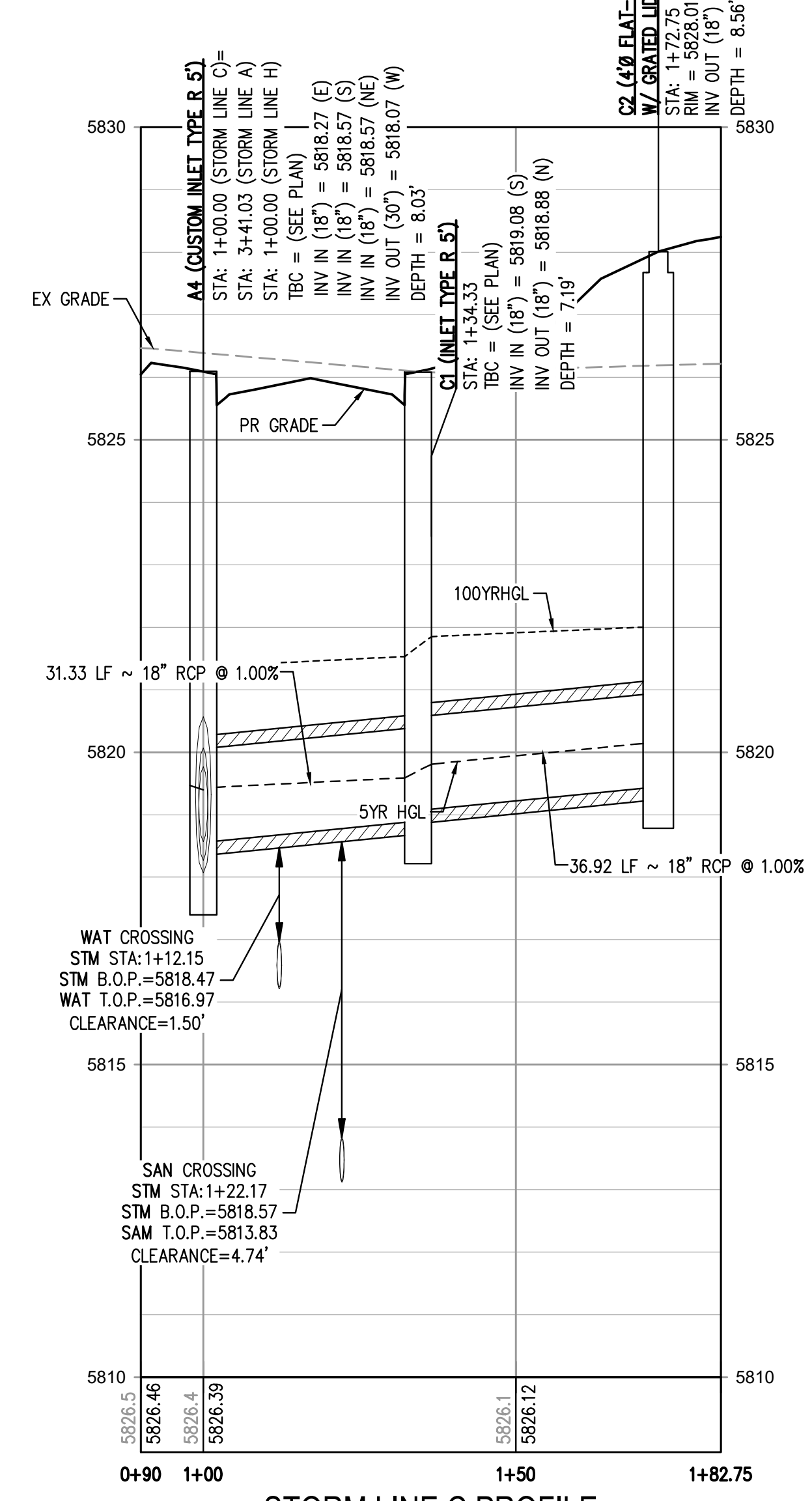
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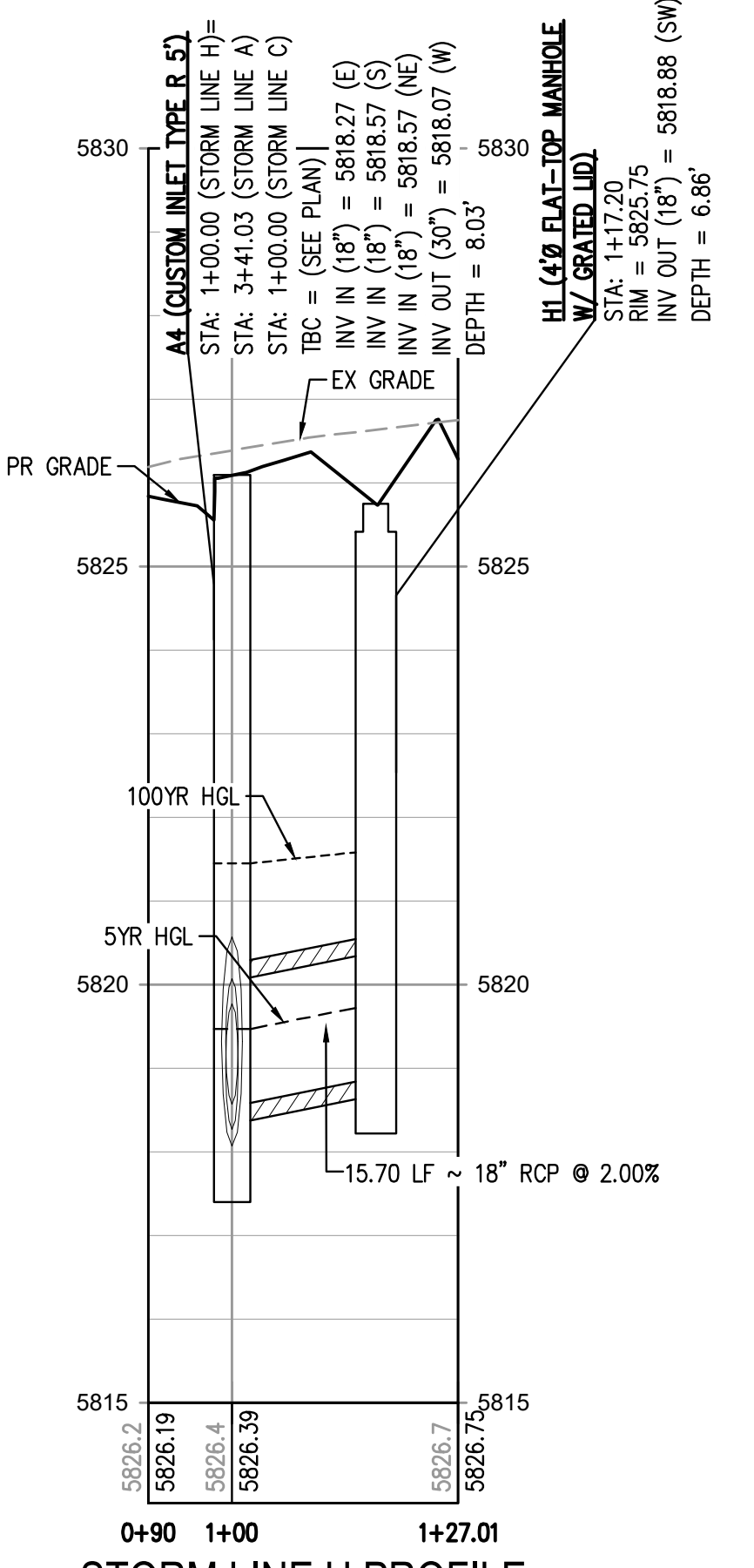
STORM LINE H PLAN
SCALE: 1" = 20'



STORM LINE B PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



STORM LINE C PROFILE
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DWG: 22 STORM LINES B, C, D & F PLAN & PROFILE.dwg
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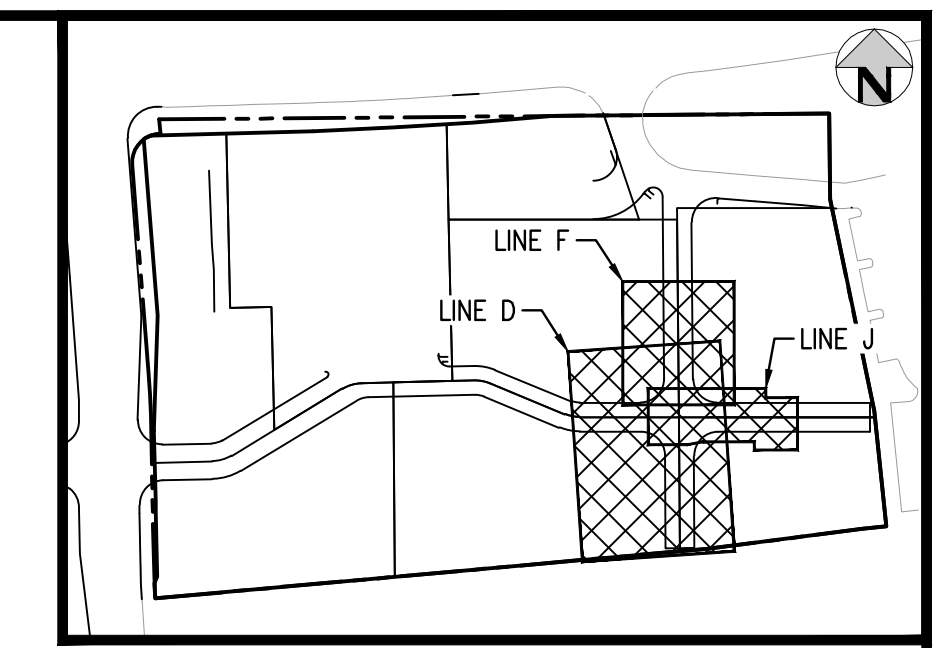
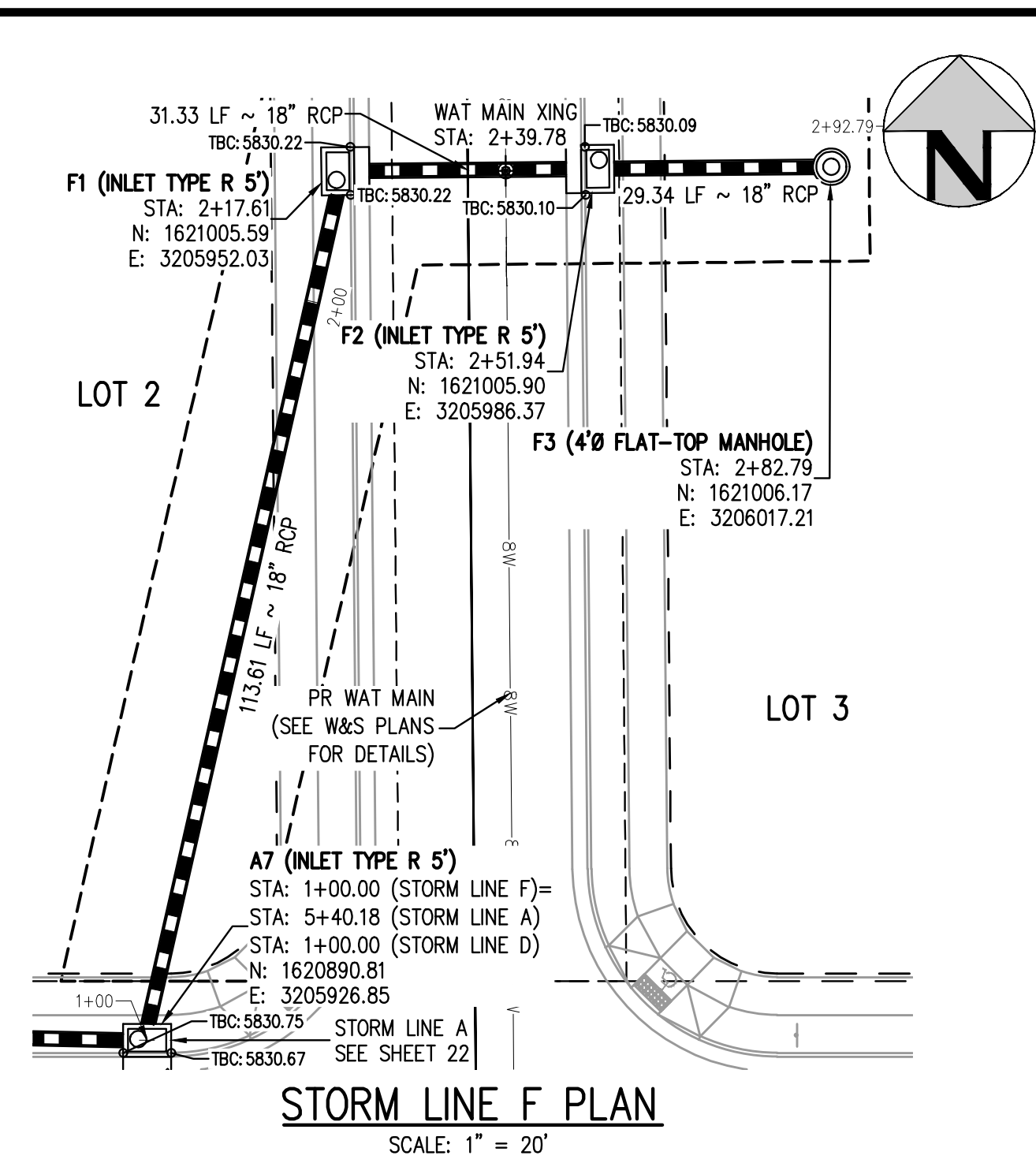
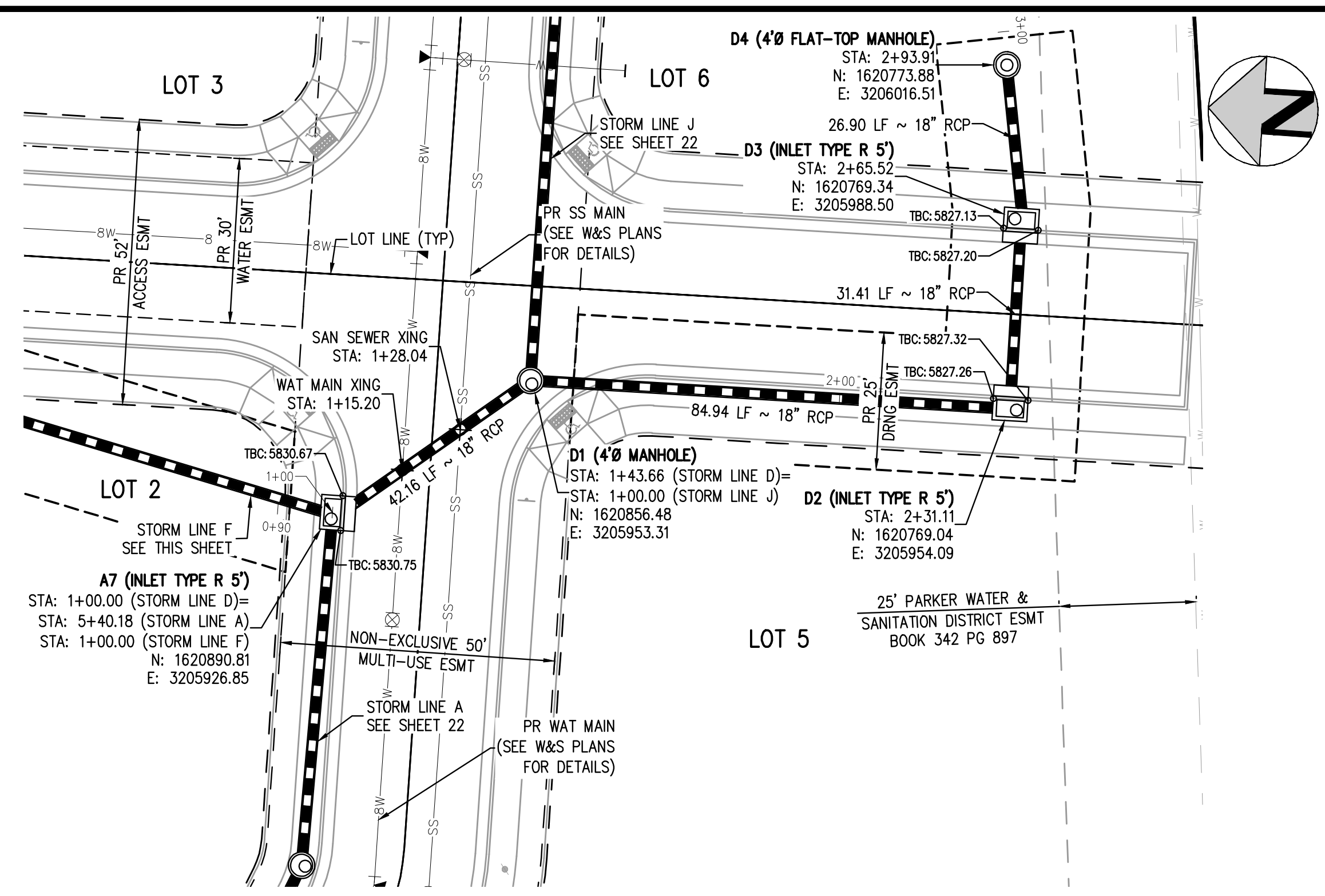
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STORM LINES B, C, & H PLAN & PROFILE

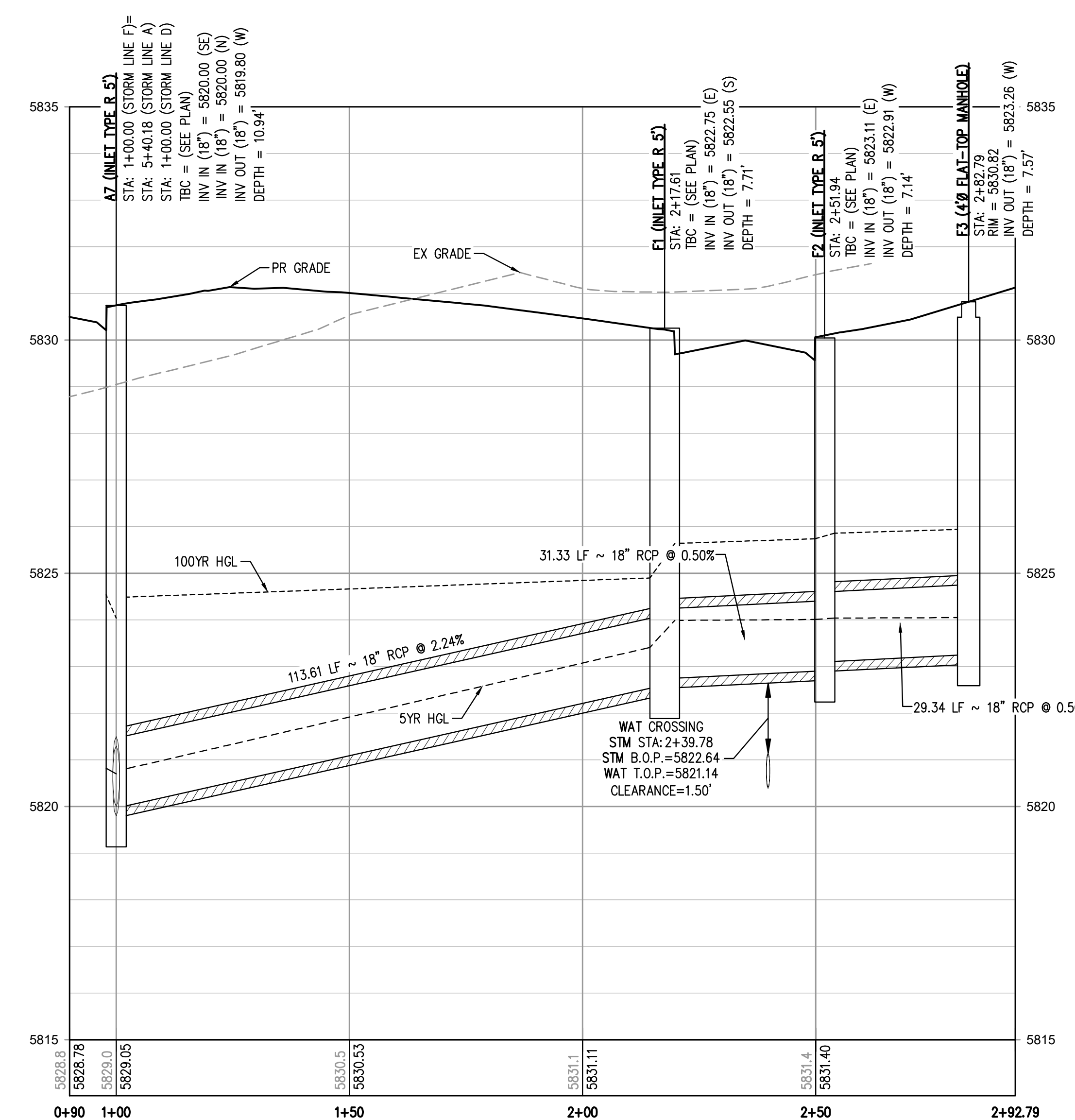
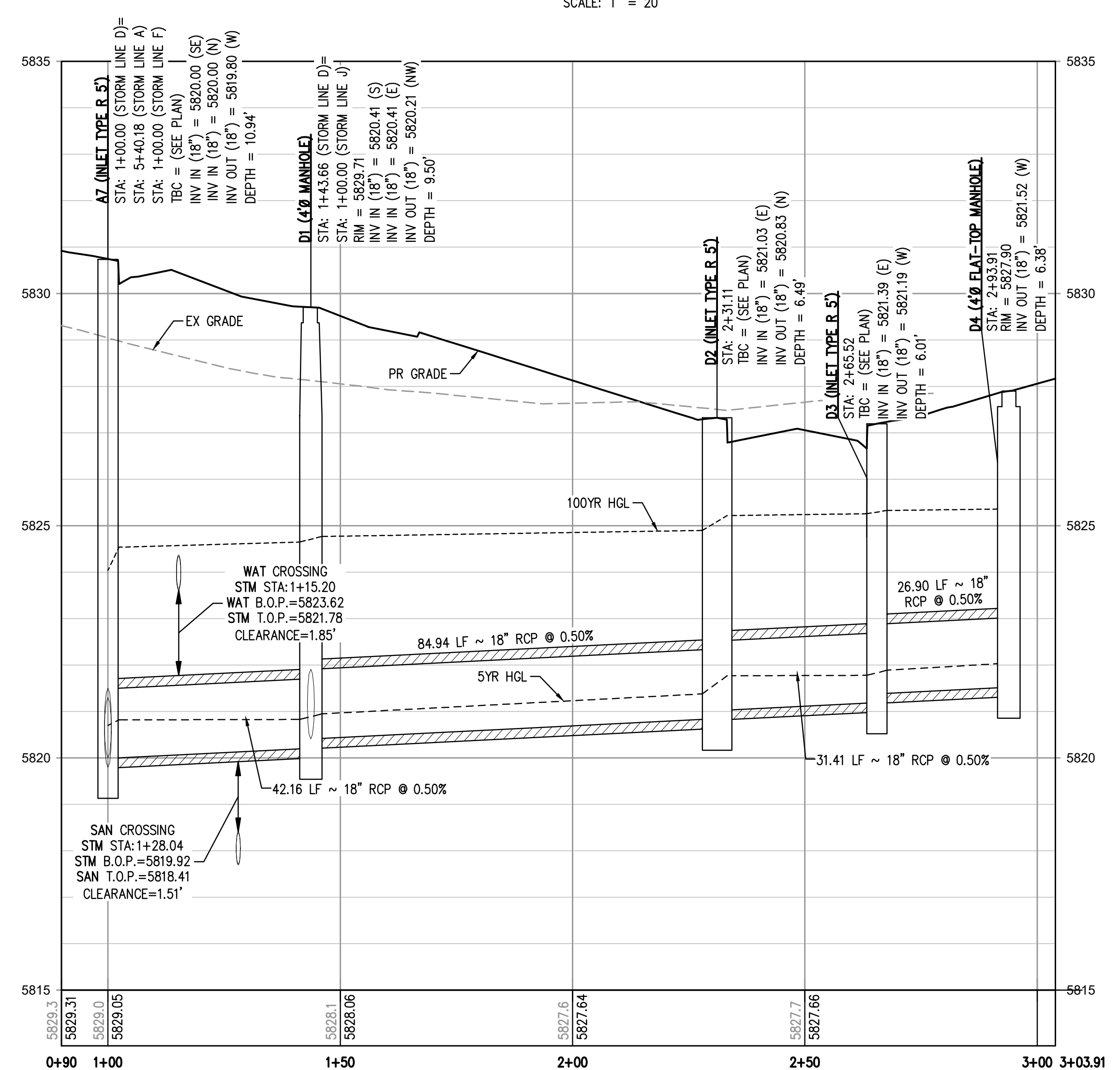
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23
23 OF 46

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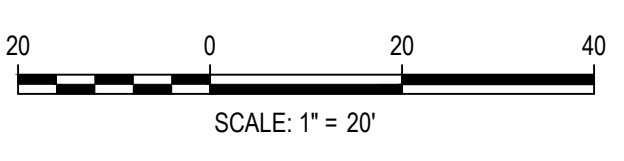
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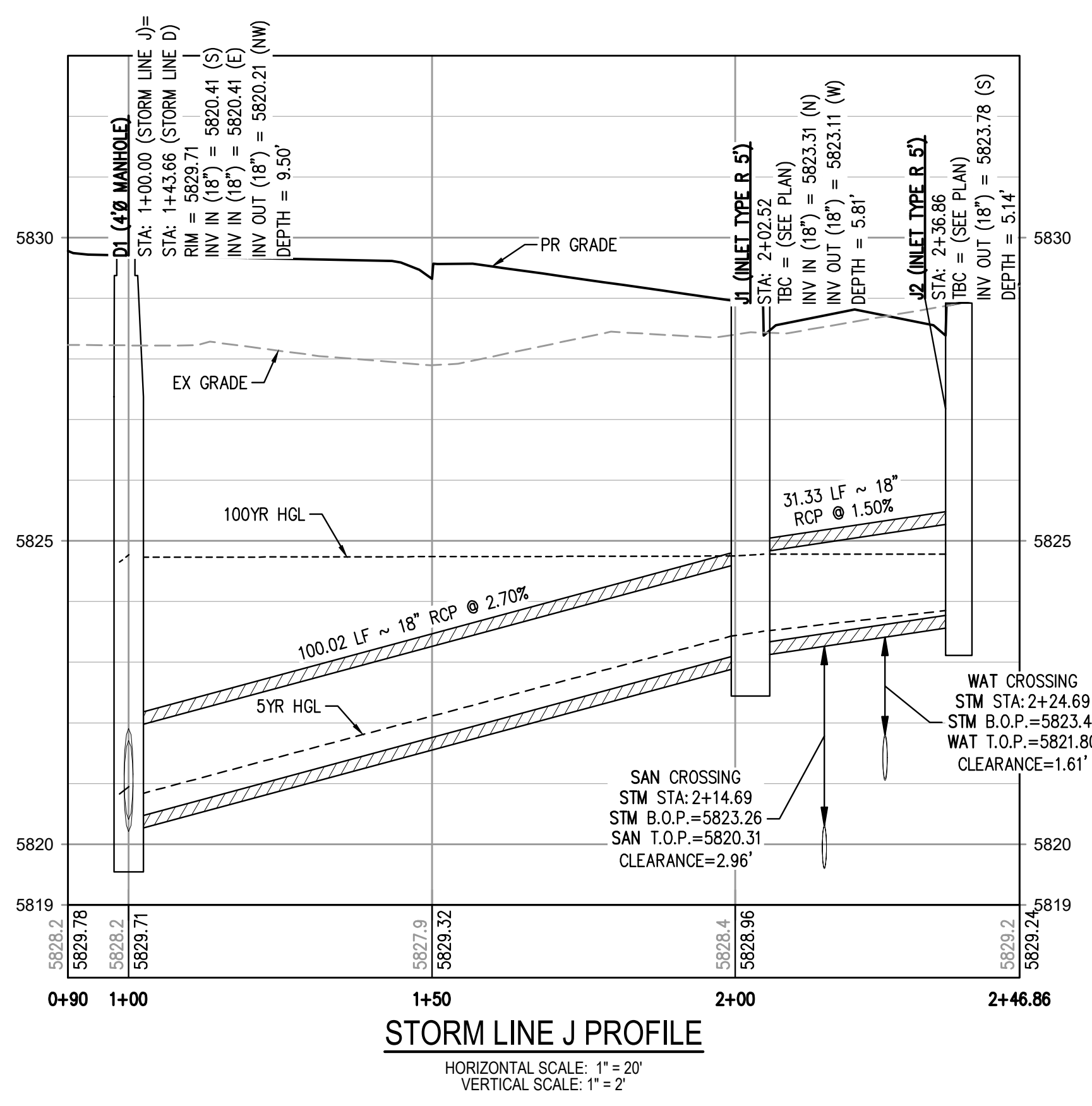
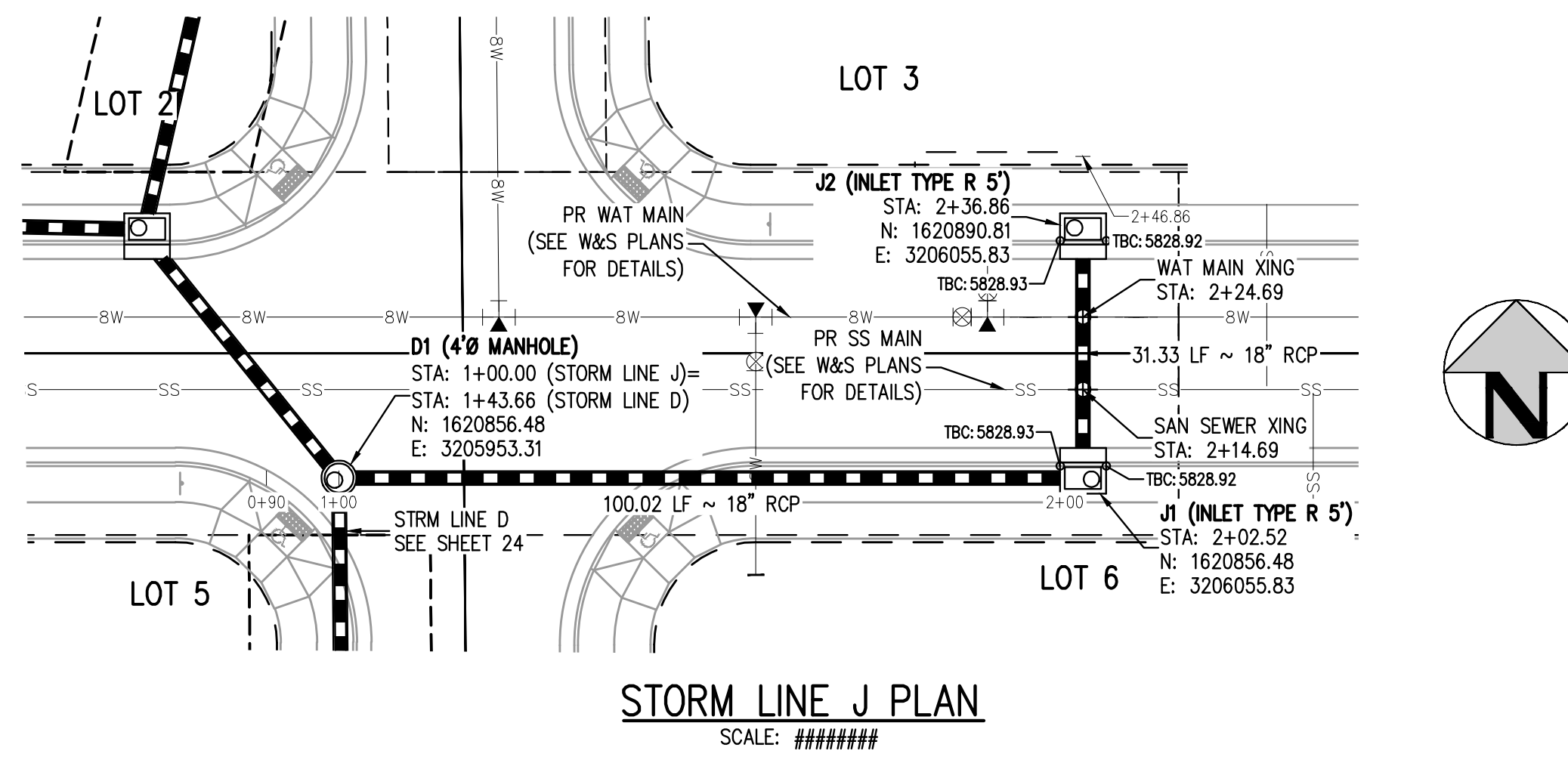
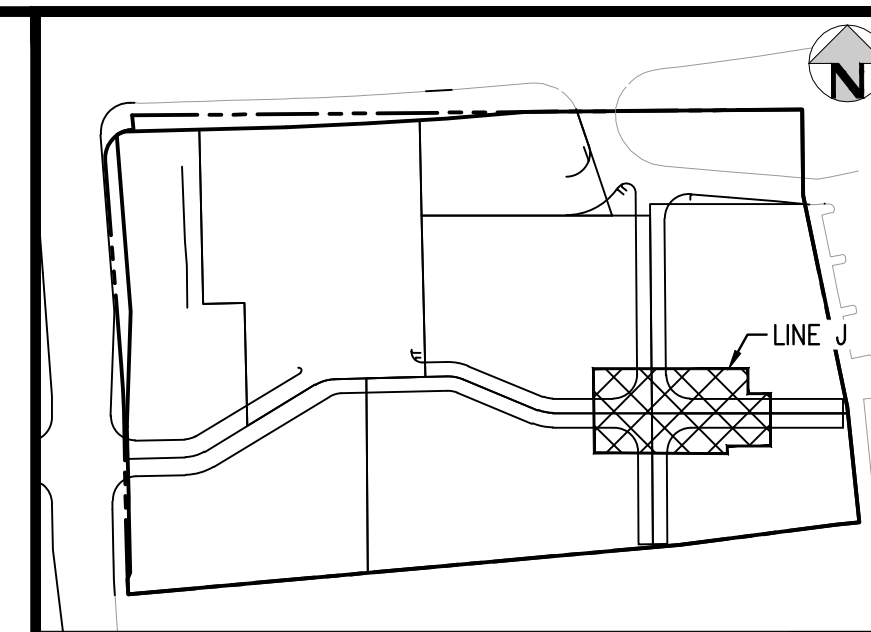
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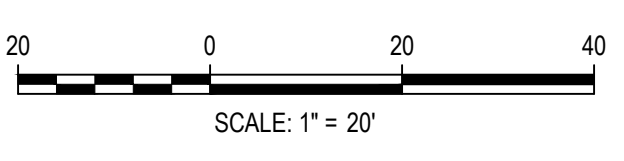
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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 PLOTTED: WED 01/18/23 5:00:57P BY: D.W.M. MCCACKEN



ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-22-2022	
01/18/2023	PER TOWN OF PARKER COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

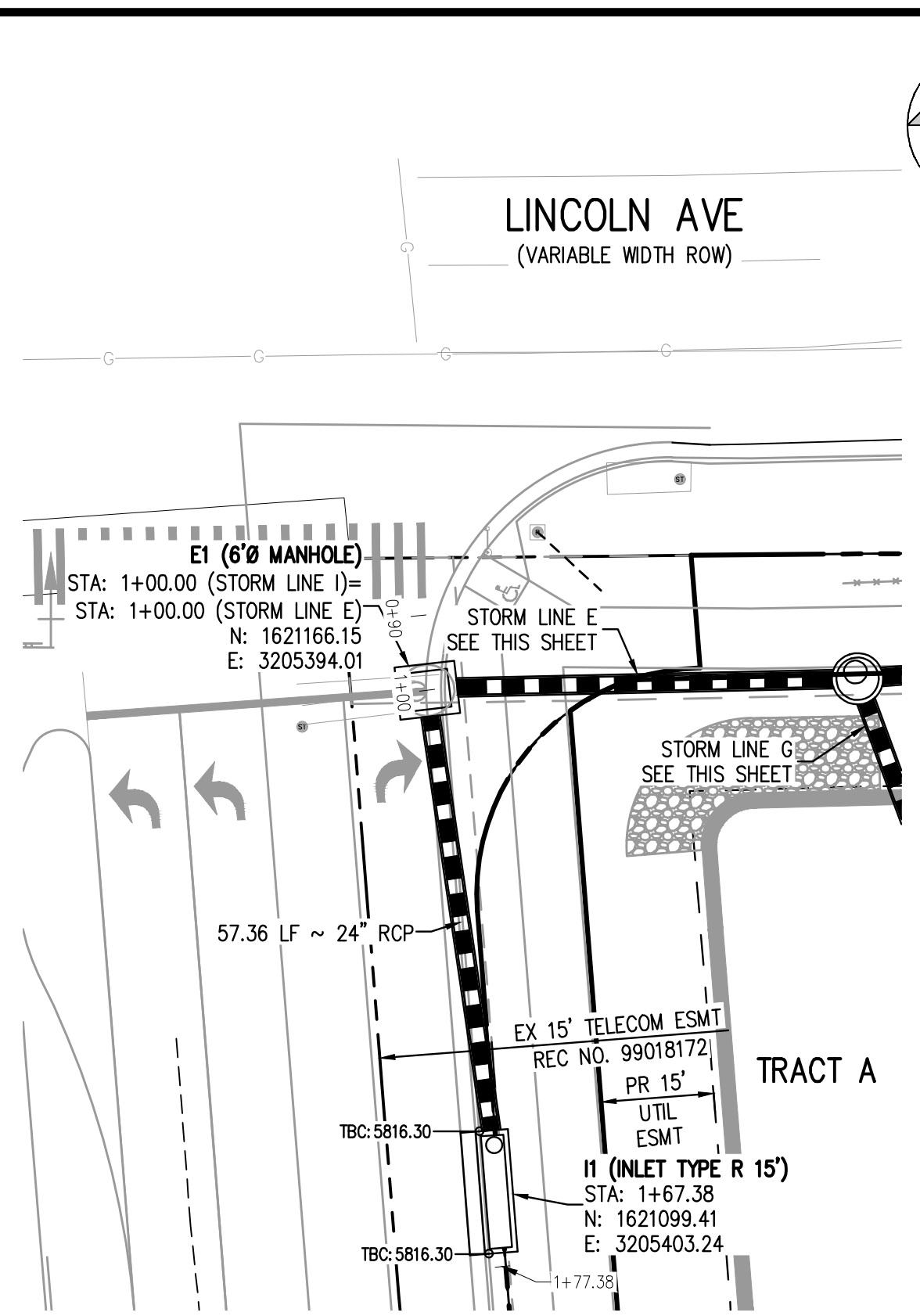
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
 STORM LINE J PLAN & PROFILE

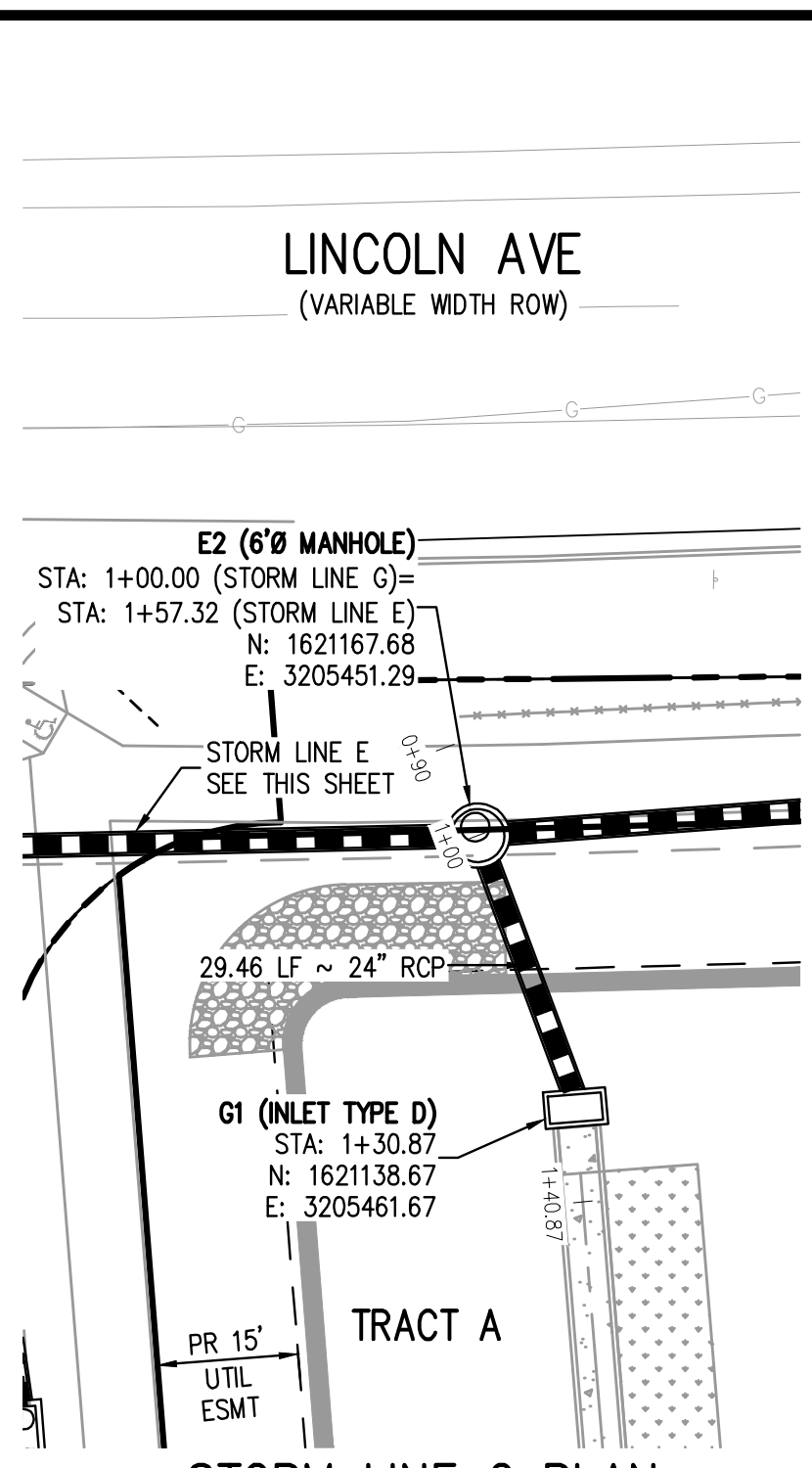
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 NOT FOR
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PROJECT #: 200829
 SHEET NUMBER
25
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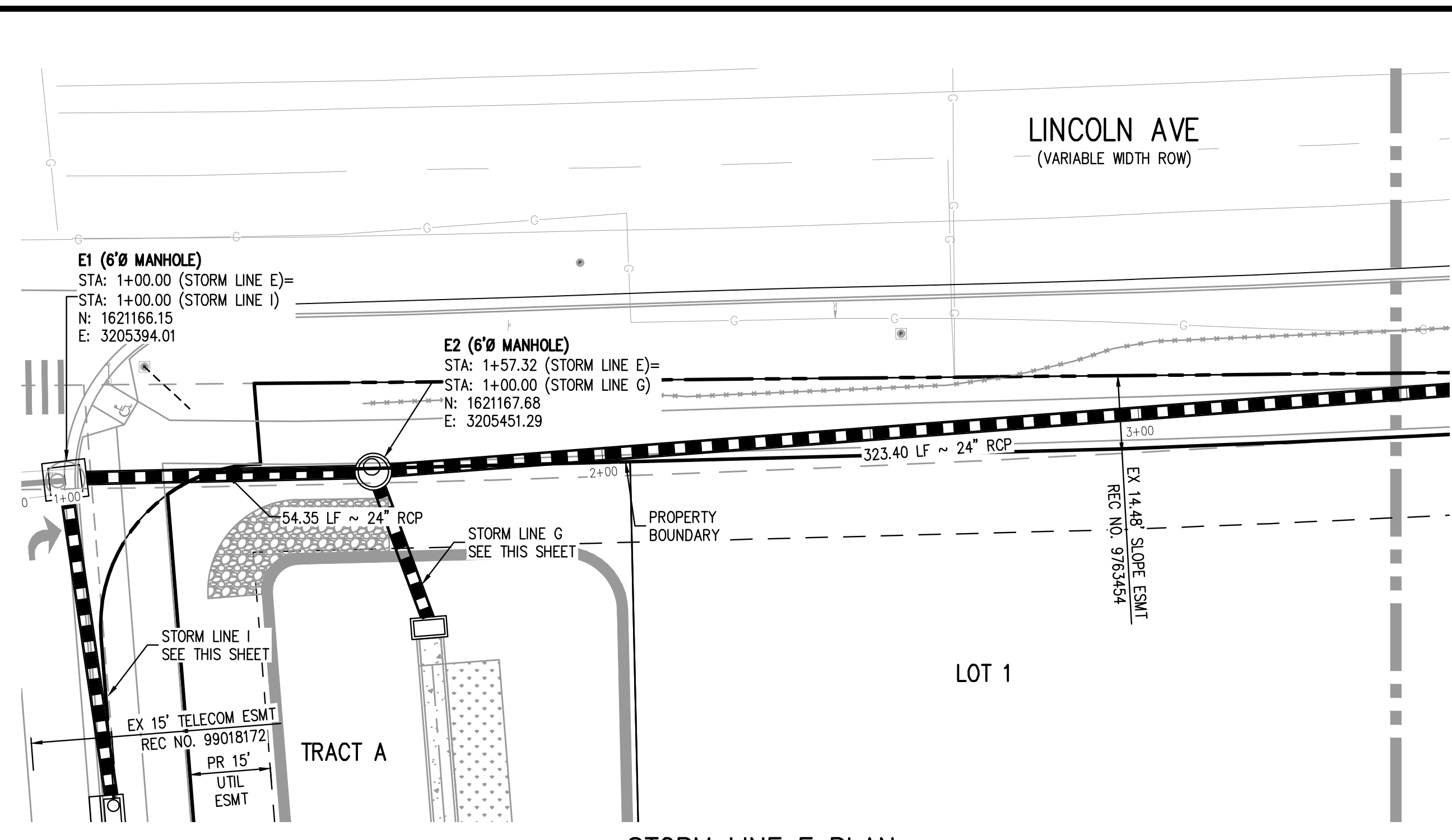
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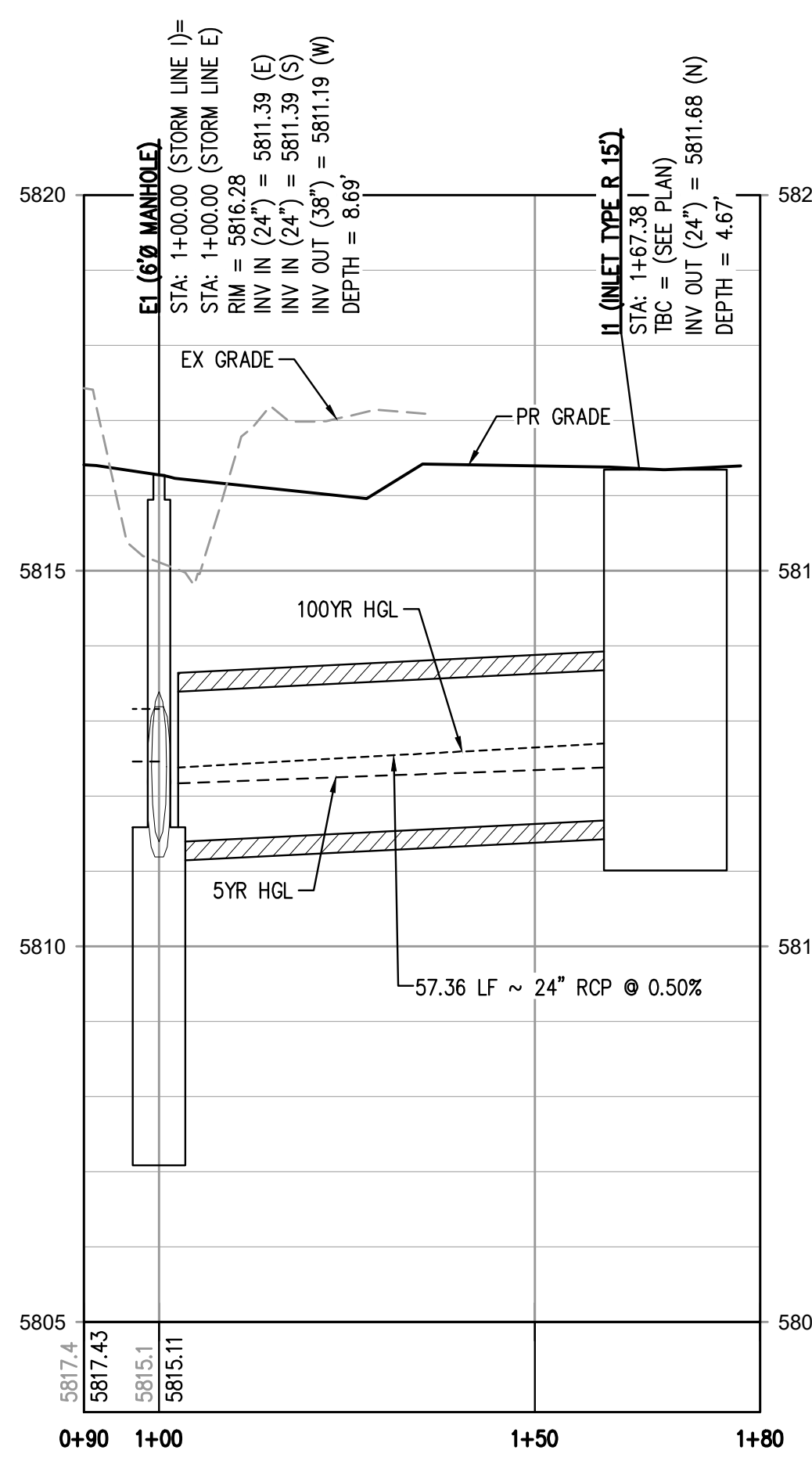
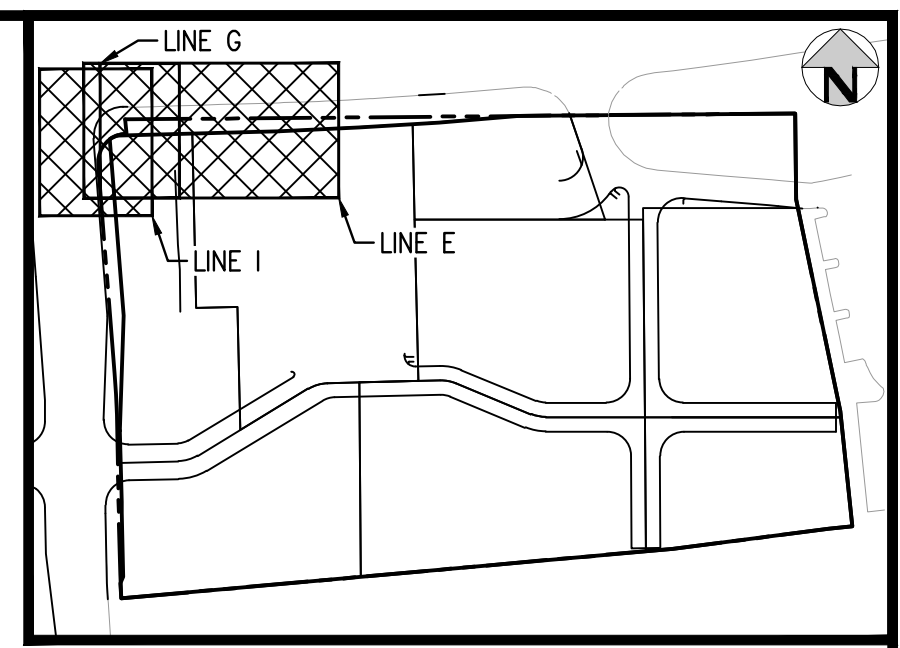
STORM LINE I PLAN
SCALE: 1" = 20'



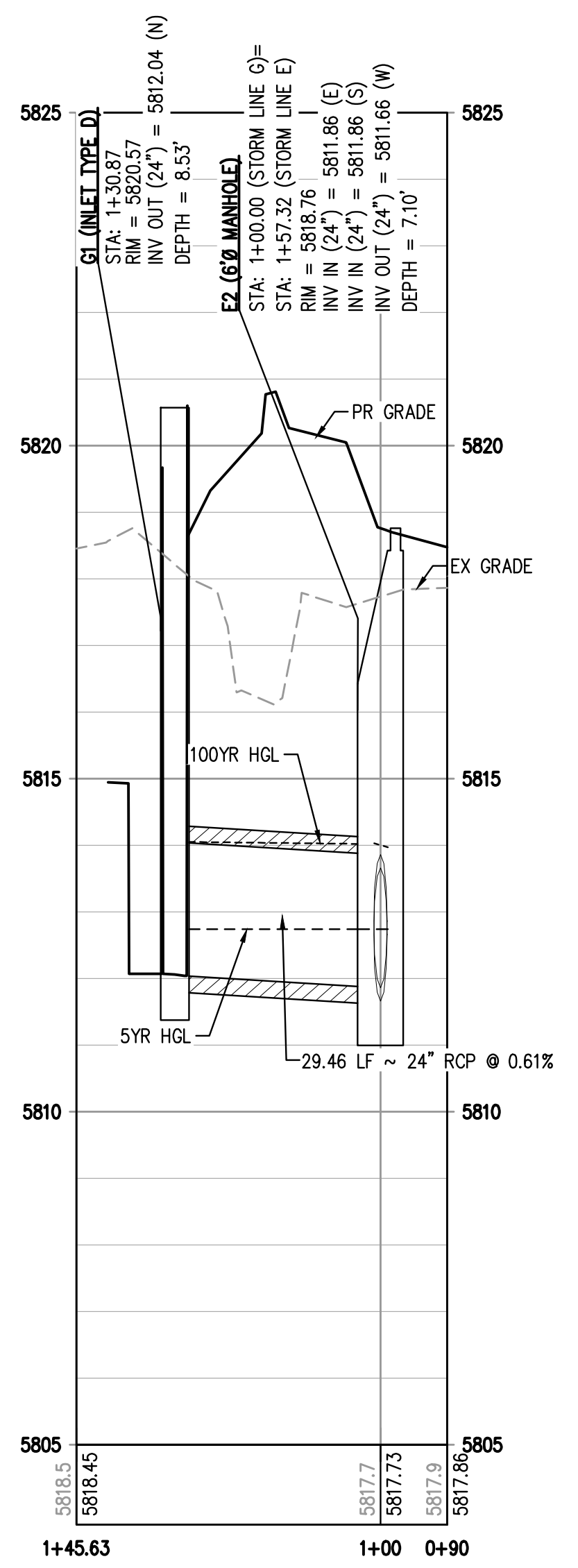
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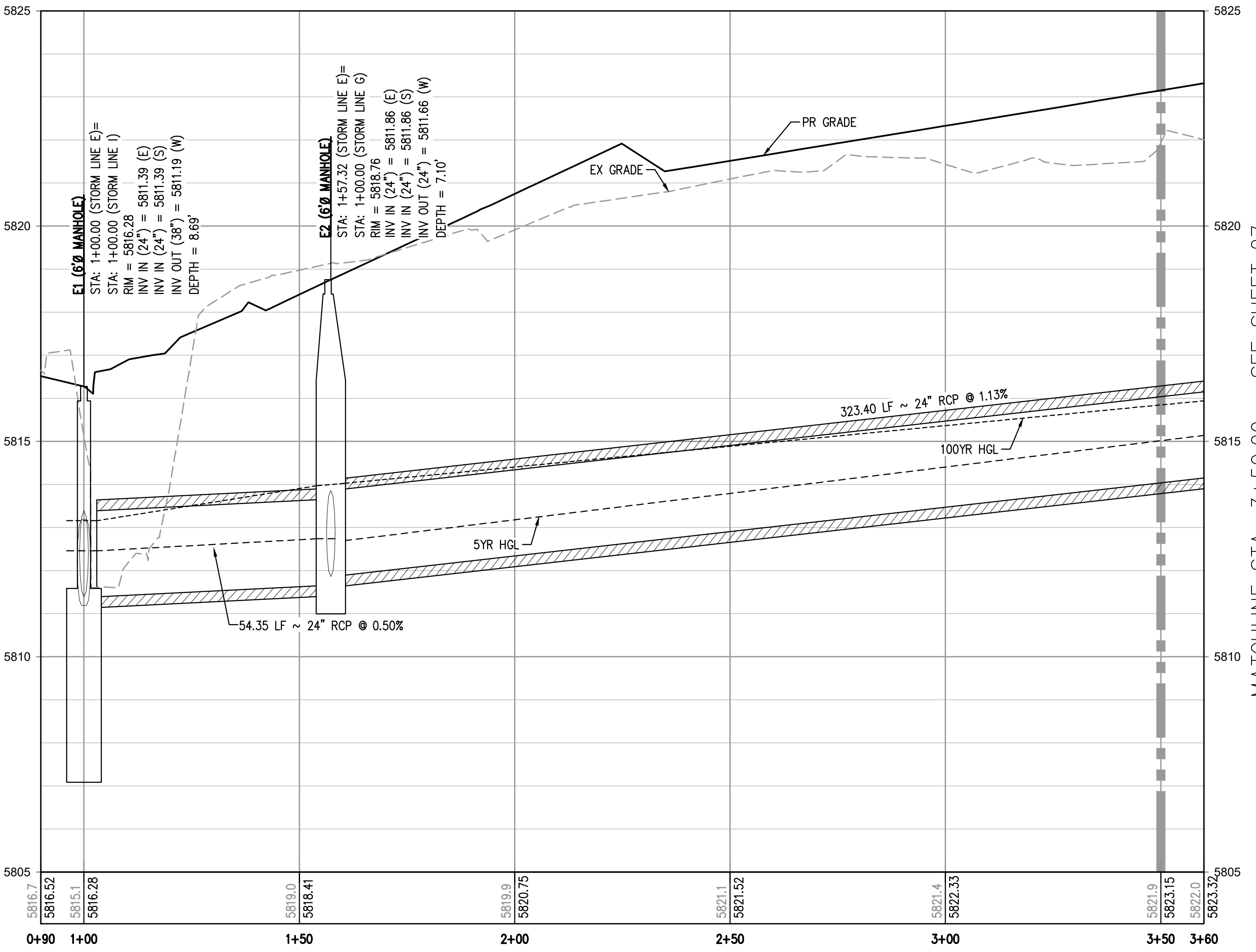
STORM LINE E PLAN
SCALE: 1" = 20'



STORM LINE I PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



STORM LINE G PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



STORM LINE E PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

GENERAL STORM NOTES:

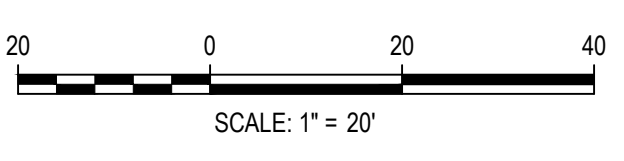
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3. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL, REGARDLESS OF PIPE MATERIAL. ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
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MATCHLINE STA: 3+50.00 - SEE SHEET 27

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



DESIGNED BY: MJS
CHECKED BY: RCP
DRAWN BY: MJS

ISSUE DATE: 07-30-2021	
DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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01/18/2023	PER TOWN OF PARKER COMMENTS



PLAZA STREET PARTNERS

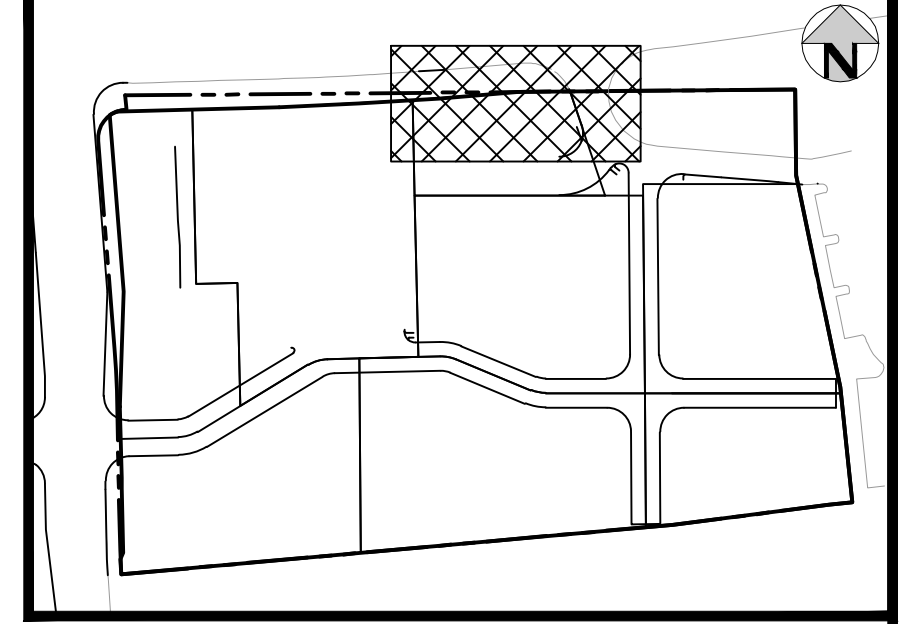
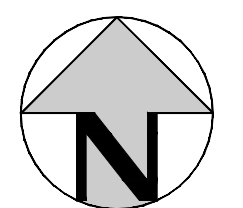
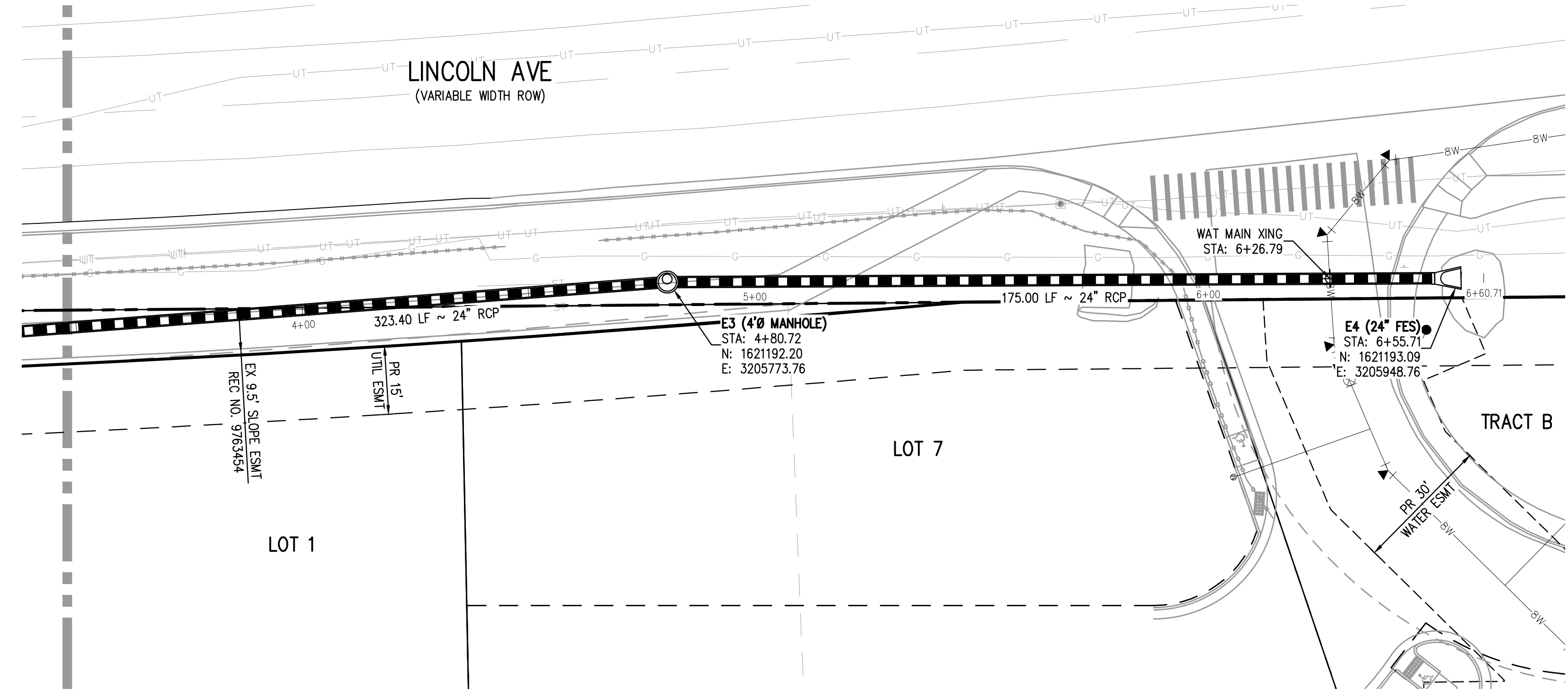
LINCOLN & DRANSFELDT
PUBLIC STORM LINES E, G, & I PLAN & PROFILE

PRELIMINARY
NOT FOR
CONSTRUCTION

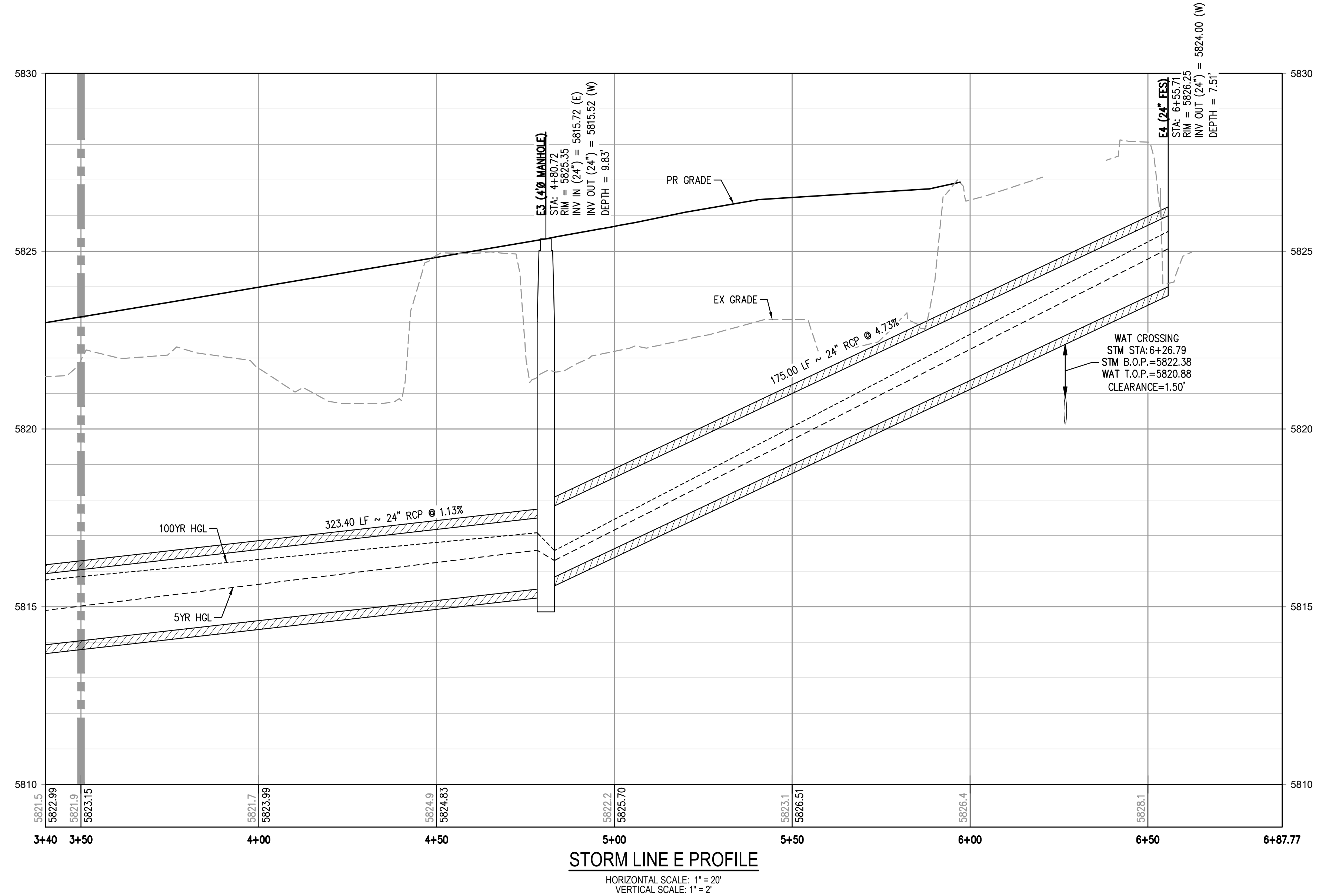
PROJECT #: 200829
SHEET NUMBER
26
26 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCHLINE STA: 3+50.00 - SEE SHEET 26



MATCHLINE STA: 3+50.00 - SEE SHEET 26



GENERAL STORM NOTES:

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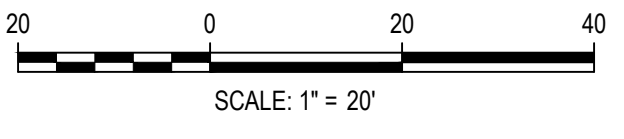
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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 PLOTTED: WED 01/18/2023 5:01:22 BY: DWMA.MCCracken



Know what's below.
Call before you dig.



DESIGNED BY: MJS
 CHECKED BY: RCP
 DRAWN BY: MJS

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
 PUBLIC STORM LINE E PLAN & PROFILE

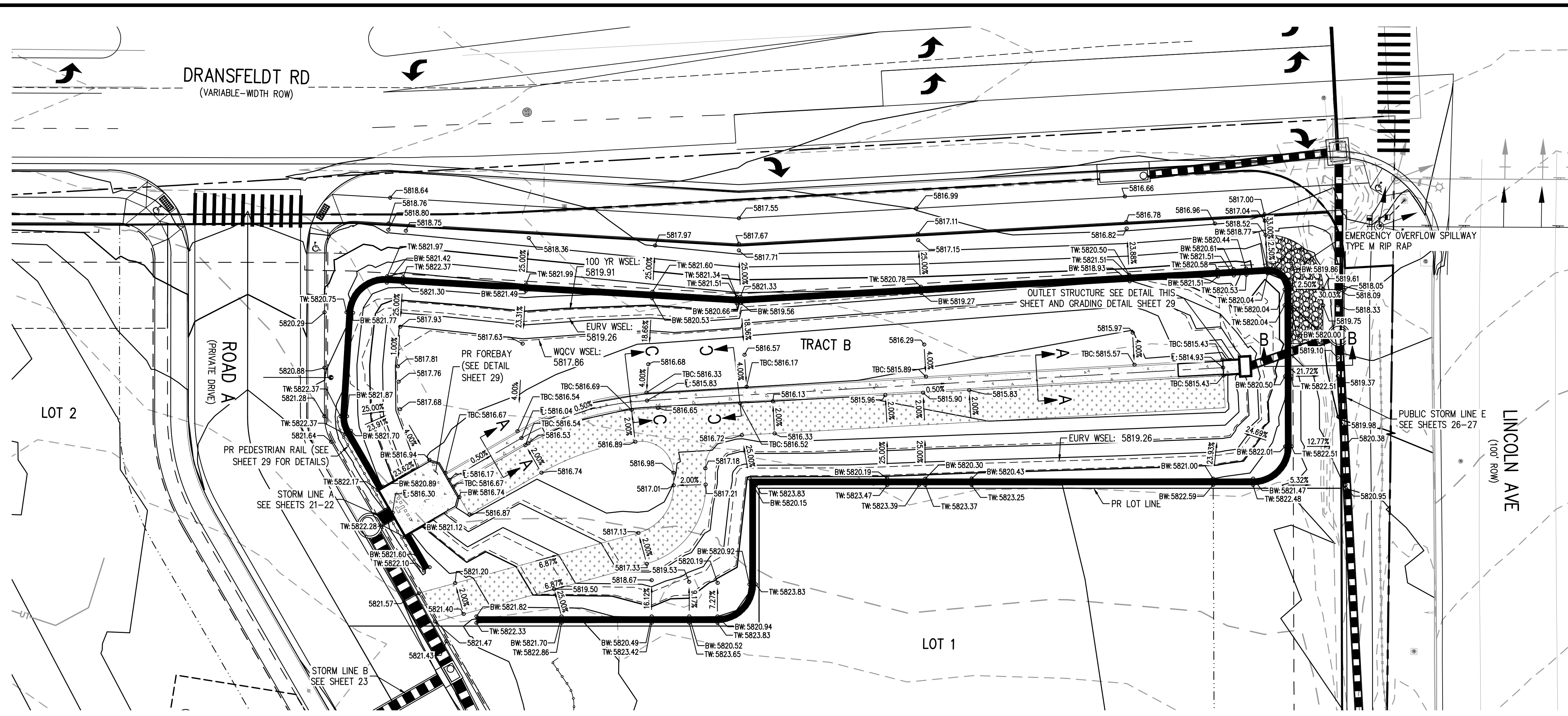
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 200829
 SHEET NUMBER

27

27 OF 46

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

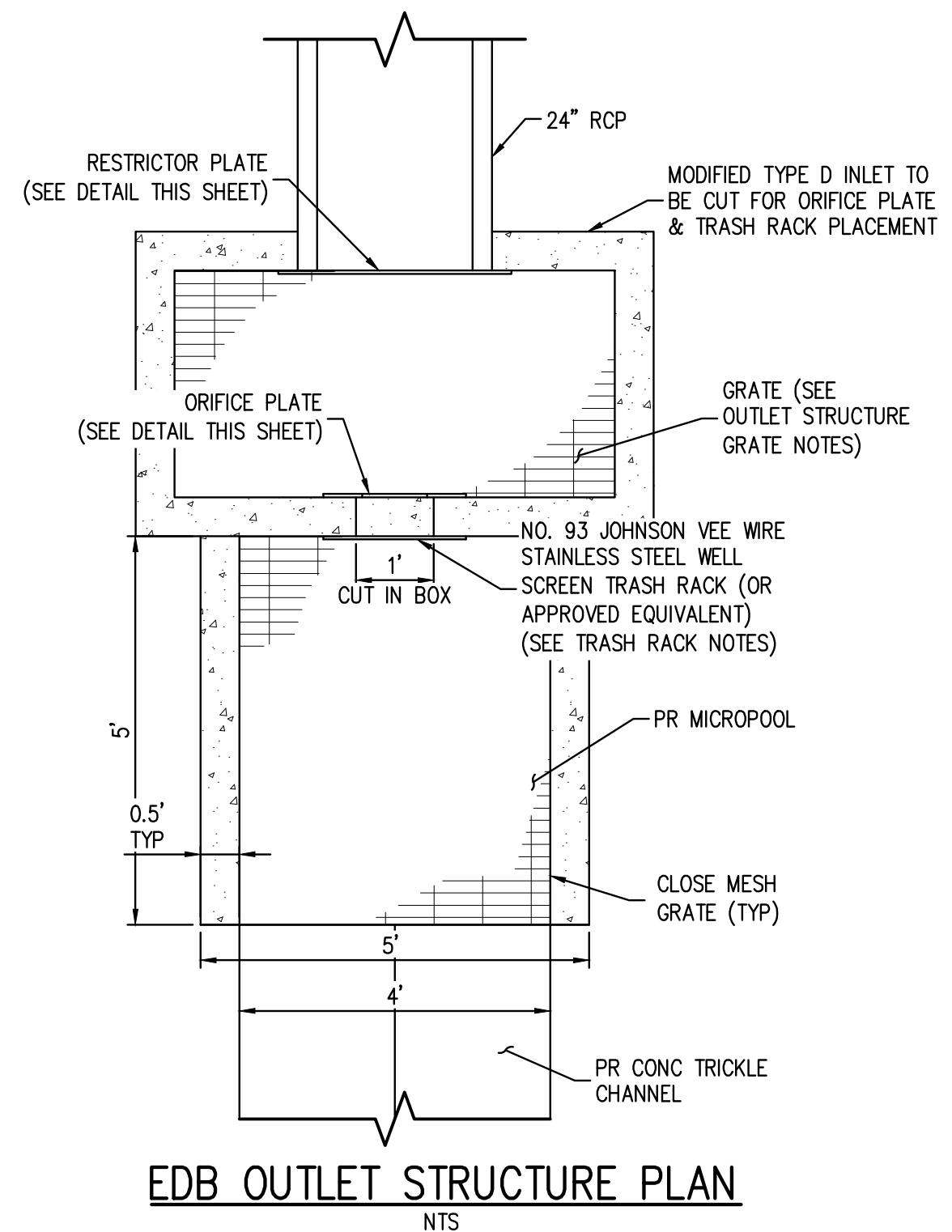


- GENERAL NOTES:**
- ALL PENETRATIONS AND JOINTING SHALL BE WATER-TIGHT, WITH LINK-SEAL OR APPROVED EQUIVALENT.
 - THE EXTENDED DETENTION BASIN FOREBAY SHALL BE BUILT IN ACCORDANCE WITH CURRENT UDFCD CRITERIA AND DETAILS.
 - CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRASH RACKS AND ORIFICE PLATES PRIOR TO CONSTRUCTION.
 - STRUCTURAL DESIGN OF ALL TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
 - CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN/SHOP DRAWINGS FOR THE POND WALLS, ENERGY DISSIPATION BAFFLE WALLS, FOREBAY SLAB, FOREBAY WALLS, SAFETY RAILING, TRICKLE CHANNEL, MICROPOOL, WINGWALLS, AND OUTLET STRUCTURE.
 - ALL DESIGN ELEMENTS INCLUDING CONCRETE, THICKNESS, AND REINFORCEMENT FOR POND WALL ENERGY DISSIPATION BAFFLE WALL, FOREBAY SLAB, FOREBAY WALLS, TRICKLE CHANNEL, MICROPOOL, WINGWALLS AND OUTLET STRUCTURE WILL BE ACCORDING TO UDFCD CRITERIA AND DETAILS.
 - MODIFIED IMPACT STILLING BASIN FIGURE 9-43 PER URBAN STORM DRAINAGE CRITERIA MANUAL, UPDATED SEPTEMBER 2017.
 - STEPS PROVIDED FOR MAINTENANCE ACCESS TO THE OUTLET STRUCTURE SHALL CONFORM TO AASHTO M 199.

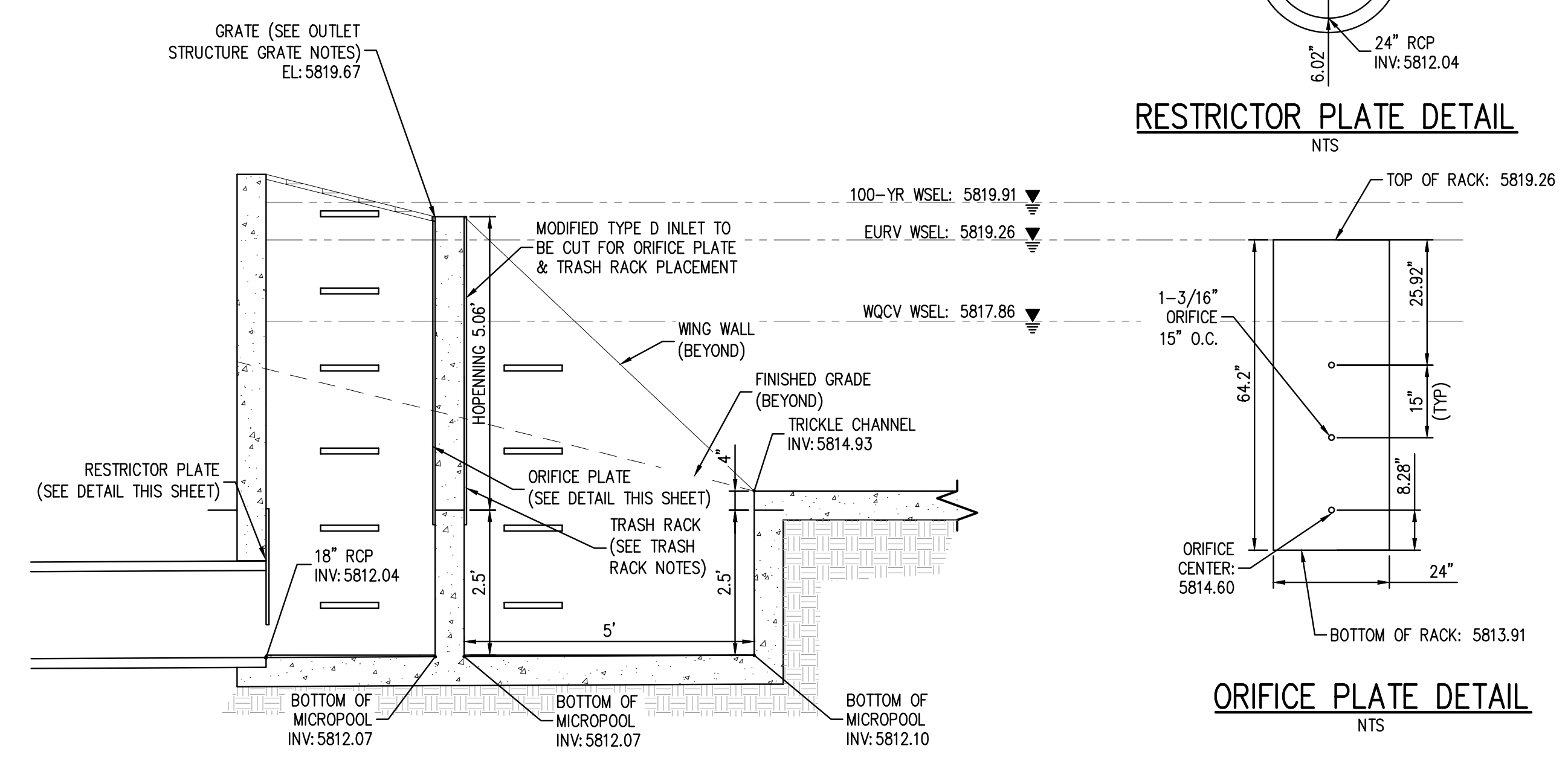
- TRASH RACK NOTES:**
- TRASH RACK SHALL BE IN ACCORDANCE WITH UDFCD TYPICAL BAR GRATE TRASH RACK
 - TYPICAL HEX ROUND OR TWISTED CROSS BARS MOUNTED AT 4" O.C.
 - STAINLESS STEEL SUPPORT BARS SHALL BE 4" X 1/2" X 2 1/2" O.C.
 - CBX18.75 AMERICAN STANDARD STRUCTURAL STEEL CHANNEL FORMED INTO CONCRETE BOTTOM AND SIDE OF TRASH RACK SHALL BE ATTACHED BY STAINLESS STEEL BOLTING HARDWARE, 12" MAX O.C. ALONG THE EDGE OF THE MOUNTING FRAME.

- OUTLET STRUCTURE GRATE NOTES:**
- GRATE SHALL BE CLOSED MESH GRATE PER CDOT TYPE C INLET M-604-10
 - GRATE SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
 - GRATE SHALL BE STAINLESS ALUMINUM OR STEEL, SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

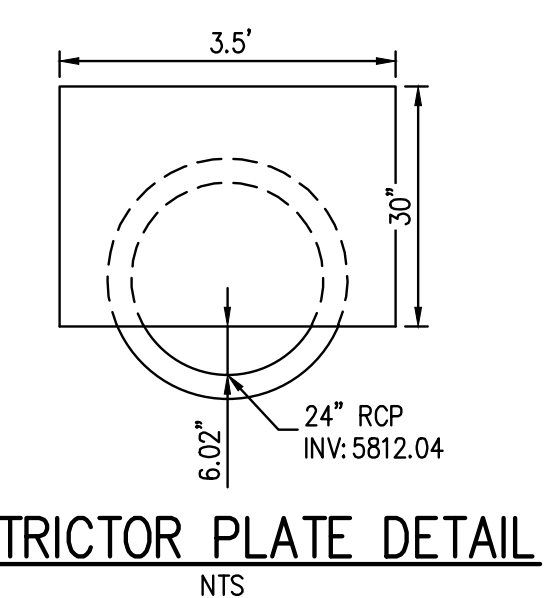
- ORIFICE/RESTRICTOR PLATE NOTES:**
- PROVIDE GASKET MATERIAL BETWEEN ORIFICE PLATE AND CONCRETE.
 - BOLT PLATE TO CONCRETE 12" MAX O.C.



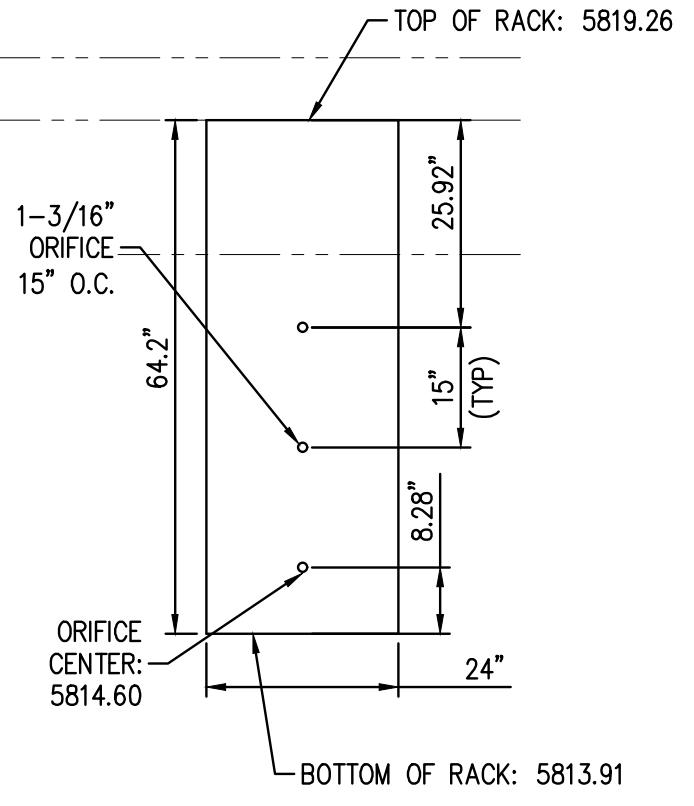
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NTS



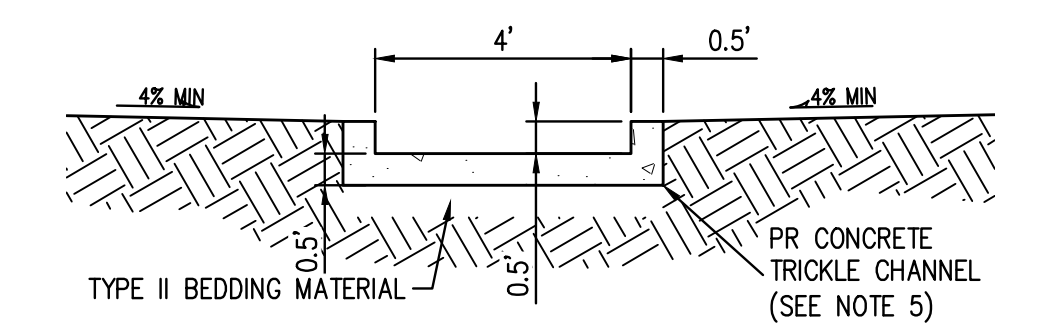
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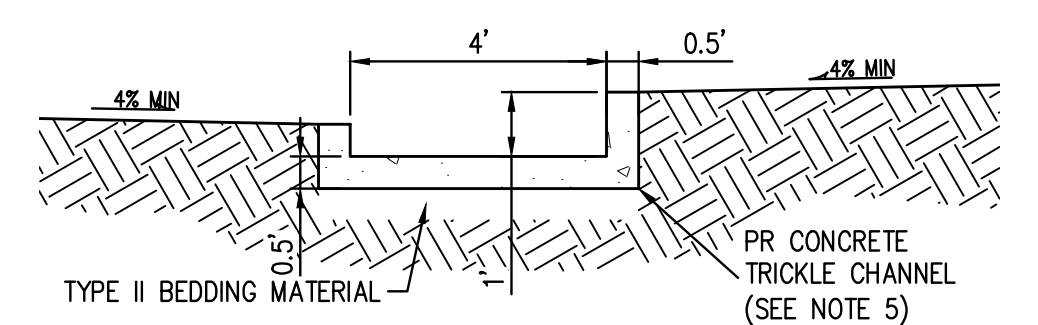
RESTRICTOR PLATE DETAIL
NTS



ORIFICE PLATE DETAIL
NTS



SECTION A-A
NTS



SECTION C-C
NTS

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

FILE PATH: K:\200829\ENGINEERING\DRAWINGS\25 EXTENDED DETENTION BASIN PLAN
NO. 93 JOHNSON VEE WIRE STAINLESS STEEL WELL SCREEN TRASH RACK (OR APPROVED EQUIVALENT) (SEE TRASH RACK NOTES)
PLOTTED: WED 01/18/23 5:01:25P BY: OLIVIA MCCracken



SCALE: 1" = 20'

DESIGNED BY: ORM
CHECKED BY: RCP
DRAWN BY: ORM

DATE	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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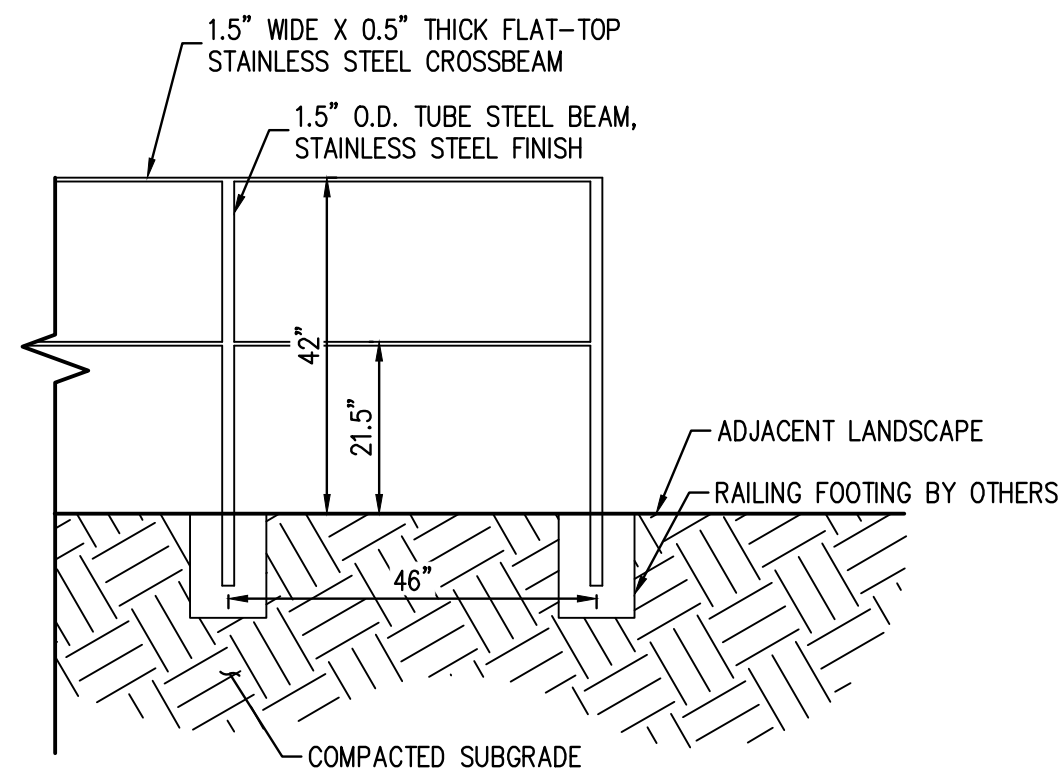
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT
EXTENDED DETENTION BASIN PLAN

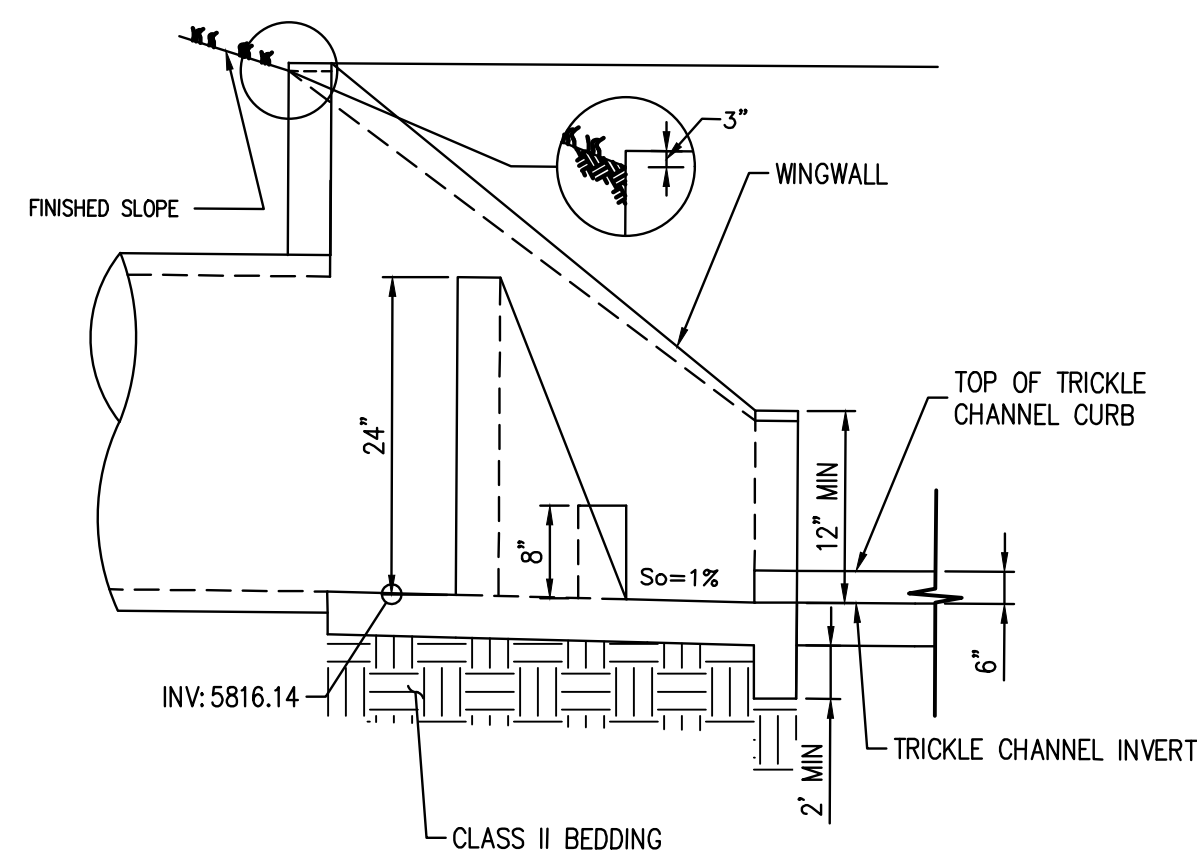
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PROJECT #: 200829
SHEET NUMBER
28
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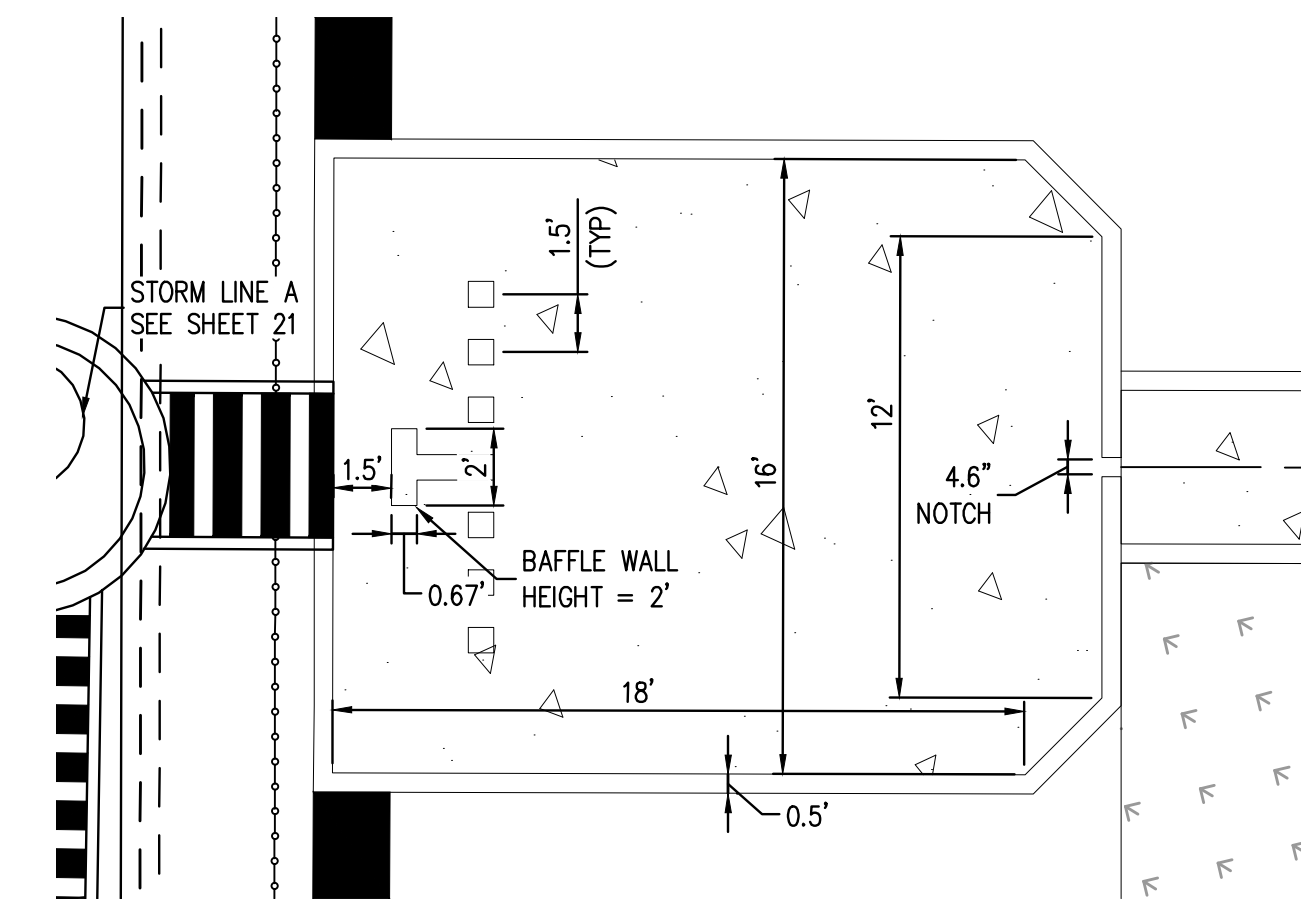
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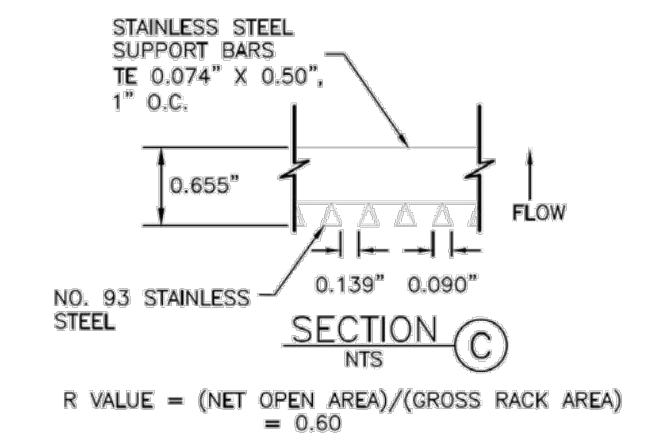
PEDESTRIAN RAIL DETAIL
NTS



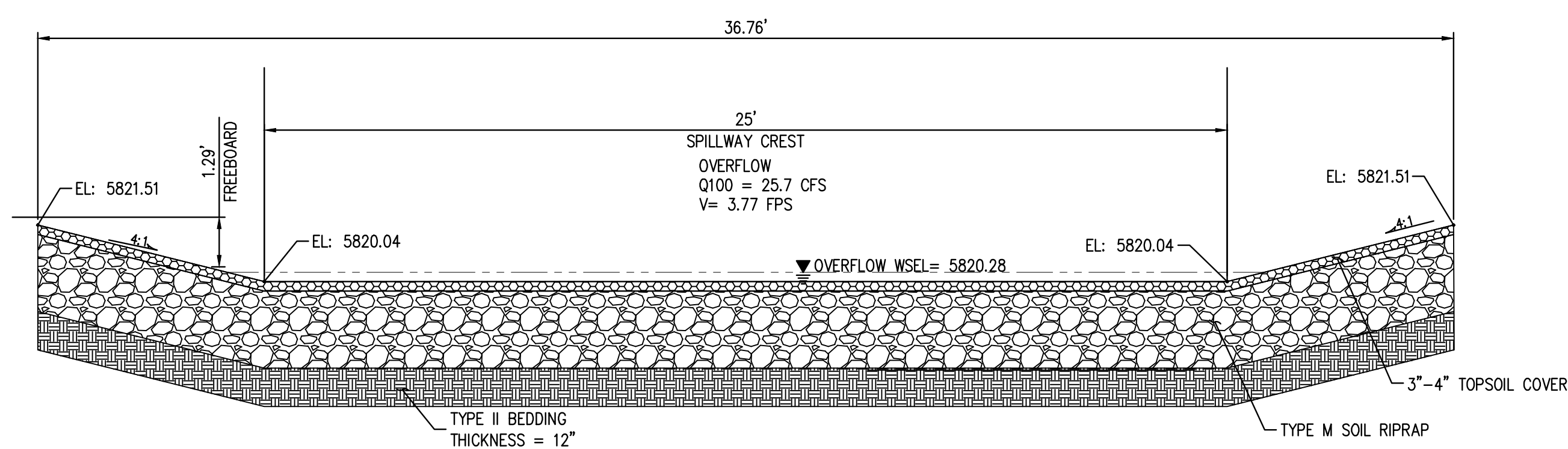
FOREBAY PROFILE DETAIL
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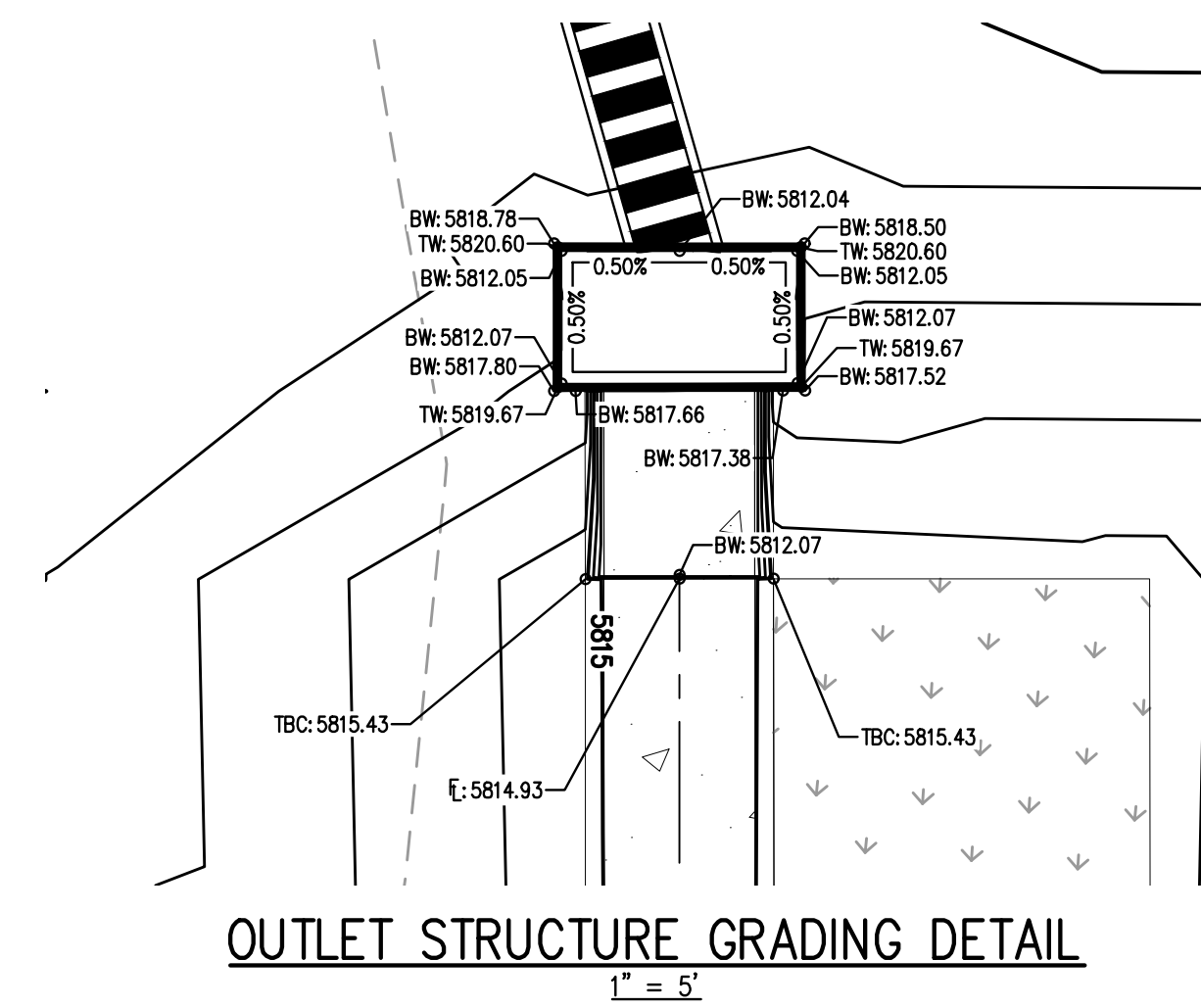
FOREBAY PLAN DETAIL
1" = 5'



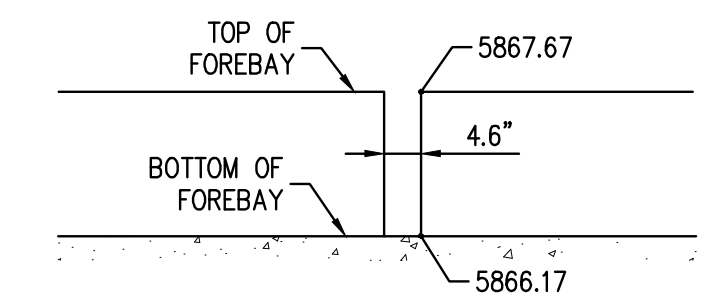
TRASH RACK DETAIL
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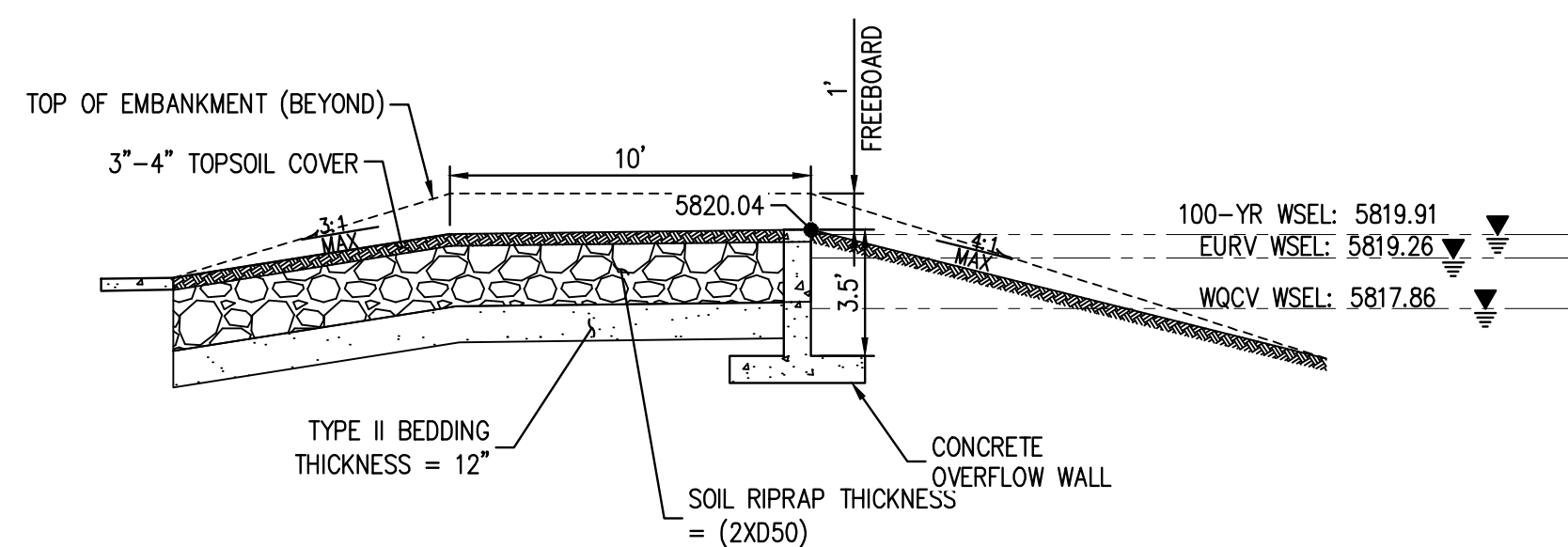
EMERGENCY SPILLWAY PROFILE DETAIL
NTS



OUTLET STRUCTURE GRADING DETAIL
1" = 5'



FOREBAY NOTCH DETAIL
NTS



EMERGENCY SPILLWAY PROFILE SECTION B-B
NTS

GENERAL NOTES:

1. ALL PENETRATIONS AND JOINTING SHALL BE WATER-TIGHT, WITH LINK-SEAL OR APPROVED EQUIVALENT.
2. THE EXTENDED DETENTION BASIN FOREBAY SHALL BE BUILT IN ACCORDANCE WITH CURRENT MHFD CRITERIA AND DETAILS.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRASH RACKS AND ORIFICE PLATES PRIOR TO CONSTRUCTION.
4. STRUCTURAL DESIGN OF ALL TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
5. CONTRACTOR SHALL PROVIDE STRUCTURAL DESIGN/SHOP DRAWINGS FOR THE POND WALLS, ENERGY DISSIPATION BAFFLE WALLS, FOREBAY SLAB, FOREBAY WALLS, SAFETY RAILING, TRICKLE CHANNEL, MICROPOOL, WINGWALLS, AND OUTLET STRUCTURE.
6. ALL DESIGN ELEMENTS INCLUDING CONCRETE, THICKNESS, AND REINFORCEMENT FOR POND WALL ENERGY DISSIPATION BAFFLE WALL, FOREBAY SLAB, FOREBAY WALLS, TRICKLE CHANNEL, MICROPOOL, WINGWALLS AND OUTLET STRUCTURE WILL BE ACCORDING TO MHFD CRITERIA AND DETAILS.
7. STEPS PROVIDED FOR MAINTENANCE ACCESS TO THE OUTLET STRUCTURE SHALL CONFORM TO AASHTO M 199.

TRASH RACK NOTES:

1. TRASH RACK SHALL BE IN ACCORDANCE WITH MHFD TYPICAL WELL SCREEN TRASH RACK
2. WELL-SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS, TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF THE TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

OUTLET STRUCTURE GRATE NOTES:

1. GRATE SHALL BE CLOSED MESH GRATE PER CDOT TYPE C INLET M-604-10
2. GRATE SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
3. GRATE SHALL BE STAINLESS ALUMINUM OR STEEL, SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.

ORIFICE/RESTRICTOR PLATE NOTES:

1. PROVIDE GASKET MATERIAL BETWEEN ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX O.C.

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

FILE PATH: K:\200829\ENGINEERING\PROGRAMS\GEO - EBD PLAN\DWG LAYOUT_26 EXTENDED DETENTION BASIN - DETAILS
NO. 811: 11-17-2021
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07-21-2022	PER TOWN OF PARKER COMMENTS
11-22-2022	PER TOWN OF PARKER COMMENTS
01/18/2023	PER TOWN OF PARKER COMMENTS

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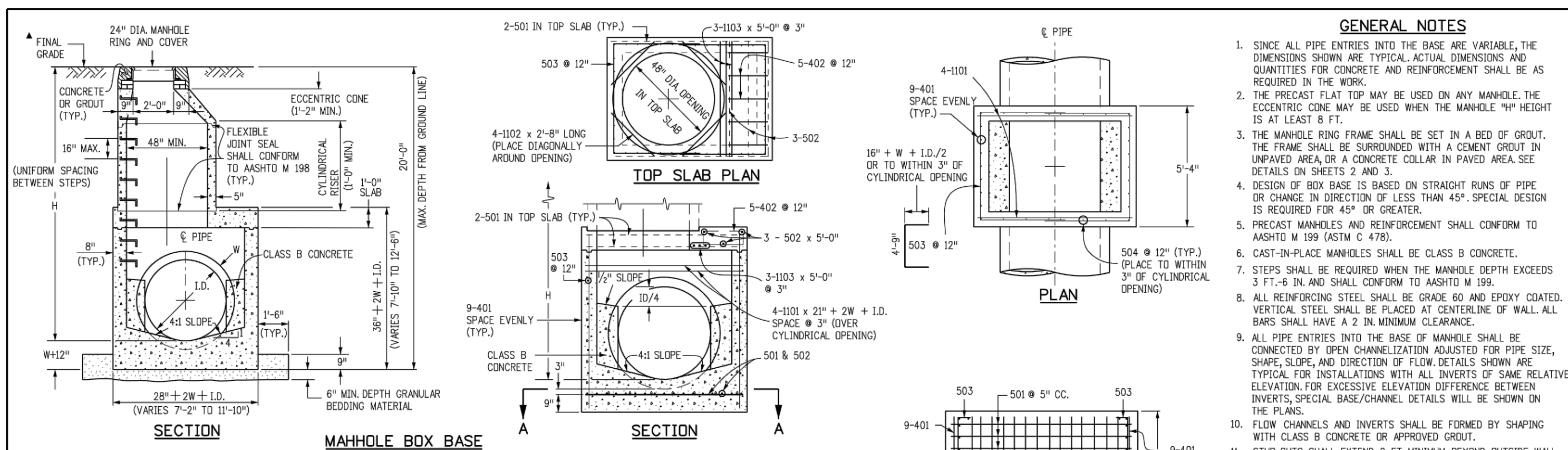
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



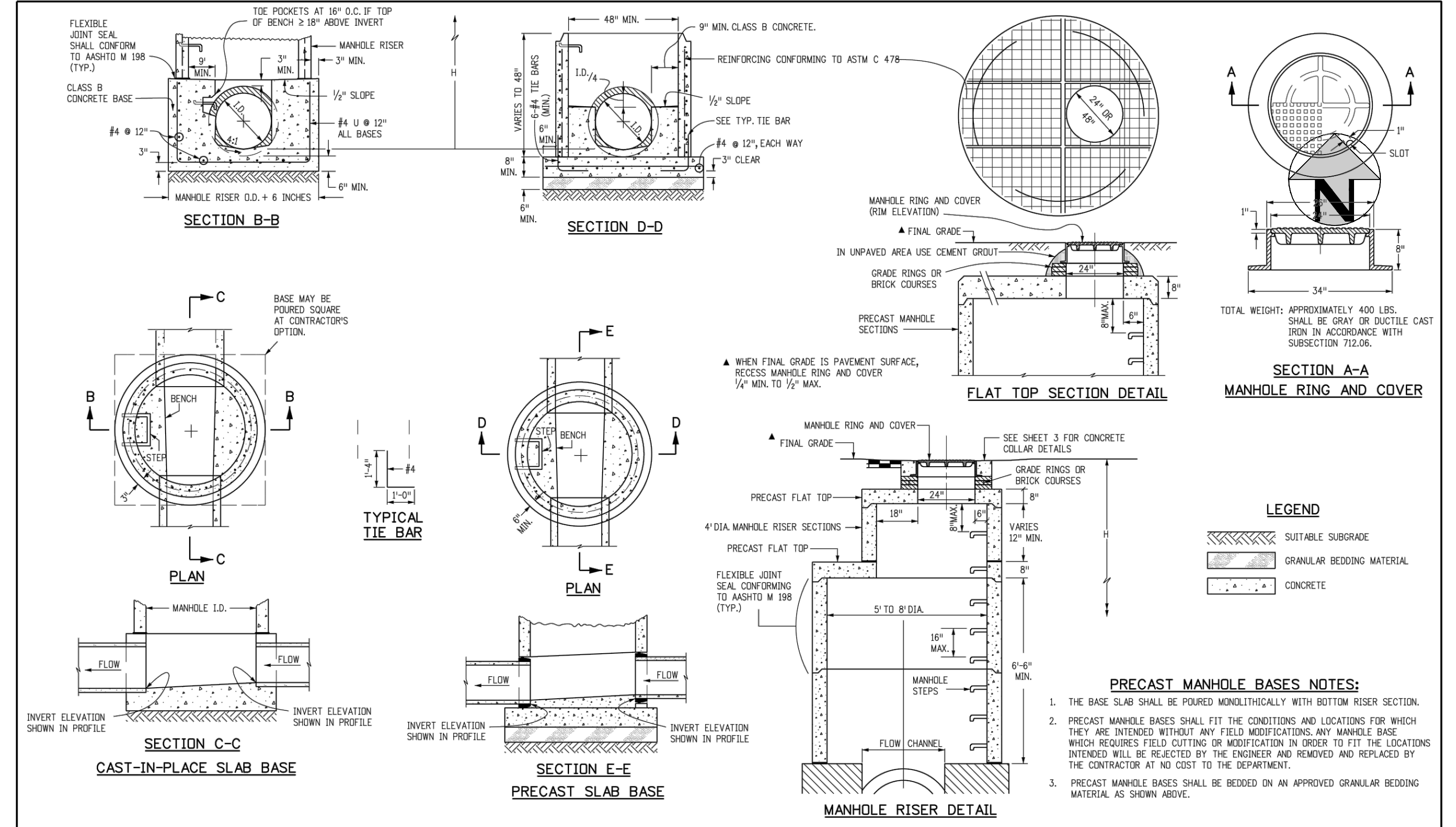
MARK	SIZE	TYPE	WT. #/FT.	BAR	54"	60"	66"	72"	84"	96"	FORMULAS
401	4	I	0.668	NO. REQ. LENGTH WEIGHT #	18 97.2	18 104.2	18 111.2	18 118.2	18 132.3	18 149.3	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	NO. REQ. LENGTH WEIGHT #	5 18.1	5 20.0	5 22.0	5 23.9	5 27.8	5 31.7	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	NO. REQ. LENGTH WEIGHT #	17 131.0	17 141.8	17 152.6	17 163.4	17 183.2	17 203.0	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	NO. REQ. LENGTH WEIGHT #	22 14.7	22 19.9	22 25.1	22 30.4	22 35.6	22 40.9	502 NUMBER BARS REQ. = 3 + (24+I.D.+2W) / 5"
503	5	II	1.043	NO. REQ. LENGTH WEIGHT #	12 214.2	12 223.9	12 233.6	12 243.3	12 253.0	12 262.7	503 NUMBER BARS REQ. = 2 (134+I.D.+2W) / 5"
504	5	I	1.043	NO. REQ. LENGTH WEIGHT #	12 101.2	12 111.9	12 122.6	12 133.3	12 144.0	12 154.7	504 NUMBER BARS REQ. = 2 (2W+I.D.) / 5"
1101	11	I	5.313	NO. REQ. LENGTH WEIGHT #	7 152.3	7 164.7	7 177.1	7 189.5	7 214.3	7 239.1	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	NO. REQ. LENGTH WEIGHT #	2 56.7	2 56.7	2 56.7	2 56.7	2 56.7	2 56.7	TYPE I STRAIGHT
1103	11	I	5.313	NO. REQ. LENGTH WEIGHT #	5 79.7	5 79.7	5 79.7	5 79.7	5 79.7	5 79.7	TYPE II BENDING

Computer File Information	Sheet Revisions	Colorado Department of Transportation	STANDARD PLAN NO.
Creation Date: 07/31/19	Date: _____	2829 West Howard Place	M-604-20
Designer Initials: JBK	Comments: _____	CDOT HQ, 3rd Floor	Standard Sheet No. 1 of 3
Last Modification Date: 07/31/19	_____	Denver, CO 80204	Project Sheet Number: _____
Detailer Initials: LTA	_____	Phone: 303-757-9021 FAX: 303-757-9868	
CAD Ver: MicroStation V8	Scale: Not to Scale	Project Development Branch	

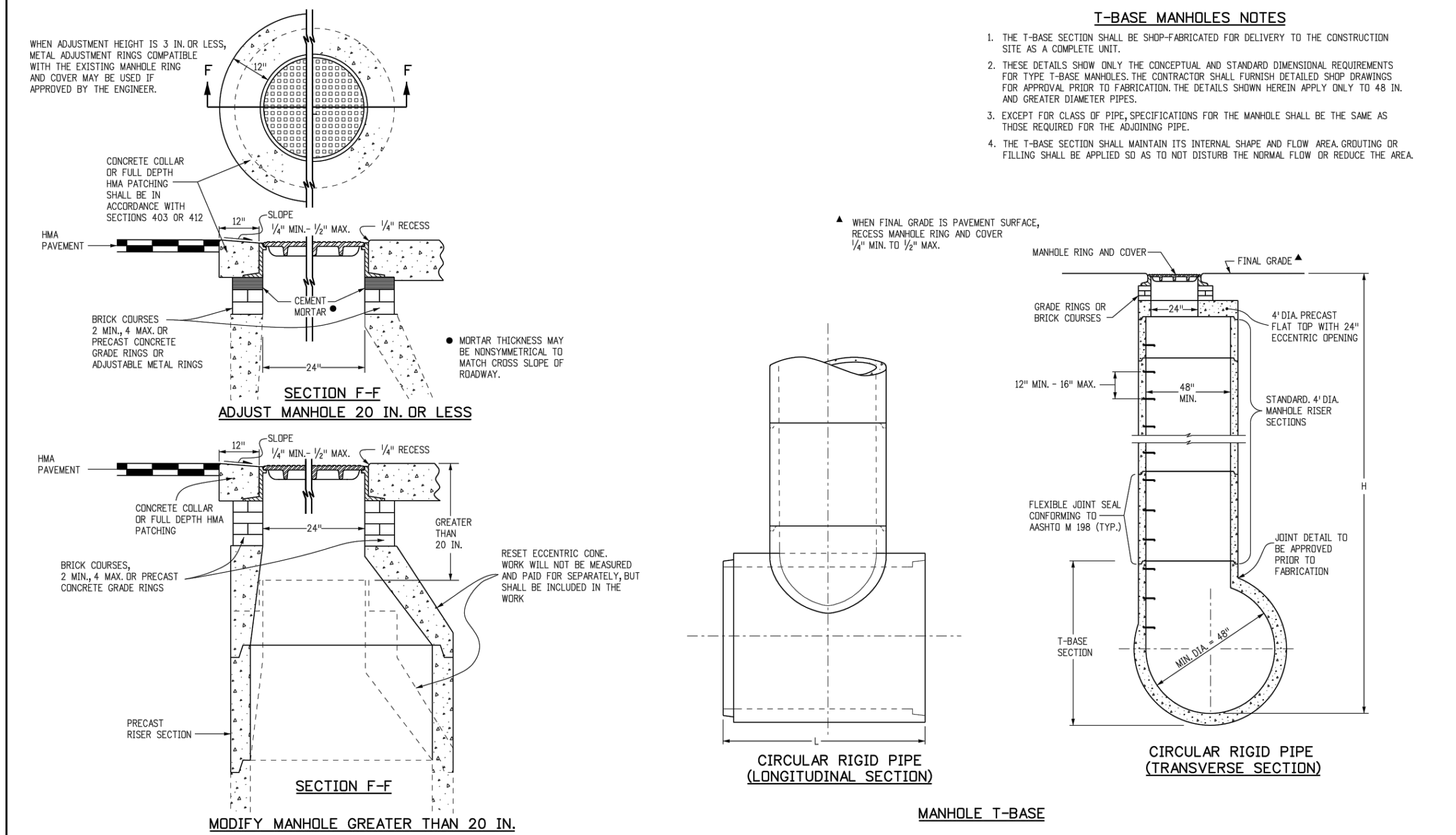
GENERAL NOTES

- SINCE ALL PIPE ENTRIES INTO THE BASE ARE VARIABLE, THE DIMENSIONS SHOWN ARE TYPICAL. ACTUAL DIMENSIONS AND QUANTITIES FOR CONCRETE AND REINFORCEMENT SHALL BE AS REQUIRED IN THE WORK.
- THE PRECAST FLAT TOP MAY BE USED ON ANY MANHOLE. THE ECCENTRIC CONE MAY BE USED WHEN THE MANHOLE 1/4" HEIGHT IS AT LEAST 8 FT.
- THE MANHOLE RING FRAME SHALL BE SET IN A BED OF GROUT. PLACE DIAGONALLY AROUND OPENING.
- DESIGN OF BOX BASE IS BASED ON STRAIGHT RUNS OF PIPE OR CHANGE IN DIRECTION OF LESS THAN 45°. SPECIAL DESIGN IS REQUIRED FOR 45° OR GREATER.
- PRECAST MANHOLES AND REINFORCEMENT SHALL CONFORM TO AASHTO M 199 (ASTM C 478).
- CAST-IN-PLACE MANHOLES SHALL BE CLASS B CONCRETE.
- STEPS SHALL BE REQUIRED WHEN THE MANHOLE DEPTH EXCEEDS 3 FT. 6 IN. AND SHALL CONFORM TO AASHTO M 199.
- ALL REINFORCING STEEL SHALL BE GRADE 60 AND EPOXY COATED. VERTICAL STEEL SHALL BE PLACED AT CENTERLINE OF WALL. ALL BARS SHALL HAVE A 2 IN. MINIMUM CLEARANCE.
- ALL PIPE ENTRIES INTO THE BASE OF MANHOLE SHALL BE CONNECTED BY OPEN CHANNELIZATION ADJUSTED FOR PIPE SIZE, SHARP, SLOPE, AND DIRECTION OF FLOW. DETAILS SHOWN ARE TYPICAL FOR INSTALLATIONS WITH ALL INVERTS OF SAME RELATIVE ELEVATION FOR EXCESSIVE ELEVATION DIFFERENCE BETWEEN INVERTS, SPECIAL BASE/CHANNEL DETAILS WILL BE SHOWN ON THE PLANS.
- FLOW CHANNELS AND INVERTS SHALL BE FORMED BY SHAPING WITH CLASS B CONCRETE OR APPROVED GROUT.
- STUB-OUTS SHALL EXTEND 2 FT. MINIMUM BEYOND OUTSIDE WALL SURFACE OF MANHOLE AND BE SATISFACTORILY PLUGGED.
- THE SLOPE OF THE MANHOLE COVER SHALL MATCH THE ROADWAY PROFILE AND CROSS SLOPE.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.



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Creation Date: 07/31/19	Date: _____	2829 West Howard Place	M-604-20
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Last Modification Date: 07/31/19	_____	Denver, CO 80204	Project Sheet Number: _____
Detailer Initials: LTA	_____	Phone: 303-757-9021 FAX: 303-757-9868	
CAD Ver: MicroStation V8	Scale: Not to Scale	Project Development Branch	



T-BASE MANHOLES NOTES

- THE T-BASE SECTION SHALL BE SHOP-FABRICATED FOR DELIVERY TO THE CONSTRUCTION SITE AS A COMPLETE UNIT.
- THESE DETAILS SHOW ONLY THE CONCEPTUAL AND STANDARD DIMENSIONAL REQUIREMENTS FOR TYPE T-BASE MANHOLES. THE CONTRACTOR SHALL FURNISH DETAILED SHOP DRAWINGS FOR APPROVAL PRIOR TO FABRICATION. THE DETAILS SHOWN HEREIN APPLY ONLY TO 48 IN. AND GREATER DIAMETER PIPES.
- EXCEPT FOR CLASS B PIPE, SPECIFICATIONS FOR THE MANHOLE SHALL BE THE SAME AS THOSE REQUIRED FOR THE ADJOINING PIPE.
- THE T-BASE SECTION SHALL MAINTAIN ITS INTERNAL SHAPE AND FLOW AREA. GROUTING OR FILLING SHALL BE APPLIED SO AS TO NOT DISTURB THE NORMAL FLOW OR REDUCE THE AREA.

▲ WHEN FINAL GRADE IS PAVEMENT SURFACE, RECESS MANHOLE RING AND COVER 1/4" MIN. TO 1/2" MAX.

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ISSUE DATE: 07-30-2021	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
04-12-2022	PER TOWN OF PARKER COMMENTS
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