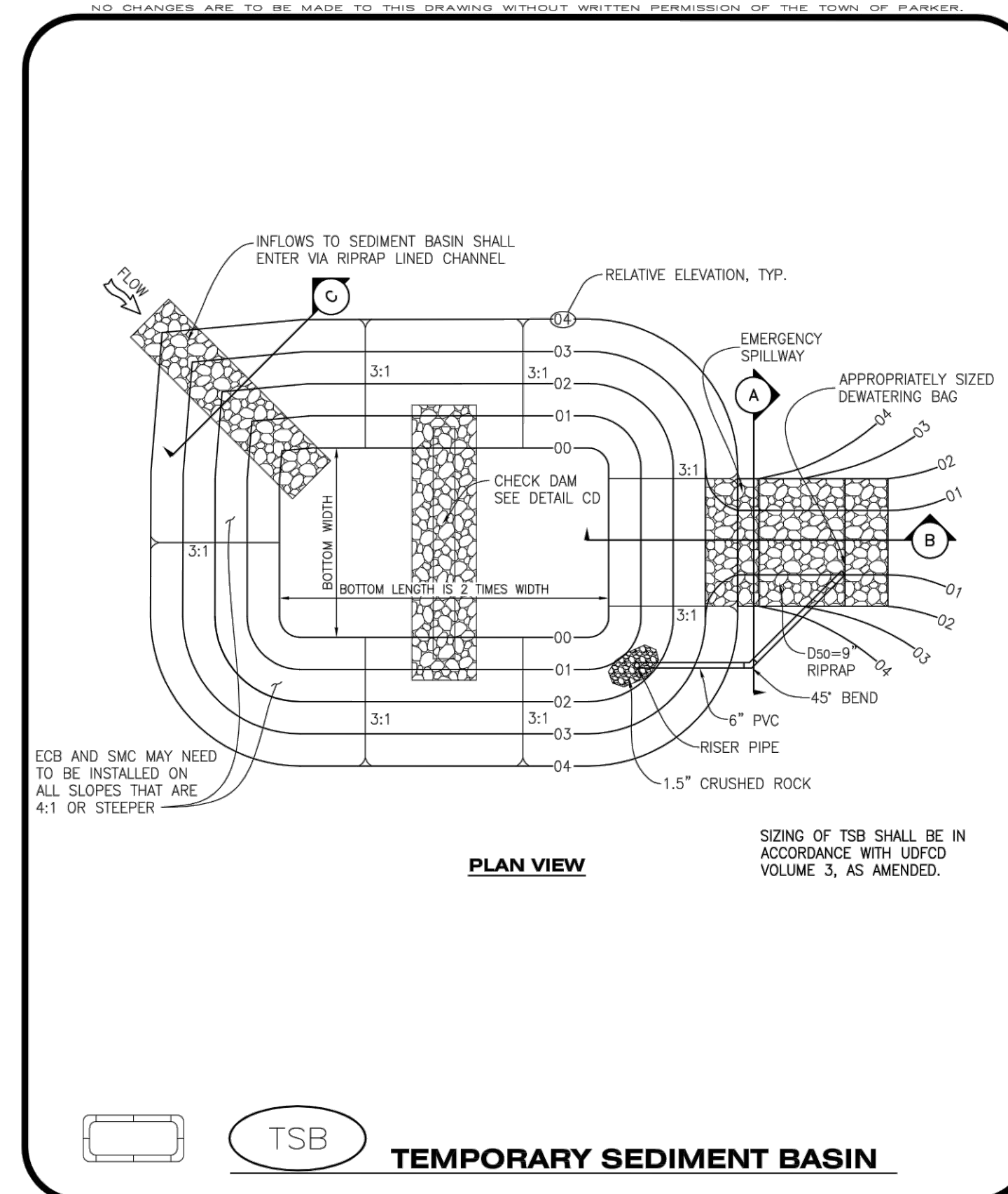


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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:

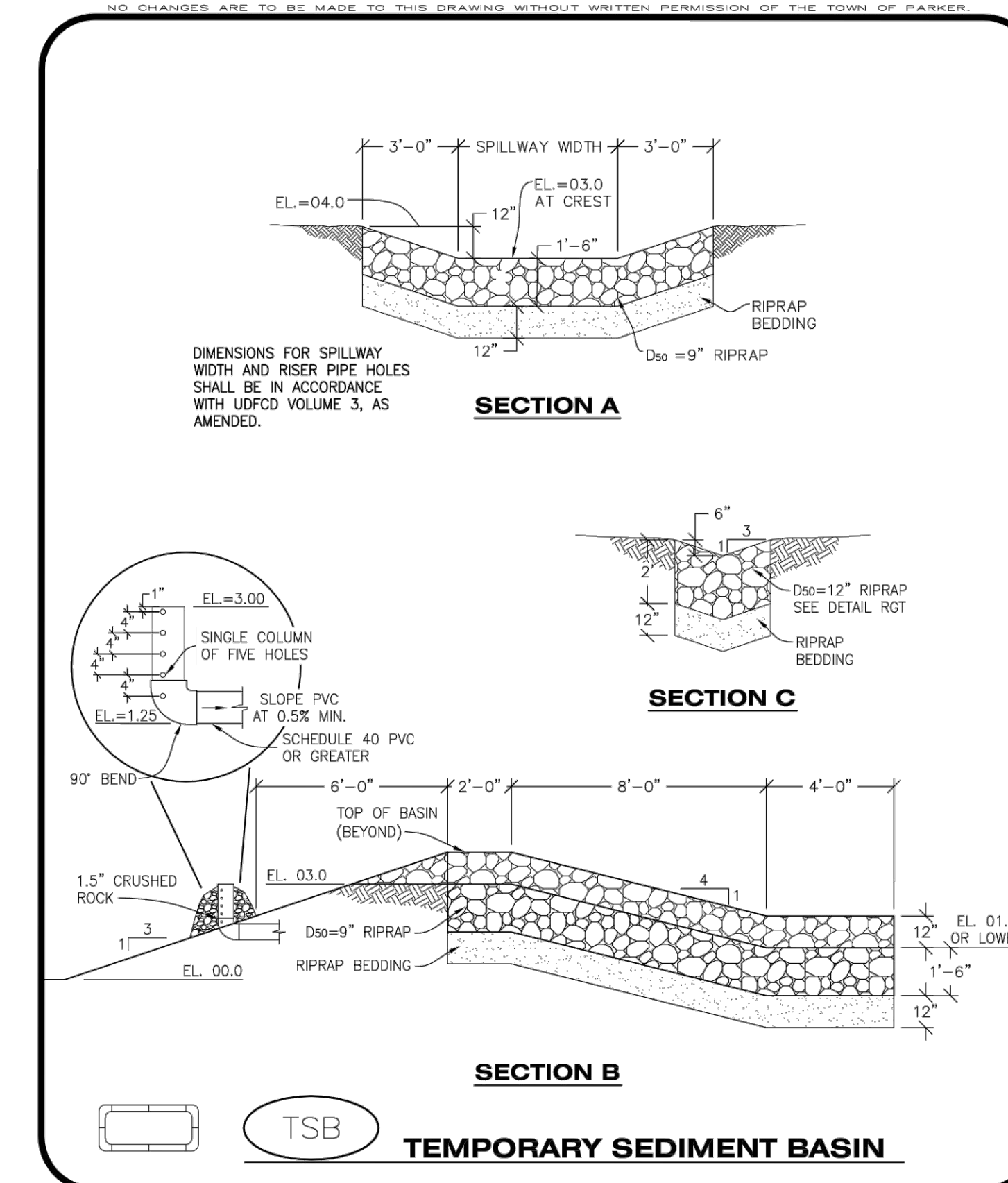
- Temporary irrigation for native seed must be supplied by a fire hydrant hook-up. Use of proposed/existing landscape irrigation taps is not allowed. Please indicate on the irrigation plans fire hydrants that are to be used for the temporary irrigation mainline and provide a detail for the connection. 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.



**CBMP**
**TSB**

CONSTRUCTION BEST MANAGEMENT PRACTICES
 1 OF 3  
Oct. 2013



**CBMP**
**TSB**

CONSTRUCTION BEST MANAGEMENT PRACTICES
 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%.

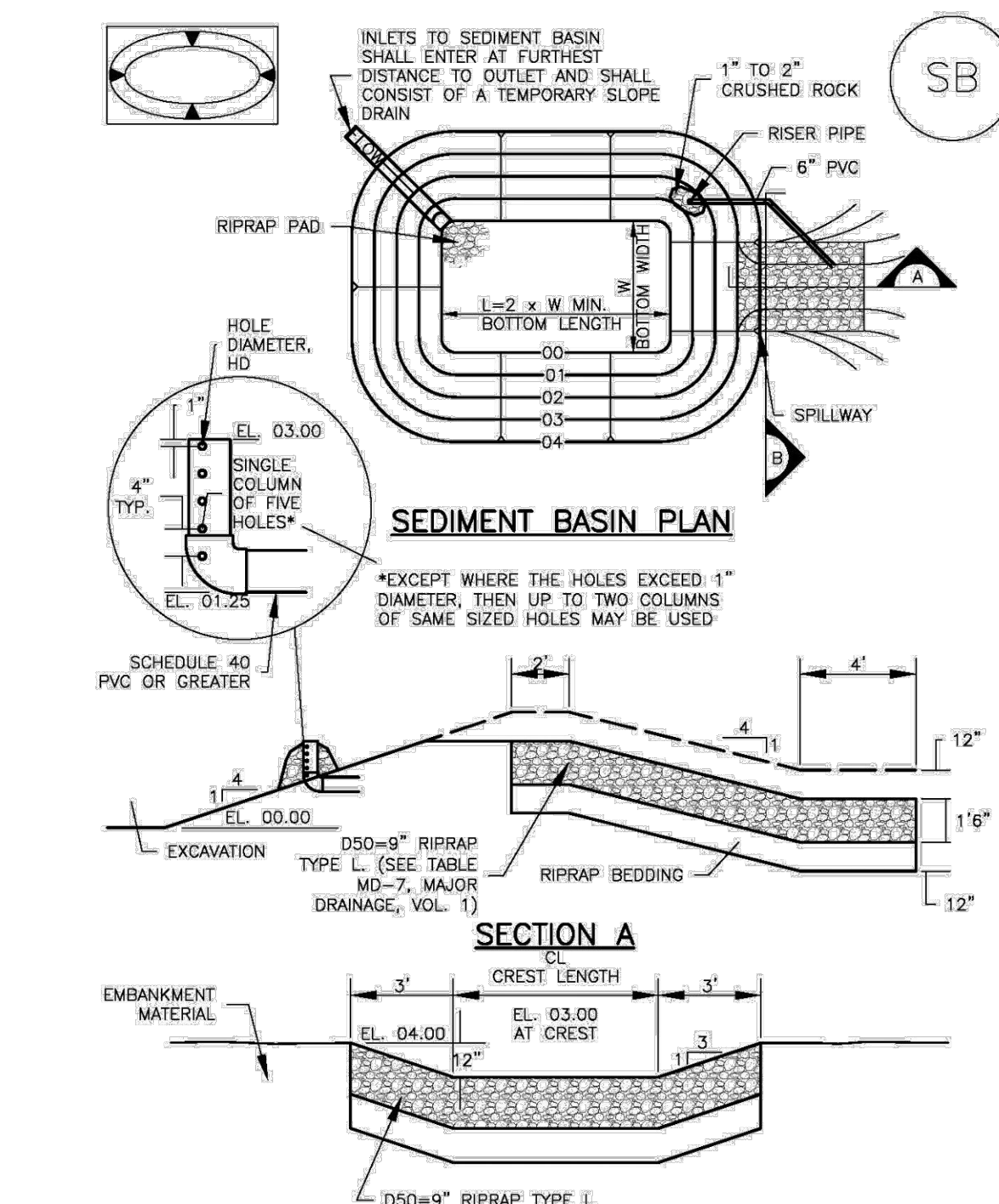
**TEMPORARY SEDIMENT BASIN INSPECTION AND MAINTENANCE NOTES**

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.

**CBMP**
**TSB**

CONSTRUCTION BEST MANAGEMENT PRACTICES
 3 OF 3  
Oct. 2013

**Sediment Basin (SB) SC-7**



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

**SC-7 Sediment Basin (SB)**

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      August 2013  
Urban Storm Drainage Criteria Manual Volume 3

**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      SB-7  
Urban Storm Drainage Criteria Manual Volume 3

FILE PATH: K:\200829\ENGINEERING\DRG\CONCD - CBMP DETAILS S.DWG LAYOUT: LAYOUT (5) NO SCALE: THU 03/09/2023 1:12:24P BY: OLIVIA MCCracken



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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
03-09-2023	PER TOWN OF PARKER COMMENTS

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

**HARRIS KOCHER SMITH**

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 HarrisKocherSmith.com

**PLAZA STREET PARTNERS**

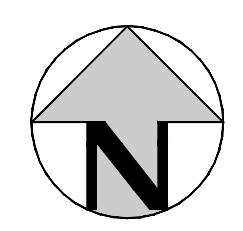
**LINCOLN & DRANSFELDT  
CBMP DETAILS**

PROJECT #: 200829  
SHEET NUMBER

**18**

18 OF 49

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DRANSFELDT RD  
(VARIABLE-WIDTH ROW)

LINCOLN AVE  
(100' ROW)

NATURAL GAS LINE  
(TO BE REMOVED)

NATURAL GAS VALVE  
(TO BE REMOVED)

ELECTRIC POLE  
(TO BE REMOVED)

UNDERGROUND ELECTRIC  
LINE (TO BE REMOVED)

ELECTRIC POLE  
(TO BE REMOVED)

UNDERGROUND ELECTRIC  
LINE (TO BE REMOVED)

LIGHT (TO BE REMOVED)

GUY WIRE (TO  
BE REMOVED)

ELECTRIC POLE  
(TO BE REMOVED)

LOT 1  
PEASLEE SUBDIVISION  
FILING NO. 1  
REC NO. 99104313

LOT 1  
PEASLEE SUBDIVISION  
FILING NO. 2  
REC NO. 2005085666

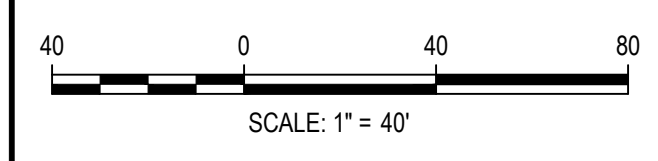
LOT 1 BLOCK 1 E.T.  
TECHNOLOGIES INC.  
REC NO. 2002093991

PARKER PROFESSIONAL  
PARK  
FIRST AMENDMENT REC  
NO. 8725509

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NO. DATE: 11/17/2021  
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CHECKED BY: RCP  
DRAWN BY: AHW

ISSUE DATE: 07-30-2021

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03-09-2023	PER TOWN OF PARKER COMMENTS

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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

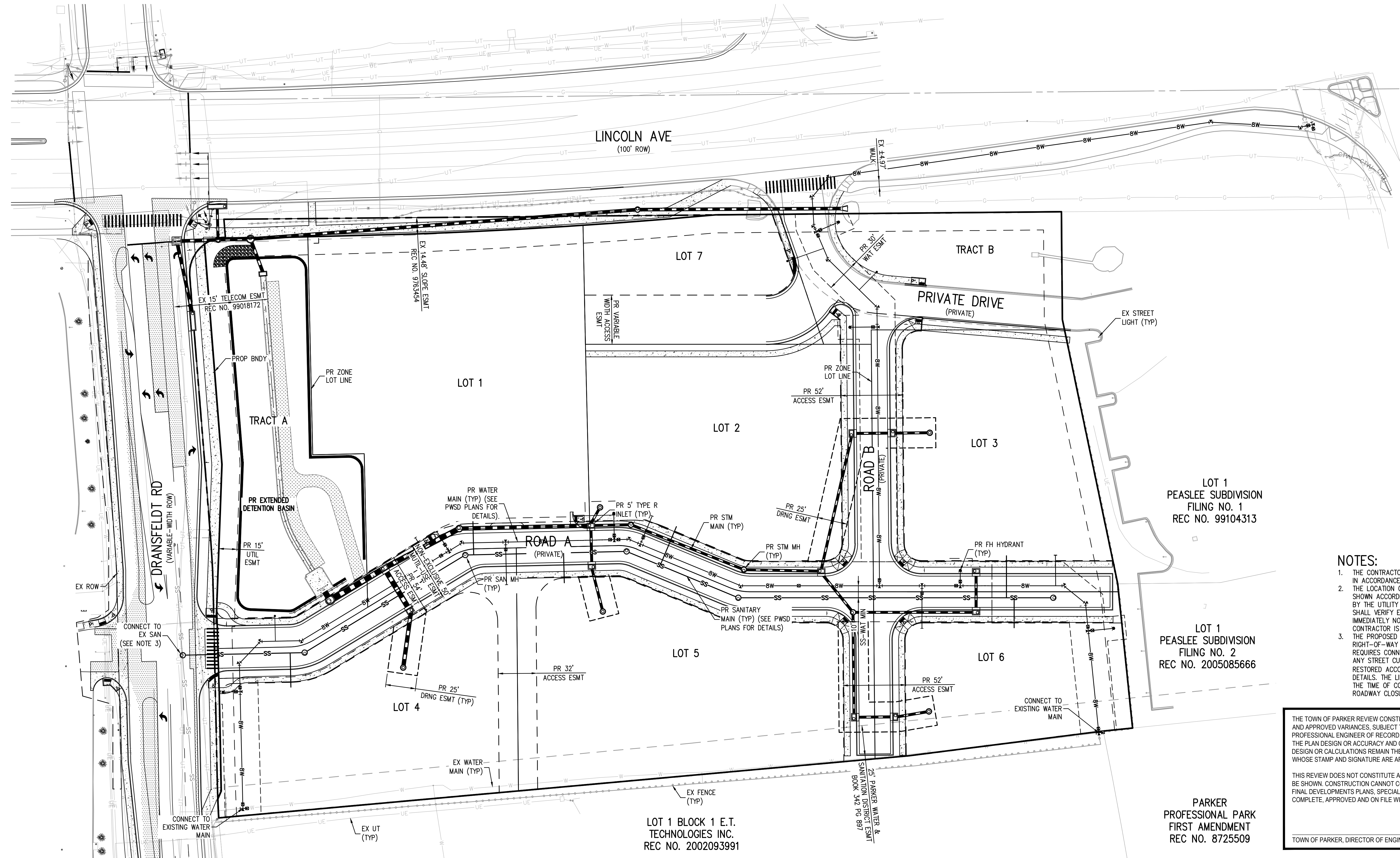
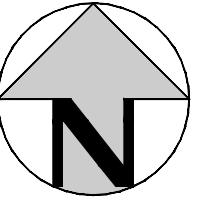
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NOT FOR  
CONSTRUCTION

PROJECT #: 200829  
SHEET NUMBER

19

19 OF 49

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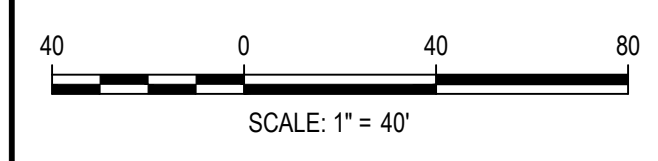
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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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 DWG DATE: 07-30-2021 08:55:00 AM  
 PLOTTED: THU 08/03/2023 11:24:14 PM BY: OLIVIA MCCracken



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

ISSUE DATE: 07-30-2021	
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 HarrisKocherSmith.com

PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
 OVERALL UTILITY PLAN

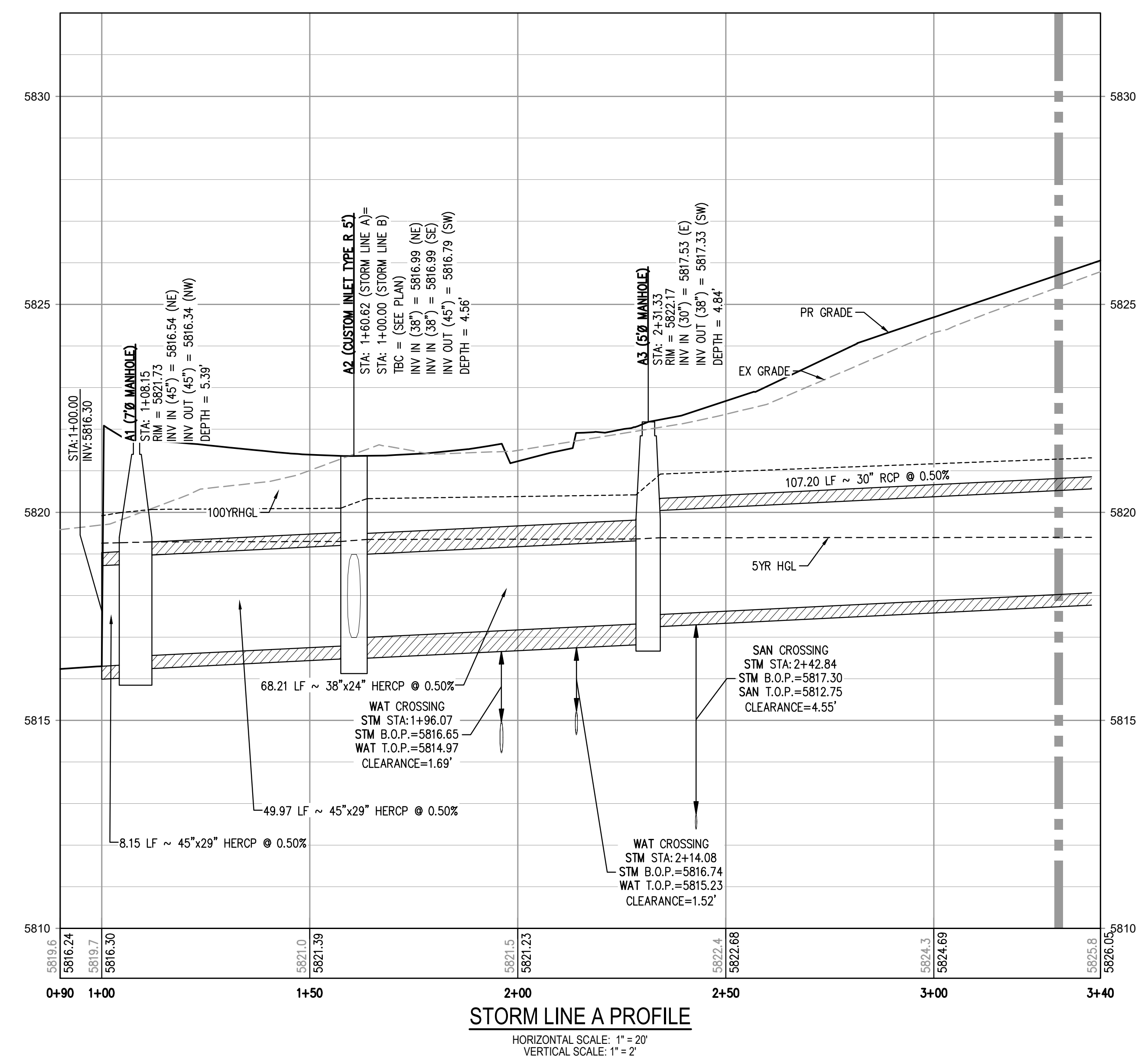
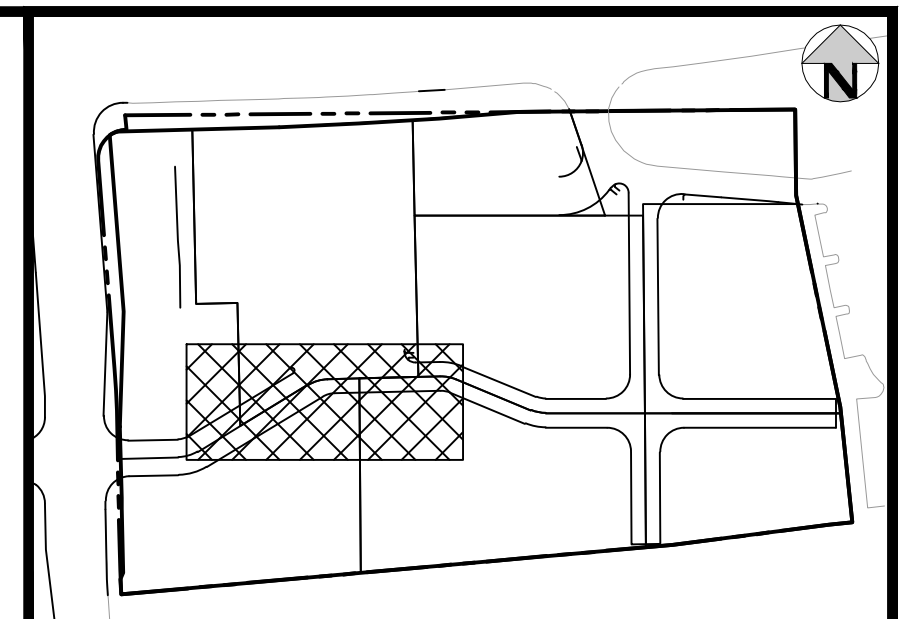
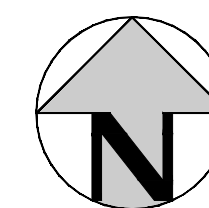
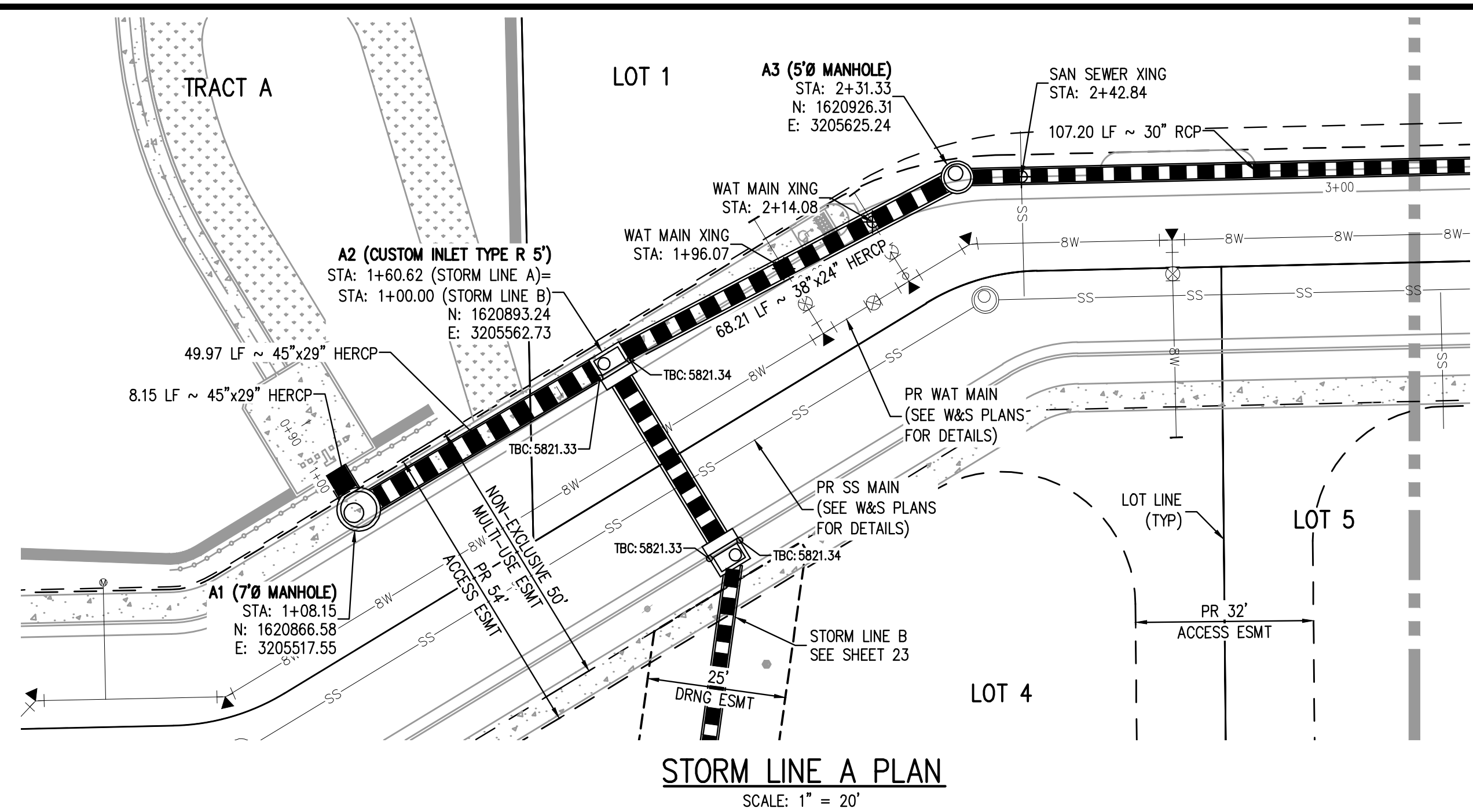
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PROJECT #: 200829  
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20

20 OF 49

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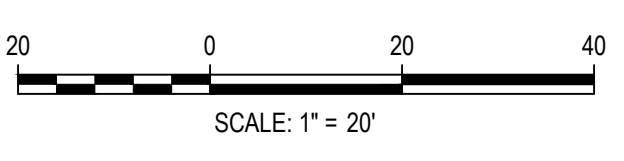
- GENERAL STORM NOTES:**
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  2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, 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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 PLOTTED: THU 09/09/2023 11:25:56P BY: OLIVIA MCCracken



DATE	REVISION COMMENTS
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**HKS HARRIS KOCHER SMITH**

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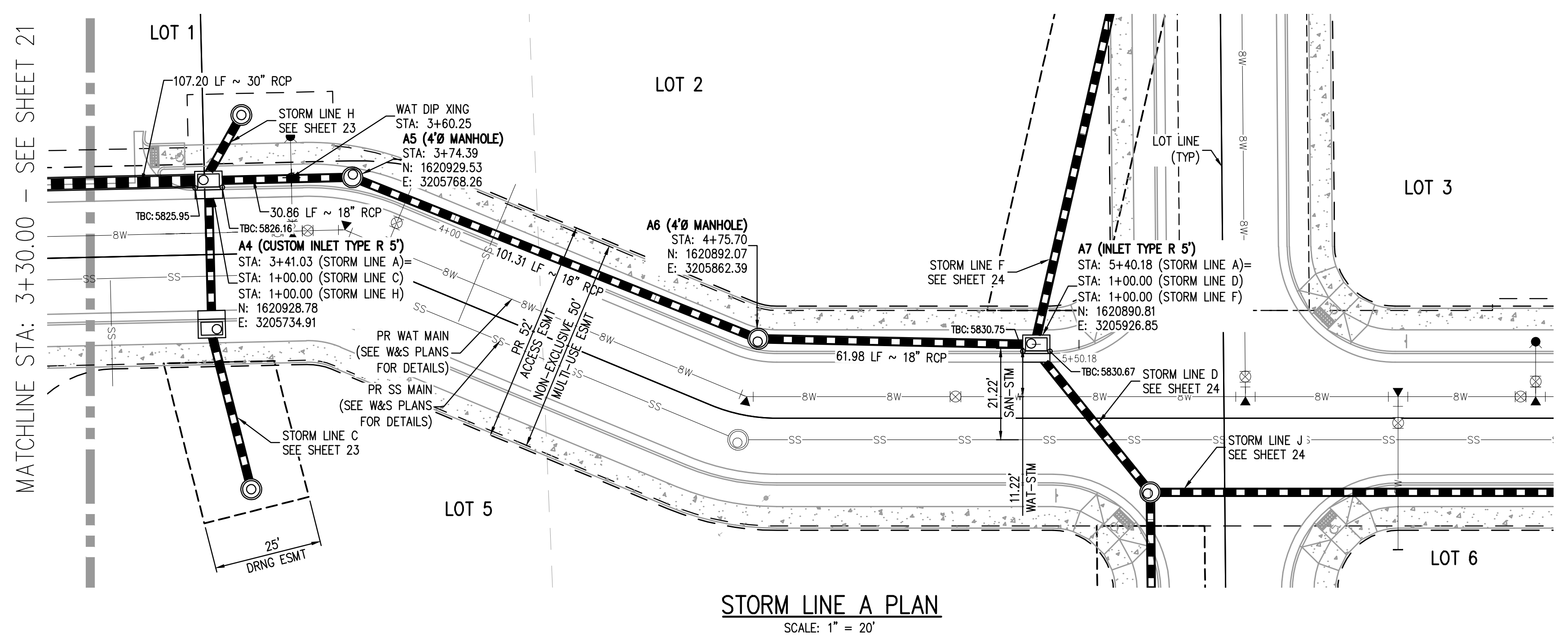
PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
 STORM LINE A PLAN & PROFILE

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PROJECT #: 200829  
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**21**  
 21 OF 49

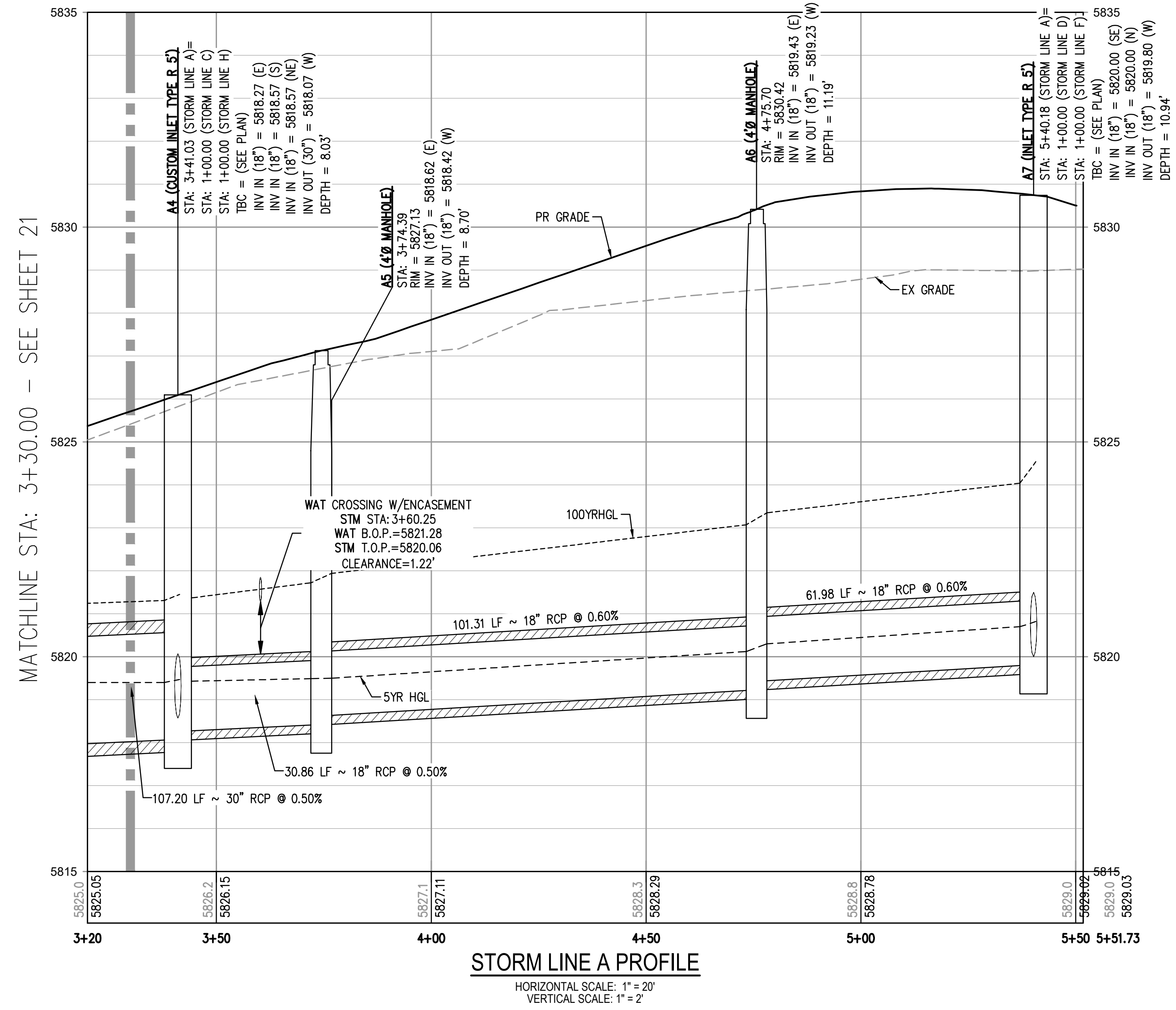
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**STORM LINE A PLAN**  
SCALE: 1" = 20'

**GENERAL STORM NOTES:**

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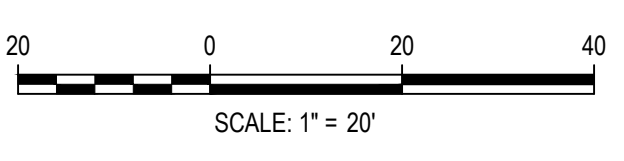
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HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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

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PLOTTED: THU 09/09/2023 11:53:06P BY: OLIVIA MCCracken



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

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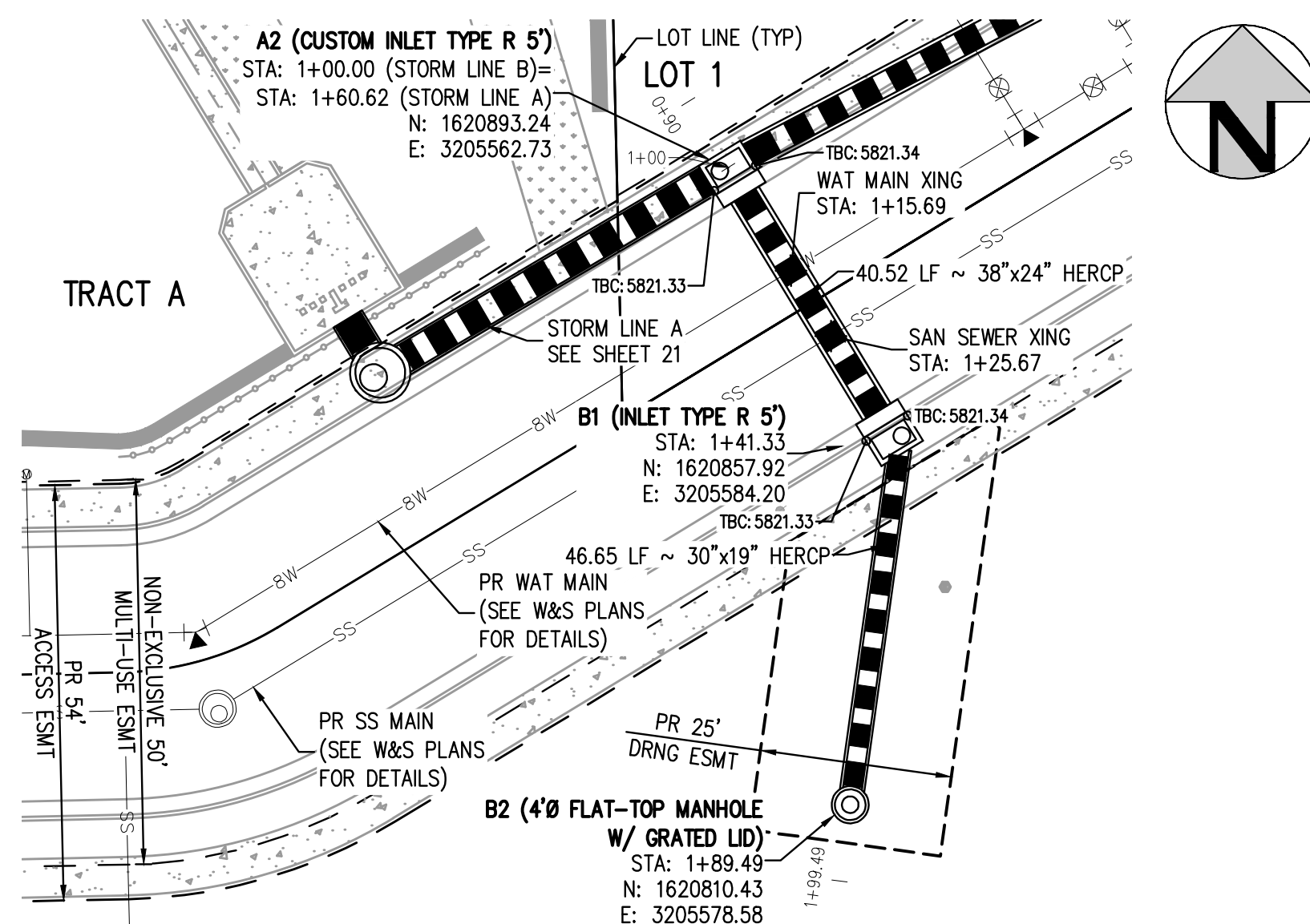
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LINCOLN & DRANSFELDT  
STORM LINE A PLAN & PROFILE

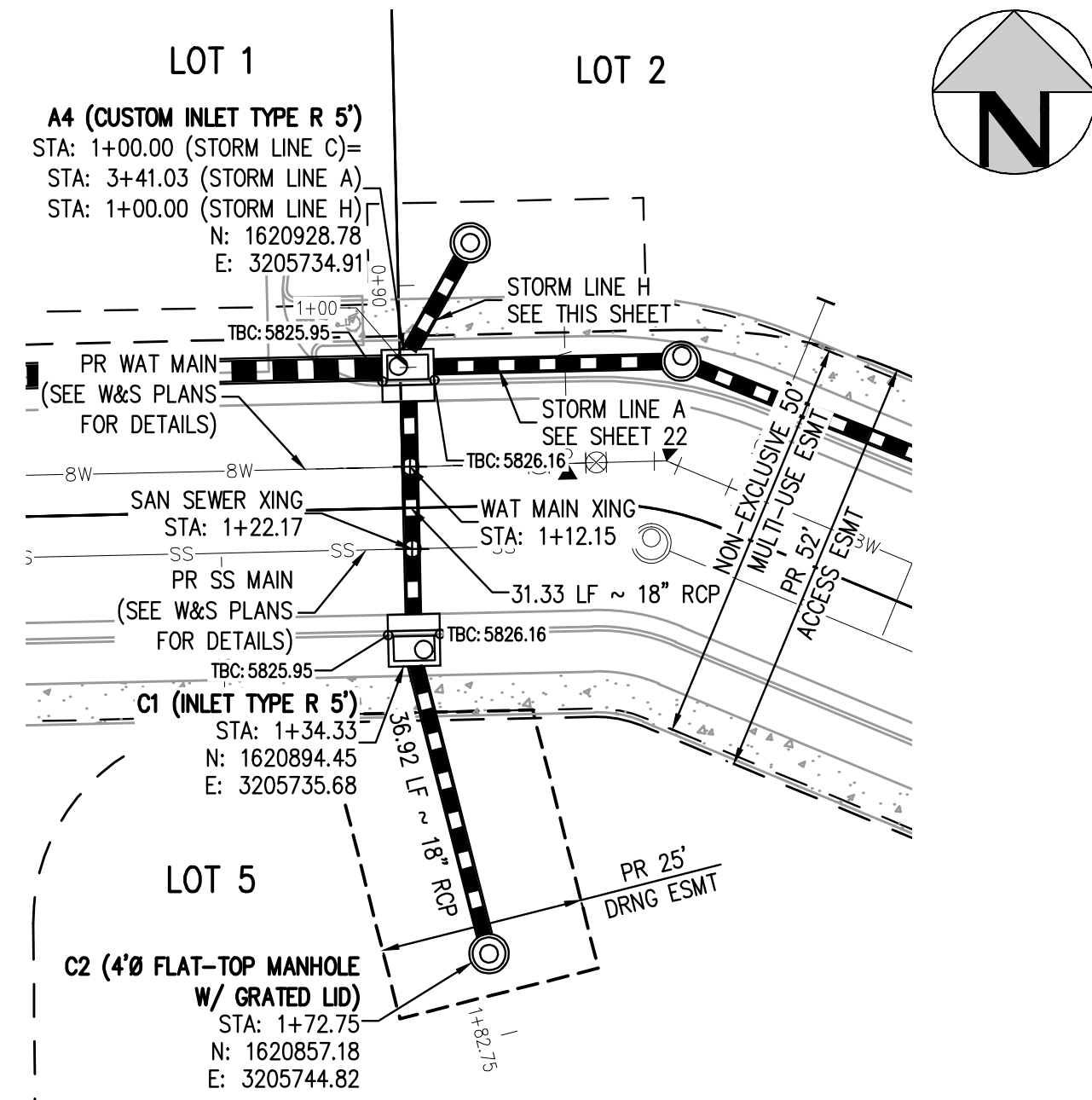
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PROJECT #: 200829  
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22 OF 49

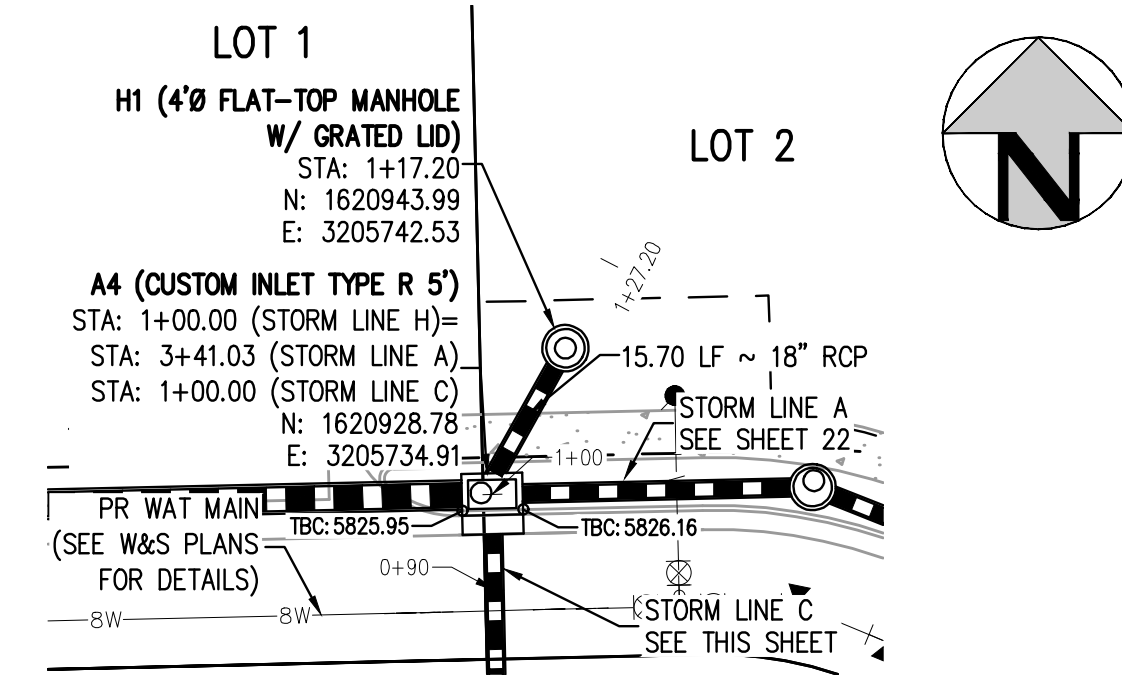
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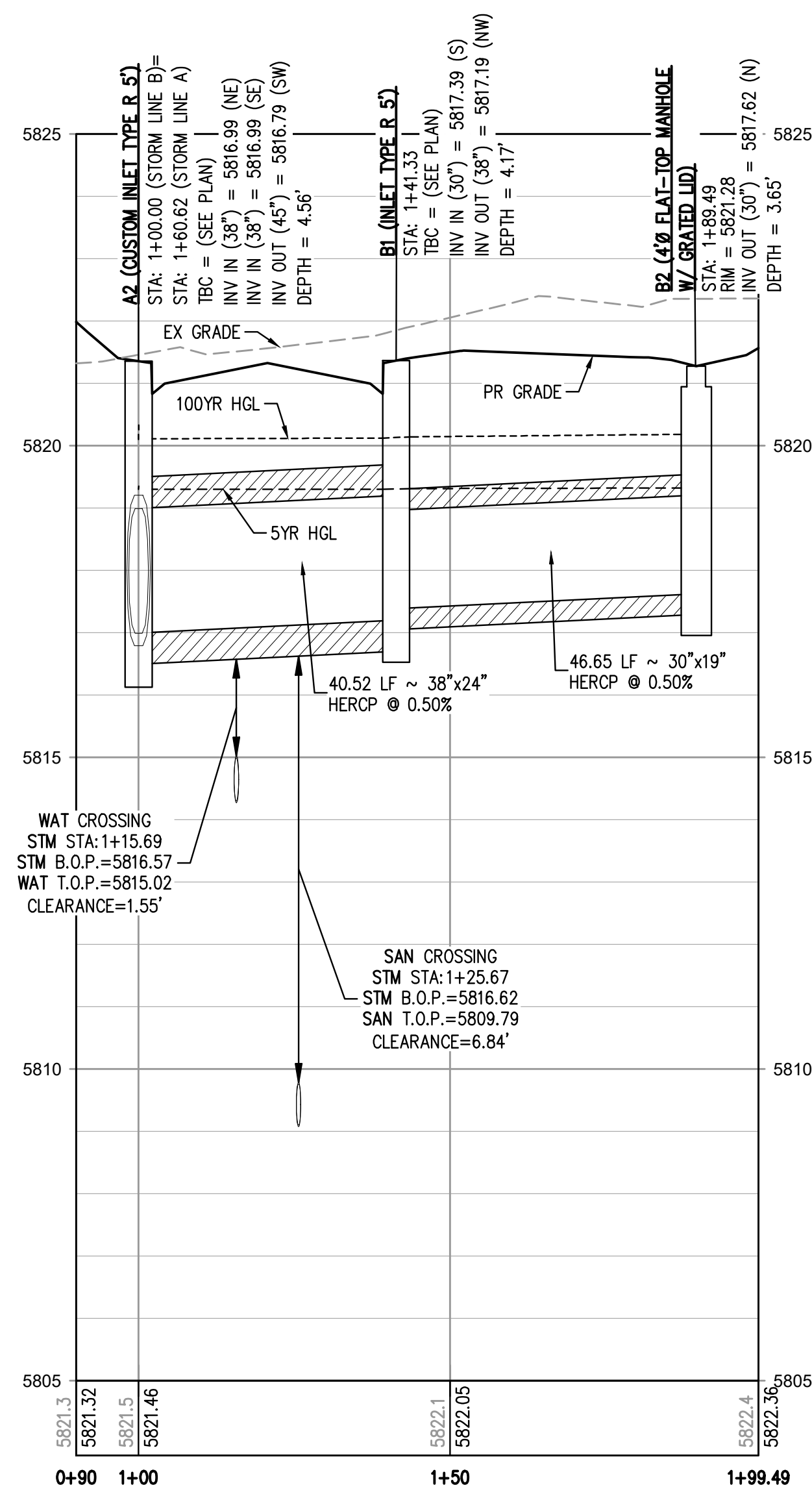
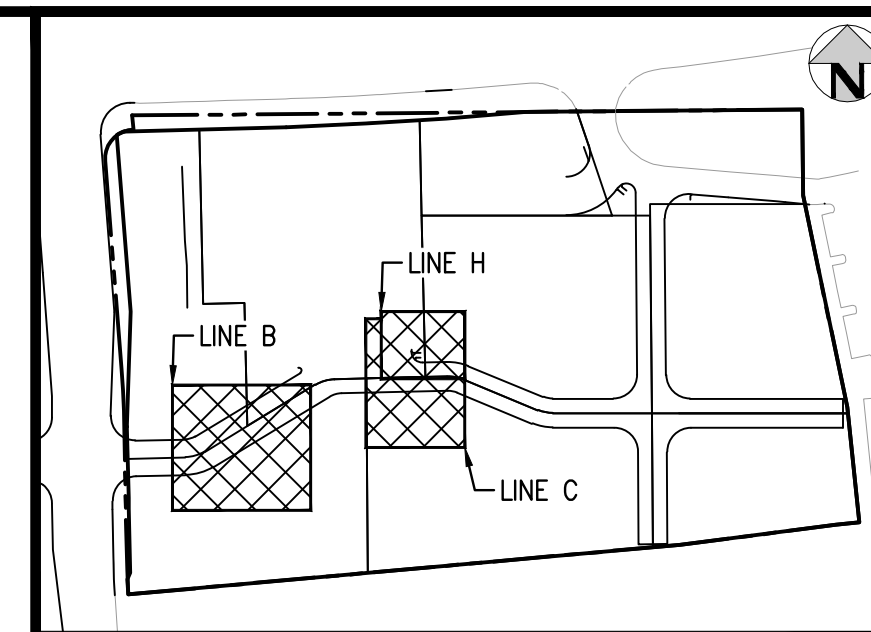
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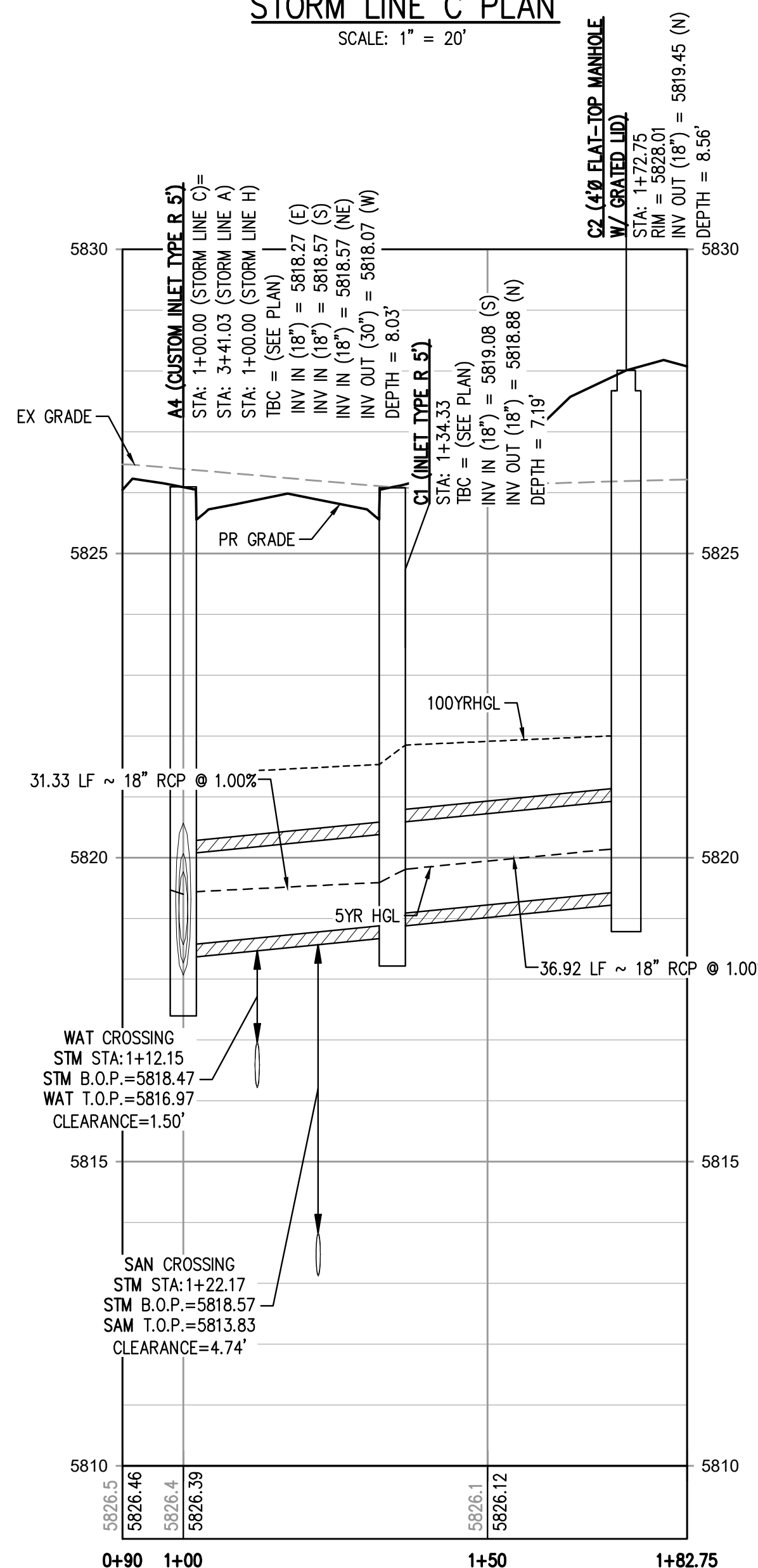
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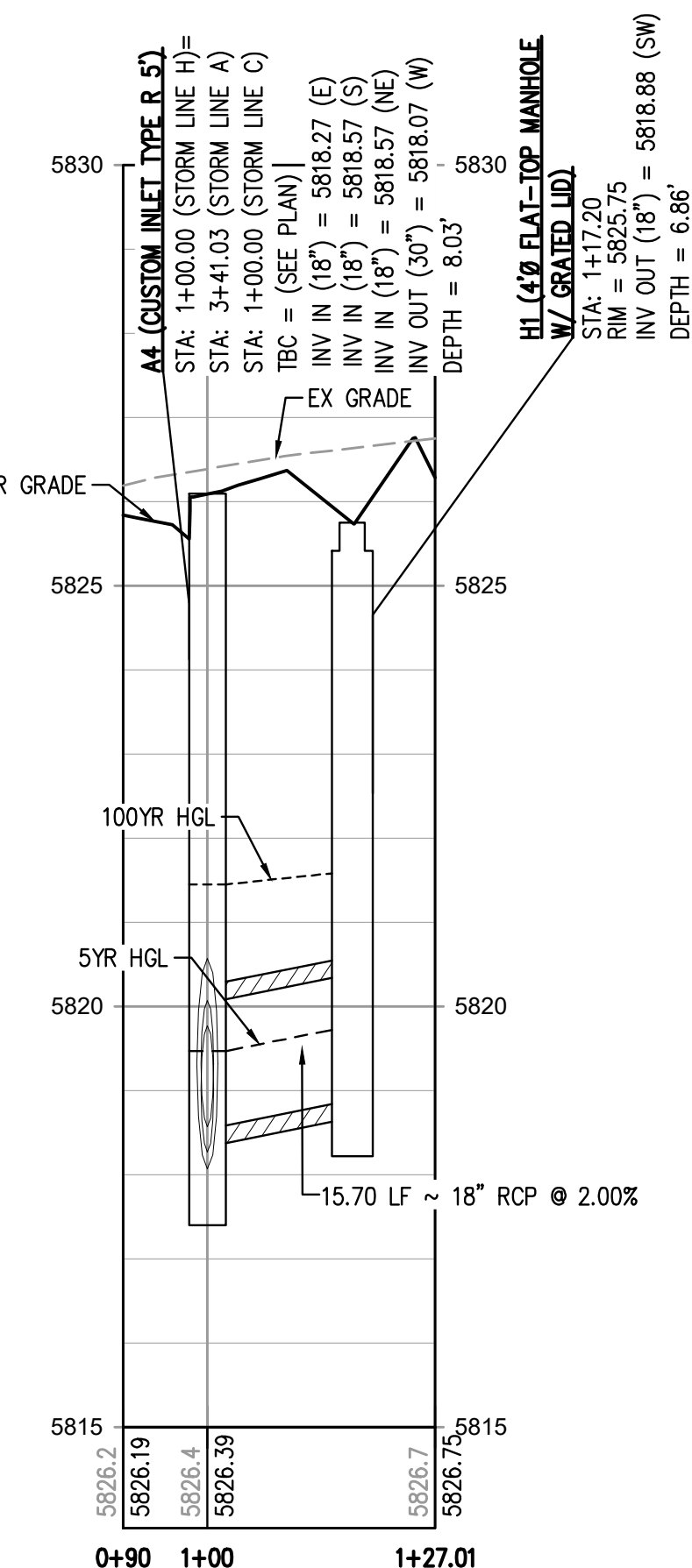
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SCALE: 1" = 20'



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



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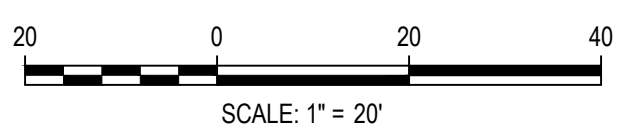
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PLOTTED: THU 09/08/2023 11:53:15P BY: OLIVIA MCCracken



Know what's below.  
Call before you dig.



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

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

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LINCOLN & DRANSFELDT  
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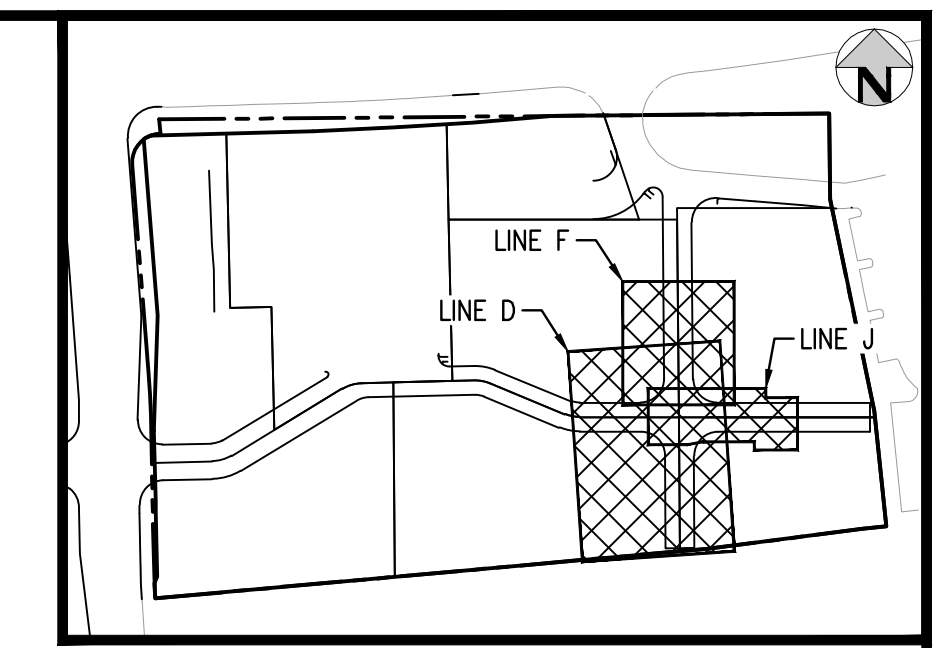
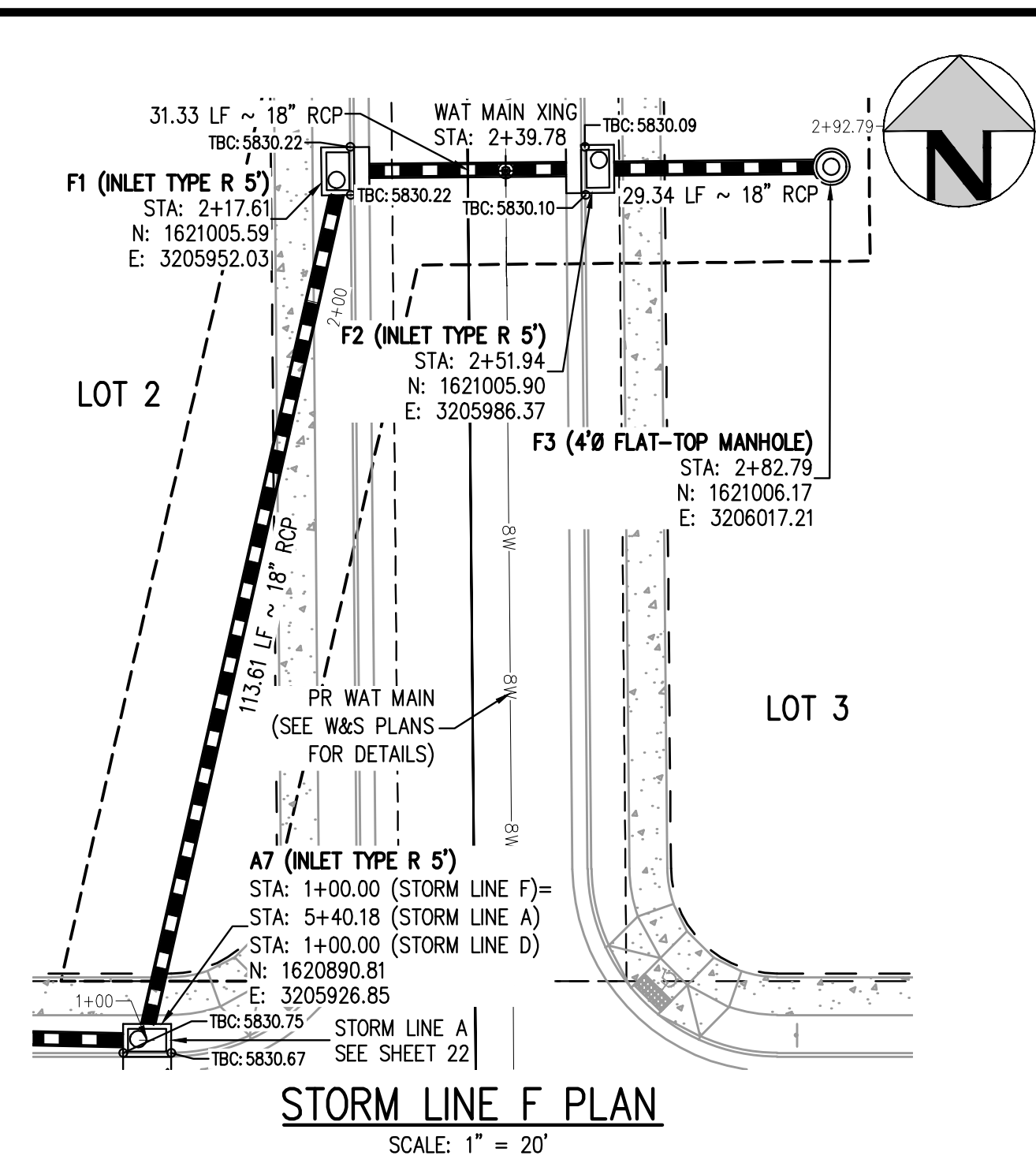
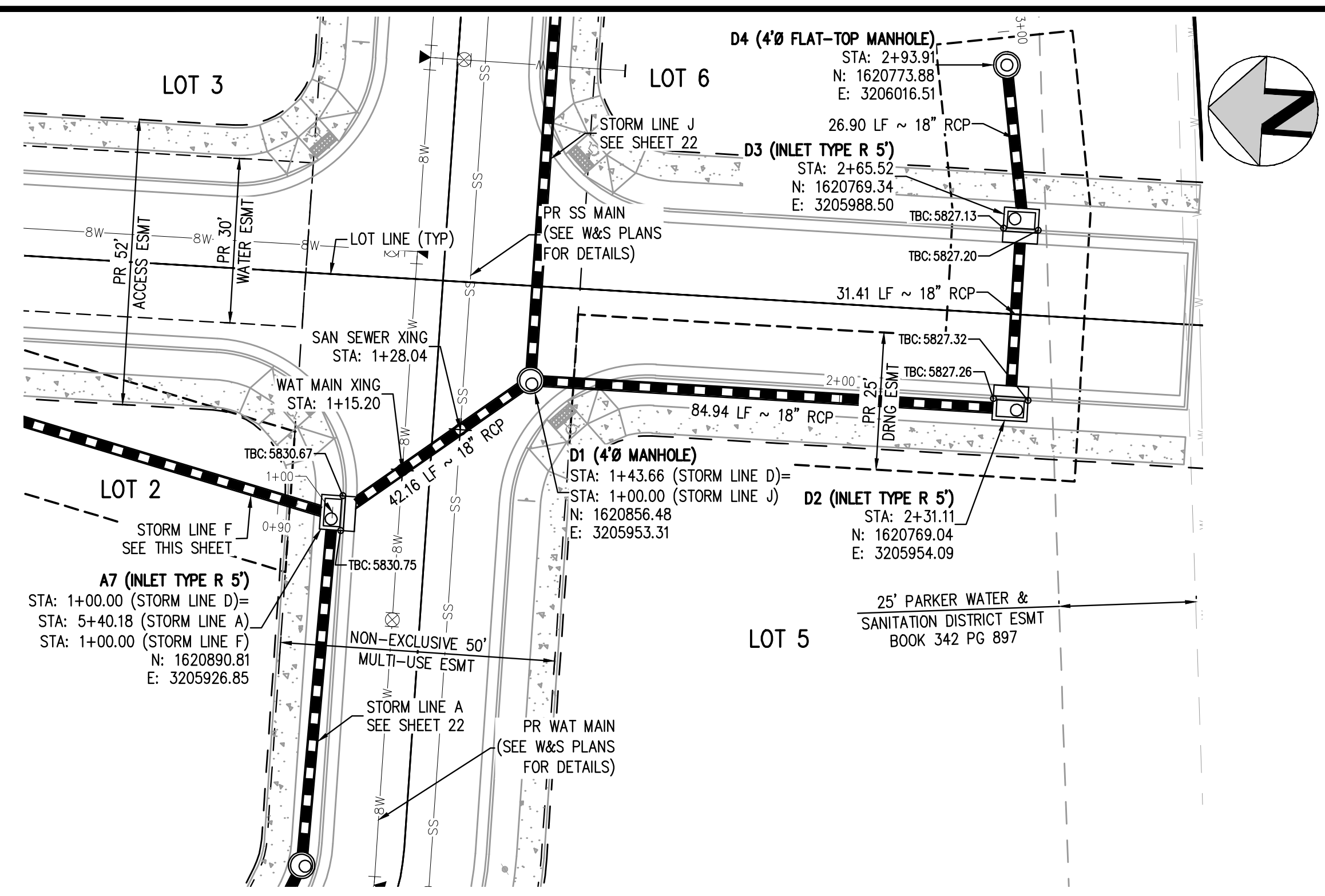
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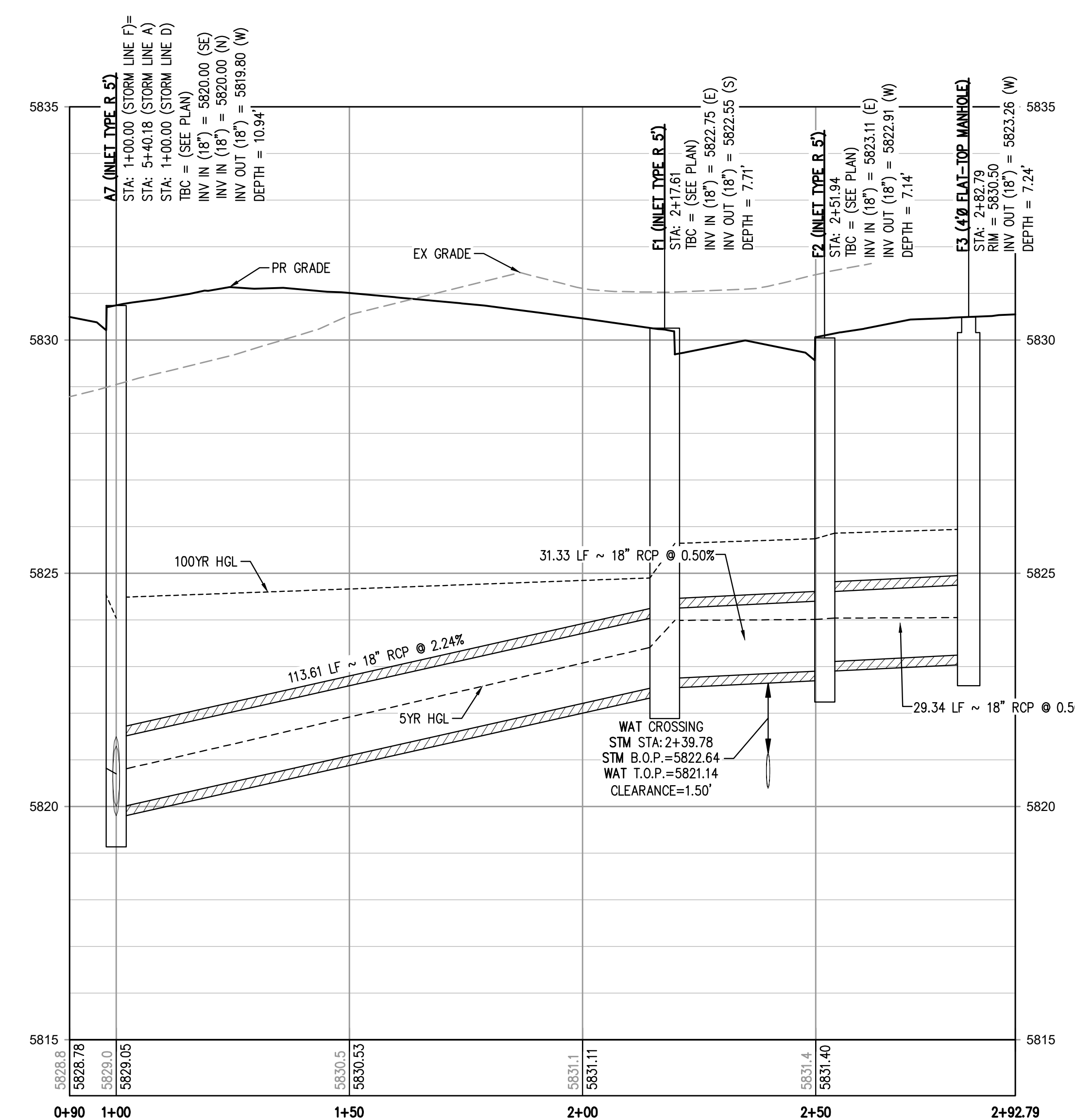
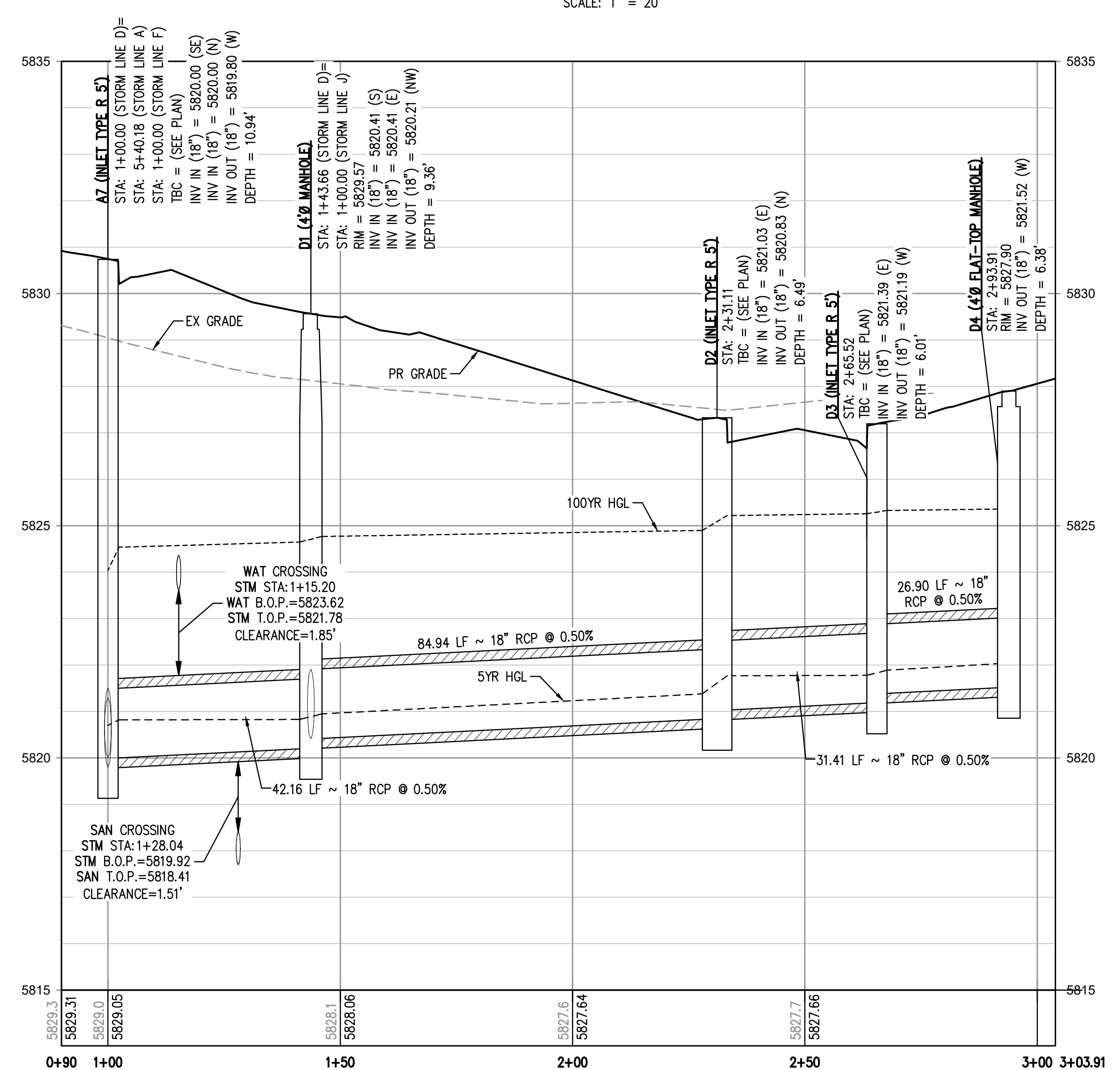
23

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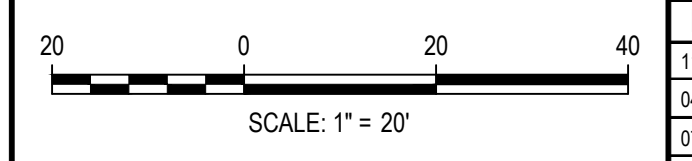


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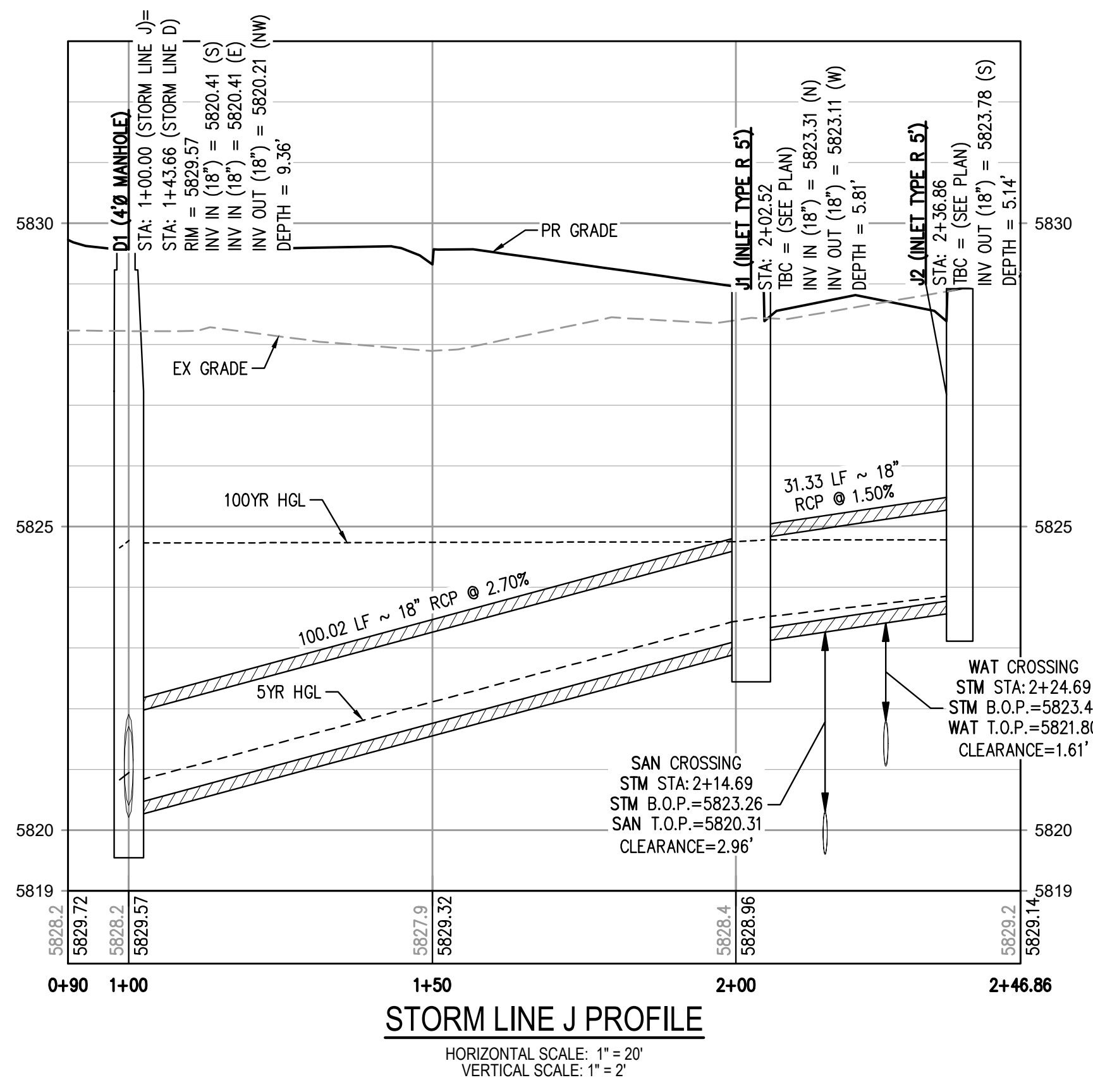
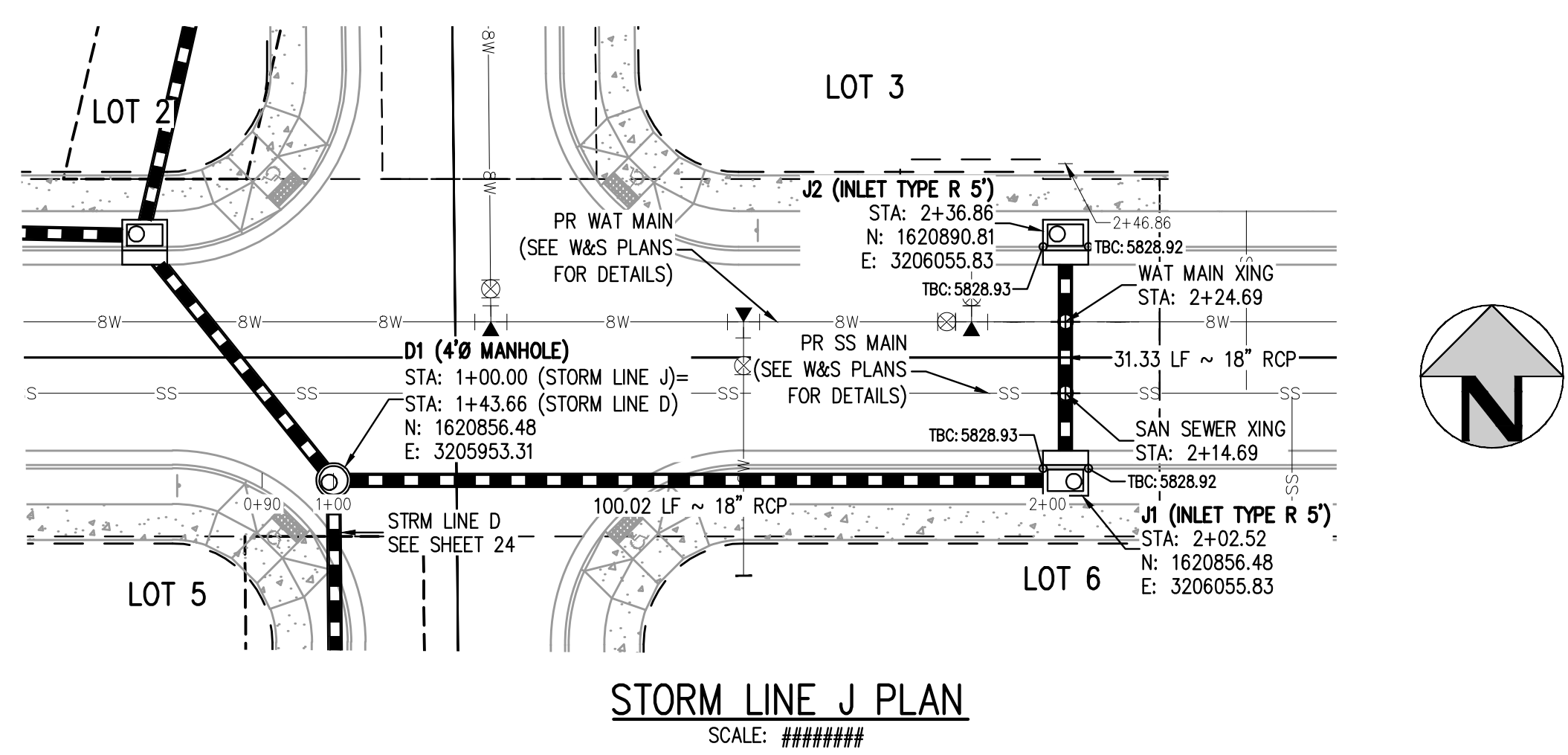
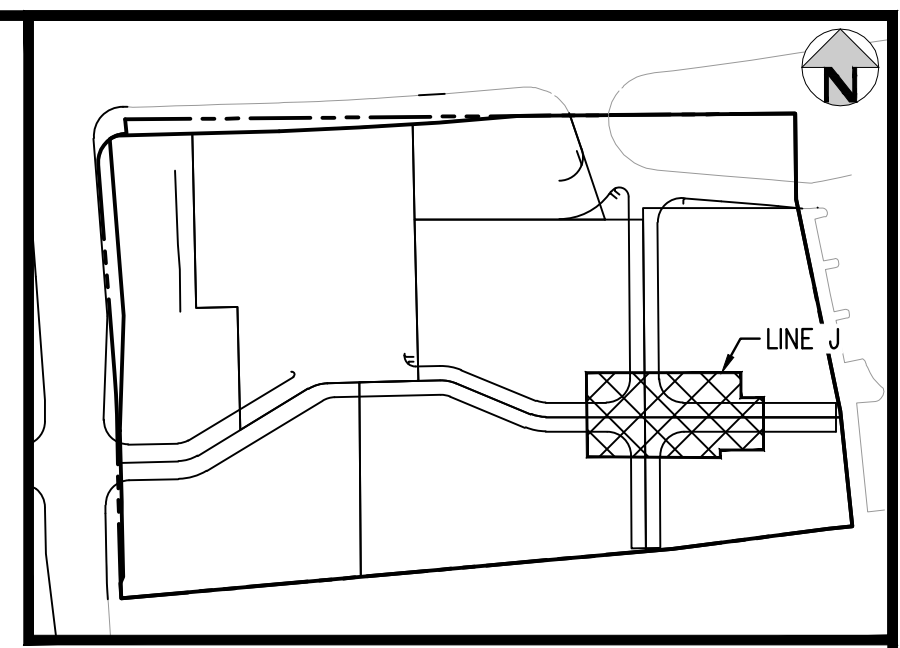
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  13. ANY SUBSURFACE DETENTION AND/OR WATER QUALITY SYSTEM DESIGNS SHOWN ON THESE PLANS (IF APPLICABLE) ARE SPECIFICALLY LIMITED TO ELEVATIONS, GRADES AND STORMWATER DETENTION AND/OR WATER QUALITY DESIGN VOLUMES AND RELEASE RATES. THE DESIGN AND PROFESSIONAL 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.

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

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 PLOTTED: THU 09/09/2023 11:52:26P BY: OLIVIA MCCracken

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

ISSUE DATE: 07-30-2021

DATE	REVISION COMMENTS
11-22-2022	
01/18/2023	PER TOWN OF PARKER COMMENTS
03-09-2023	PER TOWN OF PARKER COMMENTS

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 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
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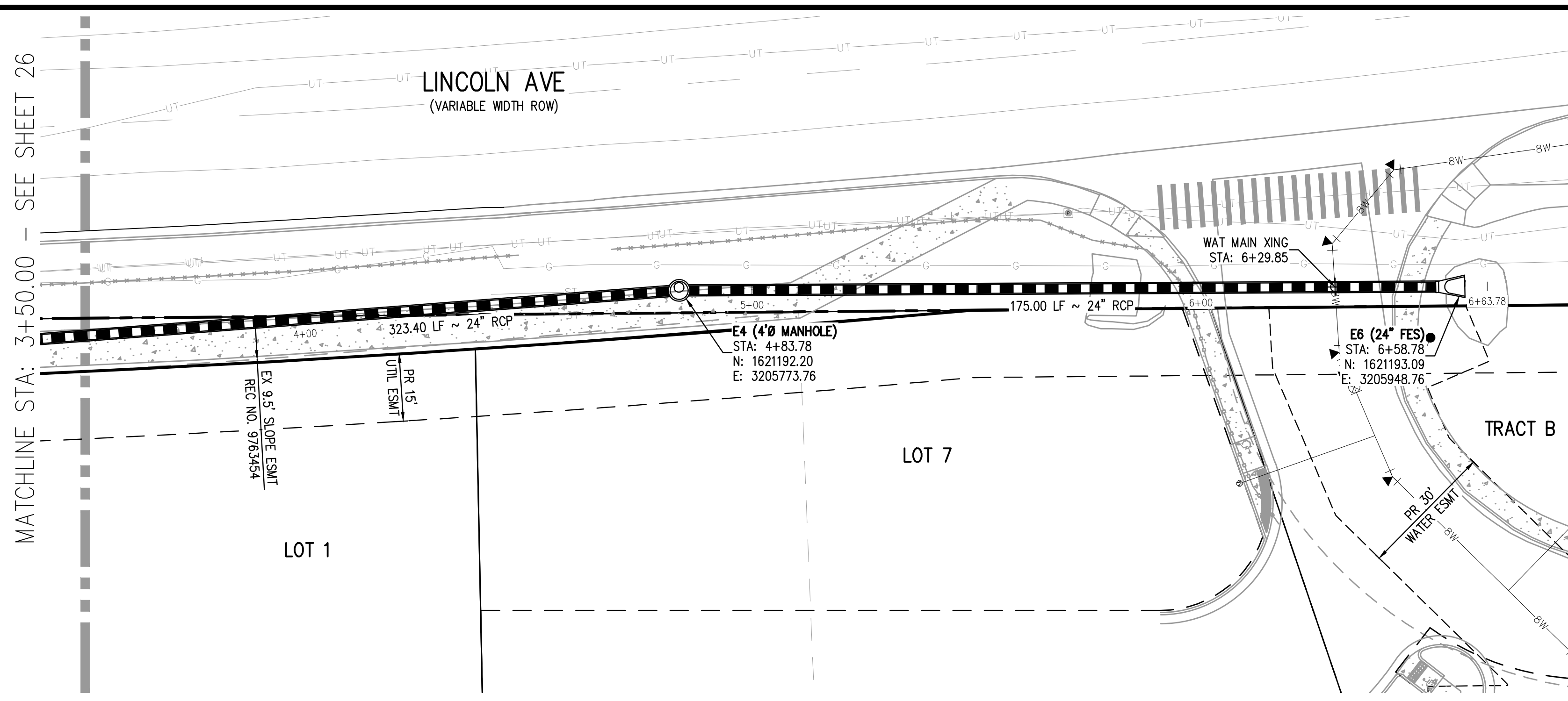
LINCOLN & DRANSFELDT  
 STORM LINE J PLAN & PROFILE

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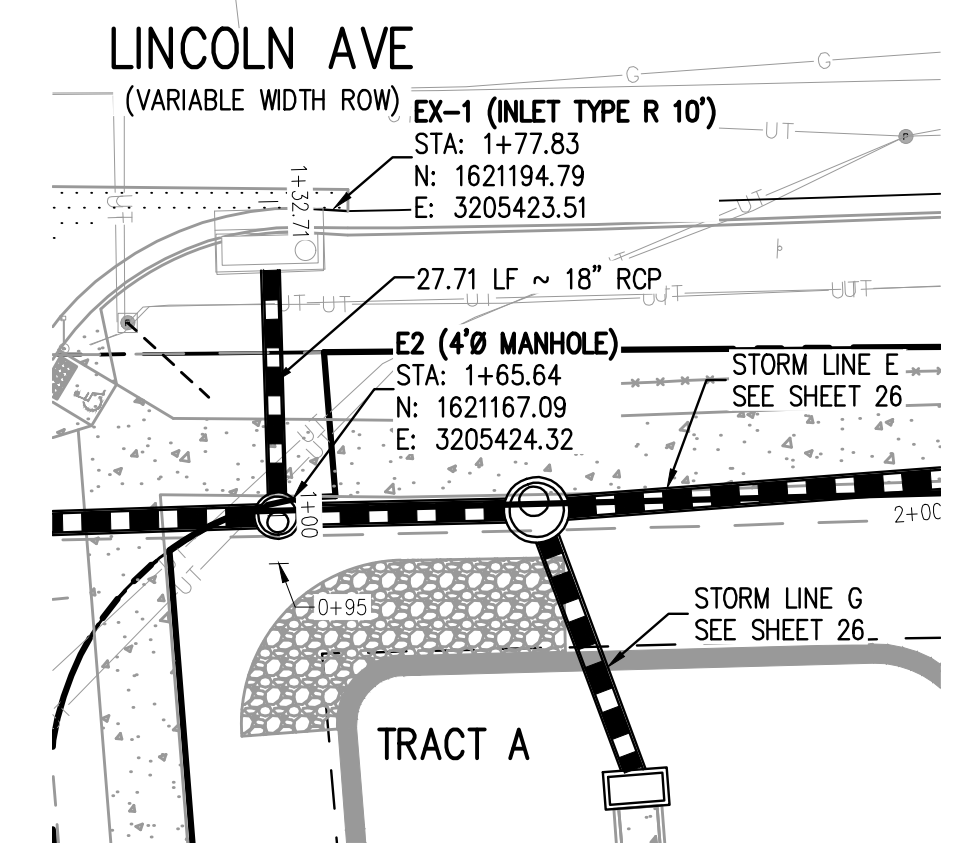
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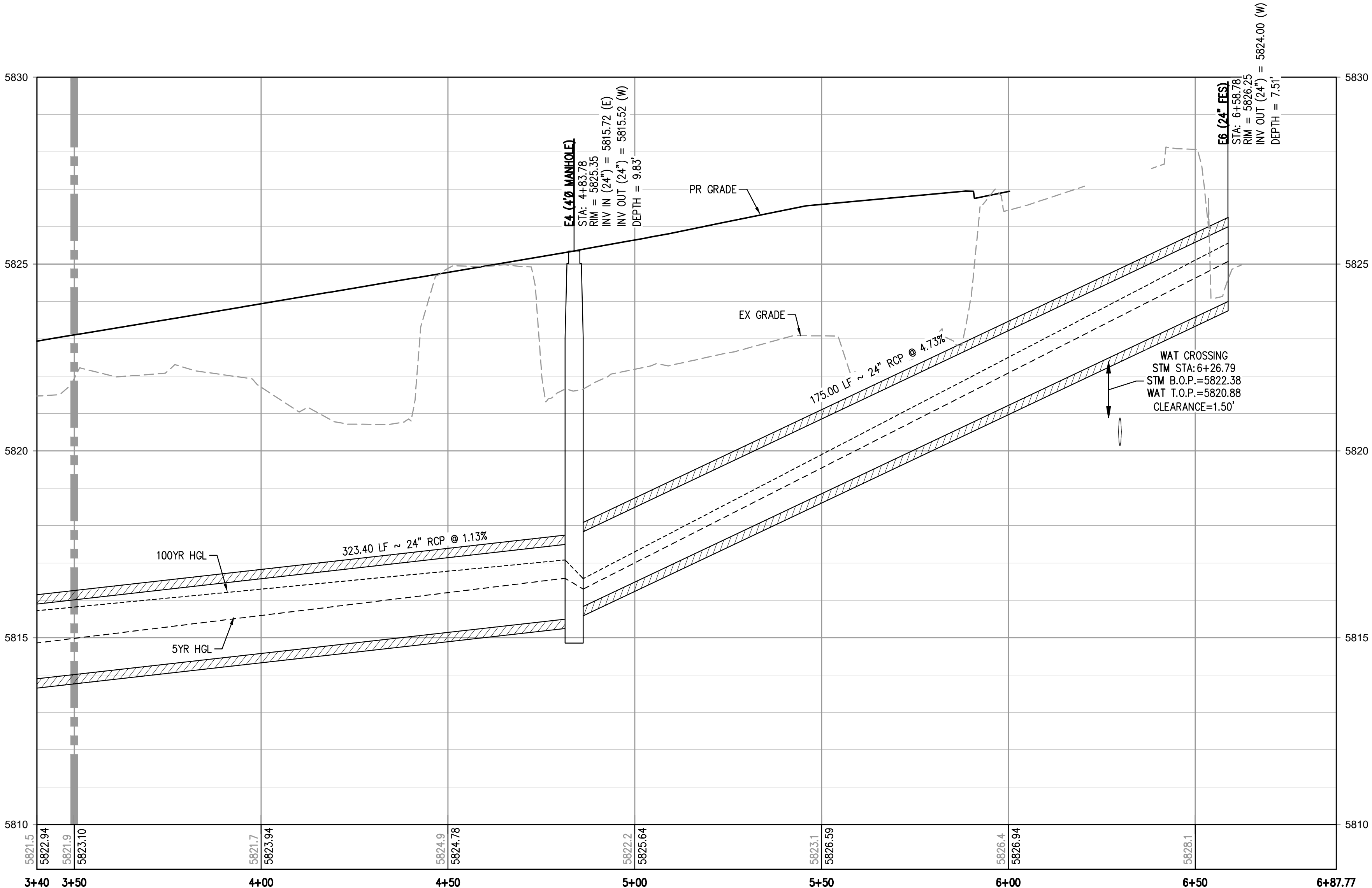
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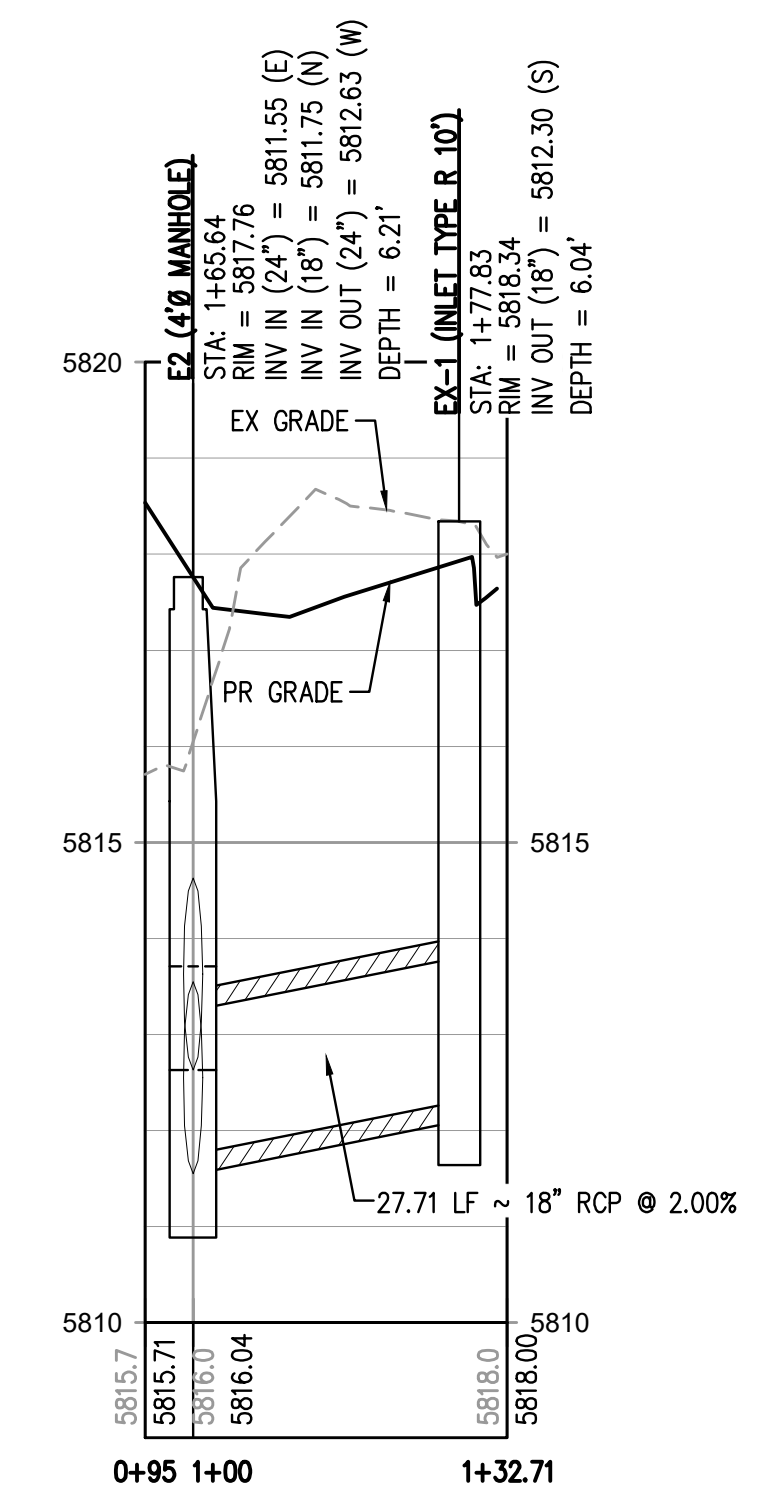
**STORM LINE E PLAN**  
SCALE: 1" = 20'



**STORM LINE K PLAN**  
SCALE: 1" = 20'



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



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

**GENERAL STORM 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 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-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.
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.
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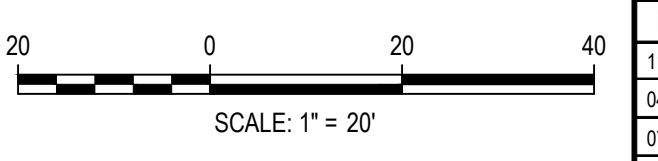
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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DWG: 25 PUBLIC STORM LINE E & G PLAN & PROFILE.dwg  
PLOTTED: THU 09/09/2023 11:53:43P BY: JULIA MCCracken



Know what's below.  
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DESIGNED BY: MJS  
CHECKED BY: RCP  
DRAWN BY: MJS

DATE	REVISION COMMENTS
07-30-2021	ISSUE DATE
11-17-2021	PER TOWN OF PARKER COMMENTS
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PLAZA STREET PARTNERS

LINCOLN & DRANSFELDT  
PUBLIC STORM LINE E PLAN & PROFILE

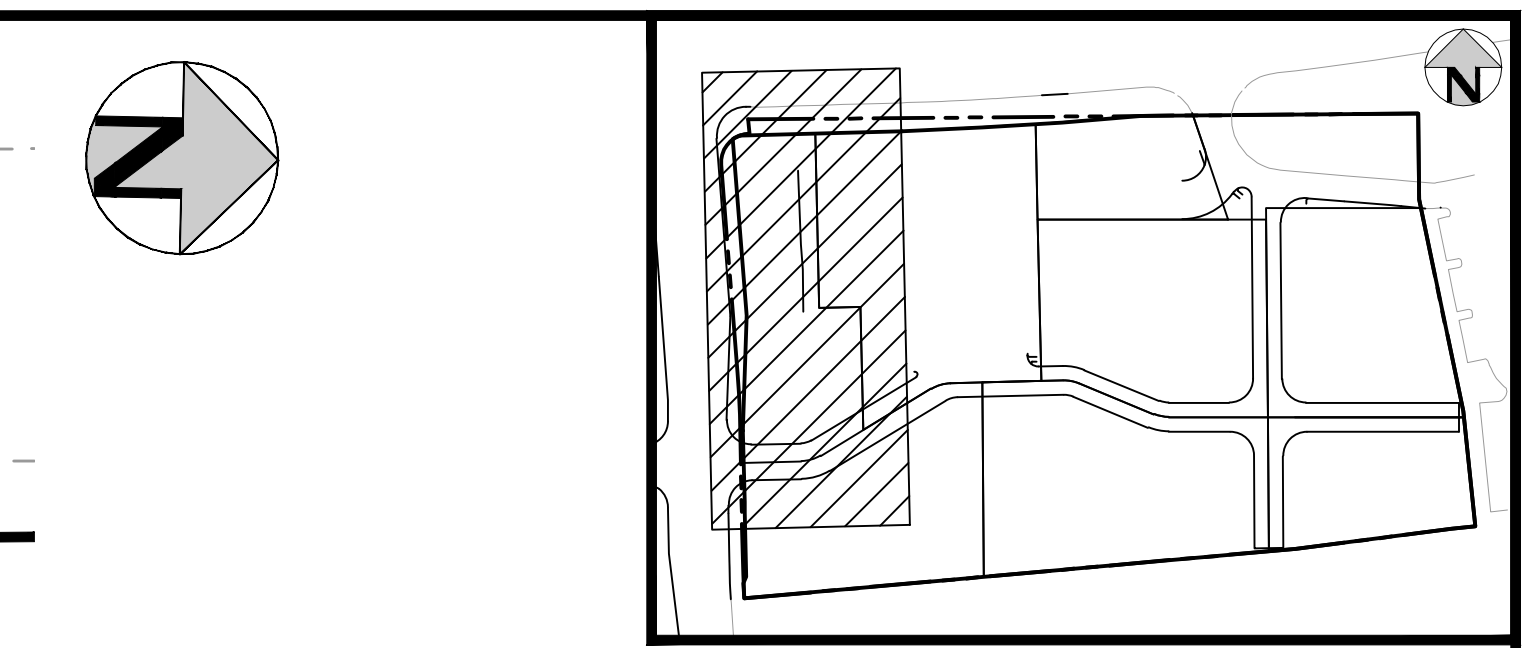
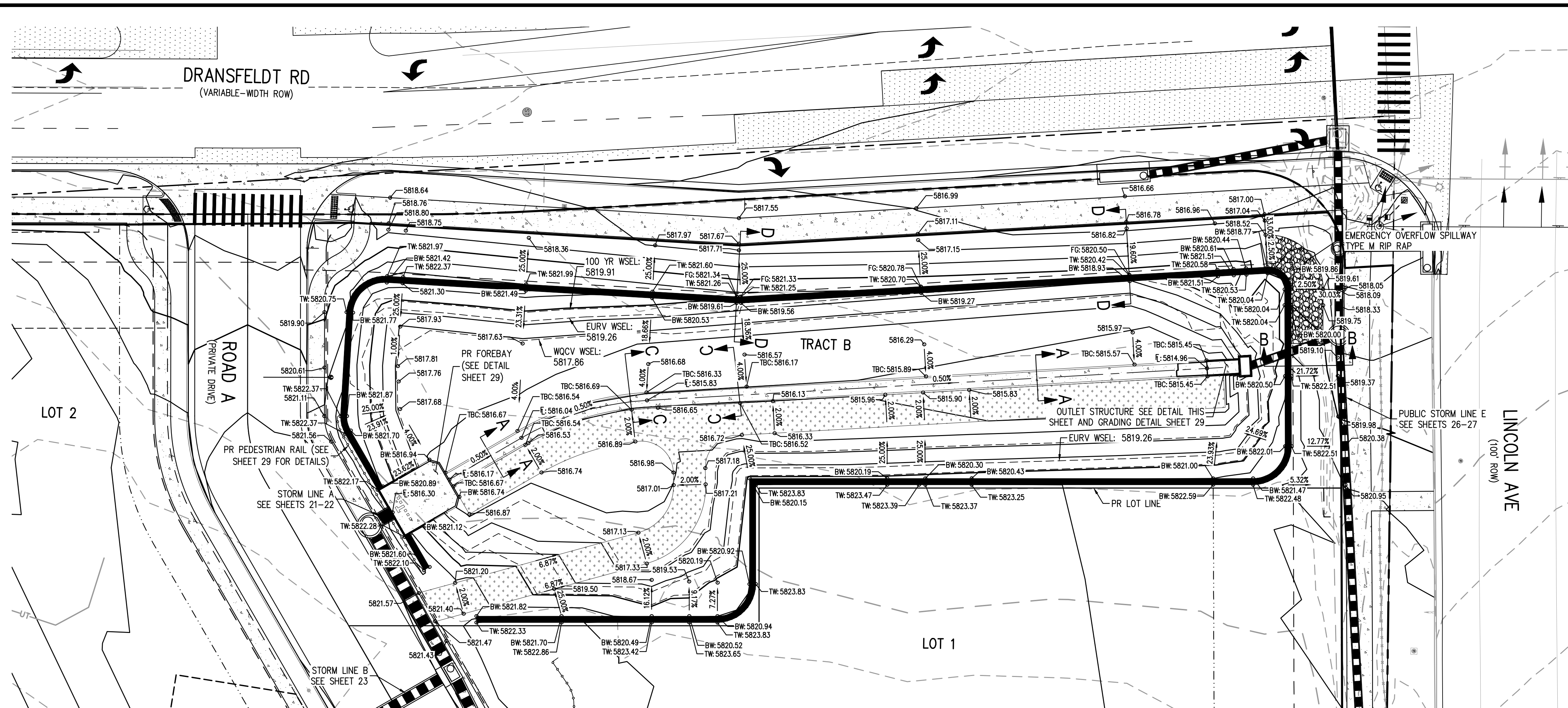
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CONSTRUCTION

PROJECT #: 200829  
SHEET NUMBER

27

27 OF 49

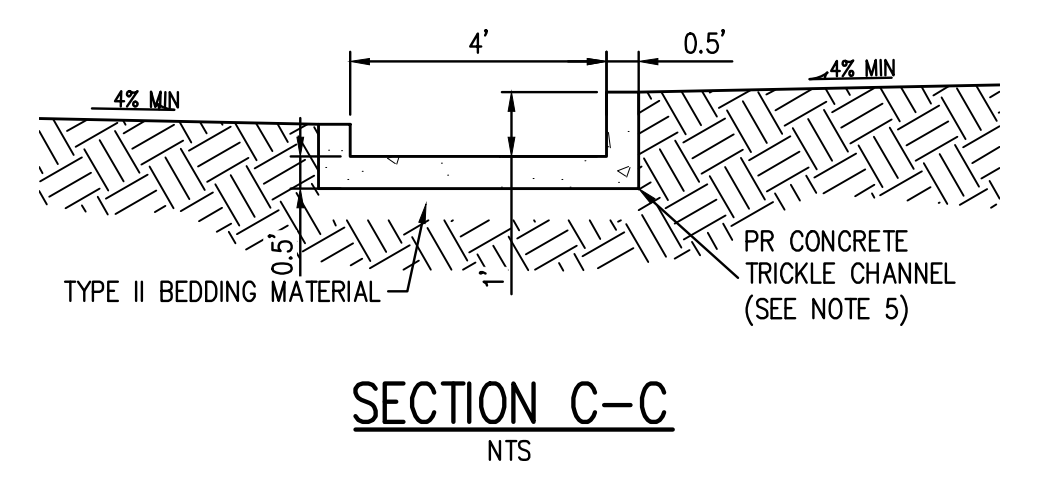
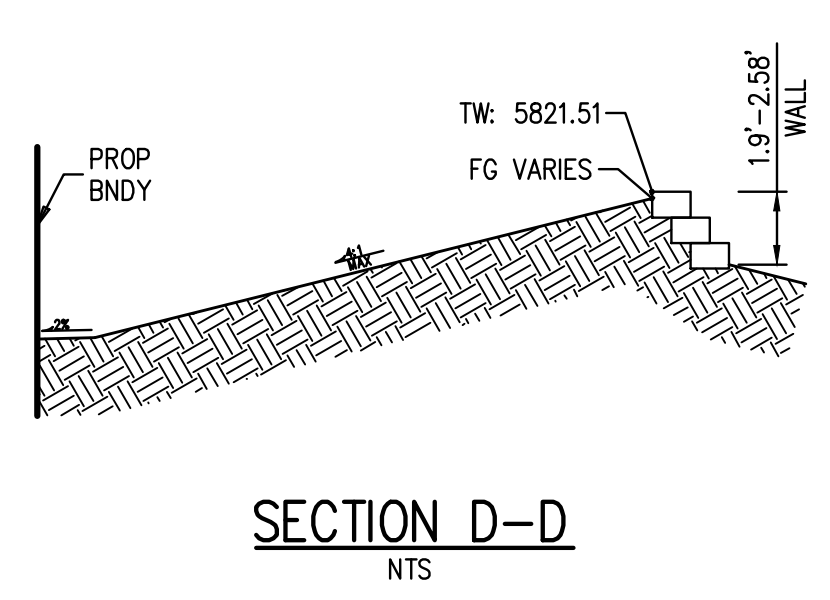
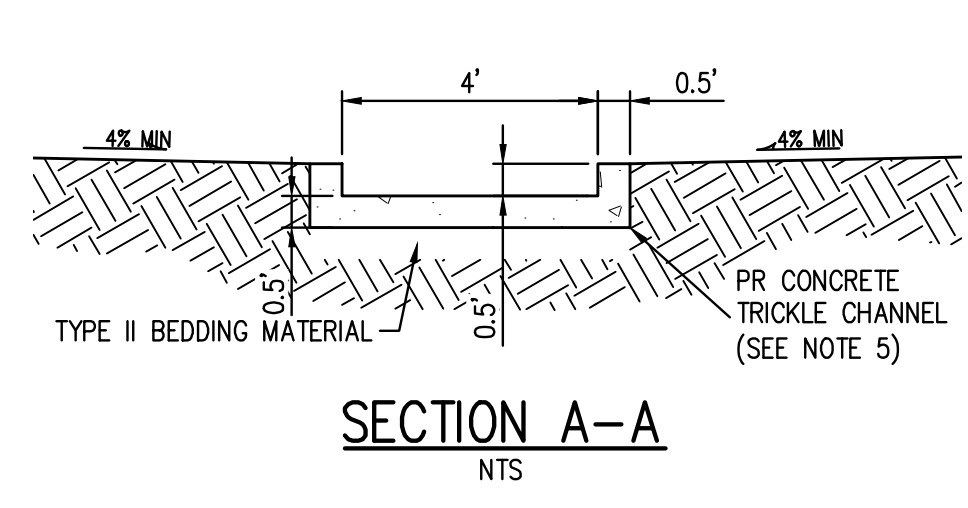
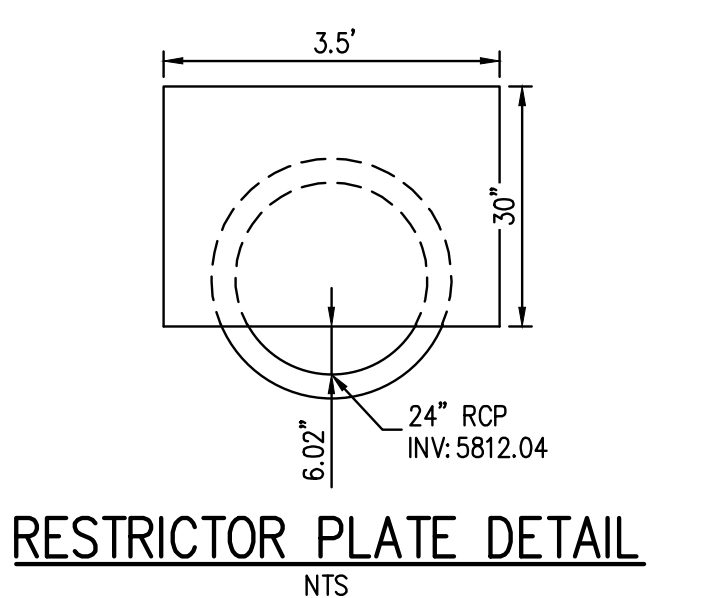
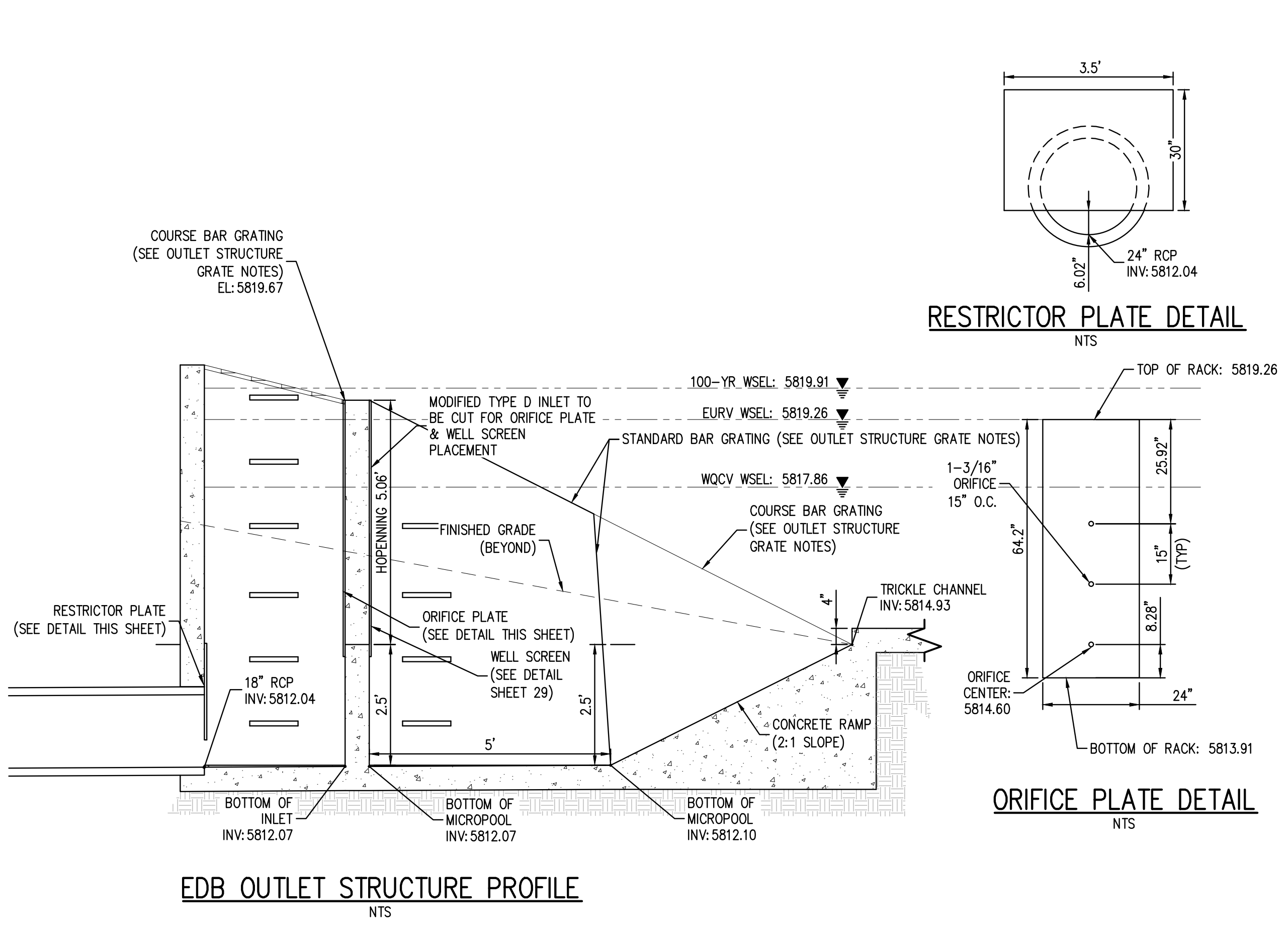
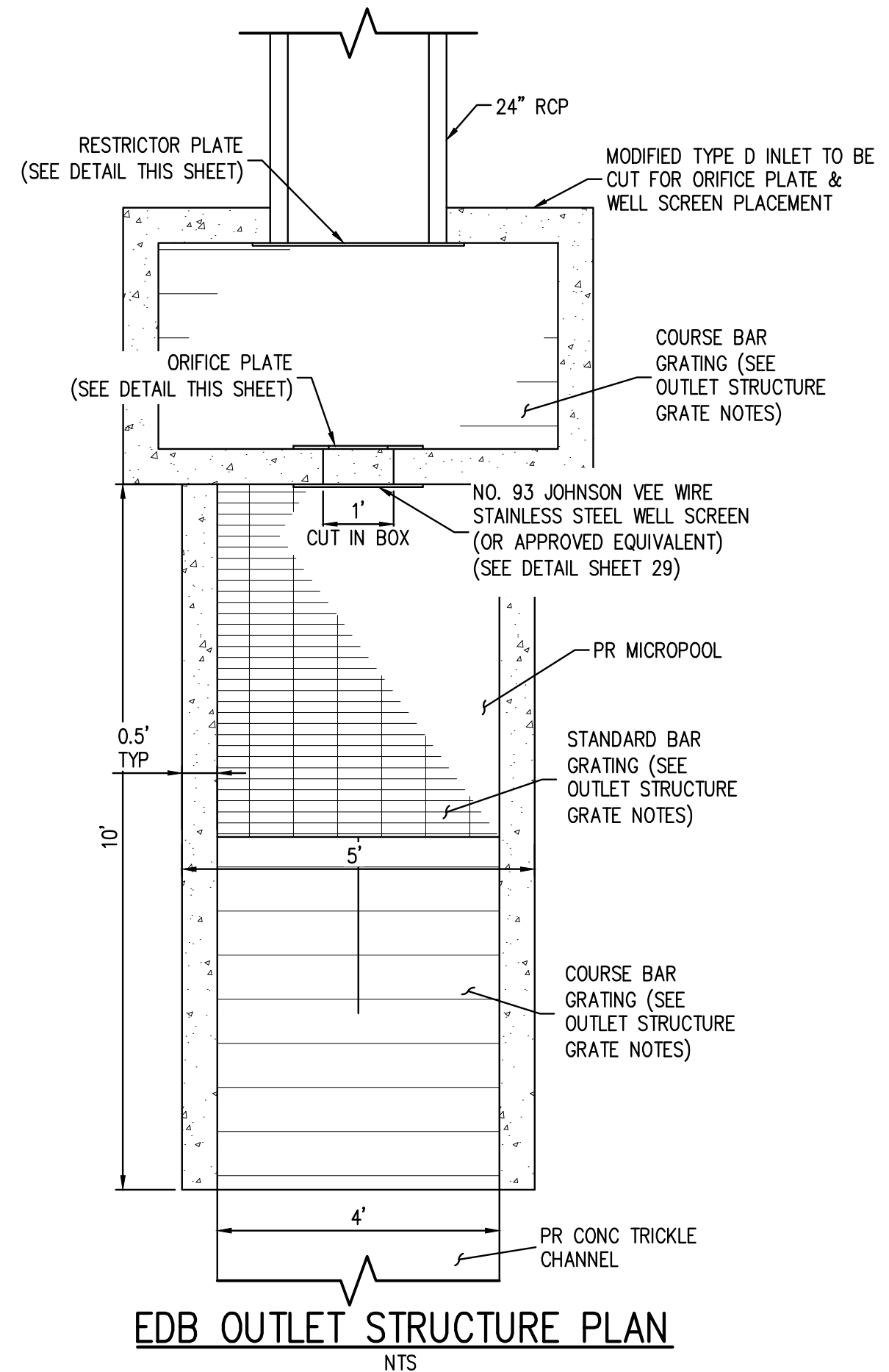
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- GENERAL NOTES:**
1. ALL PENETRATIONS AND JOINTING SHALL BE WATER-TIGHT, WITH LINK-SEAL OR APPROVED EQUIVALENT.
  2. THE EXTENDED DETENTION BASIN FOREBAY SHALL BE BUILT IN ACCORDANCE WITH CURRENT UDFCD CRITERIA AND DETAILS.
  3. CONTRACTOR SHALL PROVIDE 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 UDFCD CRITERIA AND DETAILS.
  7. MODIFIED IMPACT STILLING BASIN FIGURE 9-43 PER URBAN STORM DRAINAGE CRITERIA MANUAL, UPDATED SEPTEMBER 2017.
  8. STEPS PROVIDED FOR MAINTENANCE ACCESS TO THE OUTLET STRUCTURE SHALL CONFORM TO AASHTO M 199.

- OUTLET STRUCTURE GRATE NOTES:**
1. "STANDARD BAR GRATING" REFERS TO METAL BAR GRATING WITH A NOMINAL OPENING OF 1 INCH BY 4 INCHES. BEARING BARS FOR STANDARD BAR GRATING SHALL BE SIZED FOR A UNIFORM LOAD BETWEEN 100 AND 150 POUNDS PER SQUARE FOOT.
  2. "COURSE BAR GRATING" REFERS TO METAL BAR GRATING WITH MAXIMUM CLEAR SPACING OF 4".

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



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NO. 811: 11/17/2021, 04/12/2022, 07/21/2022, 11/22/2022, 01/18/2023, 03/09/2023  
PLOTTER: HP DesignJet T1130PS  
BY: OLIVIA MCCracken



SCALE: 1" = 20'

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

ISSUE DATE: 07-30-2021	REVISION COMMENTS
11-17-2021	PER TOWN OF PARKER COMMENTS
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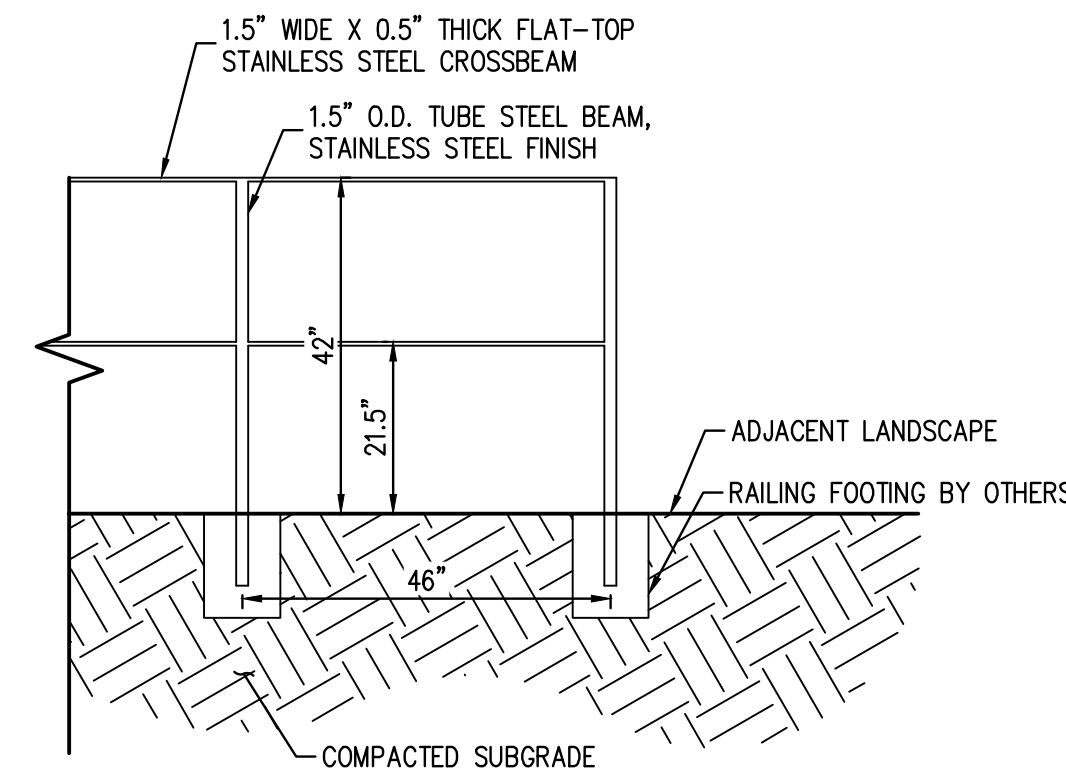
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LINCOLN & DRANSFELDT  
EXTENDED DETENTION BASIN PLAN

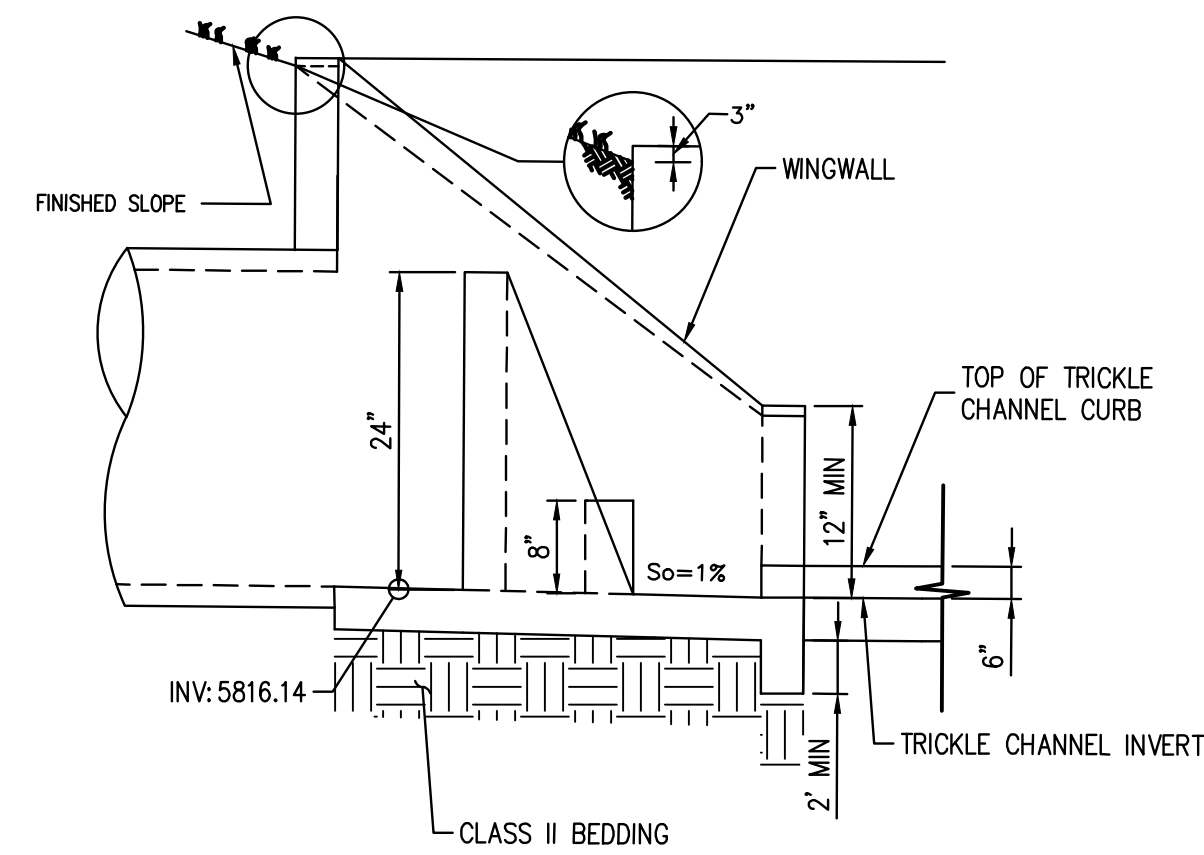
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PROJECT #: 200829  
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**28**  
28 OF 49

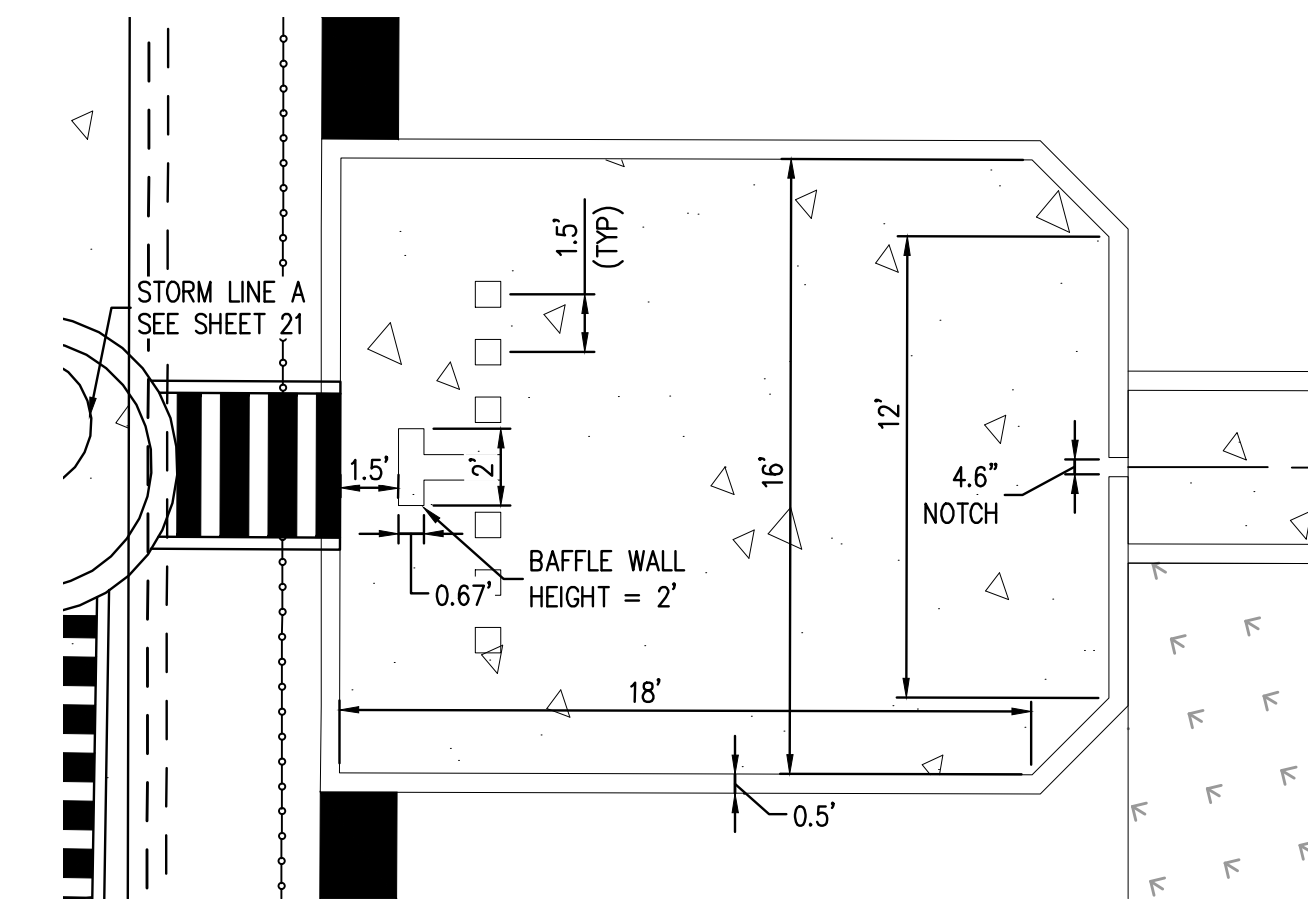
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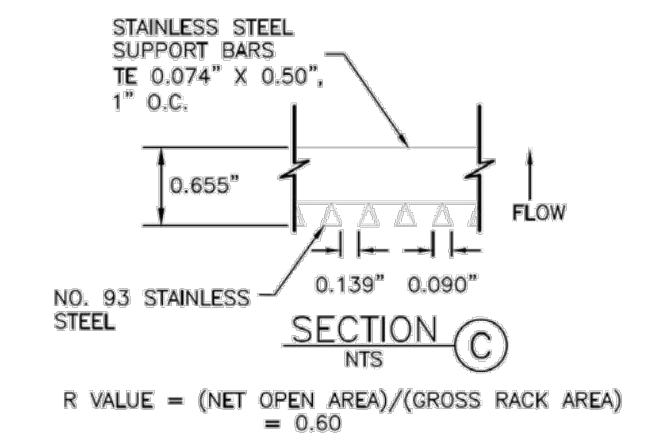
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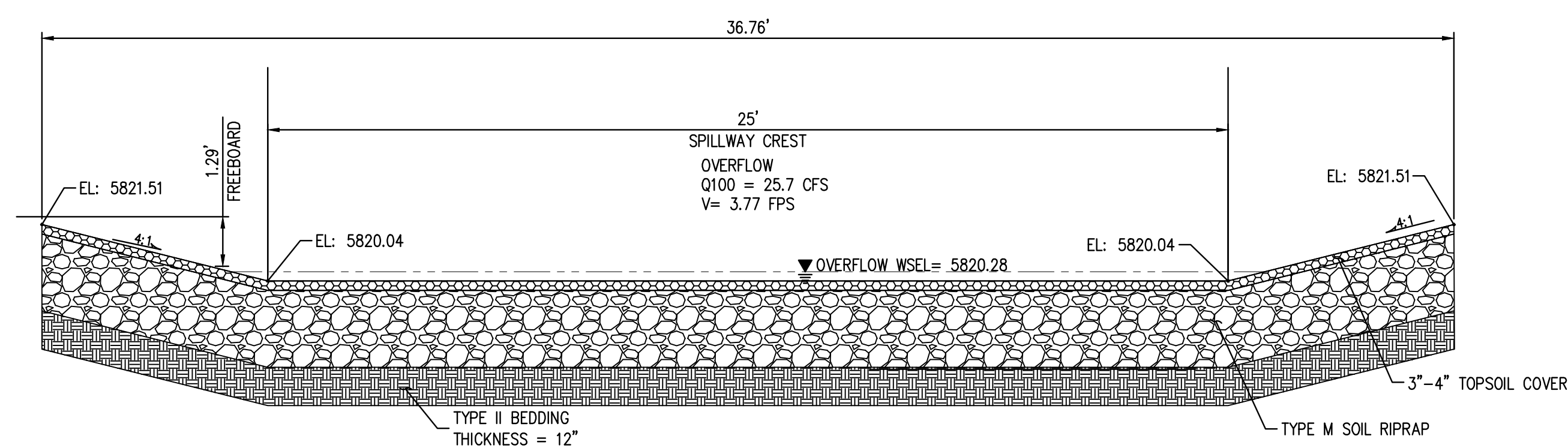
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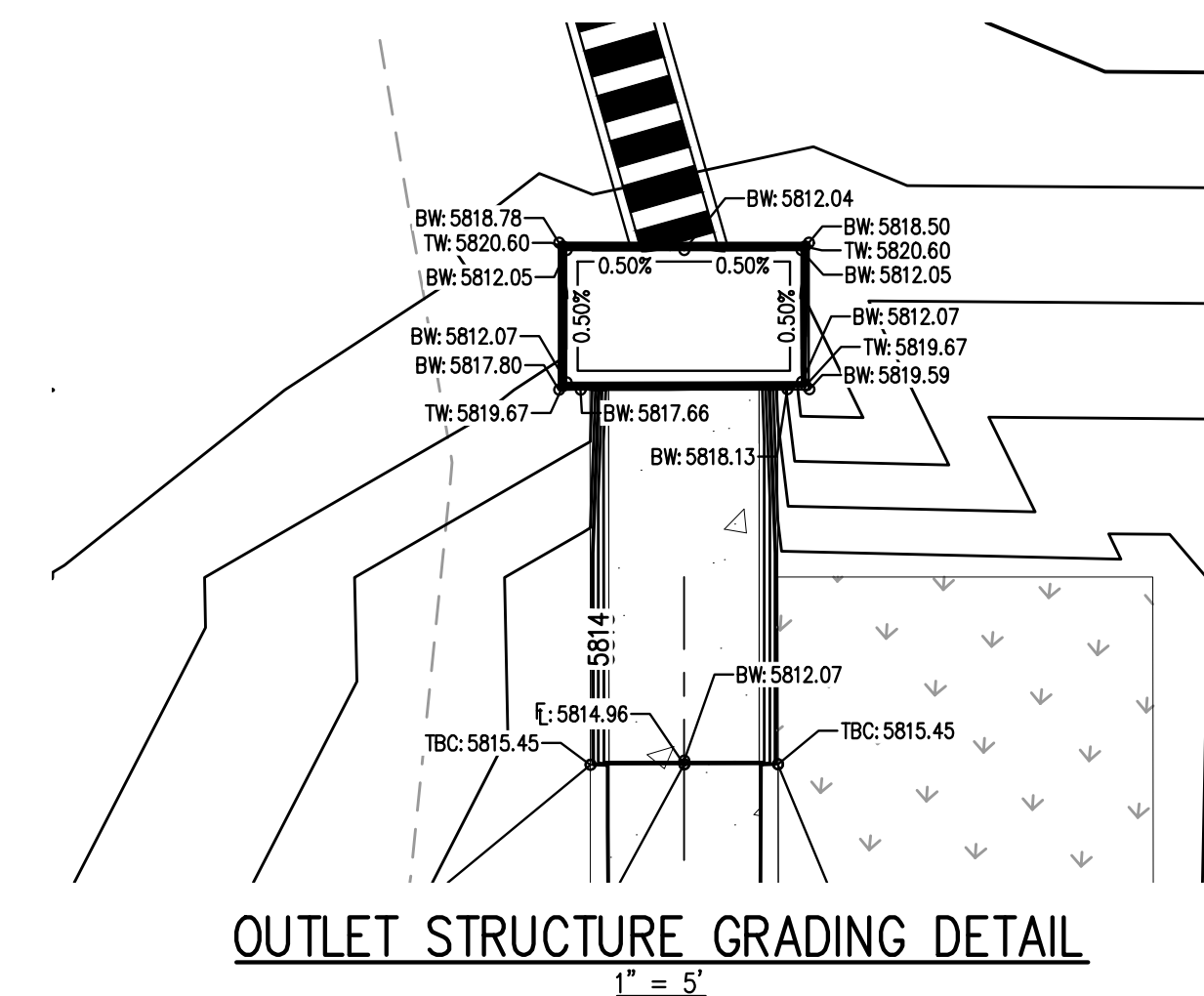
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1" = 5'



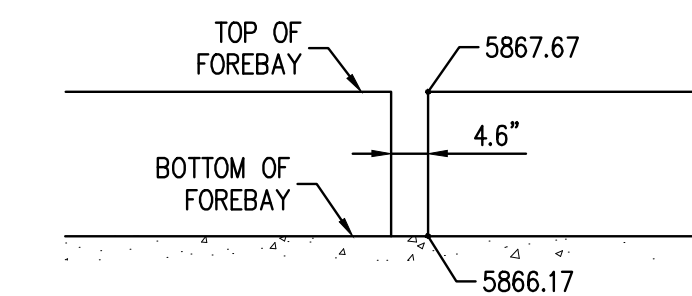
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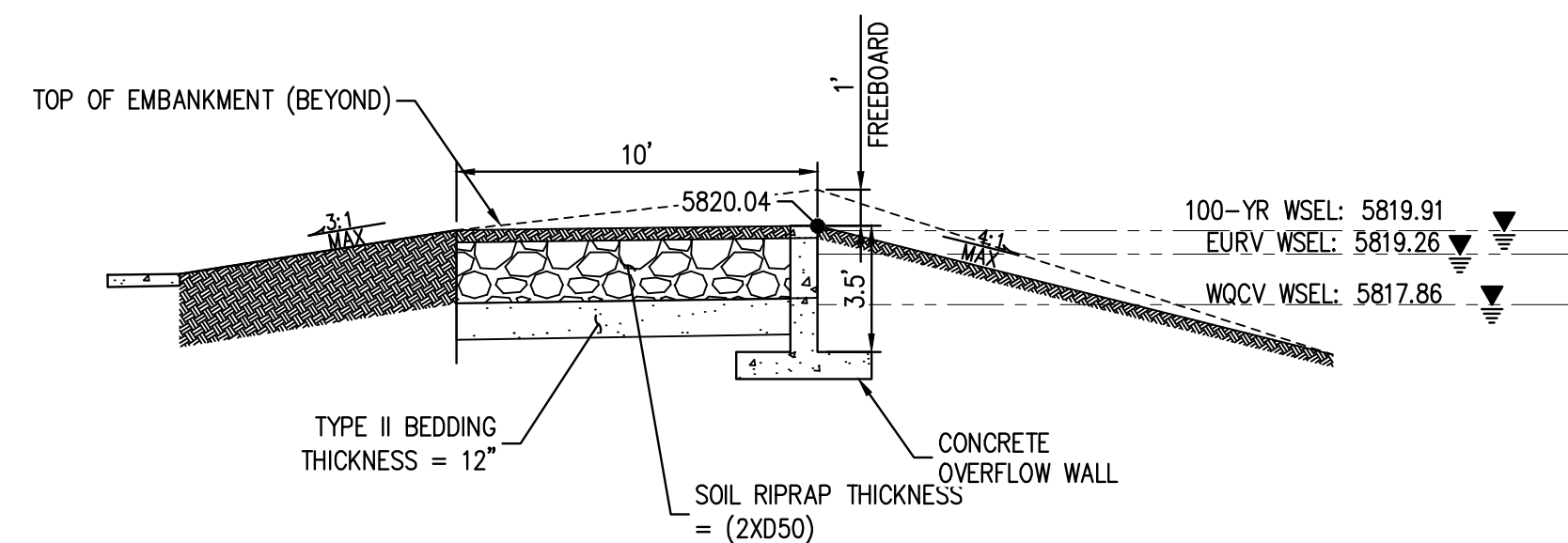
**EMERGENCY SPILLWAY PROFILE DETAIL**  
NTS



**OUTLET STRUCTURE GRADING DETAIL**  
1" = 5'



**FOREBAY NOTCH DETAIL**  
NTS



**EMERGENCY SPILLWAY PROFILE SECTION B-B**  
NTS

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3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRASH RACKS AND ORIFICE PLATES PRIOR TO CONSTRUCTION.
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FILE PATH: K:\200829\ENGINEERING\PROGRAMS\GEOCD - EBD PLAN.DWG; LAYOUT: 28 EXTENDED DETENTION BASIN - DETAILS; NO. SHEETS: 49; SHEET NO.: 29; PLOT DATE: 03/09/2023 11:42:22 AM; PLOTTED BY: OLIVIA MCCracken



Know what's below.  
Call before you dig.

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CHECKED BY: RCP  
DRAWN BY: ORM

DATE	REVISION COMMENTS
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**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
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PLAZA STREET PARTNERS

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EXTENDED DETENTION BASIN - DETAILS

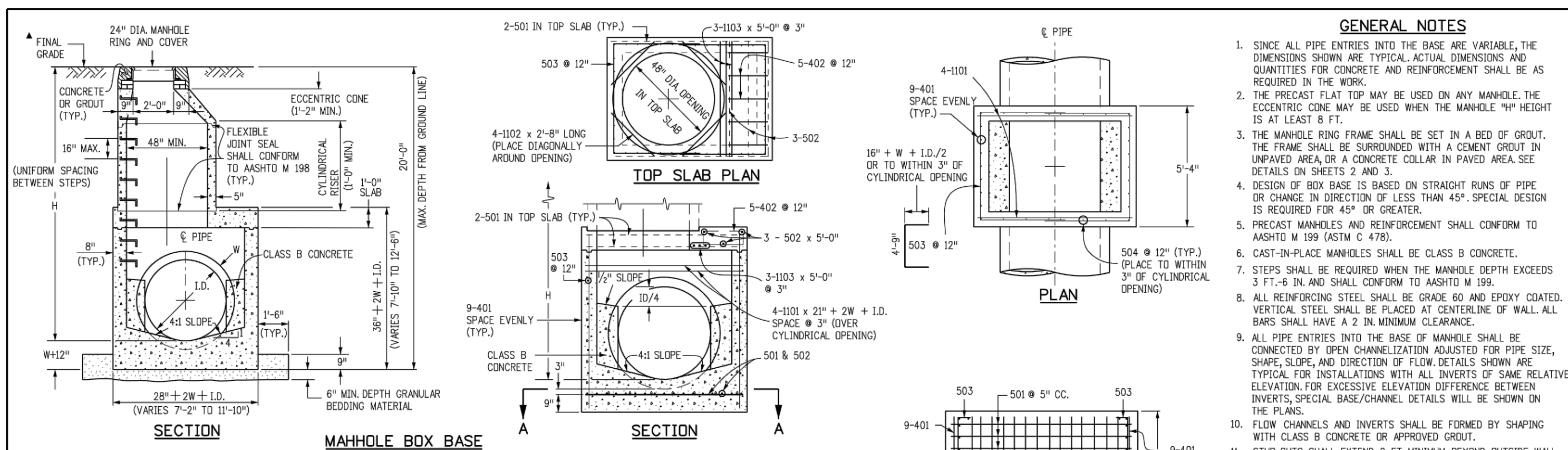
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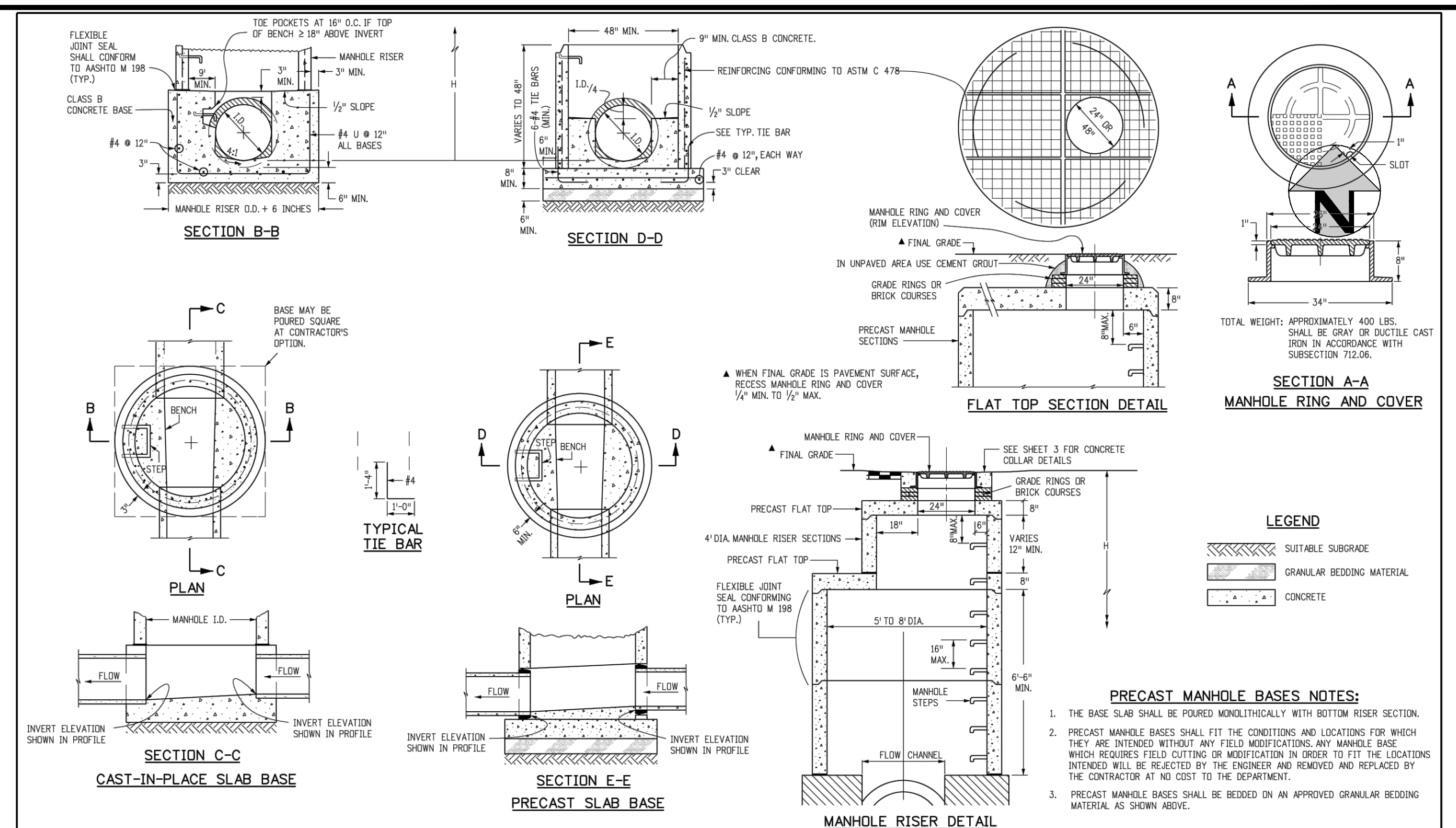
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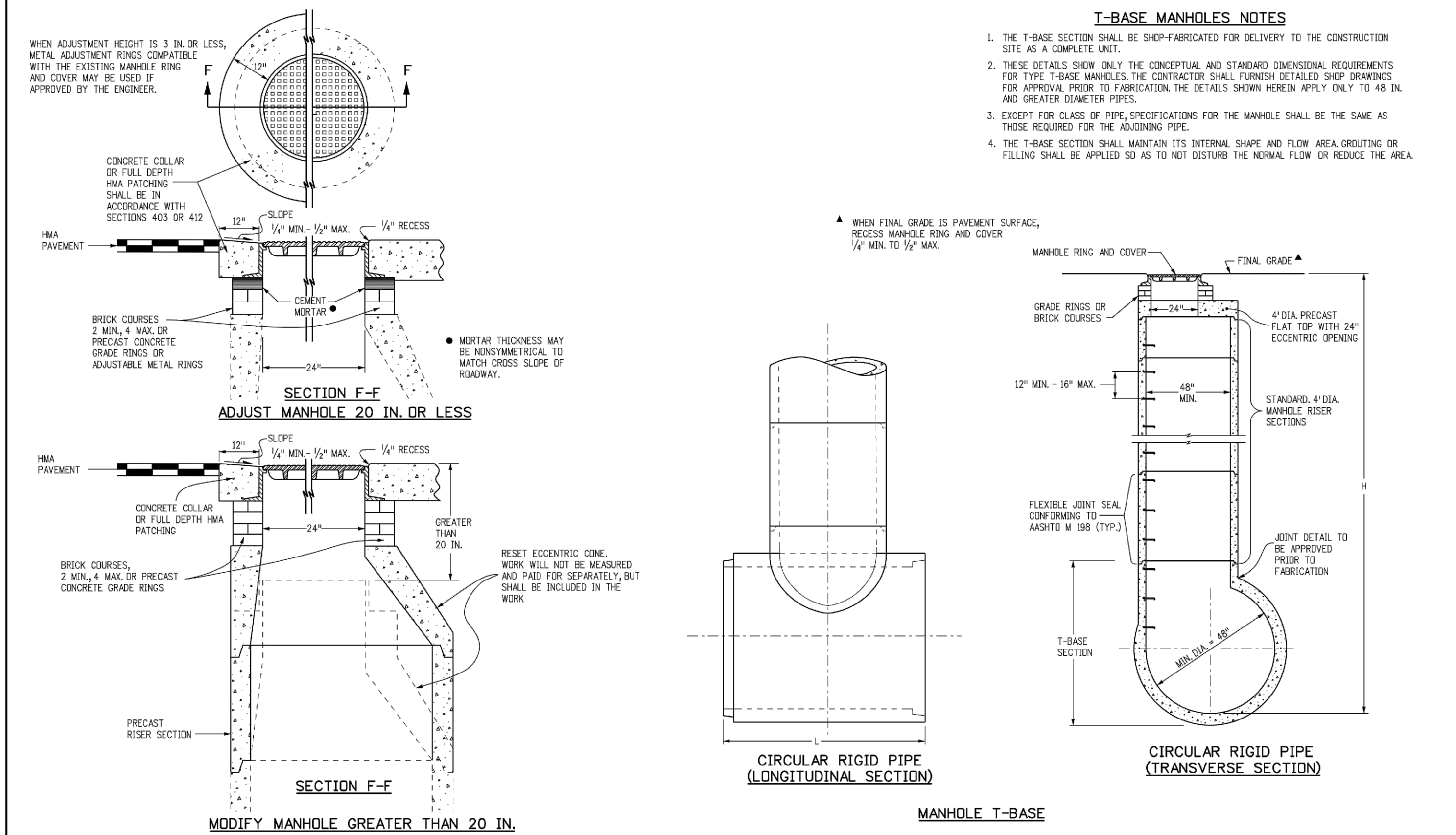


MARK	SIZE	TYPE	WT. #/FT.	REINFORCING STEEL TOTAL	CONCRETE - CUBIC YARDS - TOTAL	FORMULAS
401	4	I	0.668	18.11 97.2	18.11 97.2	401 BAR LENGTH = 32" + 2W + I.D.
402	4	III	0.668	5.21 18.1	5.21 18.1	402 BAR LENGTH = I.D. + 2W
501	5	I	1.043	17.5 131.5	17.5 131.5	501 BAR LENGTH = 24" + I.D. + 2W
502	5	I	1.043	22.23 114.7	22.23 114.7	502 NUMBER BARS REQ'D. = 3 + (24+I.D.+2W)/H @ 5"
503	5	II	1.043	12.14 214.2	12.14 214.2	503 NUMBER BARS REQ'D. = 2 (13+I.D.+2W)/H @ 12"
504	5	I	1.043	12.14 101.2	12.14 101.2	504 NUMBER BARS REQ'D. = 2 (2W+I.D.-4)/H @ 12"
1101	11	I	5.313	7.24 152.3	7.24 152.3	1101 BAR LENGTH = 21" + I.D. + 2W
1102	11	I	5.313	2.81 56.7	2.81 56.7	TYPE I STRAIGHT
1103	11	I	5.313	5.01 79.7	5.01 79.7	TYPE II 4'-9"

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	_____	Phon: 303-757-9021 FAX: 303-757-9868	
CAD Ver: MicroStation V8	Scale: Not to Scale	Project Development Branch	



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. 2 of 3
Last Modification Date: 07/31/19	_____	Denver, CO 80204	Project Sheet Number: _____
Detailer Initials: LTA	_____	Phon: 303-757-9021 FAX: 303-757-9868	
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Designer Initials: JBK	Comments: _____	CDOT HQ, 3rd Floor	Standard Sheet No. 3 of 3
Last Modification Date: 07/31/19	_____	Denver, CO 80204	Project Sheet Number: _____
Detailer Initials: LTA	_____	Phon: 303-757-9021 FAX: 303-757-9868	
CAD Ver: MicroStation V8	Scale: Not to Scale	Project Development Branch	

FILE PATH: K:\200829\ENGINEERING\DRAMA\GEOCD - STORM DETAILS\DWG LAYOUT: 27 STORM DETAILS  
NO. 34868  
PLOTTED: THU 03/09/2023 11:4:07P BY: OLIVIA MCCracken



ISSUE DATE: 07-30-2021
DATE: 11-17-2021
DATE: 04-12-2022
DATE: 07-21-2022
DATE: 11-22-2022
DATE: 01/18/2023
DATE: 03-09-2023

DESIGNED BY:	CHECKED BY:	DRAWN BY:



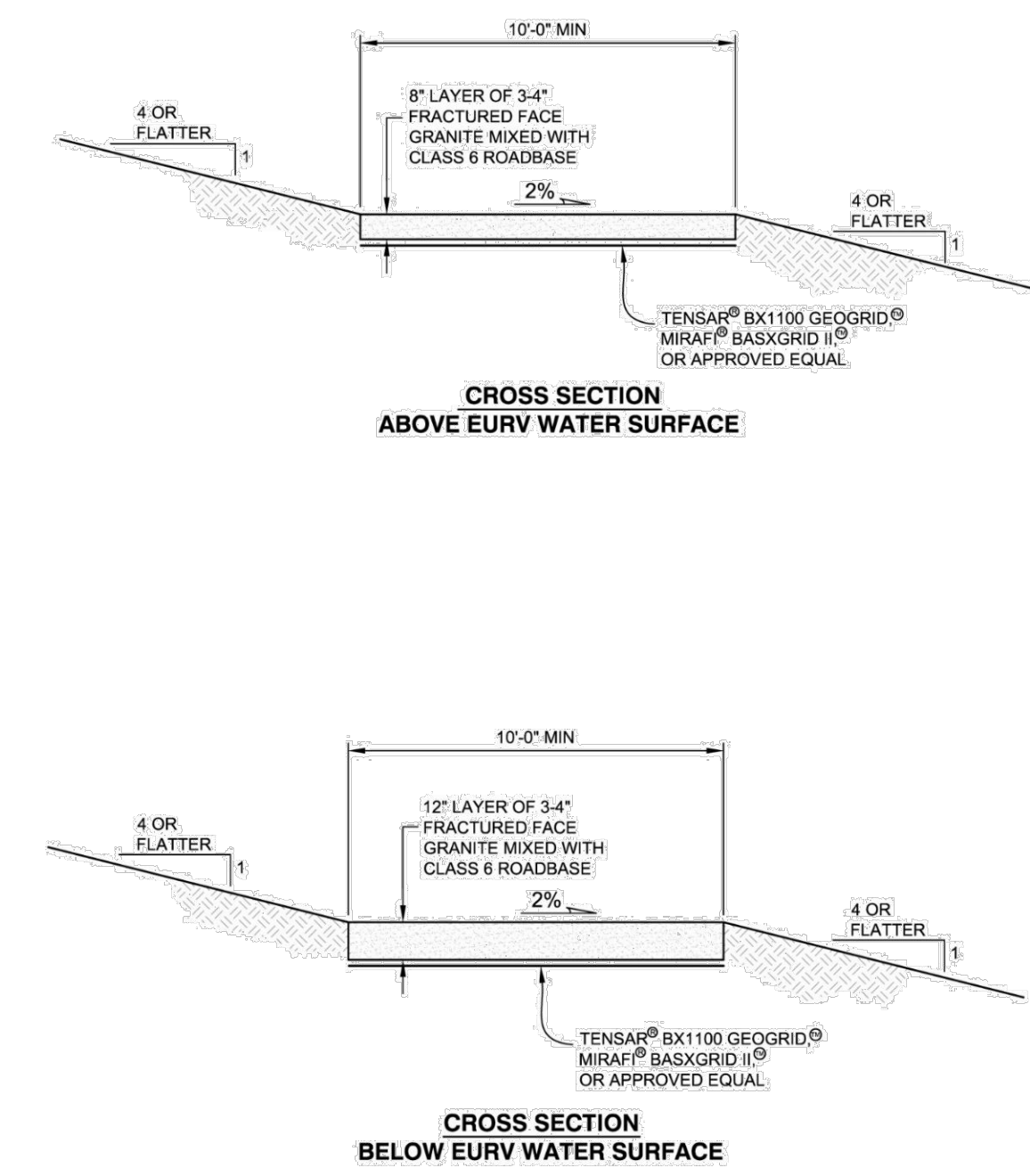
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

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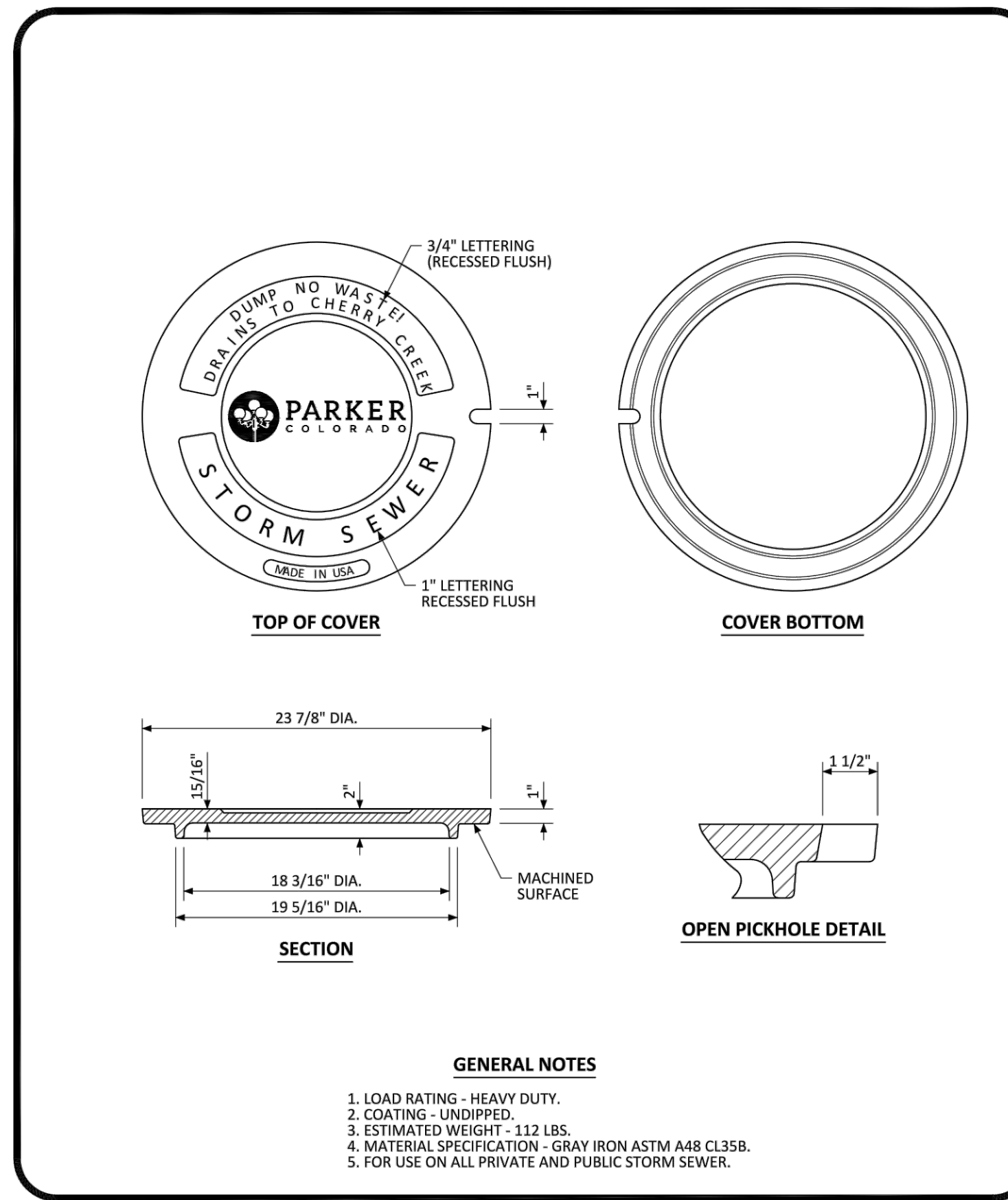
LINCOLN & DRANSFELDT  
STORM DETAILS

PROJECT #:	SHEET NUMBER
200829	30

**FIGURE 7.4**  
**STANDARD EXTENDED DETENTION BASIN (EDB)**  
**MAINTENANCE ROAD DETAILS**



SECTION 7. FLOOD ROUTING AND STORAGE 7-17 2014



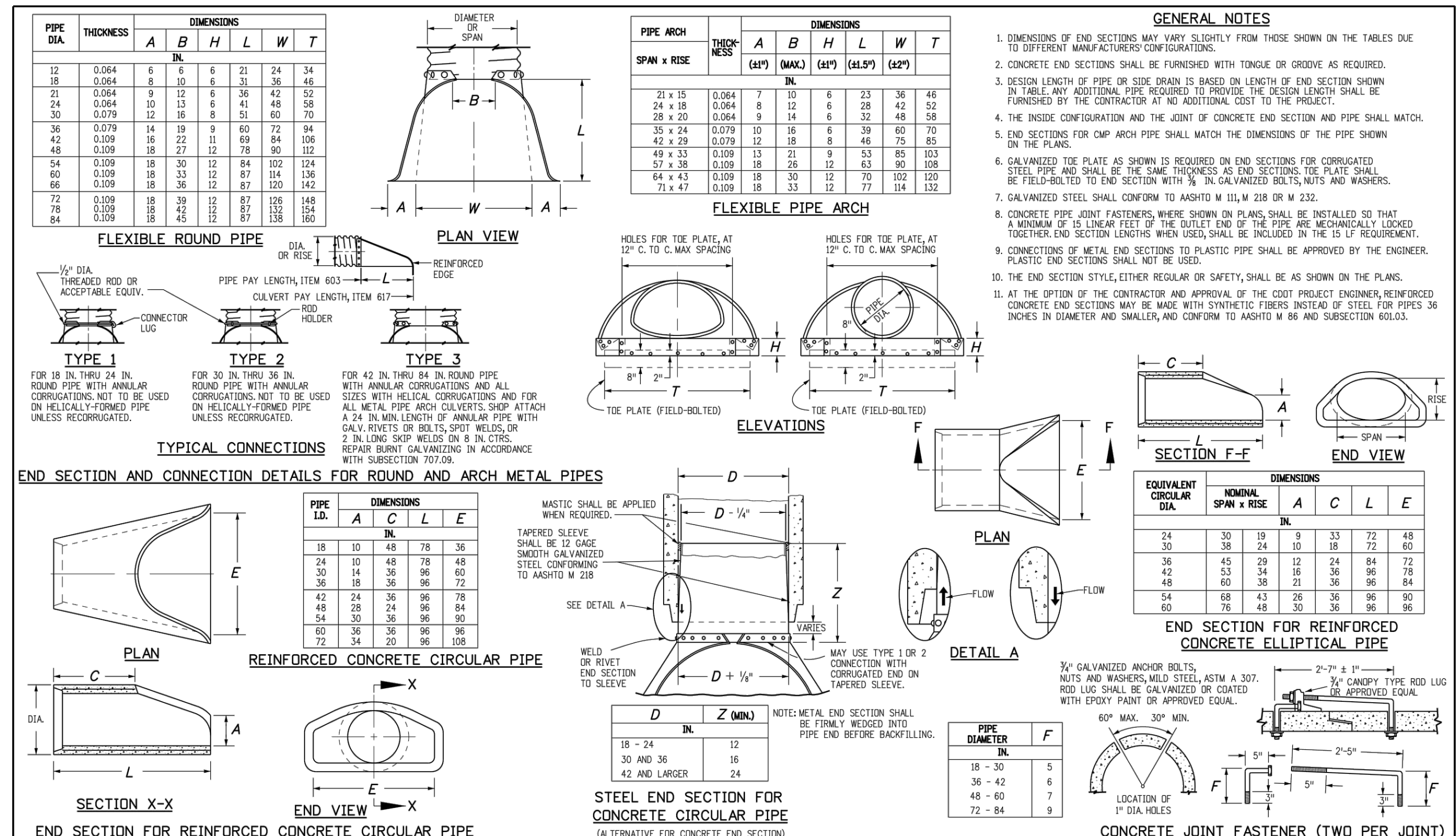
**PARKER COLORADO**

**MANHOLE COVER STANDARD DETAIL**

DATE NOVEMBER 2020

DETAIL **33**

1 OF 1



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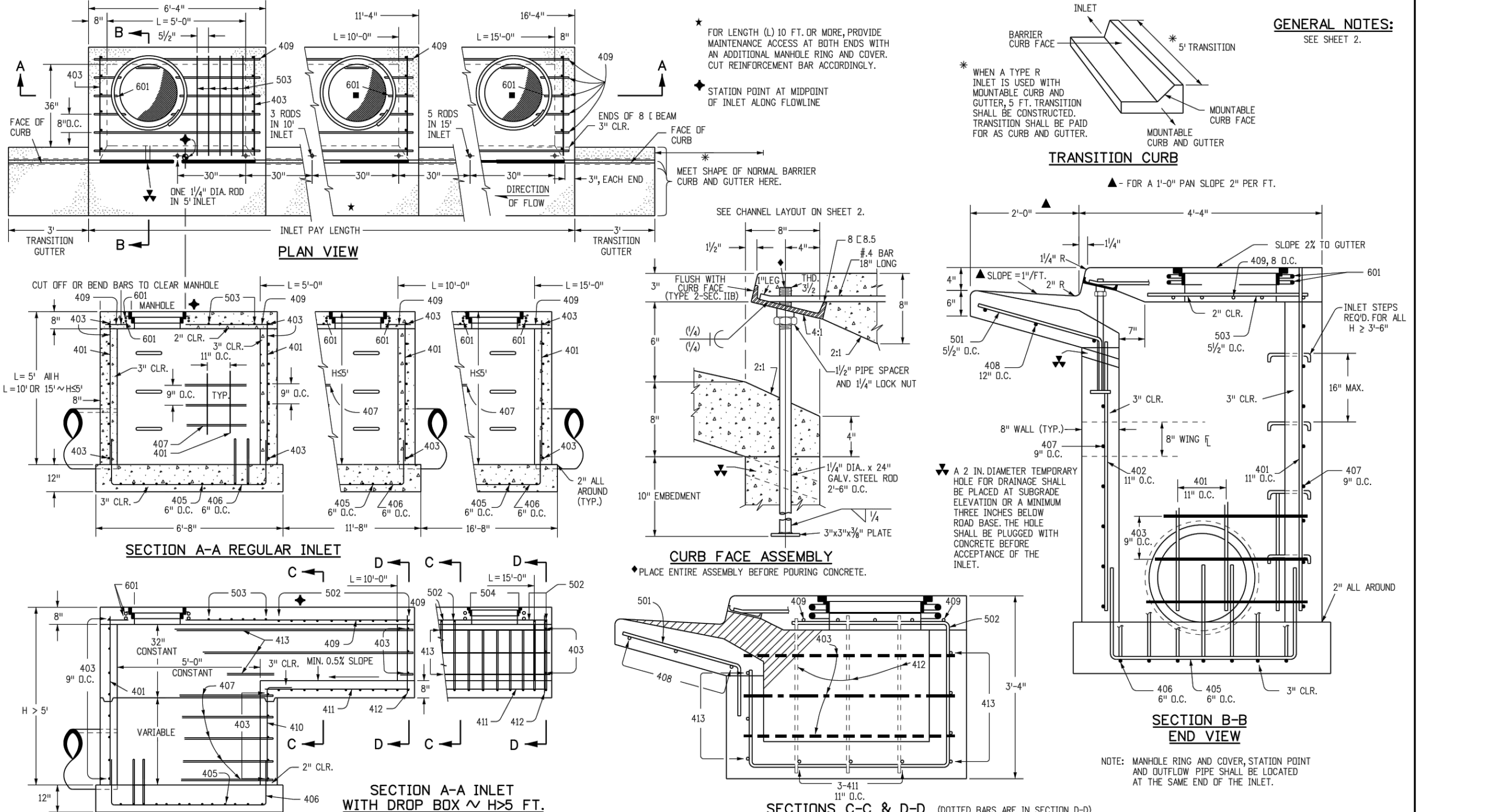
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**CONCRETE AND METAL END SECTIONS**

**STANDARD PLAN NO. M-603-10**

Standard Sheet No. 1 of 1

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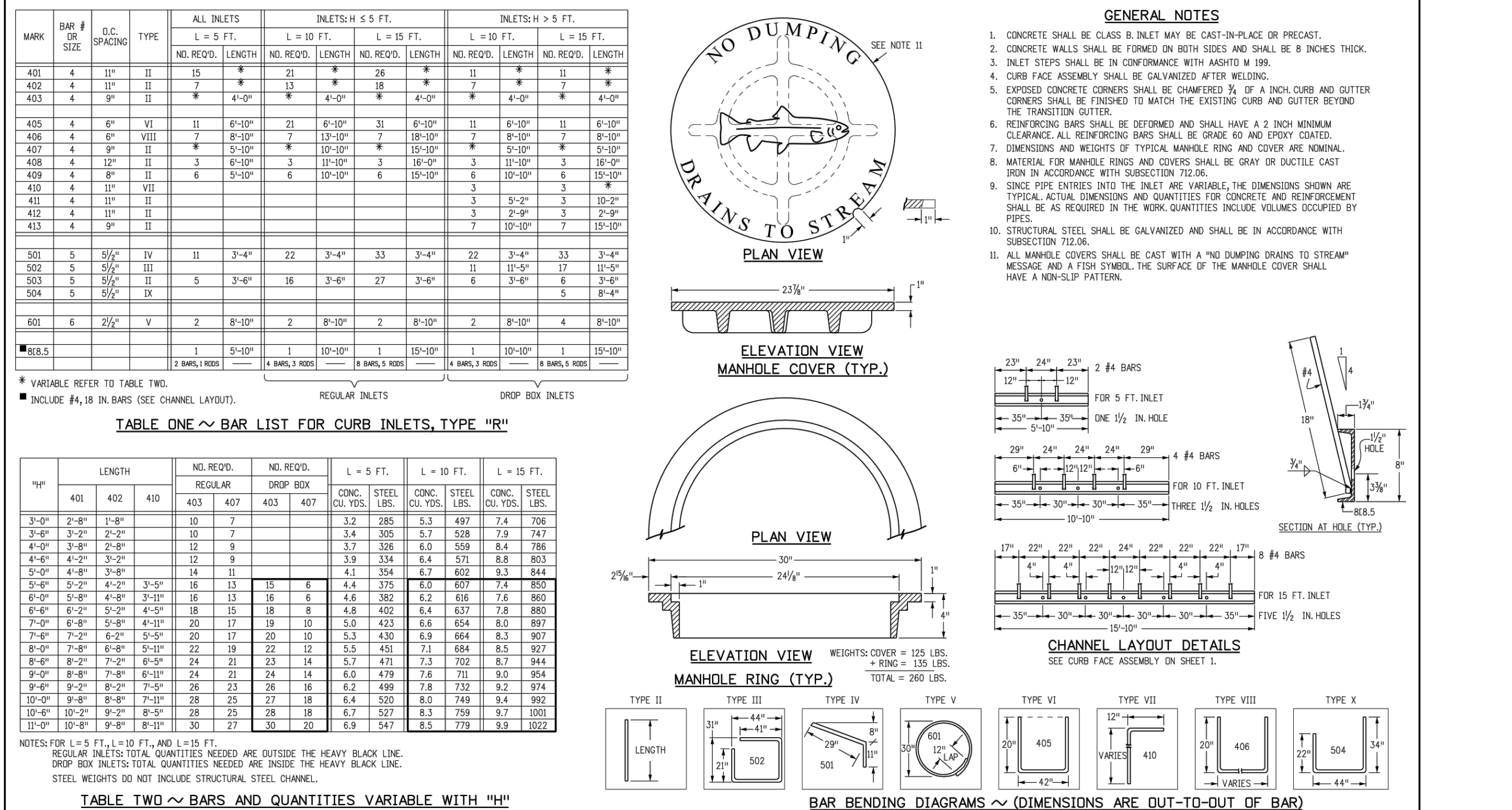
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**CURB INLET TYPE R**

**STANDARD PLAN NO. M-604-12**

Standard Sheet No. 1 of 2

Project Sheet Number: \_\_\_\_\_



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**CURB INLET TYPE R**

**STANDARD PLAN NO. M-604-12**

Standard Sheet No. 2 of 2

Project Sheet Number: \_\_\_\_\_

**811**

Know what's below.  
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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
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