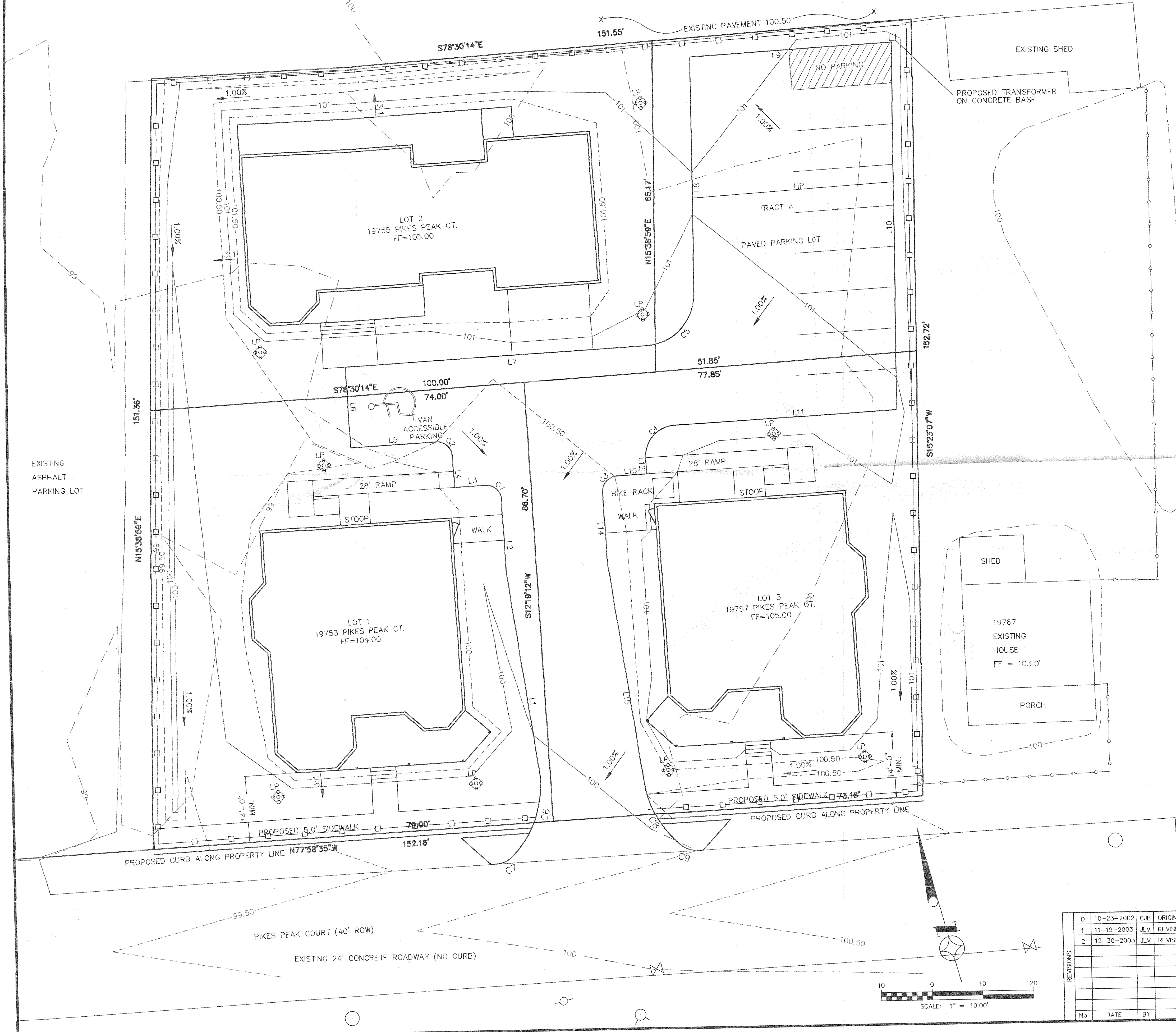


LOTS 1, 2, 3, AND TRACT A, HEATHS ADDITION TO THE TOWN OF PARKER
SEC. 22, T 6 S, R 66 W, 6th P.M., DOUGLAS COUNTY, COLORADO



LOTS 4, 5, 6, OF TRACT 2, HEATHS ADDITION TO THE TOWN OF PARKER ARE PROPOSED TO BE REPLATTED TO FORM LOTS 1, 2, 3, AND TRACT A OF HEATH COURT MINOR DEVELOPMENT.

 UTILITY POLE
 UTILITY BOX
 WATER VALVE
 FIRE HYDRANT
 MANHOLE
 EXISTING CONTOUR
 99
 PROPOSED 1-FOOT CONTOUR
 101
 PROPOSED 1/2-FOOT CONTOUR
 101.50
 EXISTING FENCE
 PROPOSED LIGHT POLE
 LP
 PROPOSED SILT FENCE


NUMBER	DIRECTION	DISTANCE
1	S 06°40' 59" W	50.2855 FT
2	S 12°01' 25" W	14.9328 FT
3	S 77°58' 35" E	6.0000 FT
4	S 12°01' 25" W	3.2500 FT
5	N 75°58' 35" W	40.0630 FT
6	S 12°01' 25" W	16.0000 FT
7	S 77°58' 35" E	59.7471 FT
8	N 15°23'10" E	48.6668 FT
9	S 77°58' 35" E	40.0630 FT
10	S 15°23'10" W	72.2192 FT
11	N 75°58' 35" W	40.0630 FT
12	S 12°01' 25" E	3.2500 FT
13	S 77°58' 35" E	6.0000 FT
14	S 12°01' 25" W	14.0000 FT
15	S 06°40' 59" W	51.2223 FT

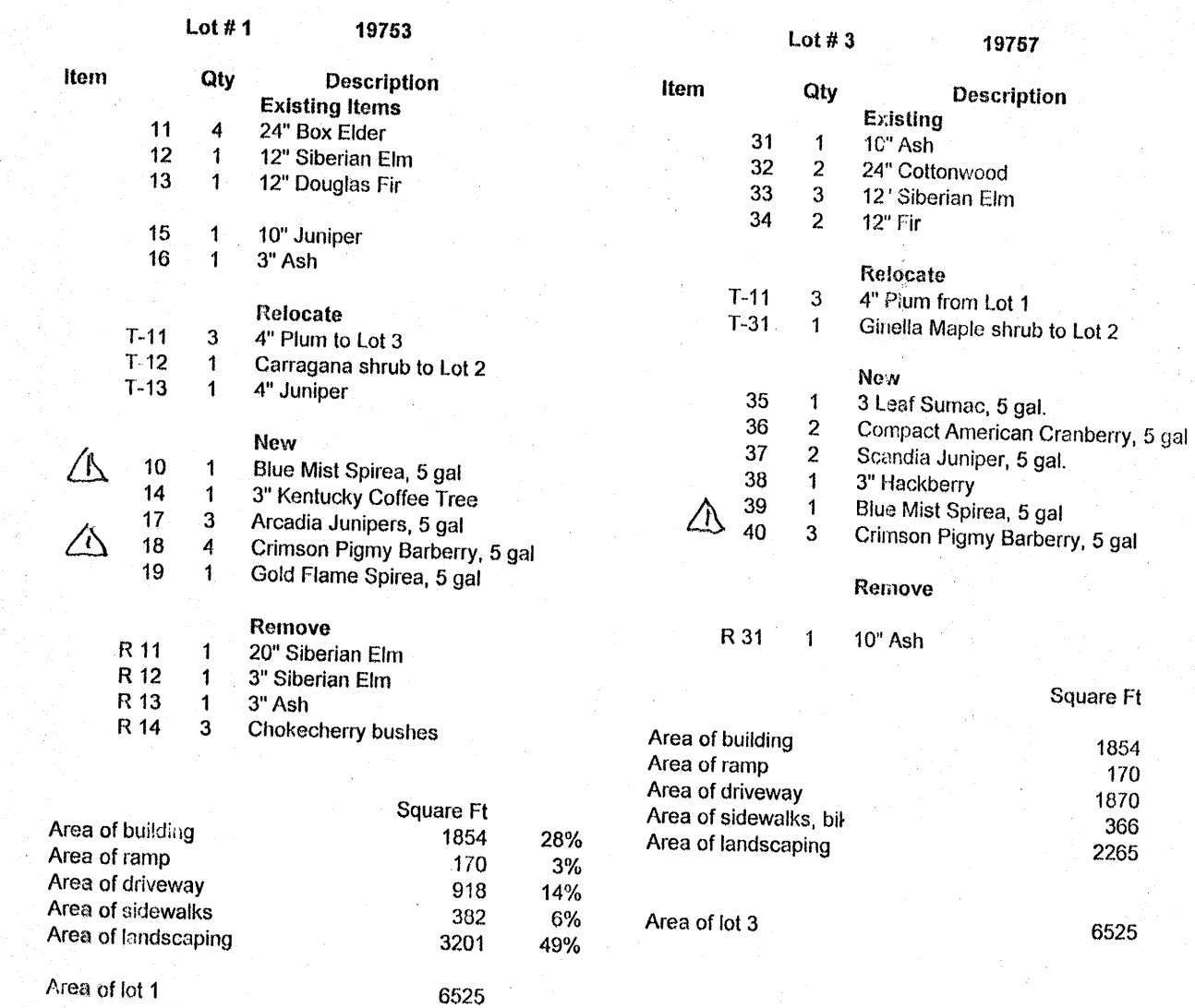
	NUMBER	DELTA ANGLE	TANGENT	RADIUS	ARC LENGTH
C1	90°00'00"	3.0000	3.0000	4.7124	
C2	90°00'00"	3.0000	3.0000	4.7124	
C3	90°00'00"	3.0000	3.0000	4.7124	
C4	90°00'00"	6.0000	6.0000	9.4248	
C5	88°38'15"	9.4297	10.0000	15.7211	
C6	5°52'38"	9.3907	20.0000	31.4000	
C7	43°00'22"	2.0000	5.0000	3.8000	
C8	41°54'24"	2.7000	20.0000	14.6000	
C9	42°41'49"	2.0000	5.0000	3.7000	

REVISIONS	0	10-23-2002	CJB	ORIGINAL ISSUE
	1	11-19-2003	JLV	REVISED PER TOWN COMMENTS
	2	12-30-2003	JLV	REVISED PER TOWN COMMENTS
No.	DATE	BY	DESCRIPTION	

REVISED LOTS 1, 2, 3, AND TRACT A HEATHS ADDITION TO THE TOWN OF PARKER SEC. 22, T 6 S, R 66 W, 6th P.M. DOUGLAS COUNTY, COLORADO		SITE PLAN HEATH COURT, LLC PIKES PEAK COURT PARKER, COLORADO		SHEET S-2 OF 5		
 AMERICAN ENGINEERS & SURVEYORS, INC.	11031 S. Pikes Peak Dr. Suite #202 Parker, Colorado, 80138 Ph. (303) 841-3922 FAX (303) 841-3772		SURVEY	CJB	CHECKED	ISSUE DATE
			DESIGN	LBP	APPROVED	PRELIM. DATE
			DRAWN	JLV	BK- <u>PG</u>	JOB NO. DAND0001.03

WALK
SHEP

PROPOSED TRANSFORMER
ON CONCRETE BASE



		Lot #	1985			Tract "A"	
Item	Qty		Description	Item	Qty		Description
			Existing				Existing
21	1		30" Box Elder	A-1	1		2' Plum
22	1		3" Ash	A-2	1		Honeysuckle bush
23	1		14" Box Elder	A-3	1		8" Ponderosa Pine
				A-4	1		Chekokcherry
			Relocate				New
T 21	1		3" Juniper to Lot 2	A-5	2		McKay White Potentilla
T 12	1		Carragaine shrub from Lot 1				
T 31	1		Ginella Maple shrub from Lot 3				Remove
			New	RA-1	1		5" Ash
24	2		Hughes Juniper, 5 gal.	RA-2	2		16" Siberian Elm (dead)
25	1		Peking Cotoneseer, 5 gal.				
26	1		Blue Mist Spruce, 5 gal.				
27	1		Gold Drop Potentilla, 5 gal.				
			Remove				Square Ft
R 21	1		4" Ash	Area of driveway			2536
R 22	1		Lilac bush	Area of landscaping			864
R 23	1		8" Honey Locust, (lead)	Area of tract "A"			3400
			Square feet				
Area of building			3001				
Area of ramp			0	%			
Area of driveway			580	%			
Area of sidewalks			234	%			
Area of landscaping			2685	%			
Area of lot 2			6500				

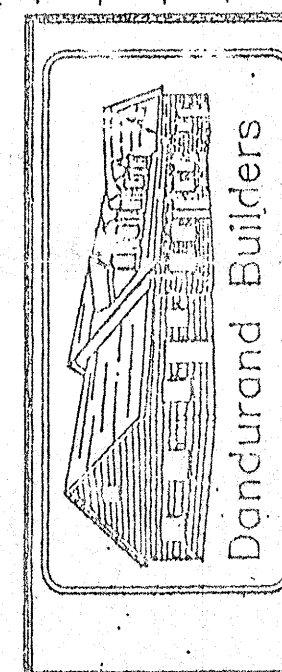
Nine Parker style 5-ball lights will be installed as shown on the Landscape Plan.



HISTORICAL REPLICATIONS, INC.
P.O. BOX 13529 • JACKSON, MS 39236

OWN. AK	REVISED	
COO.	DATE 11/90 SHEET NO. 1 OF 31	
PLAN NAME OLYMPIA		
PLAN NO.		

OWNER-CONTRACTOR
GERALD DANDURAND
DANDURAND BUILDERS
11031 S PIKES PEAK DR.
PARKER CO 80134
720-530-6839



PROJECT LOCATION
19753 PIKES PEAK CT.
LOTS 1-2 AND 3+TRACT-A-
HEATHS ADDITION
TOWN OF PARKER
DOUGLAS COUNTY, COLO.

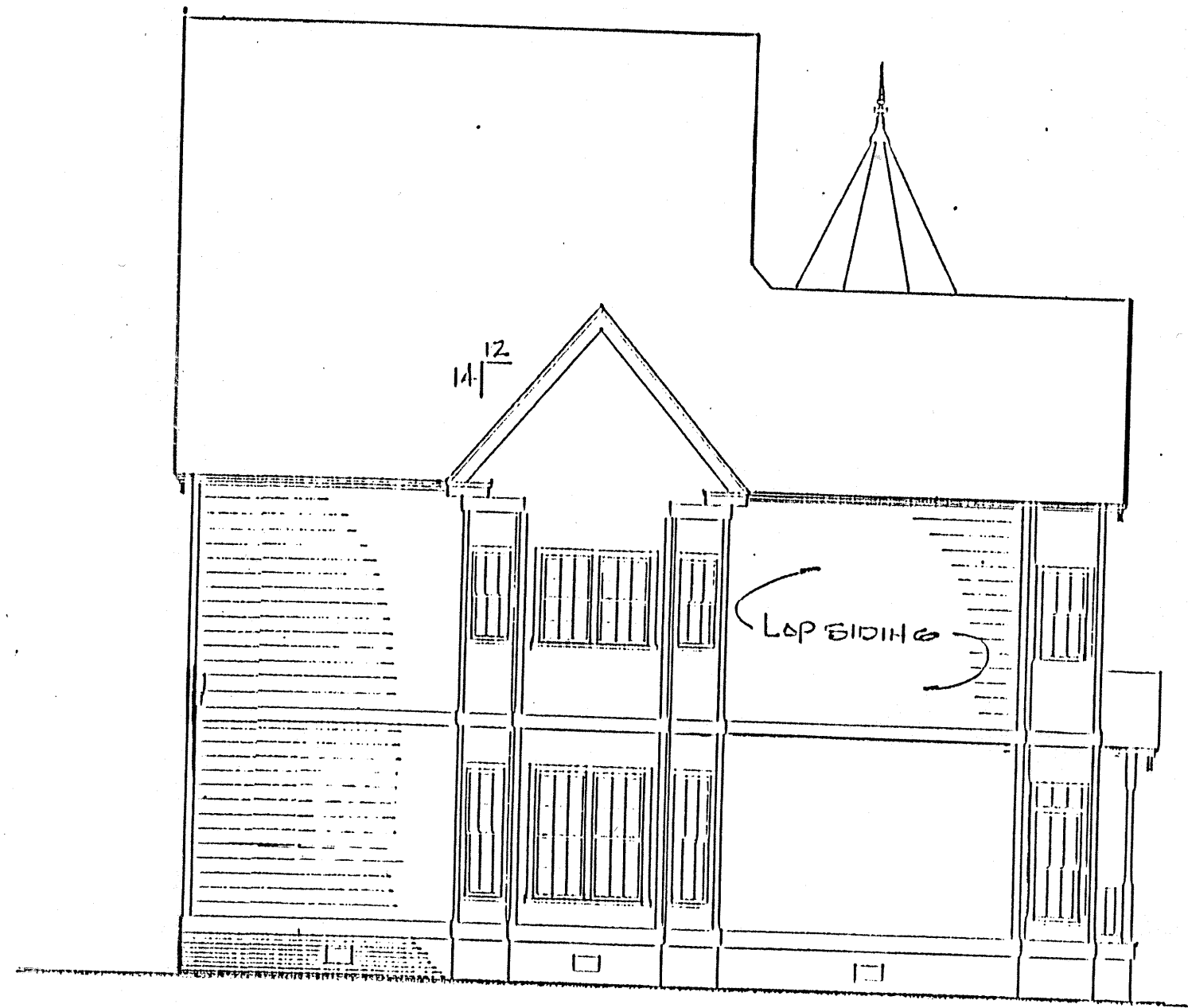
DATE: JUL 03 80
14 AUG 03 / 20 AUG 03
30 SEP 03 / 20 NOV 03

FRONT
ELEVATION

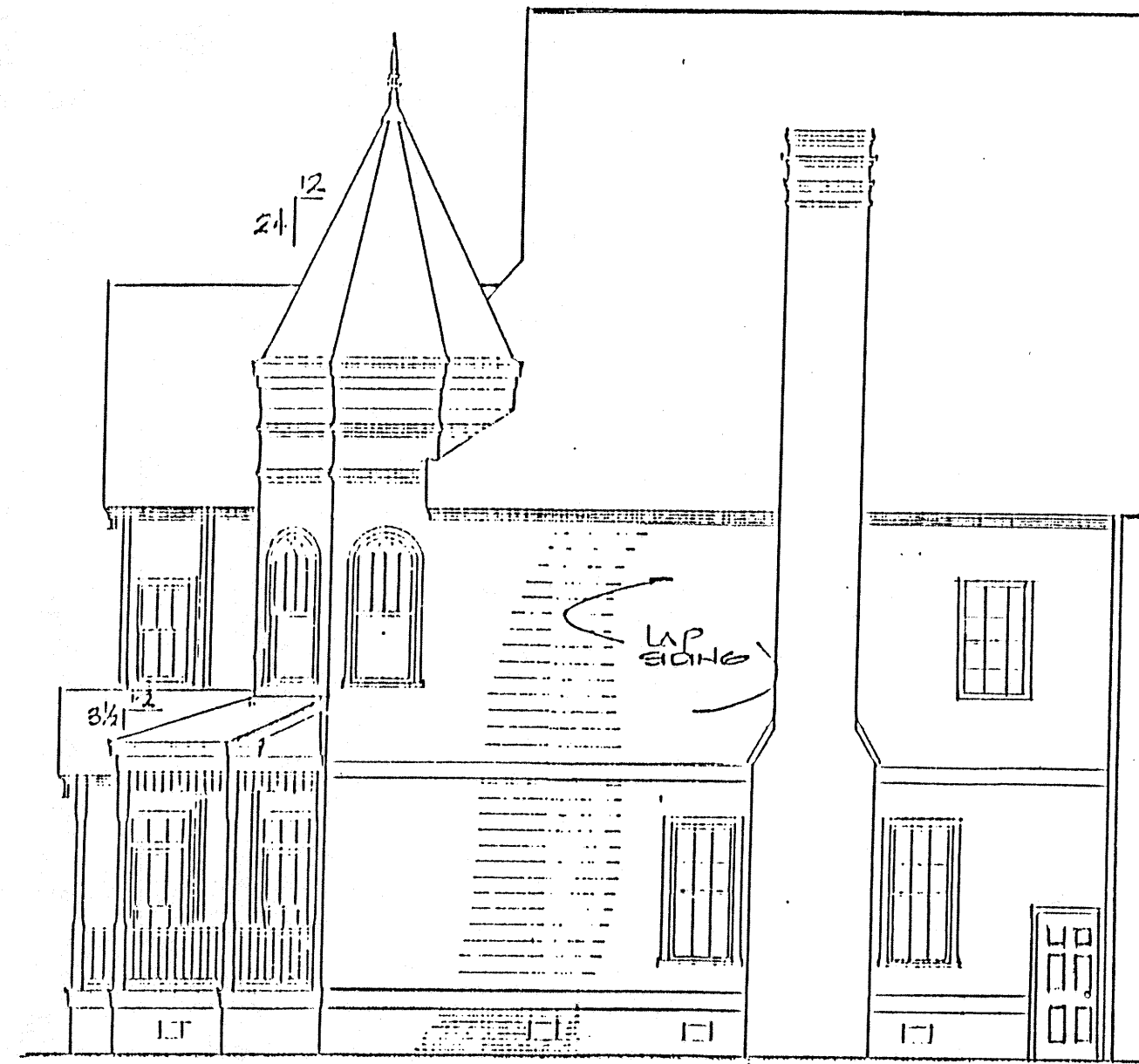
SHEET



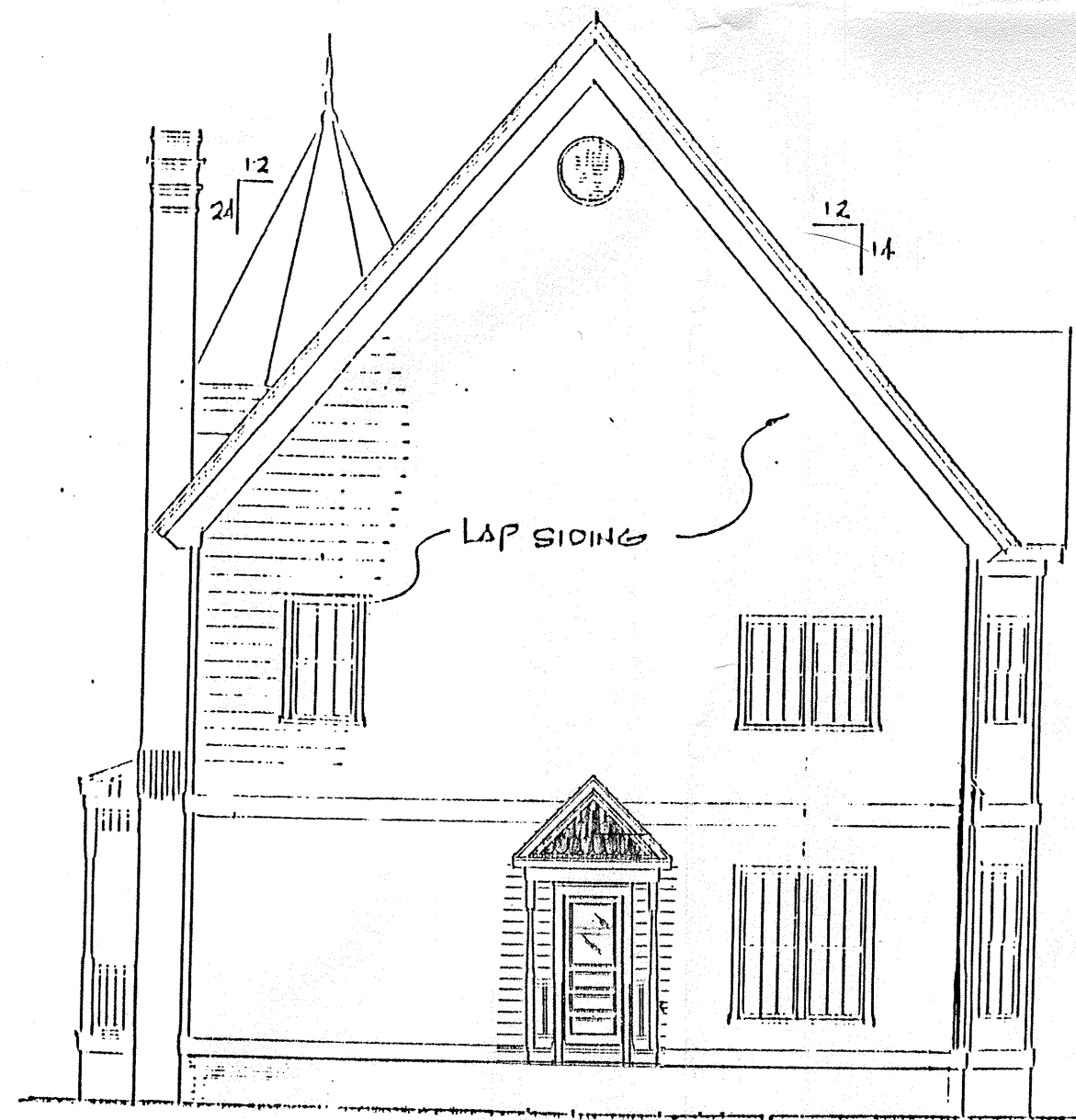
TOWN OF PARKER
NOV 26 2003
PLANNING DEPT.



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

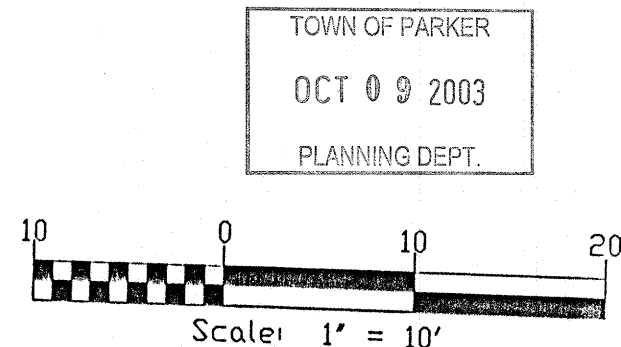


REAR ELEVATION A.D.T.S.

Drawings and Specifications Plans are the property of Historical Replications, Inc. Any reproduction or use of these drawings without the written consent of Historical Replications, Inc. is prohibited. The drawings are prepared to the best of our knowledge and skill, and are not intended to be a contract. The drawings are prepared to the best of our knowledge and skill, and are not intended to be a contract. The drawings are prepared to the best of our knowledge and skill, and are not intended to be a contract.

HISTORICAL REPLICATIONS, INC.
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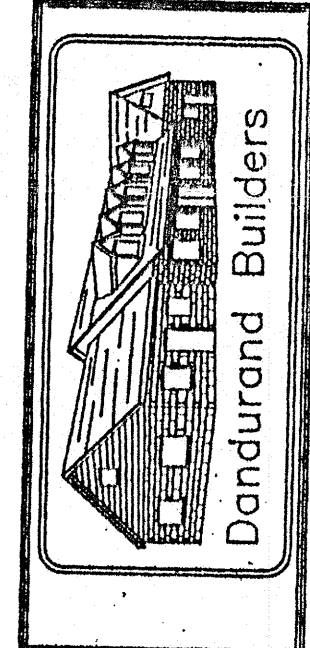
DATE	11/9/03
REVISION	011
SHEET NO.	2
PLAN NAME	OLYMPIA
PLAT NO.	2996



TOWN OF PARKER
OCT 09 2003
PLANNING DEPT.

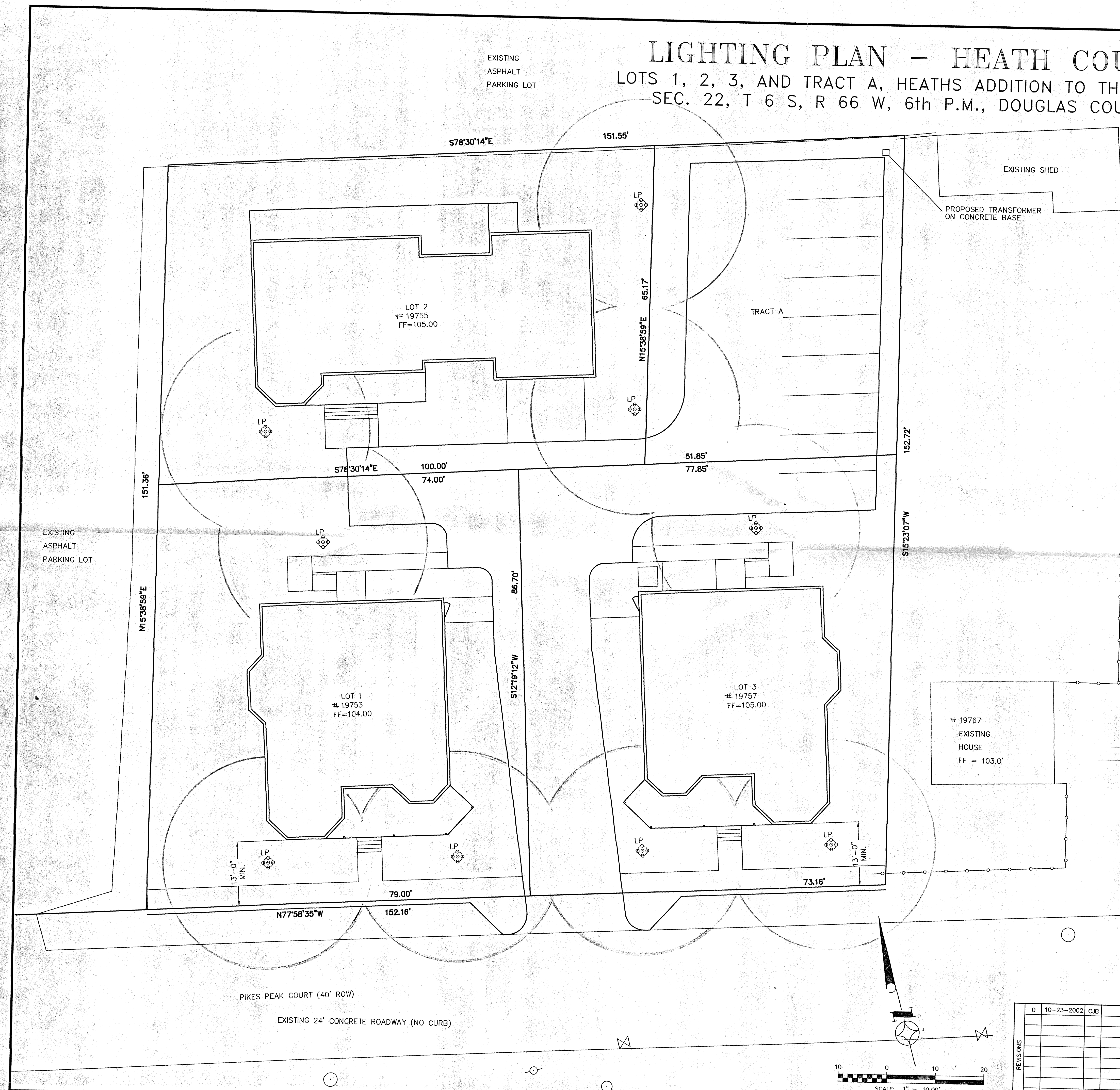
PROJECT LOCATION
19755 PIKES PEAK CT.
LOTS 1, 2, AND 3 + TRACT #2
HEATHS ADDITION
TOWN OF PARKER
DOUGLAS COUNTY COLO.

OWNER-CONTRACTOR
GERALD DANDURAND
DANDURAND BUILDERS
11031 SPIKES PEAK DR.
PARKER CO 80134
720-530-6839



SIDE REAR ELEVATION

A-2



	REVISIONS			
	O	10-23-2002	CJB	ORIGINAL ISSUE
No.	DATE	BY	DESCRIPTION	

REVISED LOTS 1, 2, 3, AND TRACT A
HEATHS ADDITION TO THE TOWN OF PARKER
SEC. 22, T 6 S, R 66 W, 6th P.M.
DOUGLAS COUNTY, COLORADO

LIGHTING PLAN
HEATH COURT, LLC
PIKES PEAK COURT
PARKER, COLORADO

SHEET
L-1
OF 5

AERICAN
ES ENGINEERS &
SURVEYORS, INC.

11031 S. Pikes Peak Dr.
Suite #202
Parker, Colorado, 80138
Ph. (303) 841-3922
FAX (303) 841-3772

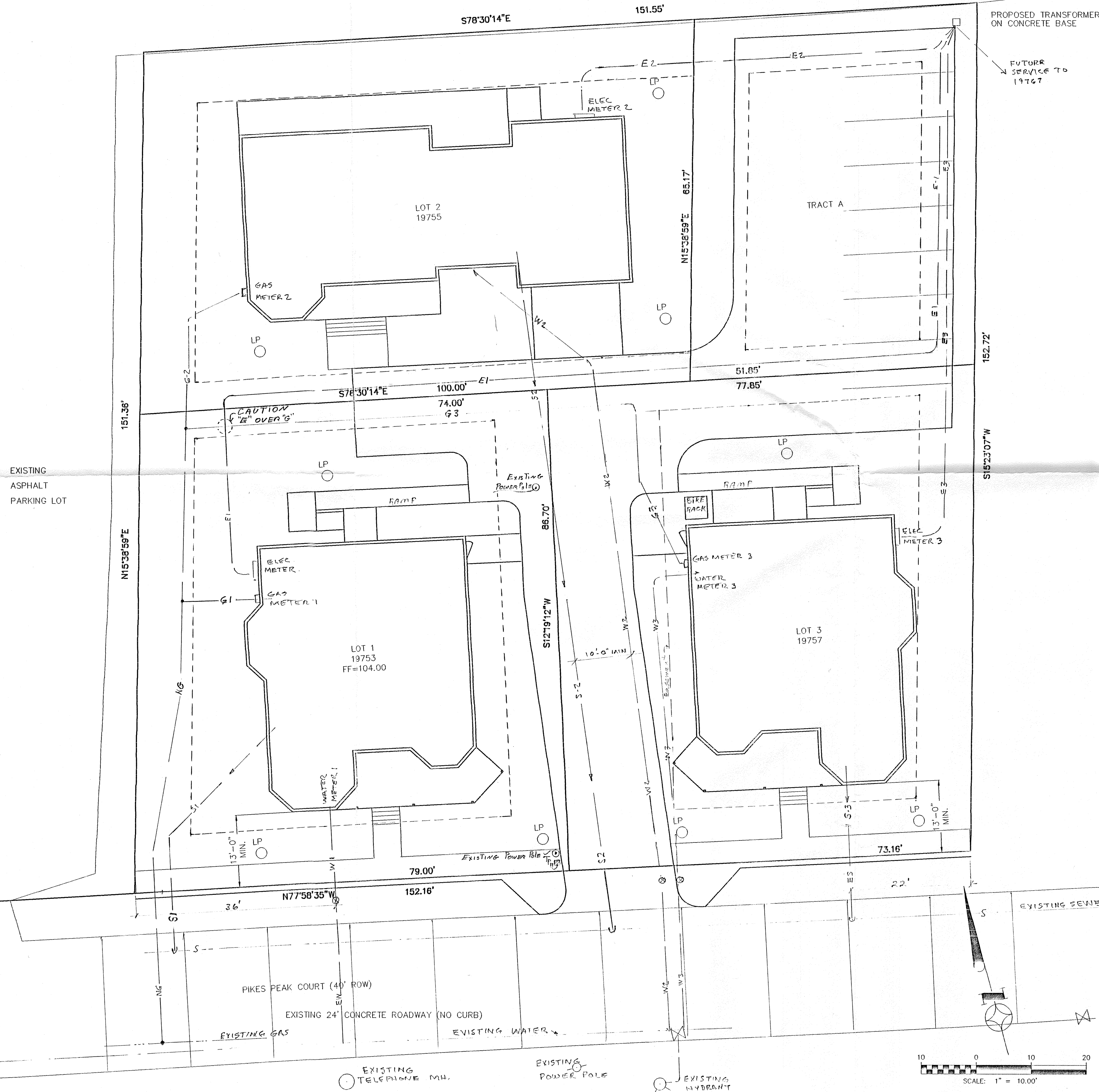
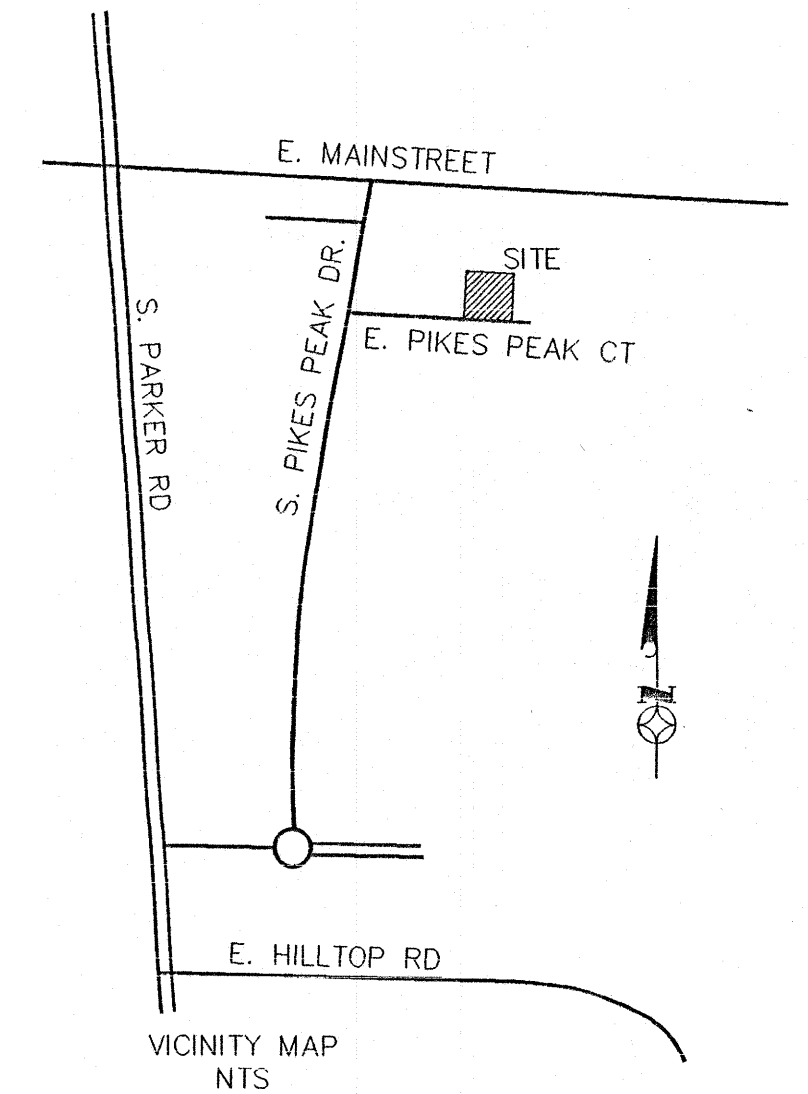
Dr.	SURVEY CJB	CHECKED
138	DESIGN LBP 10-9-03	APPROVED
2	DRAWN CJB	BK-PG

ISSUE DATE	
PRELIM. DATE	
JOB NO.	

UTILITY PLAN - HEATH COURT, LLC

LOTS 1, 2, 3, AND TRACT A, HEATHS ADDITION TO THE TOWN OF PARKER
SEC. 22, T 6 S, R 66 W, 6th P.M., DOUGLAS COUNTY, COLORADO

EXISTING
ASPHALT
PARKING LOT



UTILITY NOTES

Natural Gas (XCEL ENERGY)

Location and condition of existing gas line serving old residence on lot # 2 (19755) is not known. Assume new line.

NG = New natural gas header from natural gas main in Pikes Peak Court serving the three new lots.

G-1 = Gas lead to building 1, (19753).

G-2 = Gas lead to building 2, (19755). Service must be maintained to old building 19755 until demolition and rebuild at later date.

G-3 = Gas lead to building 3, (19757).

Electric (INTERMOUNTAIN REA)

Install new transformer in northeast corner of property, sized for four 400 Amp services, (Three lots on Heath Court, plus adjacent property (19767).

E-1 = Buried electrical service to building 1, (19753).

E-2 = Buried electrical service to building 2, (19755). Service must be maintained to building 2 (19755) during this upgrade.

E-3 = Buried electrical service to building 3, (19757).

E-4 = Buried electrical service to adjacent building (19767). Service must be maintained to adjacent property (19767) during this upgrade.

Sewer (PARKER WATER & SANITATION DISTRICT)

Old building on lot 2 is occupied and connected to Sewer and water by PWSD. Sewer tap is near center of lot 3. The old building will be switched to new S-2 sewer, then existing sewer plugged temporarily. When building on lot 3 is constructed, the old (shortened) sewer will be reclaimed for use. All new sewer and water taps will be made at the same time.

S-1 = New sewer to building 1, (19753).

S-2 = New sewer to old (and new) building 2, (19755). Service must be maintained to building 2 (19755) during this revision.

S-3 = New sewer to building 3, (19757).

ES = Old existing sewer from 19755 re-connected to serve building 3, (19757).

Water (PARKER WATER & SANITATION DISTRICT)

Existing service to old building on lot 2 (19755) will be re-routed to building 1, (19753) with a new meter. All connections will be made at the same time.

W-1 = New water line from existing stop box to building 1 (19753).

W-2 = New water line from Pikes Peak Court main to building 2 (19755). Service must be maintained to building 2 (19755) during this revision.

W-3 = New water line from Pikes Peak Court main to building 3 (19757).

TOWN OF PARKER
OCT 09 2003
PLANNING DEPT.

REVISIONS	DATE	BY	DESCRIPTION
0	10-23-2002	CJB	ORIGINAL ISSUE
1	10-6-2003	CJB	APPROVED

REVISED LOTS 1, 2, 3, AND TRACT A HEATHS ADDITION TO THE TOWN OF PARKER SEC. 22, T 6 S, R 66 W, 6th P.M. DOUGLAS COUNTY, COLORADO	UTILITY PLAN HEATH COURT, LLC PIKES PEAK COURT PARKER, COLORADO	SHEET U-1 OF 5
DESIGN L&P 10/1/03	CHECKED CJB	ISSUE DATE
DRAWN CJB	APPROVED L&P 10/6/03	PRELIM. DATE
		JOB NO. DAND0001.03

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ENGINEERS &
SURVEYORS, INC.

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Parker, Colorado, 80138
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FAX (303) 841-3772

SCALE: 1" = 10.00'