

SURVEYOR'S AS-BUILT STATEMENT
I, TRAVIS HEERSINK, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF HORSESHOE RIDGE SECOND AMENDMENT BEING A REPEAT OF LOT 1, BLOCK 17 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON OCTOBER 29, 2014 IN THE STATE OF COLORADO."

TRAVIS HEERSINK
REGISTERED LAND SURVEYOR
STATE OF COLORADO NO. 38045

ENGINEER'S AS-BUILT STATEMENT
I, JEFFREY J. FRENCH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE PREPARED CONSTRUCTION DRAWINGS."

JEFFREY J. FRENCH
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 32615

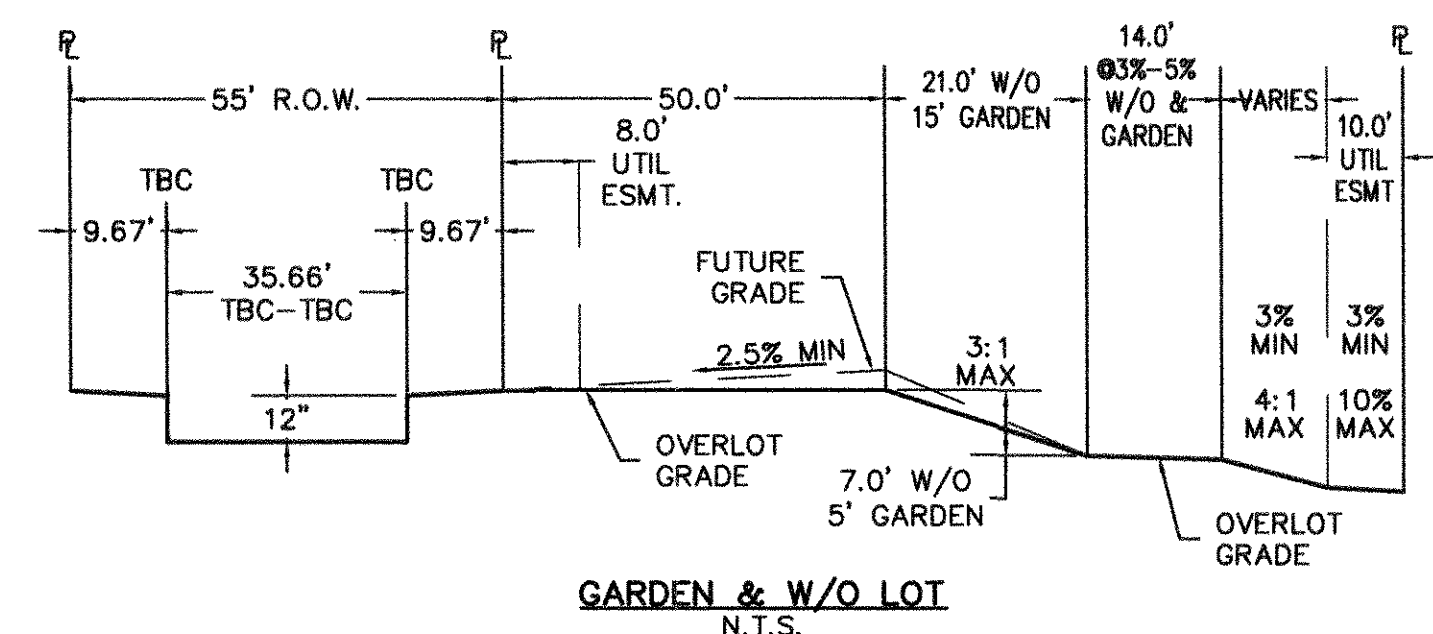
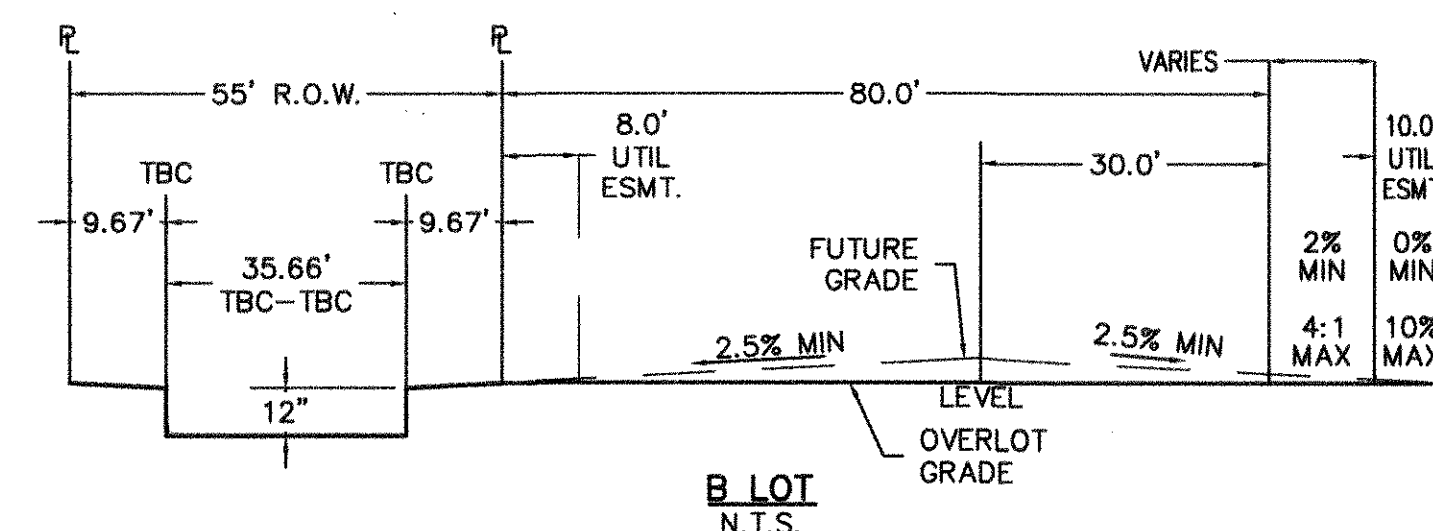
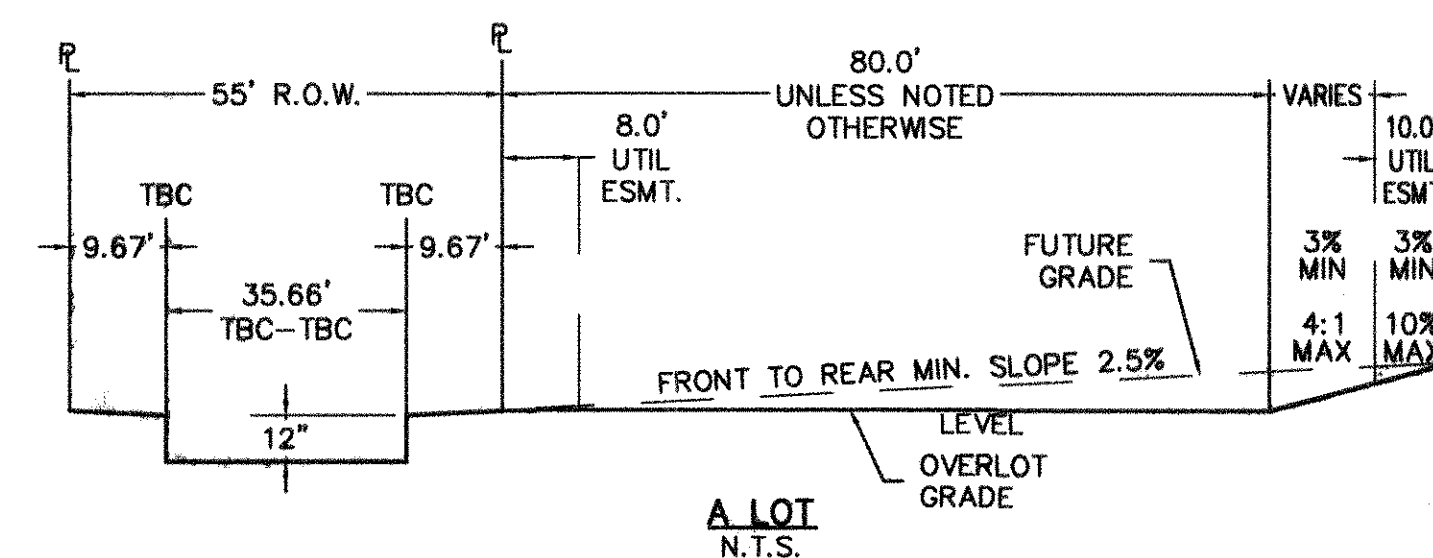
RECORD DRAWING NOTE:
IN ACCORDANCE WITH THE TOWN OF PARKER'S RECORD DRAWING REQUIREMENTS, PER SECTION 11 OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, NO INFORMATION ON THIS SHEET WAS REQUIRED TO BE FIELD SURVEYED OR "AS-BUILT". THEREFORE, THIS DRAWING IS INCLUDED IN THE RECORD DRAWING SUBMITTAL FOR INFORMATION ONLY.

SECTION C-C
N.T.S.

SECTION B-B
N.T.S.

SECTION A-A
N.T.S.

EARTHWORK SUMMARY			
CUT	FILL	FILL (ADJUSTED 10%)	NET (ADJUSTED)
17,232 CY	15,011 CY	16,512 CY	720 CY (EXCESS)



OVERLOT LEGEND

	FLOW DIRECTION
+00.00	PROP. OVERLOT GRADE SPOT ELEV. (OF 5900.00)
A	"A" DRAINAGE LOT
B	"B" DRAINAGE LOT
T	TRANSITION LOT
W/O	WALKOUT LOT
G	GARDEN LOT

LEGEND

	PROPERTY BOUNDARY
	PROPOSED RIGHT-OF-WAY
	EXISTING RIGHT-OF-WAY
	PROPOSED LOT LINE
	EXISTING LOT LINE
	PROPOSED CURB & GUTTER
	EXISTING CURB & GUTTER
	PROPOSED SIDEWALK
	EXISTING SIDEWALK
	PROPOSED EASEMENT
	EXISTING EASEMENT
	PROPOSED CONTOURS
	EXISTING CONTOURS

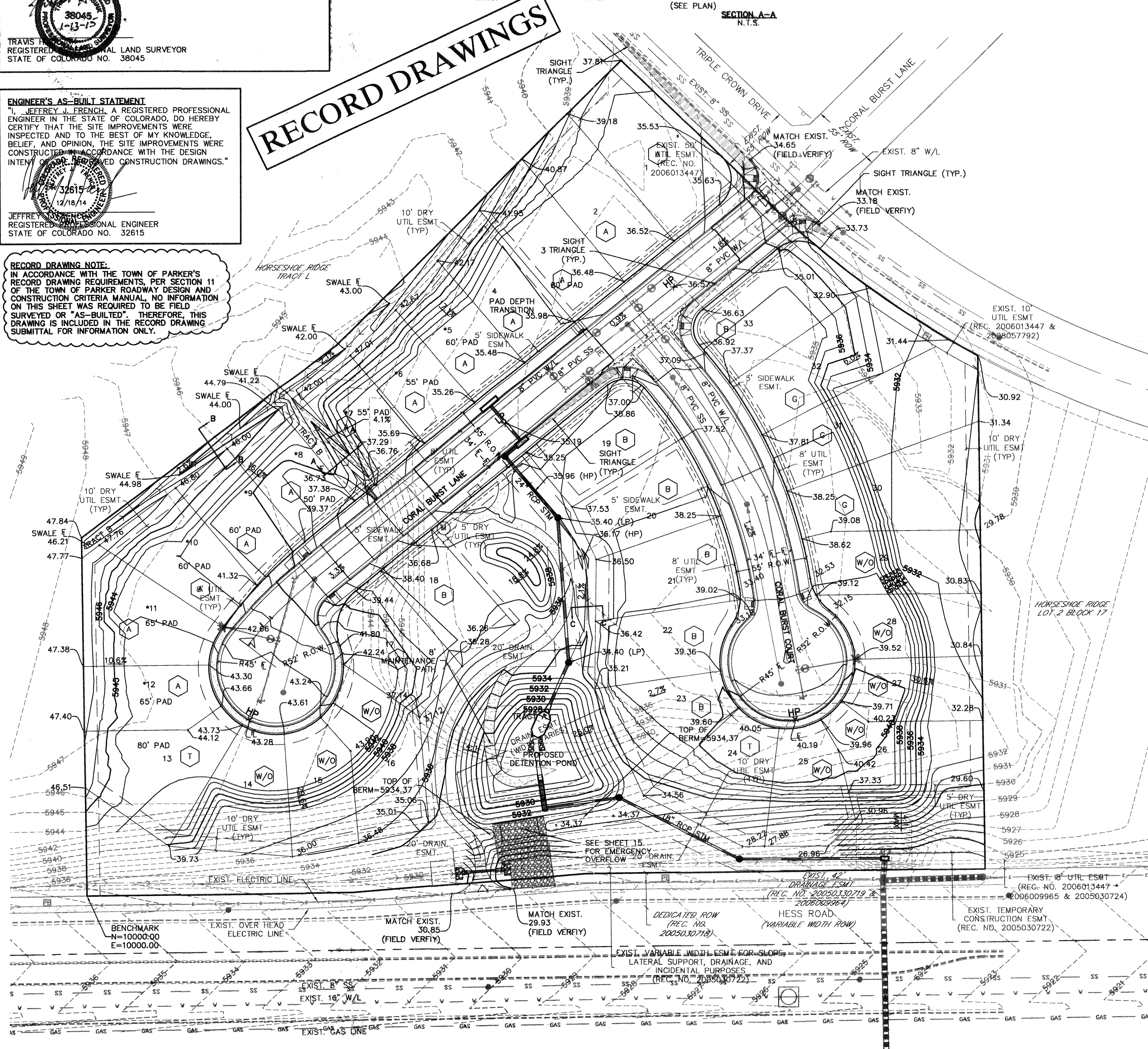
**HORSESHOE RIDGE SECOND AMENDMENT
BEING A REPEAT OF LOT 1, BLOCK 17,
HORSESHOE RIDGE
OVERLOT GRADING PLAN**

DEVELOPER
BH PARKER, INC.
10630 E. BETHANY DRIVE,
SUITE B
AURORA, CO 80014
PHONE: (303) 756-8500
CONTACT: JEFF WILLIS

Peak
Civil Consultants
200 W. HAMPDEN AVE., SUITE 200
ENGLEWOOD, COLORADO 80110
PH: 720.855.3859
FAX: 720.855.3860
CONTACT: JEFF FRENCH



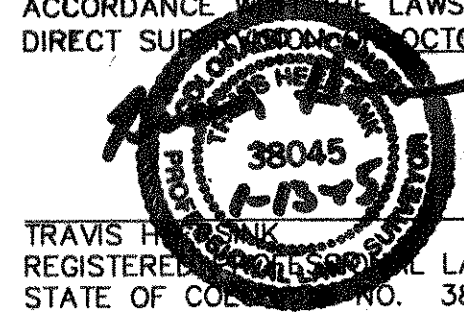
DATE: 02/22/13
JOB NO: 12.202
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APPROVED:
CADD FILE:



RECORD DRAWINGS

SURVEYOR'S AS-BUILT STATEMENT

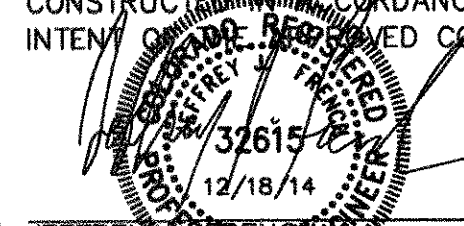
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TRAVIS HEERSINK
REGISTERED LAND SURVEYOR
STATE OF COLORADO NO. 38045

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JEFFREY J. FRENCH
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 32615

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LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- FLOW DIRECTION
- PROP. FINISH GRADE SPOT ELEV. (OF 5900.00)
- LOT TYPE (SEE KEY BELOW)
- TOP OF FOUNDATION ELEVATION
- CONCEPTUAL HOUSE FOOTPRINT
- [A] "A" DRAINAGE LOT
- [B] "B" DRAINAGE LOT
- [G] "G" DRAINAGE LOT
- [W/O] "W/O" DRAINAGE LOT
- [T] TRANSITION LOT

- NOTES:
- ELEVATIONS ON THIS PLAN ARE FINISHED GRADE. CONTRACTOR TO ADJUST FOR SUBGRADE AS NECESSARY.
 - SPOT ELEVATIONS ON THIS PLAN ARE FINISHED GRADE AND/OR FLOWLINE UNLESS NOTED OTHERWISE.
 - REFER TO EROSION CONTROL PLANS FOR EROSION CONTROL & OTHER GRADING DETAILS.
 - REFER TO SHEET 15 FOR POND A INFORMATION.
 - THE DEVELOPER SHALL HAVE A REGISTERED PROFESSIONAL ENGINEER CERTIFY THE DETENTION POND IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPs REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED.
 - LOT RETAINING WALLS SHOWN HEREON ARE CONCEPTUAL. THE FINAL CONFIGURATION AND ELEVATION OF THE LOT RETAINING WALLS ARE TO BE DETERMINED WITH THE INDIVIDUAL BUILDING PERMIT.
 - HOUSE FOOTPRINTS SHOWN ON THIS PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE. CONCEPTUAL FOOTPRINTS SHOWN ON THIS PLAN SHOULD NOT BE USED FOR HOUSE STAKING OR PLOT PLAN PREPARATION.
 - LOTS WITH * INDICATOR ARE DIFFERENT PAD DEPTHS THAN STANDARD TEMPLATES REFER TO OVERLOT PLAN.

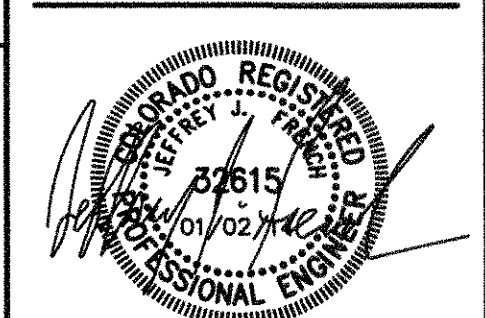
HORSESHOE RIDGE SECOND AMENDMENT BEING A REPLAT OF LOT 1, BLOCK 17, HORSESHOE RIDGE AREA GRADING PLAN

DEVELOPER

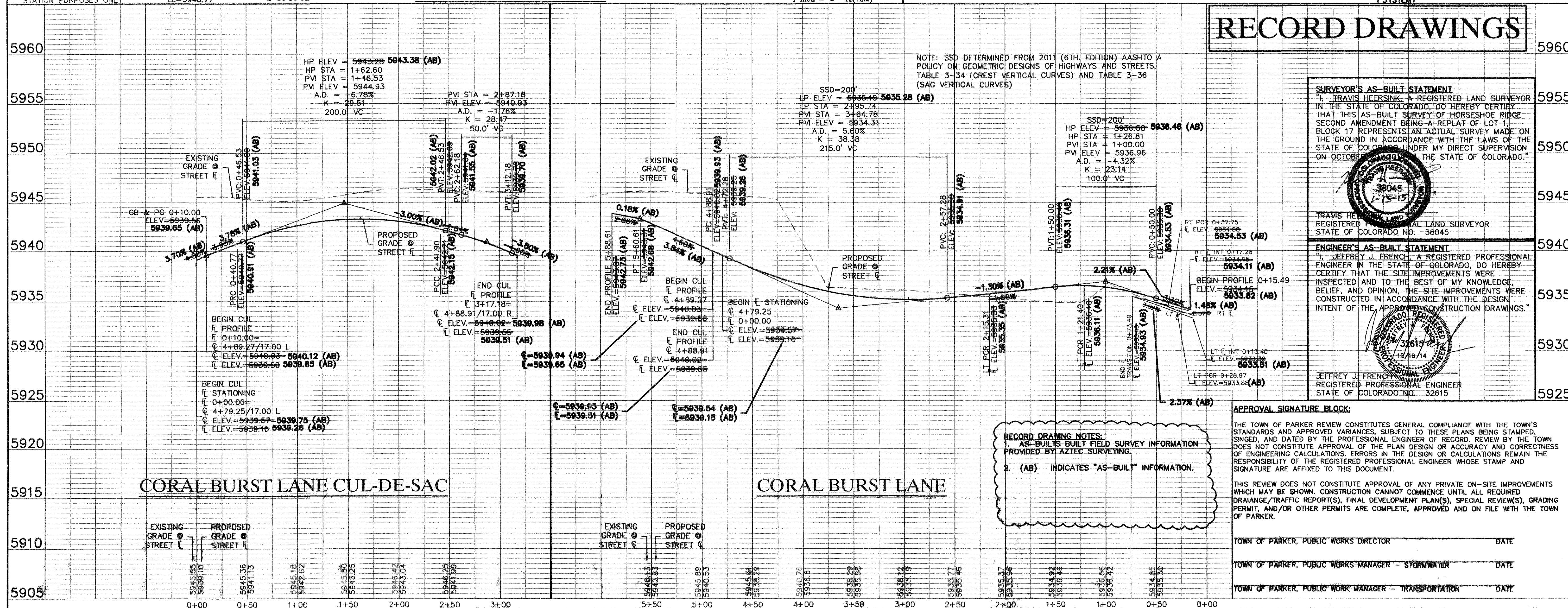
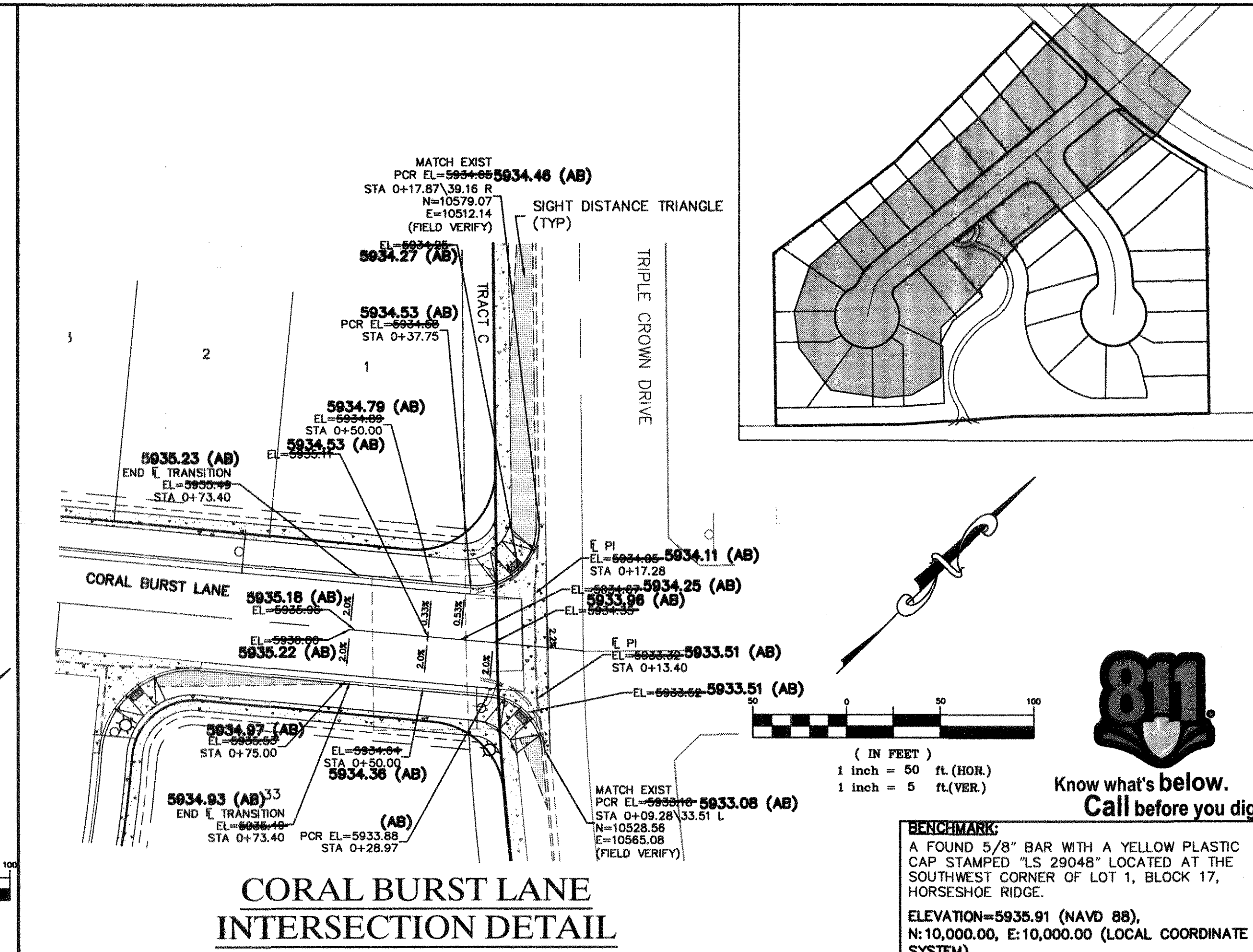
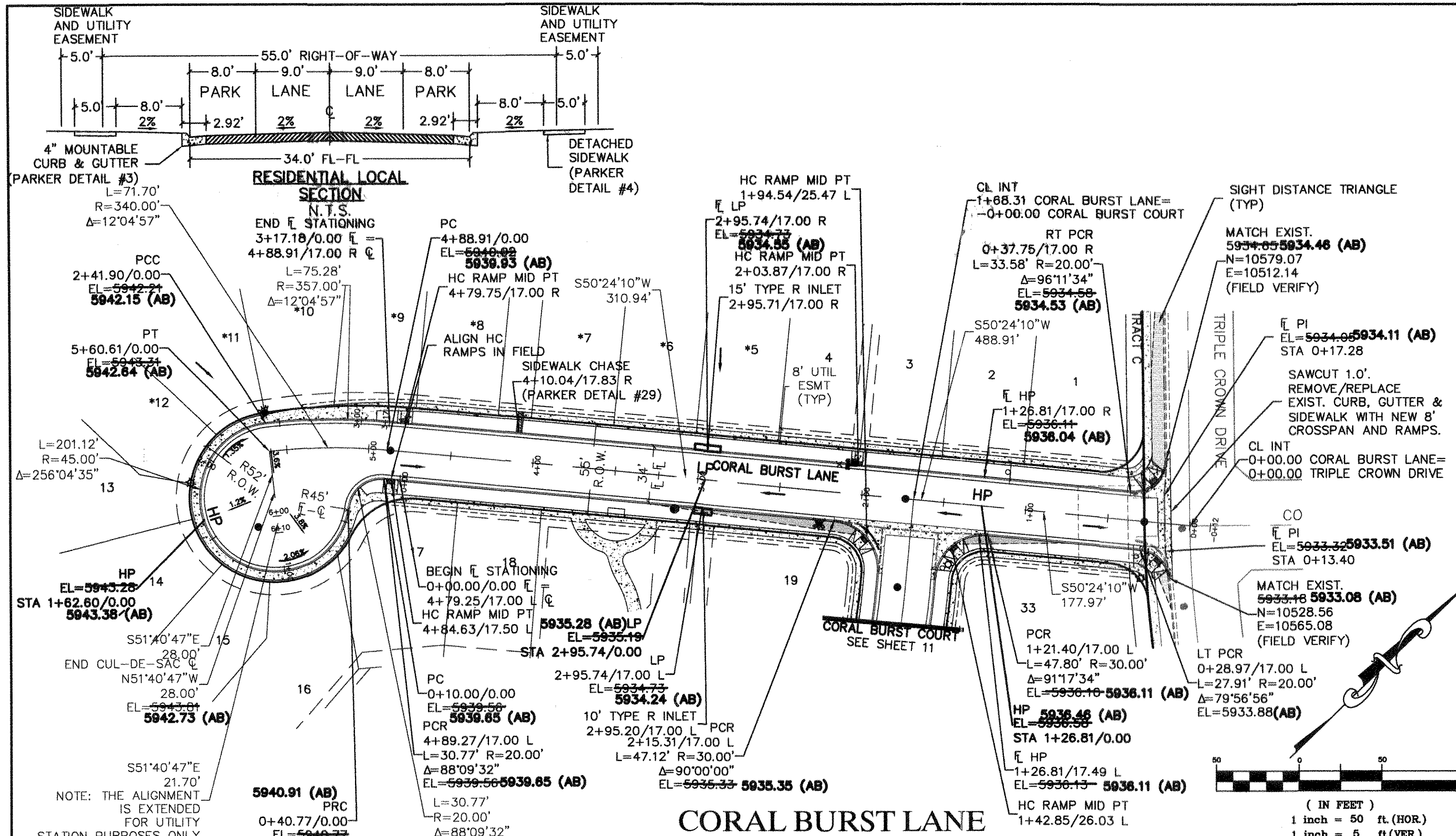
BH PARKER, INC.
10630 E. BETHANY DRIVE,
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PHONE: (303) 756-8500
CONTACT: JEFF WILLIS

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200 W. HAMPDEN AVE., SUITE 200
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FAX: 720.855.3860
CONTACT: JEFF FRENCH



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DRAWN BY: RF
APPROVED:
CADD FILE:



NO.	REVISION	DATE	BY
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2	TOWN OF PARKER COMMENTS	07/03/13	AR
3	TOWN OF PARKER COMMENTS	09/25/13	AR
4	TOWN OF PARKER COMMENTS	10/25/13	AR
5	FINAL SUBMITTAL	01/02/14	AR
6	AS-BUILT	12/16/14	MR

HORSESHOE RIDGE SECOND AMENDMENT

STREET PLANS & PROFILES

CORAL BURST LANE & INTERSECTION DETAIL

DEVELOPER
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10630 E. BETHANY DRIVE, SUITE 8
AURORA, CO 80014
PHONE: (303) 756-8500
CONTACT: JEFF WILLIS

ENGINEER'S AS-BUILT STATEMENT
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APPROVAL SIGNATURE BLOCK:

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 DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

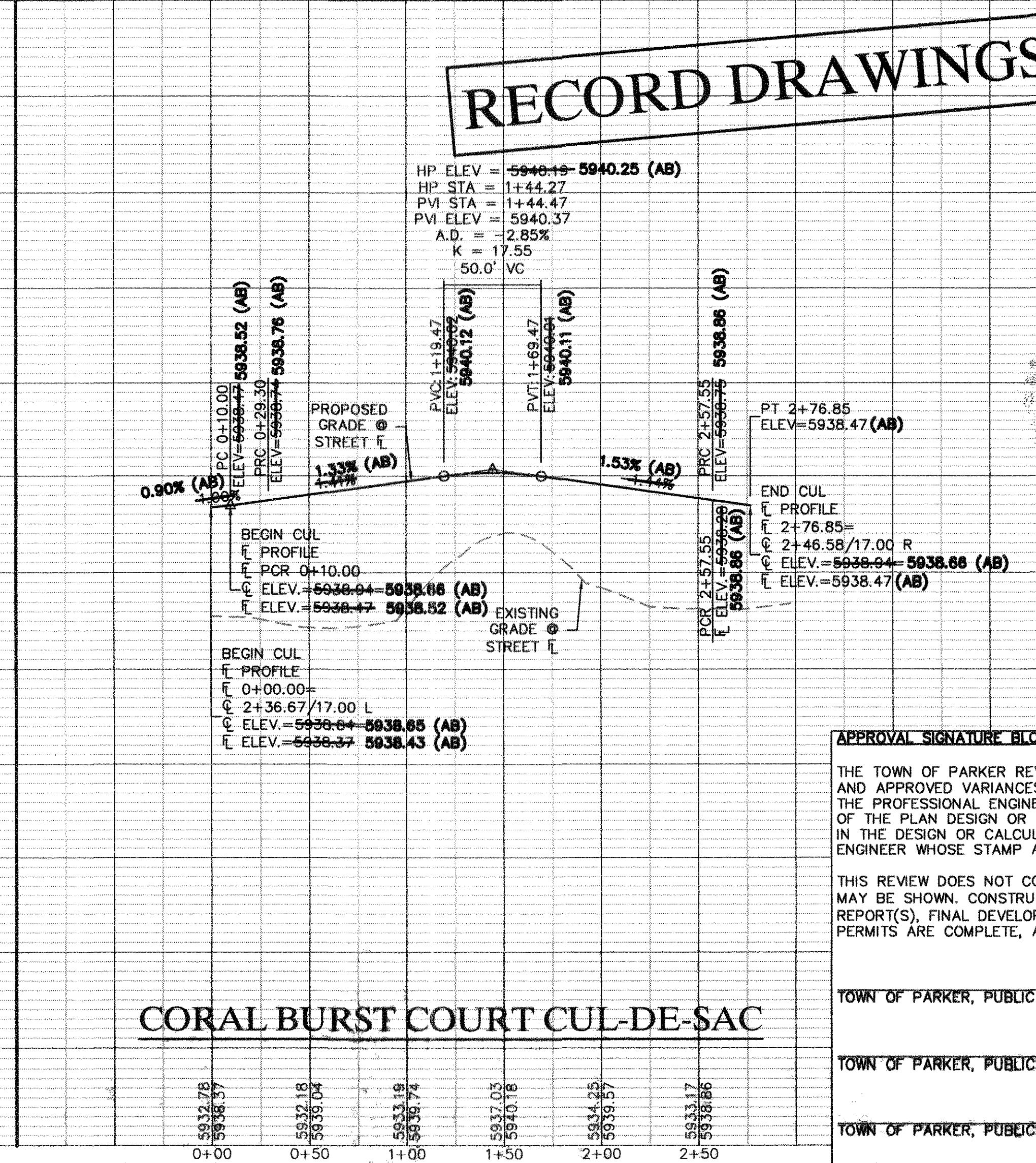
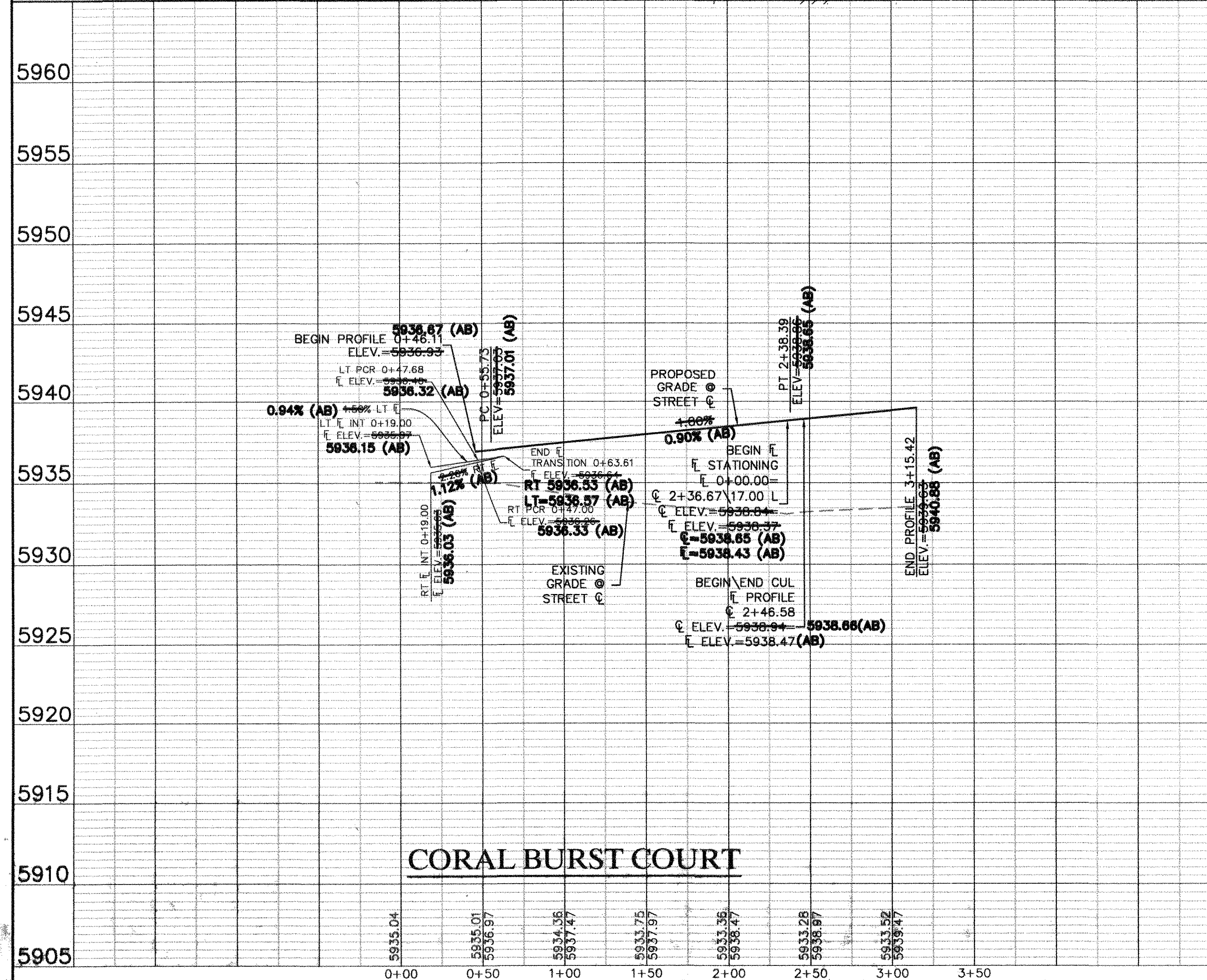
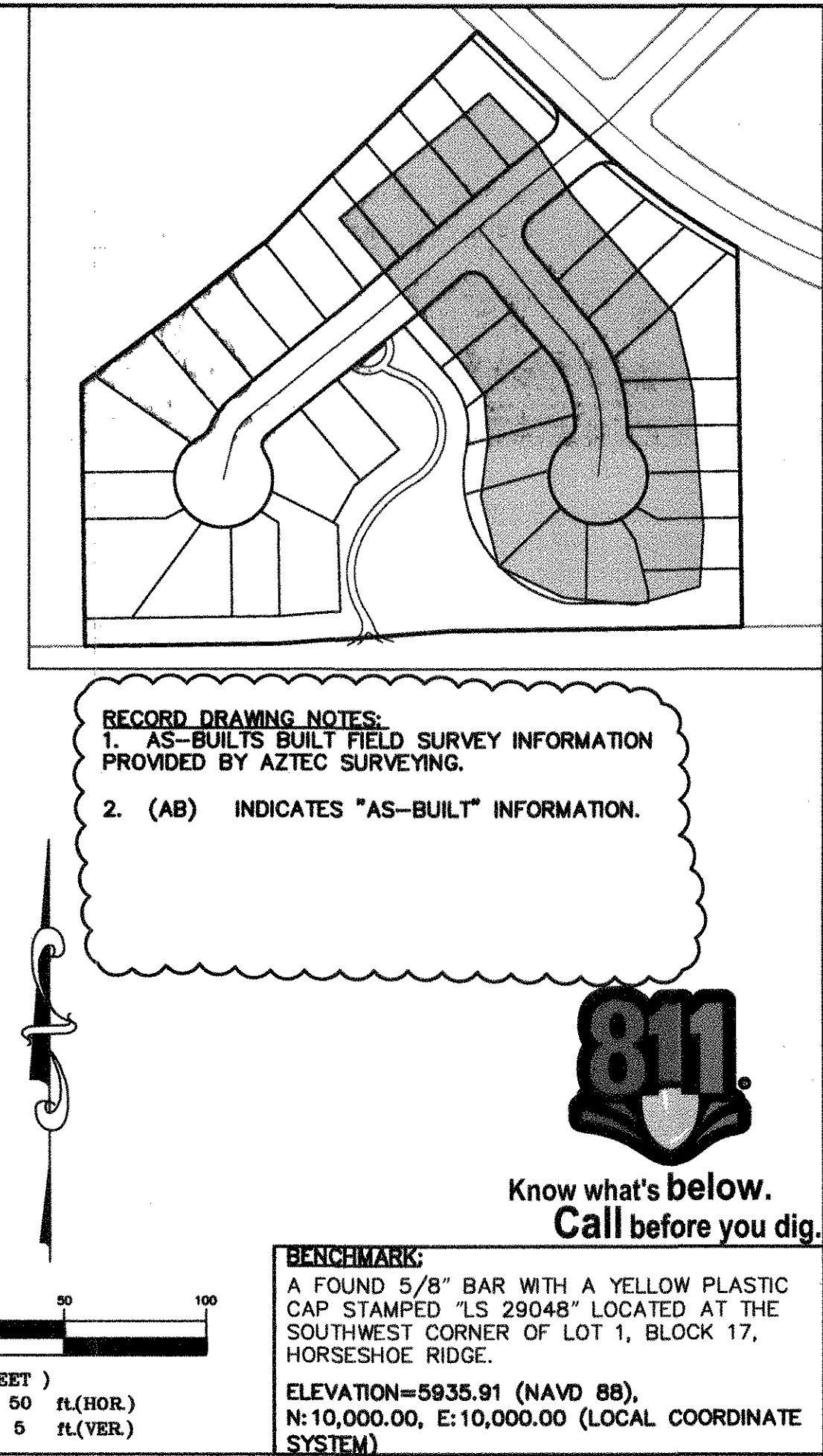
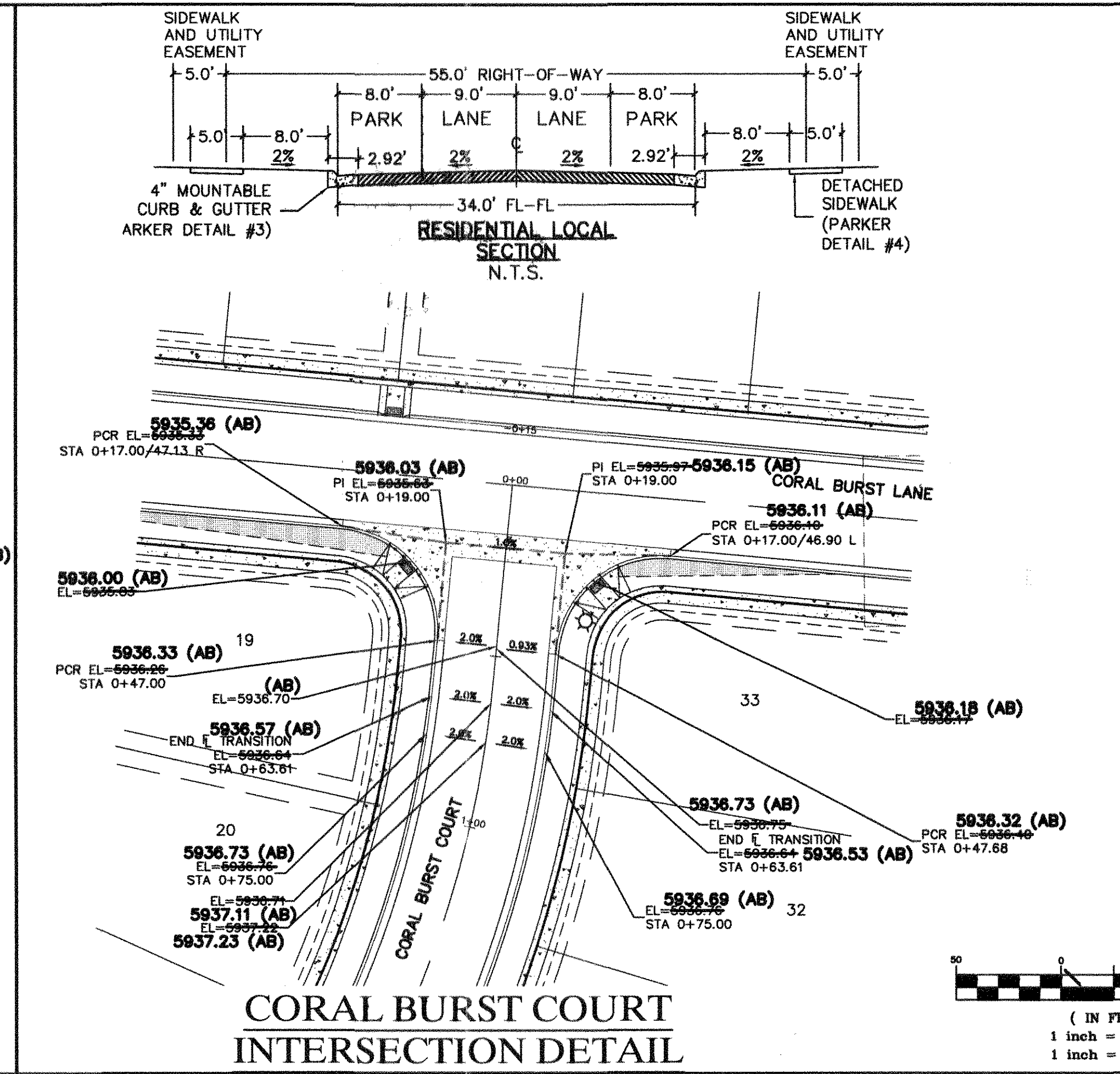
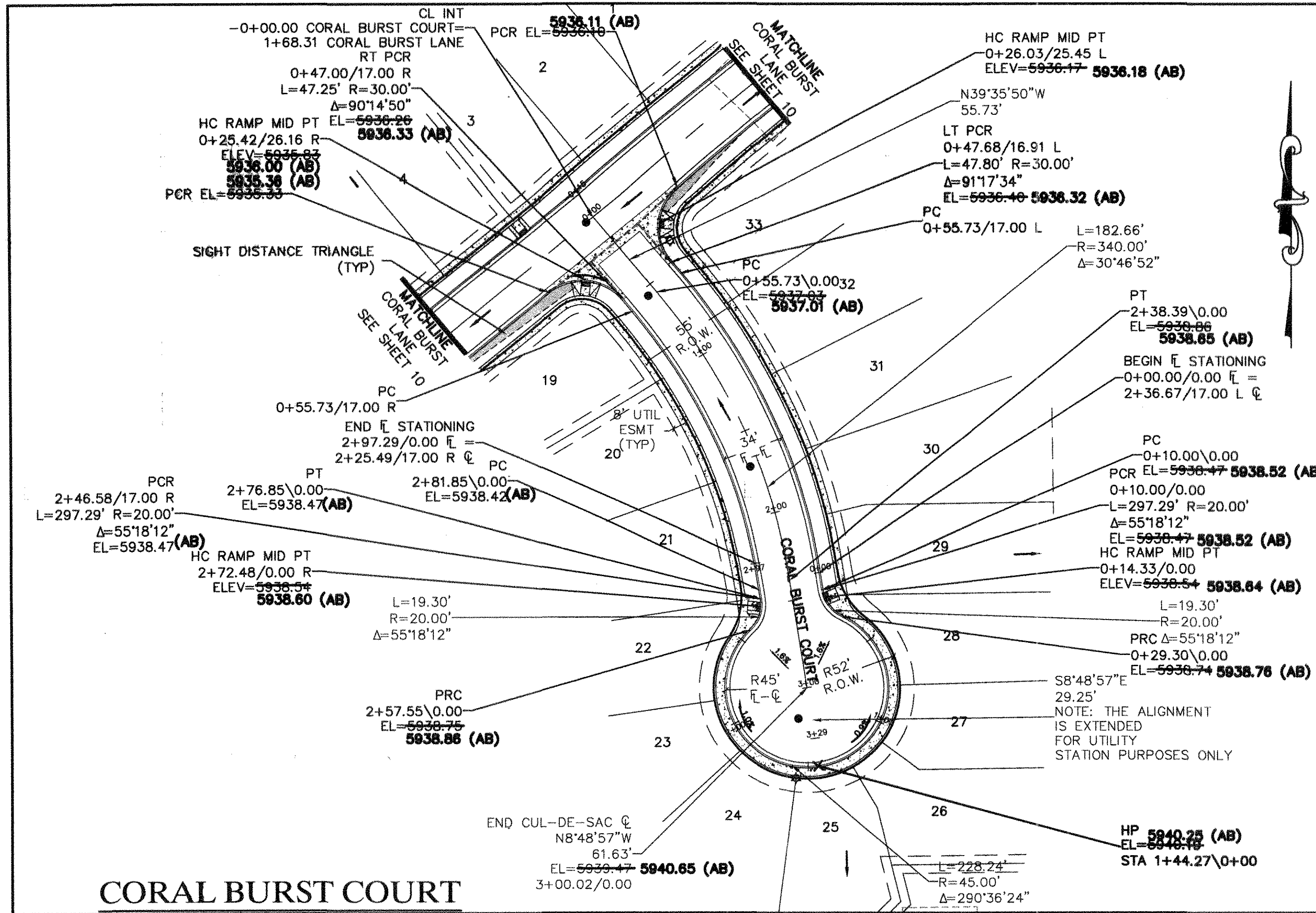
TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION _____ DATE _____

DATE: 02/22/13
JOB NO: 12.202
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APPROVED: _____
CADD FILE: _____

10
SHEET 10 OF 19



RECORD DRAWINGS

HP ELEV = 5940.19 - 5940.25 (AB)
 HP STA = 1+44.27
 PVI STA = 1+44.47
 PVI ELEV = 5940.37
 A.D. = 2.85%
 K = 17.55
 50.0' VC

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TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____
 TOWN OF PARKER, PUBLICS WORKS MANAGER - STORMWATER _____ DATE _____
 TOWN OF PARKER, PUBLICS WORK MANAGER - TRANSPORTATION _____ DATE _____

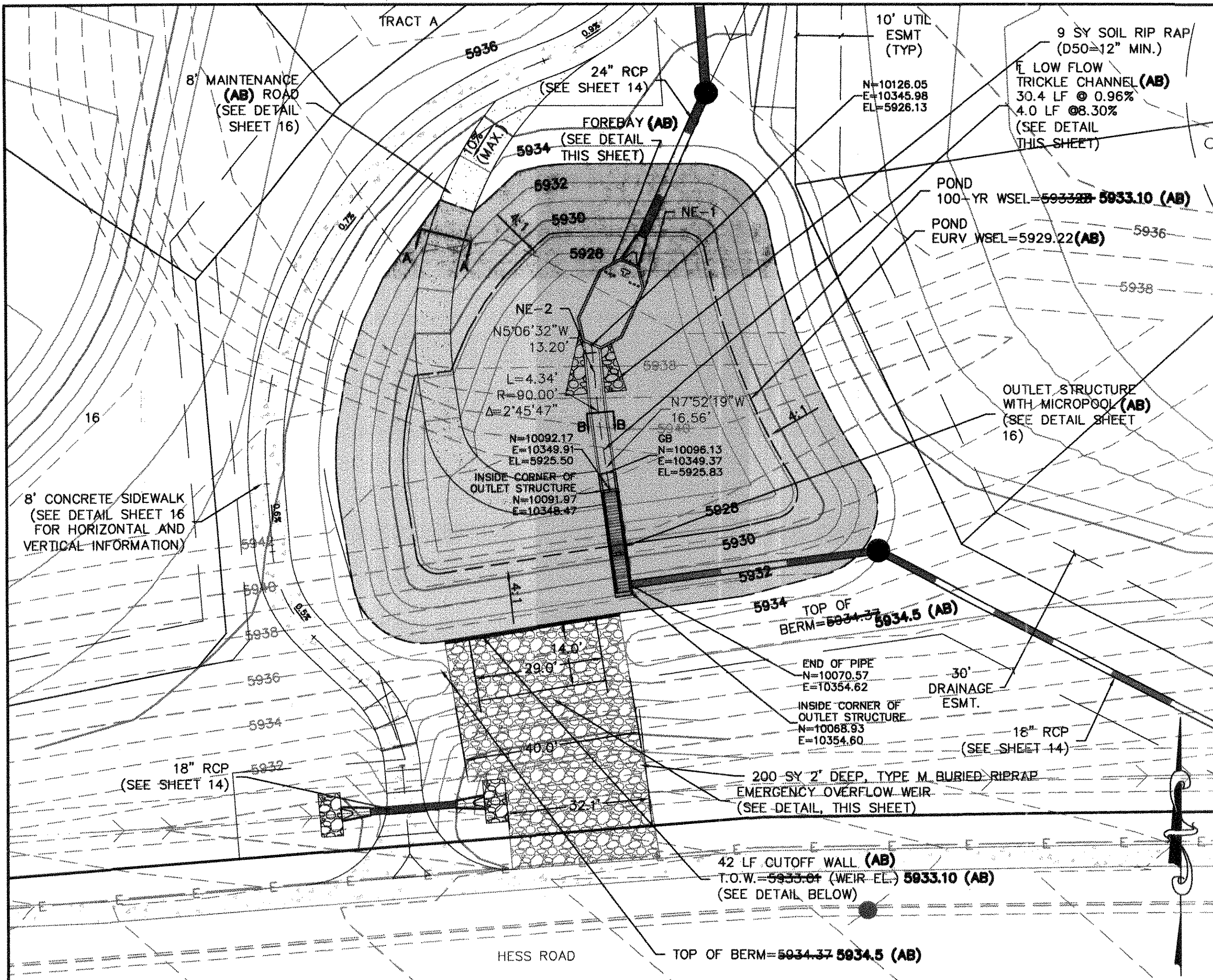
DEVELOPER
 BH PARKER, INC.
 10630 E. BETHANY DRIVE, SUITE B
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 CONTACT: JEFF WILLIS

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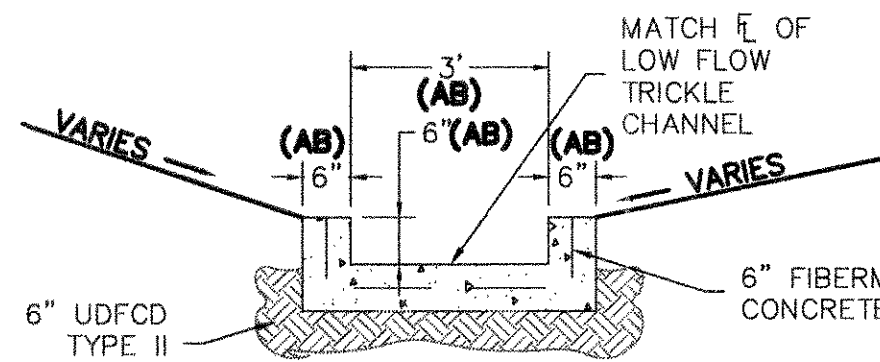
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11
 SHEET 11 OF 19

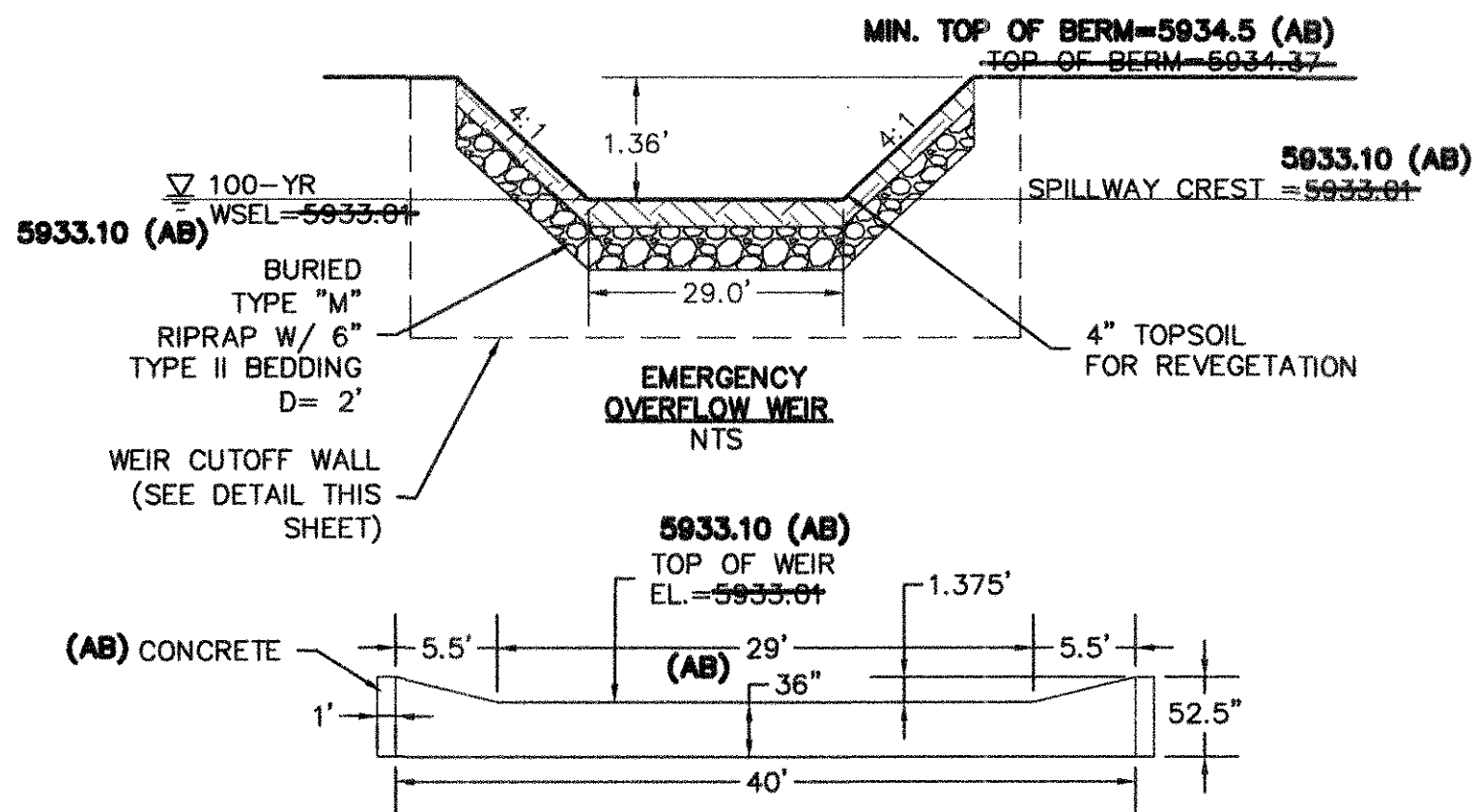
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5	FINAL SUBMITTAL	01/02/14	AR
6	AS-BUILT	12/16/14	MR



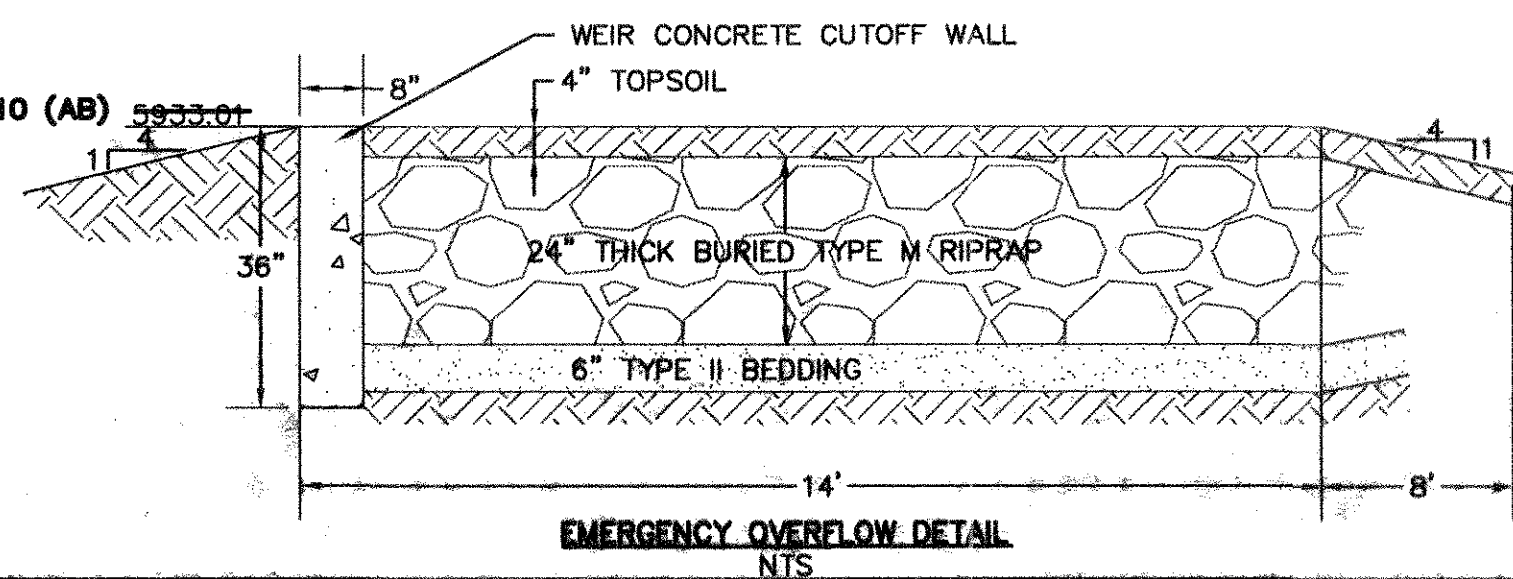
POND PLAN
SCALE: 1"=20'



LOW FLOW TRICKLE CHANNEL
SECTION B-B
NTS



WEIR CUTOFF WALL DETAIL
NTS

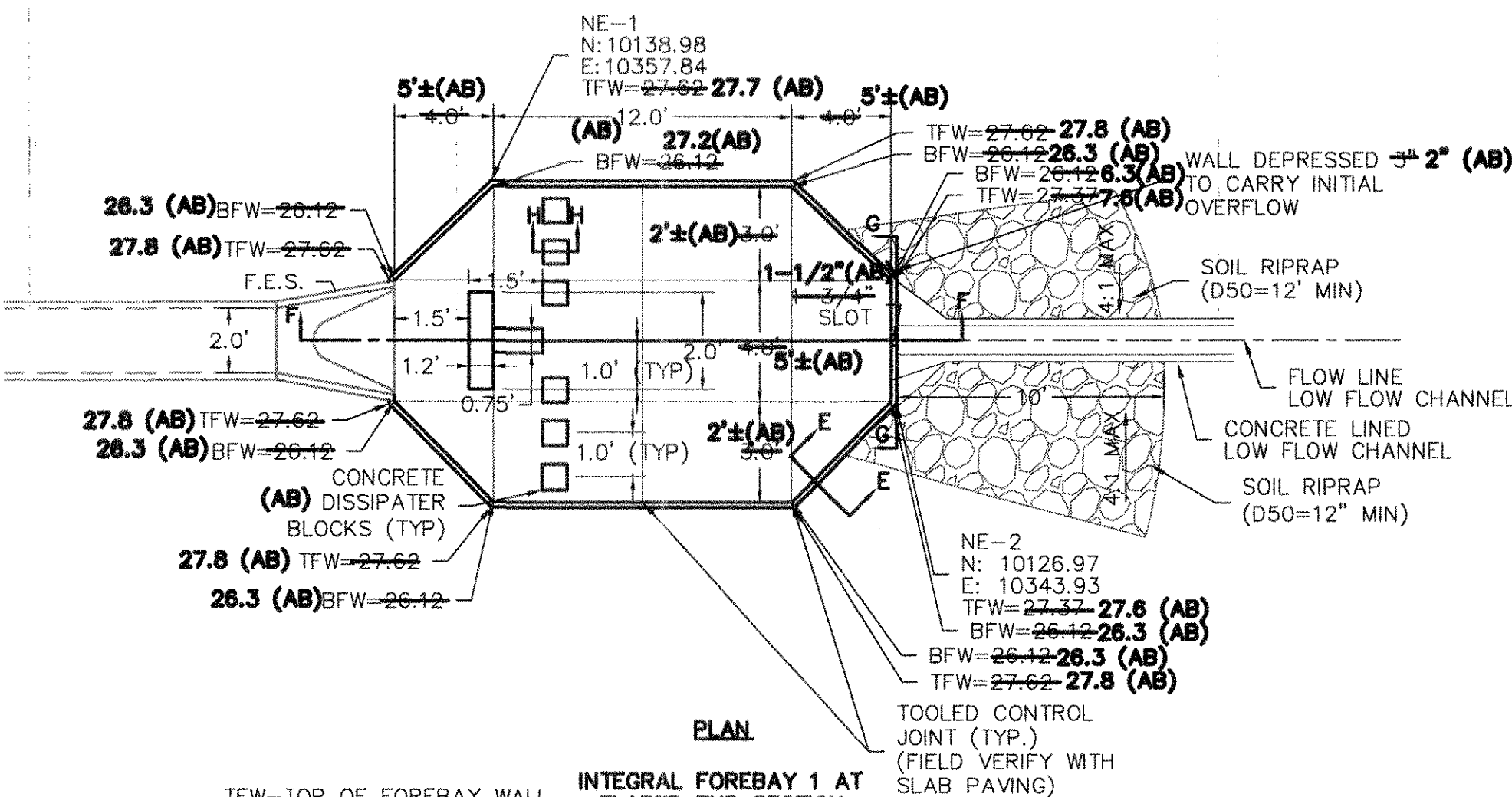
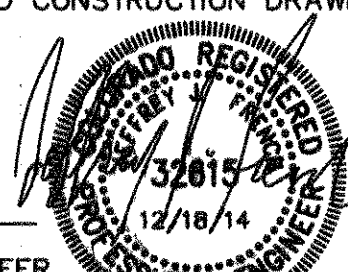


EMERGENCY OVERFLOW DETAIL
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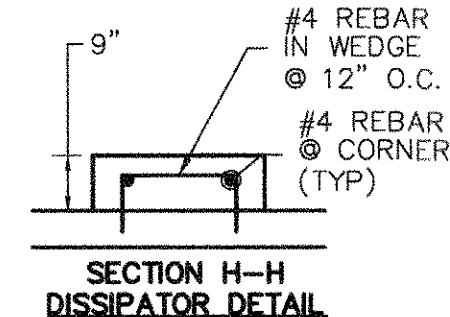
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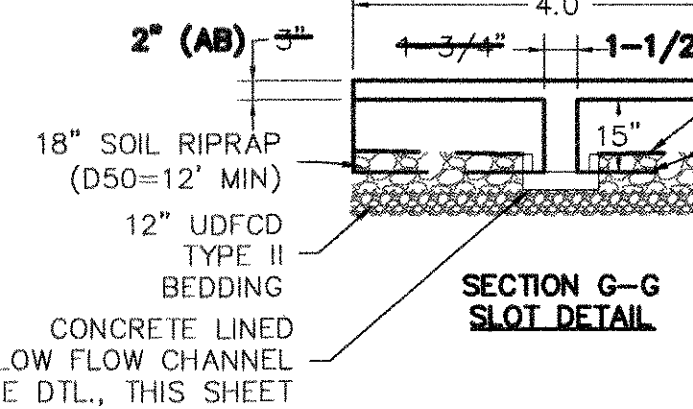
ENGINEER'S AS-BUILT STATEMENT (DRAINAGE DETENTION):
I, JEFFREY J. FRENCH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE DRAINAGE FACILITIES WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE DRAINAGE FACILITIES WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED DRAINAGE REPORT AND CONSTRUCTION DRAWINGS.



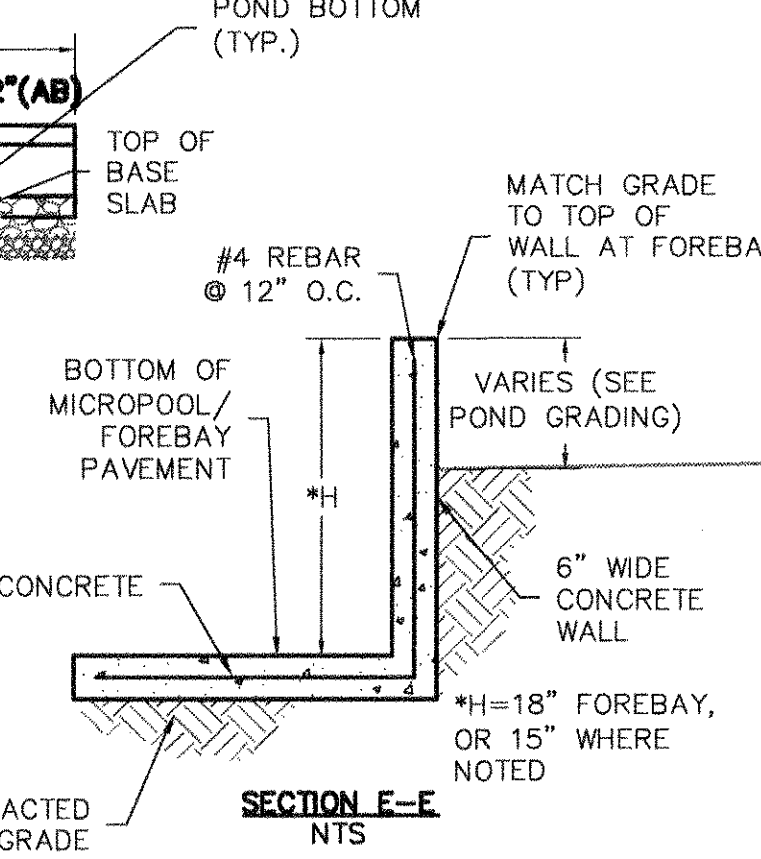
PLAN
INTEGRAL FOREBAY 1 AT
FLARED END SECTION
NTS



SECTION H-H
DISSIPATOR DETAIL
NTS



SECTION G-G
SLOT DETAIL
NTS



SECTION F-F
PROFILE
NTS

LEGEND

---	PROPERTY BOUNDARY
---	PROPOSED RIGHT-OF-WAY
---	EXISTING RIGHT-OF-WAY
---	PROPOSED LOT LINE
---	PROPOSED CURB & GUTTER
---	EXISTING CURB & GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	PROPOSED CONTOURS
---	EXISTING CONTOURS

POND SUMMARY TABLE

PEAK INFLOW (CFS)	20.3 CFS
PEAK OUTFLOW (CFS)	4.36 CFS
EURV (AC-FT)	0.22 (AB)
EURV WATER SURFACE ELEVATION	5929.22 (AB)
100-YEAR REQUIRED VOLUME (AC-FT)	0.92 AC-FT
100-YEAR WATER SURFACE ELEVATION	5933.01 (AB)
DETENTION POND CAPACITY	0.92 AC-FT
AVAILABLE FREEBOARD	N/A

NOTE:
1. SEE SHEET 16 FOR OUTLET STRUCTURE DETAIL.
RECORD DRAWING NOTES:
1. AS-BUILT AS BUILT FIELD SURVEY INFORMATION PROVIDED BY AZTEC SURVEYING.
2. (AB) INDICATES "AS-BUILT" INFORMATION.
3. (NV) INDICATES "NON VERIFIED" INFORMATION.
4. (NC) INDICATES "NOT CONSTRUCTED".

RECORD DRAWINGS

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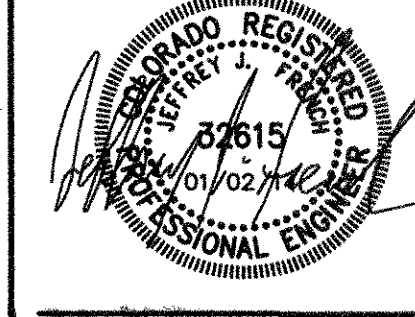
TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORK MANAGER - TRANSPORTATION	DATE

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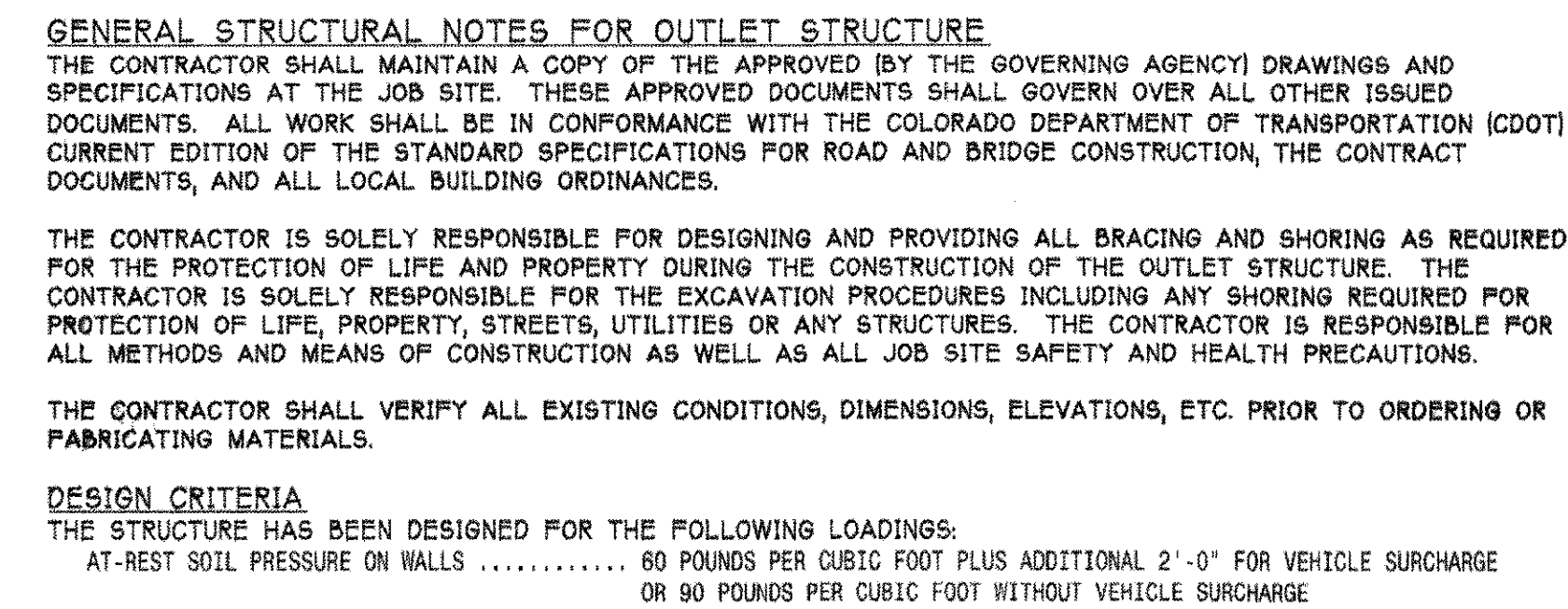
HORSESHOE RIDGE SECOND AMENDMENT BEING A REPLAT OF LOT 1, BLOCK 17, HORSESHOE RIDGE POND PLAN & DETAILS

DEVELOPER
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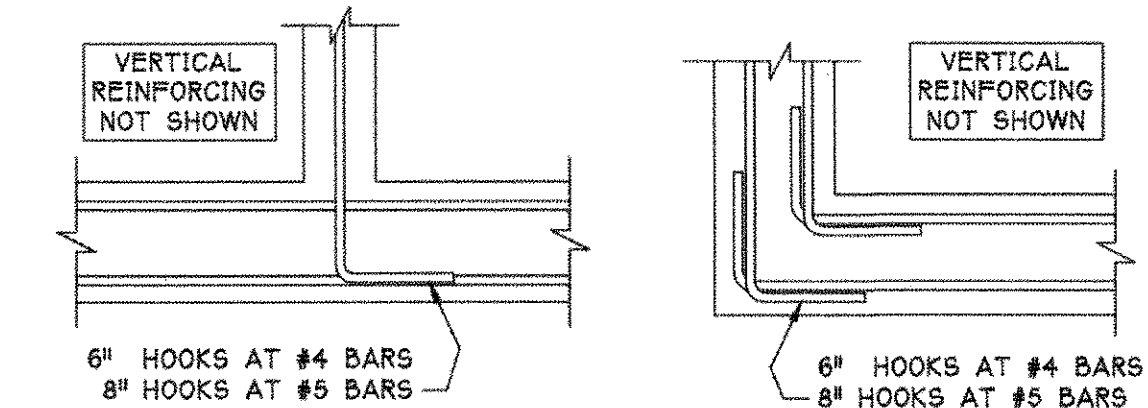
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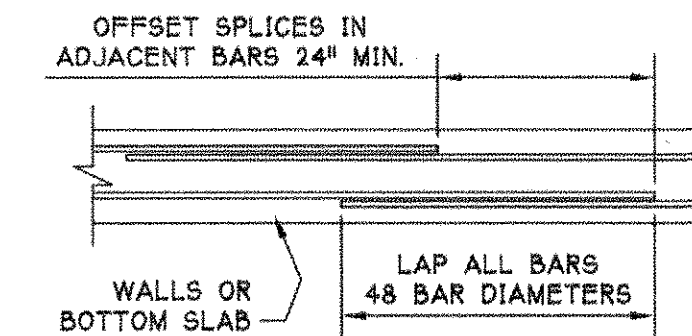
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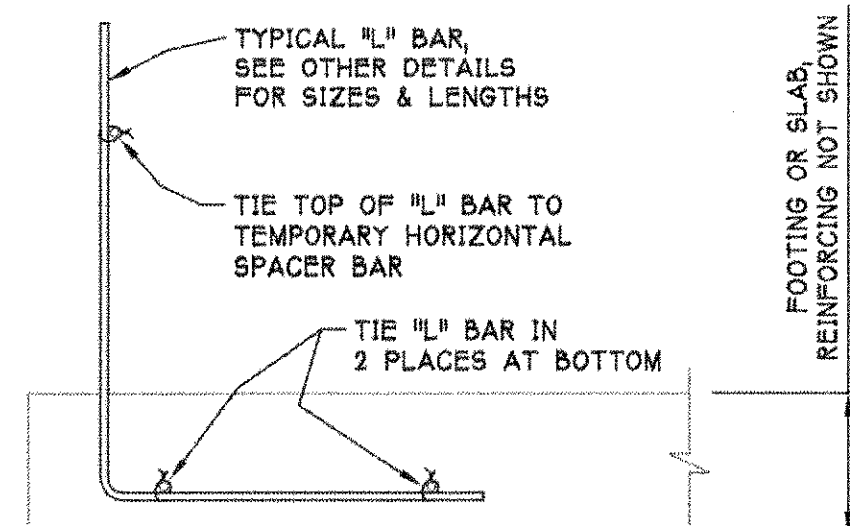
PLAN VIEW OF OUTLET STRUCTURE



TYPICAL HORIZONTAL REINFORCING LAPS AT CORNERS

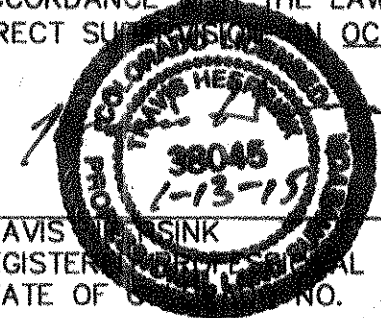
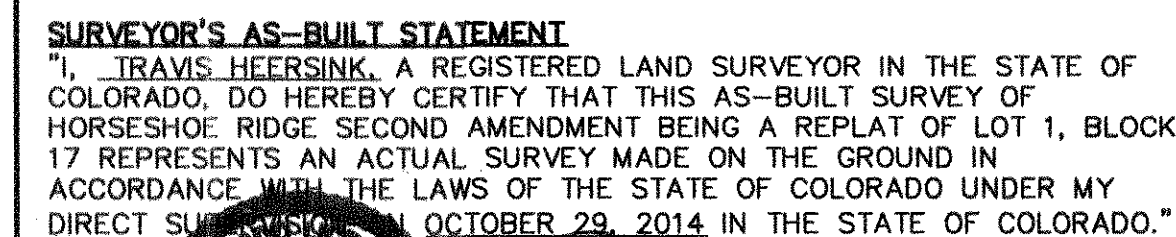


TYPICAL LAPS IN HORIZONTAL REINFORCING



"L" BARS SHALL NOT BE "WET-SET" AND SHALL BE TIED IN PLACE AS SHOWN ABOVE PRIOR TO PLACEMENT OF CONCRETE.
DO NOT DISTURB PLACEMENT OF "L" BARS AFTER CONCRETE PLACEMENT.

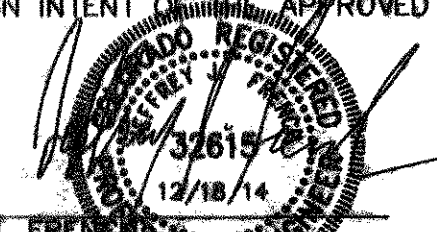
TYPICAL VERTICAL BARS AT BOTTOM SLAB



TRAVIS W. SINK
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF OREGON NO. 38045

ENGINEER'S AS-BUILT STATEMENT

"I, JEFFREY A. FRENCH, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS."



JEFFREY J. FRENCH
REGISTERED PROFESSIONAL ENGINEER
STATE OF COLORADO NO. 32615

RECORD DRAWING NOTE:
IN ACCORDANCE WITH THE TOWN OF PARKER'S RECORD DRAWING REQUIREMENTS, PER SECTION 11 OF THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, NO INFORMATION ON THIS SHEET WAS REQUIRED TO BE FIELD SURVEYED OR "AS-BUILT". THEREFORE, THIS DRAWING IS INCLUDED IN THE RECORD DRAWING SUBMITTAL FOR INFORMATION ONLY.

APPROVAL SIGNATURE BLOCK:

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 DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, PUBLIC WORKS DIRECTOR _____ DATE _____

TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER DATE

TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION DATE

Know what's **below**.
Call before you dig.



HORSESHOE RIDGE SECOND AMENDMENT
BEING A REPLAT OF LOT 1, BLOCK 17
HORSESHOE RIDGE
STRUCTURAL PLANS, ELEVATIONS, DETAILS & NOTES
FOR OUTLET STRUCTURE

DEVELOPER
BH PARKER, INC.

10630 E. BETHANY DRIVE,
SUITE B
AURORA, CO 80014

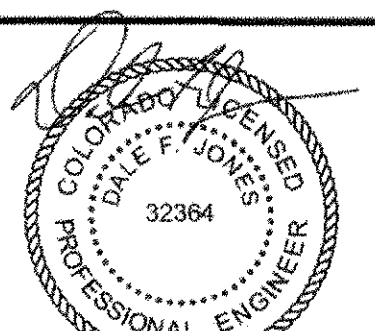
PHONE: (303) 756-8500

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LOVELAND, CO 80538

(970) 568-2919 phone
diones@dfise.com

State of Colorado License
Professional Engineer #32364



#2728 SIGNED: 12/20/2013

DATE: 12/20/13

JOB NO: 12.202

DRAWN BY: DFJ
APPROVED: DEJ

CADD FILE:

177
SHEET 17 OF 19