CD	CHECK DAM	
CF	CONSTRUCTION FENCE	
CP	CULVERT PROTECTION	
CWA	CONCRETE WASHOUT AREA	
D	DEWATERING	
DD	DIVERSION DITCH	
DP	DETENTION POND PROTECTION	
DTC	DEBRIS TRASH CONTROL	
ECD	EROSION CONTROL BLANKET	
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IPCGS	INLET PROTECTION, CURB ON-GRADE, TYPE II INLET	
IPCGS	INLET PROTECTION, CURB ON SUMP, TYPE II INLET	

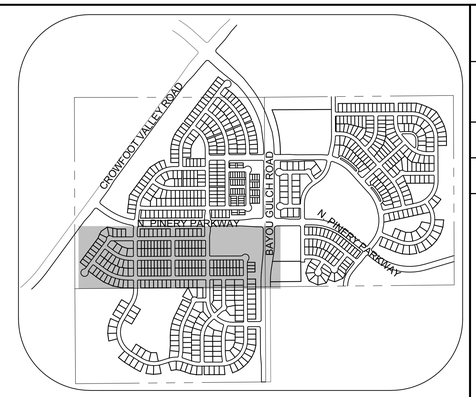
Town of Parker COLORADO — CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

LP	LOT PROTECTION	
MWP	MASONRY WORK PROTECTION	
PTP	PORTABLE TOILET PROTECTION	
RCSC	ROUGH CUT STREET CONTROL	
RS	ROCK SOCK	
RSS	ROCK SOCK IN SWALE	
SR	STRAW BALE	
SCL	SEDIMENT CONTROL LOGS	
SF	SILT FENCE	
SVC	SEEDING, MULCHING AND CRIMPING	
SR	SURFACE ROUGHING	
SSA	STABILIZED STAGING AREA	
SWP	SIDEWALK TRANSITION PROTECTION	

Town of Parker COLORADO — CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

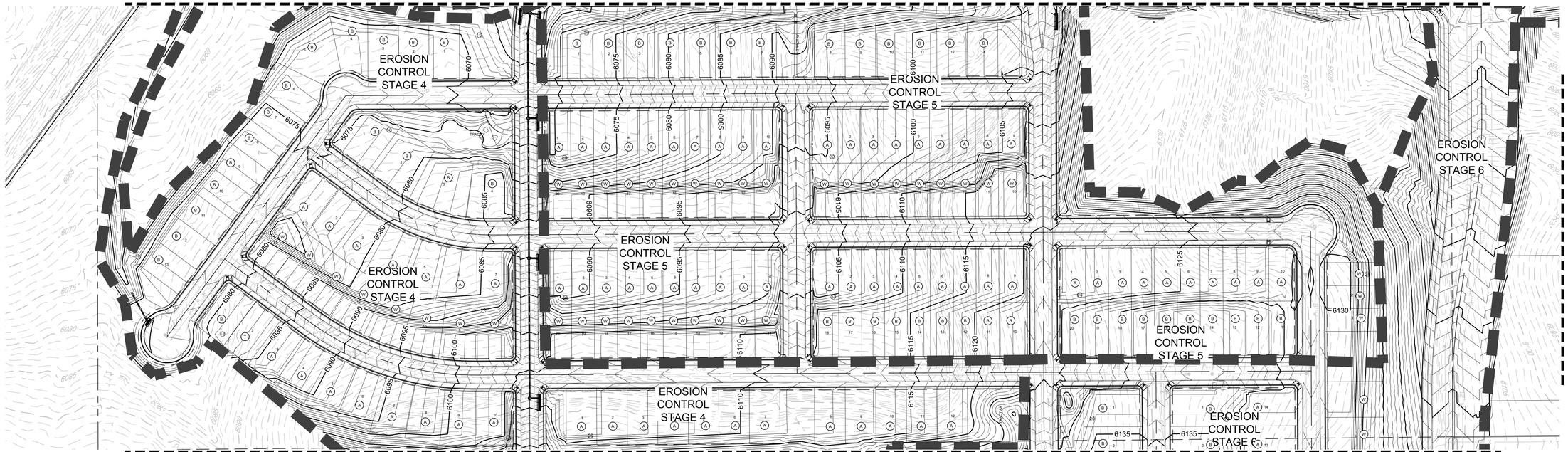
TI	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

Town of Parker COLORADO — CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND



KEYMAP
N.T.S.

MATCHLINE - SHEET 10



MATCHLINE - SHEET 14

MATCHLINE - SHEET 12

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING — DATE

No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
EROSION CONTROL PLAN

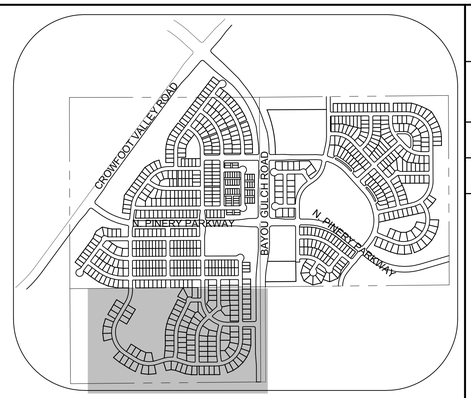
DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	NOVEMBER, 2016		

SHEET NUMBER 11

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\BMP PLANS.DWG, RYANR, 11/10/2016 4:32 PM

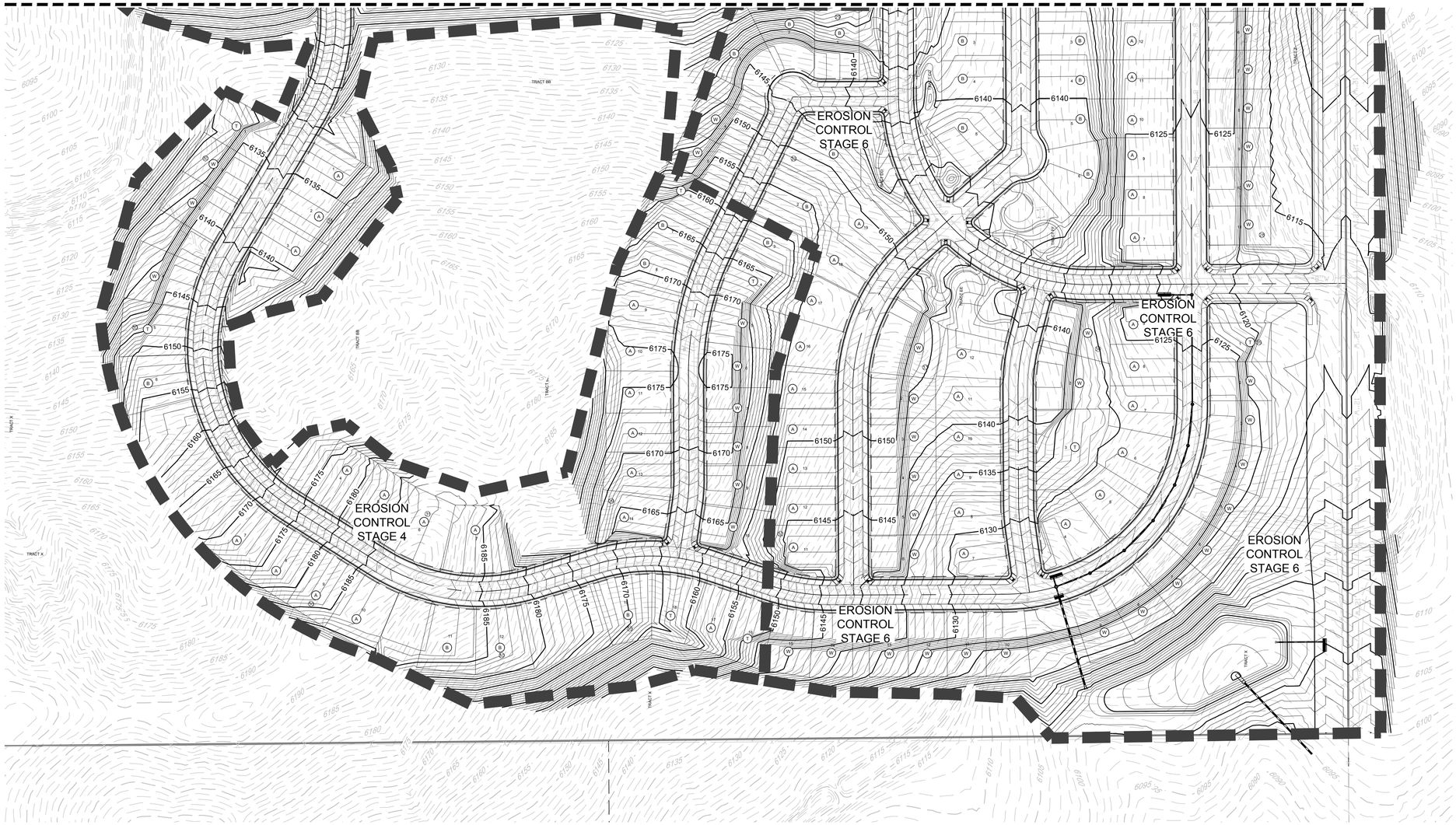
CD — CHECK DAM	LP — LOT PROTECTION	TI — TEMPORARY IRRIGATION
CF — CONSTRUCTION FENCE	MWP — MASONRY WORK PROTECTION	TSB — TEMPORARY SEDIMENT BASIN
CP — CULVERT PROTECTION	PTP — PORTABLE TOILET PROTECTION	VTC — VEHICLE TRACKING CONTROL
CWA — CONCRETE WASHOUT AREA	RCSC — ROUGH CUT STREET CONTROL	
D — DEWATERING	RS — ROCK SOCK	
DD — DIVERSION DITCH	RSS — ROCK SOCK IN SWALE	
DP — DETENTION POND PROTECTION	SR — STRAW BALE	
DTC — DEBRIS TRASH CONTROL	SCL — SEDIMENT CONTROL LOGS	
ECD — EROSION CONTROL BLANKET	SF — SILT FENCE	
IPAN — INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	SVC — SEEDING, MULCHING AND CRIMPING	
IPAP — INLET PROTECTION FOR AREA INLETS IN PAVEMENT	SR — SURFACE ROUGHING	
IPCGS — INLET PROTECTION, CURB ON-GRADE, TYPE R INLET	SSA — STABILIZED STAGING AREA	
IPCOS — INLET PROTECTION, CURB ON SUMP, TYPE R INLET	SWP — SIDEWALK TRANSITION PROTECTION	

Parker COLORADO | CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | LEGEND



KEYMAP
N.T.S.

MATCHLINE - SHEET 11



THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING — DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
EROSION CONTROL PLAN

DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	NOVEMBER, 2016		

SHEET NUMBER 12

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\BMP PLANS.DWG, RYANR, 11/10/2016 4:32 PM

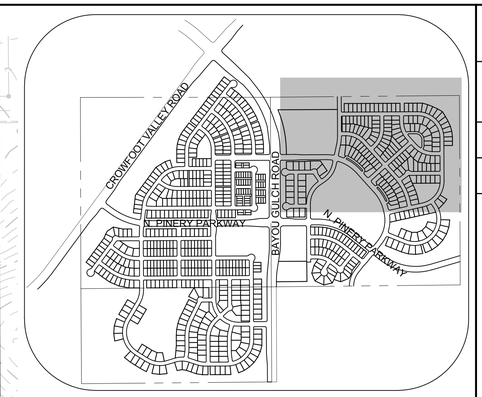
MATCHLINE - SHEET 9

MATCHLINE - SHEET 10

EROSION CONTROL STAGE 7

EROSION CONTROL STAGE 8

MATCHLINE - SHEET 14



KEYMAP
N.T.S.

CBMP
CONSTRUCTION BEST MANAGEMENT PRACTICES

LEGEND

- CD — CHECK DAM
- CF — CONSTRUCTION FENCE
- CP — CULVERT PROTECTION
- CWA — CONCRETE WASHOUT AREA
- D — DEWATERING
- DD — DIVERSION DITCH
- DP — DETENTION POND PROTECTION
- DTC — DEBRIS TRASH CONTROL
- ECD — EROSION CONTROL BLANKET
- IPAN — INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT
- IPAP — INLET PROTECTION FOR AREA INLETS IN PAVEMENT
- IPCGS — INLET PROTECTION, CURB ON-GRADE, TYPE R INLET
- IPCOS — INLET PROTECTION, CURB ON BUMP, TYPE R INLET
- LP — LOT PROTECTION
- MWP — MASONRY WORK PROTECTION
- PTP — PORTABLE TOILET PROTECTION
- RCSC — ROUGH CUT STREET CONTROL
- RS — ROCK SOCK
- RSS — ROCK SOCK IN SWALE
- SB — STRAW BALE
- SCL — SEDIMENT CONTROL LOGS
- SF — SILT FENCE
- SWS — SEEDING, MULCHING AND CRIMPING
- SR — SURFACE ROUGHING
- SSA — STABILIZED STAGING AREA
- STP — SIDEWALK TRANSITION PROTECTION
- TI — TEMPORARY IRRIGATION
- TSB — TEMPORARY SEDIMENT BASIN
- VTC — VEHICLE TRACKING CONTROL

100 50 0 100 200

SCALE: 1" = 100'

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

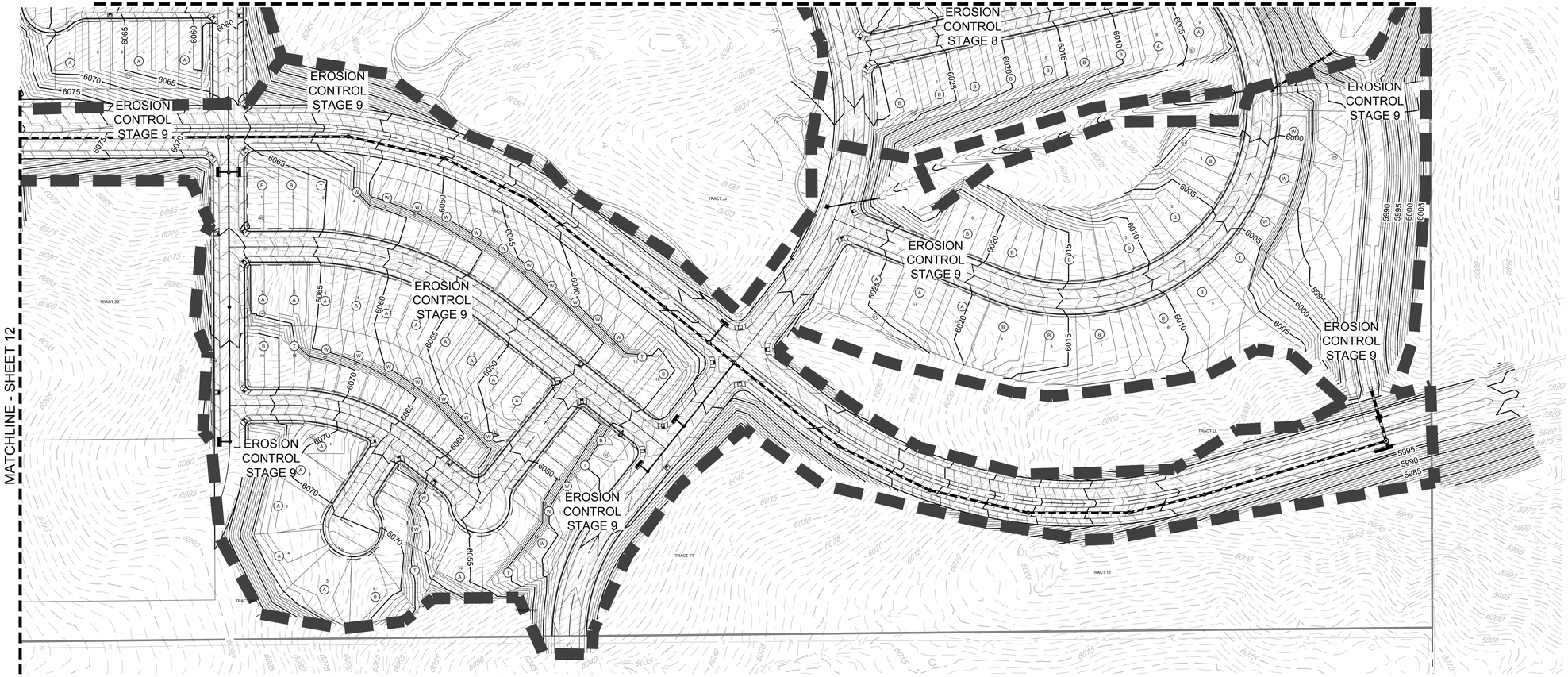
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
EROSION CONTROL PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 13

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\BMP PLANS.DWG, RYANR, 11/10/2016 4:32 PM

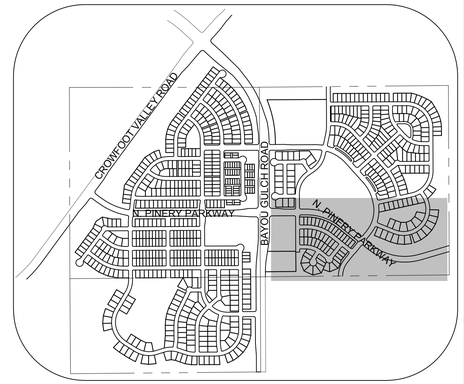
MATCHLINE - SHEET 13



MATCHLINE - SHEET 12

100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
N.T.S.

CD	CHECK DAM	
CF	CONSTRUCTION FENCE	
CP	CULVERT PROTECTION	
CWA	CONCRETE WASHOUT AREA	
D	DEWATERING	
DD	DIVERSION DITCH	
DP	DETENTION POND PROTECTION	
DTC	DEBRIS TRASH CONTROL	
ECD	EROSION CONTROL BLANKET	
IPAN	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT	
IPAP	INLET PROTECTION FOR AREA INLETS IN PAVEMENT	
IPCOG	INLET PROTECTION, CURB ON-GRADE, TYPE R INLET	
IPCOS	INLET PROTECTION, CURB ON SUMP, TYPE R INLET	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

LP	LOT PROTECTION	
MWP	MASONRY WORK PROTECTION	
PTP	PORTABLE TOILET PROTECTION	
ROSC	ROUGH CUT STREET CONTROL	
RS	ROCK SOCK	
RSS	ROCK SOCK IN SWALE	
SR	STRAW BALE	
SCL	SEDIMENT CONTROL LOGS	
SF	SILT FENCE	
SWC	SEEDING, MULCHING AND CRIMPING	
SR	SURFACE ROUGHING	
SSA	STABILIZED STAGING AREA	
STP	SIDEWALK TRANSITION PROTECTION	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

TI	TEMPORARY IRRIGATION	
TSB	TEMPORARY SEDIMENT BASIN	
VTC	VEHICLE TRACKING CONTROL	

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LEGEND

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
EROSION CONTROL PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 14

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\ERBMP PLANS.DWG, RYANR, 11/10/2016 4:32 PM

BEST MANAGEMENT DETAILS

1. GRADING, DRILLING, CLEARING, EXCAVATING, BACK-FILLING, SOIL STRIPPING, SOIL IMPORTING EXPORTING OR ANY OTHER
FORM OF SOIL DISTURBANCE SHALL NOT COMMENCE UNTIL A TOWN OF PARKER GRADING/EXCAVATION PERMIT HAS BEEN ISSUED.
2. THE TOWN OF PARKER GRADING/EXCAVATION PERMIT IS VALID FOR A PERIOD OF 2 YEARS FROM THE DATE OF ISSUANCE. ANY LAPSE IN PERMIT COVERAGE MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER AND/OR FINES.
3. ALL EROSION AND SEDIMENT CONTROL BMPS SHALL BE INSTALLED ACCORDING TO THE CBMP PLAN INSTALLATION NOTES AND DETAILS AND/OR PERMITTED VARIANCES. ALL MATERIALS, WORKMANSHIP AND INSTALLATION METHODS ARE SUBJECT TO INSPECTION BY THE TOWN'S INSPECTOR. THE TOWN OF
PARKER RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS, WORKMANSHIP AND/OR
INSTALLATION METHODS THAT DO NOT CONFORM TO THE CBMP PLAN AND/OR PERMITTED VARIANCES.
4. THE EROSION CONTROL SUPERVISOR SHALL REVISE OR MODIFY THE EROSION AND SEDIMENT CONTROL MEASURES IF IT BECOMES APPARENT THAT THE ORIGINAL PLAN IS INADEQUATE, OR AS A RESULT OF DEFICIENCIES IDENTIFIED DURING INSPECTIONS PERFORMED BY THE TOWN'S INSPECTOR.
5. THE INSTALLATION OF ADDITIONAL EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MAY BE REQUIRED OF THE EROSION CONTROL SUPERVISOR, PROPERTY OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS AT ANY TIME THROUGHOUT THE DURATION OF THE PROJECT CONSTRUCTION AND /OR SUBSEQUENT RENEGOTIATION PERIOD.
6. THE EROSION CONTROL SUPERVISOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE SITE REMAINS IN COMPLIANCE WITH THE NOTICE OF NUISANCE REPORTS (A.K.A. CONSTRUCTION SITE RUNOFF CONTROL INSPECTION REPORTS), APPROVED CBMP PLAN(S) AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
7. THE EROSION CONTROL SUPERVISOR SHALL BE READILY AVAILABLE TO DISCUSS AND CORRECT ANY PROBLEMS THAT MAY ARISE RELATING TO GRADING, EROSION AND SEDIMENT CONTROL.
8. IF IT IS ANTICIPATED THAT ALL OR A PORTION OF THE PROJECT WILL OCCUR DURING SEASONS SUSCEPTIBLE TO SNOWFALL, THE USE OF CERTAIN EROSION AND SEDIMENT CONTROL BMPS ADJACENT TO PUBLIC ROADWAYS MAY NEED TO BE RECONSIDERED DUE TO THE NATURE OF SNOW REMOVAL OPERATIONS. AN APPROVED ALTERNATIVE MAY BE NECESSARY TO MINIMIZE DAMAGE FROM THESE OPERATIONS. THE TOWN OF PARKER ASSUMES NO RESPONSIBILITY FOR DAMAGE TO ANY BMPS AS A RESULT OF SNOW PLOWING AND SNOW REMOVAL.
9. AREAS OF LAND DISTURBANCE EQUAL TO 40 ACRES OR GREATER SHALL NOT BE EXPOSED FOR MORE THAN 30 CONSECUTIVE DAYS WITHOUT TEMPORARY OR PERMANENT STABILIZATION.
10. AUTHORIZED EXEMPTIONS MAY BE ALLOWED TO THE 40-ACRE LIMIT FOR REMOVAL AND STORAGE OF CUT MATERIAL WHERE (A) GEOTECHNICAL LIMITATIONS RESTRICT THE USE OF TEMPORARY OR PERMANENT STABILIZATION OF THE STORED MATERIAL (E.G., SWELLING SOILS, ROCK) AND (B) WHEN THE OWNER CAN DEMONSTRATE THAT THE 40- ACRE LIMIT IS PHYSICALLY AND/OR FINANCIALLY IMPRACTICABLE. FOR SITES GRANTED THIS EXEMPTION, A PHASING AND EARTHWORK QUANTITIES PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT AND APPROVED PRIOR TO THE COMMENCEMENT OF LAND DISTURBANCE ACTIVITIES. SUBMITTAL REQUIREMENTS INCLUDE:
(I)PHASING PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
(II) (II) EARTHWORK QUANTITY PLAN SHOWING CUT AND FILL VOLUMES AND LOCATIONS FOR EACH PHASE AND PROJECT TOTALS.
(III)BMP PLAN SHOWING SPECIFIC EROSION AND SEDIMENT CONTROLS FOR EACH PHASE.
11. ANY EROSION AND SEDIMENT CONTROL BMPS THAT ARE DAMAGED OR IN NEED OF MAINTENANCE OR REPLACEMENT SHALL BE CORRECTED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
12. ALL DEFICIENCIES LISTED ON THE NOTICE OF NUISANCE FORM SHALL BE COMPLETED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES. ALL REQUIRED ACTIONS MUST BE IN THE CORRECTED FORM DURING THE FOLLOW-UP INSPECTION.
13. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRICKLE CHANNELS, AND/OR OTHER IMPERVIOUS SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEAN BEFORE THE END OF THE WORK DAY.
14. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND OTHER CHEM ICALS SHALL HAVE ADEQUATE PROTECTION SO AS TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
15. ALL TRASH RECEPTACLES ON SITE SHALL BE FREE OF HOLES, CRACKS, GAPS, AND/OR OTHER PERMEABLE AREAS THAT MAY ALLOW FOR THE DISCHARGE OF POLLUTANTS.
16. ALL TRASH RECEPTACLES ON SITE SHALL BE EMPTIED AT A FREQUENCY AS TO ENSURE THAT THE TRASH REMAINS CONFINED TO THE RECEPTACLE.
17. ALL LOOSE TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.
18. ALL PORTABLE TOILETS SHALL BE STAKED DOWN AT ALL TIMES USING U-SHAPED REBAR STAKES. THE PORTABLE TOILETS SHALL ALSO BE PLACED A MINIMUM DISTANCE OF 10 FEET FROM ALL IMPERVIOUS SURF ACES, INCLUDING, BUT NOT LIMITED TO STREETS CURBS, GUTTERS, SIDEWALKS AND PARKING LOTS.
19. THE EROSION CONTROL SUPERVISOR SHALL MAINTAIN STRICT ADHERENCE TO THE LIMITS OF CONSTRUCTION AND PROPERTY LIMITS FOR ALL MATERIALS, VEHICLES AND EQUIPMENT. FAILURE TO ABIDE BY THIS REQUIREMENT MAY RESULT IN THE ISSUANCE OF A STOP WORK ORDER.
20. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY
INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
21 . NO PERMANENT SLOPES GREATER THAN 3: 1 ARE ALLOWED.
22. ALL PERMANENT SLOPES STEEPER THAN 4:1 (HORIZONTAL TO VERTICAL) SHALL REQUIRE EROSION CONTROL BLANKET(S). TEMPORARY SLOPES IN TEMPORARY SEDIMENT BASINS THAT ARE STEEPER THAN 4: 1 MAY REQUIRE EROSION CONTROL BLANKETS.
23. THE EROSION CONTROL SUPER VISOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ADVERSE IMPACTS THAT OCCUR TO NEIGHBORING PROPERTIES. THE EROSION CONTROL SUPERVISOR MUST OBTAIN PERMISSION FROM LAND OWNERS PRIOR TO ENTERING SUCH PROPERTY.
24. A WATER SOURCE SHALL BE AVAILABLE ONSITE DURING CONSTRUCTION ACTIVITIES, AND UTILIZED TO MINIMIZE FUGITIVE DUST. ALTERNATIVE BMPS MAY BE REQUIRED IF INITIAL ATTEMPTS TO SUPPRESS DUST ARE UNSUCCESSFUL.
25. ALL CHEMICAL OR HAZARDOUS MATERIAL SPILLS, INCLUDING CONCRETE WASHOUT WATER, WHICH MAY ENTER WATERS OF THE STATE OF COLORADO, WHICH INCLUDES BUT ARE NOT LIMITED TO, SURFACE WATER, GROUND WATER, DRY GULLIES OR STORM SEWERS LEADING TO SURFACE WATER, SHALL BE IMMEDIATELY REPORTED TO THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT PER 25-8-601, AND THE TOWN OF PARKER. RELEASES OF PETROLEUM PRODUCTS AND CERTAIN HAZARDOUS SUBSTANCES LISTED UNDER THE FEDERAL CLEAN WATER ACT (40 CFR PART MUST BE REPORTED TO THE NATIONAL RESPONSE CENTER AND THE CDPHE. SPILLS THAT POSE AN IMMEDIATE SAFETY HAZARD SHALL BE REPORTED TO 911.
26. THE CLEANING OF CONCRETE TRUCKS AND EQUIPMENT IS RESTRICTED TO THE APPROVED CONCRETE WASHOUT LOCATION ON THE JOB SITE. CONCRETE WASH WATER SHALL NOT BE DISCHARGED TO STATE WATERS OR STORM SEWER SYSTEMS.
27. VEHICLE AND EQUIPMENT DECREASING IS PROHIBITED ON THE JOB SITE.
28. ALL DEWATERING ON SITE SHALL BE COORDINATED WITH THE TOWN'S INSPECTOR. A STATE PERM IT MAY BE REQUIRED FOR DEWATERING. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR OBTAINING AND ADHERING TO ALL APPLICABLE PERMITS.
29. HYDRAULIC SEEDING AND/OR HYDRAULIC MULCHING ARE ONLY ALLOWED IN AREAS UNDER TEMPORARY OR PERMANENT IRRIGATION OR FOR THE PURPOSE OF TEMPORARY SOIL STABILIZATION.
30. APPLICABLE CONSTRUCTION BMPS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL ALL LANDSCAPING HAS BEEN INSTALLED AND THE DESIRABLE VEGETATION HAS REACHED A POINT IN WHICH EROSION AND SEDIMENTATION IS NO LONGER A CONCERN AS DETERMINED BY THE TOWN'S INSPECTOR.
31. GRADING SECURITY RELEASE REQUIREMENTS:
1) DEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECURITY TO BE RELEASED, THE SITE MUST MEET ITEMS A- H OR ITEM I (BELOW).
A. ALL SOIL - DISTURBING ACTIVITIES ASSOCIATED WITH THE GRADING PERM IT HAVE PERMANENTLY CEASED.
B. UNIFORM PERENNIAL VEGETATION COVER HAS BEEN ESTABLISHED WITH AN INDIVIDUAL PLANT DENSITY OF AT LEAST SEVENTY PERCENT (70%) OF
PRE- DISTURBANCE LEVELS.
C. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
D. IF ANY EROSION IS PRESENT, IT IS INSIGNIFICANT AND IS NOT LEAVING THE SITE AND/OR LEADING INTO ANY ON-SITE RAINAGEINFRASTRUCTURE THAT MAY CONVEY SURFACE WATER OFF SITE.
E. WEEDS REPRESENT NO MORE THAN FIFTY PERCENT (50%) OF THE TOTAL VEGETATION ON THE SITE.
F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIS T, AS AMENDED.
H. WEEDS ARE EVENLY DISTRIBUTED THRO UGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR ASSIGNMENT AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE, IT IS THE PROPERTY OWN ER'S OBLIGATION AT THE TIME OF CLOSING TO ENSURE THAT THE NEW SITE OWN ER HAS PROVIDED THE TOWN WI TH A REPLACEM ENT SECURI TY.
32. NONDEVELOPABLE PROPERTY: IN ORDER FOR THE GRADING SECUR ITY TO BE RELEASED, THE SITE MUST MEET ITEMS A-H AND J, OR ITEMS I AND J (BELOW).
A. ALL SOIL -DISTURBING ACTIVITIES ASSOCIATED WITH THE GRAD ING PERMIT HAVE PERMANENTLY CEASED.
B. ALL CBMPS HAVE BEEN PROPERLY REMOVED FROM THE SITE.
C. EROSION IS NEGLIGIBLE, IF EVEN PRESENT.
D. THE VEGETATION REPRESENTS A PERENNIAL STAND OF A DENSE, UNIFORM SURFACE OF GRASS WITH NO AREA GREATER THAN ONE (1) SQUARE FOOT THAT IS BARREN OF DESIRABLE VEGETATION. INFREQUENT, WIDELY SCATTERED AREAS WHERE NATIVE VEGETATION HAS NOT YET TAKEN HOLD MAY QUALIFY FOR ACCEPTANCE AT THE DISCRETION OF THE TOWN.
E. WEEDS REPRESENT NO MORE THAN TEN PERCENT (1 0%) OF THE TOTAL VEGETATION ON SITE.
F. NO WEEDS ARE PRESENT FROM LIST A OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
G. THE SITE IS PREDOMINANTLY FREE OF WEEDS FROM LIST B OF THE COLORADO NOXIOUS WEED LIST, AS AMENDED.
H. WEEDS ARE EVENLY DISTRIBUTED THROUGHOUT THE SITE WITH NO LARGE CONCENTRATIONS PRESENT.
I. A NEW GRADING PERMIT AND REPLACEMENT SECURITY HAS BEEN SUBMITTED AND APPROVED FOR THE APPLICABLE SITE OR THE GRADING PERMIT HAS BEEN ASSIGNED AS PROVIDED BY SECTION 11.10.150 OF THE TOWN OF PARKER MUNICIPAL CODE. IT IS THE PROPERTY OWNER'S OBLIGATION, AT THE TIME OF CLOSING ON THE SALE OF A SITE THAT IS SUBJECT TO A GRADING PERMIT, TO ENSURE THAT THE NEW PROPERTY OWNER HAS PROVIDED THE TOWN WITH A REPLACEMENT SECURITY.
J. ALL KNOWN DRAINAGE ISSUES ASSOCIATED WITH THE PROJECT HAVE BEEN MITIGATED AND A SUFFICIENT AMOUNT OF TIME HAS PASSED TO ENSURE THAT SUCH ISSUES HAVE BEEN CORRECTED. THIS REQUIREMENT DOES NOT INCLUDE THOSE DRAINAGE ISSUES ORIGINATING ON RESIDENTIAL LOTS.
(D) NOXIOUS WEEDS MUST BE CONTROLLED AS PROVIDED UNDER STATE LAW AND SECTION 6.01.260 OF THE TOWN OF PARKER MUNICIPAL CODE. FAILURE TO CONTROL NOXIOUS WEEDS ON THE SITE MAY CONSTITUTE A NUISANCE, SUBJECT TO THE PENAL TIES CONTAINED IN THE CODE.

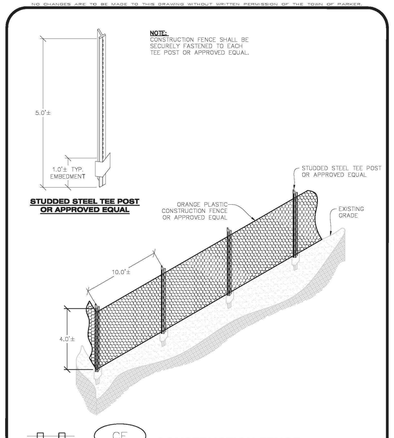
DEFINITIONS:

DEVELOPABLE PROPERTY: MEANS ANY LAND THAT HAS BEEN GRADED AND IS PART OF A PLATTED LOT OR PLATTED TRACT OF RECORD, THAT WAS PLATTED FOR FUTURE DEVELOPMENT, INCLUDING RESIDENTIAL HOME CONSTRUCTION OR PUBLIC IMPROVEMENTS.

NONDEVELOPABLE PROPERTY: MEANS LAND THAT HAS BEEN GRADED AND WILL NOT BE FURTHER DISTURBED AS PART OF ANY FUTURE DEVELOPMENT. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: PARKS, OPEN SPACE, HOMEOWNER ASSOCIATION OR BUSINESS ASSOCIATION PLATTED TRACTS, DETENTION PONDS AND DRAINAGEWAYS.

32. FAILURE TO COMPLY WITH ANY OF THE REQUIREMENTS DESCRIBED IN THIS SECTION MAY RESULT IN THE ISSUANCE OF: A NOTICE OF INTENT TO ISSUE A STOP WORK ORDER, A STOP WORK ORDER AND/OR THE REMEDIES/PENALTIES DESCRIBED IN CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE.
33. ANY PERSON CONVICTED OF VIOLATING ANY PROVISION OF THE TOWN OF PARKER, GRADING & EARTH MOVEMENT SECTION OF THE MUNICIPAL CODE SHALL BE GUILTY OF A MISDEMEANOR AND, UPON CONVICTION, BE PUNISHED BY A FINE OF NOT MORE THAN FOUR HUNDRED NINETY NINE DOLLARS ($499.1) FOR EACH SEPARATE OFFENSE. EACH DAY A VIOLATION CONTINUES SHALL CONSTITUTE A SEPARATE OFFENSE. THE TOWN ALSO MAY SEEK IN MUNICIPAL COURT AN INJUNCTION, ABATEMENT, RESTITUTION OR ANY OTHER REMEDY TO PREVENT, ENJOIN, ABATE OR REMOVE THE VIOLATION. A PERSON CONVICTED OF VIOLATING CHAPTER 11.10 OF THE TOWN OF PARKER MUNICIPAL CODE SHALL BE LIABLE FOR THE ACTUAL COST OF REHABILITATING THE PROPERTY. THE COS TS MAY BE RECOVERED AS RESTITUTION IN MUNICIPAL COURT PROCEEDINGS OR IN A SEPARATE CIVIL ACTION.
34. THE TOWN OF PARKER RESERVES THE RIGHT TO ALLOW MODIFICATIONS AND SUBSTITUTIONS TO THE CBMP NOTES AND DETAILS WHEN SUCH MODIFICATIONS AND SUBSTITUTIONS OFFER THE SAME LEVEL OF PROTECTION AS THE STANDARD REQUIREMENTS BASED UPON THE SPECIFIC SITUATION, AS DETERMINED BY TOWN STAFF. DUE TO THE INSIGNIFICANCE AND REGULARITY OF SUCH MODIFICATIONS AND SUBSTITUTIONS, THE APPROVAL OF SUCH VARIATIONS MAY NOT BE DOCUMENTED BY TOWN STAFF.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER



STUDDED STEEL TEE POST OR APPROVED EQUAL

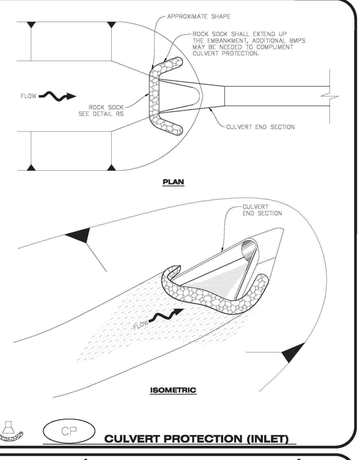
CF **CONSTRUCTION FENCE**

CONSTRUCTION FENCE INSTALLATION NOTES

1. THE CONSTRUCTION FENCE SHALL BE SECURELY FASTENED TO EACH POST OR APPROVED EQUAL.

CONSTRUCTION FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONSTRUCTION FENCE AND MAKE ANY NECESSARY REPAIRS.
2. CONSTRUCTION FENCE SHALL BE REPAIRED WHEN THE FENCING MATERIAL FALLS OUT OF COMPLIANCE WITH THE NOTES AND DETAILS.



PLAN

ISOMETRIC

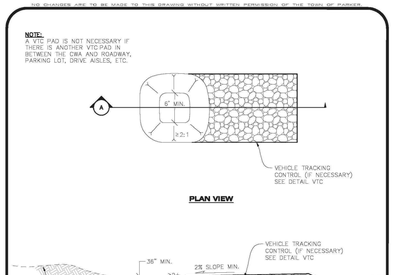
CP **CULVERT PROTECTION (INLET)**

CULVERT PROTECTION (INLET) INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF CULVERT PROTECTION (INLET).
2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
3. ROCK SOCK SHALL BE APPROXIMATELY 12" IN DIAMETER.
4. ROCK SOCK SHALL EXTEND ABOVE THE FLOW LINE ELEVATION ON BOTH SIDES OF THE CULVERT END SECTION.

CULVERT PROTECTION (INLET) INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CULVERT PROTECTION (INLET).
2. AT A MINIMUM, ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE ROCK SOCK.
3. CULVERT PROTECTION (INLET) IS TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. WHEN THE CULVERT INLET PROTECTION IS REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CULVERT INLET PROTECTION TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



PLAN VIEW

SECTION A

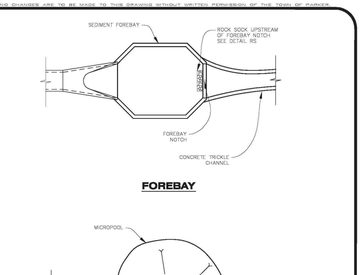
CWA **CONCRETE WASHOUT AREA**

CONCRETE WASHOUT AREA INSTALLATION NOTES

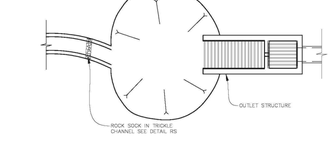
1. CONCRETE WASHOUT AREAS SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
2. A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT THE ACCESS POINT TO ALL CONCRETE WASHOUT AREAS WHEN NO OTHER VTC PAD EXISTS IN BETWEEN THE CWA AND THE ROADWAY.
3. IF GROUNDWATER IS ENCOUNTERED WHEN DIGGING THE PIT, A NEW LOCATION SHOULD BE SELECTED. IF NO OTHER LOCATION CAN BE FOUND, A ONE-PIECE IMPERVIOUS LINER SHALL BE REQUIRED ALONG THE BOTTOM AND SIDES OF THE SUBSURFACE PIT.

CONCRETE WASHOUT AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CONCRETE WASHOUT AREA.
2. CONCRETE WASHOUT MATERIALS SHALL BE REMOVED BEFORE ITS CAPACITY HAS BEEN REACHED.
3. CONCRETE WASHOUT AREAS SHALL BE ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE AND ASSOCIATED WASH WATER.
4. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE AS NECESSARY TO ENSURE ADEQUATE CAPACITY.
5. CONCRETE WASHOUT AREAS SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
6. WHEN CONCRETE WASHOUT AREAS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED BACKFILL AND TOPSOIL, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CONCRETE WASHOUT AREAS SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



FOREBAY



OUTLET / MICROPOOL

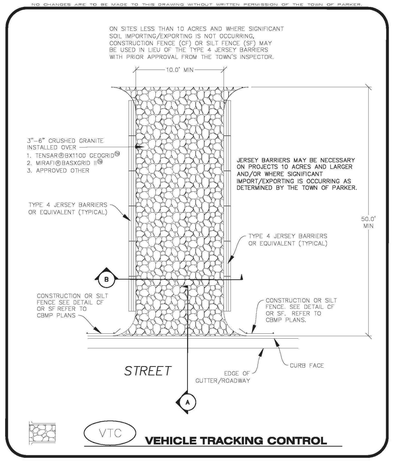
DP **DETENTION POND PROTECTION**

DETENTION POND PROTECTION INSTALLATION NOTES

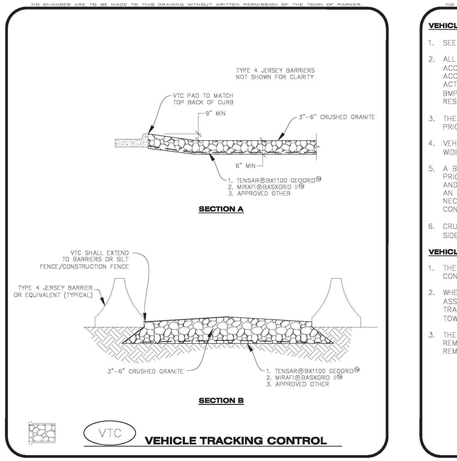
1. DETENTION POND PROTECTION SHALL BE INSTALLED IMMEDIATELY FOLLOWING THE CONSTRUCTION OF THE TRICKLE CHANNEL AND FOREBAY.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR OUTLET STRUCTURE AND FOREBAY PROTECTION SHALL BE ONE CONTINUOUS PIECE (SEE DETAIL RS).

DETENTION POND PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE OUTLET STRUCTURE PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED IMMEDIATELY.
3. OUTLET STRUCTURE PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.



VTC **VEHICLE TRACKING CONTROL**



SECTION A

SECTION B

VTC **VEHICLE TRACKING CONTROL**

VEHICLE TRACKING CONTROL PAD INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF VEHICLE TRACKING CONTROL PAD(S).
2. ALL CONSTRUCTION TRAFFIC MUST ENTER AND EXIT THE SITE THROUGH THE APPROVED ACCESS POINT(S). A VEHICLE TRACKING CONTROL PAD IS REQUIRED AT ALL APPROVED ACCESS POINTS TO THE SITE. EXCEPTIONS MAY BE CONSIDERED FOR CONSTRUCTION ACTIVITY OCCURRING IMMEDIATELY ADJACENT TO PAVED AREAS AND WHERE ALTERNATIVE BMP'S ARE IMPLEMENTED. SUCH ACTIVITY MAY INCLUDE, BUT NOT BE LIMITED TO RESIDENTIAL CONSTRUCTION, UTILITY CONSTRUCTION, ETC.
3. THE VEHICLE TRACKING CONTROL PAD(S) INDICATED ON CBMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
4. VEHICLE TRACKING CONTROL PADS SHALL BE A MINIMUM OF 50–FEET LONG AND 10–FEET WIDE, UNLESS A VARIANCE HAS BEEN GRANTED BY THE TOWN'S INSPECTOR.
5. A BIAXIAL GEO–GRID SHALL BE PLACED UNDER THE VEHICLE TRACKING CONTROL PAD PRIOR TO THE PLACEMENT OF ROCK. THE AREA SHALL BE FREE FROM ANY VOIDS, ROCKS AND DEBRIS. THE BIAXIAL GEO–GRID SHALL BE TENSAR BX1100, MIRAFI BASKGRID ®, OR AN APPROVED EQUAL. GEO–GRID SHALL BE PLACED, AND APPROPRIATELY OVERLAPPED IF NECESSARY, TO COVER THE ENTIRE LENGTH AND WIDTH OF THE VEHICLE TRACKING CONTROL PAD.
6. CRUSHED ROCK SHALL BE A MINIMUM OF 3–6" GRANITE WITH A FRACTURED FACE (ALL SIDES).

VEHICLE TRACKING CONTROL PAD INSTALLATION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE VEHICLE TRACKING CONTROL PAD.
2. WHEN THE VEHICLE TRACKING CONTROL PAD IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE VEHICLE TRACKING CONTROL PAD SHALL BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
3. THE VEHICLE TRACKING CONTROL PAD SHALL BE MAINTAINED SUCH THAT THE ROCK REMAINS RELATIVELY LOOSE AND ACCUMULATED MUD AND OTHER DEBRIS IS REGULARLY REMOVED.

Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	CF 1 OF 2 Oct. 2013	Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	CF 2 OF 2 Oct. 2013
Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	CP 1 OF 2 Oct. 2013	Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	CP 2 OF 2 Oct. 2013
Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	CWA 1 OF 2 Oct. 2013	Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	CWA 2 OF 2 Oct. 2013
Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	DP 1 OF 2 Oct. 2013	Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	DP 2 OF 2 Oct. 2013
Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	VTC 1 OF 3 Oct. 2013	Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	VTC 2 OF 3 Oct. 2013
Town of Parker COLORADO	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	VTC 3 OF 3 Oct. 2013			

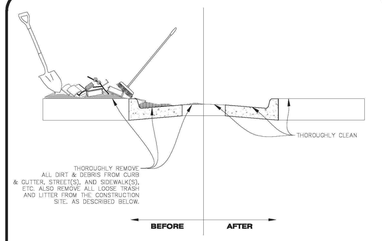
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

No.	Revisions	Date	Init.	Appr.	Date

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT C

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



NOTE:

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

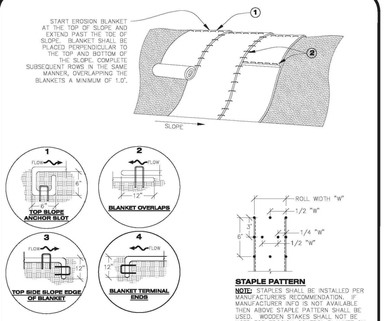
DTC **DEBRIS AND TRASH CONTROL**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DTC 1 OF 2 Oct. 2013

DEBRIS CONTROL NOTES:

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — DTC 2 OF 2 Oct. 2013

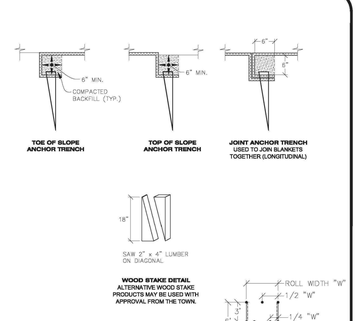


NOTE:
WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

STAPLE PATTERN
NOTE: STAPLES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAPLE PATTERN SHALL BE USED. WOODEN STAKES SHALL NOT BE USED FOR EROSION CONTROL BLANKET ON SLOPES.

ECB **EROSION CONTROL BLANKET (SLOPE)**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — ECB 1 OF 3 Oct. 2013



NOTES:
1. WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1" IS EXPOSED ABOVE THE GROUND.
2. WHEN NECESSARY, ALL SEEDING SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKETS. PLEASE SEE DETAIL SMC FOR SEEDING, MULCHING, AND CRIMPING REQUIREMENTS.

STAKING PATTERN
NOTE: STAKES SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATION. IF MANUFACTURER INFO IS NOT AVAILABLE THEN ABOVE STAKING PATTERN SHALL BE USED. STAPLES SHALL NOT BE USED FOR EROSION CONTROL BLANKET IN CHANNELS.

ECB **EROSION CONTROL BLANKET (CHANNEL)**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — ECB 2 OF 3 Oct. 2013

EROSION CONTROL BLANKET INSTALLATION NOTES

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE PROPERLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, TURF REINFORCEMENT MATTING OR RIPRAP MAY BE NECESSARY IN LIEU OF EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, SOIL SURFACE SHALL BE SMOOTH, AND FREE OF ANY GAPS, VOIDS, WEEDS, ROCKS, STICKS, OR OTHER MISCELLANEOUS DEBRIS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAILED DRAWINGS.
5. ANY DAMAGED OR REMAINING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NET, STRAW OR EXCELSIOR.

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150
APPROVED EQUAL	APPROVED EQUAL

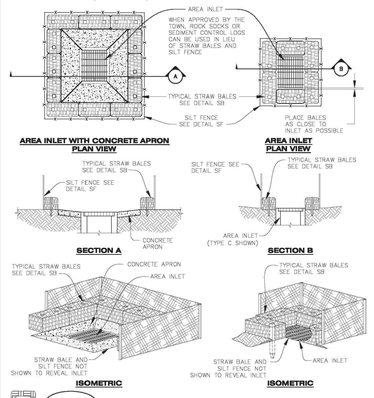
7. IN MOST CASES, EROSION CONTROL BLANKETS FOR SLOPE PROTECTION ARE TO REMAIN IN PLACE PERMANENTLY.

EROSION CONTROL BLANKET MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — ECB 3 OF 3 Oct. 2013

THIS METHOD OF INLET PROTECTION SHALL NOT BE USED ON INLETS RECEIVING SIGNIFICANT FLOWS, SUCH AS IN CERTAIN SWALES/CHANNELS OR HIGHWAY MEDIANS. INLET PROTECTION FOR AREA INLETS IN PAVEMENT (SEE DETAIL IPAP) SHALL BE USED IN THESE CONDITIONS.



IPAN **INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPAN 1 OF 1 Oct. 2013

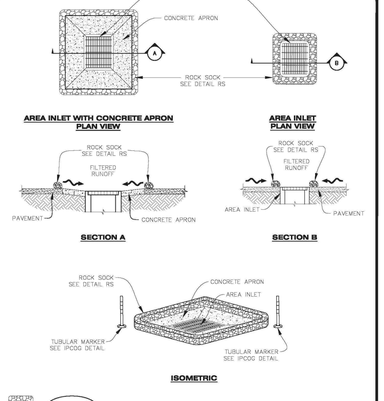
AREA INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF NEW INLETS. AN INTERIM STYLE OF INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

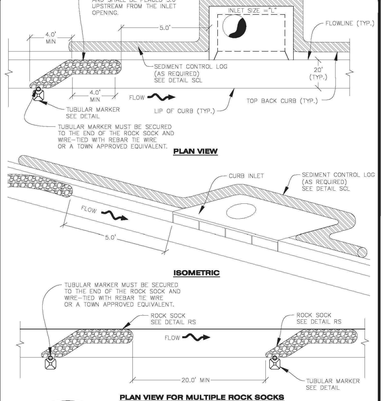
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPA 1 OF 1 Oct. 2013



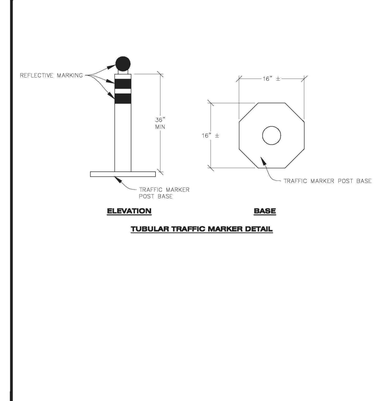
IPAP **INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPAP 1 OF 1 Oct. 2013



IPCOG **INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOG 1 OF 3 Oct. 2013



CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOG 2 OF 3 Oct. 2013

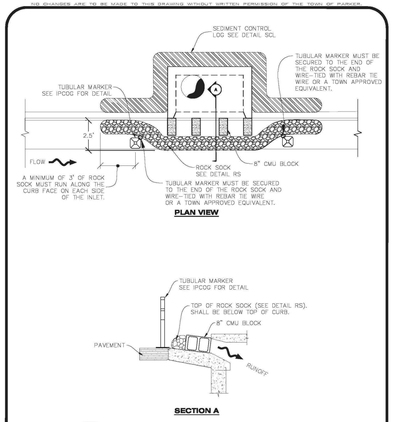
INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE APPLICABLE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE INLET.

ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOG 3 OF 3 Oct. 2013



IPCOS **INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOS 1 OF 2 Oct. 2013

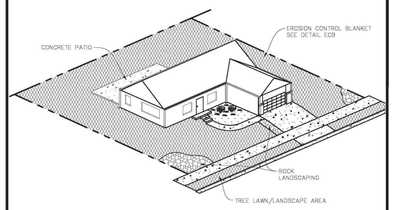
CURB INLET PROTECTION INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL EXTEND 3.0' ALONG THE CURB BEYOND LOCATIONS WHERE IT RETURNS TO CONTACT CURB FACE.
6. TUBULAR TRAFFIC MARKERS SHALL BE A MINIMUM OF 36" IN HEIGHT WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS DRAINING TO THE CURB INLET. CMU BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE FIRST LIFT OF ASPHALT IS INSTALLED.

CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — IPCOS 2 OF 2 Oct. 2013



LP **LOT PROTECTION**

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LP 1 OF 2 Oct. 2013

EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MANUFACTURER	PRODUCT NAME
NORTH AMERICAN GREEN	S150 BN
APPROVED EQUAL	APPROVED EQUAL

2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
   - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE, EROSION CONTROL BLANKET–SPECIFIC STAPLES, IN LIEU OF TRADITIONAL METAL STAPLES.
   - ALL EROSION CONTROL BLANKET EDGES (SIDES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6–INCHES WITH THE UP–GRADIENT EDGES BEING PLACED ON TOP OF THE DOWN–GRADIENT EDGE OF THE ADJACENT BLANKET.
   - THE EDGES (SIDES AND ENDS) OF THE EROSION CONTROL BLANKETS DO NOT NEED TO BE TRENCHED INTO THE GROUND ASSUMING THE SITE CONDITIONS WILL NOT CAUSE EROSION BENEATH THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST TRENCHING BASED UPON SITE CONDITIONS.
   - TOPSOIL PLACEMENT, SEEDING, AND MULCHING WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE FOLLOWING INSTALLATION.
4. THE EROSION CONTROL BLANKETING REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED OVER ALL UN–LANDSCAPED AREAS WITHIN EACH RESIDENTIAL, MULTI–FAMILY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES

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

CBMP — CONSTRUCTION BEST MANAGEMENT PRACTICES — LP 2 OF 2 Oct. 2013

No.	Revisions	Date	Init.	Appr.	Date

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

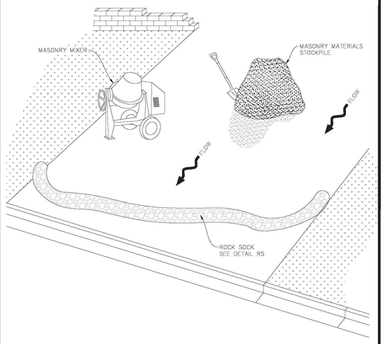
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 16

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\BMP DETAILS.DWG, RYANR, 11/10/2016 4:33 PM

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



MWP **MASONRY WORK PROTECTION**

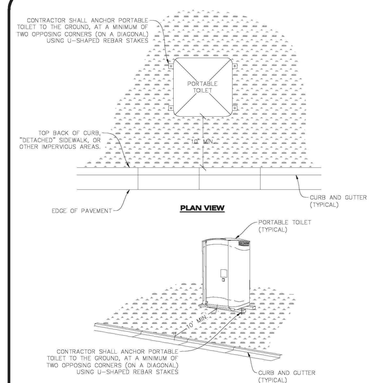
MASONRY WORK PROTECTION INSTALLATION NOTES

1. MASONRY WORK PROTECTION MAY NEED TO BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
2. A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXER.
3. CRUSHED ROCK SHALL BE 2.0"–3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
4. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
5. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.

MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
2. ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | MWP | 2 OF 2 | Oct. 2013



PTP **PORTABLE TOILET PROTECTION**

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | PTP | 1 OF 2 | Oct. 2013

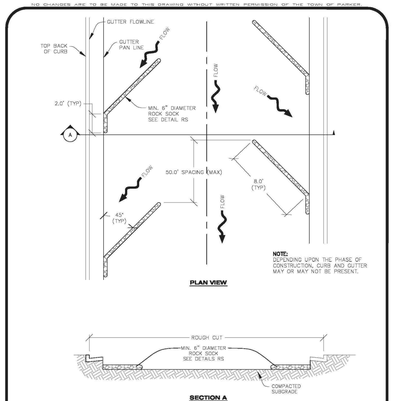
PORTABLE TOILET PROTECTION INSTALLATION NOTES

1. PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
2. ALL PORTABLE TOILETS MUST BE GROUPED TOGETHER.
3. PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED REBAR STAKES.
4. U-SHAPED REBAR STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSING (DIGITAL) CORNERS.

PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES

2. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
3. PORTABLE TOILETS SHALL BE SERVICED AT THE NECESSARY INTERVALS TO ELIMINATE THE POSSIBILITY OF OVERFLOW.
4. WHEN THE PORTABLE TOILETS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
5. PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED IN ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLUSTERED TOGETHER, IN ONE CENTRALIZED LOCATION IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | PTP | 2 OF 2 | Oct. 2013



RCSC **ROUGH CUT STREET CONTROL**

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RCSC | 1 OF 2 | Oct. 2013

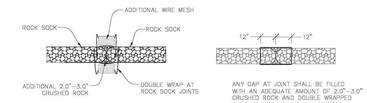
ROUGH CUT STREET CONTROL INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
2. THE SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
3. ROUGH CUT STREET CONTROL SHALL BE REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
4. ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUB-GRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE RCSC SHOULD BE REMOVED IN INCREMENTS BASED ON SUBGRADE PREPARATION.

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RCSC | 2 OF 2 | Oct. 2013



RS **ROCK SOCK**

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RS | 1 OF 2 | Oct. 2013

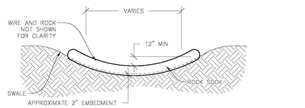
ROCK SOCK INSTALLATION NOTES

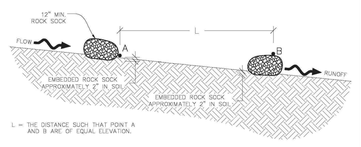
1. SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
2. CRUSHED ROCK SHALL BE APPROXIMATELY 2.0"–3.0" GRANITE IN SIZE WITH A FRACTURED FACE (ALL SIDES).
3. ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
6. TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCKS SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCATION SUSCEPTIBLE TO VEHICLE OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TUBULAR MARKER DETAIL.

ROCK SOCK INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
2. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
3. ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

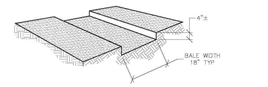
CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RS | 2 OF 2 | Oct. 2013

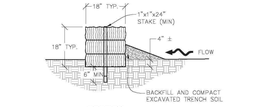




RSS **ROCK SOCK IN SWALE**

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | RSS | 1 OF 1 | Oct. 2013





SB **STRAW BALE**

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SB | 1 OF 2 | Oct. 2013

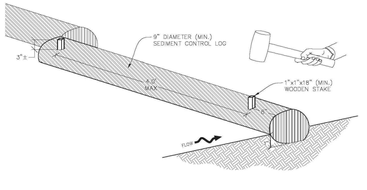
STRAW BALE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
2. TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36"x18"x18".
3. TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1"x1"x24".
4. WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
5. STRAW BALES SHALL BE SPACED AND POSITIONED ACCORDING TO DETAILS.

STRAW BALE INSPECTION AND MAINTENANCE NOTES

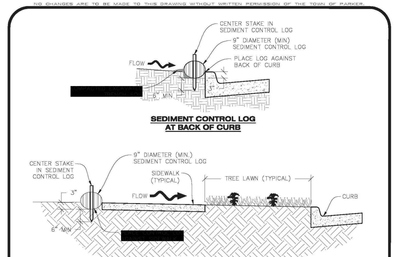
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
3. STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
4. STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN INSPECTOR.
5. WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SB | 2 OF 2 | Oct. 2013



SCL **SEDIMENT CONTROL LOG**

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 1 OF 3 | Oct. 2013



SCL **SEDIMENT CONTROL LOG**

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 2 OF 3 | Oct. 2013

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
2. ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED FREE OF DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. SEDIMENT CONTROL LOGS SHALL BE INSTALLED IMMEDIATELY ADJACENT TO AN IMPERVIOUS SURFACE SUCH AS A CURB HEAD, SIDEWALK, INLET LID, ETC. NO GAPS SHALL EXIST BETWEEN THE SEDIMENT CONTROL LOG AND THE IMPERVIOUS SURFACE.
4. A UNIFORM 3" DEEP ANCHOR TRENCH (APPROX.) IN THE SHAPE OF A HALF-SPHERE SHALL BE EXCAVATED USING A TRENCHER, SPADE-SHAPED SHOVEL, OR PICK. THE ANCHOR TRENCH SHALL BE SIZED TO ALLOW FOR THE SEDIMENT CONTROL LOG TO SEAT TIGHTLY AGAINST THE ANCHOR TRENCH.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
6. ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
7. ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX.) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
8. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL, OR SIMILAR DEVICE.
9. SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR THE SCL IN PLACE.
10. STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
11. SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UP-GRADIENT SIDE OF THE LOGS.
12. SEDIMENT CONTROL LOGS SHALL BE STAKED WITHIN 6" FROM EACH END.
13. SEDIMENT CONTROL LOGS THAT ARE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOG. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF EXPOSED LOG.
3. SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE SCL FROM FUNCTIONING AS DESIGNED.
5. WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP | CONSTRUCTION BEST MANAGEMENT PRACTICES | SCL | 3 OF 3 | Oct. 2013

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

No.	Revisions	Date	Init.	Appr.	Date

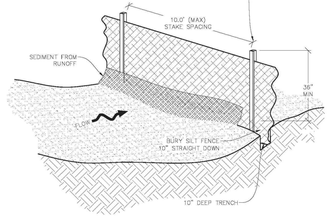
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
BMP DETAILS

SHEET NUMBER 17
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SCALE: AS SHOWN
FILE NO: 8130283701

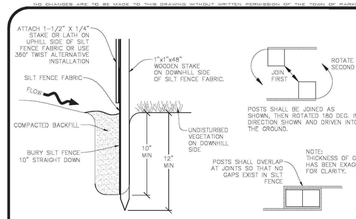
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\BMP DETAILS.DWG, RYANR, 11/10/2016 4:33 PM

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



SF **SILT FENCE**

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 1 OF 4 Oct. 2013



INSTALLATION DETAIL

JOINT SECTIONS

STEP 1 **STEP 2**

ALTERNATIVE INSTALLATION - 360° TWIST

SF **SILT FENCE**

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 2 OF 4 Oct. 2013

SILT FENCE INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SILT FENCE.
2. ALL SILT FENCE SHALL BE INSTALLED IN GOOD CONDITION AND FREE OF ANY DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.
3. A UNIFORM 10" DEEP ANCHOR TRENCH SHALL BE EXCAVATED USING A TRENCHER.
4. A 10" DEEP ANCHOR SLIT SHALL BE FORMED IF USING A STATIC SLICING METHOD.
5. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH.
6. ANCHOR TRENCH SHALL BE GENERALLY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT OF THE SILT FENCE.
7. THE ANCHOR TRENCH SHALL BE THOROUGHLY BACKFILLED WITH SOIL THAT IS GENERALLY FREE OF ROCKS AND DEBRIS.
8. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE UP-GRADIENT SIDE OF THE SILT FENCE.
9. STAKES SHALL BE POSITIONED ON THE DOWNHILL SIDE OF THE SILT FENCE FABRIC AND PLACED ON 10.0' CENTERS OR LESS. STAKES SHALL BE EMBEDDED A MINIMUM OF 12" INTO THE GROUND. A WOODEN LATH SHALL BE ATTACHED TO THE OPPOSING (UPHILL) SIDE OF THE STAKE FOR ADDED STRENGTH AND SUPPORT. THE LATH SHALL HAVE THE FOLLOWING DIMENSIONS: 1"x24"x24".
10. SILT FENCE SHALL BE PULLED TIGHT AS IT IS ANCHORED TO THE STAKES. THERE SHOULD NOT BE SIGNIFICANT SAGGING ALONG ANY PORTION OF THE SILT FENCE AFTER IT HAS BEEN ANCHORED TO THE STAKES.
11. SILT FENCE FABRIC SHALL BE ANCHORED TO THE STAKES AND LATHS USING STAPLES OR NAILS OF AN APPROXIMATE LENGTH. ENDUSH STAPLES AND NAILS SHOULD BE PLACED ALONG THE LATH TO ENSURE PROPER ATTACHMENT.
12. SILT FENCE FABRIC SHALL MEET THE FOLLOWING MANDATORY REQUIREMENTS:

PROPERTIES	TEST METHOD	MANDATORY REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	≥ 124 LBS
MULLEN BURST STRENGTH	ASTM D 3786	≥ 300 PSI
PUNCTURE STRENGTH	ASTM D 4833	≥ 60 LBS
TRAPEZOID TEAR STRENGTH	ASTM D 4533	≥ 65 LBS
UV RESISTANCE	ASTM D 4355	≥ 80% AT 500 HOURS OF UV EXPOSURE
FLOW RATE	ASTM D 4491	≥ 10 GAL/MIN/FT2

13. AN ORIGINAL PRODUCT SPECIFICATION SHEET FROM THE SILT FENCE MANUFACTURER SHALL BE MADE AVAILABLE AT THE REQUEST OF THE TOWN'S INSPECTOR. THE PRODUCT SPECIFICATION SHEET SHALL PROVIDE THE RESULTS FOR THE TEST METHODS ABOVE.
14. SILT FENCE JOINTS SHALL BE CONNECTED ACCORDING TO THE ATTACHED DRAWING.
15. SILT FENCE THAT IS INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN CONCRETE AND THE SILT FENCE. EROSION CONTROL BLANKETING (ECB) BETWEEN THE GAP MAY BE REQUIRED IN INSTANCES WHERE THIS DOES NOT OCCUR.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 3 OF 4 Oct. 2013

SILT FENCE INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SILT FENCE.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED REGULARLY.
3. SILT FENCE SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL 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 OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
4. SILT FENCE SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR AND/OR DAMAGE.
5. WHEN THE SILT FENCE IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SILT FENCE MAY NEED TO BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SF 4 OF 4 Oct. 2013

SEEDING AND MULCHING SHALL BE PERFORMED ACCORDING TO THE ACCOMPANYING DETAIL(S) AND TEXT. NO EXCEPTIONS SHALL BE MADE

1. SEE PLAN VIEW FOR:
   - LOCATION(S) OF SEEDING AND MULCHING
   - TYPE OF SEED MIX
2. SEED MIXES MAY CONFORM TO THE TABLE PROVIDED WITH THE SMC NOTES OR ALTERNATIVES MAY BE ALLOWED WITH PRIOR PERMISSION BY THE TOWN'S INSPECTOR.
3. SEEDING MAY BE PERFORMED YEAR ROUND ASSUMING THE SOIL IS NOT FROZEN. SEEDING DURING TIMES OF EXTREME TEMPERATURES SHOULD BE AVOIDED IF POSSIBLE.
4. AT THE BEGINNING OF THE LAND DISTURBANCE ACTIVITIES, IT IS HIGHLY RECOMMENDED THAT AN APPROPRIATE AMOUNT OF NATIVE TOPSOIL BE STRIPPED FROM THE SITE AND STOCKPILED. ALL AREAS, PRIOR TO PERMANENT SEEDING AND MULCHING, WILL LIKELY NEED TO BE COVERED WITH AN APPROPRIATE LAYER OF TOPSOIL. THIS REQUIREMENT APPLIES TO ALL AREAS WHERE NATIVE SEEDING IS SPECIFIED ON THE CBMP PLAN AND/OR LANDSCAPING PLANS.
5. IT IS STRONGLY RECOMMENDED THAT SAMPLES FROM THE STRIPPED TOPSOIL BE PROPERLY COLLECTED AND TESTED BY A QUALIFIED LABORATORY TO ENSURE ADEQUATE NUTRIENT CONTENT PRIOR TO SEEDING AND MULCHING. IF IT IS DISCOVERED THAT THE TOPSOIL IS VOID OF THE NUTRIENTS NECESSARY TO SUCCESSFULLY ESTABLISH THE REQUIRED VEGETATION, THEN THE APPROPRIATE AMENDMENTS SHALL BE ADDED.
6. ALL AREAS TO BE SEEDED AND MULCHED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
7. WHEN INSTALLED WITH A DRILL SEEDER, SEED SHALL BE PLACED AT A DEPTH OF ¼ – ½ INCH, ROW SPACING SHALL BE NO MORE THAN 6-INCHES.
8. ALL AREAS INCAPABLE OF BEING DRILL SEEDED SHALL BE SURFACE ROUGHENED ACCORDING TO THE SURFACE ROUGHENING NOTES OR EFFECTIVELY ROUGHENED USING A HARROW OR OTHER SUCH IMPLEMENT. ALL AREAS SHALL BE UNIFORMLY HAND BROADCASTED WITH THE PROPER SEED MIX APPLIED AT TWO TIMES THE DRILL SEEDED RATE. BROADCASTED AREAS SHALL THEN BE RE-HARROWED OR RE-RAKED USING A HARD-TIPPED RAKE TO ENSURE THAT SEEDS ARE BURIED TO AN APPROXIMATE DEPTH OF ¼ – ½ INCH.
9. AFTER SEEDING HAS BEEN COMPLETED, MULCH SHALL BE UNIFORMLY APPLIED AT A RATE OF 2 TONS/ACRE (4,000 LBS/ACRE). MULCH SHALL BE MECHANICALLY CRIMPED TO A DEPTH OF 2 INCHES USING A CRIMPER. MULCH SHALL BE HAND CRIMPED AND COVERED WITH A TACKIFIER IN AREAS WHERE MECHANICAL CRIMPING IS NOT POSSIBLE. WHEN SOILS PERMIT, ALL MULCH SHALL BE CRIMPED SUCH THAT THE INDIVIDUAL PIECES OF STRAW OR HAY FORM EXAGGERATED V-SHAPES PROTRUDING OUT OF THE GROUND SEVERAL INCHES.
10. IN CERTAIN INSTANCES, IT MAY BE NECESSARY TO APPLY A TACKIFIER IN ORDER TO HELP WITH STRAW DISPLACEMENT. TACKIFIER SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 1 OF 3 Oct. 2013

SEEDING AND MULCHING MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEEDING AND MULCHING.
2. ANY SEEDED AND MULCHED AREAS THAT BECOME DAMAGED SHALL BE REPAIRED WITHIN THE TIME FRAME SPECIFIED BY THE TOWN'S INSPECTOR.

WEED MANAGEMENT

1. ALL HERBICIDES SHALL BE APPLIED BY COMMERCIAL PESTICIDE APPLICATORS LICENSED BY THE COLORADO DEPARTMENT OF AGRICULTURE AS QUALIFIED APPLICATORS. THE CONTRACTOR SHALL FURNISH DOCUMENTATION OF SUCH LICENSING PRIOR TO HERBICIDE APPLICATION.
2. HERBICIDE APPLICATION METHOD SHALL BE SUCH THAT PLANT GROWTH OUTSIDE THE DESIGNATED TREATMENT AREAS WILL NOT BE DAMAGED. ALL DAMAGE CAUSED BY IMPROPER HERBICIDE APPLICATION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
3. HERBICIDES SHALL BE APPLIED DURING THE APPROPRIATE SEASONS, WHEN TARGET PLANTS ARE ACTIVELY GROWING.
4. AFTER THE GRASS SEED IS ESTABISHED, APPROPRIATE HERBICIDES SHALL BE APPLIED TO CONTROL THE REMAINING WEEDS TO ENSURE A TIMELY RETURN OF THE FINANCIAL SECURITY. PROPER TIMING OF HERBICIDE APPLICATIONS ARE NECESSARY TO ACHIEVE THE SUPPRESSION OF WEED SEED PRODUCTION AND DEPLETION OF WEED ROOT MASS. ULTIMATELY, THE HERBICIDES USED SHALL BE BASED UPON THE TARGET WEEDS.
5. HERBICIDE TREATMENTS SHALL CONTINUE AT AN APPROPRIATE RATE UNTIL IT IS EVIDENT THAT WEED GROWTH PRESENCE AND GROWTH IS MINIMAL AND MAY BE CONTROLLED THROUGH MOWING AND/OR ANNUAL HERBICIDE TREATMENT.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 2 OF 3 Oct. 2013

TOWN OF PARKER, SEED MIX 1
20% CANADA WILDRYE
15% CRESTED WHEATGRASS
15% SLENDER WHEATGRASS
10% ANNUAL RYEGRASS
10% SHEEP FESCUE
10% BIG BLUESTEM
10% SIDEOATS GRAMA
5% CANADA BLUEGRASS
5% BLUE GRAMA

SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 2
22% SLENDER WHEATGRASS
18% SODAR STREAMBANK WHEATGRASS
13% ARIZONA FESCUE
13% BLUE GRAMA
12% BUFFALOGRASS
12% BARLEY OR OATS
5% SPIKE MUHLY
5% INDIAN RICEGRASS

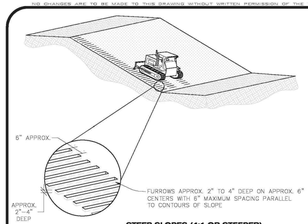
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

TOWN OF PARKER, SEED MIX 3 (LOW-GROWTH MIX)
25% EPHRAIM CRESTED WHEATGRASS
23% SHEEP FESCUE
18% PERENNIAL RYEGRASS
13% CANADA BLUEGRASS
12% BARLEY OR OATS
9% BLUE FESCUE

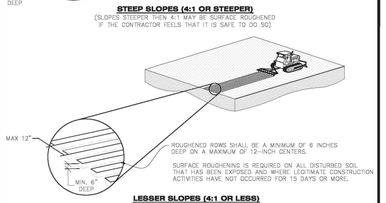
SEEDING RATE:
DRILLED: 25 LBS/ACRE
BROADCAST: 50 LBS/ACRE

SEED MIX 4:
OTHER SEED MIXES APPROVED BY THE TOWN OF PARKER

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SMC 3 OF 3 Oct. 2013



STEEP SLOPES (4:1 OR STEEPER)
(SLOPES STEEPER THEN 4:1 MAY BE SURFACE ROUGHENED IF THE CONTRACTOR FEELS THAT IT IS SAFE TO DO SO)



LESSER SLOPES (4:1 OR LESS)

SR **SURFACE ROUGHING**

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 1 OF 2 Oct. 2013

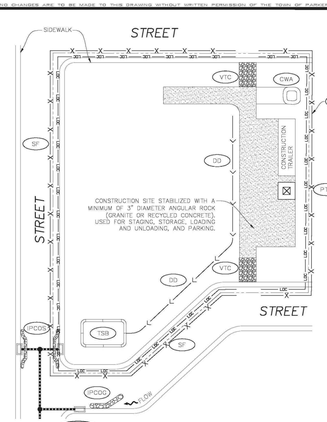
SURFACE ROUGHENING INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION(S) OF SURFACE ROUGHENING.
2. DISTURBED AREAS THAT REMAIN INACTIVE FOR 15 DAYS OR MORE MUST RECEIVE SURFACE ROUGHENING OR ANOTHER APPROVED BMP FROM THE SOECM. DETERMINATION OF JOB SITE INACTIVITY IS AT THE DISCRETION OF THE TOWN'S INSPECTOR.
3. FOR STEEP SLOPES (3:1 OR STEEPER), IT IS ACCEPTABLE TO "TRACK" THE SLOPES, ACCORDING TO THE CBMP DETAILS.
4. SCHEDULES FOR REQUIRING STABILIZATION MAY BE MODIFIED BY THE PERMITTEE TO ALLOW FOR SPECIAL CONSIDERATIONS SUCH AS STABILIZING ACCESS AREAS AND AREAS IN CLOSE PROXIMITY TO CONTINUING CONSTRUCTION.

SURFACE ROUGHENING INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL PROACTIVELY INSPECT THE SURFACE ROUGHENING.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SR 2 OF 2 Oct. 2013



STABILIZED STAGING AREA

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 1 OF 2 Oct. 2013

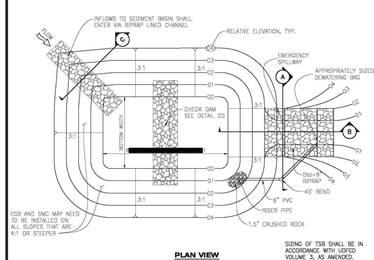
STABILIZED STAGING AREA INSTALLATION NOTES

1. SEE CBMP PLAN FOR LOCATION OF STAGING AREA. CONTRACTOR MAY MODIFY LOCATION AND SIZE OF STABILIZED STAGING AREA WITH TOWN APPROVAL.
2. STABILIZED STAGING AREA SHALL BE LARGE ENOUGH TO FULLY CONTAIN PARKING, STORAGE, AND LOADING OPERATIONS.
3. THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM OF 3" DIAMETER OF ANGULAR ROCK (GRANITE OR RECYCLED CONCRETE).
4. SSA FOR SMALLER SITES MAY NOT BE PRACTICAL. IN THESE AND SIMILAR SITUATIONS, VARIANCES MAY BE PERMITTED BY THE TOWN.

STABILIZED STAGING AREA INSPECTION AND MAINTENANCE NOTES

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STAGING AREA.
2. STABILIZED STAGING AREA SHALL BE ENLARGED AS NECESSARY TO CONTAIN PARKING, STORAGE, LOADING, AND UNLOADING.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | SSA 2 OF 2 Oct. 2013

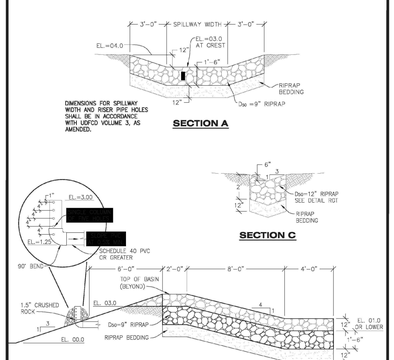


PLAN VIEW

SIZING OF TSB SHALL BE IN ACCORDANCE WITH UDFCD VOLUME 3, AS AMENDED.

TSB **TEMPORARY SEDIMENT BASIN**

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | TSB 1 OF 3 Oct. 2013



SECTION B

TSB **TEMPORARY SEDIMENT BASIN**

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | 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.

CBMP | Parker COLORADO | CONSTRUCTION BEST MANAGEMENT PRACTICES | TSB 3 OF 3 Oct. 2013

No.	Revisions	Date	Init.	Appr.	Date

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

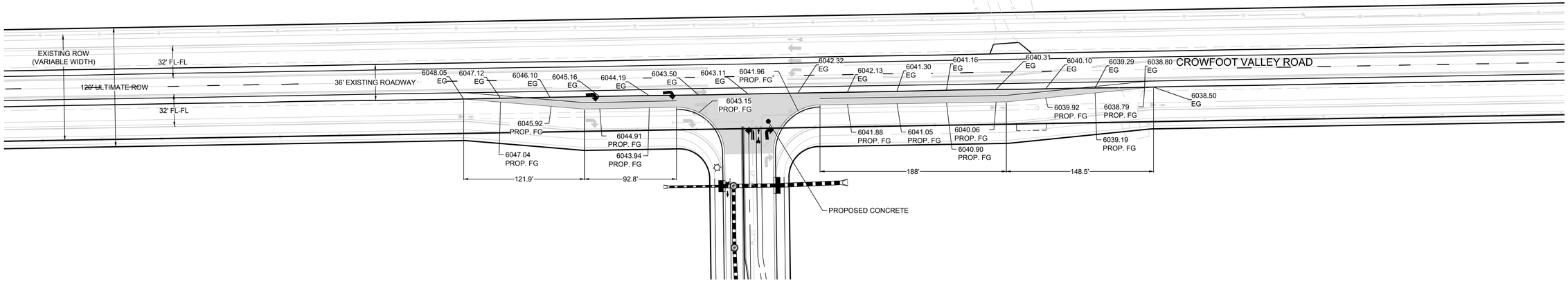
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
BMP DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

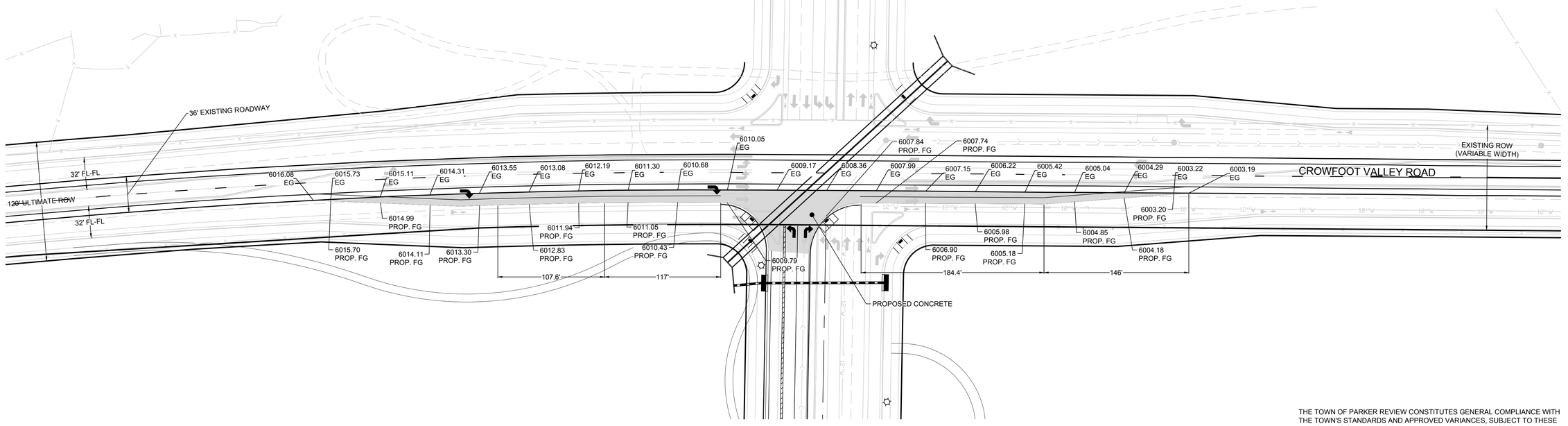
SHEET NUMBER 18

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\BMP DETAILS.DWG, RYANR, 11/10/2016 4:34 PM



50 25 0 50 100

SCALE: 1" = 50'



50 25 0 50 100

SCALE: 1" = 50'

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

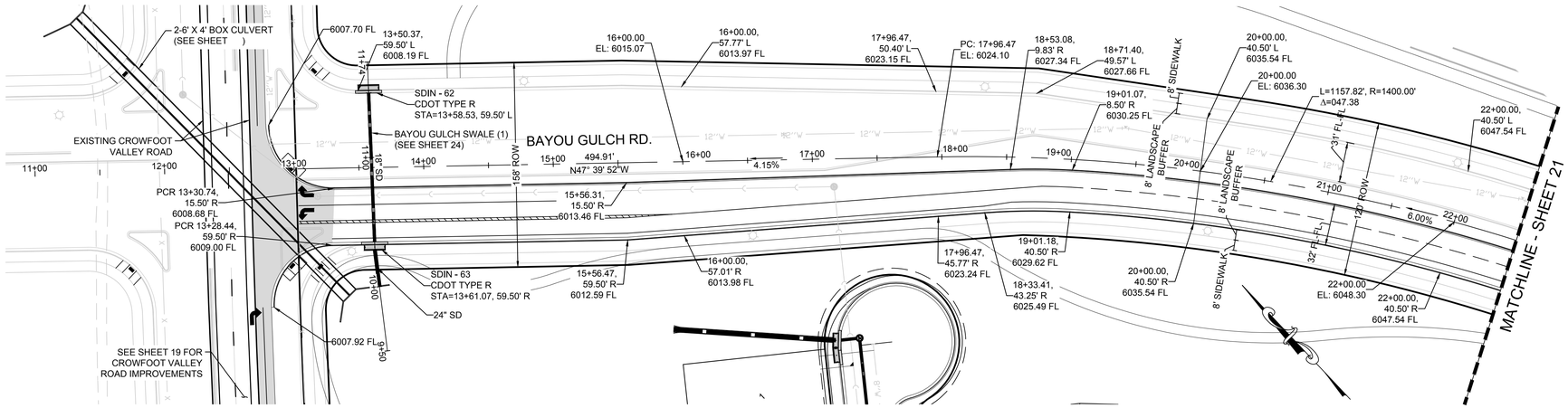
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
CROWFOOT IMPROVEMENT PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	NOVEMBER, 2016
CHECKED BY:	JJJ		

SHEET NUMBER 19

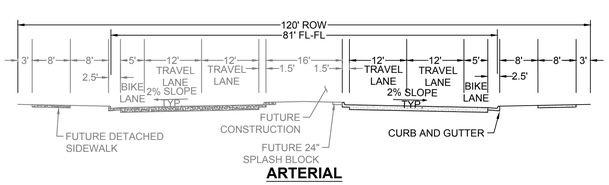
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\CROWFOOT PLAN.DWG, RYANR, 11/10/2016 4:36 PM



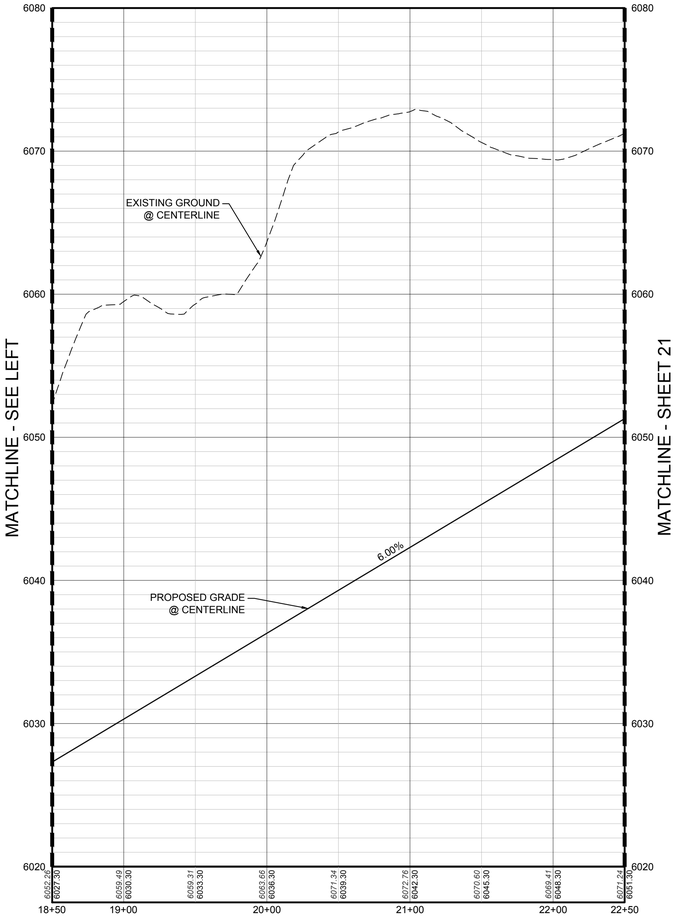
PLAN: BAYOU GULCH ROAD STA: 11+00.00 TO 22+50.00
HORIZONTAL SCALE: 1" = 50'

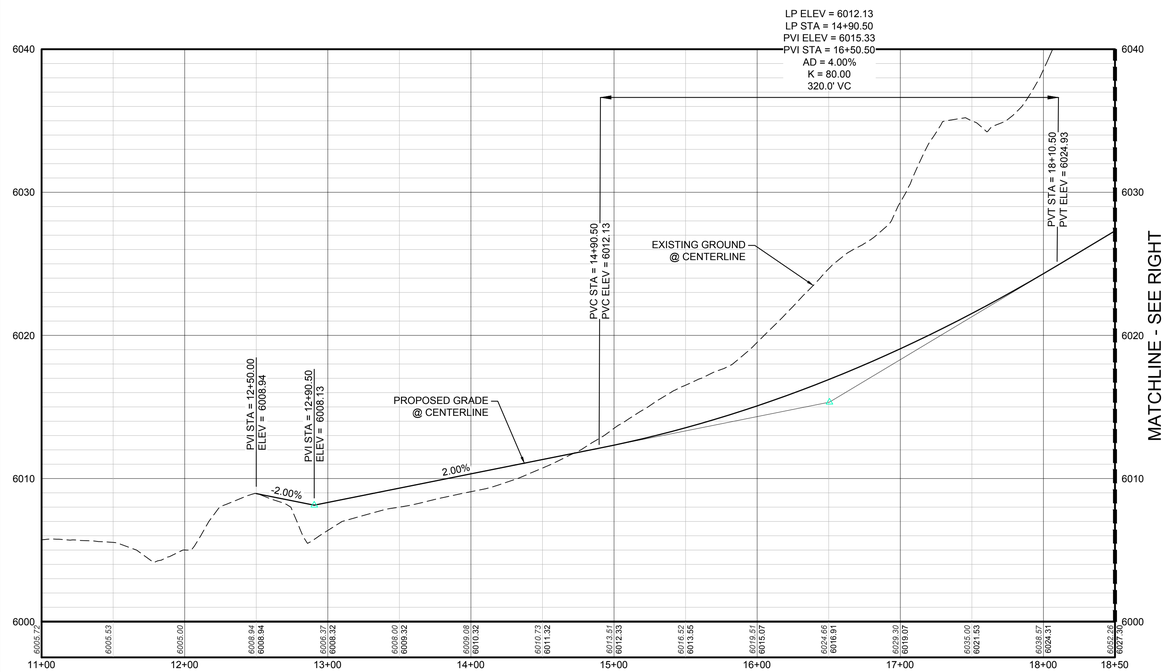
50 25 0 50 100

SCALE: 1" = 50'



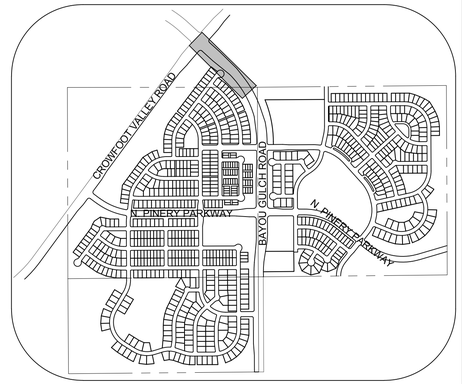
ARTERIAL





PROFILE: BAYOU GULCH RD. STA: 11+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PROFILE: BAYOU GULCH RD. STA: 18+50.00 TO 22+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

2	BLOCK NUMBER		PROPOSED RANGE POINT
A	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

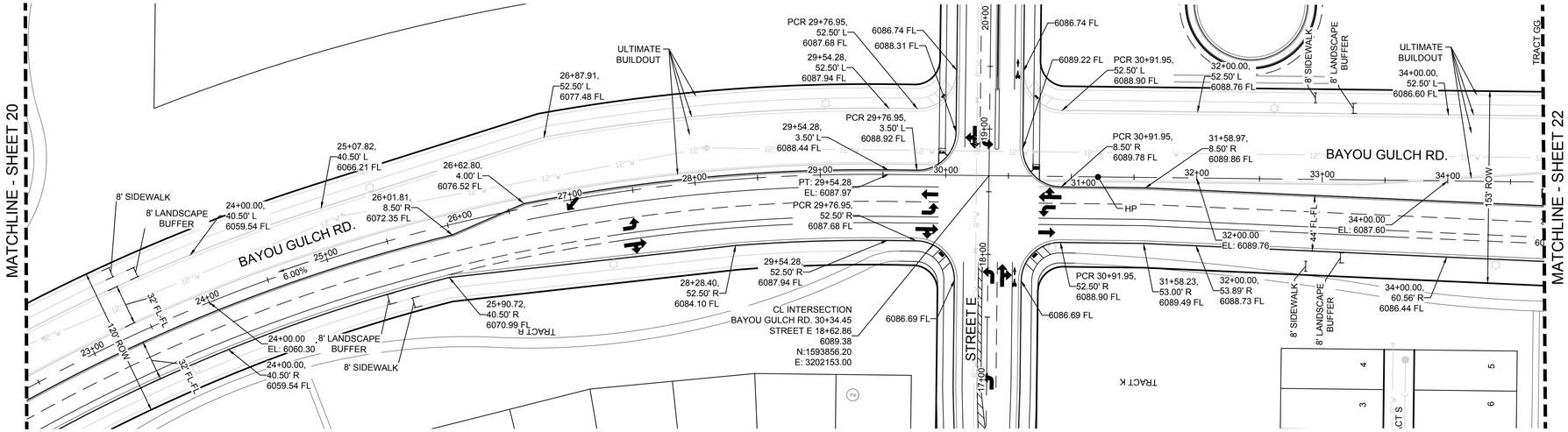
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
BAYOU GULCH ROAD

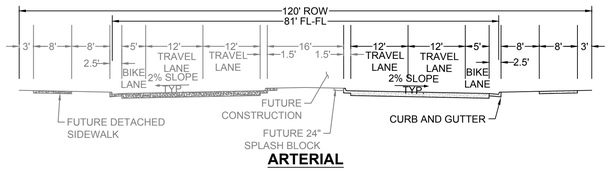
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 20

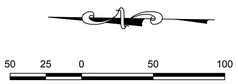
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\BAYOU GULCH ROAD.DWG, DOUGK, 11/10/2016 4:41 PM



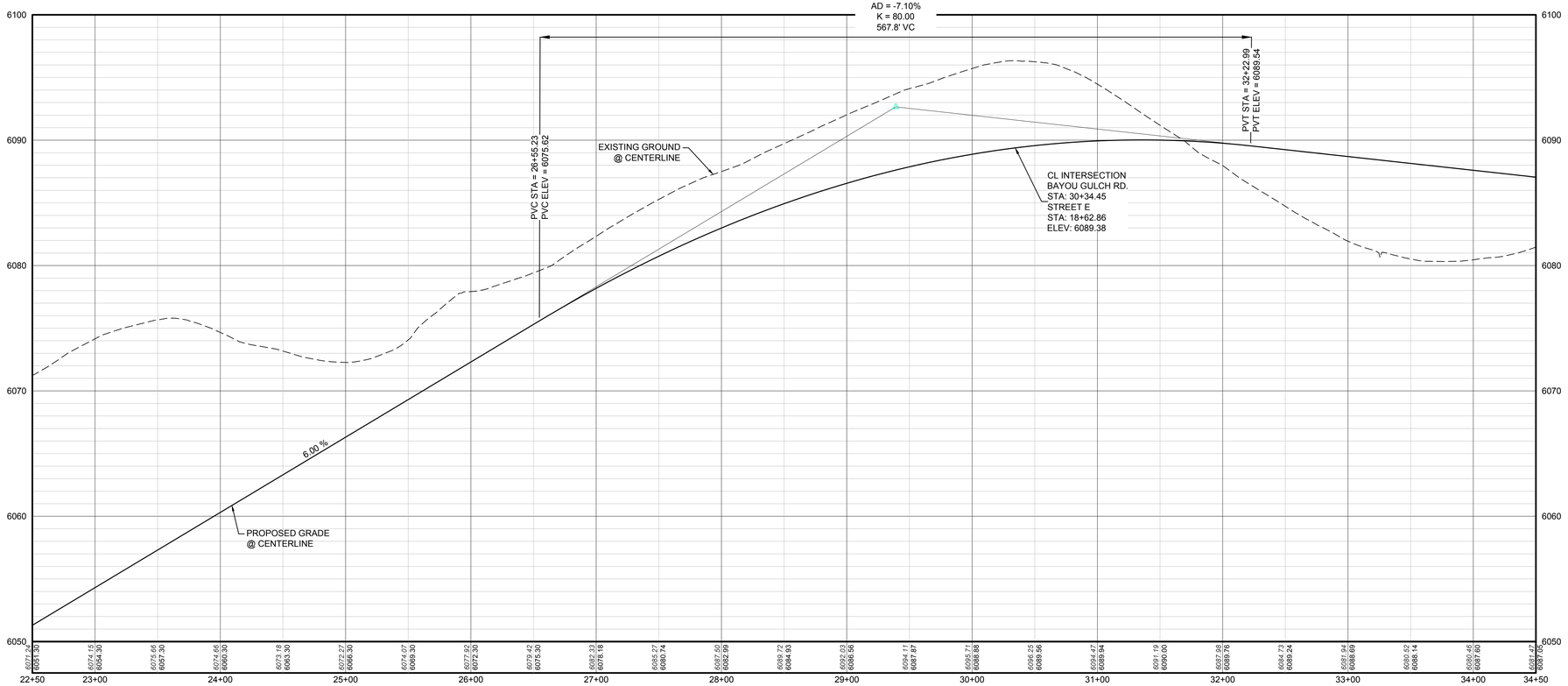
PLAN: BAYOU GULCH ROAD STA: 22+50.00 TO 34+50.00
HORIZONTAL SCALE: 1" = 50'



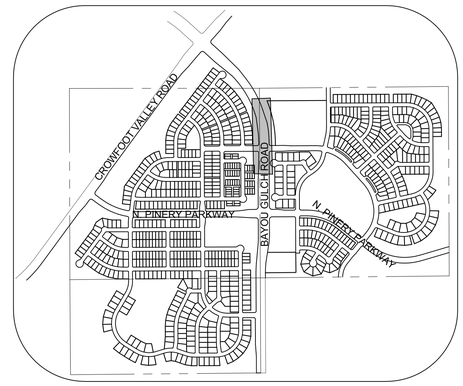
ARTERIAL



SCALE: 1" = 50'



PROFILE: BAYOU GULCH RD. STA: 22+50.00 TO 34+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

2	BLOCK NUMBER		PROPOSED RANGE POINT
A	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

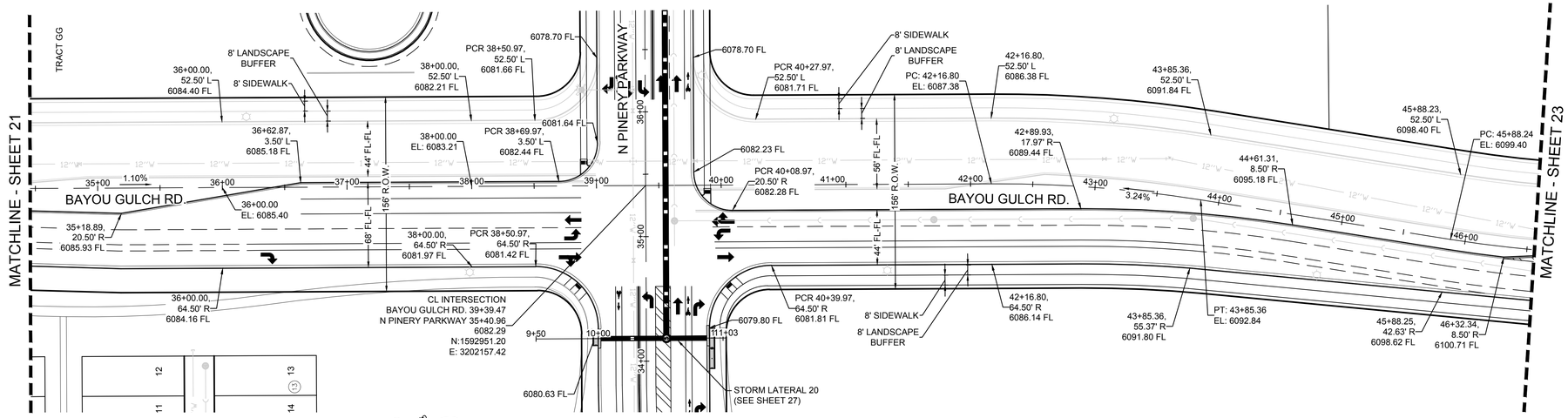
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
BAYOU GULCH ROAD

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

SHEET NUMBER 21

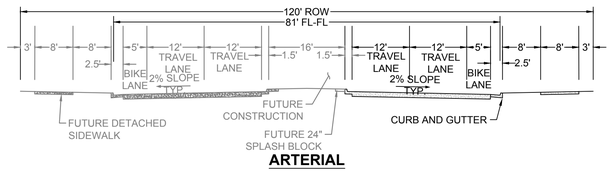
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\BAYOU GULCH ROAD.DWG, DOUGK, 11/10/2016 4:41 PM



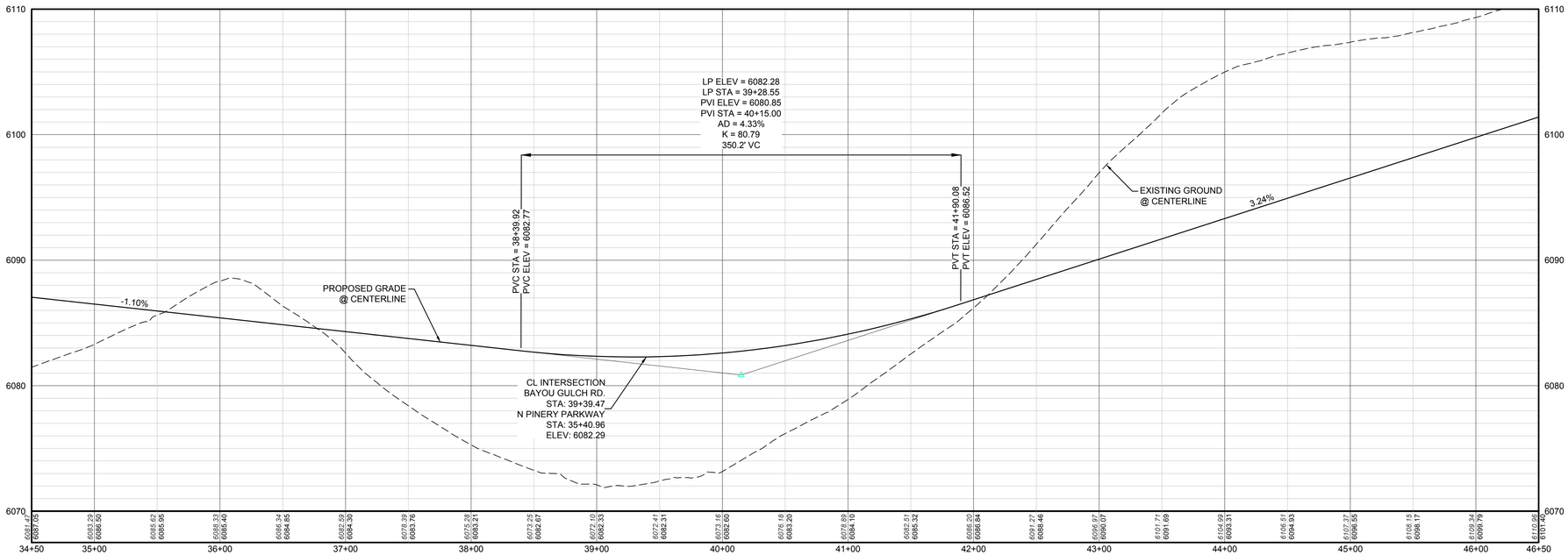
50 25 0 50 100

SCALE: 1" = 50'

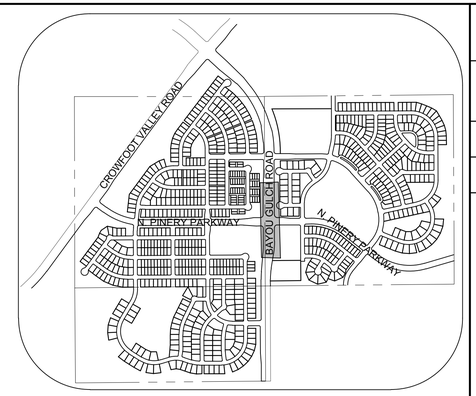
PLAN: BAYOU GULCH ROAD STA: 34+50.00 TO 46+50.00
HORIZONTAL SCALE: 1" = 50'



ARTERIAL



PROFILE: BAYOU GULCH RD. STA: 34+50.00 TO 46+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

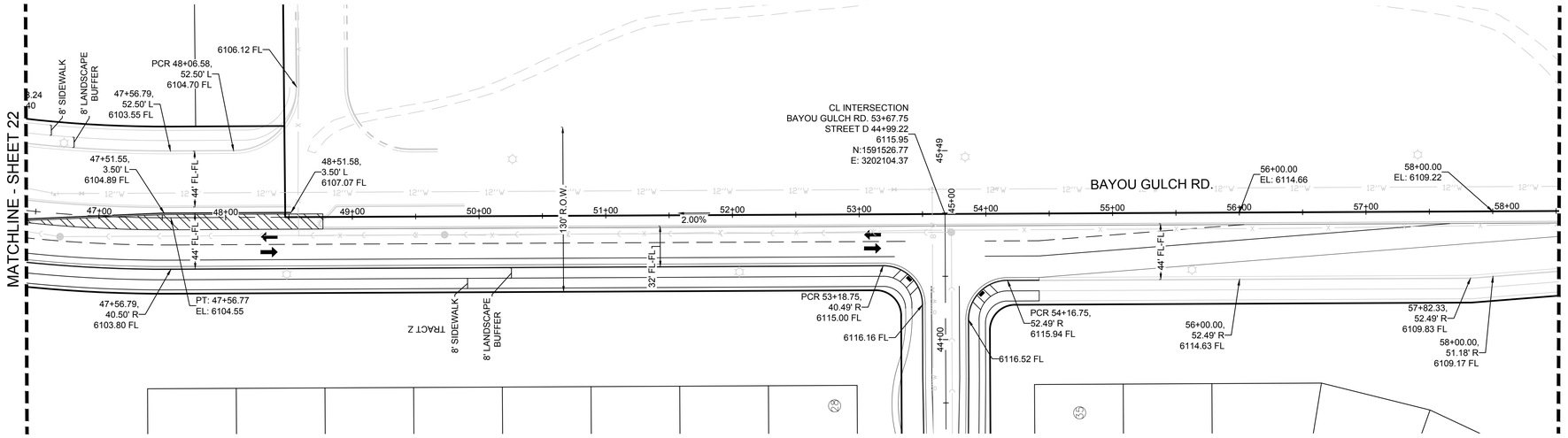
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 22

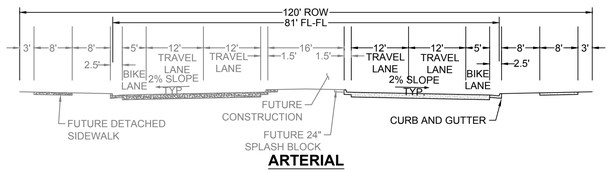
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\BAYOU GULCH ROAD.DWG, GILBERTS, 11/10/2016 6:06 PM



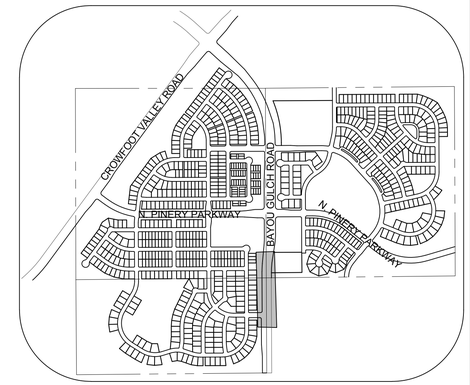
PLAN: BAYOU GULCH ROAD STA: 46+50.00 TO 58+50.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

SCALE: 1" = 50'



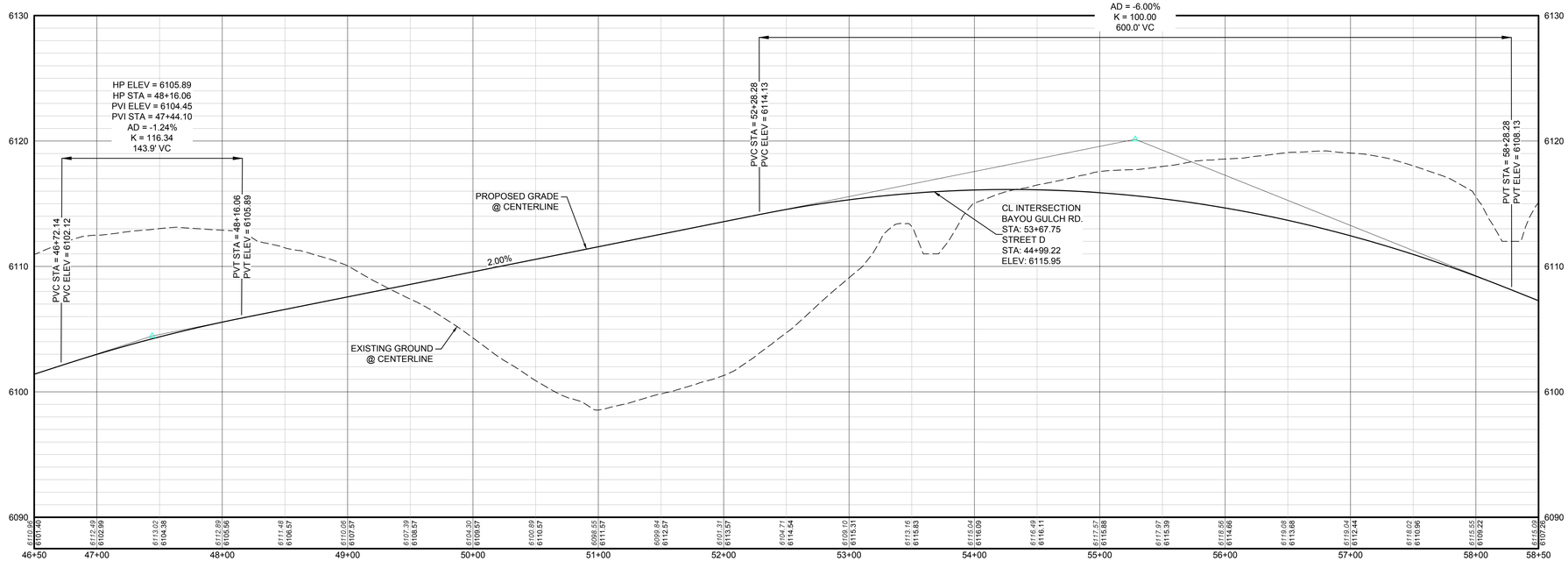
ARTERIAL



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE



PROFILE: BAYOU GULCH RD. STA: 46+50.00 TO 58+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

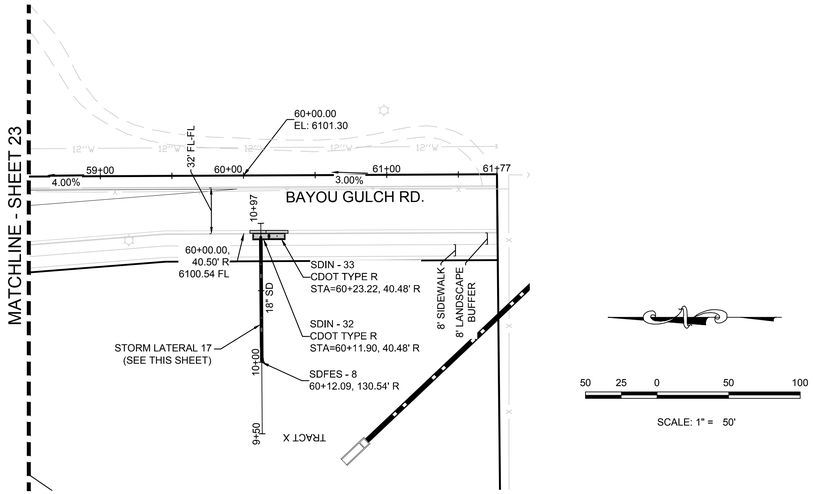
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
BAYOU GULCH ROAD

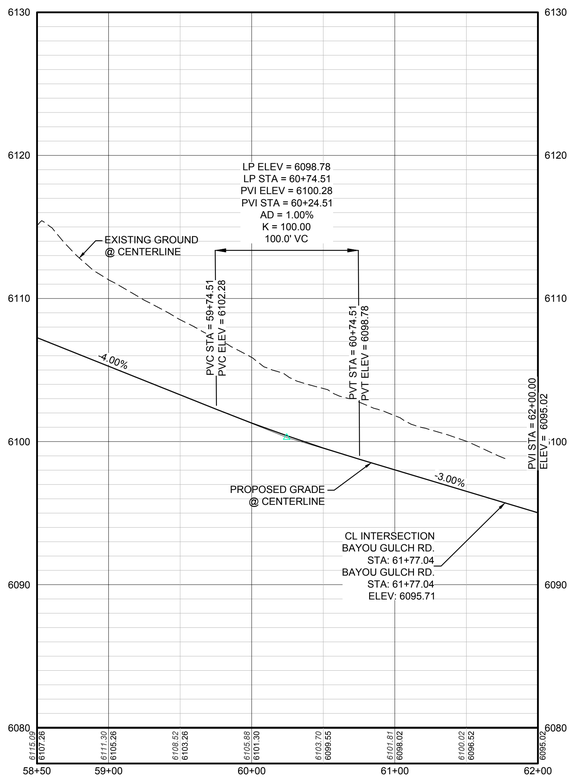
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 23

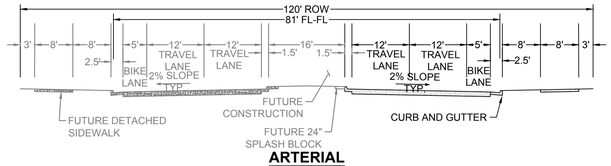
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\BAYOU GULCH ROAD.DWG, DOUGK, 11/10/2016 4:41 PM



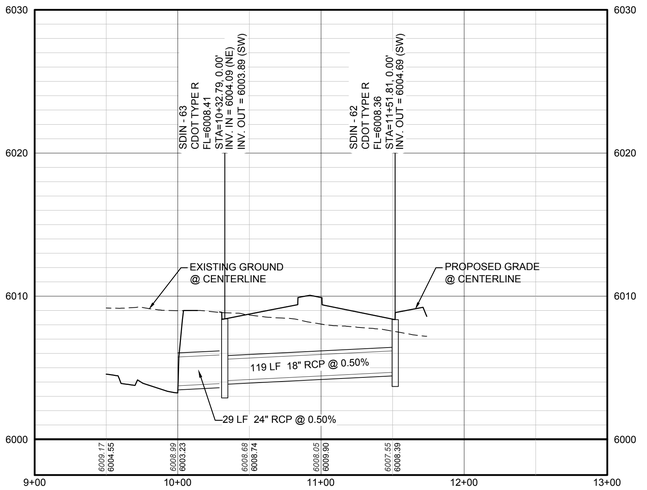
PLAN: BAYOU GULCH ROAD STA: 58+50.00 TO 61+77.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BAYOU GULCH RD. STA: 58+50.00 TO 62+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

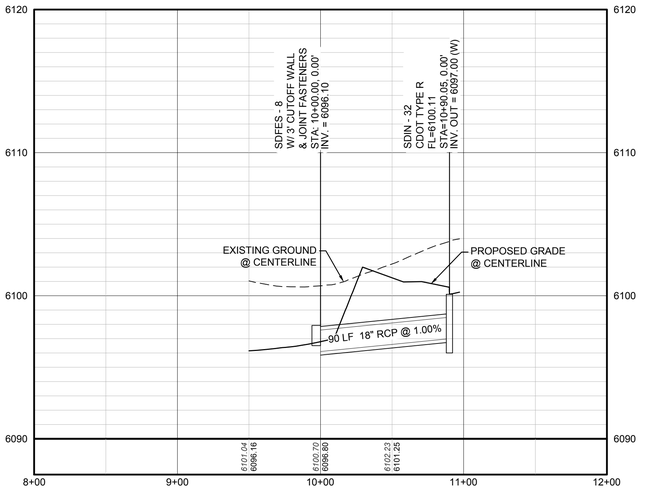


ARTERIAL

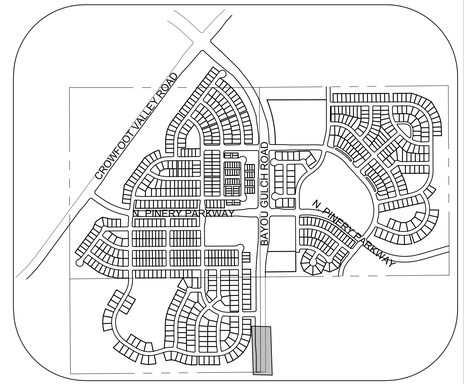


PROFILE: BAYOU GULCH SWALE (1) STA: 9+00.00 TO 13+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

(SEE SHEET 20)



PROFILE: STORM LATERAL 17 STA: 8+00.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4) (5) (6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

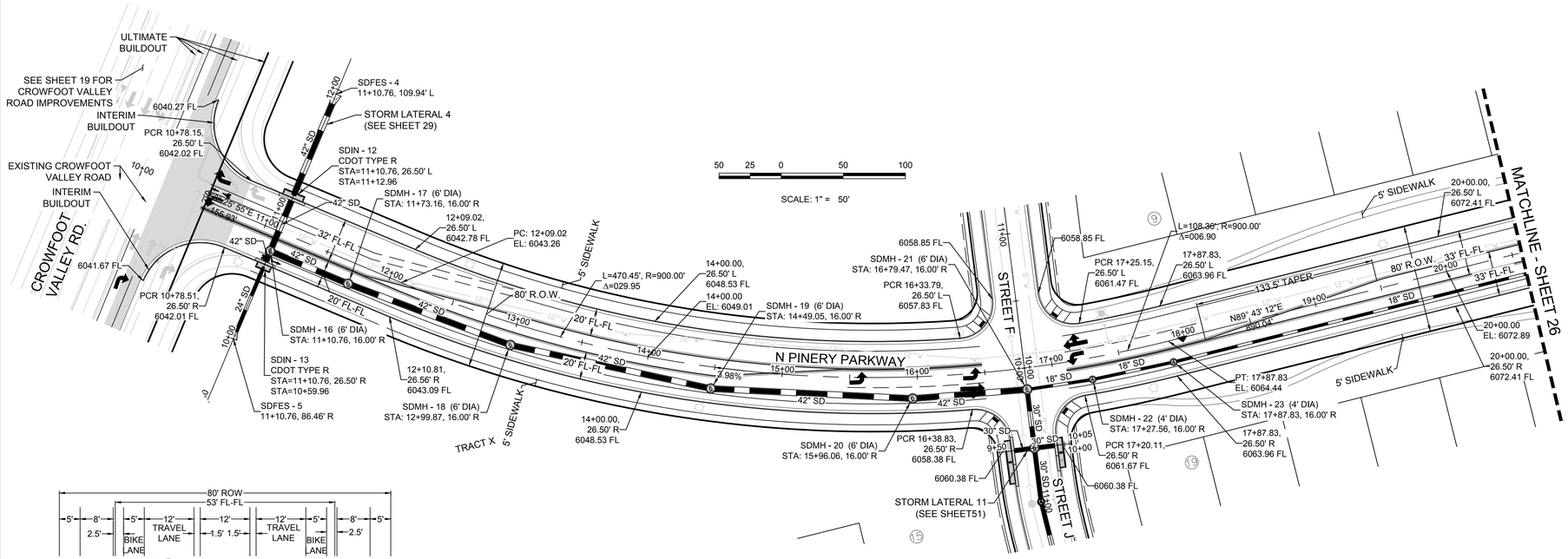
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

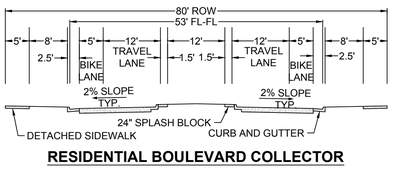
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 24

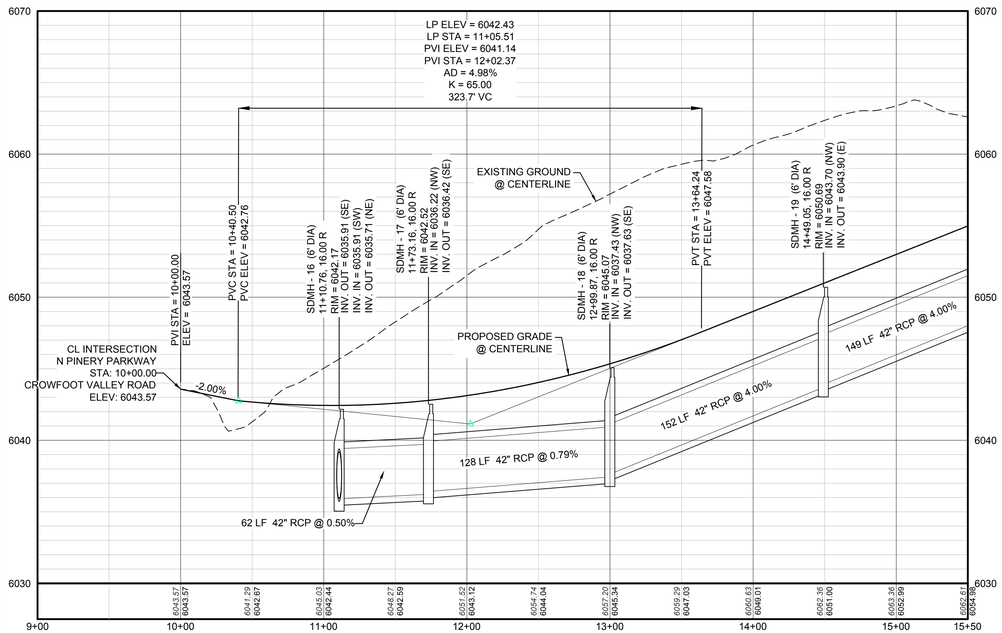
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\BAYOU GULCH ROAD.DWG, GILBERTS, 11/10/2016 5:59 PM



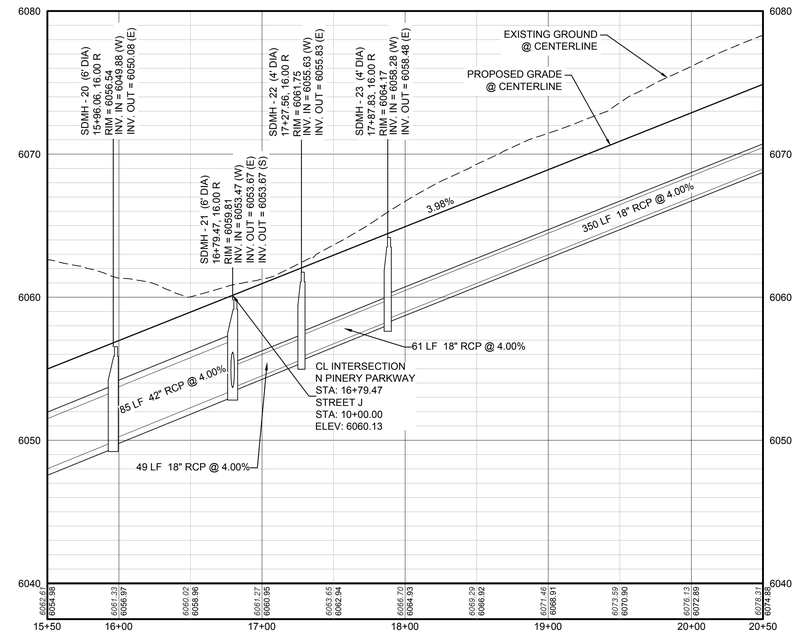


RESIDENTIAL BOULEVARD COLLECTOR

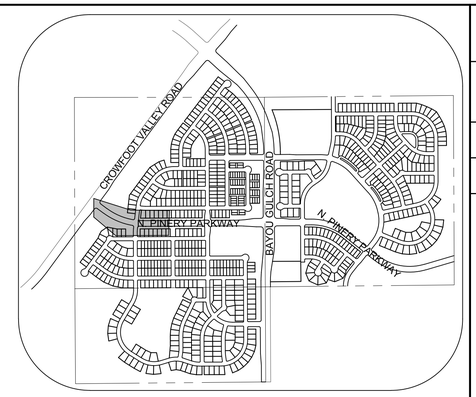
PLAN: N PINERY PARKWAY STA: 10+00.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: N PINERY PARKWAY STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: N PINERY PARKWAY STA: 15+50.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	⚠	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

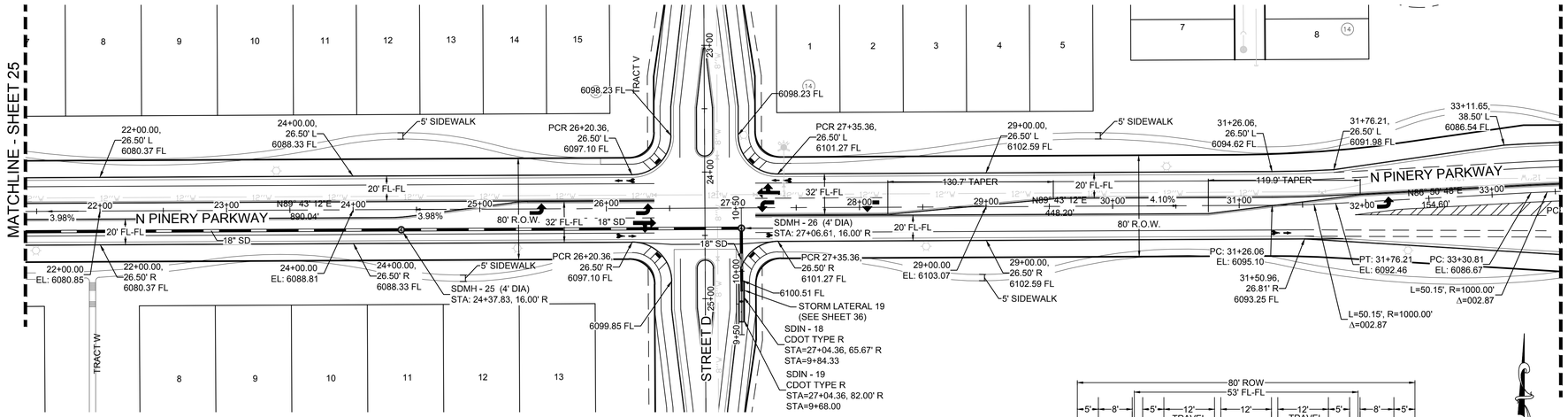
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

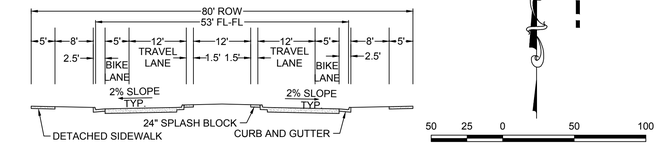
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 25

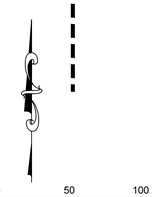
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\NORTH PINERY PARKWAY DWG, RYANR, 11/10/2016 6:06 PM



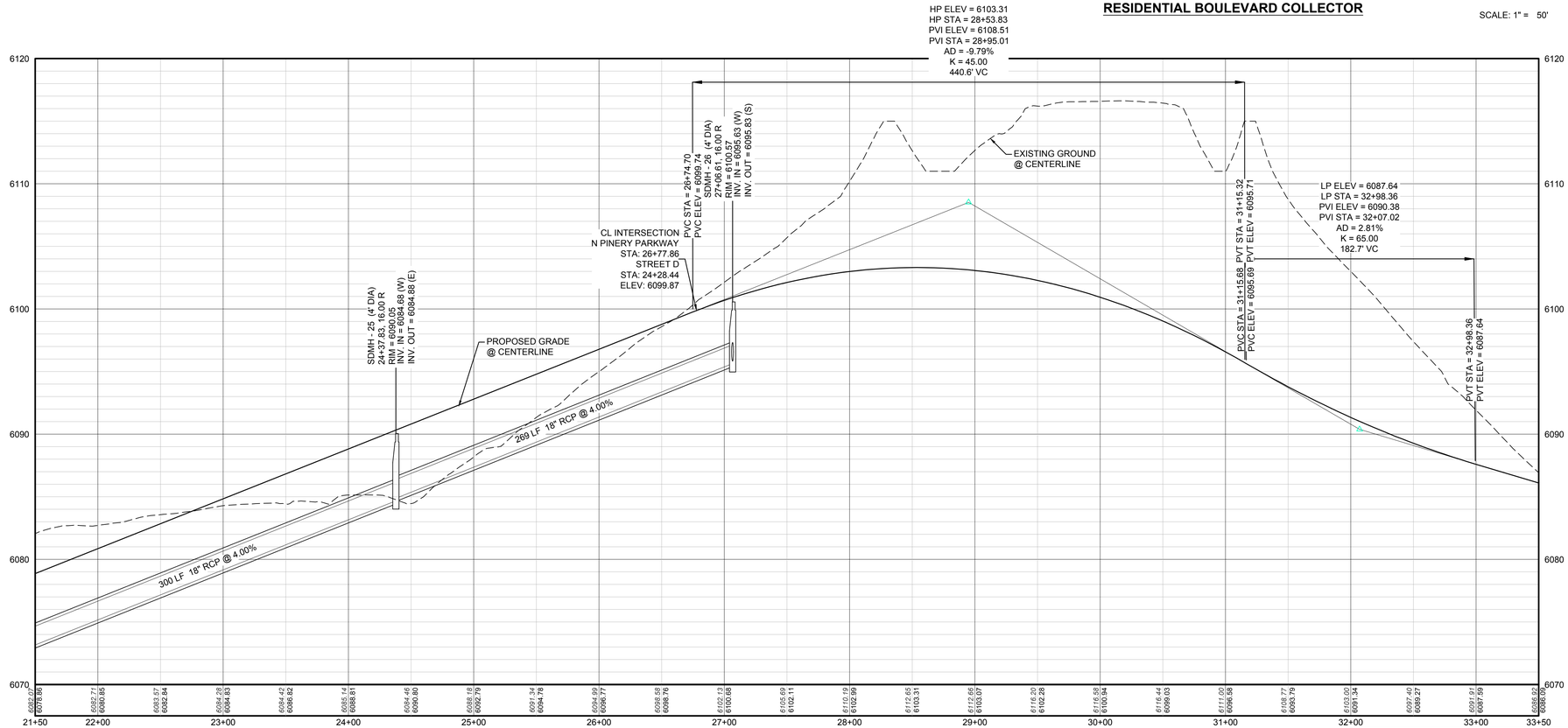
PLAN: NORTH PINERY PARKWAY STA: 21+50.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL BOULEVARD COLLECTOR



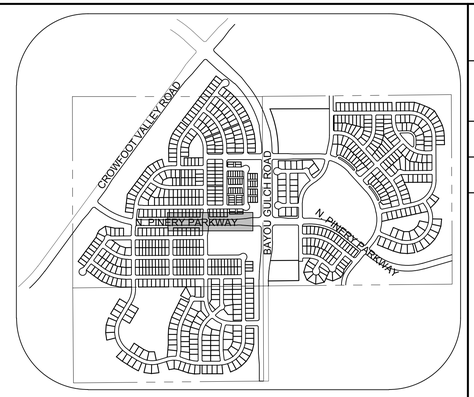
SCALE: 1" = 50'



PROFILE: N PINERY PARKWAY STA: 21+50.00 TO 33+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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



KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	36" SS PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	18" SS PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	8"W PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	RW EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	HV EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

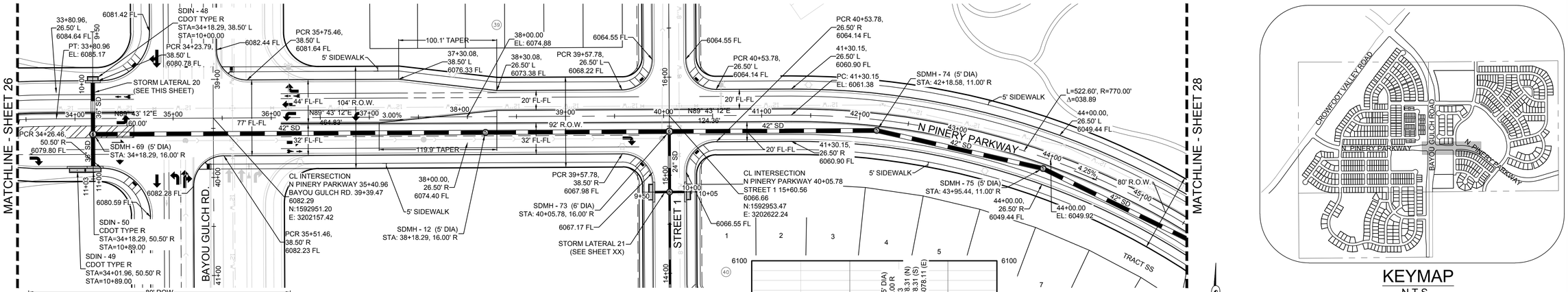
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

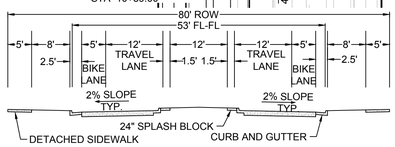
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 26

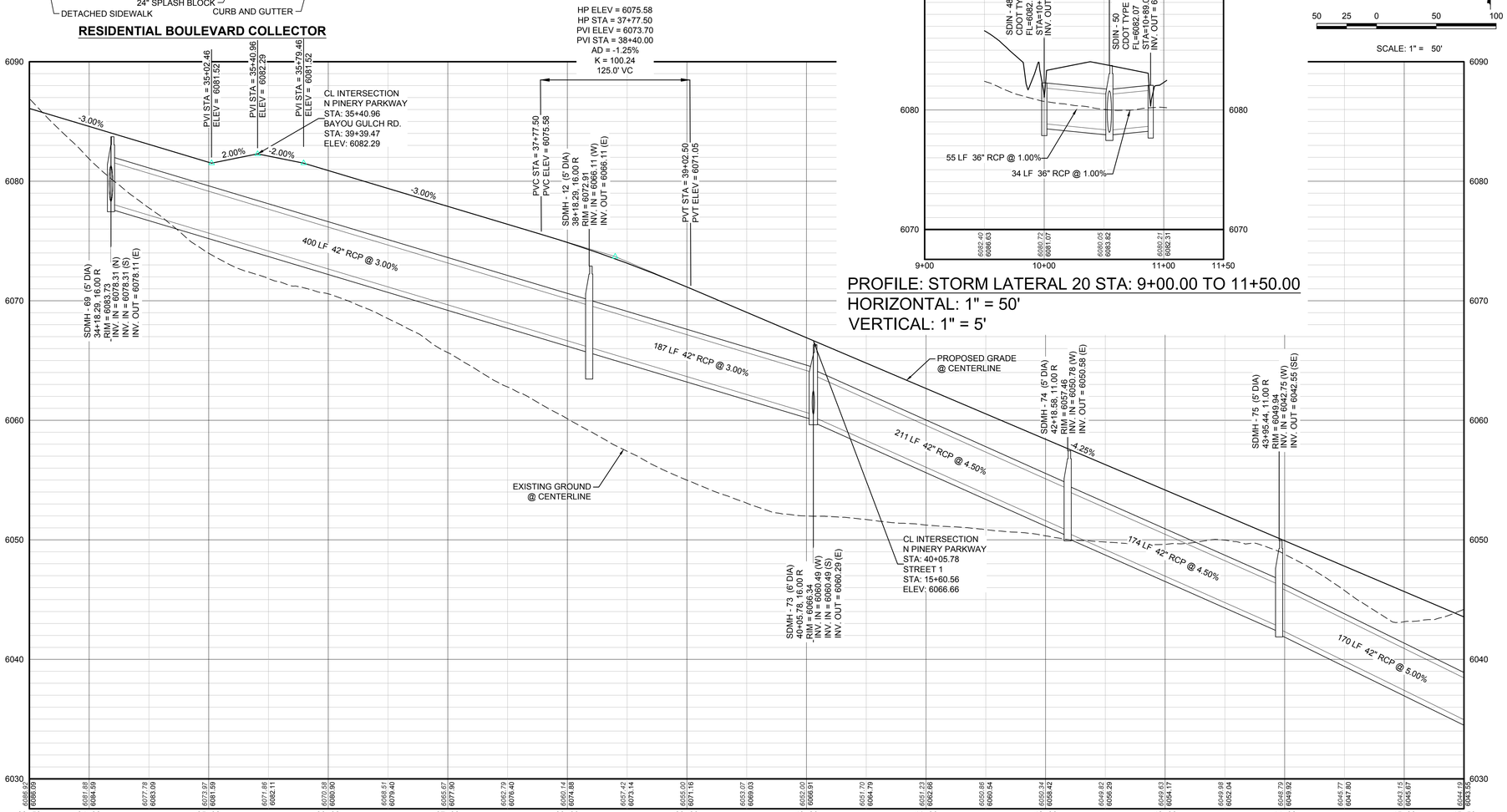
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\NORTH PINERY PARKWAY.DWG, DOUGK, 11/10/2016 4:33 PM



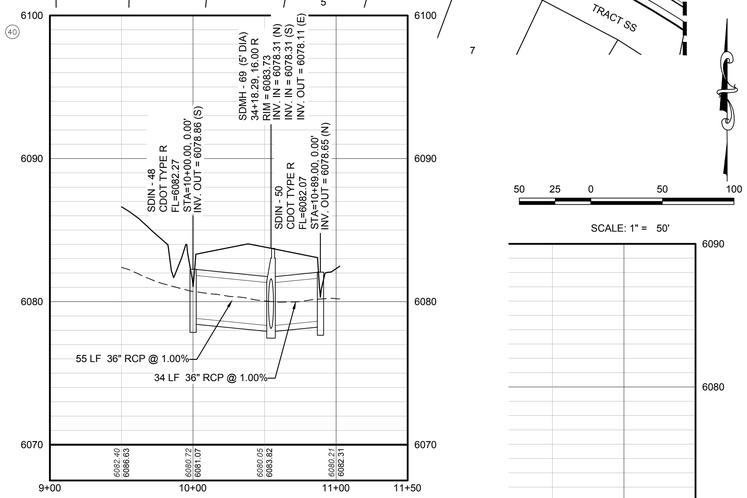
PLAN: NORTH PINERY PARKWAY STA: 21+50.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: N PINERY PARKWAY STA: 33+50.00 TO 45+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 20 STA: 9+00.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

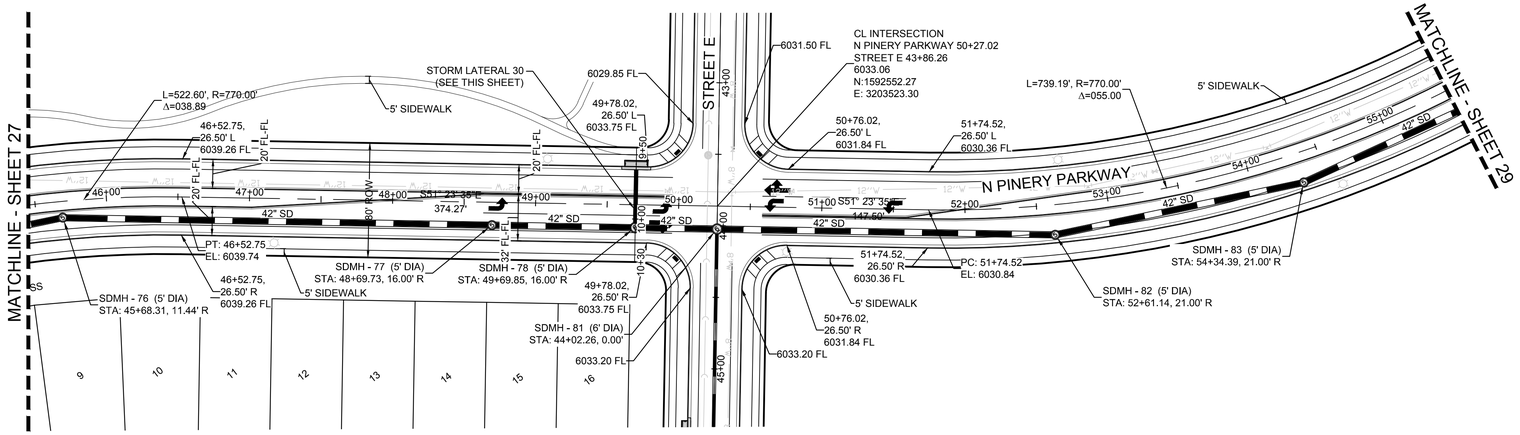
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

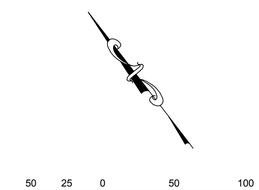
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

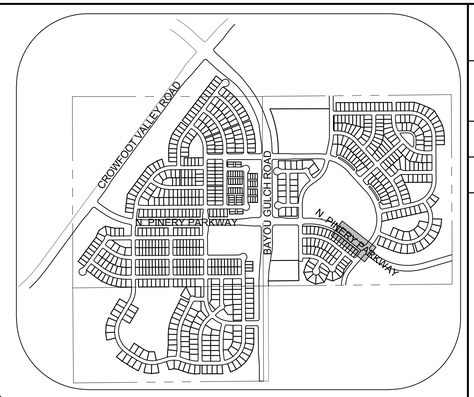
SHEET NUMBER 27

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\NORTH PINERY PARKWAY.DWG, DOUGK, 11/10/2016 4:33 PM

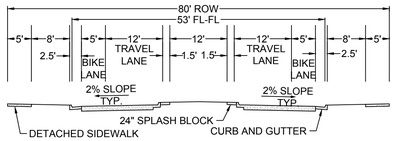


PLAN: NORTH PINERY PARKWAY STA: 44+50.00 TO 55+00.00
HORIZONTAL SCALE: 1" = 50'

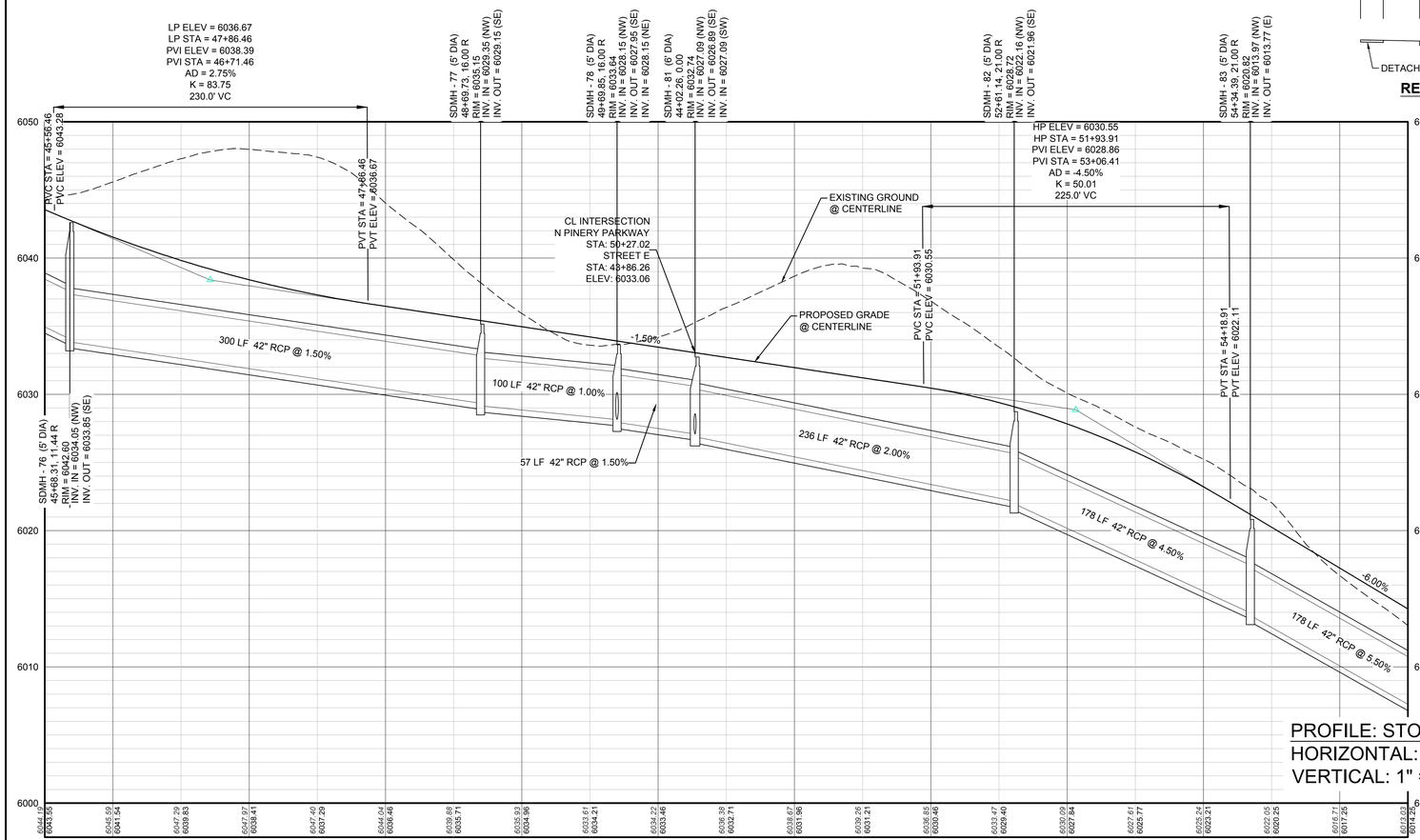




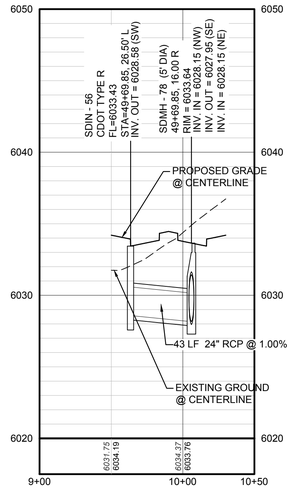
KEYMAP
N.T.S.



RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: N PINERY PARKWAY STA: 45+50.00 TO 55+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 30 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

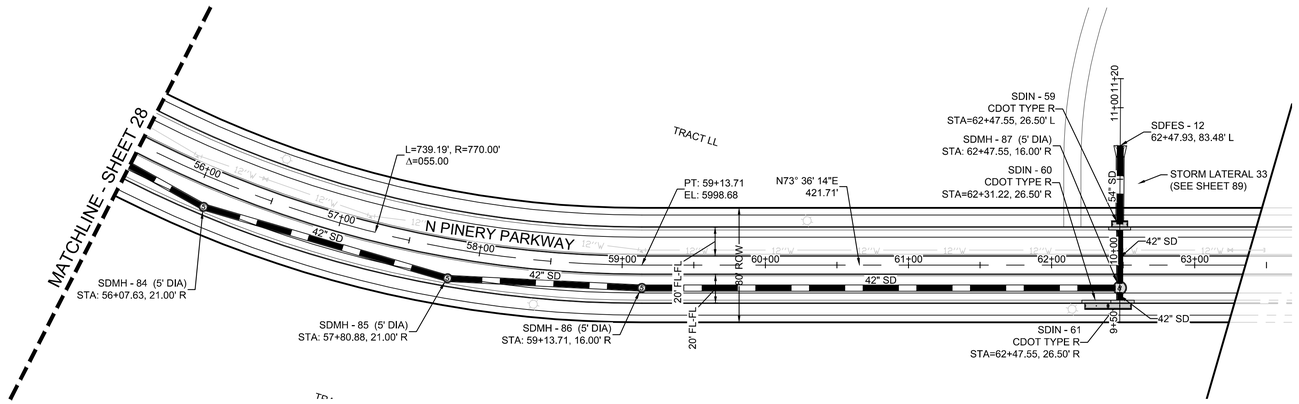
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

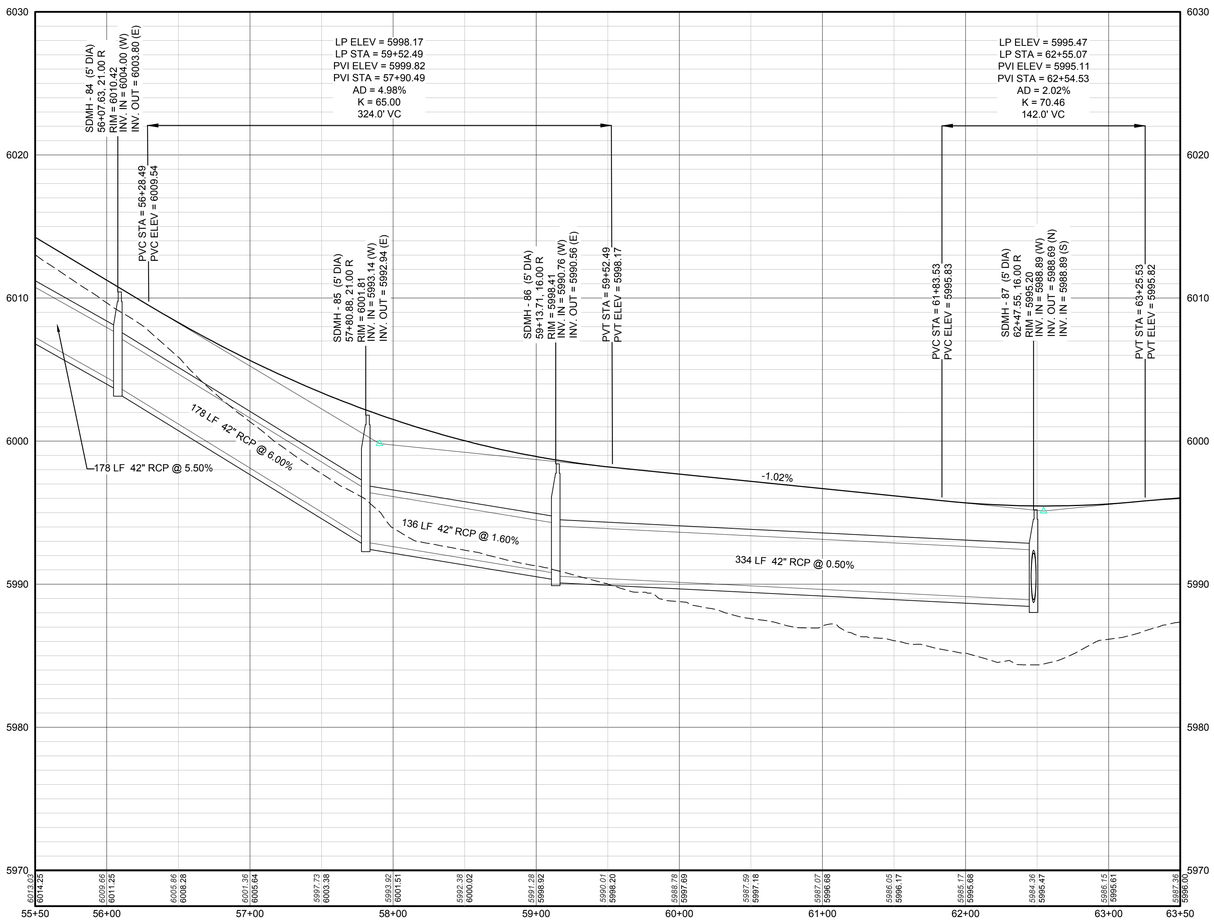
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 28

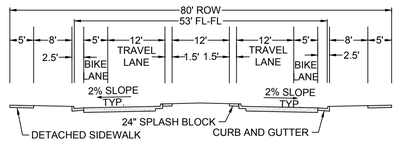
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\NORTH PINERY PARKWAY.DWG, DOUGK, 11/10/2016 4:33 PM



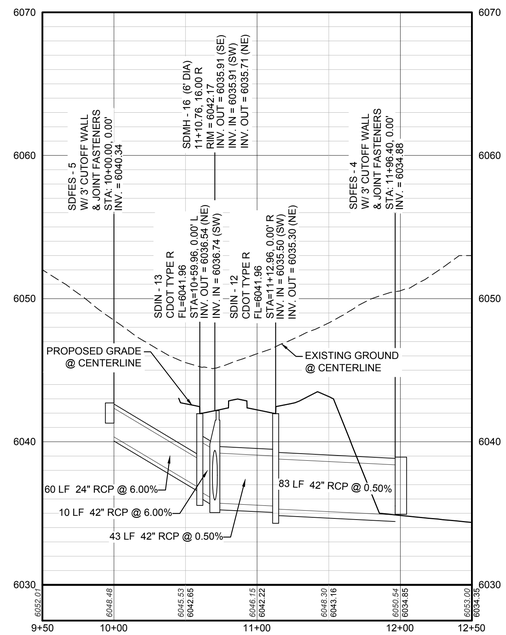
PLAN: NORTH PINERY PARKWAY STA: 55+50.00 TO 53+50.00
HORIZONTAL SCALE: 1" = 50'



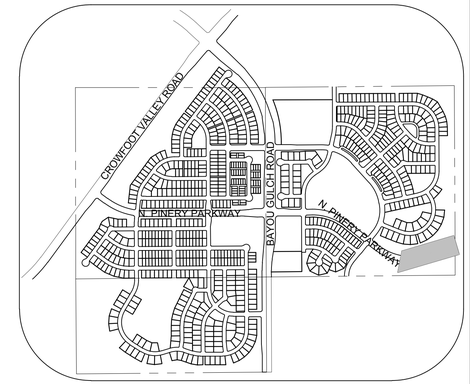
PROFILE: N PINERY PARKWAY STA: 55+50.00 TO 63+50.00
HORIZONTAL: 1" = 50'



RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: STORM LATERAL 4 STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

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

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

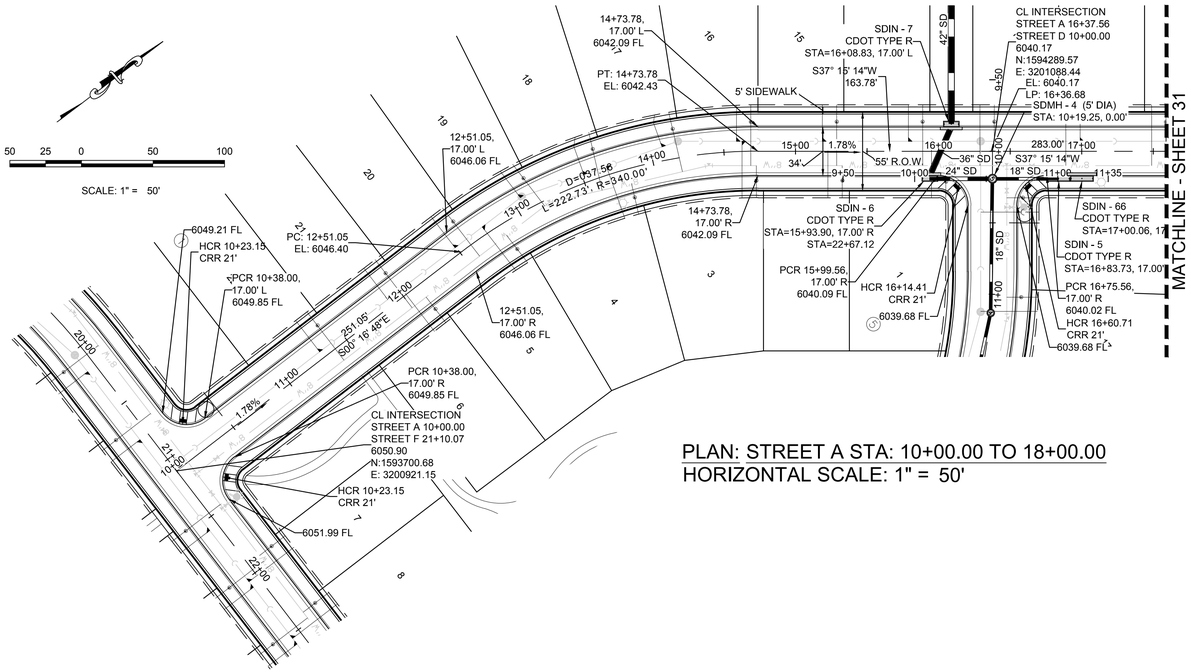
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

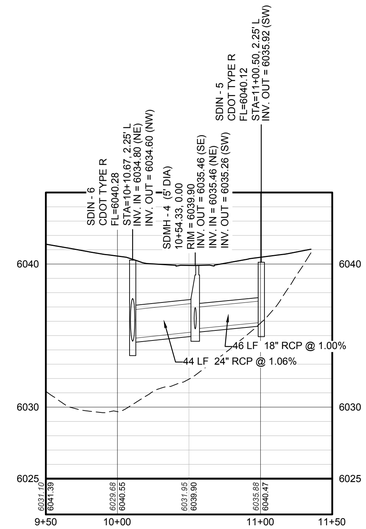
DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	NOVEMBER, 2016		

SHEET NUMBER 29

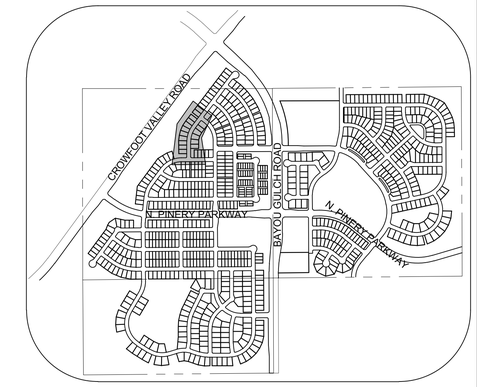
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\NORTH PINERY PARKWAY.DWG, DOUGK, 11/10/2016 4:34 PM



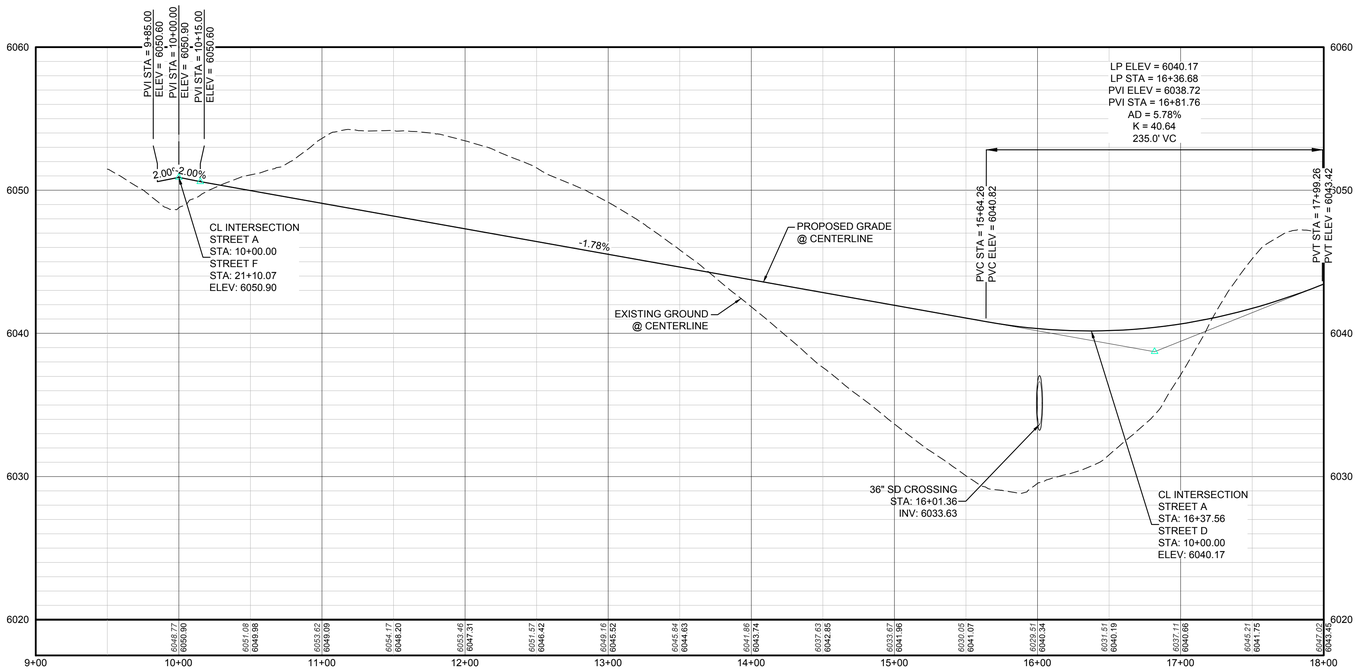
PLAN: STREET A STA: 10+00.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 6 STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.



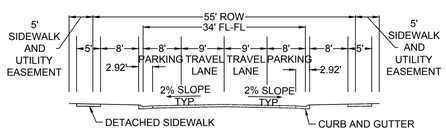
PROFILE: STREET A STA: 9+00.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE (4 5 6)	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



RESIDENTIAL LOCAL

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

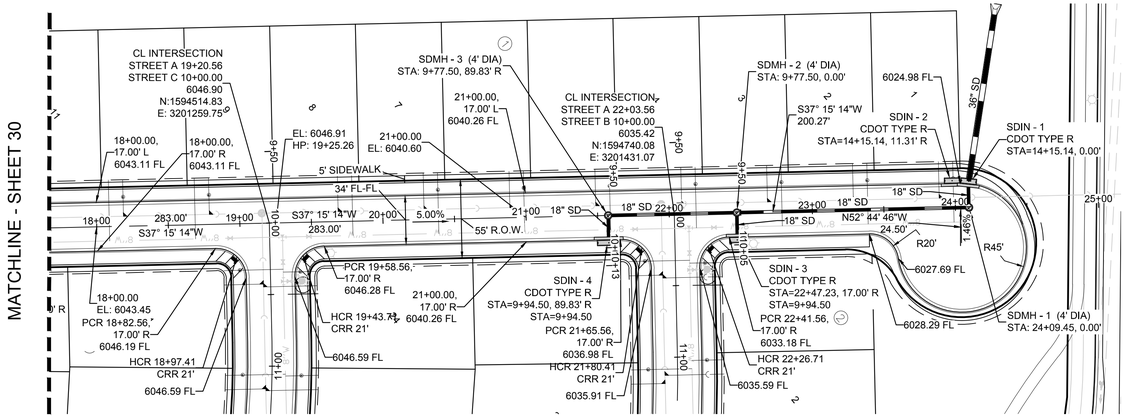
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

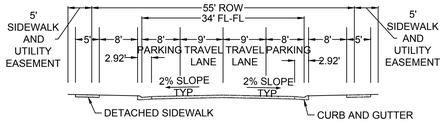
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET A

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 30

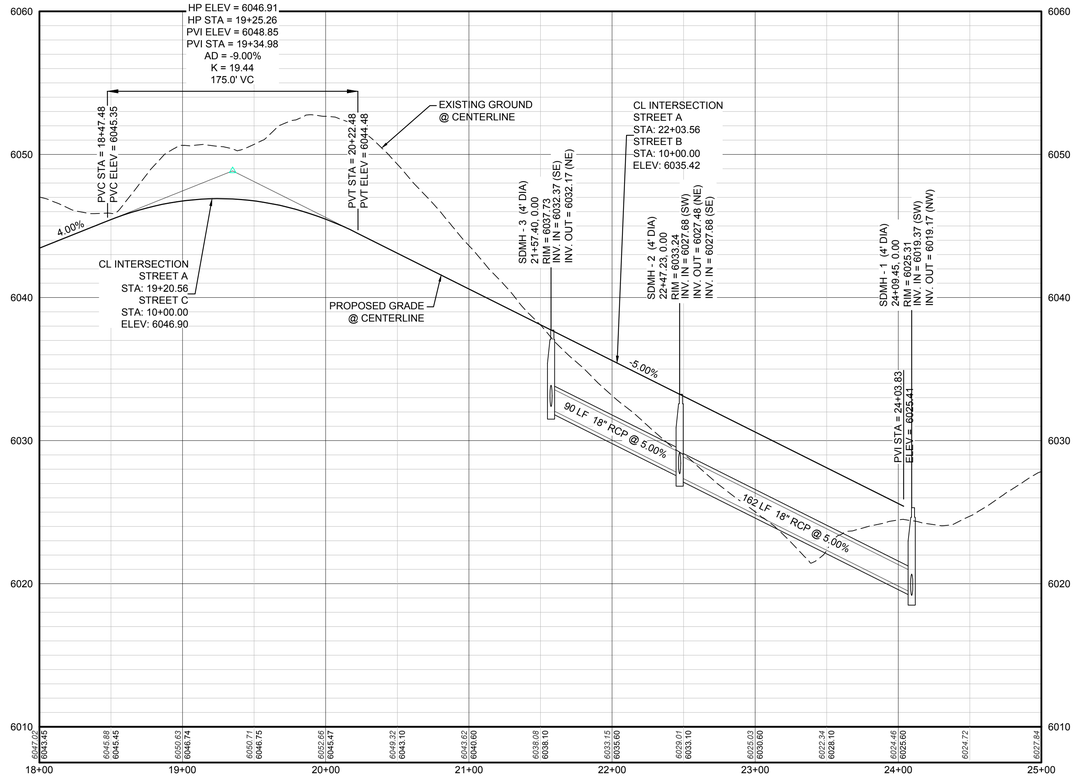
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET A.DWG, RYANR, 11/10/2016 4:38 PM



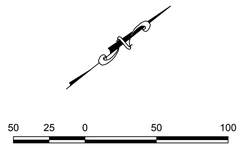
PLAN: STREET A STA: 18+00.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'

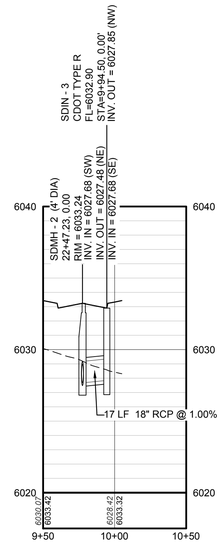


RESIDENTIAL LOCAL

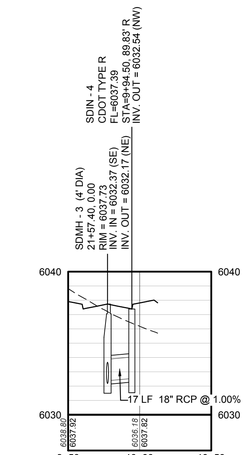


PROFILE: STREET A STA: 18+00.00 TO 25+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

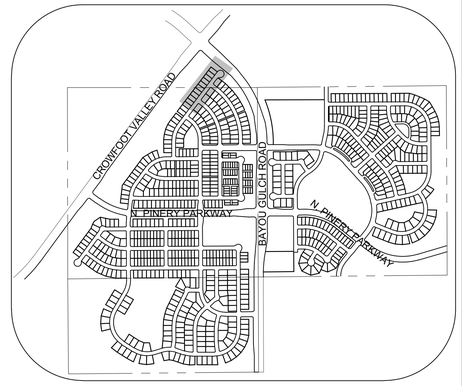




PROFILE: STORM LATERAL 8 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 7 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

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

CVL CONSULTANTS

No.	Revisions	Date	Init.	Appr.	Date

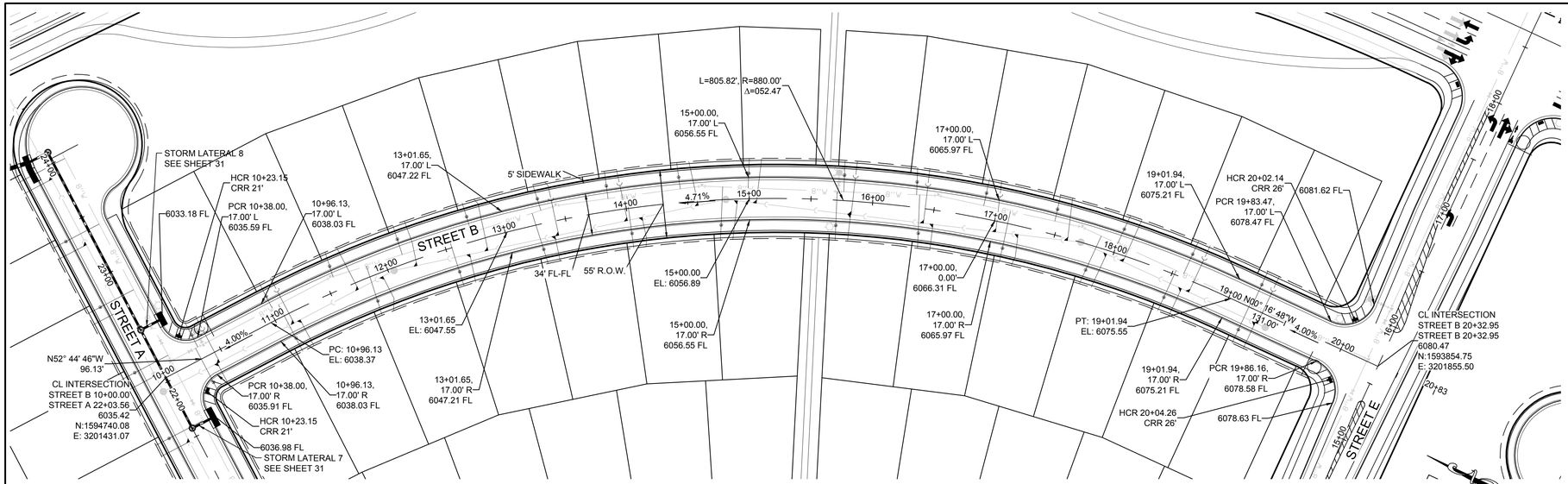
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET A

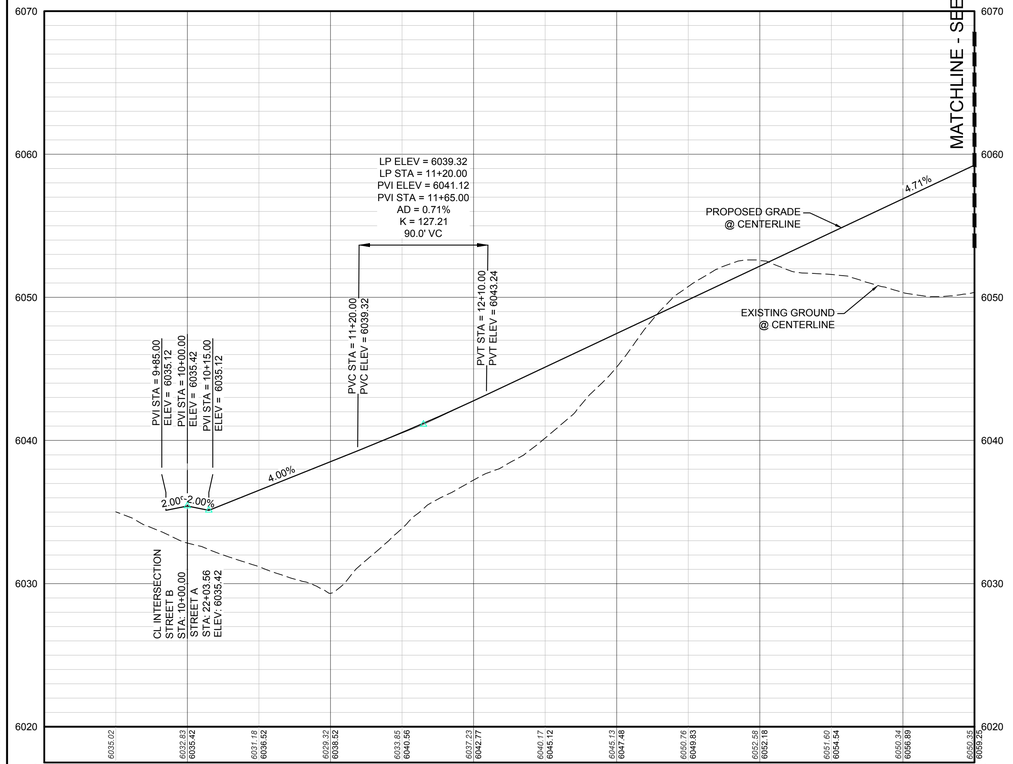
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 31

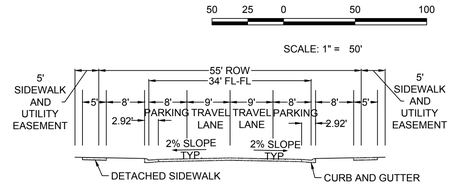
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET A.DWG, RYANR, 11/10/2016 4:38 PM



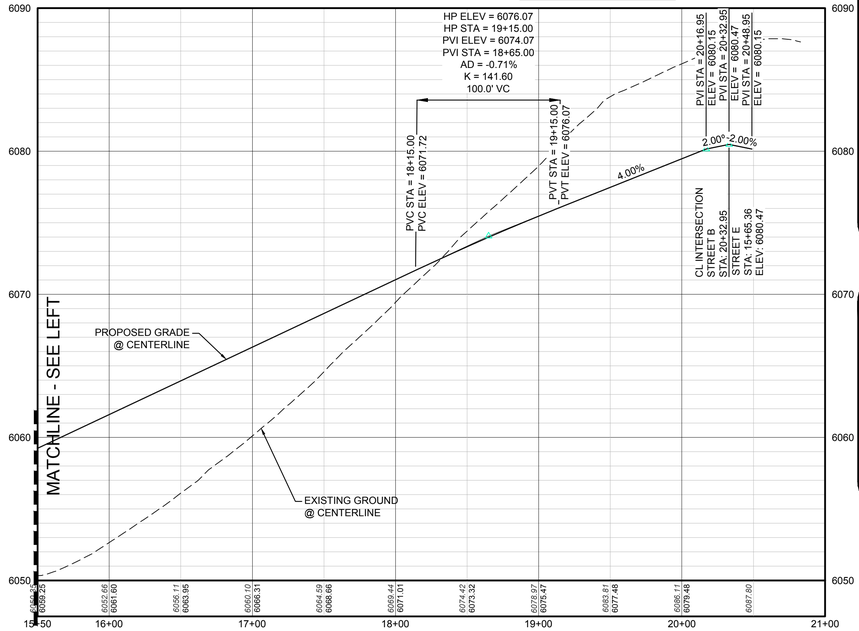
PLAN: STREET B STA: 9+50.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET B STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



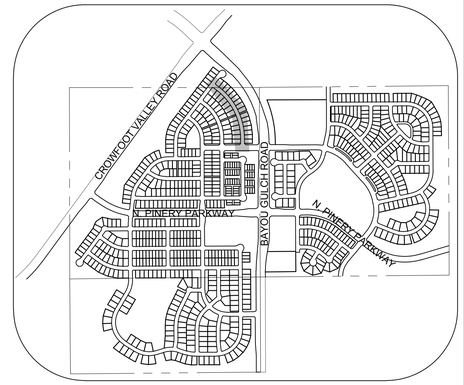
RESIDENTIAL LOCAL



PROFILE: STREET B STA: 15+50.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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



KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	36" SS PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	18" SS PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	8"W PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	RW EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	HV EXISTING OVERHEAD HIGH VOLTAGE LINE
(4) (5) (6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

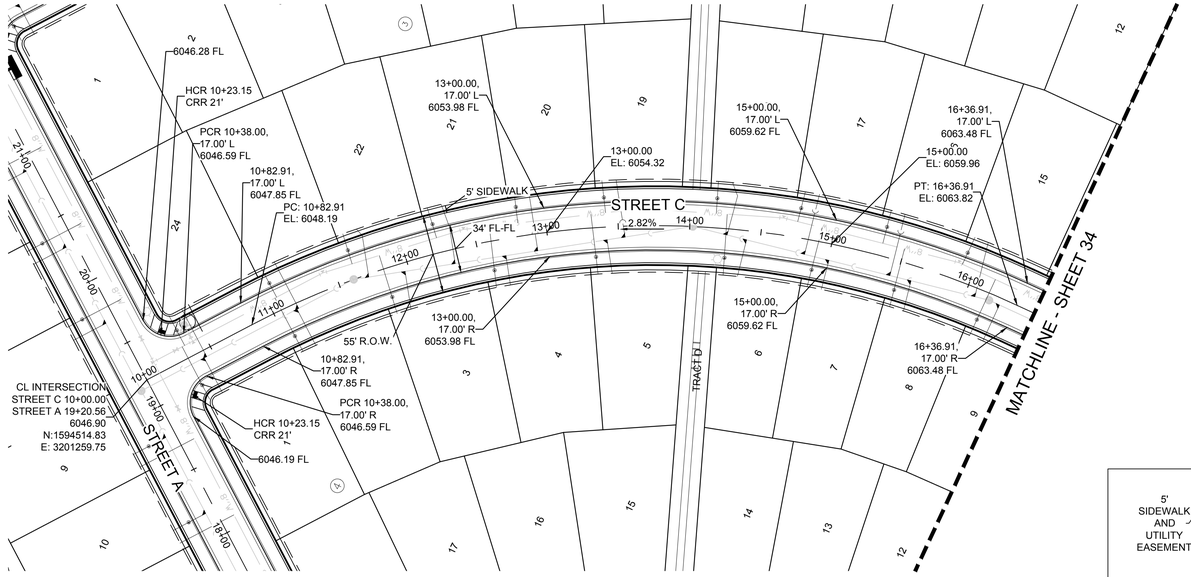
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET B

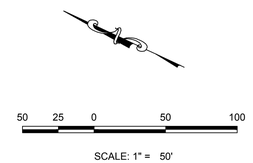
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

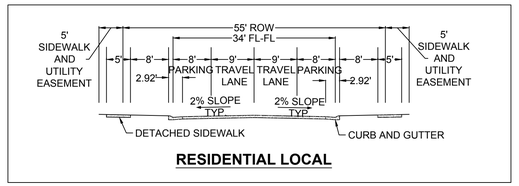
SHEET NUMBER 32

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET B.DWG, BRIANW, 11/10/2016 4:42 PM

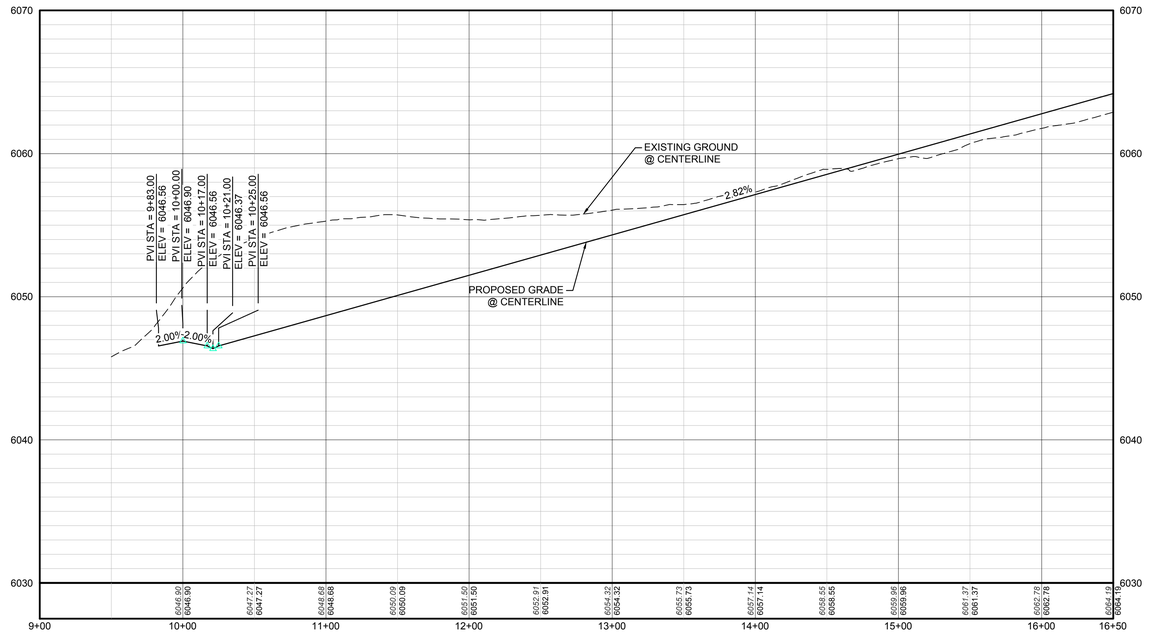


PLAN: STREET C STA: 10+00.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'

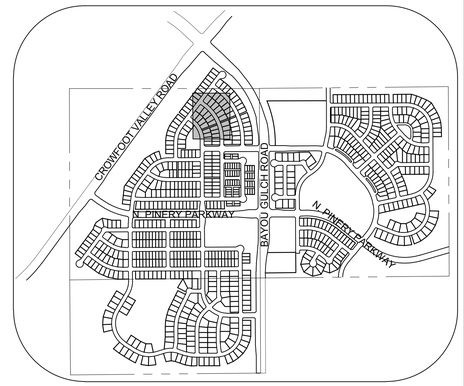




RESIDENTIAL LOCAL



PROFILE: STREET C STA: 9+00.00 TO 16+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Date	Appr.	Date

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

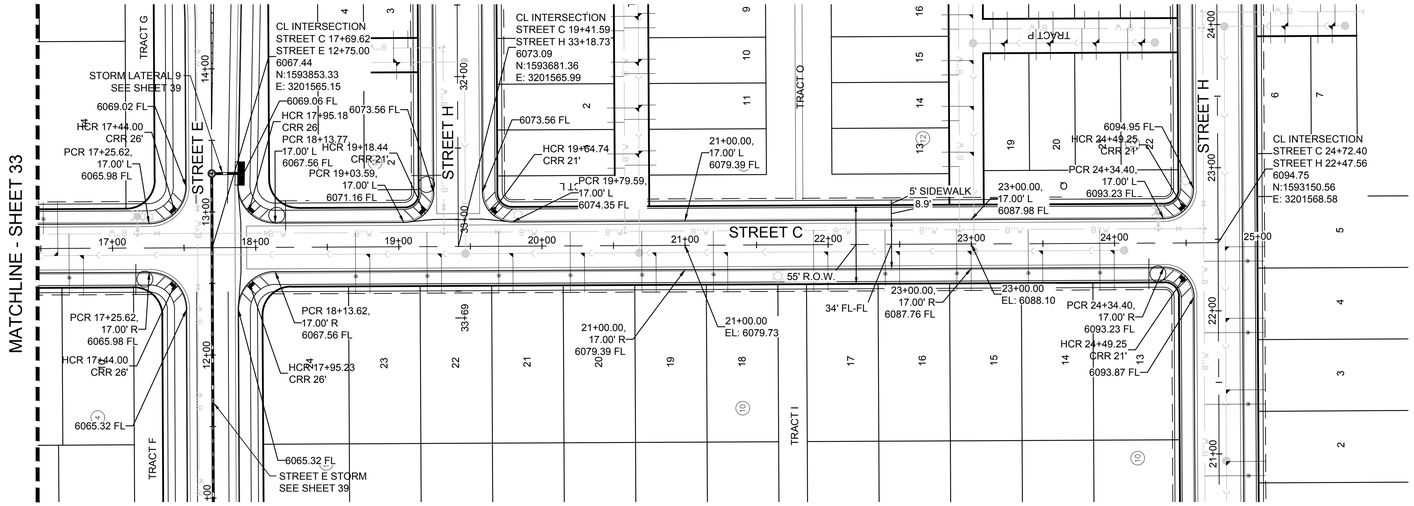
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET C

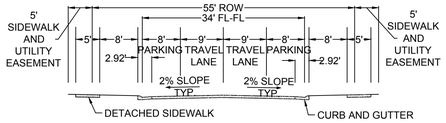
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 33

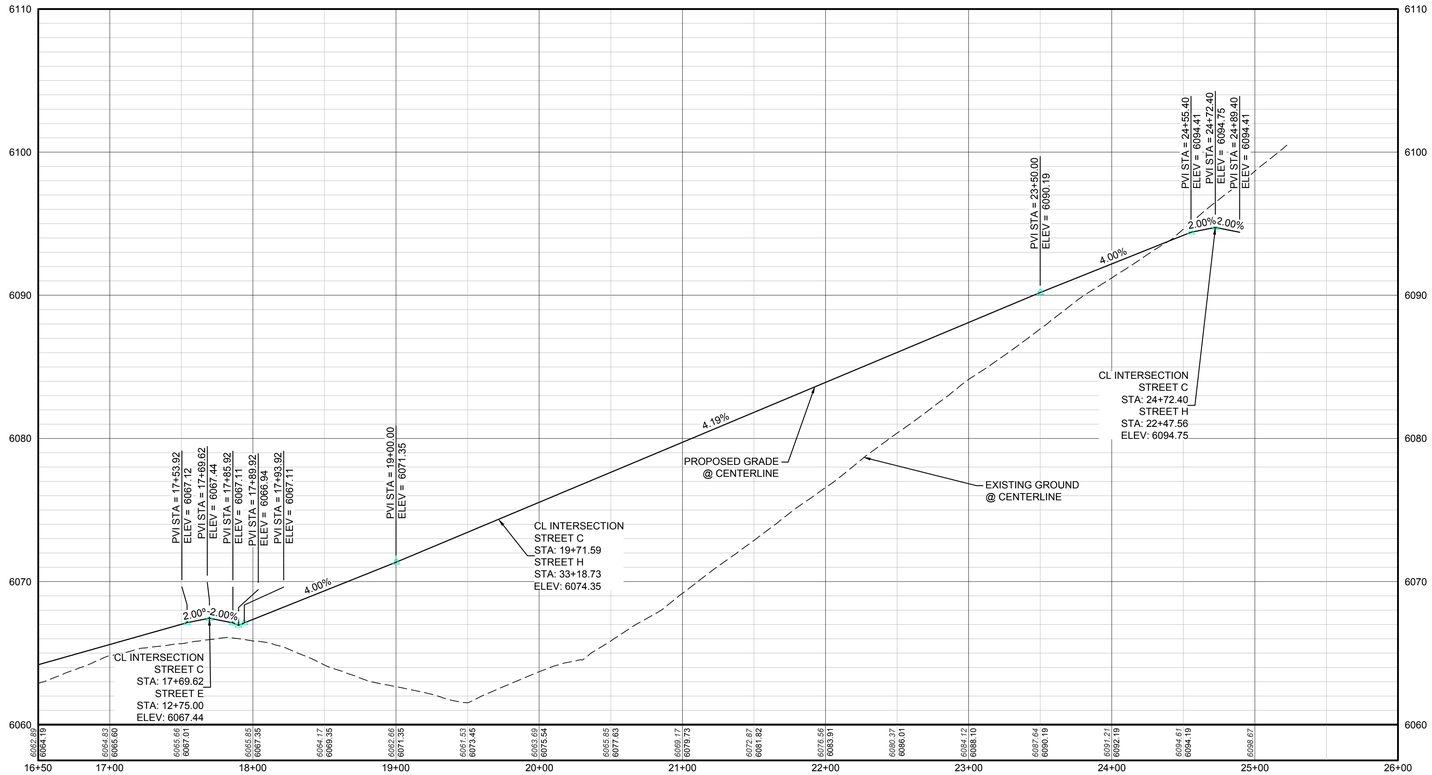
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET C.DWG, RYANR, 11/10/2016 4:46 PM



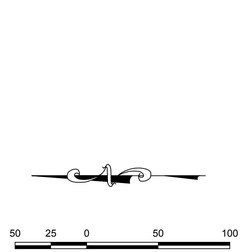
PLAN: STREET C STA: 16+50.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'

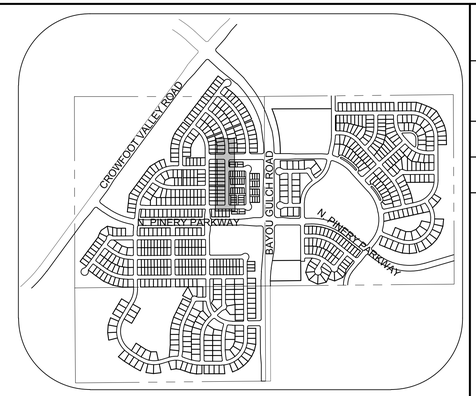


RESIDENTIAL LOCAL



PROFILE: STREET C STA: 16+50.00 TO 26+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'





KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

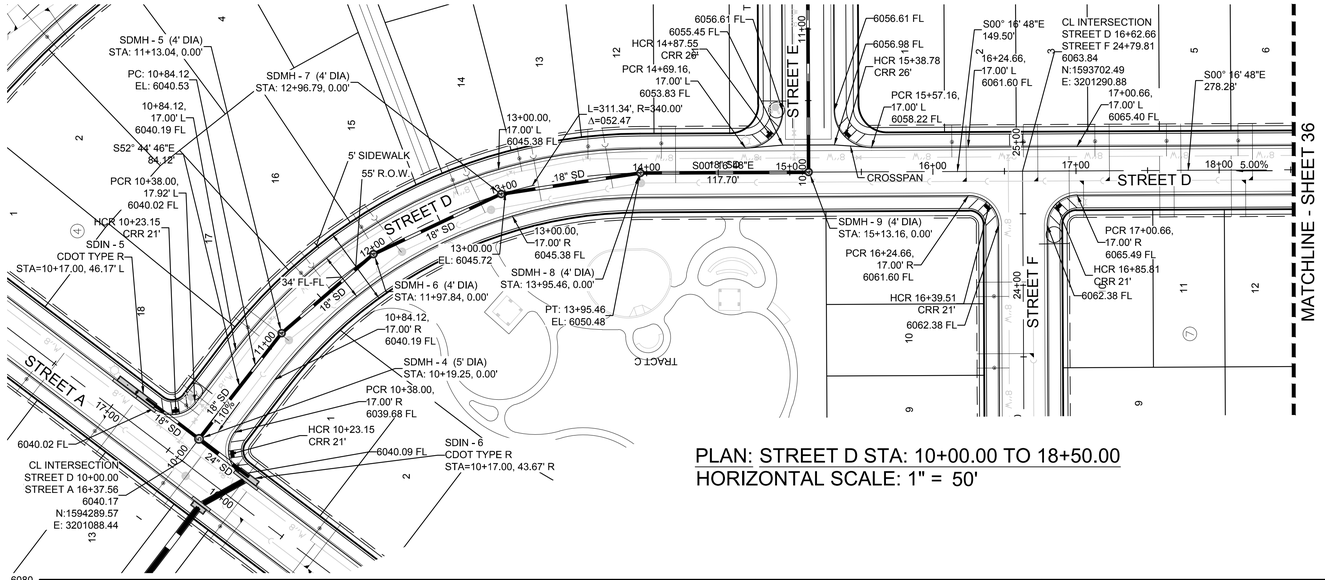
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET C

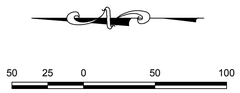
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

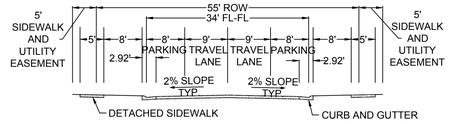
SHEET NUMBER 34

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET C.DWG, RYANR, 11/10/2016 4:46 PM

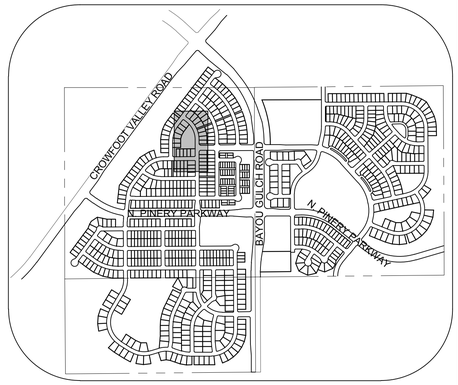


PLAN: STREET D STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'





RESIDENTIAL LOCAL



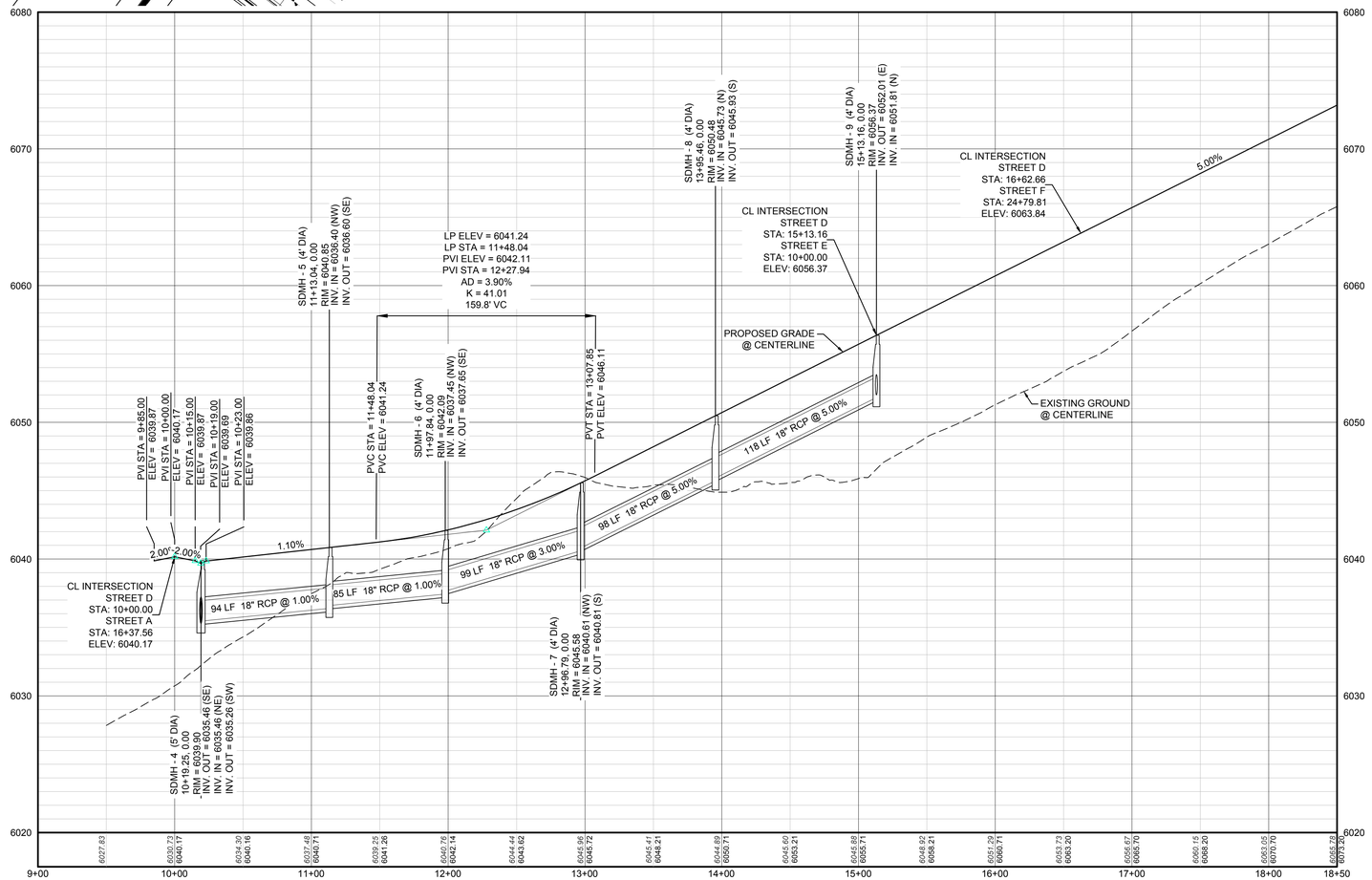
KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: STREET D STA: 9+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

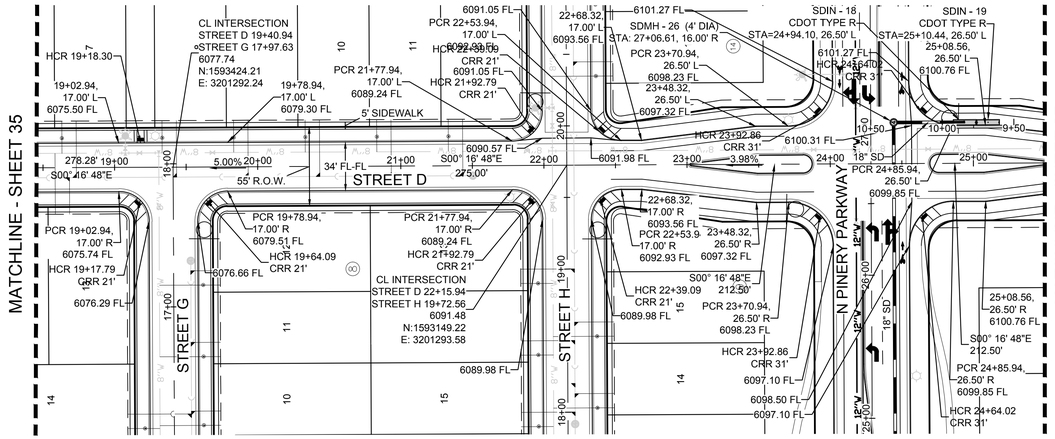
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET D

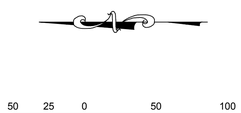
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

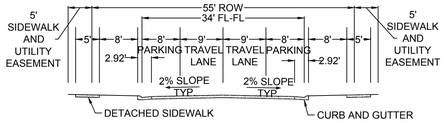
SHEET NUMBER 35

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET D.DWG, DOUCK, 11/10/2016 4:51 PM

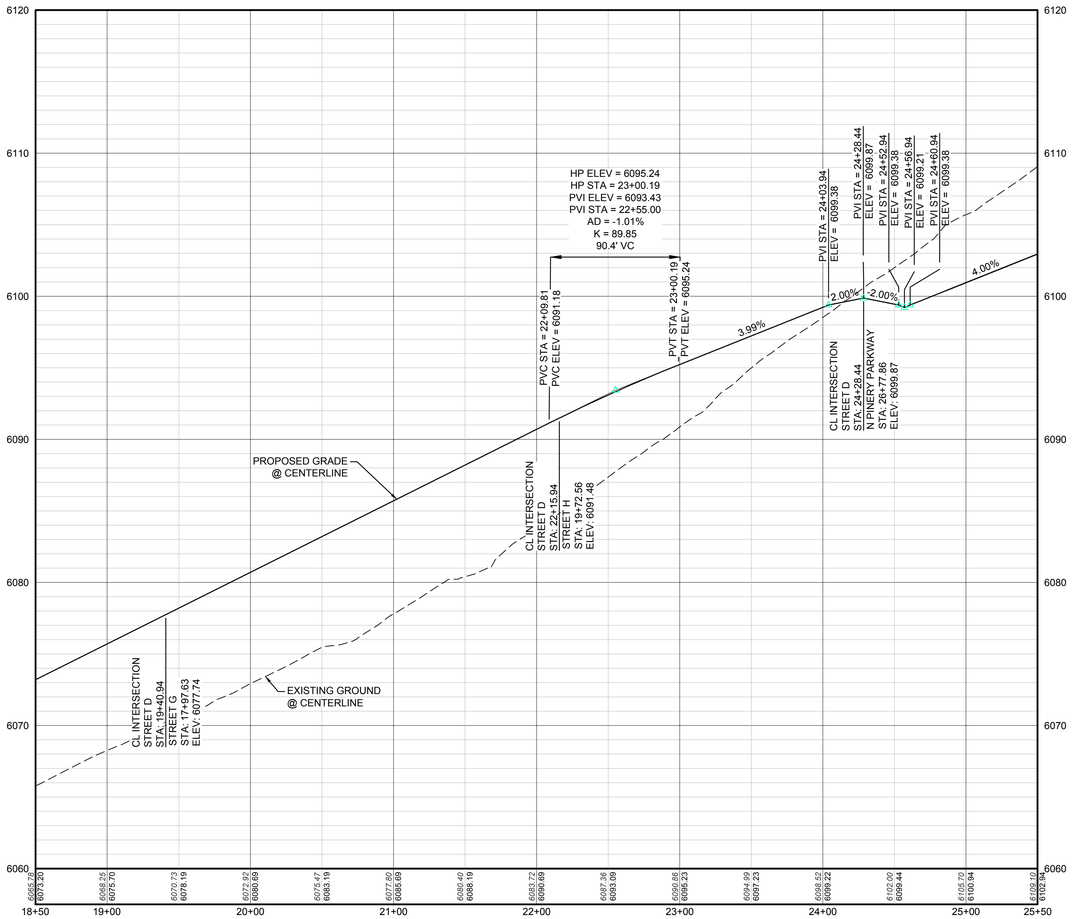


PLAN: STREET D STA: 18+50.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'

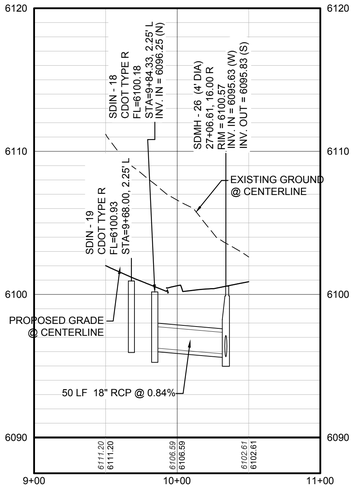




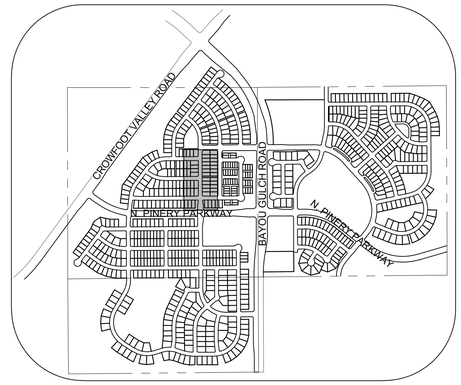
RESIDENTIAL LOCAL



PROFILE: STREET D STA: 18+50.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 19 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

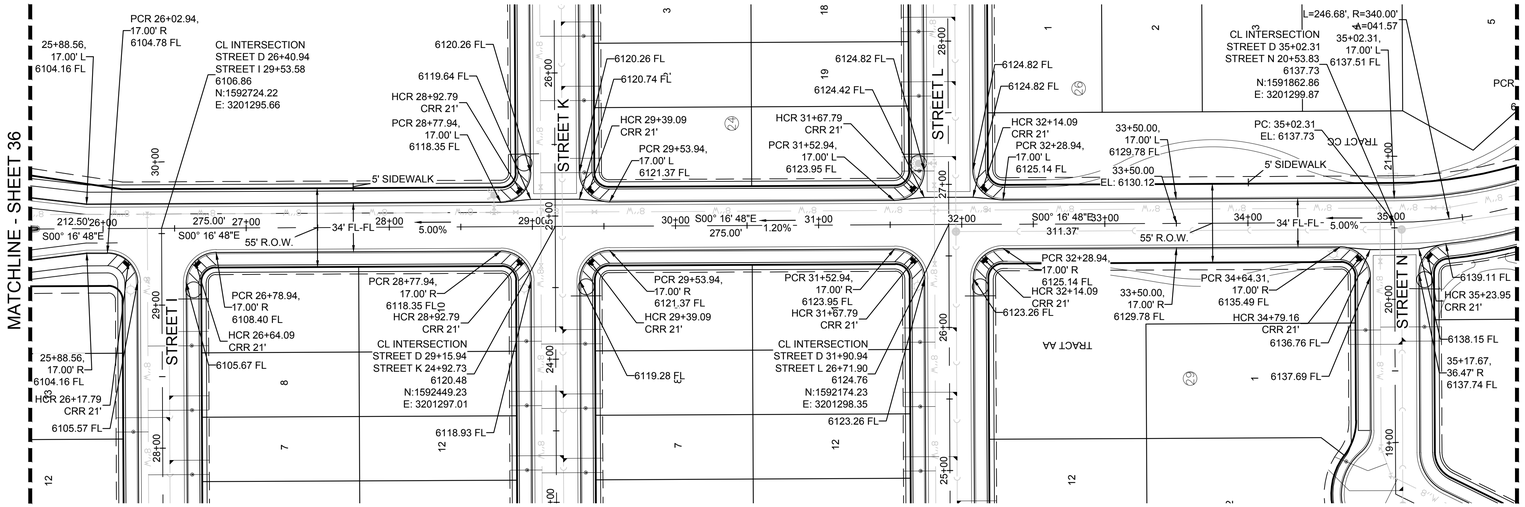
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET D

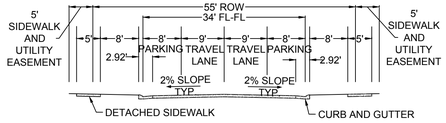
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016
SHEET NUMBER 36

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET D.DWG, RYANR, 11/10/2016 6:07 PM

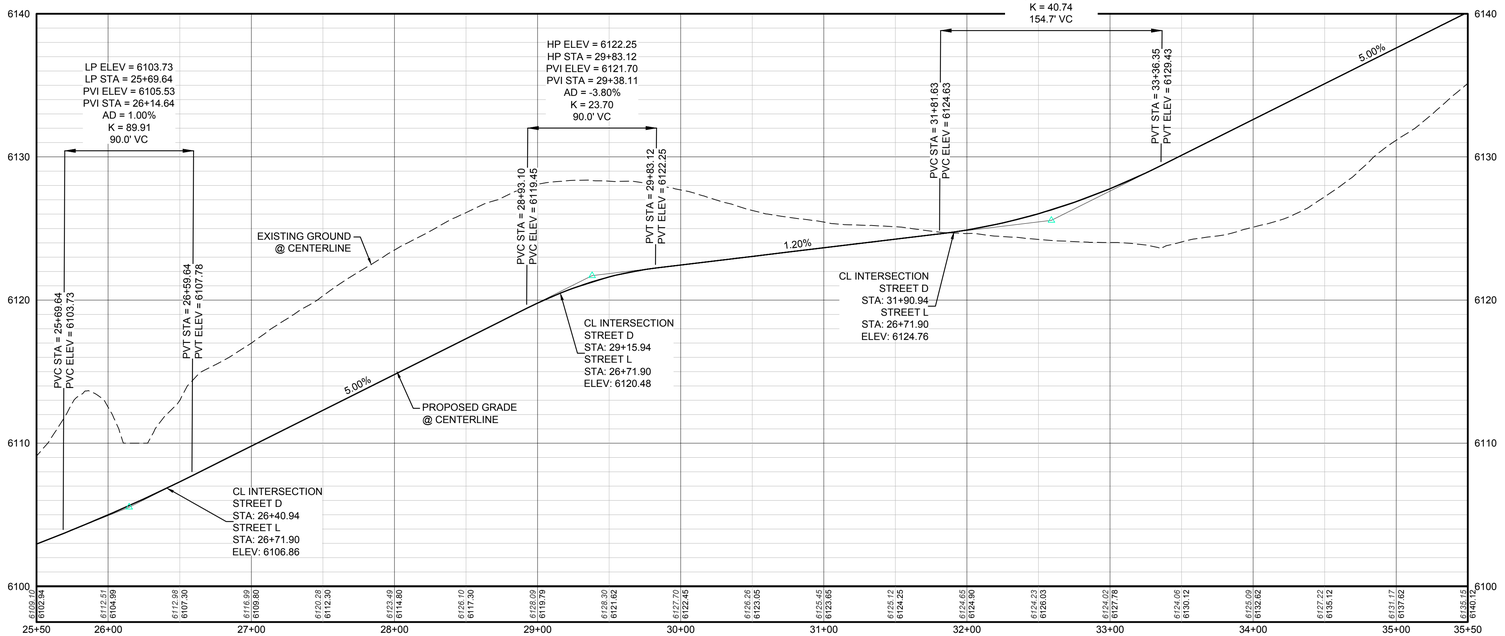


PLAN: STREET D STA: 25+50.00 TO 35+50.00
HORIZONTAL: 1" = 50'

SCALE: 1" = 50'



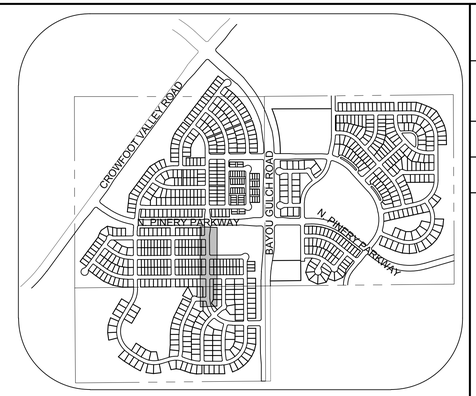
RESIDENTIAL LOCAL



PROFILE: STREET D STA: 25+50.00 TO 35+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD HIGH VOLTAGE LINE
- EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

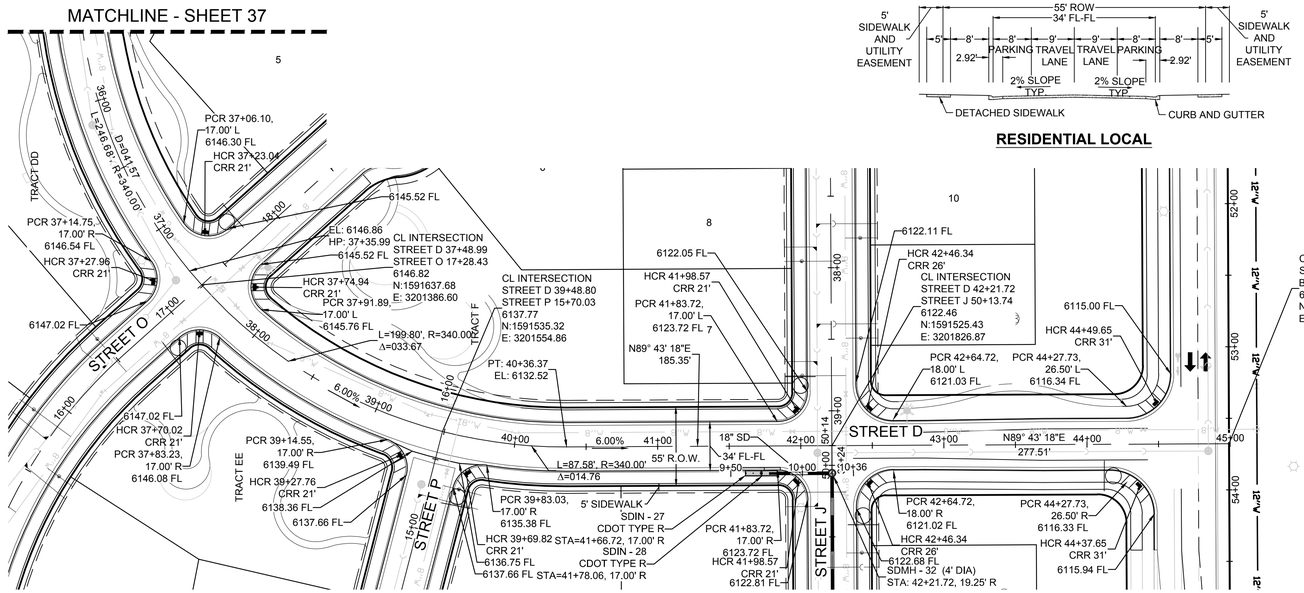
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET D

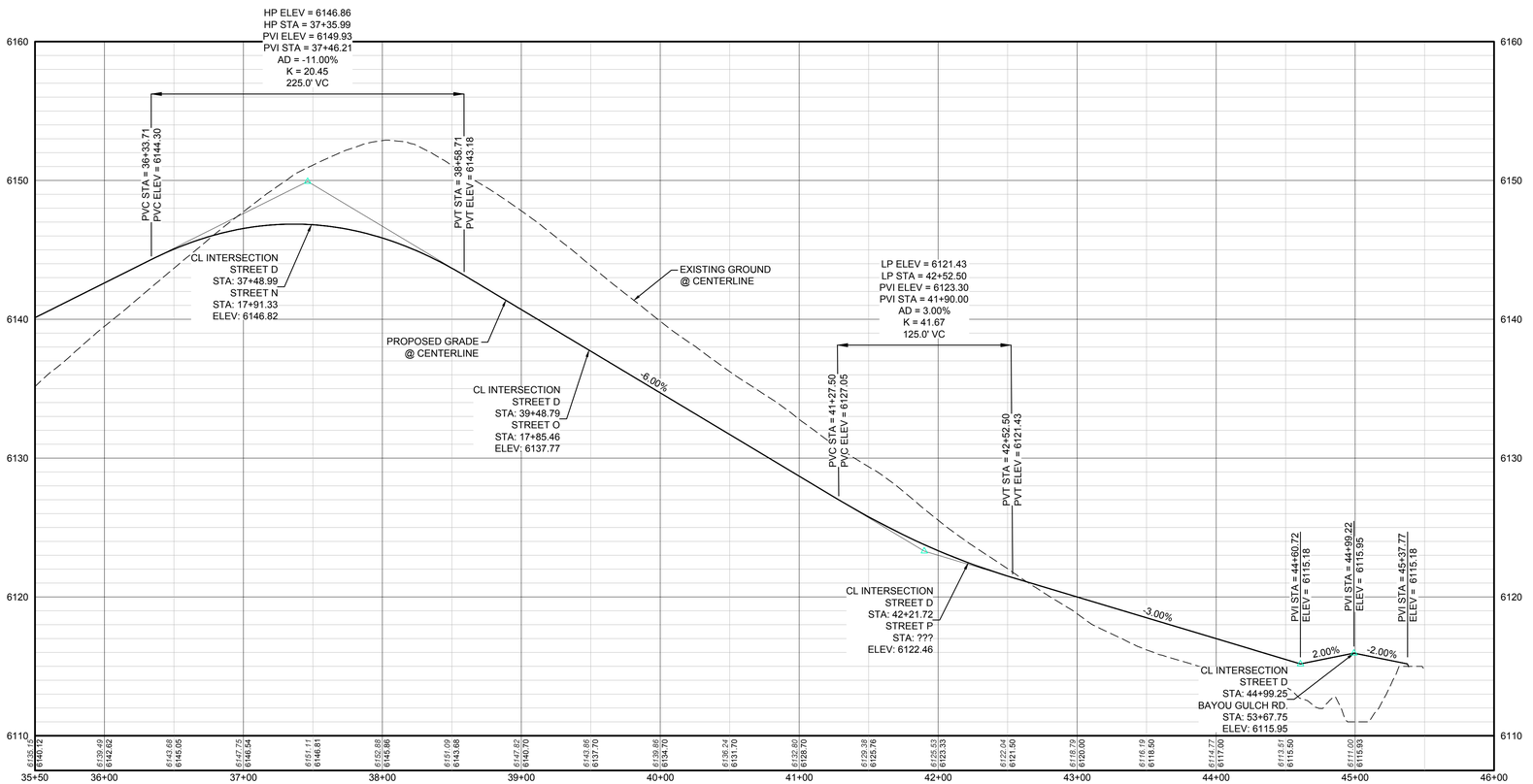
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 37

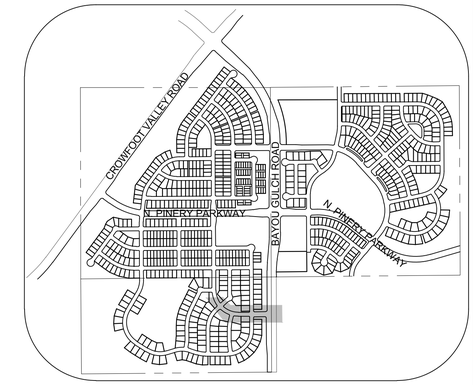
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET D.DWG, DOUCK, 11/10/2016 4:52 PM



PLAN: STREET D STA: 35+50.00 TO 45+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET D STA: 35+50.00 TO 46+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

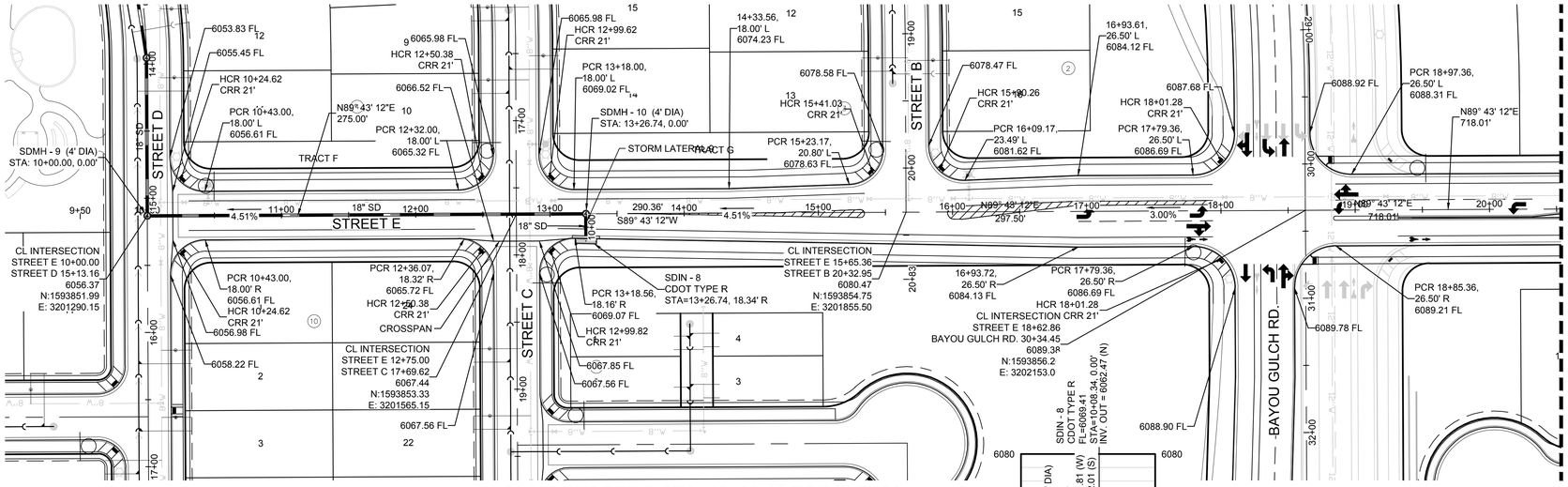
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

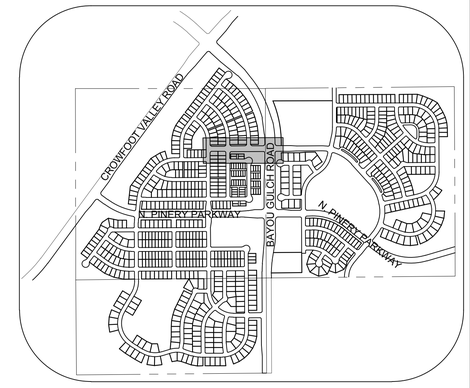
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET D

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 38

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET D.DWG, DOUGK, 11/10/2016 4:52 PM



PLAN: STREET E STA: 10+00.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



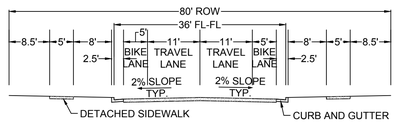
KEYMAP
N.T.S.

LEGEND

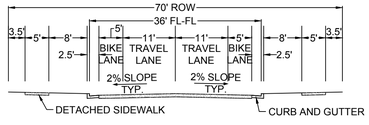
- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION (1.0%)
- EXISTING 5' CONTOUR (5615)
- EXISTING 1' CONTOUR (5616)
- PROPOSED 5' CONTOUR (5620)
- PROPOSED 1' CONTOUR (5607)
- PROPOSED STORM DRAIN (36" SS)
- PROPOSED SEWER LINE WITH MANHOLE (18" SS)
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE (8"W)
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE (RW)
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE (FO)
- EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
- EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

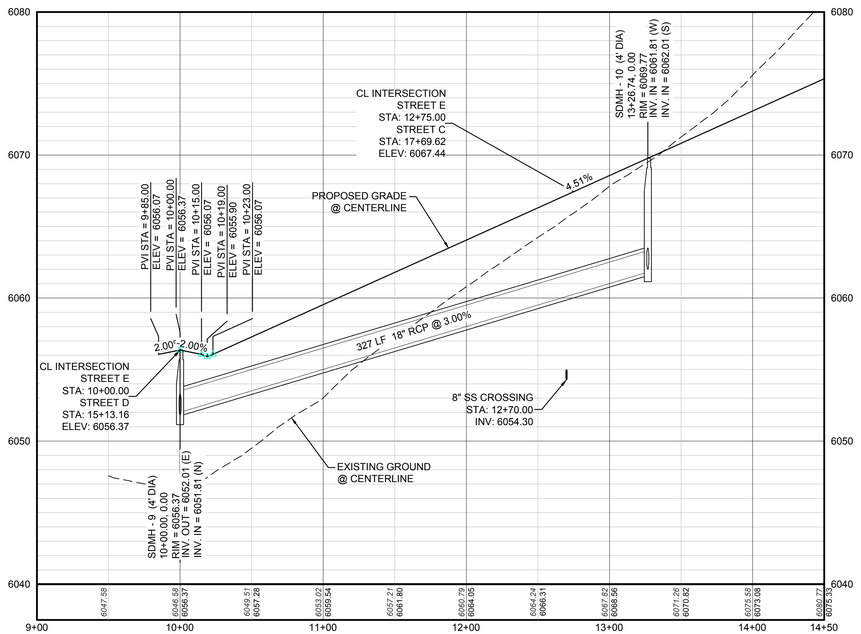
AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



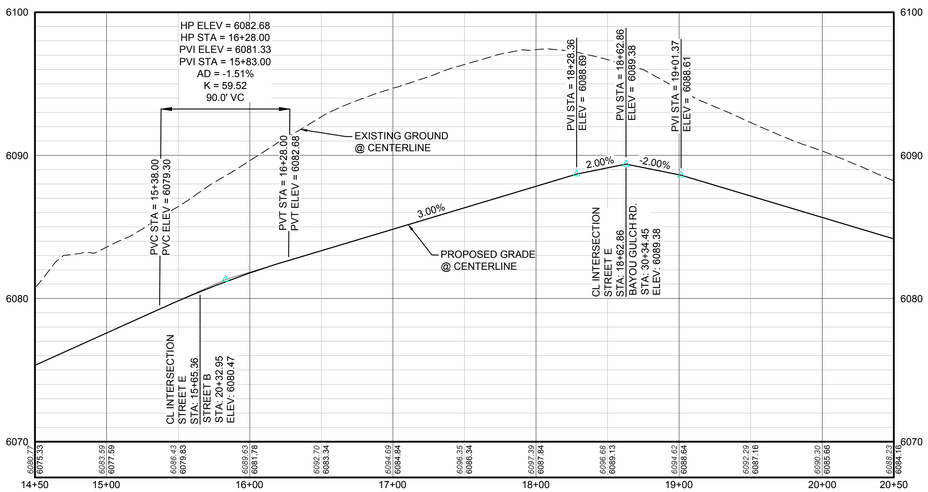
RESIDENTIAL LOCAL WITH BIKE LANES



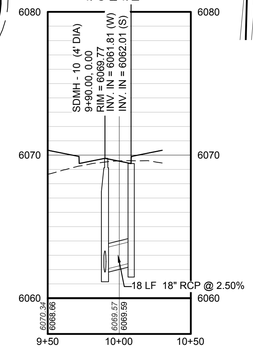
RESIDENTIAL LOCAL WITH BIKE LANES



PROFILE: STREET E STA: 9+00.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET E STA: 14+50.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 9 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

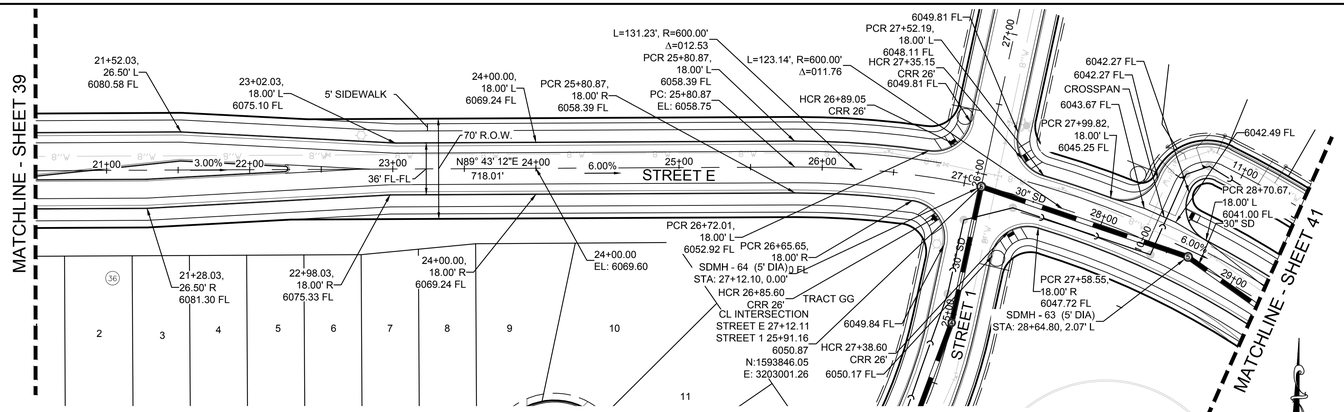
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET E

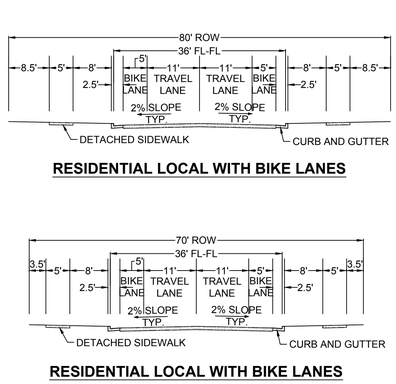
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 39

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET E.DWG, RYANR, 11/10/2016 4:57 PM

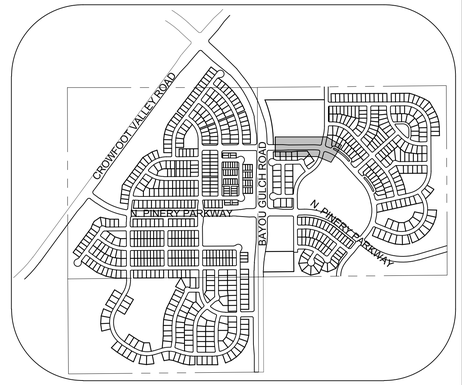


PLAN: STREET E STA: 20+50.00 TO 29+50.00
HORIZONTAL SCALE: 1" = 50'

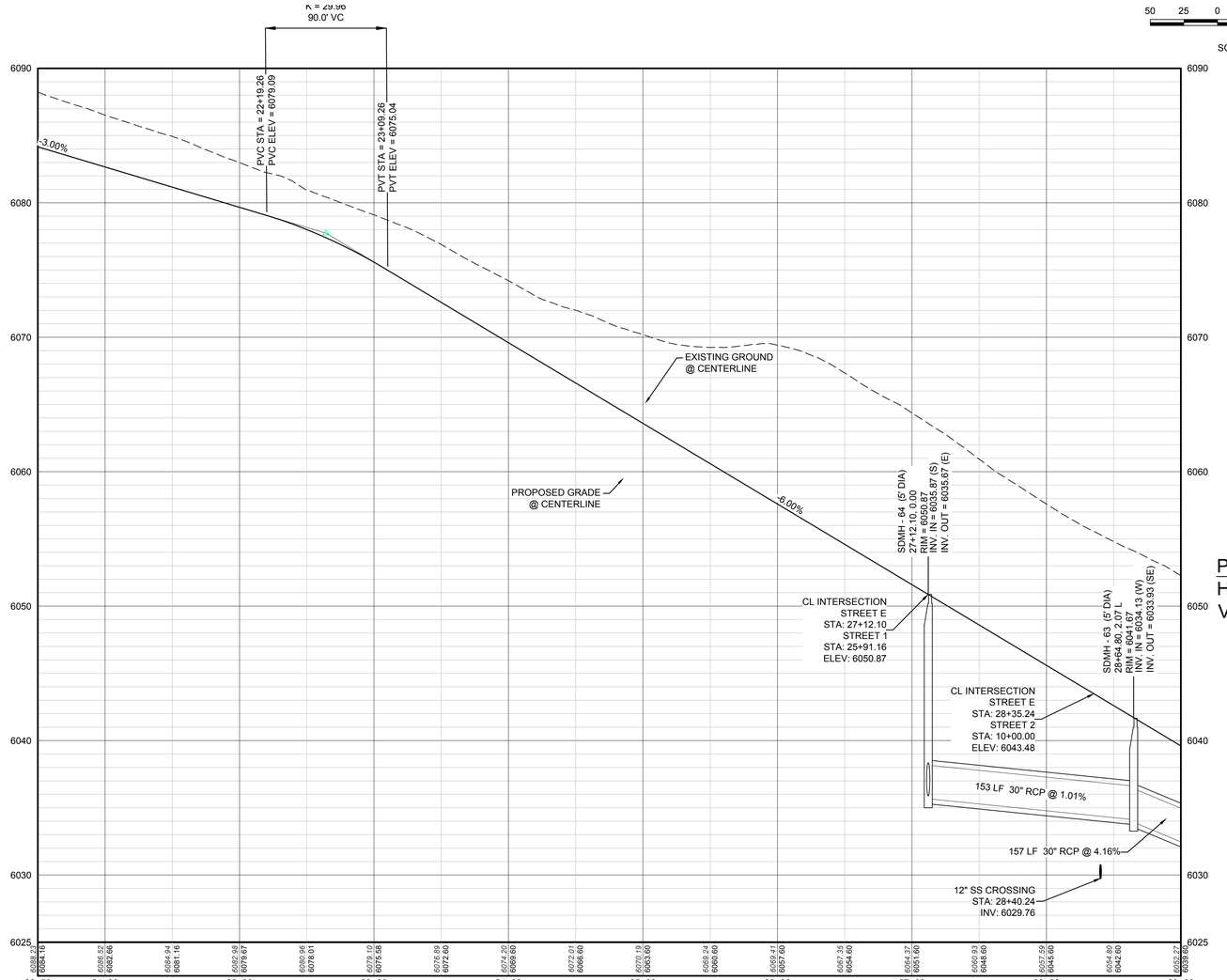


RESIDENTIAL LOCAL WITH BIKE LANES

RESIDENTIAL LOCAL WITH BIKE LANES

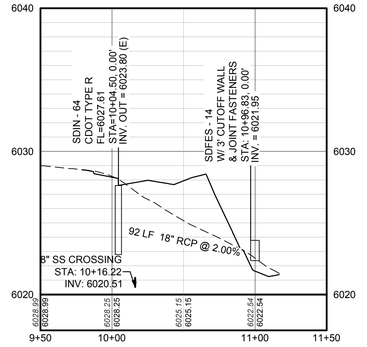


KEYMAP
N.T.S.



PROFILE: STREET E STA: 20+50.00 TO 29+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SEE SHEET 42 FOR LOCATION OF LATERAL 34



PROFILE: STORM LATERAL 34 STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

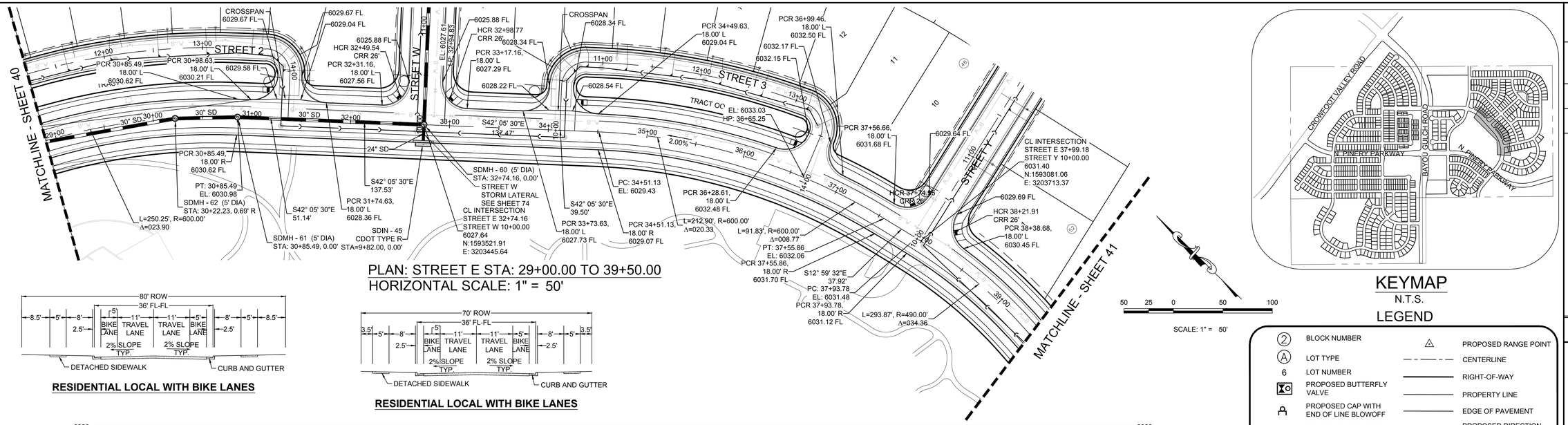
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET E

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 40

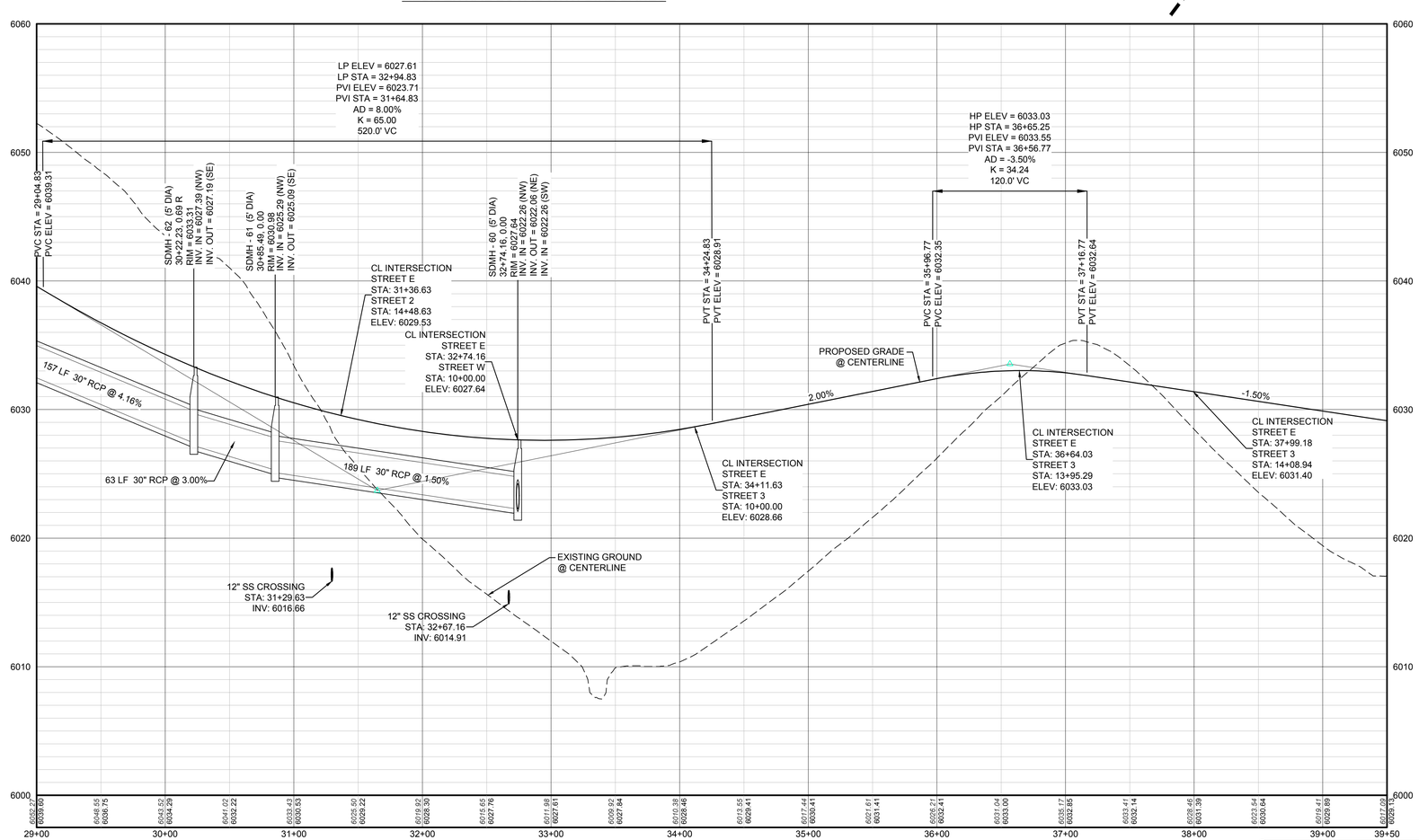
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET E.DWG, RYANR, 11/10/2016 4:58 PM



PLAN: STREET E STA: 29+00.00 TO 39+50.00
HORIZONTAL SCALE: 1" = 50'

RESIDENTIAL LOCAL WITH BIKE LANES

RESIDENTIAL LOCAL WITH BIKE LANES



PROFILE: STREET E STA: 29+00.00 TO 39+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

KEYMAP
N.T.S.

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

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

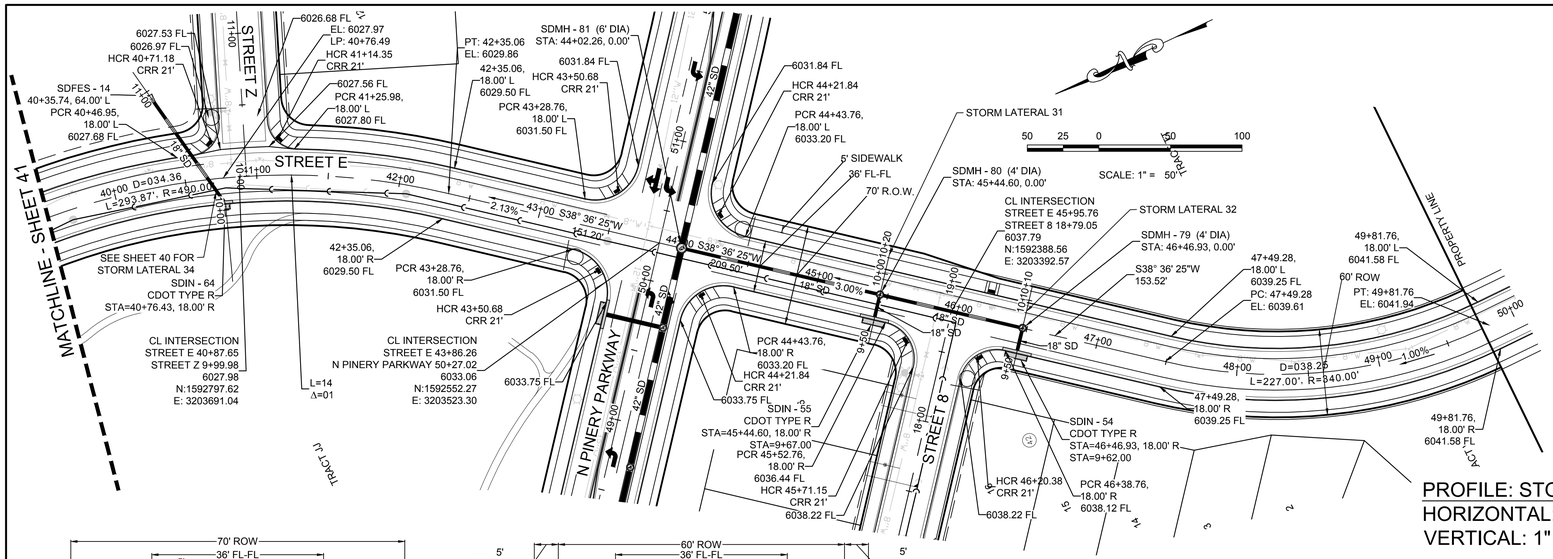
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET E

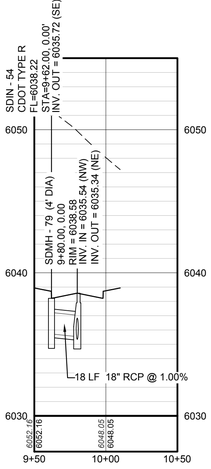
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

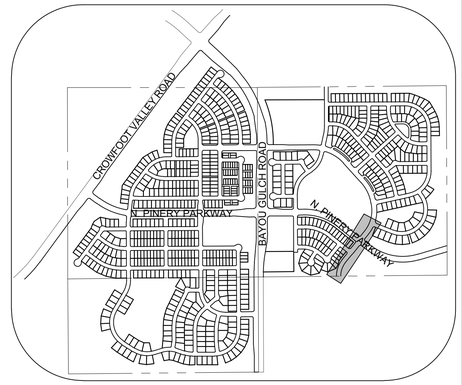
SHEET NUMBER 41

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET E.DWG, RYANR, 11/10/2016 4:58 PM



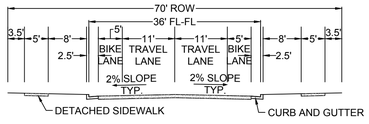
PLAN: STREET E STA: 39+50.00 TO 50+00.00
HORIZONTAL SCALE: 1" = 50'



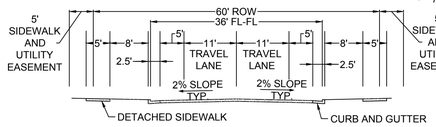


KEYMAP
N.T.S.

PROFILE: STORM LATERAL 32 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

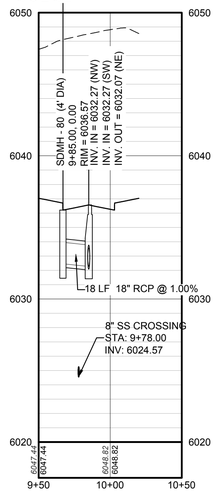


RESIDENTIAL LOCAL WITH BIKE LANES



RESIDENTIAL LOCAL (ALT)

PROFILE: STREET E STA: 39+50.00 TO 50+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 31 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

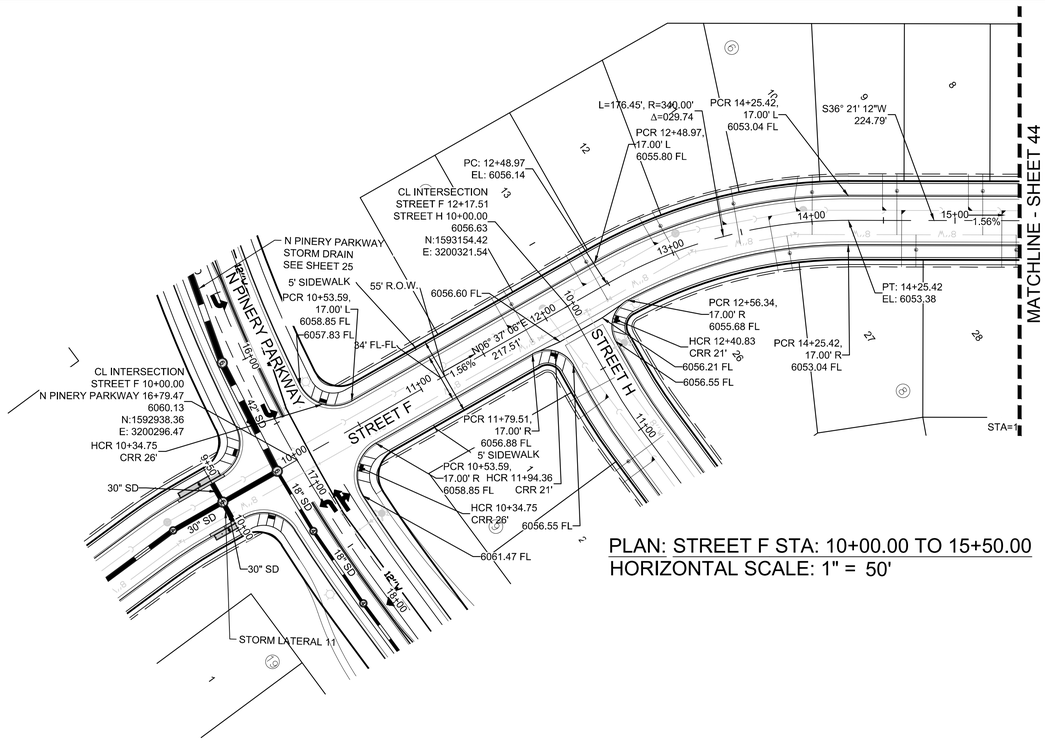
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET E

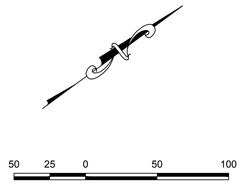
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

SHEET NUMBER 42

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET E.DWG, RYANR, 11/10/2016 4:58 PM



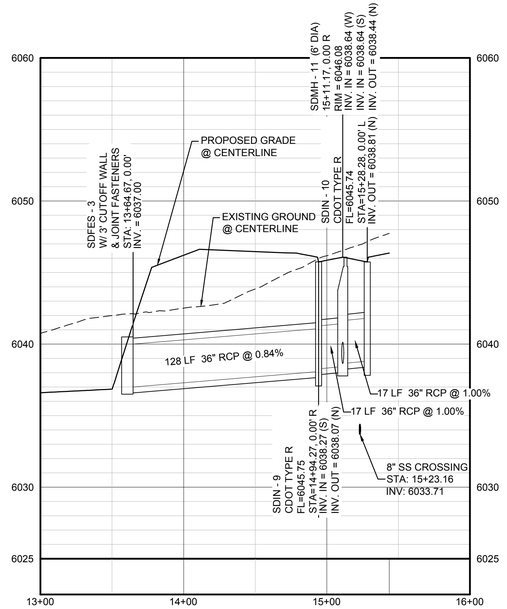
PLAN: STREET F STA: 10+00.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



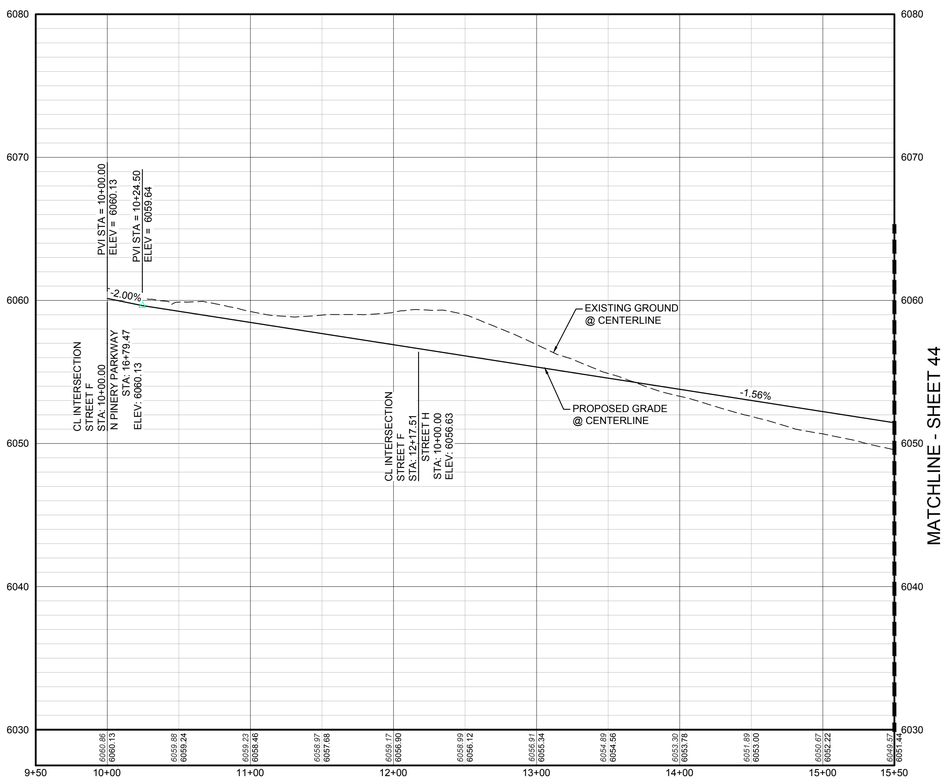
50 25 0 50 100

SCALE: 1" = 50'

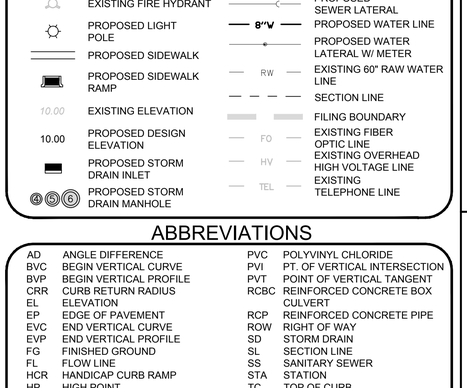
SEE SHEET 44 FOR STREET F SWALE STORM DRAIN



PROFILE: STREET F SWALE STA: 13+00.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET F STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



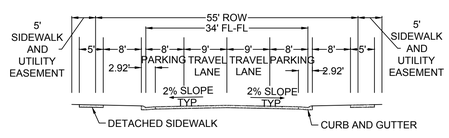
KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
CRR	CURB RETURN RADIUS
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
HCR	HANDICAP CURB RAMP
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	PT. OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
STA	STATION
TC	TOP OF CURB
T.O.S.	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION



RESIDENTIAL LOCAL

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

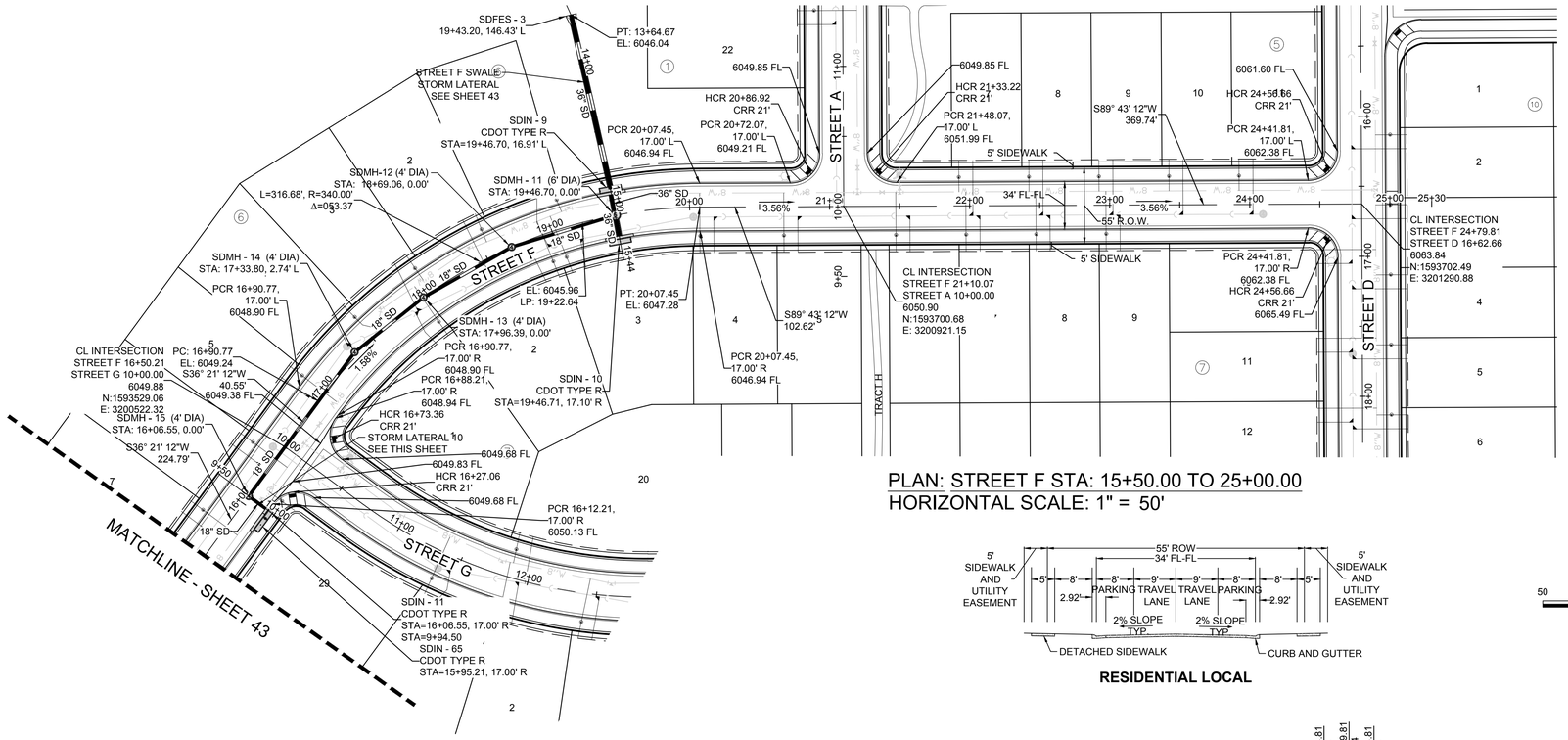
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET F

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: -
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

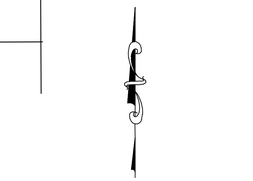
SHEET NUMBER 43

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET F.DWG, RYANR, 11/10/2016 4:35 PM

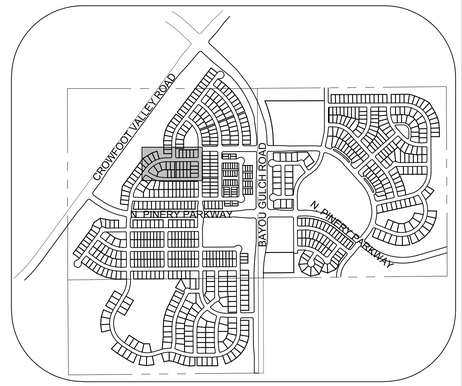


PLAN: STREET F STA: 15+50.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'

RESIDENTIAL LOCAL



SCALE: 1" = 50'



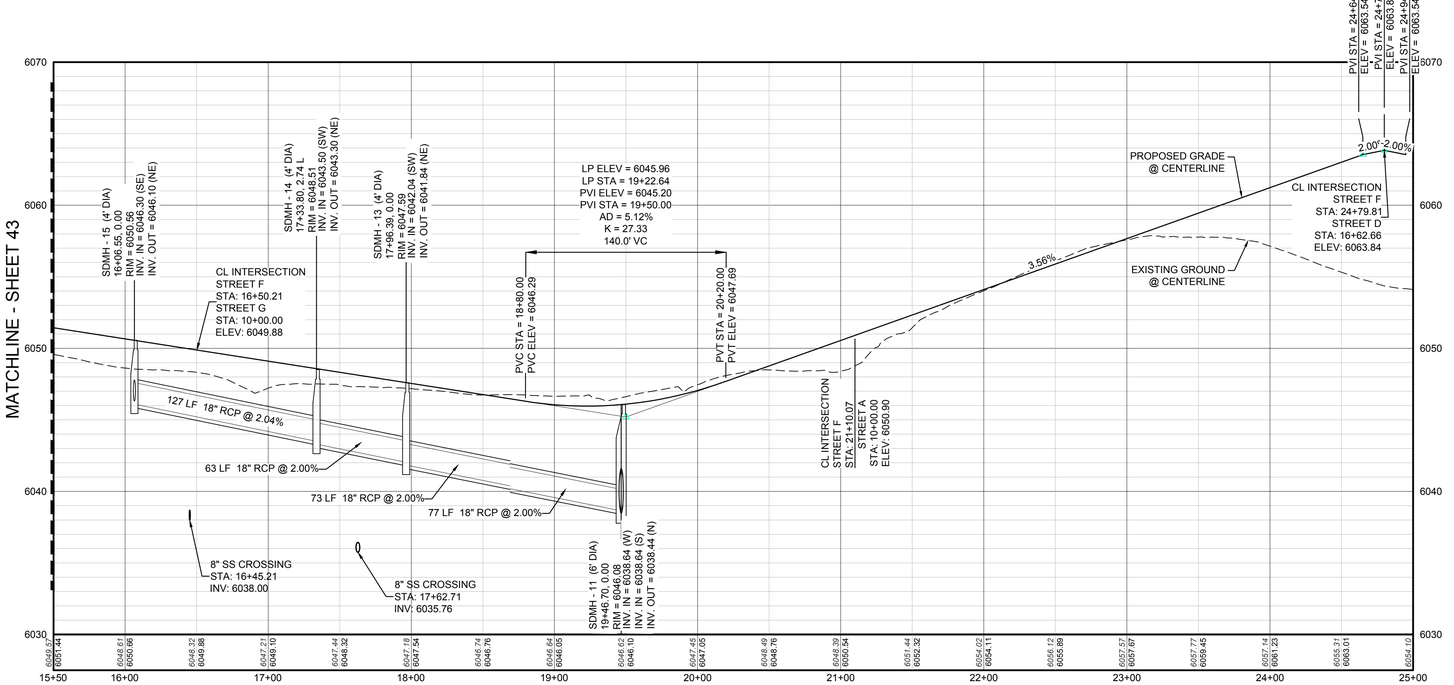
KEYMAP
N.T.S.

LEGEND

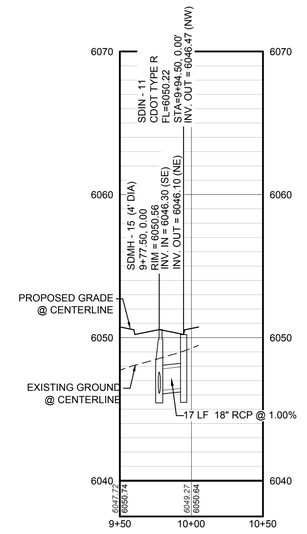
(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	36" SS PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	18" SS PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	8"W PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	RW EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	HV EXISTING OVERHEAD HIGH VOLTAGE LINE
(4) (5) (6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: STREET F STA: 15+50.00 TO 25+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 10 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

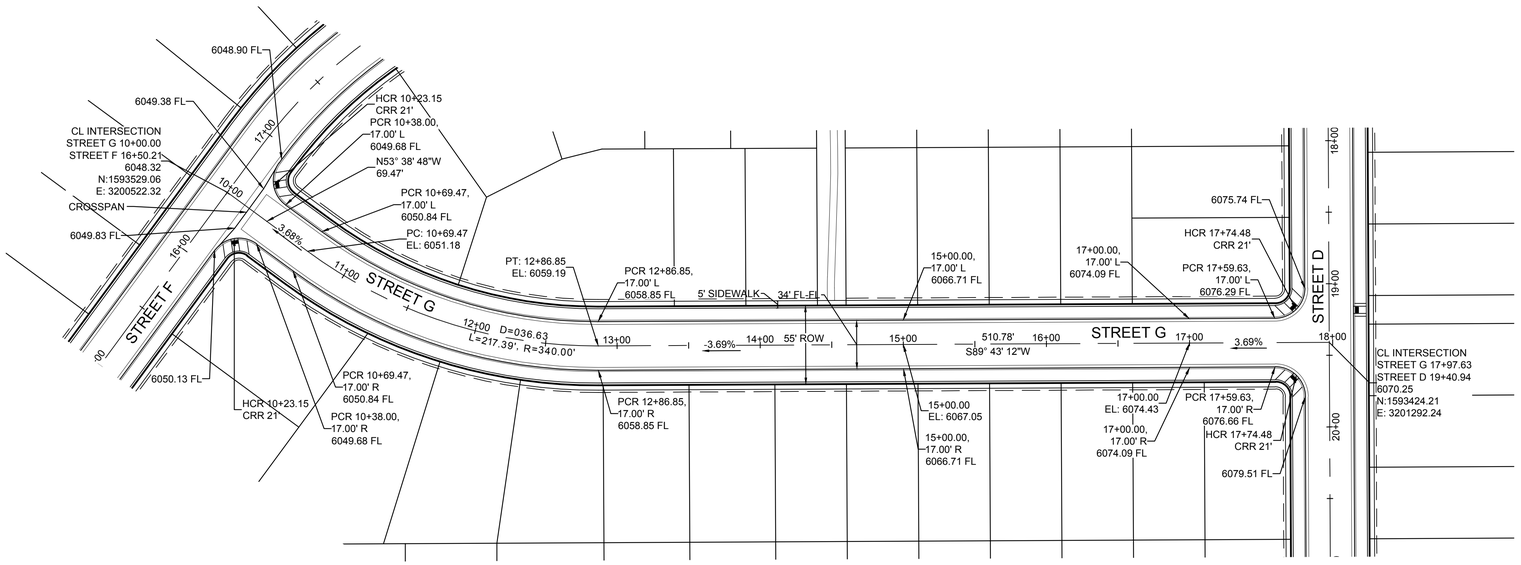
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET F

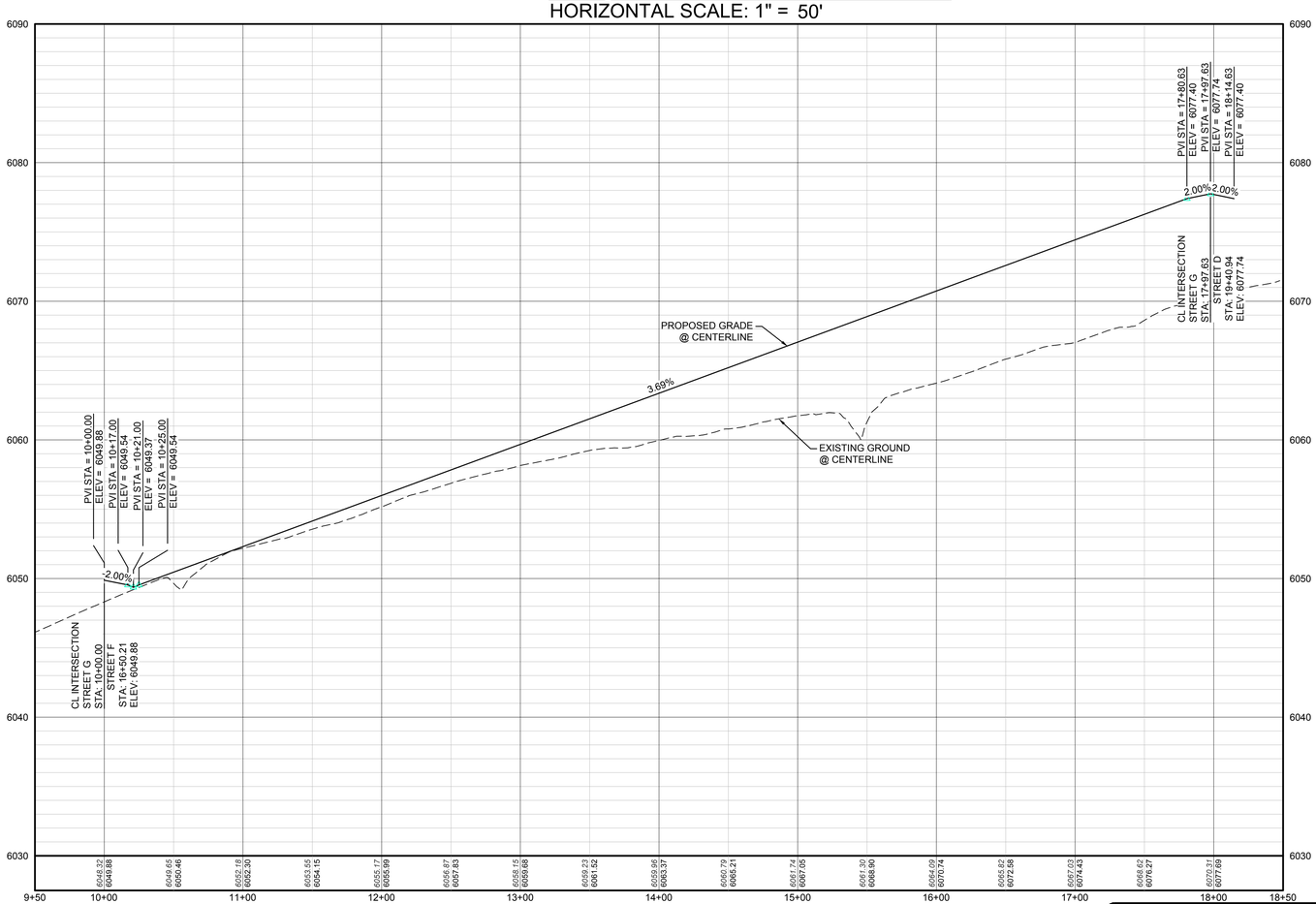
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	-		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

SHEET NUMBER 44

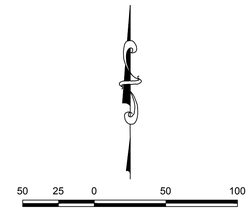
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET F PLAN AND PROFILE\STREET F.DWG, RYANR, 11/10/2016 4:35 PM



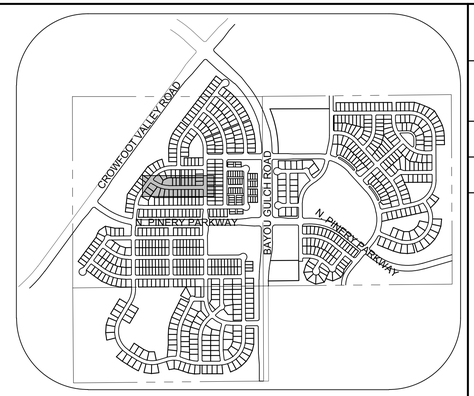
PLAN: STREET G STA: 9+50.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET G STA: 9+50.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



SCALE: 1" = 50'



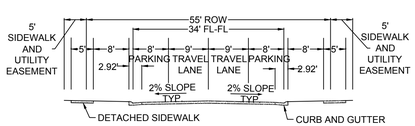
KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



RESIDENTIAL LOCAL

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

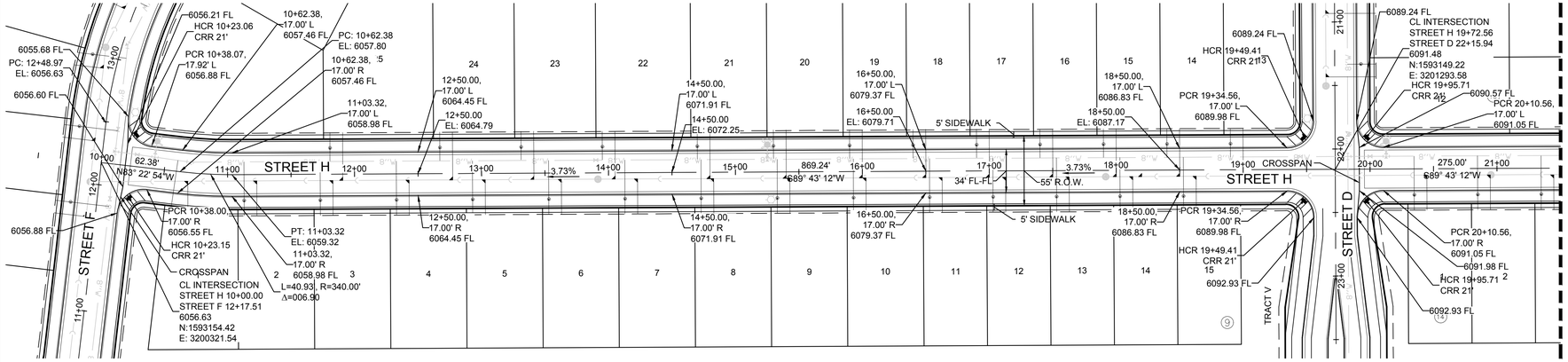
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET G

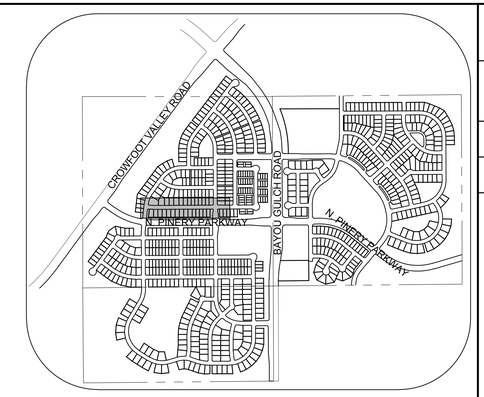
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 45

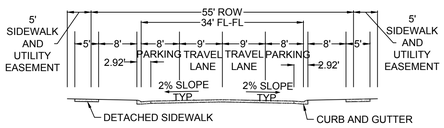
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET G.DWG, RYANR, 11/10/2016 4:38 PM



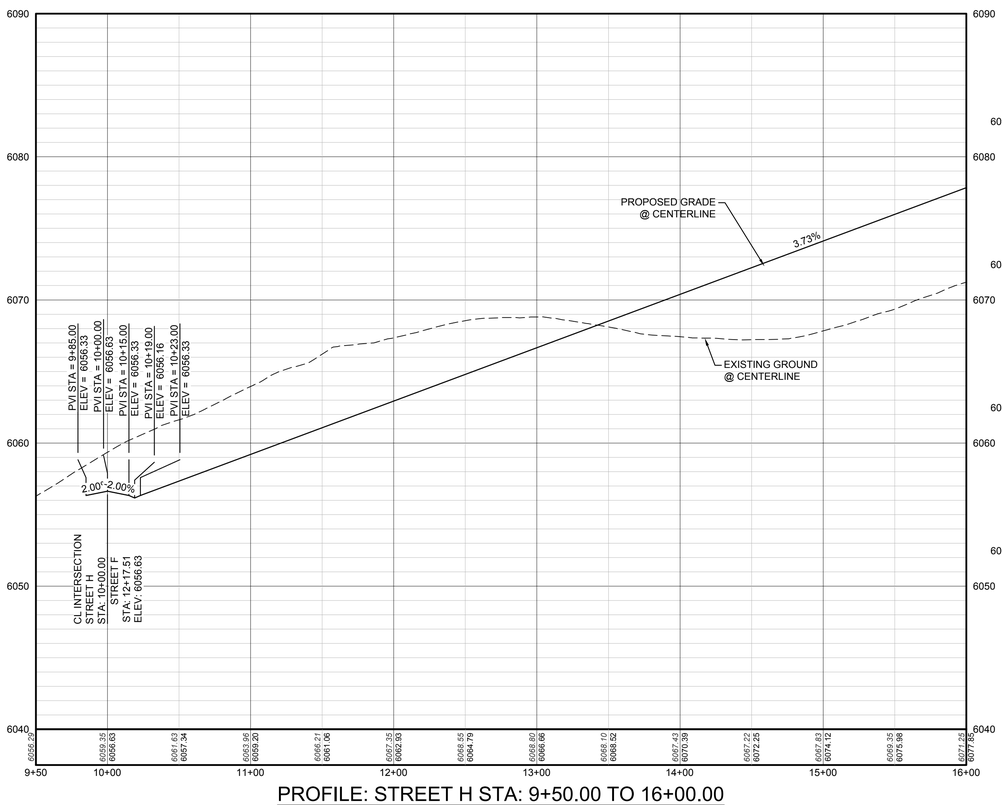
PLAN: STREET H STA: 10+00.00 TO 21+50.00
HORIZONTAL SCALE: 1" = 50'



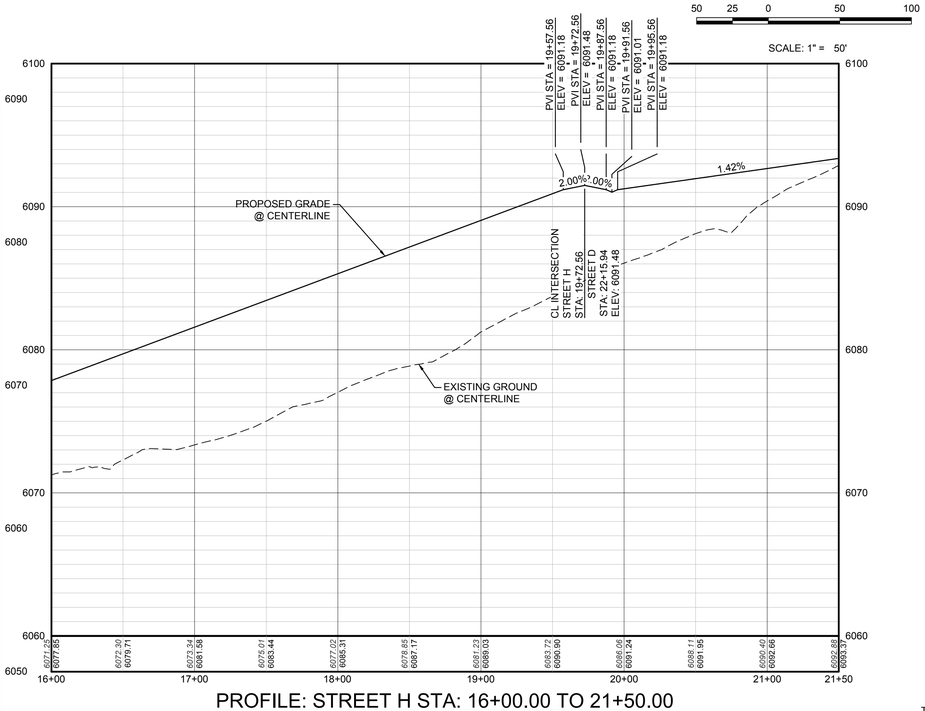
KEYMAP
N.T.S.



RESIDENTIAL LOCAL



PROFILE: STREET H STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET H STA: 16+00.00 TO 21+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT		PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION		
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	ROW	RIGHT OF WAY
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.S.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING — DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

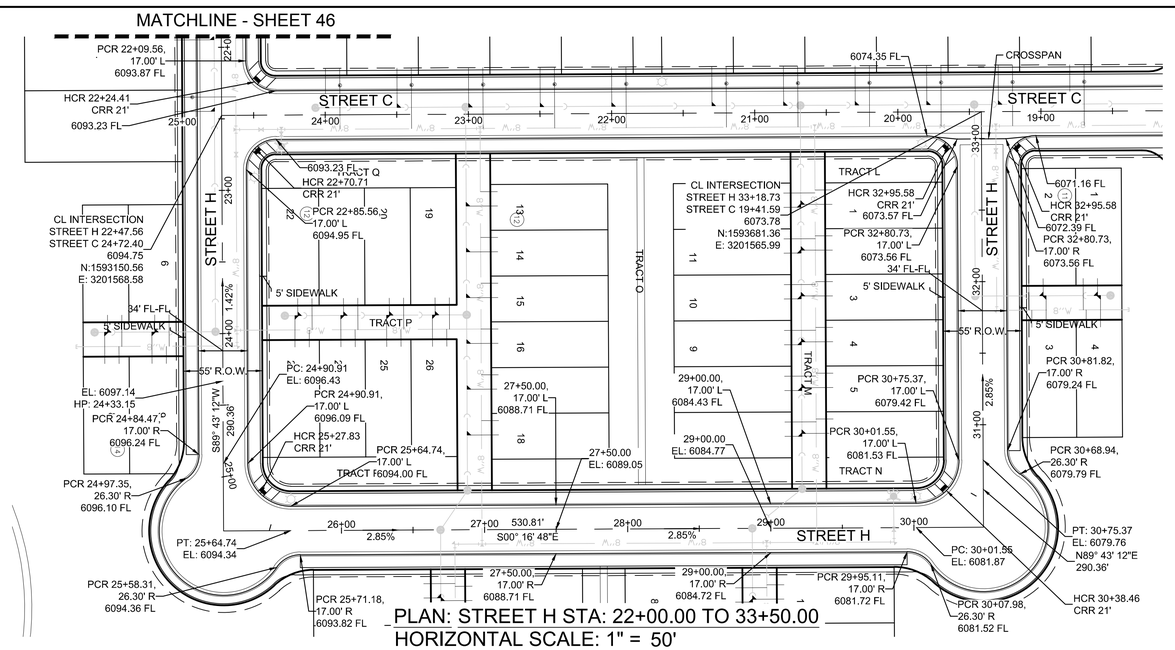
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

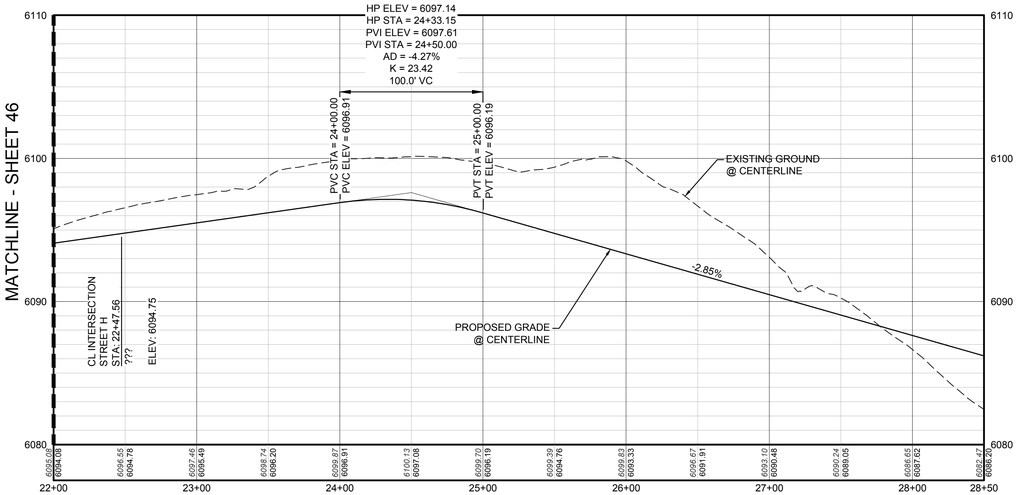
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET H

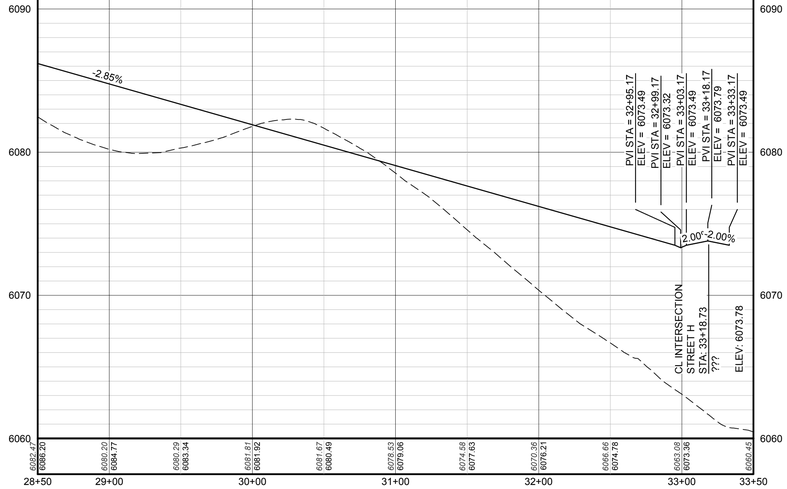
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJ
DATE: NOVEMBER, 2016
SHEET NUMBER 46

N:\PROJECTS\HSS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET H.DWG, RYANR, 11/10/2016 4:42 PM



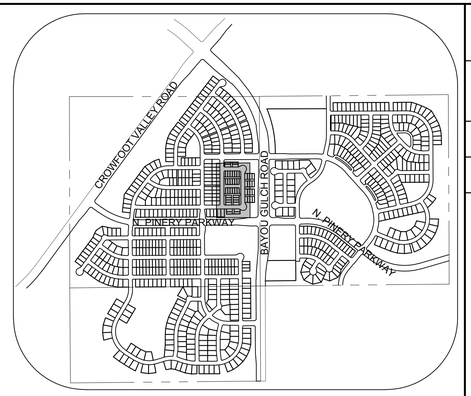


PROFILE: STREET H STA: 22+00.00 TO 28+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

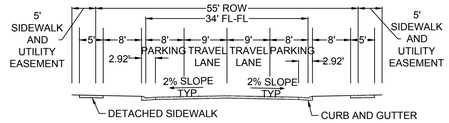


PROFILE: STREET H STA: 28+50.00 TO 33+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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



KEYMAP
N.T.S.



RESIDENTIAL LOCAL

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	— — —	CENTERLINE
6	LOT NUMBER	———	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	———	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	———	EDGE OF PAVEMENT
	PROPOSED REDUCER	➡	PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT		PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(A) (S) (6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

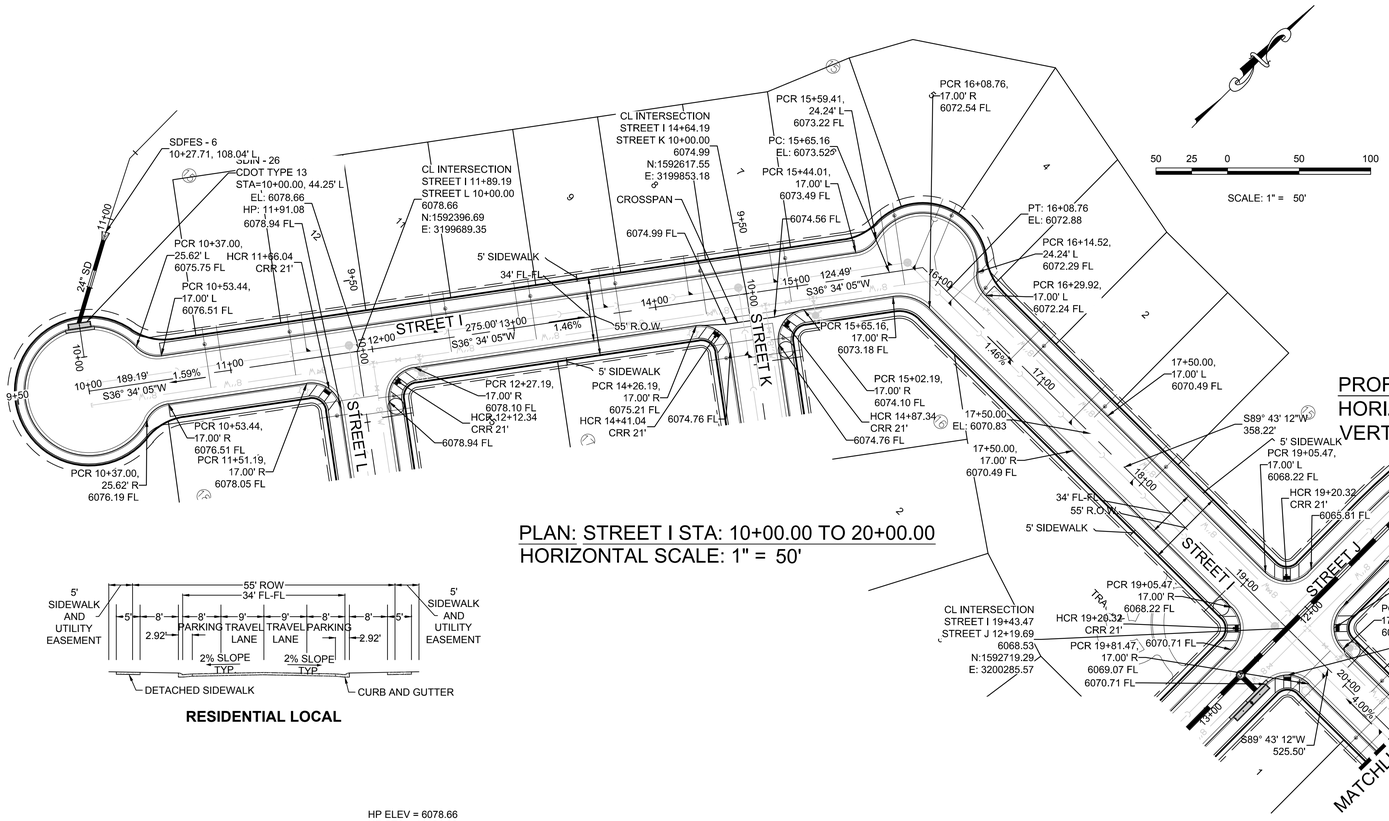
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET H

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

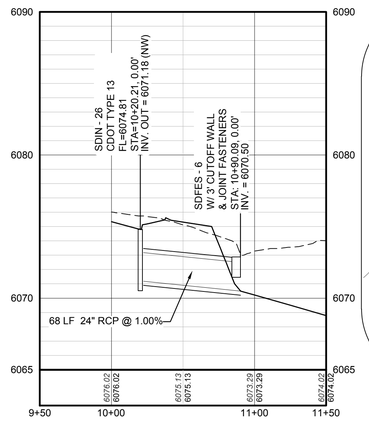
SHEET NUMBER 47

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET H.DWG, RYANR, 11/10/2016 4:42 PM

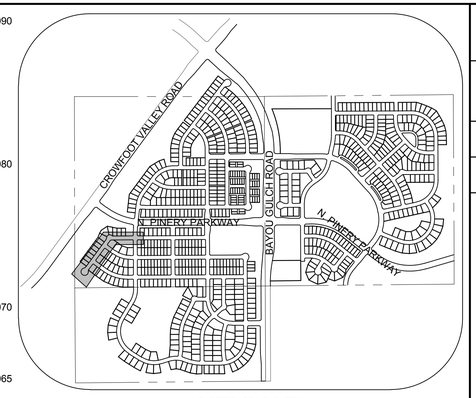


PLAN: STREET I STA: 10+00.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'

RESIDENTIAL LOCAL



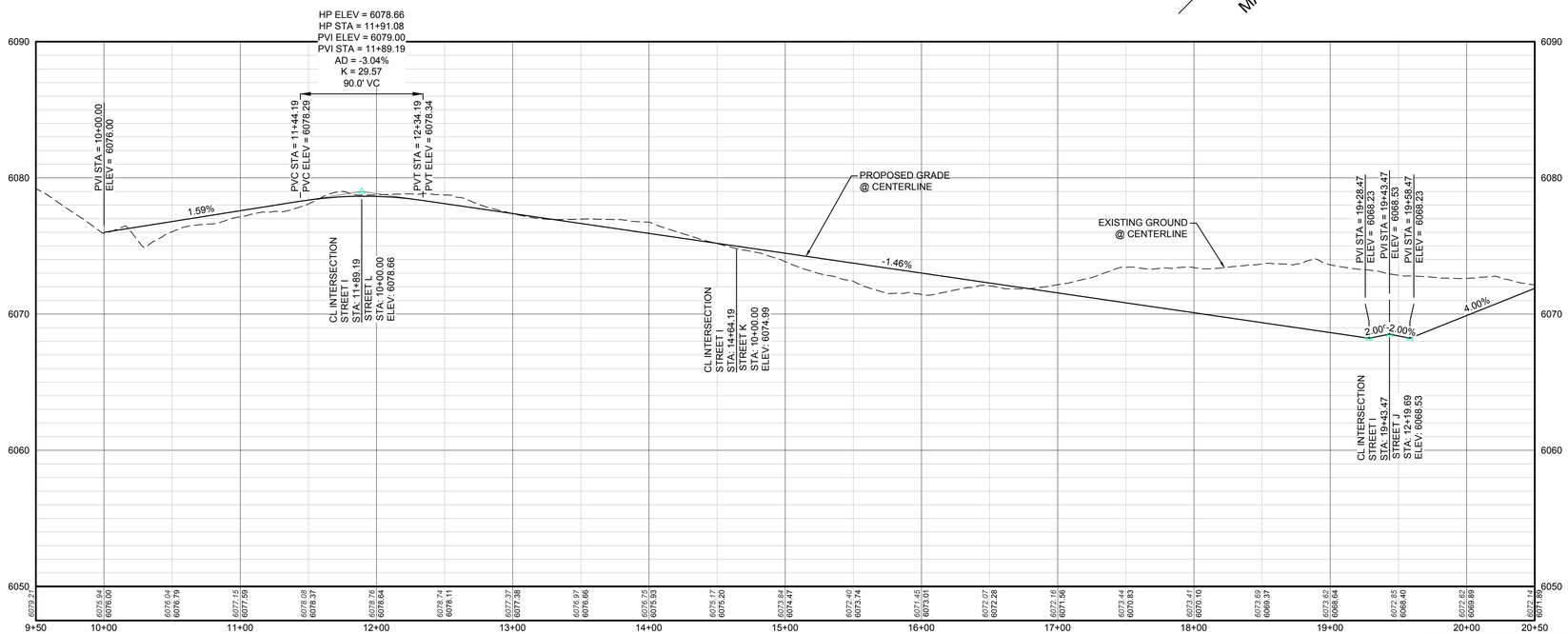
PROFILE: STREET I CUL-DE-SAC SWALE STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8" W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
④ⓈⒺ	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE



PROFILE: STREET I STA: 9+50.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

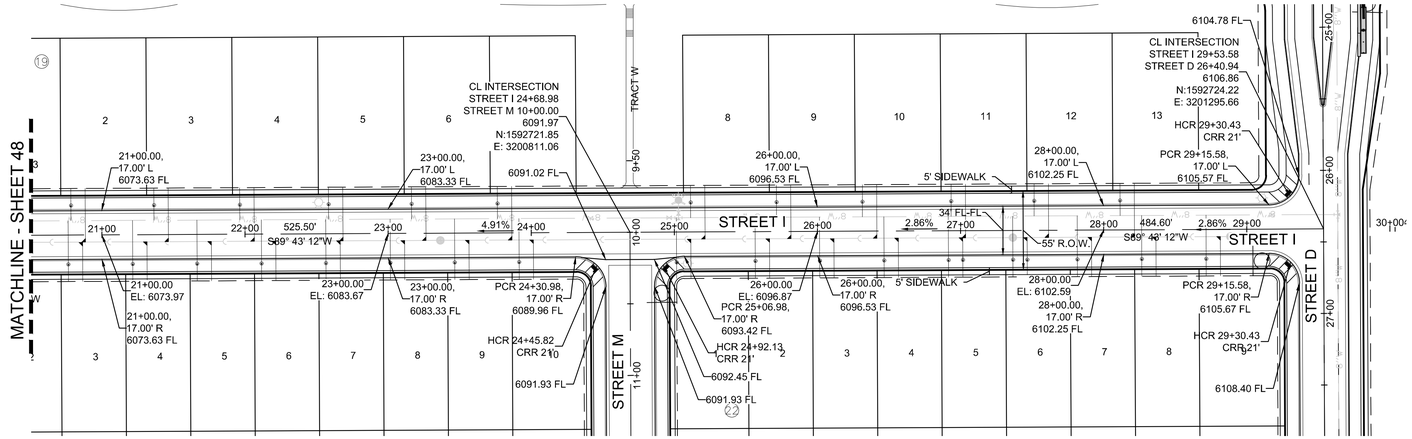
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET I

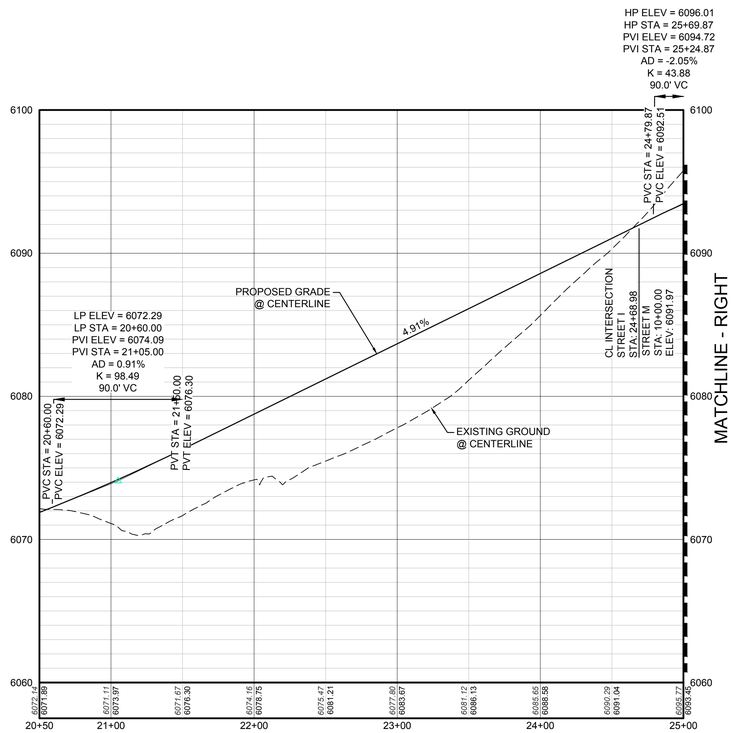
DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	NOVEMBER, 2016		

SHEET NUMBER 48

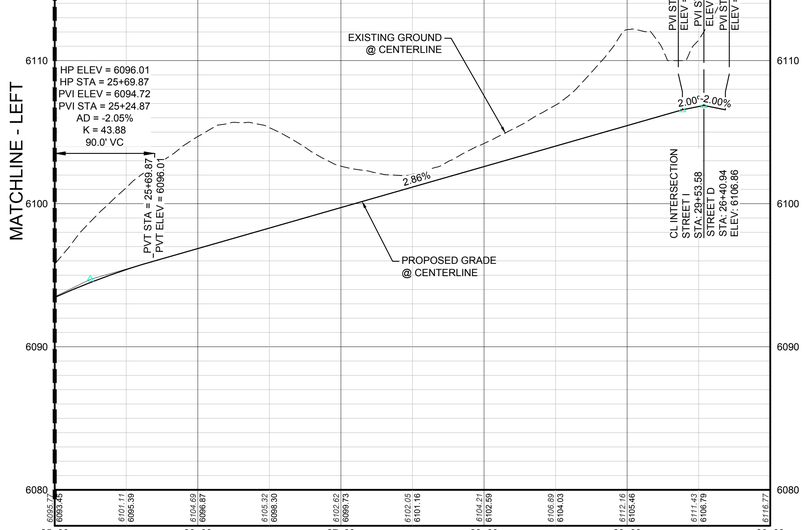
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET I\STREET I PLAN AND PROFILE\STREET I.DWG, RYANR, 11/10/2016 4:46 PM



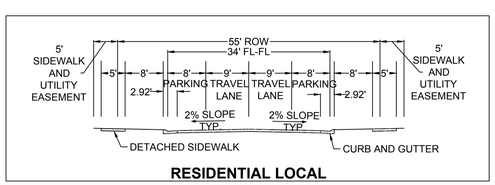
PLAN: STREET I STA: 20+50.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'



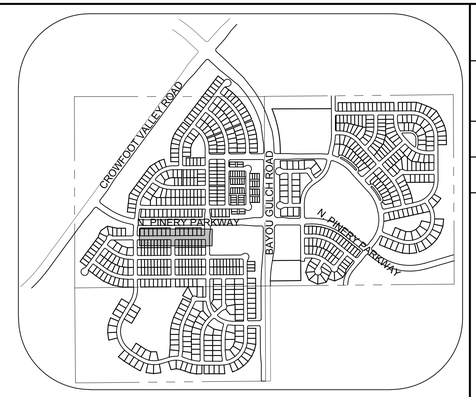
PROFILE: STREET I STA: 20+50.00 TO 25+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET I STA: 25+00.00 TO 30+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

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

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Date	Appr.	Date

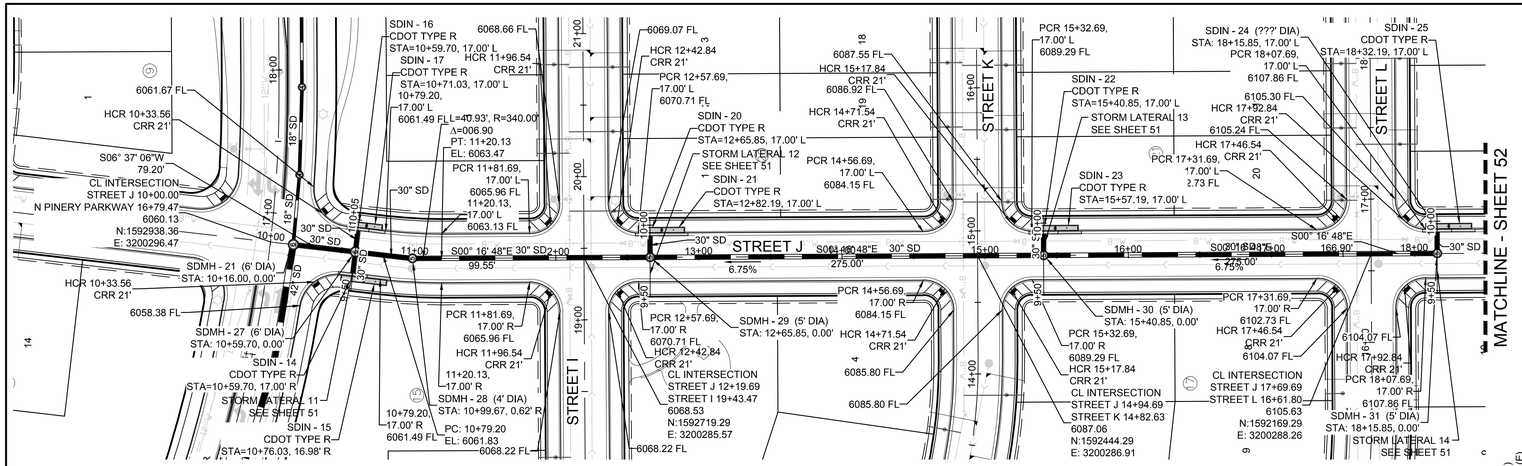
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

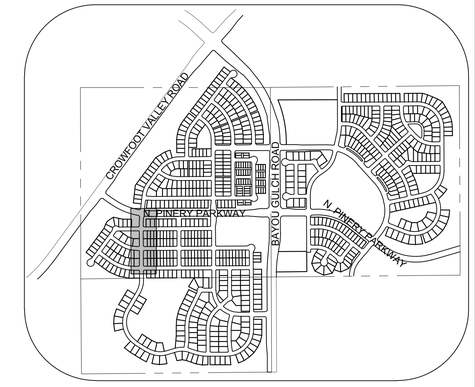
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET I

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 49

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET I.DWG, RYANR, 11/10/2016 4:46 PM

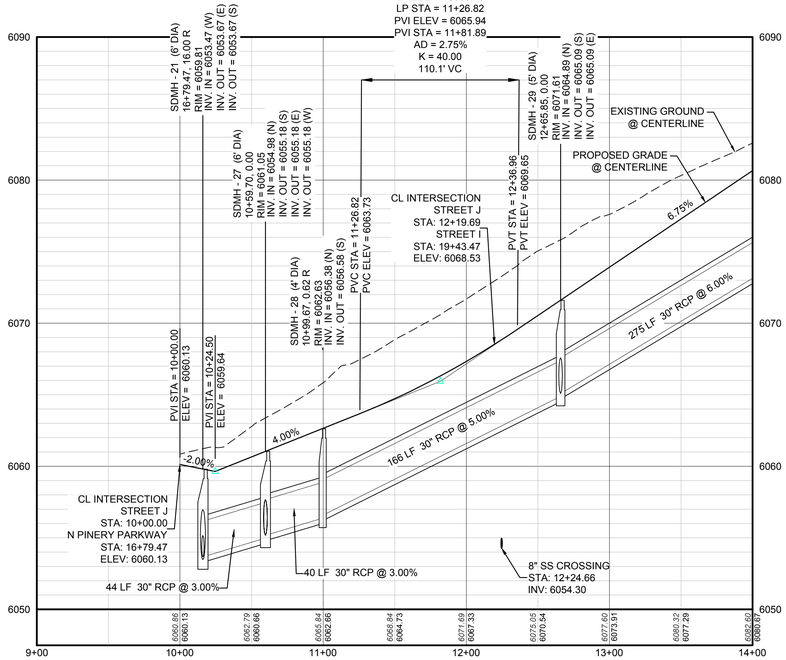


PLAN: STREET J STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'

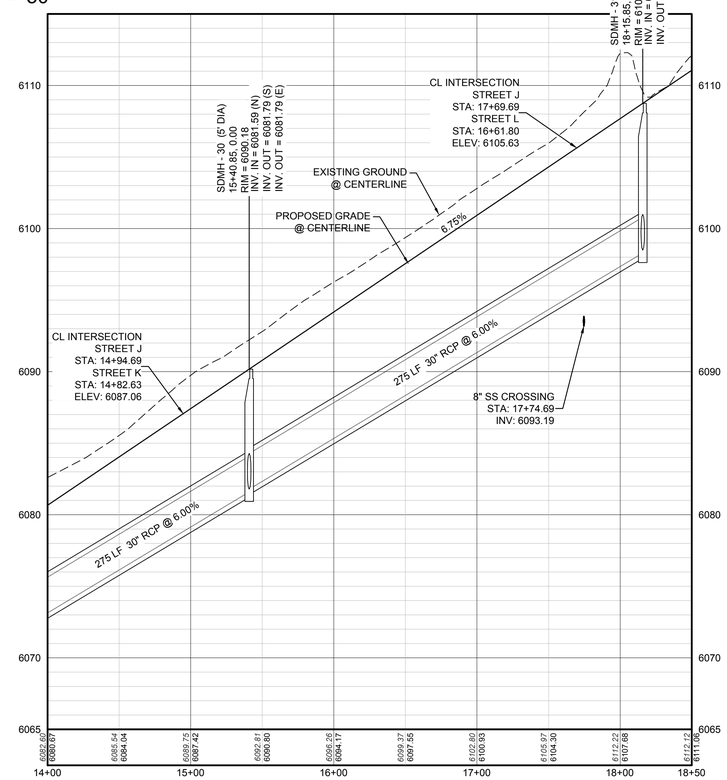


KEYMAP
N.T.S.

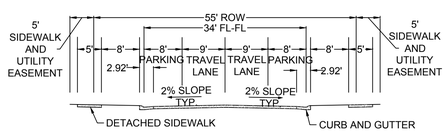
50 25 0 50 100
SCALE: 1" = 50'



PROFILE: STREET J STA: 9+00.00 TO 14+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET J STA: 14+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- 1.0% PROPOSED SLOPE & DIRECTION
- 5615 EXISTING 5' CONTOUR
- 5616 EXISTING 1' CONTOUR
- 5620 PROPOSED 5' CONTOUR
- 5607 PROPOSED 1' CONTOUR
- 36" SS PROPOSED STORM DRAIN
- 18" SS PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- 8"W PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- RW EXISTING 60" RAW WATER LINE
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- HV EXISTING OVERHEAD HIGH VOLTAGE LINE
- TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

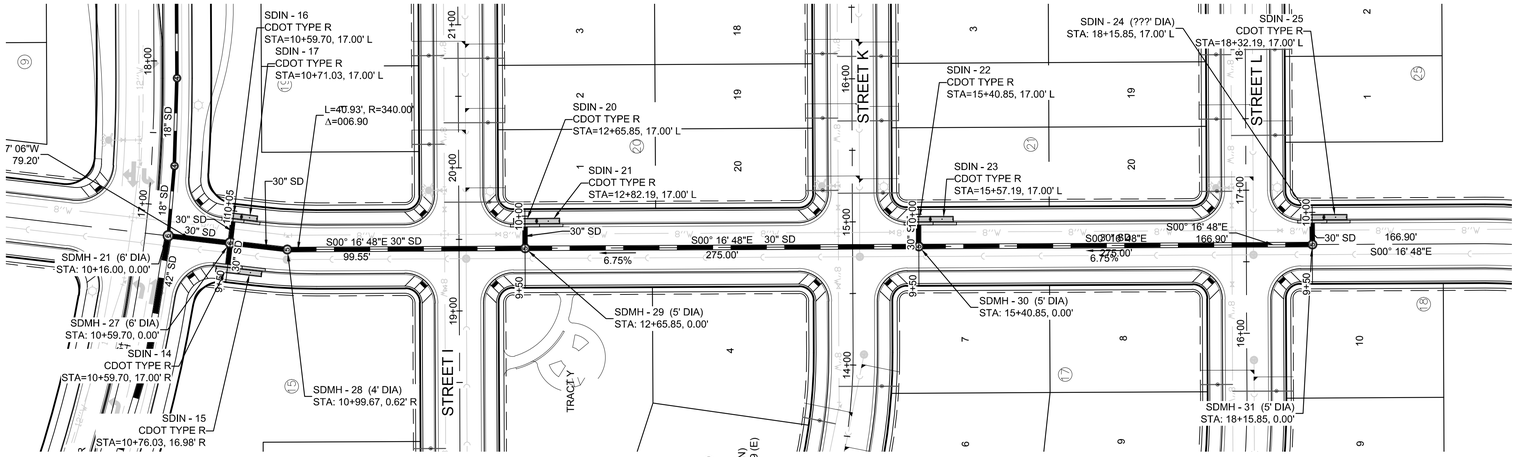
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET J

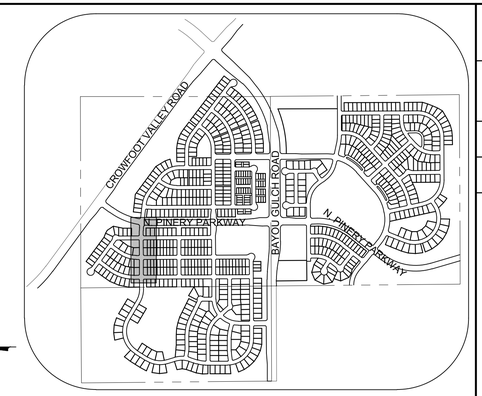
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 50

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET J.DWG, GILBERTS, 11/10/2016 4:51 PM



PLAN: STREET J LATERALS STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'

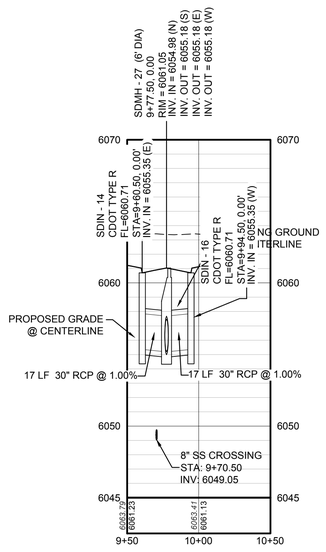


KEYMAP
N.T.S.

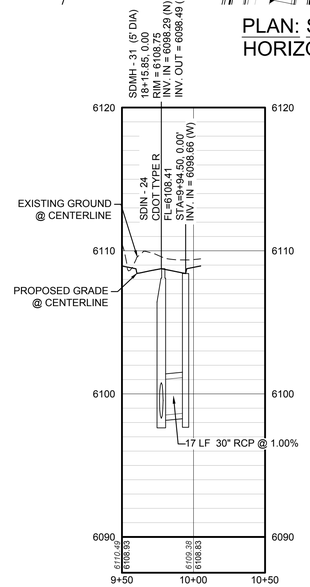
50 25 0 50 100
SCALE: 1" = 50'

LEGEND

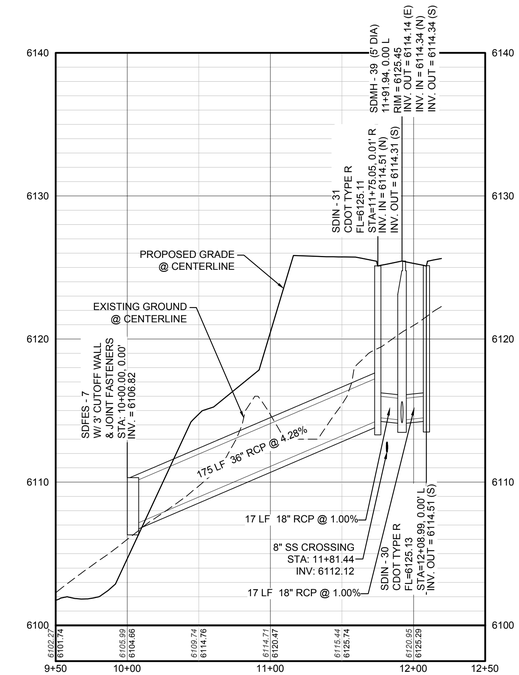
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE



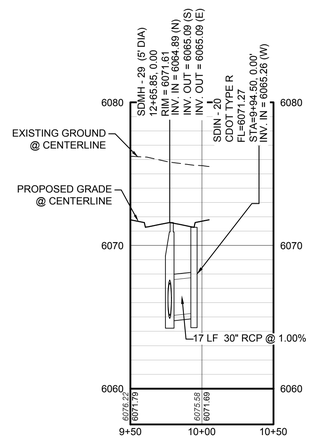
PROFILE: STORM LATERAL 11 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



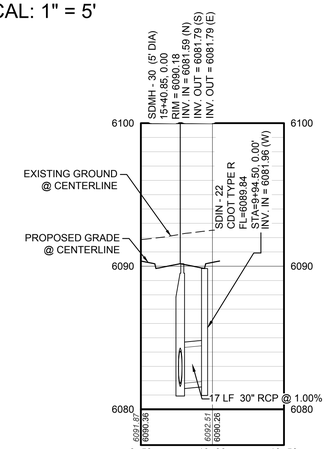
PROFILE: STORM LATERAL 14 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 15 STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 12 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 13 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX
EL	ELEVATION		CULVERT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	ROW	RIGHT OF WAY
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.S.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

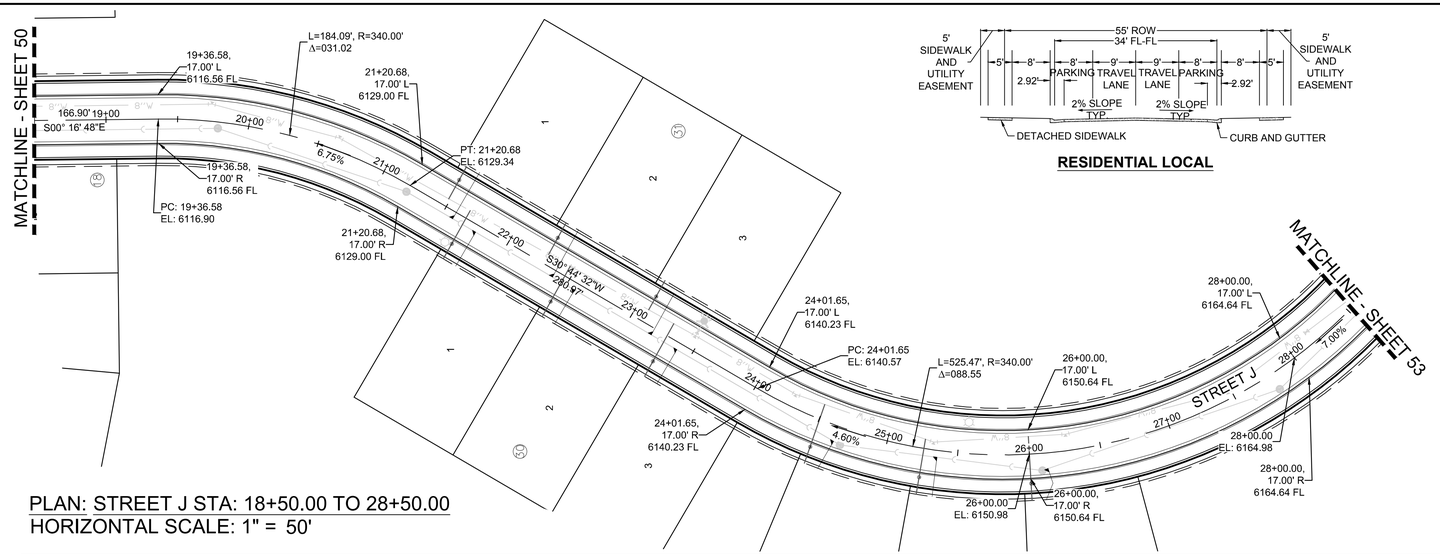
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET J

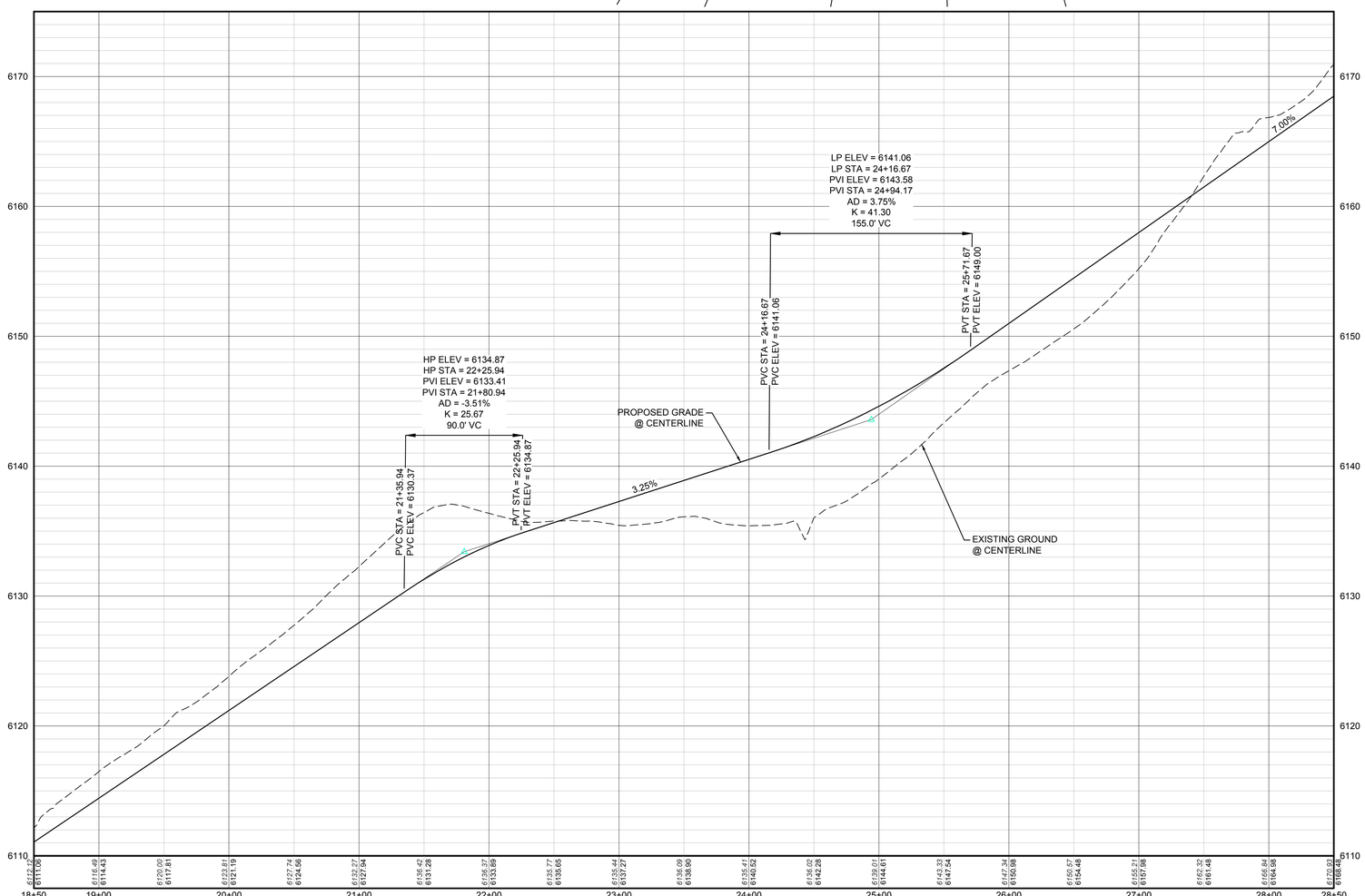
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 51

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET J.DWG, GILBERTS, 11/10/2016 4:52 PM



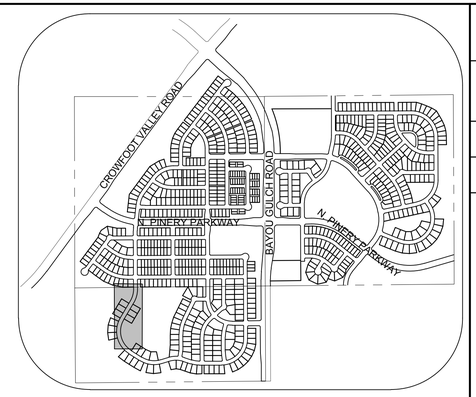
PLAN: STREET J STA: 18+50.00 TO 28+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET J STA: 18+50.00 TO 28+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

RESIDENTIAL LOCAL

SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

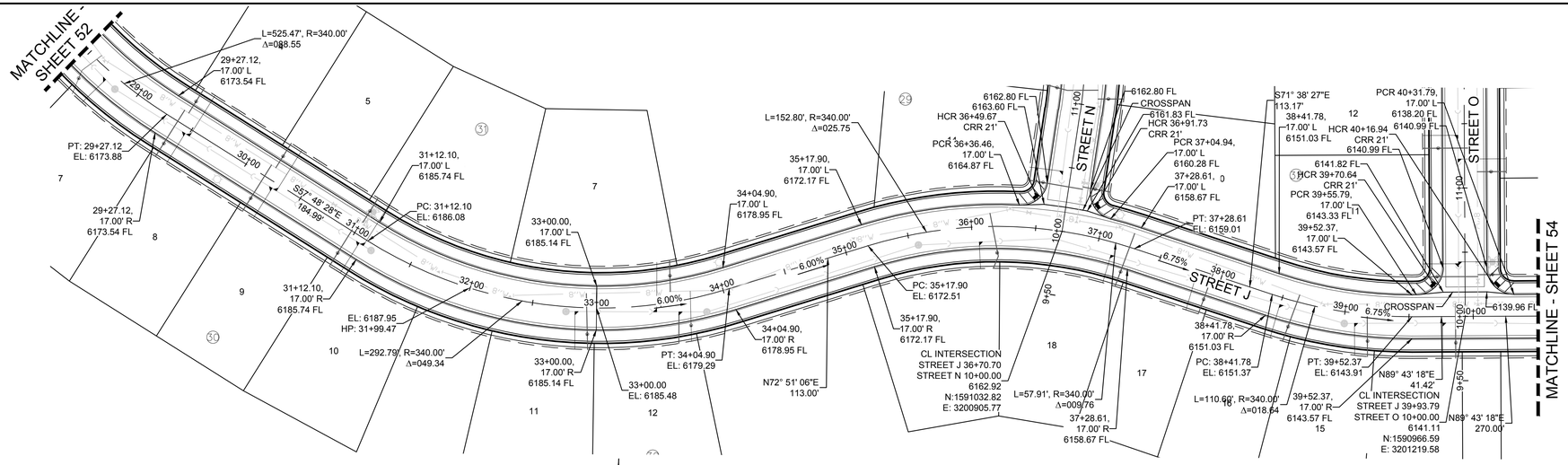
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

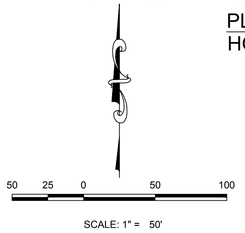
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET J

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

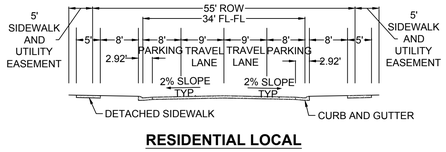
SHEET NUMBER 52

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET J.DWG, GILBERTS, 11/10/2016 4:52 PM

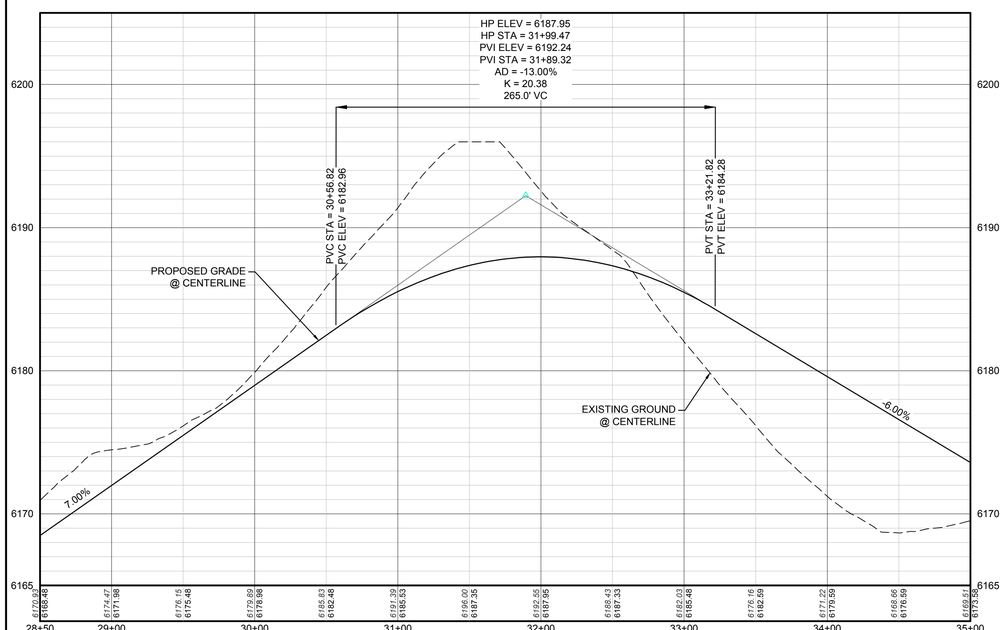




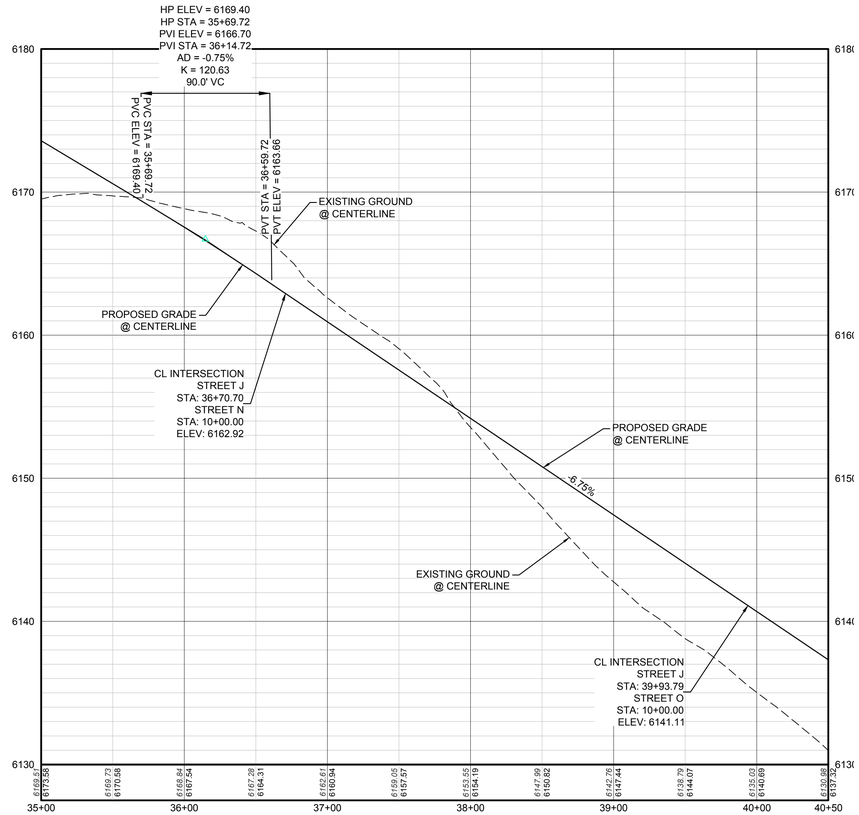
PLAN: STREET J STA: 28+50.00 TO 40+50.00
HORIZONTAL SCALE: 1" = 50'



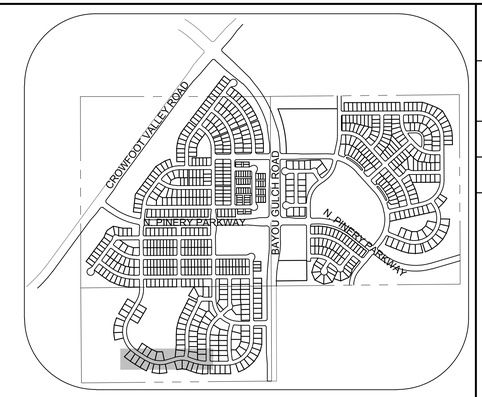
RESIDENTIAL LOCAL



PROFILE: STREET J STA: 28+50.00 TO 35+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET J STA: 35+00.00 TO 40+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

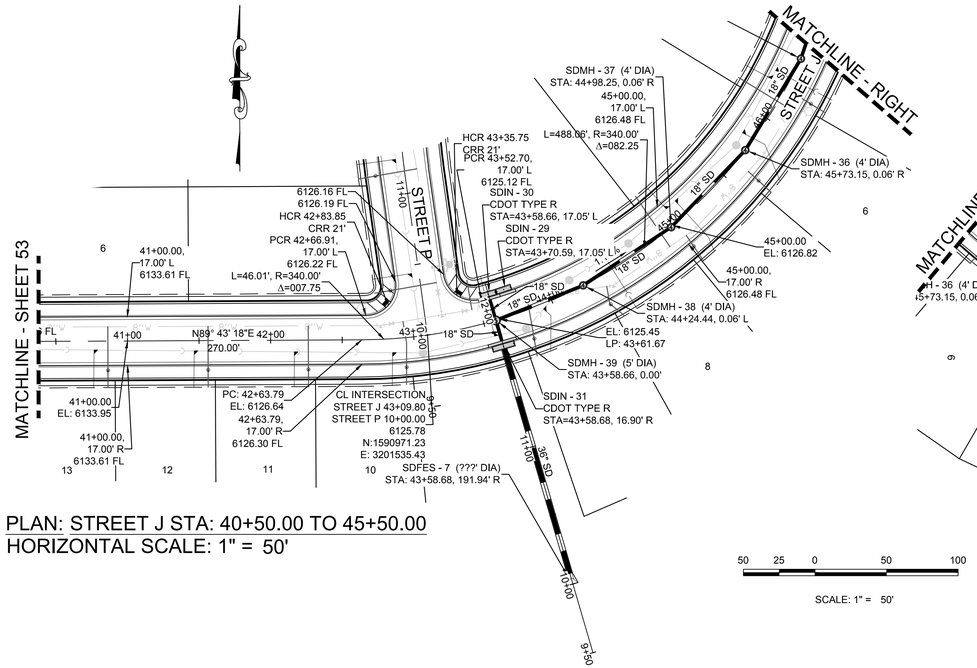
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

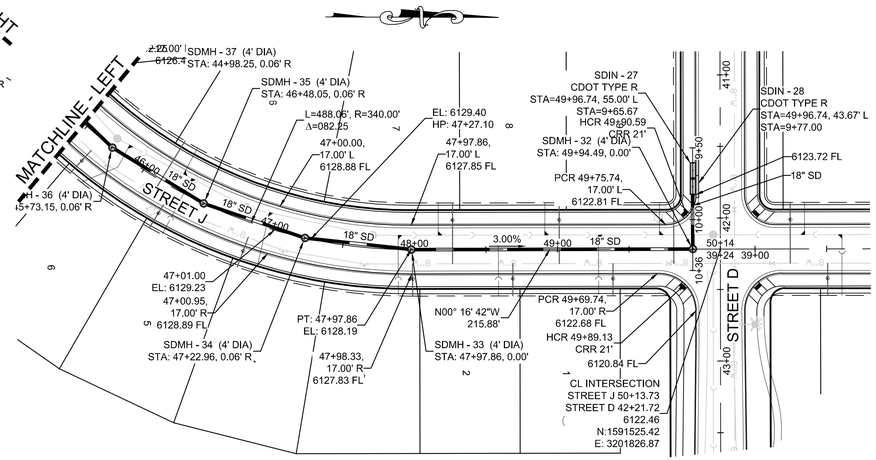
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET J

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 53

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET J.DWG, GILBERTS, 11/10/2016 4:52 PM

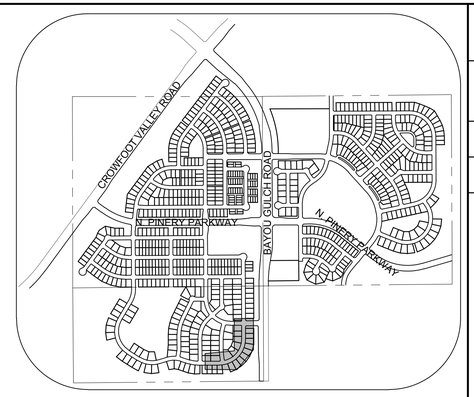


PLAN: STREET J STA: 40+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'



PLAN: STREET J STA: 45+50.00 TO 50+50.00
HORIZONTAL SCALE: 1" = 50'

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



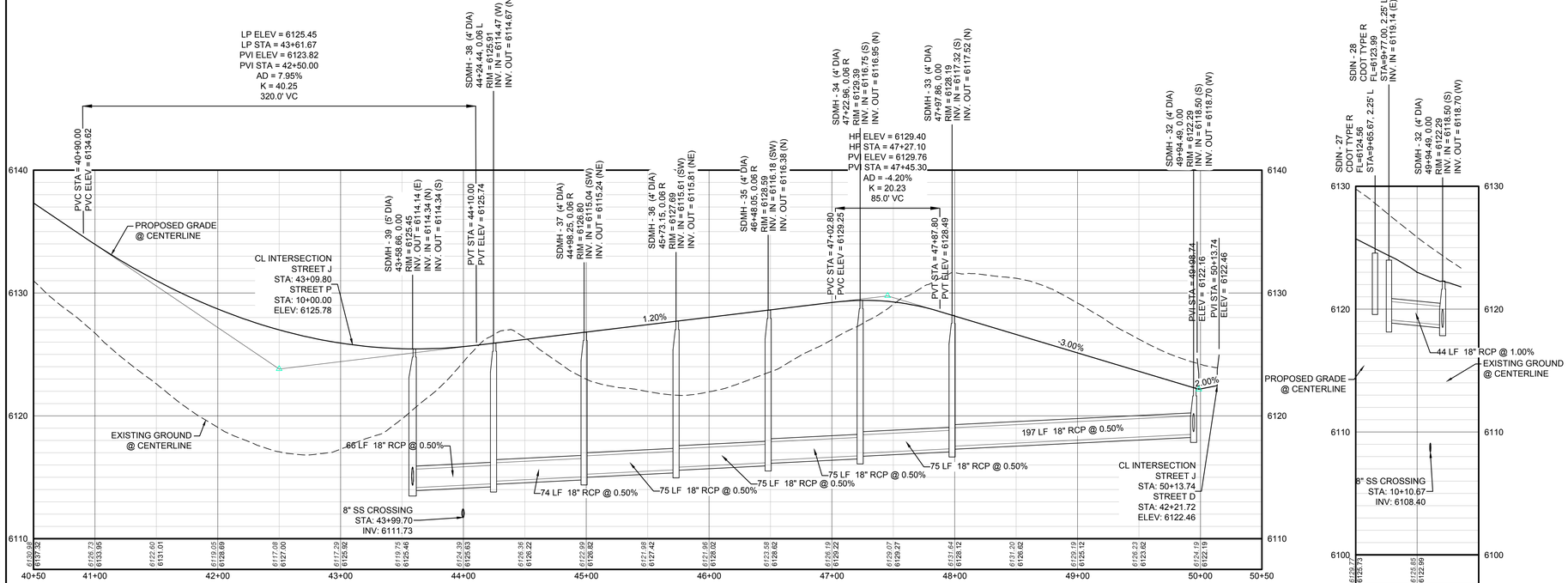
KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

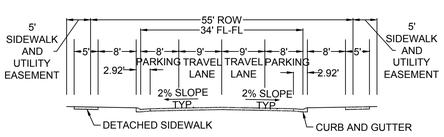
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: STREET J STA: 40+50.00 TO 50+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PROFILE: STORM LATERAL 16 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

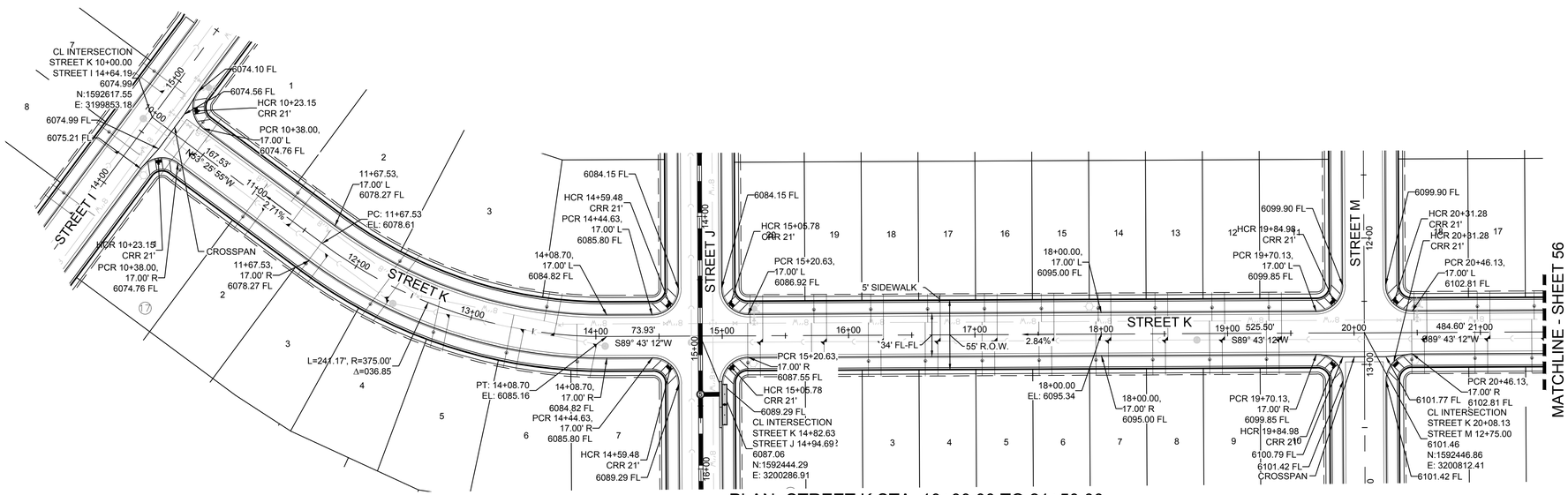
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET J

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER: 54

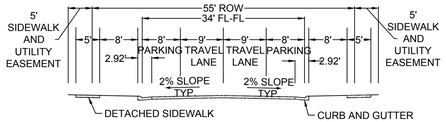
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET J.DWG, GILBERTS, 11/10/2016 4:52 PM



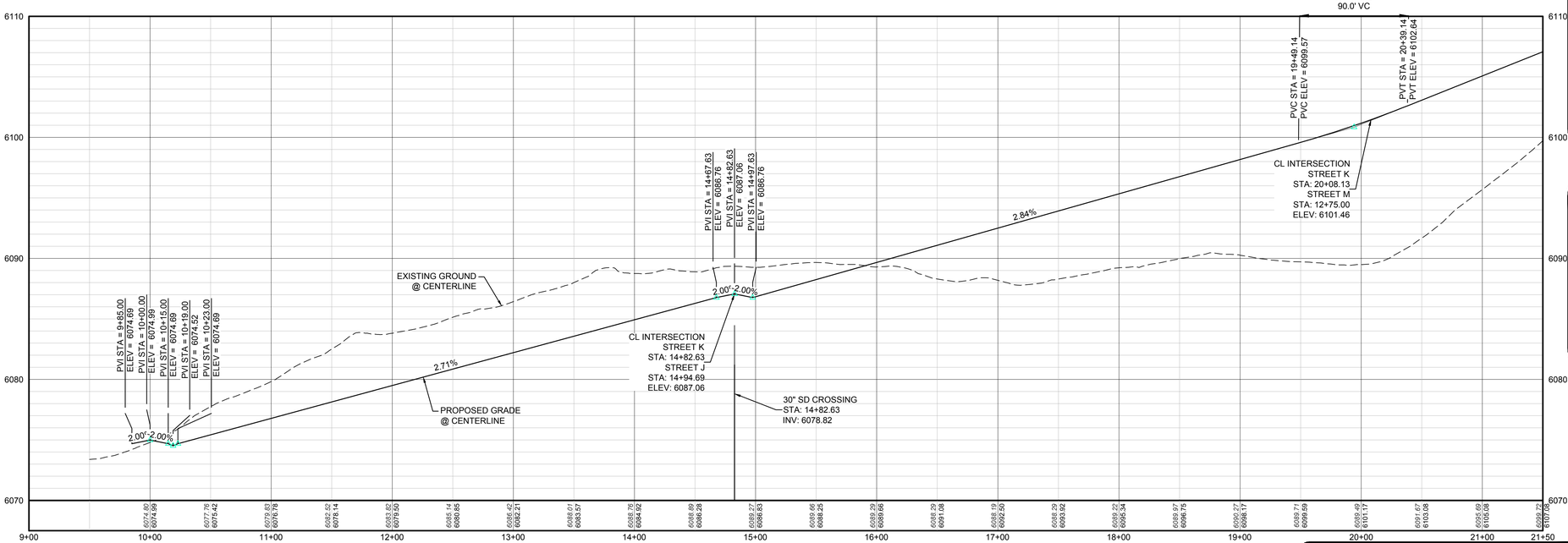
PLAN: STREET K STA: 10+00.00 TO 21+50.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

SCALE: 1" = 50'



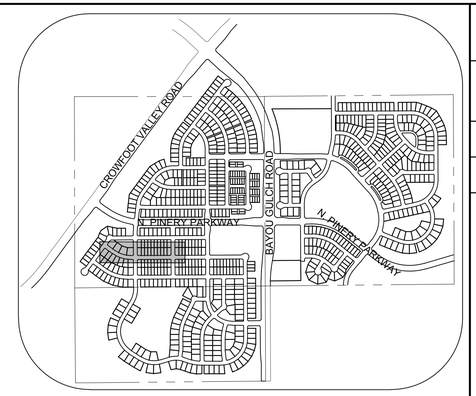
RESIDENTIAL LOCAL



PROFILE: STREET K STA: 9+00.00 TO 21+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
CRR	CURB RETURN RADIUS
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
HCR	HANDICAP CURB RAMP
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	PT. OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
STA	STATION
TC	TOP OF CURB
T.O.S.	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

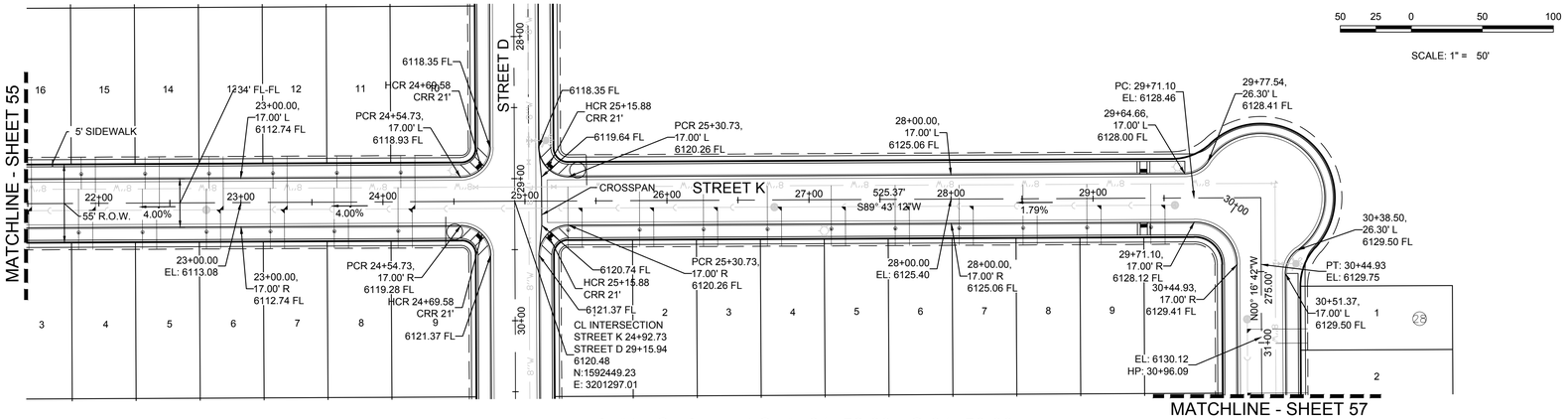
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET K

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

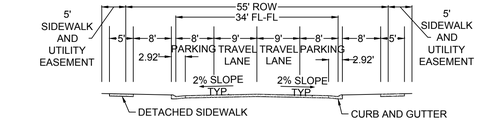
SHEET NUMBER 55

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET K.DWG, RYANR, 11/10/2016 4:56 PM

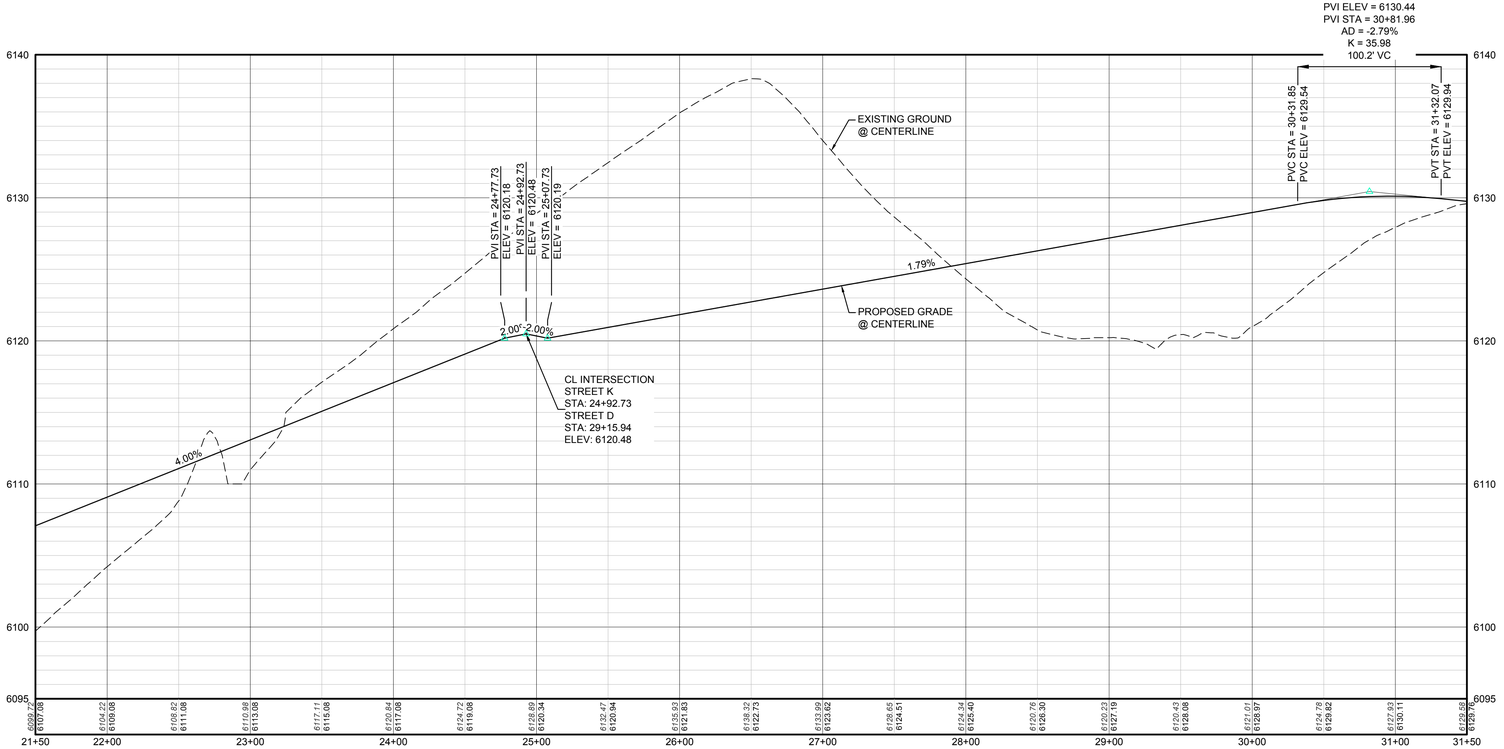


PLAN: STREET K STA: 21+50.00 TO 31+50.00
HORIZONTAL SCALE: 1" = 50'

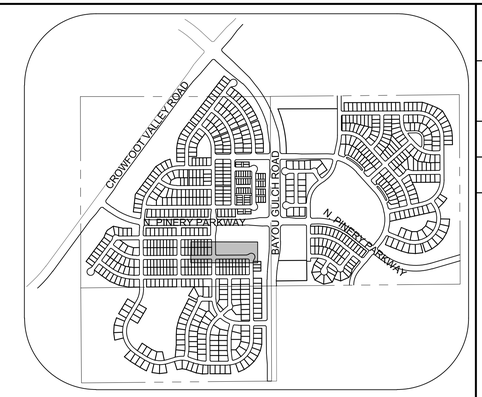
SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: STREET K STA: 21+50.00 TO 31+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

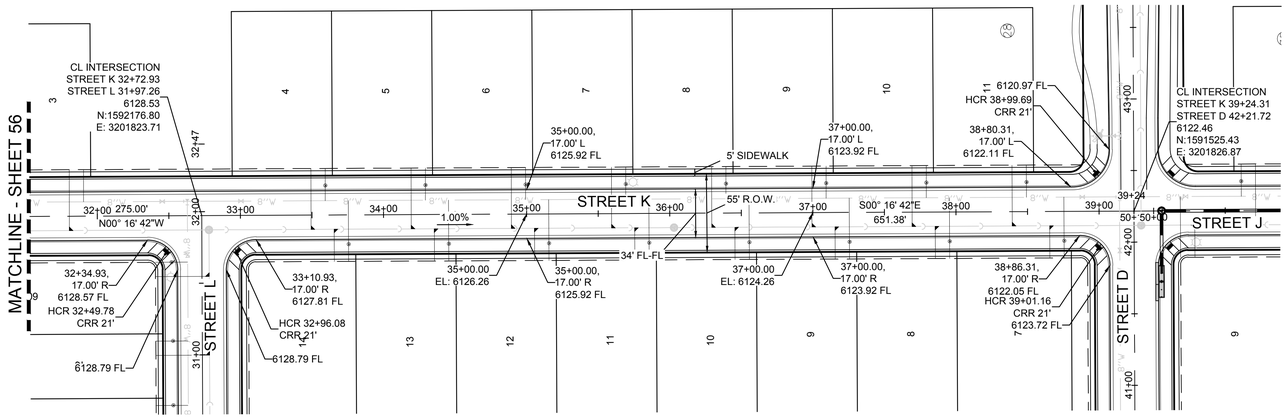
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

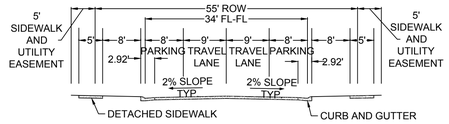
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET K

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016
SHEET NUMBER 56

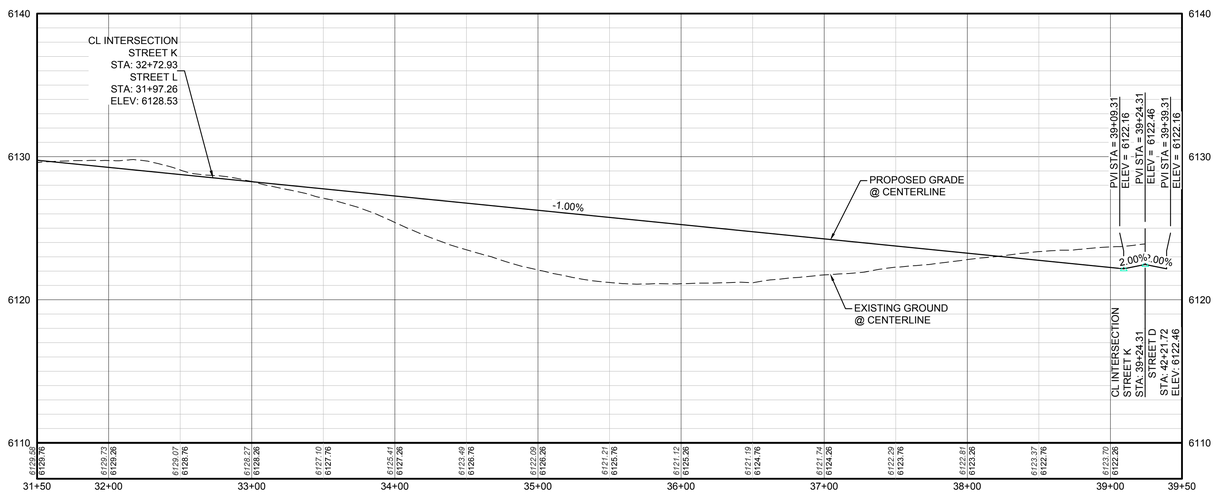
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET K.DWG, RYANR, 11/10/2016 4:56 PM



PLAN: STREET K STA: 31+50.00 TO 39+24.00
HORIZONTAL SCALE: 1" = 50'



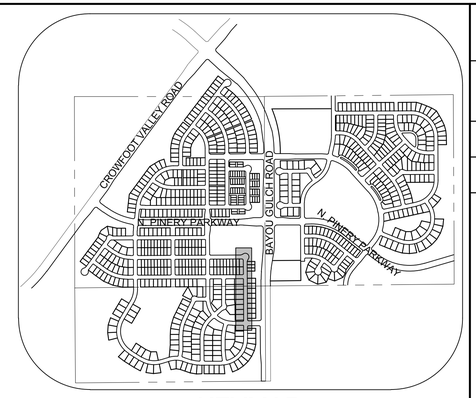
RESIDENTIAL LOCAL



PROFILE: STREET K STA: 31+50.00 TO 39+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Date	Appr.	Date

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

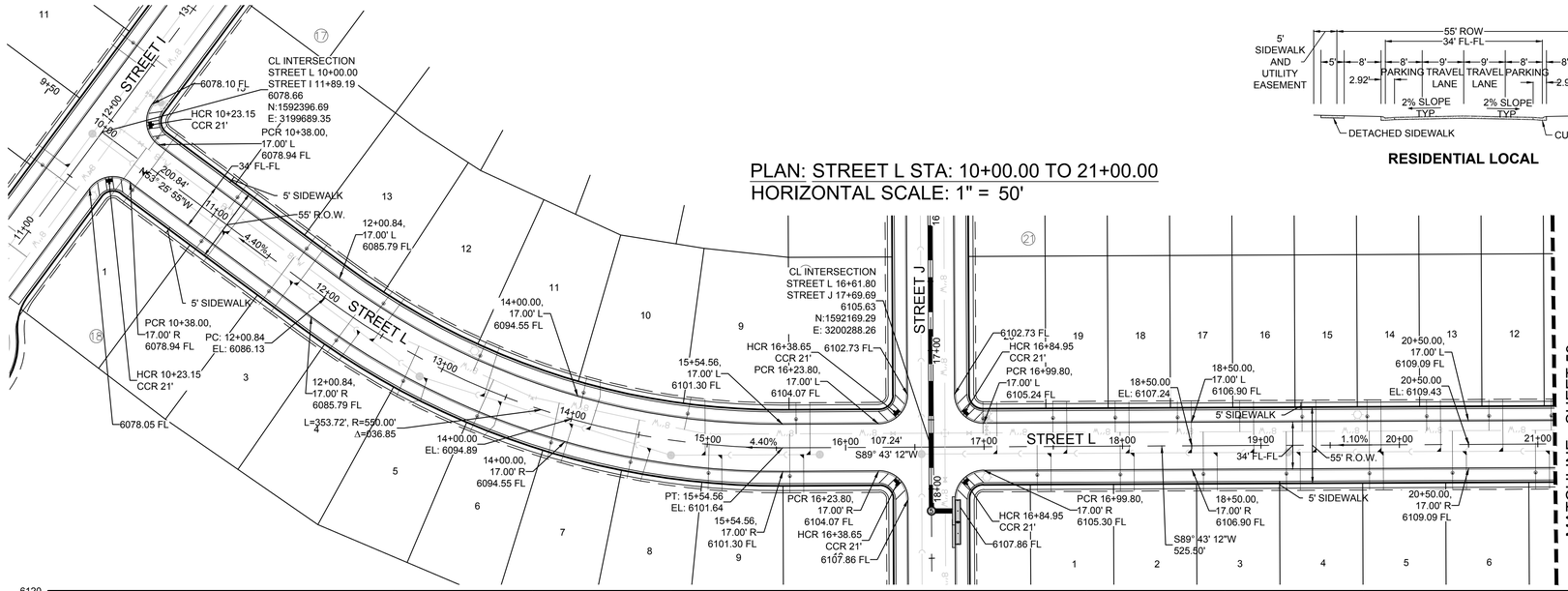
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

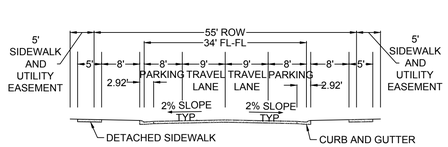
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET K

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD		
CHECKED BY:	JJJ	DATE:	NOVEMBER, 2016

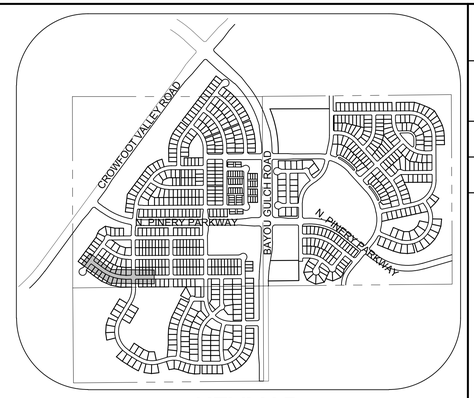
SHEET NUMBER 57

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET K.DWG, RYANR, 11/10/2016 4:56 PM





RESIDENTIAL LOCAL



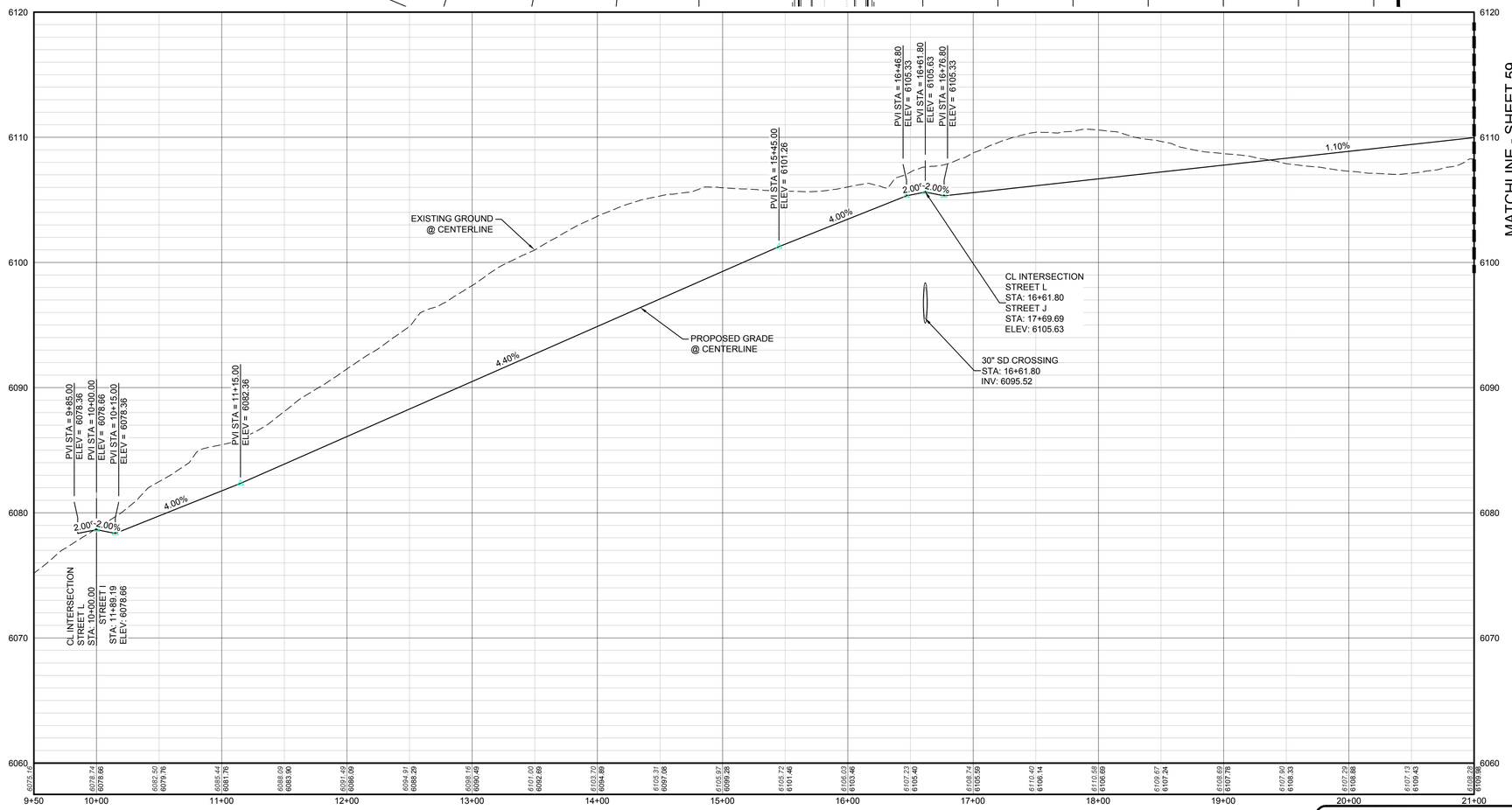
KEYMAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE (TEL)



ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

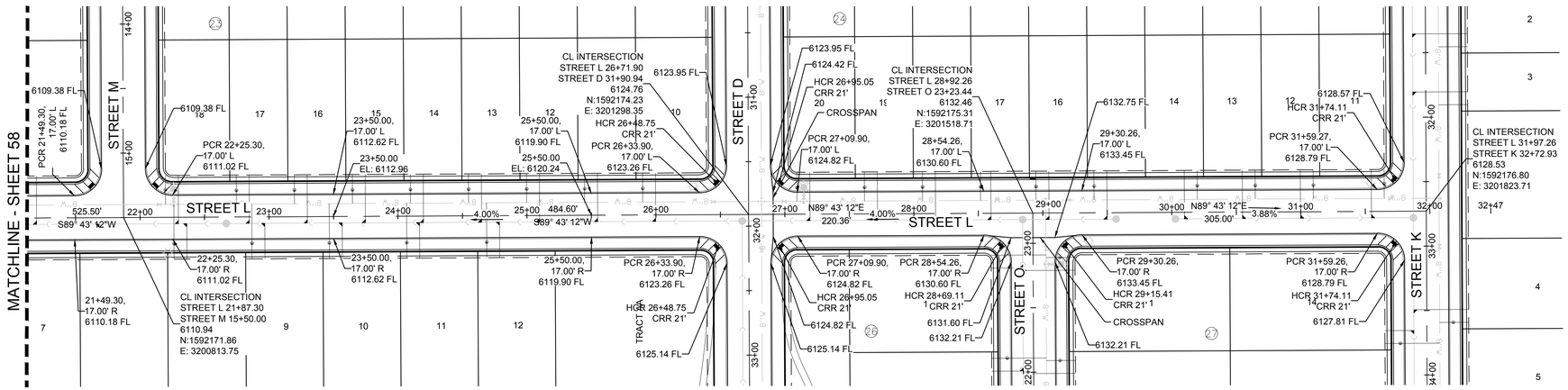
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

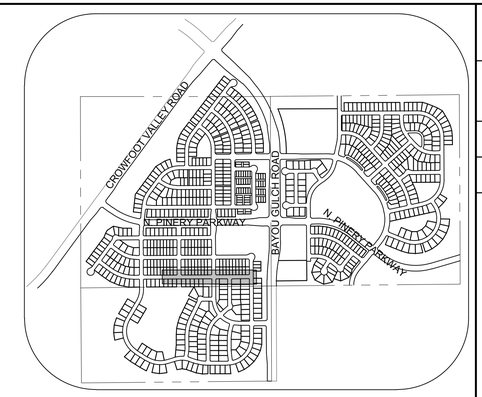
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET L

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

SHEET NUMBER 58

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET L.DWG, GILBERTS, 11/10/2016 5:00 PM

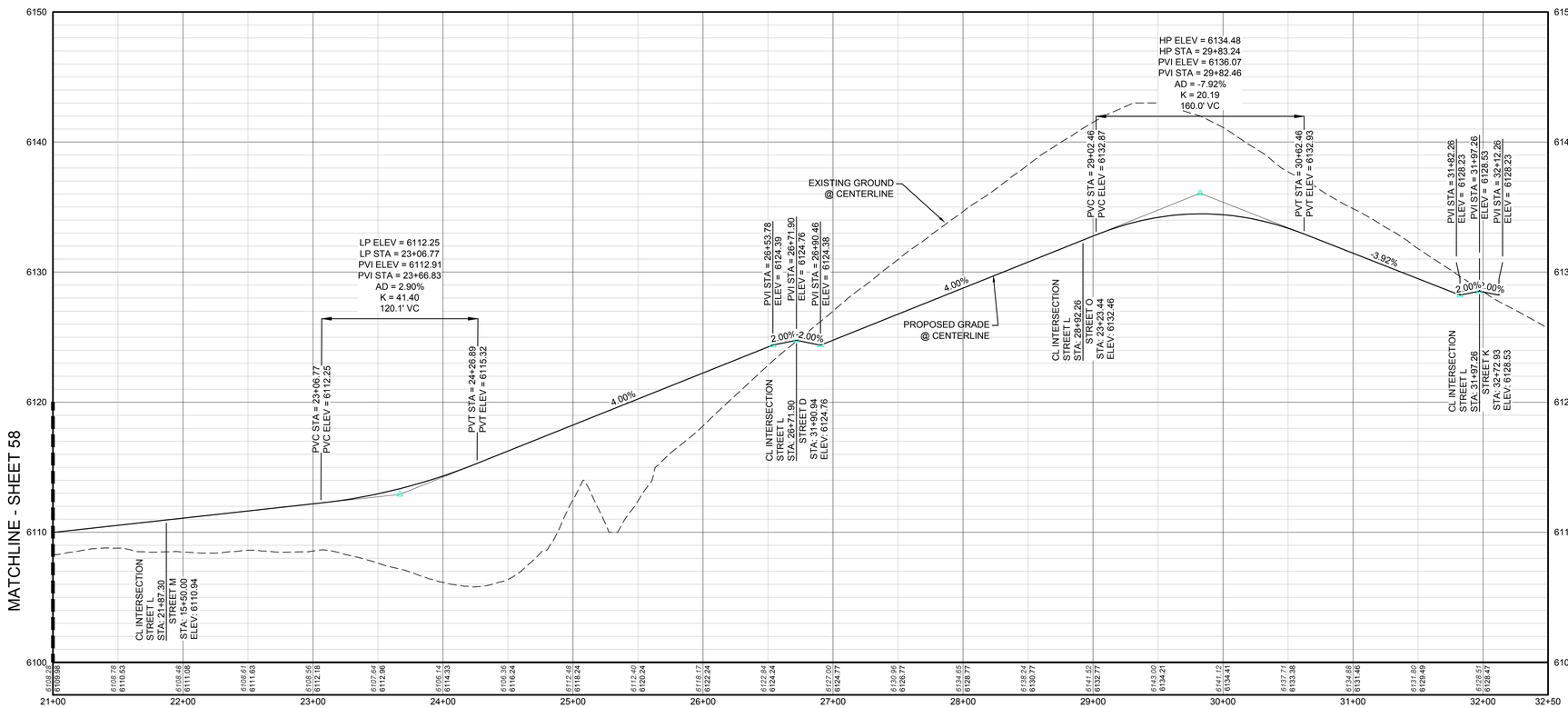




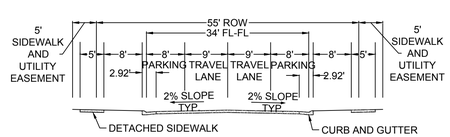
KEYMAP
N.T.S.

PLAN: STREET L STA: 21+00.00 TO 32+50.00
HORIZONTAL SCALE: 1" = 50'

SCALE: 1" = 50'



PROFILE: STREET L STA: 21+00.00 TO 32+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION (1.0%)
- EXISTING 5' CONTOUR (5615)
- EXISTING 1' CONTOUR (5616)
- PROPOSED 5' CONTOUR (5620)
- PROPOSED 1' CONTOUR (5607)
- PROPOSED STORM DRAIN (36" SS)
- PROPOSED SEWER LINE WITH MANHOLE (18" SS)
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE (8"W)
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE (RW)
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE (FO)
- EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
- EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

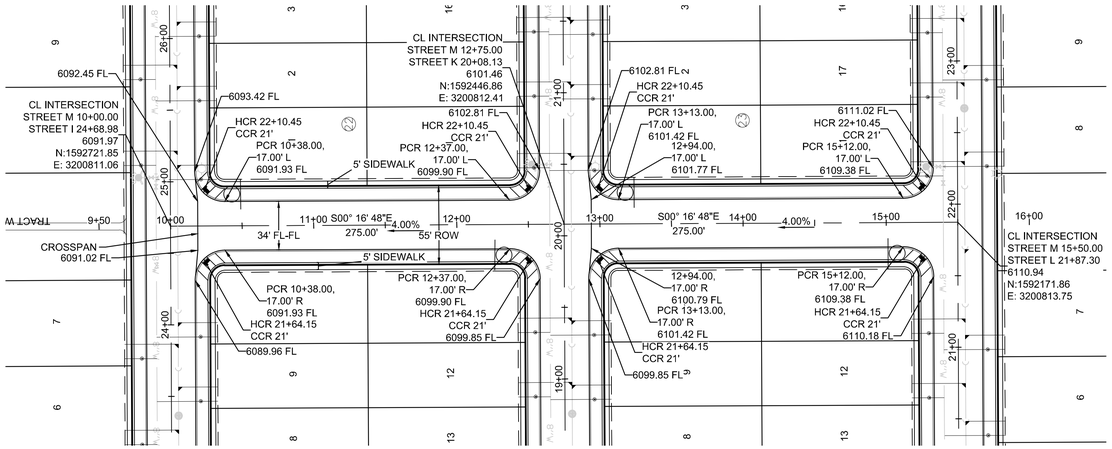
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET L

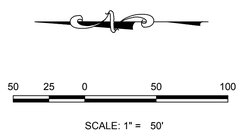
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER 2016

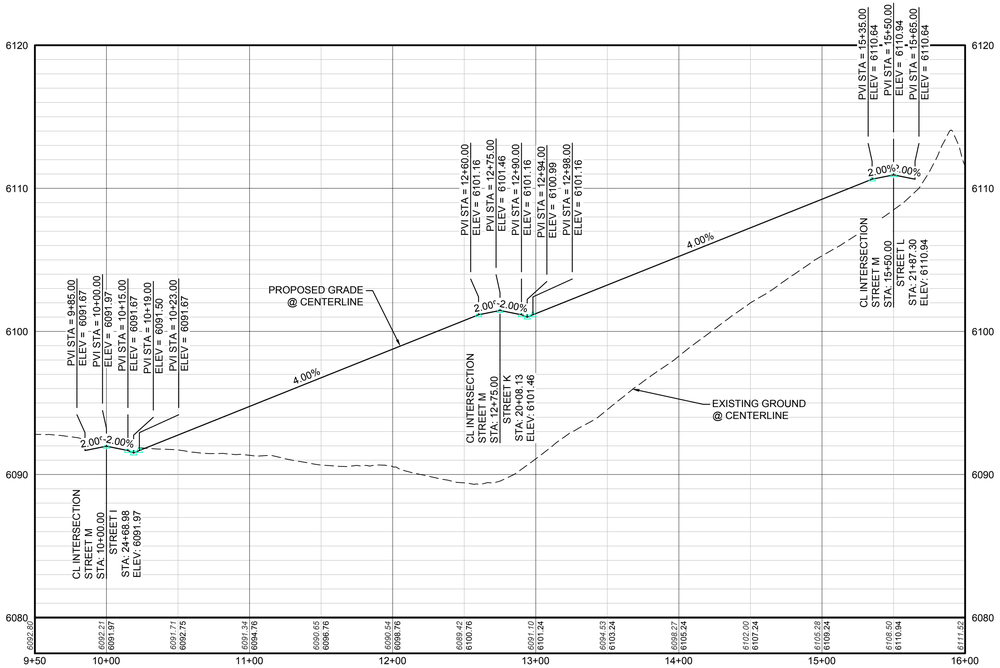
SHEET NUMBER 59

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET L.DWG, GILBERTS, 11/10/2016 5:00 PM



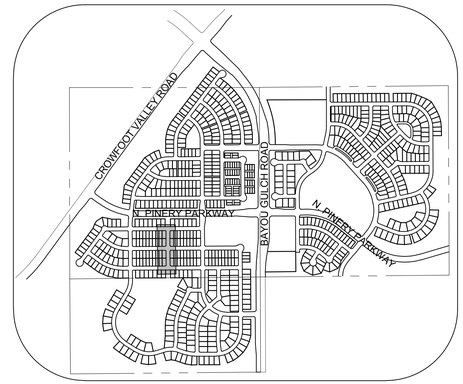
PLAN: STREET M STA: 10+00.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'





PROFILE: STREET M STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE (4 5 6)	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

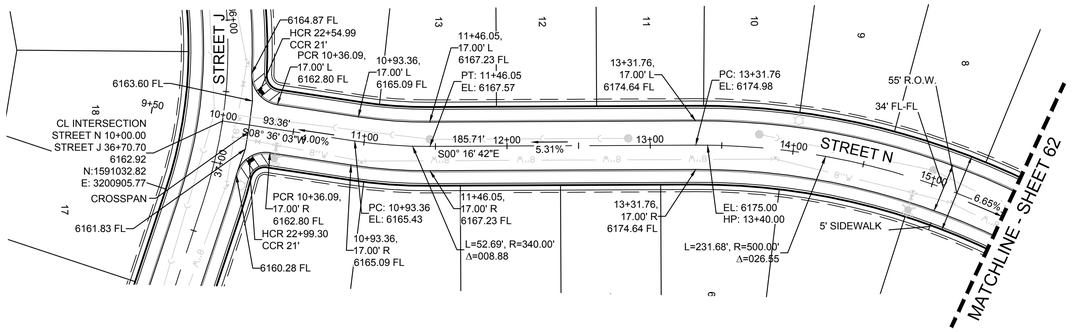
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

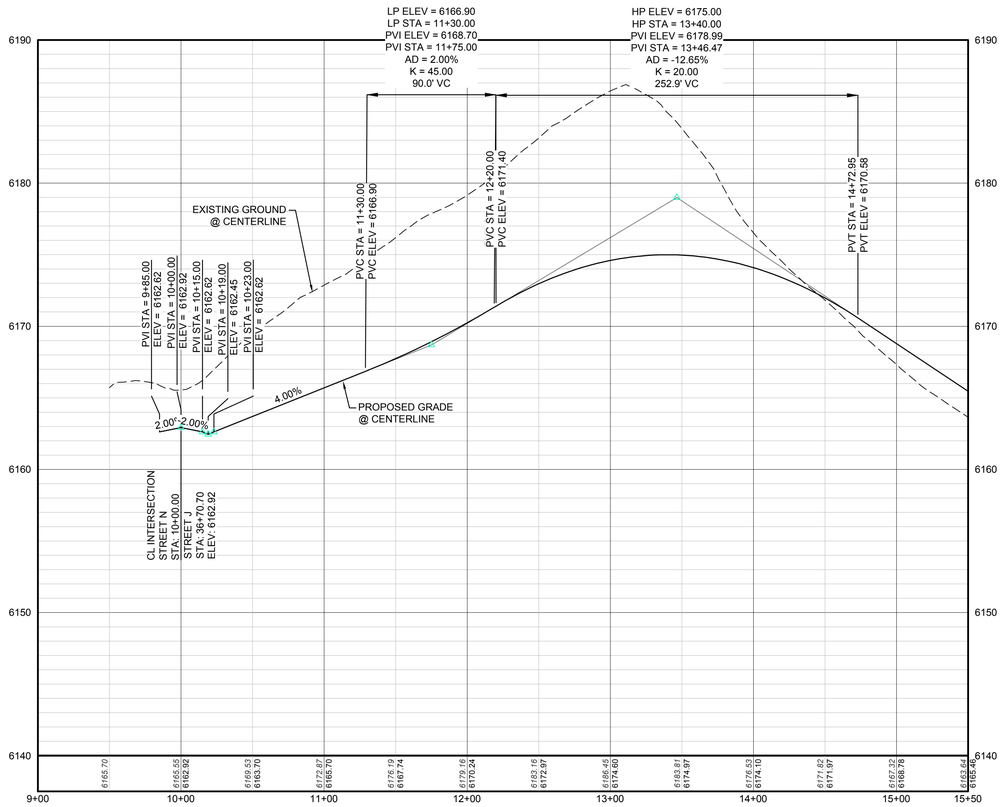
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET M

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 60

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET M.DWG, GILBERTS, 11/10/2016 4:18 PM



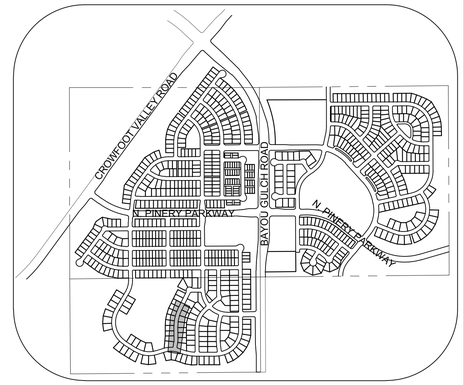
PLAN: STREET N STA: 10+00.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET N STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION (1.0%)
- EXISTING 5' CONTOUR (5615)
- EXISTING 1' CONTOUR (5616)
- PROPOSED 5' CONTOUR (5620)
- PROPOSED 1' CONTOUR (5607)
- PROPOSED STORM DRAIN (36" SS)
- PROPOSED SEWER LINE WITH MANHOLE (18" SS)
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE (8"W)
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE (RW)
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE (FO)
- EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
- EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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

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

No.	Revisions	Date	Init.	Appr.	Date

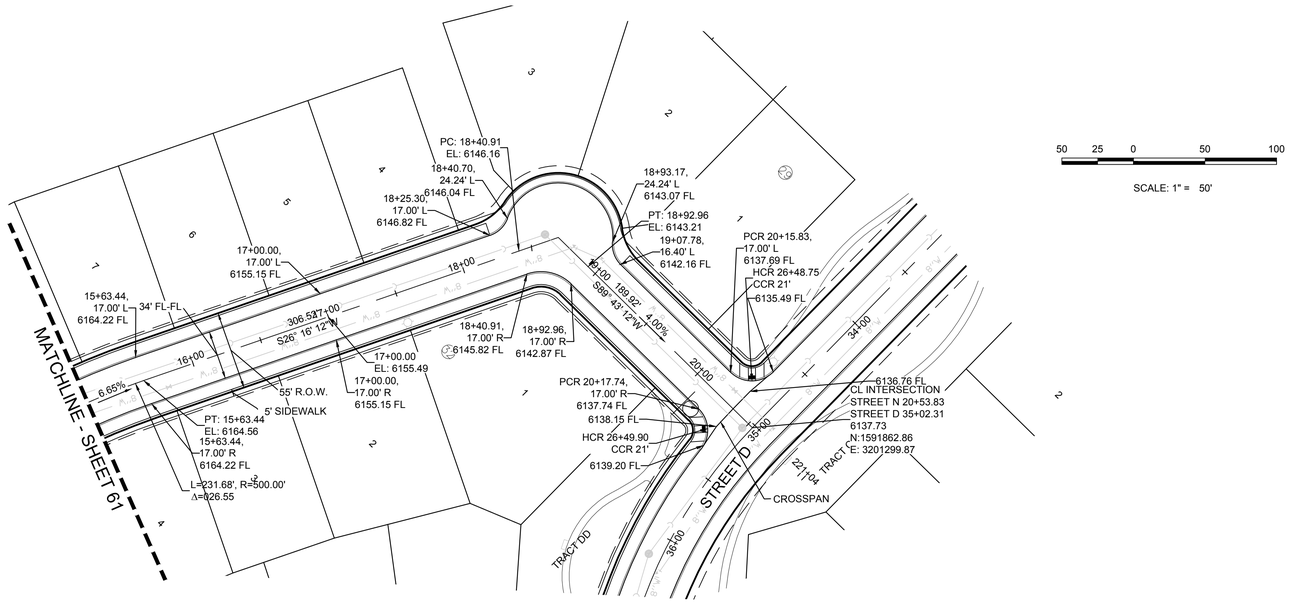
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

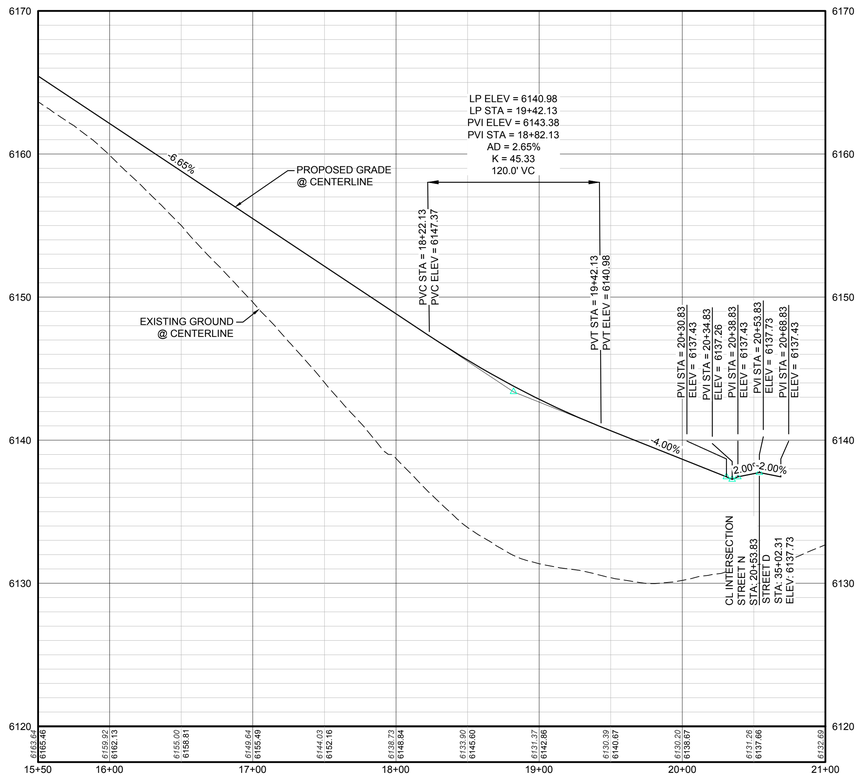
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY AND STORM PLAN & PROFILE
STREET N

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 61

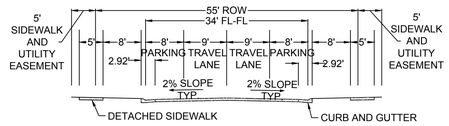
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET N.DWG, GILBERT S, 11/10/2016 4:22 PM



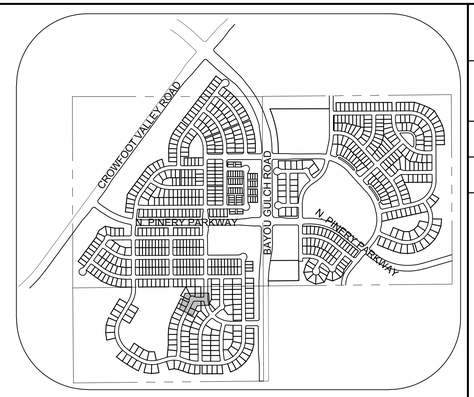
PLAN: STREET N STA: 15+50.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET N STA: 15+50.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

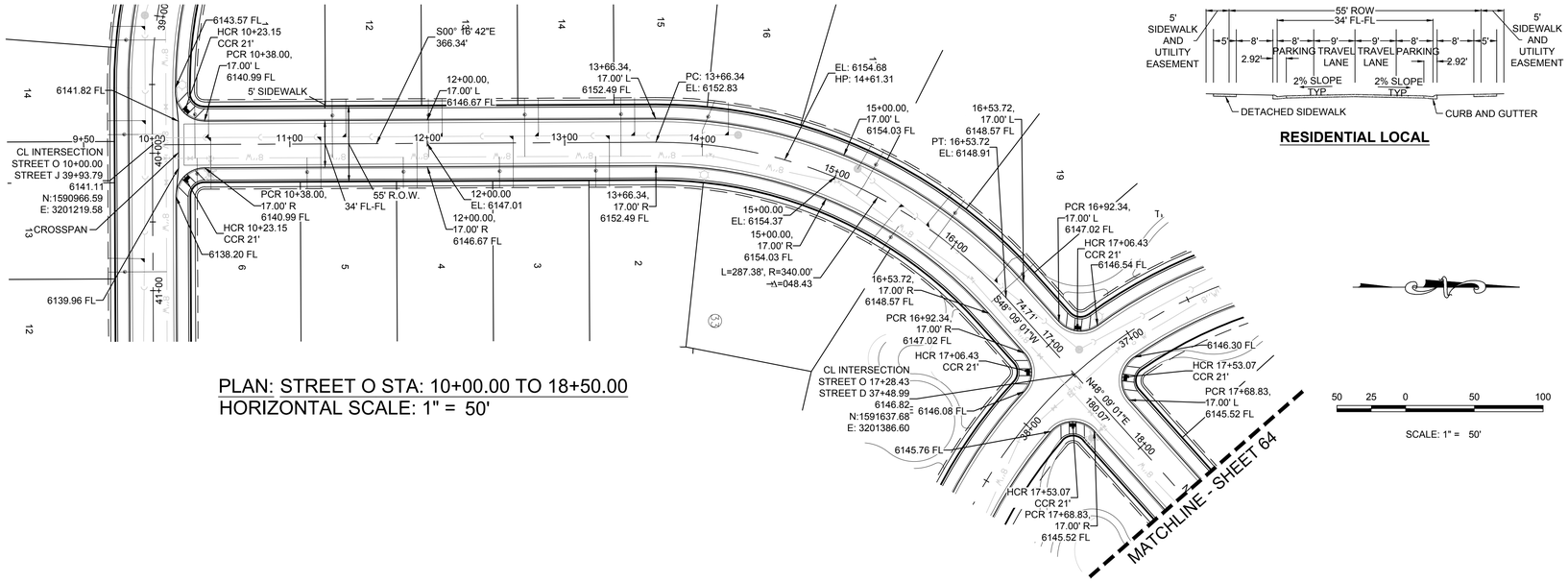
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY AND STORM PLAN & PROFILE
STREET N

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 62

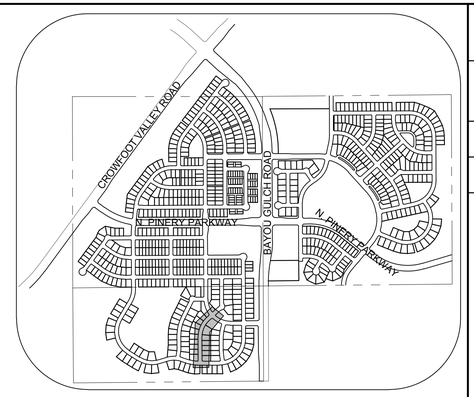
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET N.DWG, GILBERT S, 11/10/2016 4:22 PM



PLAN: STREET O STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'

RESIDENTIAL LOCAL

SCALE: 1" = 50'



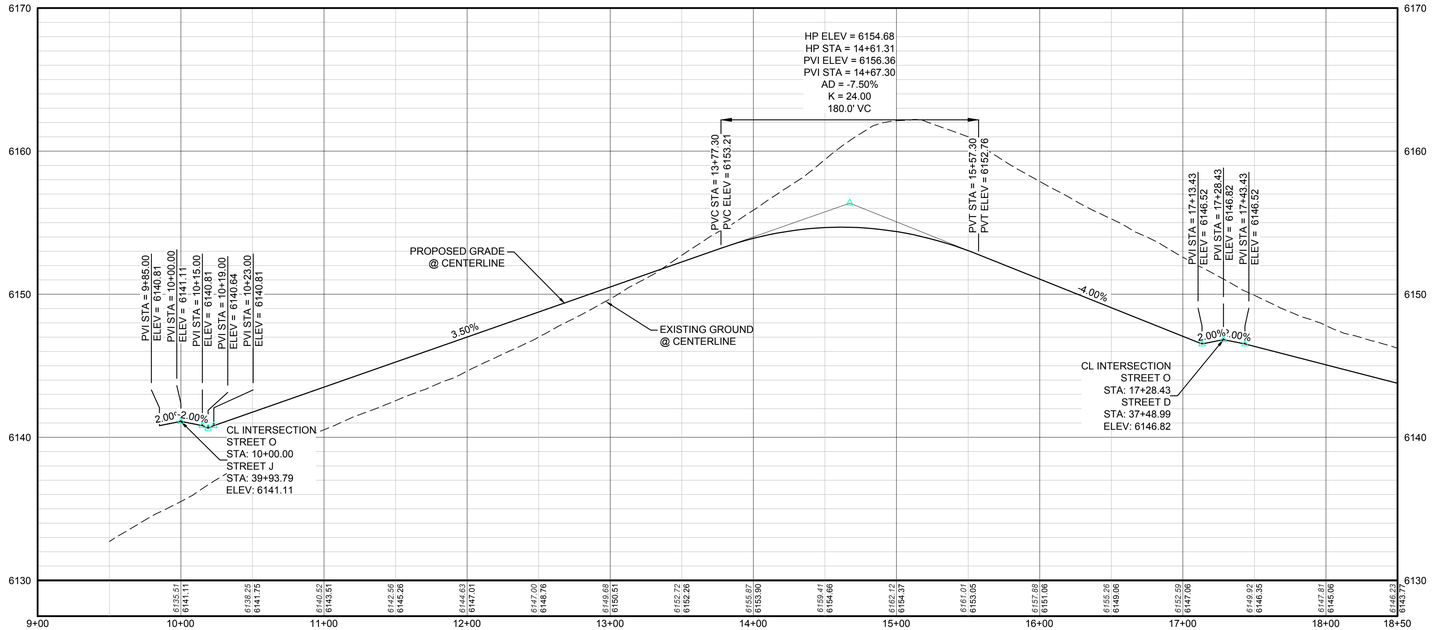
KEYMAP
N.T.S.

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	36" SS PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	18" SS PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	8"W PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	RW EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	HV EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: STREET O STA: 9+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

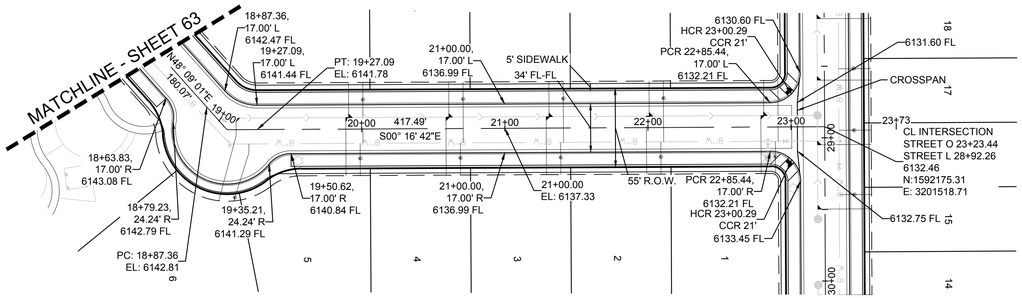
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET O

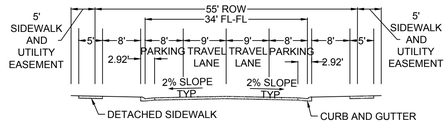
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 63

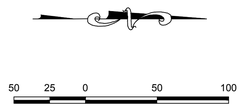
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET O.DWG, RYANR, 11/10/2016 4:25 PM



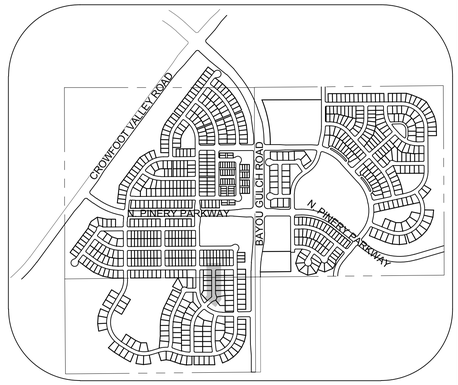
PLAN: STREET O STA: 18+50.00 TO 24+00.00
HORIZONTAL SCALE: 1" = 50'



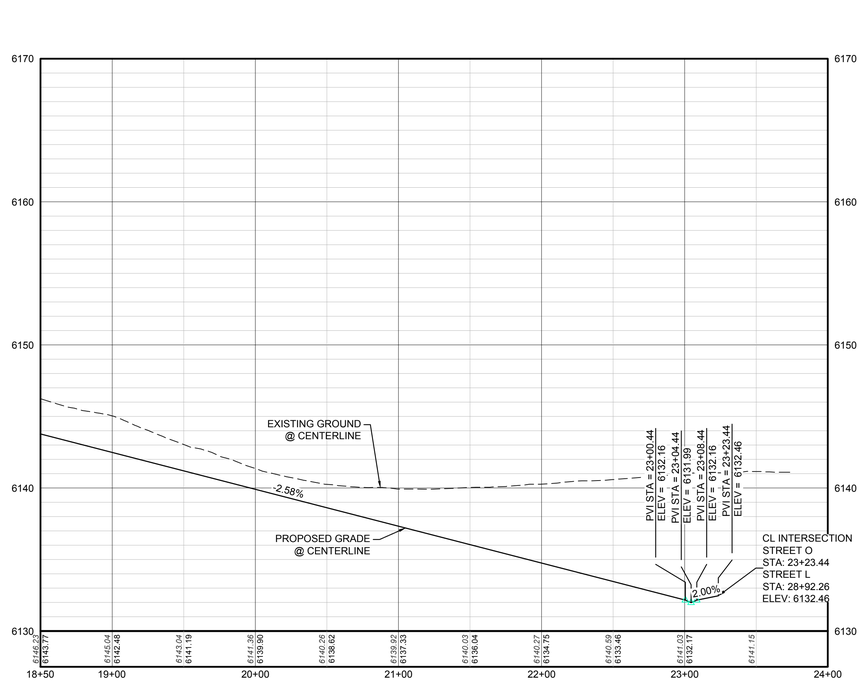
RESIDENTIAL LOCAL



SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: STREET O STA: 18+50.00 TO 24+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

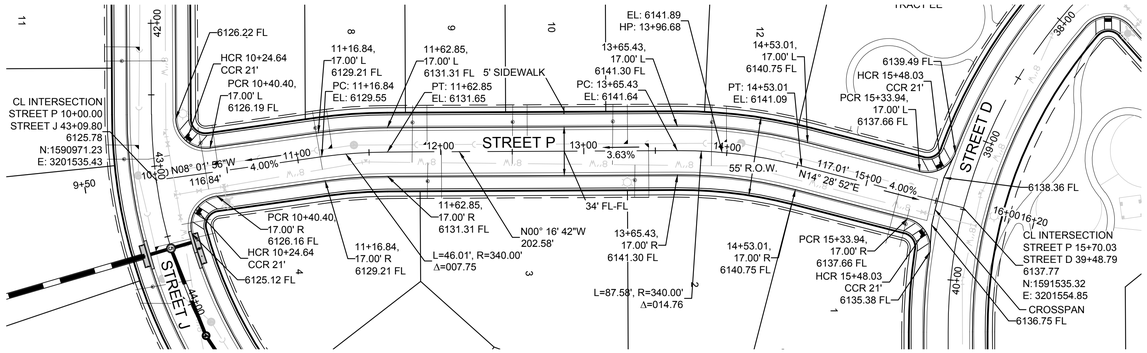
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET O

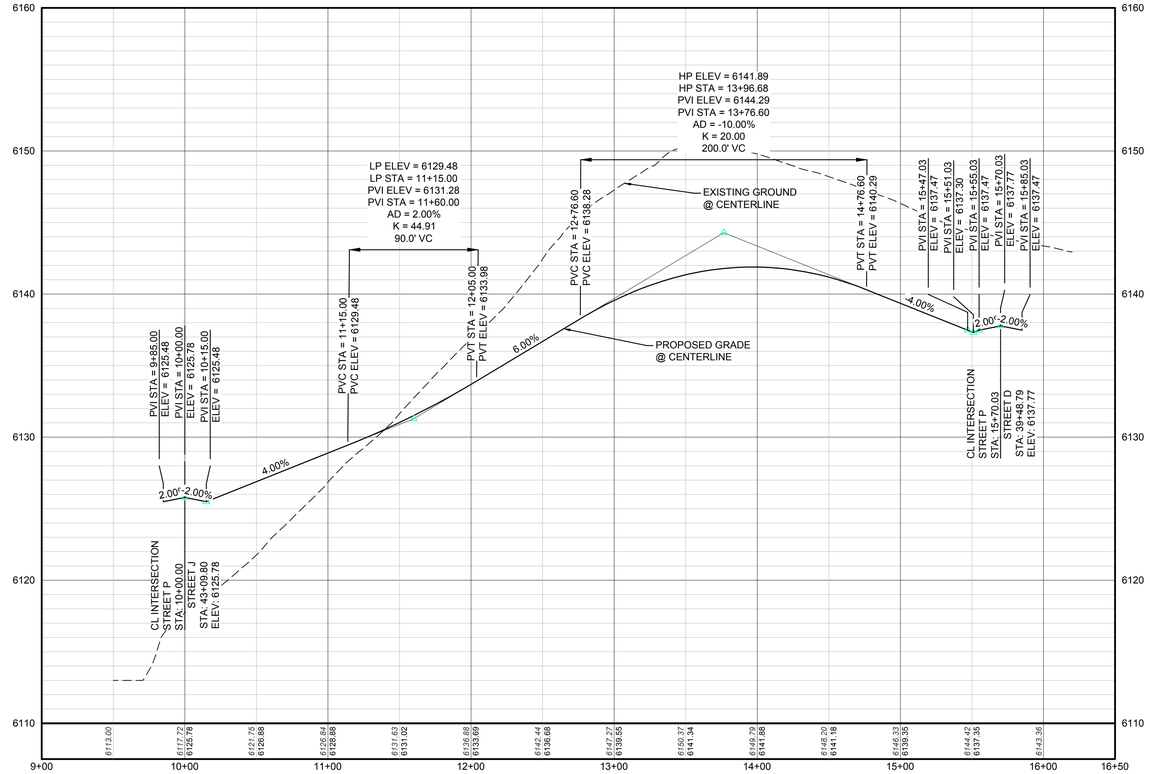
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 64

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET O.DWG, RYANR, 11/10/2016 4:25 PM



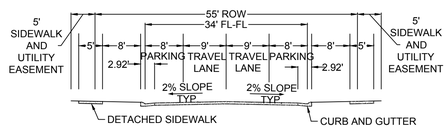
PLAN: STREET P STA: 10+00.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



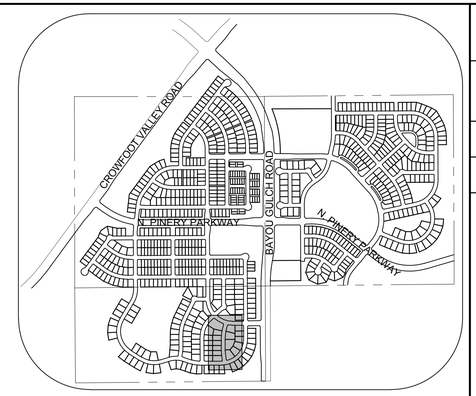
PROFILE: STREET P STA: 9+00.00 TO 16+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

50 25 0 50 100

SCALE: 1" = 50'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

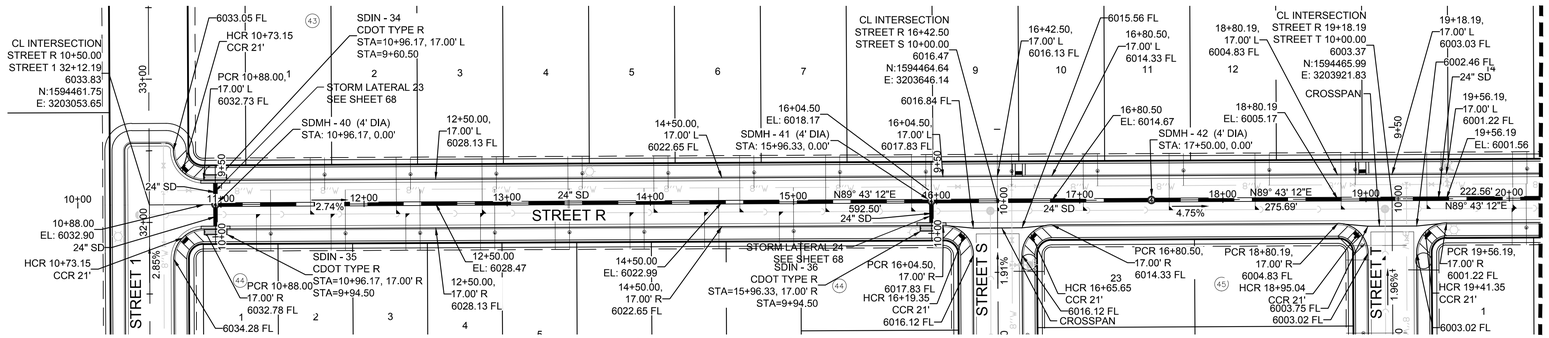
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

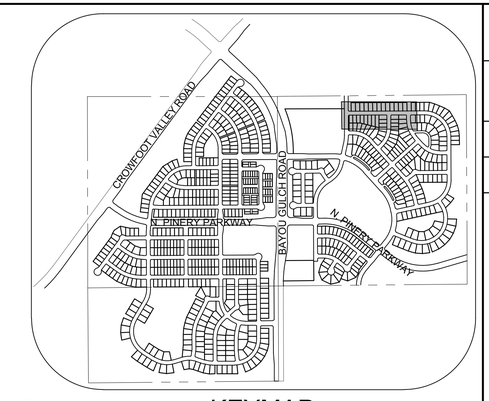
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET P

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: -
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER: 65

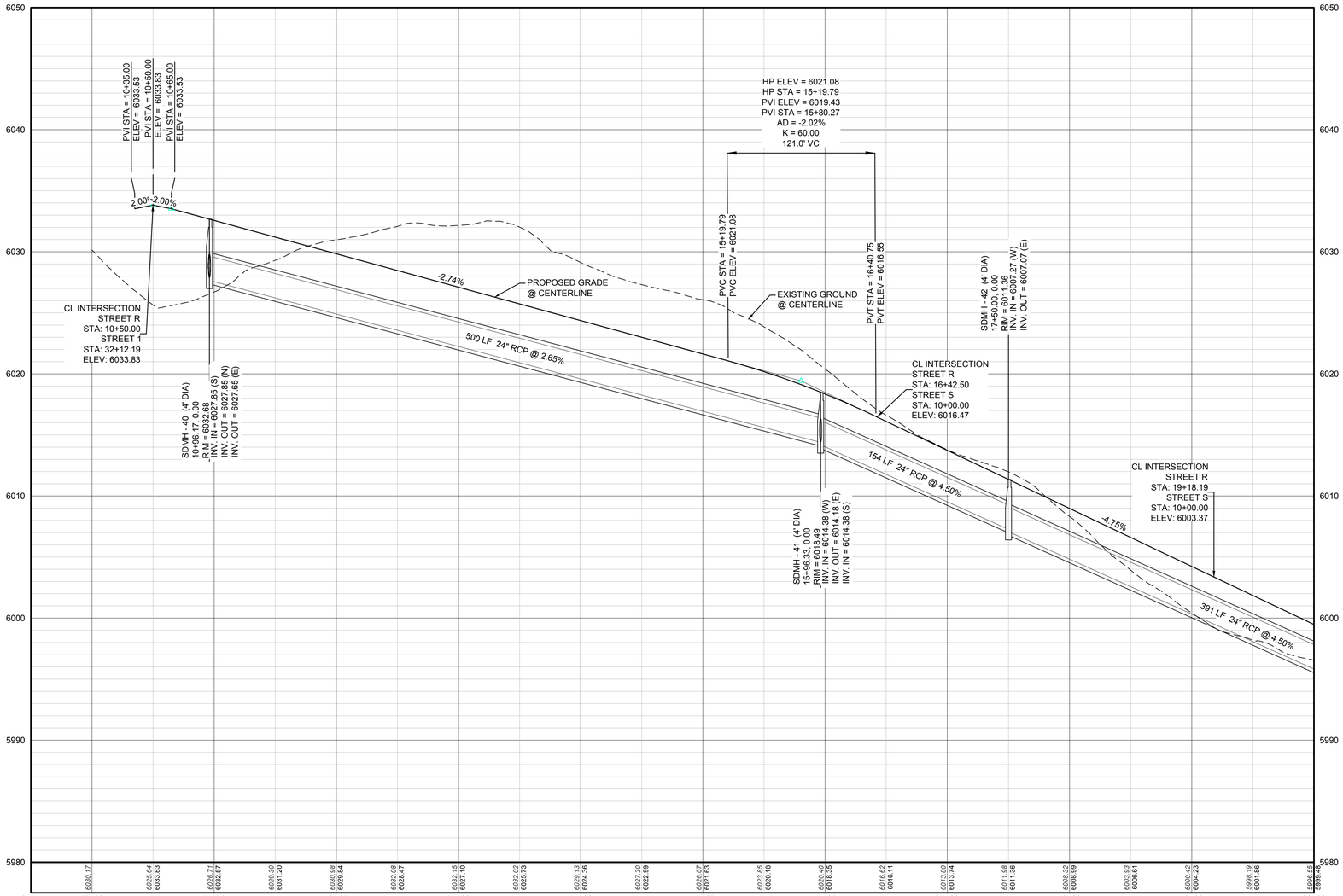
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET P.DWG, RYANR, 11/10/2016 4:29 PM

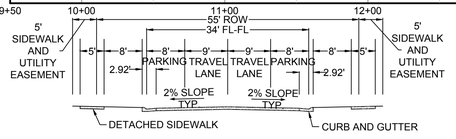


PLAN: STREET R STA: 10+00.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.





RESIDENTIAL LOCAL

PROFILE: STREET R STA: 9+50.00 TO 20+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

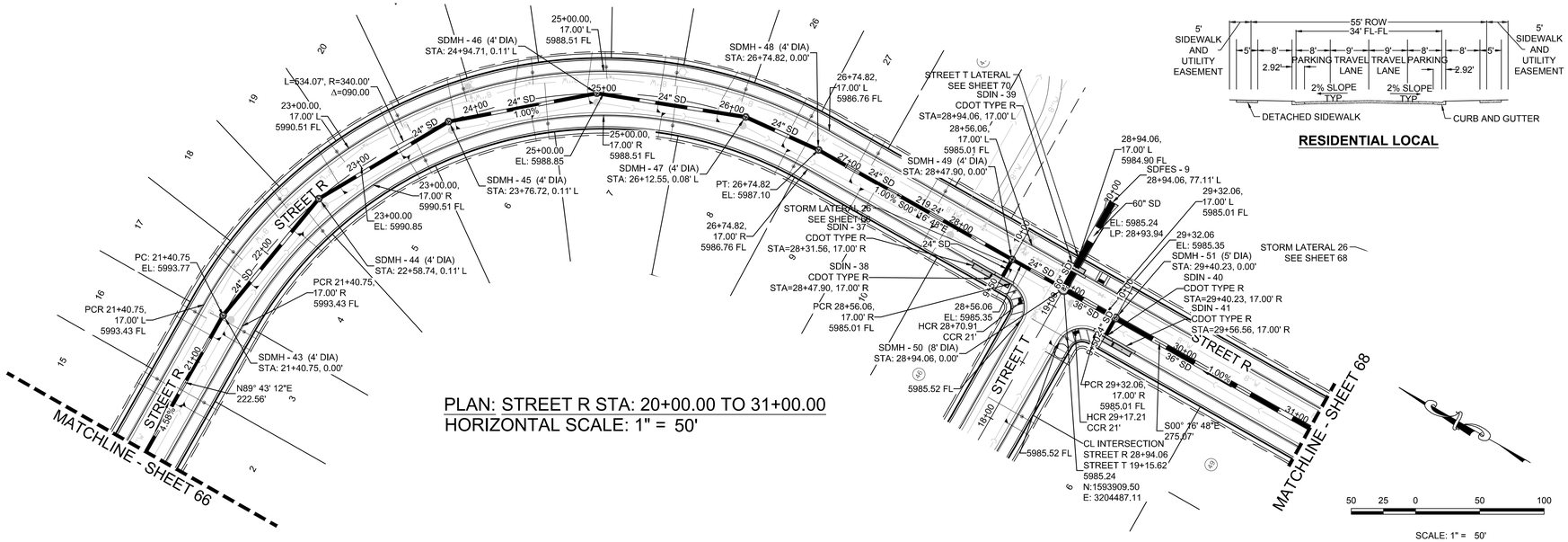
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN AND PROFILE
STREET R

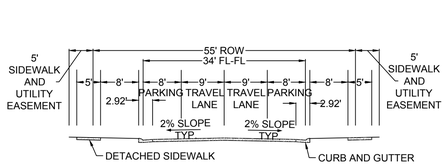
SCALE:	FILE NO:
AS SHOWN	8130283701

DRAWN BY:	CHECKED BY:	DATE:
JF	JJJ	NOVEMBER, 2016

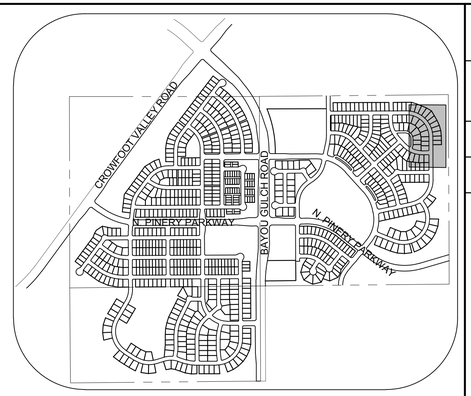
SHEET NUMBER 66

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET R.DWG, GILBERTS, 11/10/2016 4:33 PM





RESIDENTIAL LOCAL



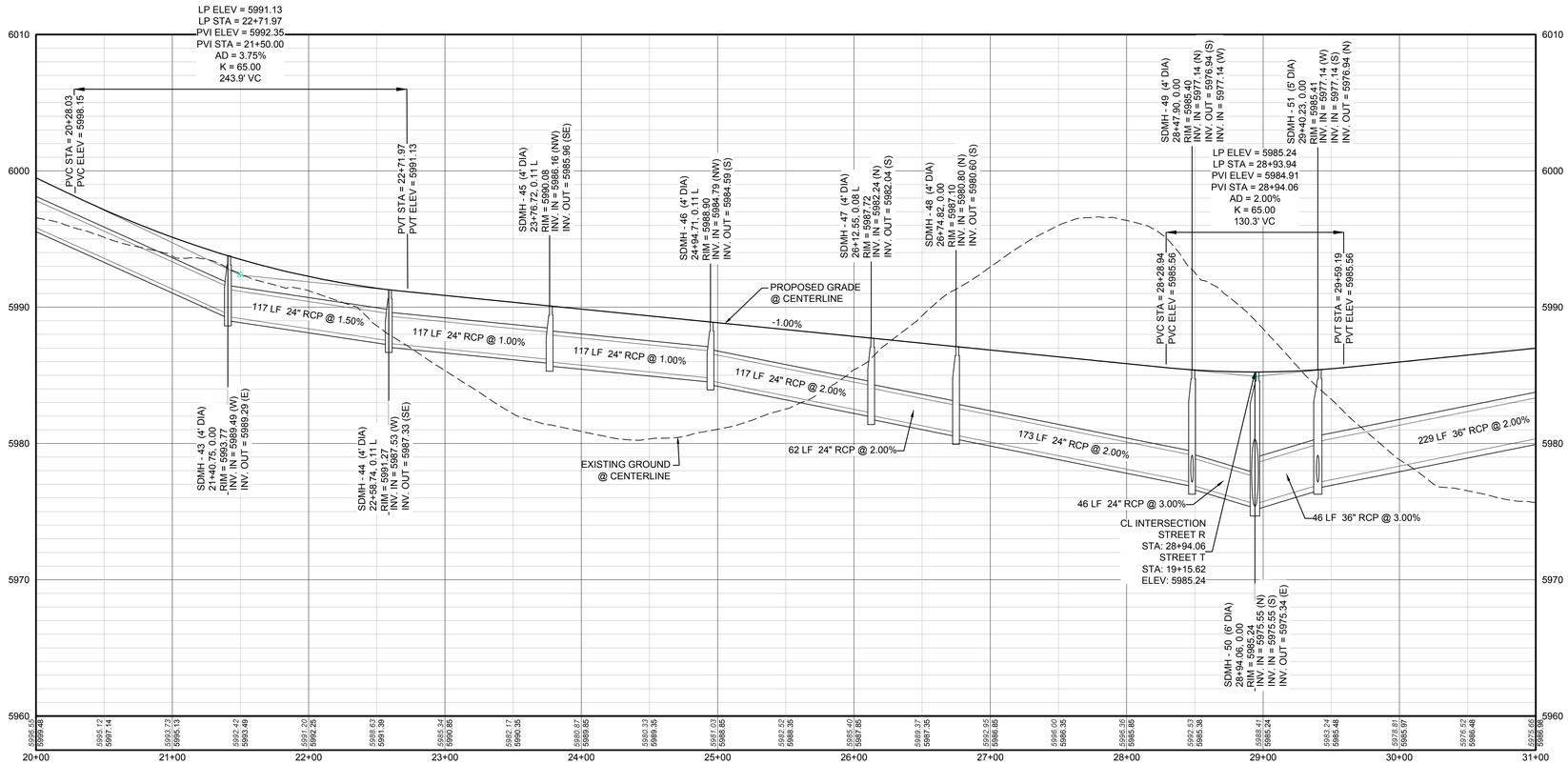
KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: STREET R STA: 20+00.00 TO 31+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

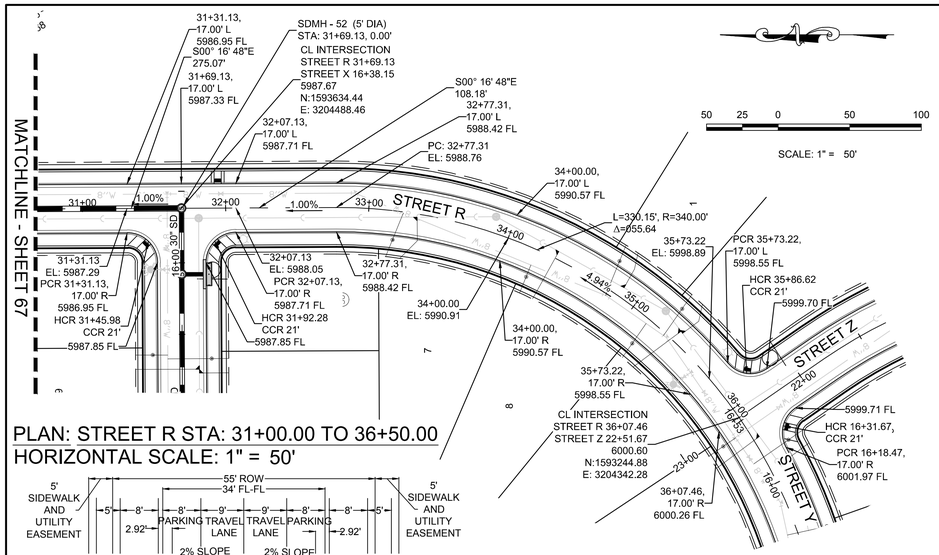
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET R

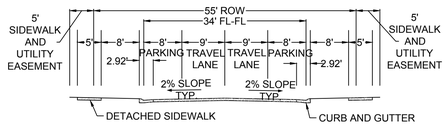
DRAWN BY:	-	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	NOVEMBER, 2016		

SHEET NUMBER 67

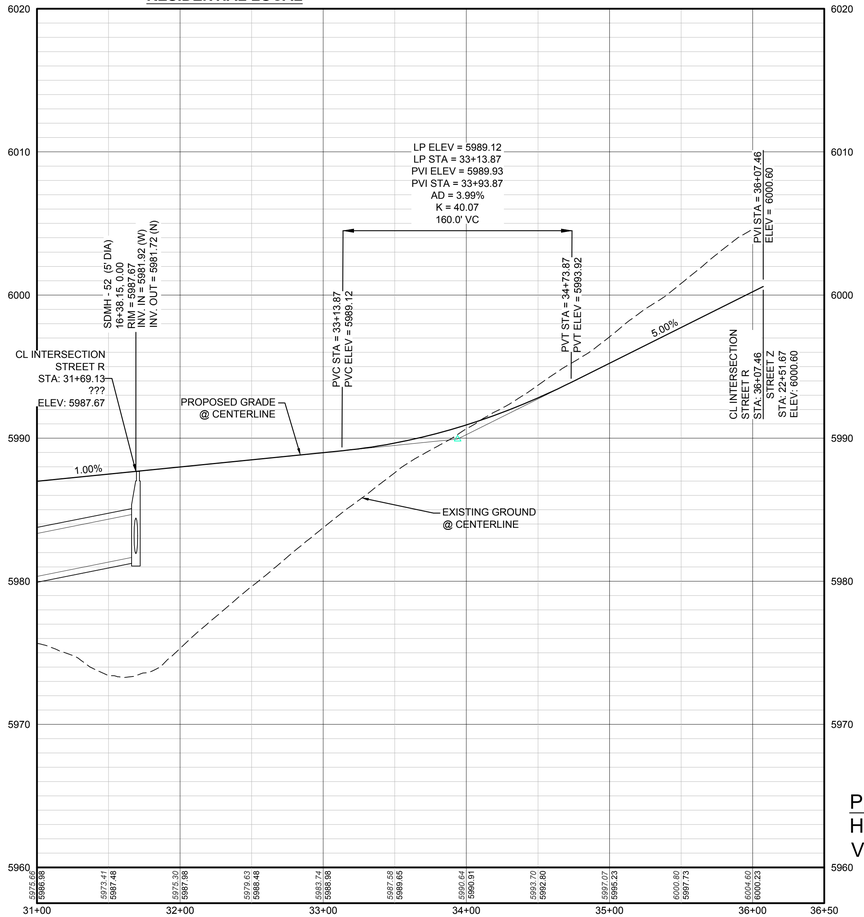
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET R.DWG, GILBERTS, 11/10/2016 4:33 PM



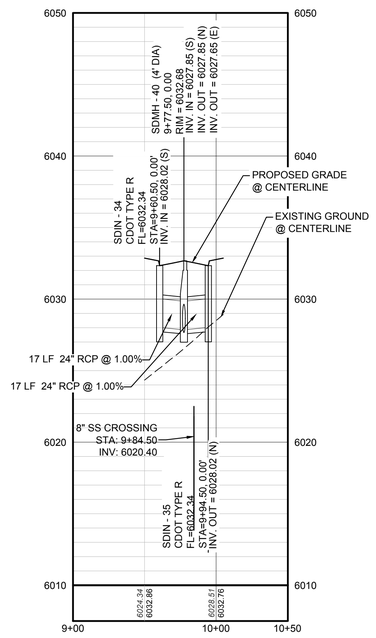
PLAN: STREET R STA: 31+00.00 TO 36+50.00
HORIZONTAL SCALE: 1" = 50'



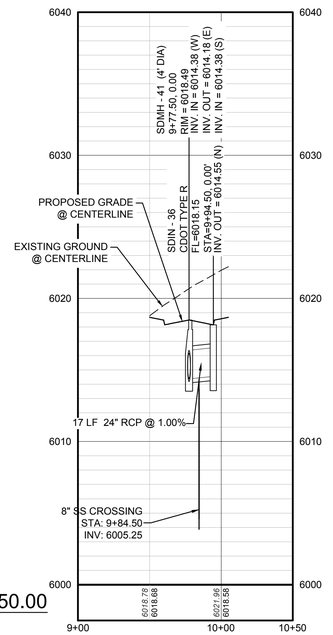
RESIDENTIAL LOCAL



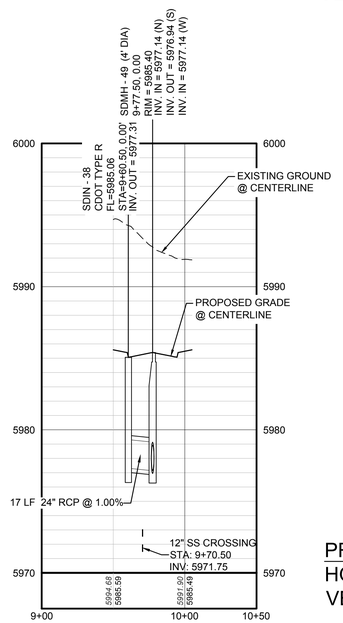
PROFILE: STREET R STA: 31+00.00 TO 36+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



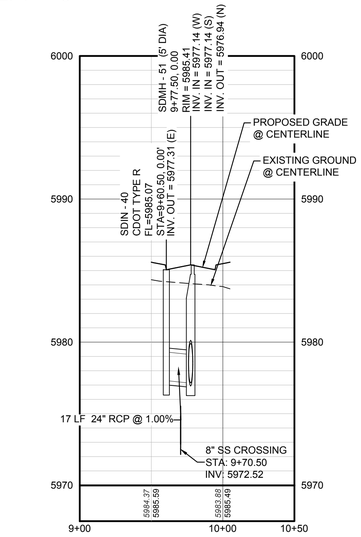
PROFILE: STORM LATERAL 23 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



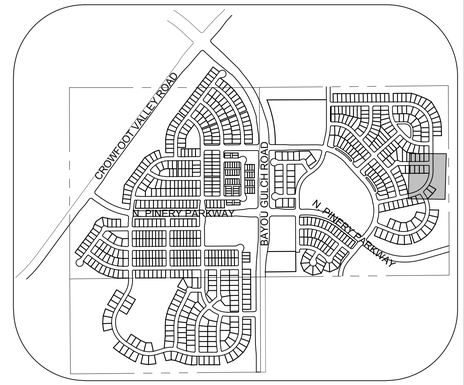
PROFILE: STORM LATERAL 24 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 26 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 27 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Date	Appr.	Date

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

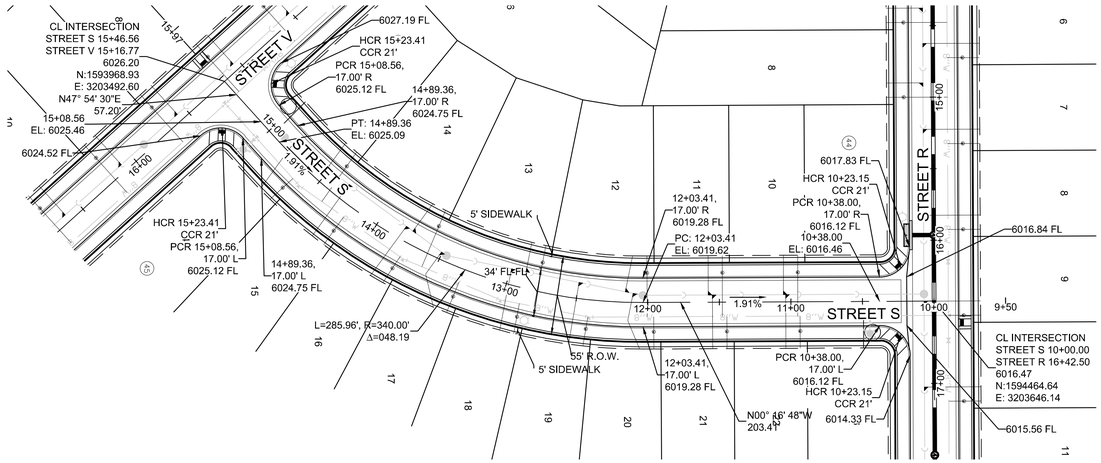
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN AND PROFILE
STREET R

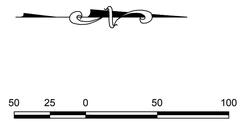
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: -
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 68

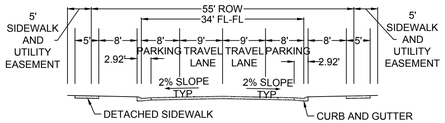
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET R.DWG, BRIANW, 11/10/2016 6:16 PM



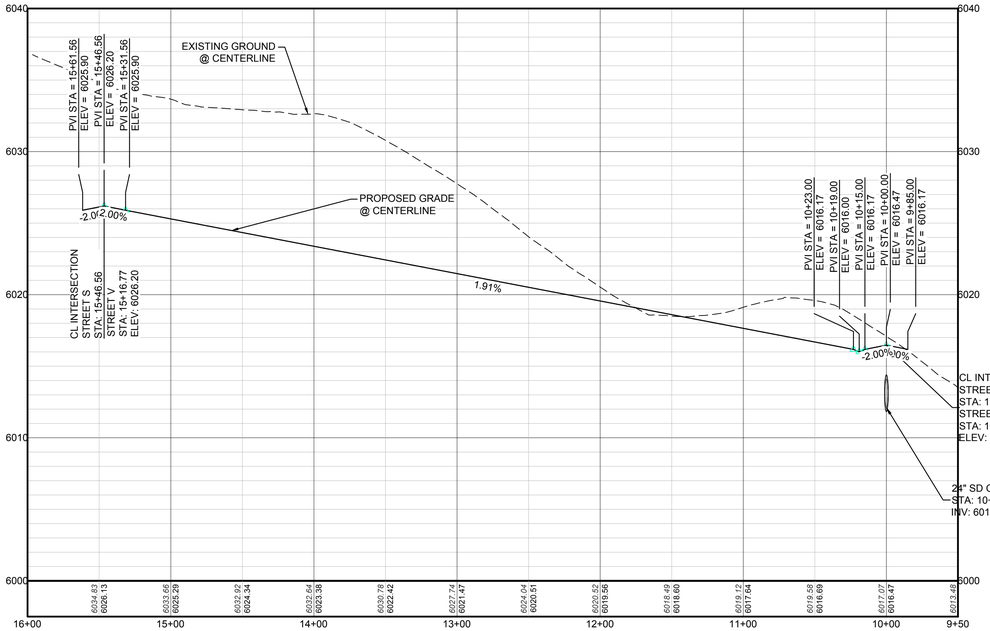
PLAN: STREET S STA: 10+00.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'



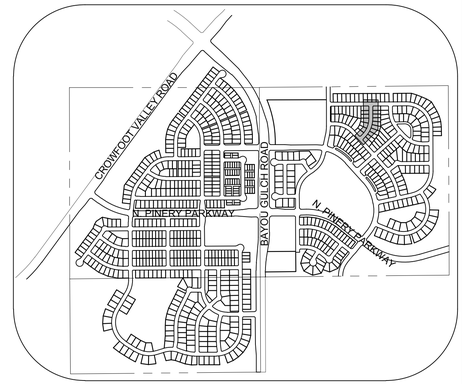
SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: STREET S STA: 16+00.00 TO 9+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	— — —	CENTERLINE
6	LOT NUMBER	———	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	———	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	———	EDGE OF PAVEMENT
	PROPOSED REDUCER	▶	PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

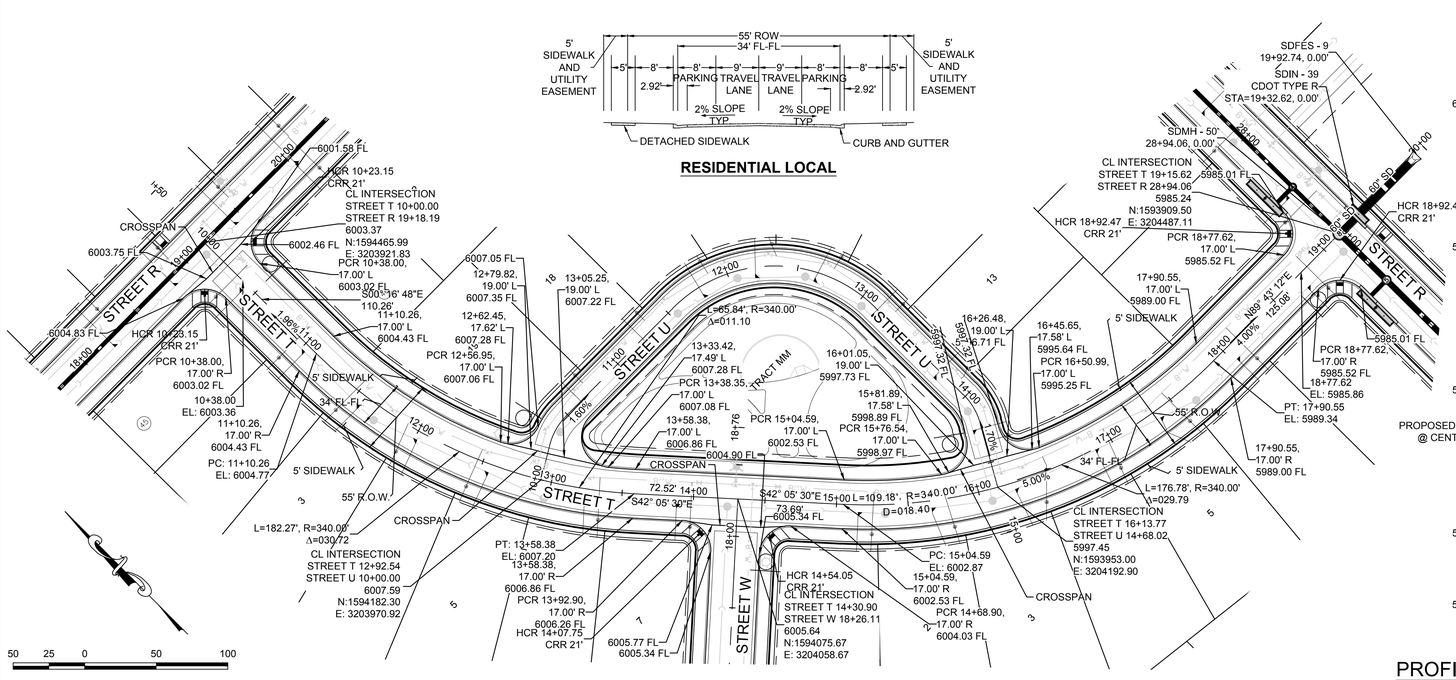
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET S

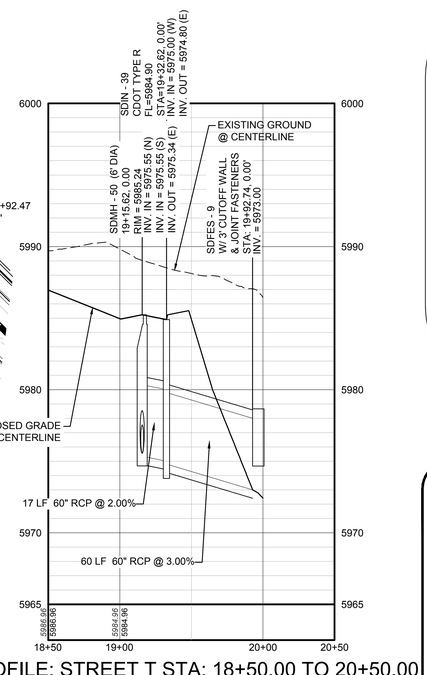
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	NOVEMBER 2016
CHECKED BY:	JJJ		

SHEET NUMBER 69

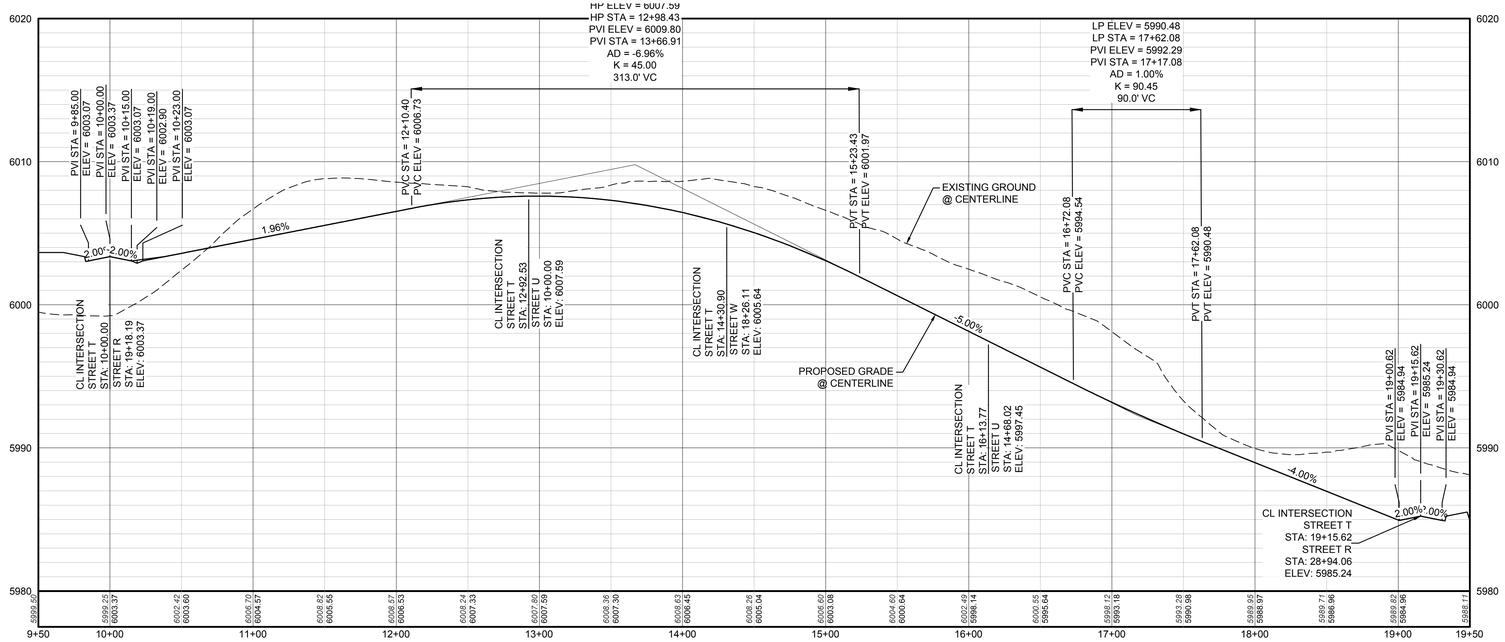
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET S.DWG, GILBERTS, 11/10/2016 4:37 PM



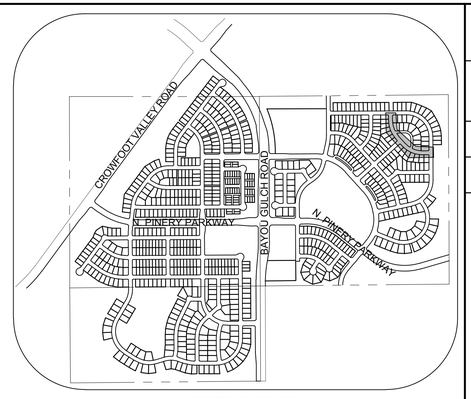
PLAN: STREET T STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET T STA: 18+50.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET T STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

2	BLOCK NUMBER	⚠	PROPOSED RANGE POINT
A	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
S	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION		
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	ROW	RIGHT OF WAY
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.S.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

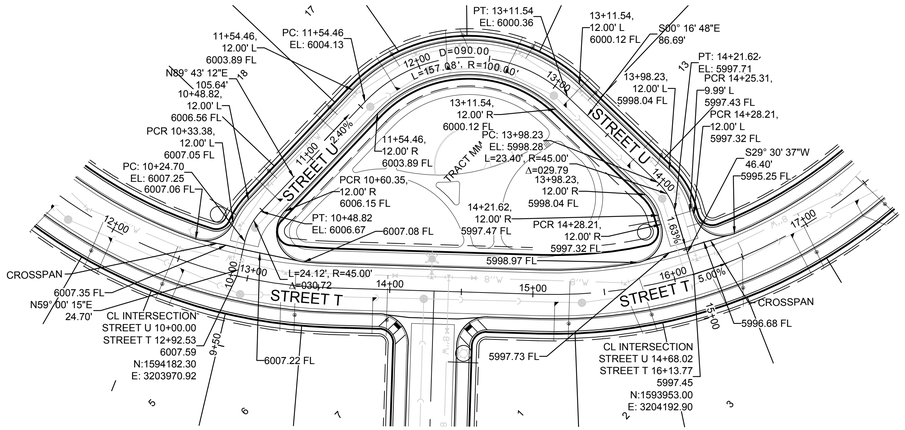
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET T

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 70

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET T.DWG, RYANR, 11/10/2016 4:41 PM

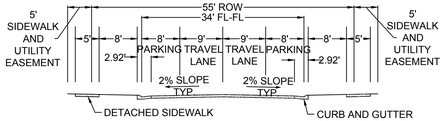


PLAN: STREET U STA: 9+50.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'

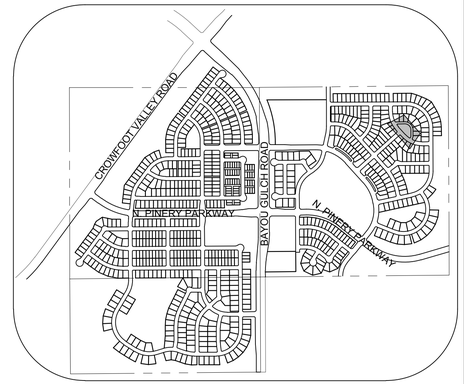
PROFILE: STREET U STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

50 25 0 50 100

SCALE: 1" = 50'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
④⑤⑥	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

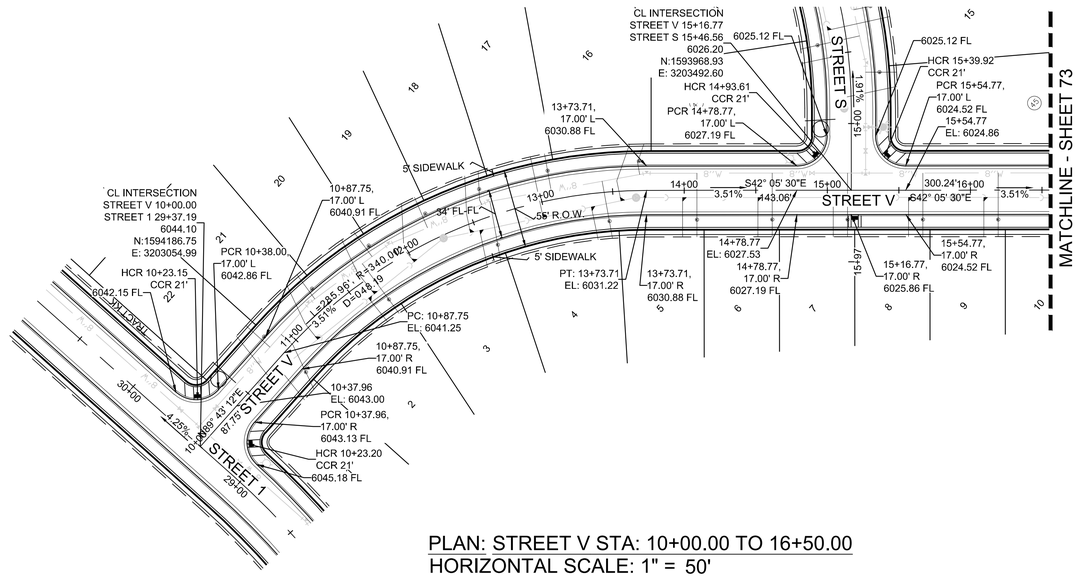
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET U

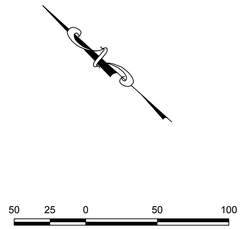
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

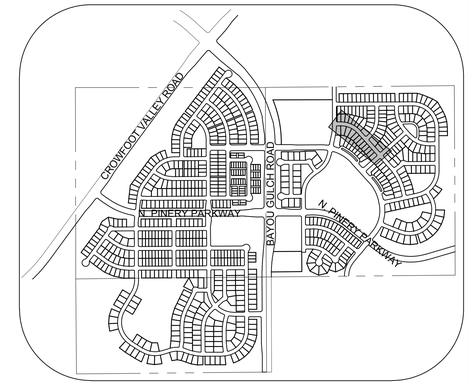
SHEET NUMBER 71

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET U.DWG, GILBERTS, 11/10/2016 4:44 PM

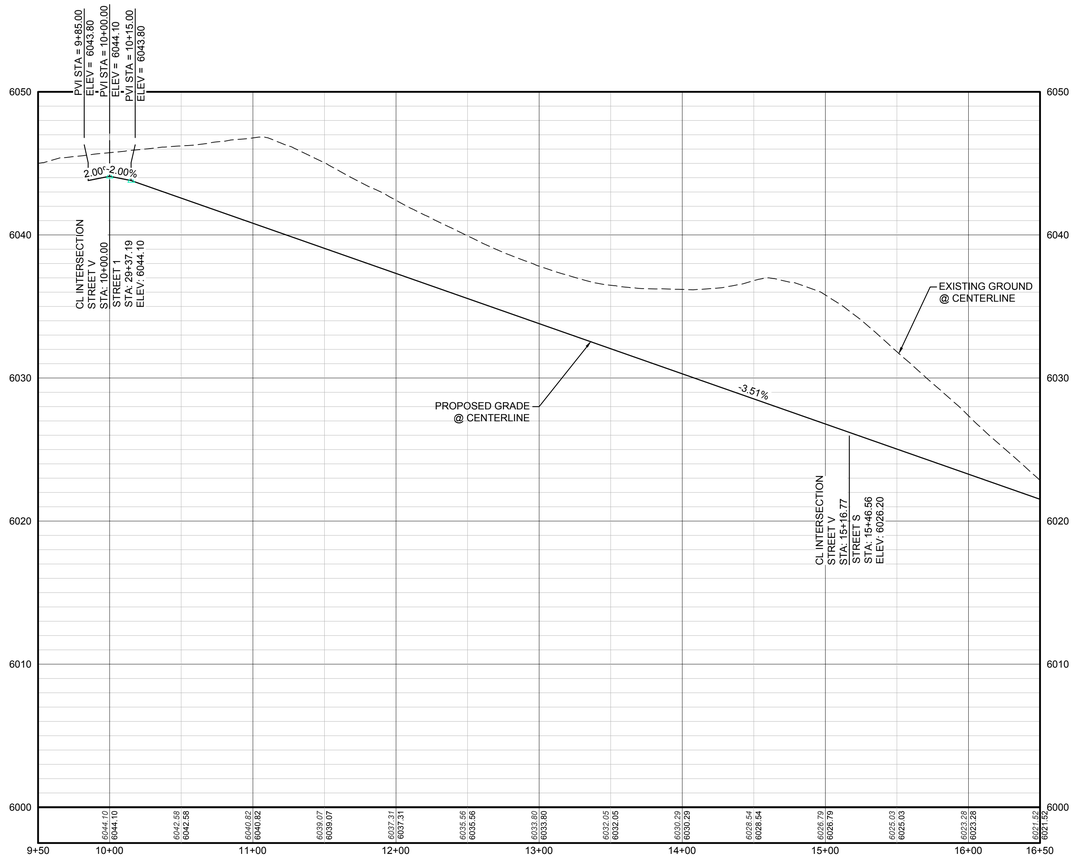


PLAN: STREET V STA: 10+00.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'

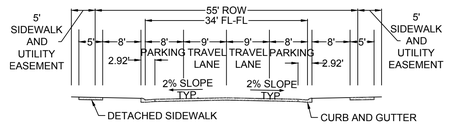




KEYMAP
N.T.S.



PROFILE: STREET V STA: 9+50.00 TO 16+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX
EL	ELEVATION		CULVERT
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
EVC	END VERTICAL CURVE	ROW	RIGHT OF WAY
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.S.	TOP OF PIPE
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

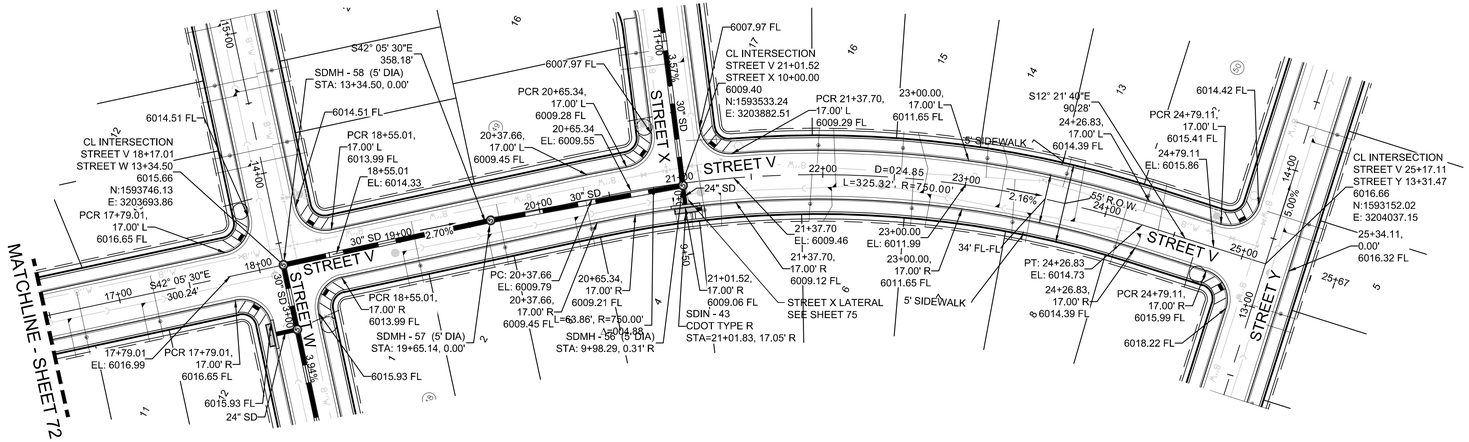
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

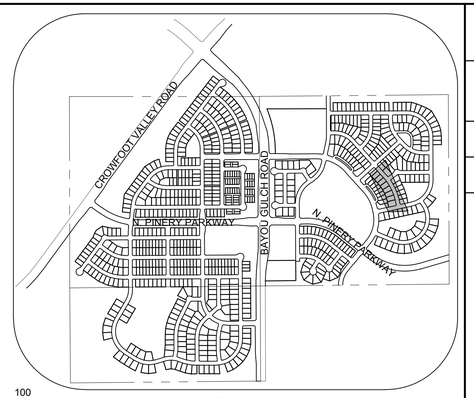
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET V

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 72

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET V.DWG, GILBERTS, 11/10/2016 4:48 PM





KEYMAP
N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

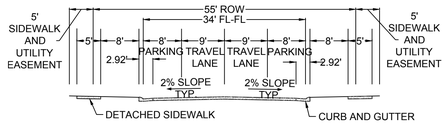
LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

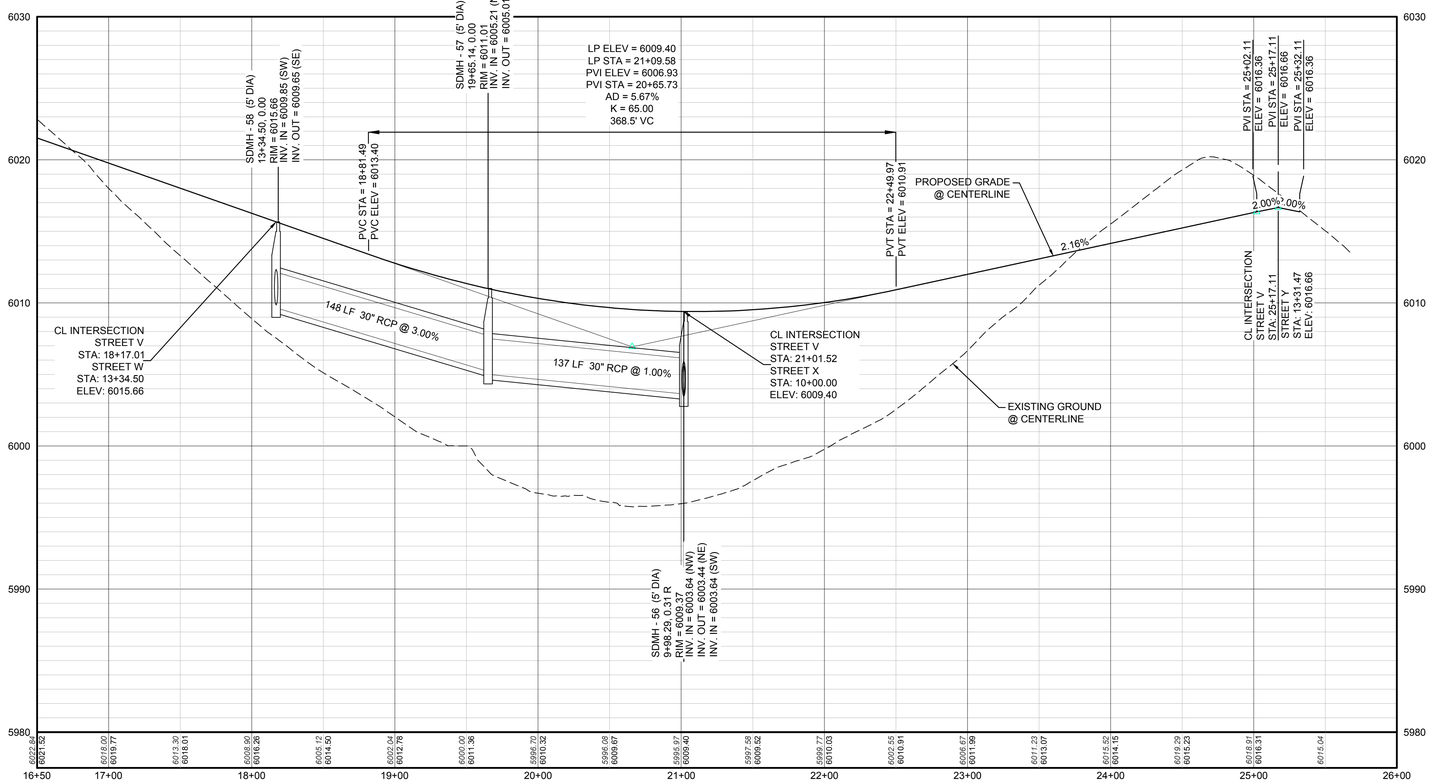
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

PLAN: STREET V STA: 16+50.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: STREET V STA: 16+50.00 TO 26+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

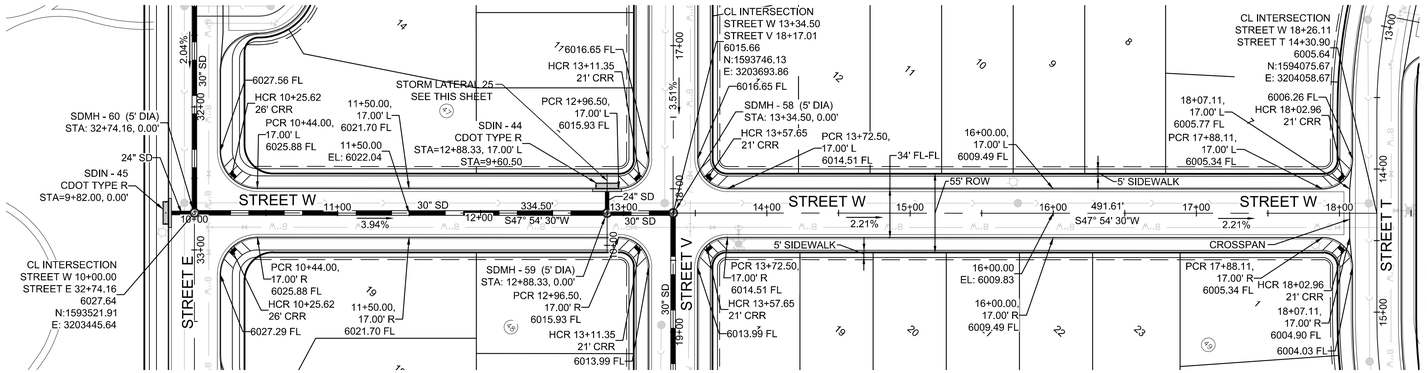
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

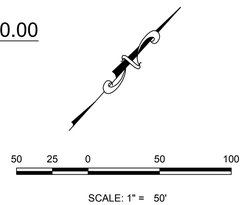
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET V

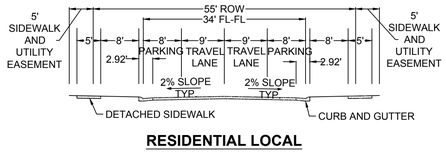
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 73

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET V.DWG, GILBERTS, 11/10/2016 4:48 PM

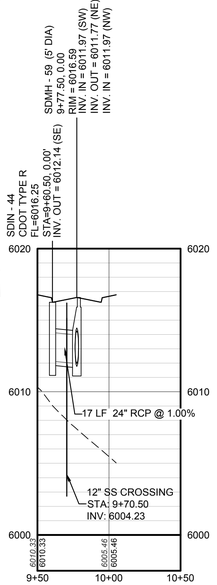


PLAN: STREET W STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'

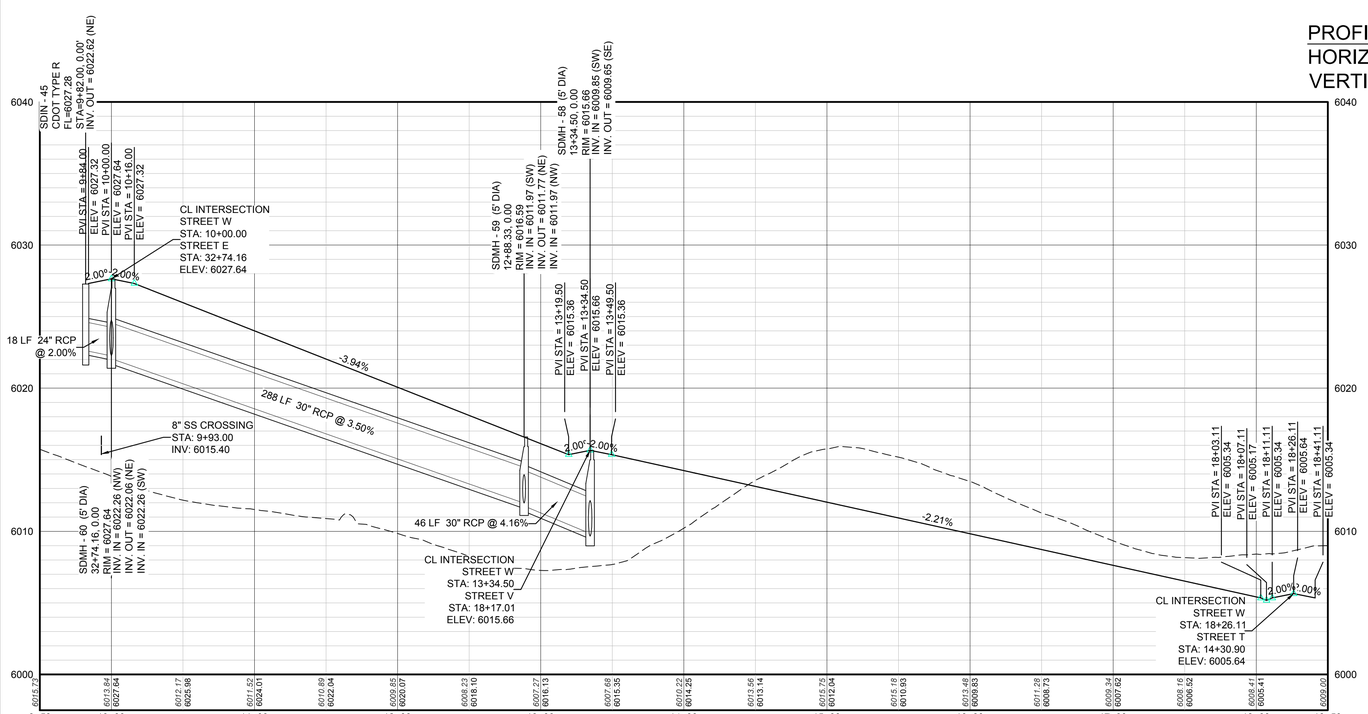




RESIDENTIAL LOCAL



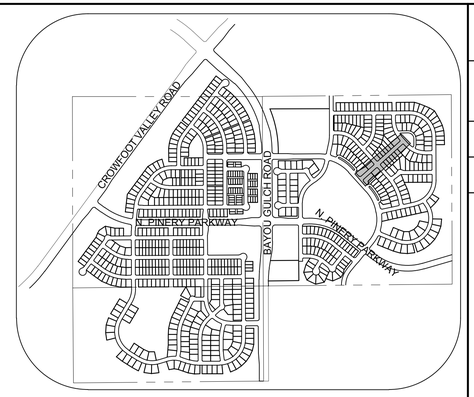
PROFILE: STORM LATERAL 25 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET W STA: 9+50.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

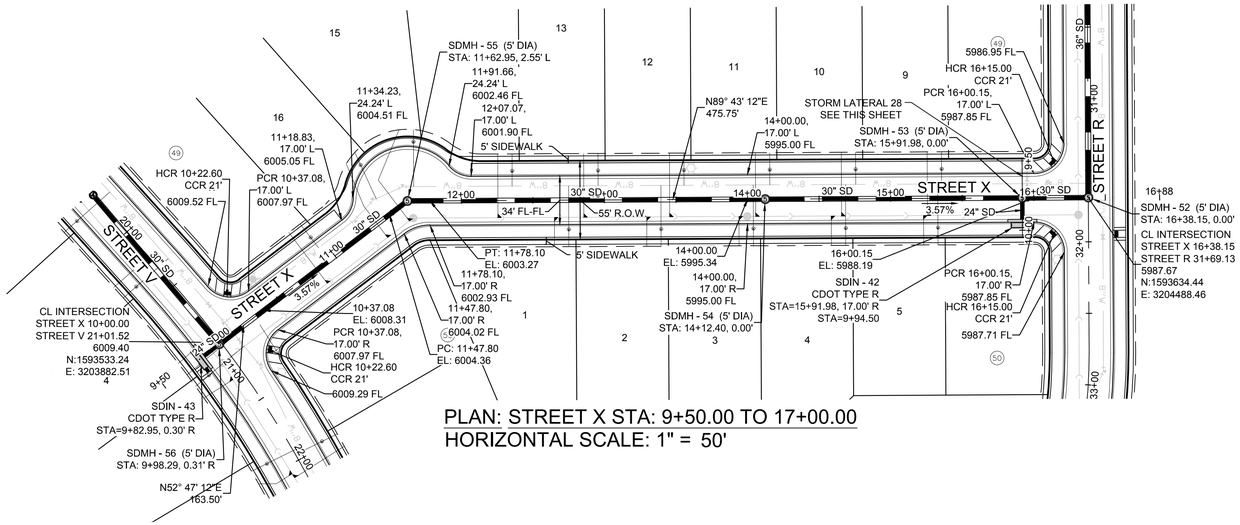
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET W

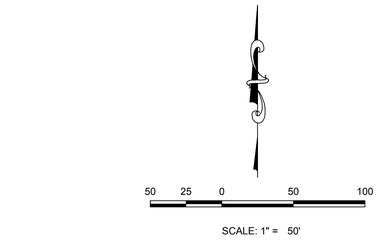
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER 2016

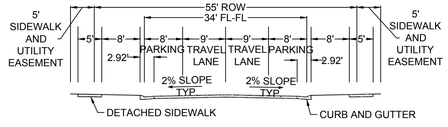
SHEET NUMBER 74

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET W.DWG, RYANR, 11/10/2016 4:53 PM

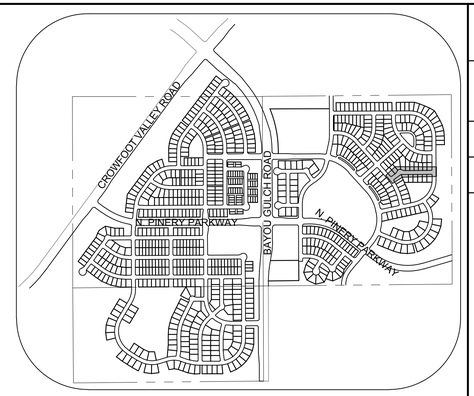


PLAN: STREET X STA: 9+50.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'





RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

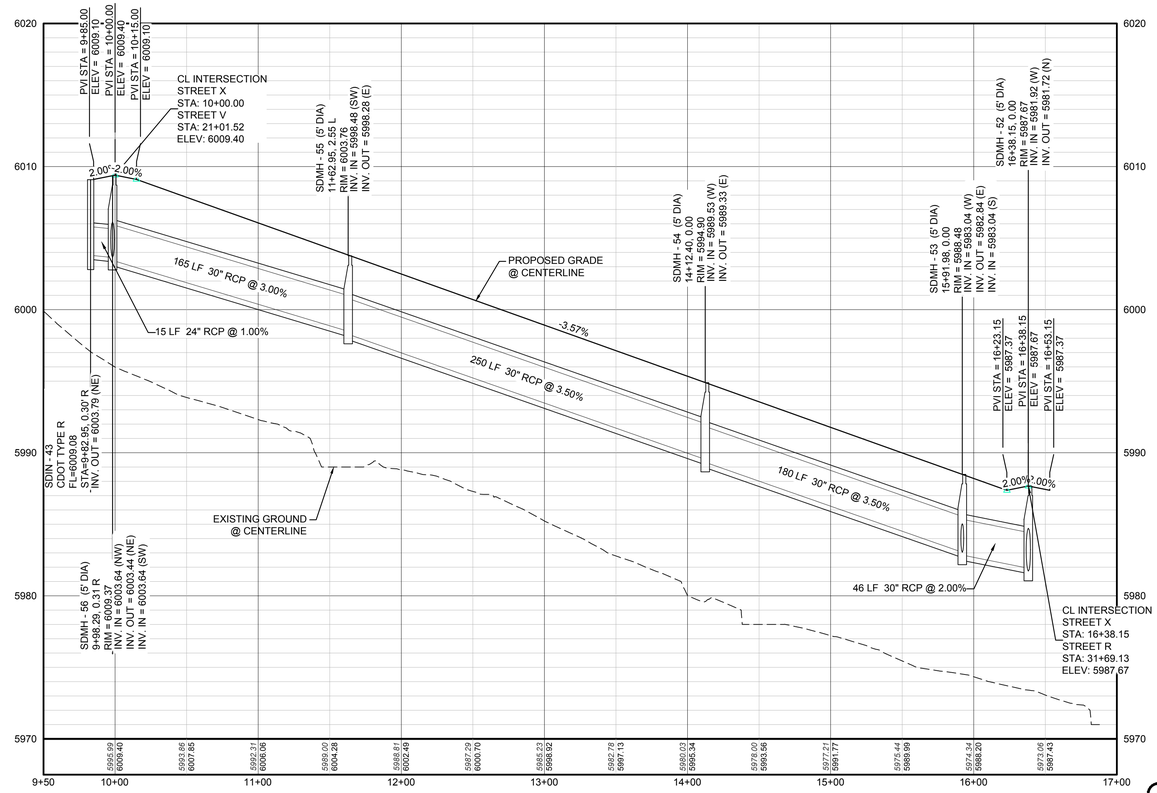
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

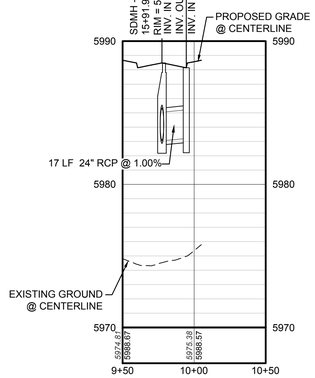
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING 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, DIRECTOR OF ENGINEERING DATE



PROFILE: STREET X STA: 9+50.00 TO 17+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 28 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

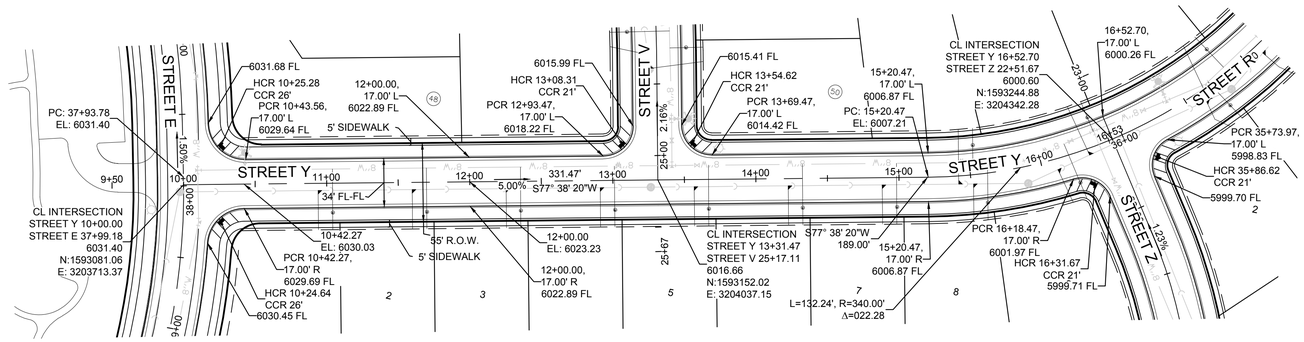
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET X

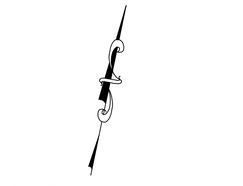
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

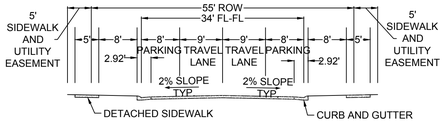
SHEET NUMBER 75

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET X.DWG, RYANR, 11/10/2016 4:57 PM

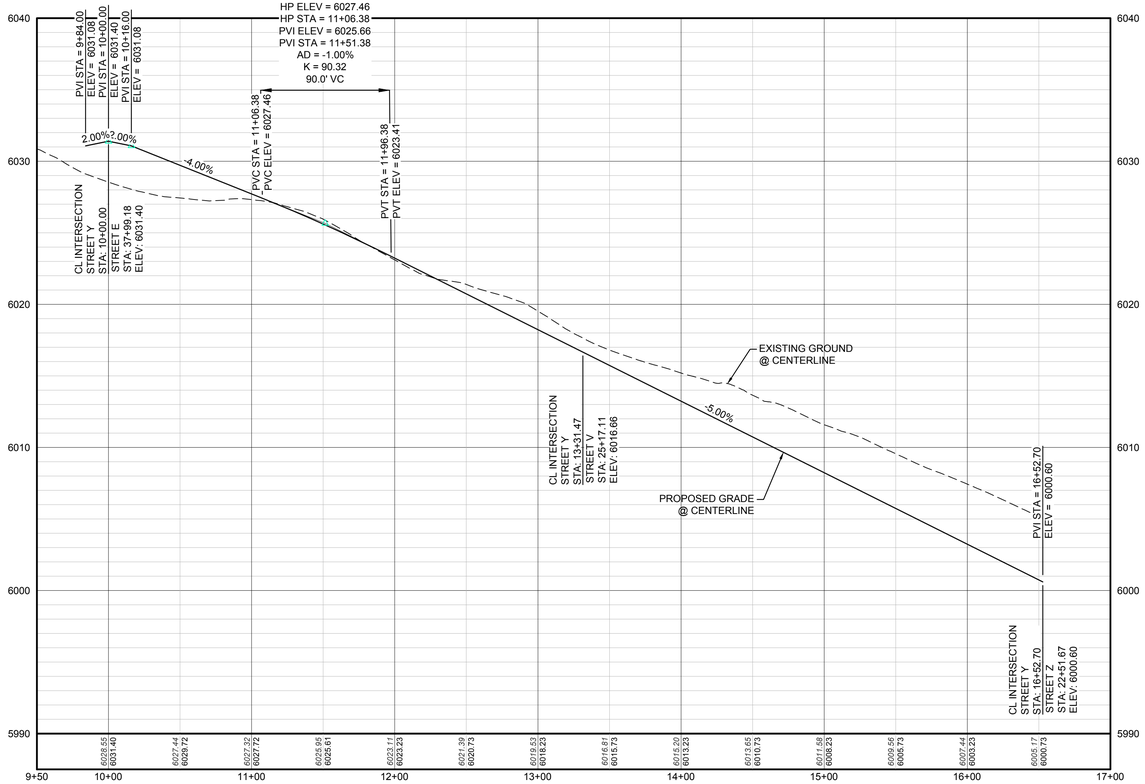


PLAN: STREET Y STA: 10+00.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'

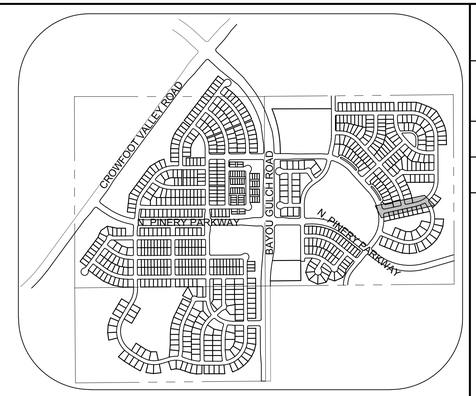




RESIDENTIAL LOCAL



PROFILE: STREET Y STA: 9+50.00 TO 17+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

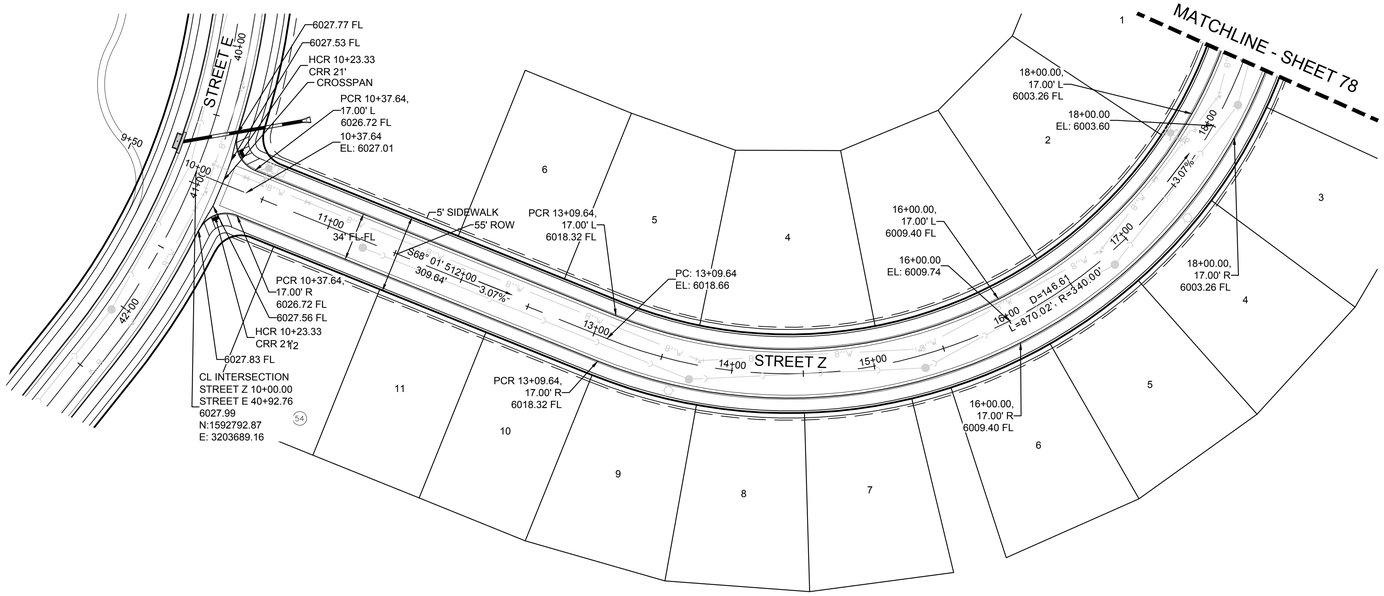
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET Y

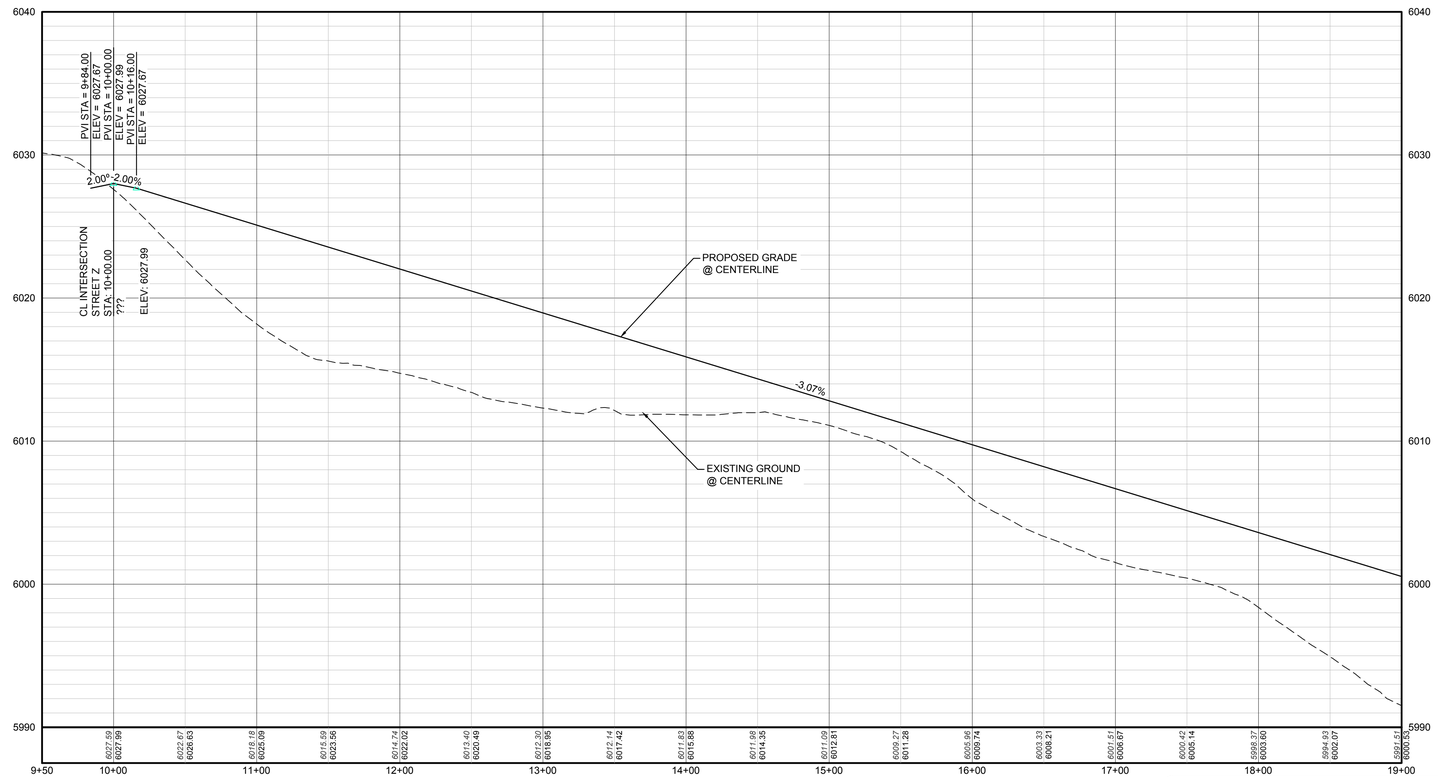
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER 2016

SHEET NUMBER 76

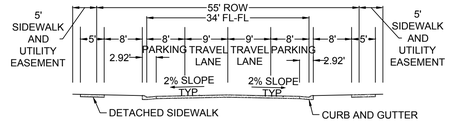
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET Y DWG, RYANR, 11/10/2016 5:00 PM



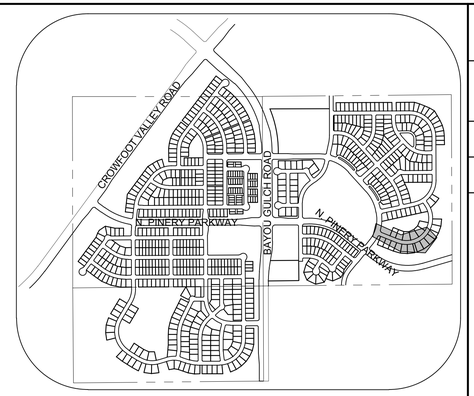
PLAN: STREET Z STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STREET Z STA: 9+50.00 TO 19+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

SCALE: 1" = 50'

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	36" SS PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	18" SS PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	8"W PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	RW EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	HV EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

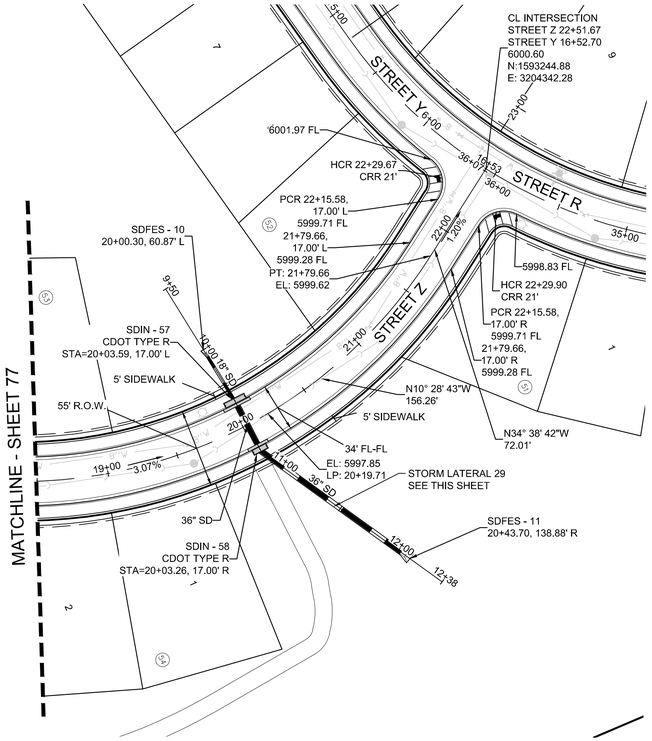
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET Z

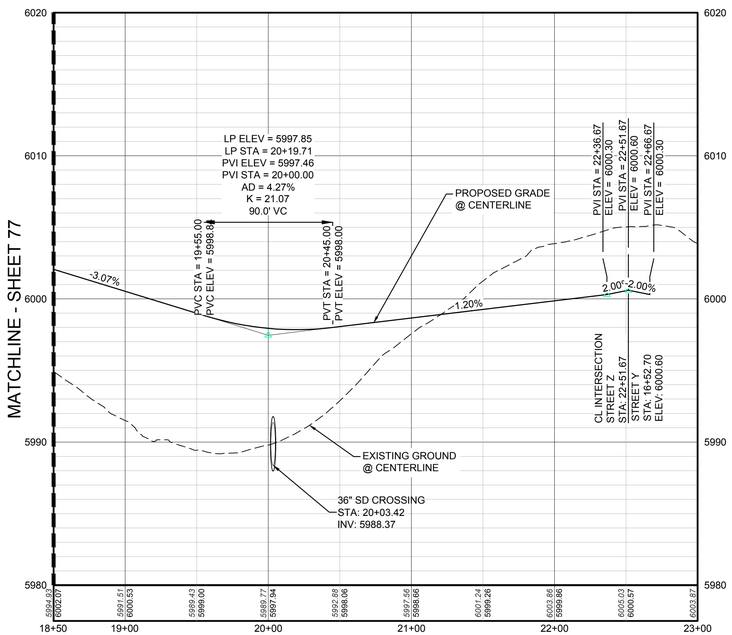
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 77

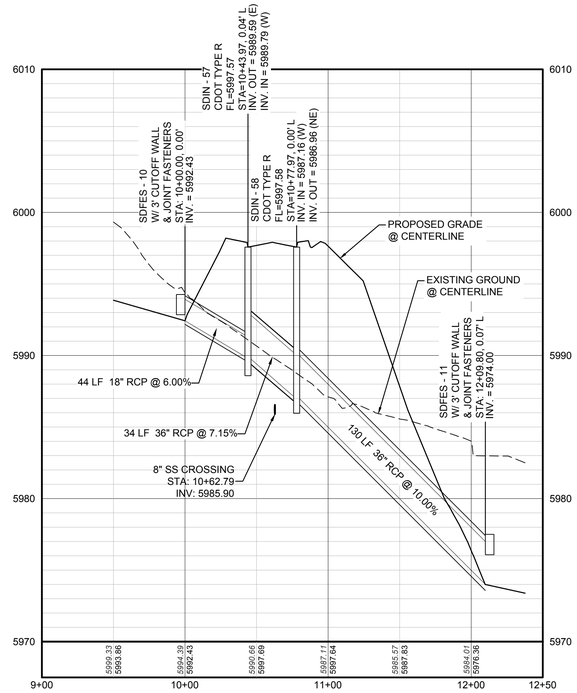
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET Z.DWG, RYANR, 11/10/2016 5:05 PM



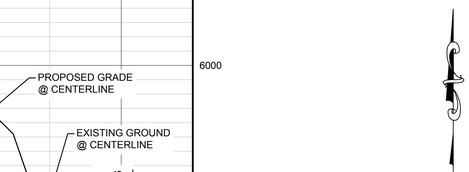
PLAN: STREET Z STA: 18+50.00 TO 23+00.00
HORIZONTAL SCALE: 1" = 50'



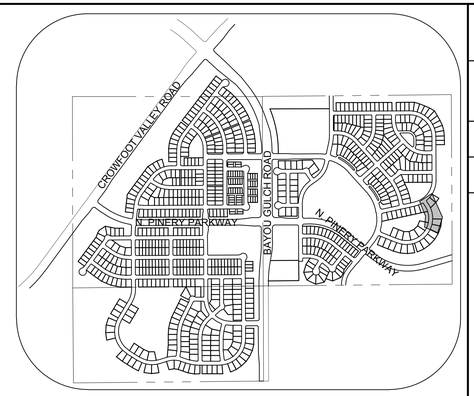
PROFILE: STREET Z STA: 18+50.00 TO 23+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 29 STA: 9+00.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL



SCALE: 1" = 50'

KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
④ ⑤ ⑥	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

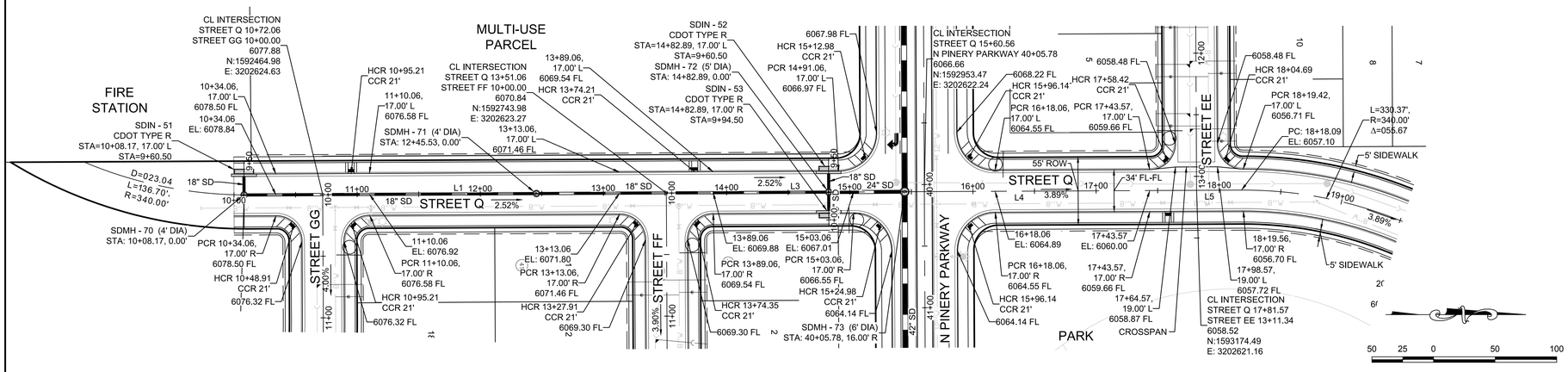
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET Z

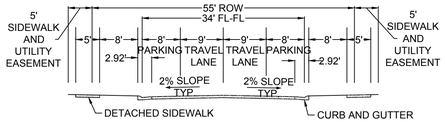
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	CHECKED BY:	JJJ
DATE:	NOVEMBER 2016		
SHEET NUMBER	78		

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET Z.DWG, RYANR, 11/10/2016 5:05 PM

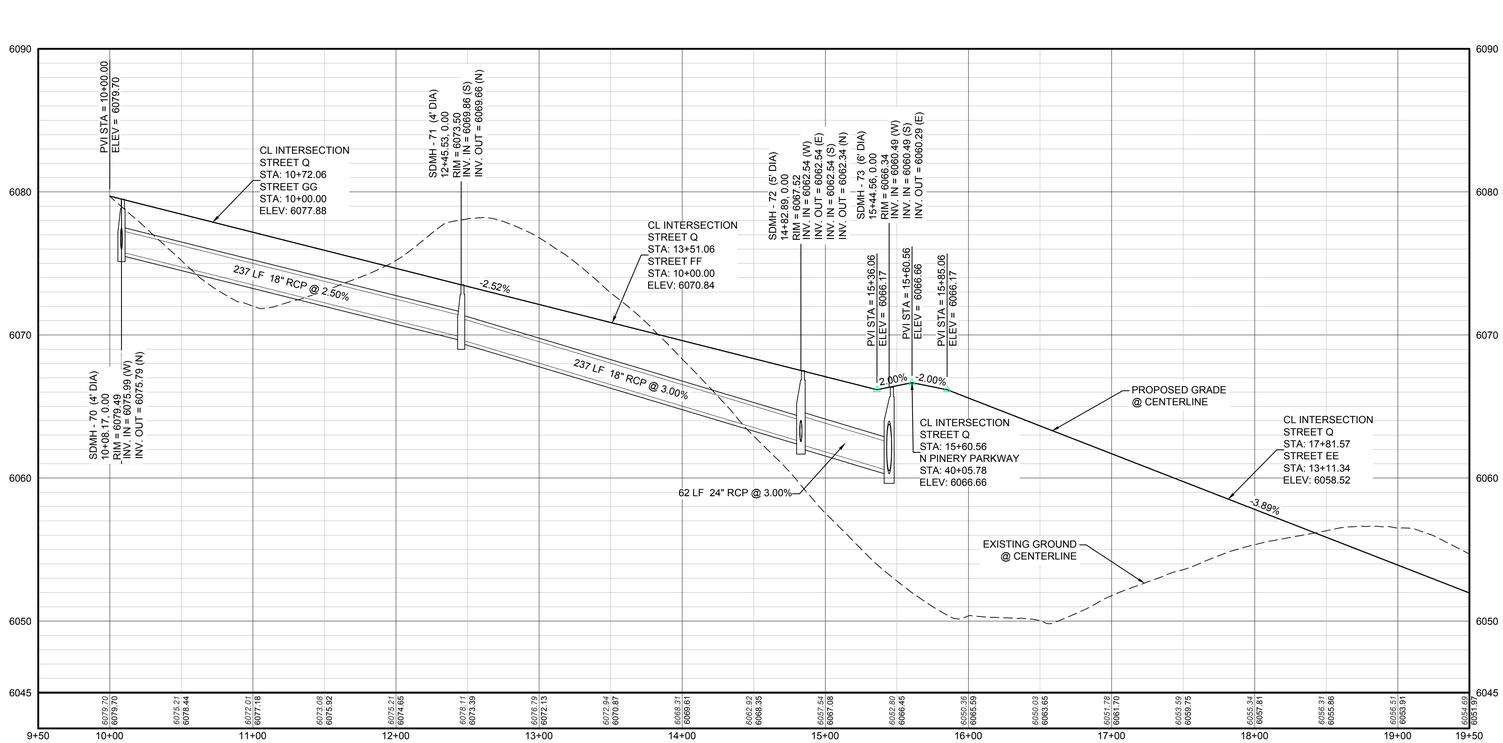


LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	338.34'	N0°16'48"W
L3	209.50'	N0°16'48"W
L4	221.02'	N0°16'48"W
L5	36.52'	N0°16'48"W

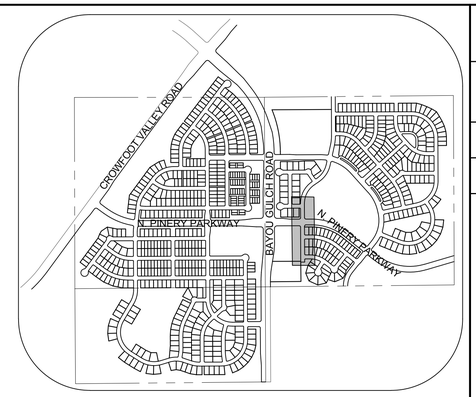
PLAN: STREET Q STA: 10+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: STREET Q STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION (1.0%)
- EXISTING 5' CONTOUR (5615)
- EXISTING 1' CONTOUR (5616)
- PROPOSED 5' CONTOUR (5620)
- PROPOSED 1' CONTOUR (5607)
- PROPOSED STORM DRAIN (36" SS)
- PROPOSED SEWER LINE WITH MANHOLE (18" SS)
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE (8"W)
- PROPOSED WATER LATERAL W/ METER
- EXISTING 60" RAW WATER LINE (RW)
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE (FO)
- EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
- EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

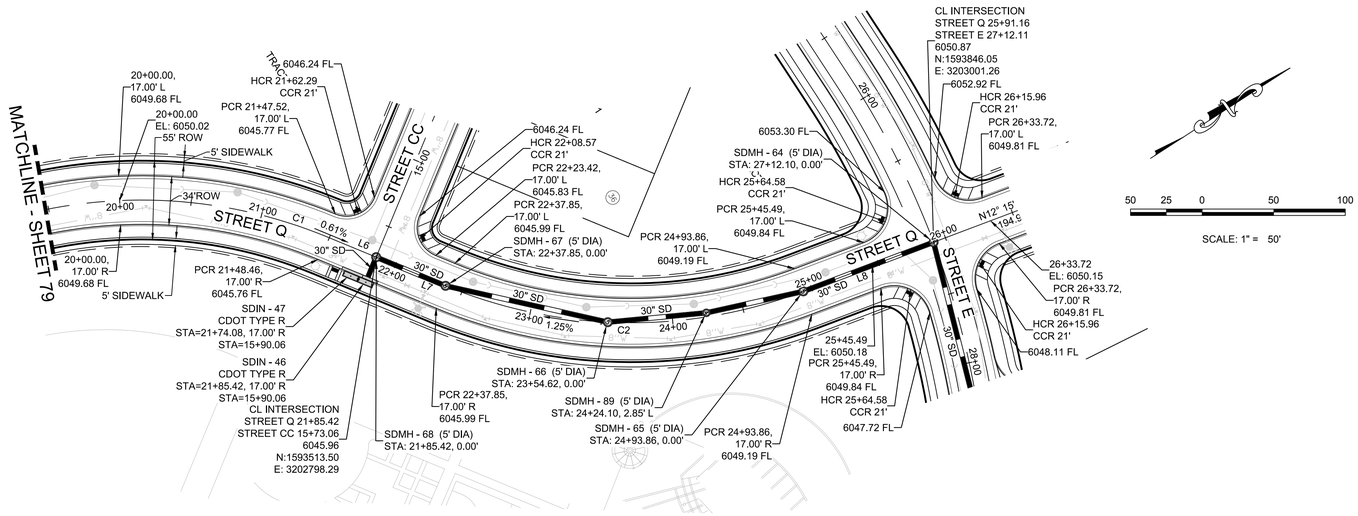
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET Q

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 79

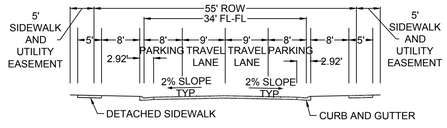
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 1.DWG, RYANR, 11/10/2016 4:17 PM

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L6	36.95'	N55°23'35"E
L7	52.44'	N55°23'35"E
L8	97.30'	N12°15'07"E

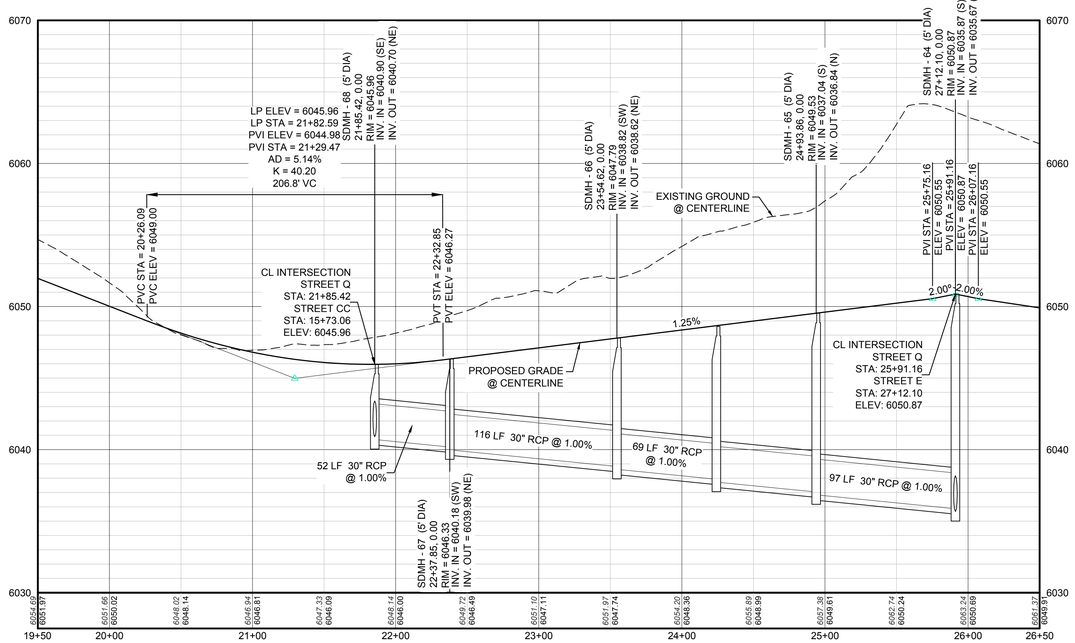
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	330.37'	340.00'	55°40'23"
C2	256.00'	340.00'	43°08'28"



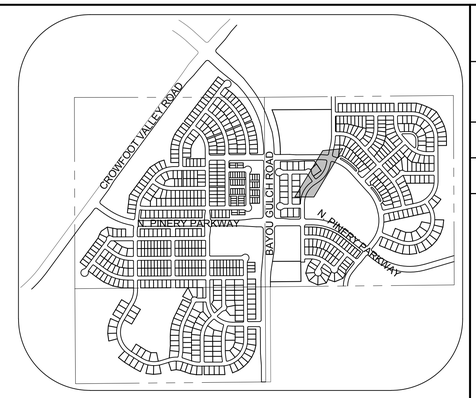
PLAN: STREET Q STA: 21+00.00 TO 31+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: STREET Q STA: 19+50.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

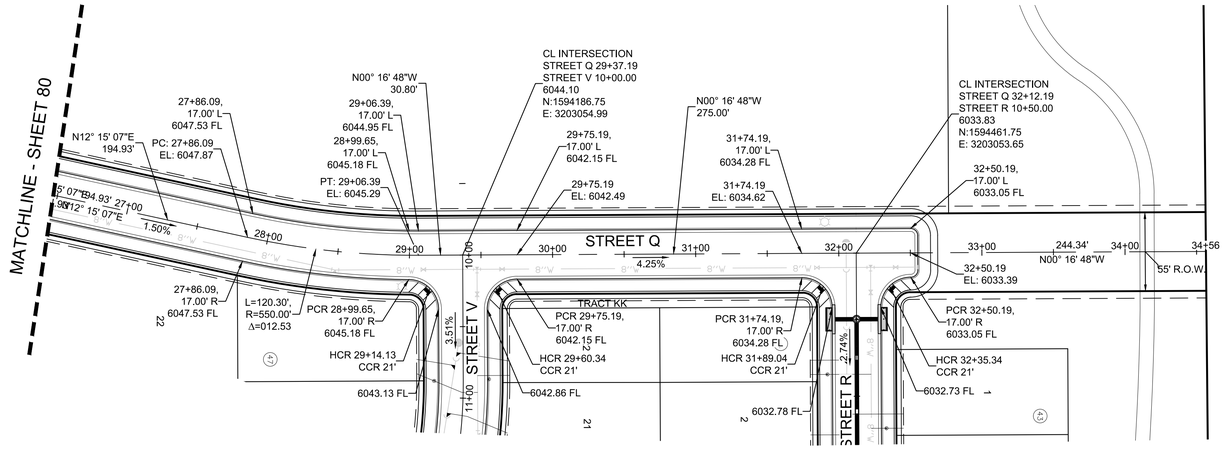
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET Q

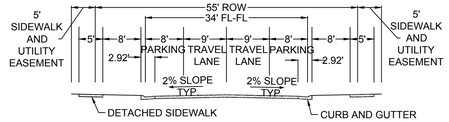
DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	NOVEMBER, 2016		

SHEET NUMBER 80

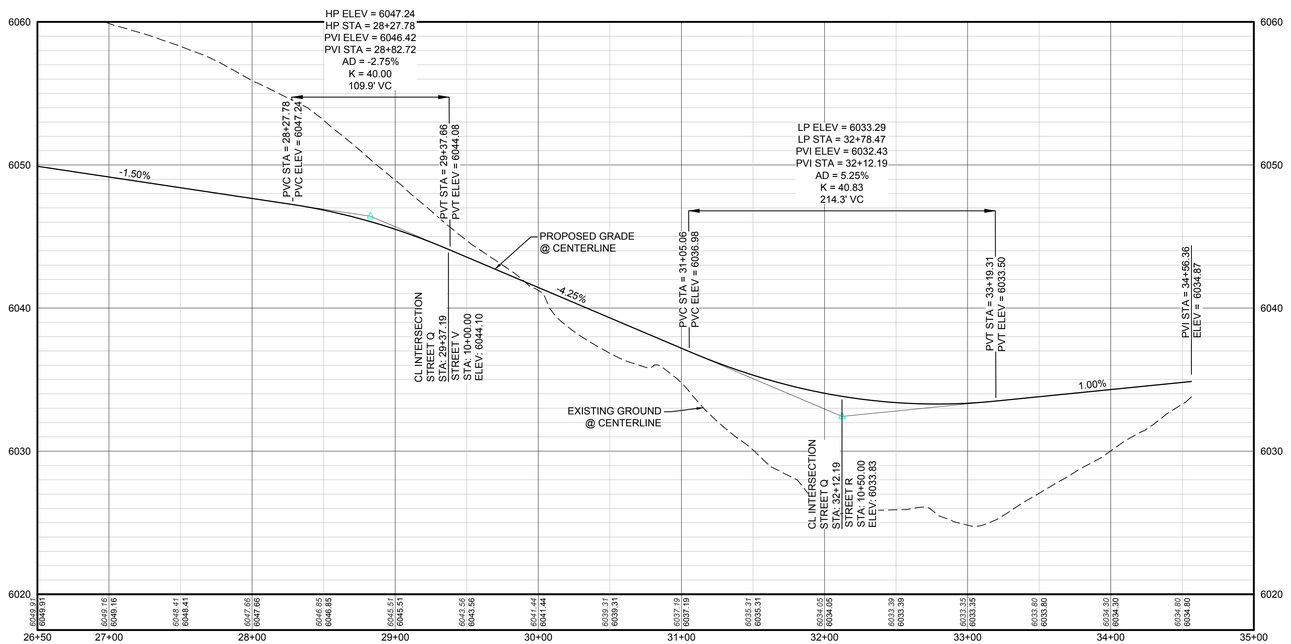
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 1.DWG, RYANR, 11/10/2016 4:17 PM



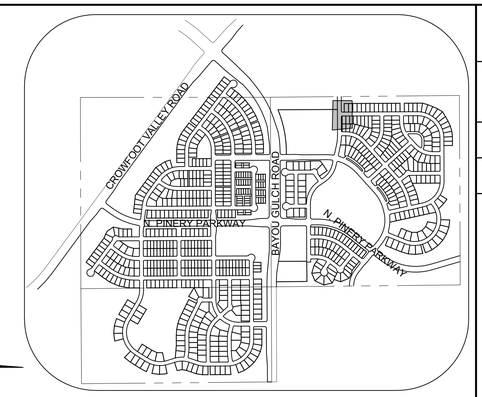
PLAN: STREET Q STA: 26+50.00 TO 35+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: STREET Q STA: 26+50.00 TO 35+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE	36" SS	PROPOSED STORM DRAIN
BO	EXISTING BLOW OFF VALVE	18" SS	PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK	RW	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

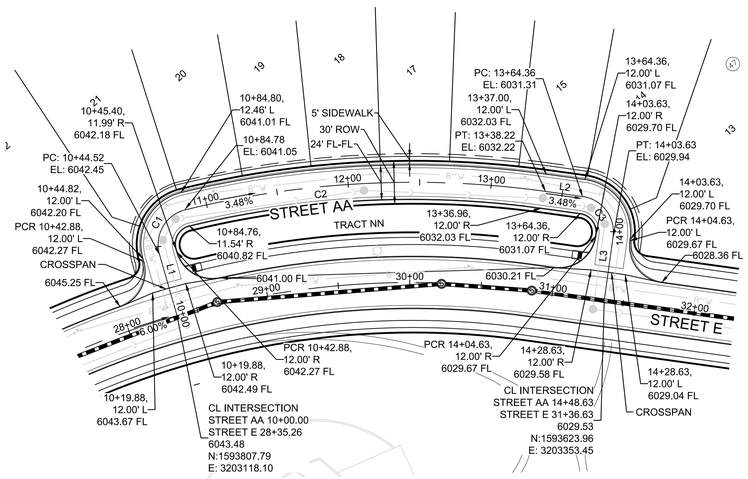
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET Q

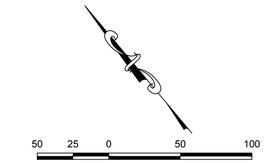
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 81

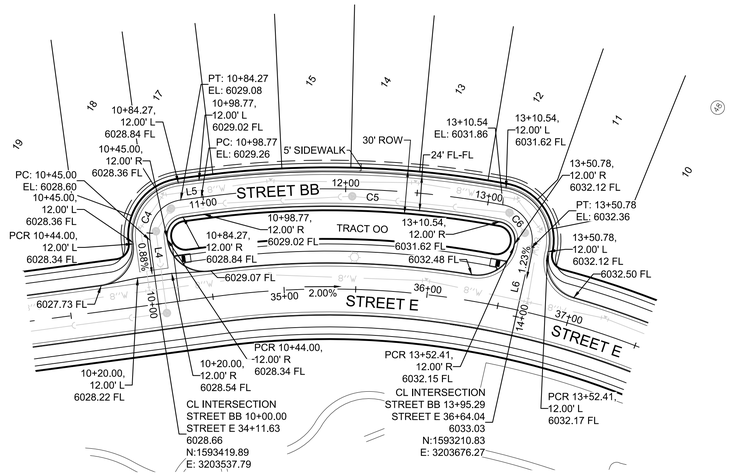
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 1.DWG, RYANR, 11/10/2016 4:17 PM



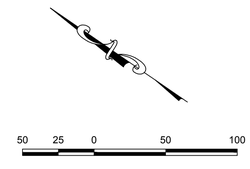
PLAN: STREET AA STA: 10+00.00 TO 14+50.00
HORIZONTAL SCALE: 1" = 50'



SCALE: 1" = 50'



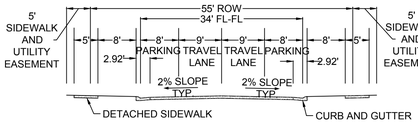
PLAN: STREET BB STA: 10+00.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



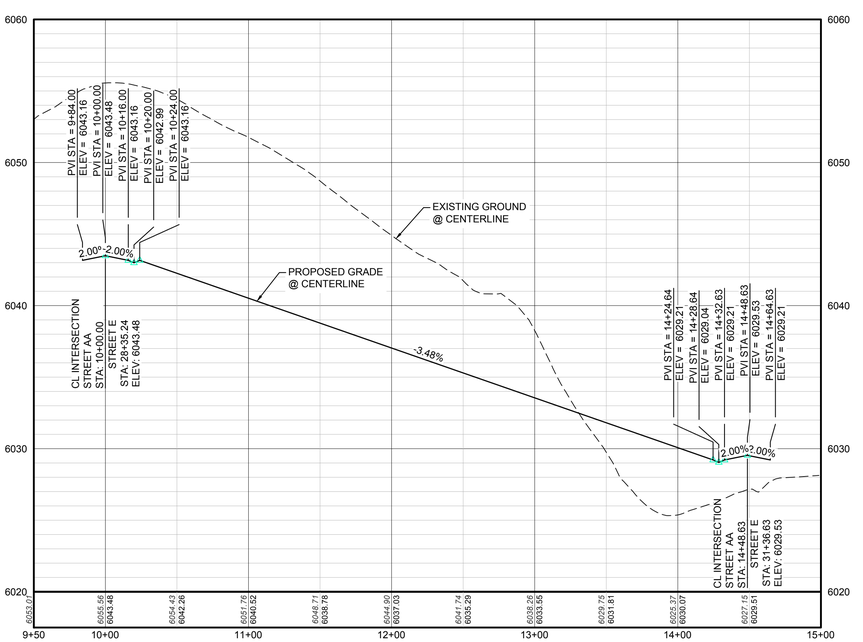
SCALE: 1" = 50'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	44.52'	S24°00'40"W
L2	26.14'	N42°05'30"W
L3	45.00'	N47°54'30"E
L4	45.00'	S47°54'30"W
L5	14.50'	N42°05'30"W
L6	44.52'	N68°14'21"E

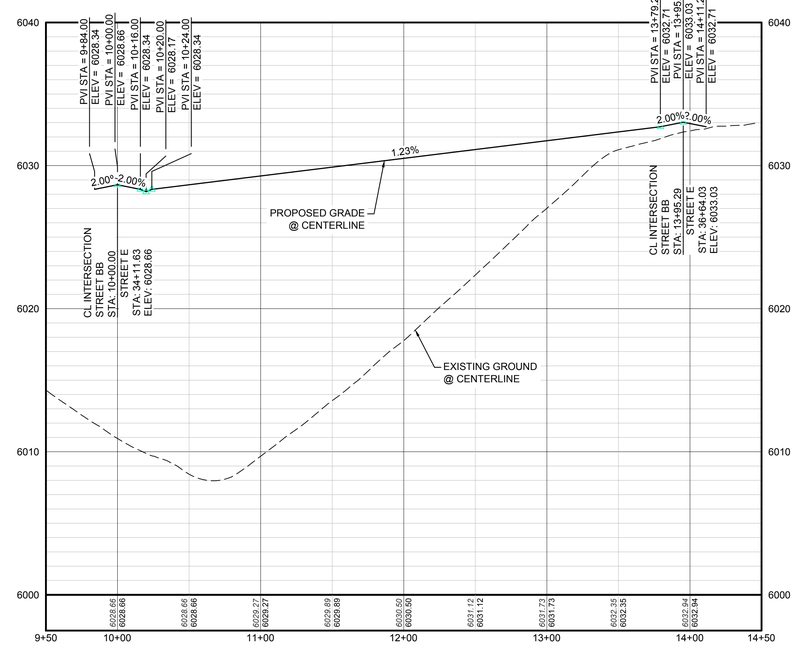
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	40.24'	25.00'	92°13'17"
C2	253.47'	670.00'	21°40'33"
C3	39.27'	25.00'	90°00'00"
C4	39.27'	25.00'	90°00'00"
C5	211.77'	670.00'	18°06'34"
C6	40.24'	25.00'	92°13'17"



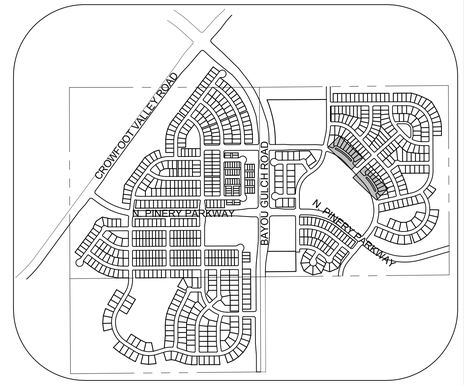
RESIDENTIAL LOCAL



PROFILE: STREET AA STA: 9+50.00 TO 15+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET BB STA: 9+50.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- EXISTING BLOW OFF VALVE
- EXISTING VALVE
- EXISTING FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- 10.00 EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- 1.0% PROPOSED SLOPE & DIRECTION
- 5615 EXISTING 5' CONTOUR
- 5616 EXISTING 1' CONTOUR
- 5620 PROPOSED 5' CONTOUR
- 5607 PROPOSED 1' CONTOUR
- 36" SS PROPOSED STORM DRAIN
- 18" SS PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- 8"W PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- RW EXISTING 60" RAW WATER LINE
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- HV EXISTING OVERHEAD HIGH VOLTAGE LINE
- TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
CRR	CURB RETURN RADIUS
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
HCR	HANDICAP CURB RAMP
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	PT. OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
STA	STATION
TC	TOP OF CURB
T.O.S.	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

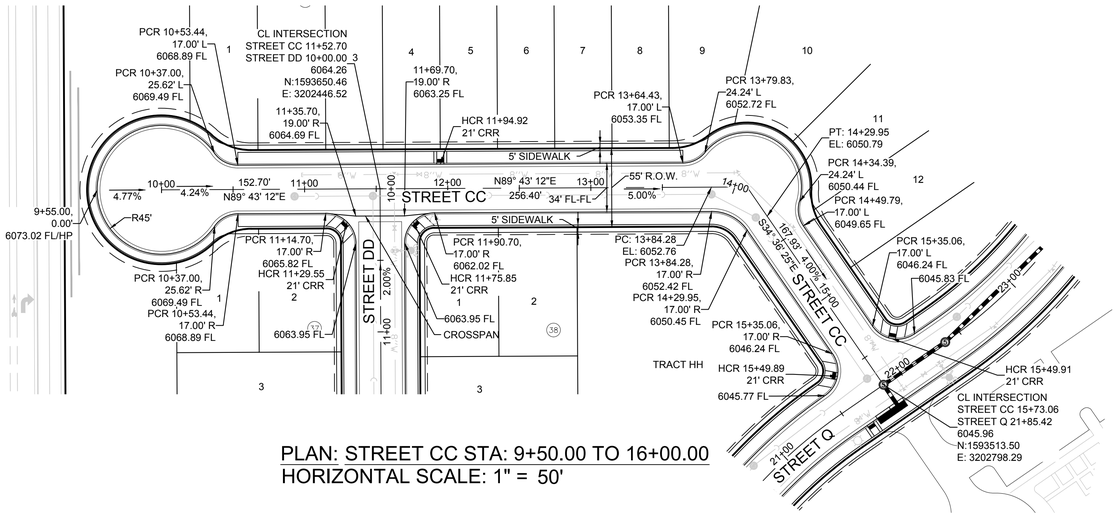
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

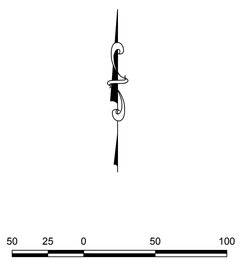
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET AA & BB

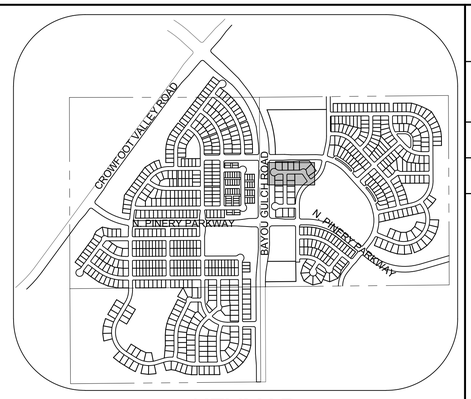
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 82

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 2 & 3.DWG, GILBERTS, 11/10/2016 4:21 PM

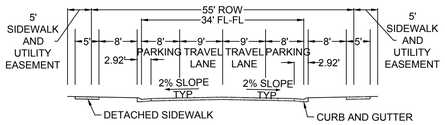


PLAN: STREET CC STA: 9+50.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'

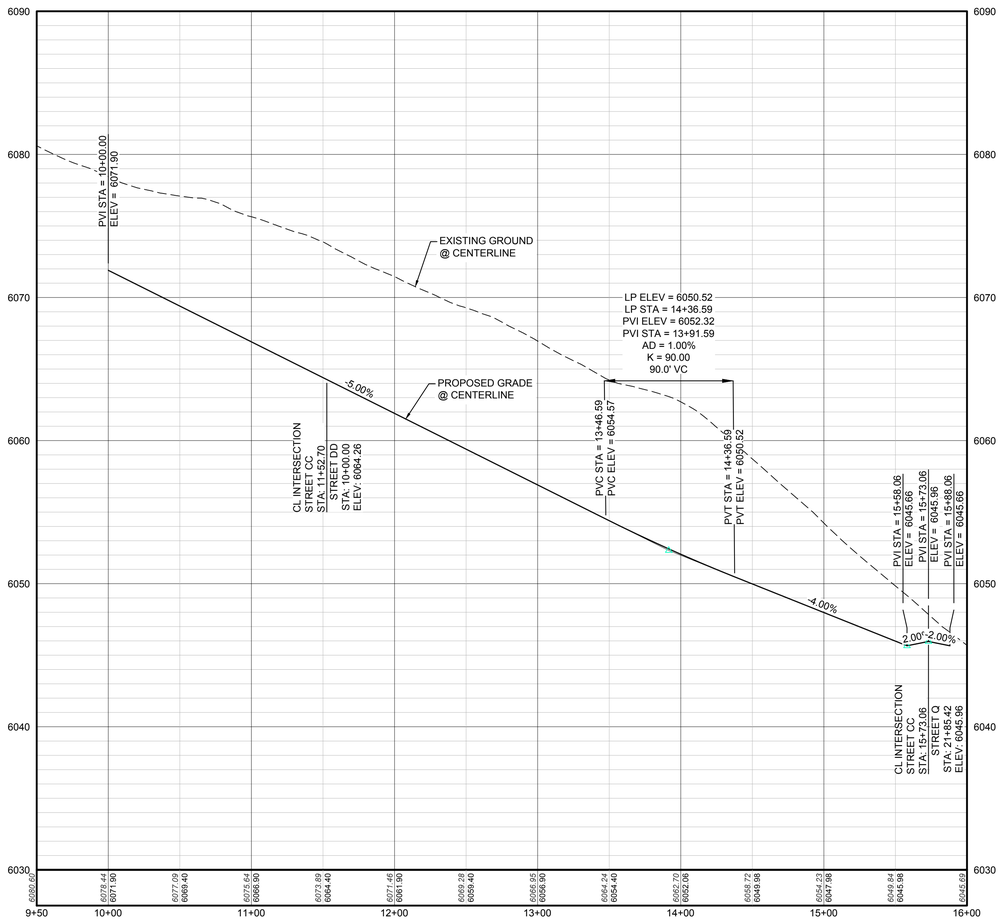




KEYMAP
N.T.S.



RESIDENTIAL LOCAL



PROFILE: STREET CC STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	1.0% PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	36" SS PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	18" SS PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	8"W PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	RW EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	HV EXISTING OVERHEAD HIGH VOLTAGE LINE
(4) (5) (6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

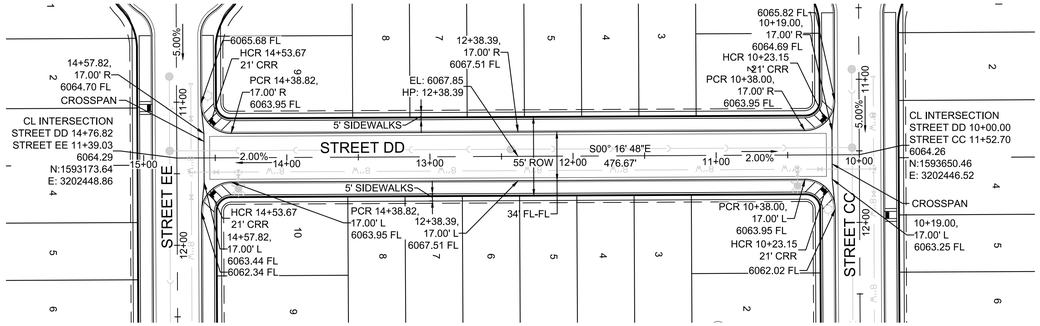
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

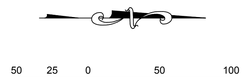
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET CC

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 83

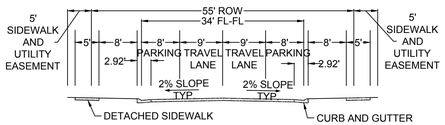
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 5.DWG, JIMJ, 11/10/2016 4:25 PM



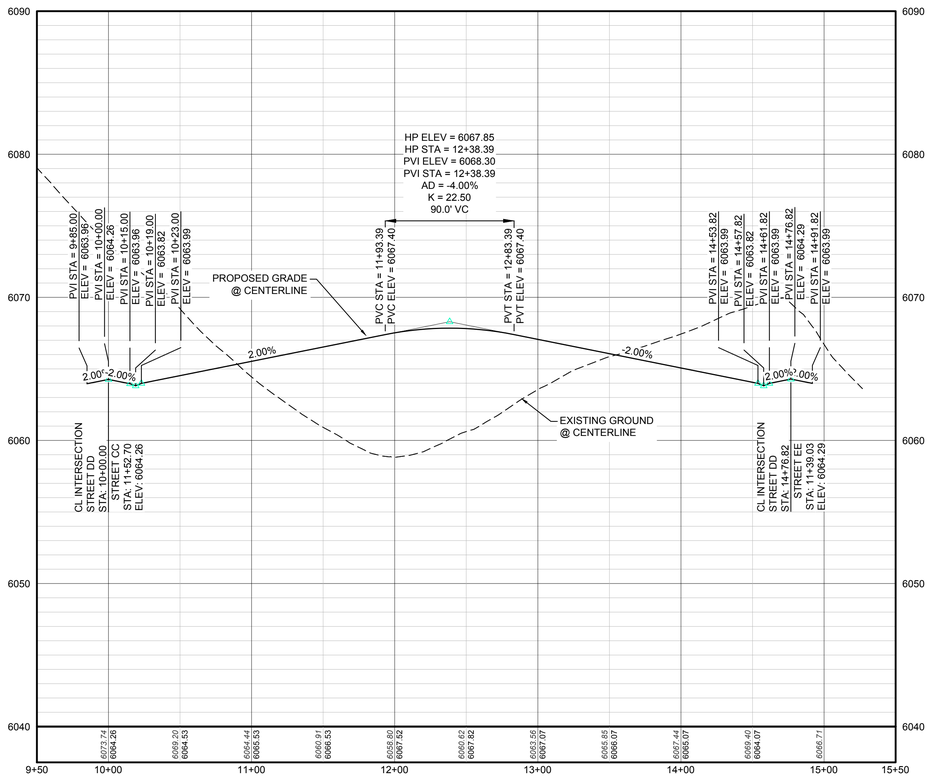
PLAN: STREET DD STA: 9+50.00 TO 15+00.00
HORIZONTAL SCALE: 1" = 50'



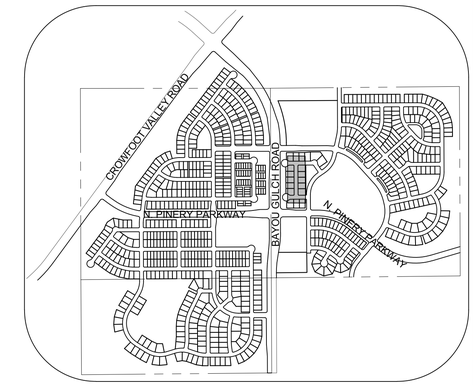
SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: STREET DD STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	36" SS PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	18" SS PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	8"W PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	RW EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
10.00 EXISTING ELEVATION	FILING BOUNDARY
10.00 PROPOSED DESIGN ELEVATION	FO EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	HV EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

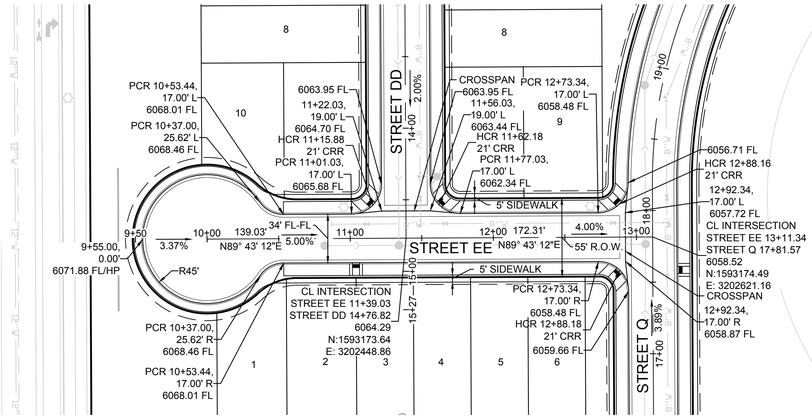
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

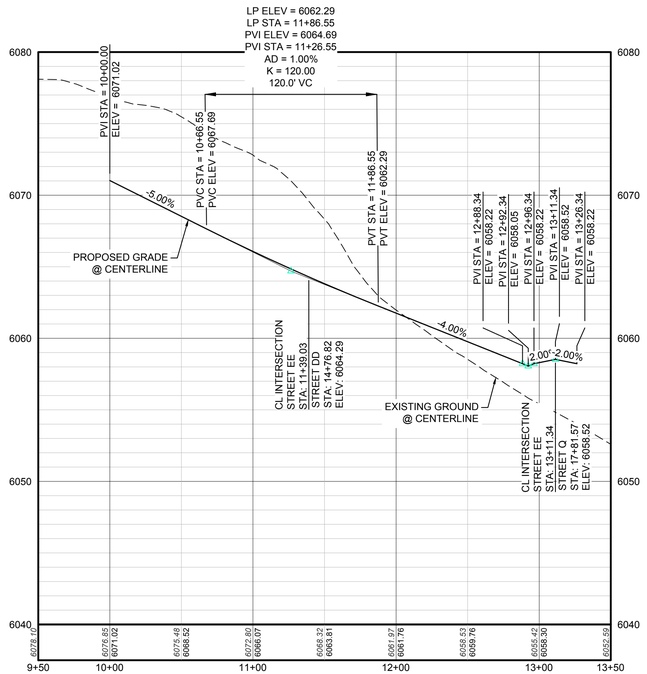
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET DD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 84

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 6.DWG, JIMJ, 11/10/2016 4:28 PM



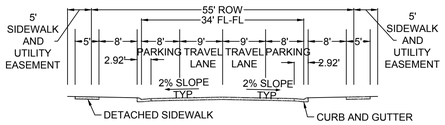
PLAN: STREET EE STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'



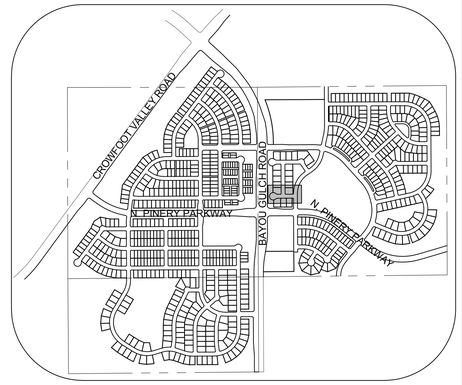
PROFILE: STREET EE STA: 9+50.00 TO 13+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

50 25 0 50 100

SCALE: 1" = 50'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
CRR	CURB RETURN RADIUS
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
HCR	HANDICAP CURB RAMP
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	PT. OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
STA	STATION
TC	TOP OF CURB
T.O.S.	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

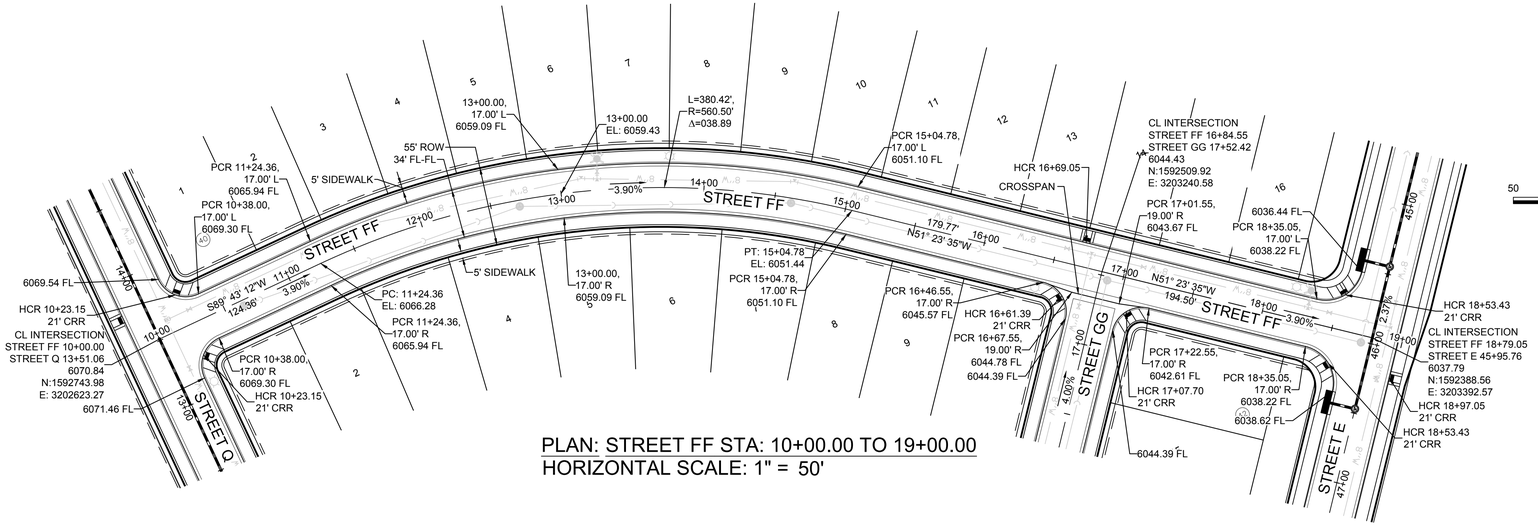
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET EE

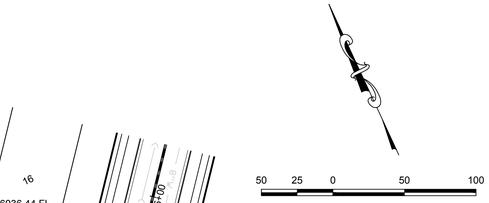
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

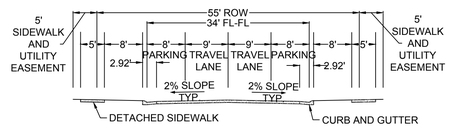
SHEET NUMBER 85

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 7.DWG, BRIANW, 11/10/2016 4:32 PM

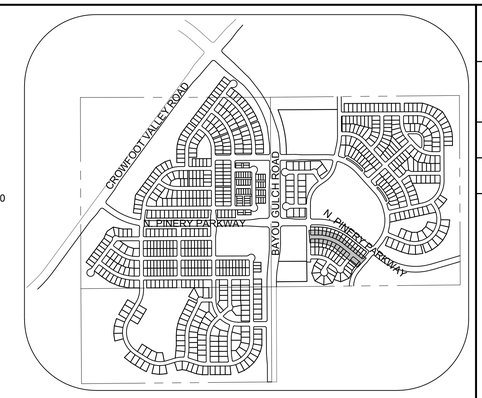


PLAN: STREET FF STA: 10+00.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 50'





RESIDENTIAL LOCAL



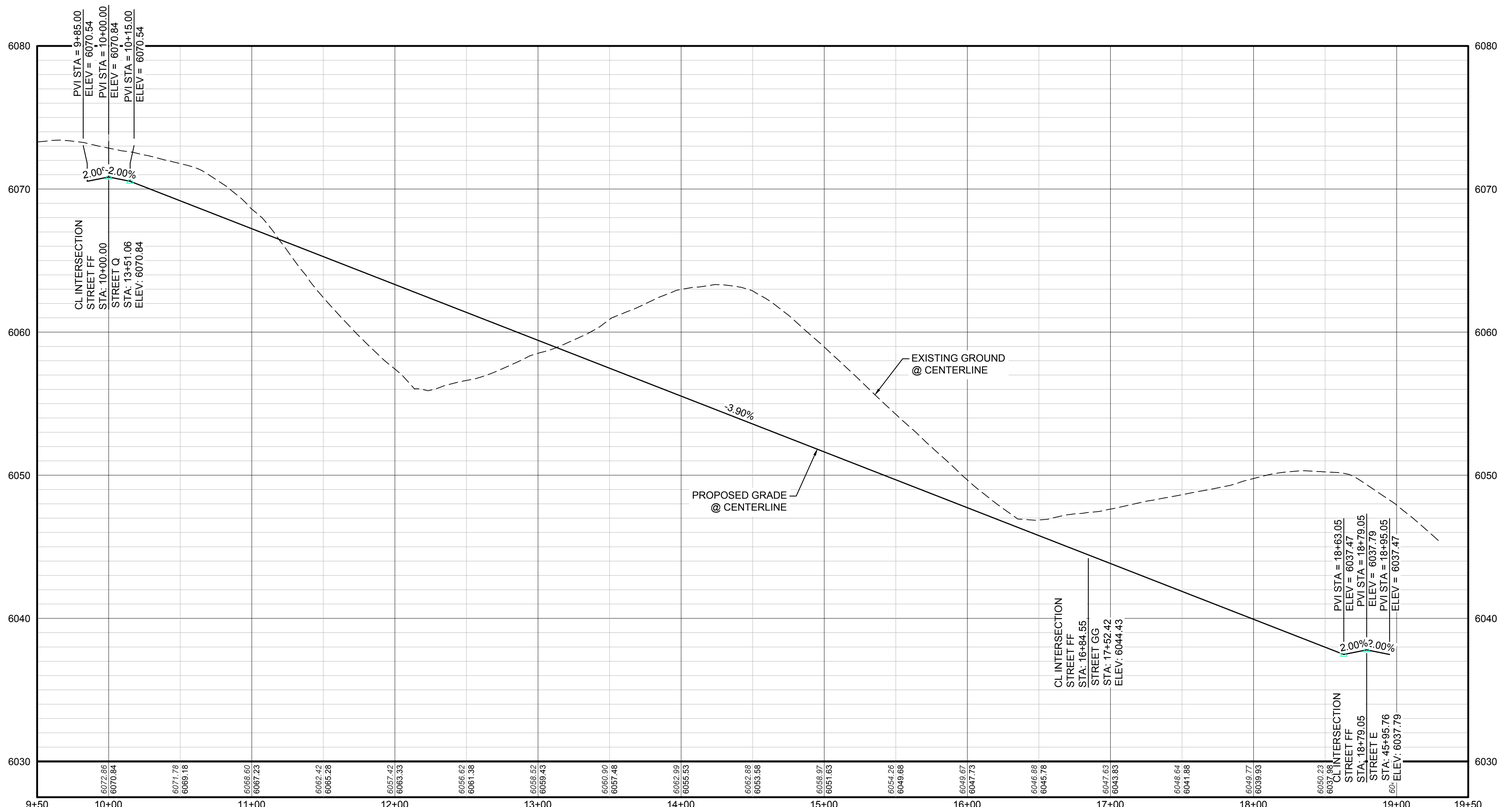
KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR (5615)
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR (5616)
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR (5620)
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR (5607)
PROPOSED AIR VALVE	PROPOSED STORM DRAIN (36" SS)
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE (18" SS)
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE (8"W)
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE (RW)
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION (10.00)	FILING BOUNDARY
PROPOSED DESIGN ELEVATION (10.00)	EXISTING FIBER OPTIC LINE (FO)
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE (HV)
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE (TEL)

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: STREET FF STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

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

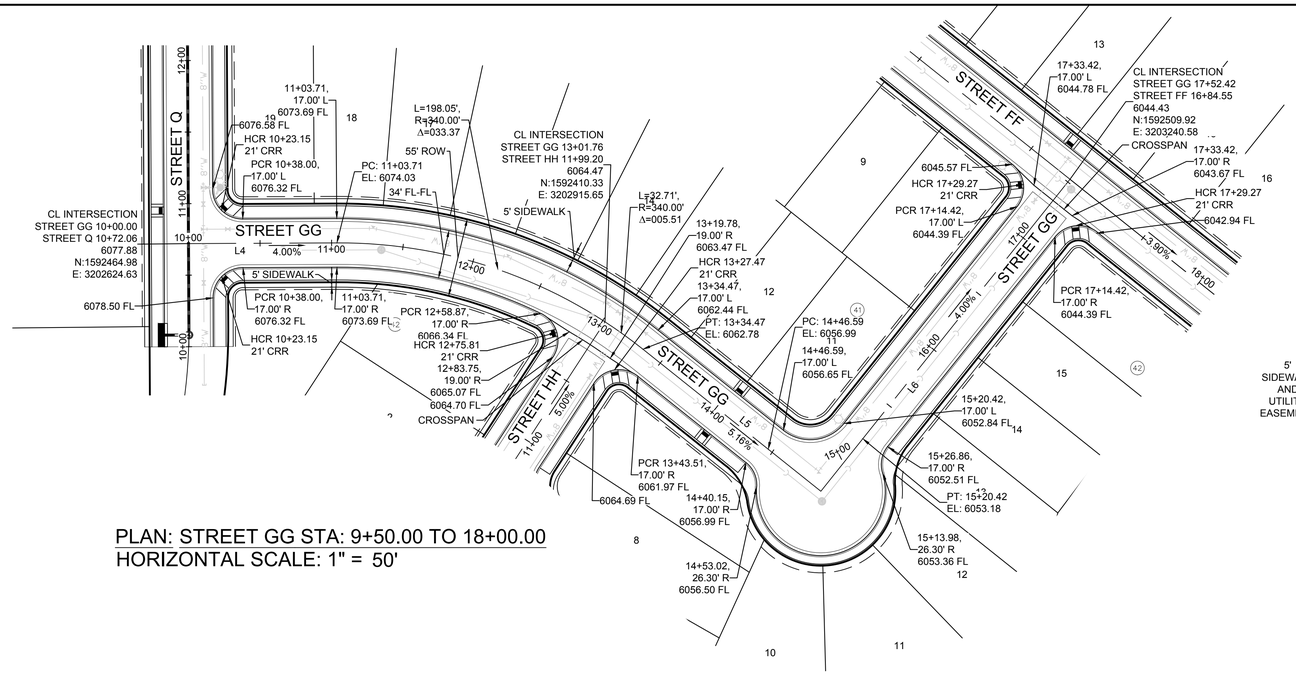
No.	Revisions	Date	Init.	Appr.	Date

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET FF

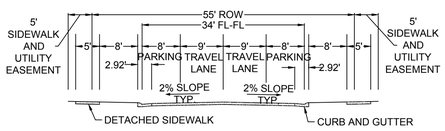
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 86

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 8.DWG, BRIANW, 11/10/2016 4:36 PM



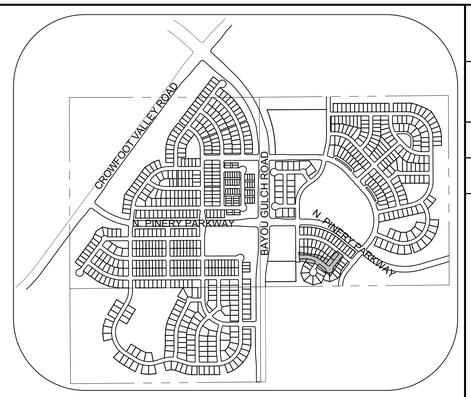
PLAN: STREET GG STA: 9+50.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'

SCALE: 1" = 50'



RESIDENTIAL LOCAL

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L4	103.71'	S89°43'12"W
L5	159.12'	N51°23'35"W
L6	279.00'	S38°36'25"W



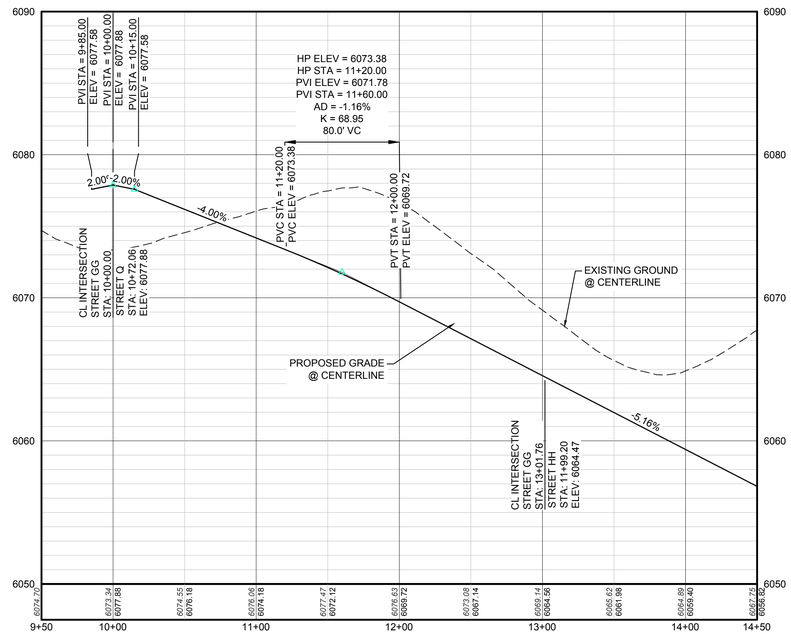
KEYMAP
N.T.S.

LEGEND

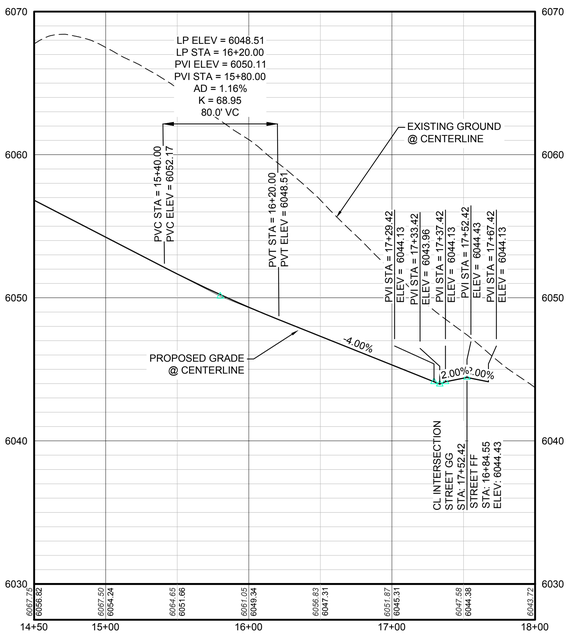
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: STREET GG STA: 9+50.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STREET GG STA: 14+50.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

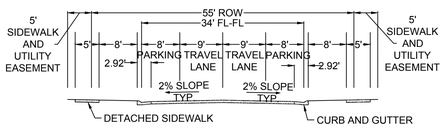
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET GG

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

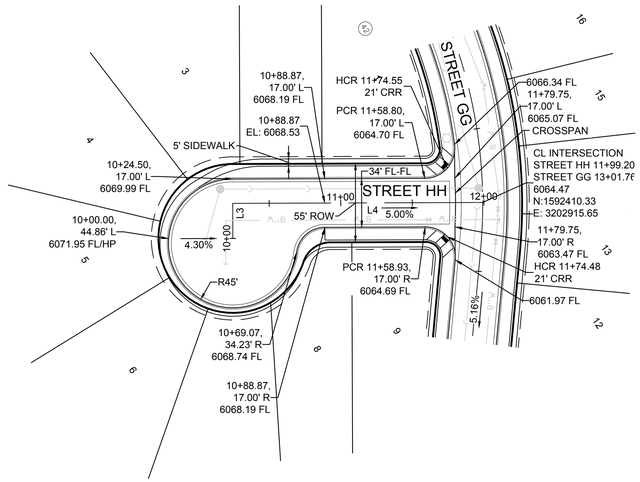
SHEET NUMBER 87

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 9.DWG, BRIANW, 11/10/2016 4:39 PM

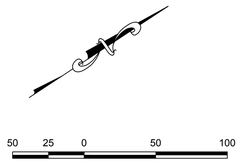
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L3	24.50'	S56°54'18"E
L4	174.70'	S33°05'42"W



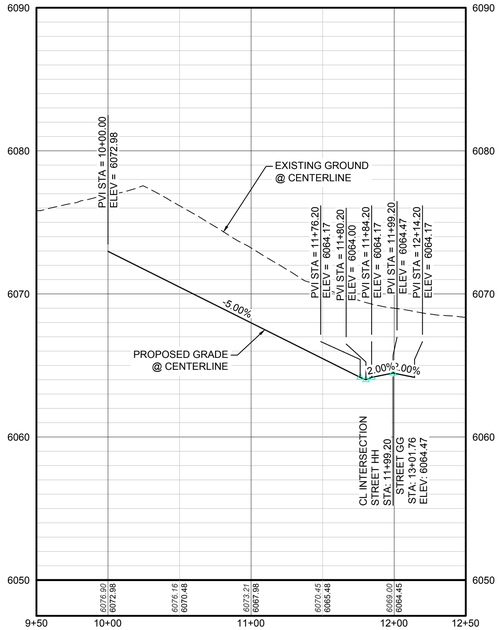
RESIDENTIAL LOCAL



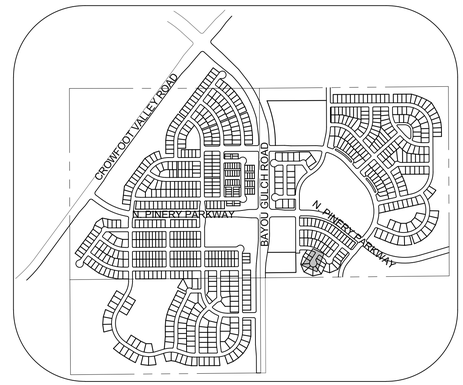
PLAN: STREET HH STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



SCALE: 1" = 50'



PROFILE: STREET HH STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
EXISTING BLOW OFF VALVE	PROPOSED SEWER LINE WITH MANHOLE
EXISTING VALVE	PROPOSED SEWER LATERAL
EXISTING FIRE HYDRANT	PROPOSED WATER LINE
PROPOSED LIGHT POLE	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK	EXISTING 60" RAW WATER LINE
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD HIGH VOLTAGE LINE
PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.S.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

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

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

No.	Revisions	Date	Init.	Appr.	Date

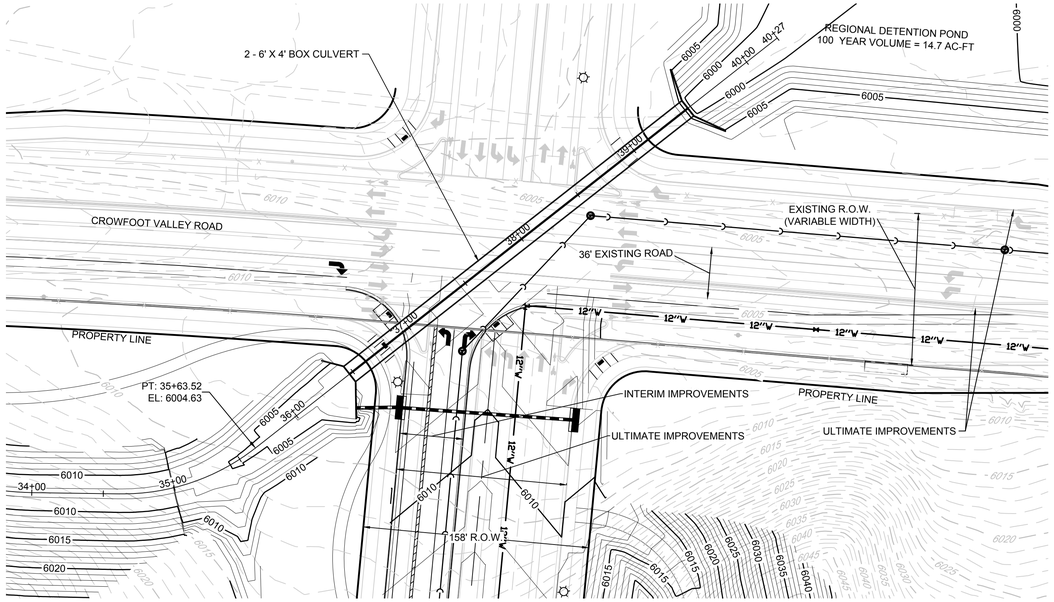
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

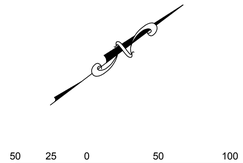
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
STREET HH

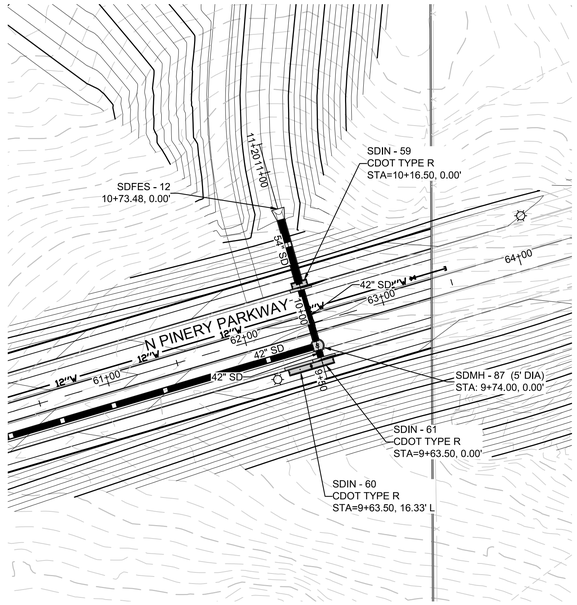
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 88

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 10.DWG, BRIANW, 11/10/2016 4:43 PM

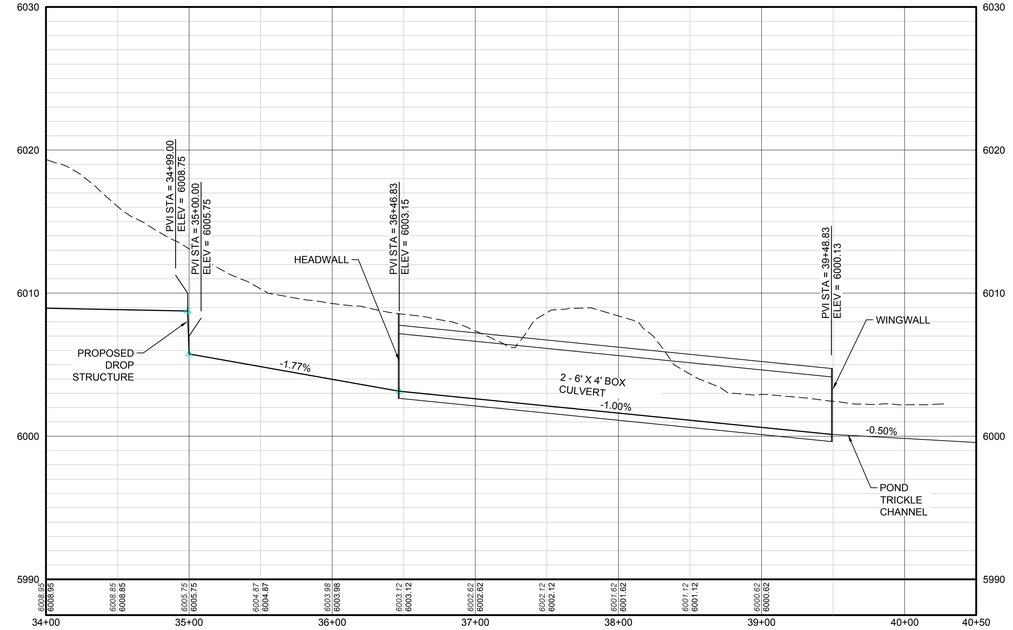


PLAN: CROWFOOT DRAINAGE CHANNEL BOX CULVERT STA: 34+00.00 TO 40+27.00
HORIZONTAL SCALE: 1" = 50'

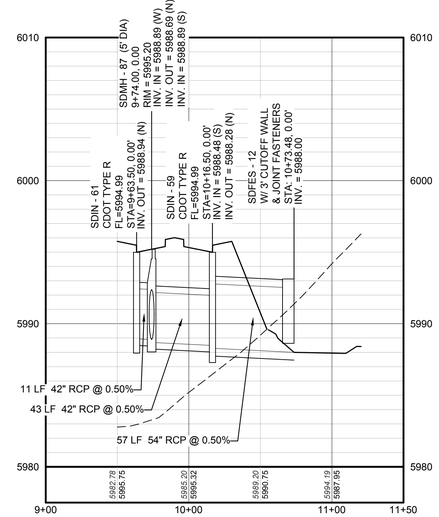




PLAN: STORM LATERAL 33 STA: 9+50.00 TO 11+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: CROWFOOT DRAINAGE CHANNEL STA: 34+00.00 TO 40+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 33 STA: 9+00.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, 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, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
CROWFOOT DRAINAGE IMPROVEMENTS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ	DATE:	NOVEMBER, 2016

SHEET NUMBER 89

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\WEST CHANNEL P&P DWG, RYANR, 11/10/2016 4:50 PM

INDEX OF ROADWAY DESIGN STANDARD DETAILS

DETAIL CATEGORY

DETAIL NAME	DETAIL NUMBER
STREET CROSS SECTIONS AND TYPICAL CURB SECTIONS	
TYPICAL STREET CROSS SECTIONS	1 1 OF 3
TYPICAL STREET CROSS SECTIONS	1 2 OF 3
TYPICAL STREET CROSS SECTIONS	1 3 OF 3
TYPICAL RESIDENTIAL UTILITY LOCATIONS	2
CURB, GUTTER, AND SIDEWALK SECTIONS	3
DETACHED SIDEWALK	4 1 OF 2
ATTACHED SIDEWALK	4 2 OF 2
LOCAL STREET CUL-DE-SAC LAYOUTS	
RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT	5
RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT	6
RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT	7
STANDARD INTERSECTIONS	
RESIDENTIAL LOCAL/LOCAL INTERSECTION LAYOUT	8
RESIDENTIAL LOCAL/RESIDENTIAL COLLECTOR INTERSECTION LAYOUT	9
RESIDENTIAL LOCAL/BOULEVARD COLLECTOR INTERSECTION LAYOUT	10
RESIDENTIAL BOULEVARD COLLECTOR INTERSECTION LAYOUT	11
NON-RESIDENTIAL COLLECTOR/ARTERIAL INTERSECTION LAYOUT	12
RESIDENTIAL COLLECTOR/ARTERIAL INTERSECTION LAYOUT	13
ARTERIAL/ARTERIAL INTERSECTION LAYOUT	14
CURB RAMPS	
DIAGONAL CURB RAMP LAYOUT	15 1 OF 2
DIAGONAL CURB RAMP LAYOUT	15 2 OF 2
RAMP ARTERIAL/ARTERIAL LAYOUT	16
MIDBLOCK CURB RAMP LAYOUT	17 1 OF 2
MIDBLOCK CURB RAMP LAYOUT	17 2 OF 2
DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT	18 1 OF 2
DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT	18 2 OF 2
DRIVEWAY AND CROSS PAN DETAILS	
CROSS PAN DETAIL	19
INTERSECTION CROSS PAN LAYOUT	20
COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK	21 1 OF 2
COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK	21 2 OF 2
RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT	22
RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB/GUTTER ISOMETRIC	23
MISCELLANEOUS DETAILS	
PARALLEL PARKING LAYOUT AT INTERSECTIONS	24
INTERSECTION SIGHT DISTANCE REQUIREMENTS	25 1 OF 2
INTERSECTION SIGHT DISTANCE REQUIREMENTS	25 2 OF 2
MINIMUM STREET PATCH DETERMINATION	26
ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAVEMENTS	27
MEDIAN BULL NOSE TRANSITION	28 1 OF 2
MEDIAN BULL NOSE TYPICAL SECTIONS	28 2 OF 2
CURB CHASE DRAIN (RESIDENTIAL) LAYOUT	29 1 OF 2
CURB CHASE DRAIN (RESIDENTIAL) LAYOUT	29 2 OF 2
CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT	30 1 OF 2
CURB CHASE DRAIN (NON-RESIDENTIAL) LAYOUT	30 2 OF 2
TRENCH DRAIN DETAIL SECTION	31
INTERSECTION GRADING DETAIL FOR CONSTRUCTION PLANS	32
GROUND MOUNTED STREET NAME PANELS	33

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | INDEX OF ROADWAY DESIGN STANDARD DETAILS | DATE JULY 2015 | DETAIL 1 OF 1

PRINCIPAL ARTERIAL

ARTERIAL

MAJOR COLLECTOR

GENERAL NOTES

1. TRENCH DRAINS ARE REQUIRED ON ARTERIAL AND COLLECTOR STREETS, SEE STANDARD DETAIL 31.
2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 1 OF 3

RESIDENTIAL BOULEVARD COLLECTOR

RESIDENTIAL COLLECTOR

NON-RESIDENTIAL COLLECTOR

GENERAL NOTES

1. TRENCH DRAINS ARE REQUIRED ON ARTERIAL AND COLLECTOR STREETS, SEE STANDARD DETAIL 31.
2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 2 OF 3

RESIDENTIAL LOCAL

NON-RESIDENTIAL LOCAL

GENERAL NOTES

1. TRENCH DRAINS ARE REQUIRED ON ARTERIAL AND COLLECTOR STREETS, SEE STANDARD DETAIL 31.
2. ROW WIDTH SHOWN IS TYPICAL. ADDITIONAL ROW AND/OR LANES MAY BE REQUIRED BASED ON A TRAFFIC STUDY.
3. SEE STANDARD DETAIL 3 FOR TYPICAL CURB AND GUTTER INFORMATION.
4. SEE STANDARD DETAIL 4 FOR TYPICAL SIDEWALK INFORMATION.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | TYPICAL STREET CROSS SECTIONS STANDARD DETAIL | DATE JULY 2015 | DETAIL 3 OF 3

MEDIAN CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION I-B))

* GUTTER CROSS SLOPE SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. DIRECTION OF SLOPE SHALL MATCH STREET CROSS SLOPE.

VERTICAL CURB AND GUTTER SECTION
(CDOT CURB AND GUTTER TYPE 2 (SECTION II-B))

MOUNTABLE CURB AND GUTTER SECTION

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 3 OF 1

GENERAL NOTES

1. ISLAND TREATMENT WILL REQUIRE LARGER RADII AND SHALL BE REVIEWED ON A CASE BY CASE BASIS FOR APPROVAL BY THE TOWN OF PARKER.
2. IF THE LENGTH OF THE CUL-DE-SAC STREET IS LESS THAN 250 FEET, HANDICAP RAMPS MAY BE OMITTED.
3. DRIVEWAY LOCATION(S) SHALL BE LOCATED TO AVOID CURB RAMPS.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 5 OF 1

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 6 OF 1

GENERAL NOTES

1. LOCATION AND TYPES OF ACTUAL RAMPS WILL BE DETERMINED ON A PROJECT SPECIFIC BASIS.
2. DRIVEWAY LOCATION(S) SHALL BE LOCATED TO AVOID CURB RAMPS.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 7 OF 1

* DETECTABLE WARNINGS SHALL BE ONE OF THE PRODUCTS APPROVED FOR USE AS LISTED ON CDOT'S APPROVED LIST.

● FOR RESIDENTIAL COLLECTOR/COLLECTOR LAYOUT OR COLLECTOR/ARTERIAL LAYOUT, CURB RAMP SHALL BE 7' WIDE.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 15 1 OF 2

ISOMETRIC

SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO | DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL | DATE AUGUST 2014 | DETAIL 15 2 OF 2

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

CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

No.	Revisions	Date	Init.	Appr.	Date

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016

SHEET NUMBER 90

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\ROADWAY DETAILS.DWG, BRIANW, 11/10/2016 4:51 PM

GENERAL NOTES

1. DEDICATED TURN LANE WIDTH AND RADIUS SHALL BE DETERMINED BY THE DESIGN VEHICLE TURNING ANALYSIS.
2. THE PEDESTRIAN ISLAND LAYOUT SHALL INCLUDE THE REQUIRED SIGNAL POLE PLACEMENT AND SHALL BE COORDINATED WITH THE CURB RAMP PLACEMENT.
3. MEDIAN COVER MATERIAL SHALL BE PLACED IN ACCORDANCE TO STANDARD DETAIL 28.
4. CURB RETURN RADII AT ARTERIAL INTERSECTIONS WILL BE EVALUATED ON A CASE BY CASE BASIS (DUE TO THE REQUIRED EVALUATION OF TRAFFIC ISLANDS).

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	CURB RAMP ARTERIAL/ARTERIAL LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 16 1 OF 1

MIDBLOCK CURB RAMP

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 1 OF 2

ISOMETRIC

SECTION A-A

SECTION B-B

MIDBLOCK CURB RAMP

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 17 2 OF 2

ISOMETRIC

DIRECTIONAL CURB RAMP WITHIN RADIUS
(ATTACHED SIDEWALK)

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 18 1 OF 2

ISOMETRIC

DIRECTIONAL CURB RAMP WITHIN RADIUS
(DETACHED SIDEWALK)

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 18 2 OF 2

GENERAL NOTES

1. CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAXIMUM SPACING.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	CROSS PAN LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 19 1 OF 1

GENERAL NOTES

1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT M&S STANDARD PLANS.
2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APRONS AND PLACED AS SHOWN IN STANDARD DETAIL 19.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 20 1 OF 1

ISOMETRIC

SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK STANDARD DETAIL	DATE AUGUST 2014	DETAIL 21 1 OF 2

ISOMETRIC

SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL	DATE AUGUST 2014	DETAIL 21 2 OF 2

ISOMETRIC

SECTION A-A

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	RESIDENTIAL DRIVEWAY WITH 4" MOUNTABLE CURB LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 22 1 OF 1

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

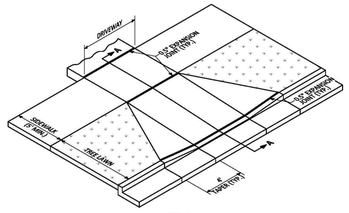
No.	Revisions	Date	Init.	Appr.	Date

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

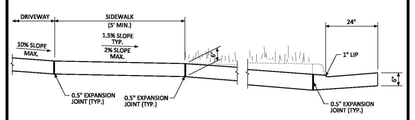
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: NOVEMBER, 2016
SHEET NUMBER 91

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\ROADWAY DETAILS.DWG, BRIANW, 11/10/2016 4:51 PM



ISOMETRIC



SECTION A-A

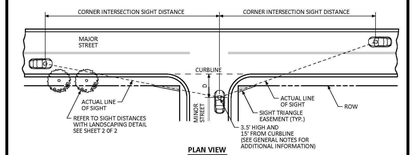
GENERAL NOTES

1. NO PARTIAL REMOVAL OF CURB HEAD WILL BE ALLOWED.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL	DATE AUGUST 2014	DETAIL 23 1 OF 1

PROFILE VIEW



PLAN VIEW

POSTED SPEED MPH	CORNER INTERSECTION SIGHT DISTANCE
45	555'
40	500'
35	445'
30	390'
25	335'
20	280'

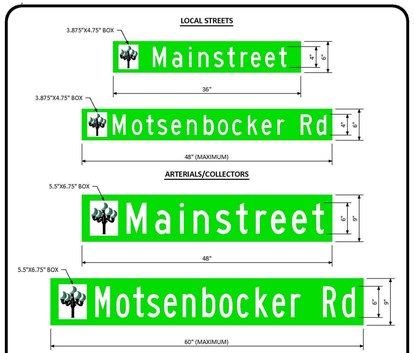
GENERAL NOTES

1. CORNER SIGHT DISTANCE MEASURED FROM A POINT ON THE MINOR STREET AT "D" OF 15 FEET BACK FROM EDGE OF THE MAJOR STREET PAVEMENT (FLOWLINE) AND MEASURED FROM HEIGHT OF EYE AT 3.5' ON THE MINOR STREET TO A HEIGHT OF OBJECT AT 3.5' ON THE MAJOR STREET.
2. AT LOCAL-LOCAL STREET INTERSECTIONS ONLY, THE "D" DISTANCE SHALL BE 10'.
3. INTERSECTION SIGHT DISTANCE ANALYSIS SHALL ACCOUNT FOR COMBINED HORIZONTAL & VERTICAL ALIGNMENTS.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL	DATE AUGUST 2014	DETAIL 25 1 OF 2

LOCAL STREETS



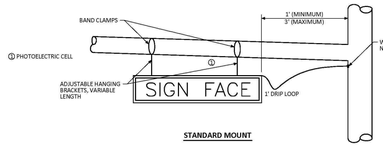
ARTERIALS/COLLECTORS

GENERAL NOTES

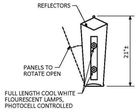
1. STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9" HIGH PANELS, LOCALS MAY HAVE 6" HIGH PANELS. ARTERIAL/COLLECTOR SIZE BLANKS SHALL NOT EXCEED 60". LOCAL SIZE BLANKS SHALL NOT EXCEED 48".
2. SIGN POSTS FOR INSTALLING STREET NAME SIGNS SHALL BE 12 GAUGE Nov/3.5quareTube STEEL. FINISH TO BE HOT DIPPED GALVANIZED (ASTM A-653 G90). SIZE OF POST TO BE NOMINAL 2" x 2".
3. SIGN MOUNTING HARDWARE TO BE ZINC OR CADMIUM PLATED.
4. SIGN SHEETING SHALL BE REFLECTORIZED AND AFFIXED TO BOTH SIDES OF STREET NAME SIGN BLANK. PRIMARY SHEETING MATERIAL TO BE HIGH INTENSITY PRISMATIC WHITE WITH GREEN TRANSPARENT ELECTRO-CUT FILM. TOWN LAMP LOGO TO BE BLACK FILM ON WHITE SHEETING.
5. STREET NAME FONTS SHALL BE STANDARD HIGHWAY GOTHIC SERIES. TOTAL CHARACTERS INCLUDING SUFFIX SHALL NOT EXCEED 14.
6. MOUNTING HEIGHTS AND LOCATIONS TO BE PER MUTCD GUIDELINES OR AS DIRECTED BY THE TOWN.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	GROUND MOUNTED STREET NAME PANELS	DATE AUGUST 2014	DETAIL 33 1 OF 1



STANDARD MOUNT



SIDE VIEW

NOTES

1. FINAL SIGN LAYOUT AND LETTERING DETAILS PER TOWN OF PARKER'S DIRECTION/APPROVAL.
2. SIGN TO BE DOUBLE-SIDED WITH WHITE PRINT ON GREEN BACKGROUND FOR STREET NAME AND LOGO.

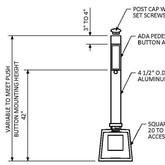
LIGHTED SIGN TYPICAL LAYOUT

GENERAL NOTES

1. STREET NAME SIGN TO BE FREE-SWINGING OR LIMITED-SWINING. SIGN FIXTURE AND PANELS SHALL WITHSTAND 90 MPH WIND LOADING, WITH STRUCTURAL REQUIREMENTS MEETING AASHTO "STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS." LATEST EDITION.
2. HOUSING TO BE CONSTRUCTED OF ALUMINUM - PAINTED FEDERAL GREEN #14056 OR APPROVED EQUIVALENT.
3. NEOPRENE GASKETS SHALL BE INSTALLED BETWEEN THE SIGN PANEL FRAME AND FIXTURE HOUSING TO PREVENT WATER ENTRANCE. SCREENED WEEP HOLES SHALL BE PROVIDED ON HOUSING BUTTOM FOR DRAINAGE.

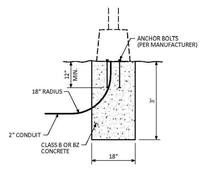
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL	DATE NOVEMBER 2012	DETAIL 3 1 OF 1



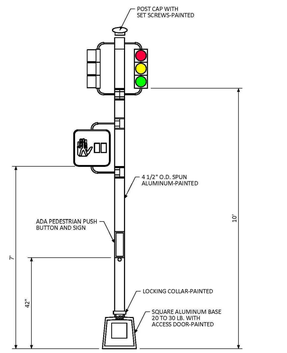
NOTE: PAINT SHALL BE FEDERAL GREEN #14056 OR APPROVED EQUIVALENT

TYPICAL PEDESTRIAN PUSH BUTTON SIGN



FOUNDATION DETAIL

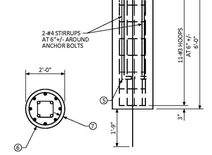
PEDESTRIAN PUSH BUTTON POLE



TYPICAL PEDESTAL POLE DETAIL

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	PEDESTRIAN POLE STANDARD SIGNAL DETAIL	DATE NOVEMBER 2012	DETAIL 4 1 OF 1



FOUNDATION NOTES

1. HEX NUTS
2. SQUARE NUTS
3. HAND HOLE SHALL BE PROVIDED
4. 4 IN. MIN. NON-SHRINKABLE GROUT OVER ROUGH FOUNDATION
5. INSTALL ANCHOR BOLTS (FURNISHED WITH POLE) PER MANUFACTURER'S TEMPLATE PRINT (FURNISHED WITH ORDER)
6. MINIMUM OVERLAP OF 12 IN. FOR TIE
7. 1-1/2" IN. CLEARANCE FOR HOOPS
8. 5/8 IN. X 8 FT. COPPER GROUND ROD 1 FT. 9 IN. (+/-) INTO EARTH BELOW FOUNDATION

GENERAL FOUNDATION NOTES

1. THE DESIGN IS ADAPTED FROM CDOT STANDARD PLAN S-614-14 AS RELEASED 07-04-2006. ALTERATIONS FROM CDOT DESIGN INCLUDE THE ELIMINATION OF THE PULLBOX AND CONDUIT, ADDITION OF 5/8 IN. COPPER GROUND ROD, AND INCREASE OF FOUNDATION DIAMETER TO 2'-0".
2. CONCRETE FOOTINGS FOR FLASHING BEACON INSTALLATIONS SHALL CONFORM TO "DRILLED CAISSONS" AND "STRUCTURAL CONCRETE" (CLASS "B2" CONCRETE, 60K STEEL REBAR).
3. CAISSON DESIGNS REQUIRE THAT THE CAISSON BE FOUNDED IN COMPACT SAND, CLAY OR SANDY CLAY. IF, BY VISUAL INSPECTION OF THE HOLE, OTHER MATTER IS PRESENT, THE CAISSON DESIGN SHALL BE MODIFIED AS DETERMINED BY THE ENGINEER.
4. ANCHOR BOLTS WILL BE SUPPLIED BY THE VENDOR.
5. GROUND ROD AND FOUNDATION REBAR SHALL BE SUPPLIED BY THE CONTRACTOR.

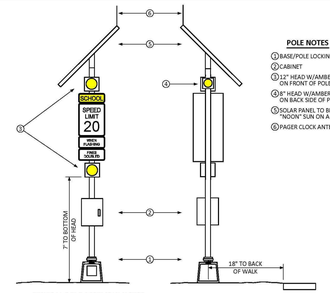
DESIGN DATA

THE DESIGNS HEREIN ASSUME THAT FLASHING BEACONS ARE INSTALLED WITHIN THE ROADWAY PRISM WITH THE FOLLOWING PARAMETERS:
SOIL DENSITY γ = 110 LB./CU.FT.
SOIL COHESION = 750 LB./SQ.FT. FOR MEDIUM STIFF COHESIVE SOIL
SOIL ANGLE ϕ = 30° FOR MEDIUM DENSE COHESIONLESS SOIL
SF = 3.0 FOR FLEXURAL RESISTANCE

CONTACT THE ENGINEER IF THE FLASHING BEACON WILL NOT BE INSTALLED WITHIN THE ROADWAY PRISM IF ANY OF THE FOLLOWING COIL CONDITIONS ARE ENCOUNTERED DURING DRILLING:
A) THE SOIL HAS A HIGH ORGANIC CONTENT OR CONSISTS OF SATURATED SILT AND CLAY.
B) THE SITE WON'T SUPPORT THE WEIGHT OF THE DRILLING RIG..
C) THE FOUNDATION SOILS ARE NOT HOMOGENOUS.
D) FIRM BEDROCK IS ENCOUNTERED.
E) A HIGH GROUNDWATER TABLE IS ENCOUNTERED.
F) LARGE BOULDERS ARE ENCOUNTERED.

FOOTING DESIGN IS BASED ON 100 MPH WIND LOAD ON A 48" X 48" DIAMOND SIGN PANEL MOUNTED 9' ABOVE THE GROUND, WITH A 24" X 24" RECTANGULAR PLAQUE UNDERNEATH AND A FLASHING BEACON 12" ABOVE. IF A SIGN CONFIGURATION IS PROPOSED THAT EXCEEDS THESE DIMENSIONS, THE FOOTING DESIGN MUST BE ENGINEERED AND SIGNED AND SEALED BY A COLORADO LICENSED P.E.

FOUNDATION



POLE NOTES

1. BASE/POLE LOCKING COLLAR
2. CABINET
3. 12" HEAD W/AMBER LED ON FRONT OF POLE
4. 8" HEAD W/AMBER LED ON BACK SIDE OF POLE
5. SOLAR PANEL TO BE ORIENTED TO "NOON" SUN ON A PER SITE BASIS
6. PAGER CLOCK ANTENNA

GENERAL POLE ASSEMBLY NOTES

1. MAJOR COMPONENTS FOR EACH INSTALLATION ARE TO BE APPROVED BY TOWN OF PARKER. THESE COMPONENTS INCLUDE:
   A) SOLAR PANELS/STORAGE BATTERIES
   B) 16' PELCO POLE - PAINTED
   C) PELCO SQUARE BASE - PAINTED
   D) LOCKING COLLAR FOR POLE TO BASE CONNECTION - PAINTED
   E) CABINET - PAINTED
   F) ELTEC CLOCK WITH WIRELESS COMMUNICATIONS PER TOWN REQUIREMENTS
   G) 2 12" POLYCARBONATE HEADS WITH AMBER LED AND MOUNTING HARDWARE (BLACK)
   H) 1 8" POLYCARBONATE HEAD WITH AMBER LED AND MOUNTING HARDWARE (BLACK)
   I) SCHOOL ZONE SIGN/WHEN FLASHING PLAQUE
2. MISCELLANEOUS EQUIPMENT OR SMALL PARTS NEEDED TO SECURE ALL HARDWARE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR SHALL COORDINATE START UP WITH TOWN OF PARKER.
4. POLE AND FLASHER ASSEMBLY SHALL BE PROPERLY GROUNDED TO FOUNDATION GROUND ROD BY THE CONTRACTOR.
5. PAINT SHALL BE FEDERAL GREEN #14056 OR APPROVED EQUIVALENT.
6. SIGN SIZES SHALL CONFORM TO THE MUTCD (LATEST TOWN ADOPTED VERSION).

POLE ASSEMBLY

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Town of Parker COLORADO	SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL	DATE NOVEMBER 2012	DETAIL 6 1 OF 1

No.	Revisions	Date	Init.	Appr.	Date

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

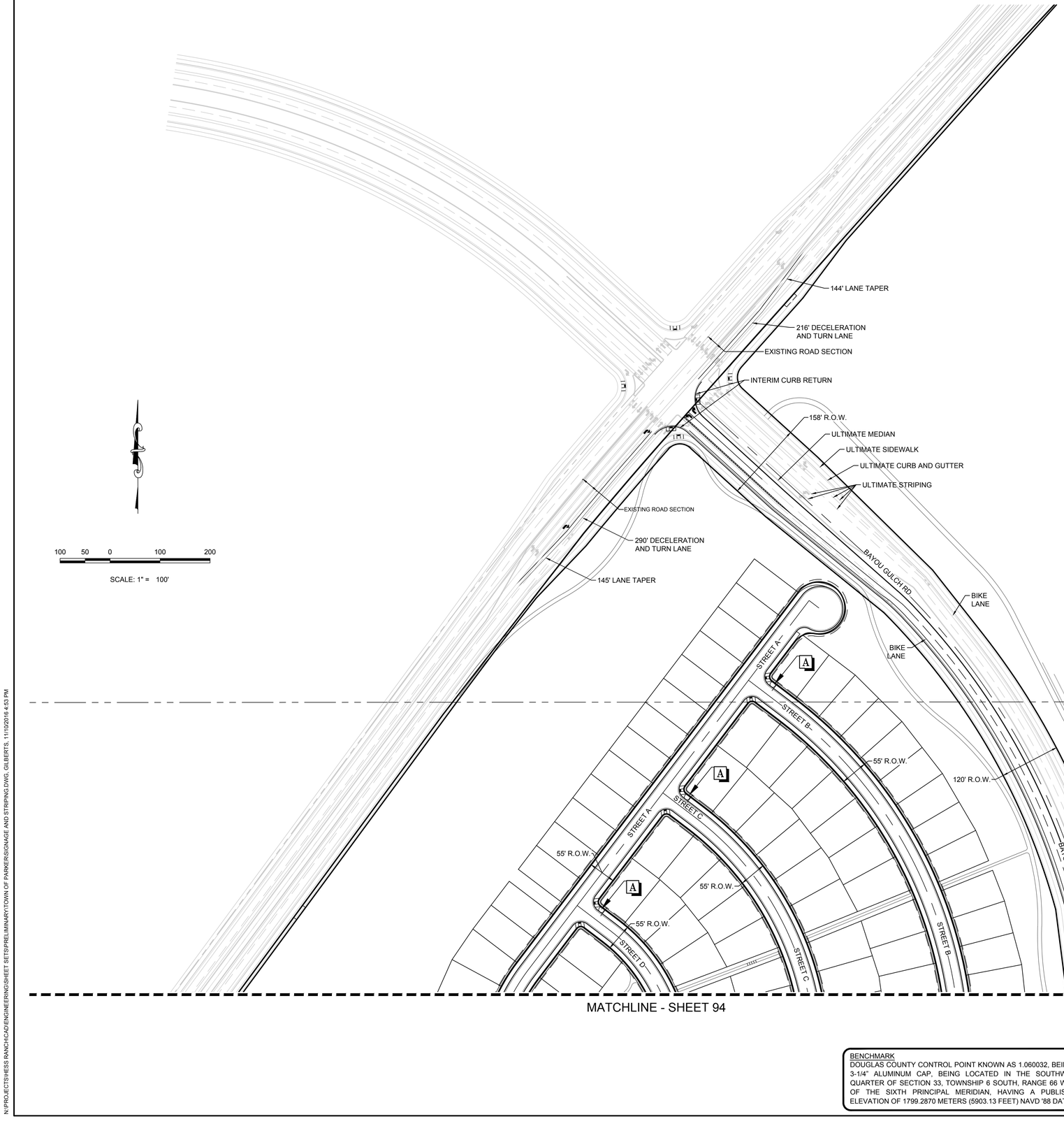
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

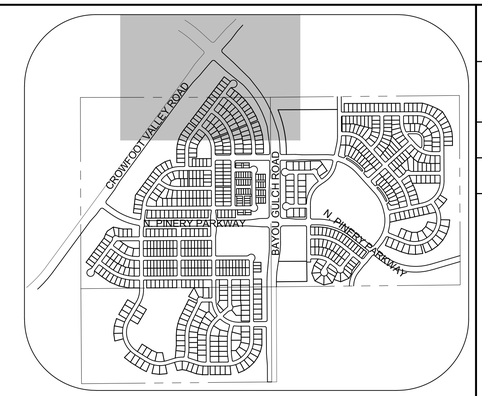
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
ROADWAY DETAILS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	DATE:	NOVEMBER, 2016
CHECKED BY:	JJJ		

SHEET NUMBER 92

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\ROADWAY DETAILS.DWG, BRIANW, 11/10/2016 4:51 PM





KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
I	ROUNDABOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

_____
(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED_____

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULINE INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY:_____
(DISTRICT REPRESENTATIVE)

DATE:_____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY:_____
(DISTRICT ENGINEER)

DATE_____

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

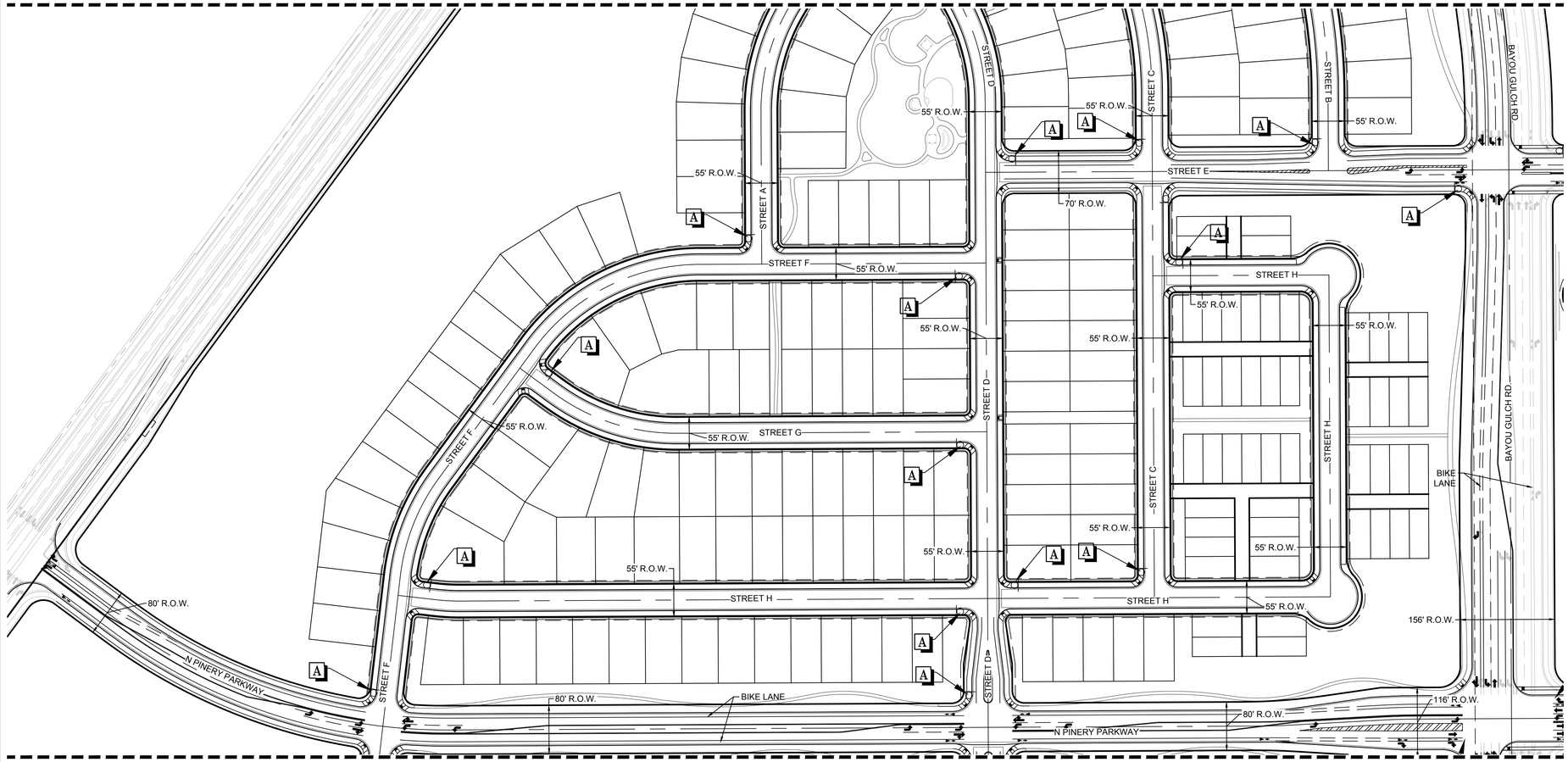
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING PLAN

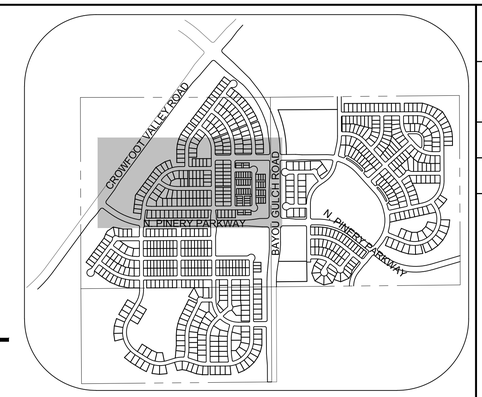
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JJ
DATE: NOVEMBER, 2016
SHEET NUMBER 93

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, GILBERTS, 11/10/2016 4:53 PM

MATCHLINE - SHEET 93



MATCHLINE - SHEET 95



KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1–1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14–1
D	SPEED LIMIT SIGN R2–1
E	BIKE LANE SIGN R3–17
F	AHEAD SIGN R3–17A
G	ENDS SIGN R3–17B
H	YIELD SIGN R1–2
I	ROUNDABOUT SIGN W2–6
J	PEDESTRIAN TRAFFIC SIGN W11–2
K	ROUNDABOUT DIRECTIONAL SIGN R6–4A
L	SCHOOL CROSSING SIGN S1–1
⊕	20' STREET LIGHT LAMP

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

_____
(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED_____

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303–841–4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULINE INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY:_____
(DISTRICT REPRESENTATIVE)

DATE:_____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY:_____
(DISTRICT ENGINEER)

DATE_____

100 50 0 100 200

SCALE: 1" = 100'

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

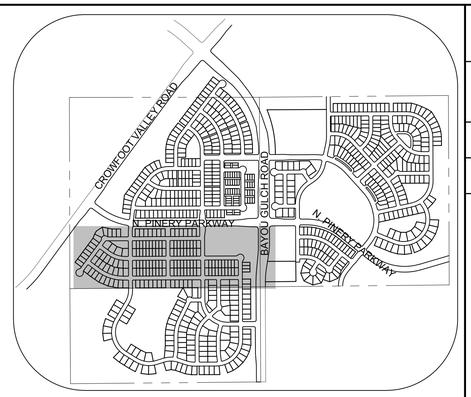
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

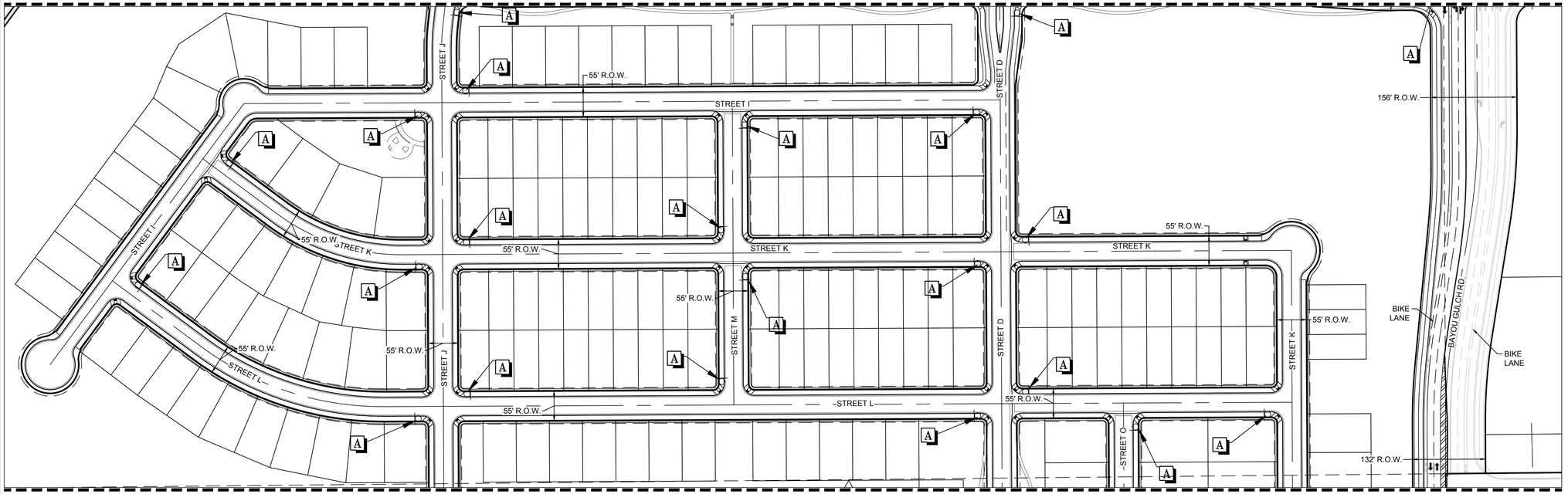
SHEET NUMBER 94

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, GILBERTS, 11/10/2016 4:53 PM

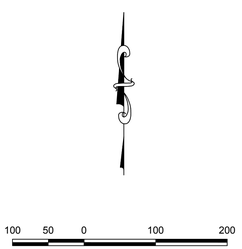


KEYMAP
N.T.S.

MATCHLINE - SHEET 94



MATCHLINE - SHEET 96



LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
I	ROUNDABOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

_____
(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED_____

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULINE INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY:_____
(DISTRICT REPRESENTATIVE)

DATE:_____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY:_____
(DISTRICT ENGINEER)

DATE_____

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

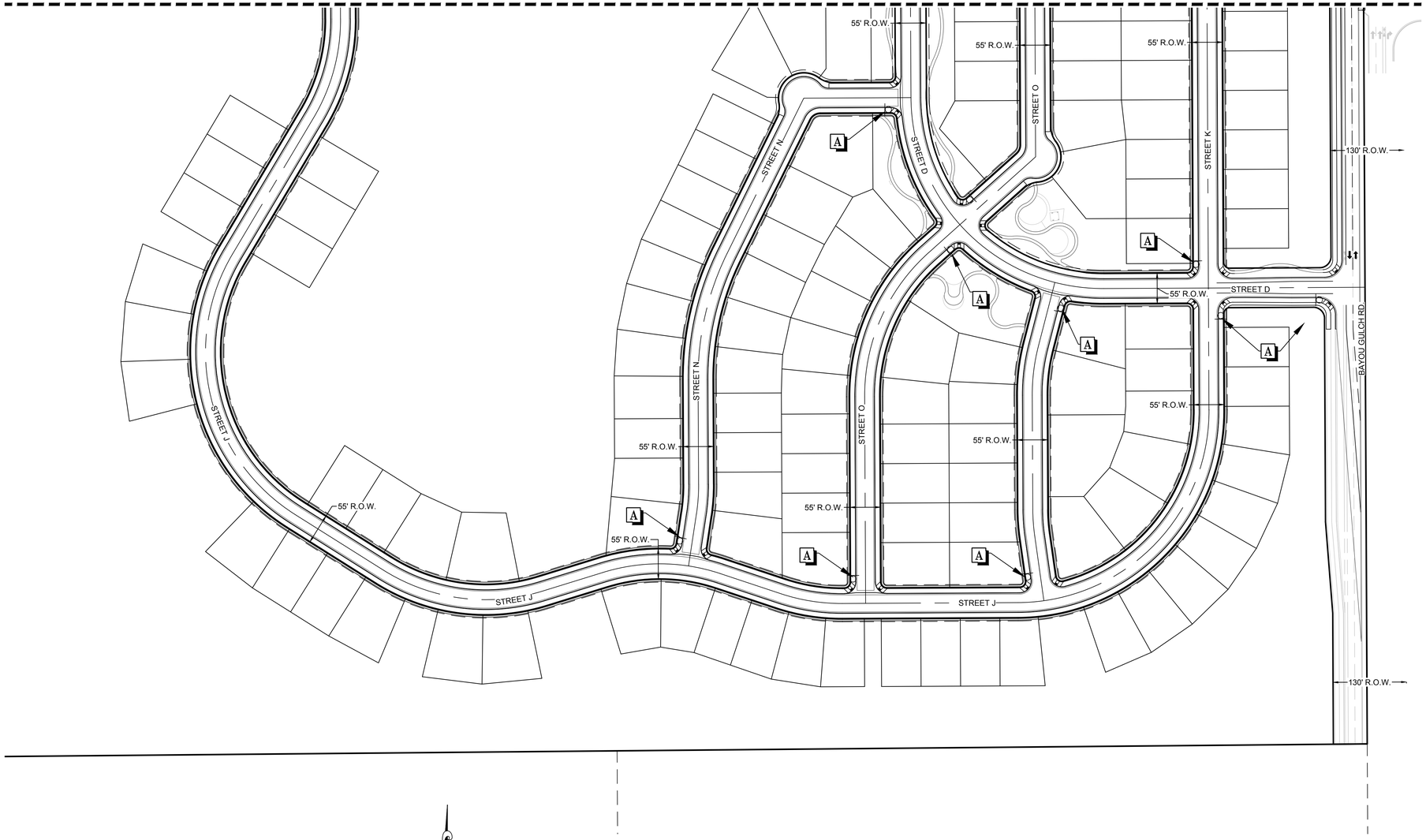
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

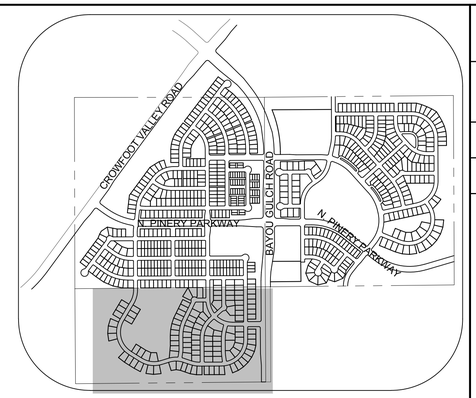
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR	CHECKED BY:	JJJ
DATE:	NOVEMBER, 2016		

SHEET NUMBER 95

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, GILBERT.S, 11/10/2016 4:53 PM





KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
I	ROUNDABOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

_____
(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED_____

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULINE INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY:_____
(DISTRICT REPRESENTATIVE)

DATE:_____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY:_____
(DISTRICT ENGINEER)

DATE_____

100 50 0 100 200

SCALE: 1" = 100'

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

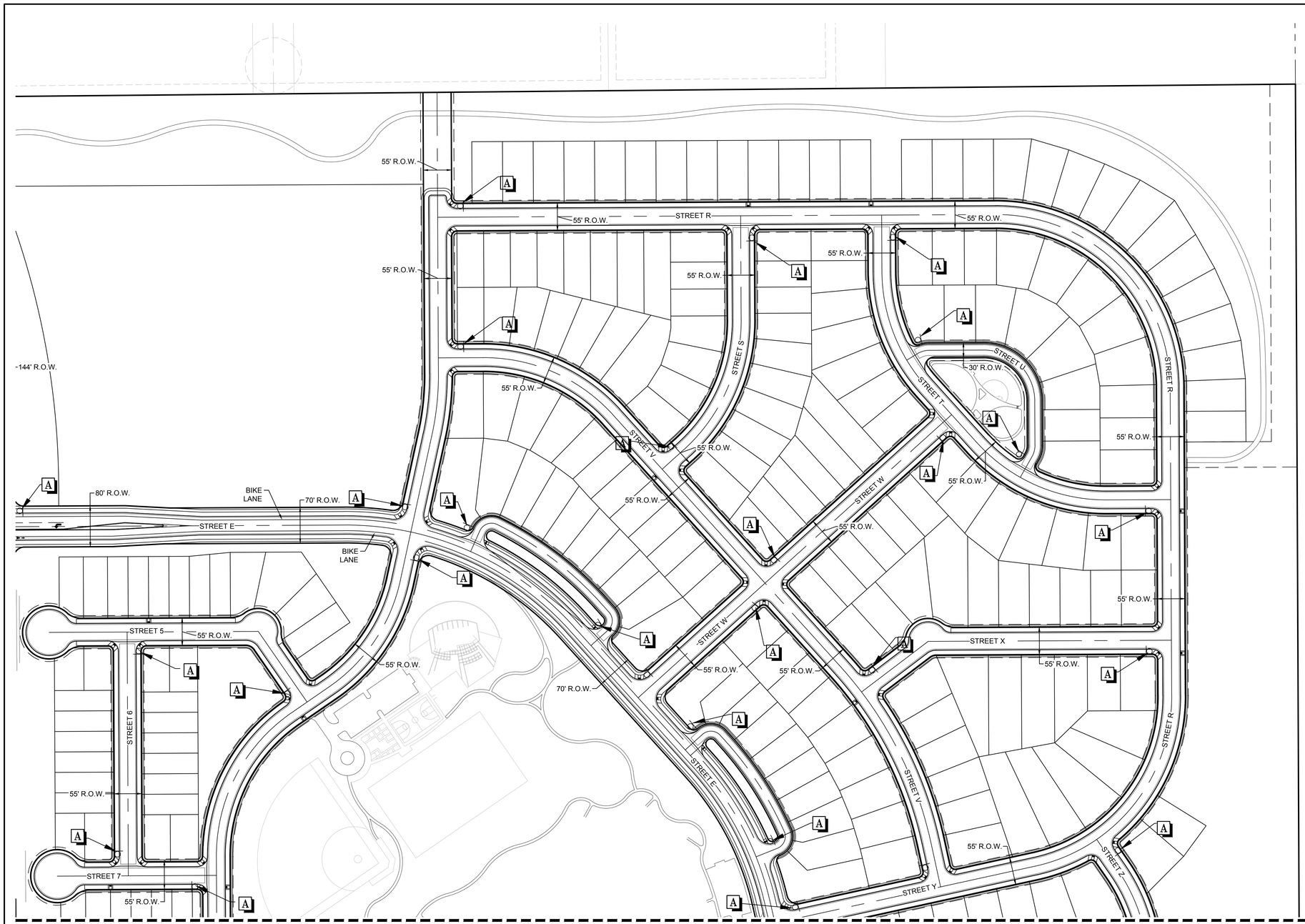
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING PLAN

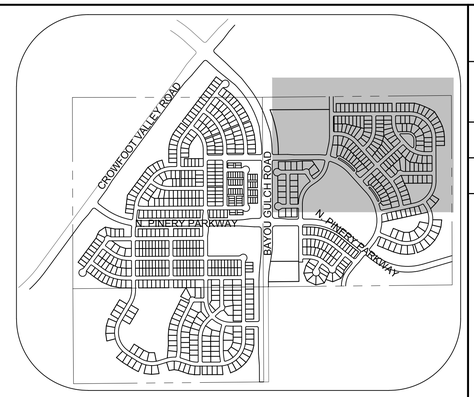
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR	DATE:	NOVEMBER, 2016
CHECKED BY:	JJJ		

SHEET NUMBER 96

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, GILBERTS, 11/10/2016 4:53 PM



MATCHLINE - SHEET 98



KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
I	ROUNDABOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

_____
(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED_____

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULINE INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY:_____
(DISTRICT REPRESENTATIVE)

DATE:_____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY:_____
(DISTRICT ENGINEER)

DATE_____

100 50 0 100 200

SCALE: 1" = 100'

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

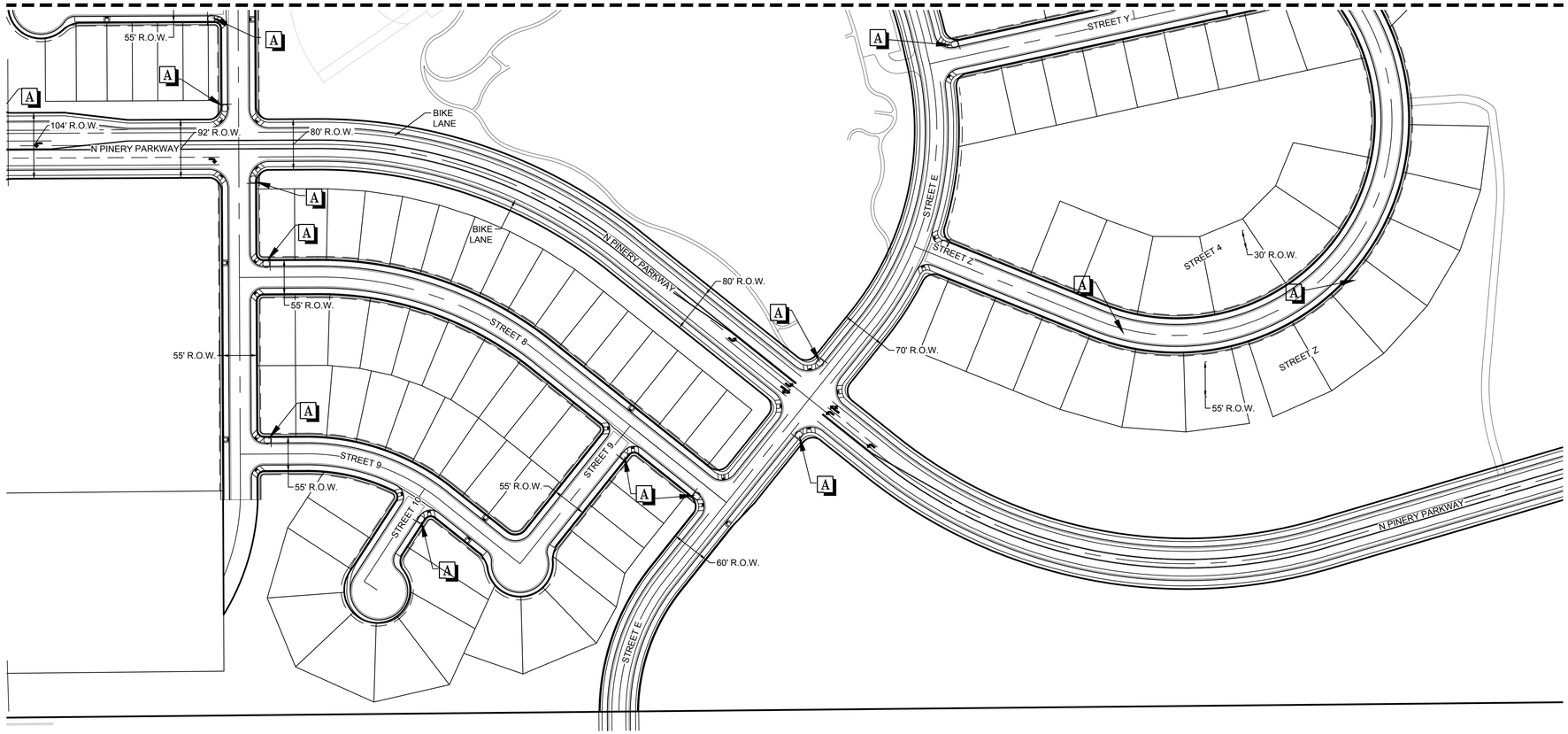
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ		
DATE:	NOVEMBER, 2016		

SHEET NUMBER 97

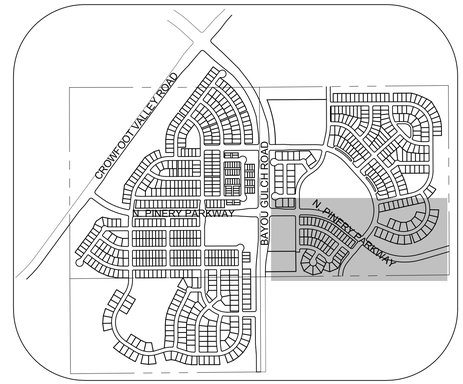
N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, GILBERTS, 11/10/2016 4:54 PM

MATCHLINE - SHEET 97



100 50 0 100 200

SCALE: 1" = 100'



KEYMAP
N.T.S.

LEGEND

A	STOP SIGN R1-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W14-1
D	SPEED LIMIT SIGN R2-1
E	BIKE LANE SIGN R3-17
F	AHEAD SIGN R3-17A
G	ENDS SIGN R3-17B
H	YIELD SIGN R1-2
I	ROUNDABOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W11-2
K	ROUNDABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
⊕	20' STREET LIGHT LAMP

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

_____
(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED_____

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULINE INSPECTIONS.
ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY:_____
(DISTRICT REPRESENTATIVE)

DATE:_____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY:_____
(DISTRICT ENGINEER)

DATE_____

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

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

No.	Revisions	Date	Init.	Appr.	Date

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

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SIGNAGE & STRIPING PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR	CHECKED BY:	JJJ
DATE:	NOVEMBER, 2016		

SHEET NUMBER 98

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG, GILBERTS, 11/10/2016 4:54 PM