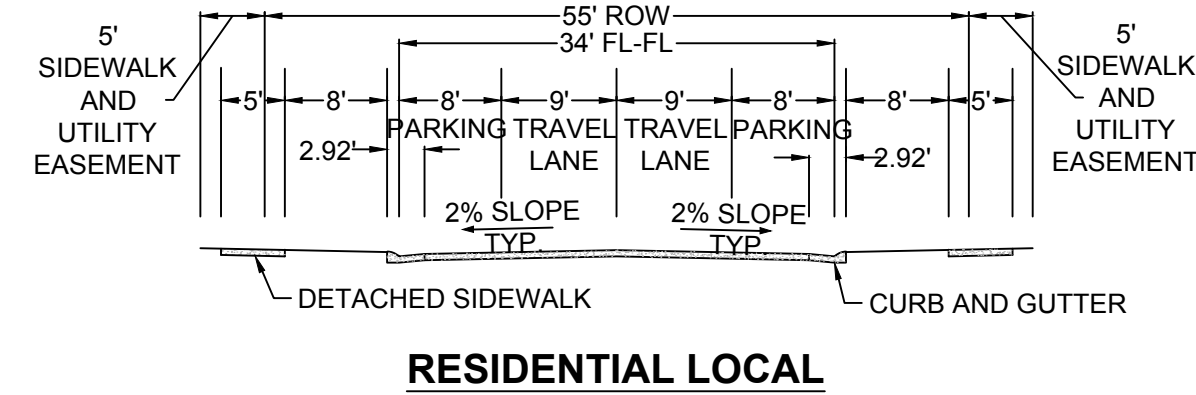
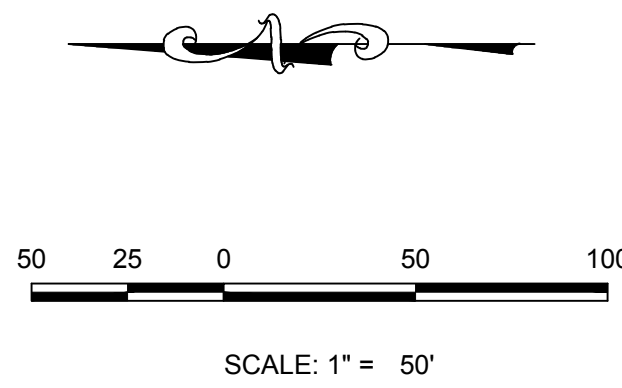
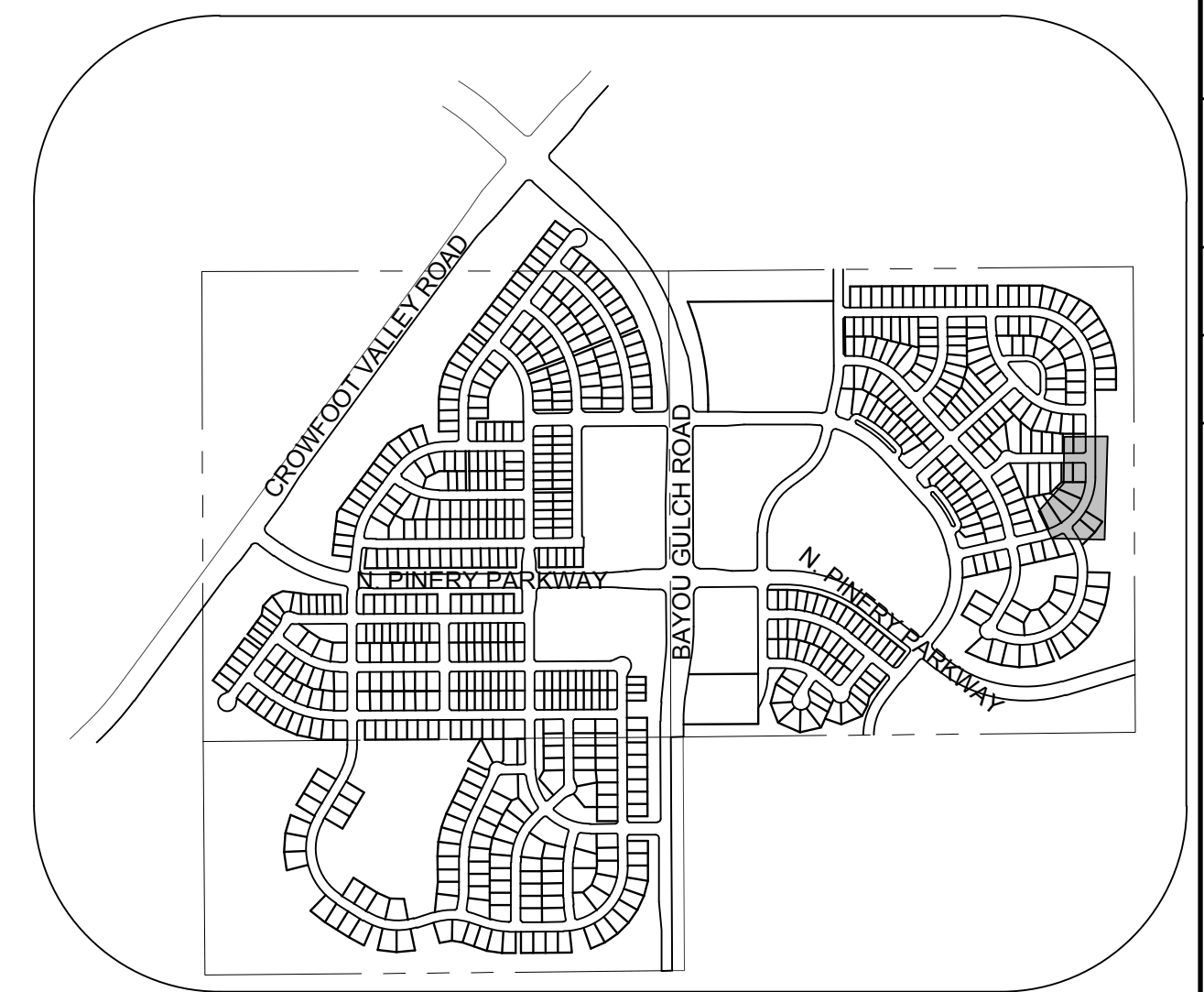


PLAN: BEEBALM AVE STA: 31+00.00 TO 36+50.00
HORIZONTAL SCALE: 1" = 50'



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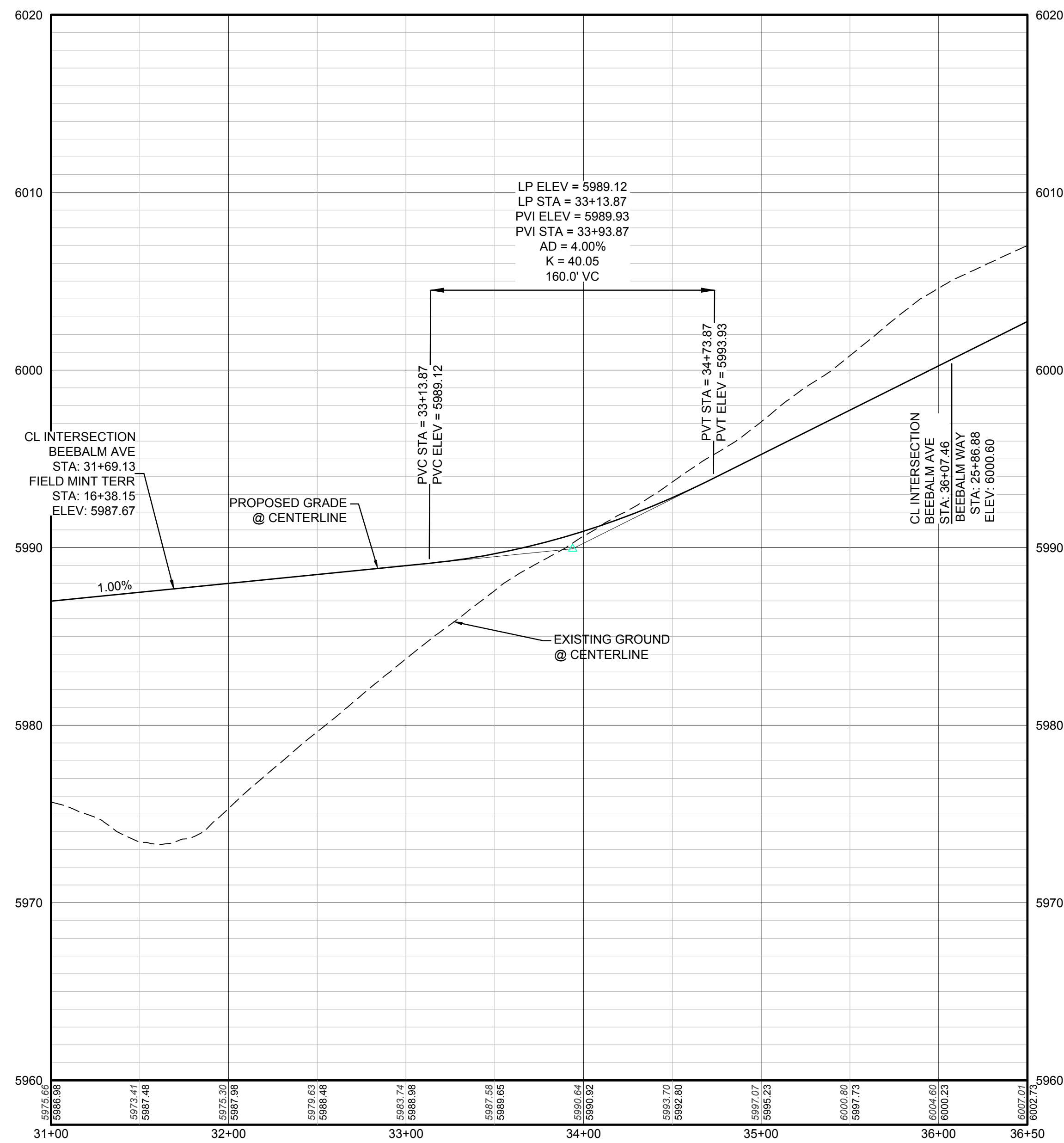


KEYMAP
N.T.S.
LEGEND

⊙	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	1.0%	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	FO
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	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
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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: BEEBALM AVE STA: 31+00.00 TO 36+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST CORNER 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.

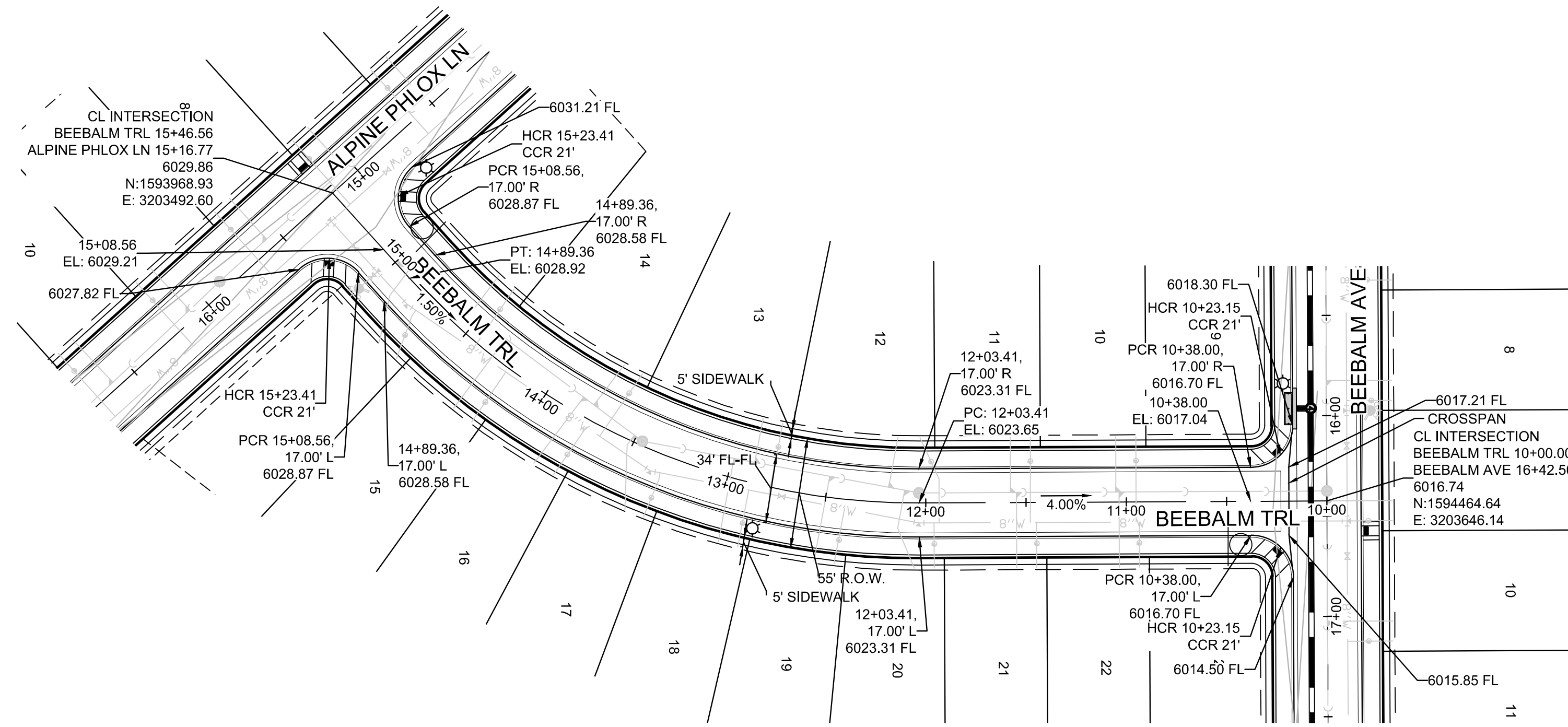
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

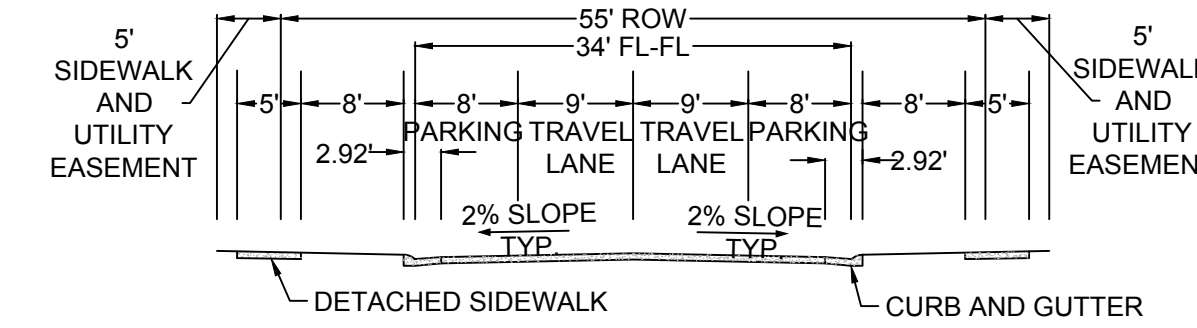
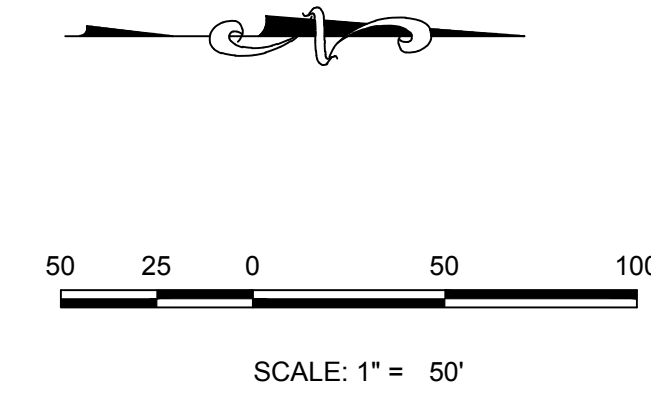
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UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

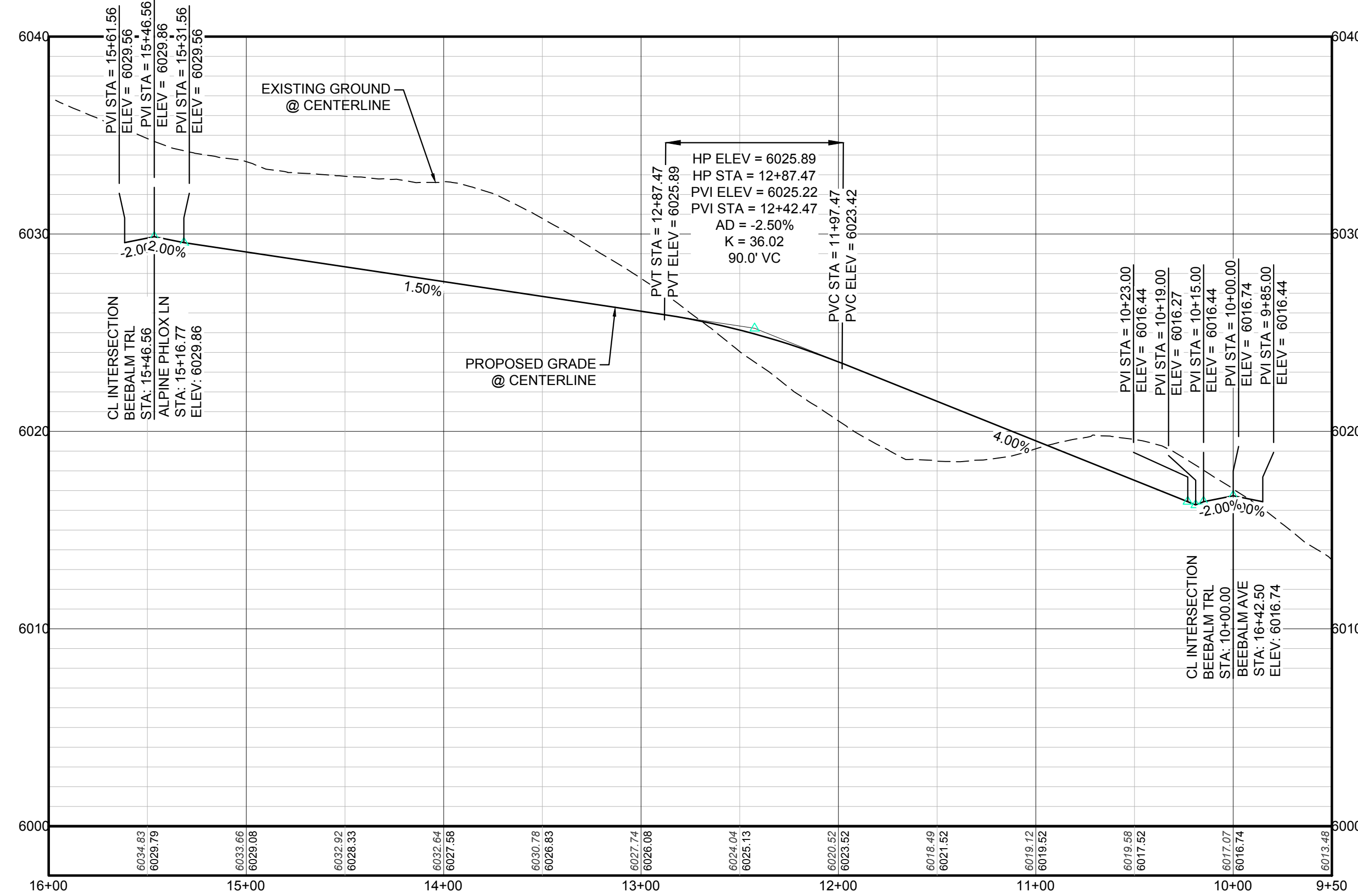
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	FILE NO:	8130283701	CHECKED BY:	JJ	
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN AND PROFILE BEEBALM AVENUE	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112				
Revisions	No.	Date	Init.	Appr.	Date



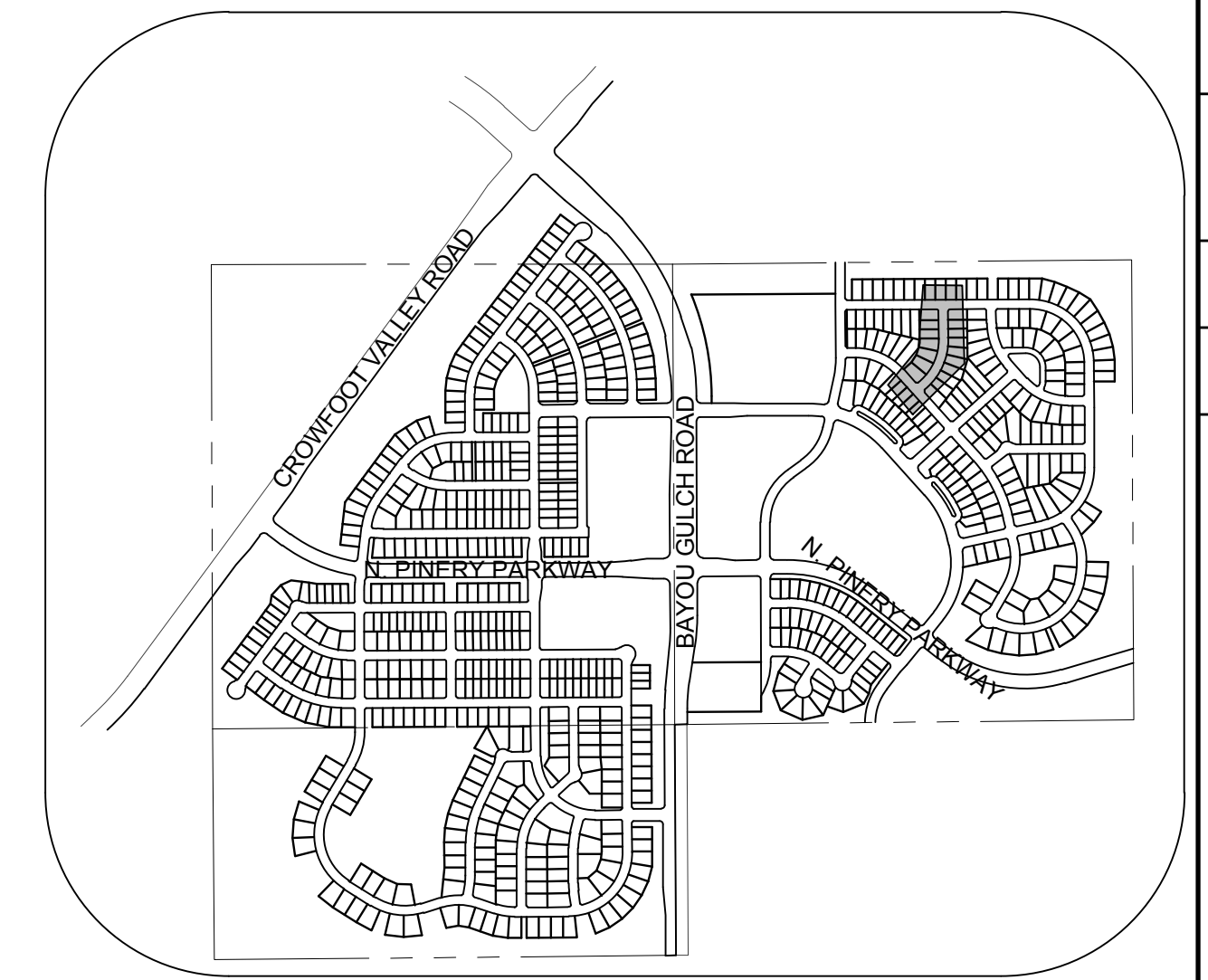
PLAN: BEEBALM TRL STA: 10+00.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: BEEBALM TRL 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
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
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Ⓜ	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	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	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	---	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
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ABBREVIATIONS

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N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

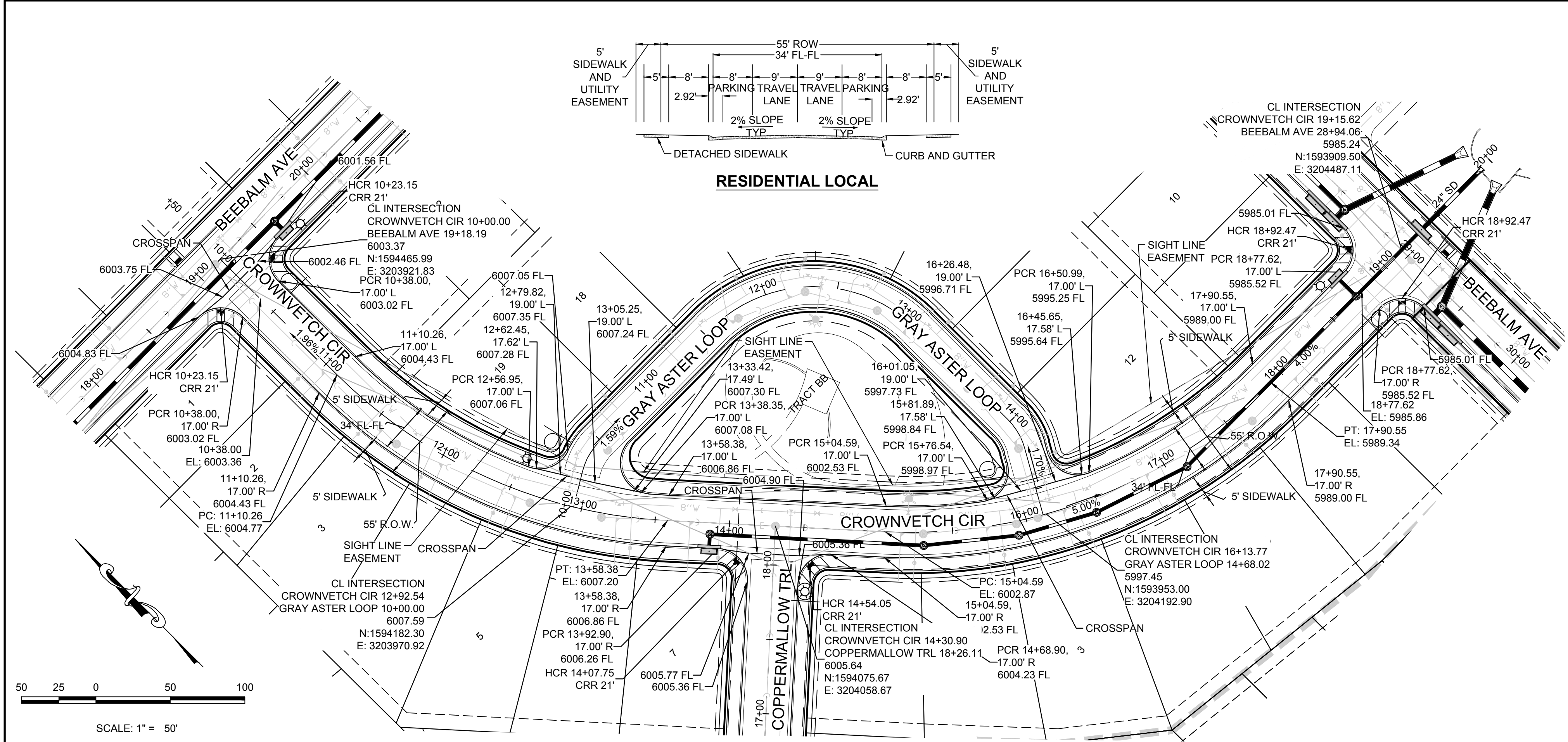
10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Appr.	Date
CVL CONSULTANTS			
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112			
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE BEEBALM TRAIL			
SCALE: AS SHOWN FILE NO: 8130283701			
DRAWN BY: JF CHECKED BY: JJ DATE: APRIL 2017			
SHEET NUMBER			

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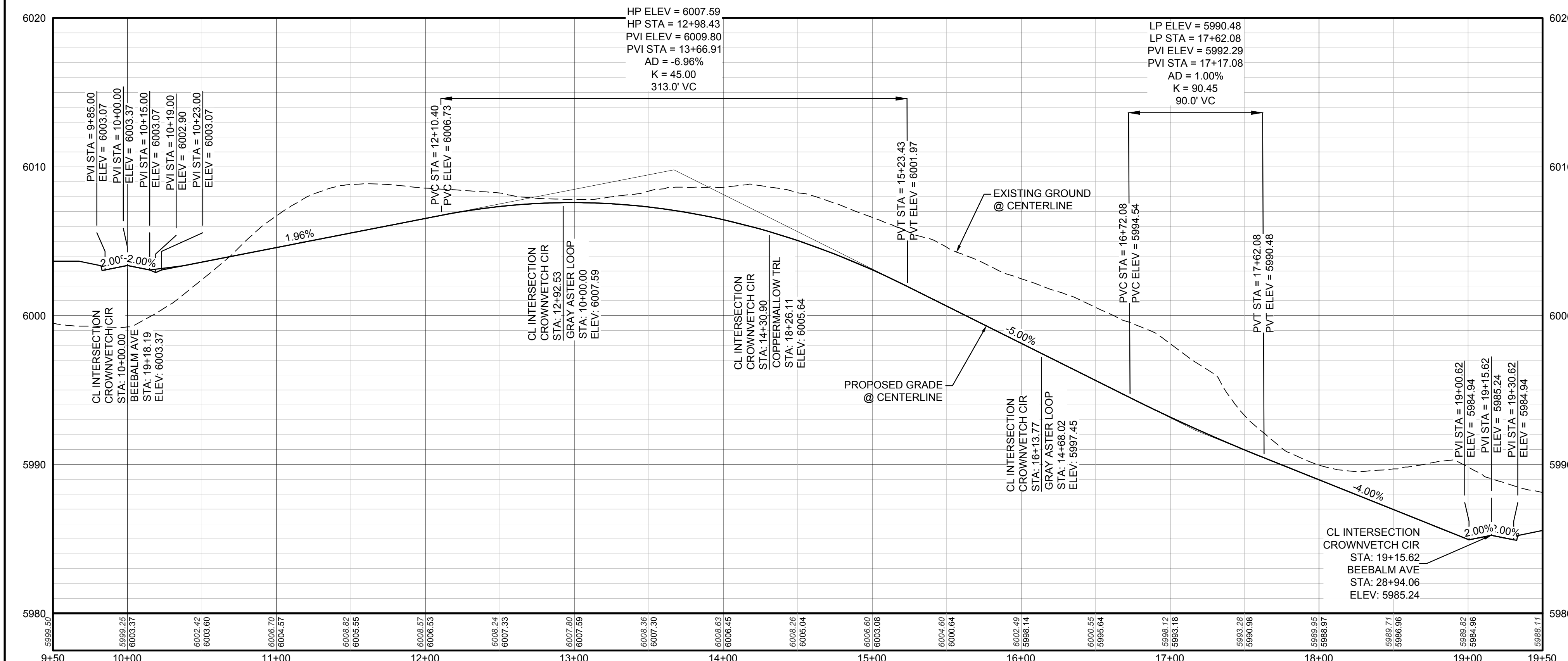
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BENCHMARK
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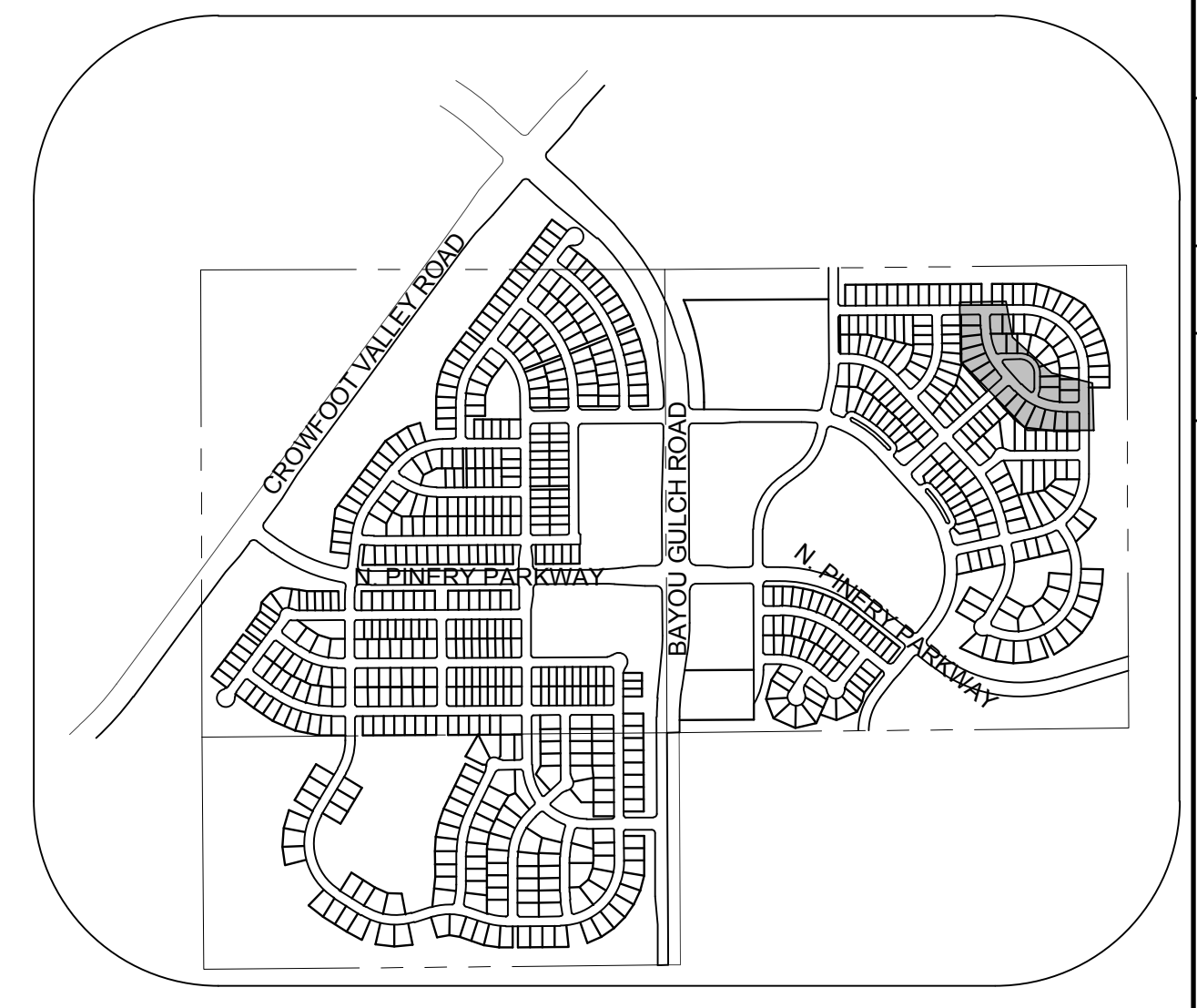
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PLAN: CROWNVETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: CROWNVETCH CIR STA: 9+50.00 TO 19+50.00
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KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
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Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
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Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
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Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
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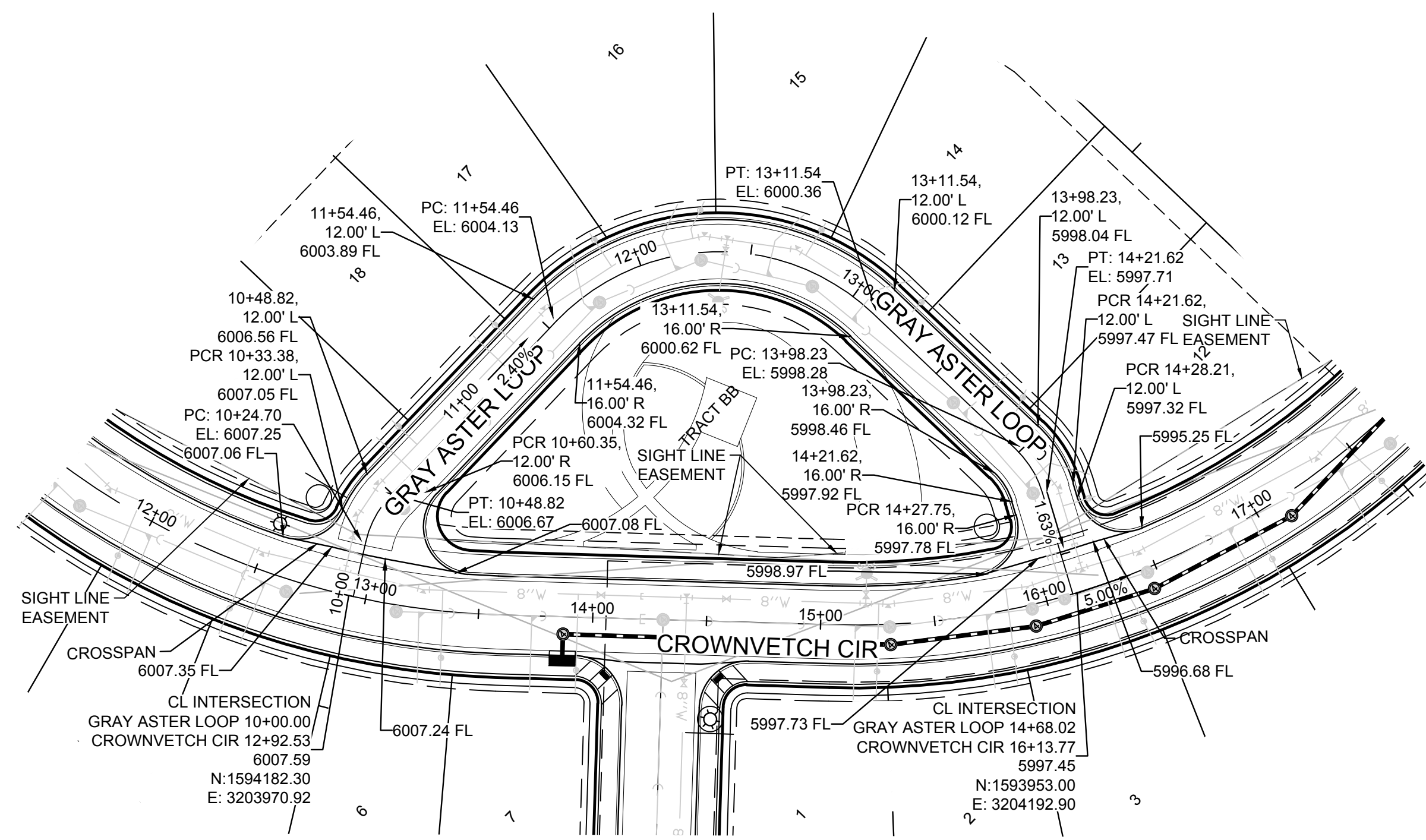
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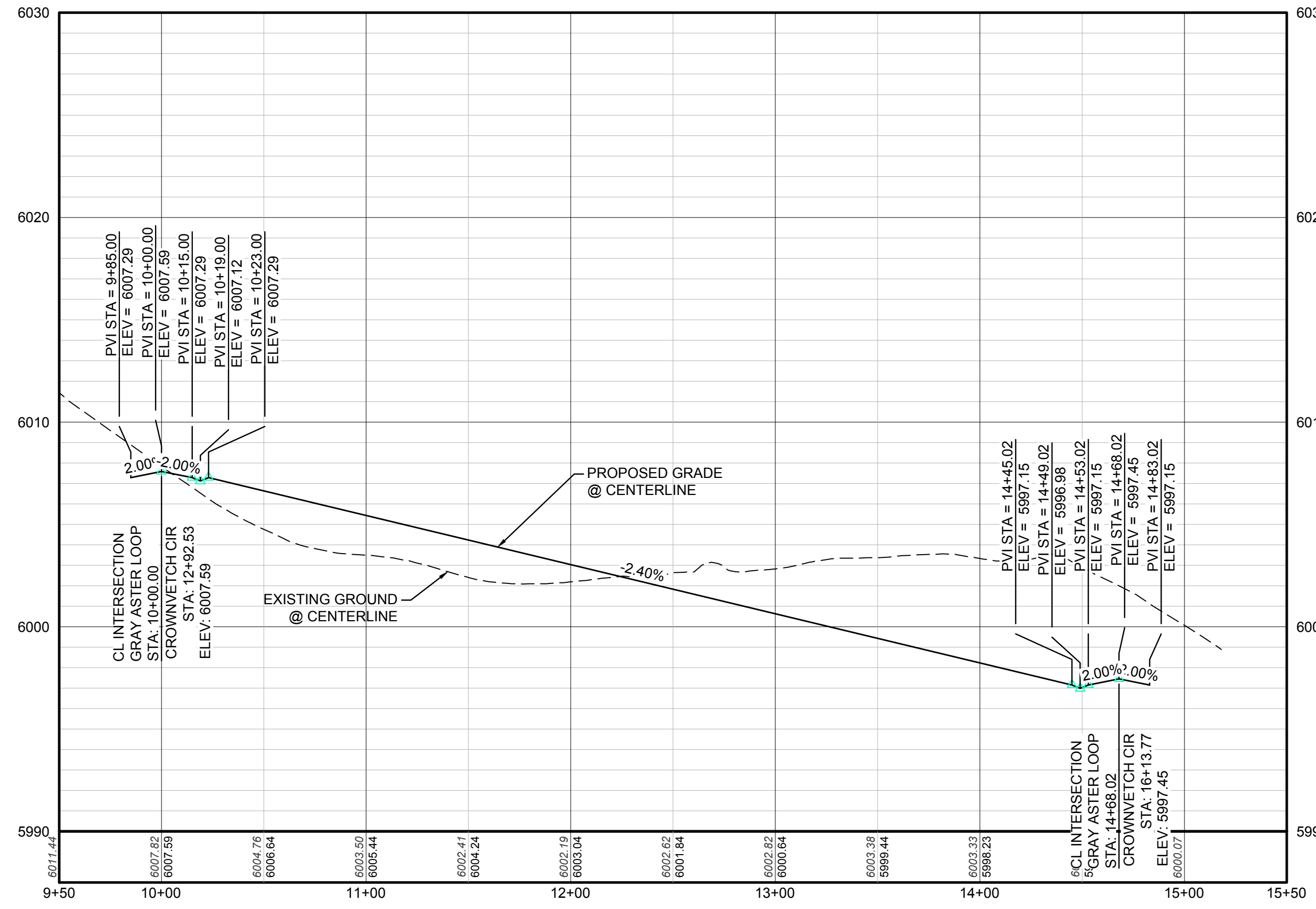
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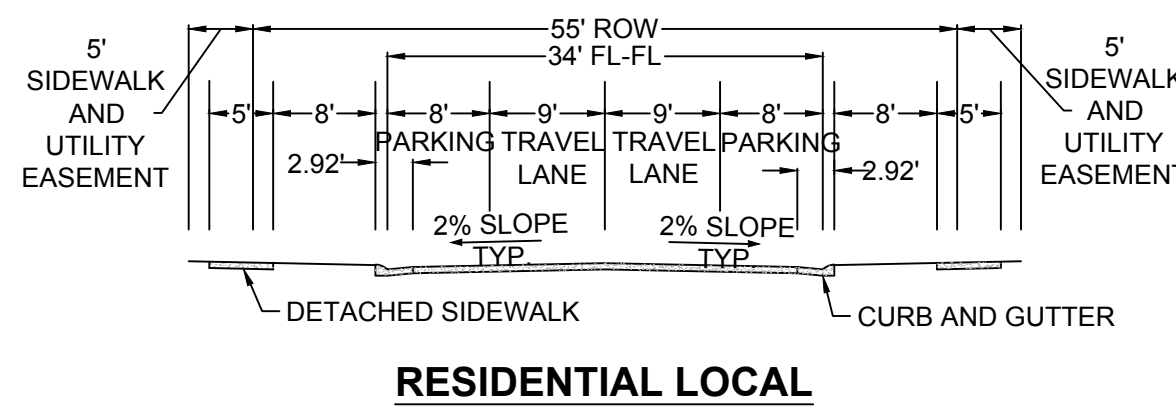
10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548
CVL CONSULTANTS	CVL CONSULTANTS	CVL CONSULTANTS
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TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE CROWNVETCH CIR	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE CROWNVETCH CIR	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE CROWNVETCH CIR
SCALE: AS SHOWN	SCALE: AS SHOWN	SCALE: AS SHOWN
DRAWN BY: JF	DRAWN BY: JF	DRAWN BY: JF
CHECKED BY: JU	CHECKED BY: JU	CHECKED BY: JU
DATE: APRIL 2017	DATE: APRIL 2017	DATE: APRIL 2017
FILE NO: 8130283701	FILE NO: 8130283701	FILE NO: 8130283701
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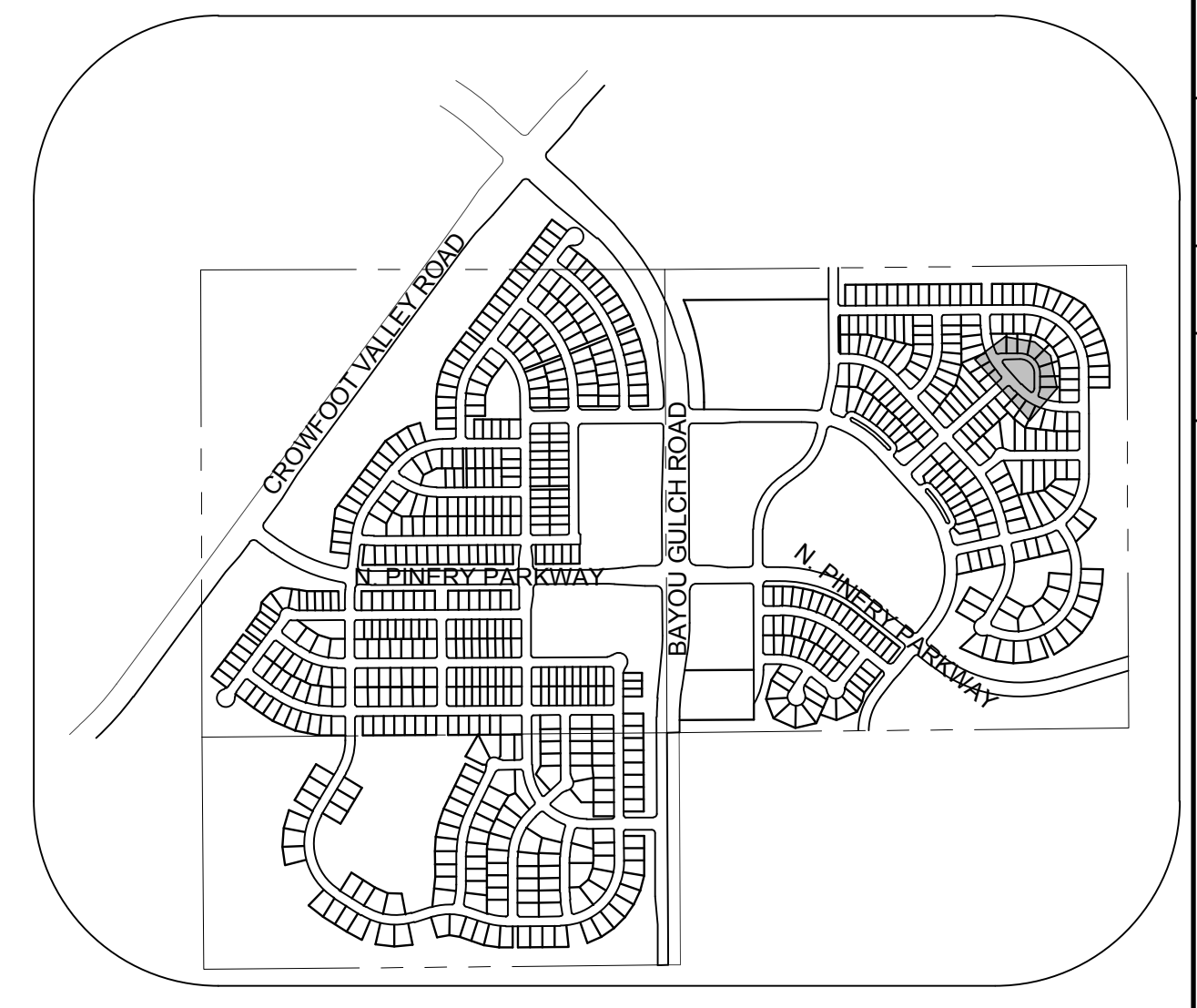
PLAN: GRAY ASTER LOOP STA: 9+50.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: GRAY ASTER LOOP STA: 9+50.00 TO 15+50.00
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RESIDENTIAL LOCAL



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
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⊞	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊞	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
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10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

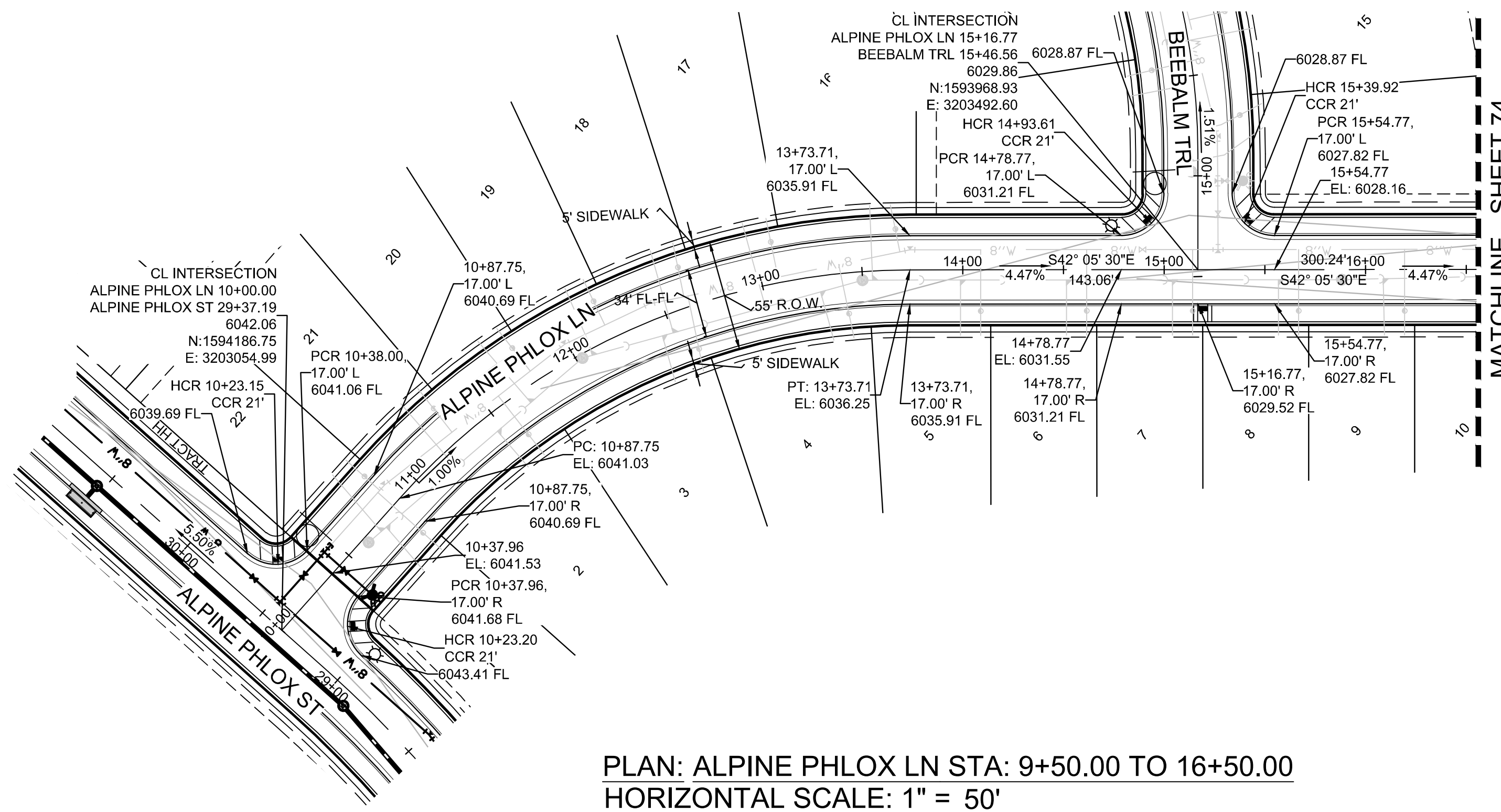
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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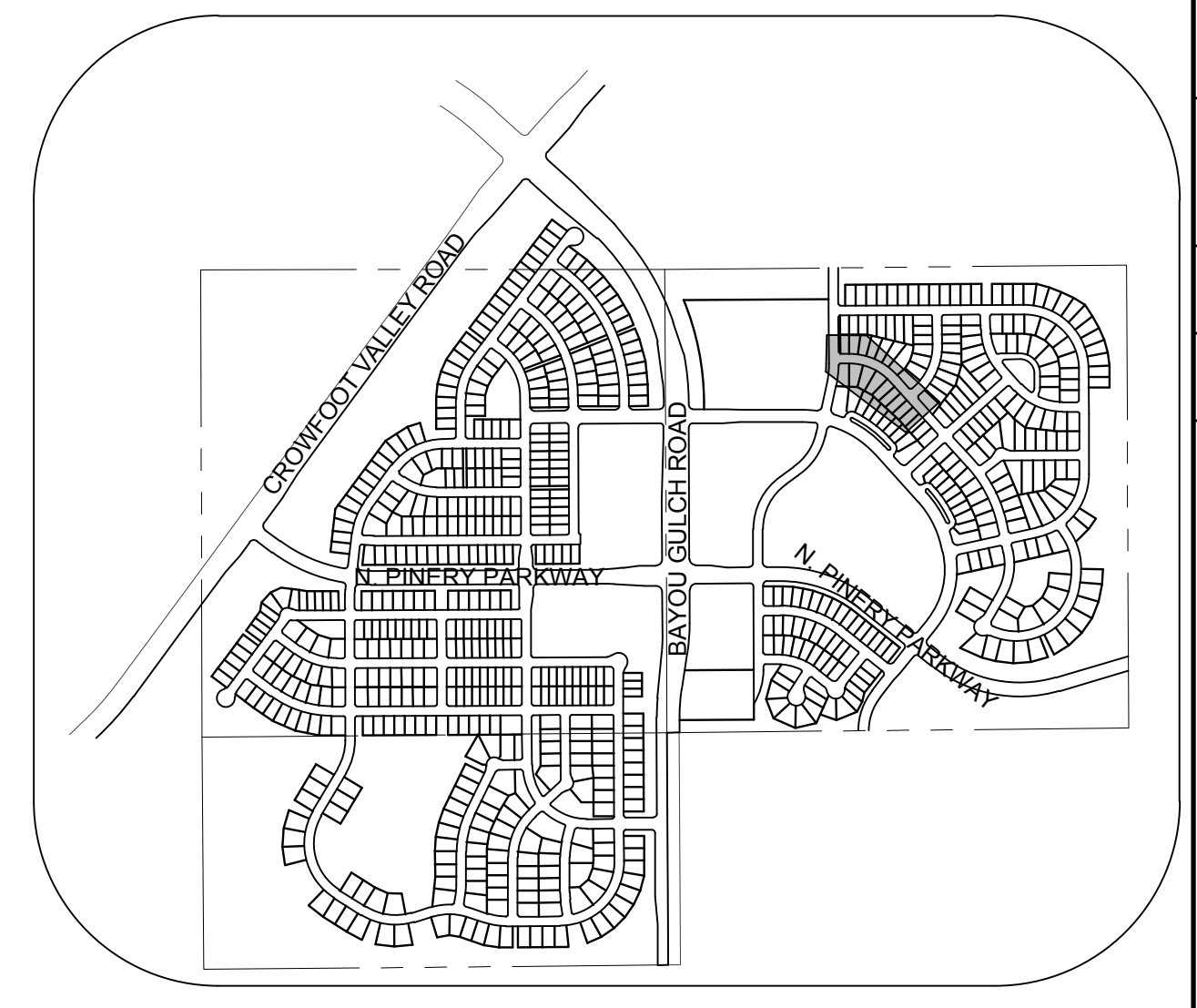
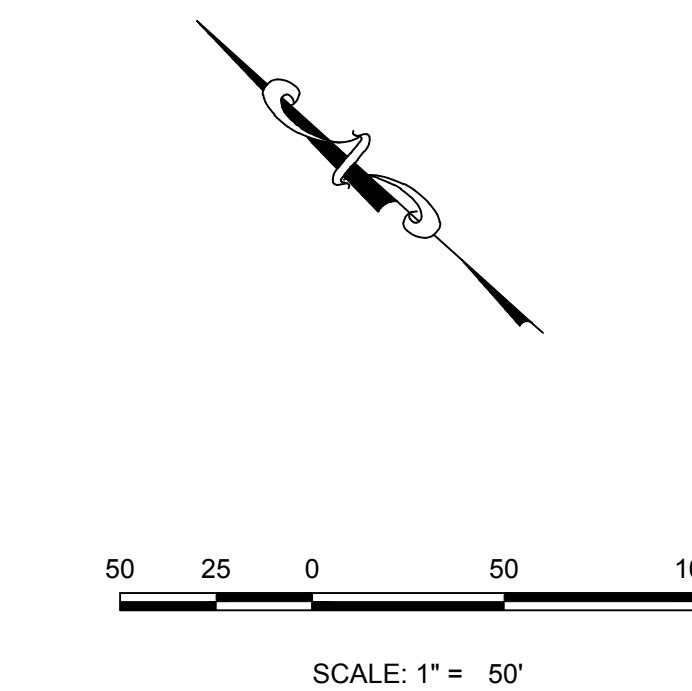
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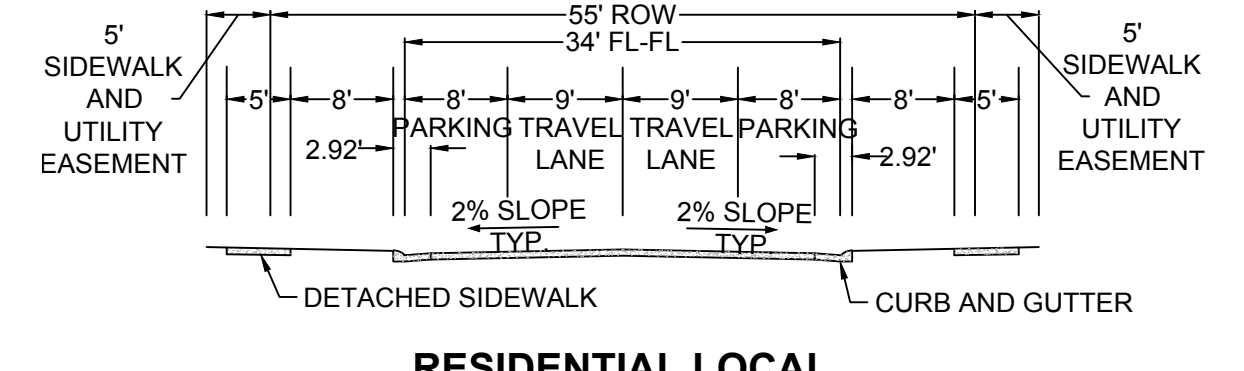
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				TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE GRAY ASTER LOOP			
72	10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548						
	NO. _____	REVISIONS _____	DATE _____	INITIALS _____	APPROVED _____	DATE _____	



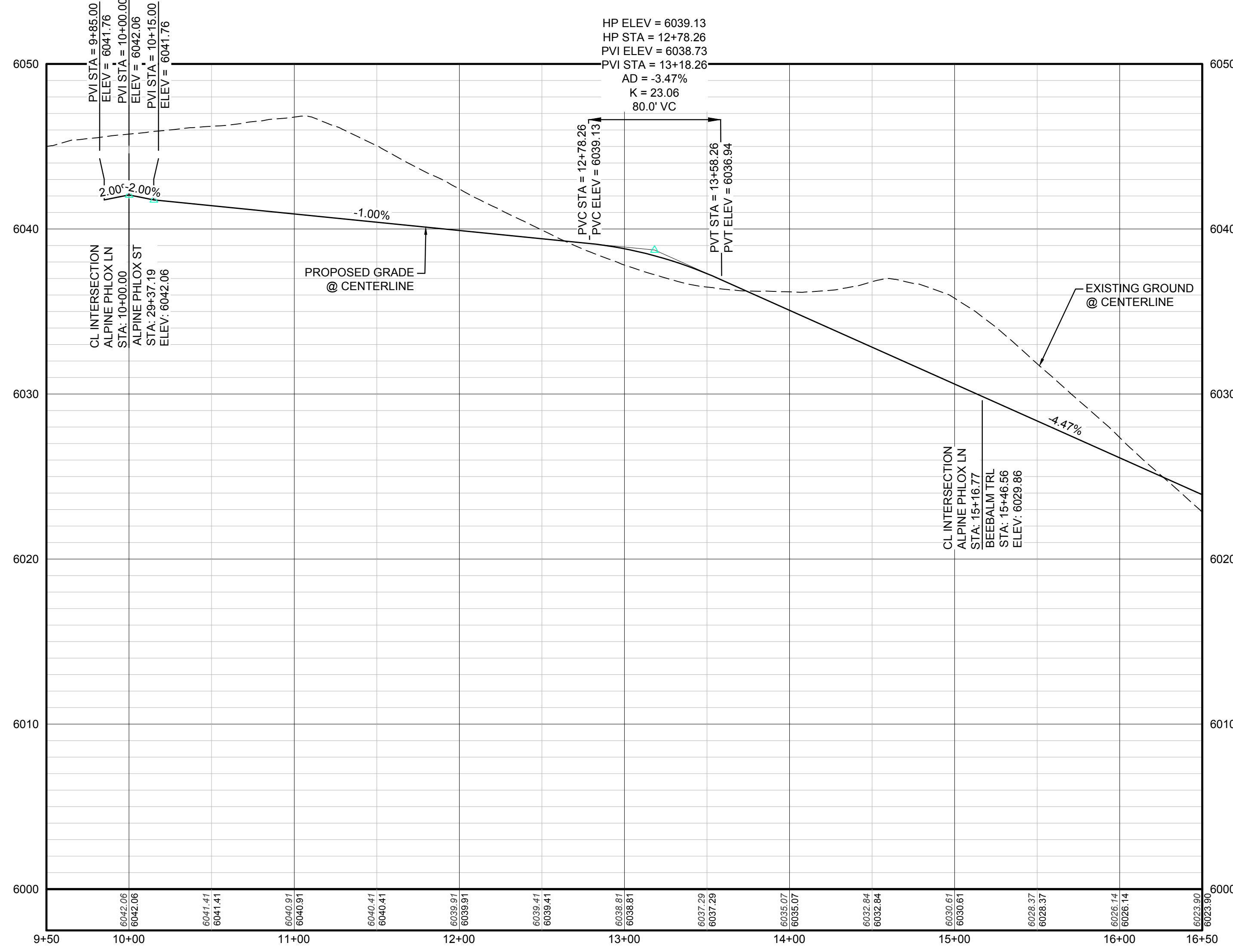
PLAN: ALPINE PHLOX LN STA: 9+50.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND



RESIDENTIAL LOCAL



PROFILE: ALPINE PHLOX LN STA: 9+50.00 TO 16+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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
⊞	PROPOSED LOW POINT BLOW-OFF	5607	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	8" W	PROPOSED WATER LATERAL W/ METER
⊞	PROPOSED SIDEWALK	— — — —	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
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ABBREVIATIONS

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N.T.S.	NOT TO SCALE		
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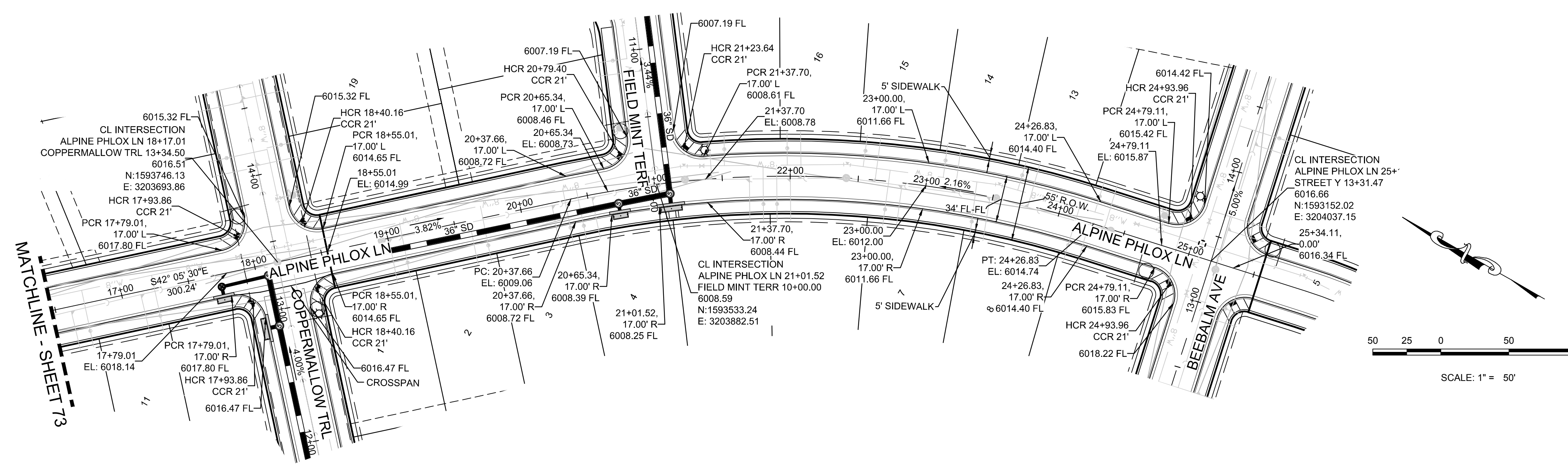
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	DATE: APRIL 2017
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CHECKED BY: JJ	FILE NO: 8130283701
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ES&S MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	
CVL CONSULTANTS 10339 E. Dry Creek Rd. Suite 110 Englewood, Colorado 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	
No.	Revisions
Date	Appr.
Date	Date

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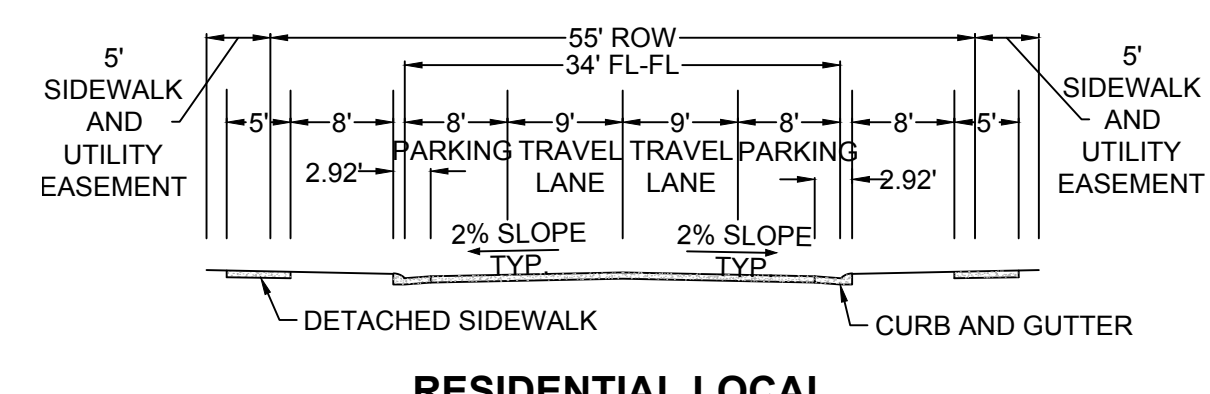
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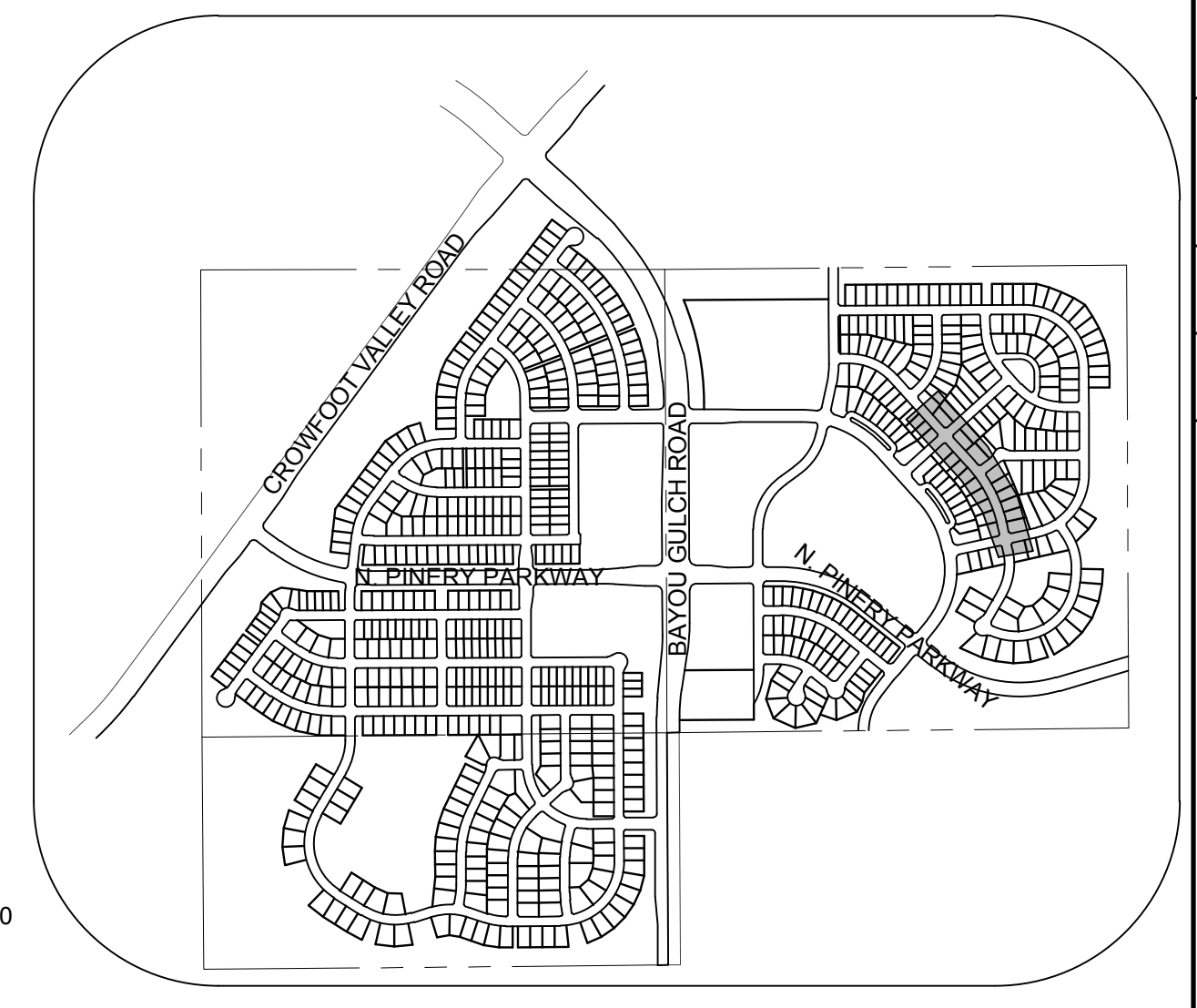
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PLAN: ALPINE PHLOX LN STA: 16+50.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'

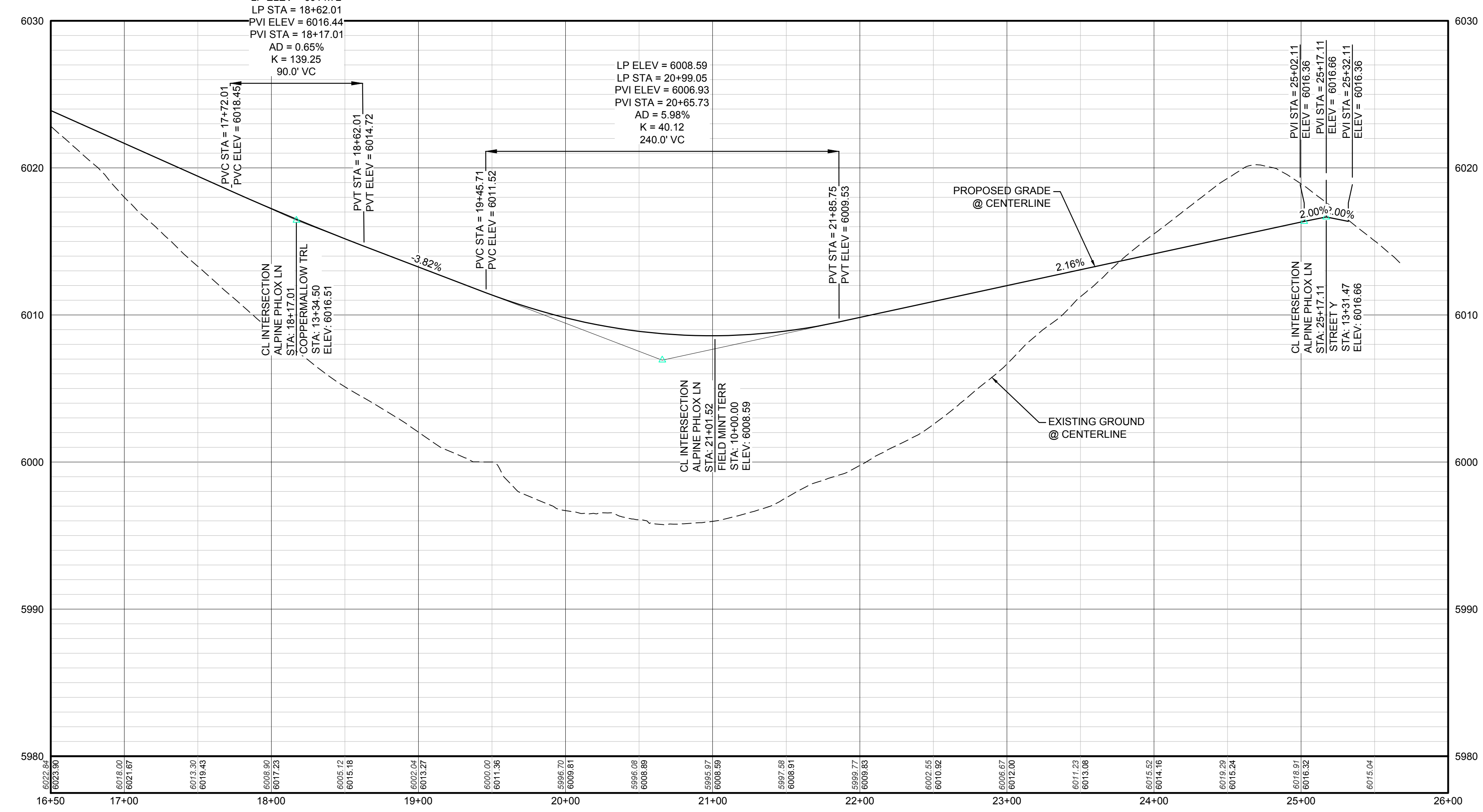


RESIDENTIAL LOCAL



KEYMAP
N.T.S.
LEGEND

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⊞	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊞	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊞	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE



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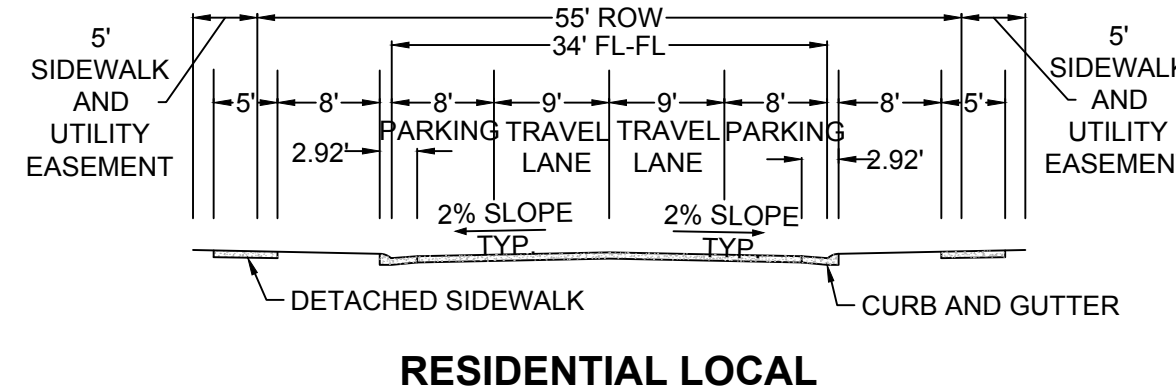
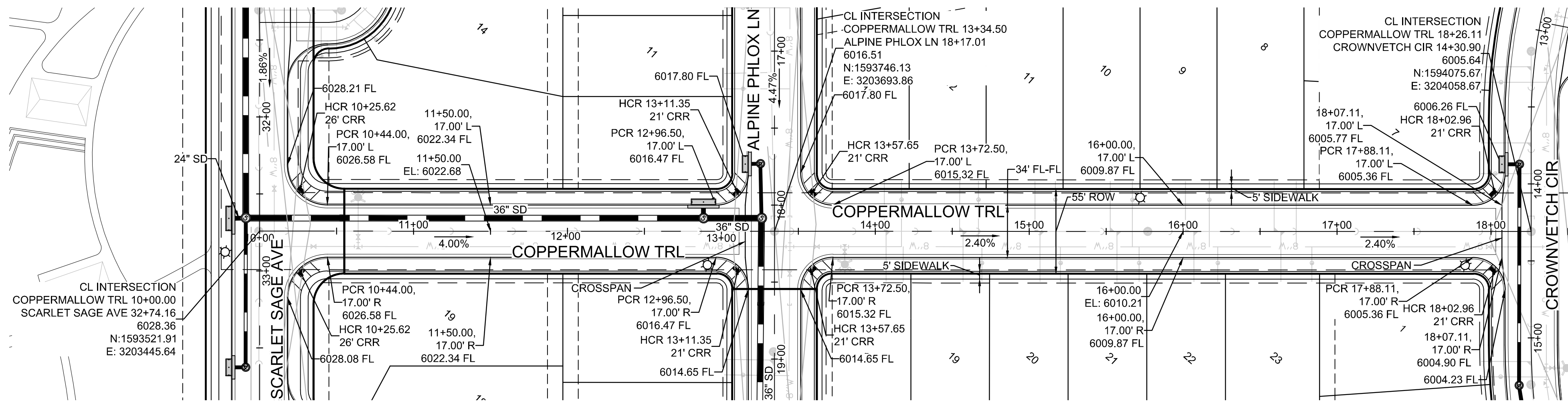
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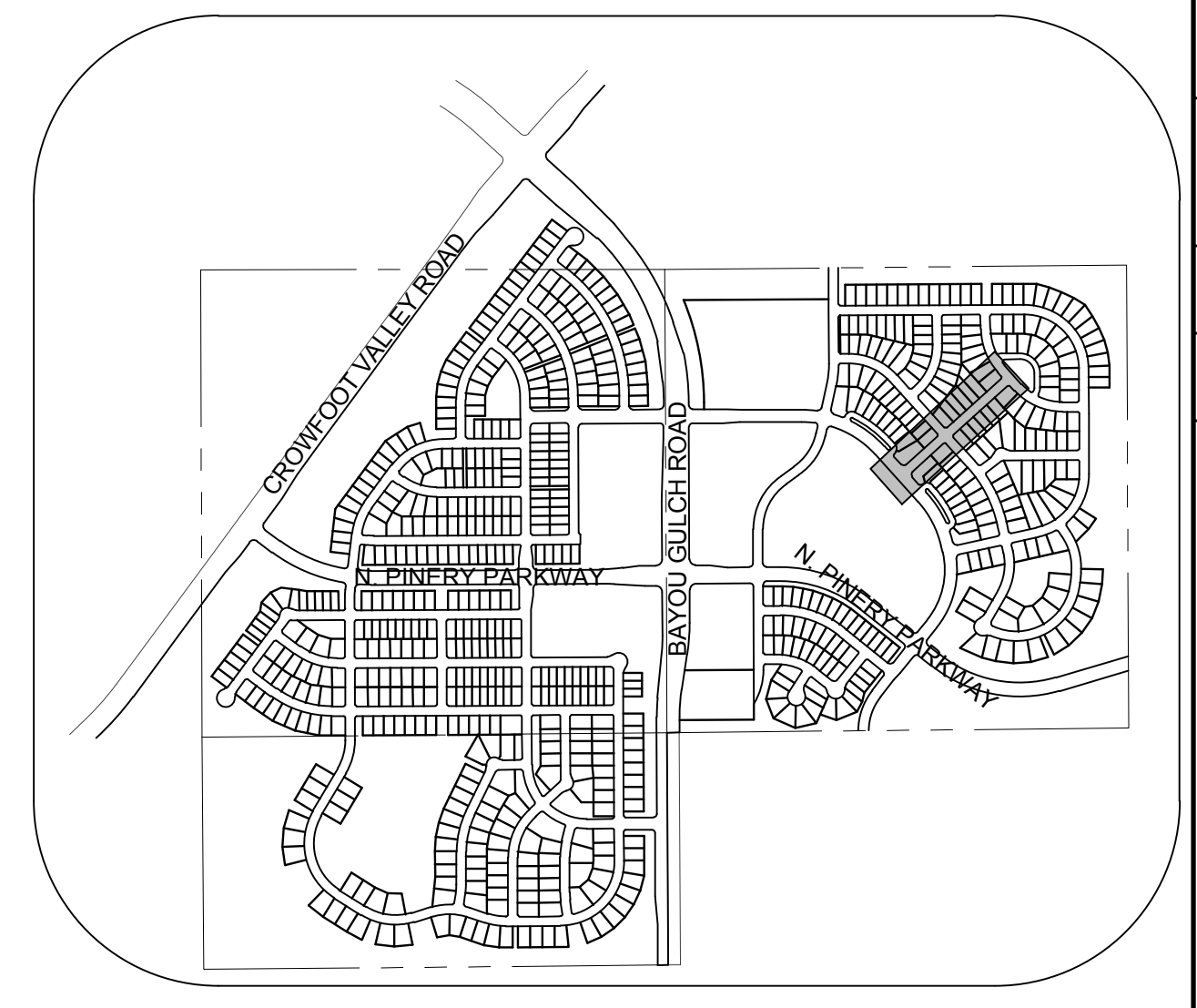
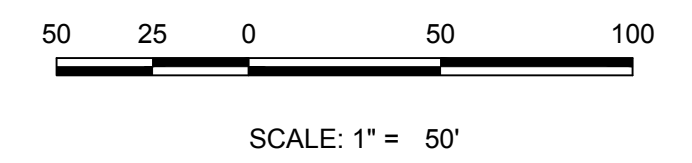
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	74								
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE ALPINE PHLOX LANE		ES&M MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548		Revisions			



PLAN: COPPERMALLOW TRL STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



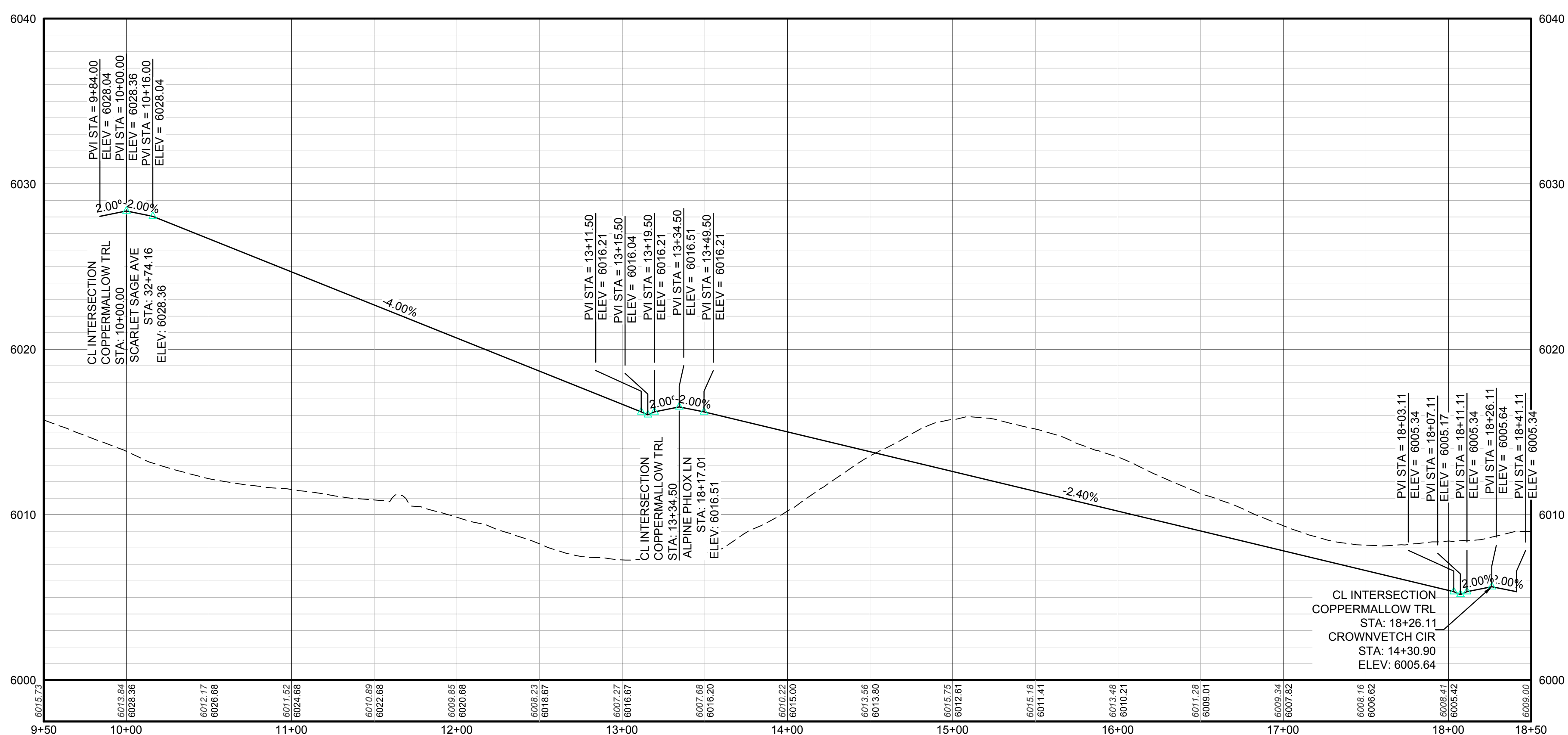
KEYMAP
N.T.S.

LEGEND

⊙	BLOCK NUMBER	△	PROPOSED RANGE POINT
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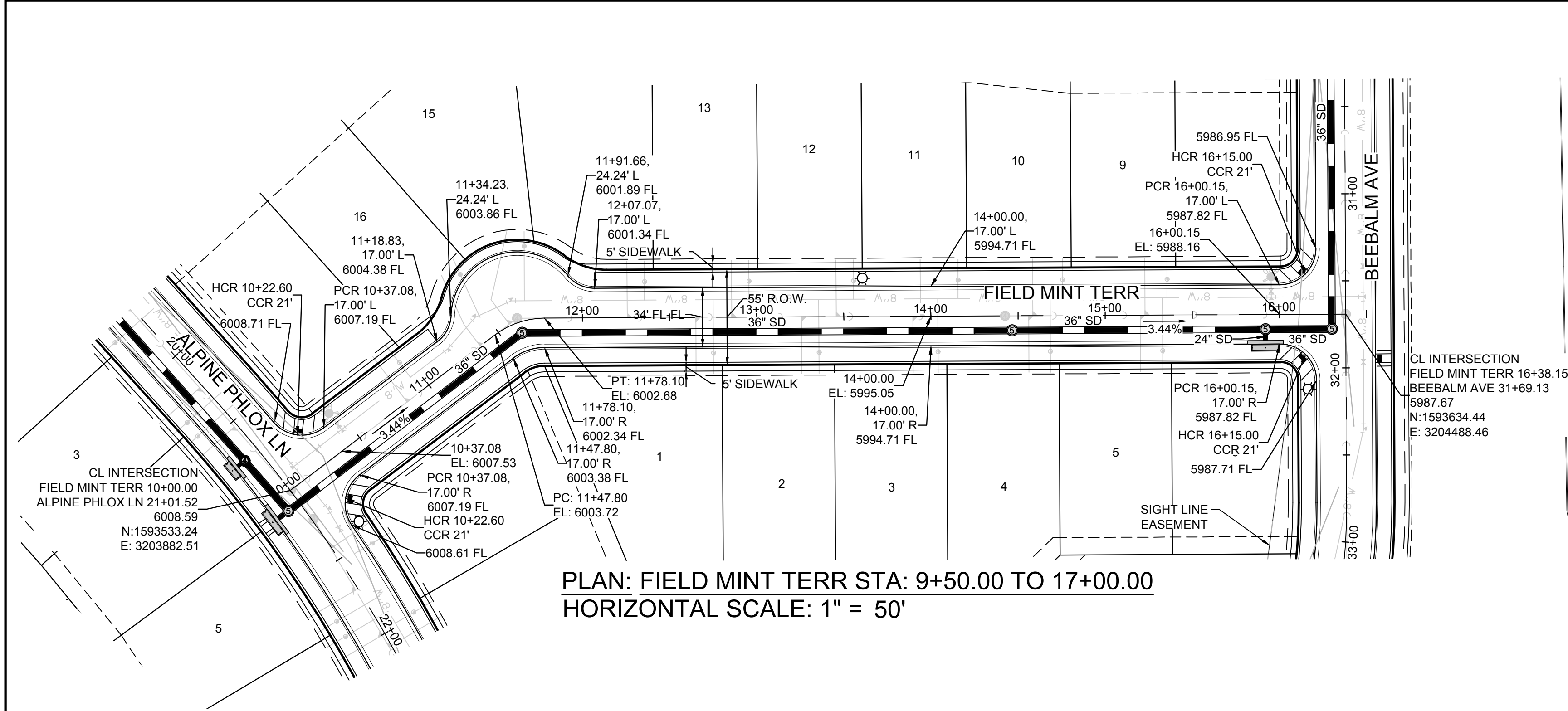
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7353 South Alton Way
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
COPPERMALLOW TRAIL**

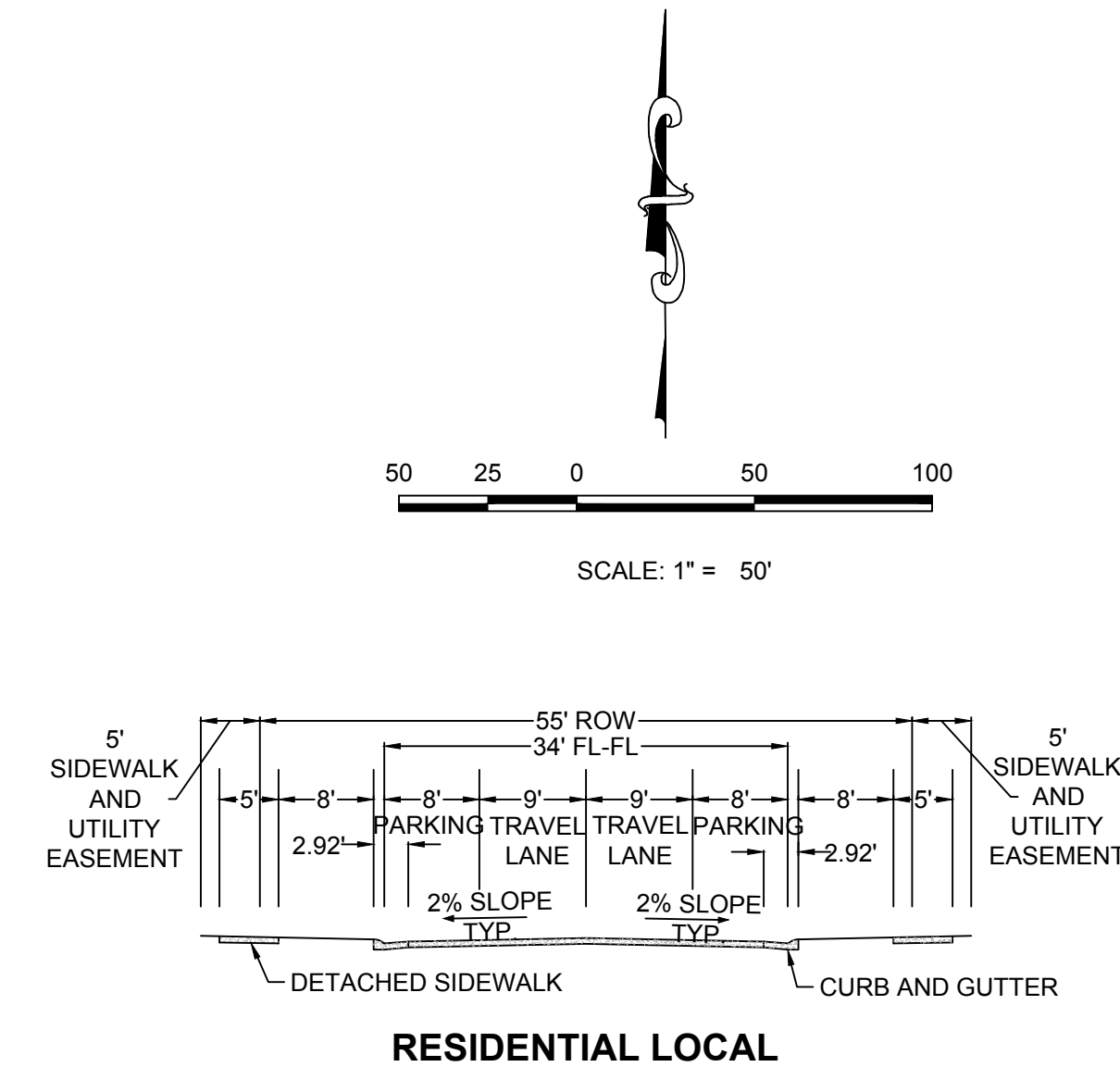
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DATE:	APRIL 2017
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SHEET NUMBER **75**

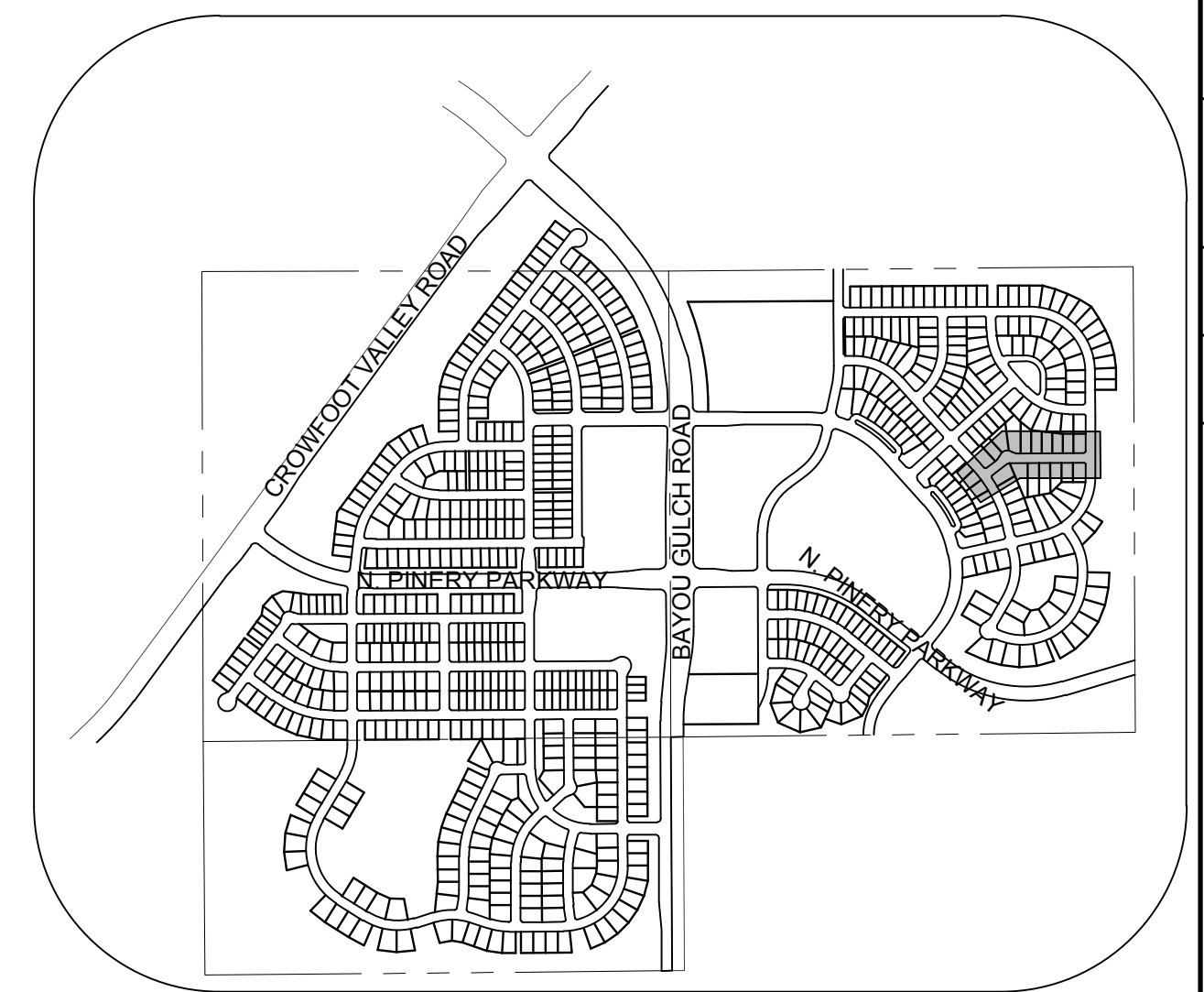
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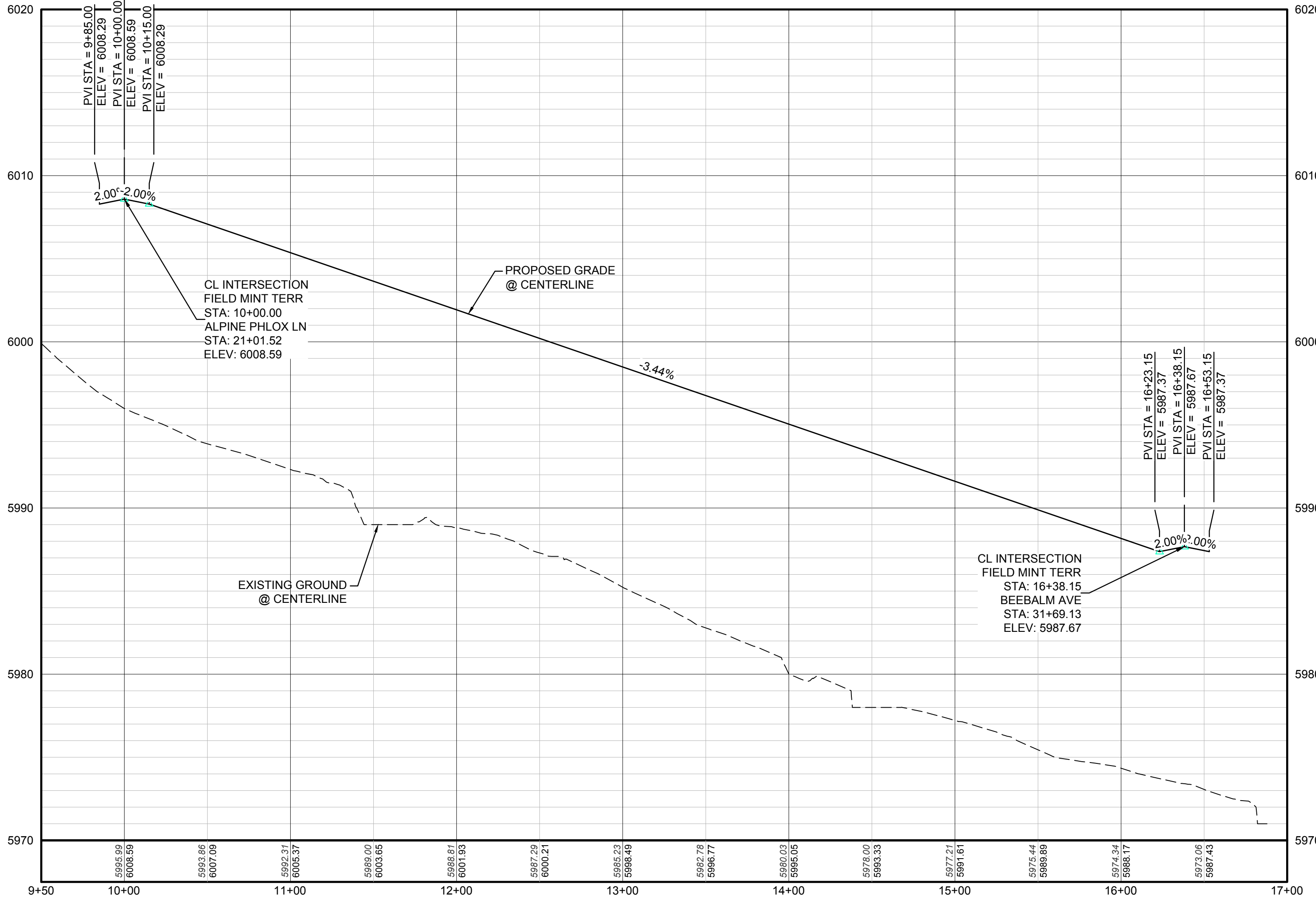
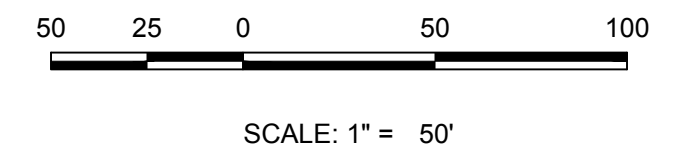
PLAN: FIELD MINT TERR STA: 9+50.00 TO 17+00.00
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RESIDENTIAL LOCAL



KEYMAP
N.T.S.



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⊞	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊞	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊞	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS			
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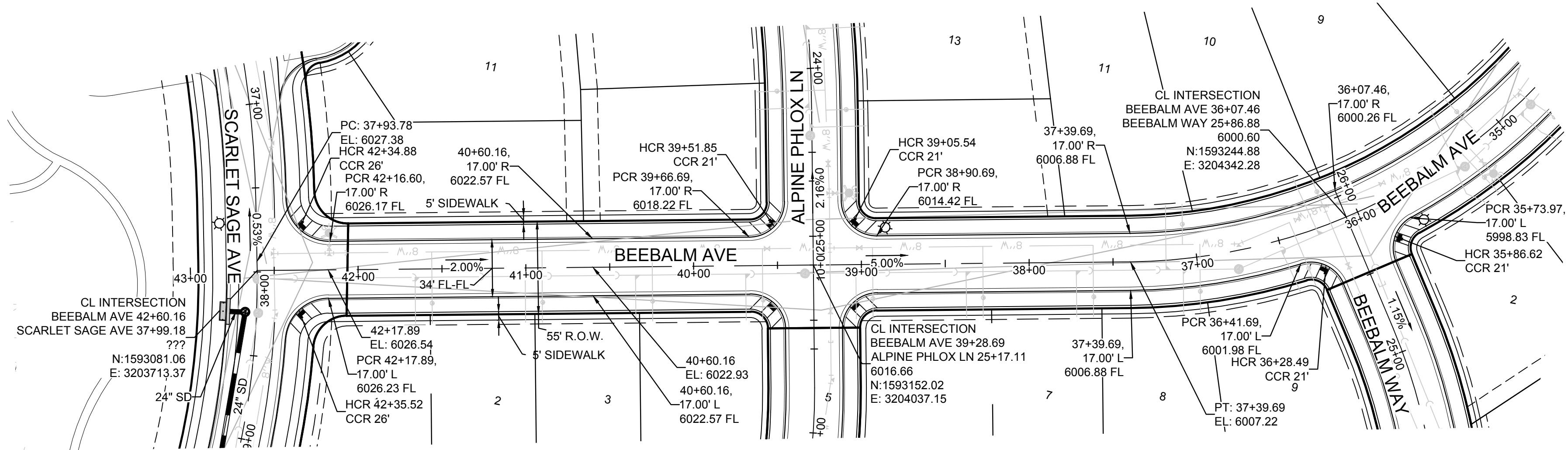
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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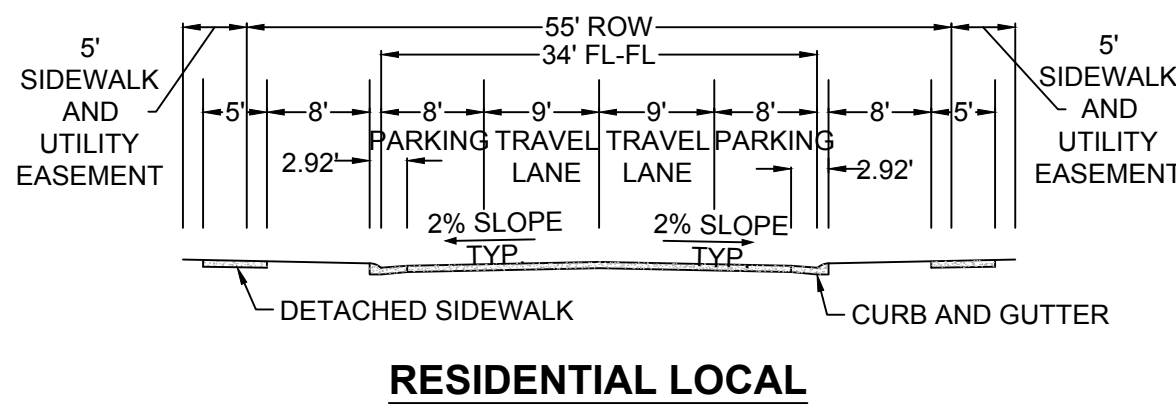
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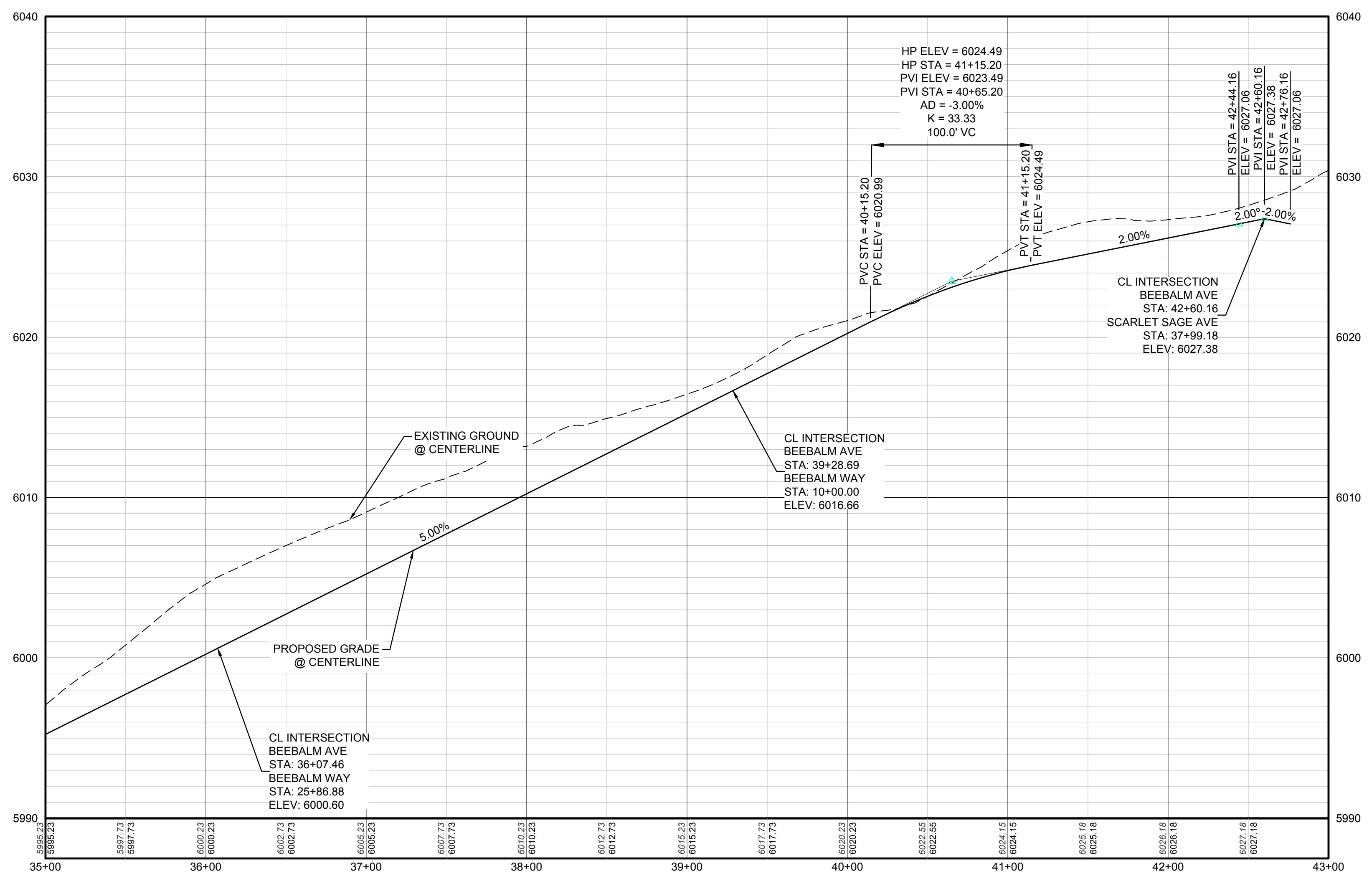
10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546
No.	Revisions	Date	Appr.
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112			
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE FIELD MINT TERRACE			
DRAWN BY: JF	SCALE: AS SHOWN	CHECKED BY: JJ	FILE NO: 8130283701
DATE: APRIL 2017			
SHEET NUMBER	76		DATE
	TOWN OF PARKER, DIRECTOR OF ENGINEERING		DATE



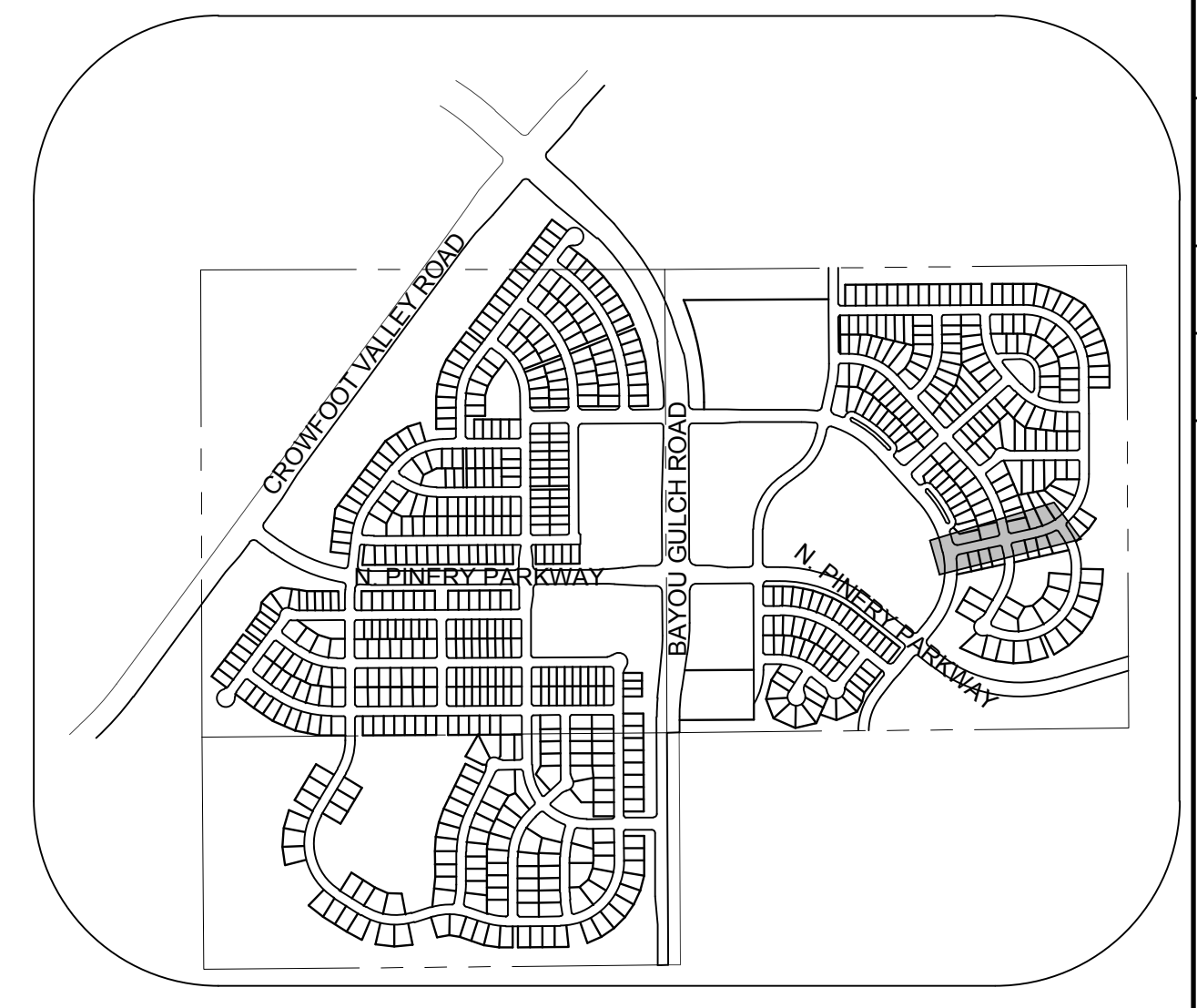
PLAN: BEEBALM AVE STA: 9+50.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: BEEBALM AVE STA: 35+00.00 TO 43+00.00
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
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Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
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Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
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10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
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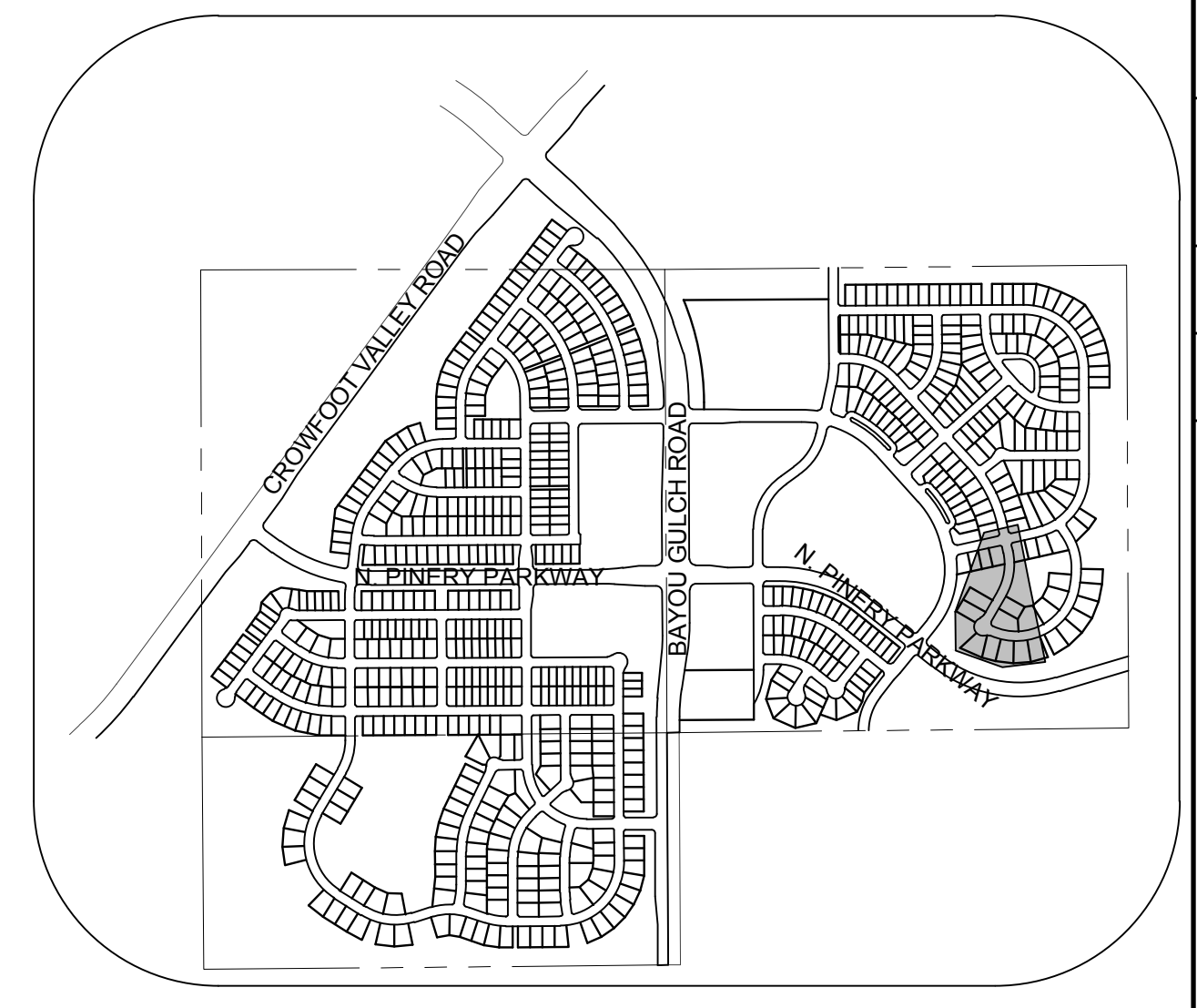
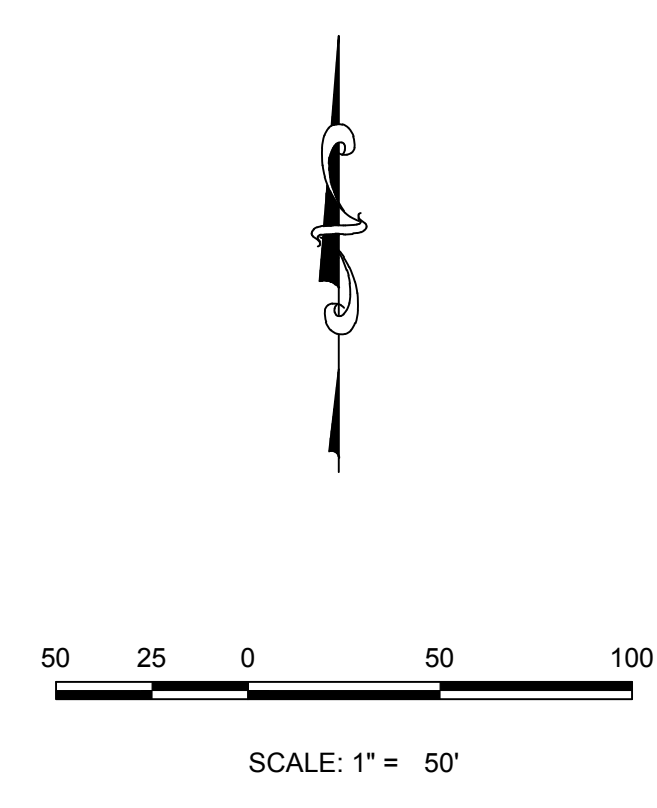
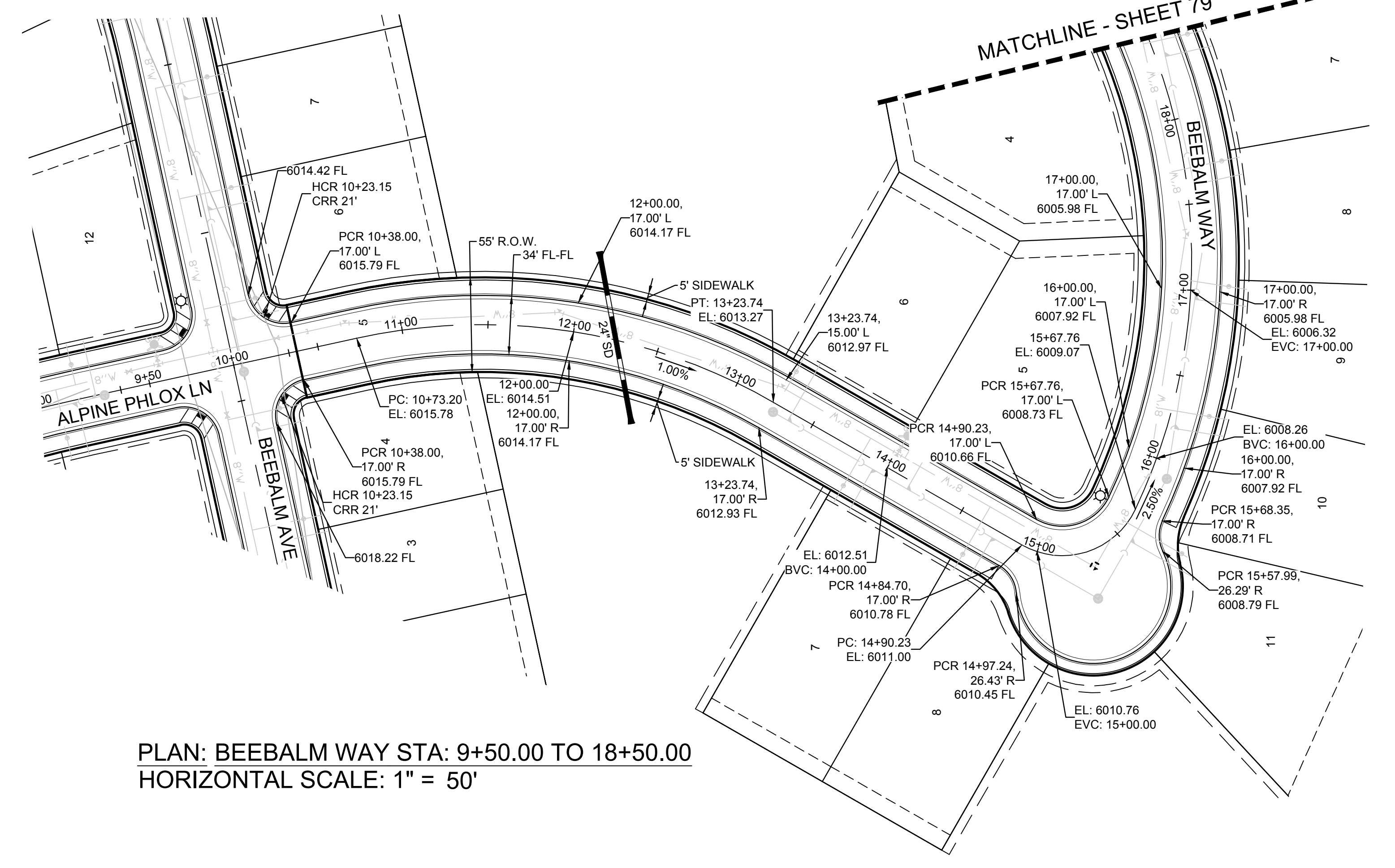
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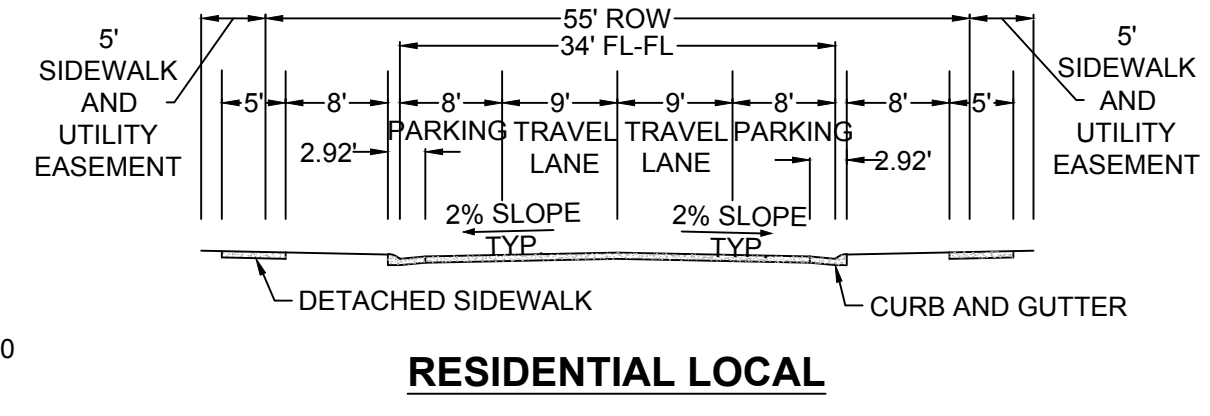
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	SCALE: AS SHOWN FILE NO: 8130283701				
	DRAWN BY: JF CHECKED BY: JJ DATE: APRIL 2017				
REVISIONS	No.	Date	Init.	Appr.	Date
		10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80151 Tel: (720) 482-9526 Fax: (720) 482-9548			
EXX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____			

MATCHLINE - SHEET 79

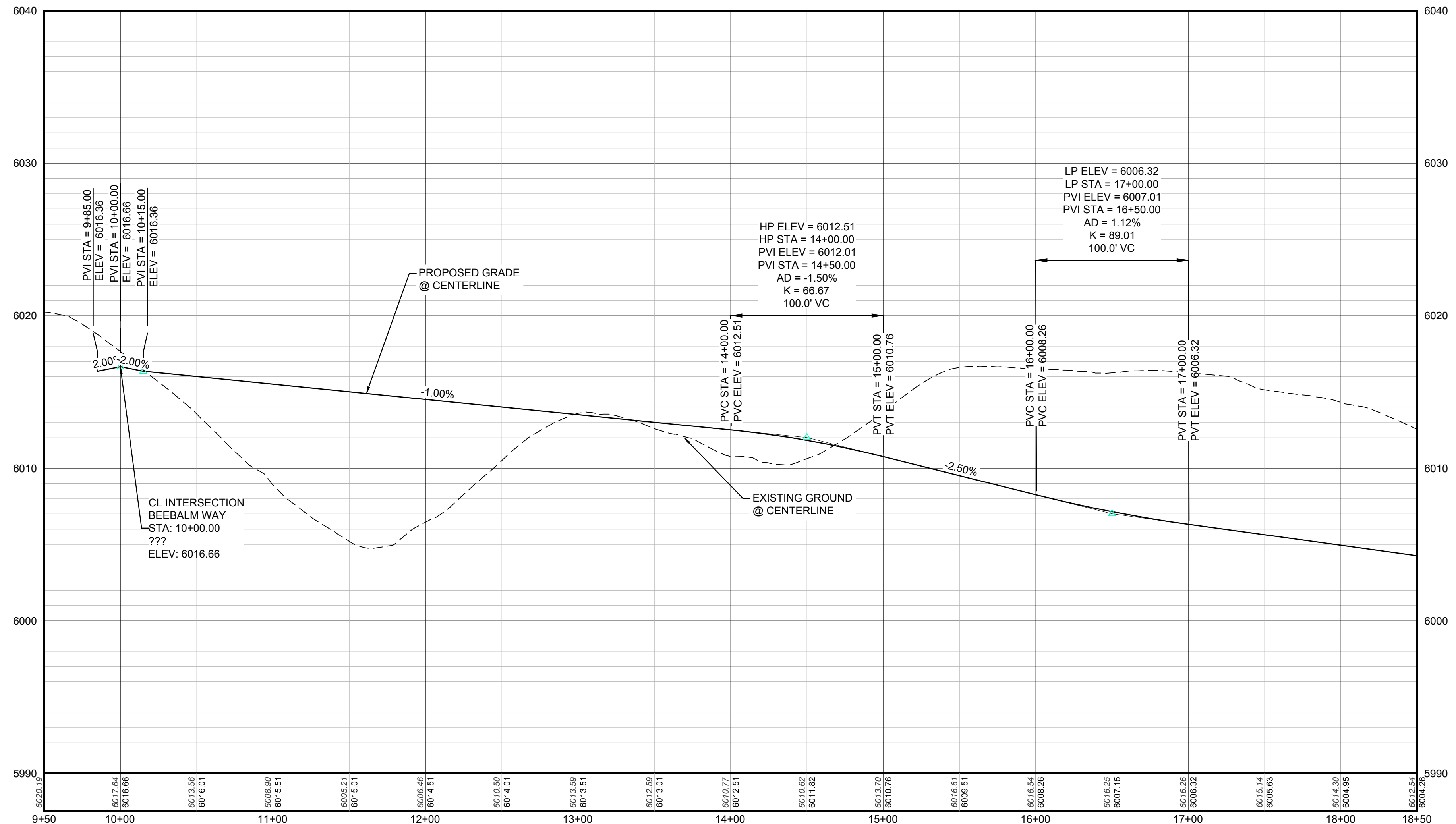


KEYMAP
N.T.S.

PLAN: BEEBALM WAY STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: BEEBALM WAY STA: 9+50.00 TO 18+50.00
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LEGEND

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Ⓜ	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
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Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BEEBALM WAY

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

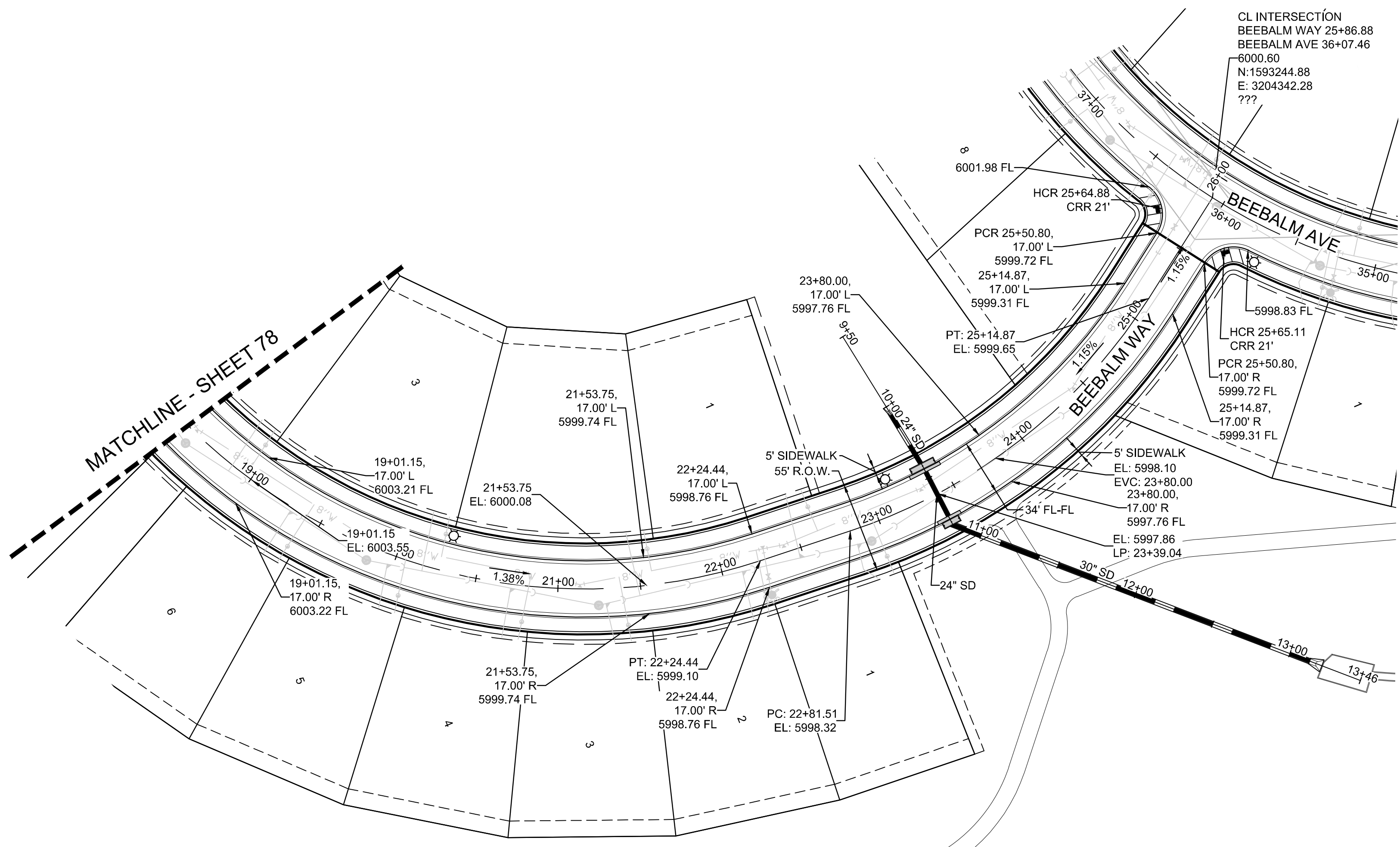
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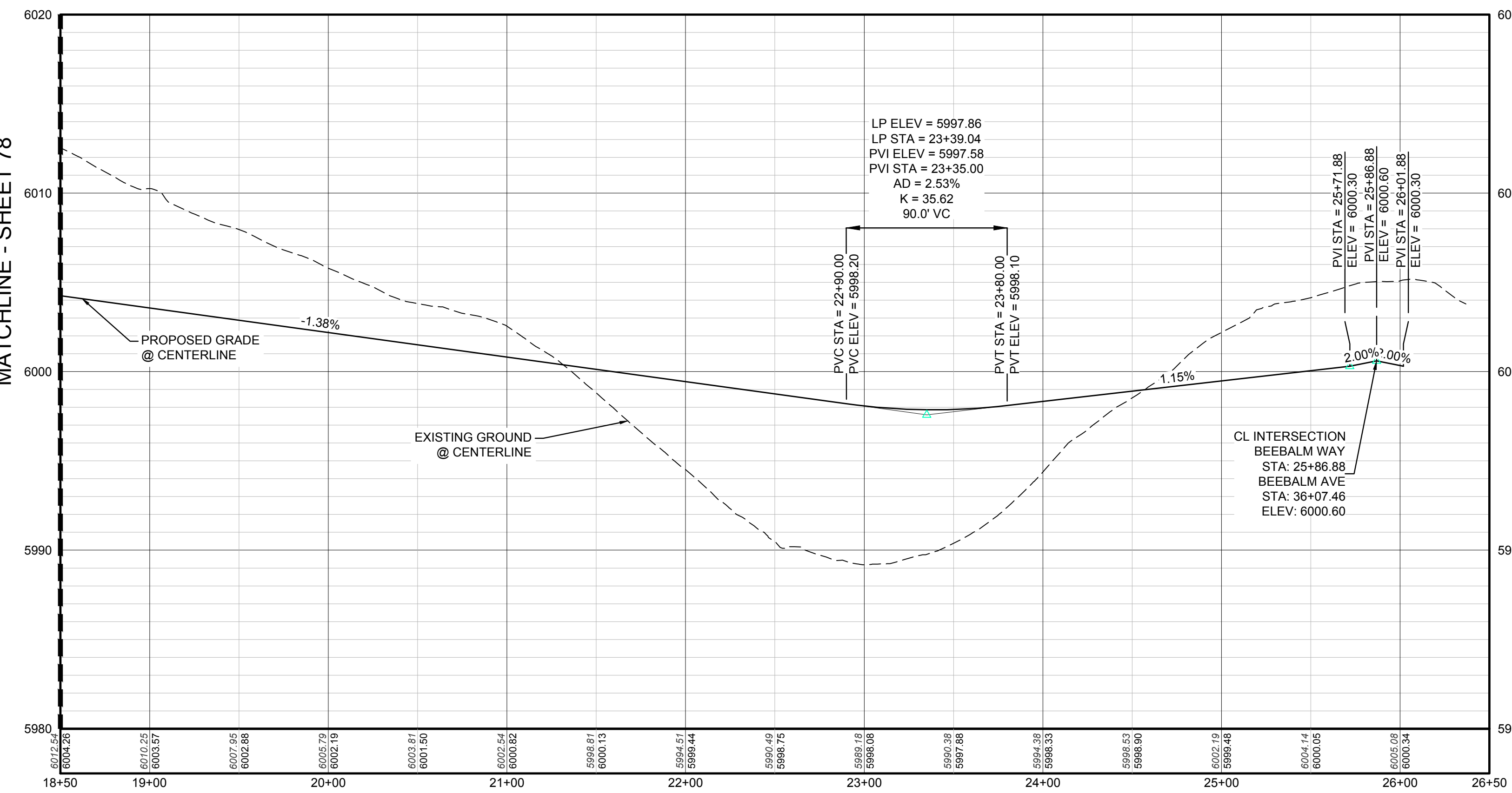
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

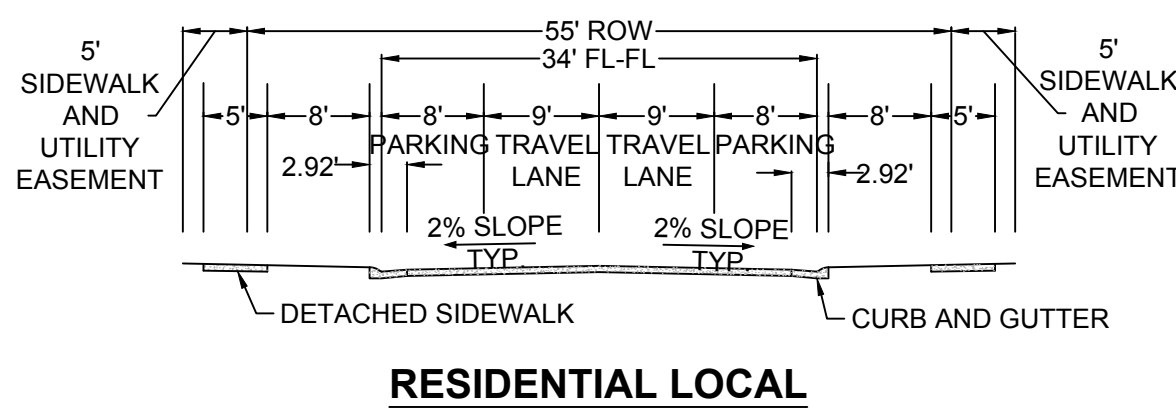
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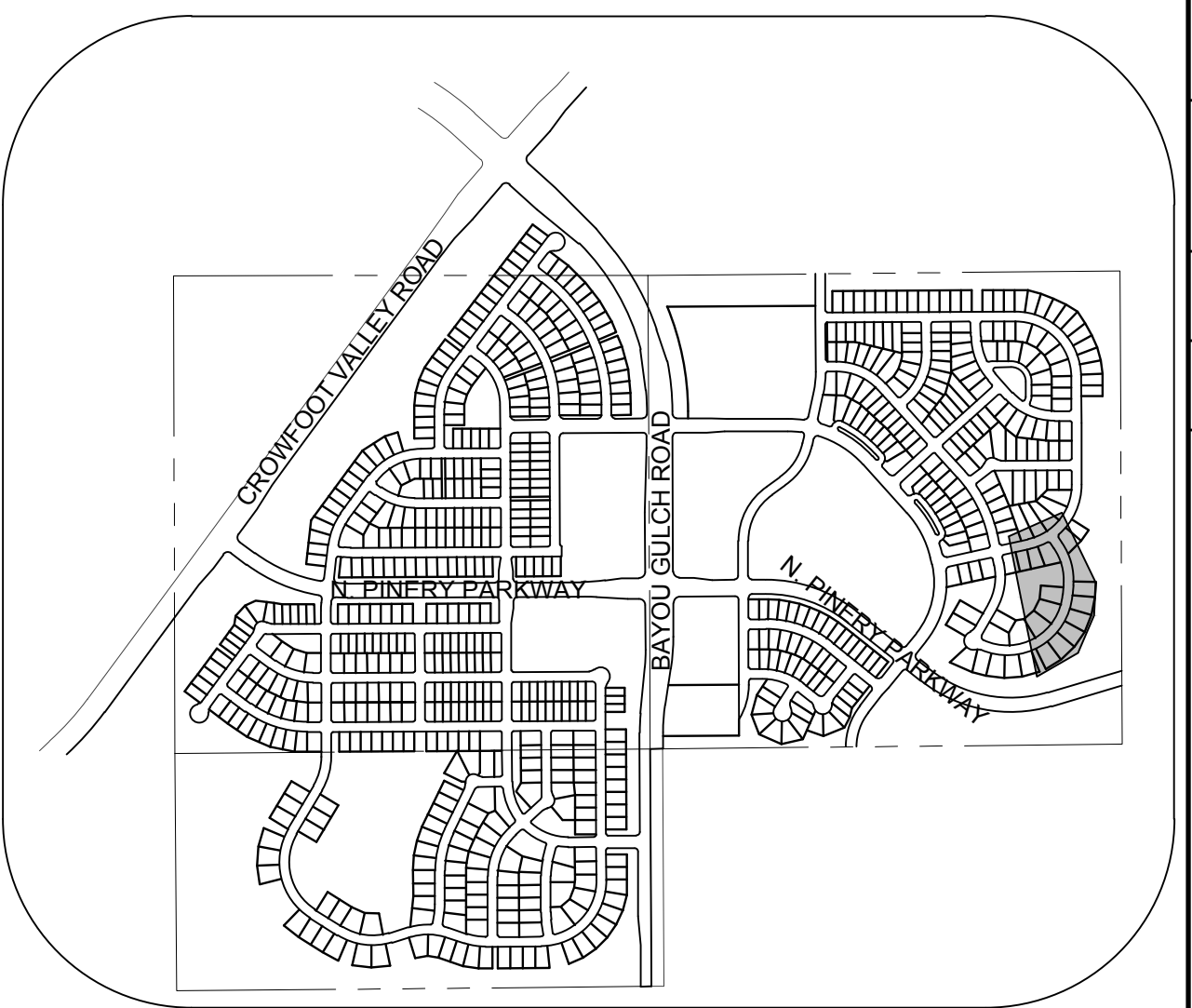
PLAN: BEEBALM WAY STA: 18+50.00 TO 26+50.00
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RESIDENTIAL LOCAL



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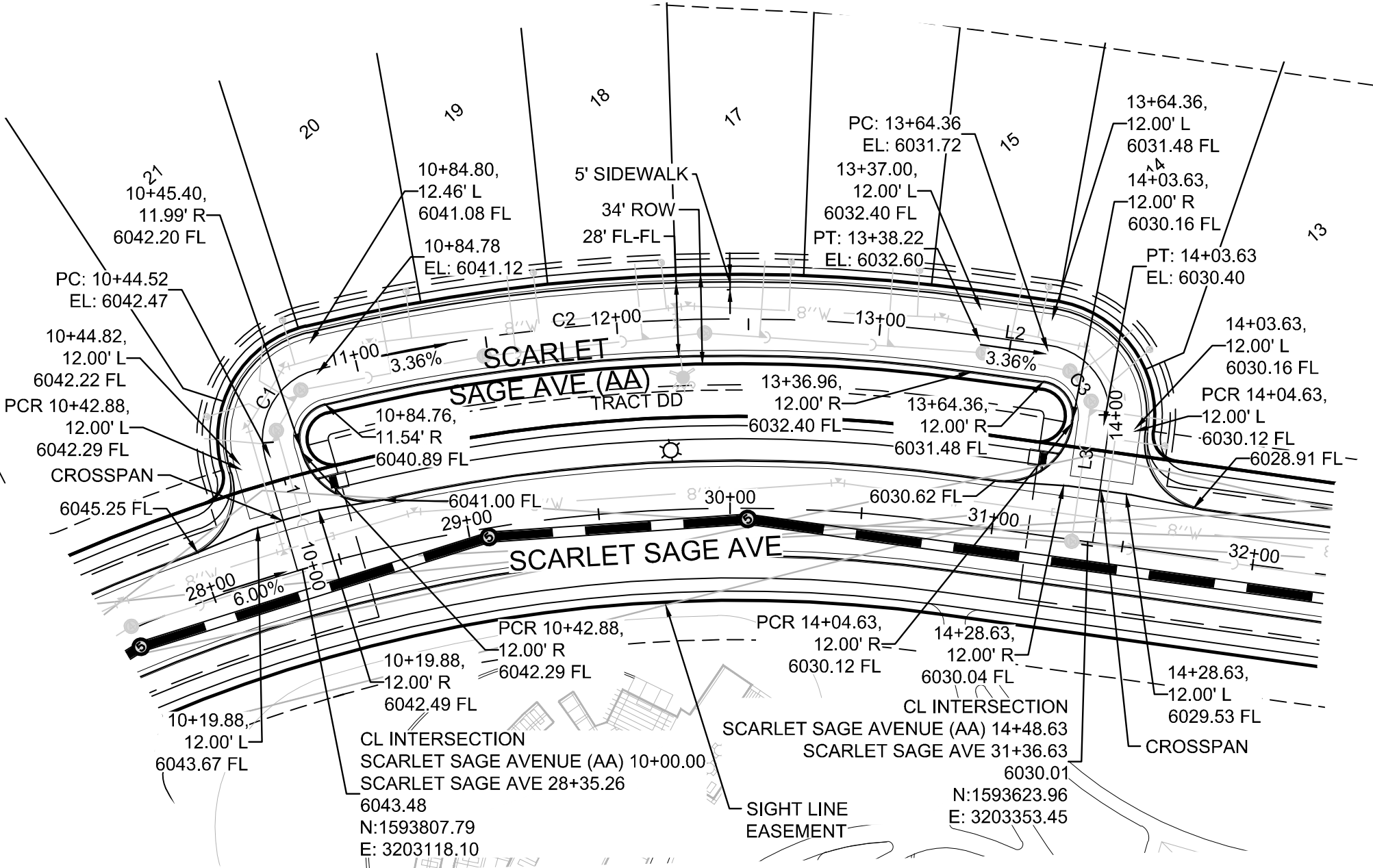
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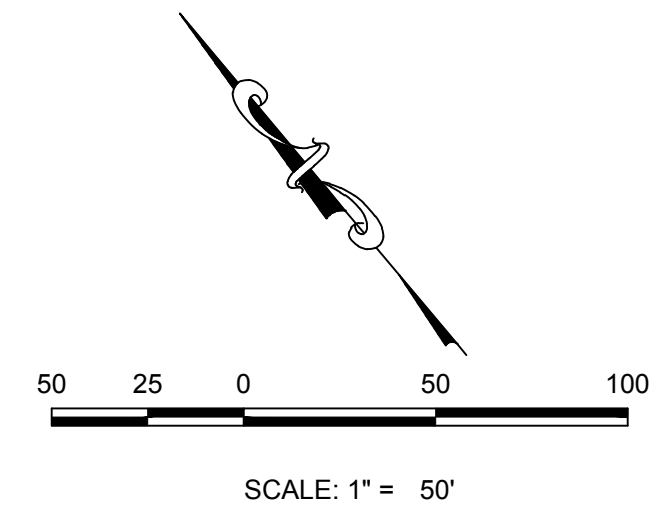
SHEET NUMBER	DRAWN BY: JF	SCALE: AS SHOWN	CHECKED BY: JJ	DATE: APRIL 2017	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE BEEBALM WAY	ES&M MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		10339 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Init.	Appr.	Date
										No.				

79

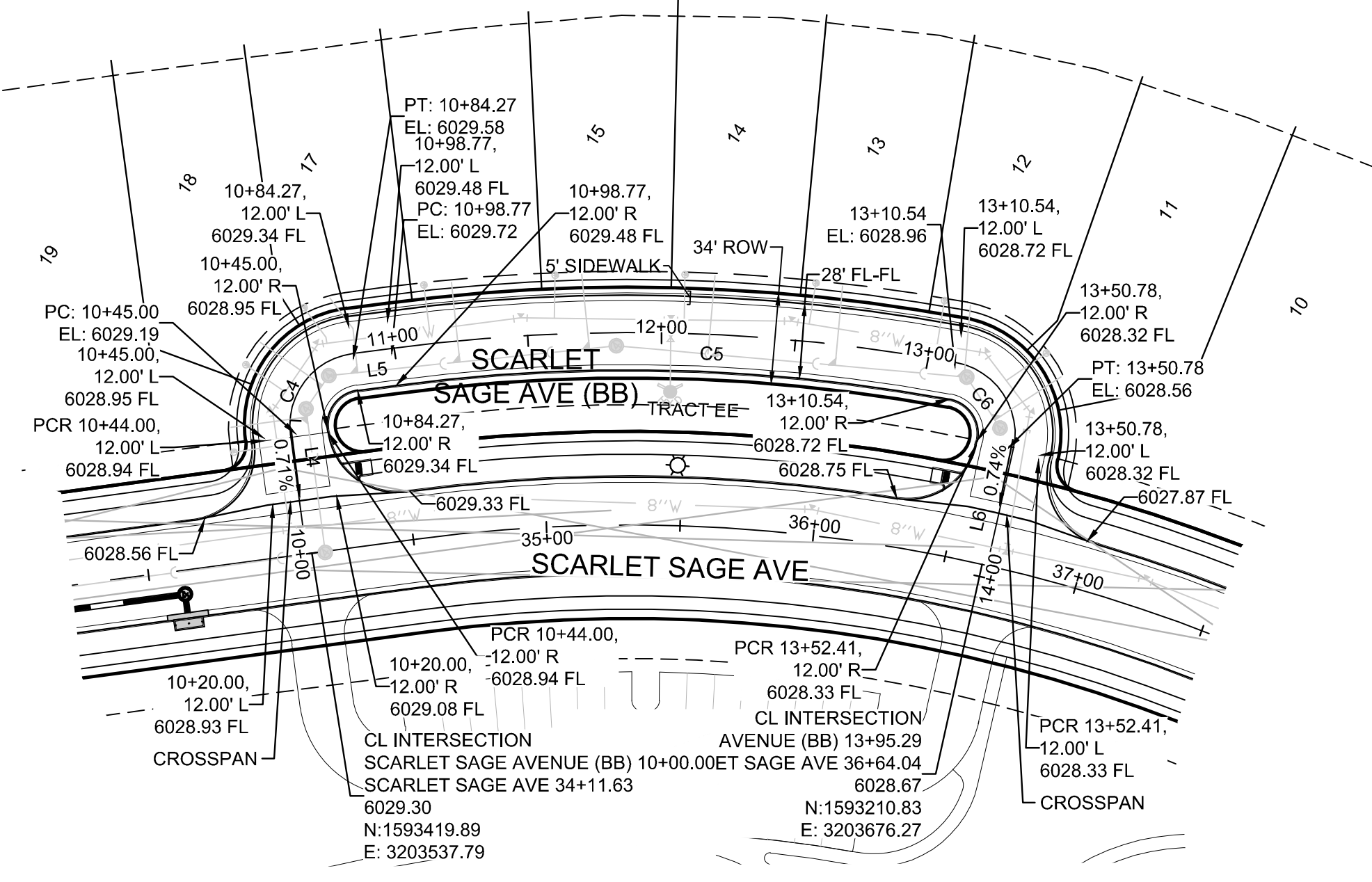


PLAN: SCARLET SAGE AVENUE (AA) STA: 10+00.00 TO 14+50.00
HORIZONTAL SCALE: 1" = 50'

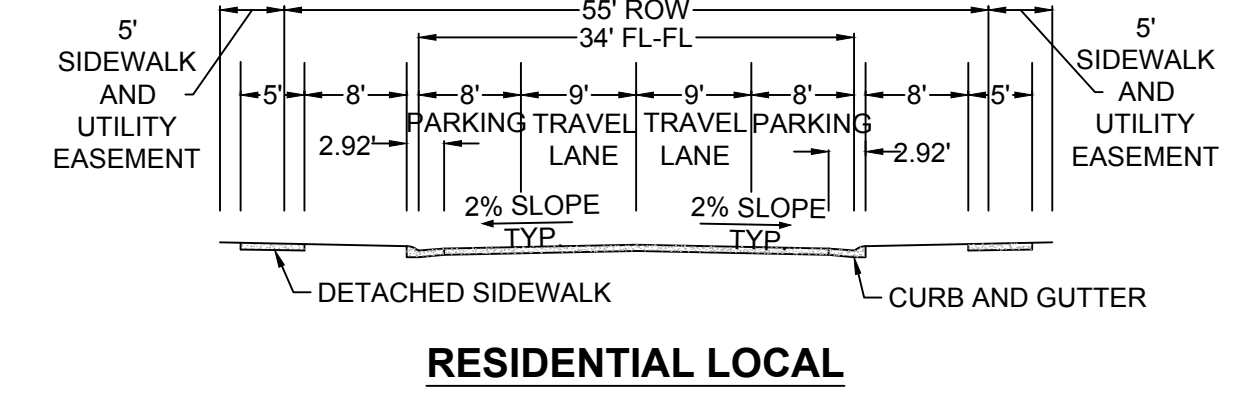
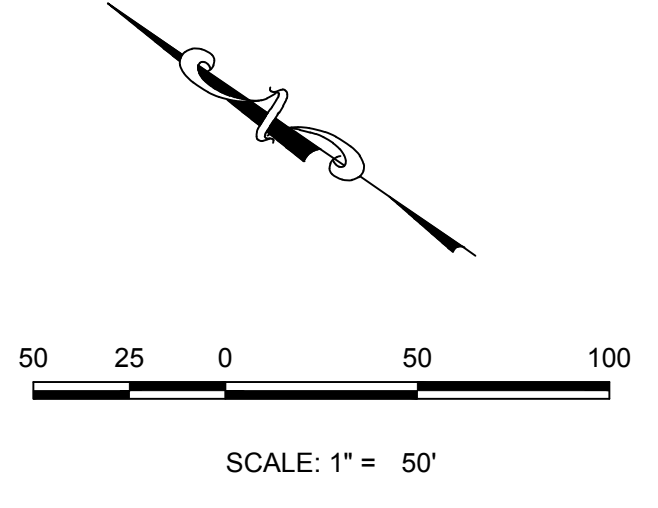
LINE NO.	LENGTH	DIRECTION
L1	44.52'	S24°00'40"W
L2	26.14'	N42°05'30"W
L3	45.00'	N47°54'30"E
L4	45.00'	S47°54'30"W
L5	14.50'	N42°05'30"W
L6	44.52'	N68°14'21"E



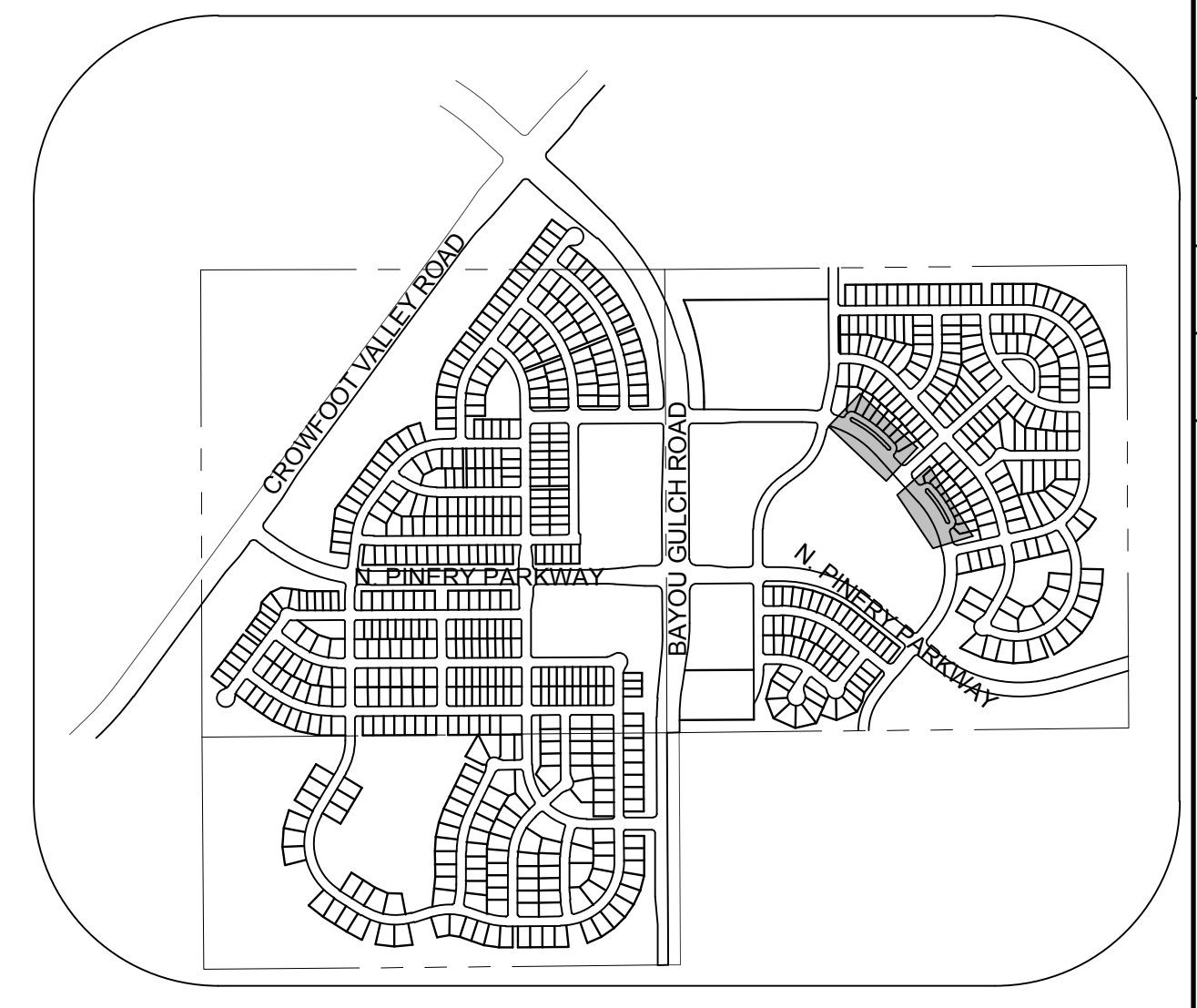
CURVE NO.	LENGTH	RADIUS	DELTA
C1	40.24'	25.00'	92°13'17"
C2	253.47'	670.00'	21°40'33"
C3	39.27'	25.00'	90°00'00"
C4	39.27'	25.00'	90°00'00"
C5	211.77'	670.00'	18°06'34"
C6	40.24'	25.00'	92°13'17"



PLAN: SCARLET SAGE AVENUE (BB) STA: 10+00.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.
LEGEND

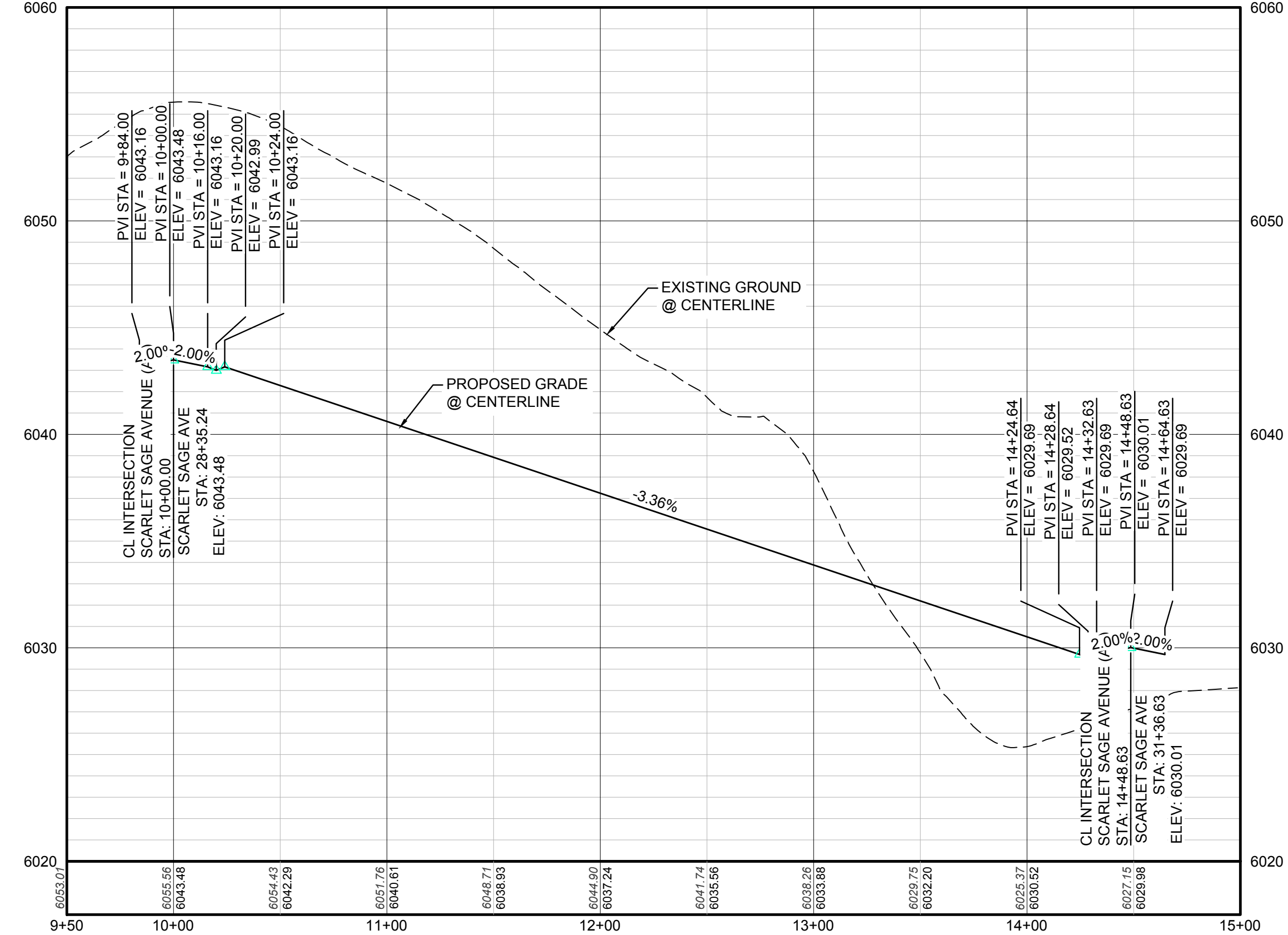
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 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

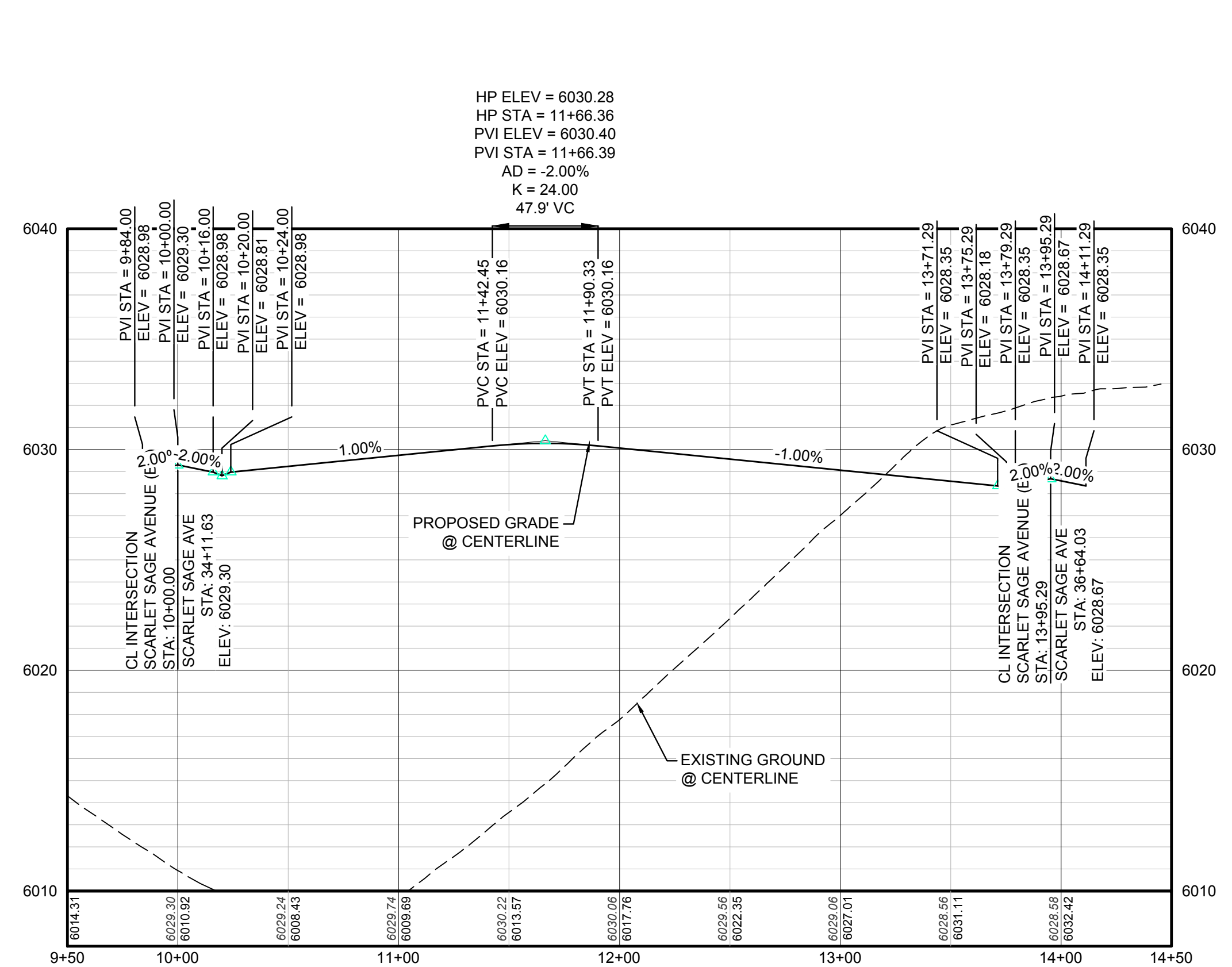
AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	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.P.	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		

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PROFILE: SCARLET SAGE AVENUE (AA) STA: 9+50.00 TO 15+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVENUE (BB) STA: 9+50.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

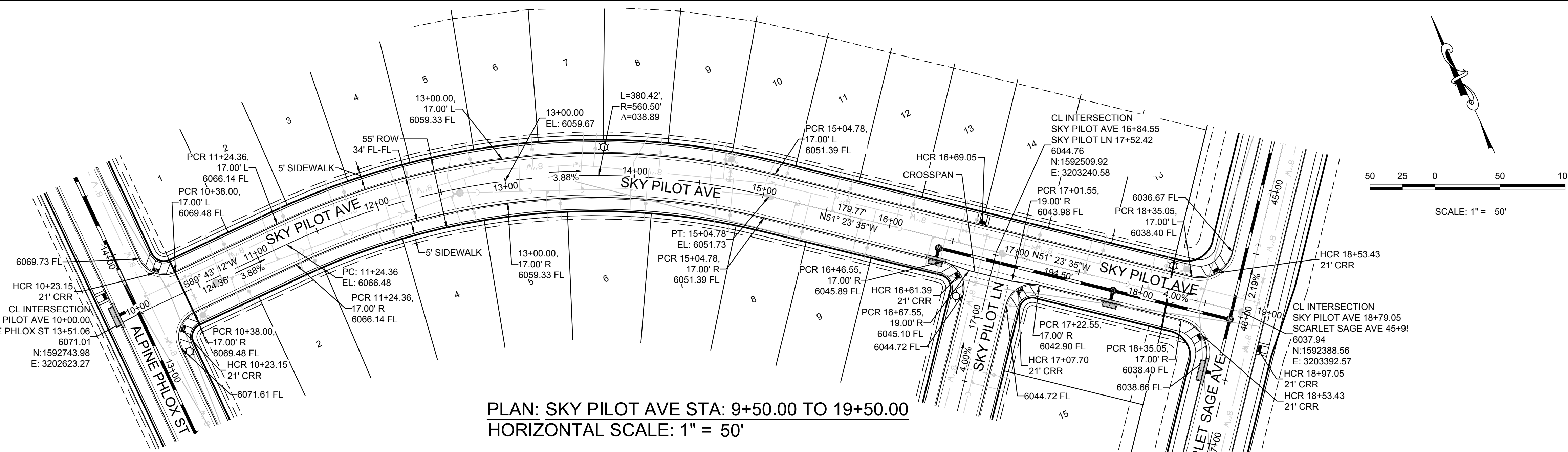
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

N:\PROJECTS\SS\BENCH\ENGINEERING\SS\BENCH\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET PLAN AND PROFILE\SS\BENCH\424\2017 6.13.PM

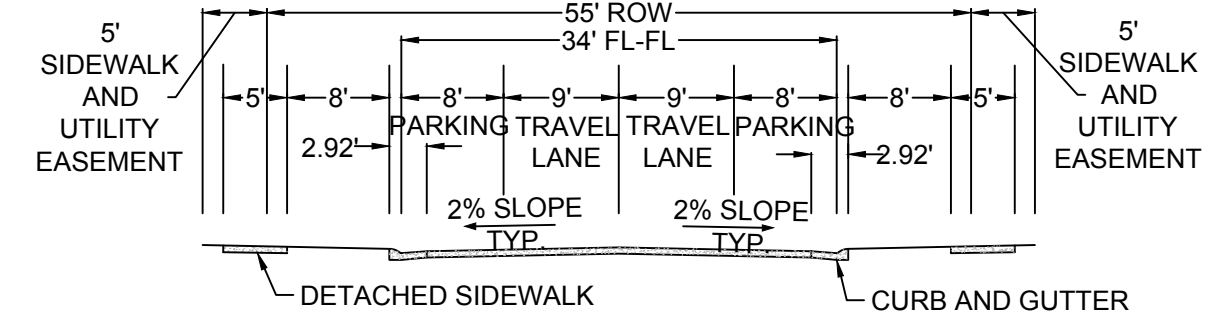
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UTILITY NOTIFICATION
CENTER OF COLORADO

SHEET NUMBER	80
	8130283701
DRAWN BY:	JF
CHECKED BY:	JU
DATE:	APRIL 2017
SCALE:	AS SHOWN
FILE NO.:	8130283701
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SCARLET SAGE AVENUE	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112
10338 E. Dry Creek Rd. Suite 6410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	CVL CONSULTANTS
No.	Revisions
Date	Init.
Appr.	Date

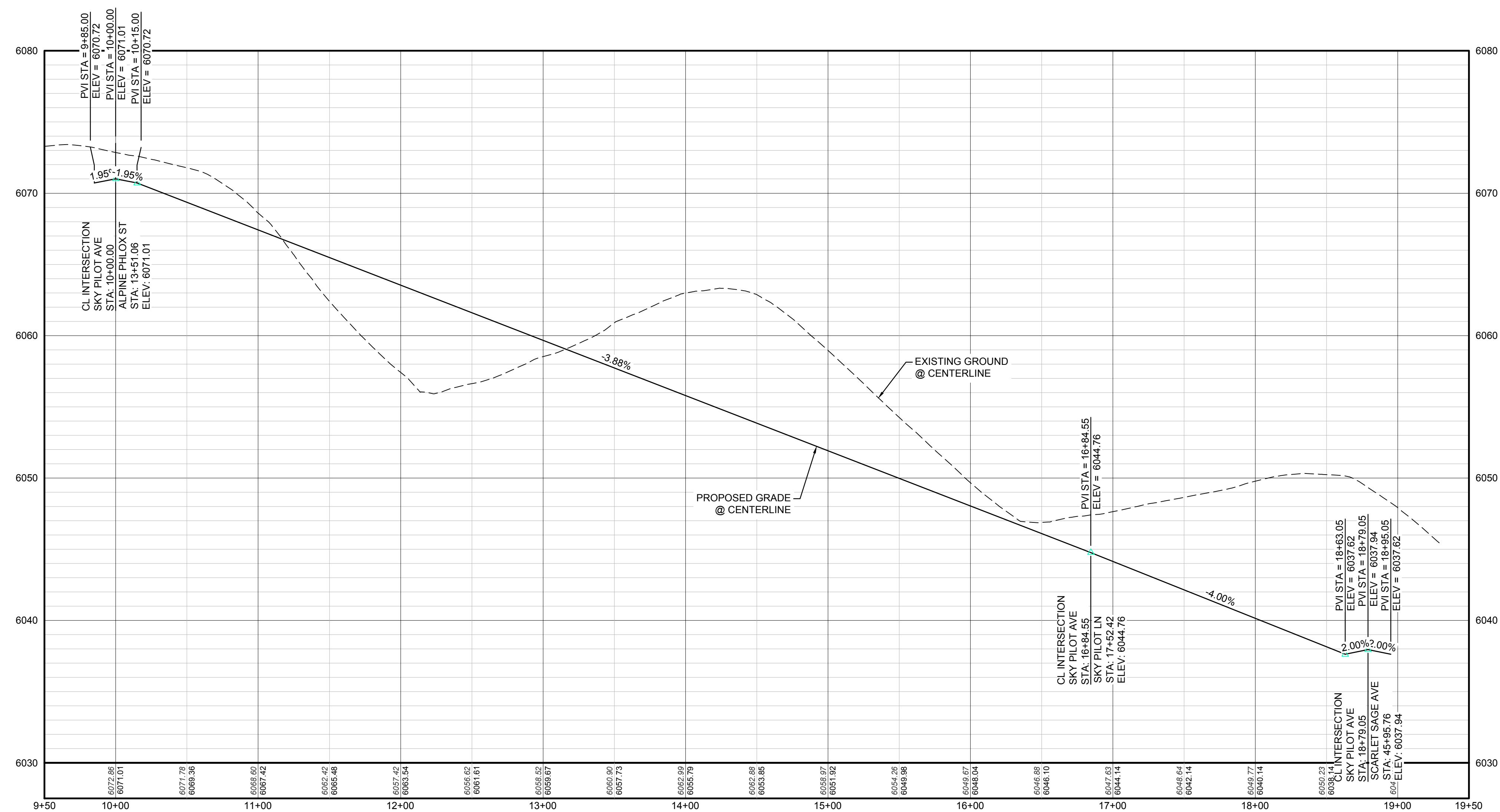
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PLAN: SKY PILOT AVE STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



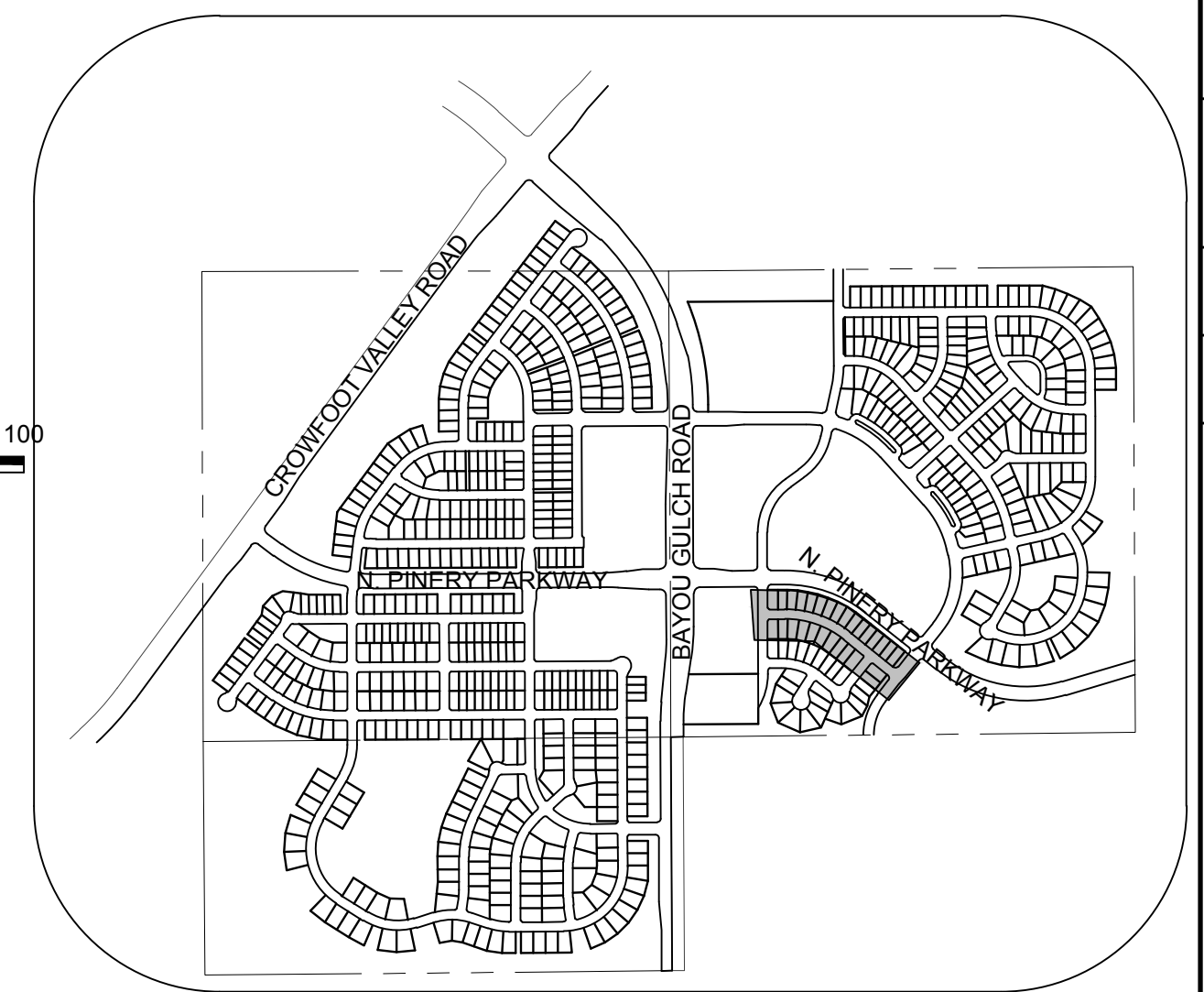
RESIDENTIAL LOCAL



PROFILE: SKY PILOT AVE STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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
Ⓐ	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	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	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	---	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
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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No.	Revisions	Date	Init.	Appr.	Date

10338 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

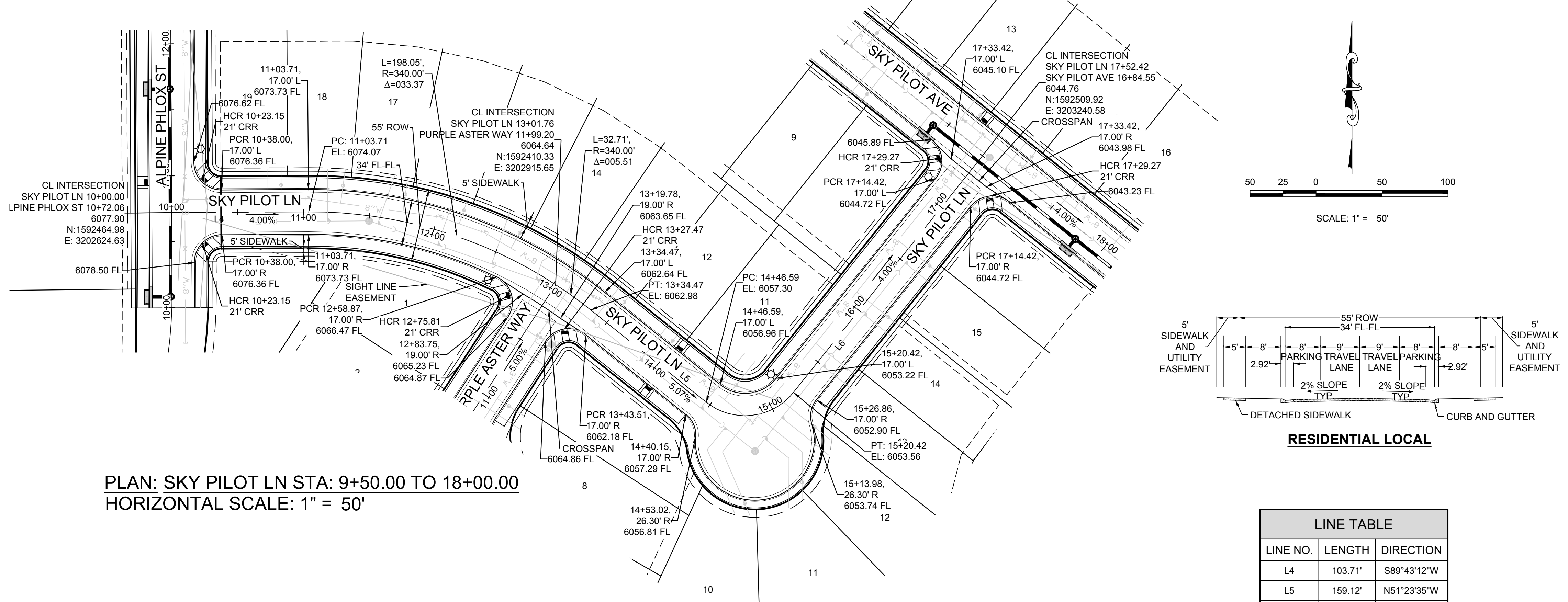
CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

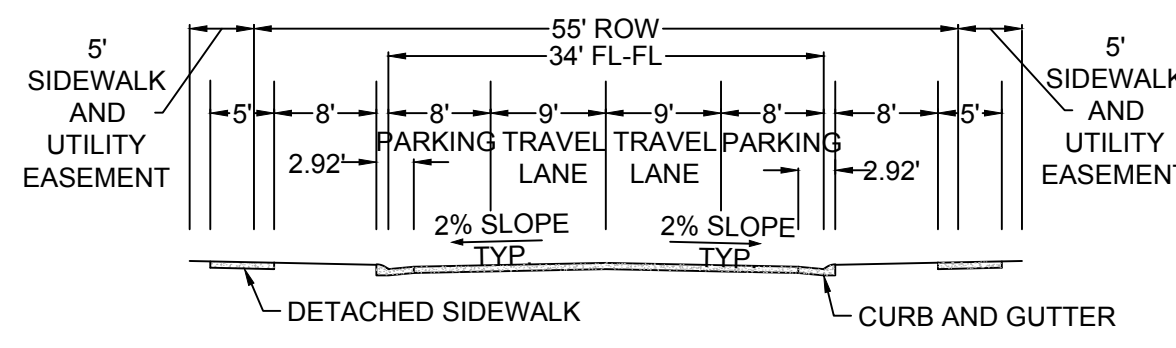
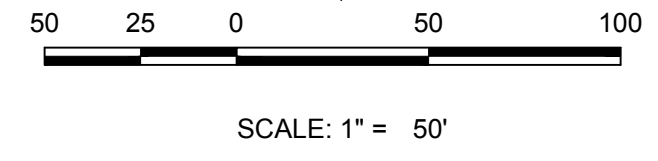
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SKY PILOT AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

SHEET NUMBER **81**

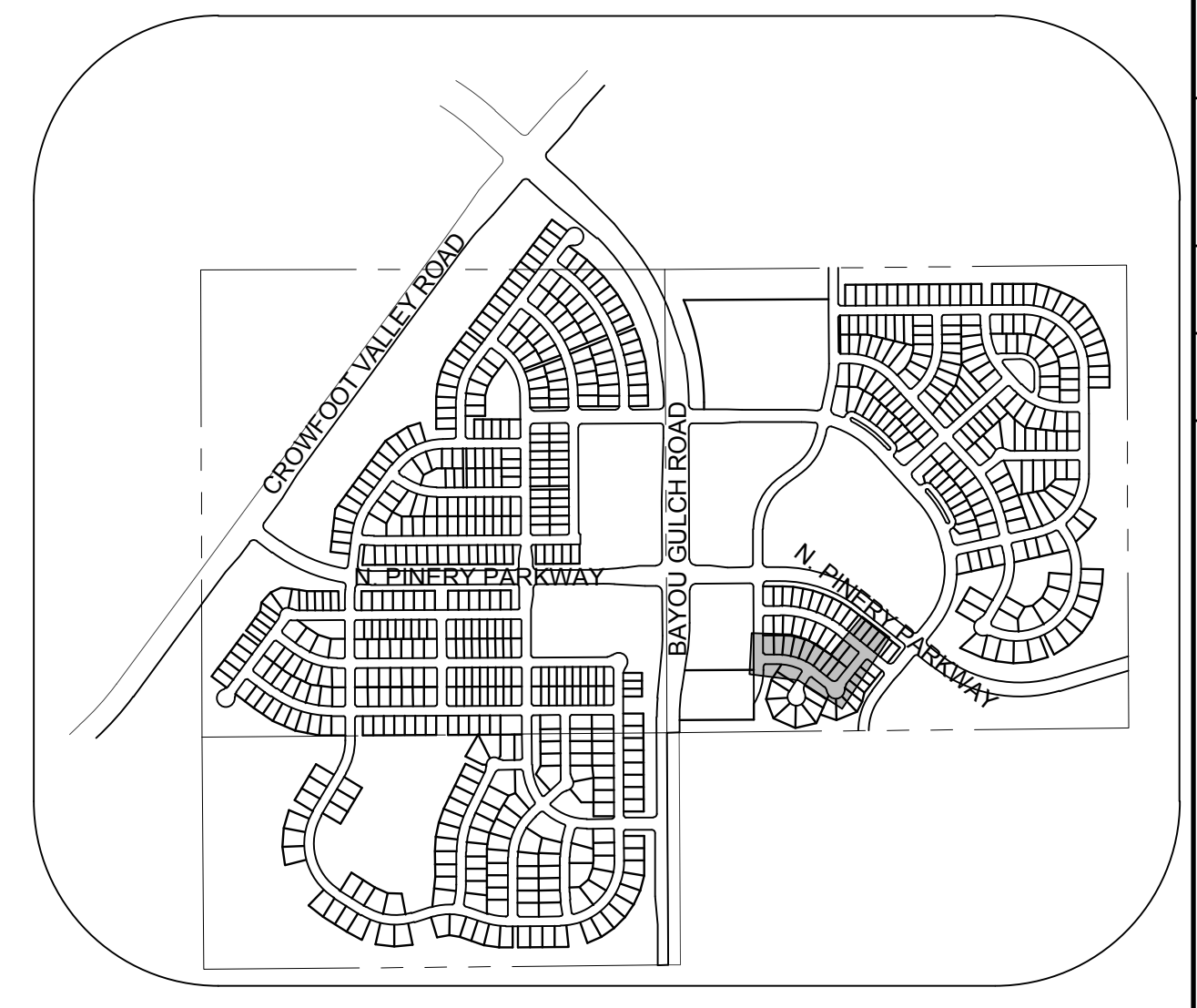


PLAN: SKY PILOT LN STA: 9+50.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

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



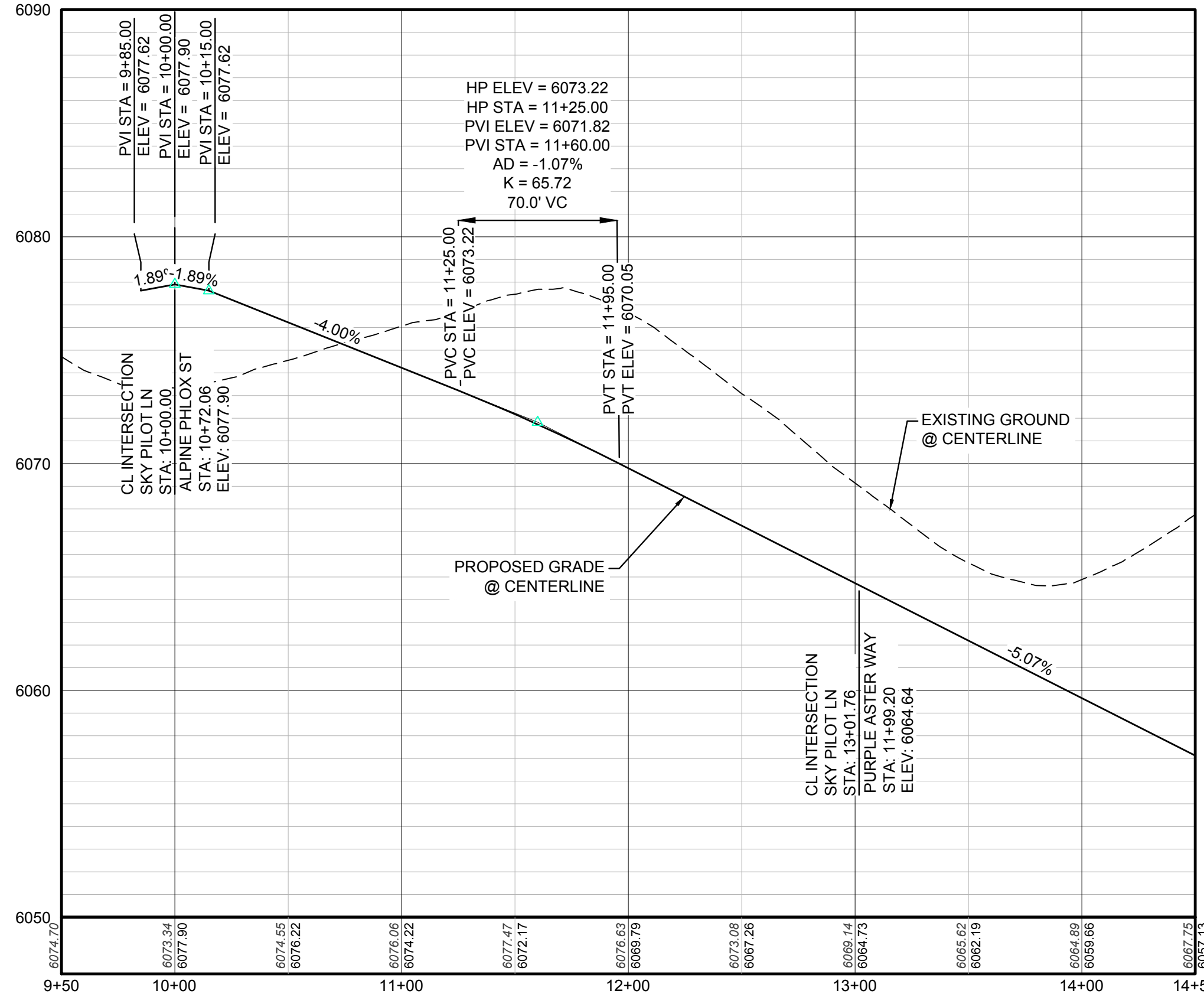
KEYMAP
N.T.S.

LEGEND

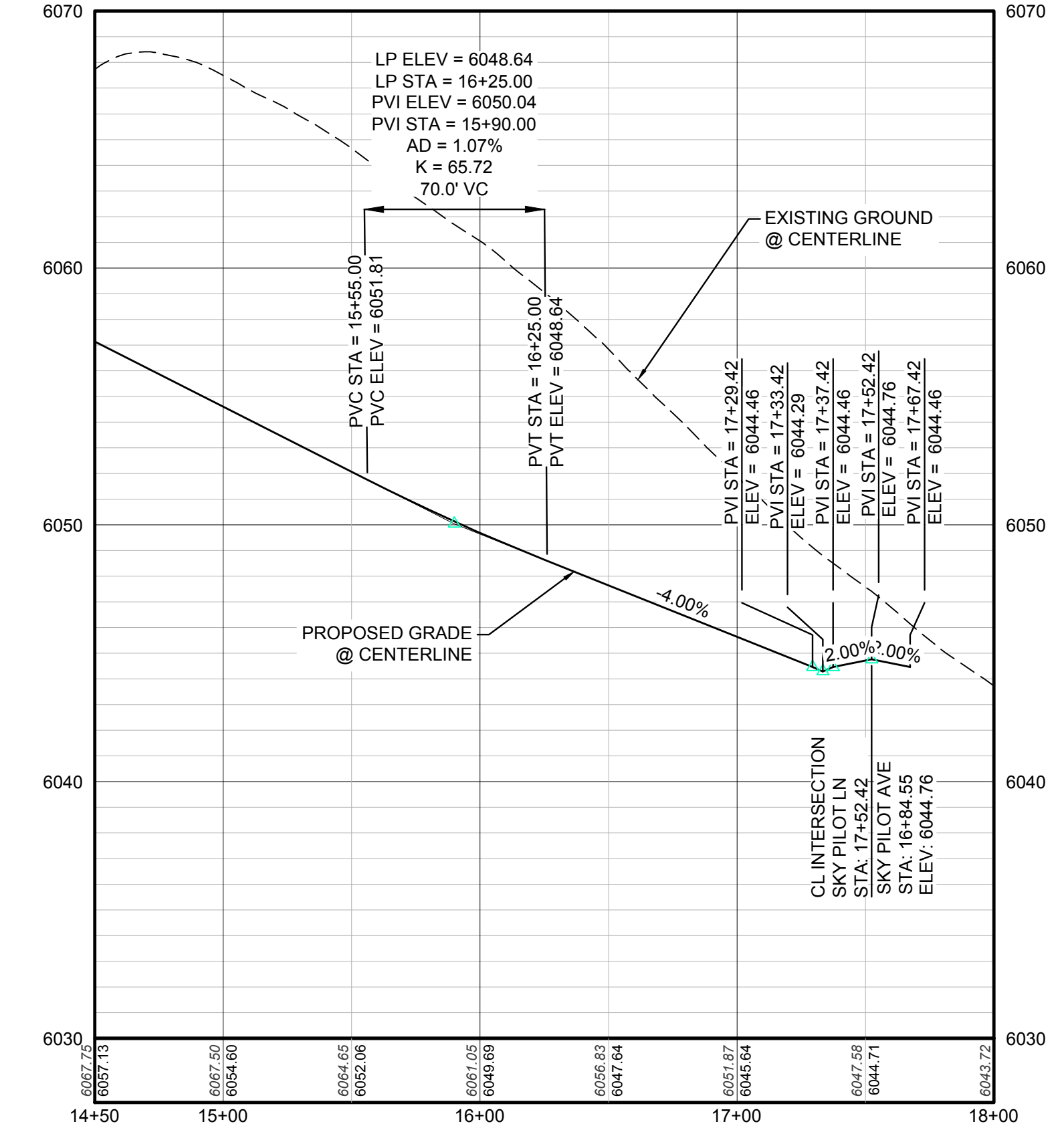
②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
☒	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓟ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓡ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓢ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓣ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
Ⓤ	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
Ⓥ	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
Ⓦ	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
Ⓧ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
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Ⓩ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
ⓐ	EXISTING FIRE HYDRANT	8" W	PROPOSED WATER LINE
ⓑ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
ⓓ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
ⓔ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	FO
Ⓡ	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER OPTIC LINE
Ⓢ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
		---	TEL
		---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
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HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
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N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



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PROFILE: SKY PILOT LN STA: 14+50.00 TO 18+00.00
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

N:\PROJECTS\SS\BENCH\ENGINEERING\SS\BENCH\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET PLAN AND PROFILE\STREET PLAN AND PROFILE\SS\BENCH\4/24/2017 3:05 PM

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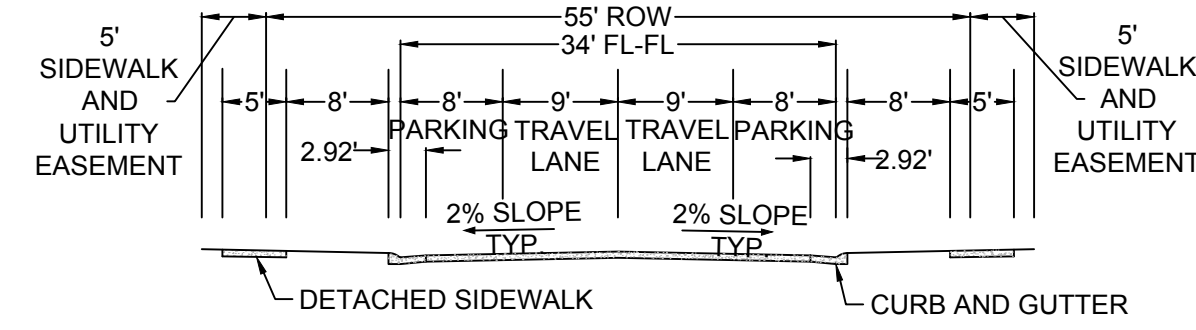
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SKY PILOT LANE

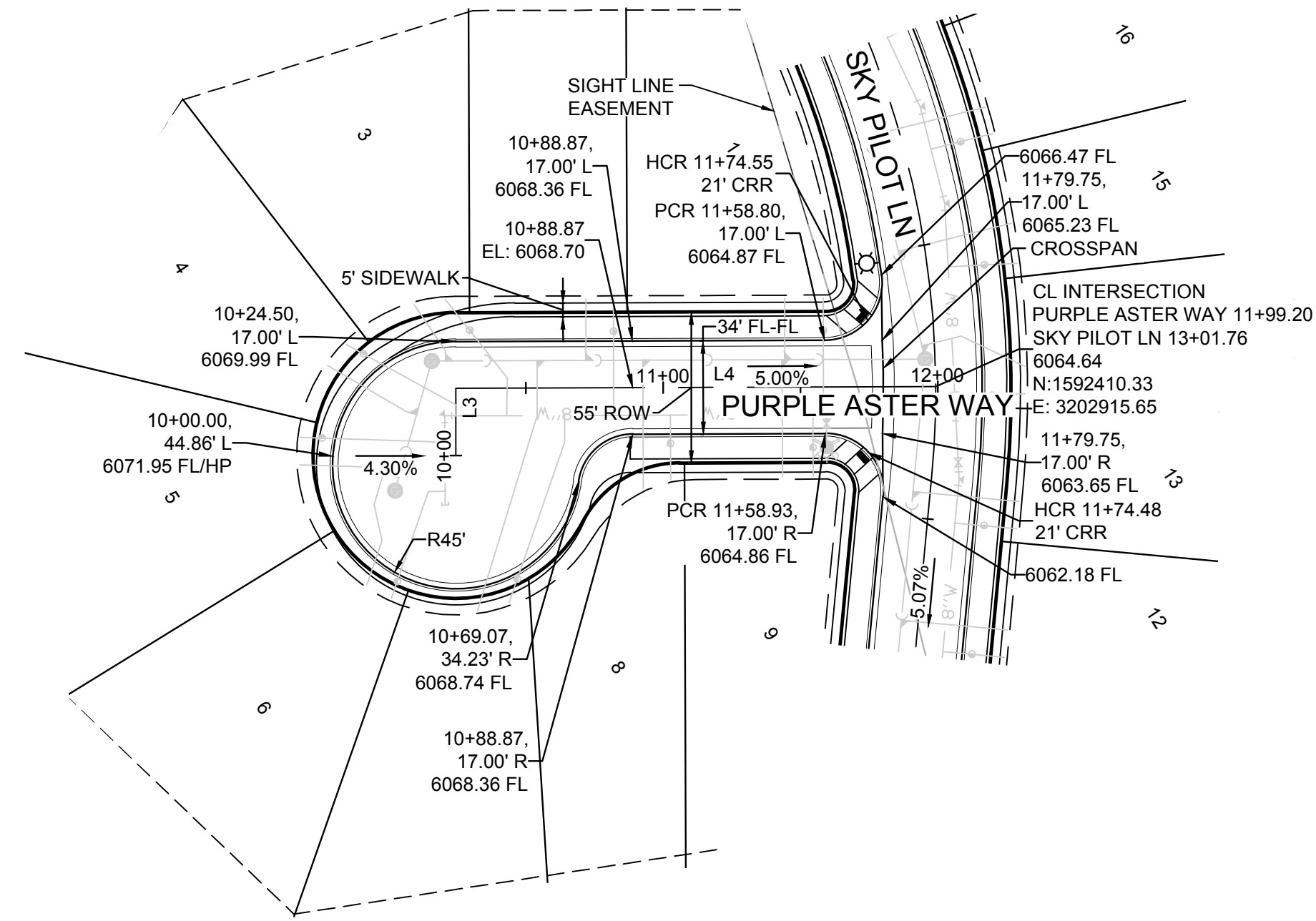
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FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

SHEET NUMBER **82**

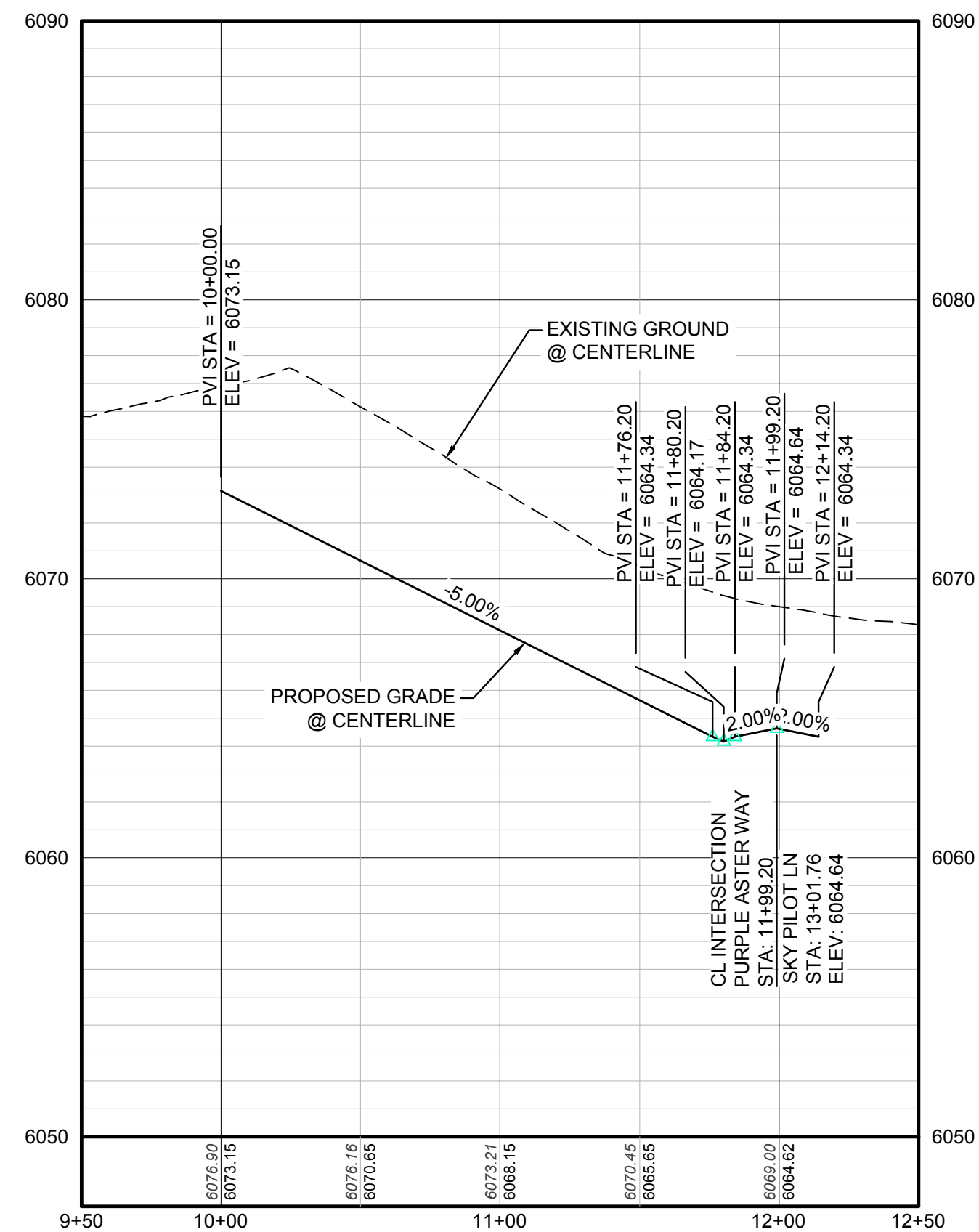
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L3	24.50'	S56°54'18"E
L4	174.70'	S33°05'42"W



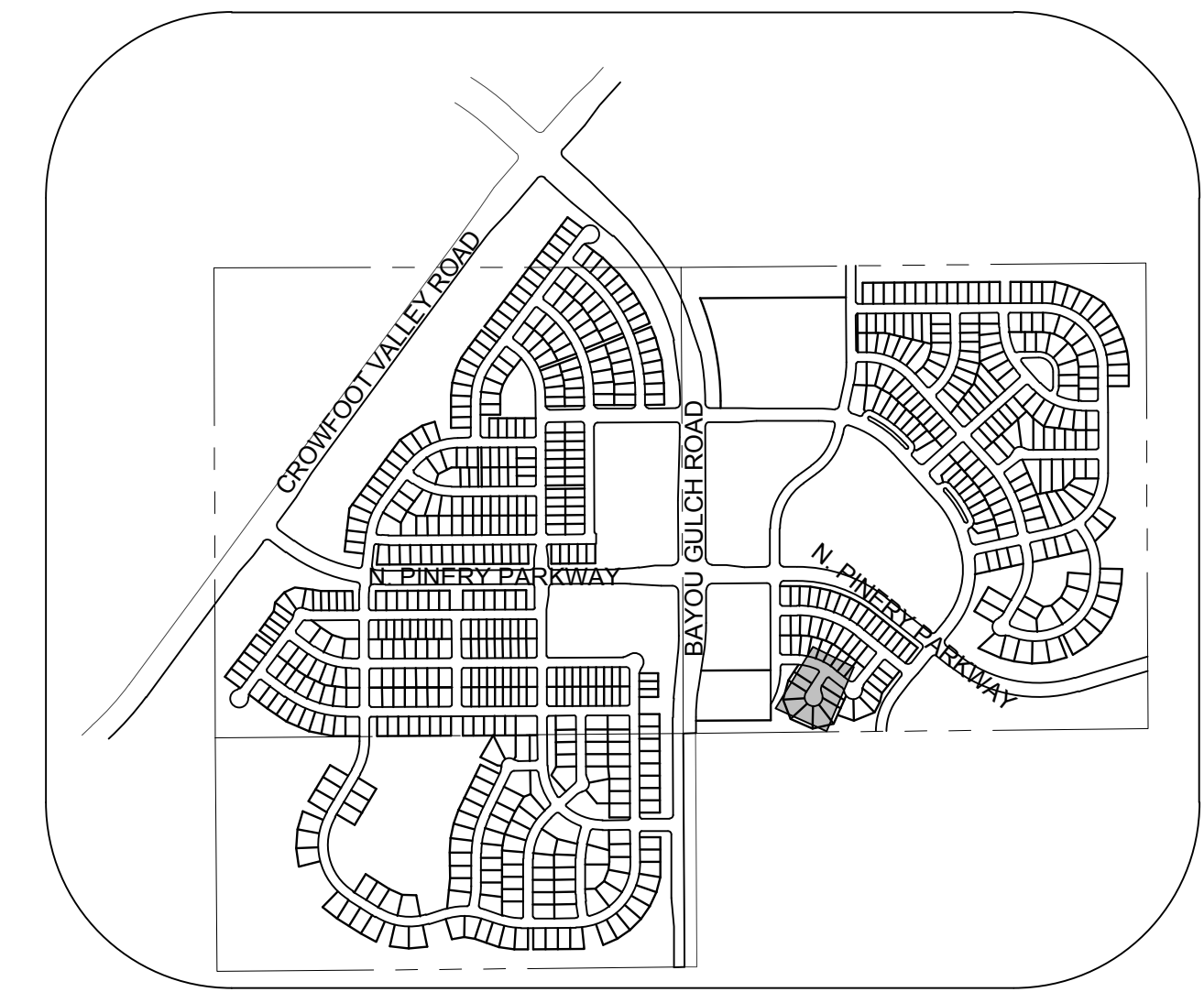
RESIDENTIAL LOCAL



PLAN: PURPLE ASTER WAY STA: 9+50.00 TO 12+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: PURPLE ASTER WAY 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
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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	RCR 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.P. 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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

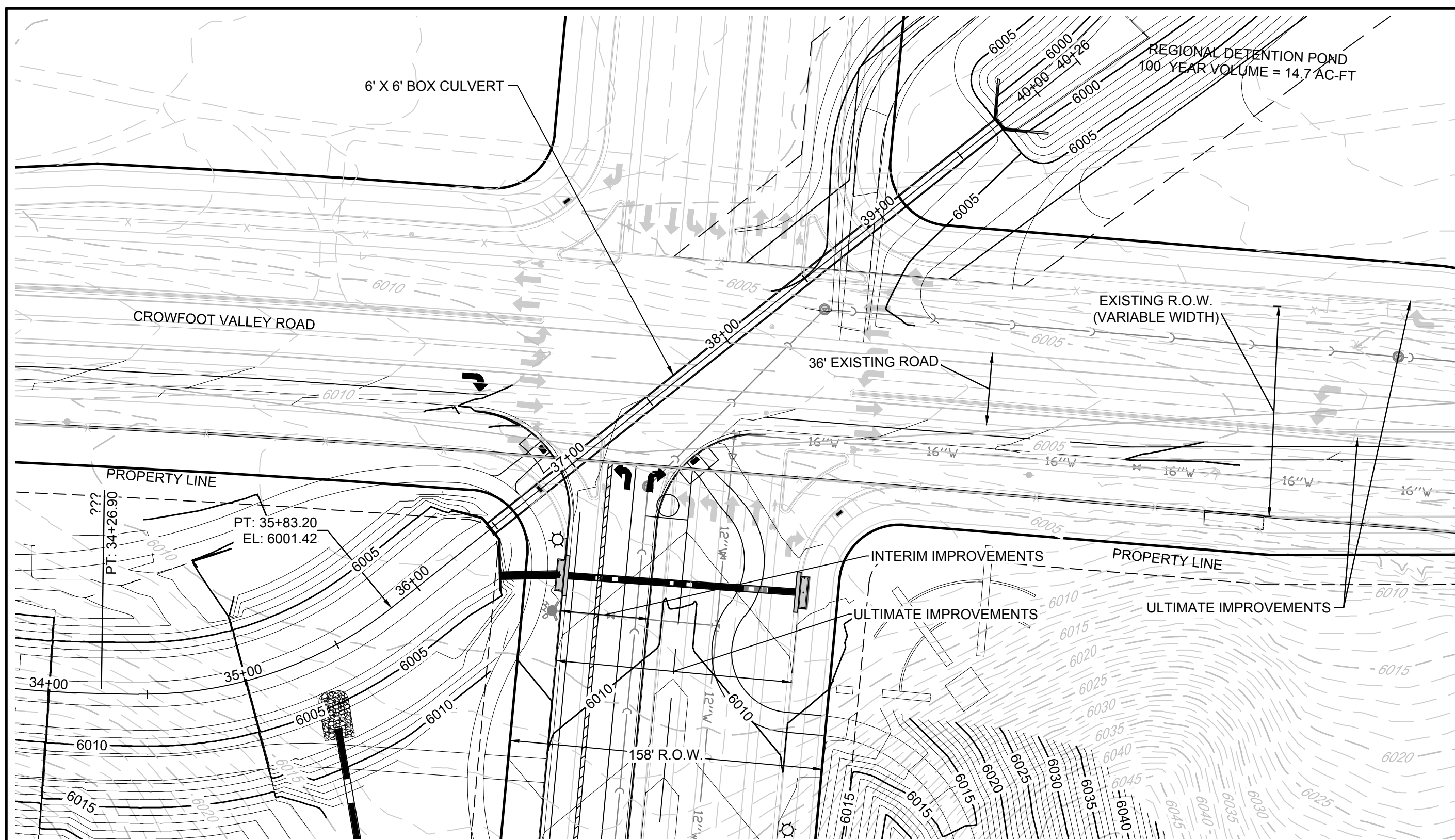
SHEET NUMBER	83
DRAWN BY:	JF
CHECKED BY:	JU
DATE:	APRIL 2017
SCALE:	AS SHOWN
FILE NO.:	81-30283701
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE PURPLE ASTER WAY	
ES&X MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	
CVL CONSULTANTS 10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	
Revisions	Date
Appr.	Date

N:\PROJECTS\BENCHMARCH\ENGINEERING\SHEET SET\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET 10.DWG. BROWN, 4/24/2017 3:08 PM

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UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
THE 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.

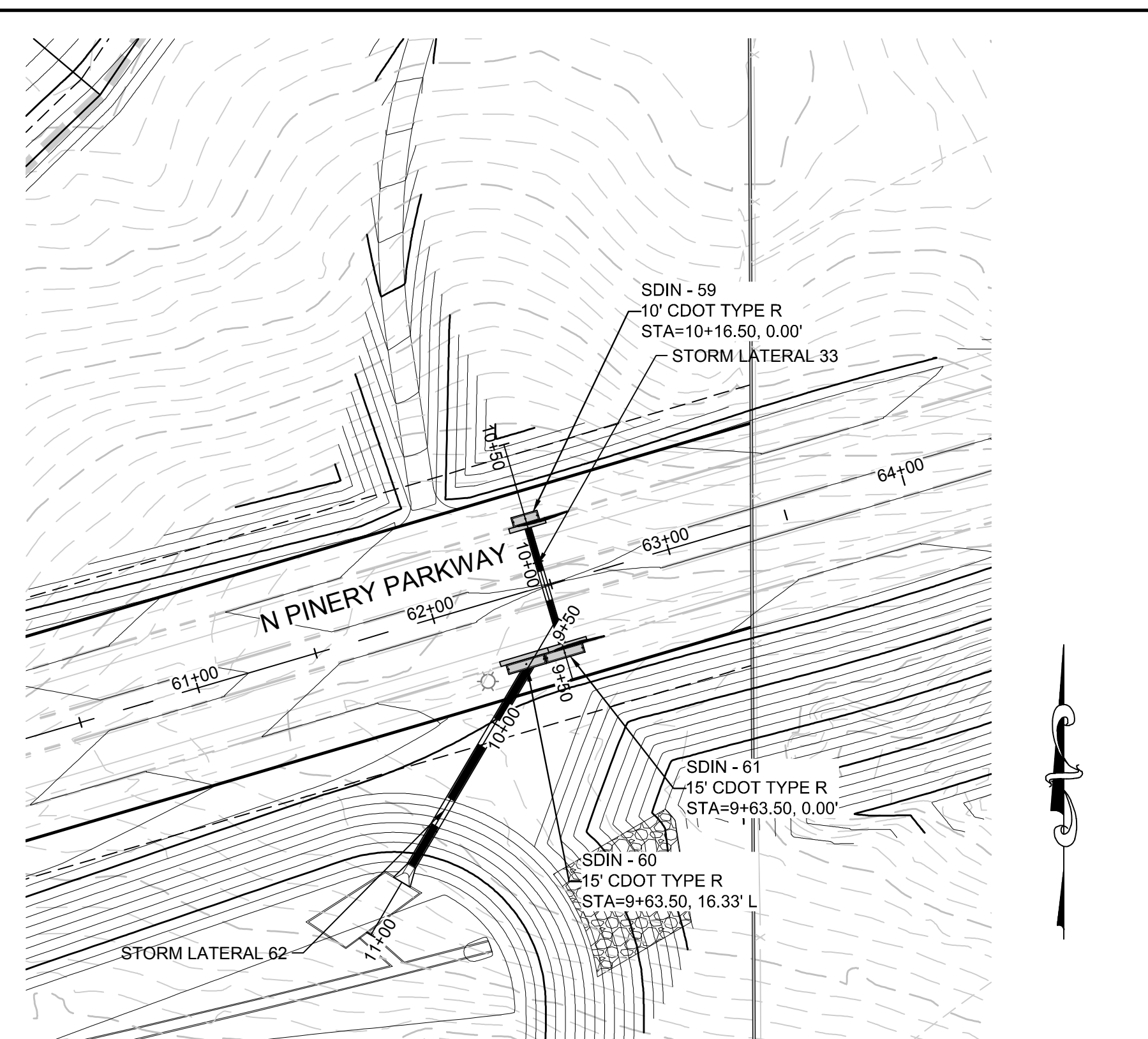
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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



PLAN: CROWFOOT DRAINAGE CHANNEL BOX CULVERT STA: 34+00.00 TO 40+27.00
HORIZONTAL SCALE: 1" = 50'



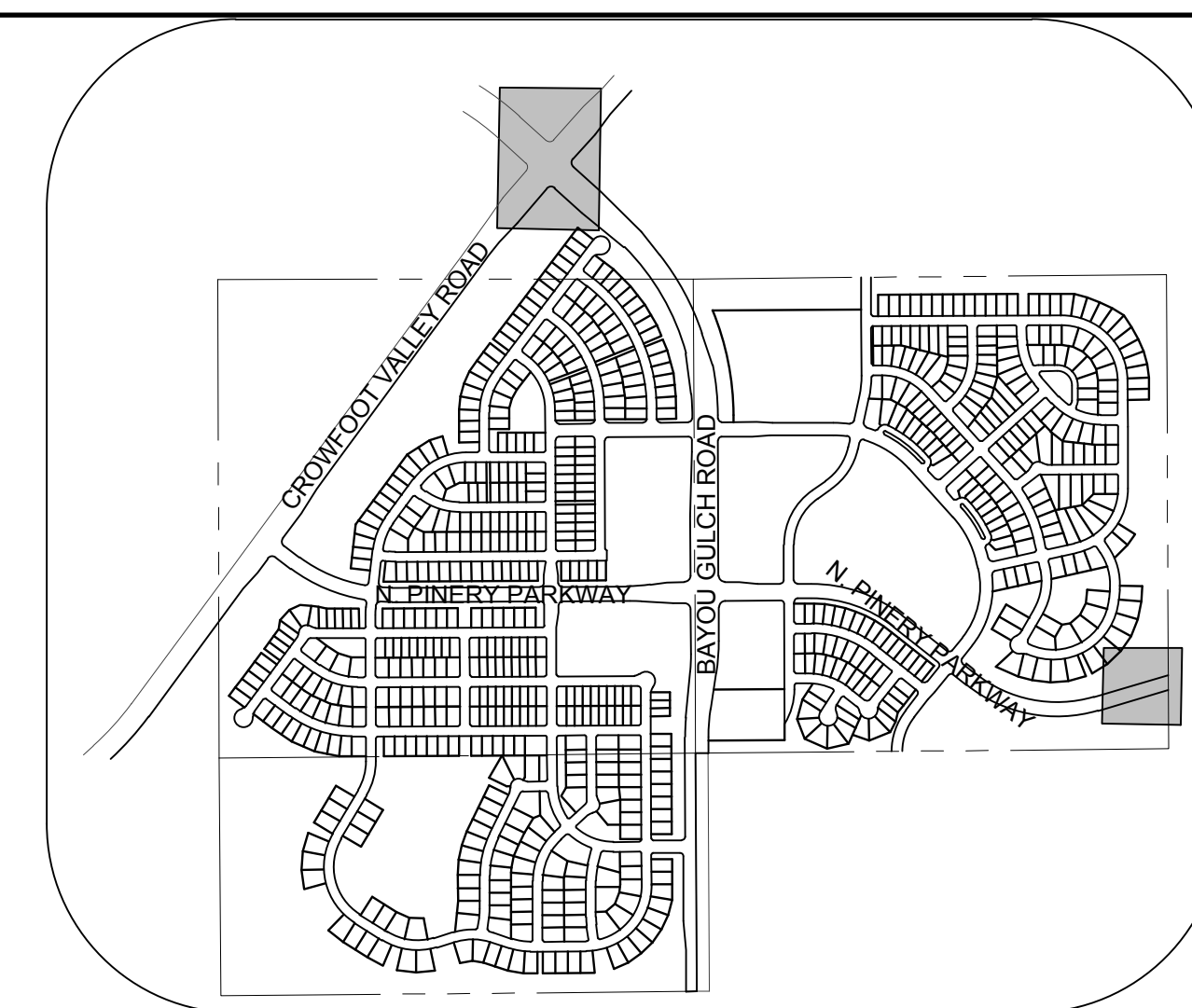
SCALE: 1" = 50'



PLAN: STORM LATERAL 33 & STORM LATERAL 62 STA: 9+50.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



SCALE: 1" = 50'



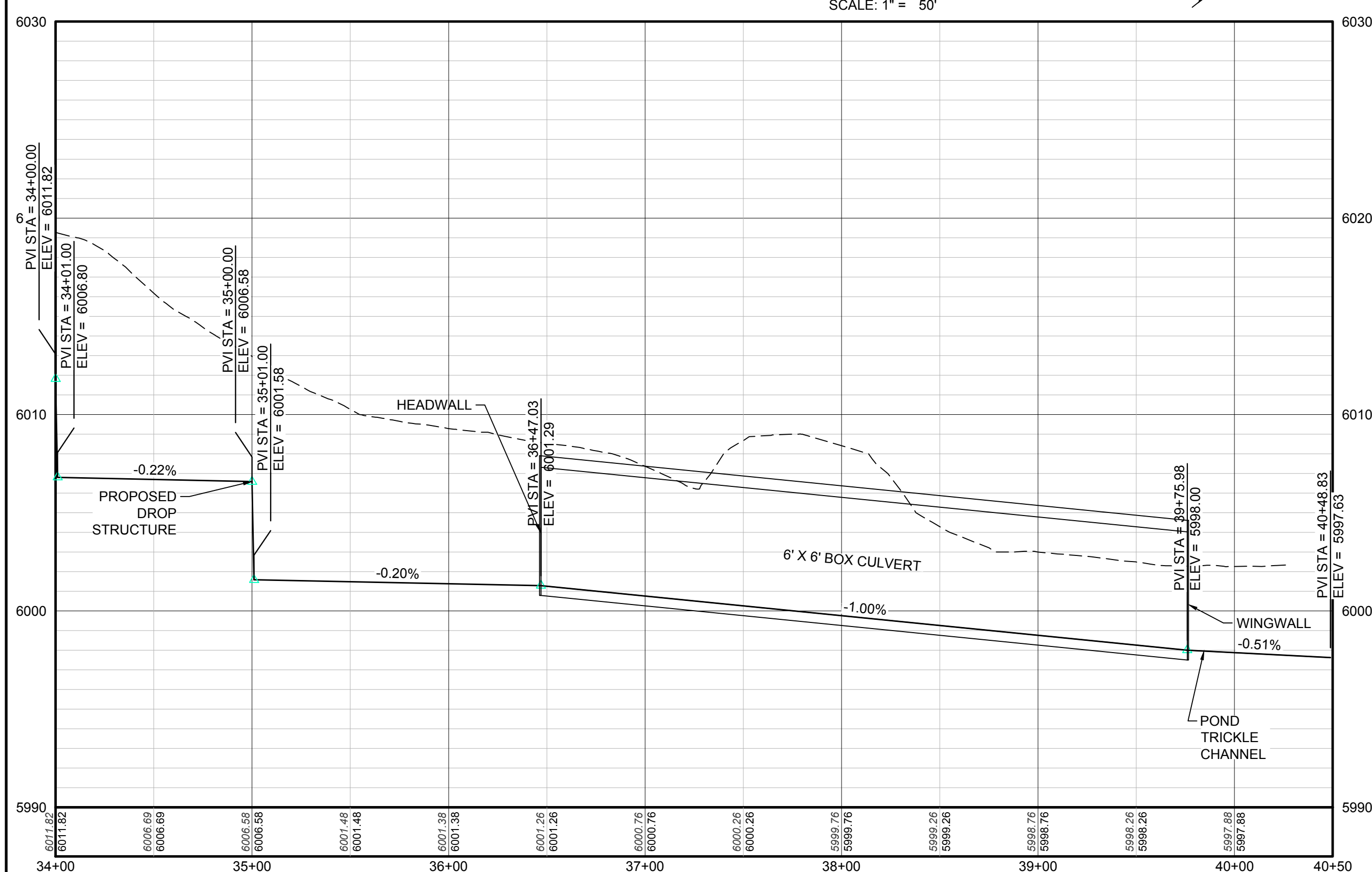
KEYMAP
N.T.S.

LEGEND

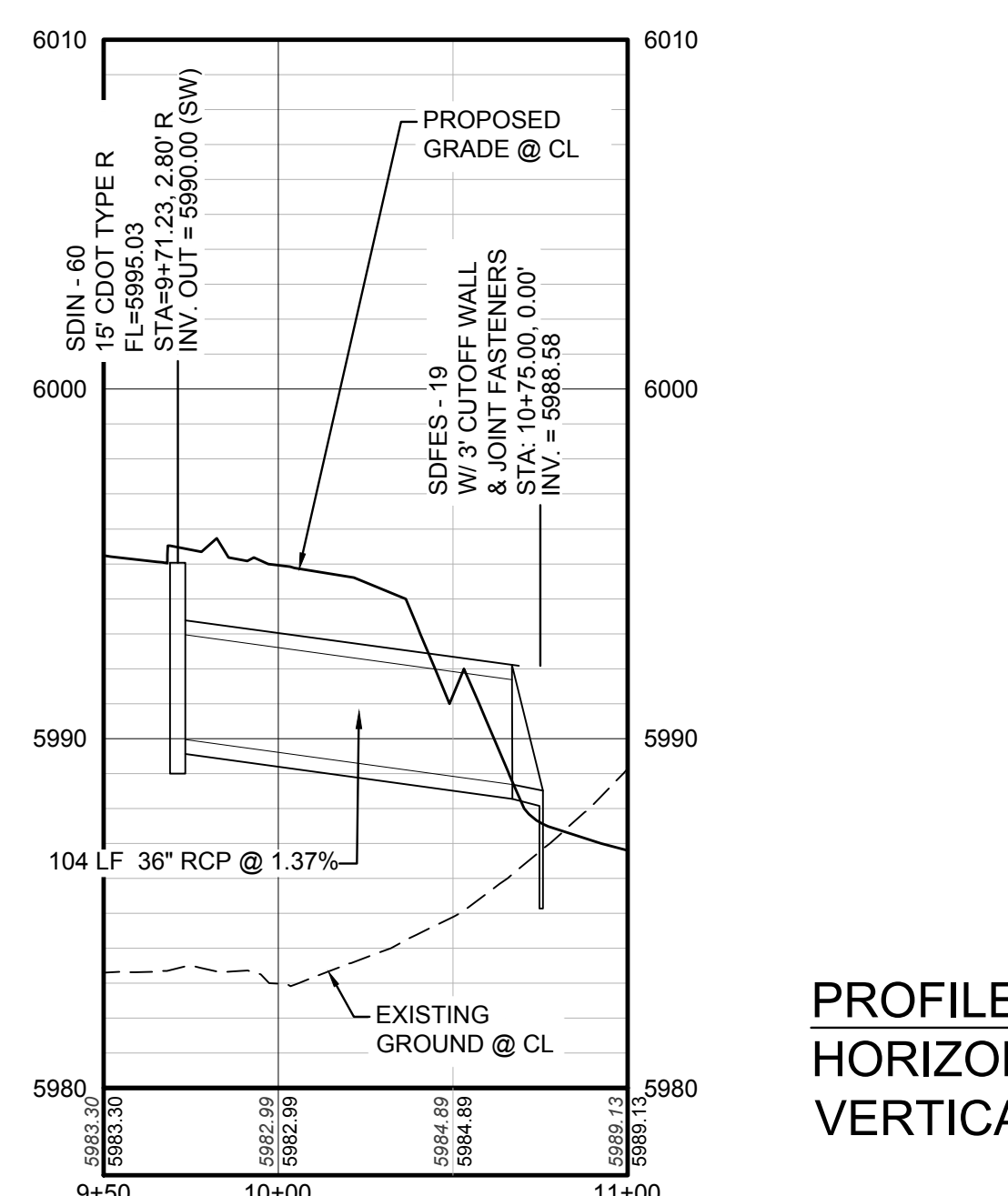
②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED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

ABBREVIATIONS

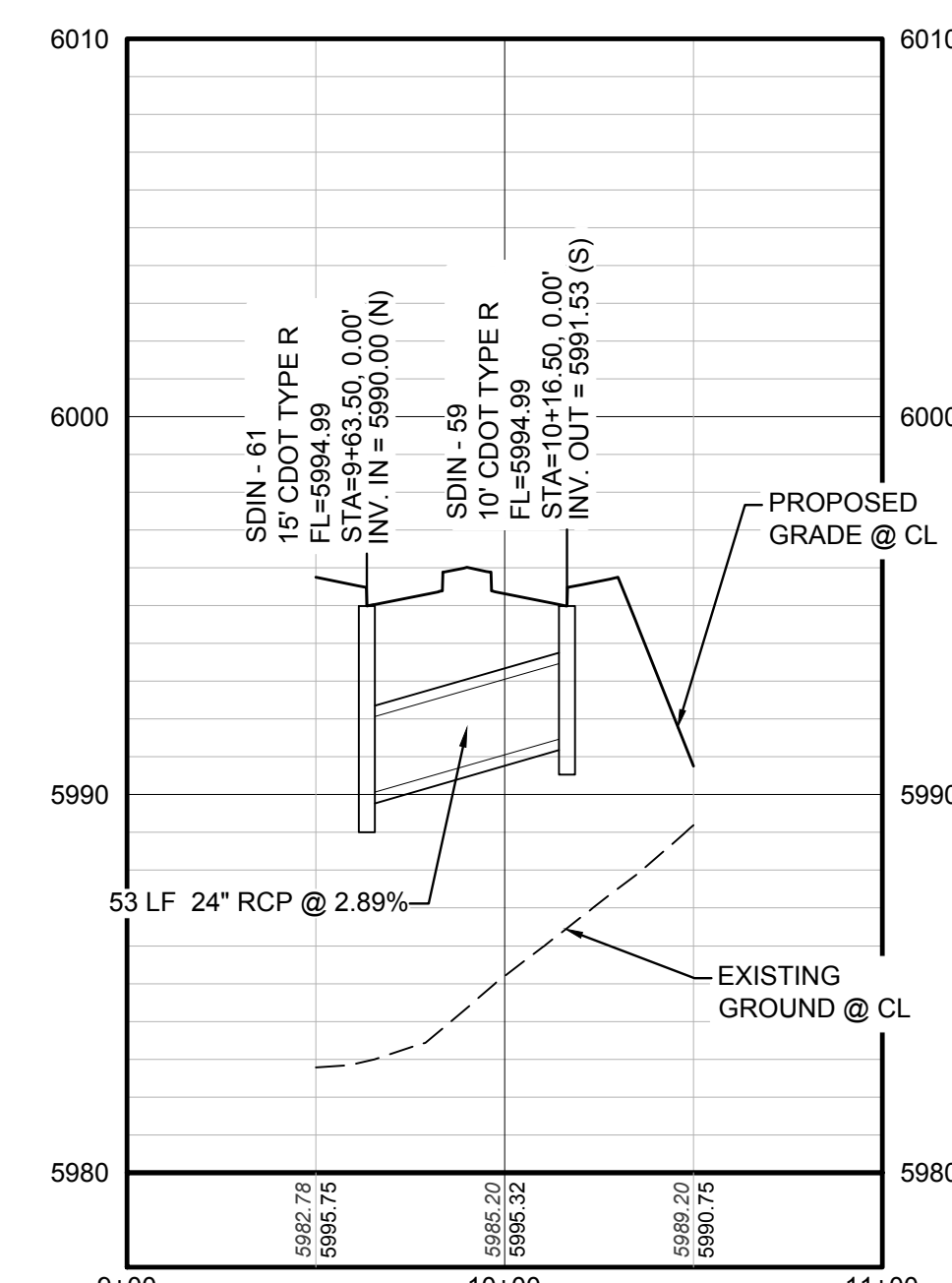
AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
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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: CROWFOOT DRAINAGE CHANNEL STA: 34+00.00 TO 40+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 62 STA: 9+50.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 33 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-3/4" 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.

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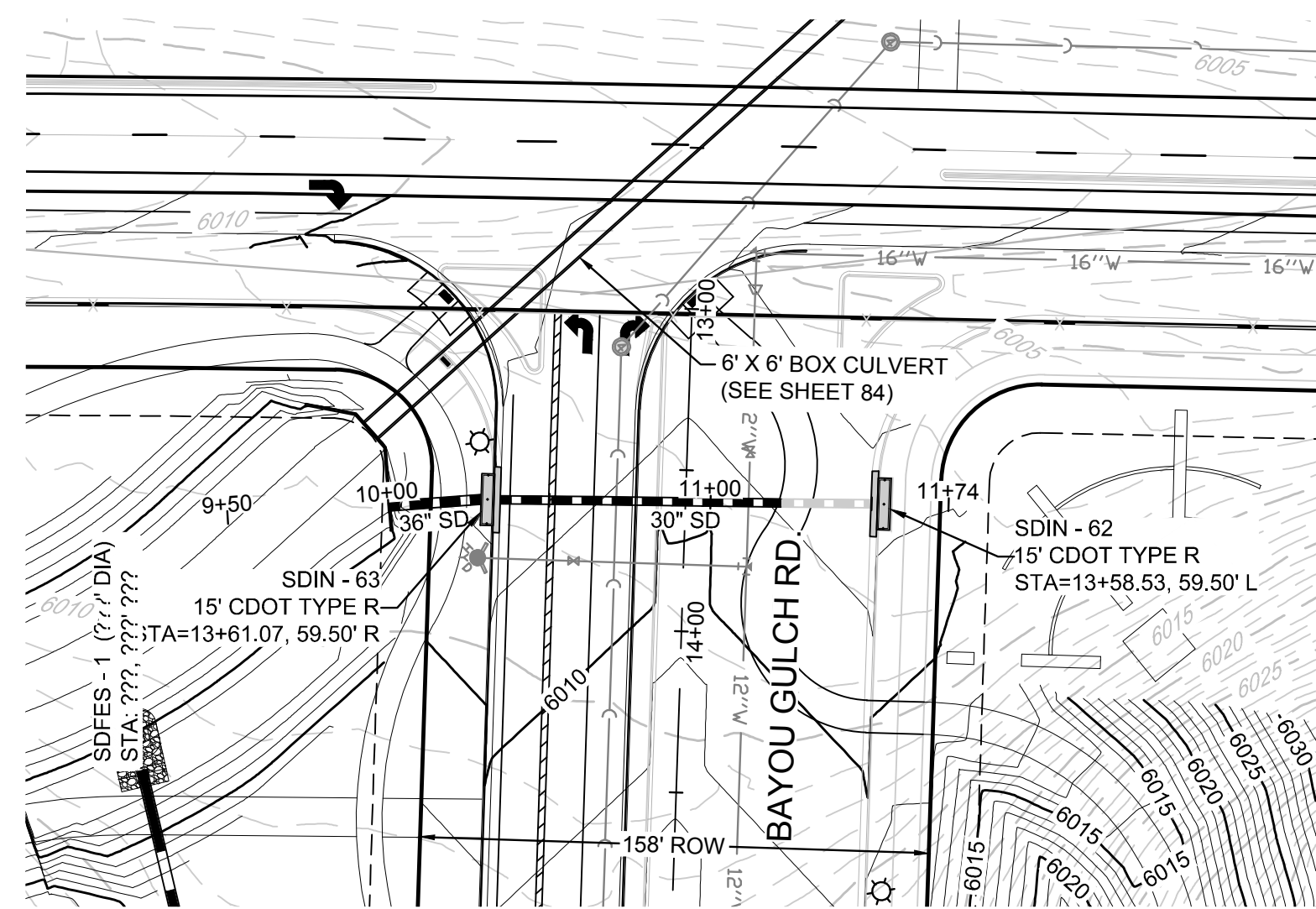
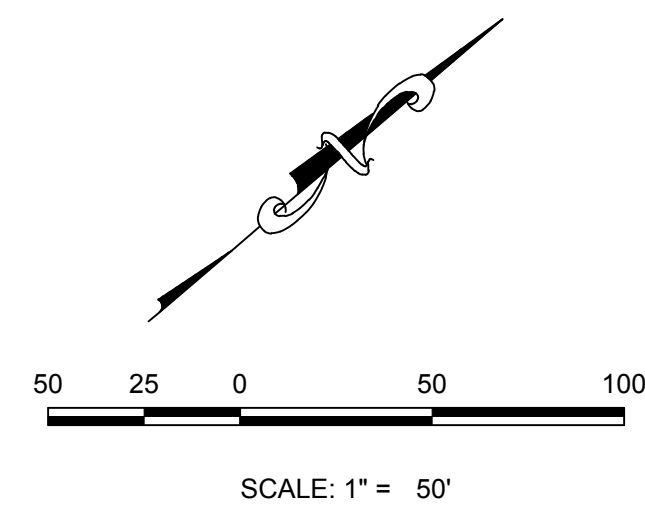
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

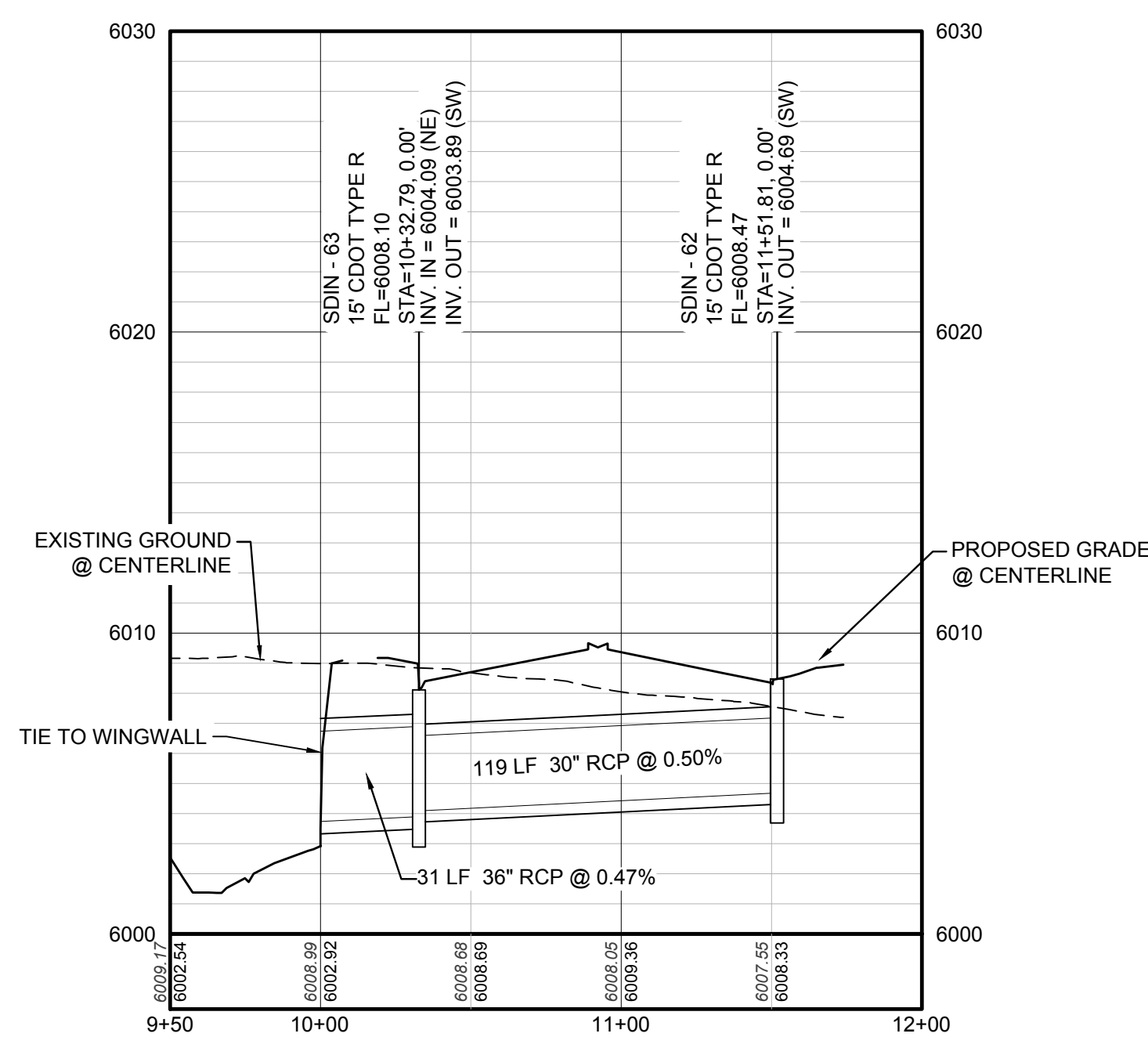
N:\PROJECTS\SS\BANCAC\ENGINEERING\SS\PRELIMINARY\TOWN OF PARKER\WEST CHANNEL_P&P.DWG.BRIANK.AZ\2017.02.21.PM

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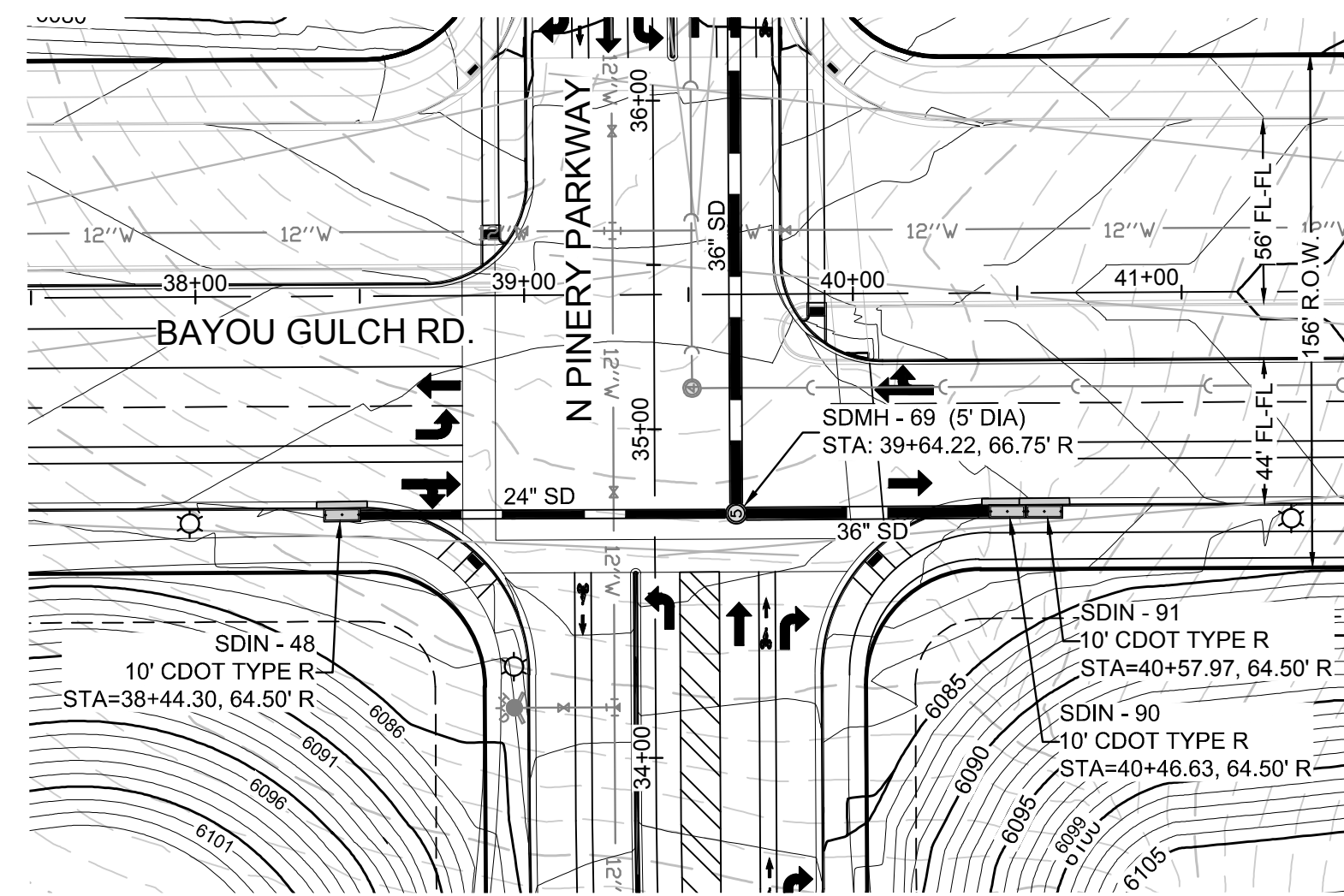
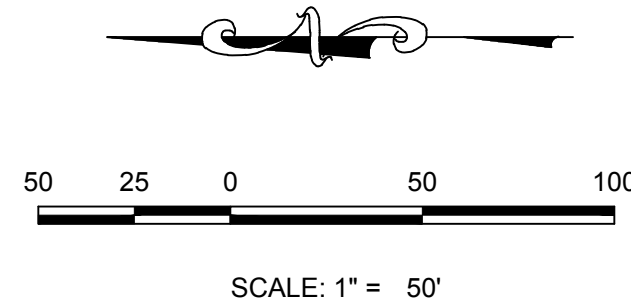
10333 E. Dry Creek Rd., Suite 410, Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	10333 E. Dry Creek Rd., Suite 410, Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	10333 E. Dry Creek Rd., Suite 410, Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548
Revisions	Revisions	Revisions
No.	No.	No.
Date	Date	Date
Init.	Init.	Init.
Appr.	Appr.	Appr.
Date	Date	Date
Scale: AS SHOWN	Scale: AS SHOWN	Scale: AS SHOWN
File No: 8130283701	File No: 8130283701	File No: 8130283701
Drawn By: JLR	Drawn By: JLR	Drawn By: JLR
Checked By: JLU	Checked By: JLU	Checked By: JLU
Date: APRIL 2017	Date: APRIL 2017	Date: APRIL 2017
SHEET NUMBER	SHEET NUMBER	SHEET NUMBER
84	84	84
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS CROWFOOT DRAINAGE IMPROVEMENTS	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS CROWFOOT DRAINAGE IMPROVEMENTS	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS CROWFOOT DRAINAGE IMPROVEMENTS



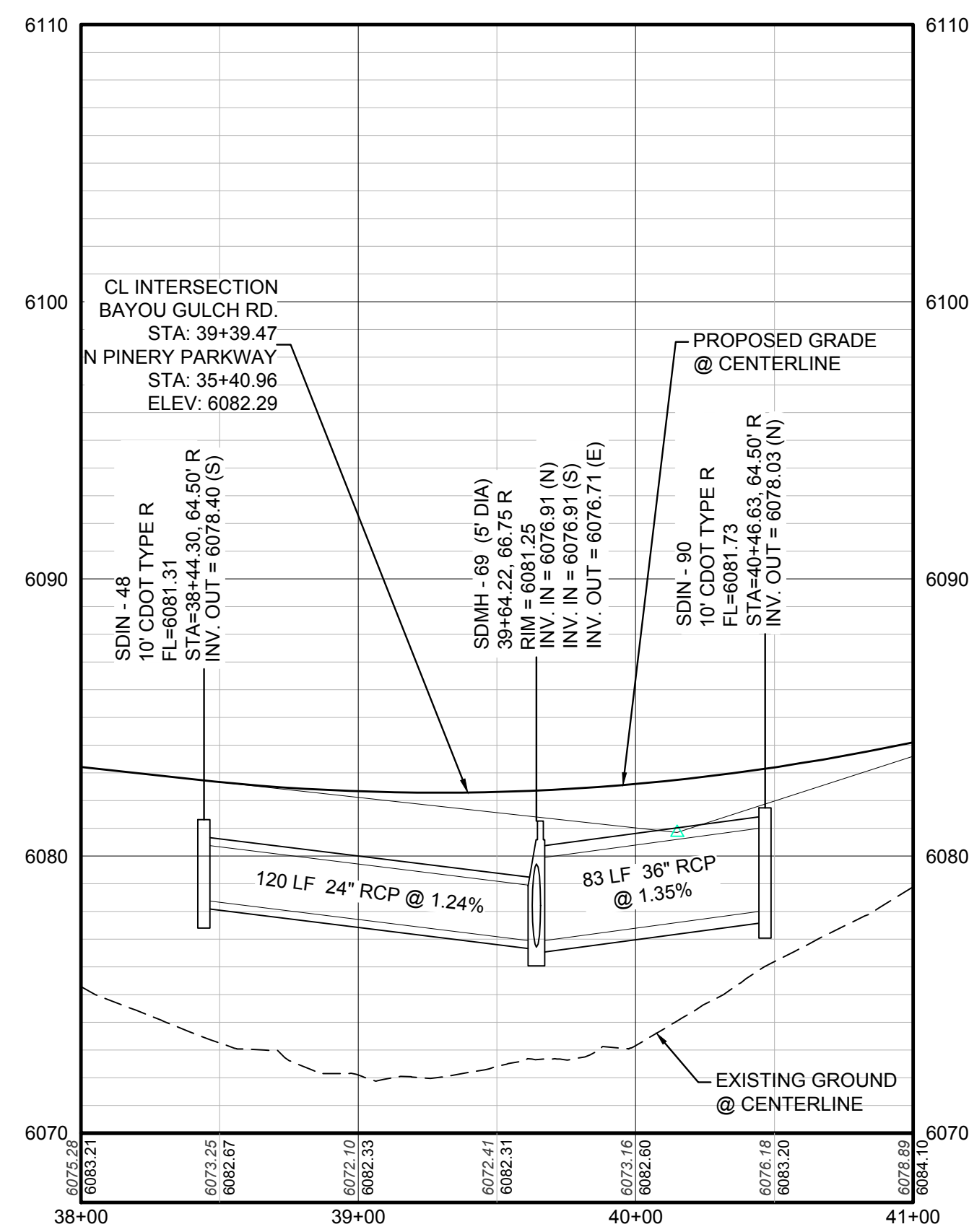
PLAN: BAYOU GULCH ROAD STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



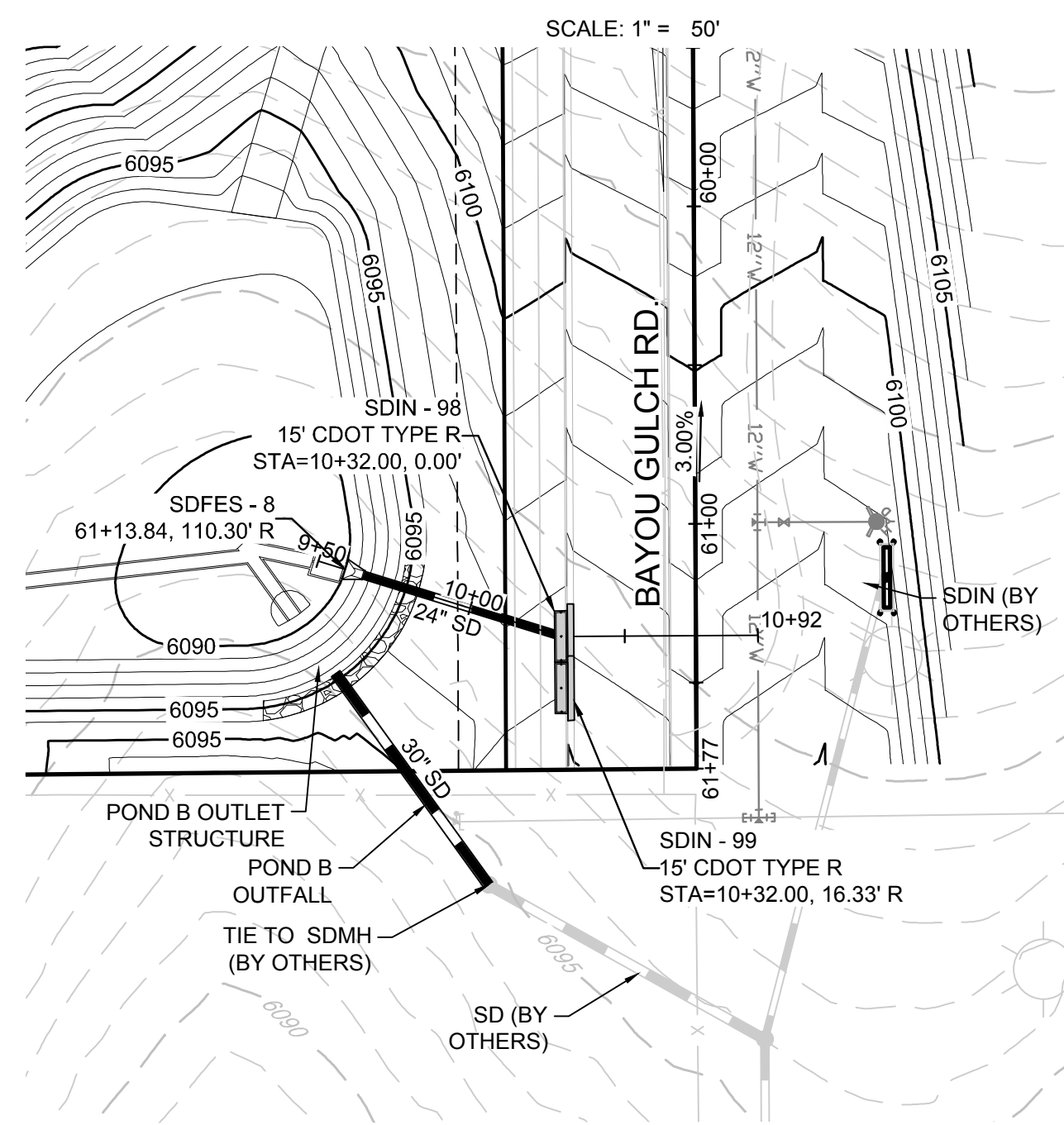
PROFILE: LATERAL 59 STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PLAN: BAYOU GULCH ROAD STA: 38+00.00 TO 41+00.00
HORIZONTAL SCALE: 1" = 50'

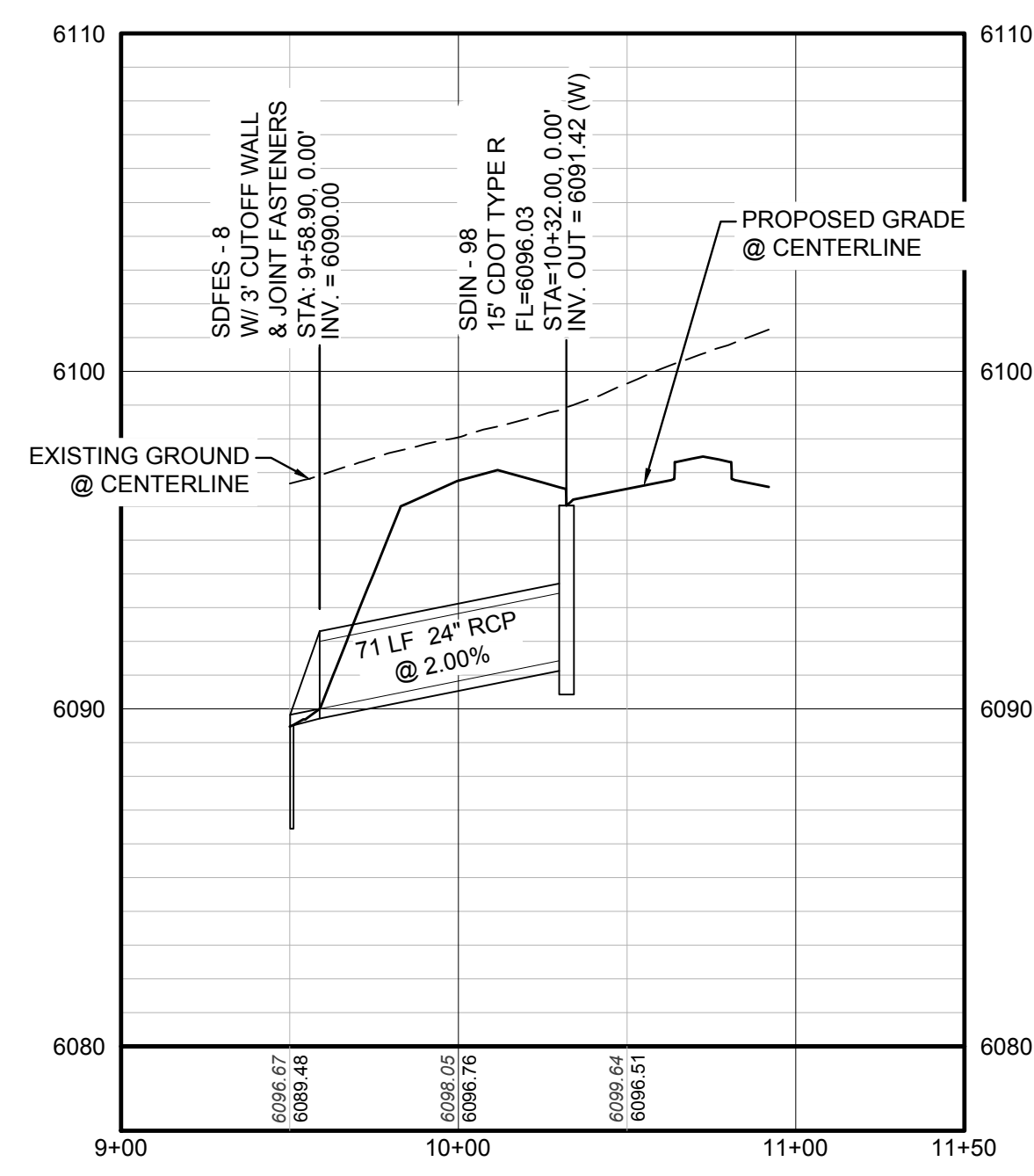


PROFILE: BAYOU GULCH RD. STA: 38+00.00 TO 41+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

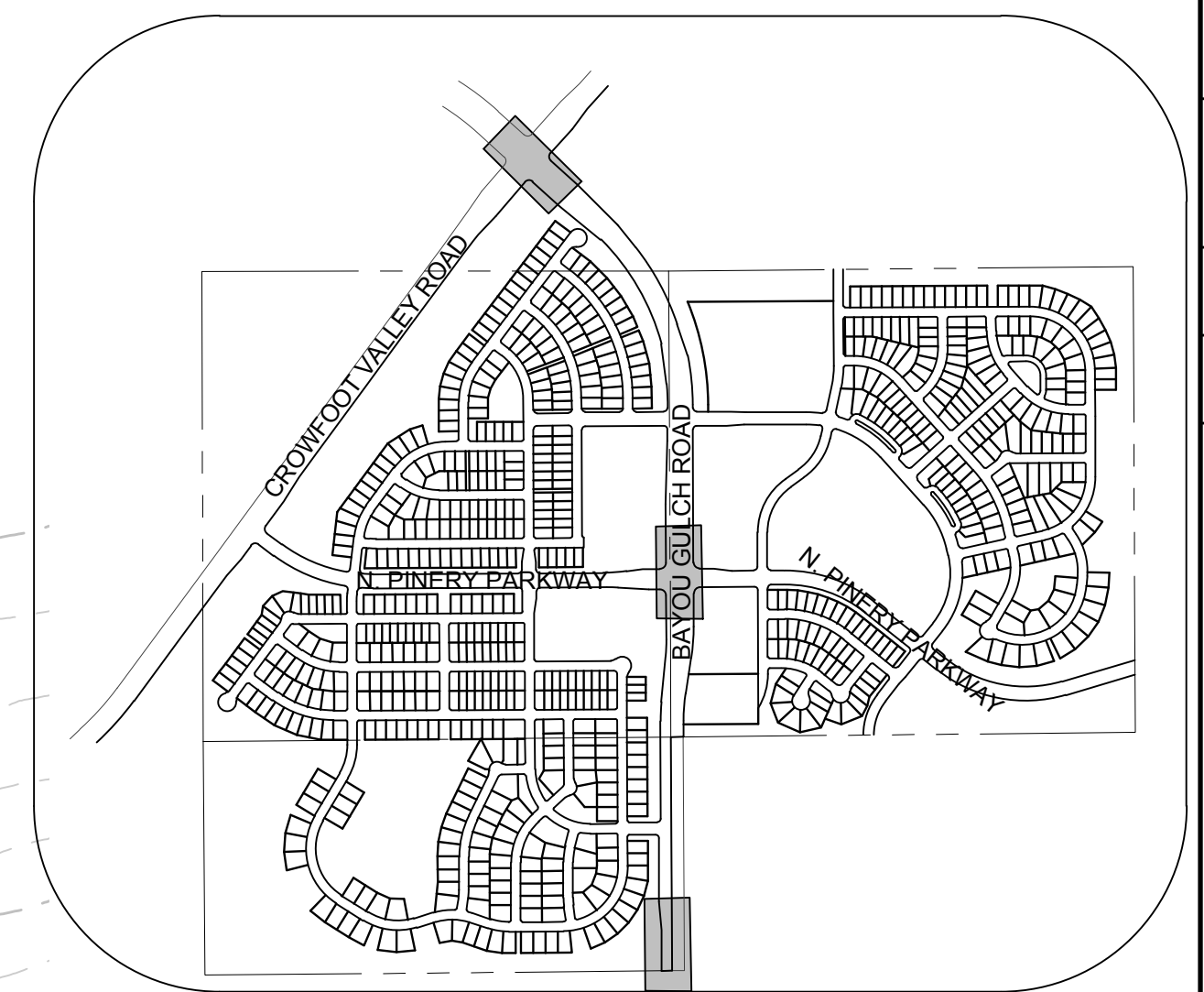


PLAN: LATERAL 17 STA: 9+50.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'

STORM LATERAL 17 - SEE THIS SHEET



PROFILE: STORM LATERAL 17 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		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
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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
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MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

N:\PROJECTS\SSR\CHAD\ENGINEERING\SSR\SSR\PRELIMINARY\TOWN OF PARKER\BAYOU GULCH ROAD STORM DRAINING, BRIANW, 4/24/2017 2:28 PM

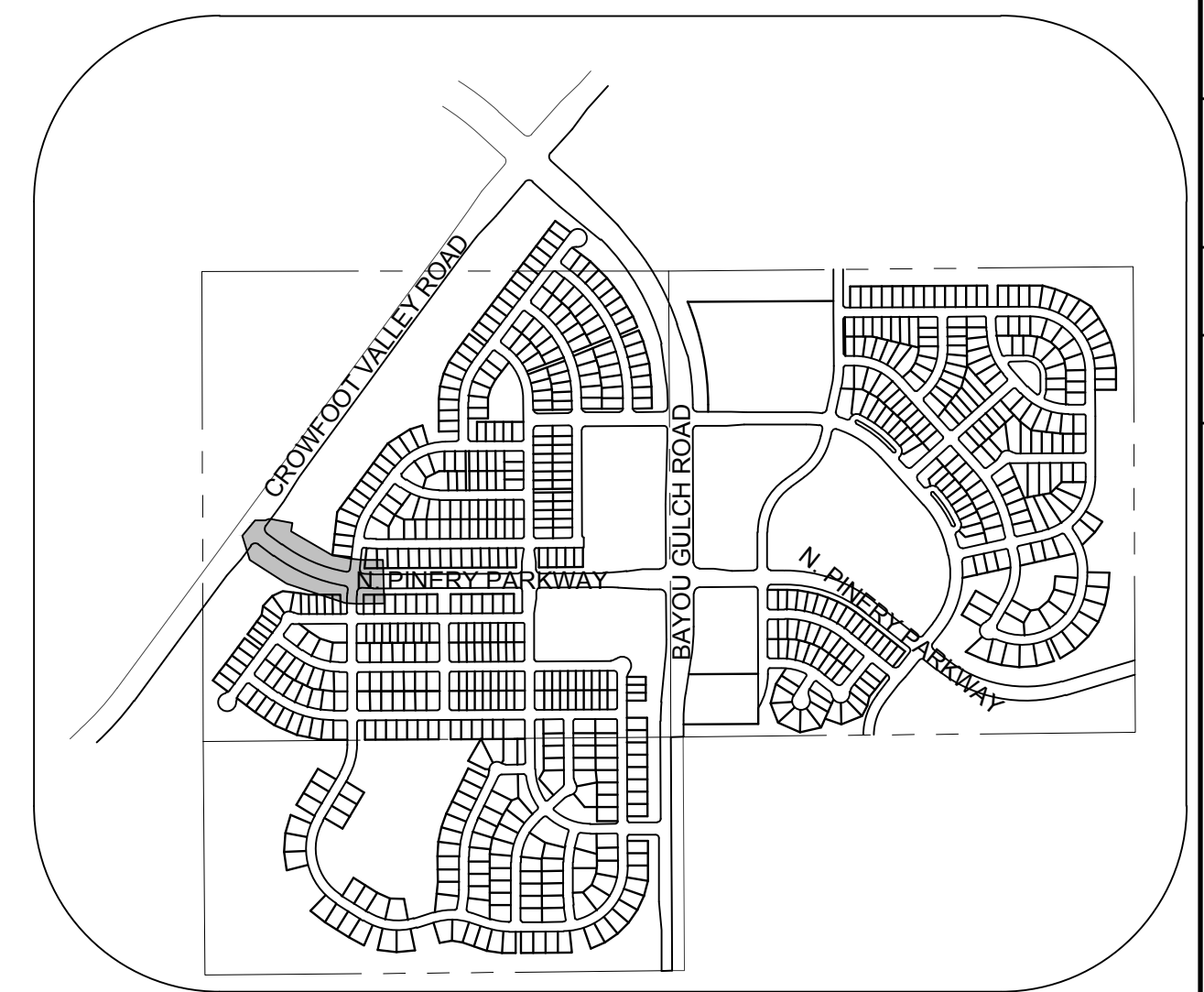
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BENCHMARK
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SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: APRIL 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE BAYOU GULCH ROAD			
85	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112			CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546			
	Revisions	No.	Date	Appr.	Date		

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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 BLOWOFF		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

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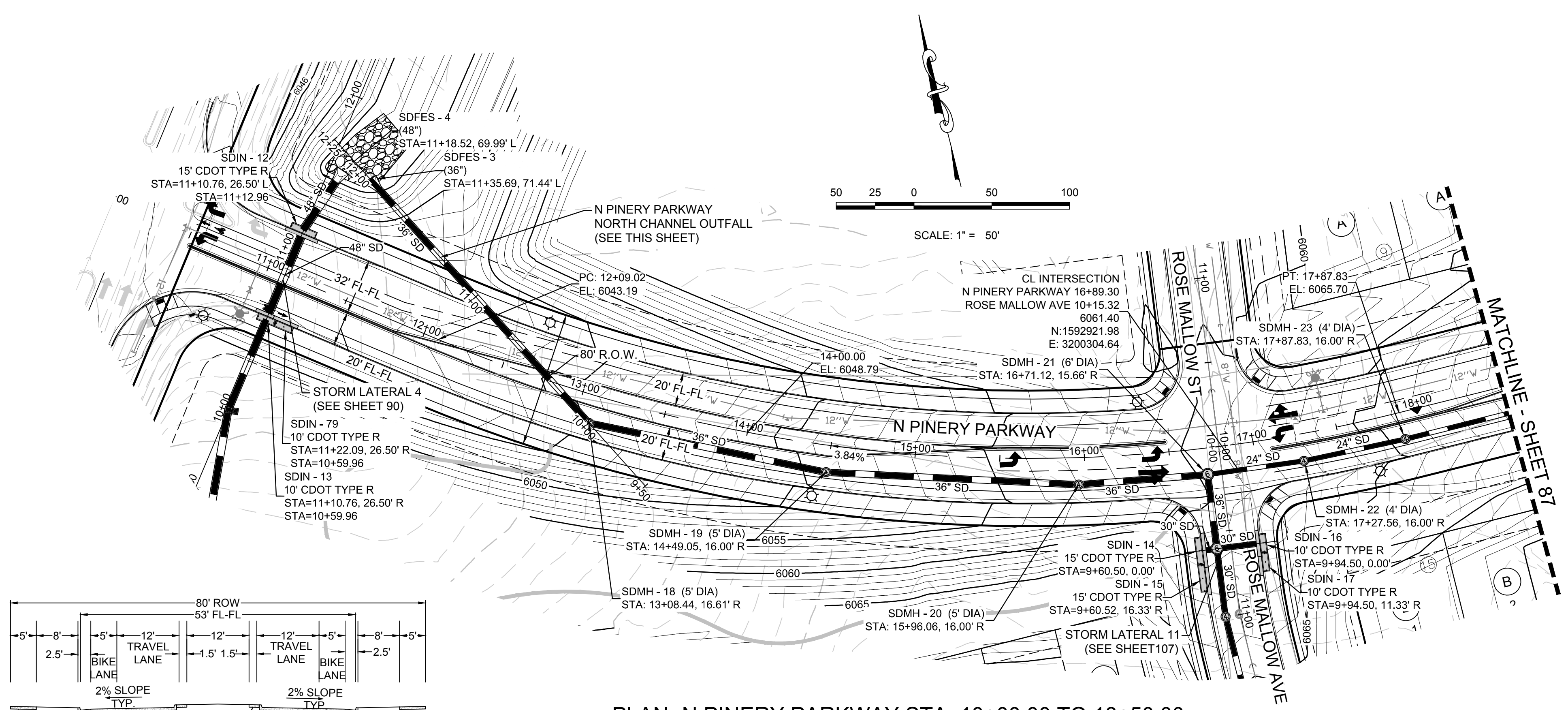
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

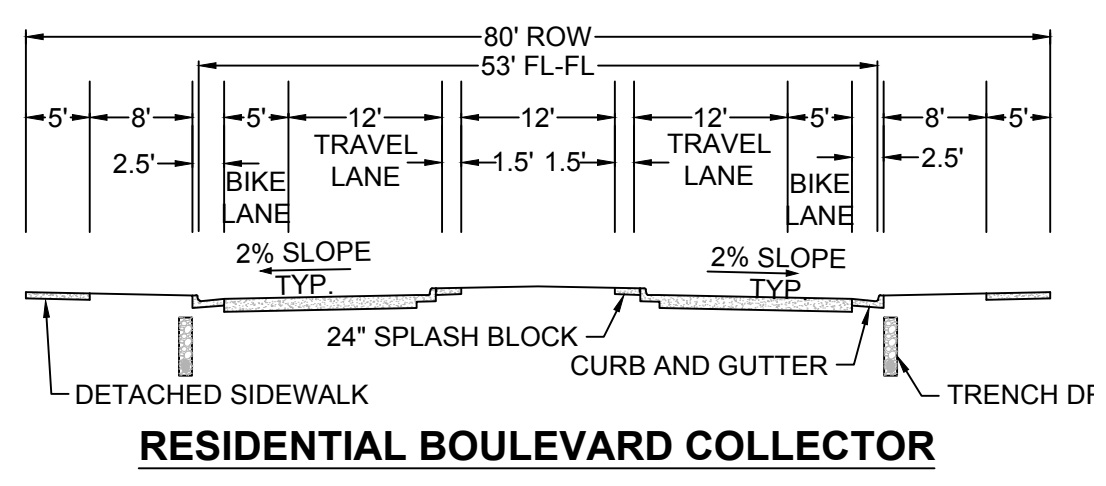
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD	CHECKED BY:	JU
SHEET NUMBER	86	DATE:	APRIL 2017

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CENTENNIAL, CO 80112

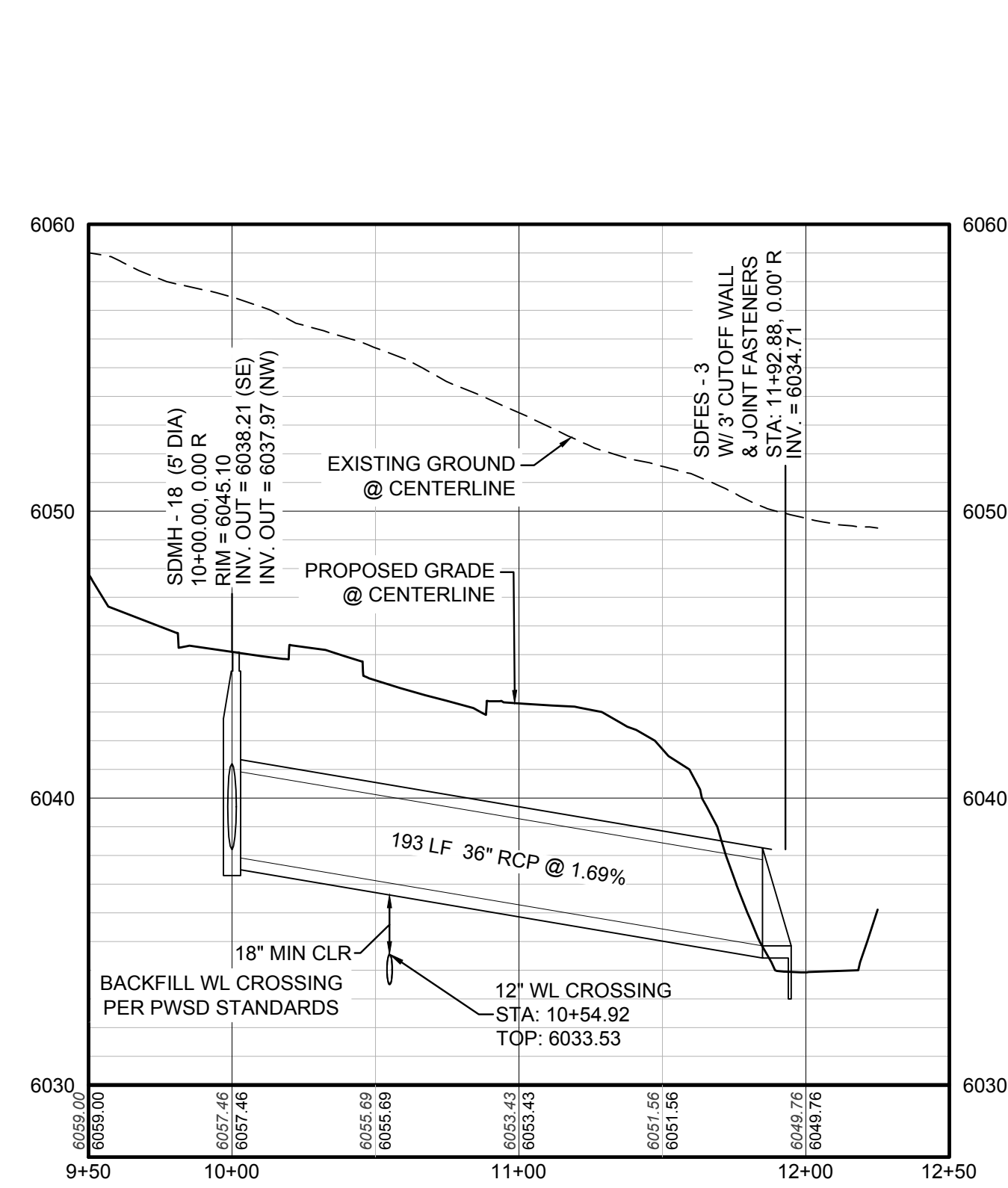
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY



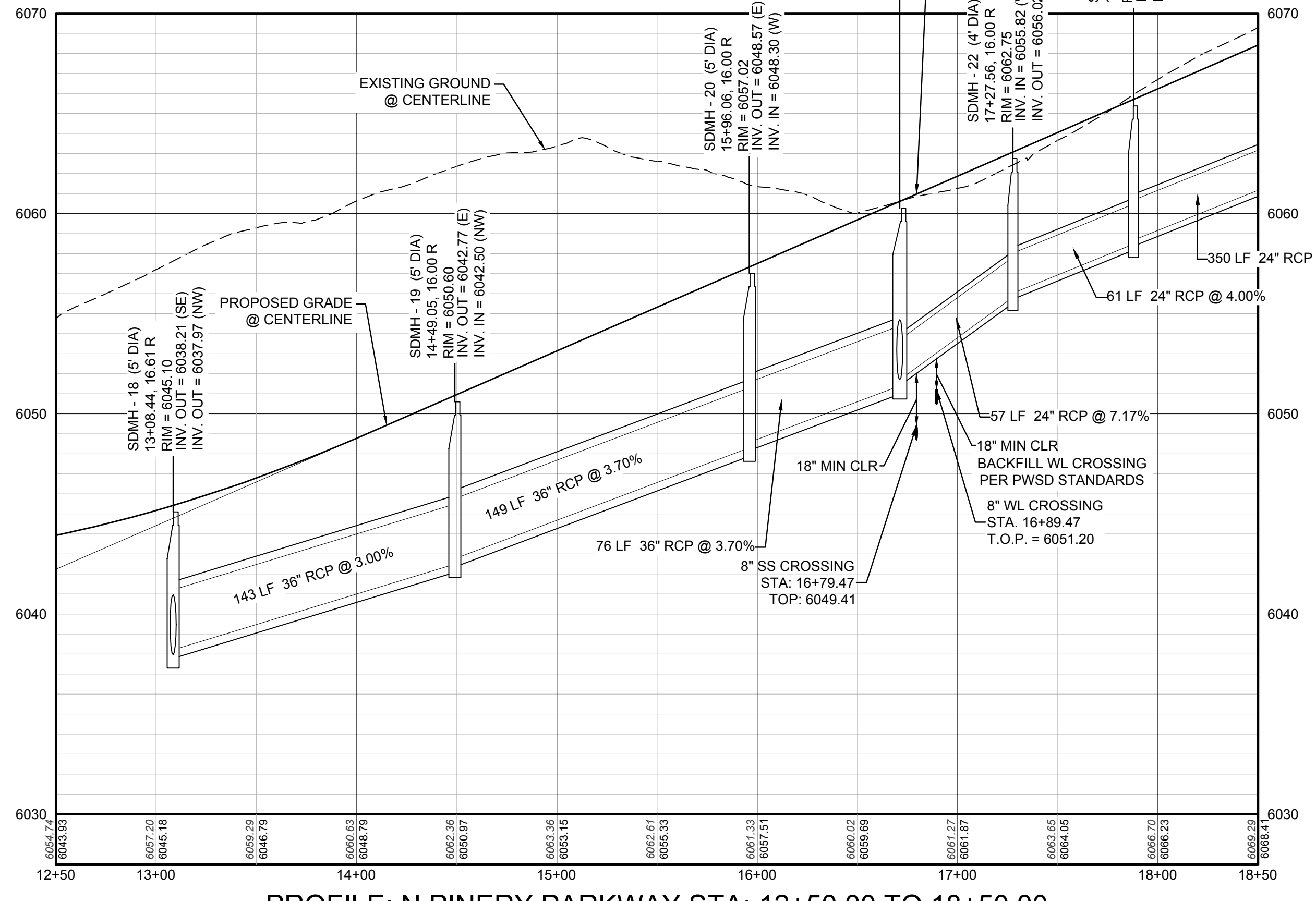
PLAN: N PINERY PARKWAY STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: N PINERY PARKWAY NORTH CHANNEL OUTFALL STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

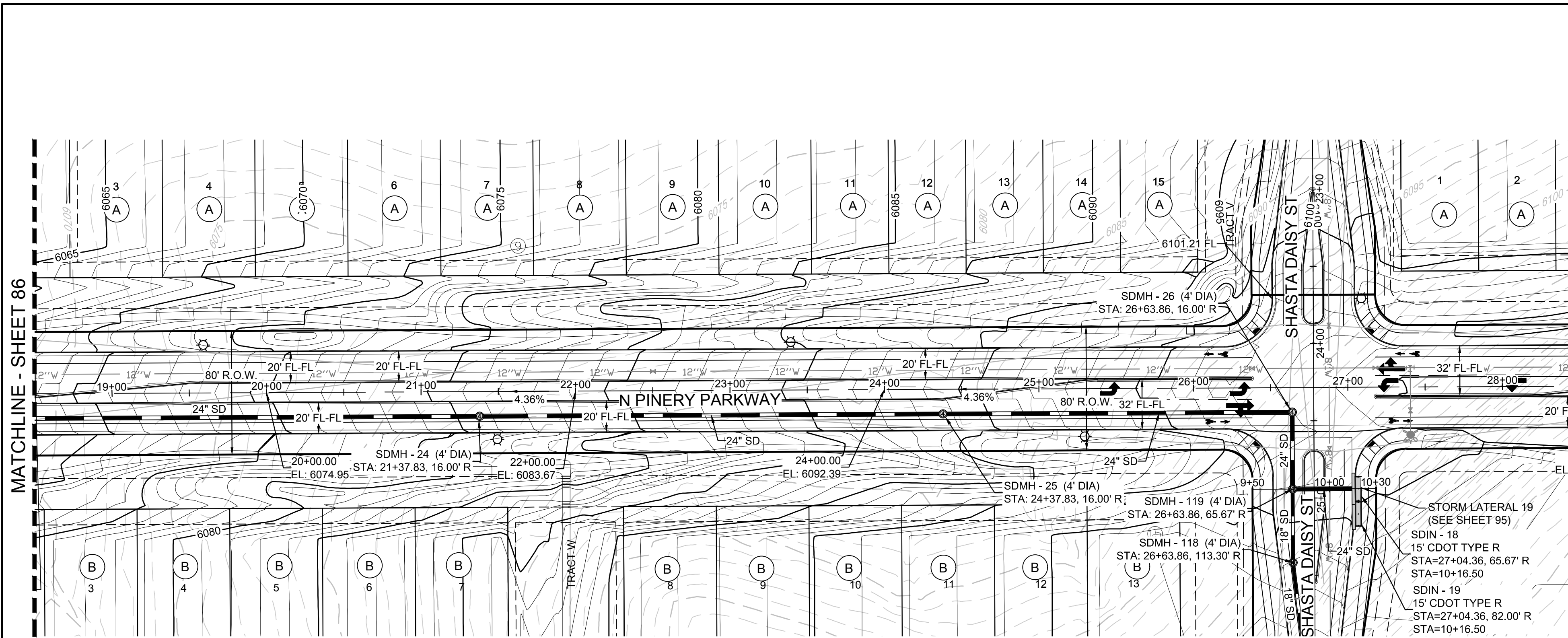


PROFILE: N PINERY PARKWAY STA: 12+50.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

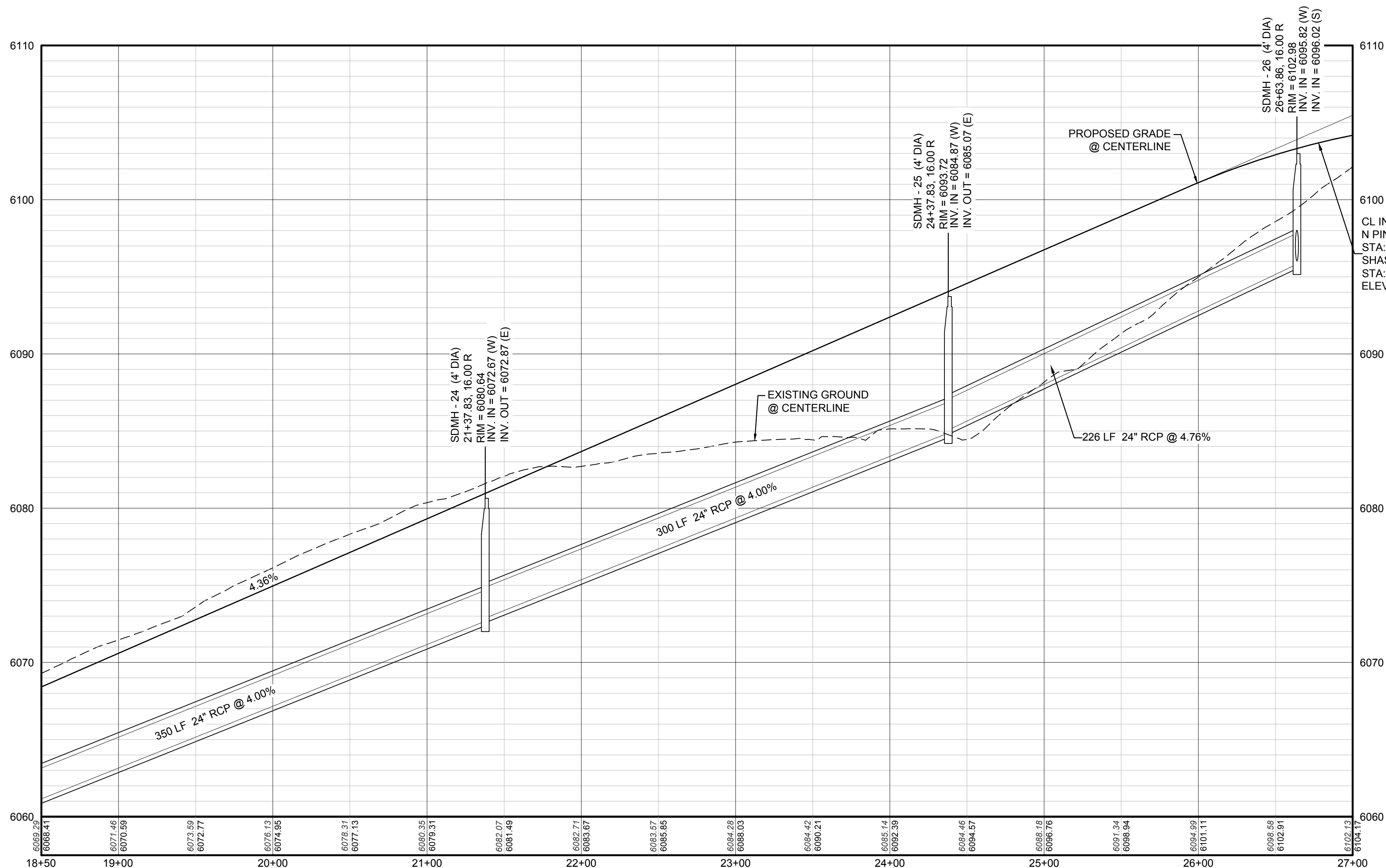
BENCHMARK
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST,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

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.

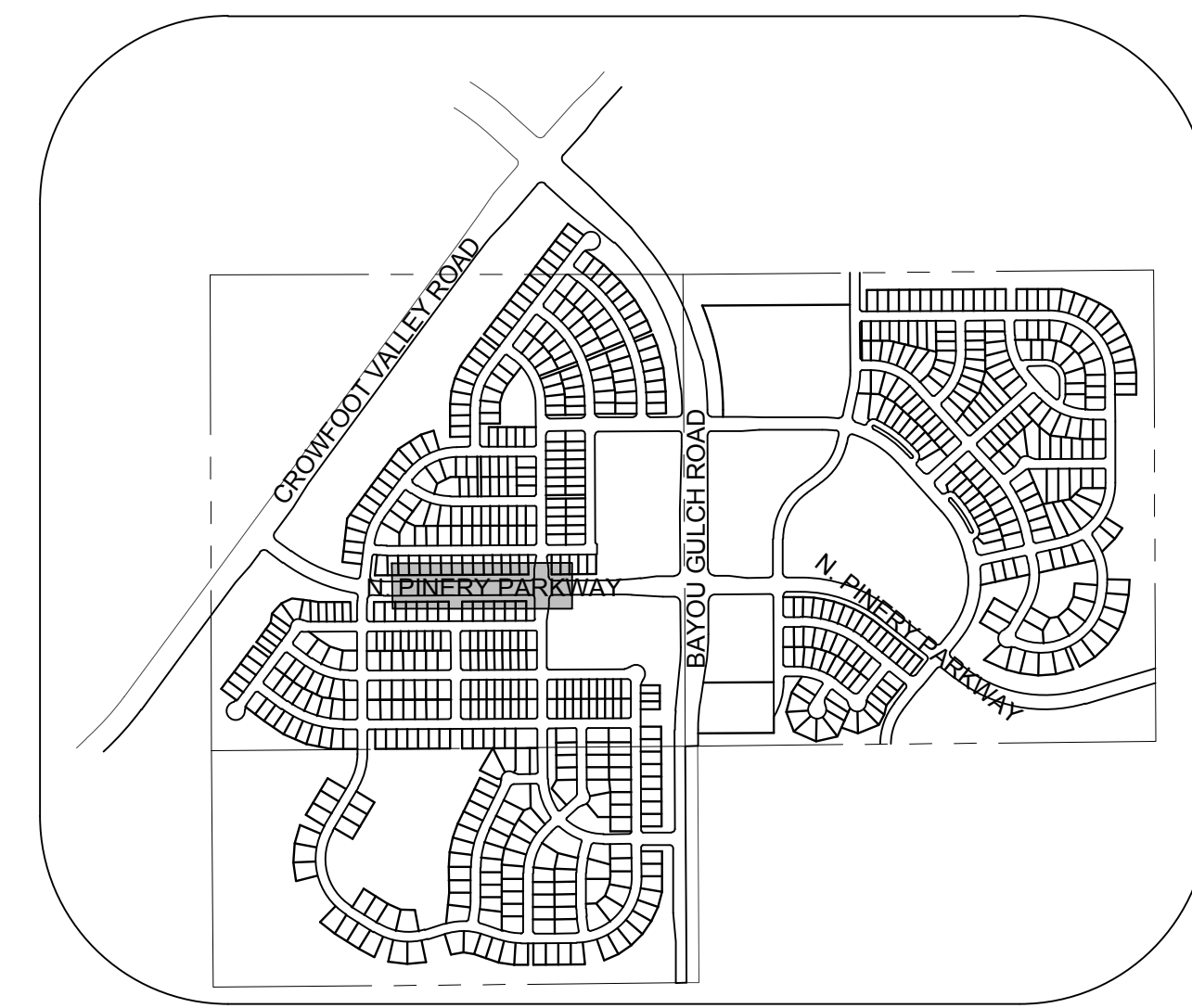
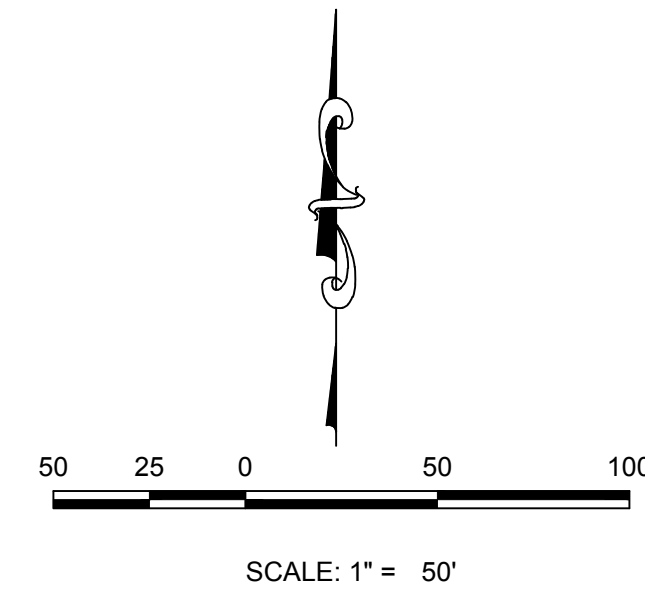
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UNCC 1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO



PLAN: NORTH PINERY PARKWAY STA: 18+50.00 TO 27+00.00
HORIZONTAL SCALE: 1" = 50'

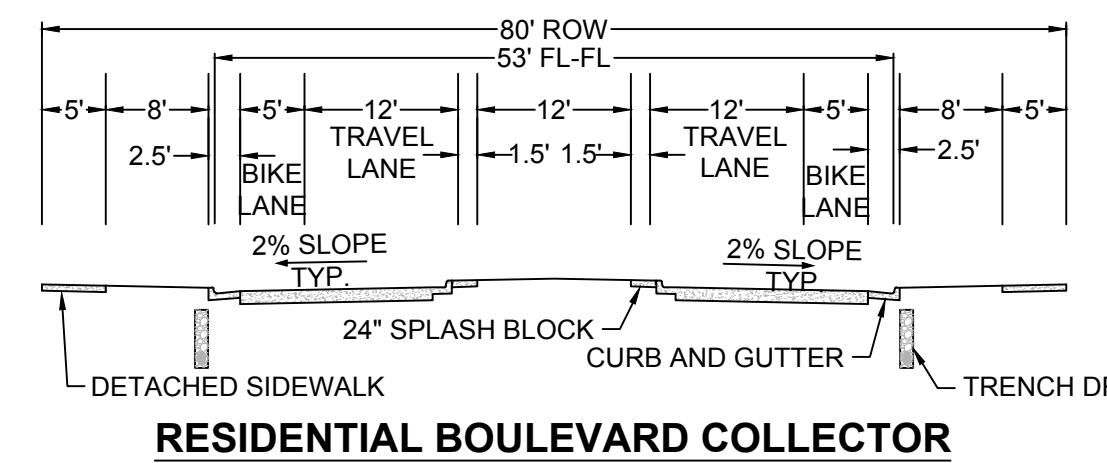


PROFILE: N PINERY PARKWAY STA: 18+50.00 TO 27+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	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	8"	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE



RESIDENTIAL BOULEVARD COLLECTOR

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	TC	TOP OF CURB
INV	INVERT	T.O.P.	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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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UNCC 1-800-922-1987

BENCHMARK
THE EAST LINE OF THE NORTHEAST CORNER 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.

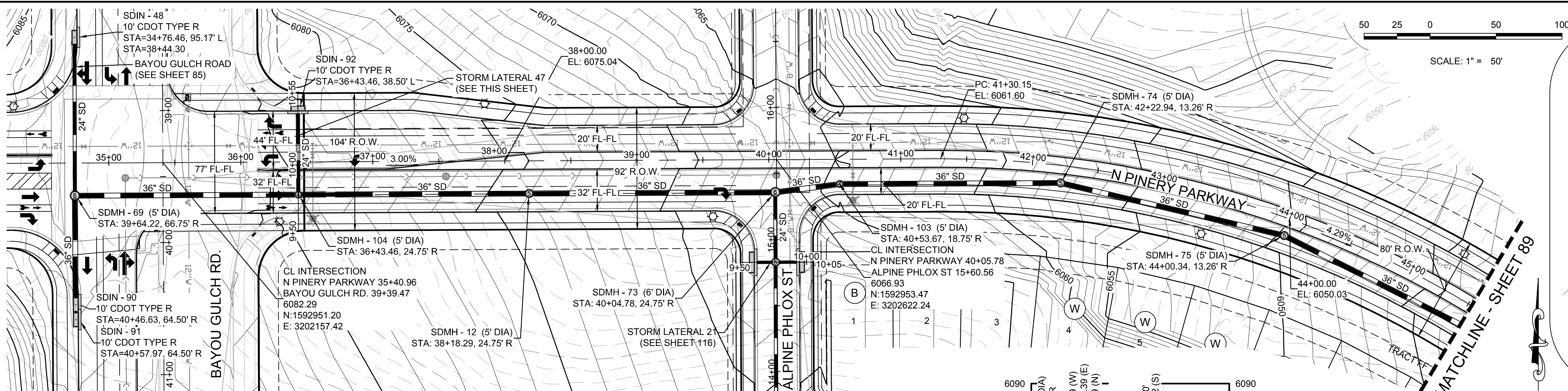
BASIS OF BEARINGS:
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SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JU	DATE: APRIL 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE NORTH PINERY PARKWAY			
87	NO. REVISIONS	NO.	DATE	INIT.	APPR.	DATE	

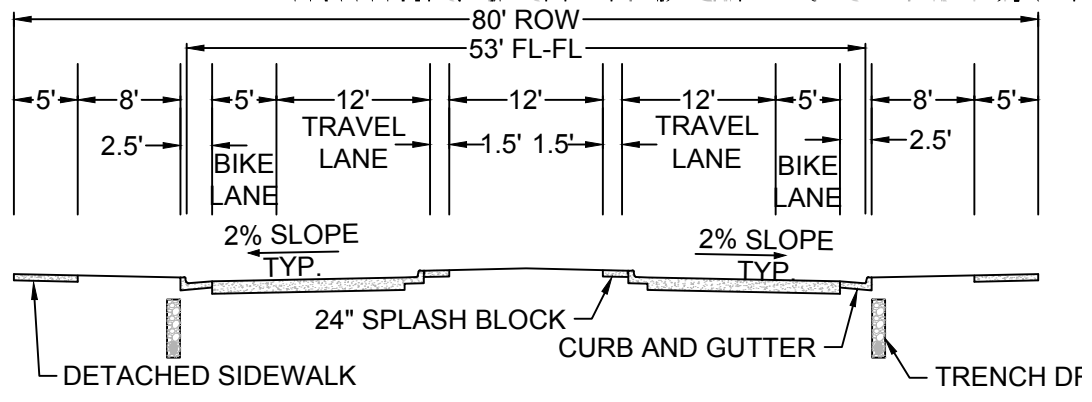
10338 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

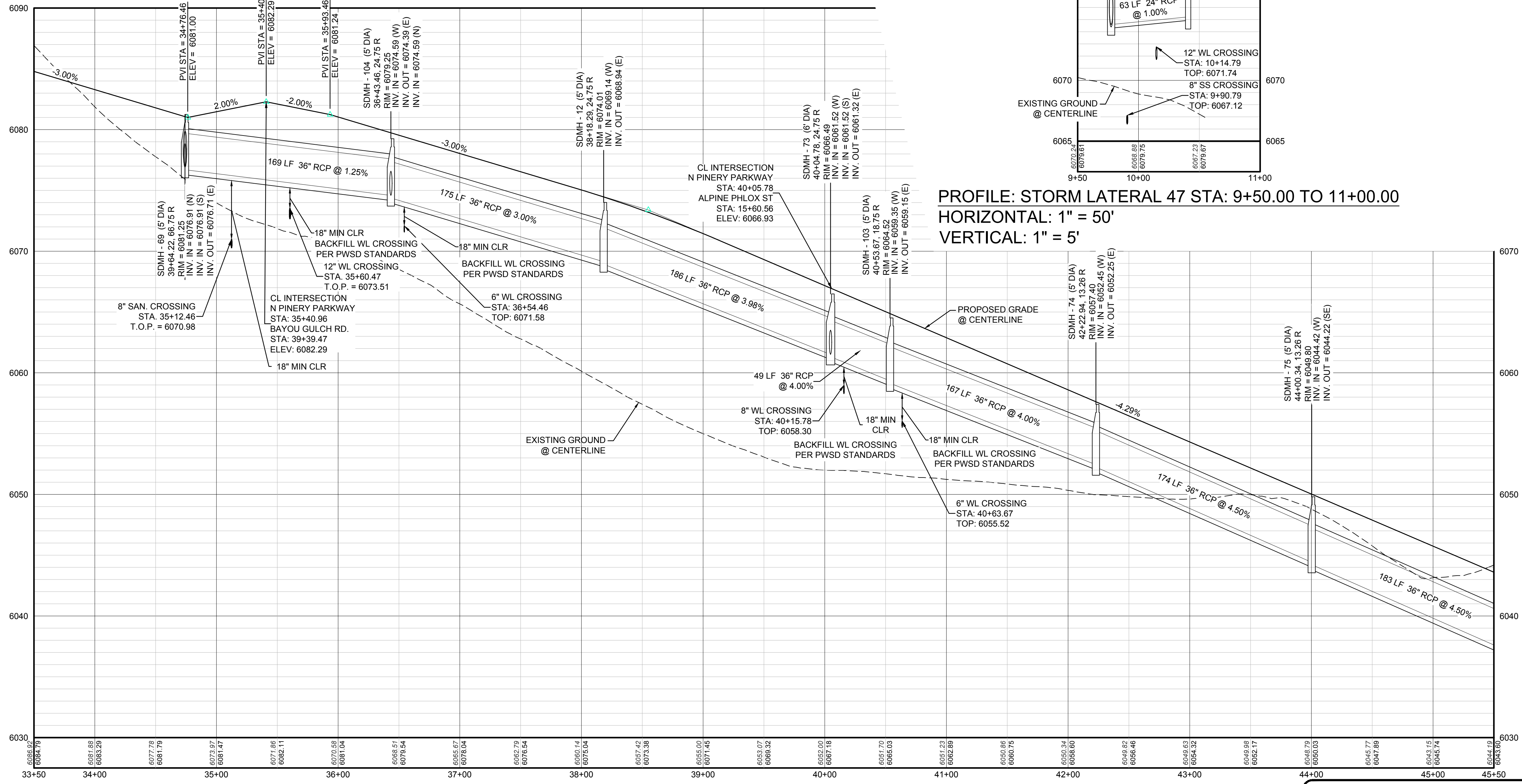
CVL CONSULTANTS



PLAN: NORTH PINERY PARKWAY STA: 33+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'

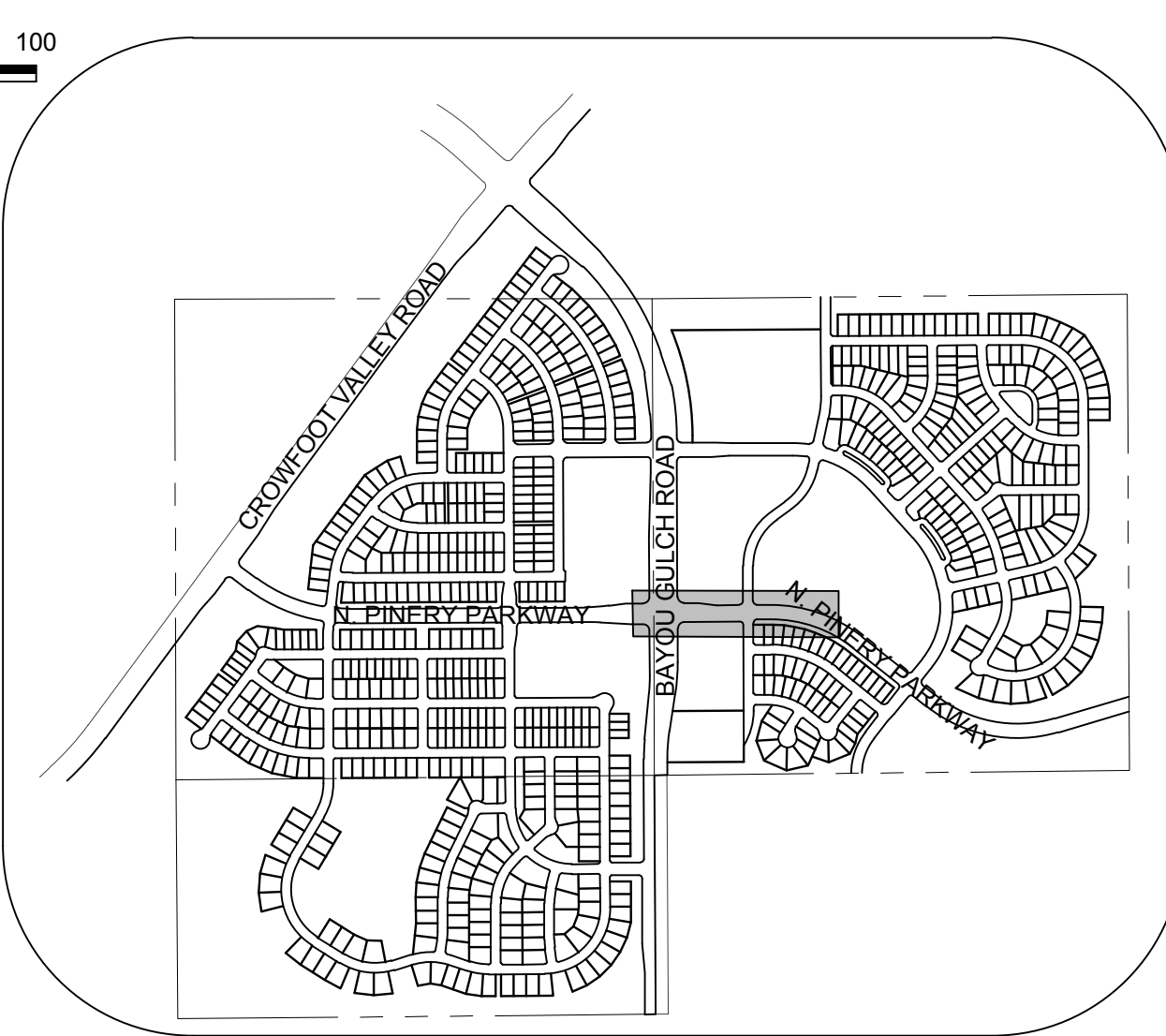


RESIDENTIAL BOULEVARD COLLECTOR



PROFILE: STORM LATERAL 47 STA: 9+50.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PROFILE: N PINERY PARKWAY STA: 33+50.00 TO 45+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 WL FITTING WITH THRUST BLOCK	5615	EXISTING 5' CONTOUR
⊞	PROPOSED FLARED END SECTION	5616	EXISTING 1' CONTOUR
⊞	PROPOSED LOW POINT BLOW-OFF	5620	PROPOSED 5' CONTOUR
⊞	PROPOSED AIR VALVE	5607	PROPOSED 1' CONTOUR
⊞	EXISTING BLOW OFF VALVE	---	PROPOSED STORM DRAIN
⊞	EXISTING VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊞	EXISTING FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊞	PROPOSED LIGHT	8" W	PROPOSED WATER LINE
⊞	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
⊞	PROPOSED SIDEWALK RAMP	---	EXISTING 60" RAW WATER LINE
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FO
⊞	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER OPTIC LINE
⊞	PROPOSED STORM DRAIN MANHOLE	---	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	RCCB	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.P.	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		

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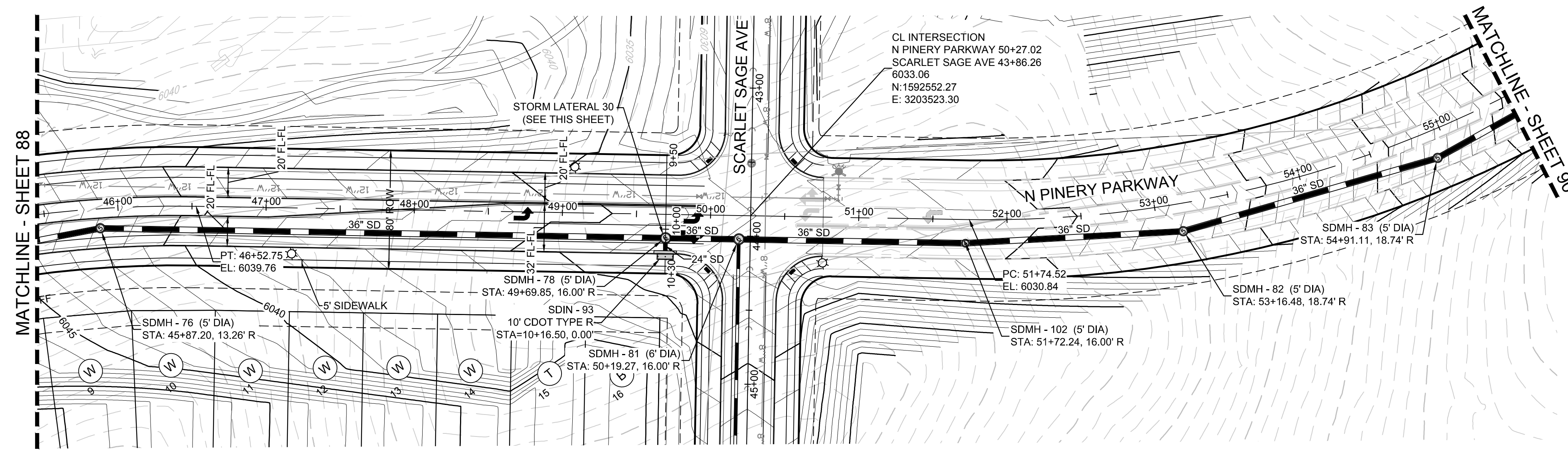
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

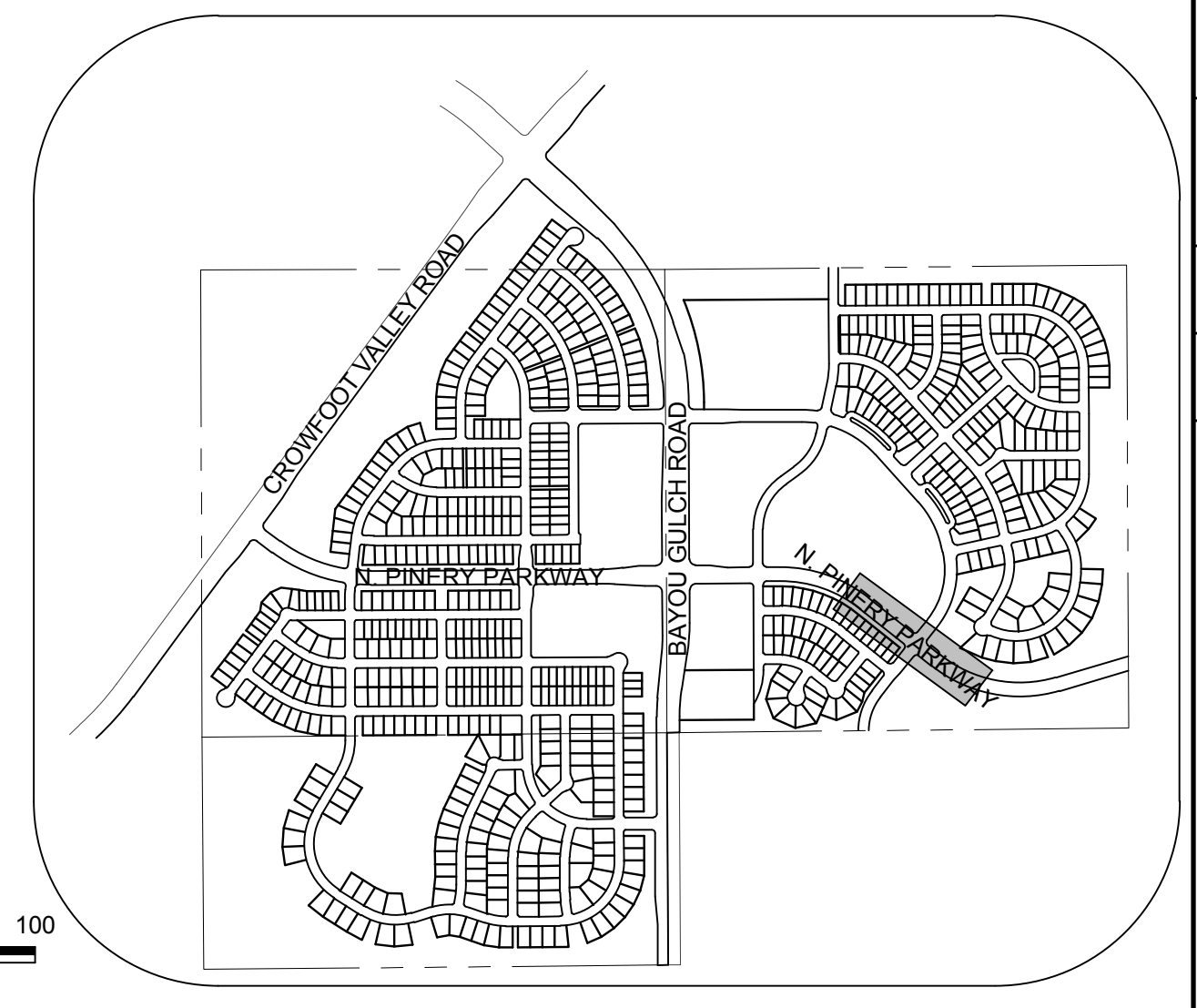
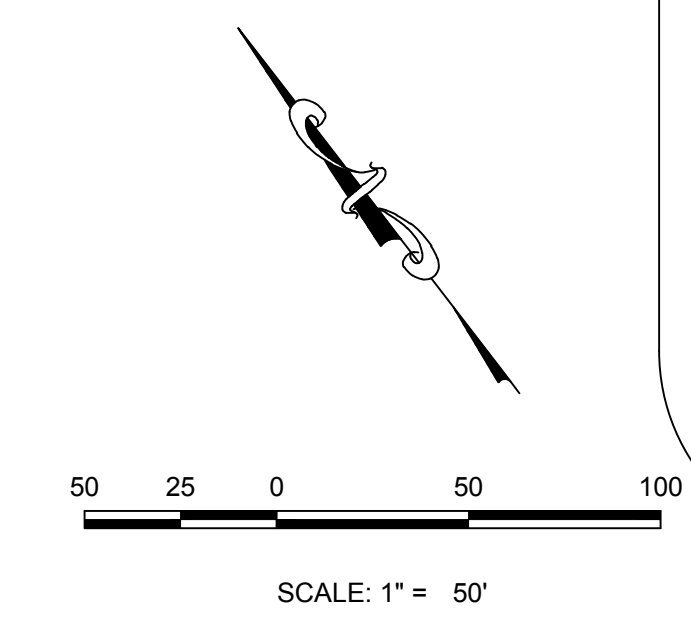
10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	<p>TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE NORTH PINERY PARKWAY</p>
SCALE: AS SHOWN FILE NO: 8130283701	<p>DRAWN BY: K.D. CHECKED BY: J.U. DATE: APRIL 2017</p>
SHEET NUMBER 88	<p>NO. DATE INIT. APPR. DATE</p>

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BENCHMARK: 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.



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

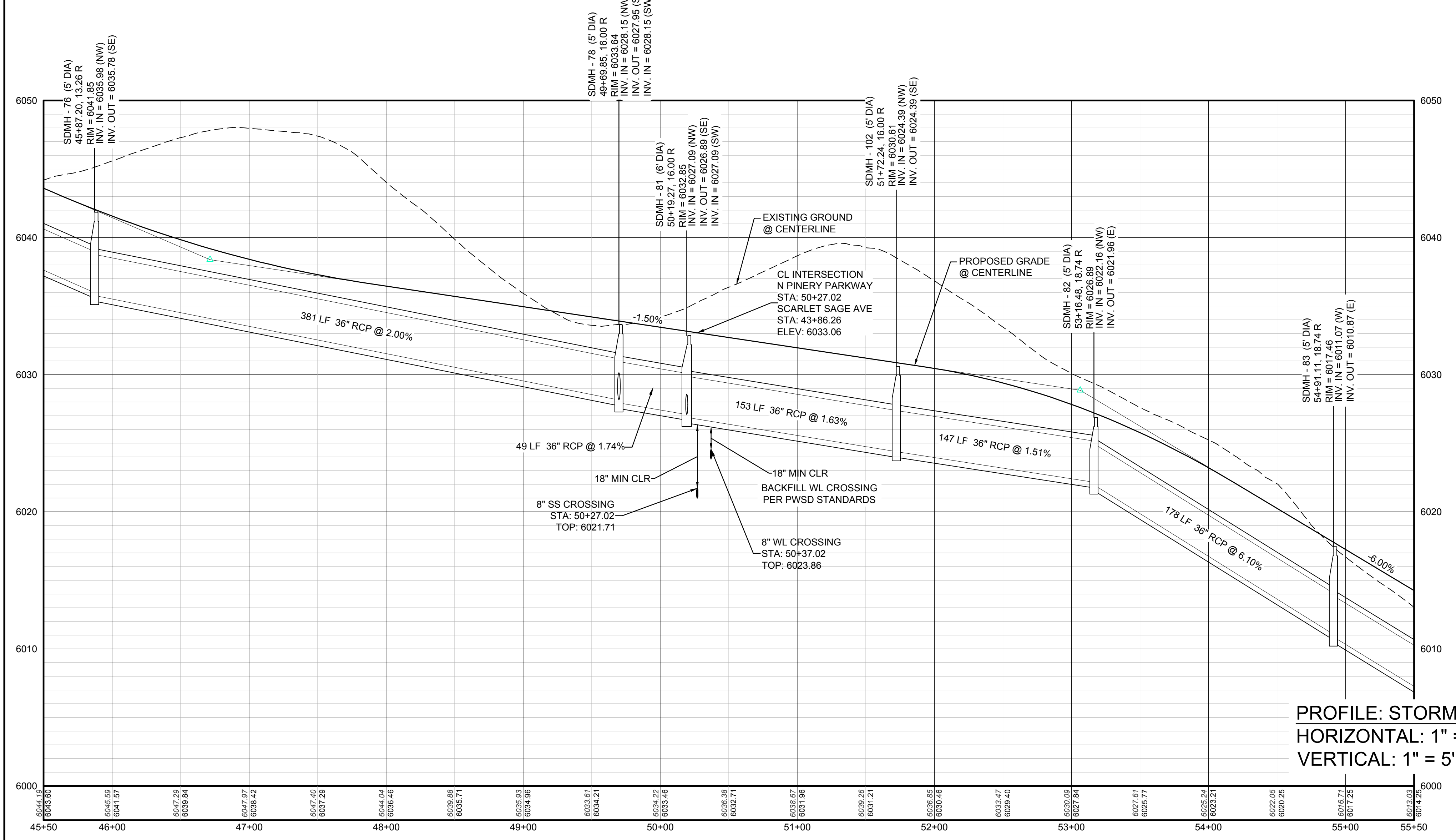


KEYMAP
N.T.S.
LEGEND

⊙	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
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⊕	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊕	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊕	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

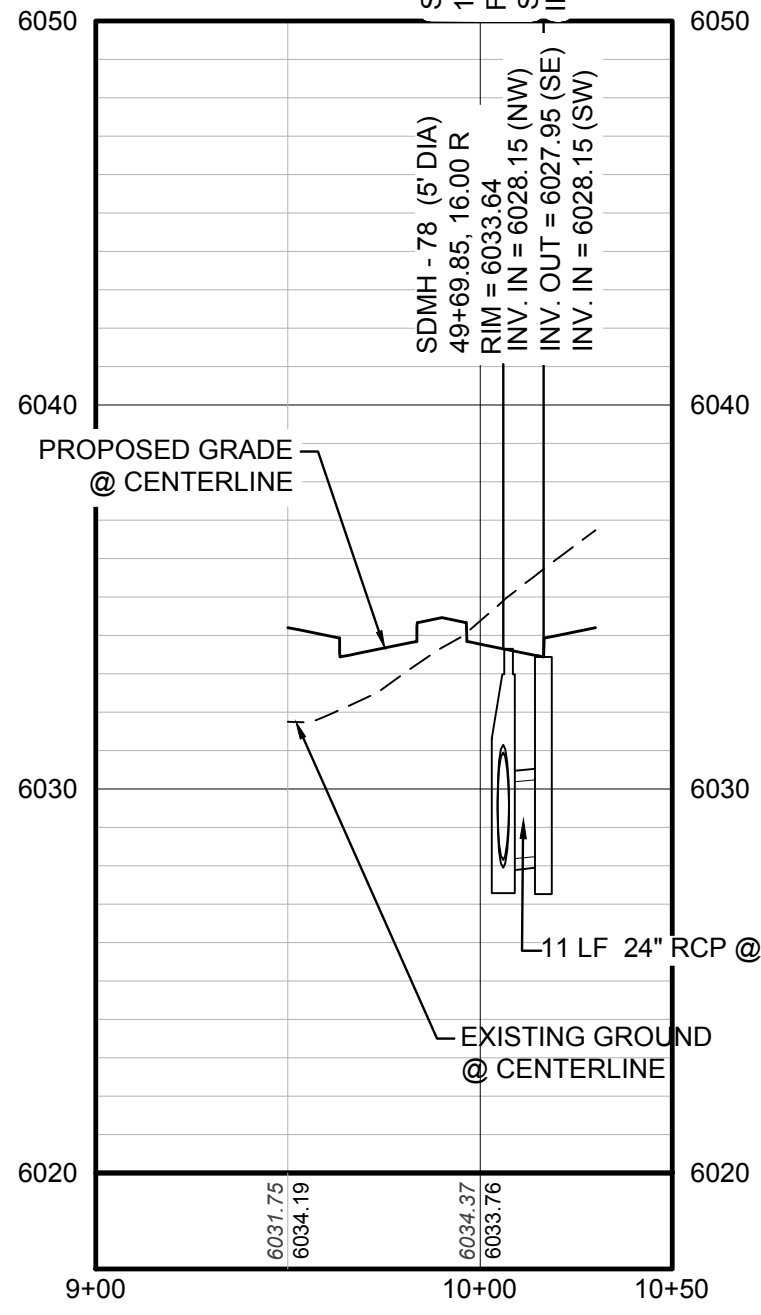
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BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
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INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	UE	UTILITY EASEMENT
LF	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		



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

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

STORM LATERAL 30
SEE THIS SHEET



BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 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:
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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10333 E. Dry Creek Rd., Suite 410, Englewood, CO 80150
Tel: (720) 482-9526 Fax: (720) 482-9546

CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way, CENTENNIAL, CO 80112

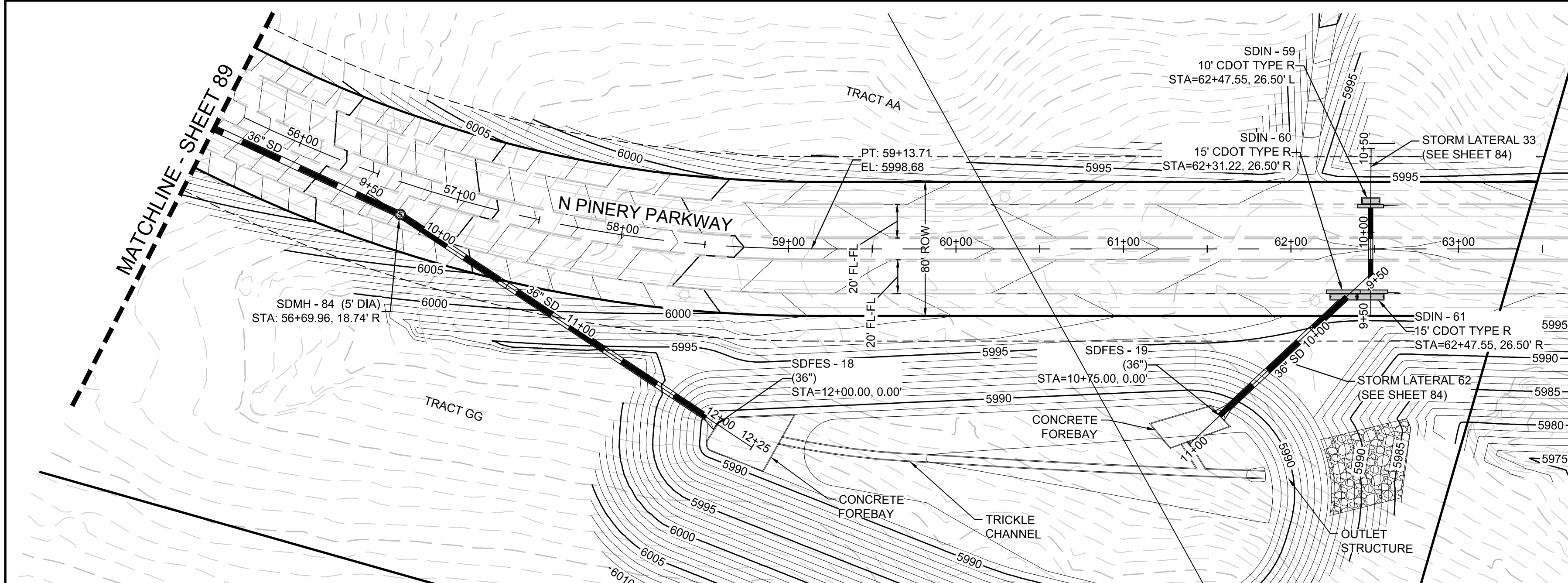
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701

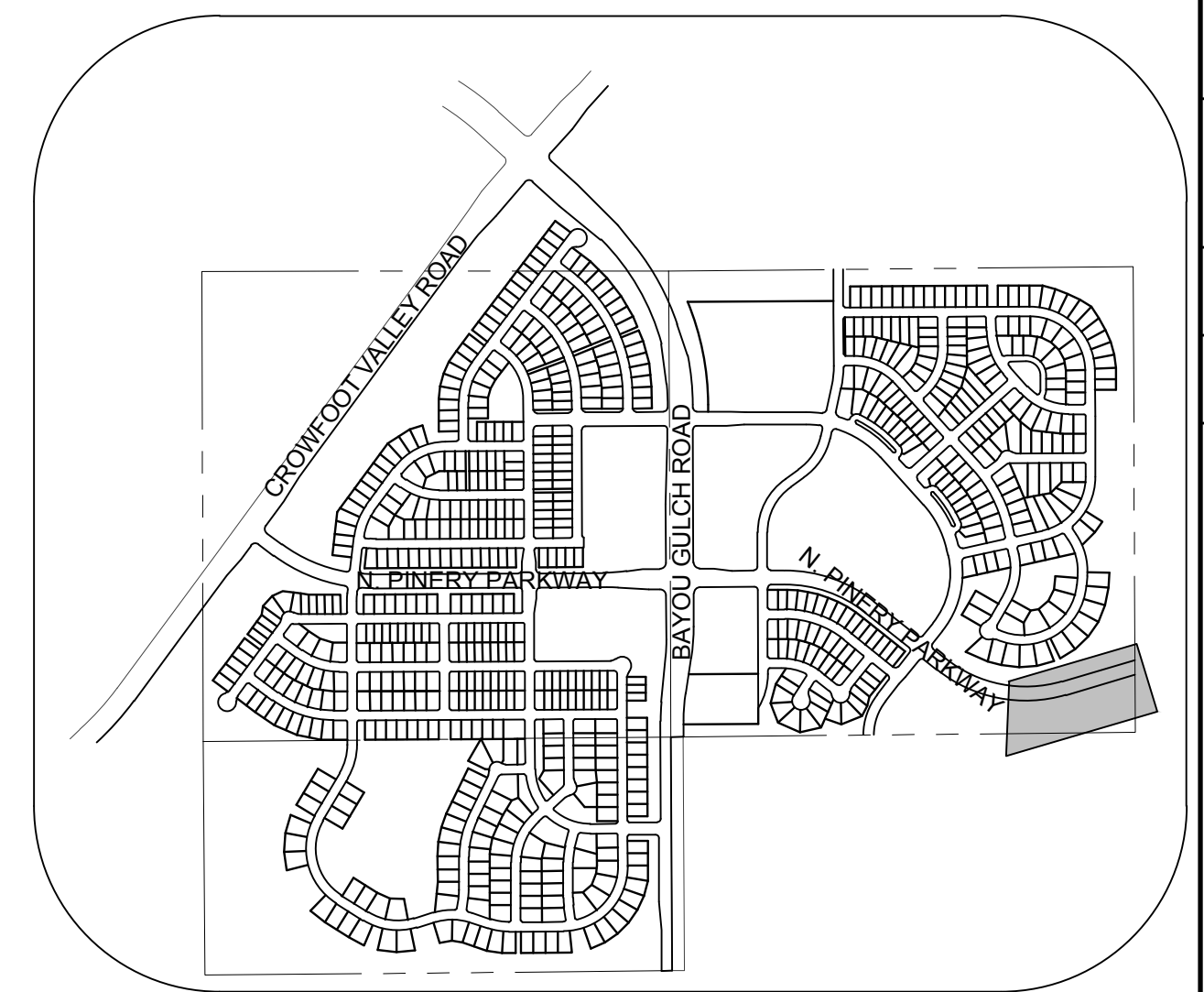
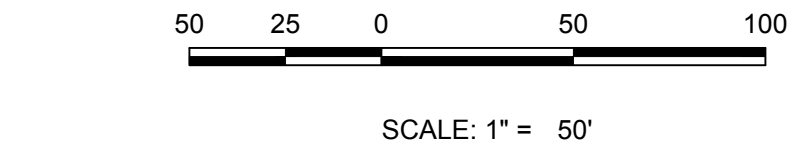
DRAWN BY: K.D.
CHECKED BY: J.U.
DATE: APRIL 2017

SHEET NUMBER **89**

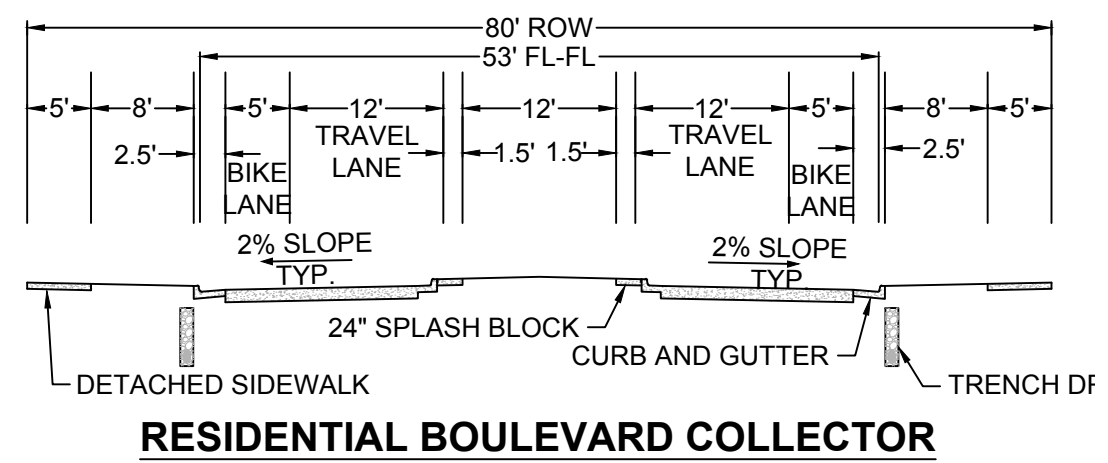
No.	Revisions	Date	Init.	Appr.	Date



PLAN: NORTH PINERY PARKWAY STA: 55+50.00 TO 57+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND



RESIDENTIAL BOULEVARD COLLECTOR

⊙	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
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10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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⊕	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

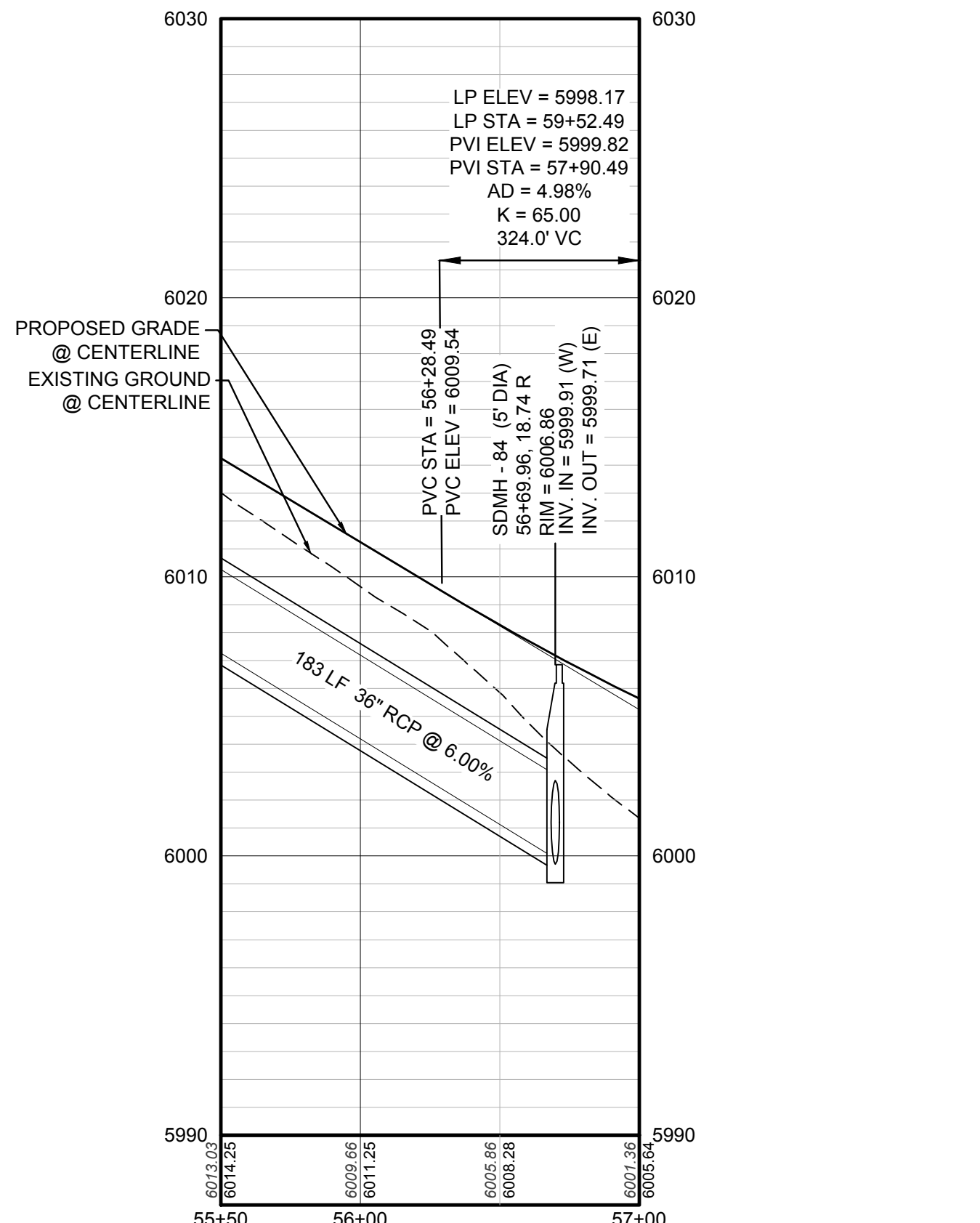
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BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
EVP	END VERTICAL PROFILE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
HP	HIGH POINT	T.O.P.	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		

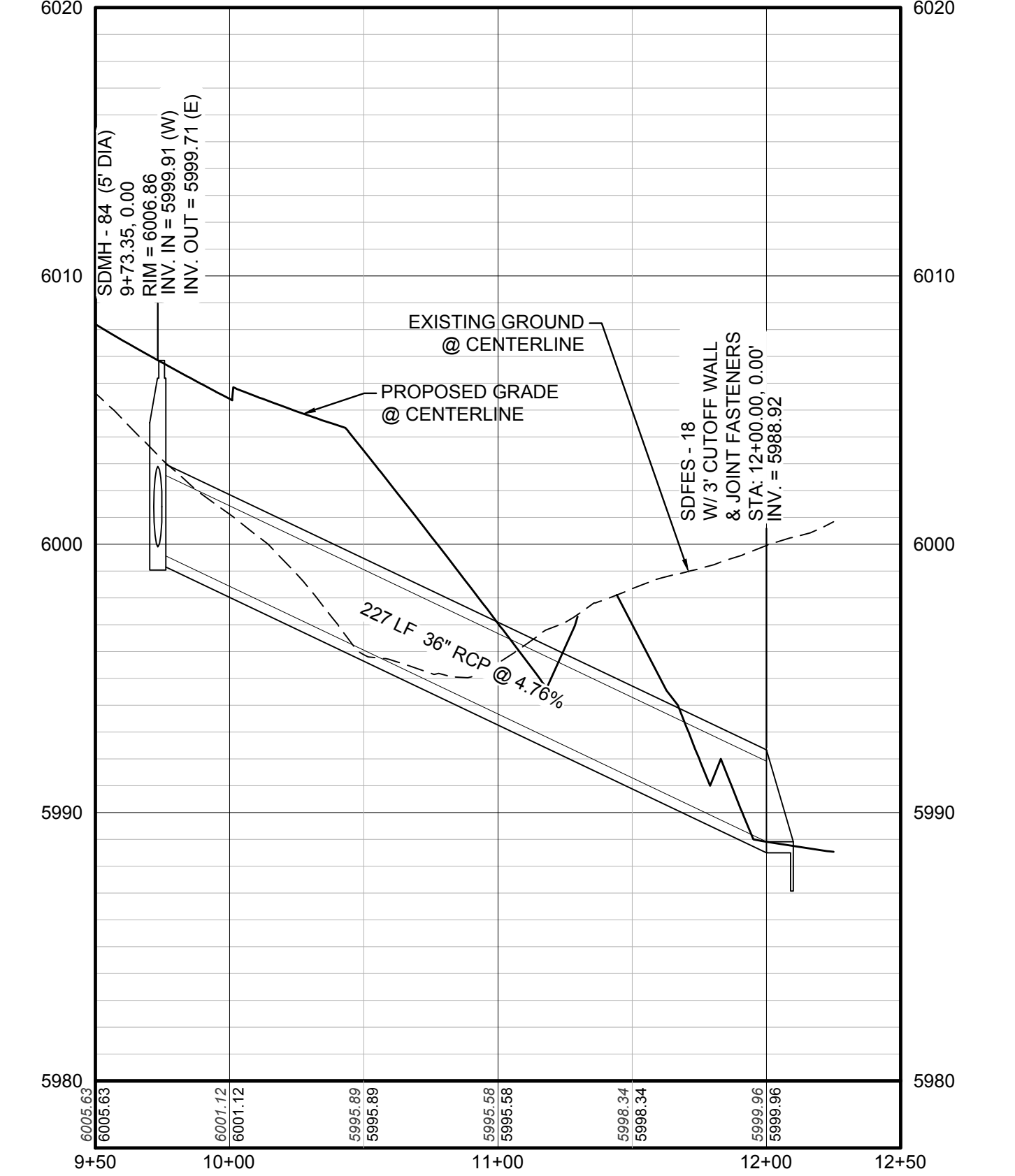
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY OR CORRECTNESS OF ENGINEERING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

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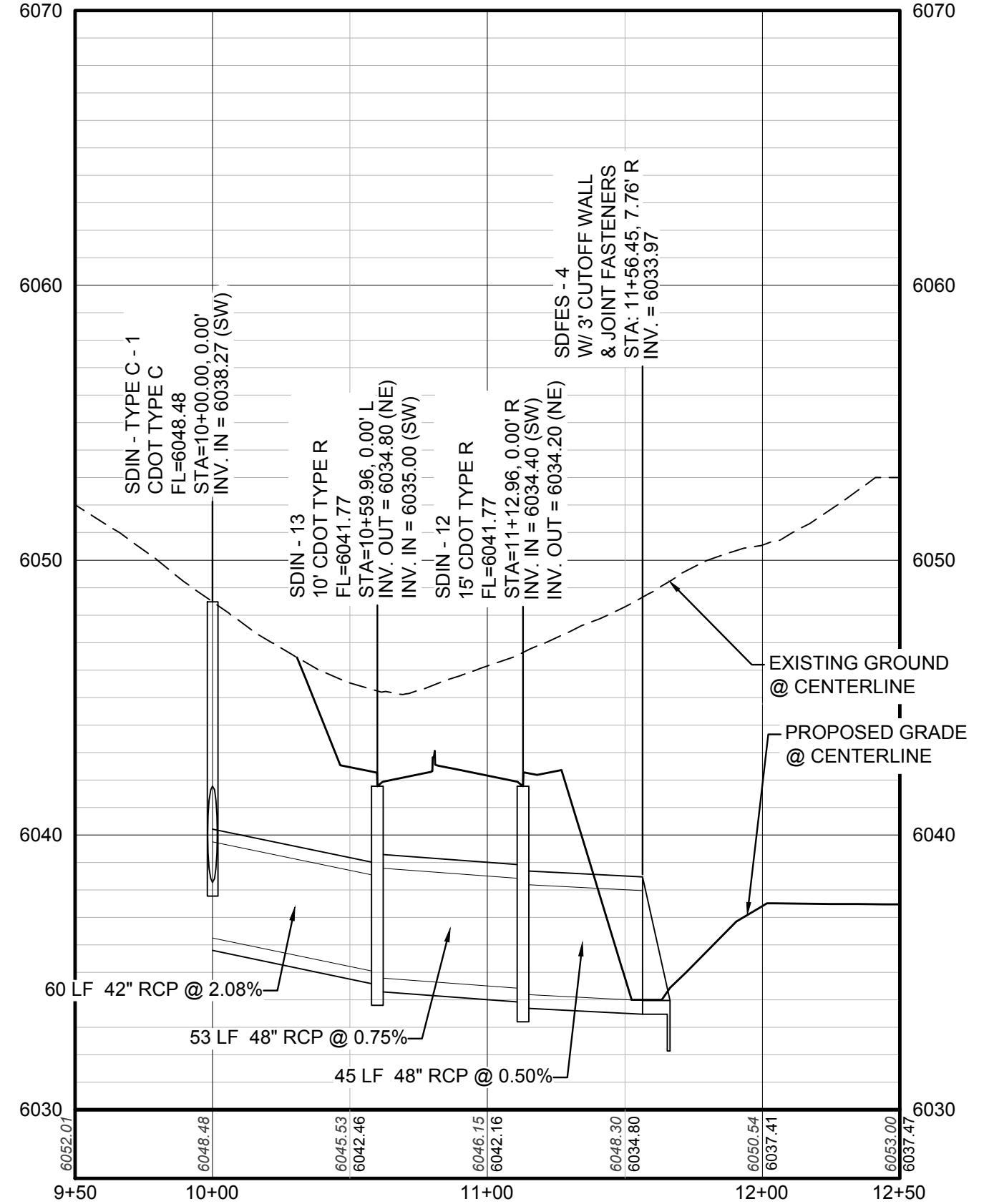
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



PROFILE: N PINERY PARKWAY STA: 55+50.00 TO 57+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 63 STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 4 STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5' (SEE SHEET 86)

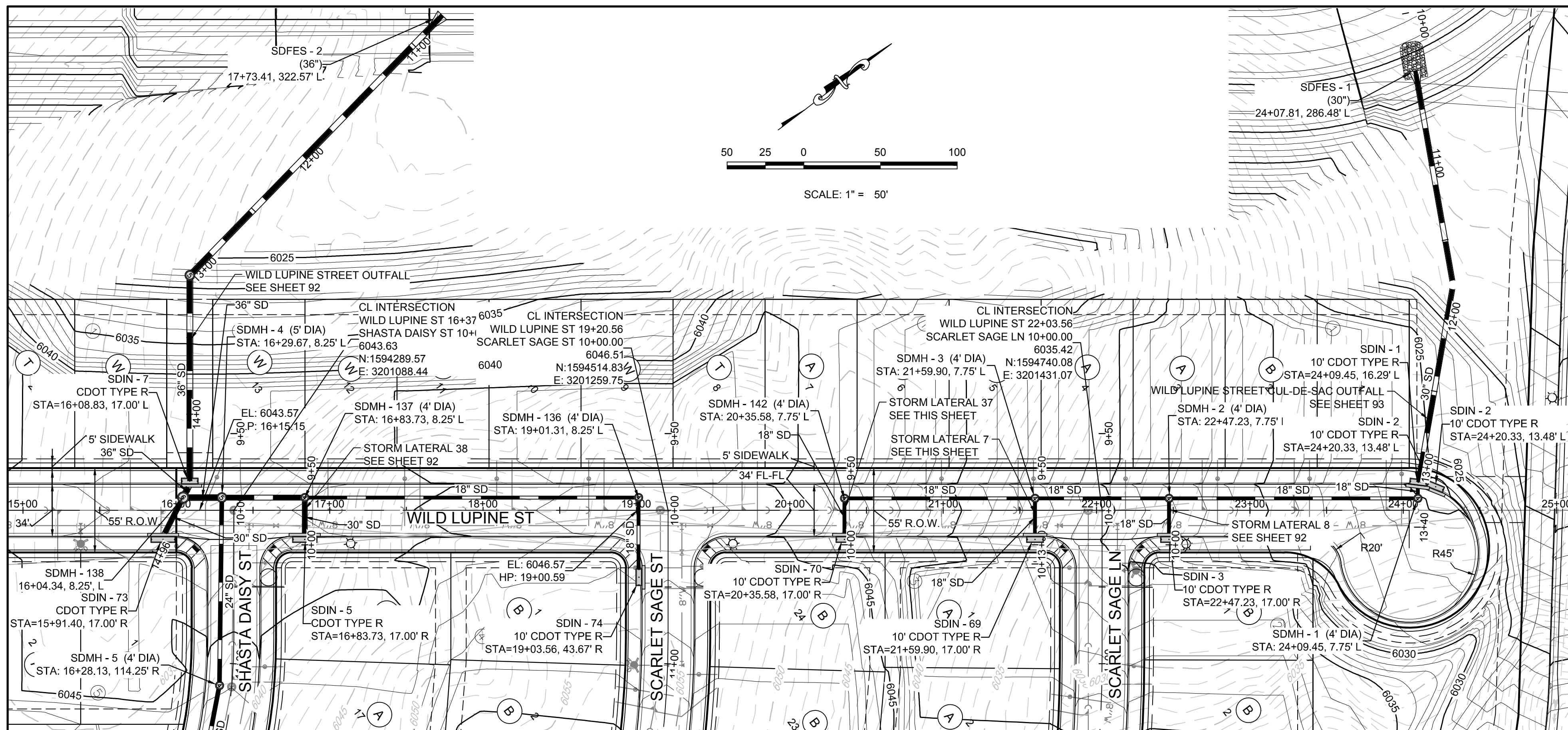
BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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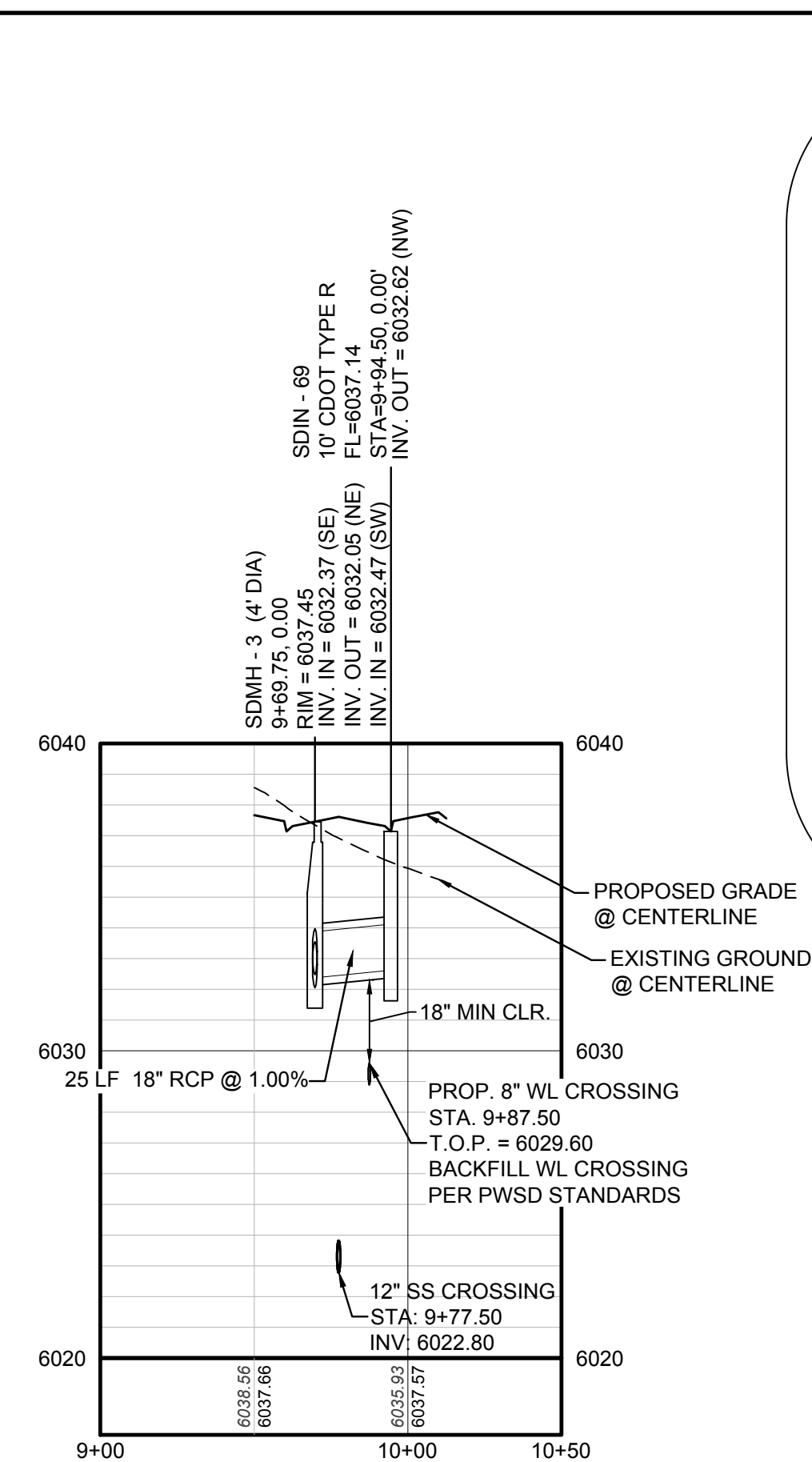
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UNCC 1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO

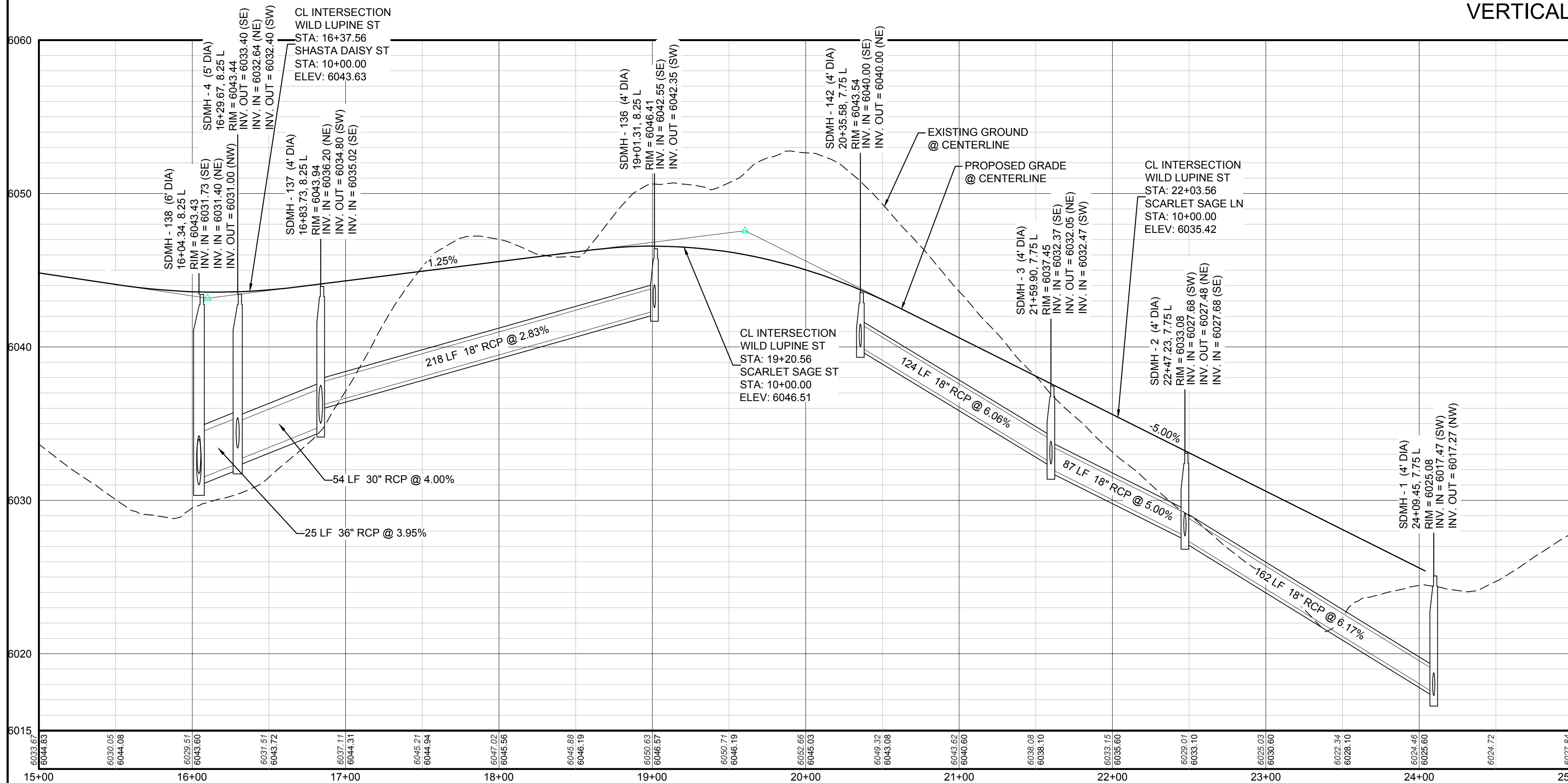
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	DRAWN BY:	KJD	CHECKED BY:	JU
DATE:	DATE:	APRIL 2017		
	DATE:	APRIL 2017		
Revisions	No.		Init.	Date
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112				
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE NORTH PINERY PARKWAY				



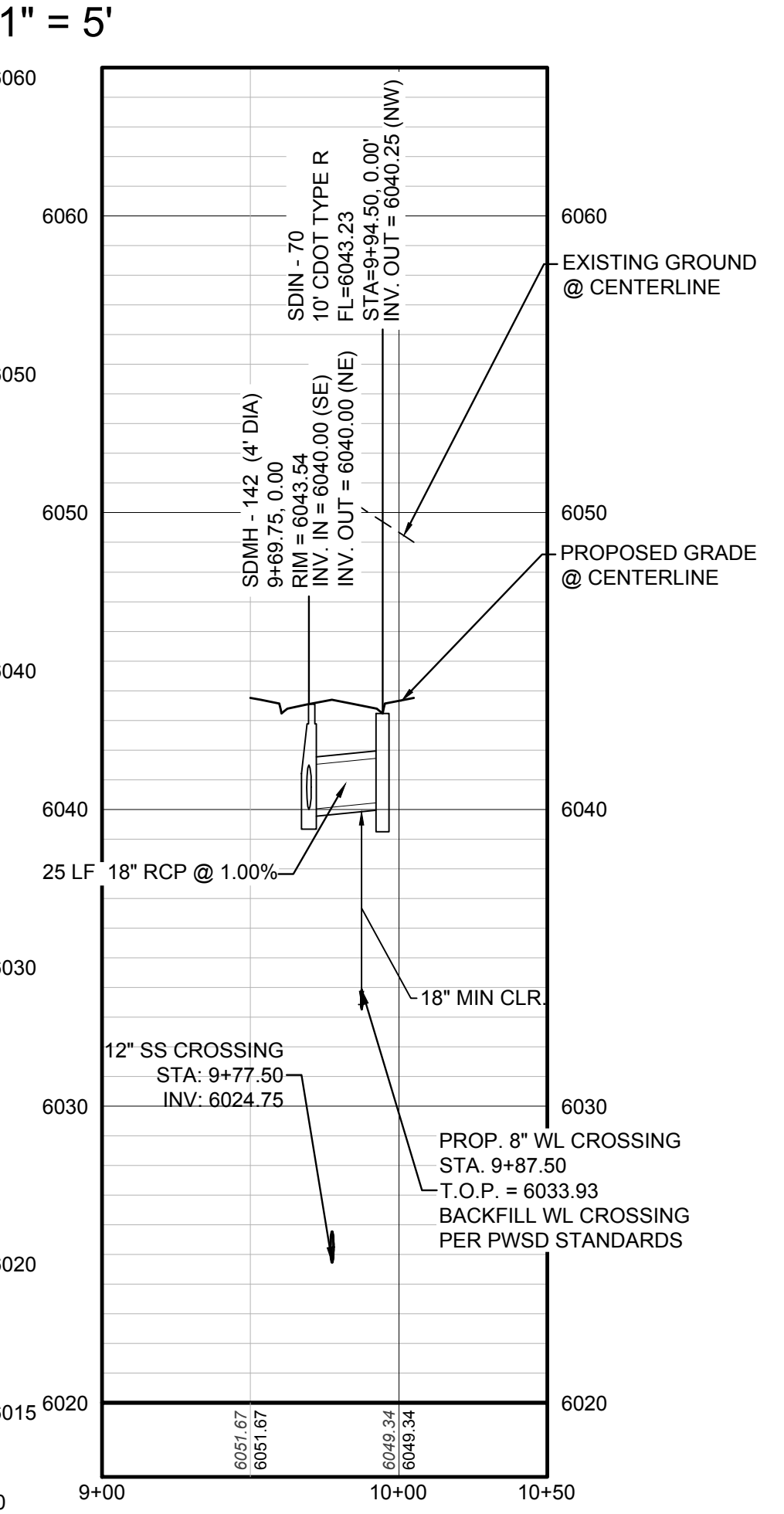
PLAN: WILD LUPINE STREET STA: 15+00.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'



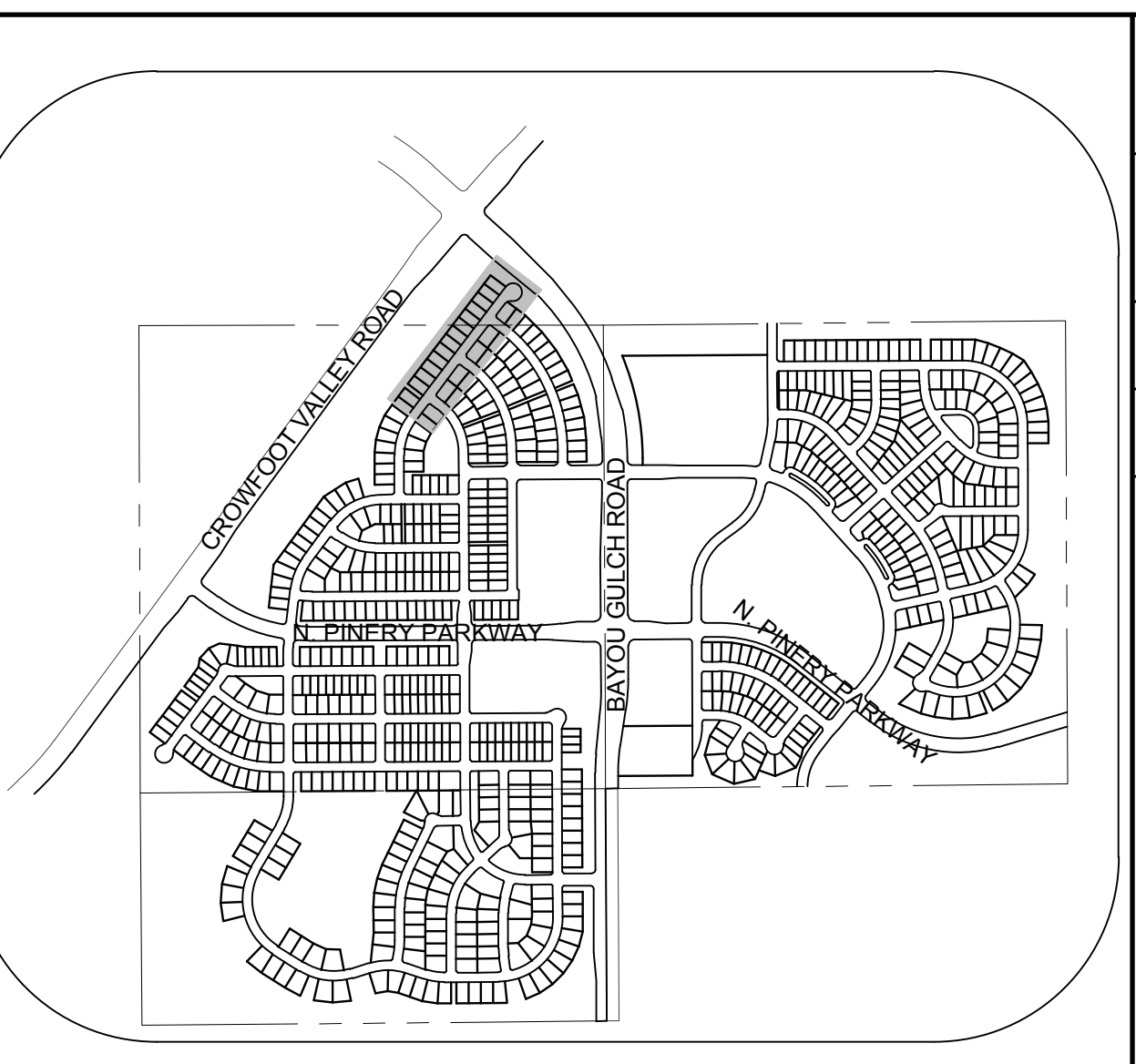
PROFILE: STORM LATERAL 7 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: WILD LUPINE ST STA: 15+00.00 TO 25+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 37 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		EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK		SECTION LINE
	PROPOSED SIDEWALK RAMP		FILING BOUNDARY
	EXISTING ELEVATION		EXISTING FIBER OPTIC LINE
	PROPOSED DESIGN ELEVATION		EXISTING OVERHEAD HIGH VOLTAGE LINE
	PROPOSED STORM DRAIN INLET		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN MANHOLE		

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
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10338 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

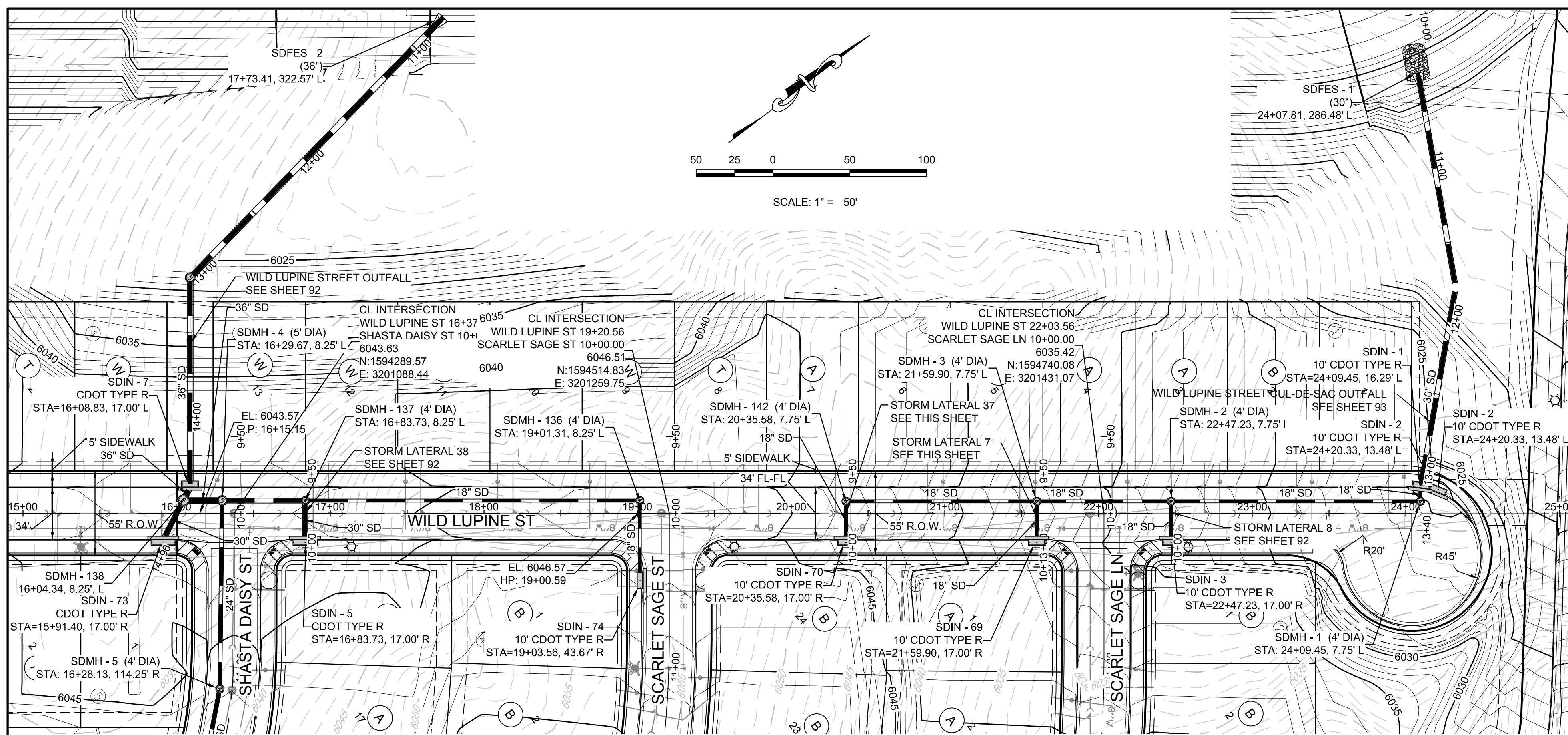
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
WILD LUPINE STREET

SCALE: AS SHOWN
FILE NO: 8130283701

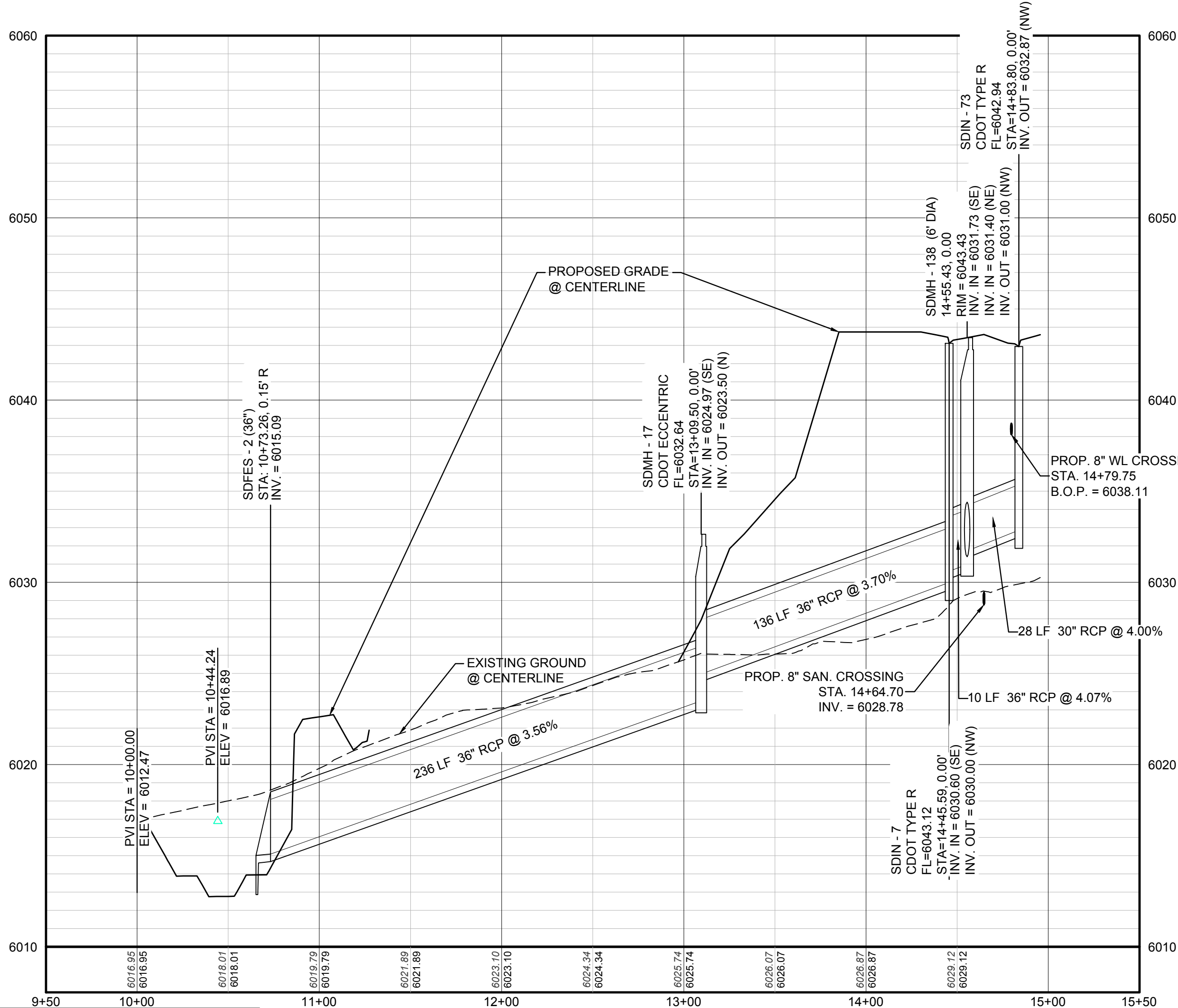
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DATE: APRIL 2017

SHEET NUMBER: 91

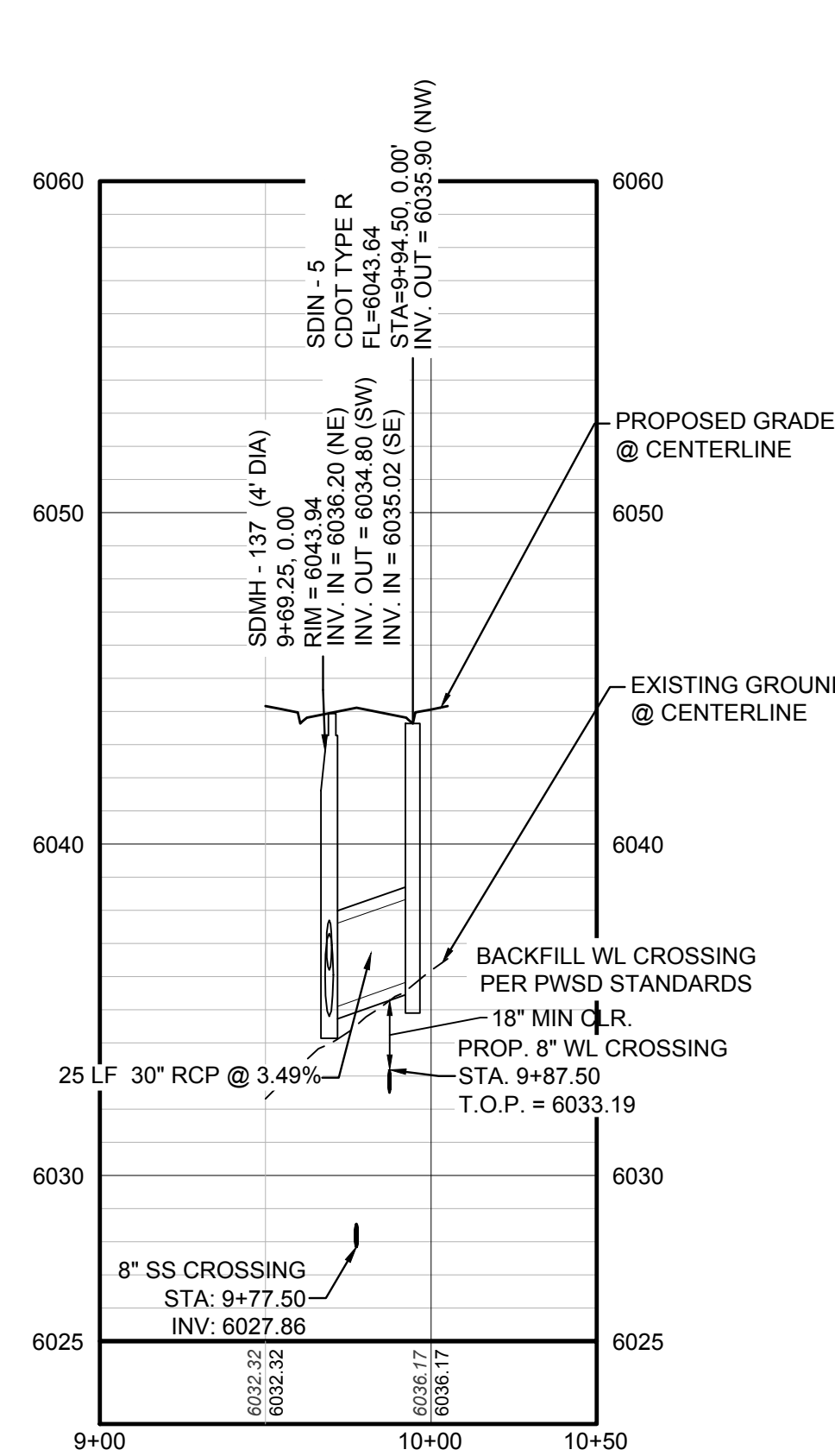
TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE



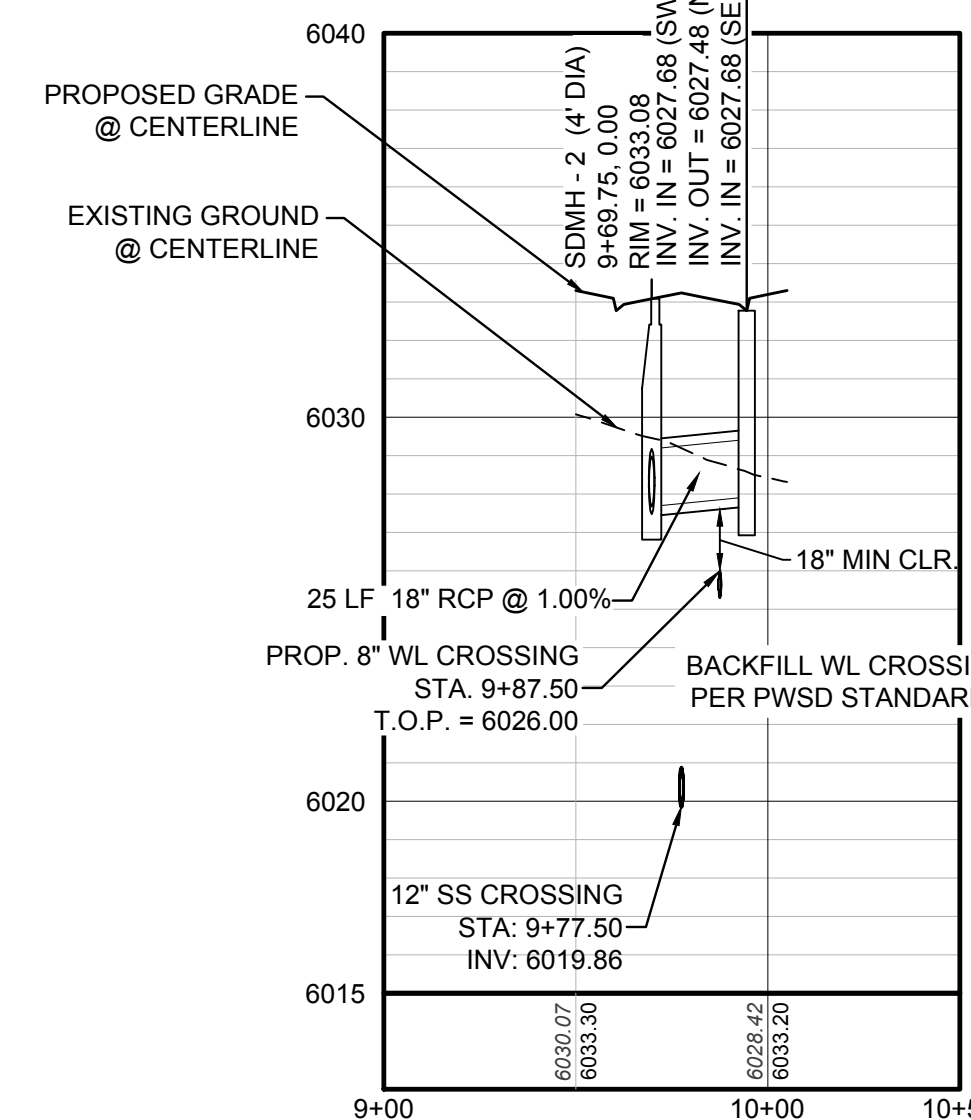
PLAN: WILD LUPINE STREET STA: 15+00.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'



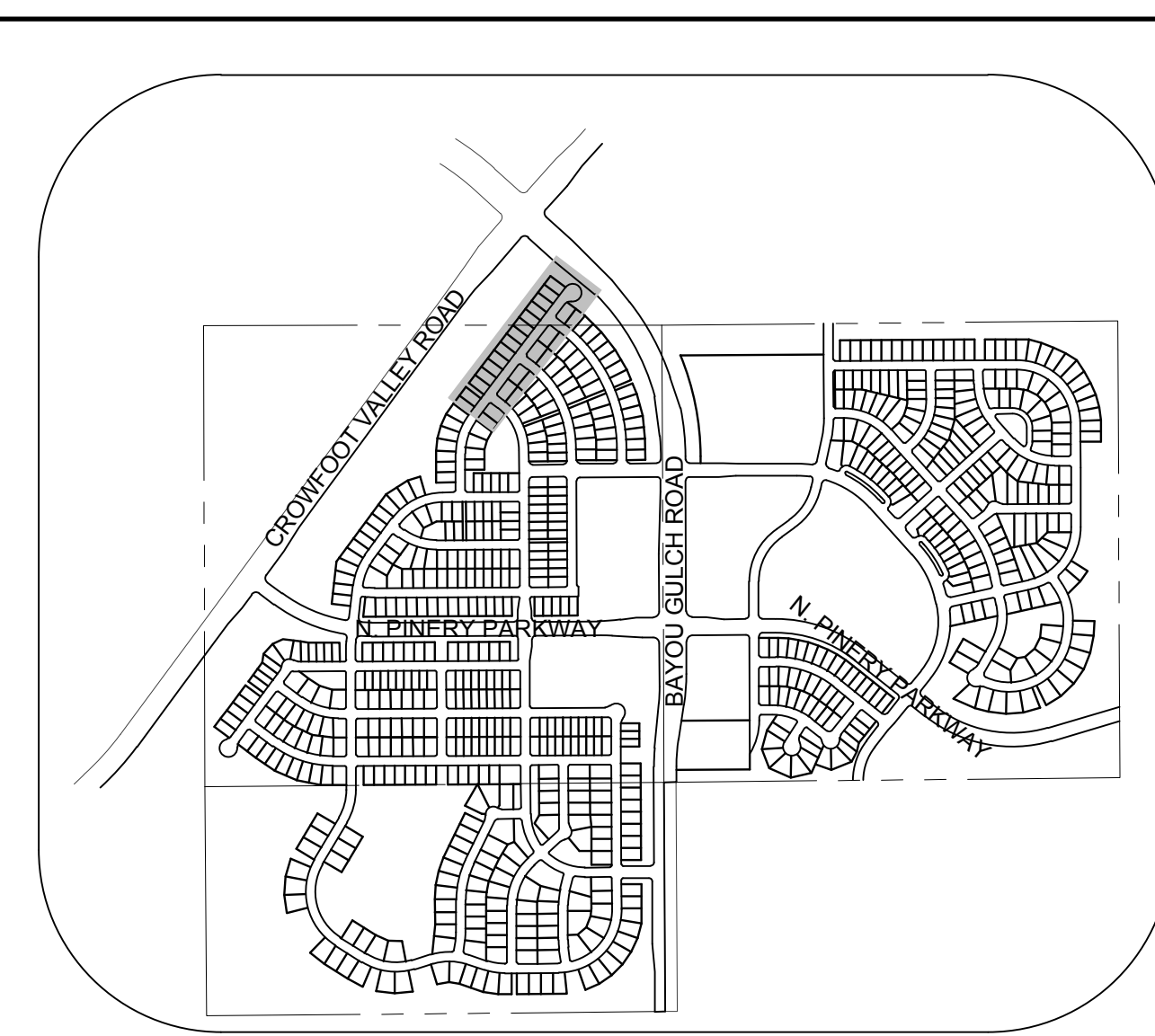
PROFILE: WILD LUPINE STREET OUTFALL STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 38 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 8 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
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CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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HP	HIGH POINT	T.O.P.	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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

N:\PROJECTS\BENCHMARCH\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\STREET A STORM\WILD LUPINE STREET STA: 15+00.00 TO 25+00.00.DWG

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BENCHMARK
 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.

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DATE	DATE	DATE	DATE
APPR.	INIT.	DATE	DATE
NO.	REVISIONS	NO.	REVISIONS

10338 E. Dry Creek Rd.
 Suite 410
 Englewood, CO 80150
 Tel: (720) 482-9526
 Fax: (720) 482-9548

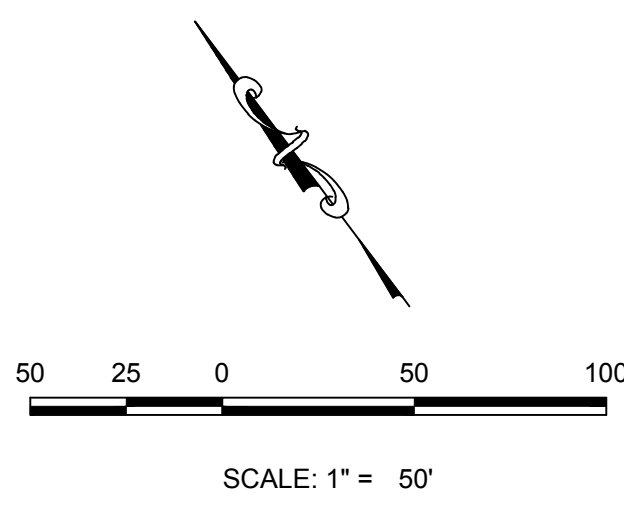
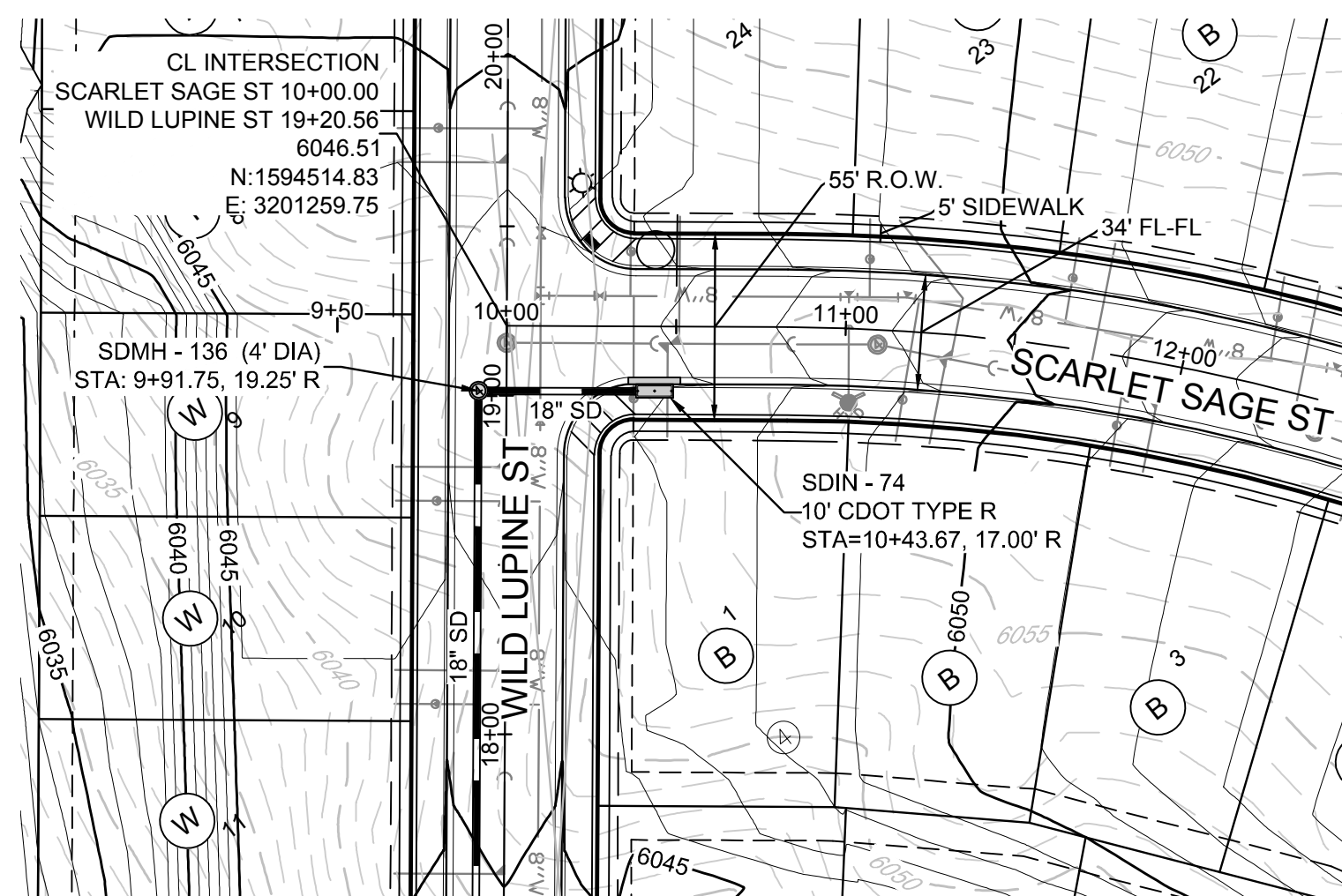
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TRAILS AT CROWFOOT
 PRELIMINARY CONSTRUCTION DRAWINGS
 STORM PLAN & PROFILE
 WILD LUPINE STREET

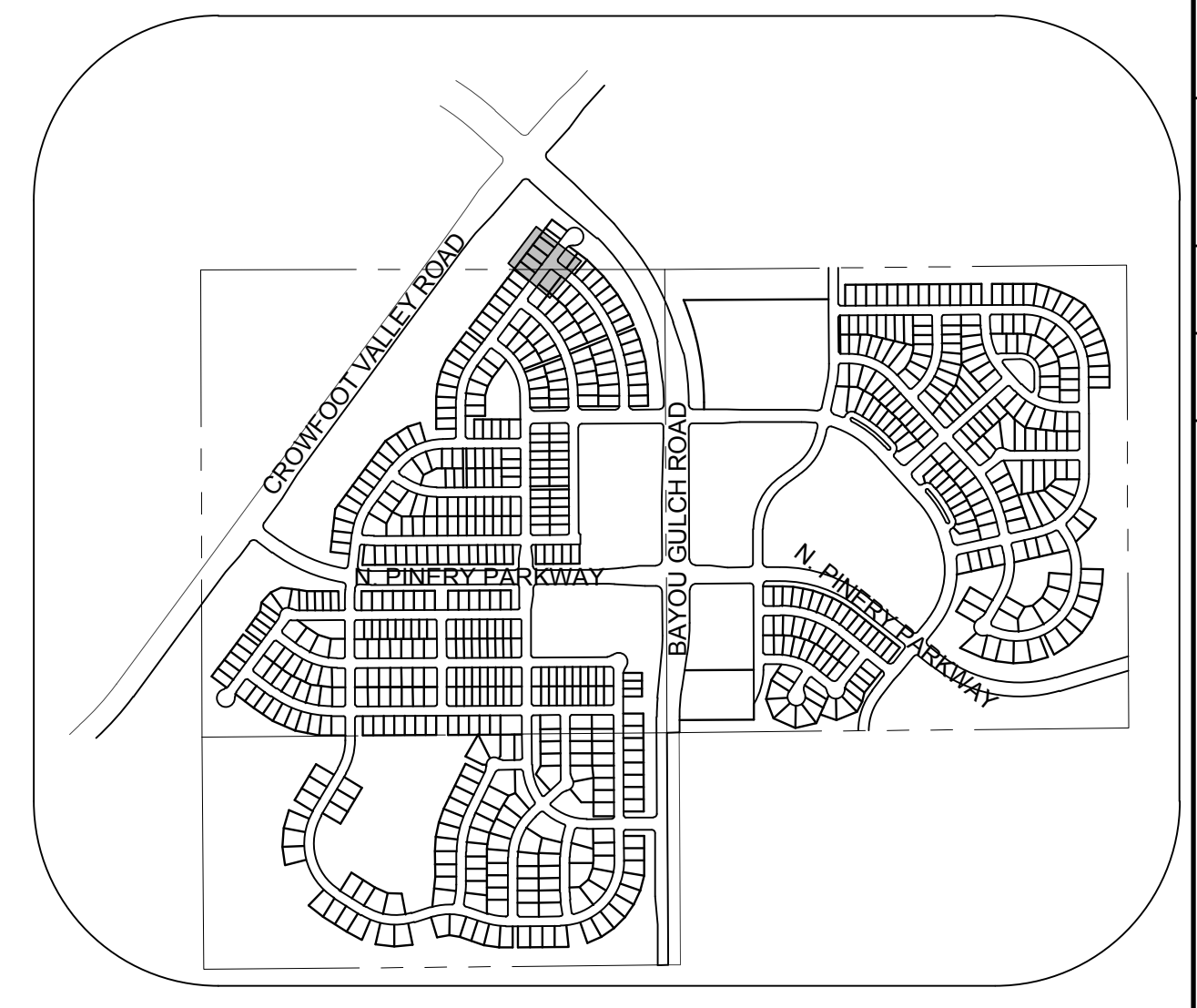
DRAWN BY: KJD
 CHECKED BY: JU
 DATE: APRIL 2017

SCALE: AS SHOWN
 FILE NO: 8130283701

SHEET NUMBER **92**



PLAN: SCARLET SAGE STREET STA: 9+50.00 TO 12+50.00
HORIZONTAL SCALE: 1" = 50'

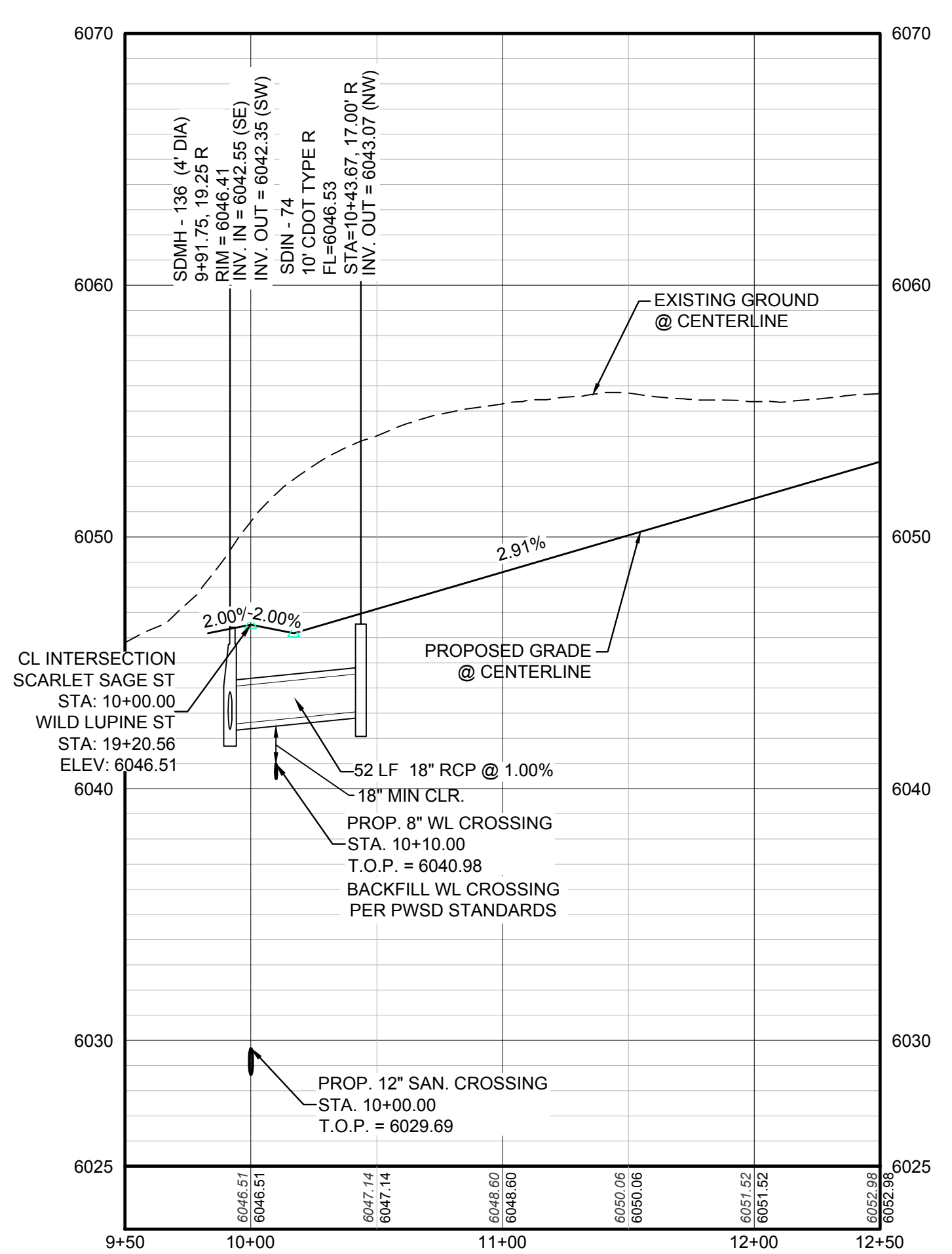


KEYMAP
N.T.S.
LEGEND

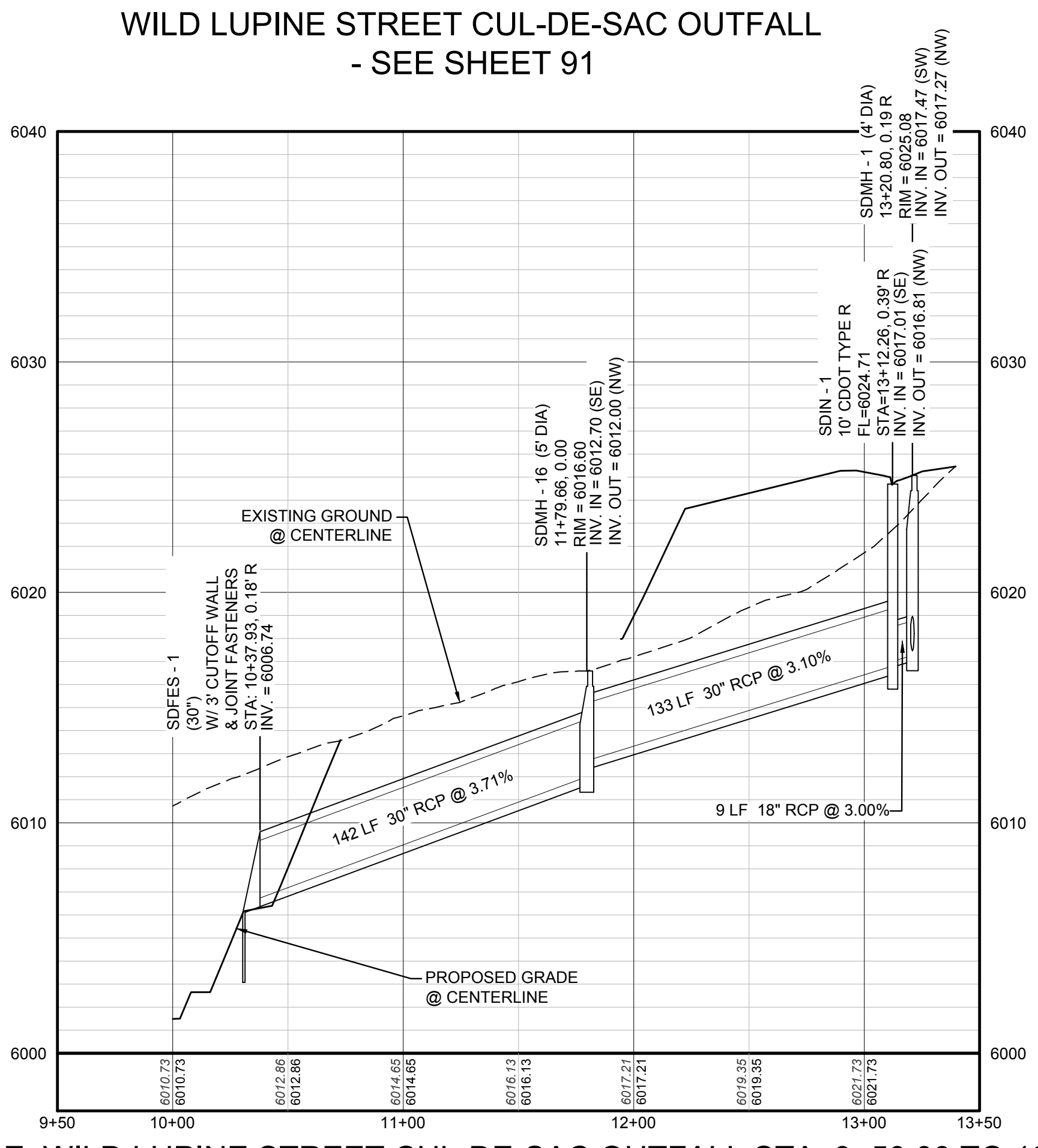
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	LOT TYPE		CENTERLINE
	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE 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
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N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		



PROFILE: SCARLET SAGE ST STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: WILD LUPINE STREET CUL-DE-SAC OUTFALL STA: 9+50.00 TO 13+50.00
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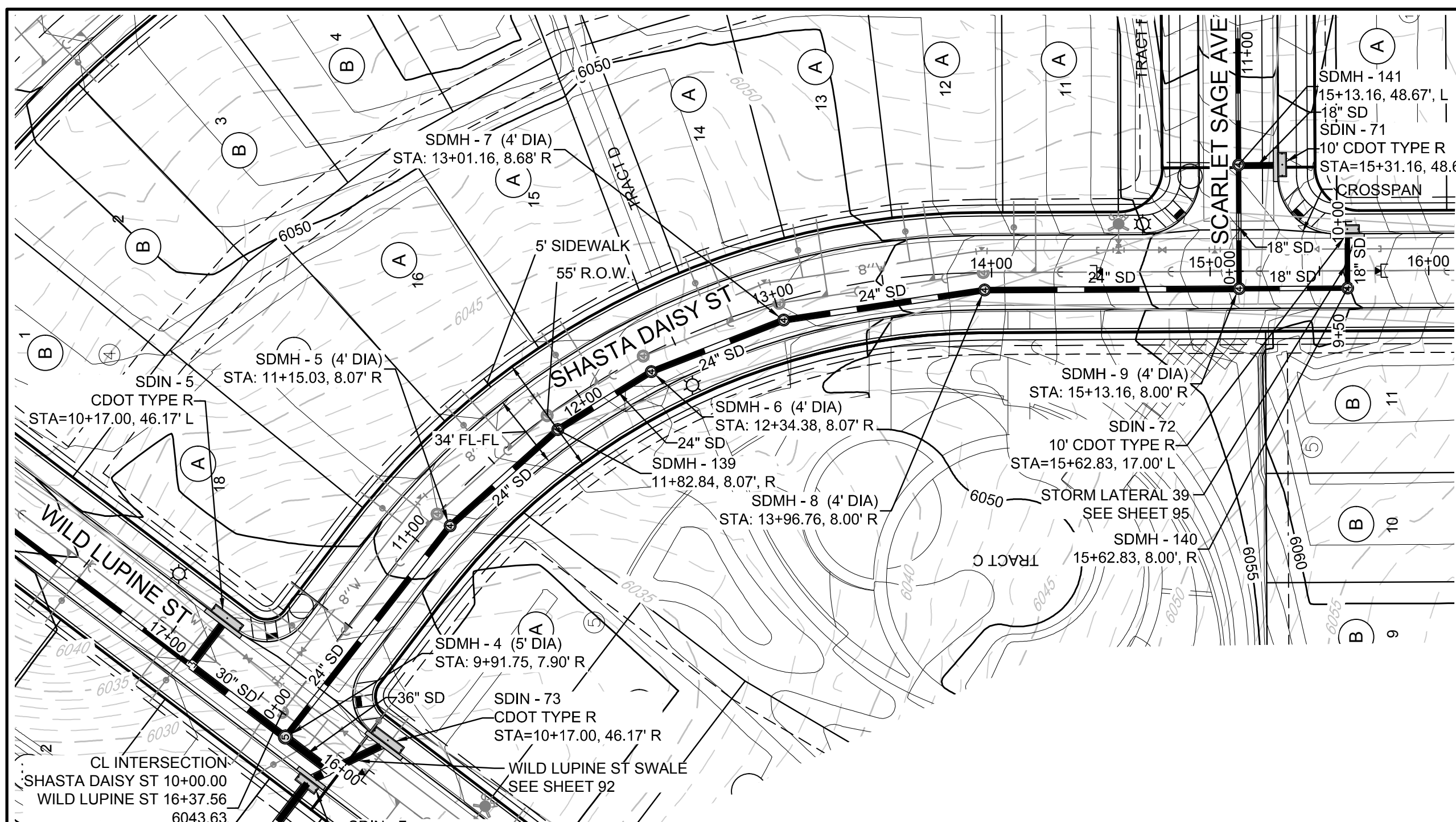
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

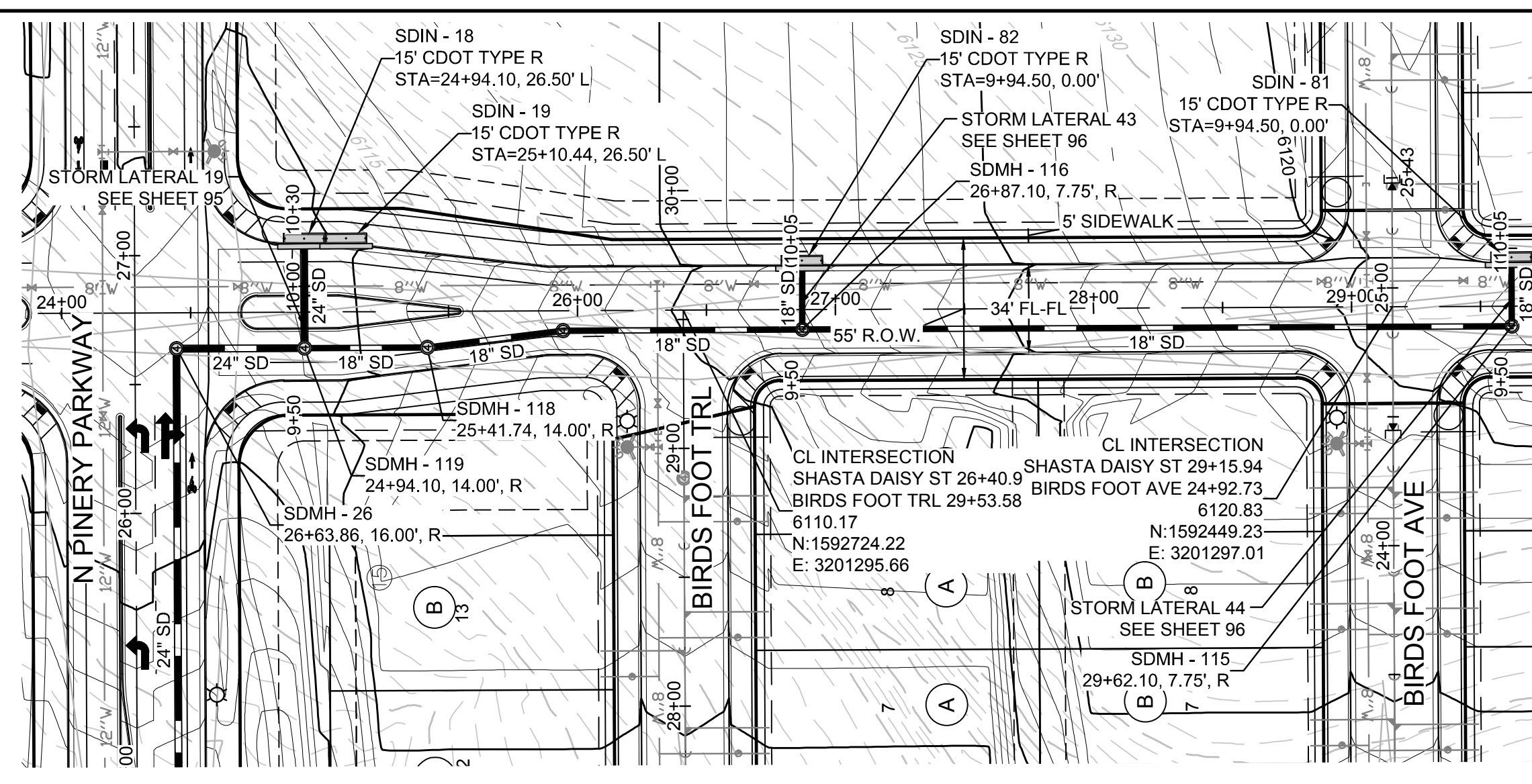
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UTILITY NOTIFICATION
CENTER OF EXCELLENCE

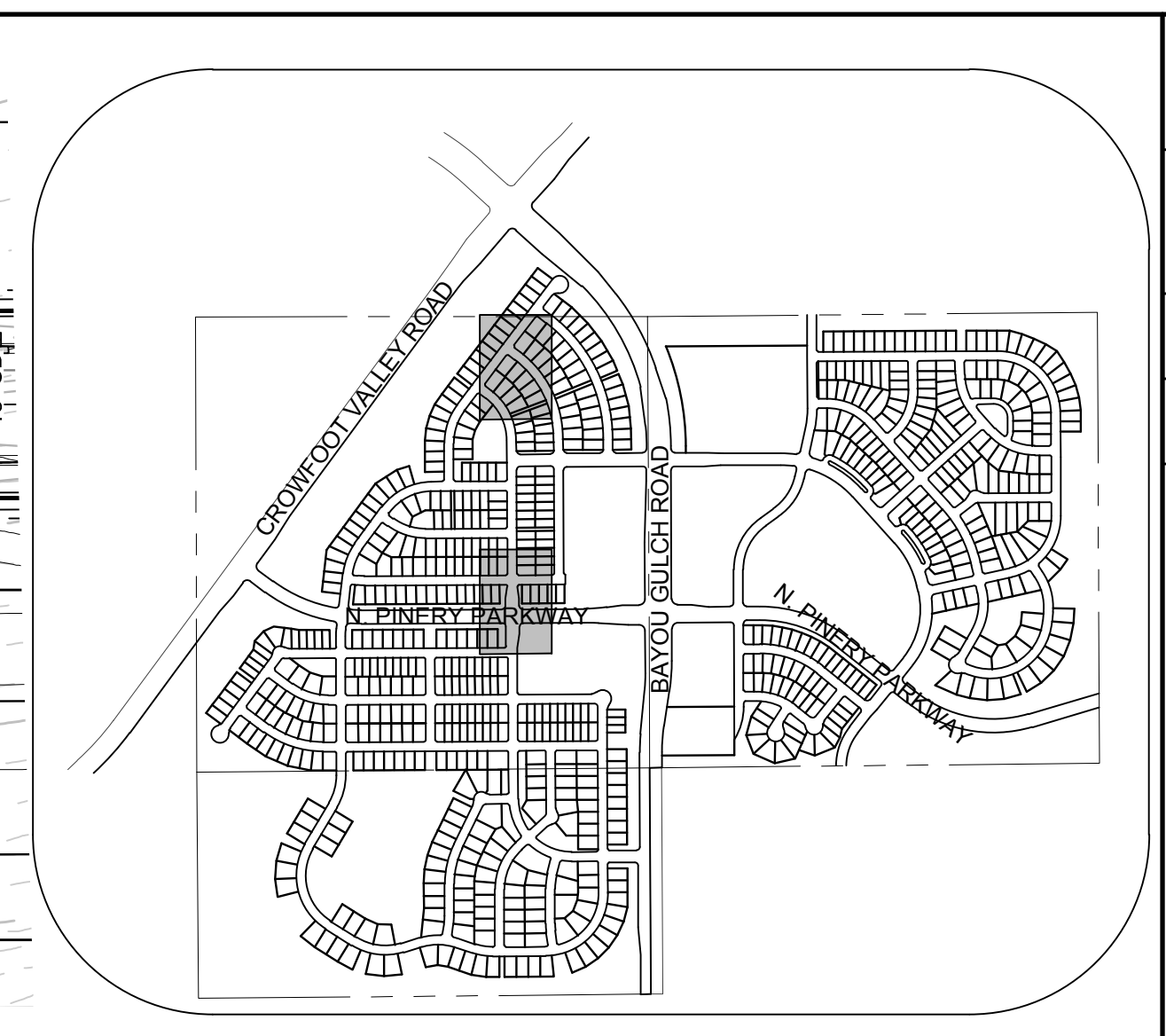
DATE	APRIL 2017
FILE NO.	8130283701
SCALE	AS SHOWN
DRAWN BY	KJD
CHECKED BY	JU
DATE	APRIL 2017
SHEET NUMBER	93
PROJECT	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE SCARLET SAGE STREET
ENGINEER	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112
CONSULTANTS	CVL CONSULTANTS
ADDRESS	10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546
NO.	
REVISIONS	
DATE	
INIT.	
APPR.	
DATE	



PLAN: SHASTA DAISY STREET STA: 9+50.00 TO 15+75.00
 HORIZONTAL SCALE: 1" = 50'



PLAN: SHASTA DAISY STREET STA: 24+00.00 TO 30+00.00
 HORIZONTAL SCALE: 1" = 50'



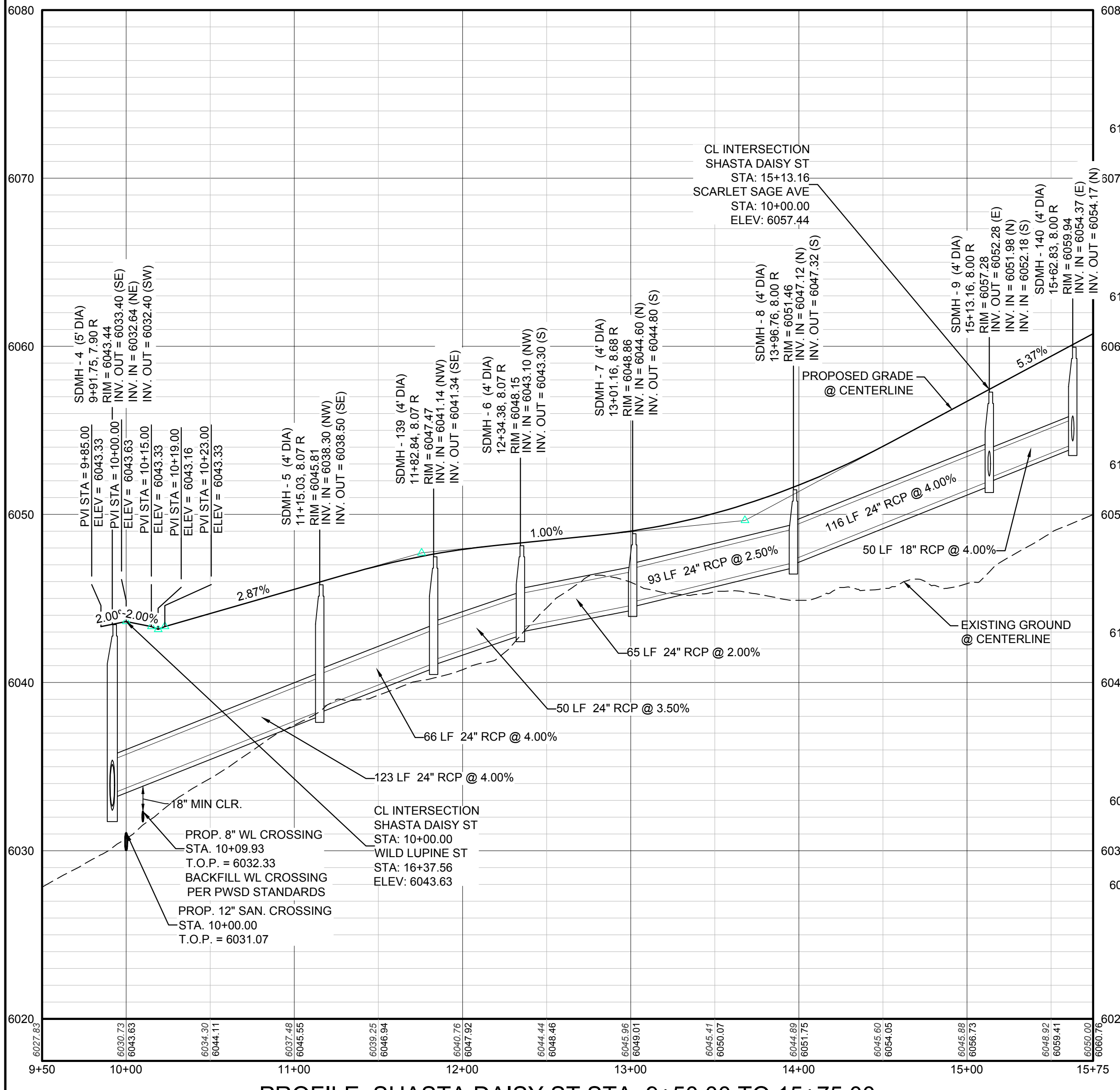
KEYMAP
 N.T.S.

LEGEND

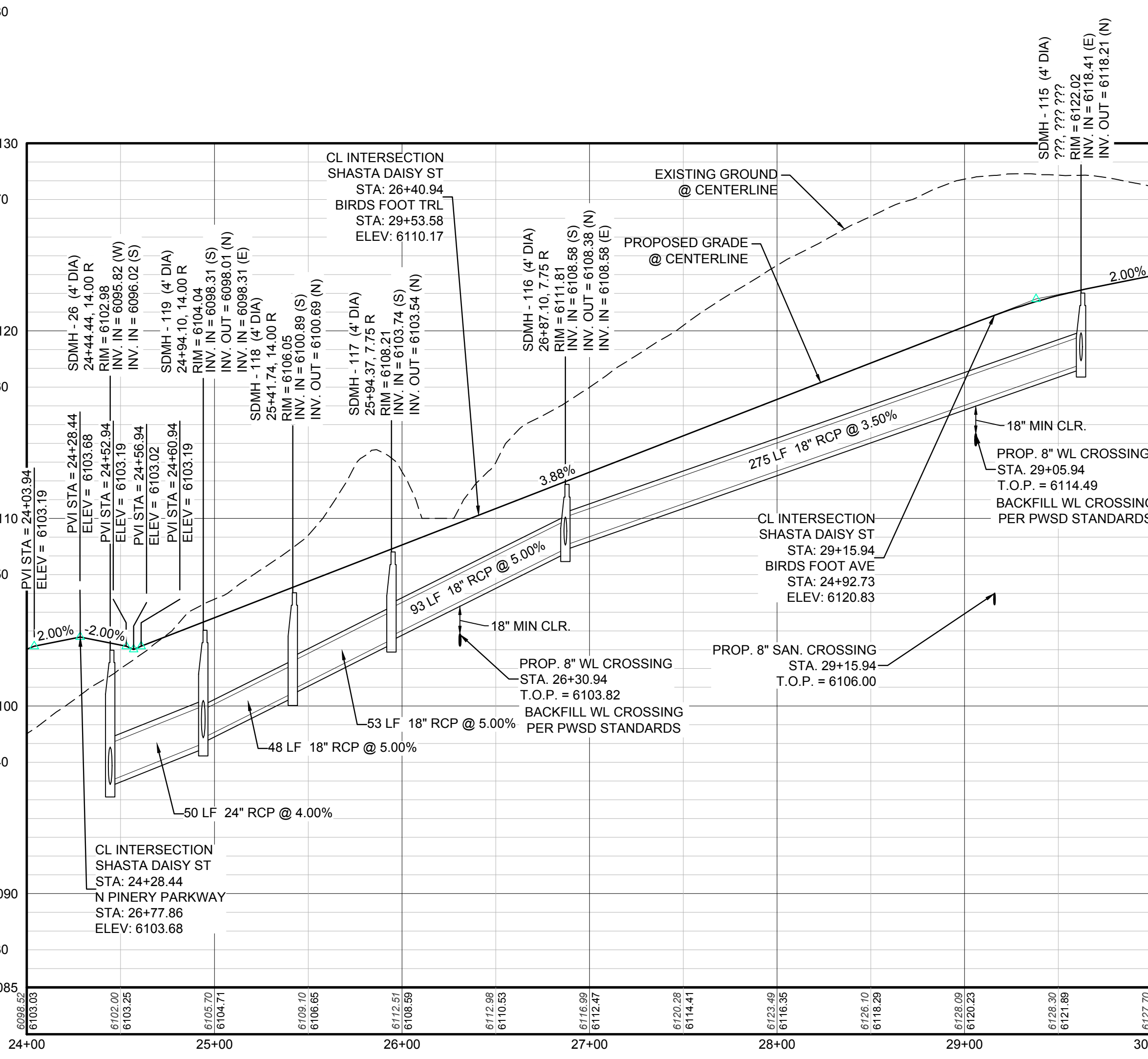
②	BLOCK NUMBER	△	PROPOSED RANGE POINT
ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
ⓧ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
ⓧ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
ⓧ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
ⓧ	PROPOSED FIRE HYDRANT	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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.P.	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: SHASTA DAISY ST STA: 9+50.00 TO 15+75.00
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'



PROFILE: SHASTA DAISY ST STA: 24+00.00 TO 30+00.00
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'

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BENCHMARK
 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.

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

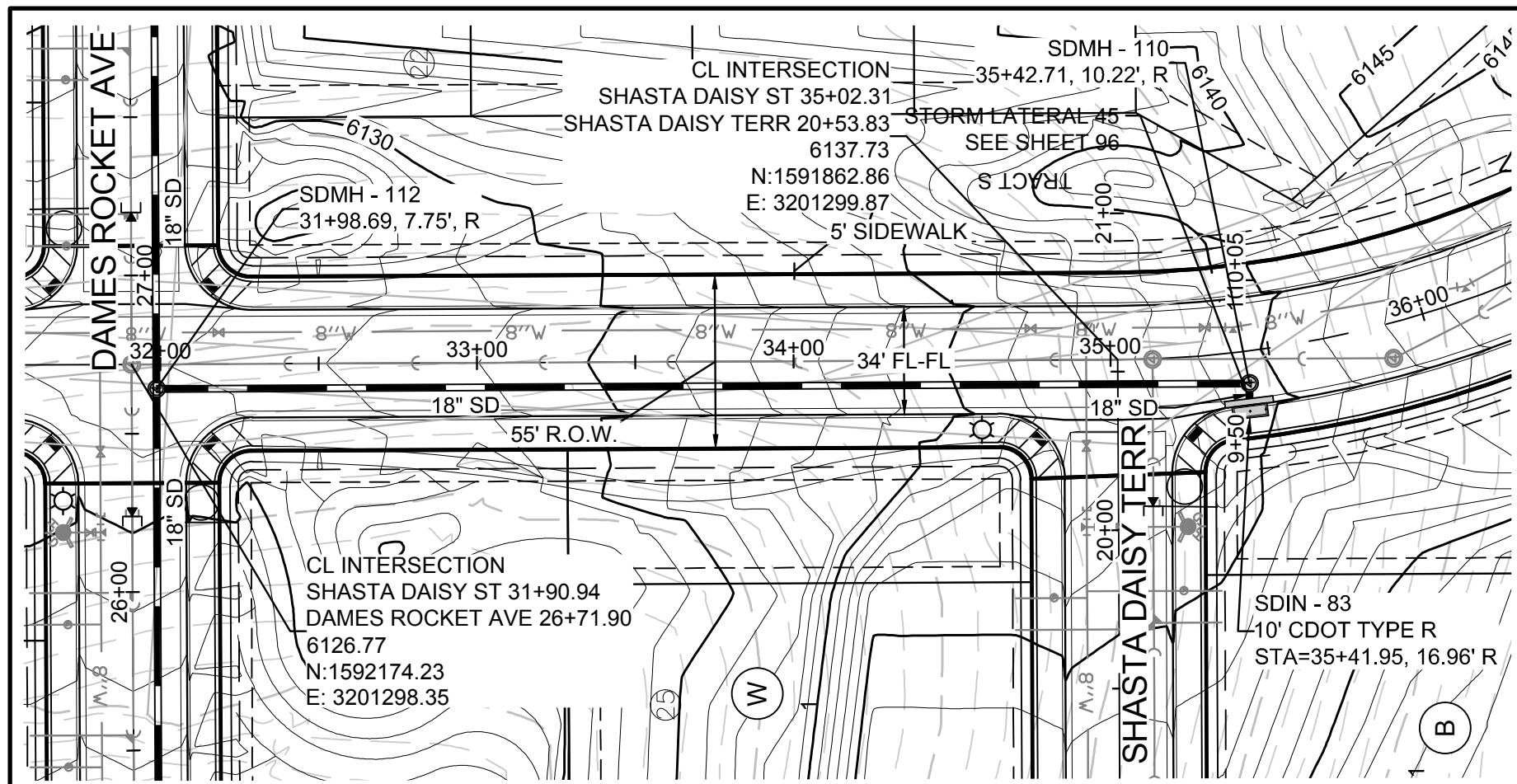
10338 E. Dry Creek Rd.
 Suite 410
 Englewood, CO 80150
 Tel: (720) 482-9526
 Fax: (720) 482-9548

CVL CONSULTANTS

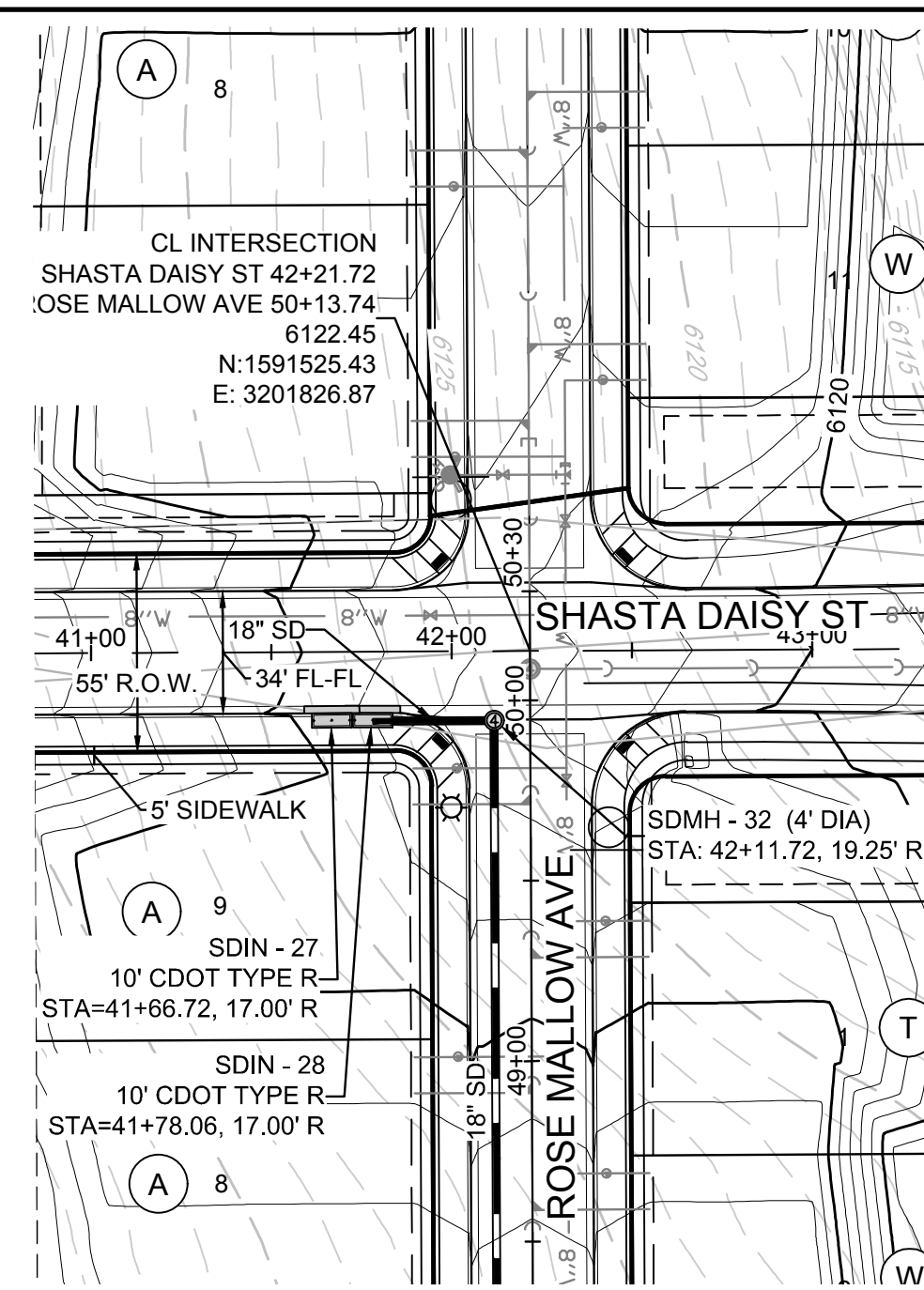
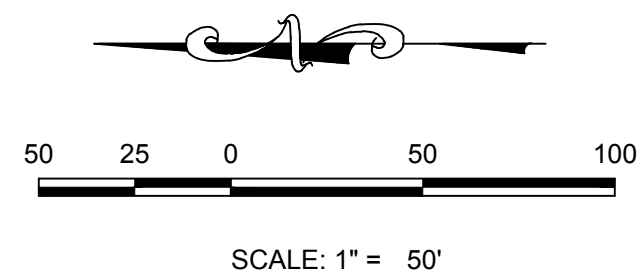
ESX MANAGEMENT
 7353 South Alton Way
 CENTENNIAL, CO 80112

TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE SHASTA DAISY STREET

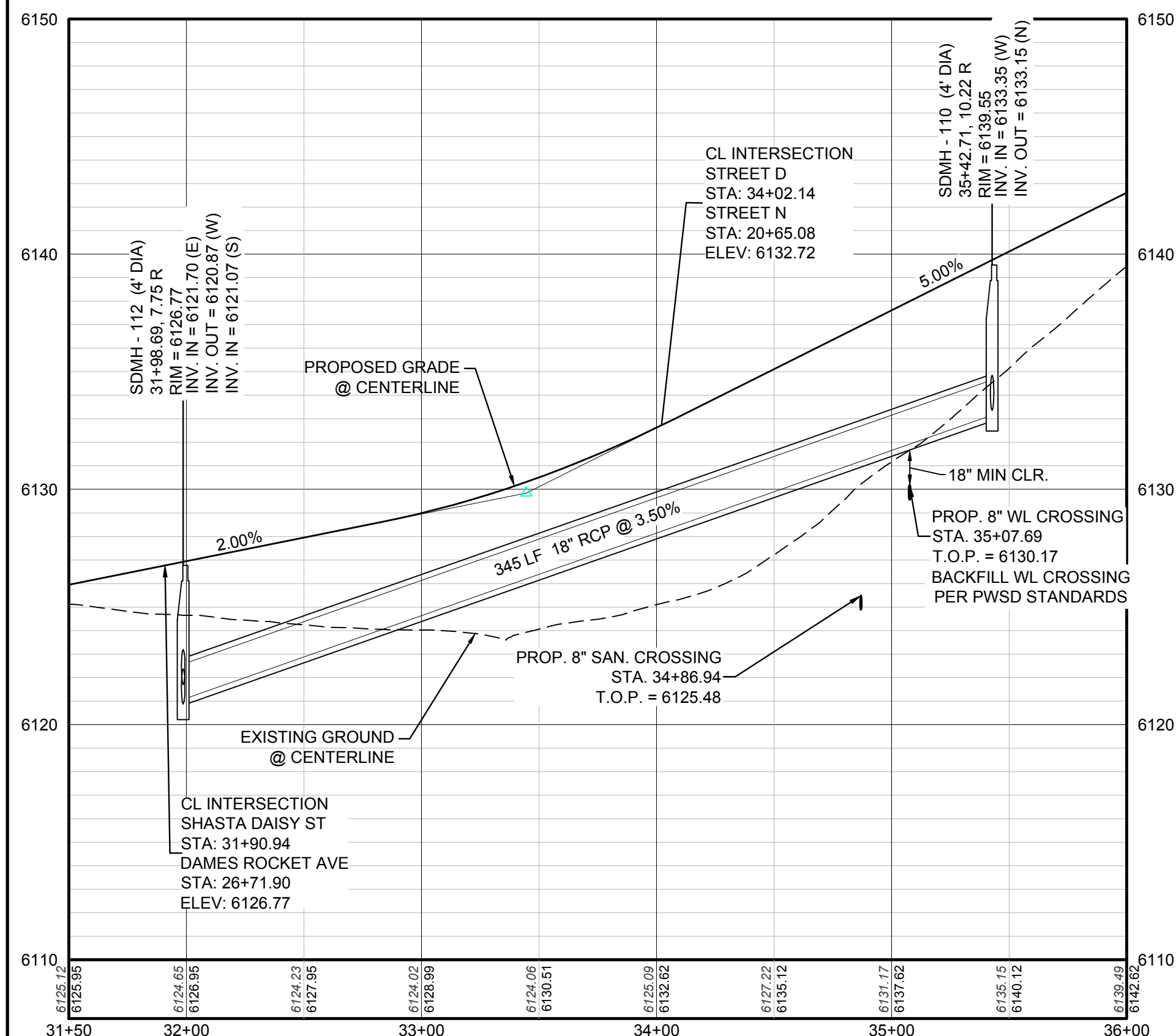
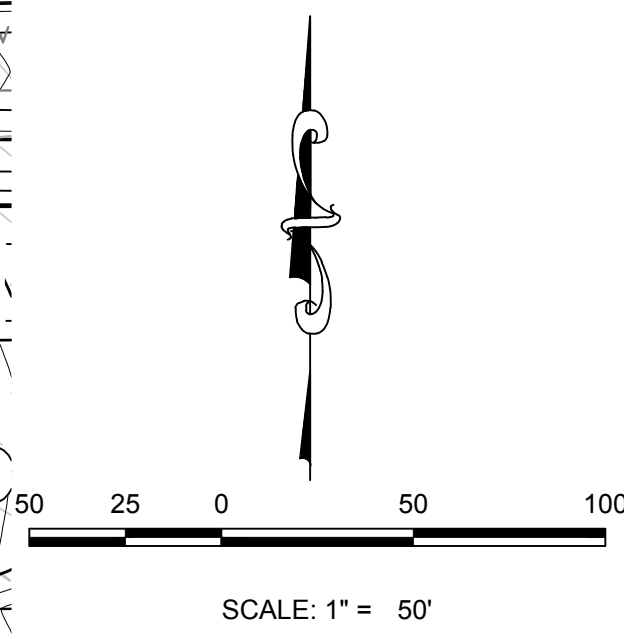
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DRAWN BY:	KJD	CHECKED BY:	JU
SHEET NUMBER:	94	DATE:	APRIL 2017



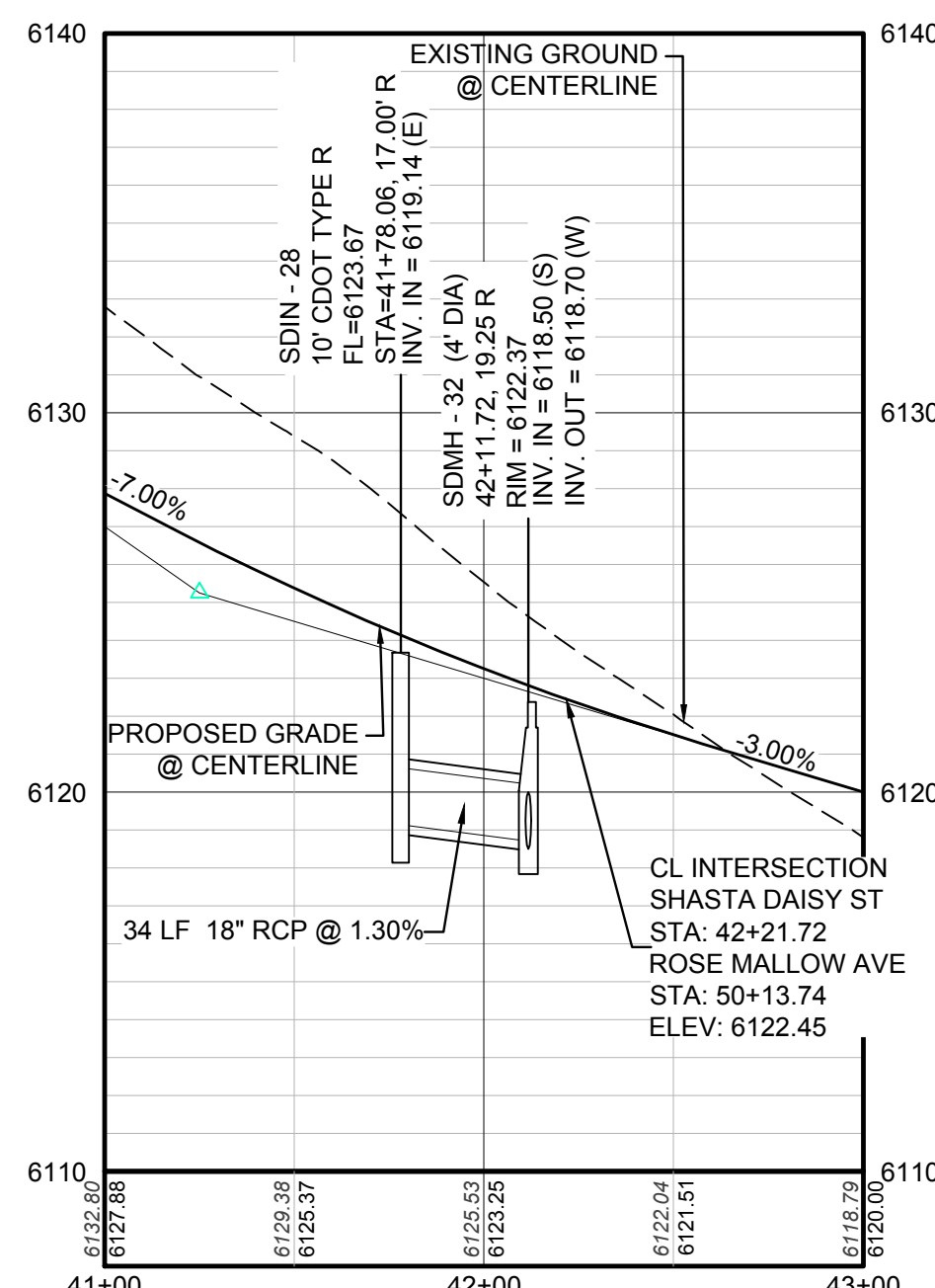
PLAN: SHASTA DAISY STREET STA: 31+50.00 TO 36+00.00
HORIZONTAL SCALE: 1" = 50'



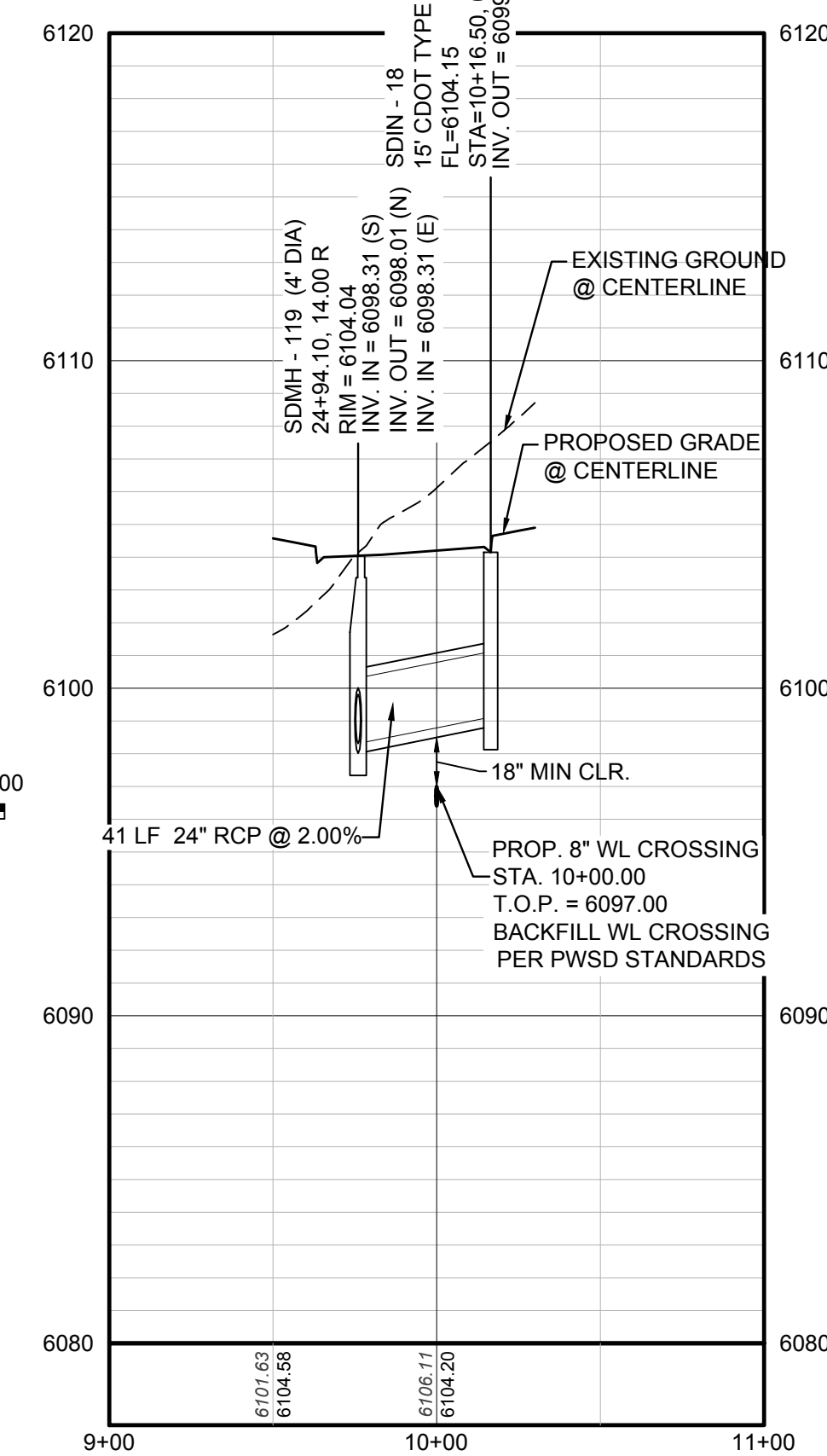
PLAN: SHASTA DAISY STREET STA: 41+00.00 TO 43+00.00
HORIZONTAL SCALE: 1" = 50'



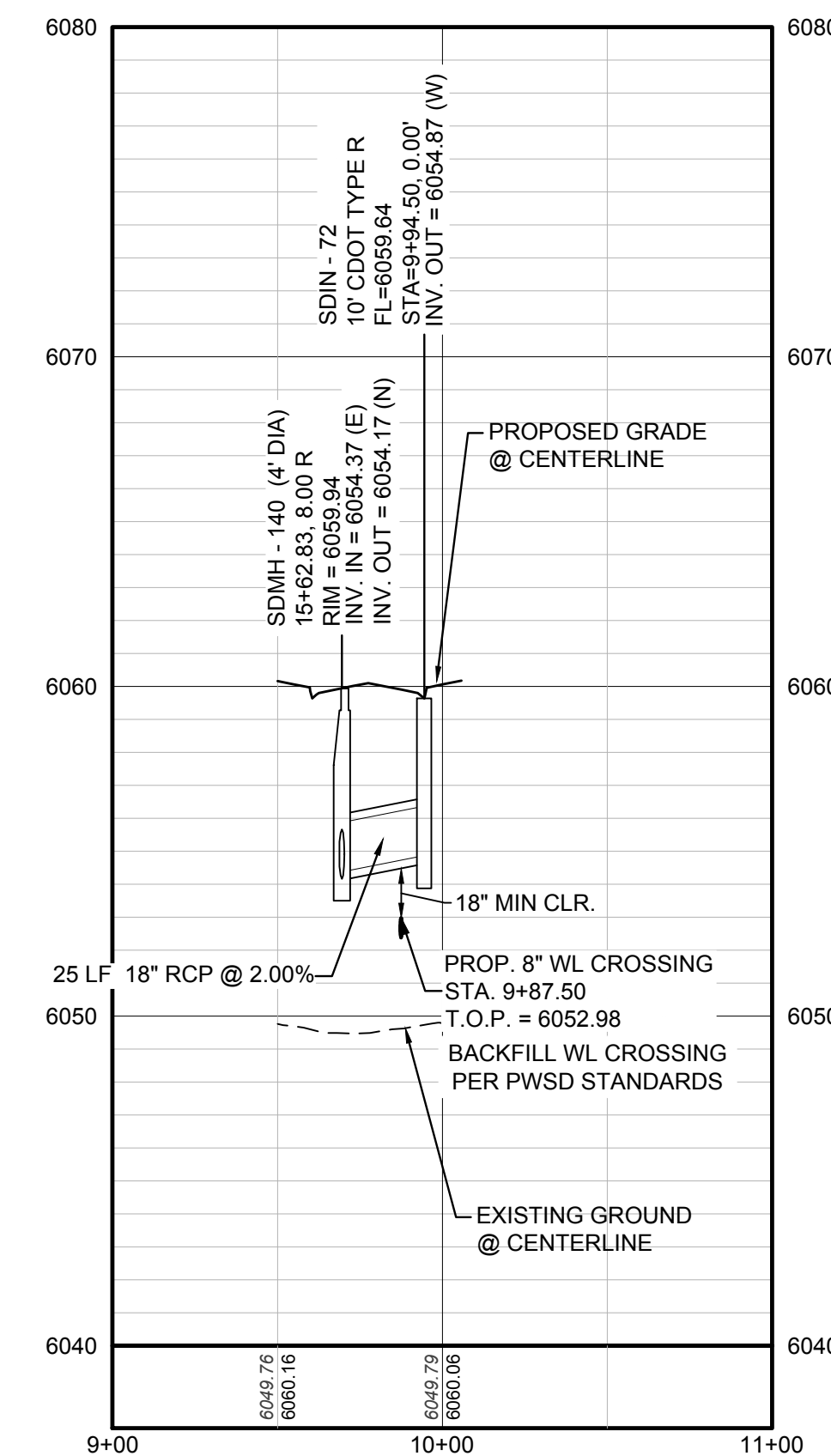
PROFILE: SHASTA DAISY ST STA: 31+50.00 TO 36+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



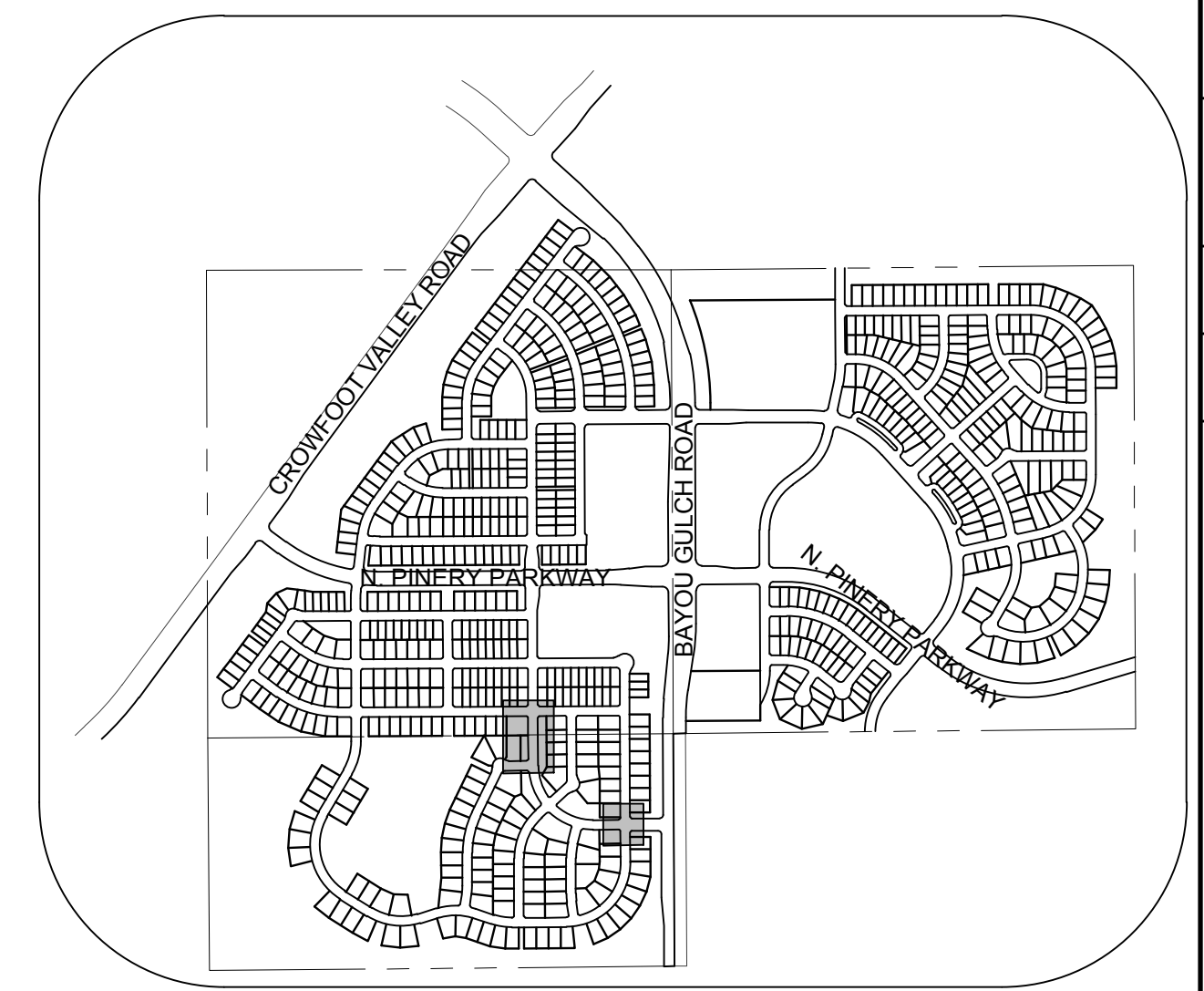
PROFILE: SHASTA DAISY ST STA: 41+00.00 TO 43+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 19 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50' (SEE SHEET 94)
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 39 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50' (SEE SHEET 97)
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	1.0%	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
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N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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BENCHMARK
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 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.

10338 E. Dry Creek Rd., Suite 410
Englewood, Colorado 80150
Tel: (720) 482-9526 Fax: (720) 482-9548

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

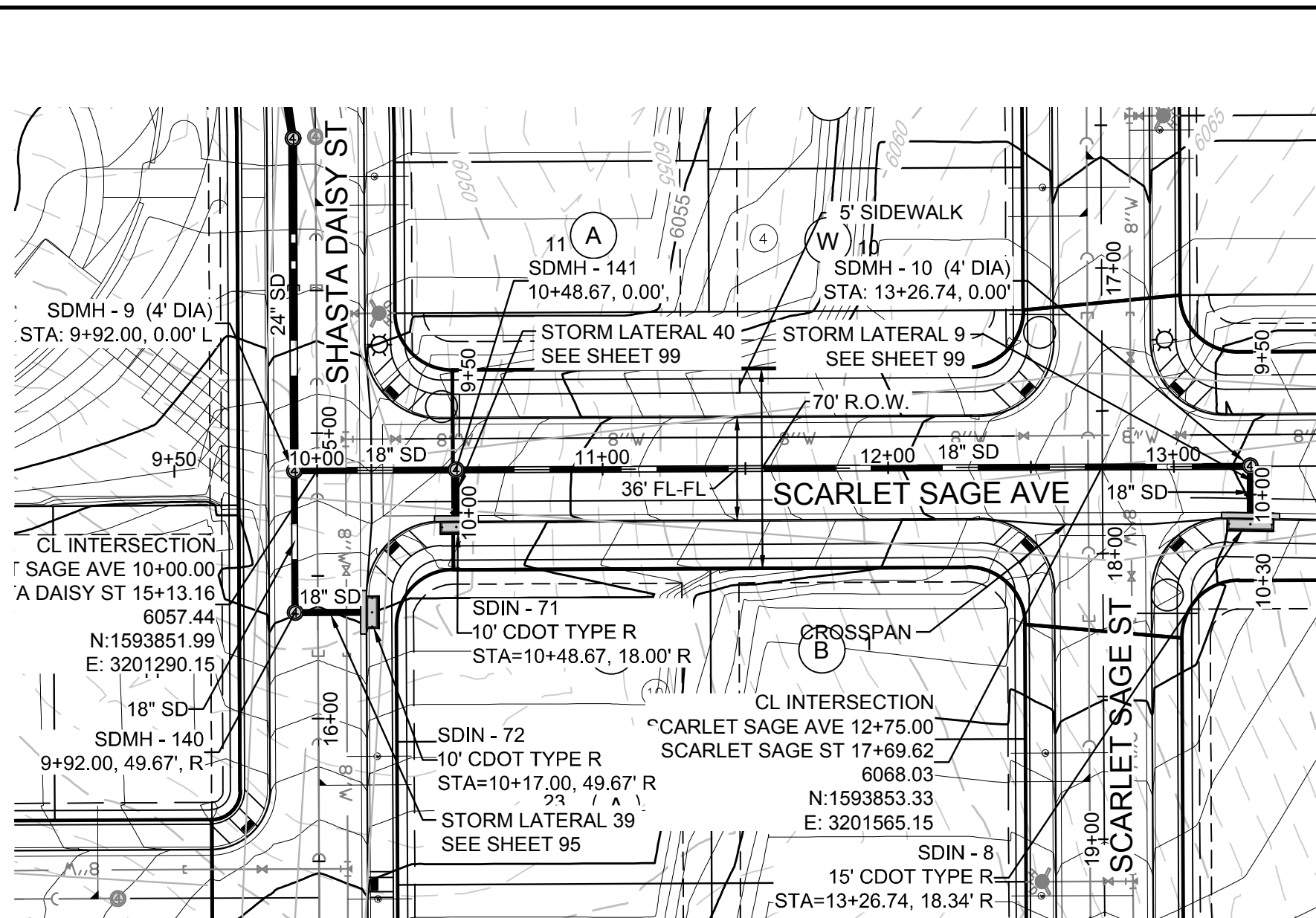
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

SCALE: AS SHOWN FILE NO: 8130283701

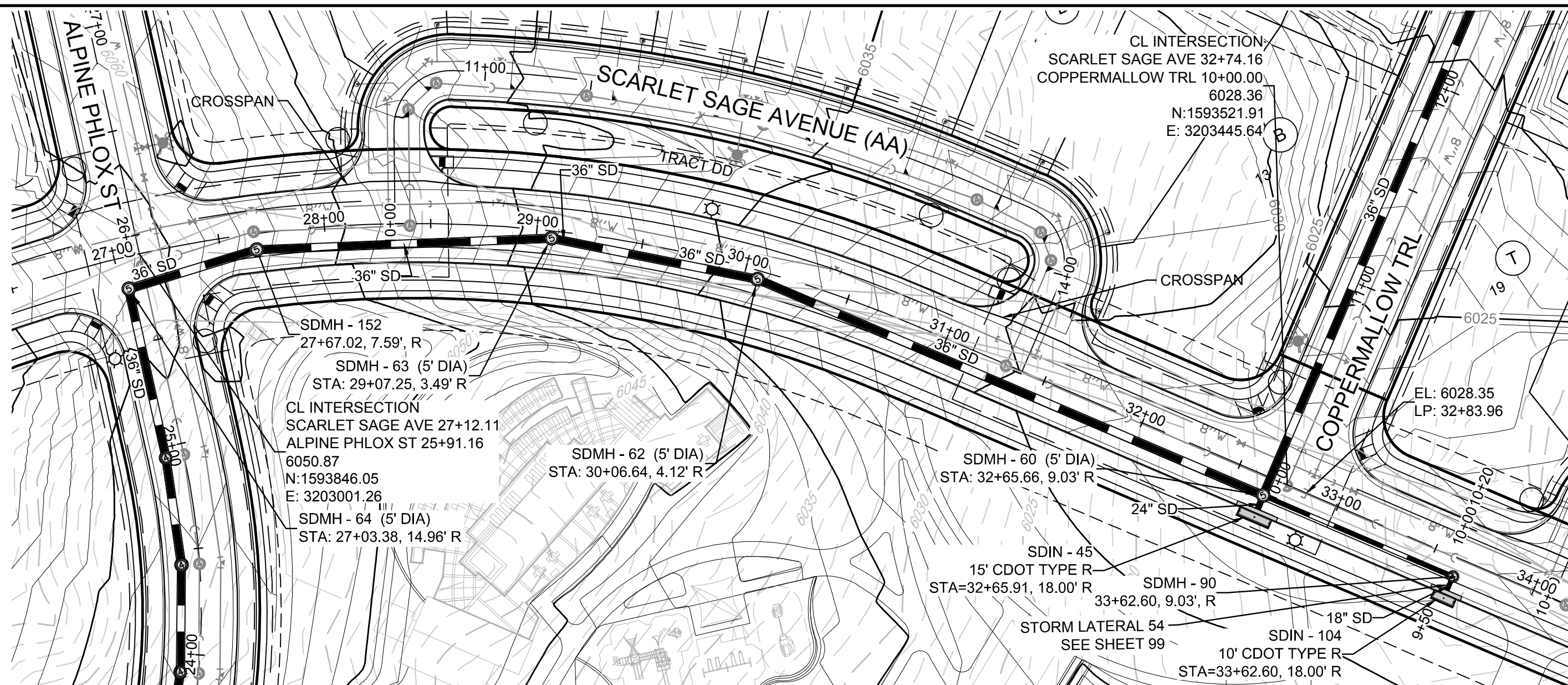
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SHEET NUMBER 95

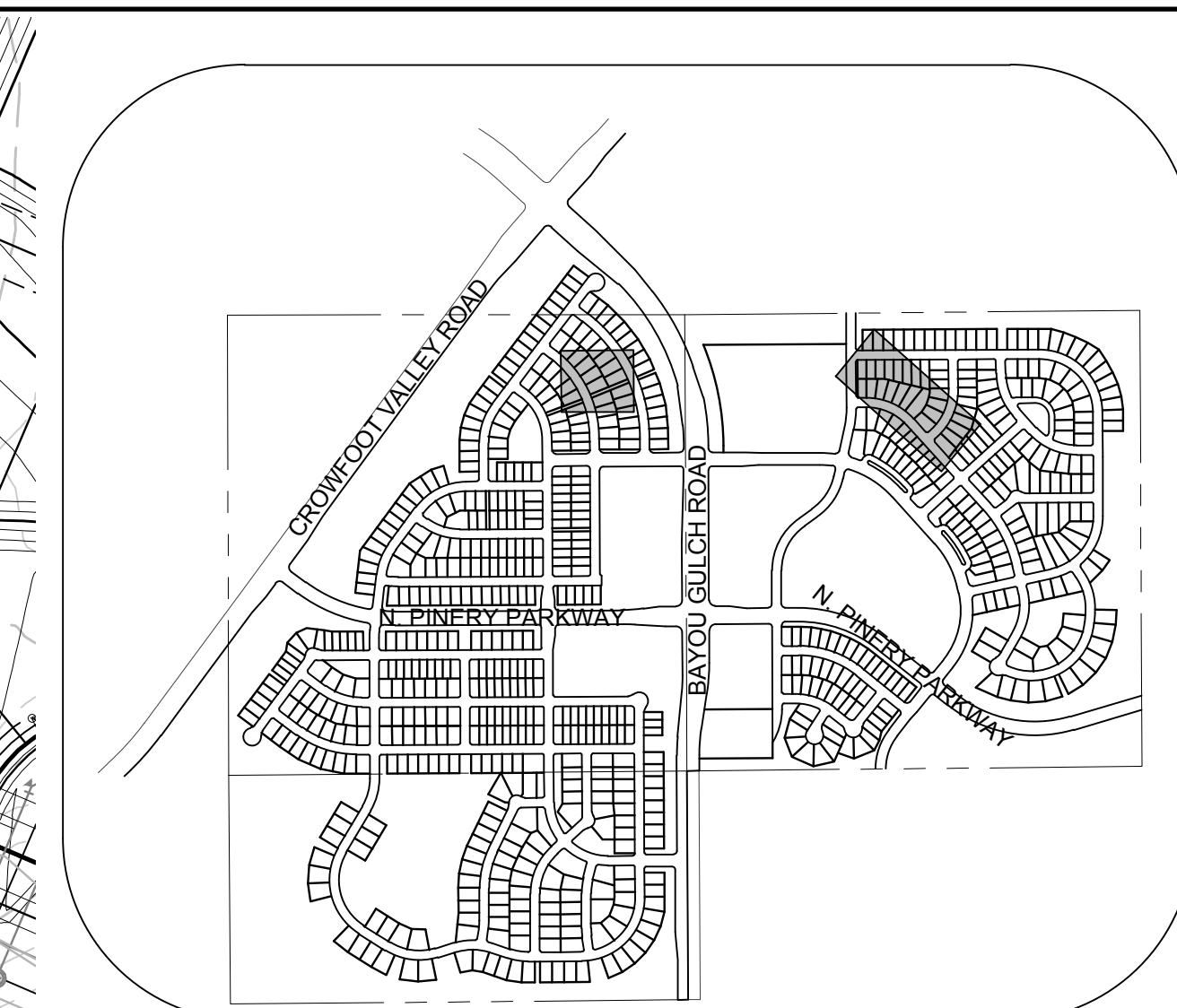
Town of Parker, Director of Engineering DATE



PLAN: SCARLET SAGE AVENUE STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'

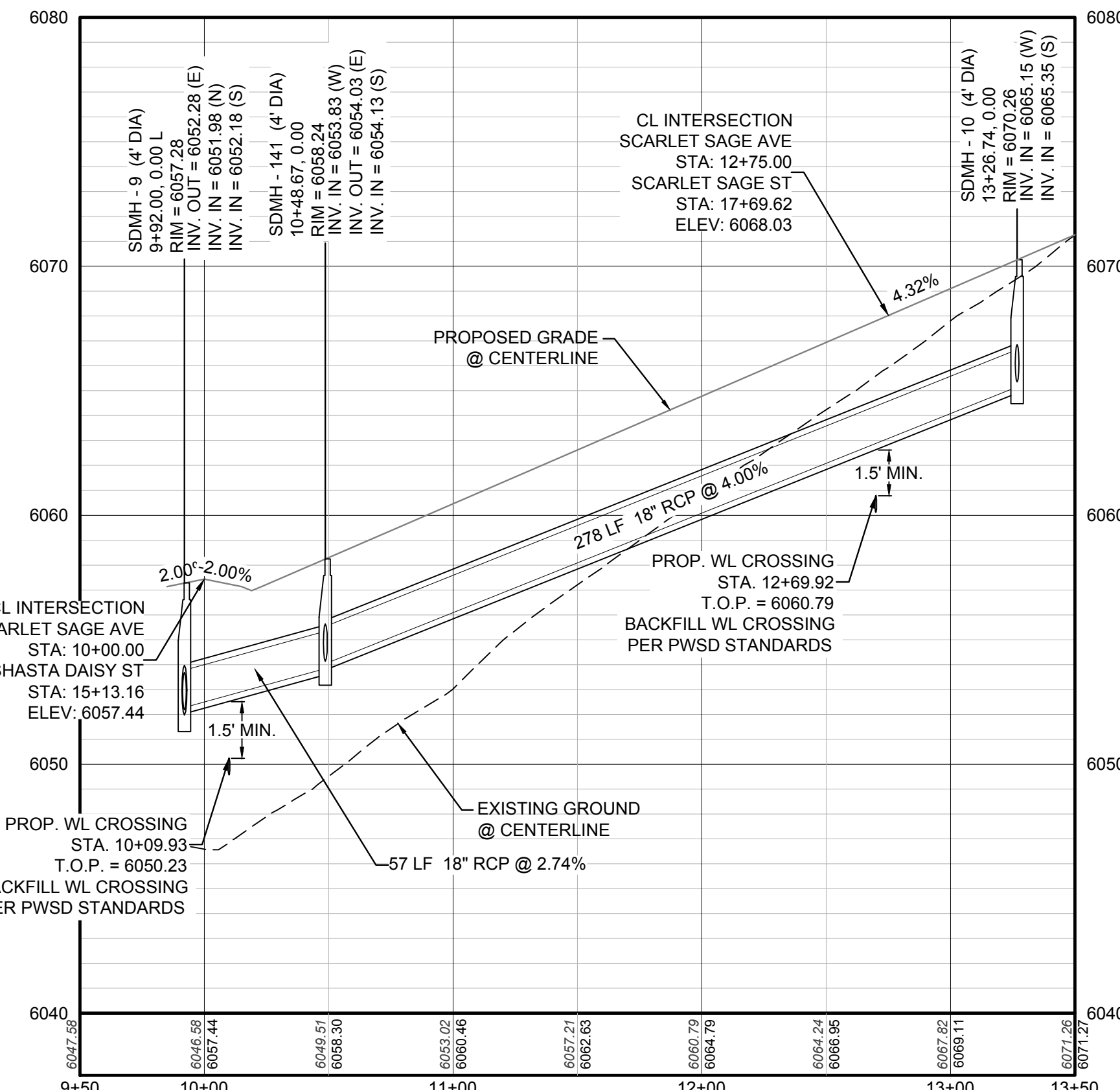


PLAN: SCARLET SAGE AVENUE STA: 26+50.00 TO 34+00.00
HORIZONTAL SCALE: 1" = 50'

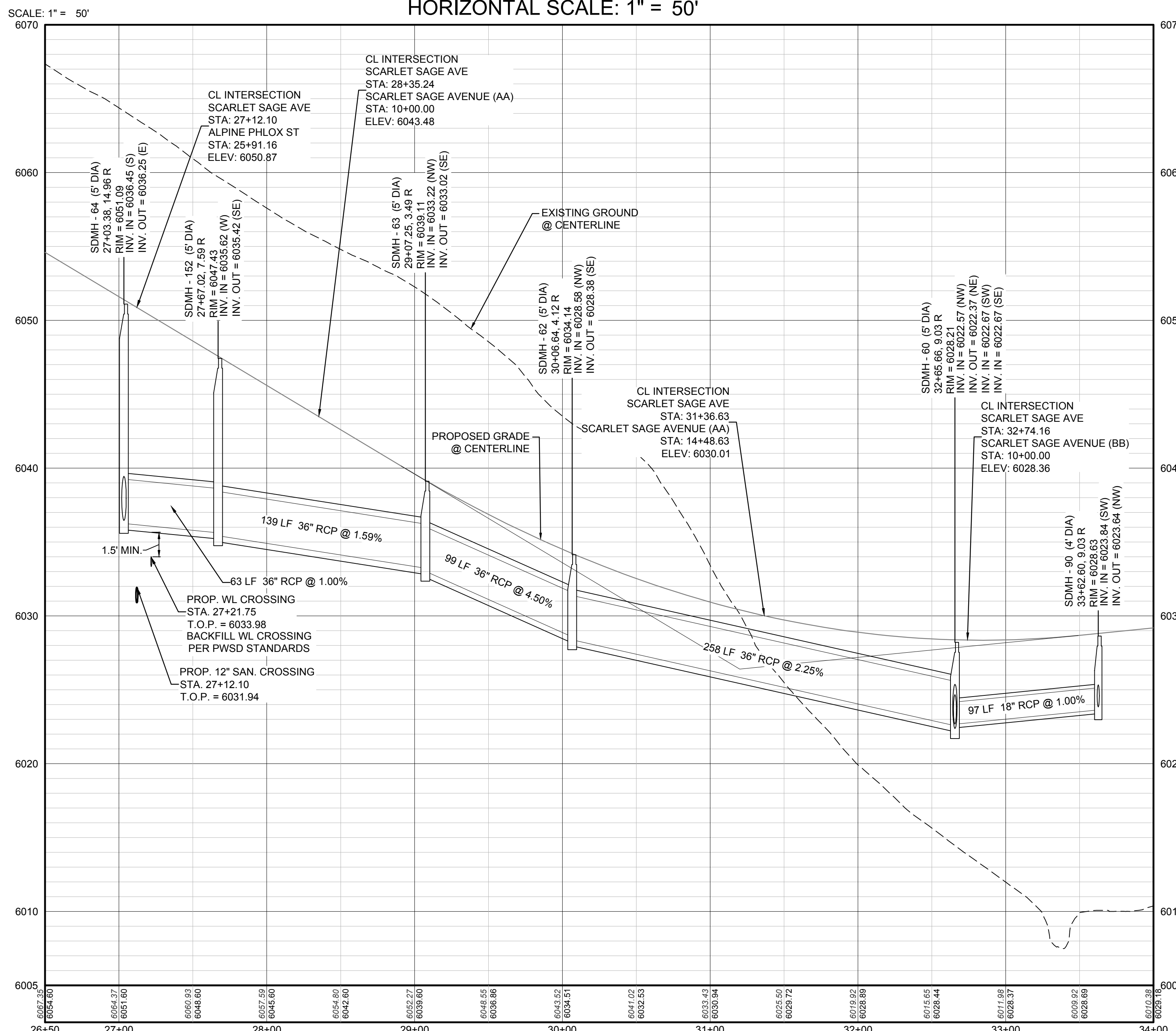


KEYMAP
N.T.S.
LEGEND

	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



PROFILE: SCARLET SAGE AVENUE STA: 9+50.00 TO 13+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVENUE STA: 26+50.00 TO 34+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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.

BENCHMARK:
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

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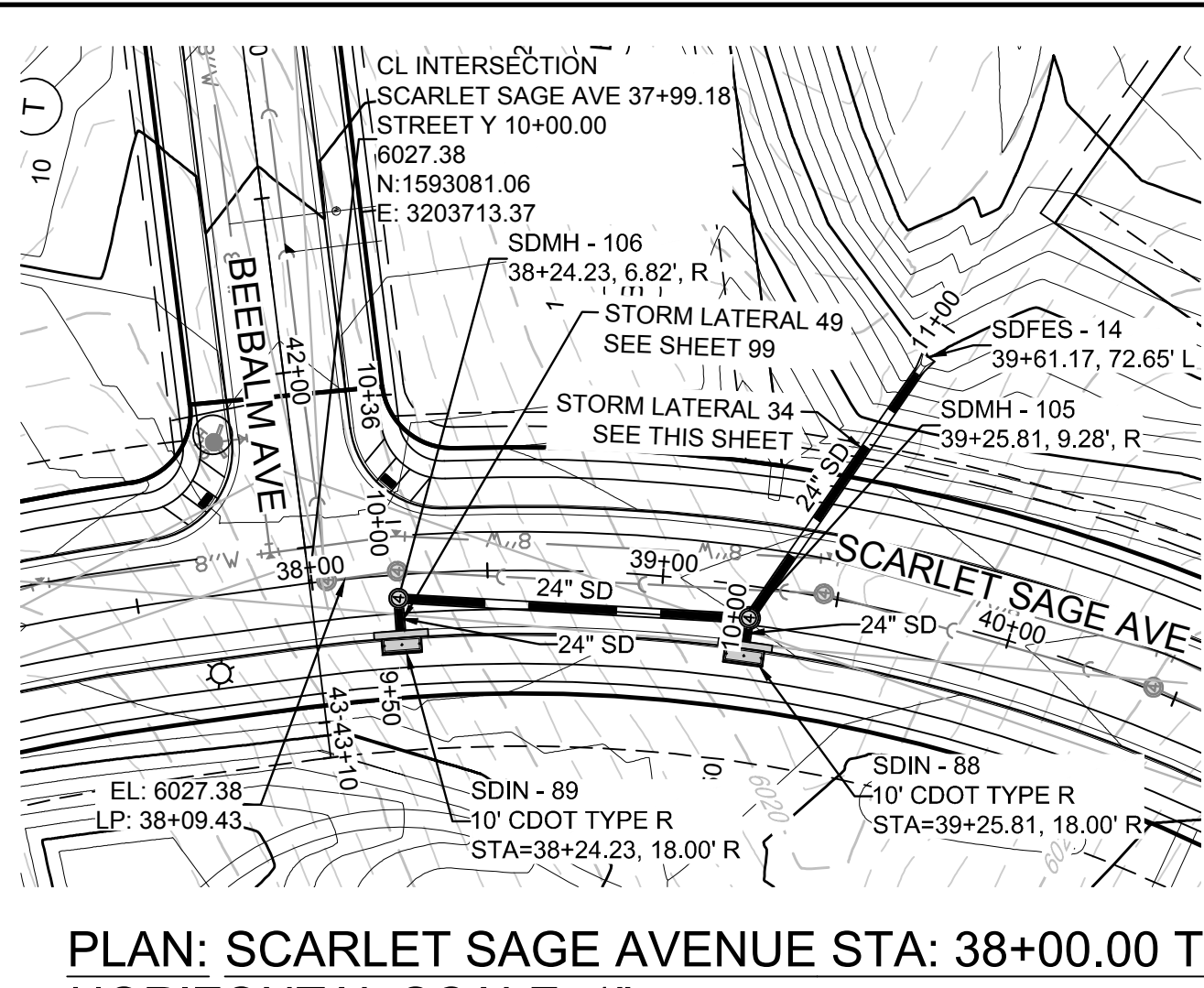
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

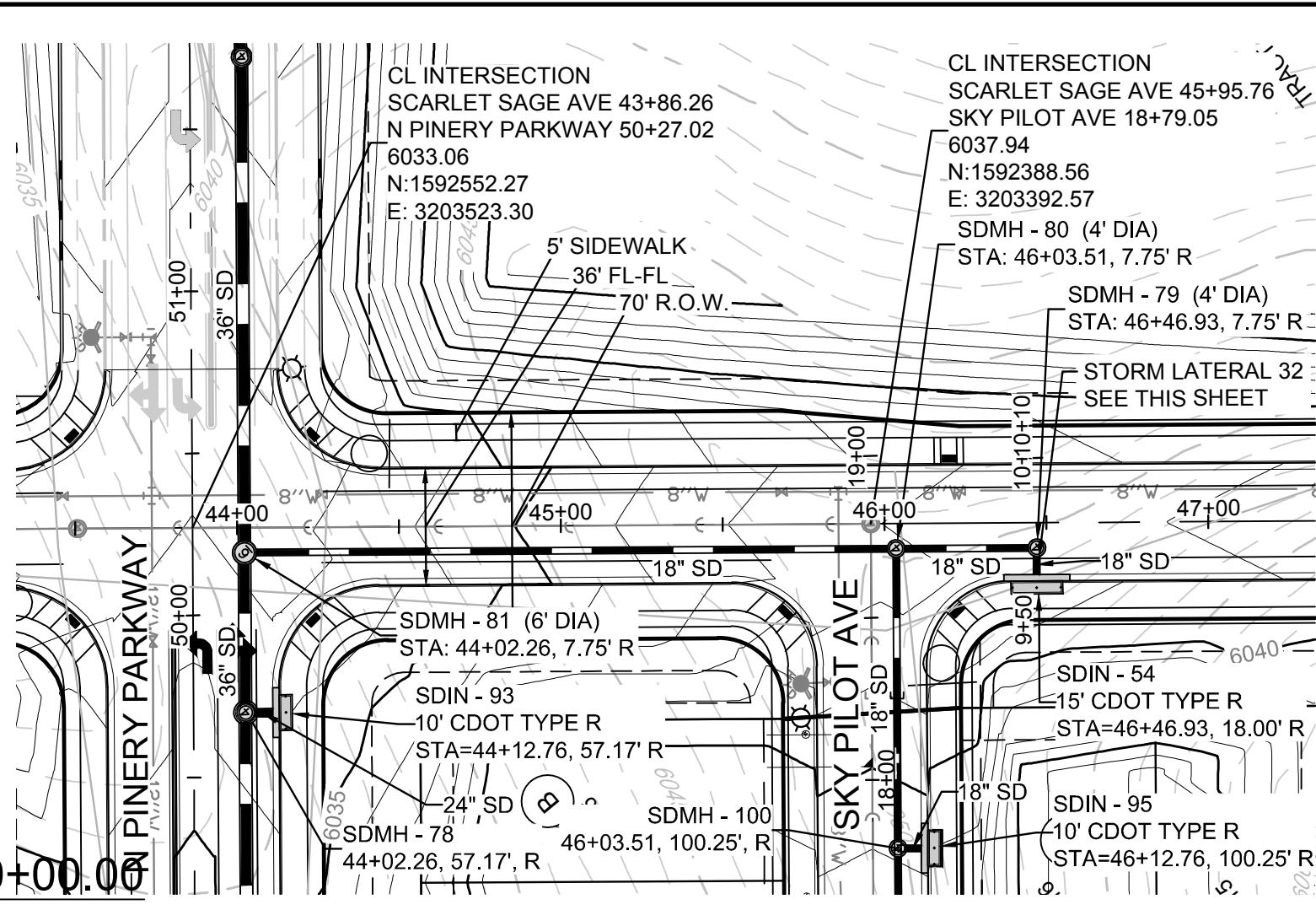
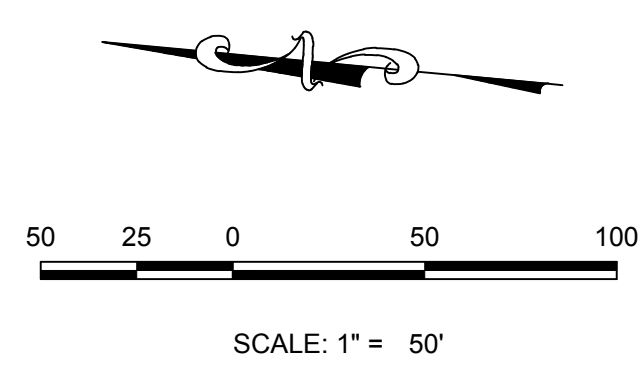
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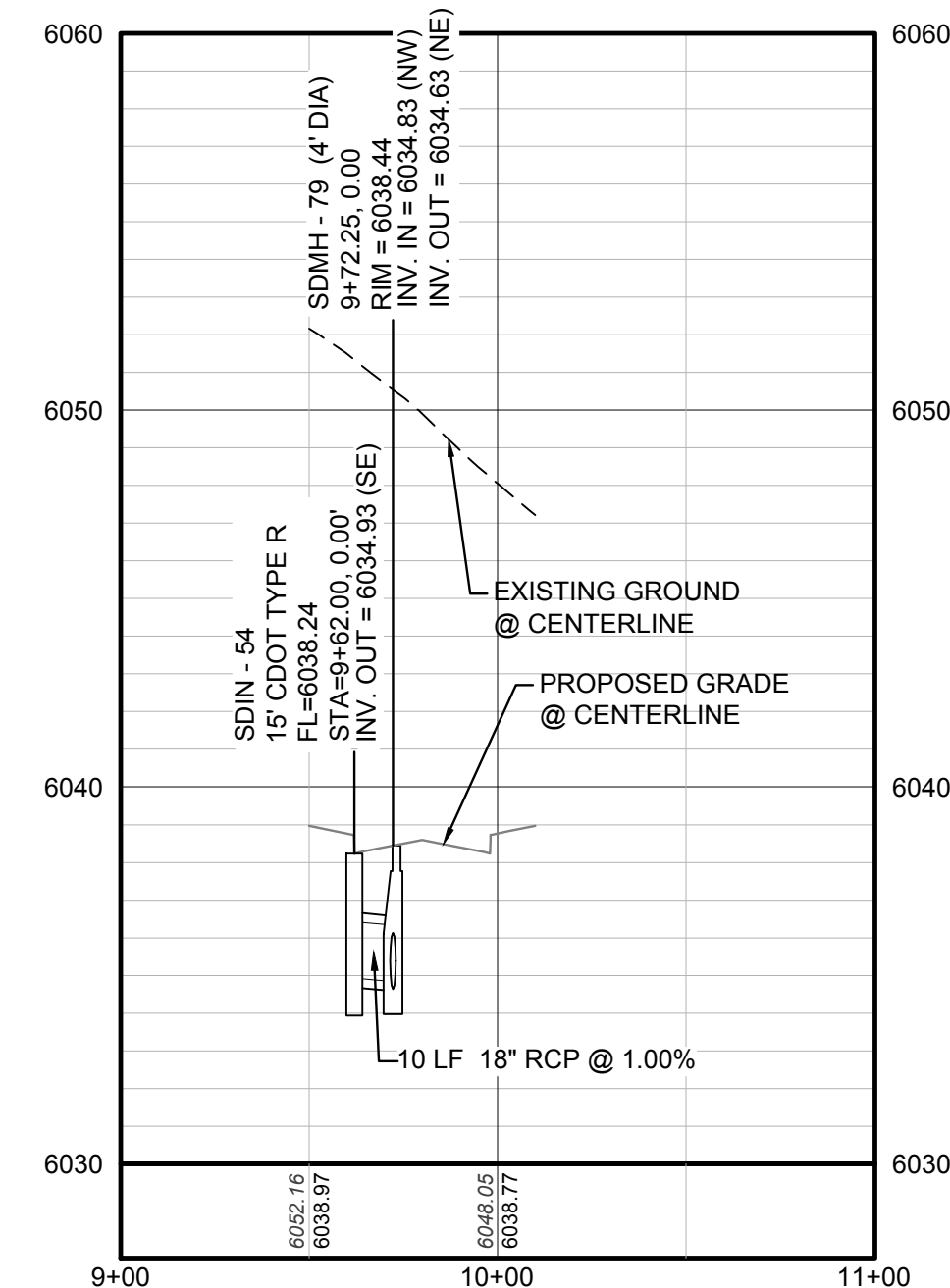
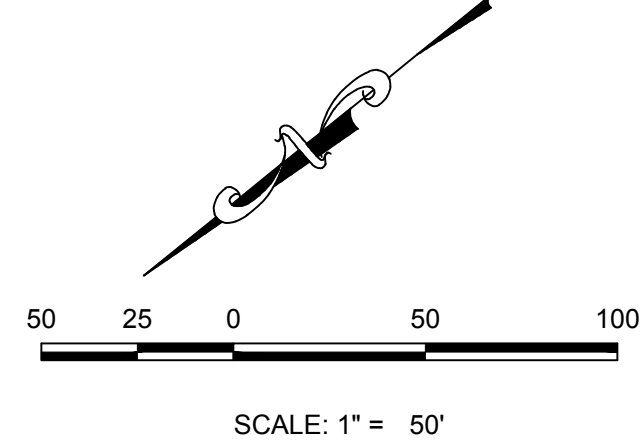
10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE SCARLET SAGE AVENUE
DRAWN BY: KJD CHECKED BY: JU DATE: APRIL 2017	SCALE: AS SHOWN FILE NO: 8130283701
SHEET NUMBER: 97	Revisions: No. Date Init. Appr. Date



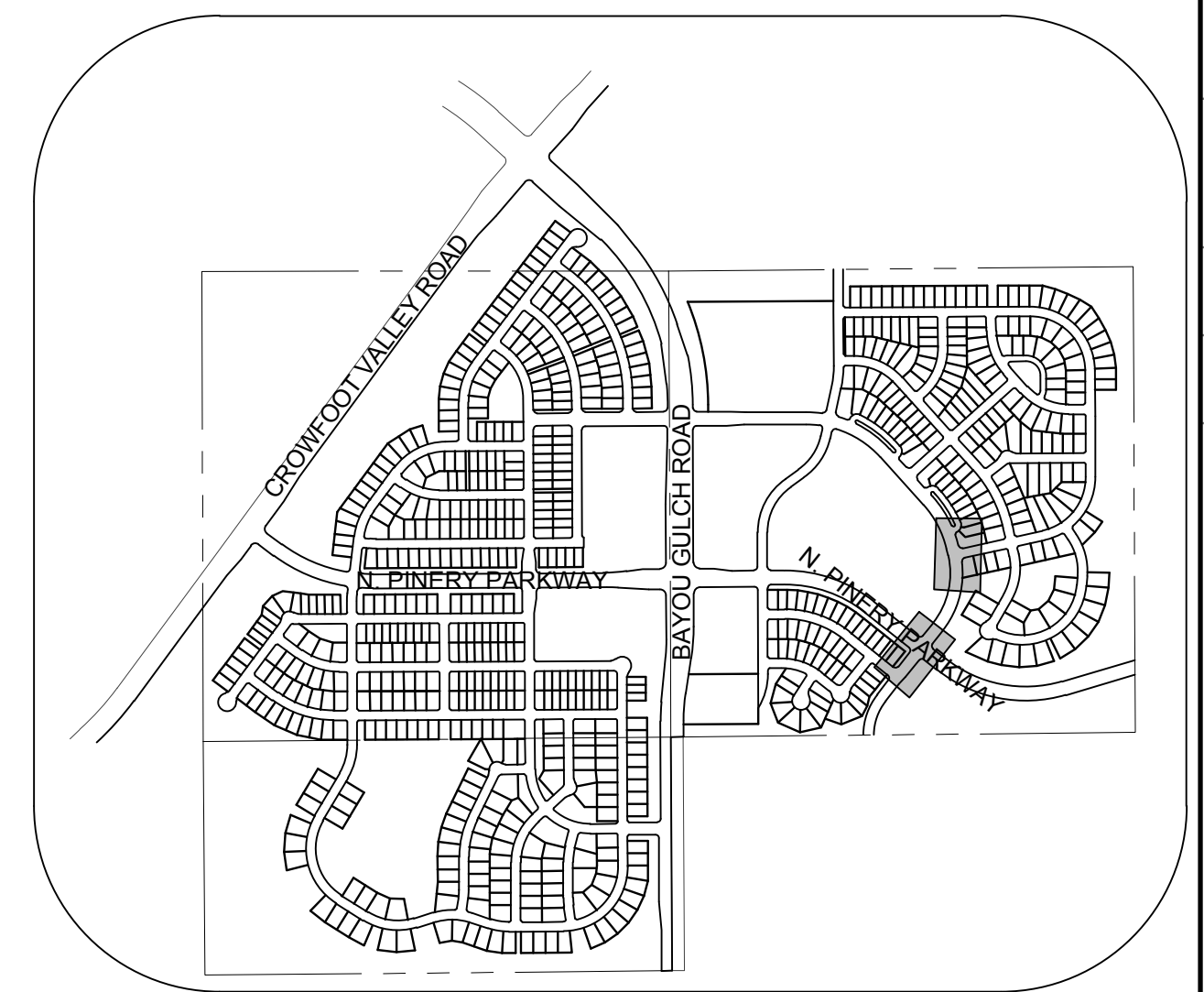
PLAN: SCARLET SAGE AVENUE STA: 38+00.00 TO 40+00.00
HORIZONTAL SCALE: 1" = 50'



PLAN: SCARLET SAGE AVENUE STA: 43+50.00 TO 47+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 32 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

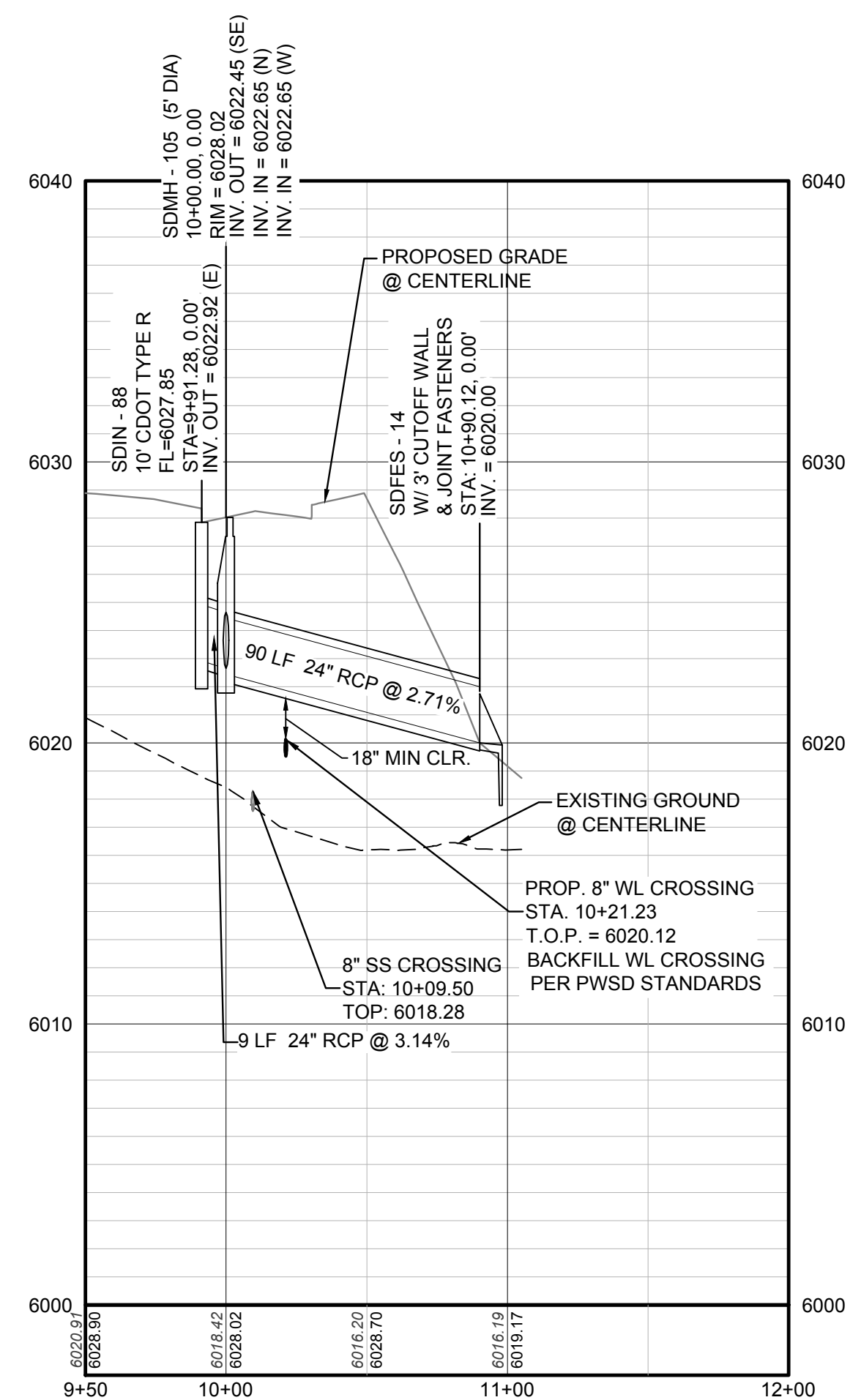


KEYMAP
N.T.S.
LEGEND

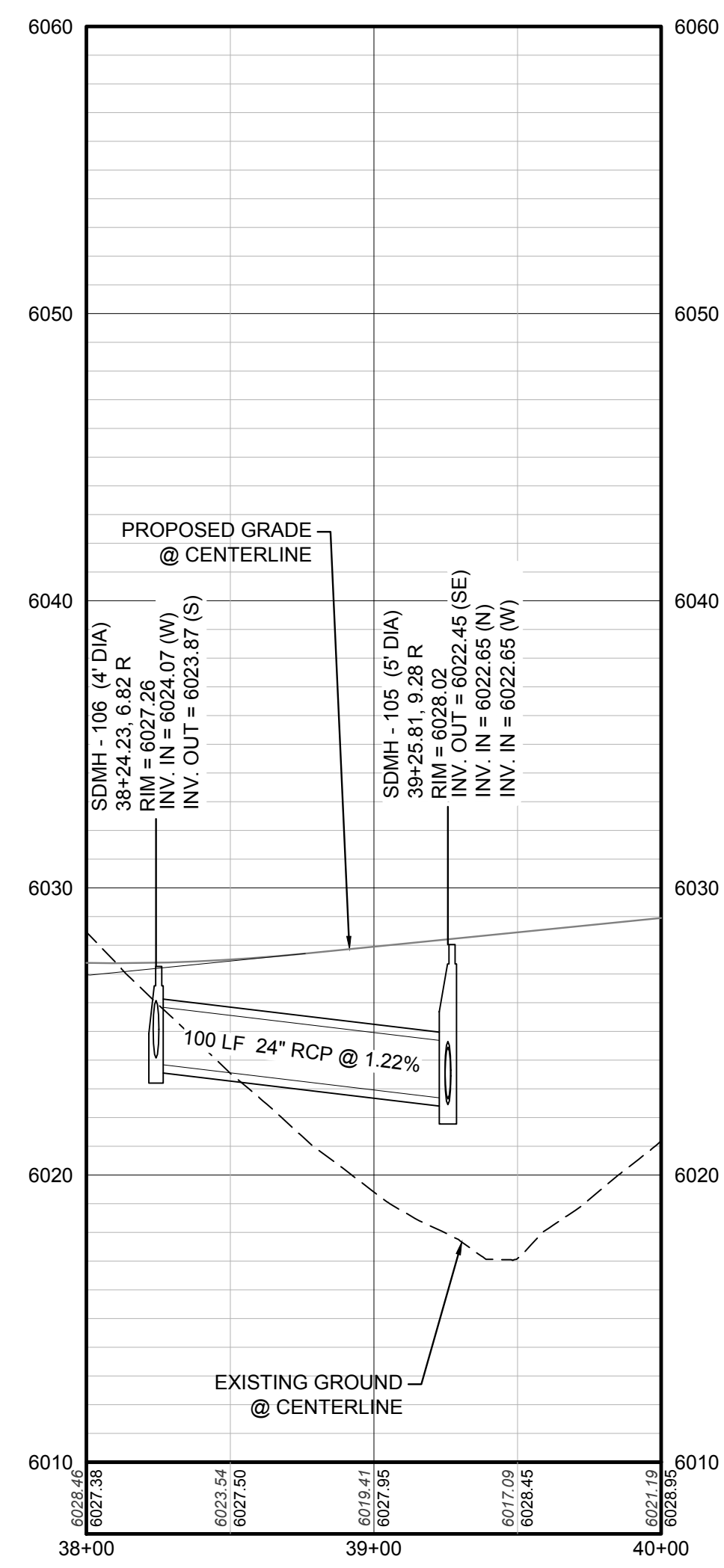
②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊞	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊞	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊞	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊞	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊞	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊞	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊞	PROPOSED LOW POINT BLOW-OFF	5607	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊞	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
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ABBREVIATIONS

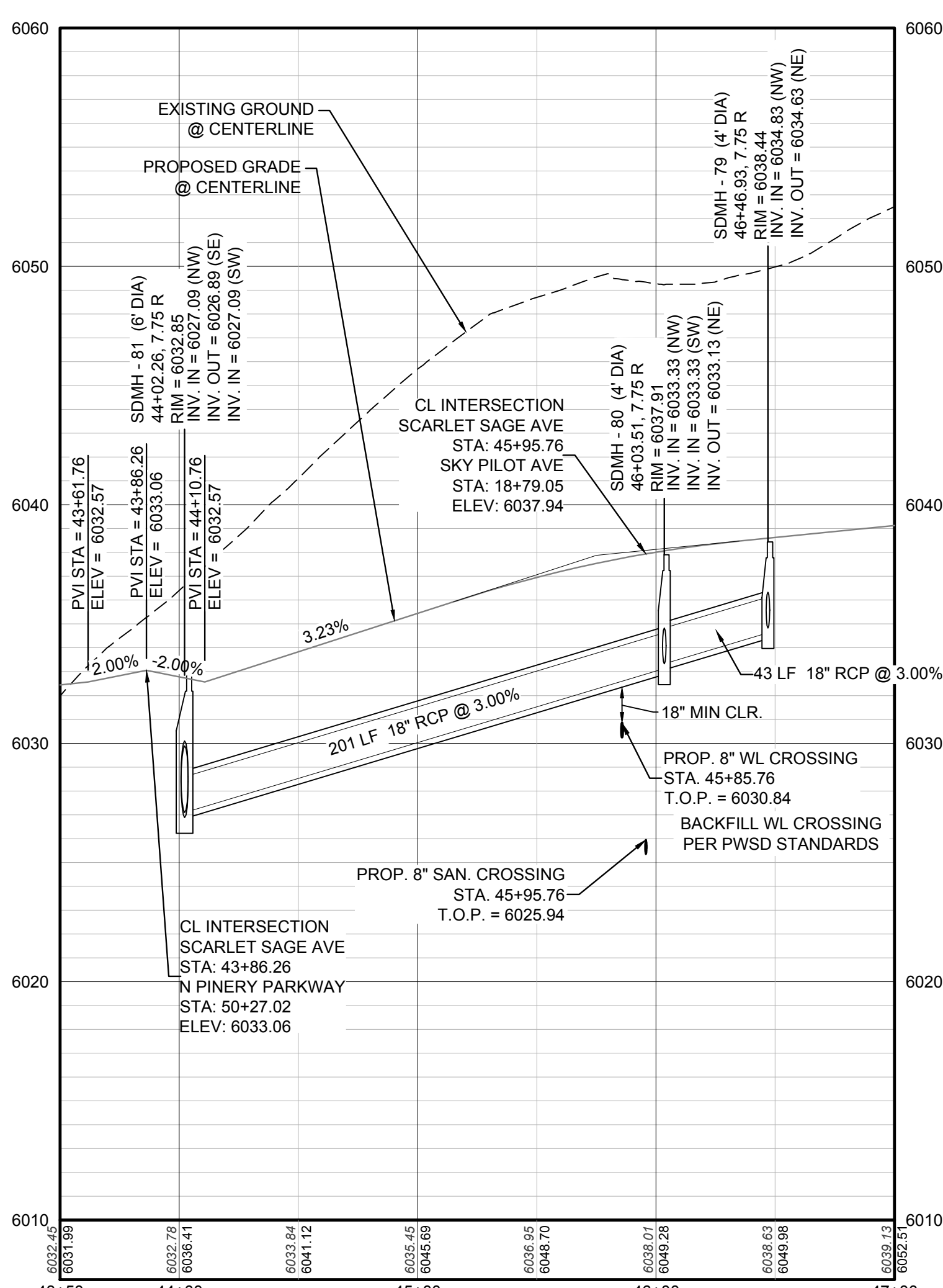
AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
BVP	BEGIN VERTICAL PROFILE	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	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.P.	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: STORM LATERAL 34 STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVE STA: 38+00.00 TO 40+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVE STA: 43+50.00 TO 47+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
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.

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.

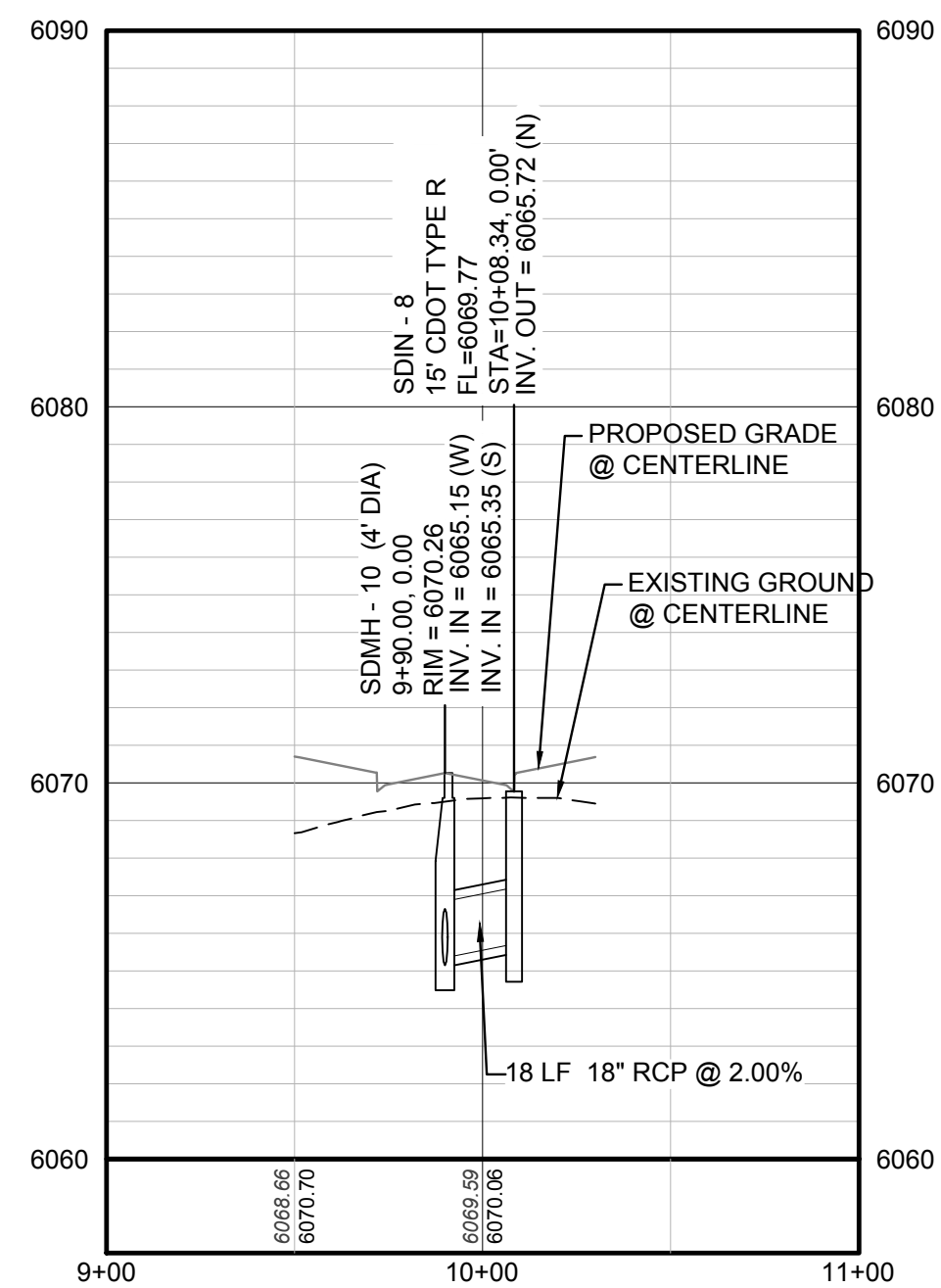
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING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

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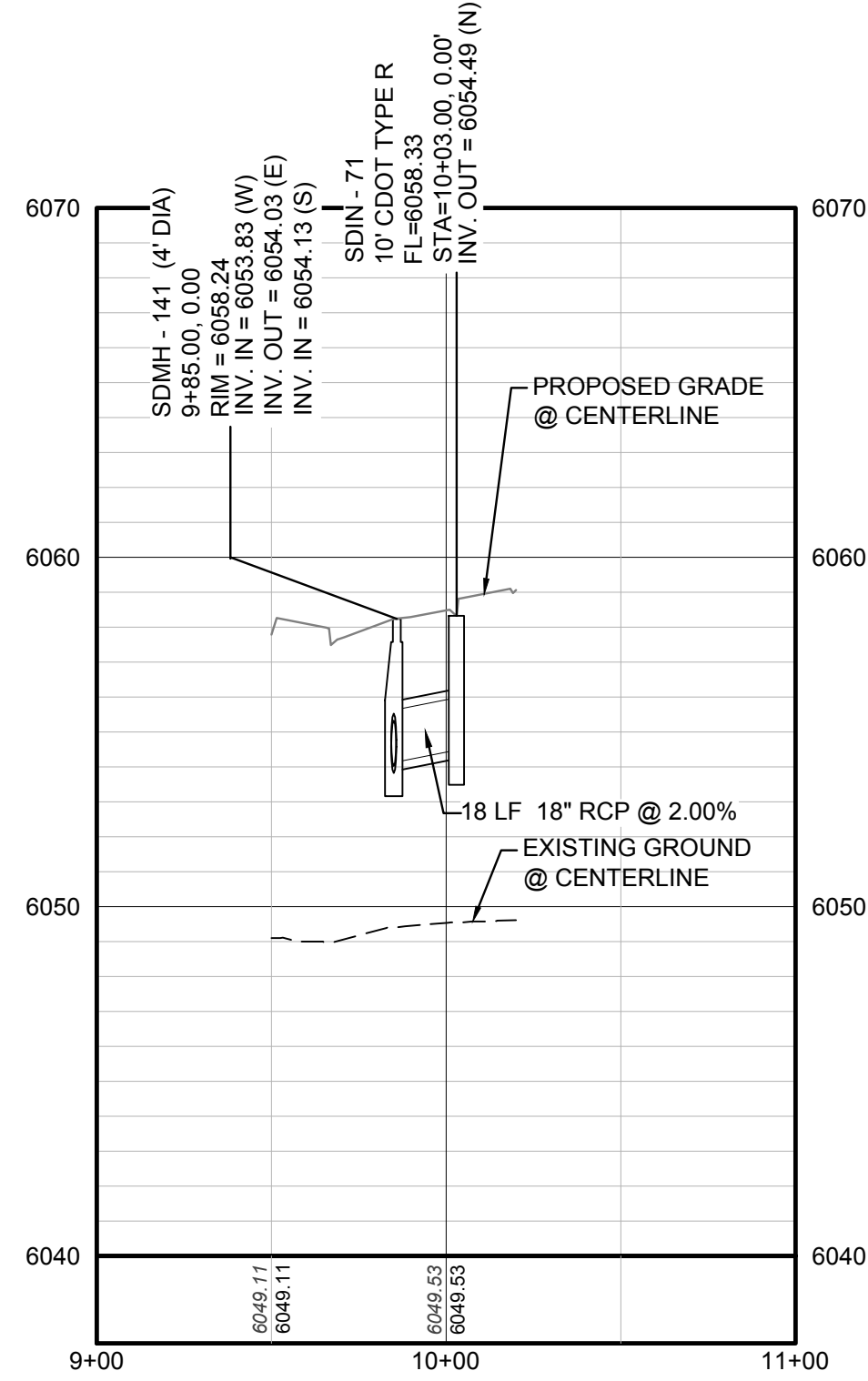
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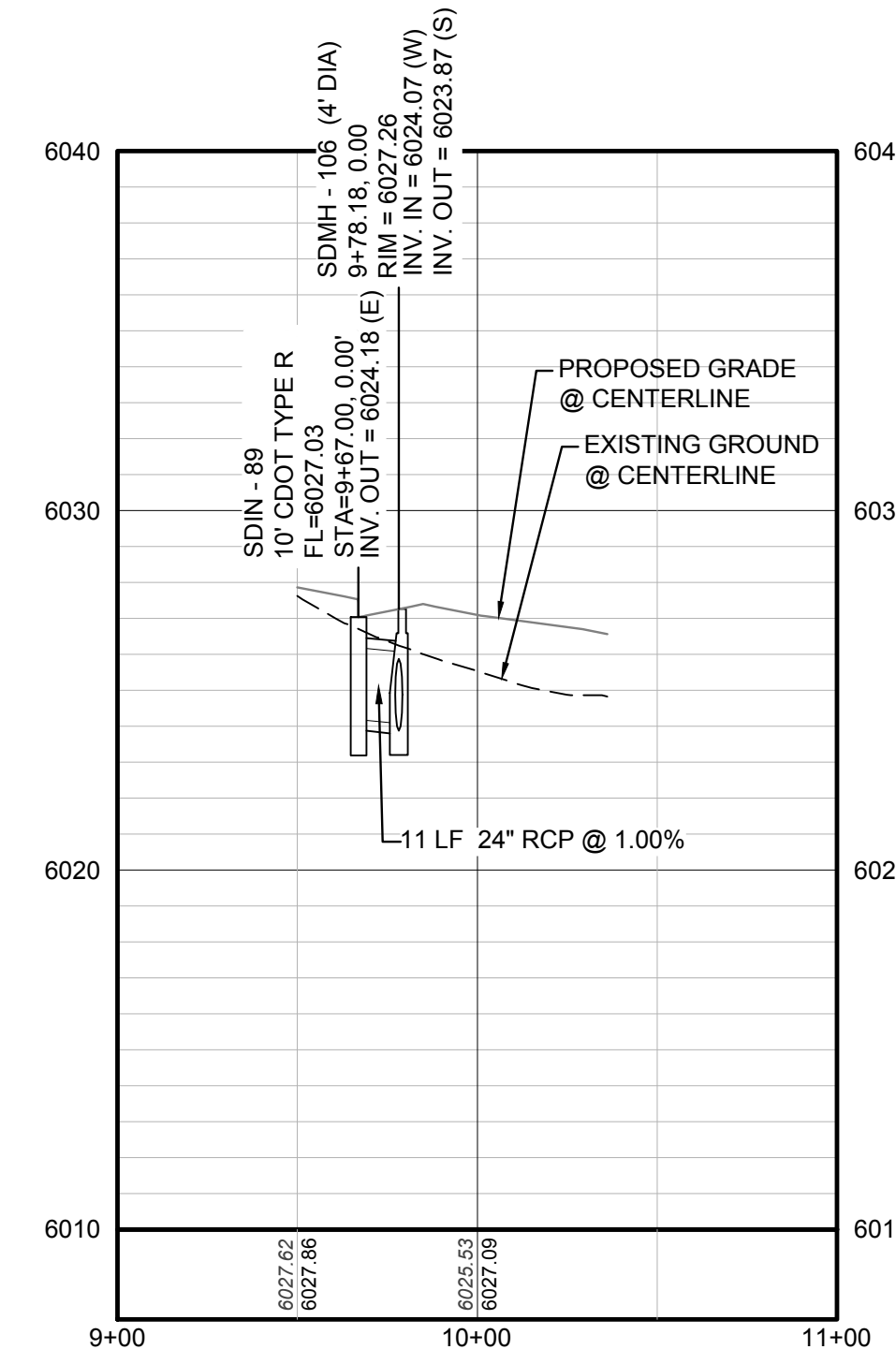
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DATE:	APRIL 2017			
	TOWN OF PARKER, DIRECTOR OF ENGINEERING			
PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE SCARLET SAGE AVENUE				
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CVL CONSULTANTS 10338 E. Dry Creek Rd. Suite 6410 Englewood, Colorado 80110 Tel: (720) 482-9526 Fax: (720) 482-9546				
No.	Revisions	Date	Init.	Appr.



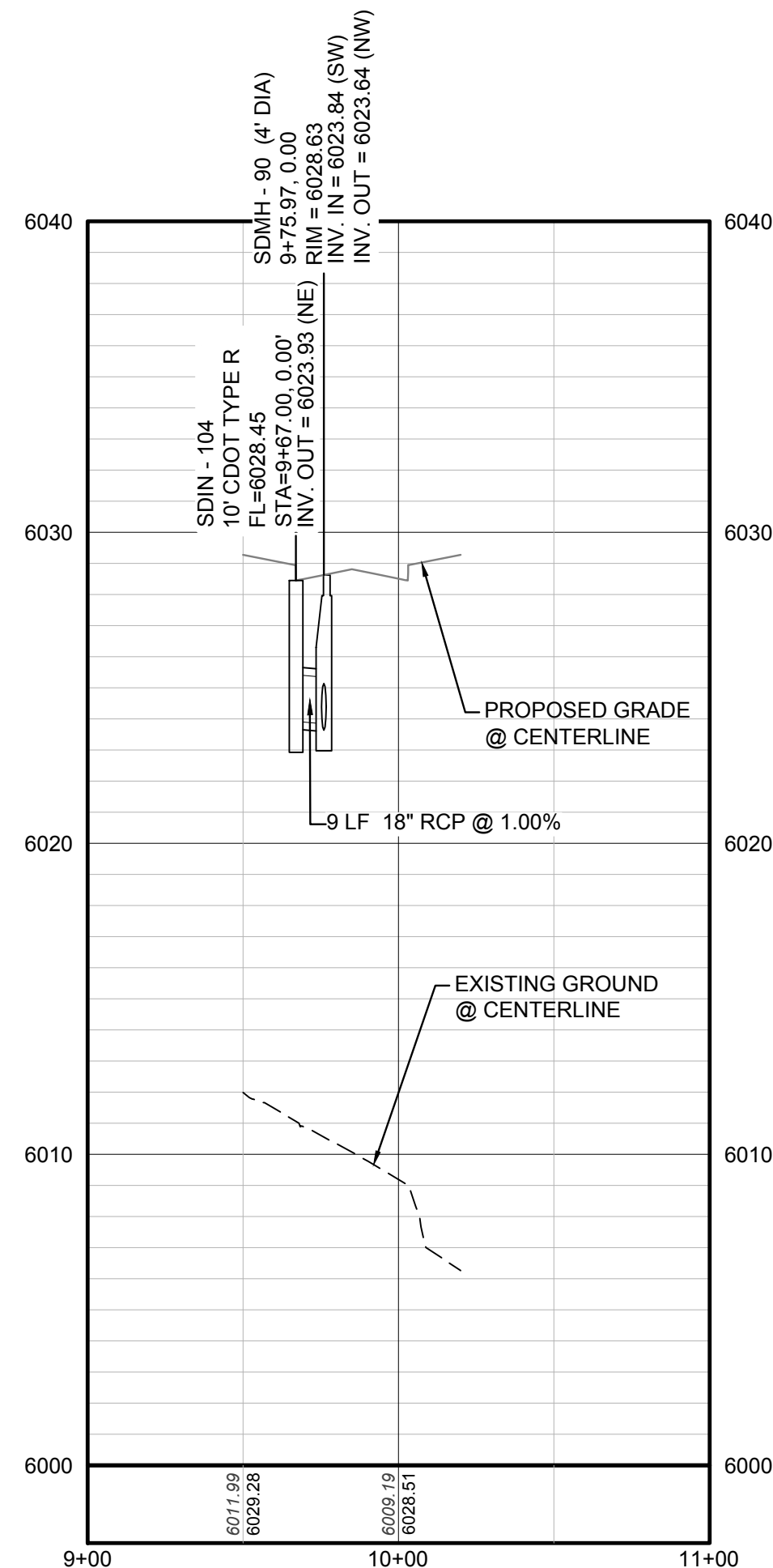
PROFILE: STORM LATERAL 9 STA: 9+00.00 TO 11+00.00
 HORIZONTAL: 1" = 50' (SEE SHEET 97)
 VERTICAL: 1" = 5'



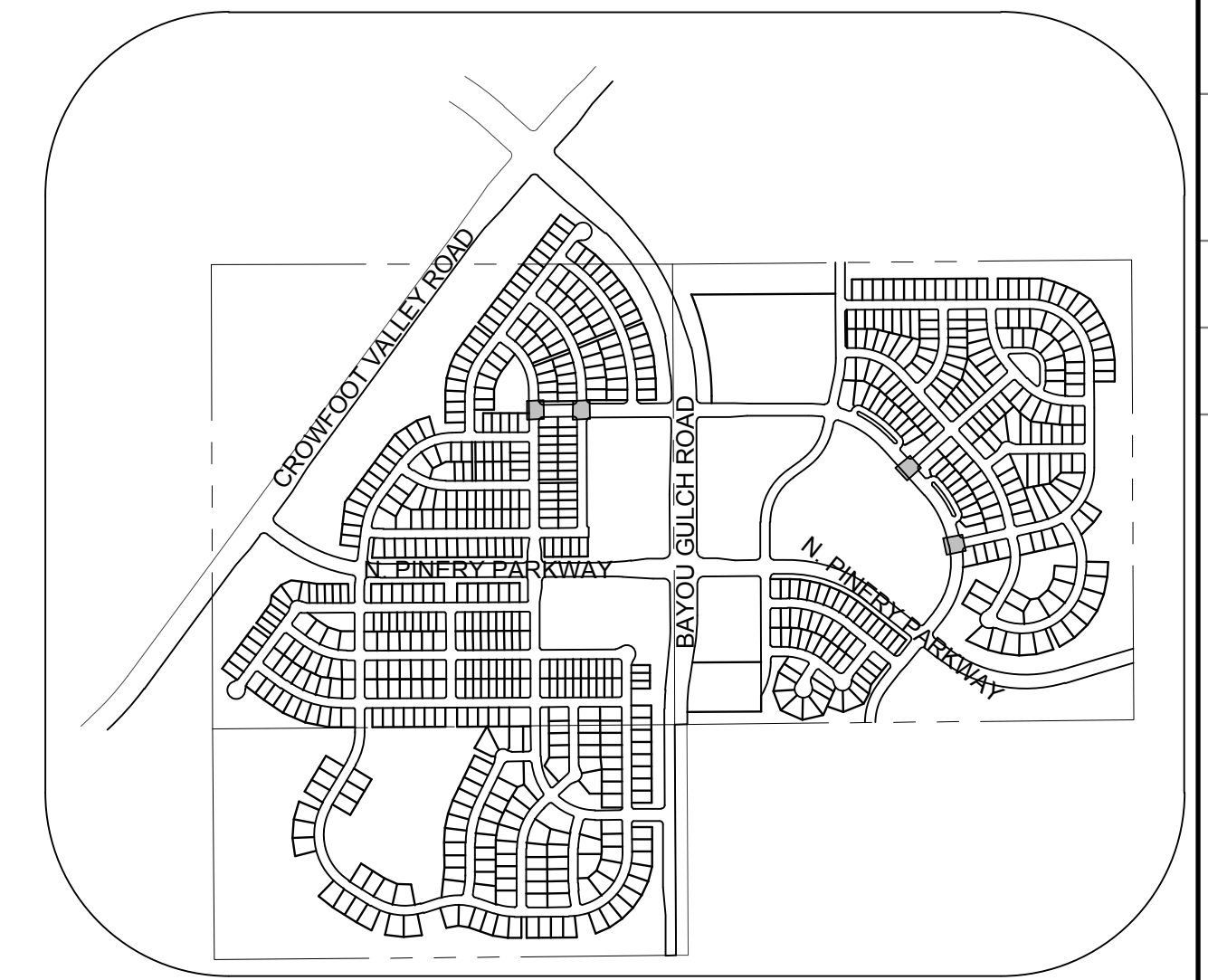
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 HORIZONTAL: 1" = 50' (SEE SHEET 97)
 VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 49 STA: 9+00.00 TO 11+00.00
 HORIZONTAL: 1" = 50' (SEE SHEET 98)
 VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 54 STA: 9+00.00 TO 11+00.00
 HORIZONTAL: 1" = 50' (SEE SHEET 97)
 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	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
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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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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BENCHMARK
 DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

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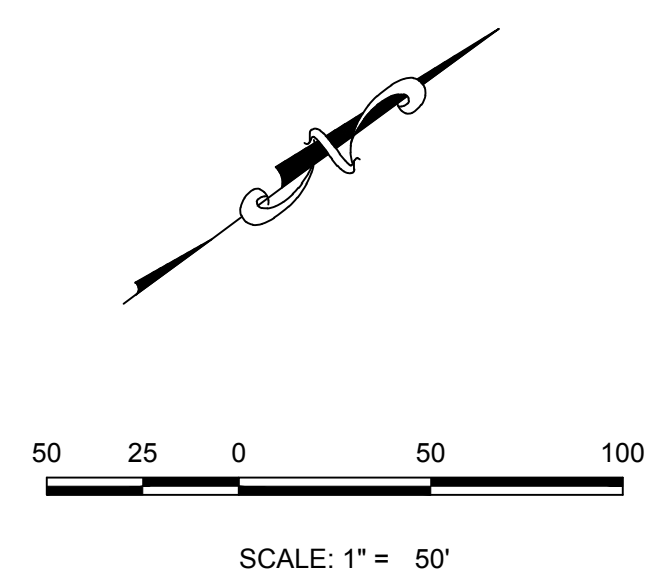
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
 STORM PLAN & PROFILE
 SCARLET SAGE AVENUE

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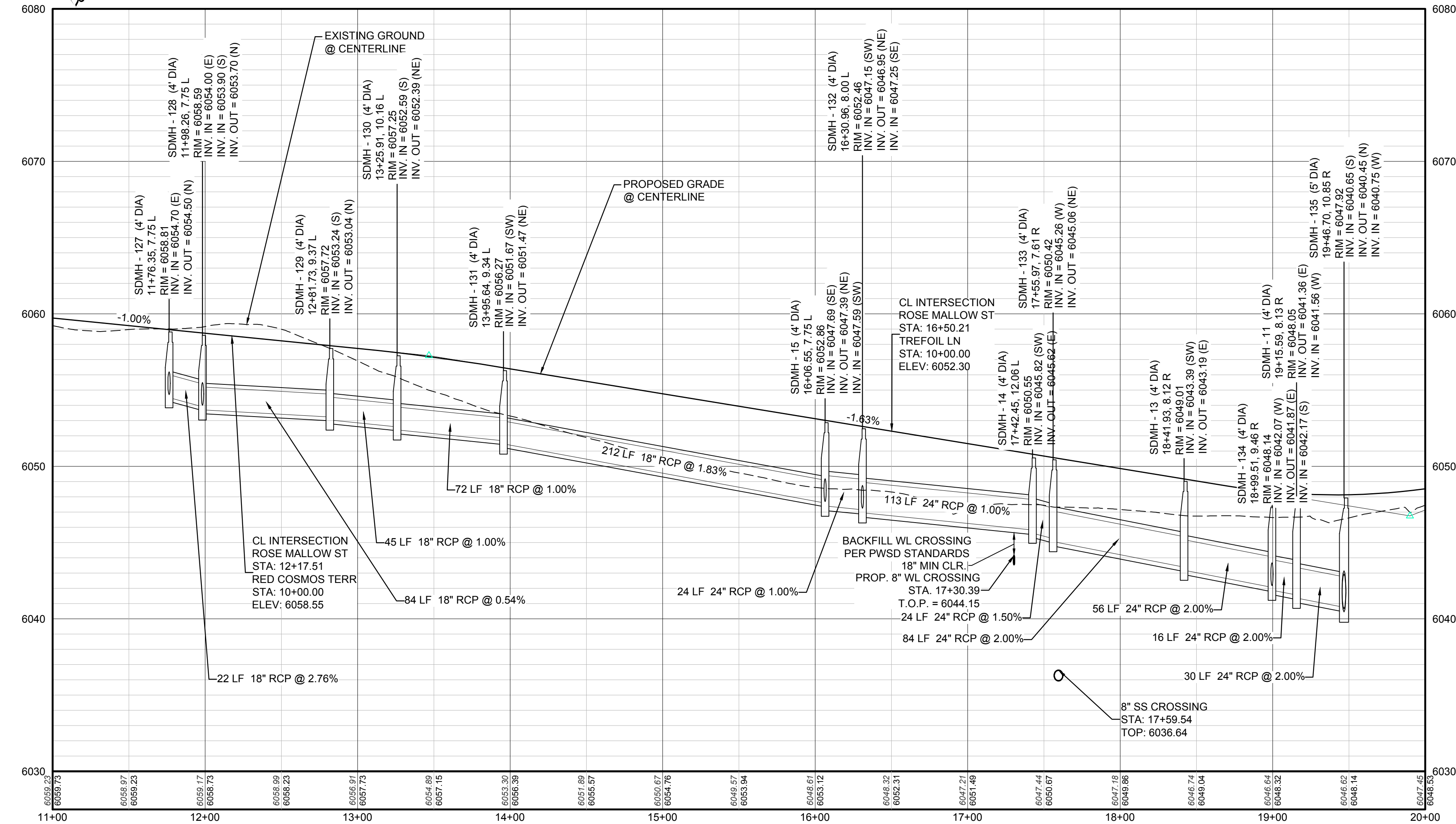
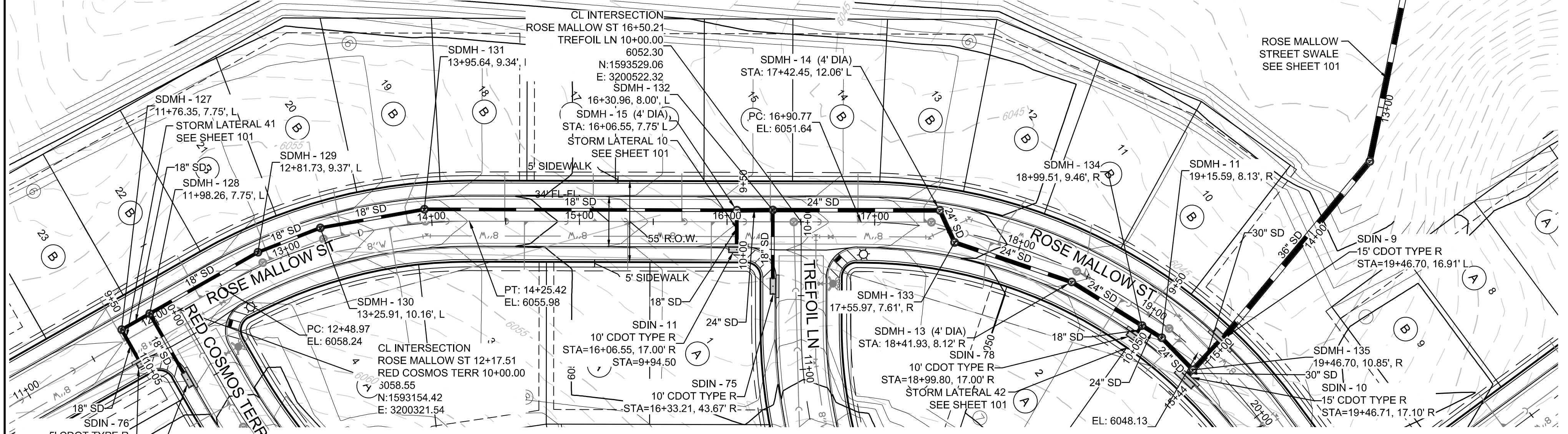
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 CHECKED BY: JJJ
 DATE: APRIL 2017

SHEET NUMBER **99**

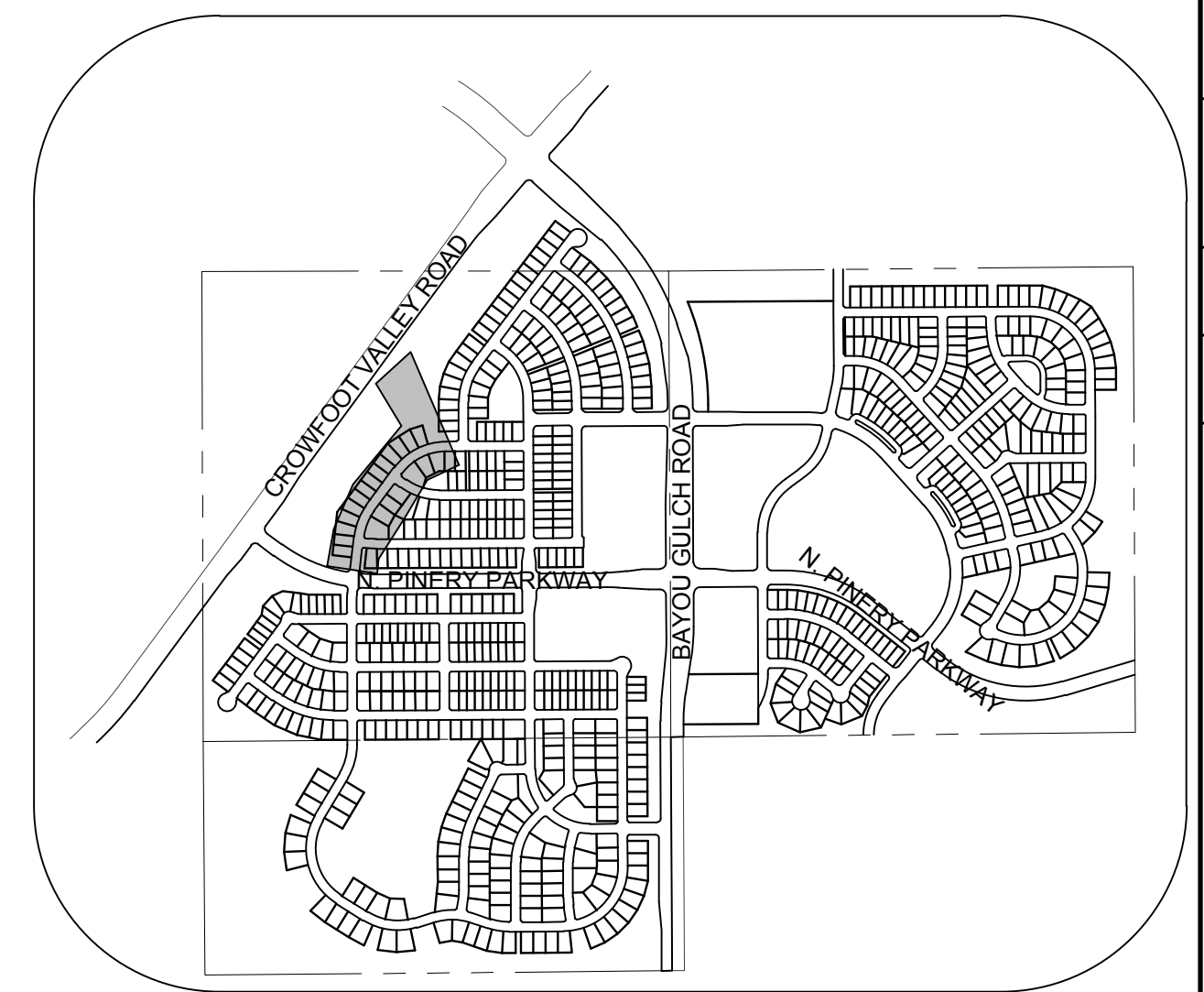
No.	Revisions	Date	Appr.	Date



PLAN: ROSE MALLOW STREET STA: 11+00.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: ROSE MALLOW ST STA: 11+00.00 TO 20+00.00
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
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.P.	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		

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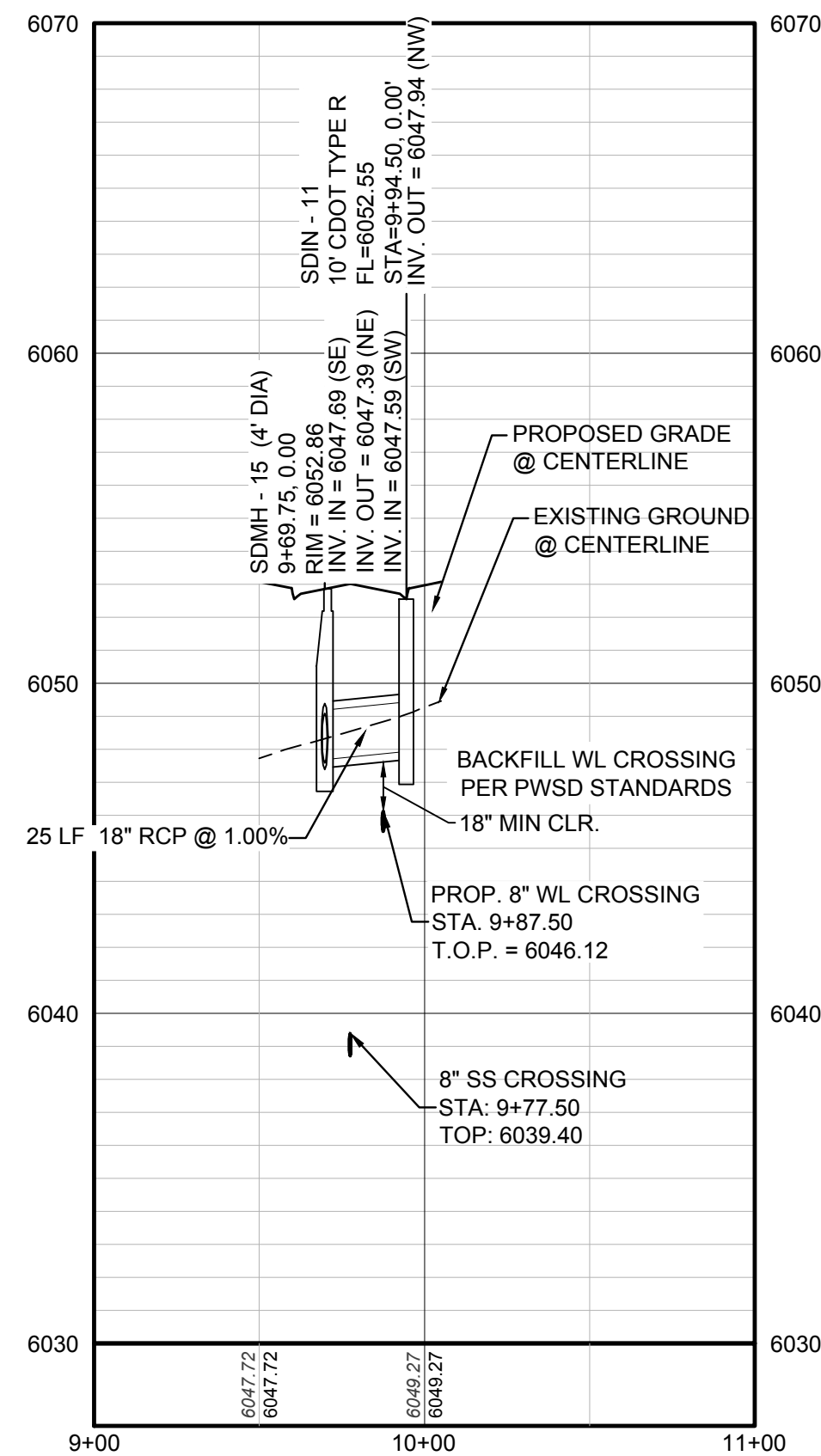
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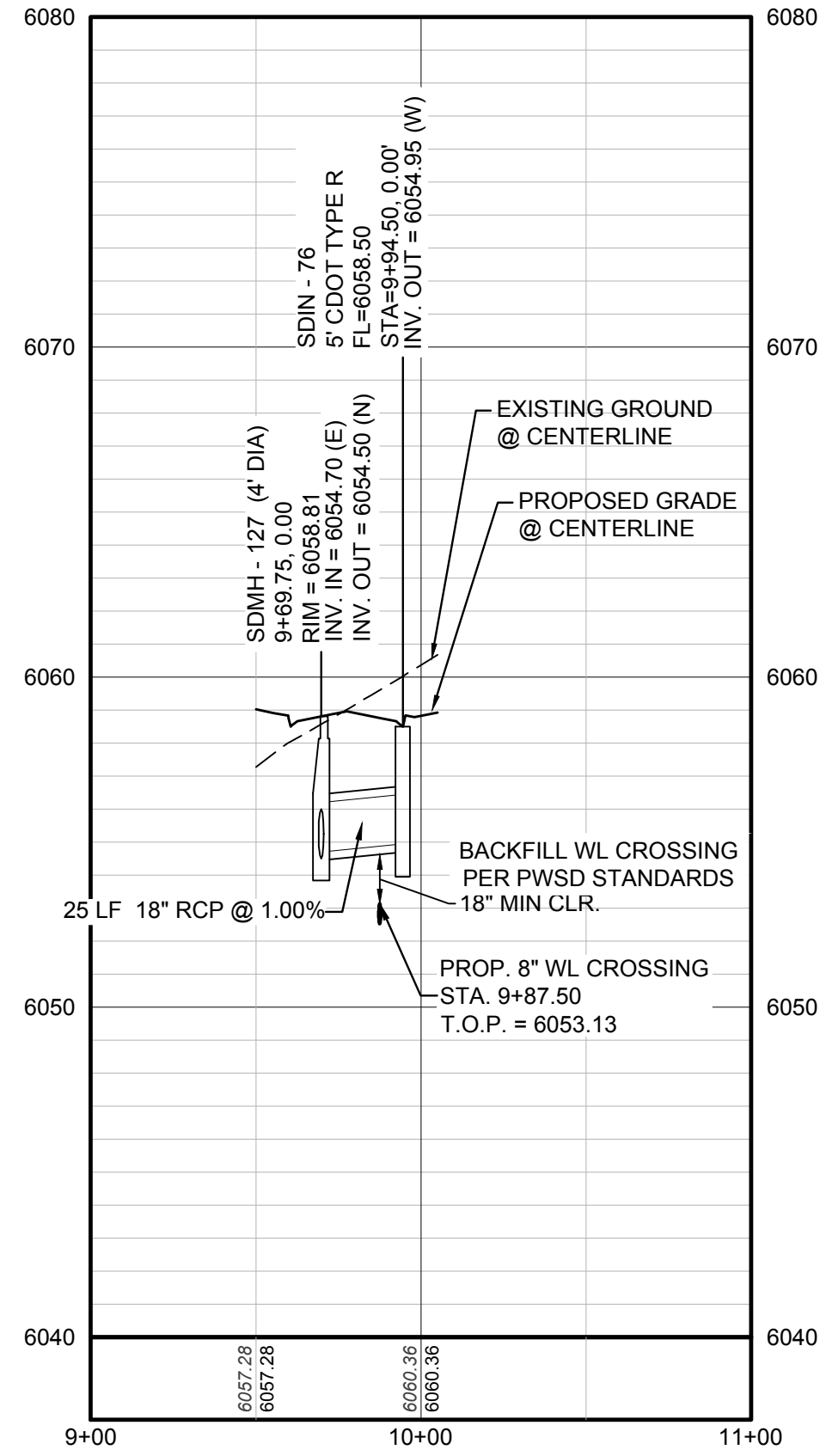
BENCHMARK
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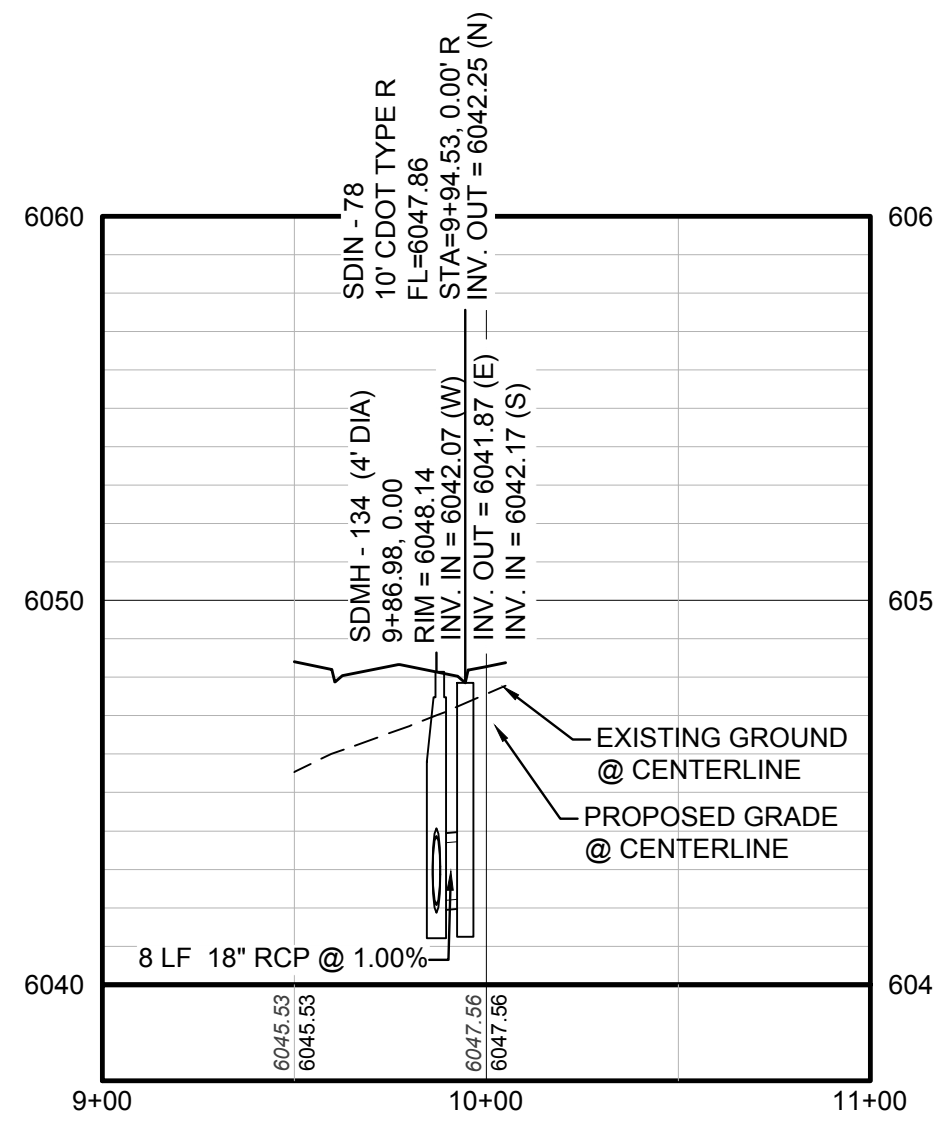
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SHEET NUMBER	100	DATE:	APRIL 2017
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE ROSE MALLOW STREET			
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CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546			
No.	Revisions	Date	Appr.



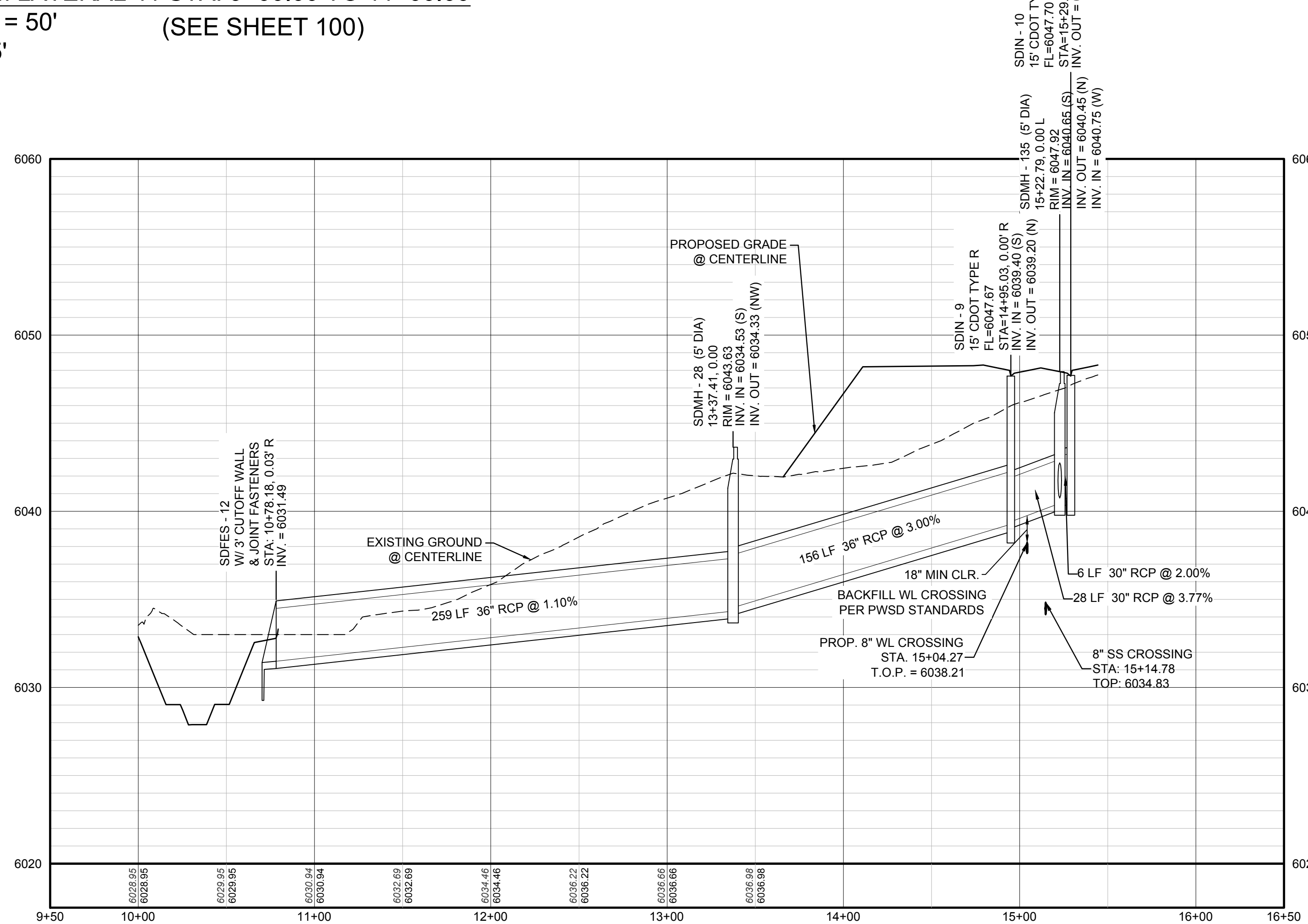
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 HORIZONTAL: 1" = 50' (SEE SHEET 100)
 VERTICAL: 1" = 5'



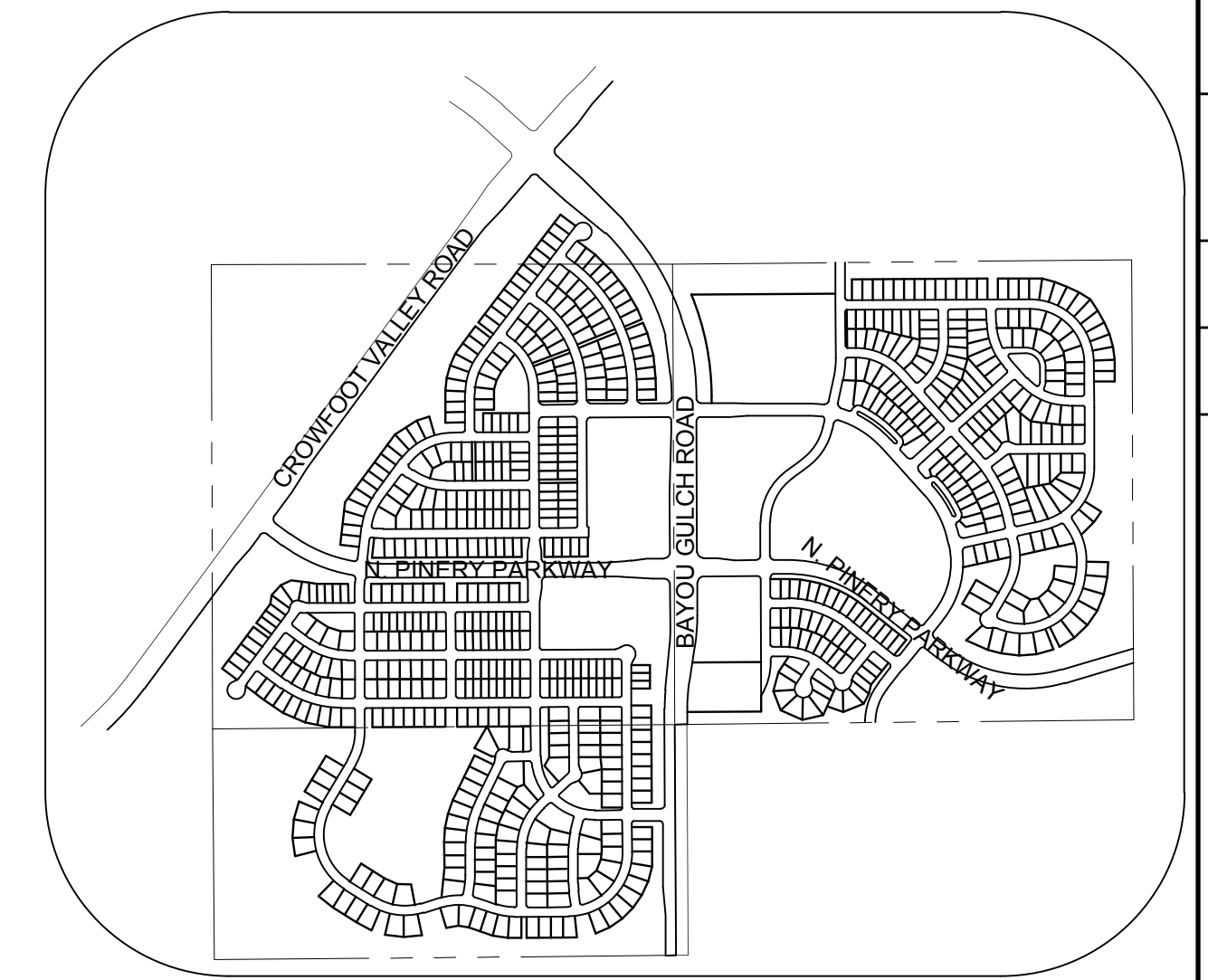
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 HORIZONTAL: 1" = 50' (SEE SHEET 100)
 VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 42 STA: 9+00.00 TO 11+00.00
 HORIZONTAL: 1" = 50' (SEE SHEET 100)
 VERTICAL: 1" = 5'



PROFILE: ROSE MALLOW STREET SWALE STA: 9+50.00 TO 16+50.00
 HORIZONTAL: 1" = 50' (SEE SHEET 100)
 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		
	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
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ABBREVIATIONS

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TRAILS AT CROWFOOT
 PRELIMINARY CONSTRUCTION DRAWINGS
 STORM PLAN & PROFILE
 ROSE MALLOW STREET

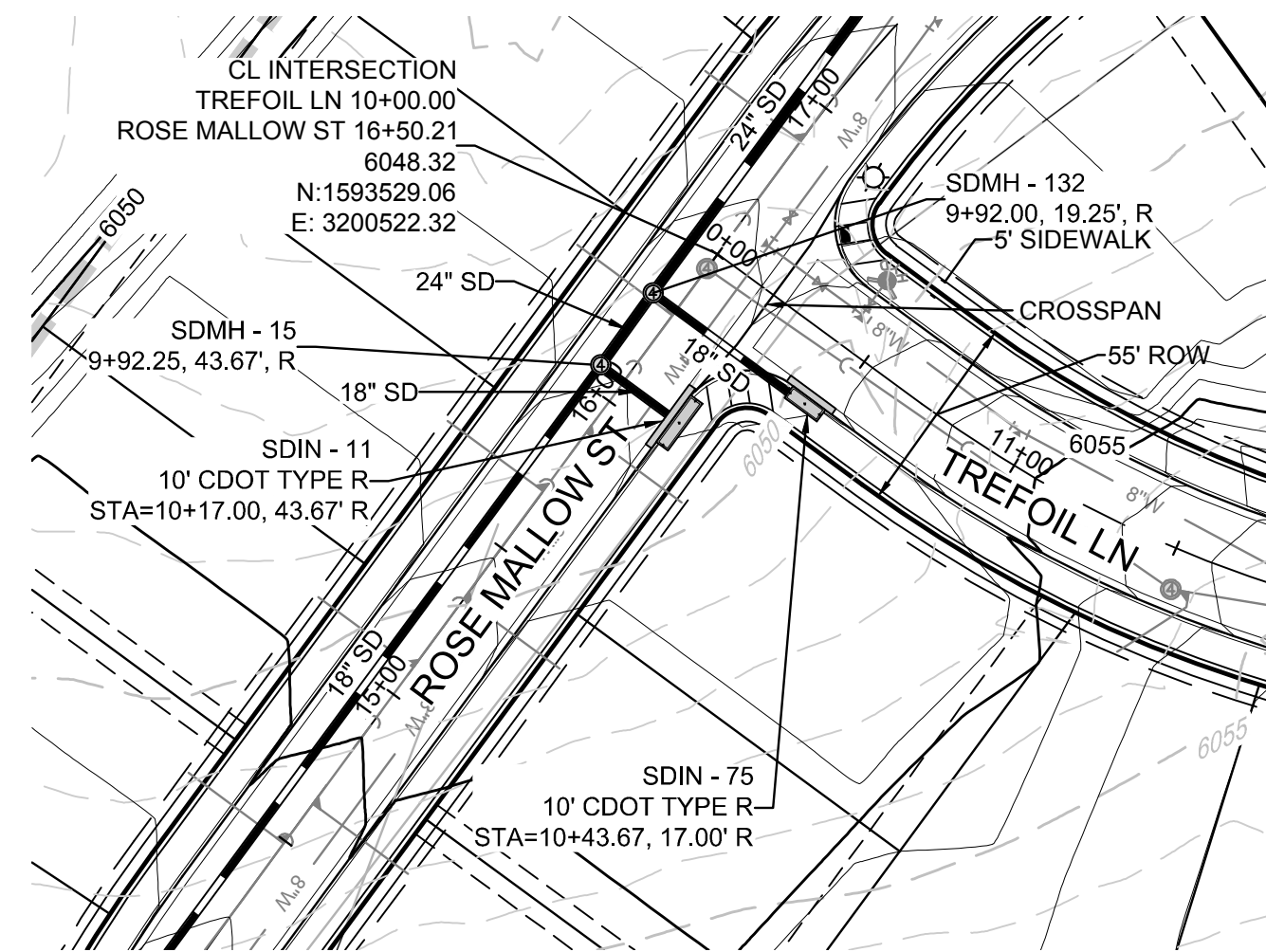
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 DATE: APRIL 2017

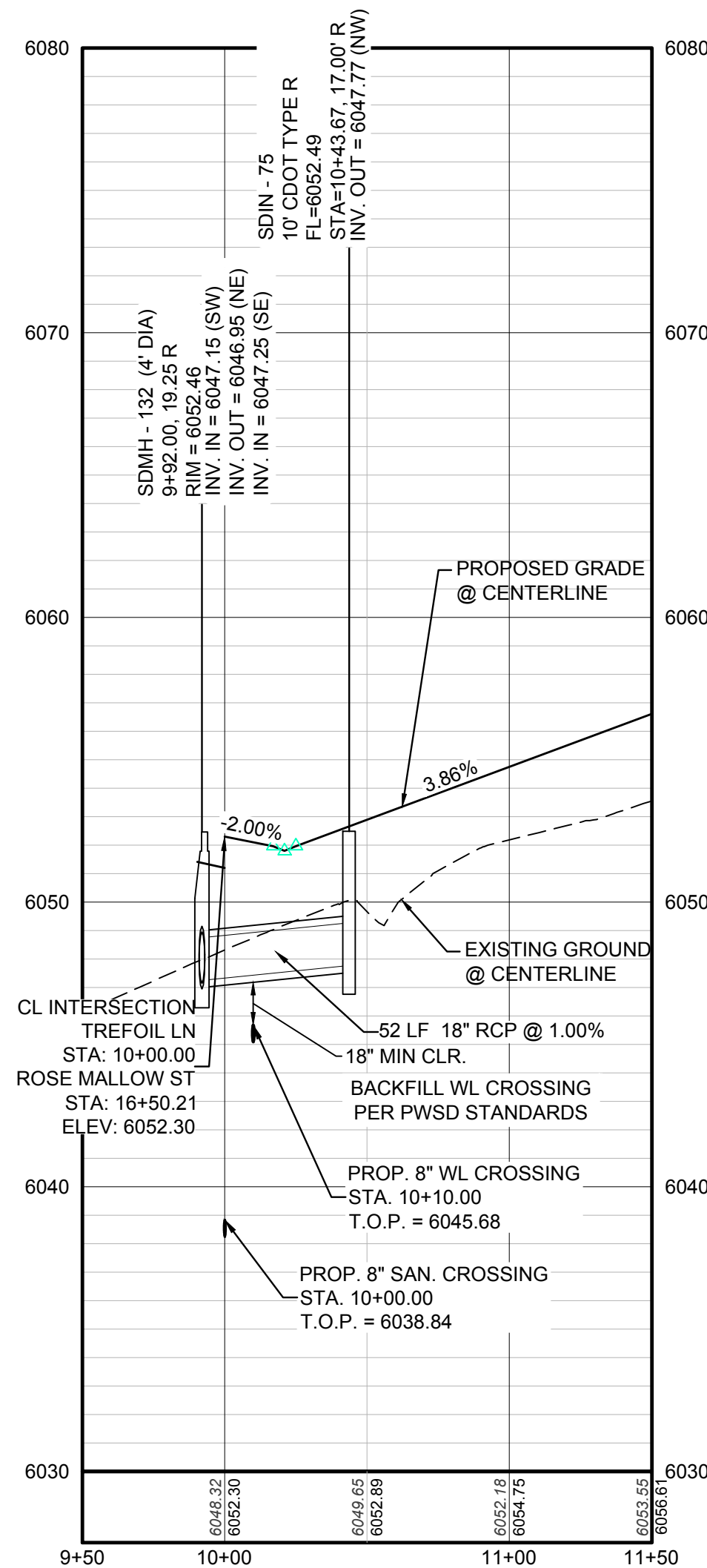
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

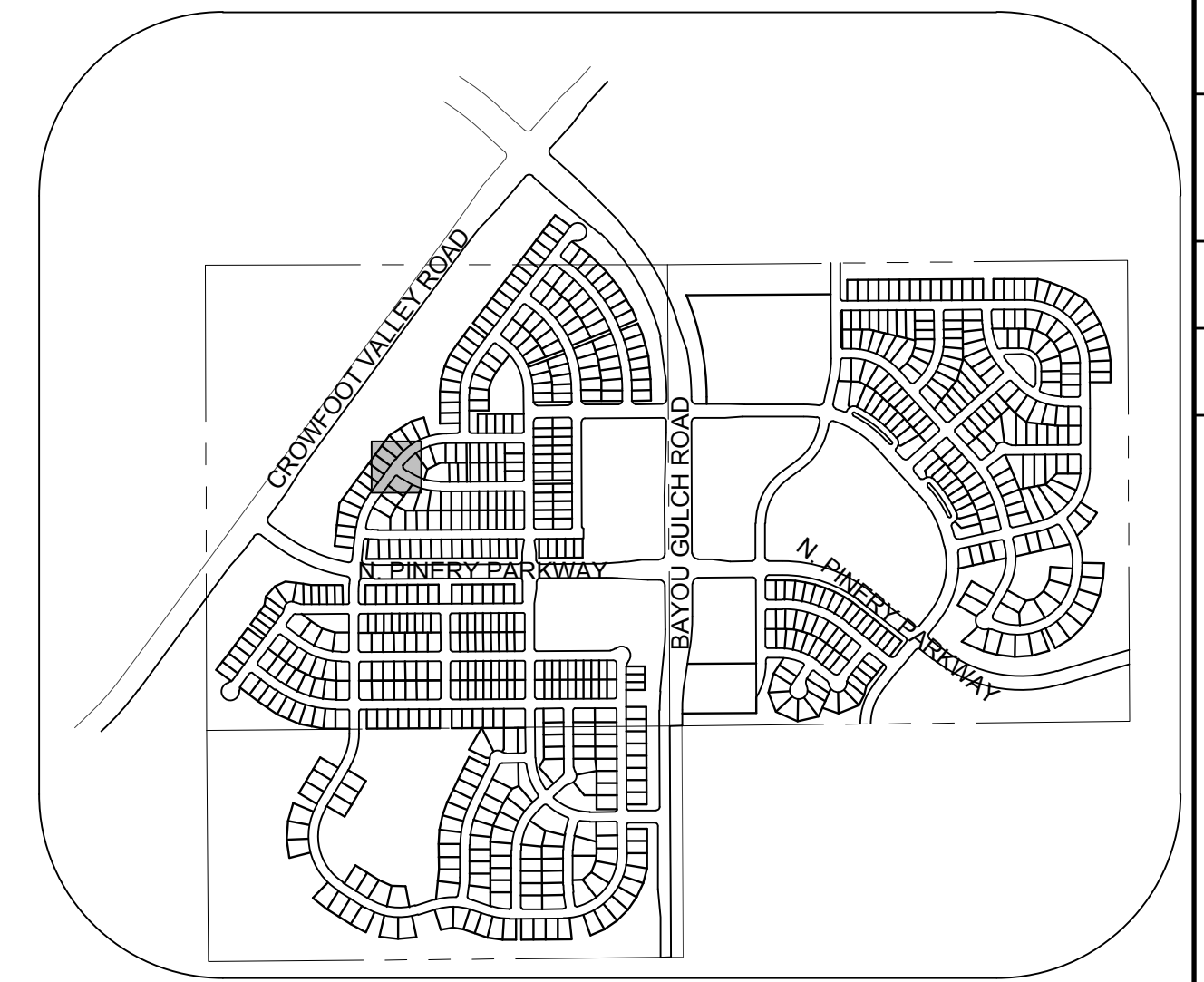
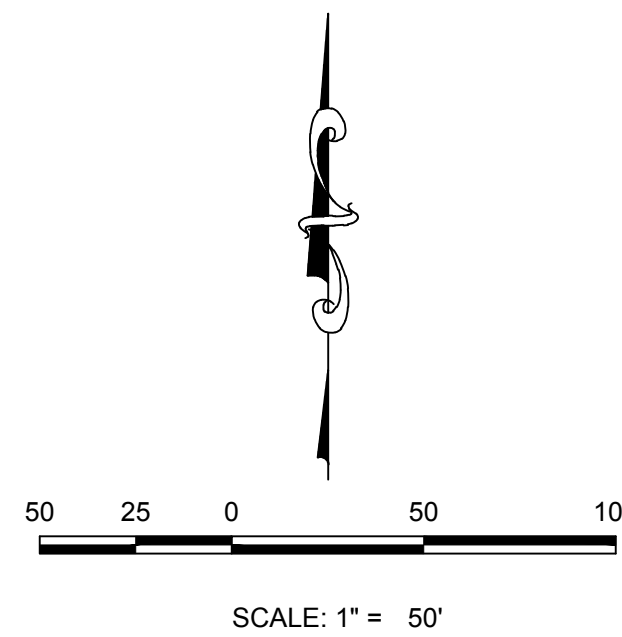
No.	Revisions	Date	Init.	Appr.	Date



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



PROFILE: TREFOIL LN 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	---	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 RAMP	---	EXISTING 60" RAW WATER LINE
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓜ	PROPOSED STORM DRAIN INLET	---	FO
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	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.P.	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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

N:\PROJECTS\SSR\BENCHM\ENGINEERING\SSR\SET\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\STREET TO STORM\DRG. DOUGK. 4/24/2017 5:03 PM

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BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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

10338 E. Dry Creek Rd.
Suite 110
Englewood, CO 80110
Tel: (720) 482-9826
Fax: (720) 482-9848

CVL CONSULTANTS

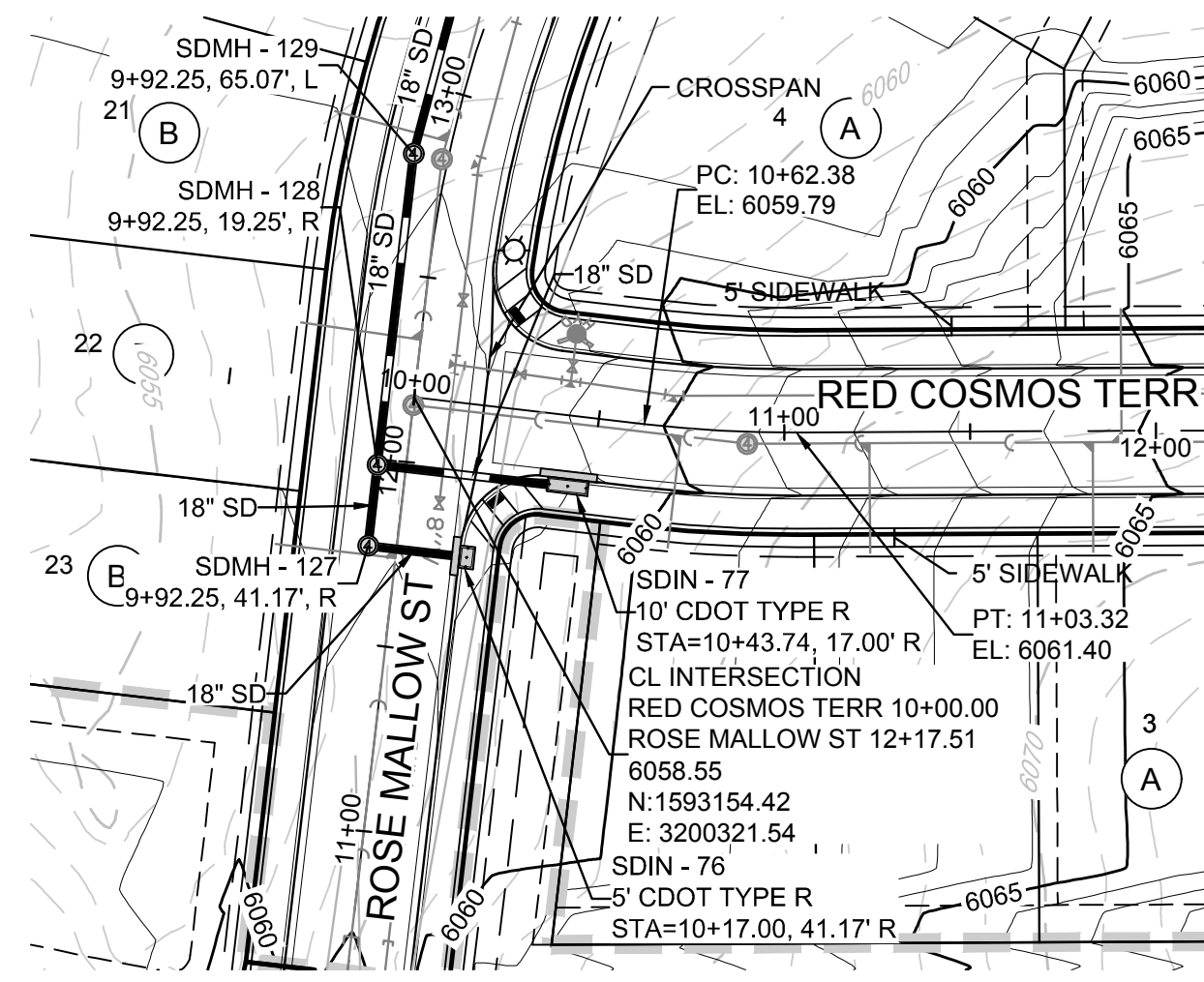
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
TREFOIL LANE

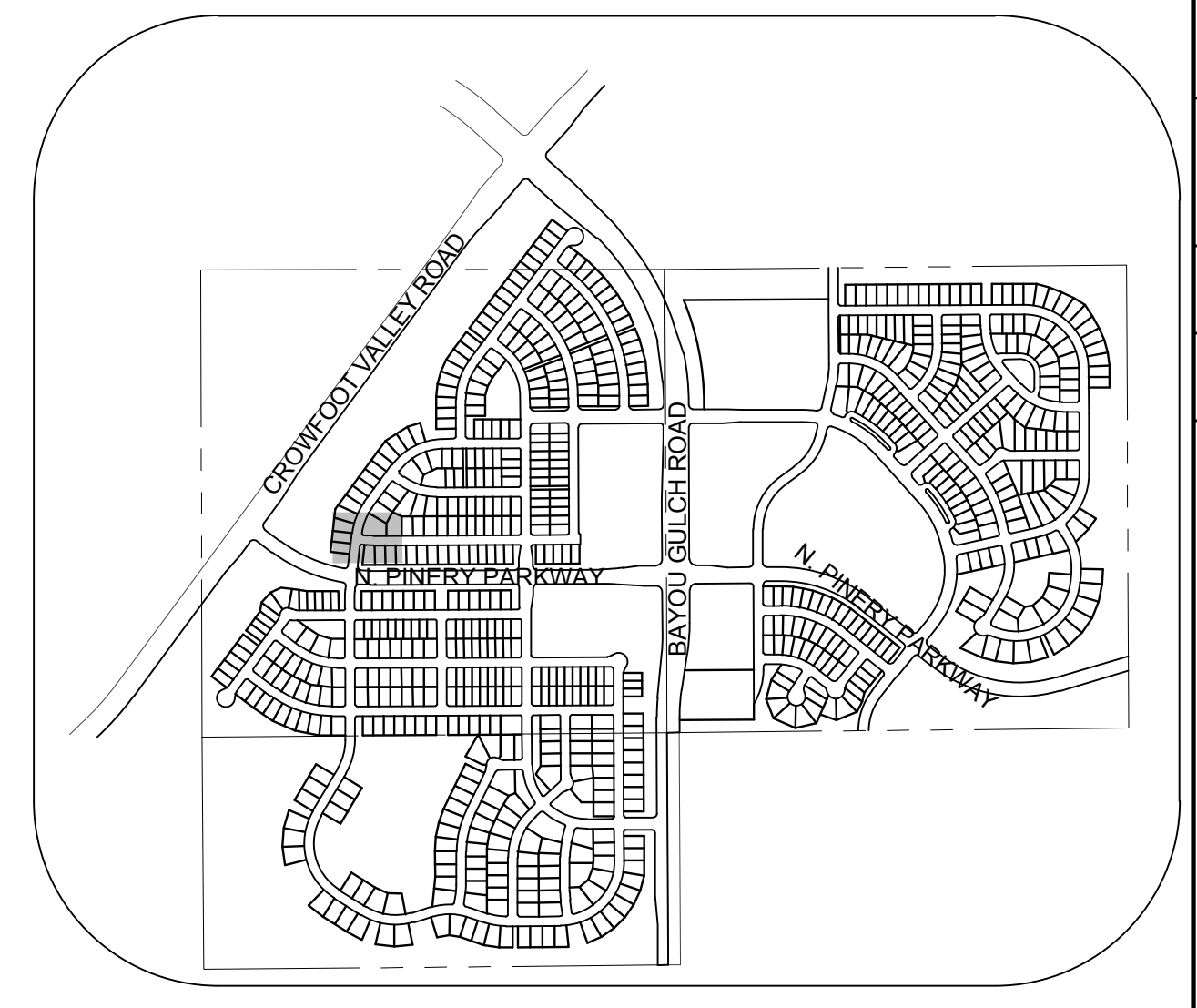
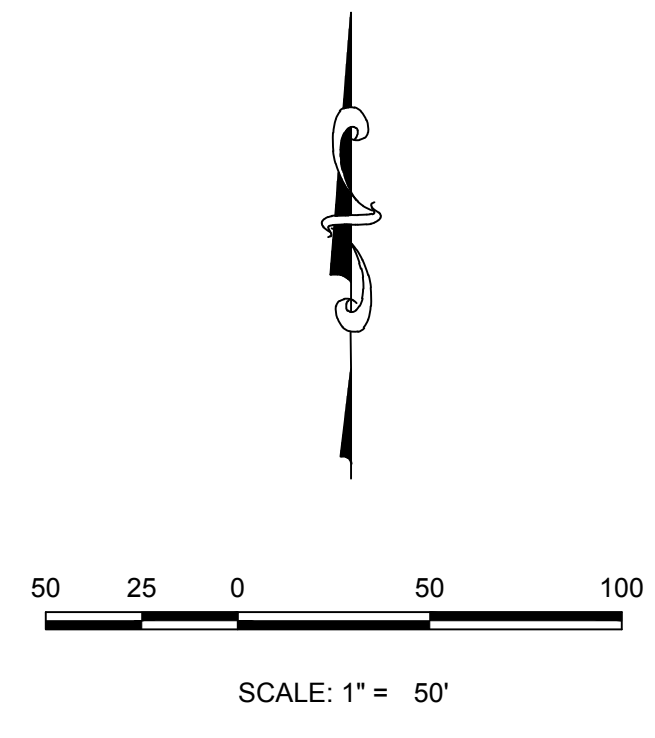
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FILE NO: 8130283701

DRAWN BY: JF
CHECKED BY: JU
DATE: APRIL 2017

SHEET NUMBER **102**



PLAN: RED COSMOS TERR STA: 9+50.00 TO 11+50.00
HORIZONTAL SCALE: 1" = 50'

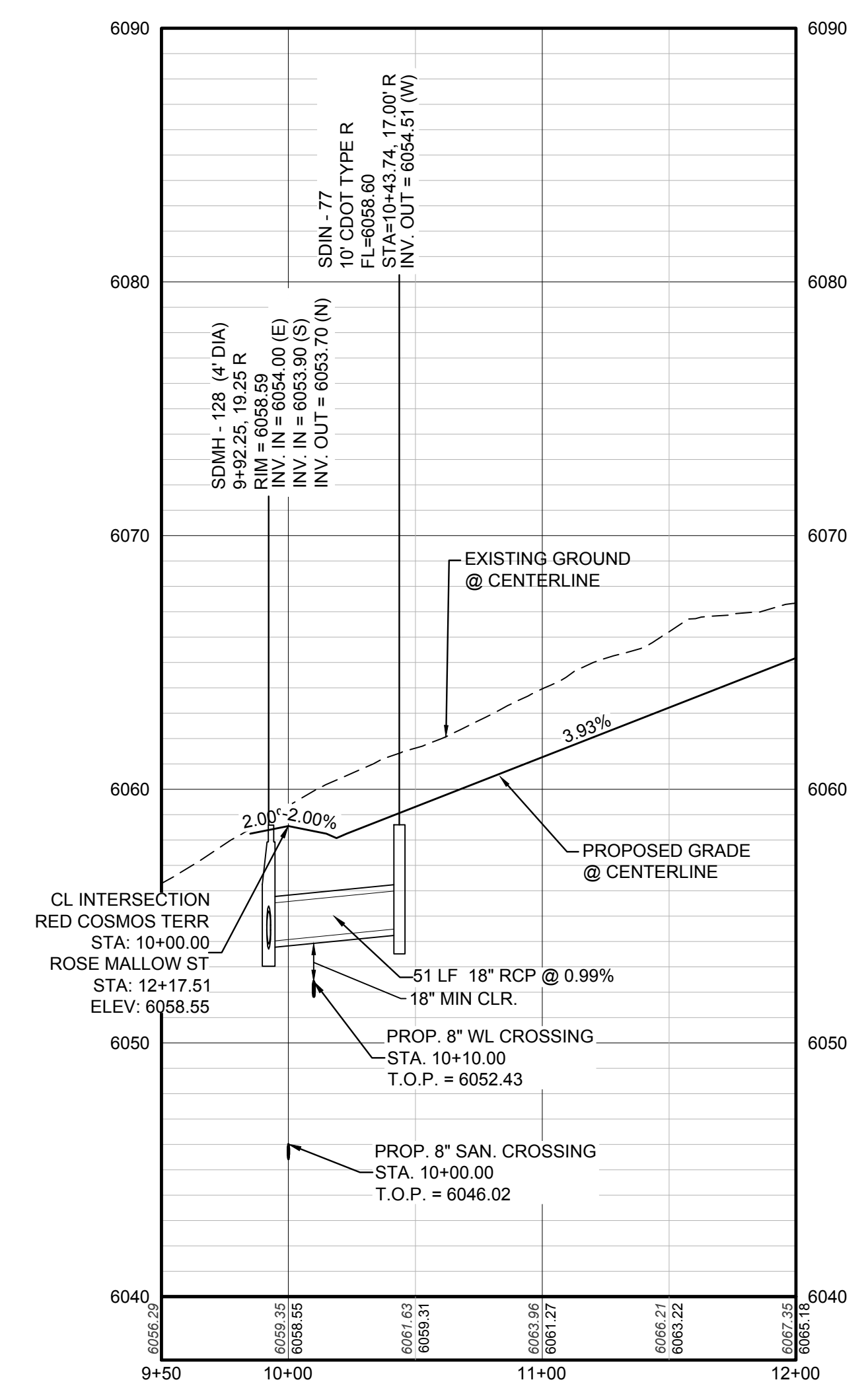


KEYMAP
N.T.S.
LEGEND

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
⊞	PROPOSED LOW POINT BLOW-OFF	5607	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	8" W	PROPOSED WATER LATERAL W/ METER
⊞	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⊞	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SD	STORM DRAIN
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FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
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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: RED COSMOS TERR STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

BENCHMARK
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.

BASIS OF BEARINGS:
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N:\PROJECTS\SSR\BENCHM\ENGINEERING\SSR\SET\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\STORM PLAN AND PROFILE\STORM PLAN AND PROFILE\STORM PLAN AND PROFILE\SSR\BENCHM\4-24-2017 5:03 PM

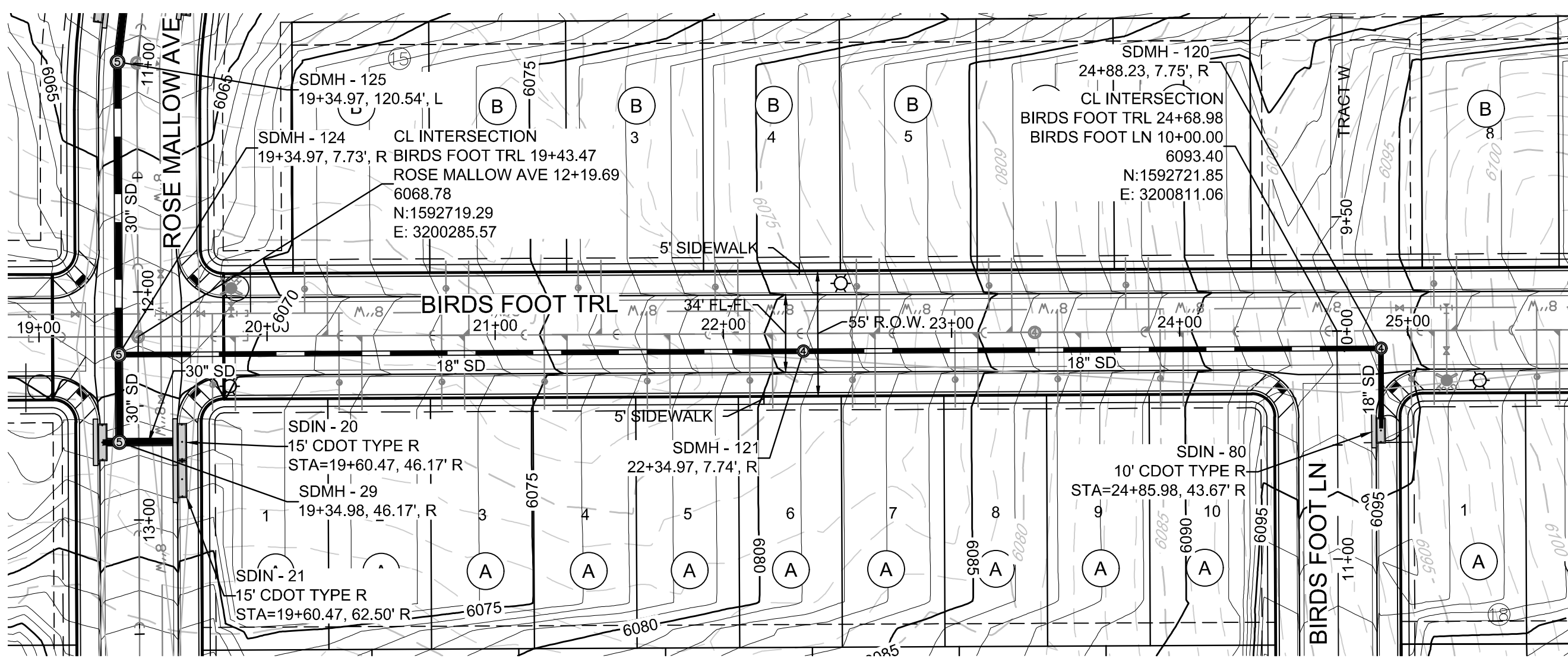
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SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJ	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	NO.	REVISIONS	DATE	INIT.	APPR.	DATE
				PROJECT: TRAILS AT CROWFOOT	PRELIMINARY CONSTRUCTION DRAWINGS						
103											

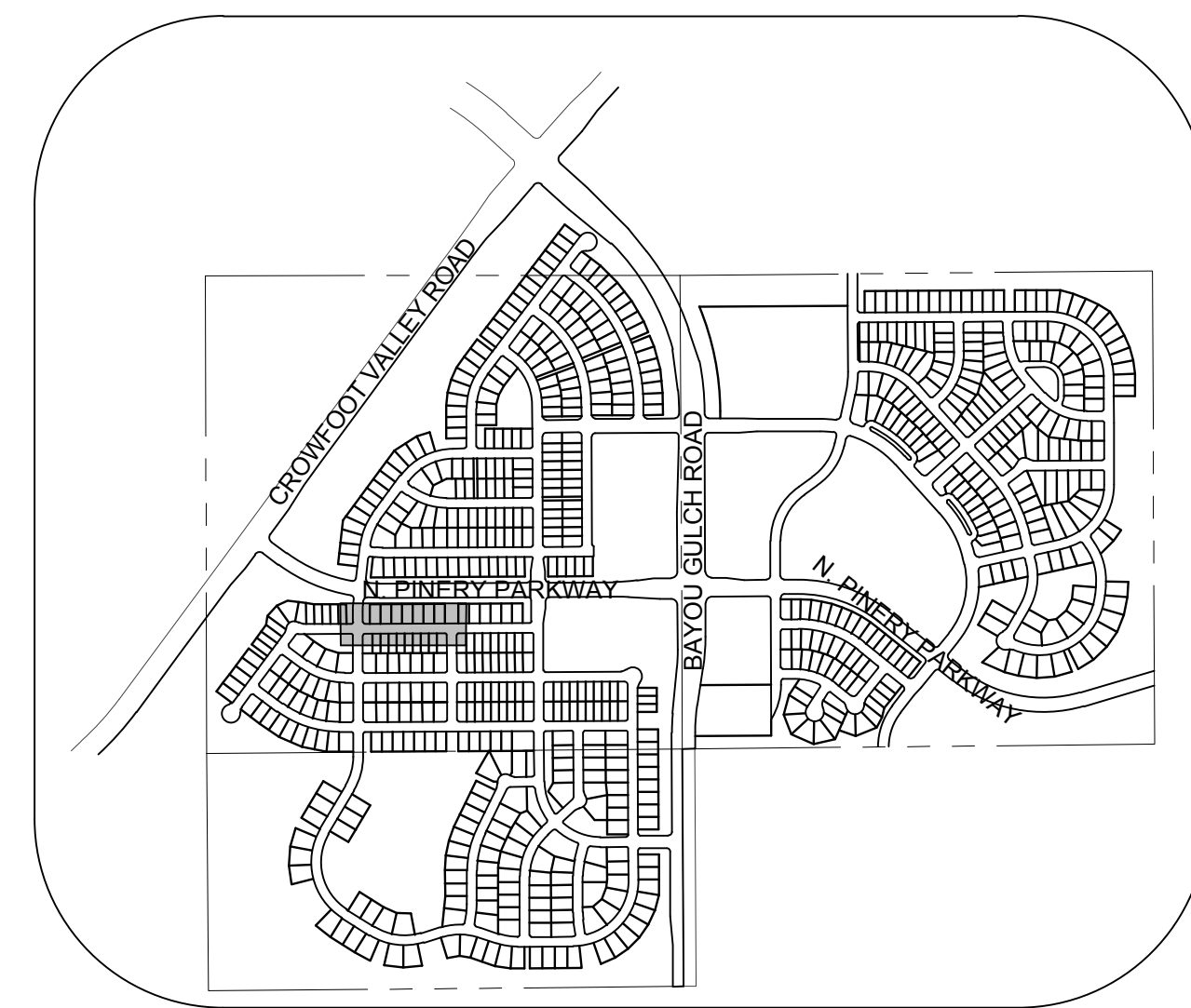
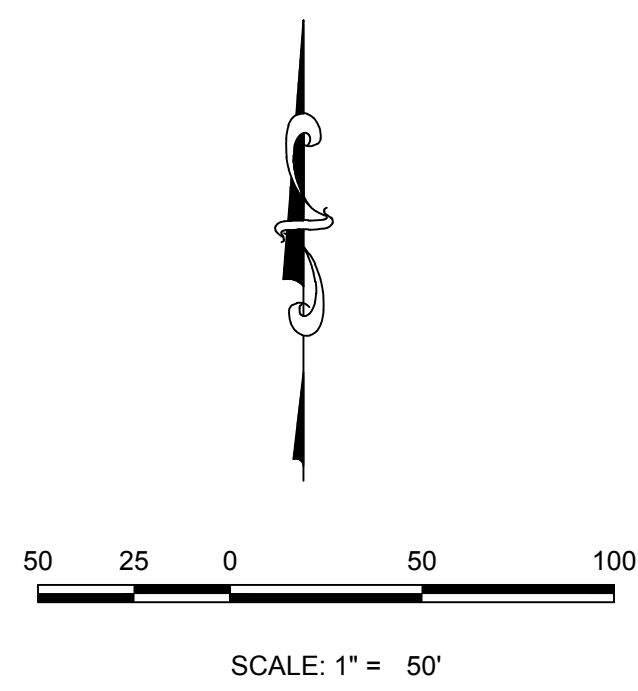
10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9546

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

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PLAN: BIRDS FOOT TRL STA: 19+00.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'

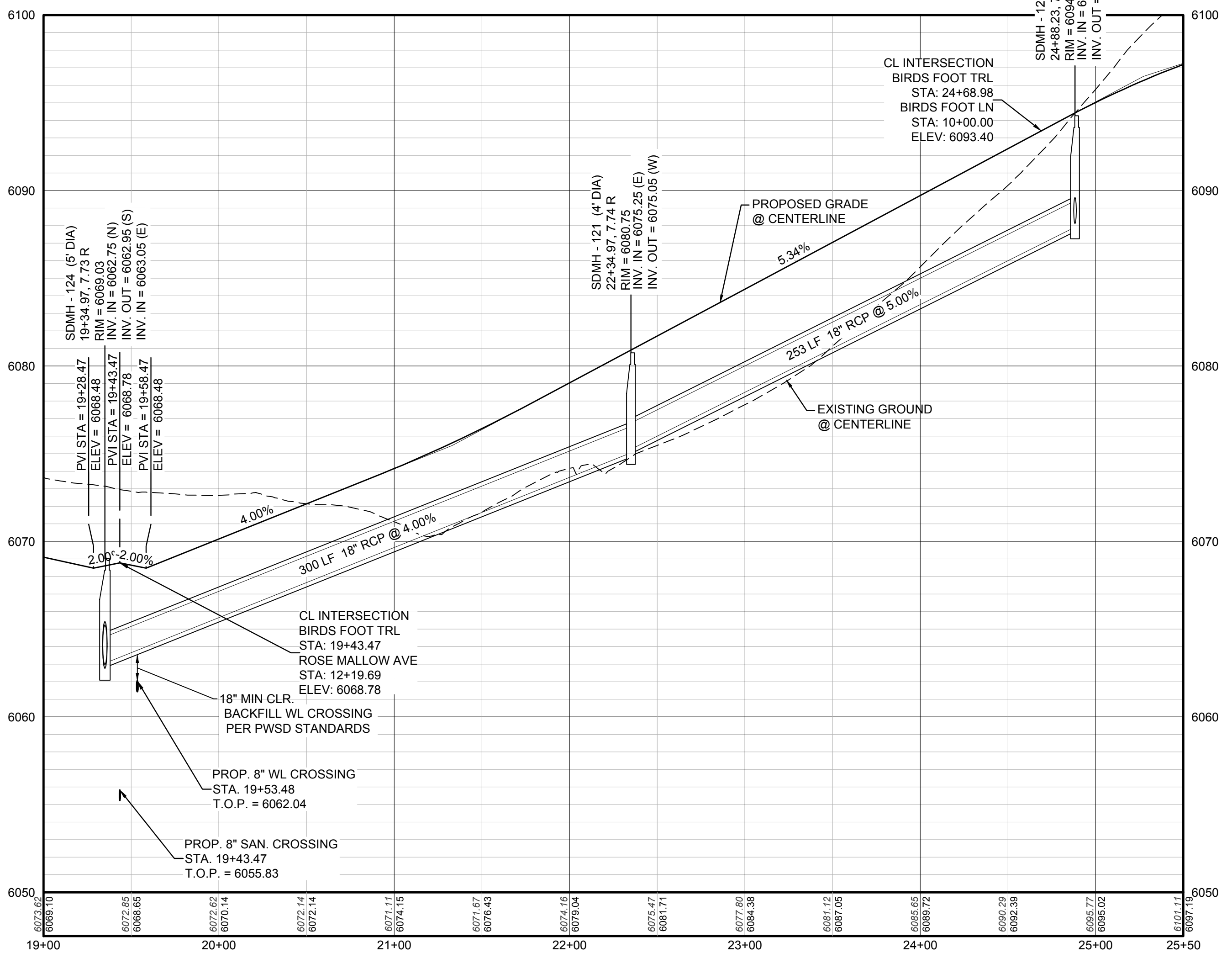


KEYMAP
N.T.S.
LEGEND

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	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊠	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊠	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

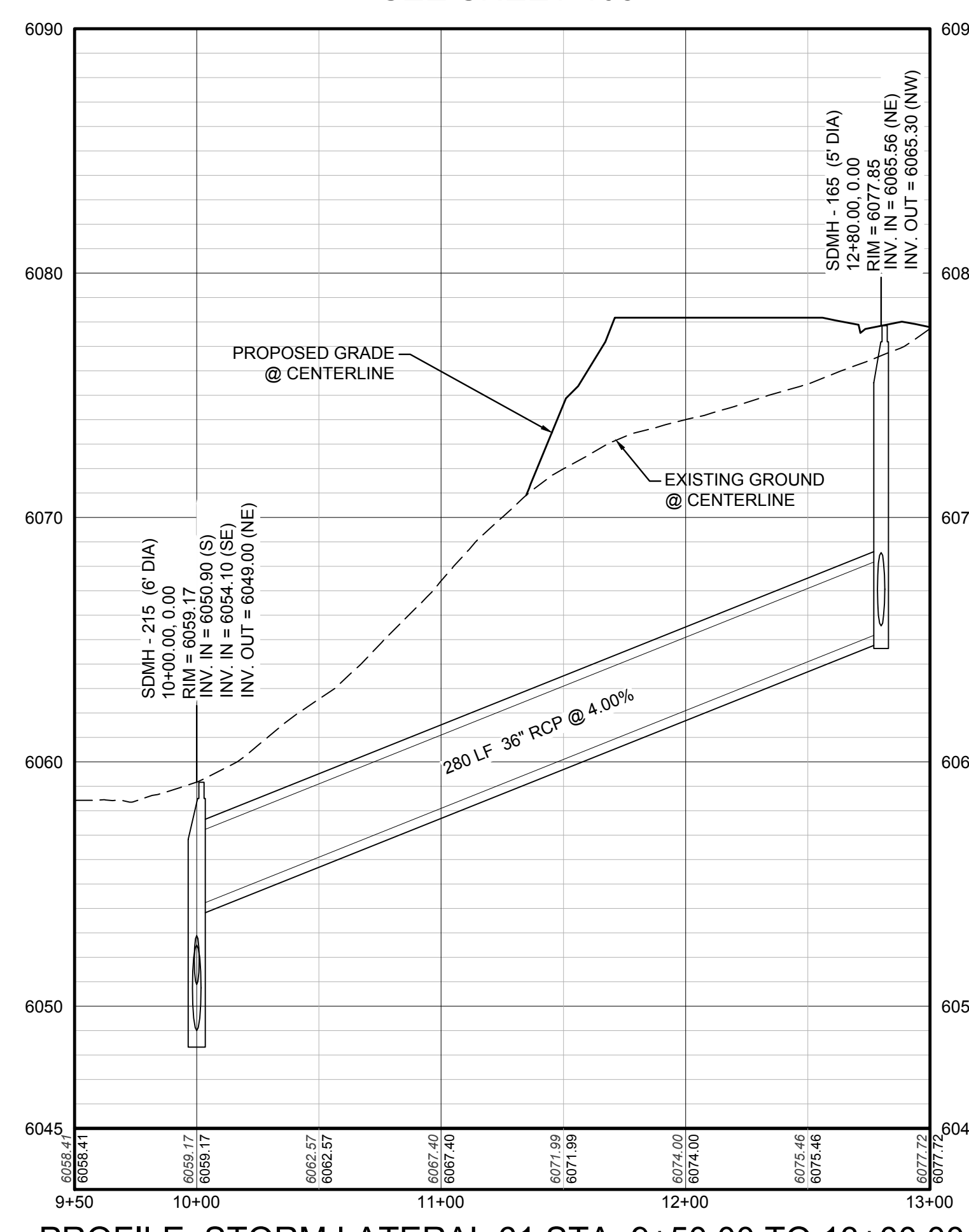
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
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EVC	END VERTICAL CURVE	SD	STORM DRAIN
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FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
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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		



PROFILE: BIRDS FOOT TRL STA: 19+00.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 61
- SEE SHEET 105



PROFILE: STORM LATERAL 61 STA: 9+50.00 TO 13+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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BENCHMARK
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No.	Revisions	Date	Appr.	Date

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Fax: (720) 482-9546

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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL

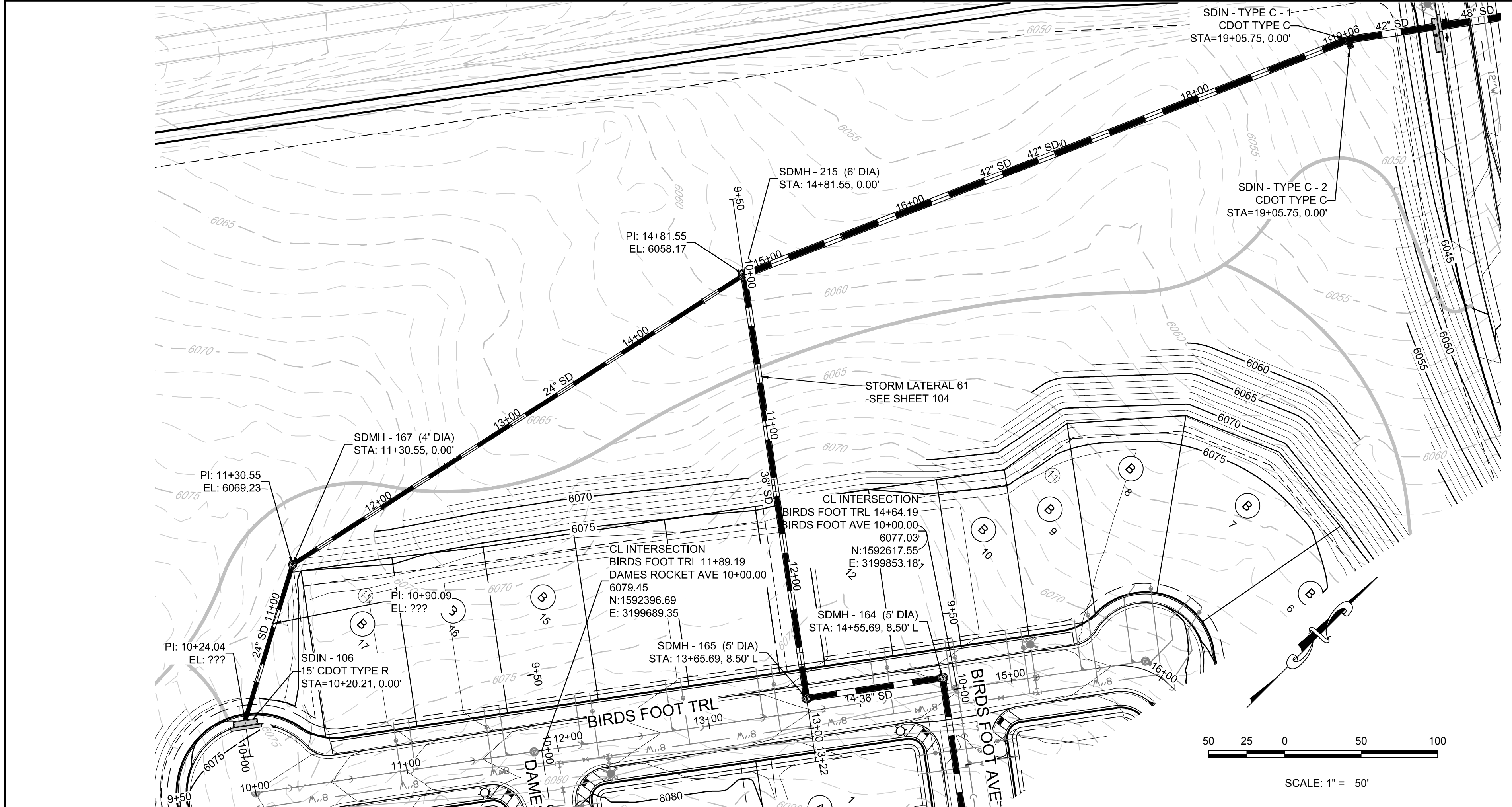
SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

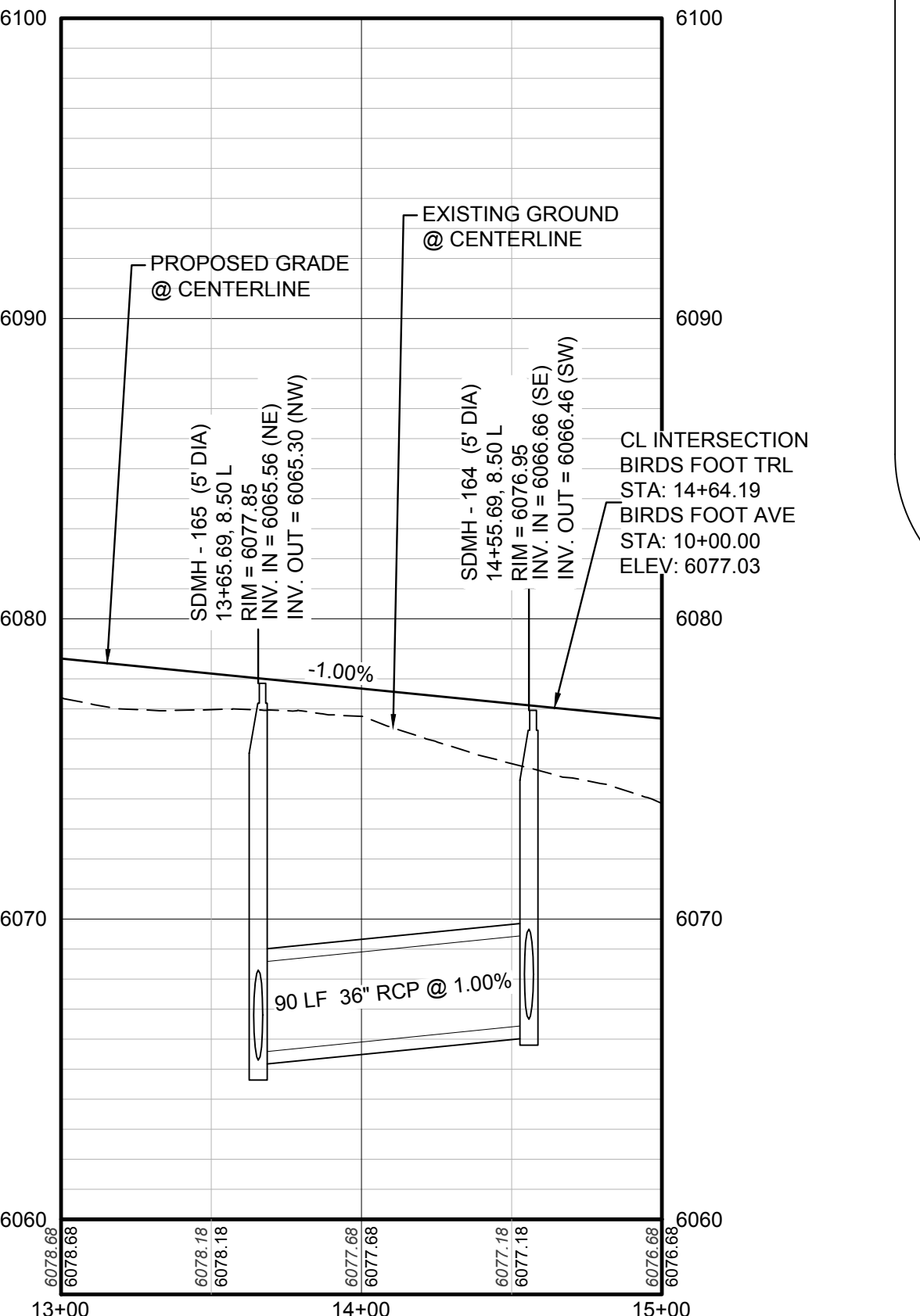
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

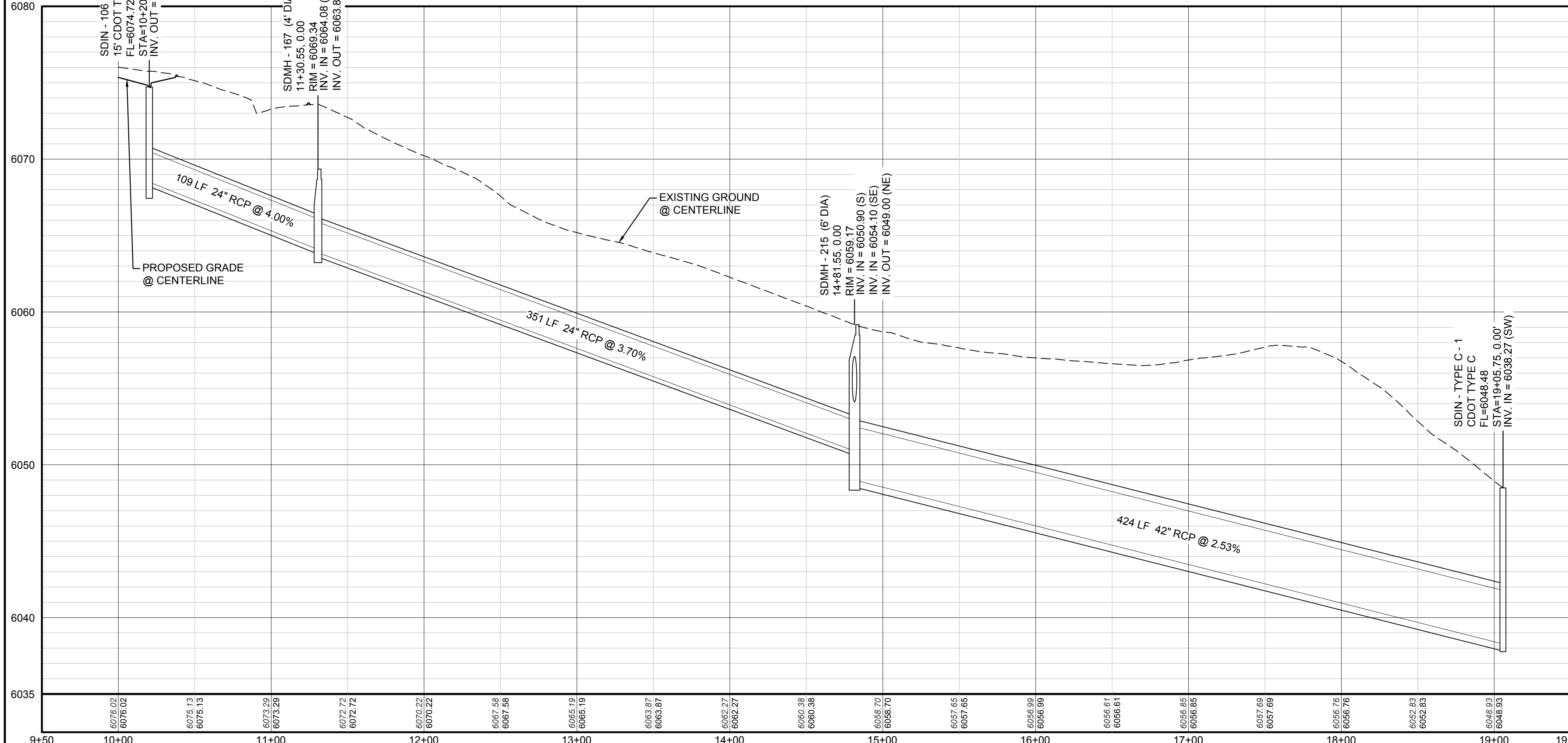
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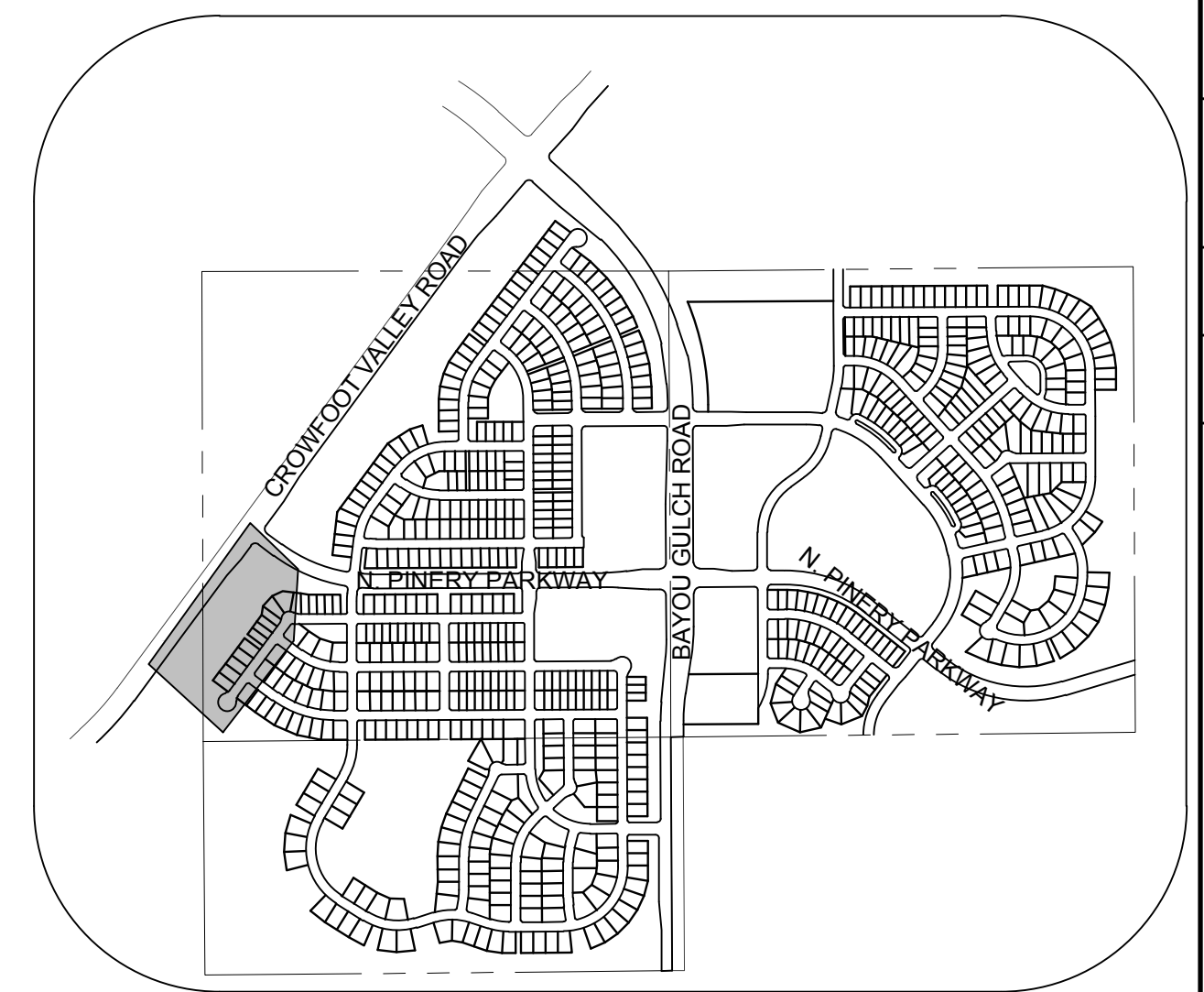
PLAN: SOUTHWEST STORM OUTFALL STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BIRDS FOOT TRL STA: 13+00.00 TO 15+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SOUTHWEST STORM OUTFALL 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
(B)	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
(C)	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
(D)	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
(E)	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
(F)	PROPOSED FIRE HYDRANT	5675	EXISTING 5' CONTOUR
(G)	PROPOSED WL FITTING WITH THRUST BLOCK	5676	EXISTING 1' CONTOUR
(H)	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
(I)	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
(J)	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
(K)	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
(L)	EXISTING VALVE	---	PROPOSED SEWER LATERAL
(M)	EXISTING FIRE HYDRANT	8" W	PROPOSED WATER LINE
(N)	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
(O)	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
(P)	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
(Q)	PROPOSED STORM DRAIN INLET	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
(R)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

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HCR	HANDICAP CURB RAMP	TC	TOP OF CURB
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K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
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N.T.S.	NOT TO SCALE		
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UNCC 1-800-922-1987

BENCHMARK
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.

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.

10339 E. Dry Creek Rd., Suite 410
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

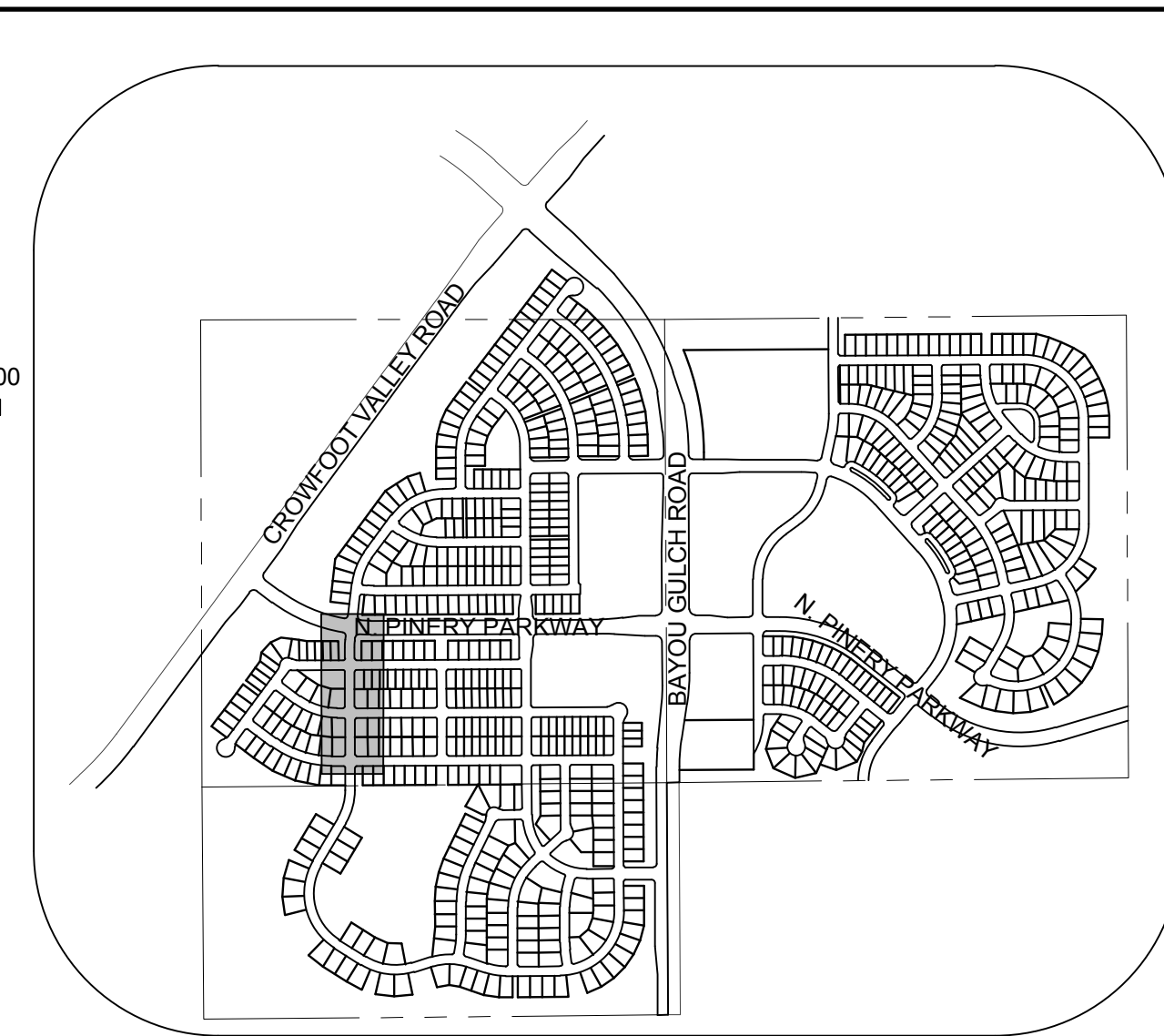
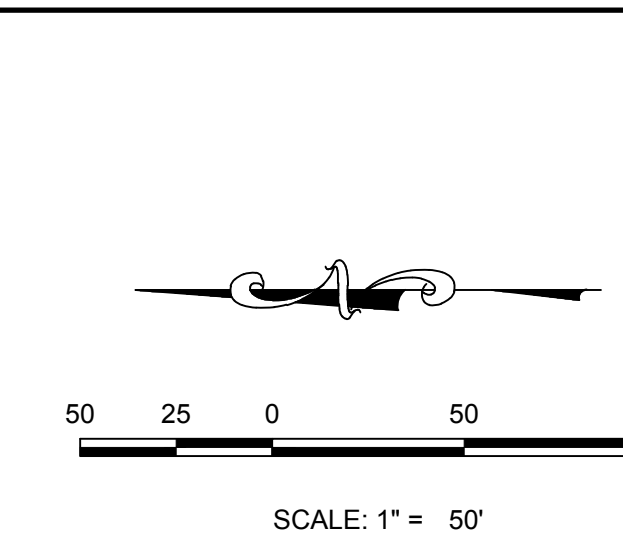
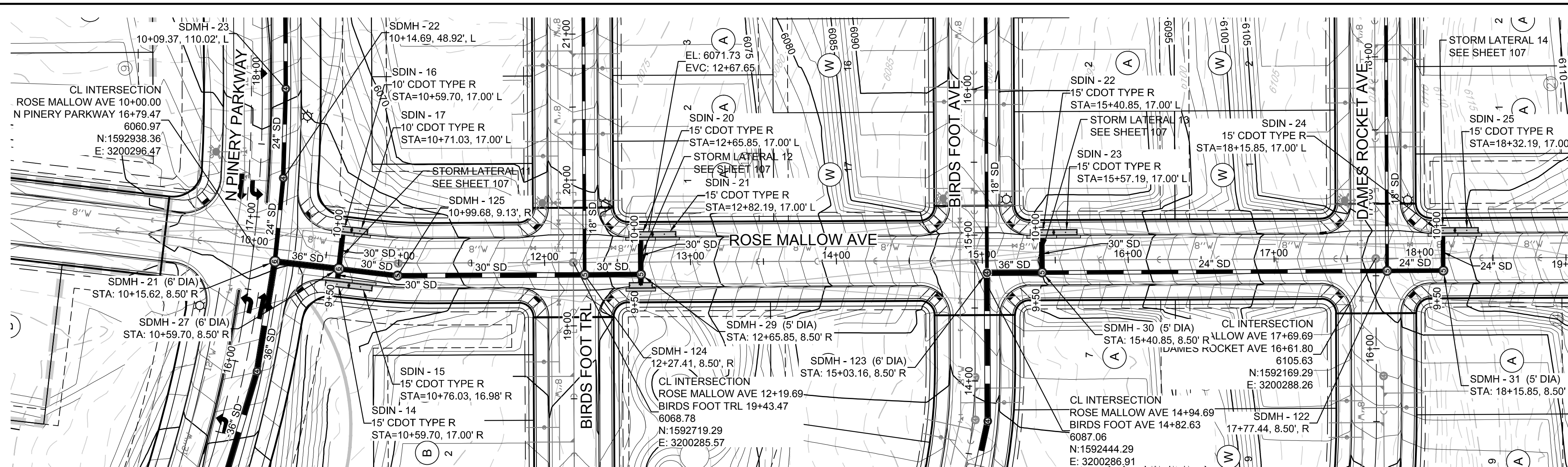
**TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL**

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

SHEET NUMBER **105**

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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
⊞	PROPOSED LOW POINT BLOW-OFF	5607	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊞	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊞	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

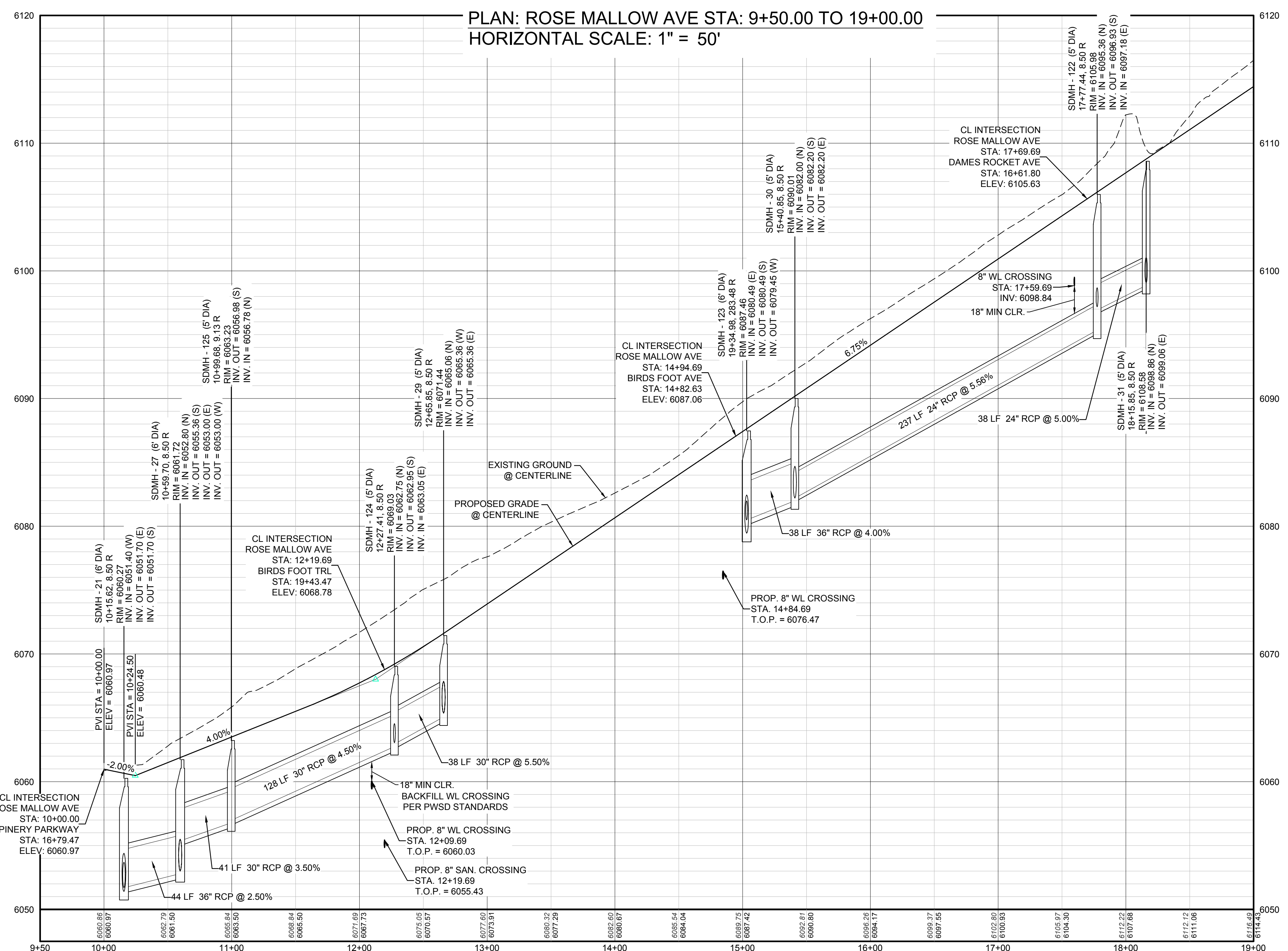
ABBREVIATIONS

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.P.	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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



PROFILE: ROSE MALLOV AVE STA: 9+50.00 TO 19+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
A DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

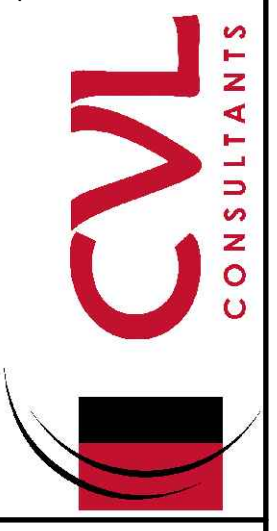
BASIS OF BEARINGS:
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N:\PROJECTS\SS\BANDACH\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\SS.DWG, DOUGK, 4/24/2017 8:11 PM

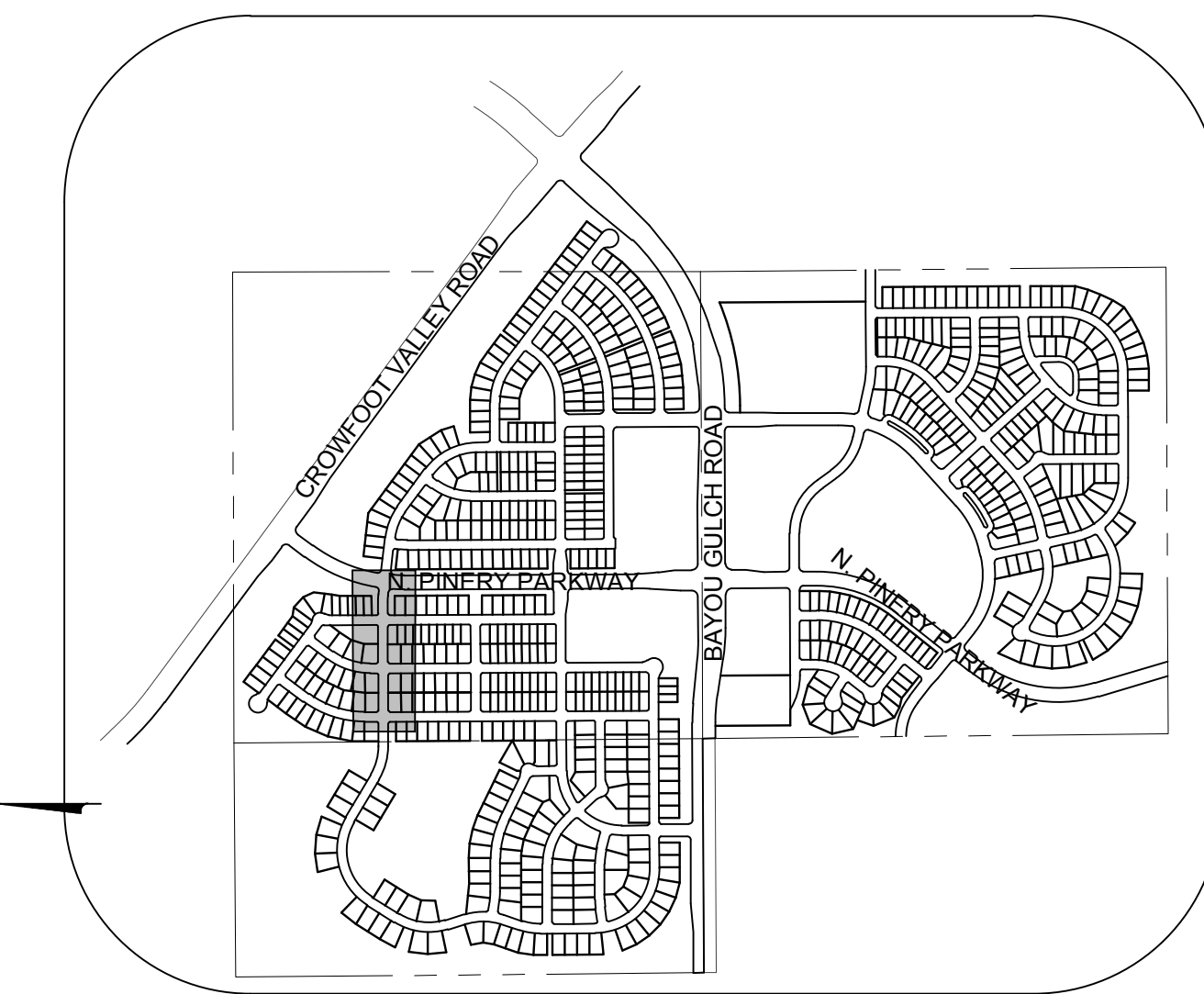
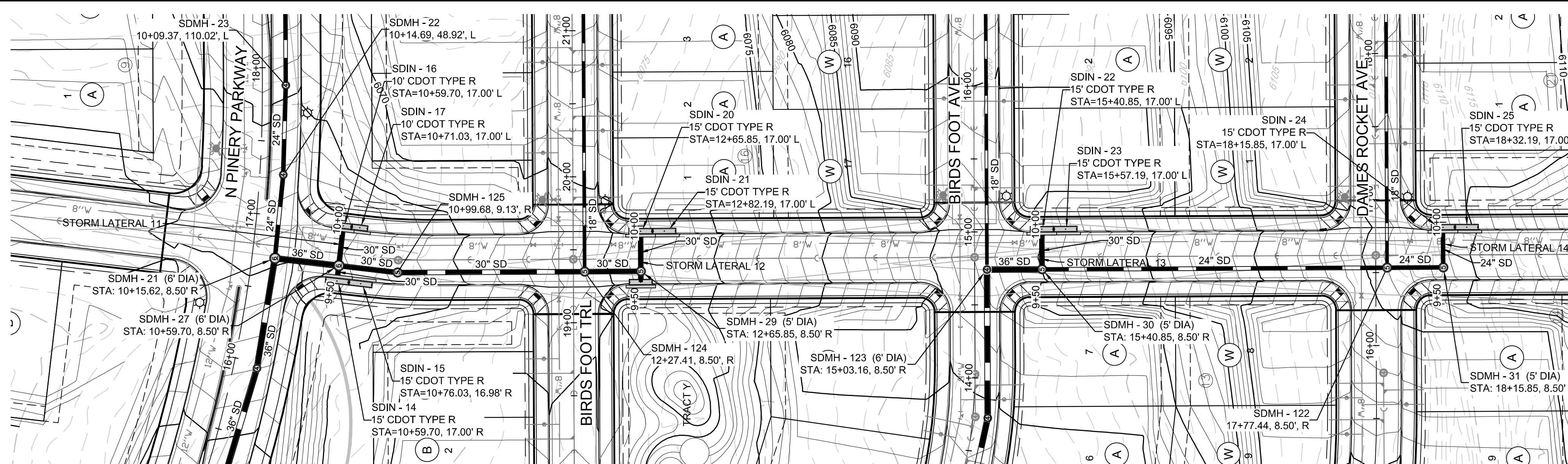
CALL 811
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UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JU	DATE: APRIL 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE ROSE MALLOV AVENUE			
106	DATE: APRIL 2017	DATE: APRIL 2017	DATE: APRIL 2017	NO.:	REVISIONS:	INITIALS:	DATE:

10338 E. Dry Creek Rd.
Suite 6410
Englewood, CO 80151
Tel: (720) 482-9256
Fax: (720) 482-9546



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112



PLAN: ROSE MALLOW AVE LATERALS STA: 9+50.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 50'

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
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Ⓜ	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

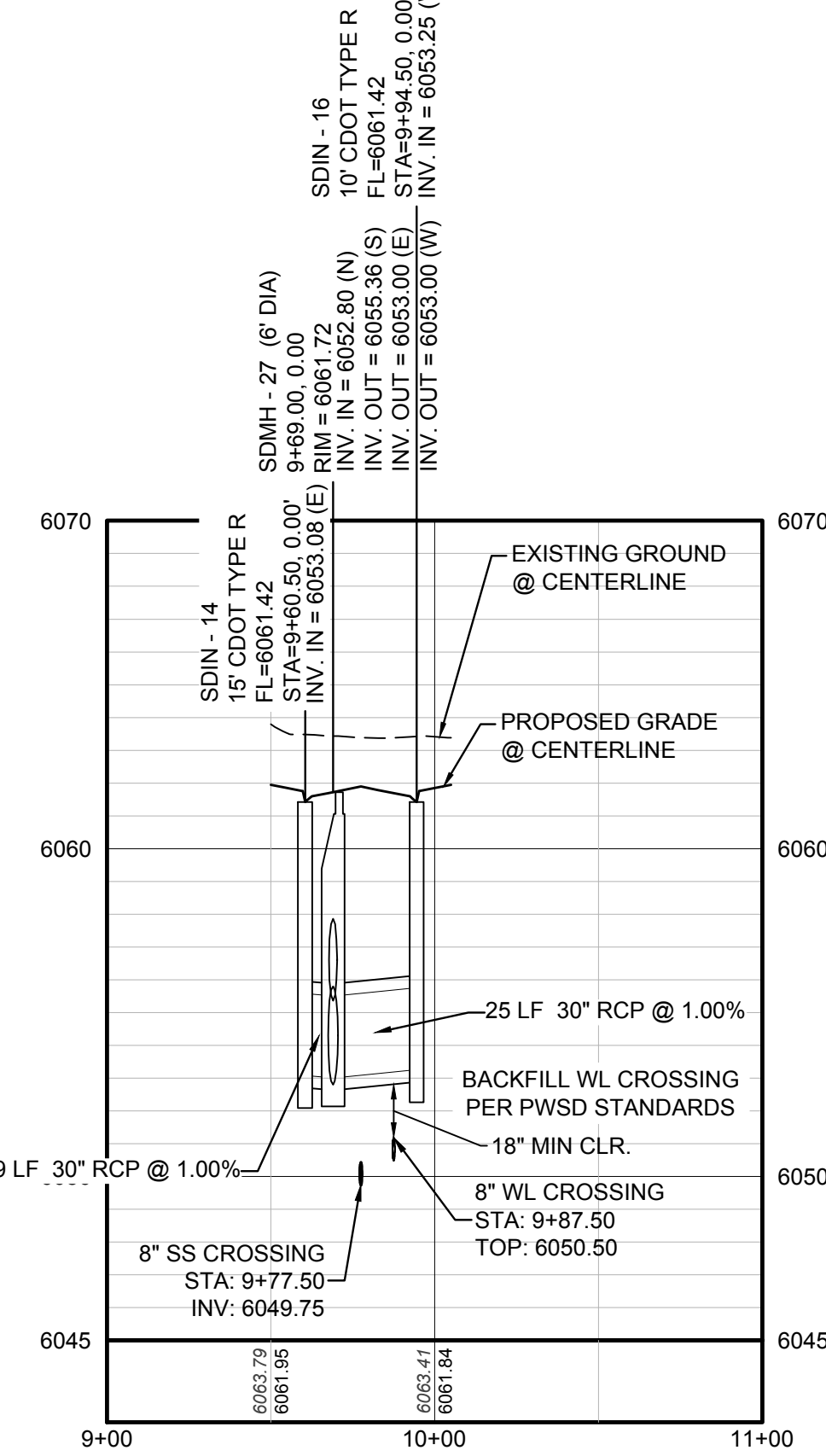
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
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MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

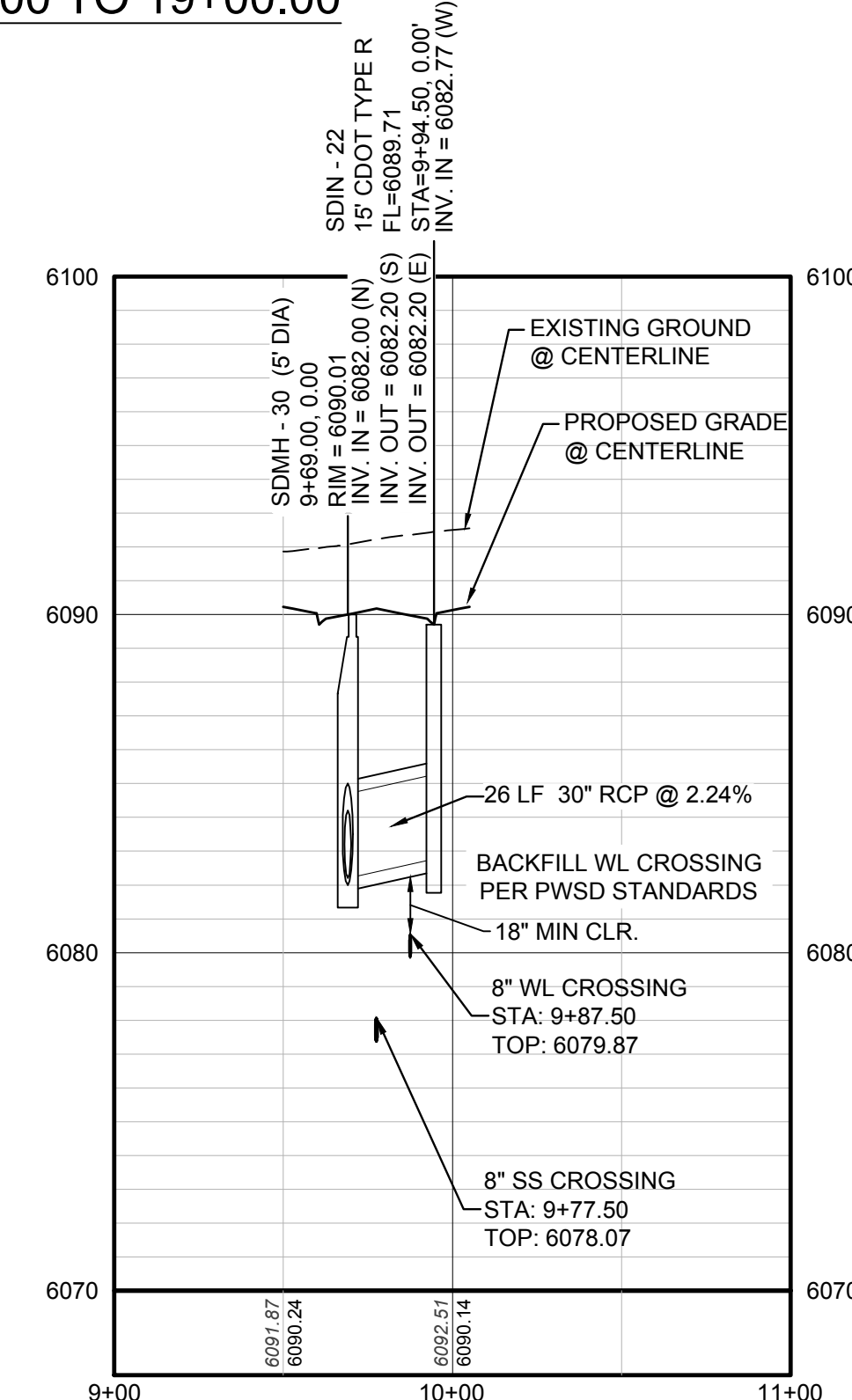
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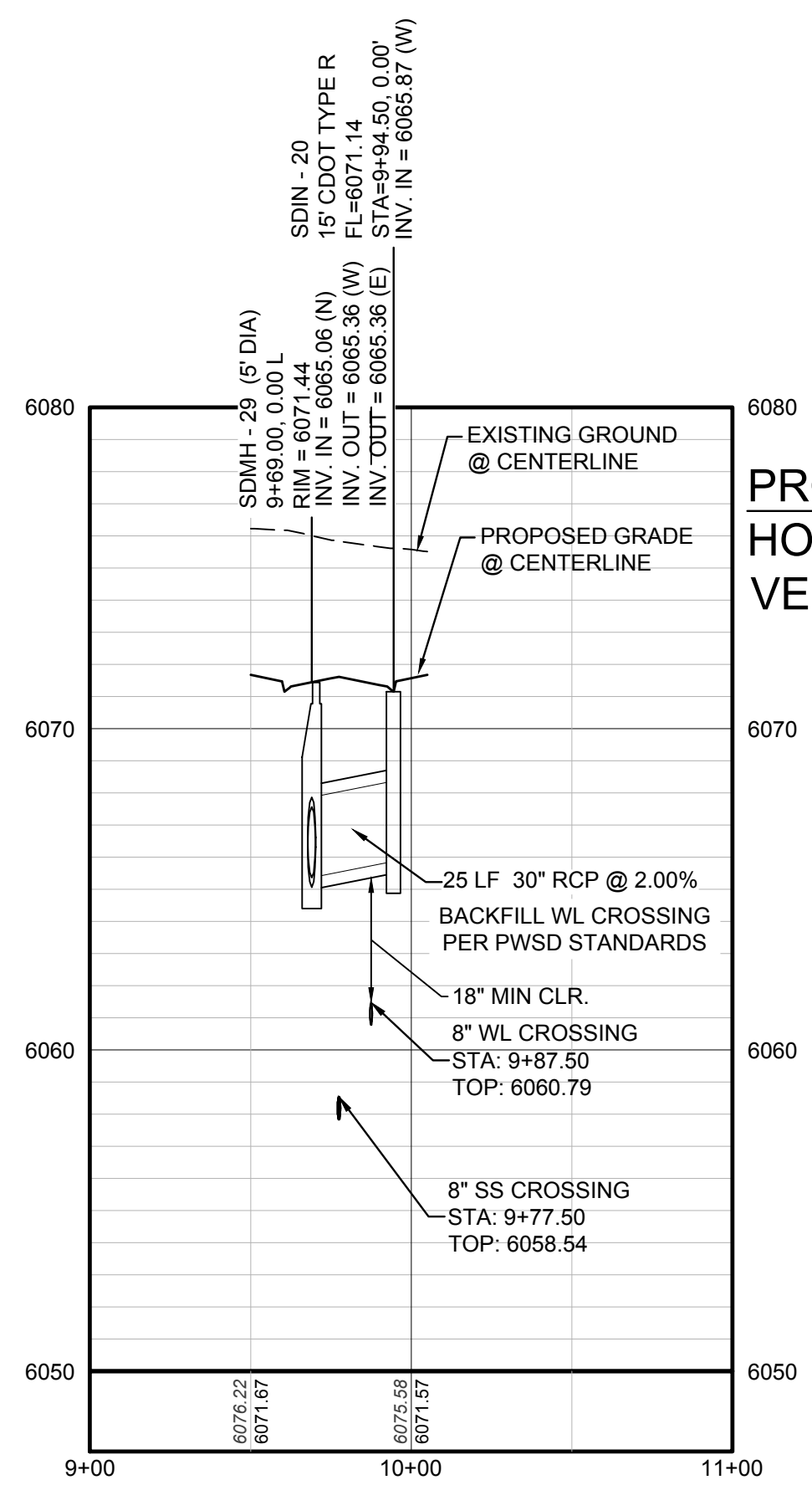
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



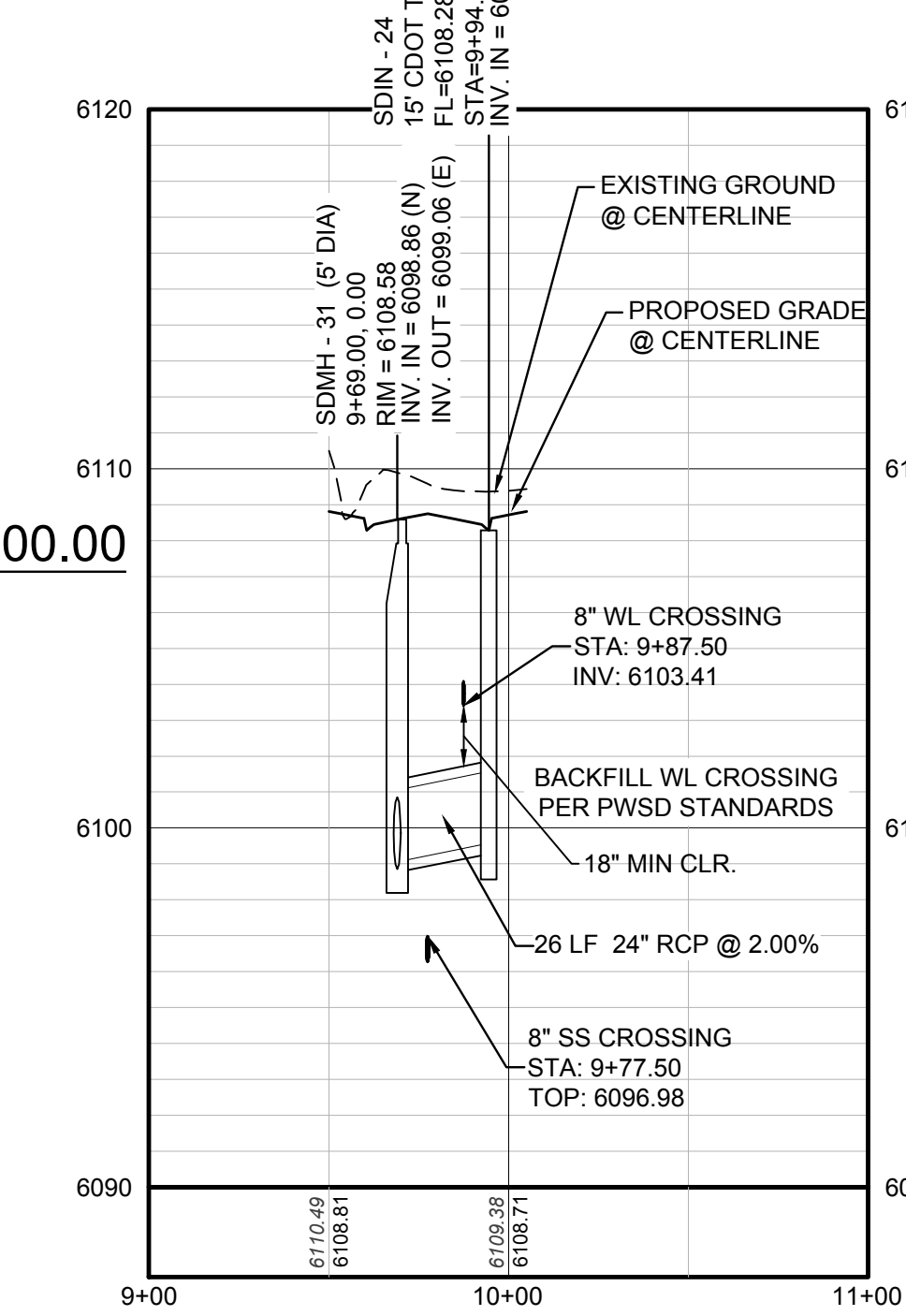
PROFILE: STORM LATERAL 11 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 13 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 12 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



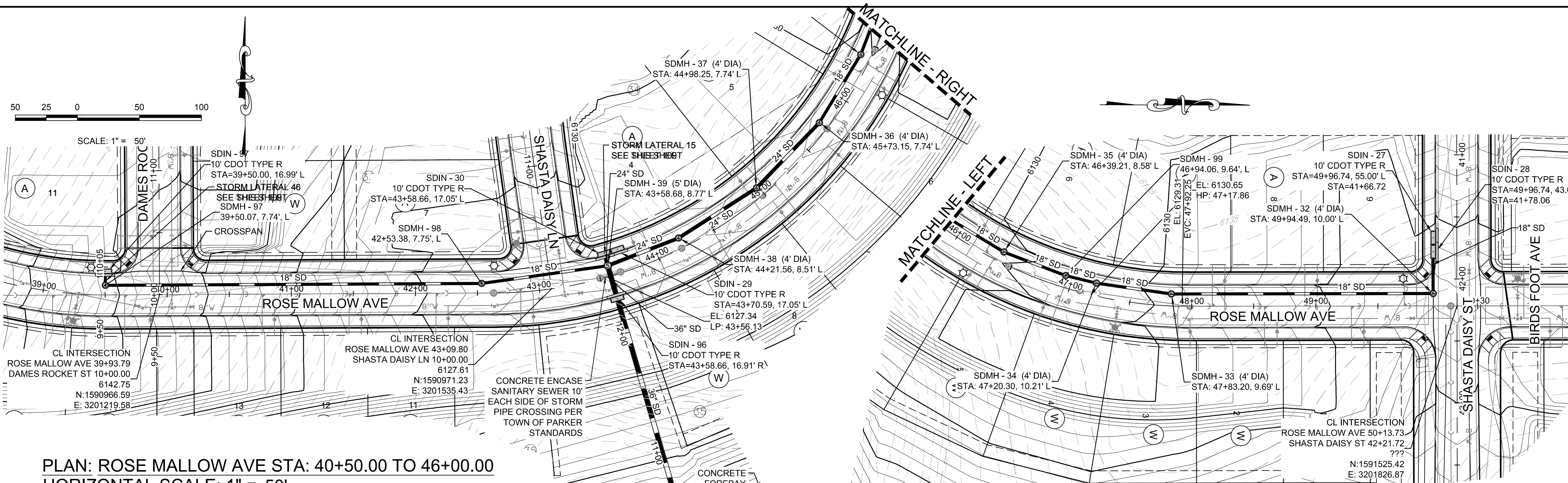
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HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
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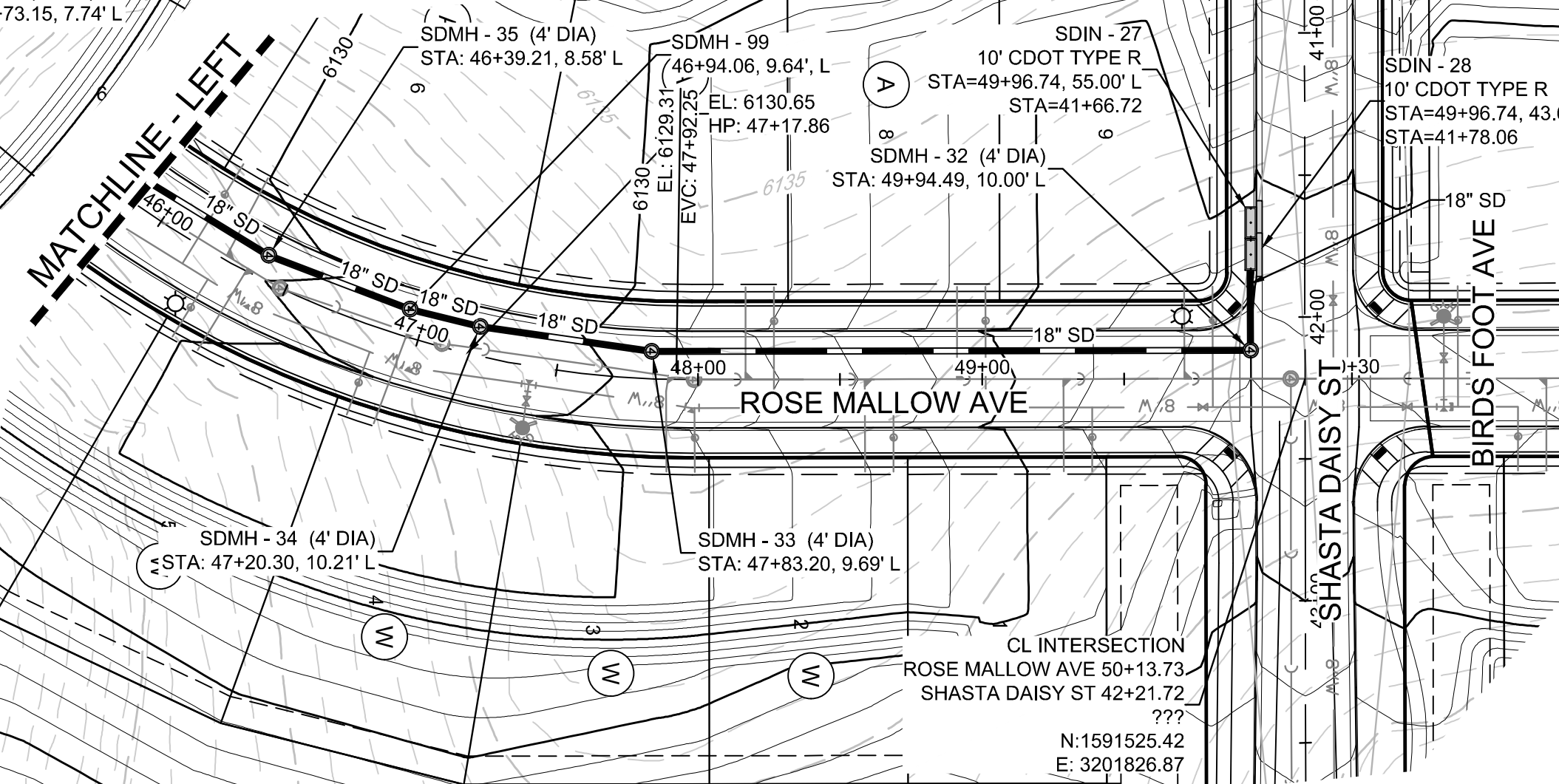
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10338 E. Dry Creek Rd. Suite 6410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546		ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE ROSE MALLOW AVENUE	SCALE: AS SHOWN FILE NO: 81-30283701 APRIL 2017	SHEET NUMBER 107
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PLAN: ROSE MALLOW AVE STA: 40+00.00 TO 46+00.00
HORIZONTAL SCALE: 1" = 50'



PLAN: ROSE MALLOW AVE STA: 46+00.00 TO 50+00.00
HORIZONTAL SCALE: 1" = 50'



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
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Ⓜ	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

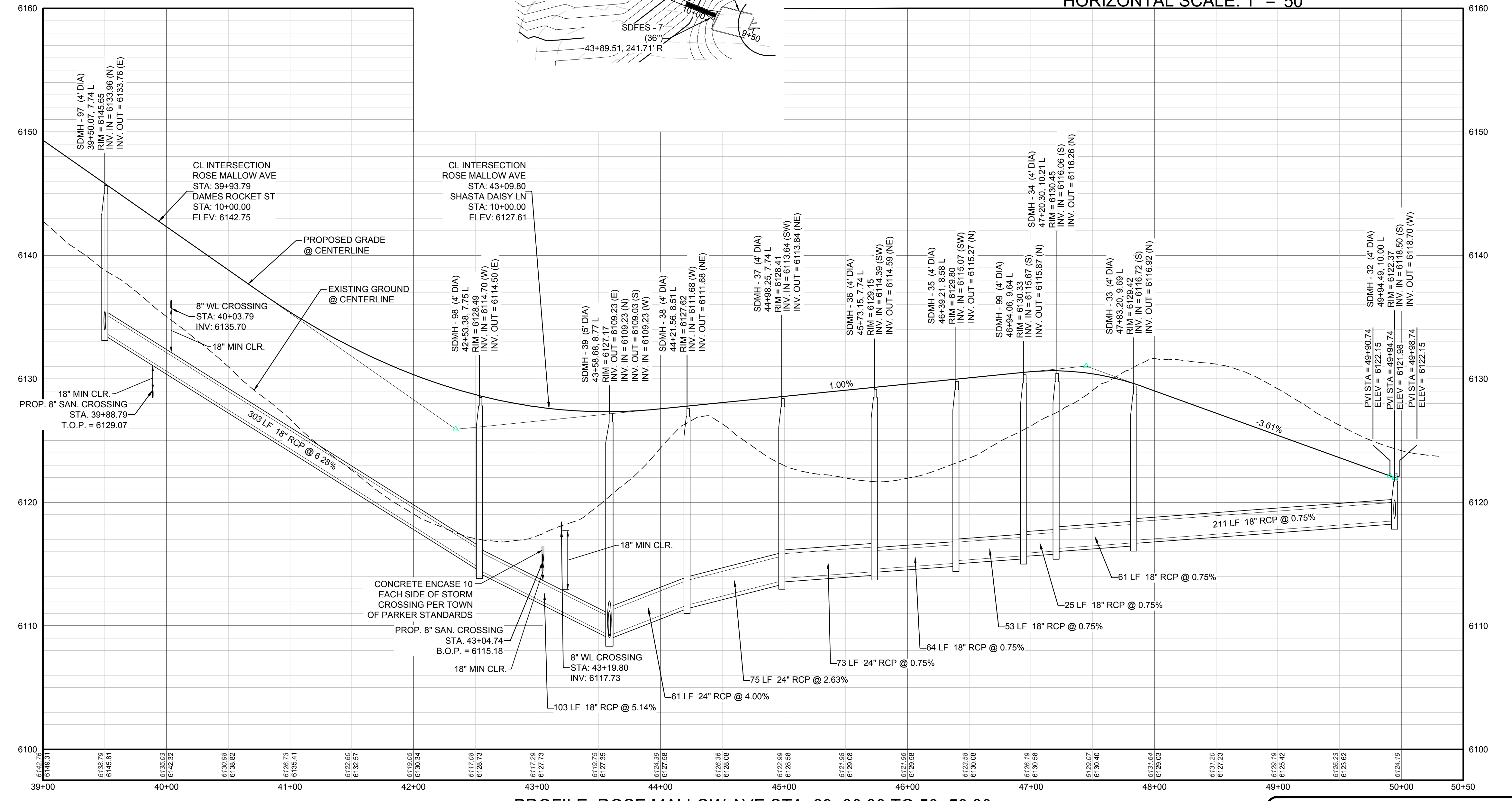
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
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MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PROFILE: ROSE MALLOW AVE STA: 39+00.00 TO 50+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

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N:\PROJECTS\BENCHMARCH\ENGINEERING\BENCHMARCH\TOWN OF PARKER\STORM PLAN AND PROFILE\STORM.DWG.DWGK 4/24/2017 7:01 PM

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UNCC 1-800-922-1987

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

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Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

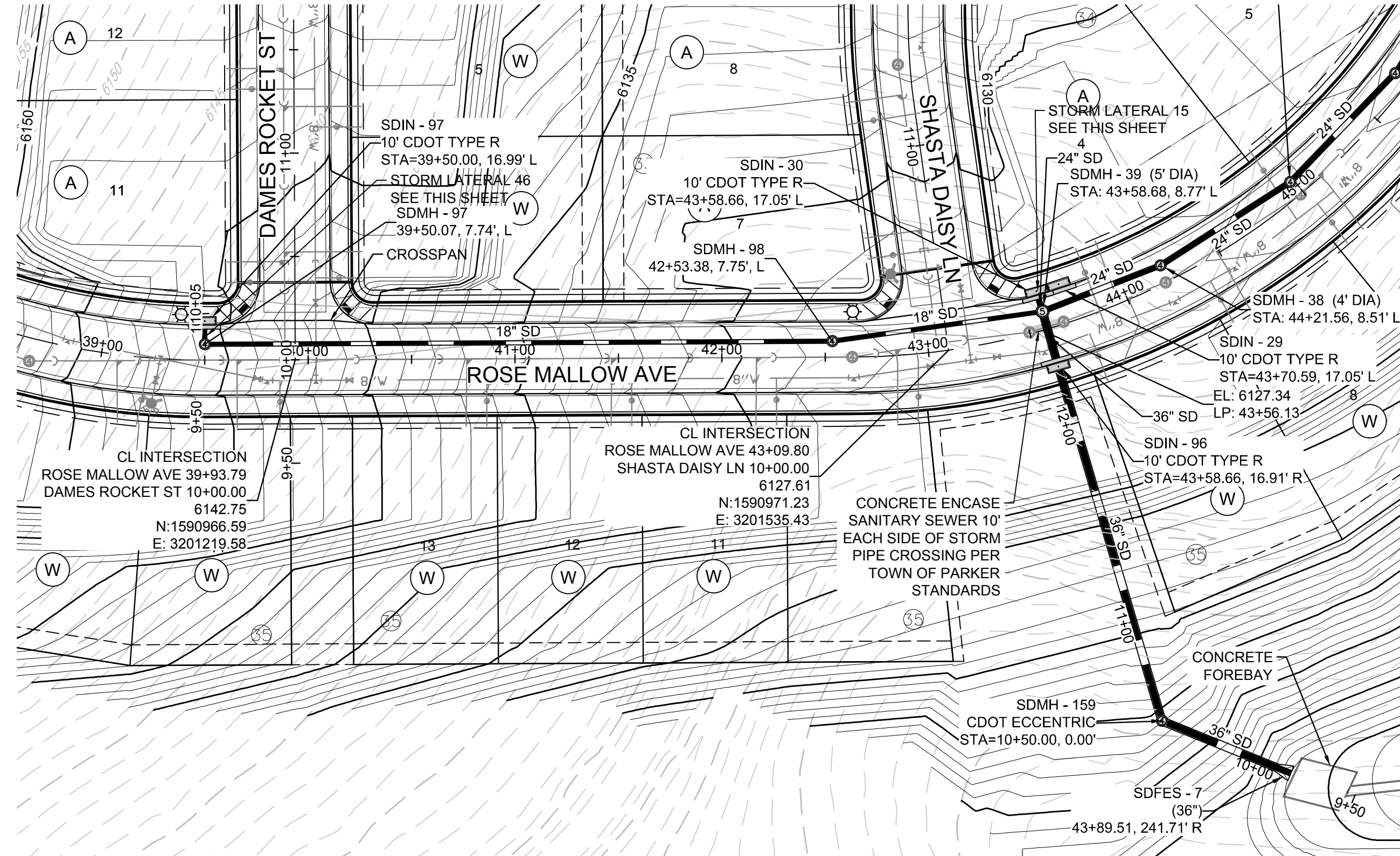
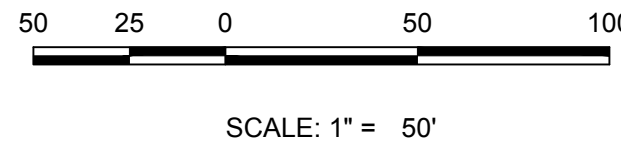
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

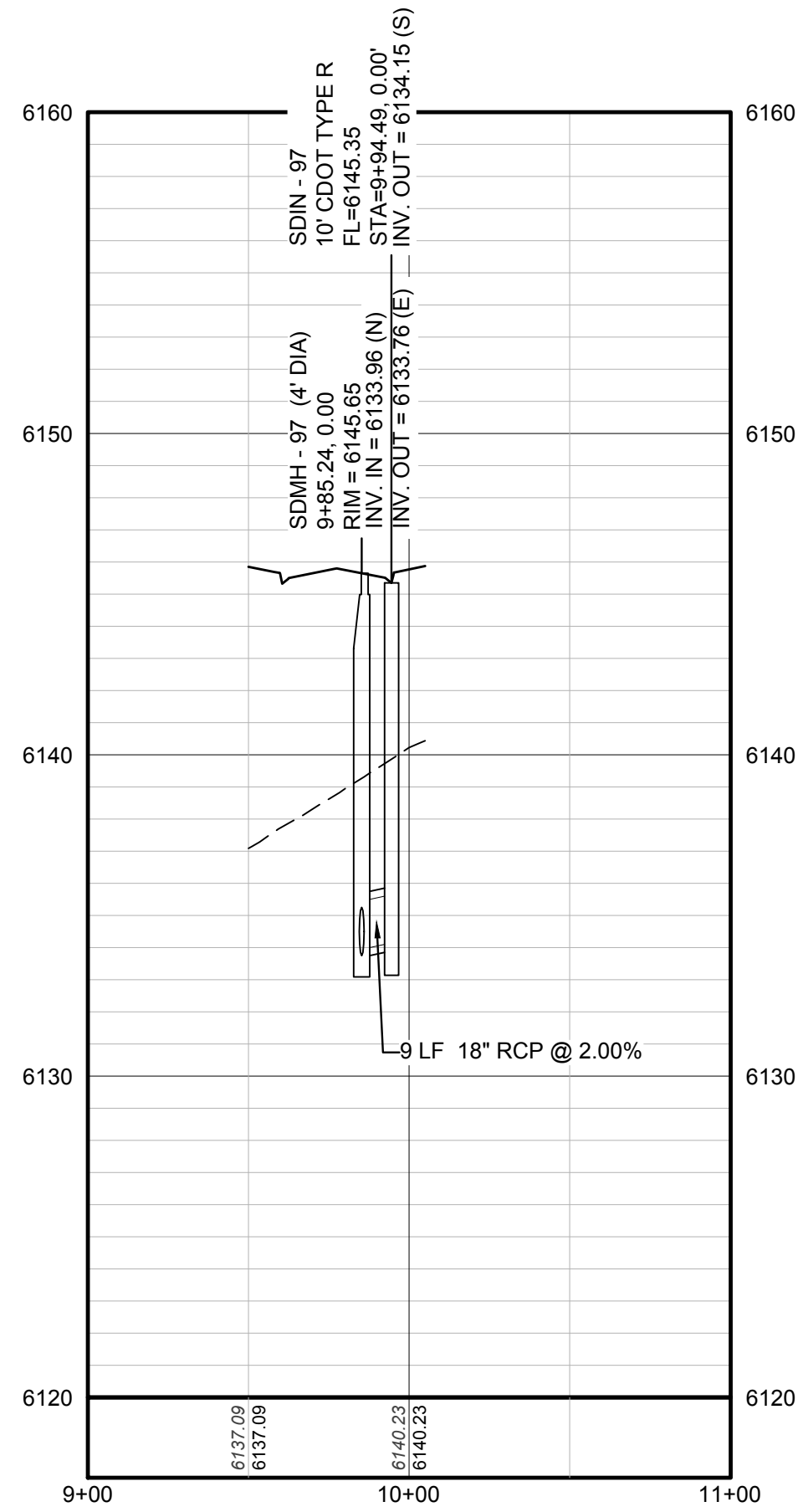
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SCALE: AS SHOWN
FILE NO: 8130283701

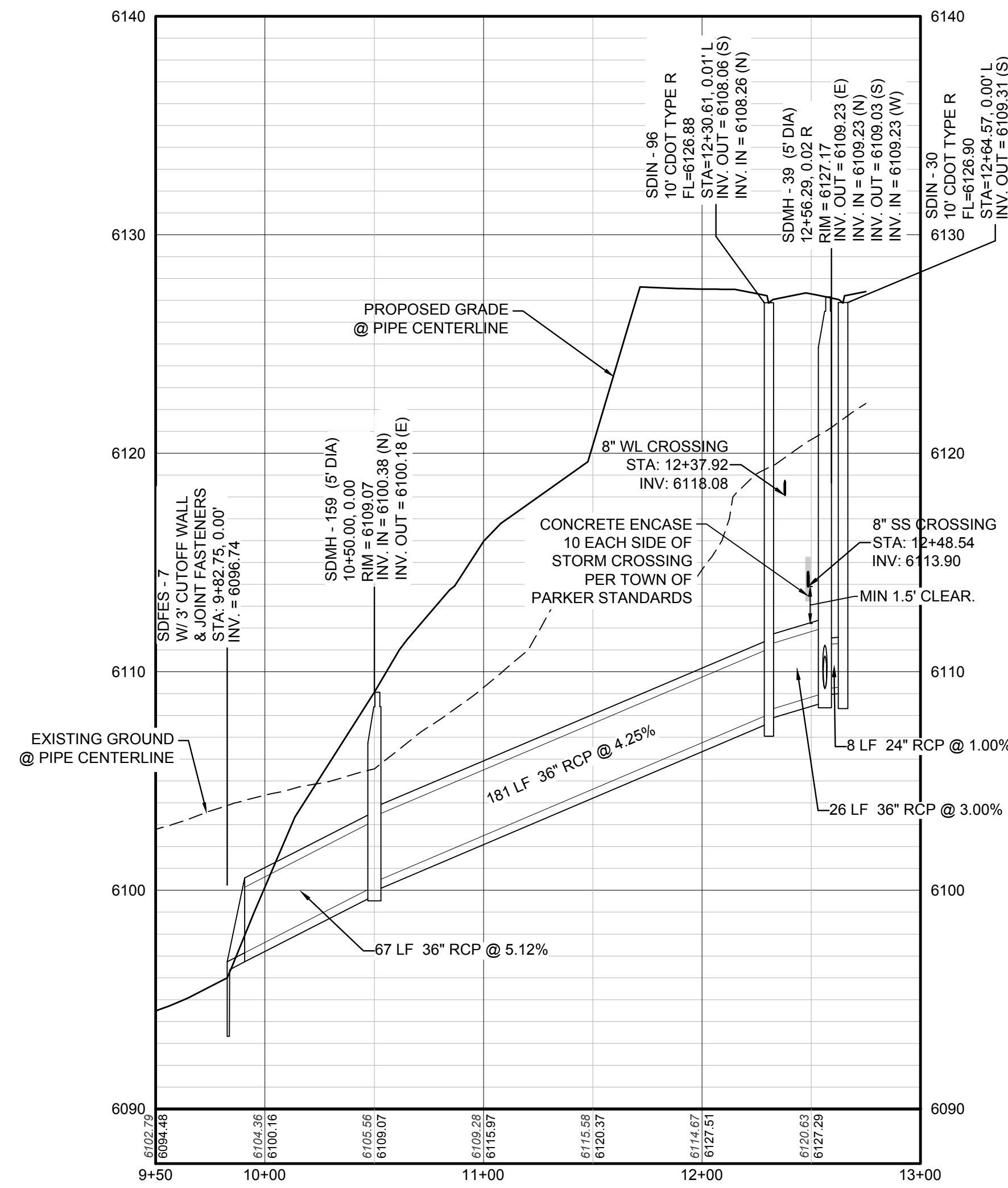
SHEET NUMBER **108**



PLAN: ROSE MALLOW AVE STA: 39+00.00 TO 45+00.00
HORIZONTAL SCALE: 1" = 50'



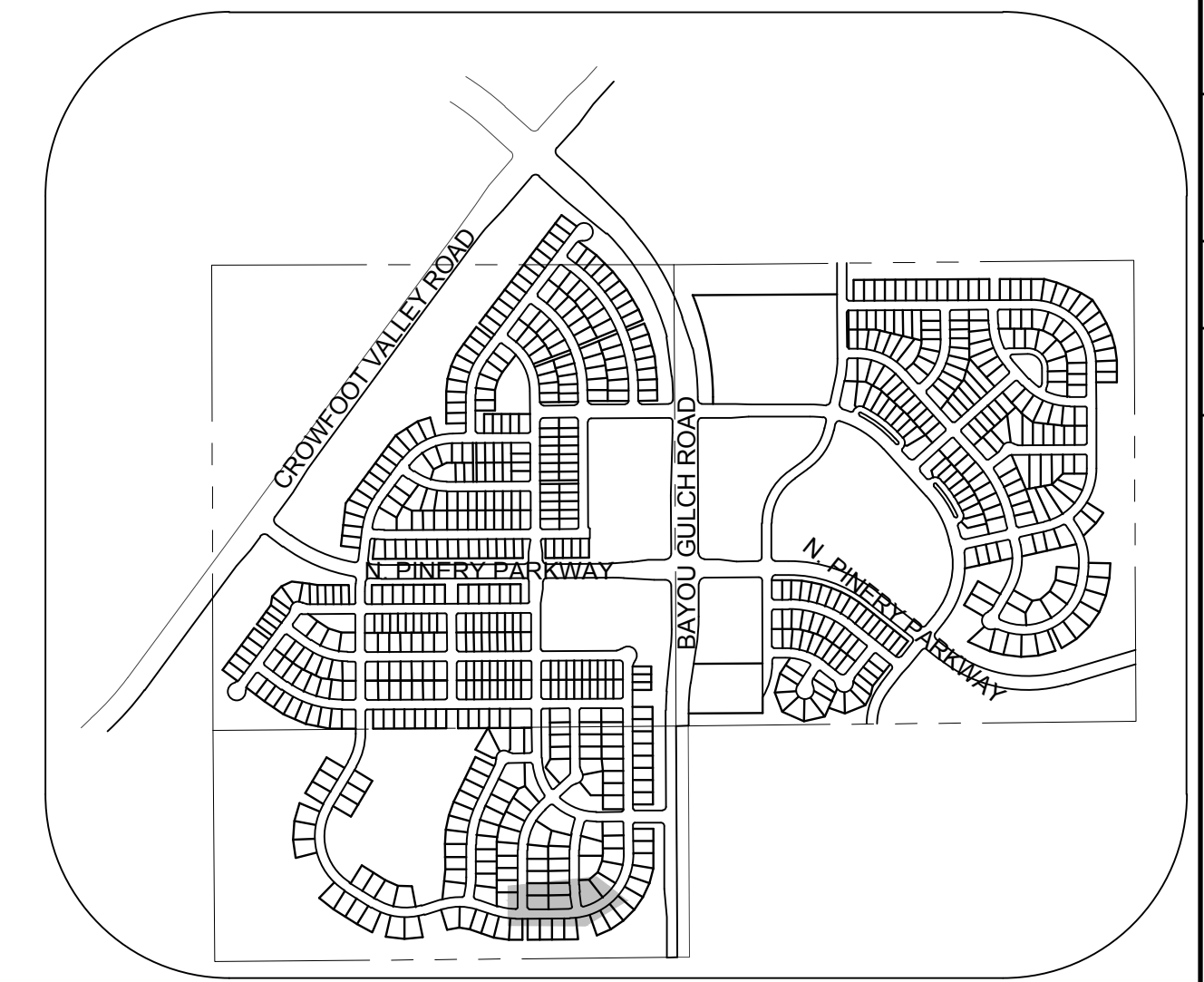
PROFILE: STORM LATERAL 46 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 15 STA: 9+50.00 TO 13+00.00
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BENCHMARK
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KEYMAP
N.T.S.
LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
	PROPOSED BUTTERFLY VALVE		RIGHT-OF-WAY
	PROPOSED CAP WITH END OF LINE BLOWOFF		PROPERTY LINE
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	EXISTING BLOW OFF VALVE		PROPOSED STORM DRAIN
	EXISTING VALVE		PROPOSED SEWER LINE WITH MANHOLE
	EXISTING FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE		PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		EXISTING 60" RAW WATER LINE
	EXISTING ELEVATION		SECTION LINE
	PROPOSED DESIGN ELEVATION		FILING BOUNDARY
	PROPOSED STORM DRAIN INLET		EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN MANHOLE		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	RCCB	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.P.	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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

N:\PROJECTS\SSR\ENGINEERING\SSR\SSR PRELIMINARY PLAN AND PROFILE\STORM LATERAL 15 STORM LATERAL 15.DWG, DOUGK 4/24/2017 8:14 PM

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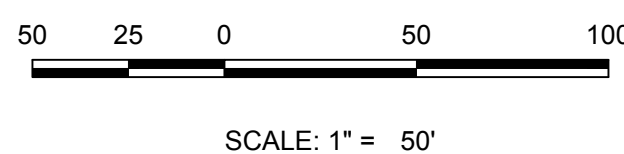
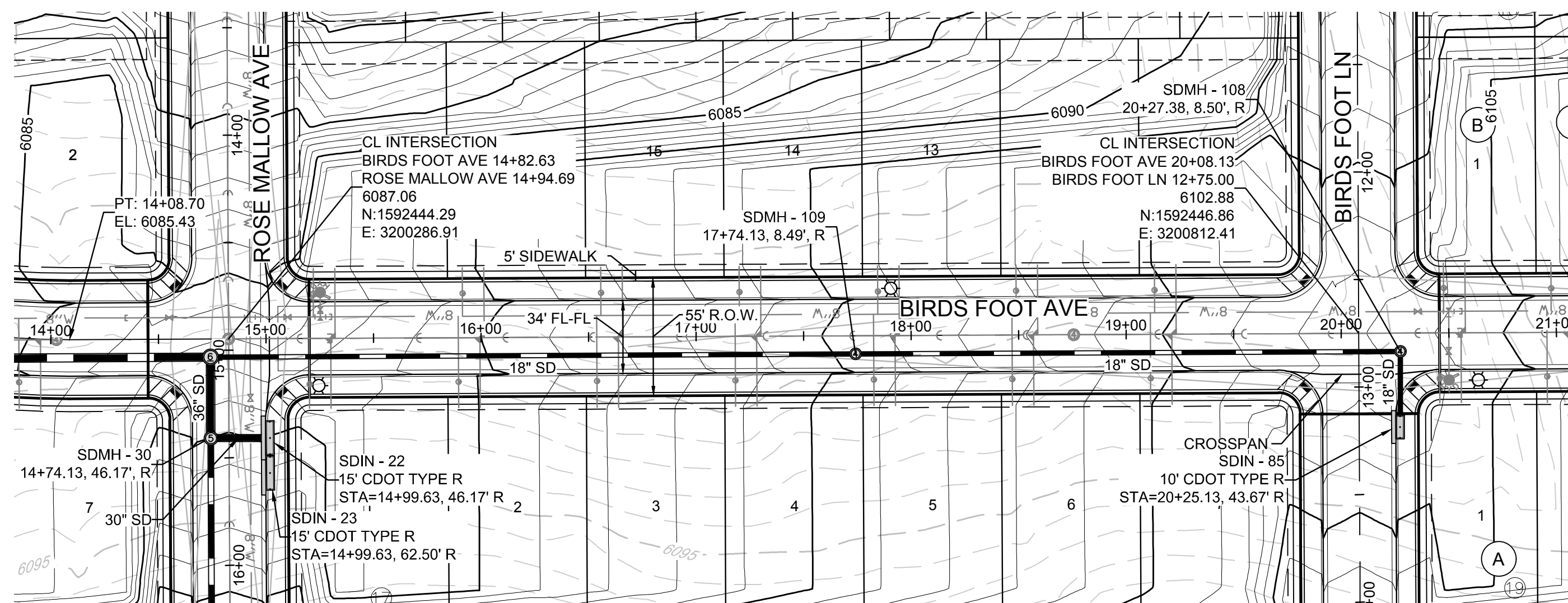


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CENTENNIAL, CO 80112

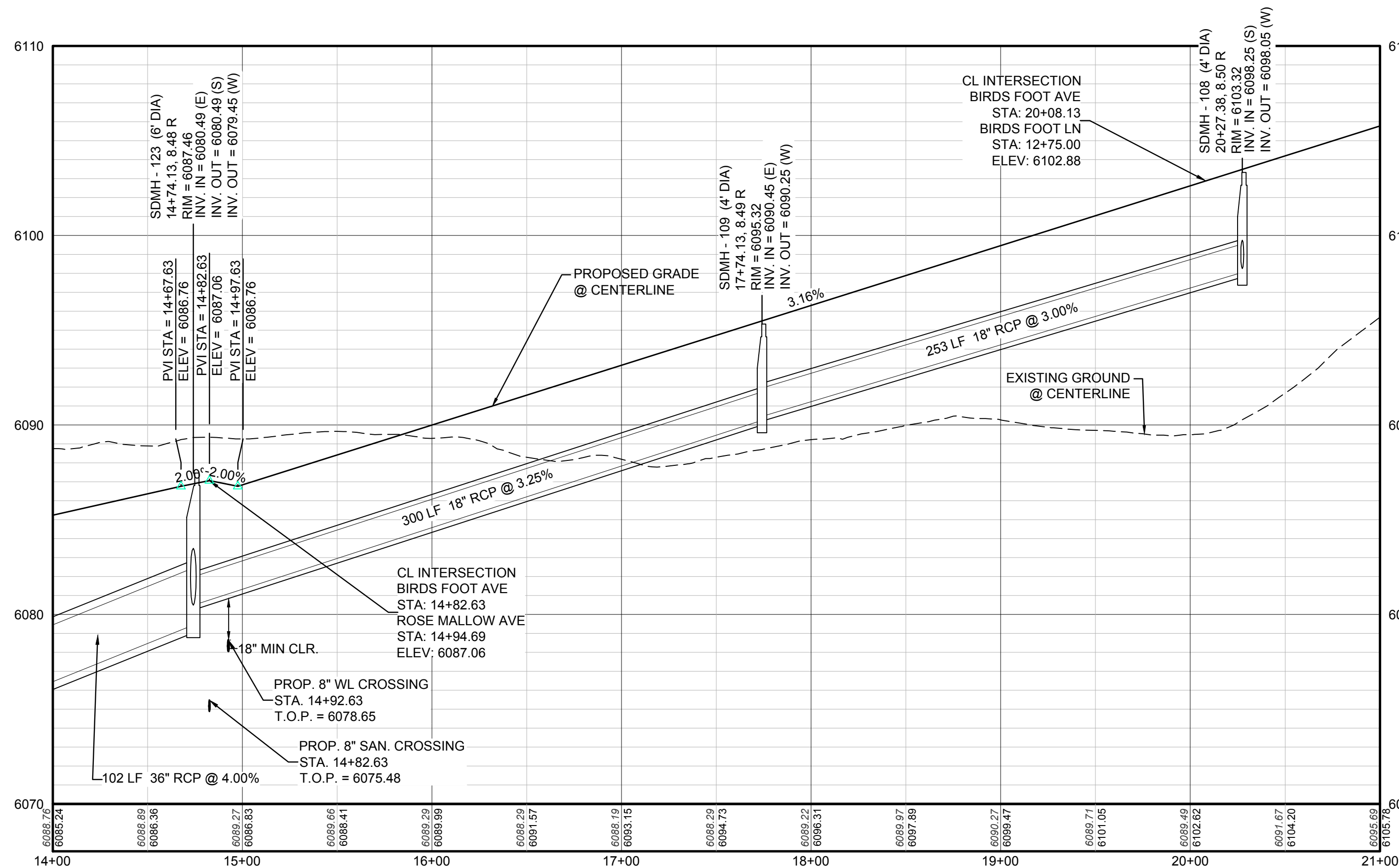
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

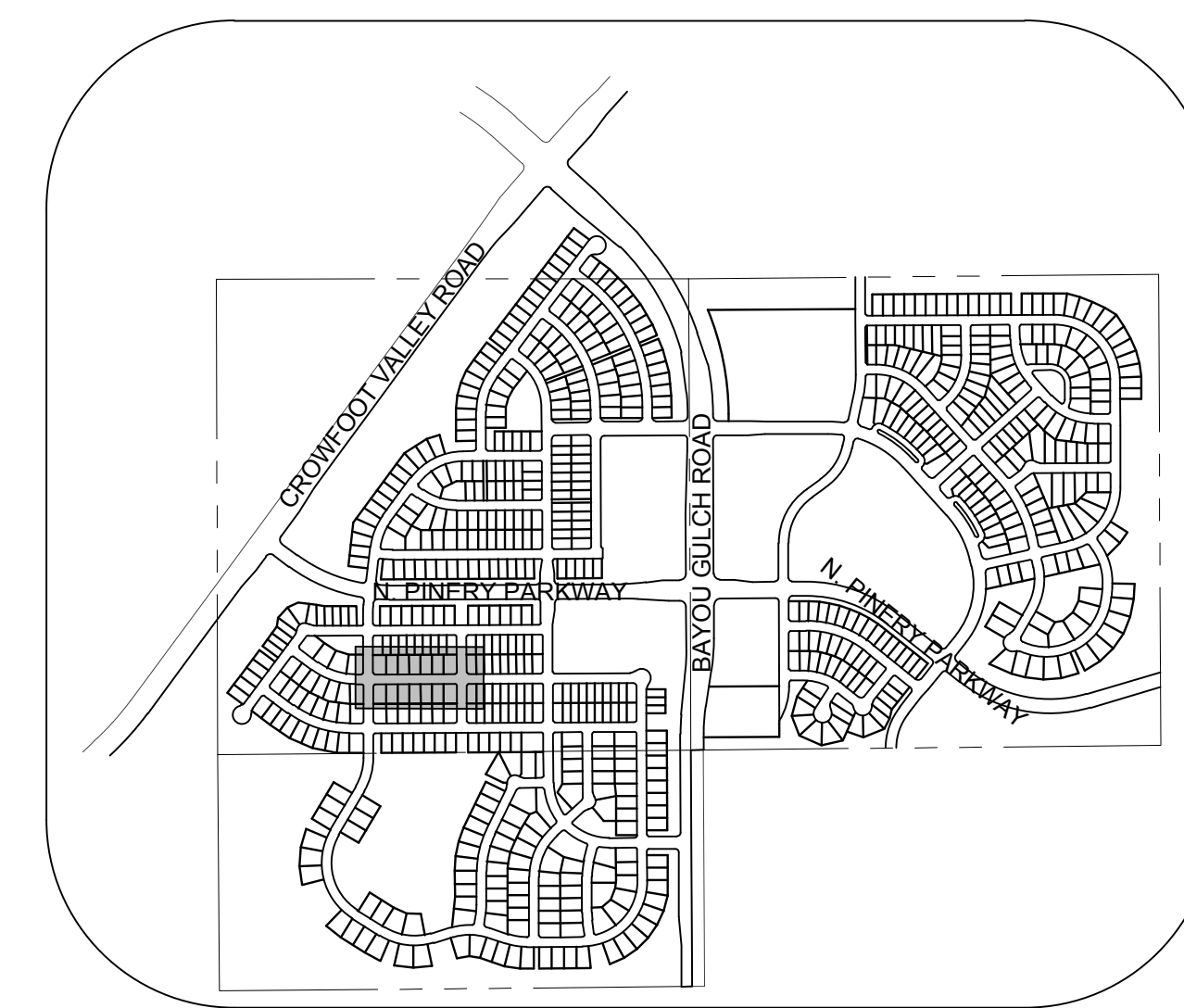
SHEET NUMBER
109



PLAN: BIRDS FOOT AVENUE STA: 14+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BIRDS FOOT AVE STA: 14+00.00 TO 21+00.00
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
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	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 LATERAL W/ METER
Ⓜ	PROPOSED LIGHT POLE	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK	---	SECTION LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	FILING BOUNDARY
10.00	EXISTING ELEVATION	---	EXISTING FIBER OPTIC LINE
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING TELEPHONE LINE
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HP	HIGH POINT	TC	TOP OF CURB
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MH	MANHOLE	WL	WATER LINE
N.T.S.	NOT TO SCALE	WSE	WATER SURFACE ELEVATION
PL	PROPERTY LINE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

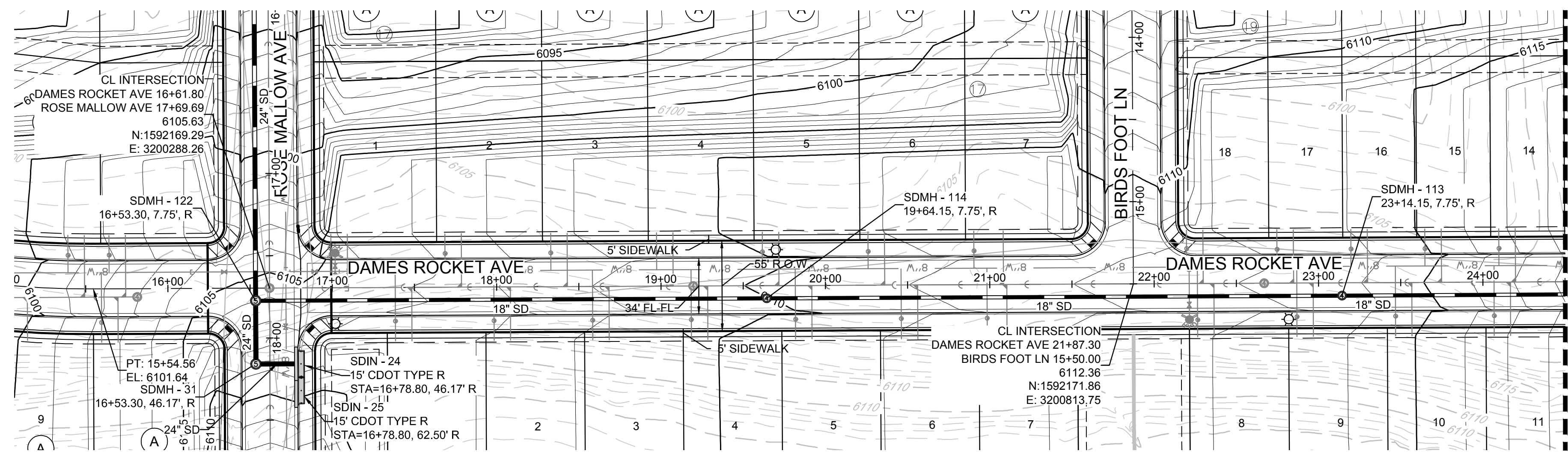
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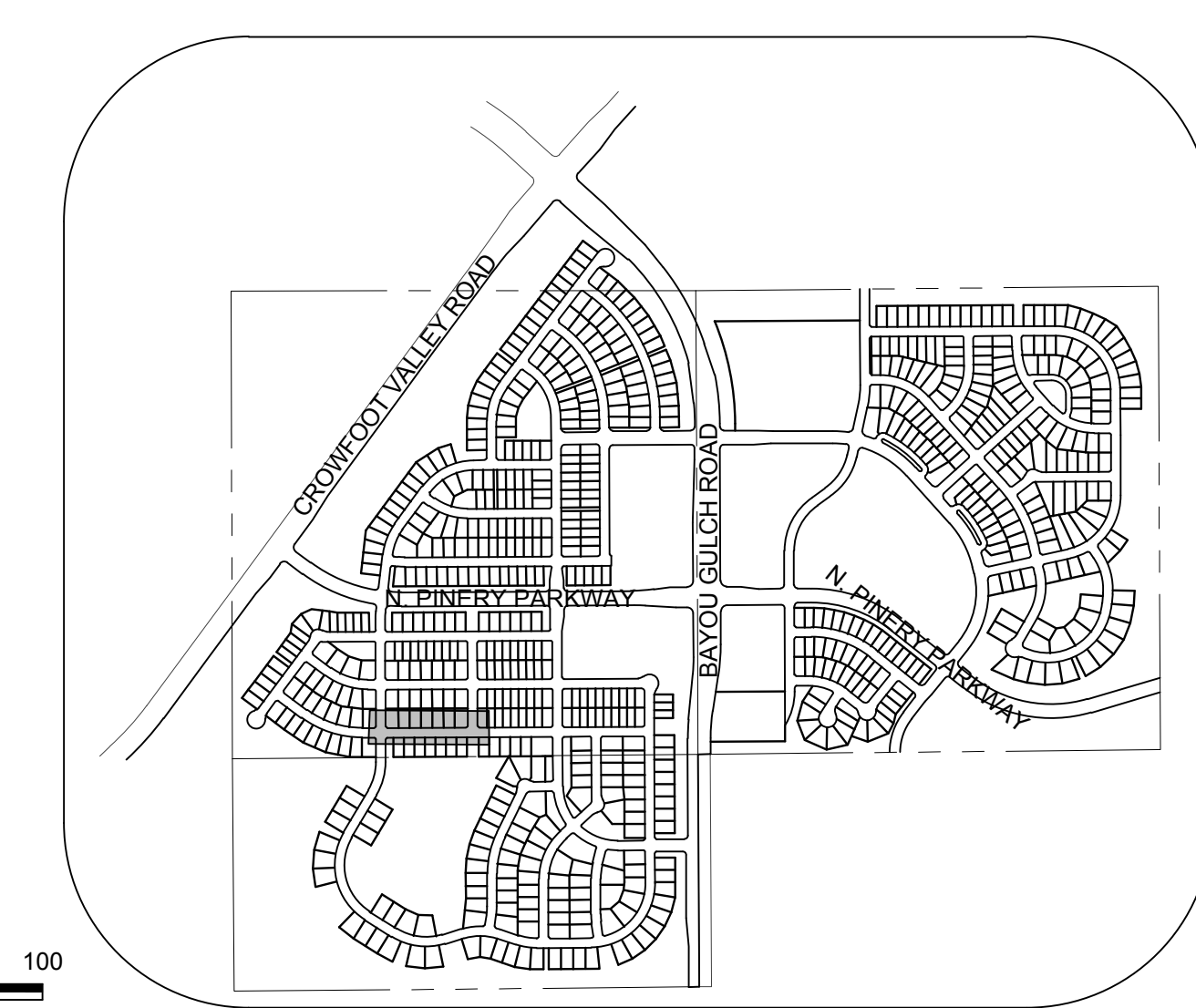
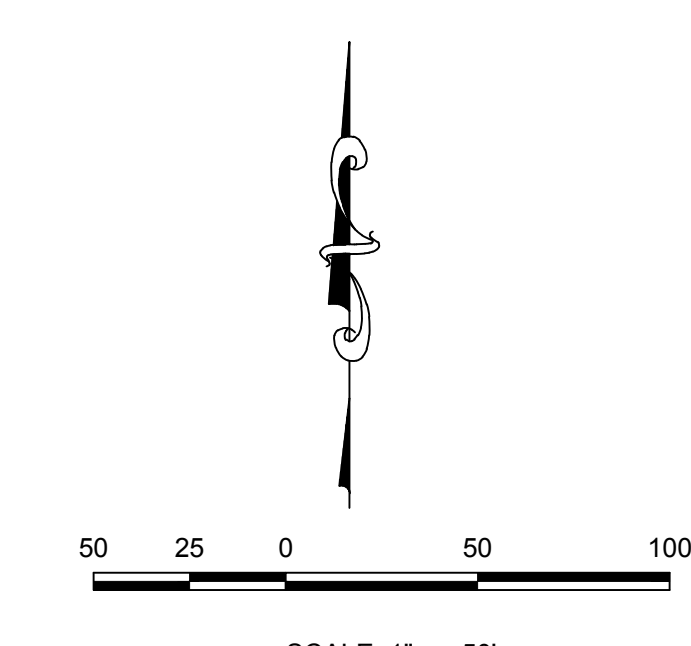
BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

SHEET NUMBER	SCALE:	AS SHOWN	FILE NO:	8130283701
	DRAWN BY:	KJD	CHECKED BY:	JU
DATE:	APRIL 2017			
	<p>TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE BIRDS FOOT AVENUE</p>			
<p>ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112</p>				
<p>10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548</p>				
<p>CVL CONSULTANTS</p>				
No.	Revisions	Date	Init.	Appr.



PLAN: DAMES ROCKET AVE STA: 15+50.00 TO 24+50.00
HORIZONTAL SCALE: 1" = 50'

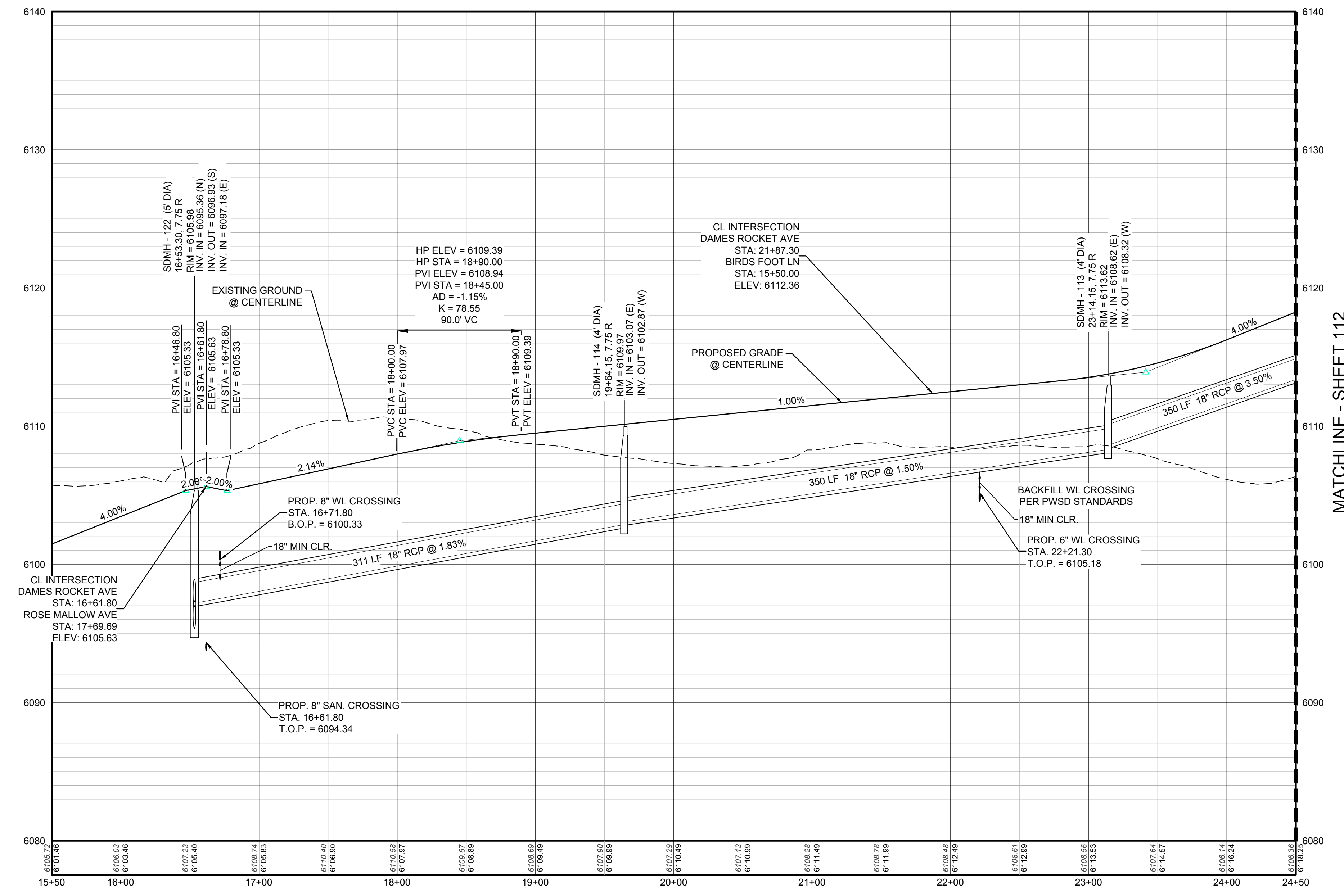


KEYMAP
N.T.S.
LEGEND

⊙	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
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⊕	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊖	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
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⊕	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
---	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
---	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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PROFILE: DAMES ROCKET AVE STA: 15+50.00 TO 24+50.00
HORIZONTAL: 1" = 50'
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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	FILE NO.:	8130283701	DATE:	APRIL 2017
	TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____			

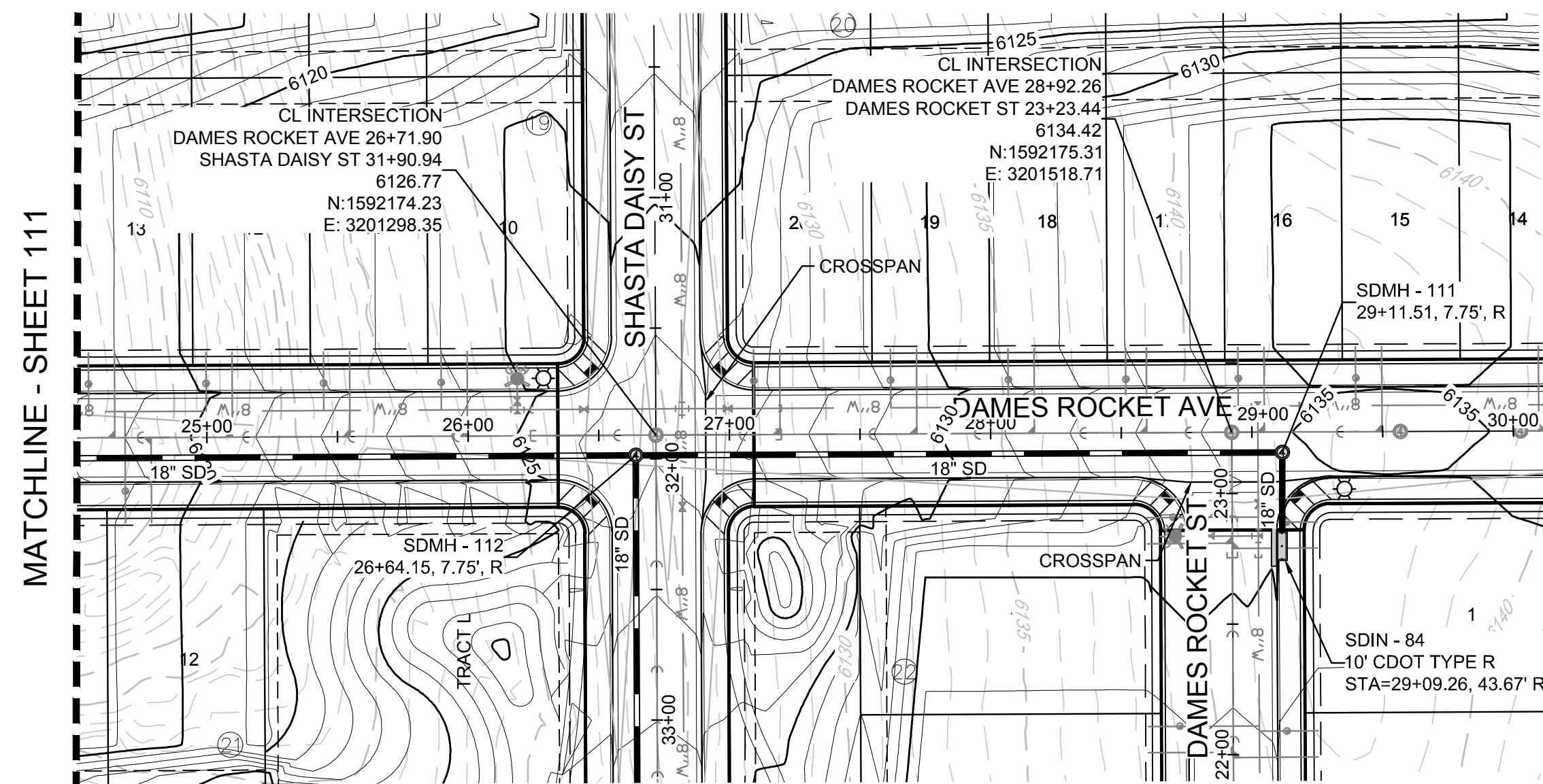
Revisions	No.	Date	Init.	Appr.	Date

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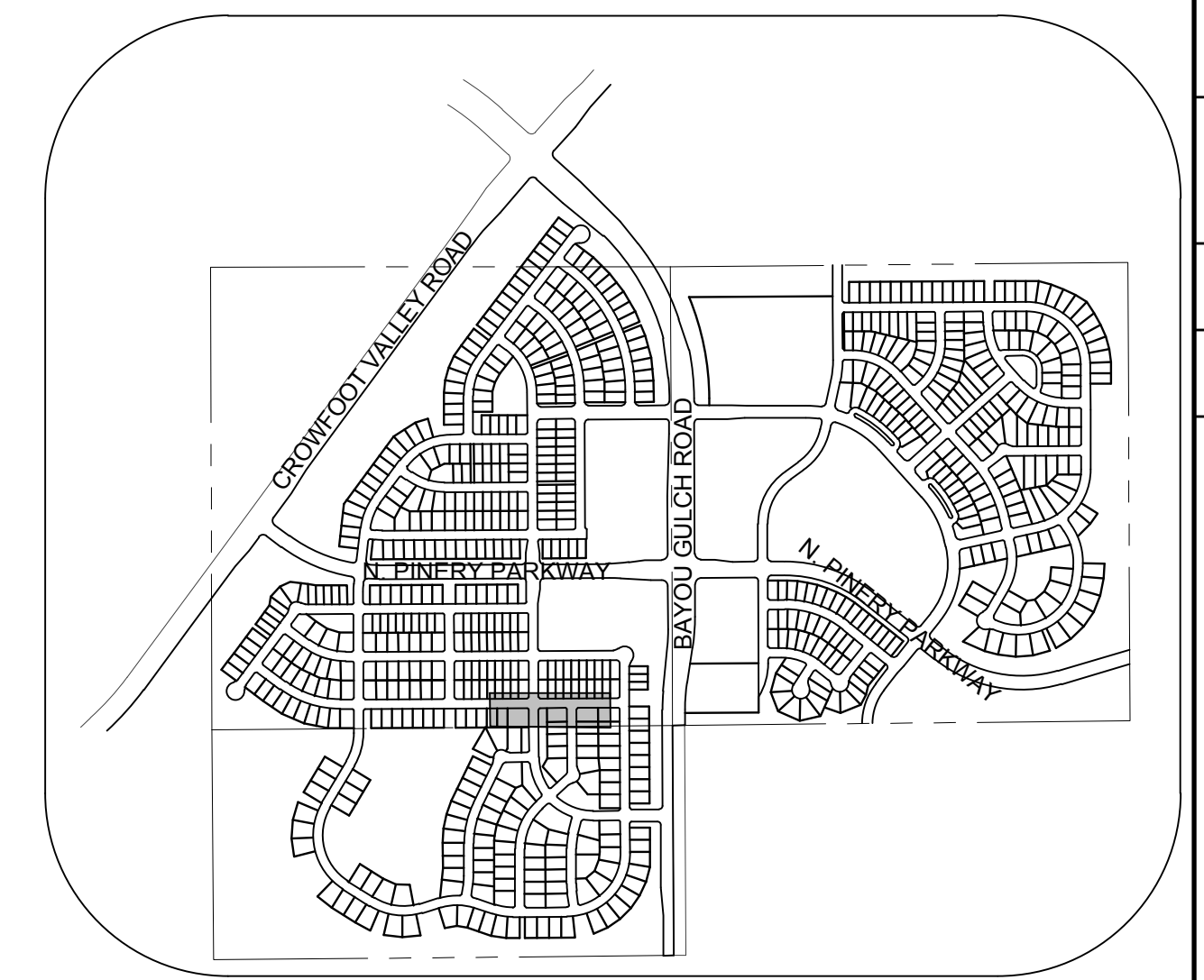
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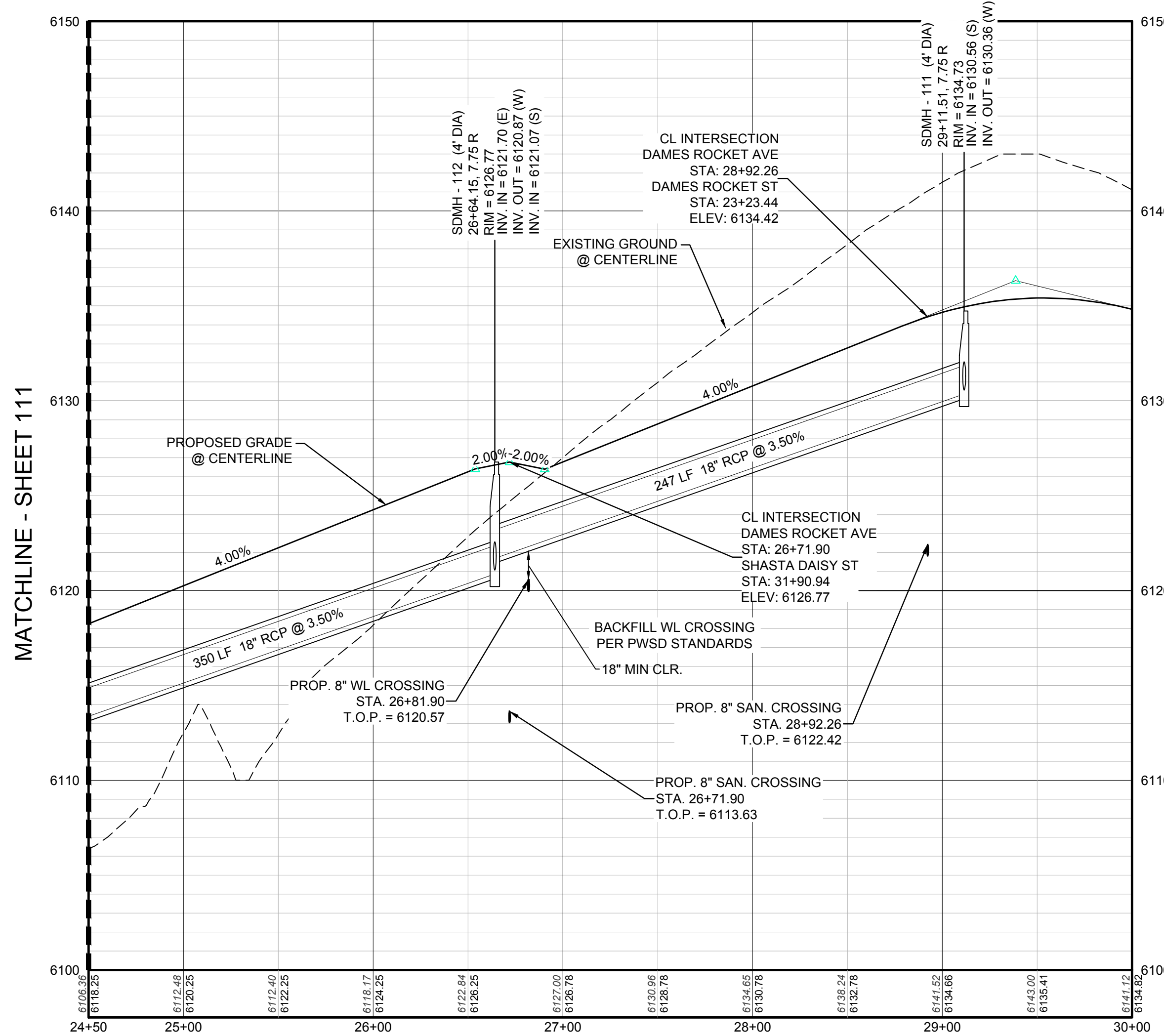
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
DAMES ROCKET AVENUE



PLAN: DAMES ROCKET AVE STA: 24+50.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: DAMES ROCKET AVE STA: 24+50.00 TO 30+00.00
HORIZONTAL: 1" = 50'
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⊞	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊞	EXISTING FIRE HYDRANT	8" W	PROPOSED WATER LINE
⊞	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊞	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
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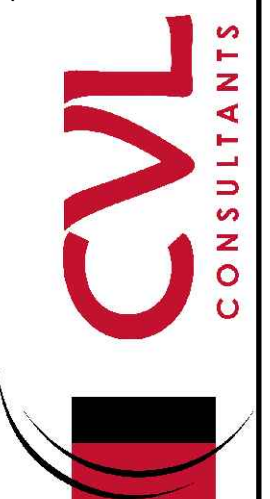
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Tel: (720) 482-9526
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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
DAMES ROCKET AVENUE

SCALE: AS SHOWN
DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017
FILE NO: 8130283701

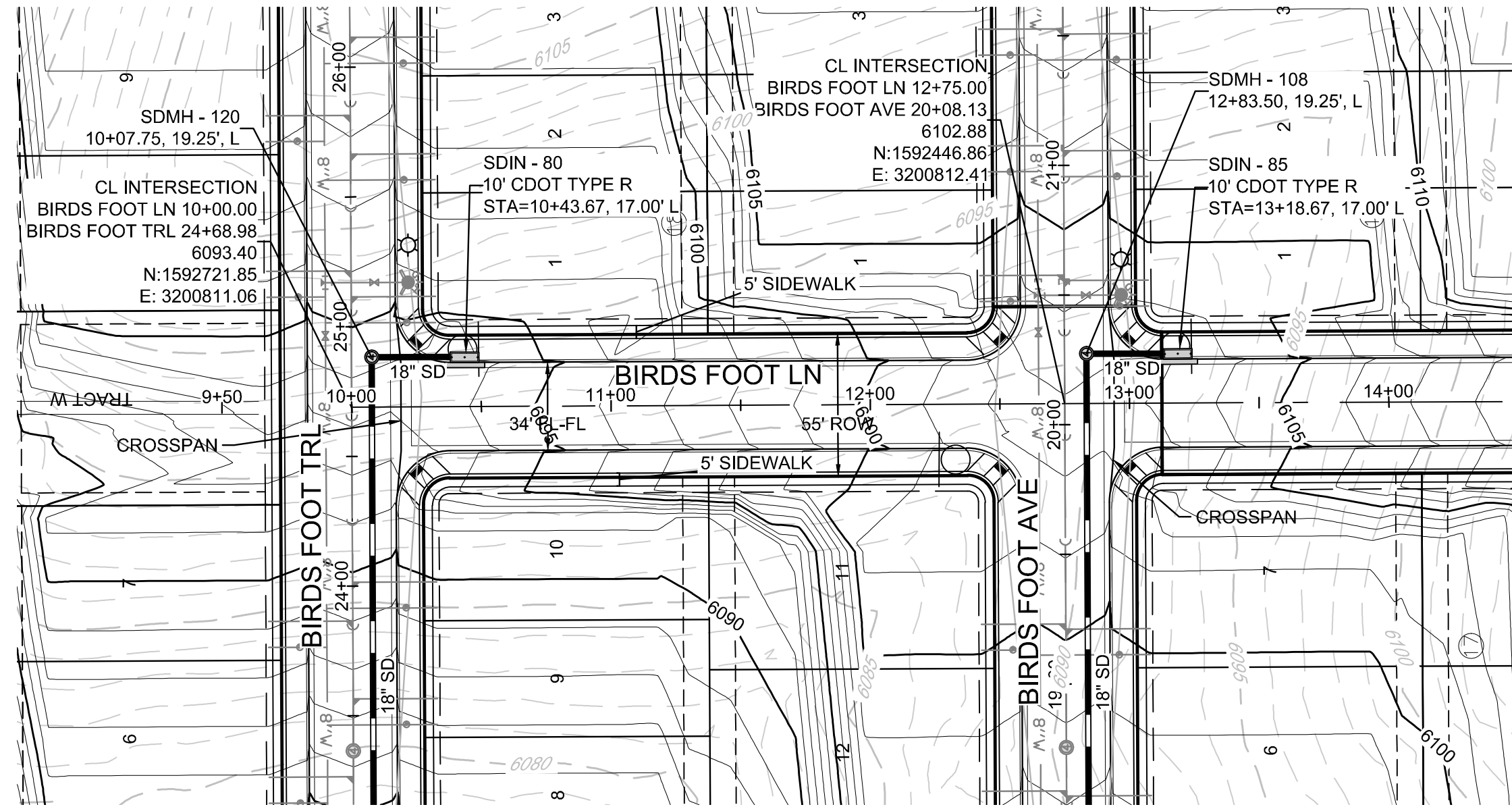
SHEET NUMBER 112

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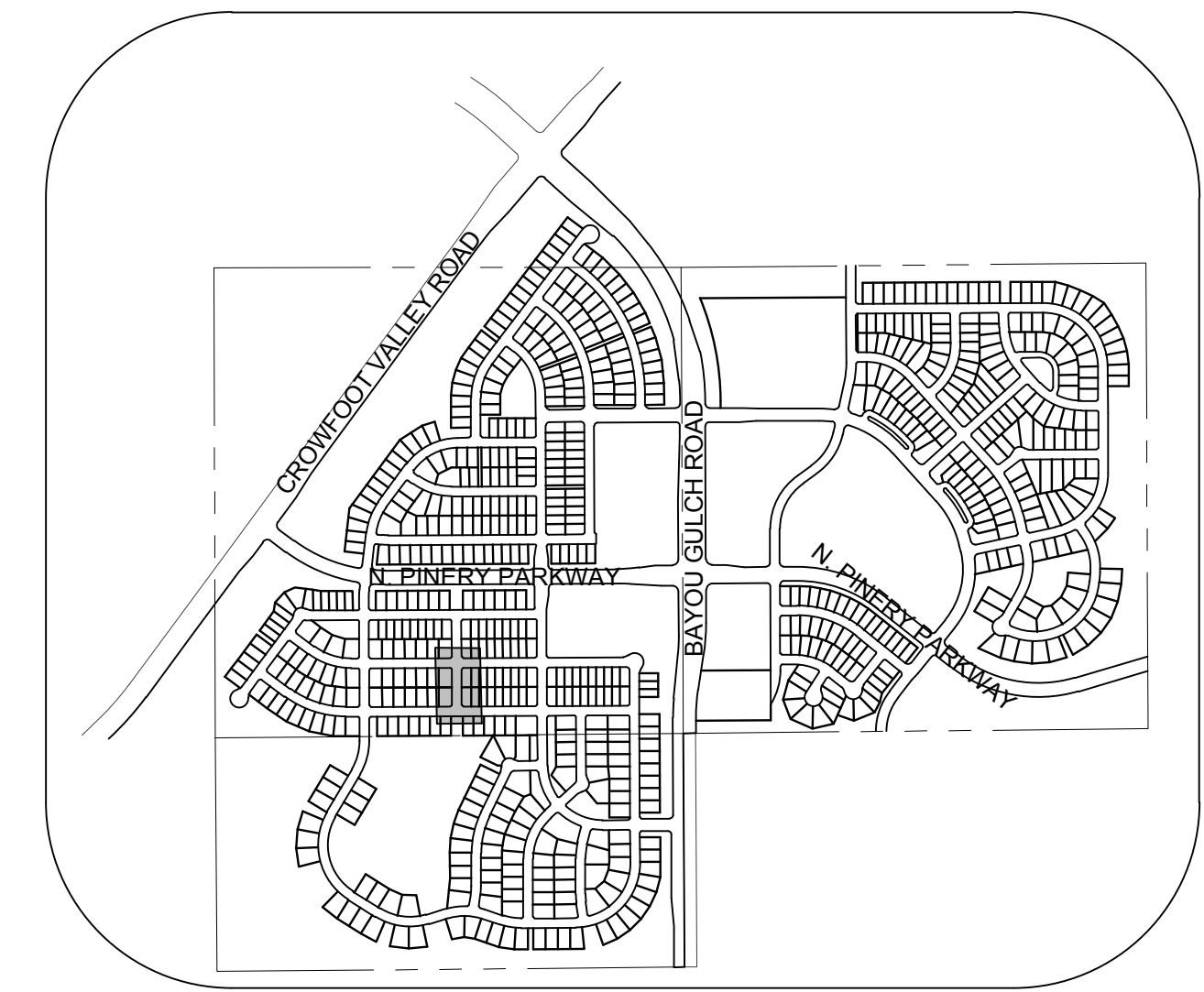
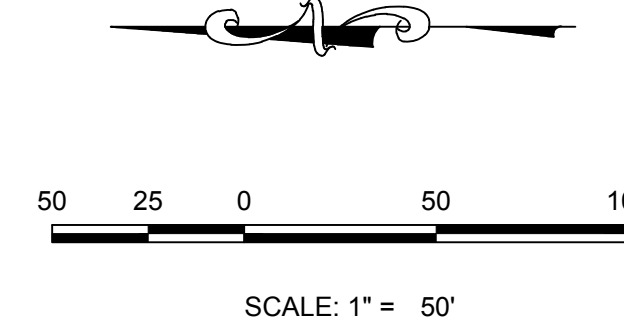
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PLAN: BIRDS FOOT LN STA: 9+50.00 TO 14+50.00
HORIZONTAL SCALE: 1" = 50'

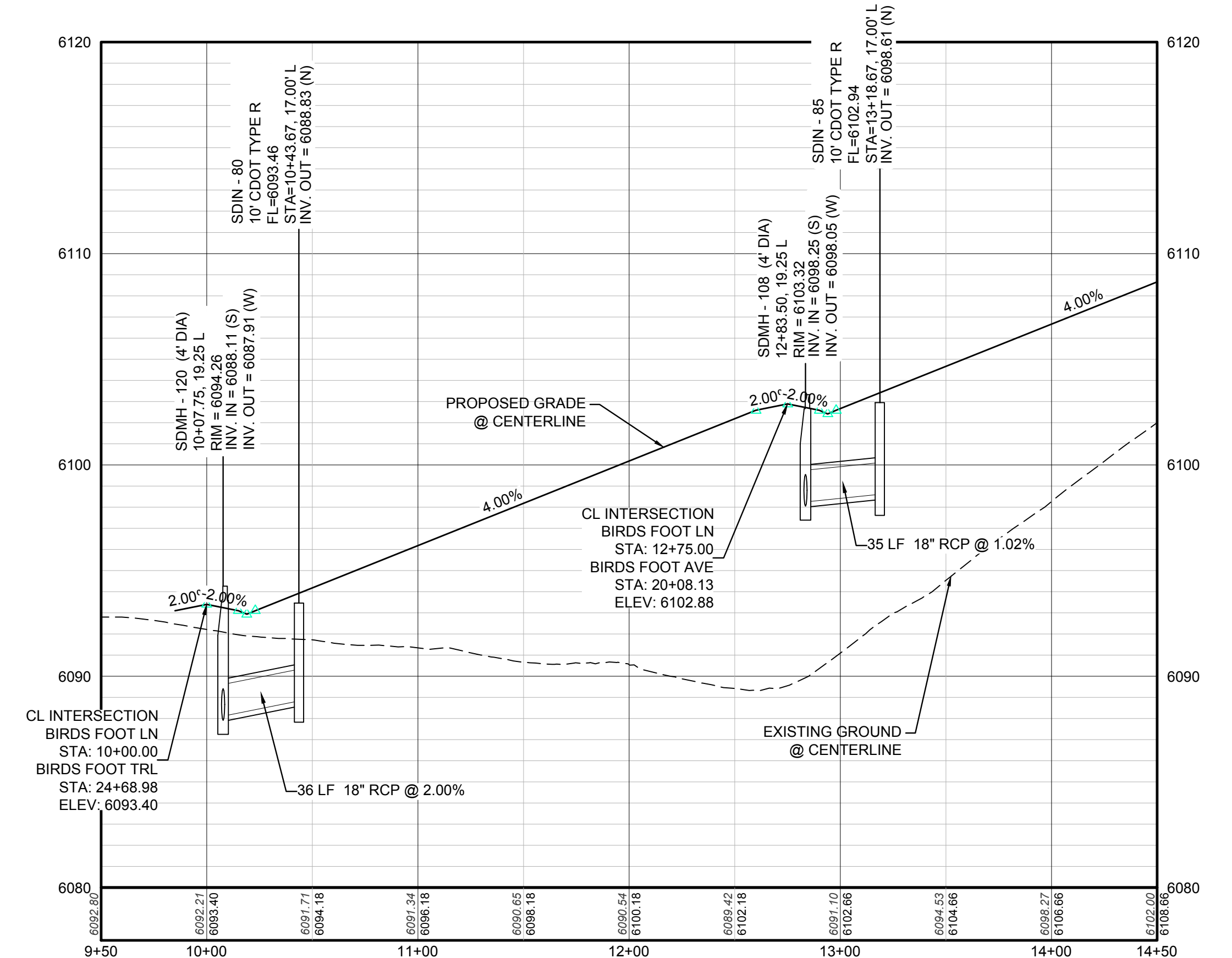


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
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⊞	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	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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.P.	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: BIRDS FOOT LN STA: 9+50.00 TO 14+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, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10338 E. Dry Creek Rd.
Suite 410
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548

CVL
CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT LANE

SCALE: AS SHOWN
FILE NO: 8130283701

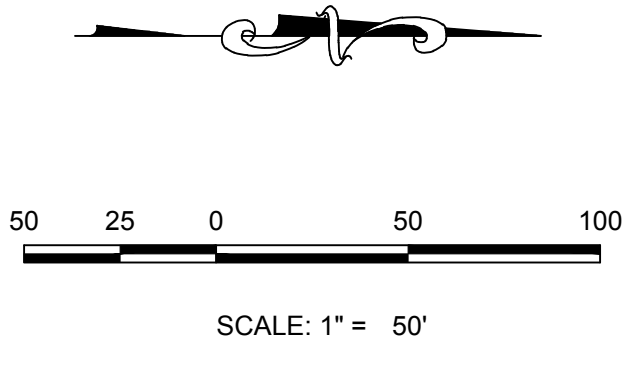
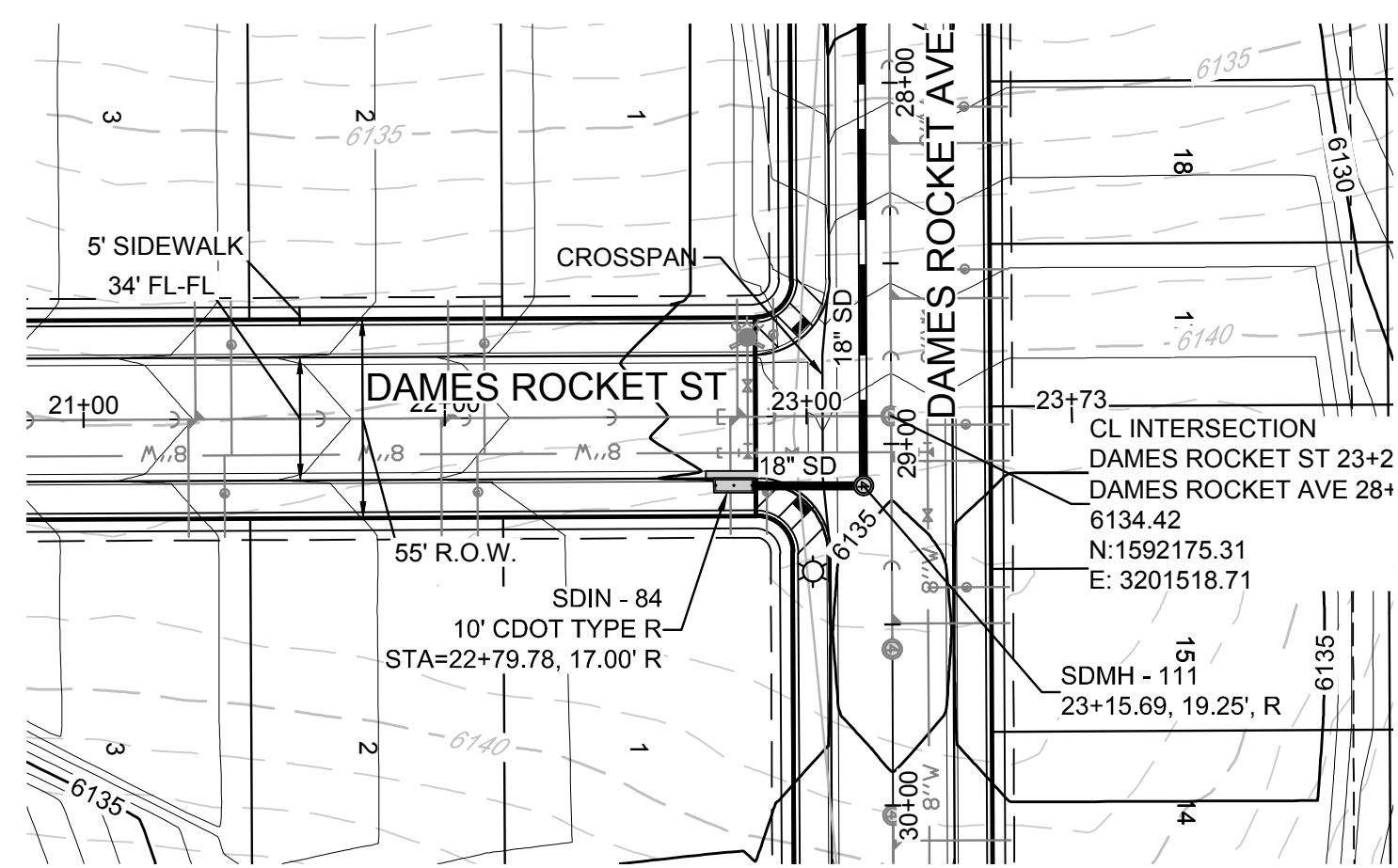
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CHECKED BY: JJ
DATE: APRIL 2017

SHEET NUMBER **113**

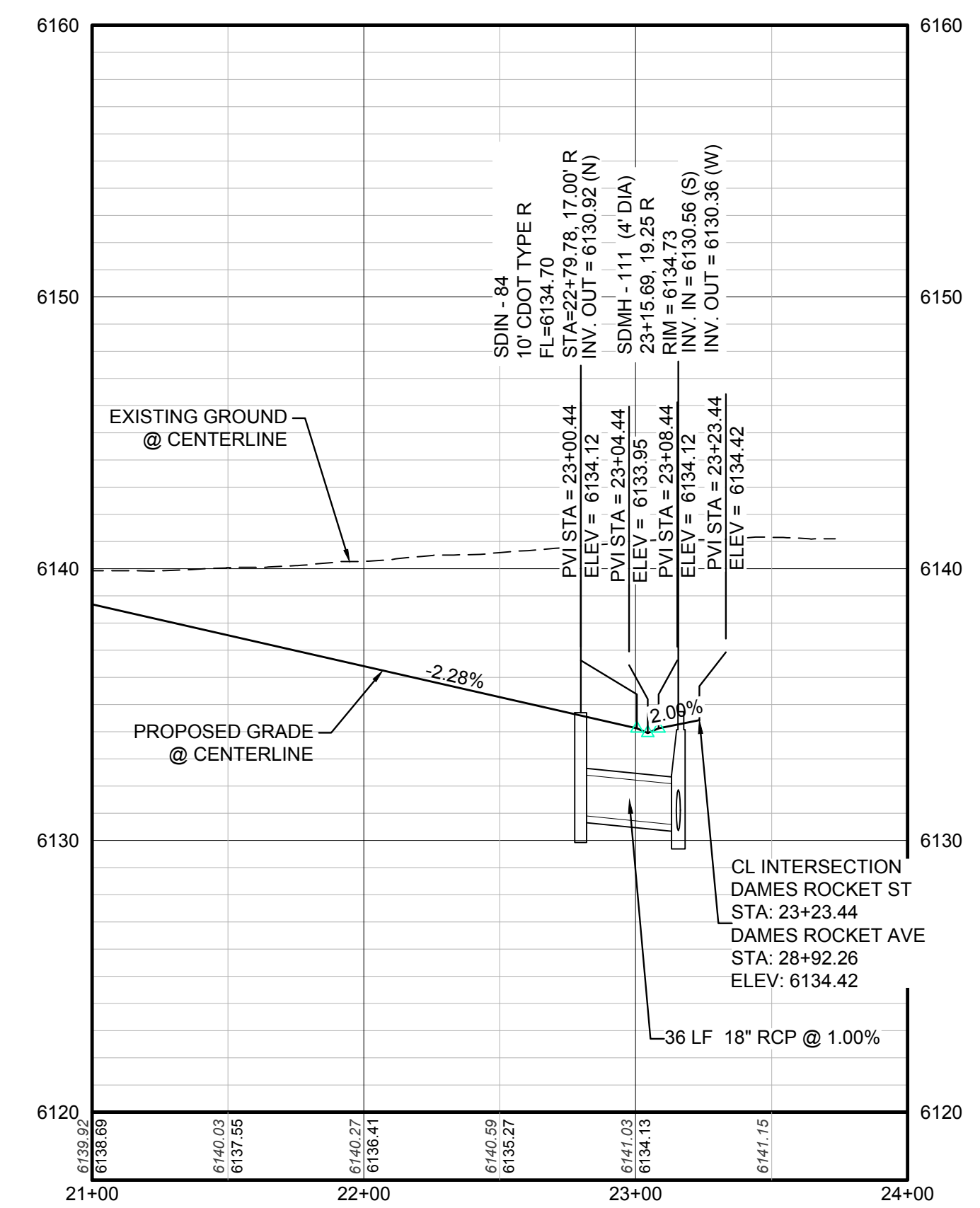
CALL 811
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BEFORE YOU DIG
UNCC 1-800-922-1987

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

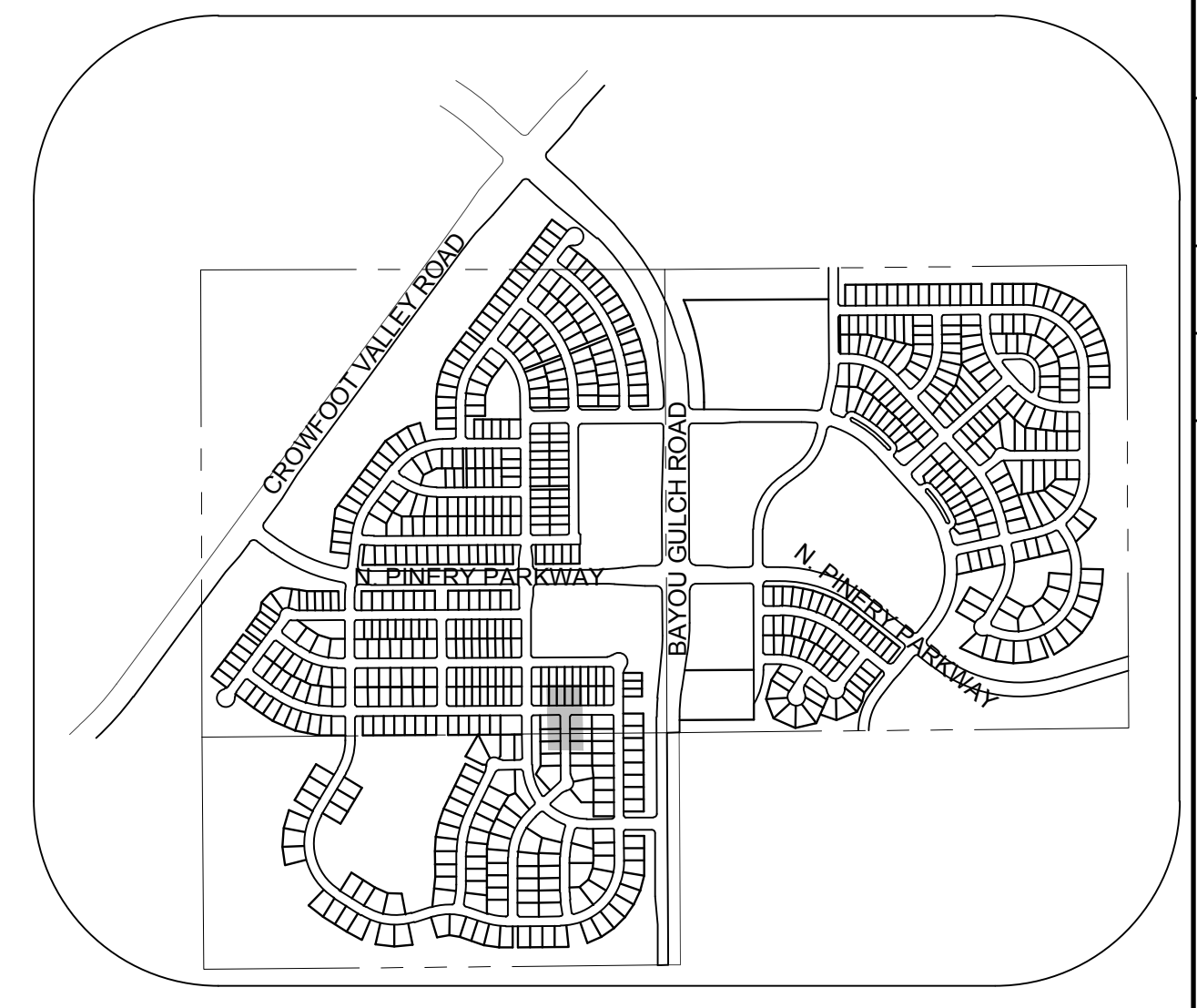
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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



PLAN: DAMES ROCKET ST STA: 21+00.00 TO 24+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: DAMES ROCKET ST STA: 21+00.00 TO 24+00.00
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	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
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HP	HIGH POINT	T.O.P.	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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

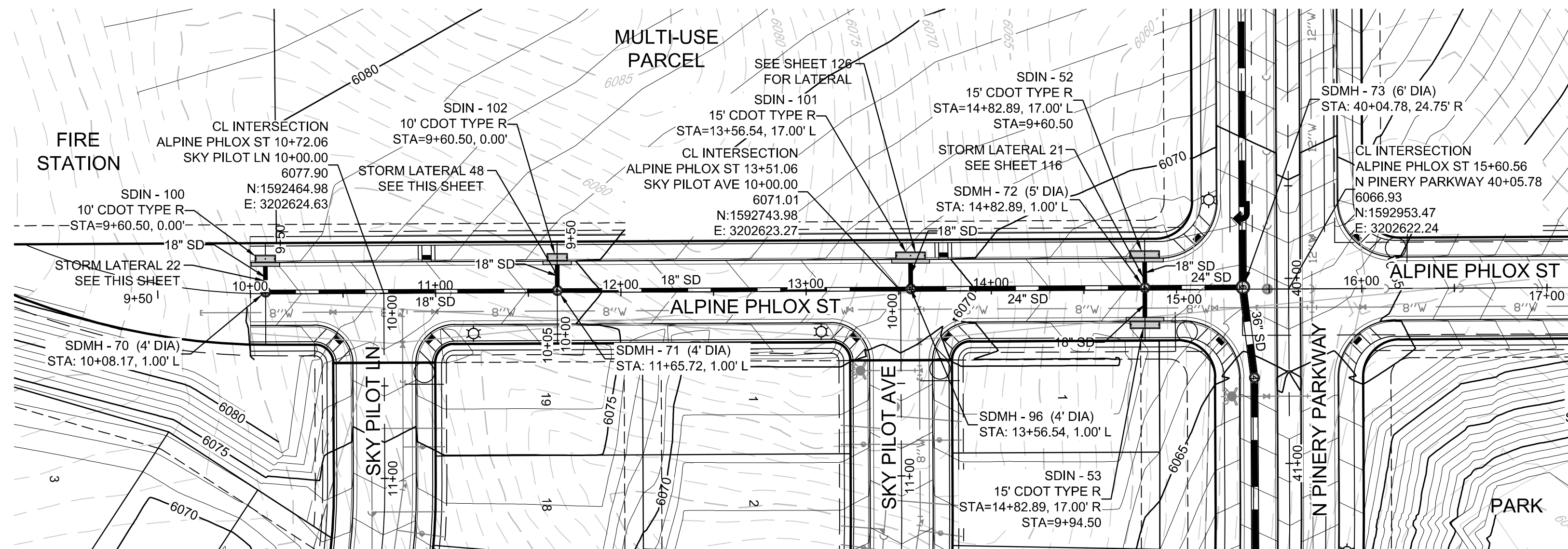
BENCHMARK
 THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST,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

BASIS OF BEARINGS:
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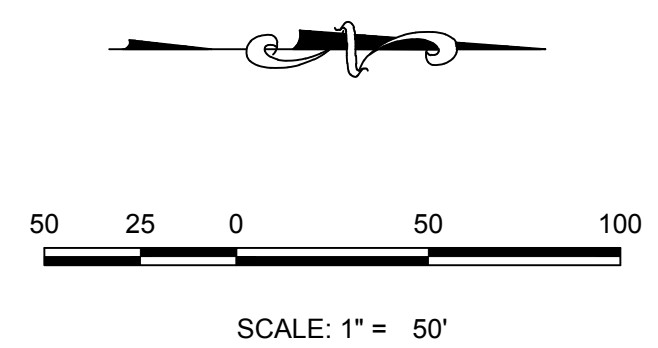
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UNCC 1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO

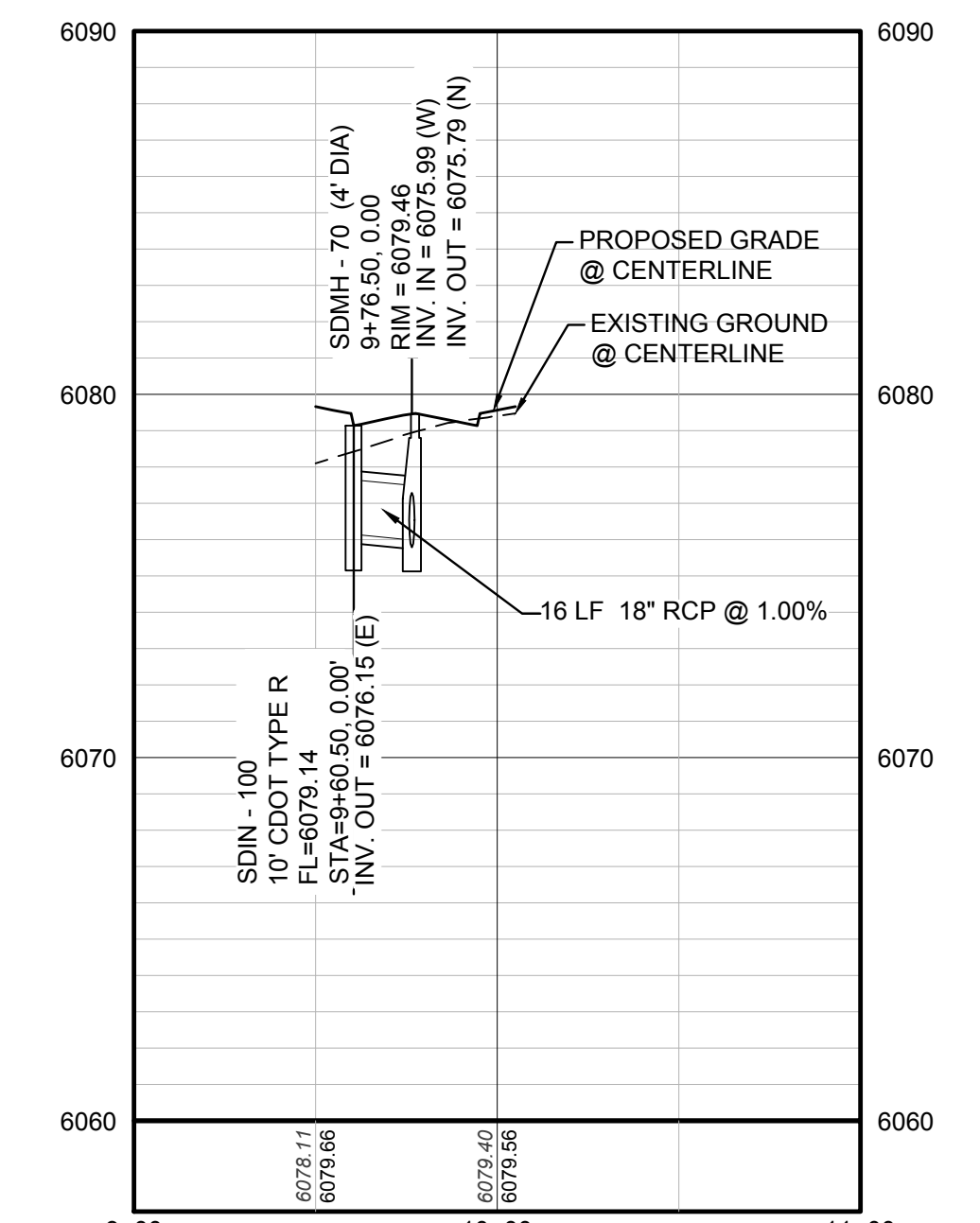
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD	CHECKED BY:	JU
DATE:	APRIL 2017		
SHEET NUMBER	114		
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE DAMES ROCKET STREET	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions No. Date Init. Appr. Date



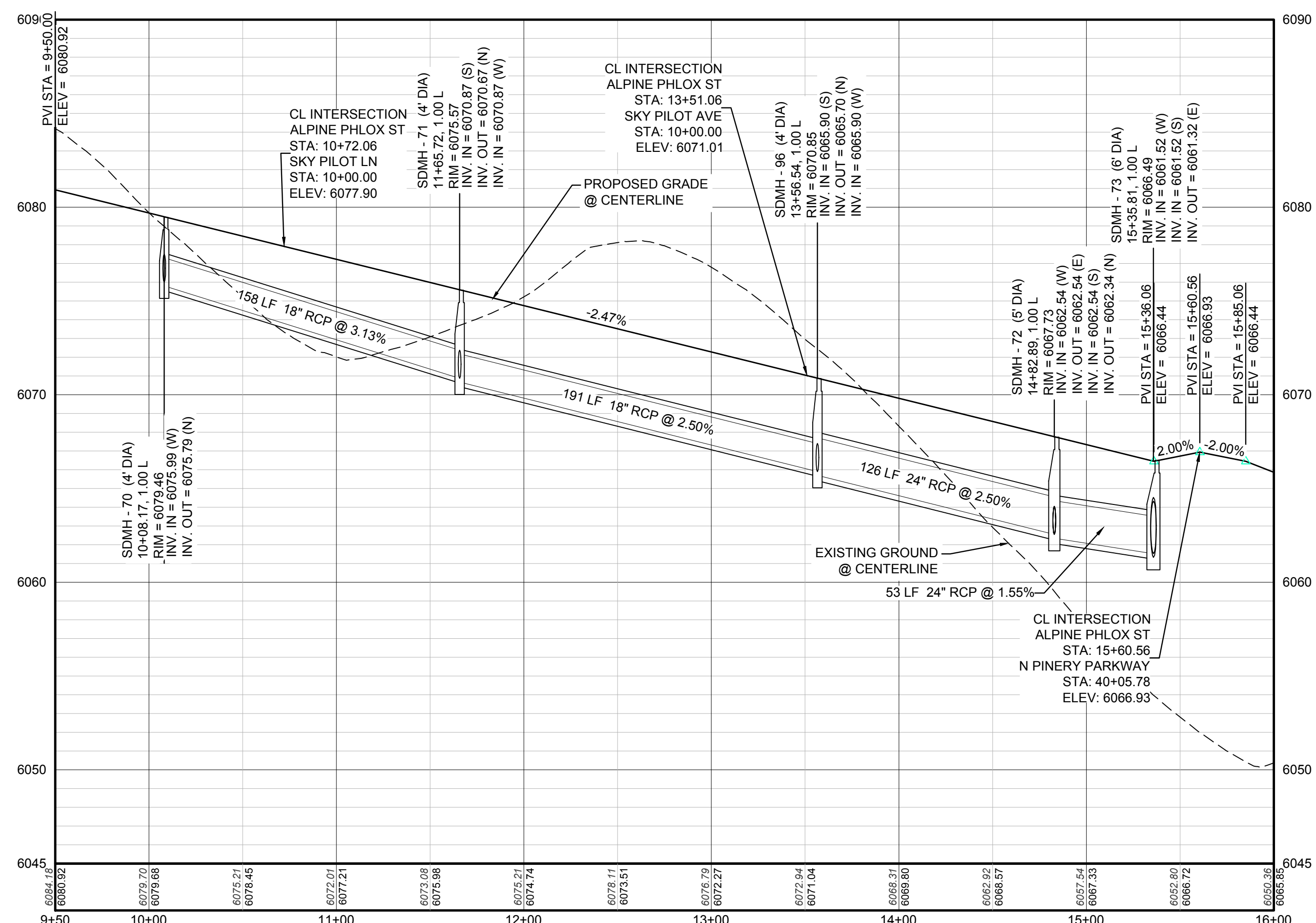
PLAN: ALPINE PHLOX ST STA: 9+50.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'



STORM LATERAL 22 - SEE THIS SHEET

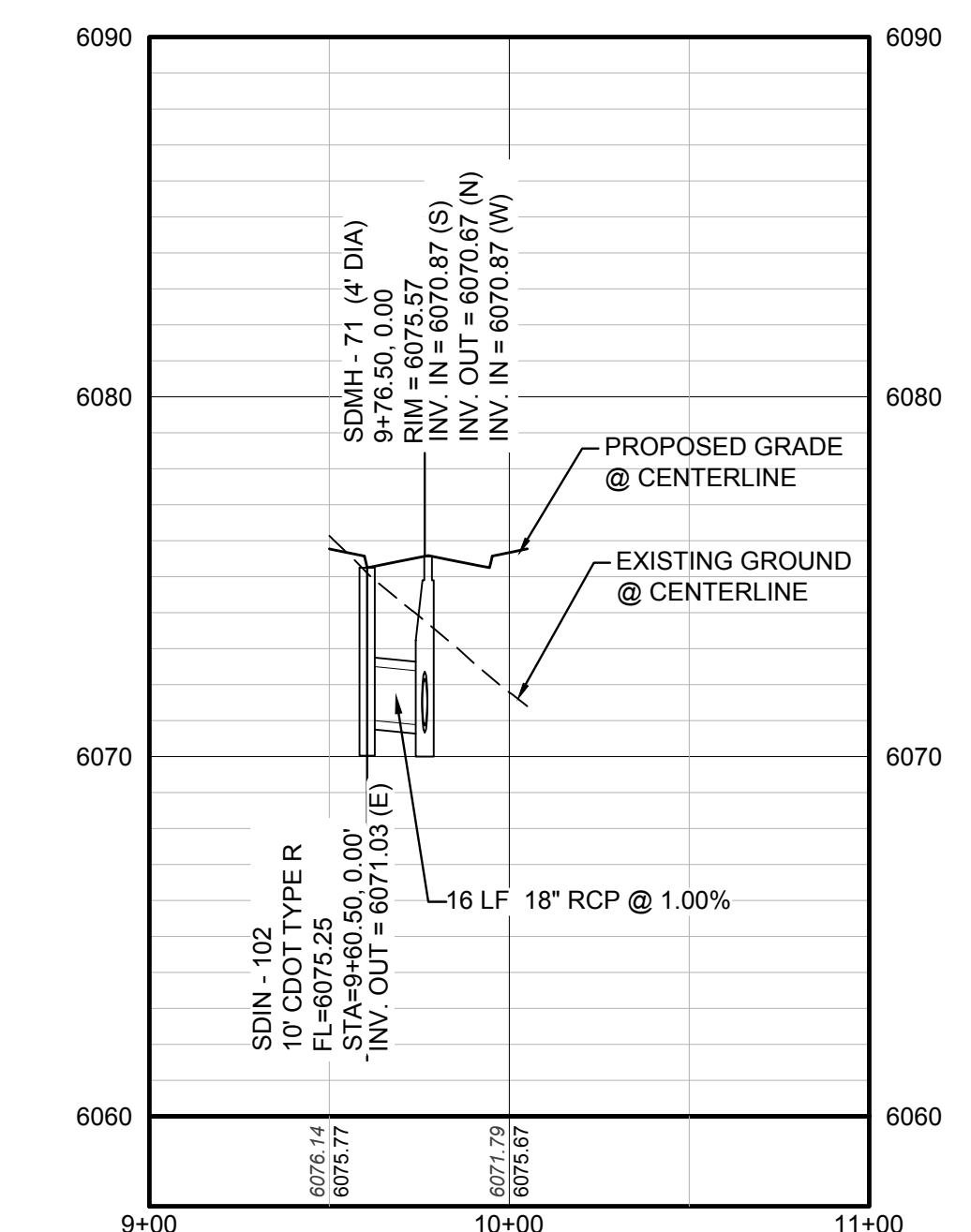


PROFILE: STORM LATERAL 22 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

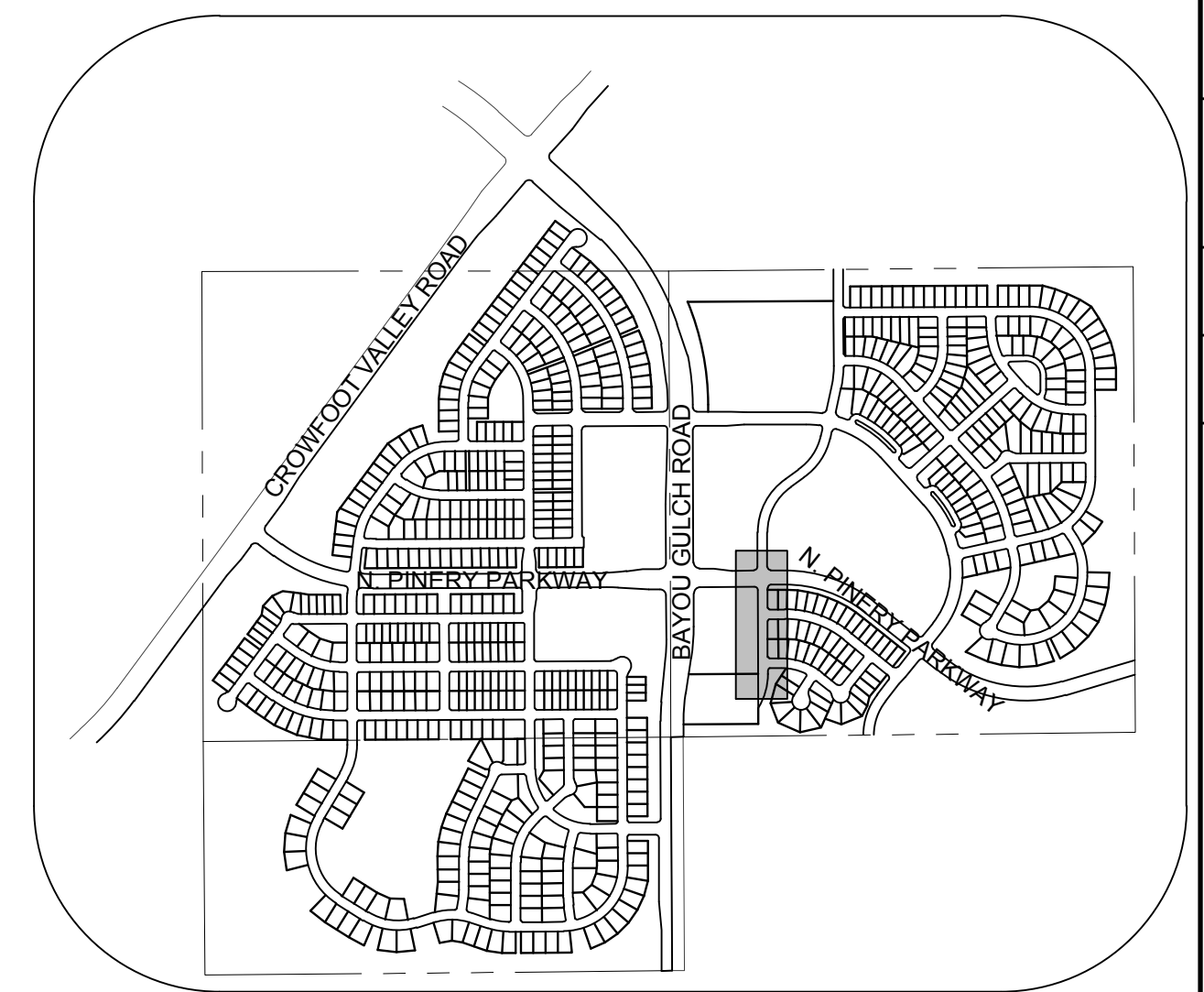


PROFILE: ALPINE PHLOX ST STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 48 - SEE THIS SHEET



PROFILE: STORM LATERAL 48 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
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CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
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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.P.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
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LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION
N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

N:\PROJECTS\SS\BENCHM\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\STREET 1\STORM.DWG, CLAY, 4/24/2017 7:13 PM

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

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DATE	
APPR.	
DATE	
REVISIONS	
NO.	

10338 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9226
Fax: (720) 482-9548

CVL CONSULTANTS

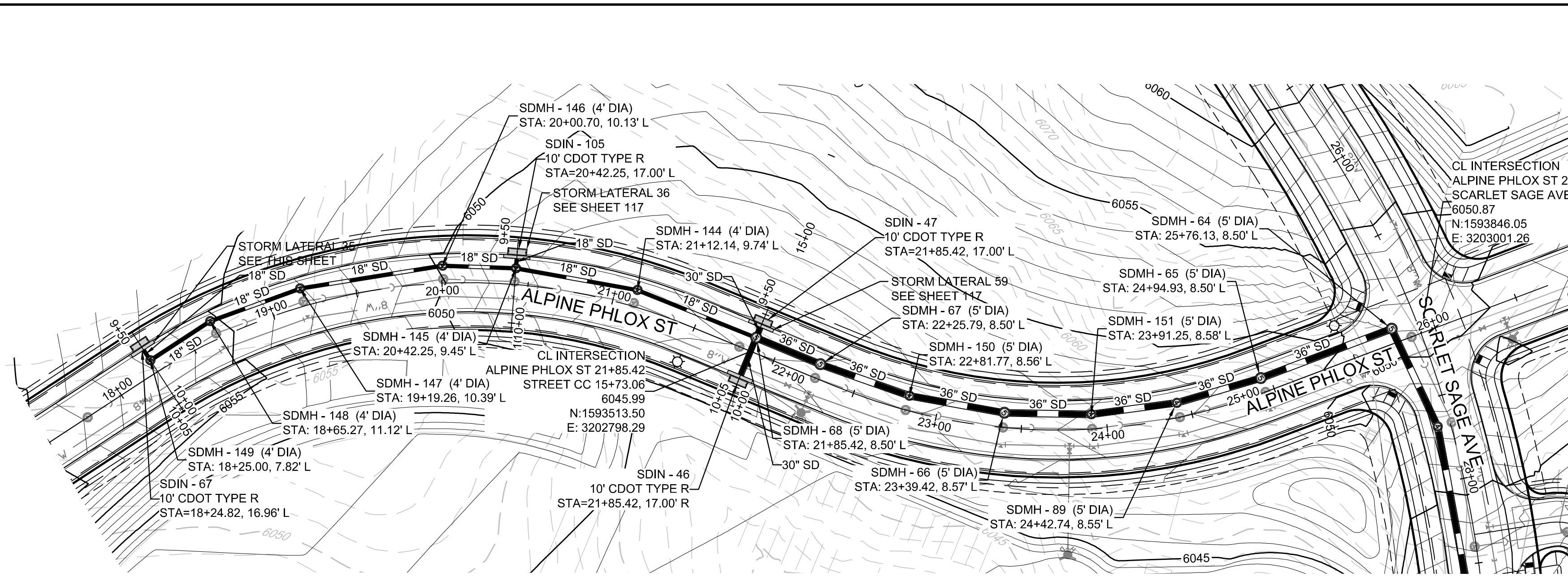
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ALPINE PHLOX STREET

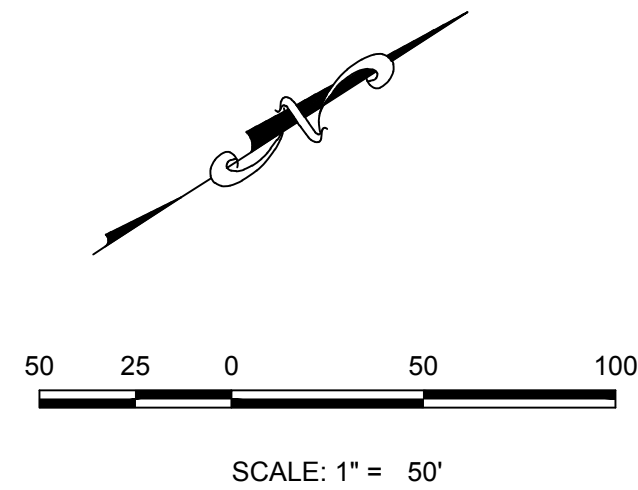
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DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

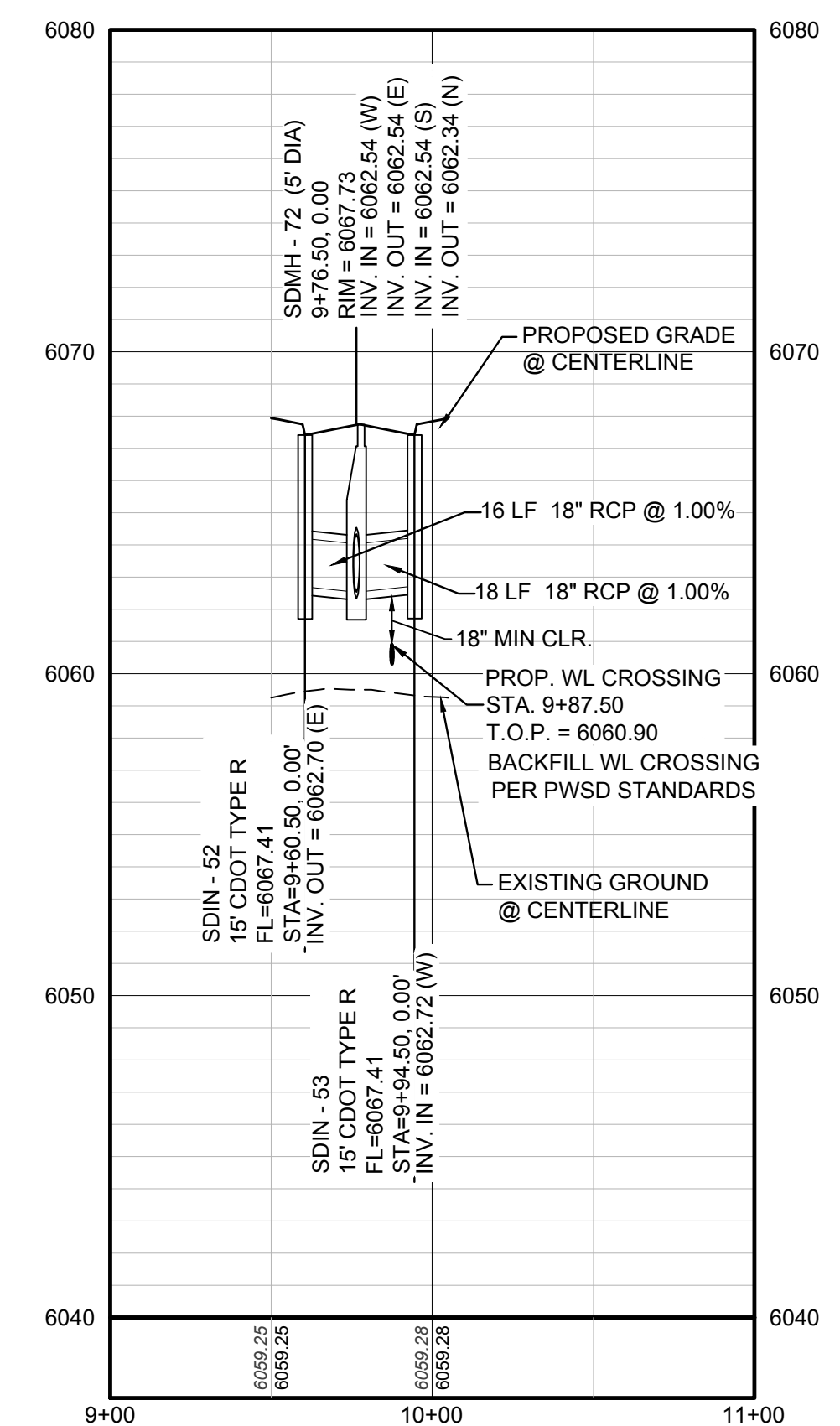
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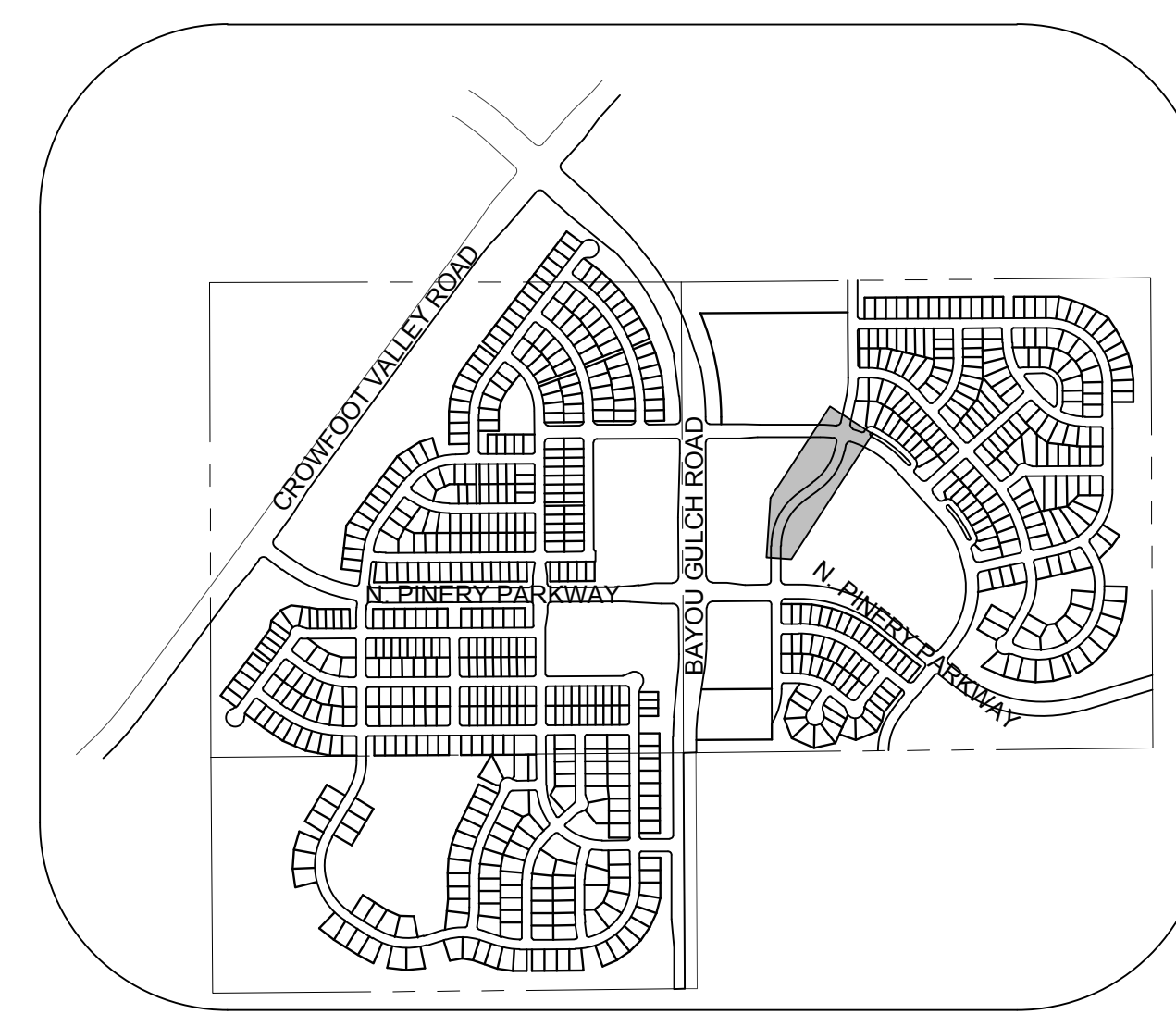
PLAN: ALPINE PHLOX ST STA: 18+00.00 TO 26+50.00
HORIZONTAL SCALE: 1" = 50'



STORM LATERAL 21 - SEE SHEET 115



PROFILE: STORM LATERAL 21 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
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
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⊕	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊕	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊕	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

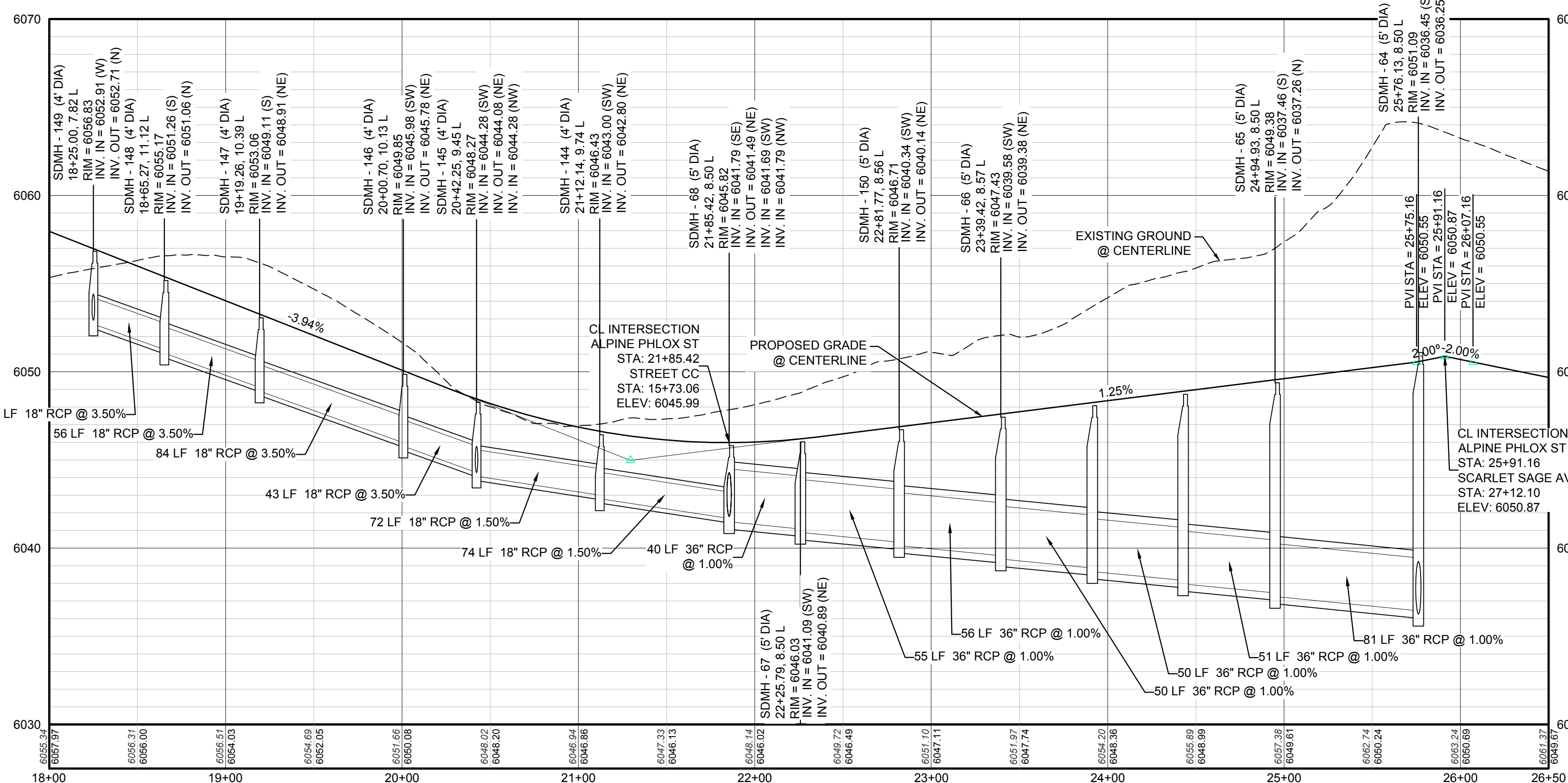
ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
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N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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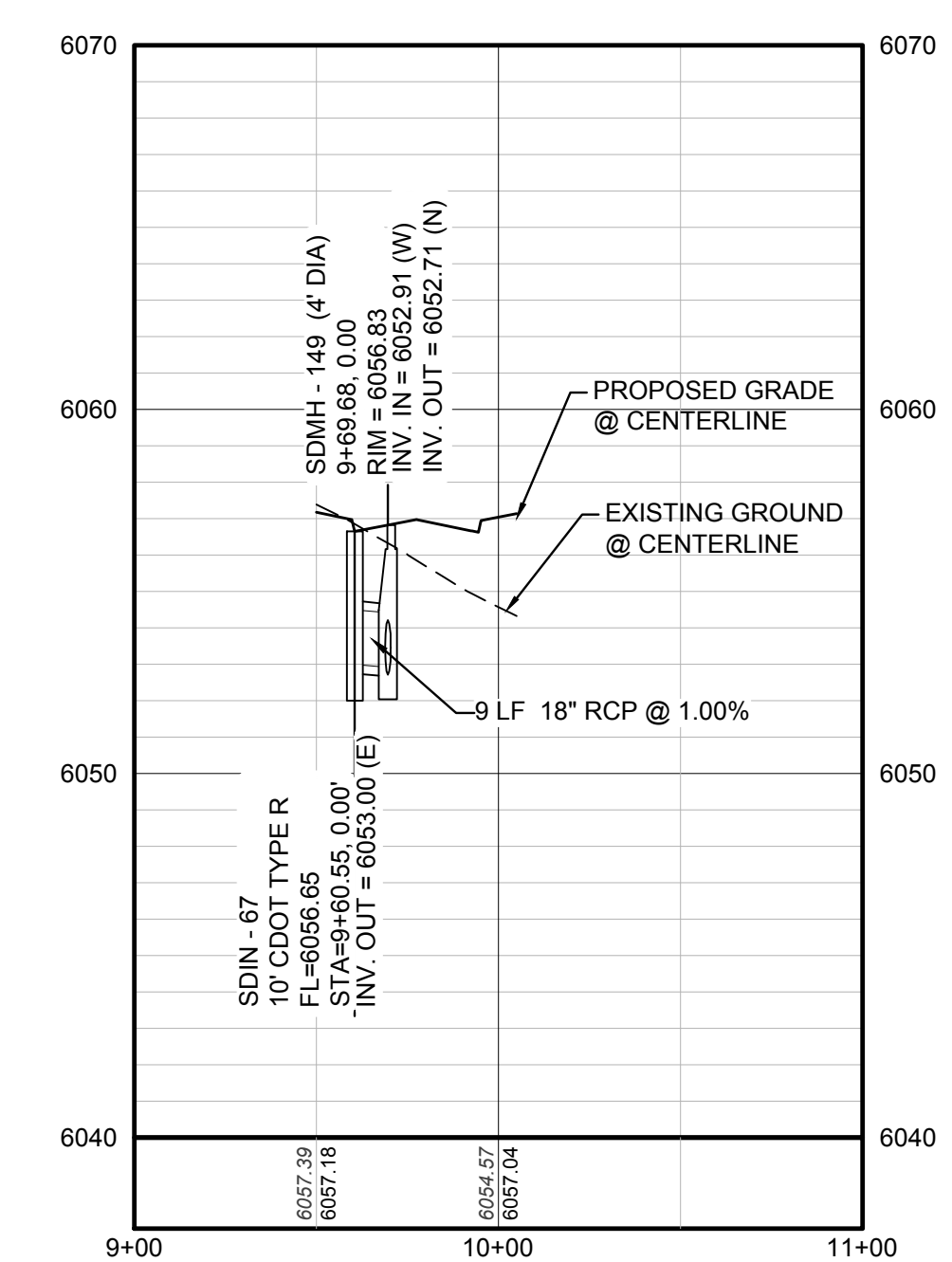
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PROFILE: ALPINE PHLOX ST STA: 18+00.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 35 - SEE THIS SHEET



PROFILE: STORM LATERAL 35 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

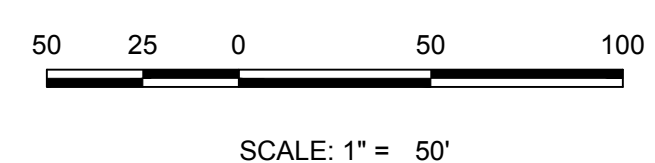
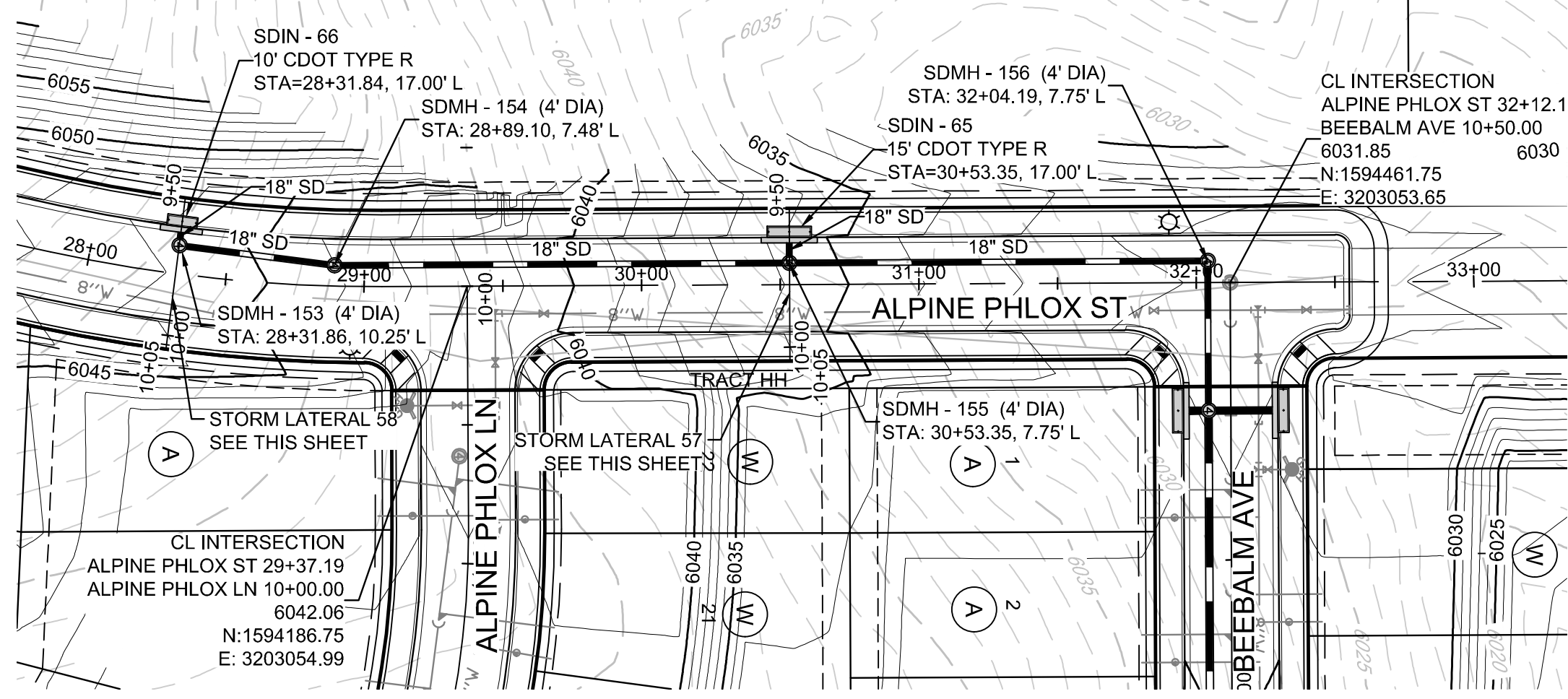
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

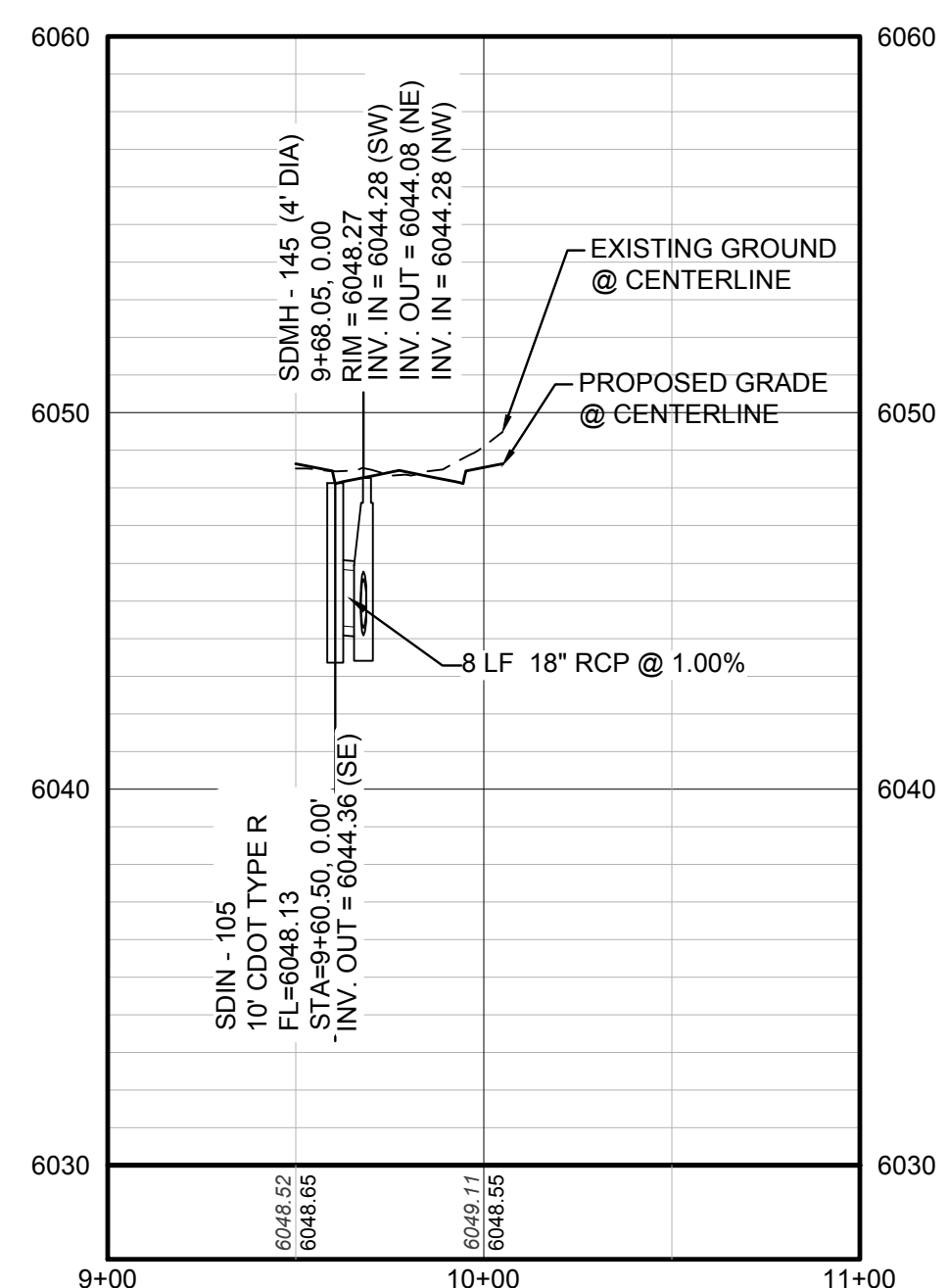
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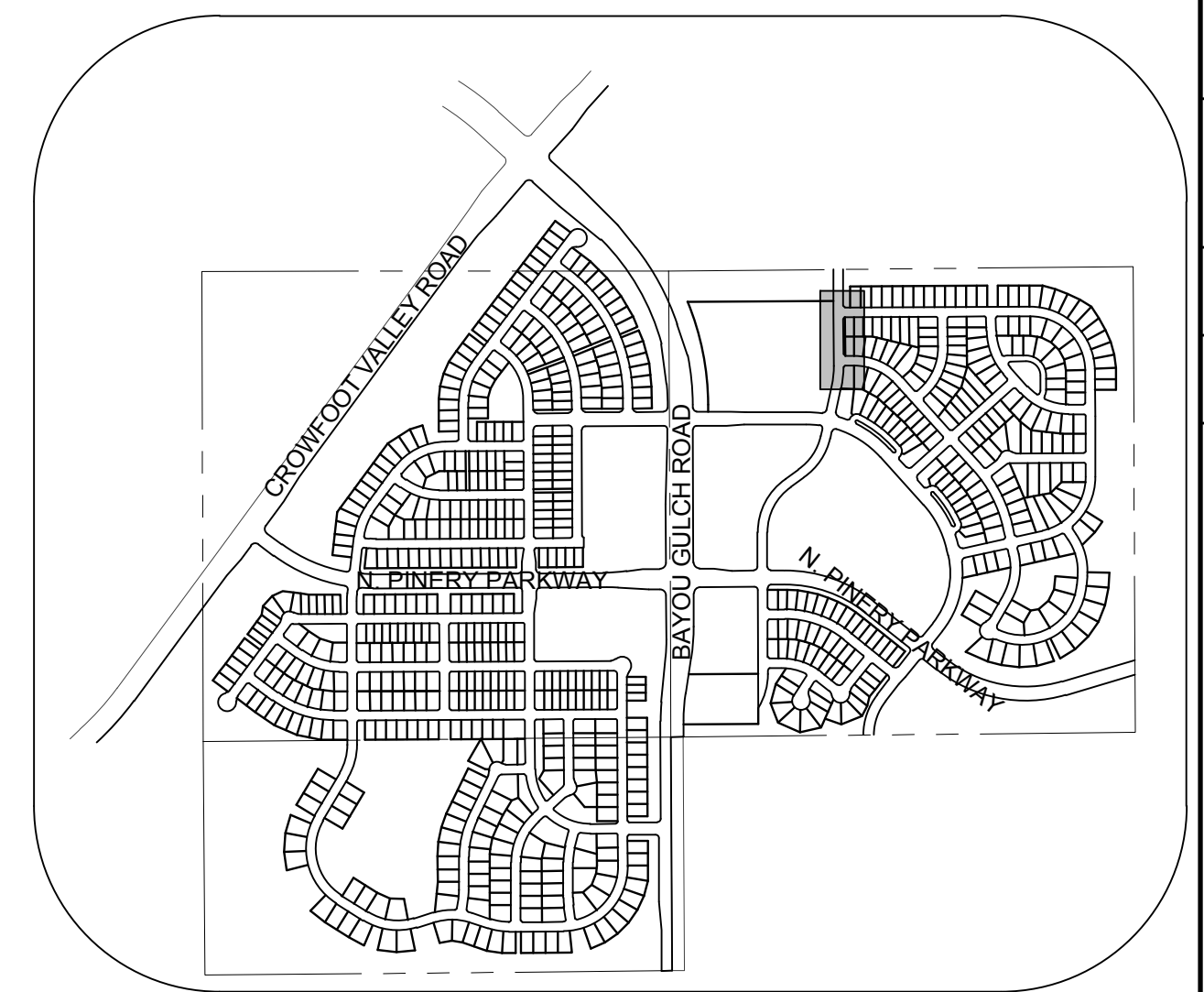
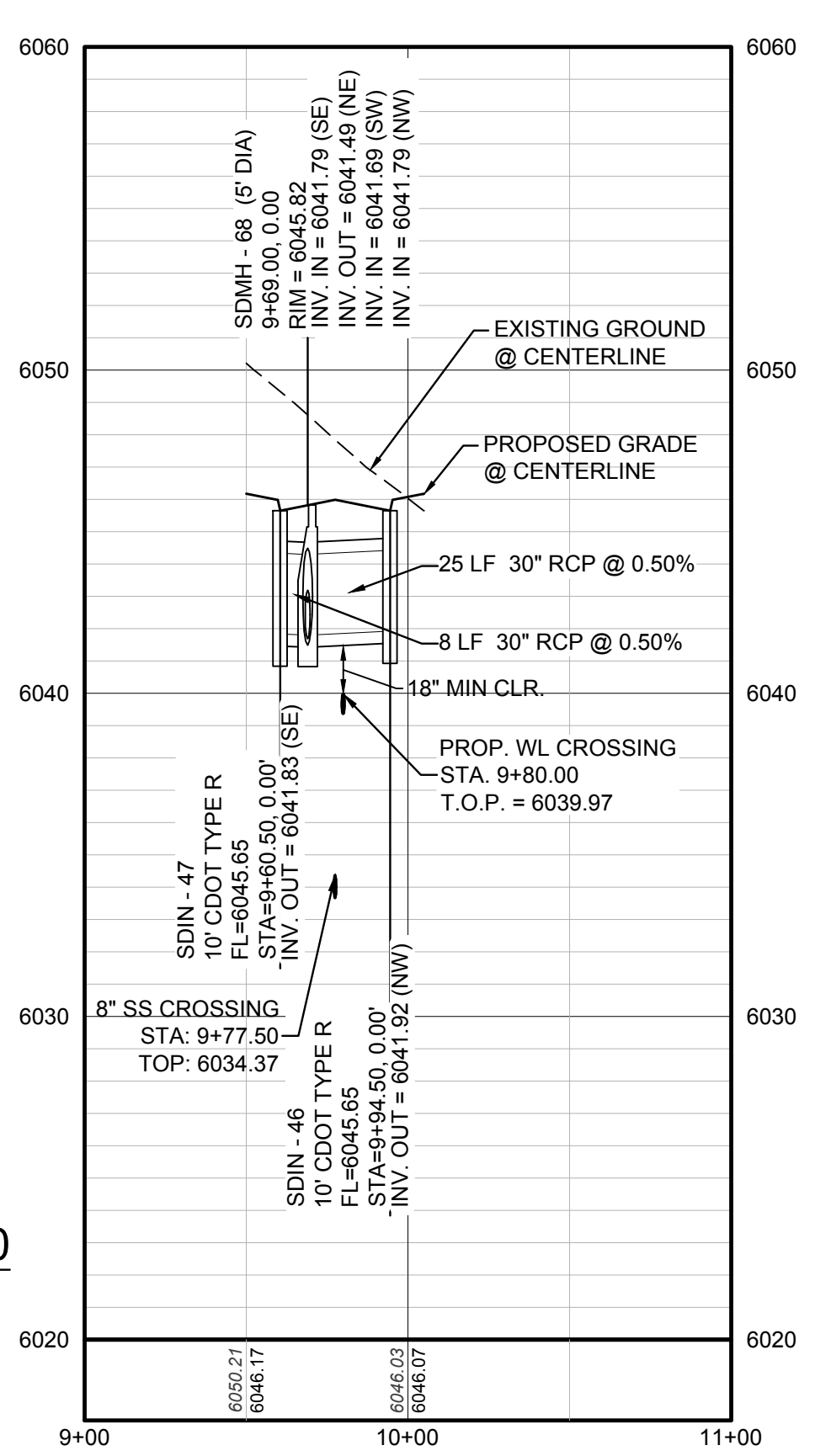
DATE	APRIL 2017
APPROVED	
INITIALS	
DATE	
REVISIONS	
NO.	
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE ALPINE PHLOX STREET	
SCALE:	AS SHOWN
DRAWN BY:	JF
CHECKED BY:	JU
DATE:	APRIL 2017
SHEET NUMBER	116
FILE NO:	8130283701



STORM LATERAL 36 - SEE SHEET 116



STORM LATERAL 59 - SEE SHEET 116



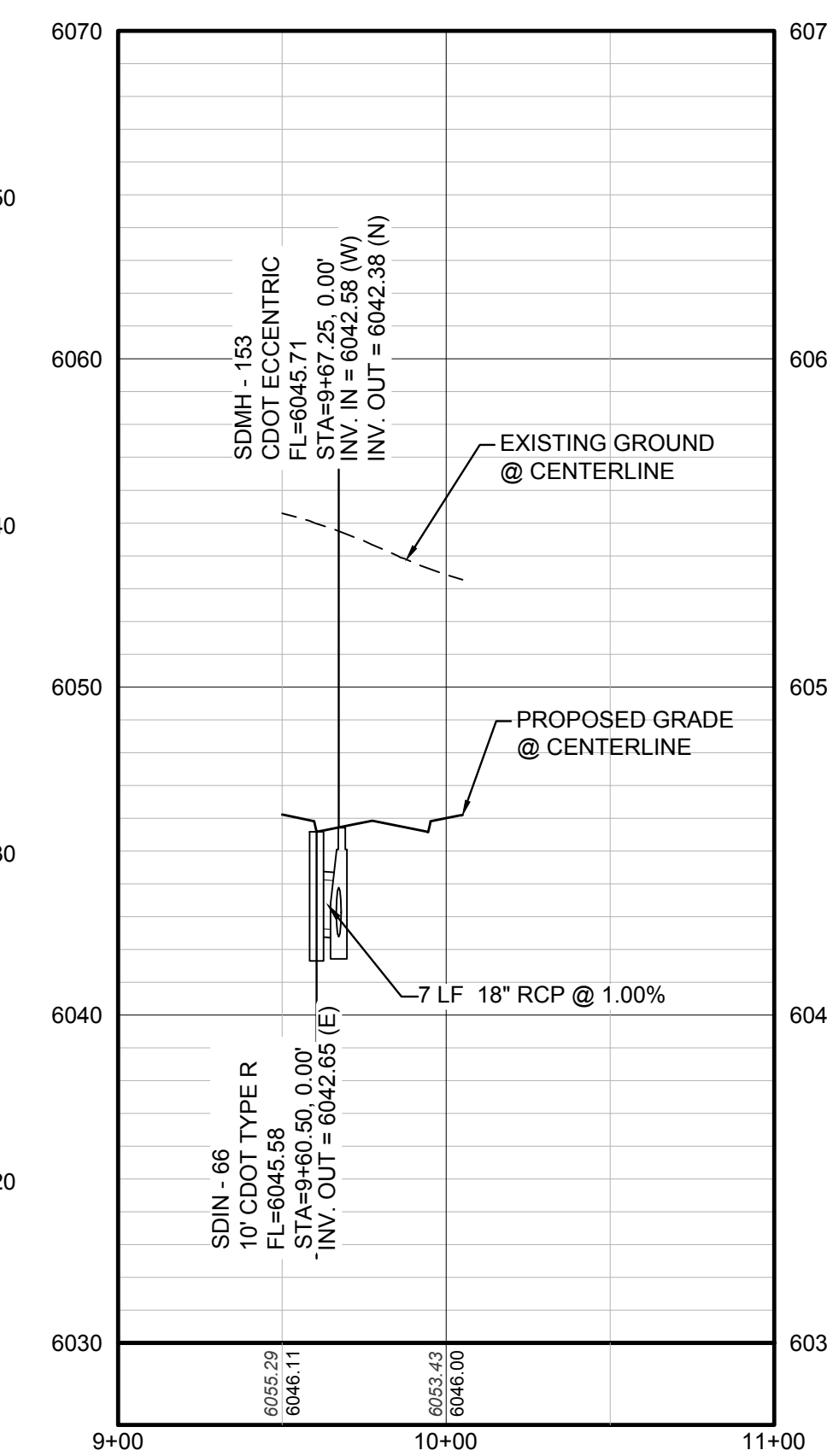
LEGEND

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	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

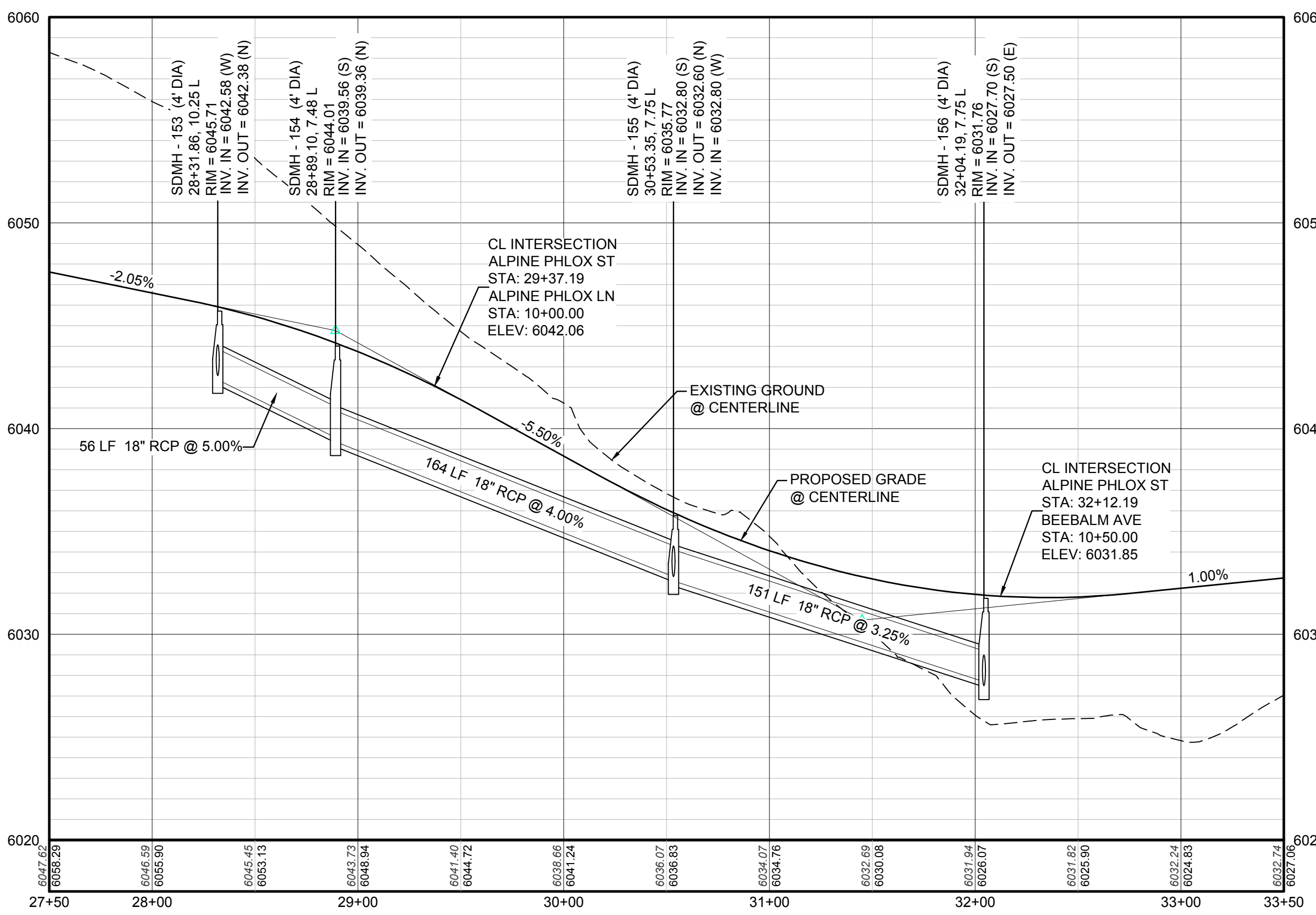
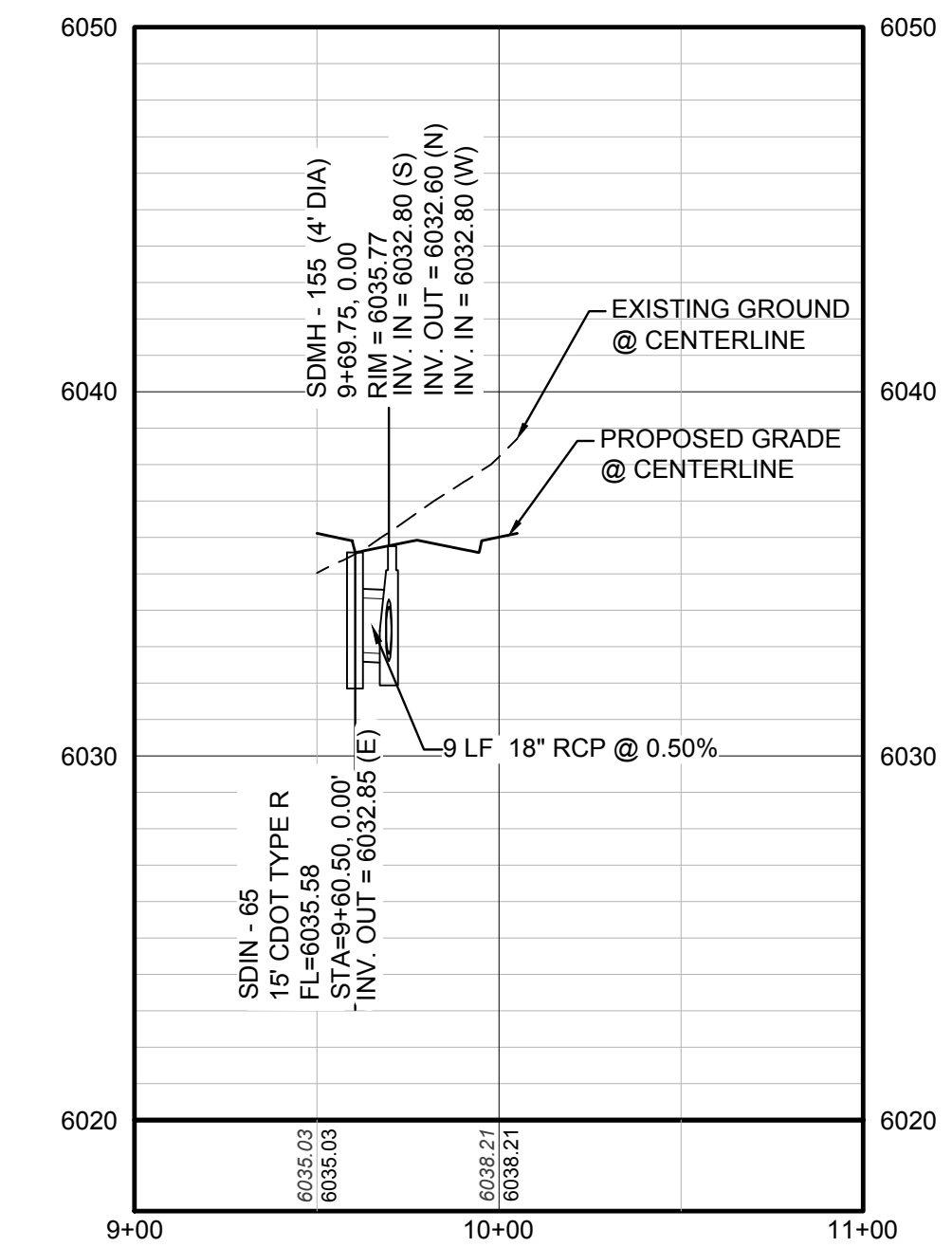
ABBREVIATIONS

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.P.	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		

STORM LATERAL 58 - SEE THIS SHEET



STORM LATERAL 57 - SEE THIS SHEET



PROFILE: STORM LATERAL 58 STA: 9+00.00 TO 11+00.00

HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 66 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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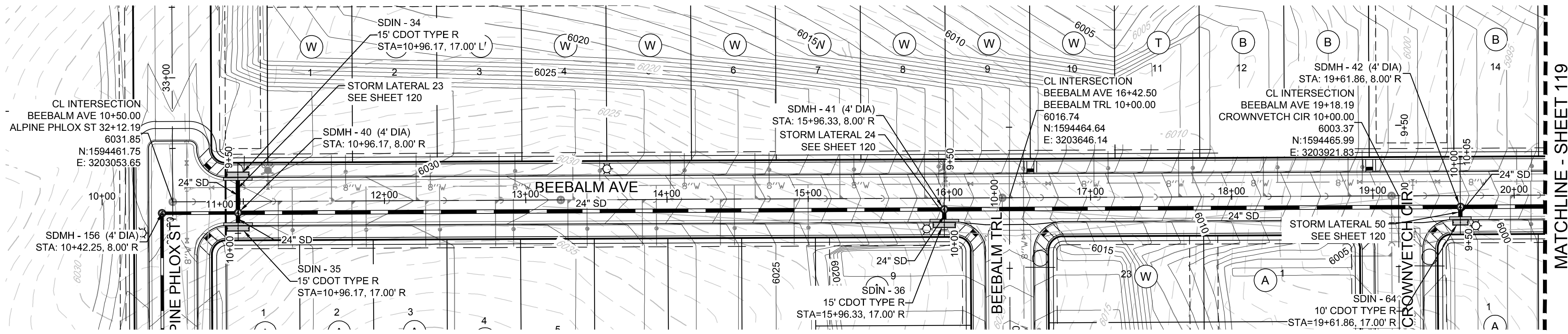
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

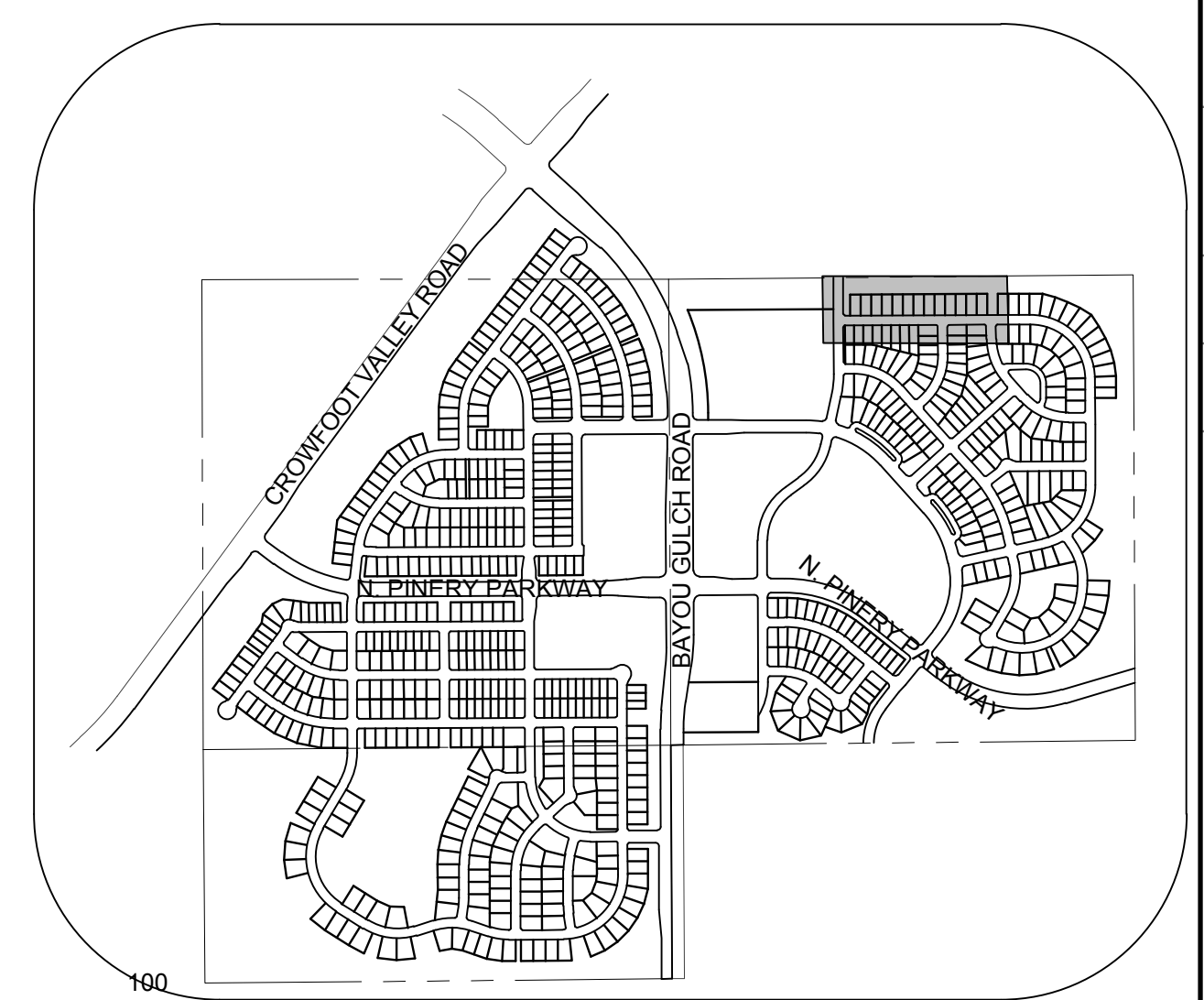
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UTILITY NOTIFICATION CENTER OF COLORADO

10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9226 Fax: (720) 482-9548	Revisions	Date	Date
CVL CONSULTANTS	No.	Init.	Appr.
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112			
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE ALPINE PHLOX STREET			
SCALE: AS SHOWN FILE NO: 8130283701			
DRAWN BY: JF CHECKED BY: JU DATE: APRIL 2017			
SHEET NUMBER 117			



PLAN: BEEBALM AVE STA: 9+50.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'

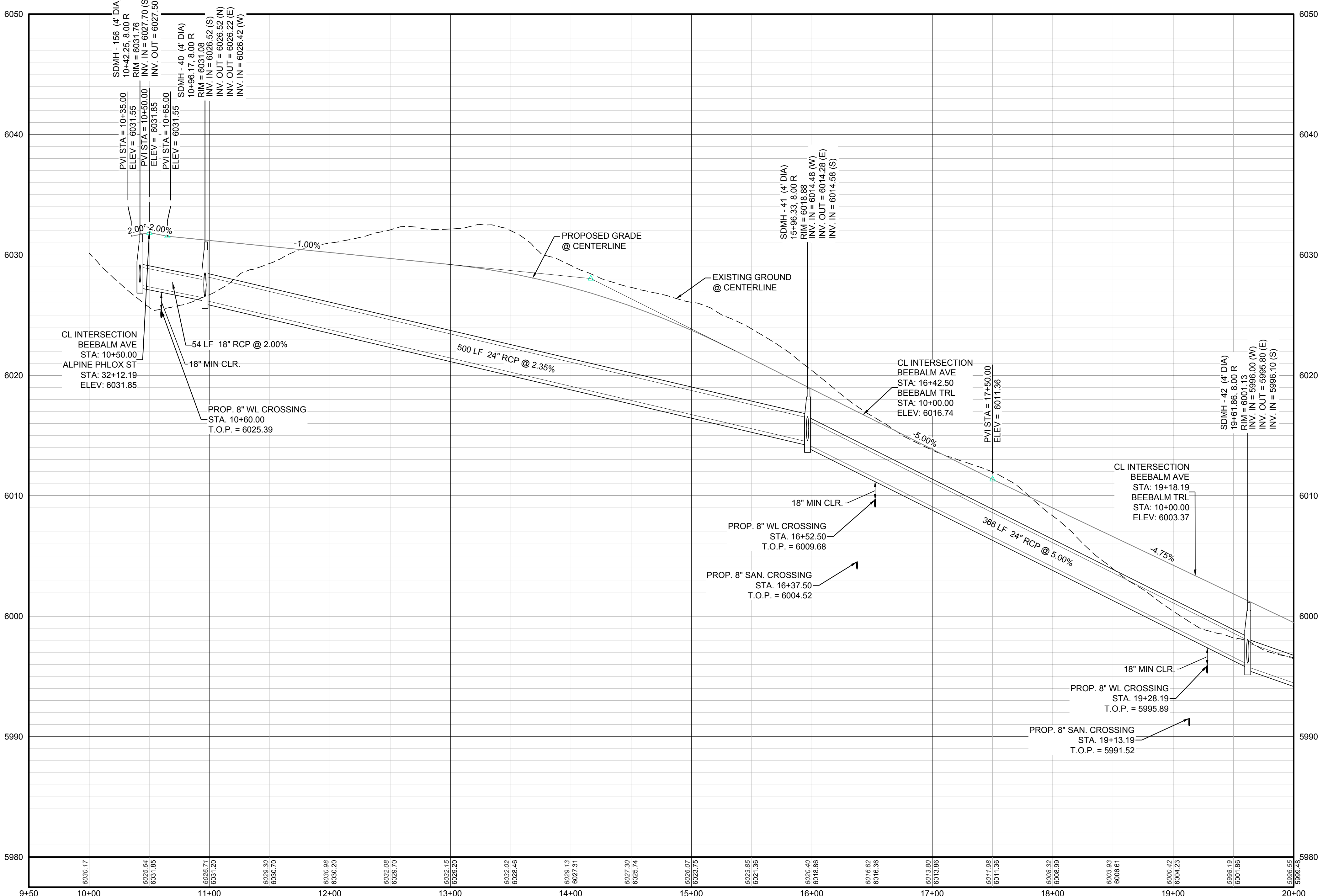


KEYMAP
N.T.S.
LEGEND

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
⊗	PROPOSED LOW POINT BLOW-OFF	5607	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	8"W	PROPOSED WATER LINE
⊙	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊕	PROPOSED SIDEWALK	---	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
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.P.	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		



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

BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, 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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

10339 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
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
STORM PLAN AND PROFILE
BEEBALM AVENUE

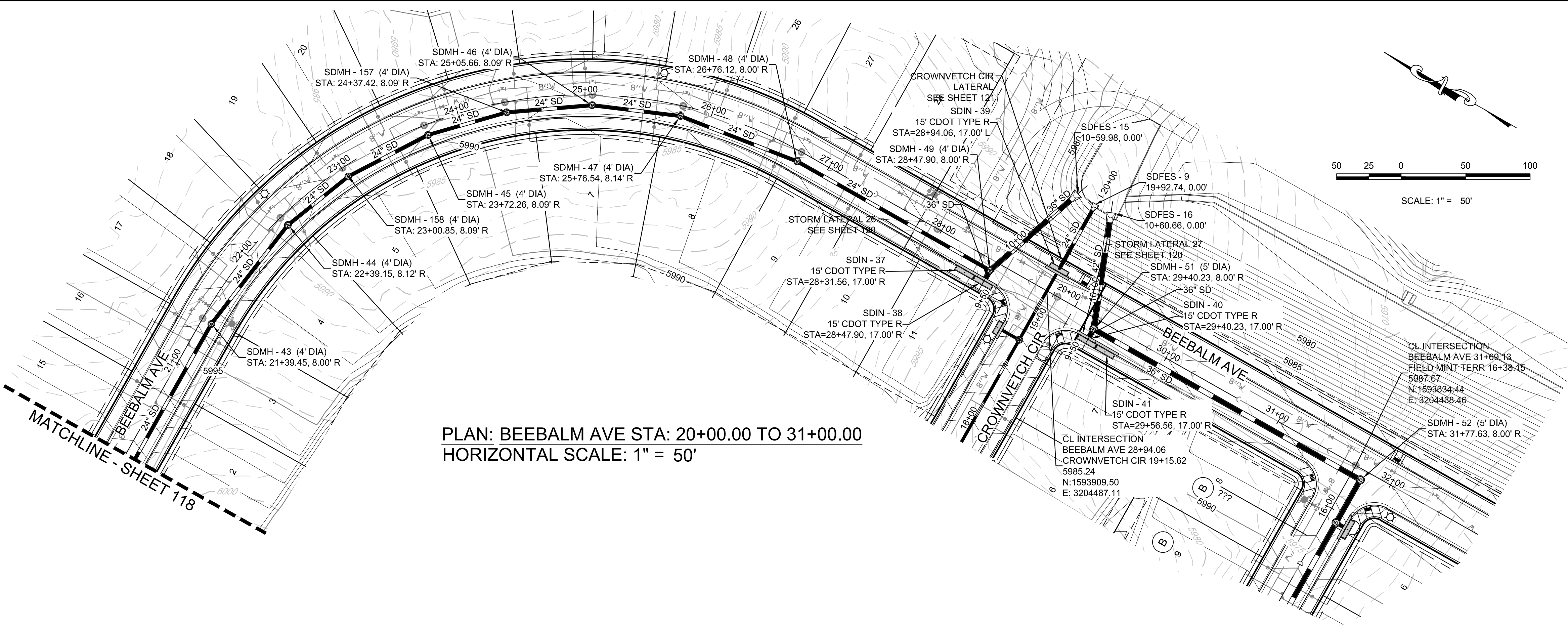
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FILE NO: 8130283701

DRAWN BY: JF
CHECKED BY: JU
DATE: APRIL 2017

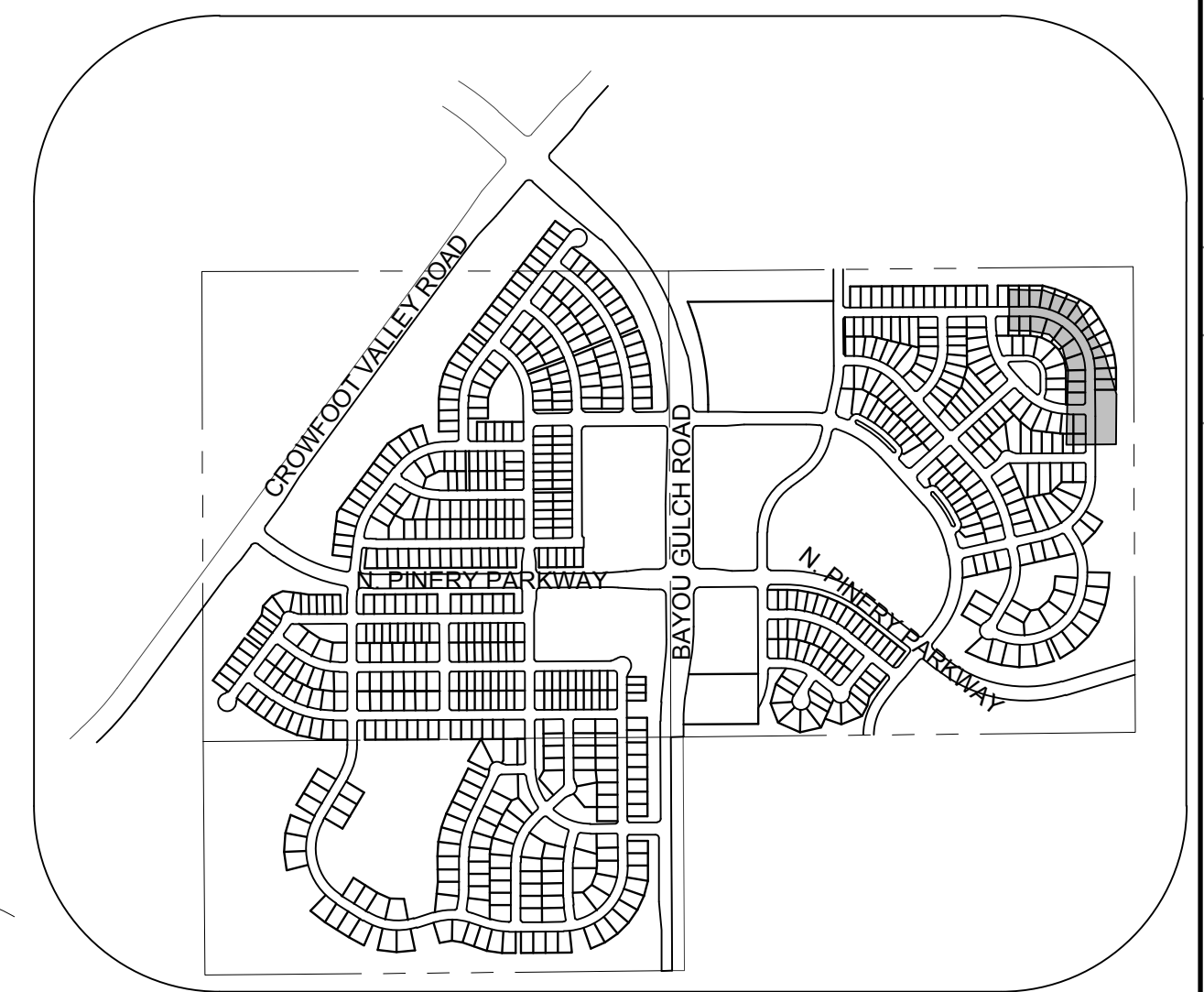
SHEET NUMBER **118**

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N:\PROJECTS\SSR\BEEBALM\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\STREET TR STORM.DWG, DOUGK, 4/24/2017 8:09 PM



PLAN: BEEBALM AVE STA: 20+00.00 TO 31+00.00
HORIZONTAL SCALE: 1" = 50'

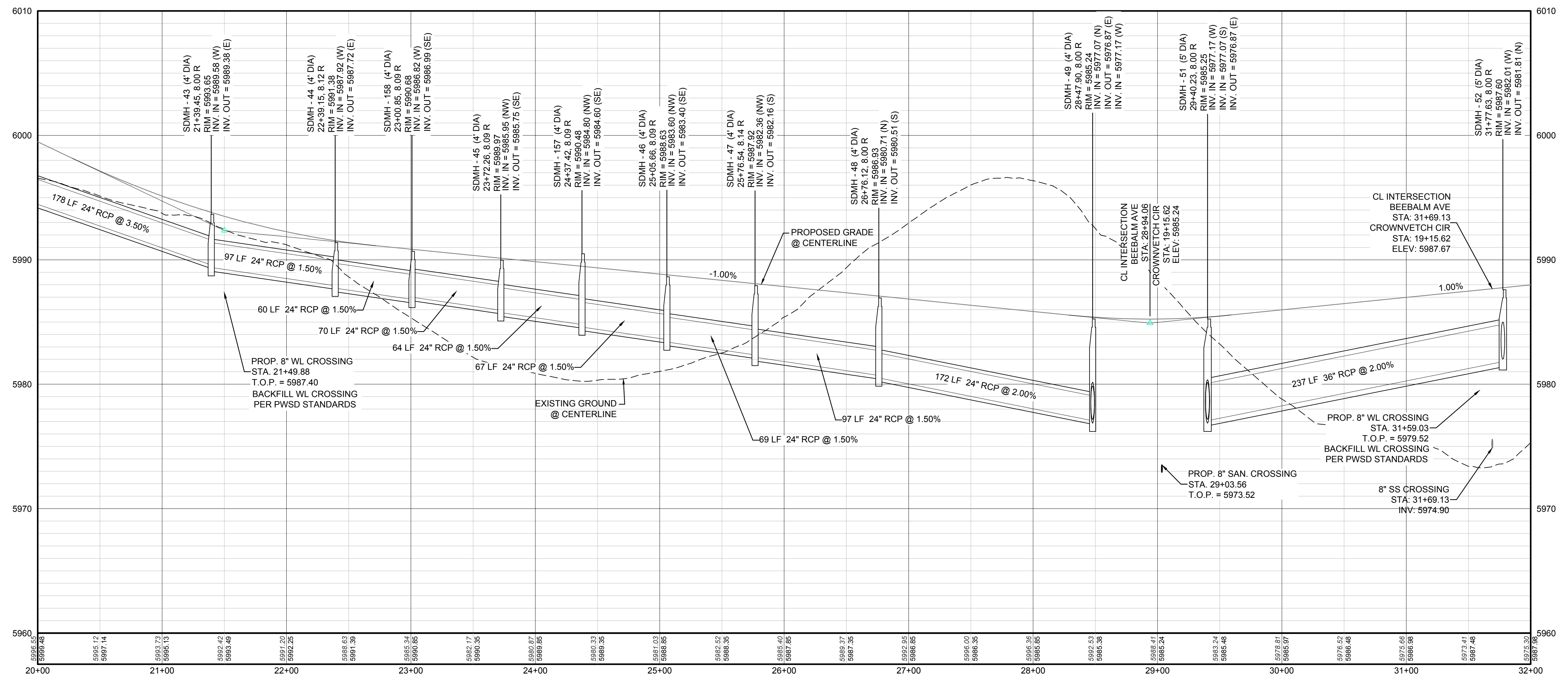


KEYMAP
N.T.S.
LEGEND

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
⊞	PROPOSED LOW POINT BLOW-OFF	5607	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊞	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊞	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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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
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.P.	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		



PROFILE: BEEBALM AVE STA: 20+00.00 TO 32+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
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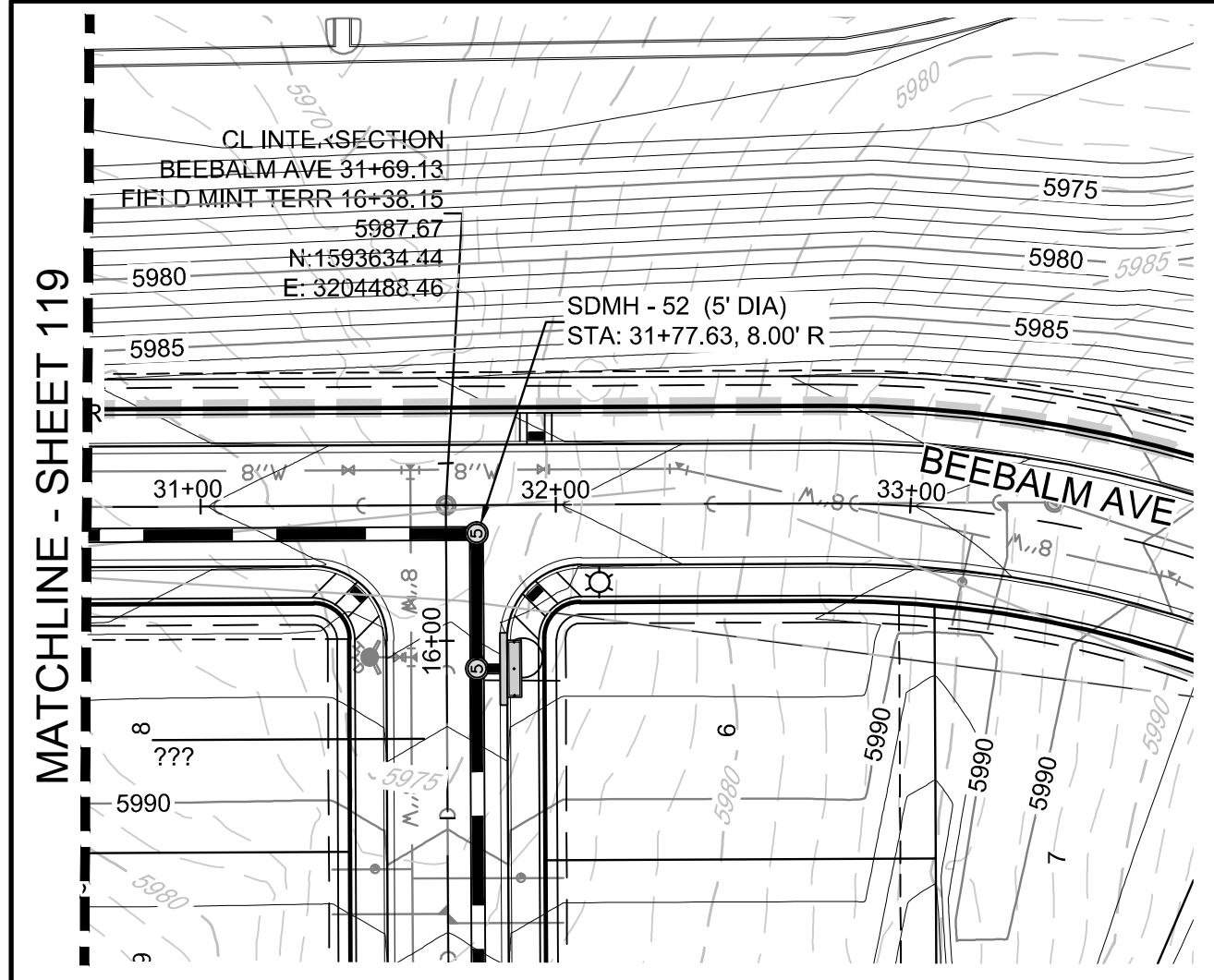
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

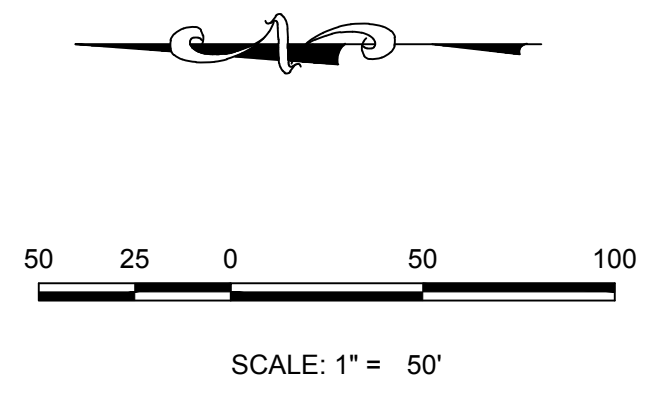
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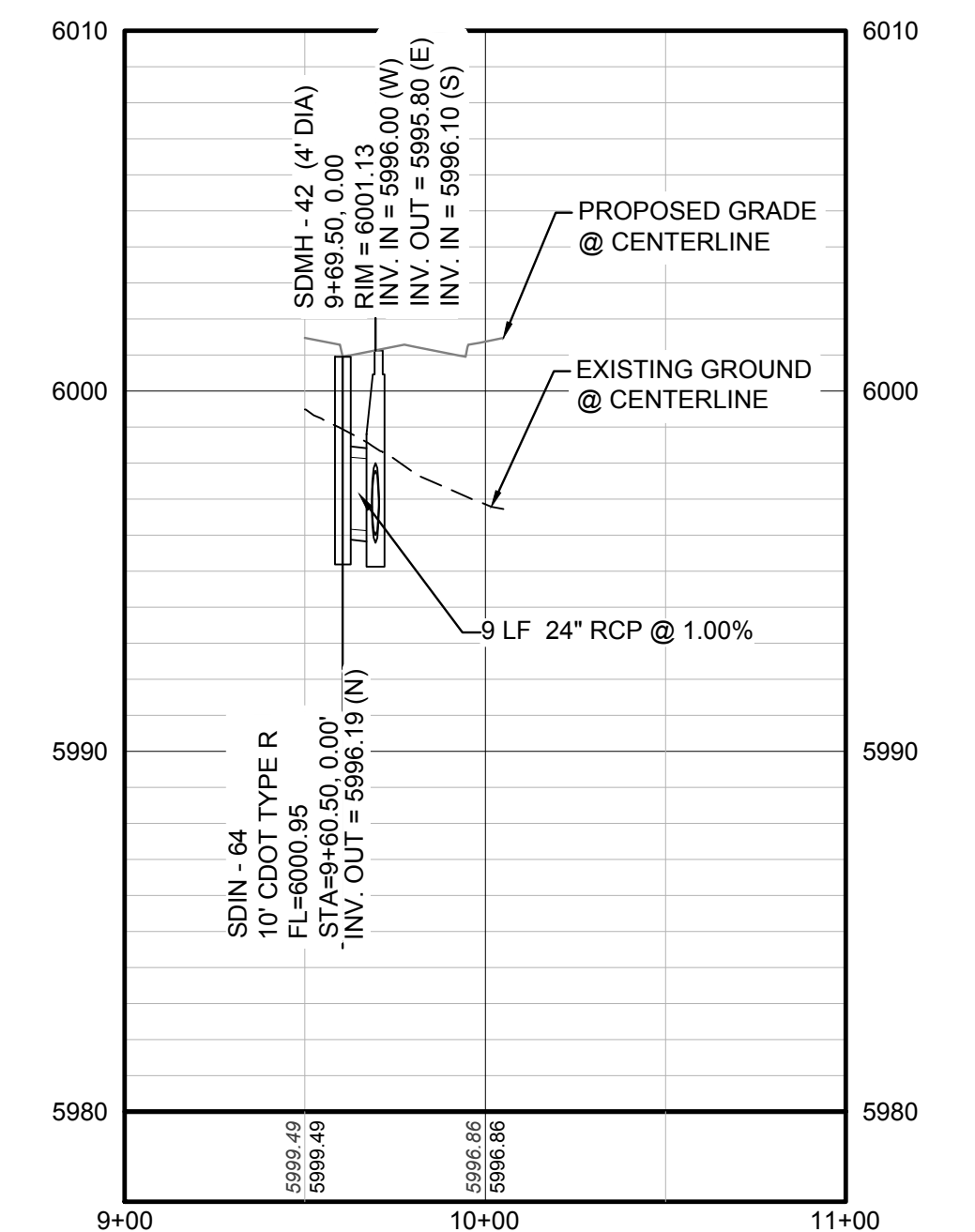
10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546
CVL CONSULTANTS	CVL CONSULTANTS
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE BEEBALM AVENUE	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE BEEBALM AVENUE
DRAWN BY: CMG	DRAWN BY: CMG
CHECKED BY: JU	CHECKED BY: JU
DATE: APRIL 2017	DATE: APRIL 2017
SCALE: AS SHOWN	SCALE: AS SHOWN
FILE NO: 8130283701	FILE NO: 8130283701
SHEET NUMBER 119	SHEET NUMBER 119



PLAN: BEEBALM AVE STA: 31+00.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'

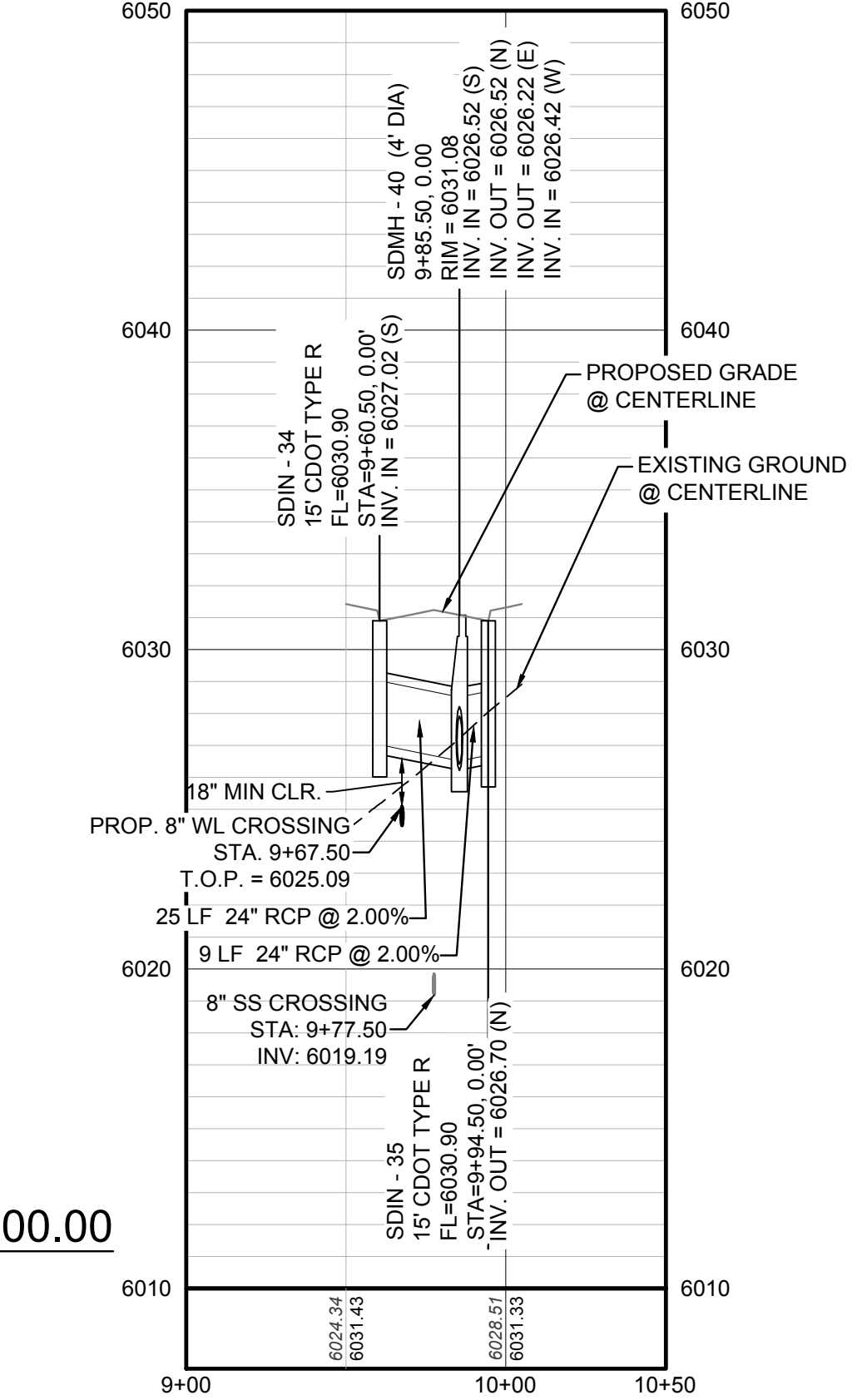


STORM LATERAL 50 - SEE SHEET 118



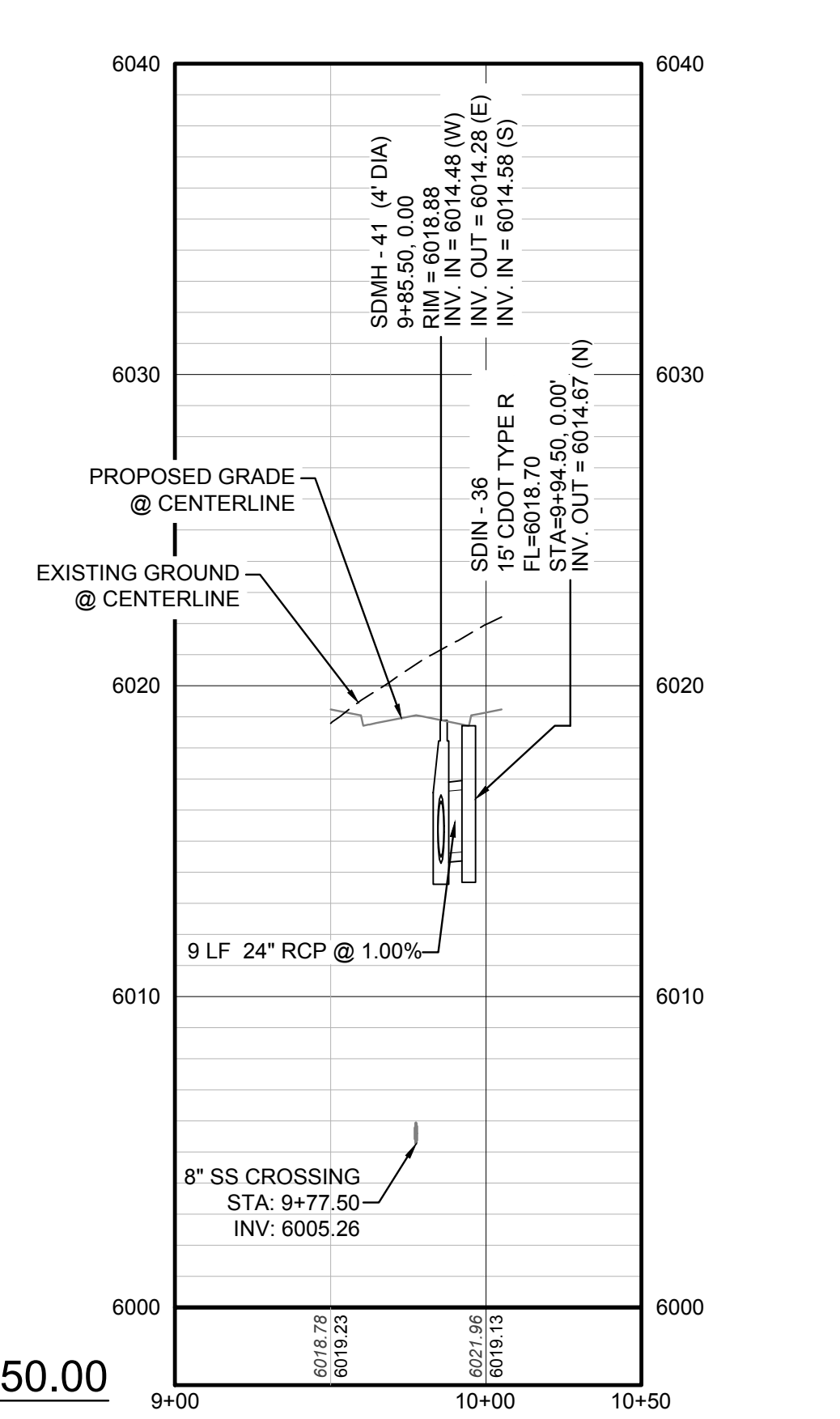
PROFILE: STORM LATERAL 50 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 23 - SEE SHEET 118



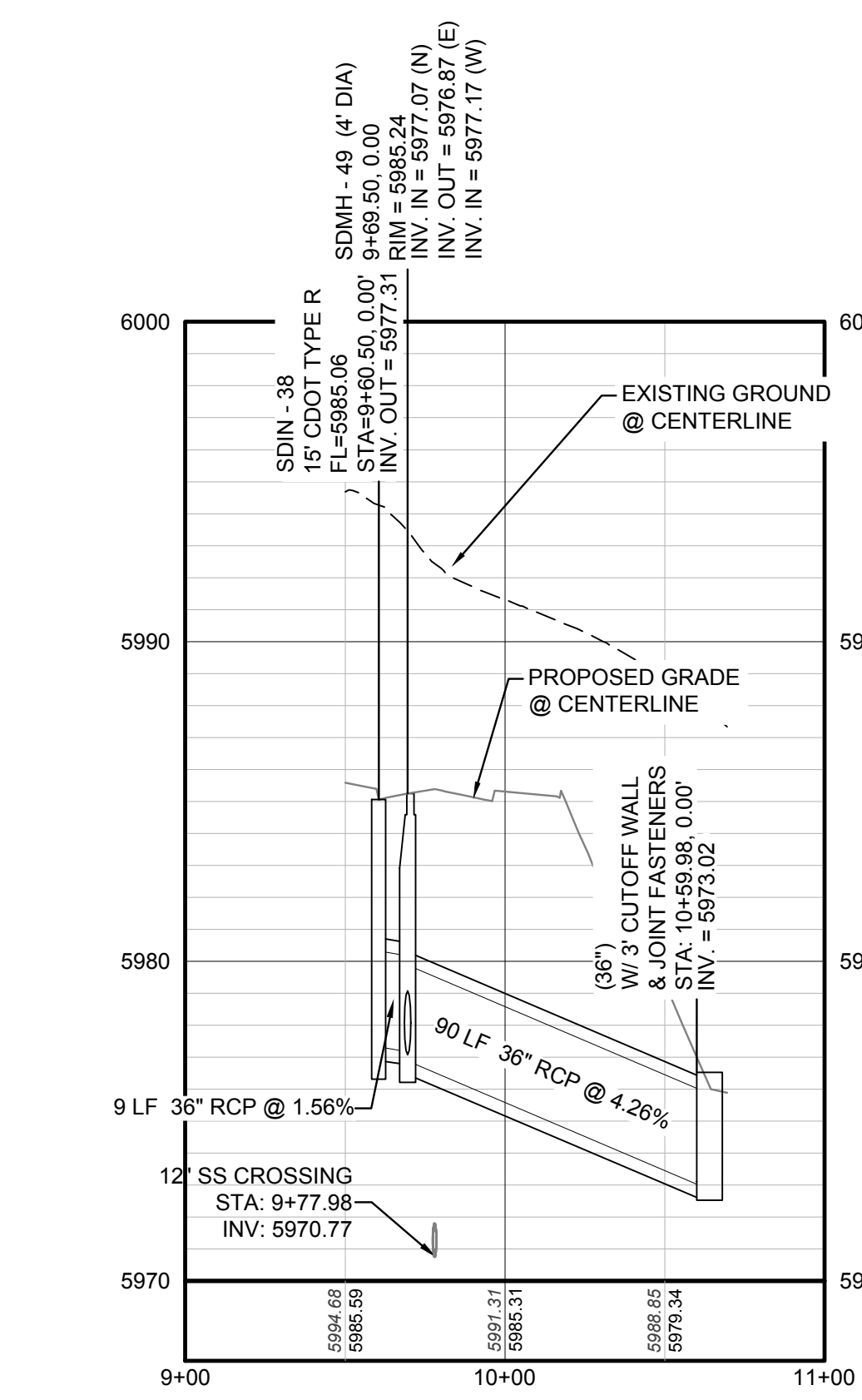
PROFILE: STORM LATERAL 23 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 24 - SEE SHEET 118



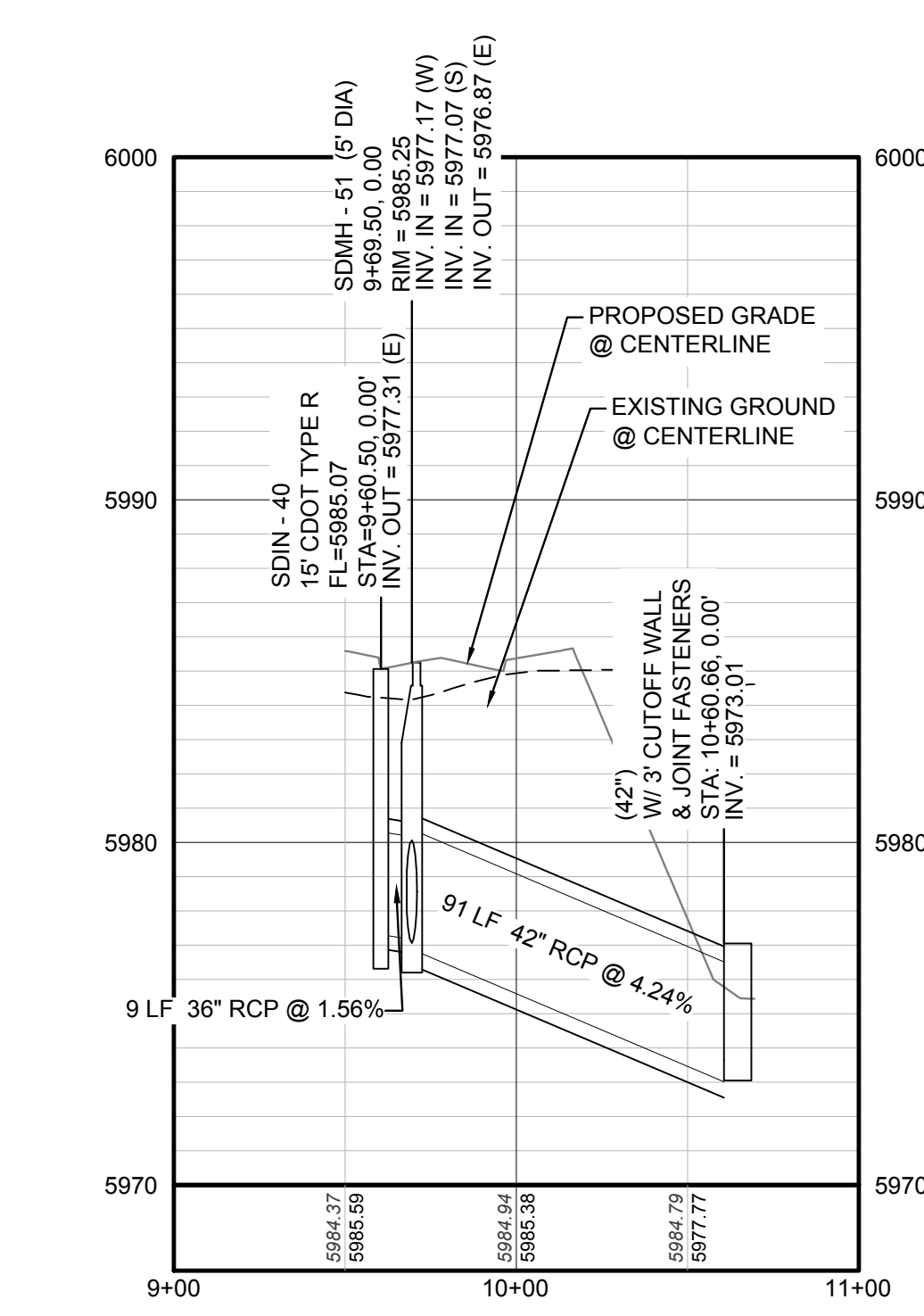
PROFILE: STORM LATERAL 24 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 26 - SEE SHEET 119

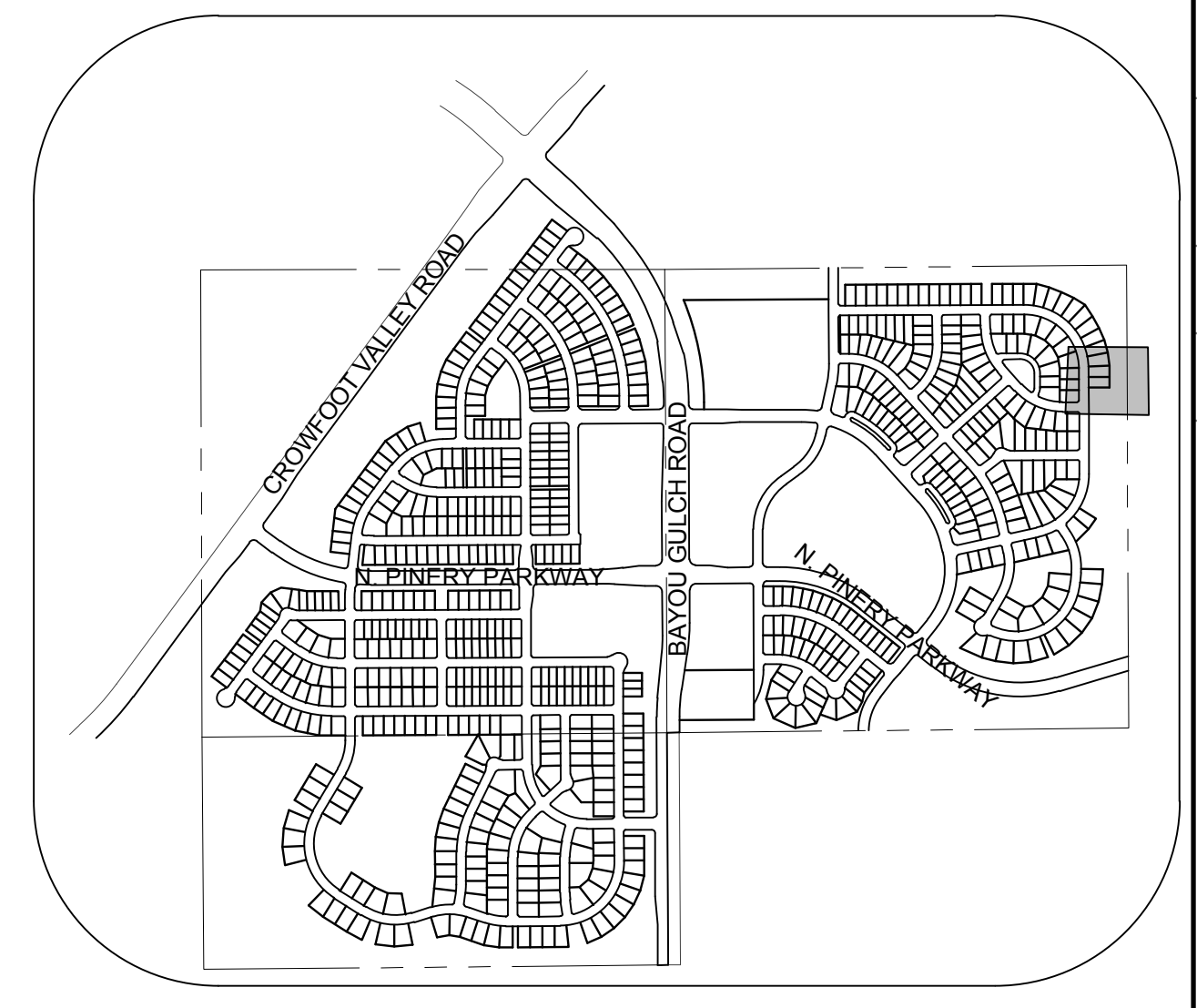


PROFILE: STORM LATERAL 26 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 27 - SEE SHEET 119



PROFILE: STORM LATERAL 27 STA: 9+00.00 TO 11+00.00
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
⊞	PROPOSED LOW POINT BLOW-OFF	5607	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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.P.	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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

N:\PROJECTS\SS\BEEBALM\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\STORM PLAN AND PROFILE\STREET TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS.DWG, DOUGK, 4/24/2017 8:11 PM

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UTILITY NOTIFICATION CENTER OF COLORADO

BENCHMARK
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.

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.

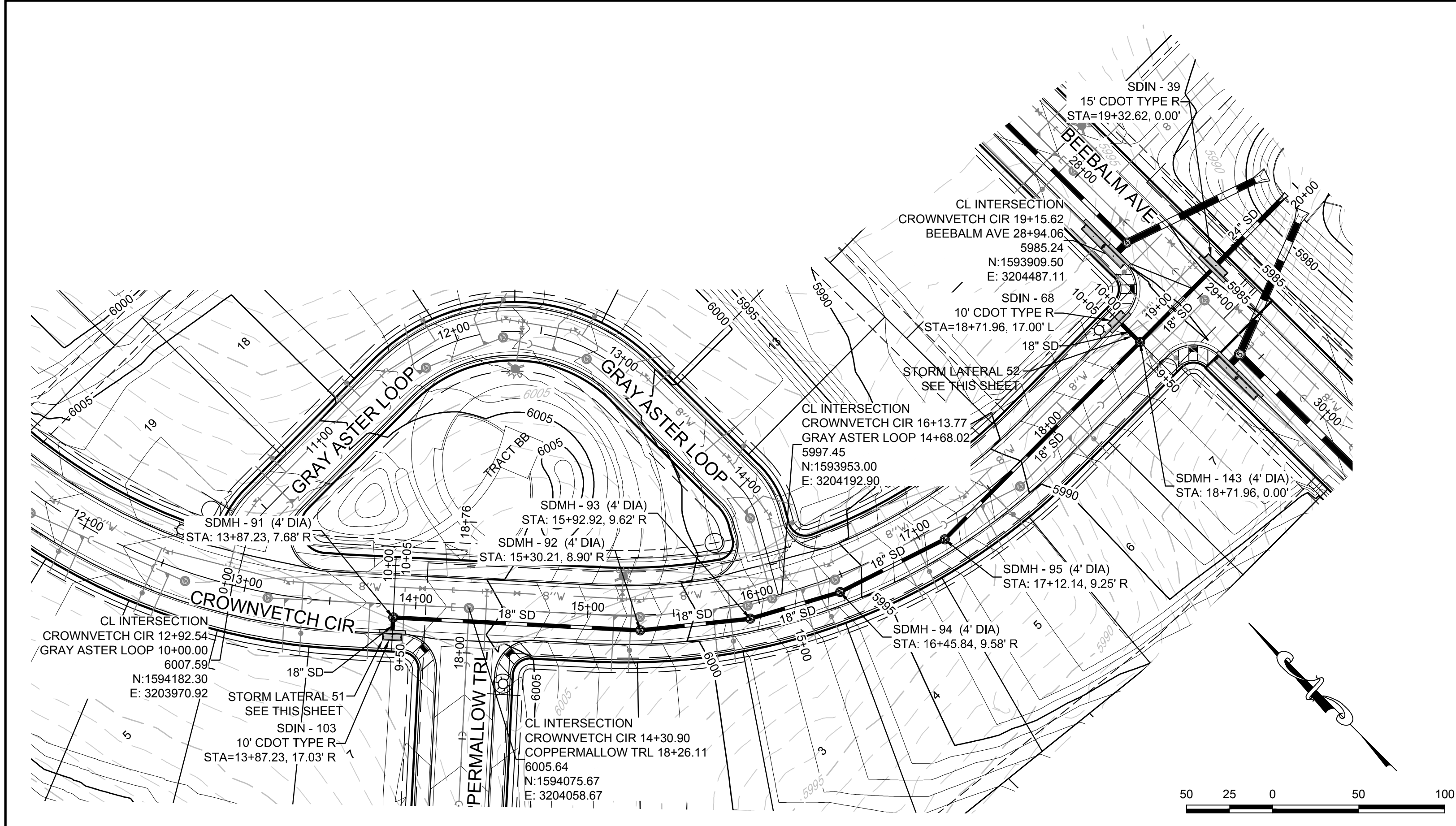
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	8130283701
DRAWN BY:	AS SHOWN
CHECKED BY:	JU
DATE:	APRIL 2017
SCALE:	AS SHOWN
FILE NO.:	8130283701
DATE	
APPR.	
DATE	
REVISIONS	
No.	

10339 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

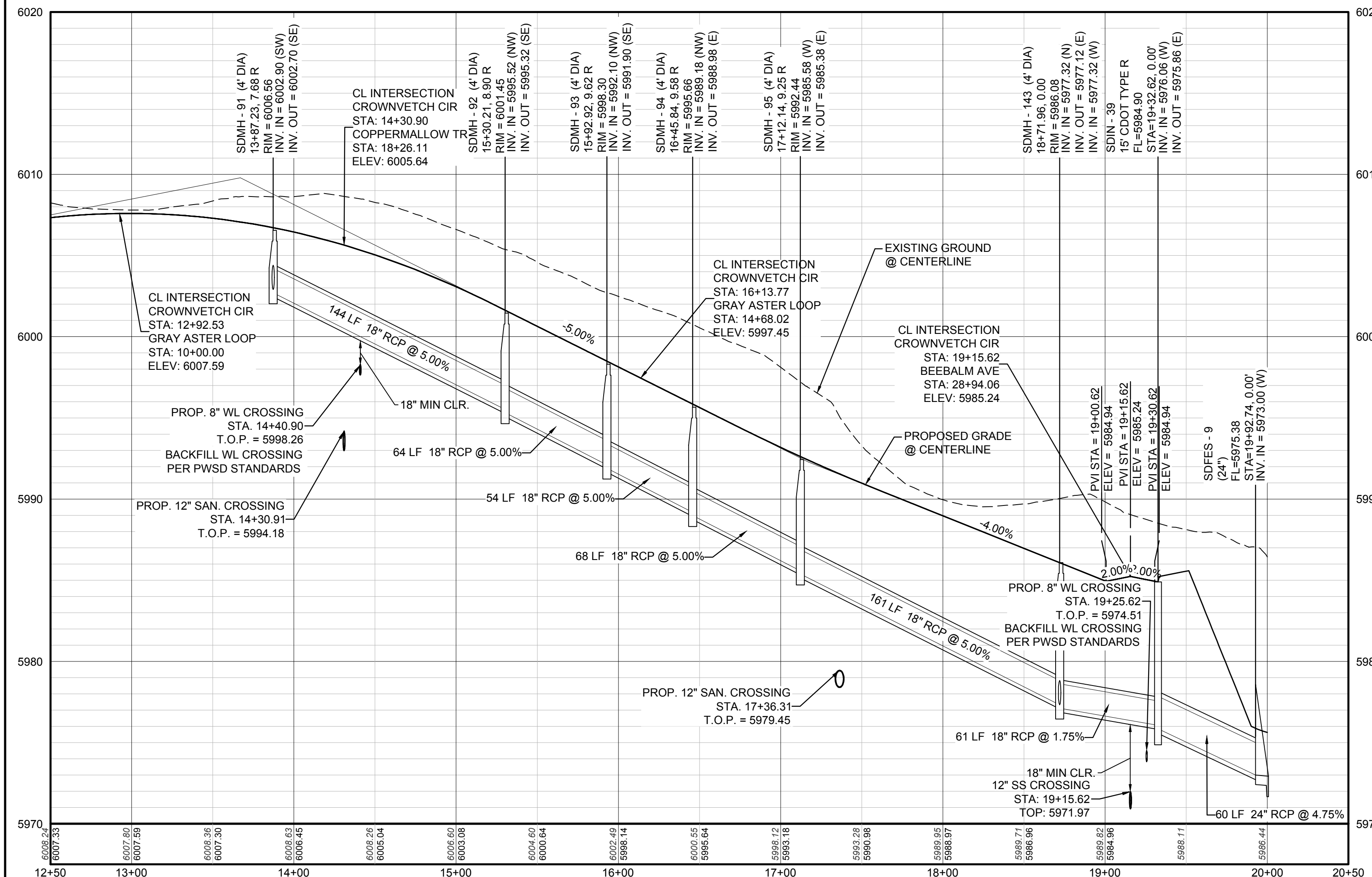
CVL
CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN AND PROFILE
BEEBALM AVENUE

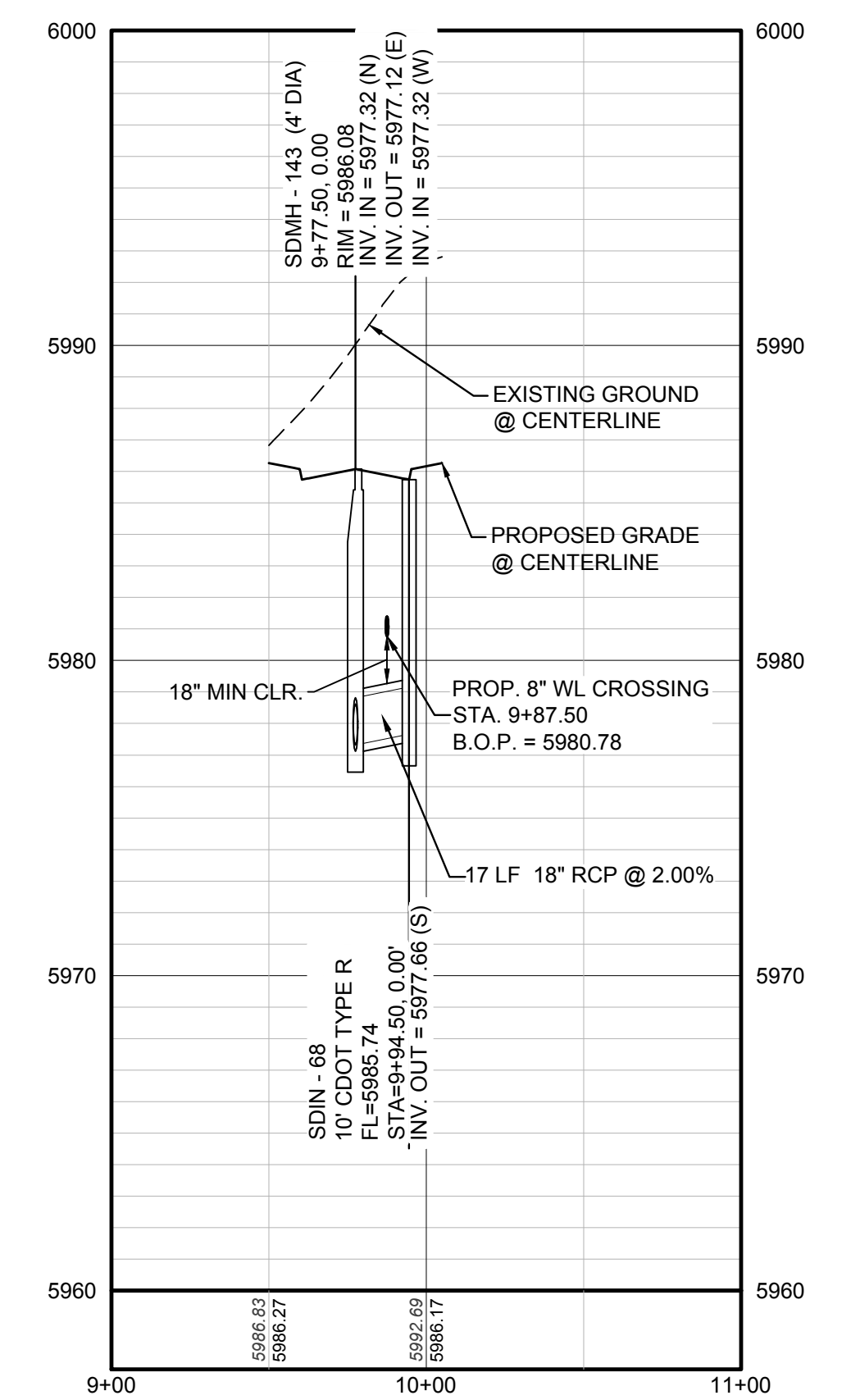


PLAN: CROWNVETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



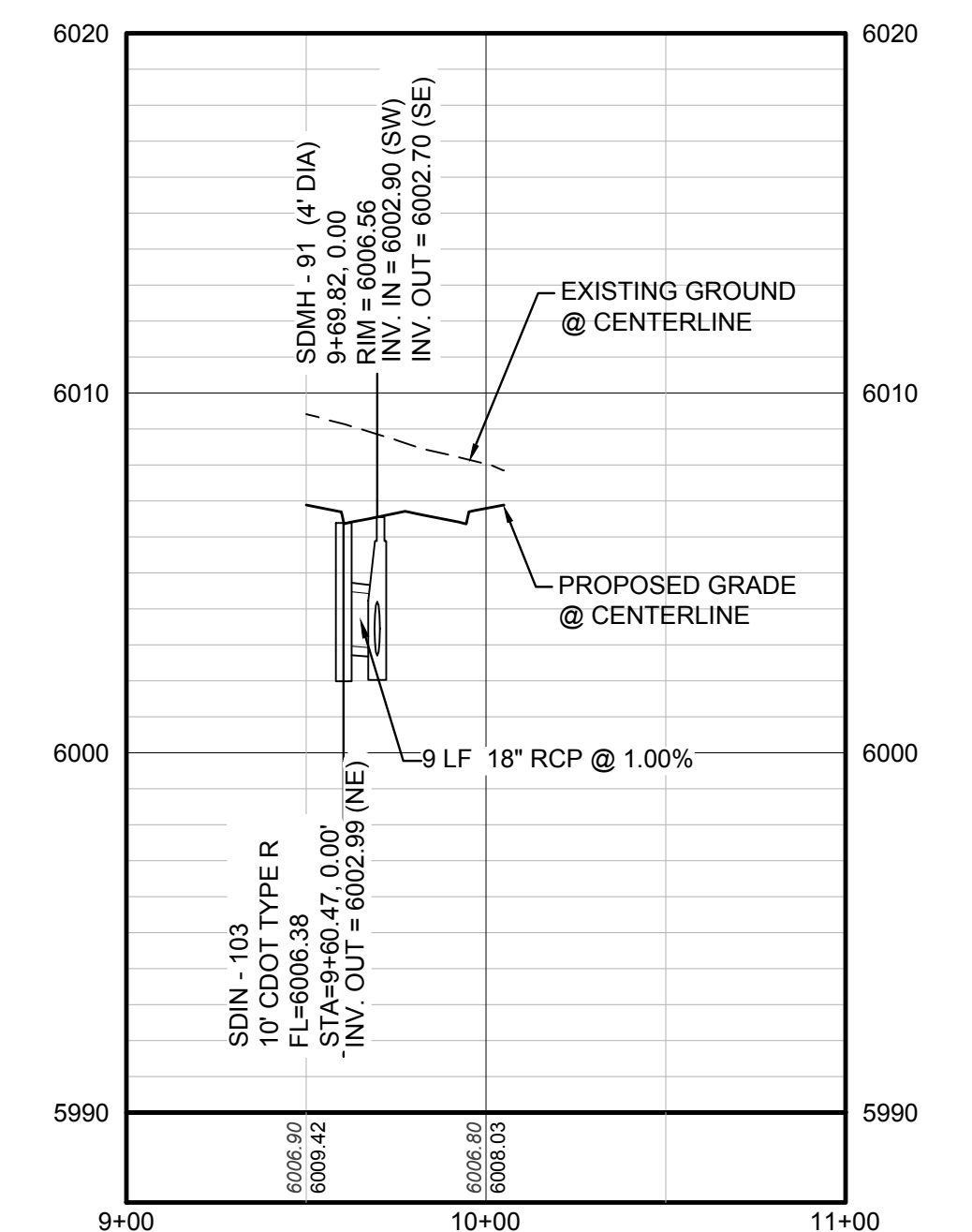
PROFILE: CROWNVETCH CIR STA: 12+50.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 52 - SEE THIS SHEET

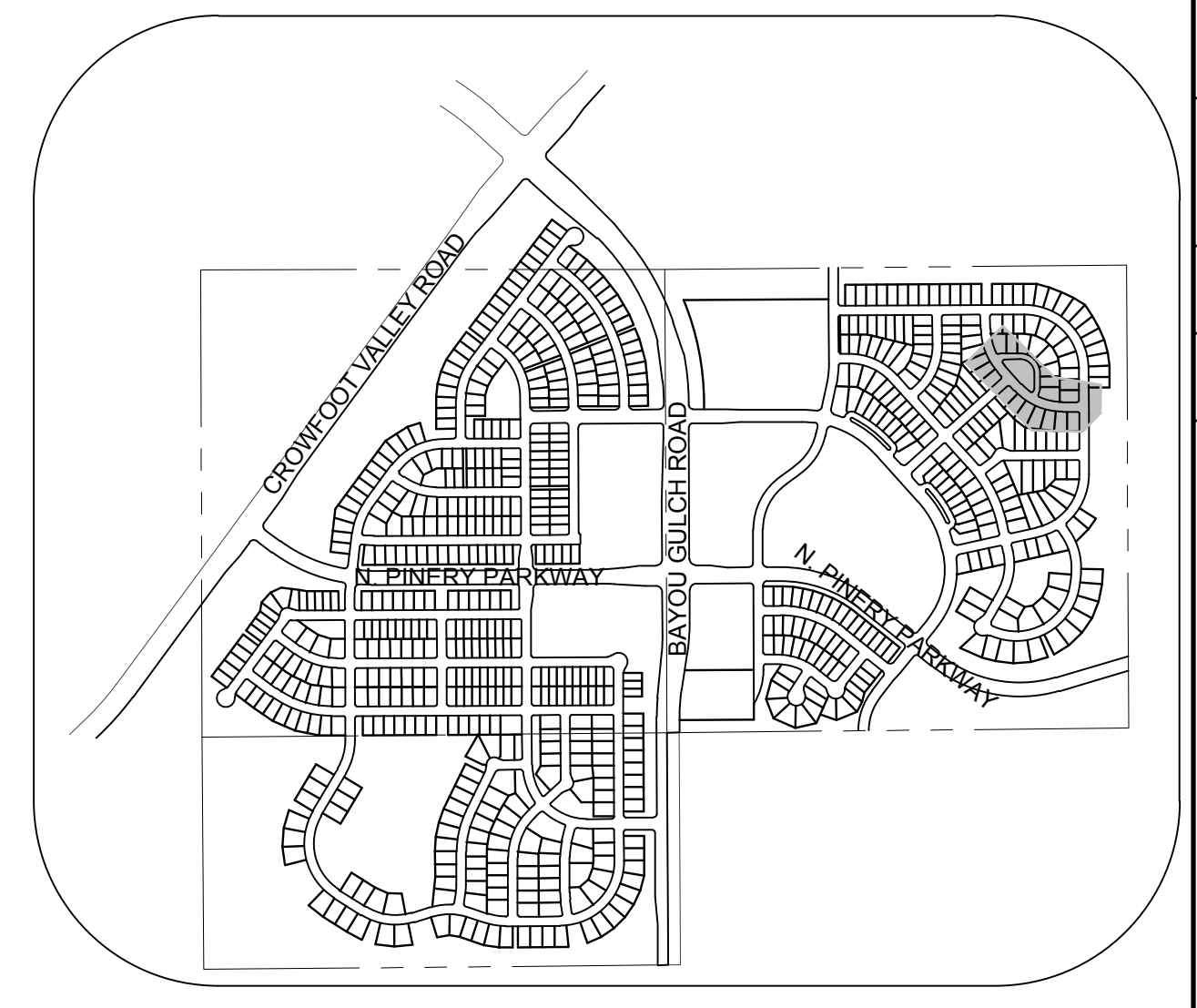


PROFILE: STORM LATERAL 52 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 51 - SEE THIS SHEET



PROFILE: STORM LATERAL 51 STA: 9+00.00 TO 11+00.00
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
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	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	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK	---	SECTION LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	---
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
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FL	FLOW LINE	STA	STATION
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HP	HIGH POINT	T.O.P.	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		

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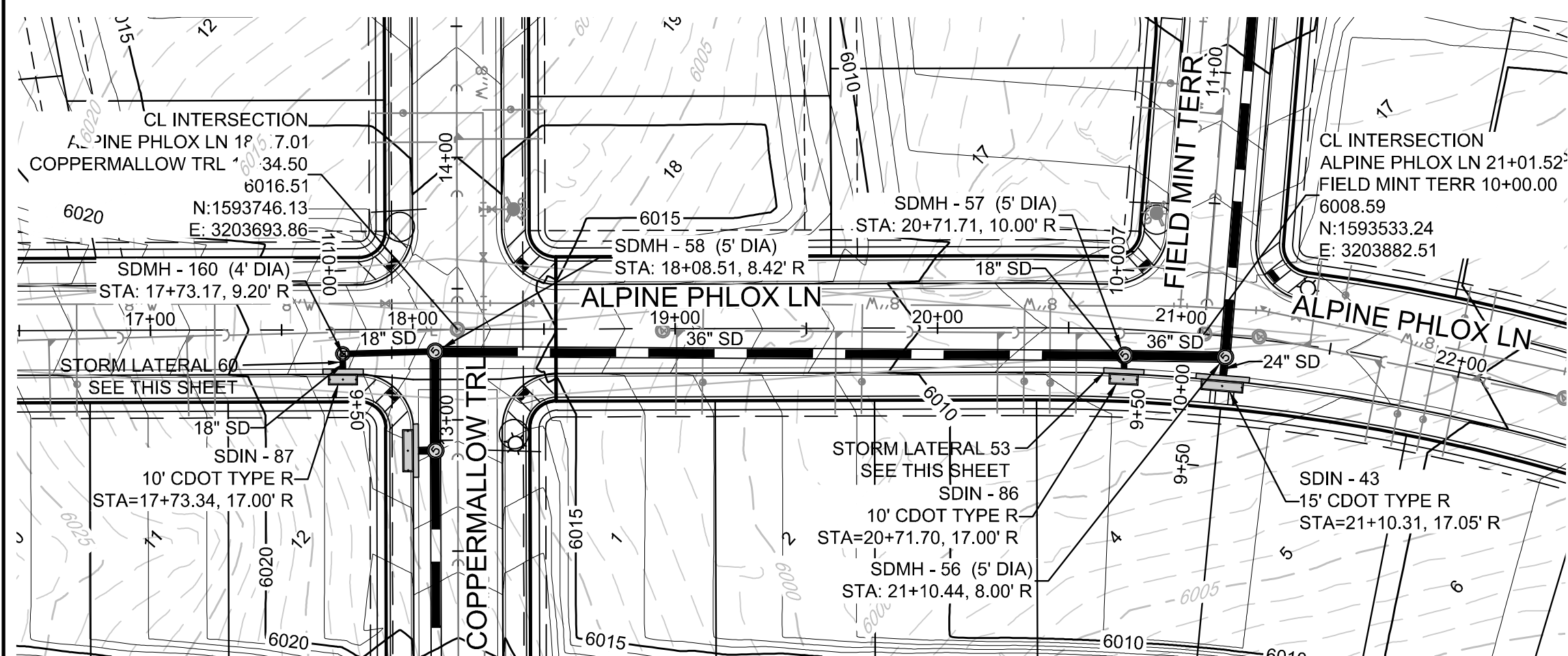
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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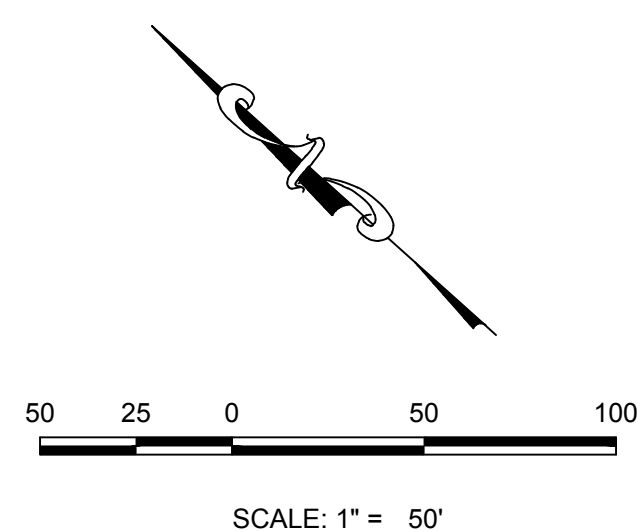
BENCHMARK
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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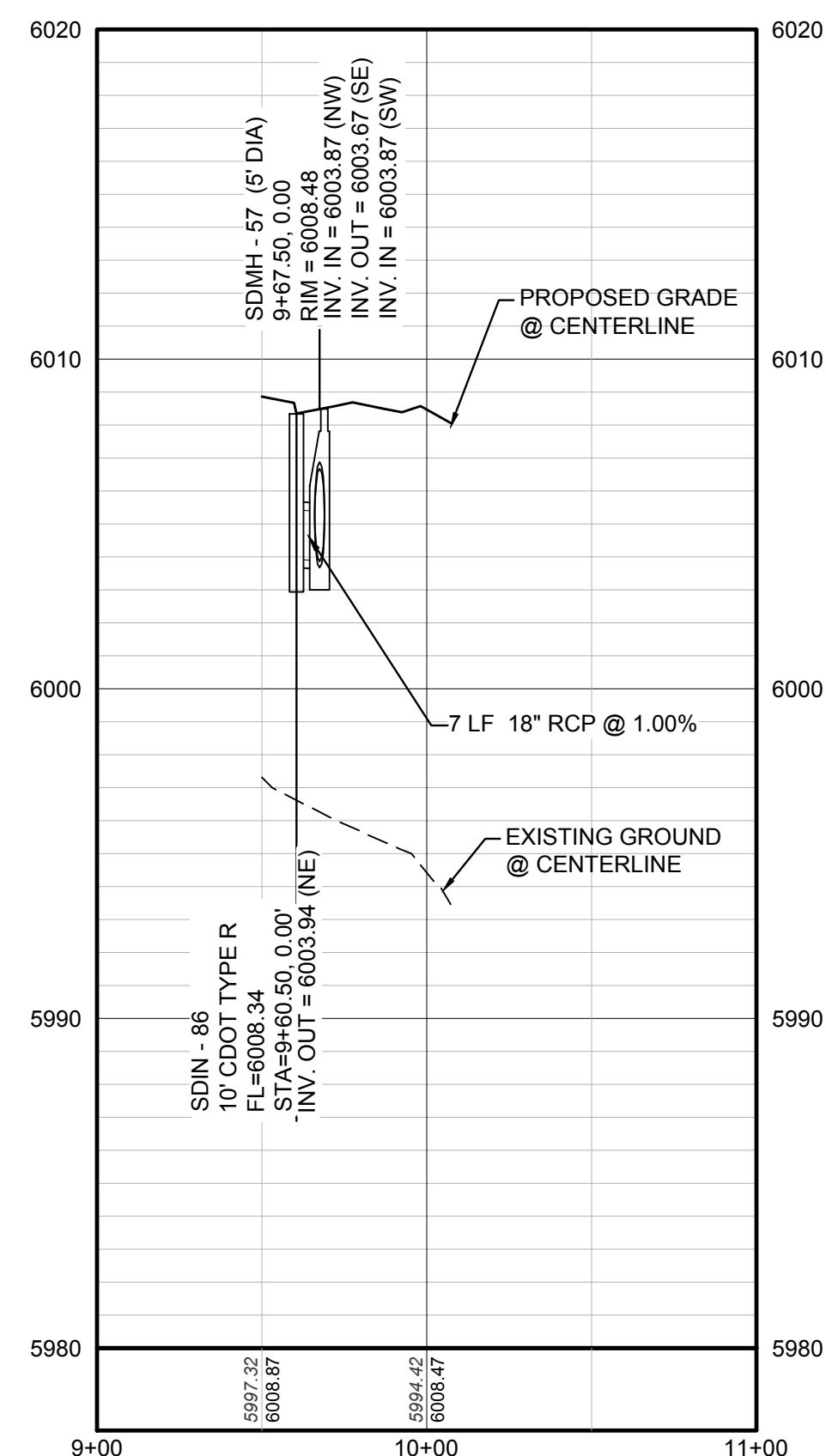
DATE			
APPR.			
DATE			
NO.			
REVISIONS			
 10333 E. Dry Creek Rd., Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548			
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112			
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE CROWNVETCH CIRCLE			
DRAWN BY:	SCALE:	AS SHOWN	FILE NO:
JK	1" = 50'	FILE NO:	8130283701
CHECKED BY:	DATE:		
JU	APRIL 2017		
SHEET NUMBER	121		



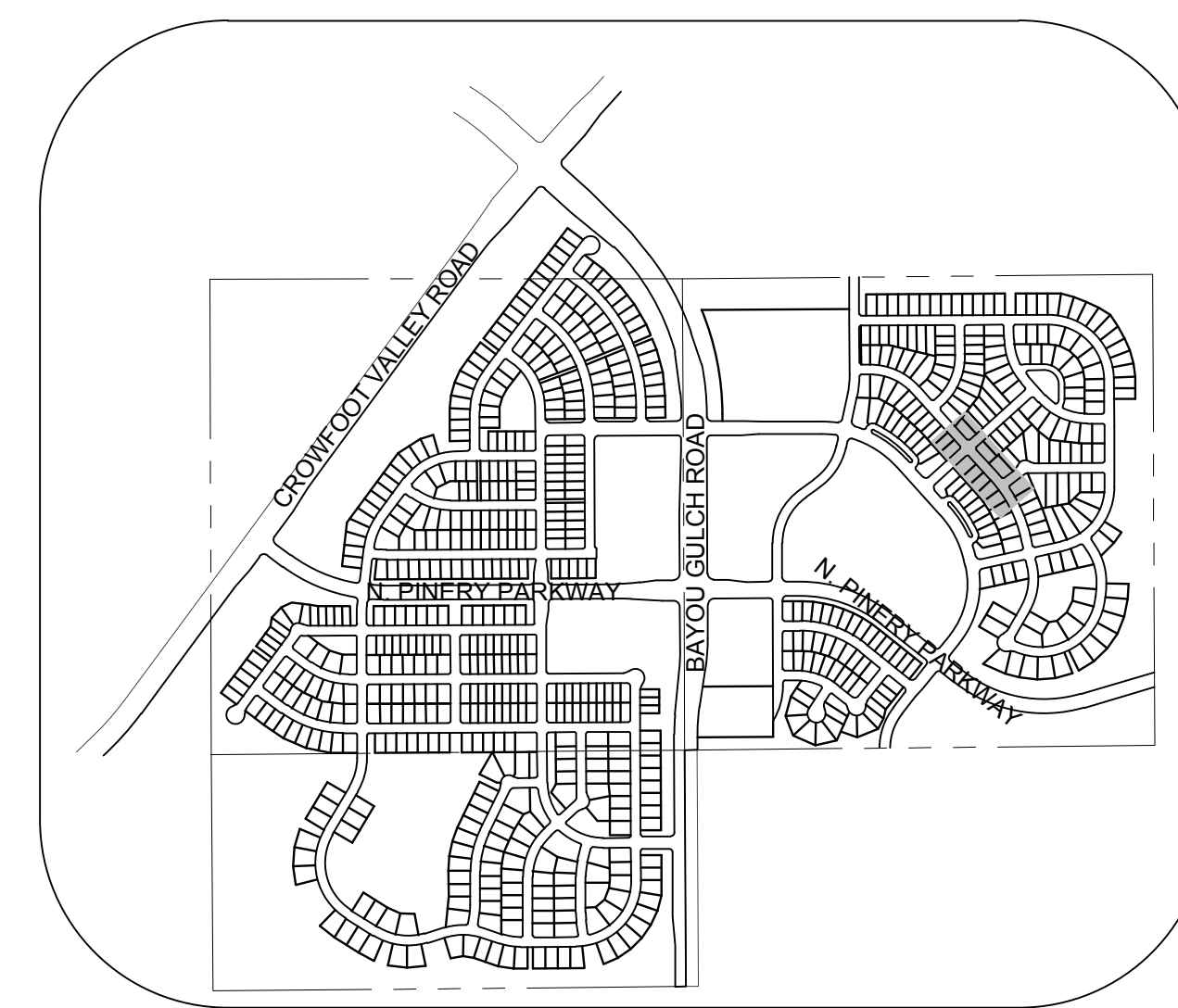
PLAN: ALPINE PHLOX LN STA: 16+50.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'



STORM LATERAL 53 - SEE THIS SHEET



PROFILE: STORM LATERAL 53 STA: 9+00.00 TO 11+00.00
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	---	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓧ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓨ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

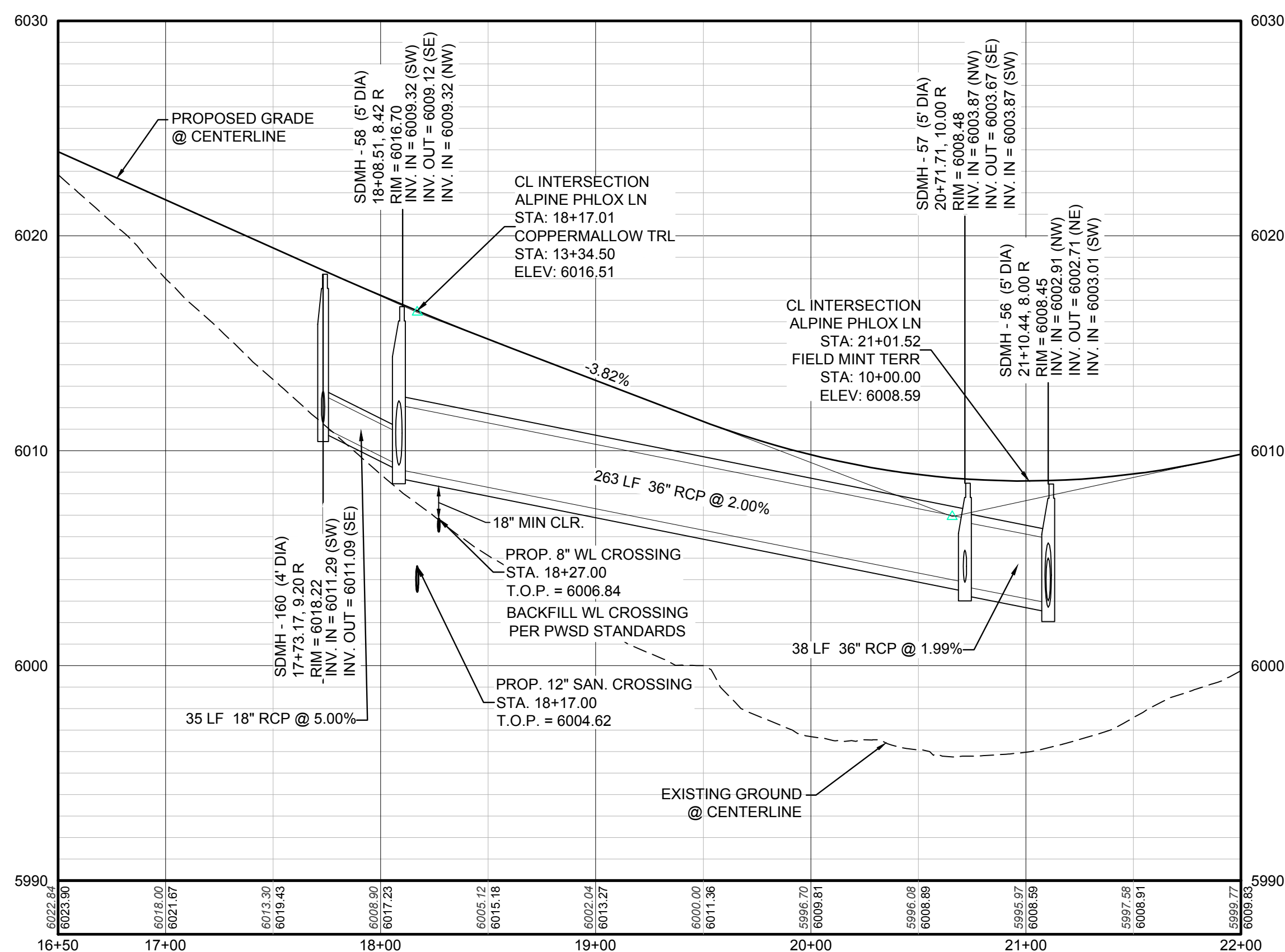
ABBREVIATIONS

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
FL	FLOW LINE	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	TC	TOP OF CURB
INV	INVERT	T.O.P.	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		

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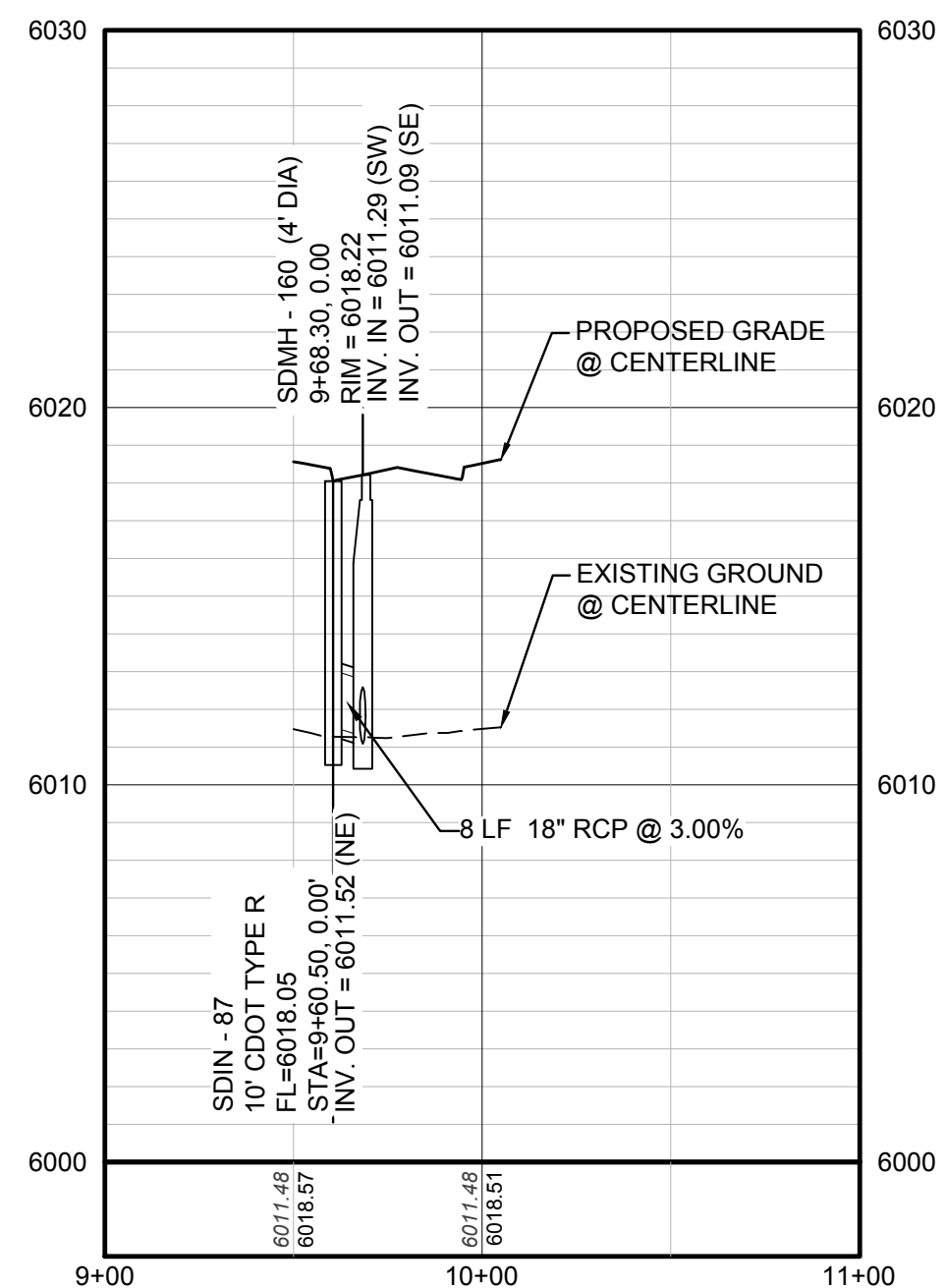
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



PROFILE: ALPINE PHLOX LN STA: 16+50.00 TO 22+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 60 - SEE THIS SHEET



PROFILE: STORM LATERAL 60 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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Tel: (720) 482-9526 Fax: (720) 482-9548

CVL CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way, CENTENNIAL, CO 80112

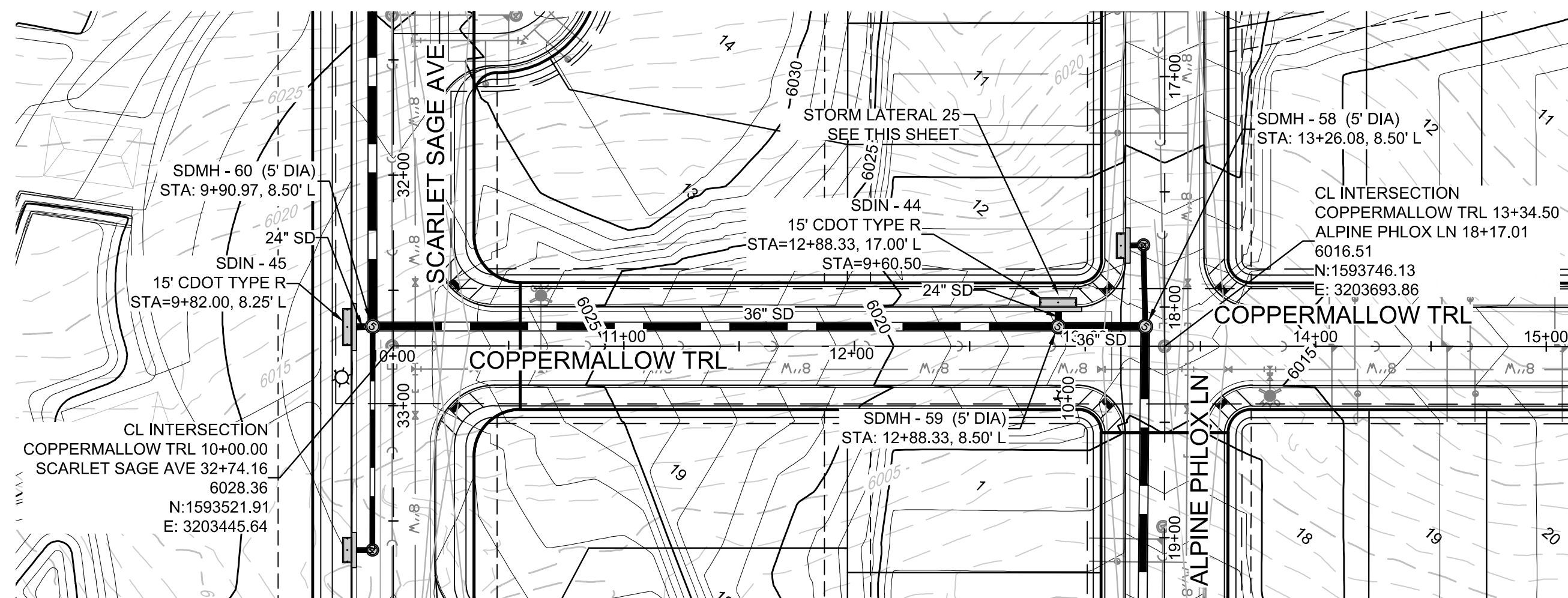
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE - ALPINE PHLOX LANE

SCALE: AS SHOWN
FILE NO: 8130283701

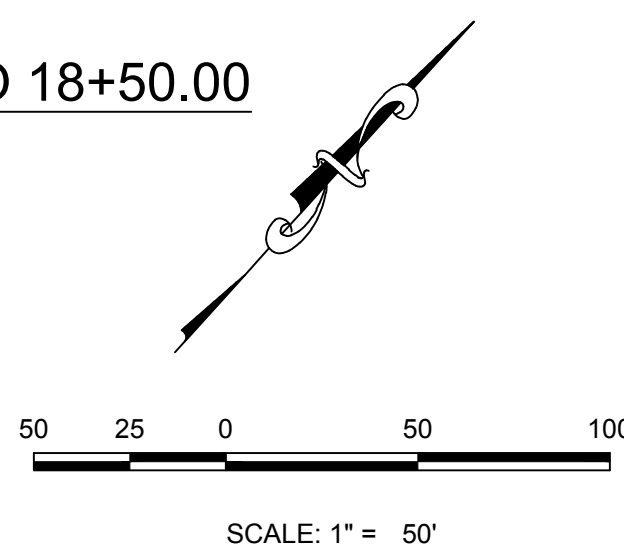
DRAWN BY: JF
CHECKED BY: JU
DATE: APRIL 2017

SHEET NUMBER **122**

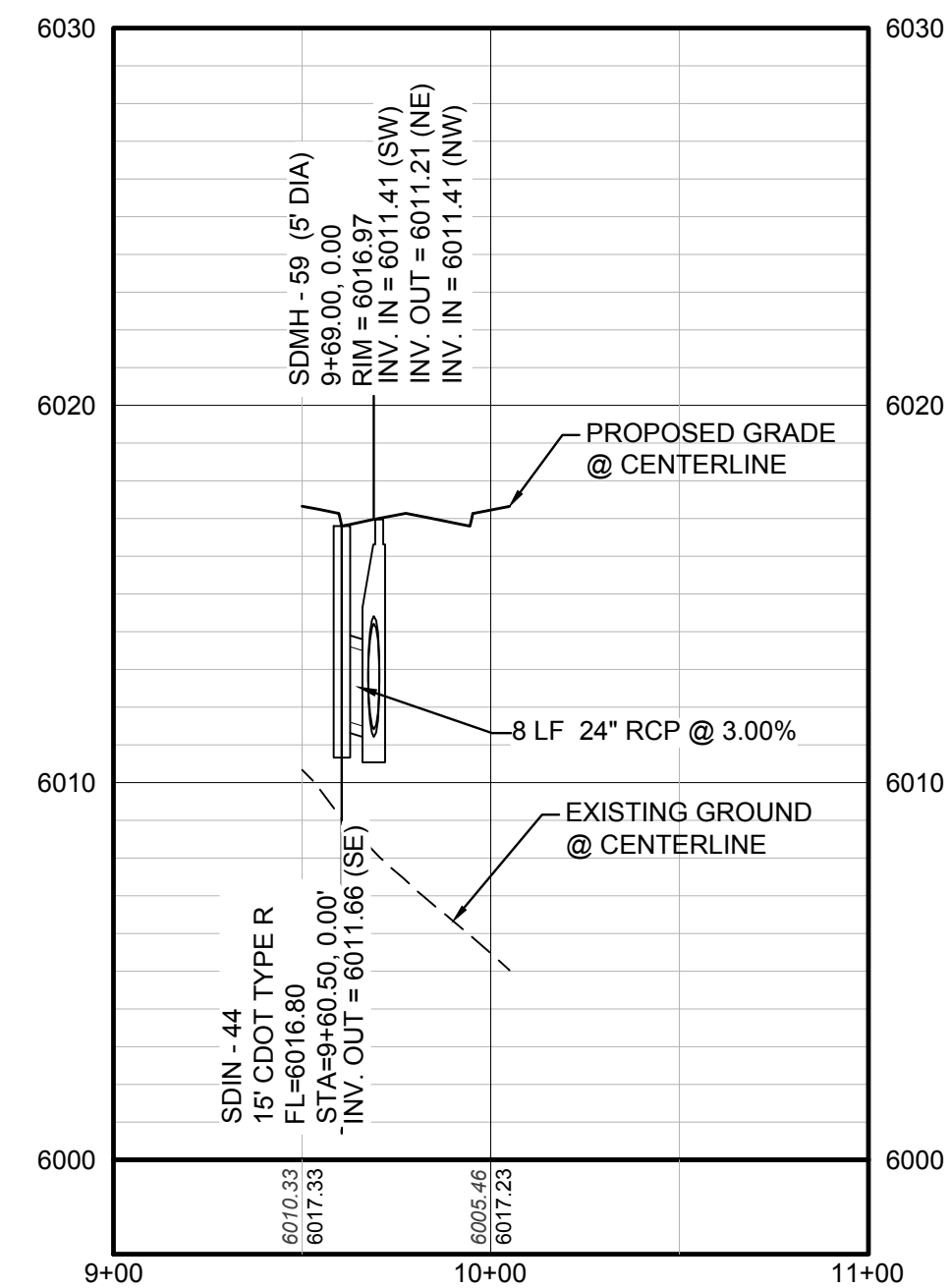
No.	Revisions	Date	Appr.	Date



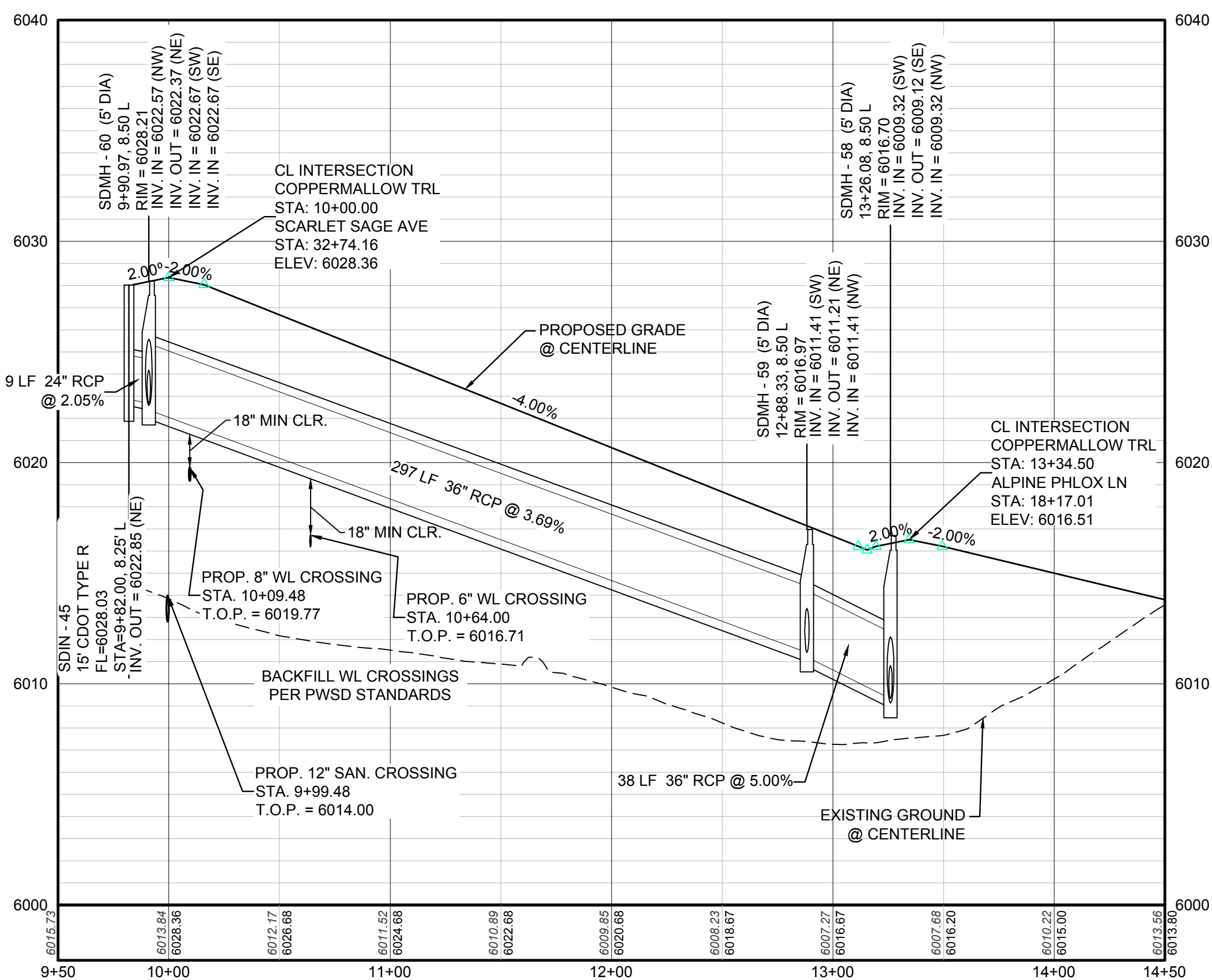
PLAN: COPPERMALLOW TRL STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



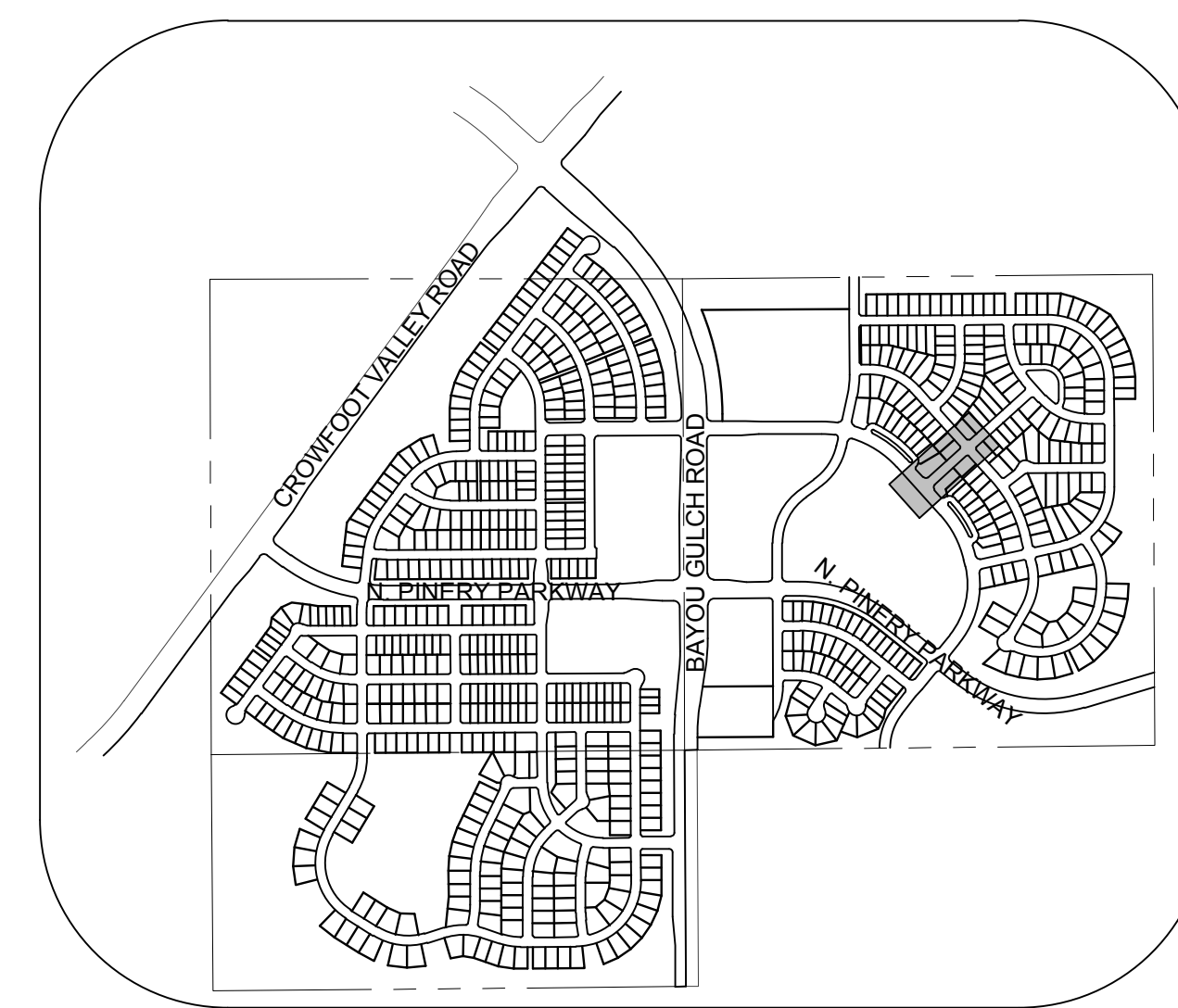
STORM LATERAL 25 - SEE THIS SHEET



PROFILE: STORM LATERAL 25 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: COPPERMALLOW TRL STA: 9+50.00 TO 14+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
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⊞ PROPOSED LOW POINT BLOW-OFF	5607 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
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
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K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
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N.T.S.	NOT TO SCALE		
PL	PROPERTY LINE		

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BENCHMARK
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.

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.

N:\PROJECTS\SSR\SSR\ENGINEERING\SHEETS\PRELIMINARY\TOWN OF PARKER\STORM PLAN AND PROFILE\STORM PLAN AND PROFILE.DWG, DOUGL, 4/24/2017 8:27 PM

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UTILITY NOTIFICATION CENTER OF COLORADO

SHEET NUMBER	DATE	BY	APPR.	DATE
123				

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JF	CHECKED BY:	JU
DATE:	APRIL 2017		

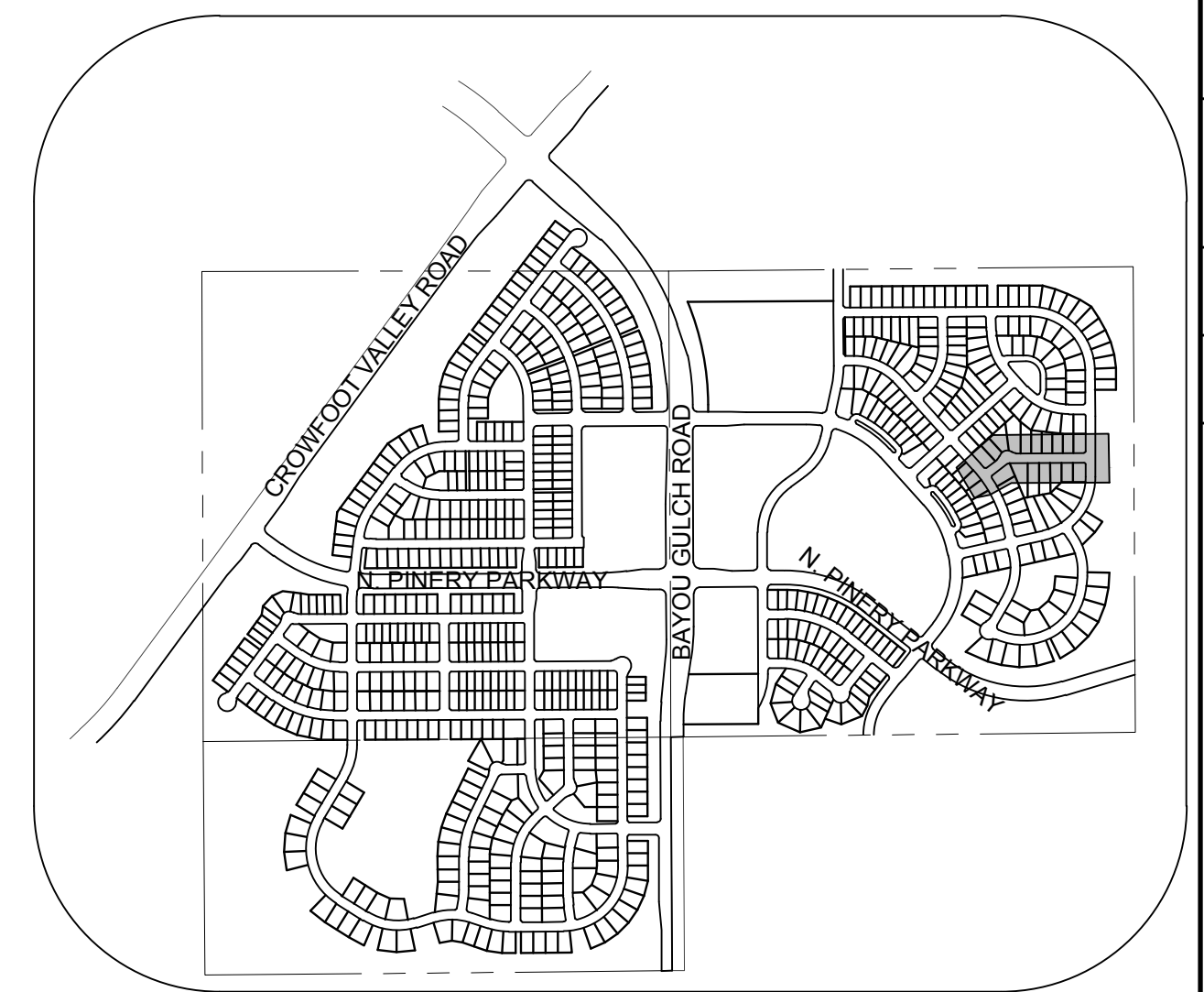
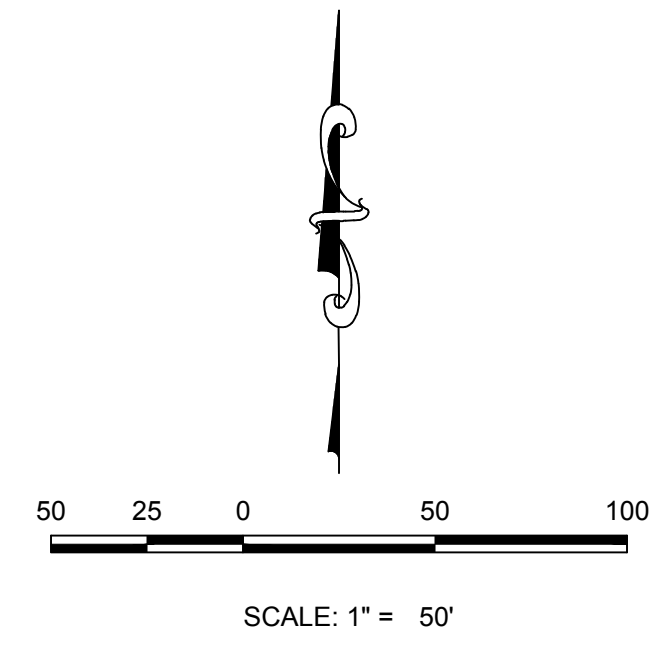
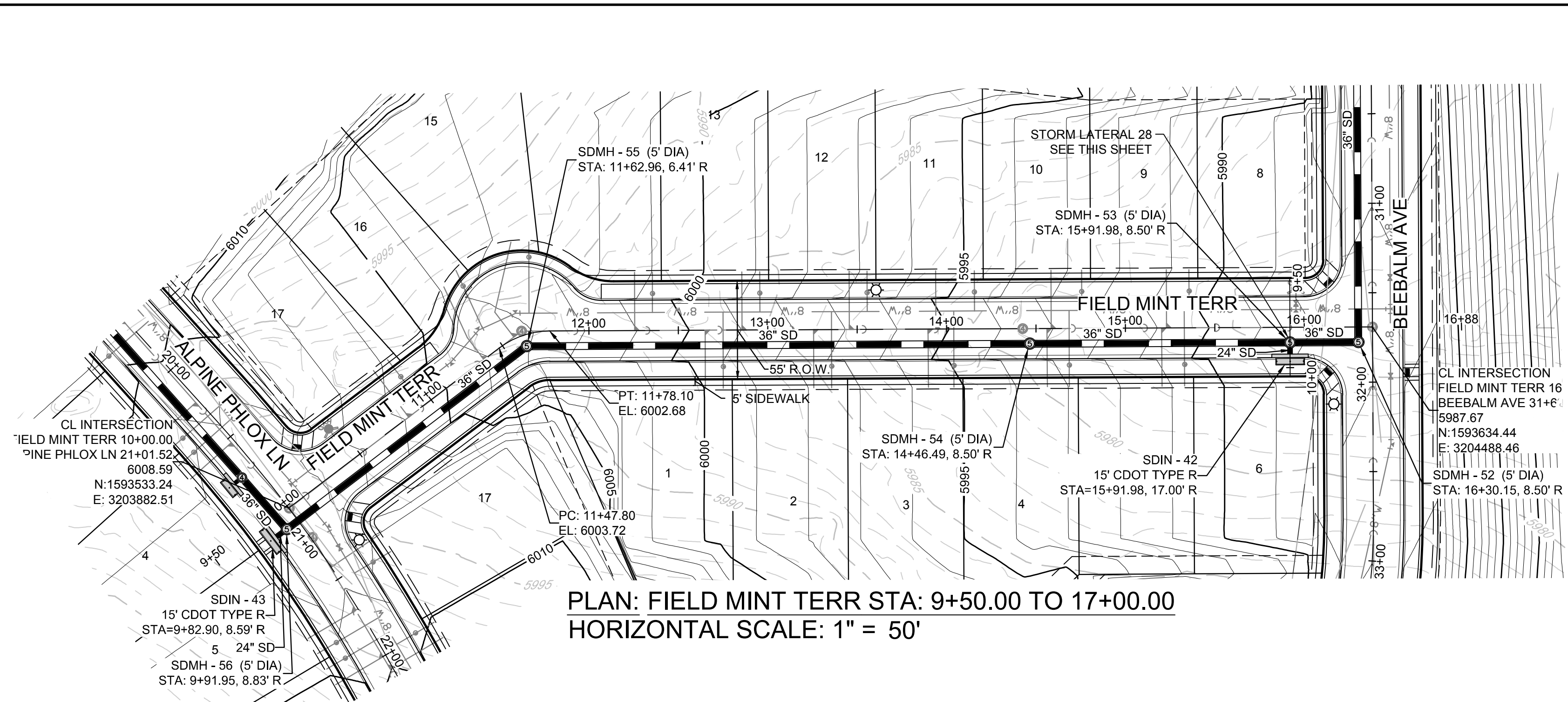
NO.	REVISIONS	DATE	INIT.	APPR.	DATE

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Tel: (720) 482-9526
Fax: (720) 482-9546

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

CVL CONSULTANTS

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
COPPERMALLOW TRAIL

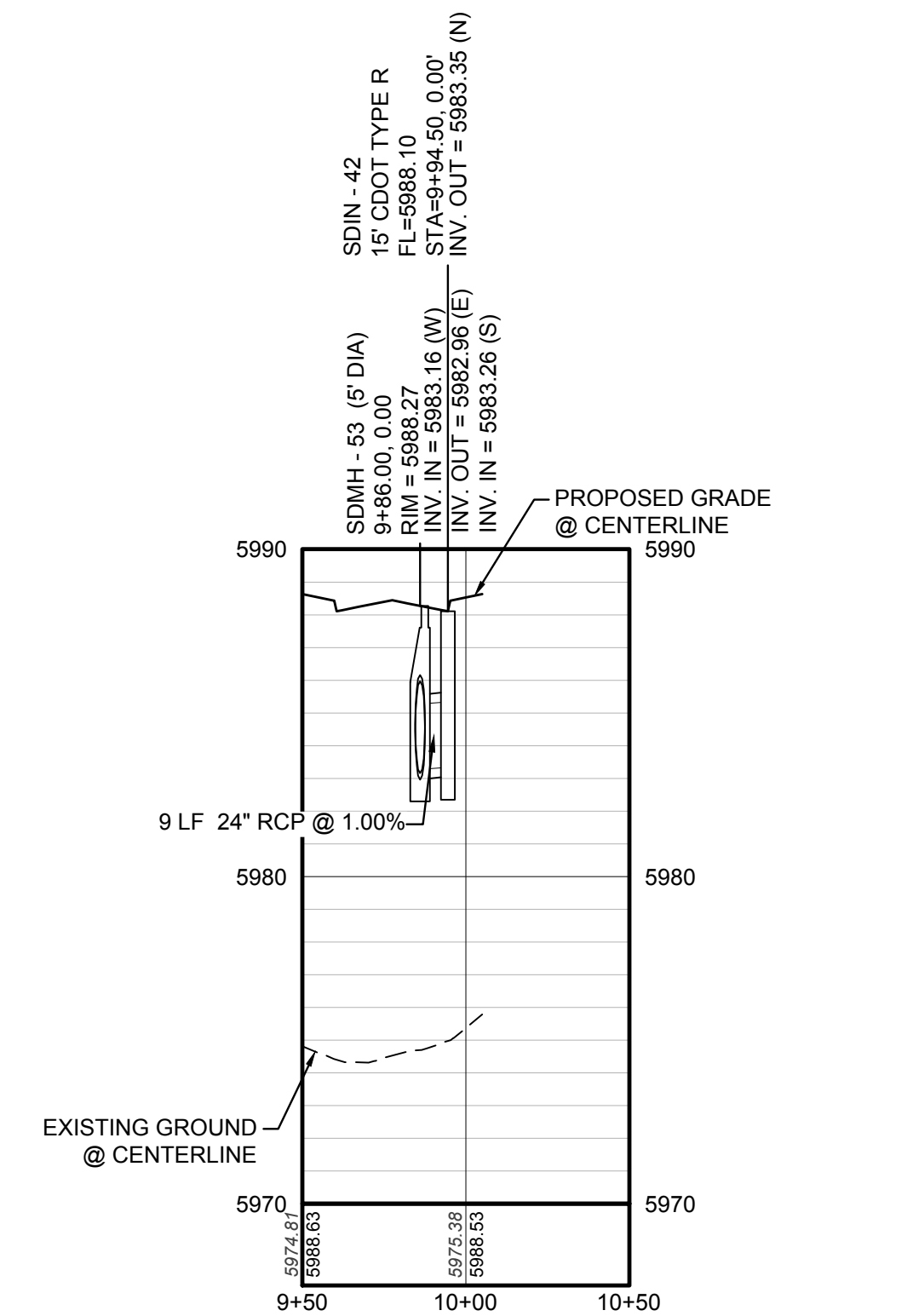


KEYMAP
N.T.S.

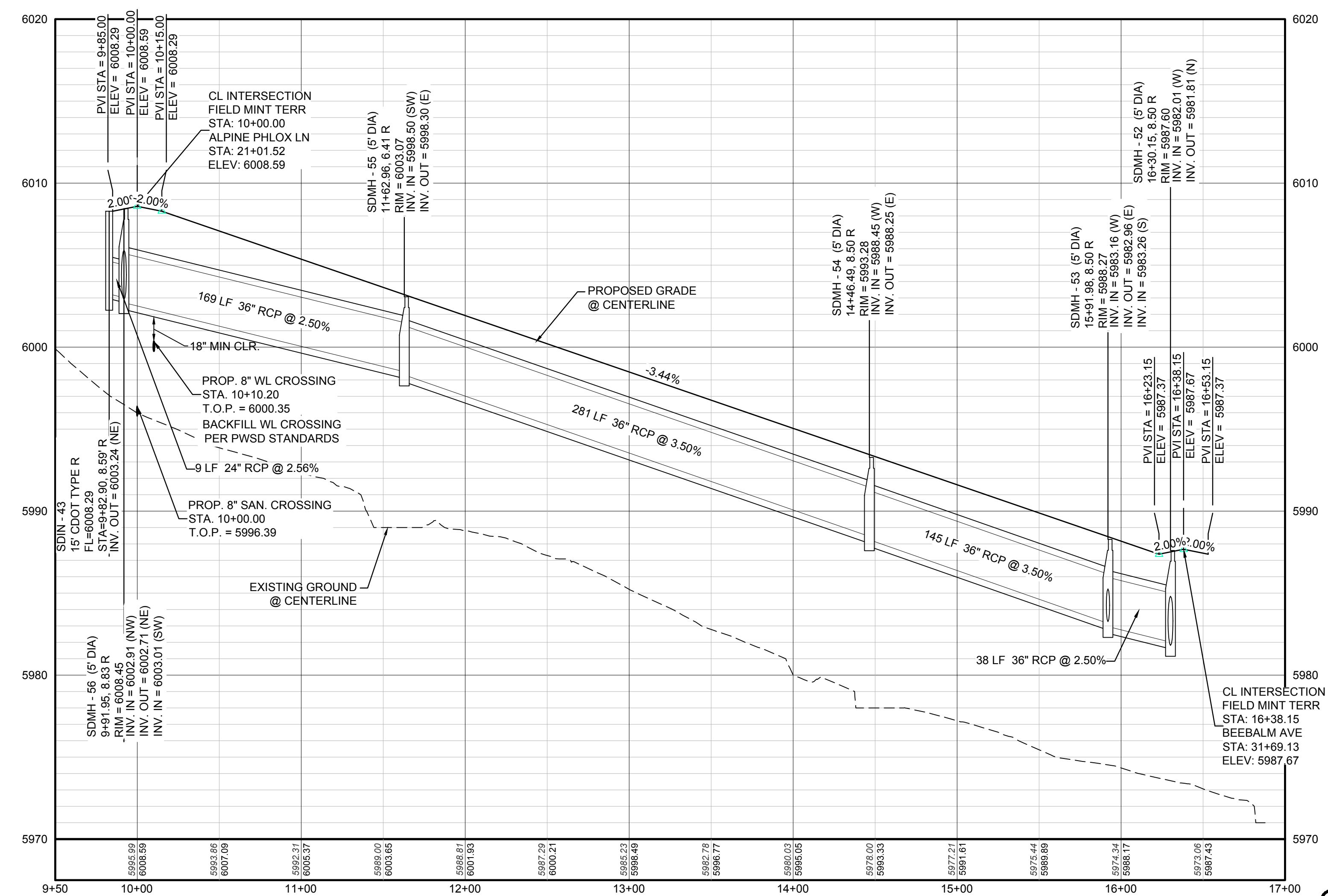
LEGEND

⊙	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	1.0%	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
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
---	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊙	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

STORM LATERAL 28 - SEE THIS SHEET



PROFILE: STORM LATERAL 28 STA: 9+50.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: FIELD MINT TERR STA: 9+50.00 TO 17+00.00
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	RBCB	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.P.	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		

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BENCHMARK
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NO.	REVISIONS	DATE	INIT.	APPR.	DATE

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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
FIELD MINT TERRACE

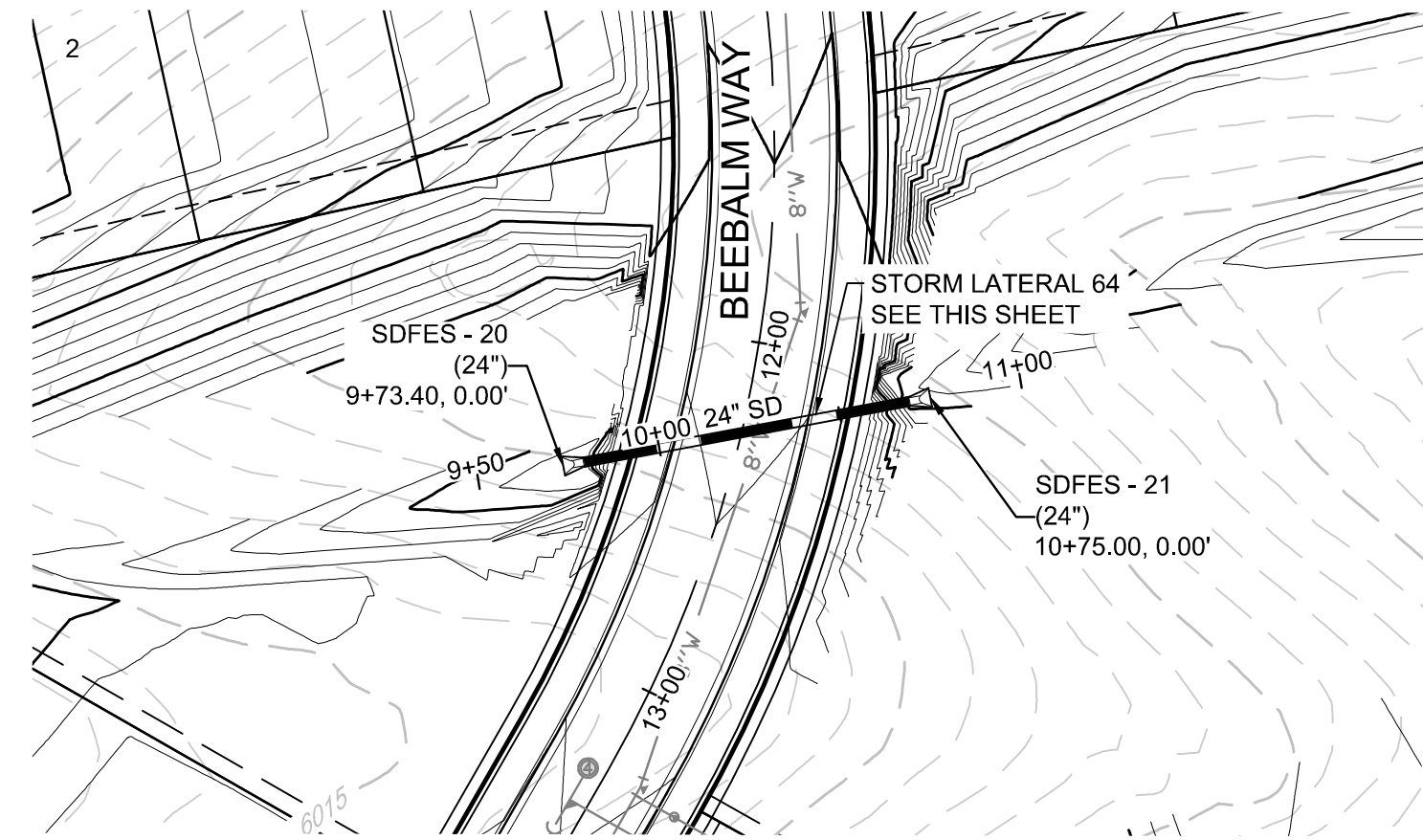
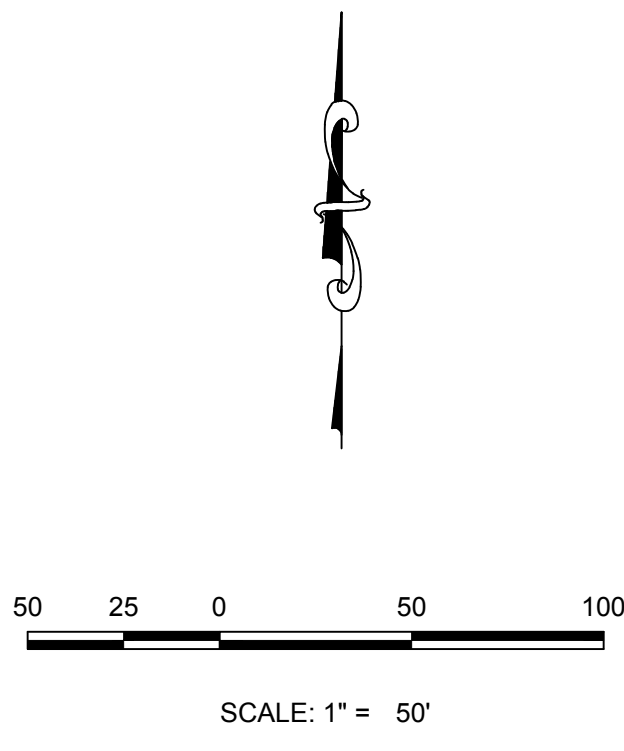
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DRAWN BY: JF
CHECKED BY: JU
DATE: APRIL 2017

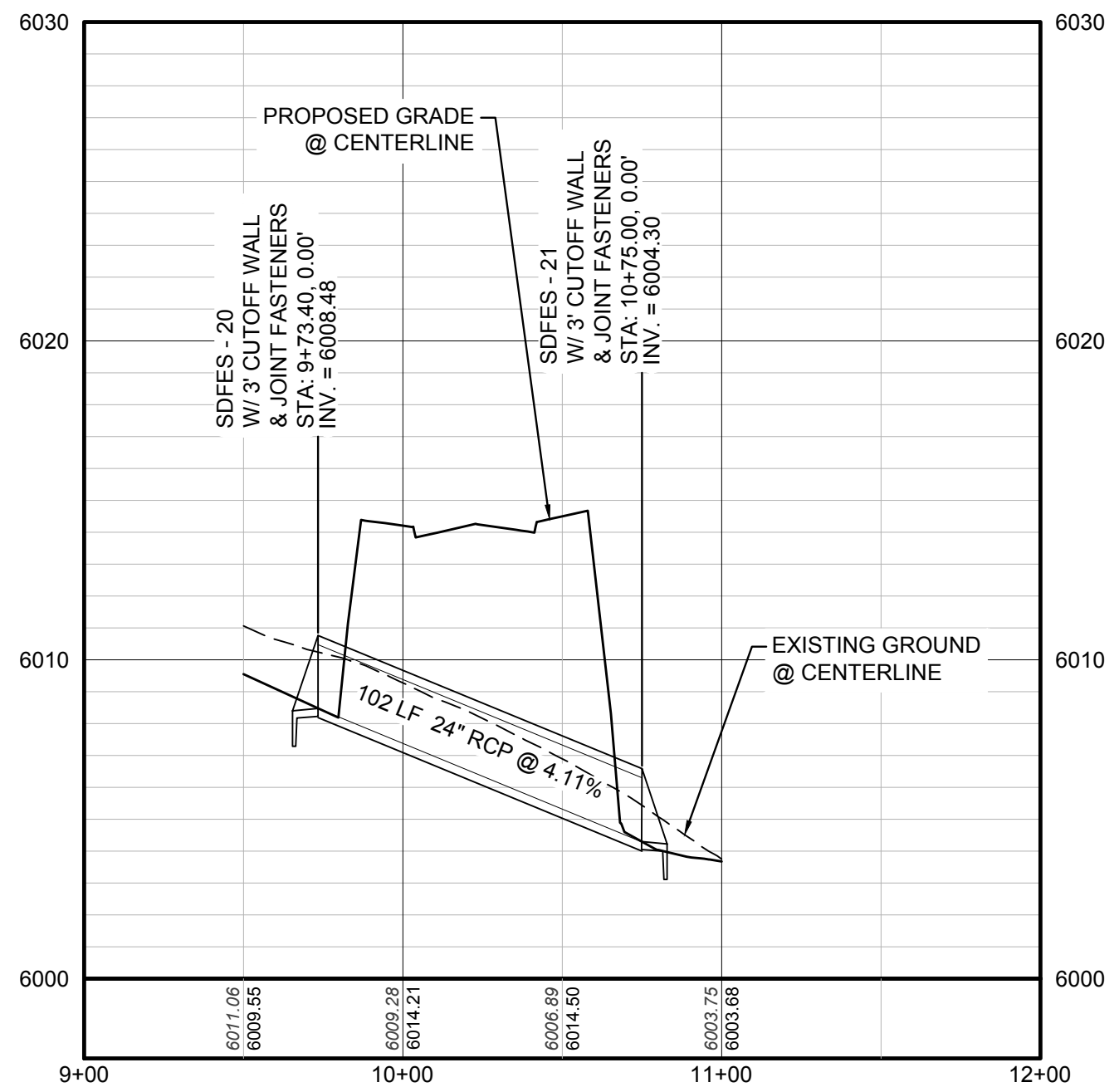
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

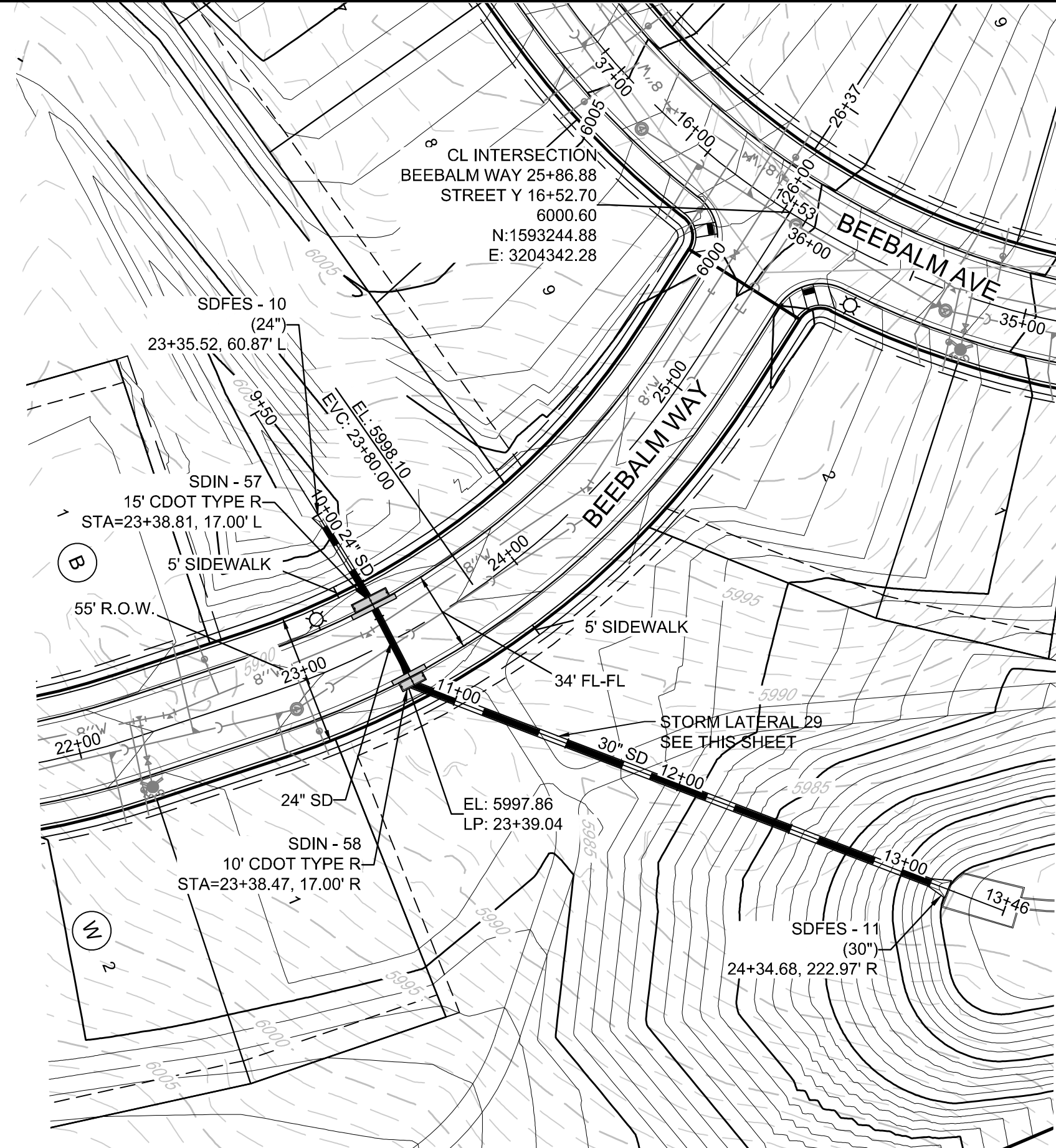
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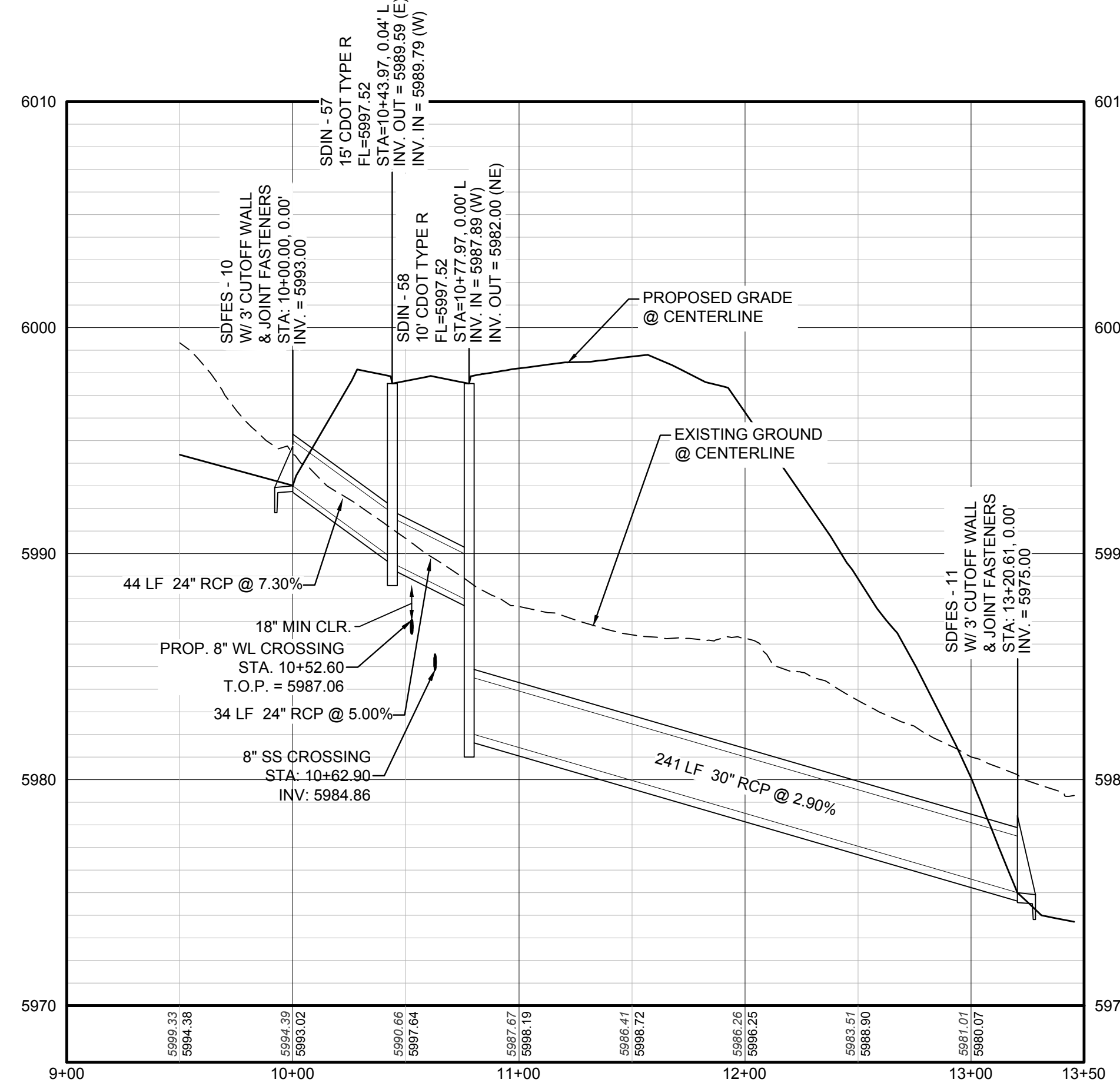
PLAN: STORM LATERAL 64 STA: 9+50.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



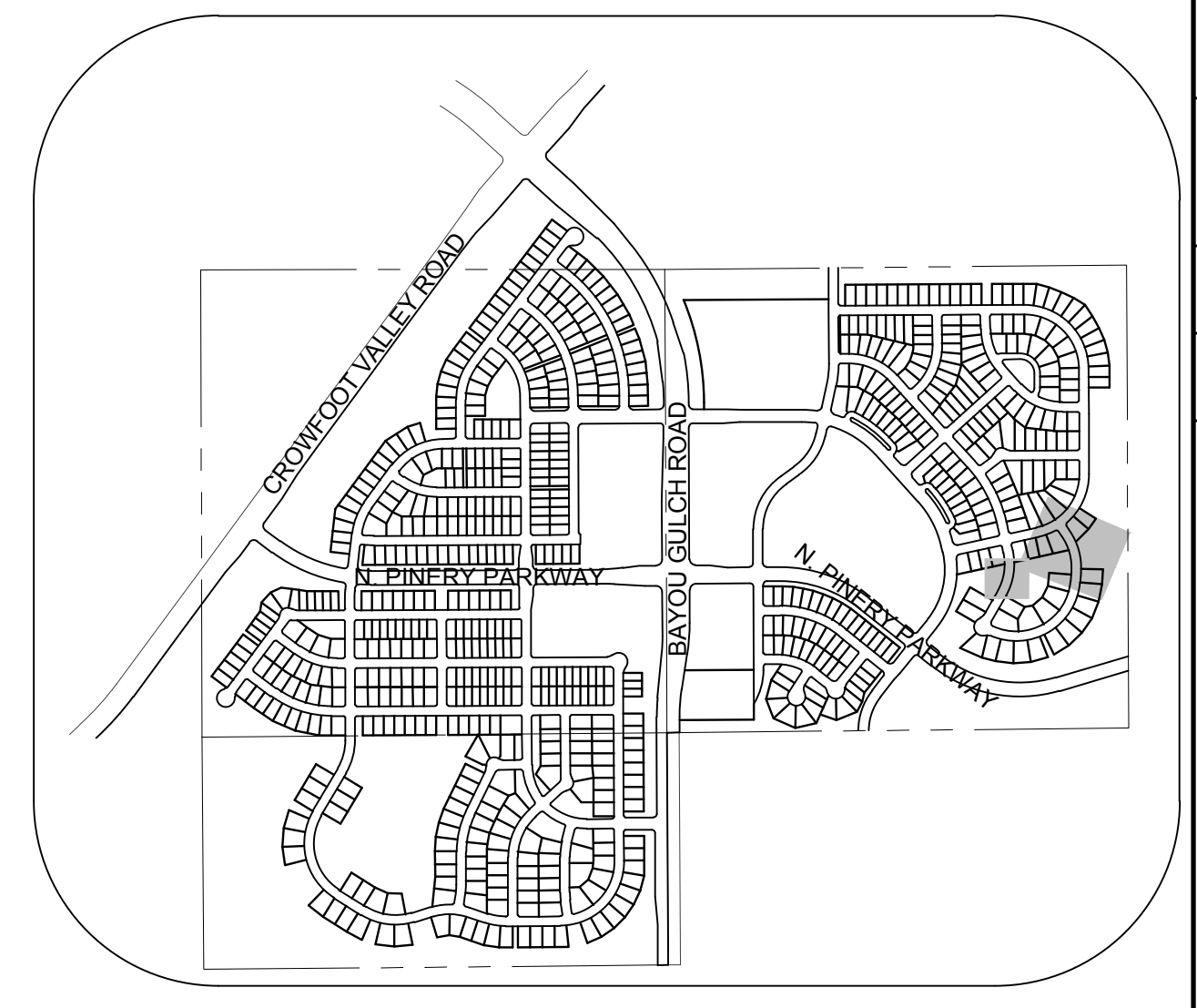
PROFILE: STORM LATERAL 64 STA: 9+00.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PLAN: BEEBALM WAY STA: 18+50.00 TO 23+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 29 STA: 9+00.00 TO 13+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 W/L 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
	10.00 EXISTING ELEVATION		FILING BOUNDARY
	10.00 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	PT. 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.C.P.	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		

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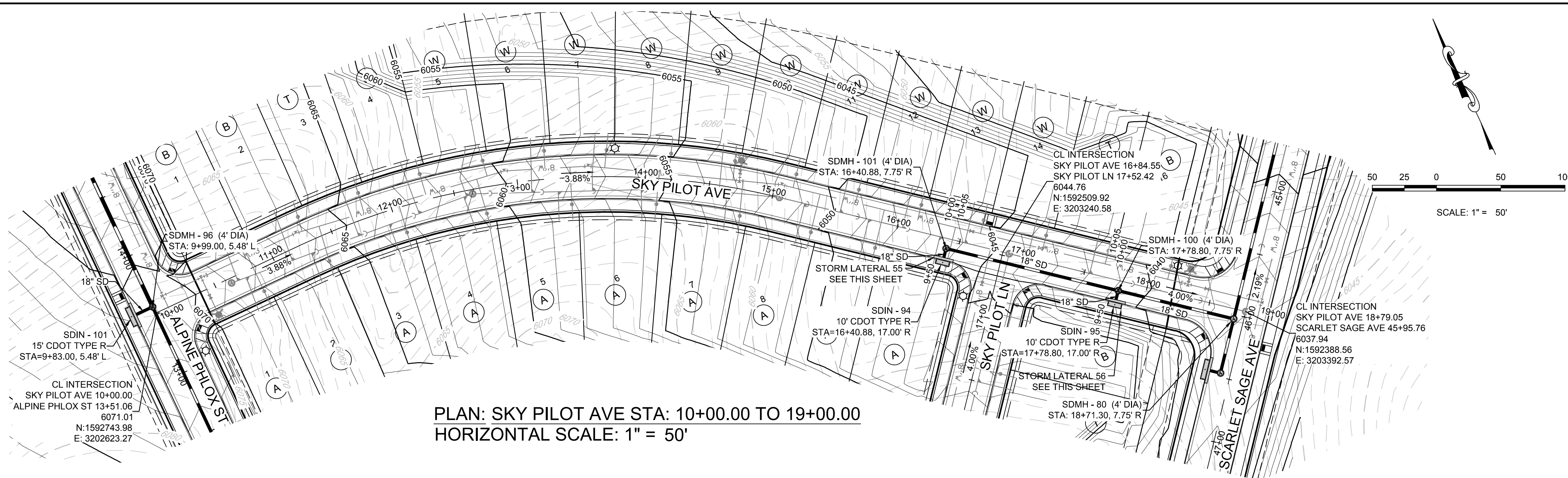
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BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870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

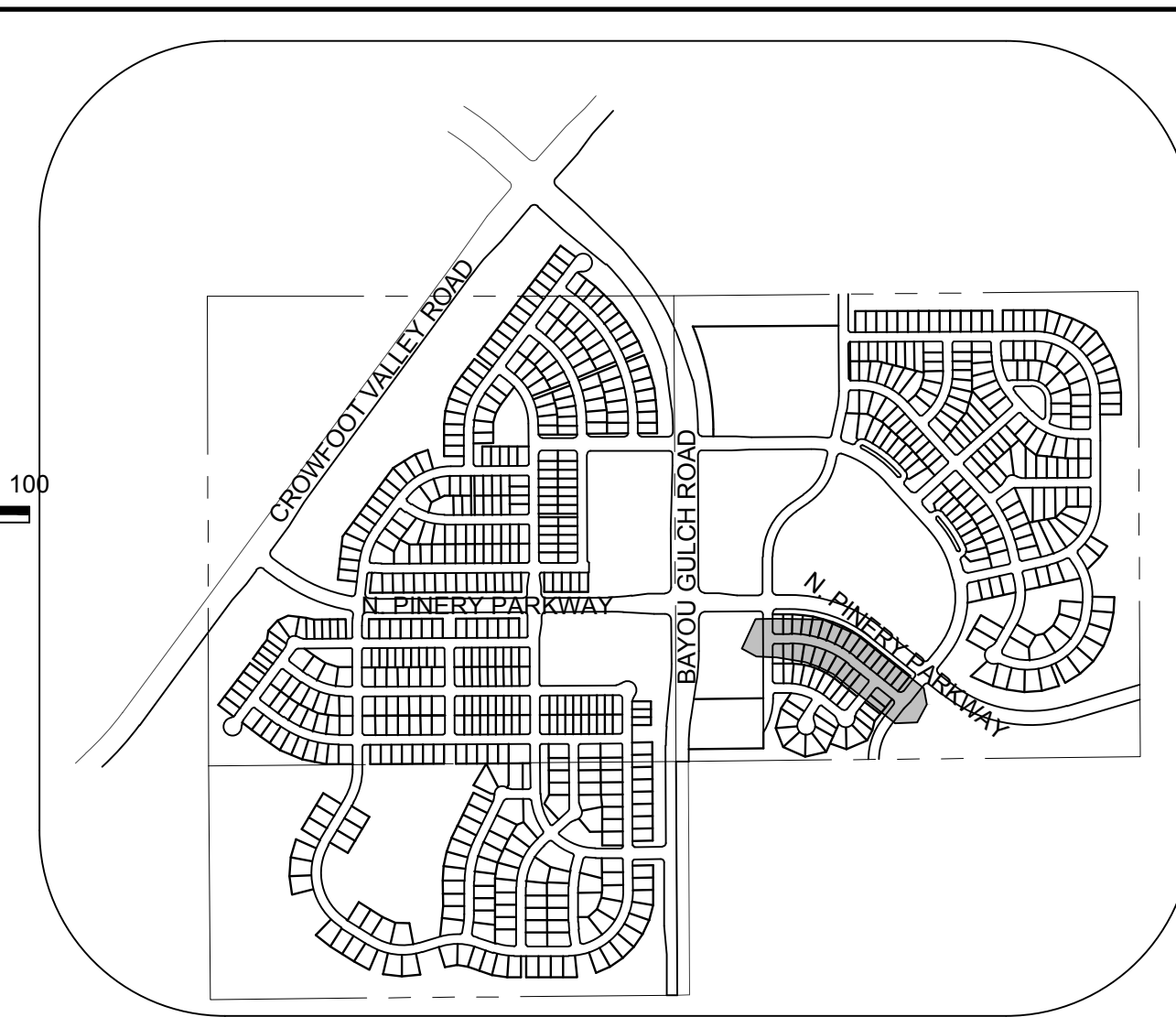
BASIS OF BEARINGS:
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CVL CONSULTANTS	CVL CONSULTANTS
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE BEEBALM WAY	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE BEEBALM WAY
DRAWN BY: JF CHECKED BY: JU DATE: APRIL 2017	DRAWN BY: JF CHECKED BY: JU DATE: APRIL 2017
SCALE: AS SHOWN FILE NO: 8130283701	SCALE: AS SHOWN FILE NO: 8130283701
SHEET NUMBER 125	SHEET NUMBER 125
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____	TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

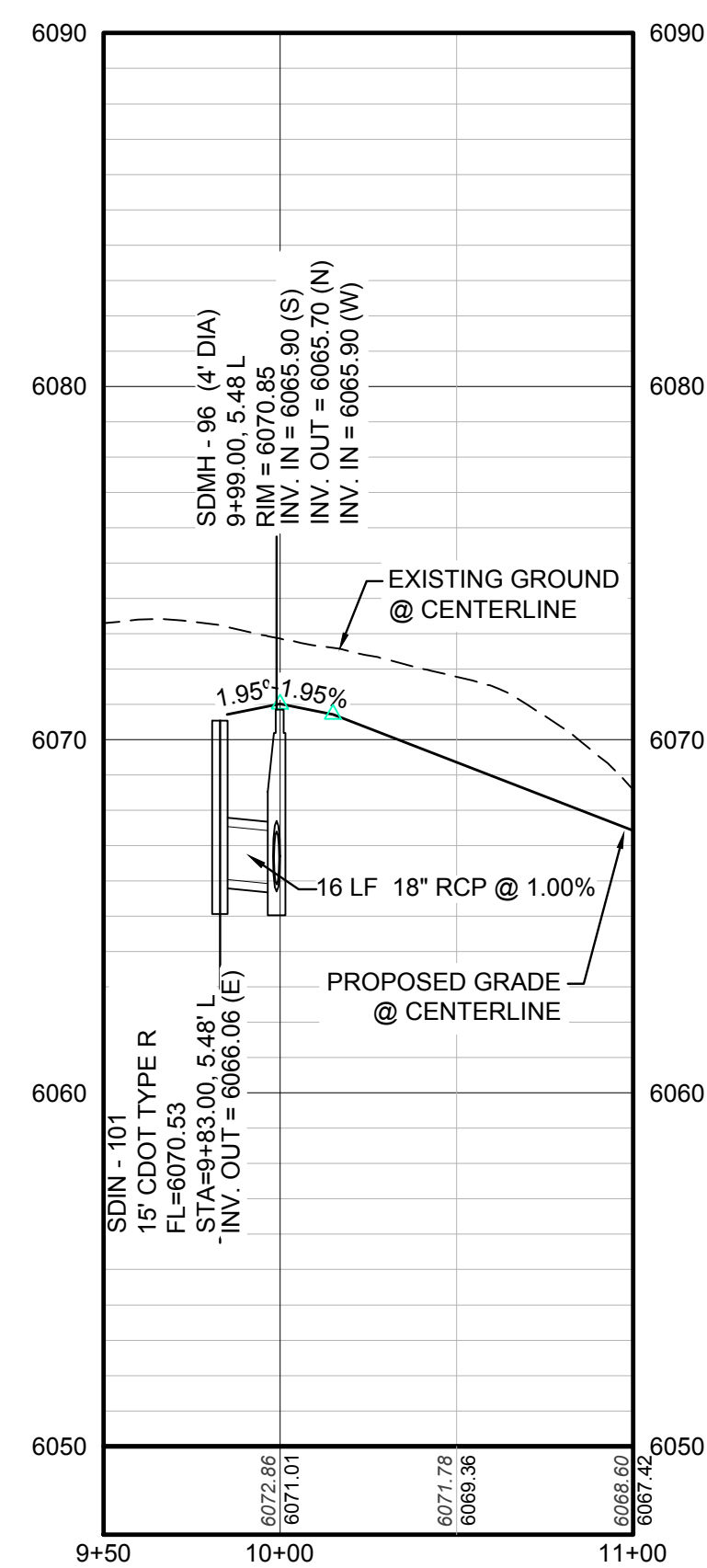


PLAN: SKY PILOT AVE STA: 10+00.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 50'

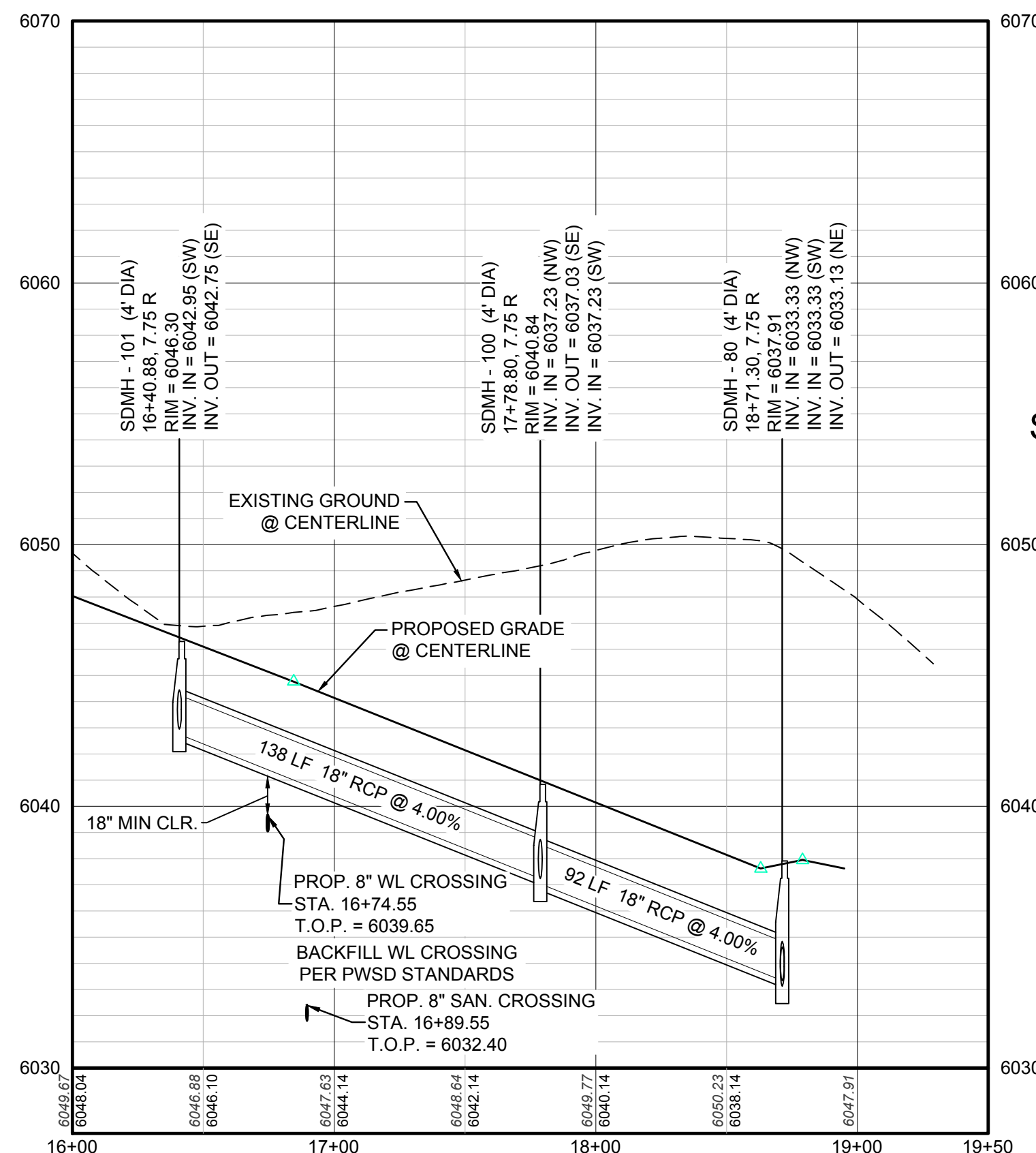


KEYMAP
N.T.S.
LEGEND

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	---	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 LATERAL W/ METER
Ⓜ	PROPOSED LIGHT POLE	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK	---	SECTION LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	FILING BOUNDARY
10.00	EXISTING ELEVATION	---	EXISTING FIBER OPTIC LINE
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING TELEPHONE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	

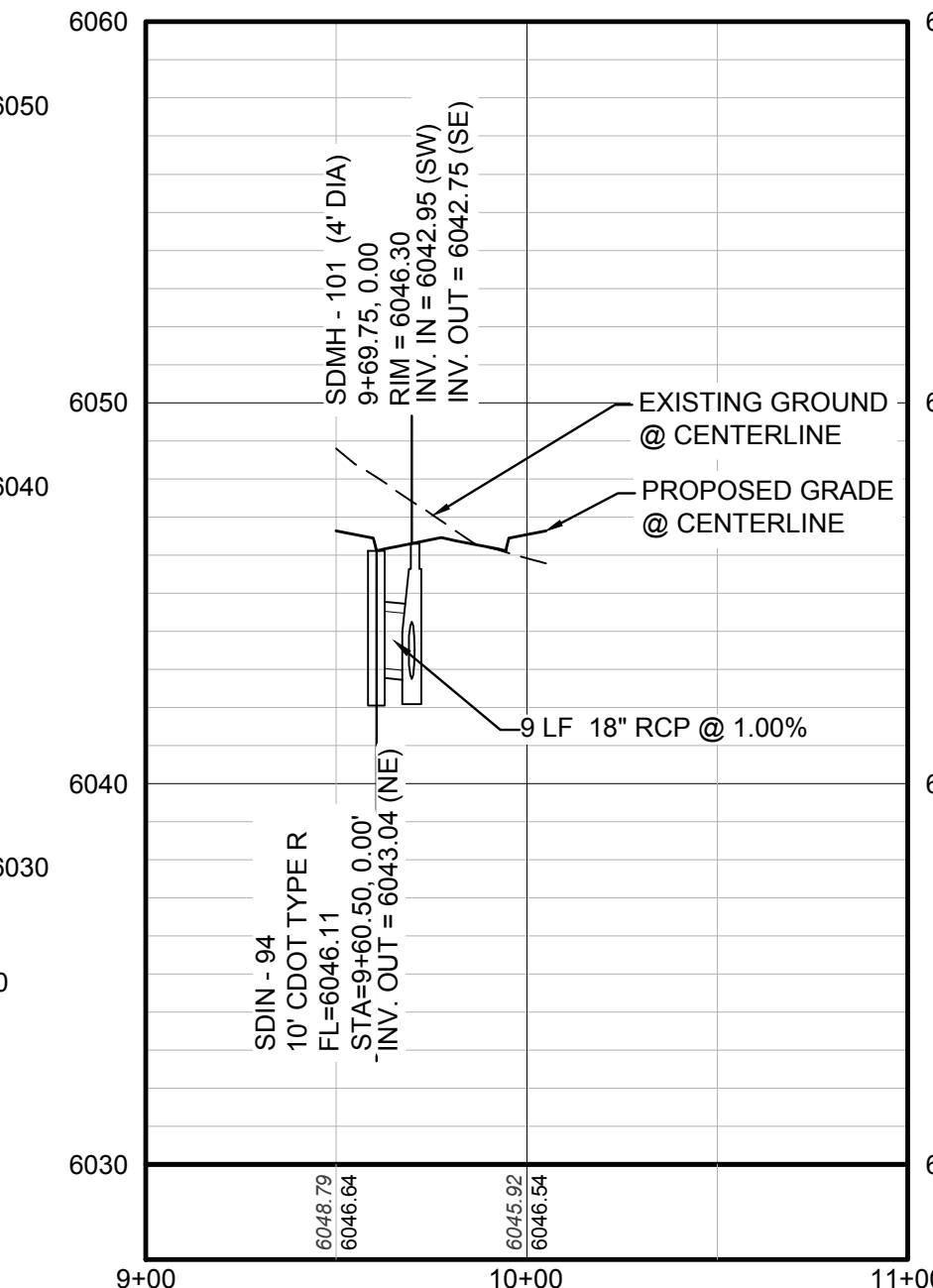


PROFILE: SKY PILOT AVE STA: 9+50.00 TO 11+00.00
HORIZONTAL: 1" = 50'



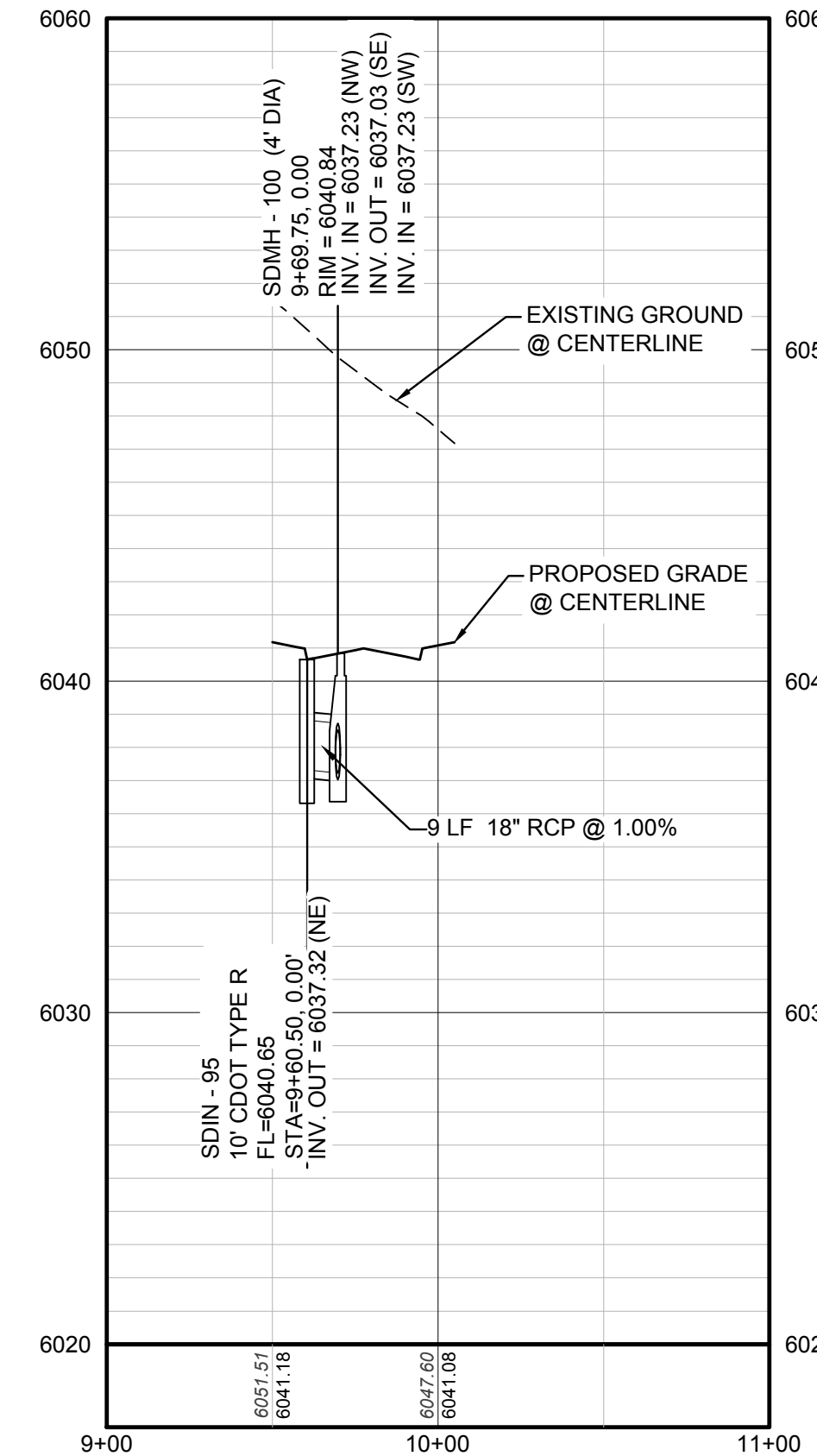
PROFILE: SKY PILOT AVE STA: 16+00.00 TO 19+50.00
HORIZONTAL: 1" = 50'

STORM LATERAL 55 - SEE THIS SHEET



PROFILE: STORM LATERAL 55 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 56 - SEE THIS SHEET



PROFILE: STORM LATERAL 56 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

ABBREVIATIONS

AD	ANGLE DIFFERENCE	PVC	POLYVINYL CHLORIDE
BVC	BEGIN VERTICAL CURVE	PVI	PT. OF VERTICAL INTERSECTION
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EL	ELEVATION		
EP	EDGE OF PAVEMENT	RCP	REINFORCED CONCRETE PIPE
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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.P.	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		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10338 E. Dry Creek Rd.
Suite 110
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Tel: (720) 482-9526
Fax: (720) 482-9548

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CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

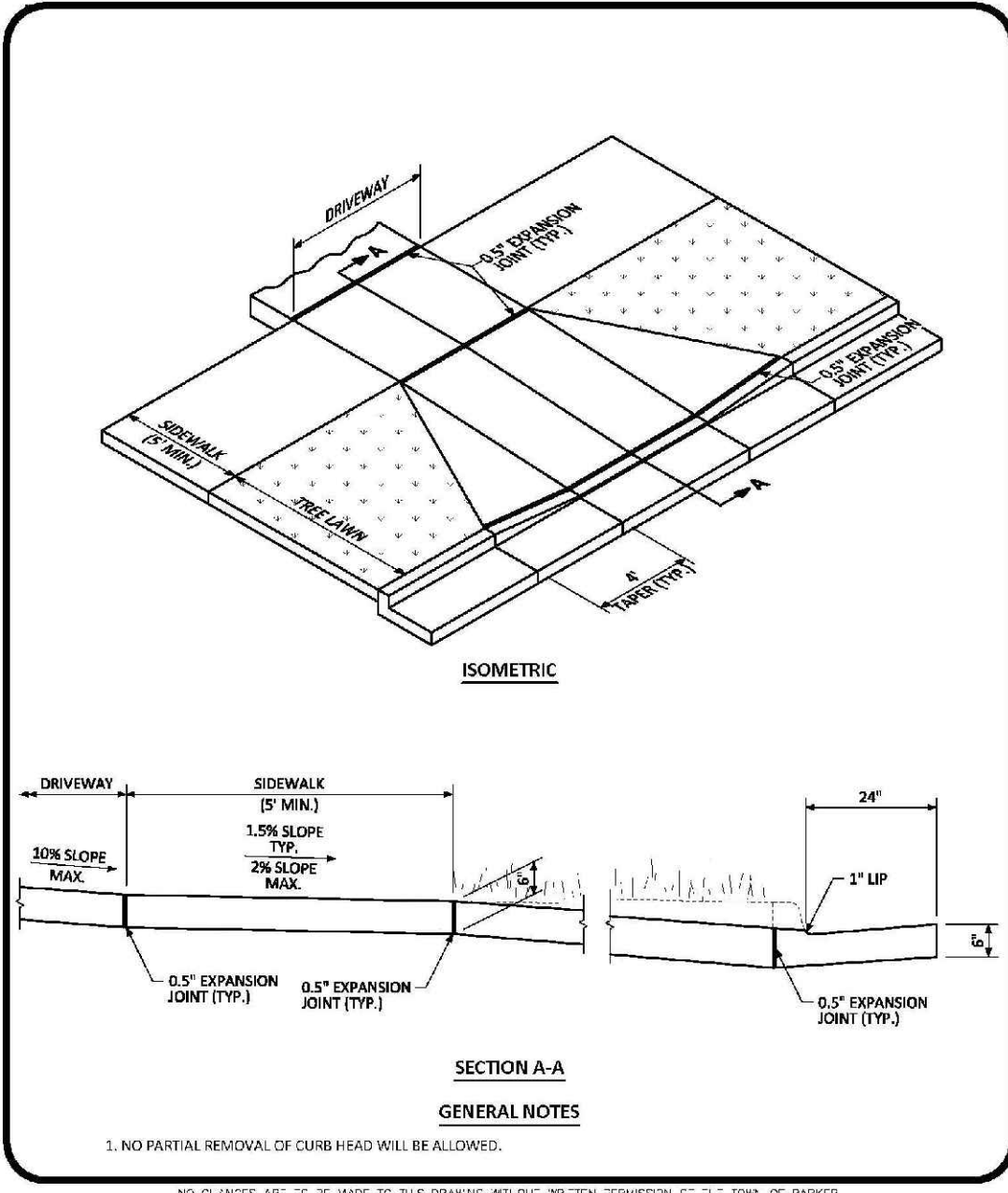
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SKY PILOT AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JU
DATE: APRIL 2017

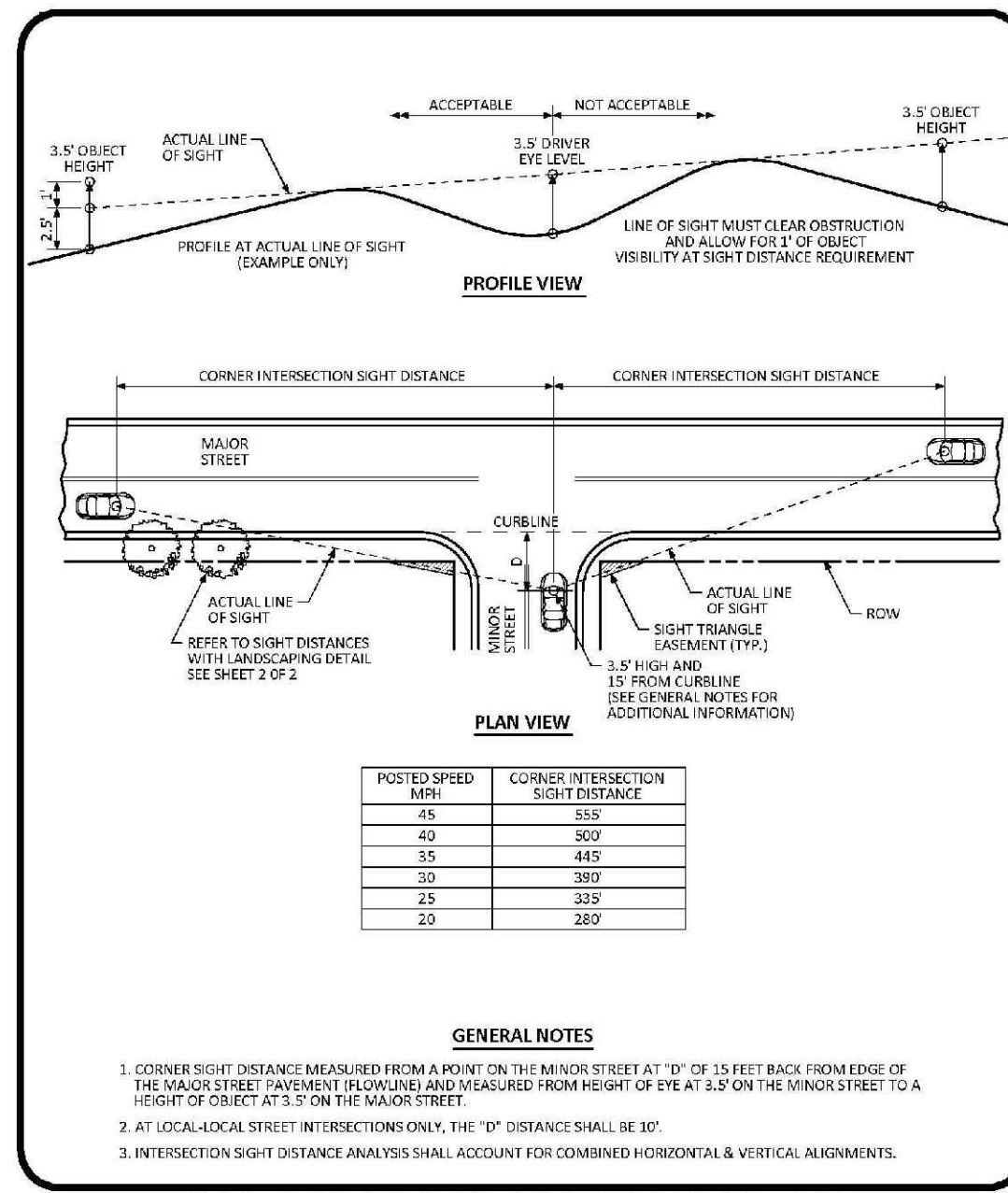
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BENCHMARK
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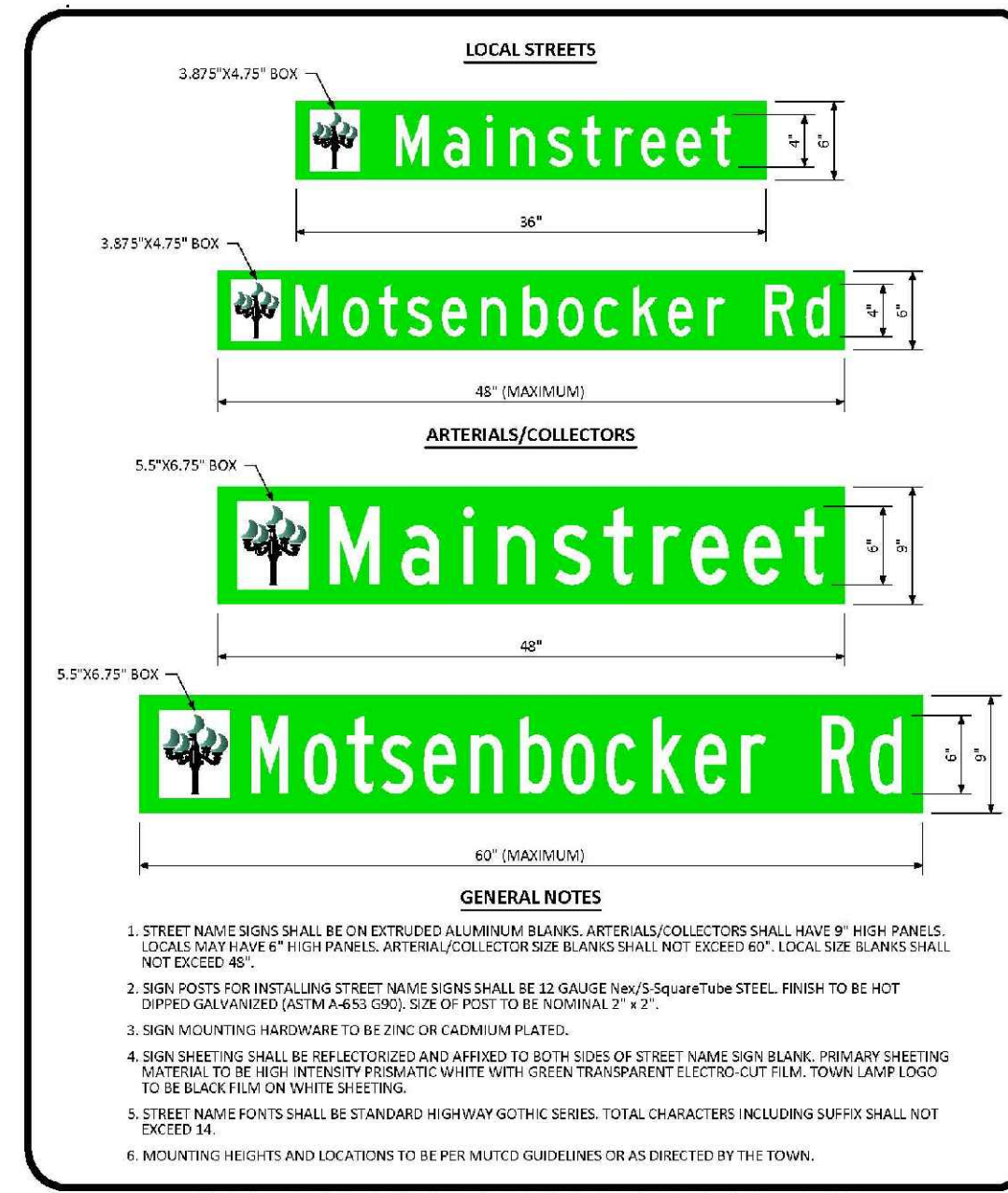


RESIDENTIAL DRIVEWAY WITH 6\"/>



INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

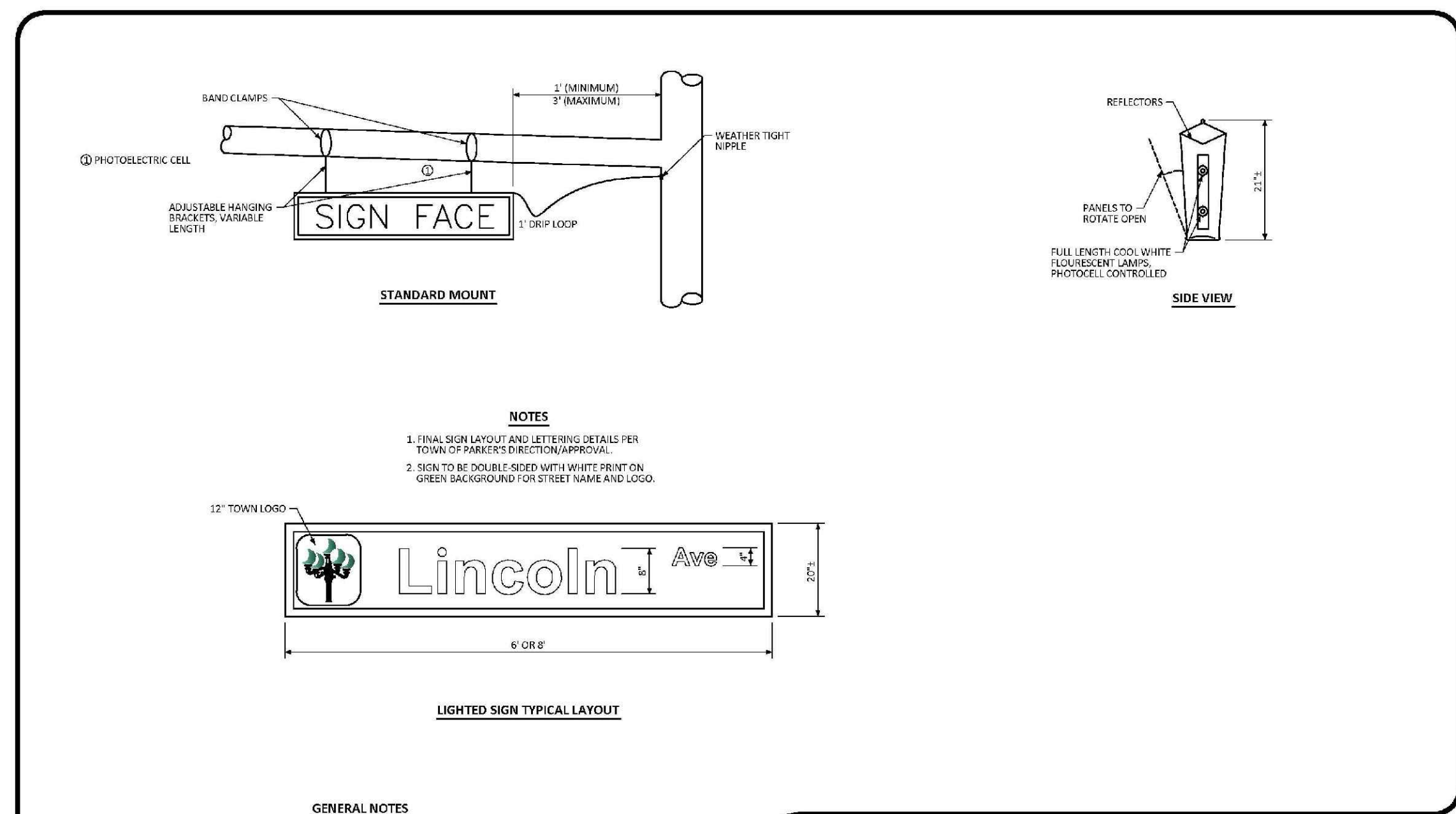
POSTED SPEED (MPS)	CORNER INTERSECTION SIGHT DISTANCE
45	535
40	500
35	445
30	380
25	325
20	280



GROUND MOUNTED STREET NAME PANELS

GENERAL NOTES

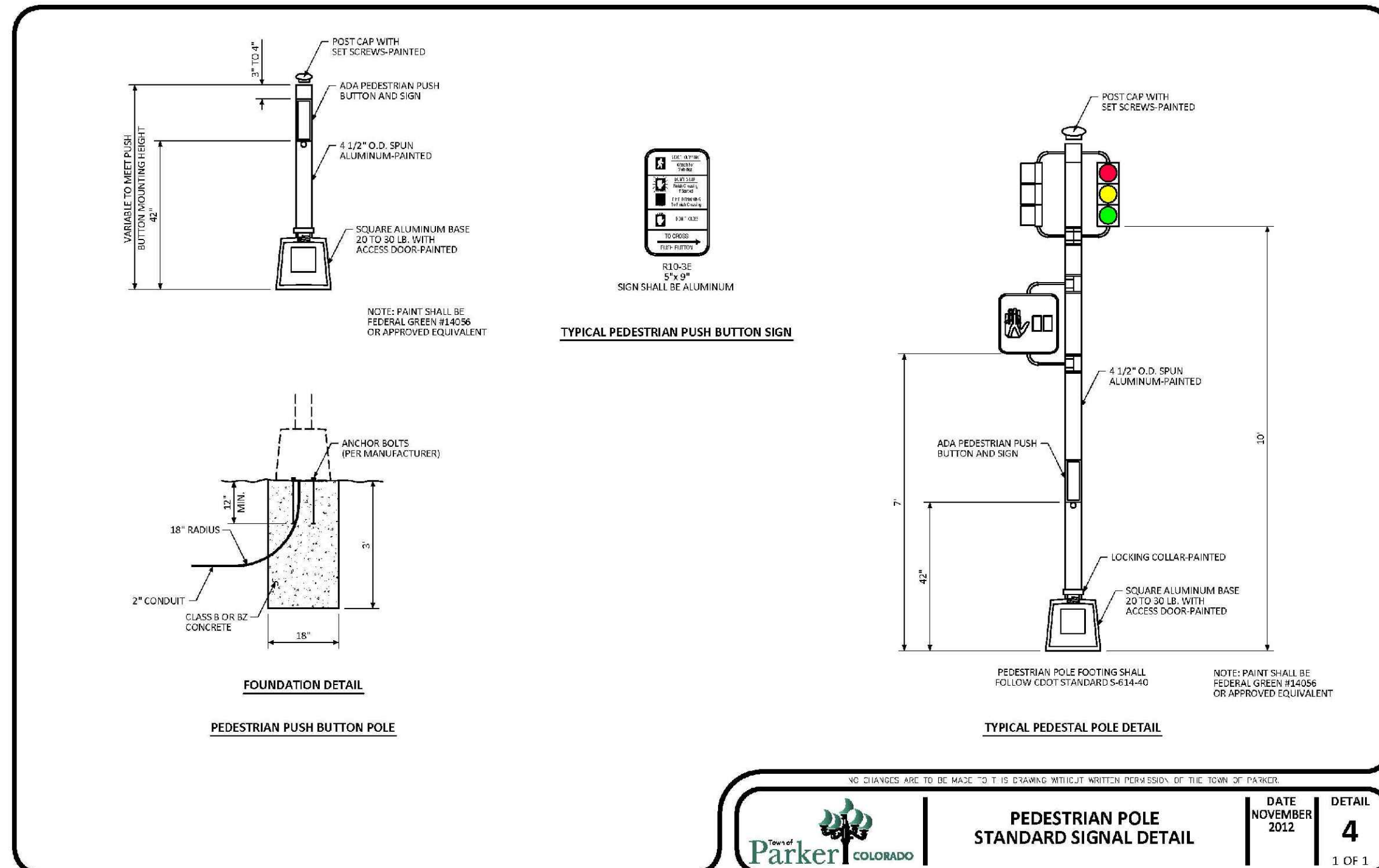
- STREET NAME SIGNS SHALL BE ON EXTRUDED ALUMINUM BLANKS. ARTERIALS/COLLECTORS SHALL HAVE 9\"/>



ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL

GENERAL NOTES

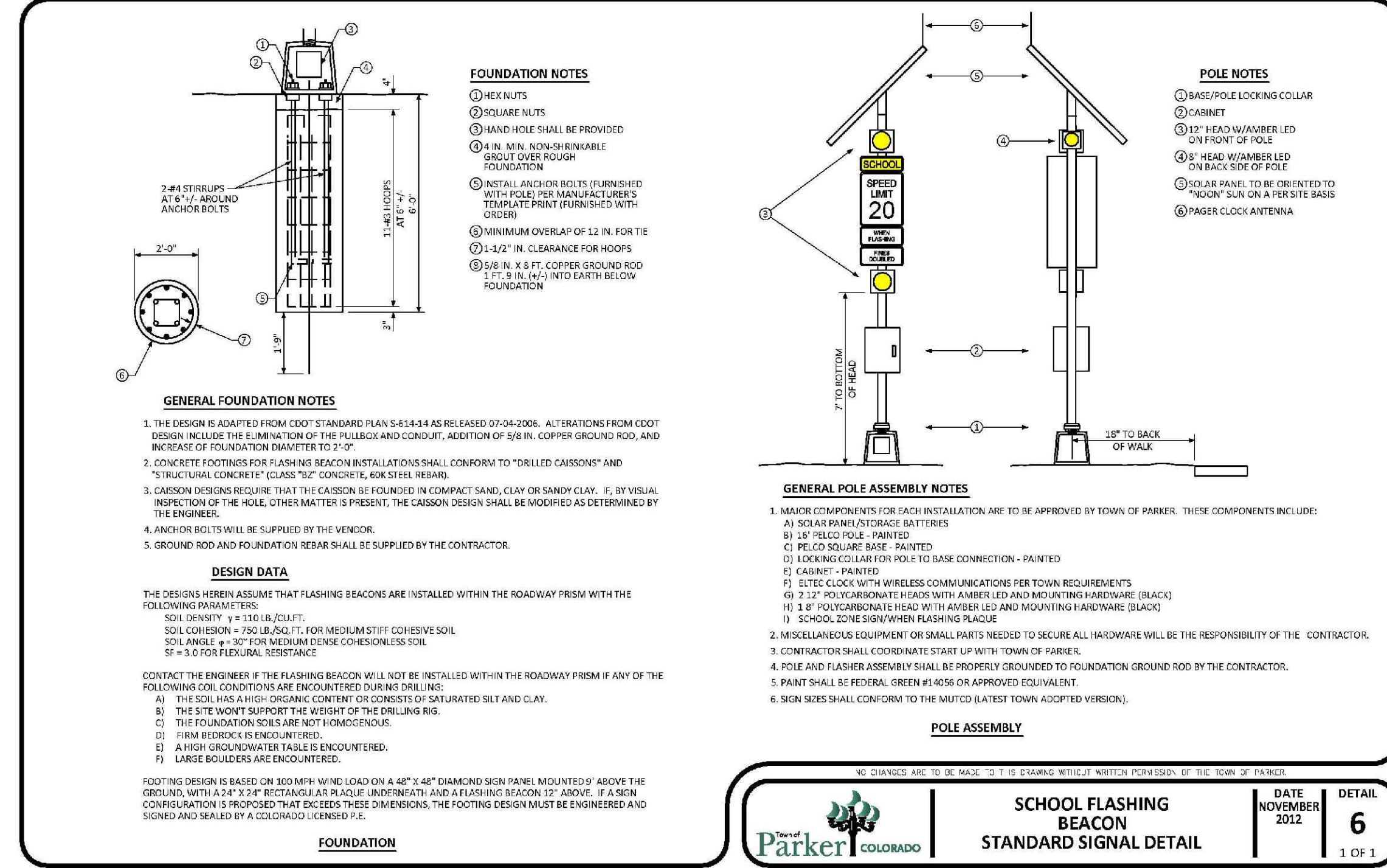
- STREET NAME SIGN TO BE FREE-SWINGING OR LIMITED-SWINGING SIGN. FIXTURE AND PANELS SHALL WITHSTAND 90 MPH WIND LOADING. WITH STRUCTURAL REQUIREMENTS MEETING ASPECTS TO STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORTS FOR HIGHWAY SIGNS, LUMINAIRES AND TRAFFIC SIGNALS, LATEST EDITION.



PEDESTRIAN POLE STANDARD SIGNAL DETAIL

FOUNDATION NOTES

- THE DESIGN IS ADAPTED FROM CDDOT STANDARD PLAN S-434.34 AS REVISED 07-06-2008. ADAPTATIONS FROM CDDOT DESIGN INCLUDE THE ELIMINATION OF THE REBAR AND CONCRETE, ADDITION OF SIGN, COPPER GROUND ROD, AND INCREASE OF FOUNDATION DIMENSIONS TO 3'-0\"/>



SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL

FOUNDATION NOTES

- THE DESIGN IS ADAPTED FROM FLASHING BEACONS ARE INSTALLED WITHIN THE ROADWAY FRESH WITH THE FOLLOWING COLL. CONDITIONS ARE ENCOUNTERED DURING DRILLING:

N:\PROJECTS\SSS BANCORP\ENGINEERING\SSS SHEETS\PRELIMINARY\TOWN OF PARKER\ROADWAY DETAILS.DWG, RYAN.R. 4/26/2017 6:41 PM

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BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO

SCALE:	AS SHOWN
DRAWN BY:	JF
CHECKED BY:	JJ
DATE:	APRIL 2017
FILE NO.:	8130283701
SHEET NUMBER:	127
PROJECT:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS ROADWAY DETAILS
CLIENT:	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112
CONSULTANT:	CVL CONSULTANTS
ADDRESS:	10339 E. Dry Creek Rd. Suite 410 Englewood, Colorado Tel: (720) 482-9526 Fax: (720) 482-9546
NO.	Revisions
DATE	INIT.
APPR.	DATE
DATE	DATE

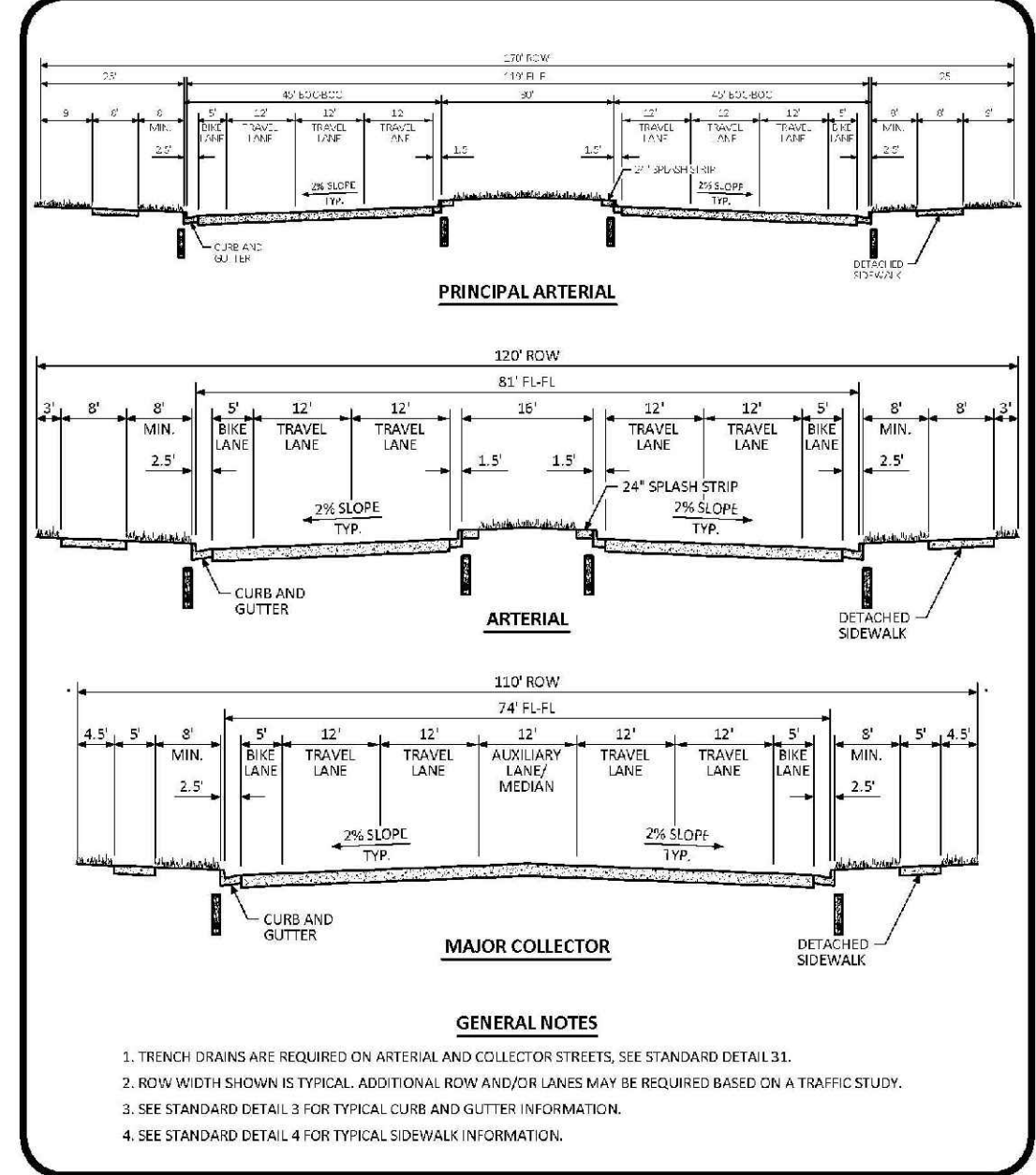
INDEX OF ROADWAY DESIGN STANDARD DETAILS	
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TYPICAL RESIDENTIAL UTILITY LOCATIONS	3 OF 3
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TYPICAL CURB AND SIDEWALK SECTIONS	2 OF 2
TYPICAL CURB AND SIDEWALK SECTIONS	3 OF 2
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COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK	24 OF 2
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DATE JULY 2015

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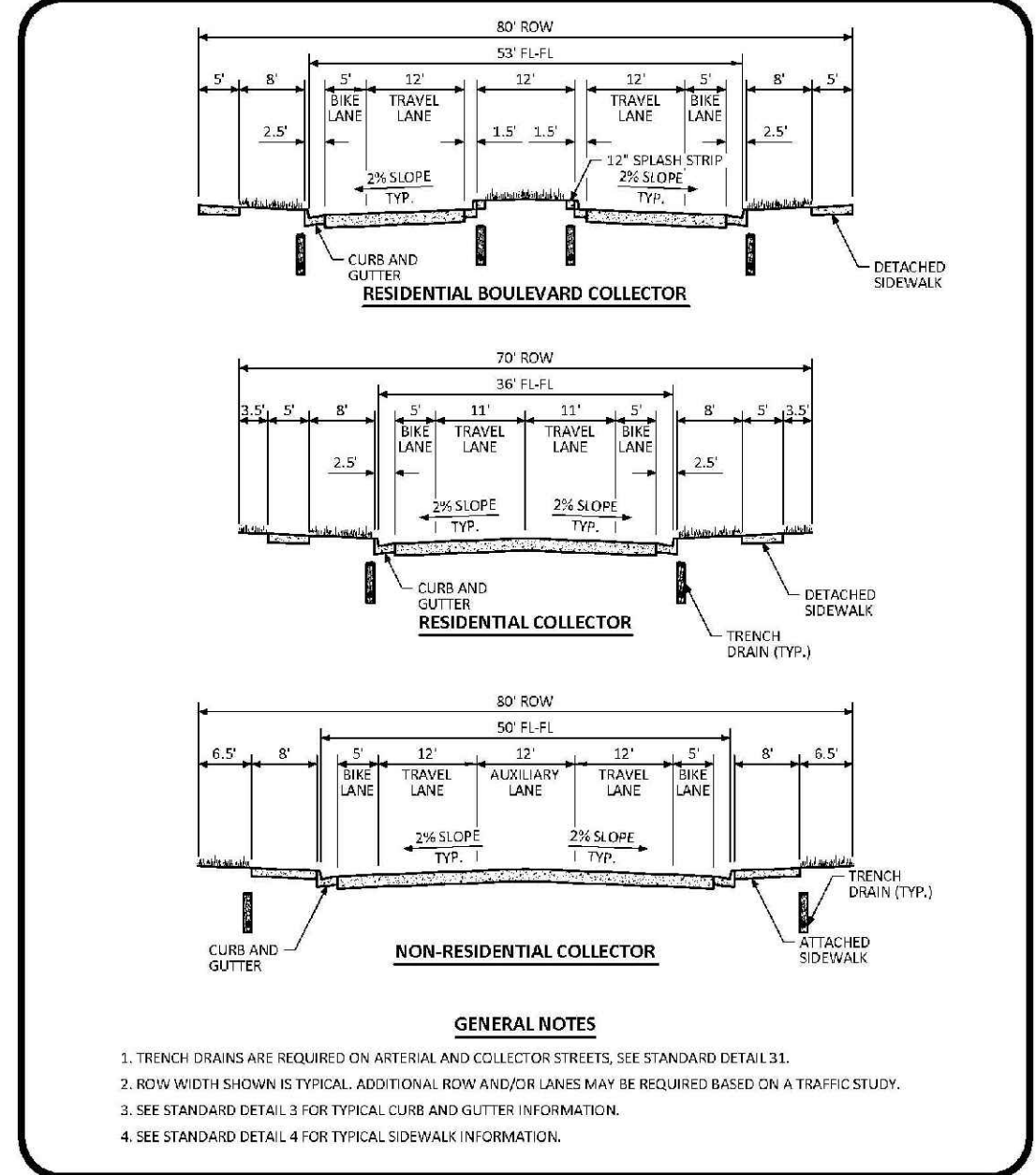


TYPICAL STREET CROSS SECTIONS STANDARD DETAIL

DATE JULY 2015

DETAIL 1

1 OF 3

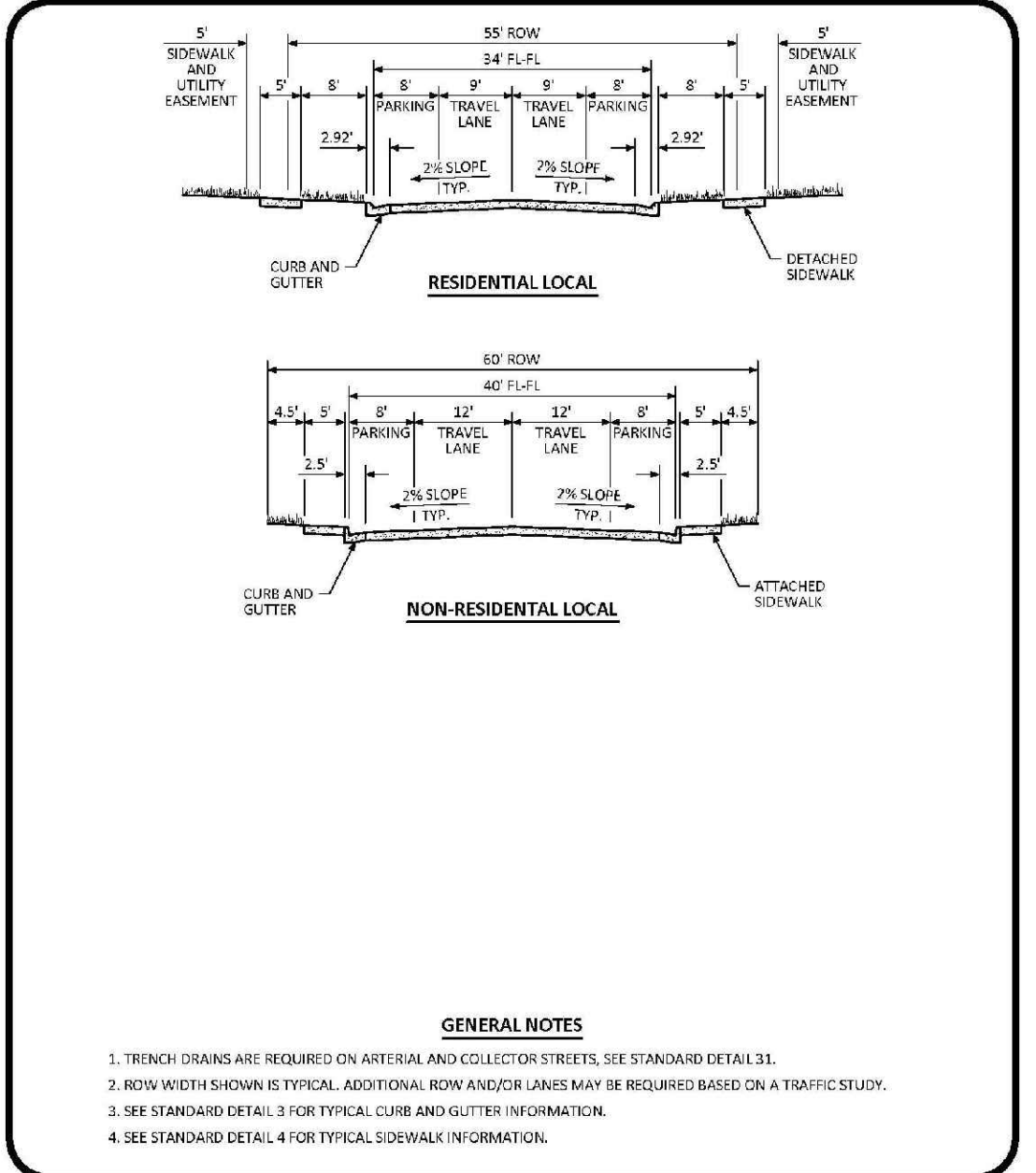


TYPICAL STREET CROSS SECTIONS STANDARD DETAIL

DATE JULY 2015

DETAIL 1

2 OF 3

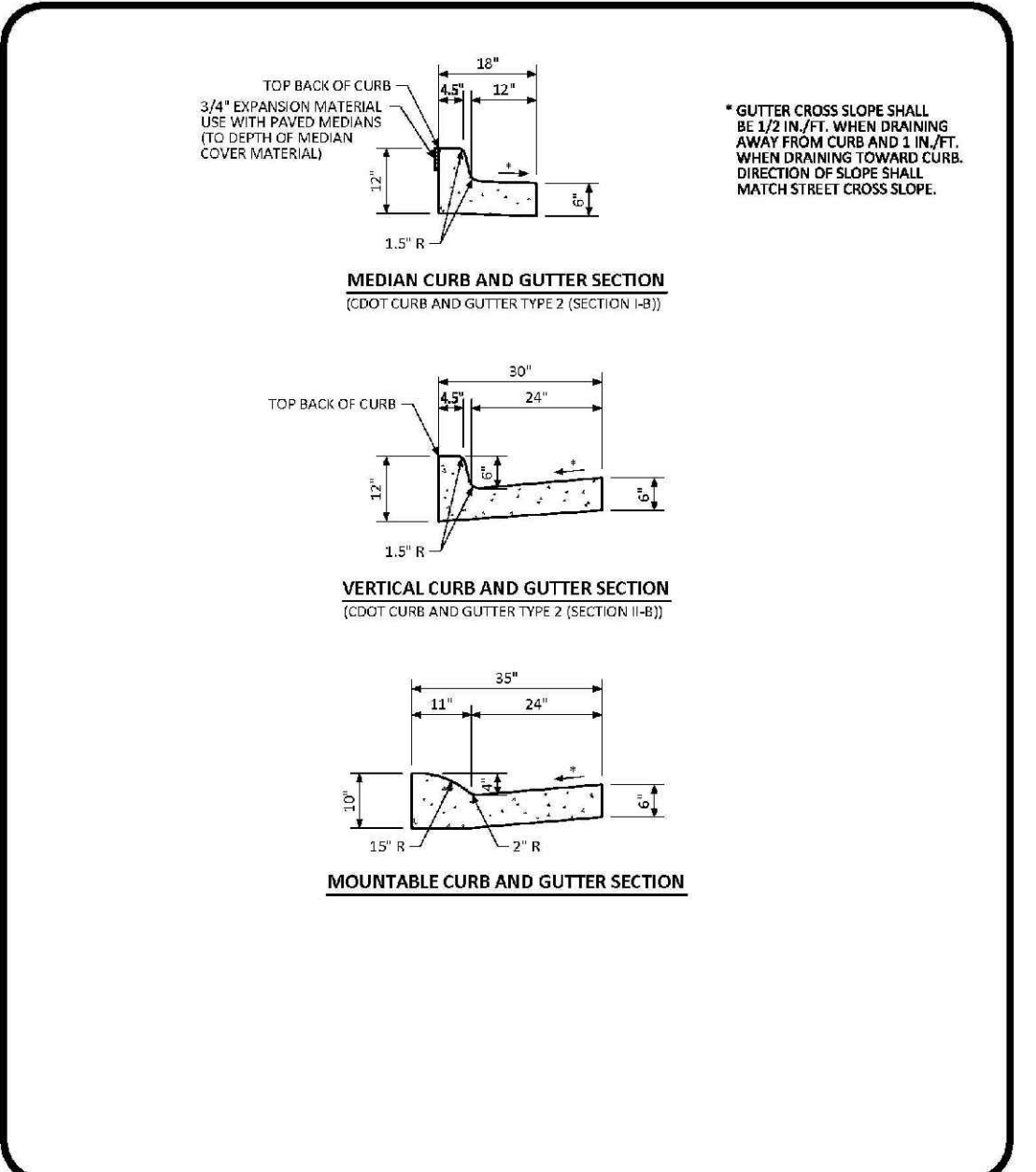


TYPICAL STREET CROSS SECTIONS STANDARD DETAIL

DATE JULY 2015

DETAIL 1

3 OF 3

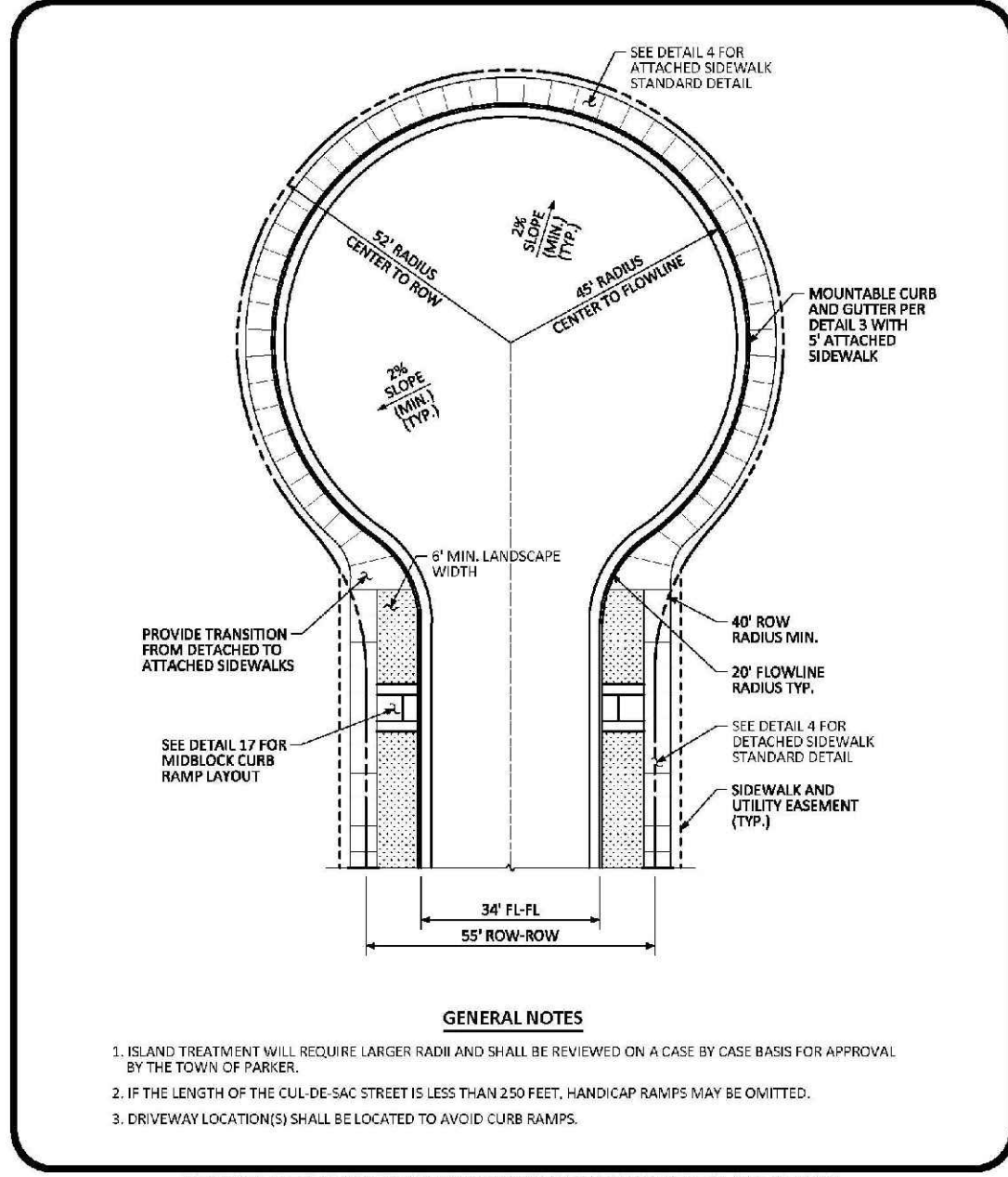


CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL

DATE AUGUST 2014

DETAIL 3

1 OF 1

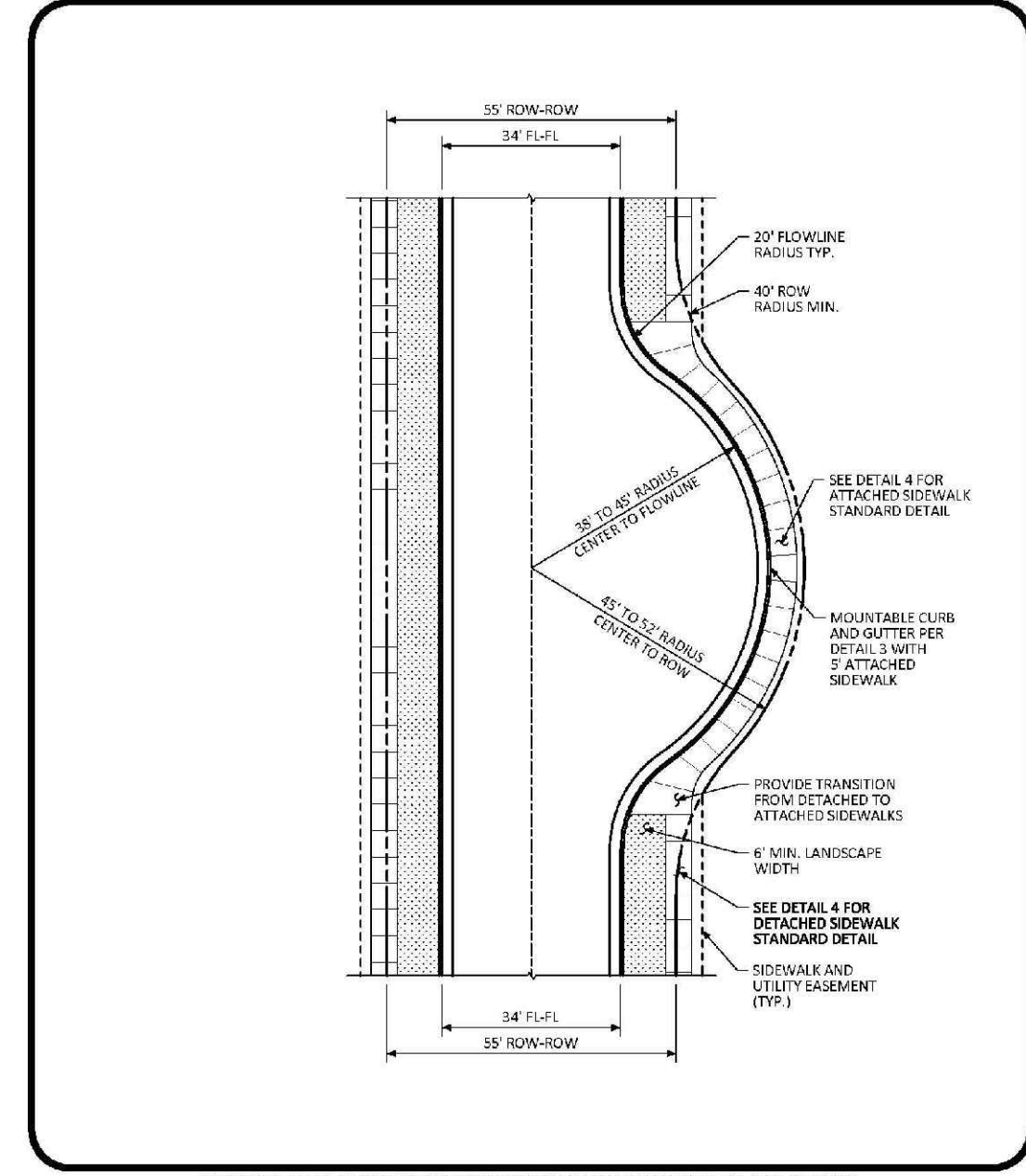


RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 5

1 OF 1

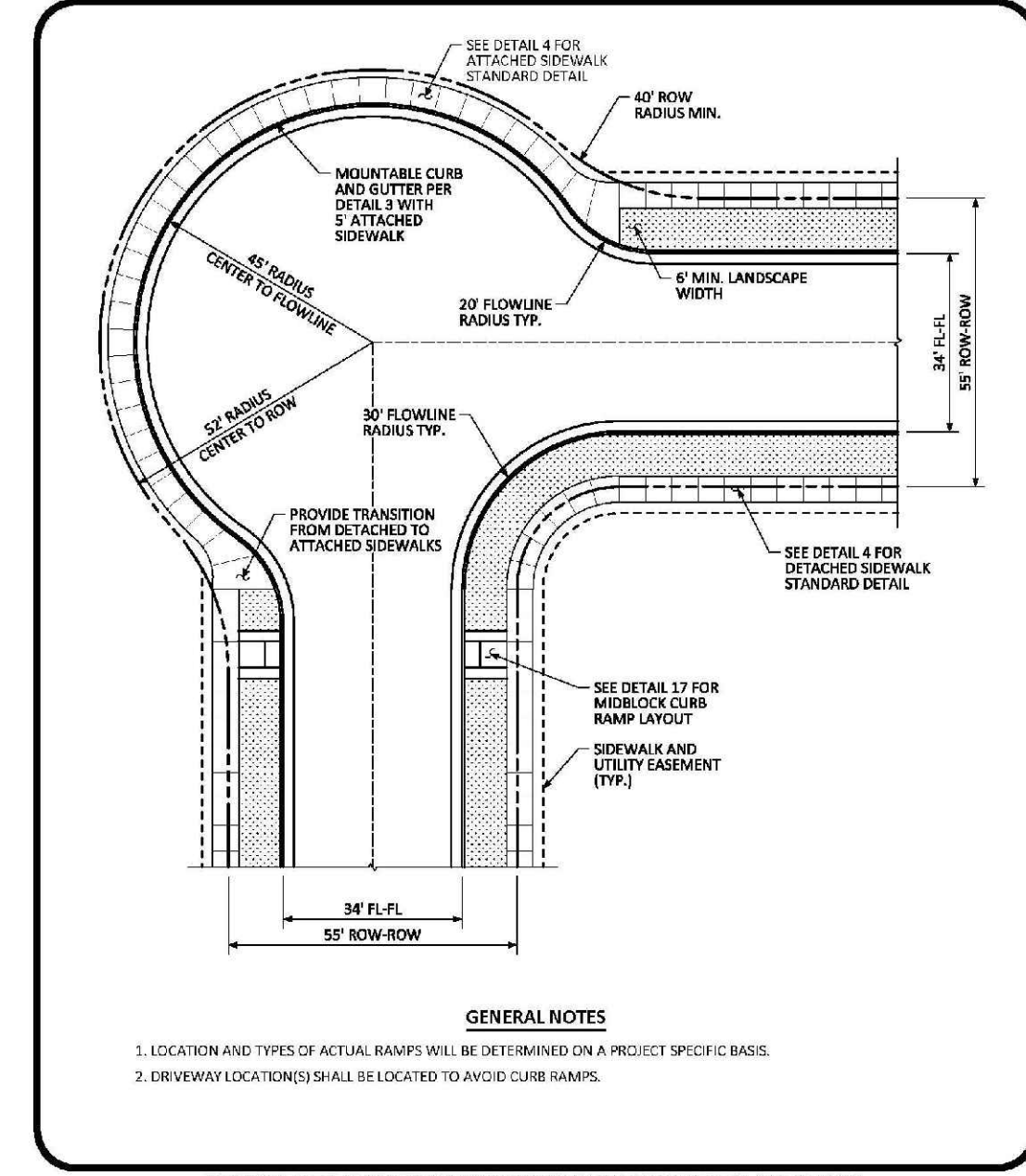


RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 6

1 OF 1

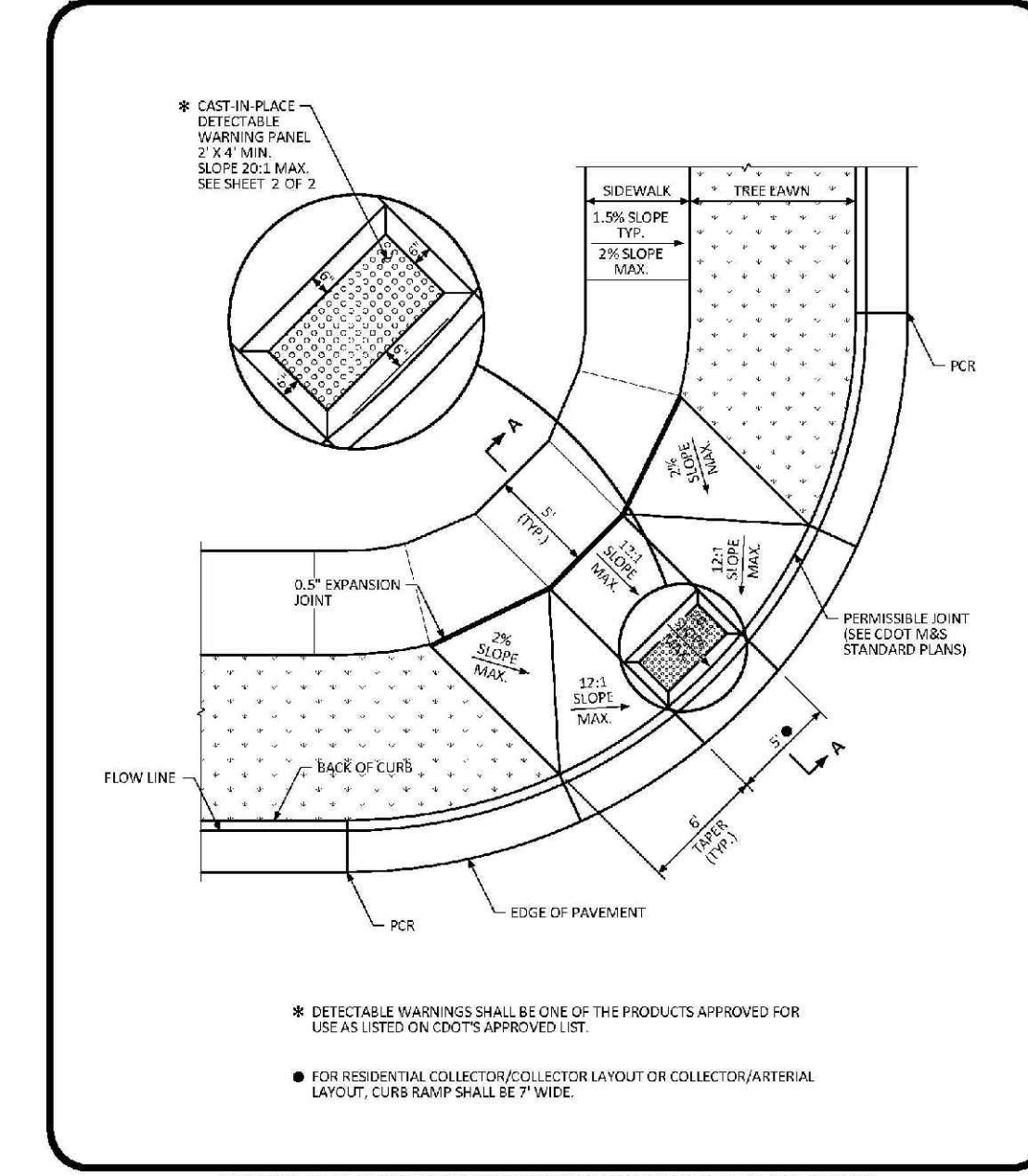


RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 7

1 OF 1

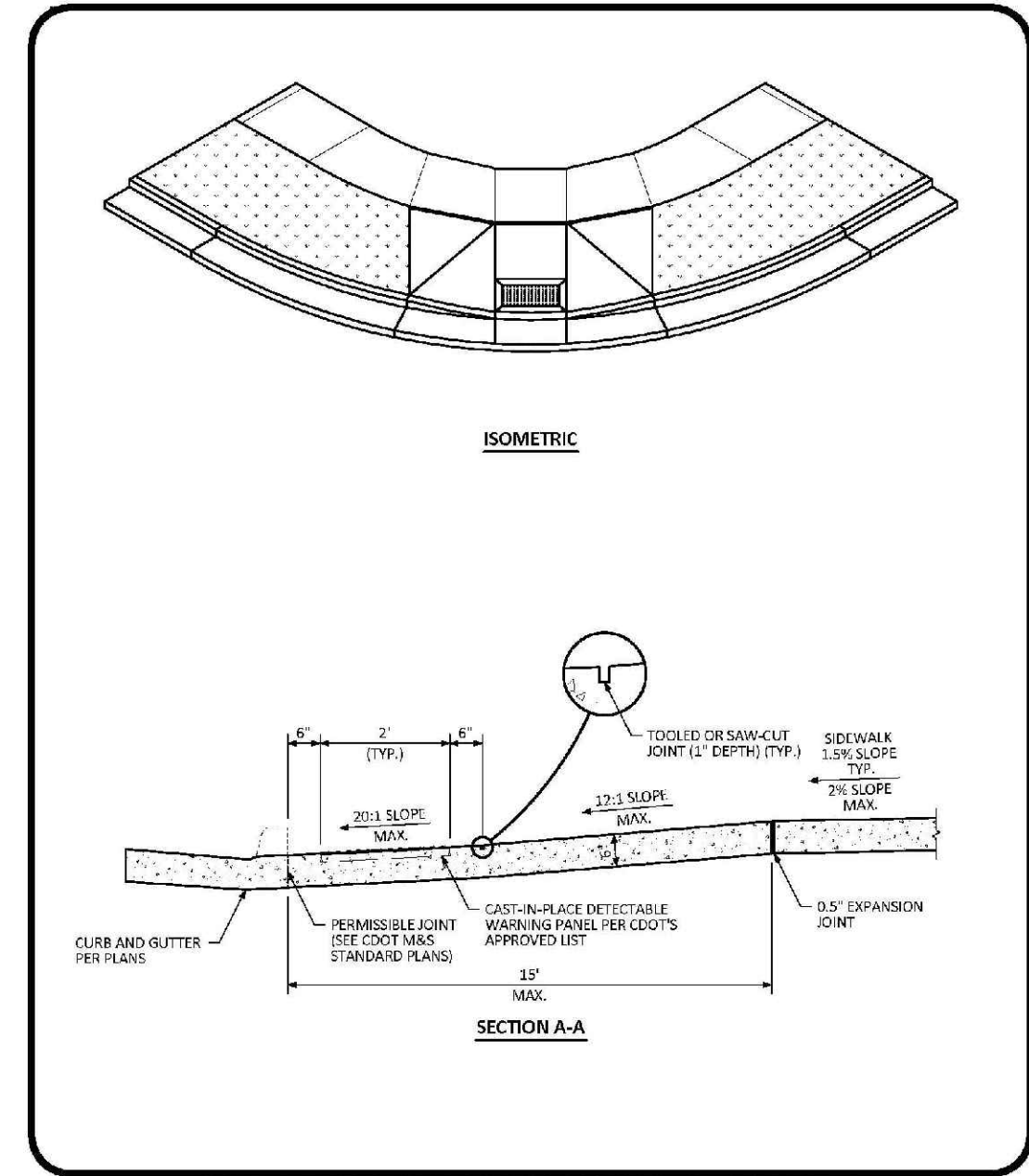


DIAGONAL CURB RAMP LAYOUT (DETACHED SIDEWALK) STANDARD DETAIL

DATE AUGUST 2014

DETAIL 15

1 OF 2



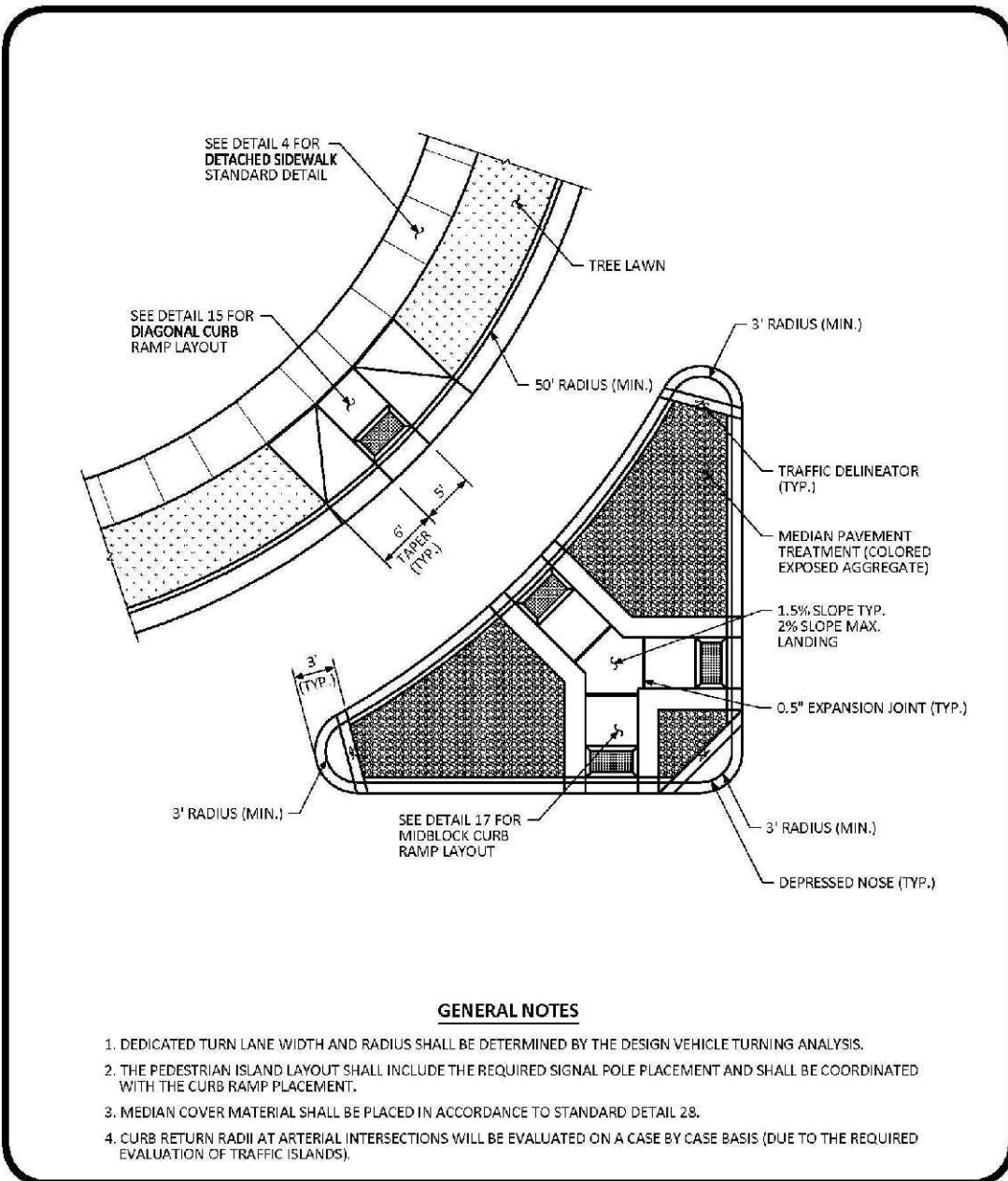
DIAGONAL CURB RAMP LAYOUT (DETACHED SIDEWALK) STANDARD DETAIL

DATE AUGUST 2014

DETAIL 15

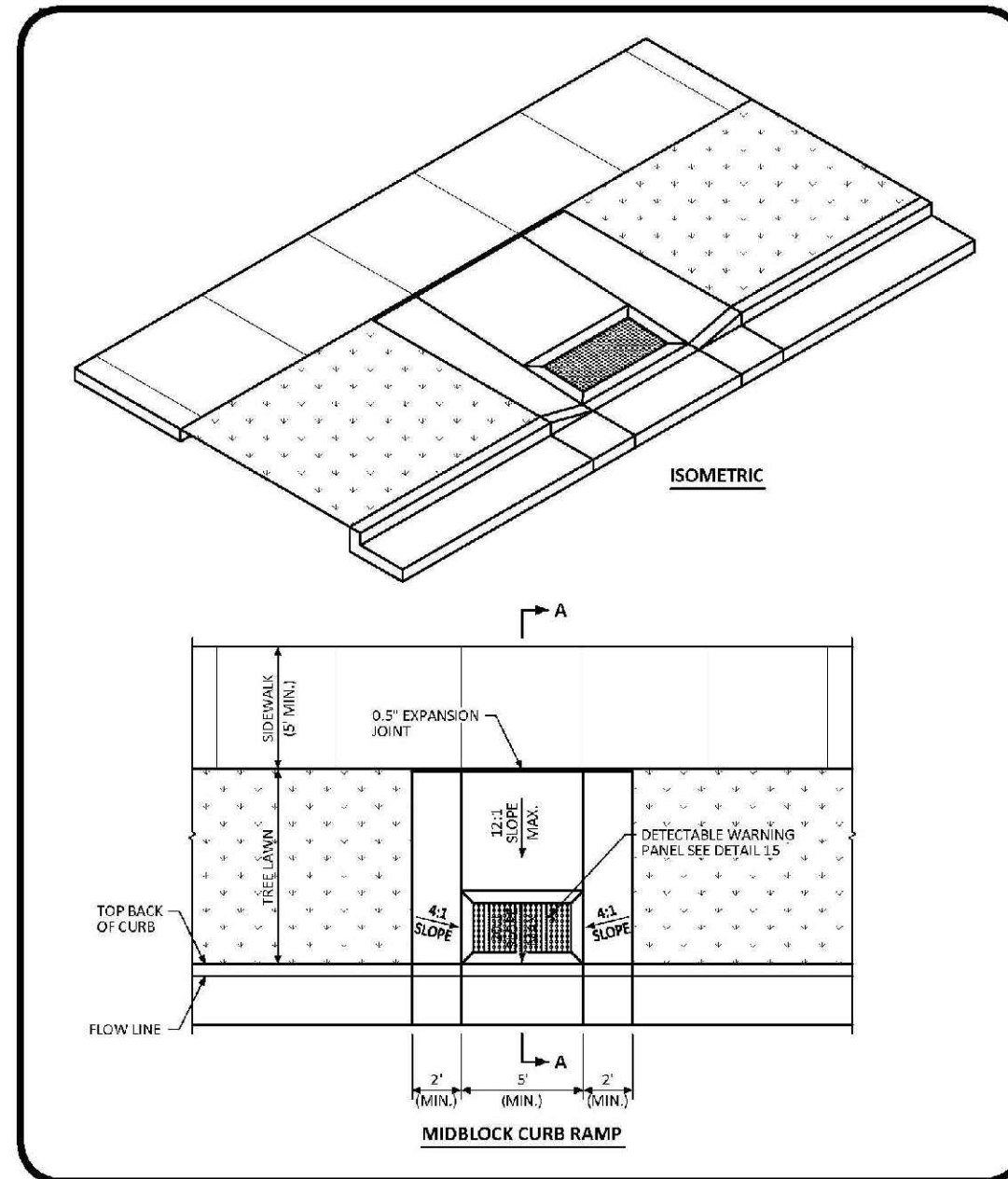
2 OF 2

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CENTER OF COLORADO

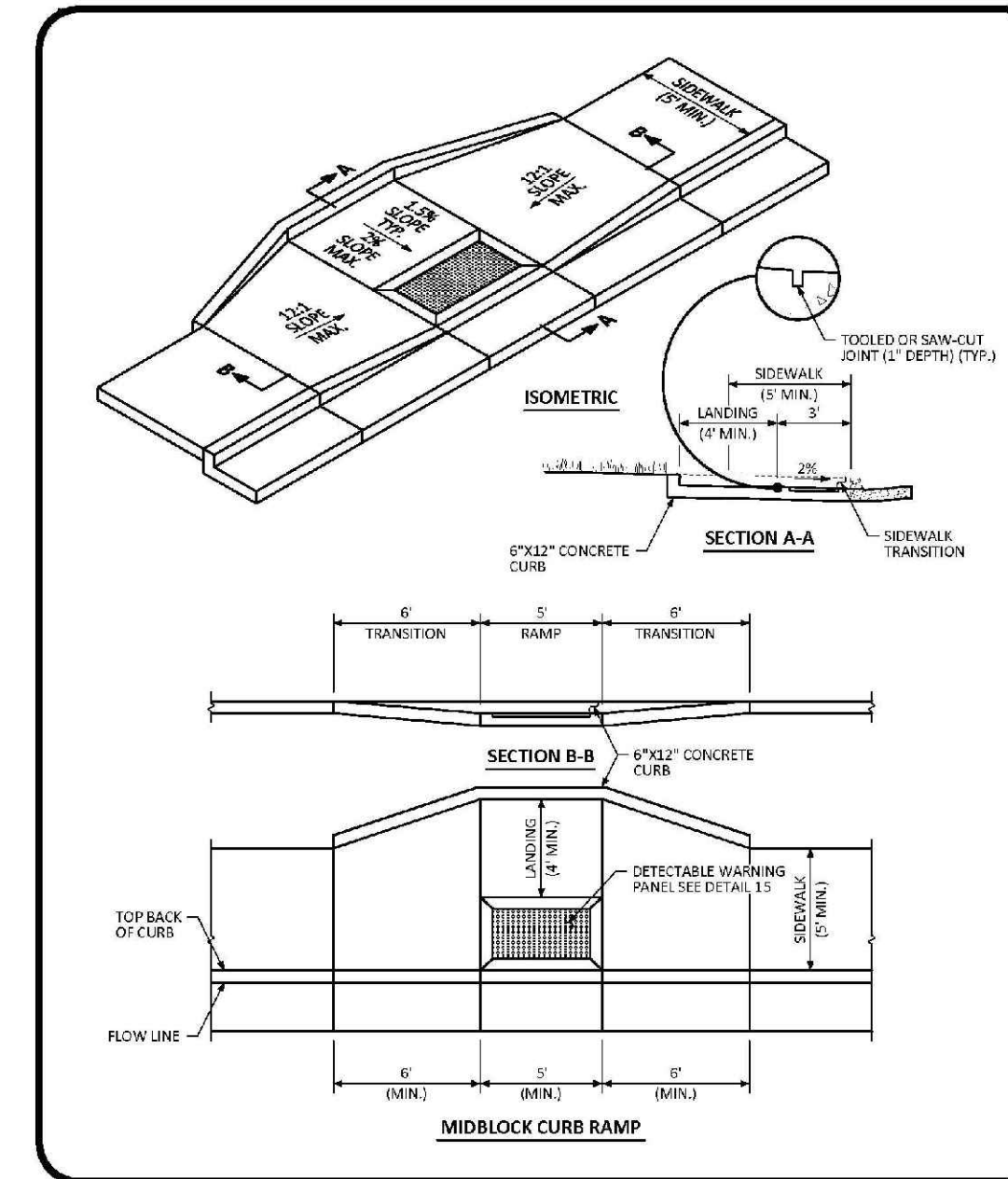


- GENERAL NOTES**
1. DEDICATED TURN LANE WIDTH AND RADIUS SHALL BE DETERMINED BY THE DESIGN VEHICLE TURNING ANALYSIS.
 2. THE PEDESTRIAN ISLAND LAYOUT SHALL INCLUDE THE REQUIRED SIGNAL POLE PLACEMENT AND SHALL BE COORDINATED WITH THE CURB RAMP PLACEMENT.
 3. MEDIAN CURB MATERIAL SHALL BE PLACED IN ACCORDANCE TO STANDARD DETAIL 28.
 4. CURB RETURN RADIUS AT ARTERIAL INTERSECTIONS WILL BE EVALUATED ON A CASE BY CASE BASIS [DUE TO THE REQUIRED EVALUATION OF TRAFFIC ISLANDS].

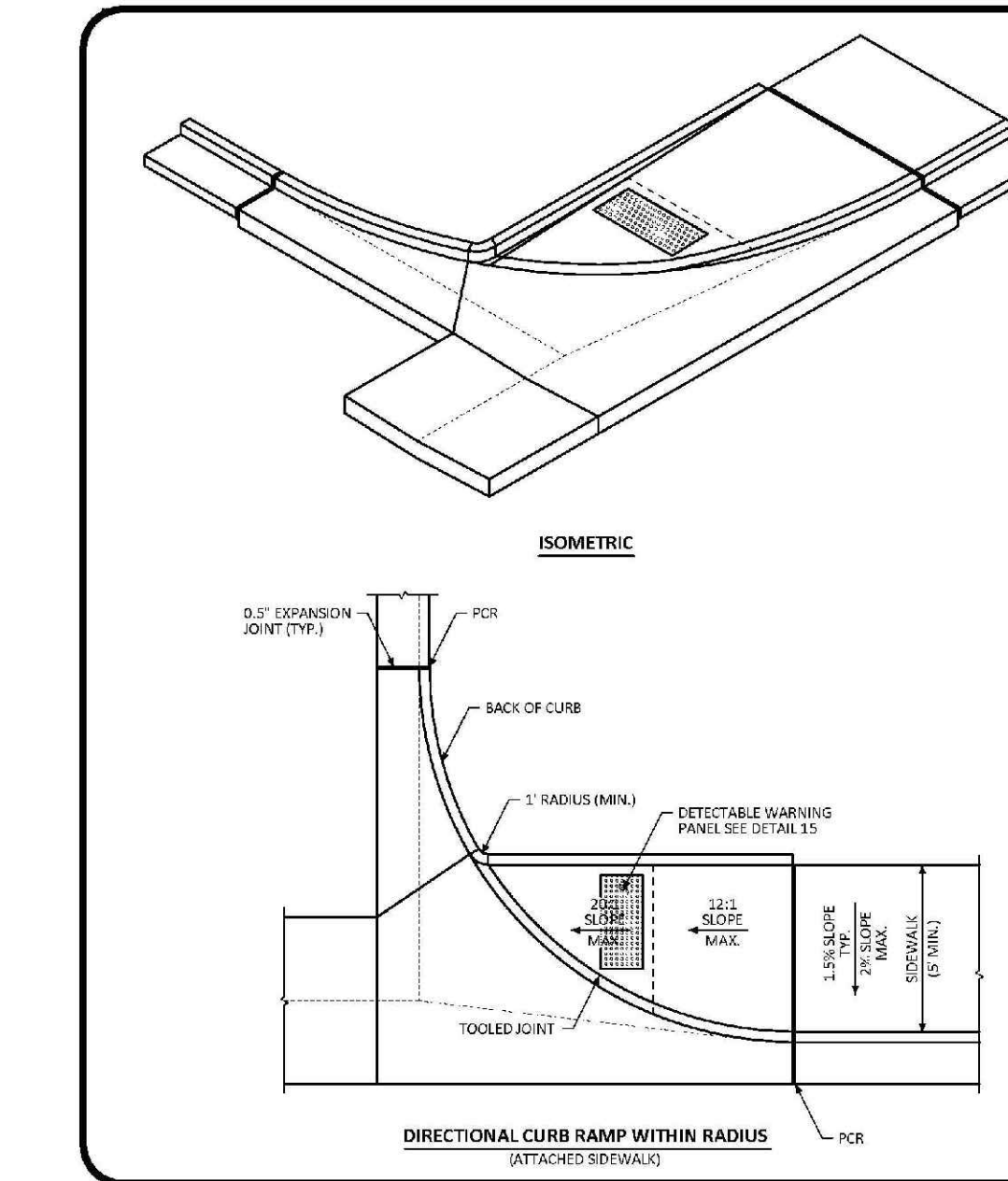
CURB RAMP ARTERIAL LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 16
 1 OF 1



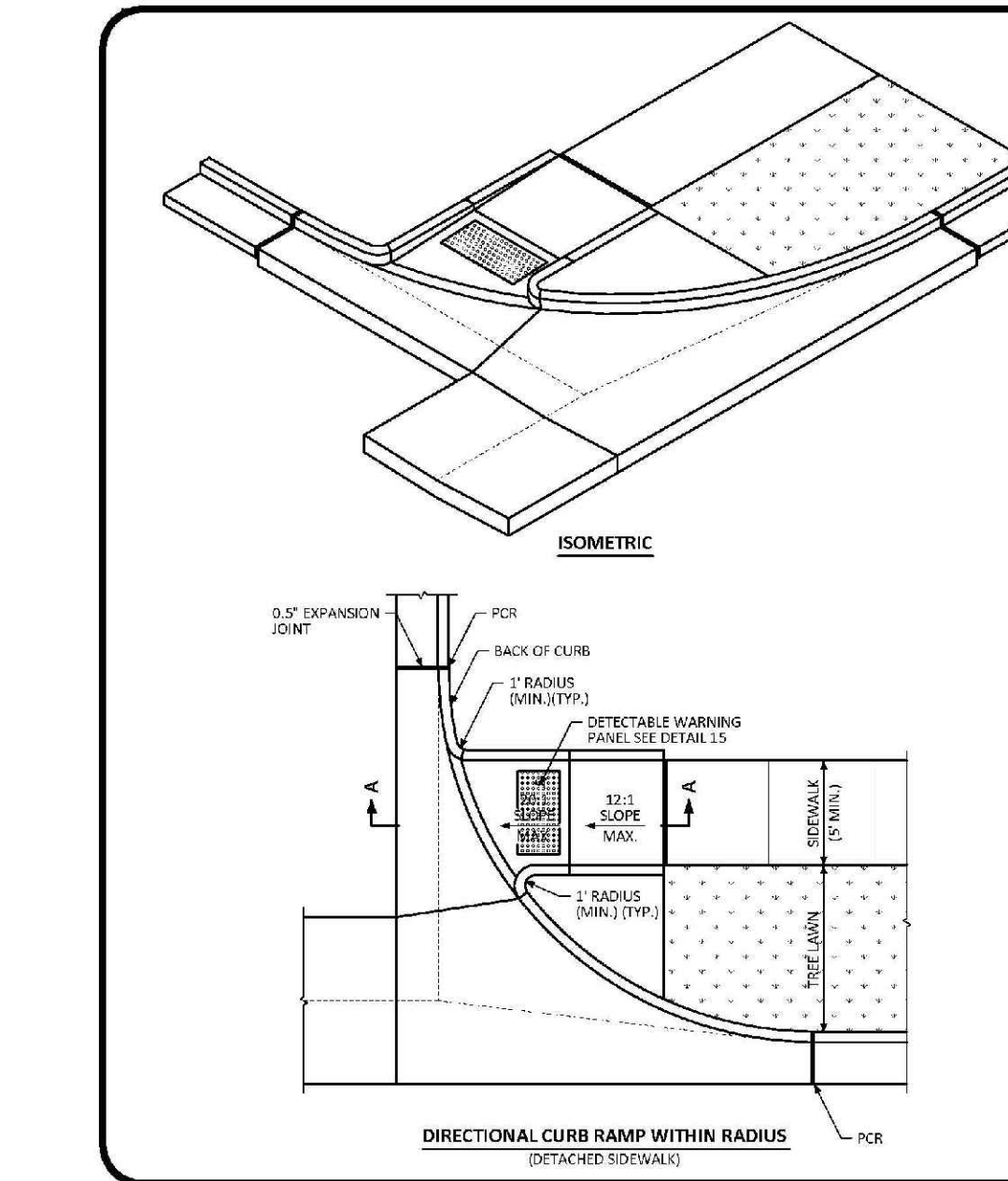
MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 17
 1 OF 2



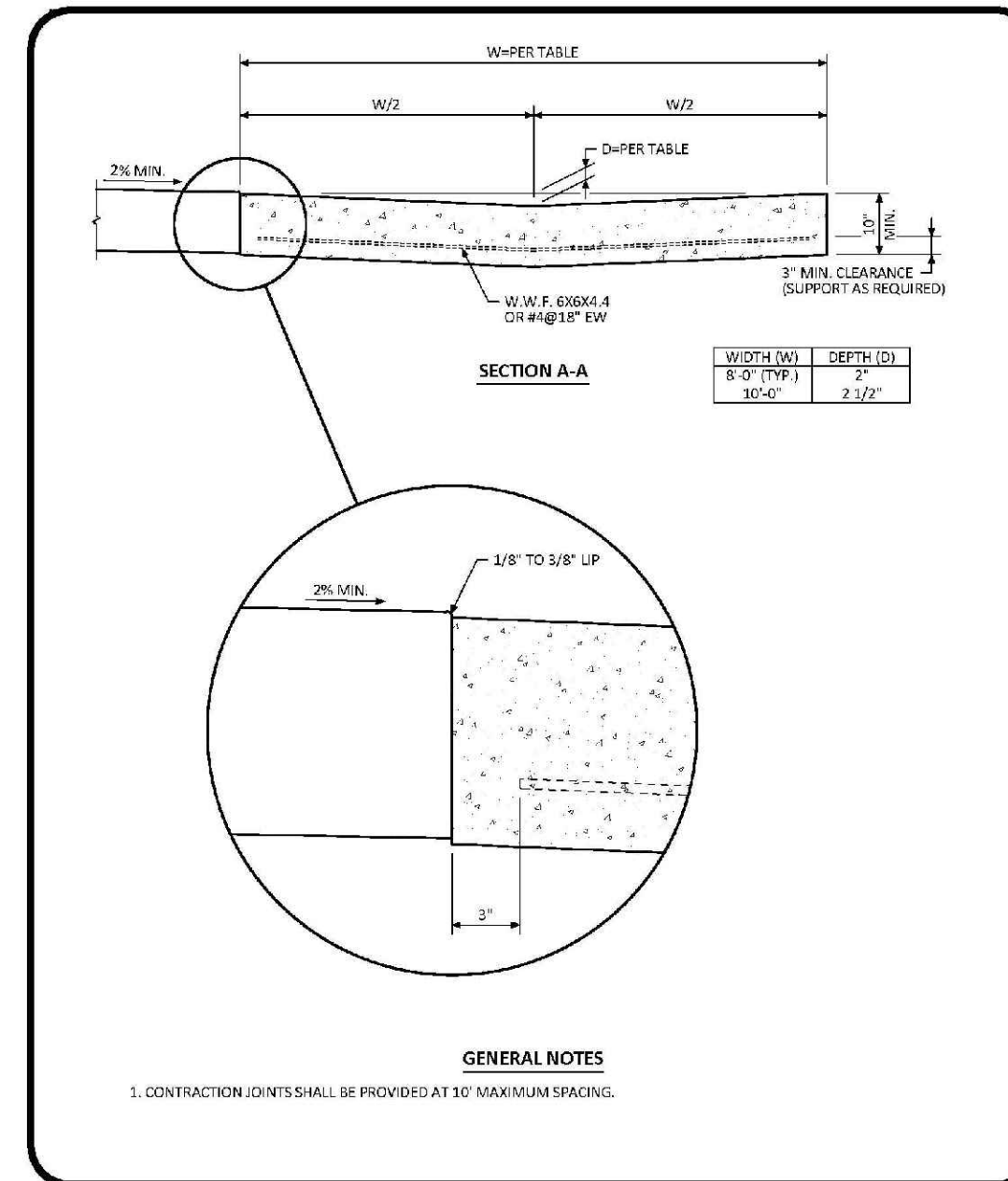
MIDBLOCK CURB RAMP LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 17
 2 OF 2



DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 18
 1 OF 2

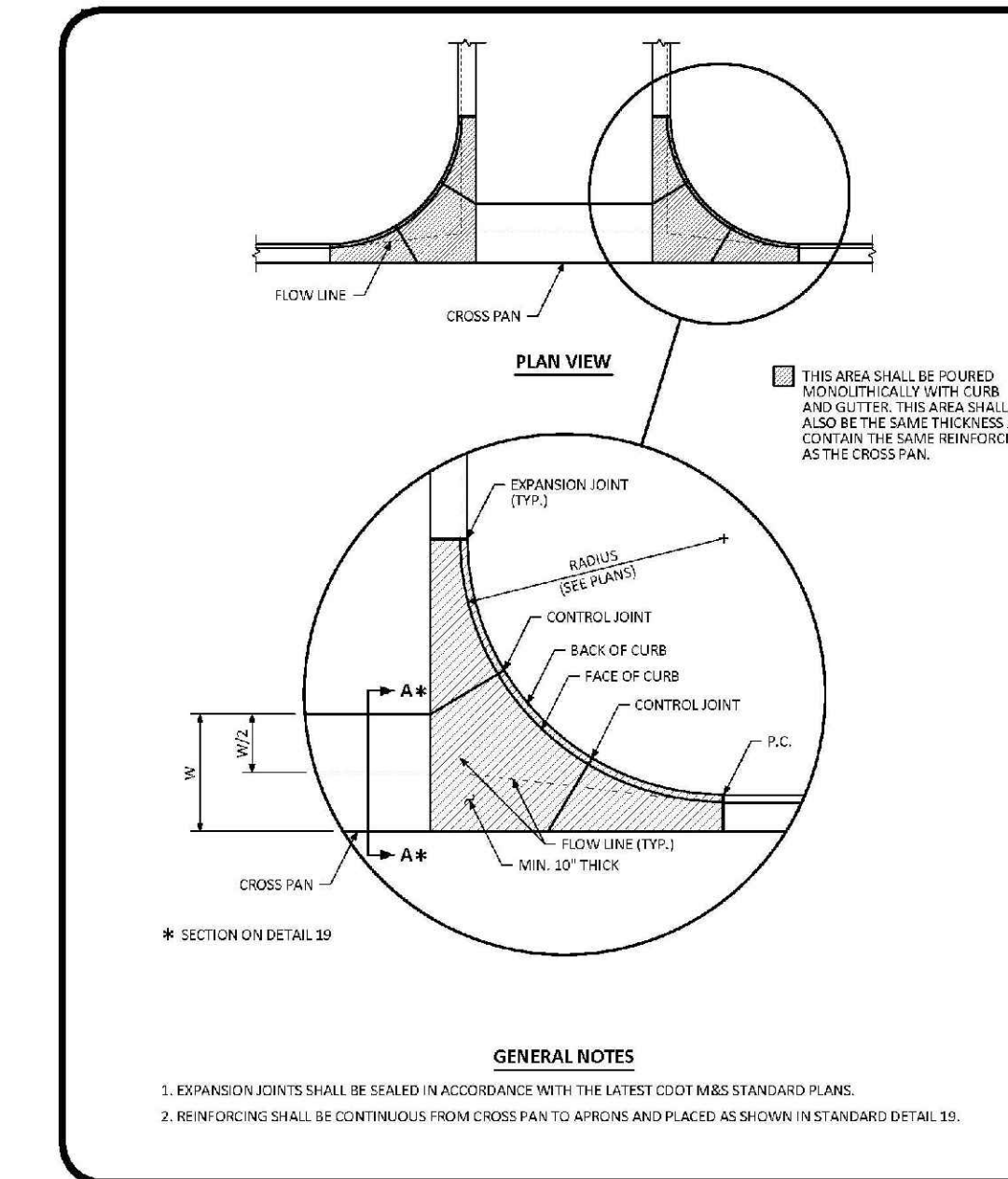


DIRECTIONAL CURB RAMP WITHIN RADIUS LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 18
 2 OF 2



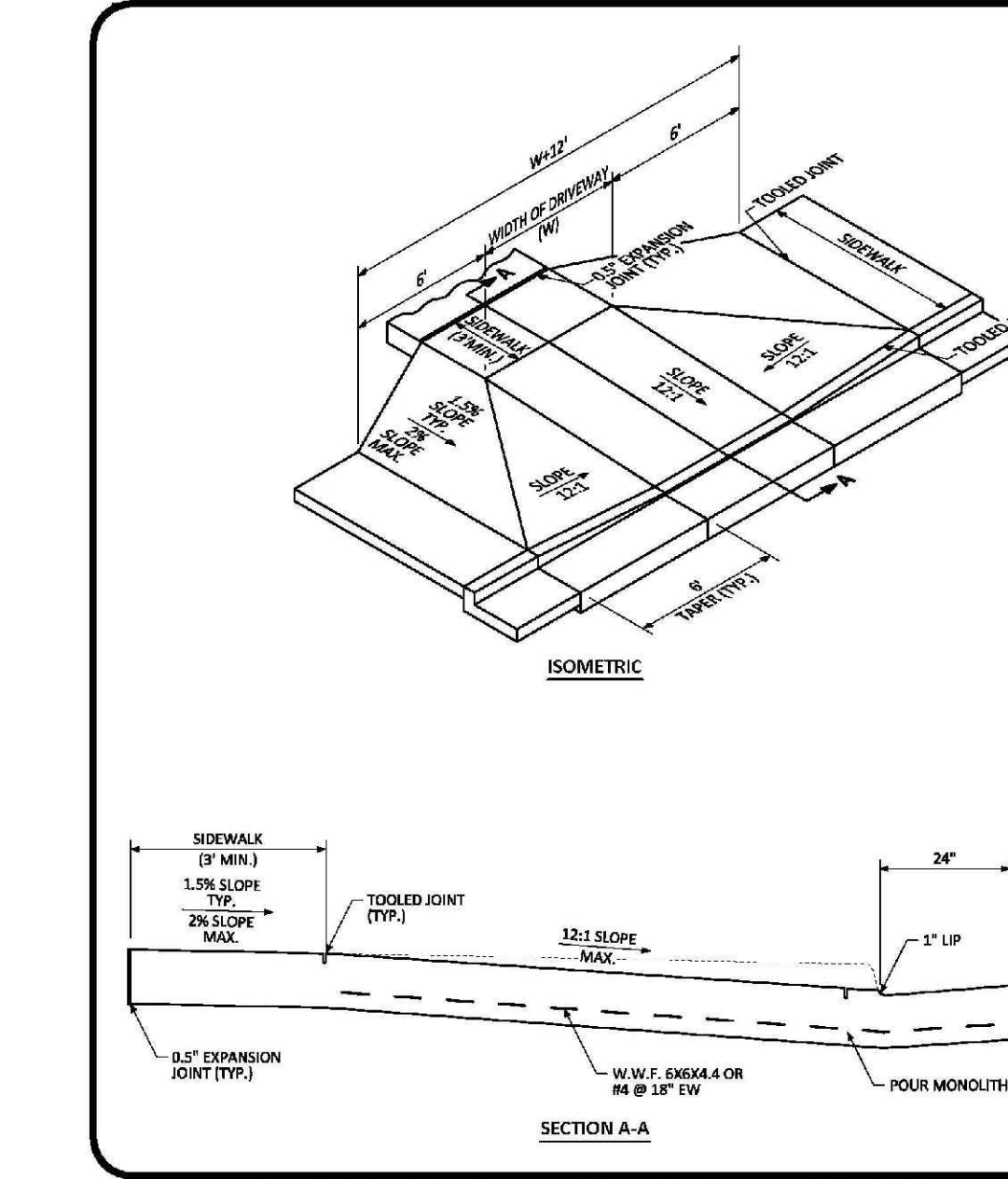
- GENERAL NOTES**
1. CONTRACTION JOINTS SHALL BE PROVIDED AT 30' MAXIMUM SPACING.

CROSS PAN LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 19
 1 OF 1

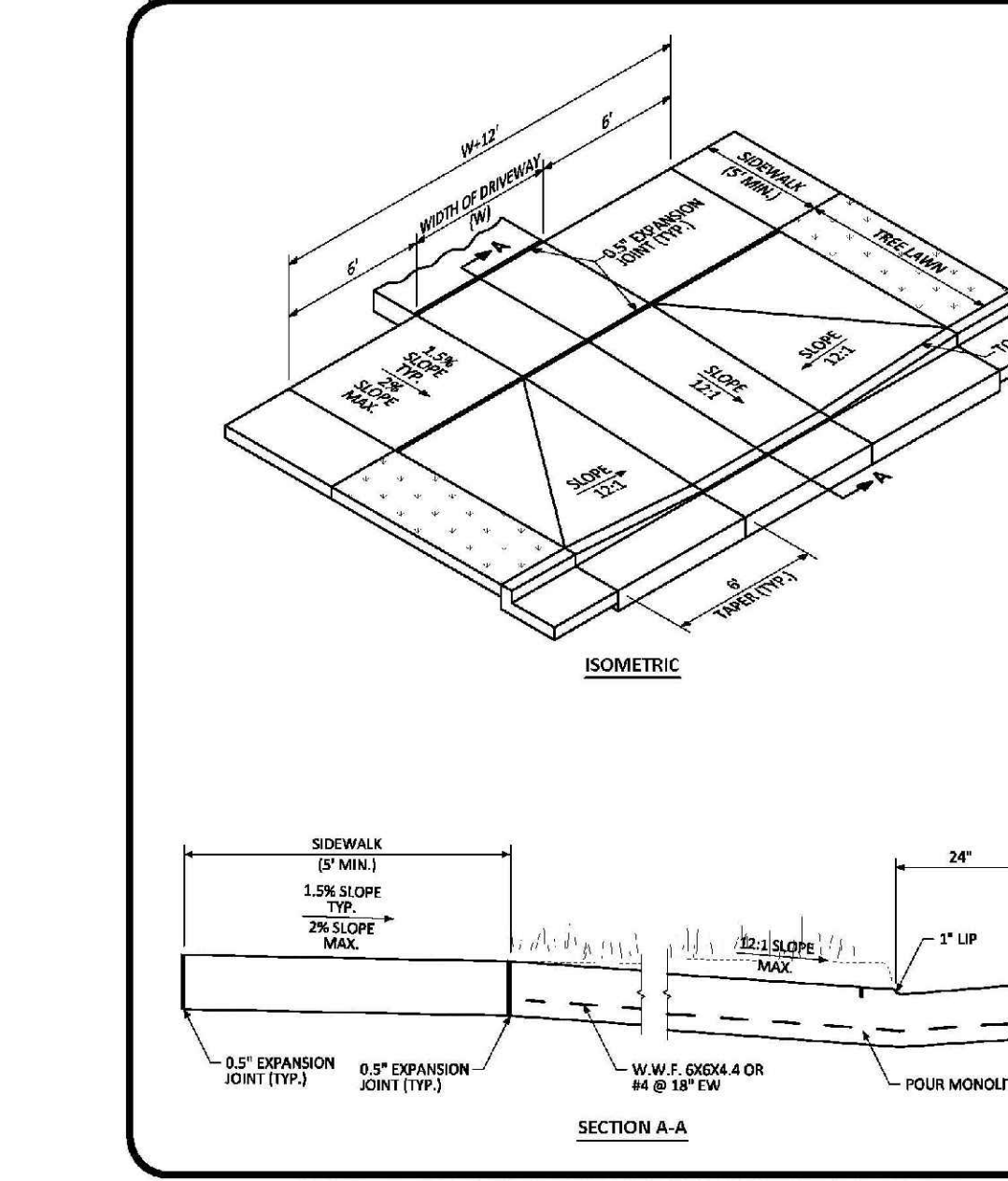


- GENERAL NOTES**
1. EXPANSION JOINTS SHALL BE SEALED IN ACCORDANCE WITH THE LATEST CDOT MRS STANDARD PLANS.
 2. REINFORCING SHALL BE CONTINUOUS FROM CROSS PAN TO APPROACH AND PLACED AS SHOWN IN STANDARD DETAIL 15.

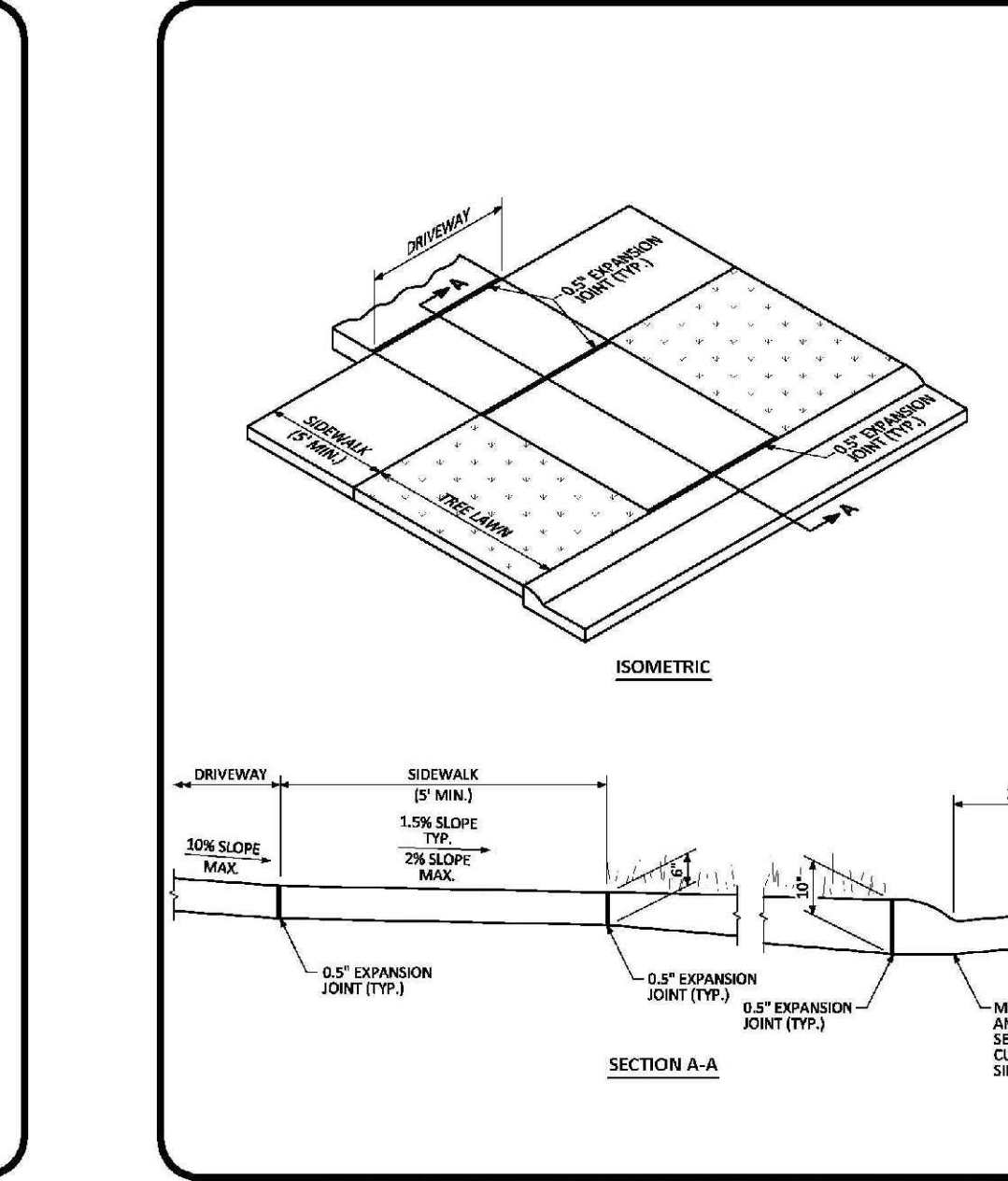
INTERSECTION CROSS PAN LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 20
 1 OF 1



COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 21
 1 OF 2



COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 21
 2 OF 2



RESIDENTIAL DRIVEWAY WITH 4' MOUNTABLE CURB LAYOUT STANDARD DETAIL
 DATE: AUGUST 2014
 DETAIL: 22
 1 OF 1

N:\PROJECTS\SSS RANCH\CD\ENGINEERING\SSSHEET SETS\PRELIMINARY\TOWN OF PARKER\ROADWAY DETAILS.DWG, RYAN.R. 4/24/2017 6:41 PM

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 CENTER OF COLORADO

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10335 E. Dry Creek Rd.
 Suite 110
 Englewood, CO 80150
 Tel: (720) 482-9526
 Fax: (720) 482-9546

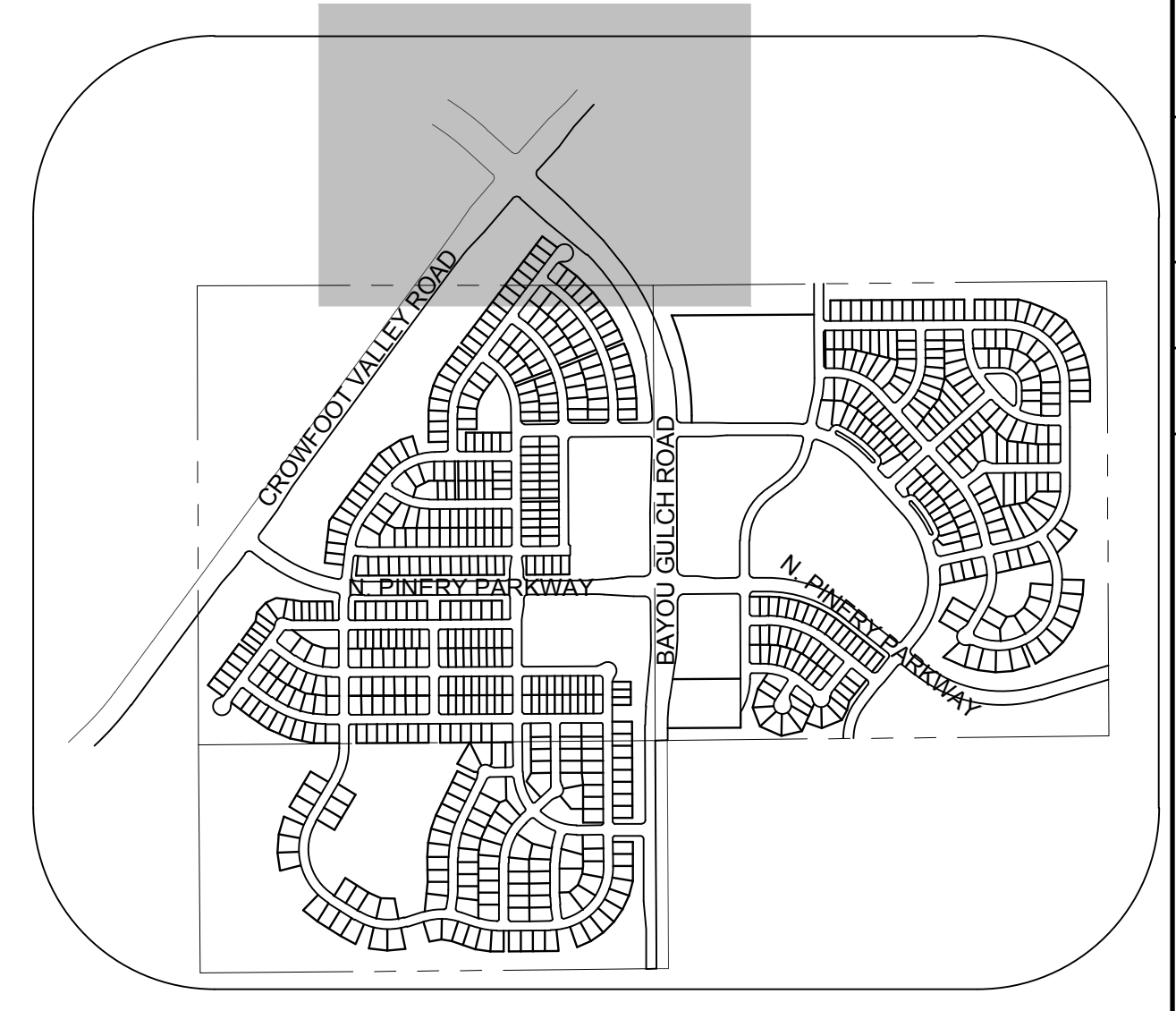
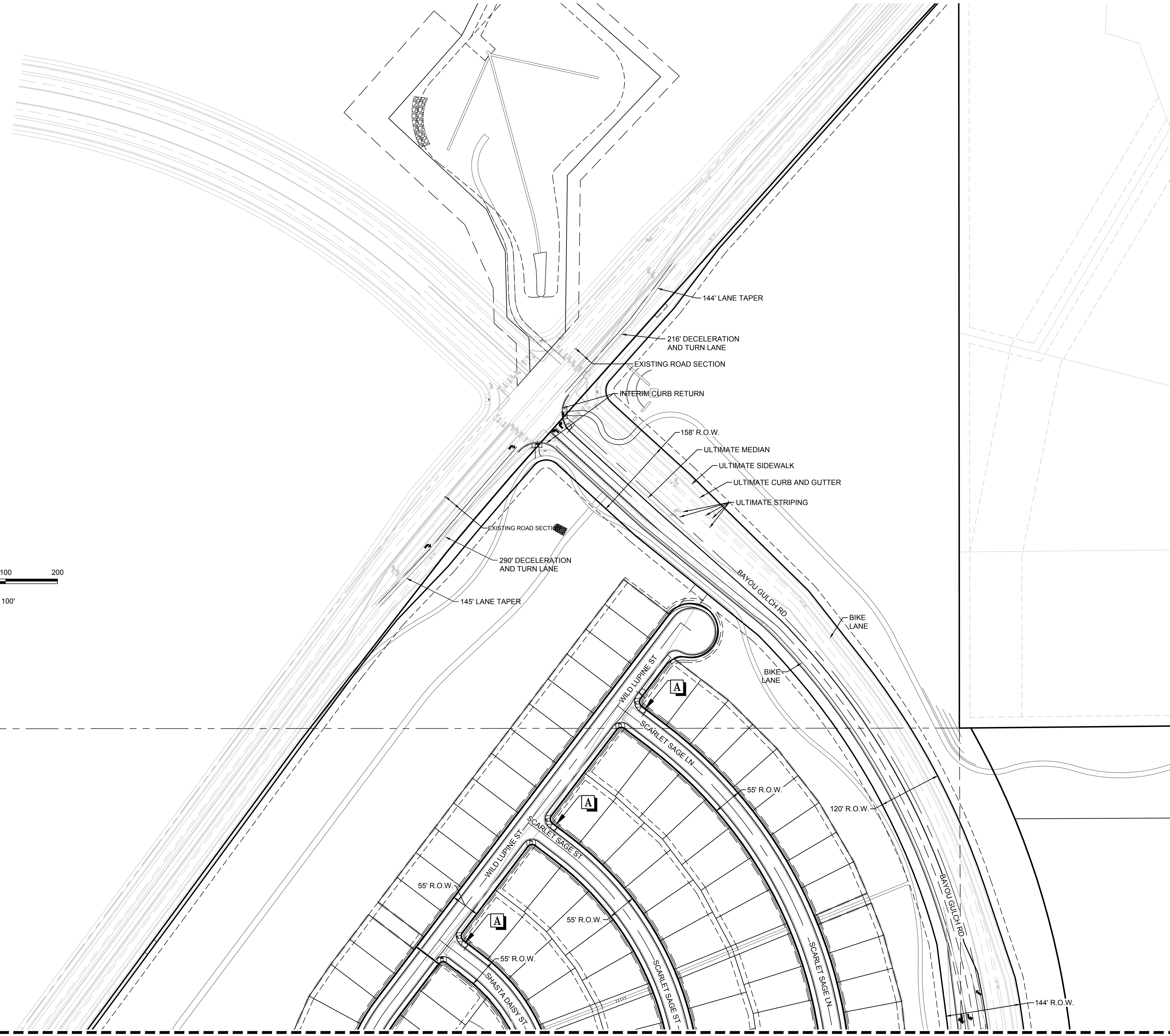
CVL
 CONSULTANTS

ESX MANAGEMENT
 7353 South Alton Way
 CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
 PRELIMINARY CONSTRUCTION DRAWINGS
 ROADWAY DETAILS

SCALE: AS SHOWN
 FILE NO: 8130283701
 DRAWN BY: JF
 CHECKED BY: JJ
 DATE: APRIL 2017

SHEET NUMBER **129**



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	ROUNDBOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W1-2
K	ROUNDBOUT 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 SCHEDULED 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.

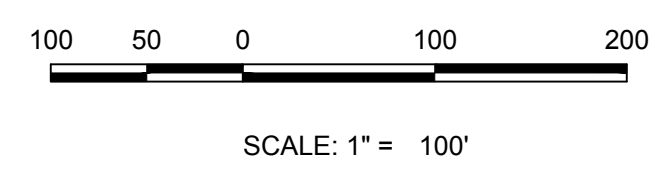
BY: _____ (DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ (DISTRICT ENGINEER)

DATE: _____



MATCHLINE - SHEET 131

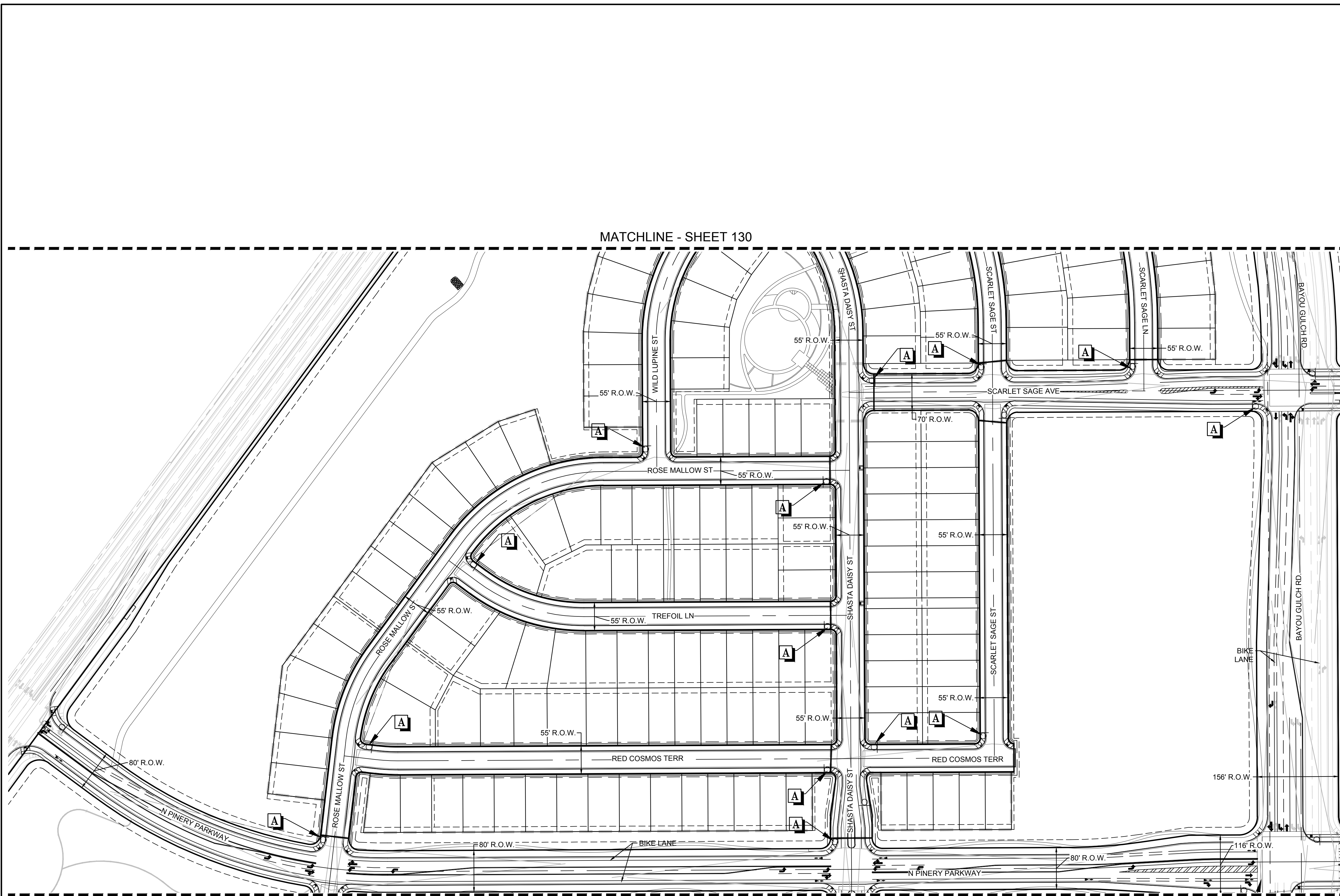
BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-3/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

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UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF EXCELLENCE

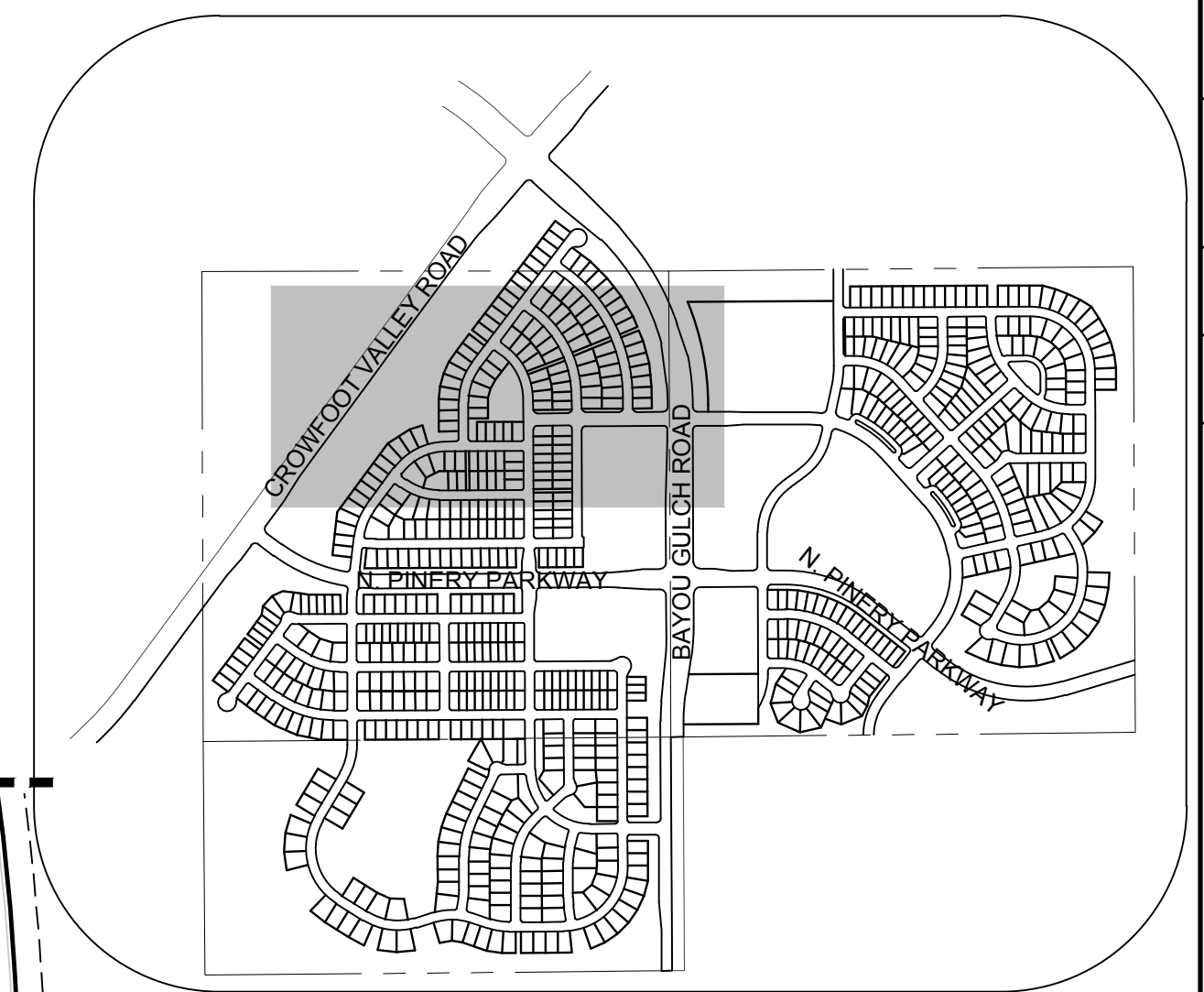
SHEET NUMBER	DRAWN BY: JLR	CHECKED BY: JJ	DATE: APRIL 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS SIGNAGE & STRIPING PLAN			
130	APPROVED FOR CONSTRUCTION: PARKER WATER AND SANITATION DISTRICT			DATE: _____			
	BY: _____ (DISTRICT ENGINEER)			DATE: _____			
REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.				DATE: _____			
BY: _____ (DISTRICT REPRESENTATIVE)				DATE: _____			
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 SCHEDULED INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.				DATE SIGNED _____			
(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)				DATE: _____			
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10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546				10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546			
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112				ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112			
CVL CONSULTANTS				CVL CONSULTANTS			
Revisions				Revisions			
No.	Date	Init.	Appr.	Date	Init.	Appr.	Date

N:\PROJECTS\SSR\SSR\ENGINEERING\SSR\SSR\PRELIMINARY\TOWN OF PARKERSBURG AND STRIPING.DWG.DOCX 4/26/2017 7:23 PM



MATCHLINE - SHEET 130

MATCHLINE - SHEET 132



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
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H	YIELD SIGN R1-2
I	ROUNDAABOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W1-2
K	ROUNDAABOUT DIRECTIONAL SIGN R6-4A
L	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP

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REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

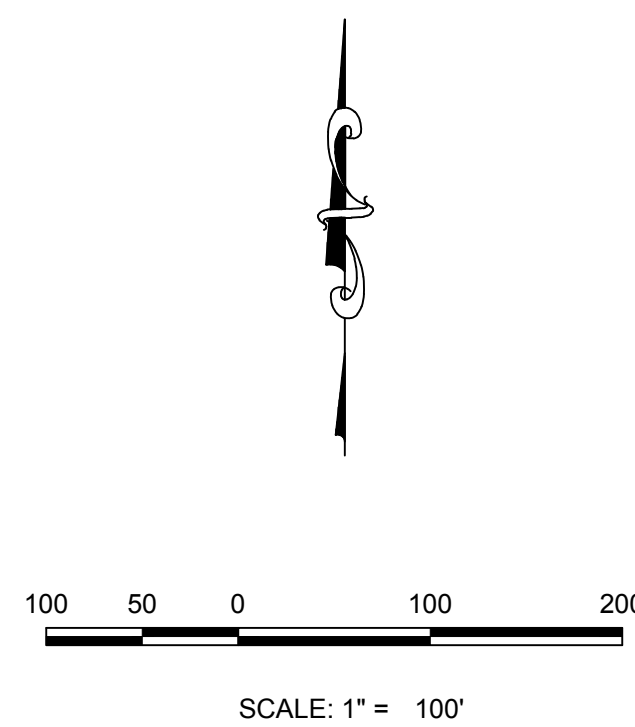
BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____



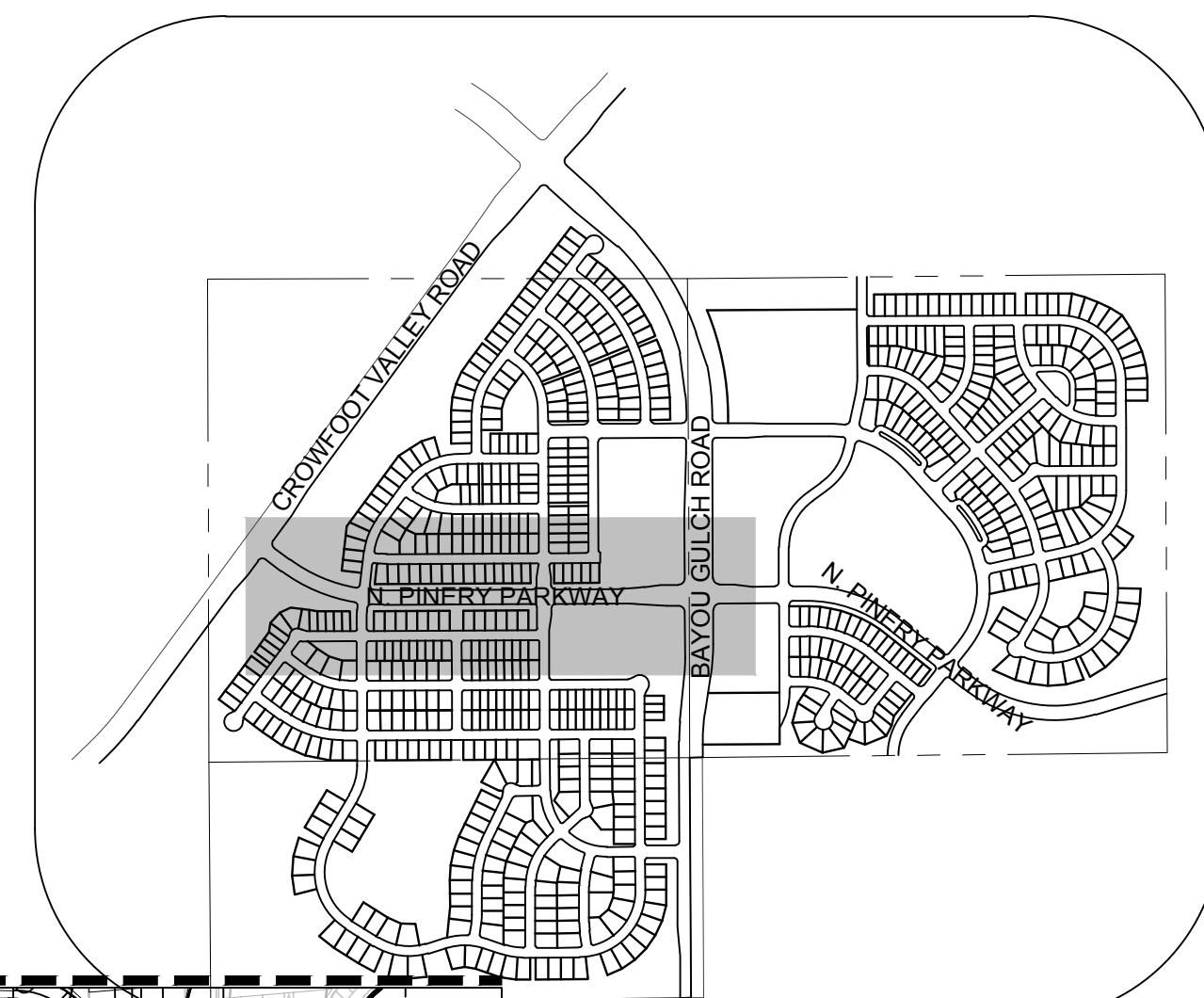
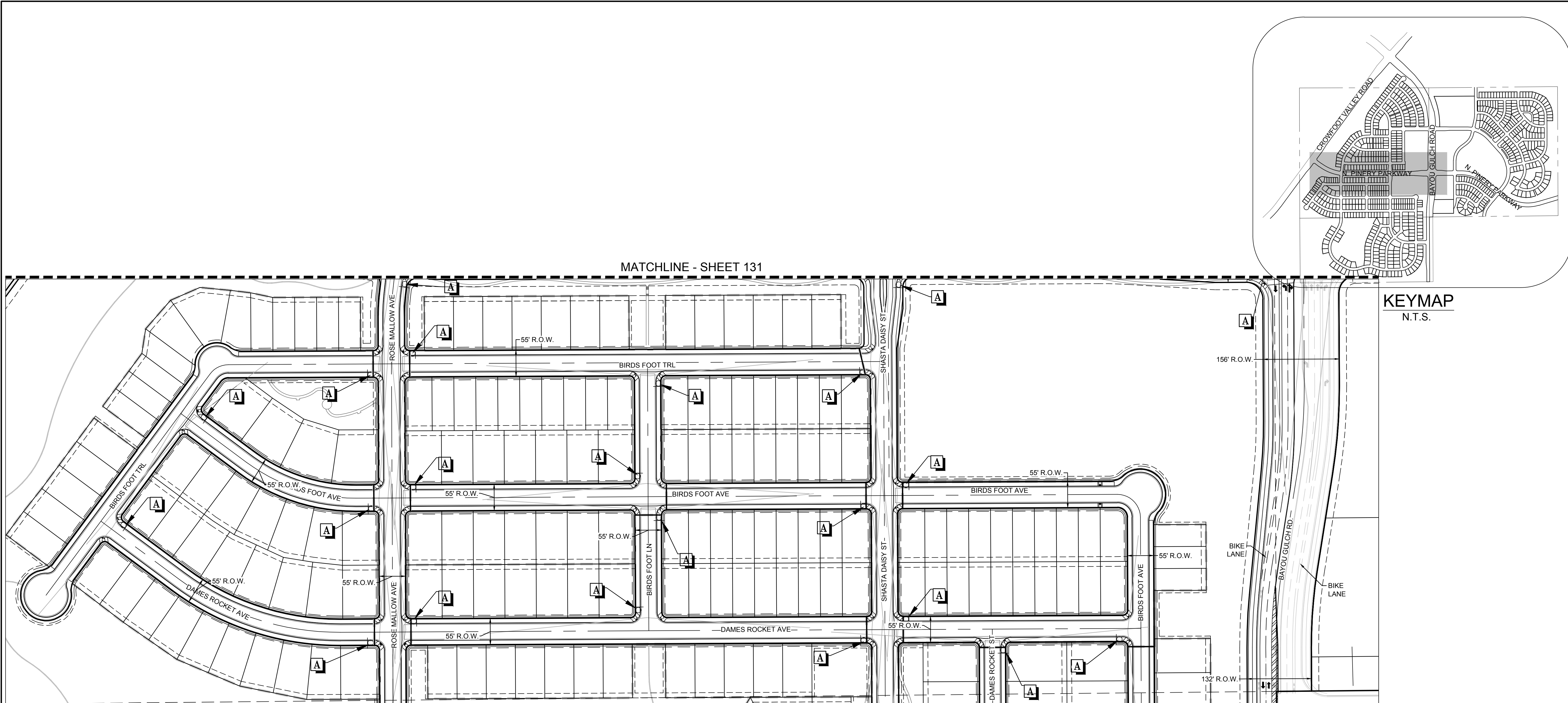
BENCHMARK
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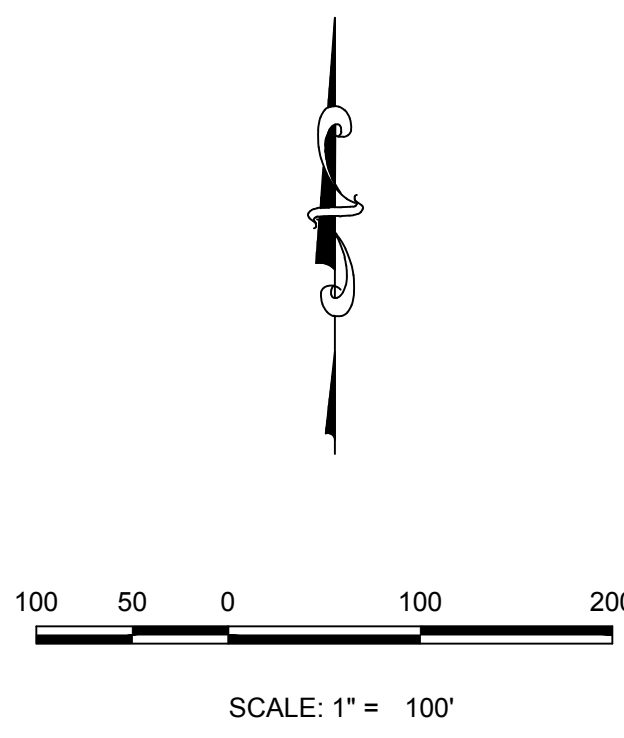
SHEET NUMBER	131	
	DATE: APRIL 2017	FILE NO: 8130283701
DRAWN BY: JLR	CHECKED BY: JJ	SCALE: AS SHOWN
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10338 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546		
Revisions	No.	Date
Appr.	Init.	Date

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MATCHLINE - SHEET 131

MATCHLINE - SHEET 133



LEGEND	
	STOP SIGN R1-1
	STREET NAME SIGN D3
	DEAD END SIGN W14-1
	SPEED LIMIT SIGN R2-1
	BIKE LANE SIGN R3-17
	AHEAD SIGN R3-17A
	ENDS SIGN R3-17B
	YIELD SIGN R1-2
	ROUNDBOUT SIGN W2-6
	PEDESTRIAN TRAFFIC SIGN W11-2
	ROUNDBOUT DIRECTIONAL SIGN R6-4A
	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP

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(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 SCHEDULE 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: _____

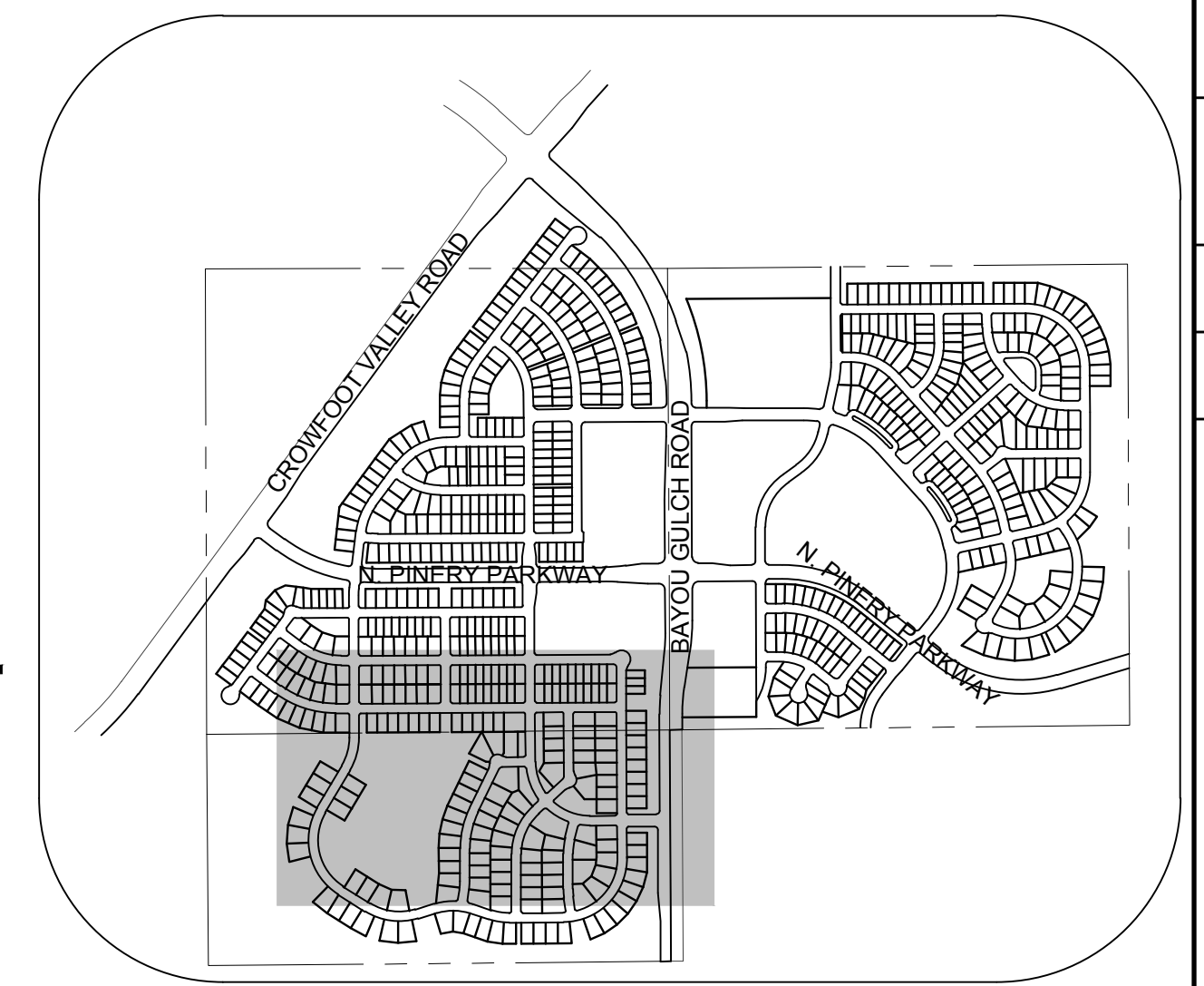
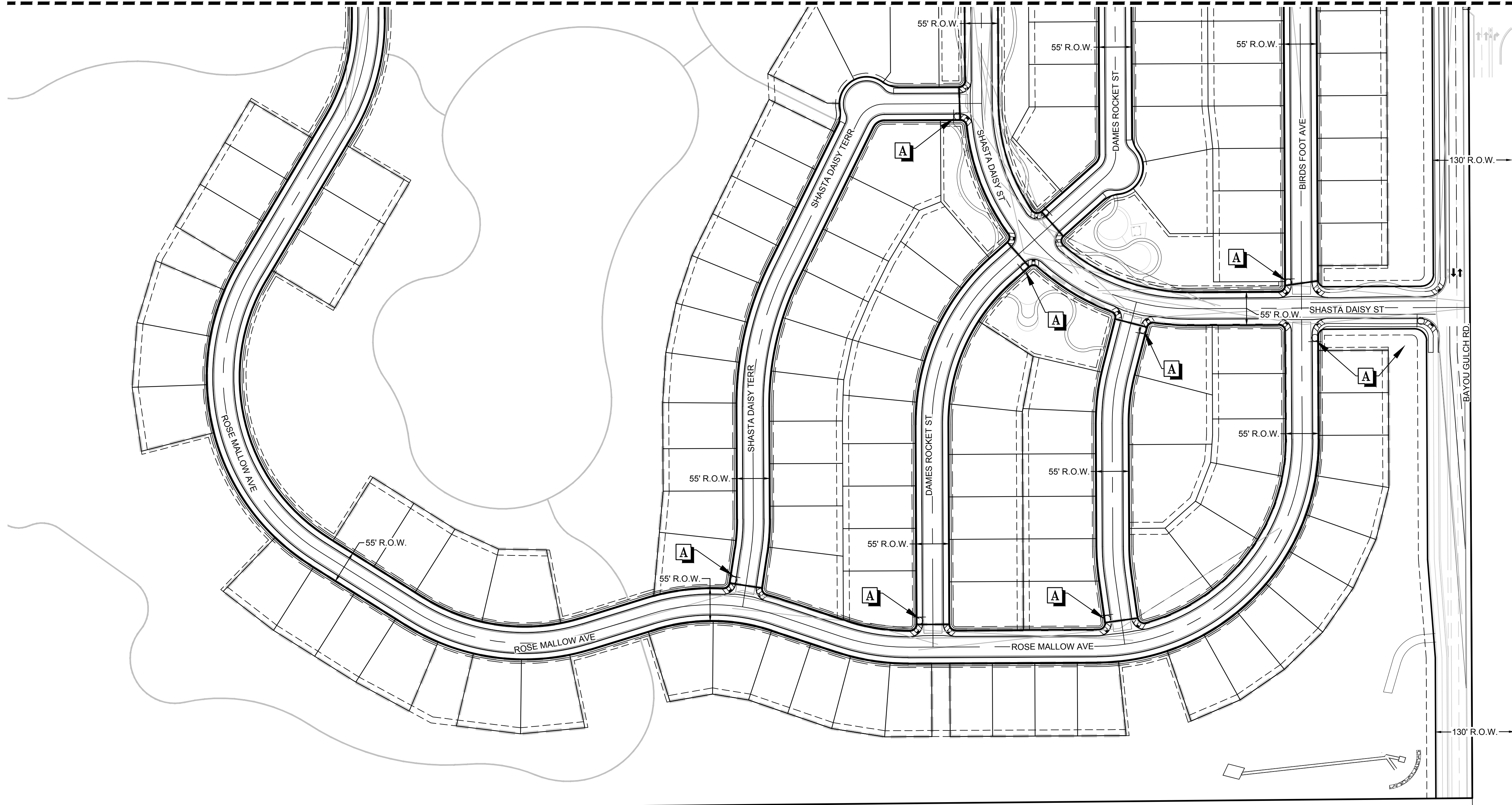
BENCHMARK
THE DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF EXCELLENCE

DRAWN BY: JLR	SCALE: AS SHOWN	FILE NO: 8130283701	DATE: APRIL 2017	DATE	APPR.	DATE
	CHECKED BY: JJ					
SHEET NUMBER			Revisions			
132			No.	Date	Init.	Date
			TRAFFIC SIGNS AND STRIPING PLAN			
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112						
10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9826 Fax: (720) 482-9848						

MATCHLINE - SHEET 132



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	ROUNDBOUT SIGN W2-6
J	PEDESTRIAN TRAFFIC SIGN W1-2
K	ROUNDBOUT 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 _____

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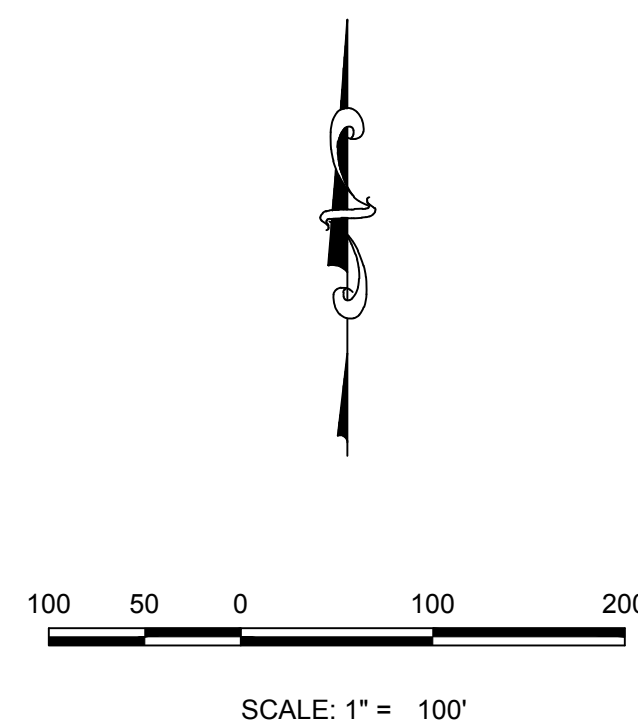
BY: _____
(DISTRICT REPRESENTATIVE)

DATE: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE: _____



BENCHMARK
THE 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.

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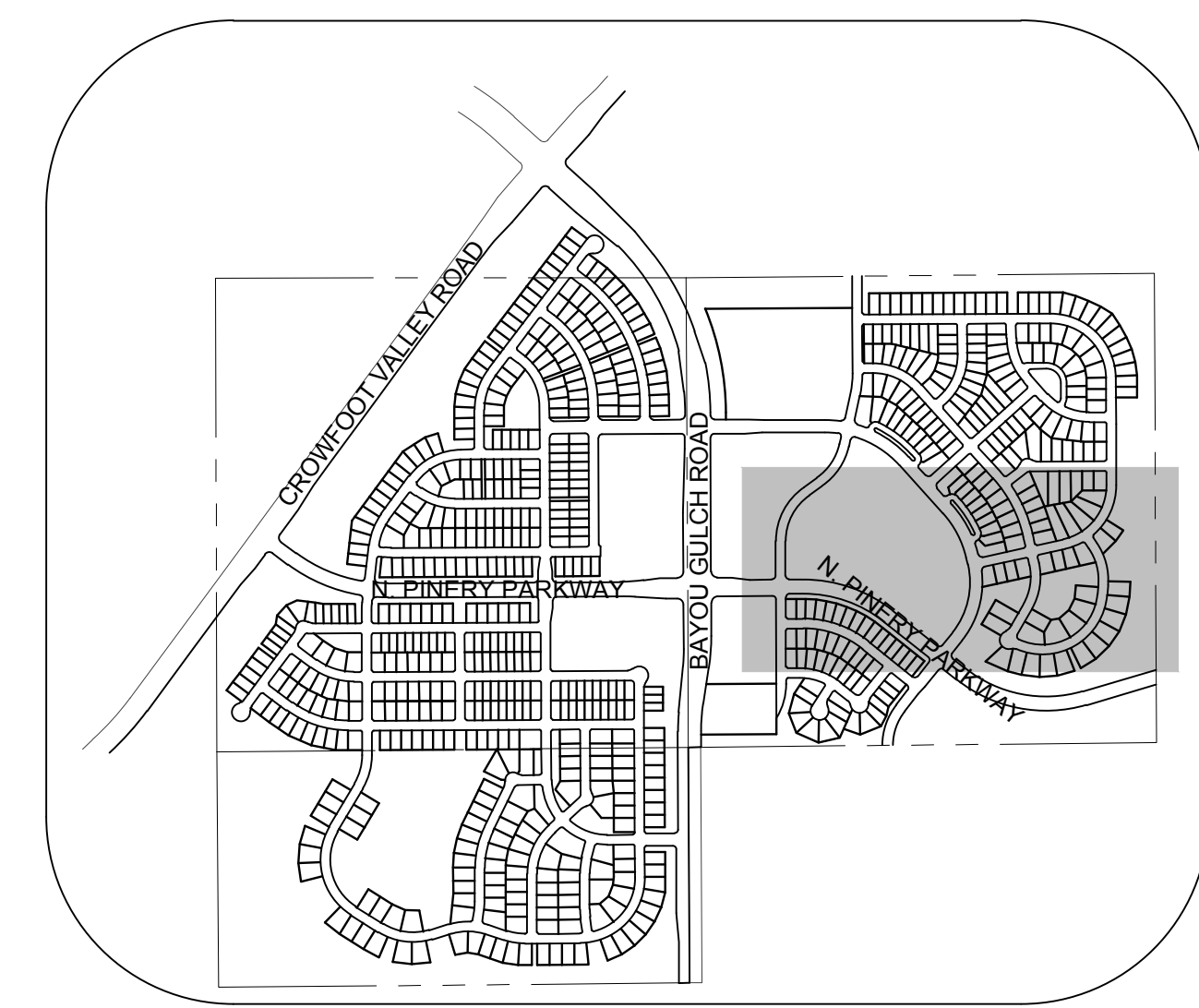
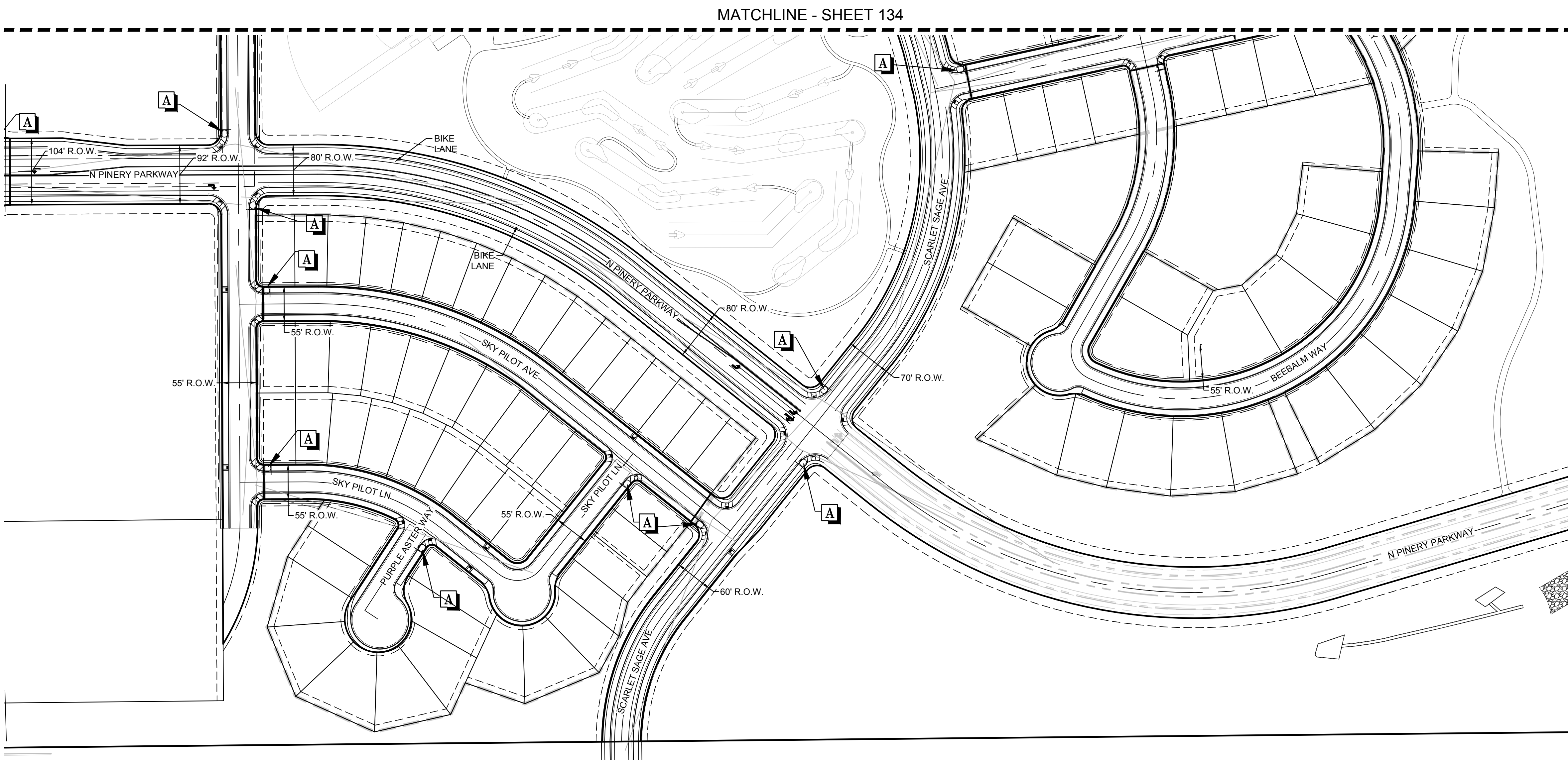
N:\PROJECTS\BENCHMARCHENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKERSBURG AND STRIPING.DWG.LDOUCK_4/24/2017 7:23 PM

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BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF EXCELLENCE

SHEET NUMBER	133			
	DATE: APRIL 2017	FILE NO: 8130283701		
DRAWN BY: JLR	SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS SIGNAGE & STRIPING PLAN		
CHECKED BY: JJ	AS SHOWN			
DATE: APRIL 2017	FILE NO: 8130283701	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		
Revisions	No.	Date	Appr.	Date

10338 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9626
Fax: (720) 482-9646

N:\PROJECTS\BENCHMARCH\ENGINEERING\SHETS\PRELIMINARY\TOWN OF PARKERSBURG AND STRIPING.DWG, DOCK, 4/24/2017 7:23 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
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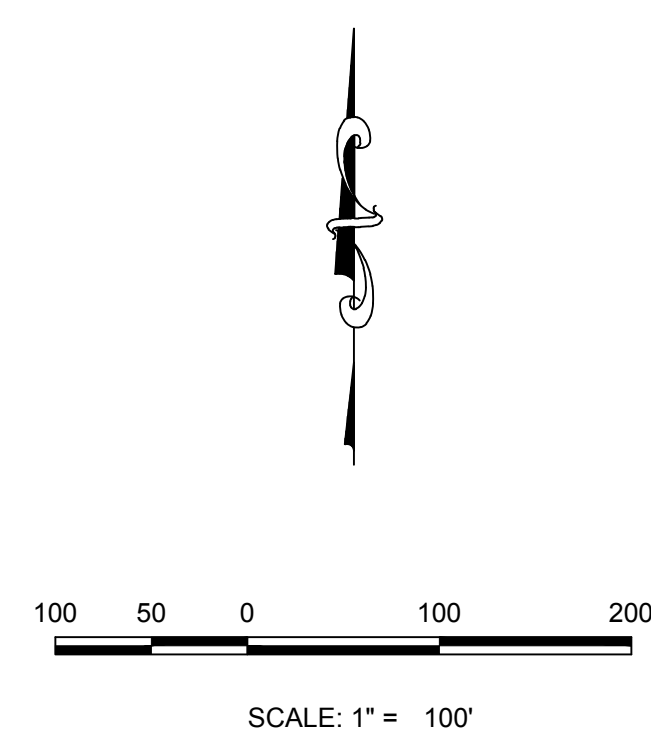
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(DISTRICT REPRESENTATIVE)

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SHEET NUMBER	DRAWN BY: JLR		SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS SIGNAGE & STRIPING PLAN	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 10333 E. Dry Creek Rd. Suite 410 Englewood, Colorado 80150 Tel: (720) 482-9526 Fax: (720) 482-9548
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