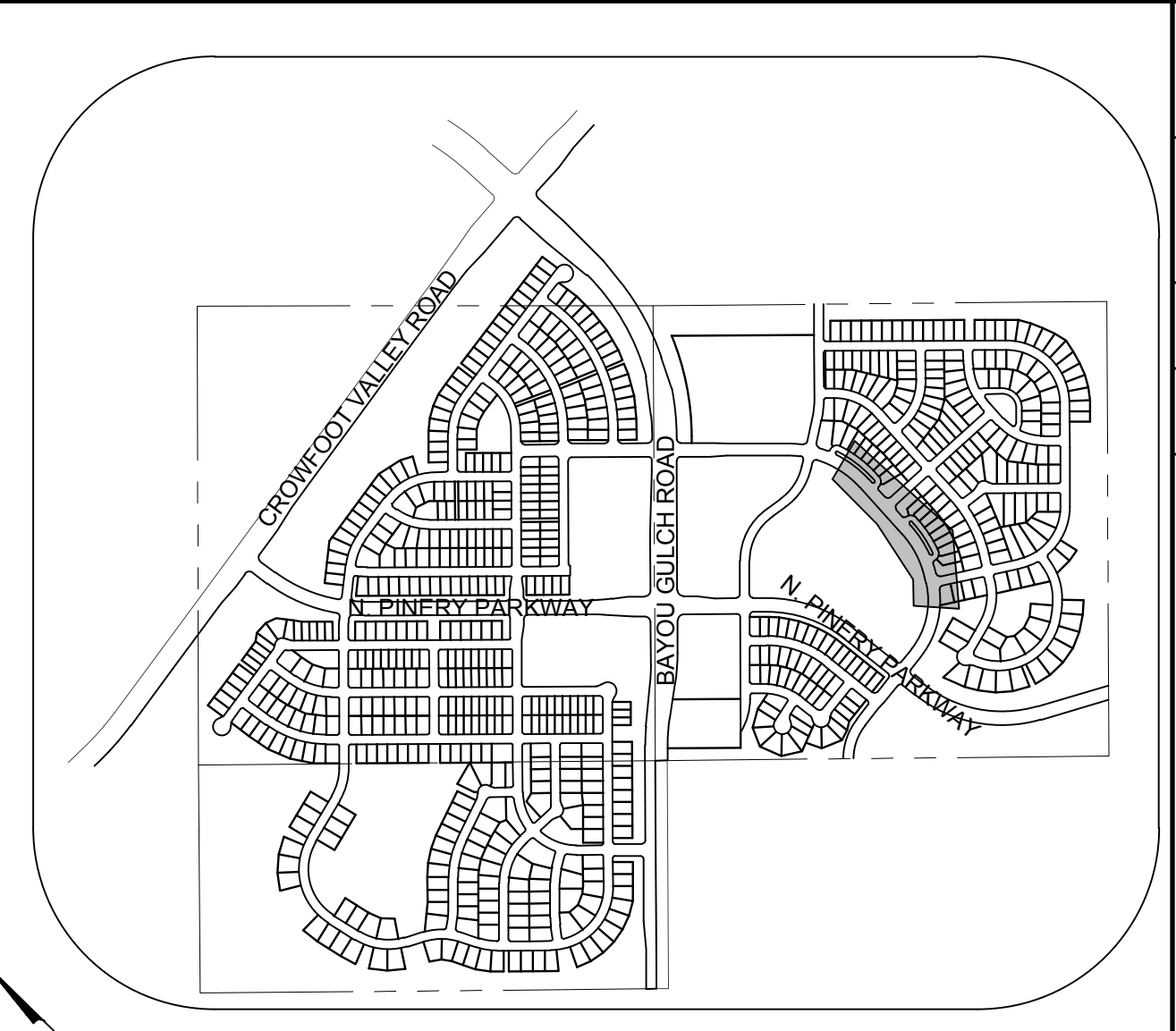
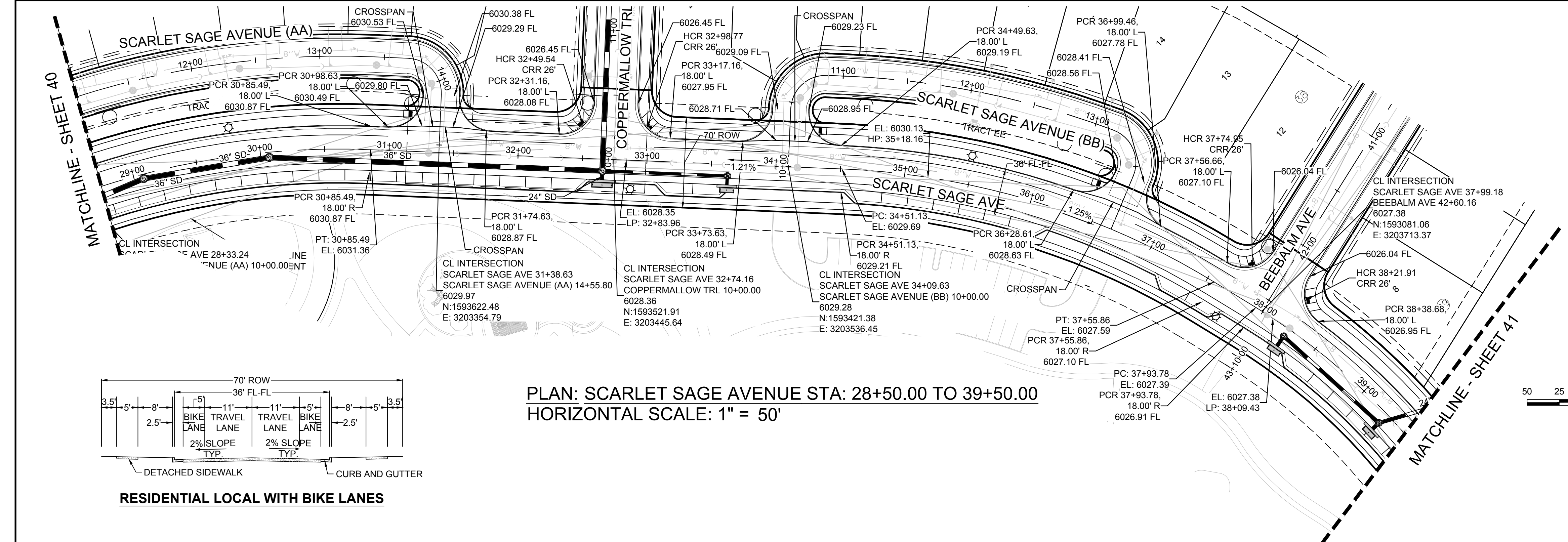




KEYMAP
N.T.S.
LEGEND

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

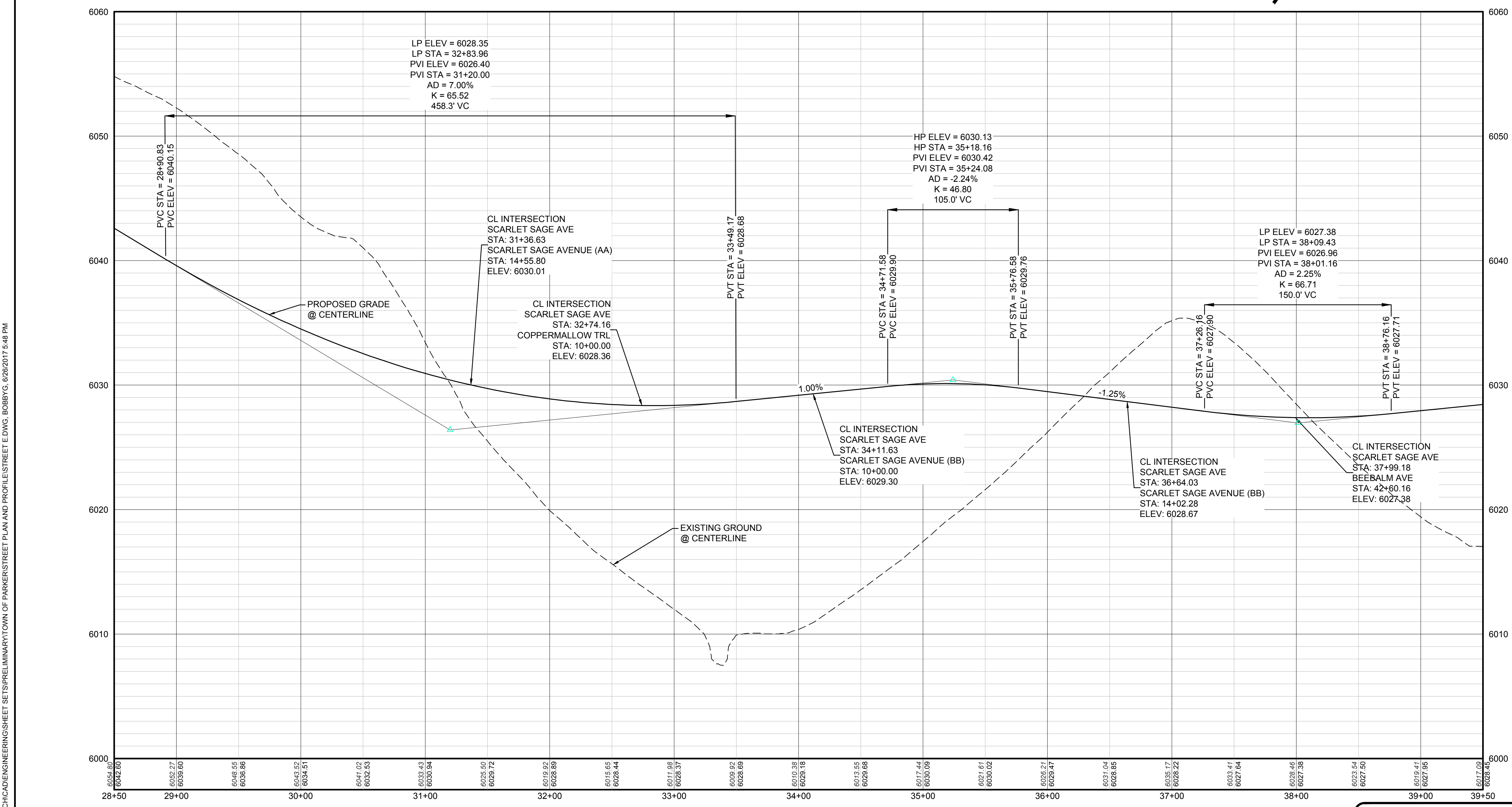
ABBREVIATIONS

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

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



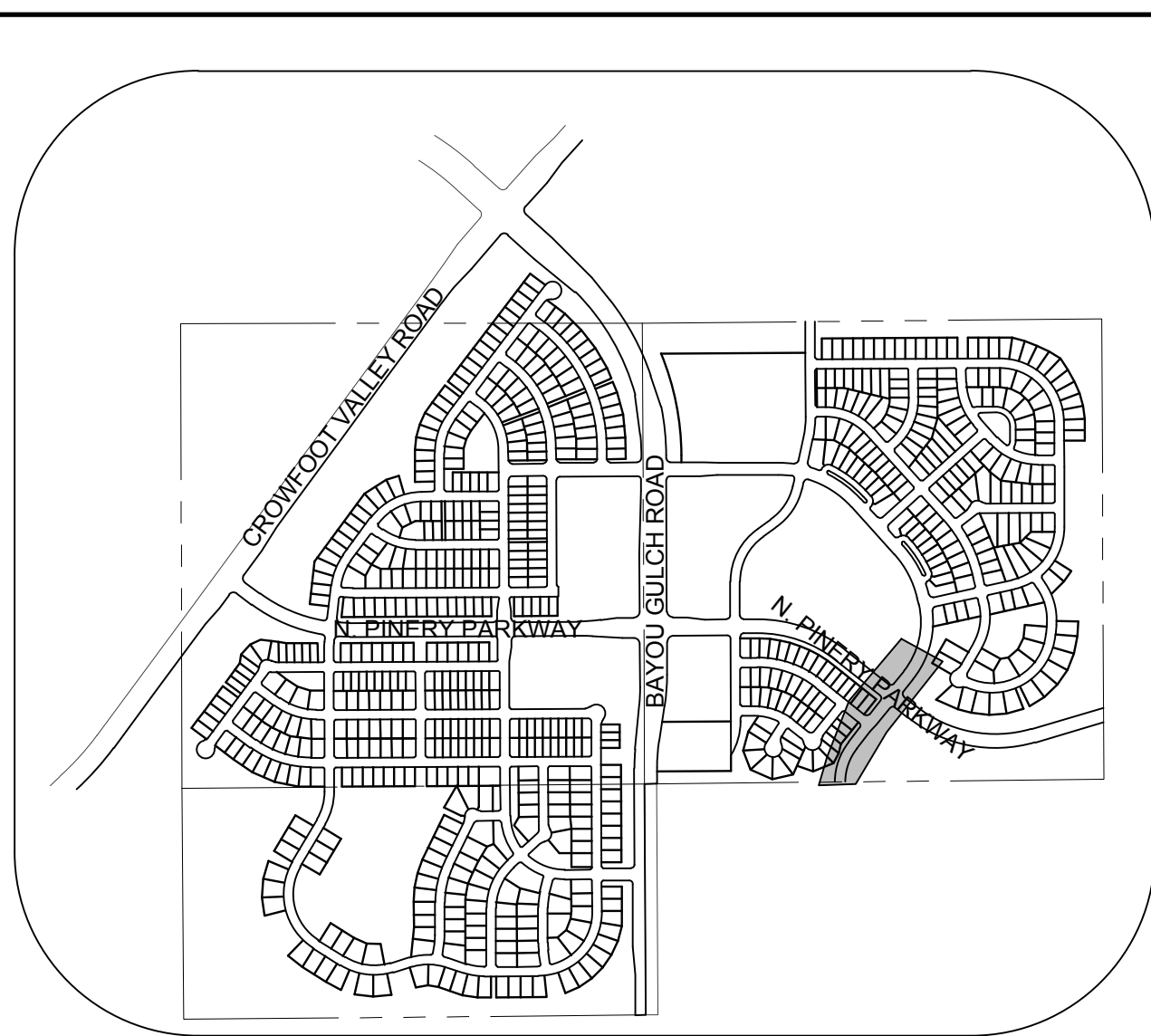
PROFILE: SCARLET SAGE AVE STA: 28+50.00 TO 39+50.00
HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'

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

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

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

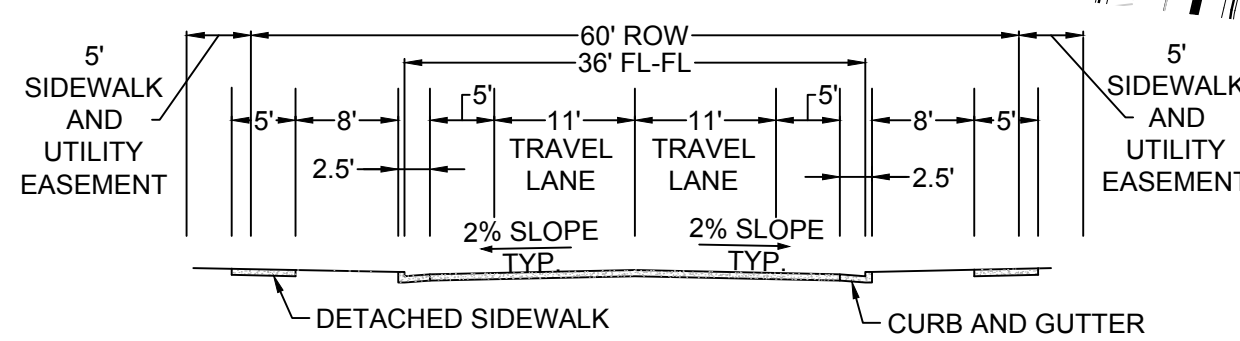
SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	EX MANAGEMENT 7353 South Alton Way CENTENNIAL CO 80112	CVL CONSULTANTS 10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	No.	Date	Appr.	Date



KEYMAP

N.T.S.

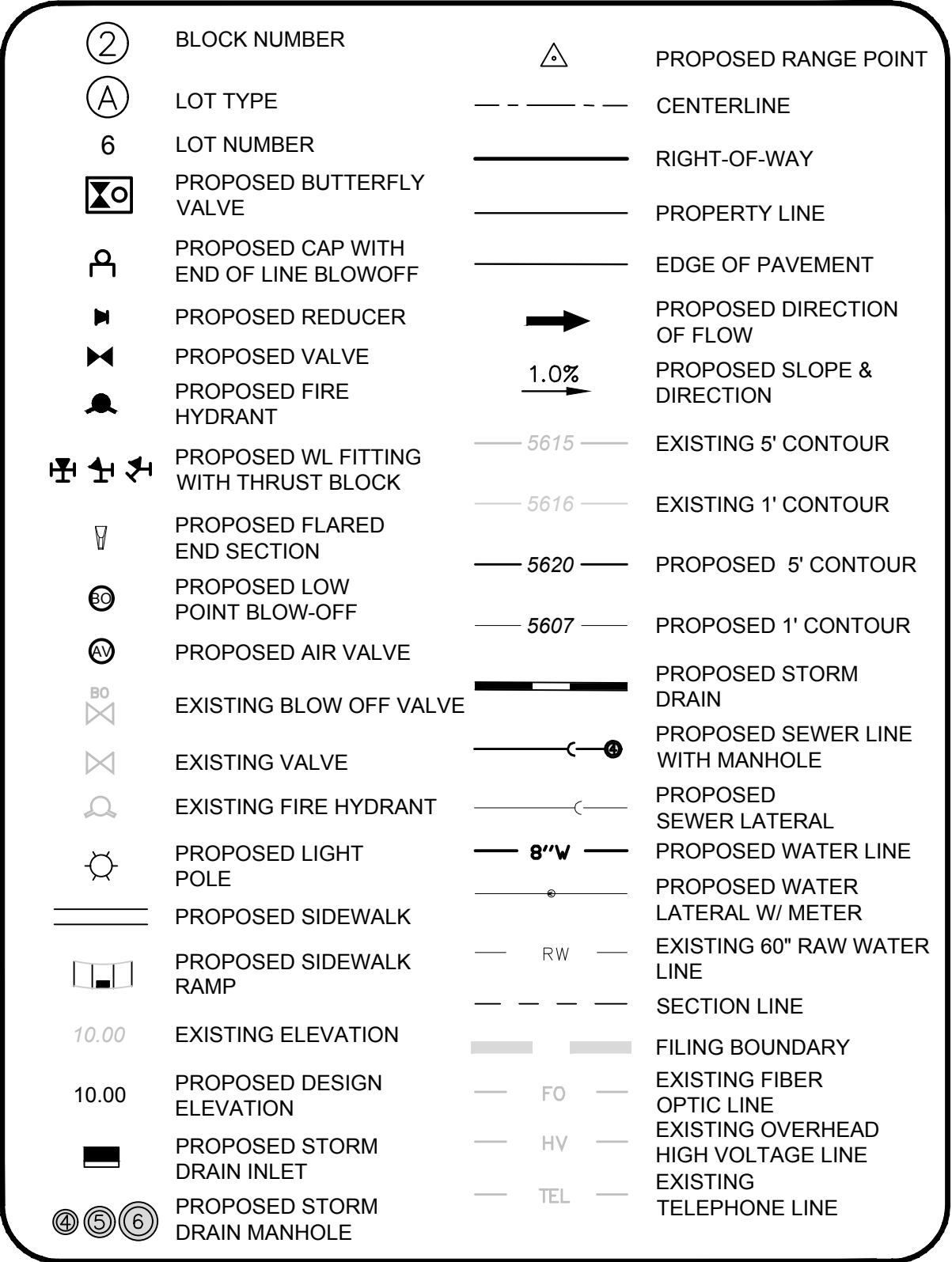
LEGEND



RESIDENTIAL LOCAL WITH BIKE LANES

RESIDENTIAL LOCAL (ALT)

PLAN: SCARLET SAGE AVENUE STA: 39+50.00 TO 50+00.00
HORIZONTAL SCALE: 1" = 50'



ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

PROFILE: SCARLET SAGE AVE STA: 39+50.00 TO 50+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
SOUTH 00°15'06" EAST, 2648.70 FEET.

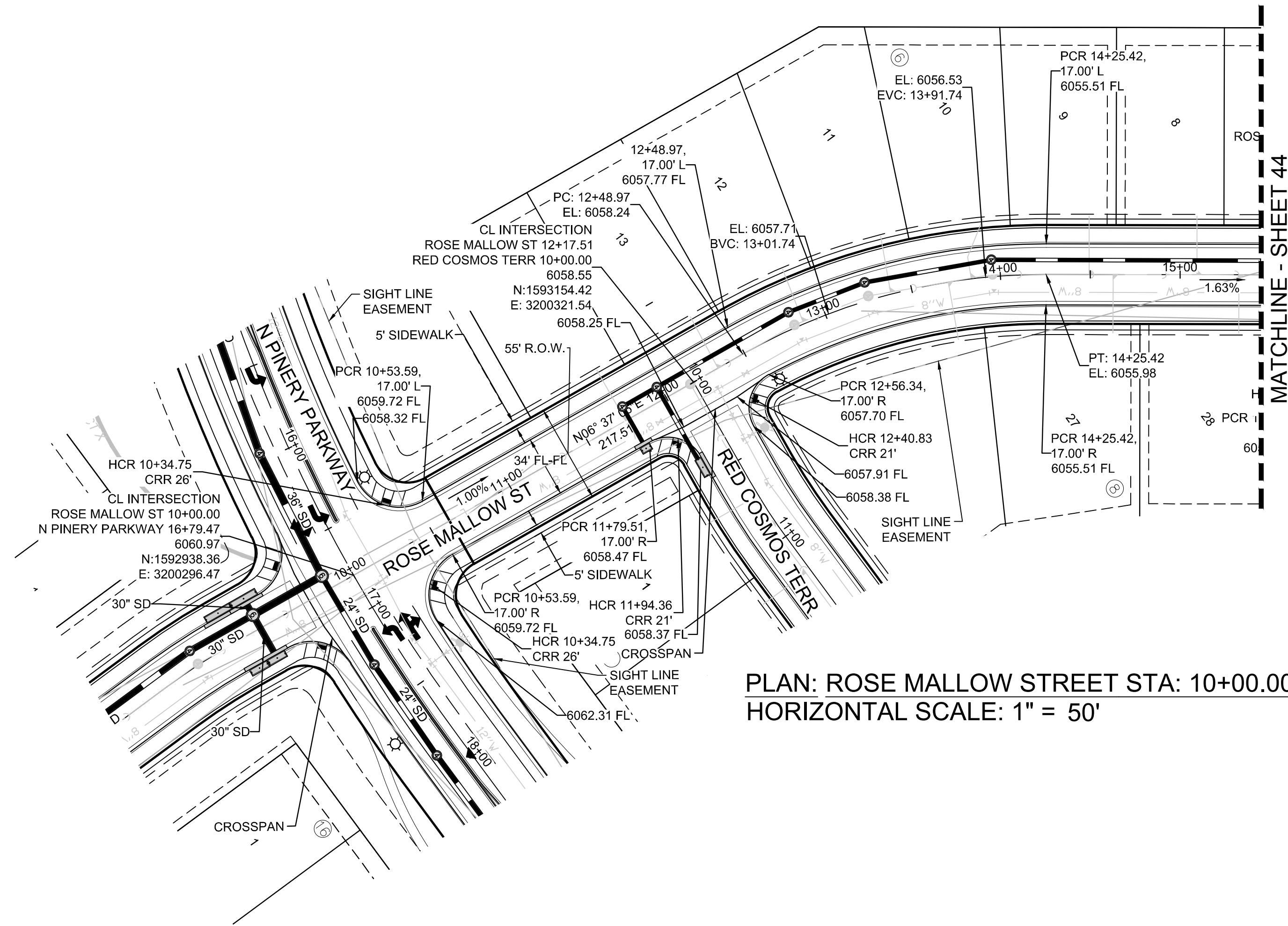
SHEET NUMBER 42	DRAWN BY:	KJD	SCALE:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SCARLET SAGE AVENUE			 ES&M MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9546 Fax: (720) 482-9546		
	CHECKED BY:	JJJ	AS SHOWN								
	FILE NO:										
	DATE:	APRIL 2017		No.	Revisions	Date			Appr.		

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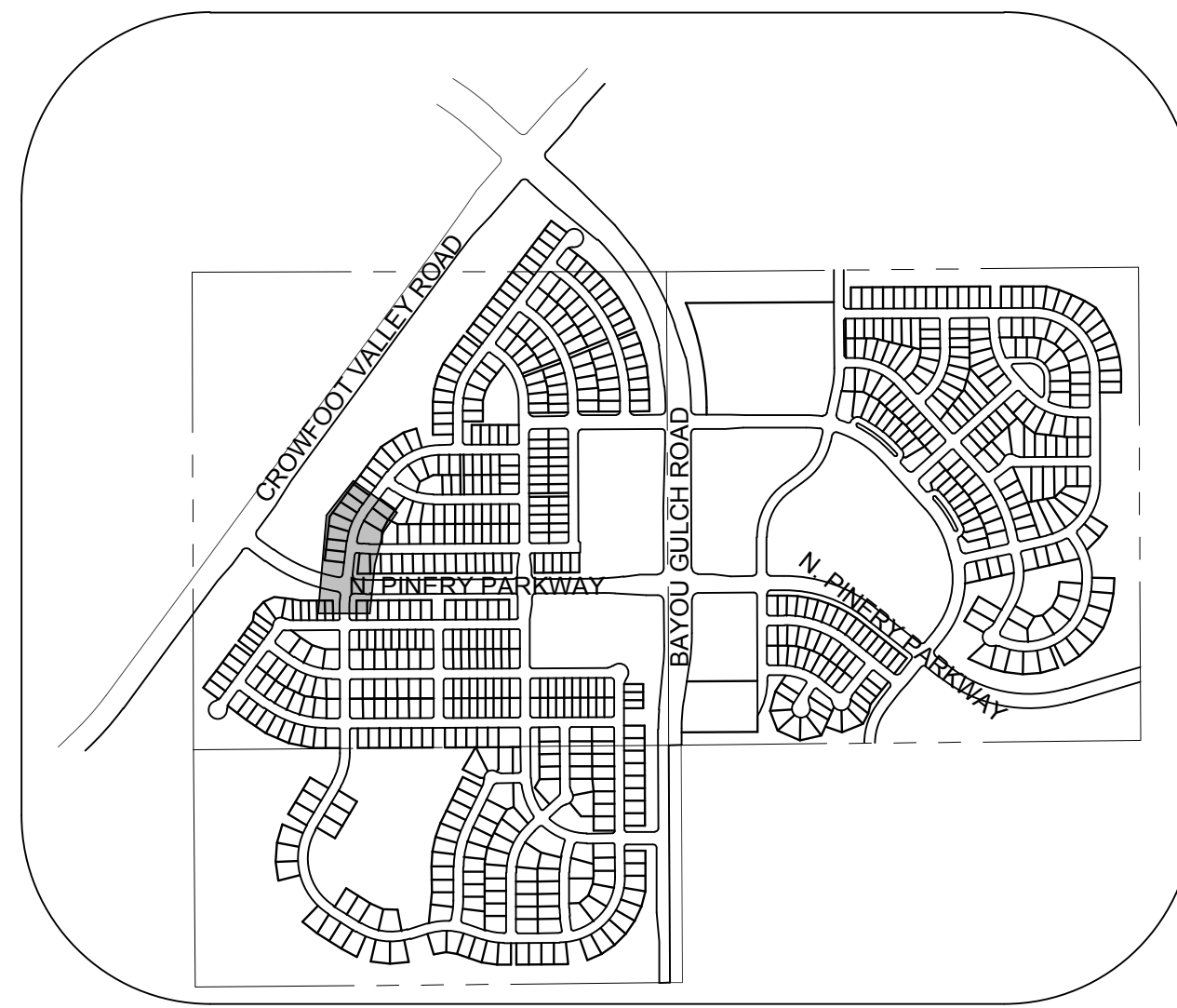
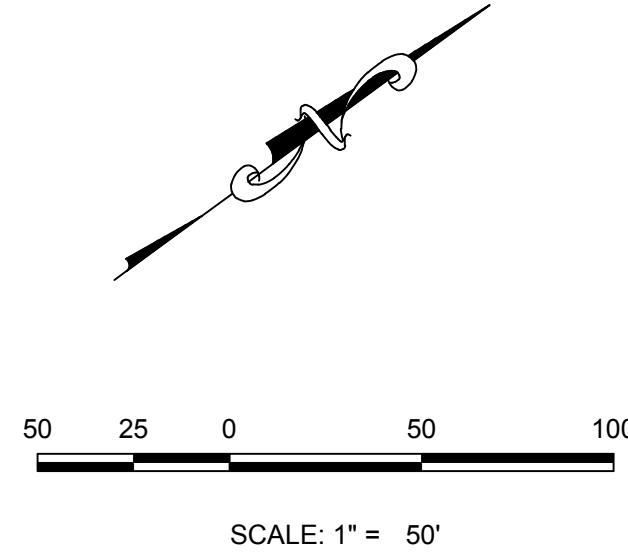


CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

UTILITY NOTIFICATION
CENTER OF COLORADO



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



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌒	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌒	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⌒	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⌒	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
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⌒	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	---	EXISTING FIBER OPTIC LINE
⌒	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⌒	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

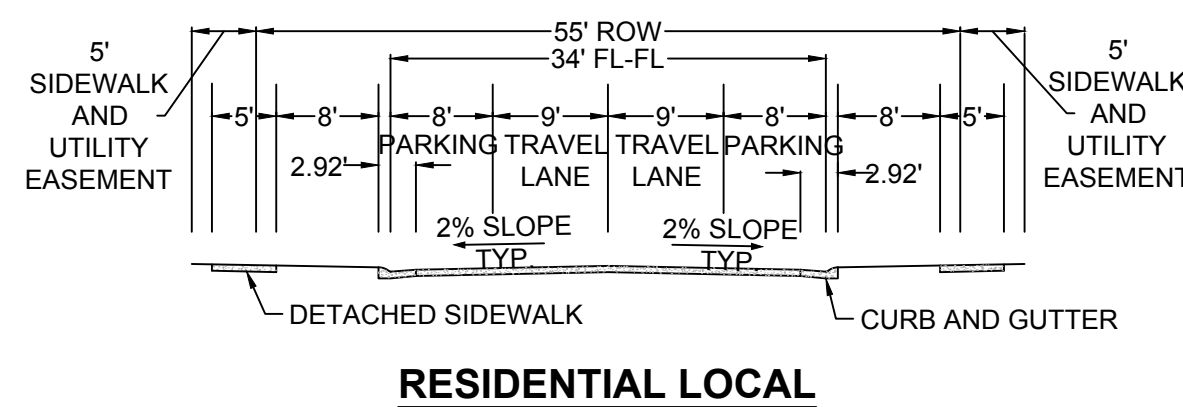
ABBREVIATIONS

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BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
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EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCBP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



RESIDENTIAL LOCAL

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

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10333 E. Dry Creek Rd.
Suite 100
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548



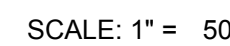
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

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

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

SHEET NUMBER 43

Revisions
No. Date Init. Appr. Date



ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CCR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
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HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SHEET NUMBER 44	DRAWN BY:	--	SCALE:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET AND STORM PLAN & PROFILE ROSE MALLOW STREET				 ESX MANAGEMENT 355 South Arroyo Way CENTENNIAL, CO 80112	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	No.	Revisions	Date	Init.	Appr.	Date
	CHECKED BY:	JW	FILE NO:													
	DATE:	APRIL 2017														

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET G.DWG. RYAN.R. 6/26/2017 5:55 PM



UNCC

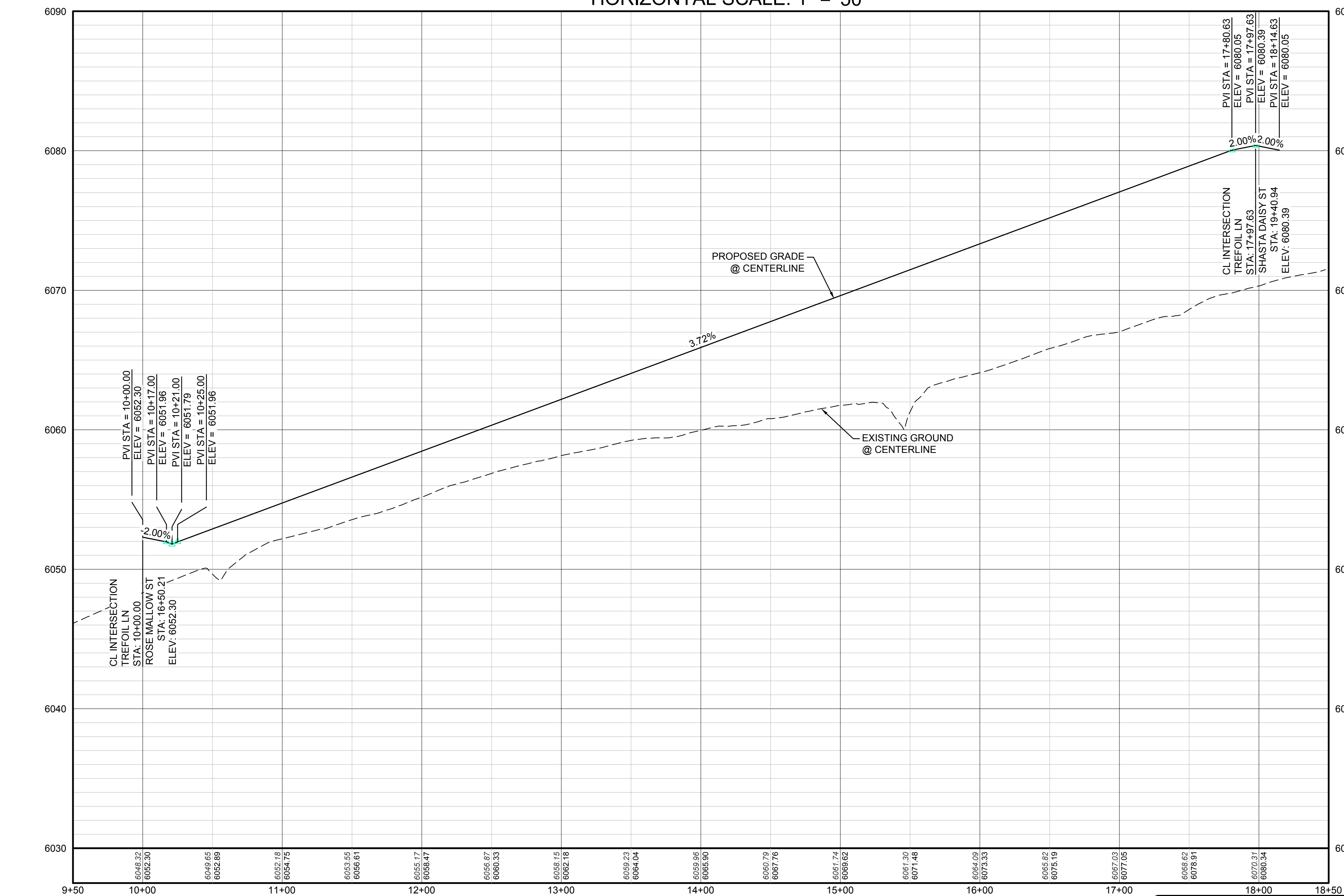
LITULY NOTIFICATION
CENTER OF COLORADO

CALL 811

TWO WORKING DAYS

BEFORE YOU DIG

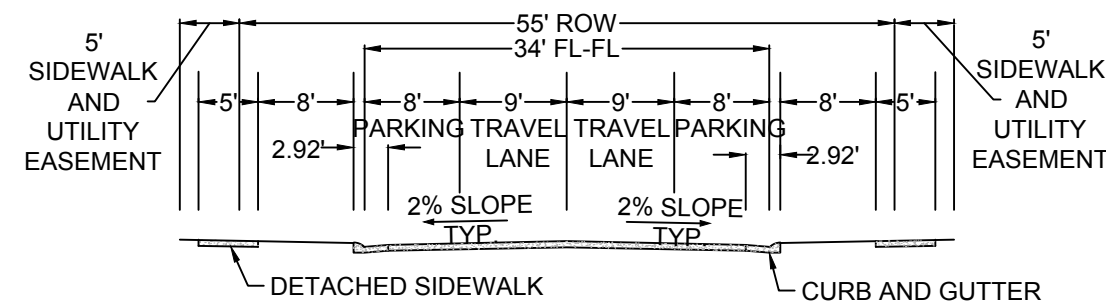
1-800-922-1987



PROFILE: TREFOIL LN STA: 9+50.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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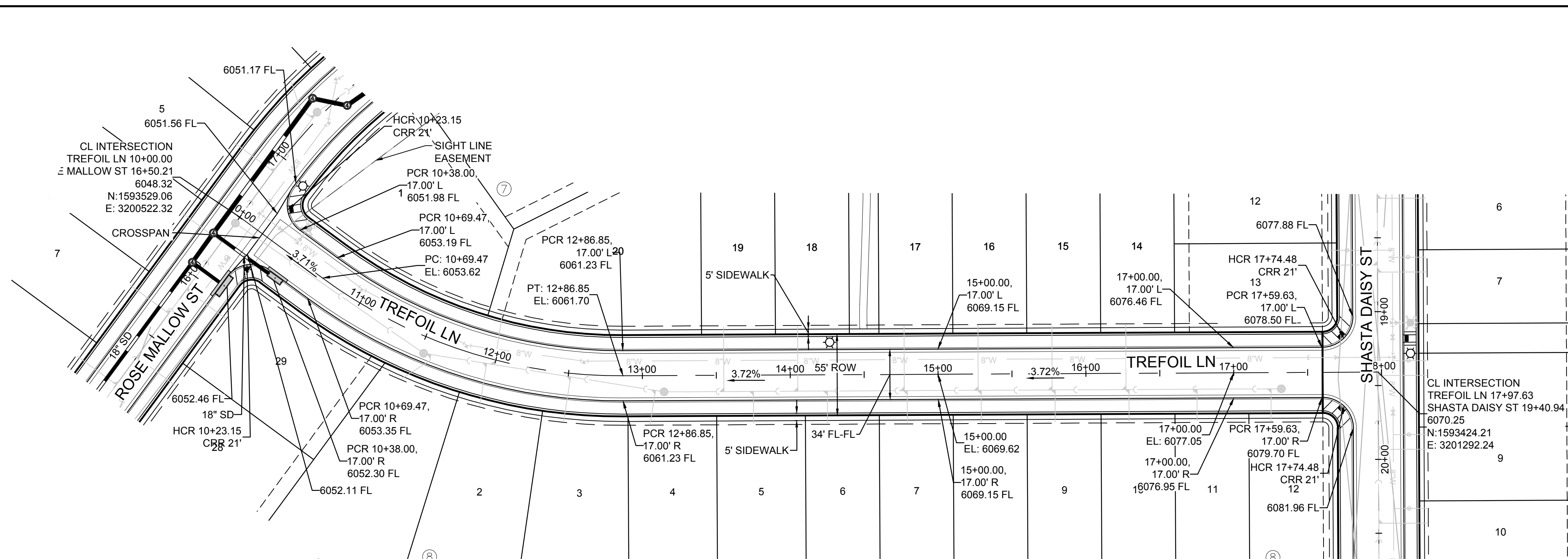


RESIDENTIAL LOCAL

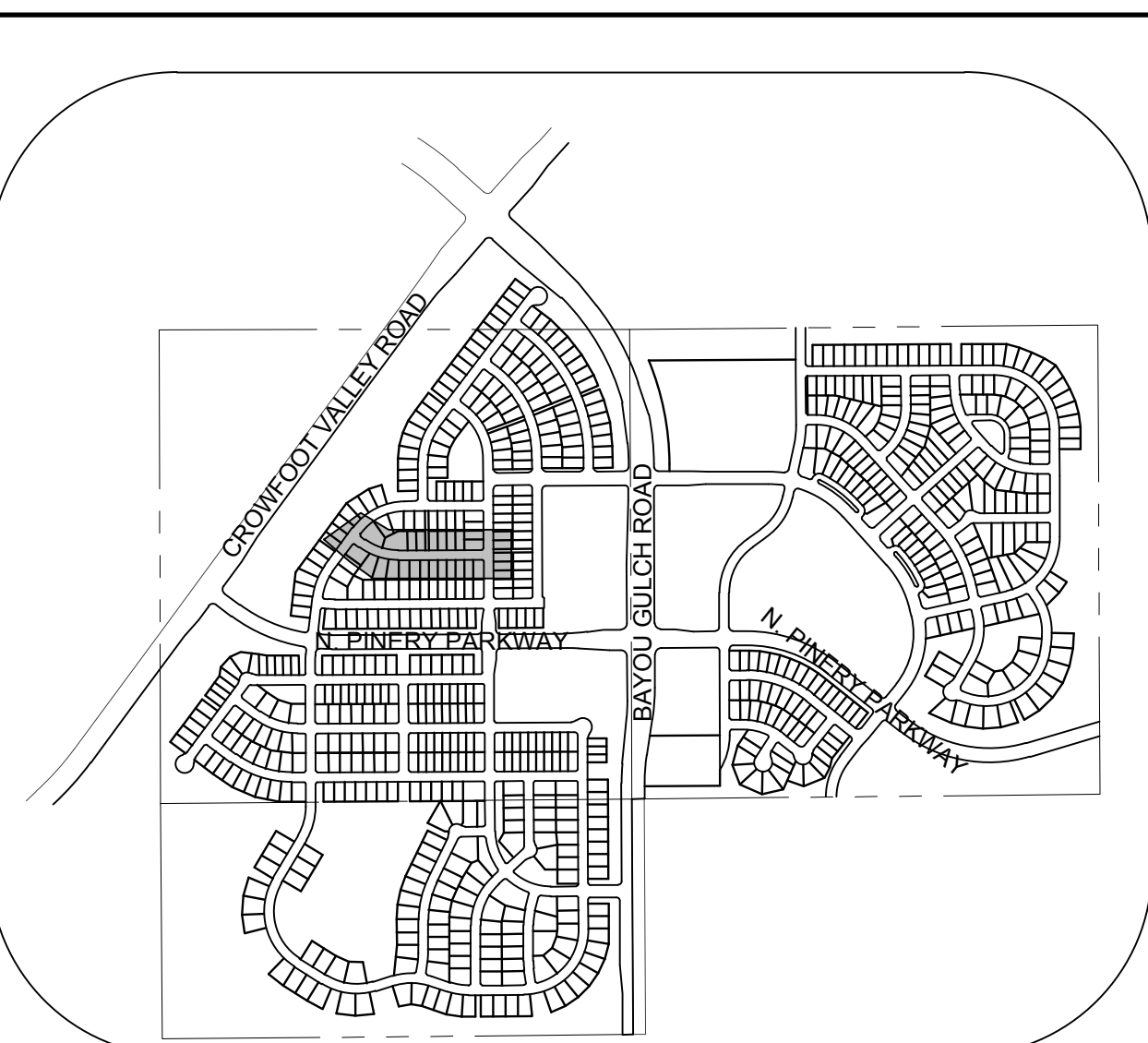
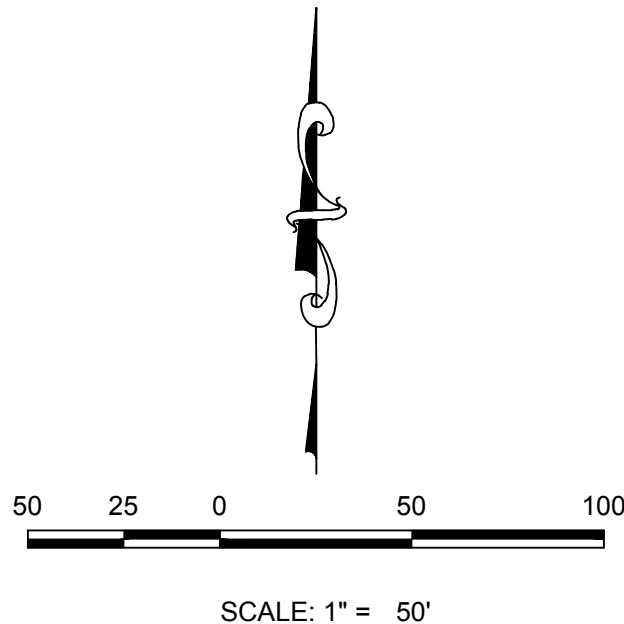
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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



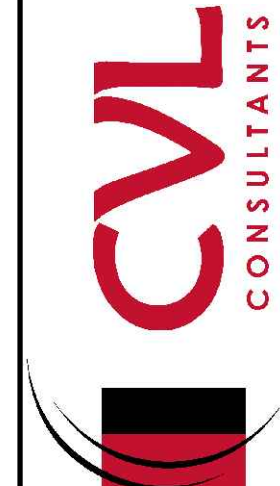
KEYMAP
N.T.S.
LEGEND

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

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548



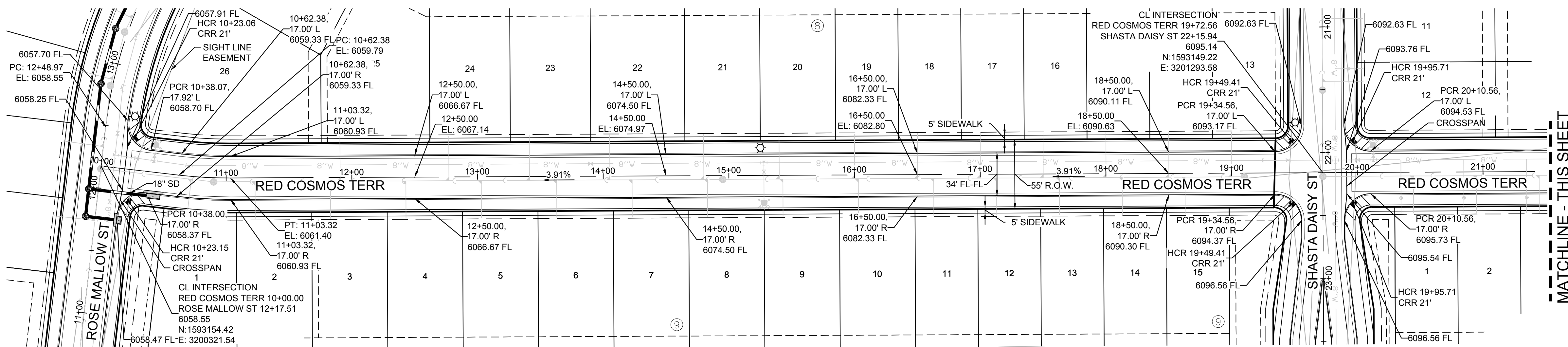
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

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

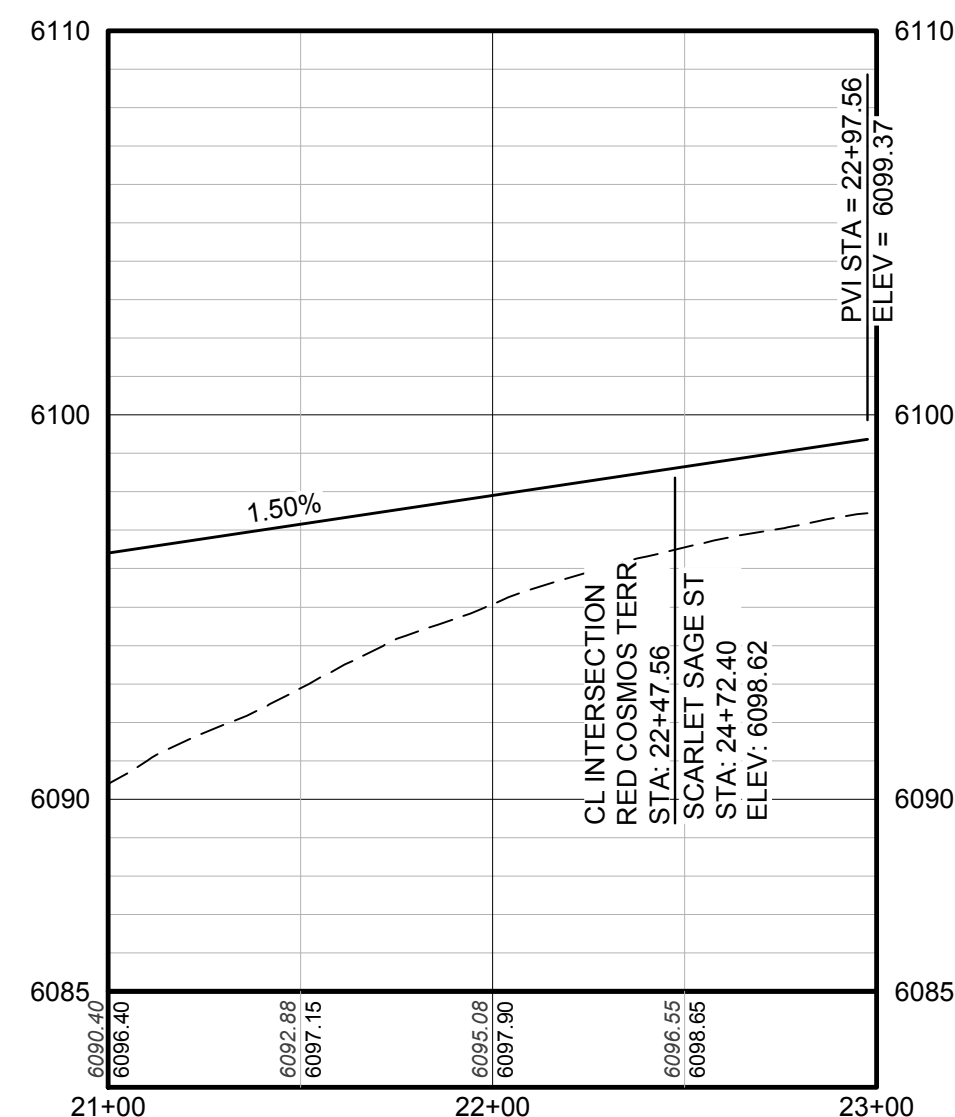
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DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

SHEET NUMBER 45

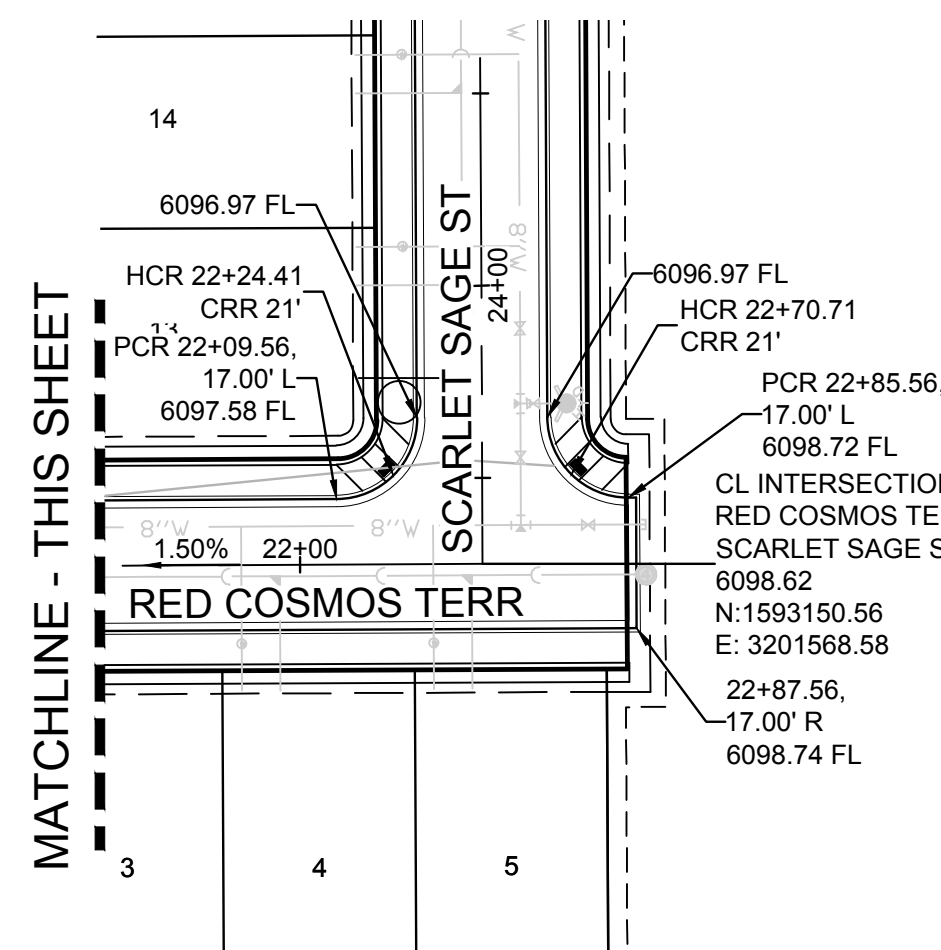
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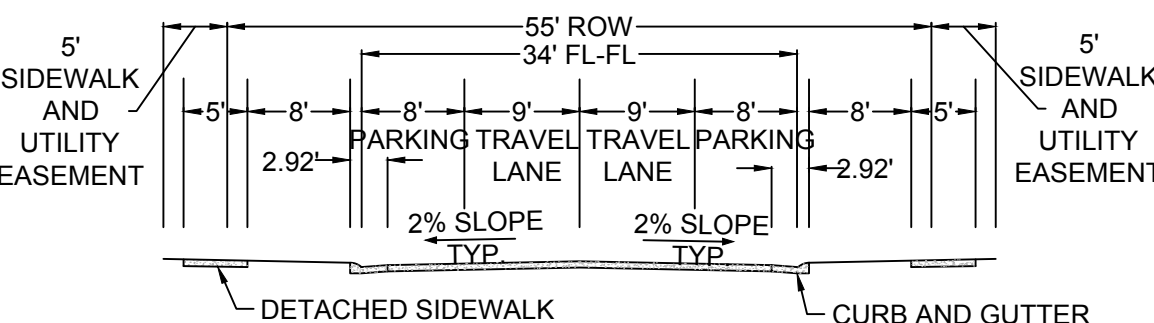
PLAN: RED COSMOS TERR STA: 9+50.00 TO 21+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS TERR STA: 21+00.00 TO 23+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

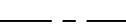
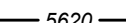
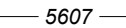
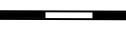
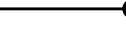
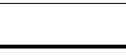
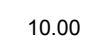


PLAN: RED COSMOS TERR STA: 21+50.00 TO 23+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

LEGEND

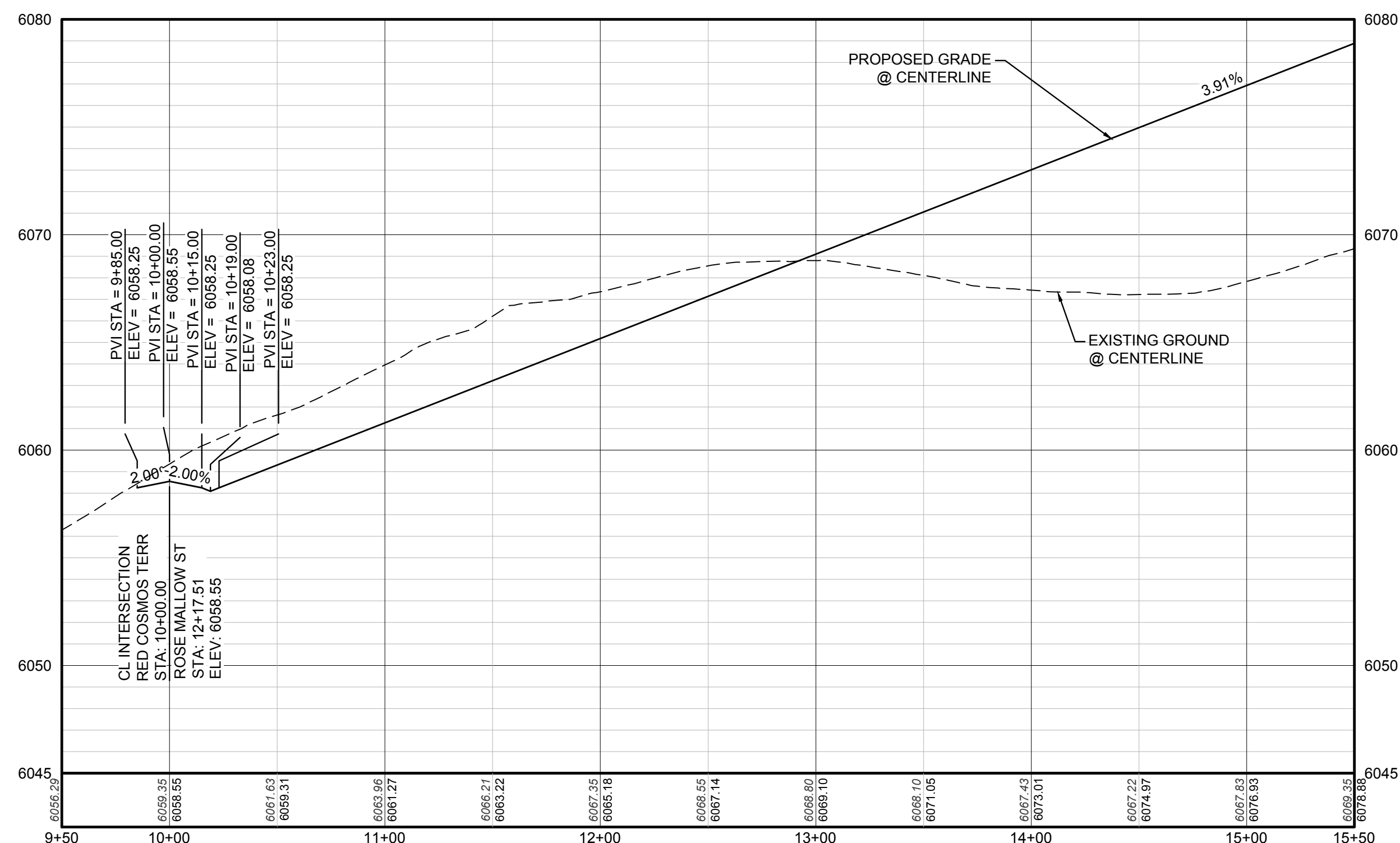
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING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

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADII	PT	PT. OF VERTICAL INTERSECTION
CR	CURB RADIUS	PVI	POINT OF VERTICAL INTERSECTION
EP	EDGE OF PAVEMENT	RCB	REINFORCED CONCRETE BOX
EVC	END VERTICAL CURVE	RCU	REINFORCED CONCRETE CULVERT
FG	FINISHED GROUND	RCP	REINFORCED CONCRETE PIPE
FL	FLOW LINE	R/W	RIGHT OF WAY
GV	GATE VALVE	SD	STORM DRAIN
HA	HYDRAULIC ASSEMBLY	SE	SECTION LINE
HCR	HANDICAP CURB RAMP	SS	SANITARY SEWER
HP	HIGH POINT	ST	STATION
INV	INVERT	T.O.P.	TOP OF PIPE
K	MANHOLE COEFFICIENT	UE	UTILITY EASEMENT
L	LINEAR FEET	VC	VERTICAL CURVE
MH	MANHOLE	WL	WATER LINE
		WSE	WATER SURFACE ELEVATION

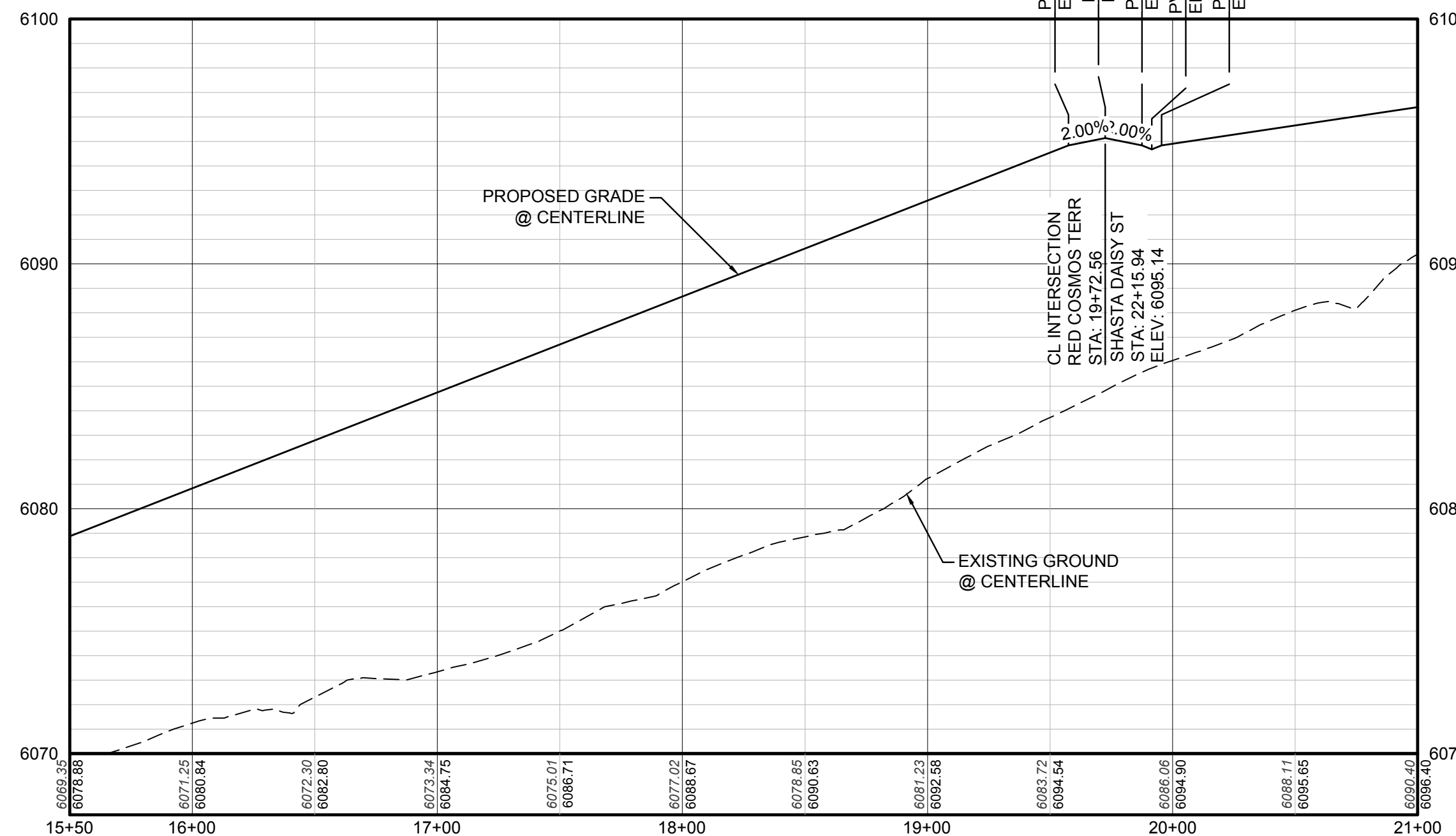
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PROFILE: RED COSMOS TERR STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: RED COSMOS TERR STA: 15+50.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

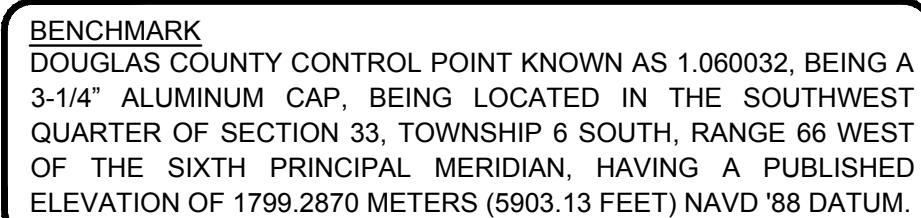
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

Basis of Bearings:

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



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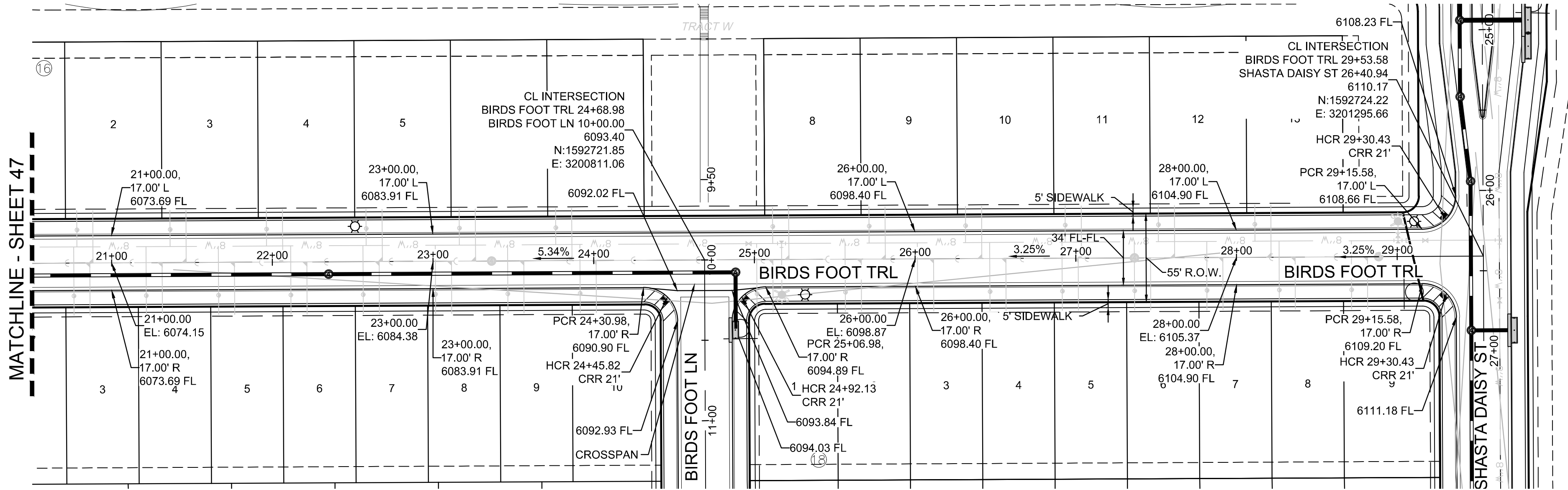
ABBREVIATIONS

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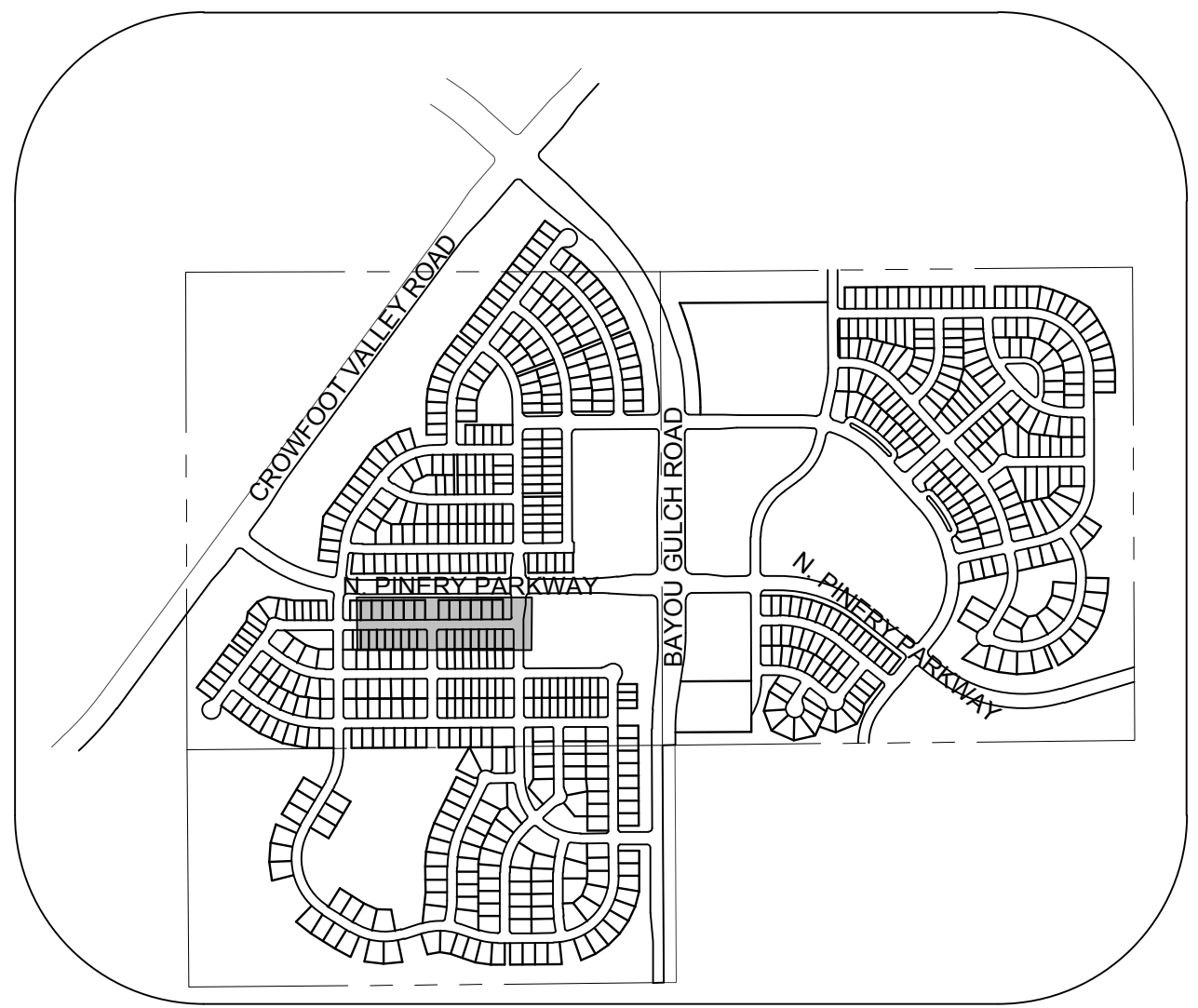
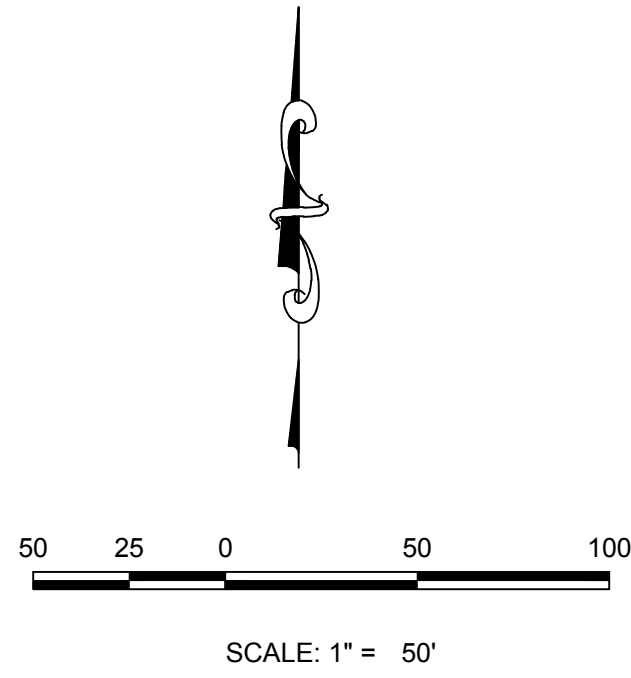
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET PLAN AND PROFILE\LAURAC, 6/25/2017 6:01 PM



PLAN: BIRDS FOOT TRL STA: 20+50.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	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

ABBREVIATIONS

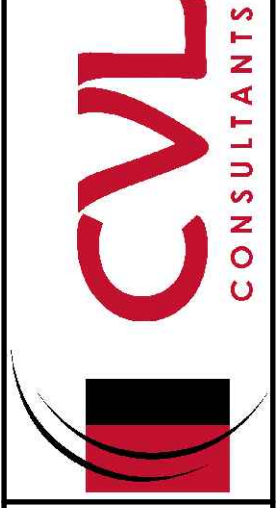
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548



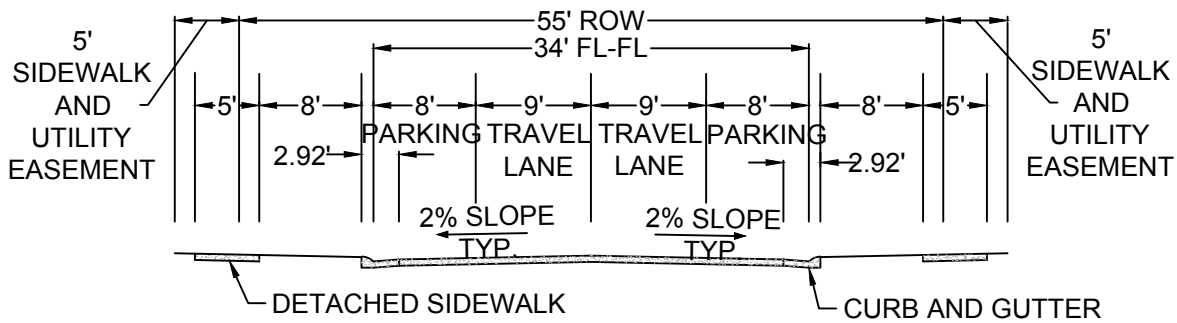
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7353 South Alton Way
CENTENNIAL, CO 80112

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

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

SHEET NUMBER
48

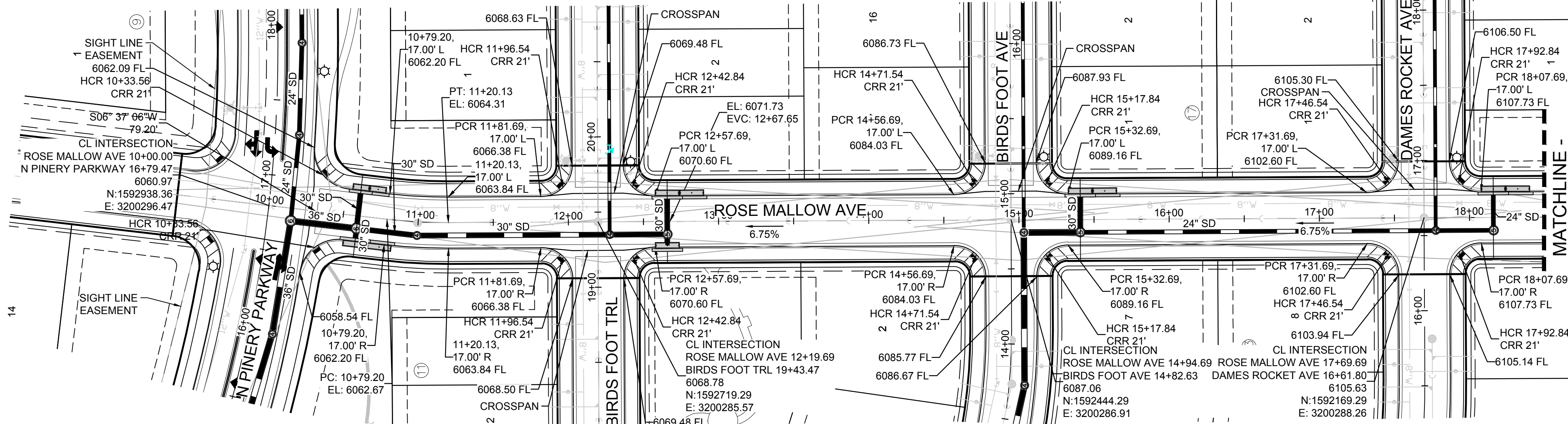
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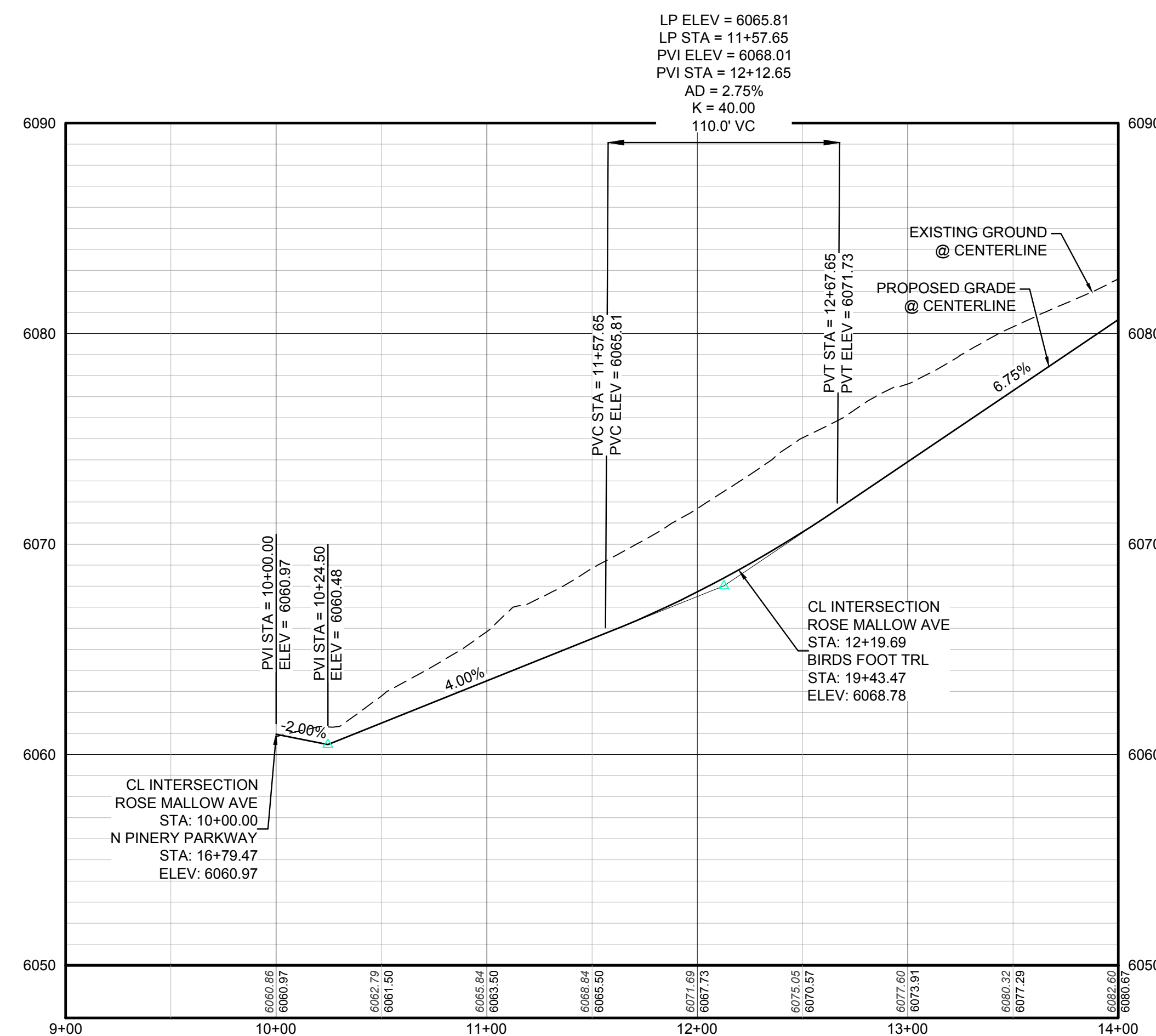
RESIDENTIAL LOCAL

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

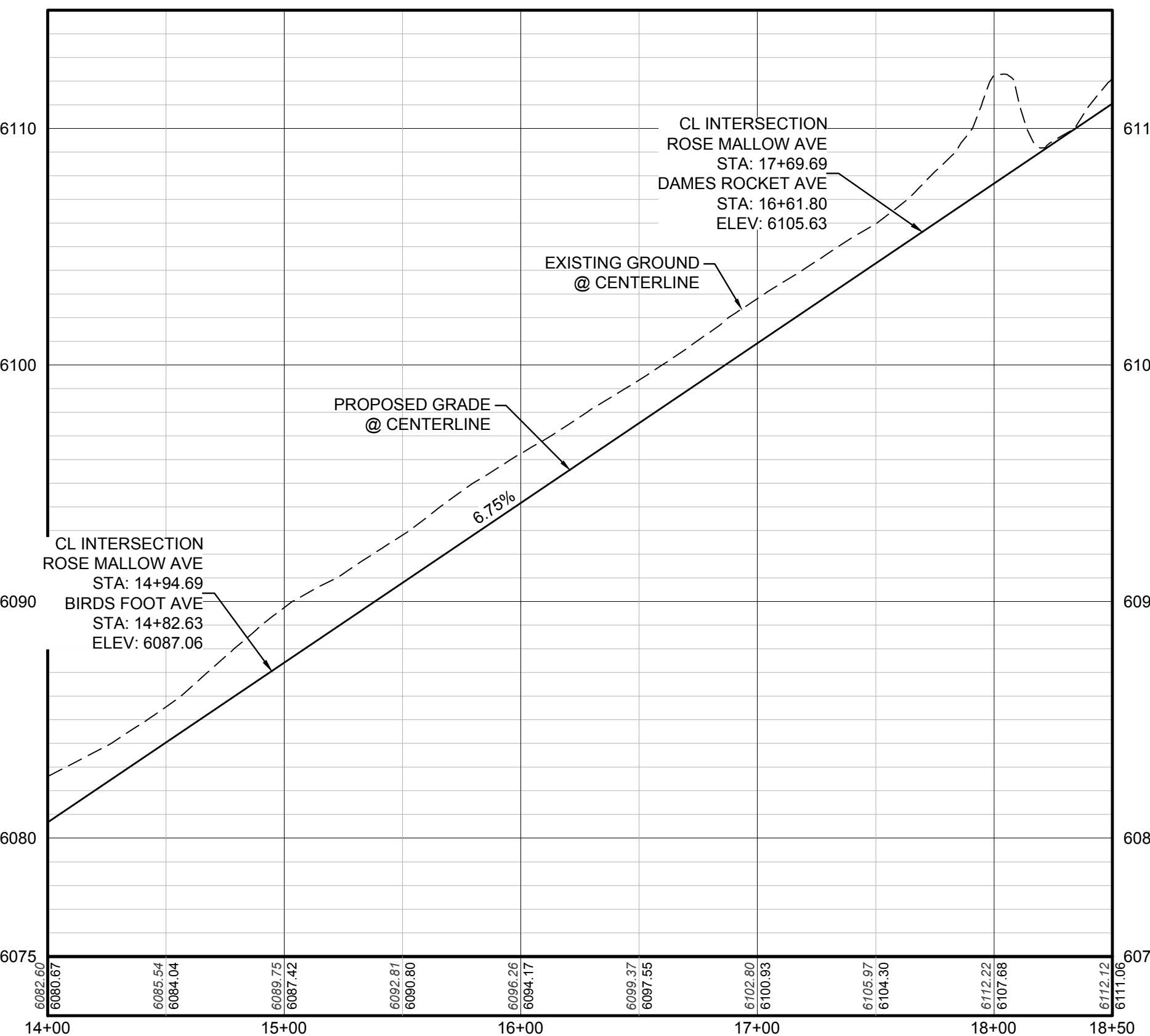
BASIS OF BEARINGS:
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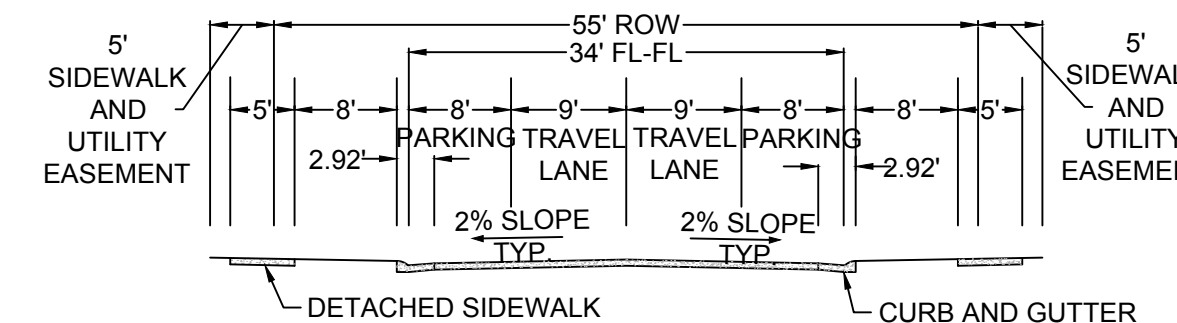
PLAN: ROSE MALLOW AVE STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



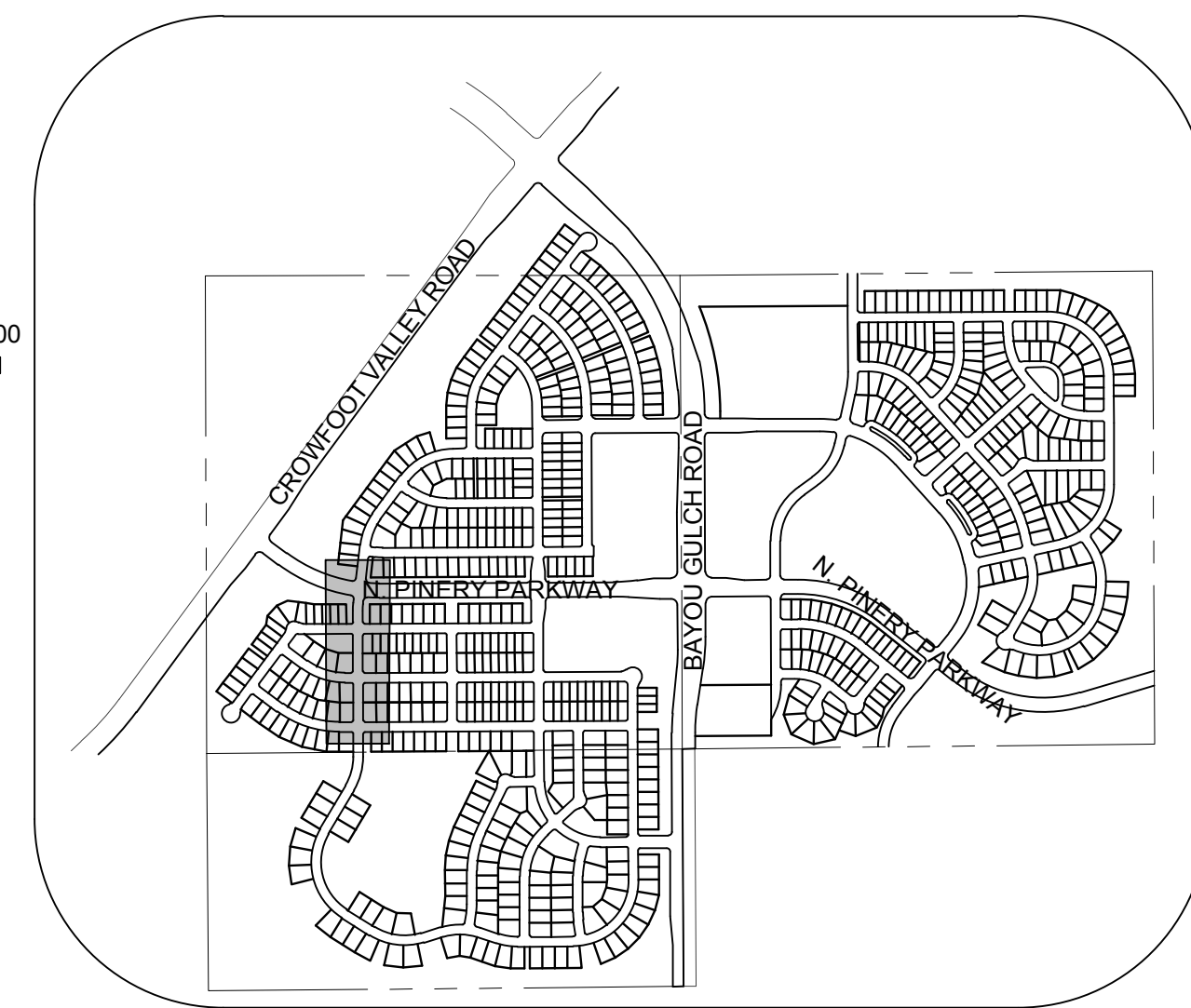
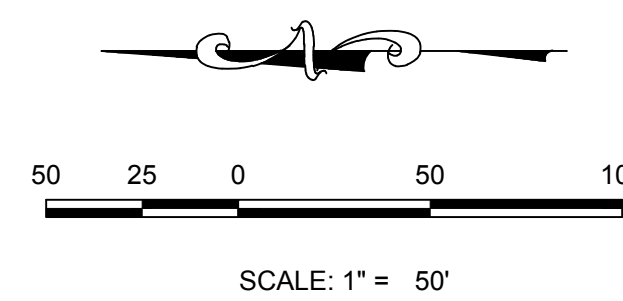
PROFILE: ROSE MALLOW AVE STA: 9+00.00 TO 14+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROSE MALLOW AVE STA: 14+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
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⊠	EXISTING FIRE HYDRANT	8" W	PROPOSED WATER LINE
⊠	PROPOSED LIGHT POLE	---	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	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

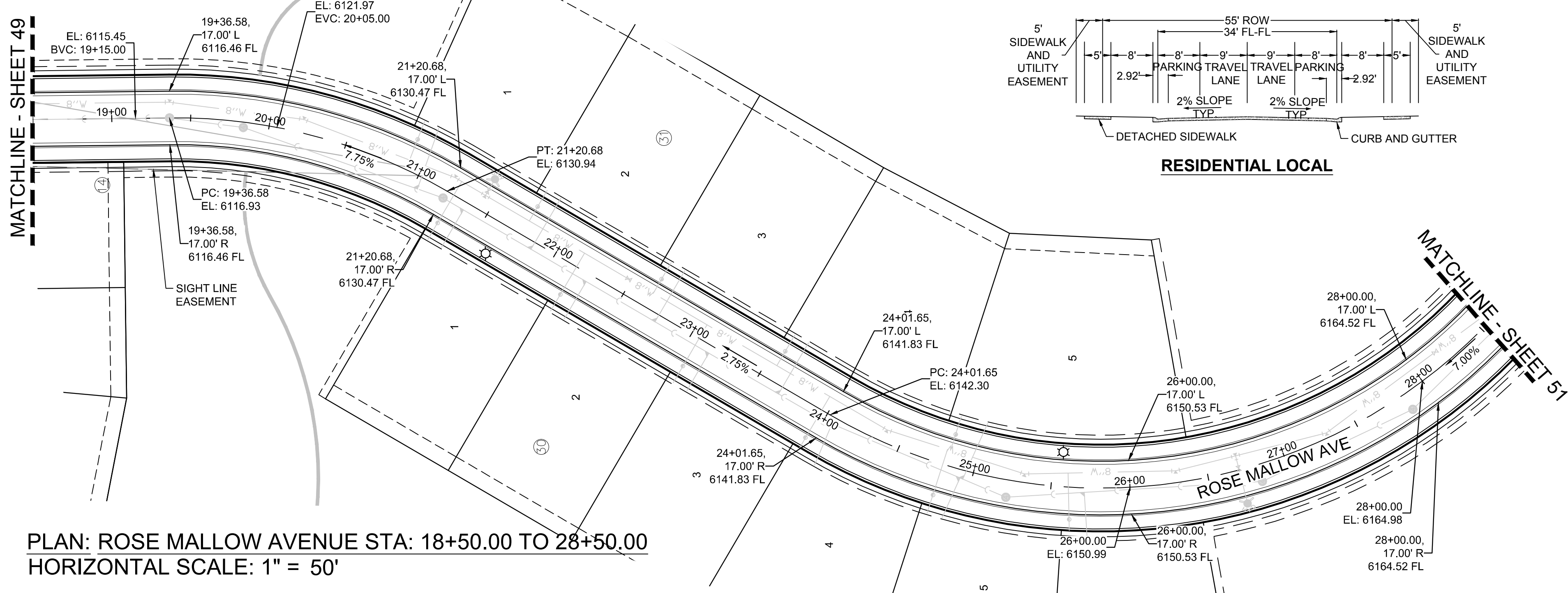
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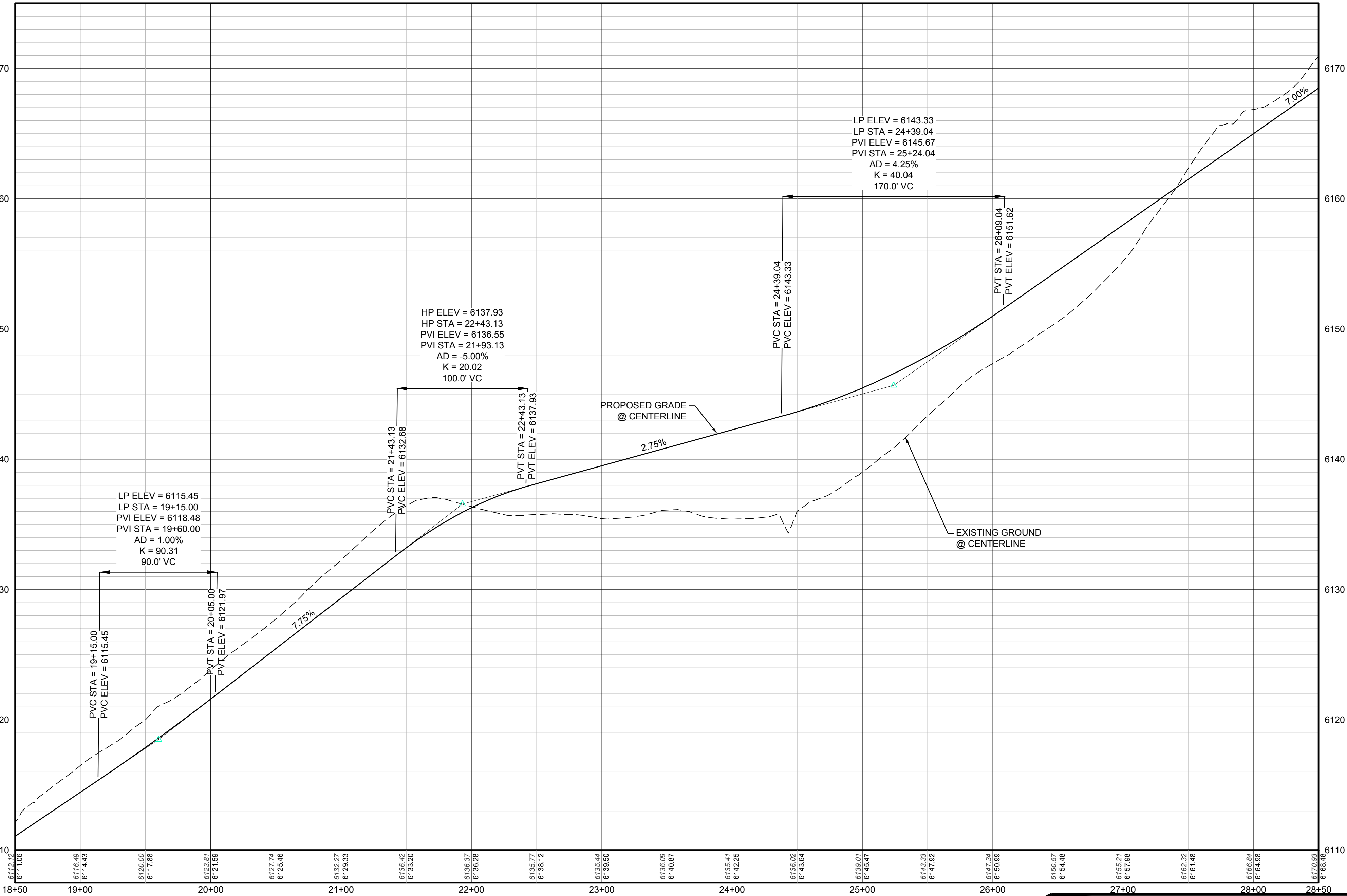
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SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	EXH MANAGEMENT 7353 South Alton Way CENTENNIAL CO 80112	CVL CONSULTANTS 10333 E. Dry Creek Rd. Centennial, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	No.	Date	Init.	Appr.	Date

MATCHLINE - SHEET 49



PLAN: ROSE MALLOW AVENUE STA: 18+50.00 TO 28+50.00
HORIZONTAL SCALE: 1" = 50'

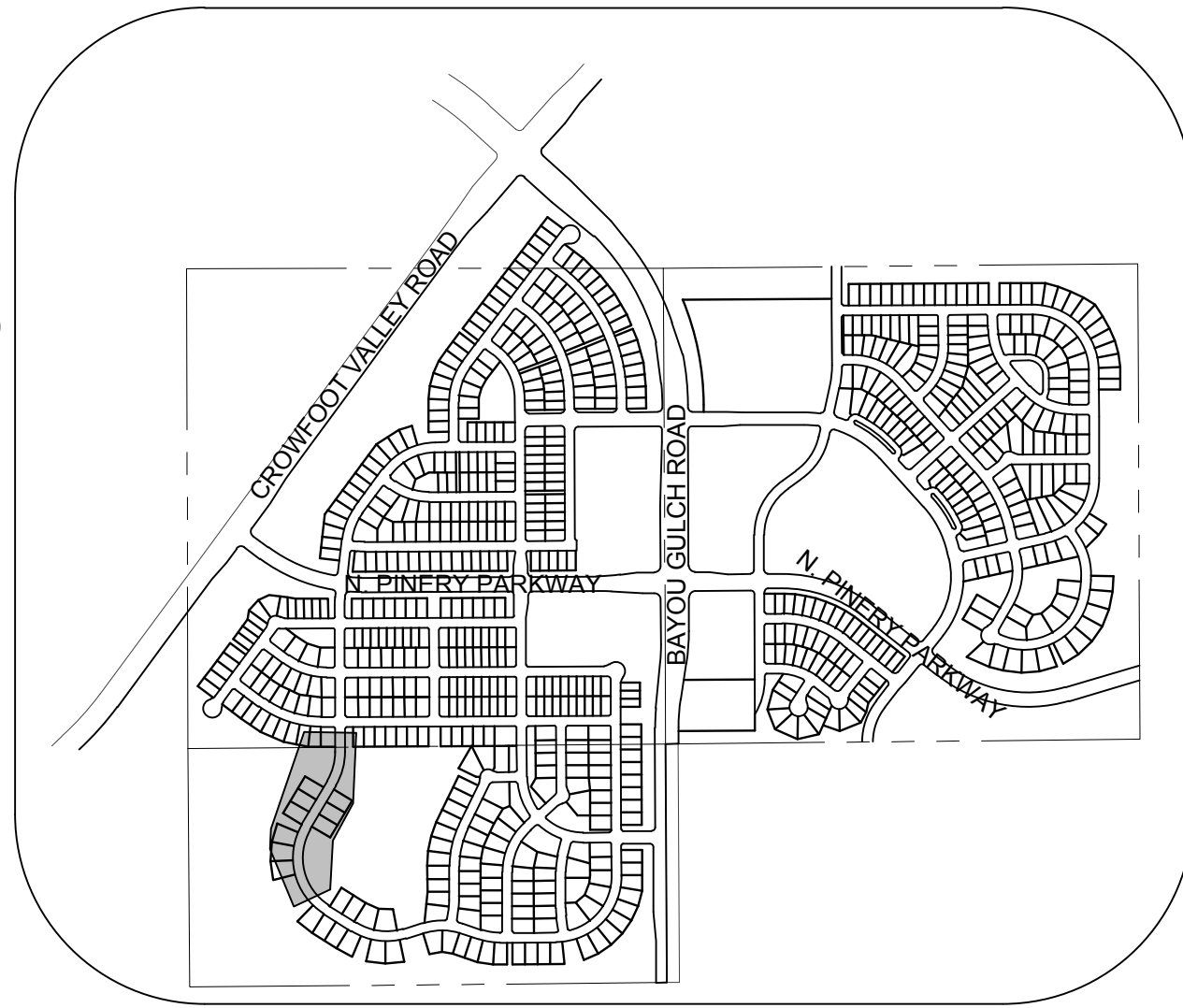


PROFILE: ROSE MALLOW AVE STA: 18+50.00 TO 28+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.080032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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



KEYMAP
N.T.S.
LEGEND

- | | | | |
|-------|---------------------------------------|------|-------------------------------------|
| 2 | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| A | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊠ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⊠ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| ⊠ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| ⊠ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| ⊠ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| ⊠ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| ⊠ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| ⊠ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| ⊠ | PROPOSED AIR VALVE | --- | 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

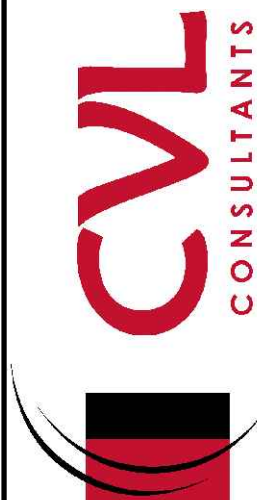
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|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PL | PROPERTY LINE |
| BVP | BEGIN VERTICAL PROFILE | PVC | POLYVINYL CHLORIDE |
| CRR | CURB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

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

10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

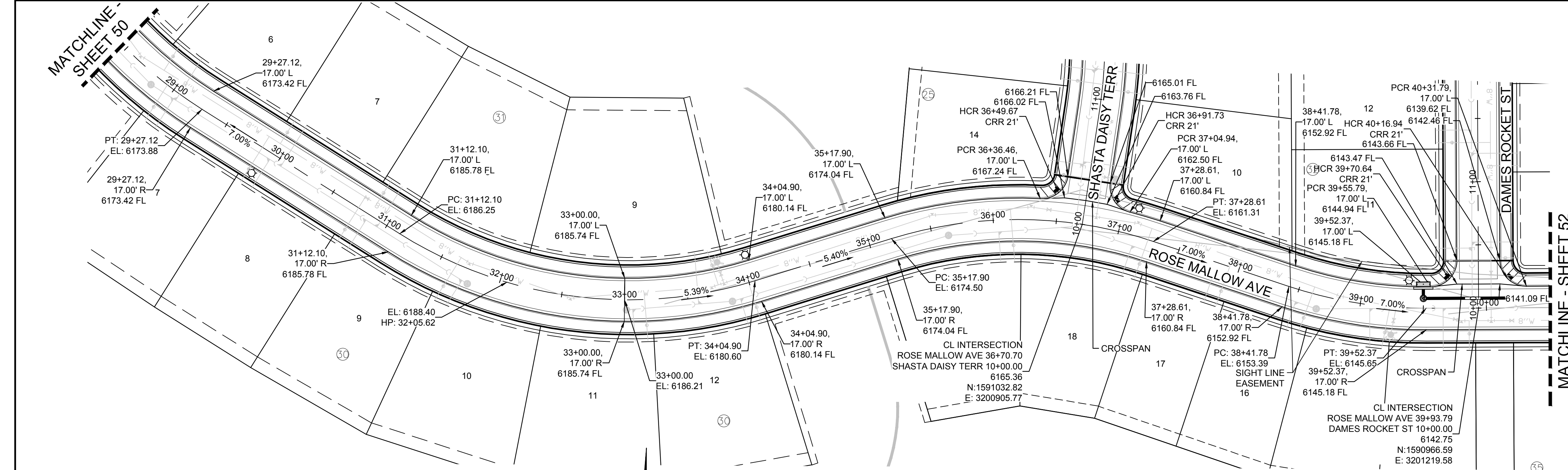


ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

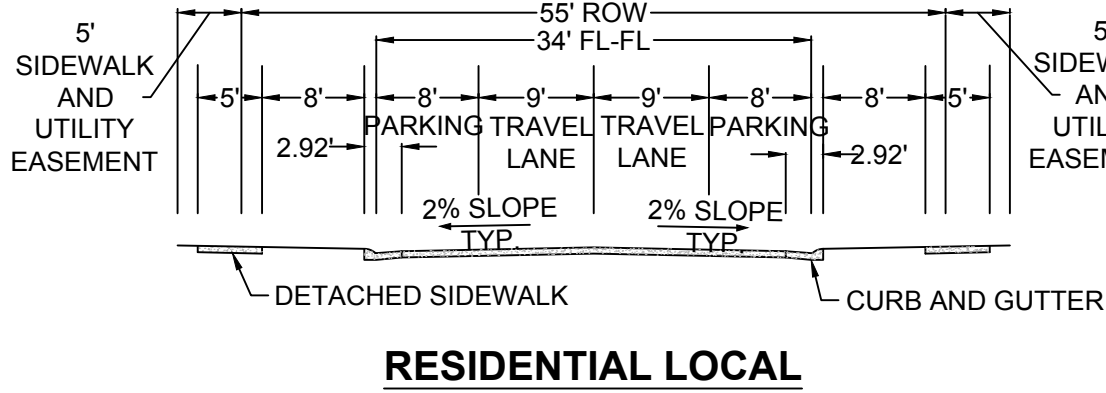
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

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

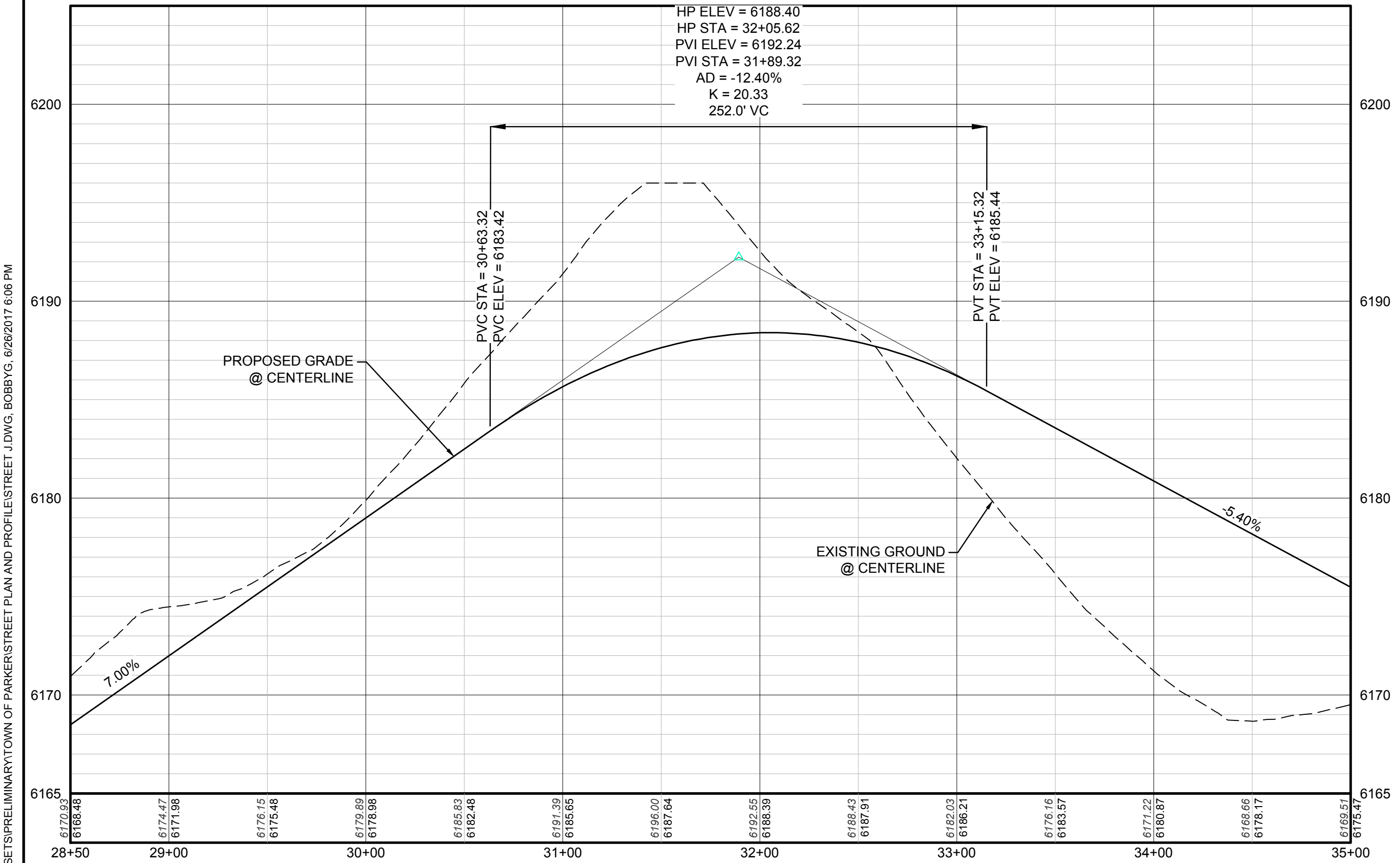
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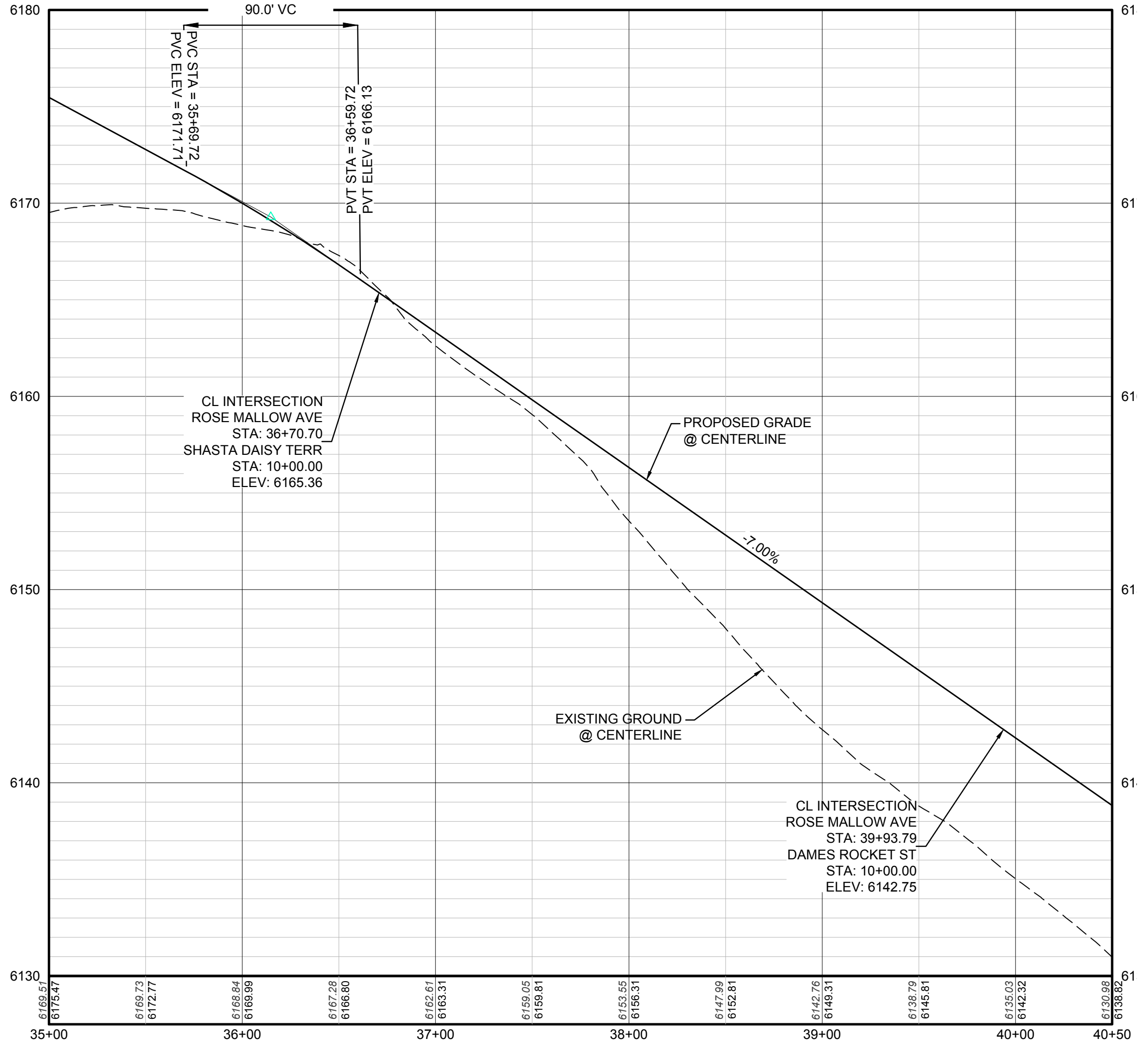
PLAN: ROSE MALLOW AVE STA: 28+50.00 TO 40+50.00
HORIZONTAL SCALE: 1" = 50'



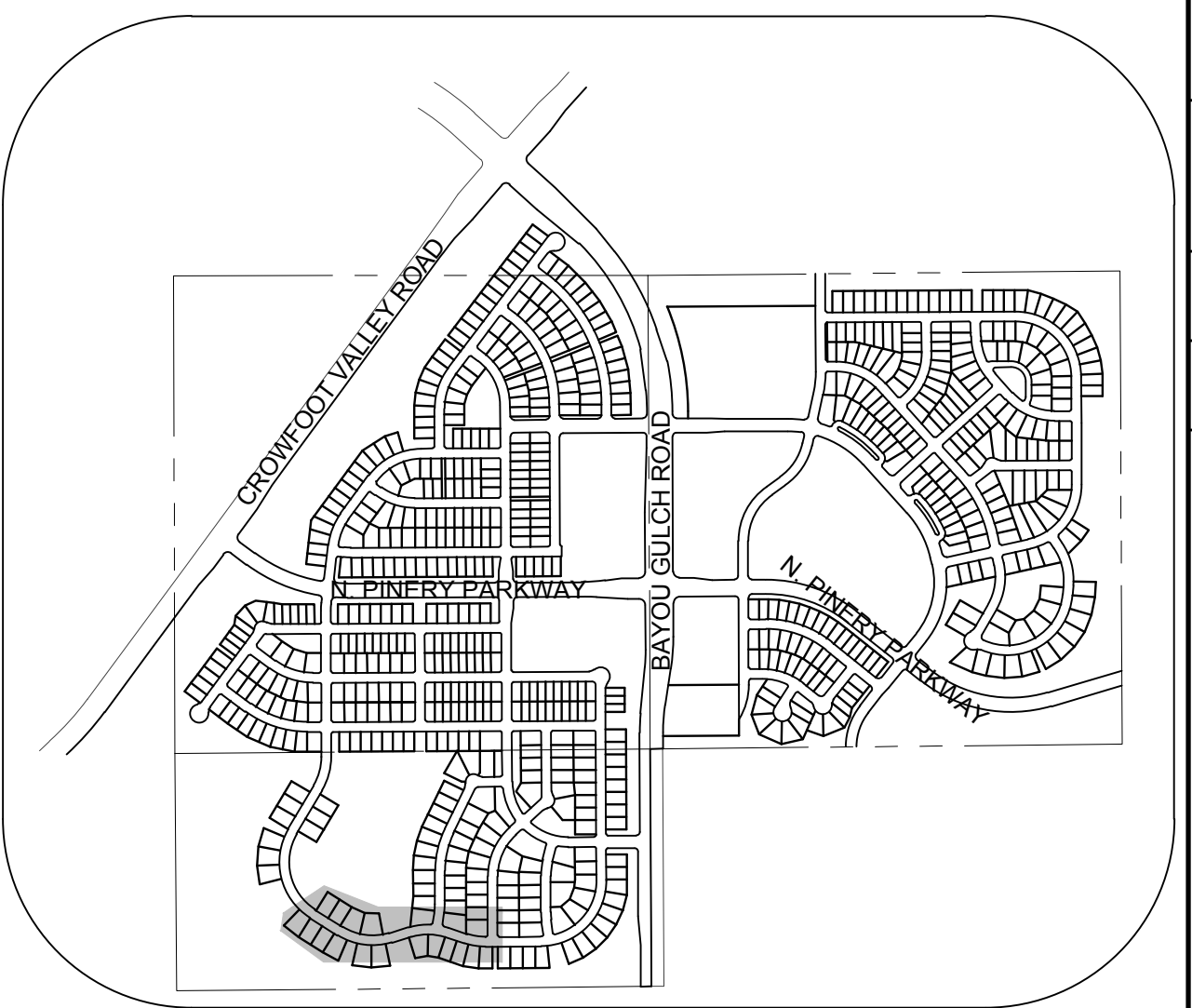
RESIDENTIAL LOCAL



PROFILE: ROSE MALLOW AVE STA: 28+50.00 TO 35+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROSE MALLOW AVE STA: 35+00.00 TO 40+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



- | | |
|---------------------------------------|--|
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| 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 |
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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 |
| EXISTING ELEVATION | --- FILING BOUNDARY |
| 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 | N.T.S. NOT TO SCALE |
| BVC BEGIN VERTICAL CURVE | PL PROPERTY LINE |
| BVP BEGIN VERTICAL PROFILE | PVC POLYVINYL CHLORIDE |
| CRR CURB RETURN RADIUS | PVI PT. OF VERTICAL INTERSECTION |
| EL ELEVATION | PVT POINT OF VERTICAL TANGENT |
| EP EDGE OF PAVEMENT | RCBC REINFORCED CONCRETE BOX CULVERT |
| EVC END VERTICAL CURVE | RCP REINFORCED CONCRETE PIPE |
| EVP END VERTICAL PROFILE | ROW RIGHT OF WAY |
| FG FINISHED GROUND | SD STORM DRAIN |
| FL FLOW LINE | SL SECTION LINE |
| GV GATE VALVE | SS SANITARY SEWER |
| HA HYDRANT ASSEMBLY | STA STATION |
| HCR HANDICAP CURB RAMP | T.O.P. TOP OF PIPE |
| HP HIGH POINT | UE UTILITY EASEMENT |
| INV INVERT | VC VERTICAL CURVE |
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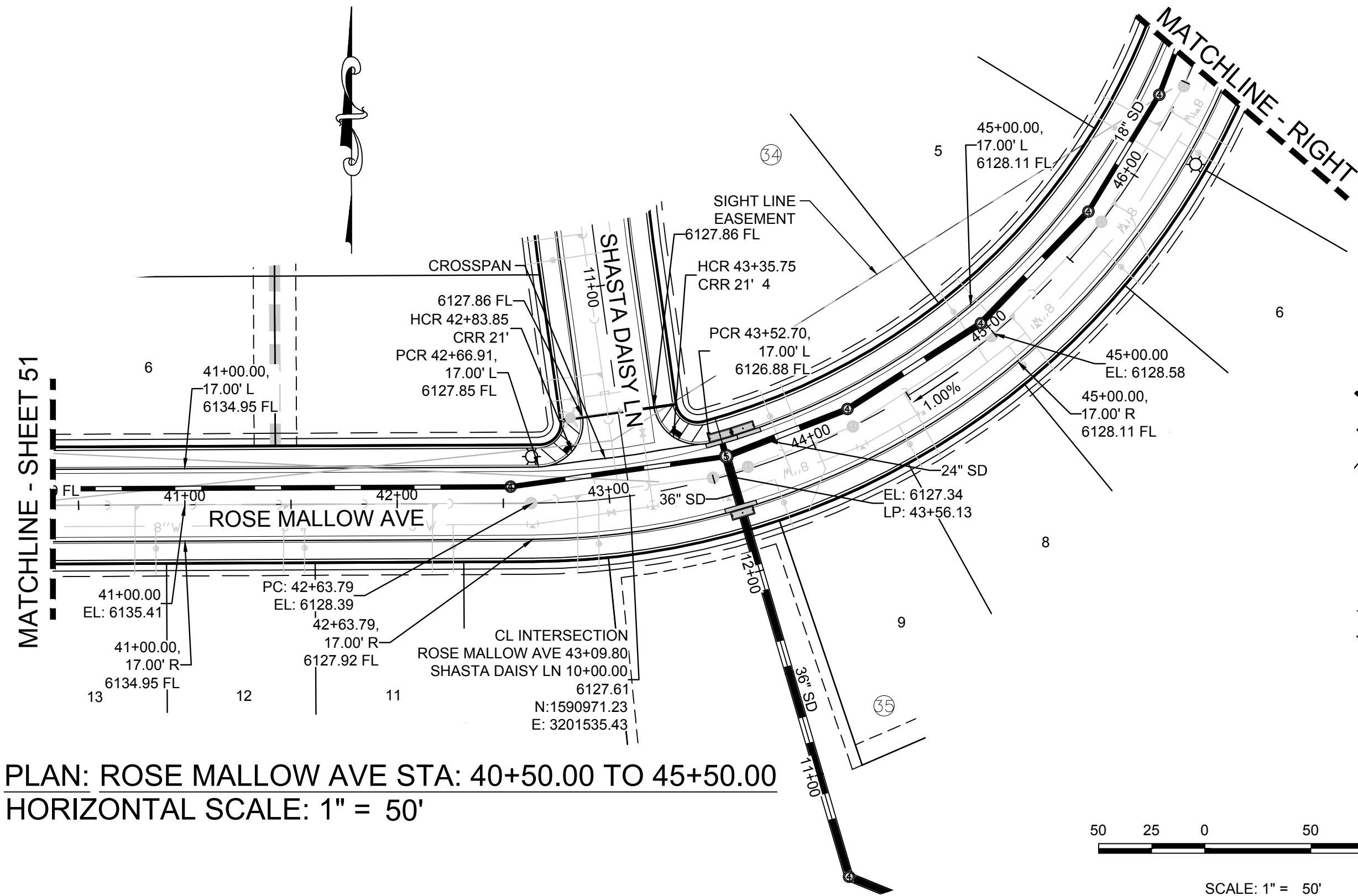
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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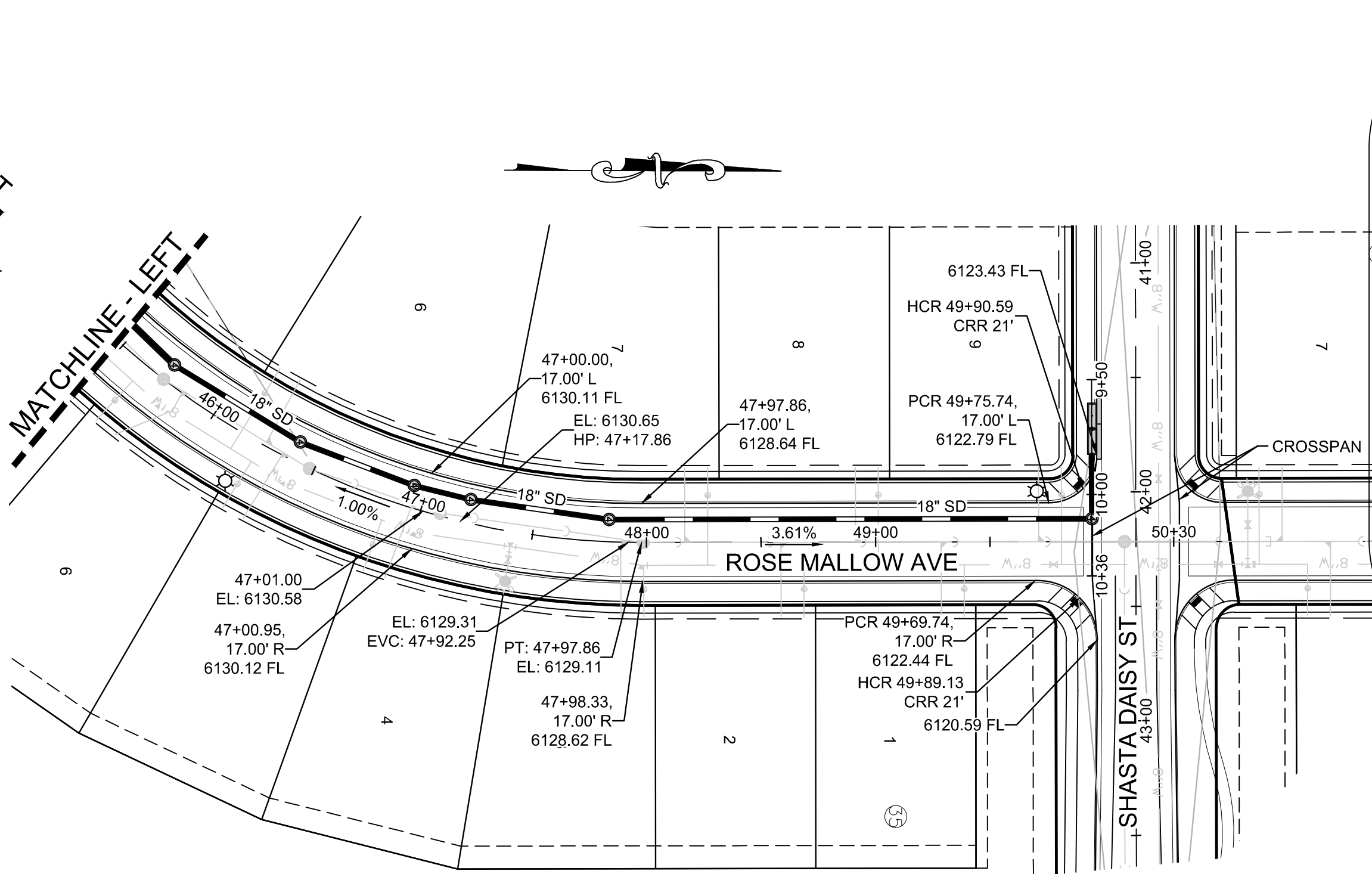
BENCHMARK
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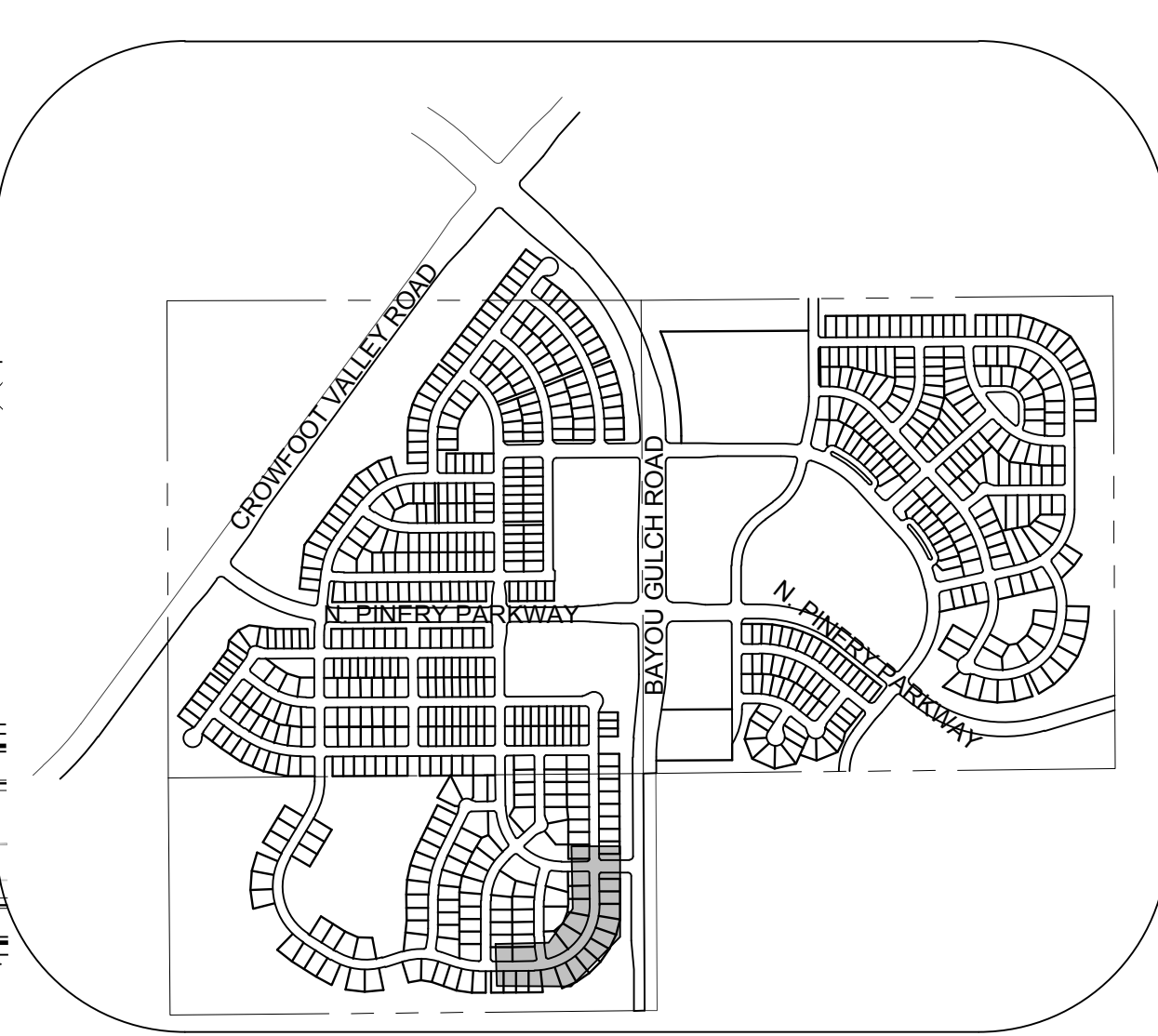
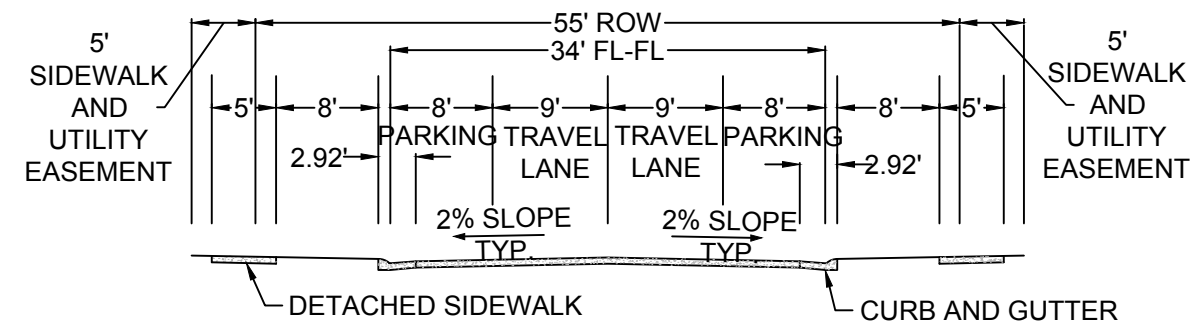
SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: APRIL 2017	FILE NO: 8130283701	PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE ROSE MALLOW AVENUE	EXS MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	CVL CONSULTANTS 10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	Init.	Appr.	Date
								No.			



PLAN: ROSE MALLOW AVE STA: 40+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'



PLAN: ROSE MALLOW AVE STA: 45+50.00 TO 50+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	---	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
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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
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ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

LP ELEV = 6127.34
LP STA = 43+56.13
PVI ELEV = 6125.92
PVI STA = 42+34.26
AD = 8.00%
K = 40.63
325.0' VC

HP ELEV = 6130.65
HP STA = 47+17.86
PVI ELEV = 6131.02
PVI STA = 47+44.75
AD = -4.61%
K = 20.61
95.0' VC

PVI STA = 49+90.74
ELEV = 6122.15
PVI STA = 49+94.74
ELEV = 6121.98
PVI STA = 49+98.74
ELEV = 6122.15

PROFILE: ROSE MALLOW AVE STA: 40+50.00 TO 50+50.00
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CVL
CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

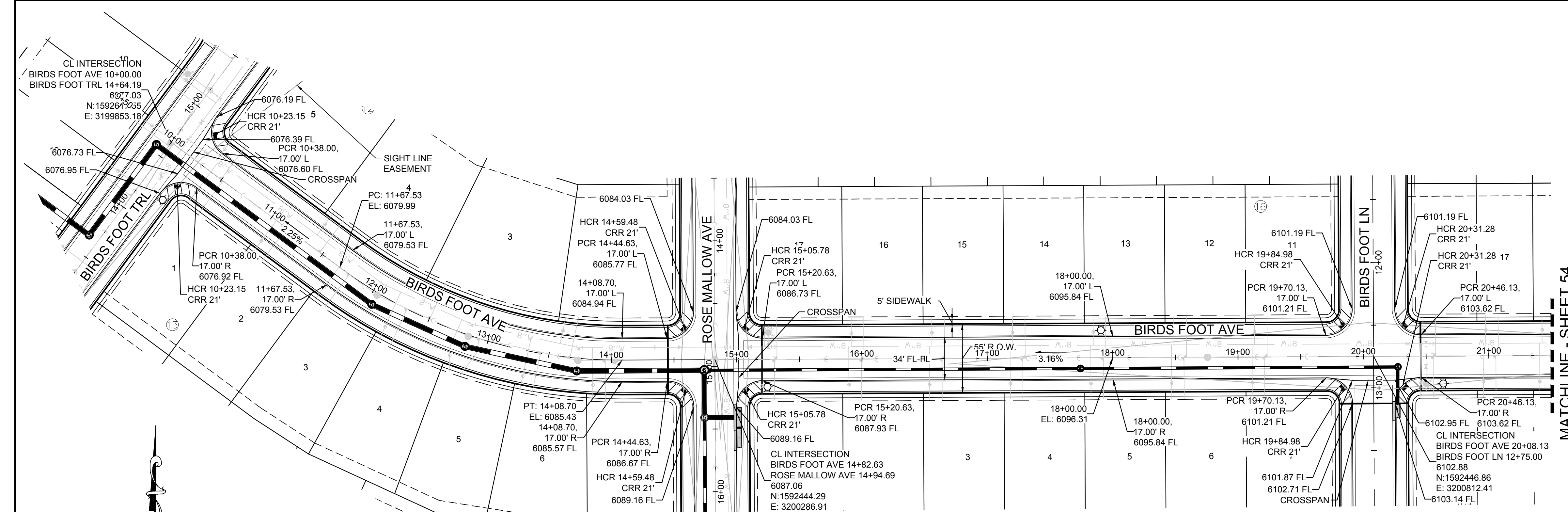
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701

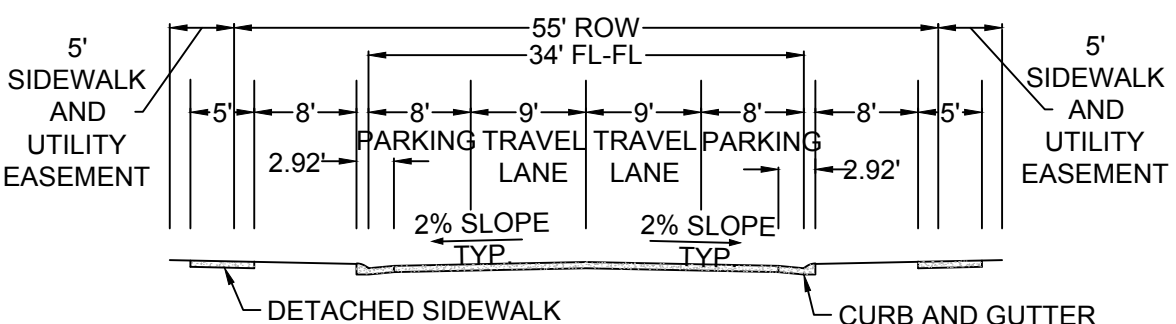
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CHECKED BY: JJU
DATE: APRIL 2017

SHEET NUMBER
52

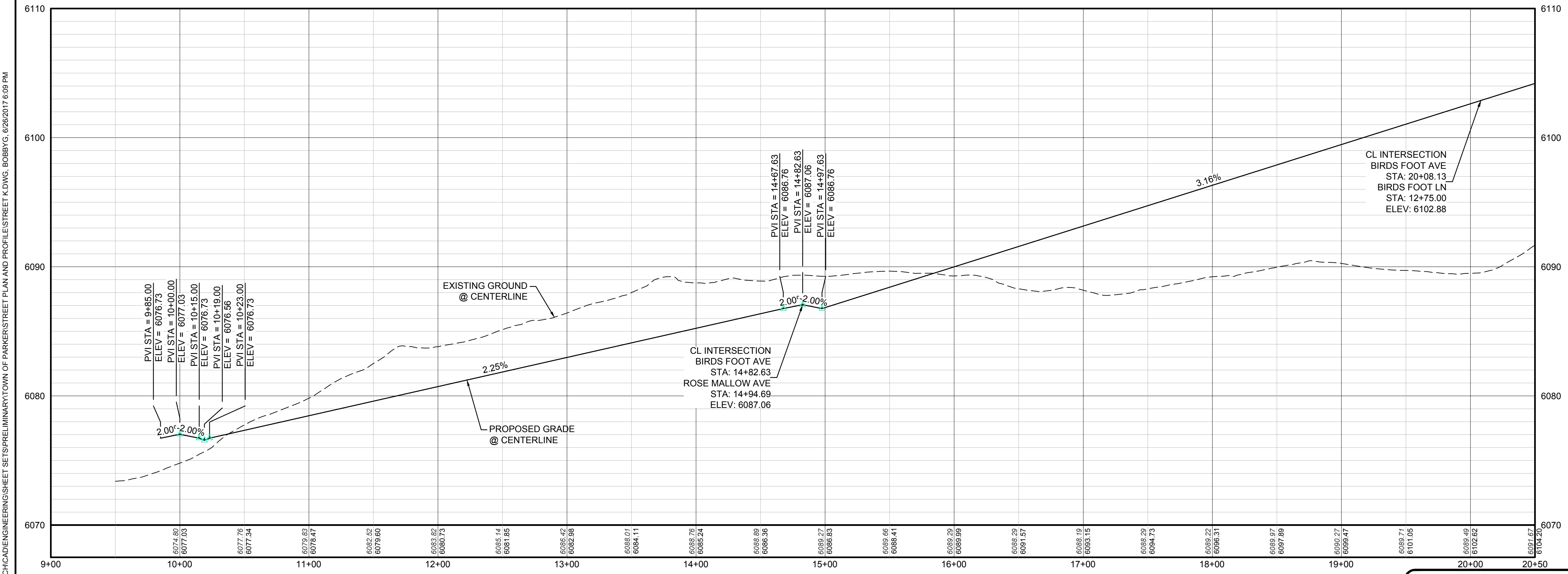
No. Revisions
Date Init. Appr. Date



PLAN: BIRDS FOOT AVENUE STA: 10+00.00 TO 21+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

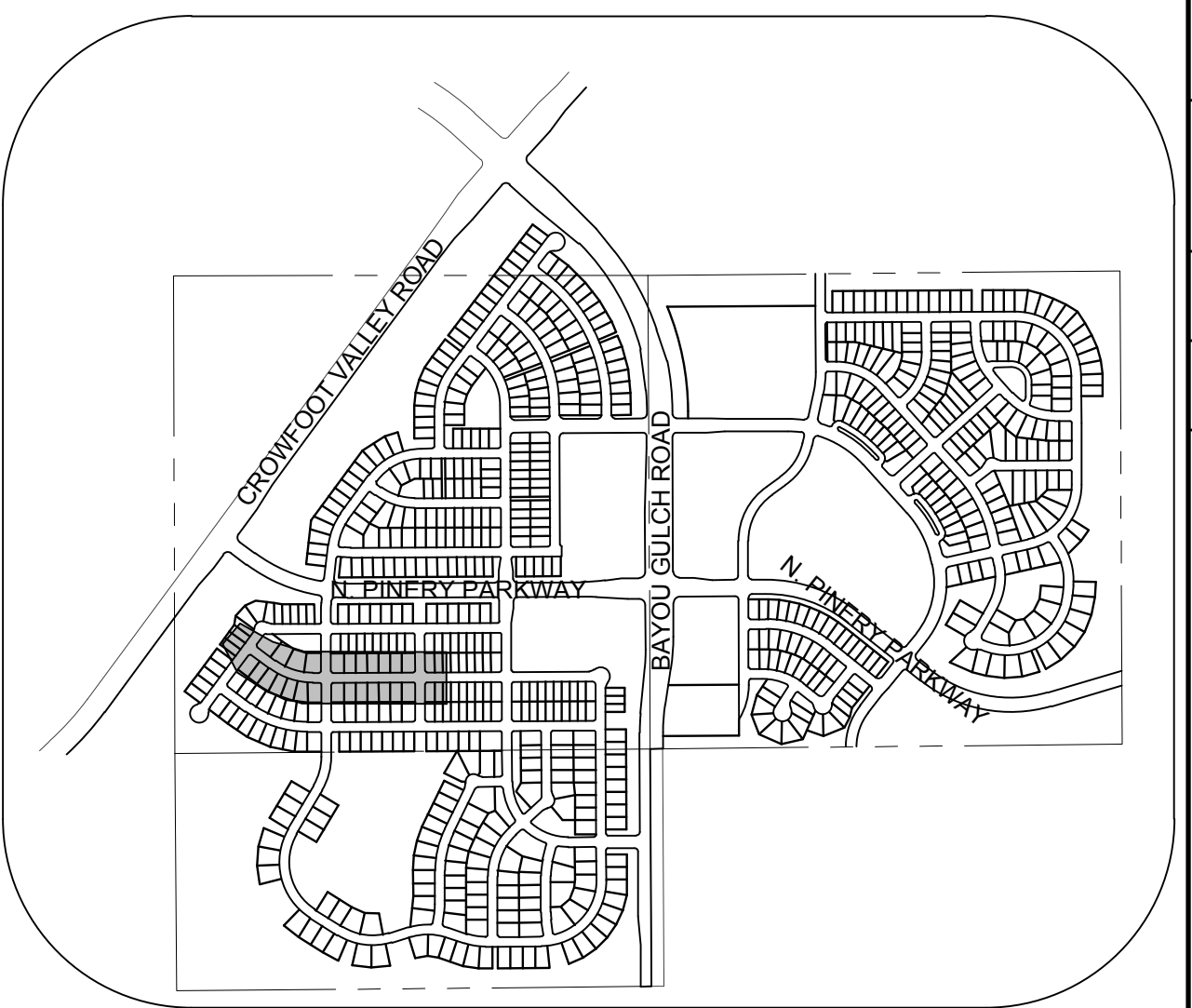


PROFILE: BIRDS FOOT AVE STA: 9+00.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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MH	MANHOLE		

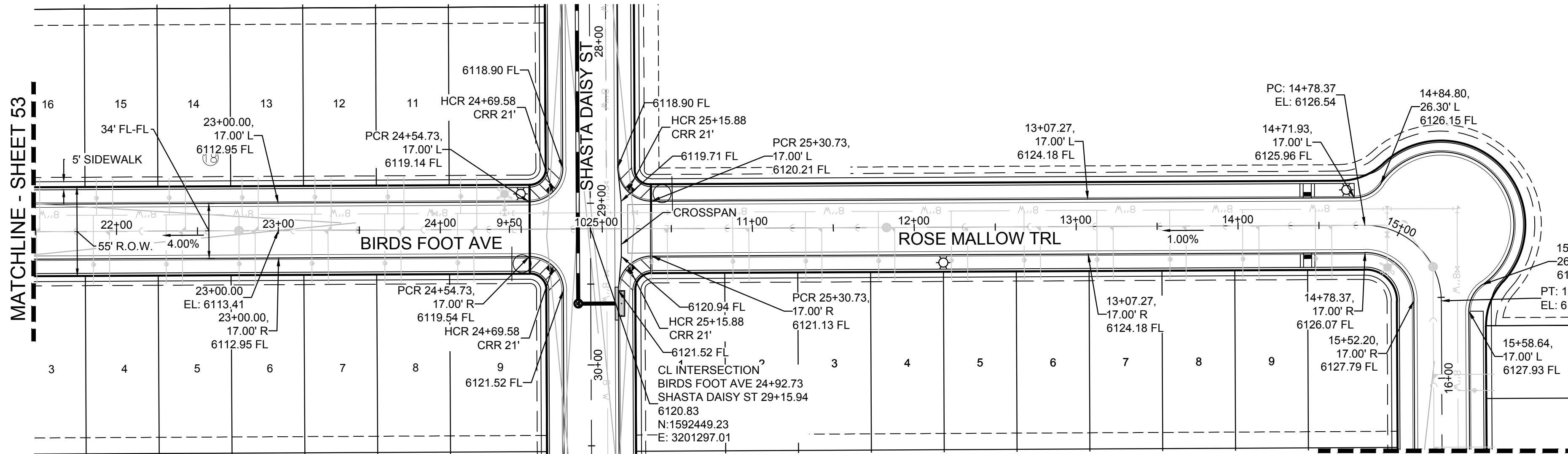
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING 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	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAITS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE BIRDS FOOT AVENUE	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL CO 80112	CVL CONSULTANTS 10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Init.	Appr.	Date

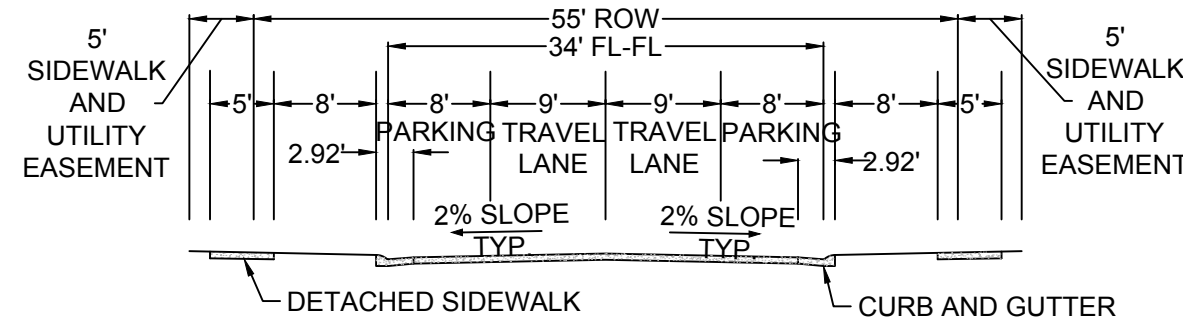
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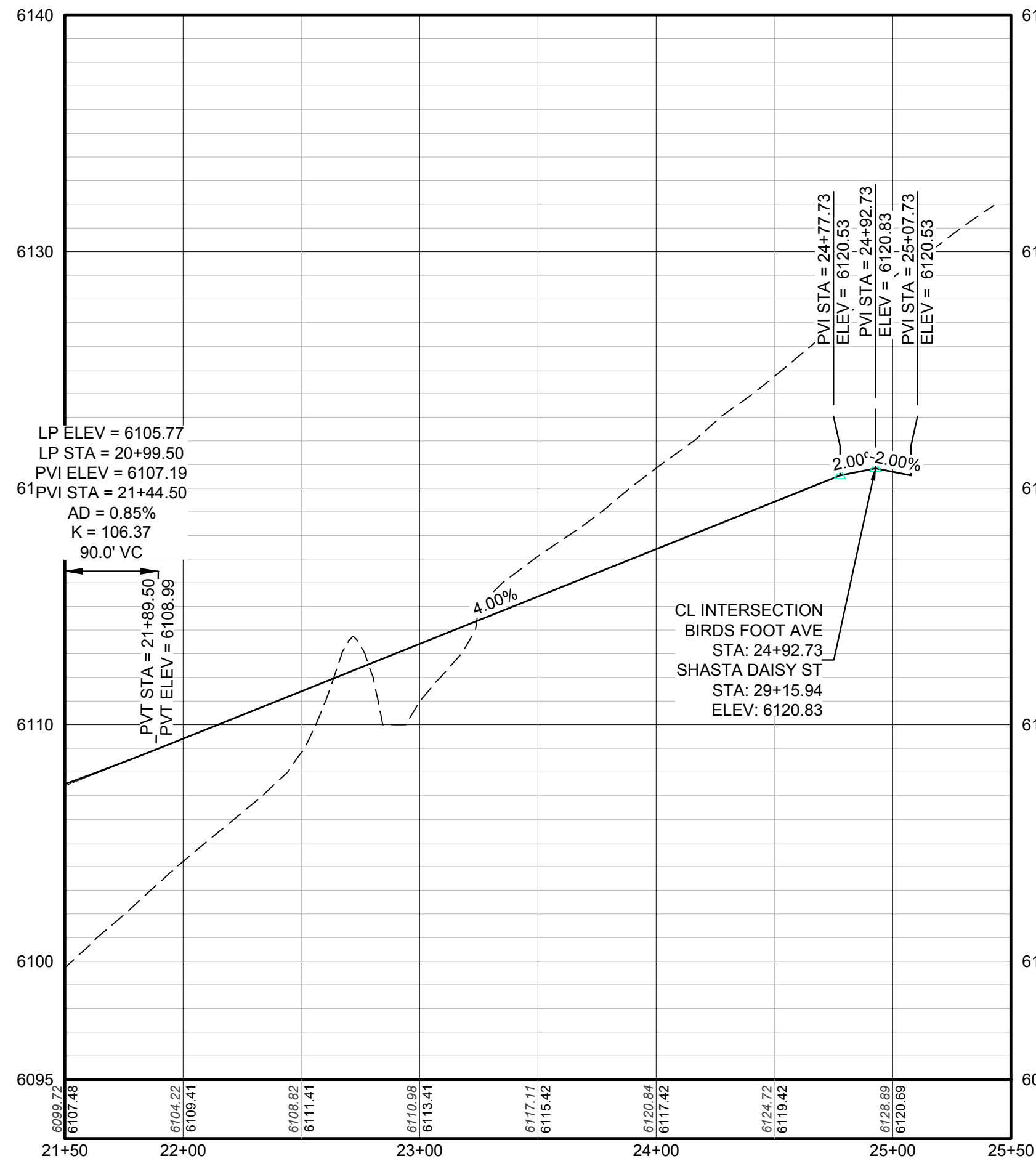
PLAN: BIRDS FOOT AVE STA: 21+50.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'

PLAN: ROSE MALLOW TRL STA: 9+50.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'

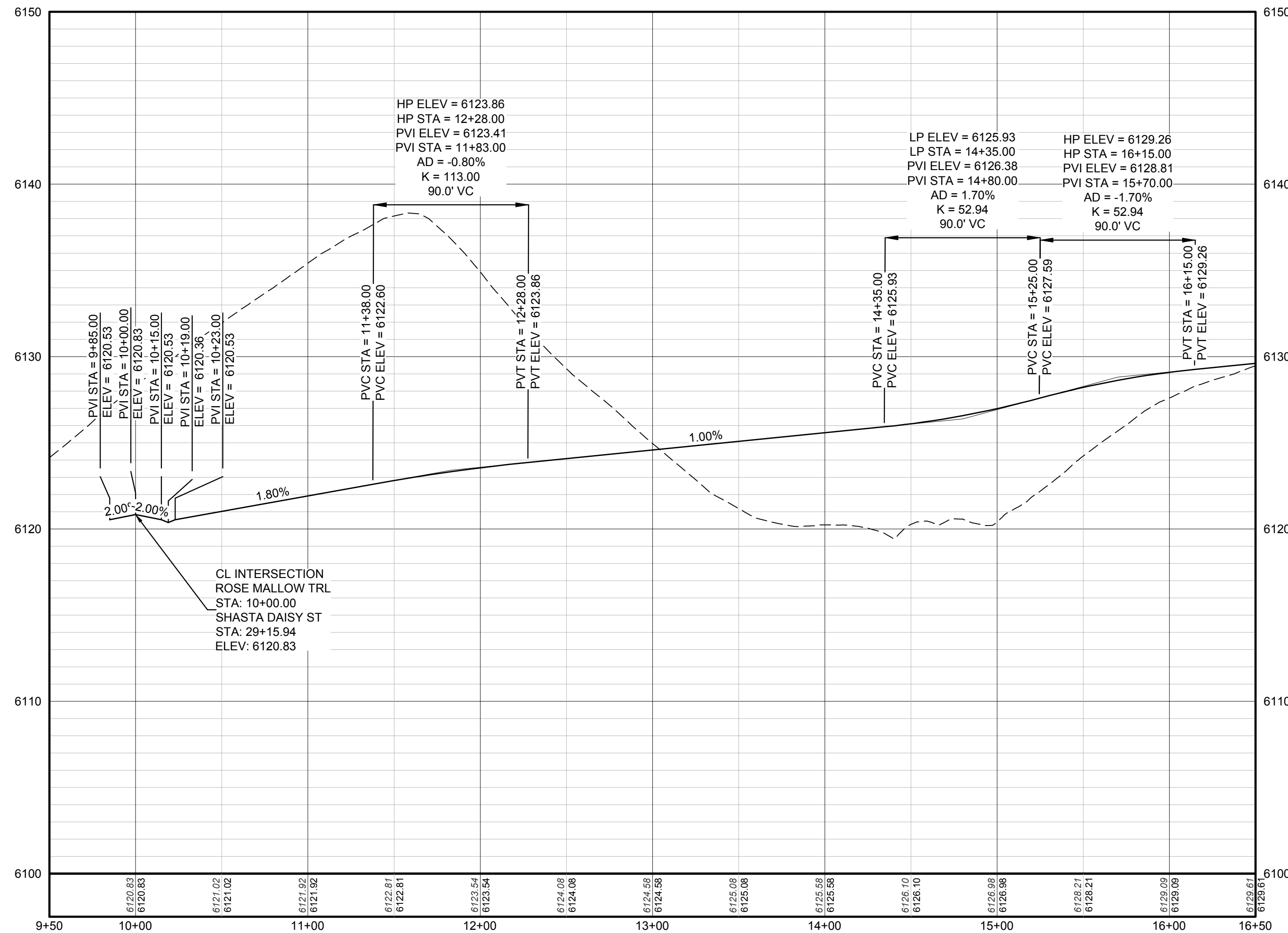
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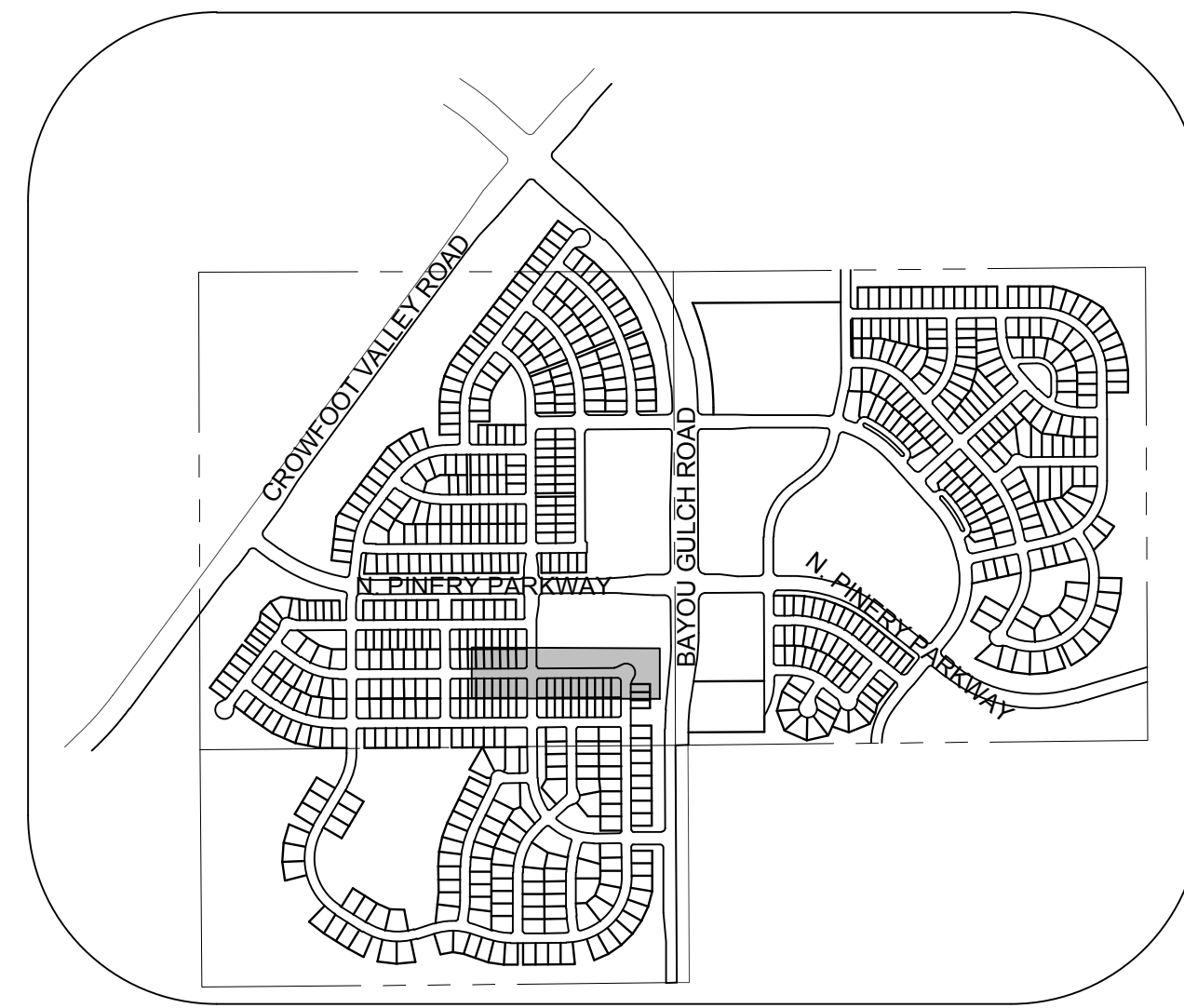
RESIDENTIAL LOCAL



PROFILE: BIRDS FOOT AVE STA: 21+50.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROSE MALLOW TRL STA: 9+50.00 TO 16+50.00
HORIZONTAL: 1" = 50'
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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
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⊕	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
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⊕	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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
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CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
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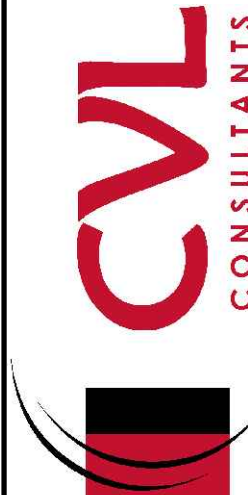
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



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

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

10333 E. Dry Creek Rd.
Englewood, CO 80110
Tel: (720) 482-9526
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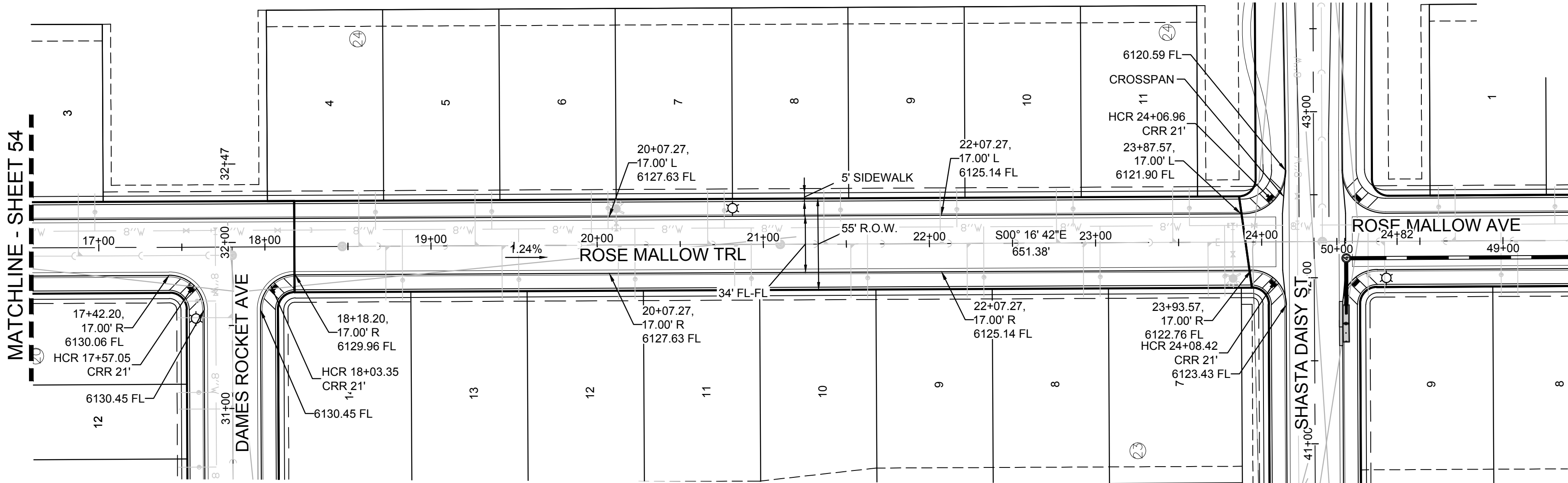
ESX MANAGEMENT
7353 South Alton Way
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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BIRDS FOOT AVENUE

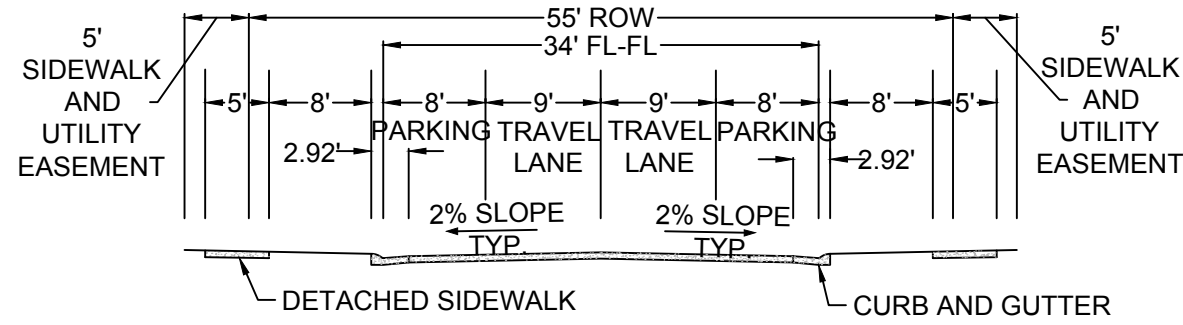
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FILE NO: 8130283701
DRAWN BY: K.D.
CHECKED BY: J.U.
DATE: APRIL 2017

SHEET NUMBER
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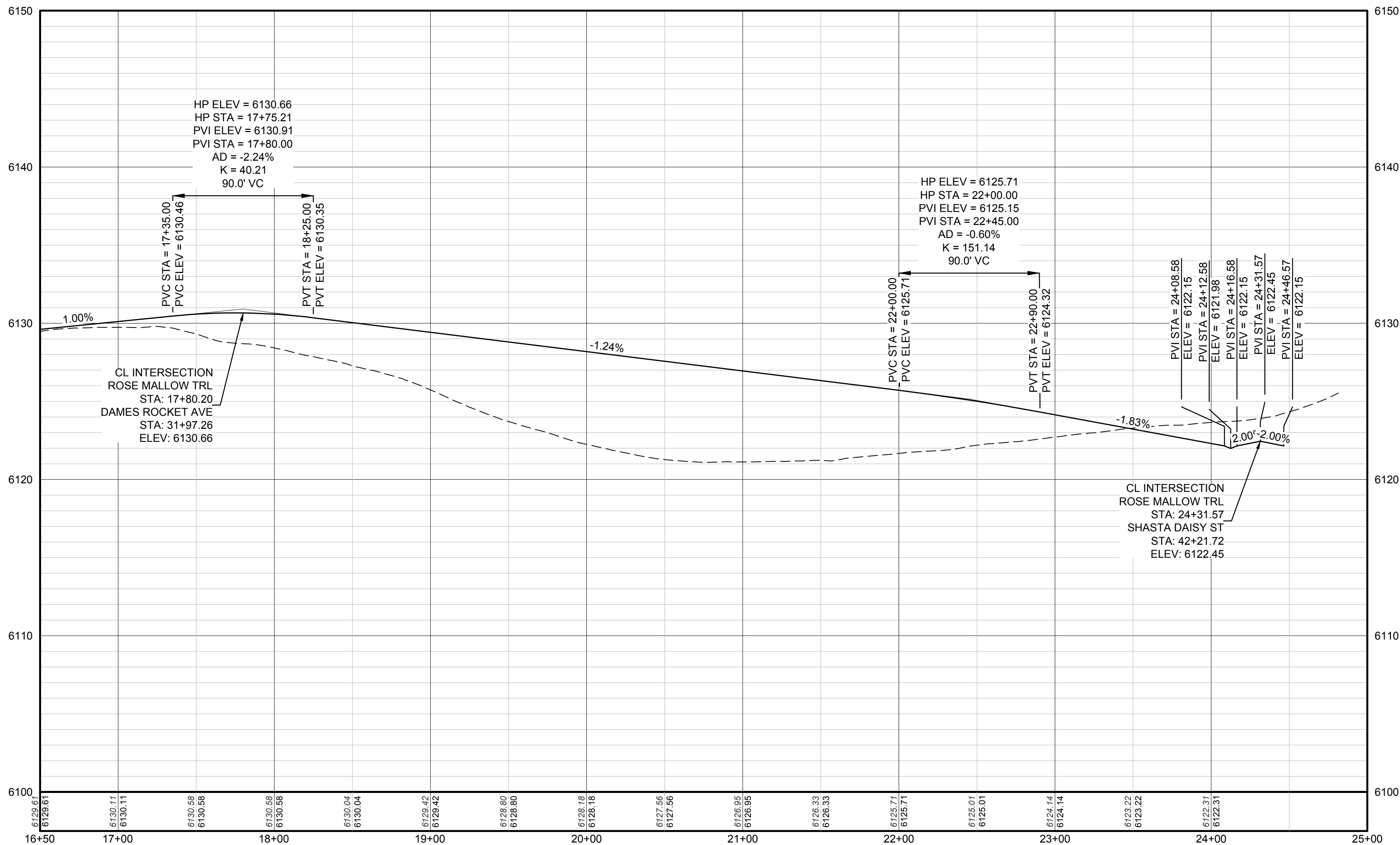
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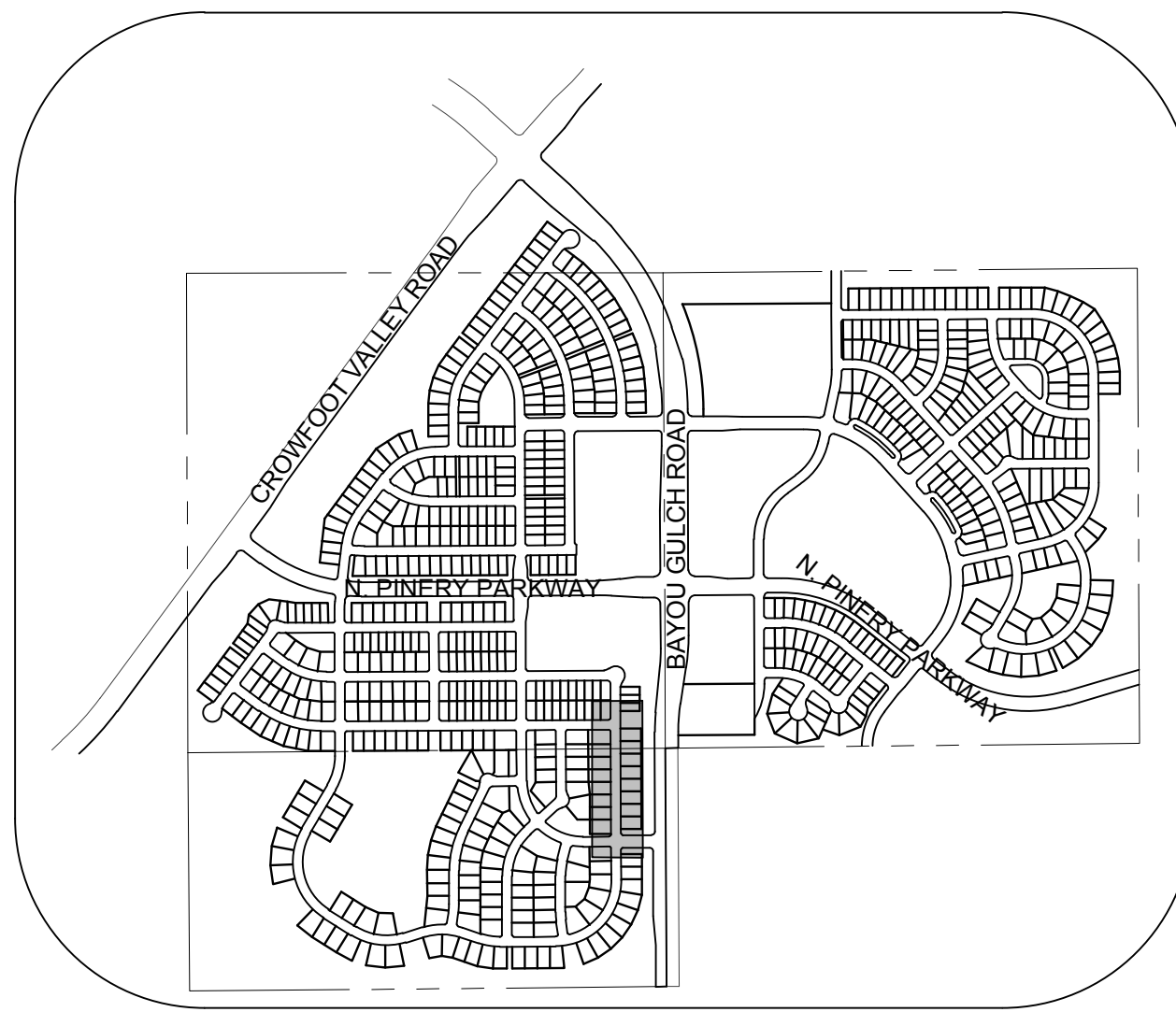
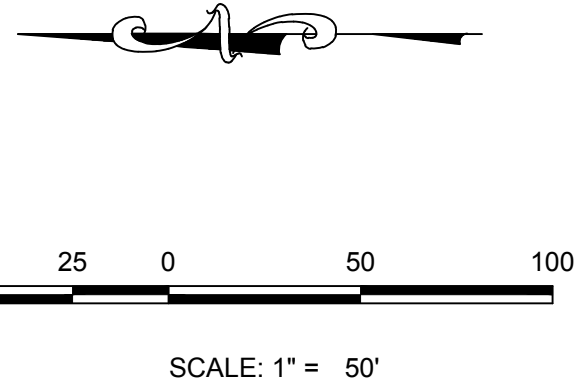
PLAN: ROSE MALLOW TRL STA: 16+50.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: ROSE MALLOW TRL STA: 16+50.00 TO 25+00.00
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N.T.S.
LEGEND

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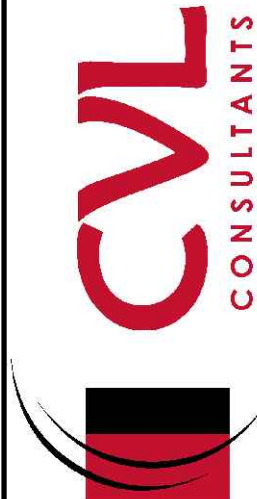
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



BENCHMARK
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ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

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

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: K.D
CHECKED BY: J.U
DATE: APRIL 2017

SHEET NUMBER
55

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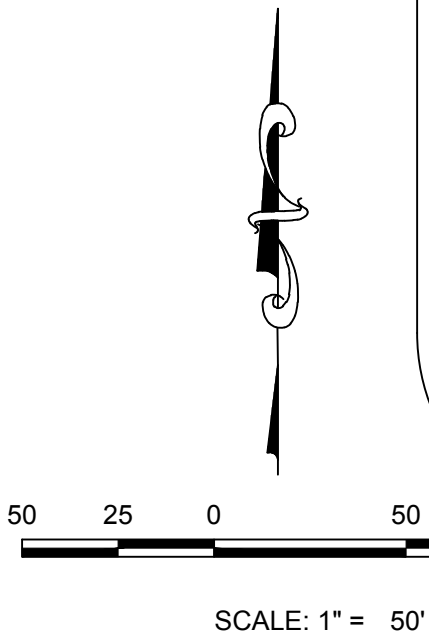
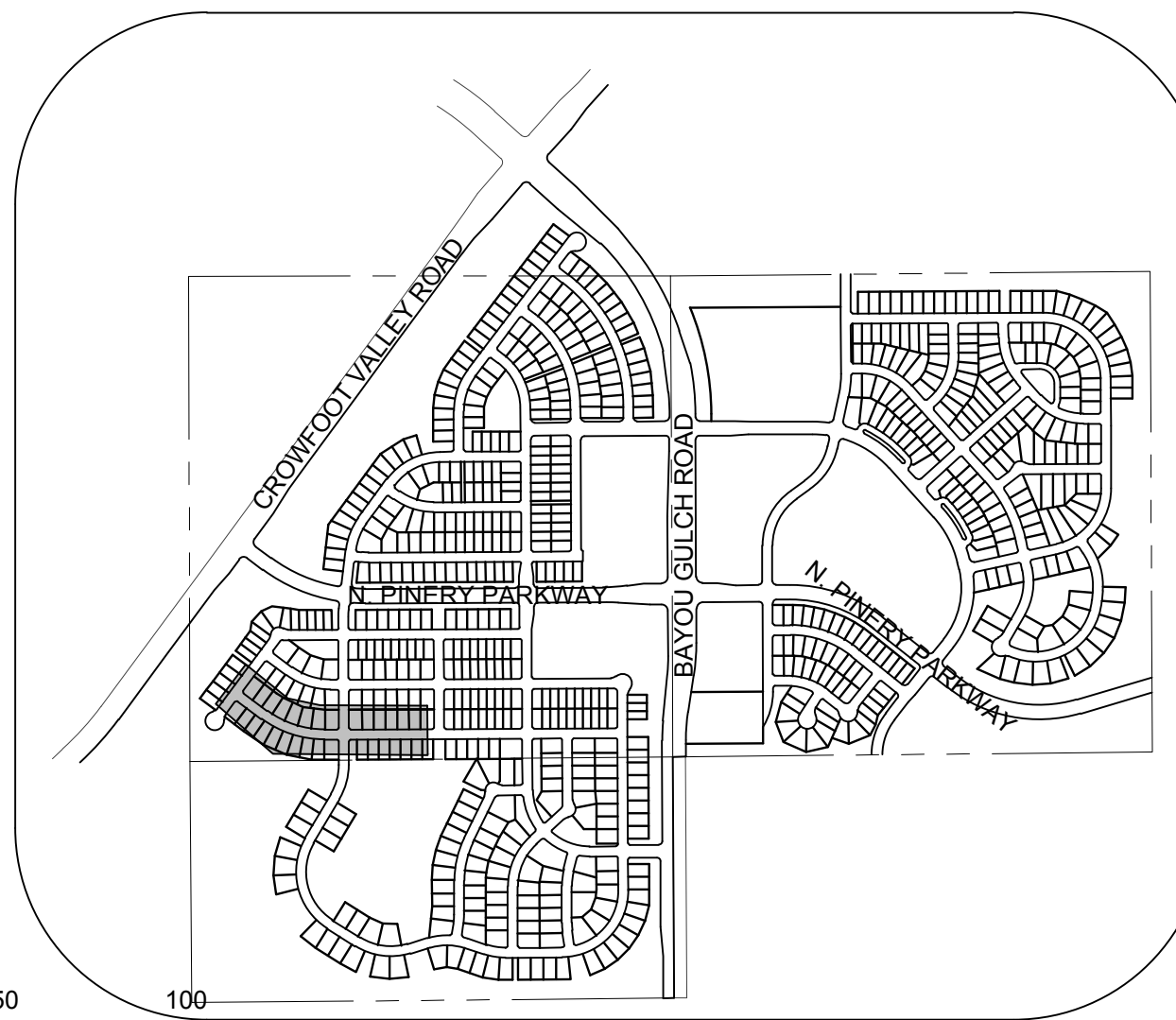
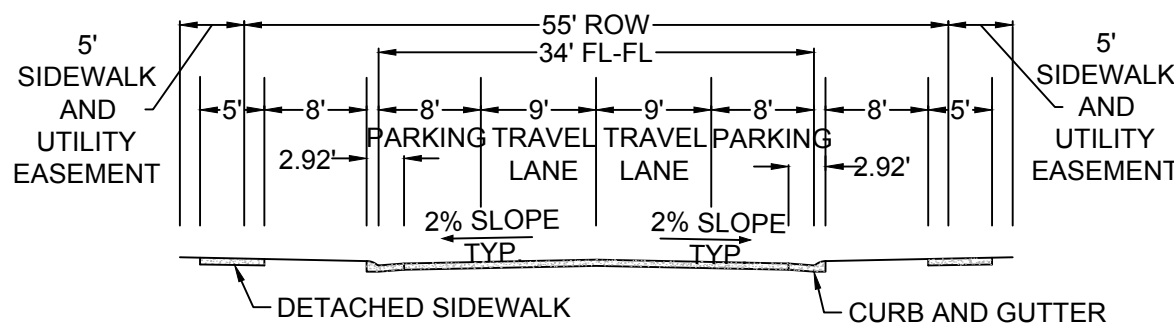
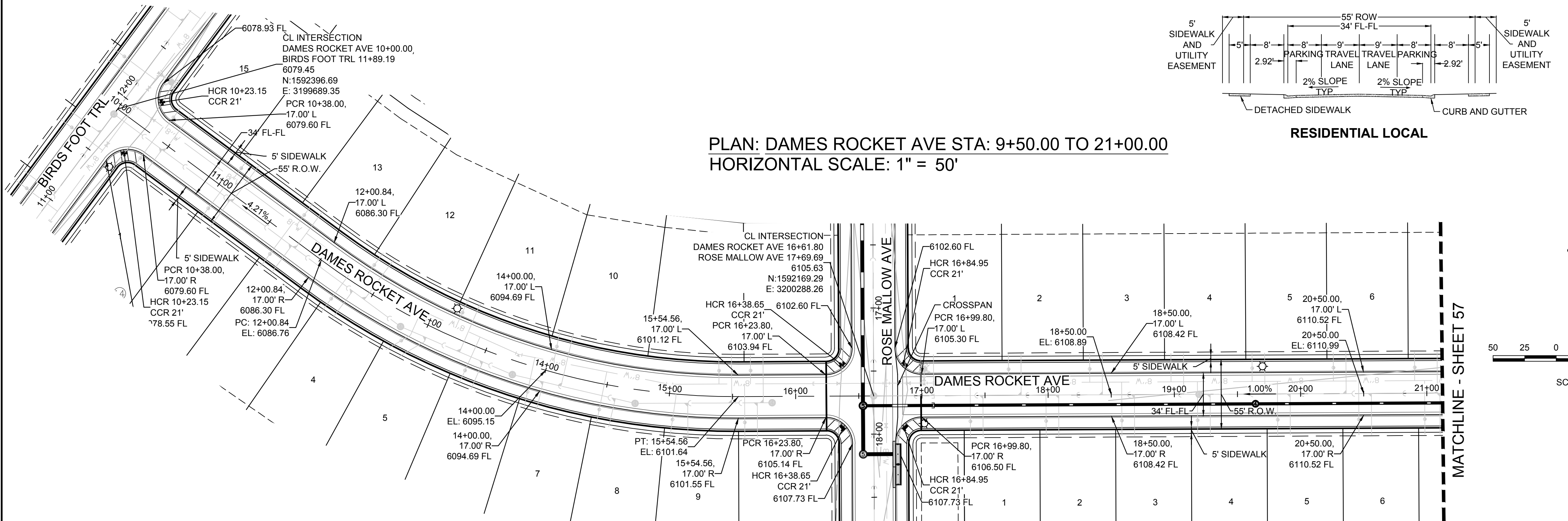
LITUTY NOTIFICATION
CENTER OF COLORADO

CALL 811

TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987

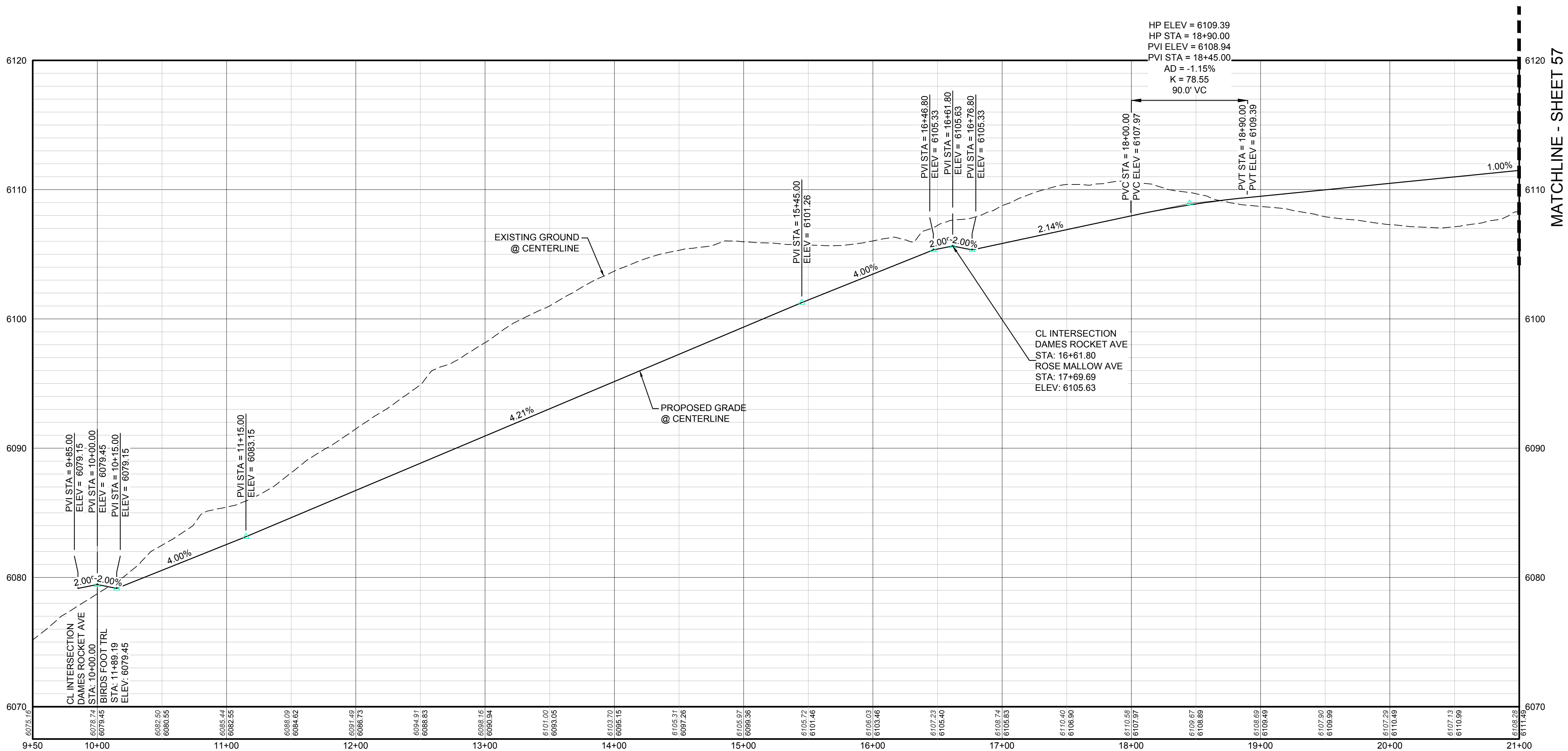


KEYMAP
N.T.S.
LEGEND

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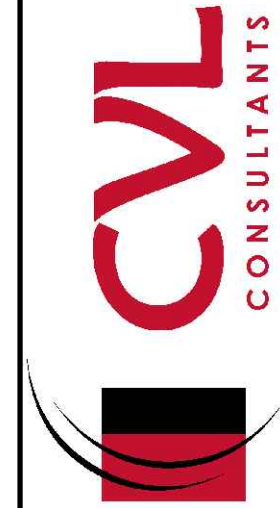
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ESX MANAGEMENT
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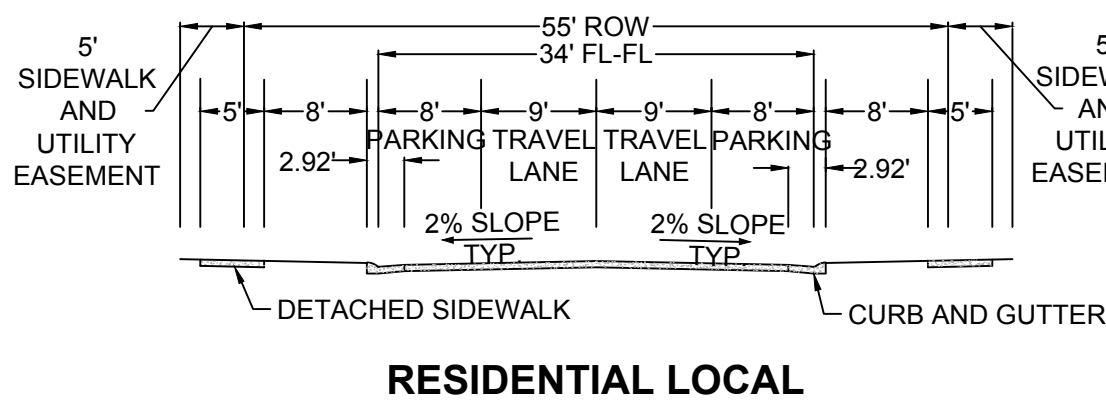
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
DAMES ROCKET AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
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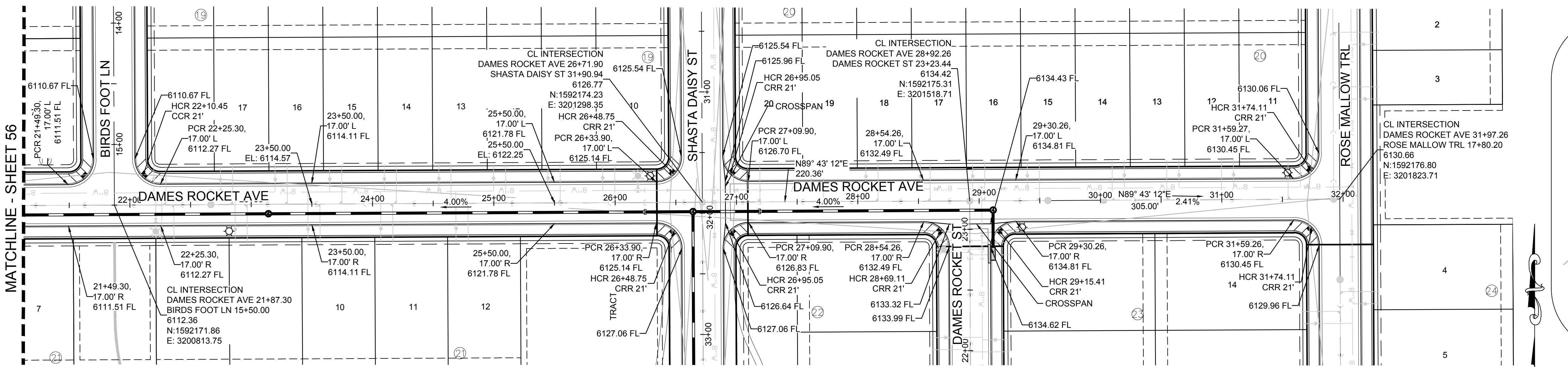
SHEET NUMBER
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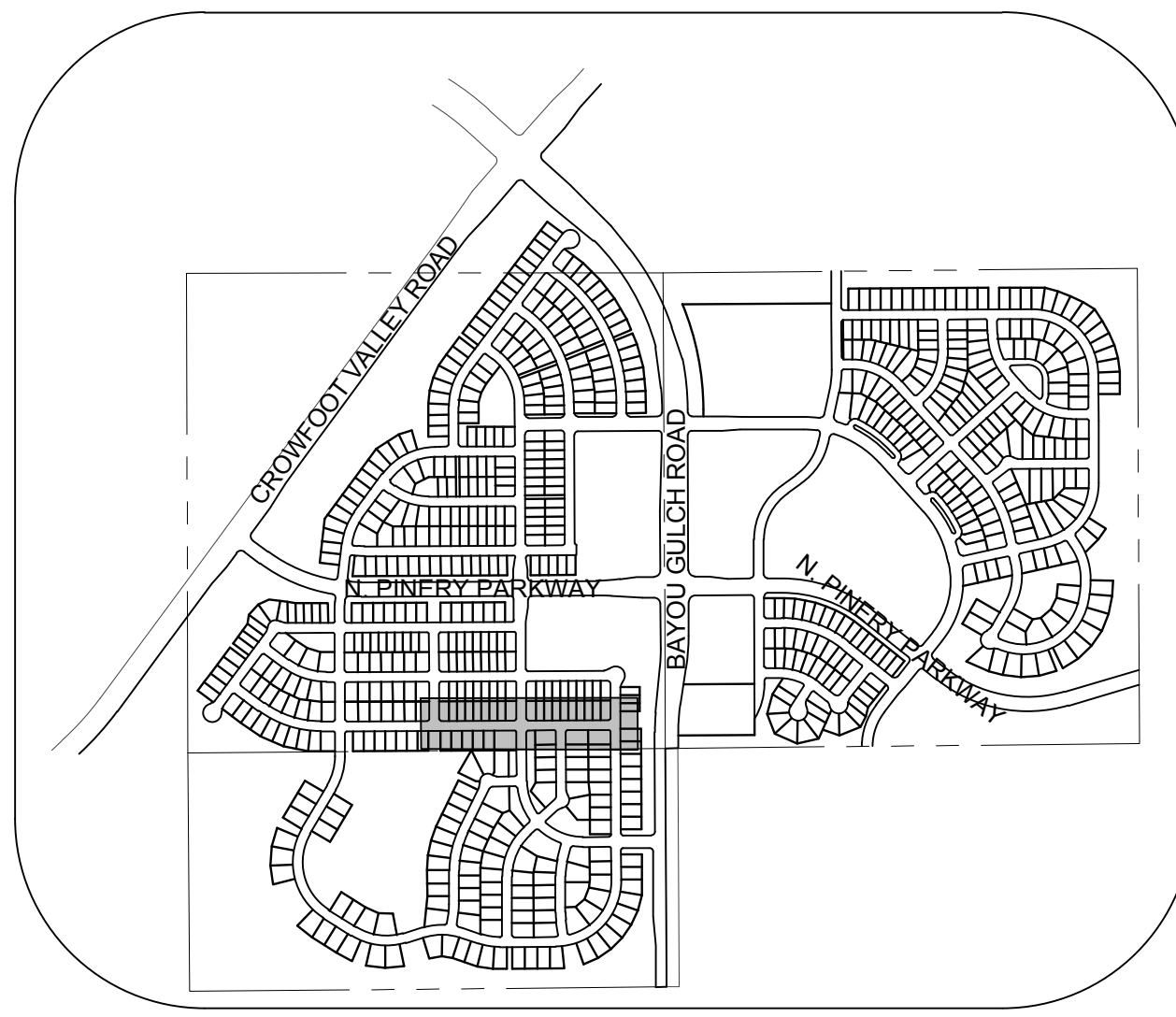
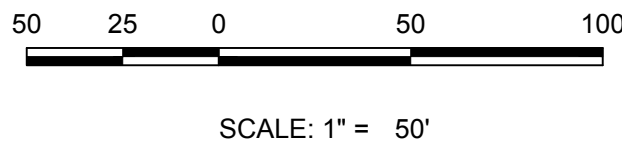
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987



RESIDENTIAL LOCAL



PLAN: DAMES ROCKET AVE STA: 21+00.00 TO 32+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

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

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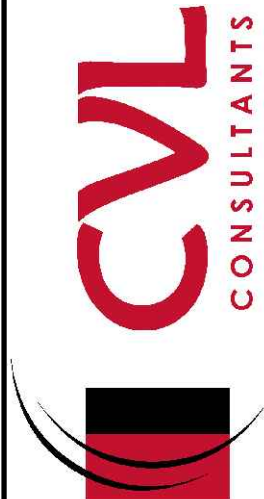
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

BENCHMARK
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Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

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

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

SHEET NUMBER
57

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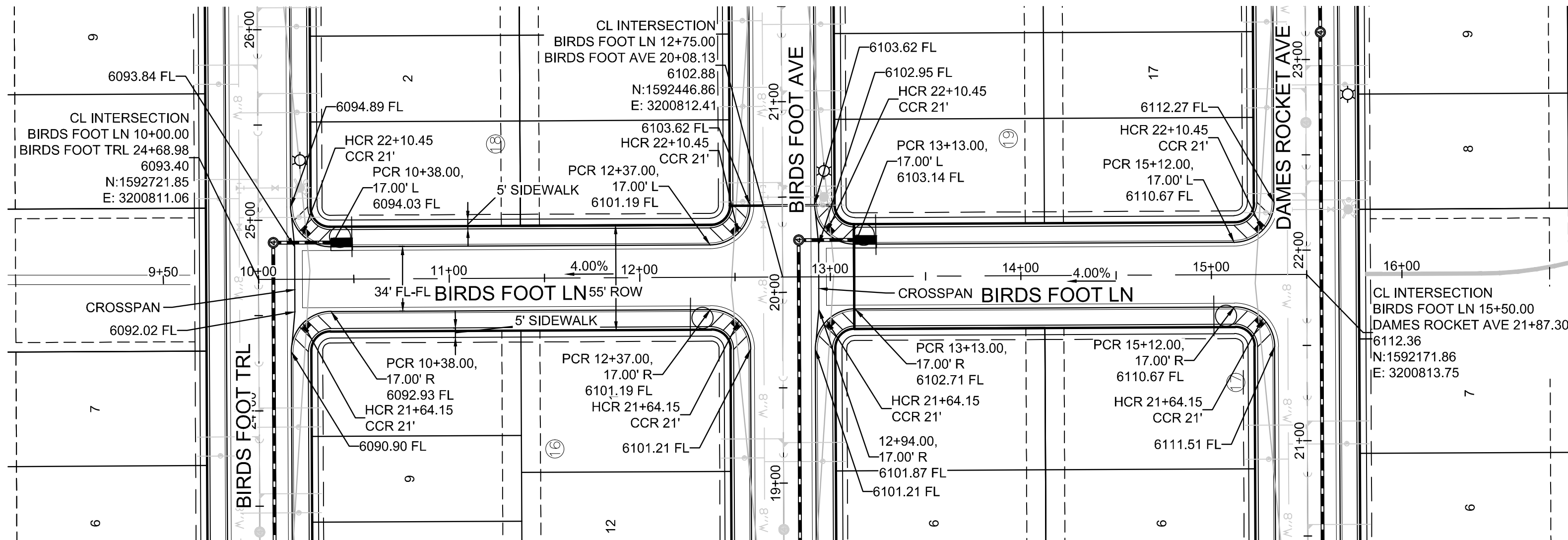
LITILITY NOTIFICATION CENTER OF COLORADO

CALL 811

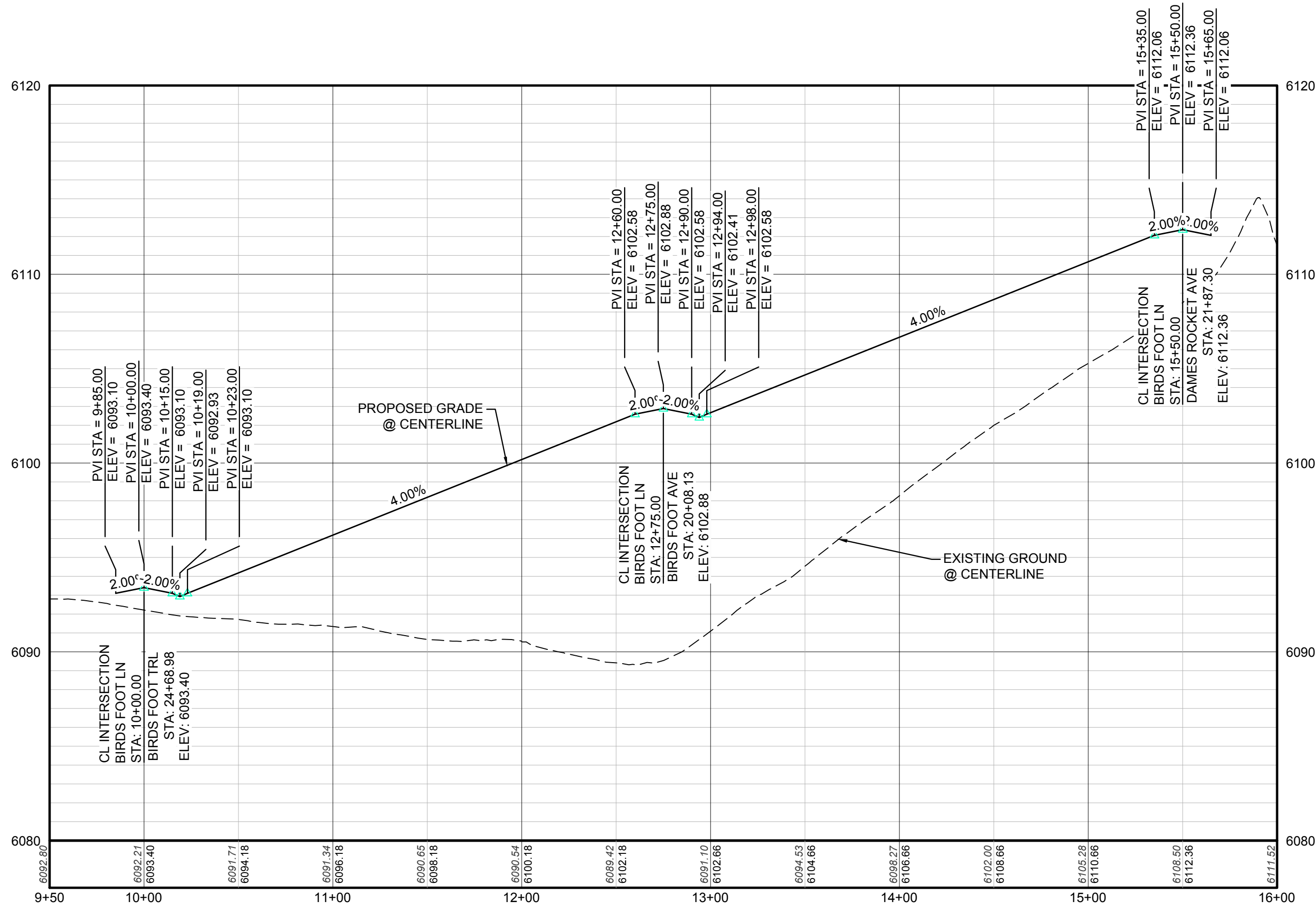
TWO WORKING DAYS

BEFORE YOU DIG

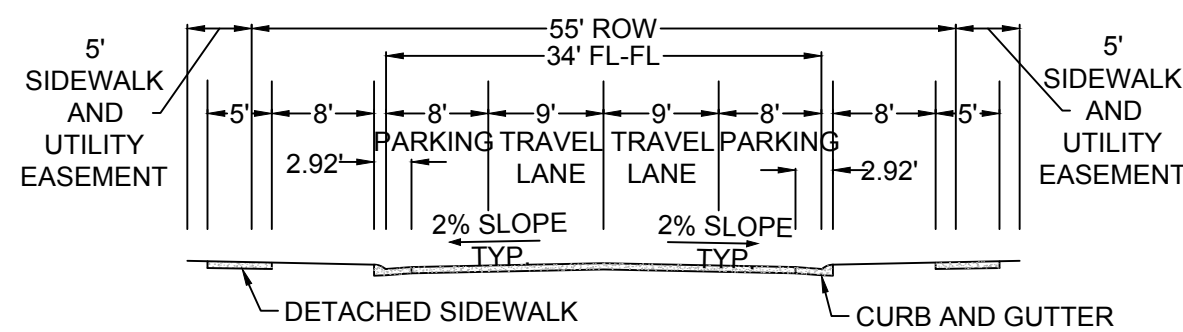
1-800-922-1987



PLAN: BIRDS FOOT LN STA: 9+50.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'



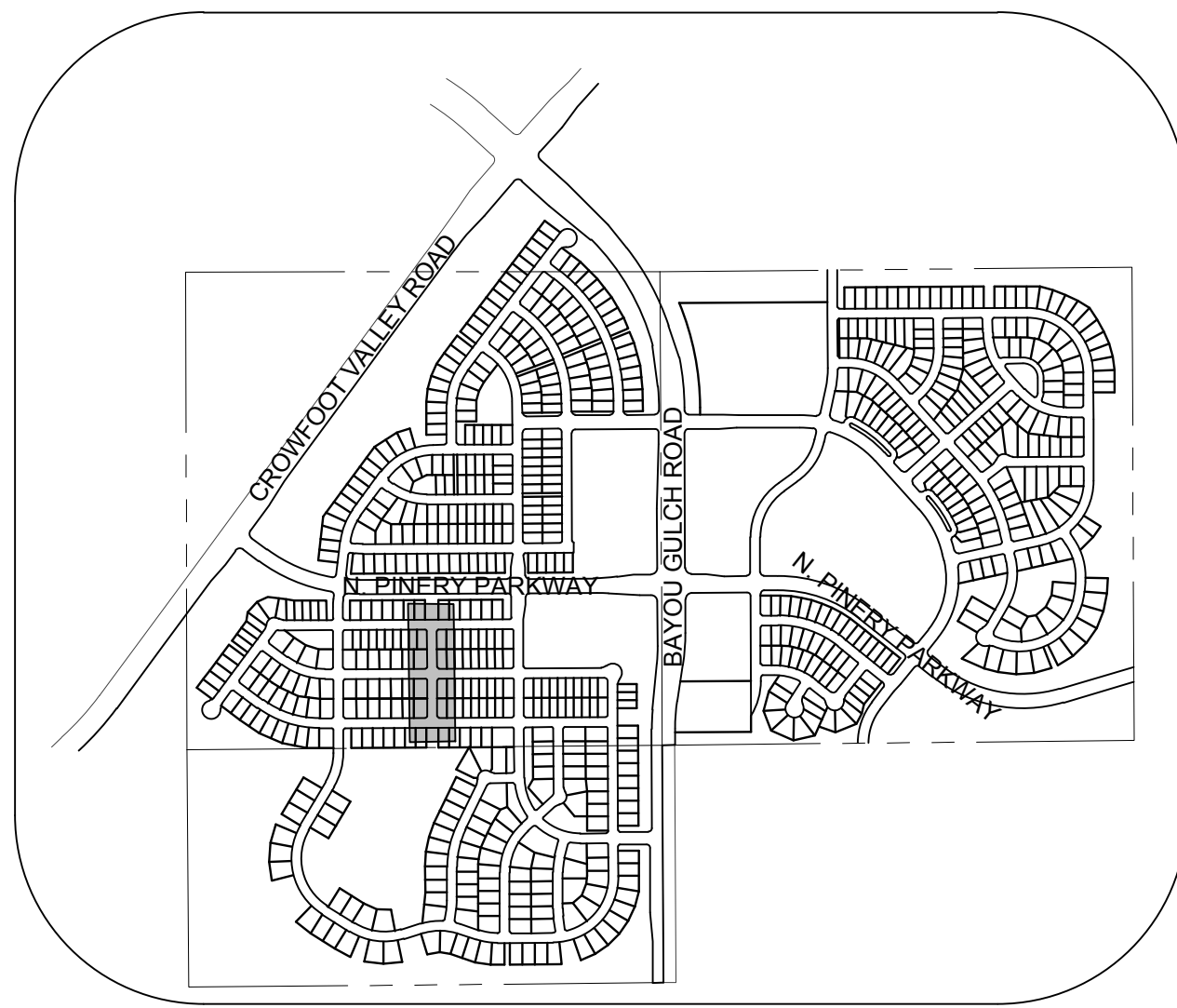
PROFILE: BIRDS FOOT LN STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL

BENCHMARK
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KEYMAP
N.T.S.
LEGEND

2

BLOCK NUMBER

A

LOT TYPE

6

LOT NUMBER

⊠

PROPOSED BUTTERFLY VALVE

⌒

PROPOSED CAP WITH END OF LINE BLOWOFF

⌒

PROPOSED REDUCER

⌒

PROPOSED VALVE

⌒

PROPOSED FIRE HYDRANT

⌒

PROPOSED WL FITTING WITH THRUST BLOCK

⌒

PROPOSED FLARED END SECTION

⌒

PROPOSED LOW POINT BLOW-OFF

⌒

PROPOSED AIR VALVE

⌒

EXISTING BLOW OFF VALVE

⌒

EXISTING VALVE

⌒

EXISTING FIRE HYDRANT

⌒

PROPOSED LIGHT POLE

⌒

PROPOSED SIDEWALK

⌒

PROPOSED SIDEWALK RAMP

10.00

EXISTING ELEVATION

10.00

PROPOSED DESIGN ELEVATION

⌒

PROPOSED STORM DRAIN INLET

⌒

PROPOSED STORM DRAIN MANHOLE

△

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

→

PROPOSED DIRECTION OF FLOW

1.0%

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

EXISTING 60" RAW WATER LINE

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD HIGH VOLTAGE LINE

EXISTING TELEPHONE LINE

AD

ANGLE DIFFERENCE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

FL

FLOW LINE

GV

GATE VALVE

HA

HYDRANT ASSEMBLY

HCR

HANDICAP CURB RAMP

HP

HIGH POINT

INV

INVERT

K

CURVATURE COEFFICIENT

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N.T.S.

NOT TO SCALE

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PVC

POLYVINYL CHLORIDE

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PT. OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

RCBC

REINFORCED CONCRETE BOX CULVERT

RCP

REINFORCED CONCRETE PIPE

ROW

RIGHT OF WAY

SD

STORM DRAIN

SL

SECTION LINE

SS

SANITARY SEWER

STA

STATION

T.O.P.

TOP OF PIPE

UE

UTILITY EASEMENT

VC

VERTICAL CURVE

WL

WATER LINE

WSE

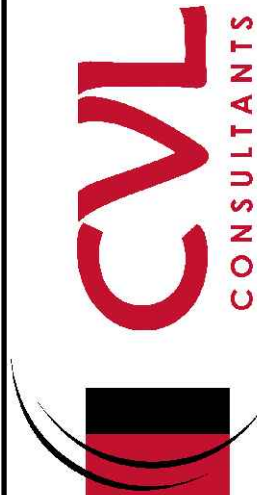
WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

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

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

SHEET NUMBER
58

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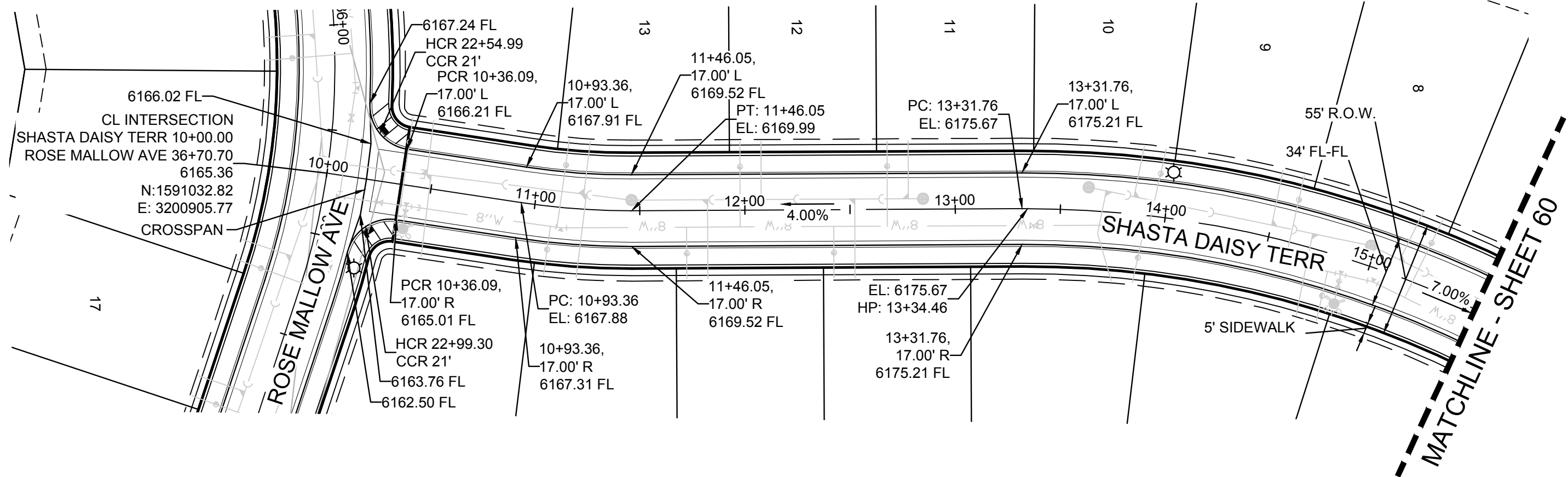
LITELITY NOTIFICATION CENTER OF COLORADO

CALL 811

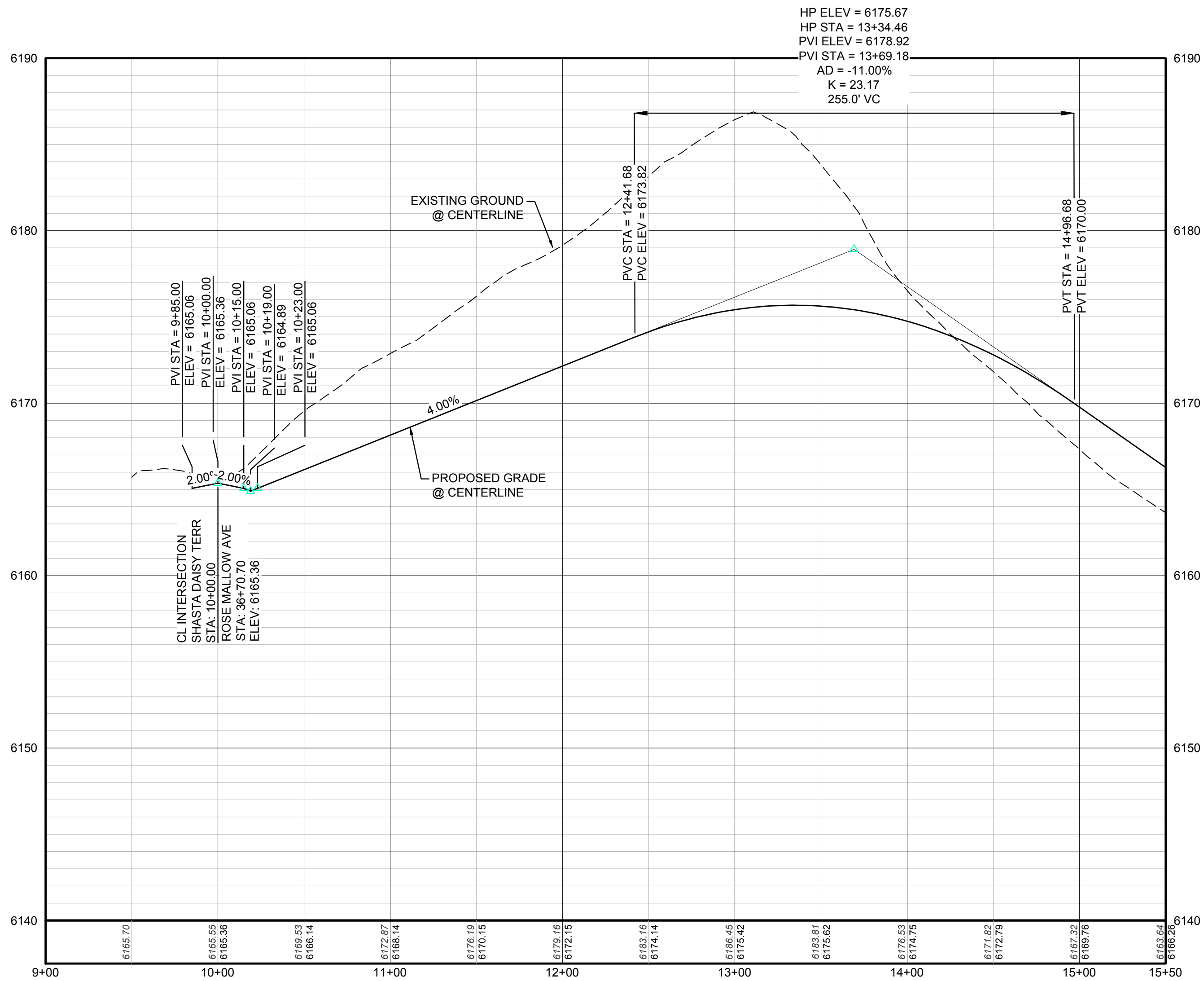
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



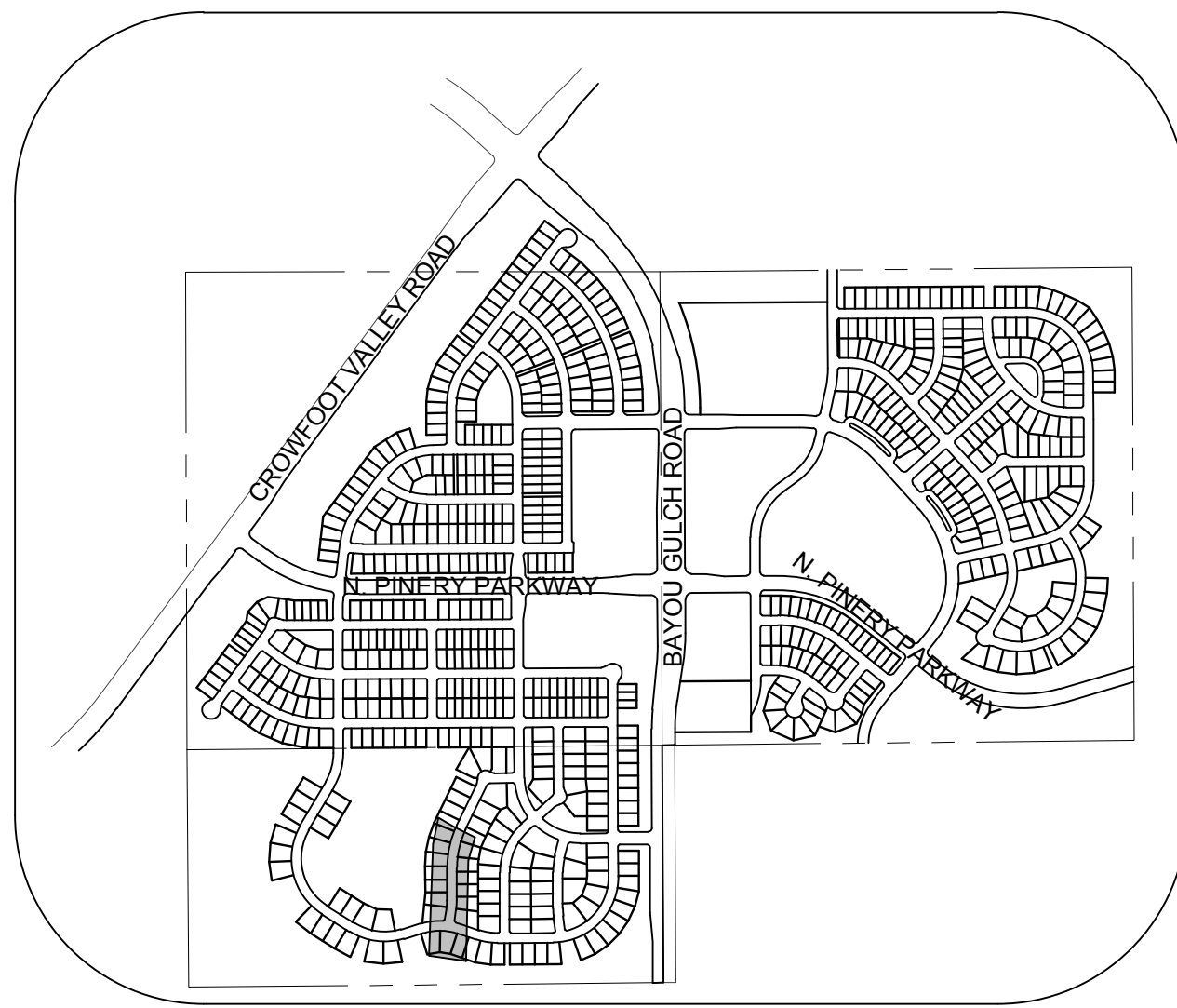
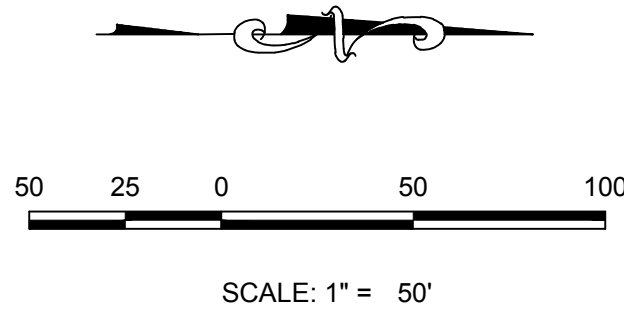
PLAN: SHASTA DAISY TERR STA: 9+00.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SHASTA DAISY TERR STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
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BENCHMARK
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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	---	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
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	---	

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
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CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

SHEET NUMBER	SCALE:	AS SHOWN	FILE NO:	8130283701
	DRAWN BY:	KJD	CHECKED BY:	JU
	DATE:	APRIL 2017		
Revisions	No.	Date	Init.	Appr.
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 STREET PLAN & PROFILE SHASTA DAISY TERRACE				

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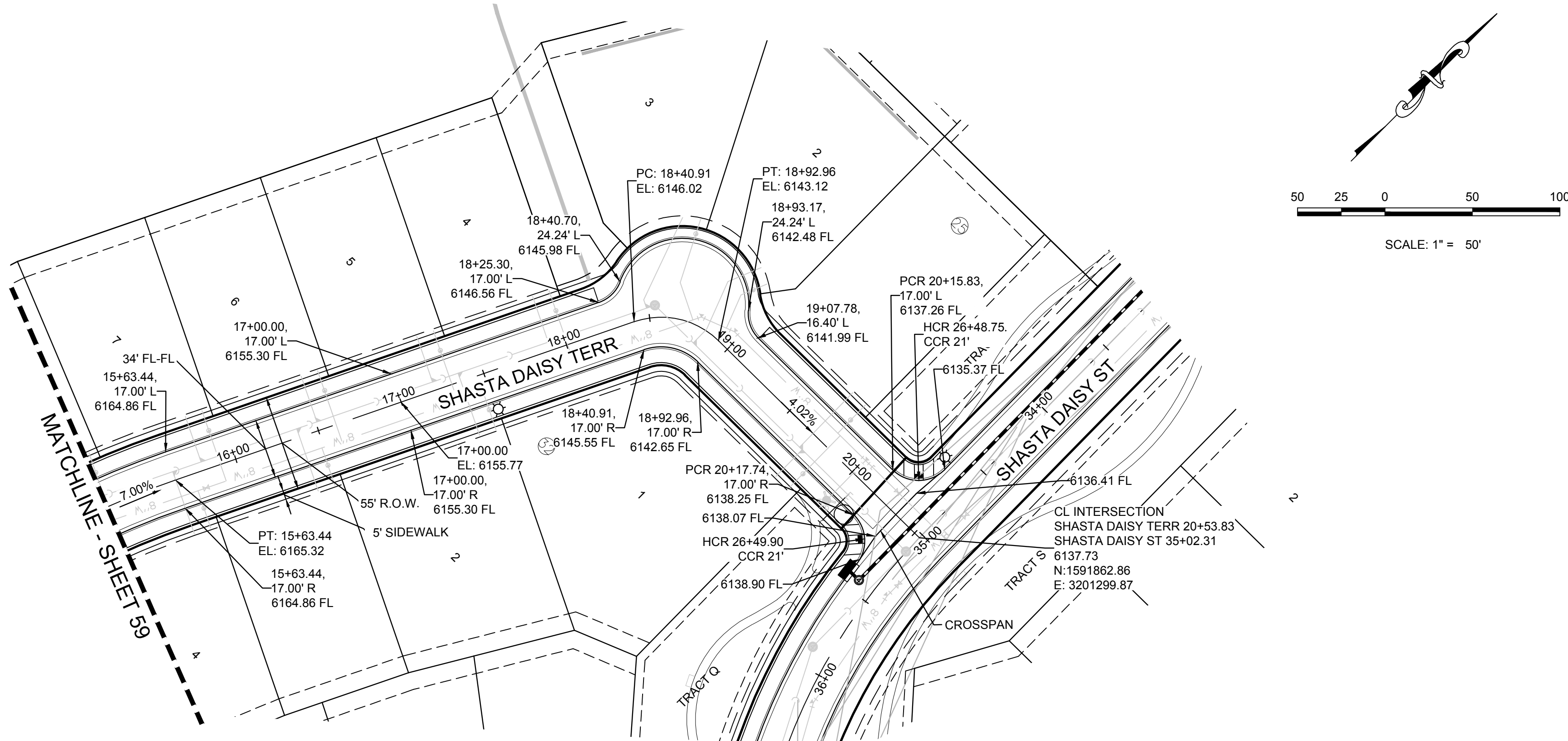
LITELITY NOTIFICATION CENTER OF COLORADO

CALL 811

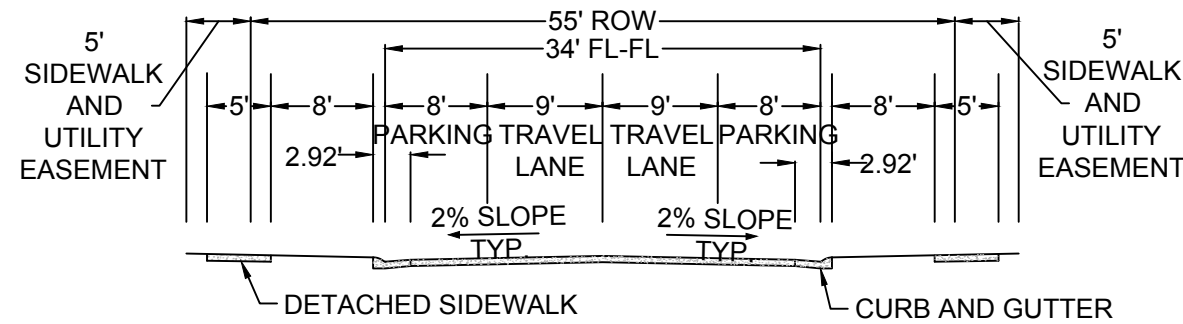
TWO WORKING DAYS

BEFORE YOU DIG

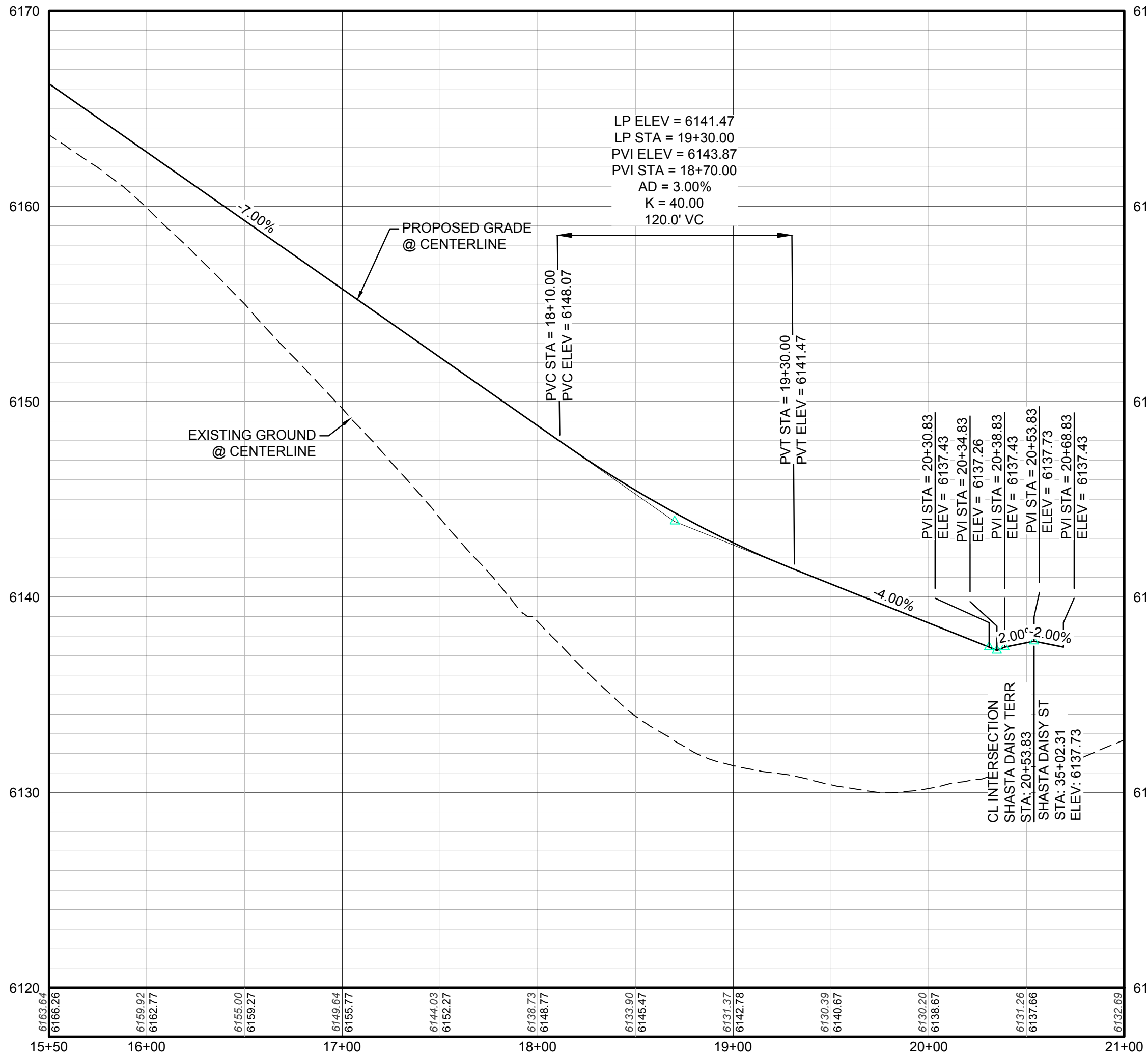
1-800-922-1987



PLAN: SHASTA DAISY TERR STA: 15+50.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



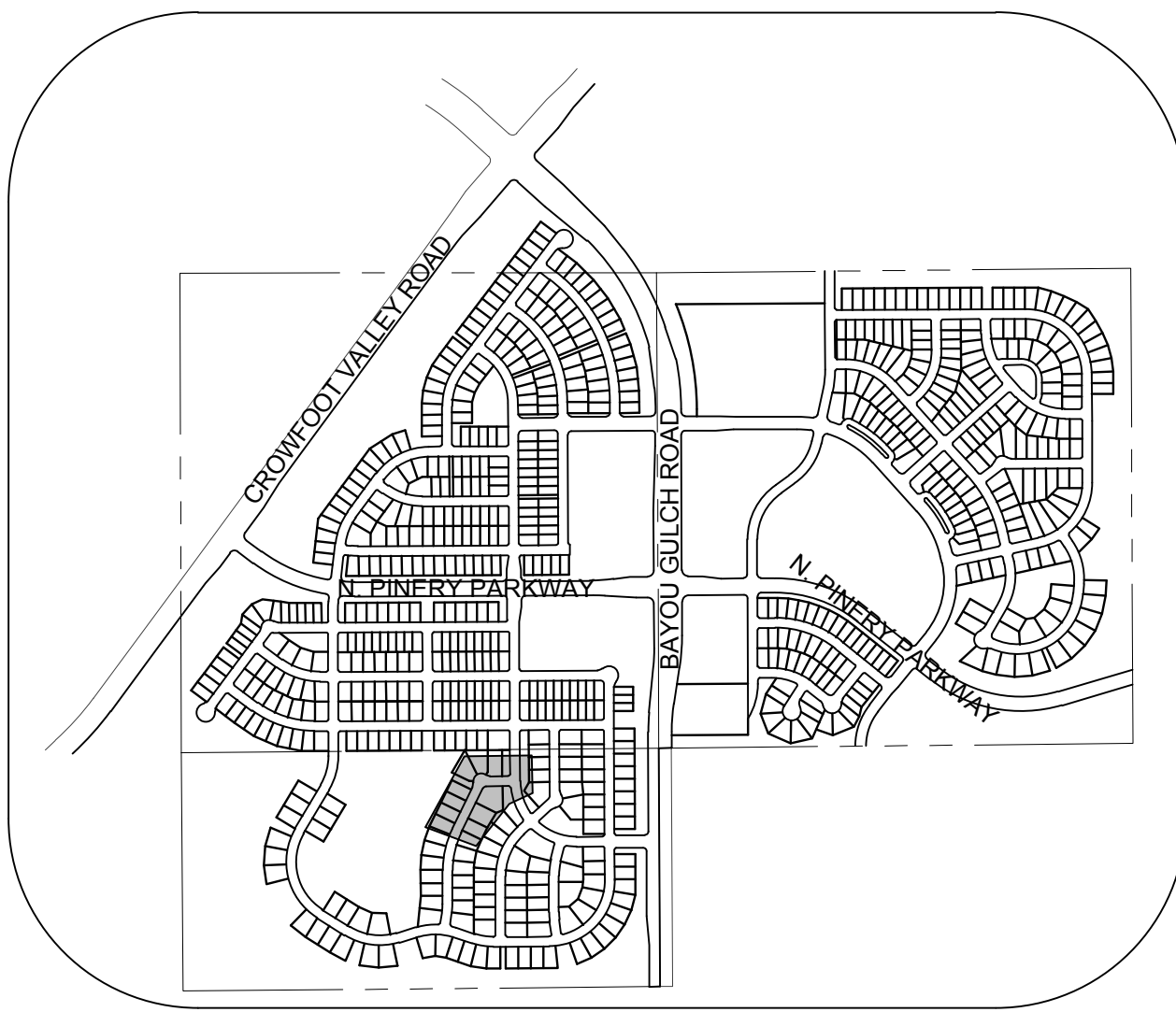
RESIDENTIAL LOCAL



PROFILE: SHASTA DAISY TERR STA: 15+50.00 TO 21+00.00
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KEYMAP
N.T.S.
LEGEND

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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

ABBREVIATIONS

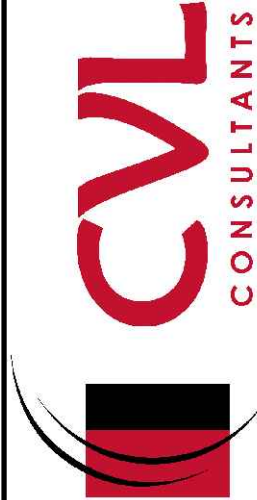
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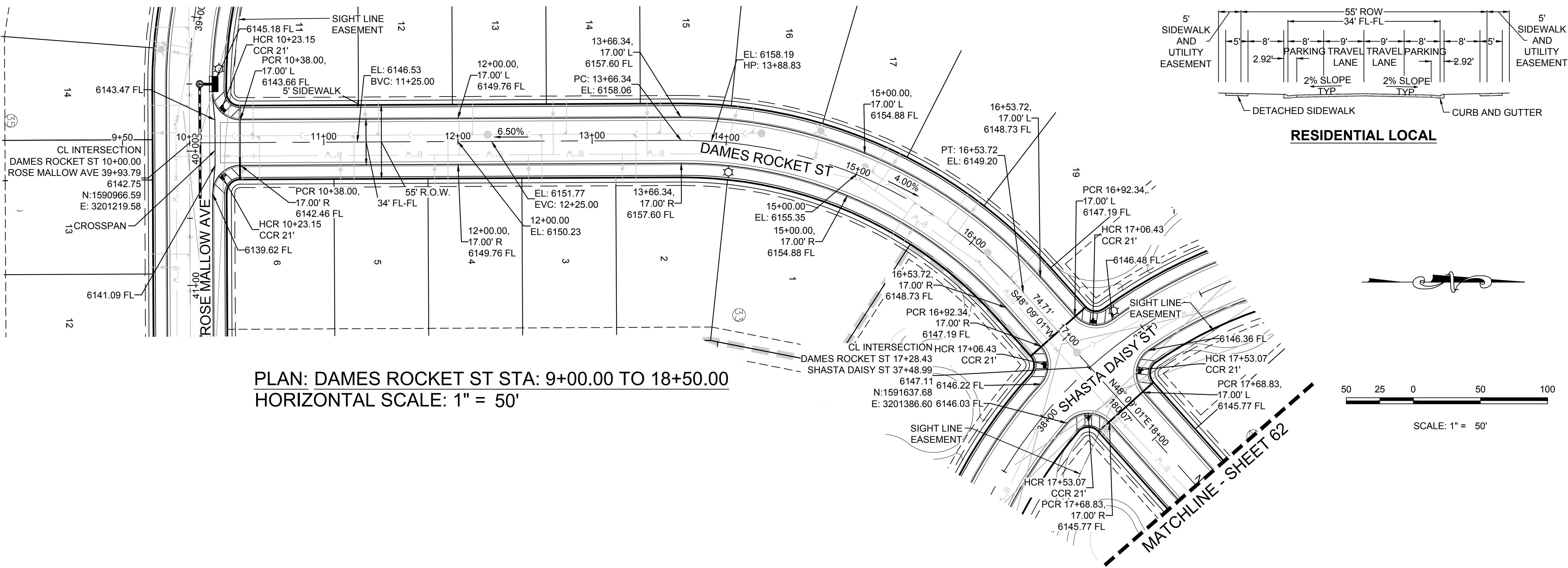
ESX MANAGEMENT
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TRAILS AT CROWFOOT
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SANITARY PLAN & PROFILE
SHASTA DAISY TERRACE

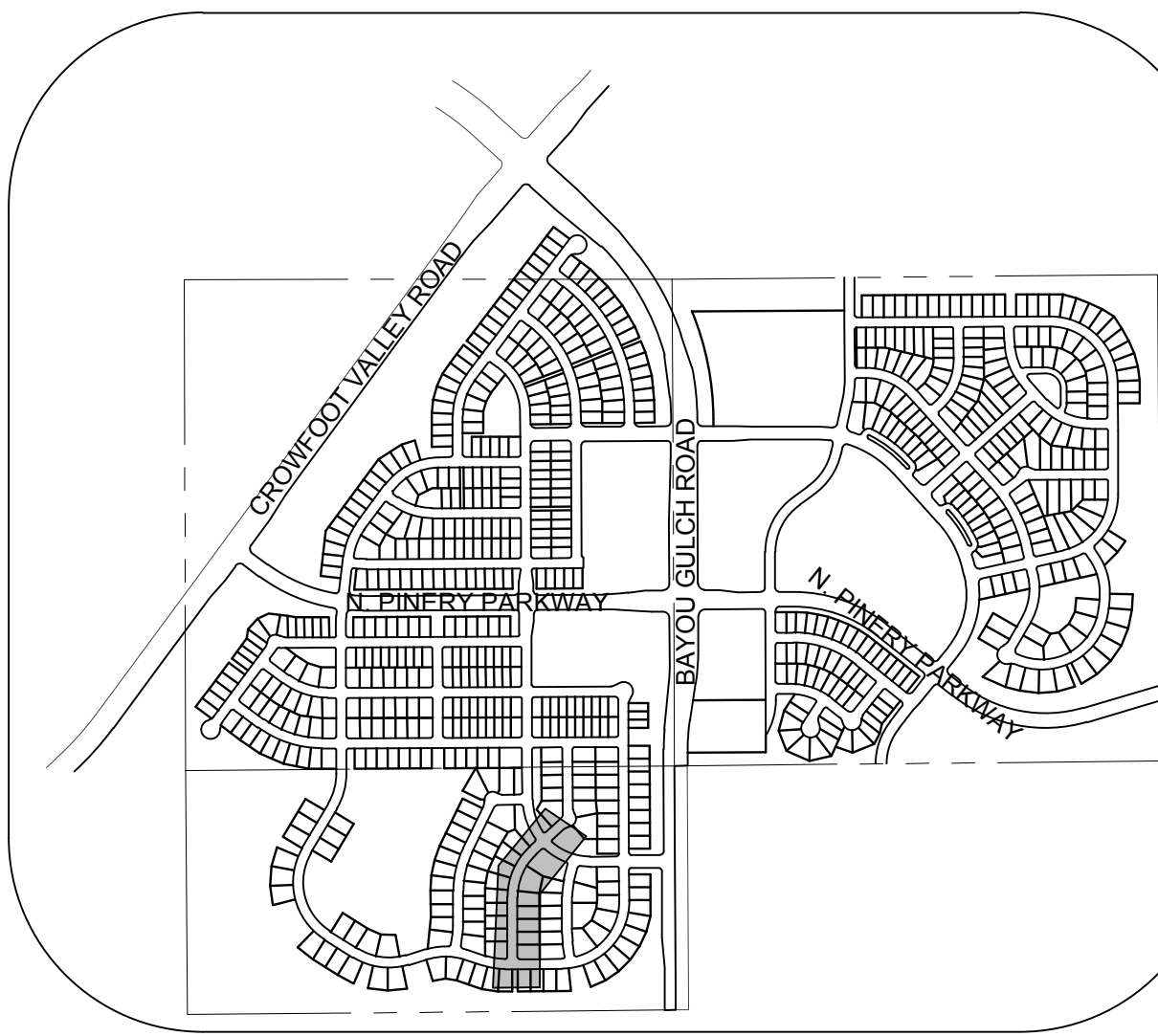
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FILE NO: 8130283701

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

SHEET NUMBER
60



PLAN: DAMES ROCKET ST STA: 9+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊗	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊕	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊖	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊗	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊕	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊕	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊕	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊕	PROPOSED AIR VALVE	---	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 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

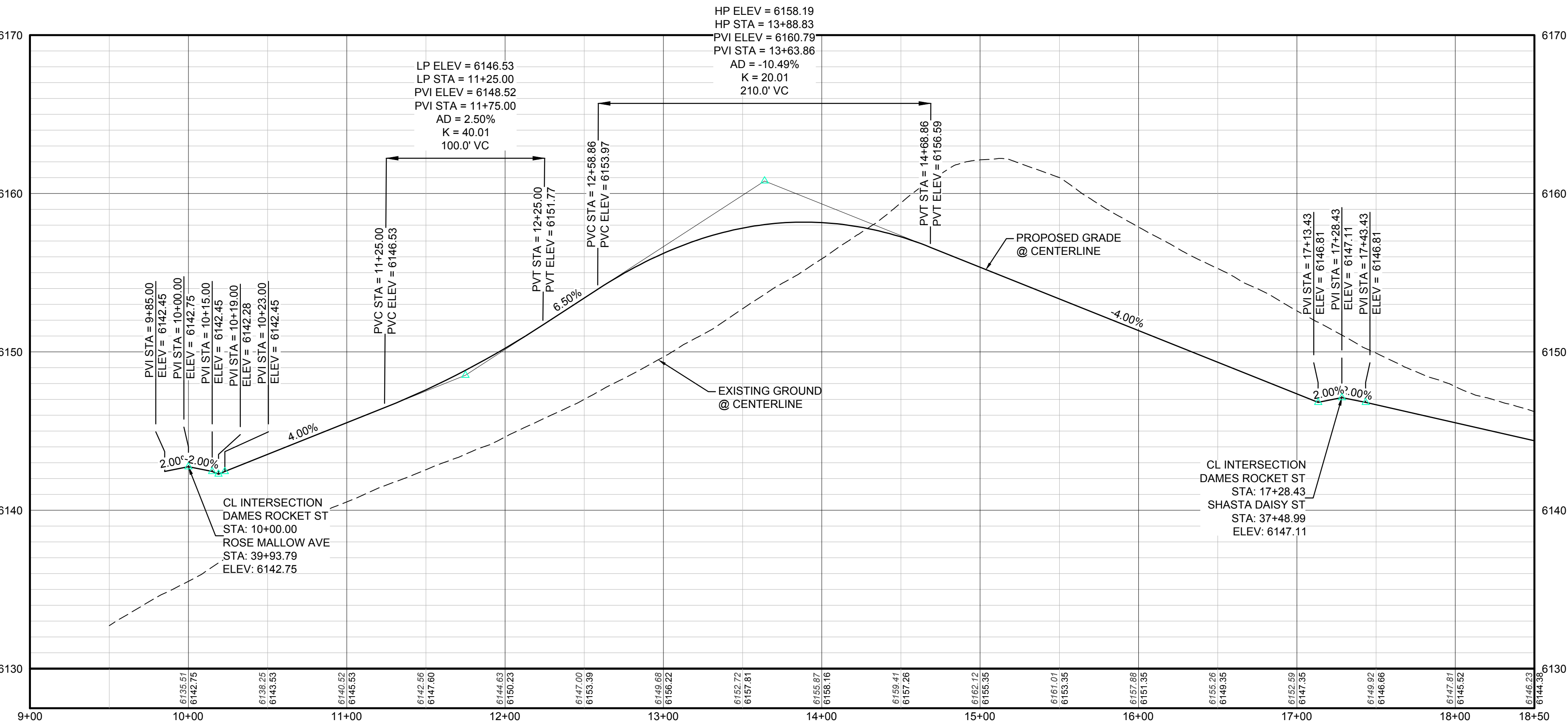
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BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PROFILE: DAMES ROCKET ST STA: 9+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

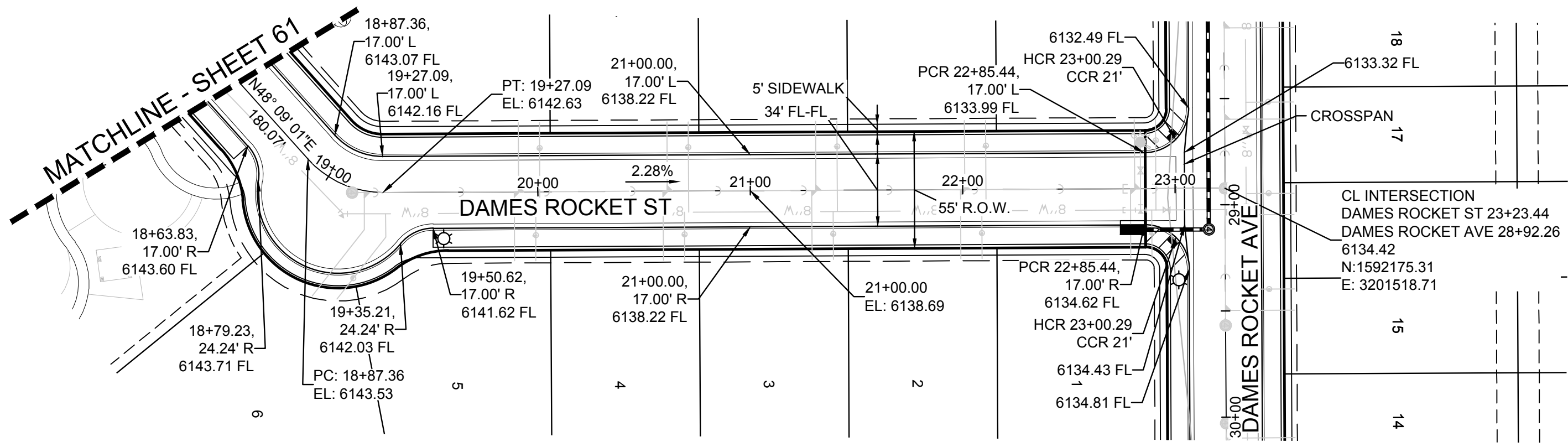
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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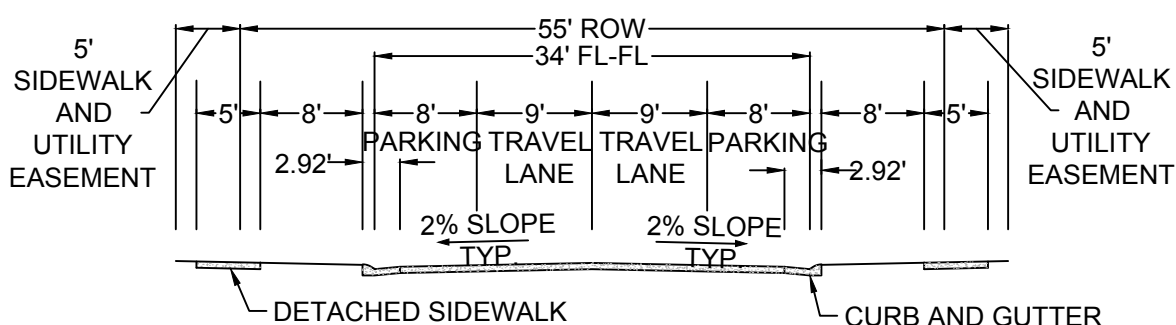
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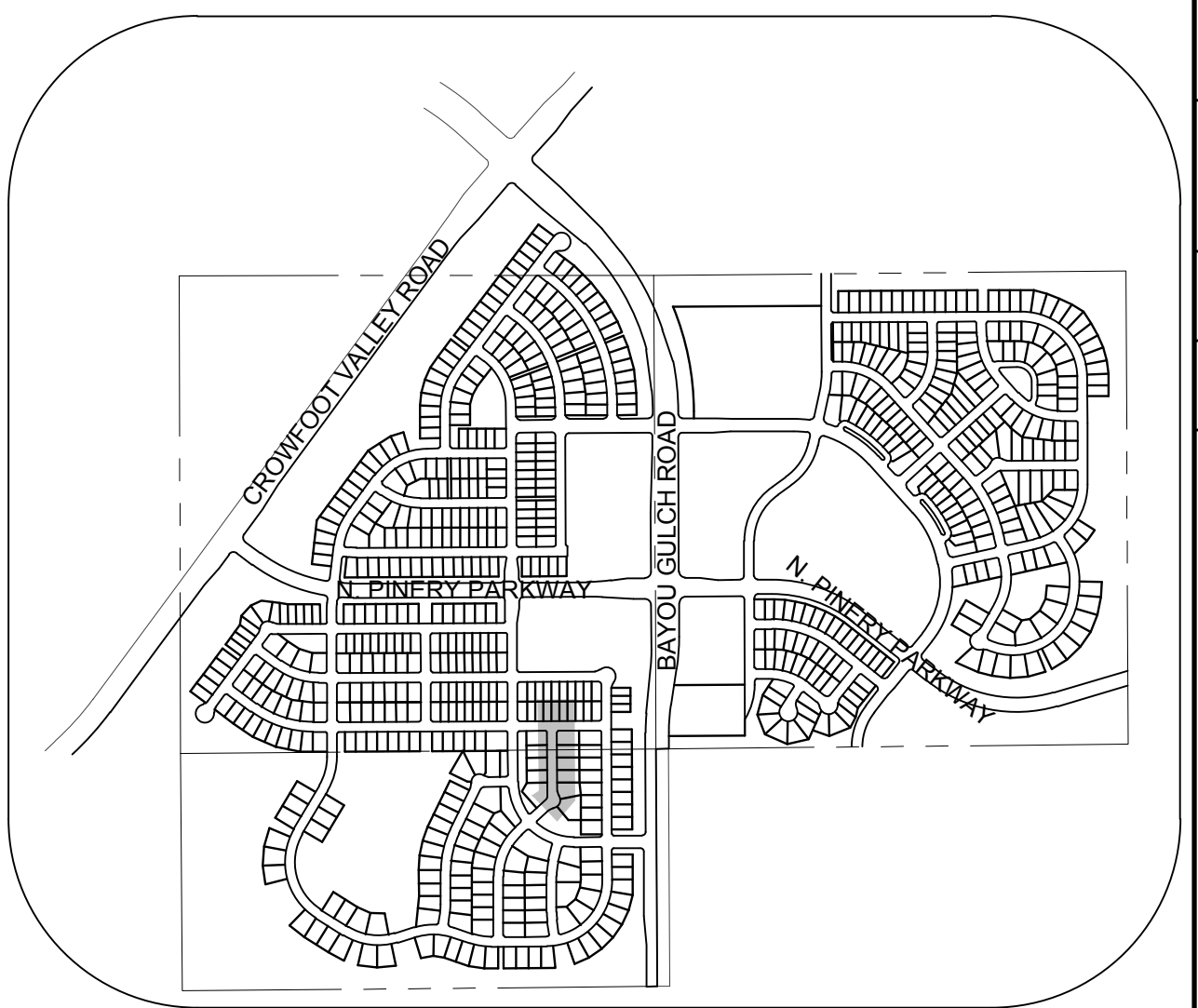
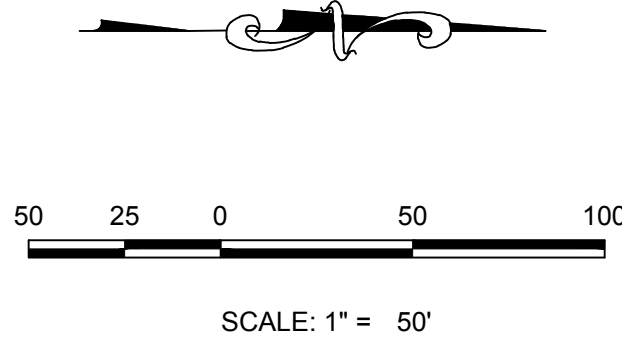
SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE DAMES ROCKET STREET	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL CO 80112		10333 E. Dry Creek Rd. Denver, CO 80141 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	Appr.	Date
										No.		



PLAN: DAMES ROCKET ST STA: 18+50.00 TO 24+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
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6	LOT NUMBER	---	RIGHT-OF-WAY
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P	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⋈	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
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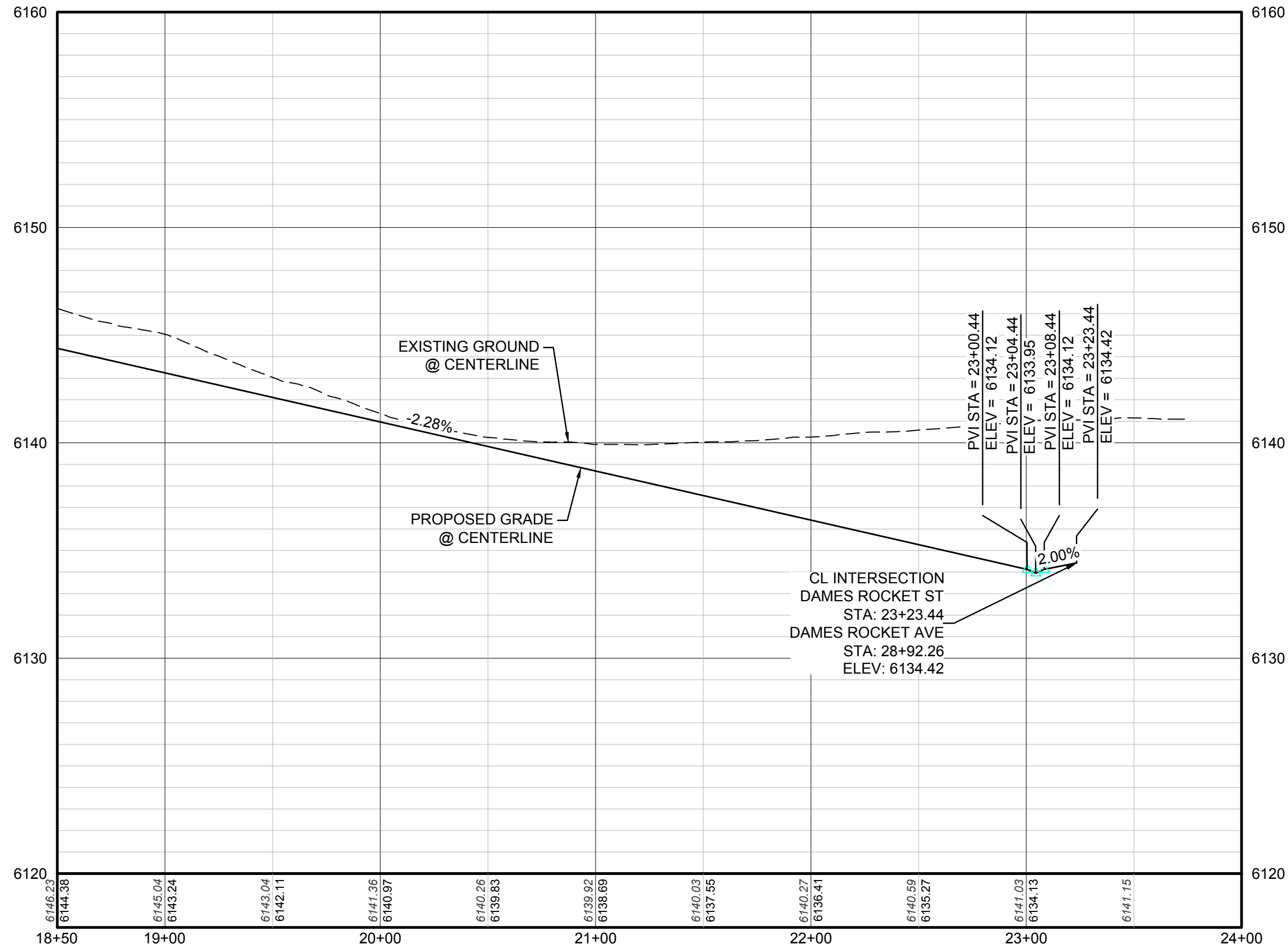
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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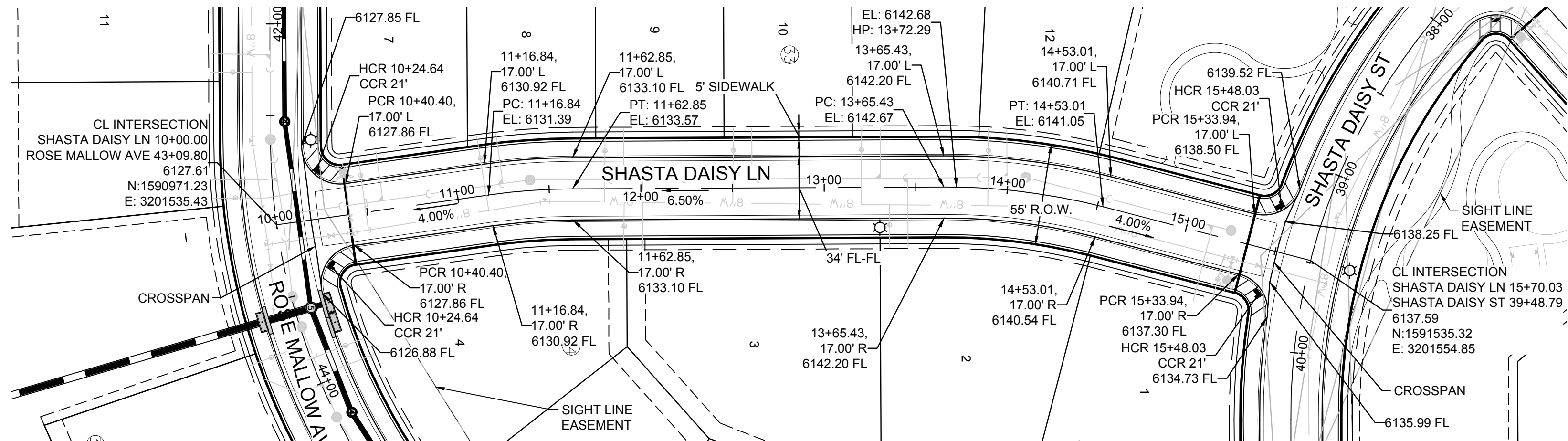
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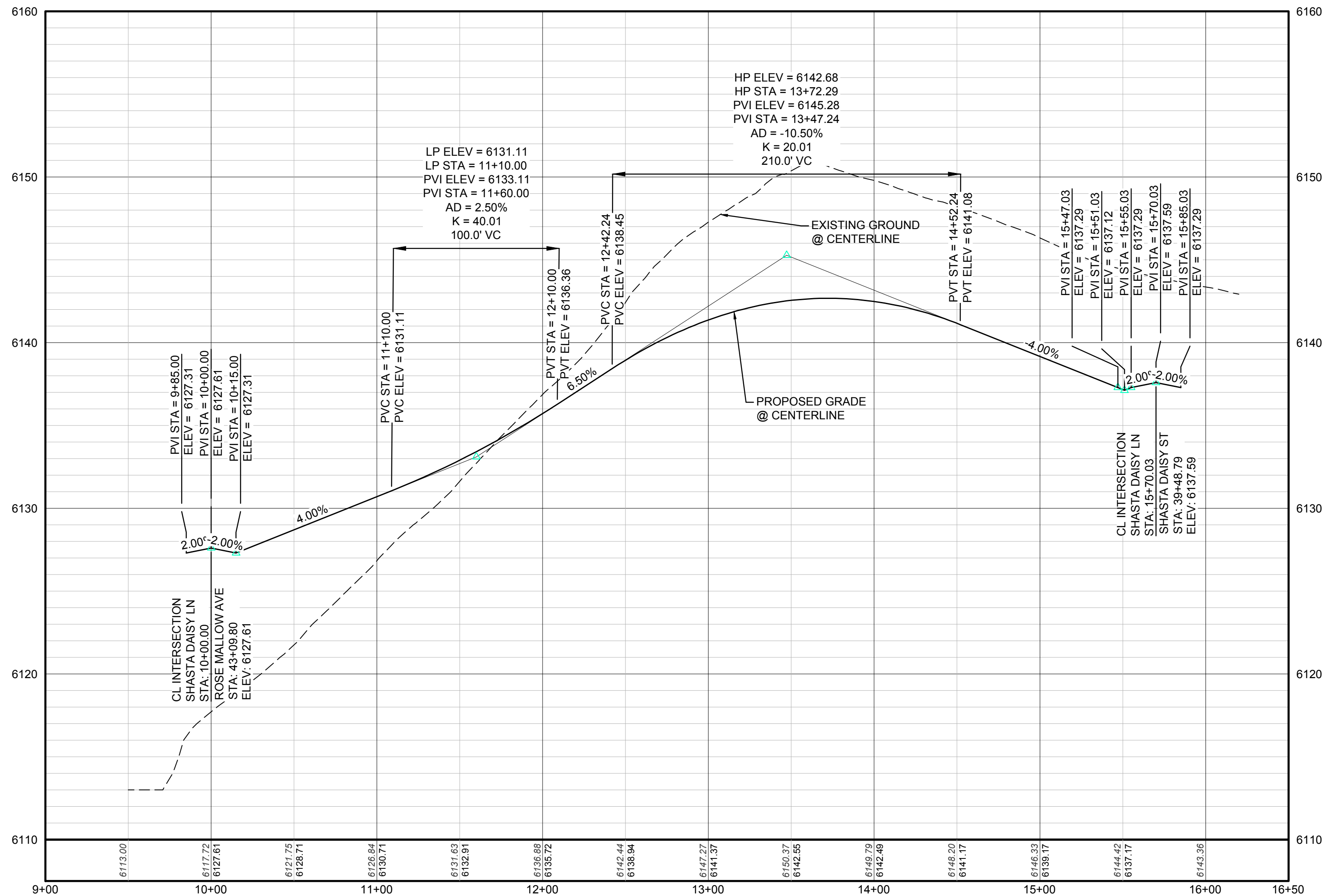


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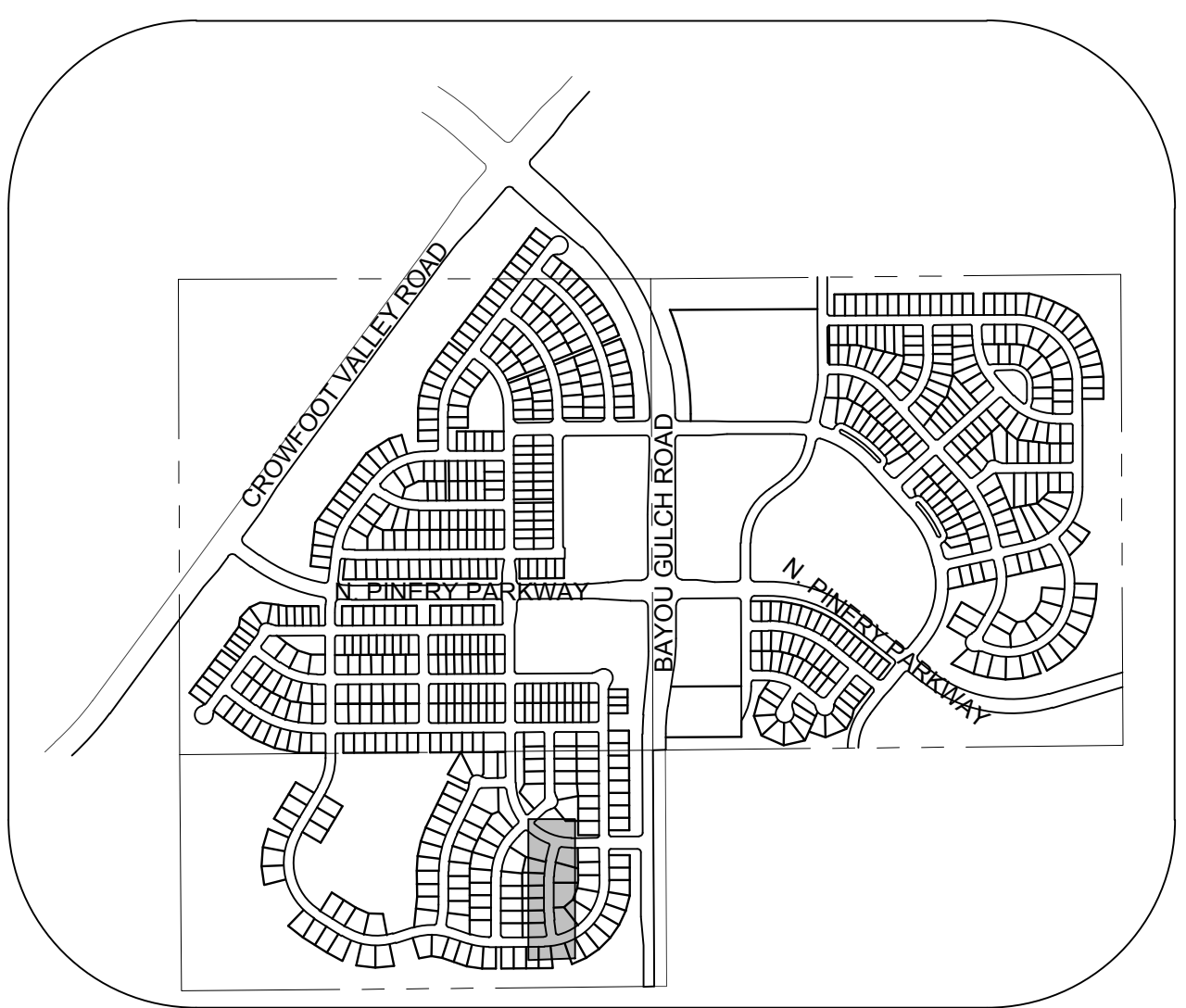
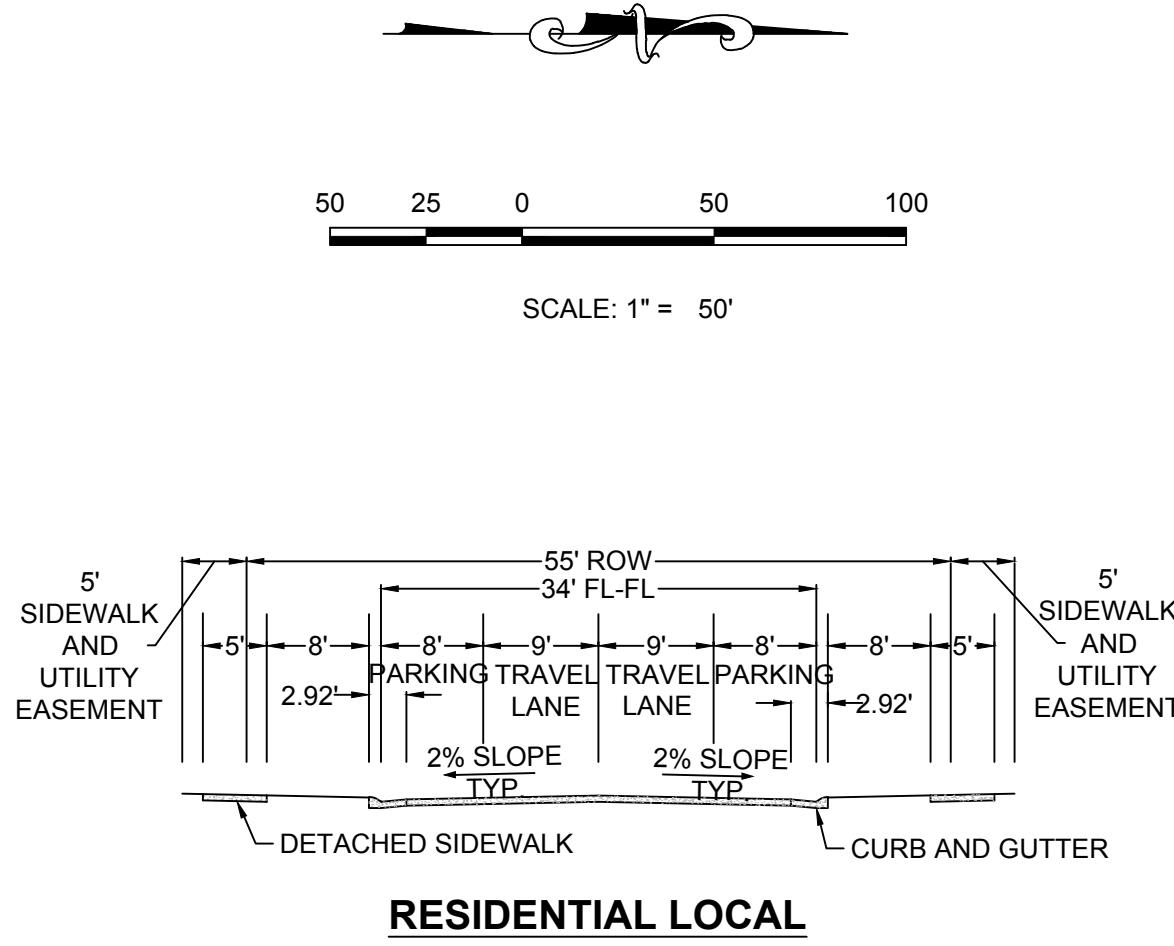
PLAN: SHASTA DAISY LN STA: 10+00.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SHASTA DAISY LN STA: 9+00.00 TO 16+50.00
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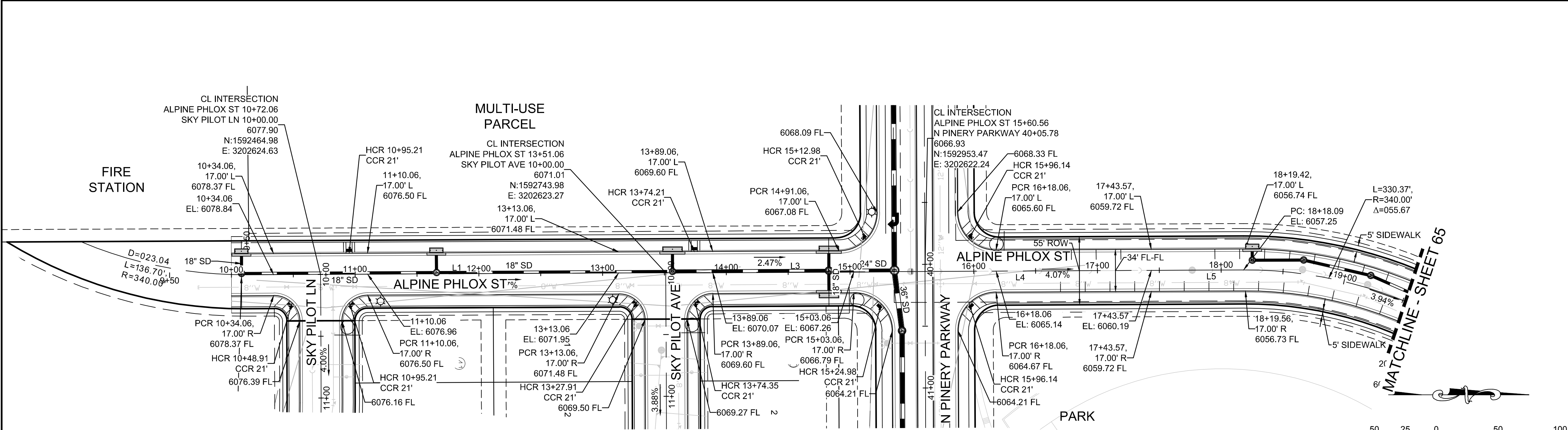
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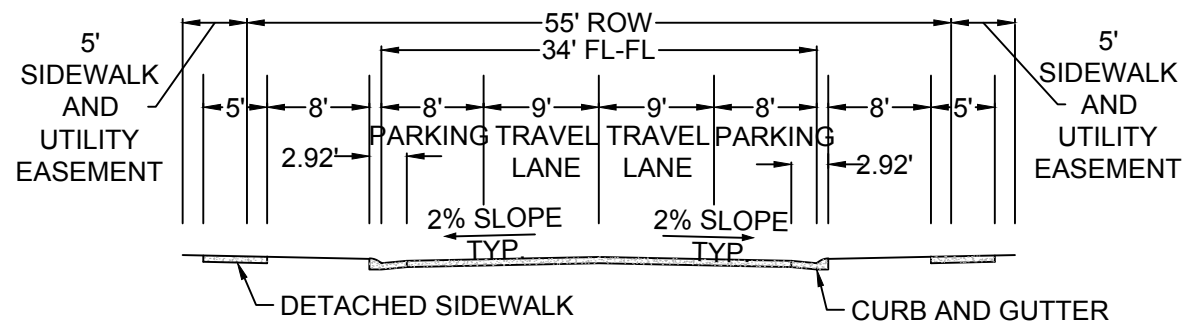
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

SHEET NUMBER	DRAWN BY:	SCALE:	AS SHOWN	FILE NO:	8130283701
	CHECKED BY:	DATE:	APRIL 2017		
TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SHASTA DAISY LANE					ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112
CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 100 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548					Revisions No. Date Init. Appr. Date

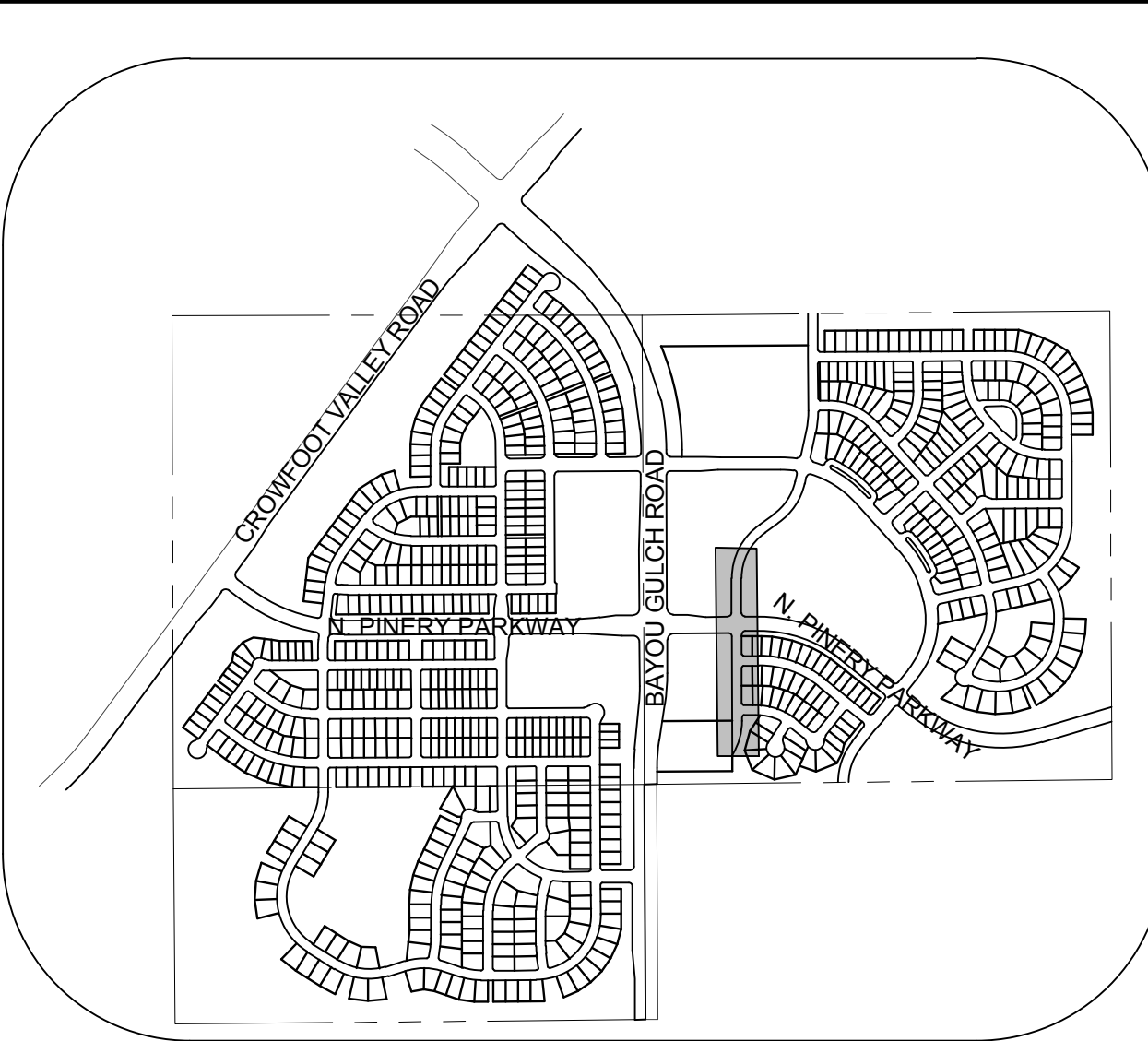


LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	338.34'	N0°16'48"W
L3	209.50'	N0°16'48"W
L4	221.02'	N0°16'48"W
L5	36.52'	N0°16'48"W

PLAN: ALPINE PHLOX ST STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



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N.T.S.
LEGEND

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10333 E. Dry Creek Rd.
Denver, CO 80141
Tel: (720) 482-9526
Fax: (720) 482-9548

CVL
CONSULTANTS

EX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN AND PROFILE
ALPINE PHLOX STREET

DRAWN BY: JF

CHECKED BY: JJ

DATE: APRIL 2017

SCALE: AS SHOWN

FILE NO: 8130283701

SHEET NUMBER

64

Revisions

No.

Date

Appr.

Date

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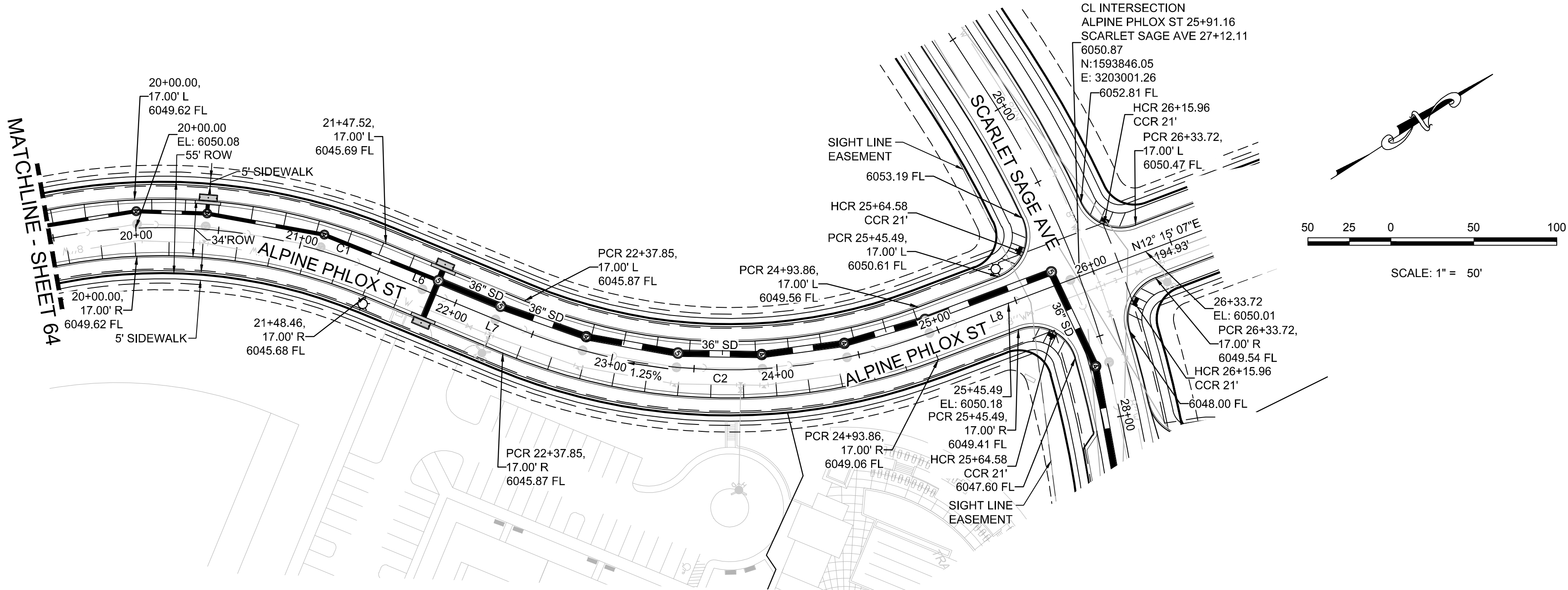
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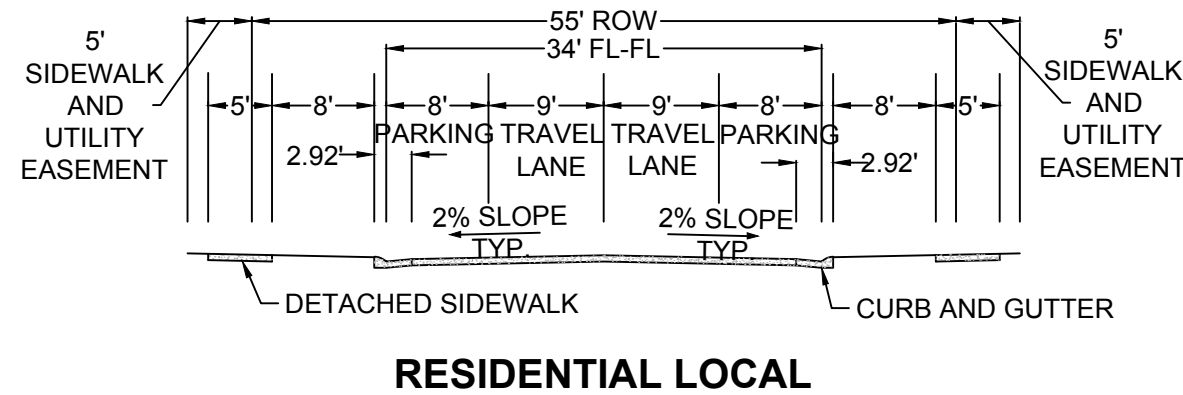
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TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L6	36.95'	N55°23'35"E
L7	52.44'	N55°23'35"E
L8	97.30'	N12°15'07"E

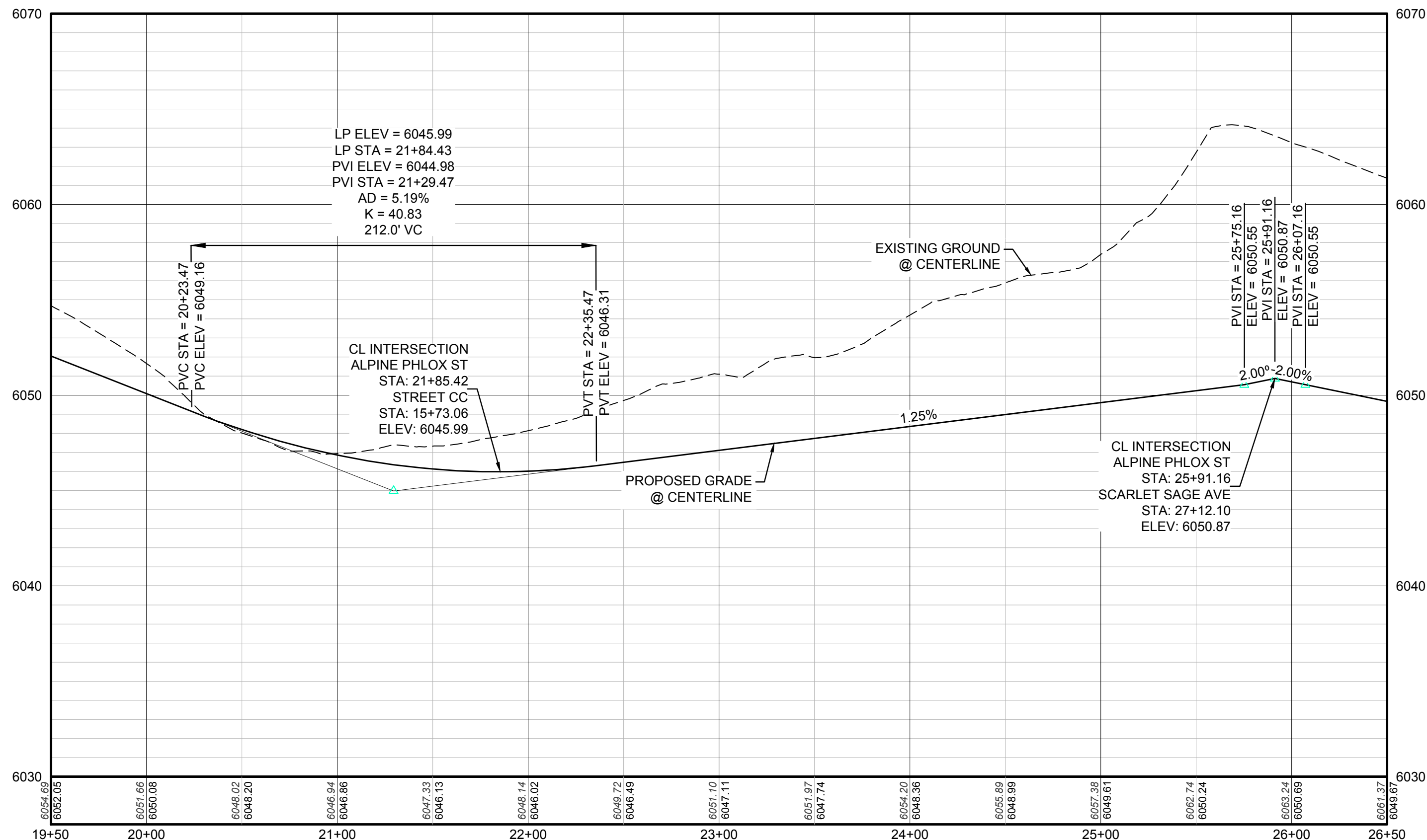
CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C1	330.37'	340.00'	55°40'23"
C2	256.00'	340.00'	43°08'28"



PLAN: ALPINE PHLOX ST STA: 19+50.00 TO 26+50.00
HORIZONTAL SCALE: 1" = 50'



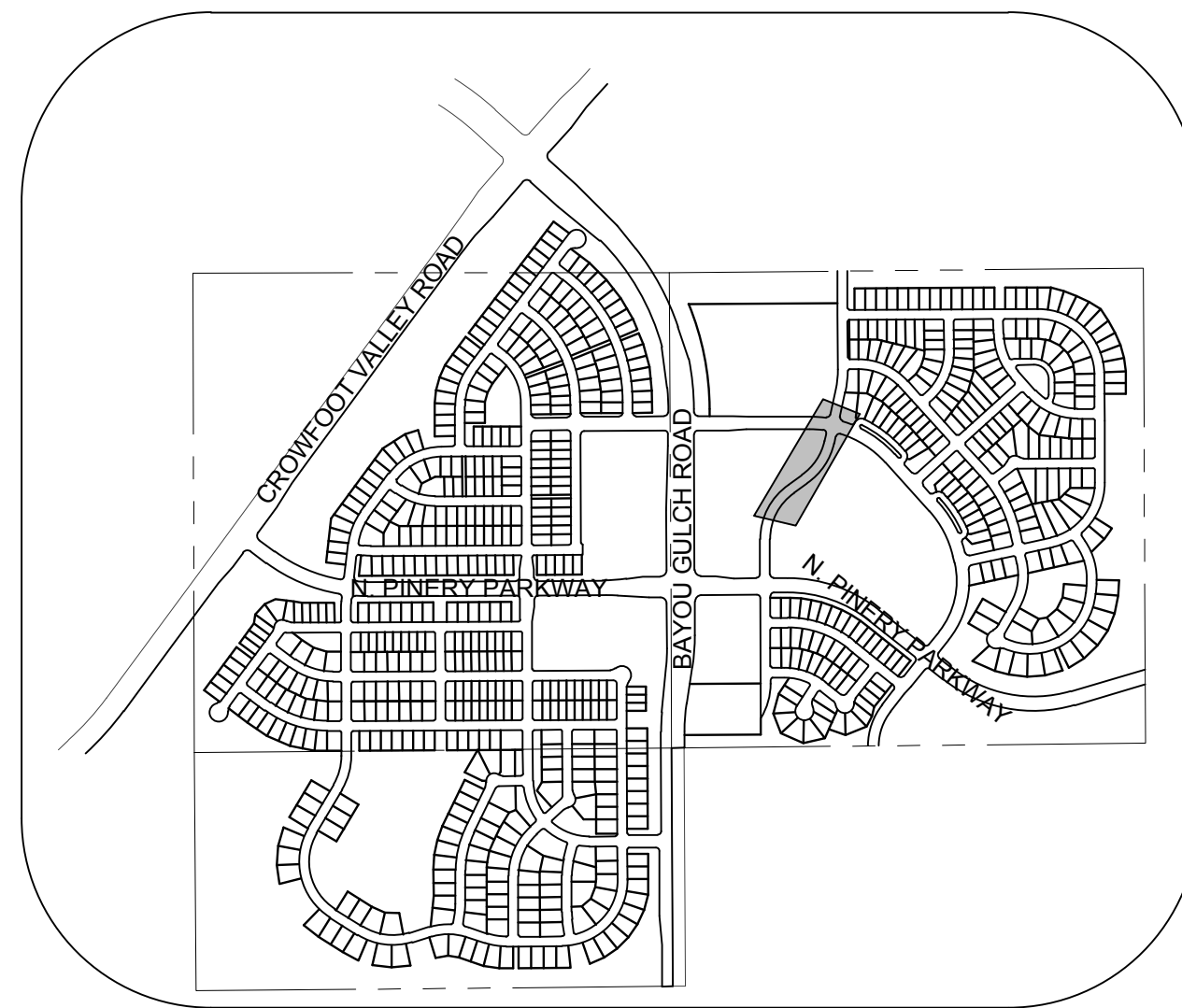
RESIDENTIAL LOCAL



PROFILE: ALPINE PHLOX ST STA: 19+50.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	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

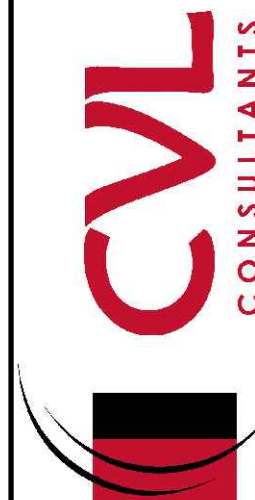
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCB	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

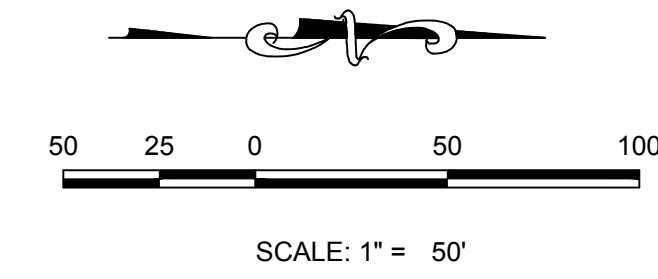
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ALPINE PHLOX STREET

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

SHEET NUMBER

65

Date
Appr.
Init.
Date
Revisions
No.



5' SIDEWALK AND UTILITY EASEMENT

55' ROW
34' FL

5' SIDEWALK AND UTILITY EASEMENT

2.92'

8' 2% SLOPE TYP.

9' TRAVEL LANE

9' TRAVEL LANE

8' 2% SLOPE TYP.

2.92'

DETACHED SIDEWALK

CURB AND GUTTER

RESIDENTIAL LOCAL



ABBREVIATIONS

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
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THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"
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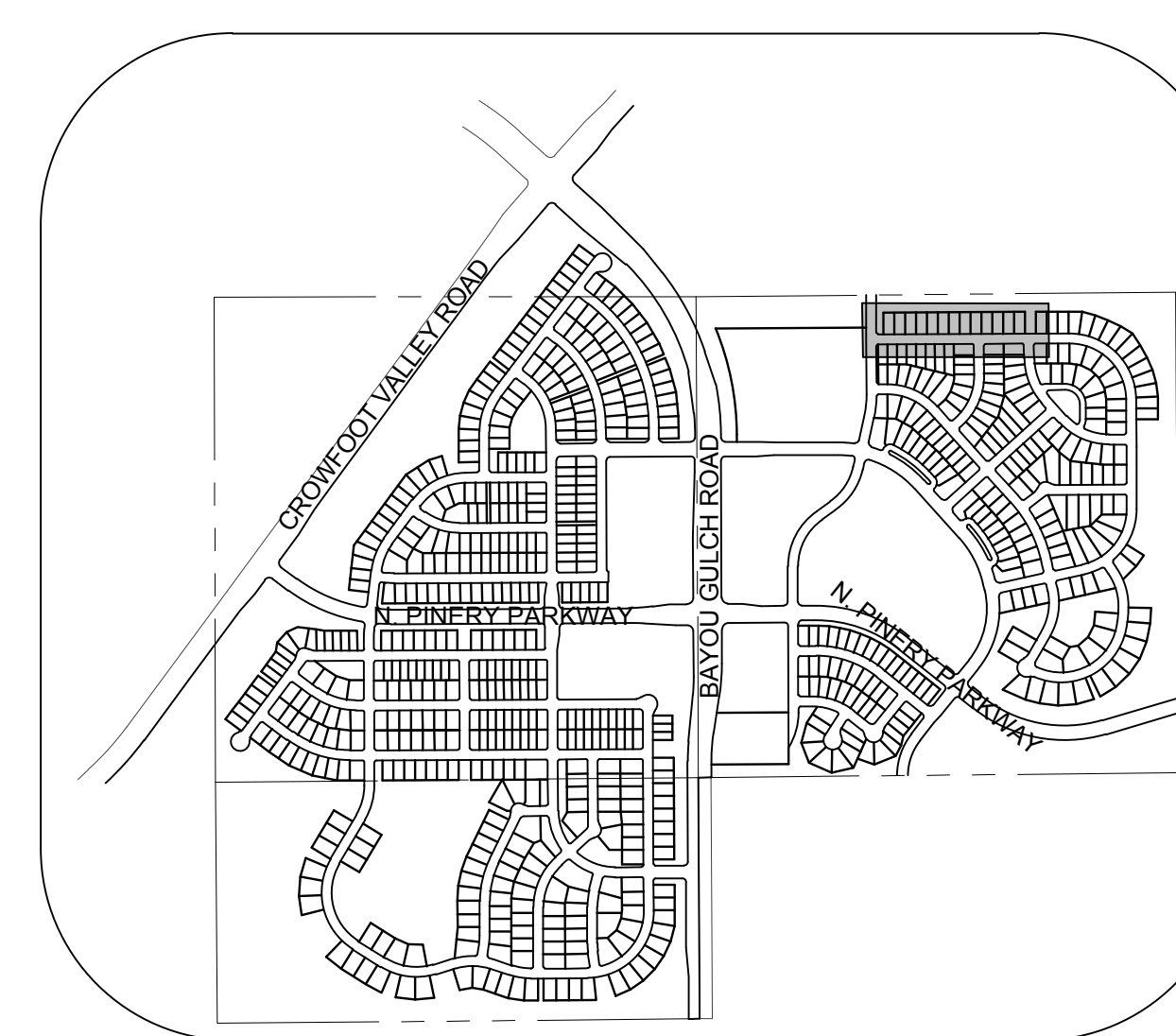


Figure 10-1 is a cross-sectional diagram of a two-lane highway with a detached sidewalk. The diagram shows the following components and dimensions from left to right:

- 5' SIDEWALK AND UTILITY EASEMENT**: The outermost left boundary.
- 5'**: Dimension from the left easement to the start of the parking lane.
- 8'**: Dimension of the first parking lane.
- 2.92'**: Dimension from the start of the parking lane to the centerline.
- 55' ROW**: Total Right-of-Way width.
- 34' FL-FL**: Total Footprint Lane width.
- 8'**: Dimension of the second parking lane.
- 9'**: Dimension of the travel lane.
- 2% SLOPE TYP**: Slope of the travel lane.
- 9'**: Dimension of the third travel lane.
- 8'**: Dimension of the fourth parking lane.
- 2% SLOPE TYP**: Slope of the travel lane.
- 2.92'**: Dimension from the centerline to the start of the right parking lane.
- 8'**: Dimension of the fifth parking lane.
- 5'**: Dimension from the end of the parking lane to the right easement.
- 5' SIDEWALK AND UTILITY EASEMENT**: The outermost right boundary.
- DETACHED SIDEWALK**: Located on the left side, separated from the main roadway.
- CURB AND GUTTER**: Located on the right side of the travel lanes.

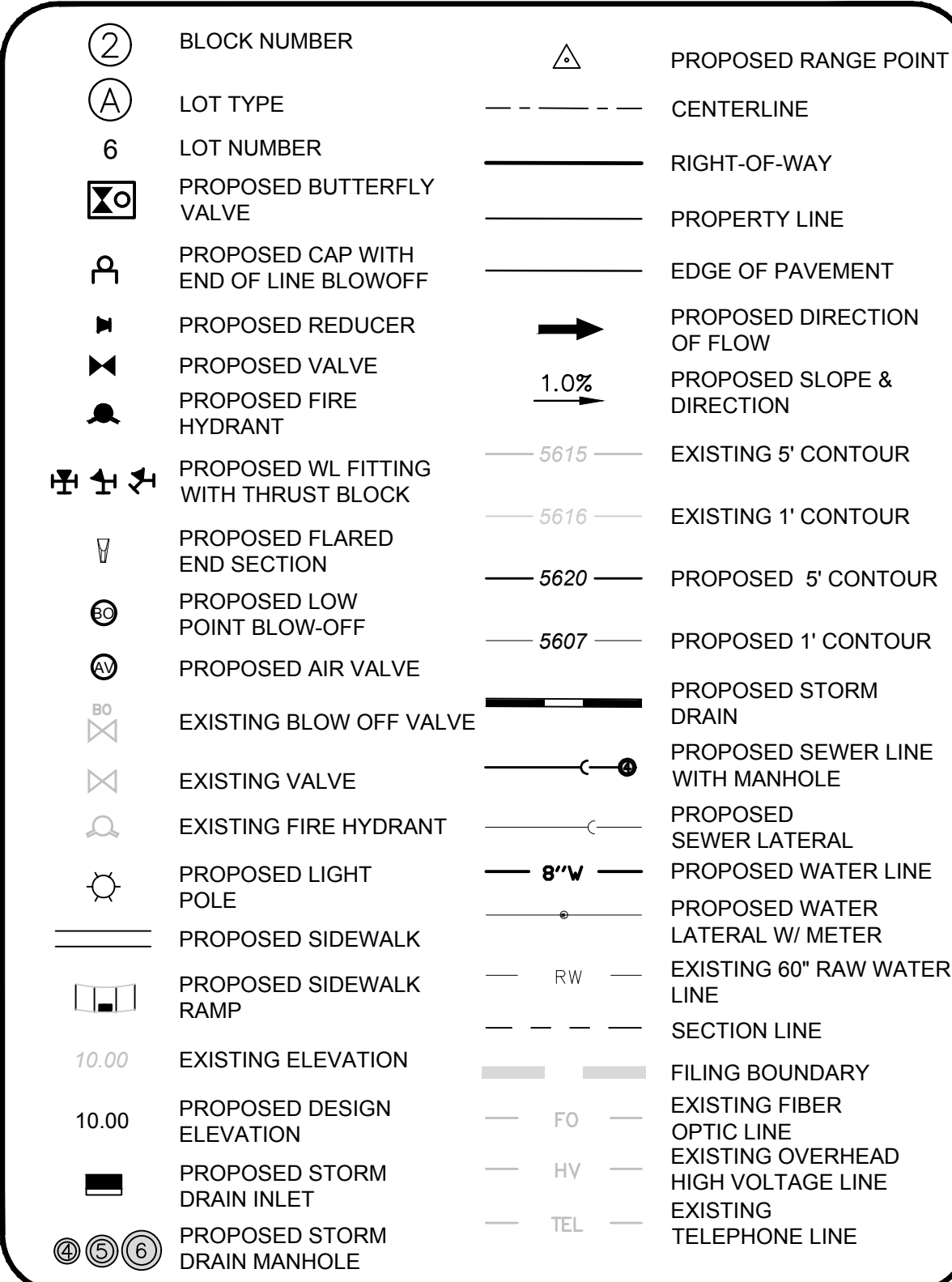
50 25 0 50 100

SCALE: 1" = 50'

KEYMAP

N.T.S.

LEGEND



AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BV	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVF	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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



CVL
CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN AND PROFILE
DEERLAKE AVENUE**

SCALE:	AS SHOWN
FILE NO:	

DRAWN BY:	JF
CHECKED BY:	JJ
DATE:	

67

DATE:	APRIL 2017	 CONSULTANTS	No.	Revisions	Date	Appr.
	8130283701		No.			

U:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET R.DWG BOBBY, 6/26/2017 6:30 PM



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
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ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
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N:\PROJECTS\SSR\BEEBALM\ENGINEERING\SSR\BEEBALM\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET PLAN AND PROFILE\SSR\BEEBALM\BEEBALM.DWG: 6/28/2017 6:30 PM



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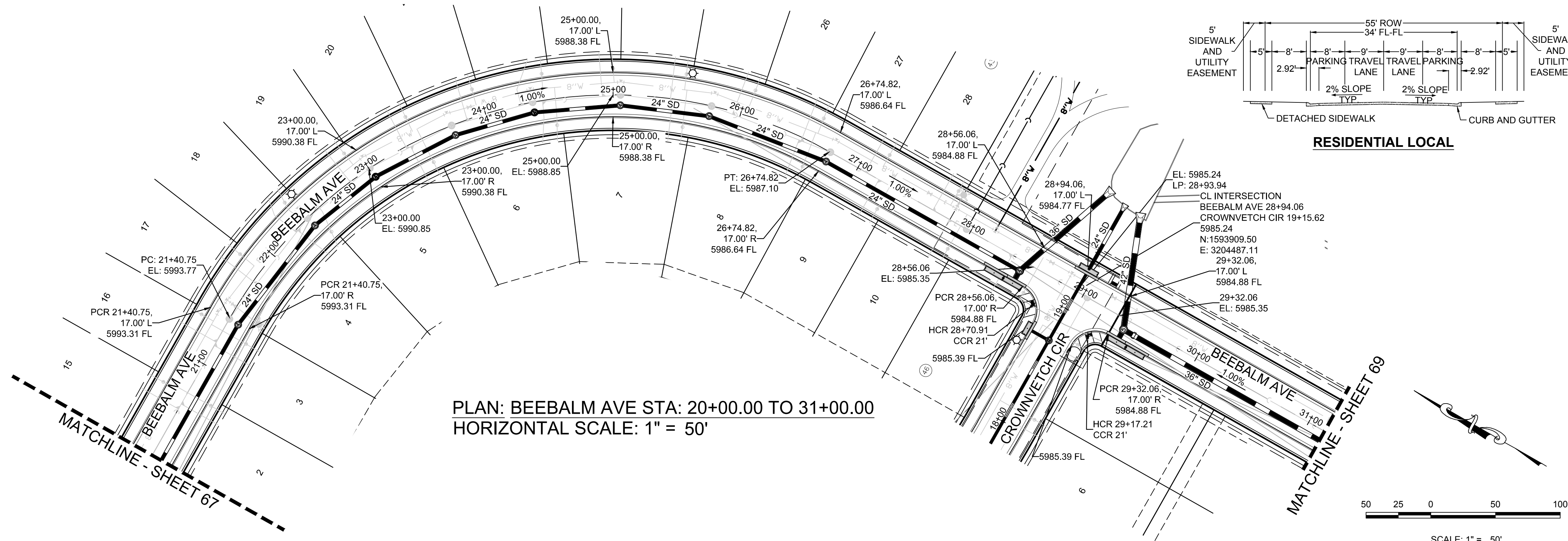
LITELITY NOTIFICATION CENTER OF COLORADO

CALL 811

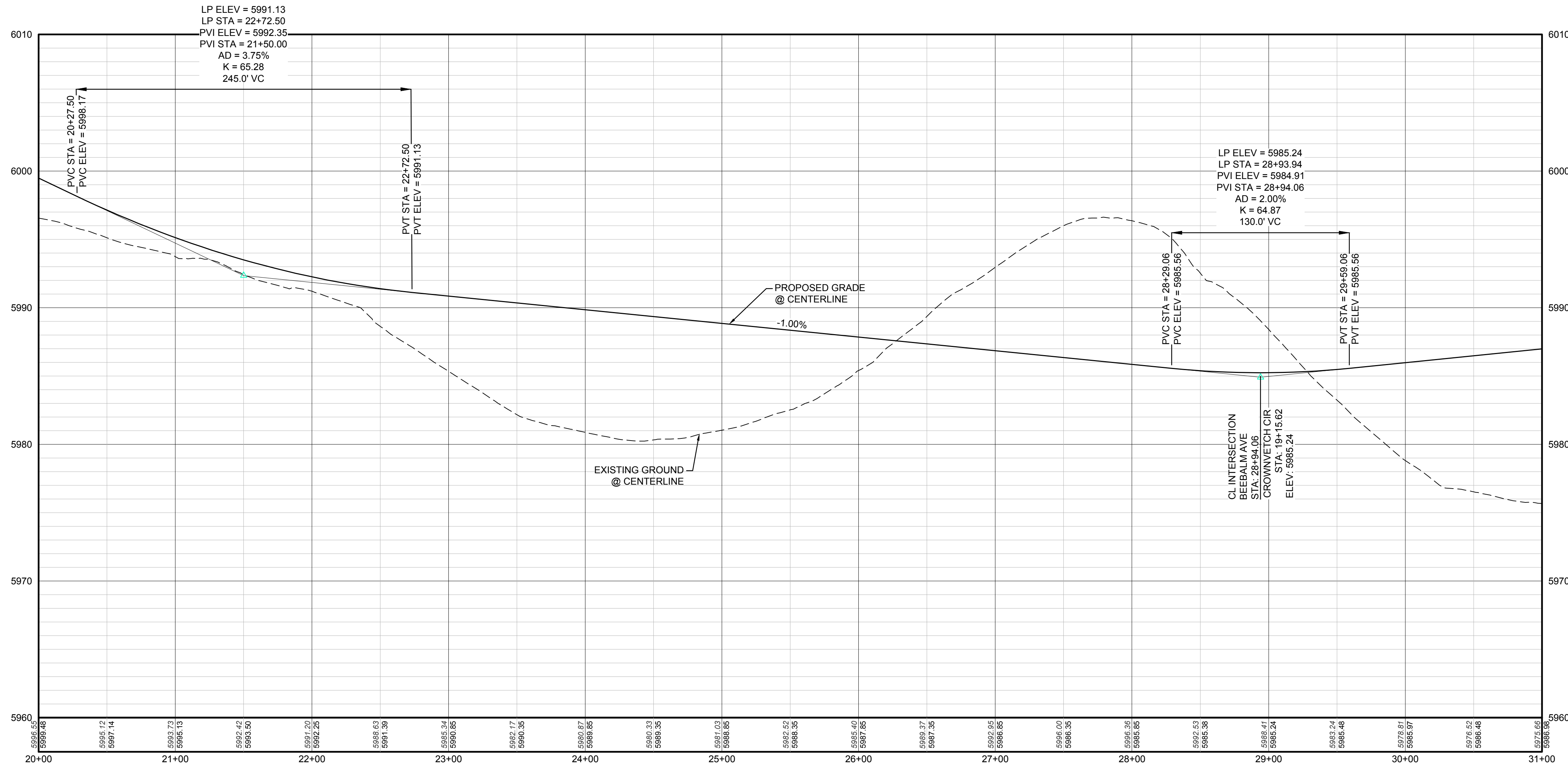
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



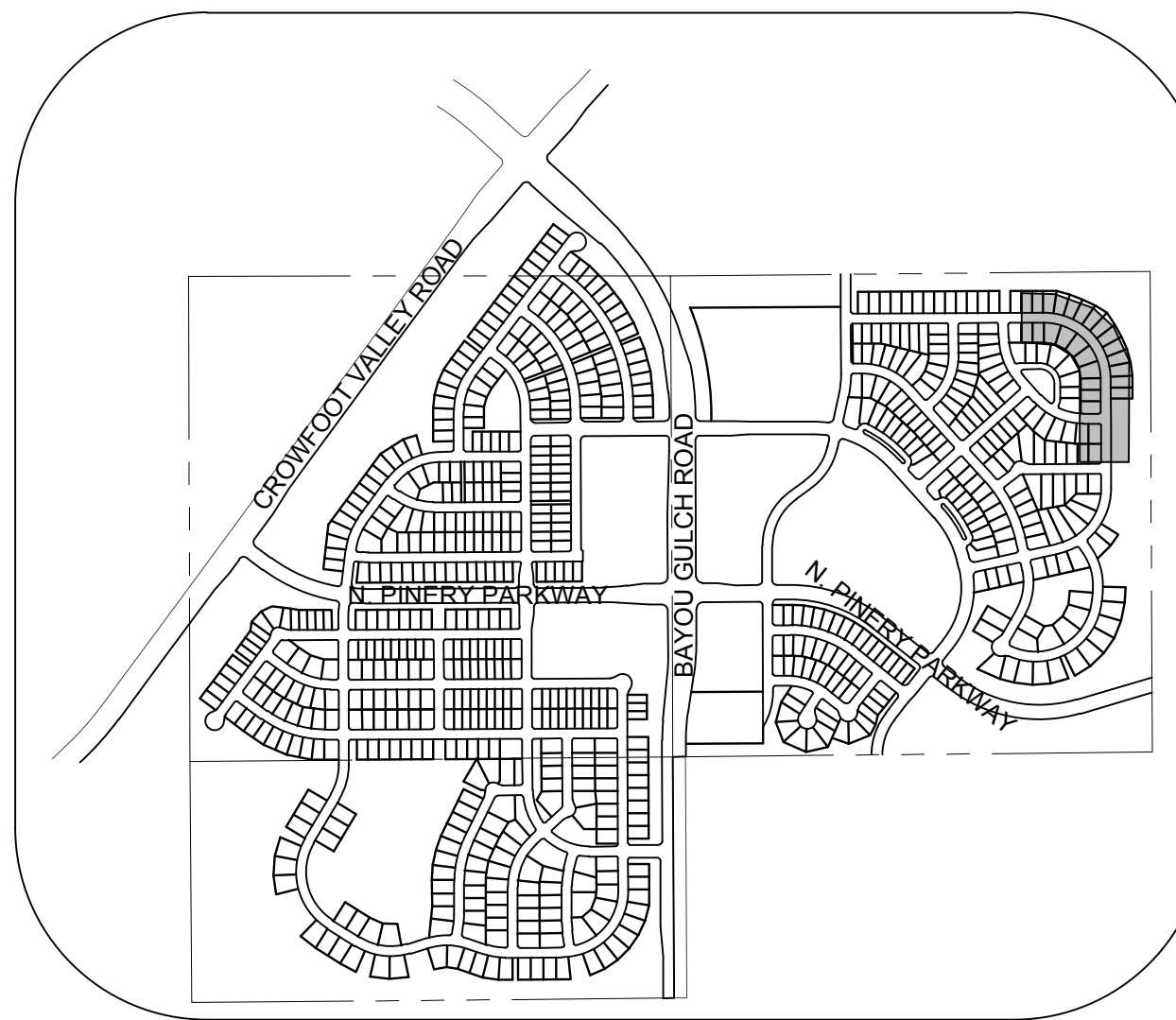
PLAN: BEEBALM AVE STA: 20+00.00 TO 31+00.00
HORIZONTAL SCALE: 1" = 50'



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

BENCHMARK
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KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	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 RAMP	---	EXISTING 60" RAW WATER LINE
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	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

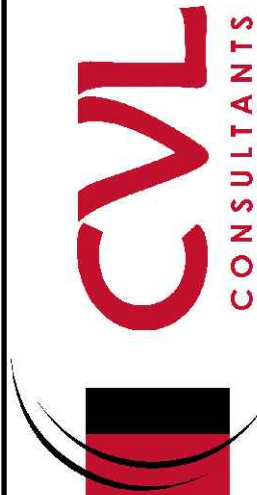
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BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
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CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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10333 E. Dry Creek Rd.
Suite 100
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548

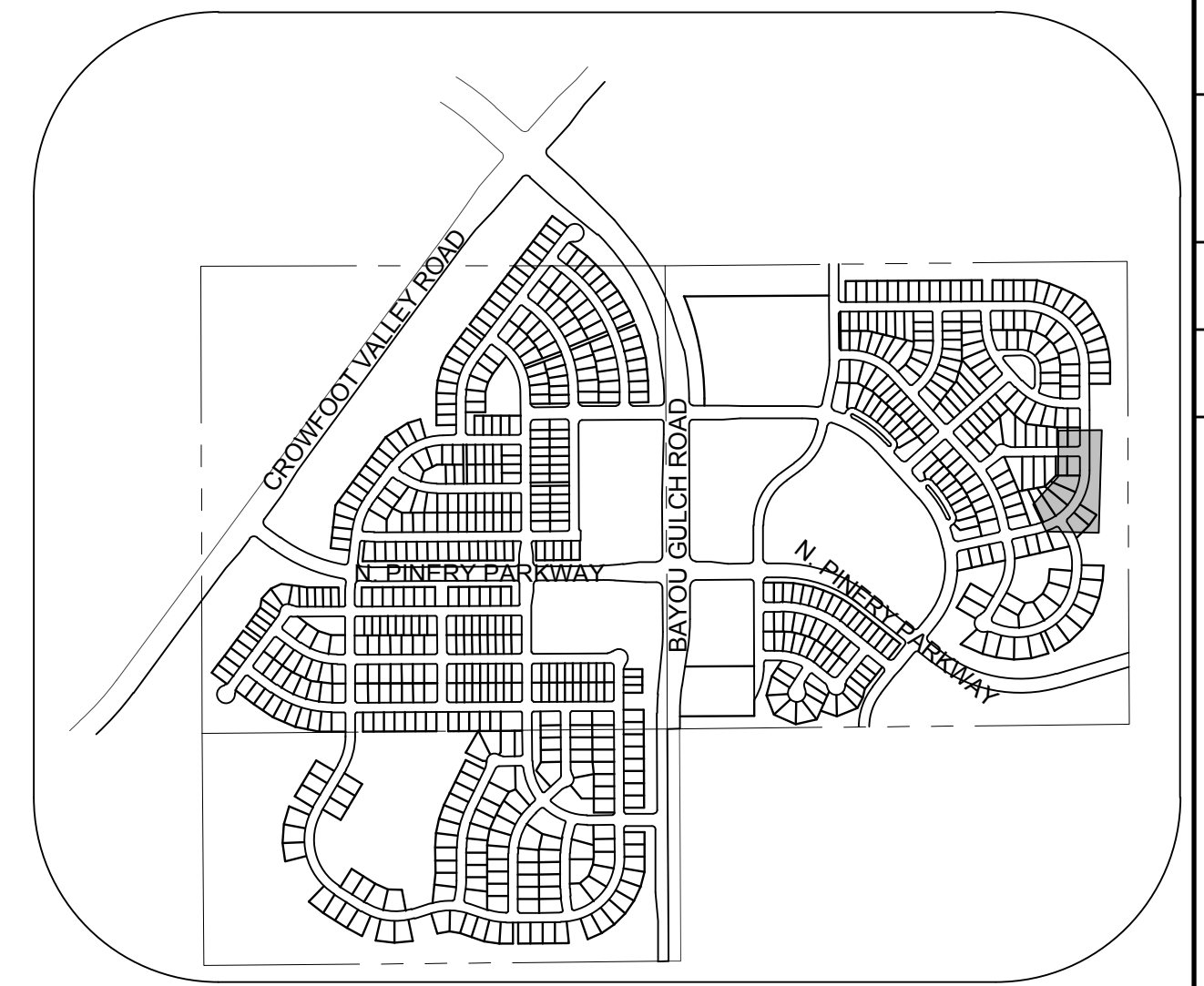


ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BEEBALM AVENUE

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

SHEET NUMBER
68



The diagram illustrates a 34-foot Right-of-Way (ROW) layout. It features a central 34-foot FL-ROW, which is divided into two 9-foot PARKING TRAVEL LANE sections, each with a 2% SLOPE TYP. This central section is flanked by 8-foot sections on each side, which are further divided into 5-foot and 3-foot segments. The total width of the ROW is 34 feet. On the far left and right, there are 5-foot SIDEWALK AND UTILITY EASEMENT sections. The diagram also shows a 2.92-foot section on the left side of the central lanes. At the bottom, a DETACHED SIDEWALK and a CURB AND GUTTER are indicated.

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	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 BOUNDARY
	PROPOSED STORM DRAIN INLET		EXISTING OVERHEAD HIGH VOLTAGE LINE
	PROPOSED STORM DRAIN MANHOLE		EXISTING TELEPHONE LINE

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
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EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
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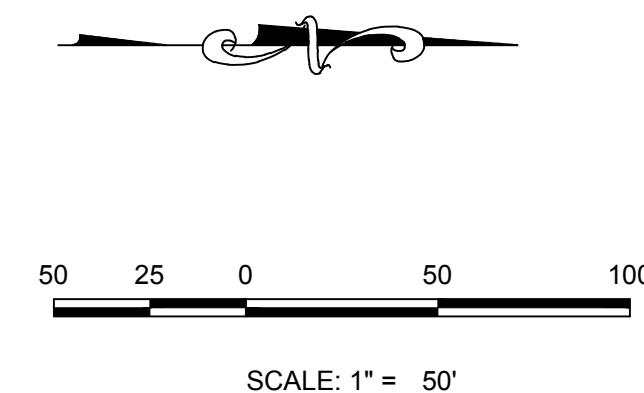


Diagram illustrating the cross-section of a 34-foot wide Right-of-Way (ROW) for a street with two travel lanes. The layout includes:

- 5' SIDEWALK AND UTILITY EASEMENT** on both the left and right sides.
- 2.92'** sections on the left and right sides, adjacent to the sidewalk.
- 9'** wide **TRAVEL LANE** on the left and right.
- 2'** wide **TRAVEL LANE** in the center.
- 2% SLOPE TYP** for the travel lanes.
- 34' FL-CL** (Footprint Line to Center Line) dimension across the top.
- 55' ROW** (Right-of-Way) dimension across the top.
- DETACHED SIDEWALK** and **CURB AND GUTTER** are indicated at the bottom.



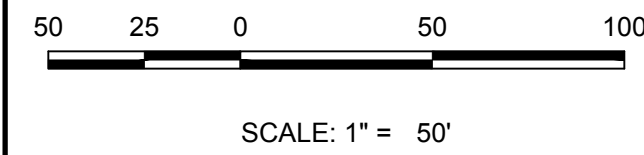
ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PROP	PROPERTY
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCF	REINFORCED CONCRETE PIPE
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FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
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HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
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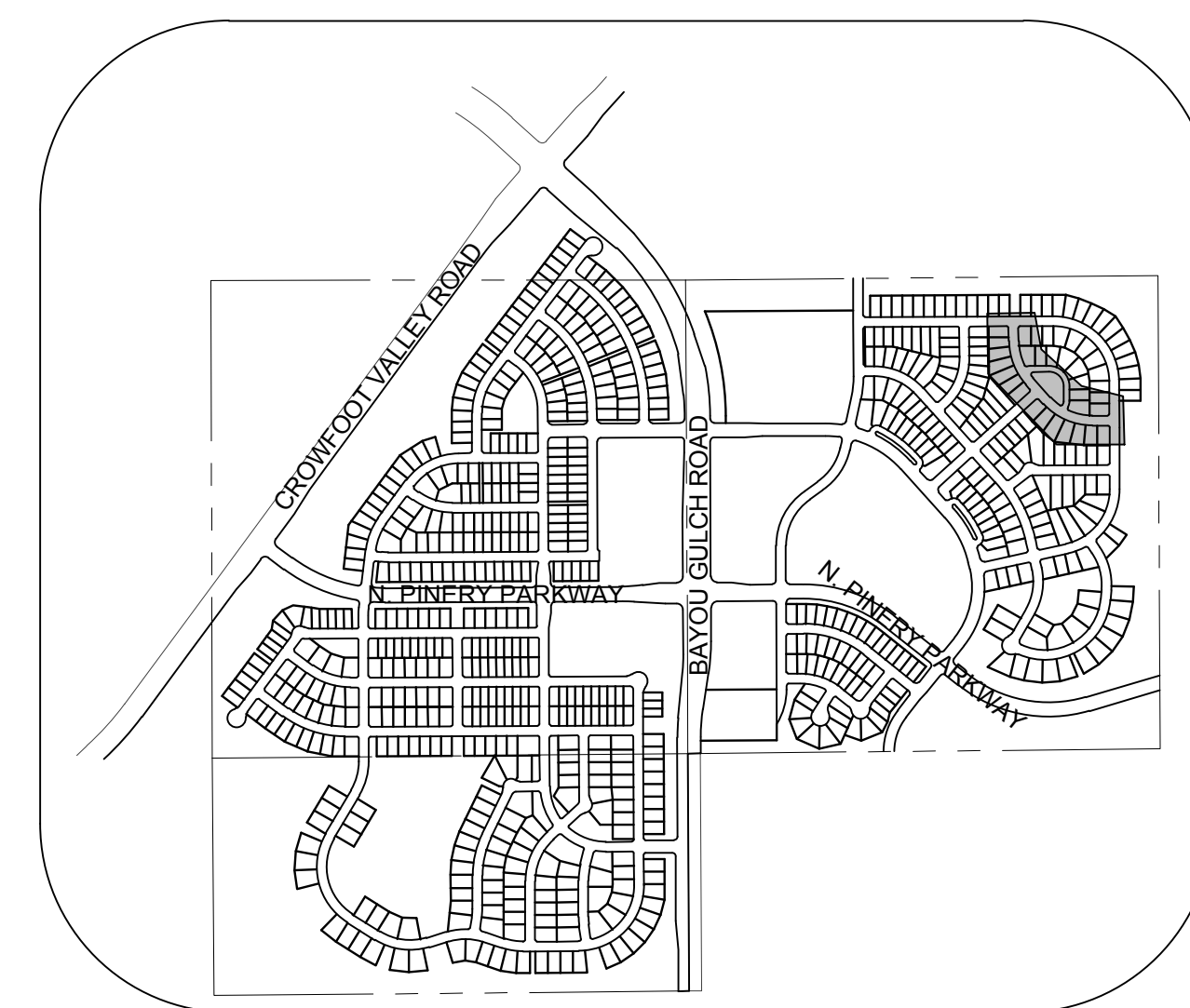
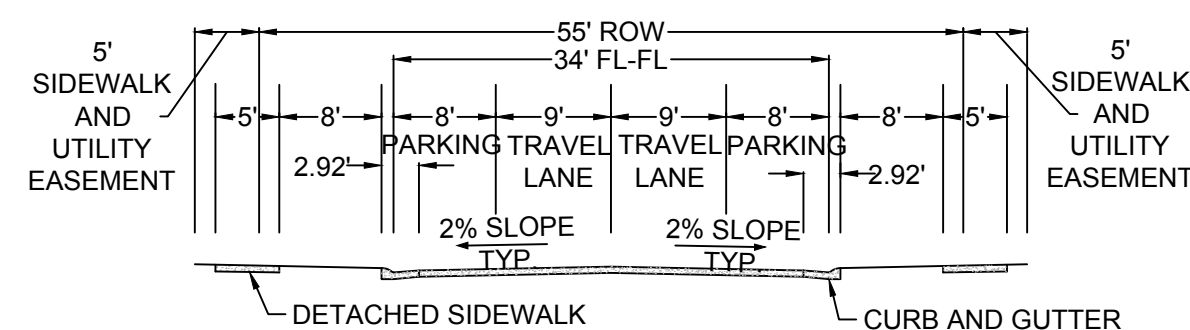
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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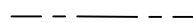
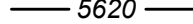
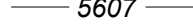
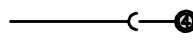
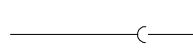
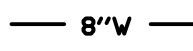
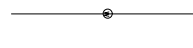
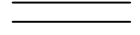


PLAN: CROWN VETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'

PROFILE: CROWN VETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.
LEGEND

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

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BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SHEET NUMBER 71	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE CROWN/ETCH CIRCLE	ESX MANAGEMENT 7-352 South Alton Way CENTENNIAL, CO 80112  10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY:	FILE NO:								
	DATE:	8130283701								
					No.	Revisions	Date	Init.	Appr.	Date

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1-800-922-1987

UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

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

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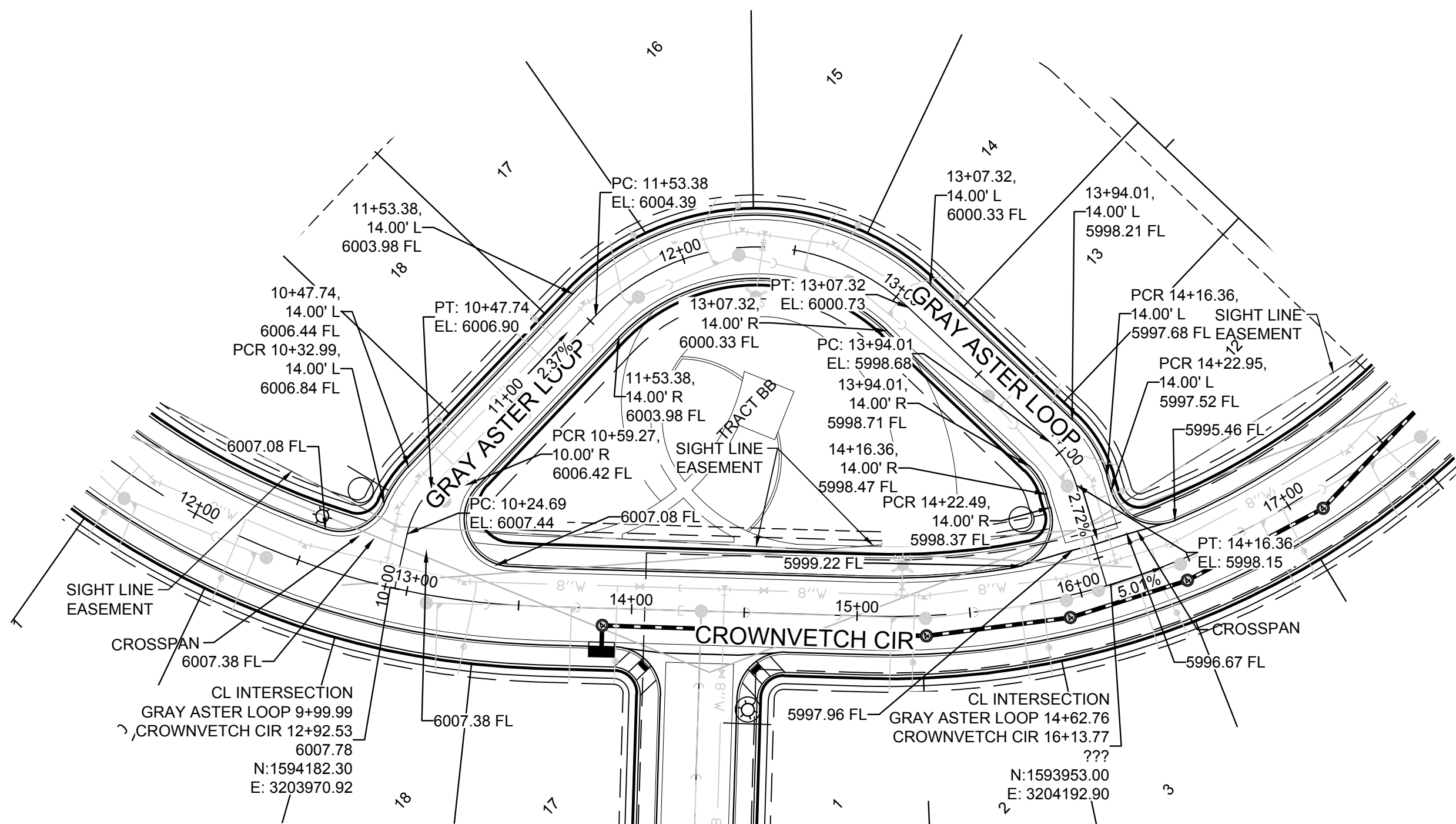
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CENTER OF COLORADO

CALL 811

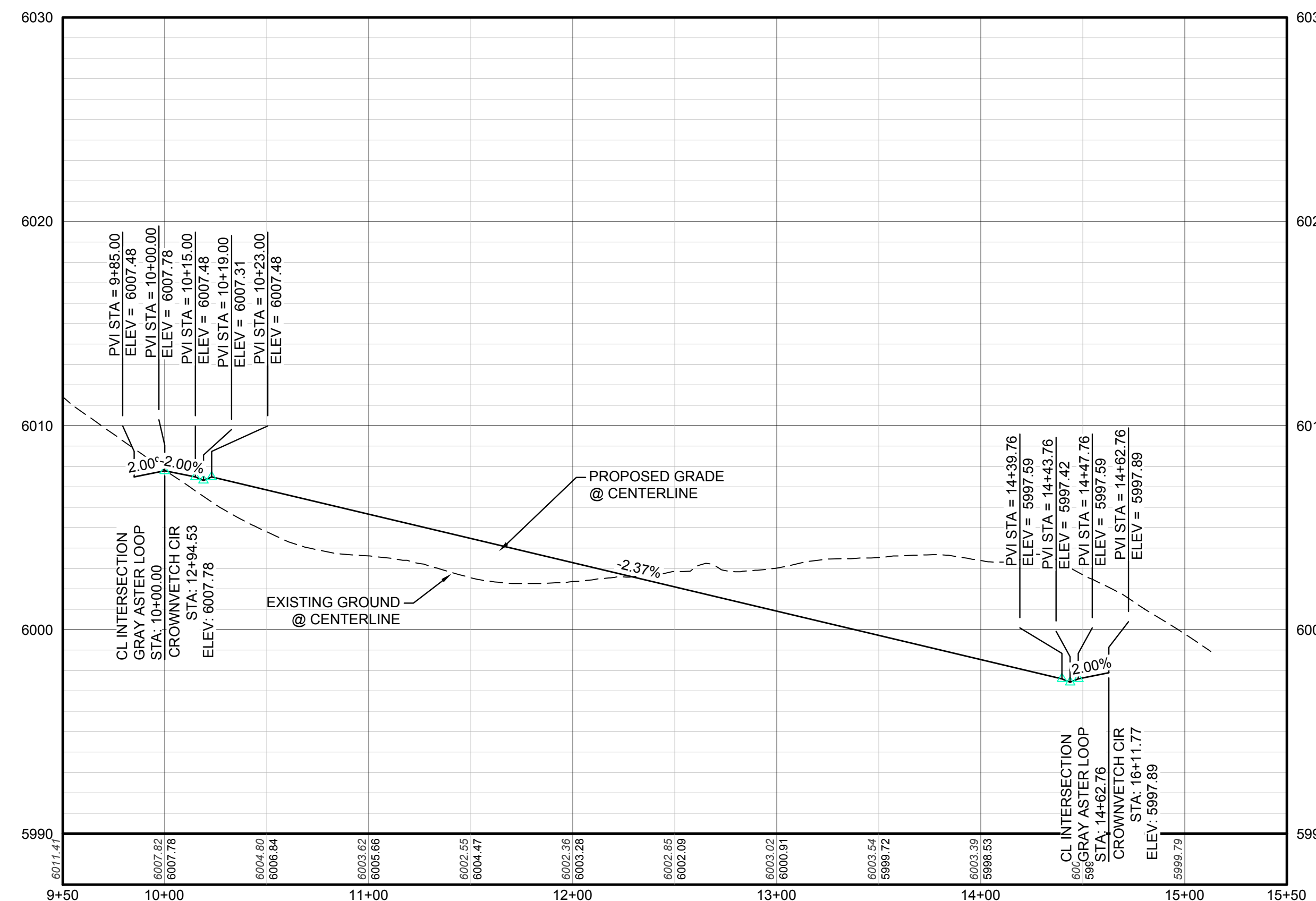
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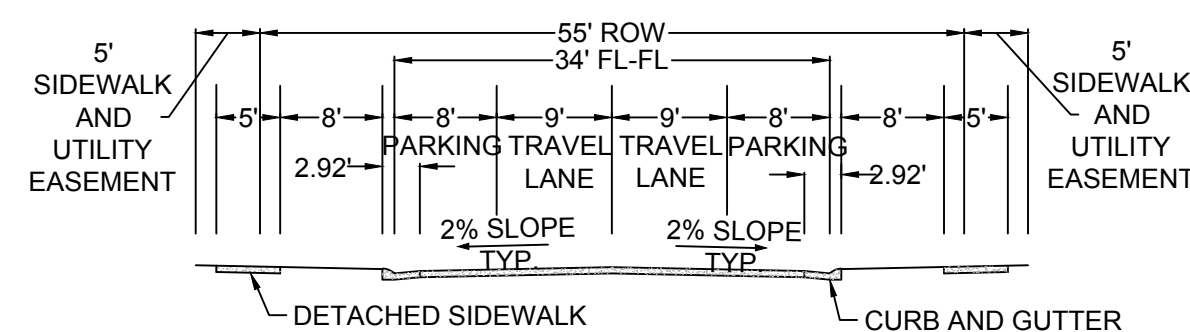
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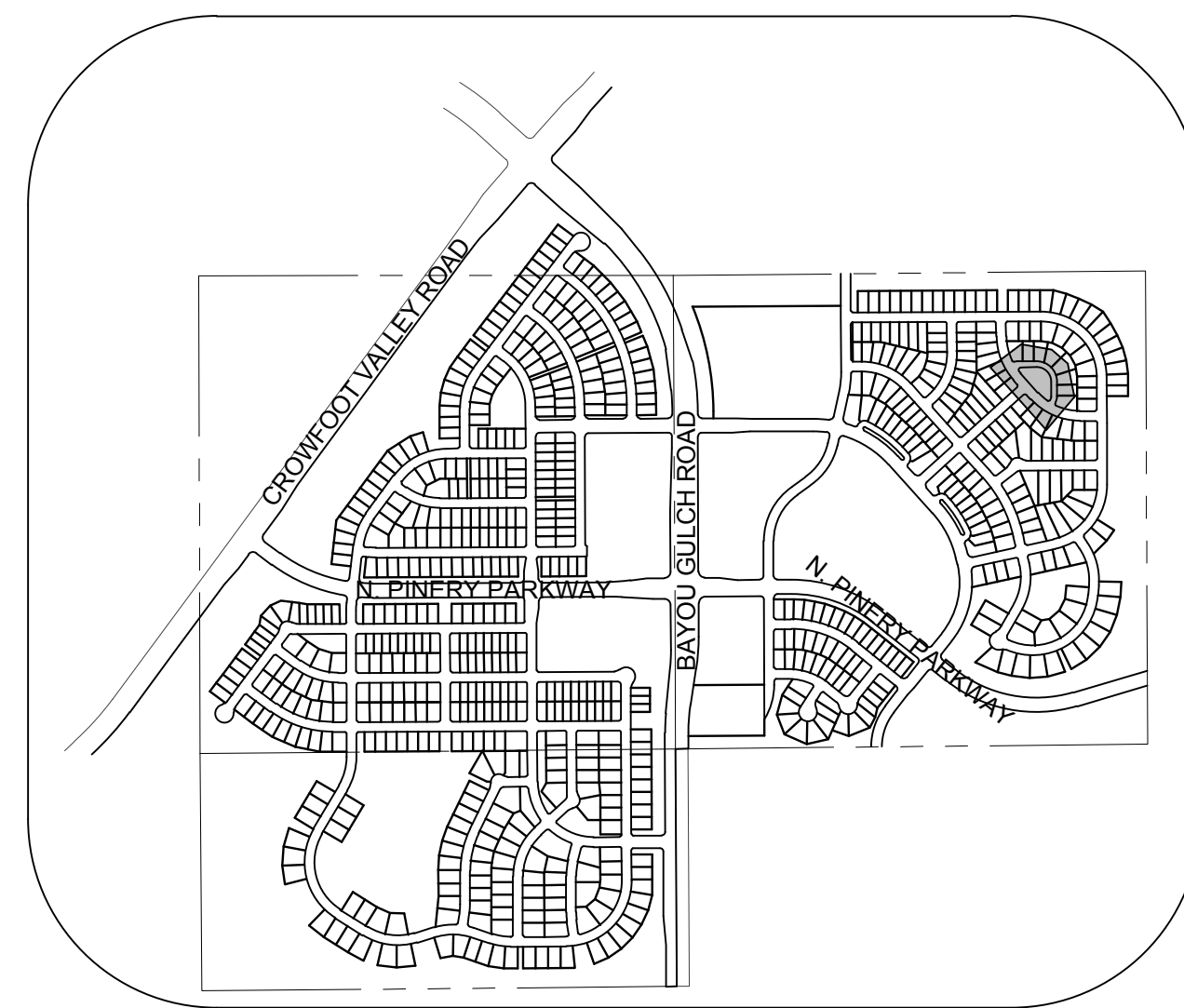
PLAN: GRAY ASTER LOOP STA: 9+50.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



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
⊠	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	---	EXISTING FIBER OPTIC LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJ	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE GRAY ASTER LOOP	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 100 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	Appr.	Date	
										No.	Date	Init.	Date

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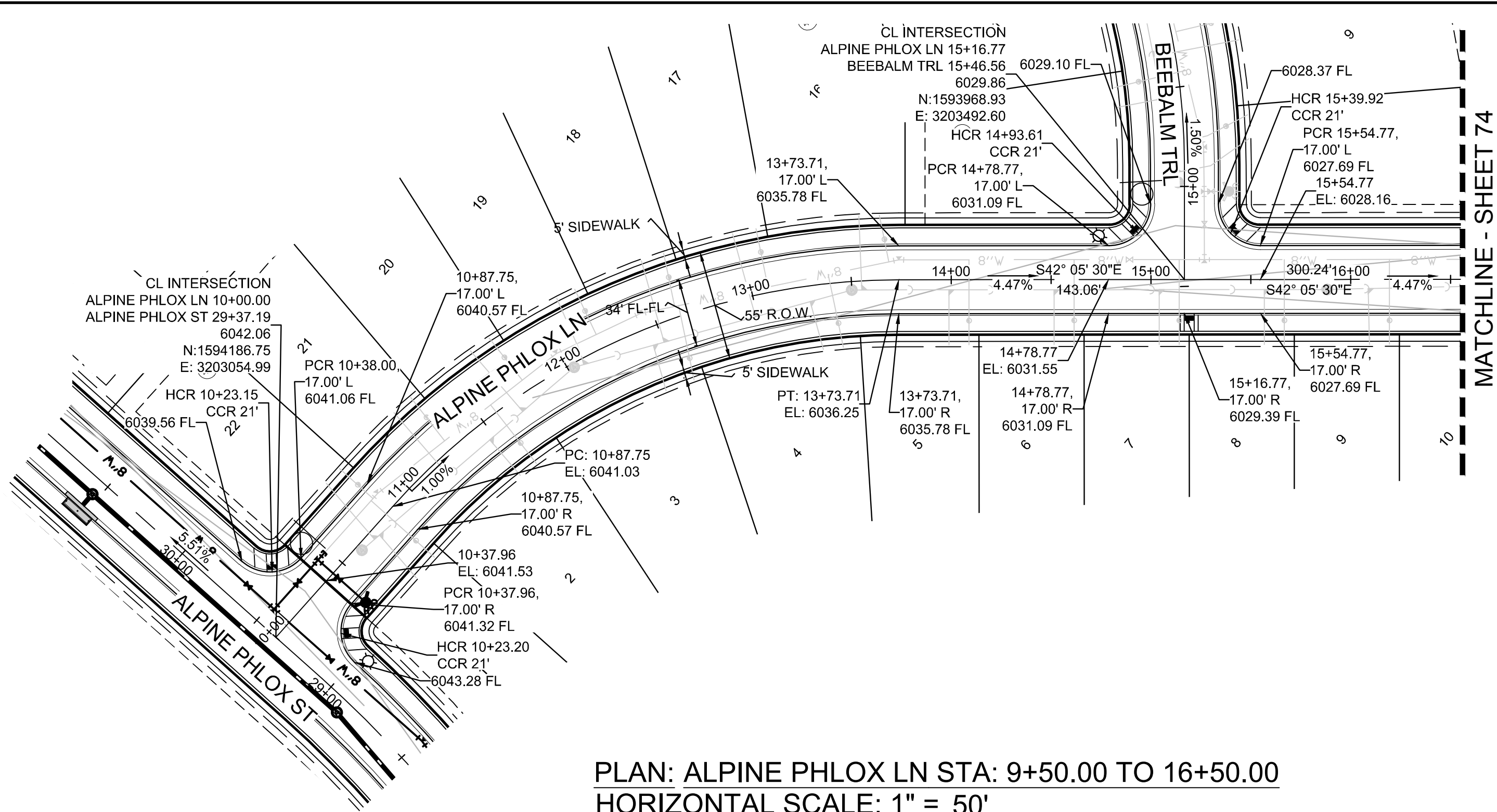
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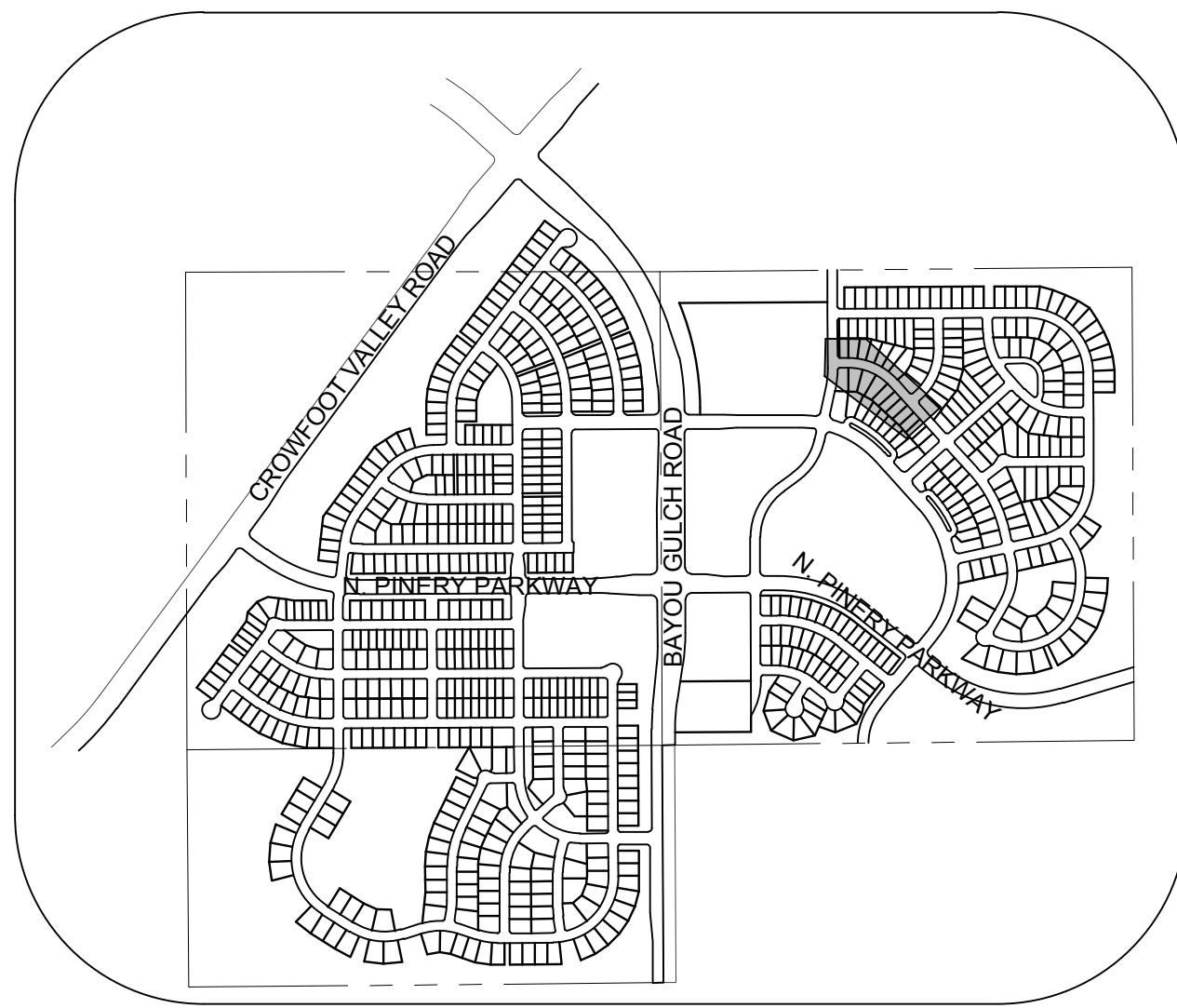
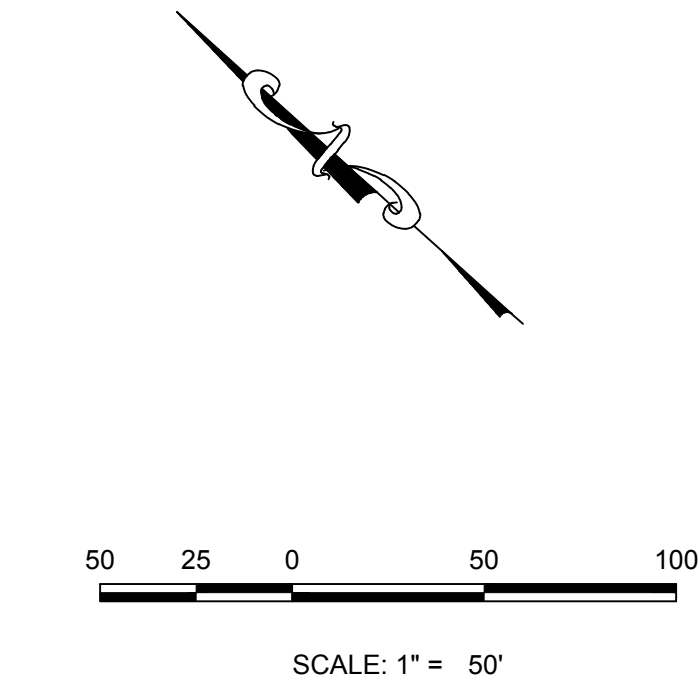
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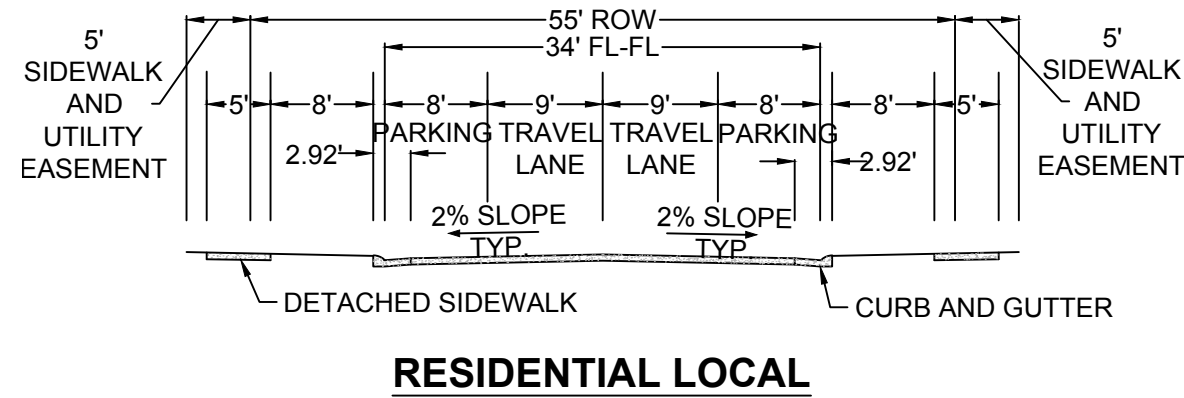
LITELITY NOTIFICATION
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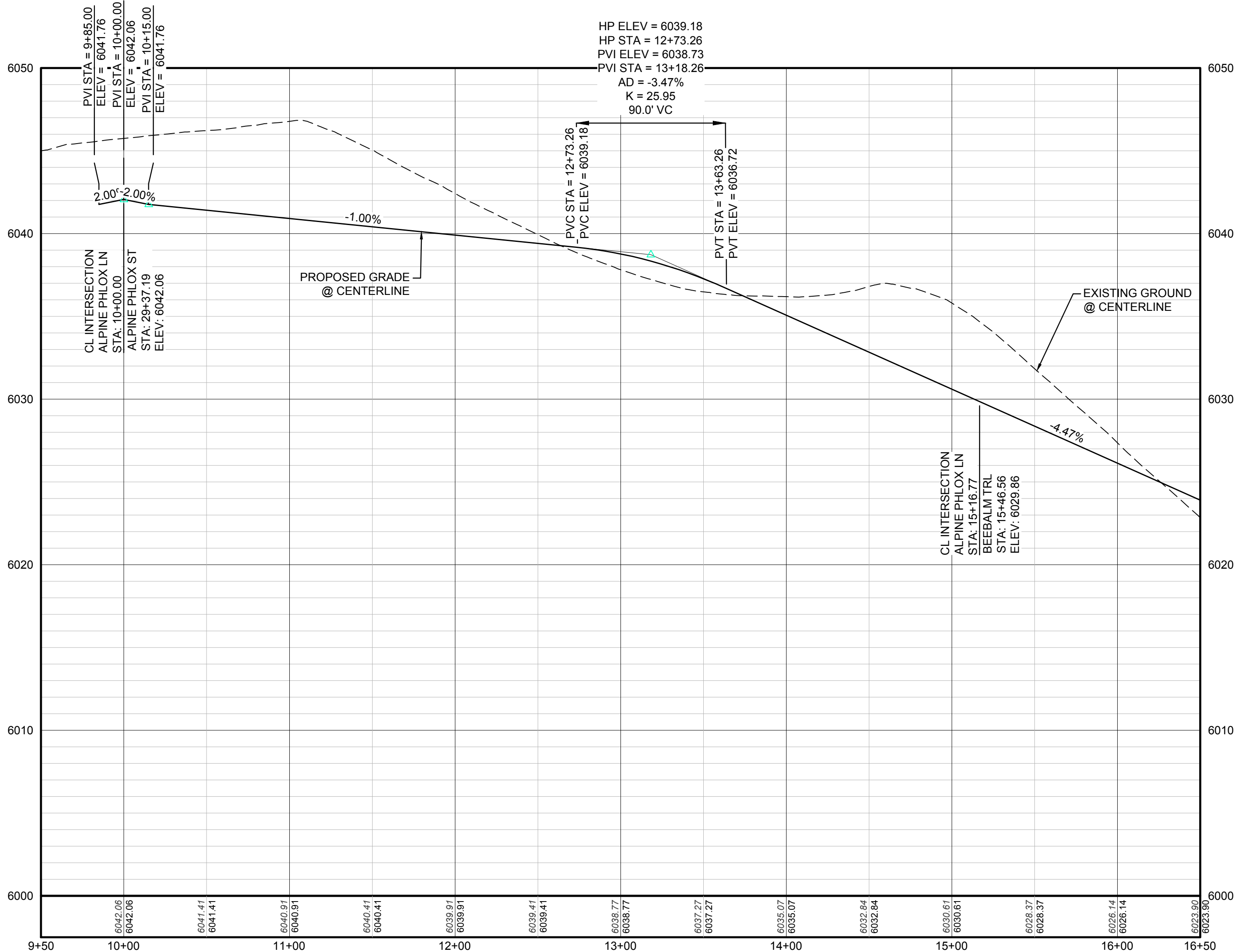
PLAN: ALPINE PHLOX LN STA: 9+50.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND



RESIDENTIAL LOCAL



PROFILE: ALPINE PHLOX LN STA: 9+50.00 TO 16+50.00
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

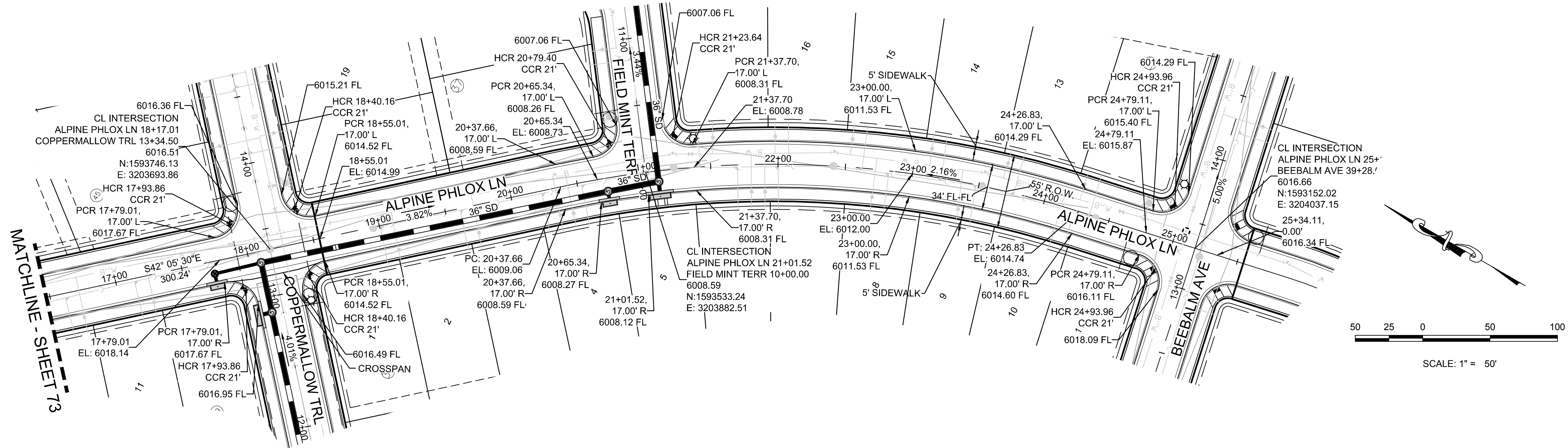
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ALPINE PHLOX LANE

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

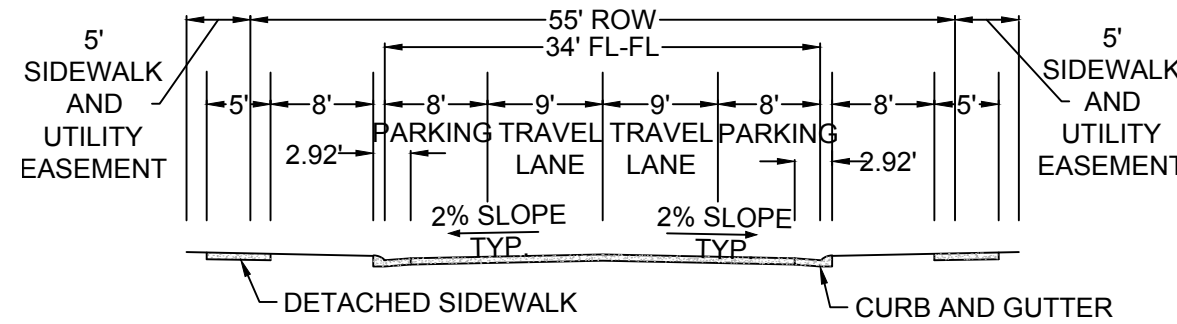
SCALE: AS SHOWN
FILE NO: 8130283701

SHEET NUMBER 73

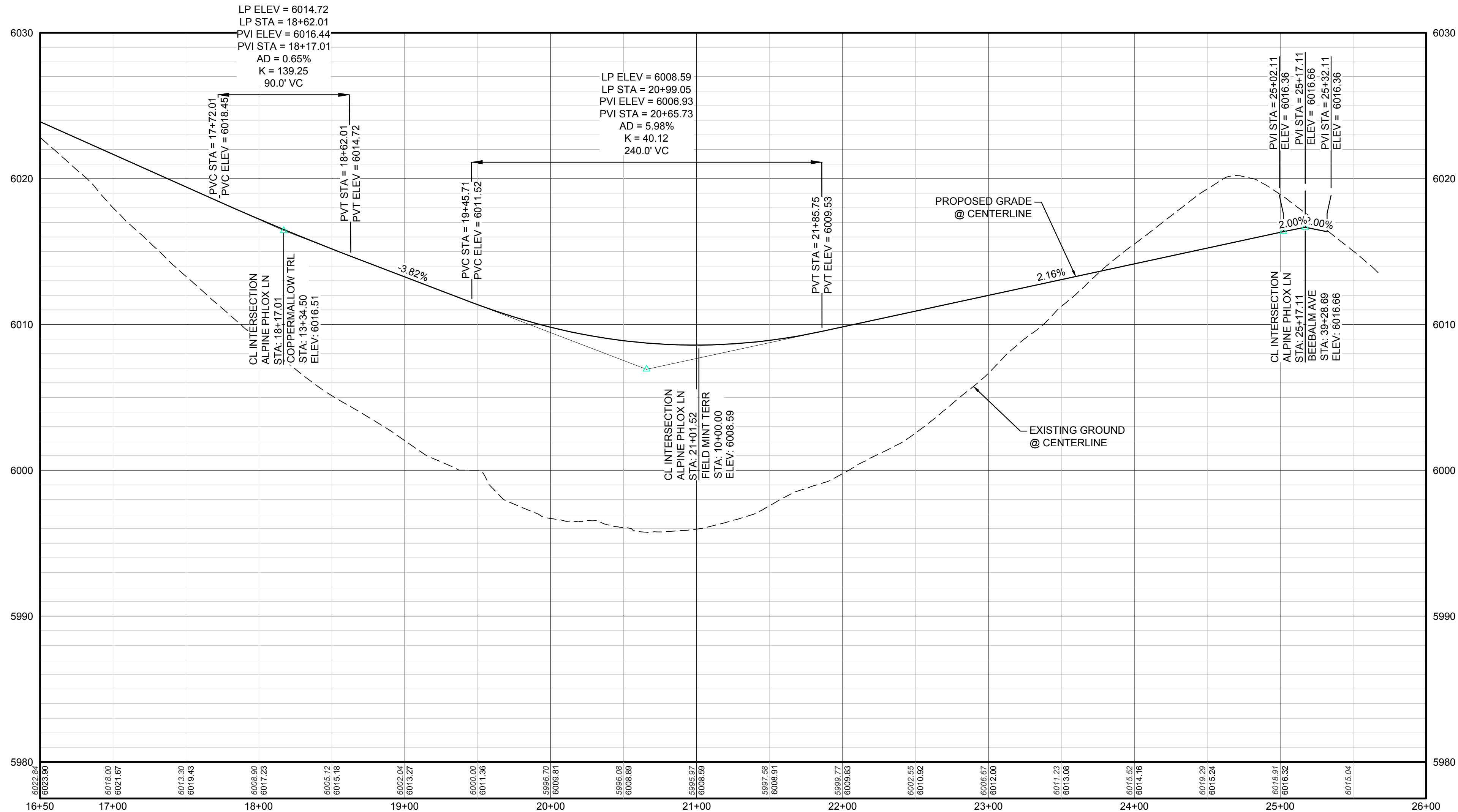
Revisions
No. Date Init. Appr. Date



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



RESIDENTIAL LOCAL



PROFILE: ALPINE PHLOX LN STA: 16+50.00 TO 26+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

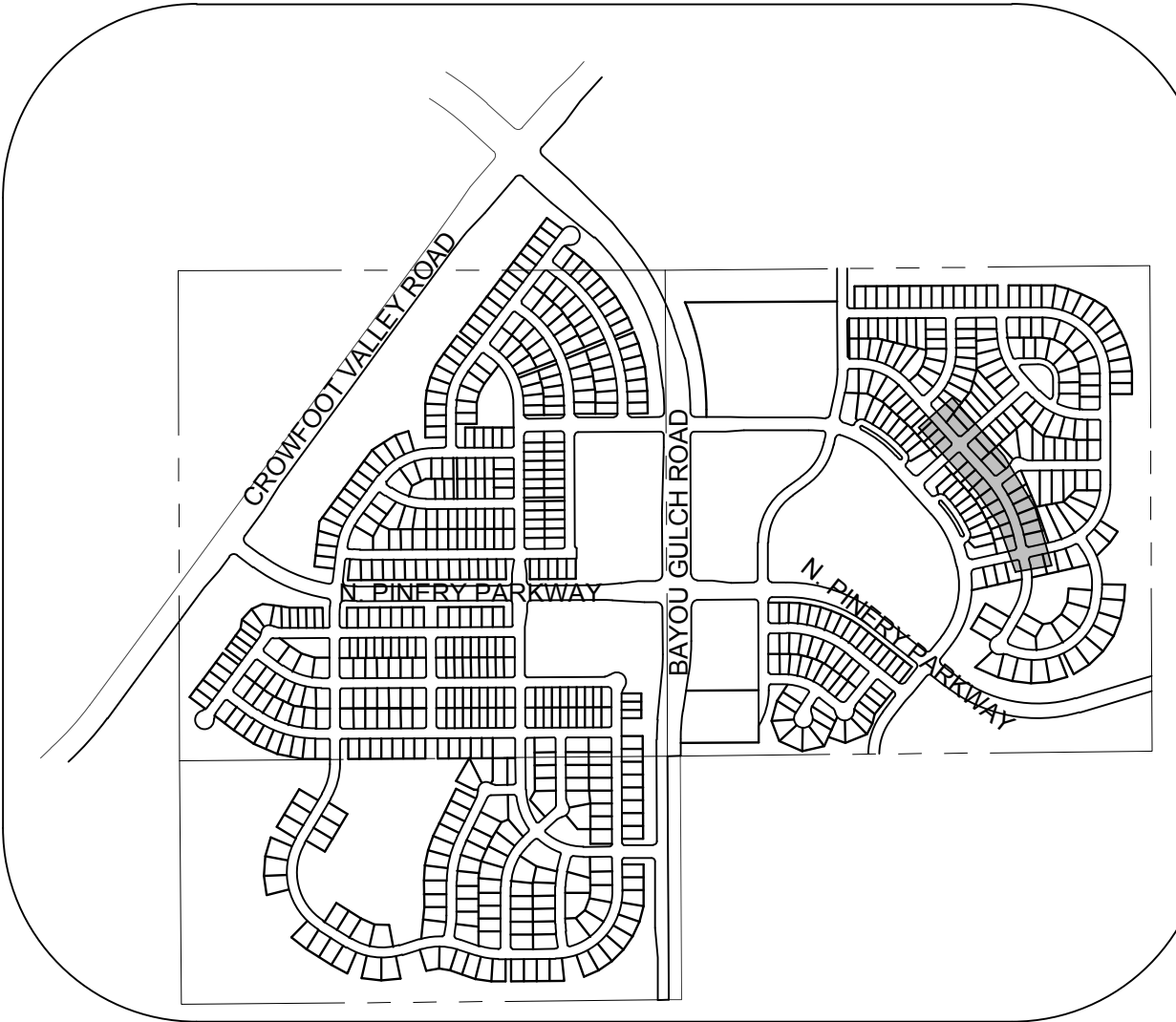
2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	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	---	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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FL	FLOW LINE	SL SECTION LINE
GV	GATE VALVE	SS SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA STATION
HCR	HANDICAP CURB RAMP	T.O.P. TOP OF PIPE
HP	HIGH POINT	UE UTILITY EASEMENT
INV	INVERT	VC VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL WATER LINE
LF	LINEAR FEET	WSE WATER SURFACE ELEVATION
MH	MANHOLE	

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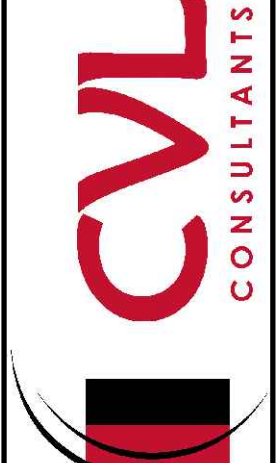
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



KEYMAP
N.T.S.
LEGEND

10333 E. Dry Creek Rd.
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
STREET PLAN & PROFILE
ALPINE PHLOX LANE

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

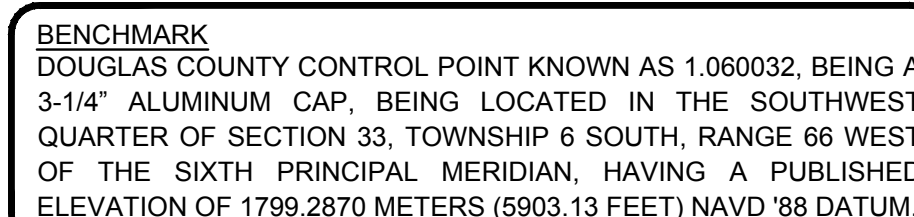
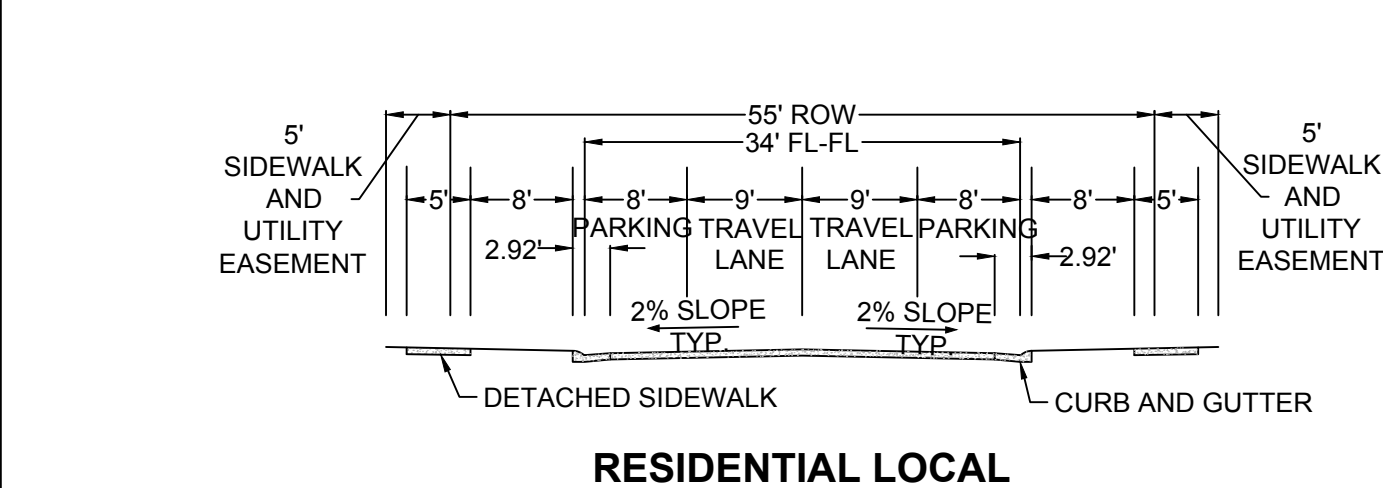
SHEET NUMBER
74

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\PRELIMINARY\TOWN OF PARKER\STREET PLAN AND PROFILE\STREET V.DWG. BOBBY G. 6/28/2017 8:41 PM

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

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

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



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

SHEET NUMBER 75	DRAWN BY:	JF	SCALE:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE COPPERMALLOW TRAIL				 E&S MANAGEMENT 7353 South Allon Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546								
	CHECKED BY:	JJJ	FILE NO:															
	DATE:	APRIL 2017	8130283701							No.	Revisions	Date	Init.	Appr.				

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LITUTY NOTIFICATION

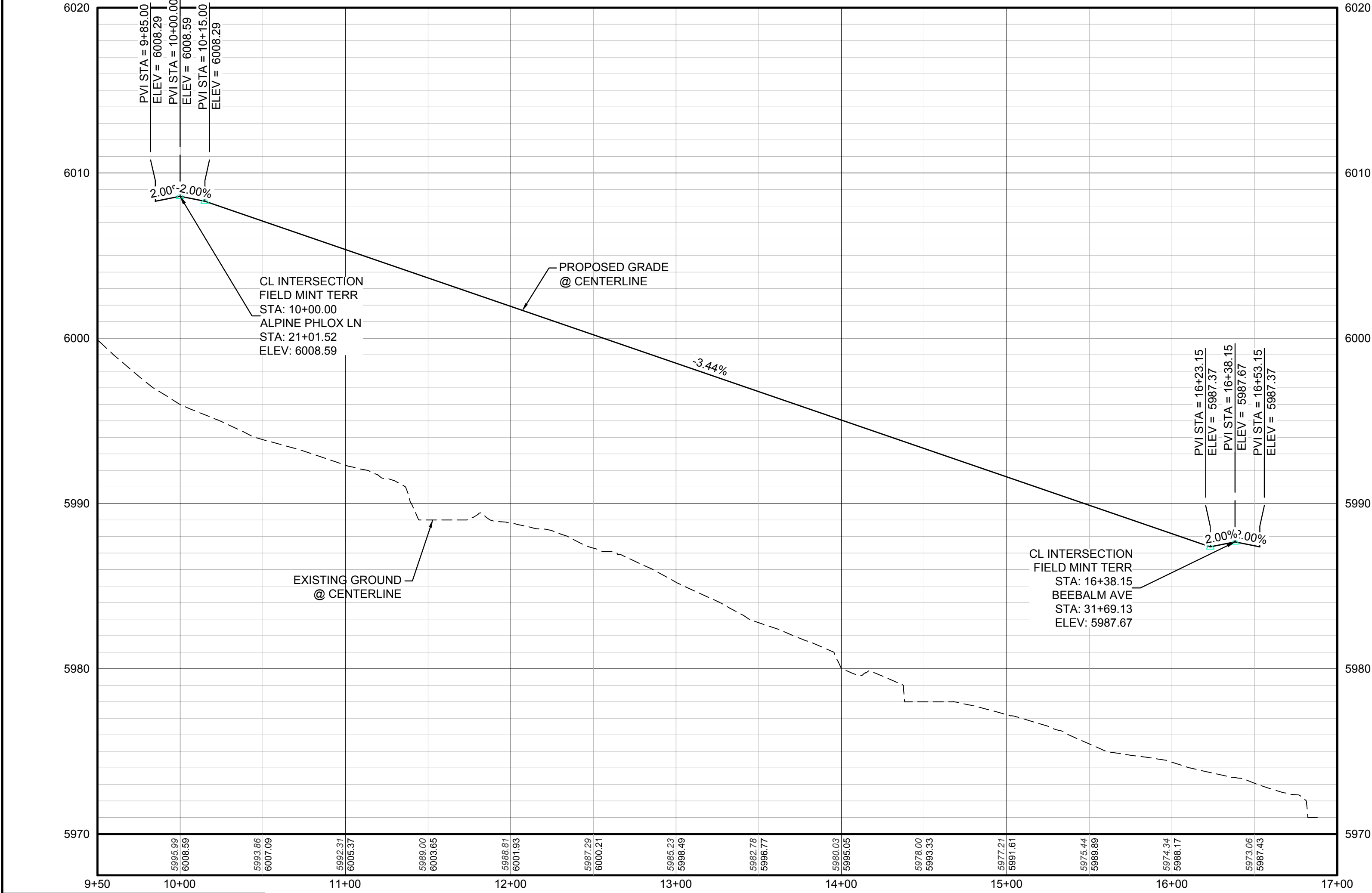
CENTER OF EXCELLENCE

CALL 811

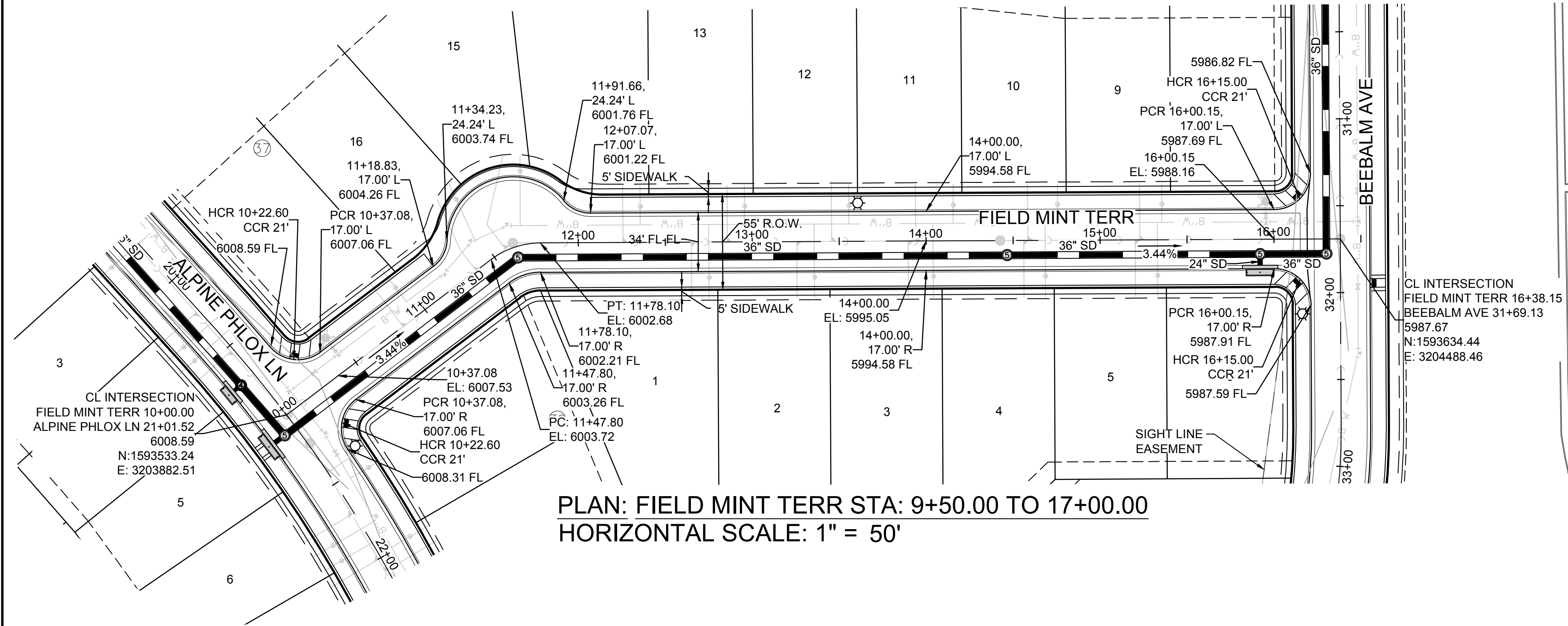
TWO WORKING DAYS

BEFORE YOU DIG

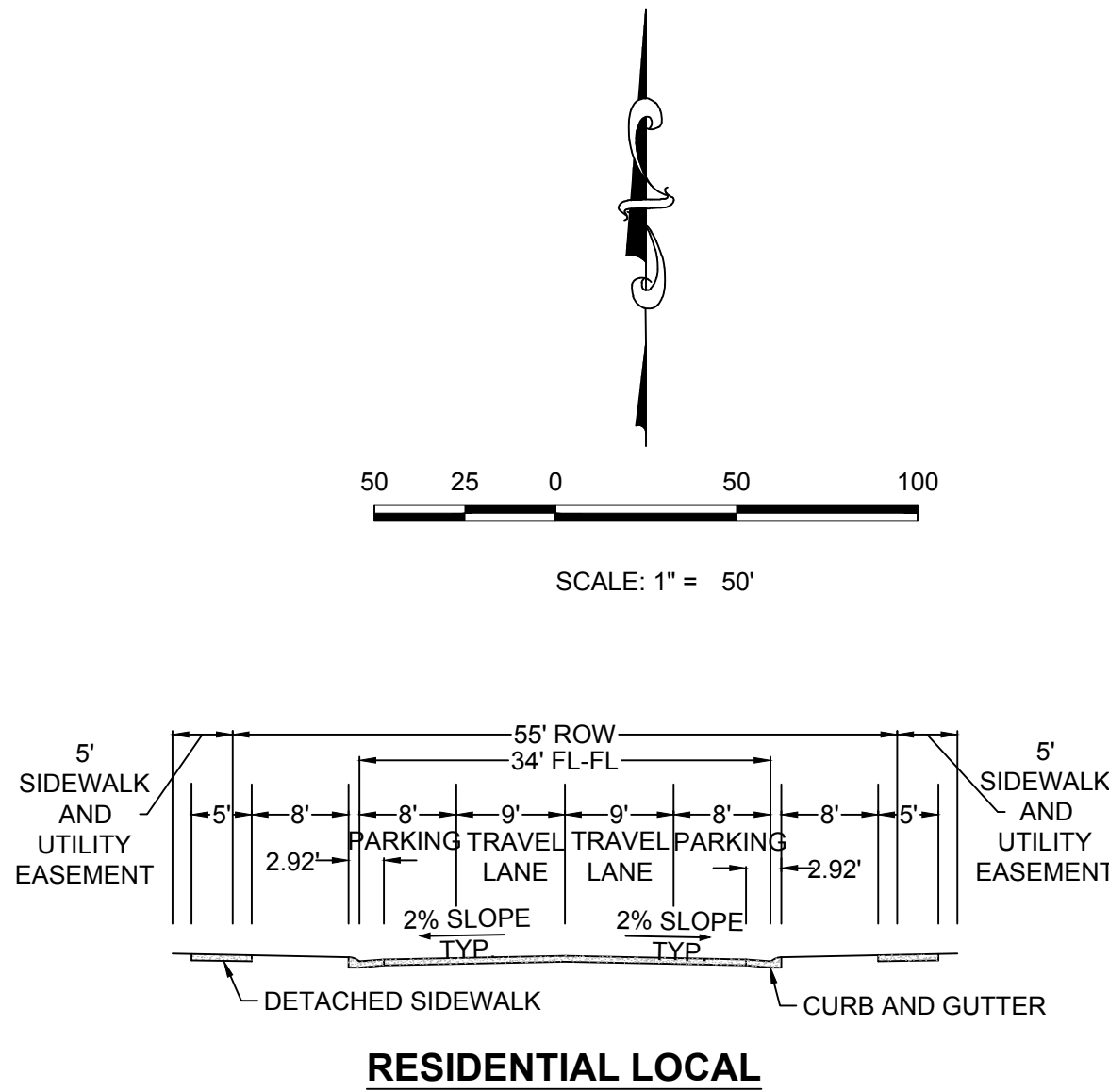
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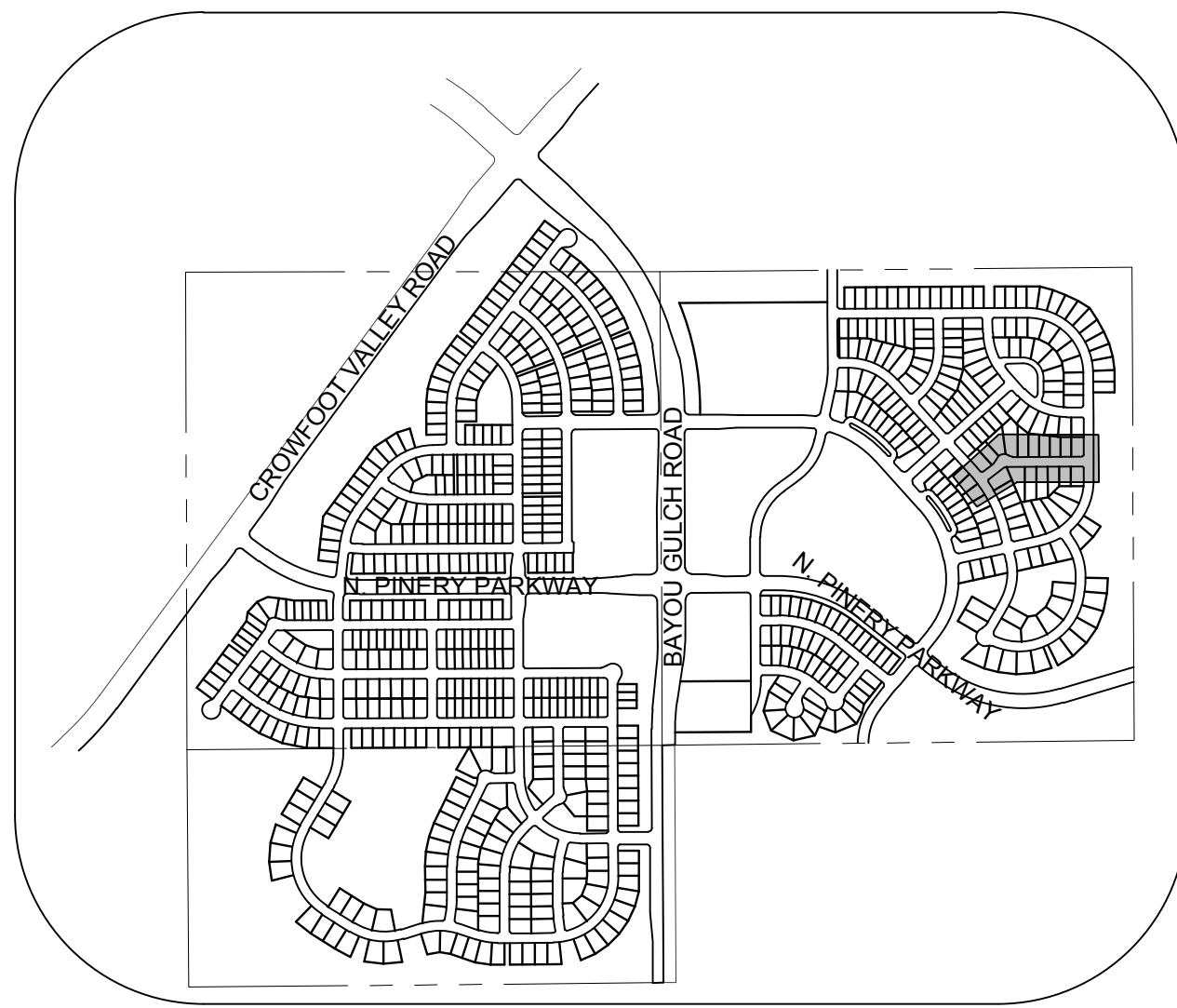
PROFILE: FIELD MINT TERR STA: 9+50.00 TO 17+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PLAN: FIELD MINT TERR STA: 9+50.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊗	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊕	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊖	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊗	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
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⊕	EXISTING FIRE HYDRANT	8"	PROPOSED WATER LINE
⊖	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
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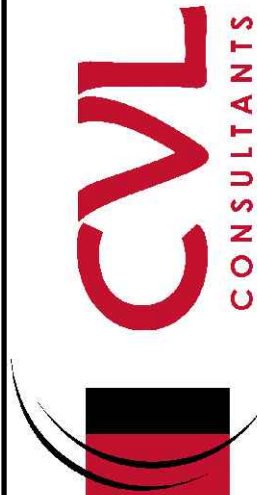
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

BENCHMARK
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Suite 110
Englewood, CO 80150
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Fax: (720) 482-9546

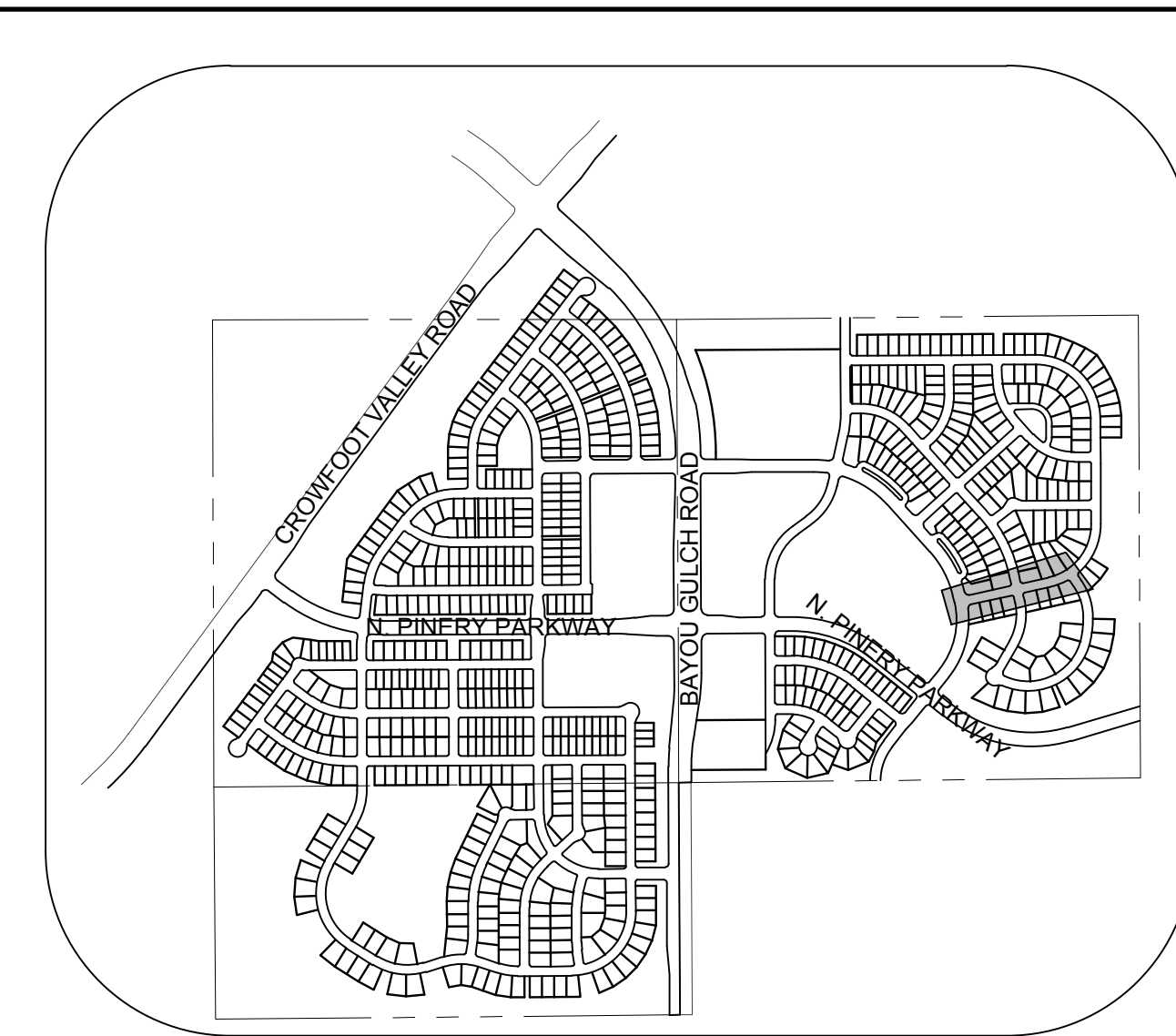


ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

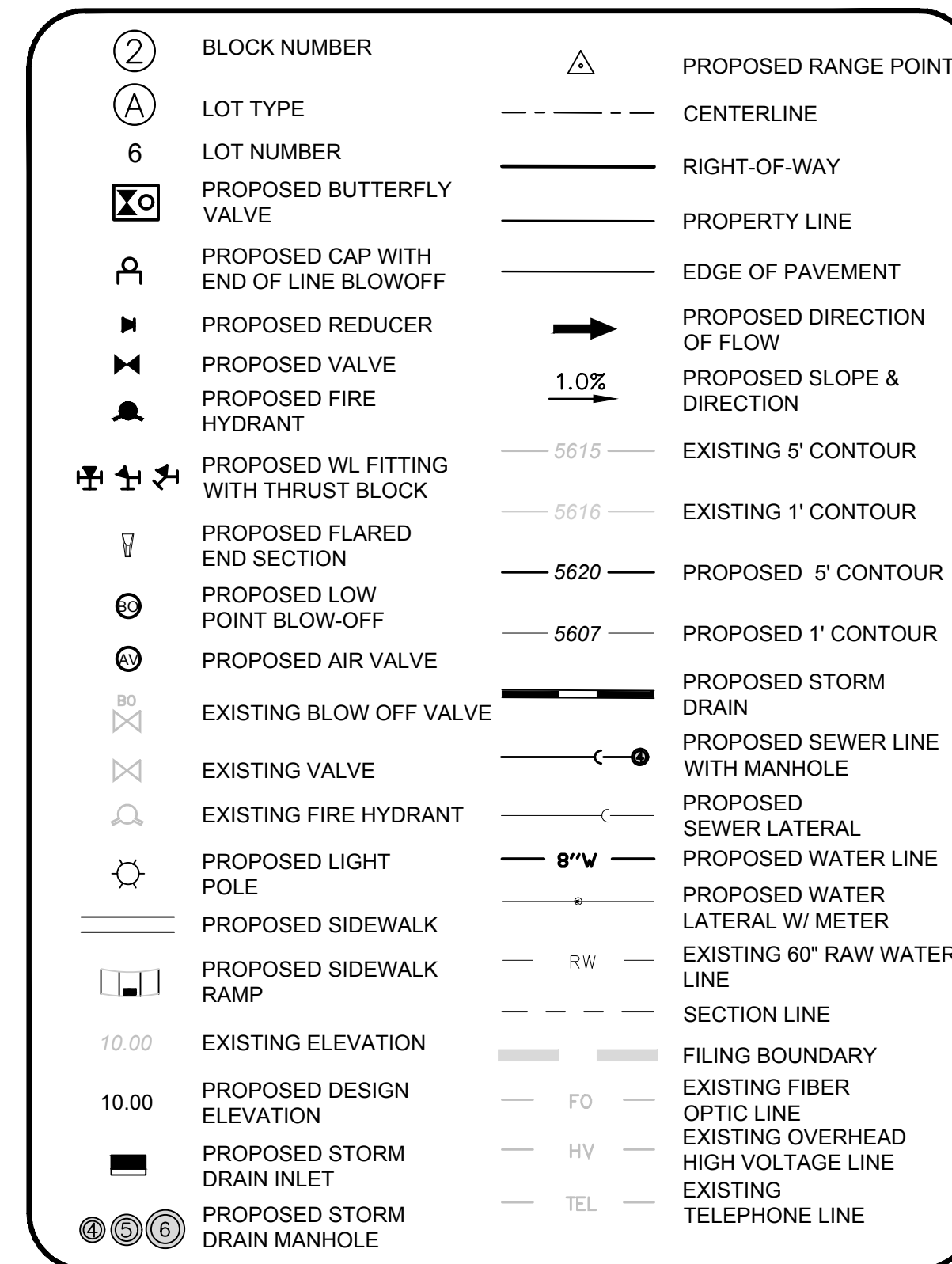
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
FIELD MINT TERRACE

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

SHEET NUMBER
76



PLAN: BEEBALM AVE STA: 35+00.00 TO 43+00.00
HORIZONTAL SCALE: 1" = 50'



AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
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EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
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FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
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Profile view of Beebalm Ave showing existing ground, proposed grade, and vertical curve data. The horizontal axis represents stationing from 35+00 to 43+00. The vertical axis represents elevation in feet, ranging from 5990 to 6040.

Vertical Curve Data:

- HP ELEV = 6024.49
- HP STA = 41+15.20
- PVI ELEV = 6023.49
- PVI STA = 40+65.20
- AD = -3.00%
- K = 33.33
- 100.0' VC

Intersection Data:

- CL INTERSECTION BEEBALM AVE STA: 36+07.46 ELEV: 6000.60
- CL INTERSECTION BEEBALM AVE STA: 39+28.89 ELEV: 6016.66
- CL INTERSECTION BEEBALM AVE STA: 42+60.16 ELEV: 6027.38
- CL INTERSECTION BEEBALM AVE STA: 42+60.16 ELEV: 6027.38
- CL INTERSECTION BEEBALM AVE STA: 42+60.16 ELEV: 6027.38
- CL INTERSECTION BEEBALM AVE STA: 42+60.16 ELEV: 6027.38

Grade Data:

- 5.00%
- 2.00%
- 2.00%

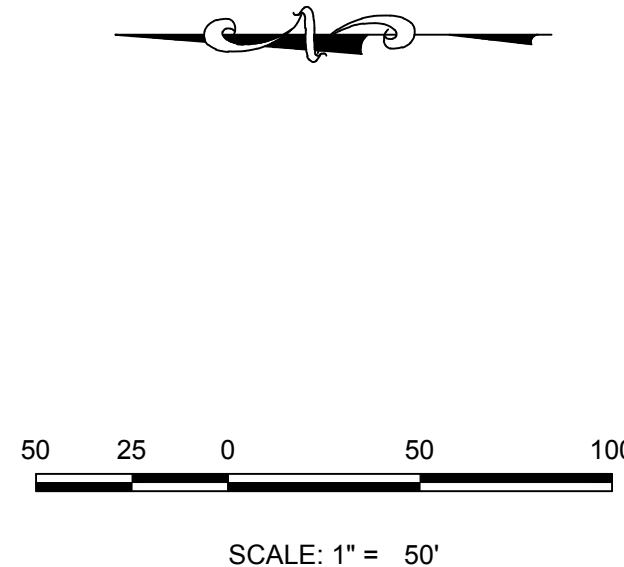
Stationing and Elevation Data:

Station	Elevation (ft)
35+00	5996.23
35+75	5997.73
36+00	6000.23
36+75	6002.73
37+00	6005.23
37+75	6007.73
38+00	6010.23
38+75	6012.73
39+00	6015.23
39+75	6017.73
40+00	6020.23
40+75	6022.73
41+00	6024.49
41+75	6025.95
42+00	6027.38
42+75	6028.89
43+00	6030.23

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
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QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
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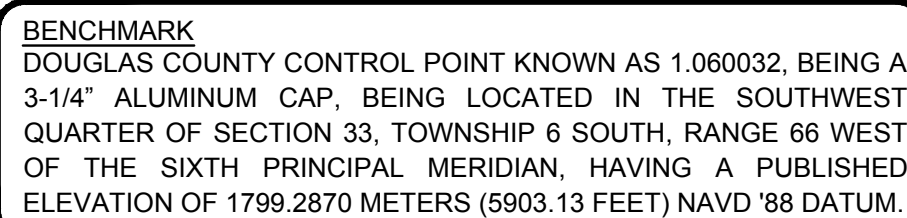




The diagram illustrates the cross-section of a Residential Local street. It includes a 5' sidewalk and utility easement on both sides. The travel lanes are separated by a 34' FL ROW (Future Lane Right-of-Way) and have a 2% slope typ. The total width of the road is 55'. Dimensions include 8' for the detached sidewalk, 9' for the travel lane, and 2.92' for the curb and gutter.

Feature	Width / Slope
Sidewalk and Utility Easement (Left)	5'
Detached Sidewalk (Left)	8'
Parking Travel Lane (Left)	9'
Travel Lane (Left)	9'
Parking Travel Lane (Right)	9'
Travel Lane (Right)	9'
Curb and Gutter (Right)	2.92'
Sidewalk and Utility Easement (Right)	5'
Total Road Width	55'
Future Lane Right-of-Way (FL ROW)	34'
Lane Slope	2% SLOPE TYP

RESIDENTIAL LOCAL



BASIS OF BEARINGS:
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

	No.	Revisions	Date	Init.	Appr.	Date

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Suite 240
Glenwood, CO 80112
Tel: (720) 482-9526
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E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

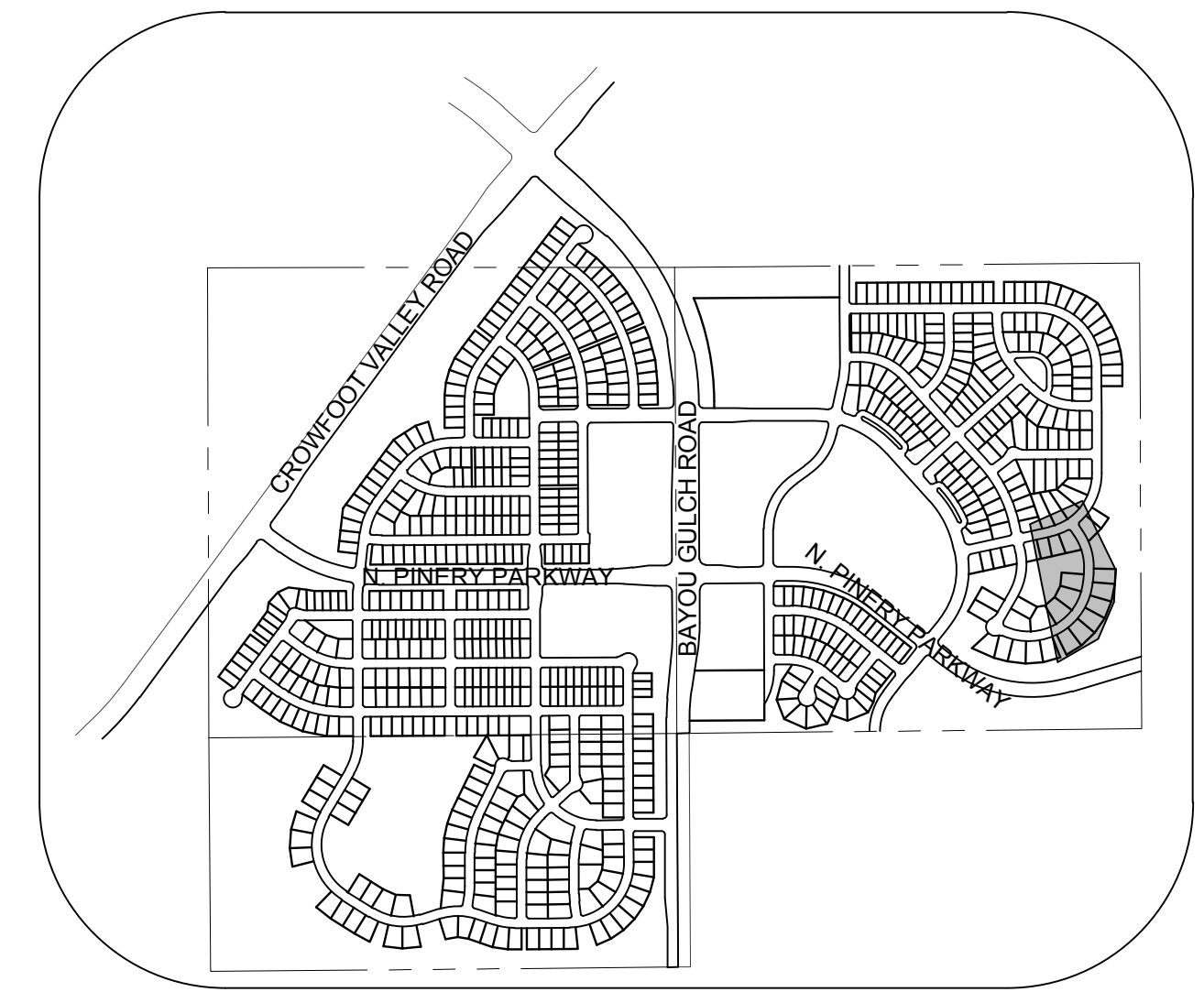
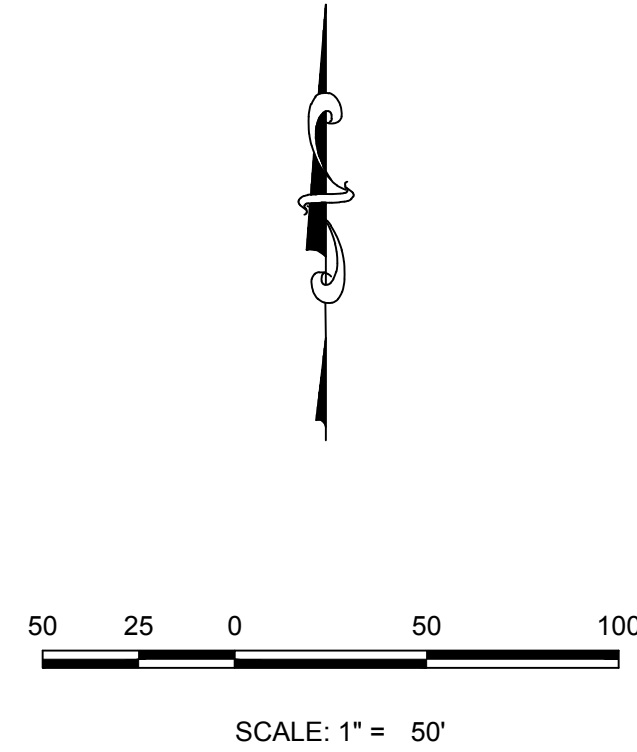
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BEEBALM WAY

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

78



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1-800-922-1987



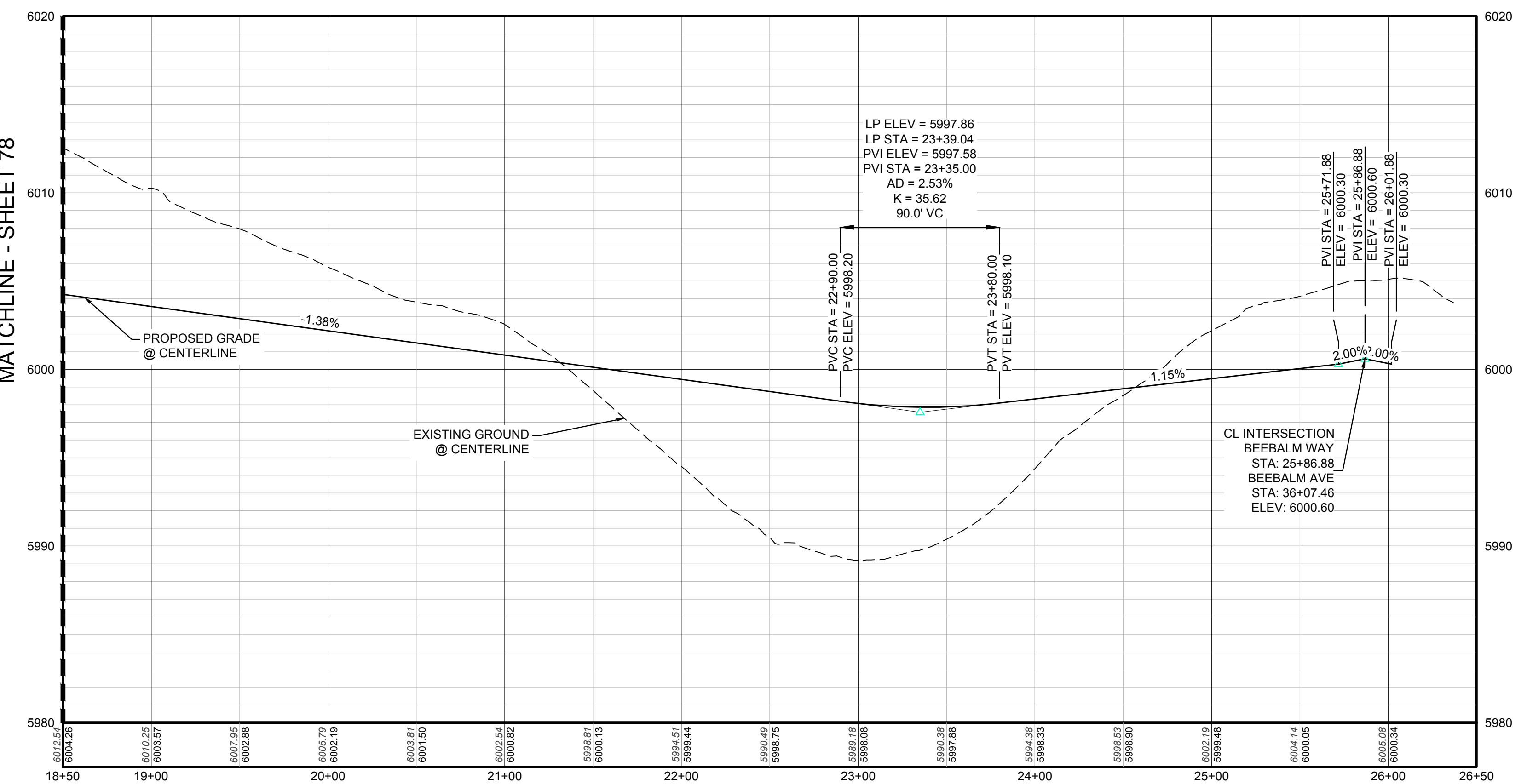
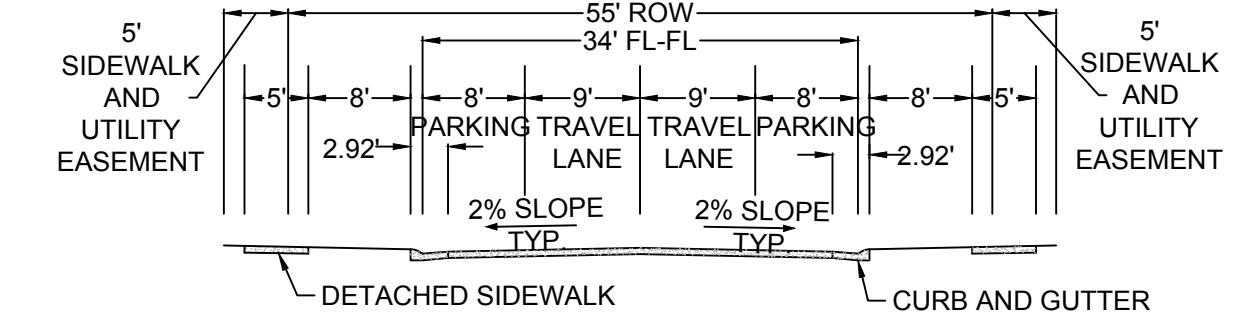
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	— — — — —	CENTERLINE
	LOT NUMBER	—————	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	—————	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	—————	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	<u>1.0%</u>	PROPOSED SLOPE & DIRECTION
	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	— RW —	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP	— — — — —	SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	— FO —	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	— HV —	EXISTING OVERHEAD HIGH VOLTAGE LINE
	PROPOSED STORM DRAIN MANHOLE	— TEL —	EXISTING TELEPHONE LINE

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

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



PROFILE: BEEBALM WAY STA: 18+50.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

 **UNCC**
UTILITY NOTIFICATION
CENTER OF CALIFORNIA

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1-800-922-1987

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Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



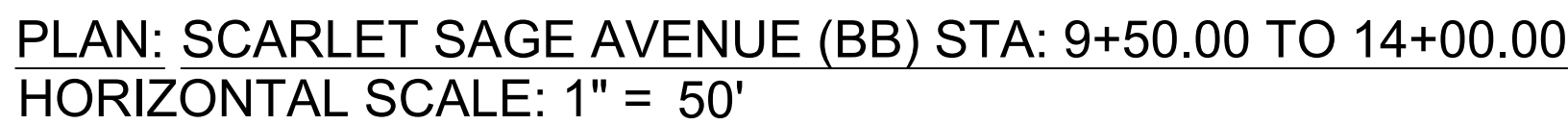
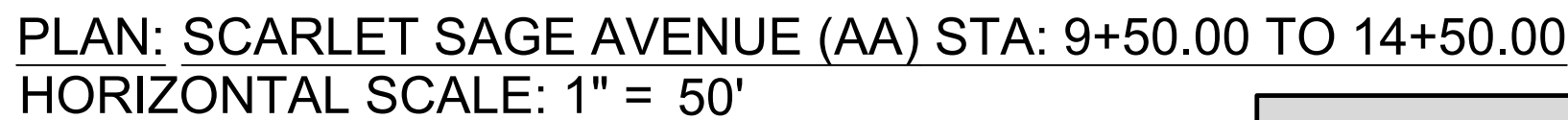
CVL
CONSULTANTS

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BEEBALM WAY

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

SHEET NUMBER
79



ABBREVIATIONS

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 _____

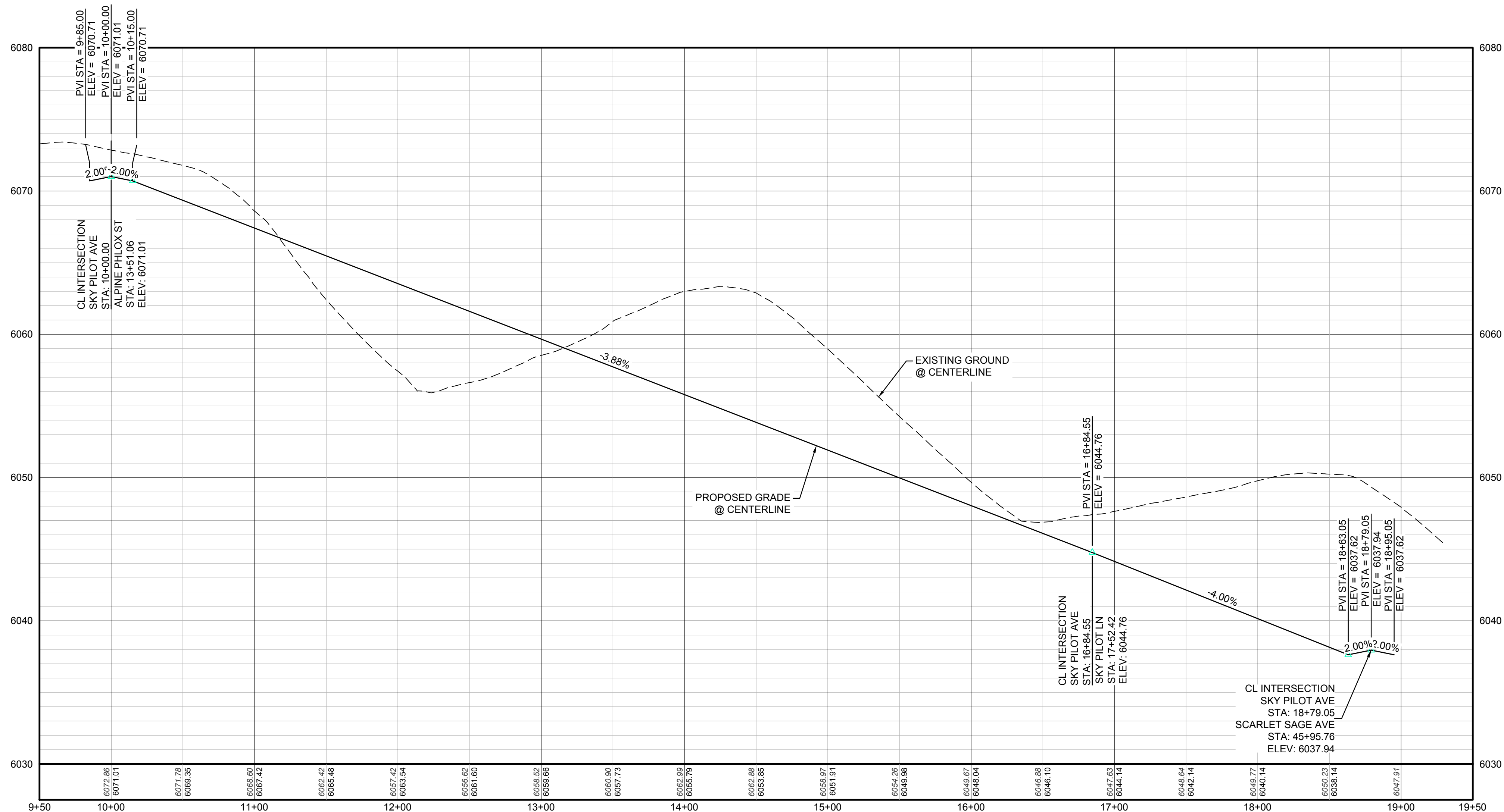
SHEET NUMBER 80	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SCARLET SAGE AVENUE	 ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 462-9546				
	CHECKED BY:	AS SHOWN								
		FILE NO:								
	DATE:	8130283701								
		APRIL 2017								
							No.	Revisions	Date	Appr.

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UTILITY NOTIFICATION
CENTER OF COLORADO



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 1.060032, 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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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

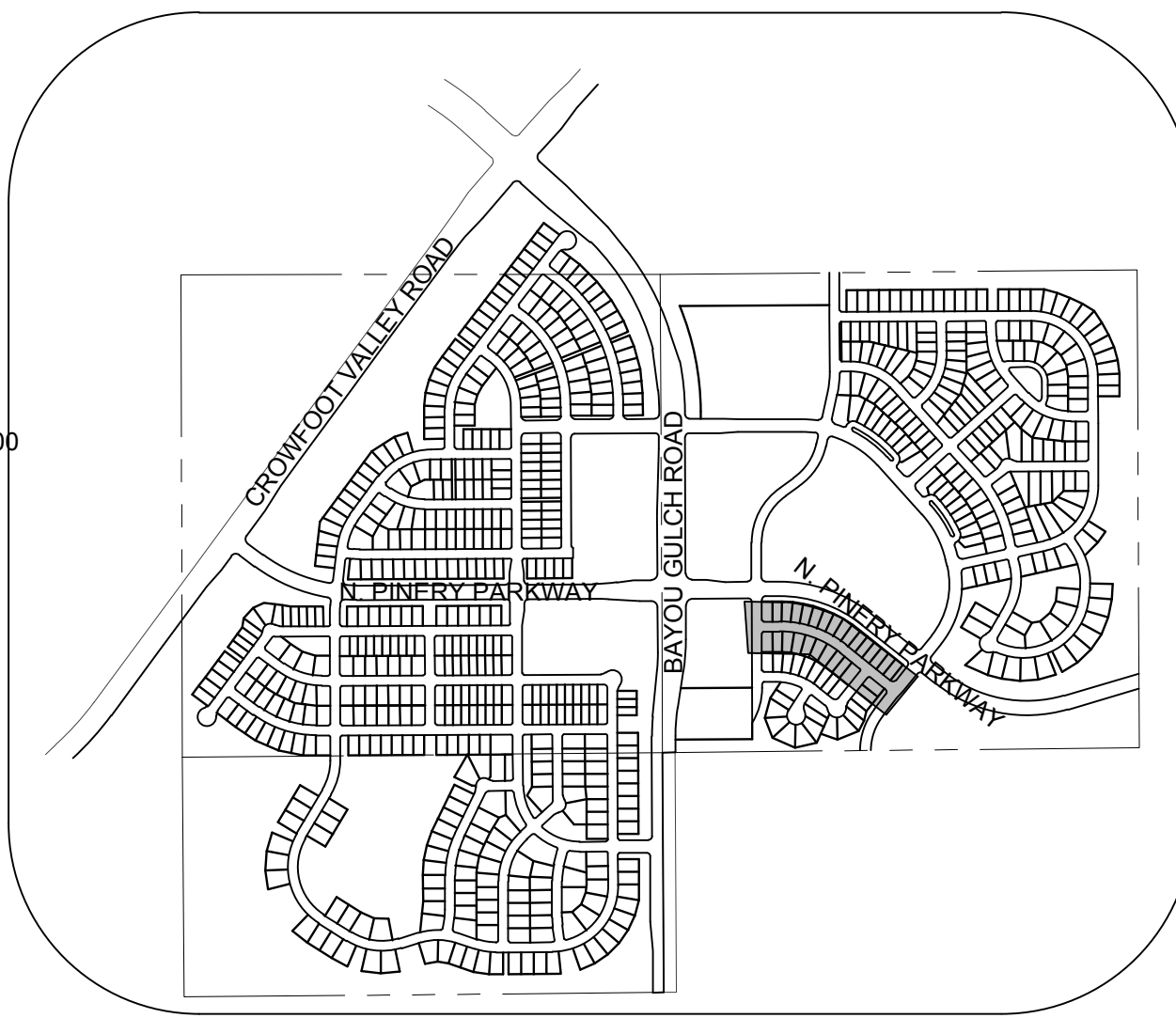
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SKY PILOT AVENUE

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

CVL
CONSULTANTS

No.	Revisions	Date	Init.	Appr.	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 | --- | 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 | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PL | PROPERTY LINE |
| BVP | BEGIN VERTICAL PROFILE | PVC | POLYVINYL CHLORIDE |
| CRR | CURB RETURN RADIUS | PVI | PT. OF VERTICAL INTERSECTION |
| EL | ELEVATION | PVT | POINT OF VERTICAL TANGENT |
| EP | EDGE OF PAVEMENT | RCBC | REINFORCED CONCRETE BOX CULVERT |
| EVC | END VERTICAL CURVE | RCPT | REINFORCED CONCRETE PIPE |
| EVP | END VERTICAL PROFILE | ROW | RIGHT OF WAY |
| FG | FINISHED GROUND | SD | STORM DRAIN |
| FL | FLOW LINE | SL | SECTION LINE |
| GV | GATE VALVE | SS | SANITARY SEWER |
| HA | HYDRANT ASSEMBLY | STA | STATION |
| HCR | HANDICAP CURB RAMP | T.O.P. | TOP OF PIPE |
| HP | HIGH POINT | UE | UTILITY EASEMENT |
| INV | INVERT | VC | VERTICAL CURVE |
| K | CURVATURE COEFFICIENT | WL | WATER LINE |
| LF | LINEAR FEET | WSE | WATER SURFACE ELEVATION |
| MH | MANHOLE | | |

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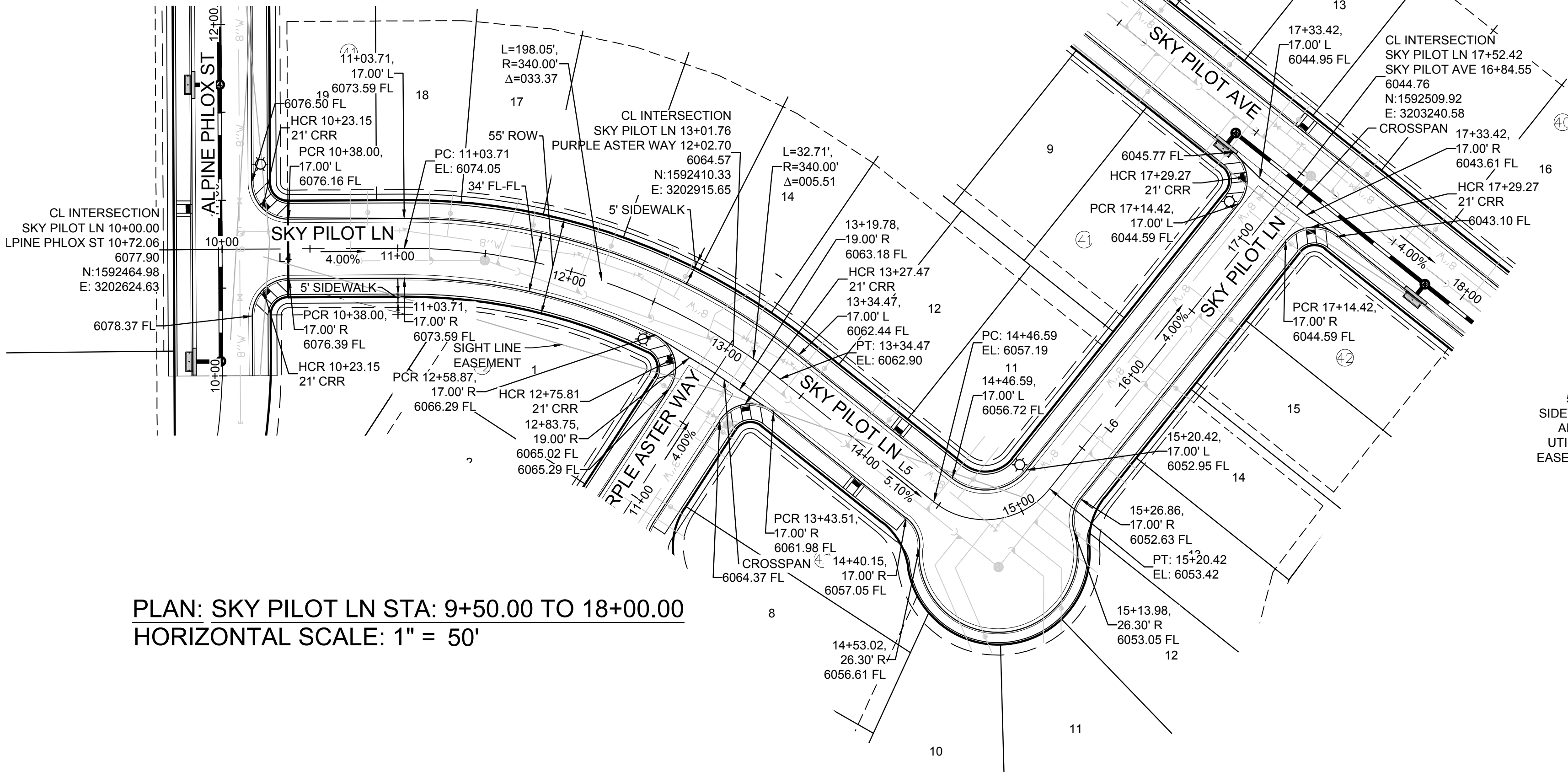
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CENTER OF COLORADO

CALL 811

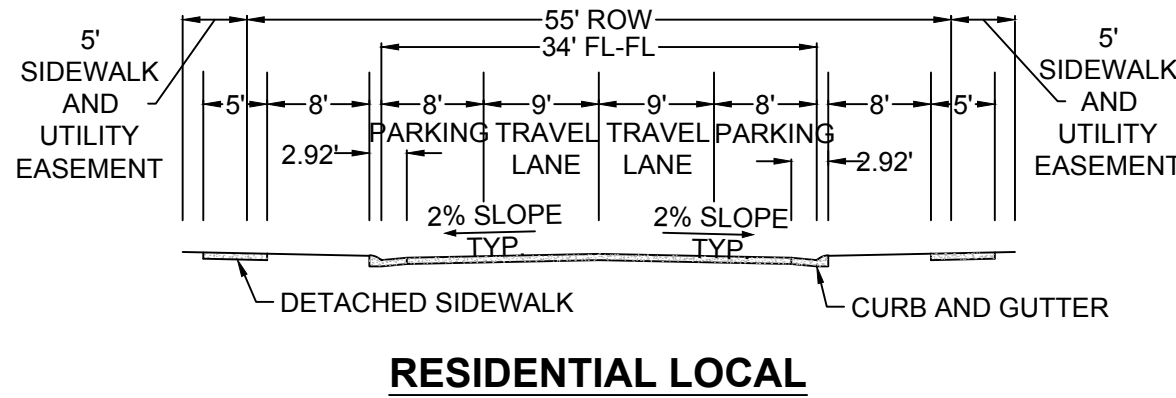
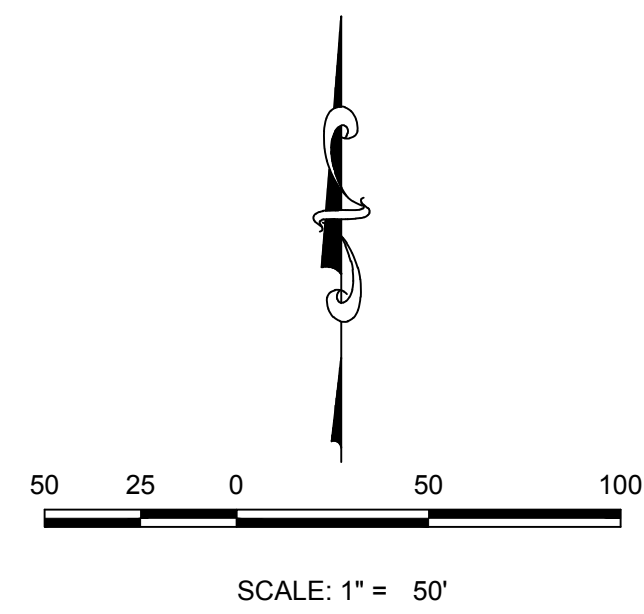
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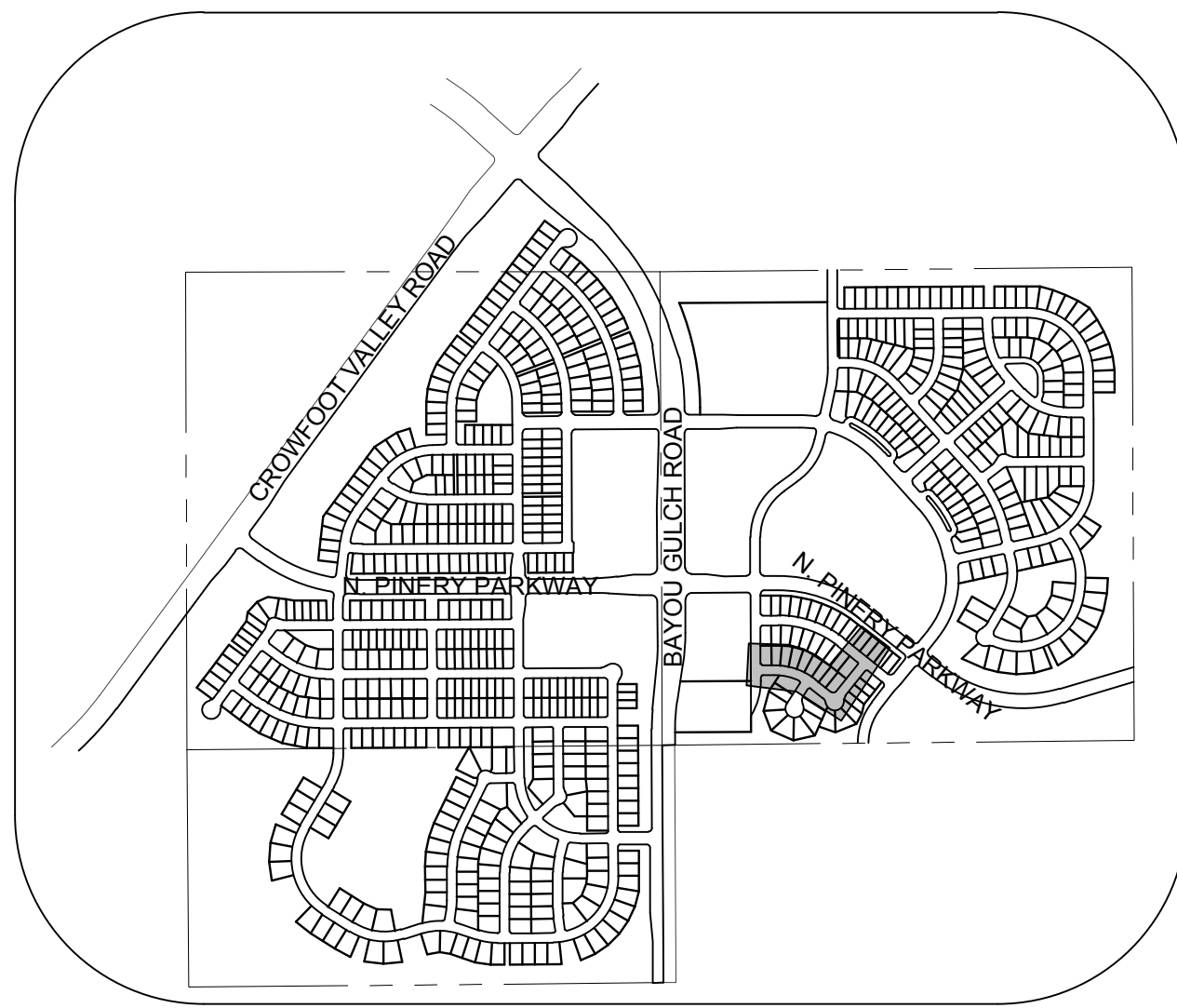
1-800-922-1987



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



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L4	103.71'	S89°43'12"W
L5	159.12'	N51°23'35"W
L6	279.00'	S38°36'25"W



KEYMAP
N.T.S.
LEGEND

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

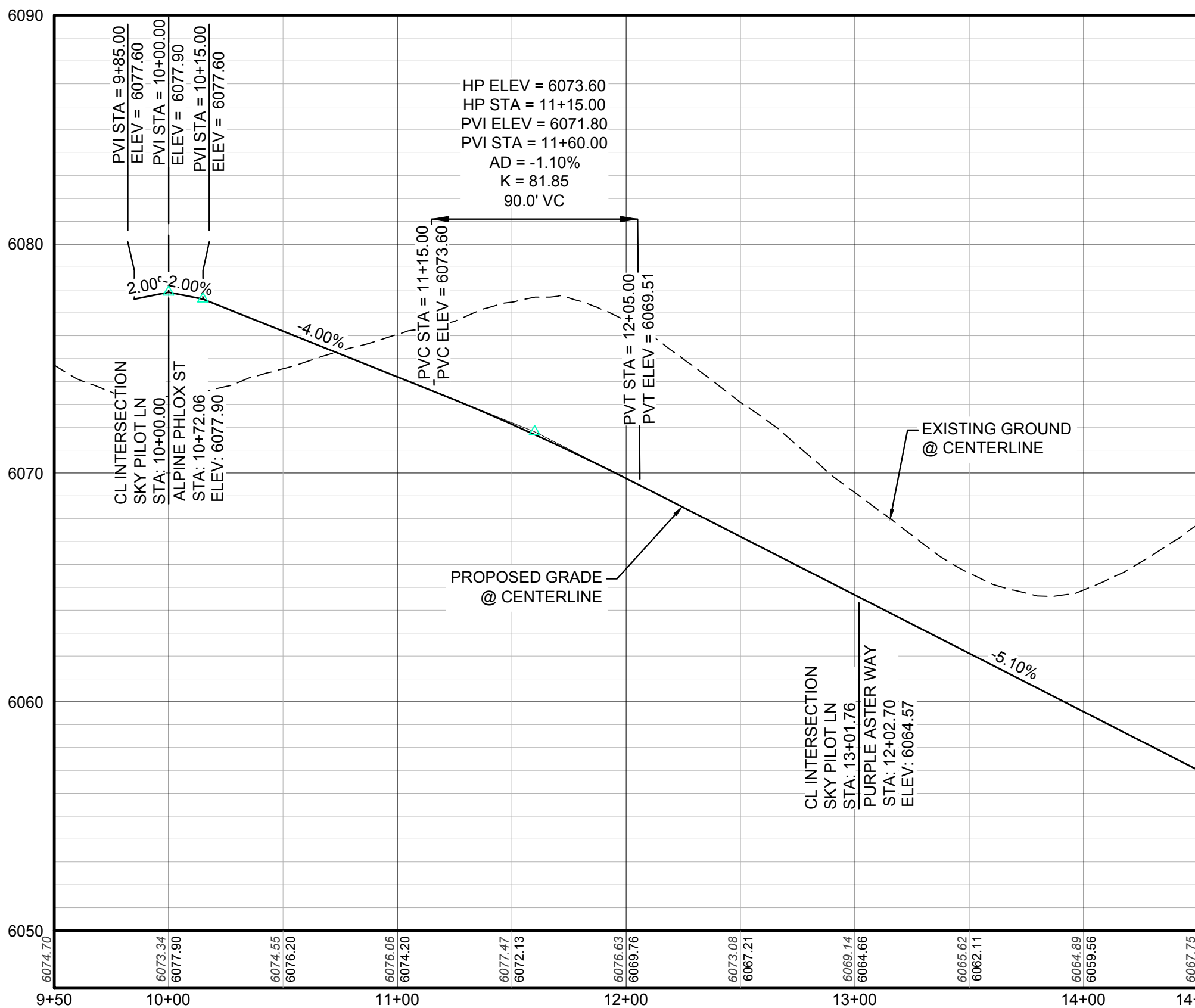
ABBREVIATIONS

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

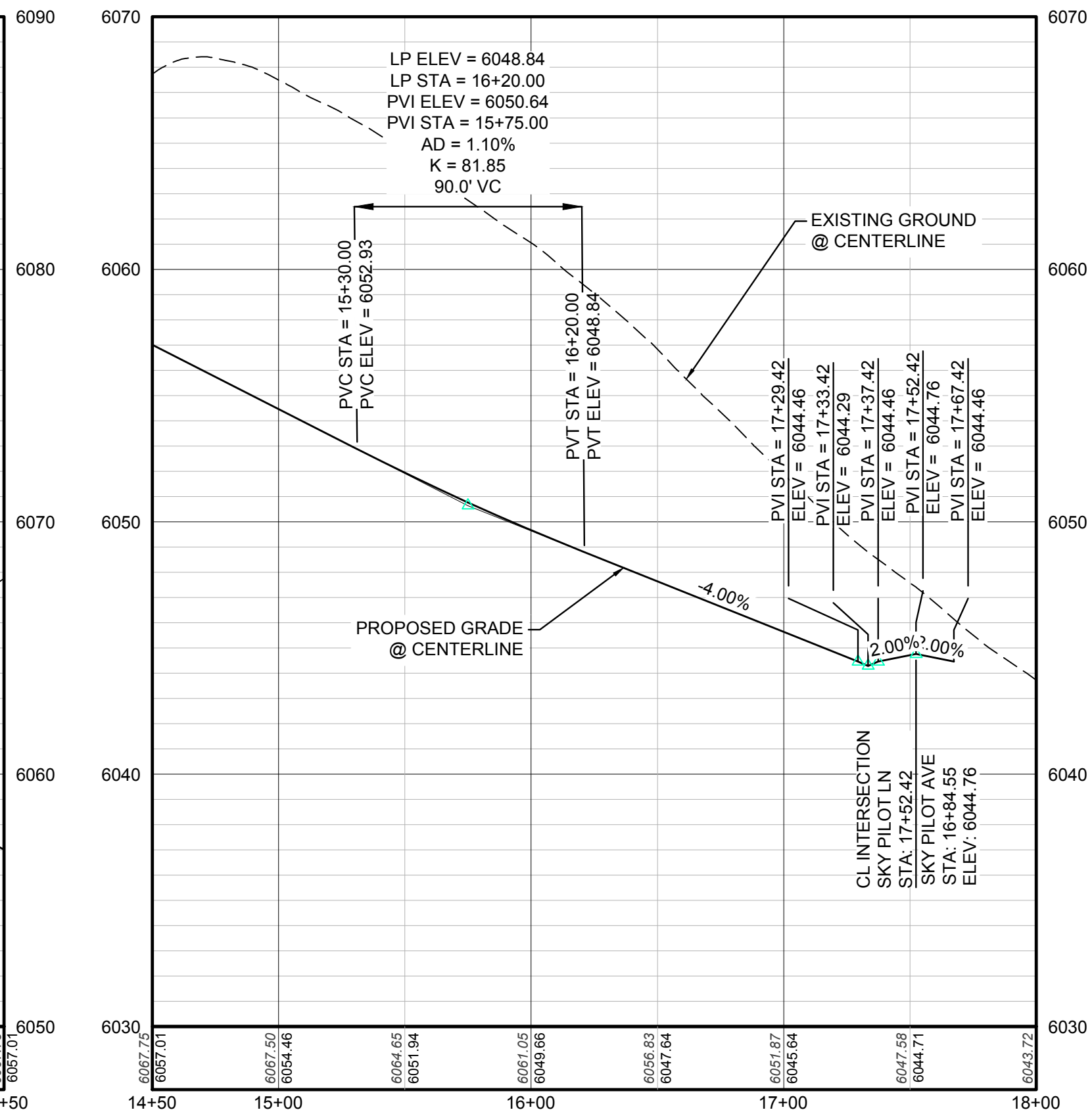
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



PROFILE: SKY PILOT LN STA: 9+50.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

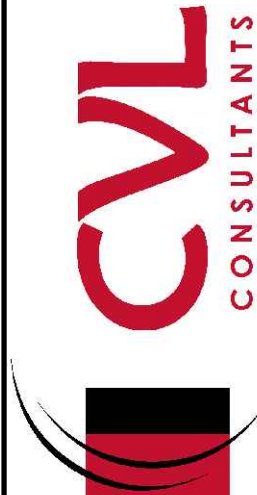


PROFILE: SKY PILOT LN STA: 14+50.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
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10333 E. Dry Creek Rd.
Suite 110
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
STREET PLAN & PROFILE
SKY PILOT LANE

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

SHEET NUMBER
82

No.	Revisions	Date	Init.	Appr.	Date

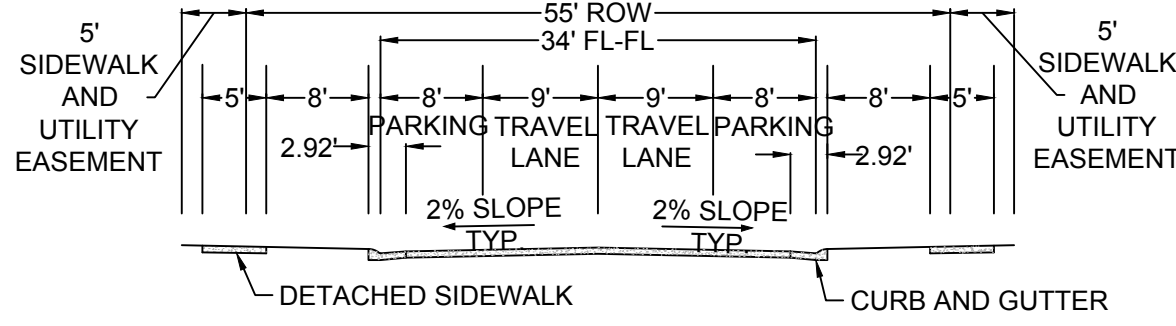
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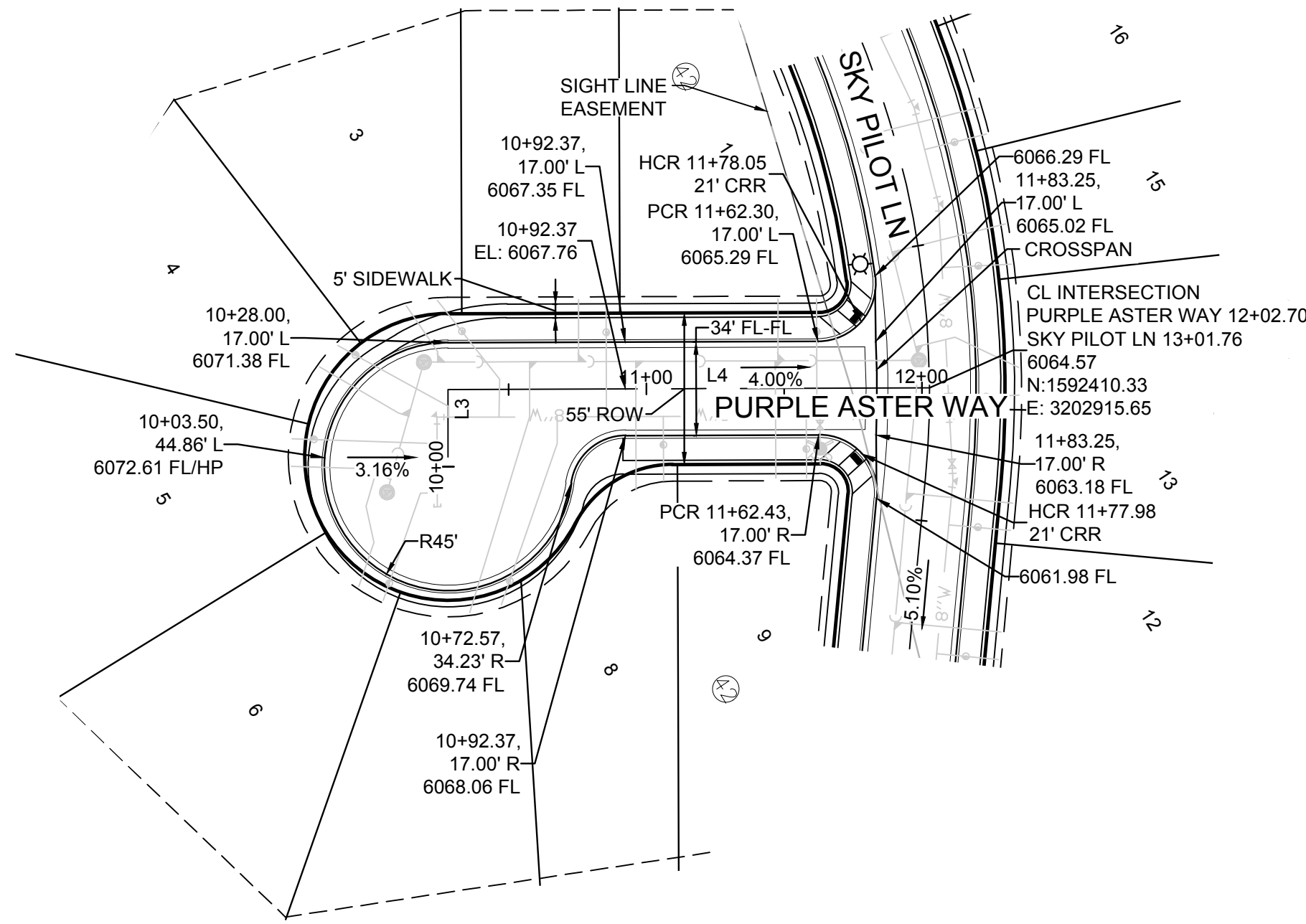
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UTILITY NOTIFICATION
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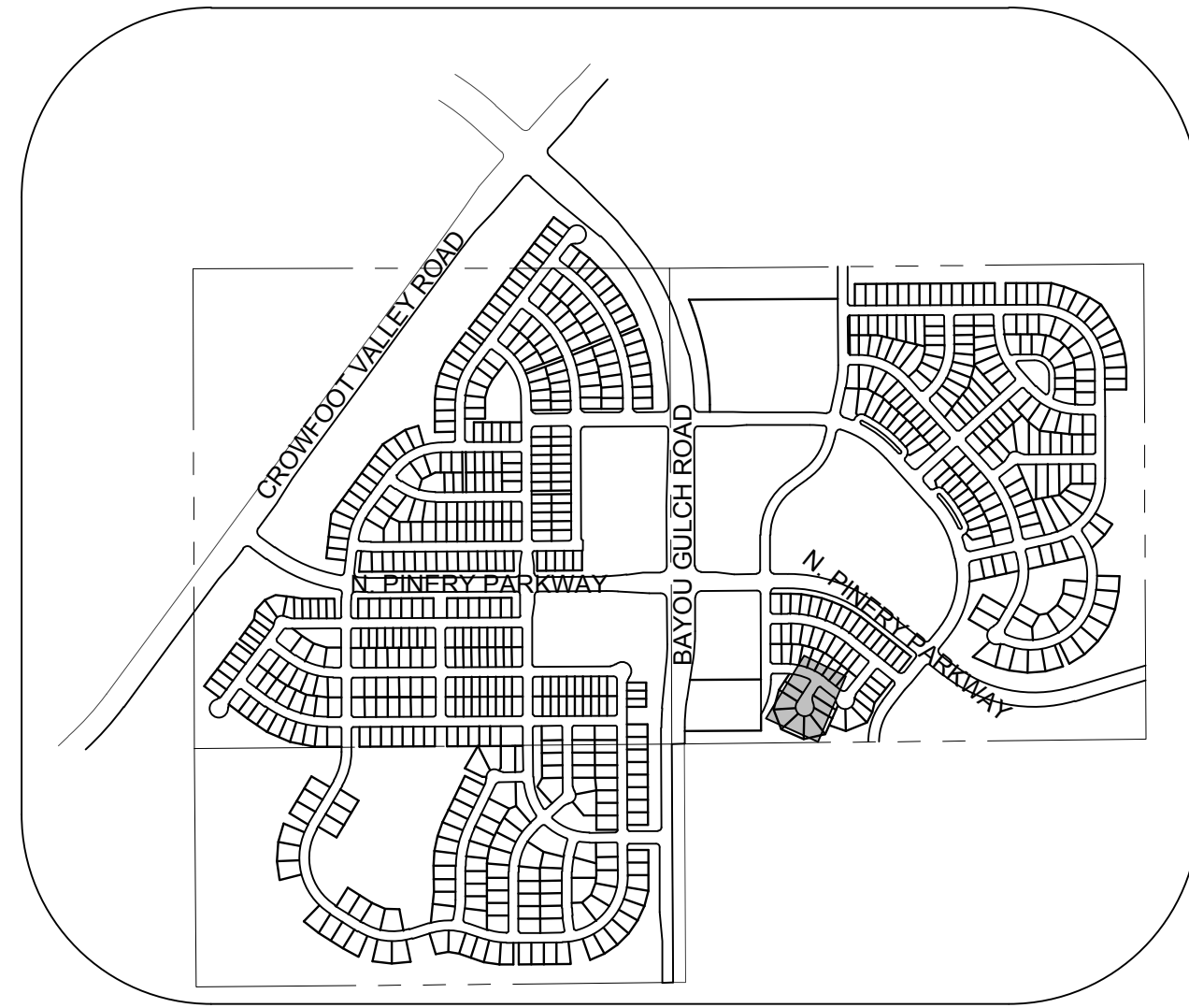
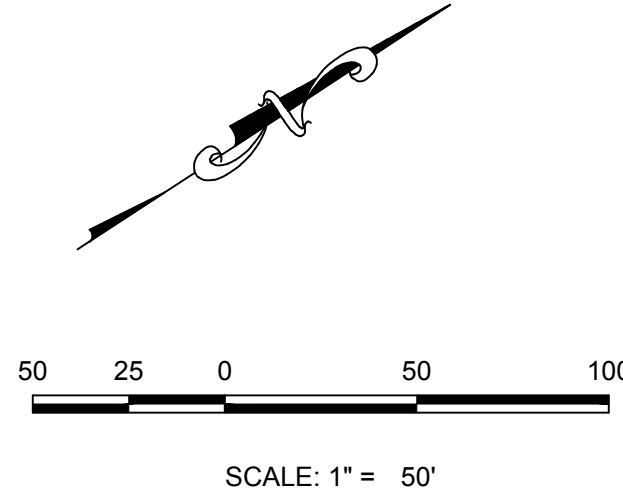
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L3	24.50'	S56°54'18"E
L4	174.70'	S33°05'42"W



RESIDENTIAL LOCAL



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



KEYMAP
N.T.S.
LEGEND

2

BLOCK NUMBER

A

LOT TYPE

6

LOT NUMBER

⊠

PROPOSED BUTTERFLY VALVE

⌒

PROPOSED CAP WITH END OF LINE BLOWOFF

⌒

PROPOSED REDUCER

⌒

PROPOSED VALVE

⌒

PROPOSED FIRE HYDRANT

⌒

PROPOSED WL FITTING WITH THRUST BLOCK

⌒

PROPOSED FLARED END SECTION

⌒

PROPOSED LOW POINT BLOW-OFF

⌒

PROPOSED AIR VALVE

⌒

EXISTING BLOW OFF VALVE

⌒

EXISTING VALVE

⌒

EXISTING FIRE HYDRANT

⌒

PROPOSED LIGHT POLE

⌒

PROPOSED SIDEWALK

⌒

PROPOSED SIDEWALK RAMP

10.00

EXISTING ELEVATION

10.00

PROPOSED DESIGN ELEVATION

⌒

PROPOSED STORM DRAIN INLET

⌒

PROPOSED STORM DRAIN MANHOLE

△

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

→

PROPOSED DIRECTION OF FLOW

1.0%

PROPOSED SLOPE & DIRECTION

5615

EXISTING 5' CONTOUR

5616

EXISTING 1' CONTOUR

5620

PROPOSED 5' CONTOUR

5607

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

8"W

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

EXISTING 60" RAW WATER LINE

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD HIGH VOLTAGE LINE

EXISTING TELEPHONE LINE

4

5

6

ABBREVIATIONS

AD

ANGLE DIFFERENCE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

FL

FLOW LINE

GV

GATE VALVE

HA

HYDRANT ASSEMBLY

HCR

HANDICAP CURB RAMP

HP

HIGH POINT

INV

INVERT

K

CURVATURE COEFFICIENT

LF

LINEAR FEET

MH

MANHOLE

N.T.S.

NOT TO SCALE

PL

PROPERTY LINE

PVC

POLYVINYL CHLORIDE

PVI

PT. OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

RCBC

REINFORCED CONCRETE BOX CULVERT

RCPC

REINFORCED CONCRETE PIPE

ROW

RIGHT OF WAY

SD

STORM DRAIN

SL

SECTION LINE

SS

SANITARY SEWER

STA

STATION

T.O.P.

TOP OF PIPE

UE

UTILITY EASEMENT

VC

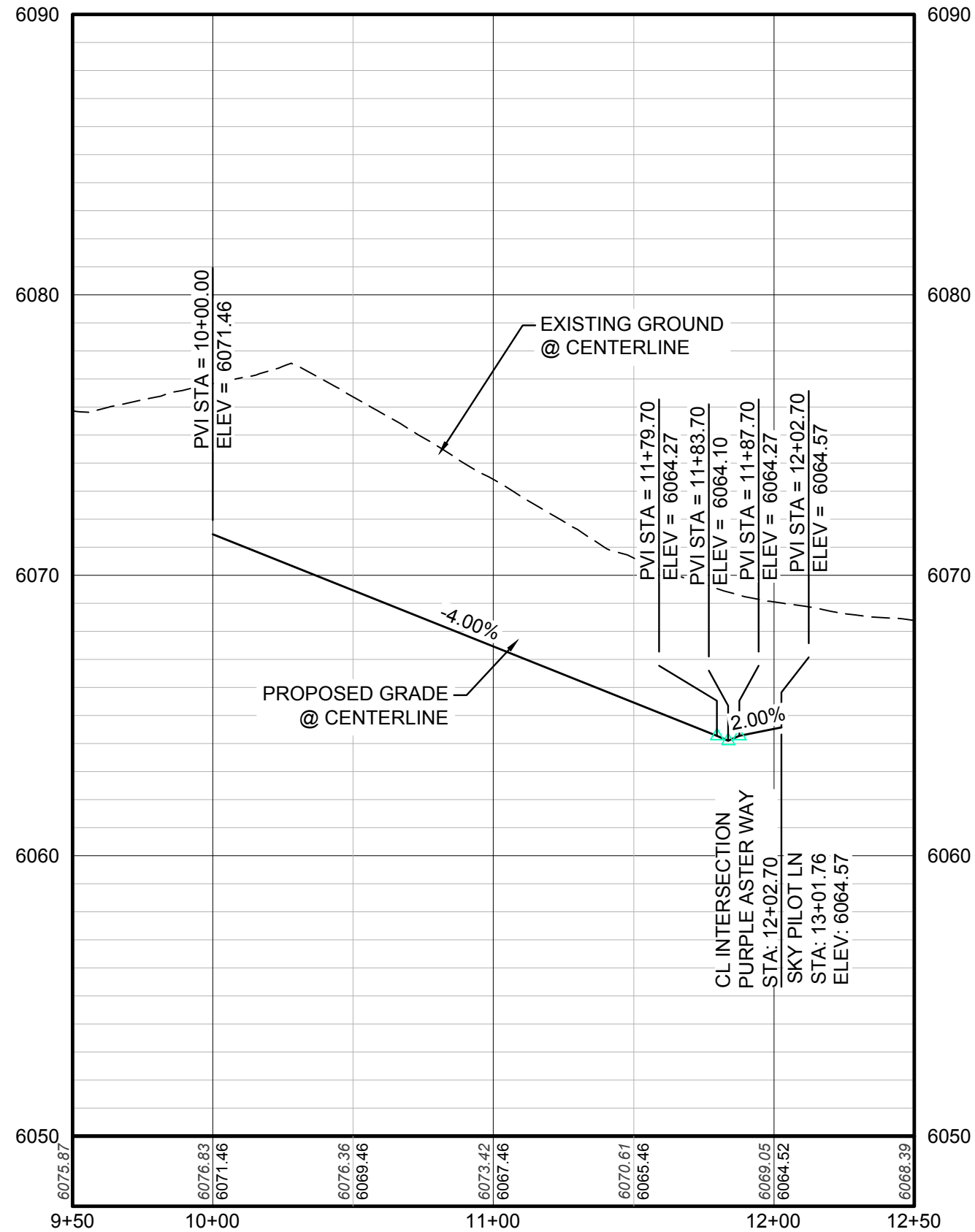
VERTICAL CURVE

WL

WATER LINE

WSE

WATER SURFACE ELEVATION



PROFILE: PURPLE ASTER WAY STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

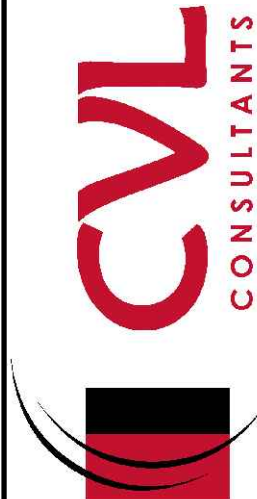
BASIS OF BEARINGS:
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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT 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 _____

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548



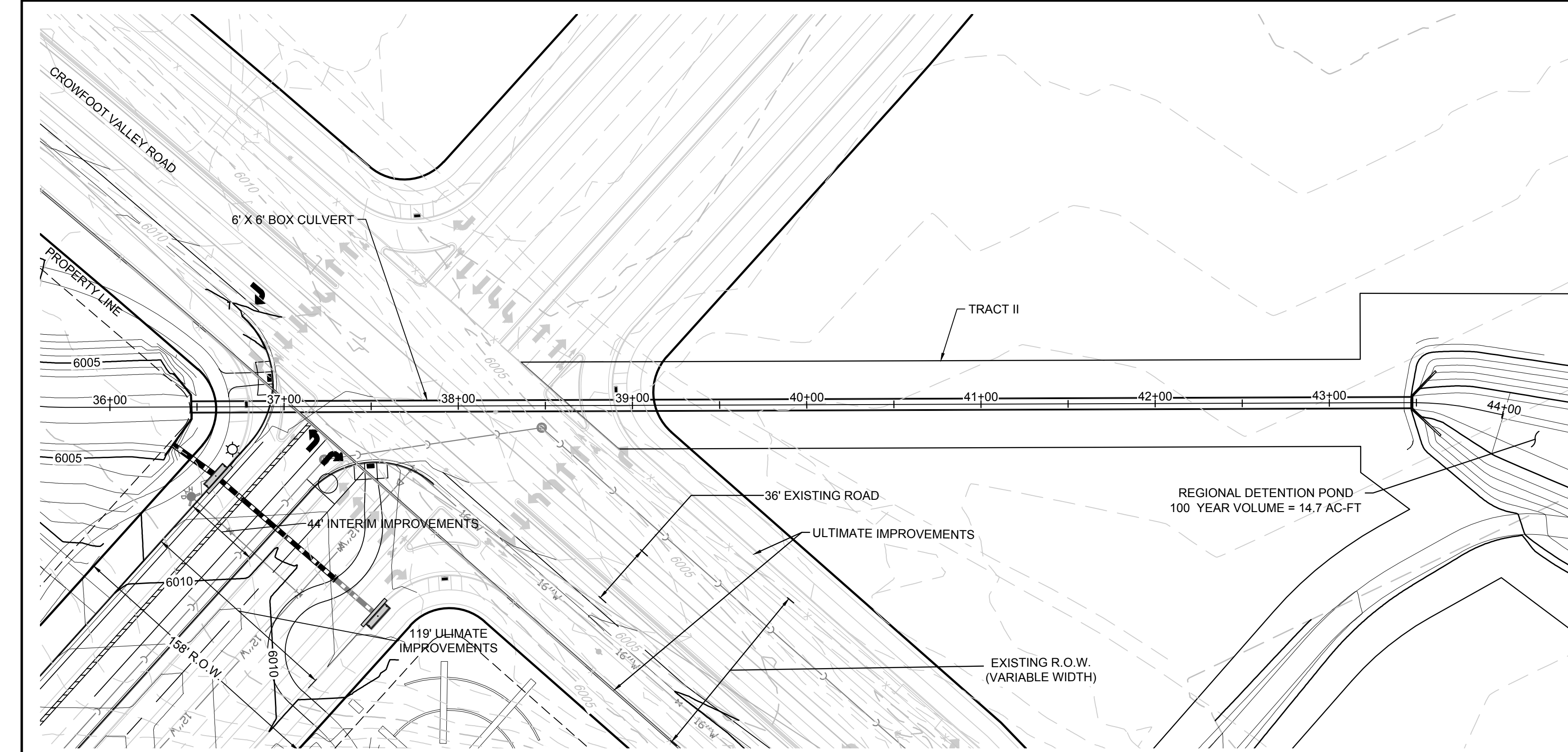
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
PURPLE ASTER WAY

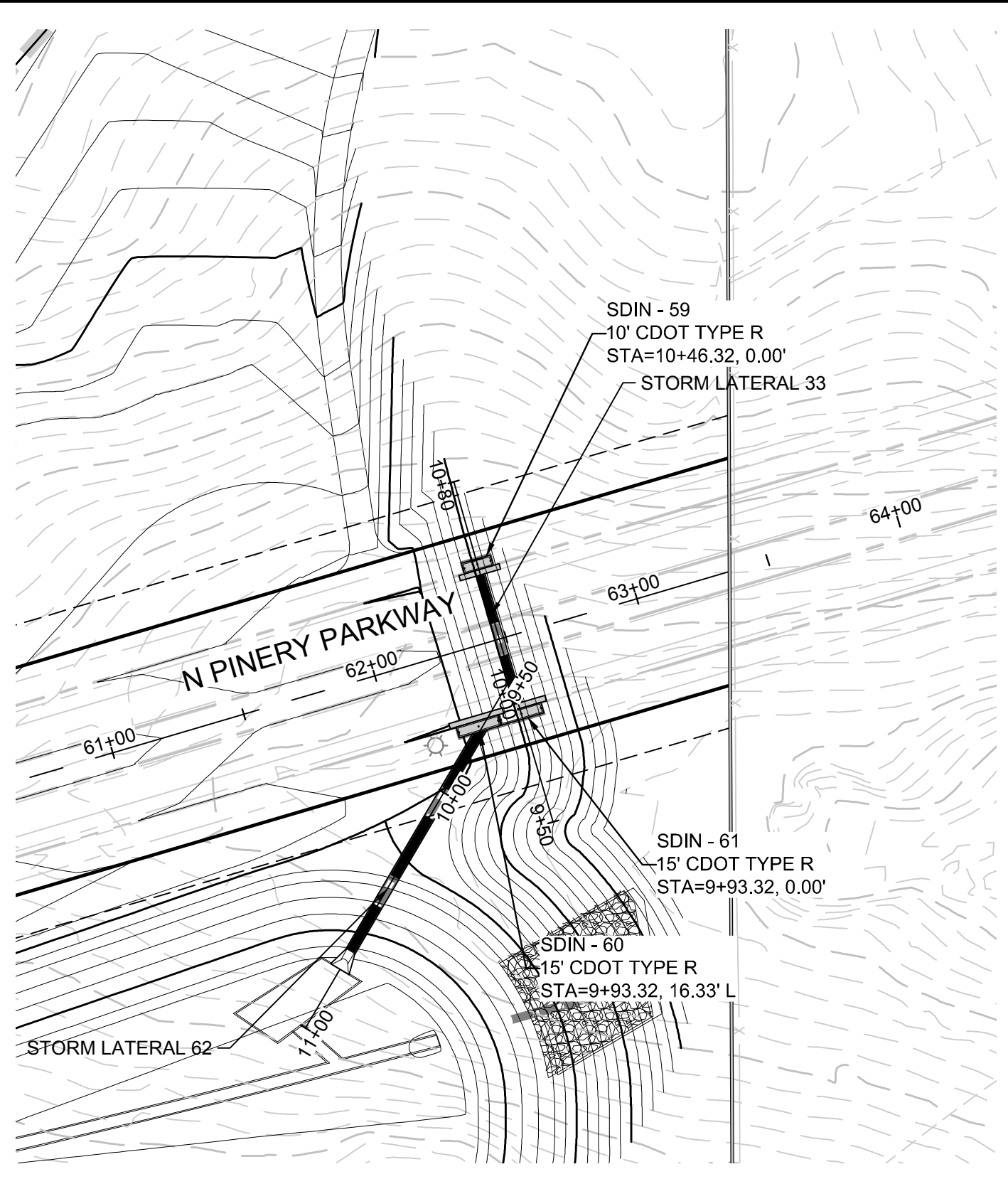
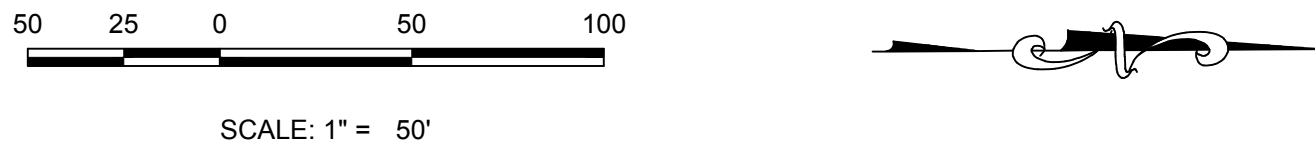
DRAWN BY: JF
CHECKED BY: JJ
DATE: APRIL 2017

SHEET NUMBER
83

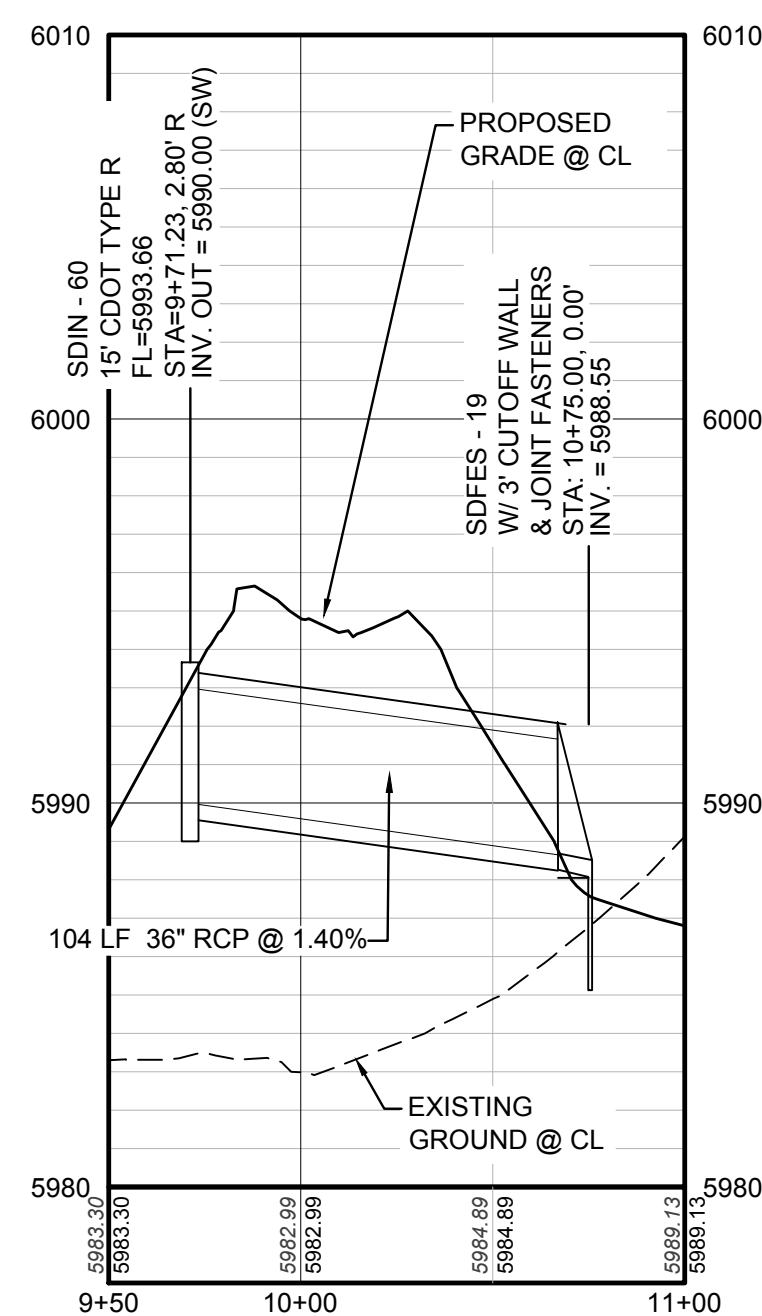
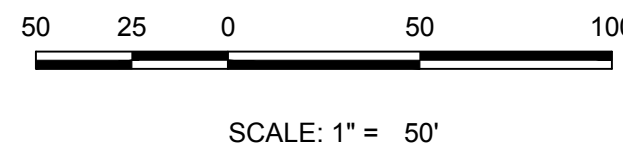
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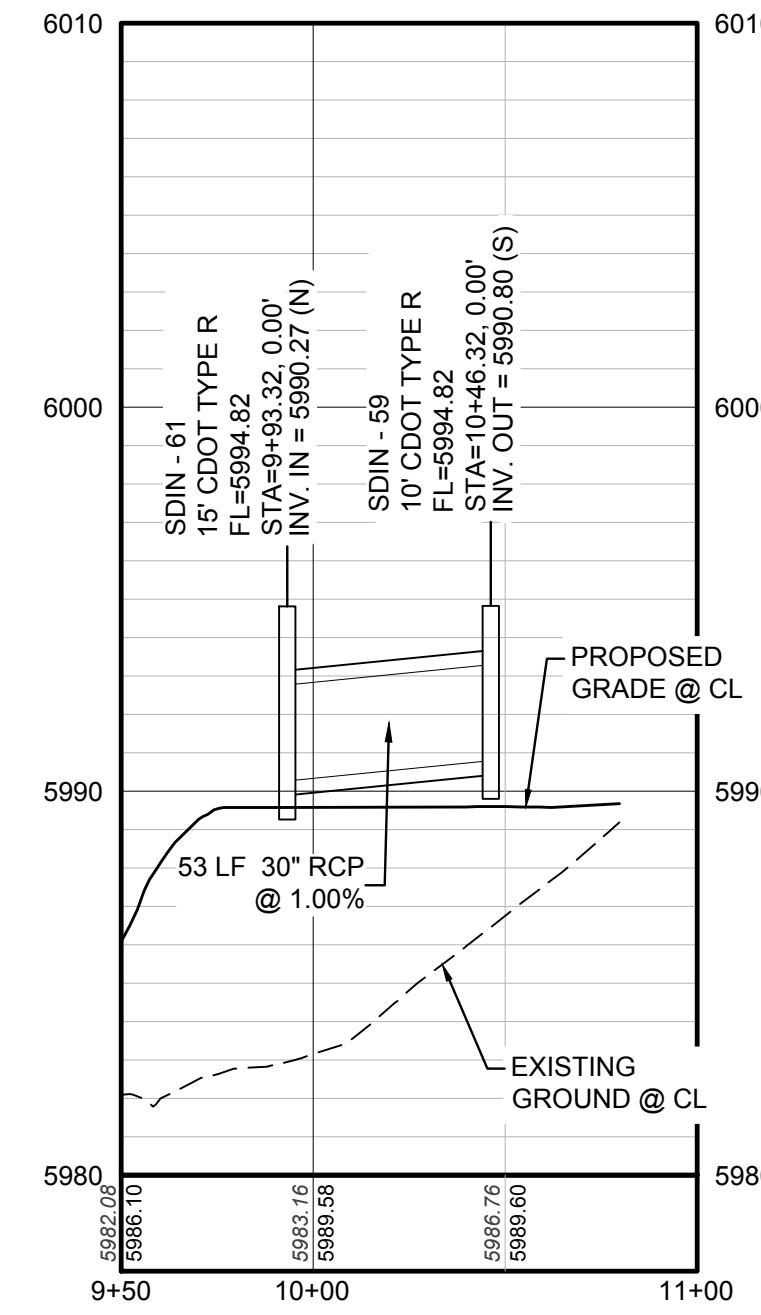
PLAN: CROWFOOT DRAINAGE CHANNEL BOX CULVERT STA: 34+00.00 TO 40+27.00
HORIZONTAL SCALE: 1" = 50'



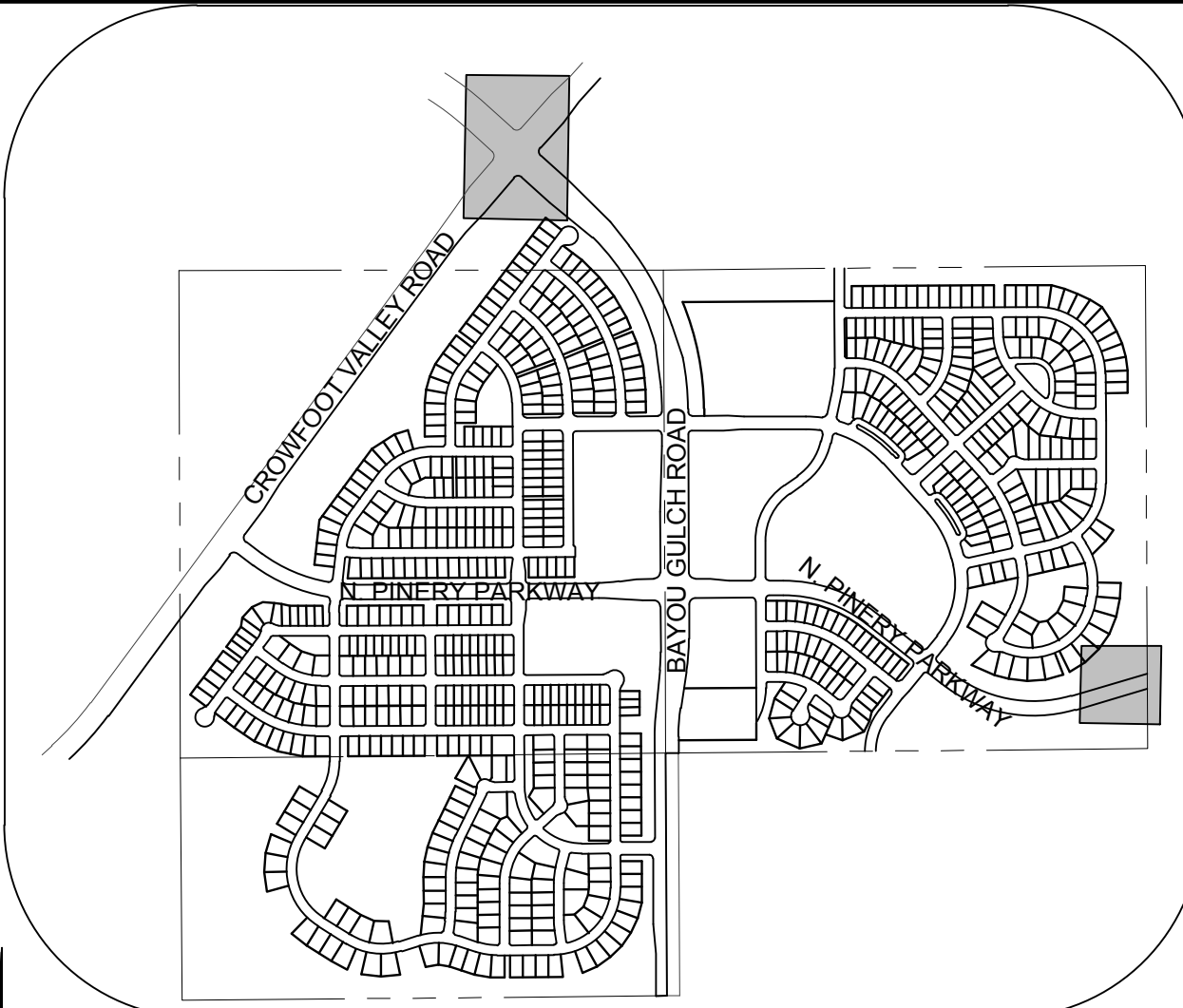
PLAN: STORM LATERAL 33 & STORM LATERAL 62
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 62
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 33
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.
LEGEND

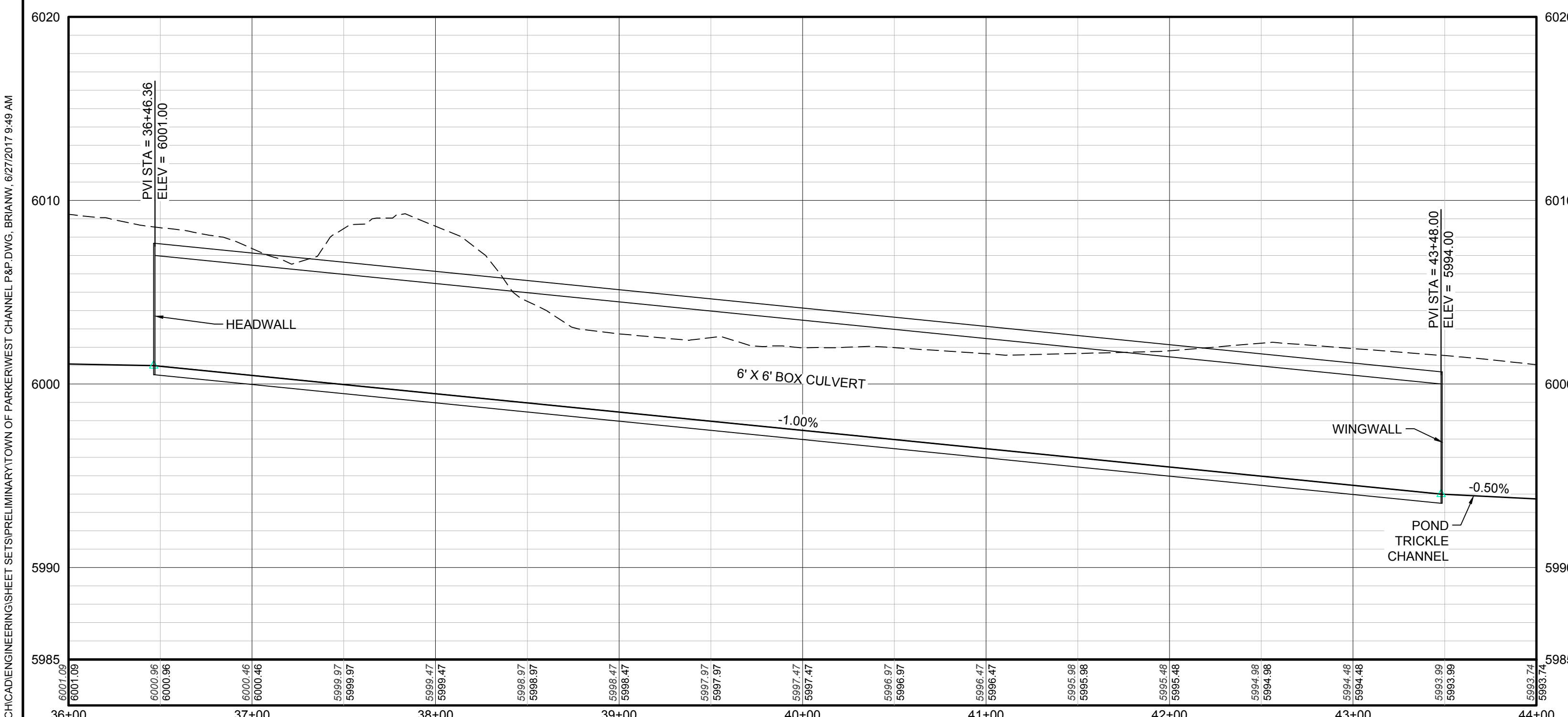
- | | |
|---|--|
| ② BLOCK NUMBER | △ PROPOSED RANGE POINT |
| Ⓐ LOT TYPE | --- CENTERLINE |
| 6 LOT NUMBER | --- RIGHT-OF-WAY |
| ⓧ PROPOSED BUTTERFLY VALVE | --- PROPERTY LINE |
| Ⓜ PROPOSED CAP WITH END OF LINE BLOWOFF | --- EDGE OF PAVEMENT |
| ➡ PROPOSED REDUCER | ➡ PROPOSED DIRECTION OF FLOW |
| Ⓜ 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 | --- RW --- EXISTING 60" RAW WATER LINE |
| Ⓜ PROPOSED SIDEWALK RAMP | --- SECTION LINE |
| 10.00 EXISTING ELEVATION | --- FILING BOUNDARY |
| 10.00 PROPOSED DESIGN ELEVATION | --- FO --- EXISTING FIBER OPTIC LINE |
| Ⓜ PROPOSED STORM DRAIN INLET | --- HV --- EXISTING OVERHEAD HIGH VOLTAGE LINE |
| Ⓜ PROPOSED STORM DRAIN MANHOLE | --- TEL --- EXISTING TELEPHONE LINE |

ABBREVIATIONS

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

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PROFILE: CROWFOOT DRAINAGE CHANNEL STA: 36+00.00 TO 44+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

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SHEET NUMBER	DRAWN BY: JLR	CHECKED BY: JLU	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS CROWFOOT DRAINAGE IMPROVEMENTS	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80152 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date	Init.	Appr.	Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\BAYOU GULCH ROAD STORM DNG, BRIANW, 6/26/2017 7:16 PM



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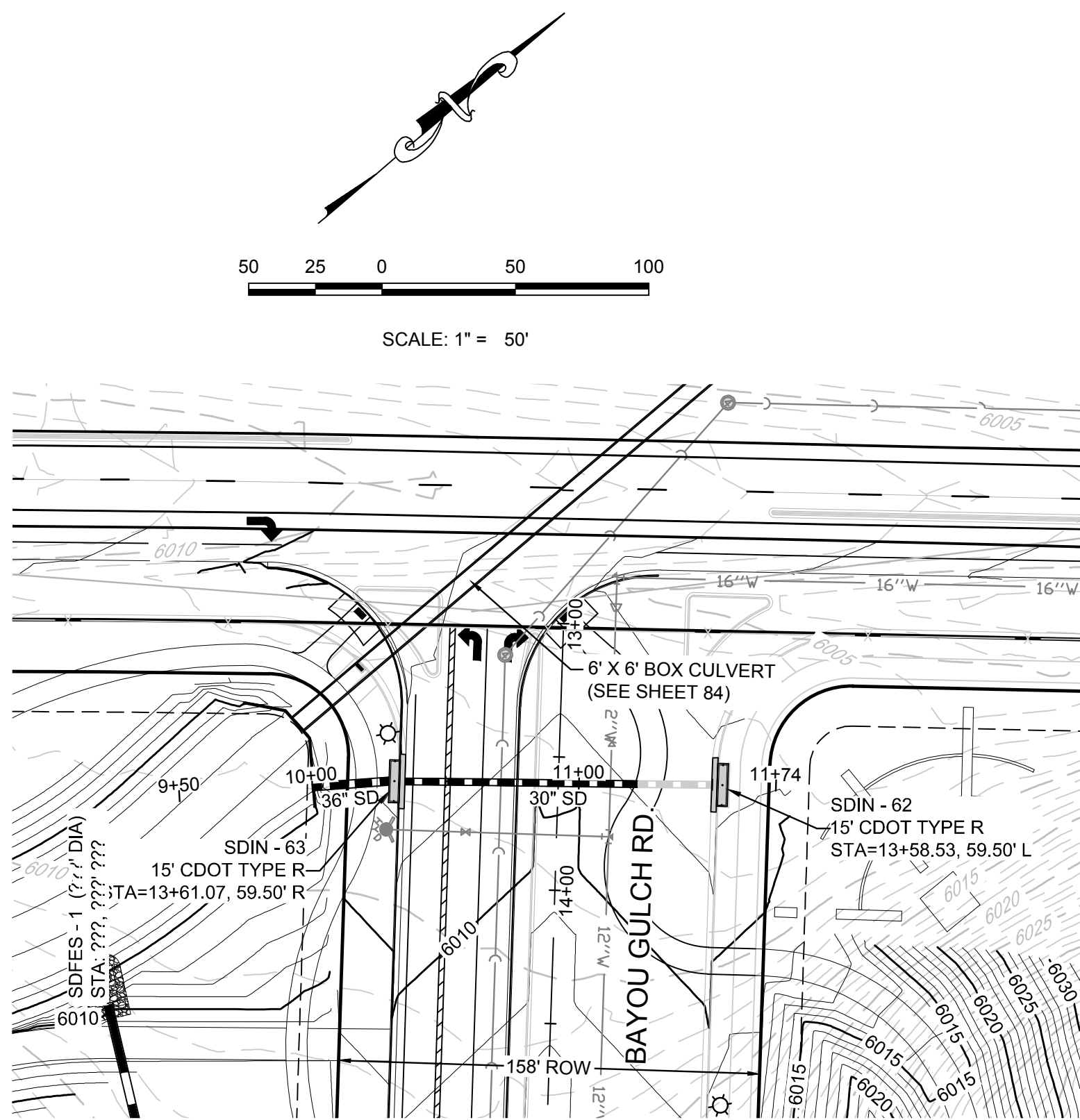
LITELITY NOTIFICATION CENTER OF COLORADO

CALL 811

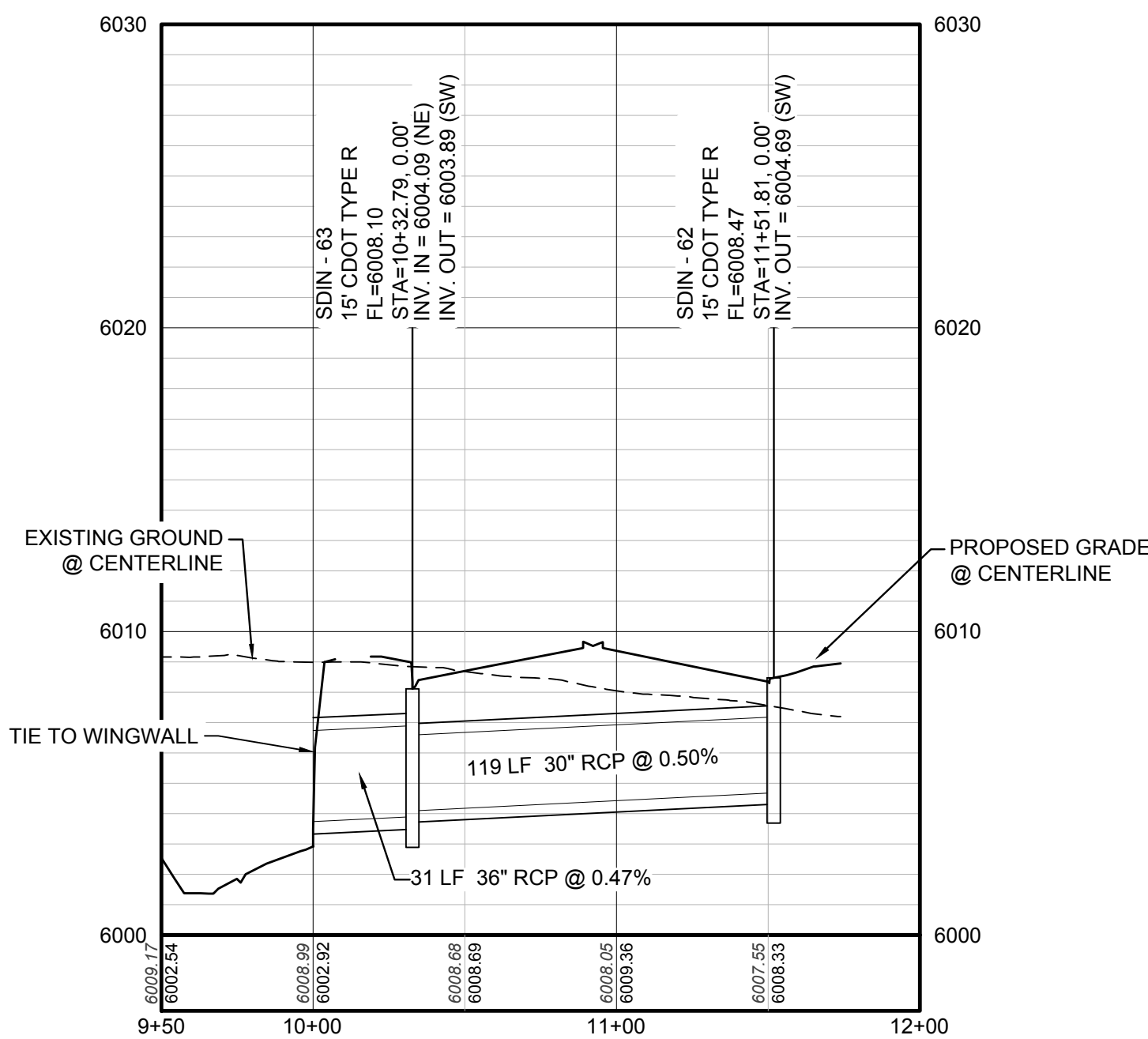
TWO WORKING DAYS

BEFORE YOU DIG

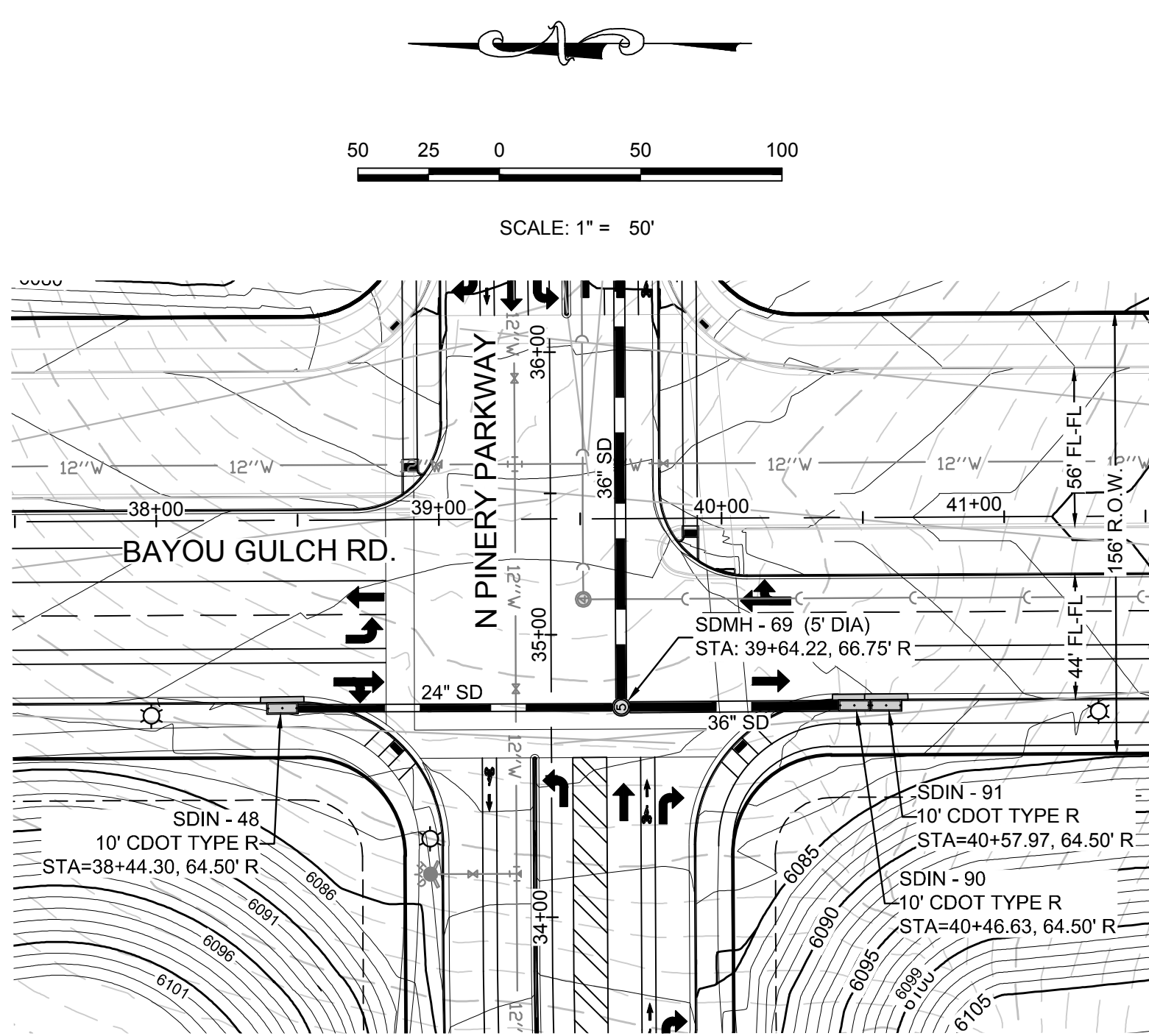
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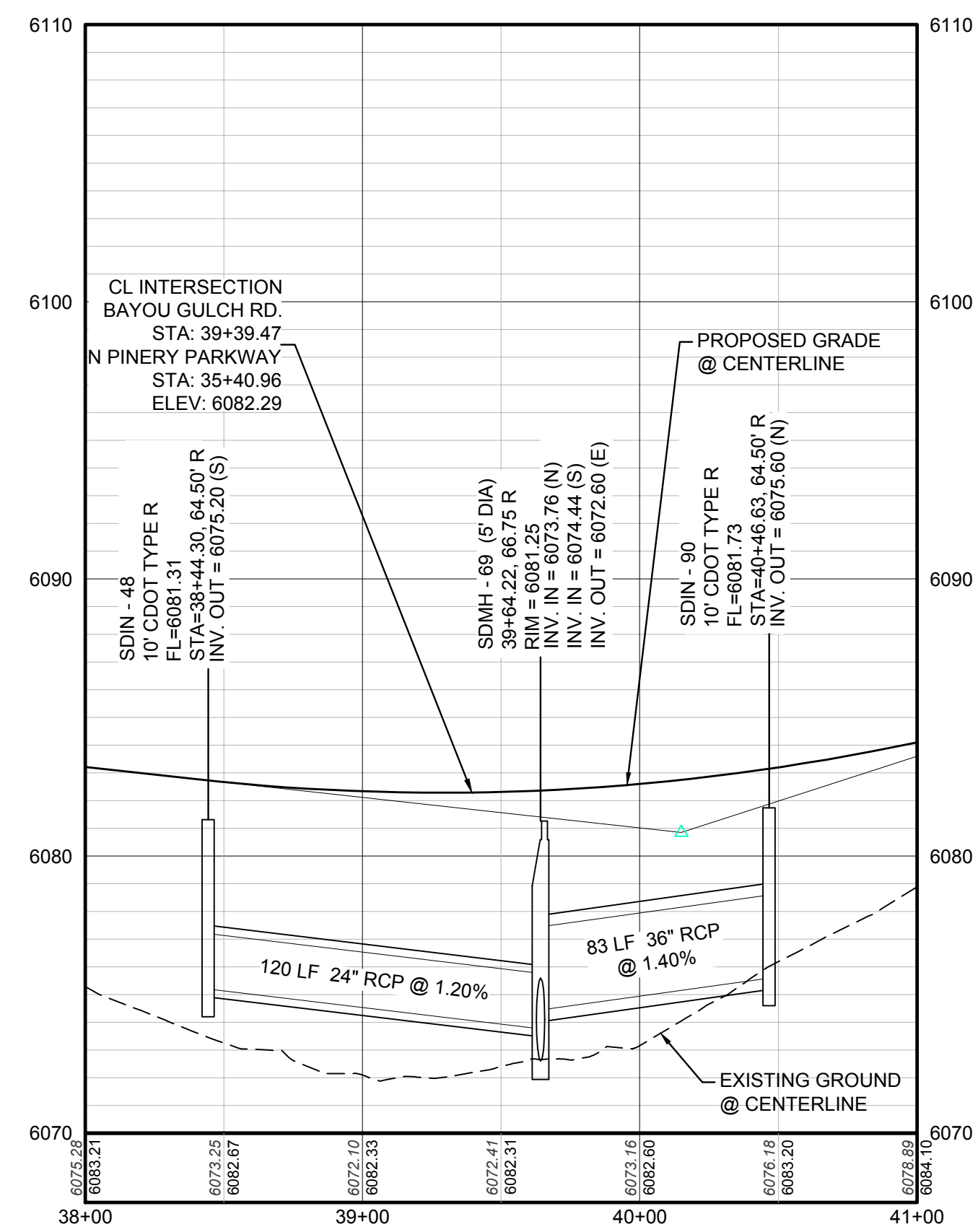
PLAN: BAYOU GULCH ROAD STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



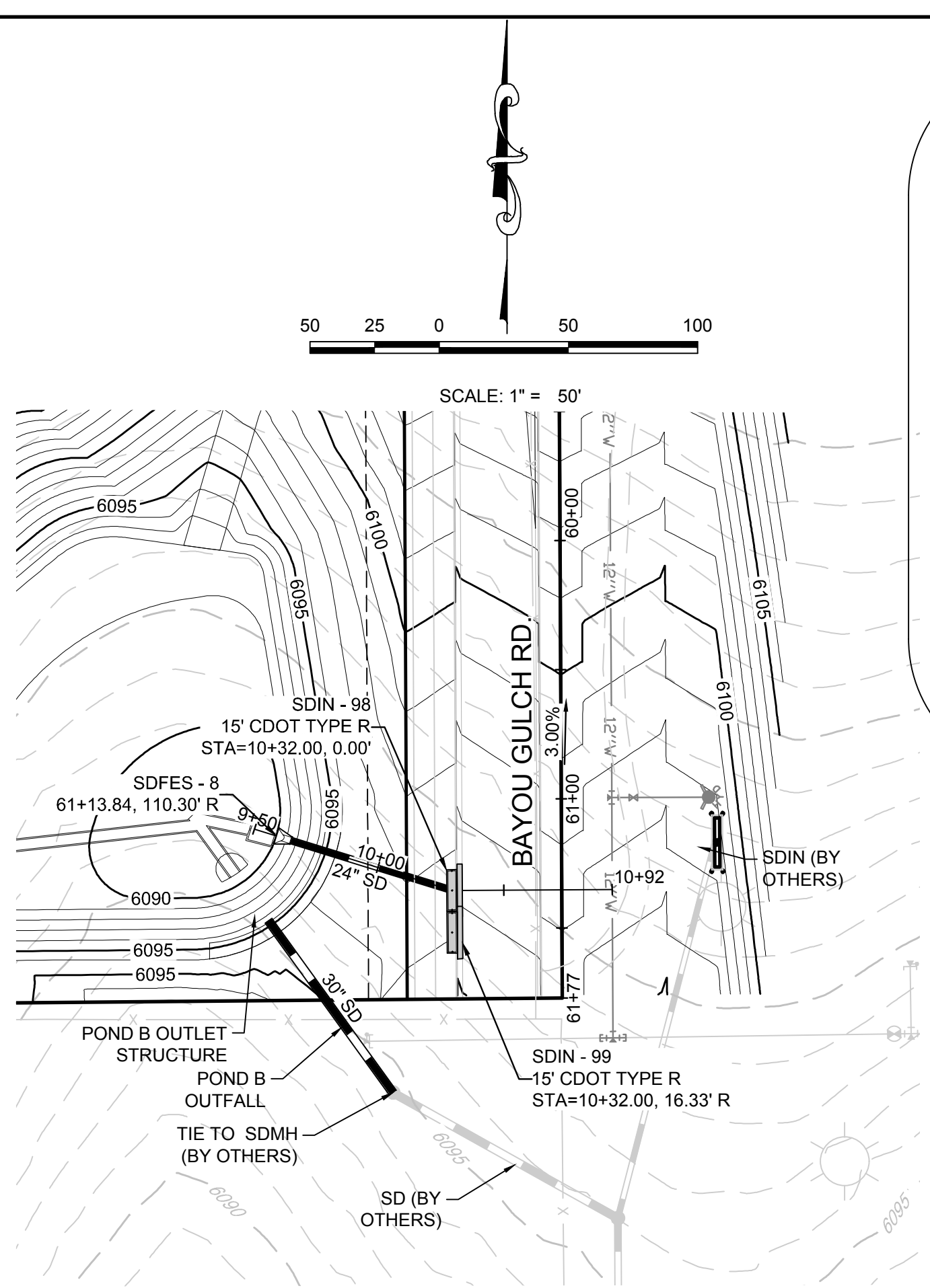
PROFILE: LATERAL 59 STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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

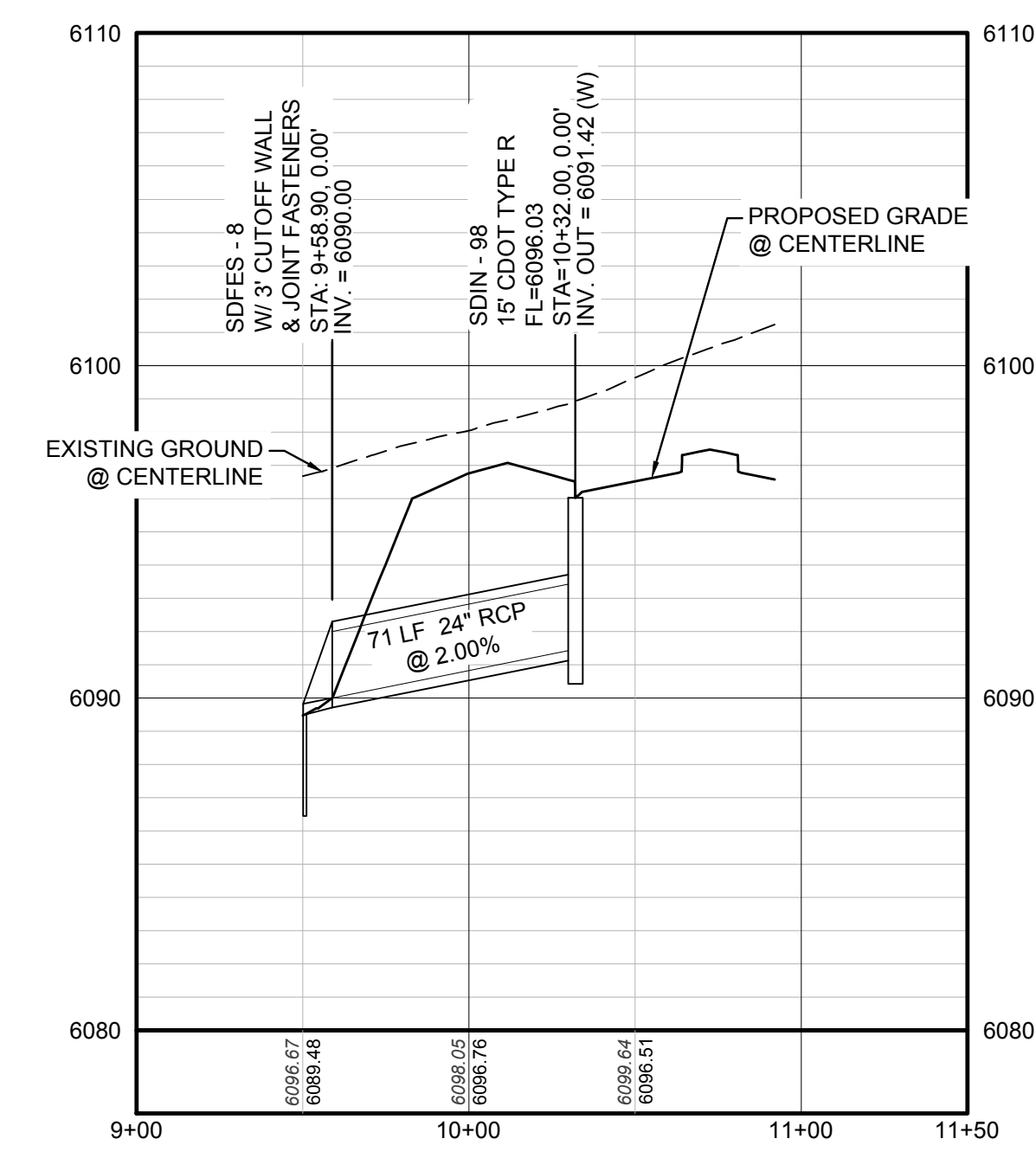


PROFILE: BAYOU GULCH RD. STA: 38+00.00 TO 41+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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

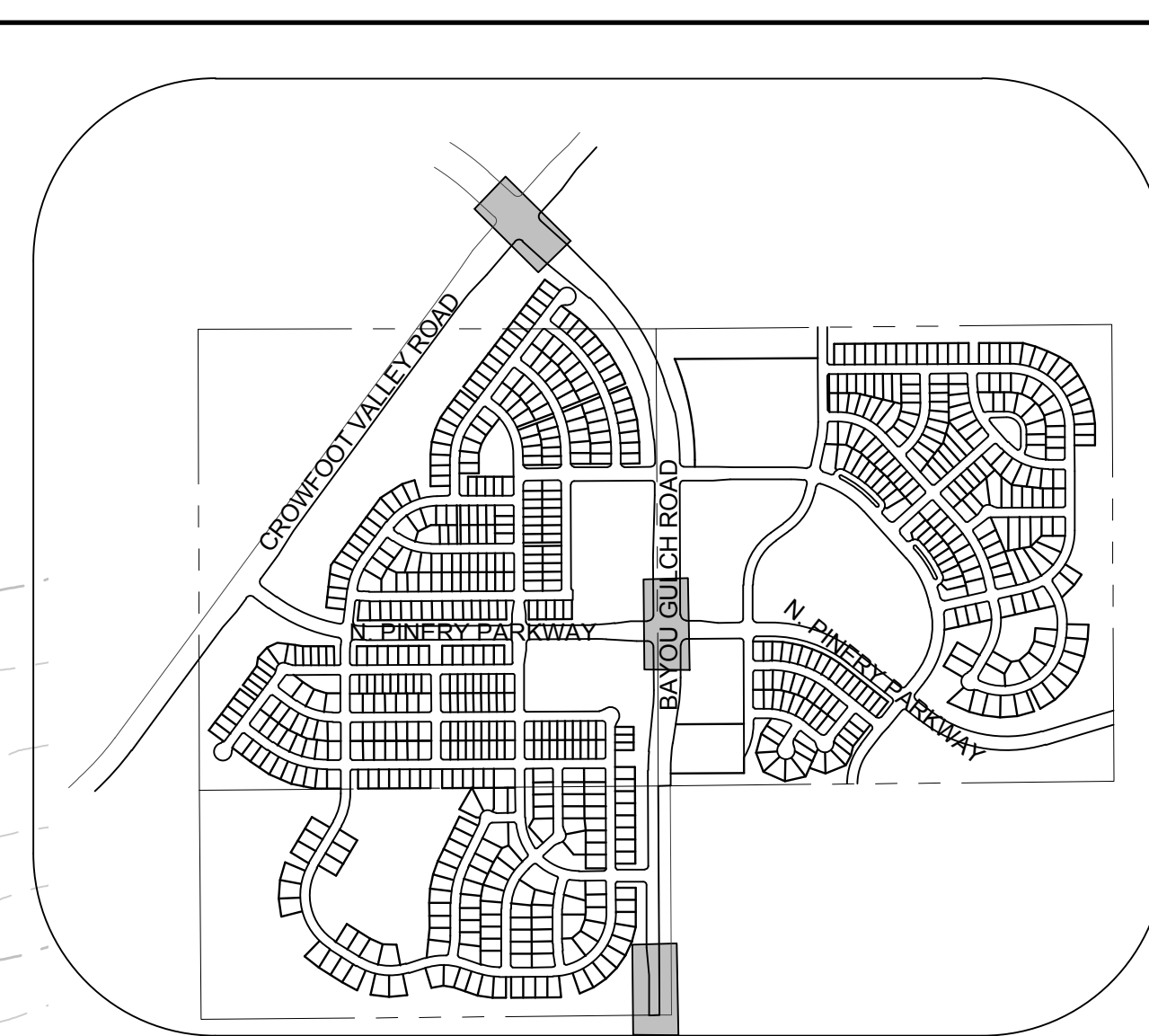
STORM LATERAL 17 - SEE THIS SHEET



PROFILE: STORM LATERAL 17 STA: 9+00.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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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	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

ABBREVIATIONS

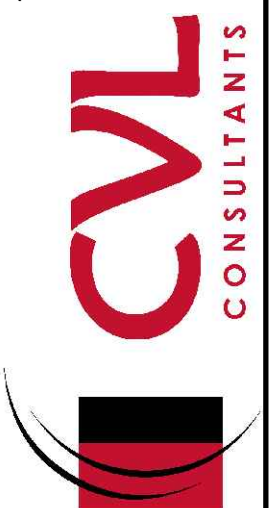
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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Suite 110
Englewood, CO 80110
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
BAYOU GULCH ROAD

SCALE: K/D
AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER 85

No. Revisions Date Init. Appr. Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\NORTH PINERY PARKWAY STORM.DWG, 6/29/2017 7:27 PM



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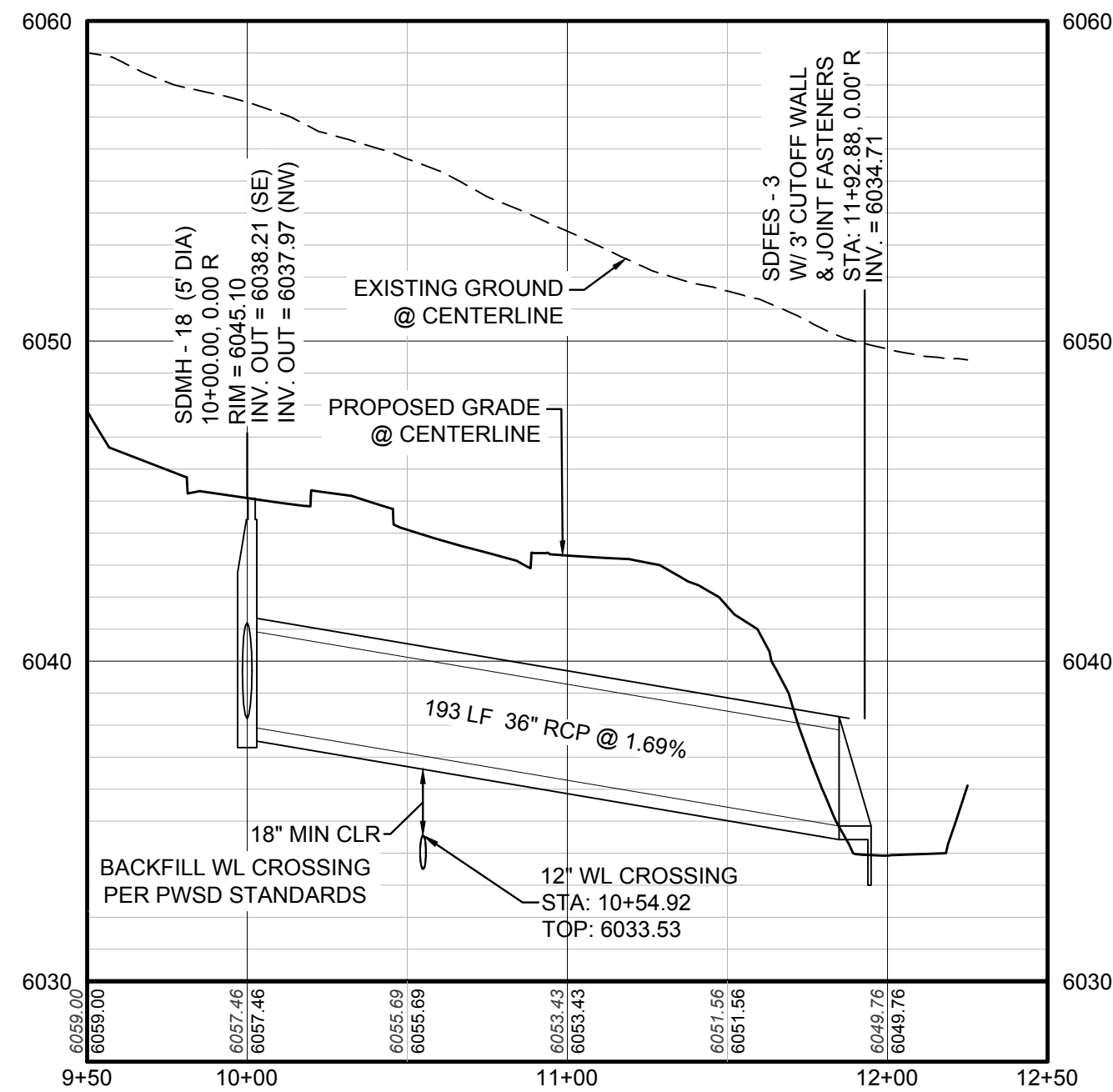
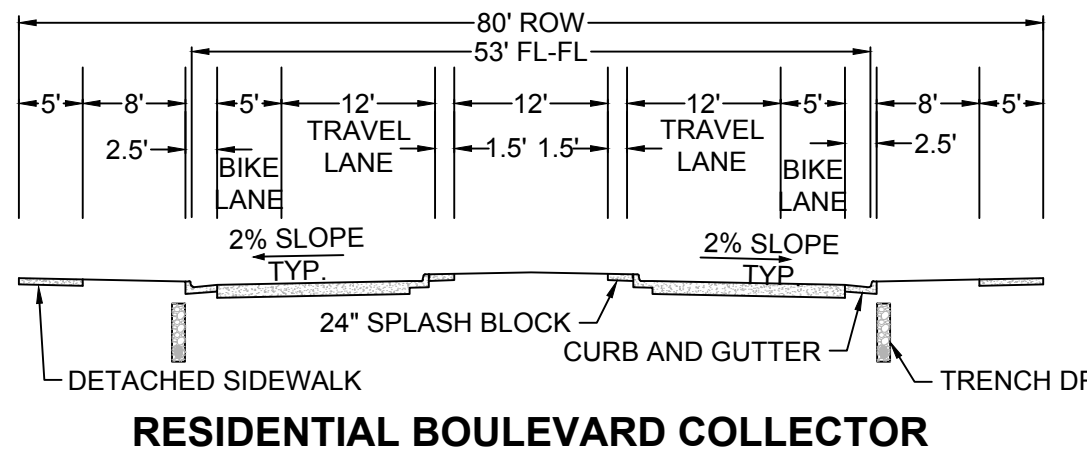
LITUTY NOTIFICATION
CENTER OF EXCELLENCE

CALL 811

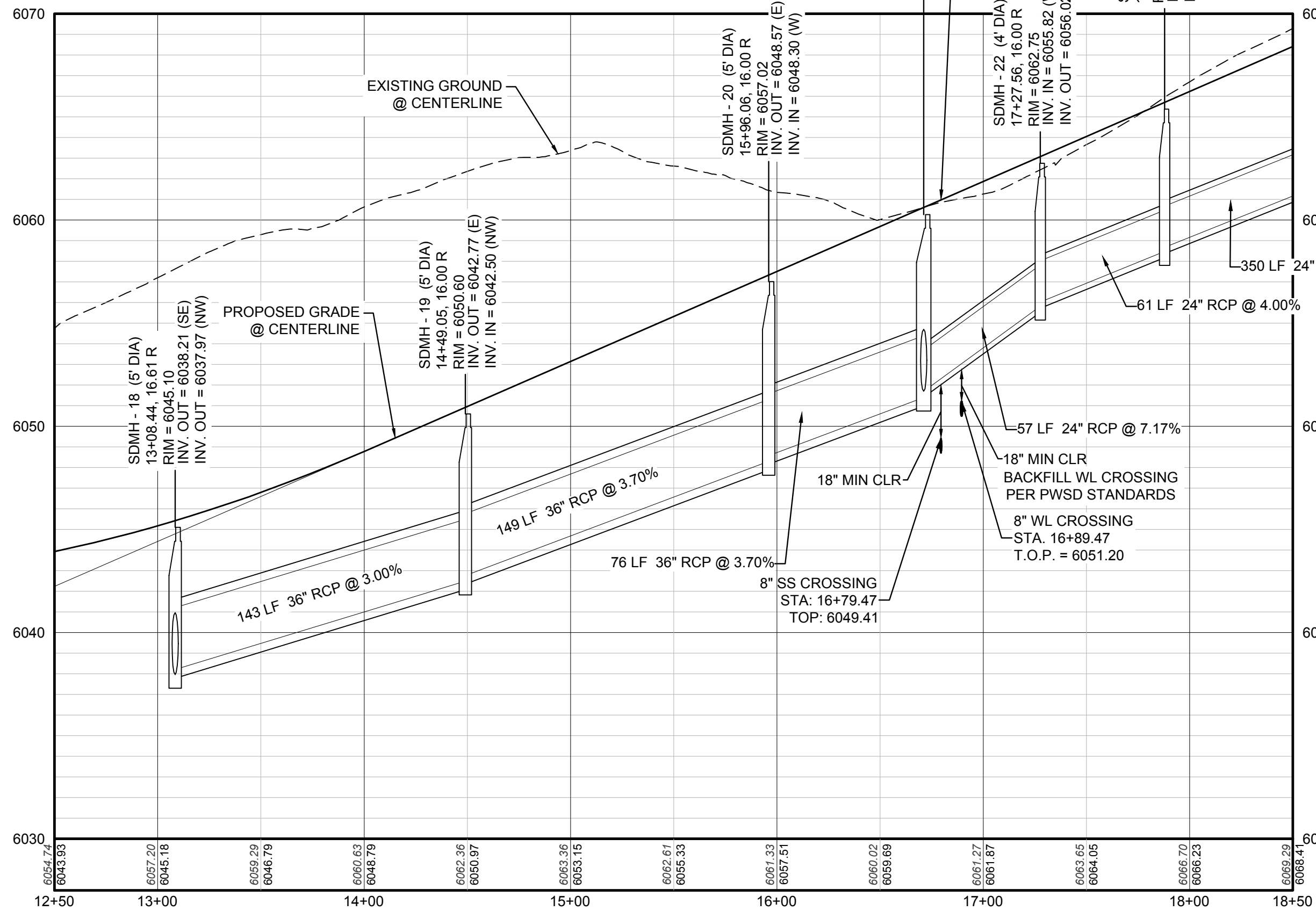
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987

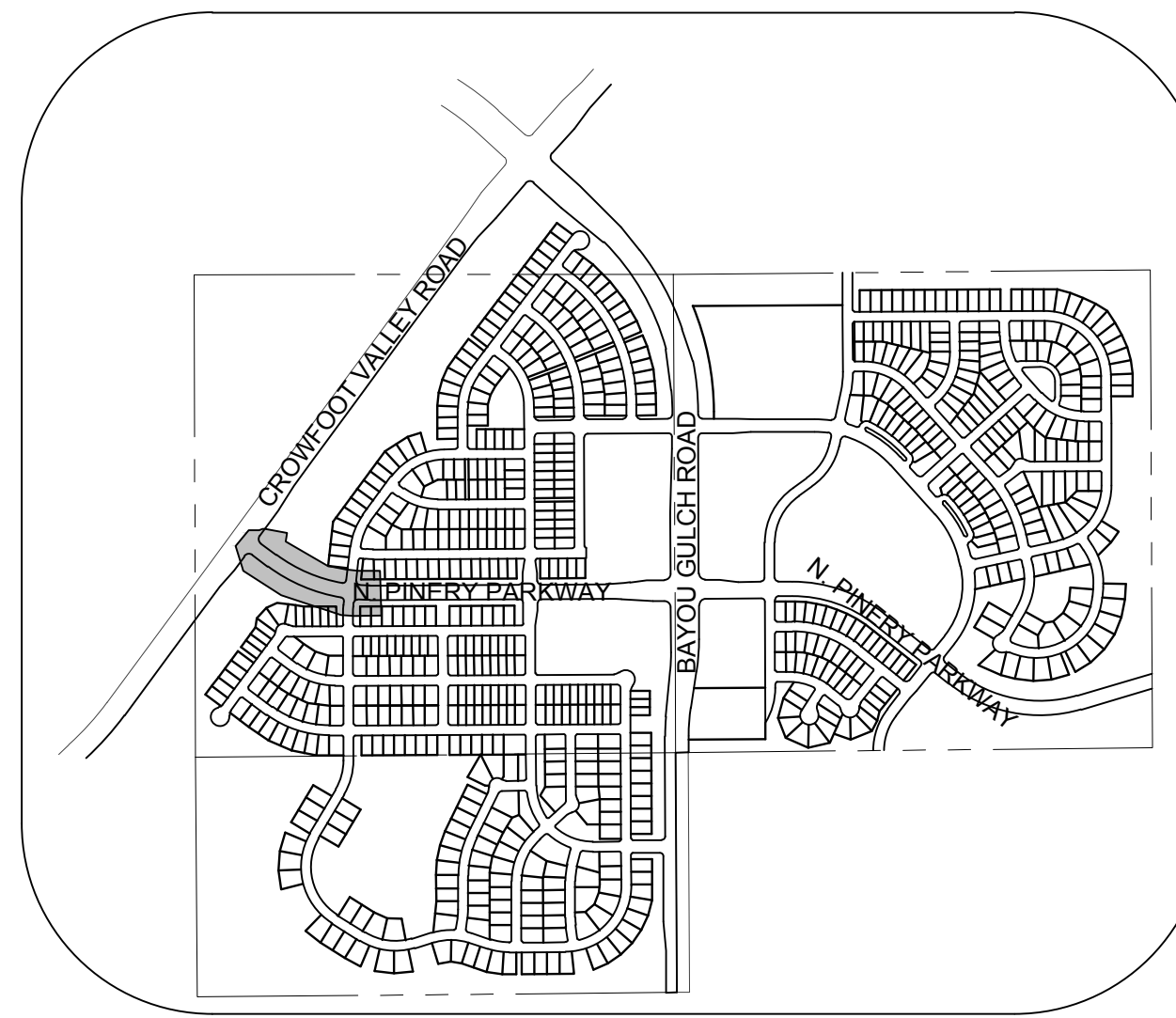


PLAN: N PINERY PARKWAY STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



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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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2 BLOCK NUMBER

A LOT TYPE

6 LOT NUMBER

PROPOSED BUTTERFLY VALVE

PROPOSED CAP WITH END OF LINE BLOWOFF

PROPOSED REDUCER

PROPOSED VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED AIR VALVE

EXISTING BLOW OFF VALVE

EXISTING VALVE

EXISTING FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

PROPOSED SIDEWALK RAMP

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

EXISTING 60" RAW WATER LINE

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD HIGH VOLTAGE LINE

EXISTING TELEPHONE LINE

AD ANGLE DIFFERENCE

BVC BEGIN VERTICAL CURVE

BVP BEGIN VERTICAL PROFILE

CRR CURB RETURN RADIUS

EL ELEVATION

EP EDGE OF PAVEMENT

EVC END VERTICAL CURVE

EVP END VERTICAL PROFILE

FG FINISHED GROUND

FL FLOW LINE

GV GATE VALVE

HA HYDRANT ASSEMBLY

HCR HANDICAP CURB RAMP

HP HIGH POINT

INV INVERT

K CURVATURE COEFFICIENT

LF LINEAR FEET

MH MANHOLE

N.T.S. NOT TO SCALE

PL PROPERTY LINE

PVC POLYVINYL CHLORIDE

PVI POINT OF VERTICAL INTERSECTION

PVT POINT OF VERTICAL TANGENT

RCBP REINFORCED CONCRETE BOX CULVERT

RCPP REINFORCED CONCRETE PIPE

ROW RIGHT OF WAY

SD STORM DRAIN

SL SECTION LINE

SS SANITARY SEWER

STA STATION

T.O.P. TOP OF PIPE

UE UTILITY EASEMENT

VC VERTICAL CURVE

WL WATER LINE

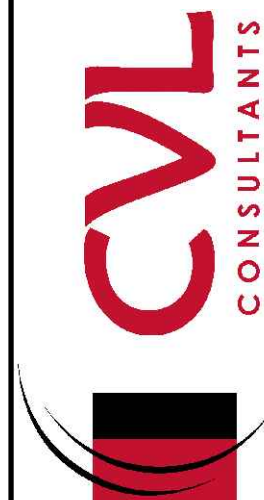
WSE WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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



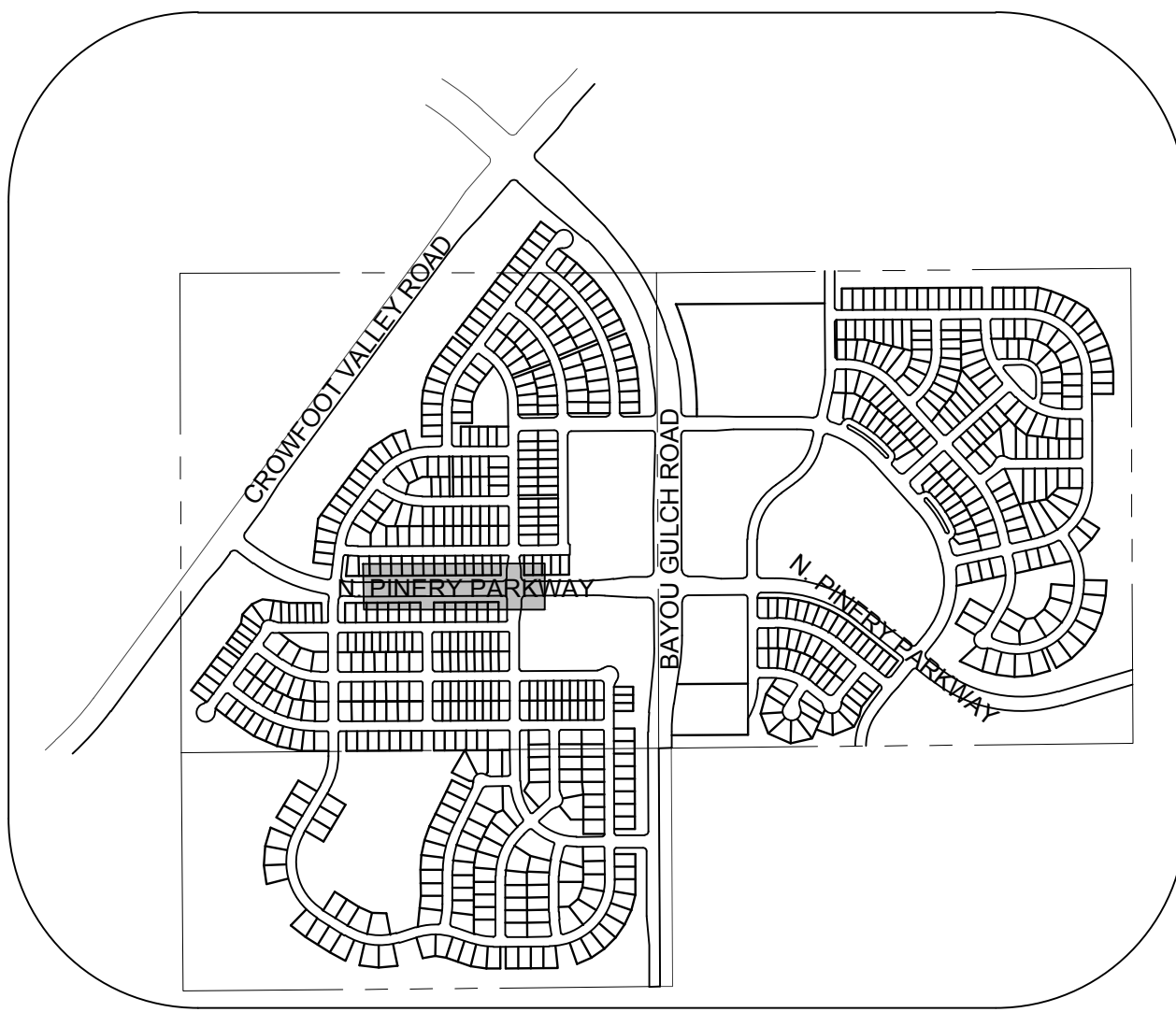
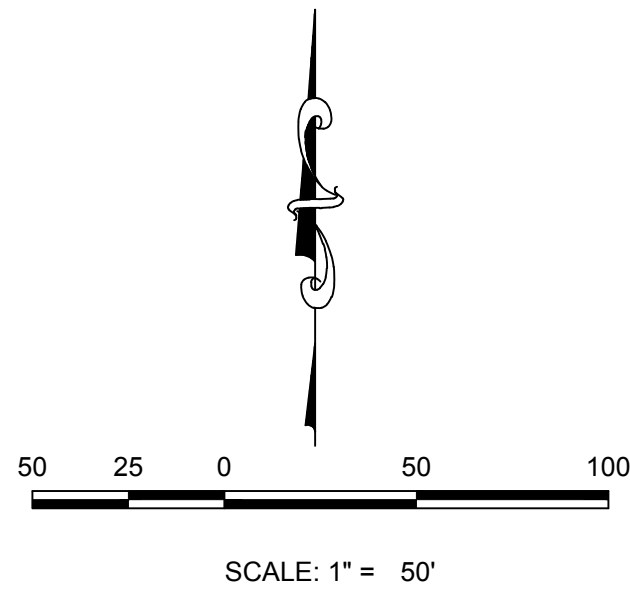
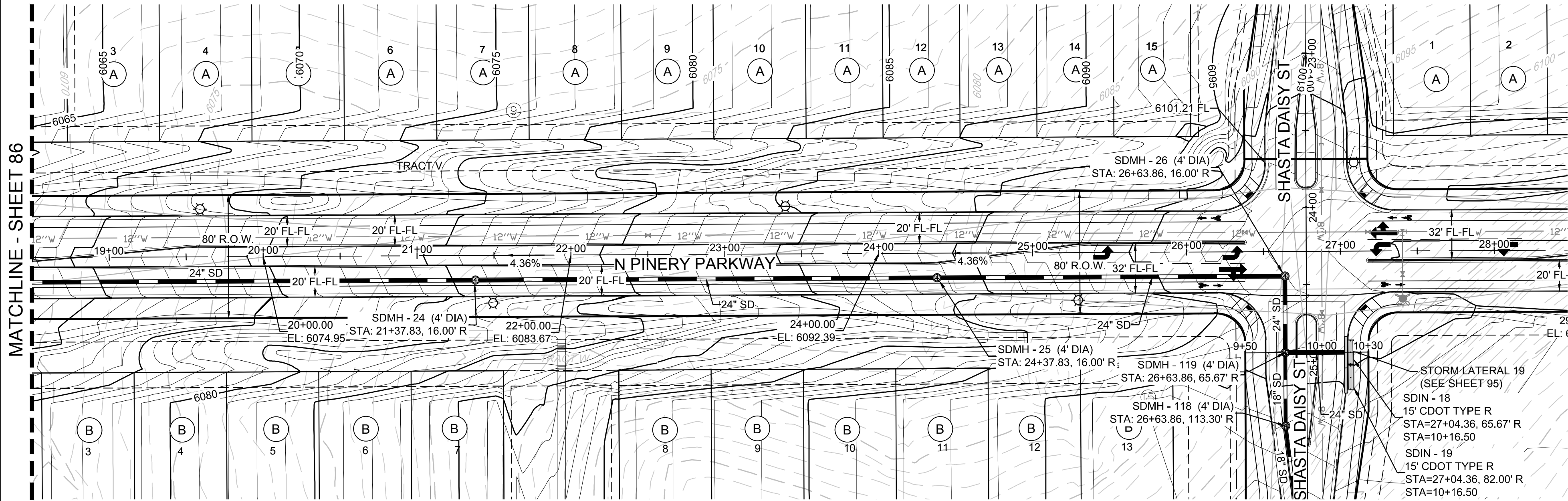
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

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

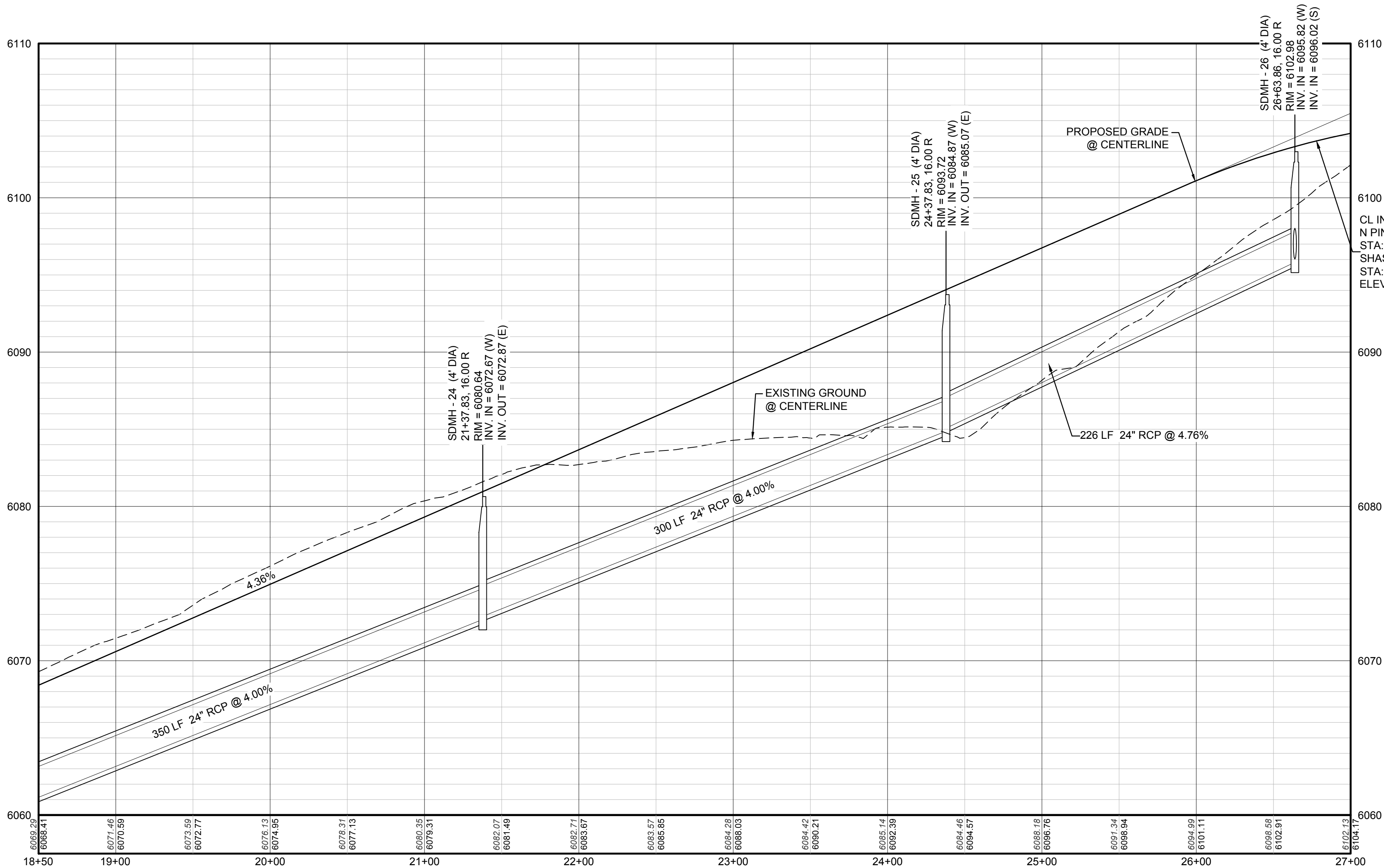
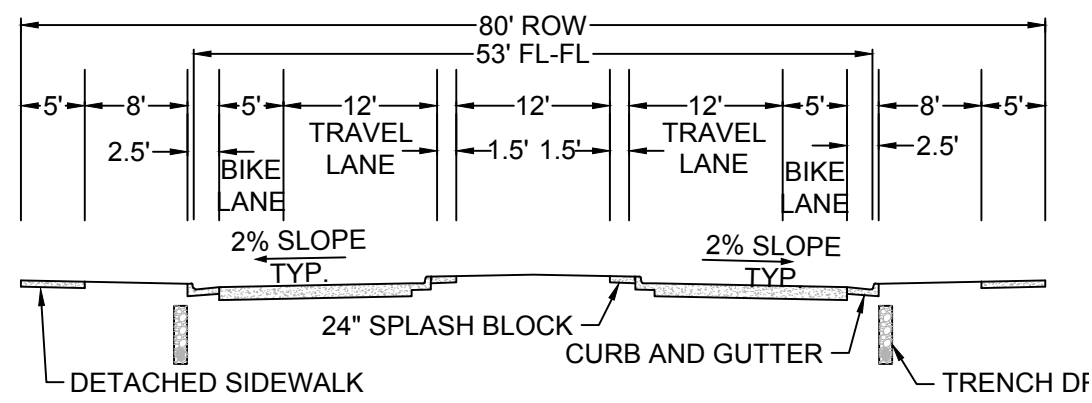
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FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER
86

No.	Revisions	Date	Init.	Appr.	Date



- LEGEND
- | | | | |
|-------|---------------------------------------|------|-------------------------------------|
| 2 | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| A | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊠ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⊠ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| ⊠ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| ⊠ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| ⊠ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| ⊠ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| ⊠ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| ⊠ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| ⊠ | PROPOSED AIR VALVE | --- | 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 |



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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

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

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

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

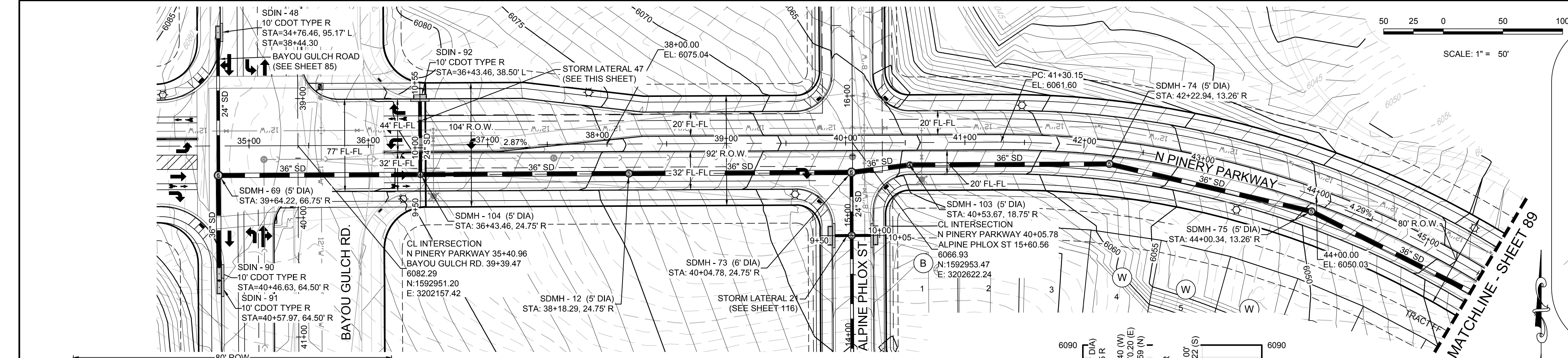
CVL
CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

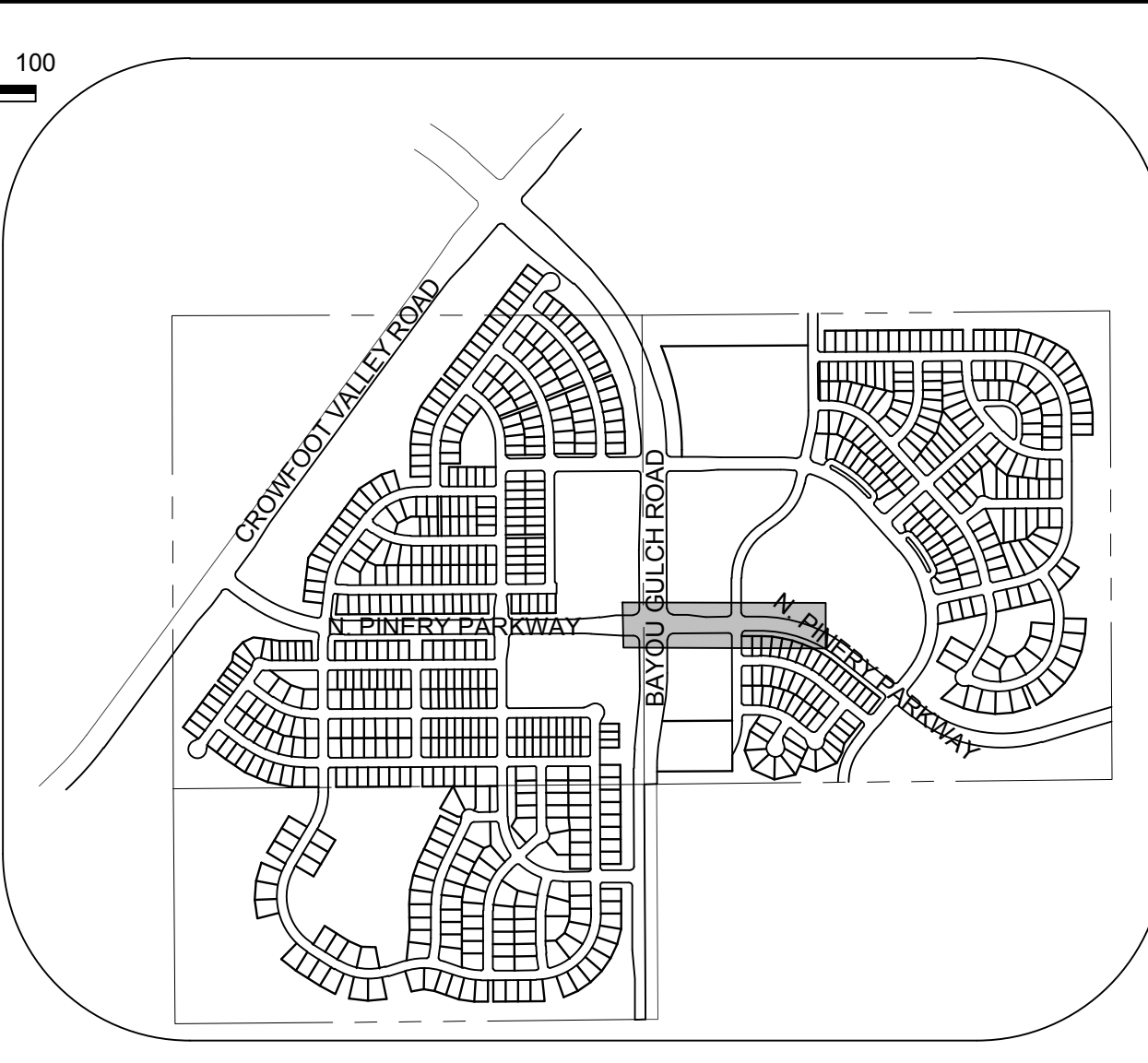
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

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

SHEET NUMBER
87



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



KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	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	---	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	---	

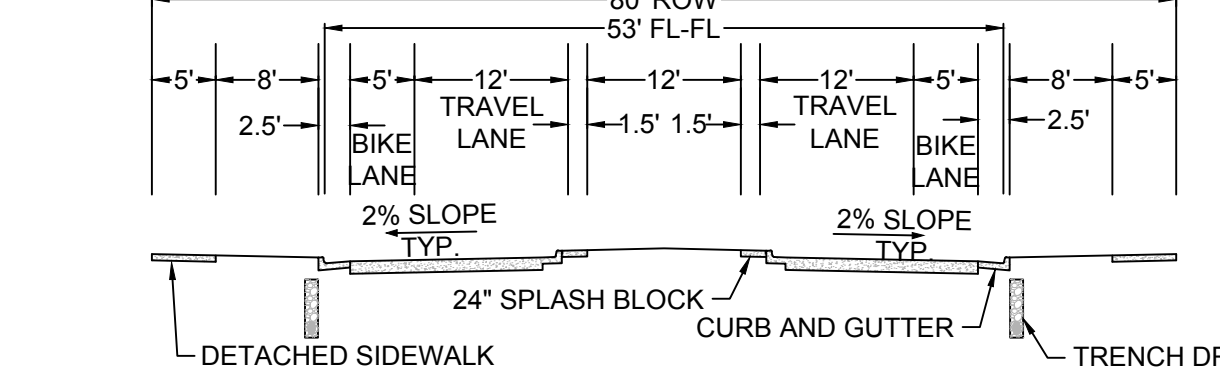
ABBREVIATIONS

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

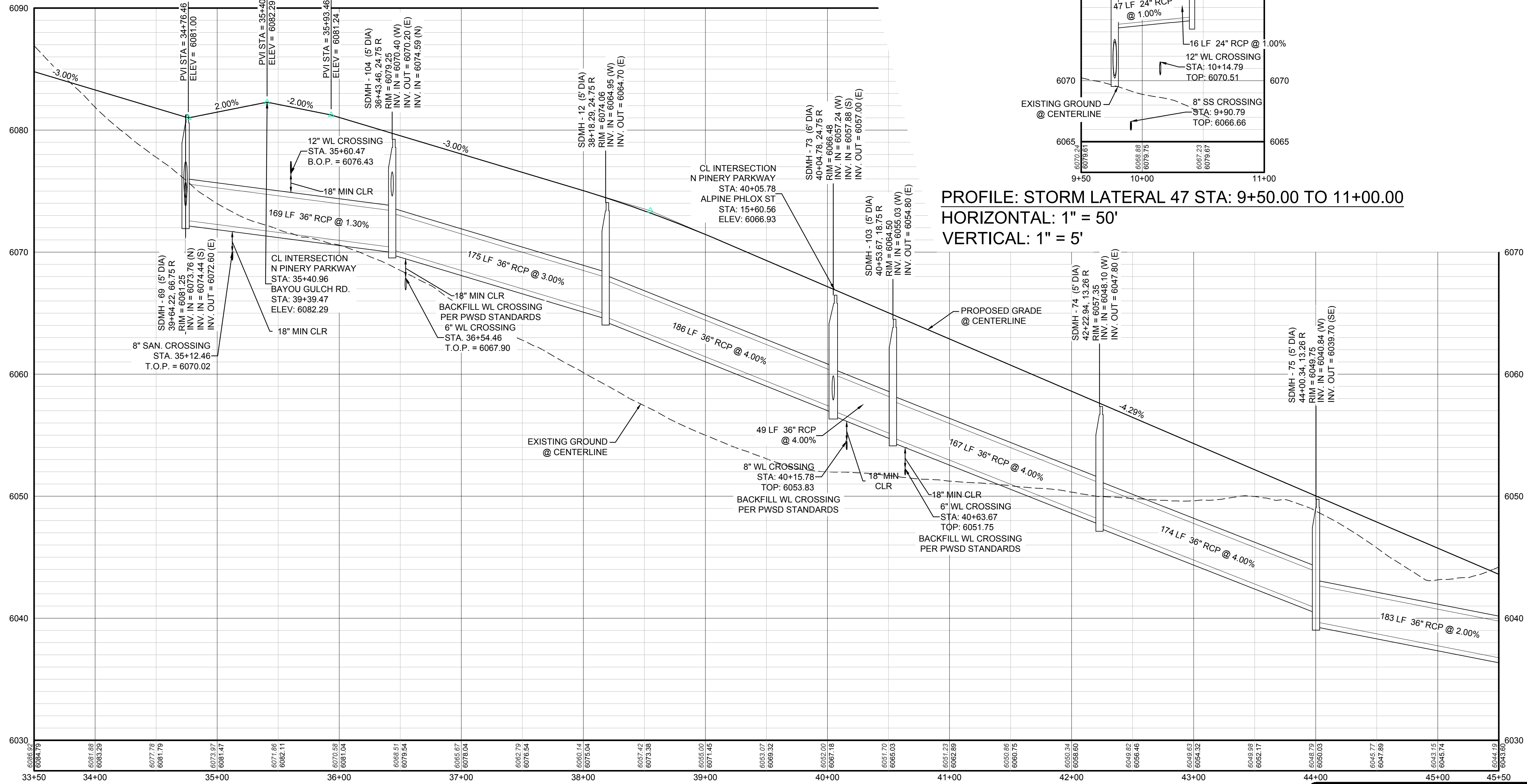
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



RESIDENTIAL BOULEVARD COLLECTOR



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

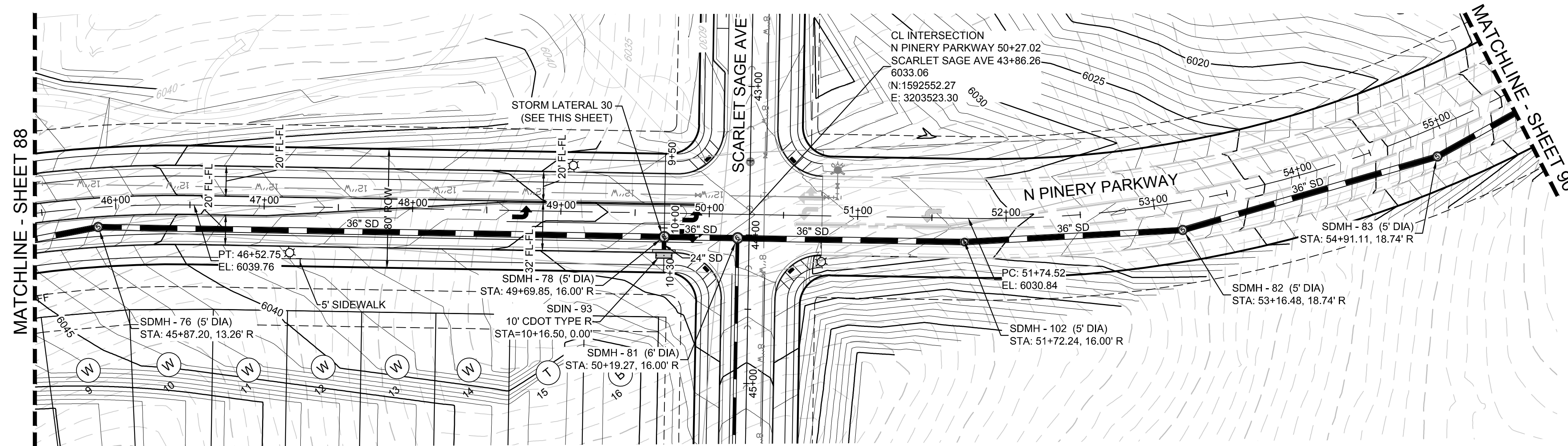
PROFILE: N PINERY PARKWAY STA: 33+50.00 TO 45+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
A 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.

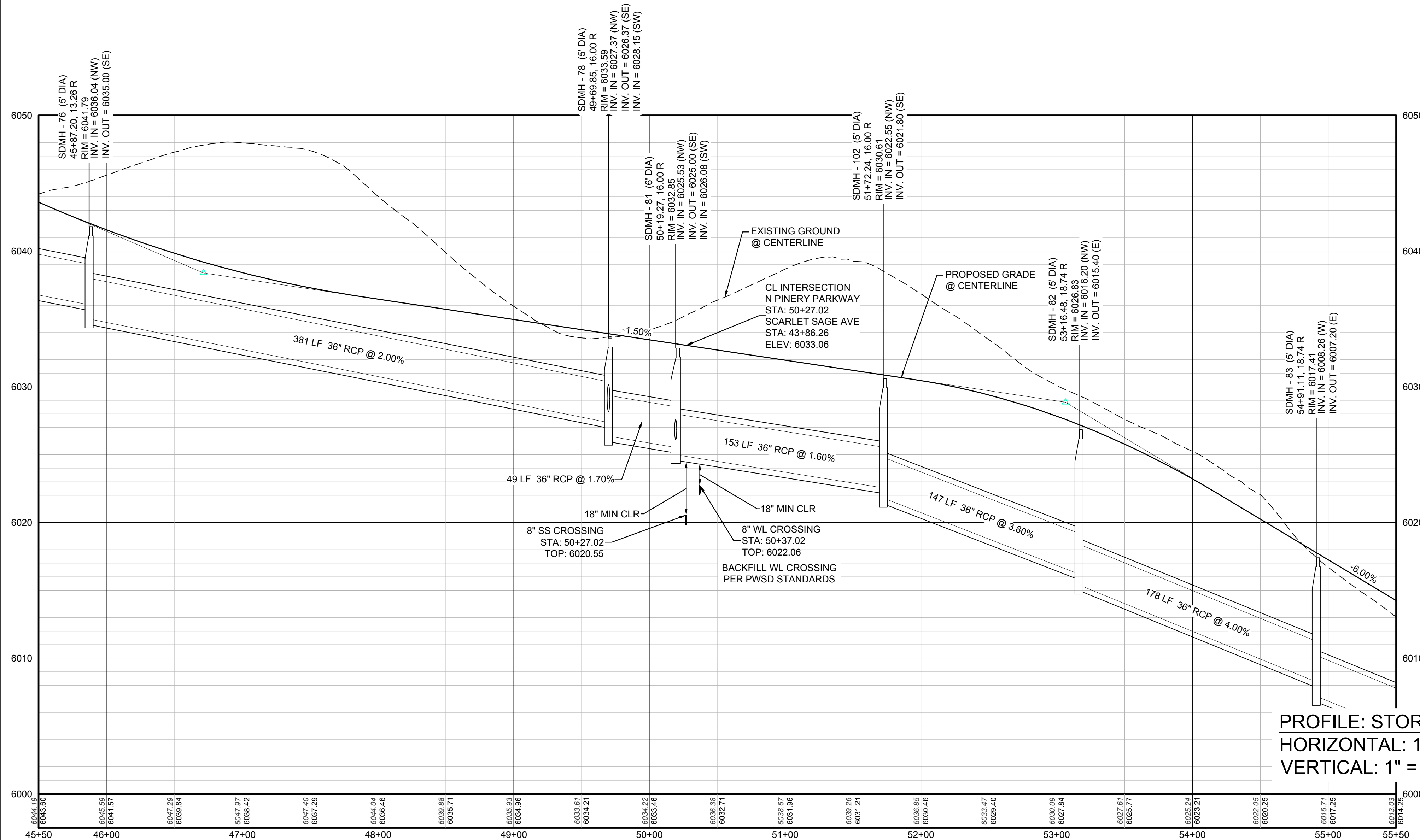
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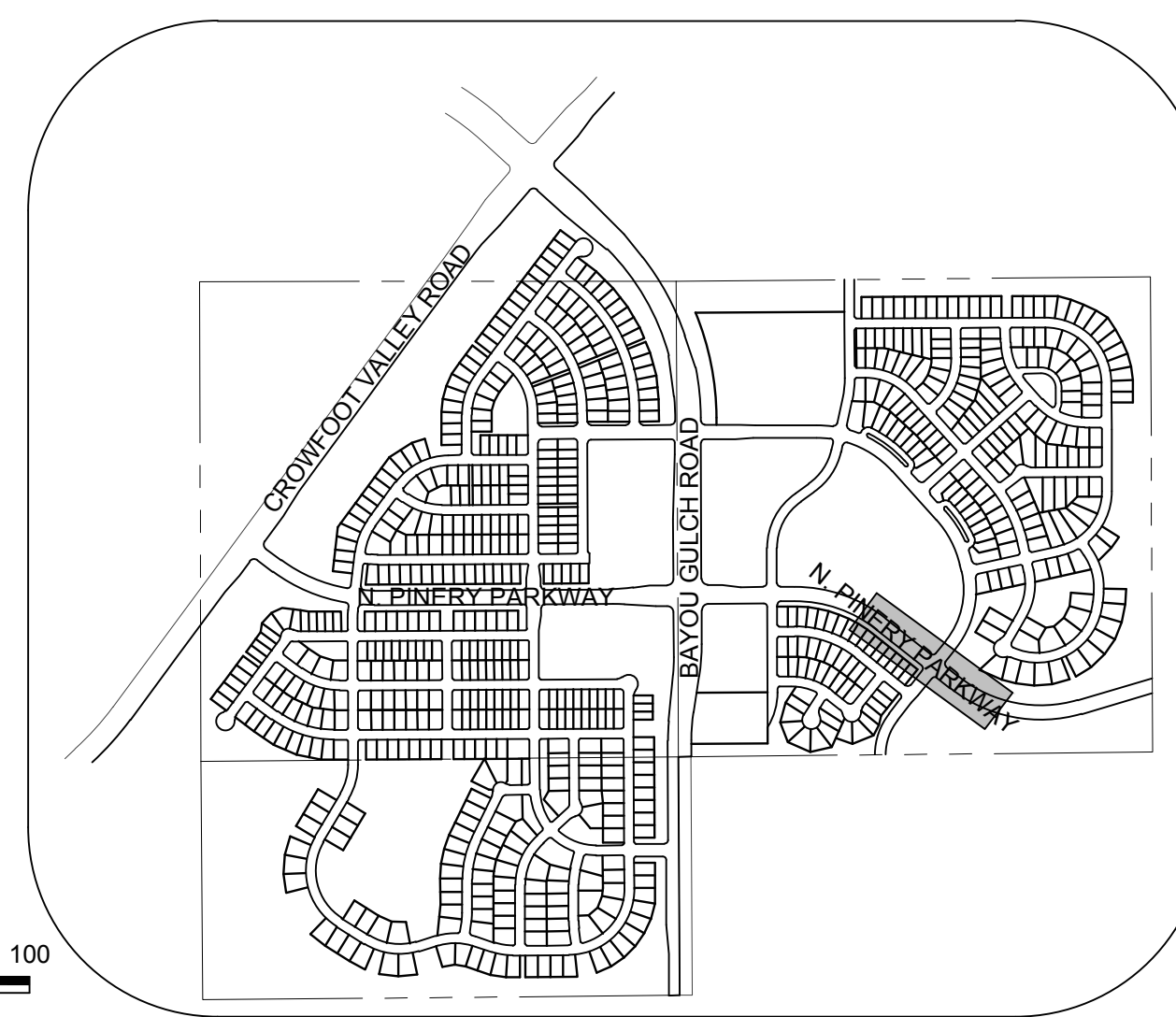
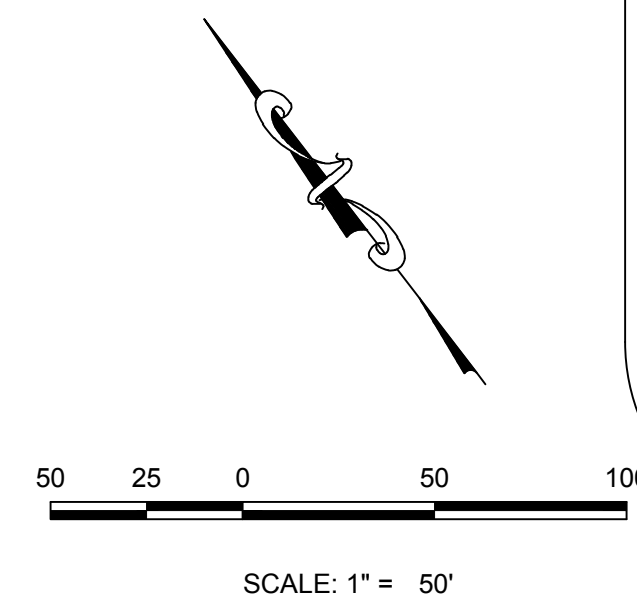
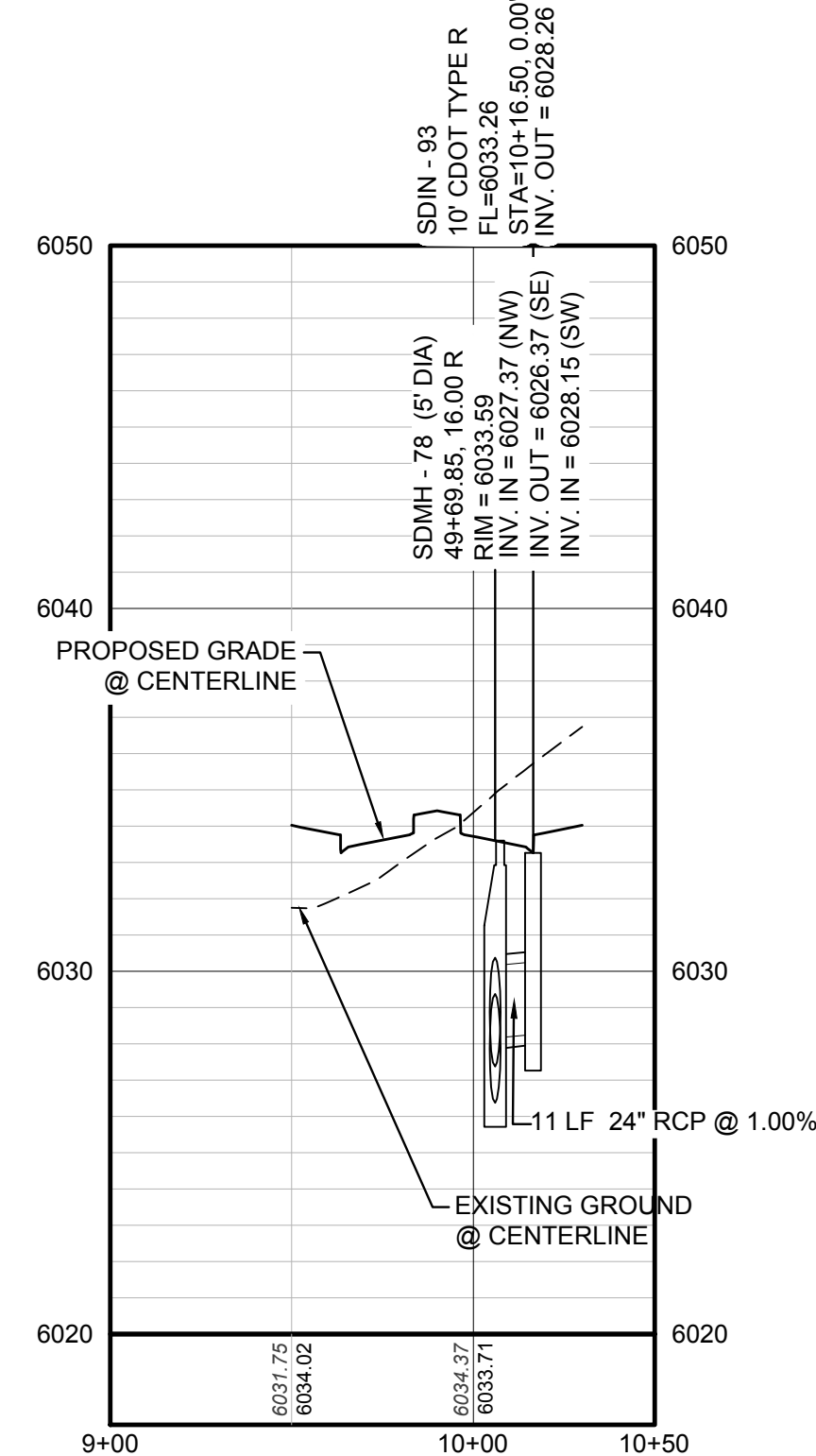
10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE NORTH PINERY PARKWAY	SCALE: AS SHOWN FILE NO: 8130283701 DRAWN BY: KJD CHECKED BY: JJJ DATE: APRIL 2017	SHEET NUMBER 88	Revisions No. Date Init. Appr. Date
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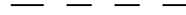
PLAN: NORTH PINERY PARKWAY STA: 44+50.00 TO 55+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 30 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 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
	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	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EE	EDGE OF PAVEMENT	RCCB	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
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FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

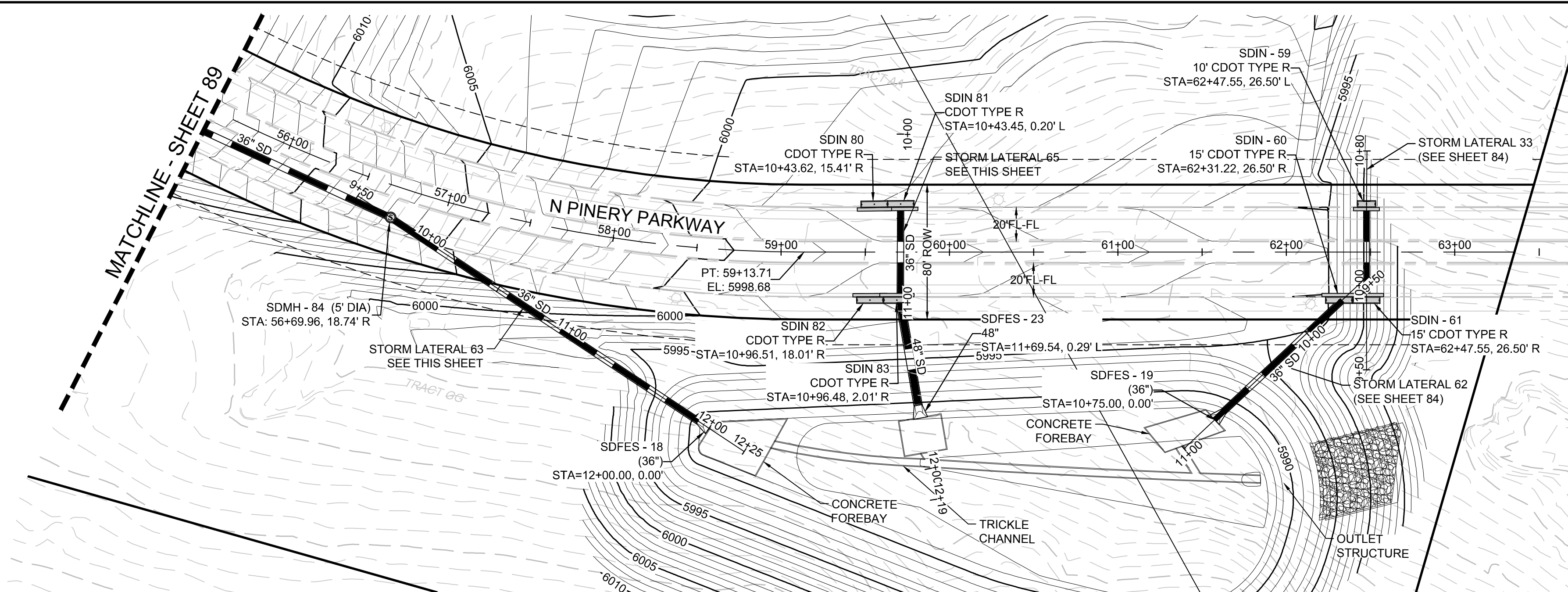
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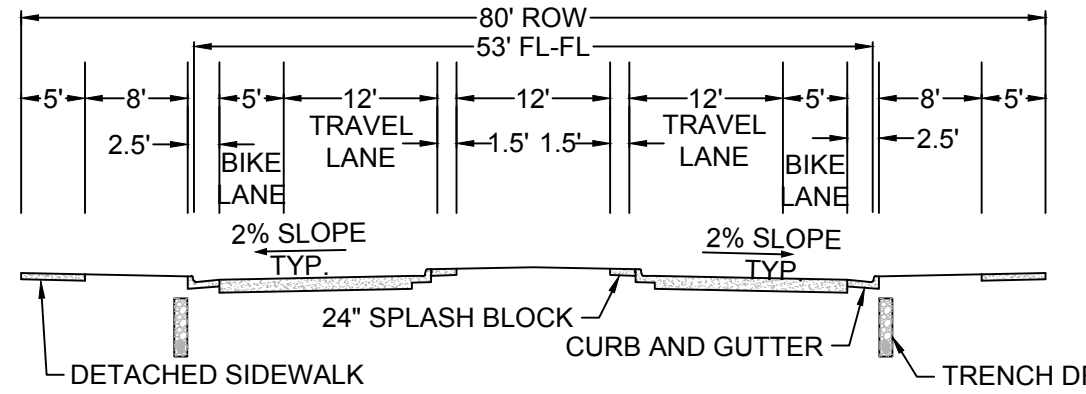
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

SHEET NUMBER 89	DRAWN BY: KJD		SCALE:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS STORM PLAN & PROFILE NORTH PINERY PARKWAY	 E5X MANAGEMENT 7353 South Allon Way CENTENNIAL, CO 80112	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546											
	CHECKED BY: JJJ		FILE NO:															
	DATE: APRIL 2017		8130283701															
							No.	Revisions	Date	Init.	Appr.	Date						

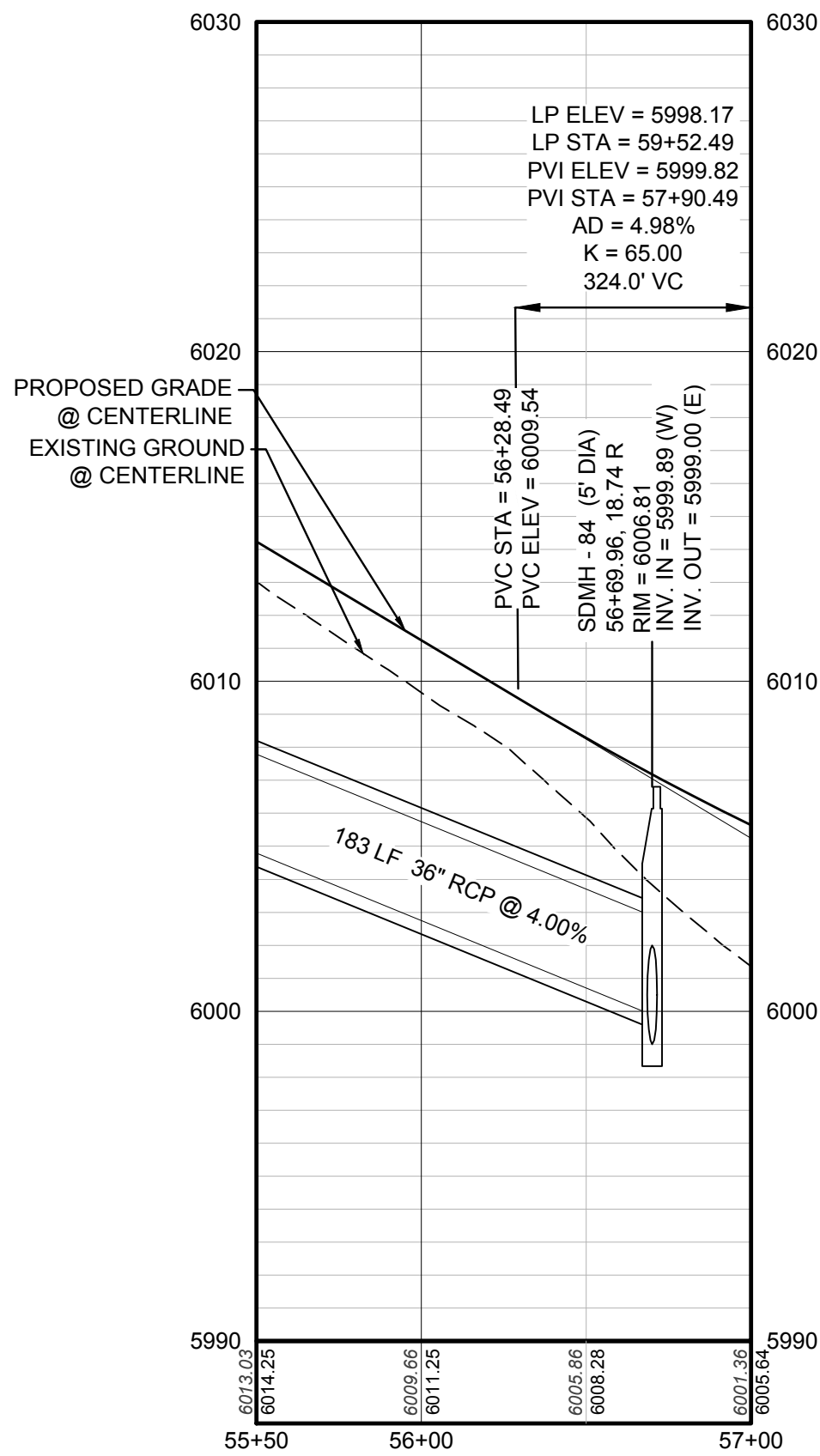
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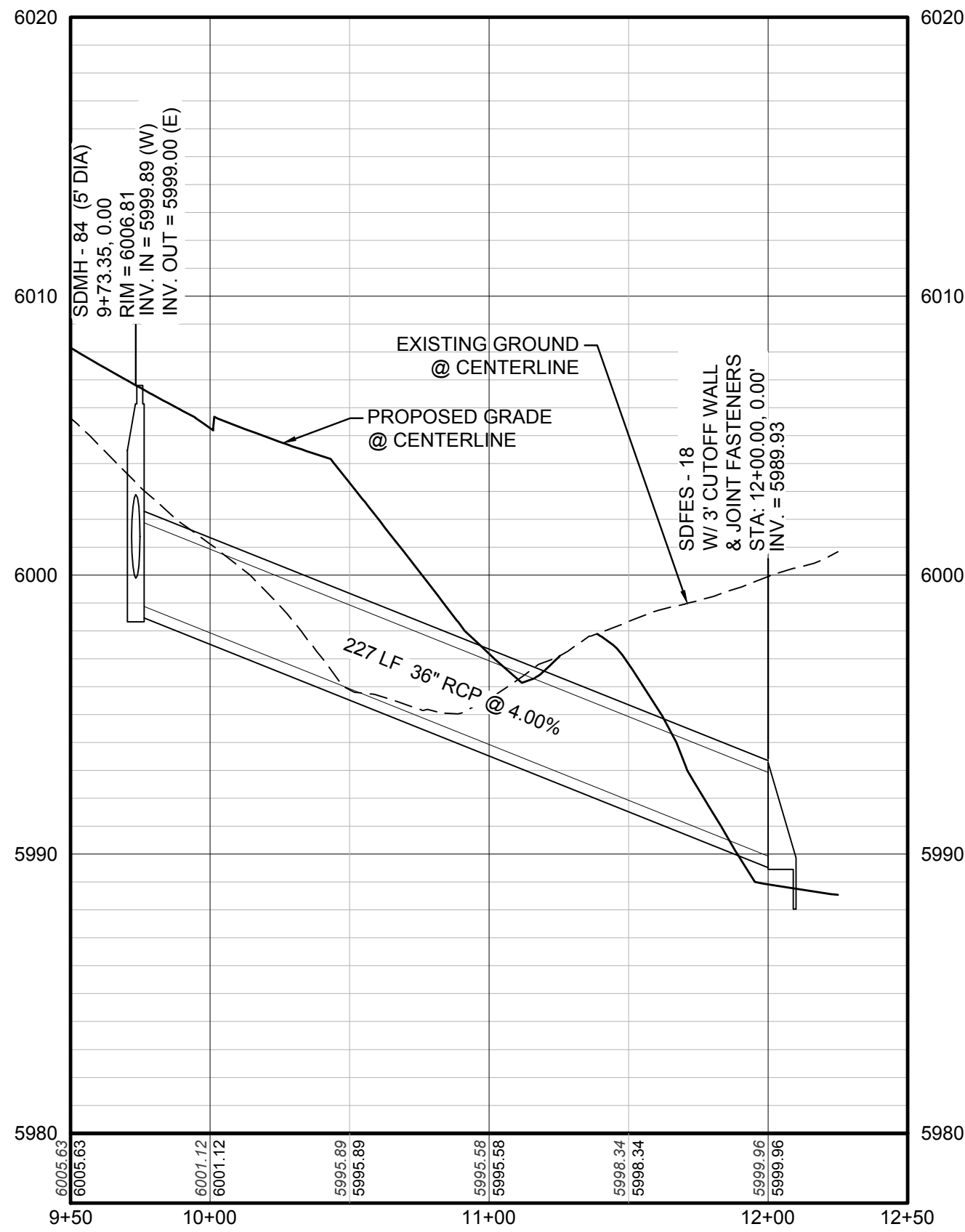
PLAN: NORTH PINERY PARKWAY STA: 55+50.00 TO 57+00.00
HORIZONTAL SCALE: 1" = 50'



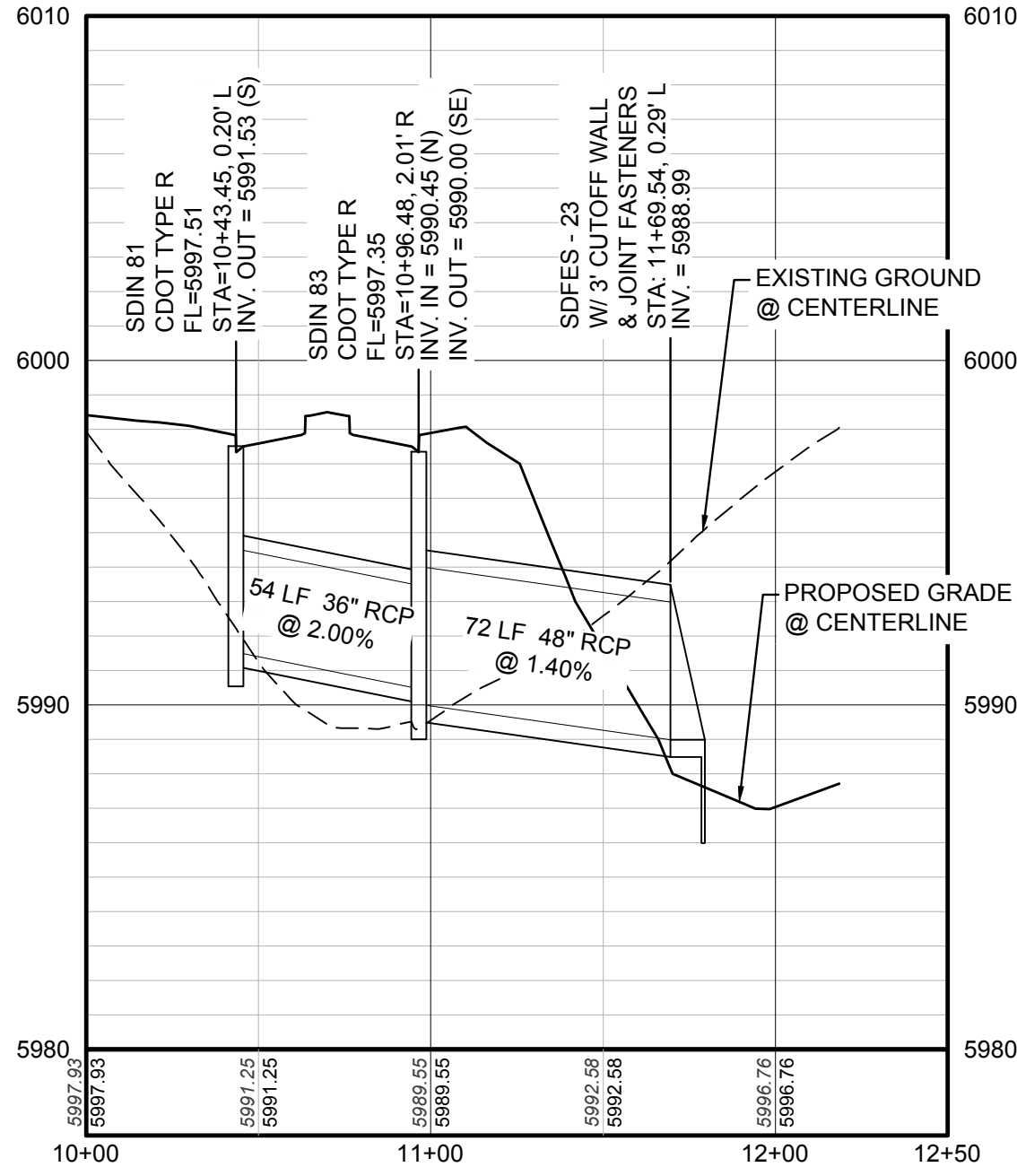
RESIDENTIAL BOULEVARD COLLECTOR



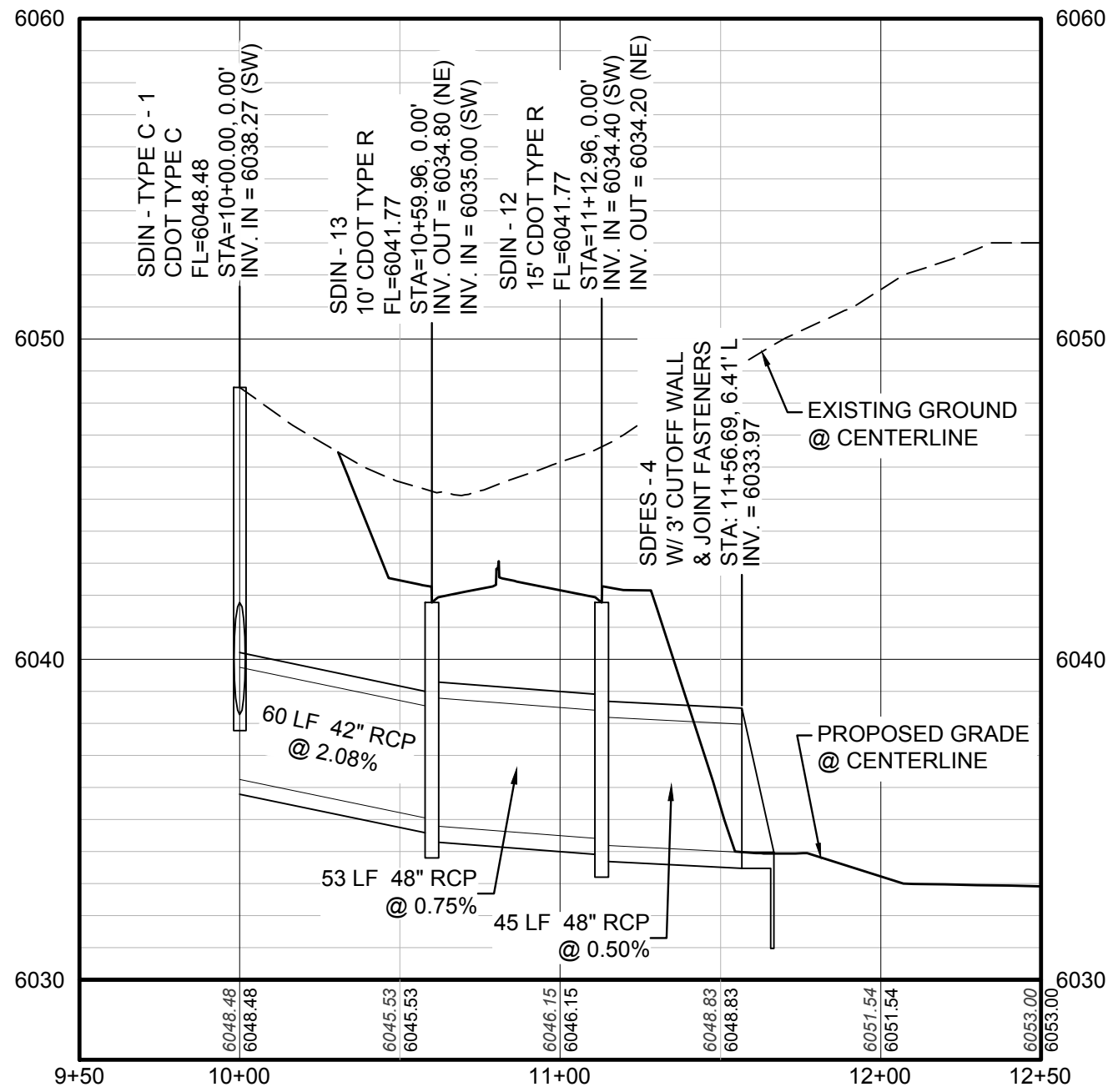
PROFILE: N PINERY PARKWAY STA: 55+50.00 TO 57+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



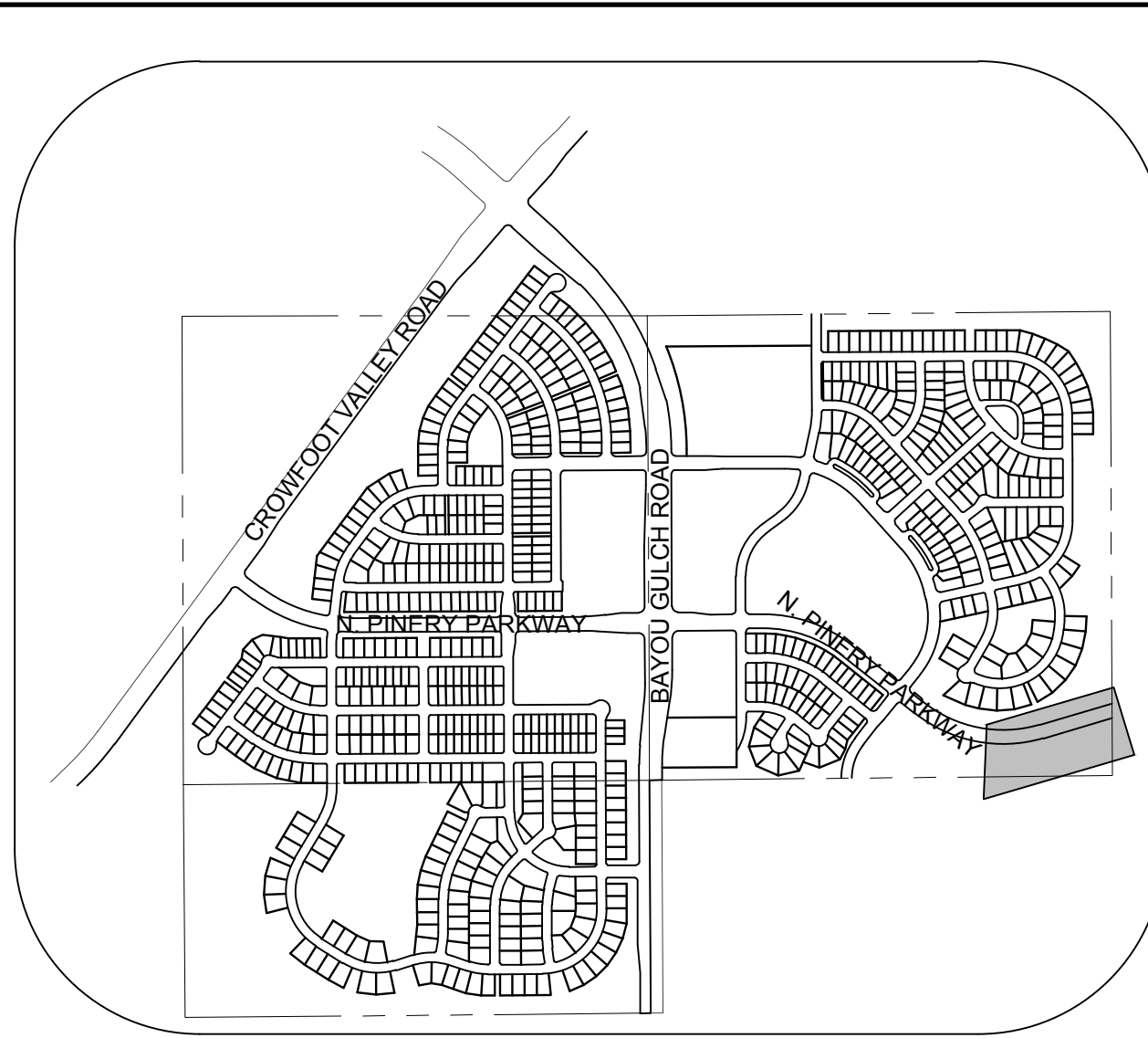
PROFILE: STORM LATERAL 63 STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 65
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: CROWFOOT DRAINAGE CHANNEL
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5' (SEE SHEET 86)



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
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⊖	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
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⊕	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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⊖	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

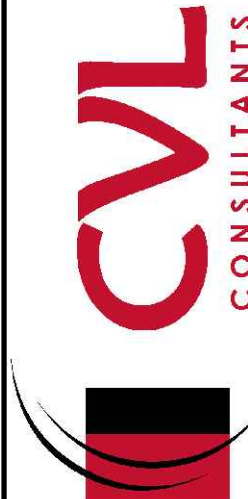
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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CENTENNIAL, CO 80112

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

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