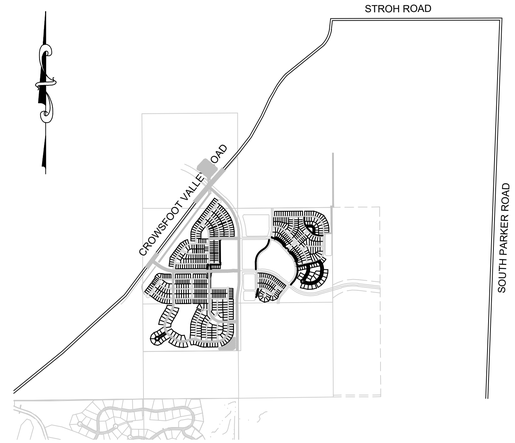
TRAILS AT CROWFOOT

FILING 1 CONSTRUCTION PLANS

SECTIONS 4, 8, AND 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

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73	STORM P&P NORTH PINERY PARKWAY
74	STORM P&P WILD LUPINE STREET
75	STORM P&P SHASTA DAISY STREET
76	STORM P&P SHASTA DAISY STREET
77	STORM P&P SHASTA DAISY STREET
77A	STORM P&P SCARLET SAGE AVENUE
78	STORM P&P SCARLET SAGE STREET
79	STORM P&P ROSE MALLOW AVENUE
80	STORM P&P ROSE MALLOW AVENUE
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82	STORM P&P ROSE MALLOW AVENUE
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105	BAYOU GULCH ROAD CROSS SECTIONS
106	BAYOU GULCH ROAD CROSS SECTIONS



VICINITY MAP
SCALE: 1" = 2000'

"I, Brian Wilson, a registered Professional Engineer in the State of Colorado, do hereby certify that the site improvements were inspected and to the best of my knowledge, belief, and opinion, the site improvements were constructed in accordance with the design intent of the approved construction drawings."

"I, PATRICK M STEENBURG, A LICENSED SURVEYOR IN THE STATE OF COLORADO, CERTIFY THAT AN ON THE GROUND FIELD SURVEY WAS COMPLETED ON October 23, 2020 IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE ELEVATIONS AND INFORMATION SHOWN HEREON ARE AN ACCURATE REPRESENTATION OF THAT SURVEY TO THE BEST OF MY KNOWLEDGE , INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED."

DEVELOPER

HR 935 LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

PLANNER/ LANDSCAPE DESIGNER:

PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80233
TEL: (303) 531-4905
CONTACT: JOHN PRESTWICH

SURVEYOR/ ENGINEER:

CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK RD. STE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
CONTACT: JIM JANNICKE

MUNICIPALITY

TOWN OF PARKER
20120 E. MAINSTREET
PARKER, CO 80138
TEL: (303) 841-0353

WATER & SANITATION DISTRICT

PARKER WATER AND SANITATION DISTRICT
18100 E. WOODMAN DR.
PARKER, CO 80134
TEL: (303) 841-4627
CONTACT: DRAYTON SANDERSON

FIRE DISTRICT

SOUTH METRO FIRE DISTRICT
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112
TEL: (720) 989-2000
CONTACT:

ELECTRIC COMPANY

IREA
5496 N. U.S. HWY. 85
SEDALIA, CO 80135
TEL: (303) 688-3100

GAS COMPANY

XCEL ENERGY
1518 CHESTNUT AVE
MINNEAPOLIS, MN 55403
TEL: 1 800 628-2121

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, TRAILS AT CROWFOOT, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

BRIAN P WILSON, CO. P.E.0050067 — DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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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.

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AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 08/21/20

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\F1 COVER.DWG, STEPHENF, 10/8/2020 12:07 PM

No.	Revisions	Date	Init.	Appr.	Date

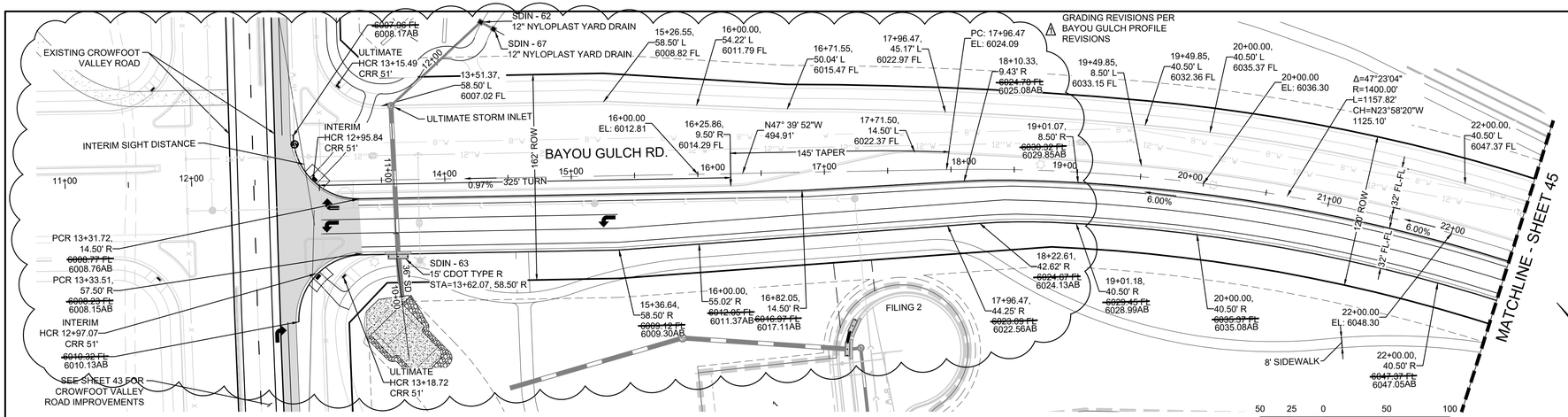
10333 E. Dry Creek Rd.
Suite 240
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Fax: (720) 482-9546
CVL CONSULTANTS

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7353 South Alton Way
CENTENNIAL, CO 80112

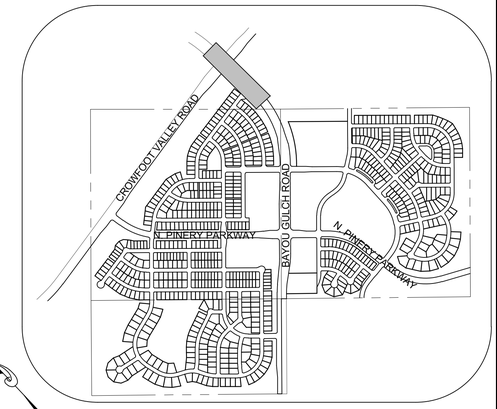
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
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DATE:	APRIL 2017		

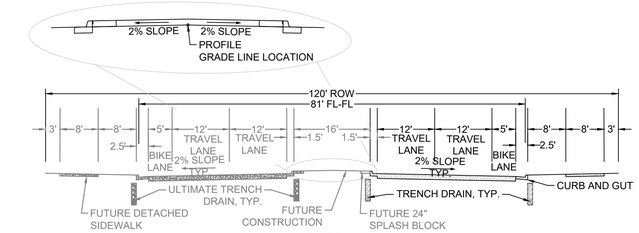
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HORIZONTAL SCALE: 1" = 50'



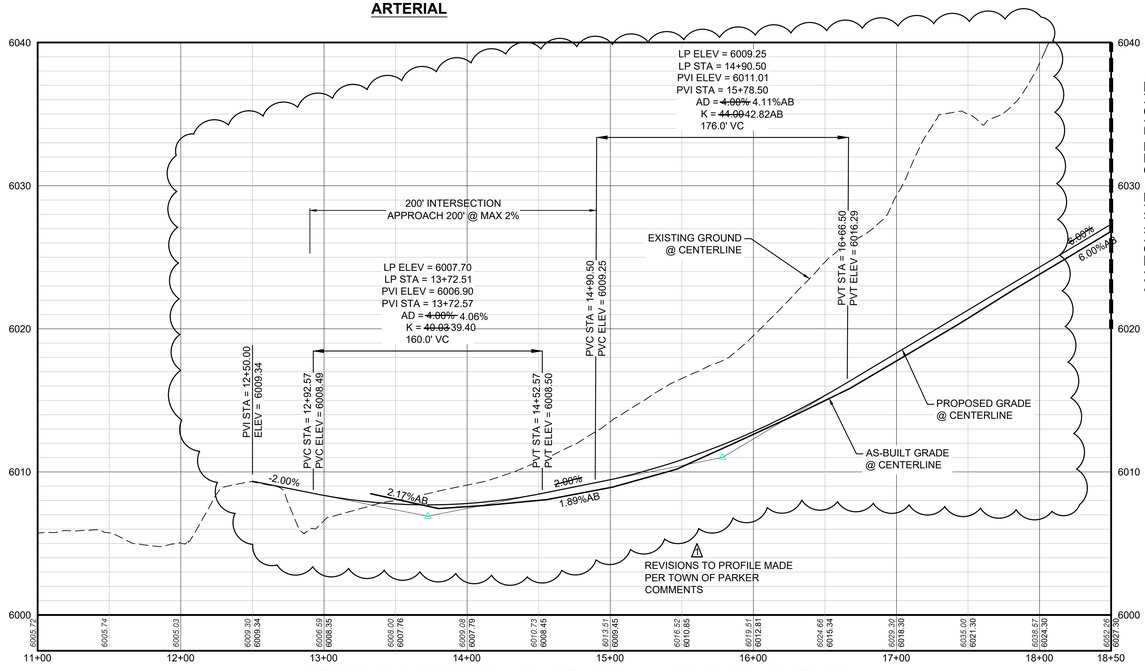
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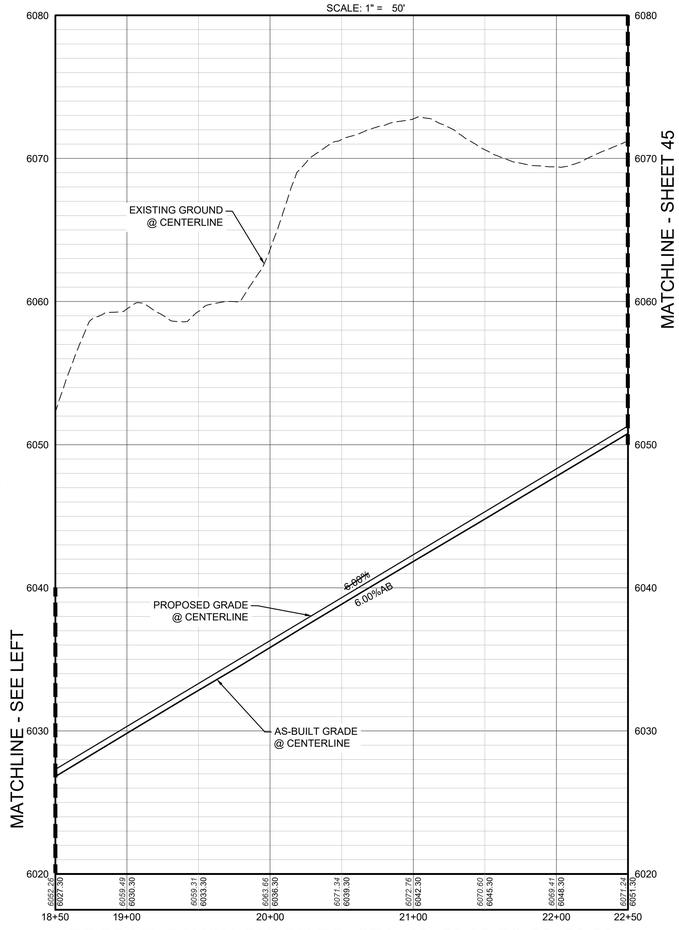
ARTERIAL

AS-BUILT FILING 1

SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



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



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

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE 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
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD POWER
- EXISTING TELEPHONE LINE

ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

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COLORADO P.E. 0050067

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No.	Revisions	Date
	BAYOU GULCH PROFILE REVISIONS	3-29-19

Appr. | Init. | Date

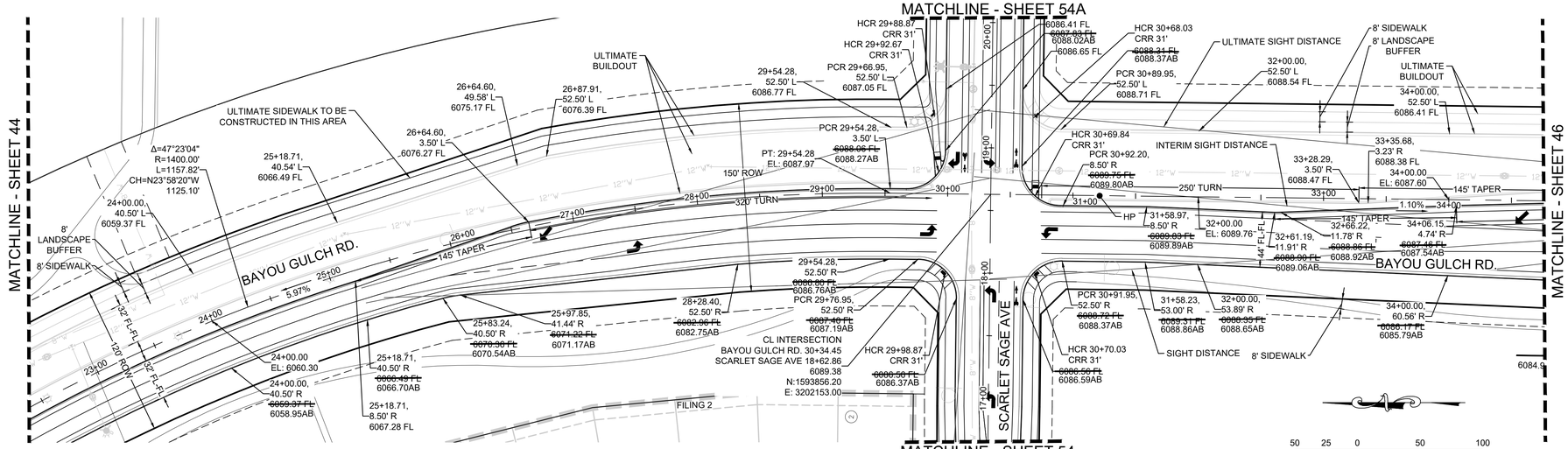
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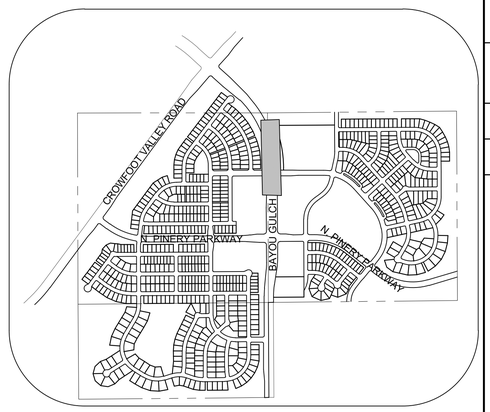
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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN | FILE NO: 8130283701
DRAWN BY: KJD | CHECKED BY: JJ | DATE: APRIL 2017
SHEET NUMBER 44

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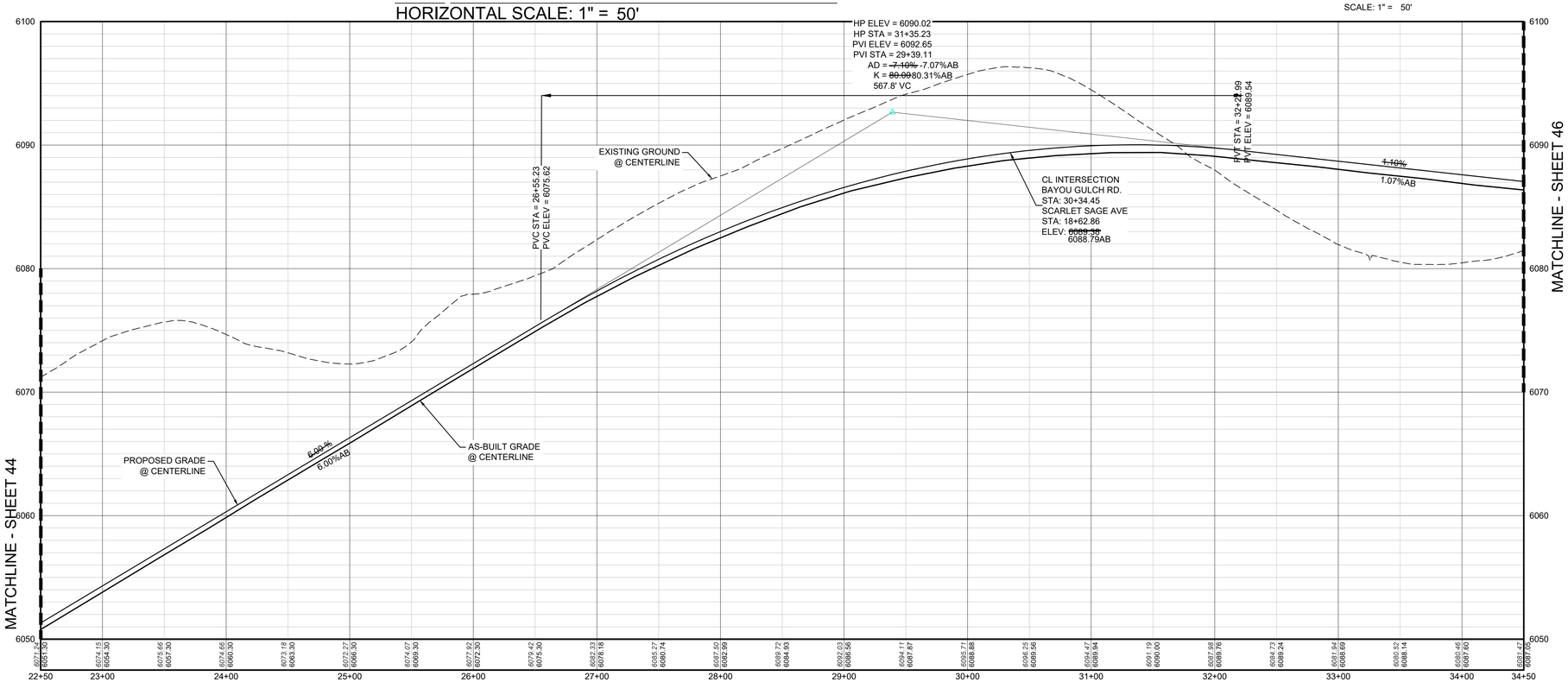


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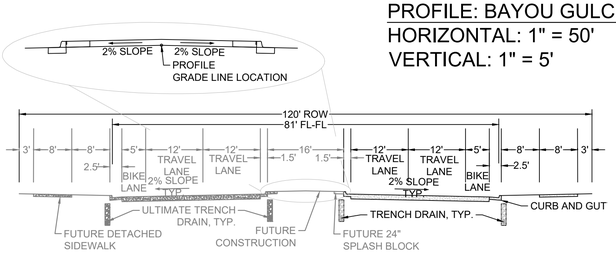
LEGEND

(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
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

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



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AS-BUILT
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SUPPLIED BY CVL CONSULTANTS
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BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STREET PLAN AND PROFILE\F1 BAYOU GULCH ROAD.DWG, STEPHENF, 10/15/2020 1:59 PM

No.	Revisions	Date	Init.	Appr.	Date

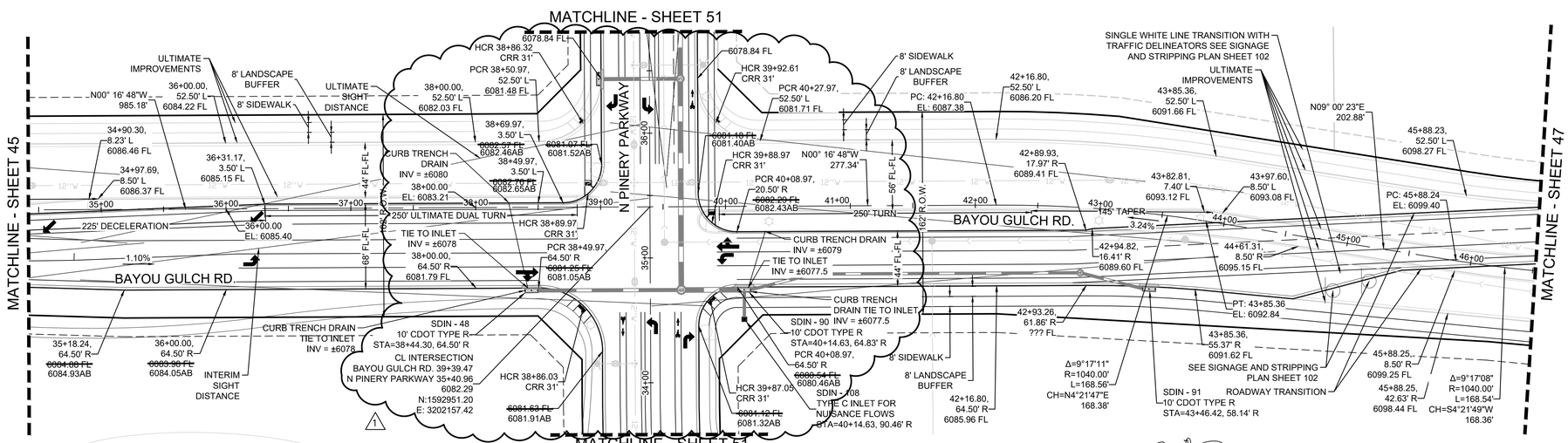
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

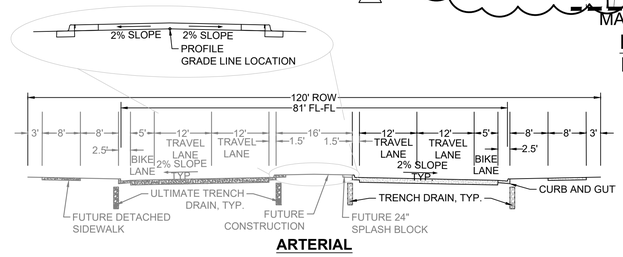
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

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CHECKED BY:	JJJ		
DATE:	APRIL 2017		

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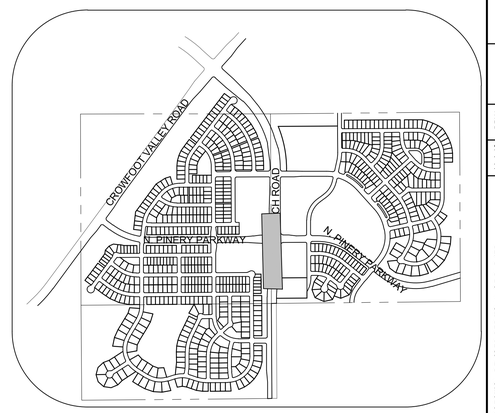




ARTERIAL

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

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



KEYMAP
N.T.S.

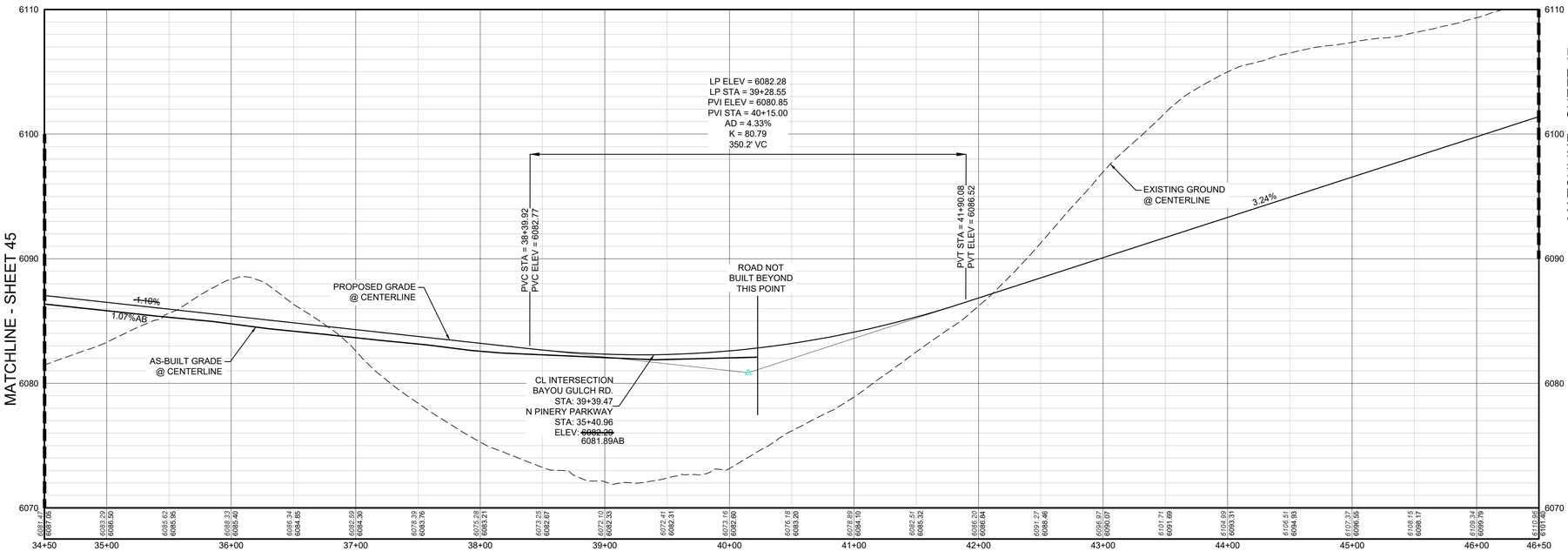
LEGEND

(2)	BLOCK NUMBER		PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
BO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

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

AS-BUILT FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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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No.	Revisions	Date	Init.	Appr.	Date
1	INTERSECTION REVISED PER TOWN OF PARKER	11-4-19	BPW		

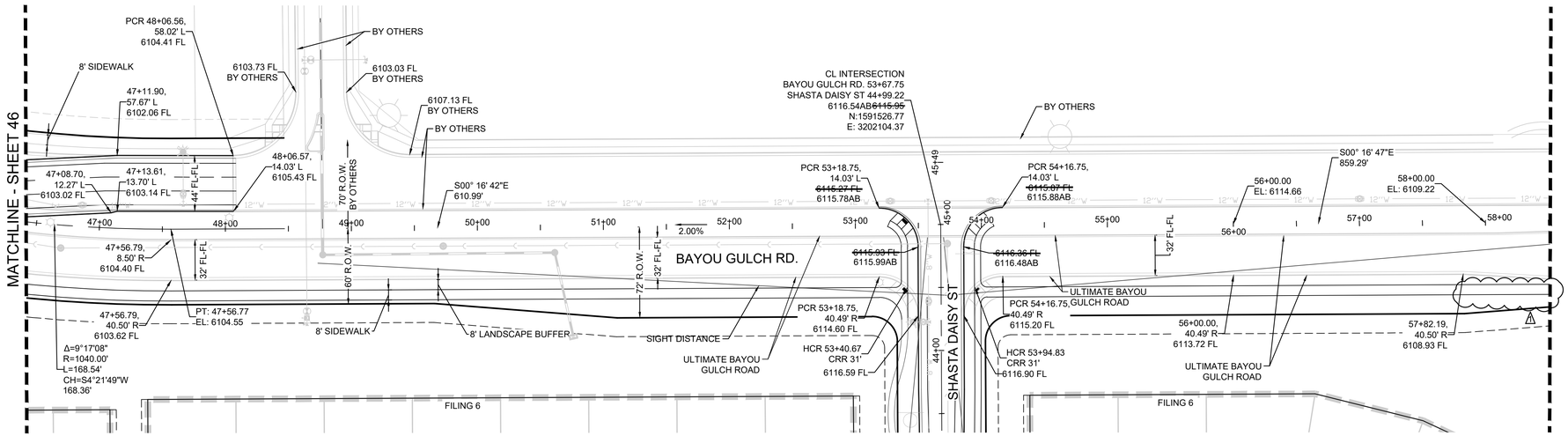
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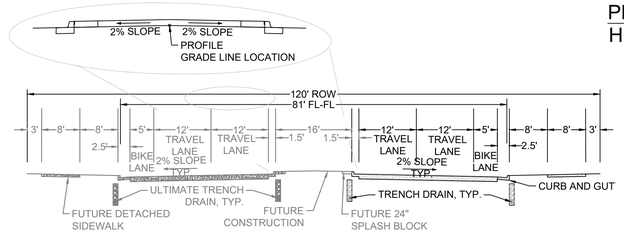
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

SCALE:	AS SHOWN	FILE NO:	81302837O1
DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	46		

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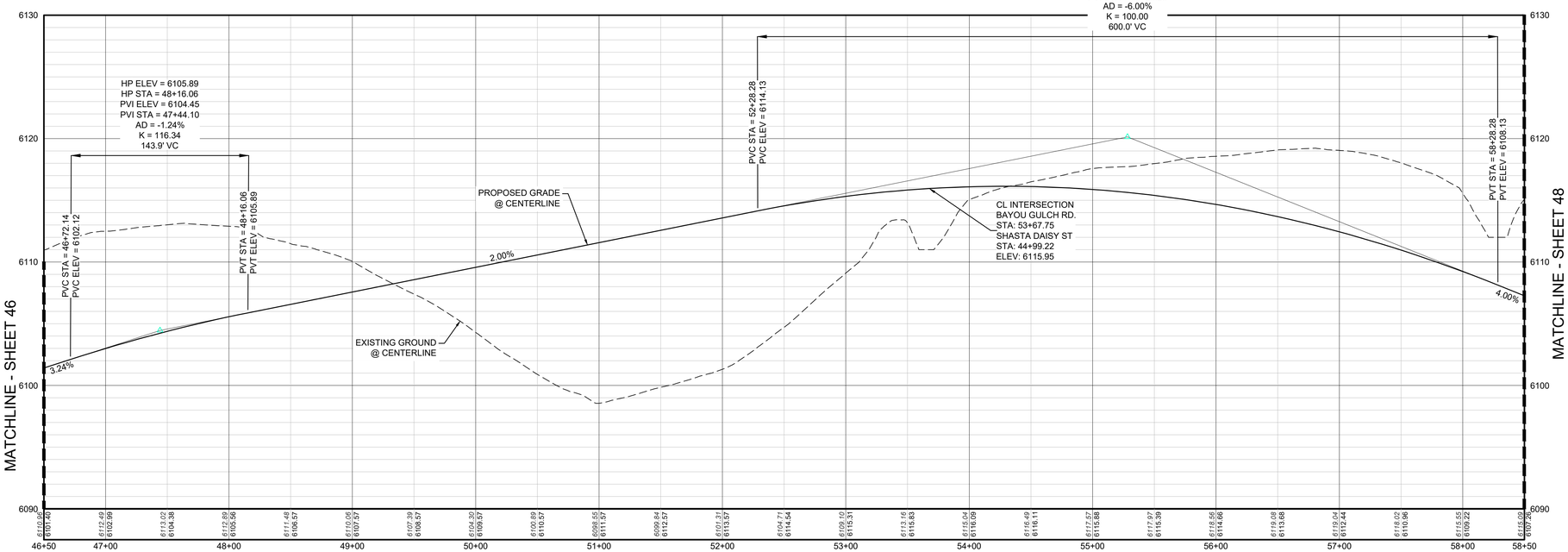
PLAN: BAYOU GULCH RD. STA: 46+50.00 TO 58+50.00
HORIZONTAL SCALE: 1" = 50'



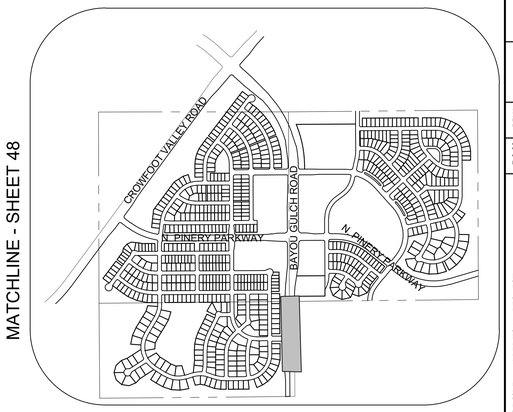
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FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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



PROFILE: BAYOU GULCH RD. STA: 46+50.00 TO 58+50.00
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KEYMAP
N.T.S.

LEGEND

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BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date
1	REVISE SIDEWALK PER TOWN REQUEST	7-8-20	BPW		

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

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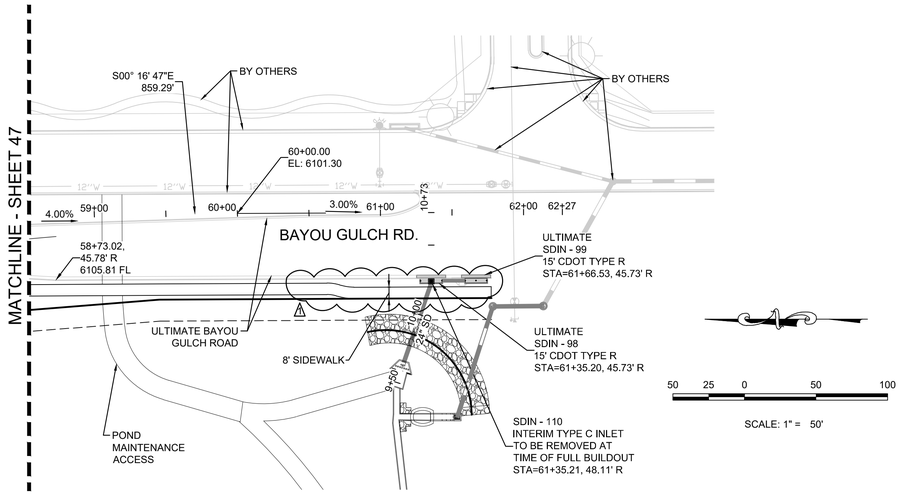
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 47

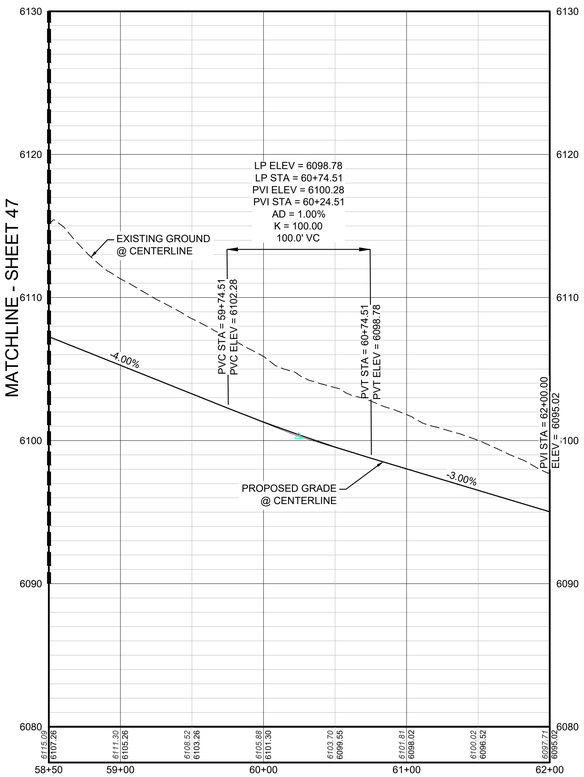
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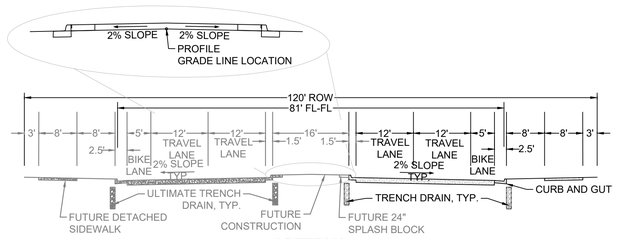
PLAN: BAYOU GULCH RD. STA: 58+50.00 TO 61+77.00
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50 25 0 50 100

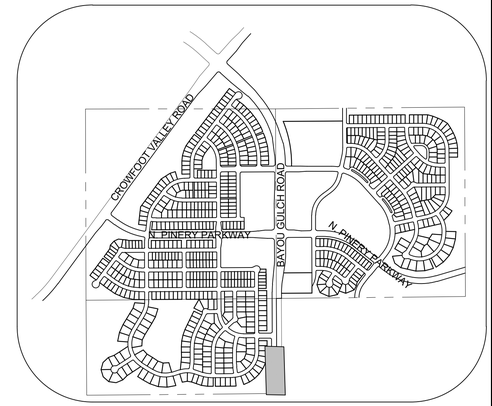
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ARTERIAL



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
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FILING 1
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No.	Revisions	Date
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Appr. | Init. BPW | Date

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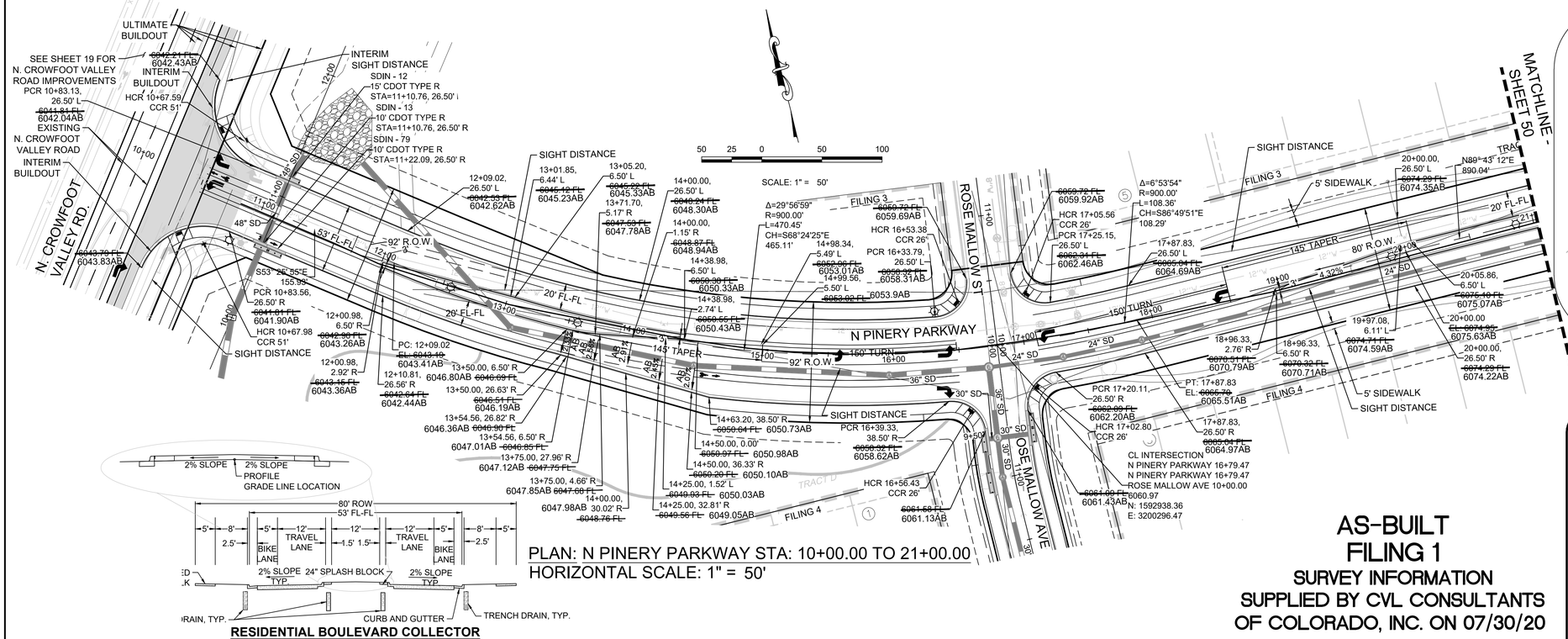
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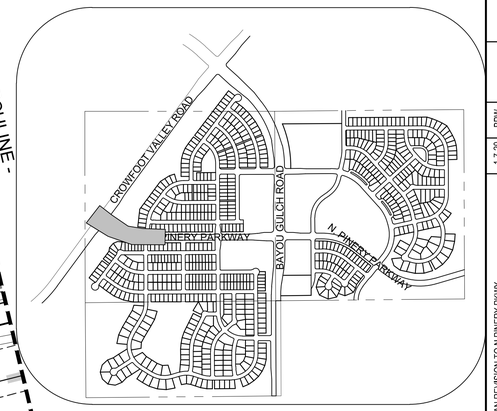
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SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		

SHEET NUMBER 48

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STREET PLAN AND PROFILE\F1 BAYOU GULCH ROAD.DWG, STEPHENF, 10/15/2020 2:01 PM



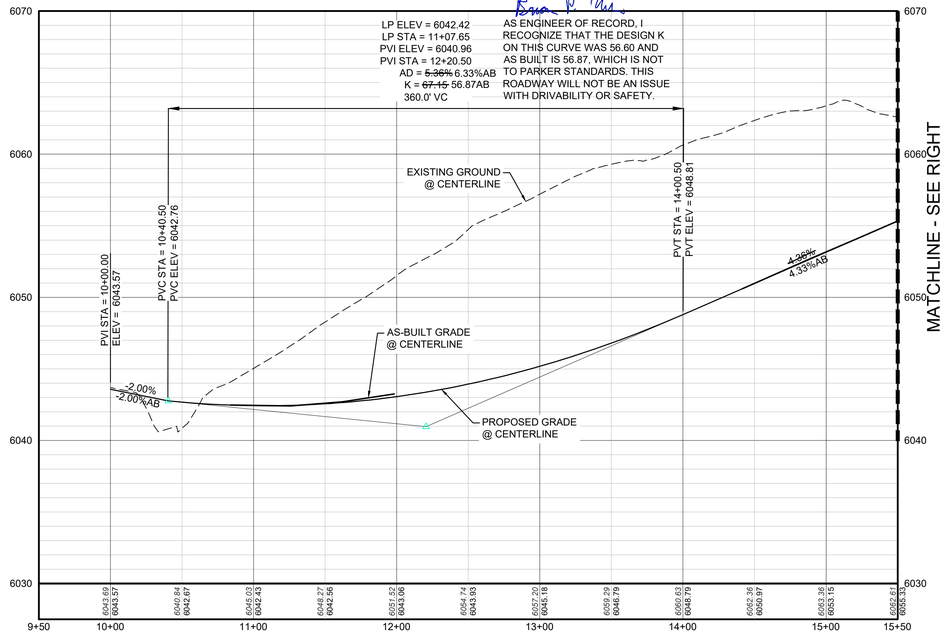


KEYMAP
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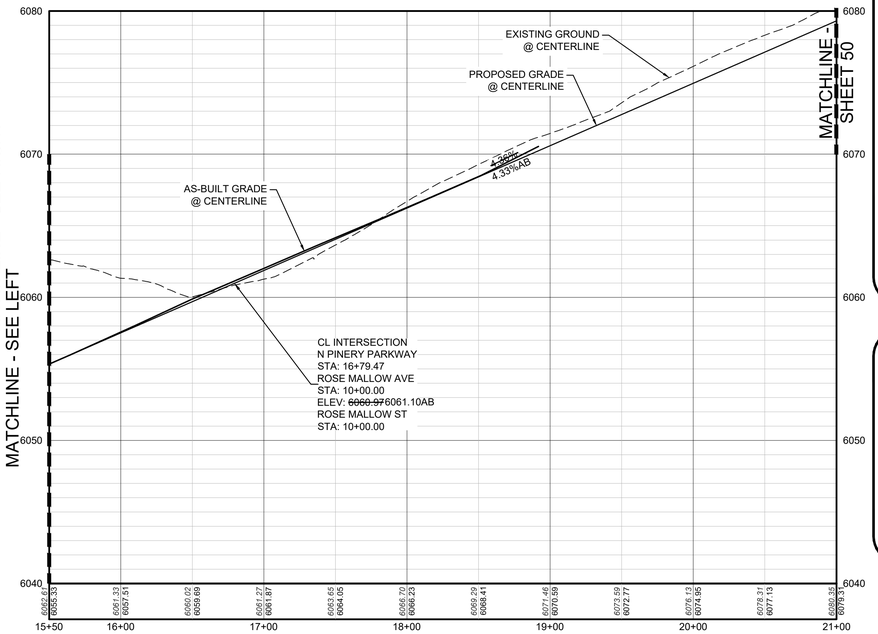
RESIDENTIAL BOULEVARD COLLECTOR

PLAN: N PINERY PARKWAY STA: 10+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'

AS-BUILT FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



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



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

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

No.	Revisions	Date
1	MEDIAN REVISION TO N PINERY PKWY	1-7-20

Appr. BPW Init. Date

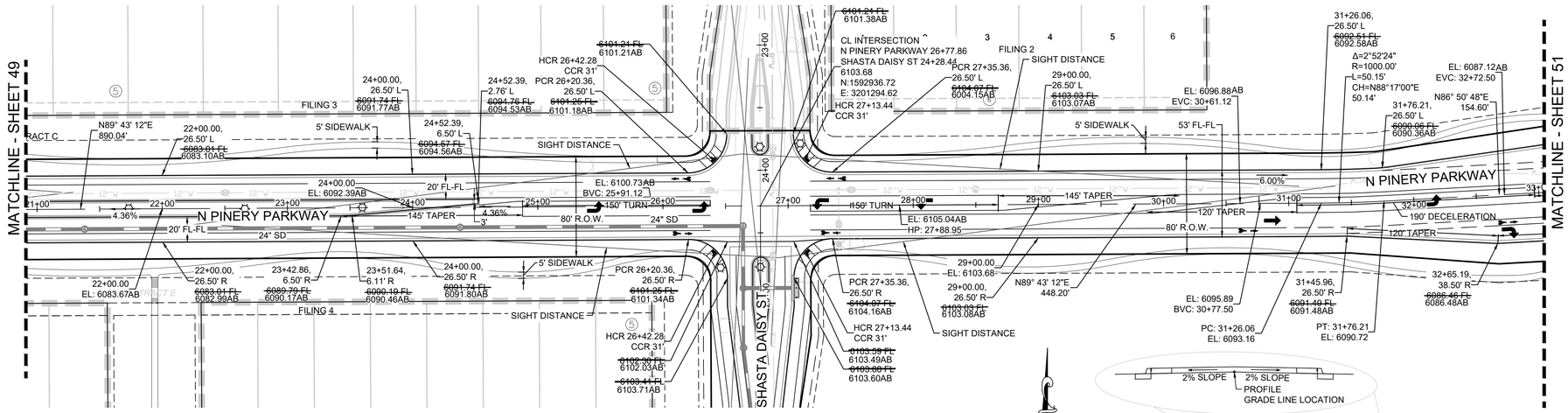
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
(720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

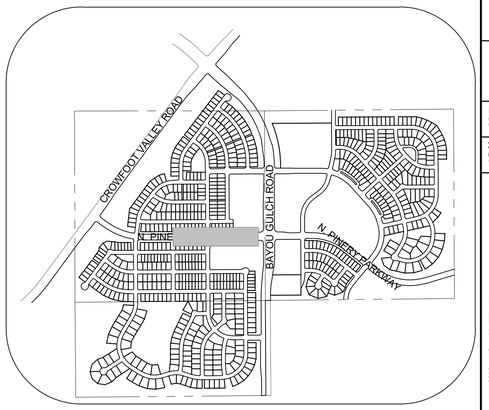
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
NORTH PINERY PARKWAY

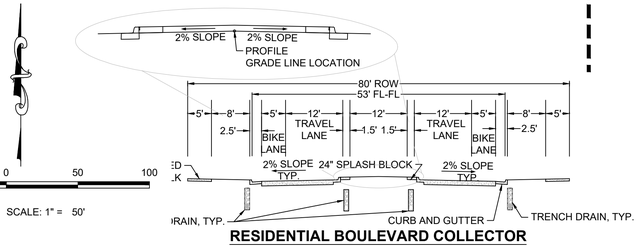
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 49

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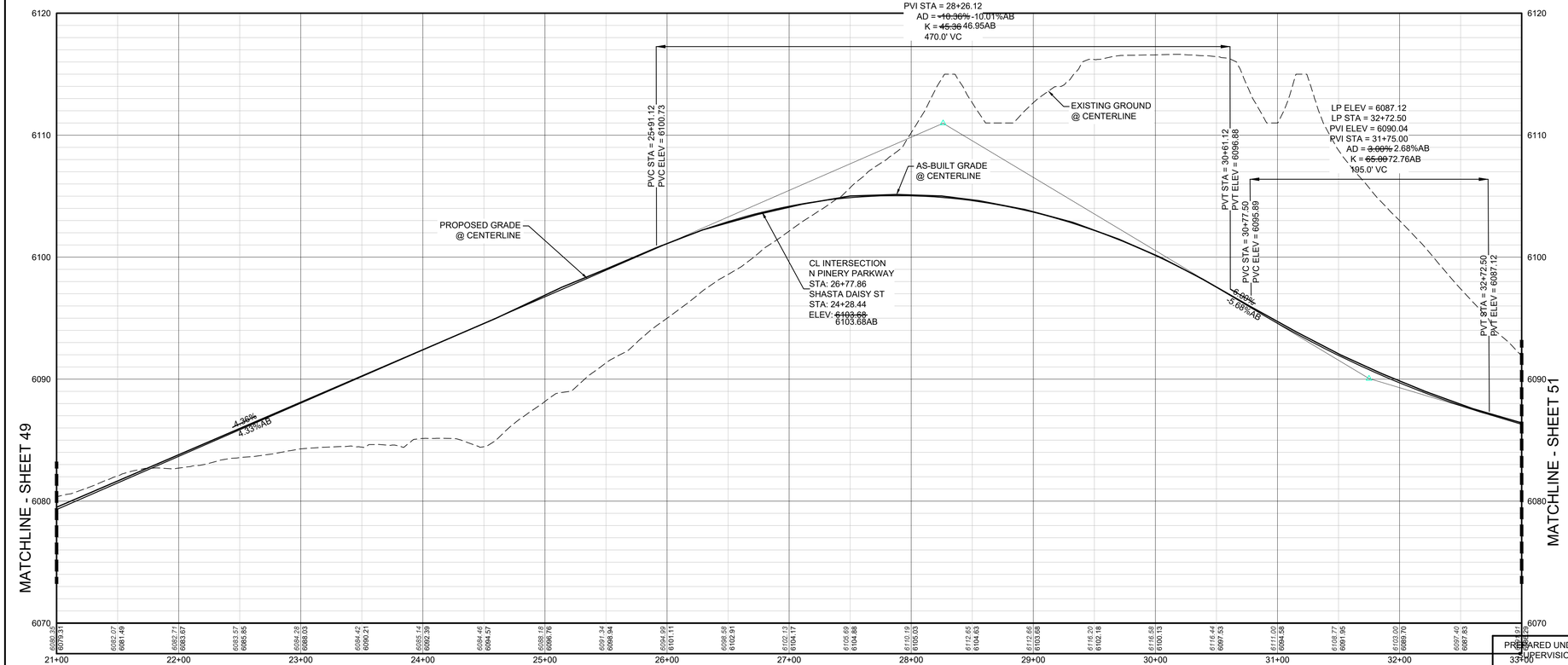
KEYMAP
N.T.S.



RESIDENTIAL BOULEVARD COLLECTOR

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

PLAN: N PINERY PARKWAY STA: 21+00.00 TO 33+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: N PINERY PARKWAY STA: 21+00.00 TO 33+00.00
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LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE 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
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER OPTIC LINE
- EXISTING OVERHEAD POWER
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Date Appr.

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Fax: (720) 482-9546
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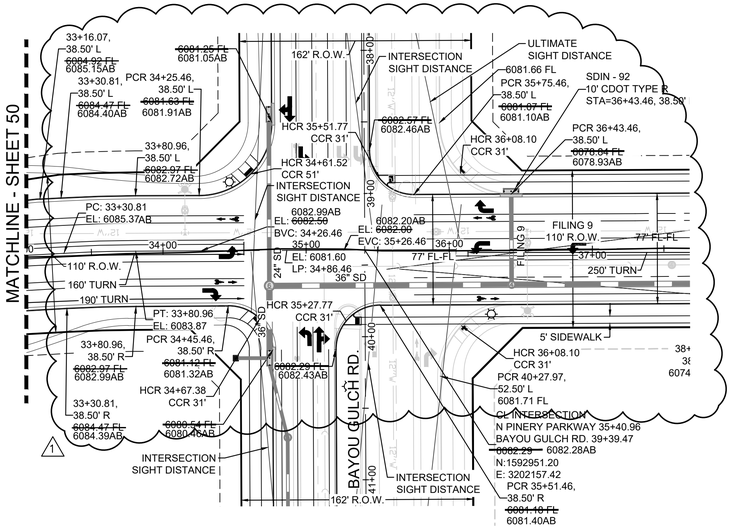
HR 935 LLC
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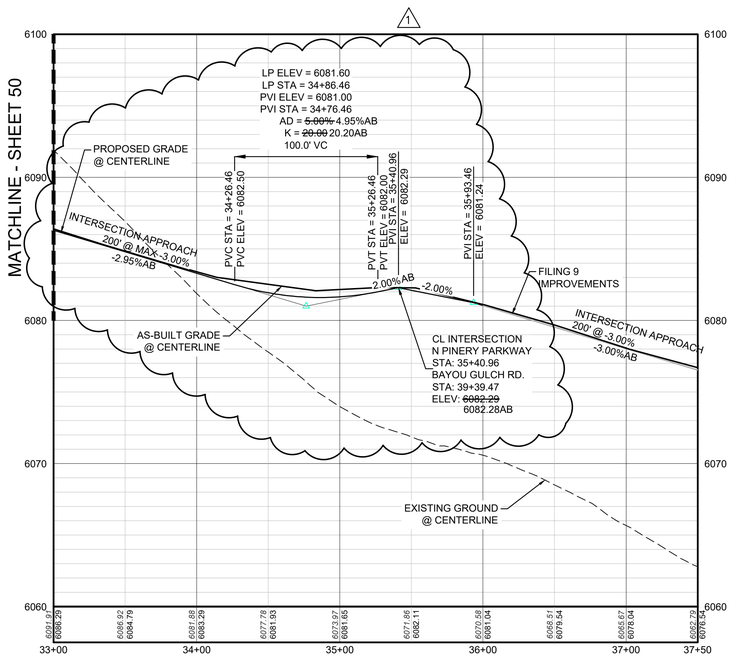
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DATE:	APRIL 2017		

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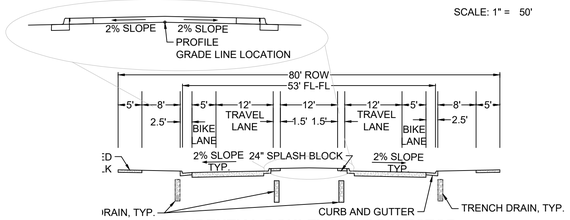
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PLAN: N PINERY PARKWAY STA: 33+00.00 TO 37+50.00
HORIZONTAL SCALE: 1" = 50'



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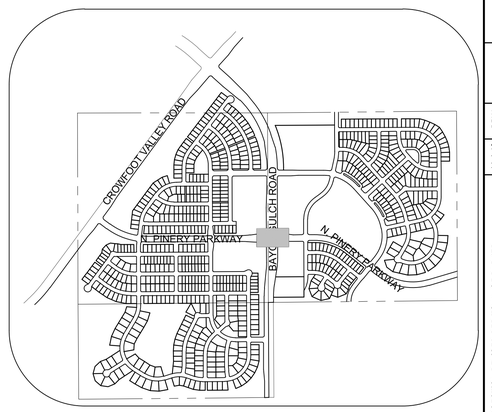


RESIDENTIAL BOULEVARD COLLECTOR



50 25 0 50 100

SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
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FO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
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10.00	EXISTING ELEVATION		FILING BOUNDARY
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1-800-922-1987

No.	Revisions	Date	Init.	Appr.	Date
1	INTERSECTION REVISED PER TOWN OF PARKER	11-4-19	BPW		
2	MEDIAN REVISION TO N PINERY PKWY	1-7-20	BPW		

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

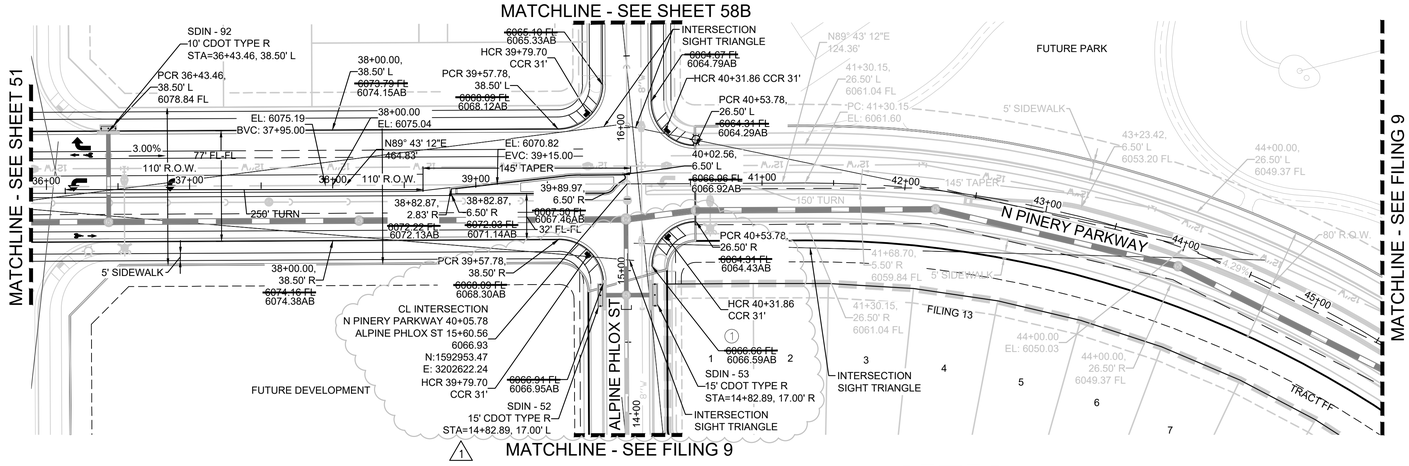
HR 935 LLC
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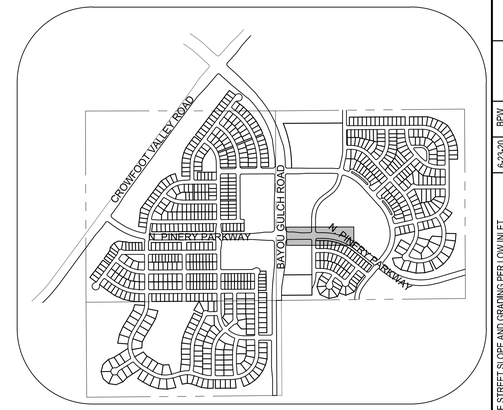
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
NORTH PINERY PARKWAY

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CHECKED BY:	JJJ		
DATE:	APRIL 2017		

SHEET NUMBER 51

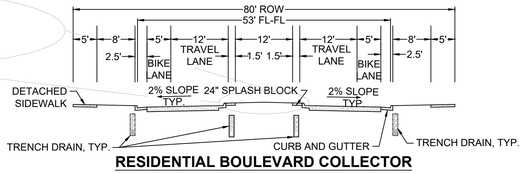
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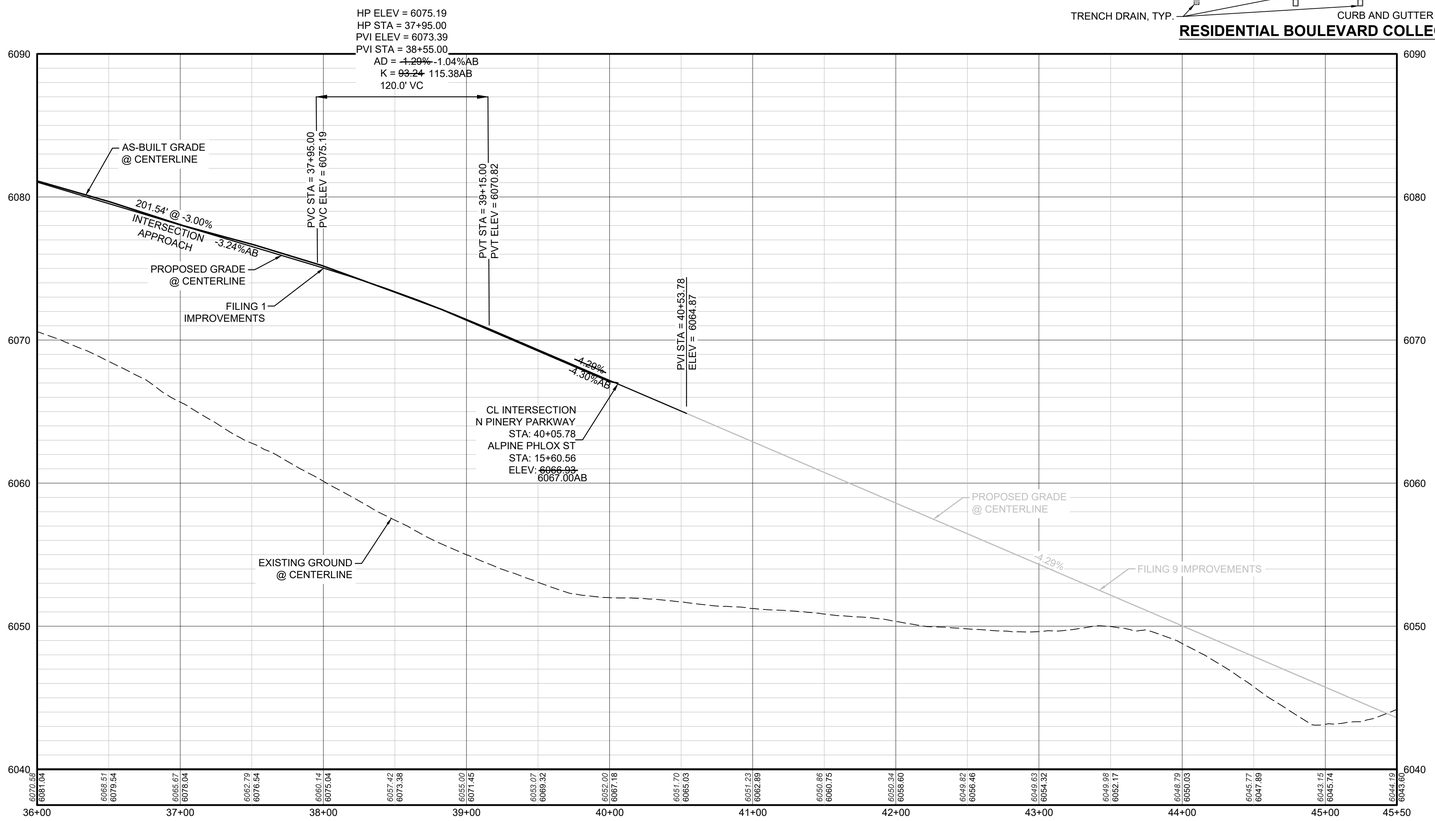


KEYMAP
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PLAN: N PINERY PARKWAY STA: 36+00.00 - 45+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL BOULEVARD COLLECTOR



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	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

AS-BUILT FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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

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

No.	Revisions	Date
1	REVISE STREET SLOPE AND GRADING PER LOW INLET	6-23-20
		BPW
		Init.
		Appr.
		Date

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

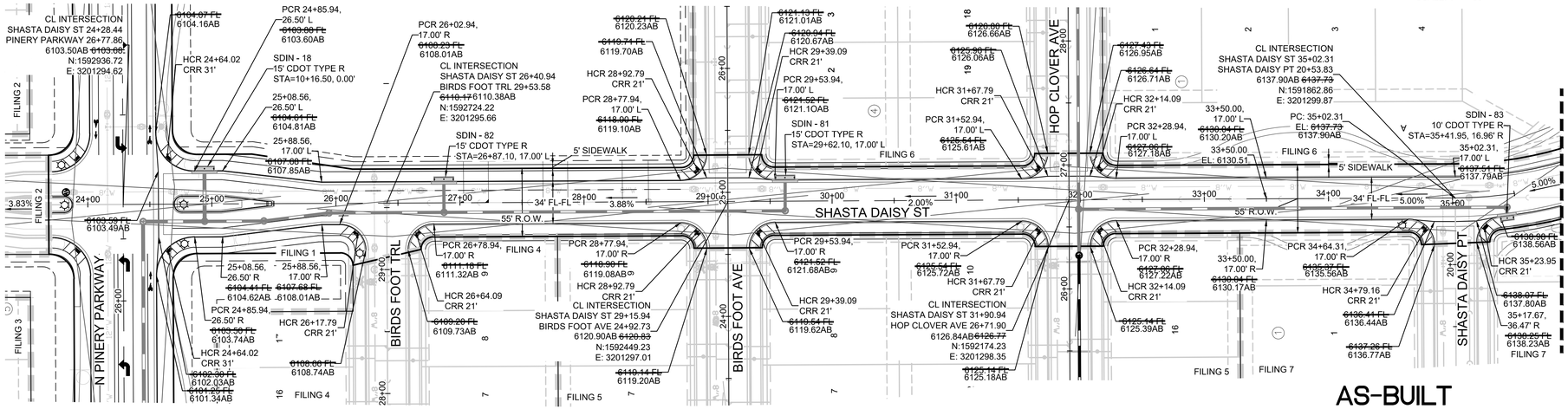
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
NORTH PINERY PARKWAY

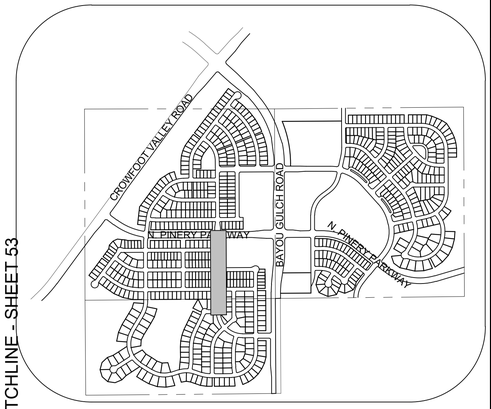
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CHECKED BY:	JJJ		
DATE:	APRIL 2017		

SHEET NUMBER 51A

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SCALE: 1" = 50'

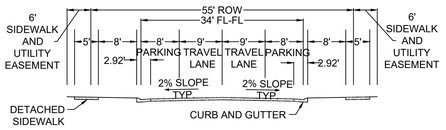


KEYMAP
N.T.S.

MATCHLINE - SHEET 53

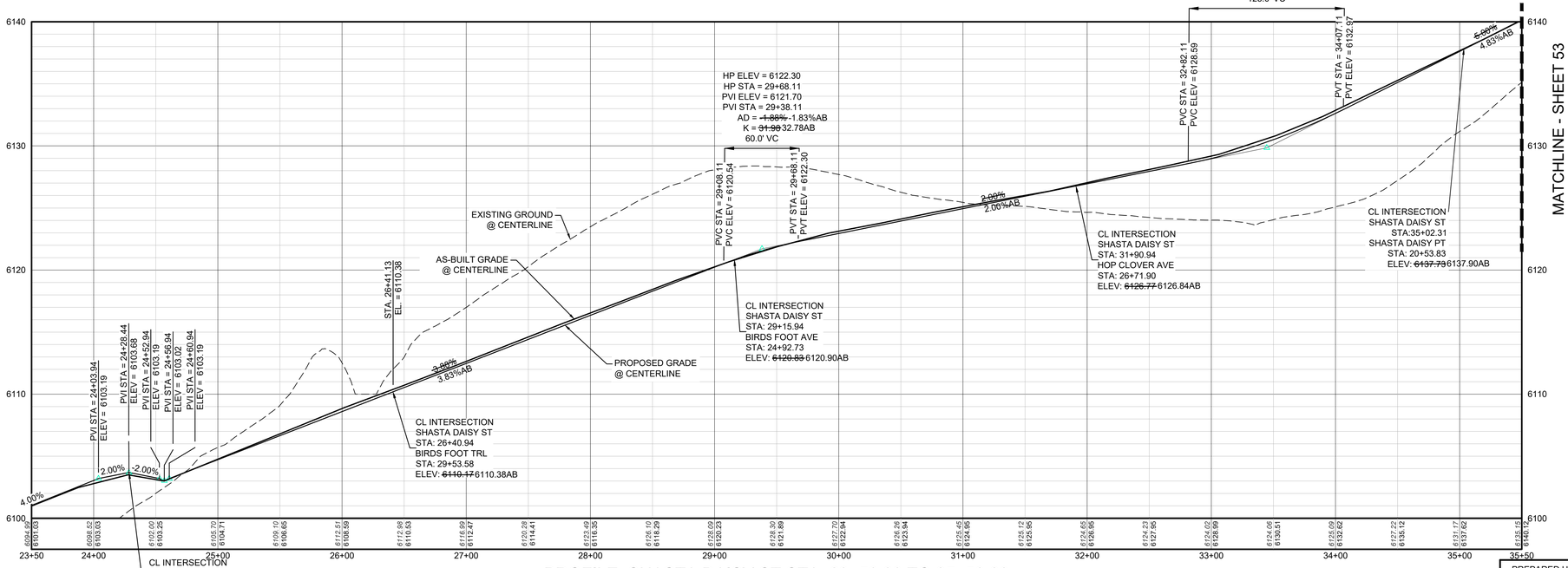
AS-BUILT FILING 1

SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



RESIDENTIAL LOCAL

PLAN: SHASTA DAISY ST STA: 25+50.00 TO 35+50.00
HORIZONTAL SCALE: 1" = 50'



MATCHLINE - SHEET 53

PROFILE: SHASTA DAISY ST STA: 23+50.00 TO 35+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE 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
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- OH EXISTING OVERHEAD POWER
- TEL EXISTING TELEPHONE LINE

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

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

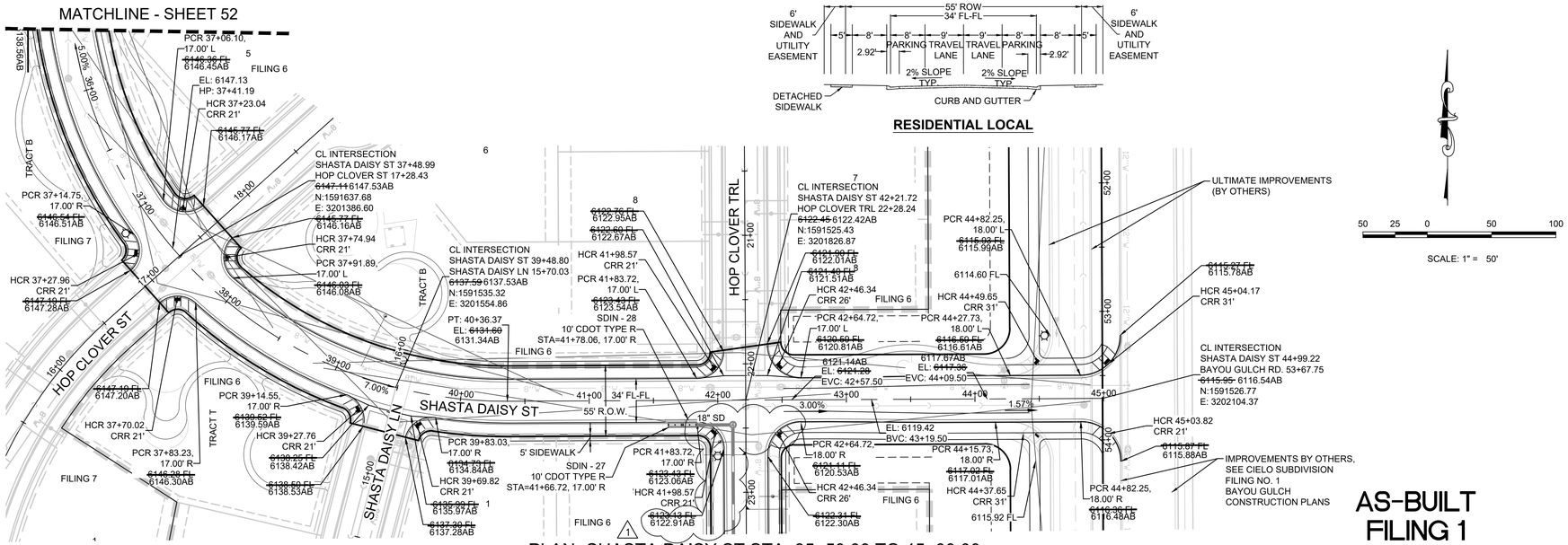
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SHASTA DAISY STREET

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

SHEET NUMBER 52

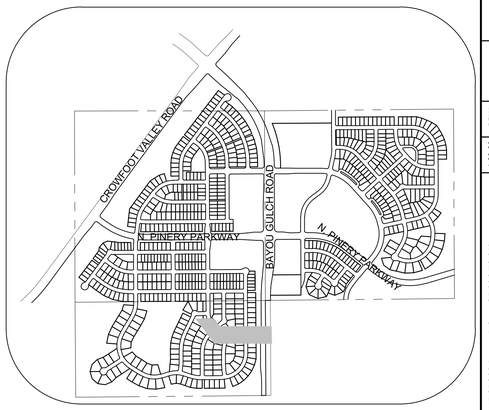
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PLAN: SHASTA DAISY ST STA: 35+50.00 TO 45+00.00
HORIZONTAL: 1" = 50'

PROFILE: SHASTA DAISY ST STA: 35+50.00 TO 46+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
FO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

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AS-BUILT FILING 1

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

No.	Revisions	Date	Init.	Appr.	Date
1	REMOVE CROSS PAN AND CHANGE C&G TO SPILL	4-28-20	BPW		

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

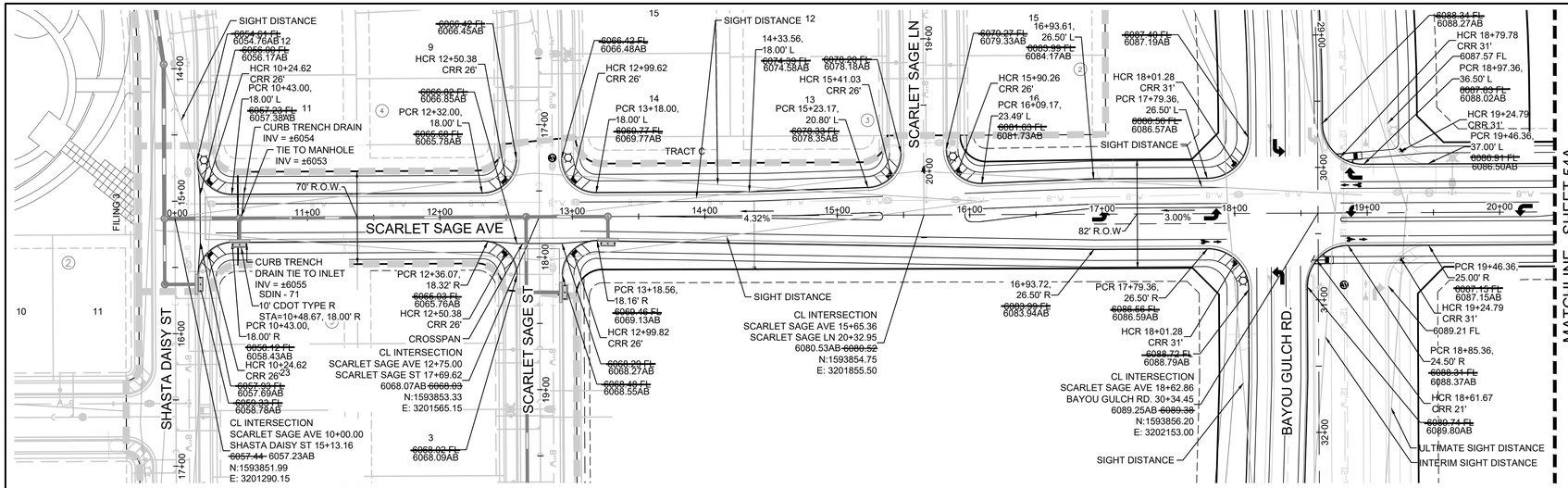
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

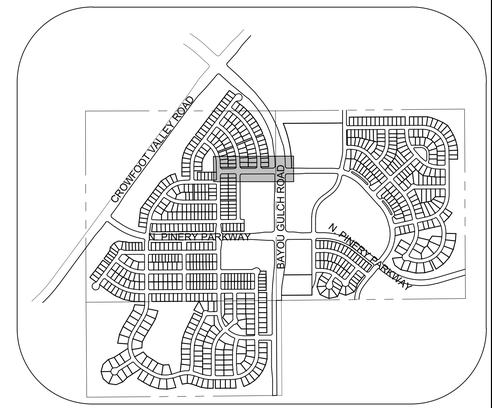
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SHASTA DAISY STREET

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

SHEET NUMBER 53

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CO'S\F1\TOWN OF PARKER\STREET PLAN AND PROFILE\F1 SHASTA DAISY STREET.DWG, BRIANW, 10/15/2020 2:15 PM

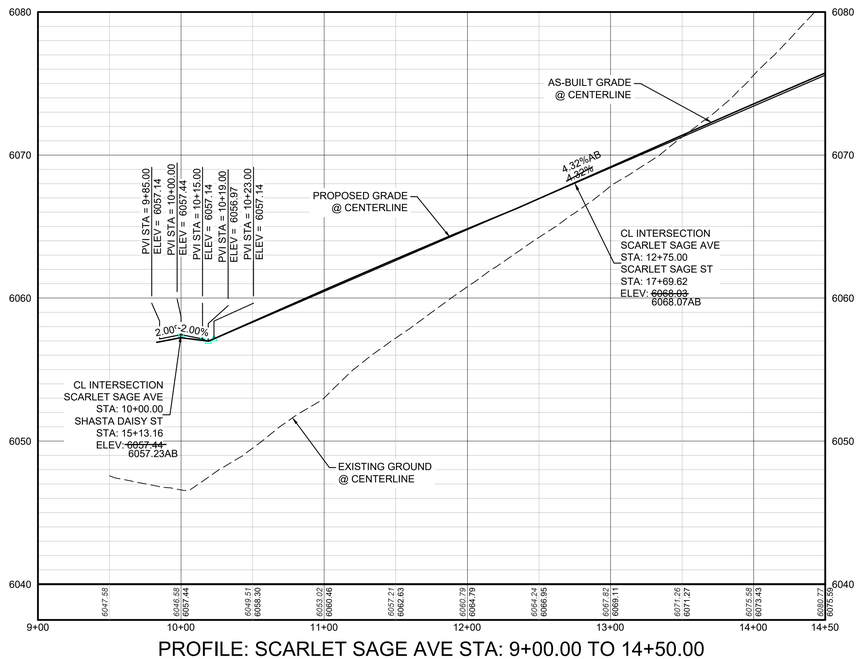




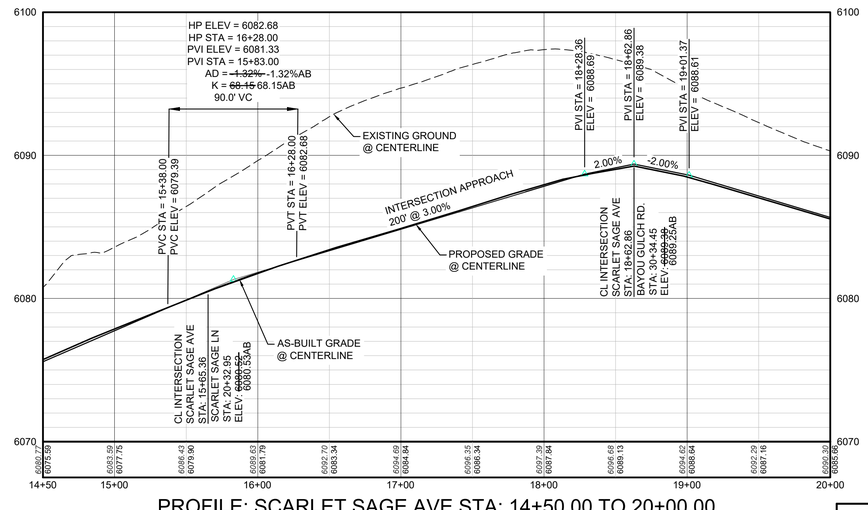
KEYMAP
N.T.S.

PLAN: SCARLET SAGE AVE STA: 10+00.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'

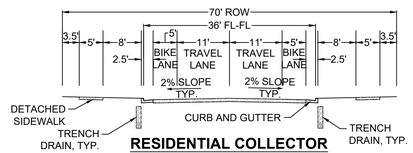
AS-BUILT FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



PROFILE: SCARLET SAGE AVE STA: 9+00.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVE STA: 14+50.00 TO 20+00.00
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RESIDENTIAL COLLECTOR

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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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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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Date	Appr.	Date

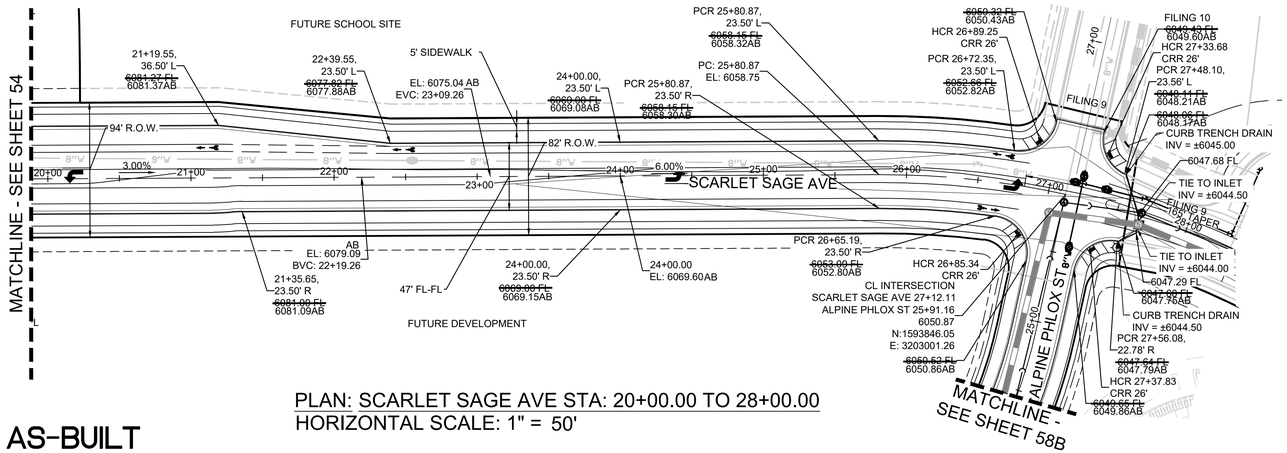
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

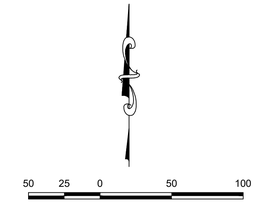
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SCARLET SAGE AVENUE

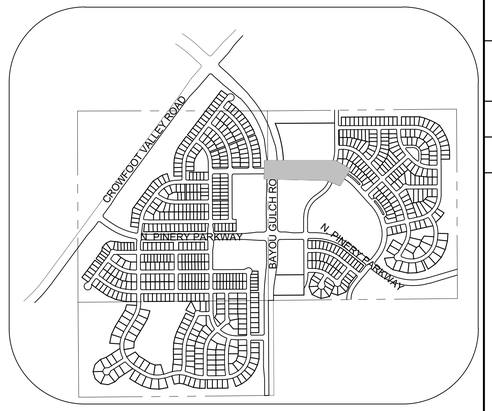
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CHECKED BY: JJJ
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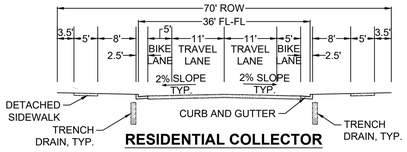


PLAN: SCARLET SAGE AVE STA: 20+00.00 TO 28+00.00
HORIZONTAL SCALE: 1" = 50'





KEYMAP
N.T.S.



RESIDENTIAL COLLECTOR

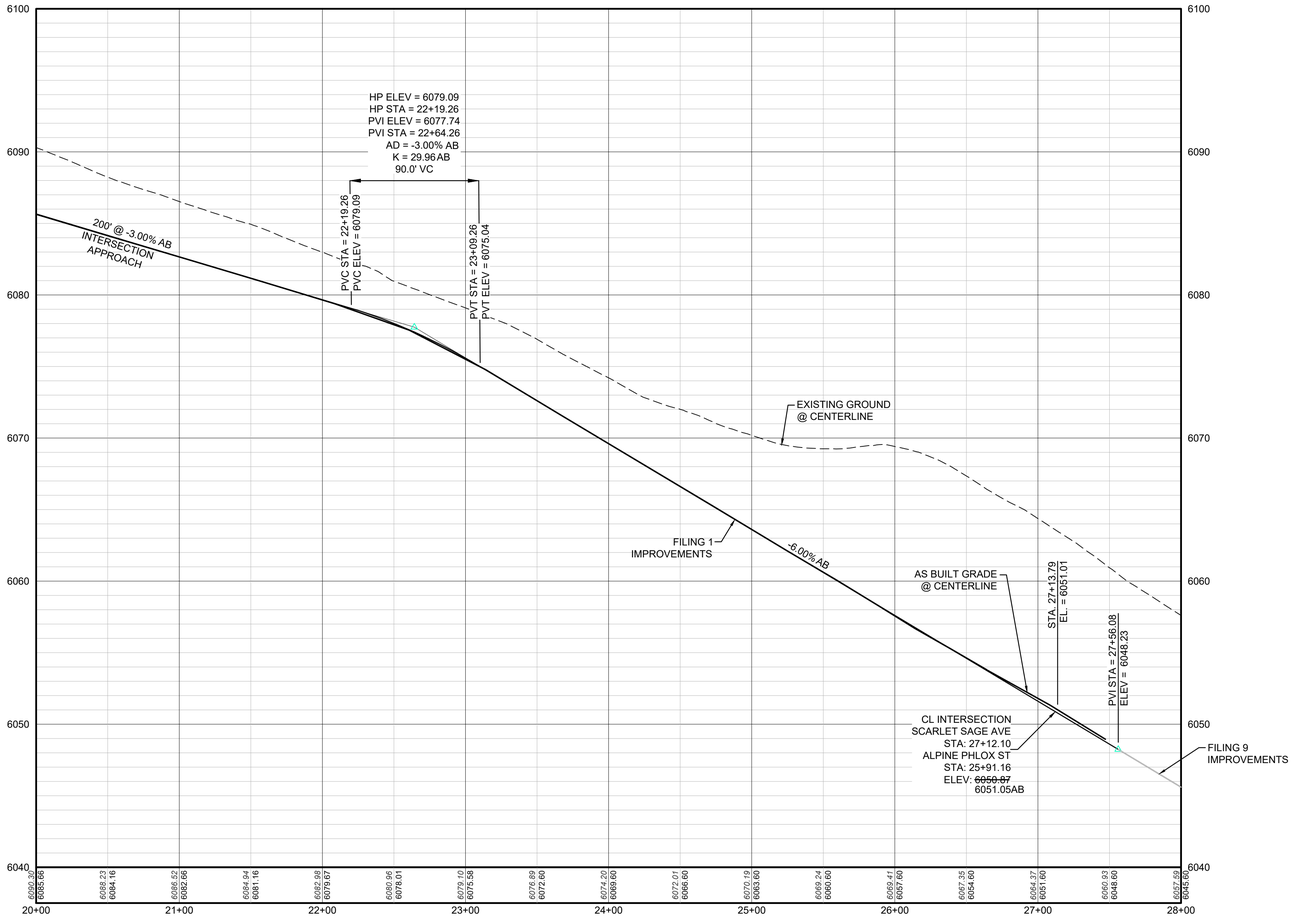
LEGEND

(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	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	5615 EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	5616 EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	5620 PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	5607 PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
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	OH EXISTING OVERHEAD POWER
(4)(5)(6) PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



PROFILE: SCARLET SAGE AVE STA: 20+00.00 TO 28+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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No.	Revisions	Date	Init.	Appr.	Date

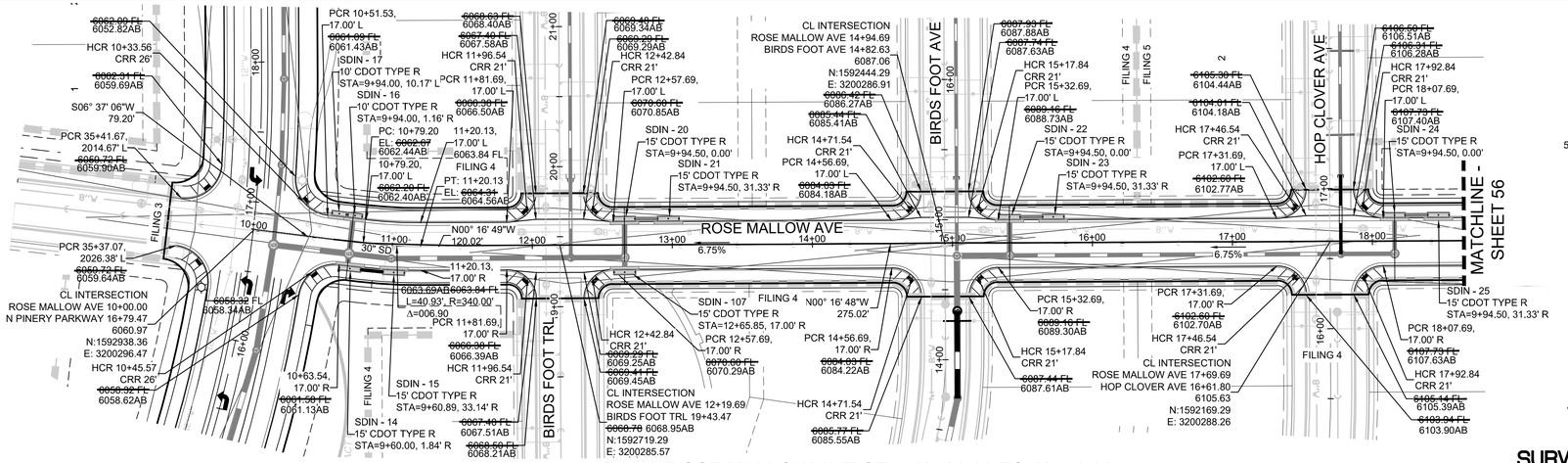
CVL CONSULTANTS
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Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SCARLET SAGE AVENUE

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

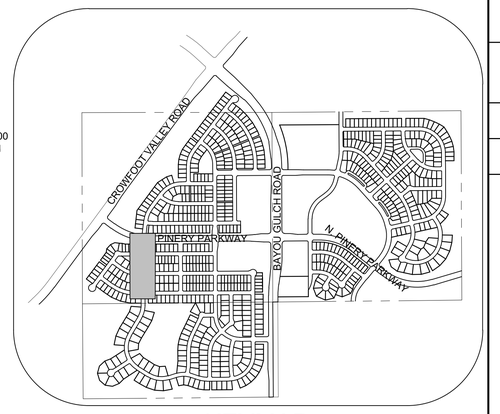
SHEET NUMBER 54A



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

50 25 0 50 100

SCALE: 1" = 50'



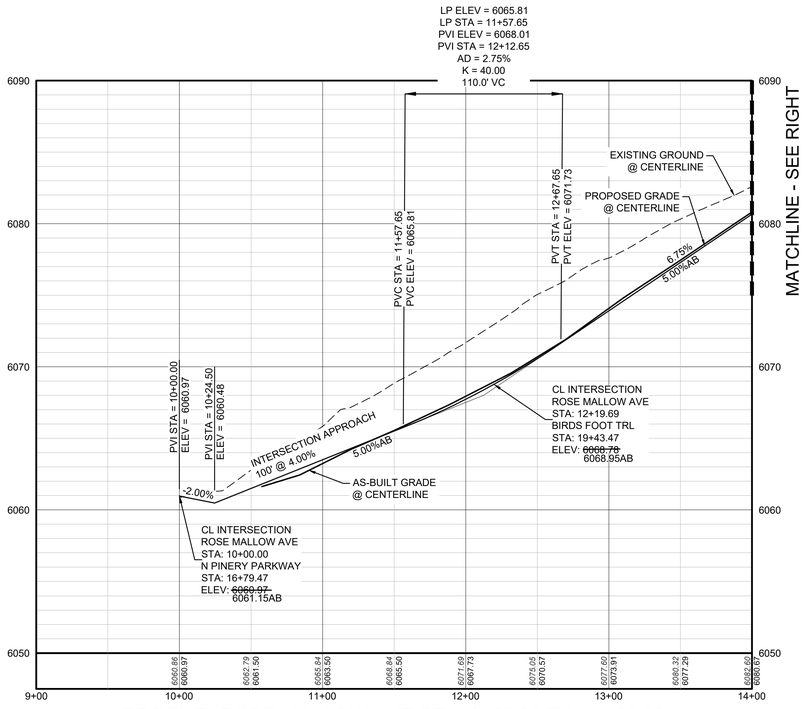
KEYMAP
N.T.S.

AS-BUILT FILING 1

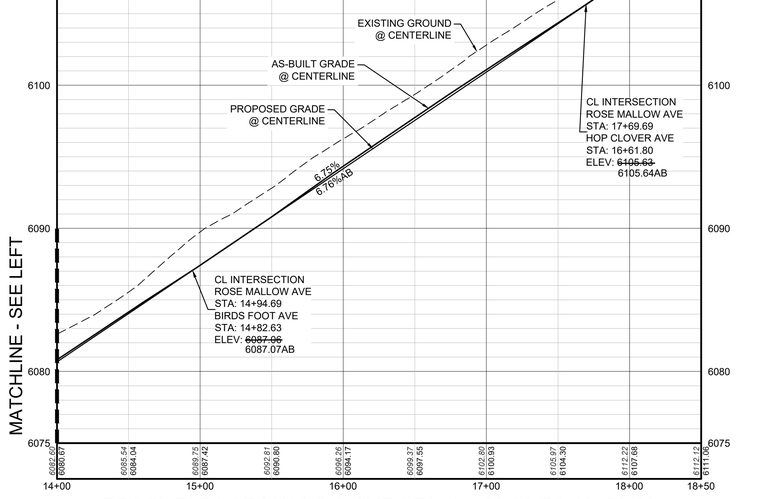
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

LEGEND

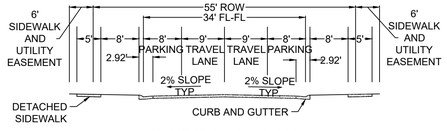
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
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PROPOSED STORM DRAIN INLET	EXISTING OVERHEAD POWER (OH)
PROPOSED STORM DRAIN MANHOLE (4 5 6)	EXISTING TELEPHONE LINE (TEL)



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'
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RESIDENTIAL LOCAL

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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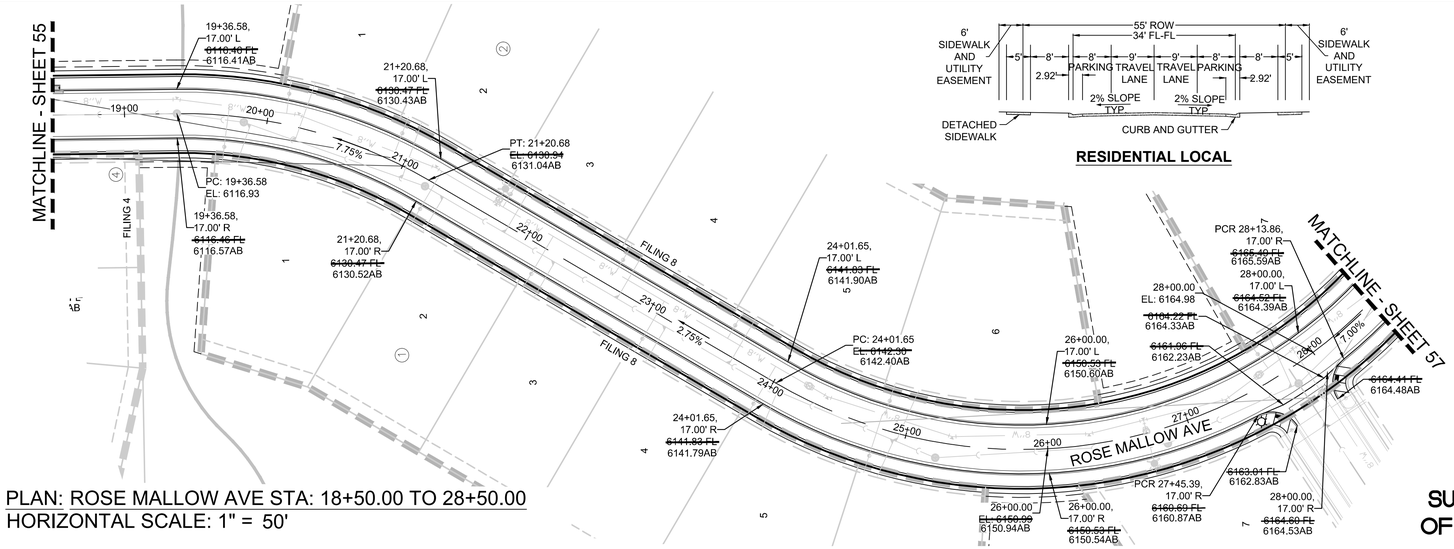
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE:	FILE NO:
AS SHOWN	8130283701

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

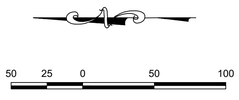
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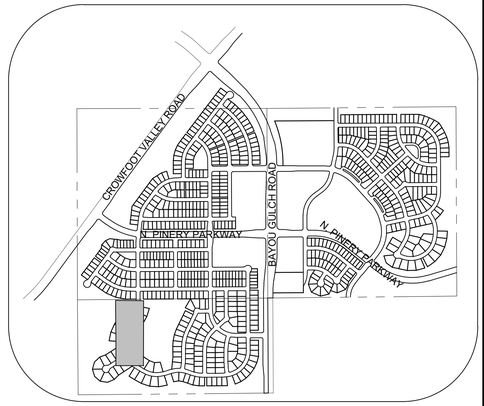


PLAN: ROSE MALLOW AVE STA: 18+50.00 TO 28+50.00
HORIZONTAL SCALE: 1" = 50'

RESIDENTIAL LOCAL



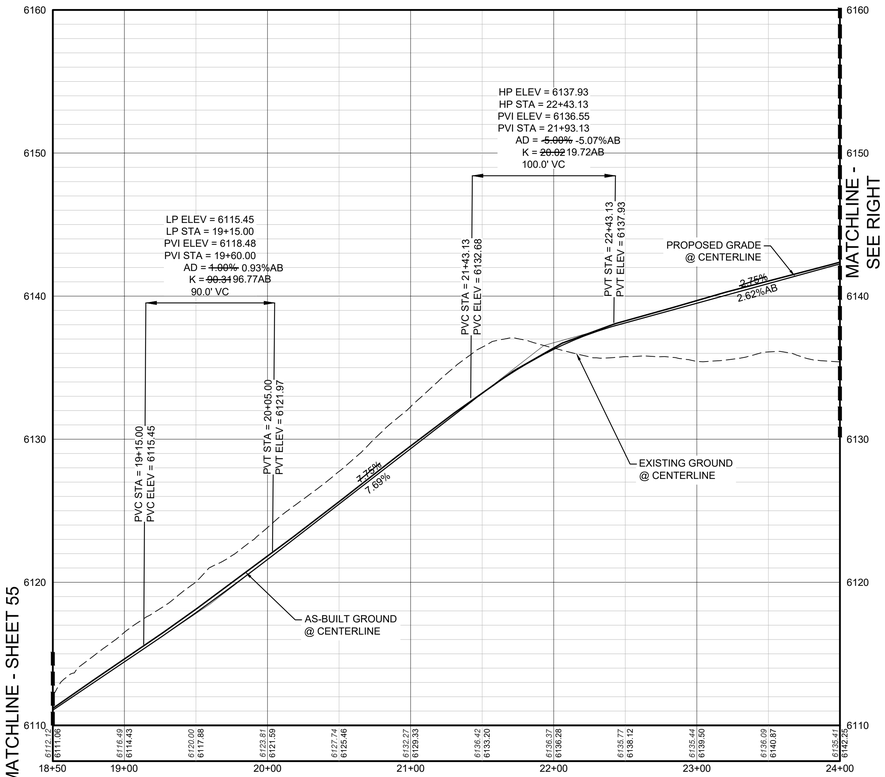
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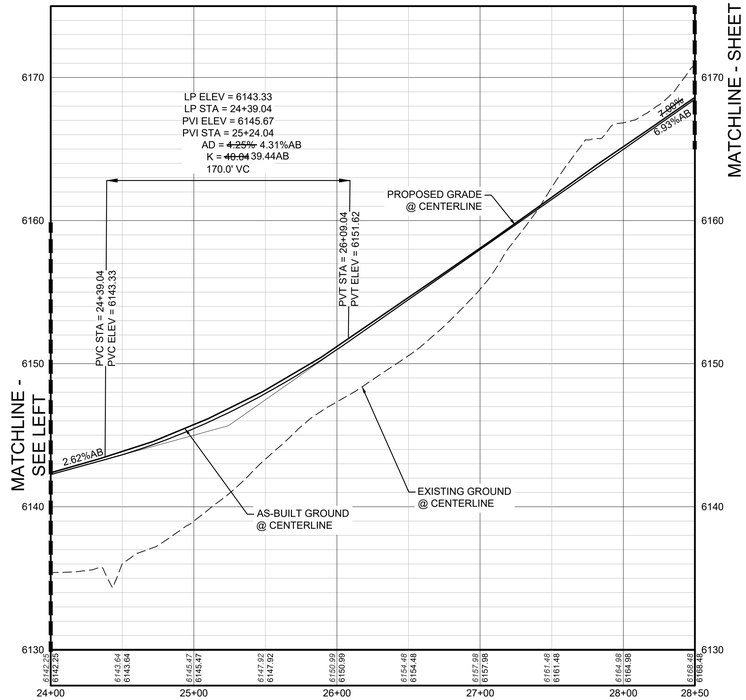
KEYMAP
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AS-BUILT FILING 1

SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



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

No.	Revisions	Date	Init.	Appr.	Date

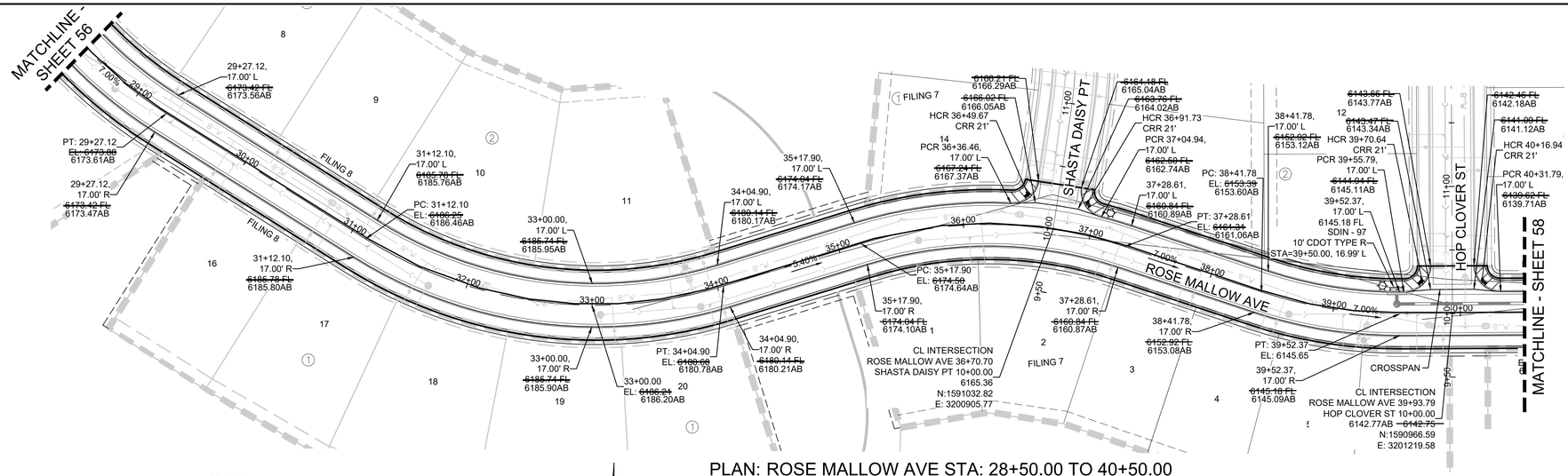
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

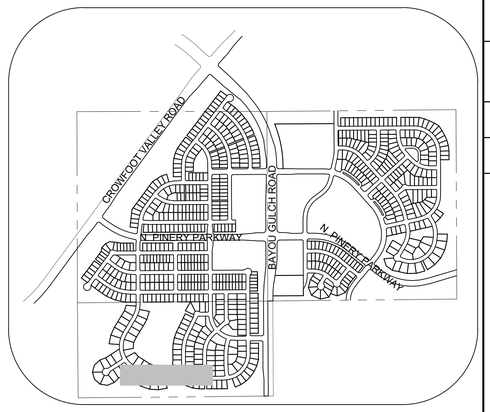
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

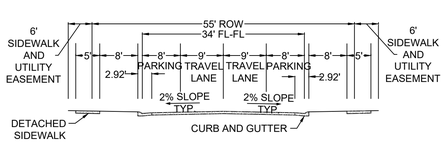
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CHECKED BY:	JJJ	DATE:	APRIL 2017
SHEET NUMBER	56		

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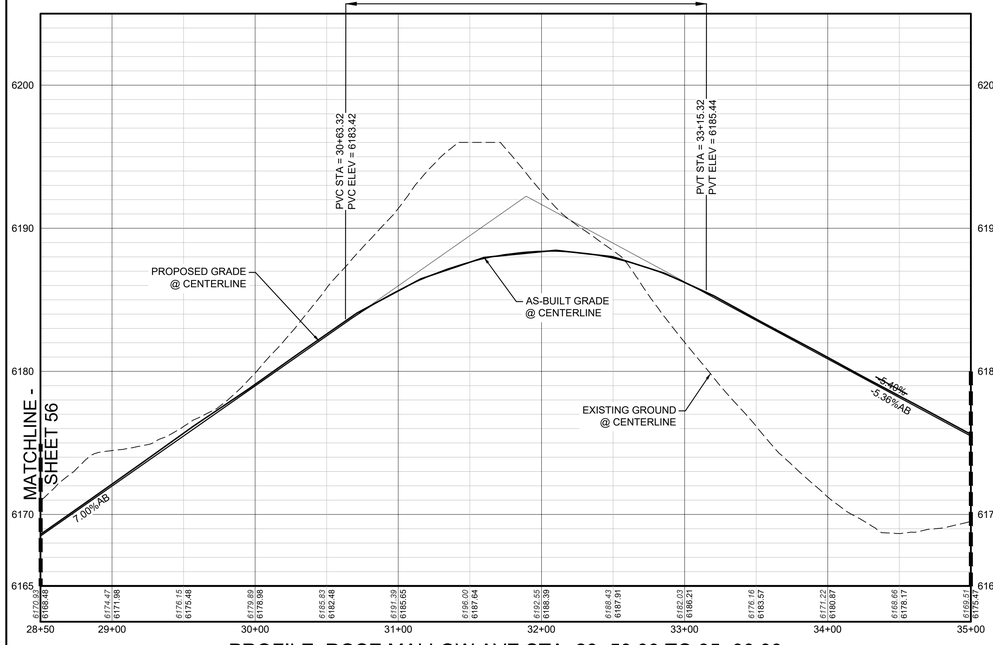
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N.T.S.



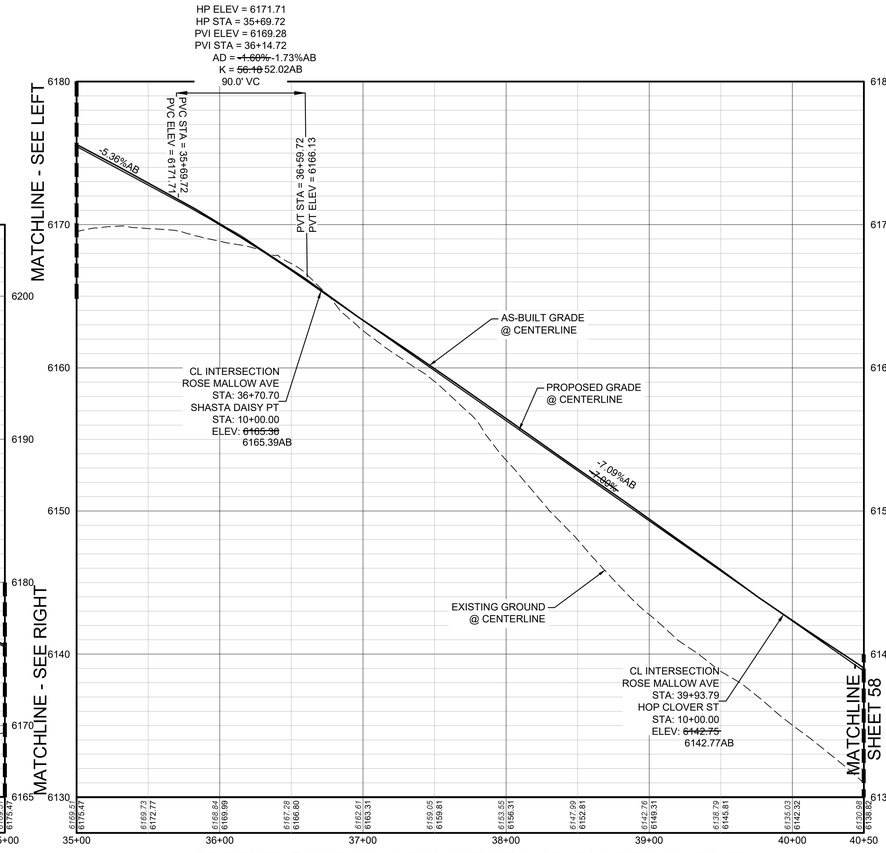
RESIDENTIAL LOCAL



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



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'

LEGEND

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

ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

No.	Revisions	Date	Init.	Appr.	Date

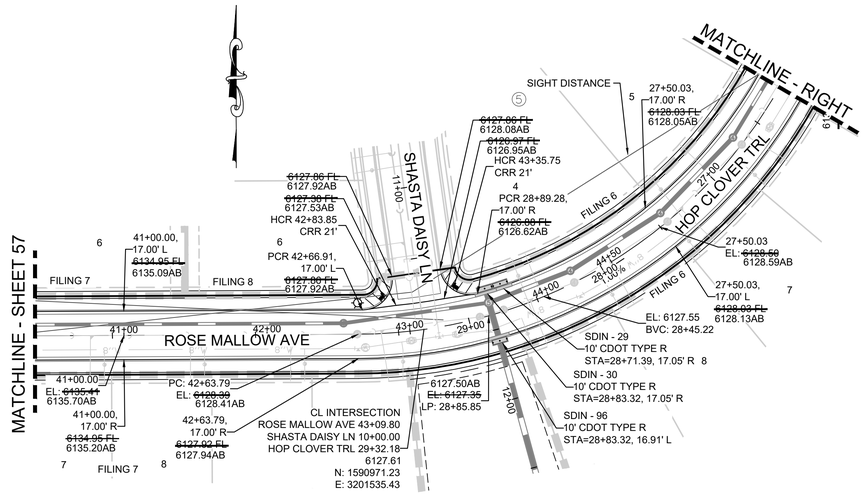
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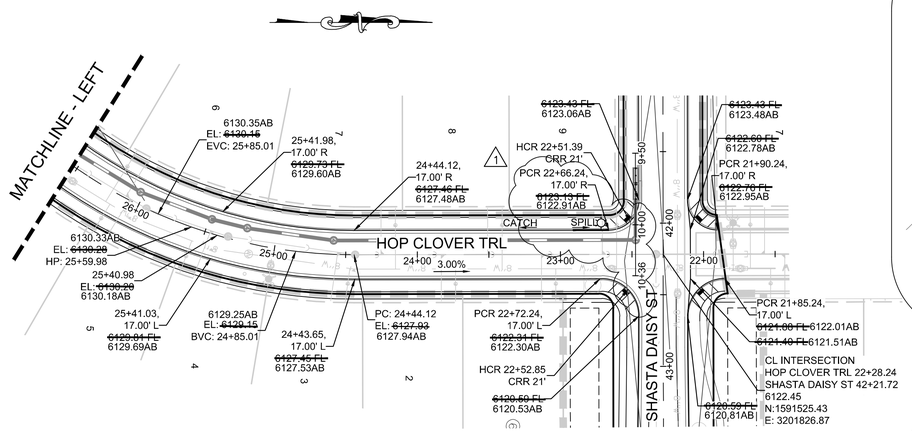
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

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DRAWN BY:	KJD		
CHECKED BY:	JJJ	DATE:	APRIL 2017
SHEET NUMBER	57		

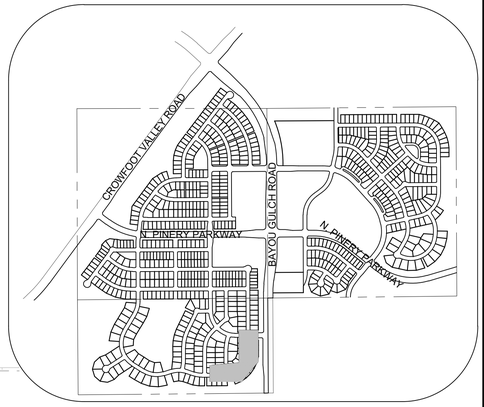
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PLAN: ROSE MALLOW AVE STA: 40+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'

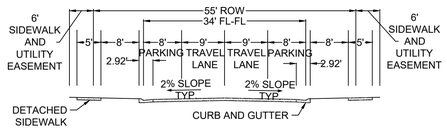


PLAN: HOP CLOVER TRL STA: 30+00.00 TO 22+00.00
HORIZONTAL SCALE: 1" = 50'

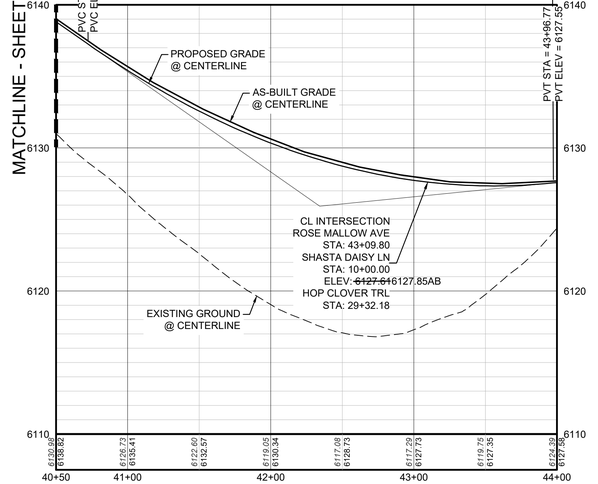


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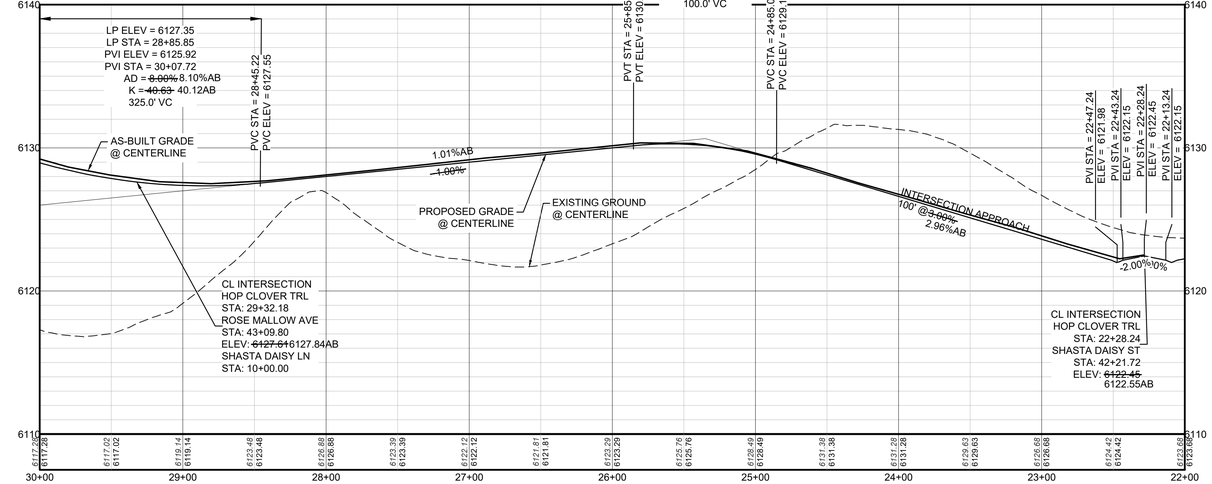
50 25 0 50 100
SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: ROSE MALLOW AVE STA: 40+50.00 TO 44+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: HOP CLOVER TRL STA: 30+00.00 TO 22+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

AS-BUILT FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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
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	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
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	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
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10.00	EXISTING ELEVATION		FILING BOUNDARY
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

No.	Revisions	Date	Init.	Appr.	Date
1	REMOVE CROSS PAN AND CHANGE C&G TO SPILL	4-28-20	BPW		

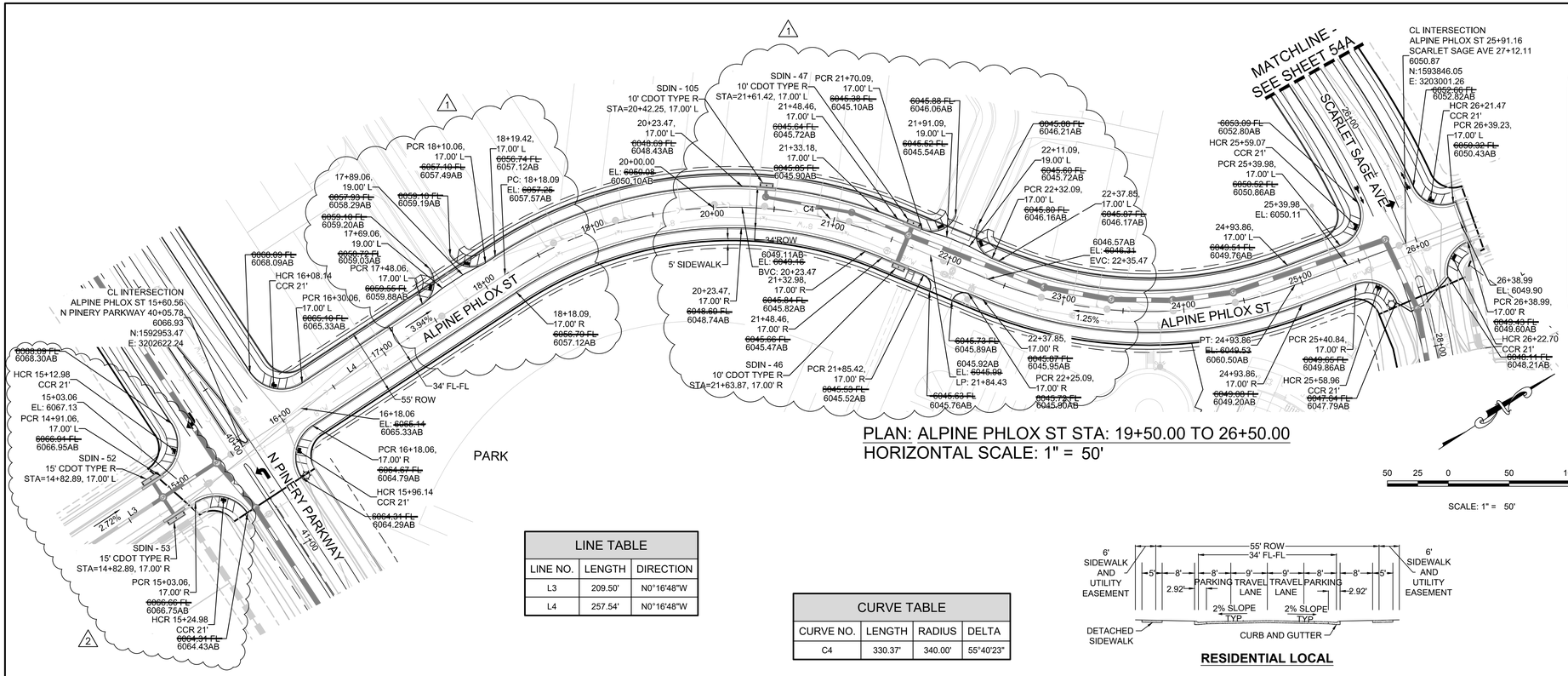
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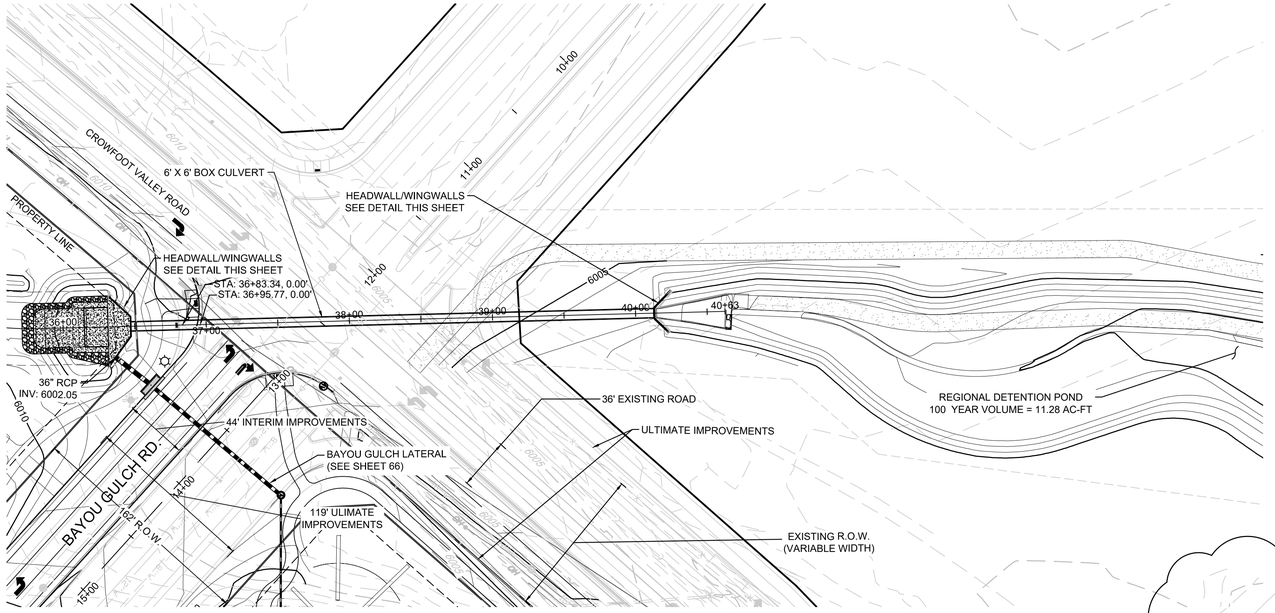
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 58

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CO\SF1\TOWN OF PARKER\STREET PLAN AND PROFILE\F1 ROSE MALLOW AVENUE.DWG, BRIANW, 10/15/2020 6:25 PM


MATCHLINE - SEE SHEET 54A
SCARLET SAGE AVE
ALPINE PHLOX ST
N PINERY PARKWAY
PARK
CL INTERSECTION ALPINE PHLOX ST 15+60.56 N PINERY PARKWAY 40+05.78 6066.93 N:1592953.47 E: 3202622.24
CL INTERSECTION ALPINE PHLOX ST 25+91.16 SCARLET SAGE AVE 27+12.11 6050.87 N:1593846.05 E: 3203001.26
SDIN - 105 10' CDOT TYPE R STA=20+42.25, 17.00' L
SDIN - 47 10' CDOT TYPE R STA=21+61.42, 17.00' L
SDIN - 46 10' CDOT TYPE R STA=21+63.87, 17.00' R
SDIN - 52 15' CDOT TYPE R STA=14+82.89, 17.00' L
SDIN - 53 15' CDOT TYPE R STA=14+82.89, 17.00' R
5' SIDEWALK
34' ROW
55' ROW
34' FL-FL
L3
L4
L5
L6
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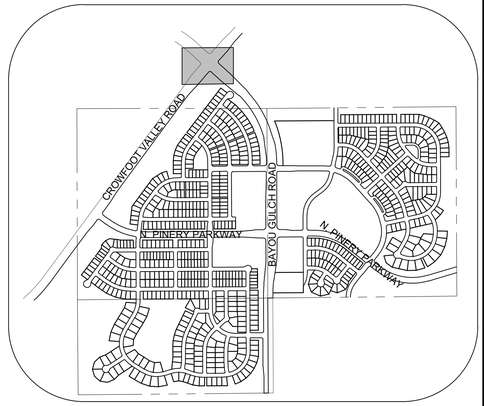


PLAN: CROWFOOT DRAINAGE CHANNEL BOX CULVERT STA: 34+00.00 TO 40+27.00
HORIZONTAL SCALE: 1" = 50'

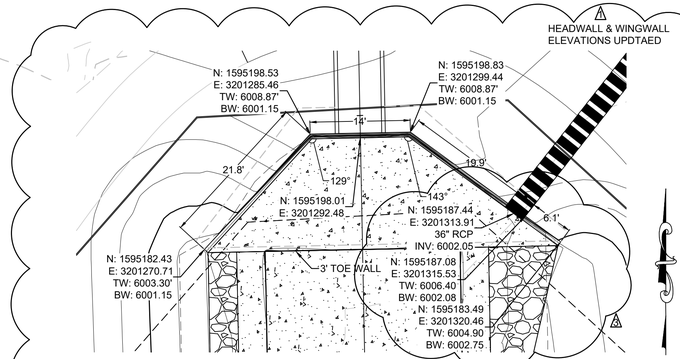
50 25 0 50 100

SCALE: 1" = 50'

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



KEYMAP
N.T.S.

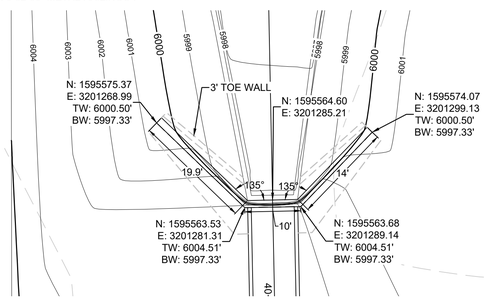


PLAN: CULVERT INLET HEAD AND WING WALL DETAILS
HORIZONTAL SCALE: 1" = 10'

NOTE:
1. HEADWALL AND WINGWALLS WITH APRON CONSTRUCT PER CDOT DETAILS M-601-1, M-601-10, AND M-601-20
2. PROVIDE 42" HANDRAIL ALONG LENGTH OF WINGWALL PER CITY OF AURORA DETAIL S18 THAT MEETS UDFCD SPECIFICATION CRITERIA SECTION 5-52-00 *"METAL RAILINGS"*.

10 5 0 10 20

SCALE: 1" = 10'



PLAN: CULVERT OUTLET HEAD AND WING WALL DETAILS
HORIZONTAL SCALE: 1" = 10'

NOTE:
1. HEADWALL AND WINGWALLS CONSTRUCT PER CDOT DETAILS M-601-1, M-601-10, AND M-601-20
2. PROVIDE 42" HIGH HANDRAIL ALONG LENGTH OF WINGWALL PER CITY OF AURORA DETAIL S18 THAT MEETS UDFCD SPECIFICATION CRITERIA SECTION 5-52-00 *"METAL RAILINGS"*.

10 5 0 10 20

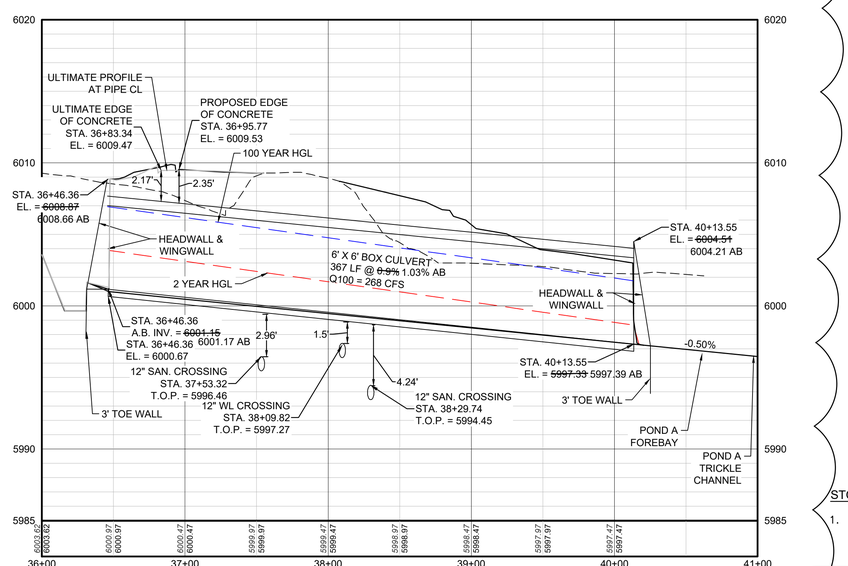
SCALE: 1" = 10'

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
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
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ABBREVIATIONS

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



PROFILE: CROWFOOT DRAINAGE CHANNEL STA: 36+00.00 TO 41+00.00
HORIZONTAL: 1" = 10'
VERTICAL: 1" = 1'

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2–YEAR AND 100–YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100–YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2–YEAR STORM WILL ONLY SHOW A 2–YEAR HGL.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

No.	Revisions	Date	Init.	Appr.	Date
1	UPDATE HEADWALL AND WINGWALLS AND ADD TOE WALLS	1-22-19	AK		
2	BAYOU GULCH REVISIONS	3-26-19	BPW		
	LENGTHEN HEADWALL	6-24-19	BPW		

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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
NORTH CROWFOOT DRAINAGE IMPROVEMENTS

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: JLR
CHECKED BY: JJ
DATE: APRIL 2017

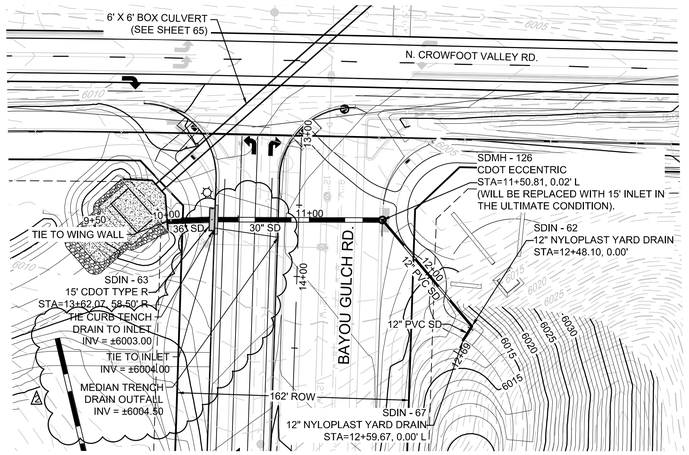
SHEET NUMBER 65

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CDS\P1\TOWN OF PARKER\FF1 WEST CHANNEL P&P.DWG, BRIANW, 10/15/2020 6:33 PM

AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20

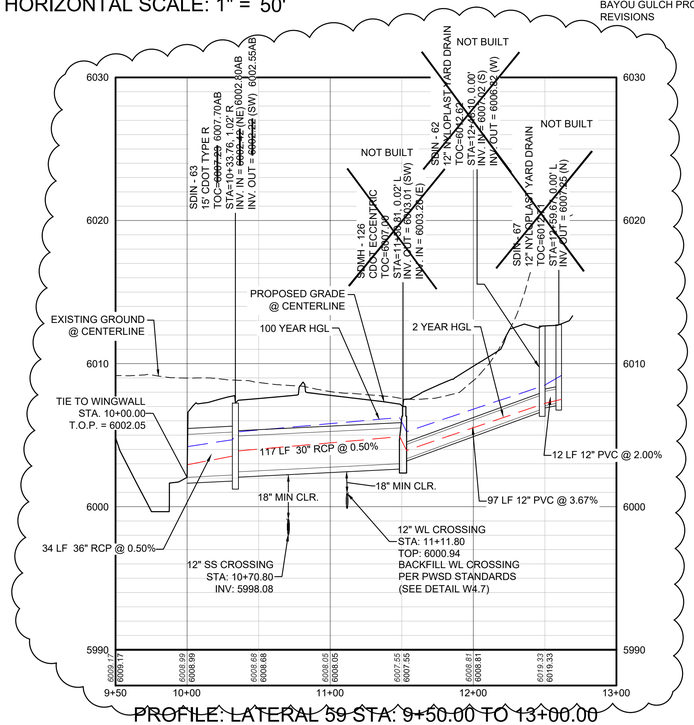
50 25 0 50 100

SCALE: 1" = 50'



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

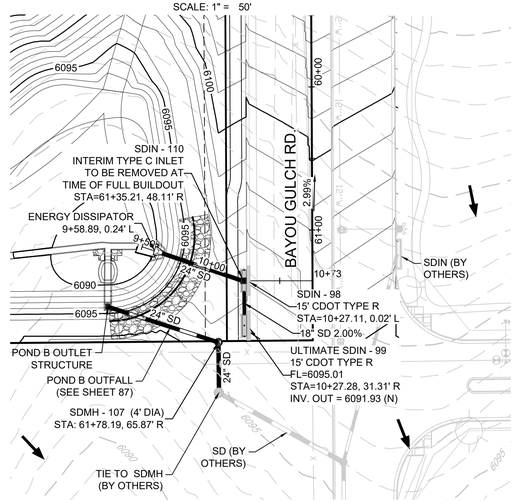
⚠ STORM UPDATED BASED ON BAYOU GULCH PROFILE REVISIONS



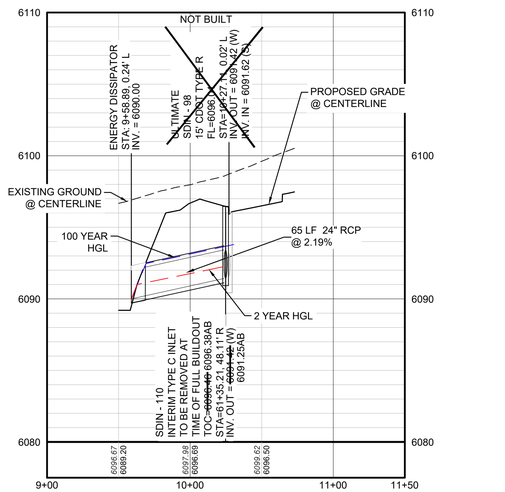
~~PROFILE: LATERAL 59 STA: 9+50.00 TO 13+00.00~~
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

50 25 0 50 100

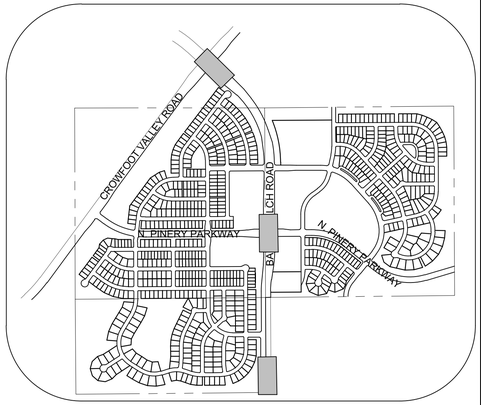
SCALE: 1" = 50'



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



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



KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
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FH	FIRE HYDRANT	SS	SANITARY SEWER
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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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UNCC UTILITY NOTIFICATION CENTER OF COLORADO

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No.	Revisions	Date	Init.	Appr.	Date
⚠1	STORM UPDATED BASED ON BAYOU GULCH PROFILE REVISIONS	3-29-19	BPW		
⚠2	TRENCH DRAIN OUTFALL	5-20-19			

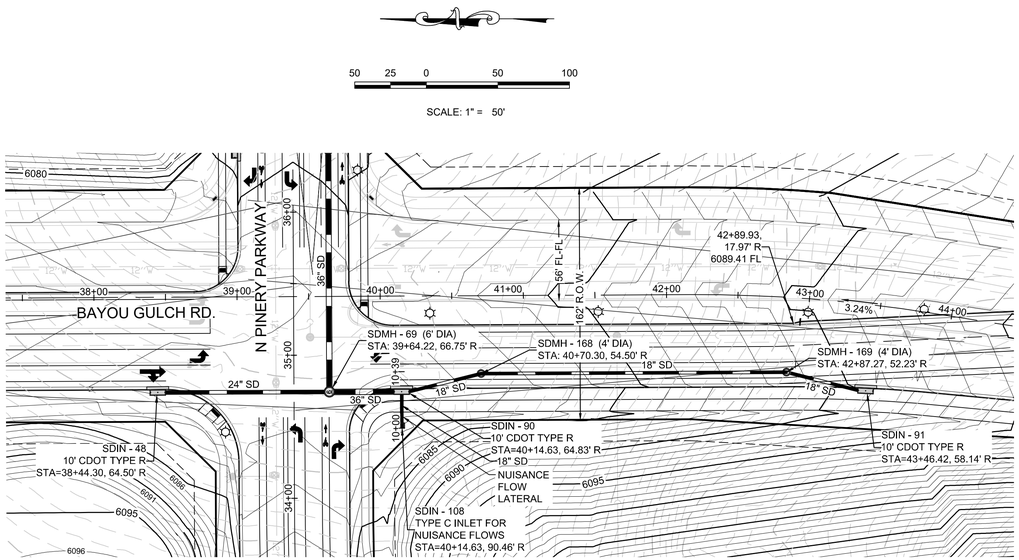
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Phone: (720) 482-9526
Fax: (720) 482-9546
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HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

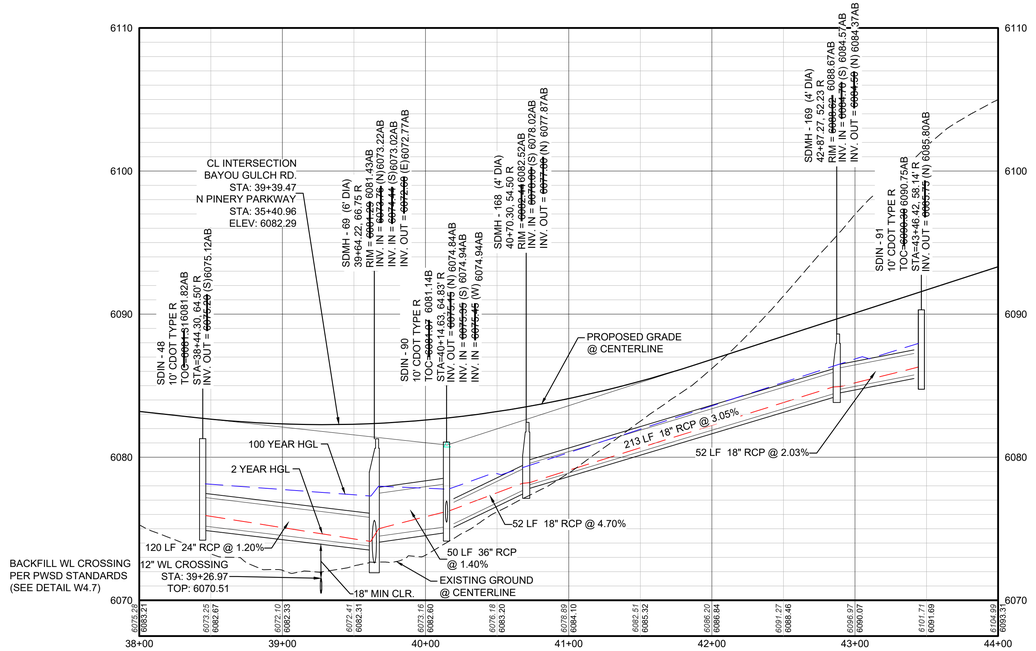
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 81302837701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 66

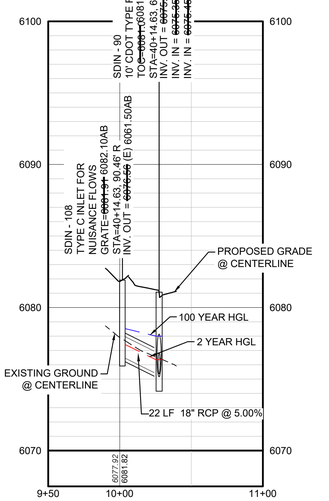
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PLAN: BAYOU GULCH RD. STA: 38+00.00 TO 41+00.00
HORIZONTAL SCALE: 1" = 50'

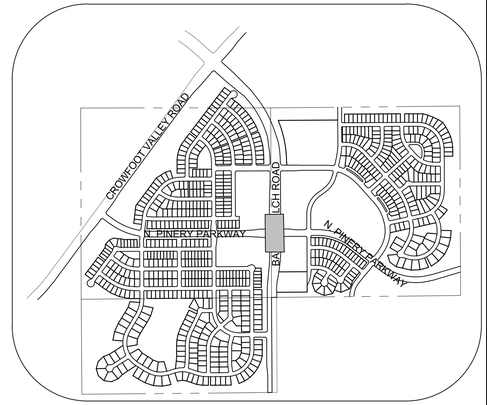


PROFILE: BAYOU GULCH RD. STA: 38+00.00 TO 44+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: NUISANCE FLOW LATERAL
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



KEYMAP
N.T.S.

LEGEND

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

ABBREVIATIONS

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BRIAN P. WILSON
COLORADO P.E. 0050067

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No.	Revisions	Date	Init.	Appr.	Date

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

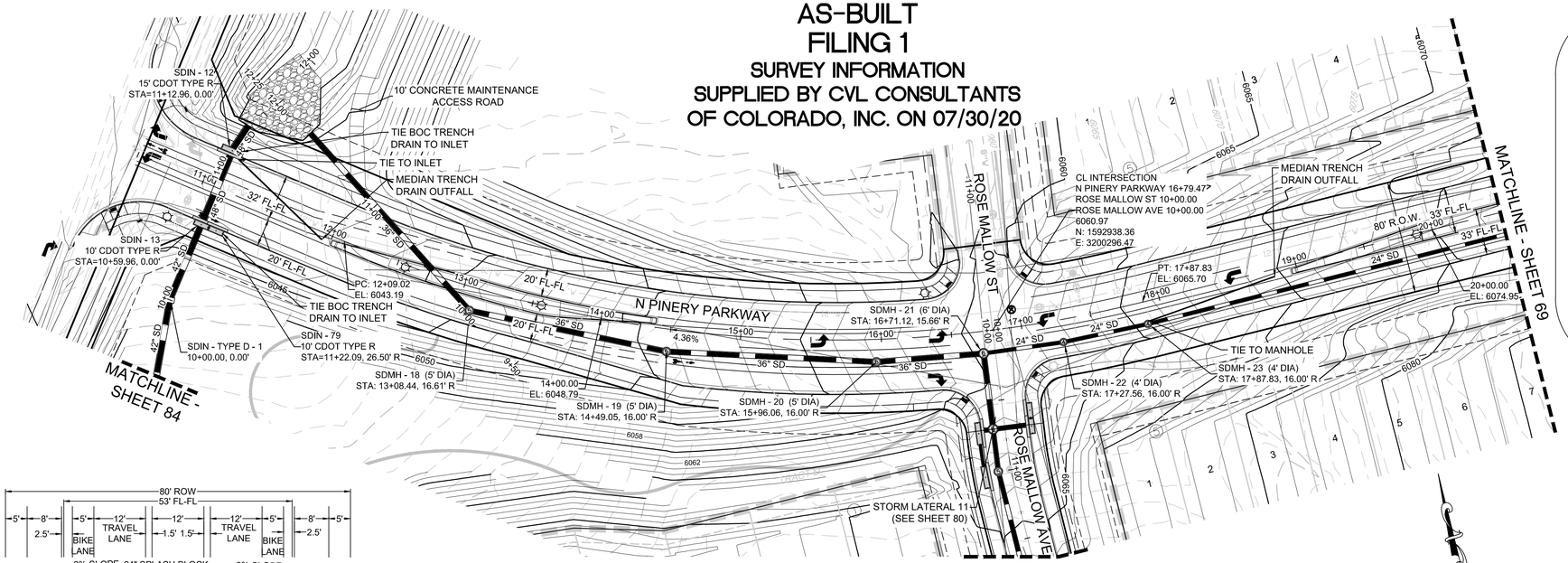
HR 935 LLC
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CENTENNIAL, CO 80112

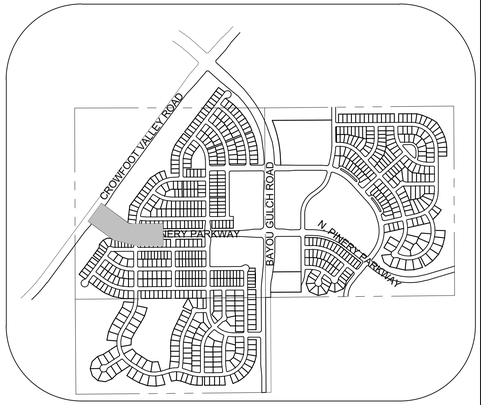
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BAYOU GULCH ROAD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 67

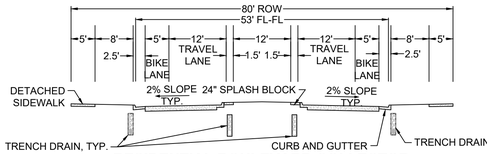
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AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20



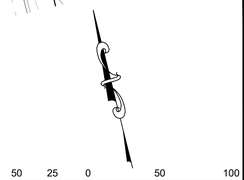


KEYMAP
N.T.S.



RESIDENTIAL BOULEVARD COLLECTOR

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

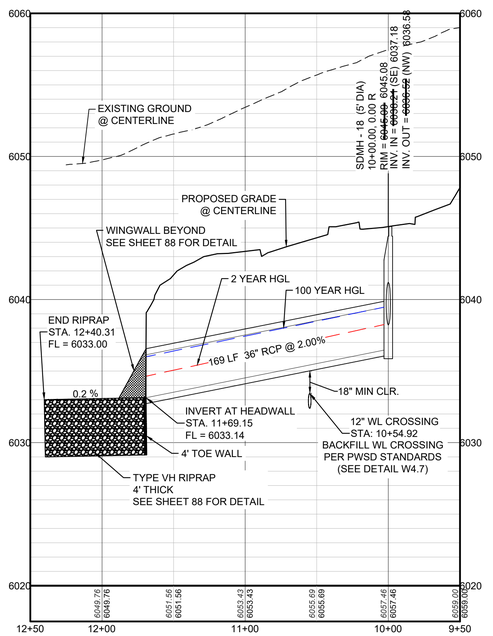


LEGEND

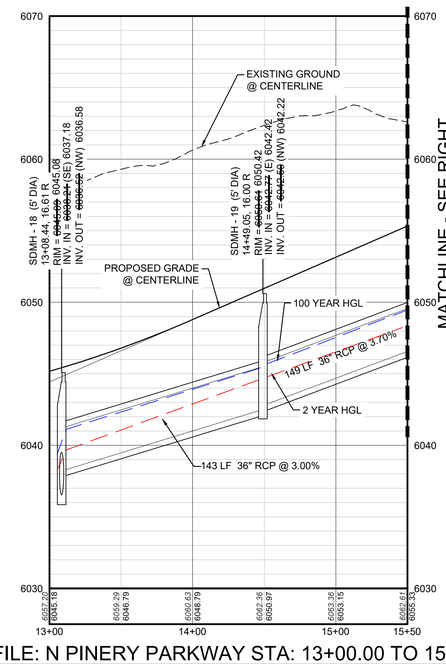
- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE 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
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- OH EXISTING OVERHEAD POWER
- TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

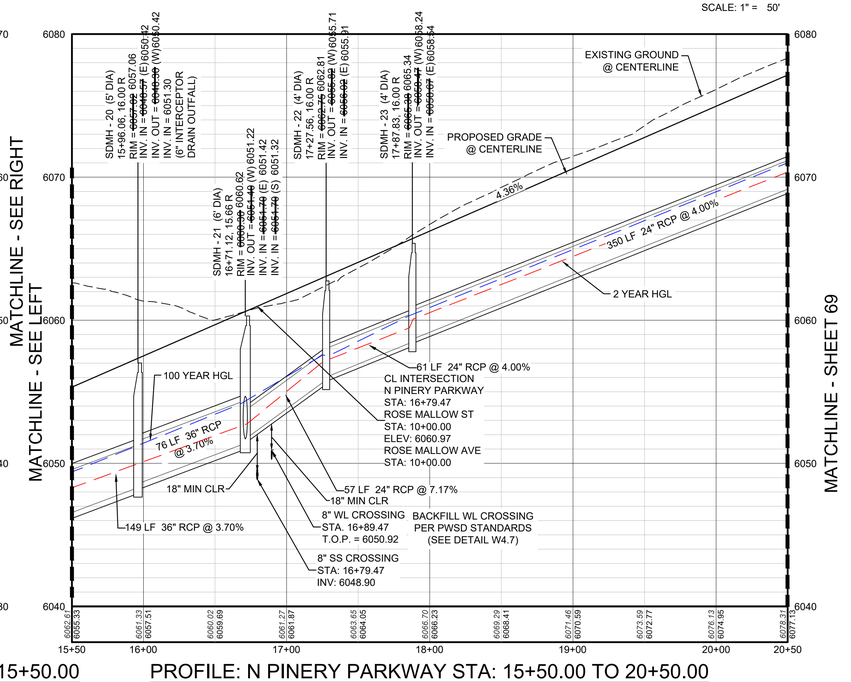
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION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



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



PROFILE: N PINERY PARKWAY STA: 13+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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

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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.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 NORTH PINERY PARKWAY STORM.DWG, STEPHENF, 10/6/2020 12:31 AM

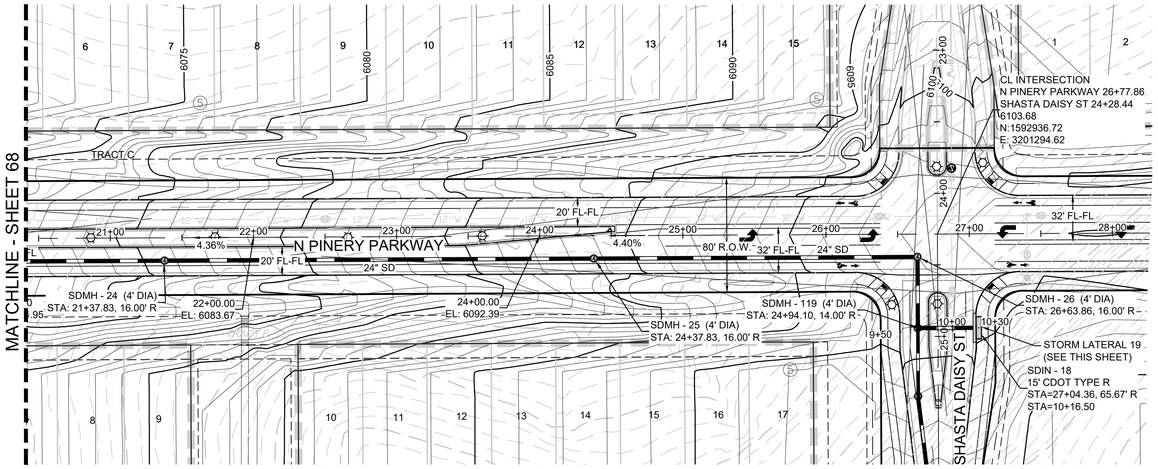
No.	Revisions	Date	Init.	Appr.	Date

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

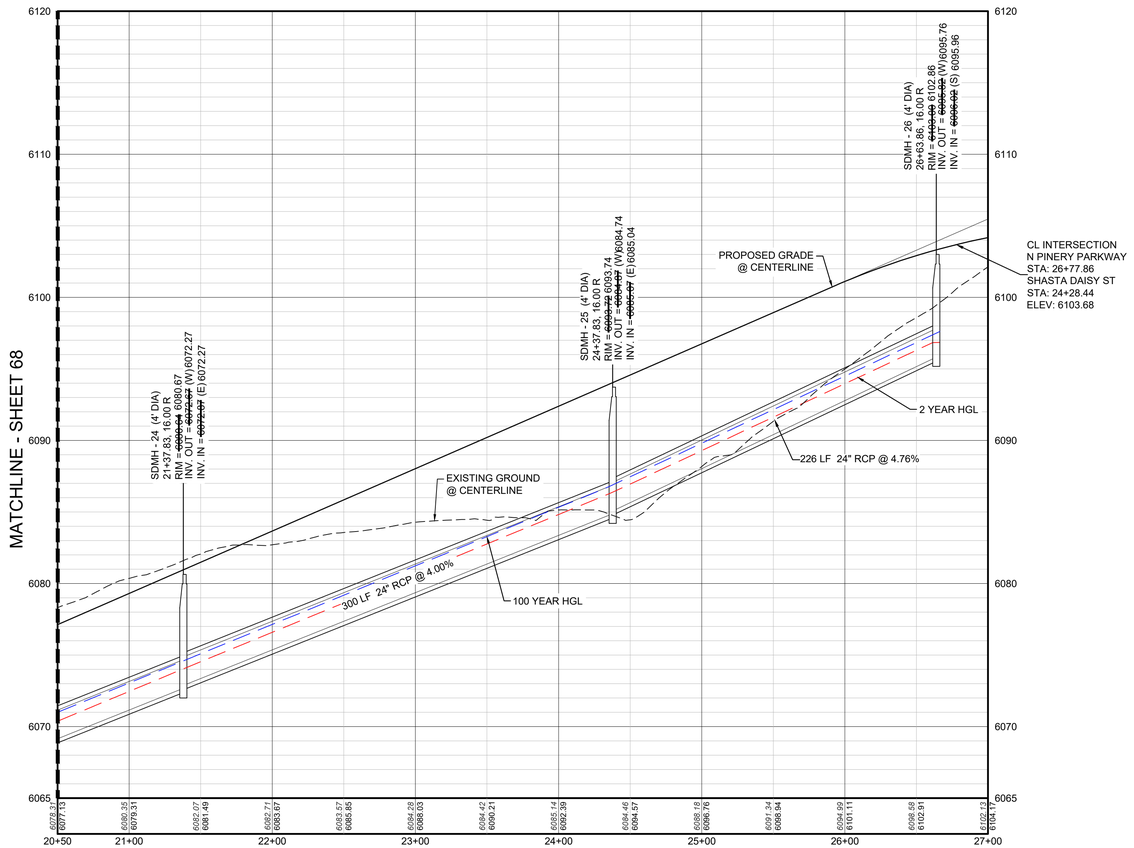
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

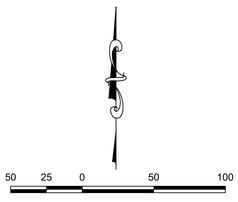
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DATE: APRIL 2017
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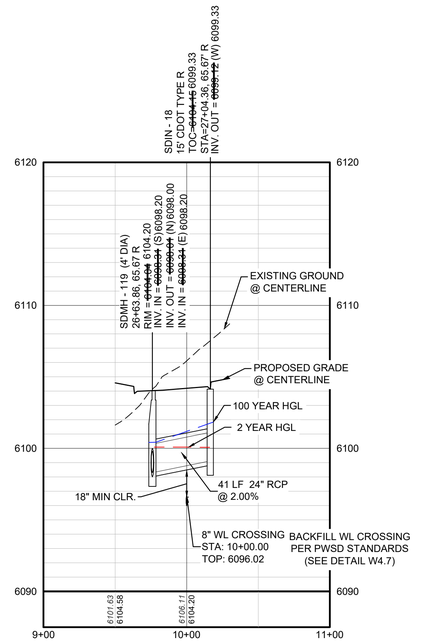
PLAN: N PINERY PARKWAY STA: 21+50.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'



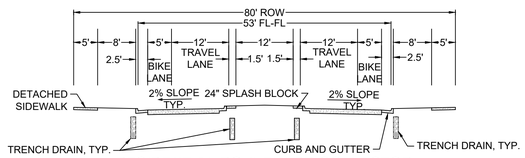
PROFILE: N PINERY PARKWAY STA: 20+50.00 TO 27+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



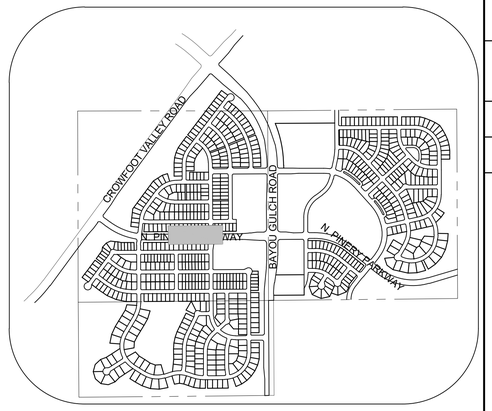
AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20



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



RESIDENTIAL BOULEVARD COLLECTOR



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
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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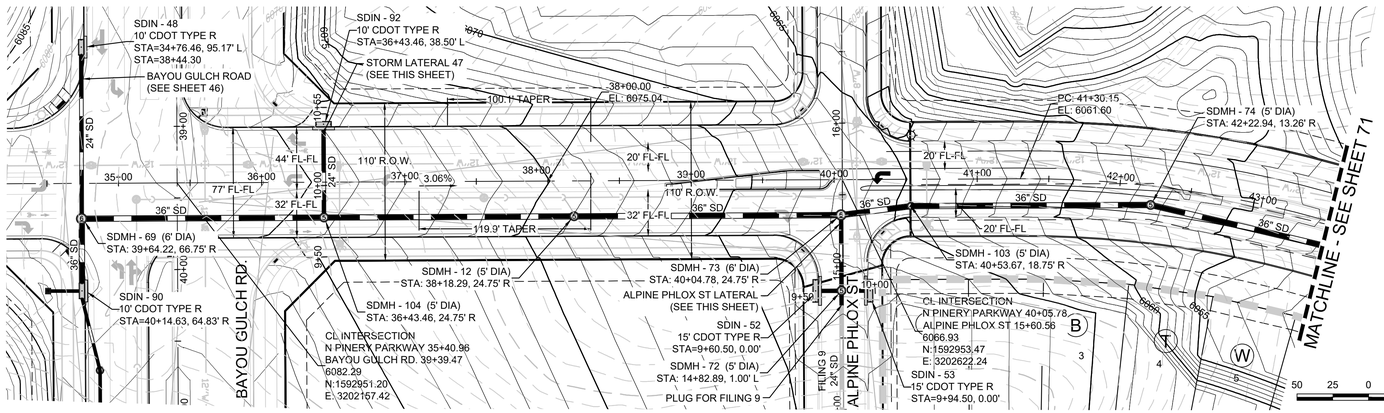
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TRAILS AT CROWFOOT
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STORM PLAN & PROFILE
NORTH PINERY PARKWAY

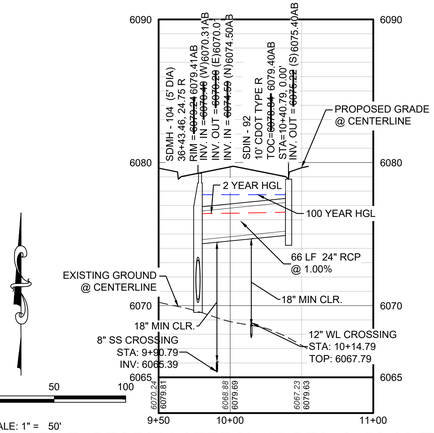
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DATE:	APRIL 2017		

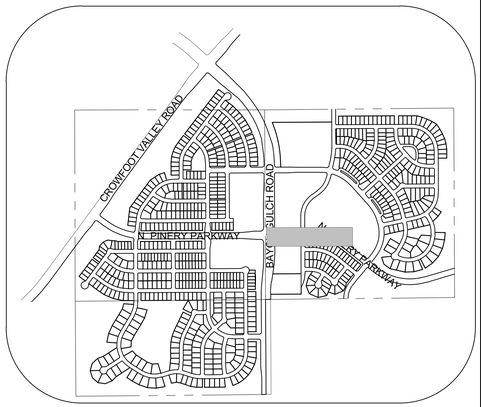
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PLAN: NORTH PINERY PARKWAY STA: 34+50.00 TO 44+00.00
HORIZONTAL SCALE: 1" = 50'

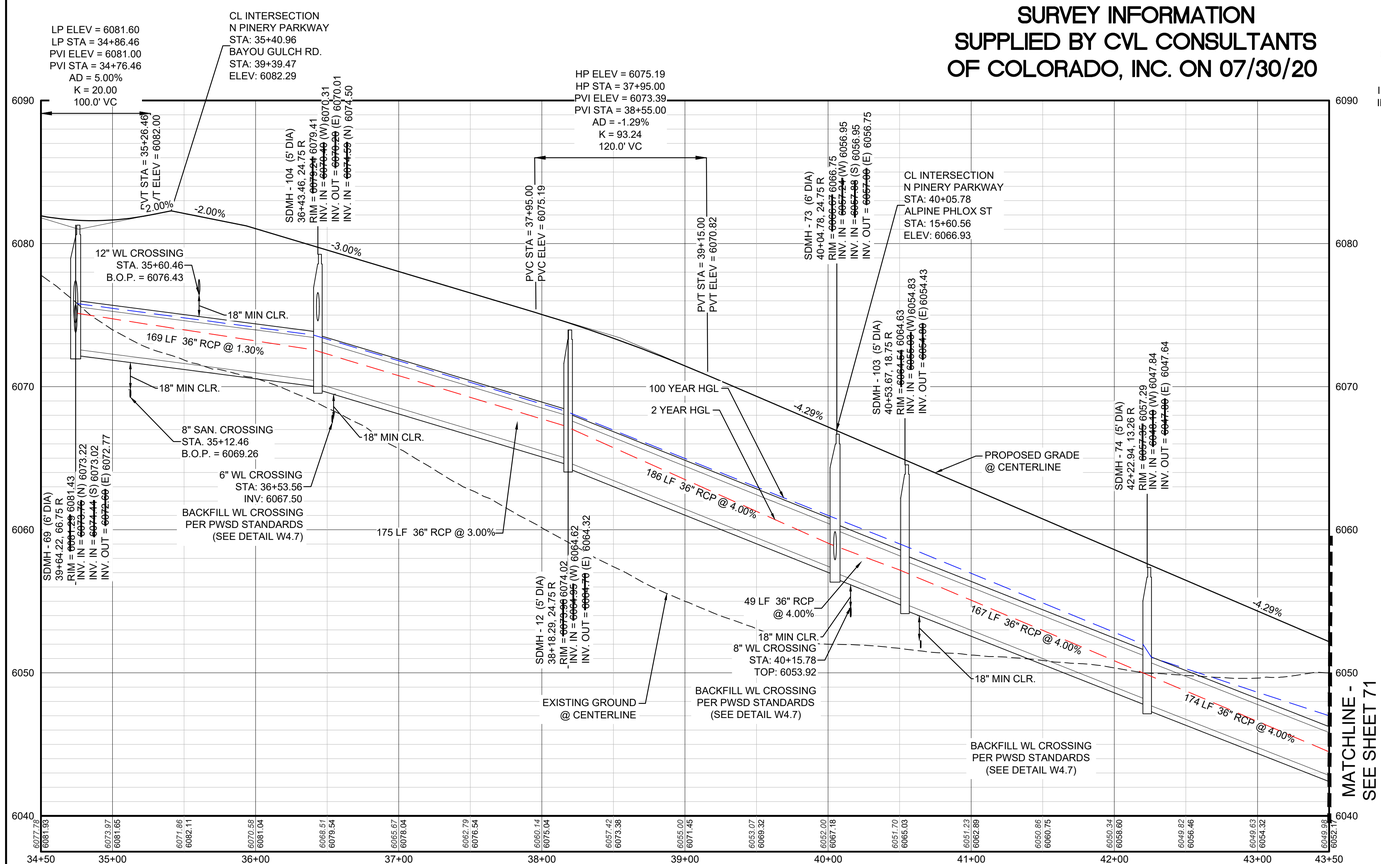




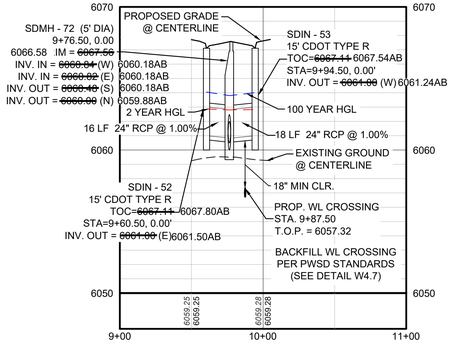
KEYMAP
N.T.S.

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

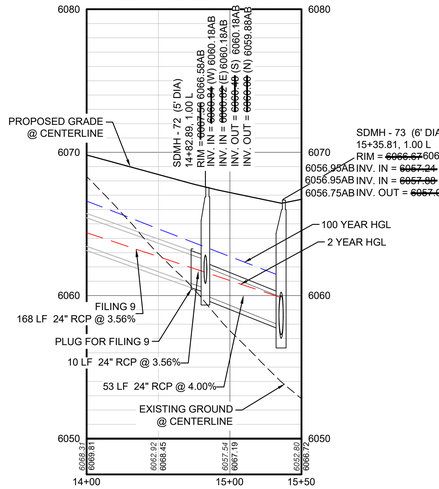
AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20



PROFILE: N PINERY PARKWAY STA: 34+50.00 TO 43+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 21
STA. 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ALPINE PHLOX ST
STA. 14+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

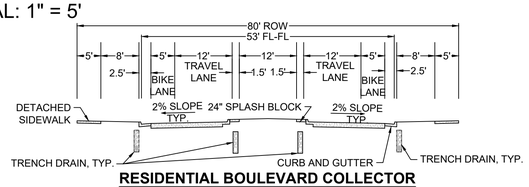
(2)	BLOCK NUMBER
(A)	LOT TYPE
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	PROPOSED BUTTERFLY VALVE
	PROPOSED CAP WITH END OF LINE BLOWOFF
	PROPOSED REDUCER
	PROPOSED VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED WL FITTING WITH THRUST BLOCK
	PROPOSED FLARED END SECTION
	PROPOSED LOW POINT BLOW-OFF
	PROPOSED AIR VALVE
	FUTURE PHASE VALVE
	FUTURE FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK RAMP
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	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
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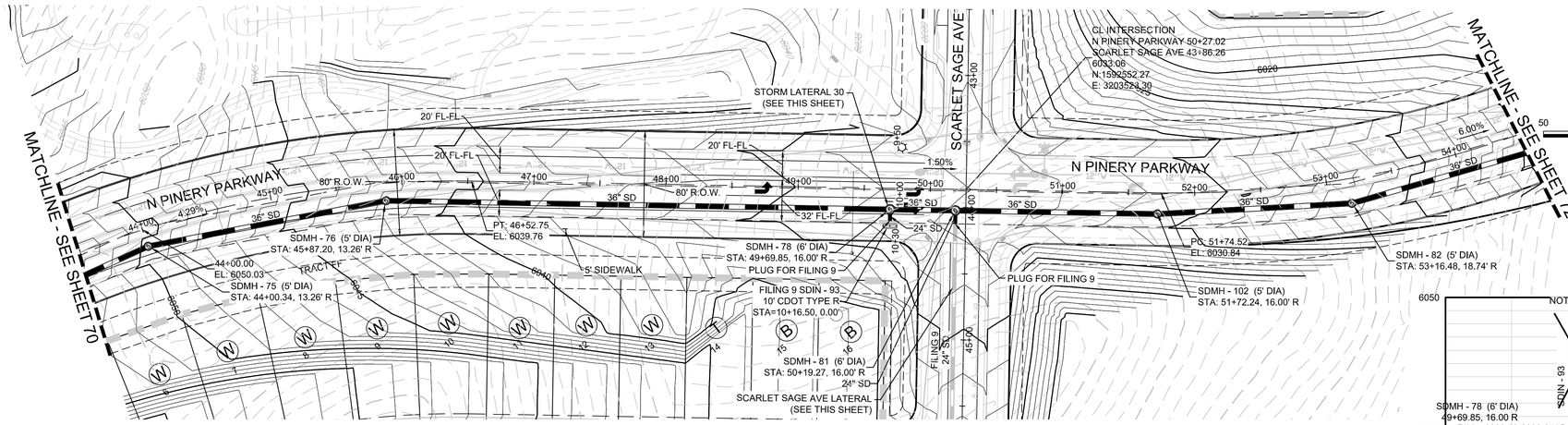
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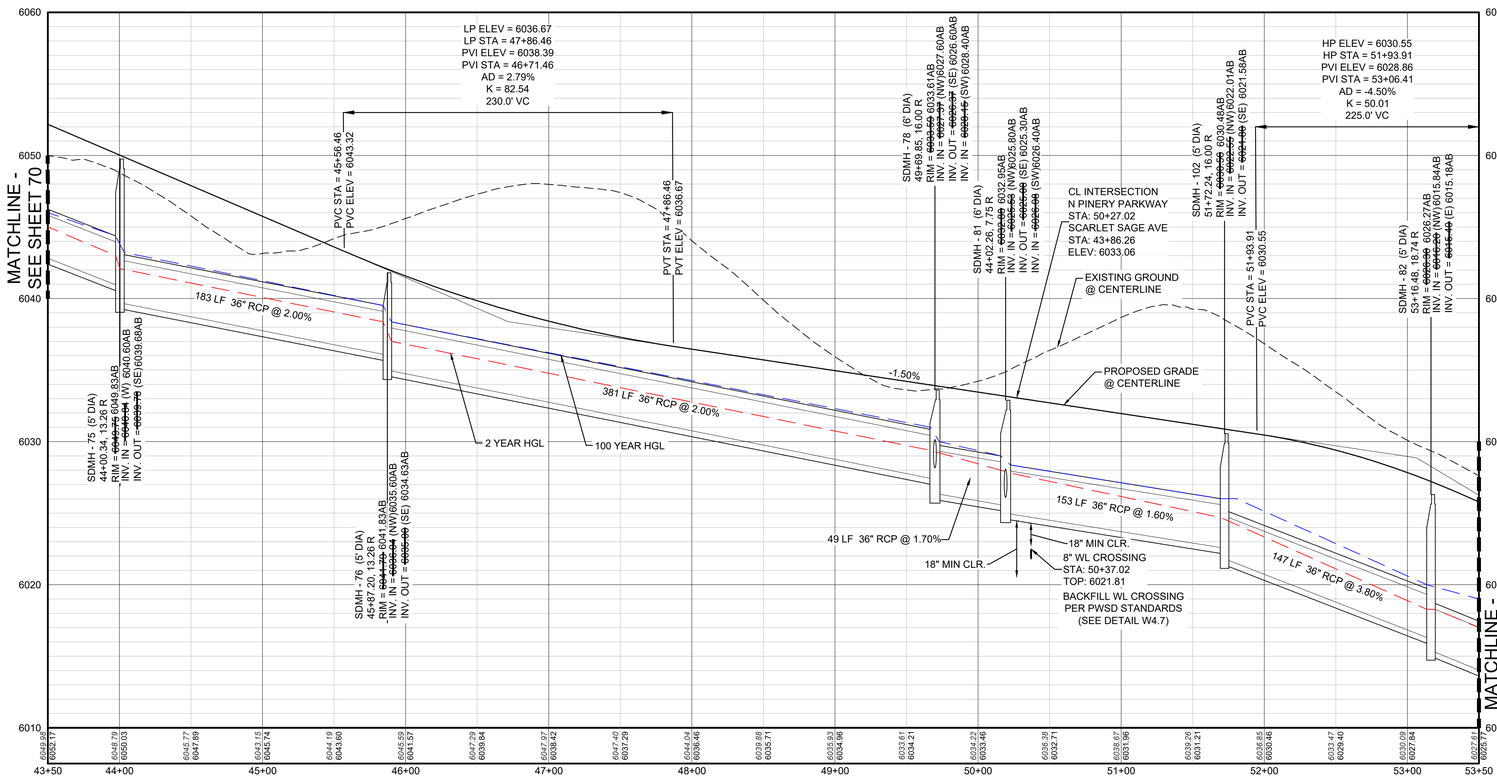
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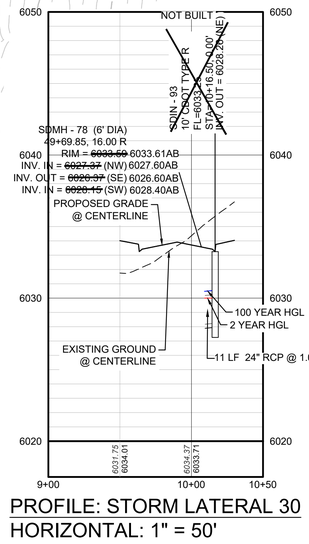
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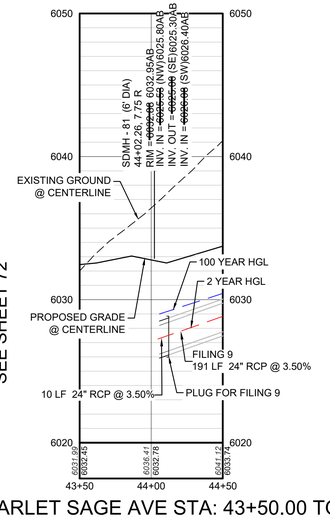
PLAN: NORTH PINERY PARKWAY STA: 43+50.00 TO 53+50.00
HORIZONTAL SCALE: 1" = 50'

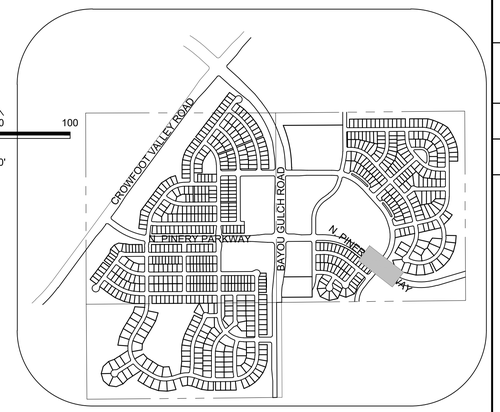


PROFILE: N PINERY PARKWAY STA: 43+50.00 TO 53+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 30
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'





KEYMAP
N.T.S.

LEGEND

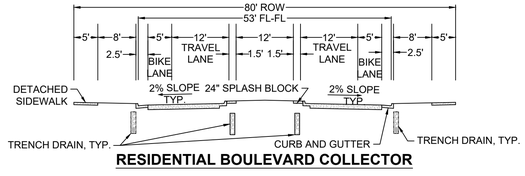
(2) BLOCK NUMBER	PROPOSED RANGE POINT
(A) LOT TYPE	CENTERLINE
6 LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING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

ABBREVIATIONS

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

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2–YEAR AND 100–YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100–YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2–YEAR STORM WILL ONLY SHOW A 2–YEAR HGL.



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

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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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PROFILE: SCARLET SAGE AVE STA: 43+50.00 TO 44+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.	Appr.	Date

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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
NORTH PINERY PARKWAY

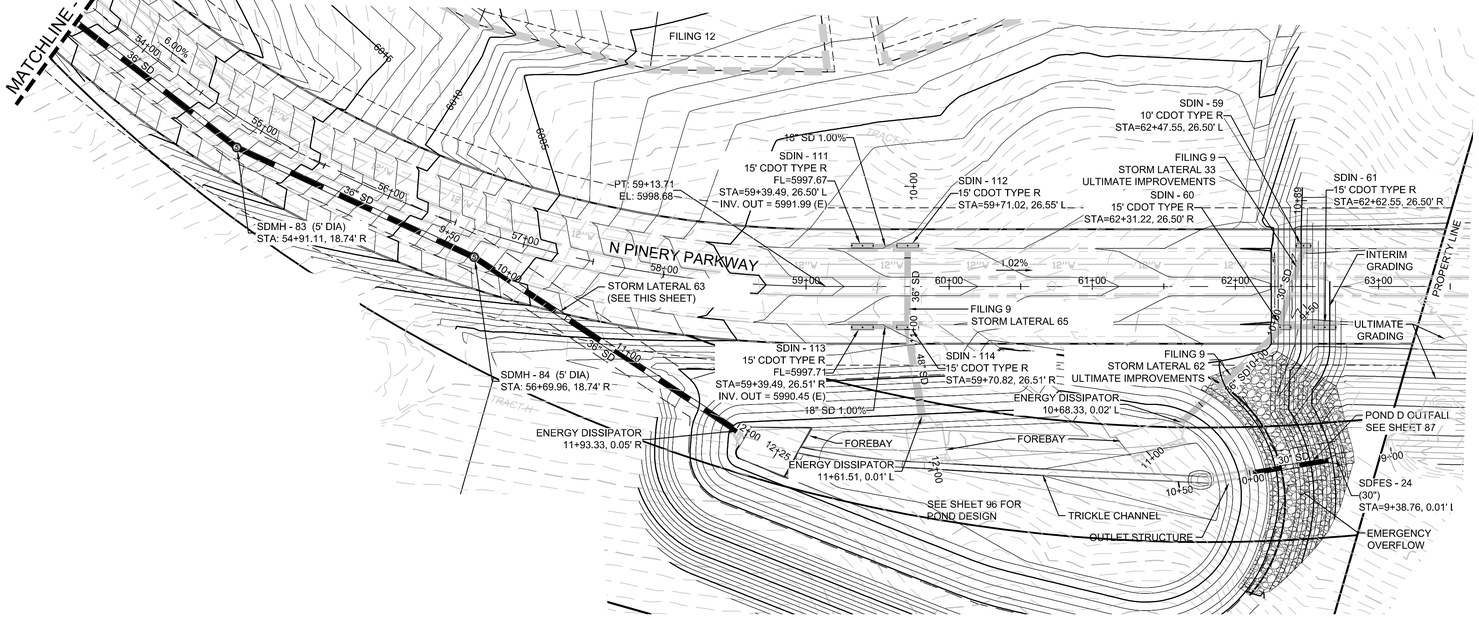
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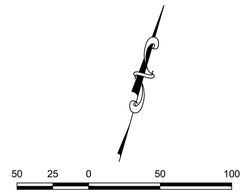
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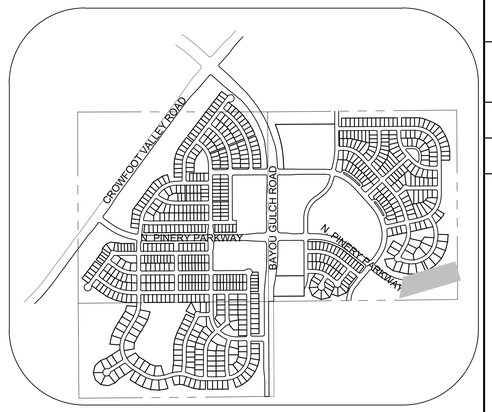
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PLAN: NORTH PINERY PARKWAY STA: 54+50.00 TO 63+50.00
HORIZONTAL SCALE: 1" = 50'





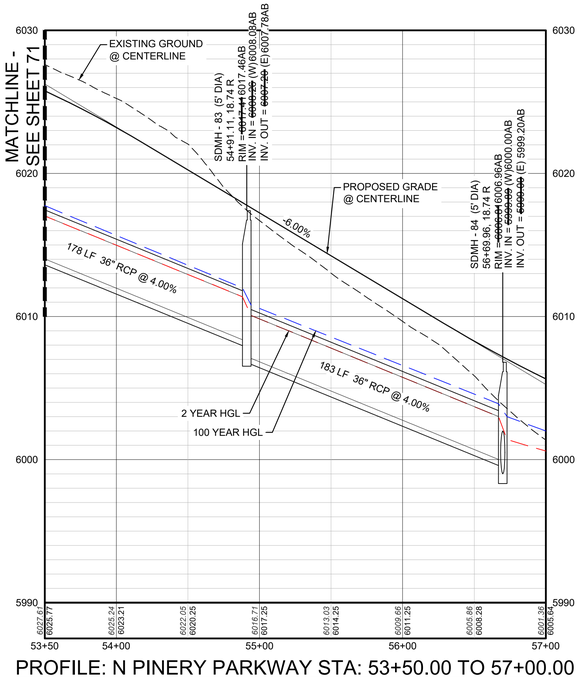


KEYMAP
N.T.S.

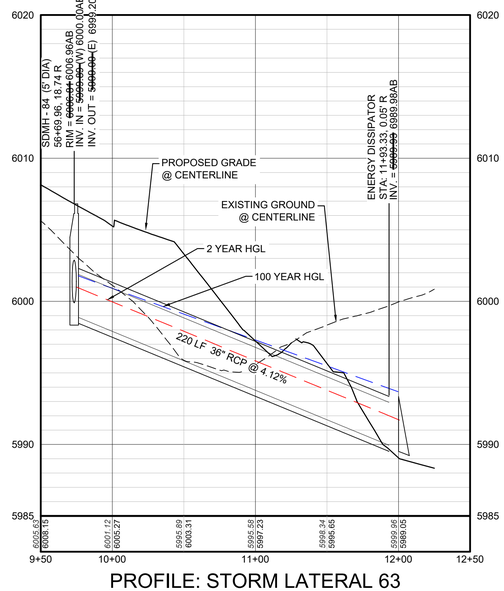
LEGEND

(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
PO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
4 5 6	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



PROFILE: N PINERY PARKWAY STA: 53+50.00 TO 57+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 63
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

No.	Revisions	Date	Init.	Appr.	Date

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

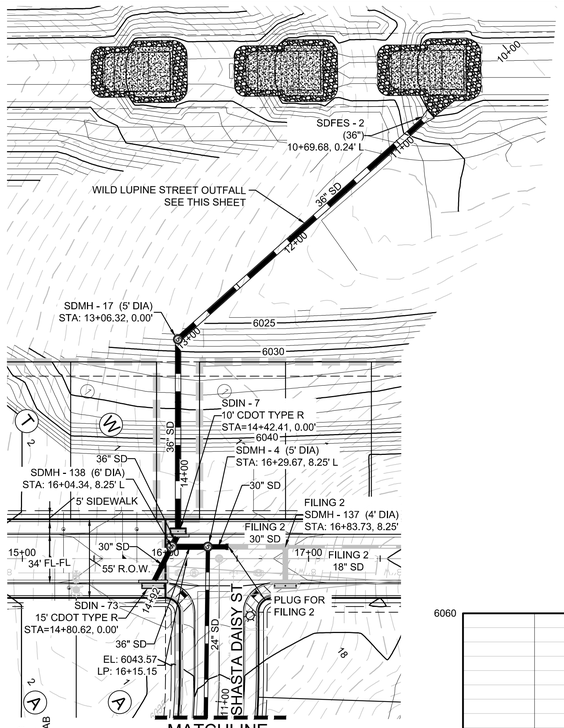
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STREET AND STORM PLAN & PROFILE
NORTH PINERY PARKWAY

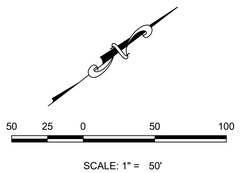
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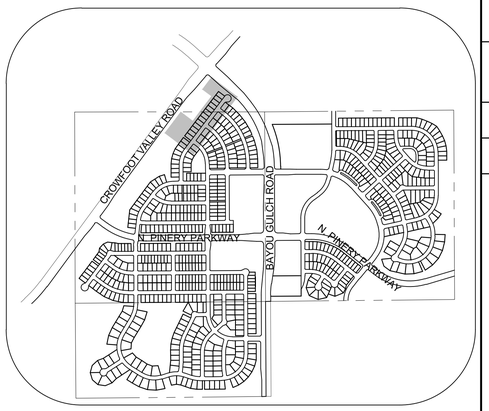
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AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20







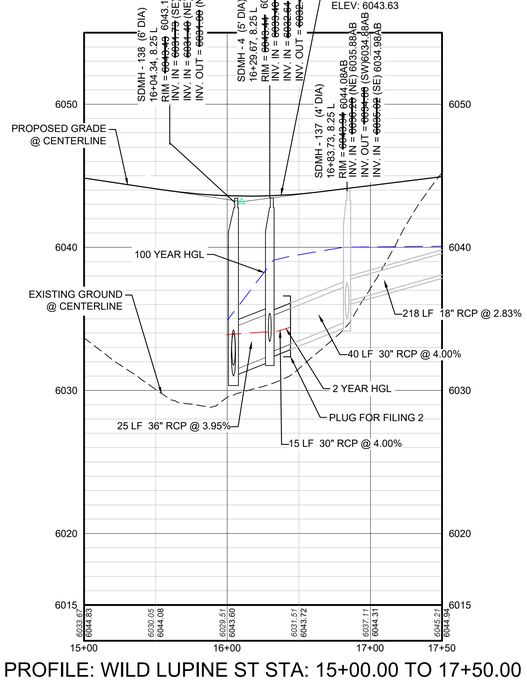
KEYMAP
N.T.S.

LEGEND

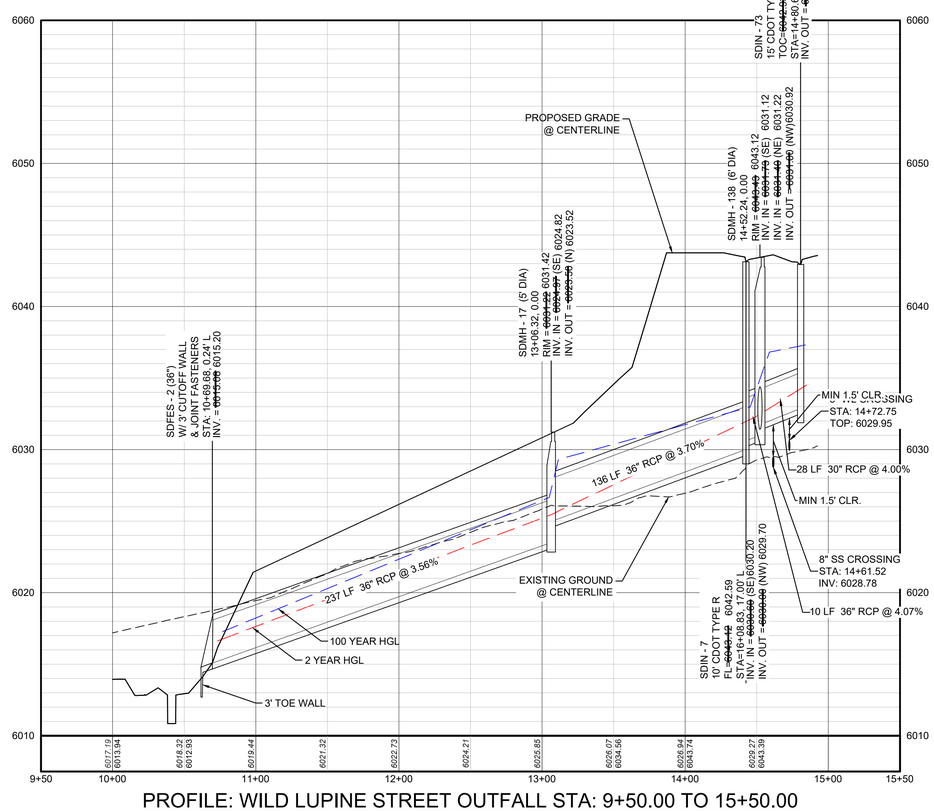
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
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PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
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EXISTING ELEVATION	FILING BOUNDARY
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PROPOSED STORM DRAIN MANHOLE	EXISTING TELEPHONE LINE

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LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



PROFILE: WILD LUPINE ST STA: 15+00.00 TO 17+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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

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2. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

BENCHMARK
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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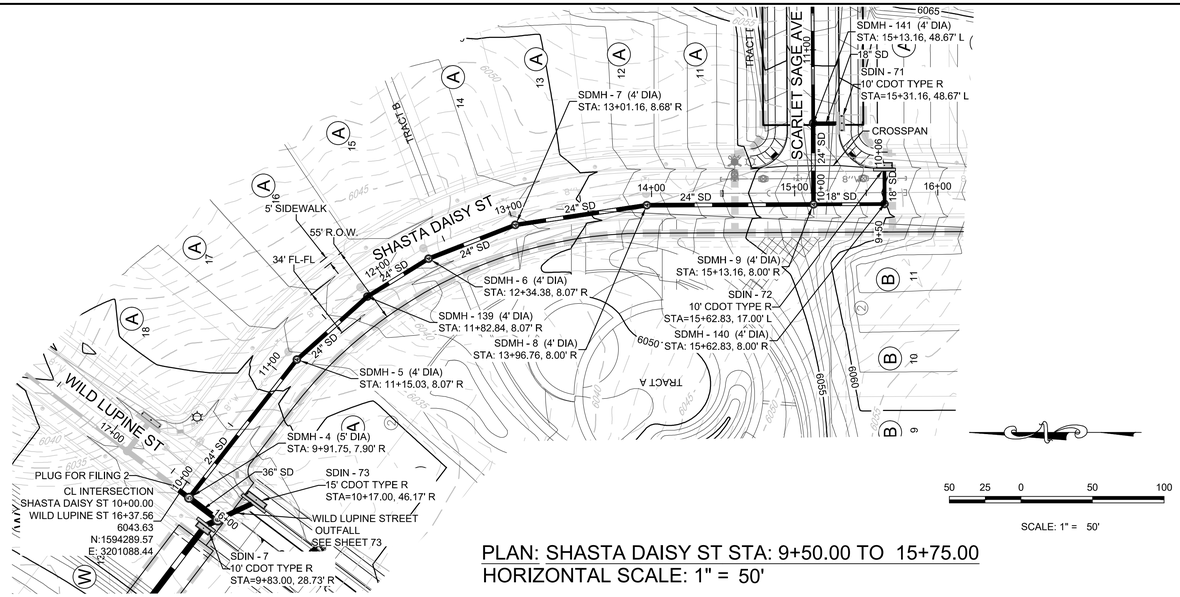
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HR 935 LLC
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
WILD LUPINE STREET

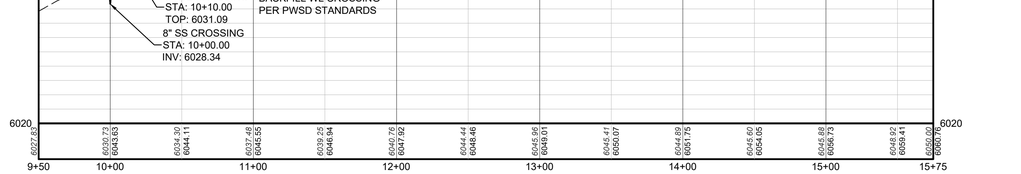
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CHECKED BY:	JJJ		
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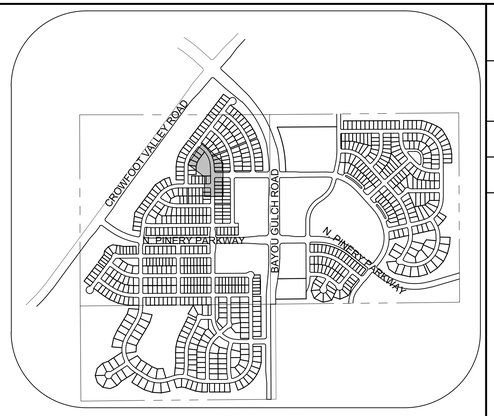
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PLAN: SHASTA DAISY ST STA: 9+50.00 TO 15+75.00
HORIZONTAL SCALE: 1" = 50'

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
LPO	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
AV	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

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

AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2-YEAR AND 100-YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100-YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2-YEAR STORM WILL ONLY SHOW A 2-YEAR HGL.
2. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

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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.

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.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

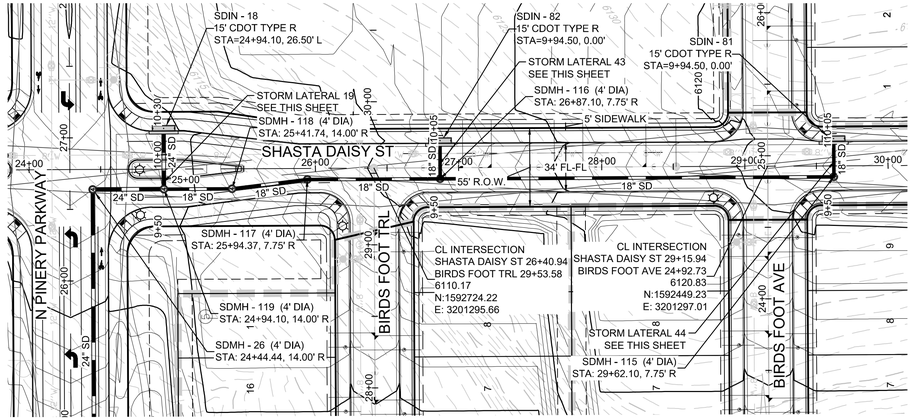
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

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

SHEET NUMBER 74

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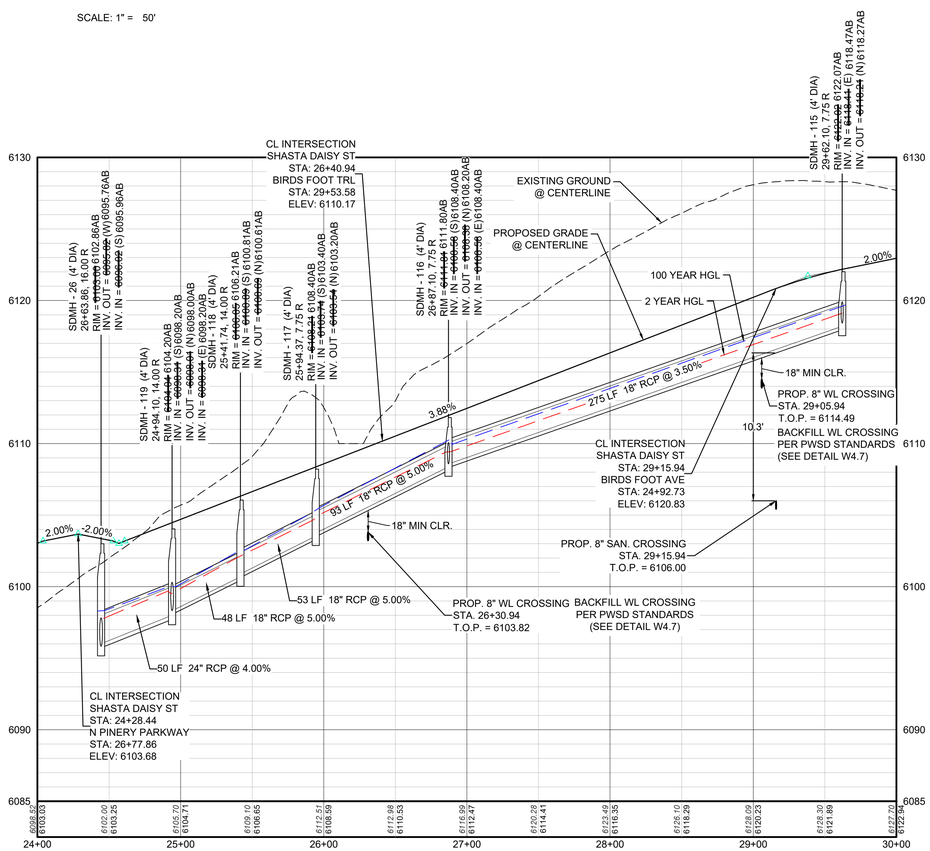
AS-BUILT
FILING 1
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SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20



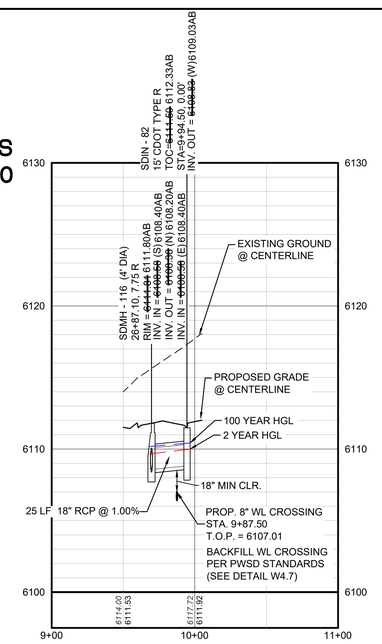
PLAN: SHASTA DAISY ST STA: 24+00.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'

50 25 0 50 100

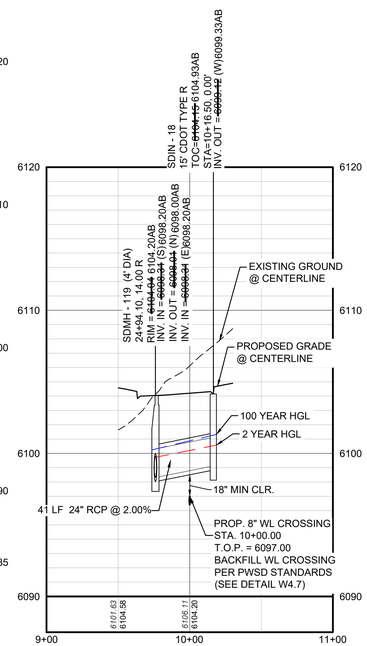
SCALE: 1" = 50'



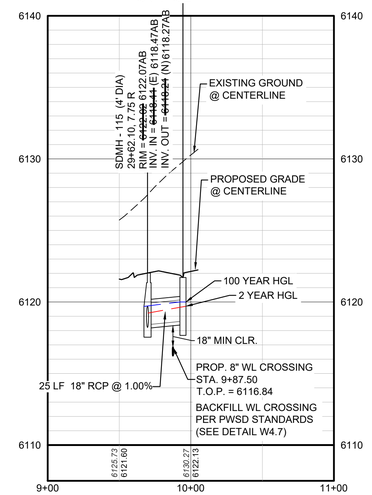
PROFILE: SHASTA DAISY ST STA: 24+00.00 TO 30+00.00
HORIZONTAL: 1" = 50'
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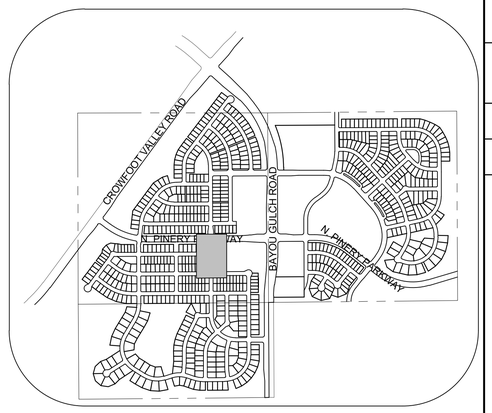
PROFILE: STORM LATERAL 43 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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



PROFILE: STORM LATERAL 44 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
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KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
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PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
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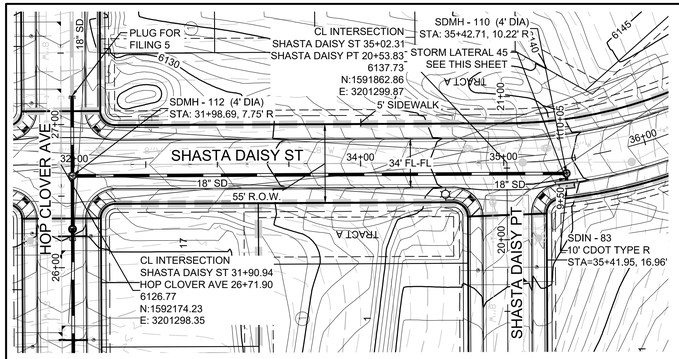
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

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

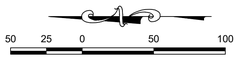
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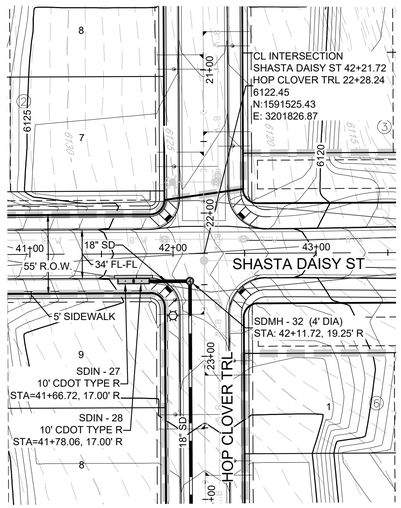
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SURVEY INFORMATION
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OF COLORADO, INC. ON 07/30/20

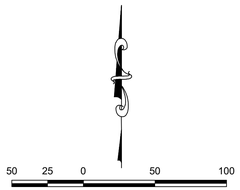


PLAN: SHASTA DAISY ST STA: 31+50.00 TO 36+00.00
HORIZONTAL SCALE: 1" = 50'



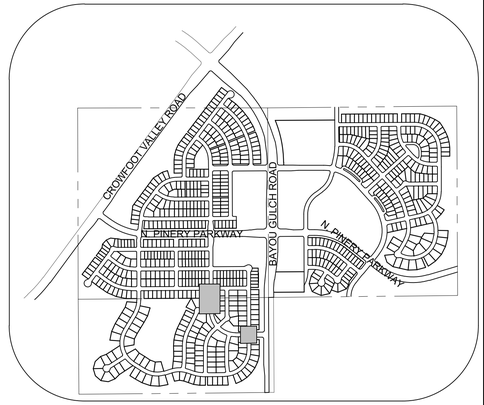
SCALE: 1" = 50'





SCALE: 1" = 50'

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



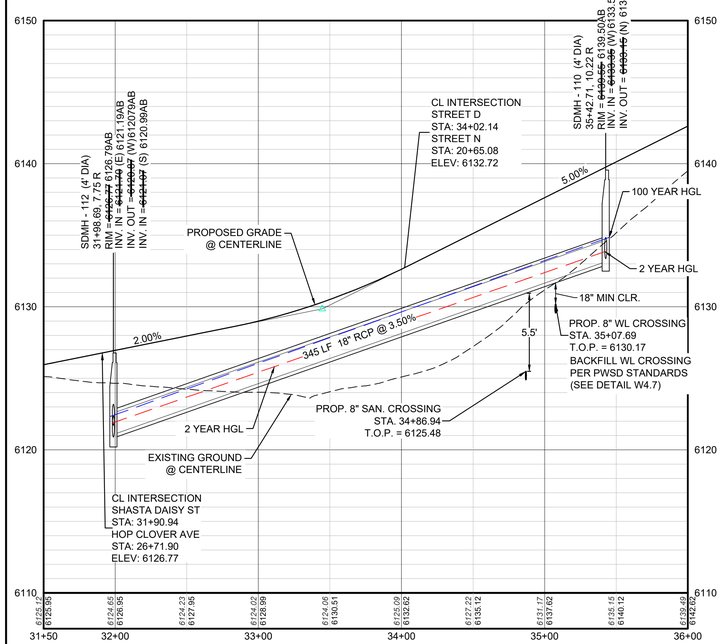
KEYMAP
N.T.S.

LEGEND

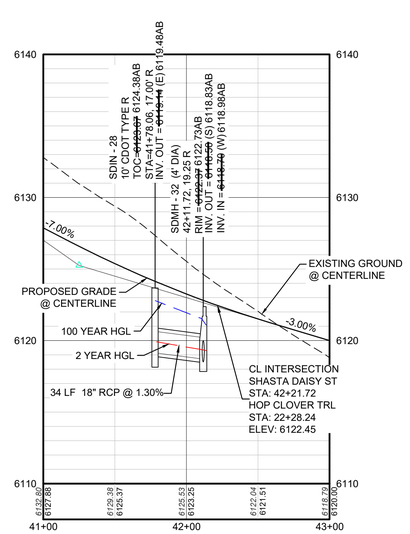
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LOT NUMBER	RIGHT-OF-WAY
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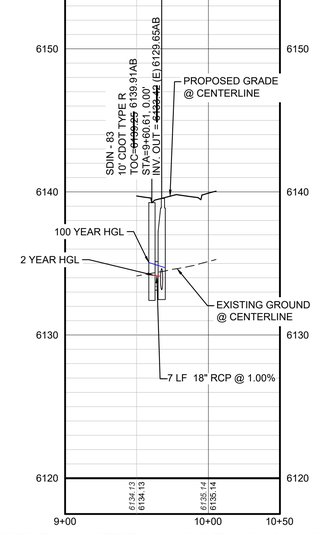
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COLORADO P.E. 0050067

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No.	Revisions	Date	Init.	Appr.	Date

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CVL CONSULTANTS

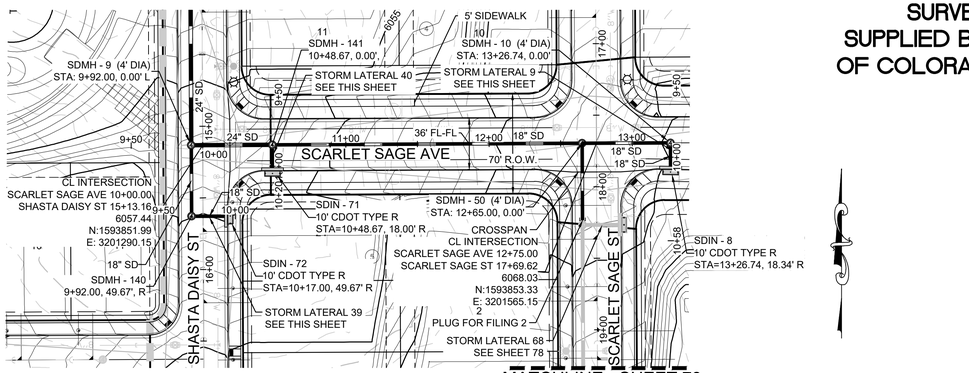
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

SCALE: AS SHOWN
FILE NO. 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 76

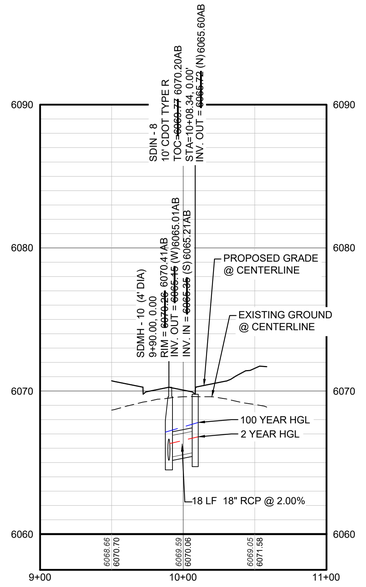
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AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20

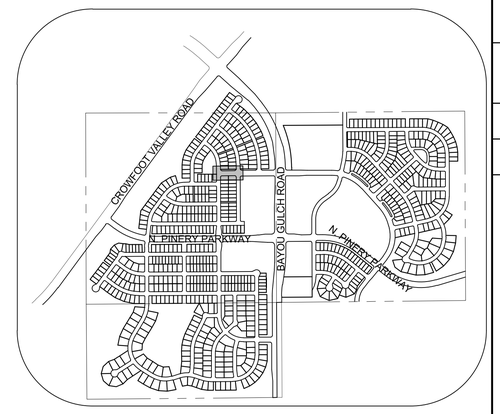


PLAN: SCARLET SAGE AVE STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'

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



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



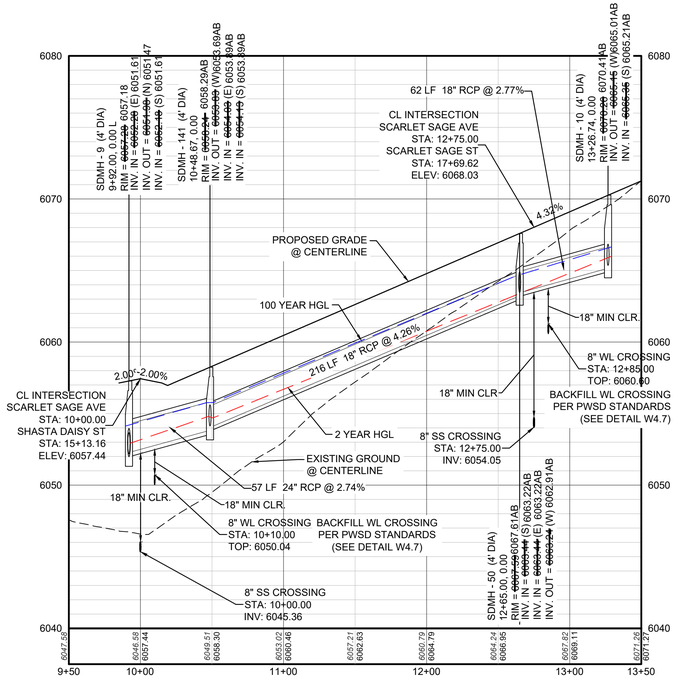
KEYMAP
N.T.S.

LEGEND

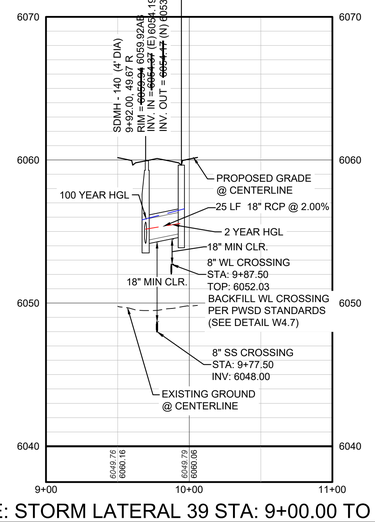
(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	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
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

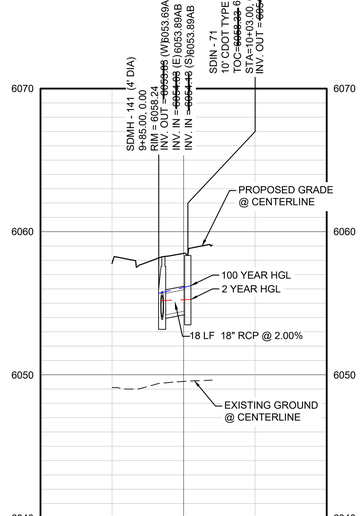
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



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



PROFILE: STORM LATERAL 39 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 40 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2–YEAR AND 100–YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100–YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2–YEAR STORM WILL ONLY SHOW A 2–YEAR HGL.

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

No.	Revisions	Date	Init.	Appr.	Date

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

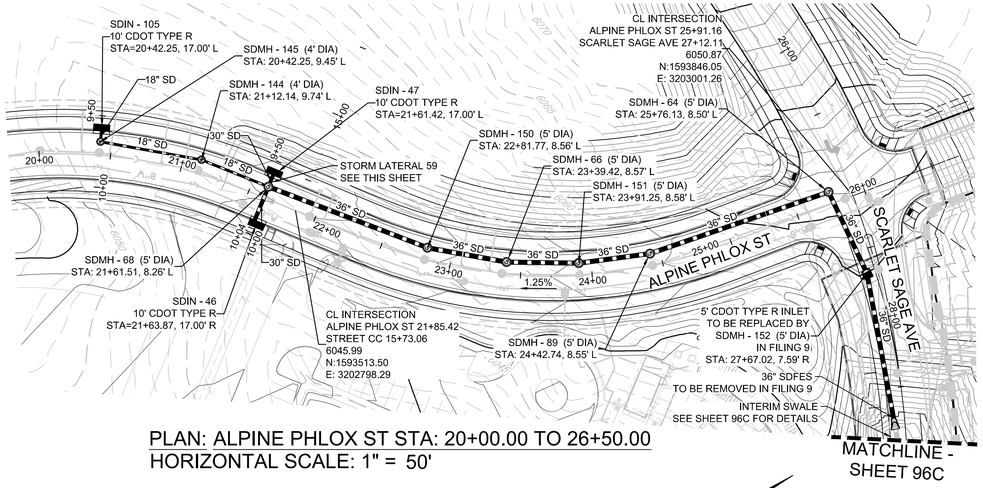
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SCARLET SAGE AVENUE

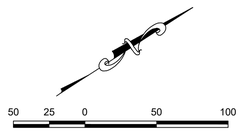
SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	KJD	CHECKED BY:	JJJ
DATE:	APRIL 2017		

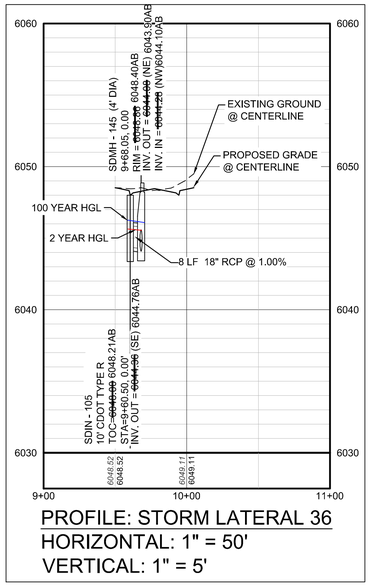
SHEET NUMBER 77

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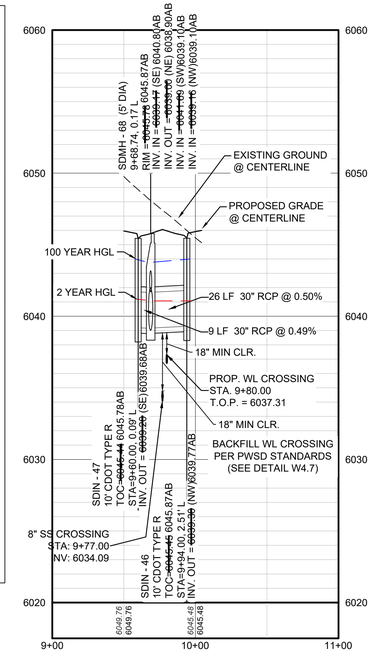


PLAN: ALPINE PHLOX ST STA: 20+00.00 TO 26+50.00
HORIZONTAL SCALE: 1" = 50'

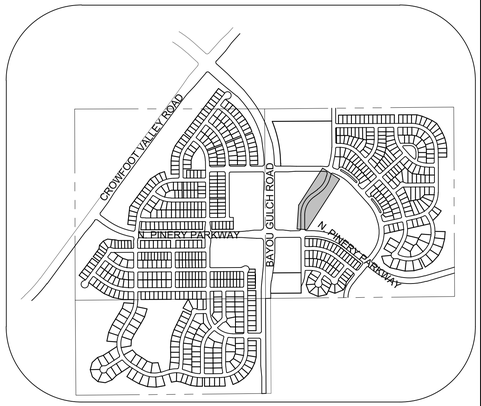




PROFILE: STORM LATERAL 36
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

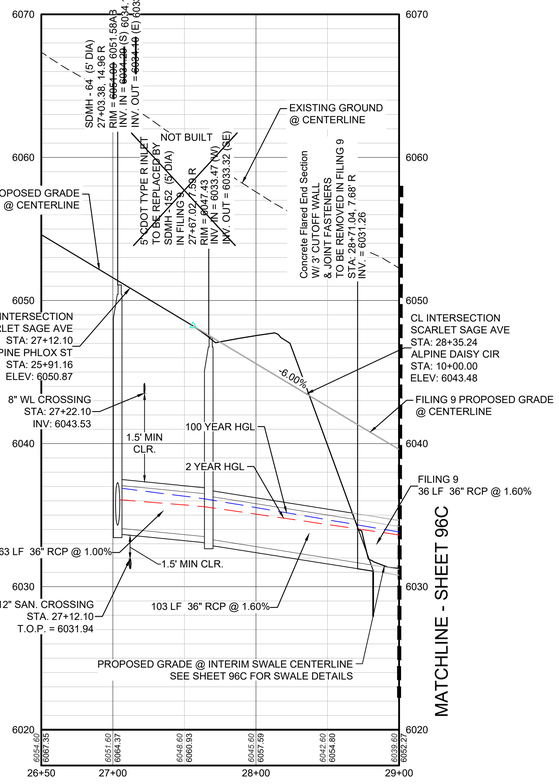


PROFILE: STORM LATERAL 59 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

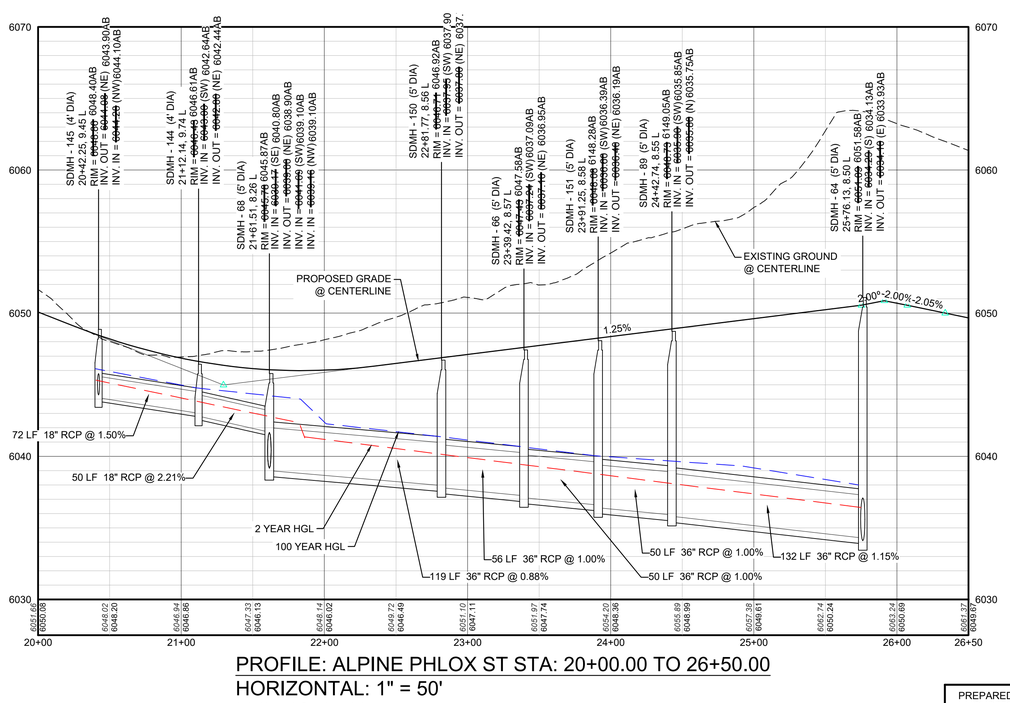


KEYMAP
N.T.S.

AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20



PROFILE: SCARLET SAGE AVE STA: 26+50.00 TO 29+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ALPINE PHLOX ST STA: 20+00.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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
(LP)	PROPOSED LOW POINT BLOW-OFF
(AV)	PROPOSED AIR VALVE
	FUTURE PHASE VALVE
	FUTURE FIRE HYDRANT
	PROPOSED LIGHT POLE
	PROPOSED SIDEWALK
	PROPOSED SIDEWALK RAMP
10.00	EXISTING ELEVATION
10.00	PROPOSED DESIGN ELEVATION
	PROPOSED STORM DRAIN INLET
(4)(5)(6)	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
	SECTION LINE
	FILING BOUNDARY
FO	EXISTING FIBER OPTIC LINE
OH	EXISTING OVERHEAD POWER
TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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1-800-922-1987

No.	Revisions	Date	Init.	Appr.	Date

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

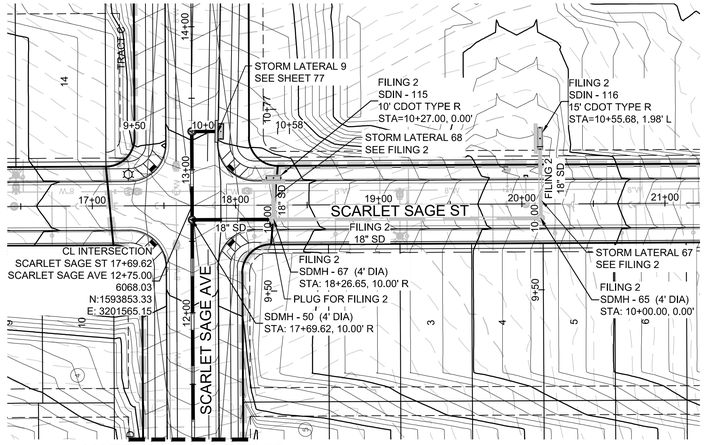
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ALPINE PHLOX STREET & SCARLET SAGE AVENUE

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

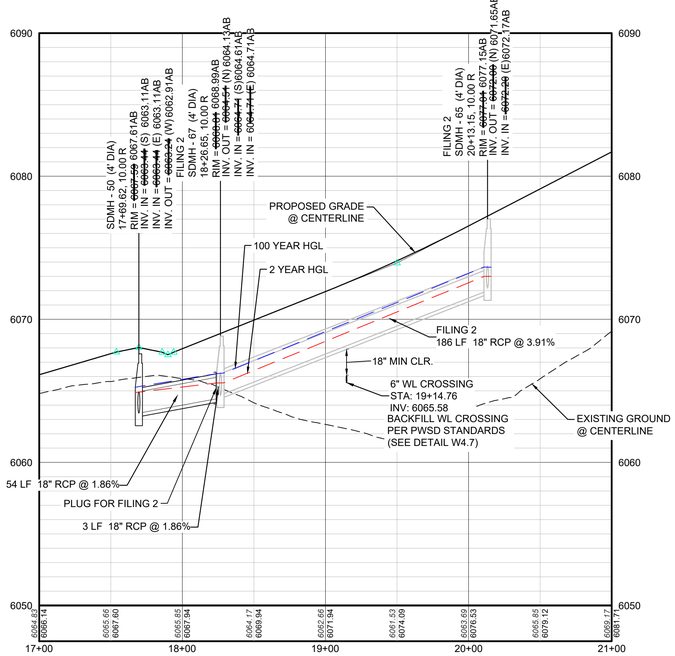
SHEET NUMBER 77A

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 ALPINE PHLOX STREET STORM FROM F9.DWG, STEPHENF, 10/6/2020 1:11 AM



MATCHLINE - SHEET 77

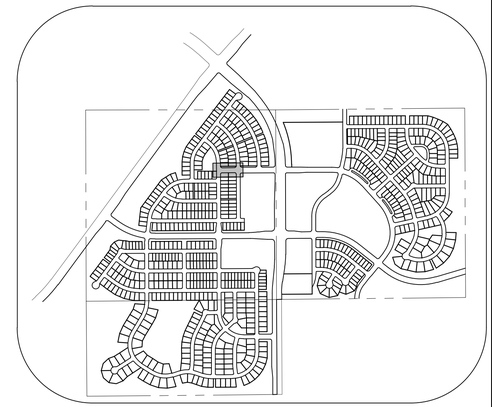
PLAN: SCARLET SAGE ST STA: 17+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SCARLET SAGE ST STA: 17+00.00 TO 21+00.00
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50 25 0 50 100

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KEYMAP
N.T.S.

LEGEND

(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
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	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
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10.00	EXISTING ELEVATION		FILING BOUNDARY
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AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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No.	Revisions	Date	Init.	Appr.	Date

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

CVL CONSULTANTS

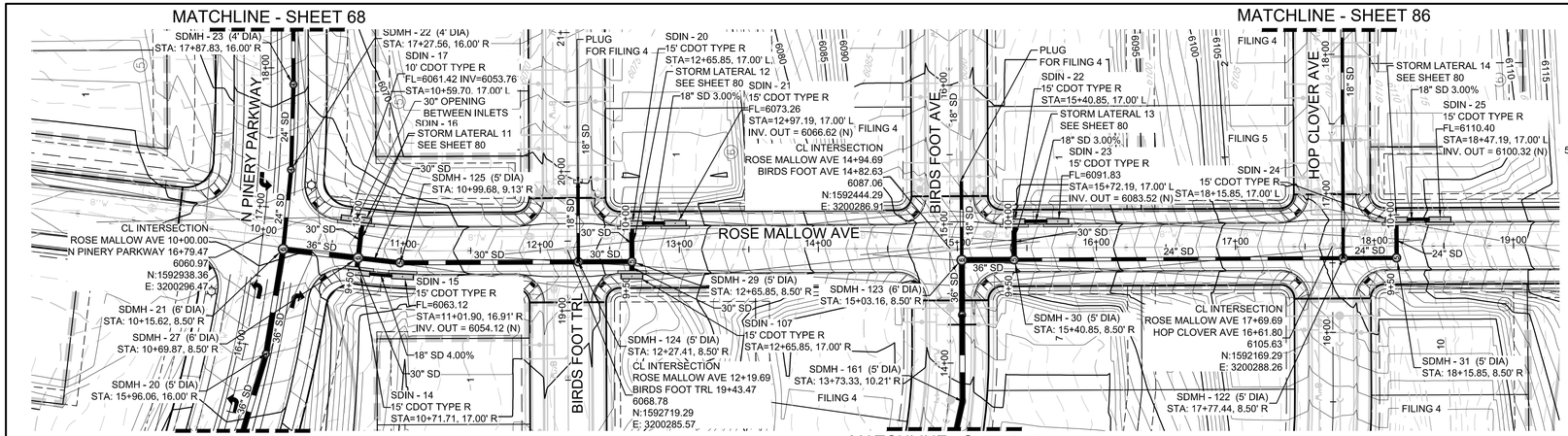
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

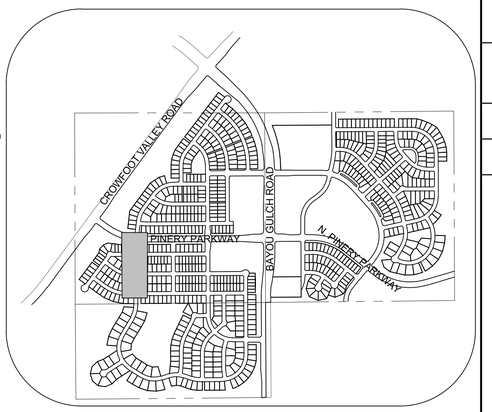
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SCARLET SAGE STREET

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

SHEET NUMBER 78

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FI1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 SCARLET SAGE STREET STORM.DWG, STEPHENF, 10/6/2020 1:14 AM





KEYMAP
N.T.S.

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

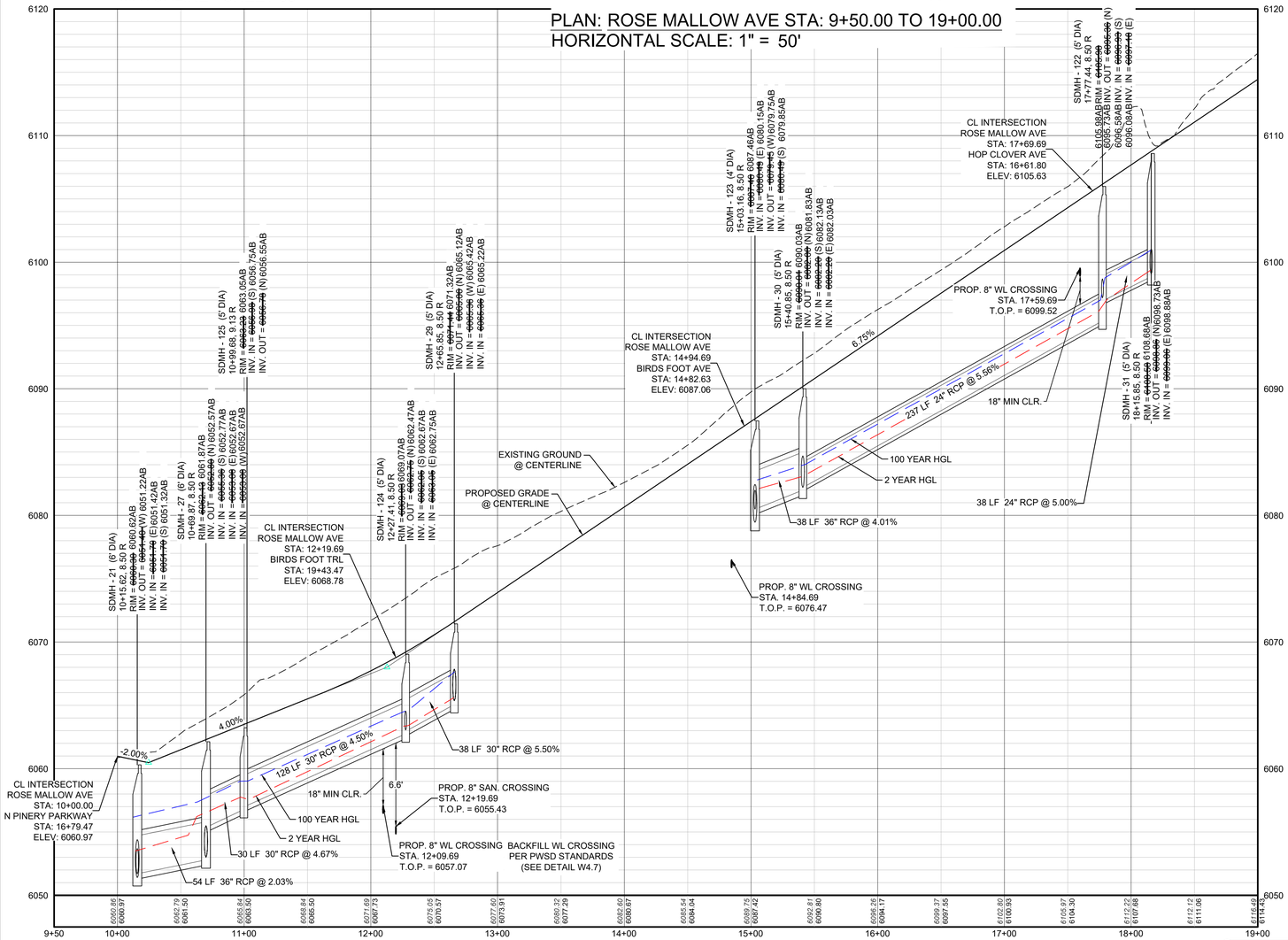
LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE 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
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- OH EXISTING OVERHEAD POWER
- TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

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

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



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

AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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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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N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 ROSE MALLOW AVENUE STORM.DWG, STEPHENF, 10/21/2020 10:53 AM

No.	Revisions	Date	Init.	Appr.	Date

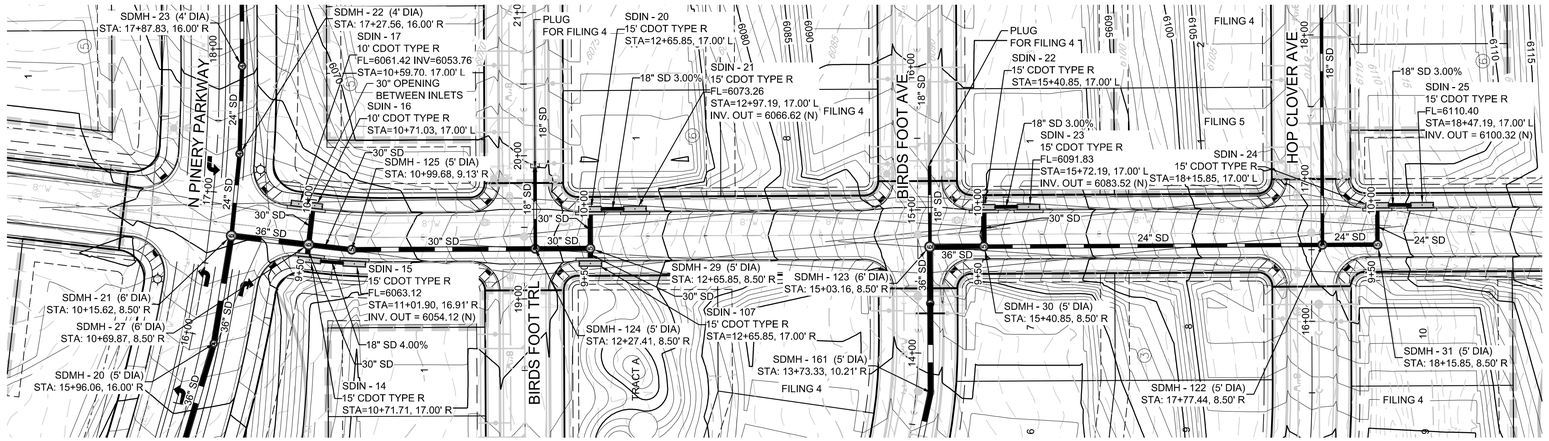
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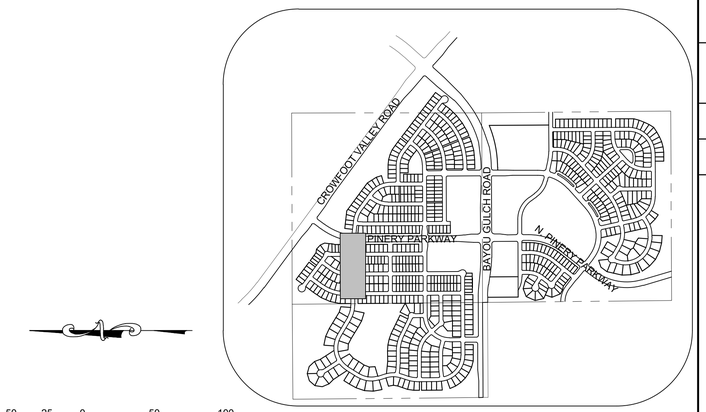
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 79



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



KEYMAP
N.T.S.

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

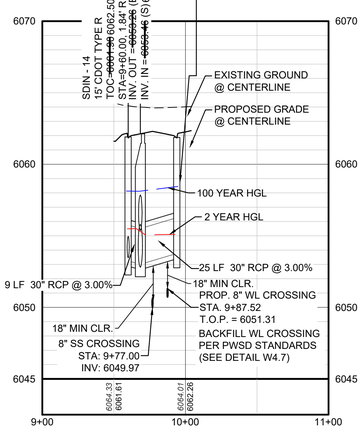
AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

LEGEND

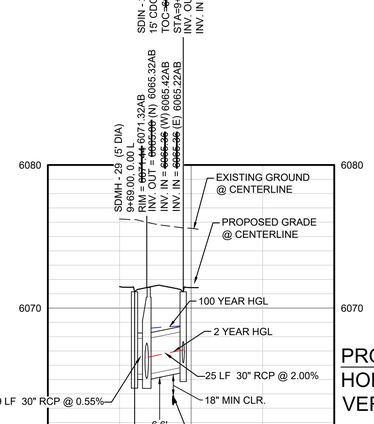
BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION (1.0%)
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR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

ABBREVIATIONS

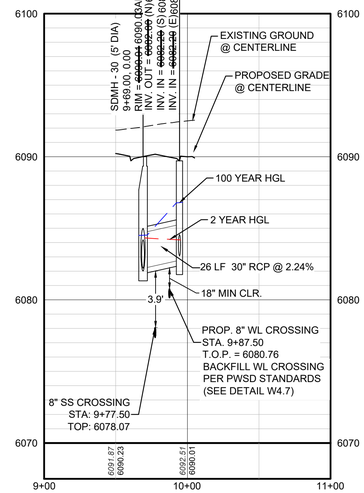
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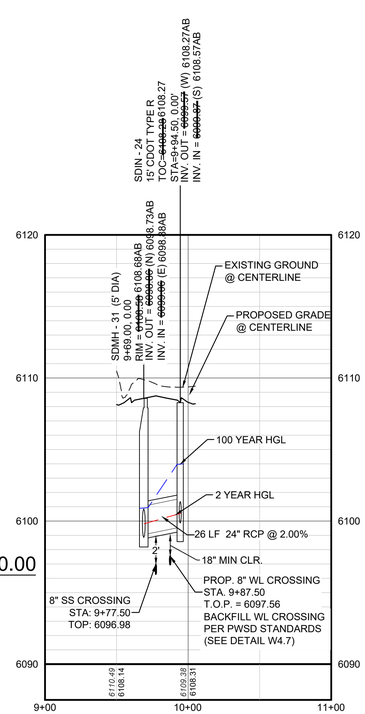
PROFILE: STORM LATERAL 11 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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



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



PROFILE: STORM LATERAL 14 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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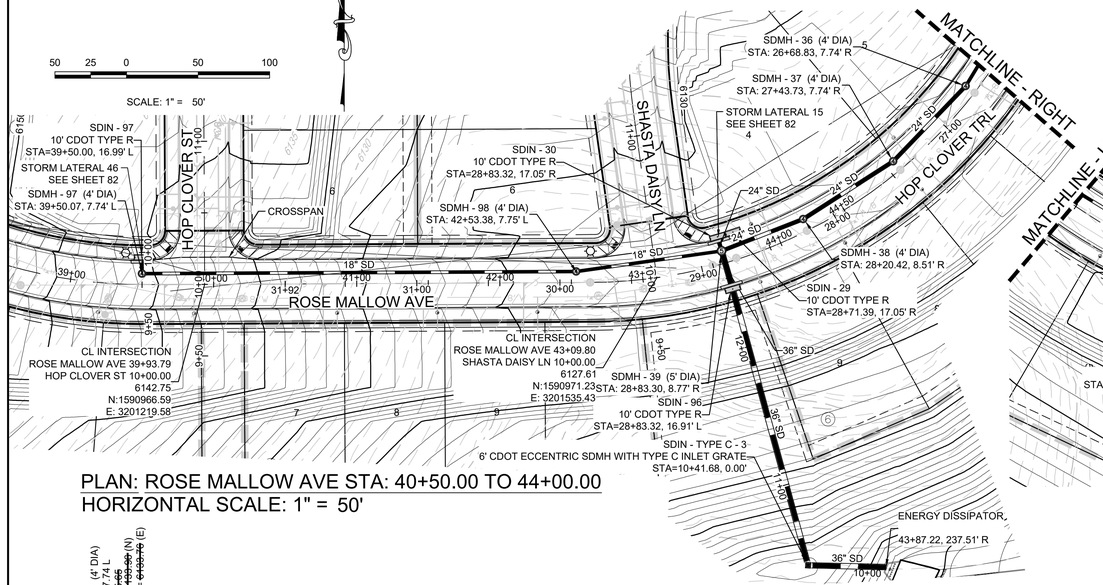
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE:	AS SHOWN	FILE NO:	81302837O1
DRAWN BY:	KJD		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	80		

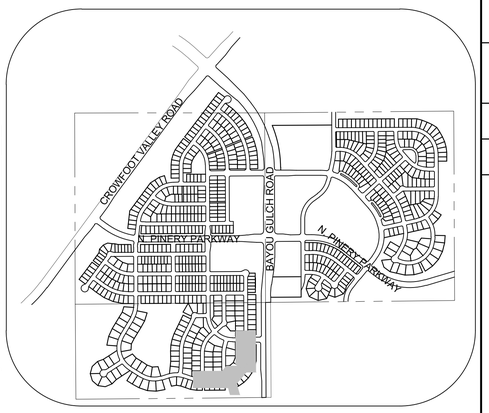
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AS-BUILT - FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20



PLAN: ROSE MALLOW AVE STA: 40+50.00 TO 44+00.00
HORIZONTAL SCALE: 1" = 50'

PLAN: HOP CLOVER TRL STA: 21+00.00 TO 26+50.00
HORIZONTAL SCALE: 1" = 50'



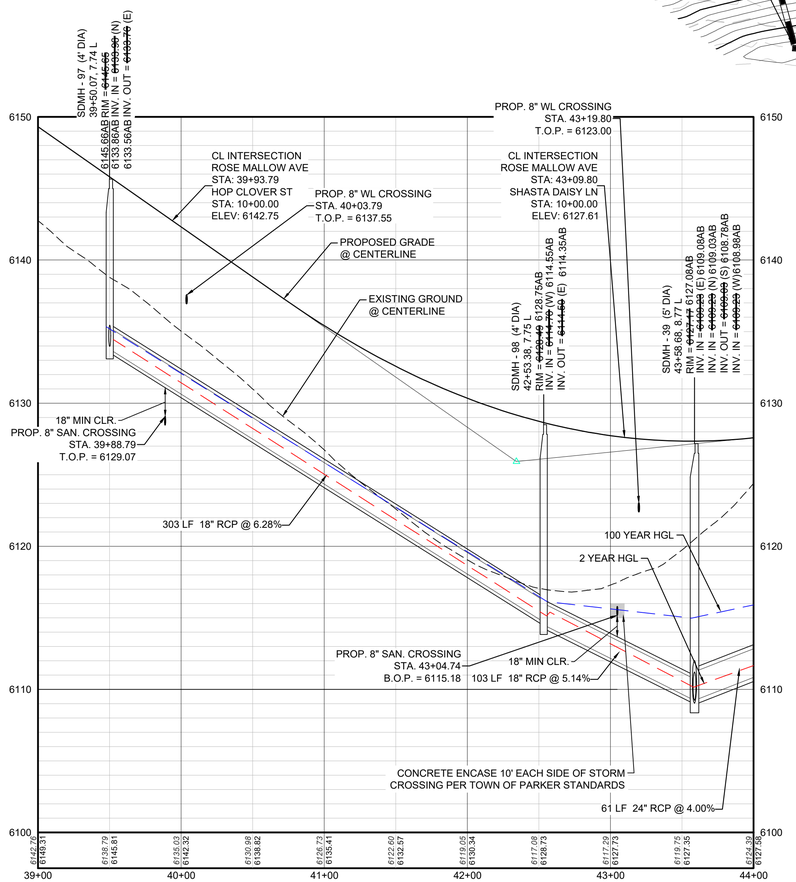
KEYMAP
N.T.S.

LEGEND

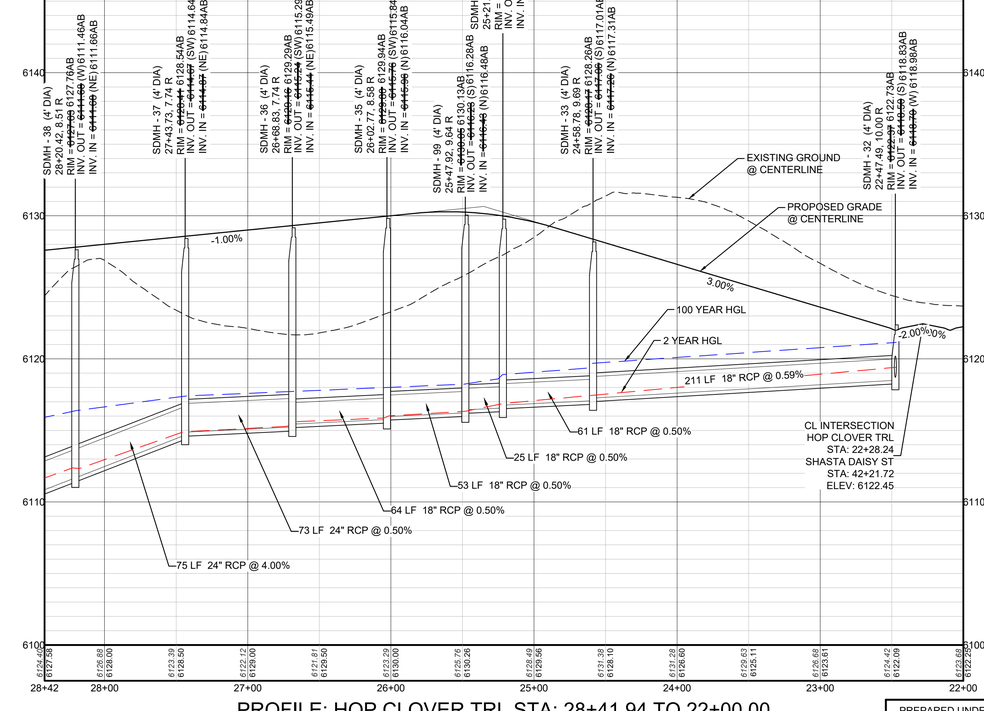
(2) BLOCK NUMBER	PROPOSED RANGE POINT
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6 LOT NUMBER	RIGHT-OF-WAY
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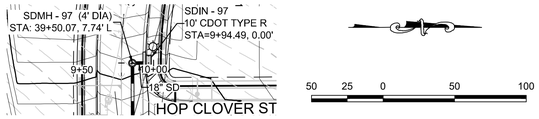
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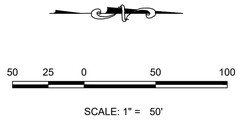
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

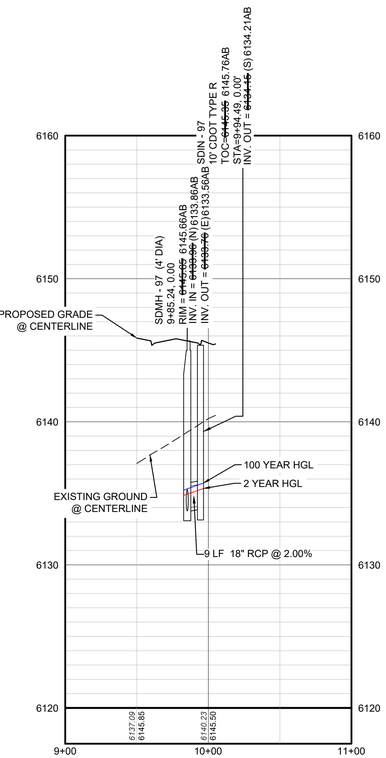
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CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 81

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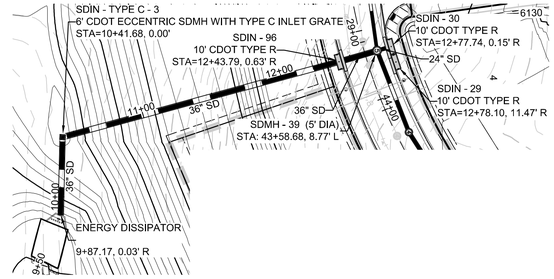


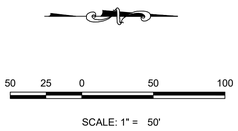


PLAN: STORM LATERAL 46 STA: 9+00.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'

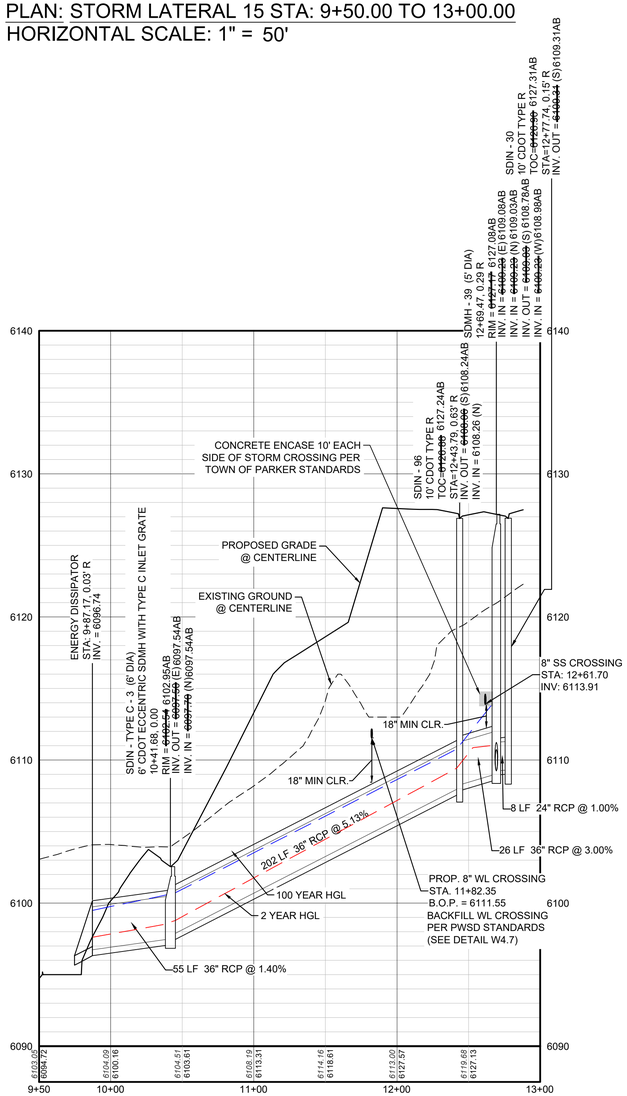


PROFILE: STORM LATERAL 46 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

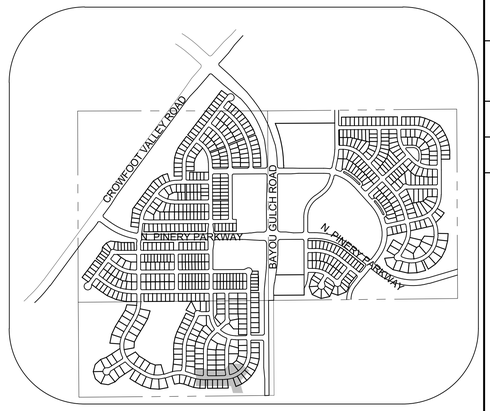




PLAN: STORM LATERAL 15 STA: 9+50.00 TO 13+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 15 STA: 9+50.00 TO 13+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

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

ABBREVIATIONS

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

AS-BUILT
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SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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1-800-922-1987

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No.	Revisions	Date	Init.	Appr.	Date

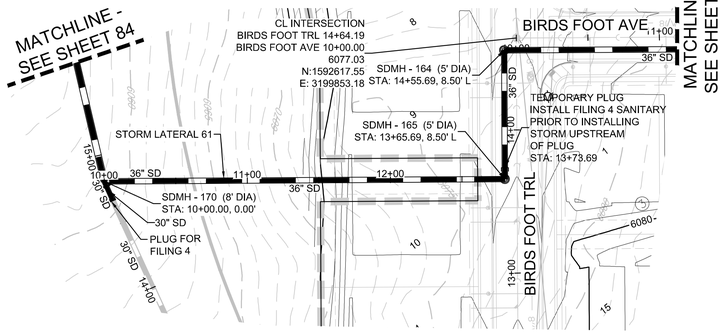
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Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
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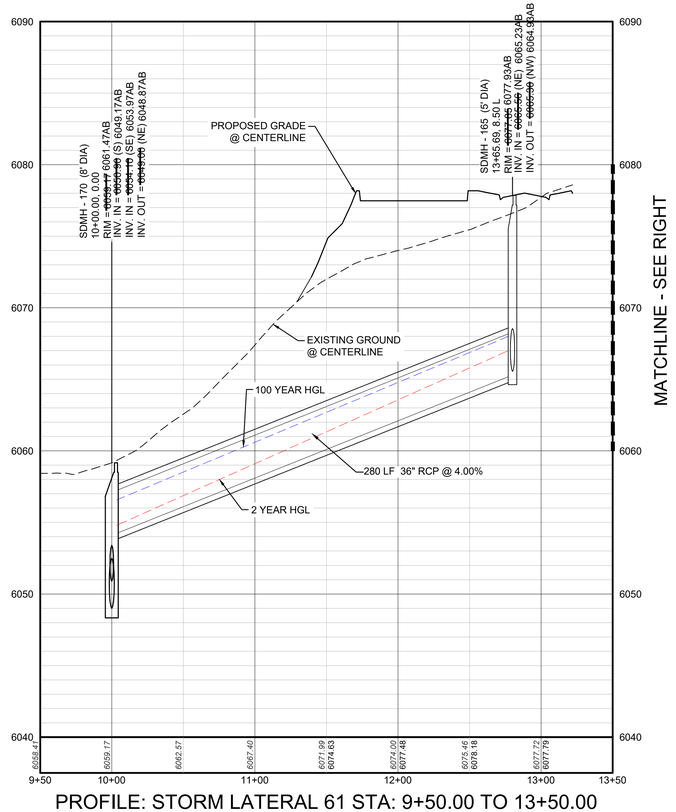
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 82

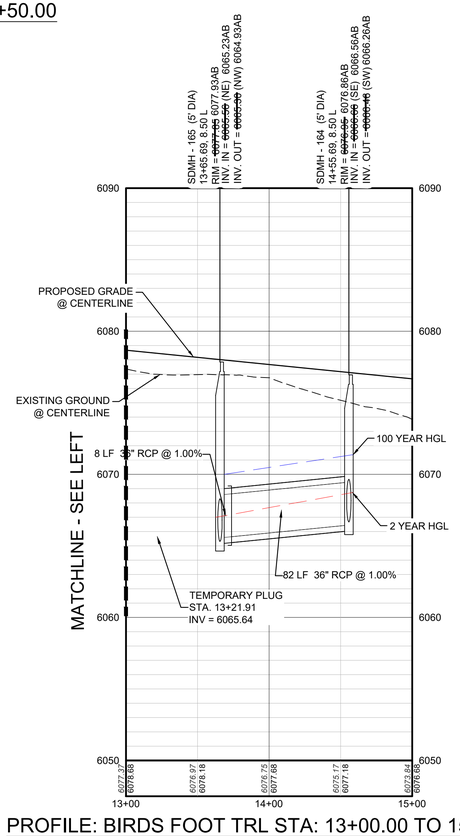
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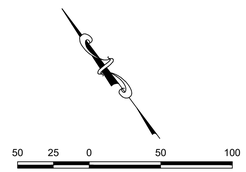
PLAN: STORM LATERAL 61 STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'



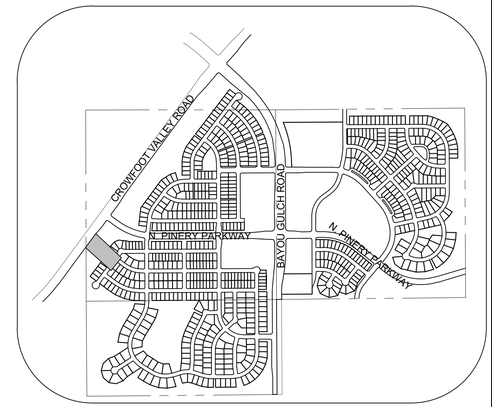
PROFILE: STORM LATERAL 61 STA: 9+50.00 TO 13+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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



SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE 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
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER OPTIC LINE
- OH EXISTING OVERHEAD POWER
- TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
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FG	FINISHED GROUND	SL	SECTION LINE
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HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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2. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

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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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

No.	Revisions	Date	Init.
1	MANHOLE SIZE REVISION	9-11-19	AYK

Appr. | Date

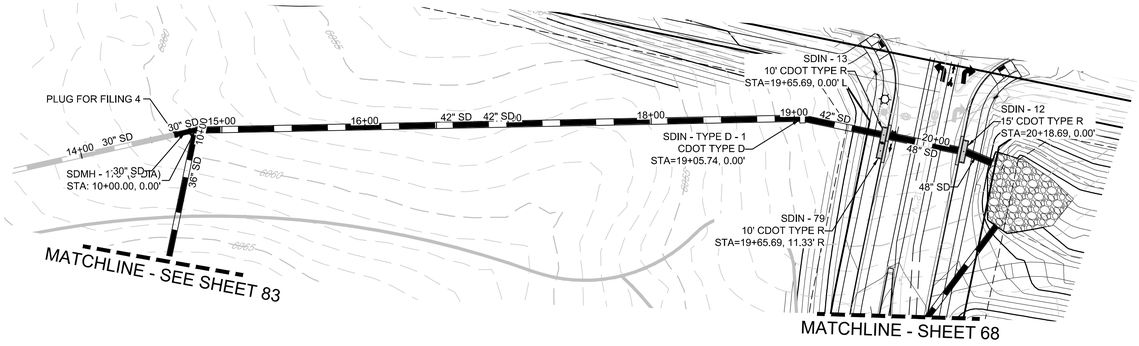
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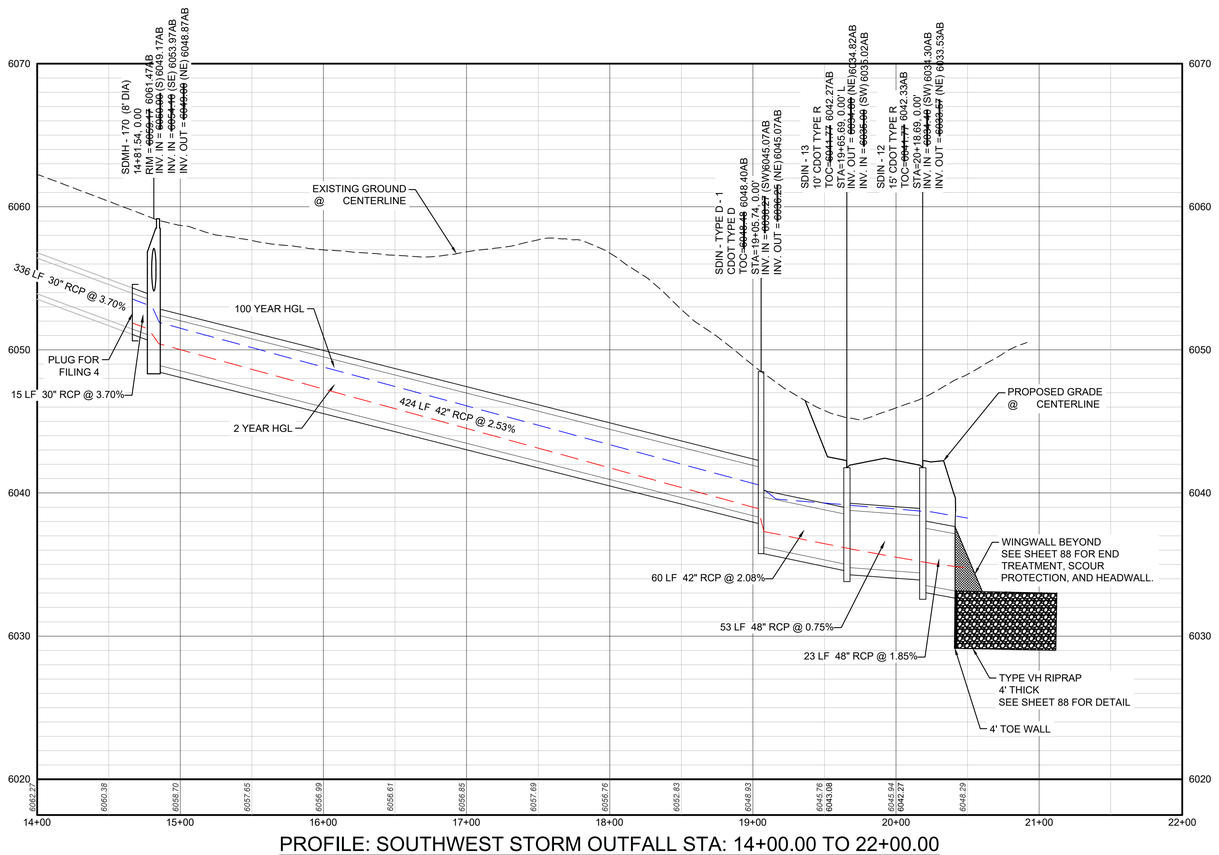
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 83

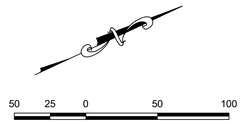
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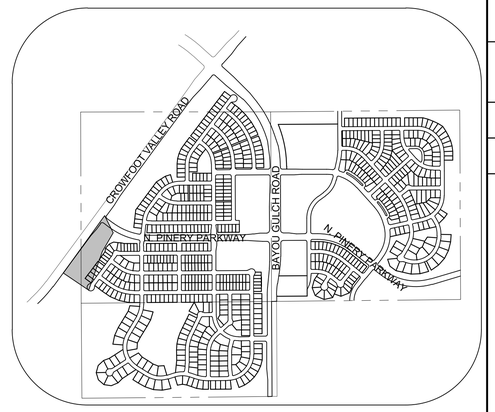


PLAN: SOUTHWEST STORM OUTFALL STA: 10+00.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SOUTHWEST STORM OUTFALL STA: 14+00.00 TO 22+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'





KEYMAP
N.T.S.

LEGEND

BLOCK NUMBER	PROPOSED RANGE POINT
LOT TYPE	CENTERLINE
LOT NUMBER	RIGHT-OF-WAY
PROPOSED BUTTERFLY VALVE	PROPERTY LINE
PROPOSED CAP WITH END OF LINE BLOWOFF	EDGE OF PAVEMENT
PROPOSED REDUCER	PROPOSED DIRECTION OF FLOW
PROPOSED VALVE	PROPOSED SLOPE & DIRECTION
PROPOSED FIRE HYDRANT	EXISTING 5' CONTOUR
PROPOSED WL FITTING WITH THRUST BLOCK	EXISTING 1' CONTOUR
PROPOSED FLARED END SECTION	PROPOSED 5' CONTOUR
PROPOSED LOW POINT BLOW-OFF	PROPOSED 1' CONTOUR
PROPOSED AIR VALVE	PROPOSED STORM DRAIN
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
PROPOSED SIDEWALK RAMP	SECTION LINE
EXISTING ELEVATION	FILING BOUNDARY
PROPOSED DESIGN ELEVATION	EXISTING FIBER OPTIC LINE
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FILING 1
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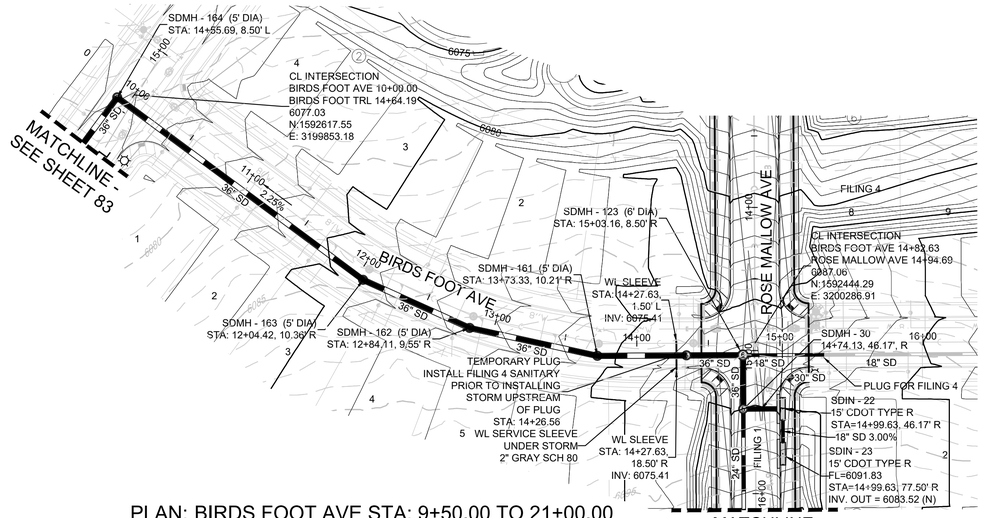
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TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
BIRDS FOOT TRAIL

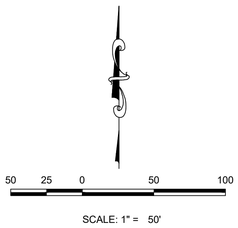
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CHECKED BY: JJJ
DATE: APRIL 2017

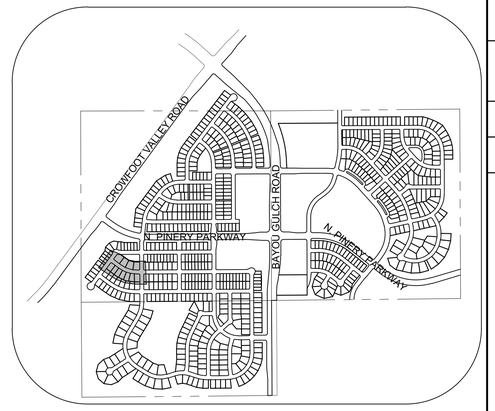
SHEET NUMBER 84

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 BIRDS FOOT TRAIL OUTFALL.DWG, STEPHENF, 10/6/2020 1:32 AM



PLAN: BIRDS FOOT AVE STA: 9+50.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'





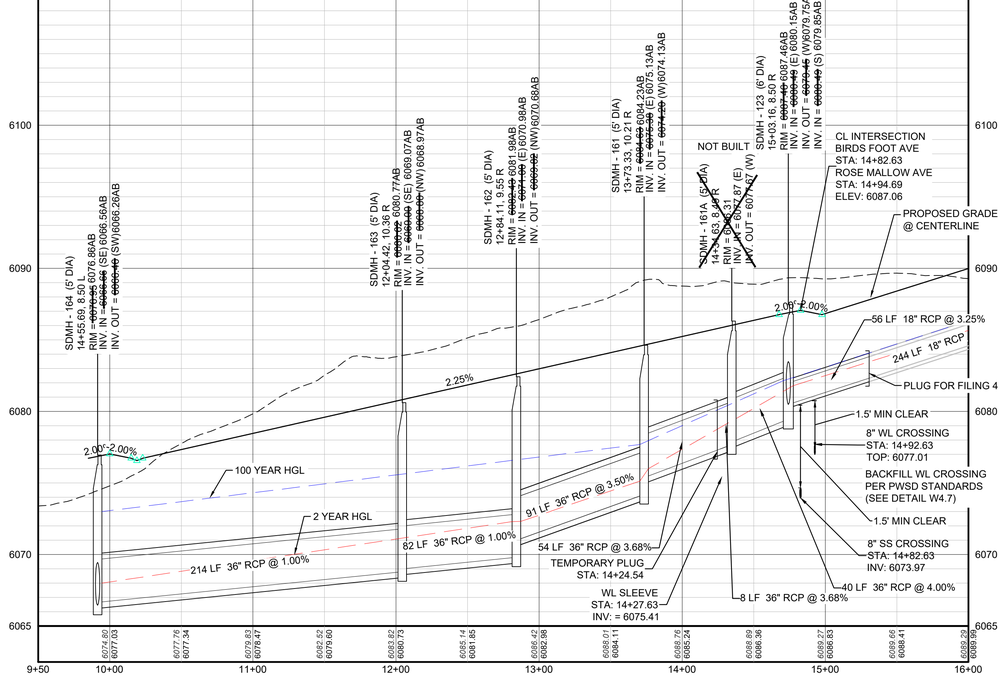
KEYMAP
N.T.S.

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
FUTURE PHASE VALVE	PROPOSED SEWER LINE WITH MANHOLE
FUTURE FIRE HYDRANT	PROPOSED SEWER LATERAL
PROPOSED LIGHT POLE	8"W PROPOSED WATER LINE
PROPOSED SIDEWALK	PROPOSED WATER LATERAL W/ METER
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	OH EXISTING OVERHEAD POWER
PROPOSED STORM DRAIN MANHOLE	TEL EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
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LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



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

AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 07/30/20

STORM DRAINAGE INFRASTRUCTURE NOTES:

1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2-YEAR AND 100-YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100-YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2-YEAR STORM WILL ONLY SHOW A 2-YEAR HGL.
2. COORDINATE STORM DRAIN WITH UTILITIES IN OTHER FILINGS PRIOR TO INSTALLATION.

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.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

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

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CO'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\F1 BIRDS FOOT AVENUE STORM.DWG, STEPHENF, 10/21/2020 10:55 AM

No.	Revisions	Date	Init.	Appr.	Date

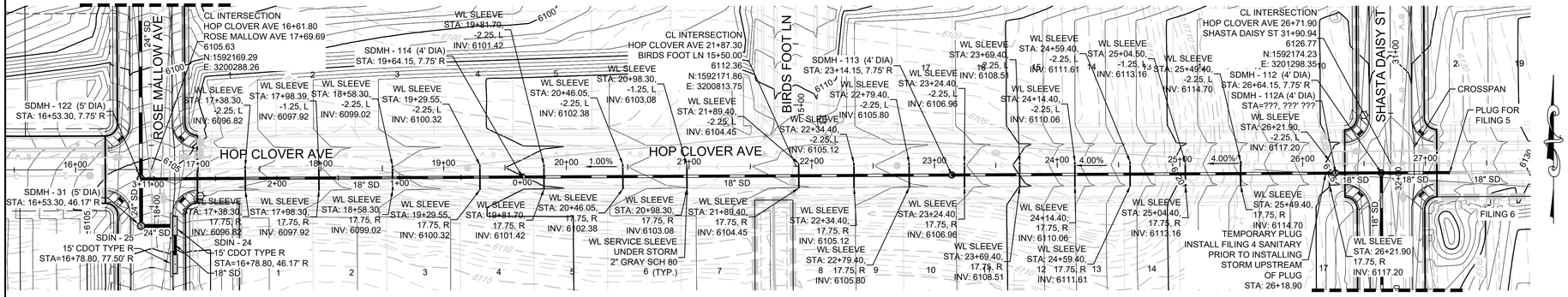
CVL CONSULTANTS
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
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STORM PLAN & PROFILE
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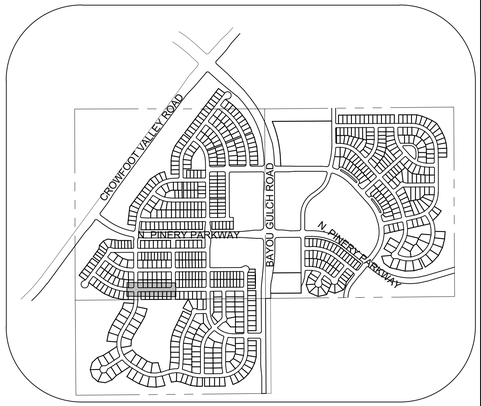
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DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 85



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

SCALE: 1" = 50'



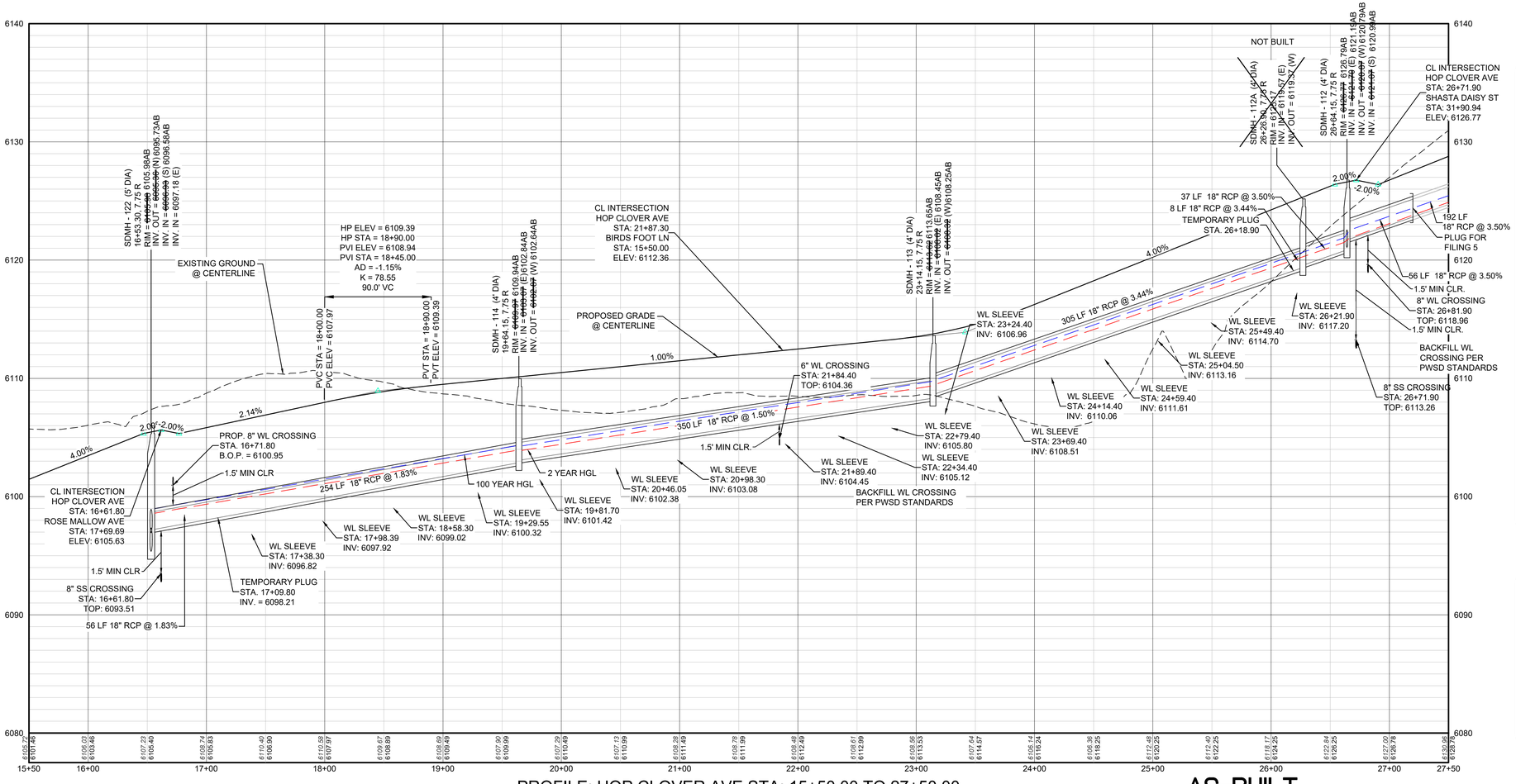
KEYMAP
N.T.S.

LEGEND

- BLOCK NUMBER
- LOT TYPE
- LOT NUMBER
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- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
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- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE 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
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PROFILE: HOP CLOVER AVE STA: 15+50.00 TO 27+50.00
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AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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No.	Revisions	Date	Init.	Appr.	Date

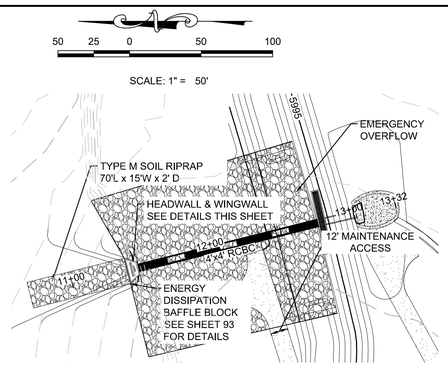
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
(720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

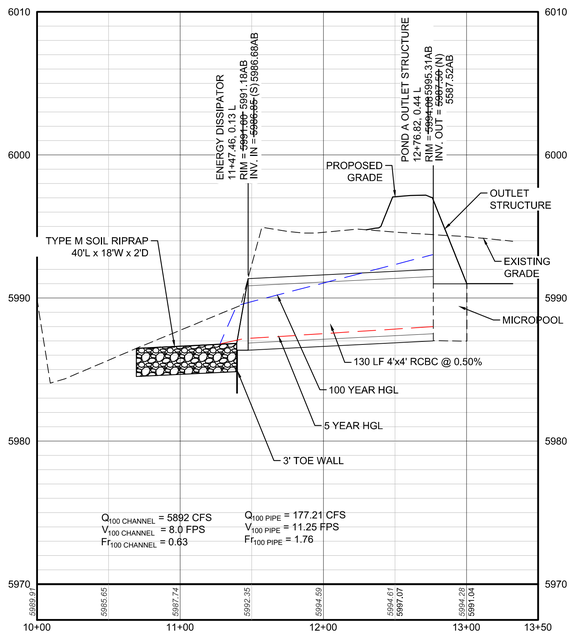
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
HOP CLOVER AVENUE

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

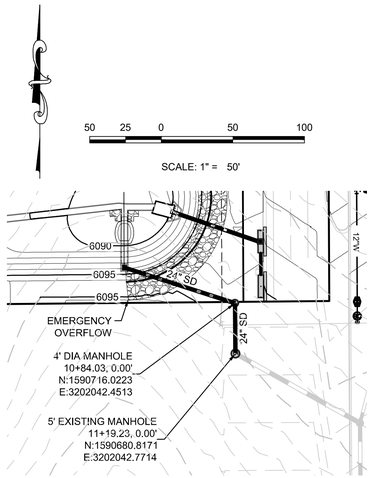
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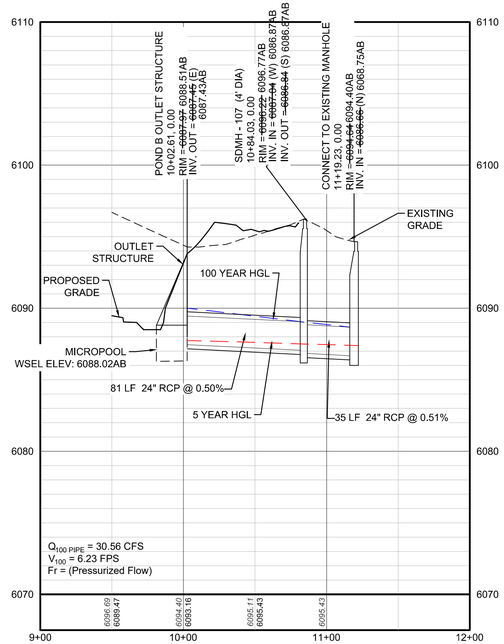
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HORIZONTAL SCALE: 1" = 50'



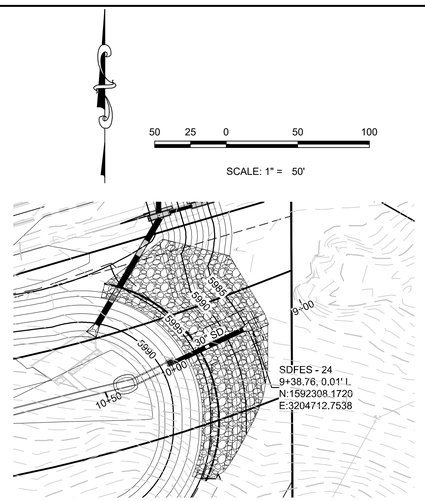
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HORIZONTAL: 1" = 50'



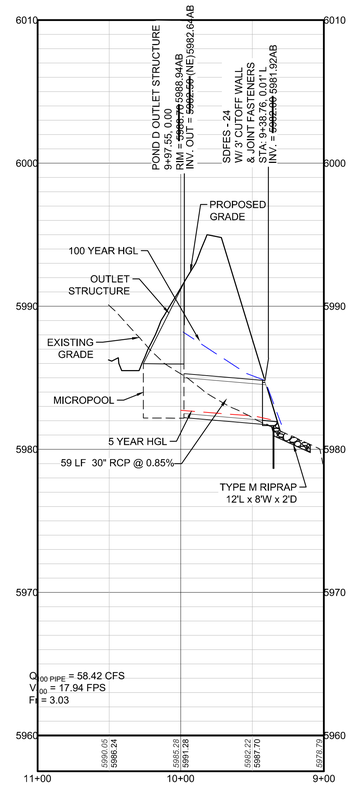
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HORIZONTAL SCALE: 1" = 50'



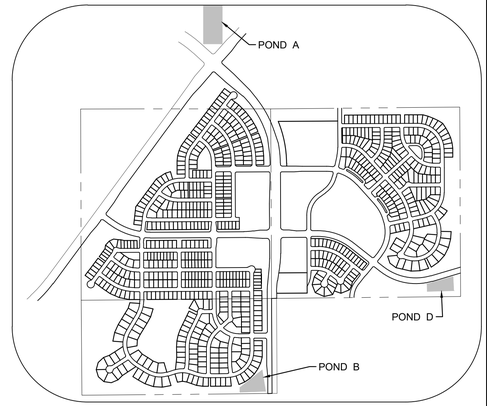
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HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PLAN: POND D OUTFALL STA:9+00.00 TO 10+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: POND D OUTFALL STA: 11+00.00 TO 9+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



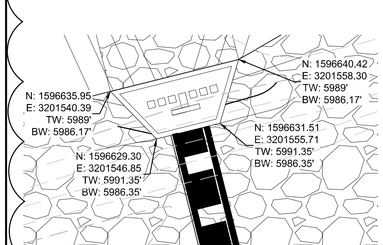
KEYMAP
N.T.S.

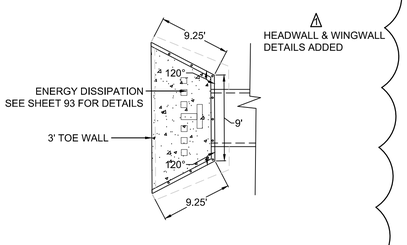
LEGEND

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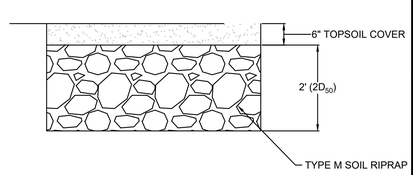


HEAD WALL & WING WALL DETAIL PER CDOT DETAIL M-601-1,601-10,601-20.

HEADWALL AND WINGWALL DETAILS

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SOIL RIPRAP DETAIL
NTS

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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AS-BUILT
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No.	Revisions	Date	Init.	Appr.	Date

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Fax: (720) 482-9546

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND OUTFALLS

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	87		

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\FI1\TOWN OF PARKER\STORM PLAN AND PROFILE\POND OUTFALLS.DWG, STEPHENF, 10/7/2020 5:51 PM

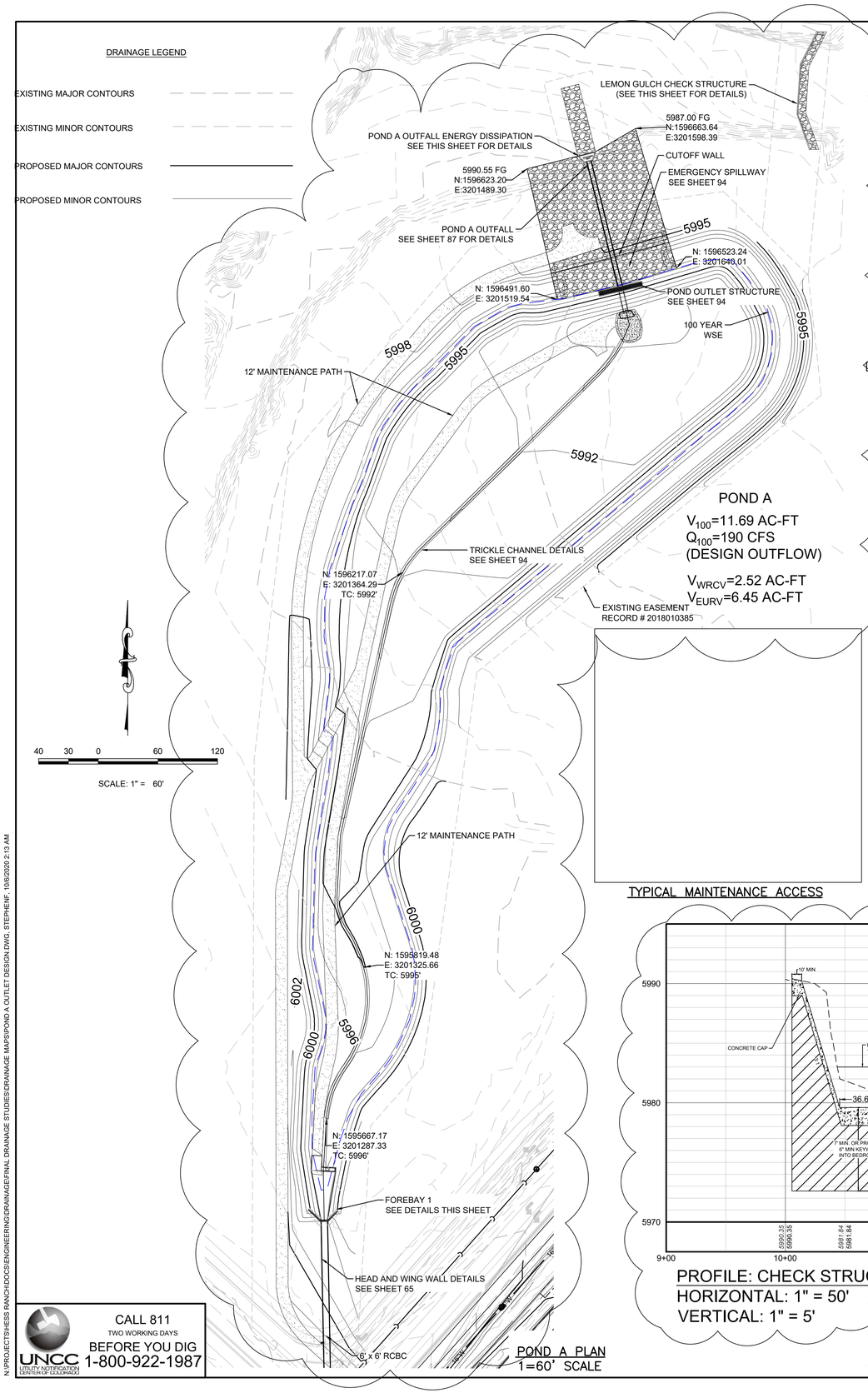
DRAINAGE LEGEND

EXISTING MAJOR CONTOURS

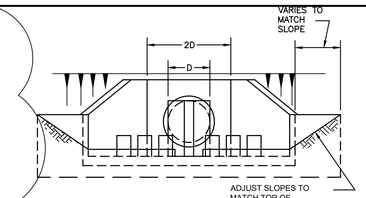
EXISTING MINOR CONTOURS

PROPOSED MAJOR CONTOURS

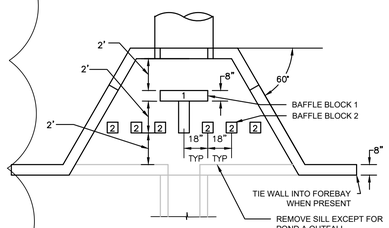
PROPOSED MINOR CONTOURS



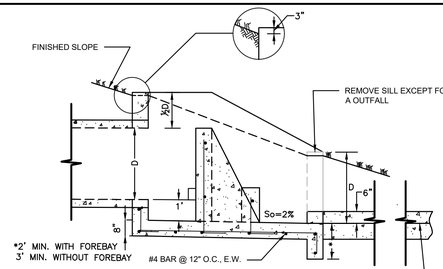
POND A PLAN
1=60' SCALE



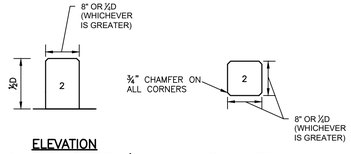
ELEVATION



PLAN



PROFILE



ELEVATION (LOOKING UPSTREAM)

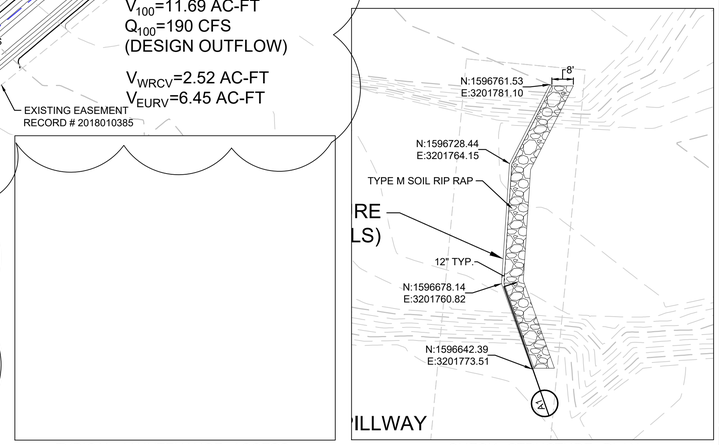
PLAN VIEW

BAFFLE BLOCK GEOMETRY

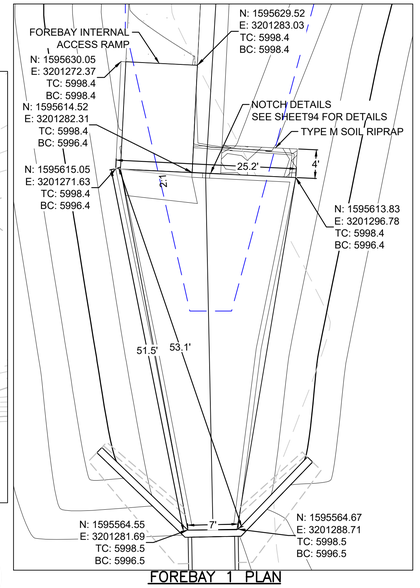
ENERGY DISSIPATION INTO FOREBAYS

ENERGY DISSIPATION FOR PONDS A, B, C & D

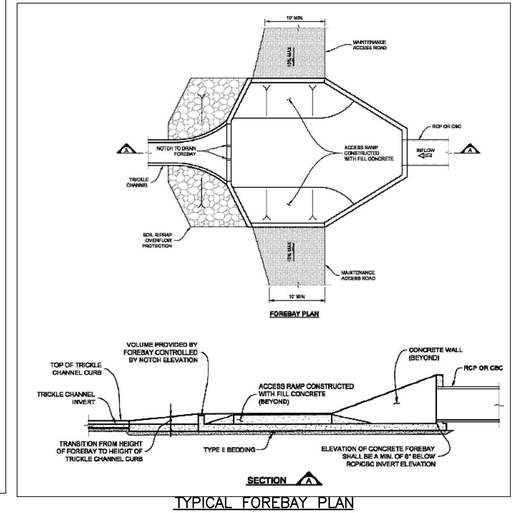
FOREBAY	DIAMETER	BAFFLE BLOCK 1		BAFFLE BLOCK 2		
		HEIGHT	WIDTH	HEIGHT	LENGTH	WIDTH
(ID)	(FT)	(FT)	(FT)	(FT)	FT	FT
1	(No energy dissipation necessary, velocity below 7 fps)					
2	3	4	3	1.5	0.75	0.75
3	2	3	2	1	0.67	0.67
4 (a)	3.5	4.5	3.5	1.75	0.875	0.875
4 (b)	2	3	2	1	0.67	0.67
4 (c)	3	4	3	1.5	0.75	0.75
5	2.5	3.5	2.5	1.25	0.67	0.67
6	3	4	3	1.5	0.75	0.75
7	4	5	4	2	1	1
8	3	4	3	1.5	0.75	0.75
Pond A Outfall	4	5	4	2	1	1



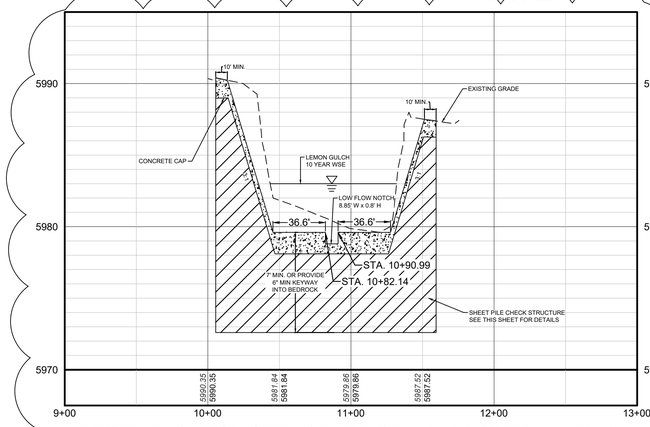
TYPICAL MAINTENANCE ACCESS



FOREBAY 1 PLAN
1"=10' SCALE

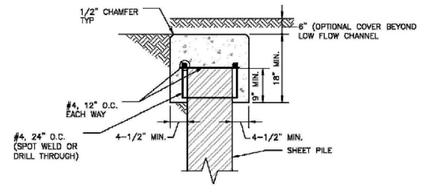


TYPICAL FOREBAY PLAN

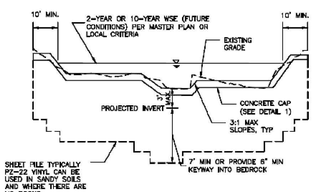


CHECK STRUCTURE PLAN
1"=30' SCALE

PROFILE: CHECK STRUCTURE STA: 9+00.00 TO 13+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



DETAIL 1
CONCRETE SHEET PILE CAP



SECTION A1
SHEET PILE CHECK

CHECK STRUCTURE DETAILS
N.T.S

AS-BUILT FILING 1

SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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

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

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

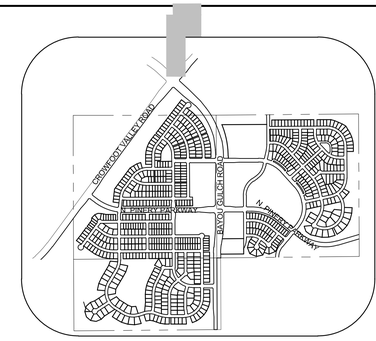
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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



KEYMAP
N.T.S.

No.	Revisions	Date	Init.	Appr.	Date
1	REVISED POND GRADING	3-5-20			
2	NOTCH DETAILS UPDATE	8-18-20			

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

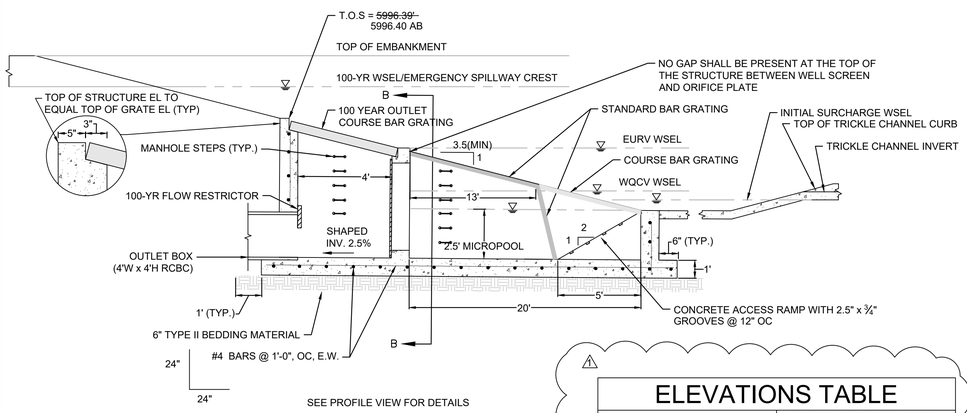
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND A OUTLET STRUCTURE PLAN

SCALE:	AS SHOWN	FILE NO:	81302837701
DRAWN BY:	AK	DATE:	APRIL 2017
CHECKED BY:	JJJ		

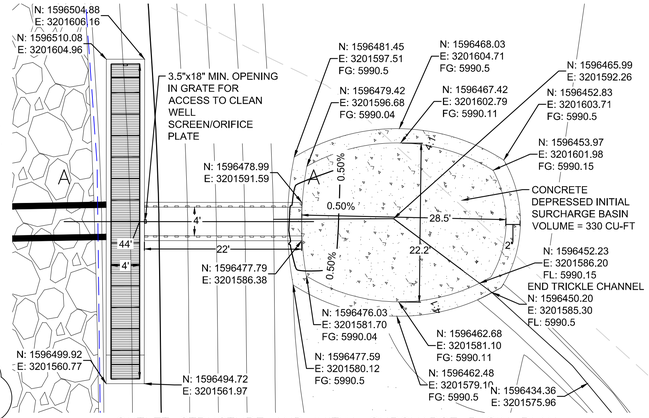
SHEET NUMBER 93

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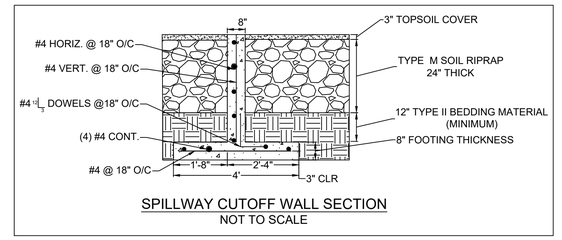


SEE PROFILE VIEW FOR DETAILS

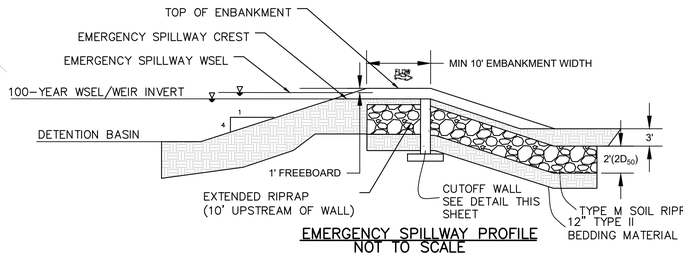
ELEVATION VIEW / X–SECTION A–A
NTS



OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE



SPILLWAY CUTOFF WALL SECTION
NOT TO SCALE

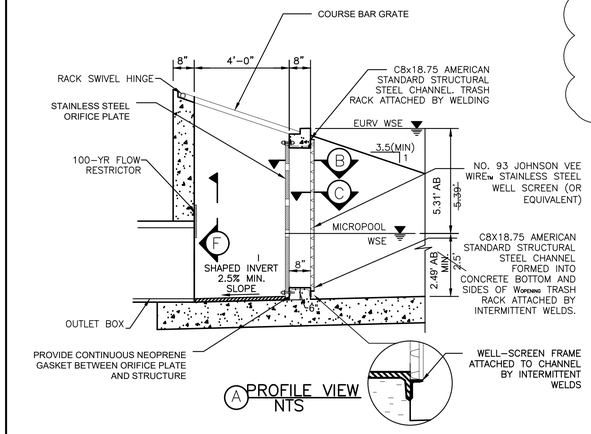


EMERGENCY SPILLWAY PROFILE
NOT TO SCALE

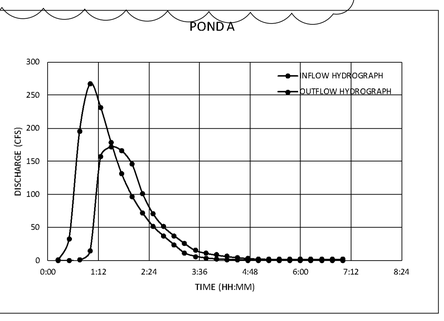
ELEMENT	ELEVATION (FT)
TOP OF EMBANKMENT	5599.12 AB ~~5599.24~~
EMERGENCY SPILLWAY CREST	5597.19 AB ~~5997.19~~
100-YR WSEL	5597.12 AB ~~5997.14~~
EURV WSEL	5595.32 AB ~~5995.32~~
WQCV WSEL	5593.43 AB ~~5993.51~~
INITIAL SURCHARGE BASIN WSEL	5590.45 AB ~~5990.50~~
MICROPOOL WSEL	5590.16 AB ~~5990.00~~
OUTLET BOX INV. EL	5587.52 AB ~~5587.50~~

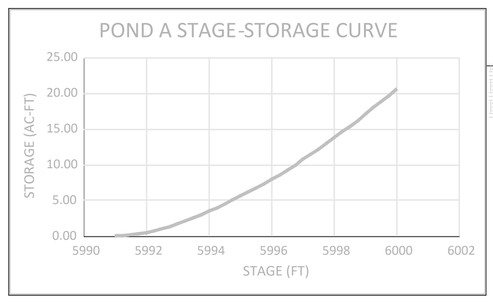
ELEVATIONS TABLE

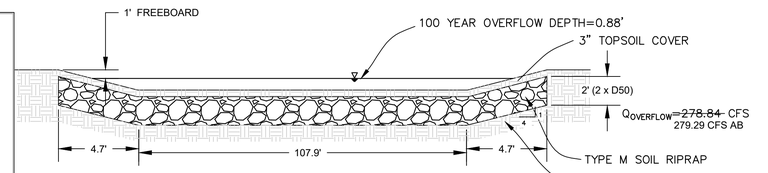
POND A



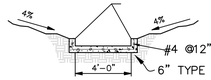
A PROFILE VIEW
NTS





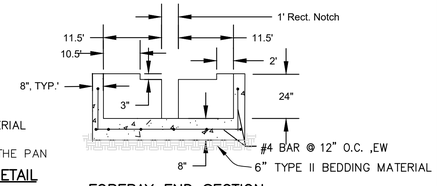


EMERGENCY SPILLWAY SECTION
NOT TO SCALE

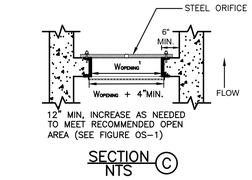


NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

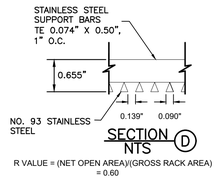
4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE



FOREBAY END SECTION
NOT TO SCALE

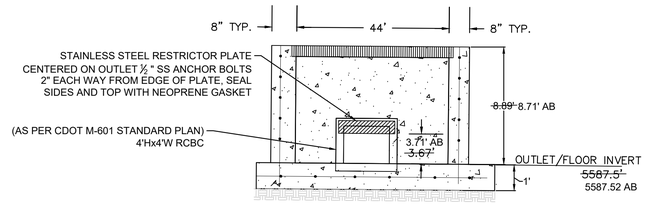


SECTION C
NTS

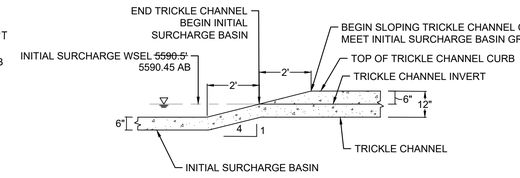


SECTION D
NTS

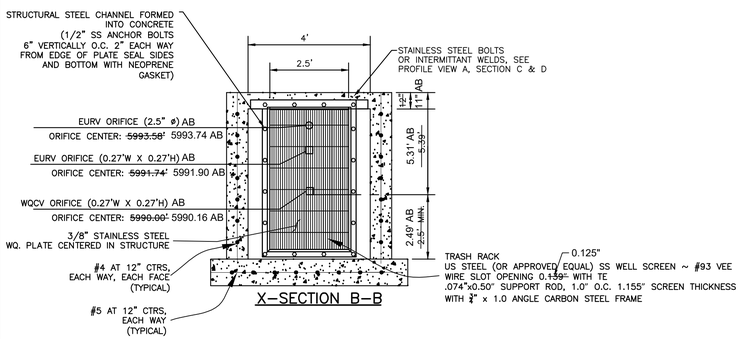
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60



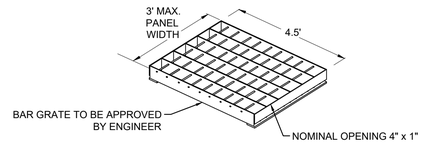
CROSS SECTION F–F
NOT TO SCALE



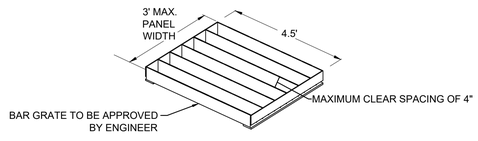
INITIAL SURCHARGE BASIN/TRICKLE CHANNEL CONNECTION
NOT TO SCALE



X–SECTION B–B



STANDARD BAR GRATE
NOT TO SCALE



COURSE BAR GRATE
NOT TO SCALE

ORIFICE PLATE NOTES:

1. PROVIDE CONTINUOUS NEOPRENE GASKET MATERIAL BETWEEN THE ORIFICE PLATE AND CONCRETE.
2. BOLT PLATE TO CONCRETE 12" MAX. ON CENTER. WITH 0.3750" OF PLATE THICKNESS.

EURV AND WQCV TRASH RACKS:

1. WELL–SCREEN TRASH RACKS SHALL BE STAINLESS STEEL AND SHALL BE ATTACHED BY INTERMITTENT WELDS ALONG THE EDGE OF THE MOUNTING FRAME.
2. BAR GATE TRASH RACKS SHALL BE ALUMINUM AND SHALL BE BOLTED USING STAINLESS STEEL HARDWARE.
3. TRASH RACK OPEN AREAS ARE FOR SPECIFIED TRASH RACK MATERIALS. TOTAL TRASH RACK SIZE MAY NEED TO BE ADJUSTED FOR MATERIALS HAVING DIFFERENT OPEN AREA/GROSS AREA RATIO (R VALUE).
4. STRUCTURAL DESIGN OF TRASH RACKS SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.

BAR GRATES:

1. ALL BAR GRATES SHALL BE MOUNTED USING STAINLESS STEEL HARDWARE AND PROVIDED WITH HINGED AND LOCKABLE OR BOLTABLE ACCESS PANELS.
2. BAR GRATES SHALL BE STAINLESS STEEL, ALUMINUM, OR STEEL. STEEL GRATES SHALL BE HOT DIP GALVANIZED AND MAY BE HOT POWDER COATED AFTER GALVANIZING.
3. BAR GRATES SHALL BE DESIGNED SUCH THAT THE DIAGONAL DIMENSION OF EACH OPENING IS SMALLER THAN THE DIAMETER OF THE OUTLET PIPE.
4. STRUCTURAL DESIGN OF BAR GRATES SHALL BE BASED ON FULL HYDROSTATIC HEAD WITH ZERO HEAD DOWNSTREAM OF THE RACK.
5. BEARING BARS SHALL BE SIZED FOR A UNIFORM LOAD BETWEEN 100 AND 150 POUNDS PER SQUARE FOOT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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

N:\PROJECTS\HESS RANCH\DOCS\ENGINEERING\DRAINAGE\FINAL DRAINAGE STUDIES\DRAINAGE MAPS\POND A OUTLET DESIGN.DWG, STEPHENF 10/6/2020 2:15 AM

No.	Revisions	Date
	REVISED POND GRADING	3-5-20

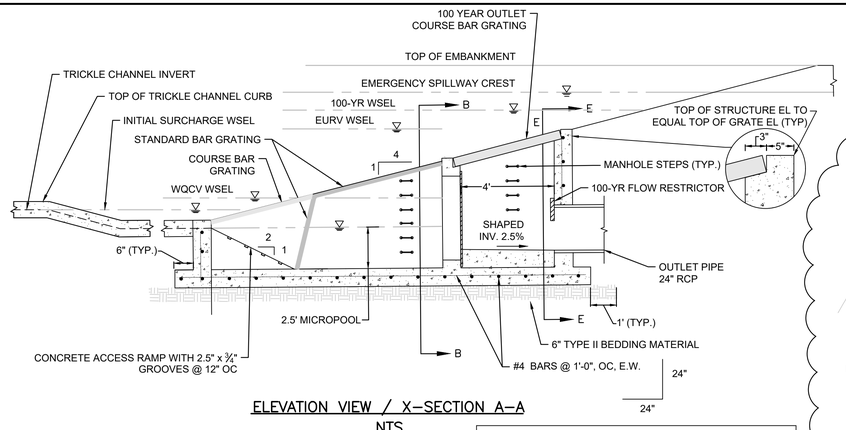
Appr. Init. Date

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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

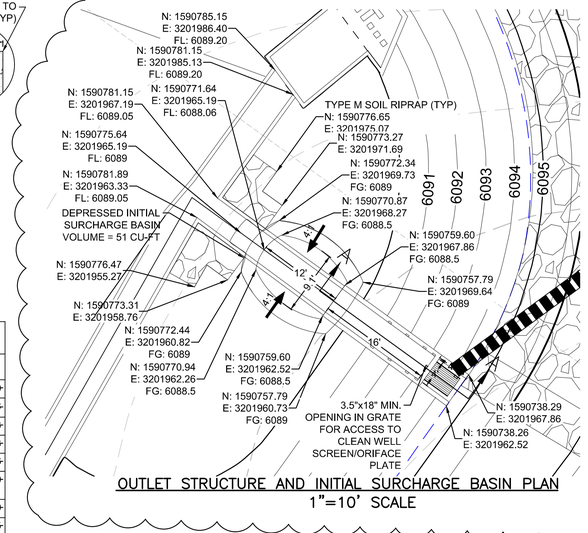
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND A OUTLET STRUCTURE

SCALE: AS SHOWN
FILE NO: 81302837O1
DRAWN BY: AK
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 94

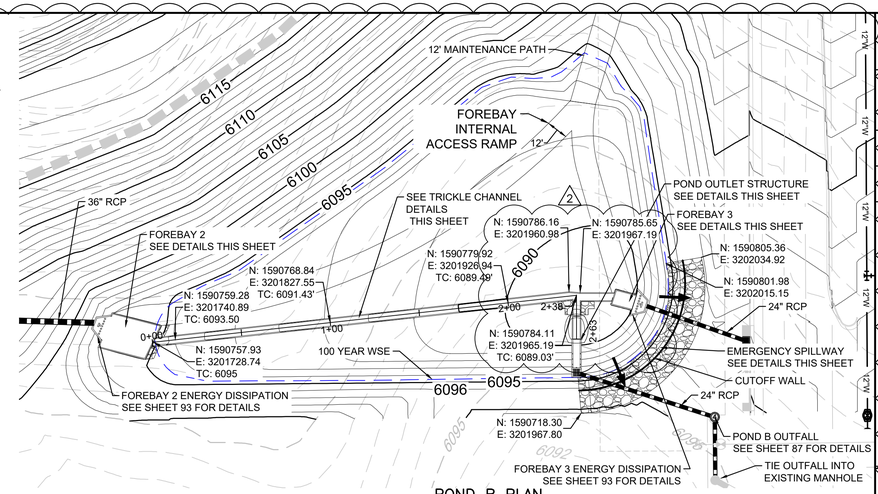


ELEVATION VIEW / X-SECTION A-A
NTS

ELEVATIONS TABLE	
ELEMENT	ELEVATION (FT)
TOP OF EMBANKMENT	6095.86 AB ~~6096.00~~
EMERGENCY SPILLWAY CREST	6094.49 AB ~~6094.38~~
100-YR WSEL	6094.01 AB ~~6093.98~~
EURV WSEL	6092.94 AB ~~6092.88~~
WQCV WSEL	6091.48 AB ~~6091.46~~
INITIAL SURCHARGE BASIN WSEL	6088.98 AB ~~6089.00~~
MICROPOOL WSEL	6088.02 AB ~~6088.00~~
OUTLET PIPE INV. EL	6087.43 AB ~~6087.45~~

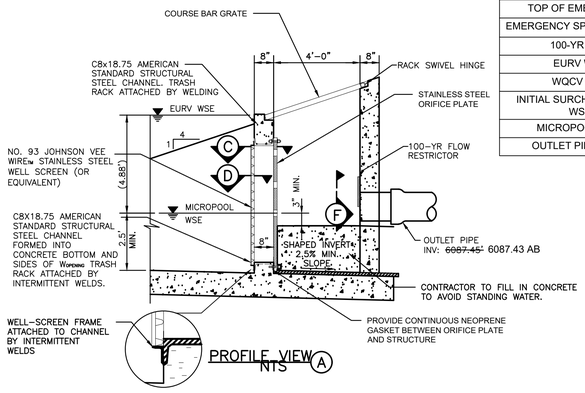


OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE

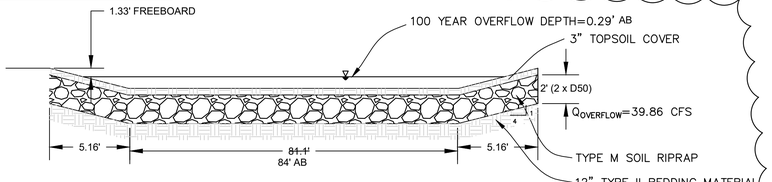


POND B PLAN
1=40' SCALE

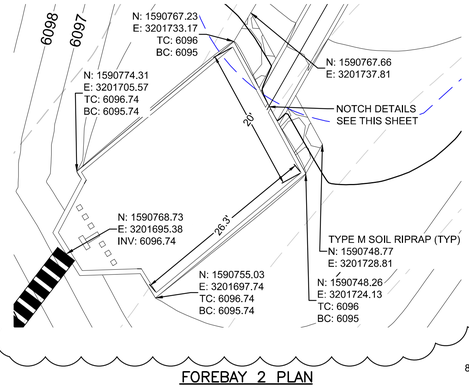
V_{100}= 1.83 AC-FT
Q_{100}= 22.2 CFS (DESIGN OUTFLOW)
V_{WQCV}= 0.39 AC-FT
V_{EURV}= 1.10 AC-FT



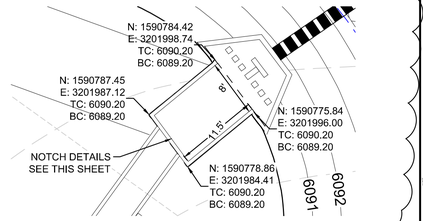
PROFILE VIEW A
NTS



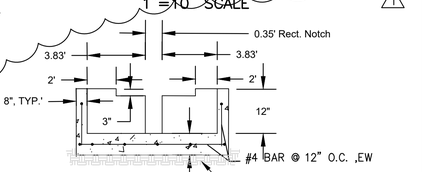
EMERGENCY SPILLWAY SECTION
NOT TO SCALE



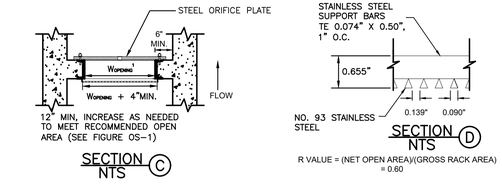
FOREBAY 2 PLAN
1"=10' SCALE



FOREBAY 3 PLAN
1"=10' SCALE



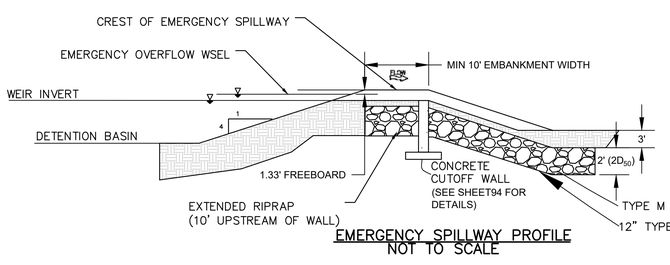
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NOT TO SCALE



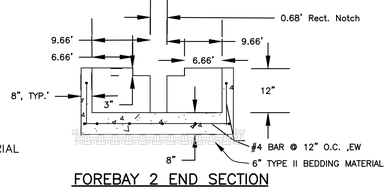
SECTION C
NTS

SECTION D
NTS

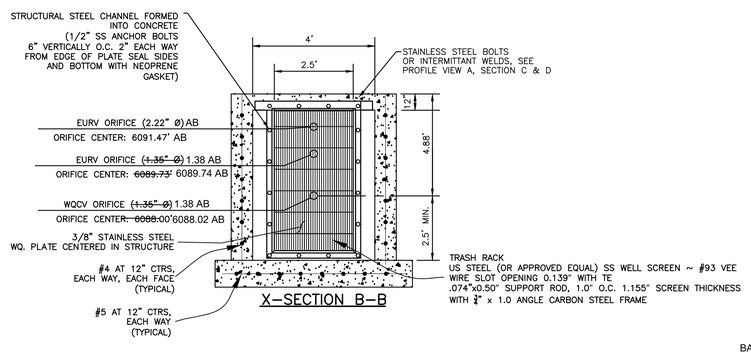
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA)
= 0.60



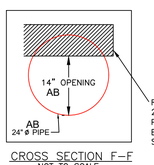
EMERGENCY SPILLWAY PROFILE
NOT TO SCALE



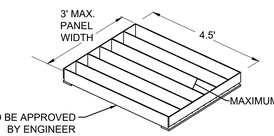
FOREBAY 2 END SECTION
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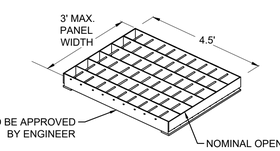
X-SECTION B-B



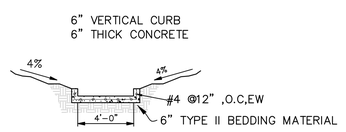
CROSS SECTION F-F
NOT TO SCALE



COURSE BAR GRATE
NOT TO SCALE



STANDARD BAR GRATE
NOT TO SCALE



4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE

NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

NOTES:

SEE FILING 1 SHEET 93 FOR POND NOTES.

AS-BUILT FILING 1

SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 08/14/20

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

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

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING — DATE

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

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

No.	Revisions	Date
1	TRICKLE CHANNEL AND FOREBAY REVISION	9-8-20
2		

Init.: AYK, BPW
Appr.: MJZ1, MJZ1, MJZ1, MJZ1, MJZ1, MJZ1
Date: 12-20

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

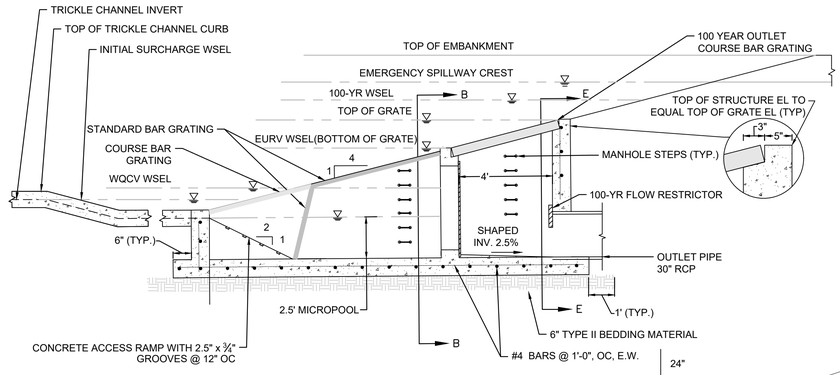
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND B OUTLET STRUCTURE

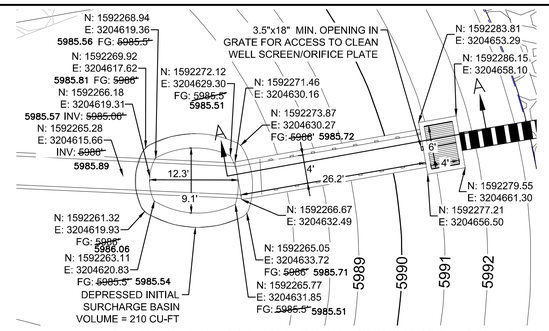
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DRAWN BY: AK
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 95

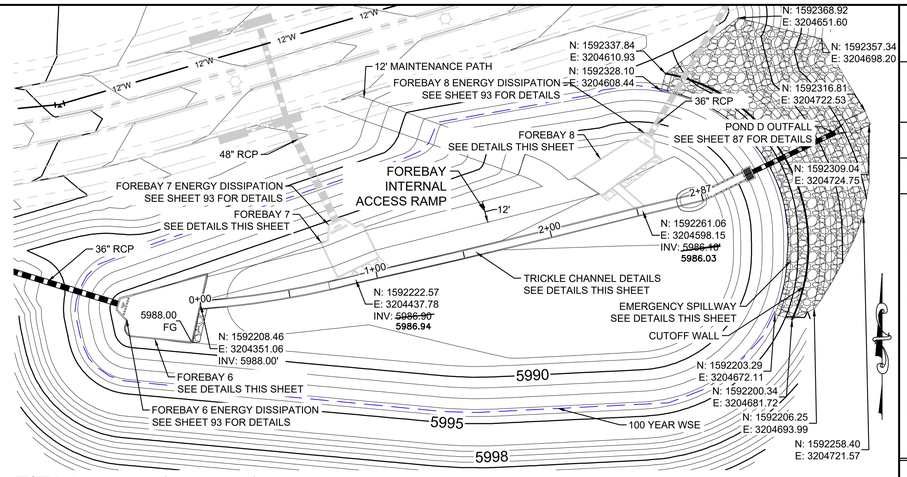
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ELEVATION VIEW / X-SECTION A-A
NTS



OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE

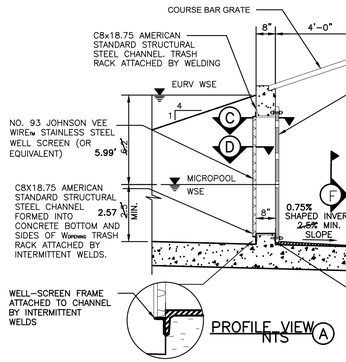


POND D PLAN
1=40' SCALE

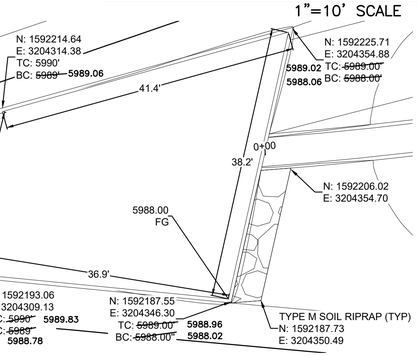
V_{100}= 4.49 AC-FT
Q_{100}= 52.3 CFS (DESIGN OUTFLOW)
V_{WQCV}= 0.88 AC-FT
V_{EURV}= 2.61 AC-FT

ELEVATIONS TABLE

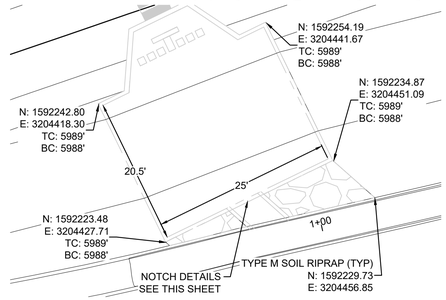
ELEMENT	ELEVATION (FT)	
TOP OF EMBANKMENT	5994.81	~~5995.00~~
EMERGENCY SPILLWAY CREST	5993.43	~~5993.48~~
100-YR WSEL	5993.19	~~5993.16~~
TOP OF GRATE		5992.20
EURV WSEL (BOTTOM OF GRATE)	5991.01	~~5991.20~~
WQCV WSEL	5988.80	~~5988.83~~
INITIAL SURCHARGE BASIN WSEL	5585.89	~~5986.00~~
MICROPOOL WSEL	5985.07	~~5985.00~~
OUTLET PIPE INV. EL	5982.64	~~5982.50~~



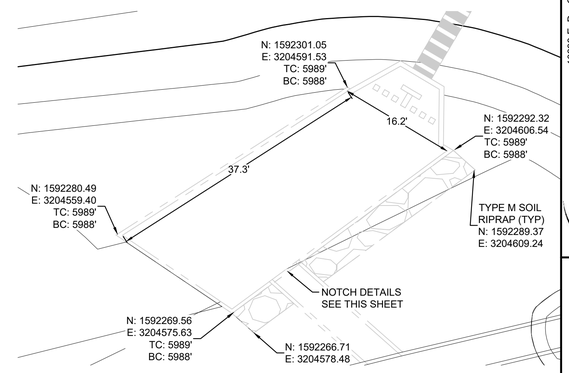
PROFILE VIEW A
NTS



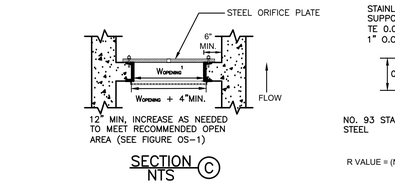
FOREBAY 6 PLAN
1"=10' SCALE



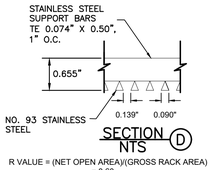
FOREBAY 7 PLAN
1"=10' SCALE



FOREBAY 8 PLAN
1"=10' SCALE

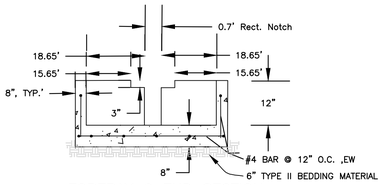


SECTION C
NTS

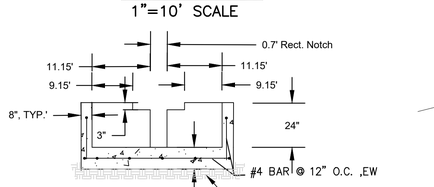


SECTION D
NTS

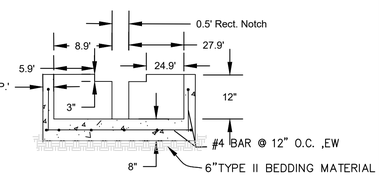
R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60



FOREBAY 6 END SECTION
NOT TO SCALE

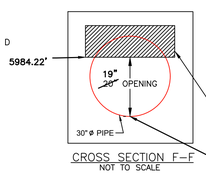


FOREBAY 7 END SECTION
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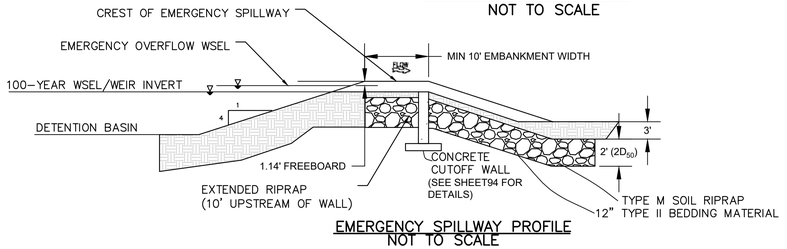


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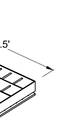
X-SECTION B-B



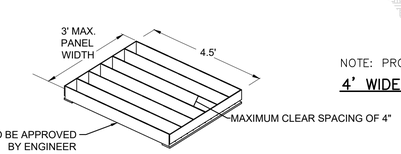
CROSS SECTION F-F
NOT TO SCALE



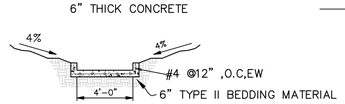
EMERGENCY SPILLWAY PROFILE
NOT TO SCALE



STANDARD BAR GRATE
NOT TO SCALE

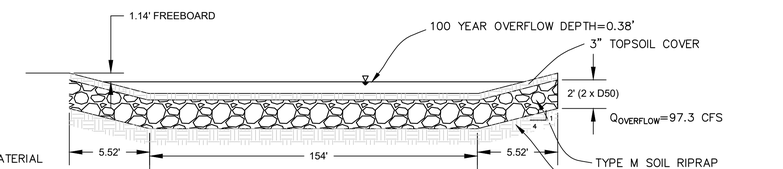


COURSE BAR GRATE
NOT TO SCALE



NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE



EMERGENCY SPILLWAY SECTION
NOT TO SCALE

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

NOTES:

SEE FILING 1 SHEET 94 FOR POND NOTES.

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

AS-BUILT FILING 1

SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 07/30/20

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

No.	Revisions	Date	Init.	Appr.	Date
1	REVISE TRICKLE CHANNEL AND FOREBAY GRADING	2-4-20	BPW		
2	POND AS-BUILT	6-11-20	MSD		

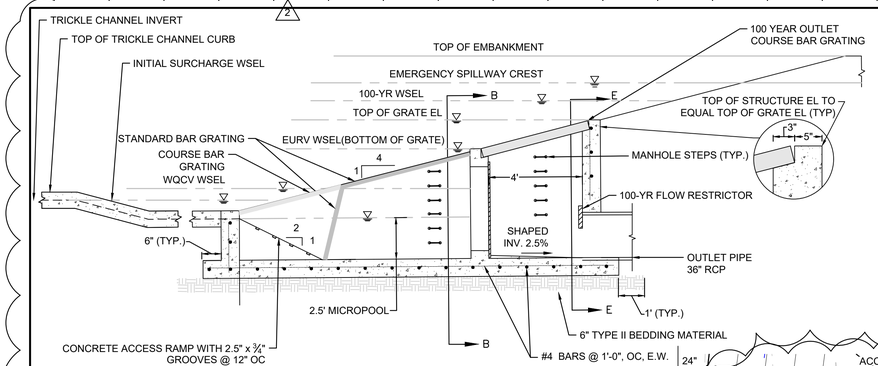
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND D OUTLET STRUCTURE

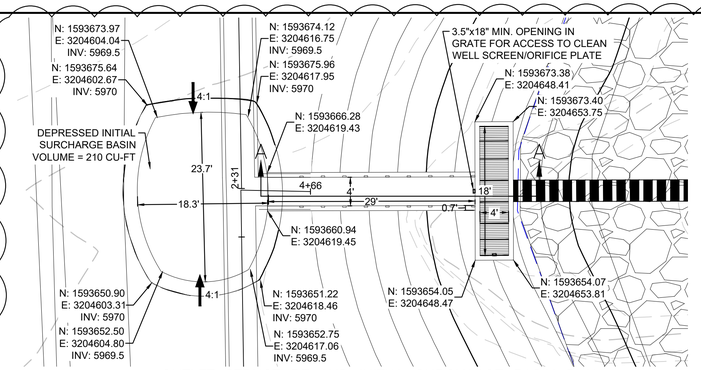
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FILE NO. 8130283701
DRAWN BY: AK
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 96

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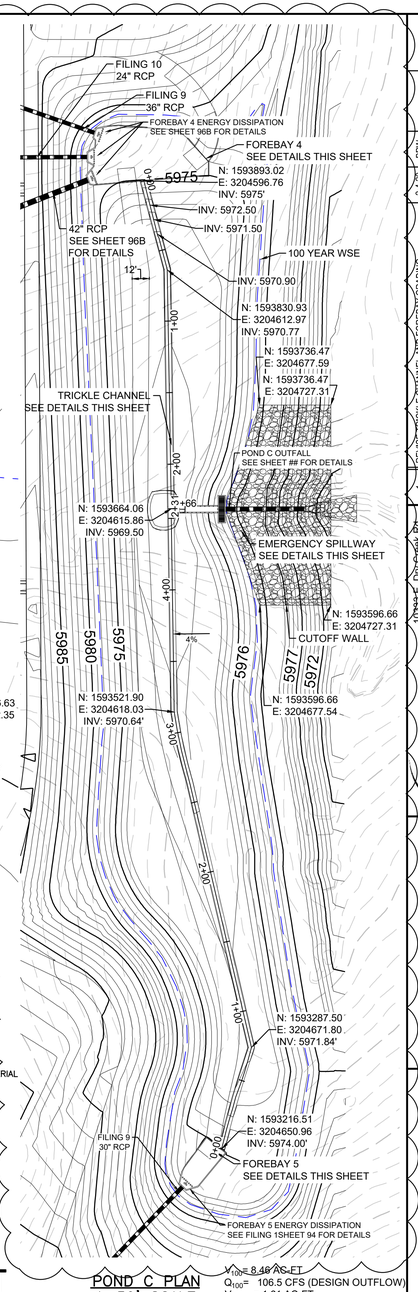


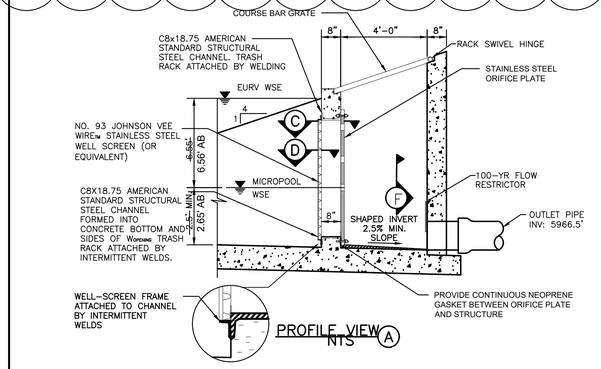
ELEVATION VIEW / X–SECTION A–A
NTS

ELEVATIONS TABLE	
ELEMENT	ELEVATION (FT)
TOP OF EMBANKMENT	5979.74 ~~5980.00~~
EMERGENCY SPILLWAY CREST	5978.17 ~~5978.15~~
100-YR WSEL	5978.06 ~~5977.94~~
TOP OF GRATE	5976.56 ~~5976.55~~
EURV WSEL (BOTTOM OF GRATE)	5975.56 ~~5975.55~~
WQCV WSEL	5973.26 ~~5973.22~~
INITIAL SURCHARGE BASIN WSEL	5969.90 ~~5970.00~~
MICROPOOL WSEL	5969.00 ~~5969.00~~
OUTLET PIPE INV. EL	5966.43 ~~5966.50~~

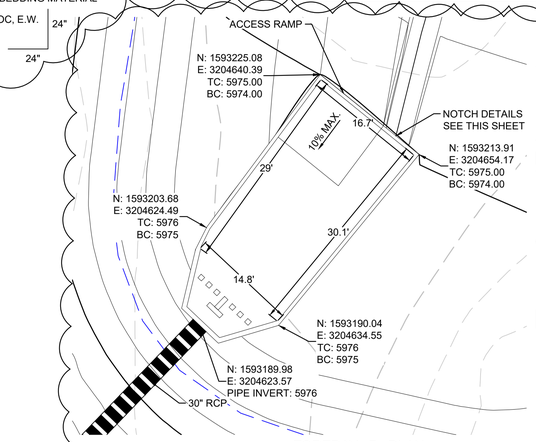


OUTLET STRUCTURE AND INITIAL SURCHARGE BASIN PLAN
1"=10' SCALE

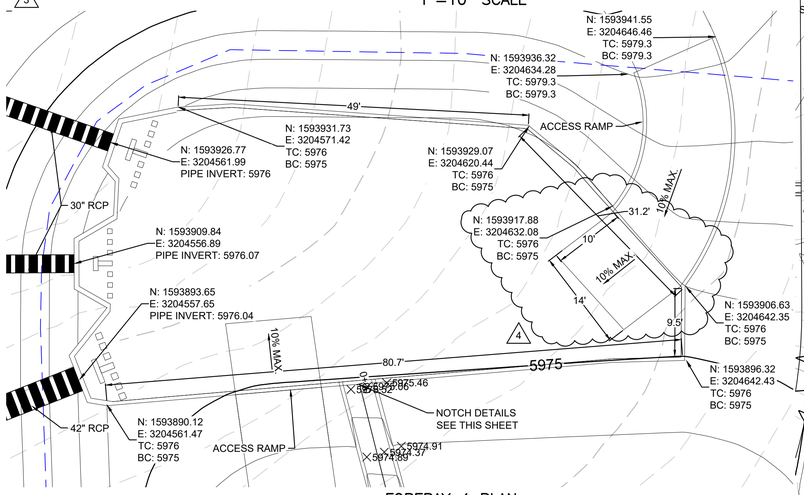




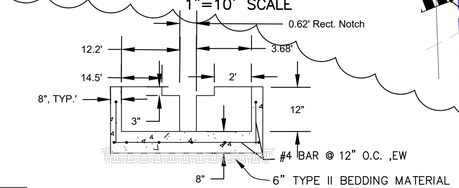
PROFILE VIEW A
NTS



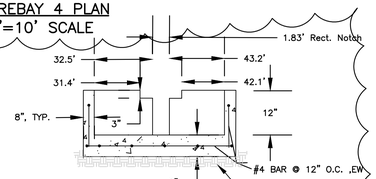
FOREBAY 5 PLAN
1"=10' SCALE



FOREBAY 4 PLAN
1"=10' SCALE



FOREBAY 5 END SECTION
NOT TO SCALE

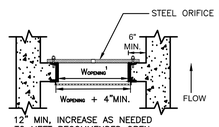


FOREBAY 4 END SECTION
NOT TO SCALE

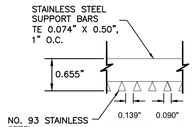
POND C PLAN
1=50' SCALE

V_{100}= 8.46 AC-FT
Q_{100}= 106.5 CFS (DESIGN OUTFLOW)
V_{WQCV}= 1.61 AC-FT
V_{EURV}= 4.49 AC-FT

NOTES:
SEE FILING 1 SHEET 93 FOR POND NOTES.

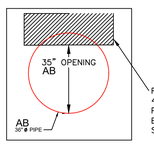


SECTION C
NTS



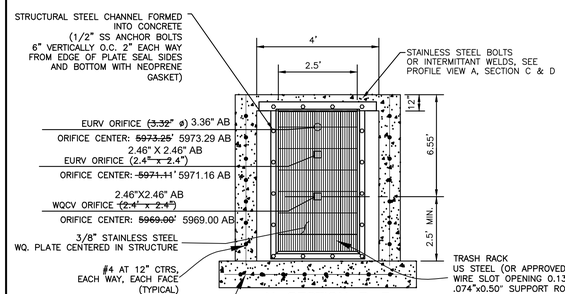
SECTION D
NTS

R VALUE = (NET OPEN AREA)/(GROSS RACK AREA) = 0.60

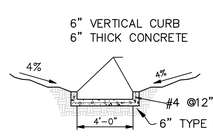


RESTRICTOR PLATE
4.0"W X 1.0"H X 3/8" STAINLESS STEEL RESTRICTOR PLATE CENTERED ON OUTLET PIPE 1/2" SS ANCHOR BOLTS 2" EACH WAY FROM EDGE OF PLATE SEAL SIDES AND TOP WITH NEOPRENE GASKET

CROSS SECTION F–F
NOT TO SCALE

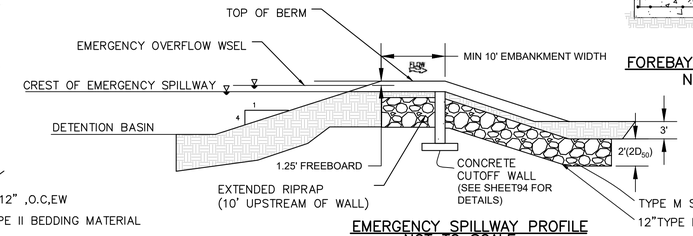


X–SECTION B–B

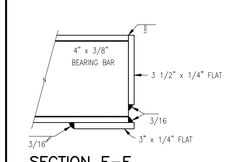


NOTE: PROVIDE 3' TOE WALL AT THE LOW END OF THE PAN

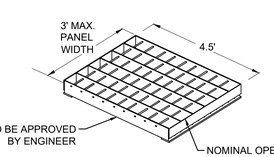
4' WIDE CONCRETE TRICKLE CHANNEL DETAIL
NOT TO SCALE



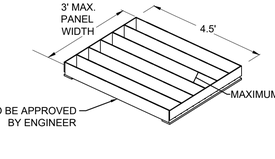
EMERGENCY SPILLWAY PROFILE
NOT TO SCALE



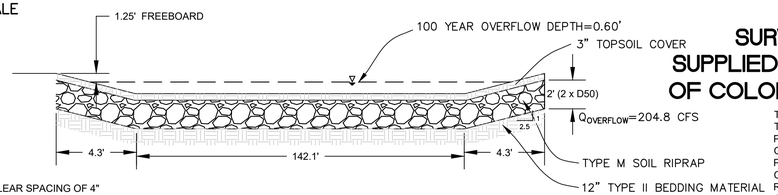
SECTION E–E
NOT TO SCALE



STANDARD BAR GRATE
NOT TO SCALE



COURSE BAR GRATE
NOT TO SCALE



EMERGENCY SPILLWAY SECTION
NOT TO SCALE

AS-BUILT
FILING 1
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 08/21/20

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

MARK SCHEURER
COLORADO P.E. 48988

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

No.	Revisions	Date	Init.
1	REVISE TRICKLE CHANNEL AND FOREBAY GRADING	2-4-20	BPW
2	REVISED OUTLET STRUCTURE	2-19-20	AYK
3	ENERGY DISSIPATION DETAILS	3-4-20	AYK
4	ADDED FOREBAY ACCESS RAMP	7-22-20	BPW

Appr. Date

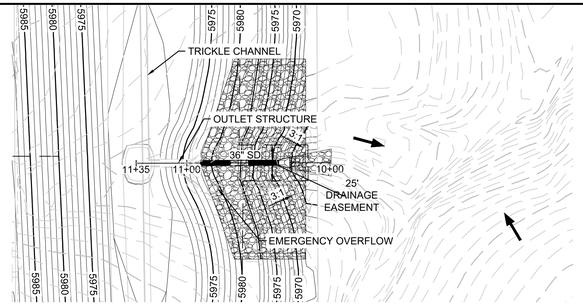
CVL CONSULTANTS
10333 E. Dry Creek Rd
Suite 240
Englewood, CO 80112
Phone: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

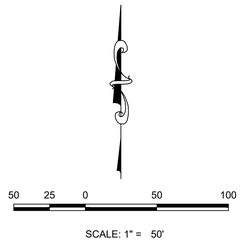
TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND C OUTLET STRUCTURE

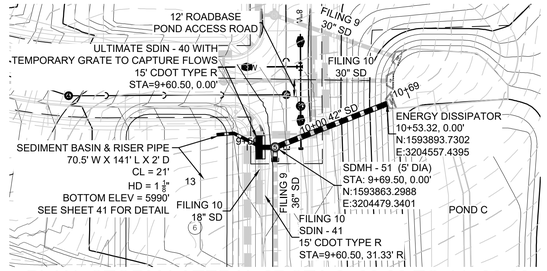
SCALE: AS SHOWN
FILE NO: 81302837701
DRAWN BY: AK
CHECKED BY: JJJ
DATE: APRIL 2017
SHEET NUMBER 96A

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD'S\F1\TOWN OF PARKER\POND C OUTLET DESIGN.DWG, BRIANW, 10/6/2020 2:32 AM

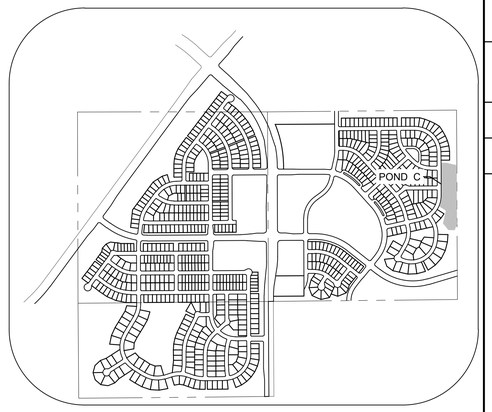


PLAN: POND C OUTFALL STA:9+00.00 TO 13+00.00
HORIZONTAL SCALE: 1" = 50'





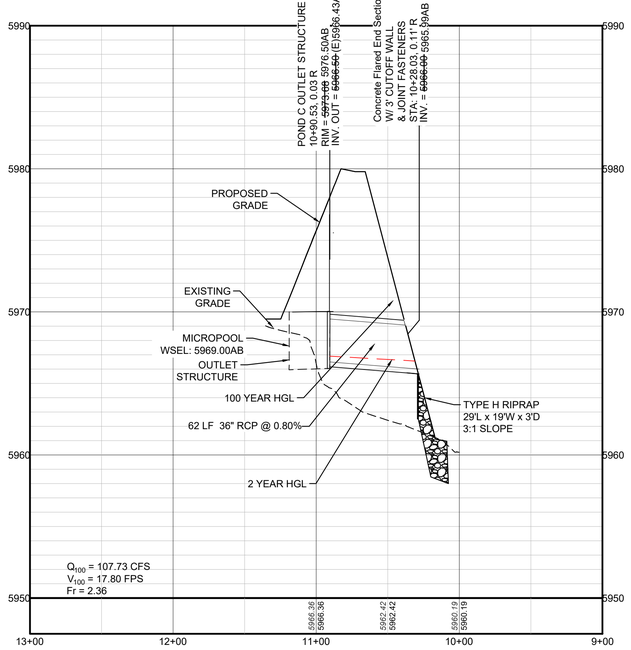
PLAN: STORM LATERAL 27 STA:9+00.00 TO 11+00.00
HORIZONTAL SCALE: 1" = 50'



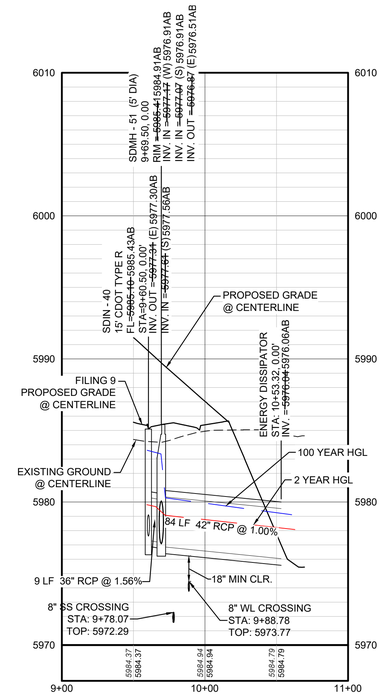
KEYMAP
N.T.S.

LEGEND

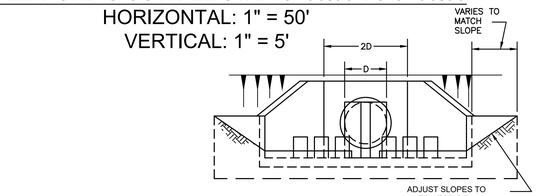
(2)	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	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
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	8"W	PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	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	OH	EXISTING OVERHEAD POWER
(4)(5)(6)	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE



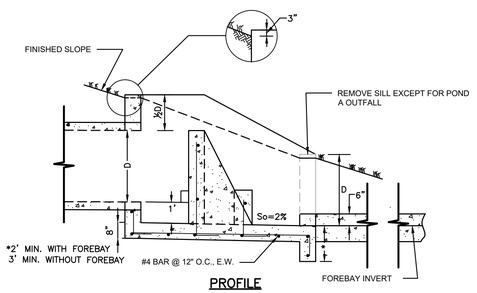
PROFILE: POND C OUTFALL STA: 13+00.00 TO 9+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



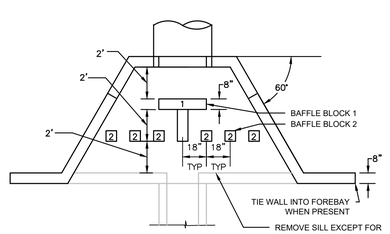
PROFILE: STORM LATERAL 27 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



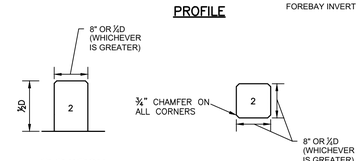
ELEVATION



PROFILE



PLAN



ELEVATION (LOOKING UPSTREAM) PLAN VIEW

BAFFLE BLOCK GEOMETRY

ENERGY DISSIPATION INTO FOREBAYS

ENERGY DISSIPATION FOR PONDS A, B, C & D						
FOREBAY	DIAMETER	BAFFLE BLOCK 1		BAFFLE BLOCK 2		
		HEIGHT	WIDTH	HEIGHT	LENGTH	WIDTH
(ID)	(FT)	(FT)	(FT)	(FT)	FT	FT
1		(No energy dissipation necessary, velocity below 7 fps)				
2	3	4	3	1.5	0.75	0.75
3	2	3	2	1	0.67	0.67
4 (a)	3.5	4.5	3.5	1.75	0.875	0.875
4 (b)	2	3	2	1	0.67	0.67
4 (c)	3	4	3	1.5	0.75	0.75
5	2.5	3.5	2.5	1.25	0.67	0.67
6	3	4	3	1.5	0.75	0.75
7	4	5	4	2	1	1
8	3	4	3	1.5	0.75	0.75
Pond A Outfall	4	5	4	2	1	1

ABBREVIATIONS

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

AS-BUILT
FILING 1
SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 08/21/20

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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No.	Revisions	Date	Init.	Appr.	Date

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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
POND C OUTFALL & STORM LATERAL 27

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR		
CHECKED BY:	JJJ		
DATE:	APRIL 2017		
SHEET NUMBER	96B		

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CSD'S\F1\TOWN OF PARKER\STORM PLAN AND PROFILE\POND C OUTFALL.DWG, STEPHENF - 10/8/2020 12:13 PM