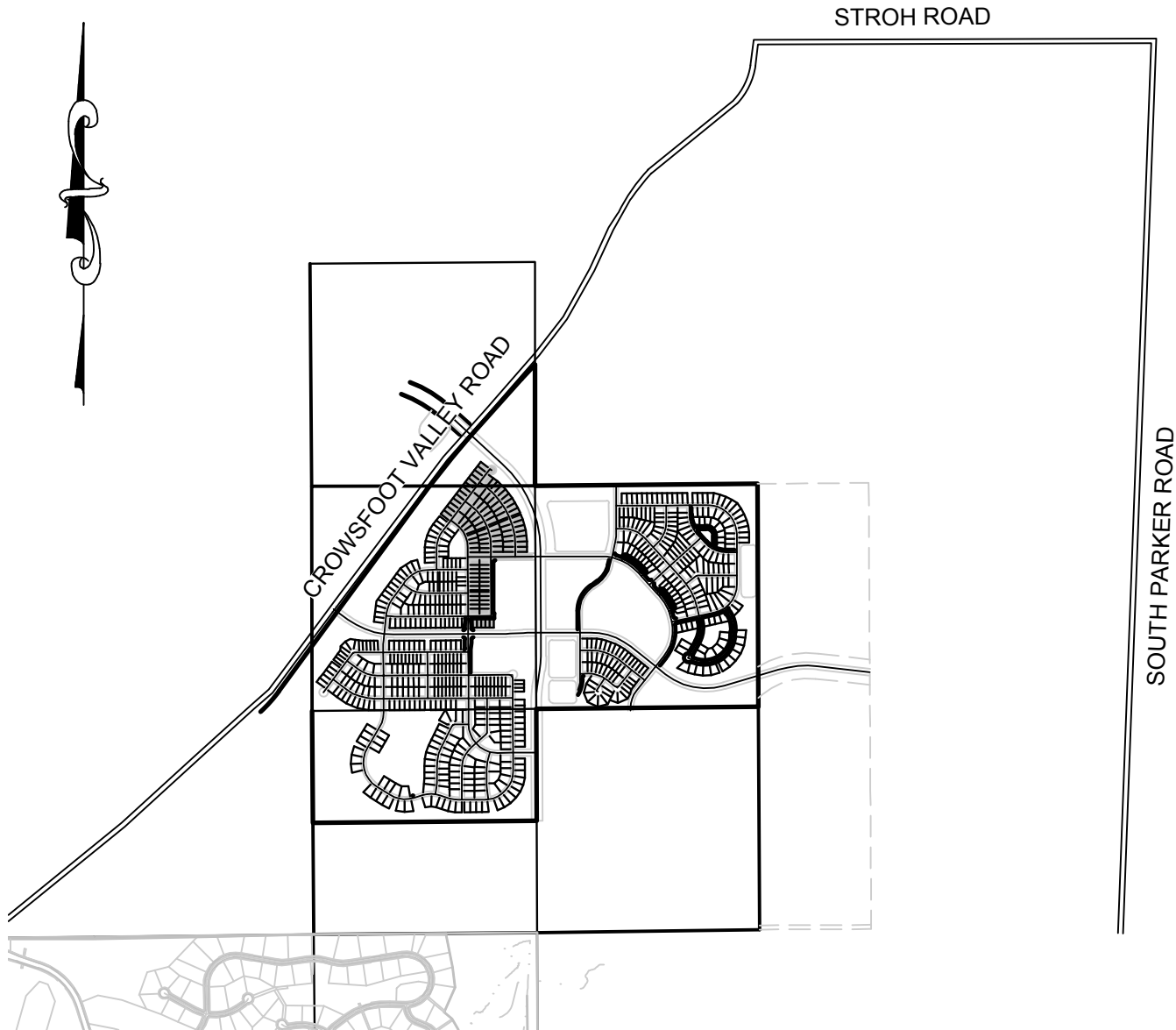


FILING 2 CONSTRUCTION PLANS

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

Sheet Number	Sheet Title
1	COVER SHEET
2	TOWN OF PARKER NOTES
3	HORIZONTAL CONTROL PLAN
4	WILD LUPINE STREET
5	SCARLET SAGE LANE
6	SCARLET SAGE STREET
7	SCARLET SAGE STREET
8	SHASTA DAISY STREET
9	SHASTA DAISY STREET
10	RED COSMOS POINT
11	INTERSECTION PLANS
12	INTERSECTION PLANS
13	STORM P&P WILD LUPINE STREET
14	STORM P&P WILD LUPINE STREET
15	STORM P&P WILD LUPINE STREET
16	STORM P&P SCARLET SAGE STREET
17	STORM P&P SHASTA DAISY STREET
18	ROADWAY DETAILS
19	ROADWAY DETAILS
20	ROADWAY DETAILS
21	SIGNAGE AND STRIPING



VICINITY MAP
SCALE: 1" = 2000'

DEVELOPER

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

WATER & SANITATION DISTRICT

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

PLANNER/ LANDSCAPE DESIGNER:

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

FIRE DISTRICT

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

**SURVEYOR/
ENGINEER:**

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

ELECTRIC COMPANY

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

MUNICIPALITY

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

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 _____

7

AS SHOWN	FILE NO:	8130283701
CHECKED BY:	DATE:	AUGUST 2017
JF	JJ	

FILED 2 CONSTRUCTION DRAWINGS
COVER SHEET

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

nglewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

[illegible][illegible]

I:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SETS\CD\SIF2\TOWN OF PARKER\F2 COVER.DWG, LAURAC, 8/7/2017 2:31 PM



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

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION FOR THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF A CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 3015 138TH AVE., SUITE 200-922, DENVER, CO 80228. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
EXAMPLES: WATER TIE-IN SHEET 3 STORM SEWER CONNECTION SHEET 6
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR A PERIOD OF (1) ONE YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

1. PAVING SHALL NOT COMMENCE UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS APPROVED BY THE ENGINEERING DIVISION AND SUBGRADE COMPACTION TESTS ARE SUBMITTED TO AND APPROVED BY THE DEVELOPMENT REVIEW ENGINEER.
2. STANDARD TOWN OF PARKER HANDICAP RAMPs ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
3. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS ARE ON USGS DATUM WITH DATE, RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
5. EXCEPT WHERE OTHERWISE PROVIDED FOR IN THESE PLANS AND SPECIFICATIONS, THE COLORADO DEPARTMENT OF HIGHWAYS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE COLORADO DEPARTMENT OF HIGHWAYS M AND S STANDARDS, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL LATEST EDITION, SHALL APPLY.

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 CCR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES OR REGULATIONS SHALL APPLY.
3. INSPECTIONS OF CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER OF ANY ENGINEERING WORKS (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUTED BOULDERS, DETENTION POND OUTLET STRUCTURES, FOREBAYS, TRICKLE CHANNELS, ETC.). FAILURE TO NOTIFY THE ENGINEERING DEPARTMENT FOR INSPECTIONS MAY RESULT IN NON-ACCEPTANCE OF THE INFRASTRUCTURE BY THE TOWN. URBAN DRAINAGE AND FLOOD CONTROL DISTRICT MUST ALSO BE NOTIFIED IN A SIMILAR MANNER FOR ALL MAINTENANCE ELIGIBLE DRAINAGE INFRASTRUCTURES (CONSULT WITH STORMWATER ENGINEERING DIVISION).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS: • 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC) • 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORMWATER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 206.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-601-11.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.

1. ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MOST RECENT VERSION OF THE FEDERAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), COLORADO SUPPLEMENTAL MUTCD, AND THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL. FURTHER SPECIFICATIONS AND ILLUSTRATIONS ARE LOCATED IN THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) M AND S STANDARDS.
2. A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
3. THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
4. TYPE III (LIGHTED) BARRICADES SHALL BE SET AT THE ENDS OF ROADWAYS SEPARATING FINISHED (AND/OR ACCEPTED) AND UNFINISHED CONSTRUCTION AREAS AND SHALL BE MAINTAINED BY THE CONTRACTOR/DEVELOPER. A "ROAD CLOSED AHEAD" AND A "TO BE EXTENDED" WARNING SIGN SHALL BE INSTALLED APPROPRIATELY IN ADVANCE OF THE TYPE III BARRICADES.
5. THE SHEET OR SIGN LOCATIONS SHALL BE DETERMINED TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
6. WHERE STOP SIGN LOCATION IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
7. A 7 FOOT MINIMUM POST LENGTH SHALL BE MAINTAINED FROM THE BOTTOM OF THE SIGN PANEL TO THE GROUND. THIS REQUIREMENT FOR VERTICAL CLEARANCE IS FOR ALL SIGNS.
8. DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
9. RAISED MEDIAN ISLAND NOSES SHALL HAVE R4-7 SIGNS AT EACH END AND A 4'X12' HIGH INTENSITY YELLOW SIGN BLANK LOCATED MIDWAY BETWEEN THE ISLAND AND THE FINISHED ROAD ON EACH POST.
10. SIGNAGE AND STRIPING HAS BEEN DETERMINED BY INFORMATION AVAILABLE AT THE TIME OF REVIEW. PRIOR TO THE INITIATION OF ANY WARRANTY PERIOD THE TOWN OF PARKER RESERVES THE RIGHT TO REQUIRE MODIFICATIONS TO EXISTING, OR INSTALLATION OF, ADDITIONAL SIGNAGE AND/OR PAVEMENT MARKING IF IT IS DETERMINED THAT CONDITIONS WARRANT SUCH MODIFICATION ACCORDING TO THE MUTCD OR THE CDOT M AND S STANDARDS. ALL SIGNAGE AND STRIPING SHALL FALL UNDER THE REQUIREMENTS OF THE TWO YEAR WARRANTY PERIOD FOR NEW CONSTRUCTION. ADDITIONALLY, ALL PAVEMENT MARKINGS SHALL NOT LIFT OR PEEL DURING THE FIRST YEAR AFTER INSTALLATION.
11. DIAMOND GRADE MATERIAL SHALL BE USED ON ALL STOP SIGNS AND OVERHEAD SIGNS. ALL OTHER ROADSIDE TRAFFIC CONTROL DEVICES SHALL USE HIGH INTENSITY GRADE SHEETING, NO FLUORESCENT YELLOW GREEN SHEETING SHALL BE USED UNLESS SPECIFICALLY APPROVED BY THE TOWN OF PARKER.
12. ALL STREET NAME SIGNS SHALL BE HIGH INTENSITY, EXTRUDED, GREEN AND WHITE BLADES. ARTERIAL AND COLLECTOR STREET NAME SIGNS SHALL BE 9 INCH BLADES AND HAVE MIXED CASE LETTERING. LOCAL STREET NAME SIGNS SHALL BE 6 INCHES BLADES WITH MIXED CASE LETTERING.
13. ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
14. ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
15. CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINGENTIAL) TYPE OR OTHER APPROVED BY THE TOWN OF PARKER. SHALL LINE UP WITH HANDICAP RAMPS. SHALL BE CENTERED WITHIN LANES AND PLACED ON LANE AND CURB LINES SO AS TO AVOID VEHICLE WHEEL PATHS.
16. PAVEMENT WATERMARKING (INCLUDING CROSSWALKS) SHALL BE AS FOLLOWS: FOR CONCRETE SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BASE CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.) FOR ASPHALT SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-MYTHACRALATE, OR AS SPECIFIED.
17. INSPECTION AND APPROVAL OF STRIPING AND CROSSWALK LAYOUT TO BE DONE BY TOWN OF PARKER DEVELOPMENT REVIEW ENGINEER (CALL 303-840-9546) PRIOR TO APPLICATION OF FINAL STRIPING.

SHEET NUMBER 2	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS TOWN OF PARKER NOTES	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY:	FILE NO:									
	DATE:	8130283701									
						No.	Revisions	Date	Init.	Appr.	Date

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 _____

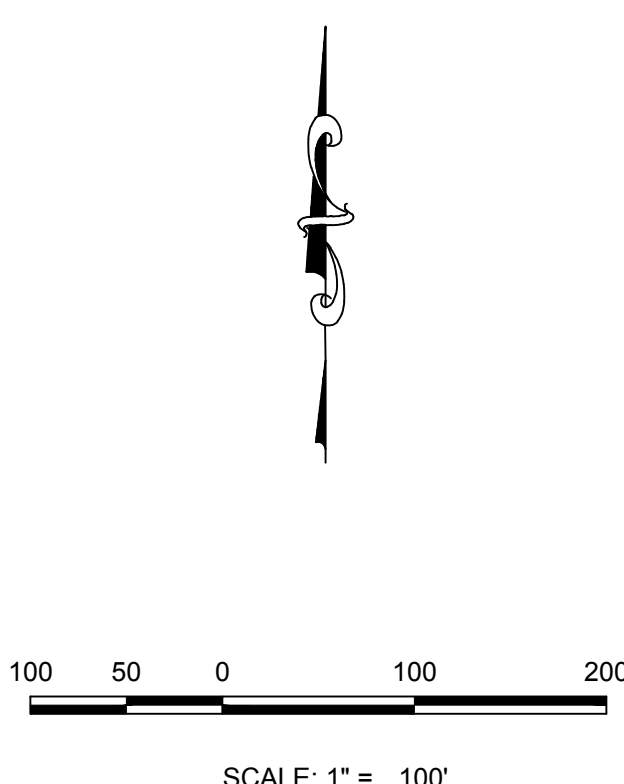


BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

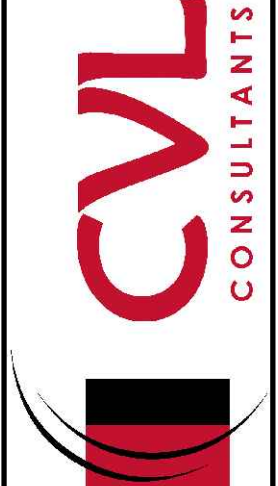


KEYMAP

N.T.S.

[illegible]

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



E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
G 2 CONSTRUCTION DRAWINGS
HORIZONTAL CONTROL PLAN

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

SHEET NUMBER
3

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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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 005006

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.

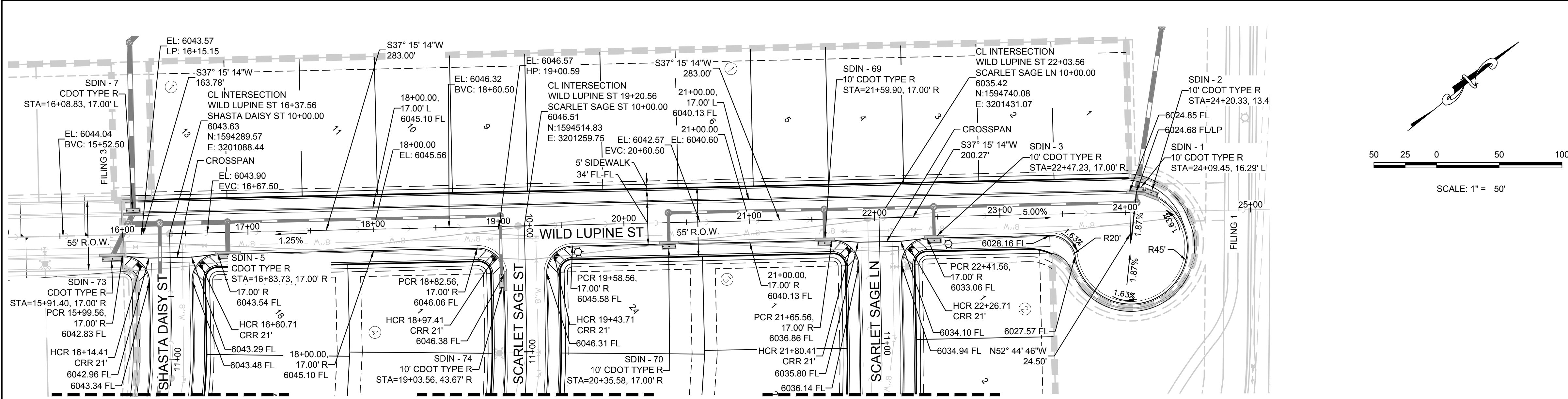
BASE OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT
THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"
ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
SOUTH 00°15'06"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



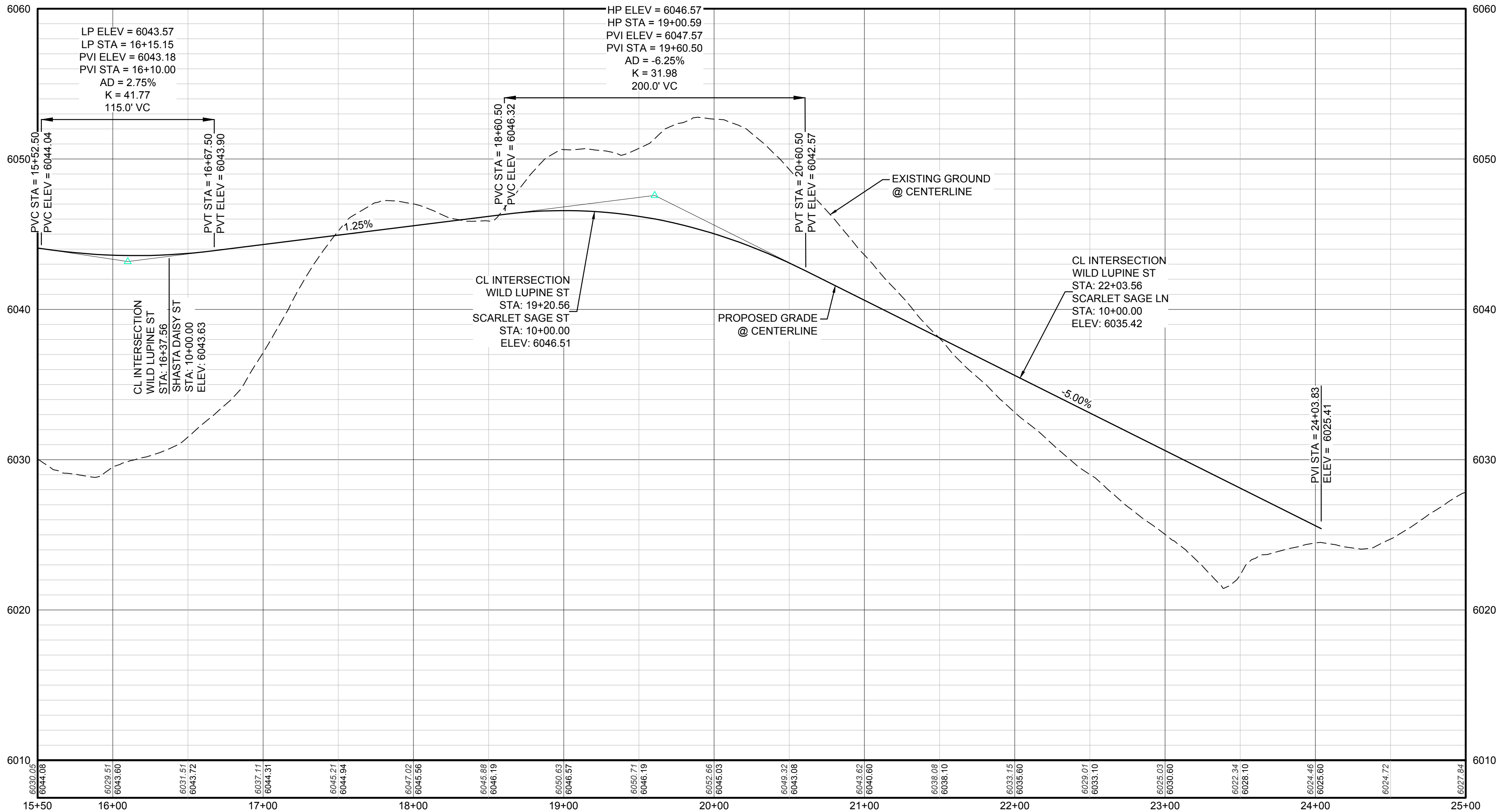
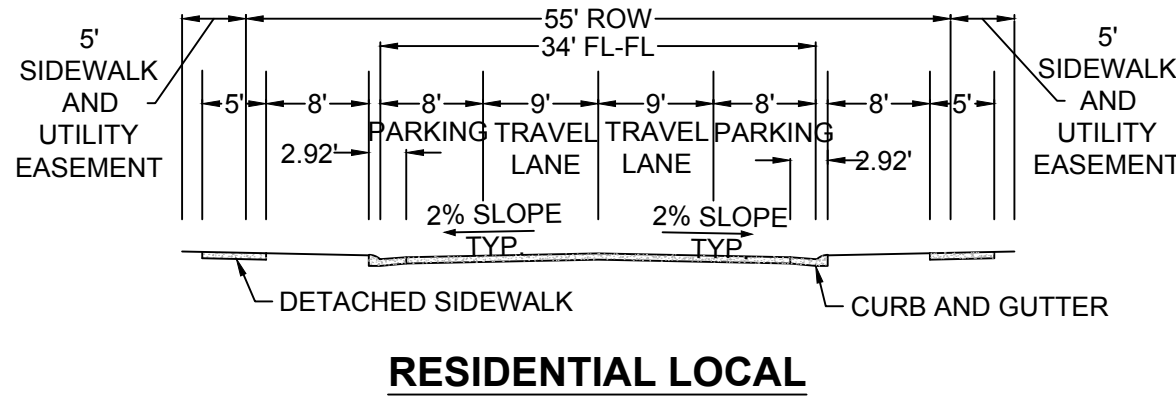
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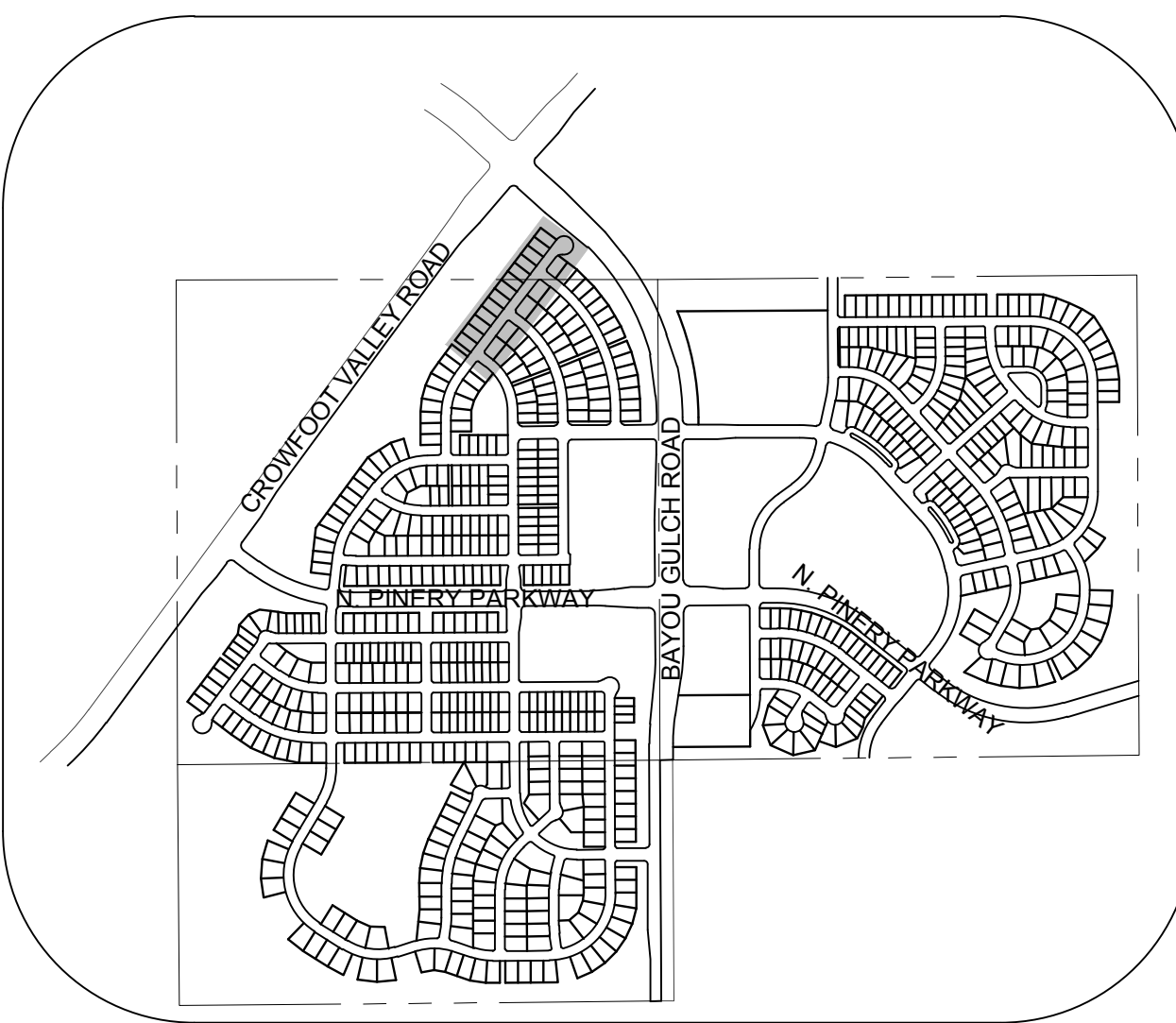
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PLAN: WILD LUPINE ST STA: 15+50 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: WILD LUPINE ST STA: 15+50.00 TO 25+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
⊕	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊖	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊕	EXISTING FIRE HYDRANT	8" W	PROPOSED WATER LINE
⊖	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊕	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⊖	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊕	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊖	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

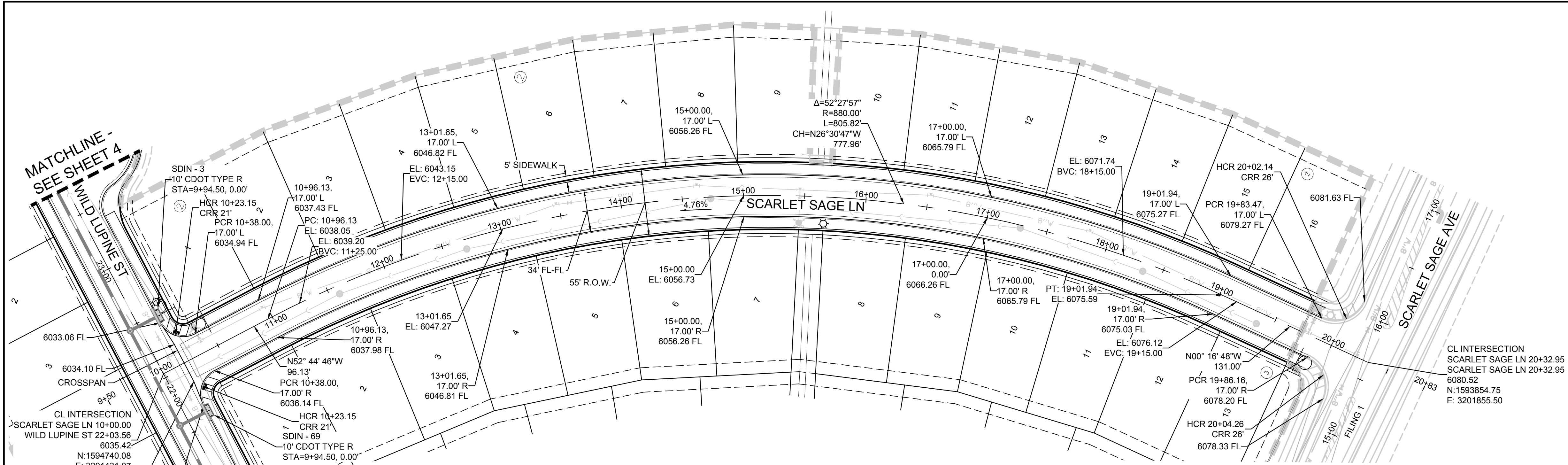
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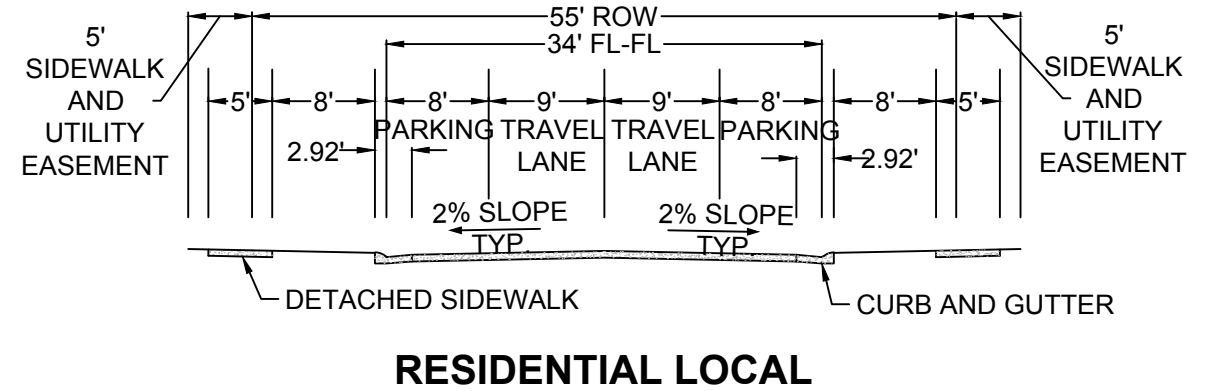
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No.	Revisions	Date	Init.	Appr.	Date
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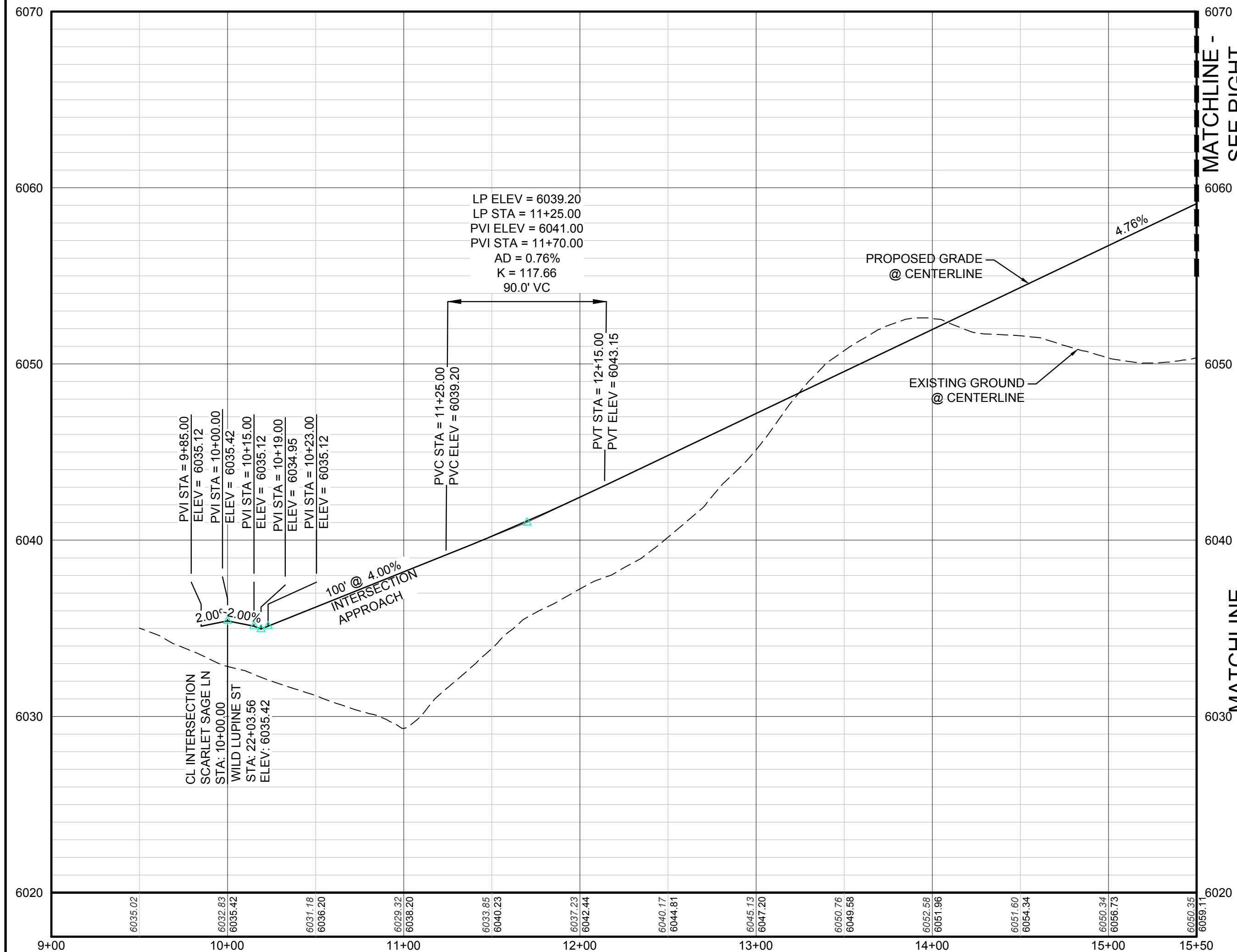
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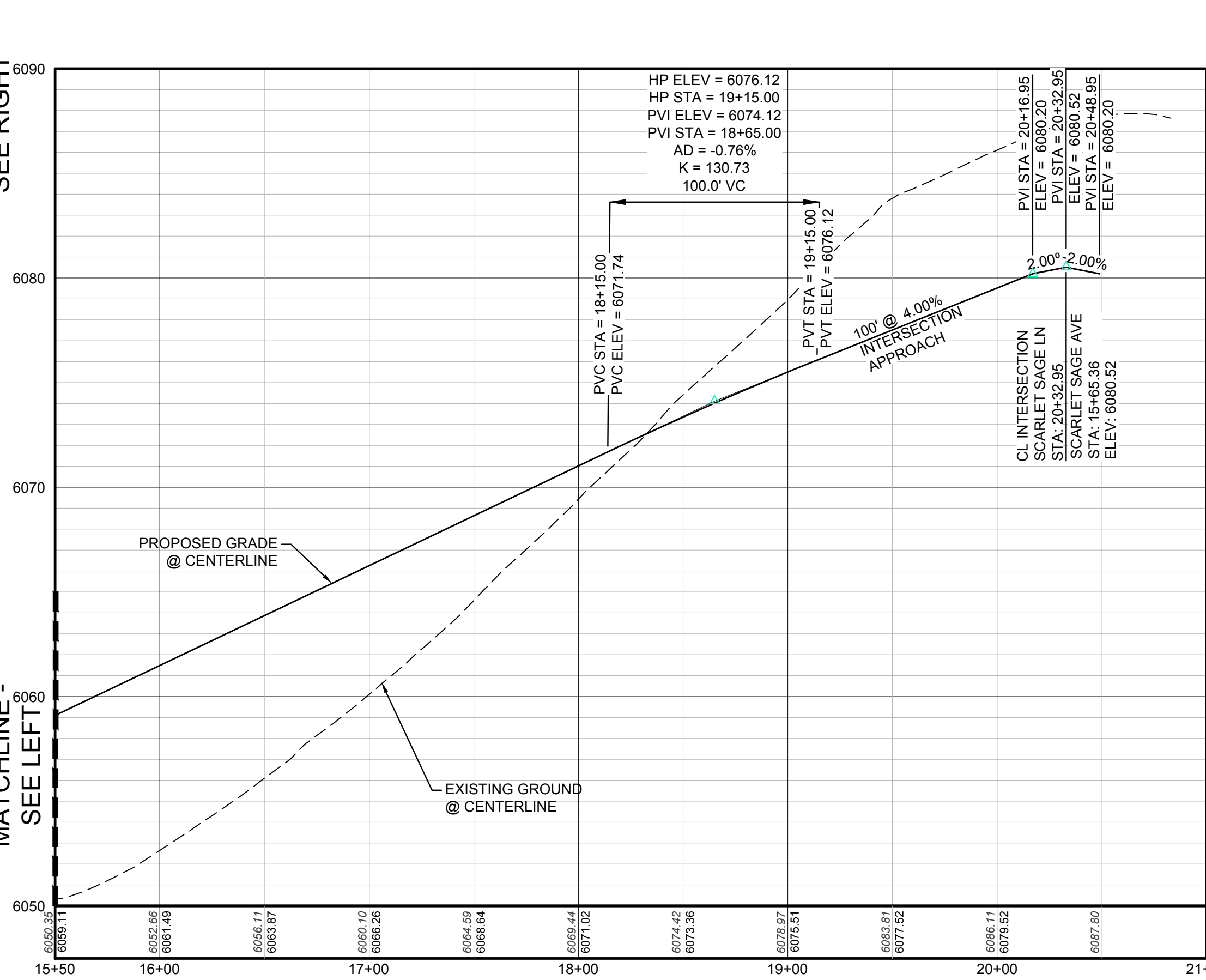
PLAN: SCARLET SAGE LN STA: 9+50.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



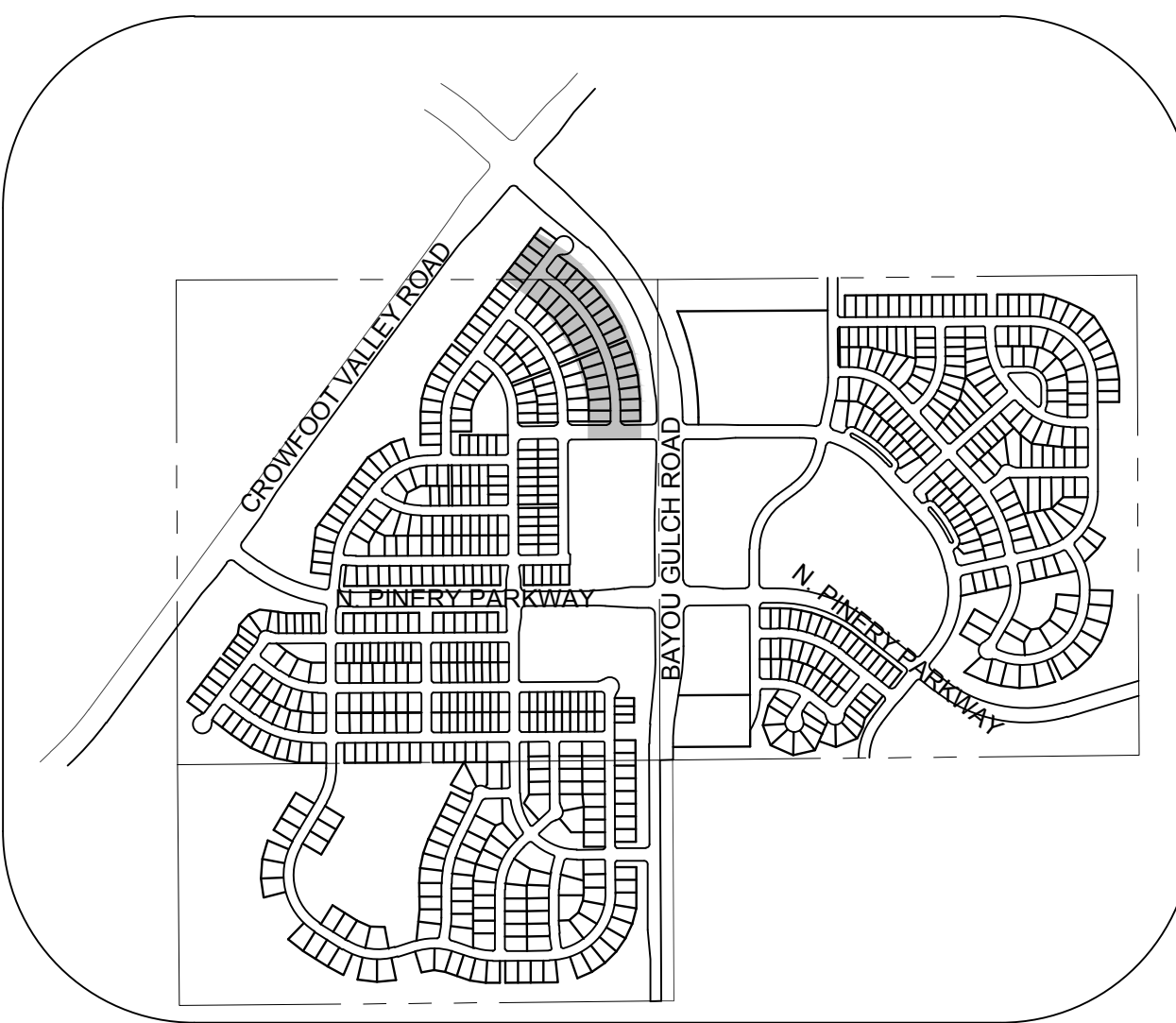
RESIDENTIAL LOCAL



PROFILE: SCARLET SAGE LN STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
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PROFILE: SCARLET SAGE LN STA: 15+50.00 TO 21+00.00
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KEYMAP
N.T.S.
LEGEND

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

ABBREVIATIONS

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

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PREPARED UNDER THE SUPERVISION OF
BRIAN P. WILSON
COLORADO P.E. 0050067

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: AUGUST 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SCARLET SAGE LANE	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL CO 80112	CVL CONSULTANTS 10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions			Date			Date		
									No.	Init.	Appr.						

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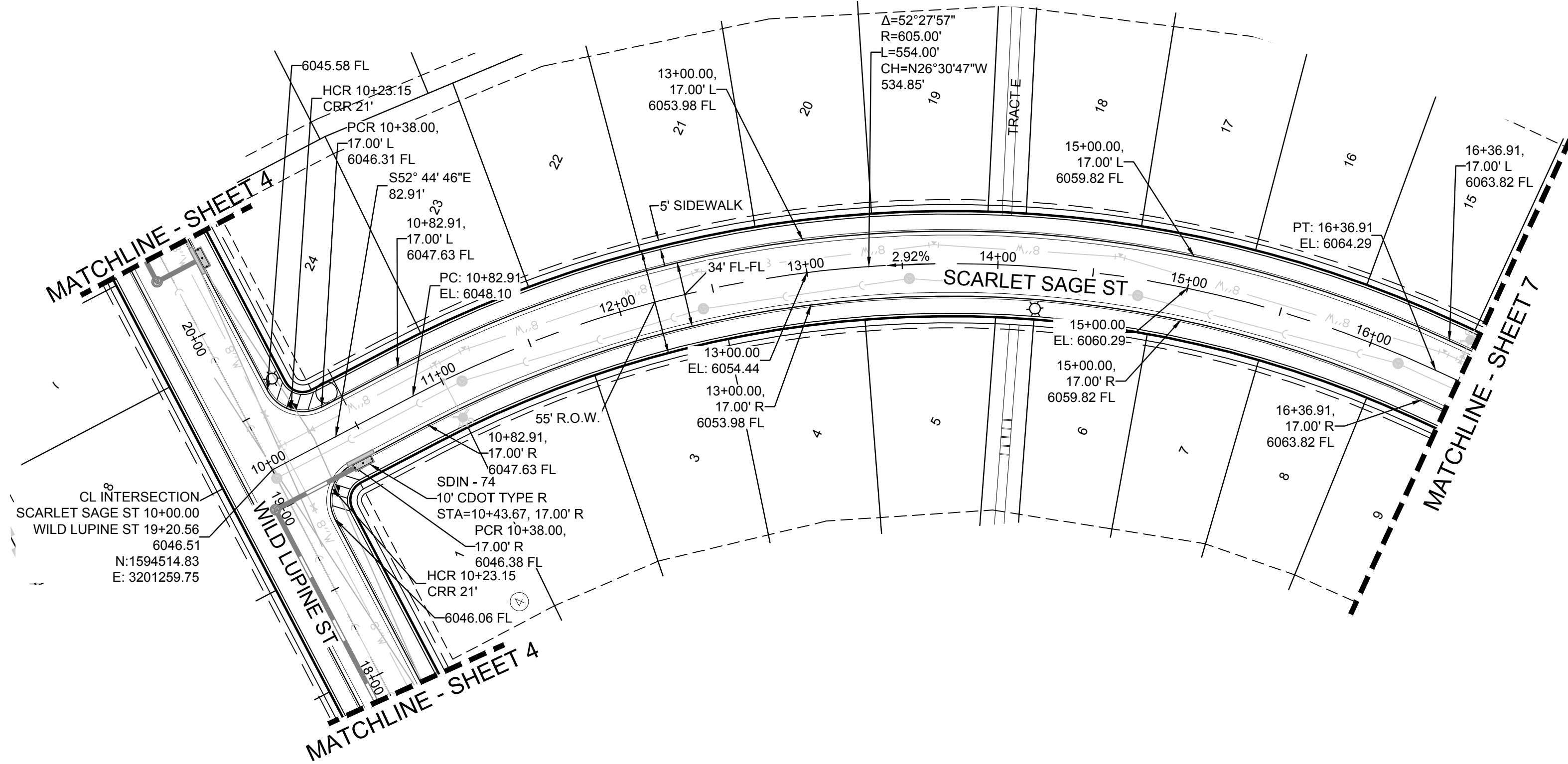
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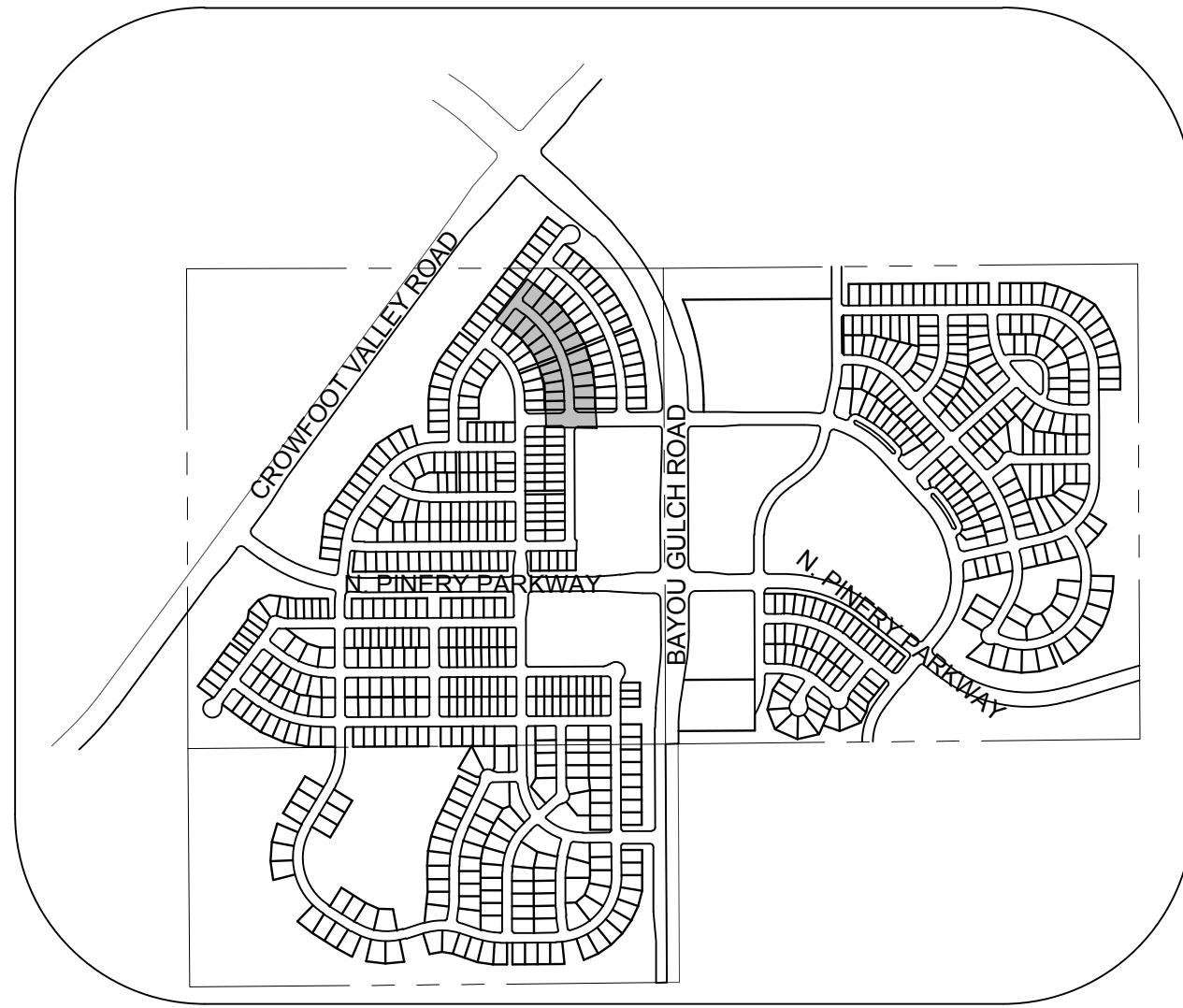
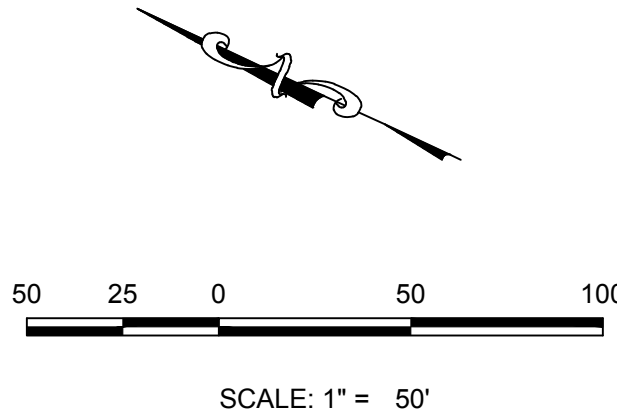
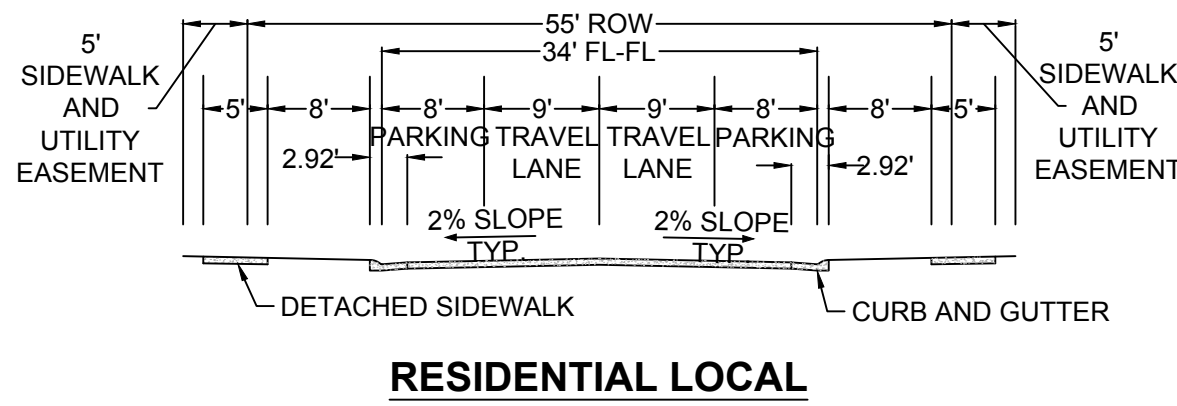
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PLAN: SCARLET SAGE ST STA: 10+00.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



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N.T.S.
LEGEND

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ABBREVIATIONS

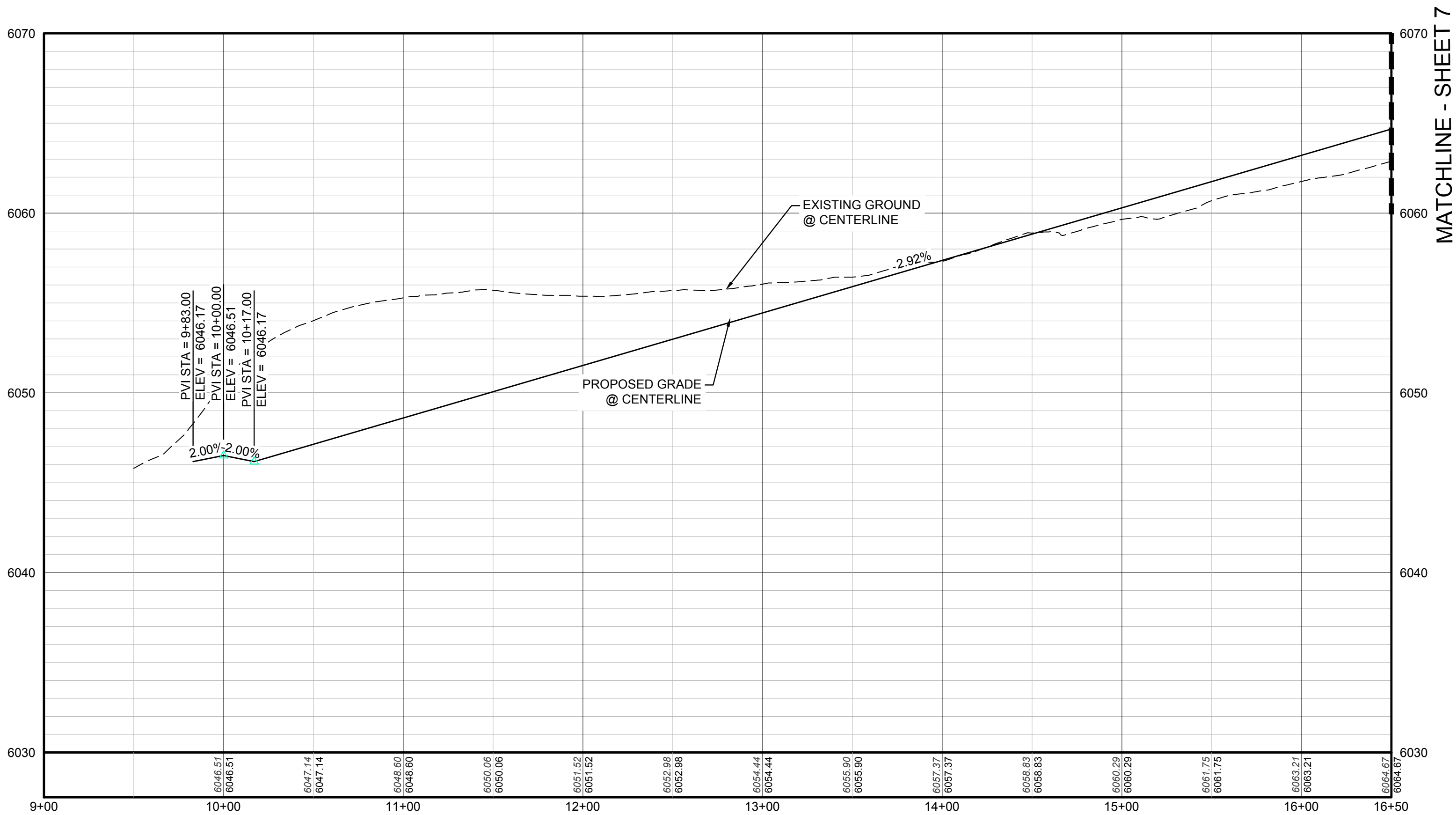
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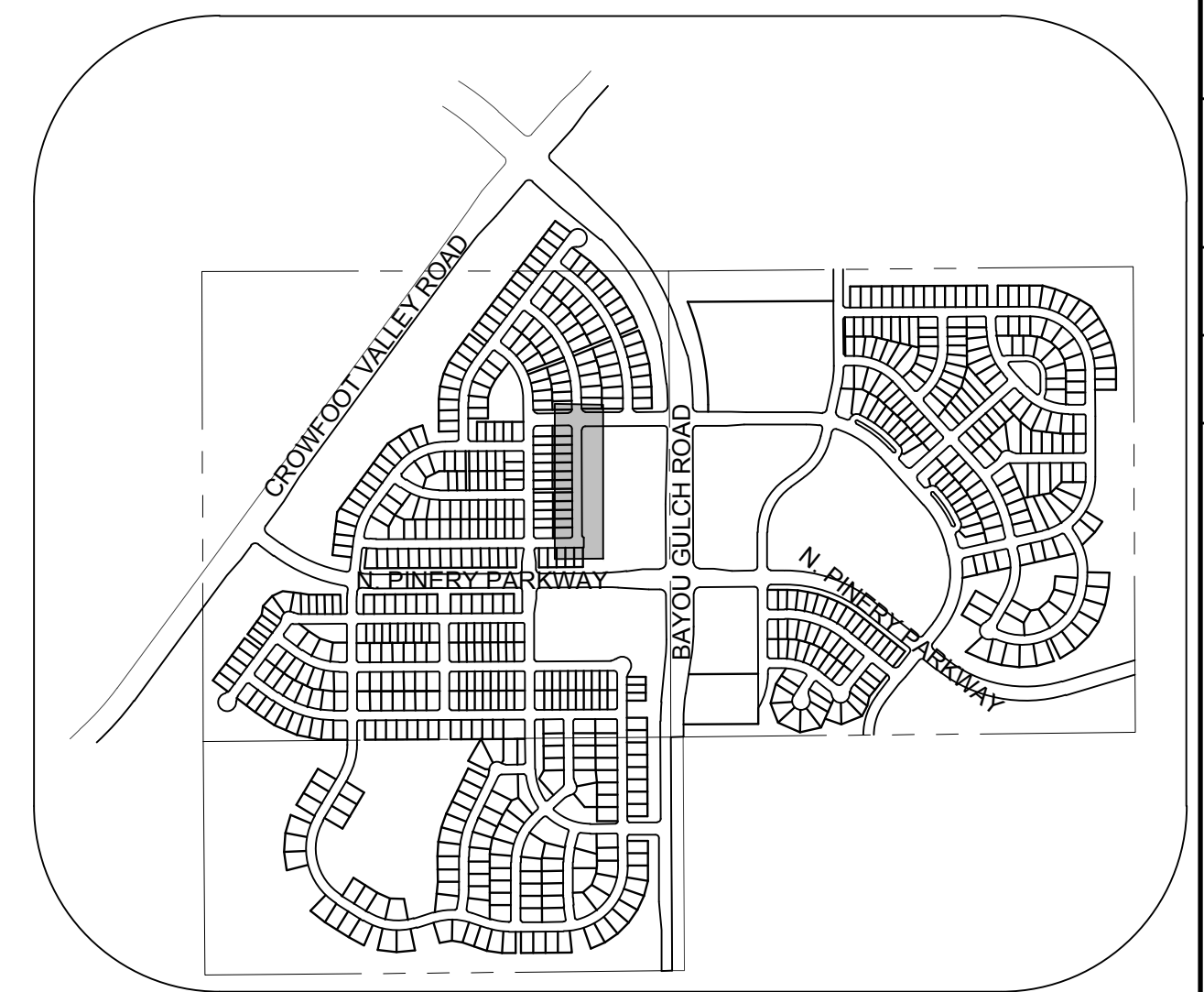


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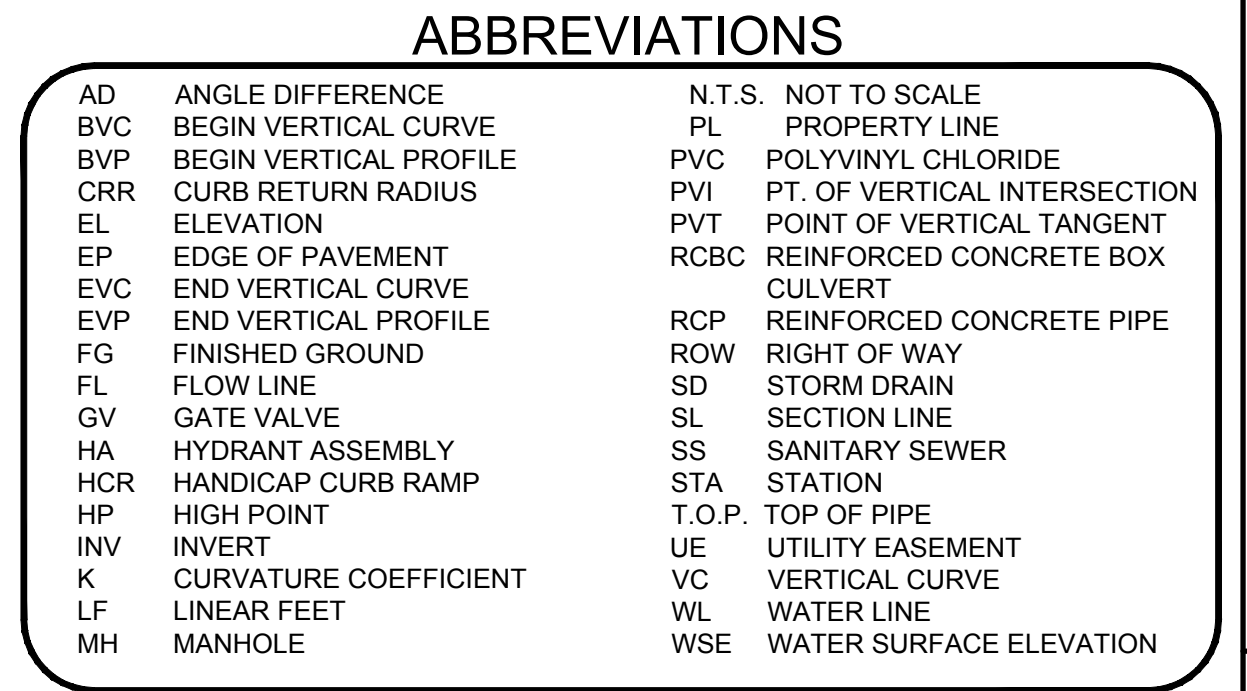
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: AUGUST 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SCARLET SAGE STREET	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	CVL CONSULTANTS 10333 E. Dry Creek Rd. Englewood, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions			Date		
									No.	Init.	Appr.	Date	Date	Date



The diagram illustrates the cross-section of a Residential Local street. It features a central travel lane with a 34' FL (Foot Lane) width, flanked by 5' sidewalks and utility easements. The total width is 55' ROW (Right of Way). The travel lane is divided into two 17' sections, each with a 2% slope. The sidewalks are 5' wide, and the utility easements are 5' wide. The diagram also shows a detached sidewalk and a curb and gutter.

RESIDENTIAL LOCAL



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

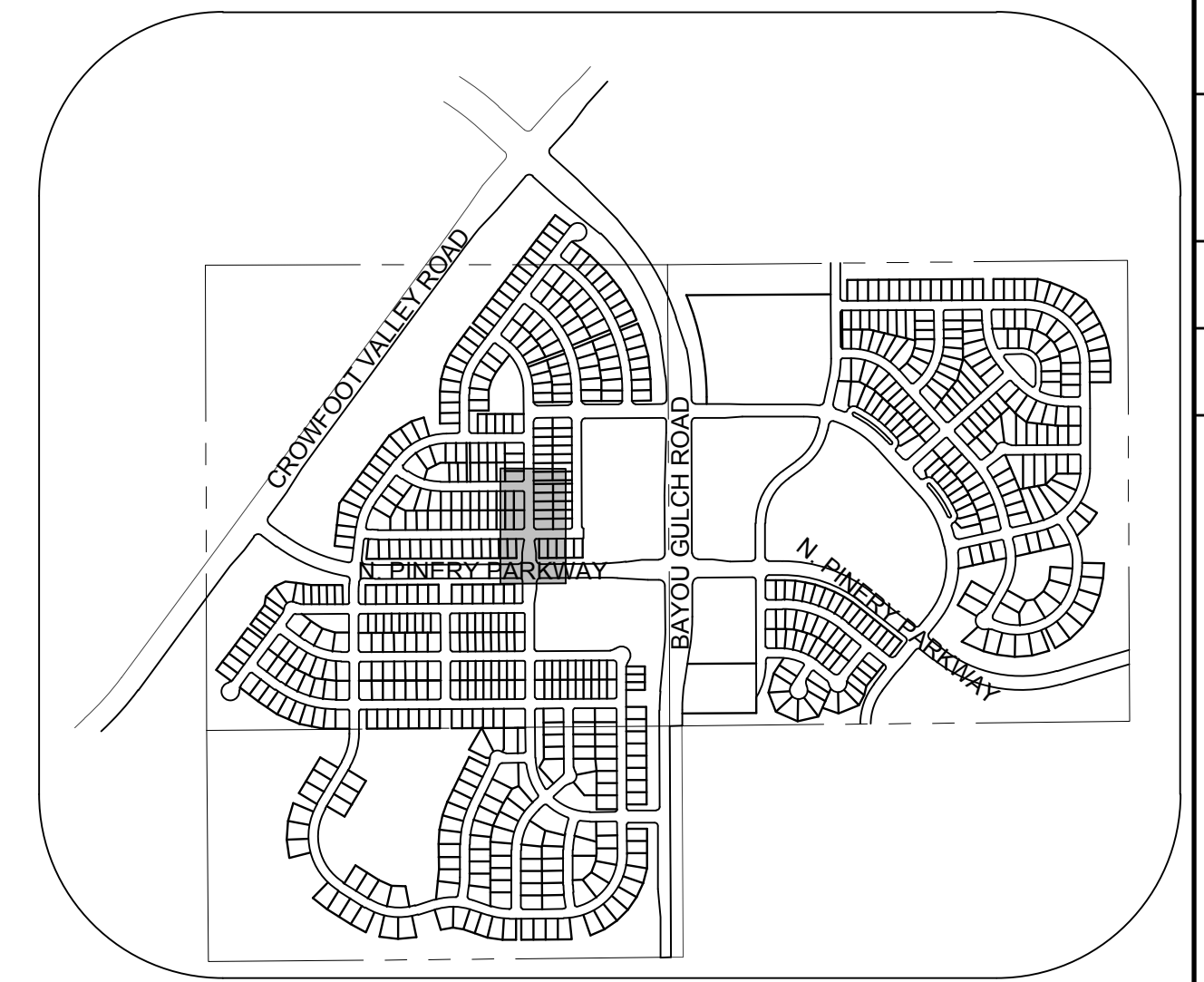
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

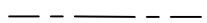
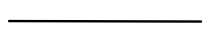
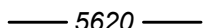
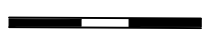
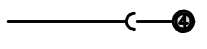
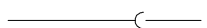
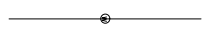
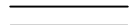
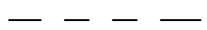
BRIAN P. WILSON
COLORADO P.E. 0050067

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

SHEET NUMBER 7	DRAWN BY: KJD	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SCARLET SAGE STREET	 ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112 Tel: (720) 482-9548 Fax: (720) 482-9548	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9548 Fax: (720) 482-9548					
	CHECKED BY: JJD	FILE NO: 8130283701				No.	Revisions	Date	Appr.	Date
	DATE: AUGUST 2017									



The diagram illustrates a 34-foot Right-of-Way (ROW) layout. It features a central section with two travel lanes, each 9 feet wide, separated by a 2-foot parking lane. This central section is flanked by 5-foot sidewalk and utility easements on both sides. The total width of the central section is 34 feet. The diagram also shows 2% slopes on the travel lanes and a 2.92-foot offset from the easement to the travel lane edge. Labels include: 5' SIDEWALK AND UTILITY EASEMENT, 55' ROW, 34' FL-ROW, 5', 8', 9', 9', 8', 5', 2.92', PARKING LANE, TRAVEL LANE, TRAVEL LANE, 2% SLOPE TYP, 2% SLOPE TYP, DETACHED SIDEWALK, and CURB AND GUTTER.

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

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

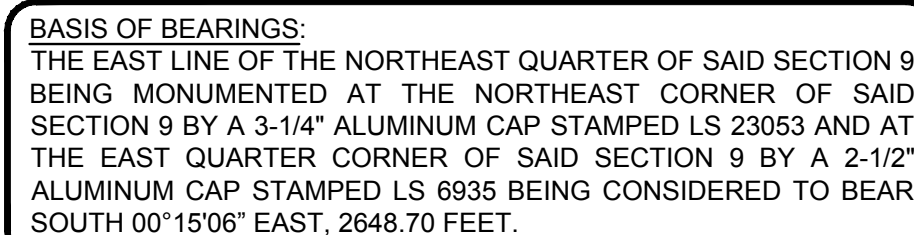
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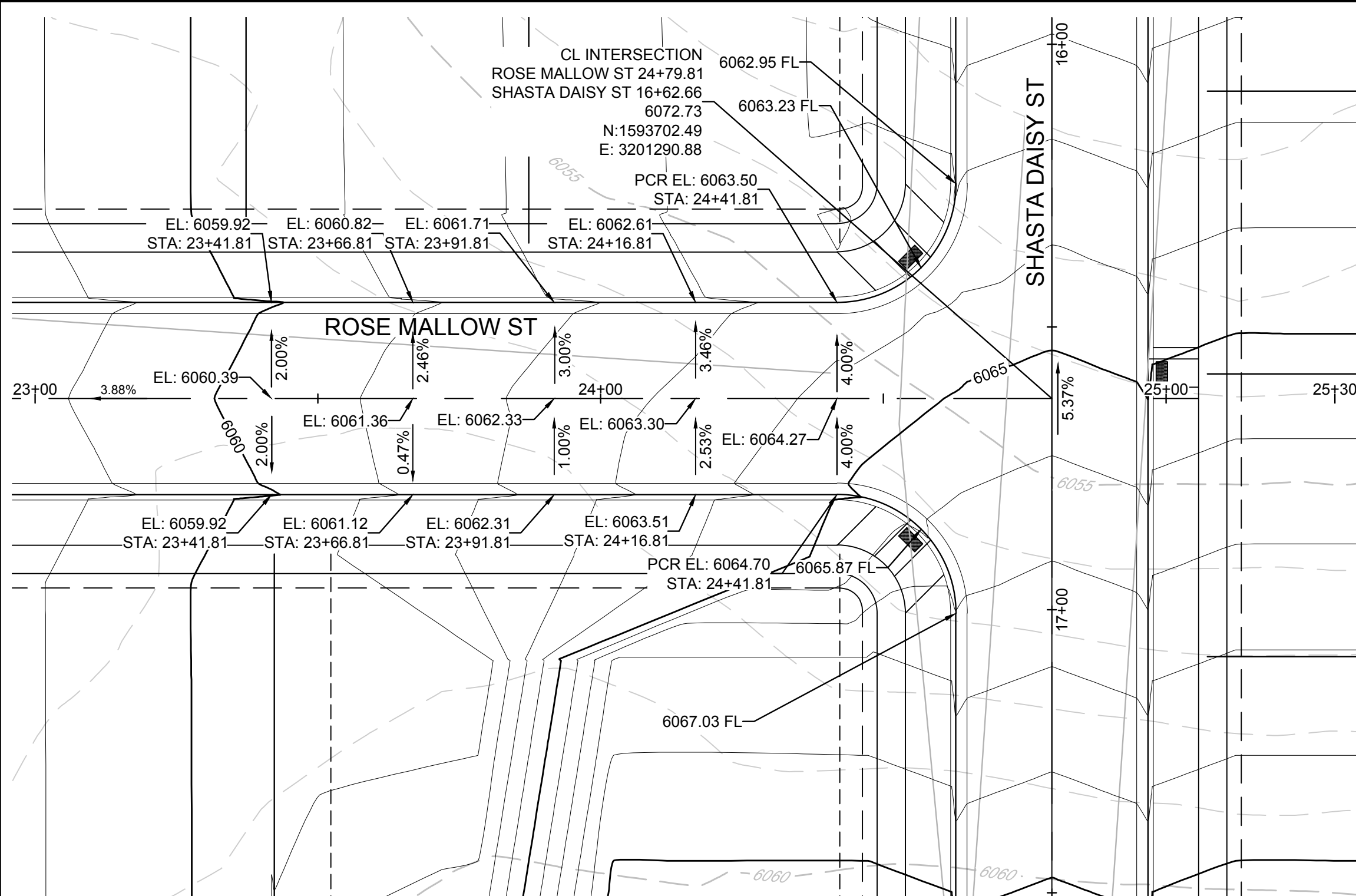
BRIAN P. WILSON
COLORADO P.E. 005006



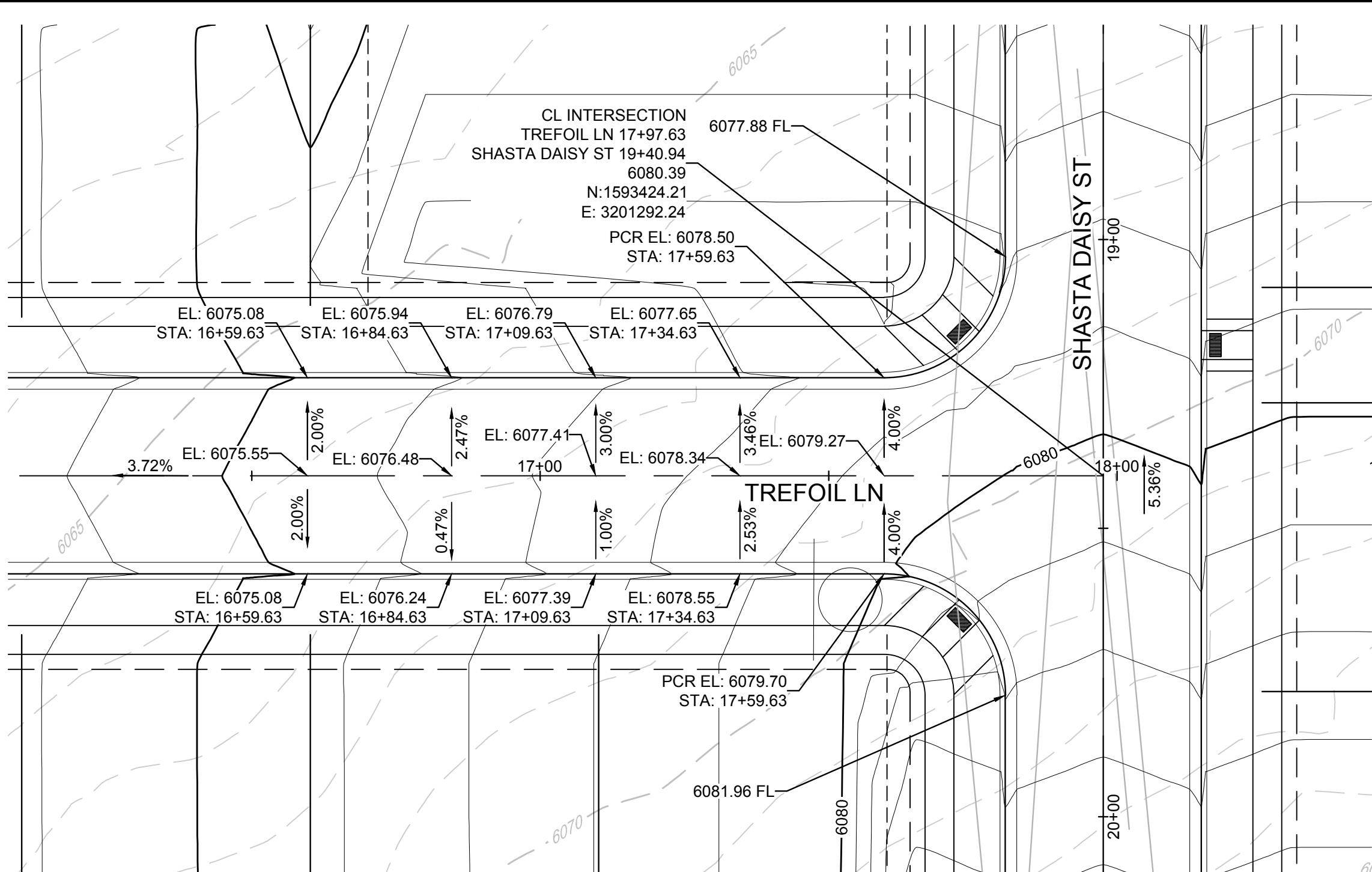
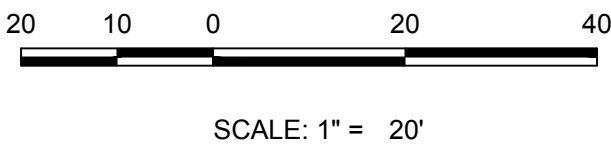
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UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

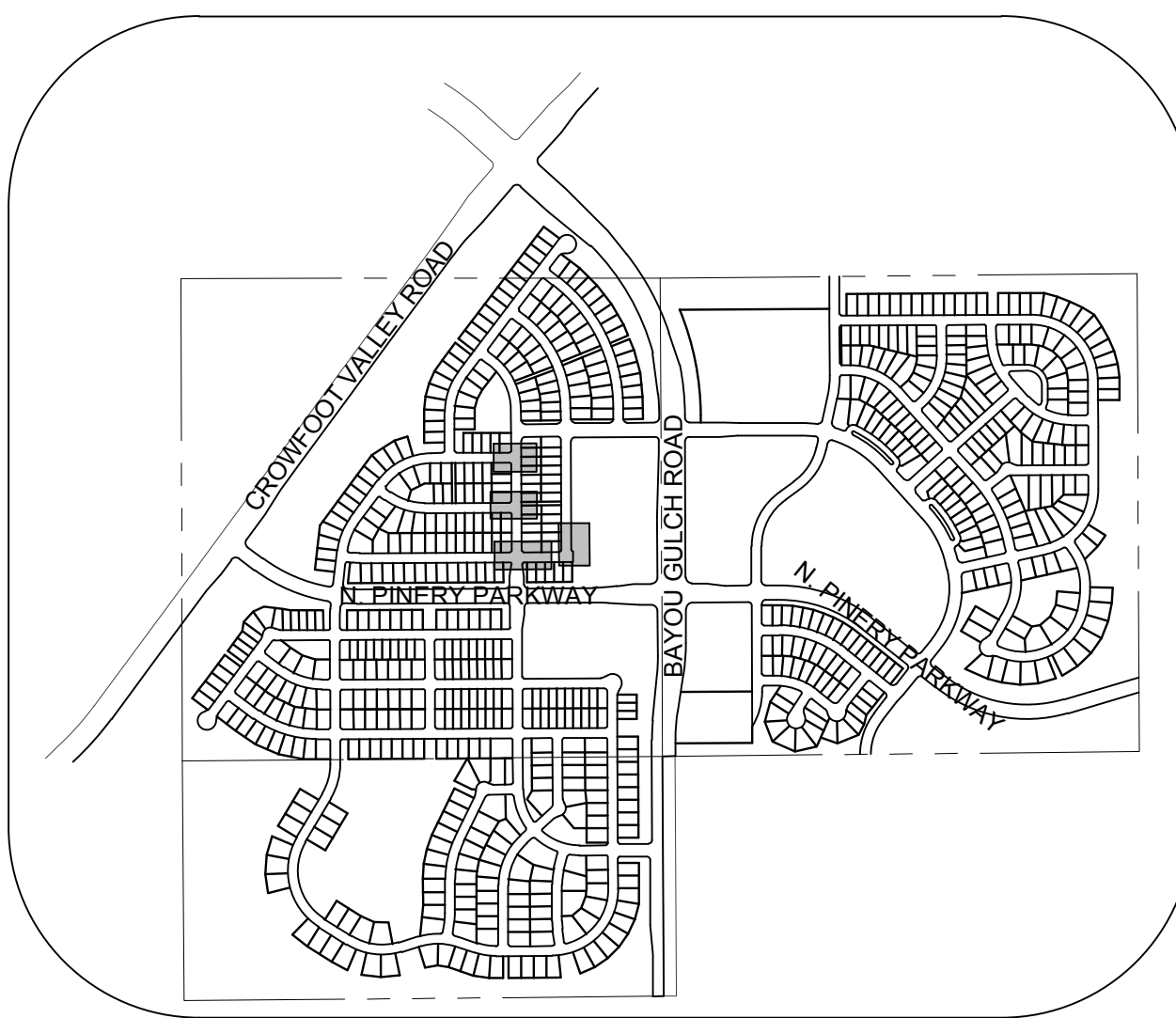
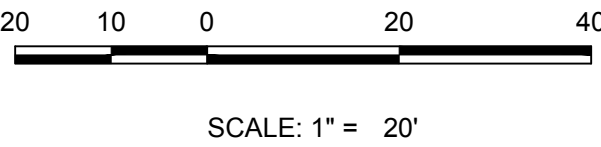




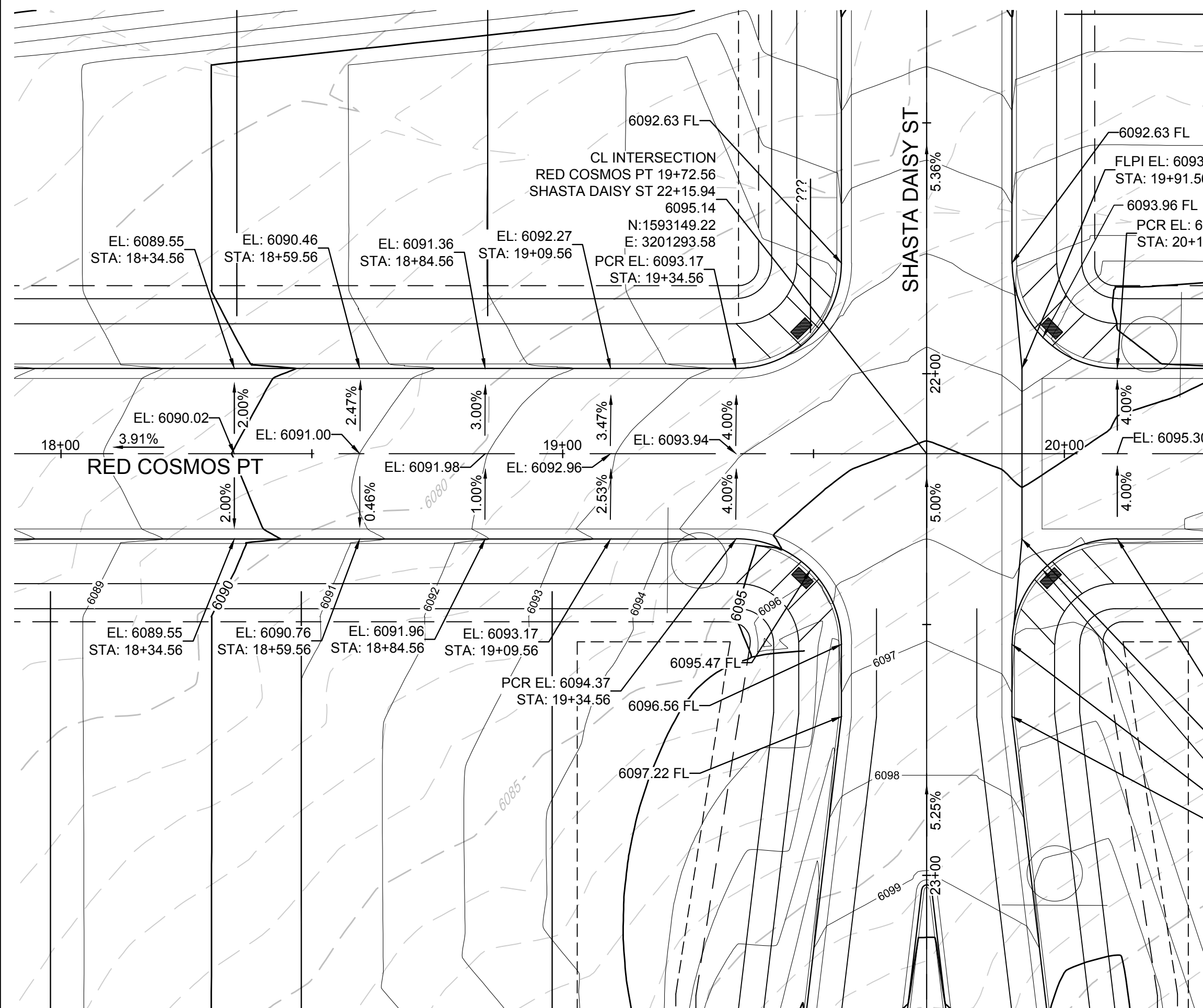
PLAN: ROSE MALLOW ST & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'



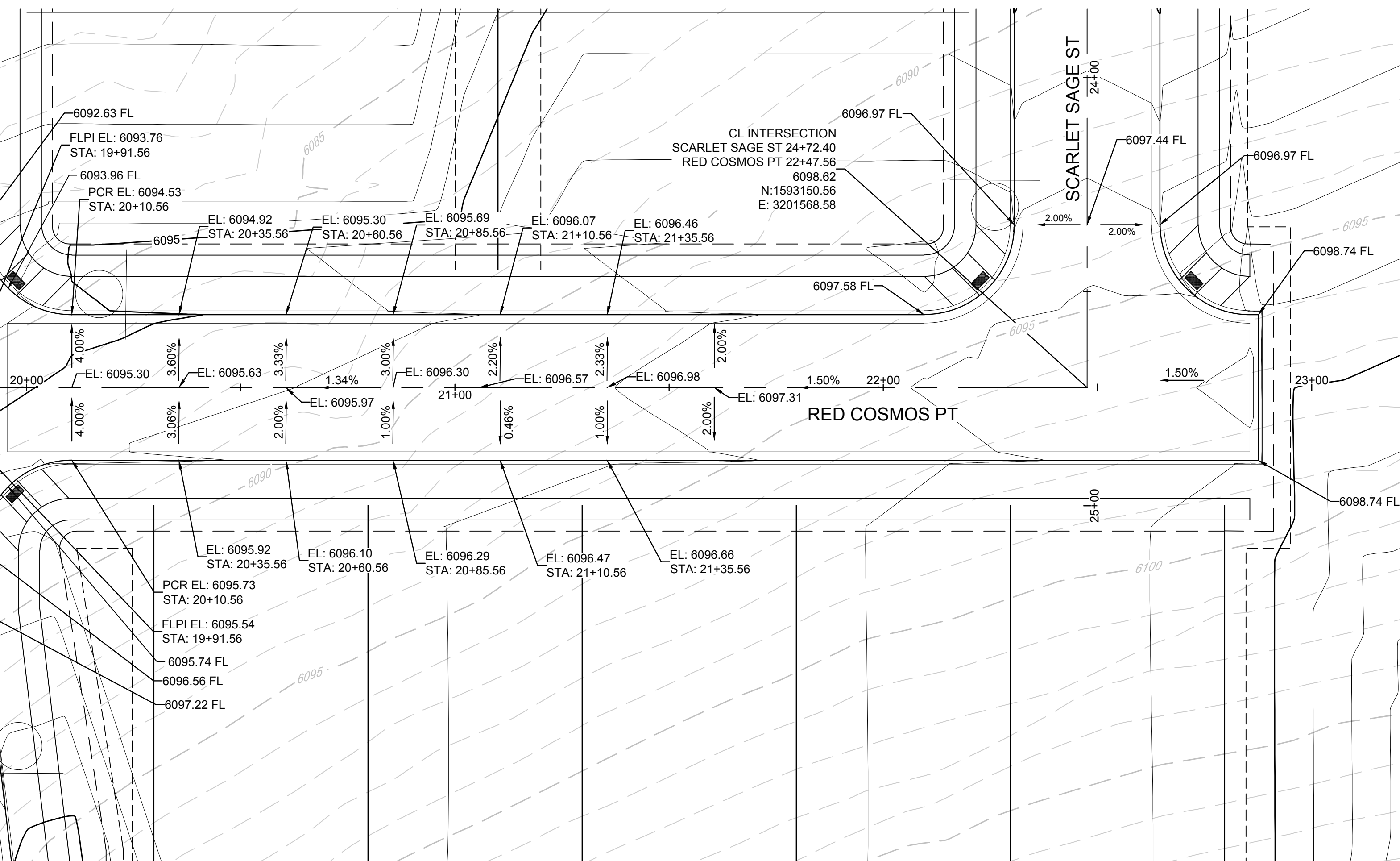
PLAN: TREFOIL LN & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'



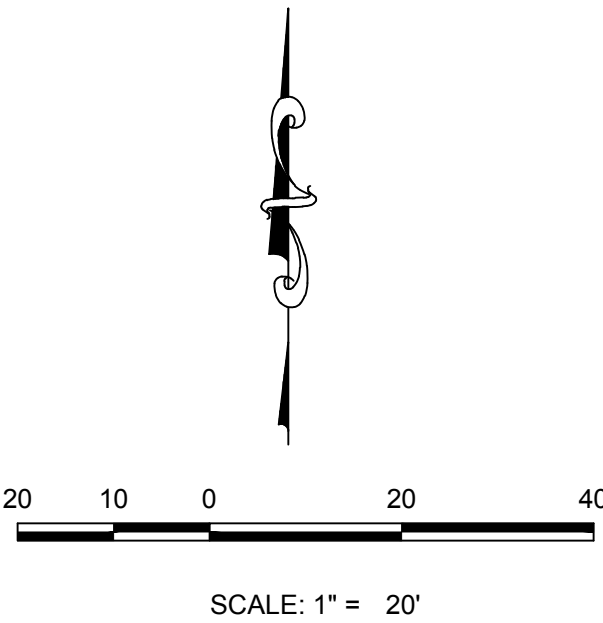
KEYMAP
N.T.S.



PLAN: RED COSMOS PT & SHASTA DAISY ST
HORIZONTAL SCALE: 1" = 20'



PLAN: SCARLET SAGE ST & RED COSMOS PT
HORIZONTAL SCALE: 1" = 20'



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

BASIS OF BEARINGS:
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PREPARED UNDER THE
SUPERVISION OF

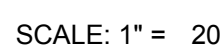
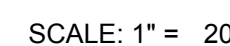
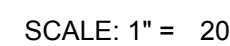
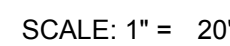
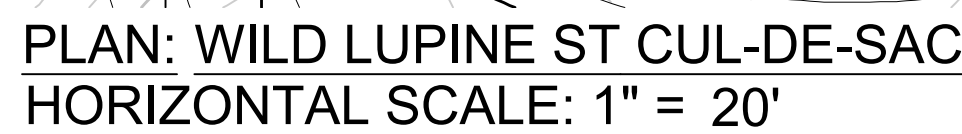
BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

10333 E. Dry Creek Rd. Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	11	8130283701	AS SHOWN	FILE NO.	DATE	APPROVED	DATE
CVL CONSULTANTS	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS INTERSECTION PLANS	SCALE:	FILE NO.	DATE	APPROVED	DATE
11	8130283701	AS SHOWN	FILE NO.	DATE	APPROVED	DATE	DATE



BASIS OF BEARINGS:
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BRIAN P. WILSON
COLORADO P.E. 0050067

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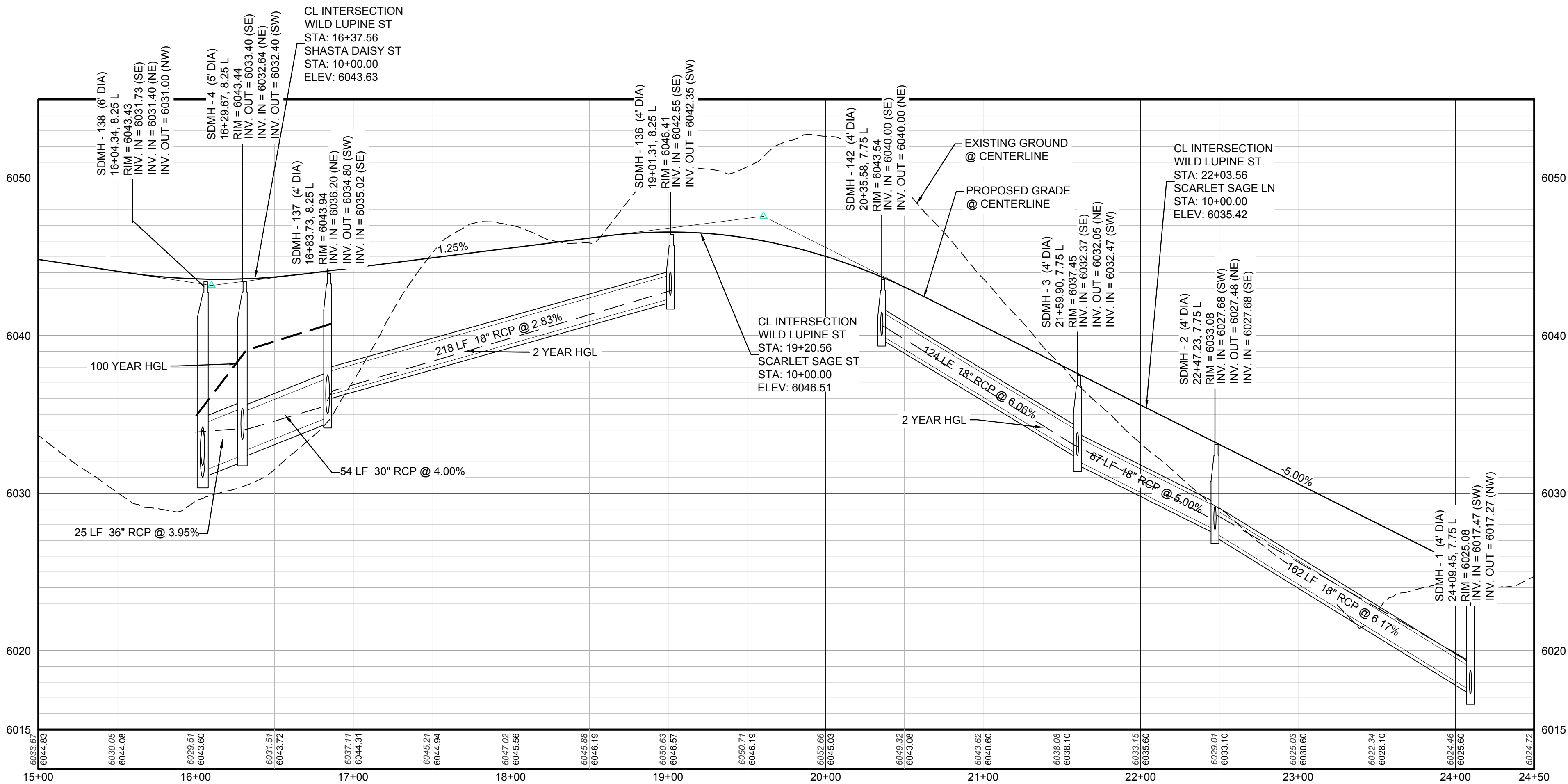
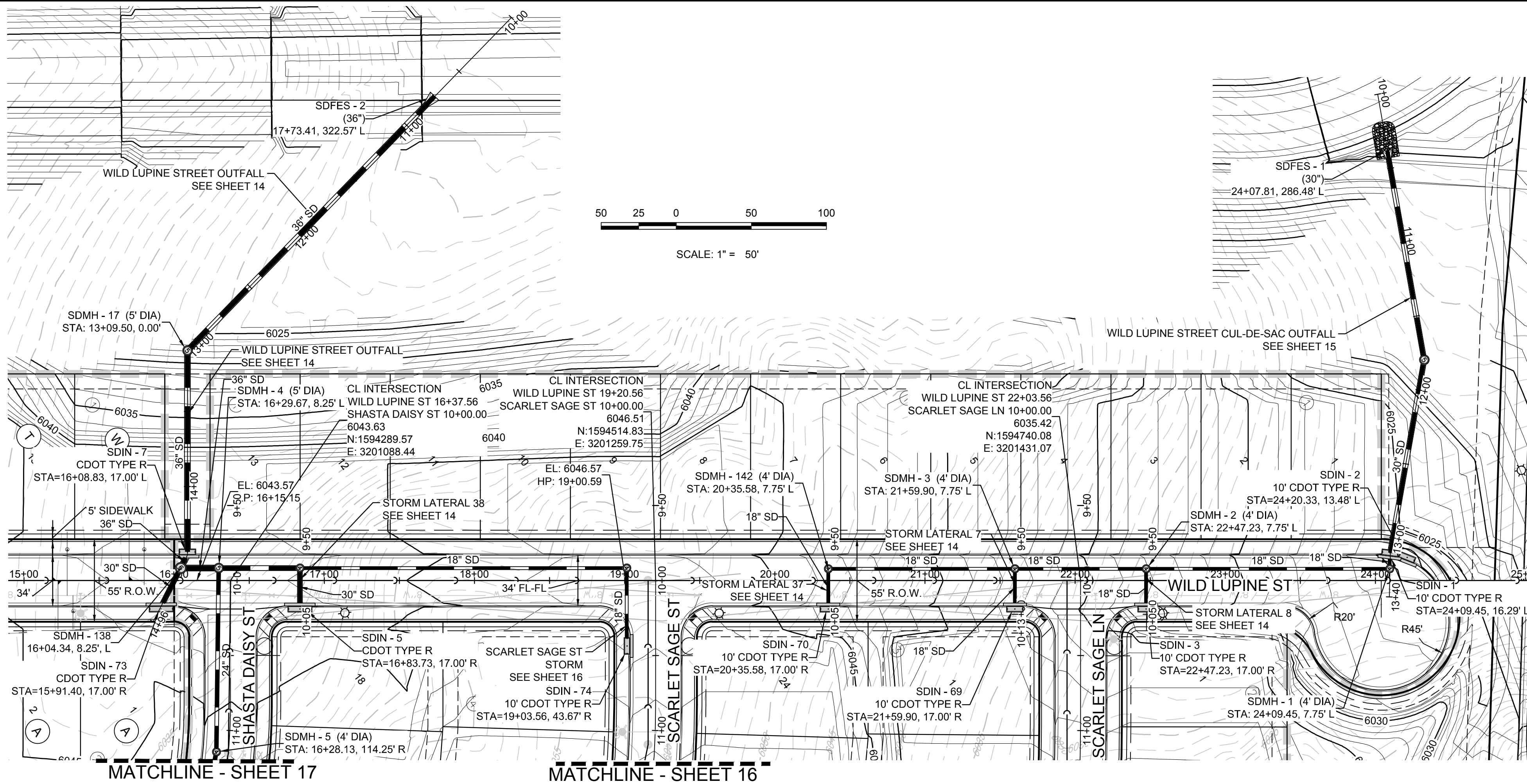
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	CHECKED BY: JJJ	FILE NO:									
	DATE: AUGUST 2017	8130283701									
							No.	Revisions	Date	Init.	Appr.

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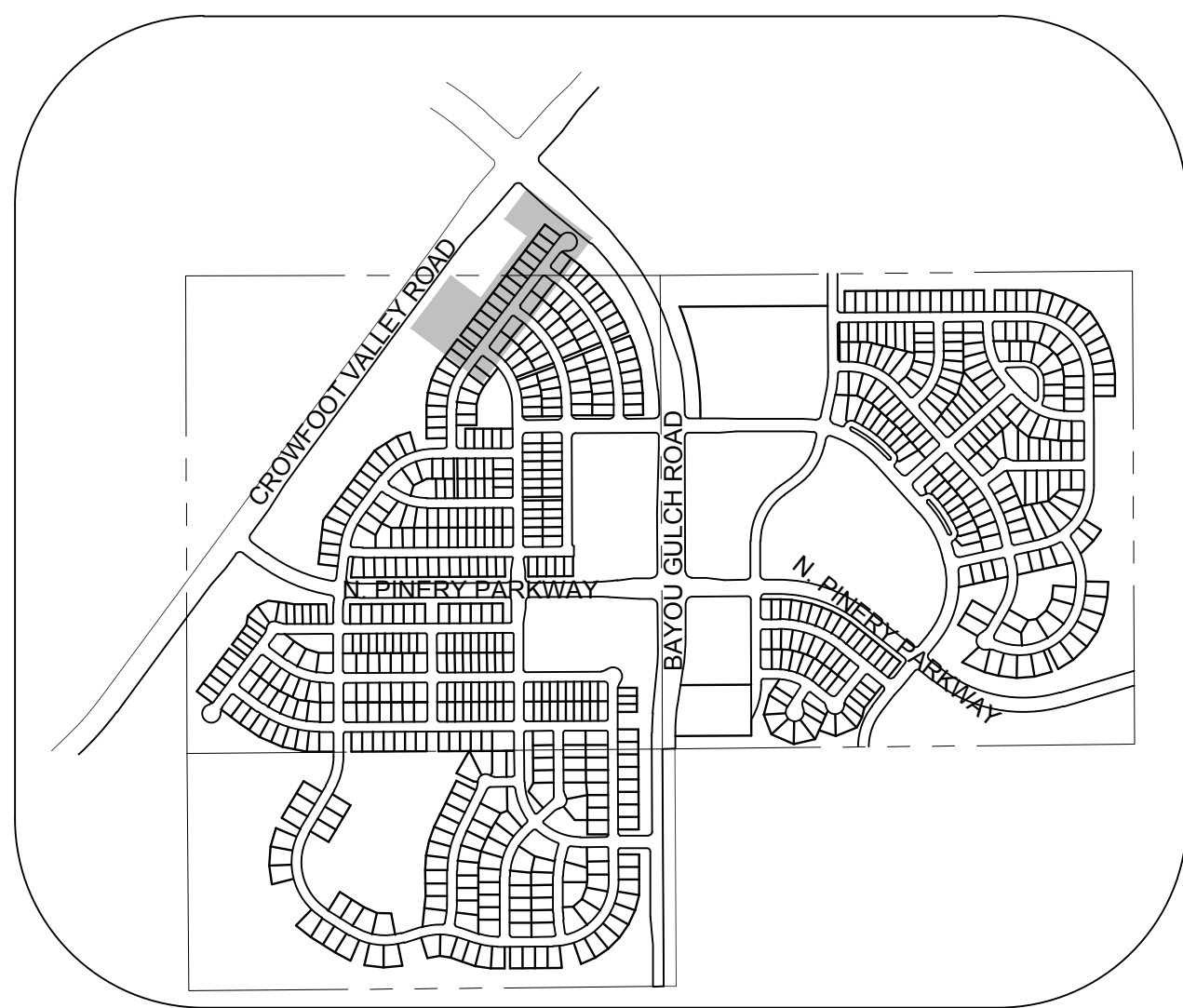
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HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP N.T.S. LEGEND

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

ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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



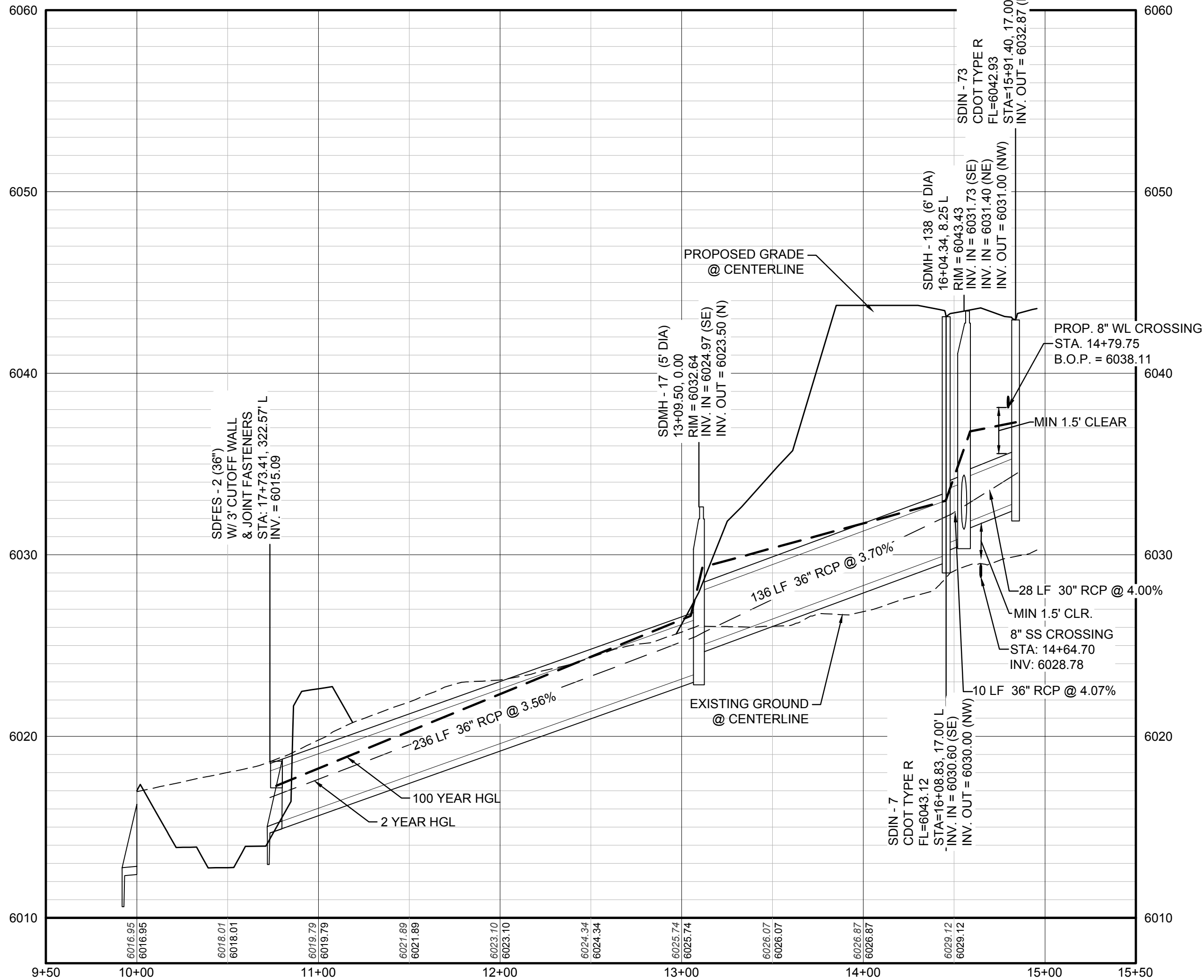
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
WILD LUPINE STREET

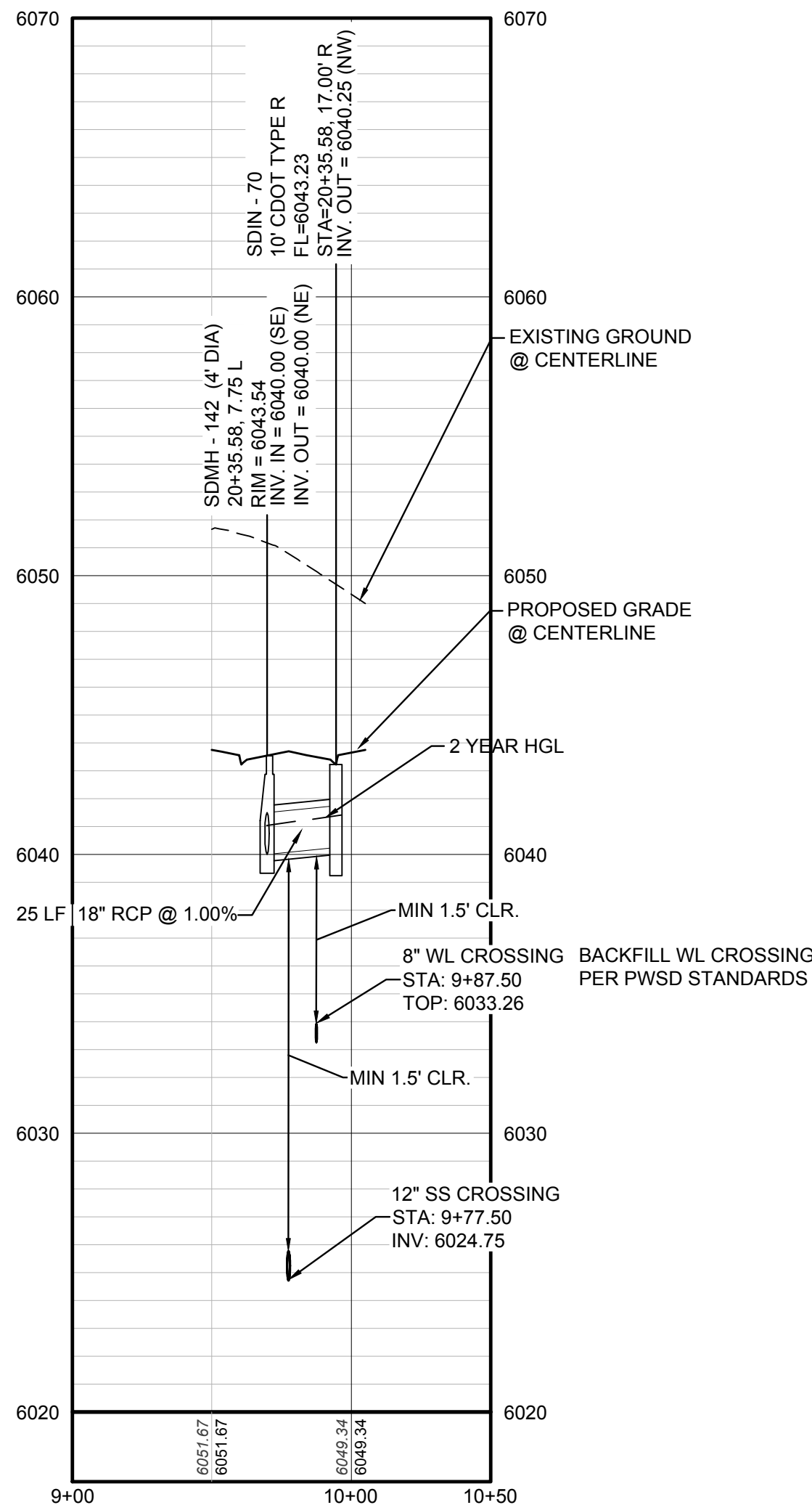
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CHECKED BY: JJJ
DATE: AUGUST 2017

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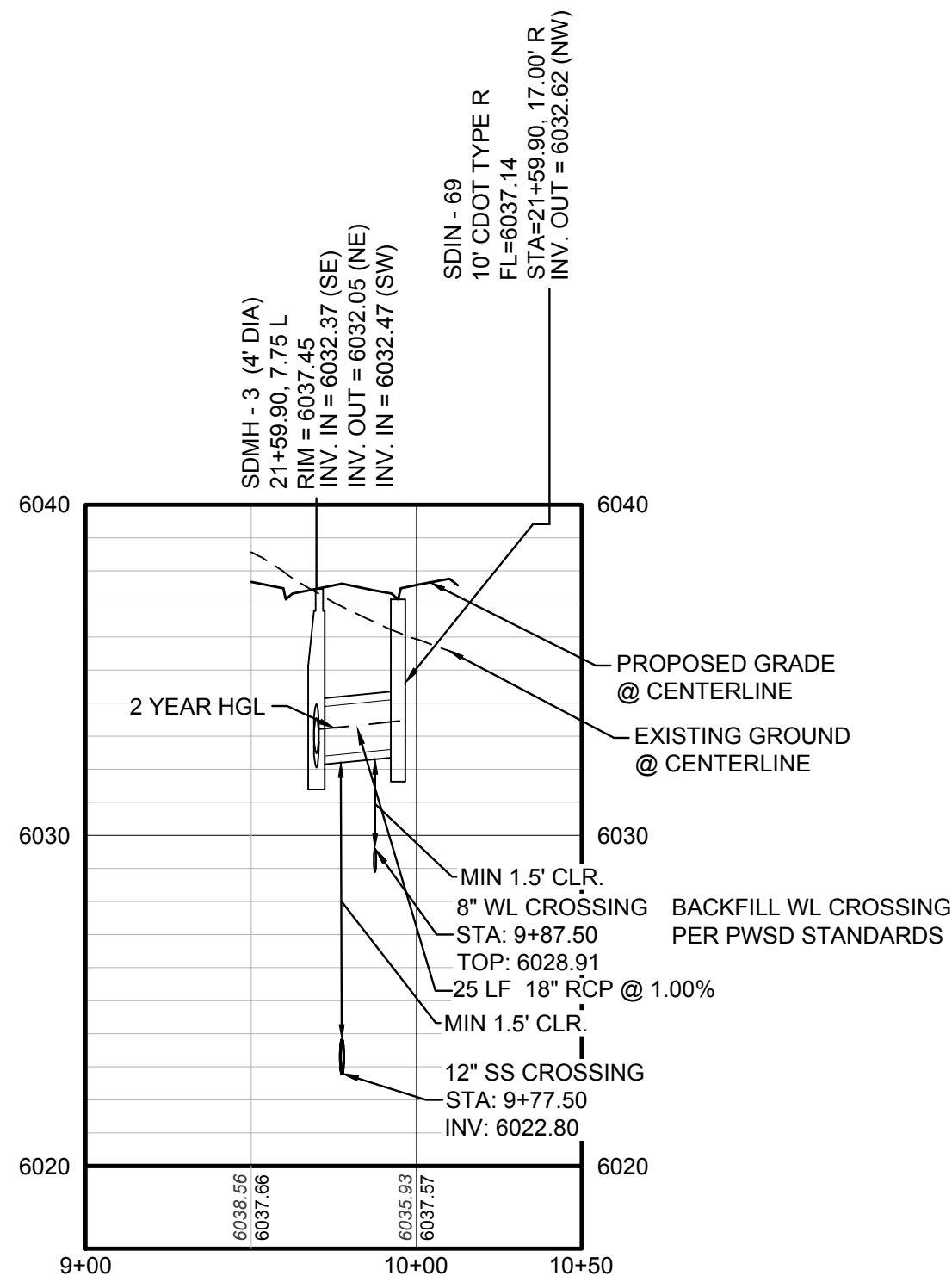
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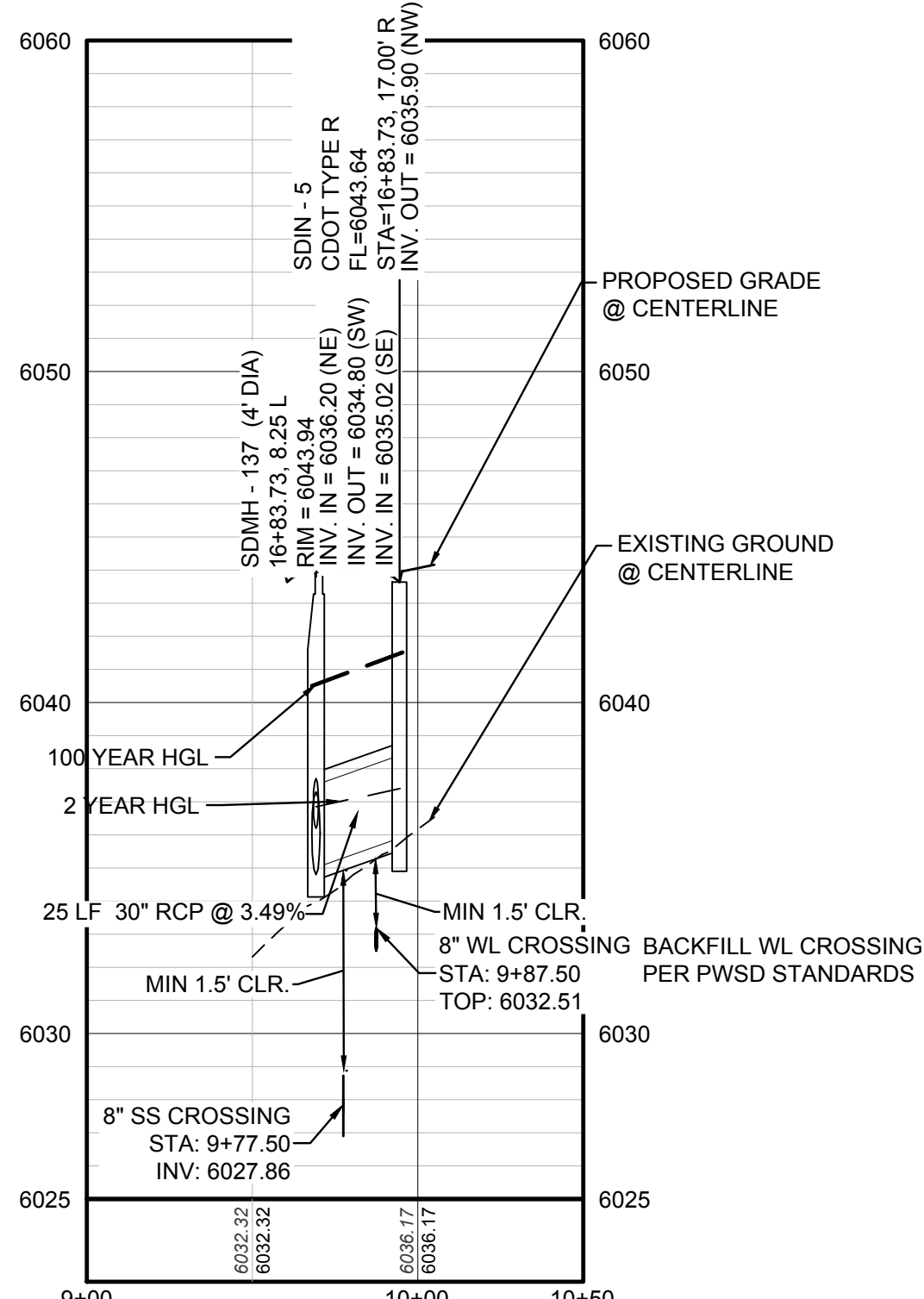
PROFILE: WILD LUPINE STREET OUTFALL STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



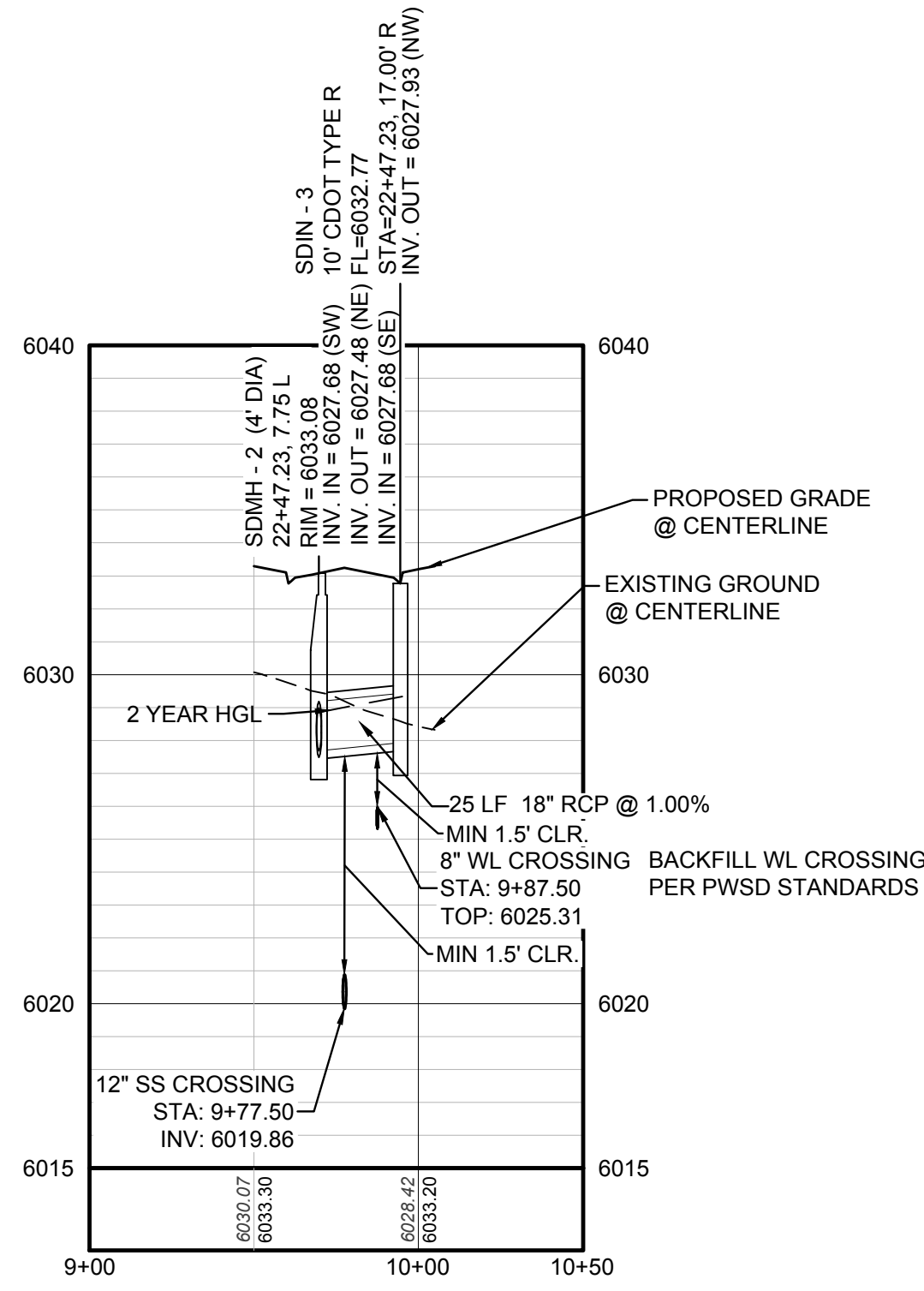
PROFILE: STORM LATERAL 37 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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



PROFILE: STORM LATERAL 38 STA: 9+00.00 TO 10+50.00
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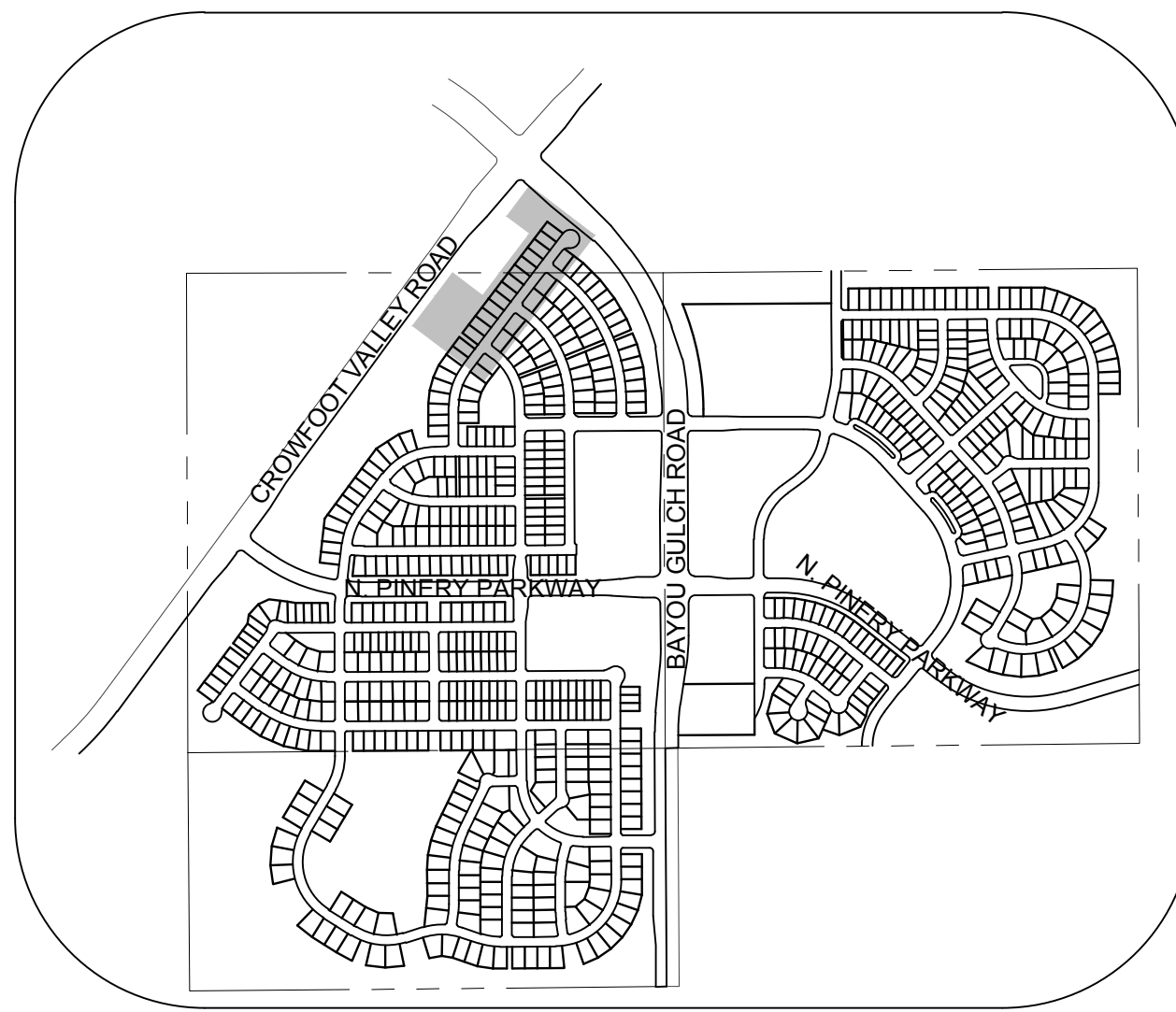
PROFILE: STORM LATERAL 8 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP N.T.S. LEGEND

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

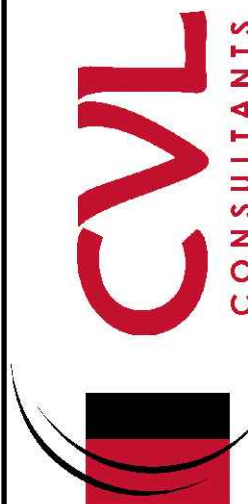
ABBREVIATIONS

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

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



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
WILD LUPINE STREET

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER
14

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
WILD LUPINE STREET

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJ	FILE NO:	8130283701
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15
SHEET NUMBER



BENCHMARK
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PREPARED UNDER THE
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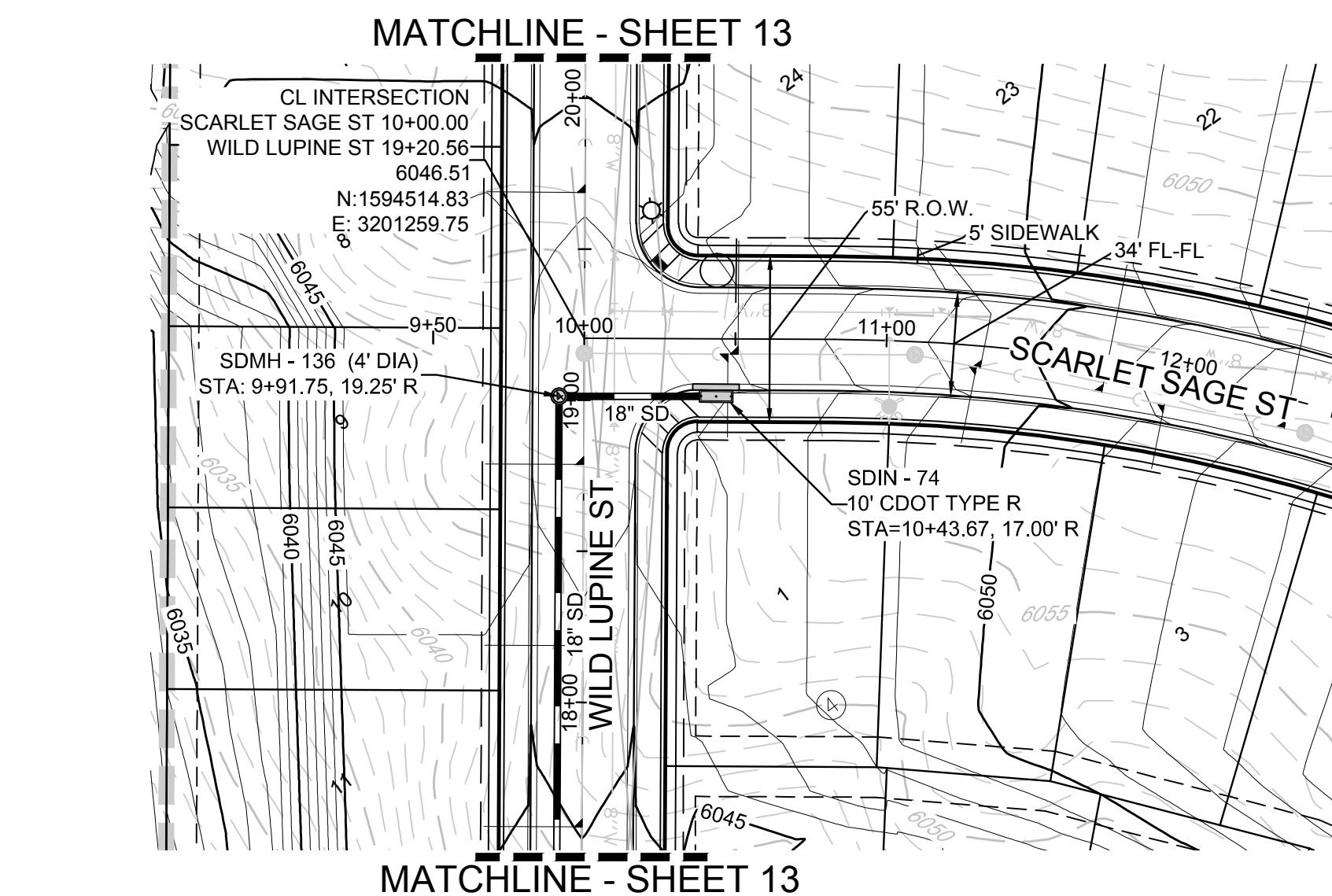
BRIAN P. WILSON
COLORADO P.E. 0050067

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STORM PLAN AND PROFILE\2 SCARLET SAGE STREET STORM.DWG, LAURAC, 8/7/2017 3:04 PM

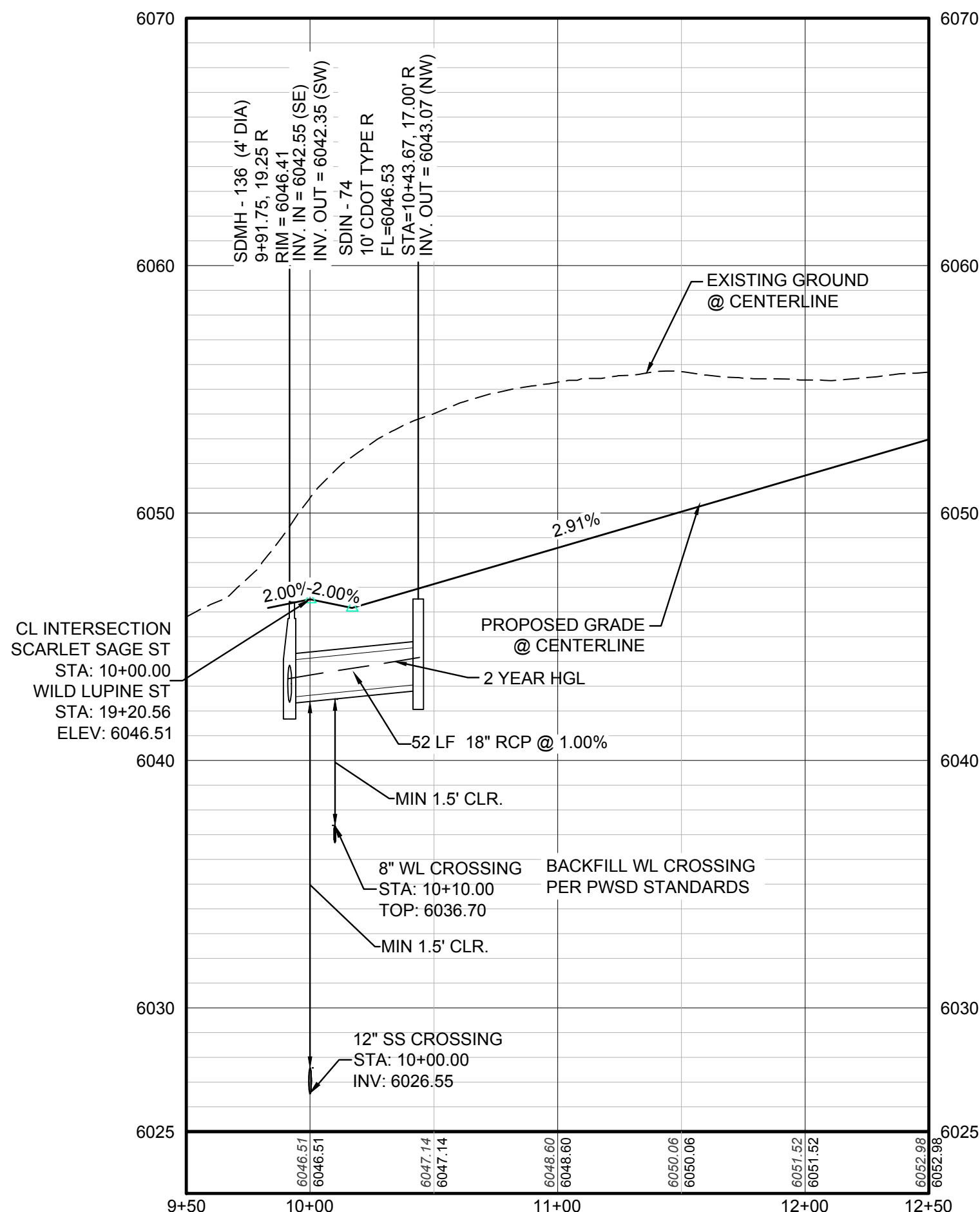


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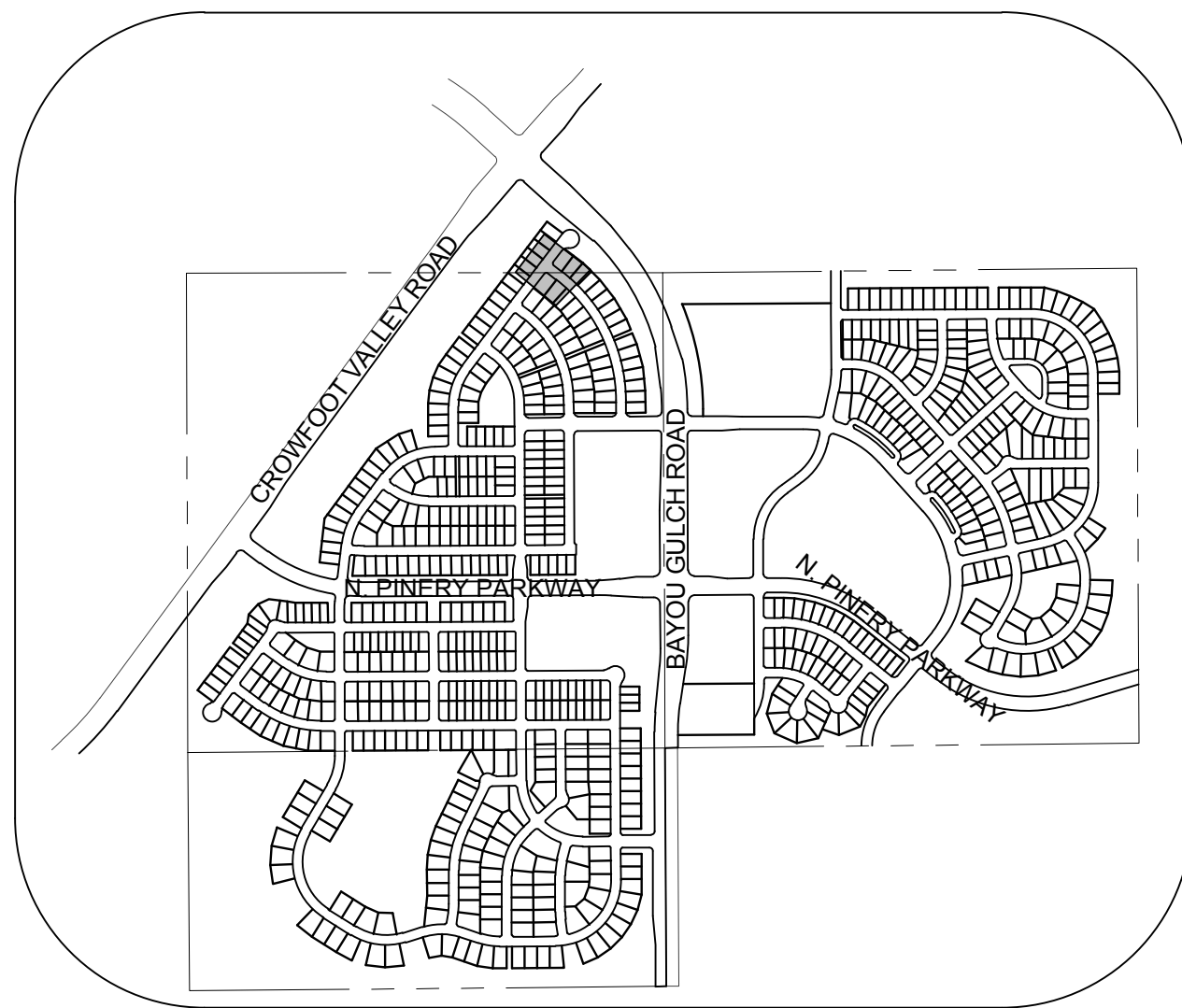
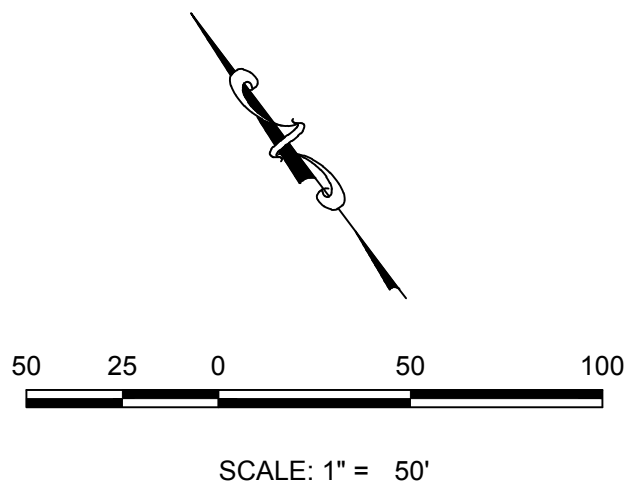
UTILITY NOTIFICATION
CENTER OF COLORADO



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



PROFILE: SCARLET SAGE ST STA: 9+50.00 TO 12+50.00
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KEYMAP
N.T.S.
LEGEND

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⌒	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⌒	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⌒	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⌒	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⌒	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⌒	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⌒	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⌒	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⌒	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⌒	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
⌒	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⌒	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
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BRIAN P. WILSON
COLORADO P.E. 0050067

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SCARLET SAGE STREET

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

SHEET NUMBER
16

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STORM PLAN AND PROFILE\SSR SHASTA DAISY STREET STORM.DWG, LAURAC, 8/7/2017 3:13 PM



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1-800-922-1987

PROFILE: SHASTA DAISY ST STA: 9+50.00 TO 15+75.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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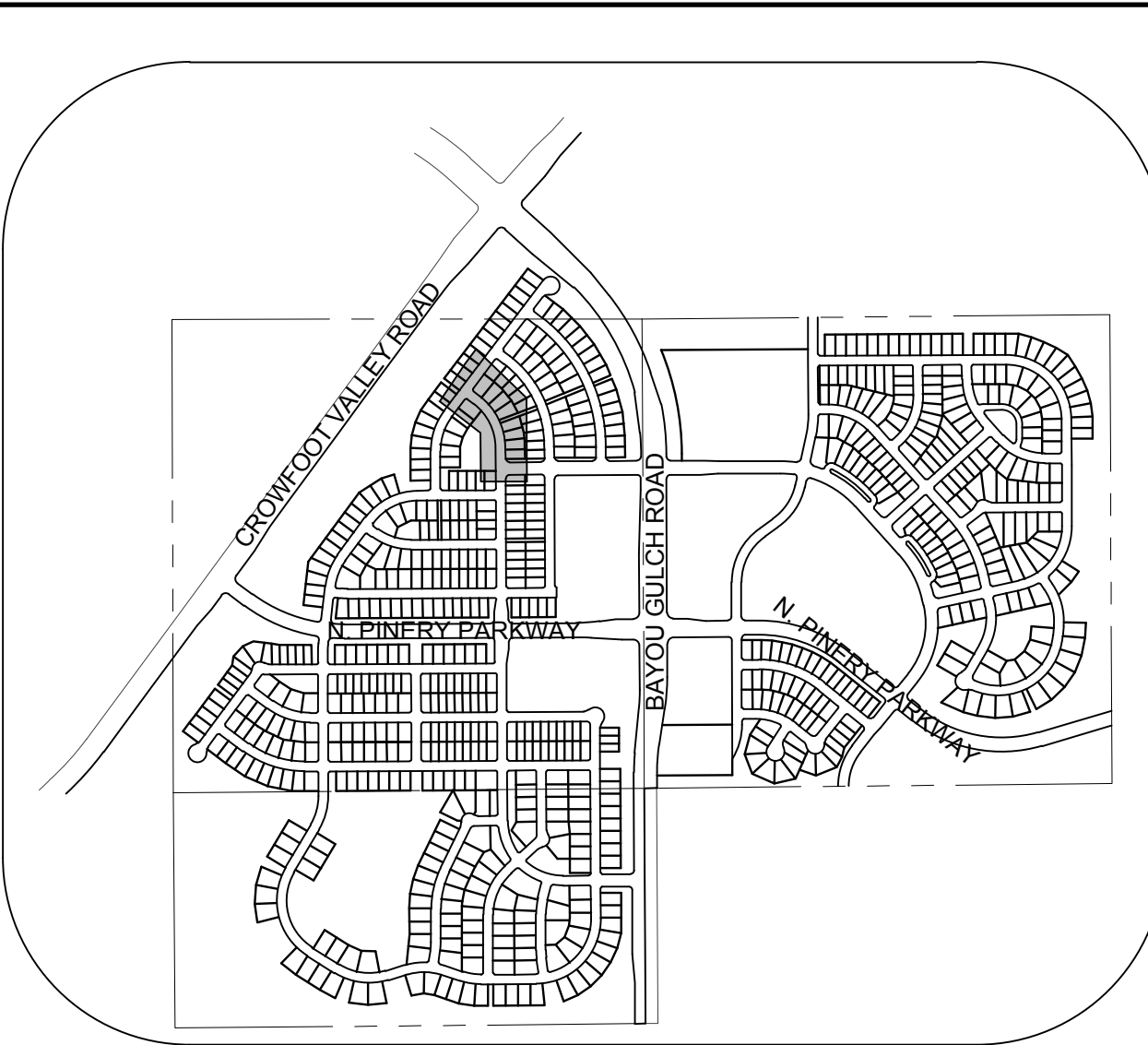
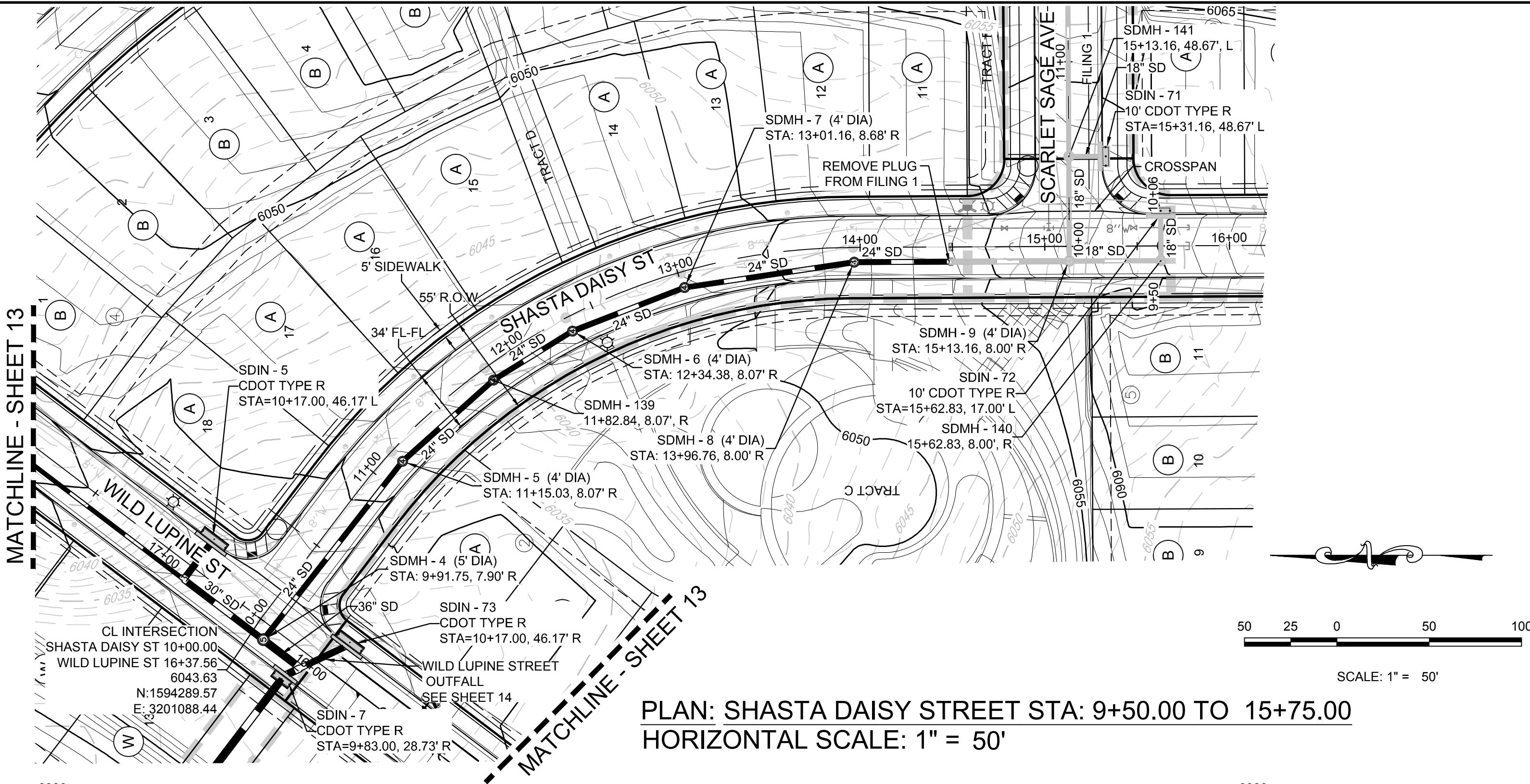
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE



2

BLOCK NUMBER

A

LOT TYPE

6

LOT NUMBER

10

PROPOSED BUTTERFLY VALVE

11

PROPOSED CAP WITH END OF LINE BLOWOFF

12

PROPOSED REDUCER

13

PROPOSED VALVE

14

PROPOSED FIRE HYDRANT

15

PROPOSED WL FITTING WITH THRUST BLOCK

16

PROPOSED FLARED END SECTION

17

PROPOSED LOW POINT BLOW-OFF

18

PROPOSED AIR VALVE

19

EXISTING BLOW OFF VALVE

20

EXISTING VALVE

21

EXISTING FIRE HYDRANT

22

PROPOSED LIGHT POLE

23

PROPOSED SIDEWALK RAMP

24

EXISTING ELEVATION

25

PROPOSED DESIGN ELEVATION

26

PROPOSED STORM DRAIN INLET

27

PROPOSED STORM DRAIN MANHOLE

28

PROPOSED RANGE POINT

29

CENTERLINE

30

RIGHT-OF-WAY

31

PROPERTY LINE

32

EDGE OF PAVEMENT

33

PROPOSED DIRECTION OF FLOW

34

PROPOSED SLOPE & DIRECTION

35

EXISTING 5' CONTOUR

36

EXISTING 1' CONTOUR

37

PROPOSED 5' CONTOUR

38

PROPOSED 1' CONTOUR

39

PROPOSED STORM DRAIN

40

PROPOSED SEWER LINE WITH MANHOLE

41

PROPOSED SEWER LATERAL

42

PROPOSED WATER LINE

43

PROPOSED WATER LATERAL W/ METER

44

EXISTING 60" RAW WATER LINE

45

SECTION LINE

46

FILING BOUNDARY

47

EXISTING FIBER OPTIC LINE

48

EXISTING OVERHEAD HIGH VOLTAGE LINE

49

EXISTING TELEPHONE LINE

ABBREVIATIONS		
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
SHASTA DAISY STREET

SCALE: K/D
AS SHOWN
FILE NO: 8130283701
DATE: AUGUST 2017

SHEET NUMBER
17

Revisions
No. Date Init. Appr. Date

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DETAIL NAME

DETAIL NUMBER

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NO. 00025 2011 12 26 SCALE: 1/8" = 1'-0" 1/4" = 3'-0" 1/2" = 6'-0" 3/4" = 9'-0" 1" = 12'-0" 1 1/4" = 15'-0" 1 1/2" = 18'-0" 1 3/4" = 21'-0" 2" = 24'-0"

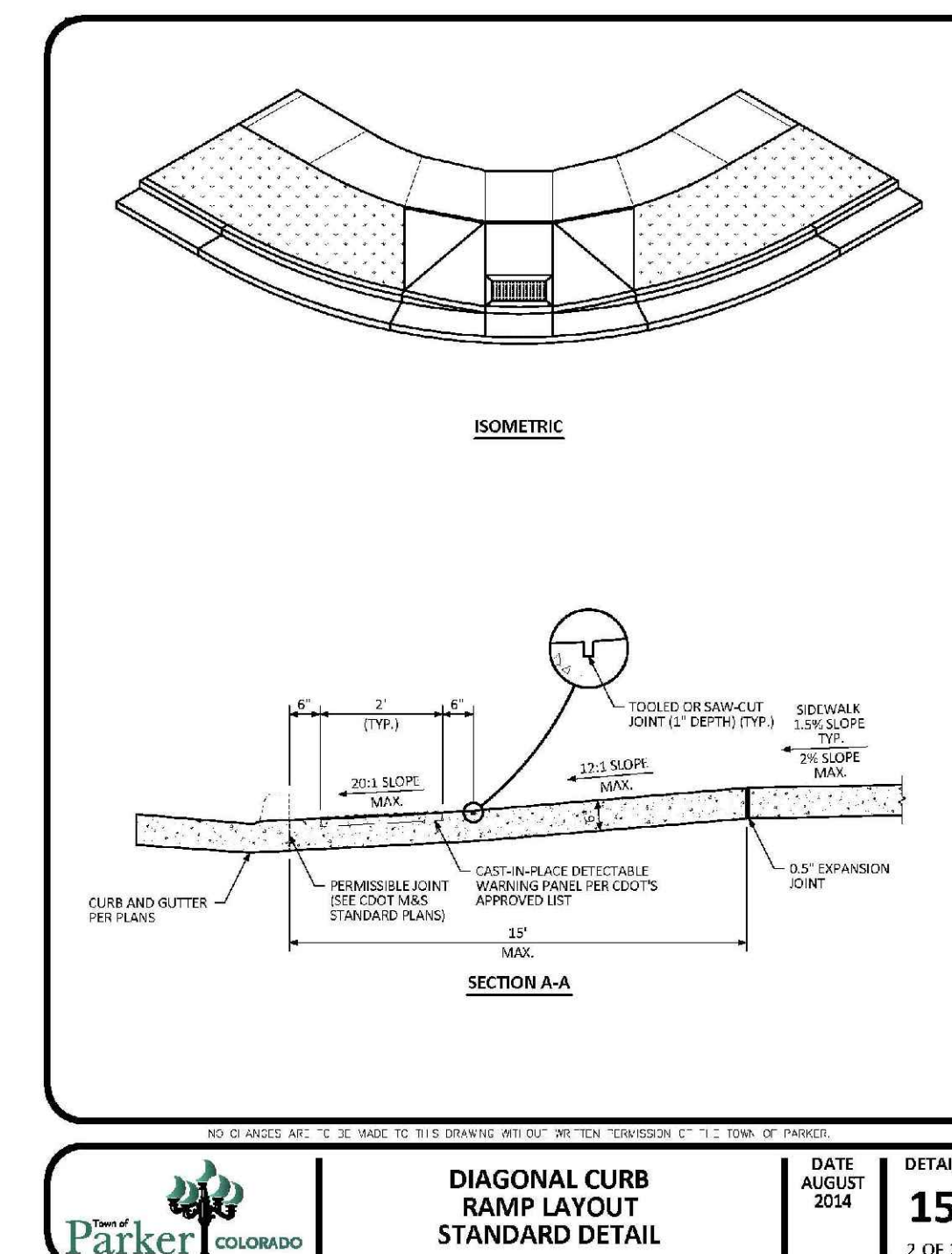
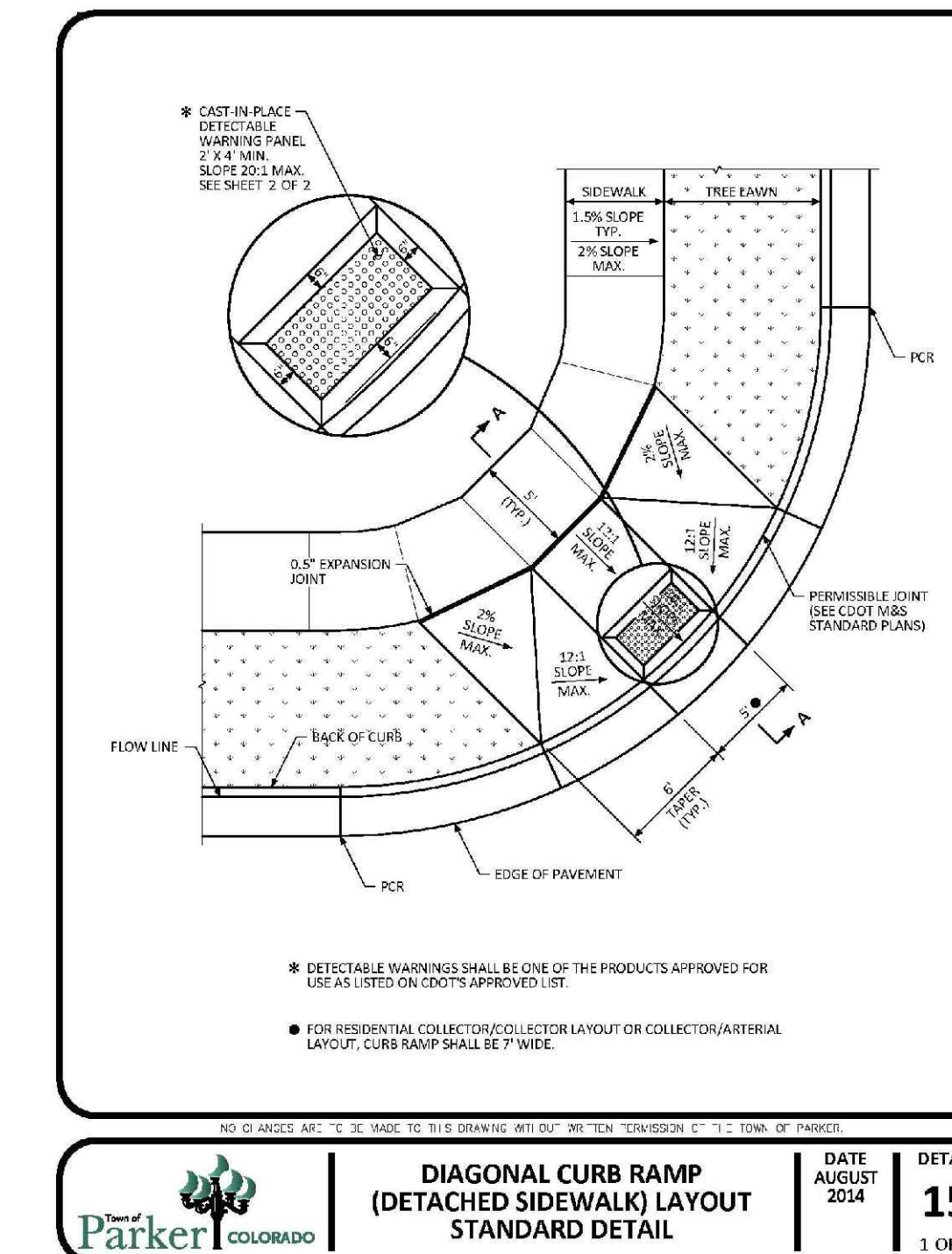
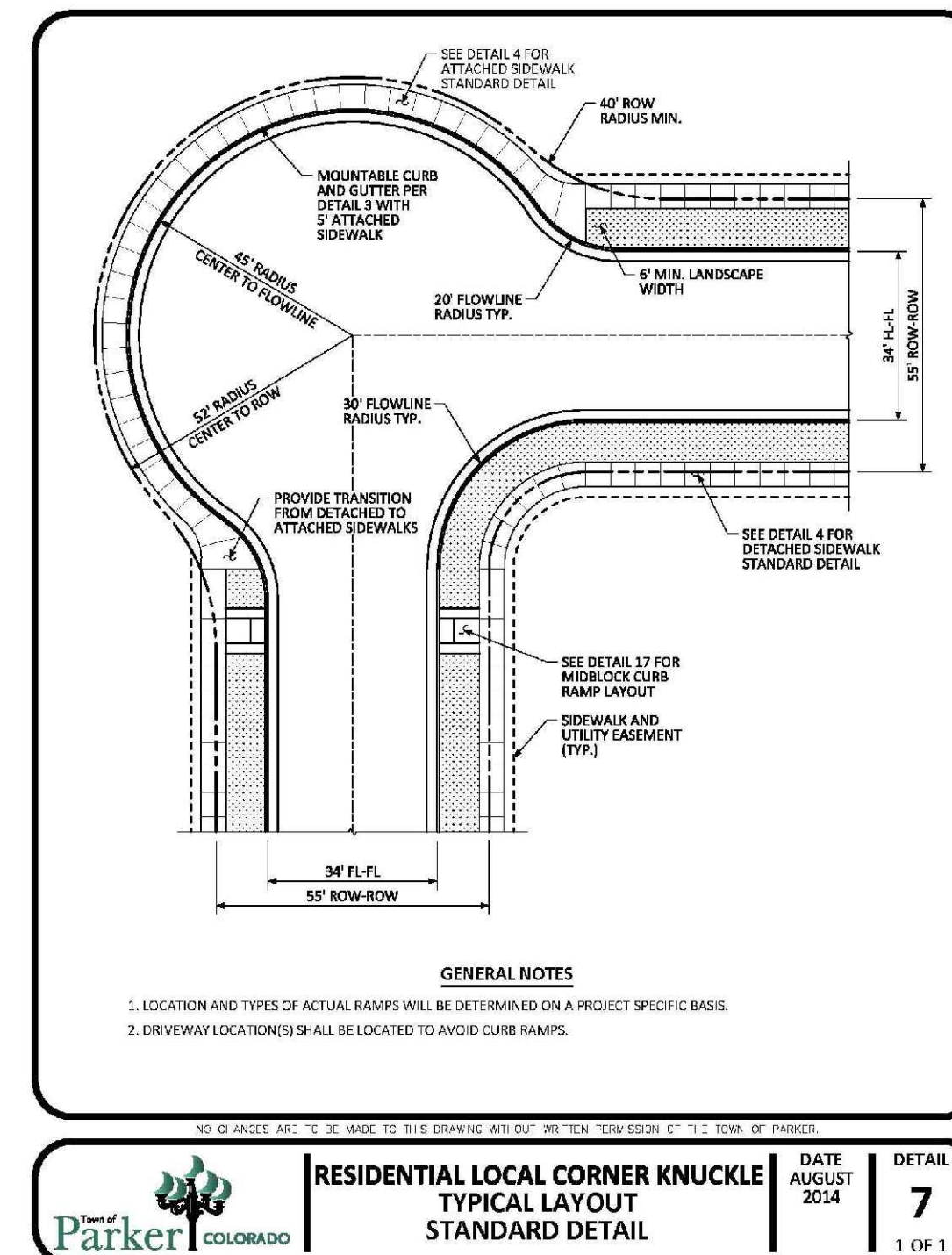
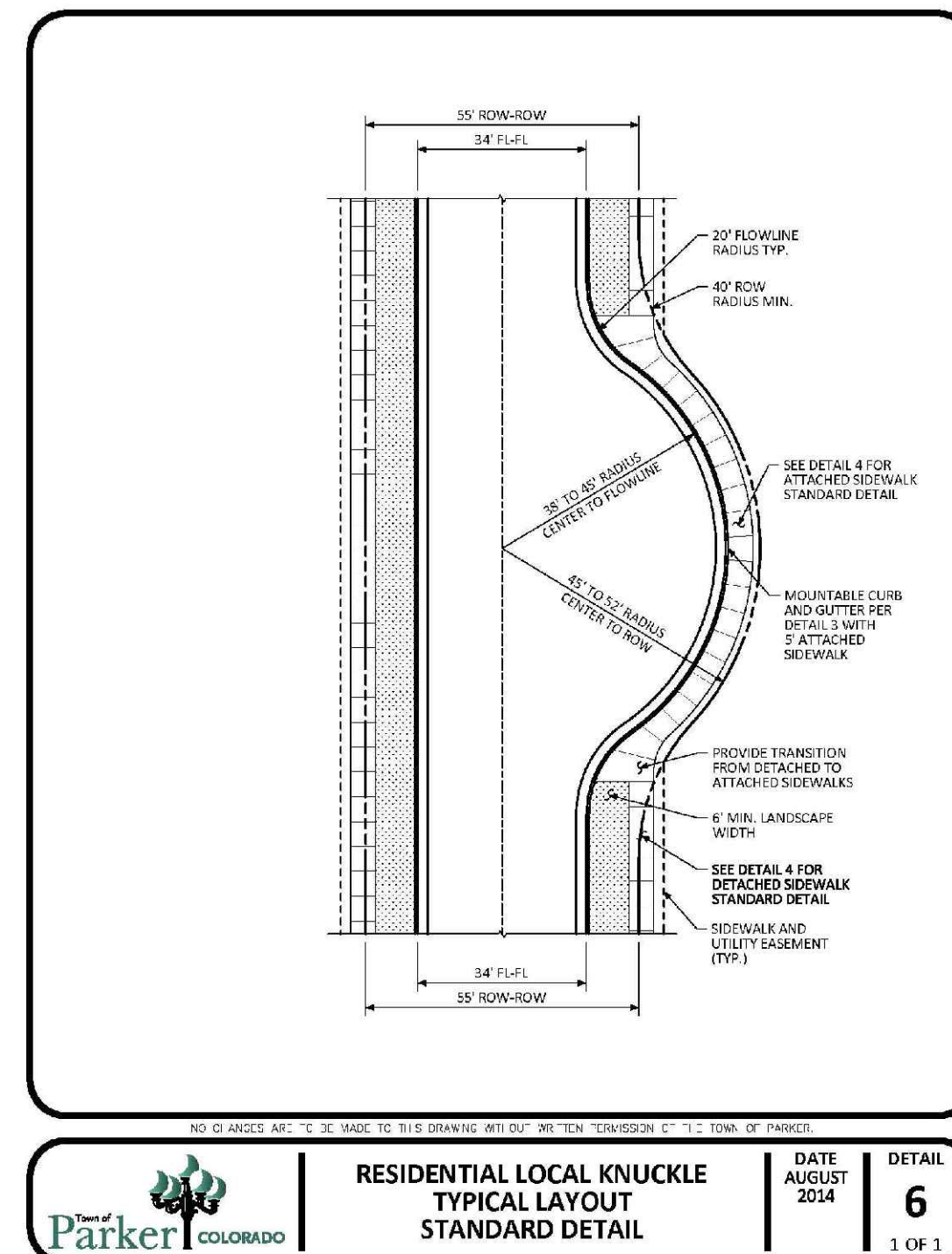
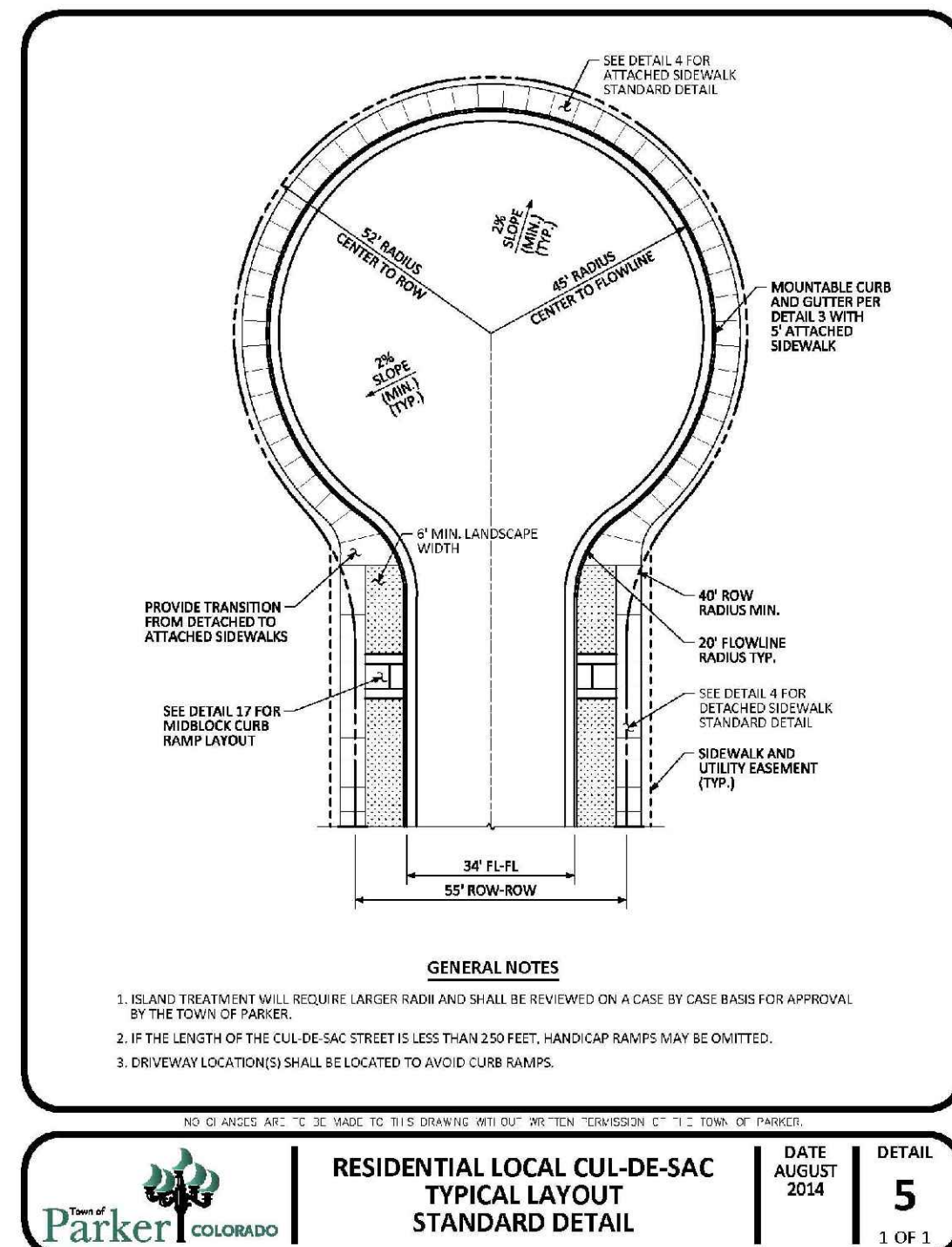
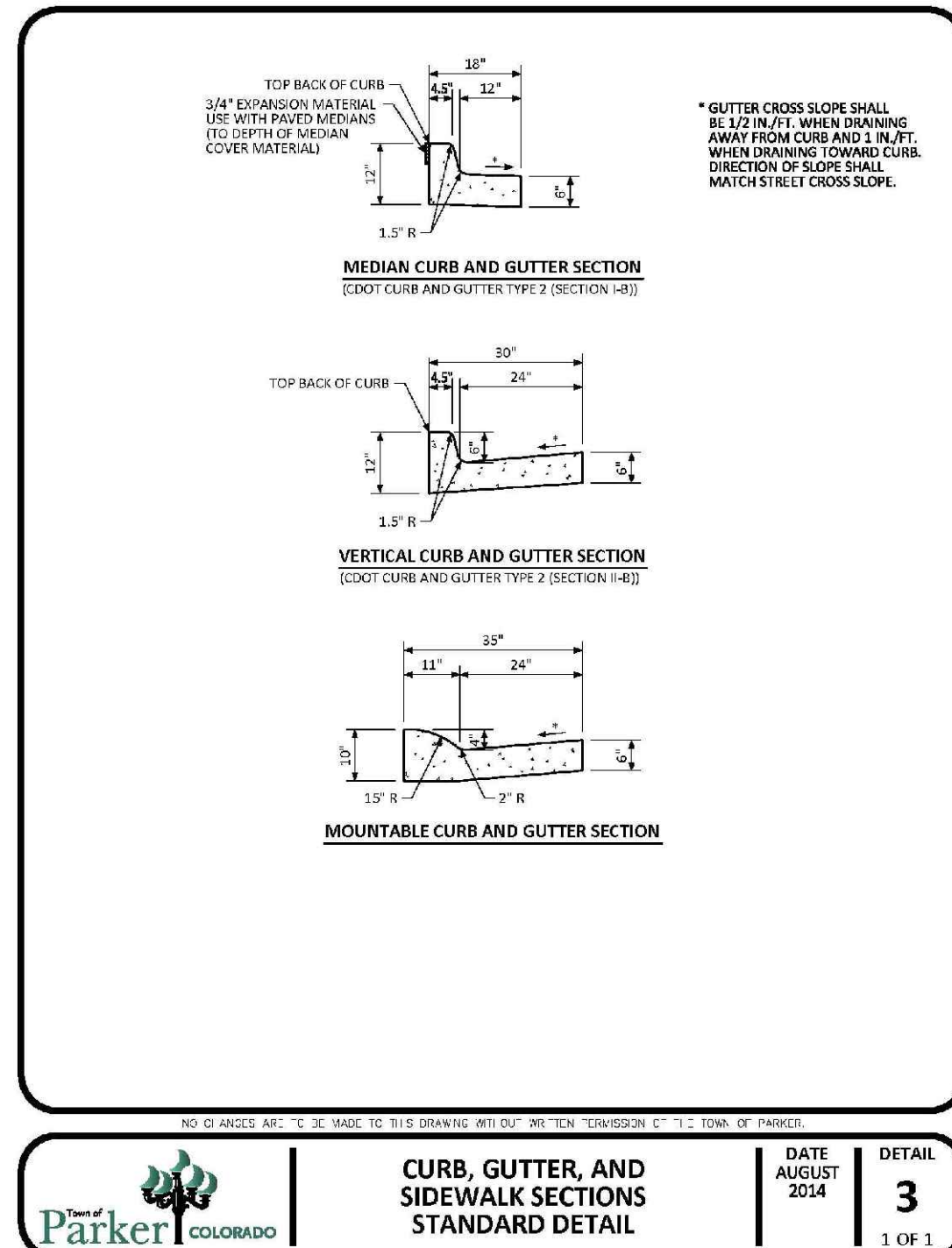
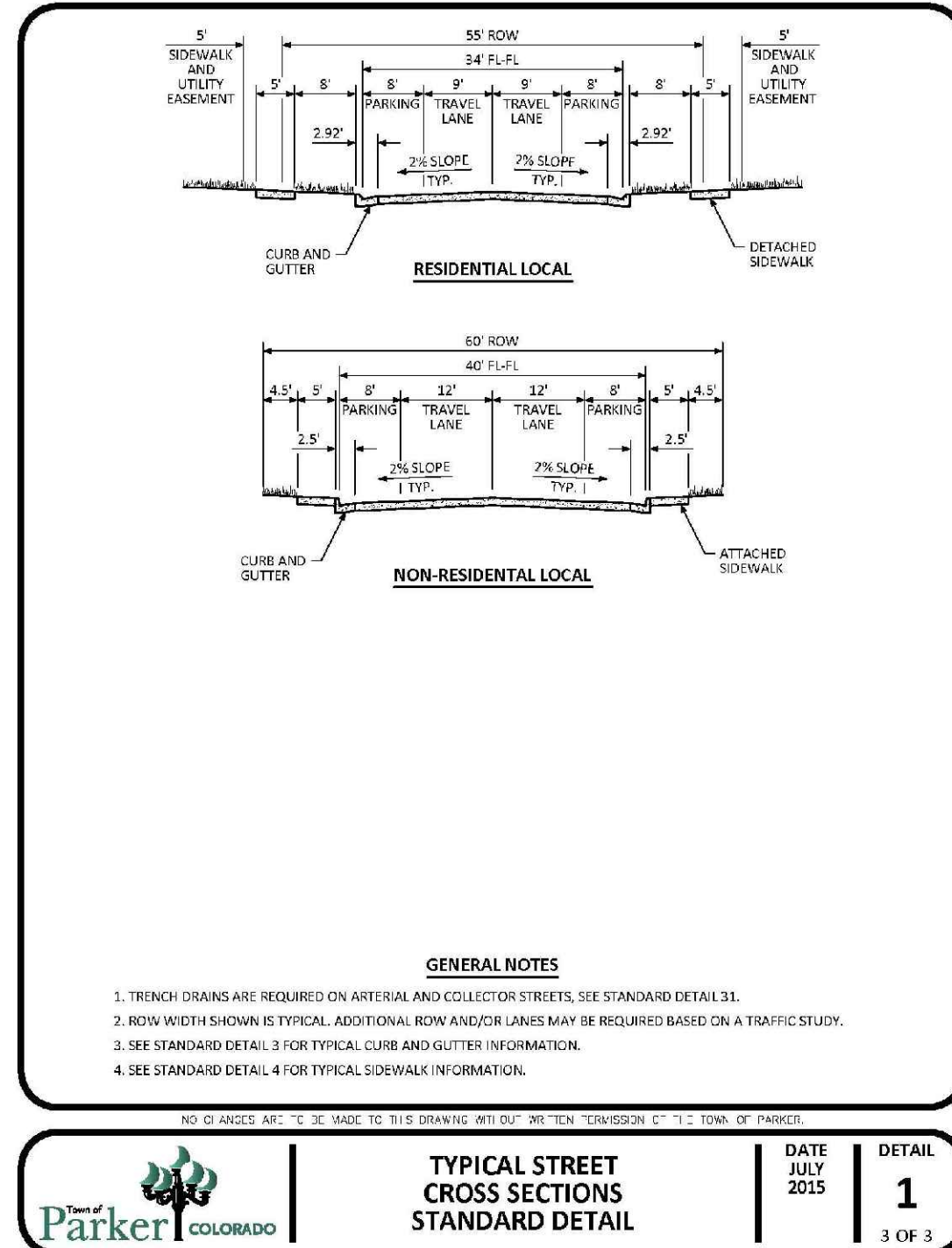
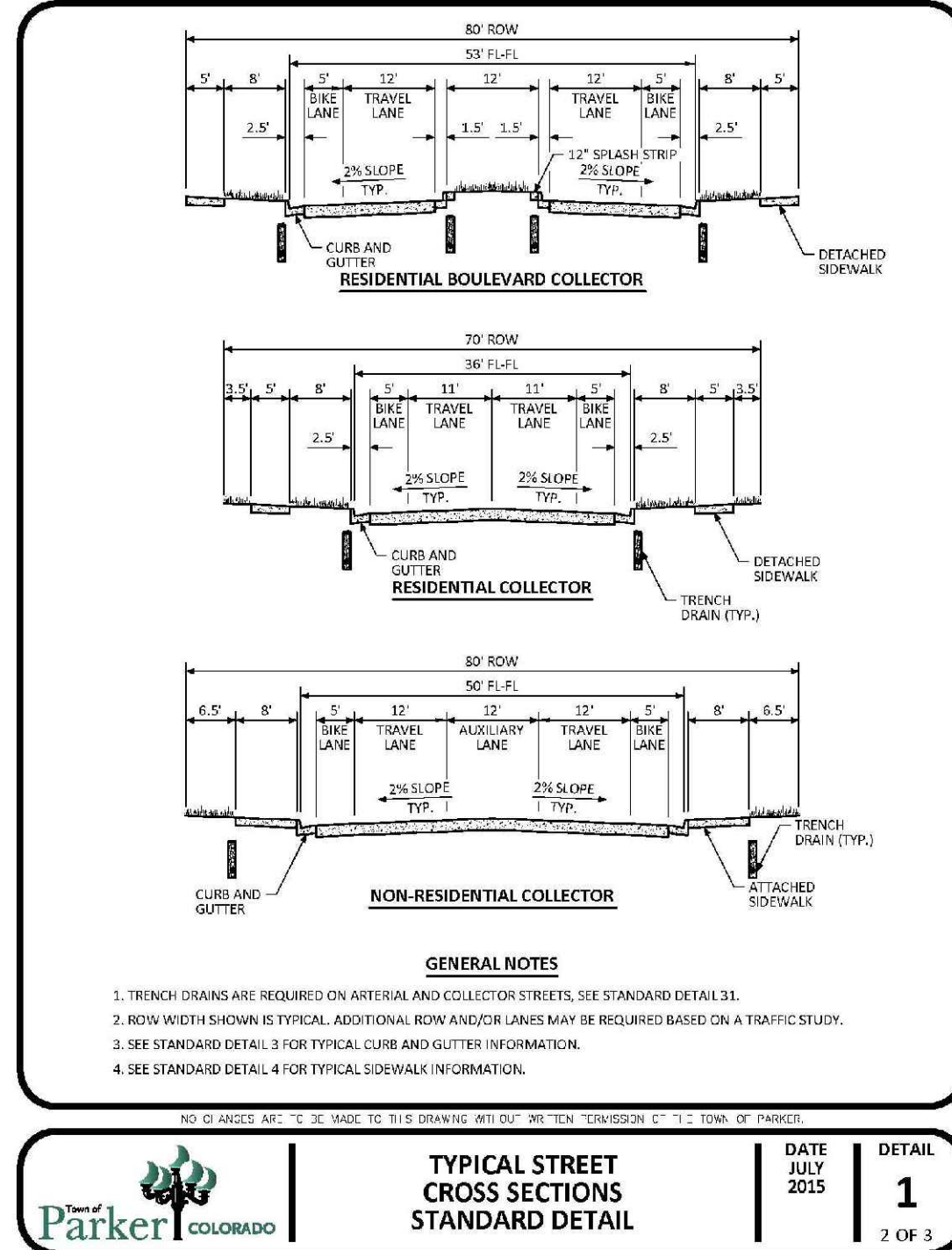
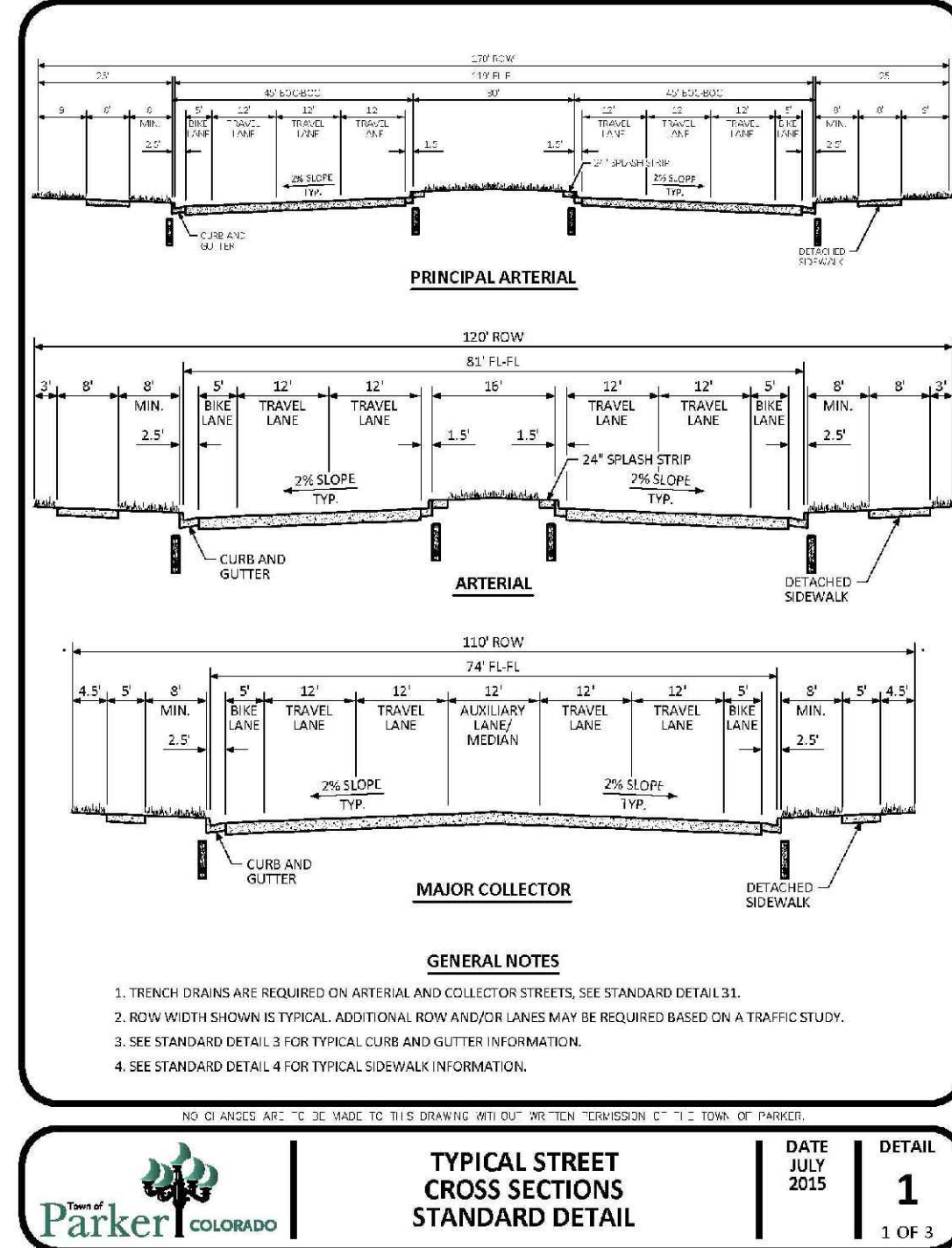
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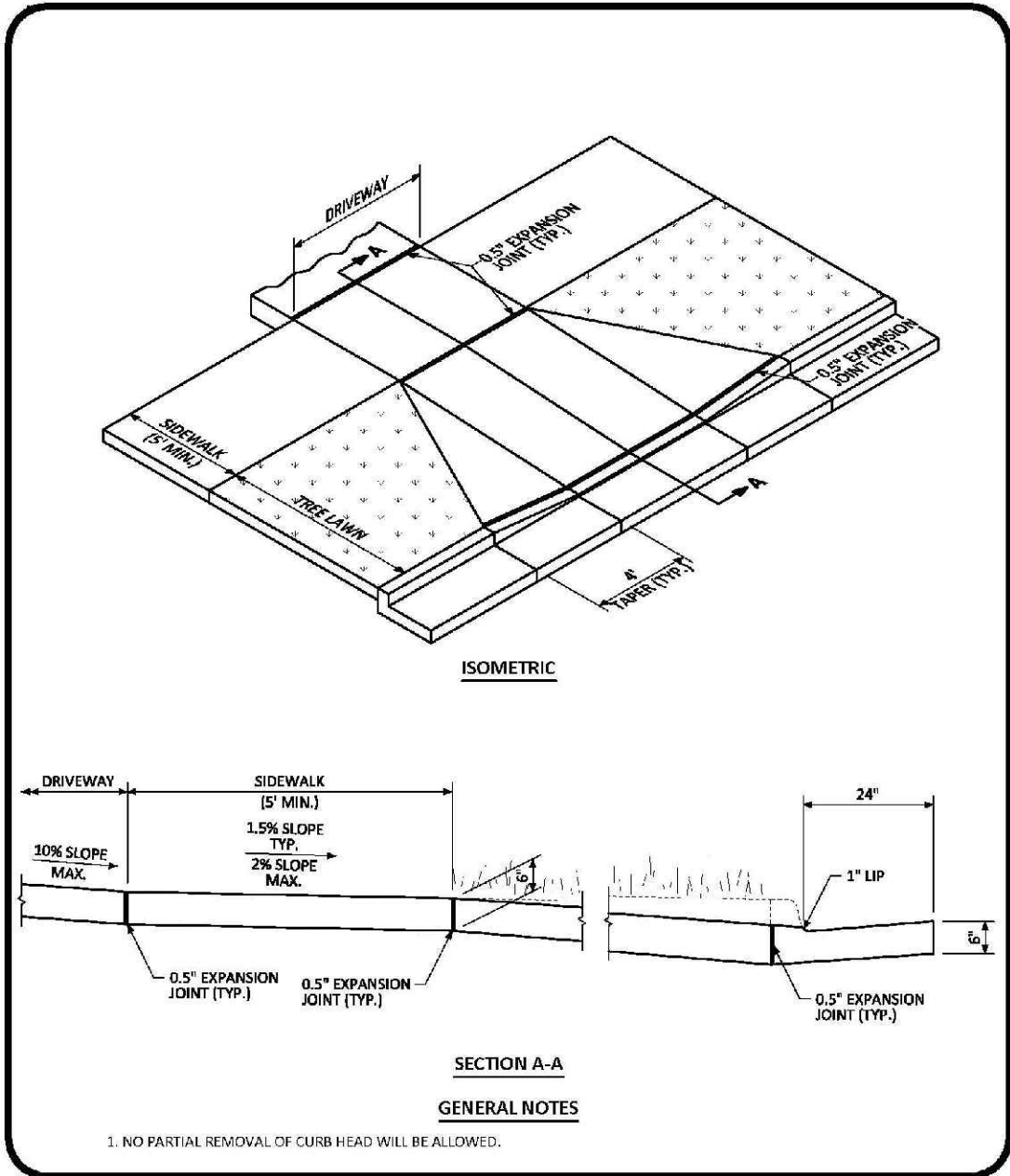
INDEX OF
ROADWAY DESIGN
STANDARD DETAILS

DATE
JULY
2015

DETAIL
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1 OF 4



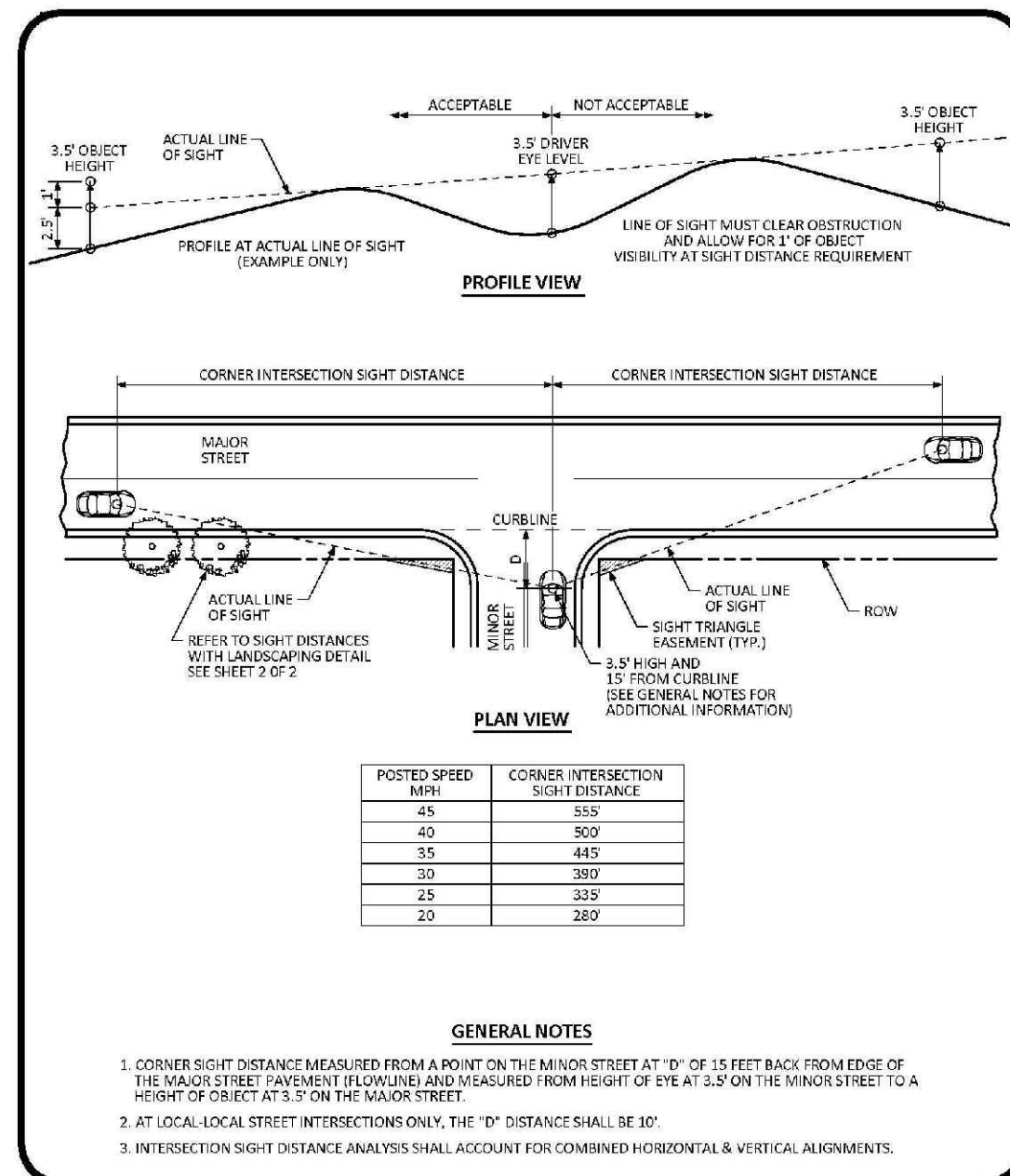


RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL

DATE AUGUST 2014

23

1 OF 1

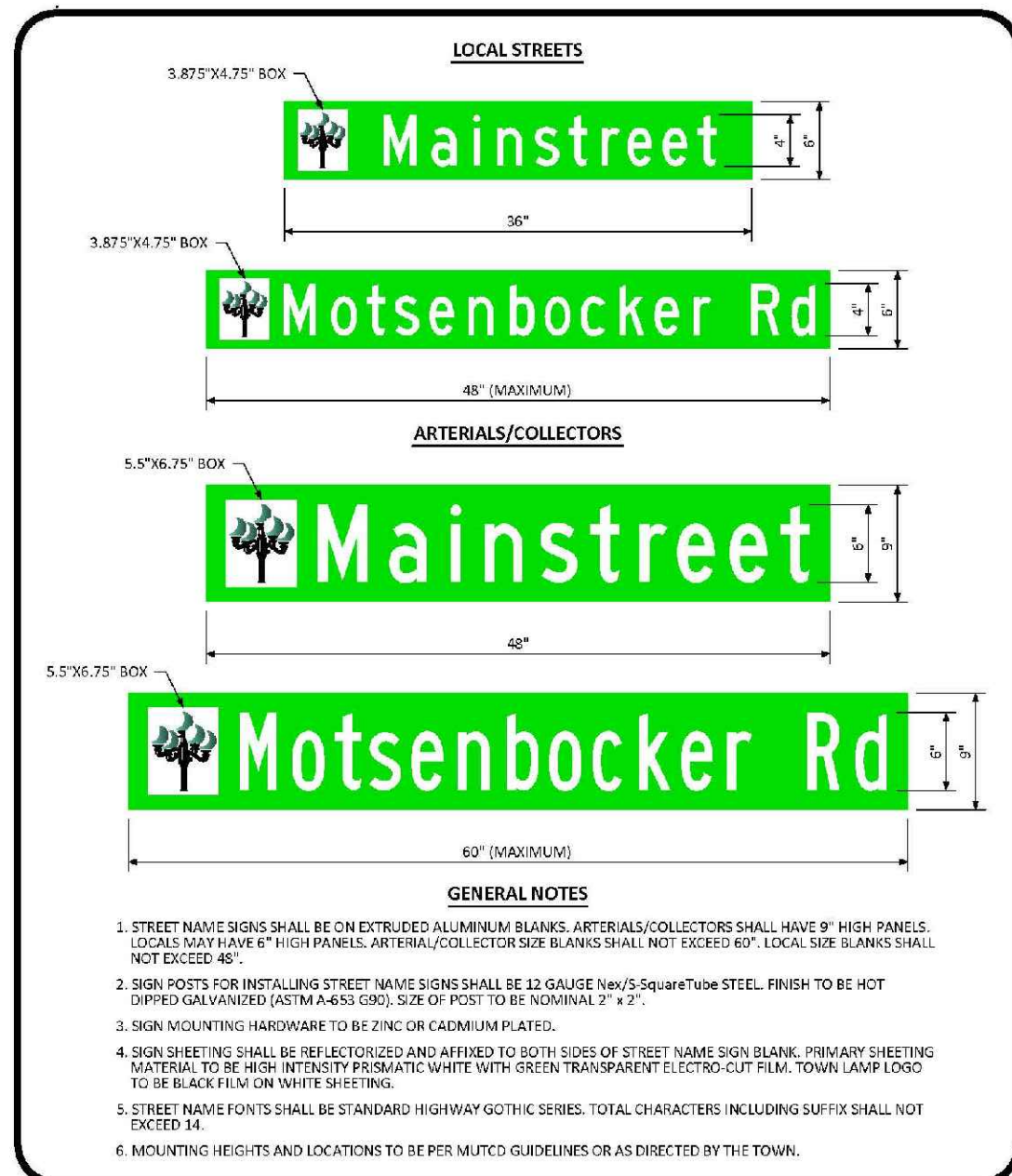


INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

DATE AUGUST 2014

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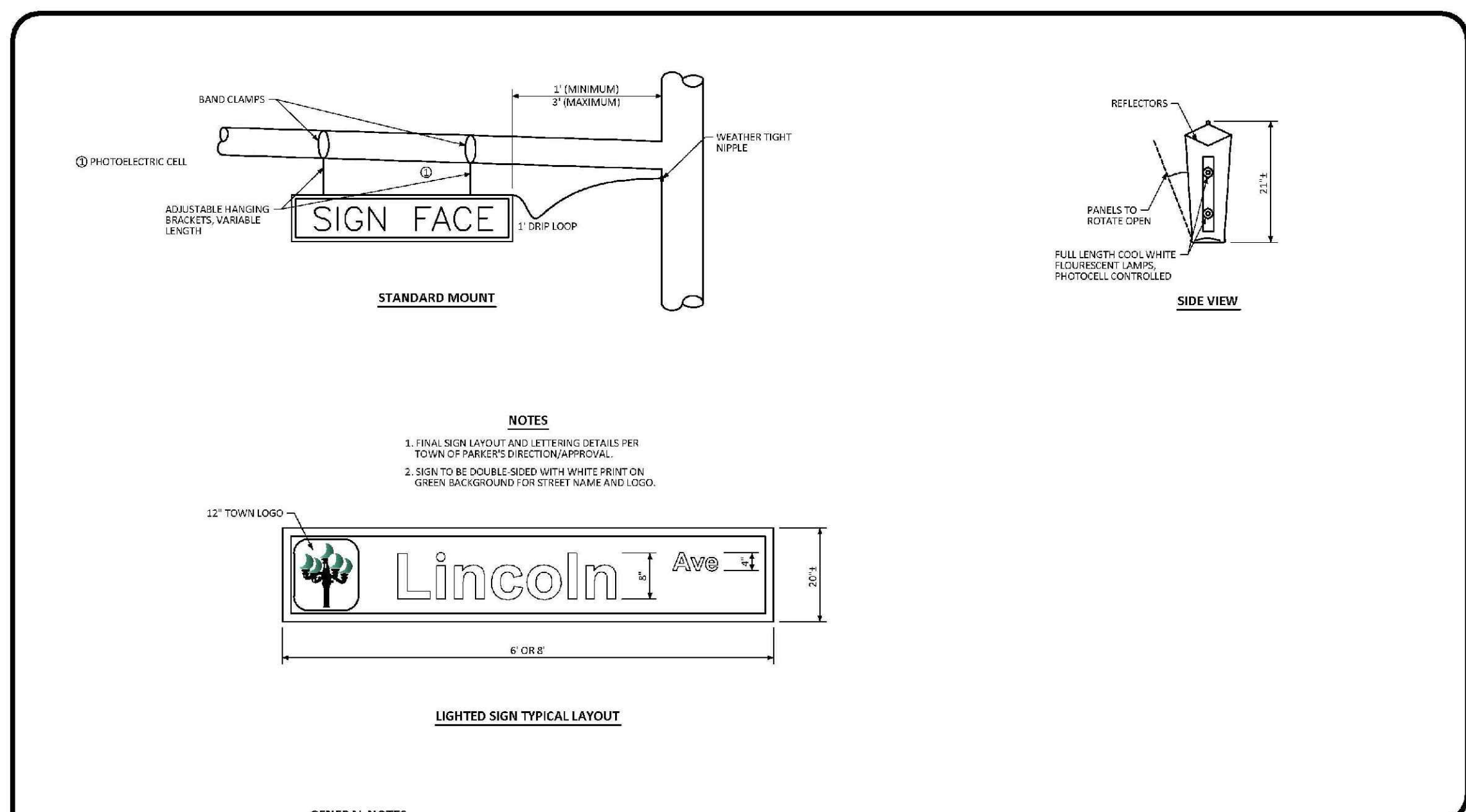


GROUND MOUNTED STREET NAME PANELS

DATE AUGUST 2014

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1 OF 1

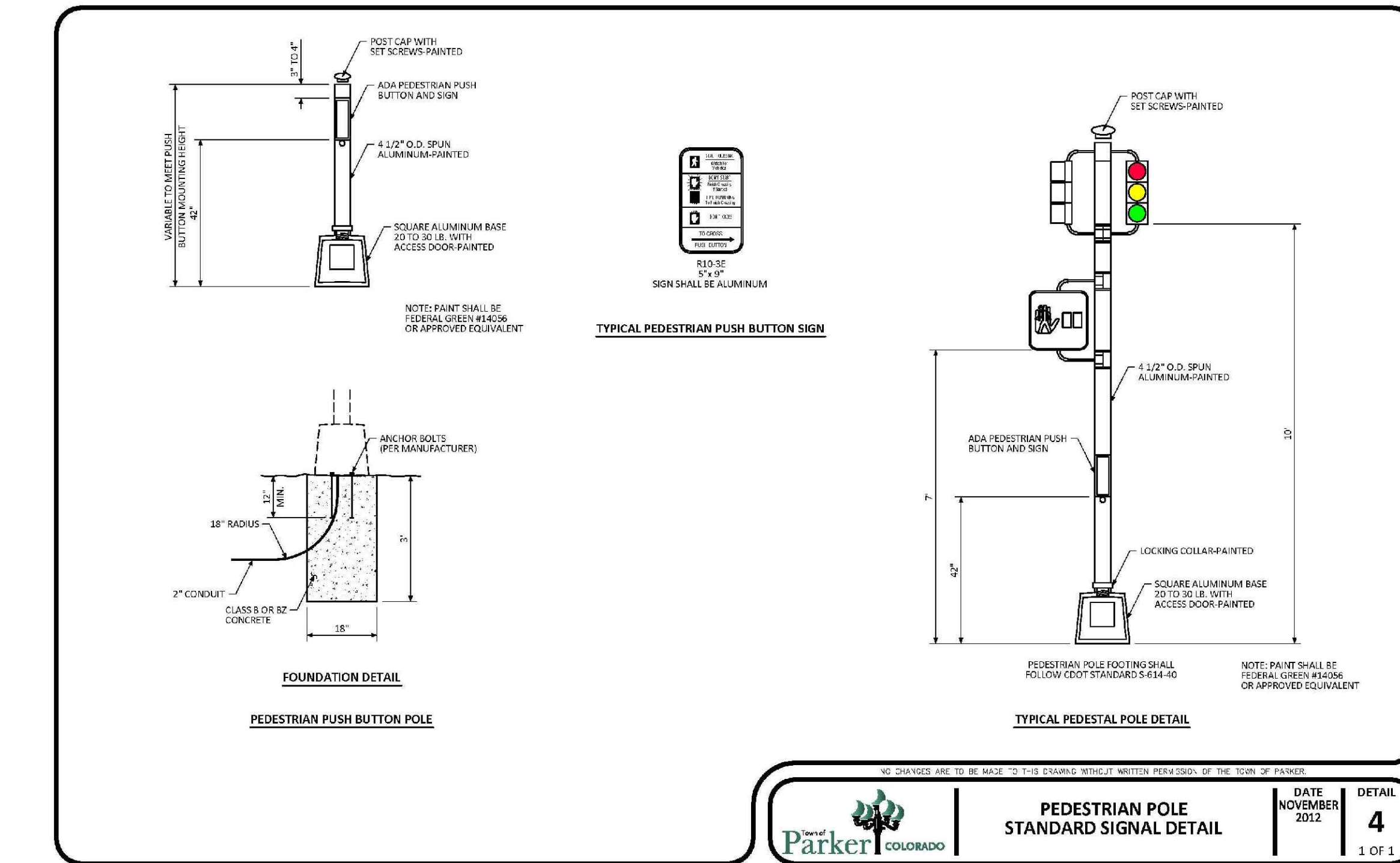


ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

3

1 OF 1

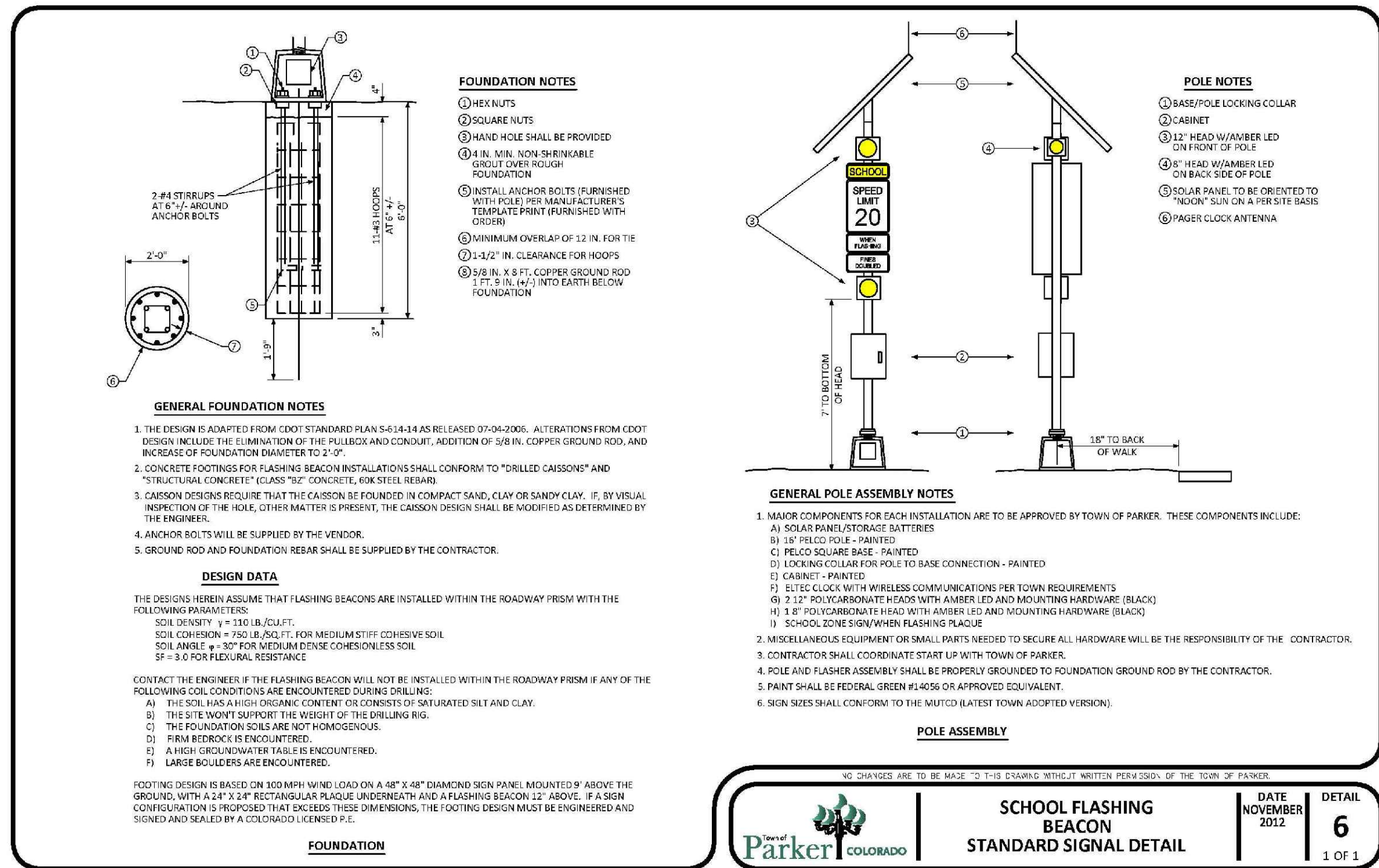


PEDESTRIAN POLE STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

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1 OF 1

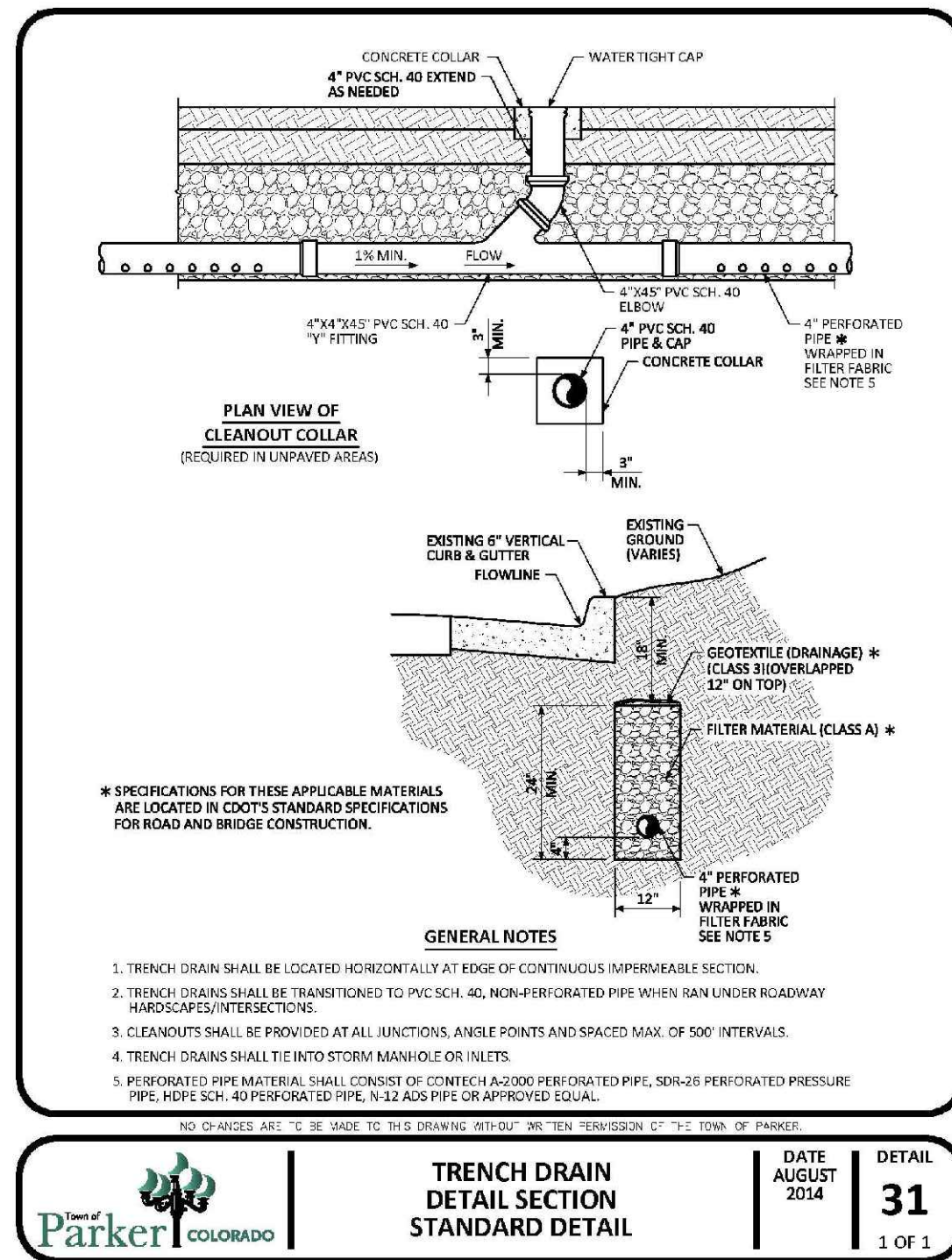


SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

6

1 OF 1



TRENCH DRAIN DETAIL SECTION STANDARD DETAIL

DATE AUGUST 2014

31

1 OF 1

N:\PROJECTS\SSR RANCH\ENGINEERING\DRAWING SHEETS\TOWN OF PARKER\RD ROADWAY DETAILS.DWG, BRIAN W. 8/26/2017 11:49 AM

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1-800-922-1987

SCALE:

AS SHOWN

DRAWN BY:

JF

CHECKED BY:

JLJ

DATE:

AUGUST 2017

FILE NO:

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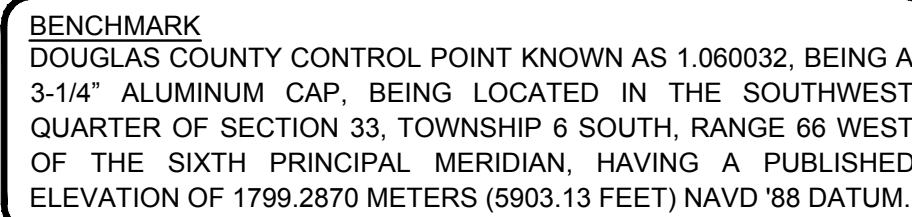
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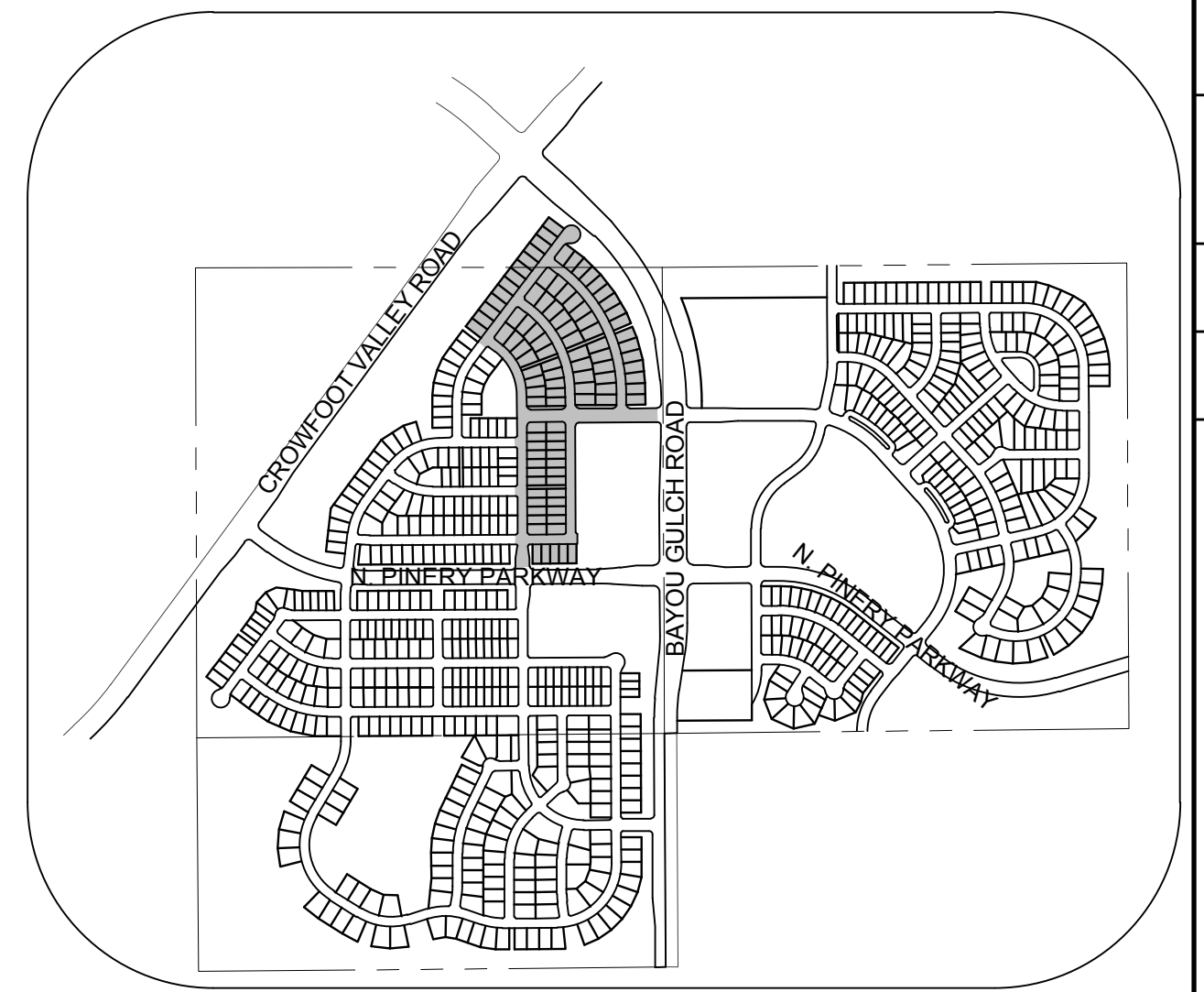
**CALL 811
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1-800-922-1987**



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



KEYMAP
N.T.S.

LEGEND

- | | |
|---|--|
|  | <i>STOP SIGN R1-1</i> |
|  | <i>STREET NAME SIGN D3</i> |
|  | <i>DEAD END SIGN W14-1</i> |
|  | <i>SPEED LIMIT SIGN R2-1</i> |
|  | <i>BIKE LANE SIGN R3-17</i> |
|  | <i>AHEAD SIGN R3-17A</i> |
|  | <i>ENDS SIGN R3-17B</i> |
|  | <i>YIELD SIGN R1-2</i> |
|  | <i>PEDESTRIAN TRAFFIC SIGN W11-2</i> |
|  | <i>SCHOOL CROSSING SIGN S1-1</i> |
|  | <i>TO BE INSTALLED IN OTHER FILING</i> |

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SHEET NUMBER 21	DRAWN BY: JLR	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS SIGNAGE AND STRIPING	E5X MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	No.	Revisions	Date	Init.	Appr.	Date
	CHECKED BY: JJJ	FILE NO: 8130283701										
	DATE: AUGUST 2017											