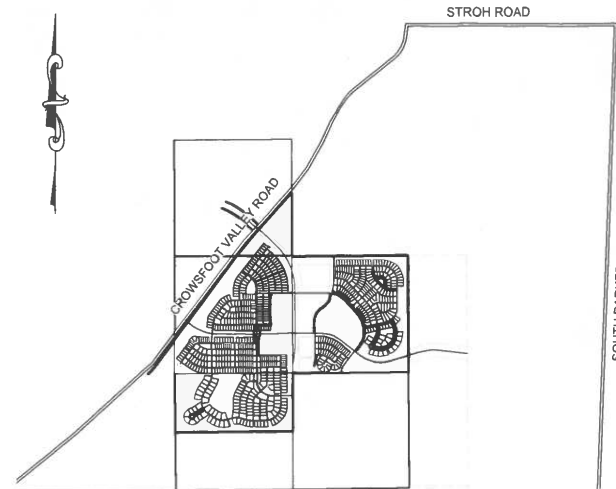


TRAILS AT CROWFOOT

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



"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."

Brian P. Wilson

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.

Patrick M. Steenburg

Final Acceptance Punchlist Notes

A ROW Permit shall be submitted for review and approval prior to the start of any punchlist work. An application fee will be charged for each permit. Typically, the concrete contractor is different from the asphalt pavement contractor and will require a separate permit. Inspection hours will be billed to the project.

Please note that in accordance with the Affidavit of Compliance required with final acceptance, the developer will be responsible for the workmanship and materials used in these improvements for a period of seven years. Lately, the Town has observed an excessive number of utility settlements observed in the street, curb and gutter, and sidewalk in other developments. Understand that such issues will be the responsibility of the Developer/Builder to mitigate, even if these occur after final acceptance.

- The settlements shall be removed to a depth at the direction of the owner's Geotechnical Engineer and backfilled with flowable fill or structural fill.
- The owner shall provide a Geotechnical Engineer to verify the integrity of the subgrade. Reports shall be submitted to the town with the following: recommendations of the Geotechnical Engineer and testing data from the amended section.
- The owner shall have a representative onsite to coordinate construction activities. The Town of Parker reserves the right to observe the following on a daily basis (not limited to): Traffic Control, Workmanship, Material Conformance, Testing Conformance.
- All joint lines along lip of curb, within the filing, shall be crack filled.
- Materials Testing shall be required for subgrade soils/roadbase, concrete and asphalt. Subgrade shall be verified by materials tester prior to subsequent layer being placed.
- Infrastructure has been marked for repair due to damage, cracking, workmanship, subgrade and trench settlement.

FINAL ACCEPTANCE PUNCHLIST

 FULL DEPTH ASPHALT

 I R

 CONCRETE

 2" MILL

 - CRACKSEAL ALL LIP POST
MILL + OVERLAY

- MILL + OVERLAY TO BE DETERMINED
AFTER FULL-DEPTH COMPLETE

AS-BUILT
FILING 2

SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 09/21/20

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

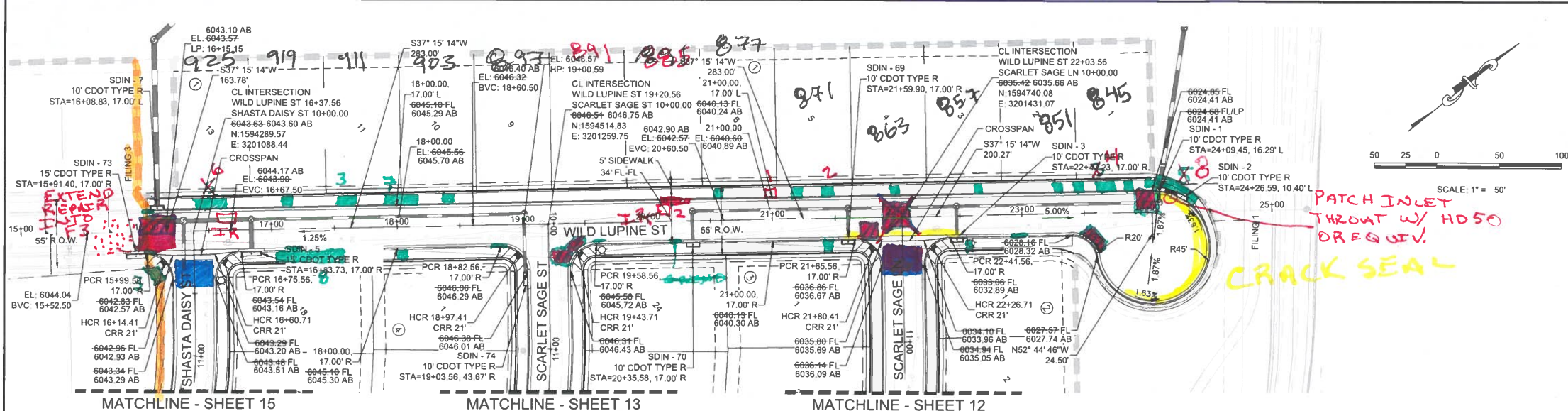
PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER
OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE
PLAN DESIGN OR ACCURACY OR CORRECTNESS OF ENGINEERING
CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE
RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE
STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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.

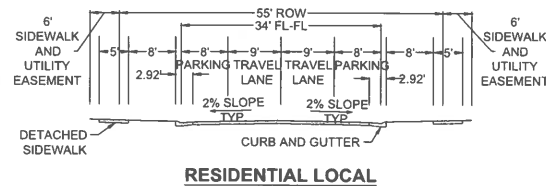
TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

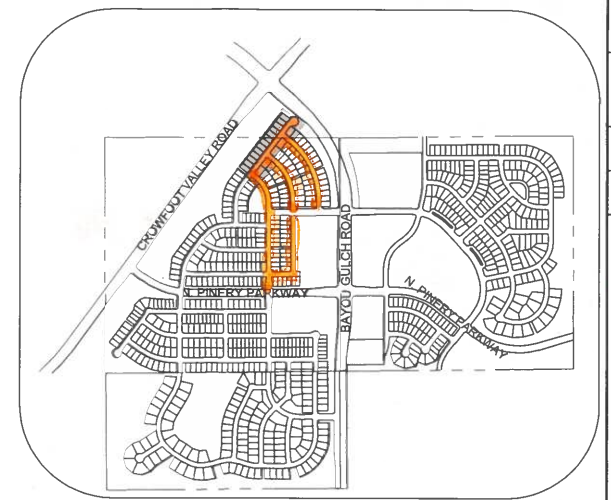
N:\PROJECTS\SHERRISS RANCH\ENGINEERING\SHERRISS\SET\DWG\STATIONING\WILD LUPINE STREET DWG.BP.WILSON 10/20/2020 12:35 PM



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



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊔	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊔	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	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 LATERAL W/ METER
⊕	PROPOSED SIDEWALK RAMP	---	SECTION LINE
⊕	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
FILING 2
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 09/21/20

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.

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.

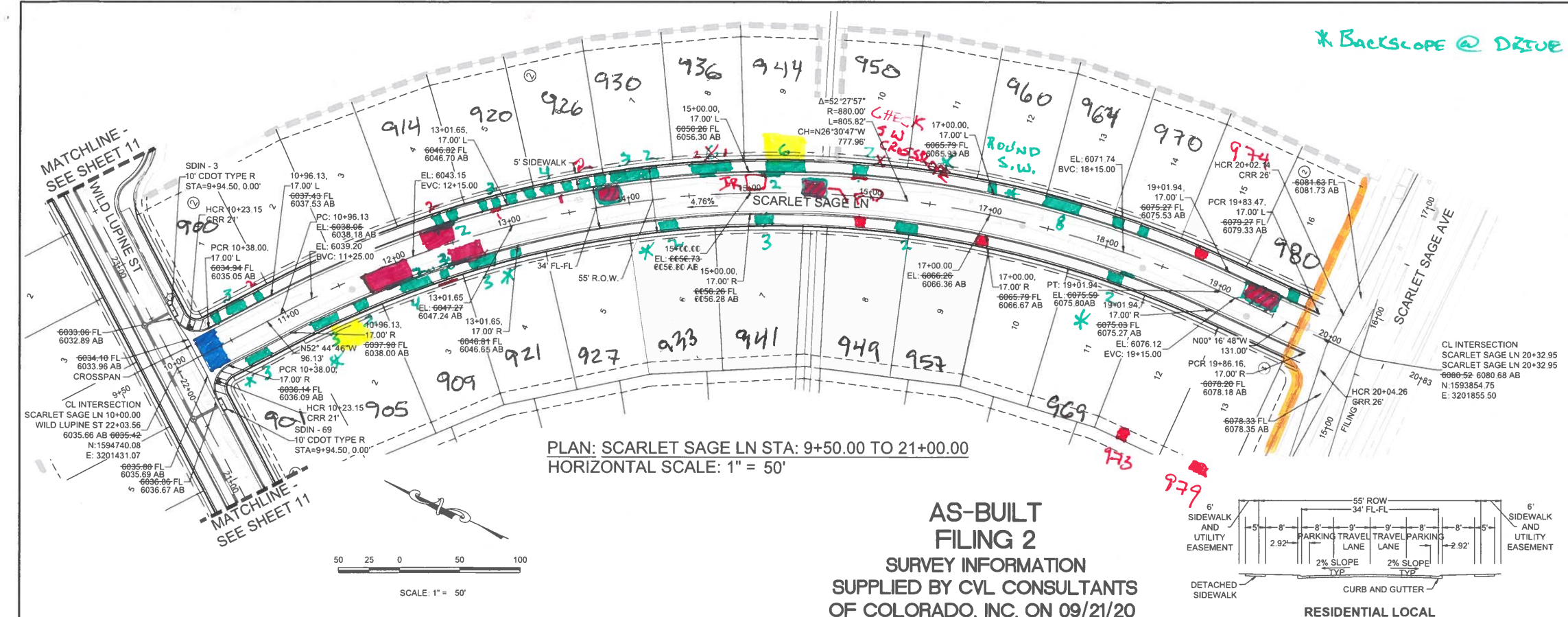
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

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

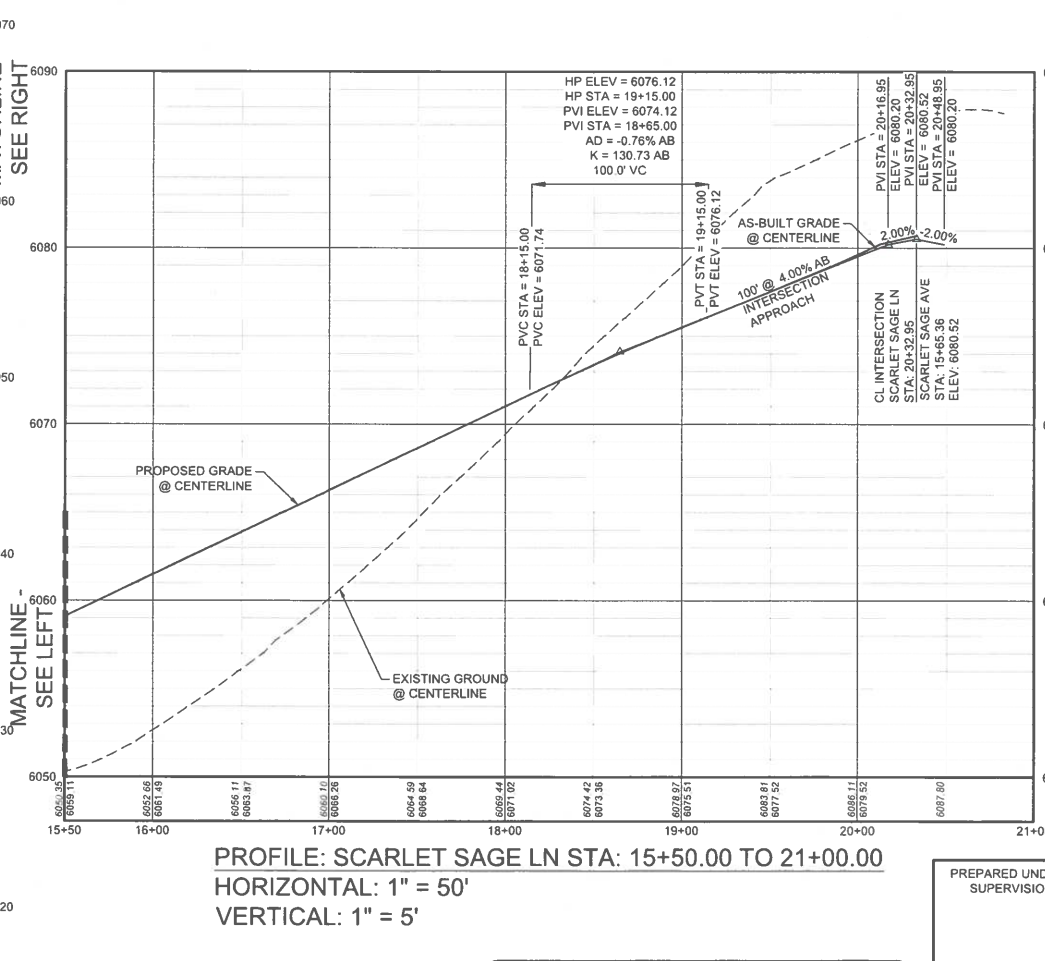
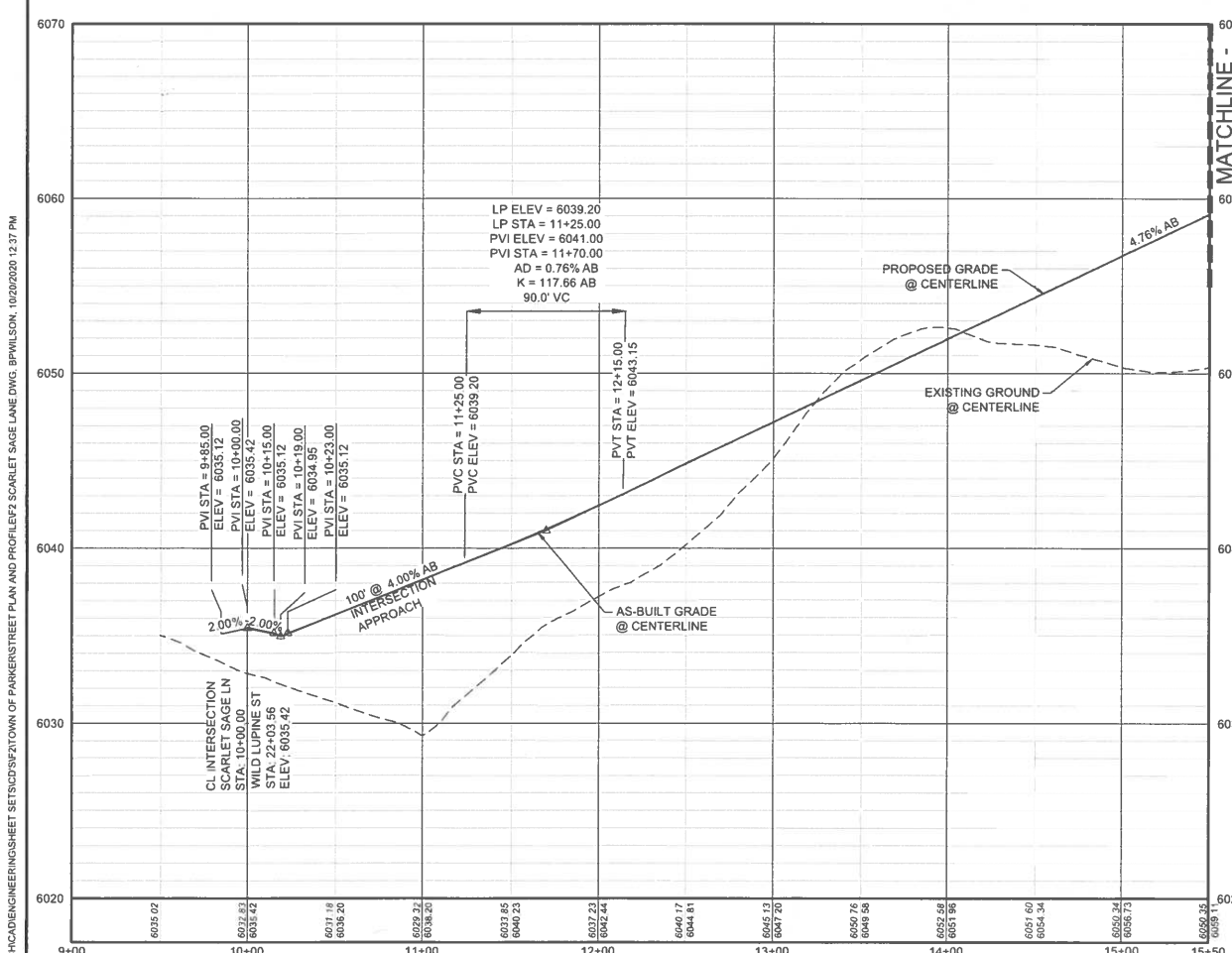
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Appr.	Date
HR 935 LLC 7353 South Allen Way CENTENNIAL, CO 80112	No.			
TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE WILD LUPINE STREET	SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY: KJD	CHECKED BY: JJ	DATE: AUGUST 2017		
SHEET NUMBER	11			



KEYMAP
N.T.S.
LEGEND

- | | |
|---|--------------------------------------|
| ② BLOCK NUMBER | △ PROPOSED RANGE POINT |
| ① 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 | --- 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 | --- PROPOSED WATER LINE |
| ⊔ PROPOSED SIDEWALK | --- PROPOSED LATERAL W/ METER |
| ⊔ PROPOSED SIDEWALK RAMP | --- SECTION LINE |
| ⊕ EXISTING ELEVATION | --- FILING BOUNDARY |
| 10.00 PROPOSED DESIGN ELEVATION | --- EXISTING FIBER OPTIC LINE |
| ⊕ PROPOSED STORM DRAIN INLET | --- EXISTING OVERHEAD POWER |
| ⊕ PROPOSED STORM DRAIN MANHOLE | --- EXISTING TELEPHONE LINE |



PROFILE: SCARLET SAGE LN STA: 15+50.00 TO 21+00.00
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 |
| BVP BEGIN VERTICAL PROFILE | PVI PT. OF VERTICAL INTERSECTION |
| CBO CAP WITH BLOW OFF | PVT POINT OF VERTICAL TANGENT |
| CRIR CURB RETURN RADIUS | RCBC REINFORCED CONCRETE BOX CULVERT |
| EL ELEVATION | RCR REINFORCED CONCRETE PIPE |
| EP EDGE OF PAVEMENT | ROW RIGHT OF WAY |
| EVC END VERTICAL CURVE | 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 |

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.

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.

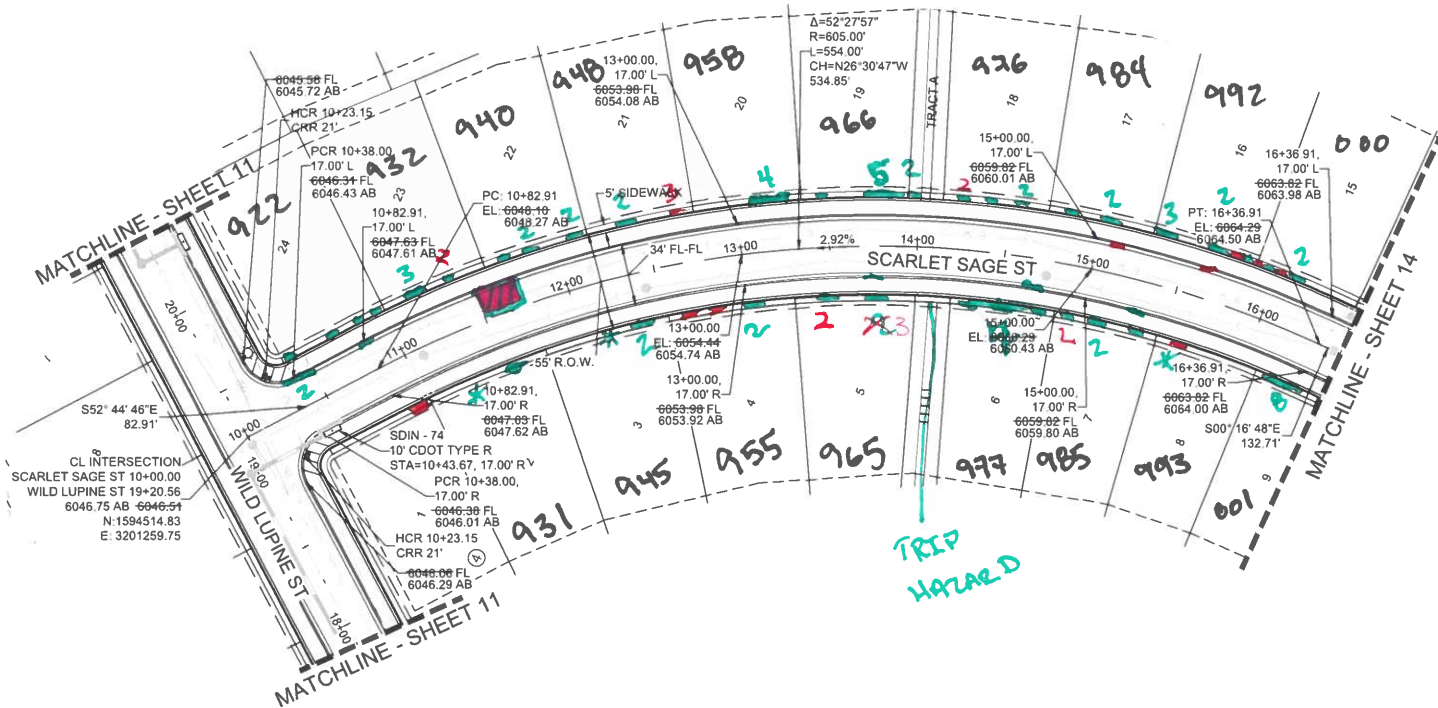
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

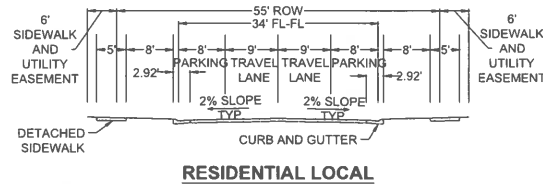
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

PROFILE: SCARLET SAGE LN STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

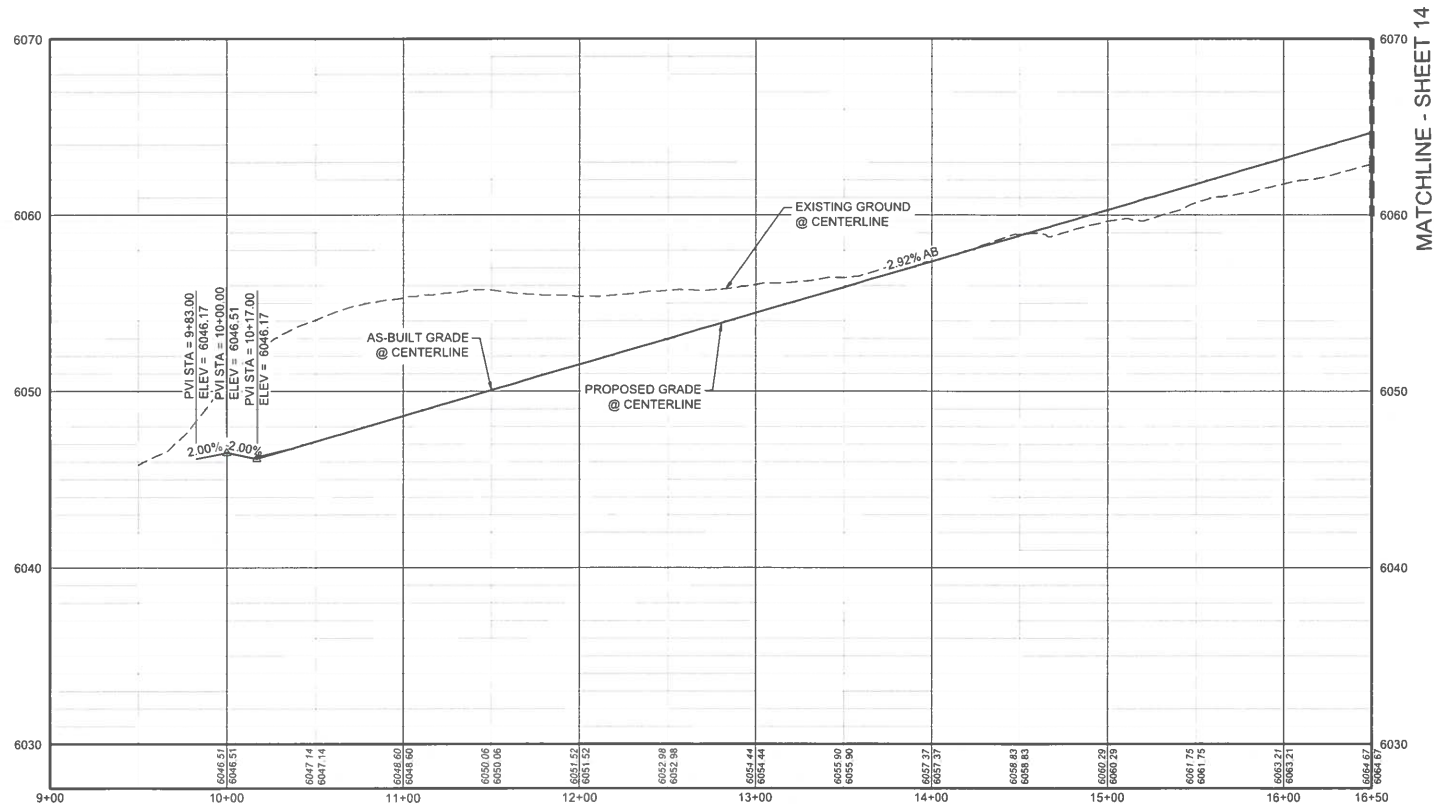
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	
CVL CONSULTANTS	
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	
TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SCARLET SAGE LANE	
SCALE: AS SHOWN	FILE NO: 8130283701
DRAWN BY: KJD	CHECKED BY: JJ
DATE: AUGUST 2017	
SHEET NUMBER: 12	



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



LEGEND	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	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	--- 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



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

AS-BUILT FILING 2 SURVEY INFORMATION SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 09/21/20

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 REVIEWED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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

N:\PROJECTS\BEECHCAMP\ENGINEERING\BEECHCAMP\TOWN OF PARKER\STREET PLAN AND PROFILE\2 SCARLET SAGE STREET DWG. BPWILSON, 10/20/2020 12:39 PM



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

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

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

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9566
Fax: (720) 482-9566



CONSULTANTS

HR 935 LLC
7353 South Altam Way
CENTENNIAL, CO 80112

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

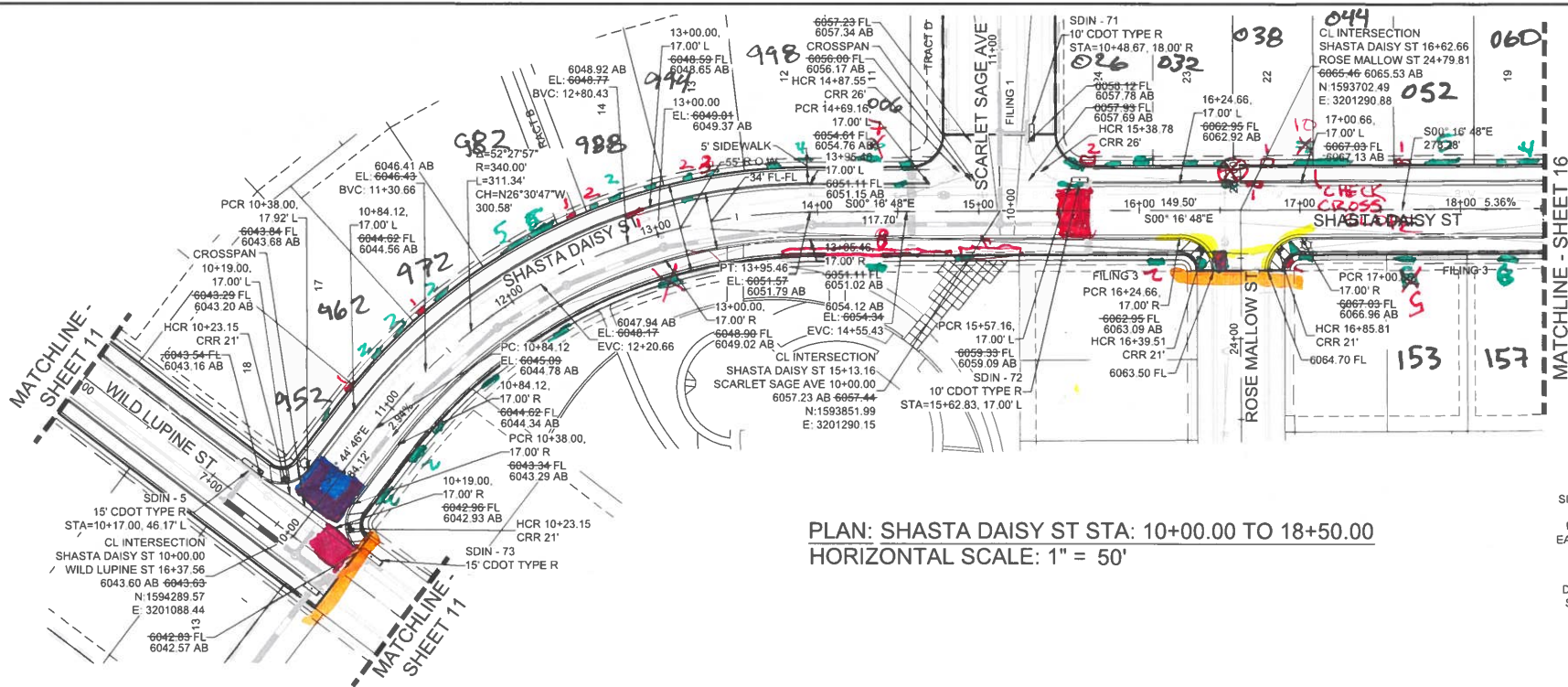
SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: KID
CHECKED BY: JJ
DATE: AUGUST 2017

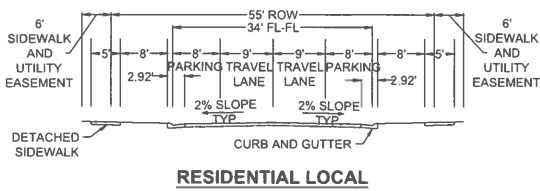
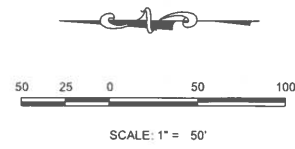
SHEET NUMBER
13

Revisions
No. Date Init. Appr. Date

N:\PROJECTS\BESS RANCH\CA\ENGINEERING\SET\CD\SHFTOWN OF PARKER\STREET PLAN AND PROFILE\2 SHASTA DAISY STREET DWG. BPWILSON. 10/20/2020 12:41 PM



PLAN: SHASTA DAISY ST STA: 10+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
Ⓢ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌋	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌋	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓢ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓢ	PROPOSED FIRE HYDRANT	---	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 LATERAL W/ METER
Ⓢ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
Ⓢ	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	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
FL	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 2
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 09/21/20

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 REVIEWED, 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

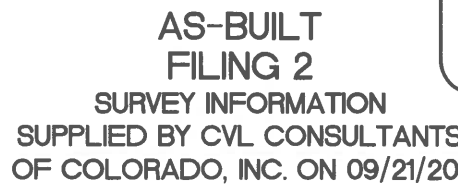
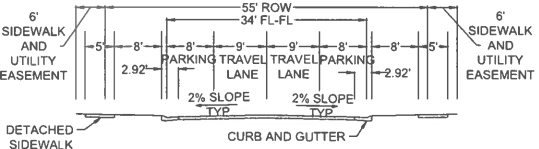
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

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

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

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

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546	Revisions	No.	Date	Appr.	Date
HR 935 LLC 7353 South Allen Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SHASTA DAISY STREET				
SCALE: AS SHOWN	CHECKED BY: JJ	FILE NO: 8130283701	DRAWN BY: KJD	DATE: AUGUST 2017	SHEET NUMBER 15



ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AIR	VAC RELEASE VALVE	M.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
CR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
E	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EDGE	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
FL	FIRE HYDRANT	SS	SANITARY SEWER
FH	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
IN	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
L	LINEAR FEET	WSE	WATER SURFACE ELEVATION

SHEET NUMBER 16	DRAWN BY: KJD	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE SHASTA DAISY STREET	HR 935 LLC 7355 Saddle Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 200 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9548	No.	Revisions	Date	Int.	Appr.	Date
	CHECKED BY: JJJ	FILE NO: 8130283701					DATE: AUGUST 2017					

1800 JECTSWESS DANCOCARDINEEDING/SWEET SETS/CDS/STOWN OF DADVEON/STREET DI AN AND BBOELL DEZ SWASTA DAISY STREET DMC BDMW SON 10/20/2020 12:42 PM

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

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799 2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

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 DESIGN OR OF THE ACCURACY OF THE CORRESPONDING 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.

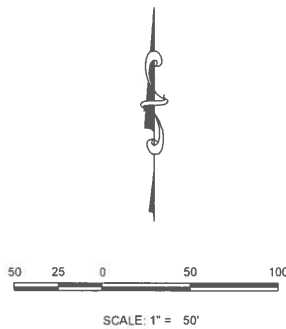
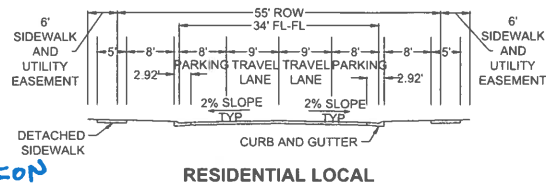
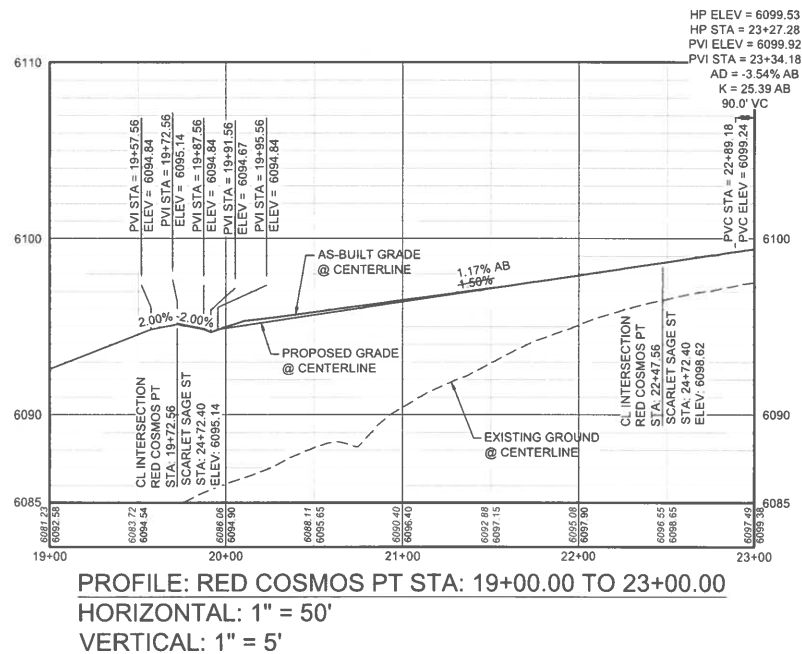
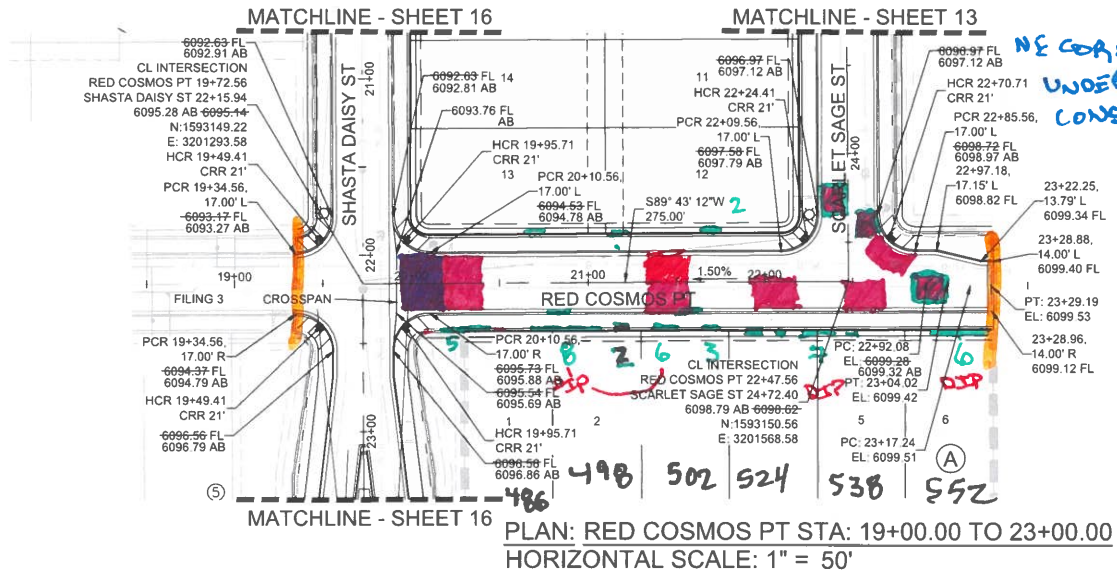
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

N:\PROJECTS\SHES RANCH\CD\ENGINEERING\SHES RANCH\TOWN OF PARKER\STREET PLAN AND PROFILE\2 RED COSMOS TERRACE DWG. BPWILSON, 10/20/2020 12:42 PM



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



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 THRU 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 RAMP	--- PROPOSED WATER LATERAL W/ METER
⌈	EXISTING ELEVATION	--- SECTION LINE
10 00	PROPOSED DESIGN ELEVATION	--- FILING BOUNDARY
⌈	PROPOSED STORM DRAIN INLET	--- EXISTING FIBER OPTIC LINE
⌈	PROPOSED STORM DRAIN MANHOLE	--- EXISTING OVERHEAD POWER
⌈		--- EXISTING TELEPHONE LINE

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

AS-BUILT
FILING 2
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 09/21/20

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

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

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



HR 935 LLC
7933 South Allen Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
RED COSMOS POINT

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER
17

No.	Revisions	Date	Appr.	Date

N:\PROJECTS\SS RANCH\ENGINEERING\SS RANCH\SET\SS RANCH\TOWN OF PARKER\STORM PLAN AND PROFILE\WILD LUPINE STREET STORM DWG. DEREF. 10/12/2020 3:34 PM



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

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.

PROFILE: WILD LUPINE ST STA: 15+00.00 TO 24+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK

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

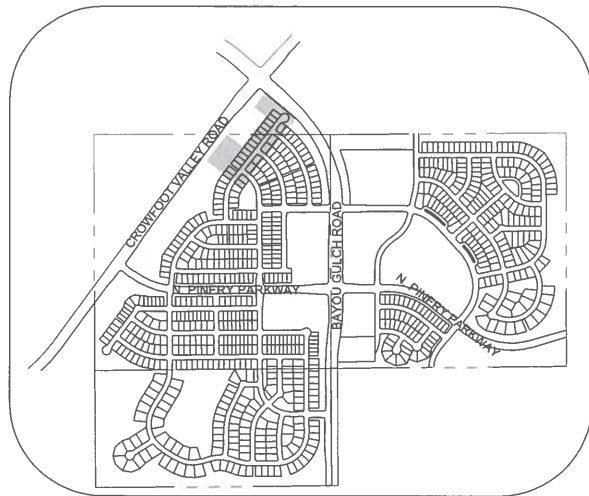
BASIS OF BEARINGS

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

AS-BUILT
FILING 2
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 09/21/20

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	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	---	PROPOSED WATER LINE
⌈	PROPOSED SIDEWALK RAMP	---	PROPOSED LATERAL W/ METER
---	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⊕	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER OPTIC LINE
⊕	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD 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

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

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 462-9526
Fax: (720) 462-9546



HR 935 LLC
7353 South Allen Way
CENTENNIAL, CO 80112

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

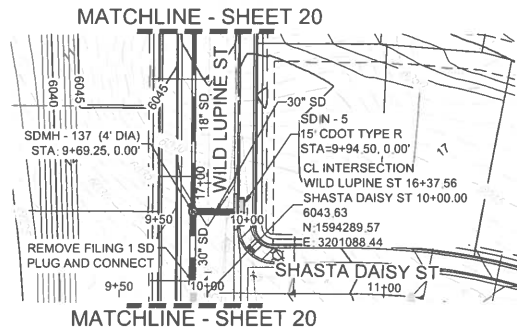
SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: KID
CHECKED BY: JJ
DATE: AUGUST 2017

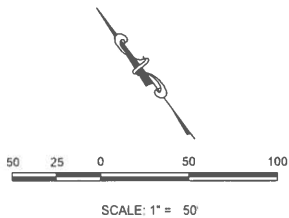
SHEET NUMBER
20

No.	Revisions	Date	Appr.	Date

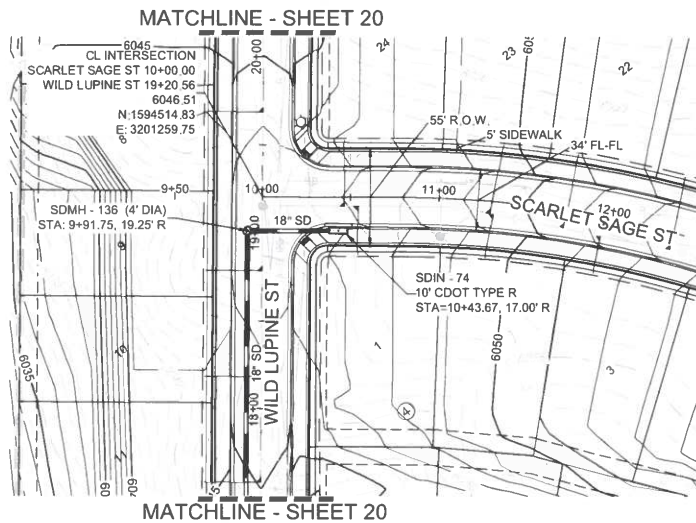
AS-BUILT
FILING 2
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 09/21/20



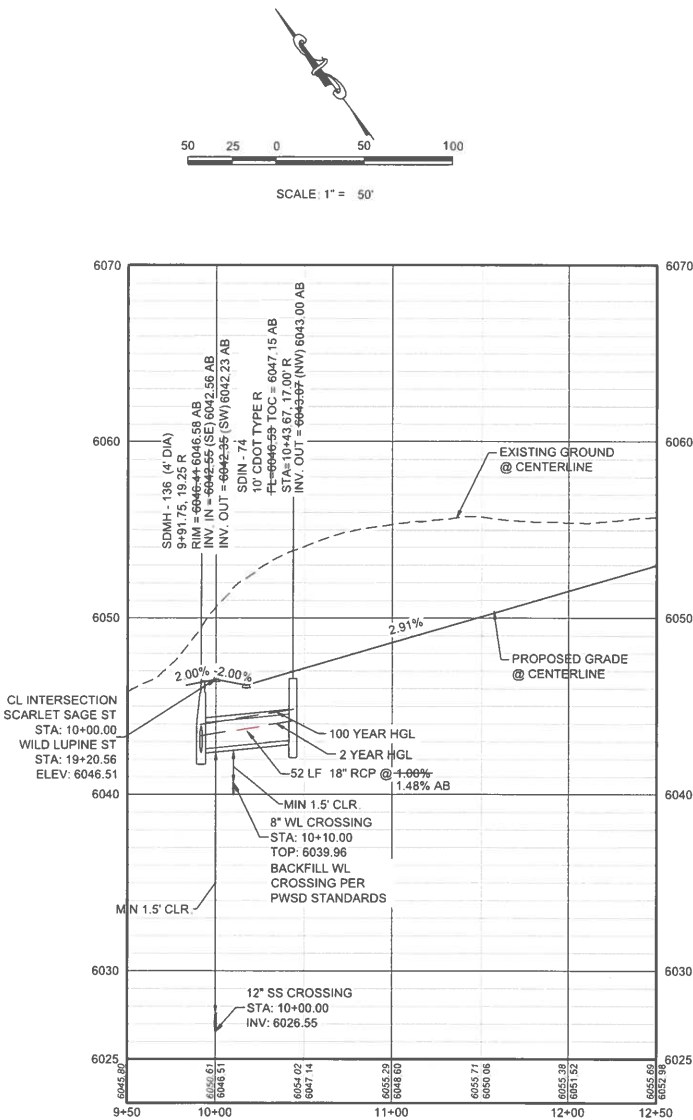
PLAN: STORM LATERAL 38 STA: 9+50.00 TO 10+00.00
HORIZONTAL SCALE: 1" = 50'



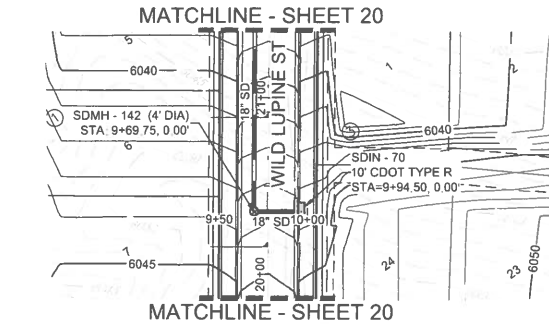
PROFILE: STORM LATERAL 38 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



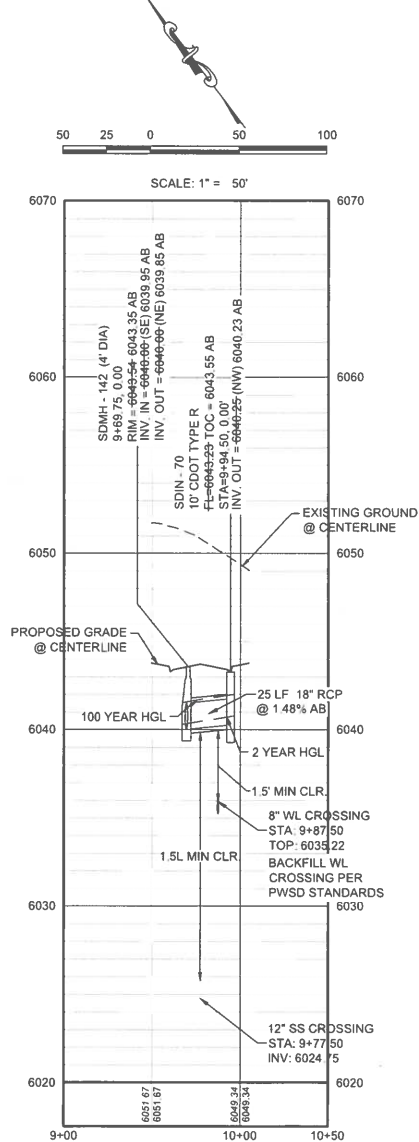
PLAN: SCARLET SAGE ST STA: 9+50.00 TO 12+50.00
HORIZONTAL SCALE: 1" = 50'



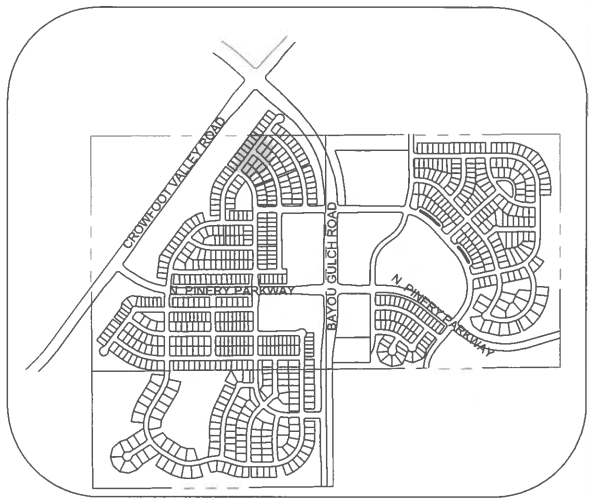
PROFILE: SCARLET SAGE ST STA: 9+50.00 TO 12+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PLAN: STORM LATERAL 37 STA: 9+50.00 TO 10+00.00
HORIZONTAL SCALE: 1" = 50'



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



KEYMAP
N.T.S.

LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
10	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
11	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
12	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
13	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
14	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
15	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
16	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
17	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
18	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
19	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
20	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
21	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
22	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
23	EXISTING ELEVATION	---	SECTION LINE
24	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
25	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER
26	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD POWER
27		---	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
FL	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

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

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



HR 935 LLC
7353 South Allen 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
22

N:\PROJECTS\HSS RANCH\CD\ENGINEERING\SET\CD\STORM PLAN AND PROFILE\2 SCARLET SAGE STREET STORM DWG. DIBENK 10/17/2020 3:44 PM

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

STORM DRAINAGE INFRASTRUCTURE NOTES:

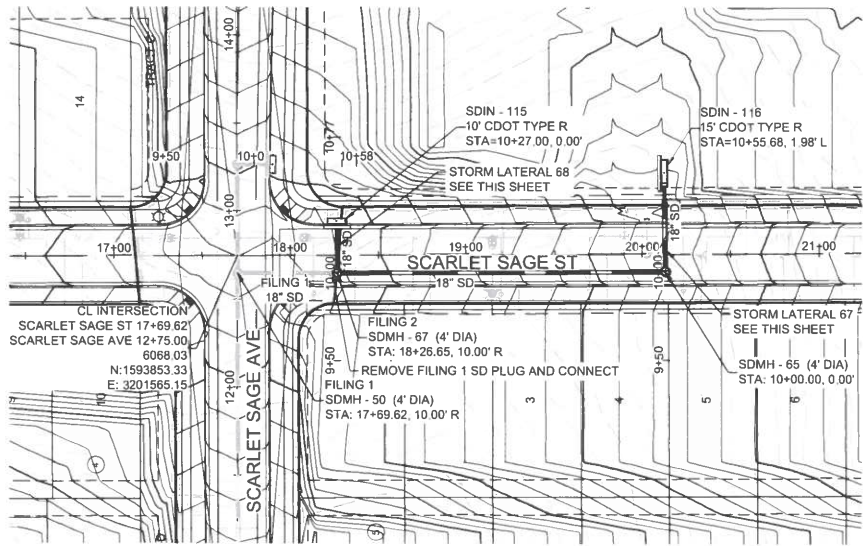
1. PROFILED STORM DRAINAGE INFRASTRUCTURE INCLUDES THE 2-YEAR AND 100-YEAR HGL FOR INFRASTRUCTURE DESIGNED FOR THE 100-YEAR STORM. INFRASTRUCTURE DESIGNED ONLY FOR THE 2-YEAR STORM WILL ONLY SHOW A 2-YEAR HGL.

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.

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

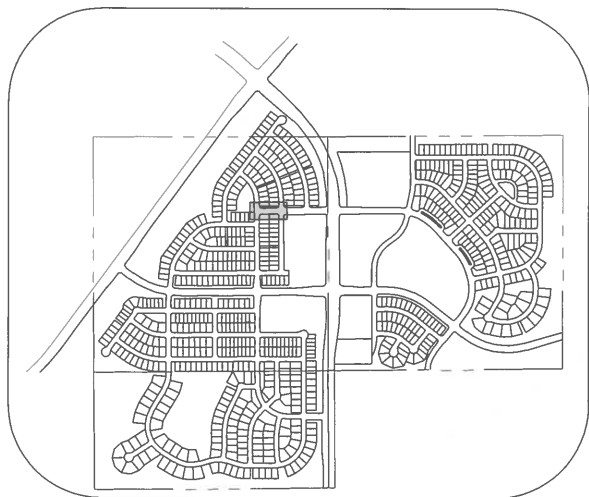


PLAN: SCARLET SAGE ST STA: 17+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



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

AS-BUILT
FILING 2
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 09/21/20



KEYMAP
N.T.S.
LEGEND

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

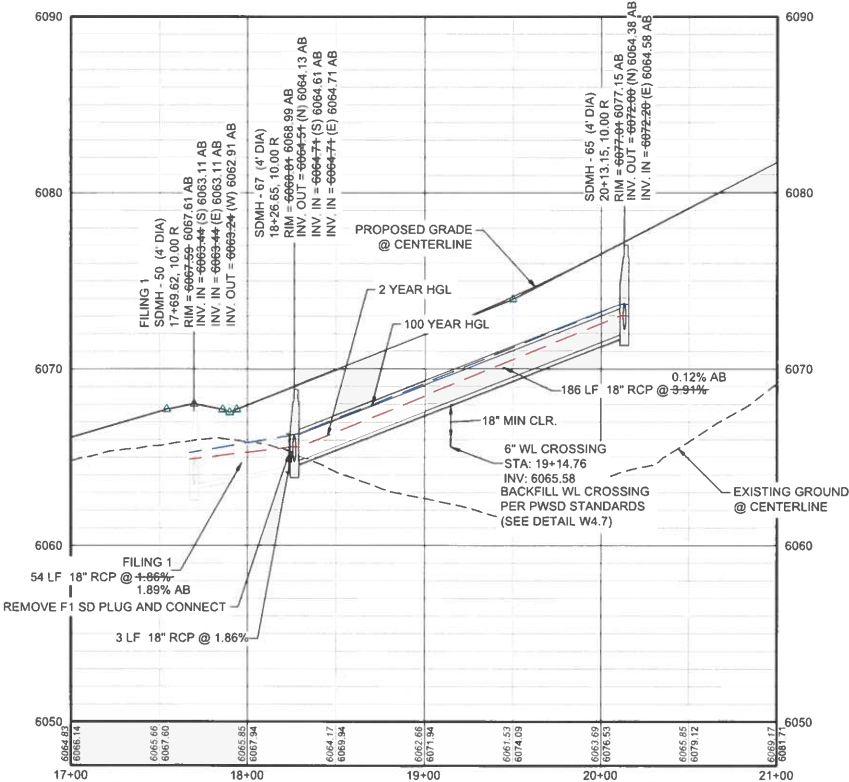
ABBREVIATIONS

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

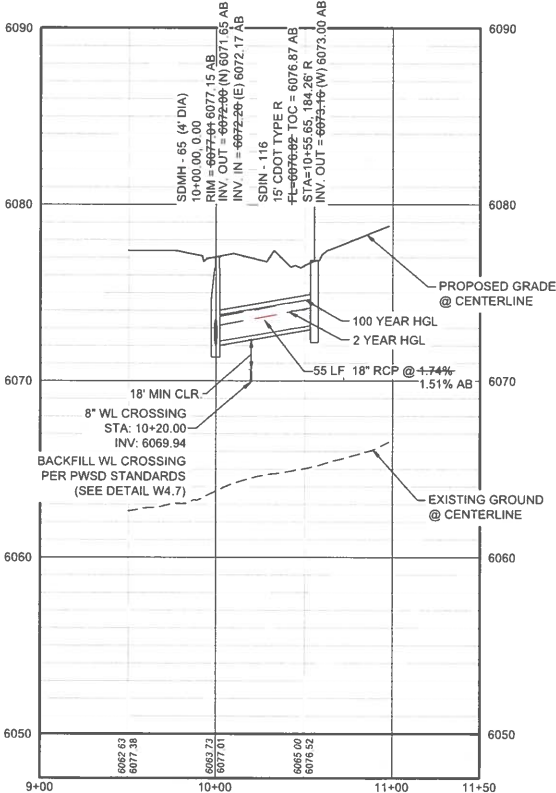
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF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

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

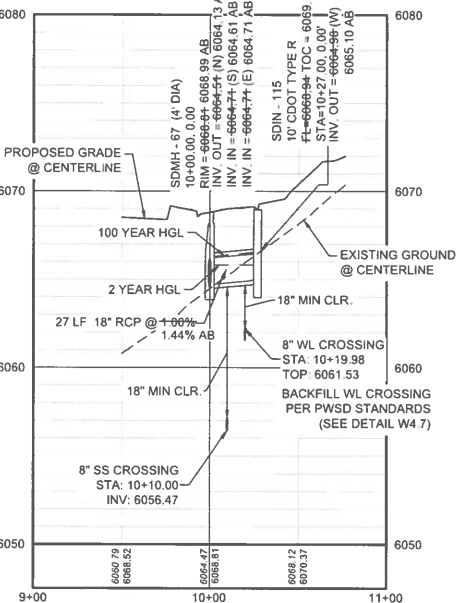
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PROFILE: SCARLET SAGE ST STA: 17+00.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 67 STA: 9+00.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 68 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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 7999.2870 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

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



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



HR 935 LLC
7355 South Albion Way
CENTENNIAL, CO 80112

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

SCALE: AS SHOWN
FILE NO: 81-30283701

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

SHEET NUMBER
23

No.	Revisions	Date	Init.	Appr.	Date