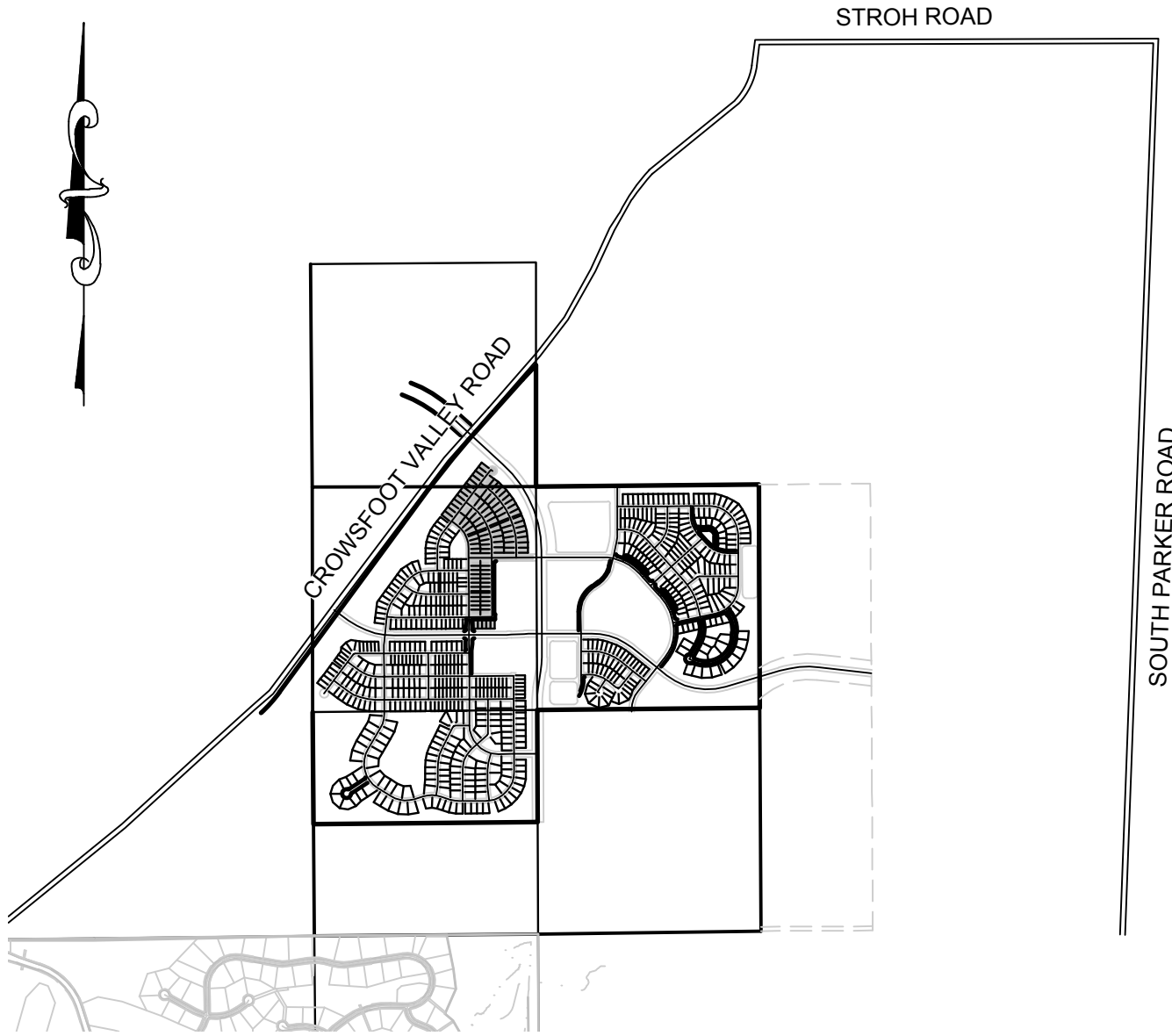


---

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          |



VICINITY MAP  
SCALE: 1" = 2000'

# DEVELOPER

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

PLANNER/  
LANDSCAPE  
DESIGNER:

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

SURVEYOR/  
ENGINEER:

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

## MUNICIPALITY

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

# WATER & SANITATION DISTRICT

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

# FIRE DISTRICT

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

# ELECTRIC COMPANY

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

GAS  
COMPANY

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

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

Brian P. Wilson  
BRIAN P WILSON, CO. P.E.0050067

6-13-18  
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.

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**

|                |    |                                                                     |                              |                                                                   |                                                                                     |                                                                                                          |                                            |                           |
|----------------|----|---------------------------------------------------------------------|------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------|
| SHEET / NUMBER | 1  | TRAILS AT CROWFOOT<br>FILING 2 CONSTRUCTION DRAWINGS<br>COVER SHEET |                              | <b>HR 935 LLC</b><br>7353 South Alton Way<br>CENTENNIAL, CO 80112 |  | 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 462-9526<br>Fax: (720) 462-9546 | No. _____<br>Revisions _____<br>Date _____ | Appr. _____<br>Date _____ |
|                |    | SCALE: _____<br>AS SHOWN                                            | FILE NO: _____<br>8130283701 |                                                                   |                                                                                     |                                                                                                          |                                            |                           |
| DRAWN BY:      | JF | CHECKED BY:                                                         | JW                           | DATE:                                                             | AUGUST 2017                                                                         |                                                                                                          |                                            |                           |

N:\PROJECTS\ISSUES\BENCHMARK\ENGINEERING\NO SHEET SET\TOWN OF PARKER\F2 COVER.DWG, CDDVA, 2/27/2018 3:55 PM



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



LUTILITY NOTIFICATION  
CENTER OF COLORADO

CONSTRUCTION NOTES:

- 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.
- 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.
- 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.
- 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.
- LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 303-534-6700 OR 1-800-922-1987. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
- 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.
- 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
- 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.
- 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."
- 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.
- 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.
- 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.
- 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.
- REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
- 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.
- 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.
- ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

ROADWAY NOTES:

- 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.
- STANDARD TOWN OF PARKER HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.
- ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE ON USGS DATUM WITH DATE, RANGE POINT OR MONUMENT SHALL BE SHOWN ON THE CONSTRUCTION PLANS.
- 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.

STORM DRAINAGE INFRASTRUCTURE NOTES:

- 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.
- THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, 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.
- INSPECTIONS: CONSTRUCTION SHALL NOT BEGIN UNTIL A GRADING PERMIT HAS BEEN ISSUED FOR THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PARKER ENGINEERING DEPARTMENT (PUBLIC WORKS) TO SCHEDULE INSPECTIONS A MINIMUM OF 48 HOURS PRIOR THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUDED 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).
- 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.
- ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
- 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.
- ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
- 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.
- 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.
- 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.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- 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.
- 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-604-12.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- 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.
- CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
- THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE CONSTRUCTION FOR CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. PLEASE CONTACT MIKE SARMENTO, UDFCD CONSTRUCTION MANAGER (303-455-6227), MSARMENTO@UDFCD.ORG TO SCHEDULE A PRECONSTRUCTION MEETING. ALL STRUCTURAL AND GROUDED BOULDER WORK REQUIRE 48-HOURS PRIOR NOTICE TO ANY CONSTRUCTION OR CONCRETE PLACEMENT. STANDARDS AND SPECIFICATIONS FOR ALL OUTFALL AND CHANNEL WORK CAN BE ACCESSED AT [WWW.UDFCD.ORG](http://WWW.UDFCD.ORG) UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT IN ELIGIBILITY.

SIGNAGE AND STRIPING NOTES:

- 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.
- A FIELD INSPECTION OF LOCATION AND INSTALLATION OF ALL SIGNS AND MARKINGS SHALL BE PERFORMED BY THE TOWN OF PARKER.
- THE CONTRACTOR INSTALLING SIGNS SHALL BE RESPONSIBLE FOR THE LOCATING AND PROTECTING OF ALL UNDERGROUND UTILITIES.
- 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.
- SPECIAL CARE SHALL BE TAKEN IN SIGN LOCATIONS TO ENSURE AN UNOBSTRUCTED VIEW OF EACH SIGN.
- WHERE STOP SIGN CONTROL IS APPROPRIATE, 36 INCH STOP SIGNS SHALL BE USED FOR APPROACHES TO ANY ROADWAY THAT IS CLASSIFIED AS A COLLECTOR OR GREATER.
- 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.
- DELINEATION OF ROADWAYS SHALL BE AS SPECIFIED IN THE COLORADO DEPARTMENT OF TRANSPORTATION M AND S STANDARDS.
- 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 R4-7 SIGN AND FINISHED GRADE ON EACH POST.
- 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.
- 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.
- 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.
- ALL LAYOUTS FOR INTERNALLY ILLUMINATED STREET NAME SIGNS SHALL BE SUBMITTED TO THE TOWN FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
- ALL REMOVED SIGNS SHALL BE RETURNED TO THE TOWN OF PARKER.
- CROSSWALKS: SHALL BE CONSTRUCTED USING PREFORMED THERMO-PLASTIC OR AN APPROVED EQUAL. SHALL BE LONGITUDINAL 2 FEET BY 10 FEET (CONTINENTAL) 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.
- ALL PAVEMENT MARKING MATERIAL (INCLUDING WORDS AND SYMBOLS) 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 HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST 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.
- 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.

PREPARED UNDER THE  
SUPERVISION OF

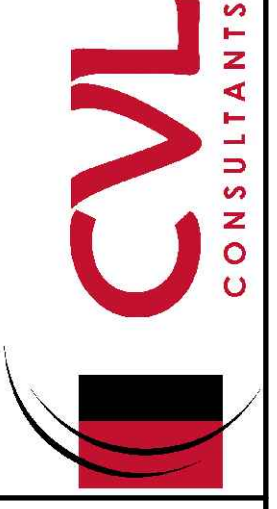


BRIAN P. WILSON  
COLORADO P.E. 0050067

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.

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



HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 2 CONSTRUCTION DRAWINGS  
TOWN OF PARKER NOTES

SCALE:  
AS SHOWN

DRAWN BY: JF

CHECKED BY: JJ

DATE: AUGUST 2017

FILE NO:  
8130283701

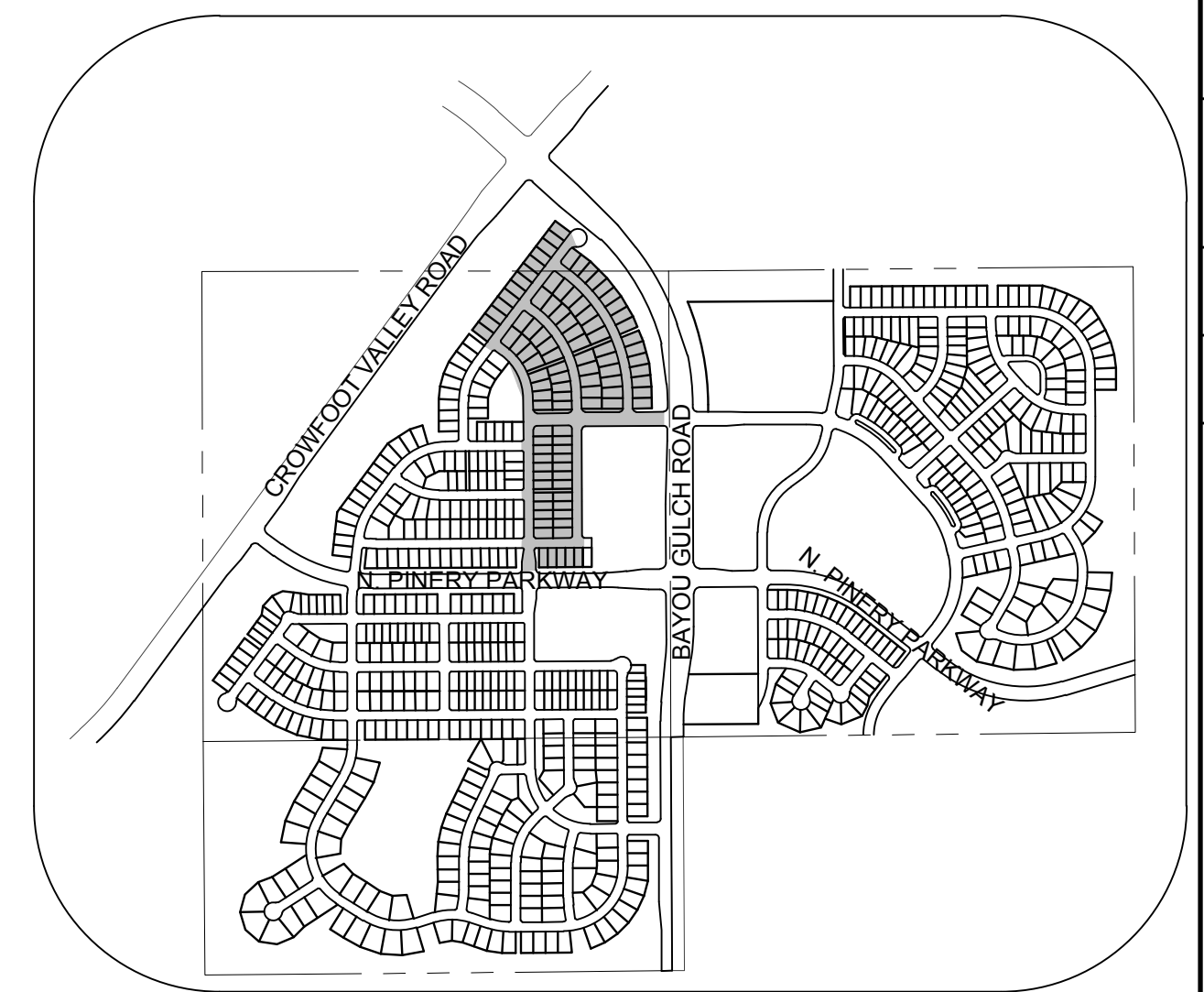
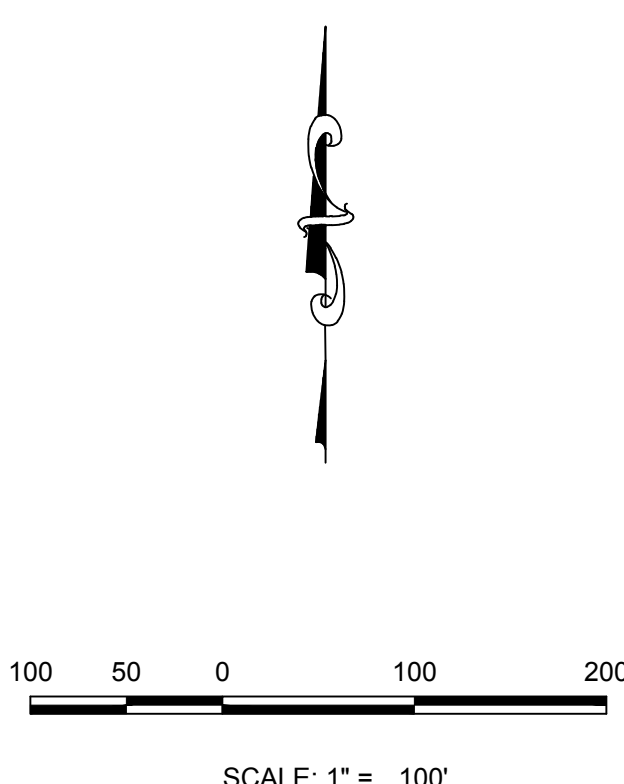
SHEET NUMBER  
2

Revisions  
No.

Appr.  
Init.  
Date

Date

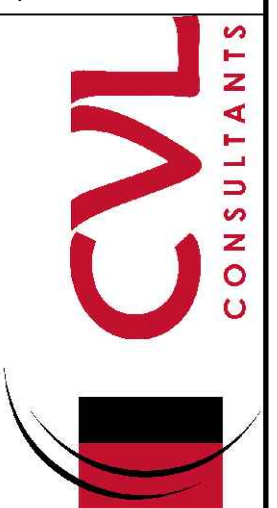
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



KEYMAP  
N.T.S.

| No. | Revisions | Date | Init. | Appr. | Date |
|-----|-----------|------|-------|-------|------|
|     |           |      |       |       |      |
|     |           |      |       |       |      |
|     |           |      |       |       |      |
|     |           |      |       |       |      |

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



**HR 935 LLC**  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 2 CONSTRUCTION DRAWINGS  
HORIZONTAL CONTROL PLAN

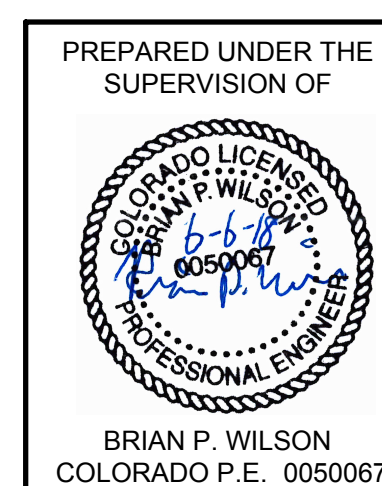
|             |     |             |            |
|-------------|-----|-------------|------------|
| DRAWN BY:   | TP  | SCALE:      | AS SHOWN   |
| CHECKED BY: | JJJ | FILE NO:    | 8130283701 |
| DATE:       |     | AUGUST 2017 |            |



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 \_\_\_\_\_



**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.

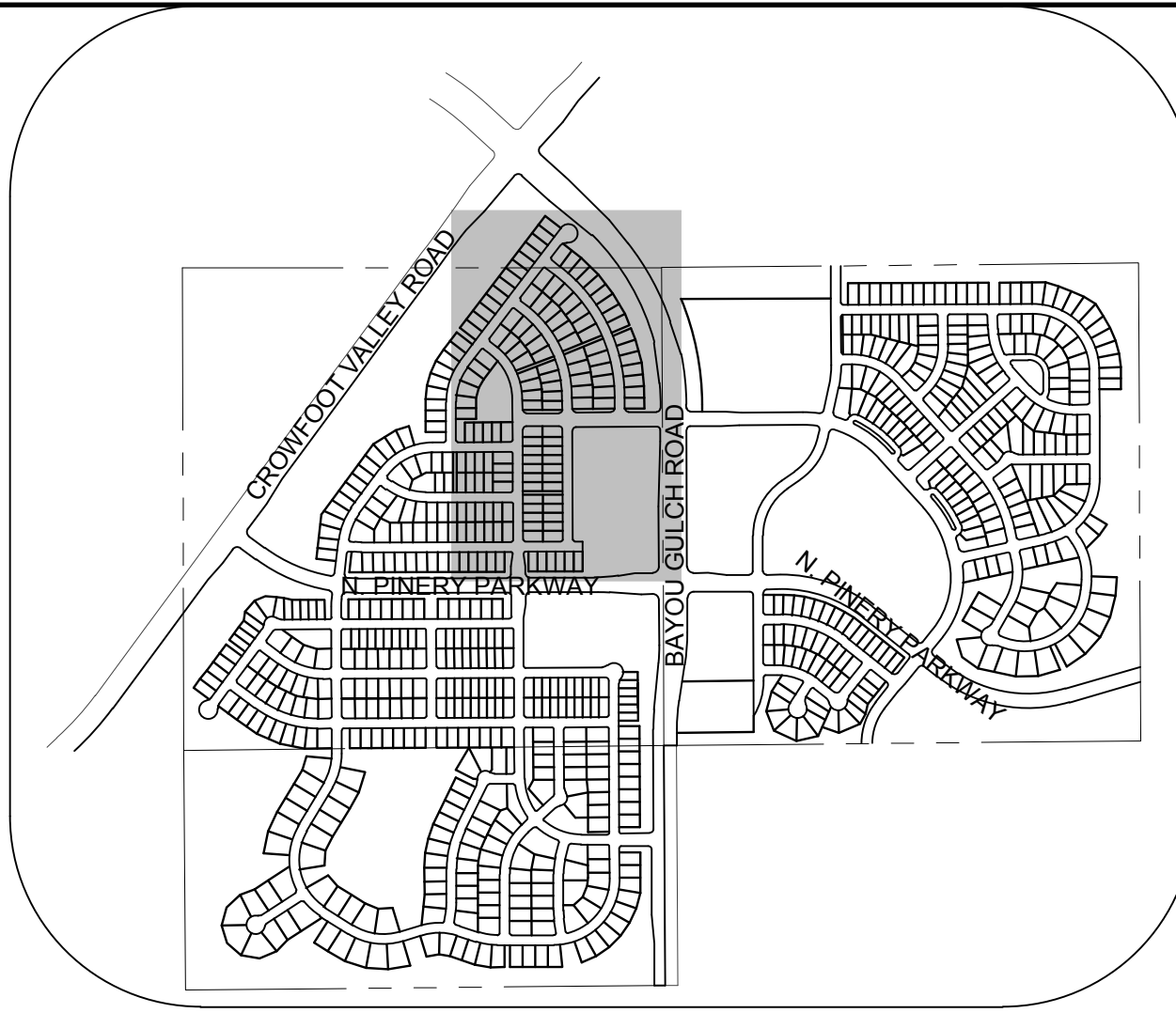
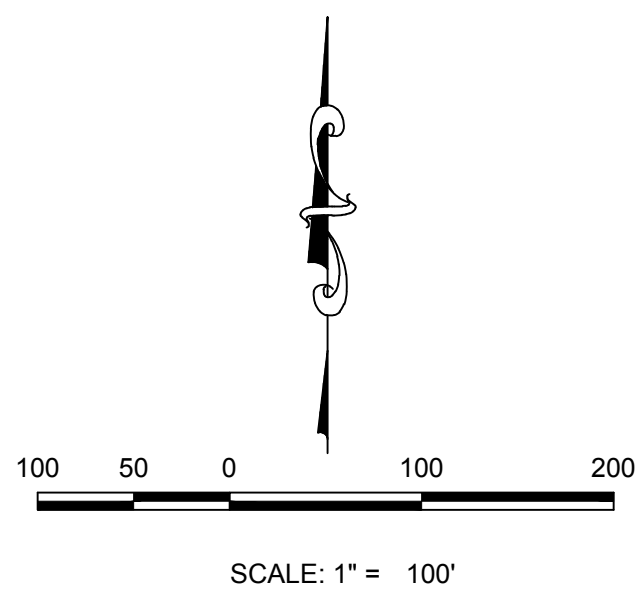
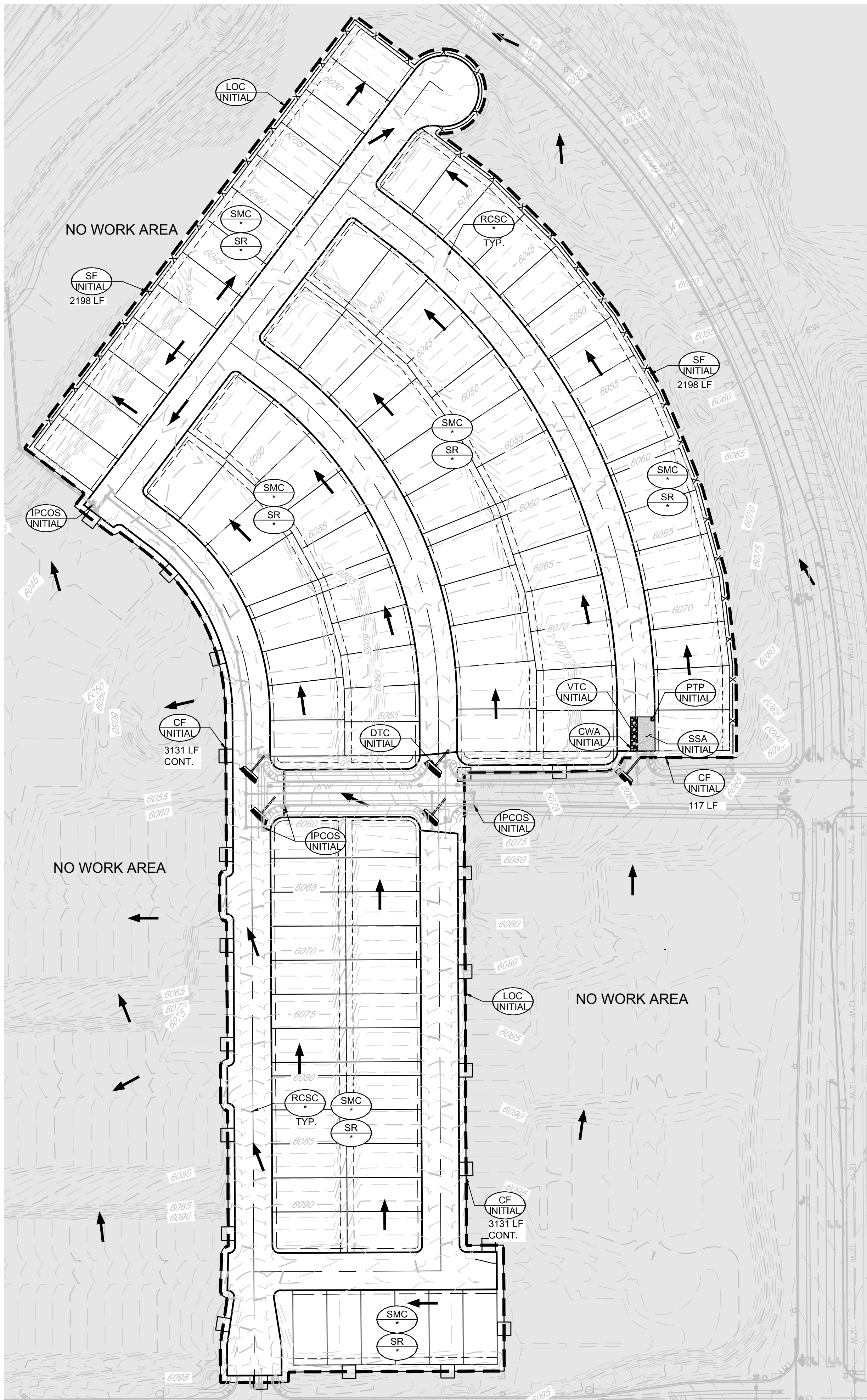


\\projects\hess\_ranch\cadd\engineering\sheet sets\CD\SIF2\HORIZONTAL CONTROL PLAN.DWG, HAYDEN.V, 2/27/2018 3:55 PM

N:\PROJECTS\SSR RANCH\CD\ENGINEERING\SET\CD\SF\2\TOWN OF PARKER\2 BMP PLANS.DWG. HAYDEN / 2/27/2018 3:58 PM



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



### KEYMAP N.T.S.

#### LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- NO WORK AREA
- EXISTING SURFACE FLOW DIRECTION
- PROPOSED SURFACE FLOW DIRECTION

|                                                                                       |                                                                                       |                                                  |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------------------|
|    |    | CHECK DAM                                        |
|    |    | CONSTRUCTION FENCE                               |
|    |    | DILUENT PROTECTION                               |
|    |    | CONCRETE WASHOUT AREA                            |
|   |   | DETENTION POND                                   |
|  |  | DIVERSION DITCH                                  |
|  |  | DETENTION POND PROTECTION                        |
|  |  | DEBRIS TRAVEL CONTROL                            |
|  |  | EROSION CONTROL BLANKET                          |
|  |  | INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT |
|  |  | INLET PROTECTION FOR AREA INLETS IN PAVEMENT     |
|  |  | INLET PROTECTION OVER ON-GRADE TYPE II INLET     |
|  |  | INLET PROTECTION OVER ON-GRADE TYPE III INLET    |



**CBMP**  
CONCRETE BASIN AND MANAGEMENT PRACTICES



LEGEND

|                                                                                       |                                                                                       |                                |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------|
|    |    | LOT PROTECTION                 |
|    |    | MASONRY WORK PROTECTION        |
|    |    | PORTABLE TOILET PROTECTION     |
|    |    | ROUGH CUT STREET CONTROL       |
|   |   | ROCK BOOK                      |
|  |  | ROCK BOOK IN SWALE             |
|  |  | STRAW BALE                     |
|  |  | SEDIMENT CONTROL LOGS          |
|  |  | SALT PILE                      |
|  |  | SEEDBED MULCHING AND GRADING   |
|  |  | SURFACE ROUGHNESS              |
|  |  | STABILIZED STAGING AREA        |
|  |  | SEDIMENT TRANSITION PROTECTION |



**CBMP**  
CONCRETE BASIN AND MANAGEMENT PRACTICES



LEGEND

|                                                                                     |                                                                                     |                          |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------|
|  |  | TEMPORARY EROSION        |
|  |  | TEMPORARY SEDIMENT BASIN |
|  |  | VEHICLE TRACKING CONTROL |



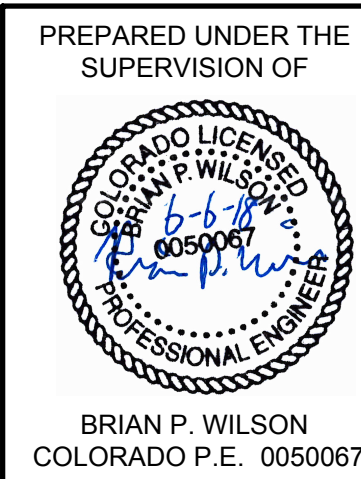
**CBMP**  
CONCRETE BASIN AND MANAGEMENT PRACTICES



LEGEND

#### NOTE:

- ALL STREET CUTS SHALL BE CONTROLLED PER THE ROUGH CUT STREET CONTROL DETAIL. SEE BMP DETAILS.
- TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.
- IT MAY BE NECESSARY TO PROVIDE BACK OF WALK PROTECTION AND BACK OF CURB PROTECTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
- INSTALL ECB IN TREE LAWN AFTER INSTALLATION OF CURB AND GUTTER AND SIDEWALK. TYPICAL THROUGHOUT SUBDIVISION.
- LOT PROTECTION REQUIRED ON ALL RESIDENTIAL LOTS IN ALL UNLANDSCAPED AREAS PRIOR TO CO.
- SEDIMENT CONTROL BMPs MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.

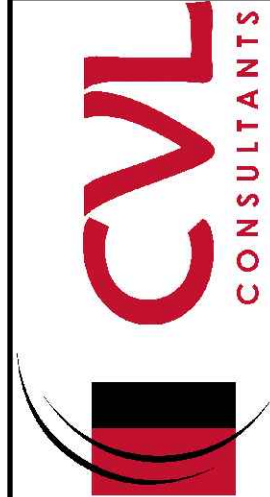


THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING 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 Allon Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 2 CONSTRUCTION DRAWINGS  
INITIAL CBMP PLAN

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

SHEET NUMBER  
4

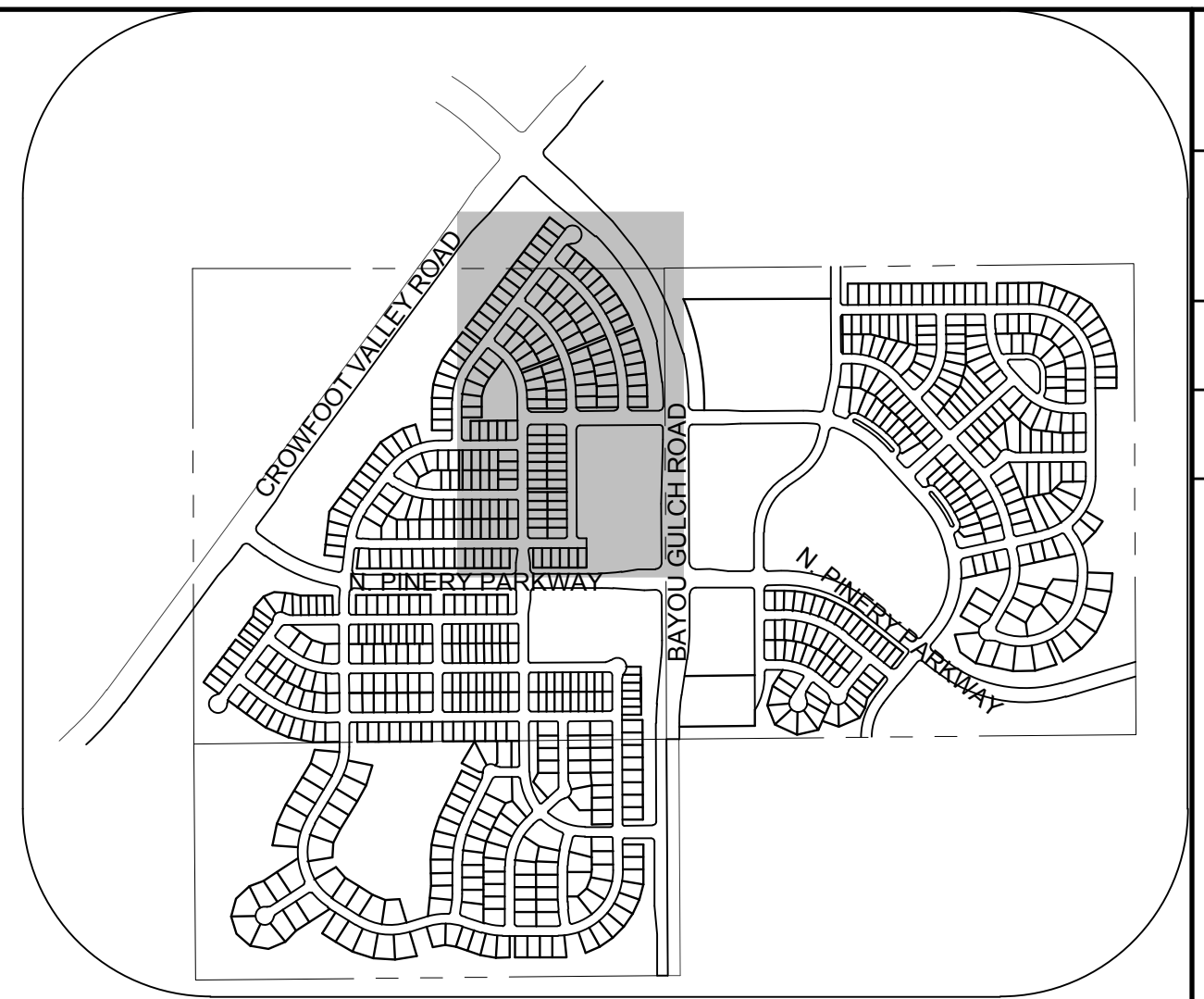
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9  
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID  
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT  
THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"  
ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO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

PREPARED UNDER THE  
SUPERVISION OF

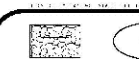
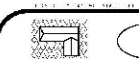
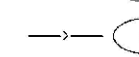


BRIAN P. WILSON  
COLORADO P.E. 0050067

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_



 EXISTING MAJOR CONTOUR  
 EXISTING MINOR CONTOUR  
 PROPOSED MAJOR CONTOUR  
 PROPOSED MINOR CONTOUR  
 NO WORK AREA  
 EXISTING SURFACE FLOW DIRECTION  
 PROPOSED SURFACE FLOW DIRECTION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|   CHECK DAM<br> CONSTRUCTION FENCE<br> C4 CURBENT PROTECTION<br> CONCRETE WALKOUT AREA<br> C7 COWATERING<br> C9 DIVERSION DITCH<br> C11 DETENTION POND PROTECTION<br> C13 DEBRIS TRASH CONTROL<br> C15 EROSION CONTROL BLANKET<br> C16-1 INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT<br> C16-2 INLET PROTECTION FOR AREA INLETS IN PAVEMENT<br> C18-1 INLET PROTECTION CURB ON-GRADE TYPE 1 INLET<br> C18-2 INLET PROTECTION CURB ON SLUMP TYPE 1 INLET |   L1 LOT PROTECTION<br> L2-1 MASONRY WORK PROTECTION<br> L3-1 PORTABLE TOILET PROTECTION<br> L4-1 RUGGED CURB STREET CONTROL<br> L5-1 ROCK BOOK<br> L6-1 ROCK BOOK IN SWALE<br> L7-1 RETRAV SALE<br> L8-1 SEDIMENT CONTROL LOSS<br> L9-1 SILT FENCE<br> L10-1 BELLING, MULCHING AND CHIPPING<br> L11-1 SURFACE SQUARING<br> L12-1 STABILIZED STORMWATER AREA<br> L13-1 SIDEWALK TRANSITION PROTECTION |   T1 TEMPORARY EROSION<br> T2 TEMPORARY SEDIMENT BARRI<br> T3-1 VEHICLE TRACKING CONTROL |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                       |

|                              |             |             |          |            |                                                                                                 |                                                                                                                                                                             |                        |           |      |       |       |      |
|------------------------------|-------------|-------------|----------|------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------|------|-------|-------|------|
| SHEET NUMBER<br><br><b>5</b> | DRAWN BY:   | B.J.G.      | SCALE:   | AS SHOWN   | <b>TRAILS AT CROWFOOT</b><br><b>FILING 2 CONSTRUCTION DRAWINGS</b><br>INTERIM & FINAL CBMP PLAN |  <b>CVL</b><br>CONSULTANTS<br>HR 935 LLC<br>7335 South Alton Way<br>CENTENNIAL, CO 80112 | 10333 E. Dry Creek Rd. |           |      |       |       |      |
|                              | CHECKED BY: | J.W.        | FILE NO: | 8130283701 |                                                                                                 |                                                                                                                                                                             | Suite 240              |           |      |       |       |      |
|                              | DATE:       | AUGUST 2017 |          |            |                                                                                                 |                                                                                                                                                                             | Englewood, CO 80112    |           |      |       |       |      |
|                              |             |             |          |            |                                                                                                 |                                                                                                                                                                             | Tel: (720) 482-9526    |           |      |       |       |      |
|                              |             |             |          |            |                                                                                                 |                                                                                                                                                                             | Fax: (720) 482-9546    |           |      |       |       |      |
|                              |             |             |          |            |                                                                                                 |                                                                                                                                                                             | No.                    | Revisions | Date | Init. | Appr. | Date |



THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**DEBRIS AND TRASH CONTROL**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, OR VEHICLES, PARKING LOTS, ALLEYS, TRUCKLE CHANNELS, AND/OR OTHER IMPROVED SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEANED DURING THE LUNCH HOUR, WORK DAY, TO MAINTAIN ALL CURB, TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISCARDED ON A DAILY BASIS.

**DEBRIS AND TRASH CONTROL**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**DEBRIS CONTROL NOTES:**

1. A COMBINATION OF SURFACE SCANNING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THESE AREAS.
2. ALL CHEMICALS, OILS AND STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT POSSIBLE. IN SOME CASES, IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VACUUM.
3. ON-SITE PERSONNEL, INCLUDING DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUOUS DEBRIS AND TRASH CONTROL.

**DEBRIS CONTROL NOTES:**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**EROSION CONTROL BLANKET (SLOPE)**

**NOTE:**

IF NECESSARY, ALL STAKES SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKET. PLEASE SEE DETAIL FOR SETTING, MAINTENANCE, AND REMOVAL REQUIREMENTS.

**EROSION CONTROL BLANKET (SLOPE)**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**EROSION CONTROL BLANKET (CHANNEL)**

**NOTE:**

WOOD STAKES SHALL BE INSTALLED SUCH THAT ONLY 1/4" IS EXPOSED ABOVE THE GROUND. ALL STAKES SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKET. PLEASE SEE DETAIL FOR SETTING, MAINTENANCE, AND REMOVAL REQUIREMENTS.

**EROSION CONTROL BLANKET (CHANNEL)**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**EROSION CONTROL BLANKET INSTALLATION NOTES:**

1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED FOR CHANNEL PROTECTION SHALL BE THOROUGHLY SECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THE CALCULATIONS, THE EROSION CONTROL BLANKET OR RIBBON MAY BE NECESSARY IN THE EROSION CONTROL BLANKETS.
3. IMMEDIATELY PRIOR TO BLANKET INSTALLATION, THE SURFACE SHALL BE SMOOTHED, AND FREE OF ANY GAPS, HOLES, WEBS, ROCKS, STAKES OR OTHER OBSTACLES THAT MAY BE NECESSARY IN THE EROSION CONTROL BLANKETS.
4. EROSION CONTROL BLANKET SHALL THEN BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS.
5. ANY DAMAGED OR REVENING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE-ENDED, STRAW OR EXCELSDOR.

| MANUFACTURER         | PRODUCT NAME   |
|----------------------|----------------|
| NORTH AMERICAN GREEN | ST150          |
| APPROVED EQUAL       | APPROVED EQUAL |

**EROSION CONTROL BLANKET MAINTENANCE NOTES:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

**EROSION CONTROL BLANKET MAINTENANCE NOTES:**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS ADJACENT TO THE INLET.

**INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

1 OF 1  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**AREA INLET PROTECTION INSTALLATION NOTES:**

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS ADJACENT TO THE INLET.

**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION SHALL BE REVEGETATED, SEEDED, MULCHED, AND COMPACTED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SPEC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES:**

1 OF 1  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.

**INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

1 OF 1  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS ADJACENT TO THE INLET.

**INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES:**

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
3. THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE EROSION CONTROL BLANKETS, SUCH AS STAPLES, IN LOTS OF 10' OR MORE.
4. THE EROSION CONTROL BLANKETS (STAPLES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" (6" MINIMUM) WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
5. THE EROSION CONTROL BLANKETS (STAPLES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" (6" MINIMUM) WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
6. THE EROSION CONTROL BLANKETS (STAPLES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" (6" MINIMUM) WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES:**

2 OF 3  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES:**

1. SEE CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRAGMENTATION FACTOR (ALL SIZES).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 3.0" UPHILL OF THE INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0" HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS ADJACENT TO THE INLET.

**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.

**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES:**

1 OF 1  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS ADJACENT TO THE INLET.

**INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**CURB INLET PROTECTION INSTALLATION NOTES:**

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRAGMENTATION FACTOR (ALL SIZES).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL RS).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 3.0" UPHILL OF THE CURB INLET OPENING.
6. TUBULAR MARKER SHALL BE A MINIMUM OF 3.0" HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS ADJACENT TO THE INLET.

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATION. COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS DETERMINED BY THE TOWN'S INSPECTOR.

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES:**

1 OF 1  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**LOT PROTECTION**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE LOT PROTECTION.
2. THE LOT PROTECTION SHOWN ON CBMP PLAN SHALL BE INSTALLED ON EXISTING LOTS PRIOR TO ANY LAND DISTURBING ACTIVITIES OR IMMEDIATELY AFTER THE INSTALLATION OF THE FIRST LIFT OF ASPHALT ON ROADWAYS ADJACENT TO THE LOT.

**LOT PROTECTION**

1 OF 2  
REV. 2014

THIS DRAWING SET TO BE USED TO THE EROSION CONTROL INSTALLATION PREVIOUS TO THE TOWN OF PARKER

**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES:**

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
3. THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE EROSION CONTROL BLANKETS, SUCH AS STAPLES, IN LOTS OF 10' OR MORE.
4. THE EROSION CONTROL BLANKETS (STAPLES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" (6" MINIMUM) WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
5. THE EROSION CONTROL BLANKETS (STAPLES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" (6" MINIMUM) WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.
6. THE EROSION CONTROL BLANKETS (STAPLES AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" (6" MINIMUM) WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADIENT EDGE OF THE ADJACENT BLANKET.

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES:**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES:**

2 OF 2  
REV. 2014

10333 E. Dry Creek Rd.  
Colorado Springs, CO 80910  
Tel: (720) 482-9526  
Fax: (720) 482-9546

**CVL**  
CONSULTANTS

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILM 2 CONSTRUCTION DRAWINGS  
BMP DETAILS

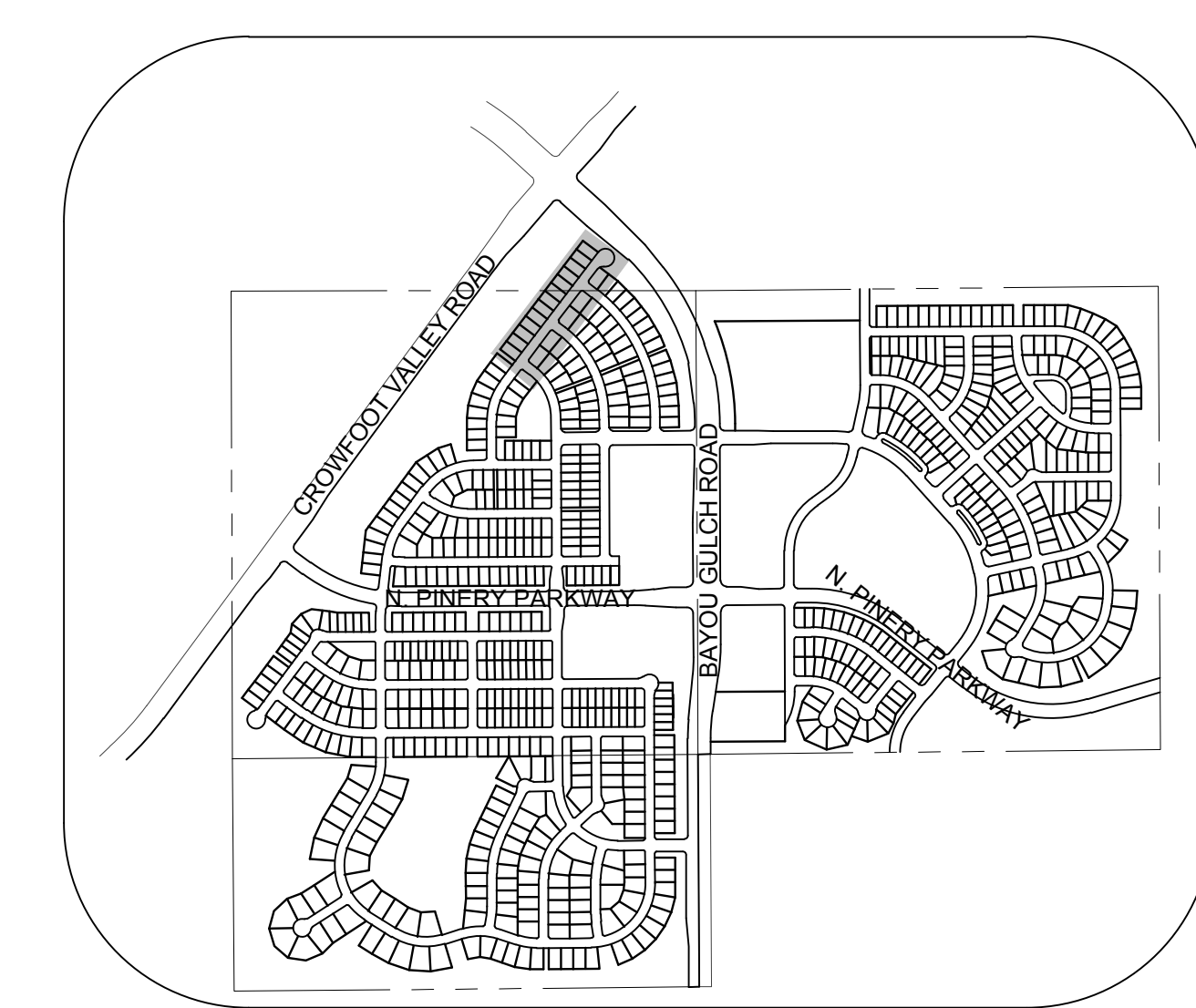
SCALE: AS SHOWN  
CHECKED BY: JJJ  
DATE: AUGUST 2017

SHEET NUMBER 7

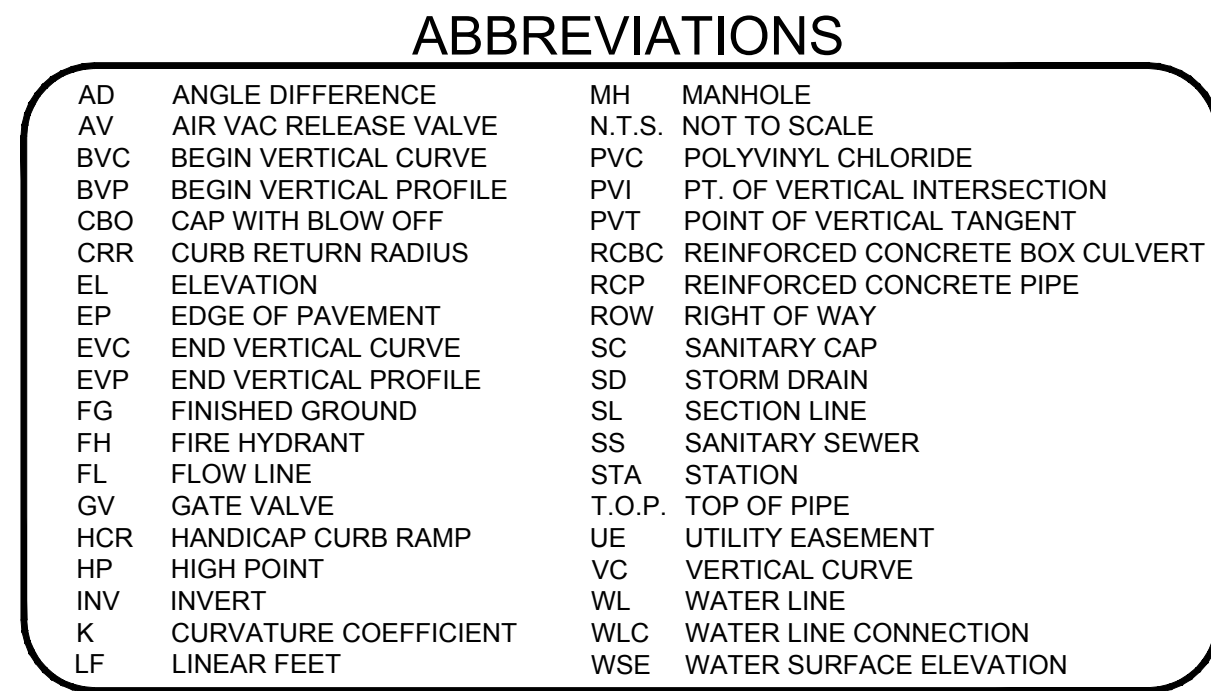
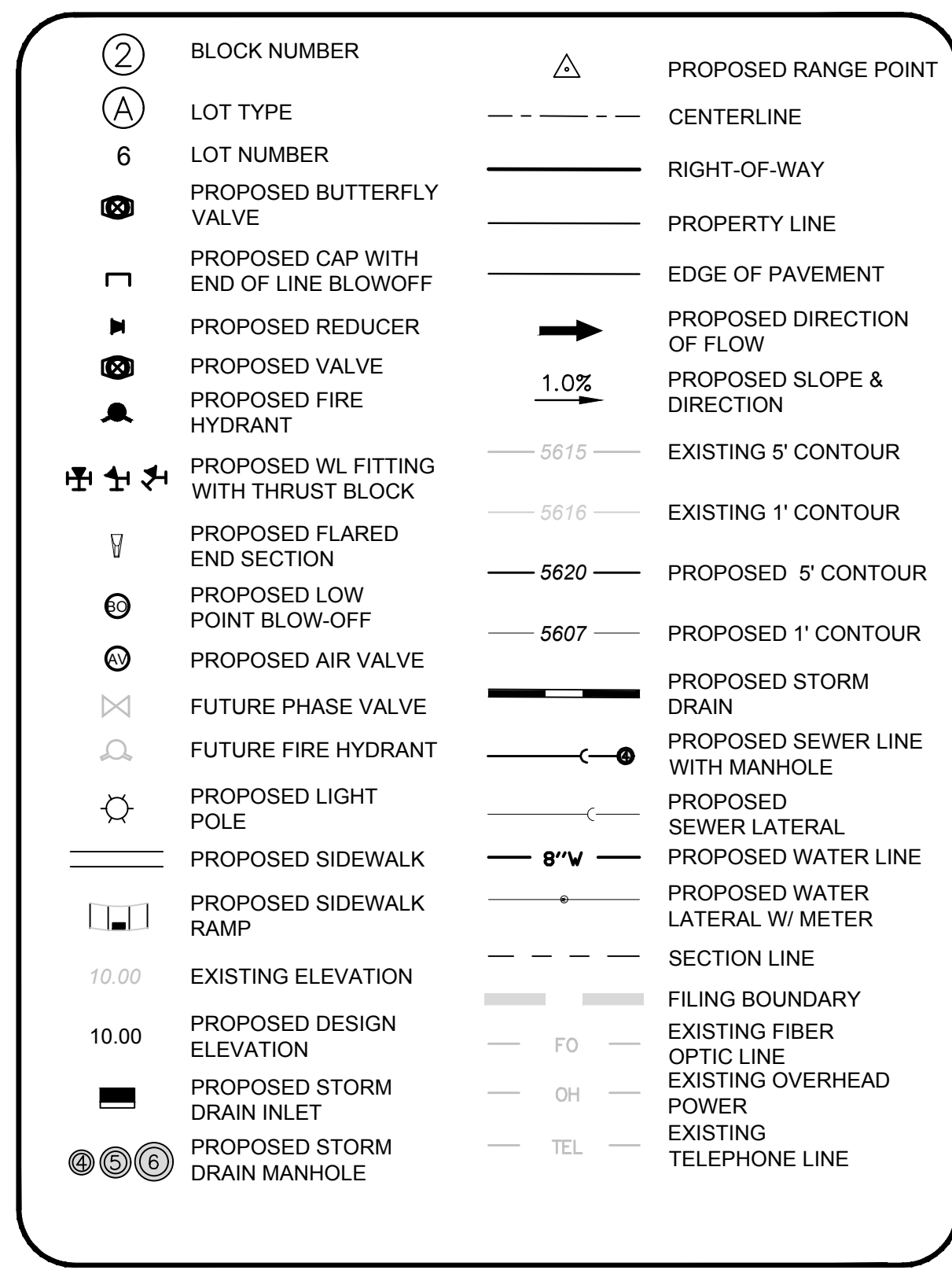








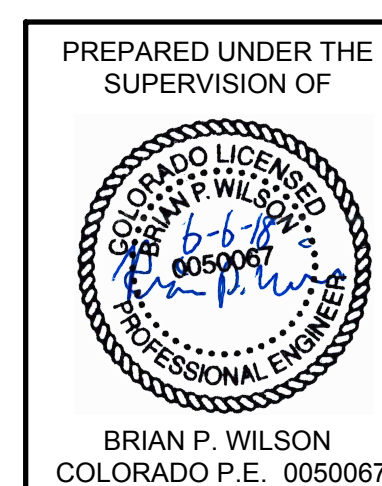
PLAN: WILD LUPINE ST STA: 15+50 TO 25+00.00  
HORIZONTAL SCALE: 1" = 50'



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. CREDITORS IN THE TOWN OF PARKER WILL REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

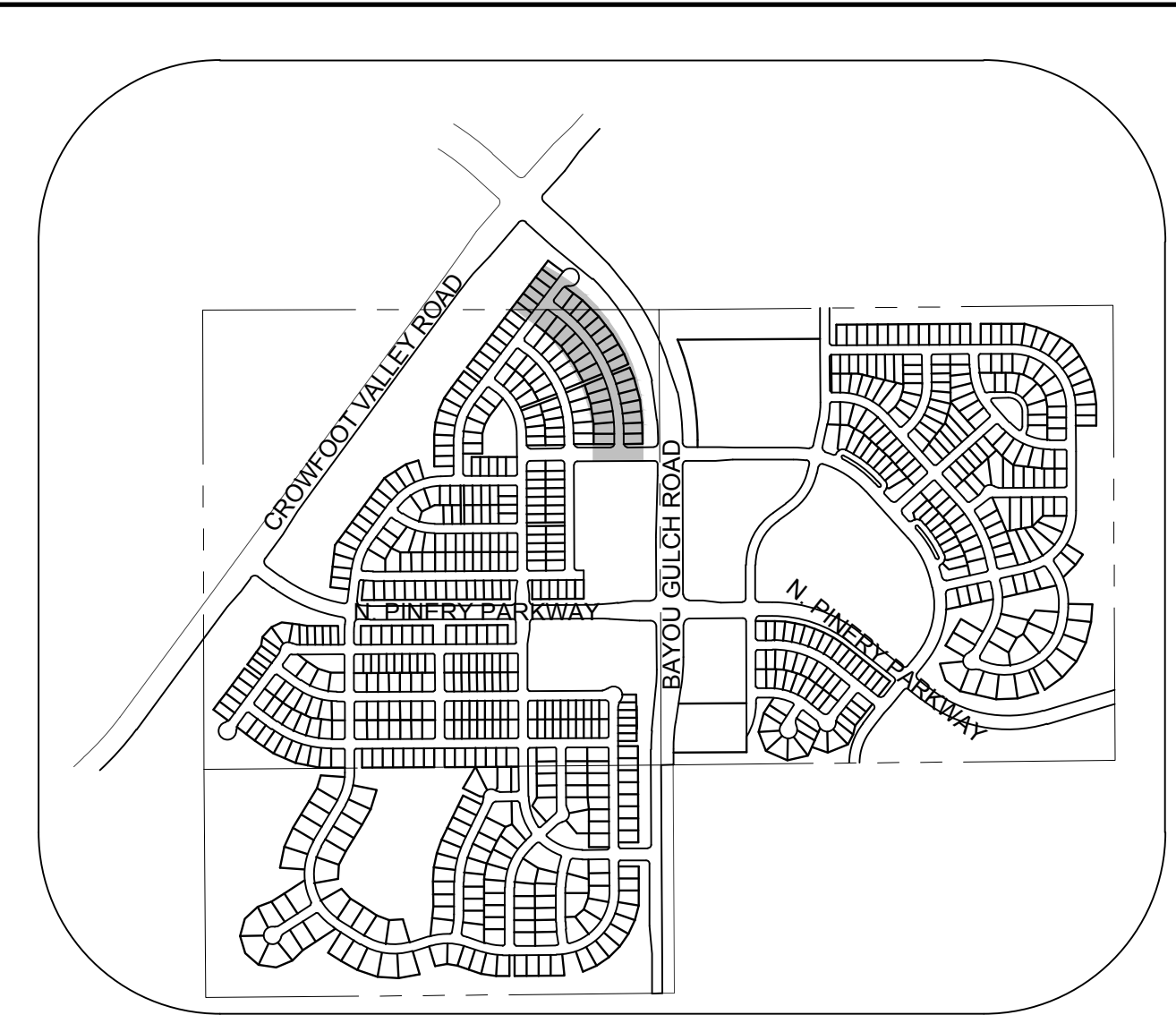
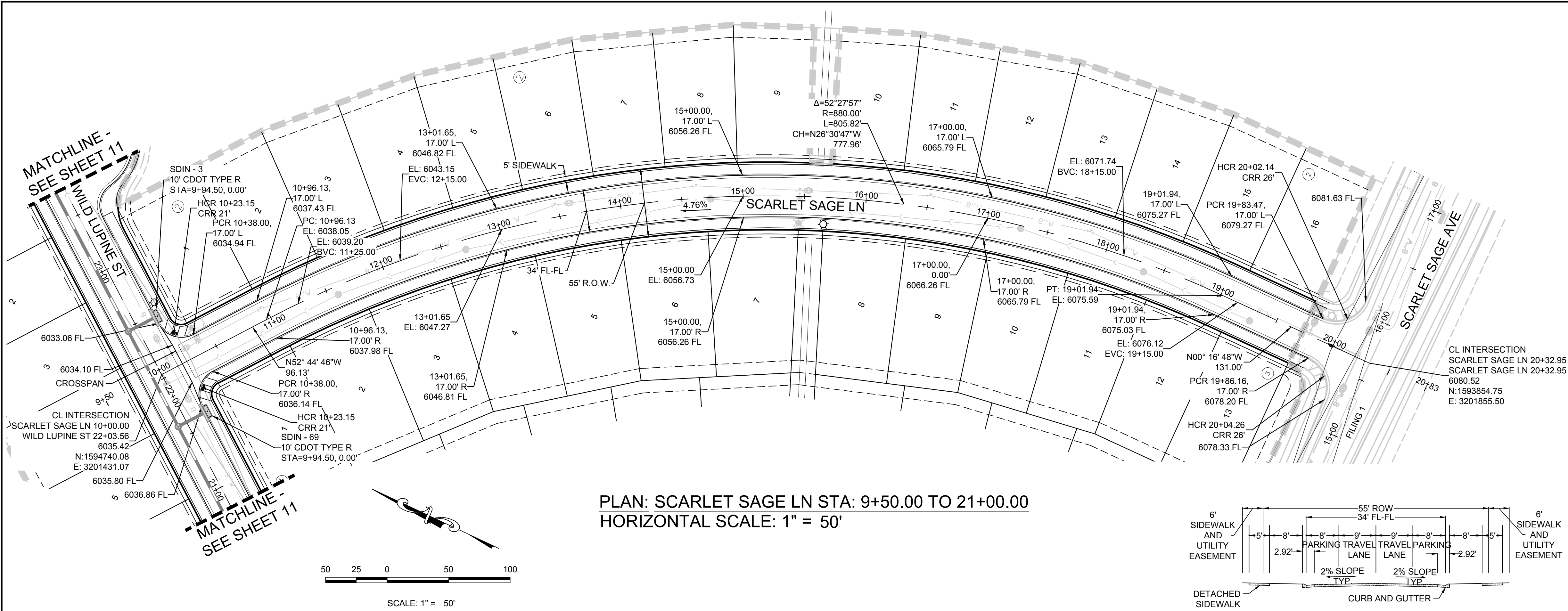
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORTS, FINAL DEVELOPMENT PLANS(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

**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.



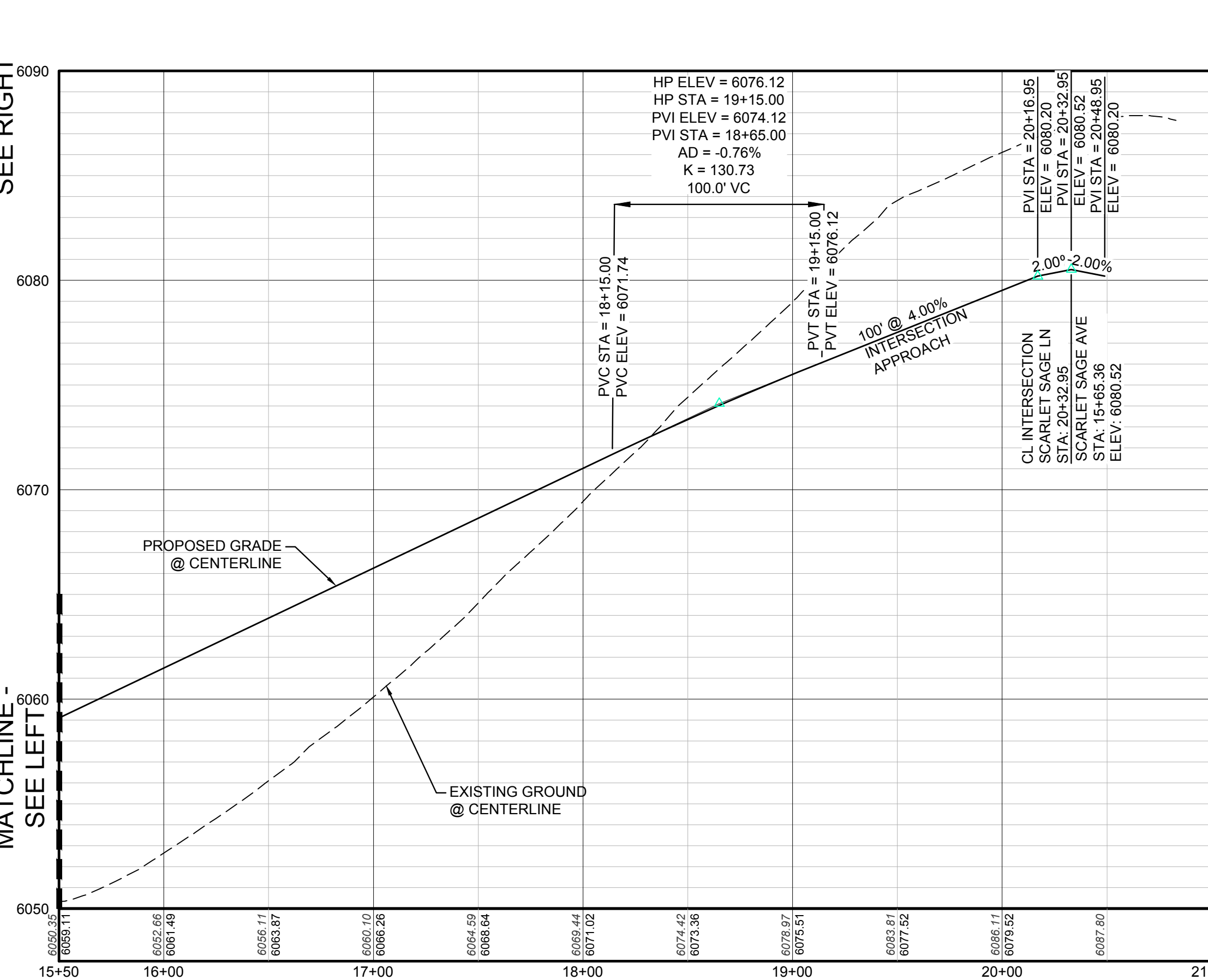
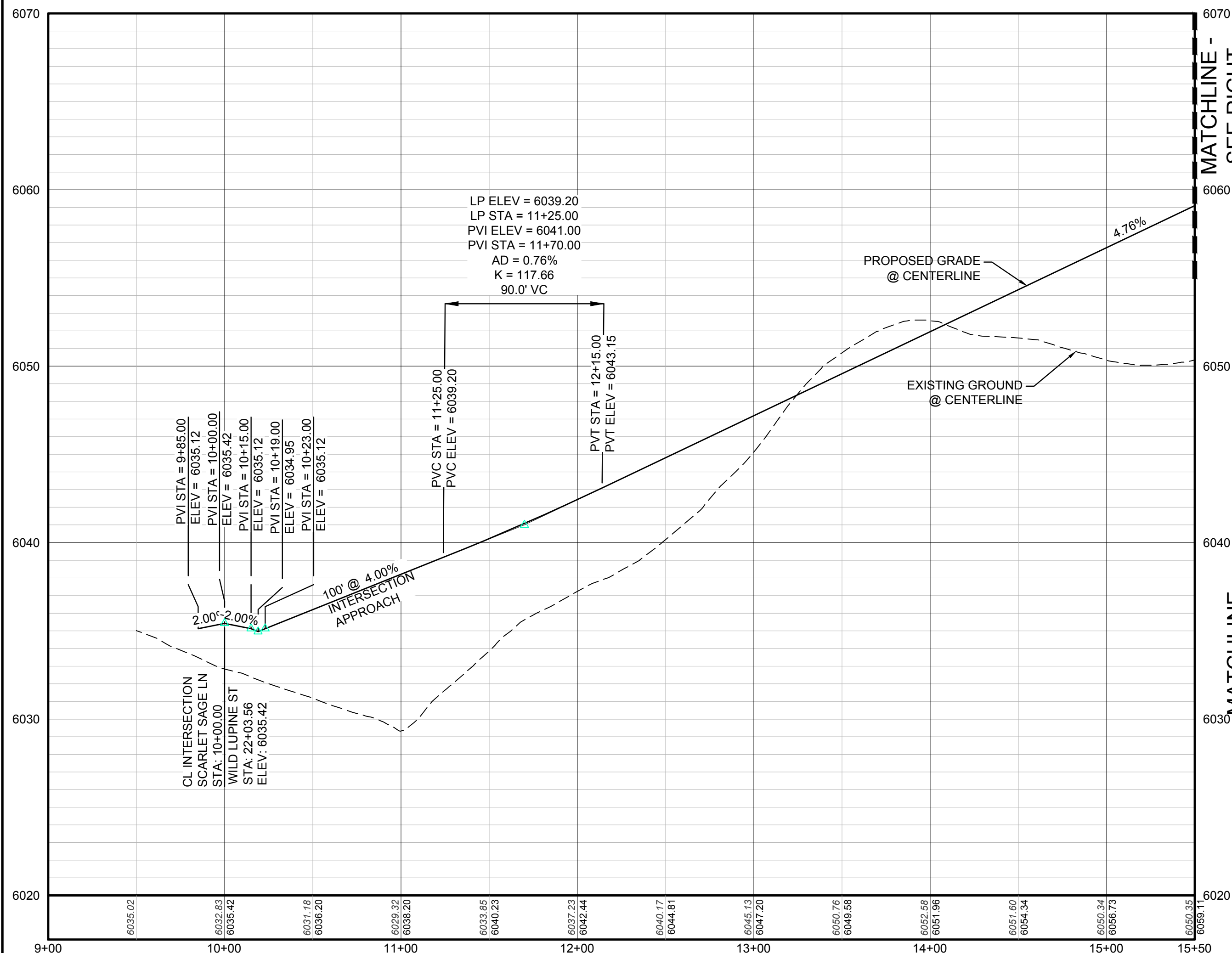
TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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



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



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

PROFILE: SCARLET SAGE LN STA: 9+00.00 TO 15+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.

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.

|              |               |                 |                   |                 |                     |                                                                                                    |                                                            |  |                                                                                             |           |     |      |       |       |      |
|--------------|---------------|-----------------|-------------------|-----------------|---------------------|----------------------------------------------------------------------------------------------------|------------------------------------------------------------|--|---------------------------------------------------------------------------------------------|-----------|-----|------|-------|-------|------|
| SHEET NUMBER | DRAWN BY: KJD | CHECKED BY: JJJ | DATE: AUGUST 2017 | SCALE: AS SHOWN | FILE NO: 8130283701 | TRAILS AT CROWFOOT<br>FILING 2 CONSTRUCTION DRAWINGS<br>STREET PLAN & PROFILE<br>SCARLET SAGE LANE | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112 |  | 10333 E. Dry Creek Rd.<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548 | Revisions | No. | Date | Init. | Appr. | Date |
|              |               |                 |                   |                 |                     |                                                                                                    |                                                            |  |                                                                                             |           |     |      |       |       |      |
|              |               |                 |                   |                 |                     |                                                                                                    |                                                            |  |                                                                                             |           |     |      |       |       |      |
|              |               |                 |                   |                 |                     |                                                                                                    |                                                            |  |                                                                                             |           |     |      |       |       |      |

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\TOWN OF PARKER\STREET PLAN AND PROFILE\2 SCARLET SAGE STREET DWG. HAYDEN, 2/27/2018 4:04 PM



UNCC

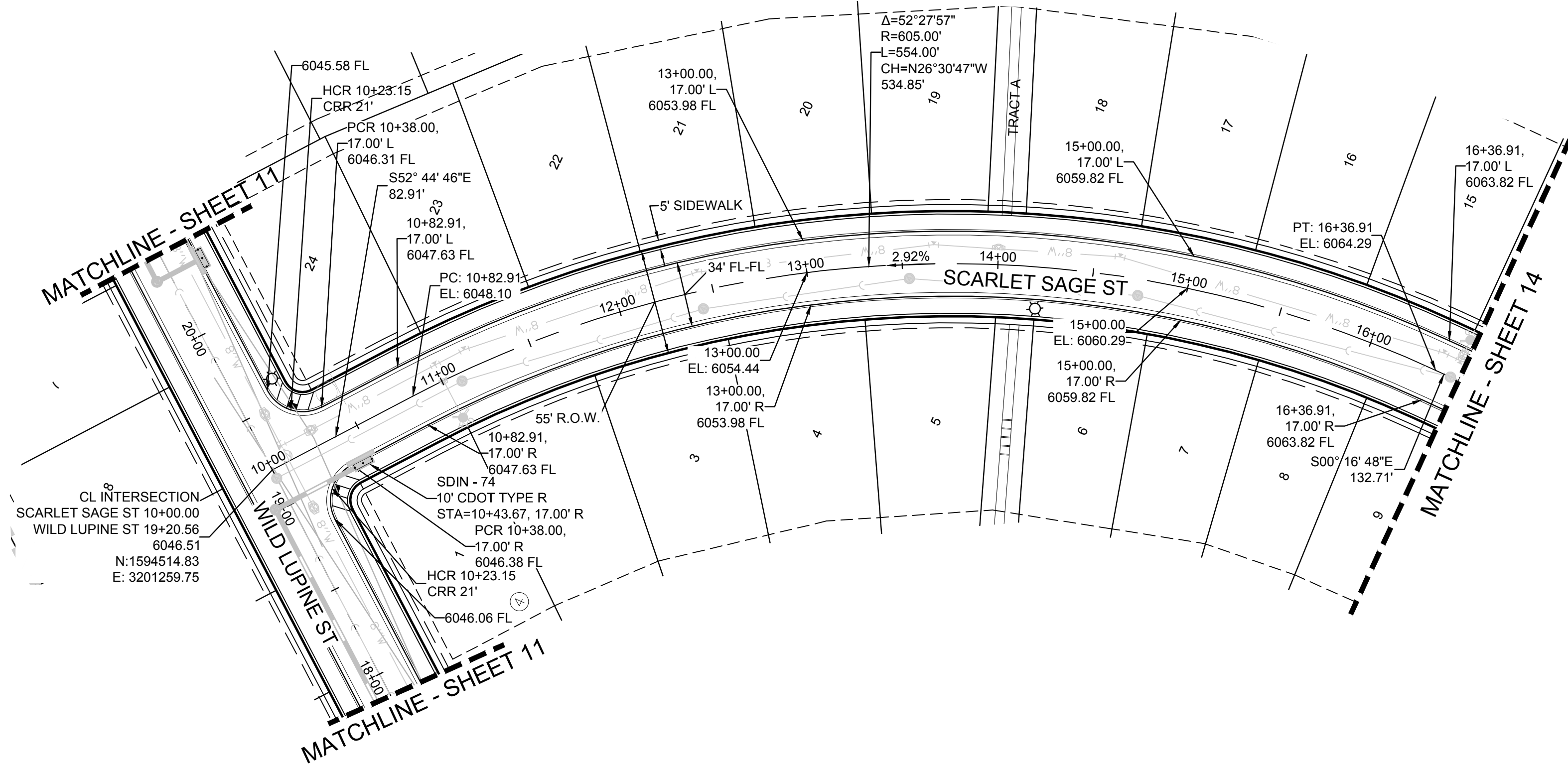
LITILITY NOTIFICATION  
CENTER OF COLORADO

CALL 811

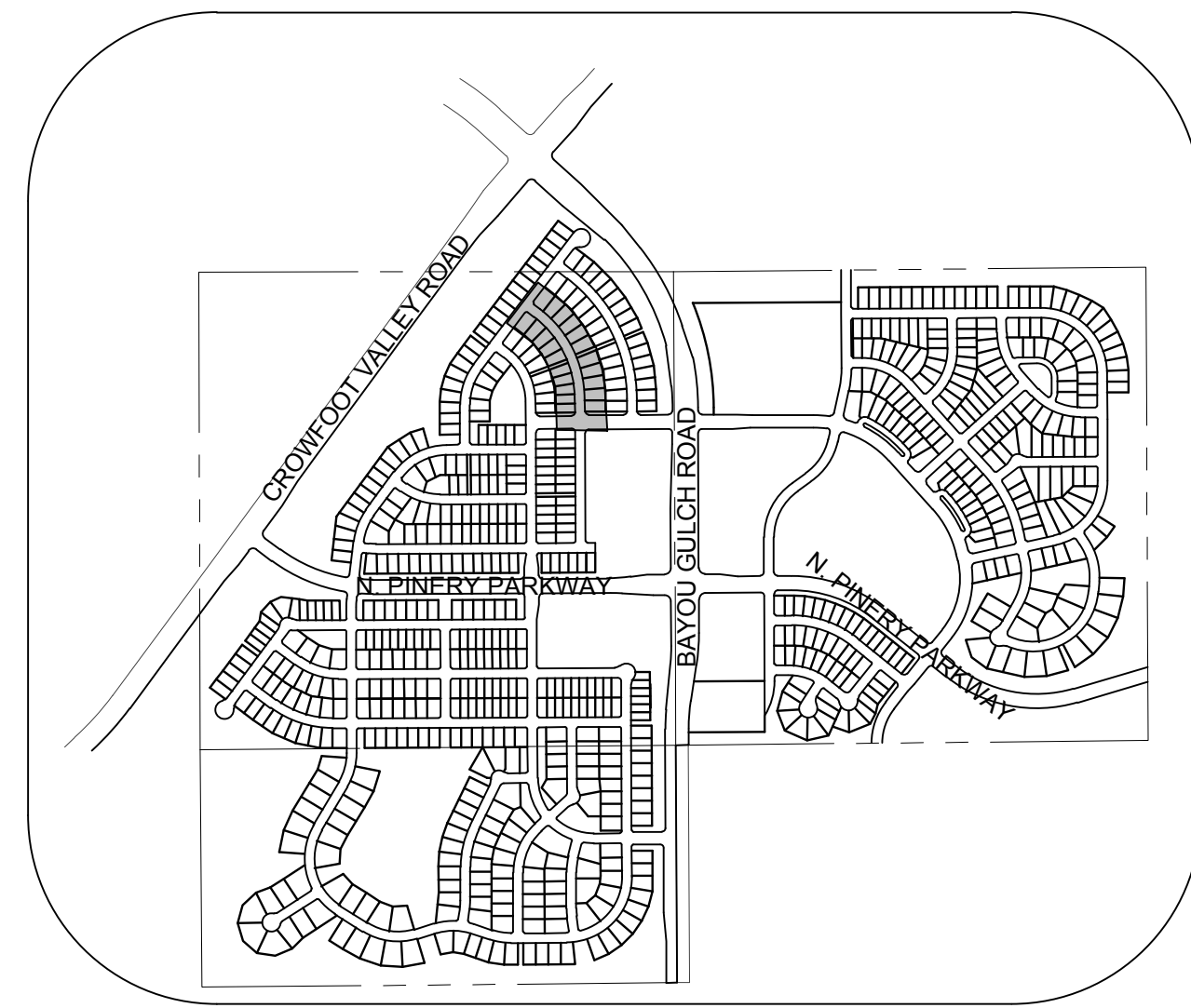
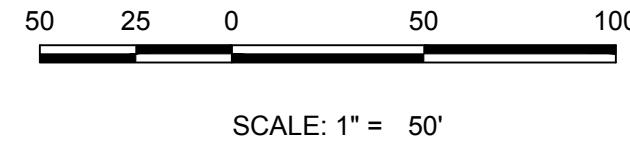
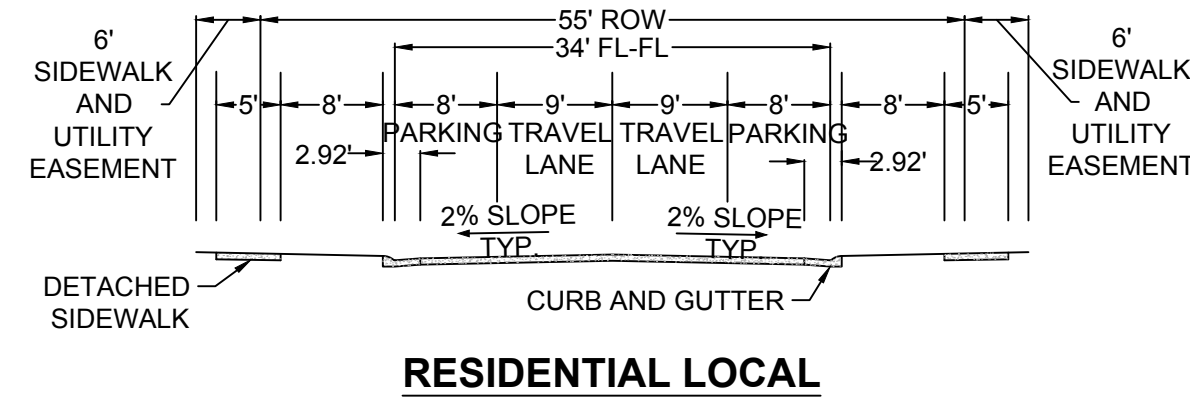
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



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



KEYMAP  
N.T.S.  
LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊗     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌈     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⌋     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊗     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⌚     | PROPOSED FIRE HYDRANT                 | ---  | EXISTING 5' CONTOUR              |
| ⌚     | PROPOSED WL FITTING WITH THRUST BLOCK | ---  | EXISTING 1' CONTOUR              |
| ⌚     | PROPOSED FLARED END SECTION           | ---  | PROPOSED 5' CONTOUR              |
| ⌚     | PROPOSED LOW POINT BLOW-OFF           | ---  | PROPOSED 1' CONTOUR              |
| ⌚     | PROPOSED AIR VALVE                    | ---  | PROPOSED STORM DRAIN             |
| ⌚     | 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                     |
| 10.00 | EXISTING ELEVATION                    | ---  | FILING BOUNDARY                  |
| 10.00 | PROPOSED DESIGN ELEVATION             | ---  | EXISTING FIBER OPTIC LINE        |
| ---   | PROPOSED STORM DRAIN INLET            | ---  | EXISTING OVERHEAD POWER          |
| ④ ⑤ 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, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

PREPARED UNDER THE SUPERVISION OF

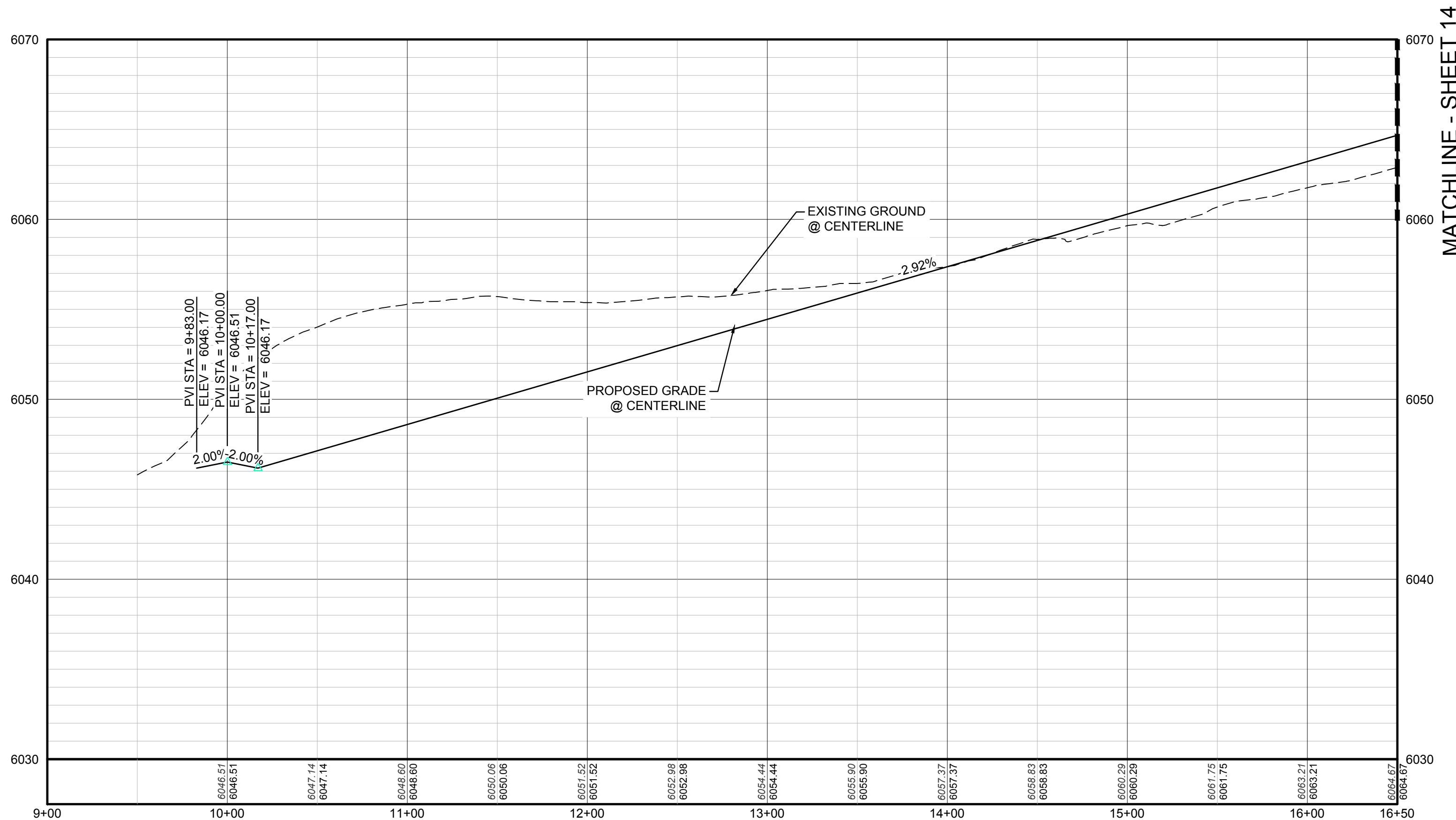


BRIAN P. WILSON  
COLORADO P.E. 0050067

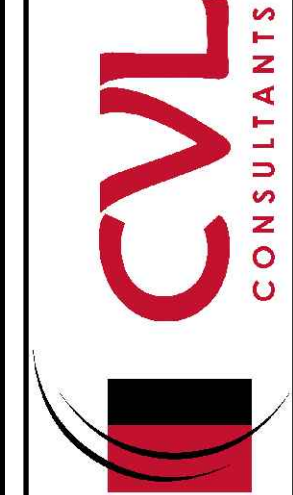
BASIS OF BEARINGS:  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

BENCHMARK  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, 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.

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



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



HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

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

SCALE: K/D  
AS SHOWN  
FILE NO: 8130283701  
DRAWN BY: JJJ  
CHECKED BY: JJJ  
DATE: AUGUST 2017

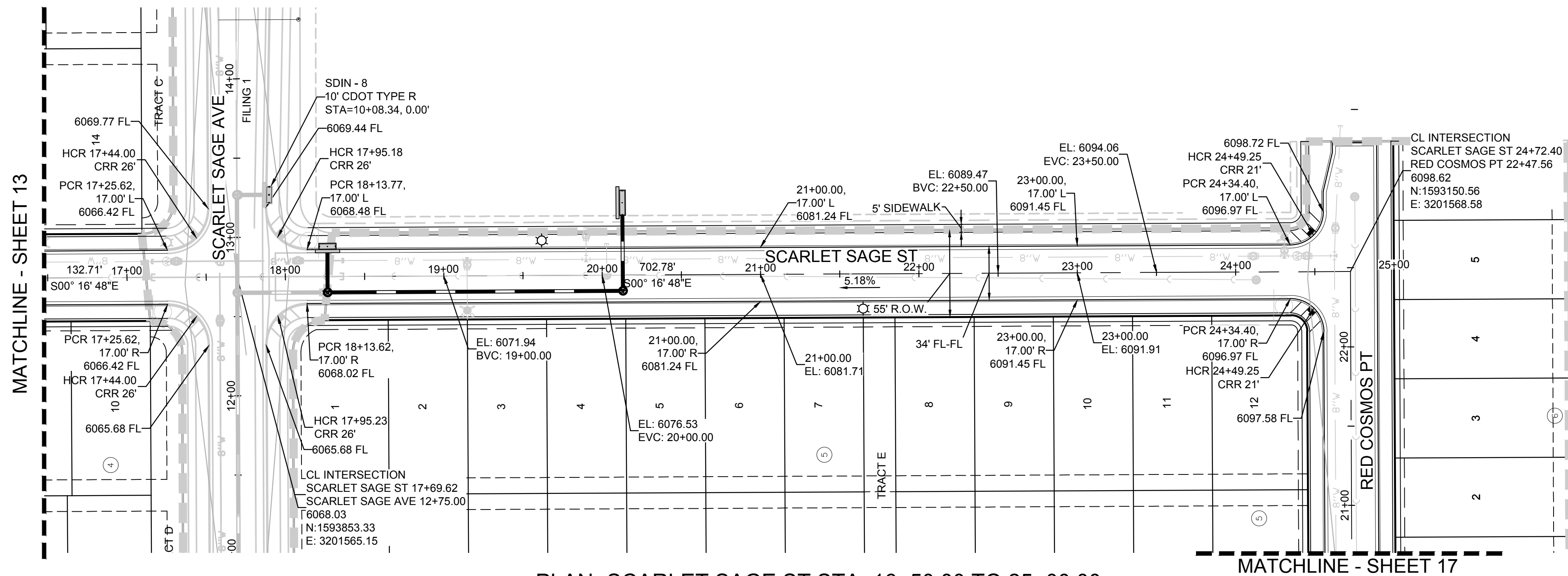
SHEET NUMBER  
13

Revisions  
No. Date Init. Appr. Date

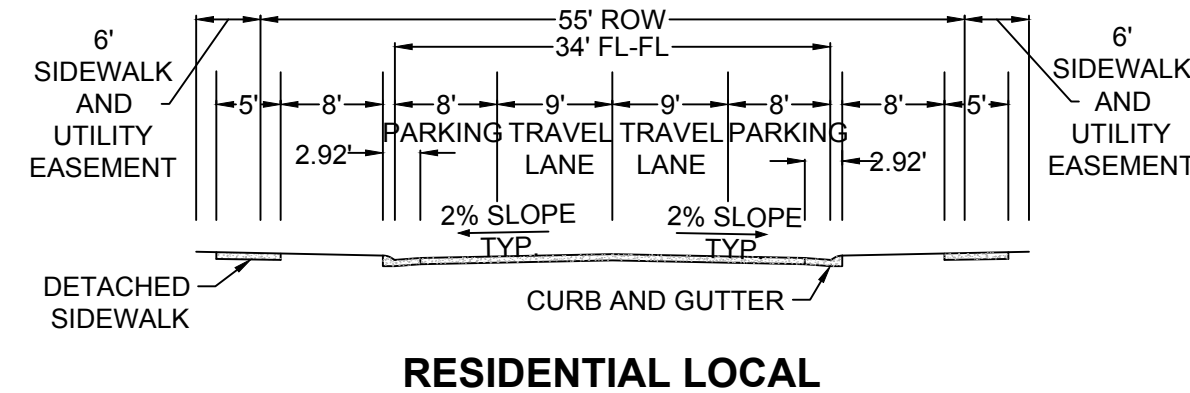
N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\TOWN OF PARKER\STREET PLAN AND PROFILE\2 SCARLET SAGE STREET DWG. HAYDEN, 2/27/2018 4:04 PM



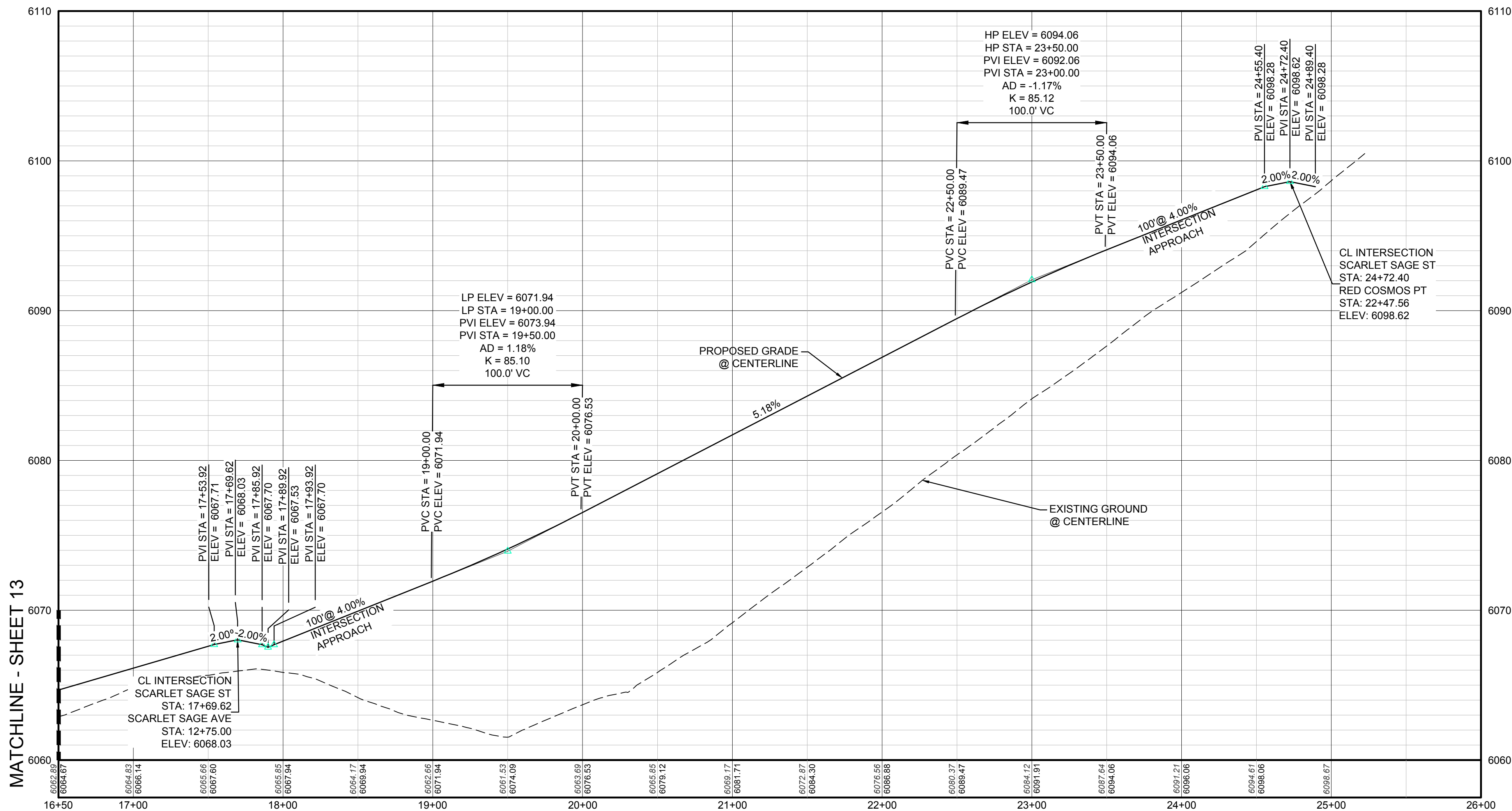
CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987



PLAN: SCARLET SAGE ST STA: 16+50.00 TO 25+00.00  
HORIZONTAL SCALE: 1" = 50'



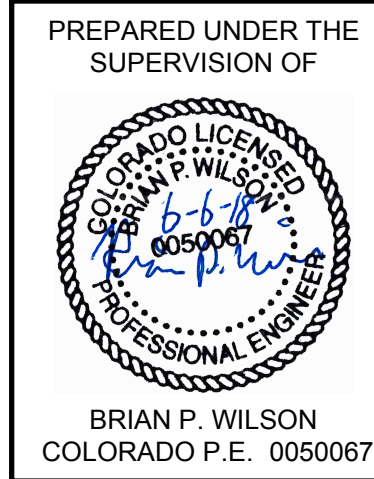
RESIDENTIAL LOCAL



PROFILE: SCARLET SAGE ST STA: 16+50.00 TO 26+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

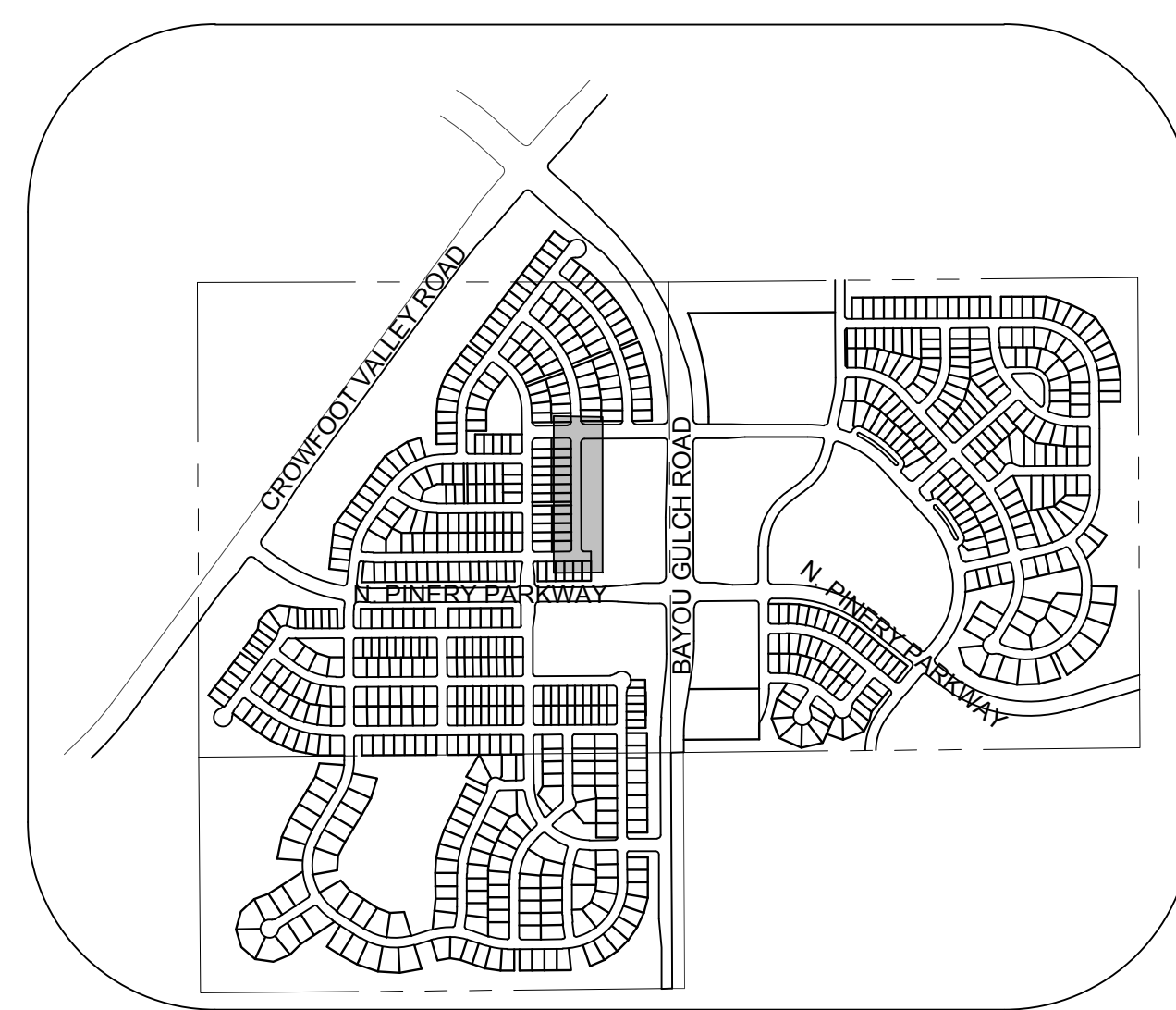
BENCHMARK  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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



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             |
| ⊗     | 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  |
| 10.00 | EXISTING ELEVATION                    | ---  | SECTION LINE                     |
| 10.00 | PROPOSED DESIGN ELEVATION             | ---  | FILING BOUNDARY                  |
| ⊗     | PROPOSED STORM DRAIN INLET            | ---  | EXISTING FIBER OPTIC LINE        |
| ⊗     | PROPOSED STORM DRAIN MANHOLE          | ---  | EXISTING OVERHEAD POWER          |
|       |                                       | ---  | EXISTING TELEPHONE LINE          |

#### ABBREVIATIONS

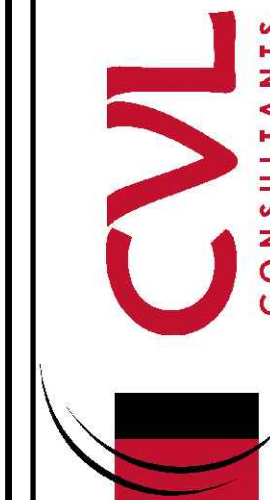
- |     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
| AD  | ANGLE DIFFERENCE       | MH     | MANHOLE                         |
| AV  | AIR VAC RELEASE VALVE  | N.T.S. | NOT TO SCALE                    |
| 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.  
Englewood, CO 80110  
Tel: (720) 482-9526  
Fax: (720) 482-9546

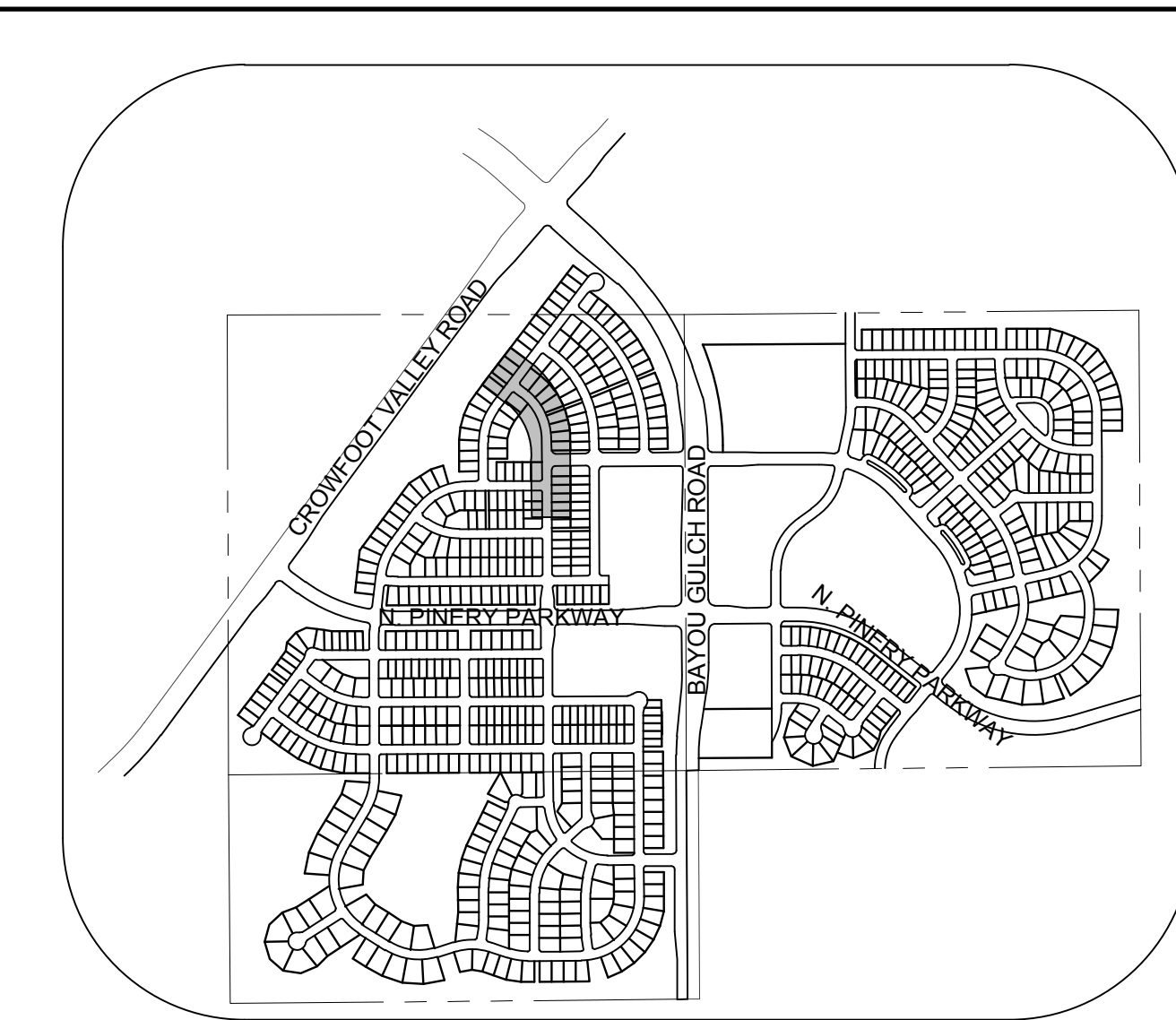


HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

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

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

SHEET NUMBER  
14



6' SIDEWALK AND UTILITY EASEMENT

5' 8' 8' 9' 9' 8' 8' 5'

2.92' 2% SLOPE TYP 2% SLOPE TYP 2.92'

PARKING LANE TRAVEL LANE TRAVEL LANE PARKING LANE

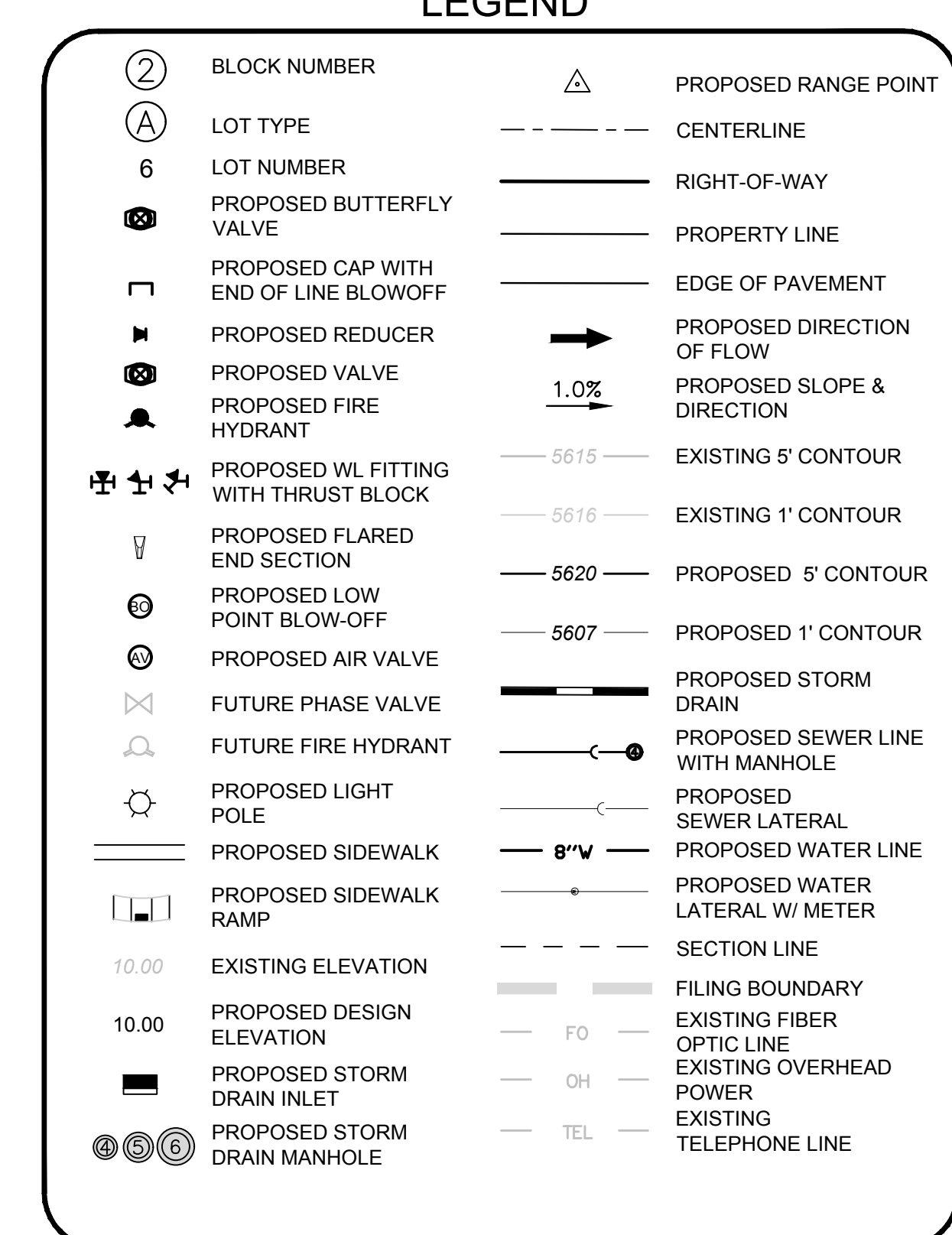
55' ROW 34' FL-FL

6' SIDEWALK AND UTILITY EASEMENT

DETACHED SIDEWALK

CURB AND GUTTER

**RESIDENTIAL LOCAL**



| 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     | RCB    | 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 EFFECT          | 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 \_\_\_\_\_

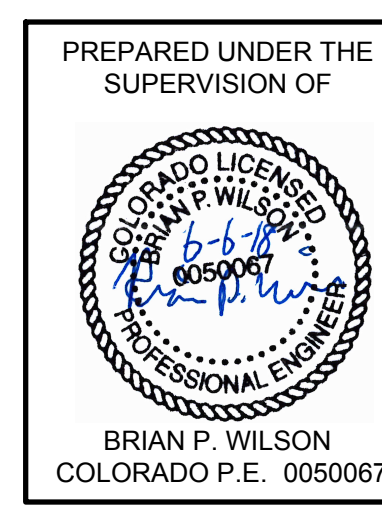


CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987

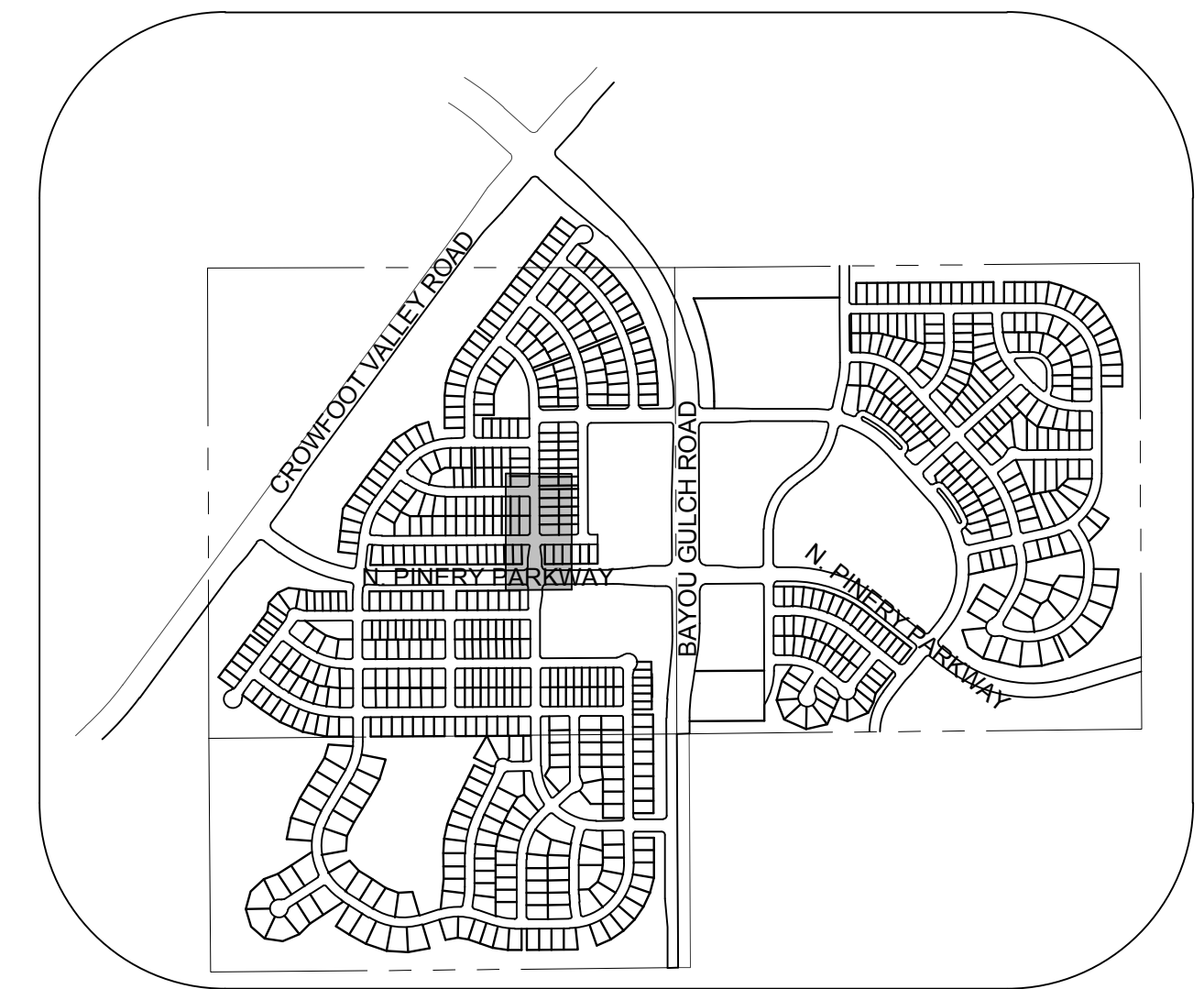
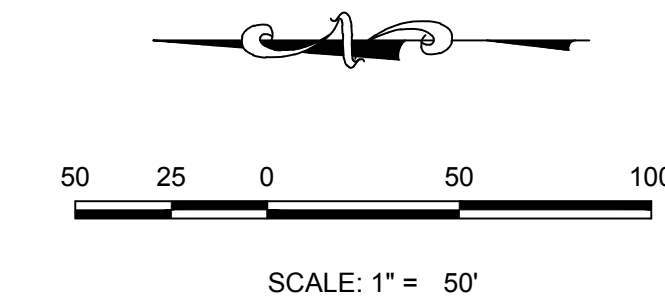
**UNCC**  
UTILITY NOTIFICATION  
COUNCIL OF CALIFORNIA

**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.

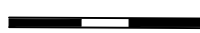
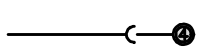
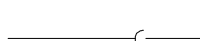
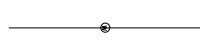


|                                                                          |             |             |            |                                                                                                      |           |       |                                                                                                                                                                              |                                                                                                          |  |  |  |
|--------------------------------------------------------------------------|-------------|-------------|------------|------------------------------------------------------------------------------------------------------|-----------|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|--|--|--|
| SHEET NUMBER<br><div style="font-size: 2em; font-weight: bold;">15</div> | DRAWN BY:   | KJD         | SCALE:     | TRAILS AT CROWFOOT<br>FILING 2 CONSTRUCTION DRAWINGS<br>STREET PLAN & PROFILE<br>SHASTA DAISY STREET |           |       | <div style="text-align: center;">  <br/> <b>CVL</b><br/>         CONSULTANTS       </div> | 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 482-9546<br>Fax: (720) 482-9546 |  |  |  |
|                                                                          | CHECKED BY: | JJJ         | FILE NO.   |                                                                                                      |           |       |                                                                                                                                                                              |                                                                                                          |  |  |  |
|                                                                          | DATE:       | AUGUST 2017 | 8130283701 |                                                                                                      |           |       |                                                                                                                                                                              |                                                                                                          |  |  |  |
|                                                                          |             |             |            | No.                                                                                                  | Revisions |       |                                                                                                                                                                              |                                                                                                          |  |  |  |
|                                                                          |             |             |            | Date                                                                                                 | Init.     | Appr. |                                                                                                                                                                              |                                                                                                          |  |  |  |



KEYMAP  
N.T.S.  
LEGEND



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

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



**HR 935 LLC**  
7353 South Alton Way  
CENTENNIAL, CO 80112

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

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

HEET NUMBER  
16

N:\PROJECTS\SIHSS RANCH\CAD\ENGINEERING\SHEET SETS\CD\S\F2\TOWN OF PARKER\STREET PLAN AND PROFILE\F2 SHASTA DAISY STREET.DWG, 2/27/2018 4:06 PM



**UNCC**  
UTILITY NOTIFICATION  
CENTER OF COLORADO

**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.

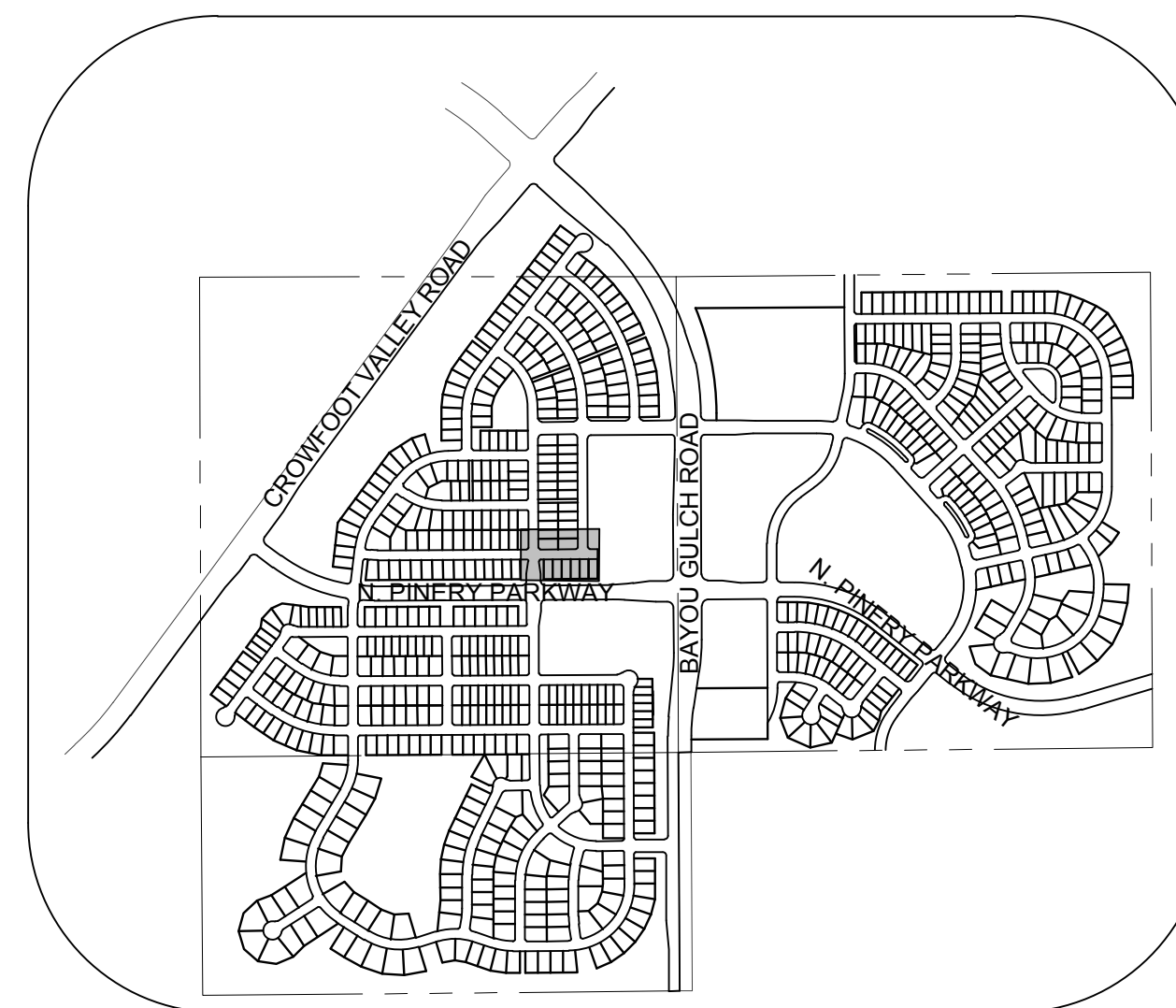
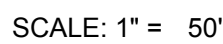
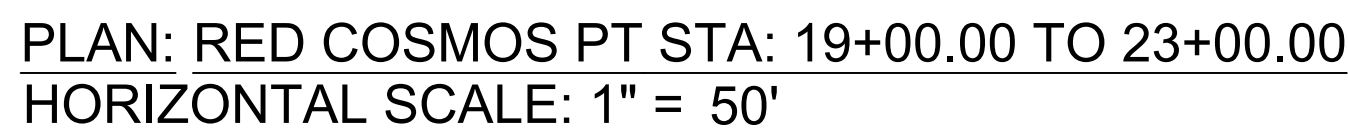
**BASE OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9  
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID  
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT  
THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"  
ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR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

PREPARED UNDER THE  
SUPERVISION OF



The seal is circular with a rope-like border. Inside the border, the text "COLORADO LICENSED" is at the top and "PROFESSIONAL ENGINEER" is at the bottom, separated by dots. In the center, the name "BRIAN P. WILSON" is written in a semi-circle. Below the name, the license number "0050067" is printed. Handwritten in blue ink over the seal are the initials "b-p-w" and a signature.

BRIAN P. WILSON  
COLORADO P.E. 0050067



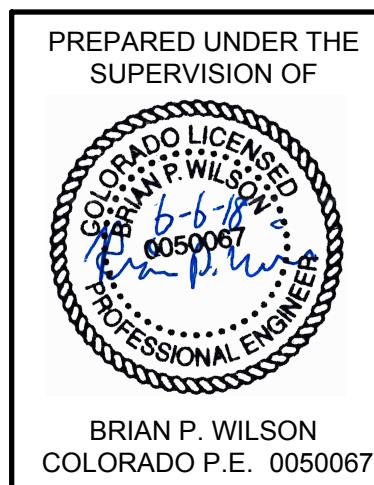
KEYMAP  
N.T.S.

## ABBREVIATIONS

|     |                          |        |                                   |
|-----|--------------------------|--------|-----------------------------------|
| AD  | ANGLE DIFFERENCE         | NH     | MANHOLE                           |
| AV  | AIR VACUUM RELEASE VALVE | NTS    | NOT TO SCALE                      |
| BV  | BEGIN VERTICAL CURVE     | PC     | POINT OF BEGINNING VERTICAL CURVE |
| BVP | BEGIN VERTICAL PROFILE   | PVI    | PT. OF VERTICAL INTERSECTION      |
| CB0 | CAP WITH BLOW OFF        | PVT    | POINT OF VERTICAL TANGENT         |
| CRR | CURVE RETURN RADIUS      | RCCB   | REINFORCED CONCRETE BOX CULVERT   |
| EL  | ELEVATION                | RCP    | REINFORCED CONCRETE PIPE          |
| EP  | EDGE OF PAVEMENT         | R/W    | RIGHT OF WAY                      |
| EVC | END VERTICAL CURVE       | SC     | SANITARY CAP                      |
| EXP | END PROFILE              | SD     | STORM DRAIN                       |
| FG  | FINISHED GROUND          | SL     | SECTION LINE                      |
| FI  | 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                        |
| LC  | LENGTH                   | WLG    | WATER LINE CONNECTION             |
| LF  | LINEAR FEET              | WSE    | WATER SURFACE ELEVATION           |

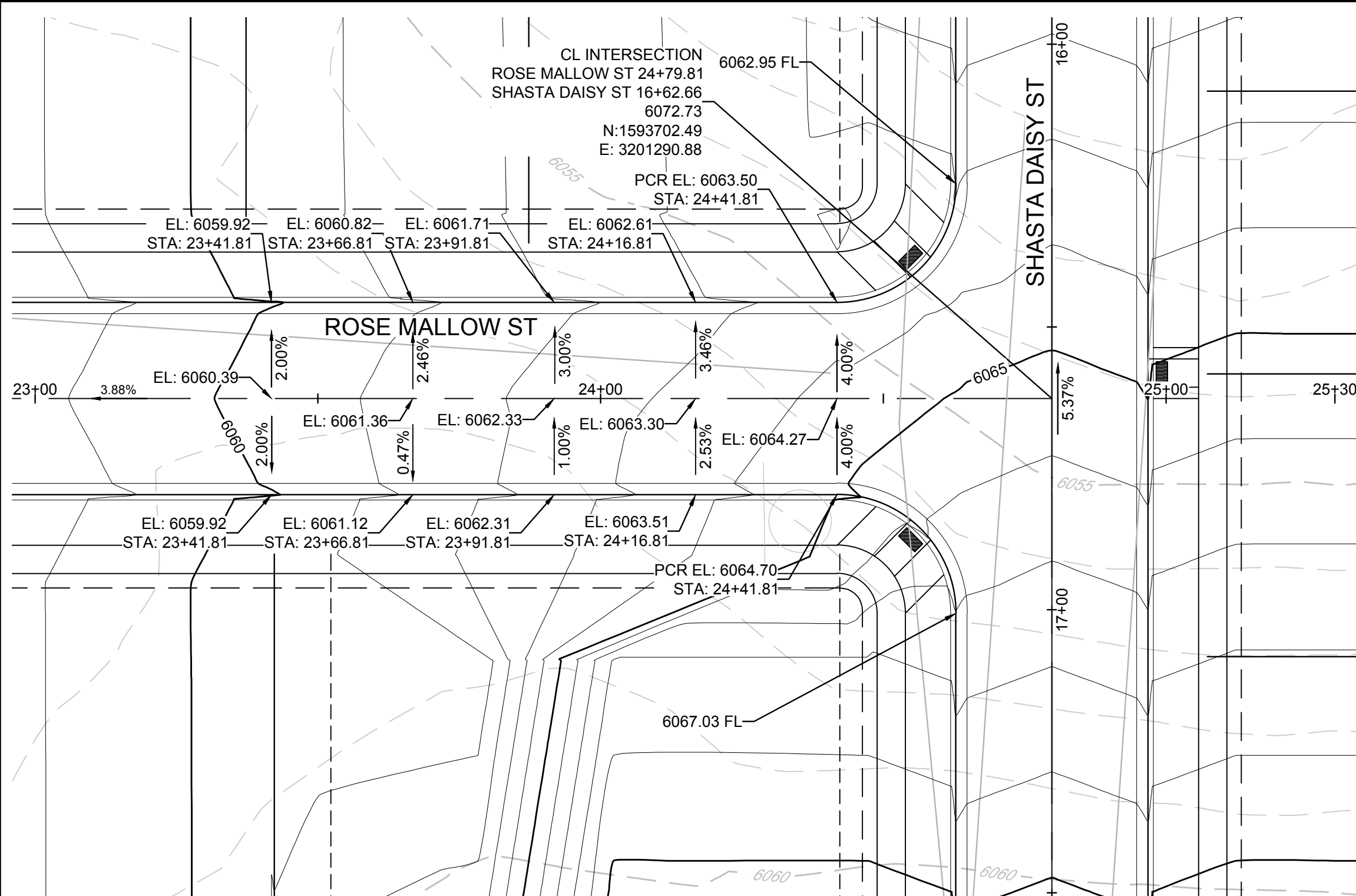
THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN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

TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

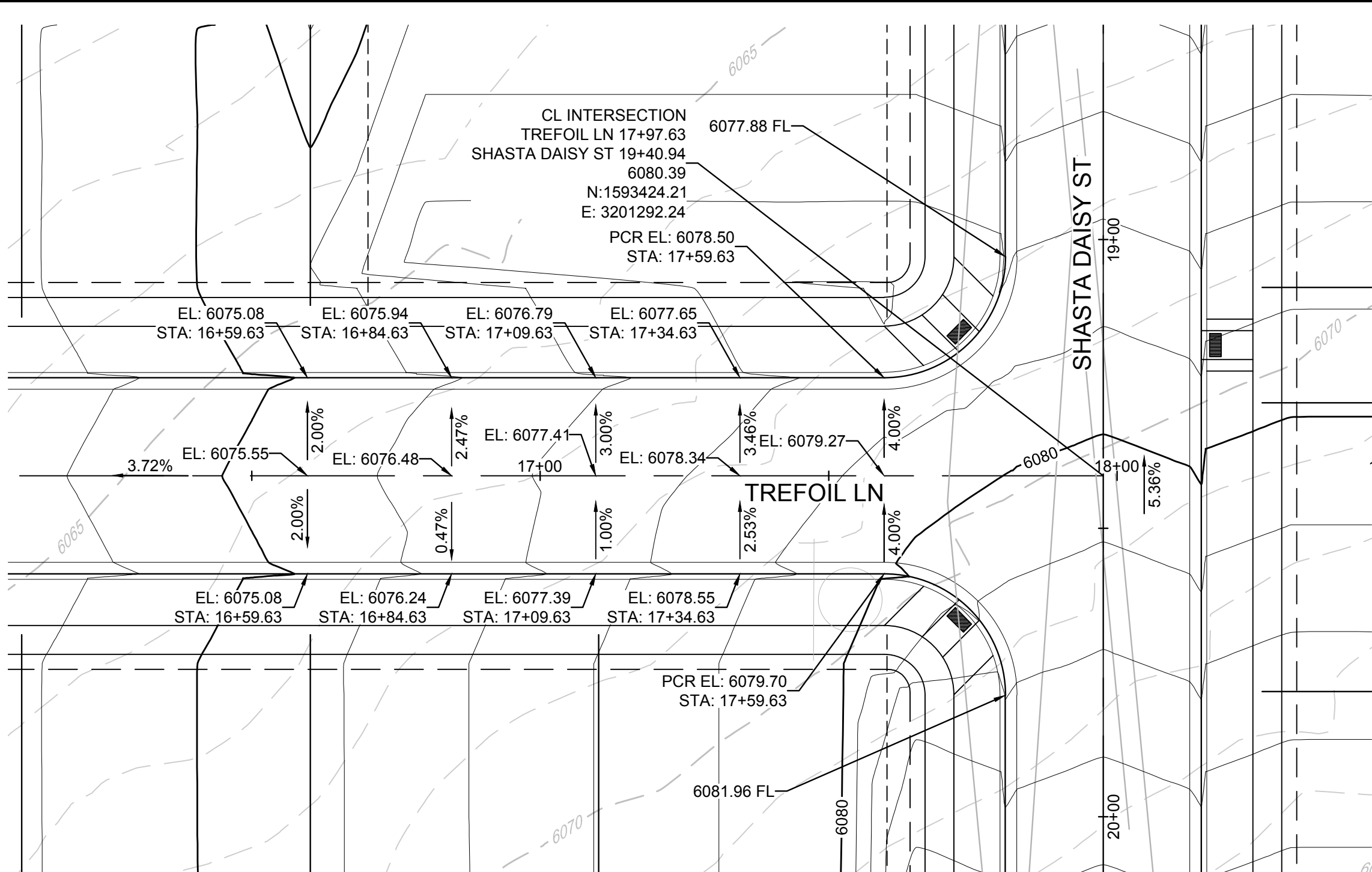
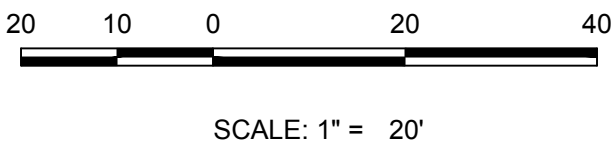


**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH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

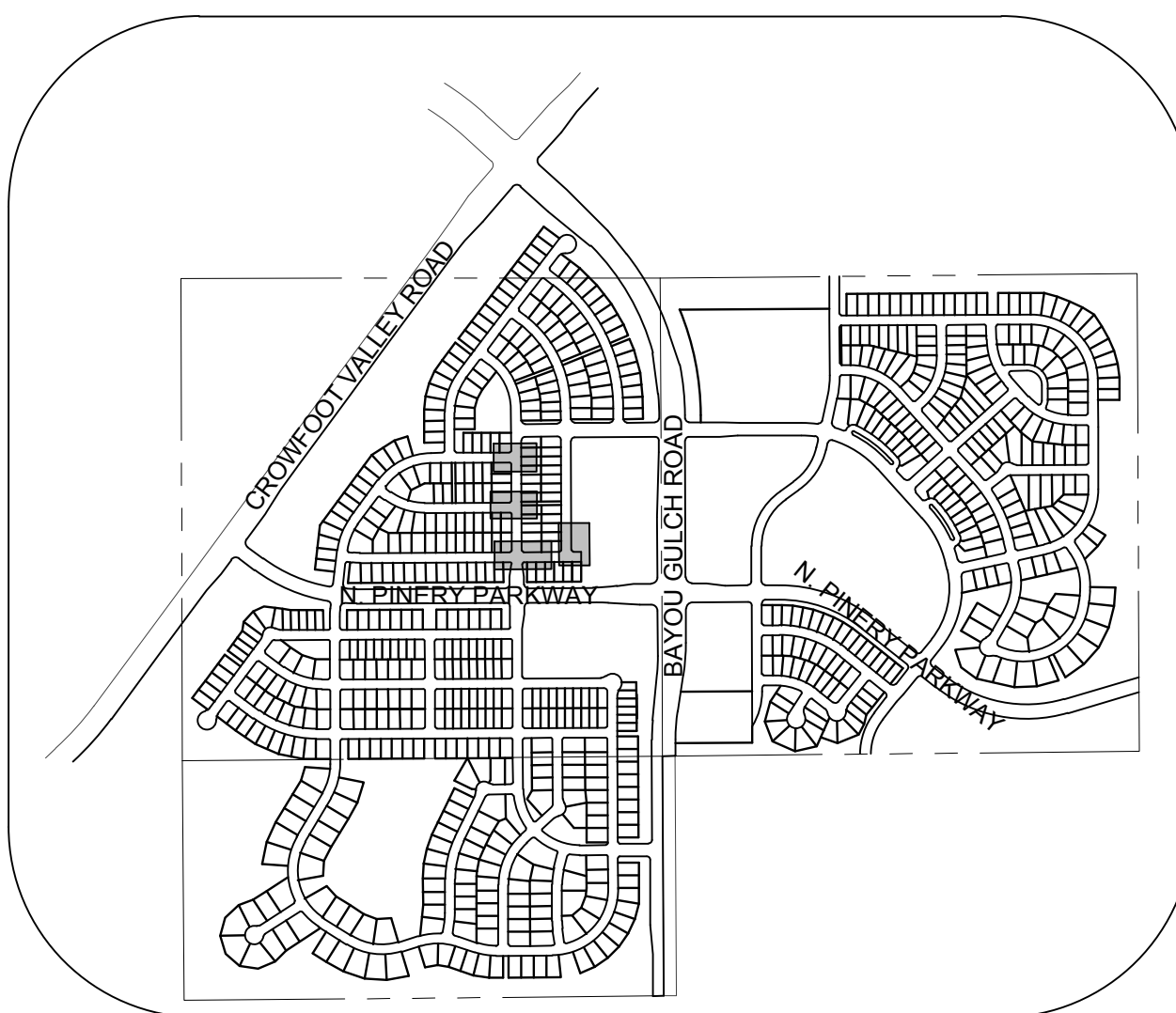
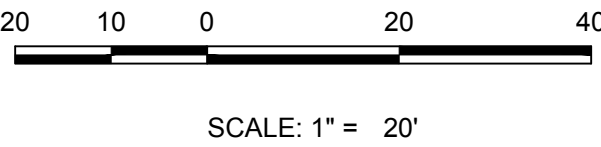
|                        |             |             |            |                               |  |  |  |                                                                                                                                                          |                                                                                                          |           |  |      |       |       |      |
|------------------------|-------------|-------------|------------|-------------------------------|--|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|-----------|--|------|-------|-------|------|
| SHEET NUMBER<br><br>17 | DRAWN BY:   | JF          | SCALE:     | TRAILS AT CROWFOOT            |  |  |  | <br><b>HR 935 LLC</b><br>7353 South Alton Way<br>CENTENNIAL, CO 80112 | 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 462-9526<br>Fax: (720) 462-9546 |           |  |      |       |       |      |
|                        | CHECKED BY: | JW          | FILE NO:   | FLING 2 CONSTRUCTION DRAWINGS |  |  |  |                                                                                                                                                          |                                                                                                          |           |  |      |       |       |      |
|                        | DATE:       | AUGUST 2017 | 8130283701 | STREET PLAN & PROFILE         |  |  |  |                                                                                                                                                          |                                                                                                          |           |  |      |       |       |      |
|                        |             |             |            | RED COSMOS POINT              |  |  |  |                                                                                                                                                          |                                                                                                          |           |  |      |       |       |      |
|                        |             |             |            |                               |  |  |  |                                                                                                                                                          |                                                                                                          |           |  |      |       |       |      |
|                        |             |             |            |                               |  |  |  |                                                                                                                                                          |                                                                                                          |           |  |      |       |       |      |
|                        |             |             |            |                               |  |  |  |                                                                                                                                                          | No.                                                                                                      | Revisions |  | Date | Init. | Appr. | Date |



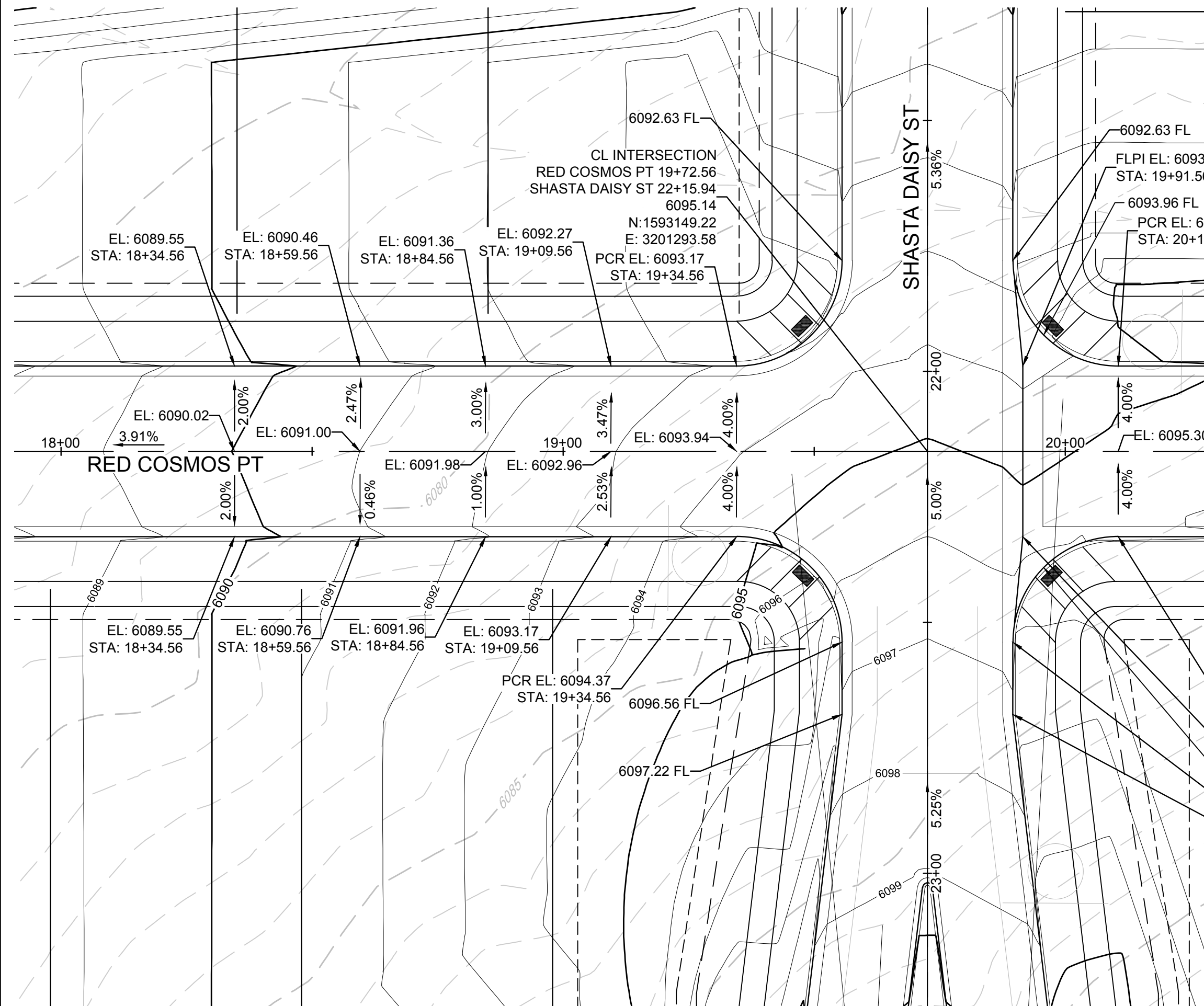
PLAN: ROSE MALLOW ST & SHASTA DAISY ST  
HORIZONTAL SCALE: 1" = 20'



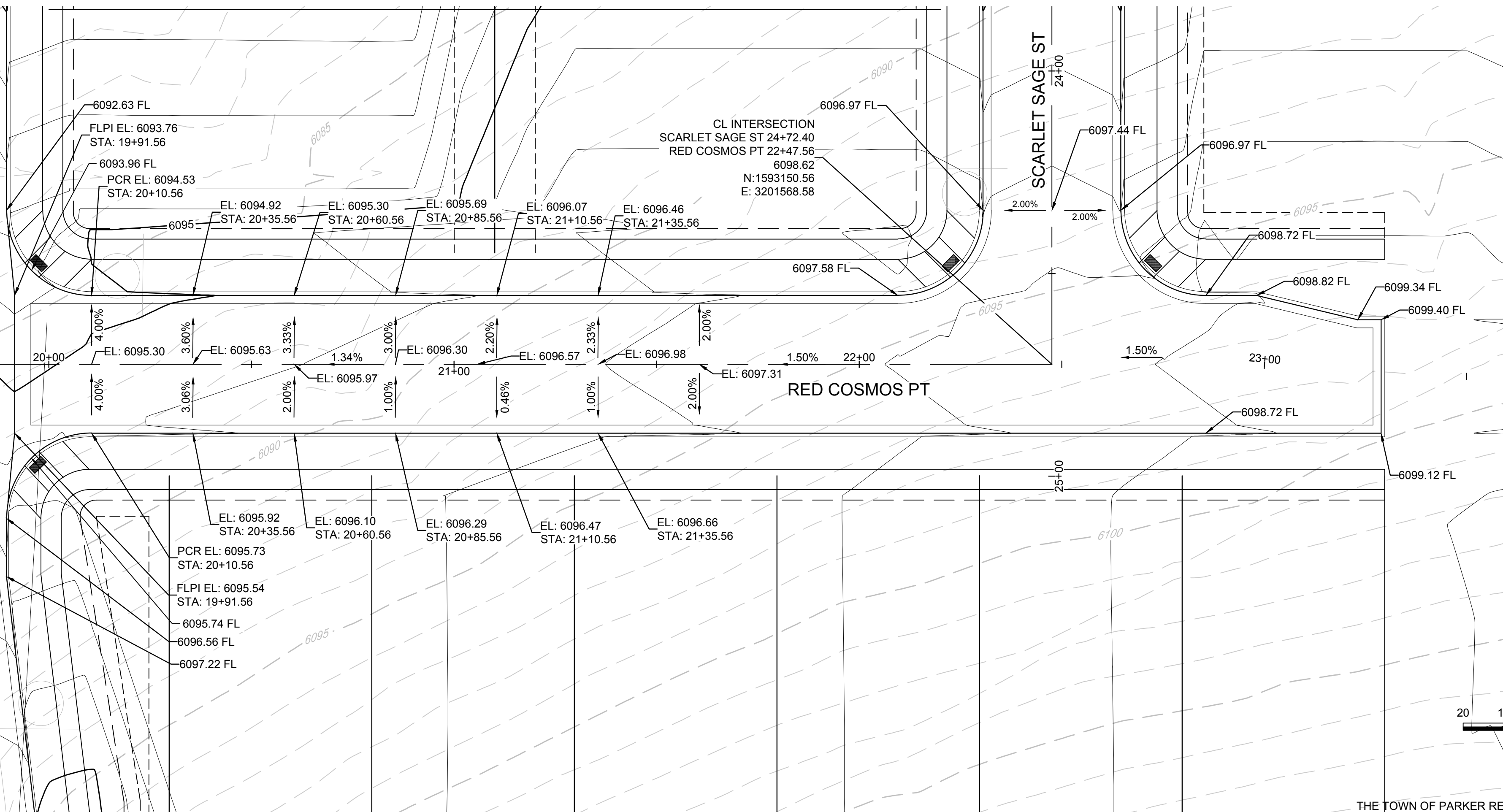
PLAN: TREFOIL LN & SHASTA DAISY ST  
HORIZONTAL SCALE: 1" = 20'



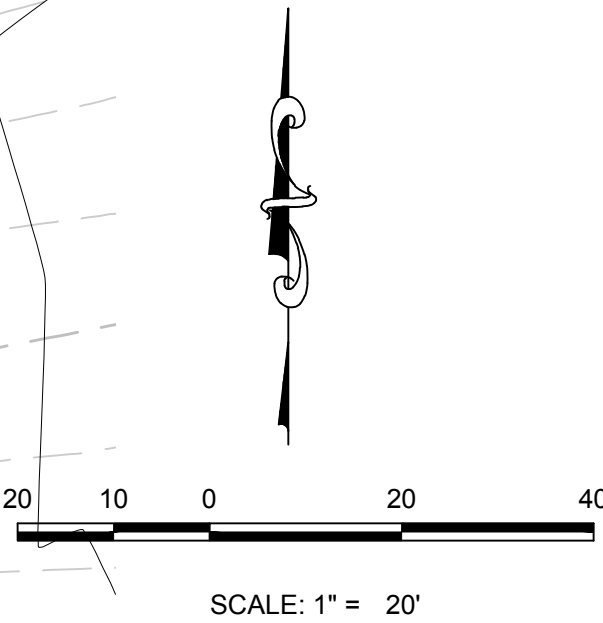
KEYMAP  
N.T.S.



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



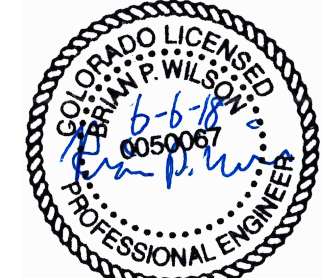
PLAN: SCARLET SAGE ST & RED COSMOS PT  
HORIZONTAL SCALE: 1" = 20'



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.

PREPARED UNDER THE  
SUPERVISION OF



BRIAN P. WILSON  
COLORADO P.E. 0050067

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

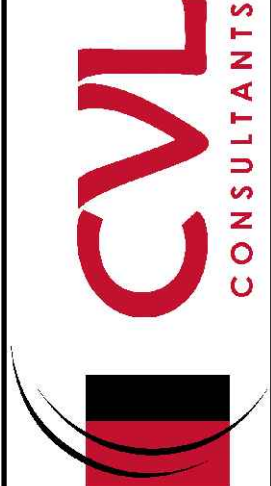


CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987

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



HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

SCALE: AS SHOWN  
DRAWN BY: RHR  
CHECKED BY: JJU  
DATE: AUGUST 2017

FILE NO: 8130283701

TRAILS AT CROWFOOT  
FILING 2 CONSTRUCTION DRAWINGS  
INTERSECTION PLANS

SHEET NUMBER  
18

Revisions  
No. Date Init. Appr. Date



N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STORM PLAN AND PROFILE\WILD LUPINE STREET STORM DRAINING, KYLEM 4/10/2016 11:17 AM



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'

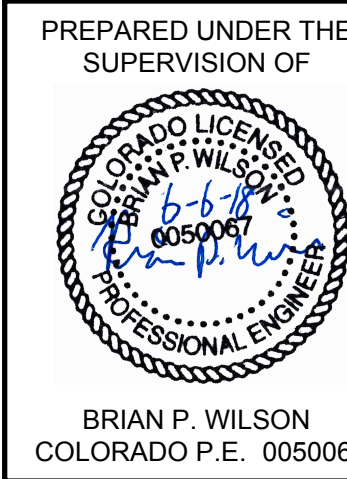
VERTICAL: 1" = 5'

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.

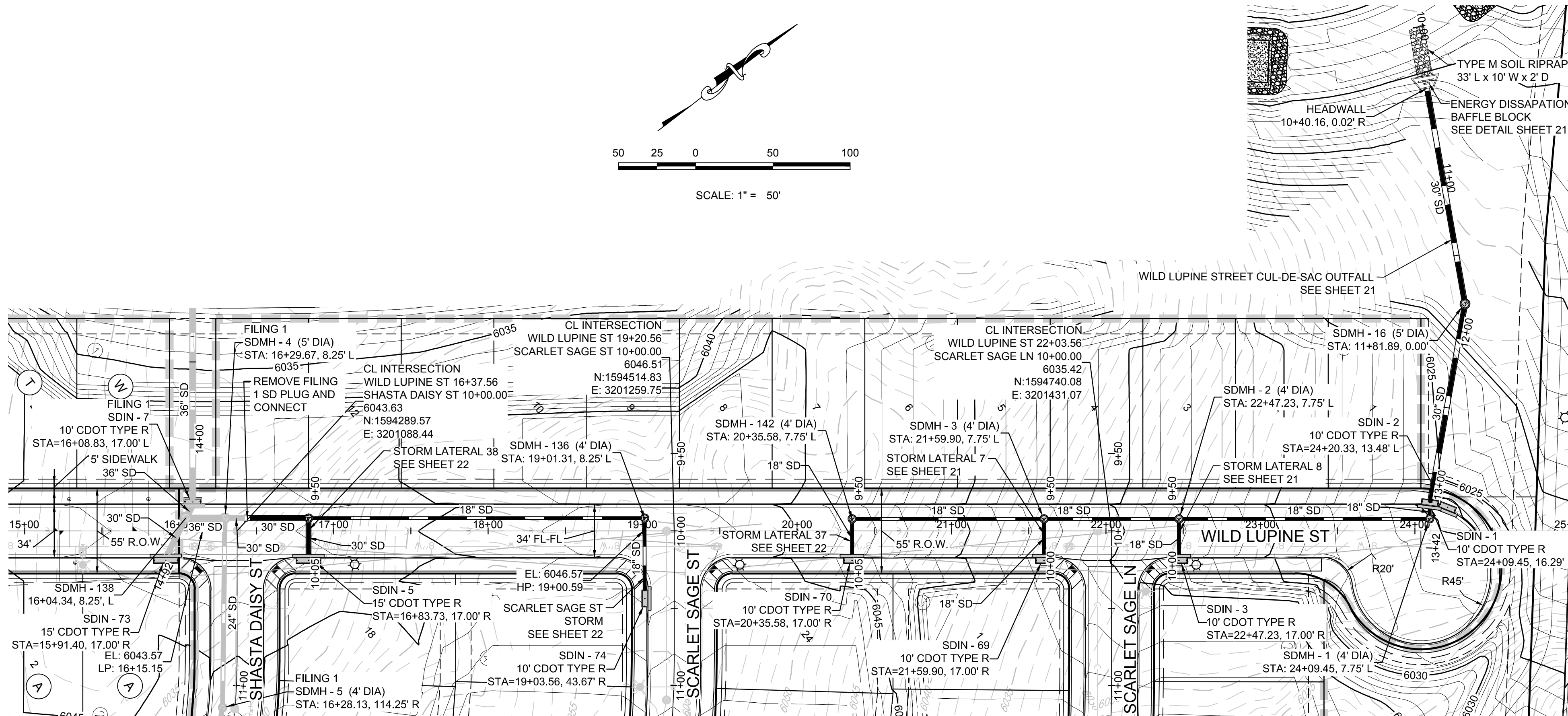


PREPARED UNDER THE  
SUPERVISION OF  
  
BRIAN P. WILSON  
COLORADO P.E. 0050067

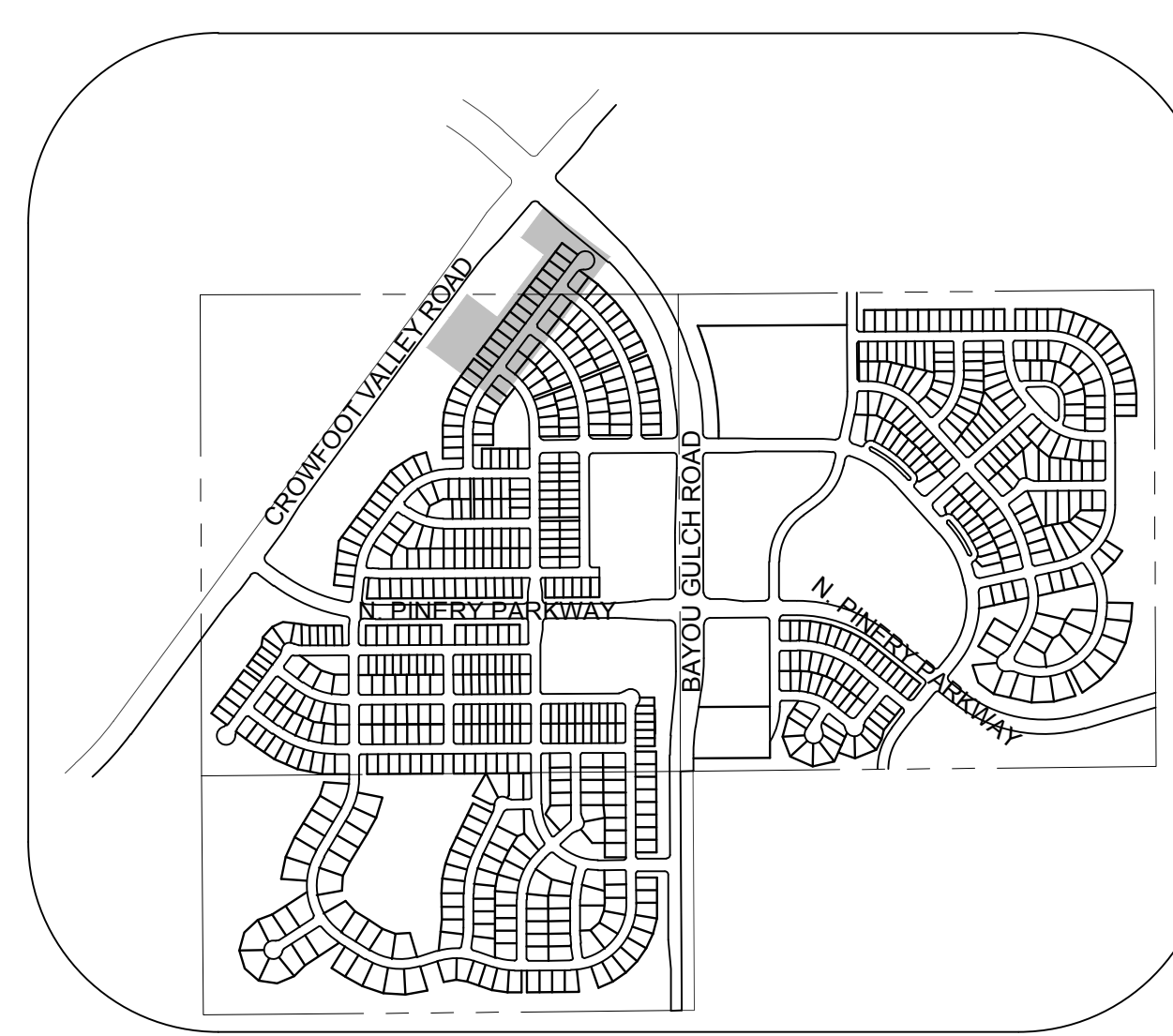
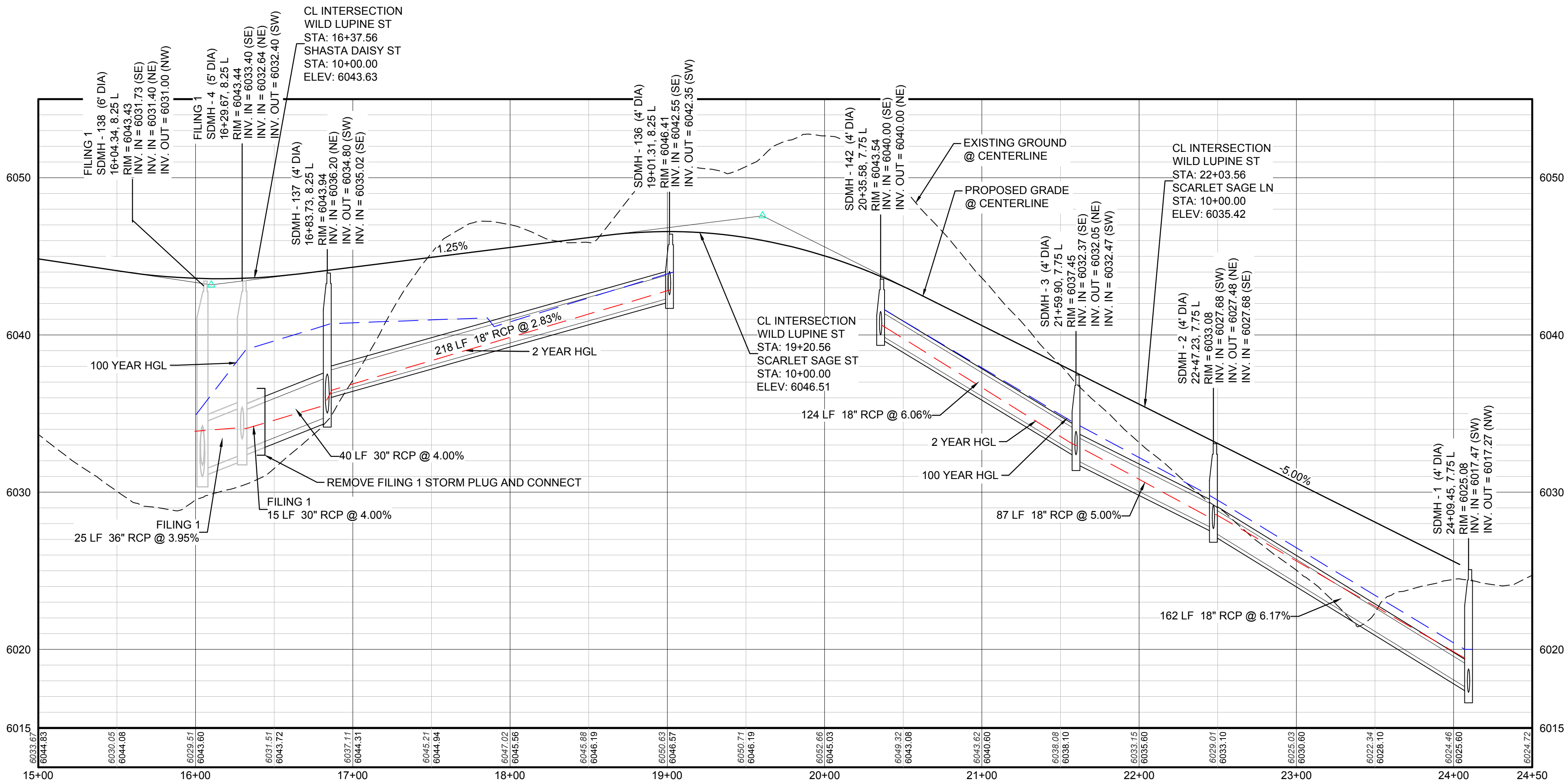
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING 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



MATCHLINE - SHEET 22



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                    |
| 7  | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| 8  | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| 9  | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| 10 | PROPOSED FIRE HYDRANT                 | 5615 | EXISTING 5' CONTOUR              |
| 11 | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR              |
| 12 | PROPOSED FLARED END SECTION           | 5620 | PROPOSED 5' CONTOUR              |
| 13 | PROPOSED LOW POINT BLOW-OFF           | 5607 | PROPOSED 1' CONTOUR              |
| 14 | PROPOSED AIR VALVE                    | ---  | PROPOSED STORM DRAIN             |
| 15 | FUTURE PHASE VALVE                    | ---  | PROPOSED SEWER LINE WITH MANHOLE |
| 16 | FUTURE FIRE HYDRANT                   | ---  | PROPOSED SEWER LATERAL           |
| 17 | PROPOSED LIGHT POLE                   | ---  | PROPOSED WATER LINE              |
| 18 | PROPOSED SIDEWALK                     | ---  | PROPOSED WATER LATERAL W/ METER  |
| 19 | PROPOSED SIDEWALK RAMP                | ---  | SECTION LINE                     |
| 20 | EXISTING ELEVATION                    | ---  | FILING BOUNDARY                  |
| 21 | PROPOSED DESIGN ELEVATION             | ---  | EXISTING FIBER OPTIC LINE        |
| 22 | PROPOSED STORM DRAIN INLET            | ---  | EXISTING OVERHEAD POWER          |
| 23 | 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 |
| ELEV | 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         |

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



HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

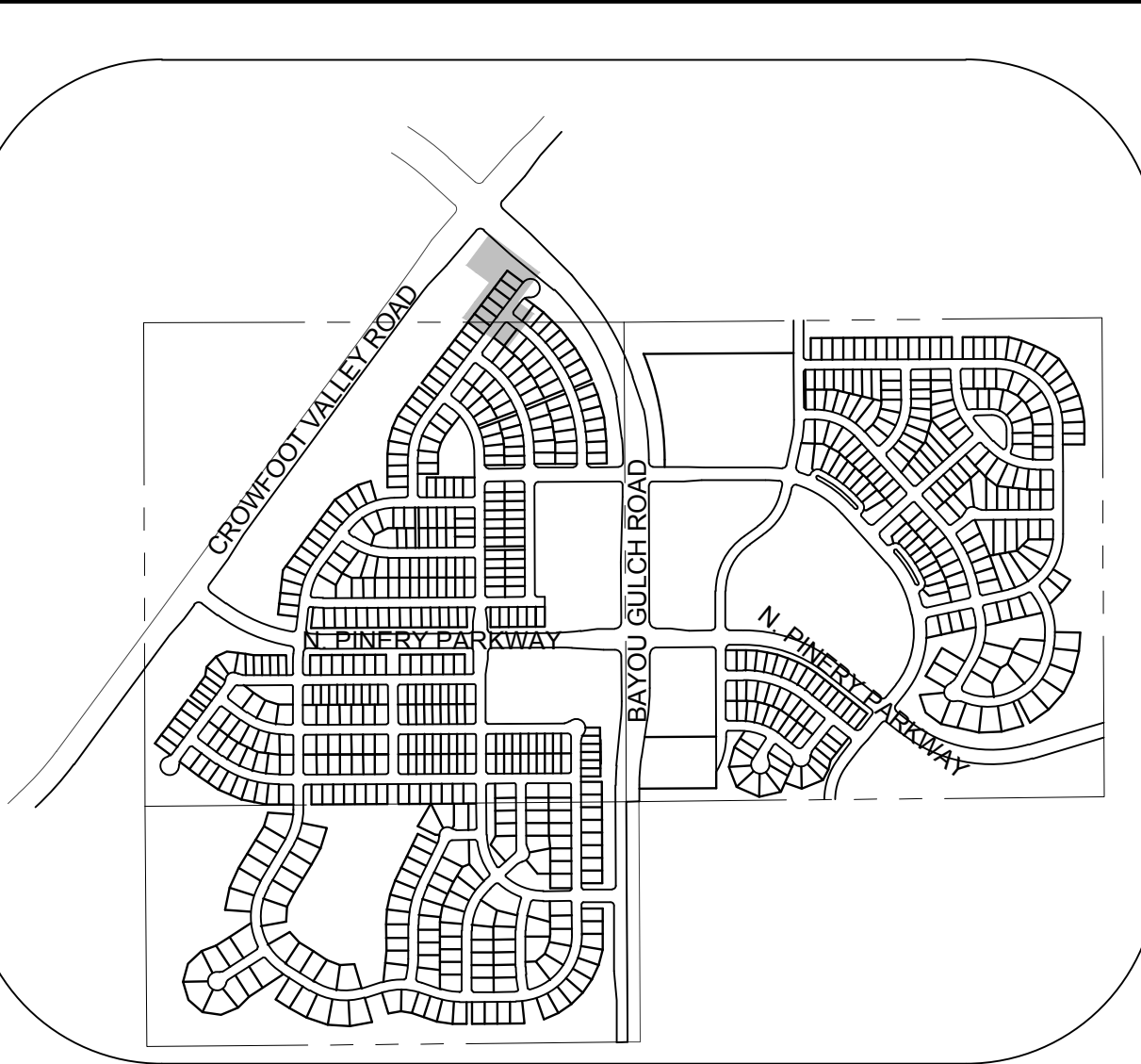
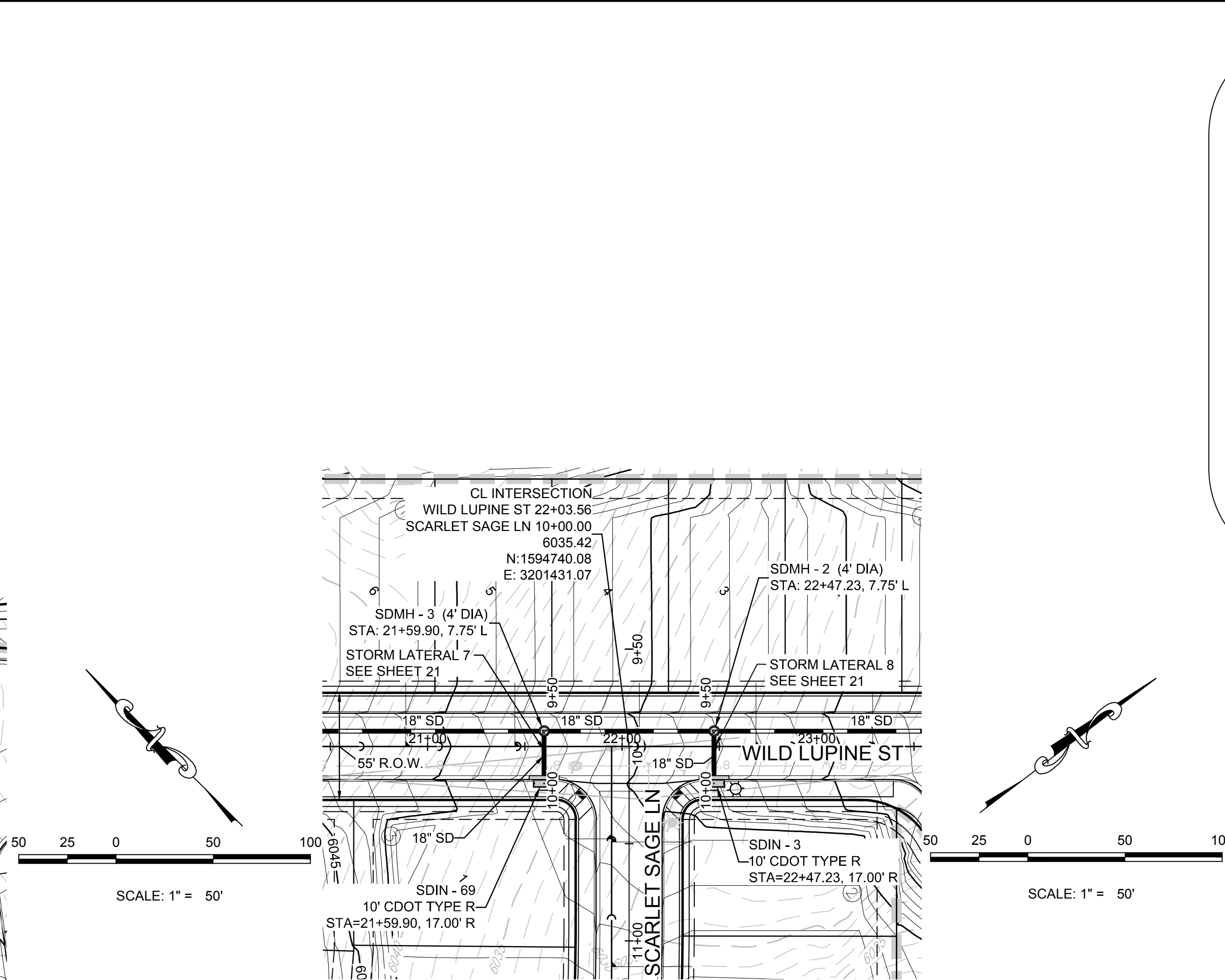
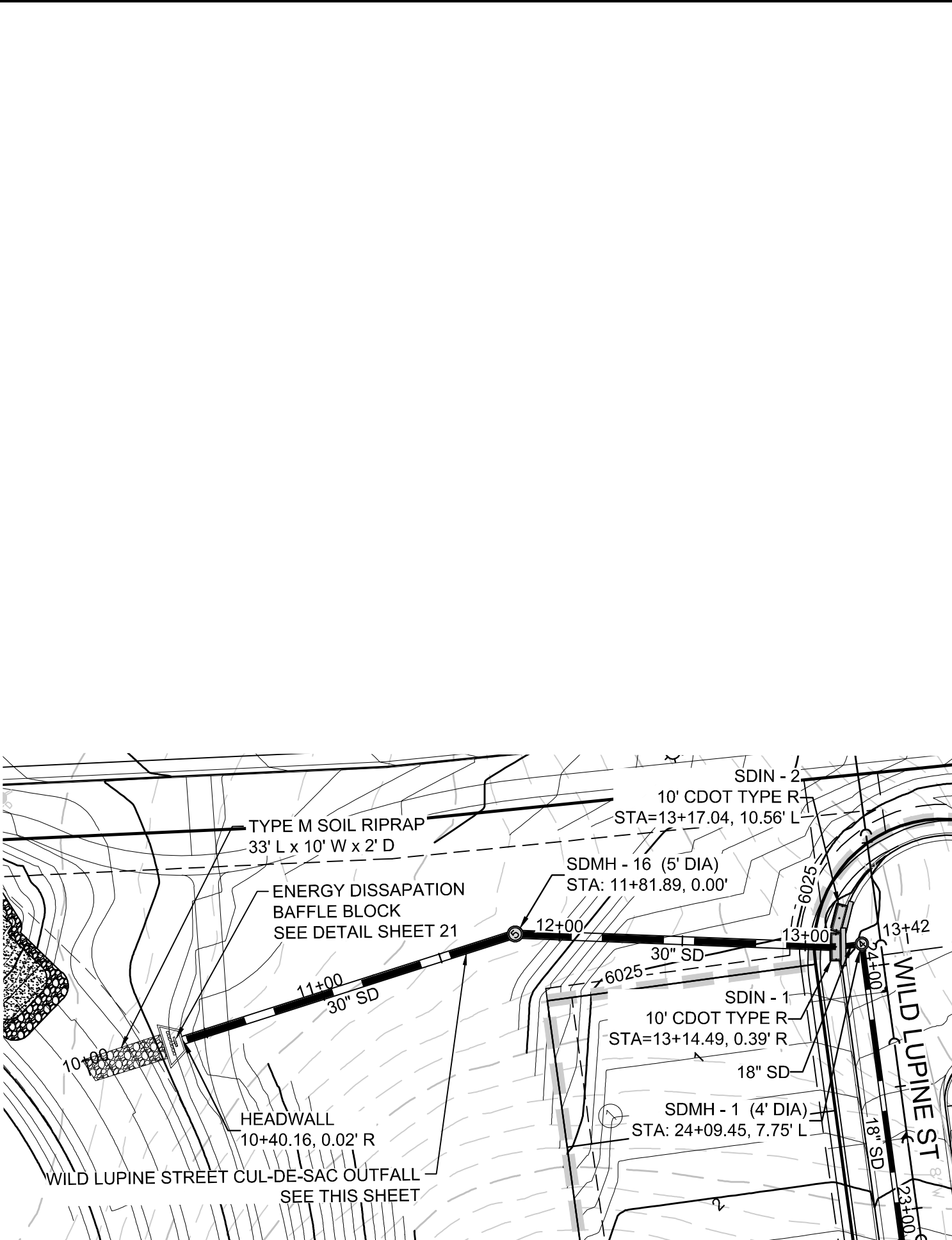
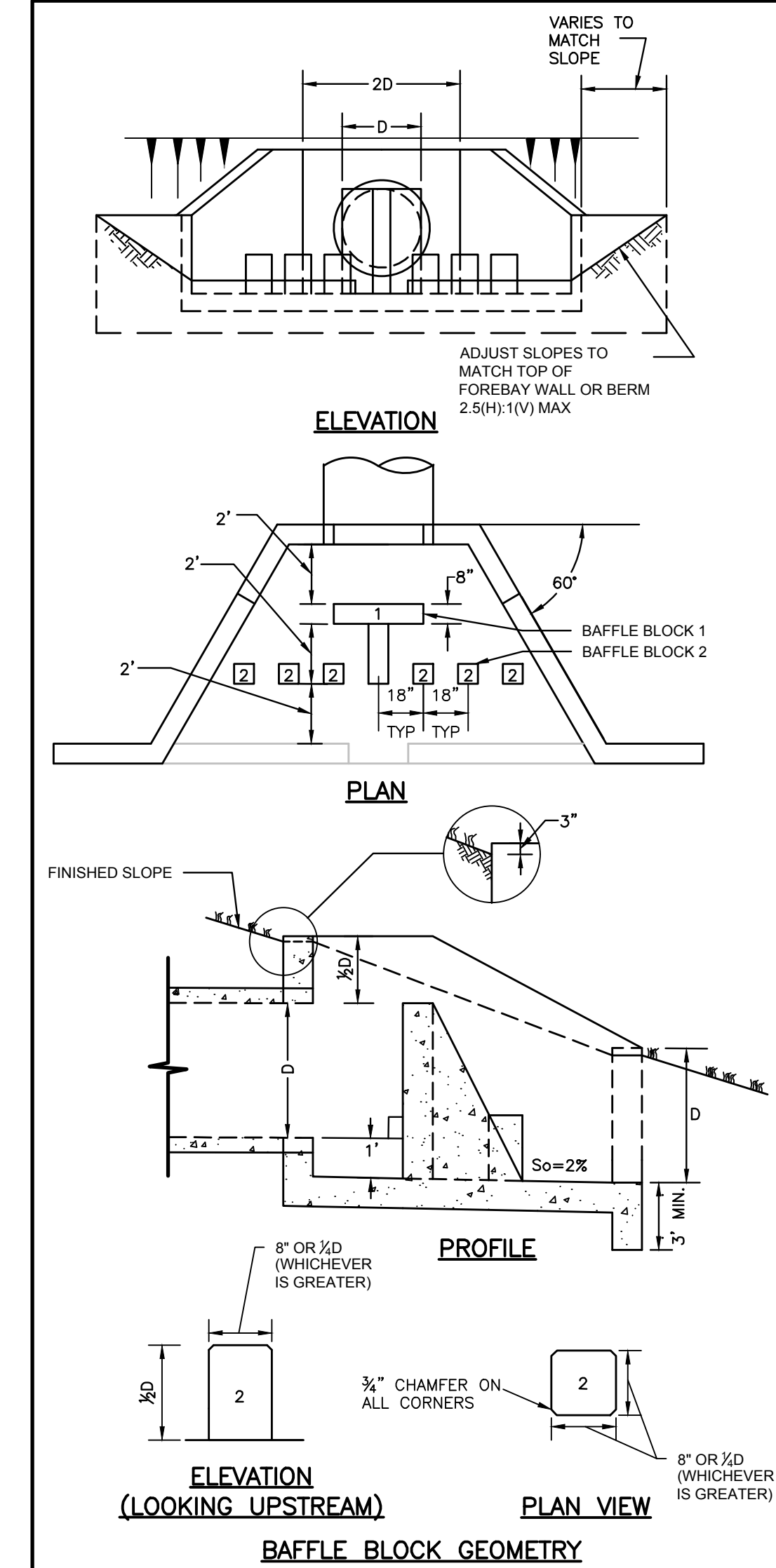
TRAILS AT CROWFOOT  
FILING 2 CONSTRUCTION DRAWINGS  
STORM PLAN & PROFILE  
WILD LUPINE STREET

SCALE: K/D  
AS SHOWN  
FILE NO: 8130283701  
DRAWN BY: JJJ  
CHECKED BY: JJJ  
DATE: AUGUST 2017

SHEET NUMBER  
20

N:\PROJECTS\BENCH\BENCH\ENGINEERING\BENCH\SET\BENCH\TOWN OF PARKER\STORM PLAN AND PROFILE\2 WILD LUPINE STREET STORM\DWG\_KYLEM\_4/10/2016 11:17 AM

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



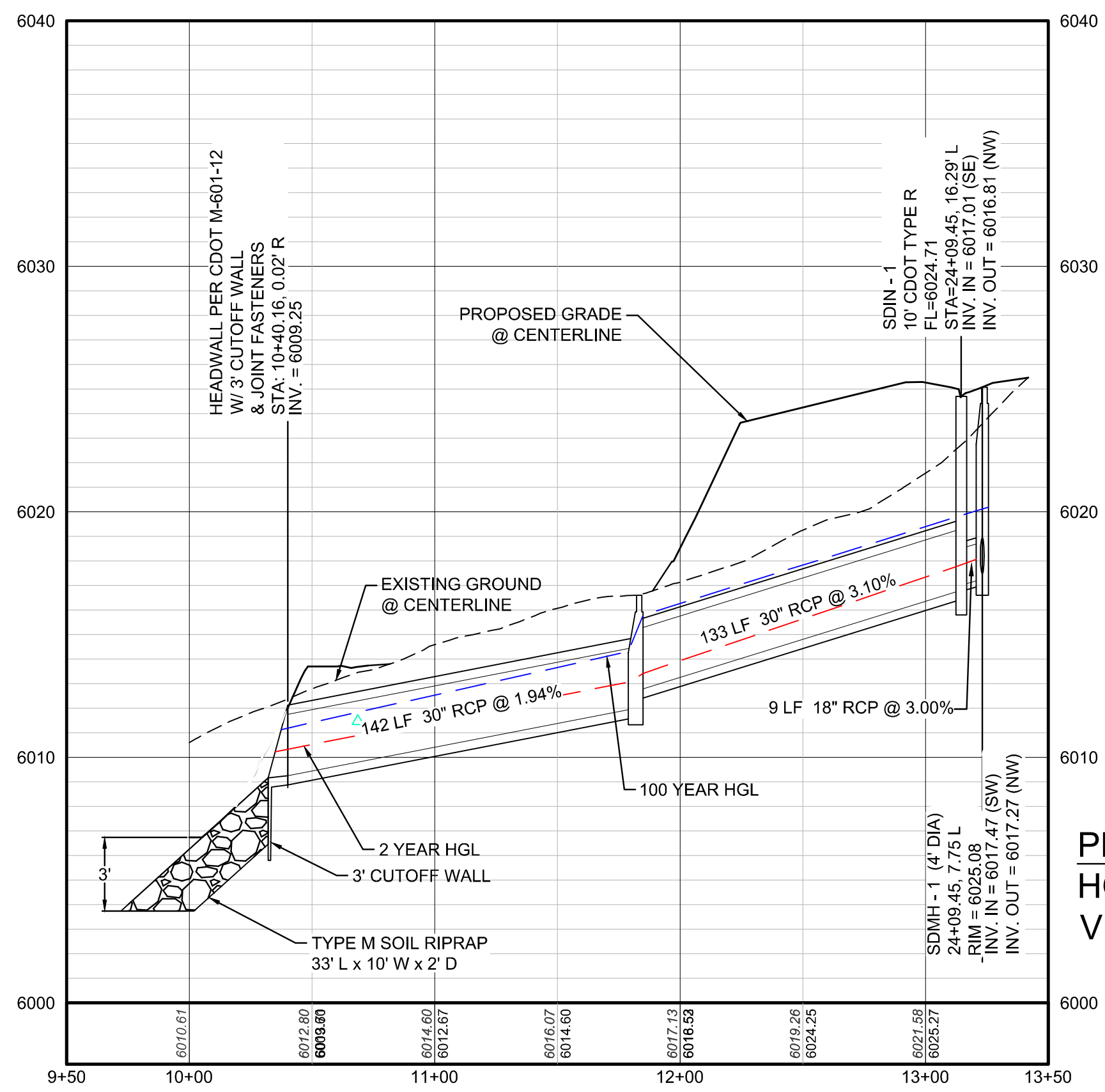
### KEYMAP N.T.S. LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊗     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⊞     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⊞     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊞     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⊞     | PROPOSED FIRE HYDRANT                 | ---  | EXISTING 5' CONTOUR              |
| ⊞     | PROPOSED WL FITTING WITH THRUST BLOCK | ---  | EXISTING 1' CONTOUR              |
| ⊞     | PROPOSED FLARED END SECTION           | ---  | PROPOSED 5' CONTOUR              |
| ⊞     | PROPOSED LOW POINT BLOW-OFF           | ---  | PROPOSED 1' CONTOUR              |
| ⊞     | PROPOSED AIR VALVE                    | ---  | PROPOSED STORM DRAIN             |
| ⊞     | 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                     |
| 10.00 | 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    | POLY VINYL 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         |

### ENERGY DISSIPATION INTO FOREBAYS



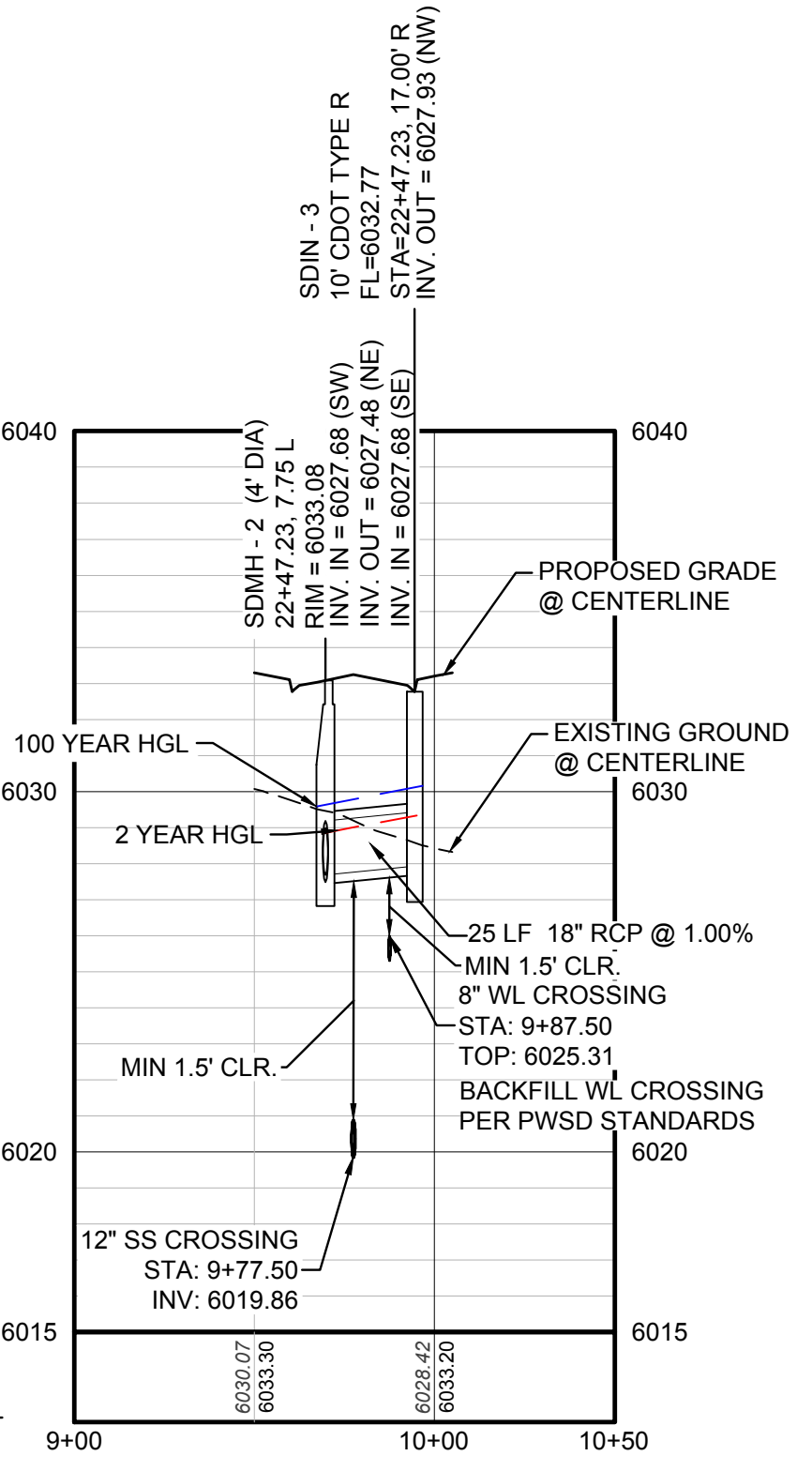
**PROFILE: WILD LUPINE STREET CUL-DE-SAC OUTFALL STA: 9+50.00 TO 13+50.00**  
**HORIZONTAL: 1" = 50'**  
**VERTICAL: 1" = 5'**

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

### 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: 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.

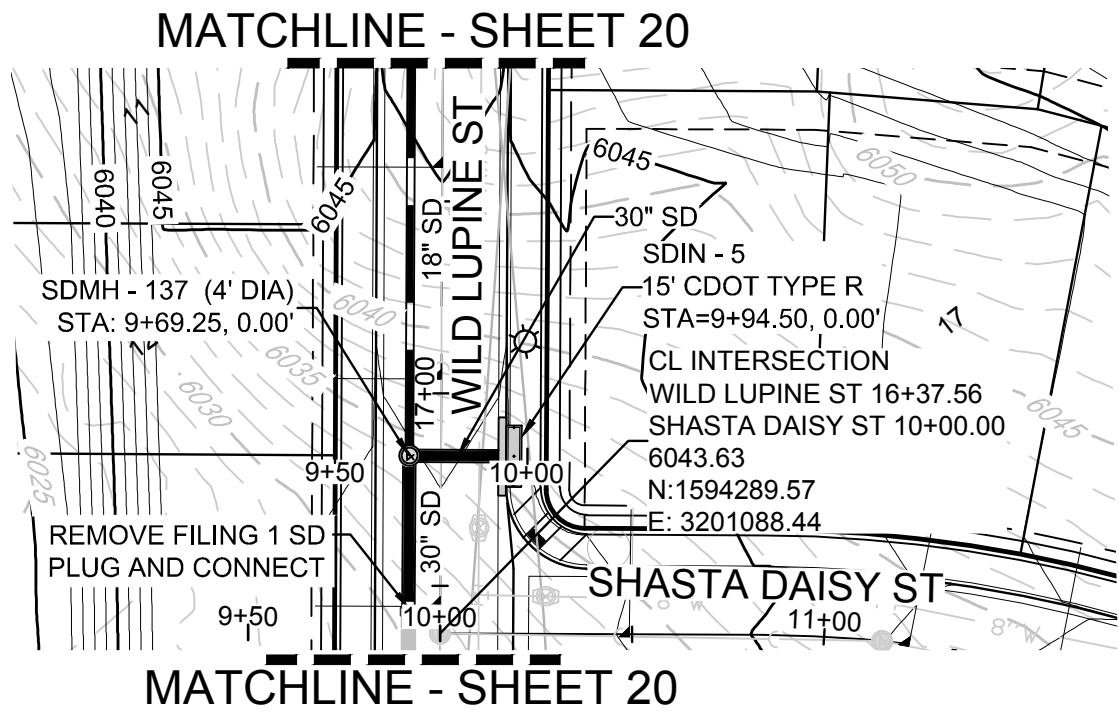
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH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

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

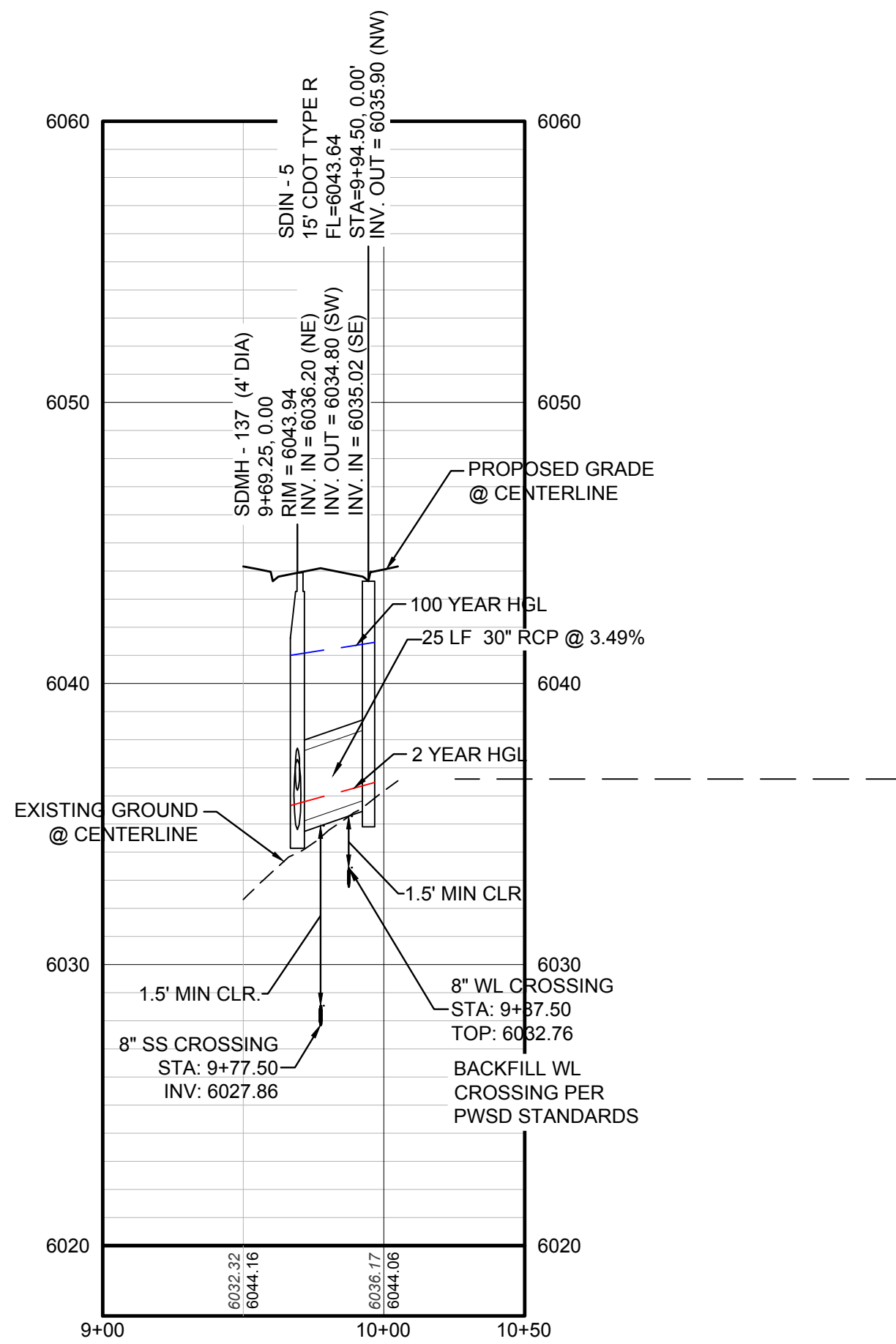
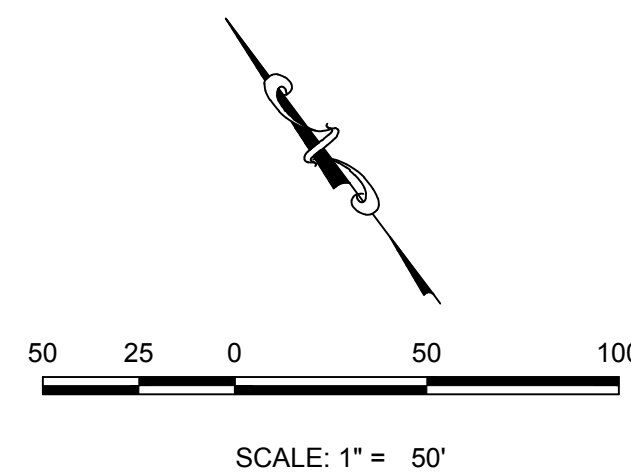
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING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

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.

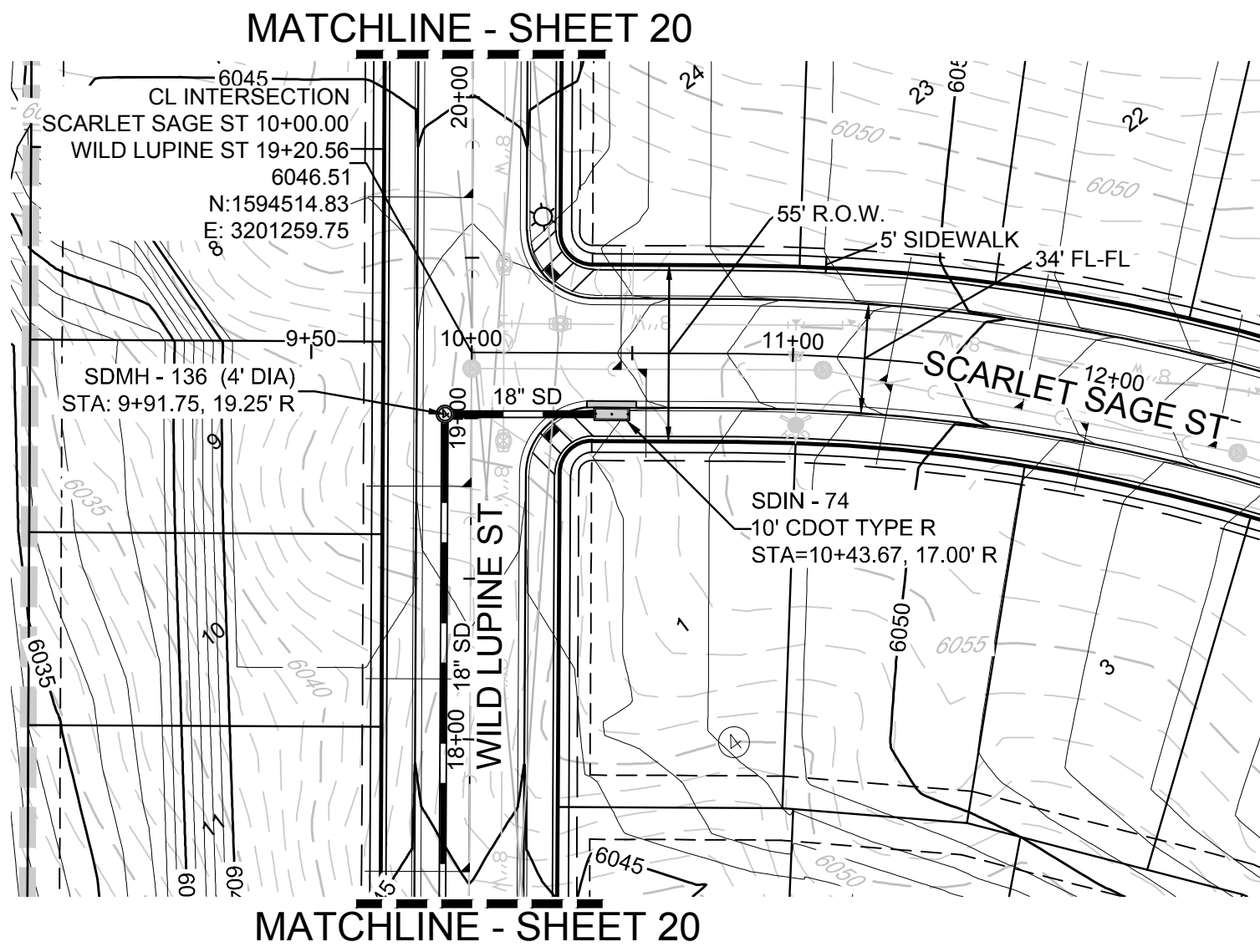
|                                                                                             |                                                                                                     |                        |                  |                    |                      |
|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|------------------------|------------------|--------------------|----------------------|
| 10333 E. Dry Creek Rd.<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548 | Revisions                                                                                           | No.                    | Date             | Appr.              | Date                 |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112                                  | TRAILS AT CROWFOOT<br>FILMING 2 CONSTRUCTION DRAWINGS<br>STORM PLAN & PROFILE<br>WILD LUPINE STREET | SCALE:<br>AS SHOWN     | DRAWN BY:<br>KJD | CHECKED BY:<br>JLJ | DATE:<br>AUGUST 2017 |
| SHEET NUMBER                                                                                | 21                                                                                                  | FILE NO:<br>8130283701 |                  |                    |                      |



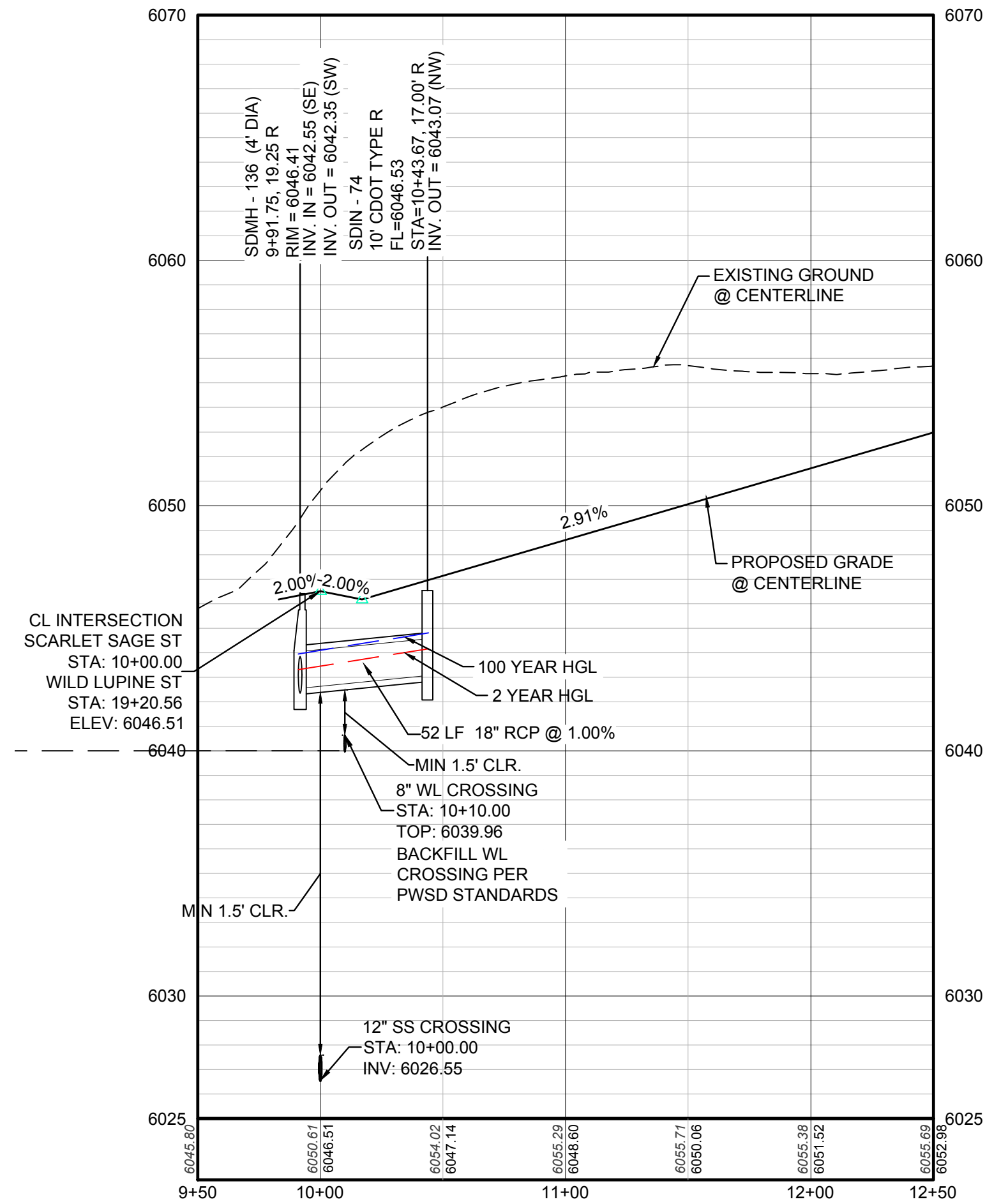
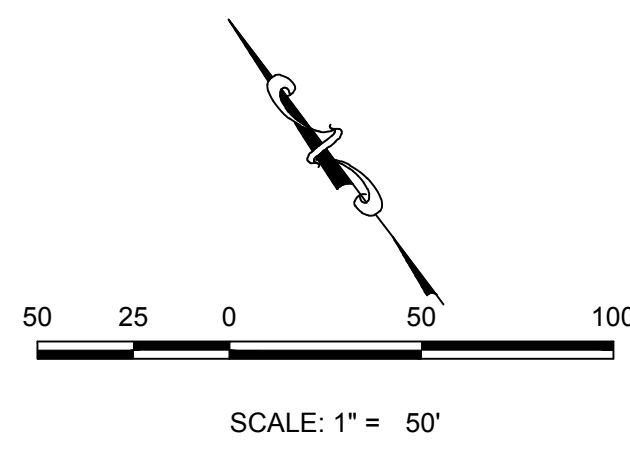
PLAN: STORM LATERAL 38 STA: 9+50.00 TO 10+00.00  
HORIZONTAL SCALE: 1" = 50'



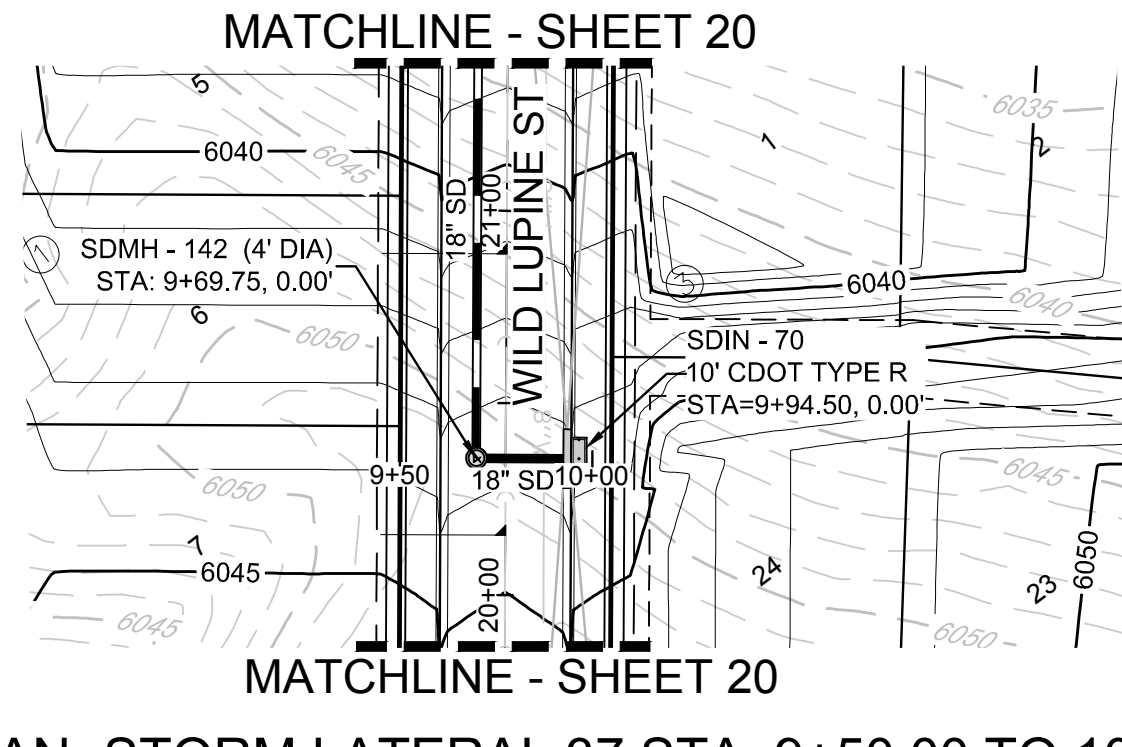
PROFILE: STORM LATERAL 38 STA: 9+00.00 TO 10+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



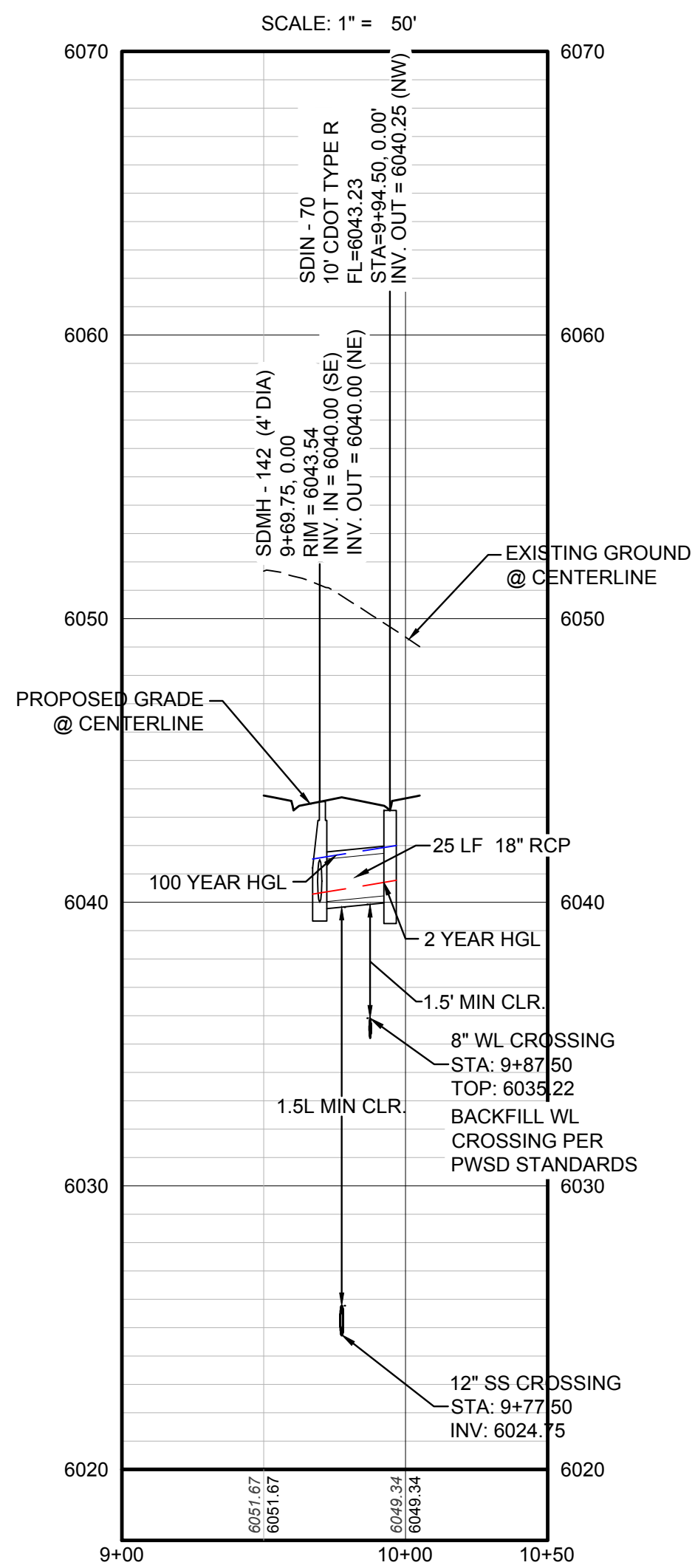
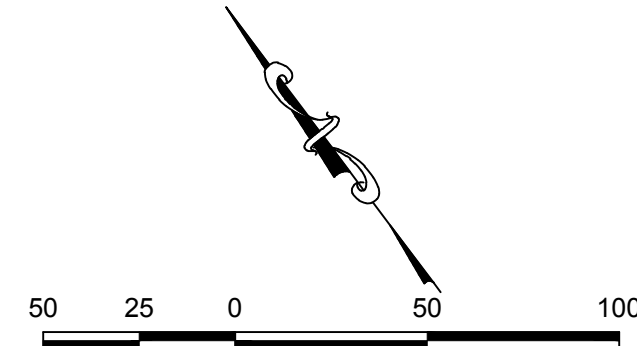
PLAN: SCARLET SAGE ST STA: 9+50.00 TO 12+50.00  
HORIZONTAL SCALE: 1" = 50'



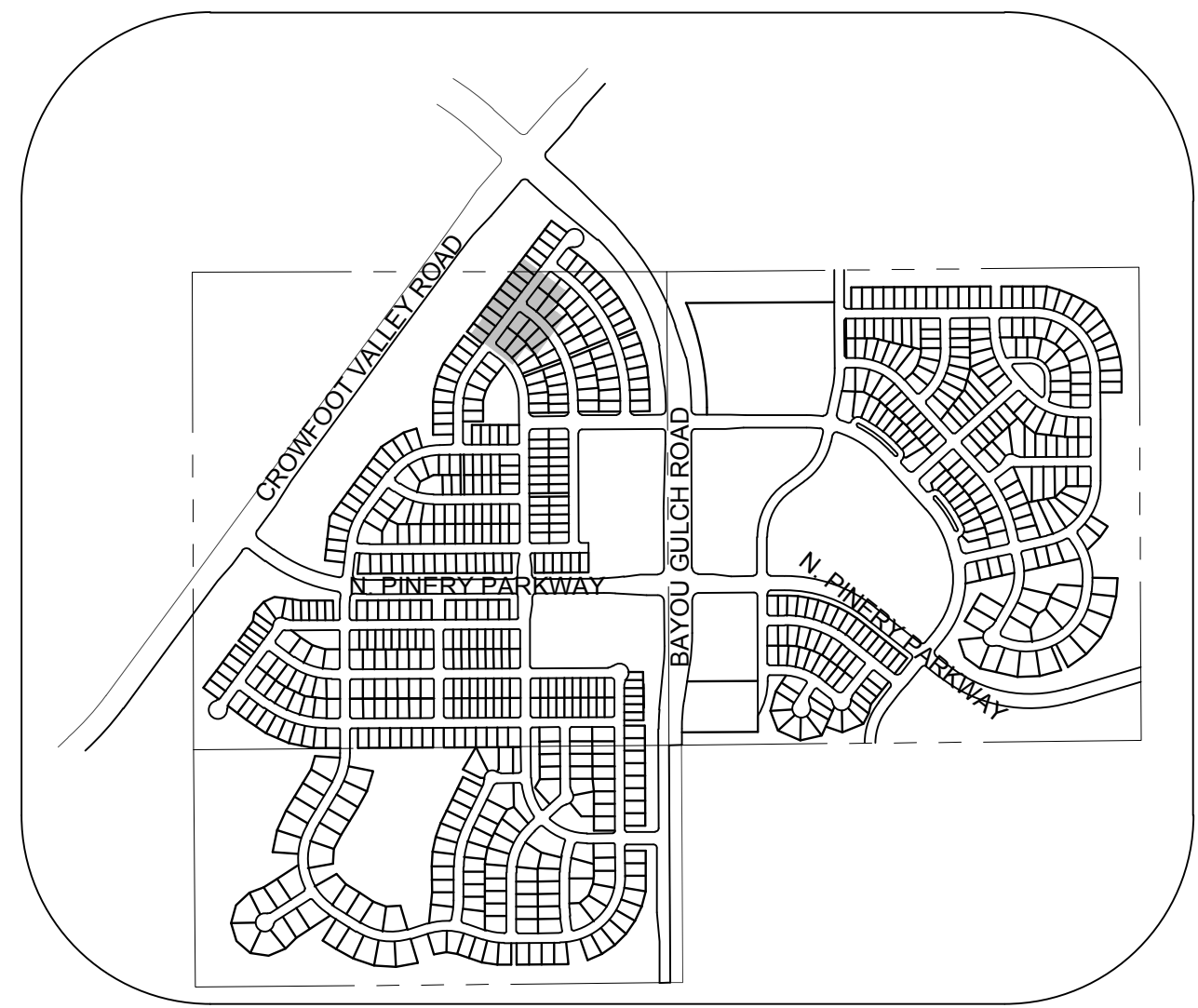
PROFILE: SCARLET SAGE ST STA: 9+50.00 TO 12+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



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             |
| Ⓐ     | 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 LINE              |
| ⊕     | PROPOSED SIDEWALK                     | ---  | PROPOSED WATER LATERAL W/ METER  |
| ⊕     | PROPOSED SIDEWALK RAMP                | ---  | SECTION LINE                     |
| 10.00 | EXISTING ELEVATION                    | ---  | FILING BOUNDARY                  |
| 10.00 | PROPOSED DESIGN ELEVATION             | ---  | EXISTING FIBER OPTIC LINE        |
| ⊕     | 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         |

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 \_\_\_\_\_



**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 6335 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

#### 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.



|              |               |                 |                   |                 |                     |                                                                                                                                     |                                                                   |  |                                                                                             |           |       |      |
|--------------|---------------|-----------------|-------------------|-----------------|---------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------|-----------|-------|------|
| SHEET NUMBER | DRAWN BY: KJD | CHECKED BY: JJJ | DATE: AUGUST 2017 | SCALE: AS SHOWN | FILE NO: 8130283701 | <b>TRAILS AT CROWFOOT</b><br><b>FILING 2 CONSTRUCTION DRAWINGS</b><br><b>STORM PLAN &amp; PROFILE</b><br><b>SCARLET SAGE STREET</b> | <b>HR 935 LLC</b><br>7353 South Alton Way<br>CENTENNIAL, CO 80112 |  | 10333 E. Dry Creek Rd.<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546 | Revisions | Appr. | Date |
|              |               |                 |                   |                 |                     |                                                                                                                                     |                                                                   |  |                                                                                             | No.       | Init. | Date |
|              |               |                 |                   |                 |                     |                                                                                                                                     |                                                                   |  |                                                                                             |           |       |      |
|              |               |                 |                   |                 |                     |                                                                                                                                     |                                                                   |  |                                                                                             |           |       |      |

N:\PROJECTS\SS RANCH\CD\ENGINEERING\SET\CD\STATION\TOWN OF PARKER\STORM PLAN AND PROFILE\F2 SCARLET SAGE STREET STORM (2).DWG. CODY.A. 4/10/2018 11:18 AM



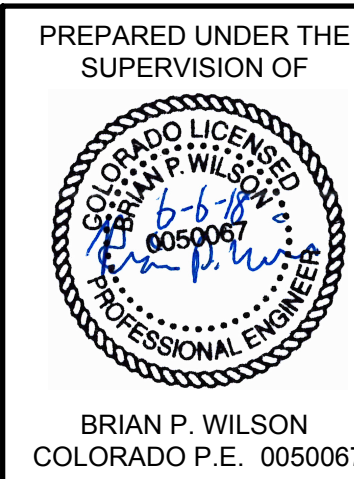
CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987

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.

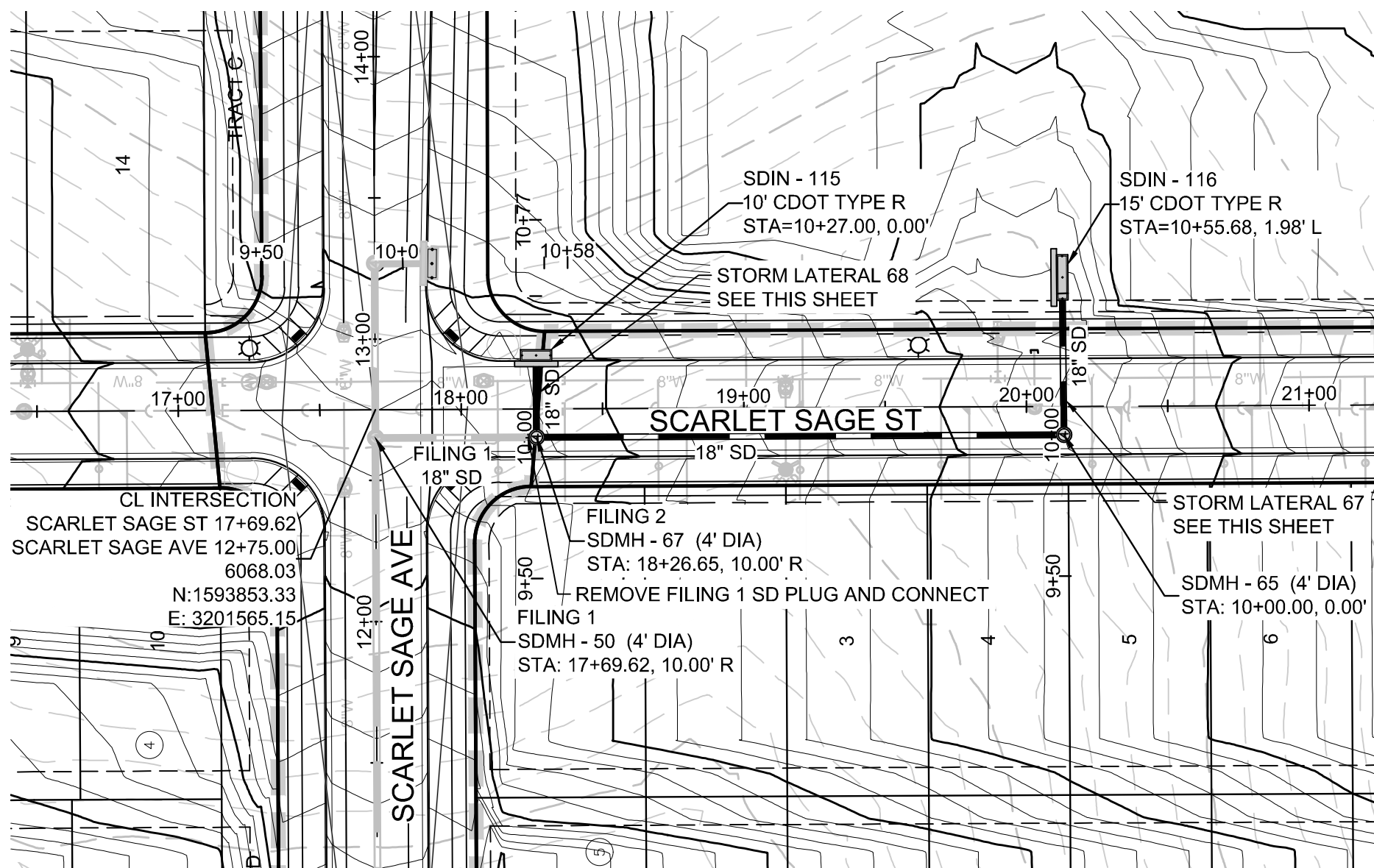
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH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



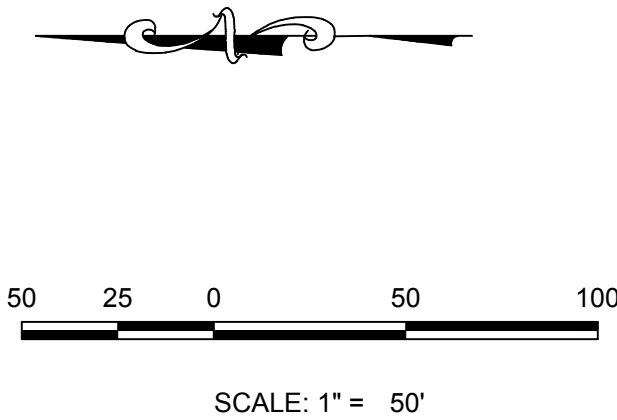
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING 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



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



KEYMAP  
N.T.S.  
LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊕     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌋     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⊕     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊕     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⊕     | PROPOSED FIRE HYDRANT                 | ---  | EXISTING 5' CONTOUR              |
| ⊕     | PROPOSED WL FITTING WITH THRUST BLOCK | ---  | EXISTING 1' CONTOUR              |
| ⊕     | PROPOSED FLARED END SECTION           | ---  | PROPOSED 5' CONTOUR              |
| ⊕     | PROPOSED LOW POINT BLOW-OFF           | ---  | PROPOSED 1' CONTOUR              |
| ⊕     | PROPOSED AIR VALVE                    | ---  | PROPOSED STORM DRAIN             |
| ⊕     | 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                     |
| 10.00 | EXISTING ELEVATION                    | ---  | FILING BOUNDARY                  |
| 10.00 | PROPOSED DESIGN ELEVATION             | ---  | EXISTING FIBER                   |
| ⊕     | 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 |
| ELEVATION | 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         |



HR 935 LLC  
7353 South Allon Way  
CENTENNIAL, CO 80112

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

|              |             |             |            |
|--------------|-------------|-------------|------------|
| SCALE:       | K/D         | FILE NO:    | 8130283701 |
| DRAWN BY:    | AS SHOWN    | CHECKED BY: | JW         |
| DATE:        | AUGUST 2017 |             |            |
| SHEET NUMBER | 23          |             |            |

# INDEX OF ROADWAY DESIGN STANDARD DETAILS

## DETAIL CATEGORY

DETAIL NAME

DETAIL NUMBER

### STREET CROSS SECTIONS AND TYPICAL CURB SECTIONS

|                                    |   |        |
|------------------------------------|---|--------|
| TYPICAL STREET CROSS SECTIONS      | 1 | 1 OF 3 |
| TYPICAL STREET CROSS SECTIONS      | 1 | 2 OF 3 |
| TYPICAL STREET CROSS SECTIONS      | 1 | 3 OF 3 |
| TYPICAL SIDEWALK TYPICAL LOCATIONS | 4 |        |
| CURB, GUTTER AND SIDEWALK SECTIONS | 4 |        |
| TYPICAL SIDEWALK                   | 4 |        |
| ATTACHED SIDEWALK                  | 4 | 2 OF 2 |

### LOCAL STREET CUL-DE-SAC LAYOUTS

|                                                  |   |  |
|--------------------------------------------------|---|--|
| RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT      | 5 |  |
| RESIDENTIAL LOCAL INDOCTR TYPICAL LAYOUT         | 7 |  |
| RESIDENTIAL LOCAL CORNER KNOCKOUT TYPICAL LAYOUT | 7 |  |

### STANDARD INTERSECTIONS

|                                                           |    |  |
|-----------------------------------------------------------|----|--|
| RESIDENTIAL LOCAL/ARTERIAL INTERSECTION LAYOUT            | 8  |  |
| RESIDENTIAL LOCAL/ARTERIAL COLLECTOR INTERSECTION LAYOUT  | 8  |  |
| RESIDENTIAL LOCAL/BOULEVARD COLLECTOR INTERSECTION LAYOUT | 9  |  |
| NON-RESIDENTIAL COLLECTOR/ARTERIAL INTERSECTION LAYOUT    | 10 |  |
| RESIDENTIAL COLLECTOR/ARTERIAL INTERSECTION LAYOUT        | 11 |  |
| ARTERIAL/ARTERIAL INTERSECTION LAYOUT                     | 14 |  |

### CURB RAMPS

|                                           |    |        |
|-------------------------------------------|----|--------|
| DIAGONAL CURB RAMP LAYOUT                 | 15 | 1 OF 2 |
| DIAGONAL CURB RAMP LAYOUT                 | 15 | 2 OF 2 |
| RAMP/ARTERIAL/ARTERIAL LAYOUT             | 17 | 1 OF 2 |
| MISCELLANEOUS CURB RAMP LAYOUT            | 17 | 2 OF 2 |
| MISCELLANEOUS CURB RAMP LAYOUT            | 17 | 3 OF 2 |
| DIRECTIONAL CURB RAMP WITH RADIOUS LAYOUT | 18 | 1 OF 2 |
| DIRECTIONAL CURB RAMP WITH RADIOUS LAYOUT | 18 | 2 OF 2 |

### DRIVeways AND CROSS PAV DETAILS

|                                                          |    |        |
|----------------------------------------------------------|----|--------|
| CROSS PAV DETAIL                                         | 19 |        |
| INTERSECT ON CROSS PAV LAYOUT                            | 20 |        |
| COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK               | 21 | 1 OF 2 |
| COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK               | 21 | 2 OF 2 |
| RESIDENTIAL DRIVEWAY WITH MOUNTAINED CURB LAYOUT         | 23 |        |
| RESIDENTIAL DRIVEWAY WITH VERTICAL CURBS/GUTTER INTERIOR | 23 |        |

### MISCELLANEOUS DETAILS

|                                                      |    |        |
|------------------------------------------------------|----|--------|
| PARKING LOT PARKING LAYOUT AT INTERSECTIONS          | 24 |        |
| INTERSECTION SIGHT DISTANCE REQUIREMENTS             | 24 | 1 OF 2 |
| INTERSECTION SIGHT DISTANCE REQUIREMENTS             | 24 | 2 OF 2 |
| MANHOLE STRUT NOTCH DETERMINATION                    | 25 |        |
| ASPHALT CONNECTION BETWEEN EXISTING AND NEW PAYMENTS | 26 |        |
| MEDIUM BAY ROOF SOMETHING                            | 28 | 1 OF 2 |
| MEDIUM BAY ROOF SOMETHING                            | 28 | 2 OF 2 |
| MEDIUM BAY ROOF SOMETHING                            | 28 | 3 OF 2 |
| CURB CHASE DRIVEN INDIVIDUAL LAYOUT                  | 29 | 1 OF 2 |
| CURB CHASE DRIVEN INDIVIDUAL LAYOUT                  | 29 | 2 OF 2 |
| CURB CHASE DRIVEN NON-INDIVIDUAL LAYOUT              | 29 | 3 OF 2 |
| TRENCH TRANSIT SECTION                               | 30 |        |
| INTERSECTION GRADING DETAIL FOR CONSTRUCTION PLANS   | 32 |        |
| GROUND MOUNTED STREET NAME PLATES                    | 32 |        |

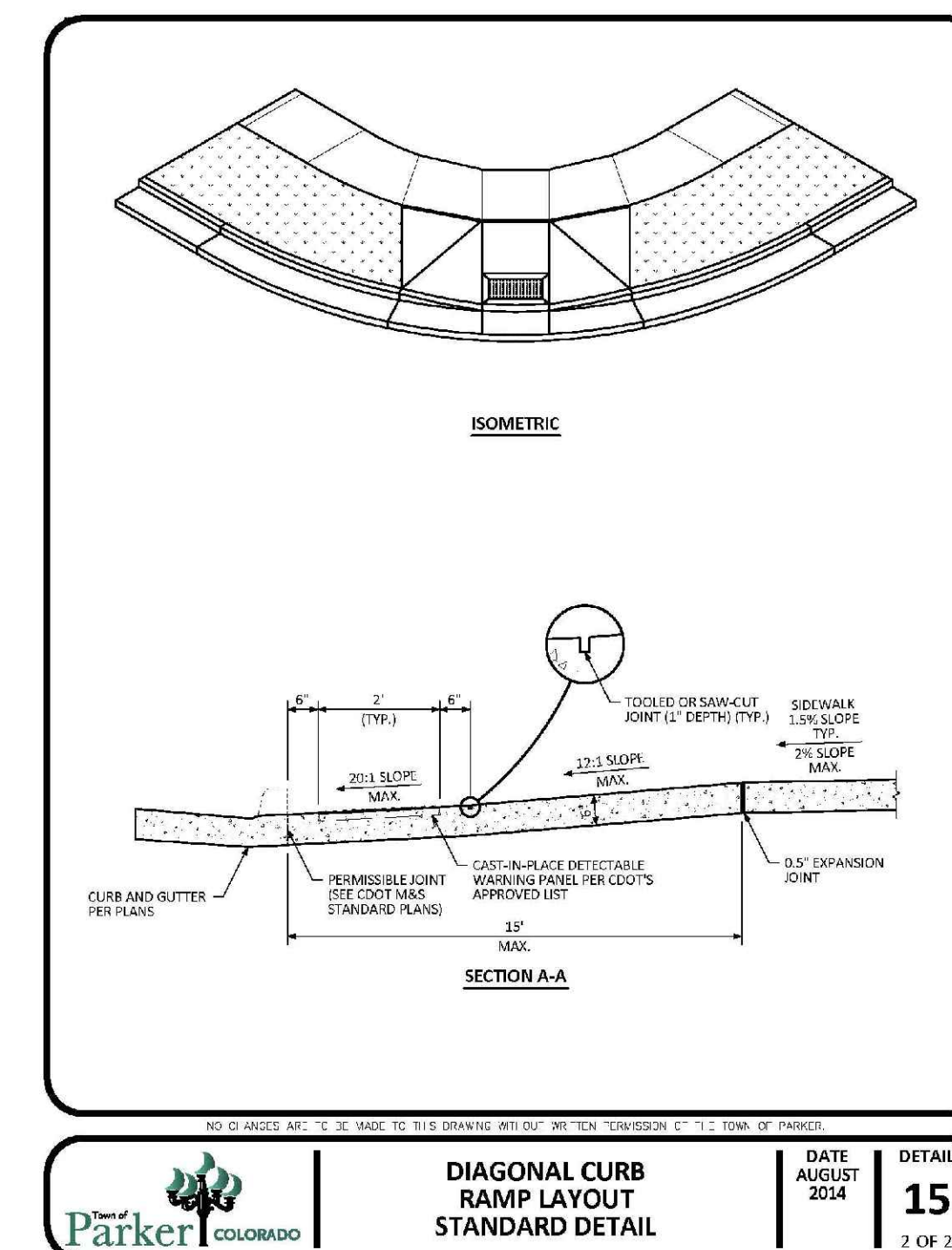
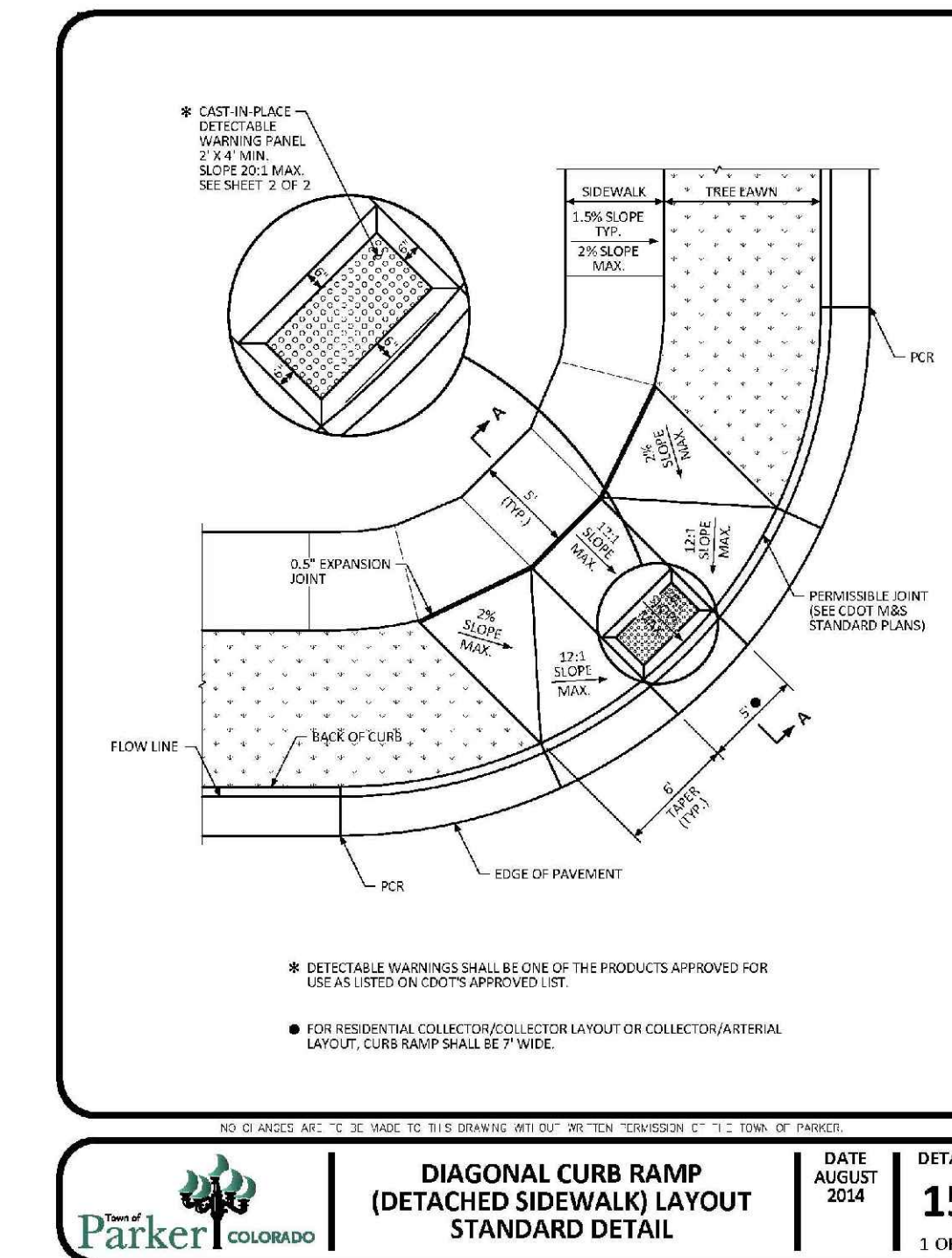
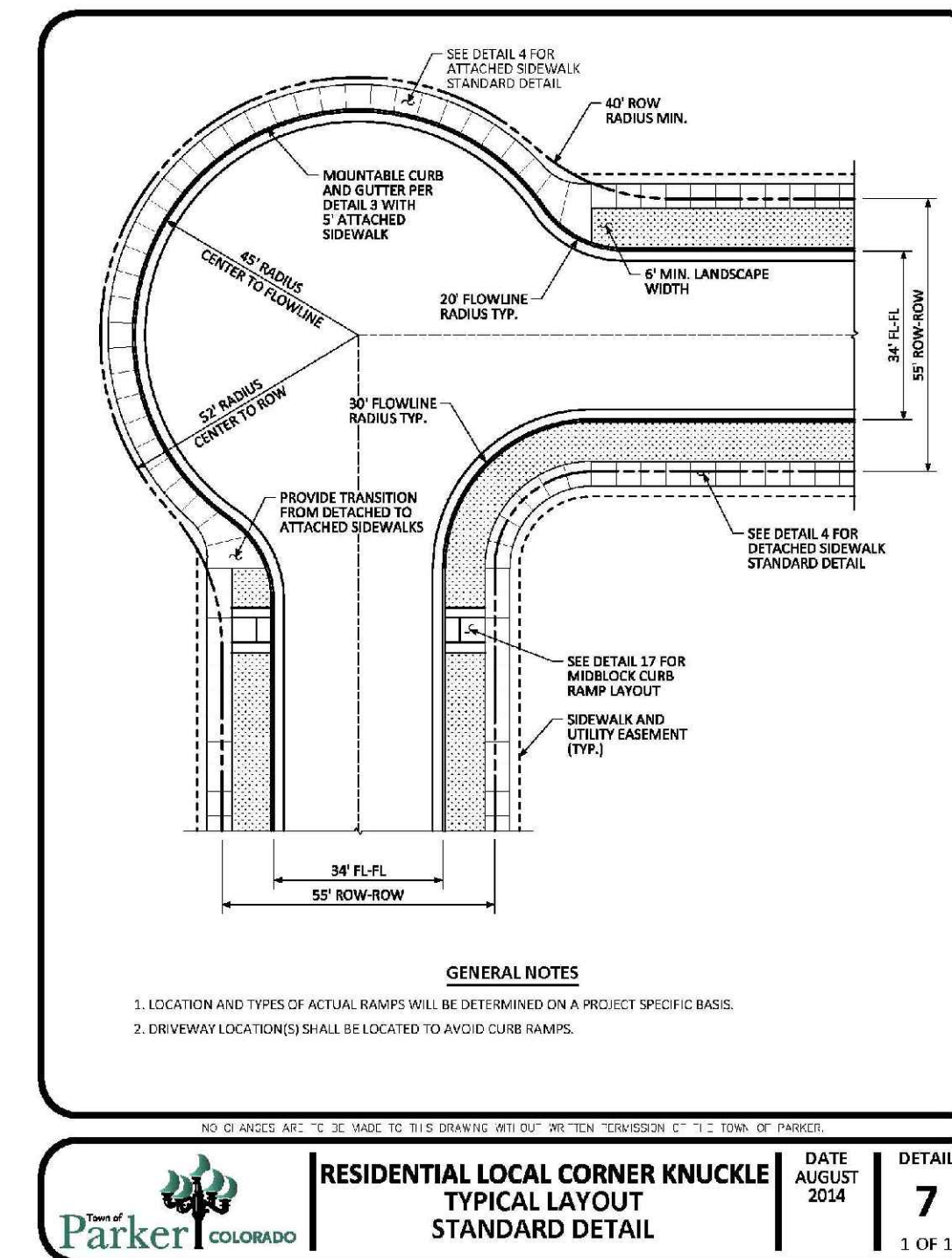
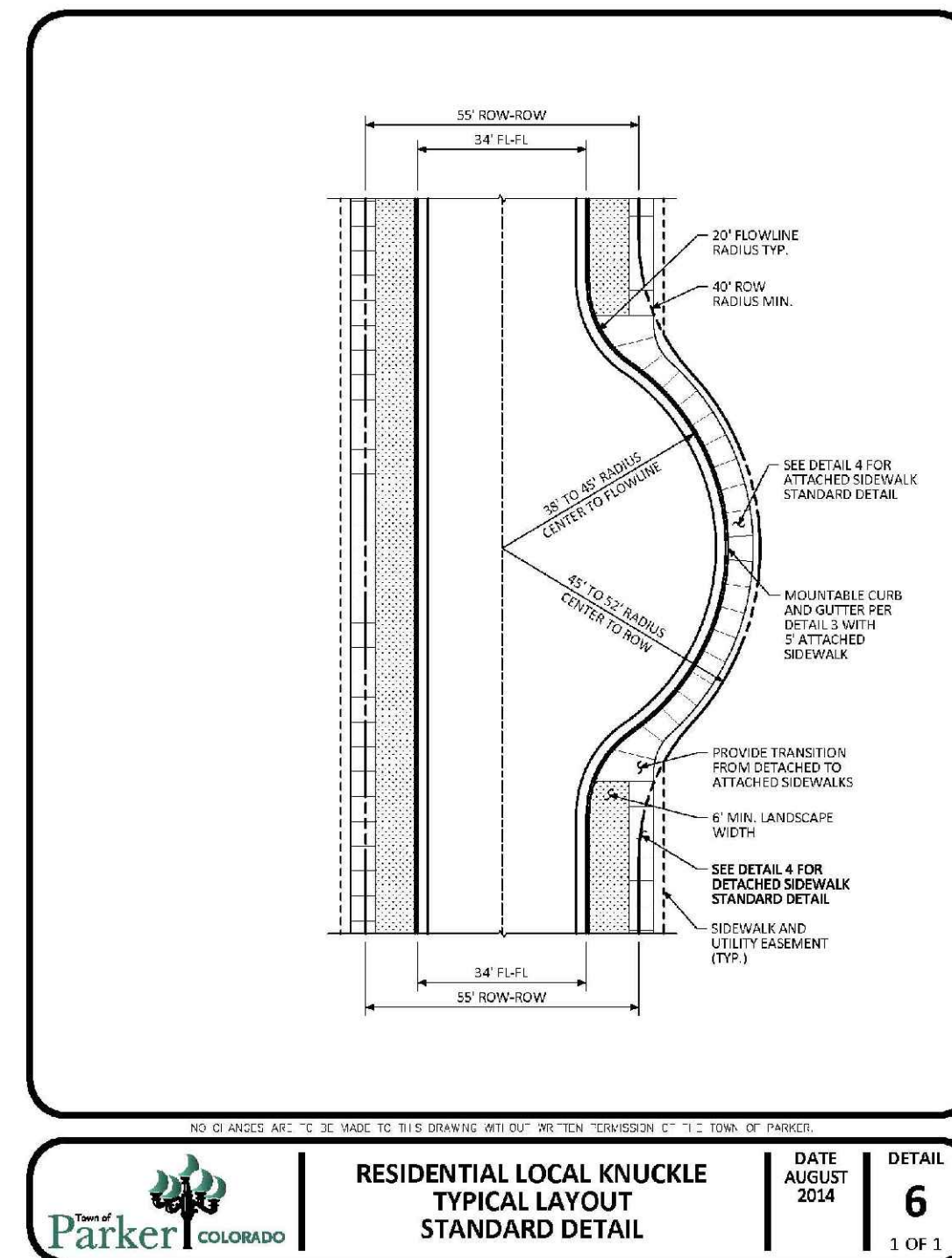
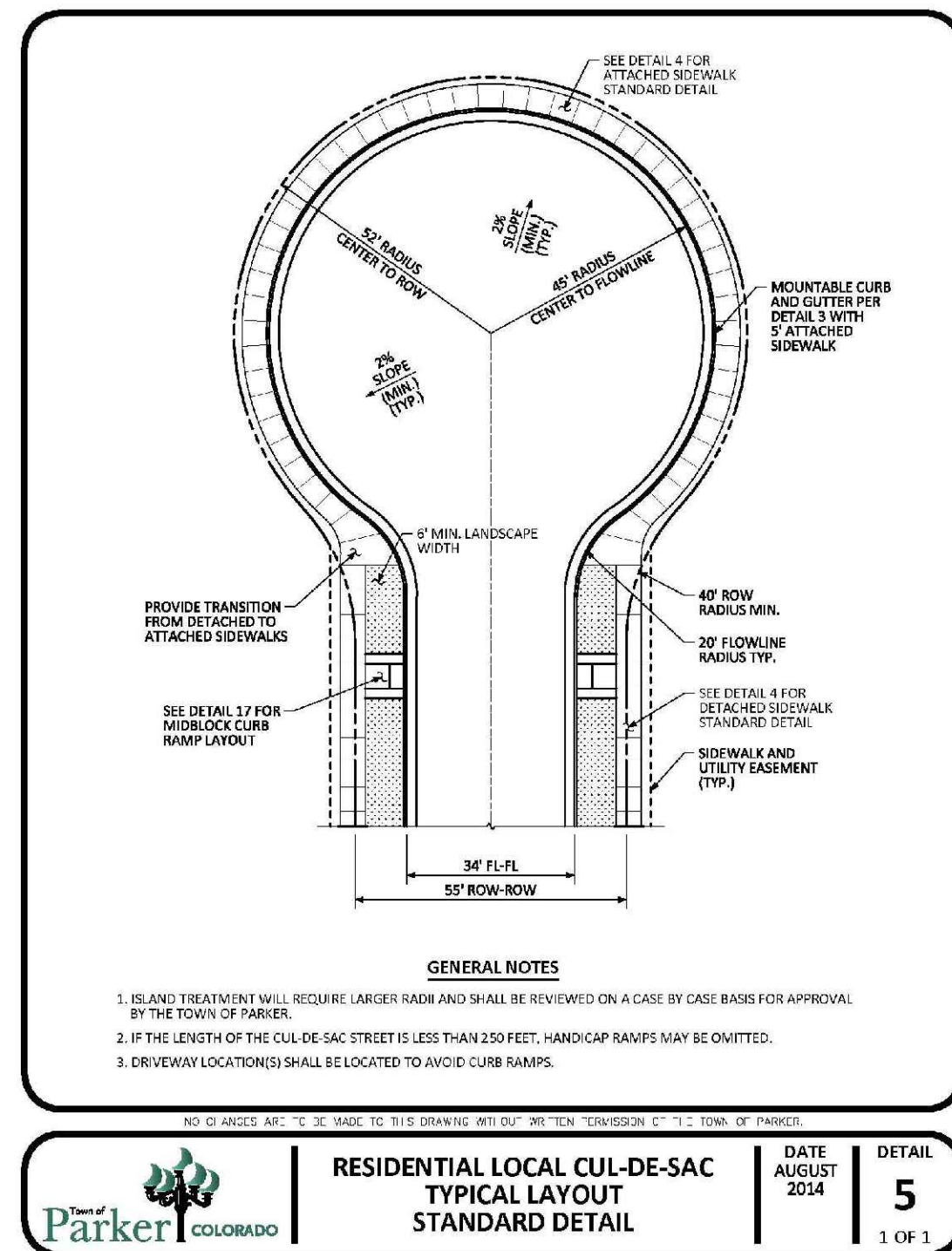
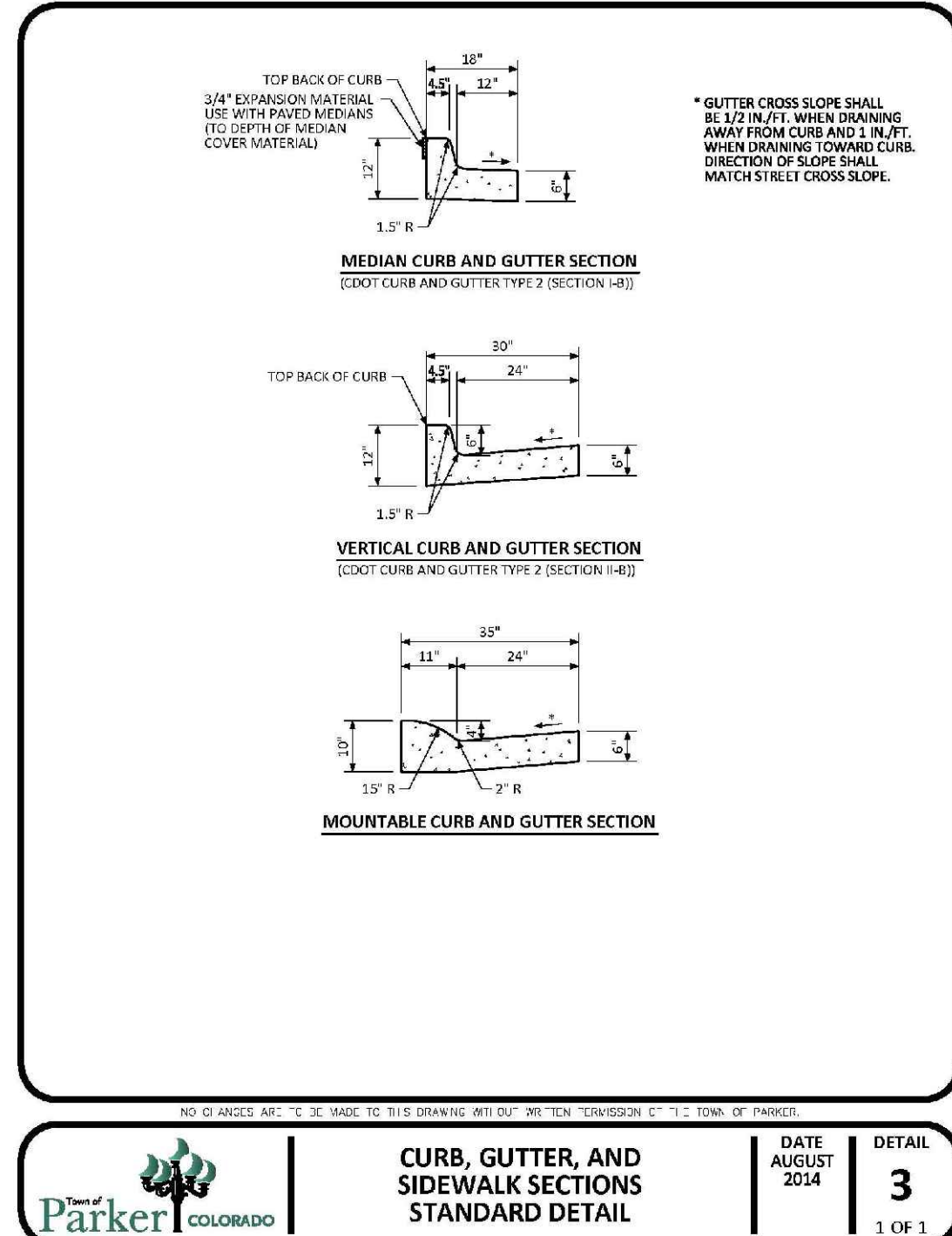
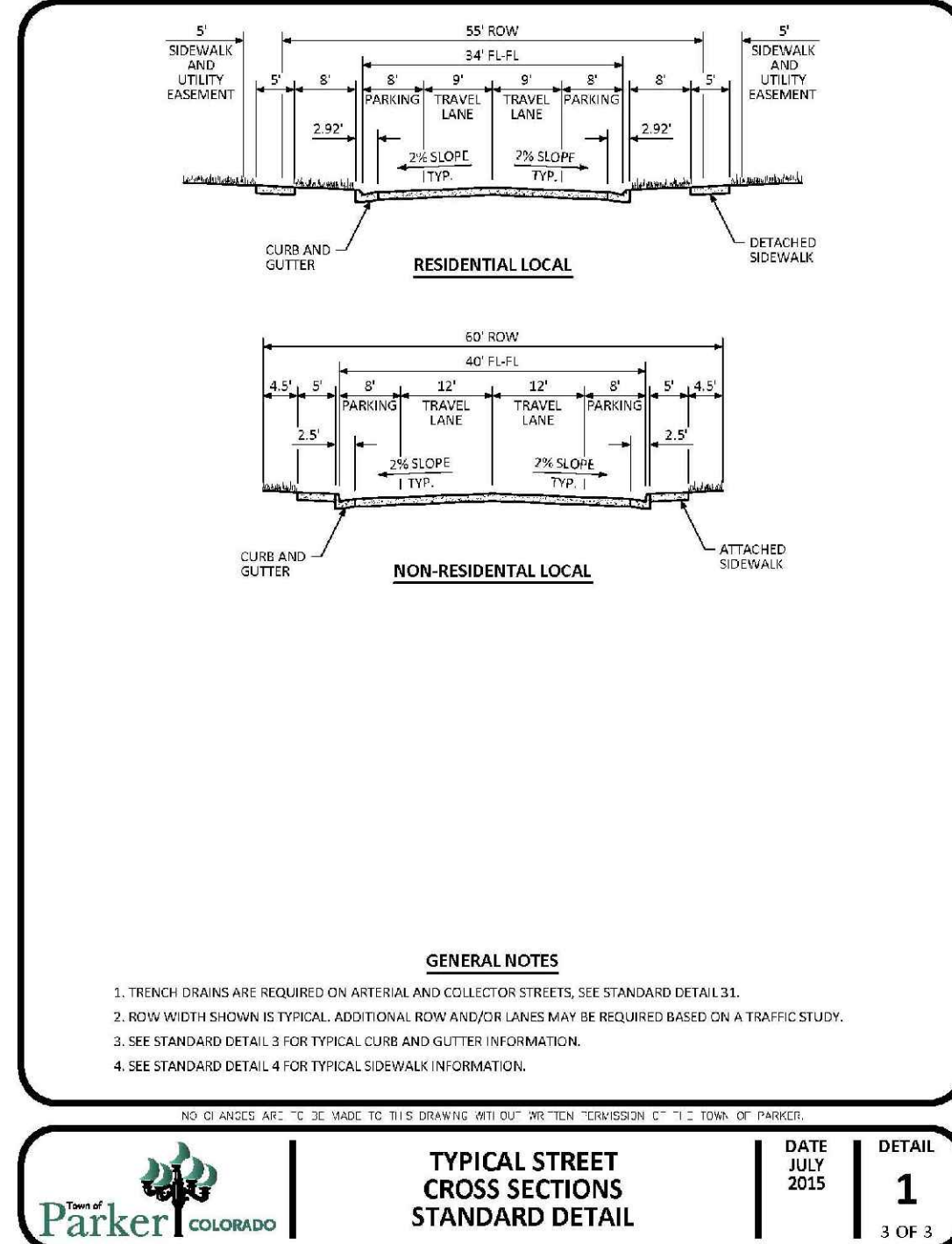
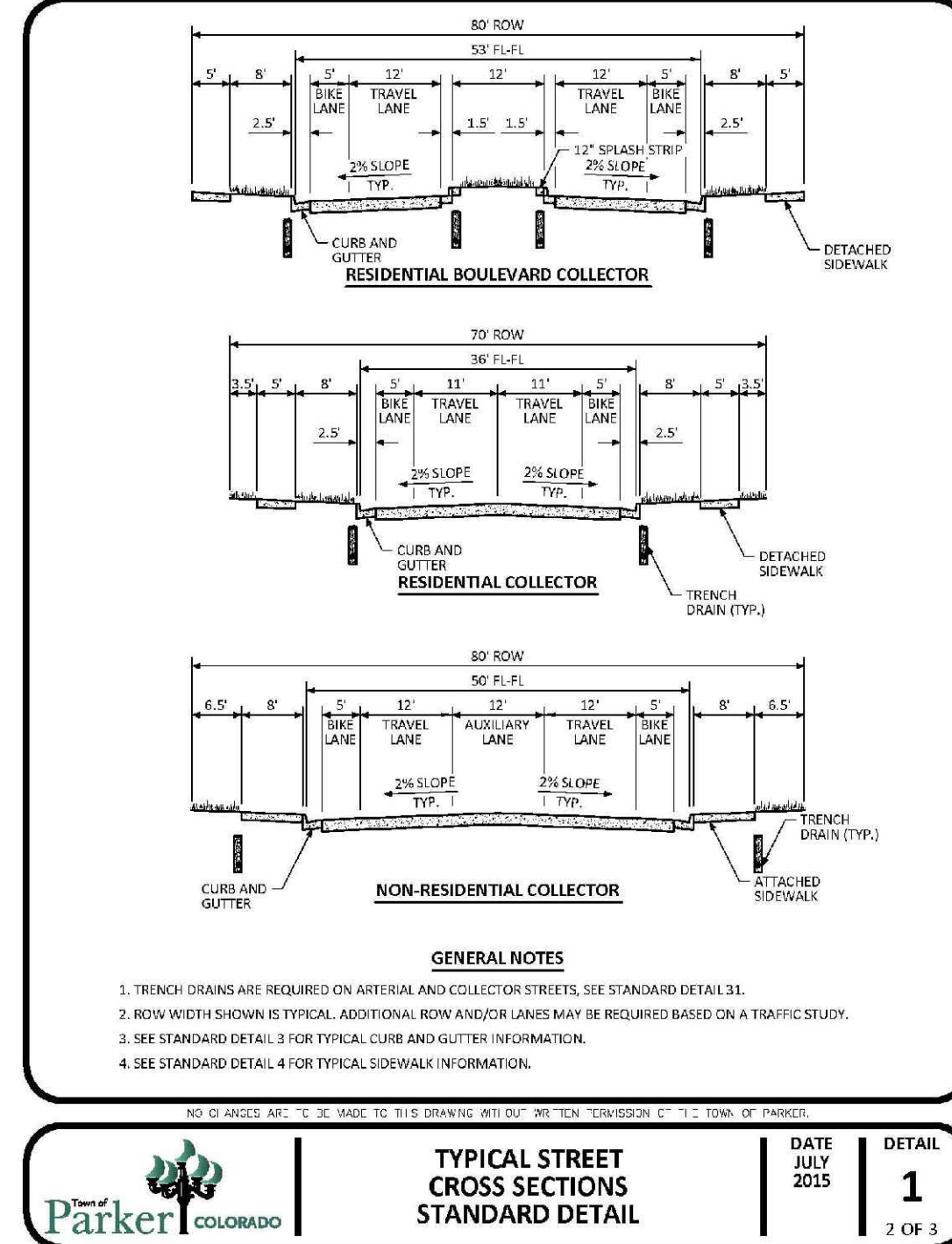
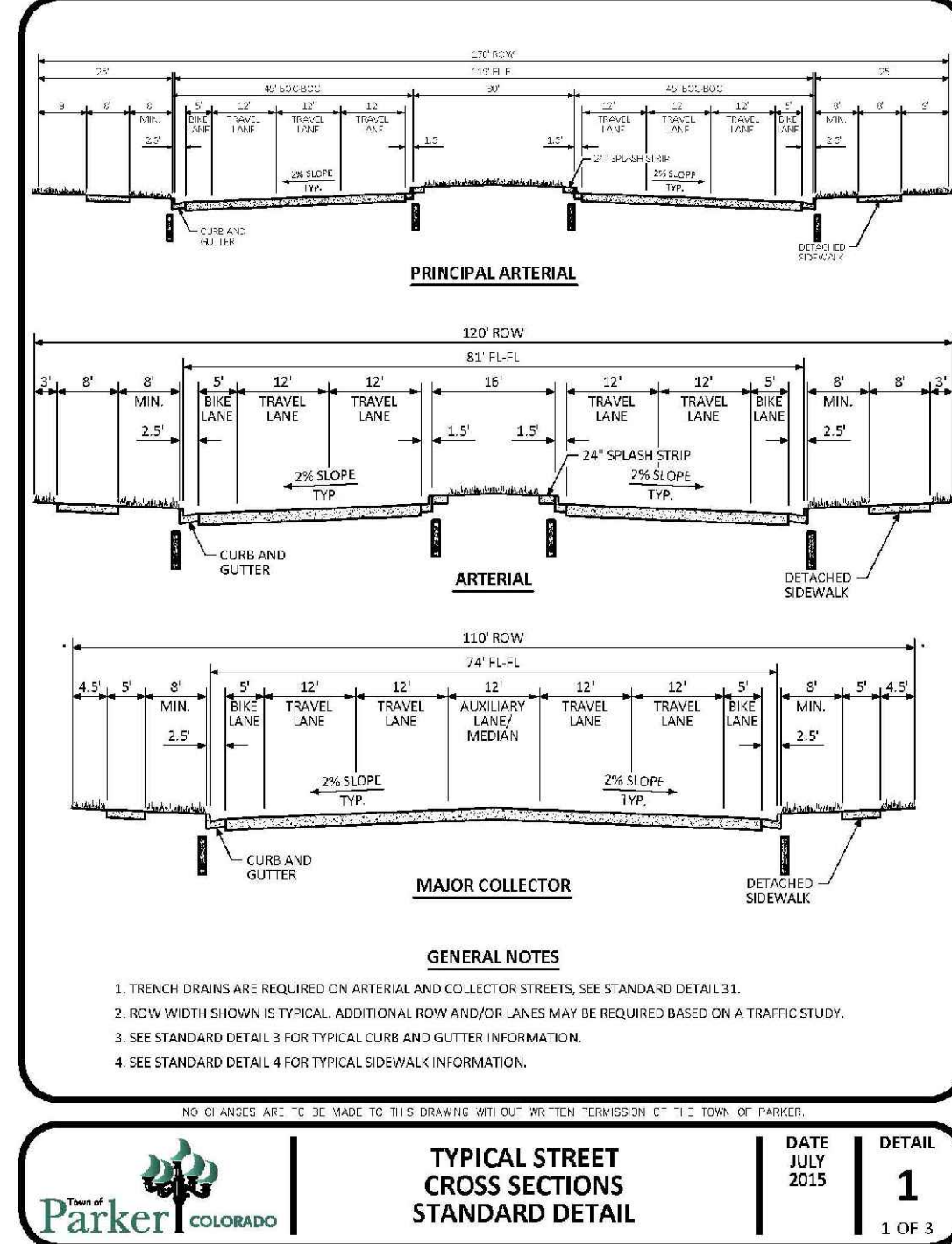
THIS INDEX IS ADAPTED FROM THE "AASHTO ROADWAY DESIGN STANDARD DETAILS" (RD-1) PUBLISHED BY THE AMERICAN ASSOCIATION OF HIGHWAY ENGINEERS.

# INDEX OF ROADWAY DESIGN STANDARD DETAILS

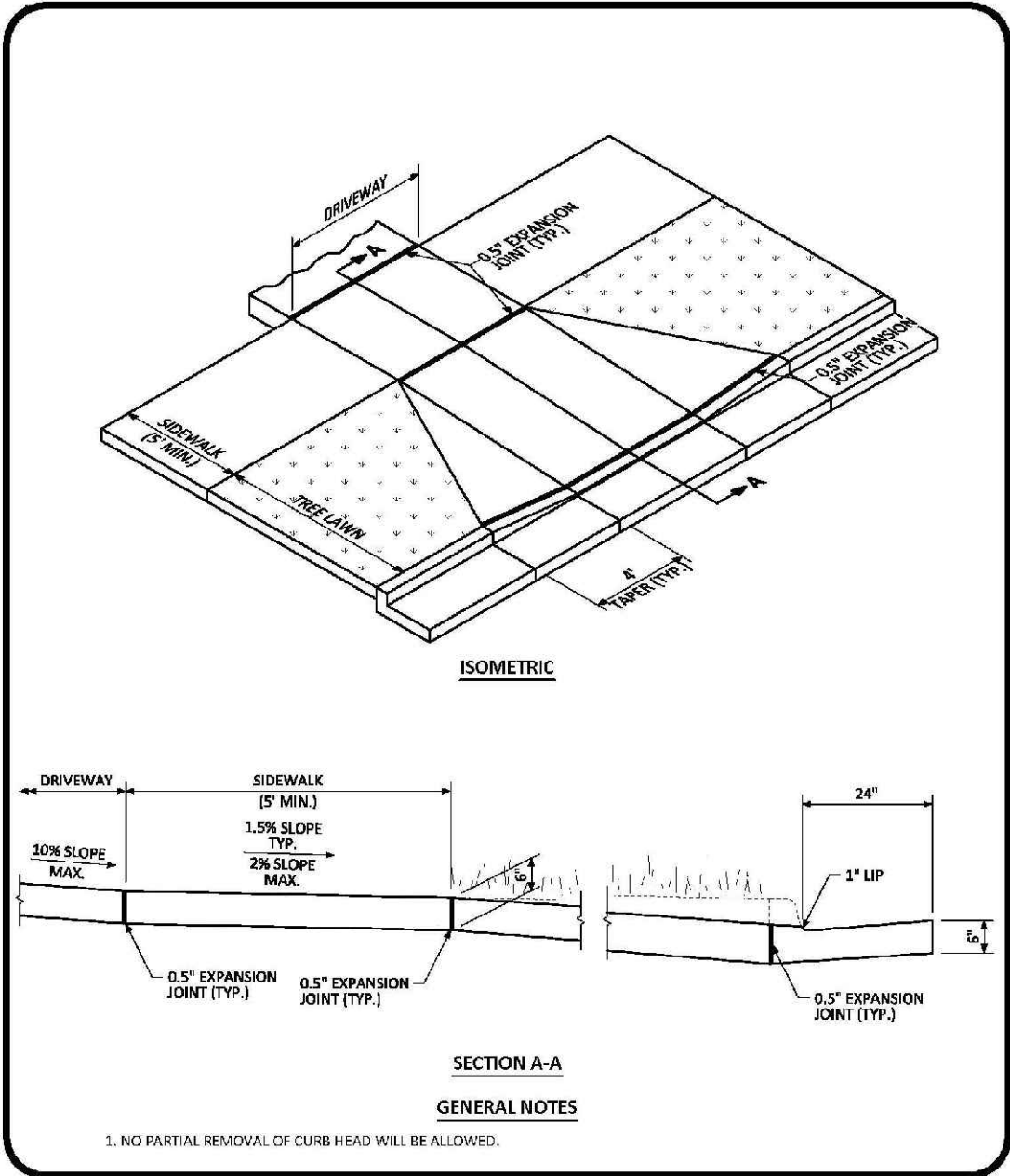
DATE  
JULY  
2015

DETAIL

1 OF 1





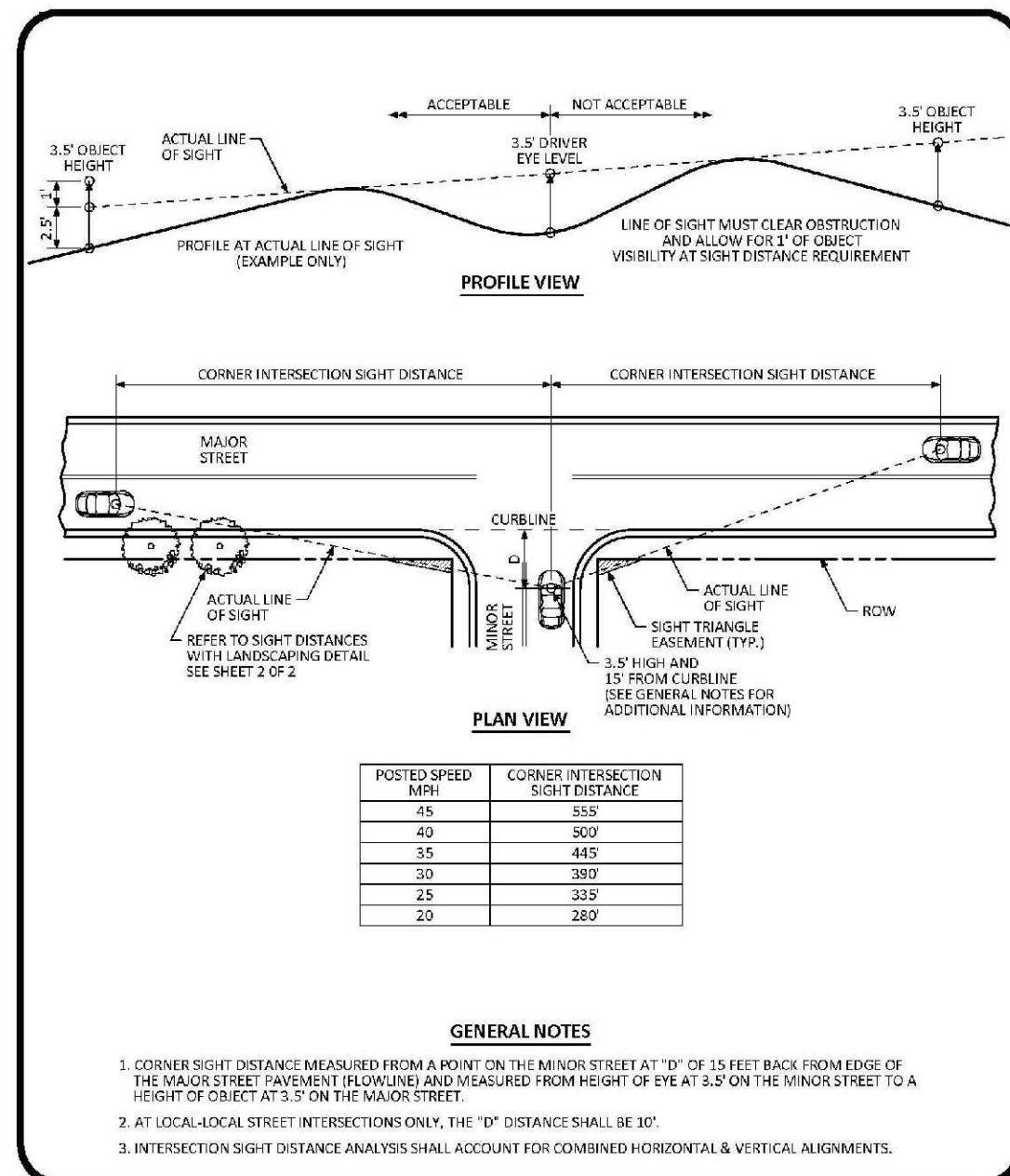


**RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 23

1 OF 1

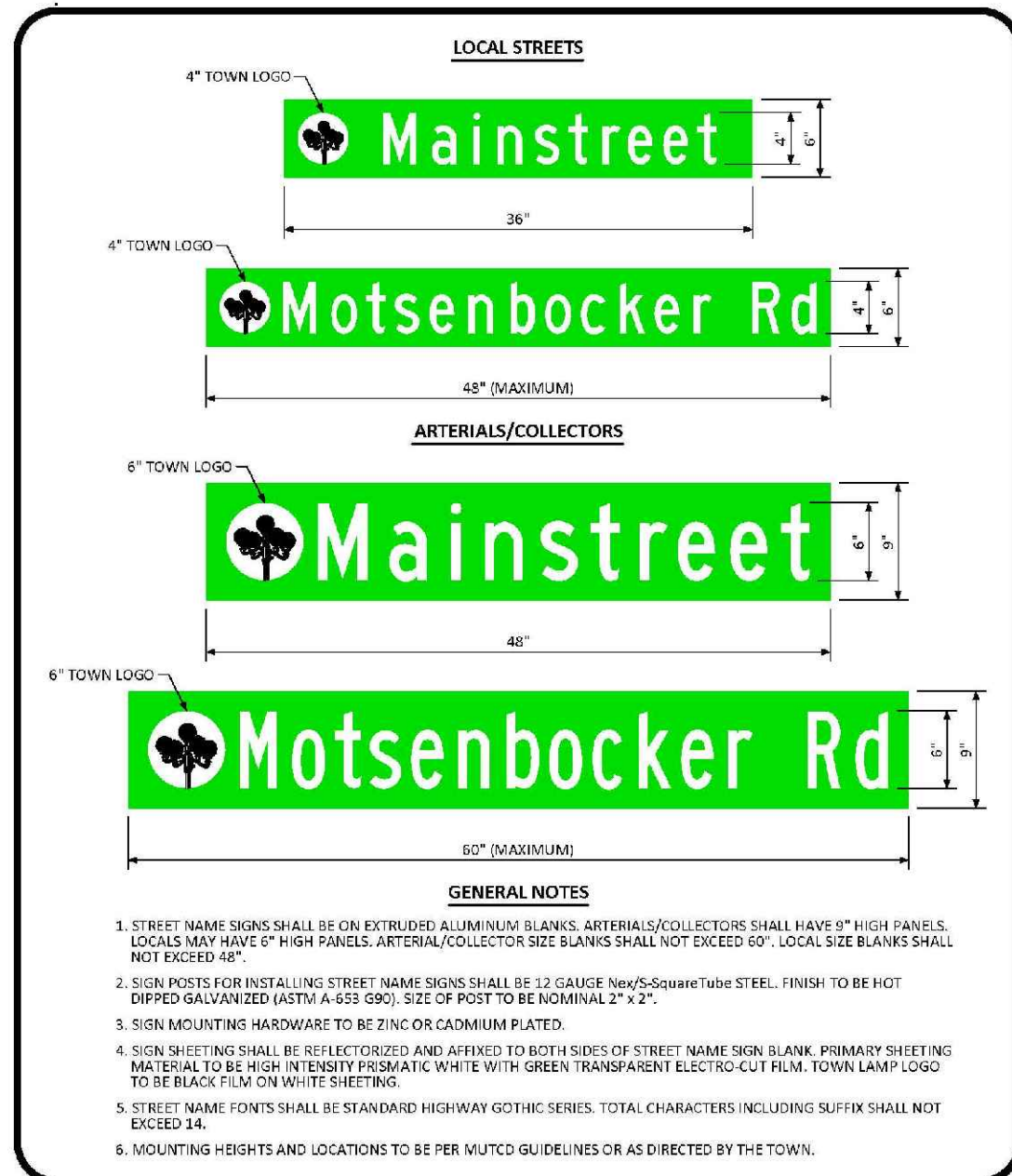


**INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 25

1 OF 1

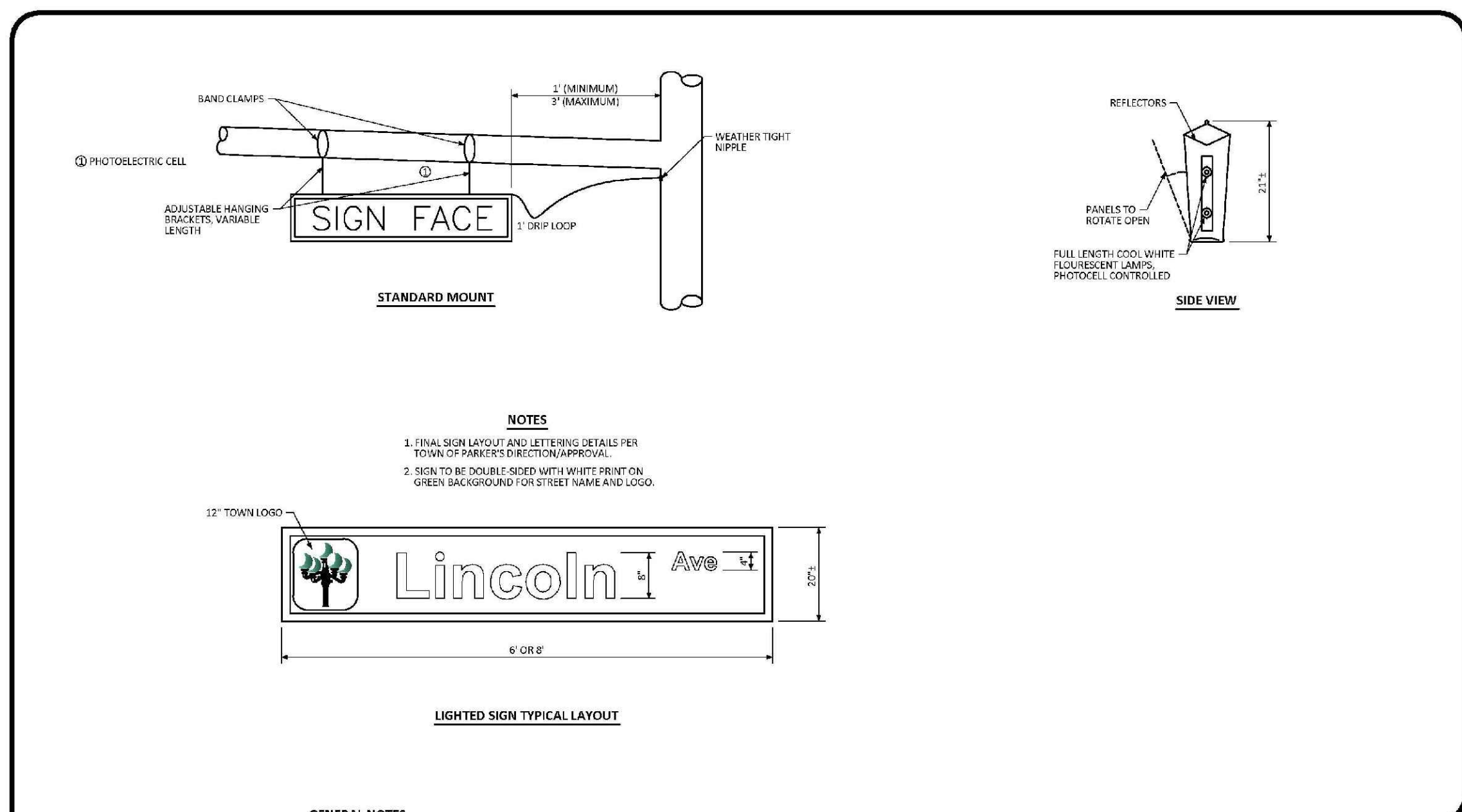


**GROUND MOUNTED STREET NAME PANELS**

DATE DECEMBER 2016

DETAIL 32

1 OF 1

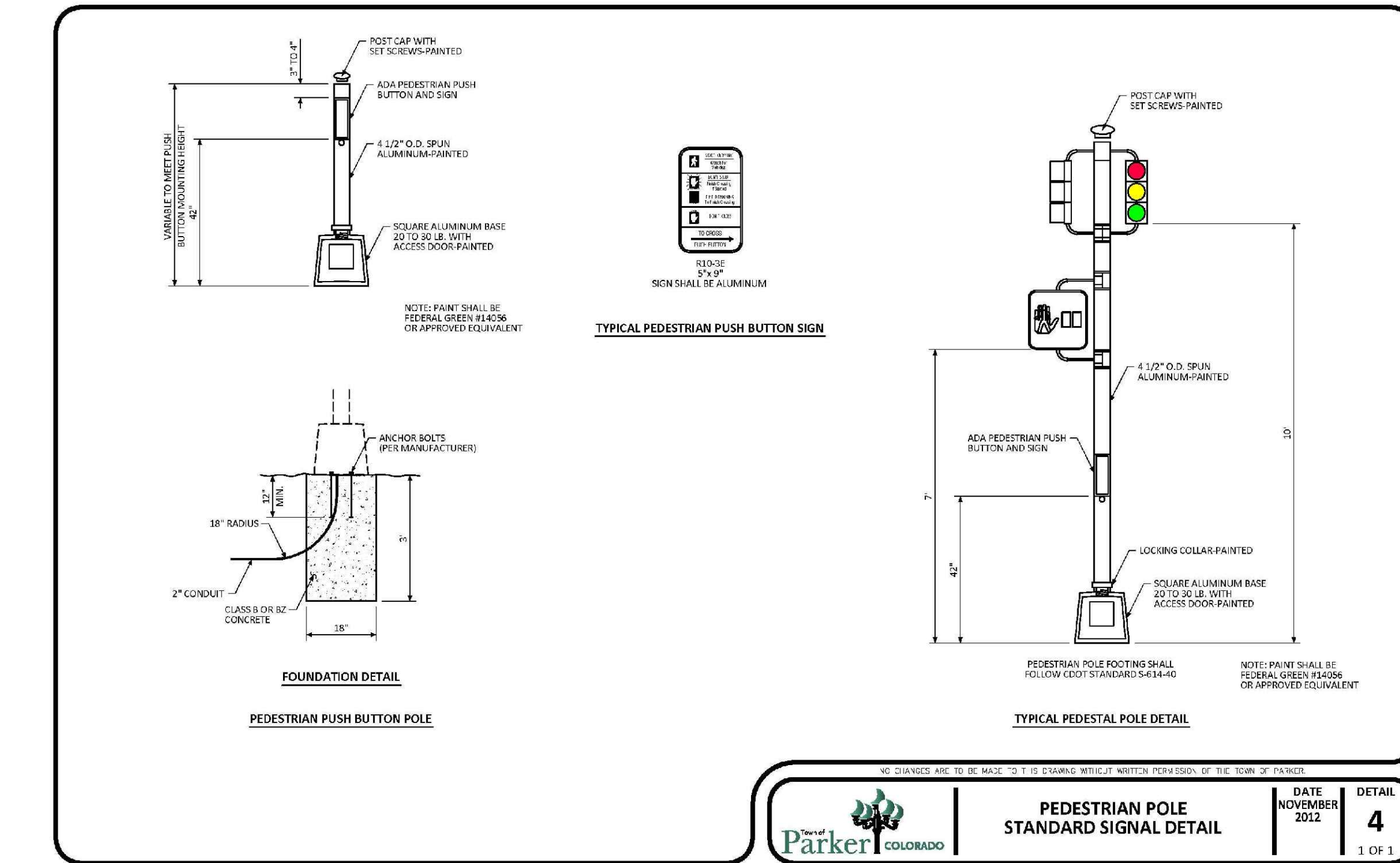


**ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL**

DATE NOVEMBER 2012

DETAIL 3

1 OF 1

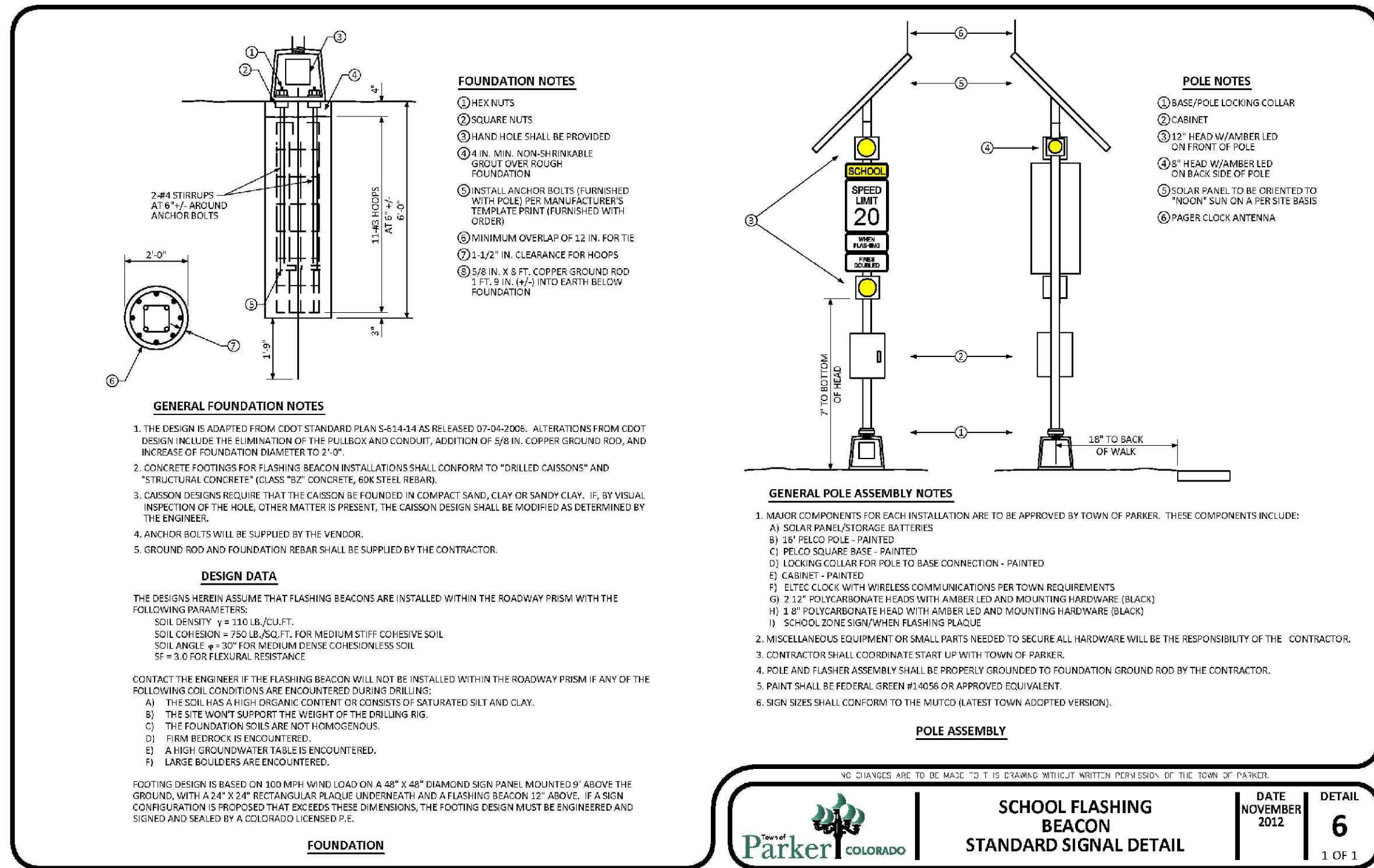


**PEDESTRIAN POLE STANDARD SIGNAL DETAIL**

DATE NOVEMBER 2012

DETAIL 4

1 OF 1

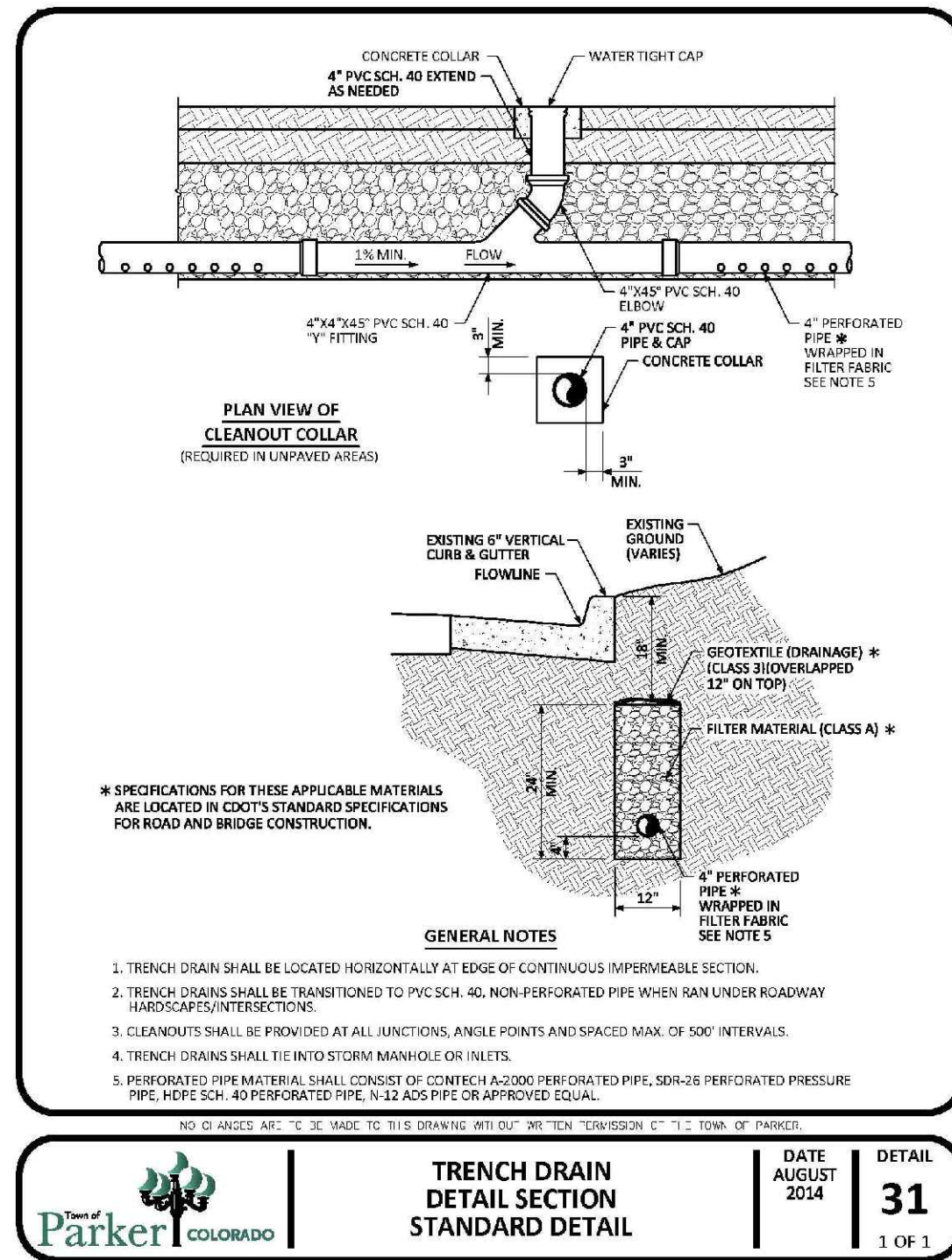


**SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL**

DATE NOVEMBER 2012

DETAIL 6

1 OF 1



**TRENCH DRAIN DETAIL SECTION STANDARD DETAIL**

DATE AUGUST 2014

DETAIL 31

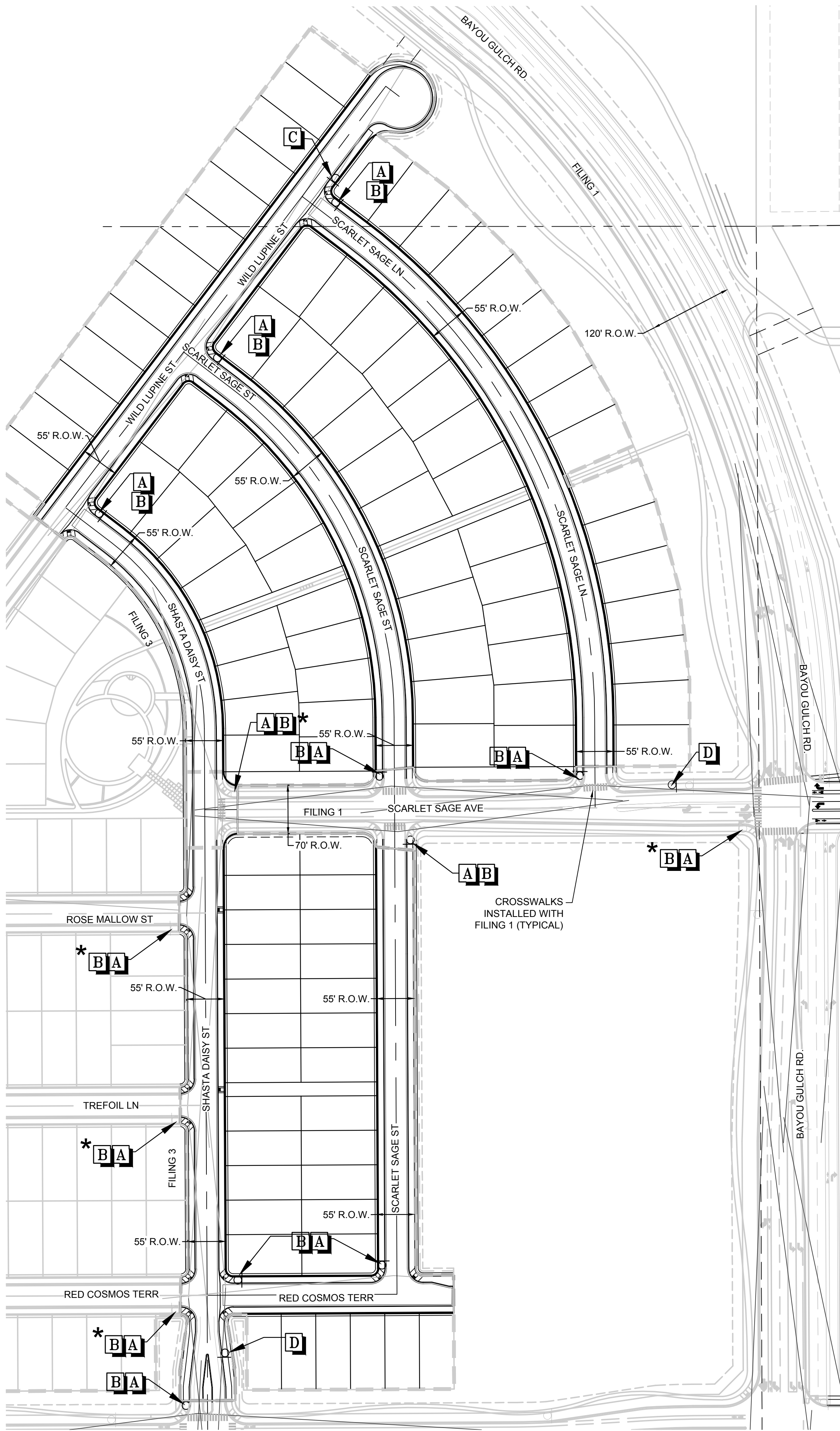
1 OF 1

N:\PROJECTS\SHERRISS RANCH\CD\ENGINEERING\SET\CD\SF\2\TOWN OF PARKER\F2 SIGNAGE AND STRIPING.DWG, BRIAN W. 2/27/2018 4:18 PM



UNCC  
UTILITY NOTIFICATION  
CENTER OF COLORADO

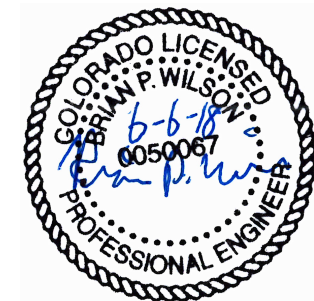
CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
1-800-922-1987



**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

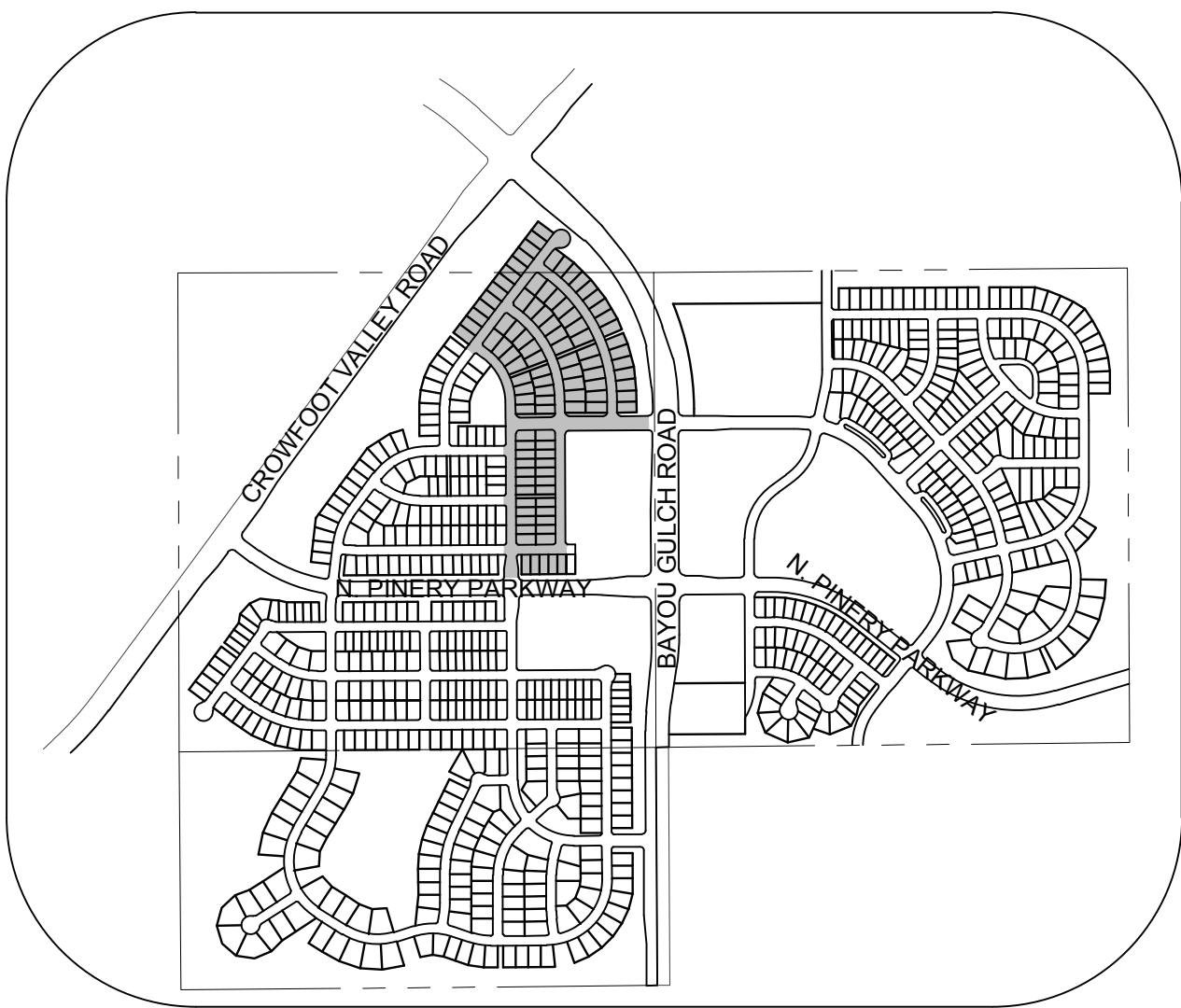


BRIAN P. WILSON  
COLORADO P.E. 0050067

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 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.

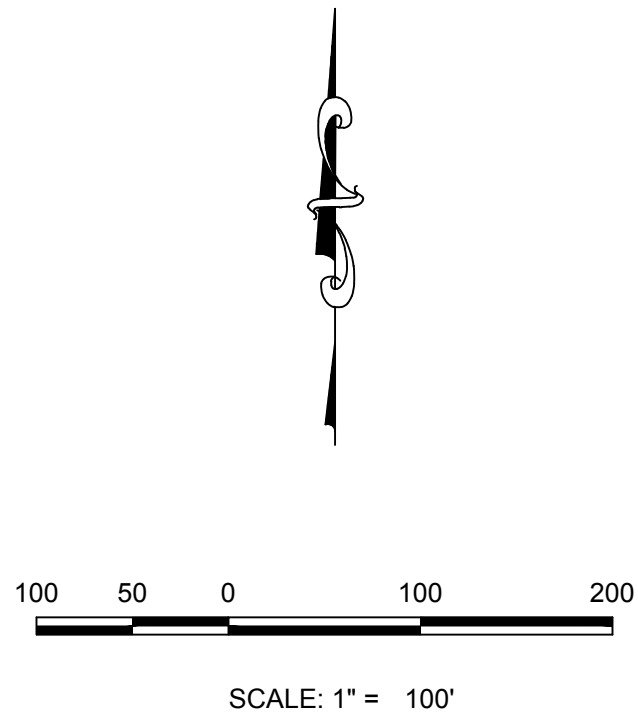
TOWN OF PARKER, DIRECTOR OF ENGINEERING      DATE



KEYMAP  
N.T.S.

LEGEND

|          |                                 |
|----------|---------------------------------|
| <b>A</b> | STOP SIGN R1-1                  |
| <b>B</b> | STREET NAME SIGN D3             |
| <b>C</b> | DEAD END SIGN W14-1             |
| <b>D</b> | SPEED LIMIT SIGN R2-1           |
| <b>E</b> | BIKE LANE SIGN R3-17            |
| <b>F</b> | AHEAD SIGN R3-17A               |
| <b>G</b> | ENDS SIGN R3-17B                |
| <b>H</b> | YIELD SIGN R1-2                 |
| <b>I</b> | PEDESTRIAN TRAFFIC SIGN W11-2   |
| <b>J</b> | SCHOOL CROSSING SIGN S1-1       |
| <b>*</b> | TO BE INSTALLED IN OTHER FILING |



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



HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 2 CONSTRUCTION DRAWINGS  
SIGNAGE AND STRIPING

DRAWN BY: JLR

CHECKED BY: JJJ

DATE: AUGUST 2017

SCALE: AS SHOWN

FILE NO: 8130283701

| No. | Revisions | Date | Init. | Appr. | Date |
|-----|-----------|------|-------|-------|------|
|     |           |      |       |       |      |
|     |           |      |       |       |      |
|     |           |      |       |       |      |
|     |           |      |       |       |      |

SHEET NUMBER  
**27**