

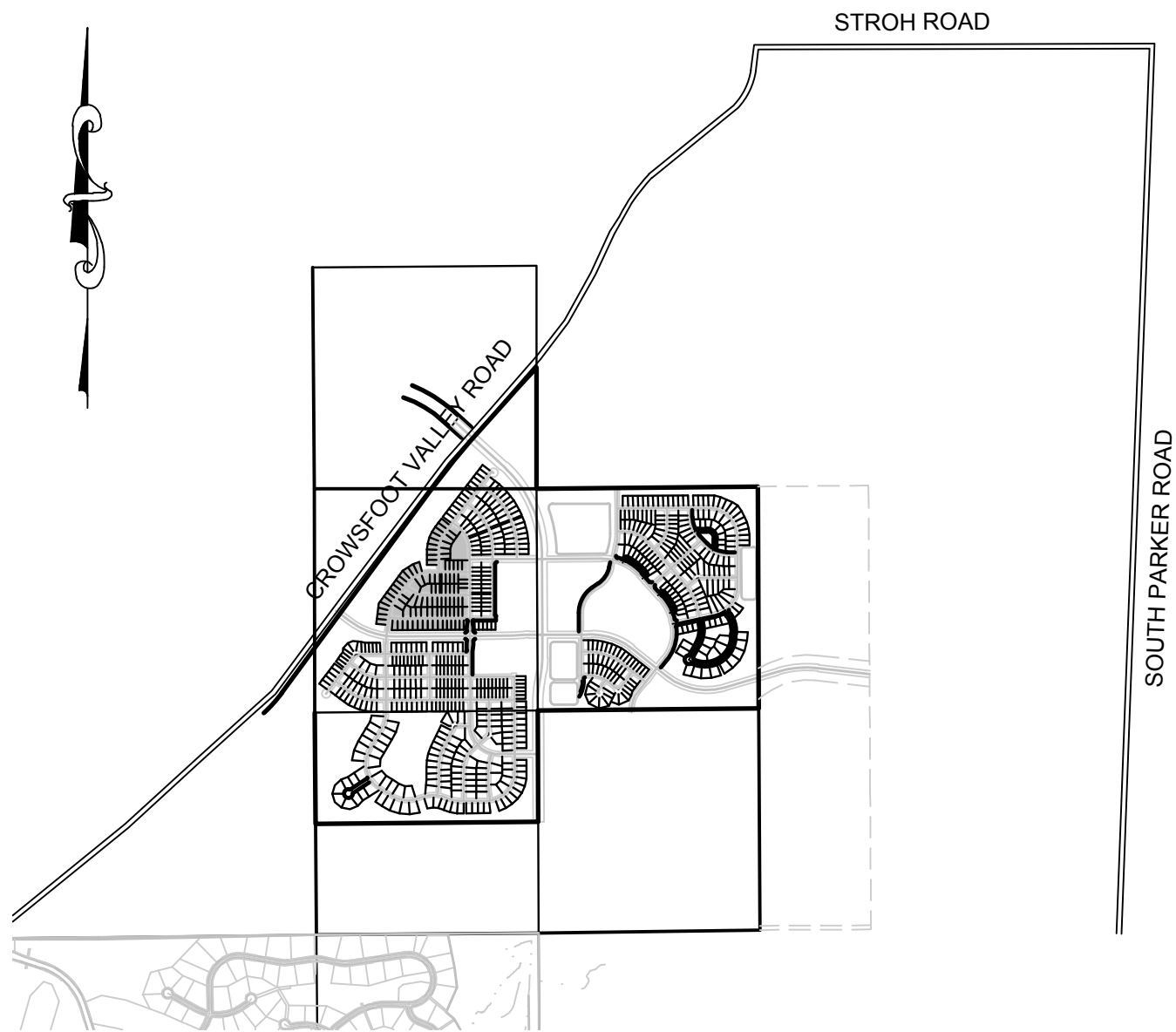
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TRAILS AT CROWFOOT

FILING 3 CONSTRUCTION PLANS

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

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VICINITY MAP
SCALE: 1" = 2000'

DEVELOPER

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

WATER & SANITATION DISTRICT

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

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

BRIAN P WILSON, CO. P.E.0050067

DATE

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

SURVEYOR/ ENGINEER:

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

ELECTRIC COMPANY

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

MUNICIPALITY

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

GAS COMPANY

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

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

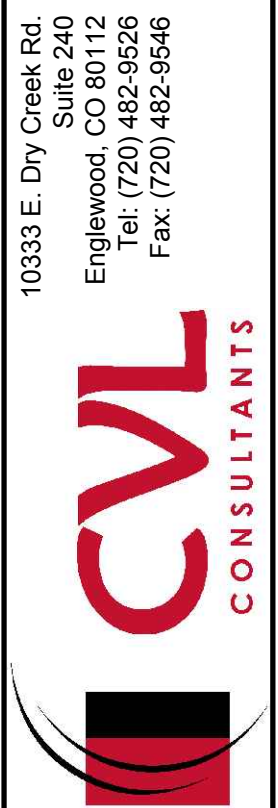


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TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
COVER SHEET

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CENTENNIAL, CO 80112



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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, EROSION 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 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

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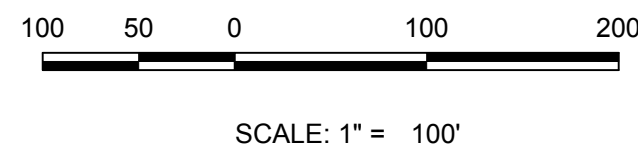
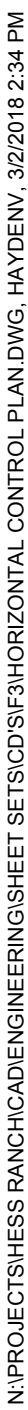
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10339 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546 CVL CONSULTANTS HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS TOWN OF PARKER NOTES												

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

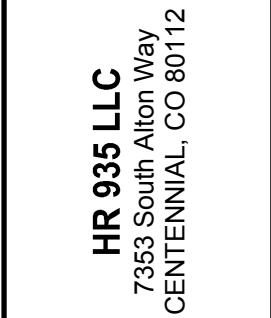
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2

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



TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
HORIZONTAL CONTROL PLAN

SHEET NUMBER
3



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.

BRIAN P. WILSON
COLORADO P.E. 0050067

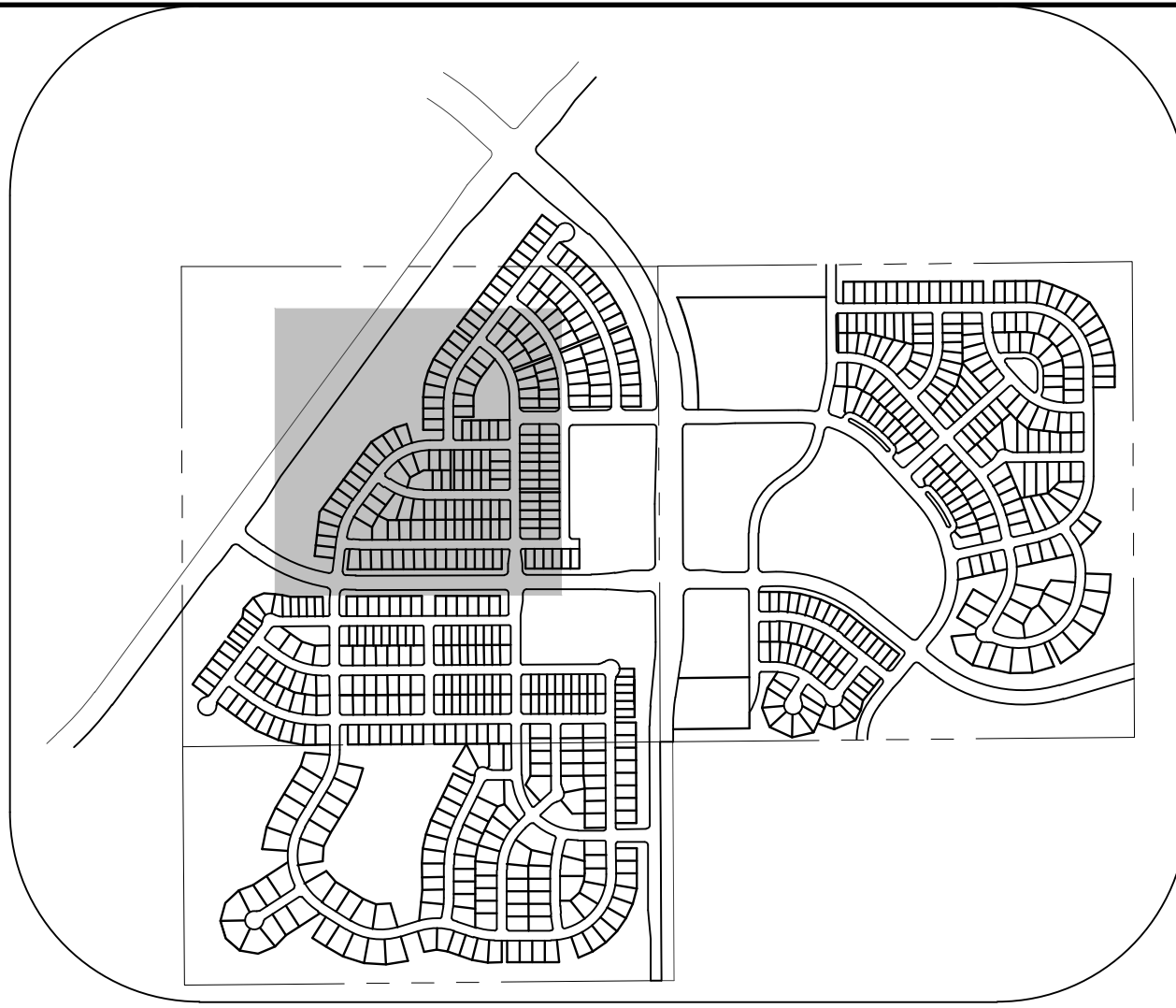
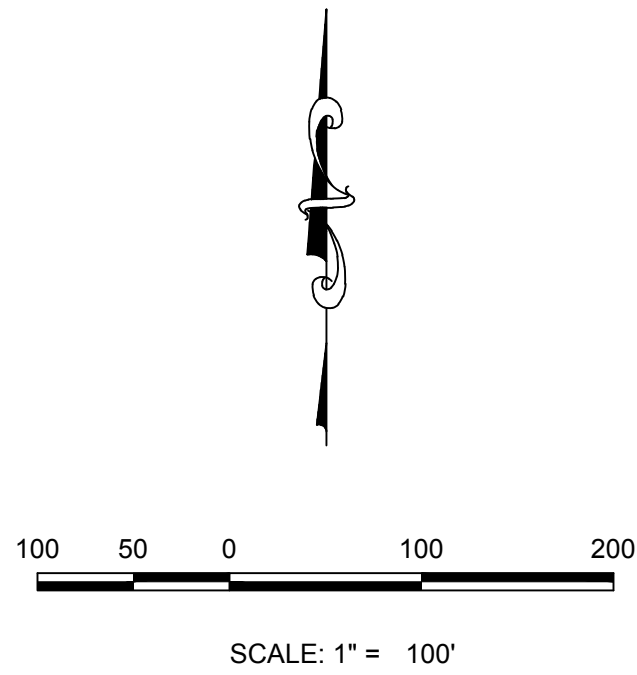
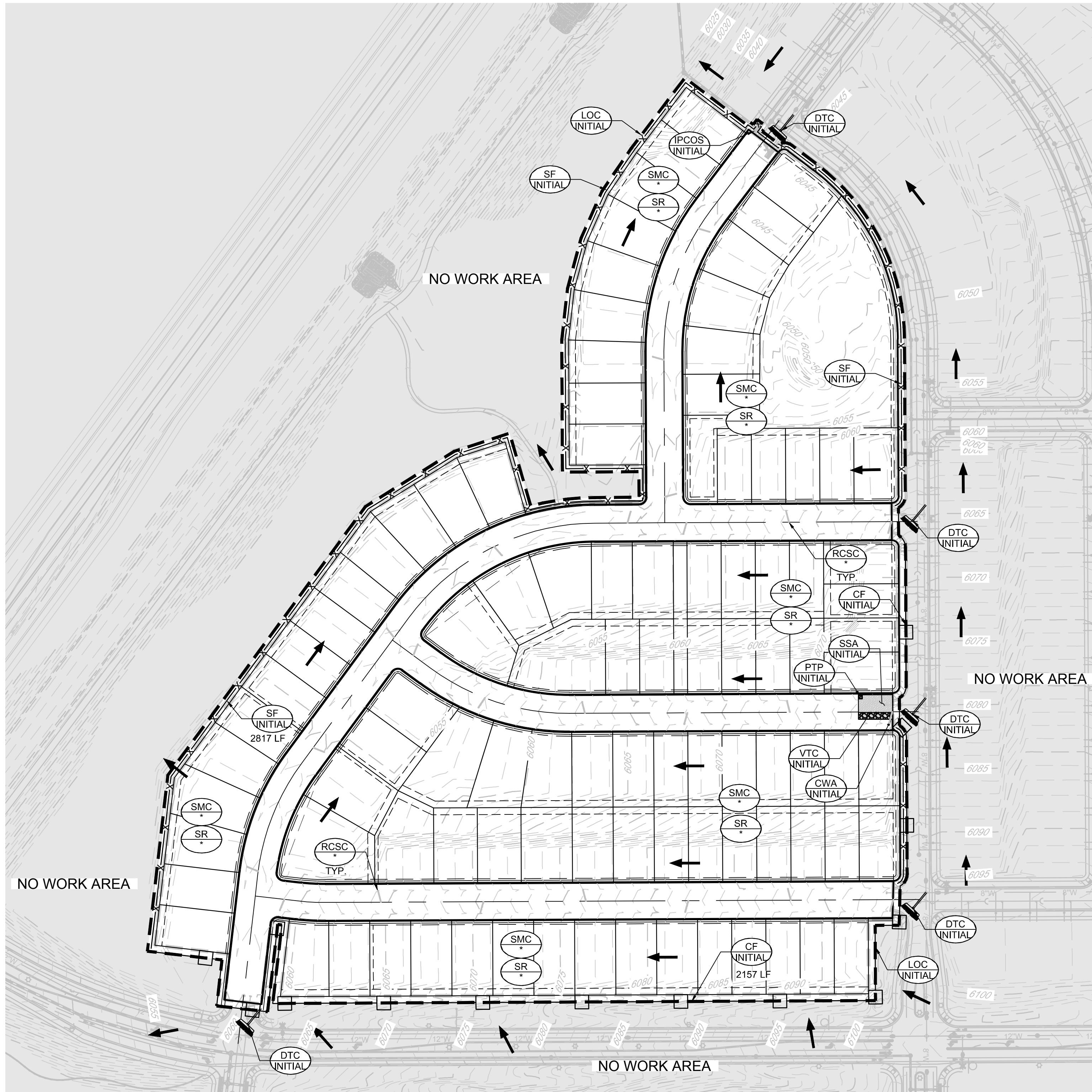
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DATE _____

N:\PROJECTS\SSR RANCH\CAD\ENGINEERING\SET\CD\SF\TOWN OF PARKER\3 BMP PLANS.DWG. BRIAN.W. 3/22/2018 3:53 PM



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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		LOT PROTECTION		TEMPORARY EROSION
	CONSTRUCTION FENCE		MASONRY WORK PROTECTION		TEMPORARY SEDIMENT BASIN
	DOWATERING		PORTABLE TOILET PROTECTION		VEHICLE TRACKING CONTROL
	CONCRETE WASHOUT AREA		ROUGH CUT STREET CONTROL		
	DETENTION POND PROTECTION		ROCK BOOK		
	DEBRIS TRAVEL CONTROL		ROCK BOOK IN SWALE		
	EROSION CONTROL BLANKET		STRAW BALE		
	INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT		SEDIMENT CONTROL LOGS		
	INLET PROTECTION FOR AREA INLETS IN PAVEMENT		SILT FENCE		
	INLET PROTECTION OVER ON-GRADE, TYPE II INLET		SEEDBED MULCHING AND GRADING		
	INLET PROTECTION OVER ON-SUMP, TYPE II INLET		SURFACE ROUGHING		
			STABILIZED SEEDING AREA		
			SEWER WALK TRANSITION PROTECTION		

	CBMP		LEGEND
	CONCRETE EROSION BEST MANAGEMENT PRACTICES		CONCRETE EROSION BEST MANAGEMENT PRACTICES

	CBMP		LEGEND
	CONCRETE EROSION BEST MANAGEMENT PRACTICES		CONCRETE EROSION BEST MANAGEMENT PRACTICES

- NOTE:
- * RCSC, SMC, & SR TO BE INSTALLED WITH FILING 1.
 - 1. ALL STREET CUTS SHALL BE CONTROLLED PER THE ROUGH CUT STREET CONTROL DETAIL. SEE BMP DETAILS.
 - 2. 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.
 - 3. IT MAY BE NECESSARY TO PROVIDE BACK OF WALK PROTECTION AND BACK OF CURB PROTECTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
 - 4. INSTALL ECB IN TREE LAWN AFTER INSTALLATION OF CURB AND GUTTER AND SIDEWALK. TYPICAL THROUGHOUT SUBDIVISION.
 - 5. LOT PROTECTION REQUIRED ON ALL RESIDENTIAL LOTS IN ALL UNLANDSCAPED AREAS PRIOR TO CO.
 - 6. SEDIMENT CONTROL BMPs MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

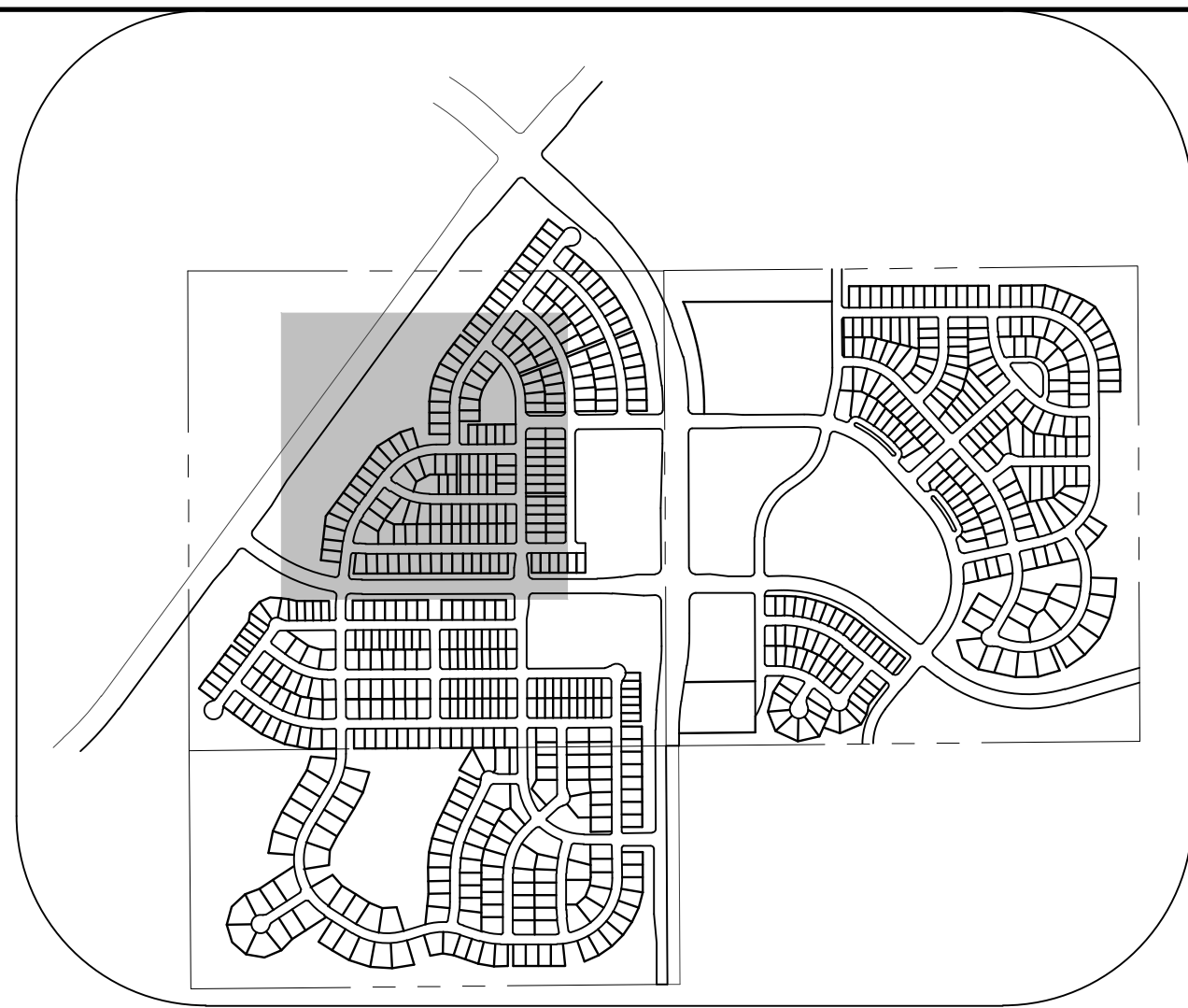
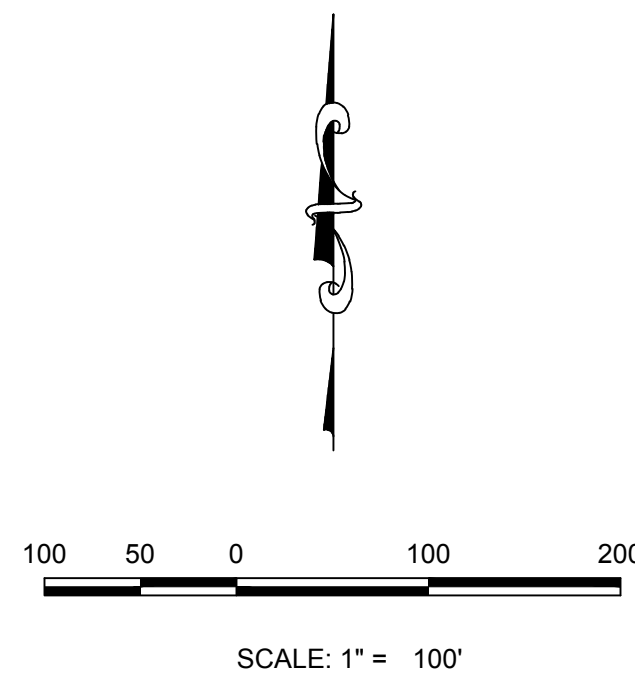


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
INITIAL CBMP PLAN

SHEET NUMBER	4
DRAWN BY:	BIG
CHECKED BY:	JU
DATE:	APRIL 2017
SCALE:	AS SHOWN
FILE NO.:	8130283701

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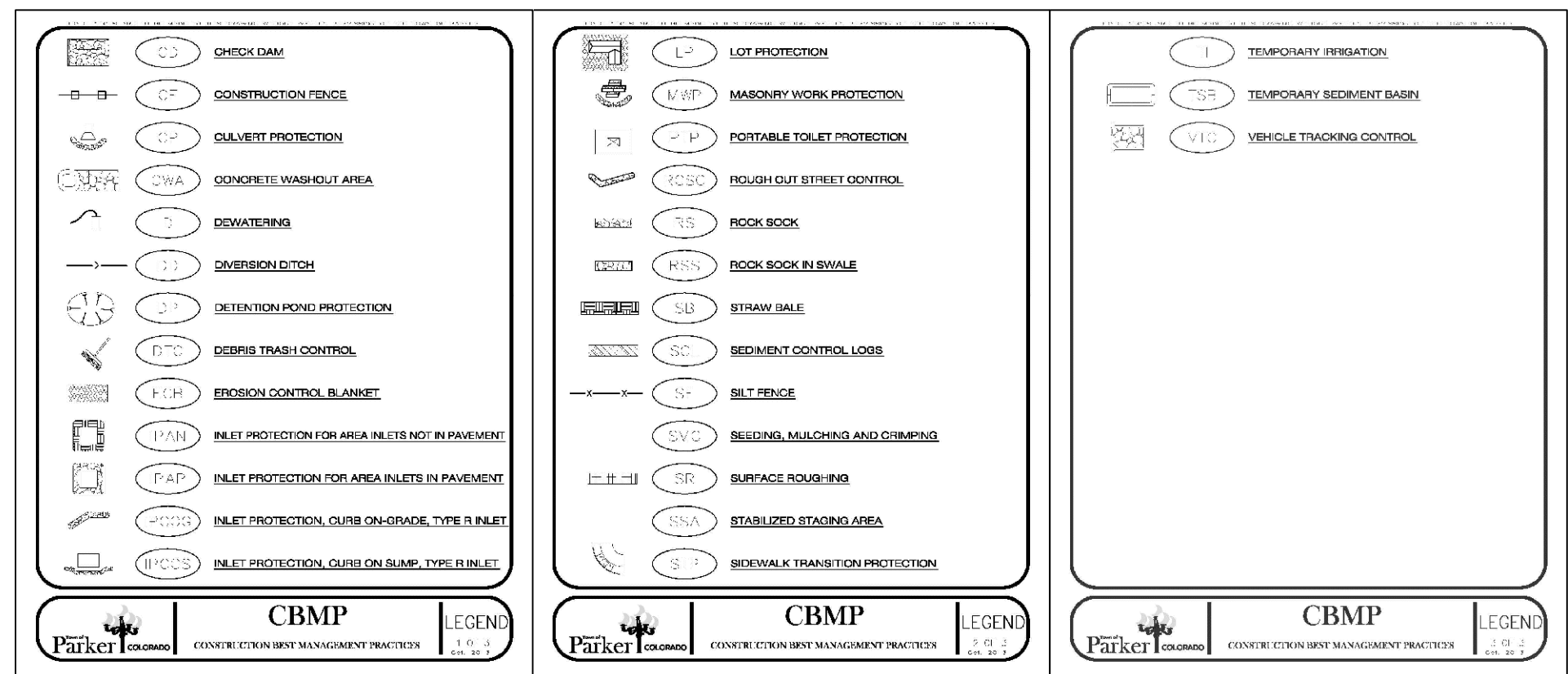


KEYMAP

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



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

DATE _____

**TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
INTERIM & FINAL CBMP PLAN**

SCALE:	AS SHOWN
FILE NO:	

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

5
SHEET NUMBER

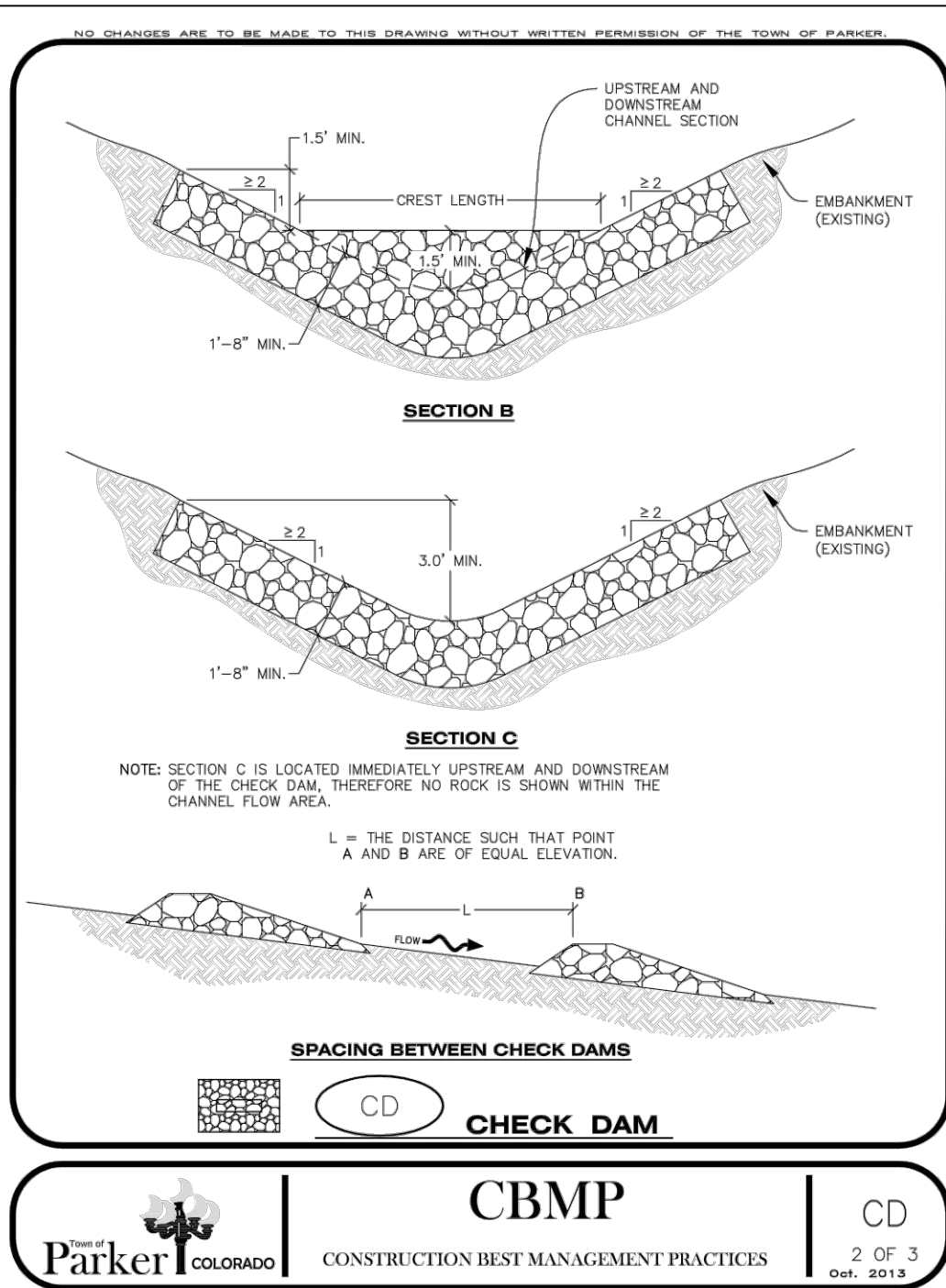
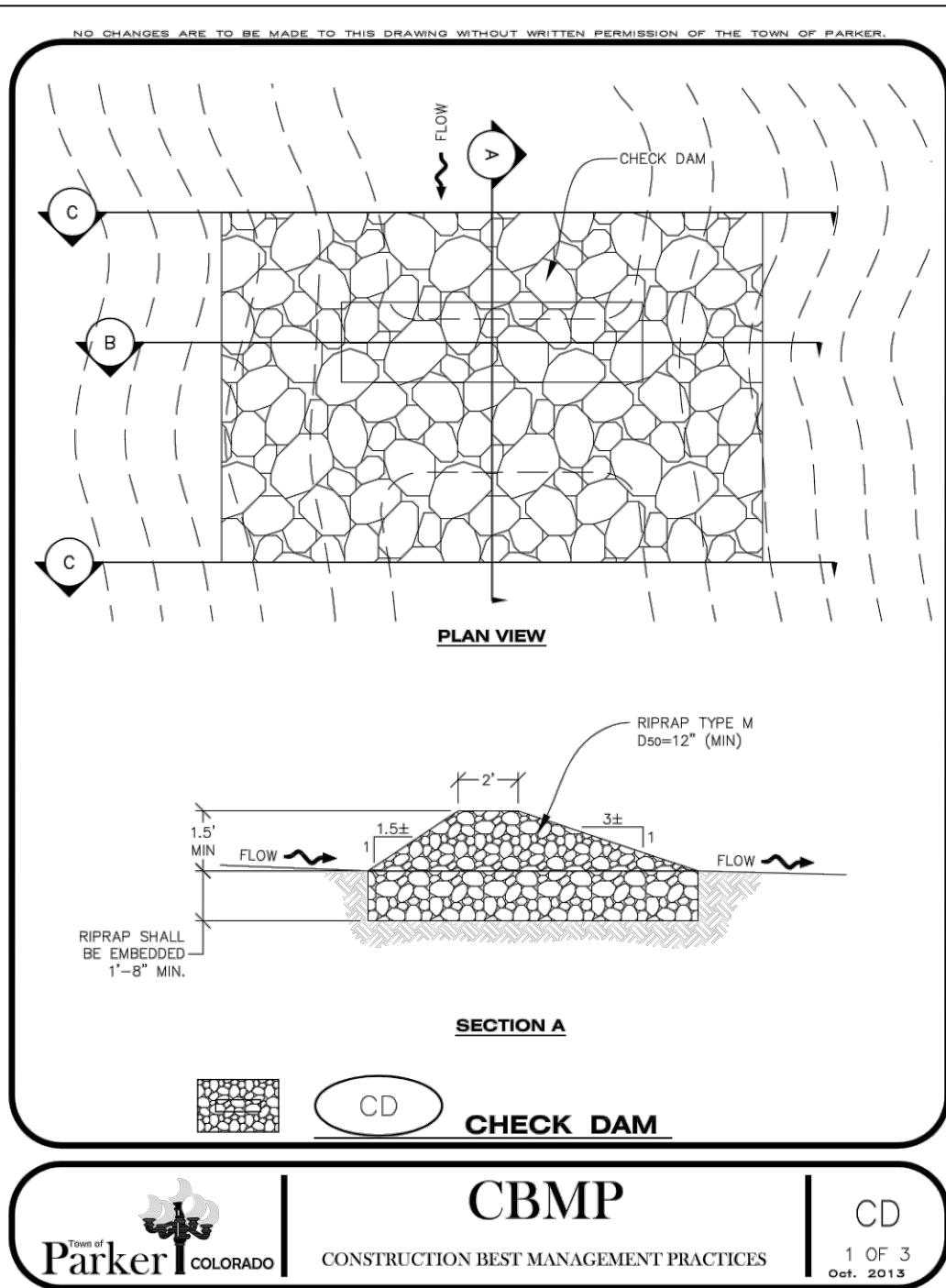
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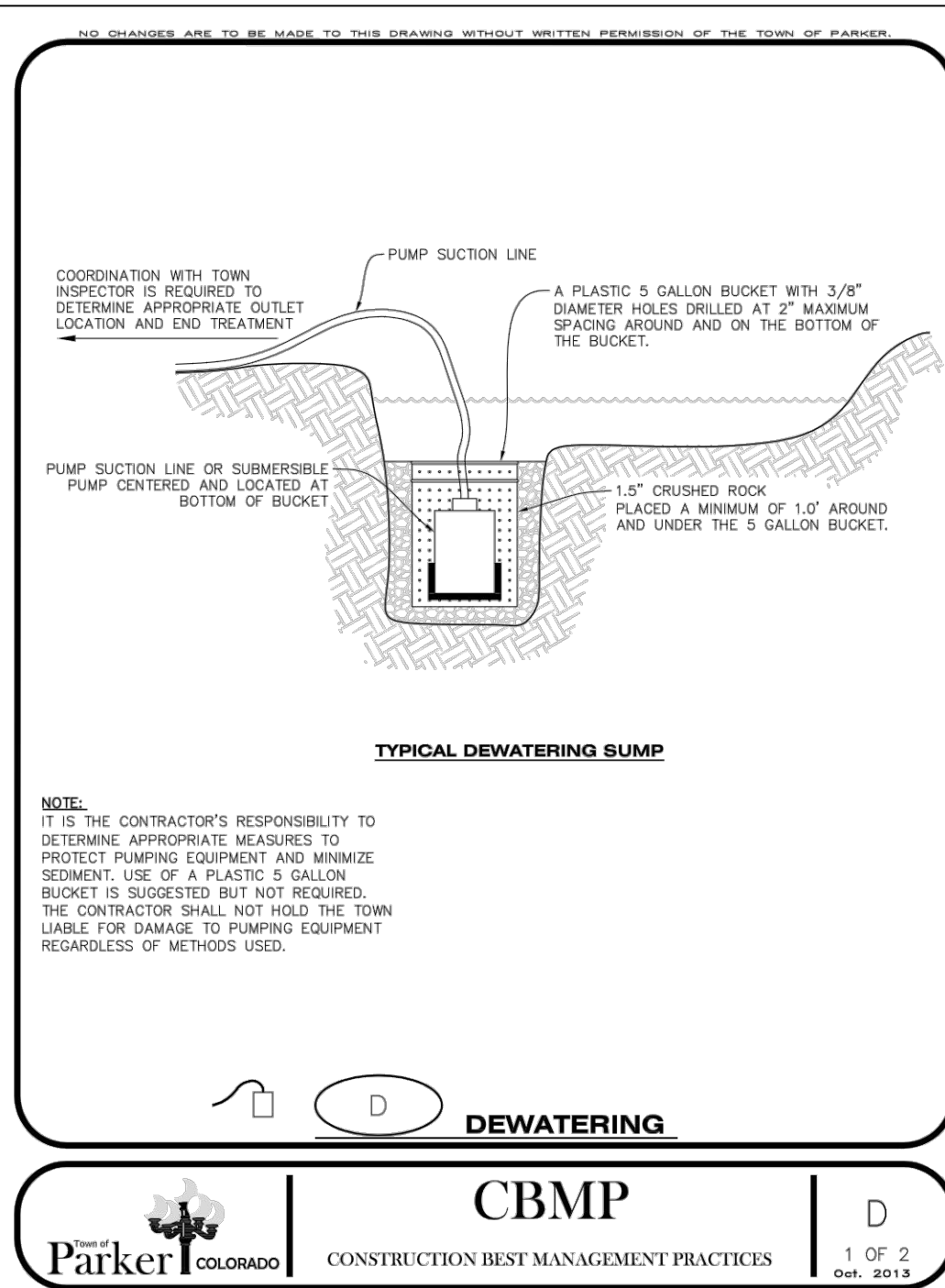
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7353 South Alton Way
CENTENNIAL, CO 80112

	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES	SSA 1 OF 2 UGR 3231.3
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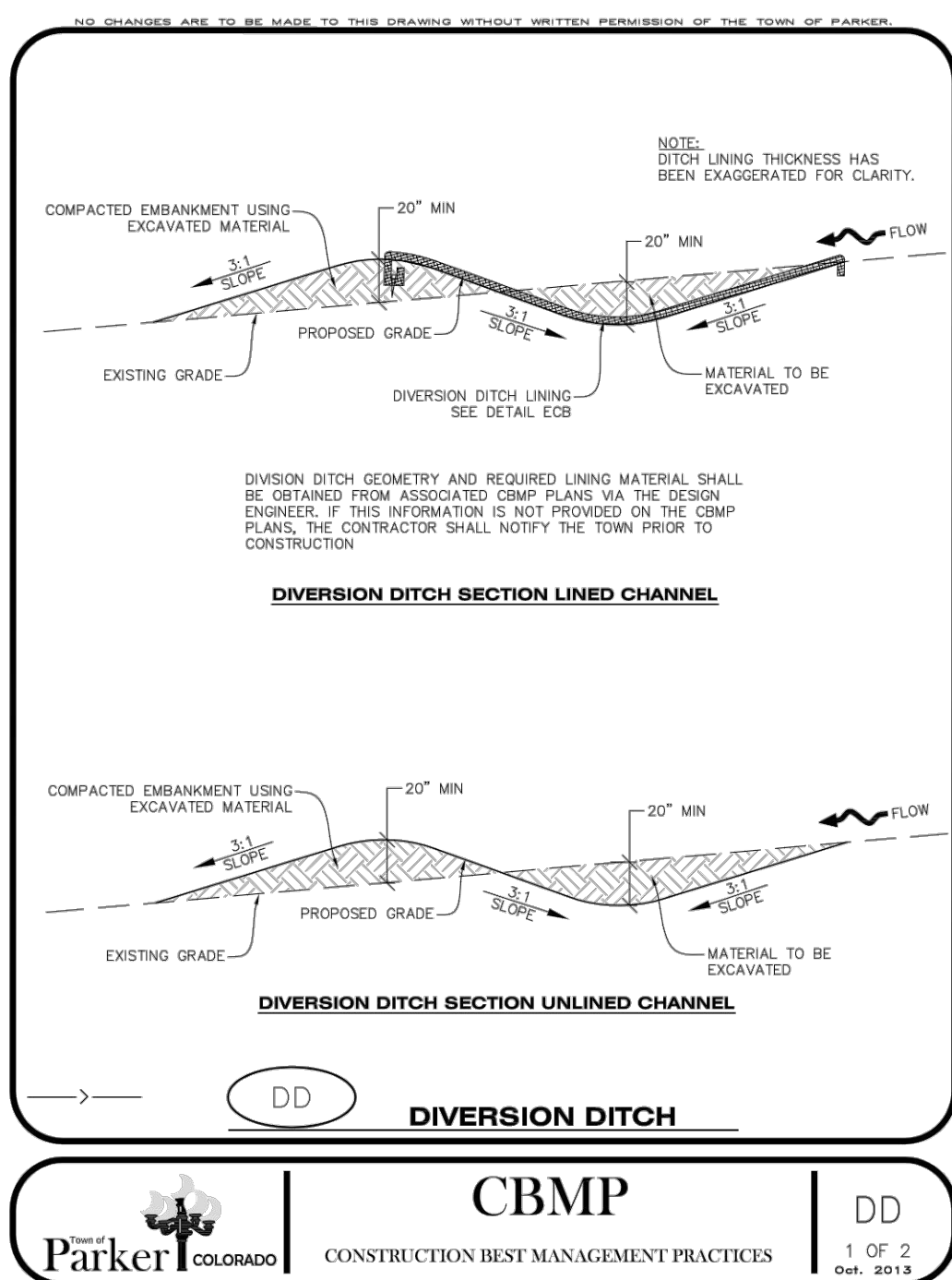
SHEET NUMBER 9	DRAWN BY: JF	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS BMP DETAILS	HR 935 LLC 7363 South Allon Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 452-3546 Fax: (720) 452-3546
	CHECKED BY: JJJ	FILE NO: 8130283701				
DATE: APRIL 2017						



- ### **CHECK DAM INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
 2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
 3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
 4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
 5. THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF DOWNSTREAM DAM IS AT THE SAME ELEVATION AS THE TOP OF THE DOWNSTREAM DAM AS SHOWN IN THE DETAIL.
- ### **CHECK DAM INSPECTION AND MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CHECK DAMS.
 2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE CREST OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 3. CHECK DAMS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER. EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
 4. WHEN CHECK DAMS ARE REMOVED, THE TOWN'S INSPECTOR MAY REQUIRE EXCAVATIONS TO BE FILLED WITH SUITABLE COMPACTED TOPSOIL AND ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND CRIMPED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
 5. IN SOME INSTANCES, CHECK DAMS MAY REMAIN IN PLACE PERMANENTLY.



- DEWATERING INSTALLATION NOTES**
1. IT IS THE EROSION CONTROL SUPERVISOR'S RESPONSIBILITY TO ENSURE THAT ALL DEWATERING IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE).
- DEWATERING MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL INSPECT THE DEWATERING OPERATION TO ENSURE THAT THE DISCHARGE WATER IS DRAINING TO THE PROPER LOCATION(S) AND PERFORM ANY NECESSARY REPAIRS OR MAINTENANCE ON A FREQUENT BASIS.

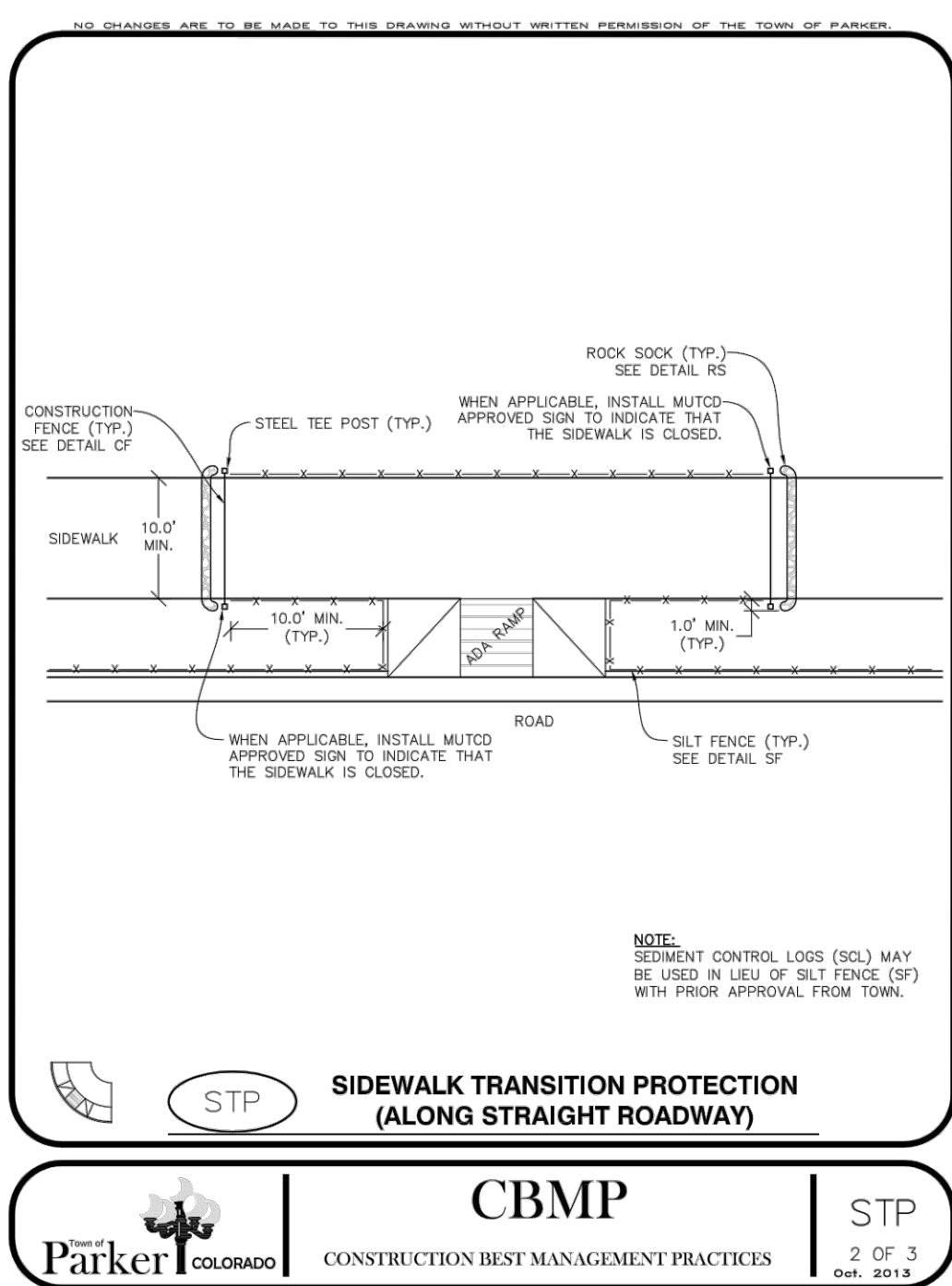
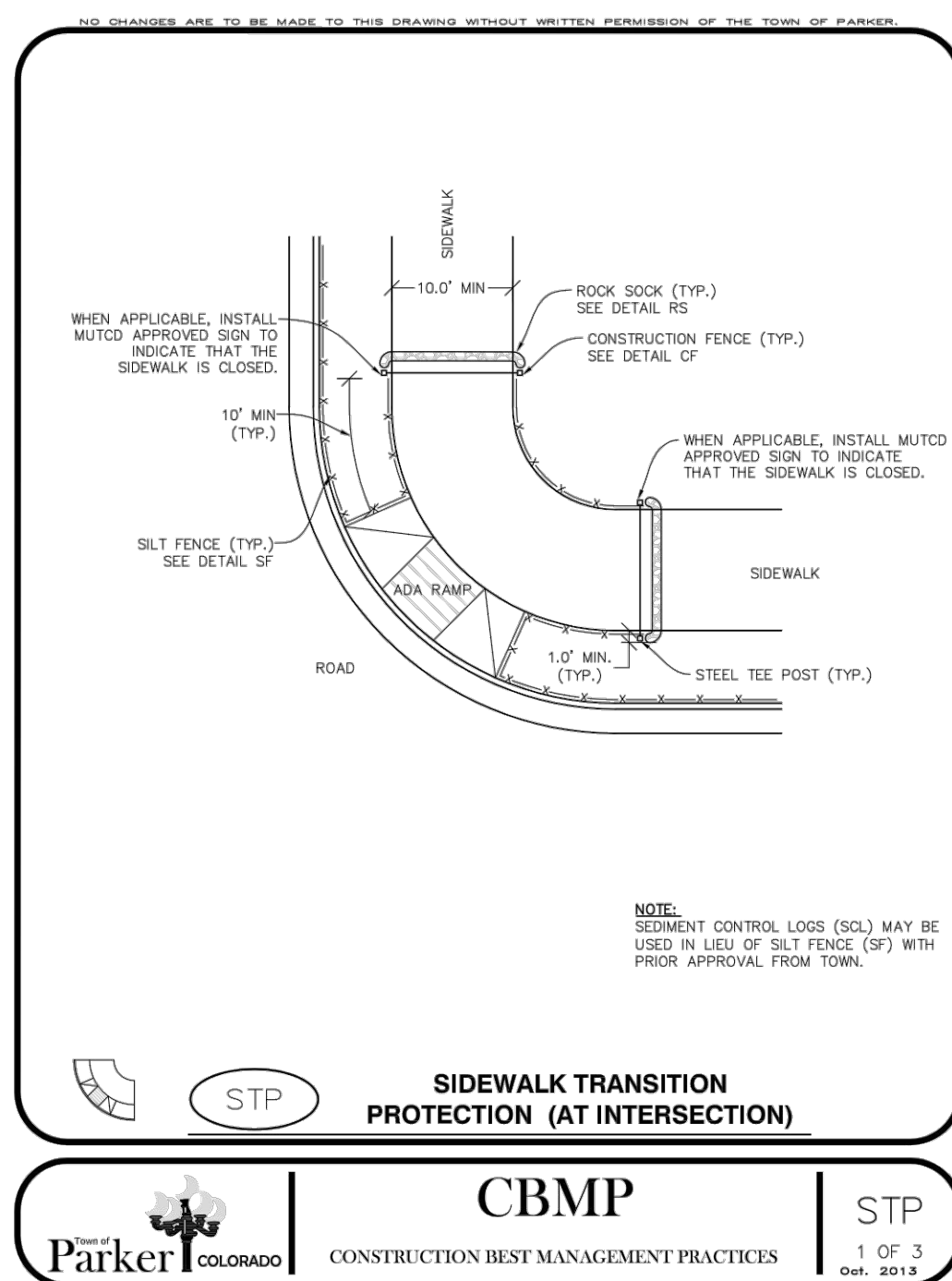


- DIVERSION DITCH INSTALLATION NOTES**

 1. SEE THE PLAN VIEW FOR THE LOCATION(S) OF THE DIVERSION DITCHES.
 2. A PLASTIC LINER, RIPRAP, OR EROSION CONTROL BLANKET MAY BE NECESSARY TO PROTECT THE DIVERSION DITCH. THE REQUIRED LINING MATERIAL SHALL BE OBTAINED FROM THE CBMP PLANS VIA THE DESIGN ENGINEER.
 3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SIDE OF THE DITCH.
 4. THE DIVERSION DITCH SHALL BE A MINIMUM OF 20" DEEP WITH APPROX. 3:1 SIDE SLOPES. THE ADJACENT BERM SHALL BE A MINIMUM OF 20" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. ALL EMBANKMENTS SHALL BE FIRMLY COMPACTED.
 5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.

DIVERSION DITCH INSPECTION AND MAINTENANCE NOTES

 1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE DIVERSION DITCH.
 2. ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 (10") THE CREST HEIGHT.
 3. DIVERSION DITCHES SHALL BE RE-GRADED FOLLOWING THE SIGNS OF MODERATE OR MORE SOIL EROSION OR ANY DAMAGE.
 4. DIVERSION DITCHES ARE TO REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL GROUND COVER. IF VEGETATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR, ALTERNATIVELY, THE DIVERSION DITCHES MAY BE REMOVED WHEN THE SITE'S CHARACTERISTICS CHANGES SUCH THAT THE DIVERSION DITCHES ARE NO LONGER POSSIBLE. IN SOME INSTANCES, THE DIVERSION DITCHES MAY REMAIN IN PLACE PERMANENTLY.

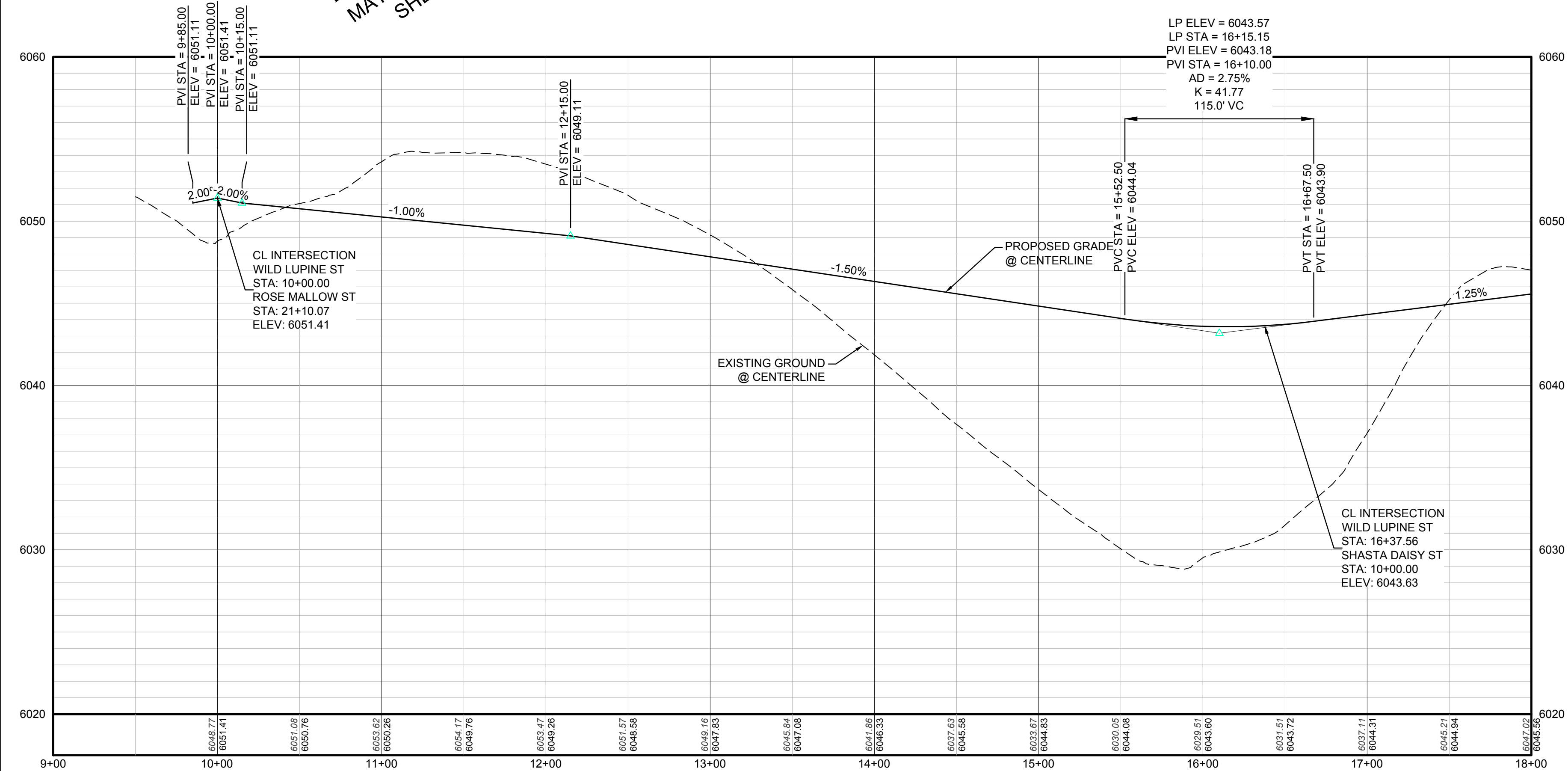


- SIDEWALK TRANSITION PROTECTION INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION(S) OF SIDEWALK TRANSITION PROTECTION.
 2. ROCK SOCK SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL RS).
 3. SILT FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL SF).
 4. CONSTRUCTION FENCE SHALL BE CONSTRUCTED ACCORDING TO THE DETAIL (SEE DETAIL CF).
 5. SEDIMENT CONTROL LOGS MAY BE USED IN LIEU OF SILT FENCE WITH PRIOR APPROVAL FROM THE TOWN.
- SIDEWALK TRANSITION PROTECTION INSPECTION & MAINTENANCE NOTES**
1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SIDEWALK TRANSITION INSPECTION.

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STREET PLAN AND PROFILES\WILD LUPINE STREET DWG. BRIANW. 2/28/2018 4:32 PM



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PROFILE: WILD LUPINE ST STA: 9+00.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

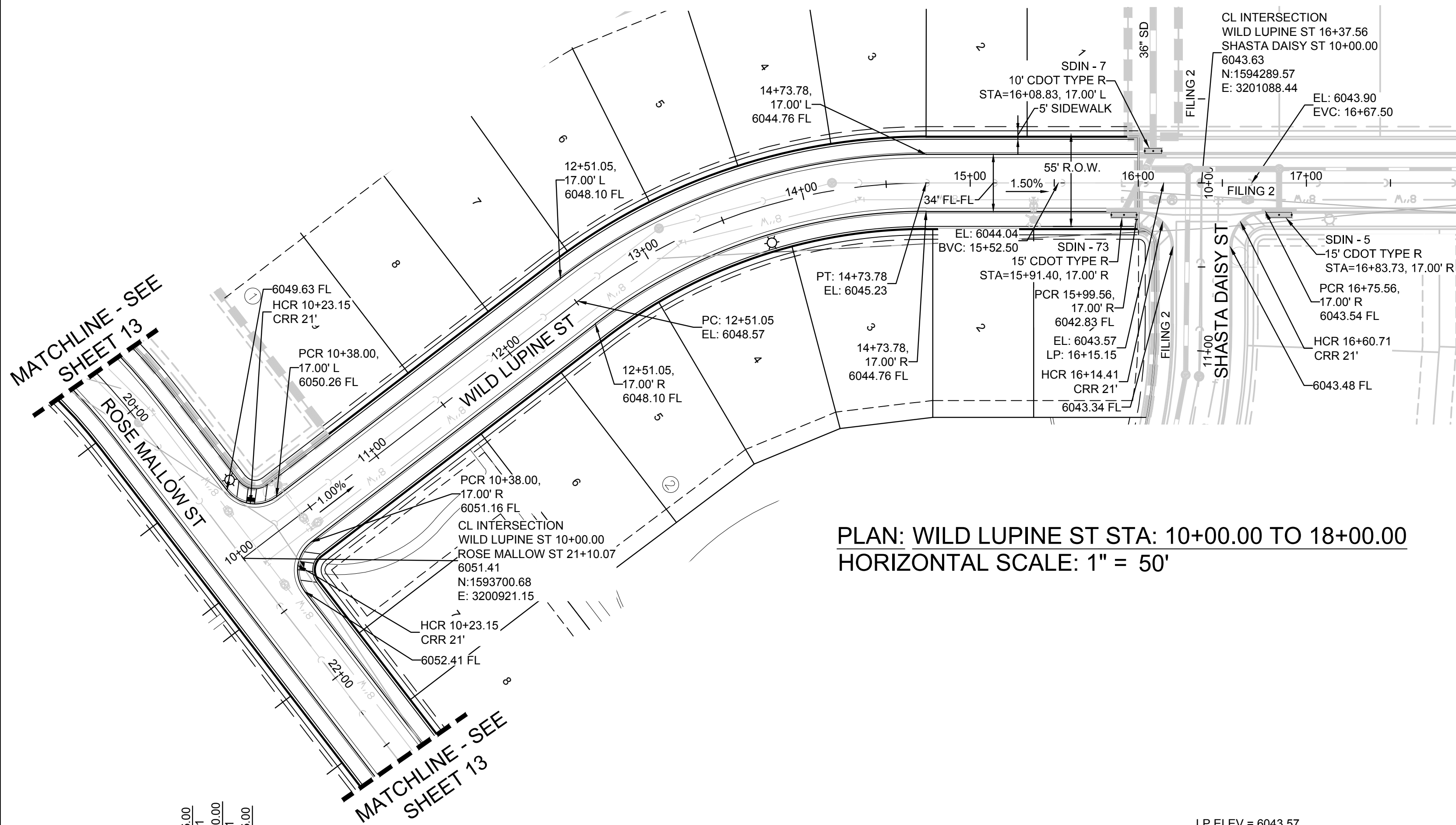
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SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

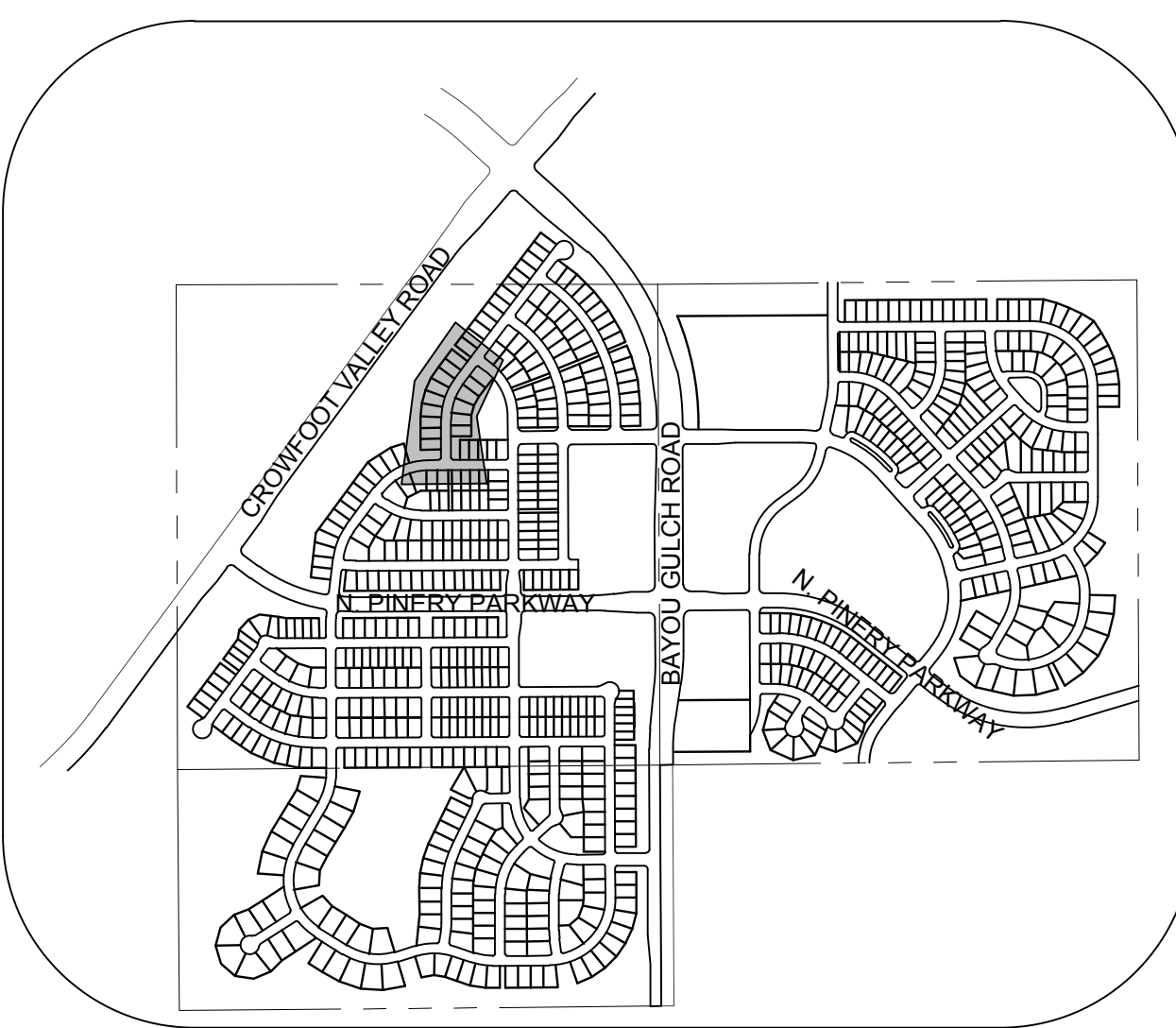
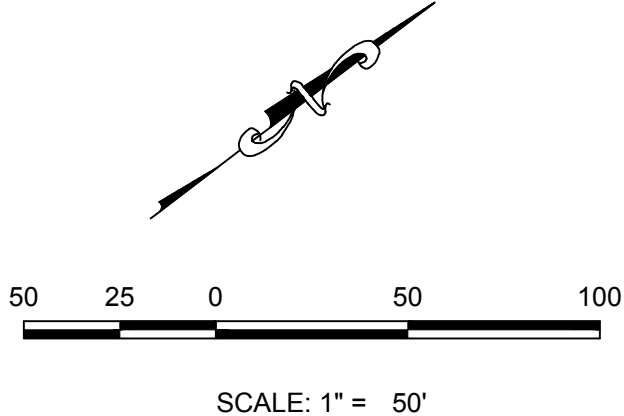
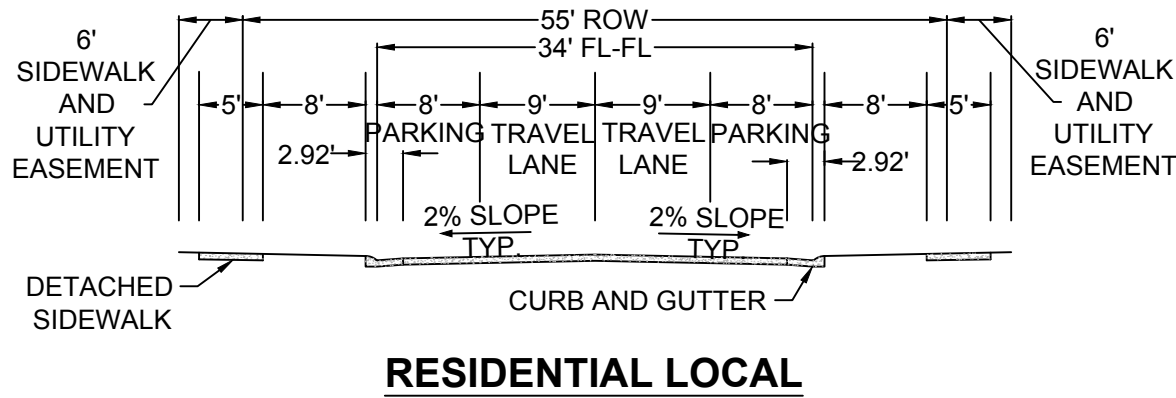
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PLAN: WILD LUPINE ST STA: 10+00.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'

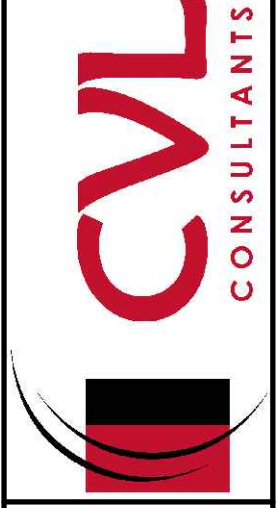


KEYMAP
N.T.S.

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

ABBREVIATIONS	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 PT. OF VERTICAL TANGENT
CRR CURB RETURN RADIUS	RCBC REINFORCED CONCRETE BOX CULVERT
EL ELEVATION	RCP REINFORCED CONCRETE PIPE
EP EDGE OF PAVEMENT	ROW RIGHT OF WAY
EVC END VERTICAL CURVE	SC SANITARY CAP
EVP END VERTICAL PROFILE	SD STORM DRAIN
FG FINISHED GROUND	SL SECTION LINE
FH FIRE HYDRANT	SS SANITARY SEWER
FL FLOW LINE	STA STATION
GV GATE VALVE	T.O.P. TOP OF PIPE
HCR HANDICAP CURB RAMP	UE UTILITY EASEMENT
HP HIGH POINT	VC VERTICAL CURVE
INV INVERT	WL WATER LINE
K CURVATURE COEFFICIENT	WLC WATER LINE CONNECTION
LF LINEAR FEET	WSE WATER SURFACE ELEVATION

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HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
WILD LUPINE STREET

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

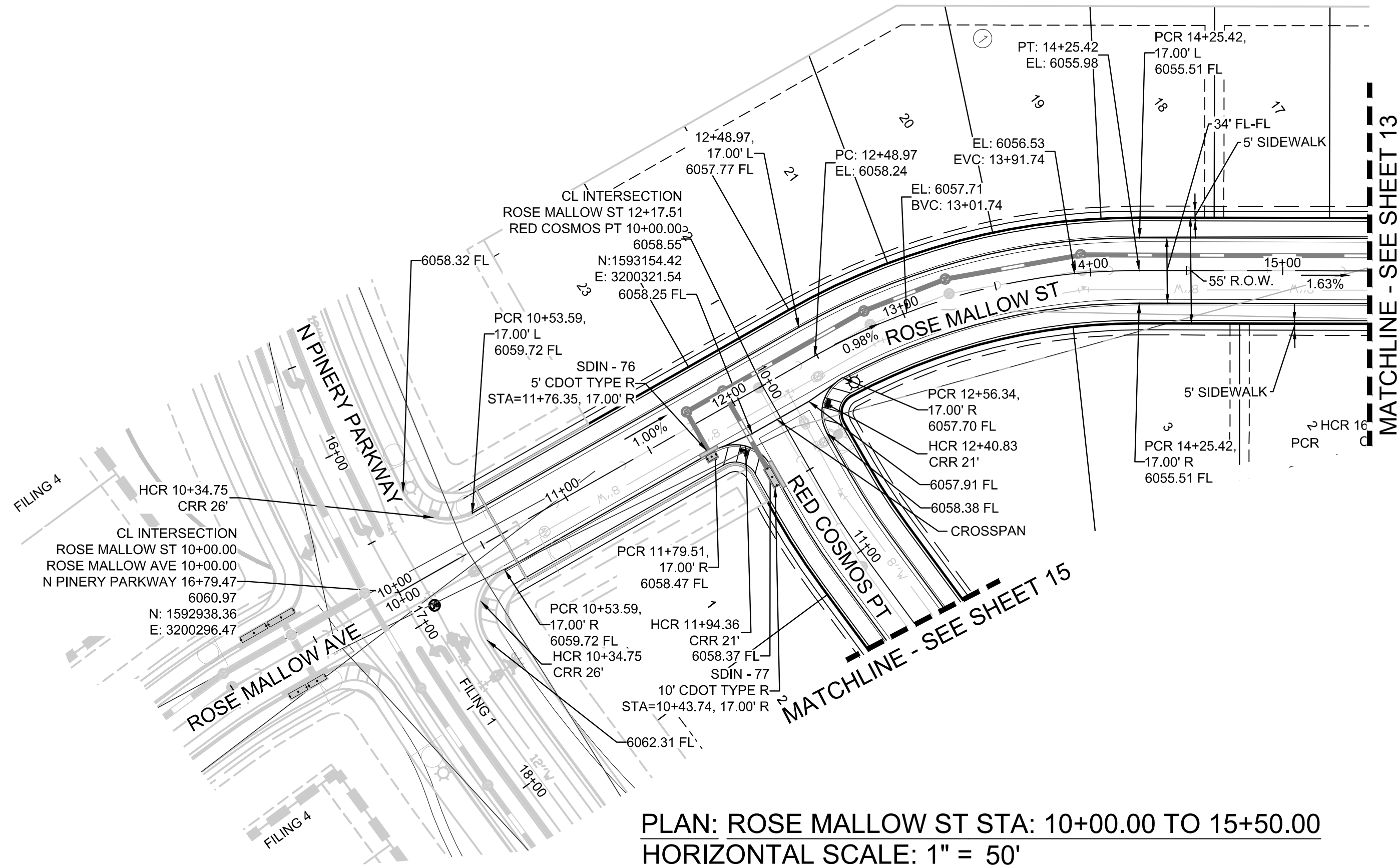
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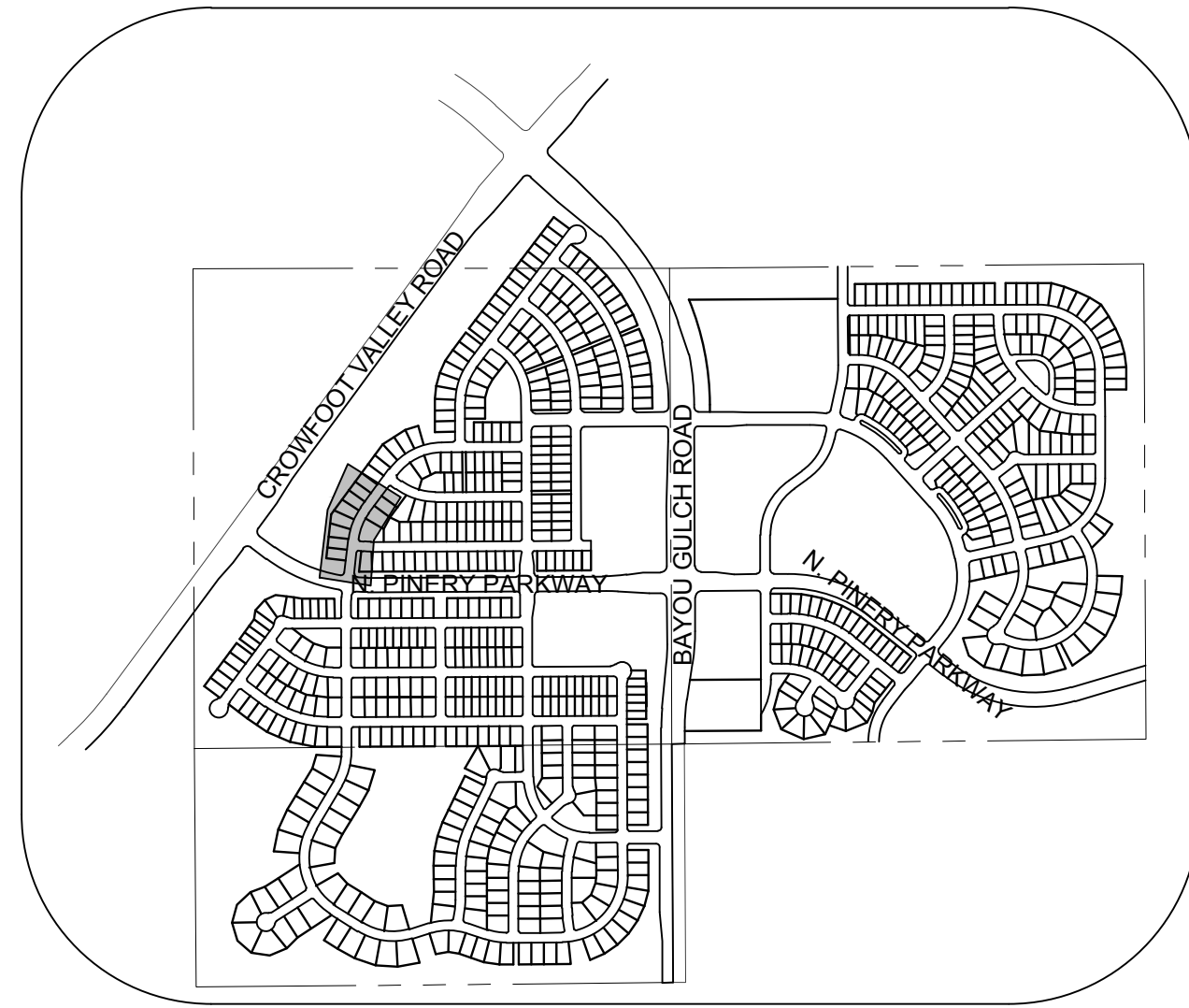
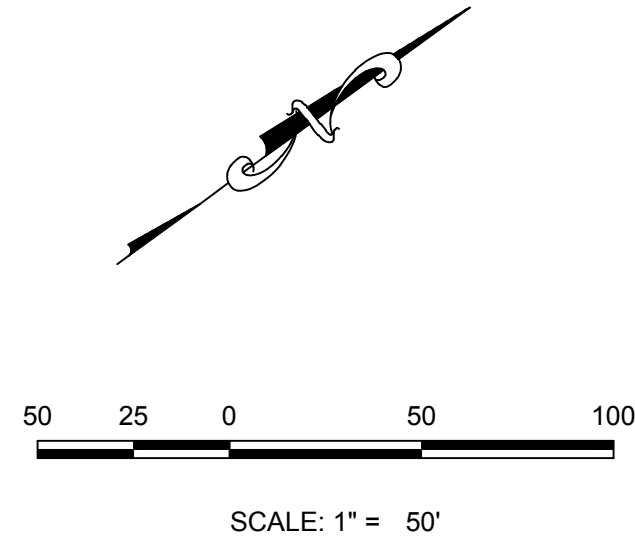


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TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

UTILITY NOTIFICATION
CENTER OF COLORADO



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



KEYMAP
N.T.S.
LEGEND

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

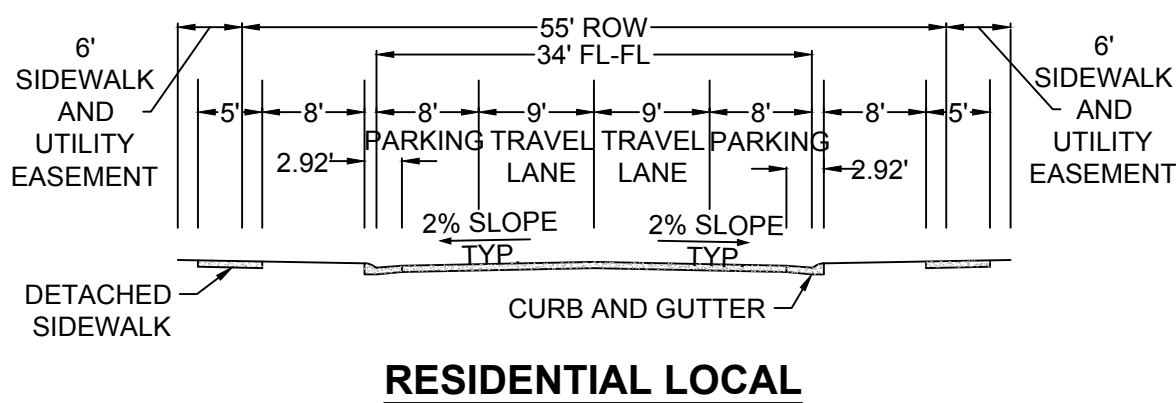
ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



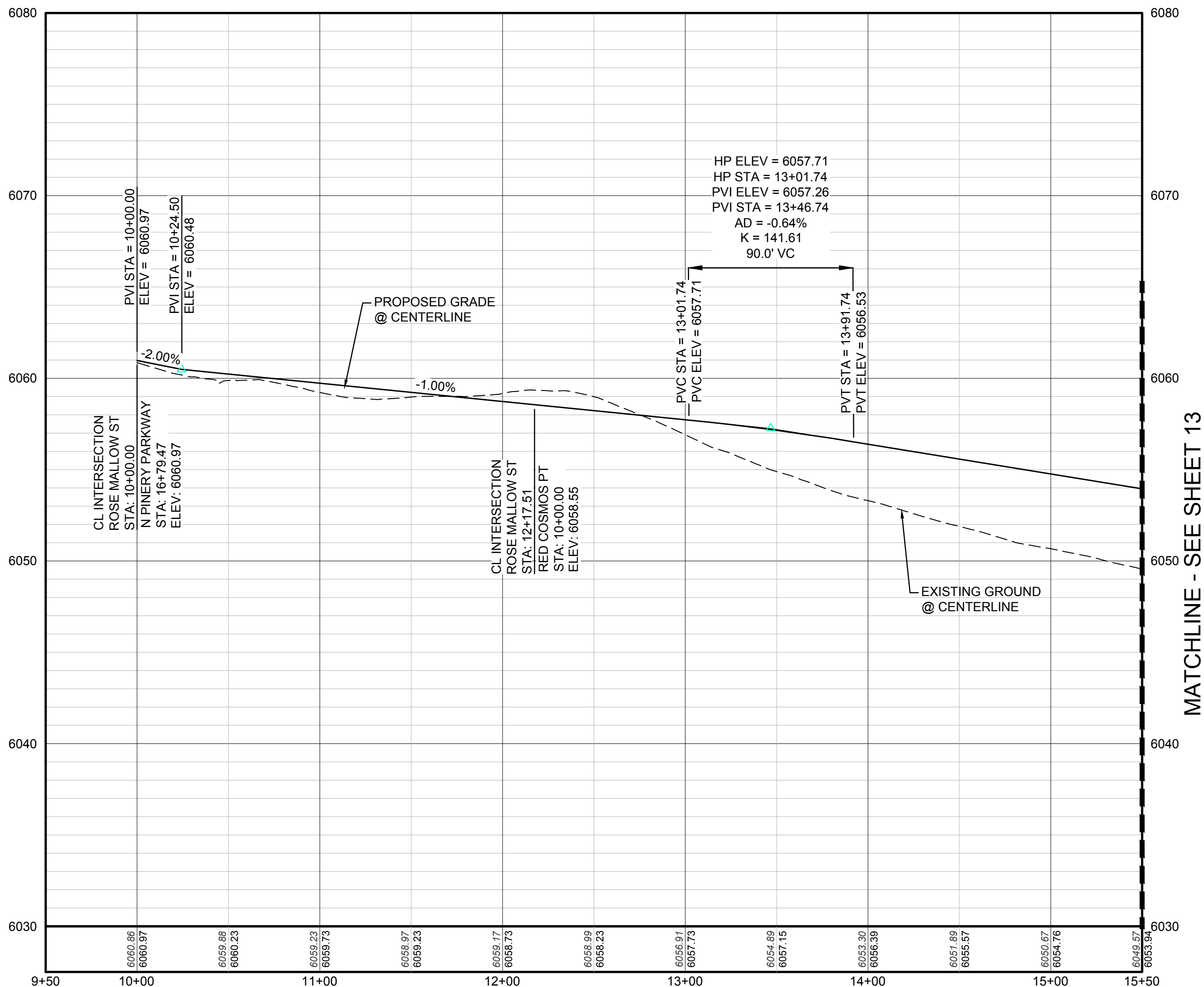
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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: ROSE MALLOW ST STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

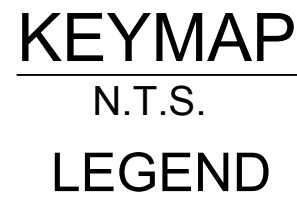
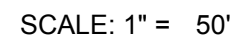
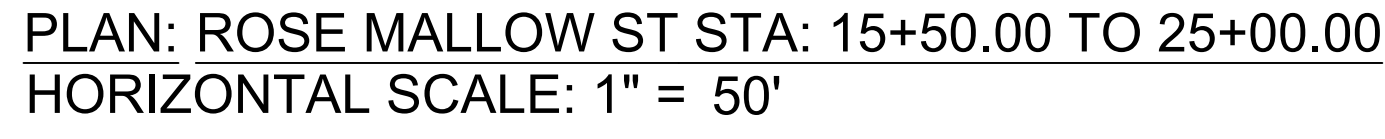
TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW STREET

SCALE: _____
AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER
12

Revisions
No. _____ Date _____ Init. _____ Appr. _____ Date _____



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
CAP	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CBO	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
ENC	END VERTICAL CURVE	SD	SANITARY DRAIN
EVF	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



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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SHEET NUMBER 13	DRAWN BY:	LLC	SCALE:	TRAILS AT CROWFOOT																				
	CHECKED BY:	JJJ	FILE NO:	FILING 3 CONSTRUCTION DRAWINGS																				
	DATE:	APRIL 2017	8130283701	STREET PLAN & PROFILE																				
				ROSE MALLOW STREET																				
													HR 935 LLC 7353 South Allen Way CENTENNIAL CO 80112						10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546					
			No.			Revisions			Date			Appr.			Date									

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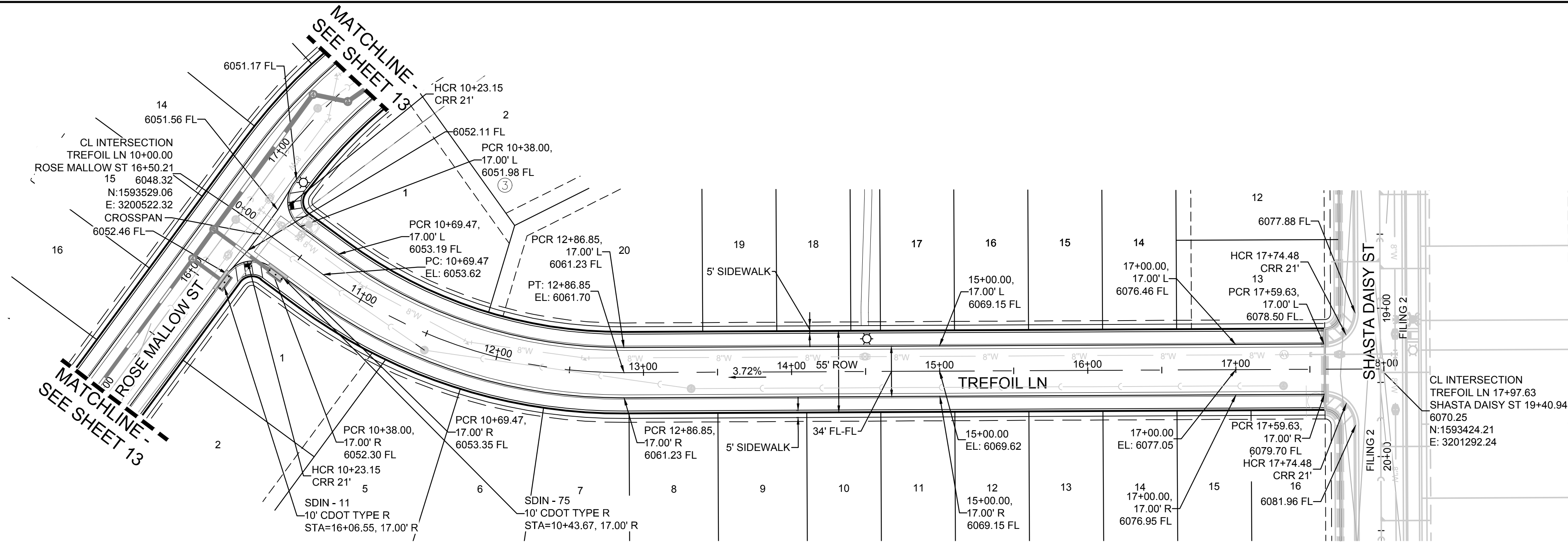
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CENTER OF COLORADO

CALL 811

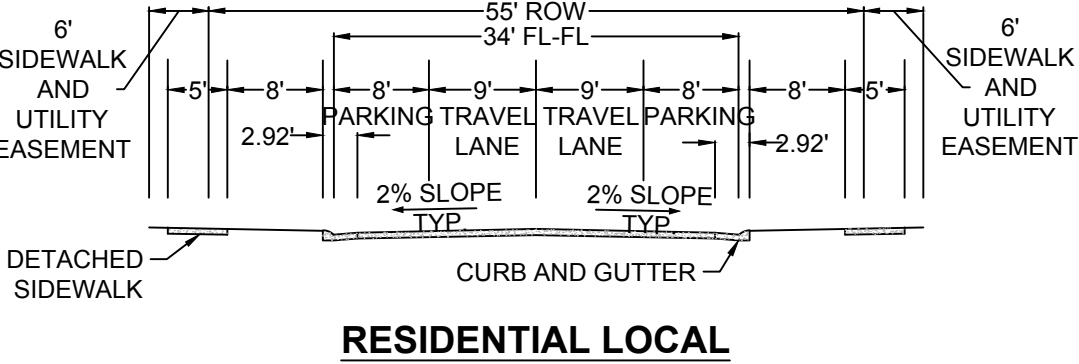
TWO WORKING DAYS

BEFORE YOU DIG

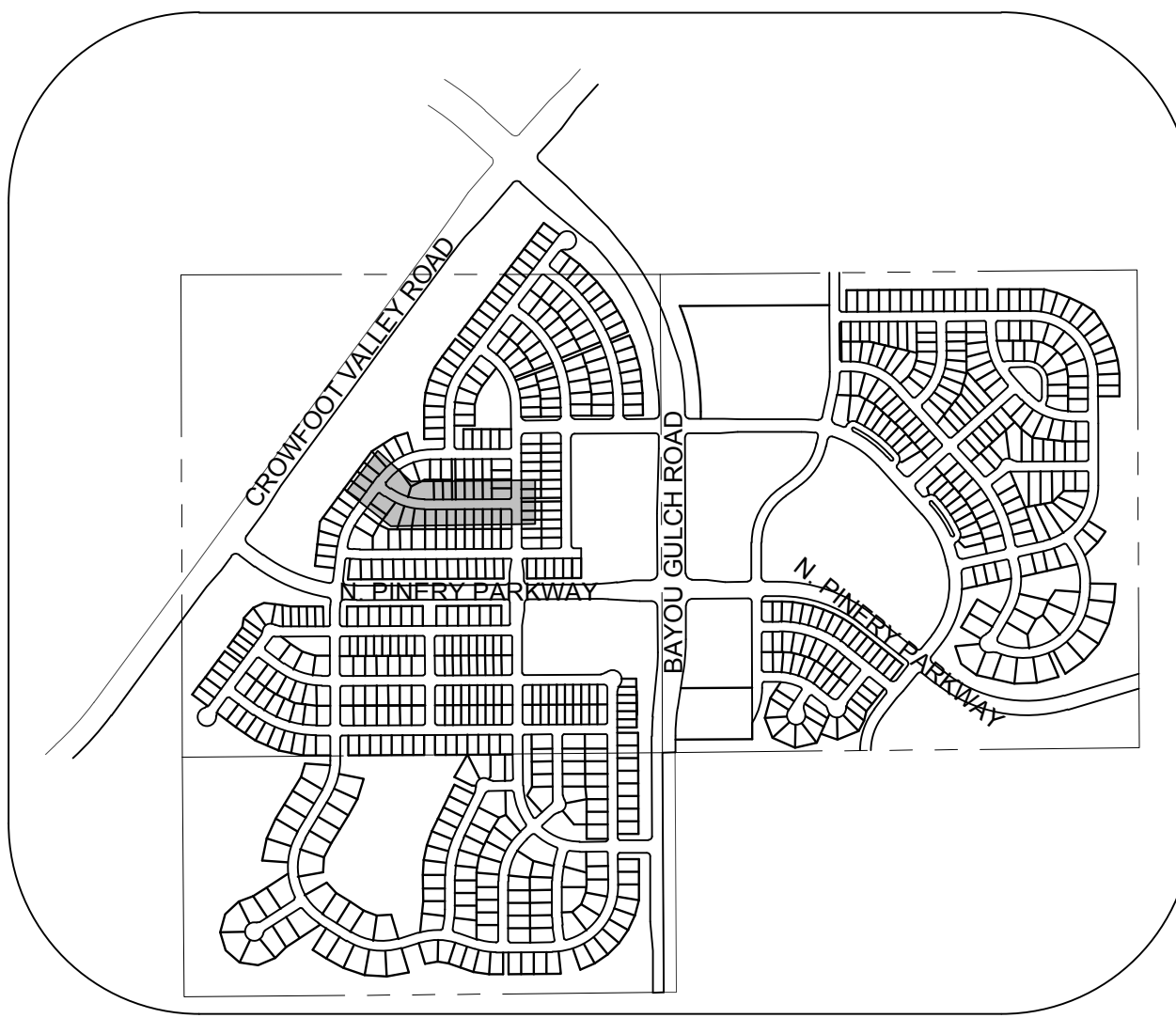
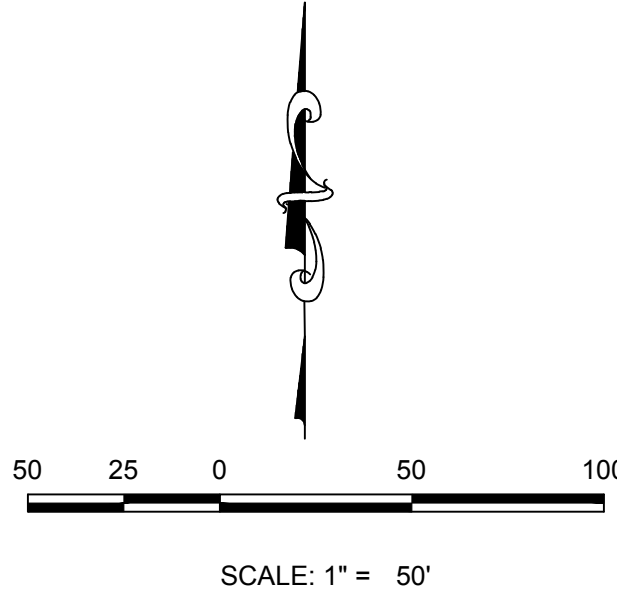
1-800-922-1987



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



RESIDENTIAL LOCAL



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 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 |

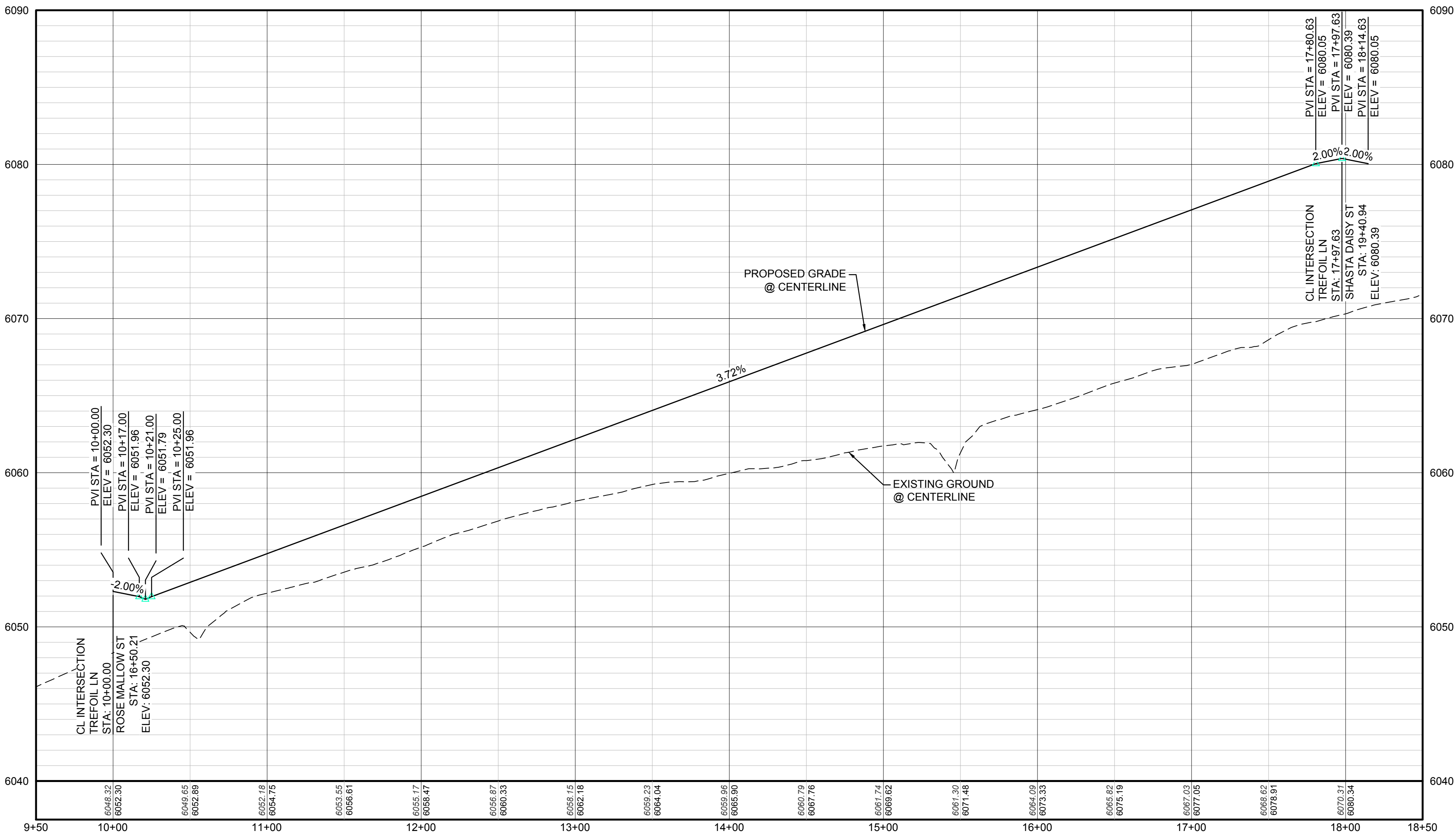
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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



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

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SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJ	DATE: APRIL 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TOWN OF PARKER, DIRECTOR OF ENGINEERING	DATE	Revisions	No.	Date	Appr.	Date

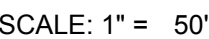
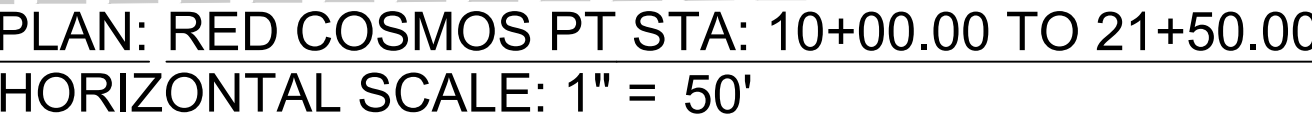
10333 E. Dry Creek Rd.
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
TREFOIL LANE

14



- ## ABBREVIATIONS

- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | NT | S NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PT | POINT |
| CBO | CAP WITH BLOW OFF | PVT | POINT OF VERTICAL TANGENT |
| CRR | CURB RETURN RADIIUS | RCB | REINFORCED CONCRETE BOX CULVERT |
| CS | CURB SIDE | RCC | REINFORCED CONCRETE PIPE |
| EP | EDGE OF PAVEMENT | ROW | RIGHT OF WAY |
| EVC | END VERTICAL CURVE | SC | SANITARY CAP |
| EXP | END VERTICAL PROFILE | SD | STORM DRAIN |
| FG | FINISHED GRADE | SE | SECTION LINE |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FL | FLOW LINE | ST | STATION |
| GV | GATE VALVE | T.O.P. | TOP OF PIPE |
| HCR | HANDICAP CURB RAMP | UT | UTILITY EASEMENT |
| HP | HIGH POINT | VC | VERTICAL CURVE |
| INV | INVERT | WL | WATER LINE |
| LC | CURVATURE COEFFICIENT | W.C. | WATER CONNECTION |
| LF | LINE FEET | WSE | WATER SURFACE ELEVATION |

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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 005006

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



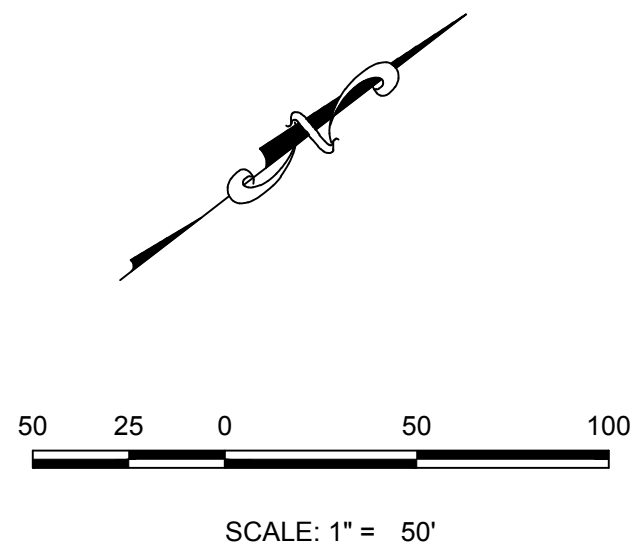
CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 801

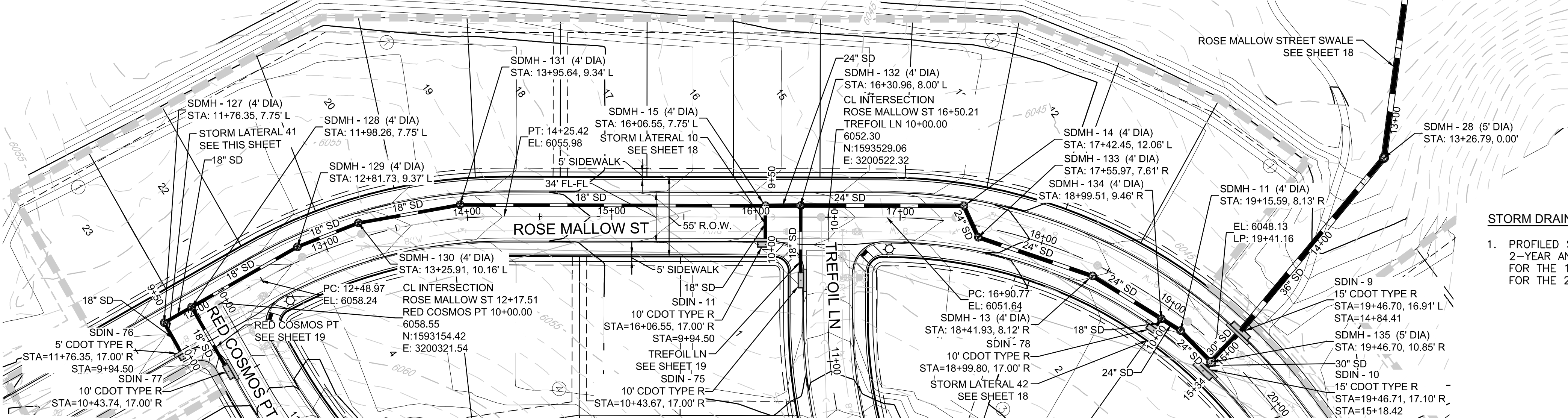
**TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
RED COSMOS POINT**

DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJ	FILE NO:	9420292704
DATE:			

15

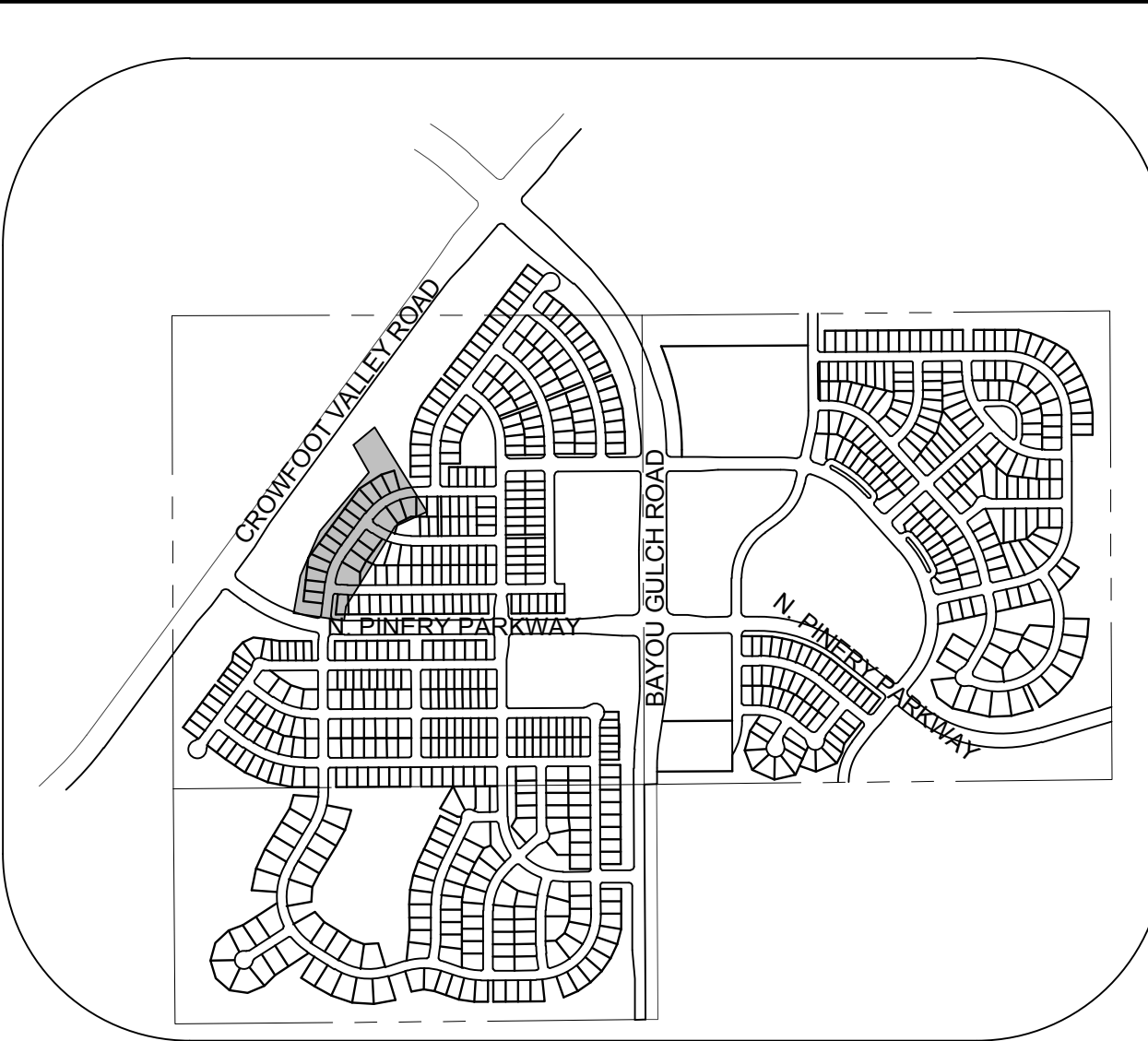


PLAN: ROSE MALLOW ST STA: 11+00.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'



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.



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 |
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| ⌚ 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 | --- FO EXISTING FIBER OPTIC LINE |
| ⌚ PROPOSED STORM DRAIN INLET | --- OH EXISTING OVERHEAD POWER |
| ⌚ PROPOSED STORM DRAIN MANHOLE | --- TEL EXISTING TELEPHONE LINE |

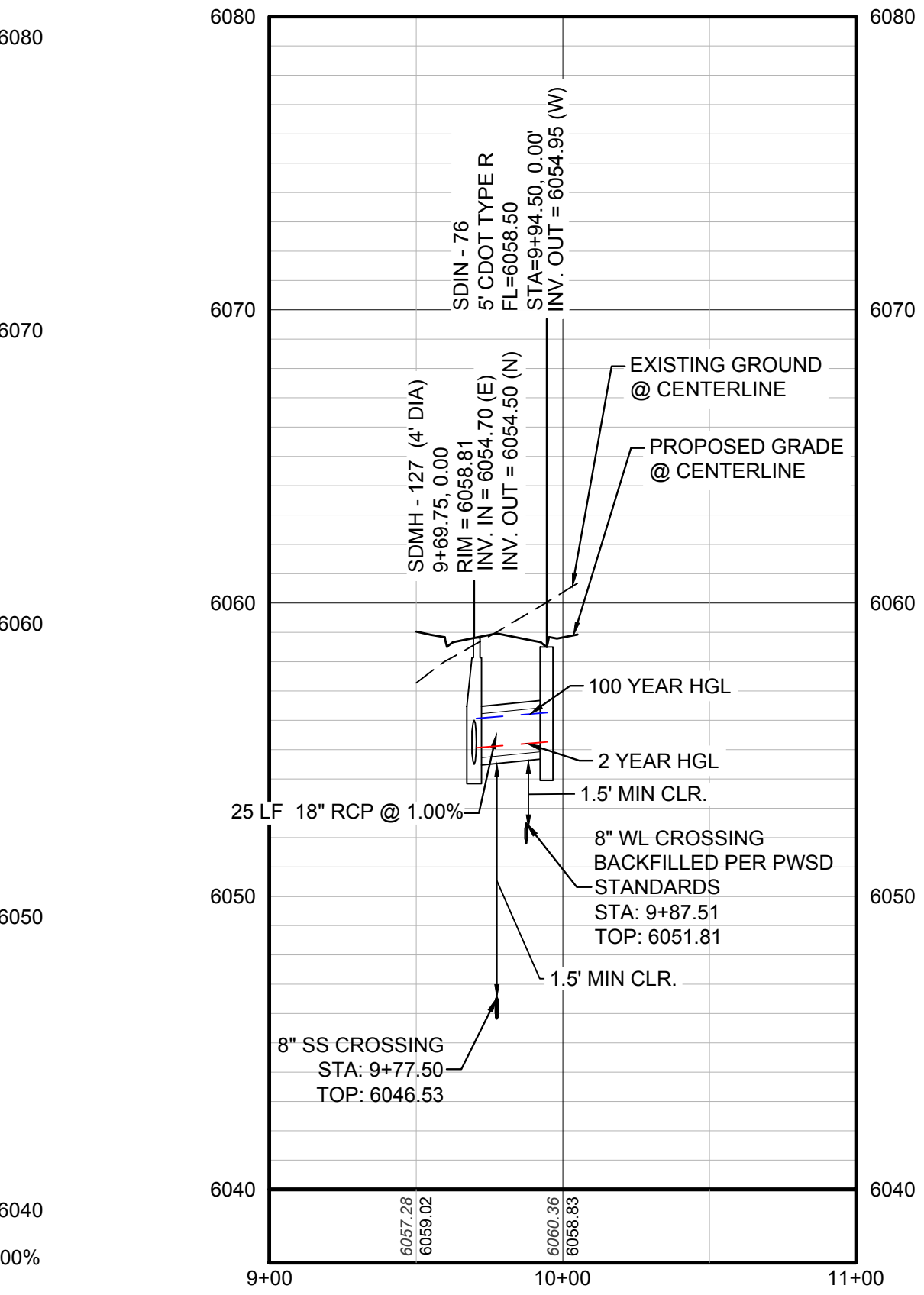
ABBREVIATIONS

- | | |
|----------------------------|--------------------------------------|
| AD ANGLE DIFFERENCE | MH MANHOLE |
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| BVC BEGIN VERTICAL CURVE | PVC POLYVINYL CHLORIDE |
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| CBO CAP WITH BLOW OFF | PVT POINT OF VERTICAL TANGENT |
| CRR CURB RETURN RADIUS | RCBC REINFORCED CONCRETE BOX CULVERT |
| EP ELEVATION | RCP REINFORCED CONCRETE PIPE |
| EV 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 |
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PROFILE: STORM LATERAL 41 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

PREPARED UNDER THE SUPERVISION OF

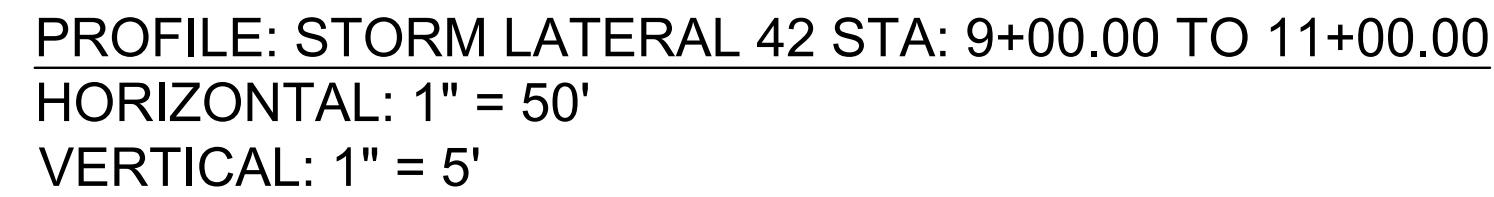
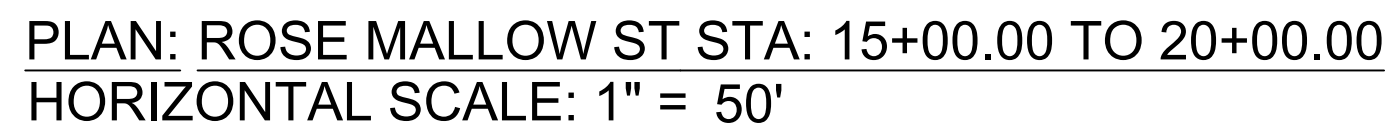
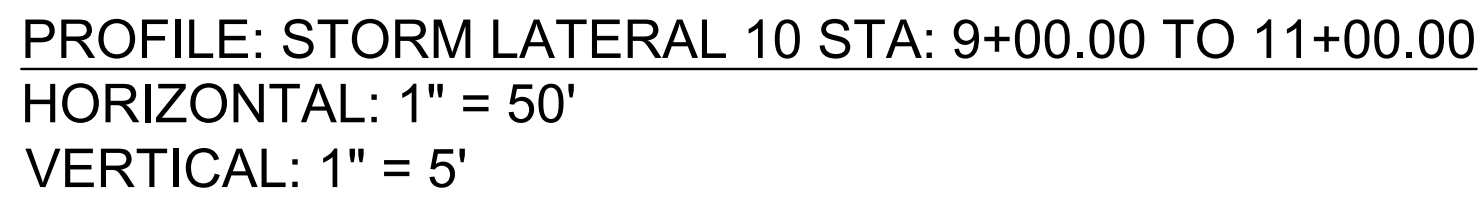
BRIAN P. WILSON
COLORADO P.E. 0050067

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

PROFILE: ROSE MALLOW ST STA: 11+00.00 TO 20+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.

10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date	Init.	Appr.	Date
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS STORM PLAN & PROFILE ROSE MALLOW STREET	SCALE: AS SHOWN FILE NO: 8130283701	DRAWN BY: BPV CHECKED BY: JJJ DATE: APRIL 2017	SHEET NUMBER 17		



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	RBCB	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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SHEET NUMBER 18	DRAWN BY: DK	CHECKED BY: JW	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS STORM PLAN & PROFILE ROSE MALLOW STREET	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	No. _____ Revisions _____ _____ _____ _____	Date _____	Appr. _____	Date _____
			FILE NO.: 8130283701						
			DATE: APRIL 2017						



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
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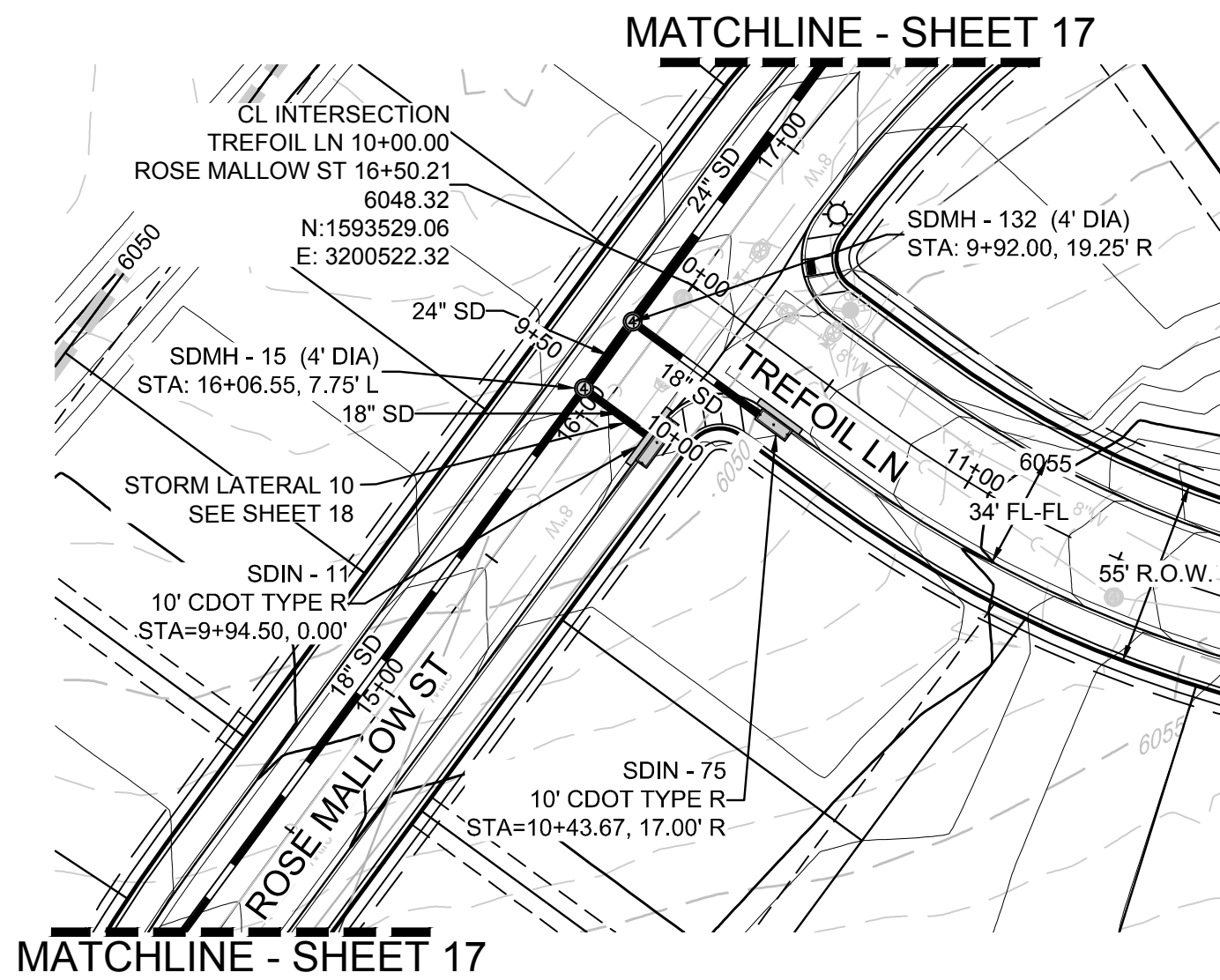
BRIAN P. WILSON
COLORADO P.E. 0050067

DATE _____

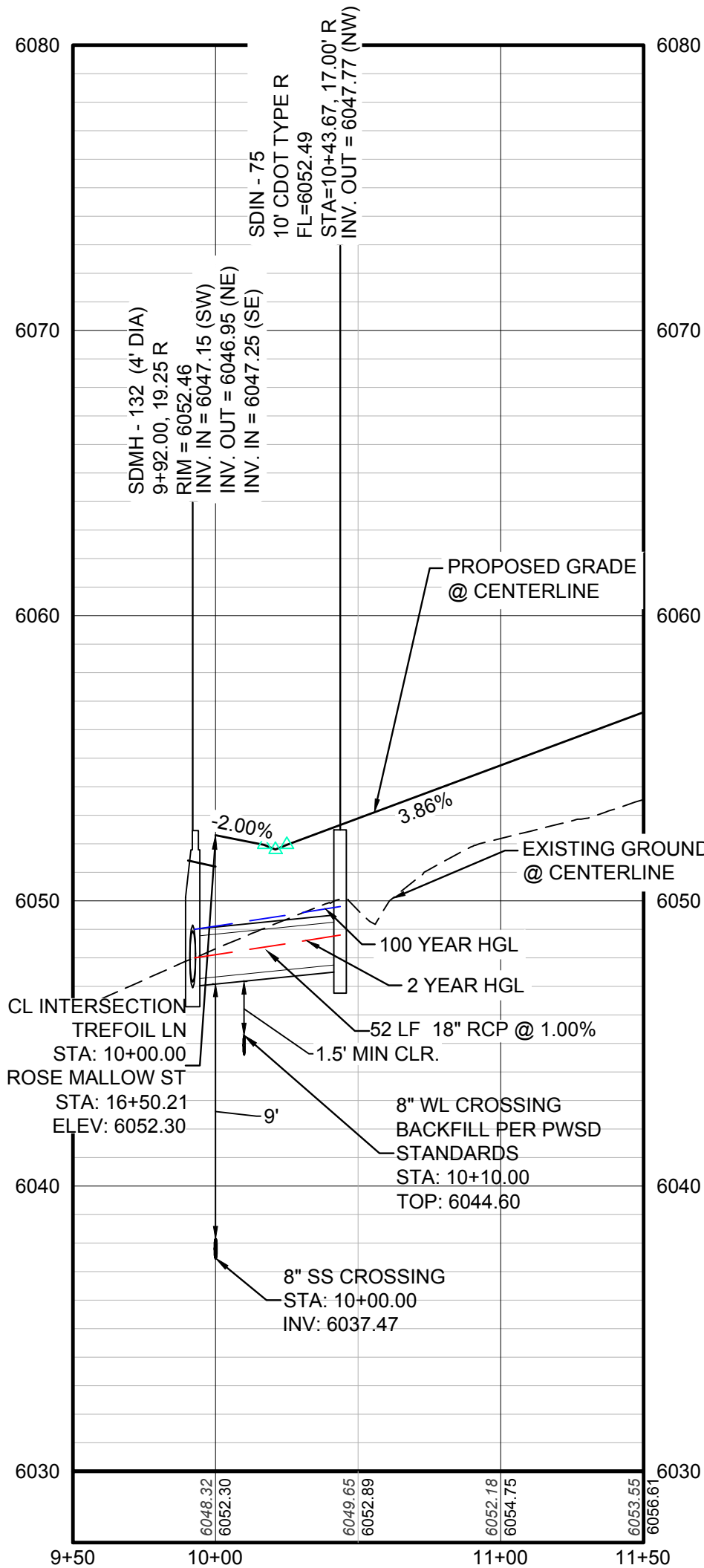
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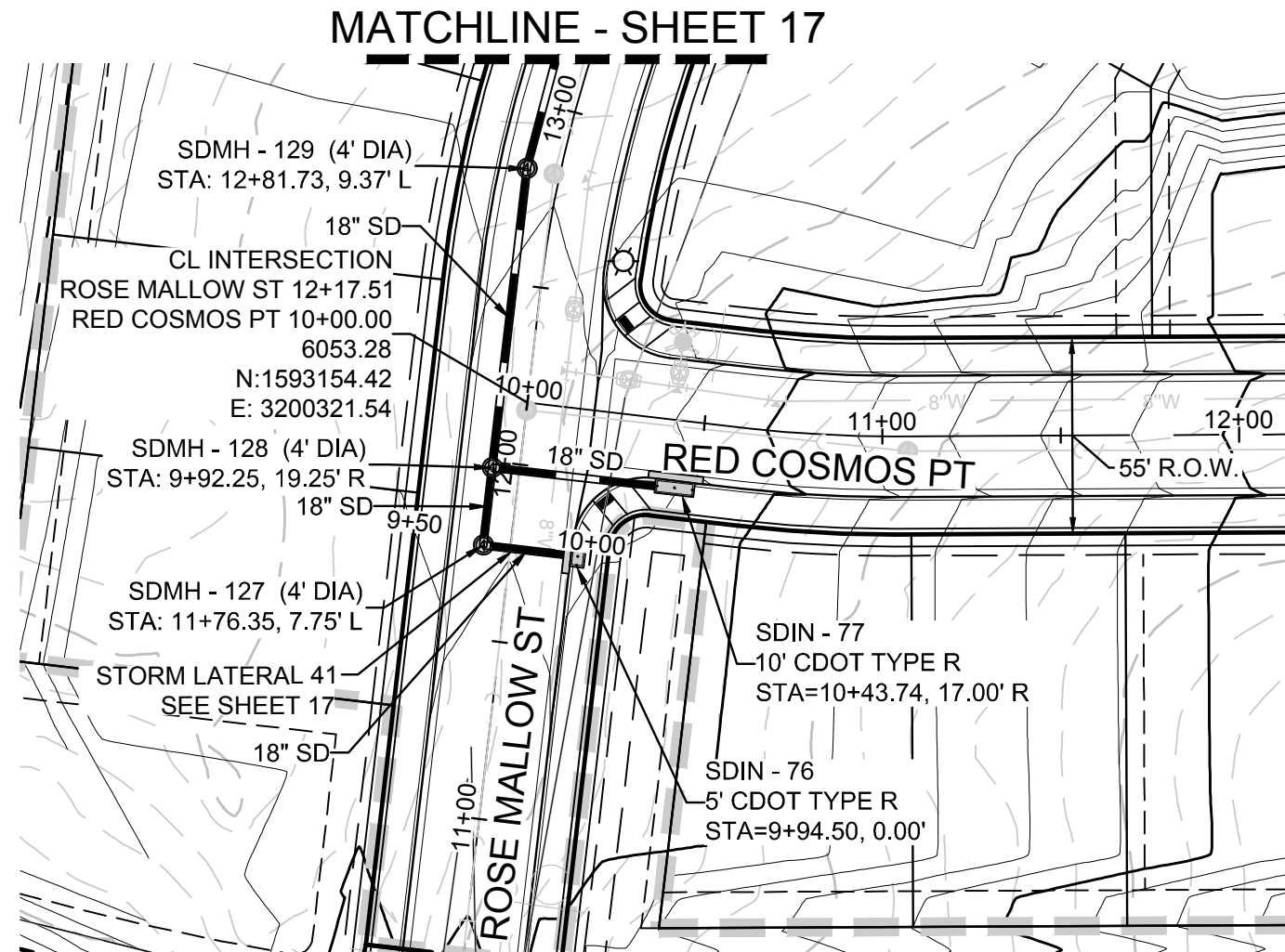
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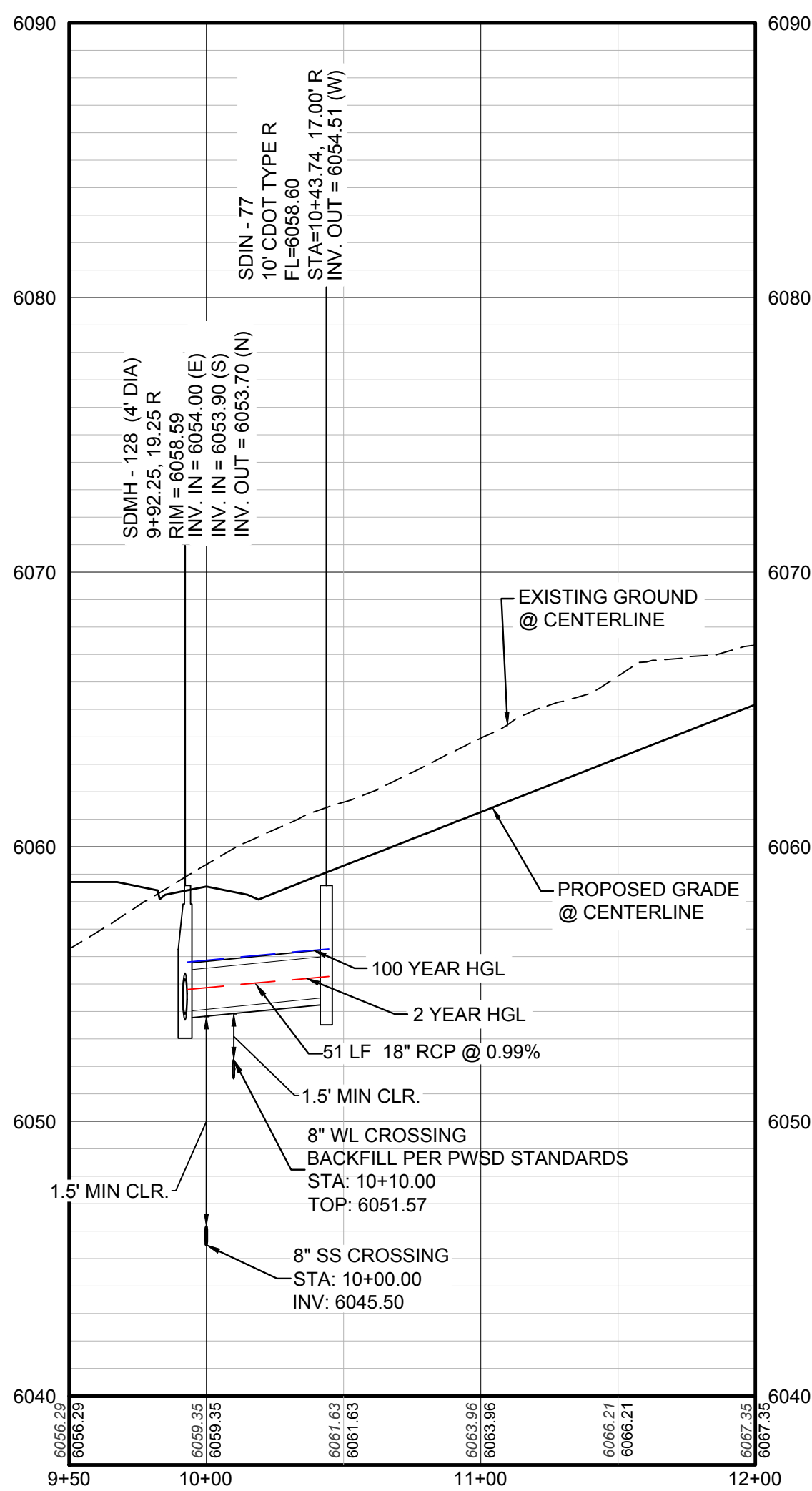
PLAN: TREFOIL LN STA: 9+50.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: TREFOIL LN STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PLAN: STA: RED COSMOS PT 9+50.00 TO 11+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS PT STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM DRAINAGE INFRASTRUCTURE NOTES:

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BENCHMARK

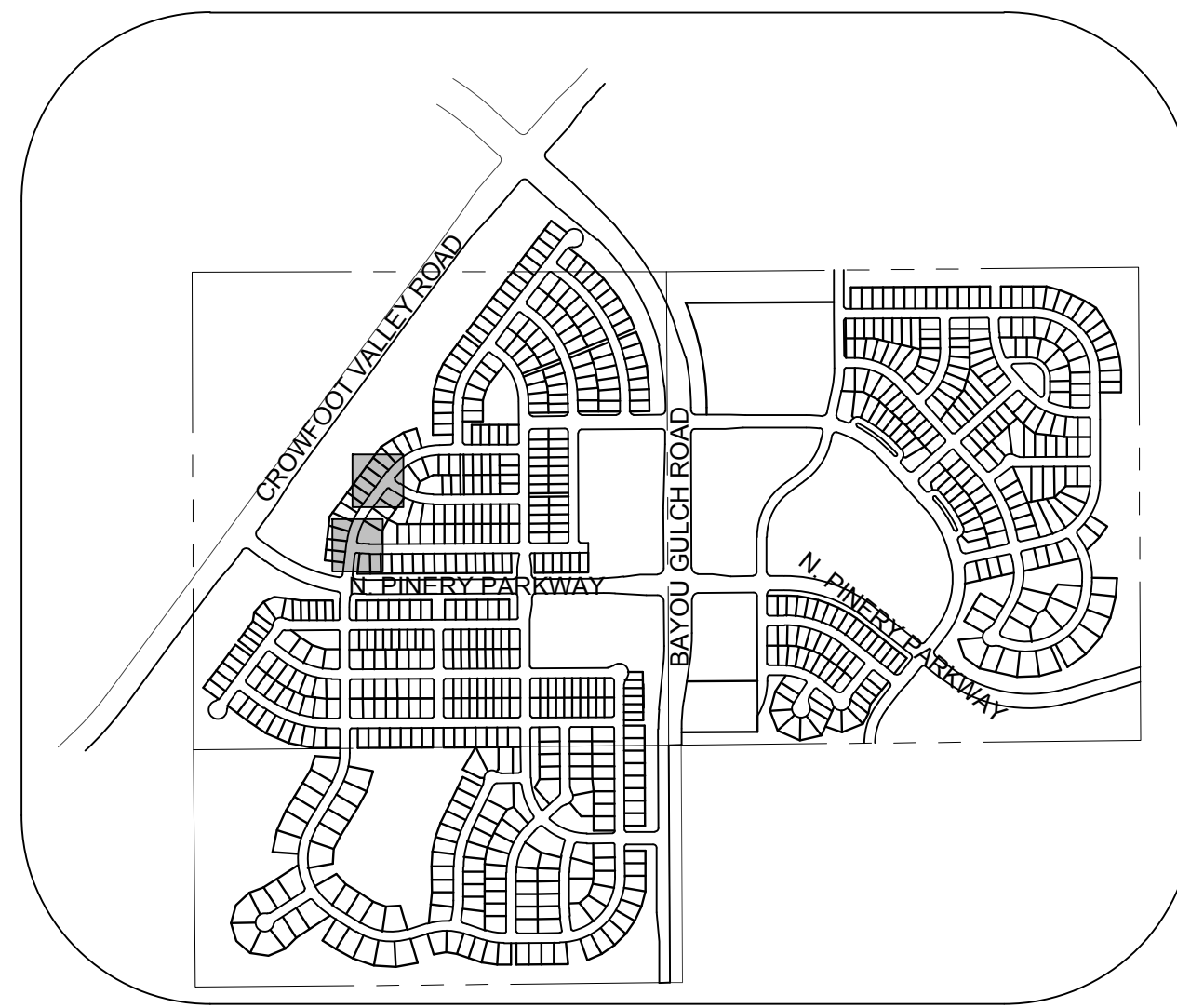
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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.
LEGEND

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

ABBREVIATIONS

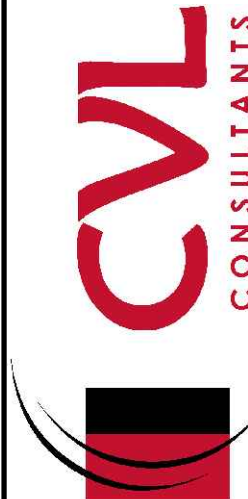
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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
TREFOIL LANE & RED COSMOS POINT

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

SCALE: AS SHOWN
FILE NO: 8130283701

SHEET NUMBER
19

INDEX OF ROADWAY DESIGN STANDARD DETAILS

DETAIL CATEGORY

DETAIL NAME

DETAIL NUMBER

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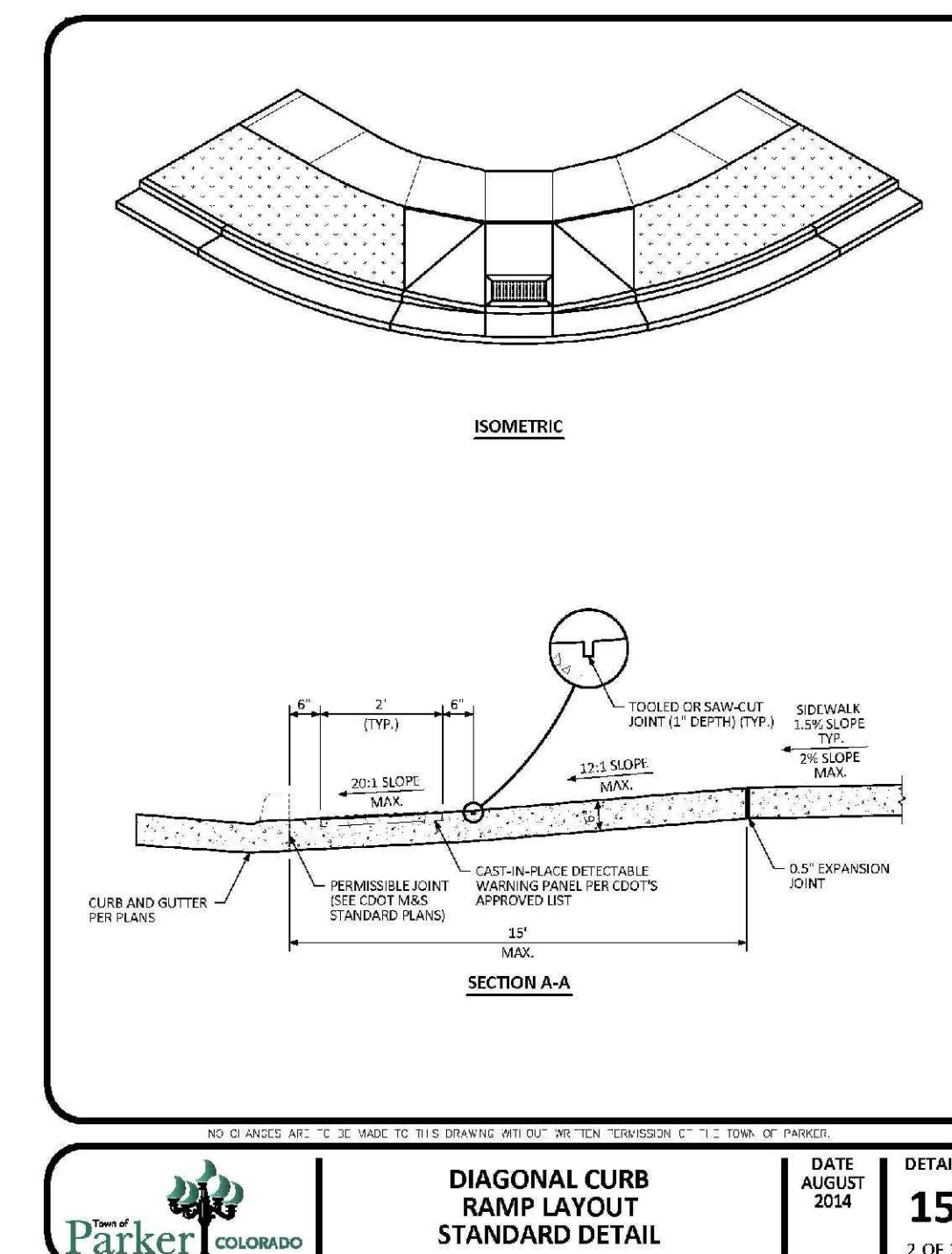
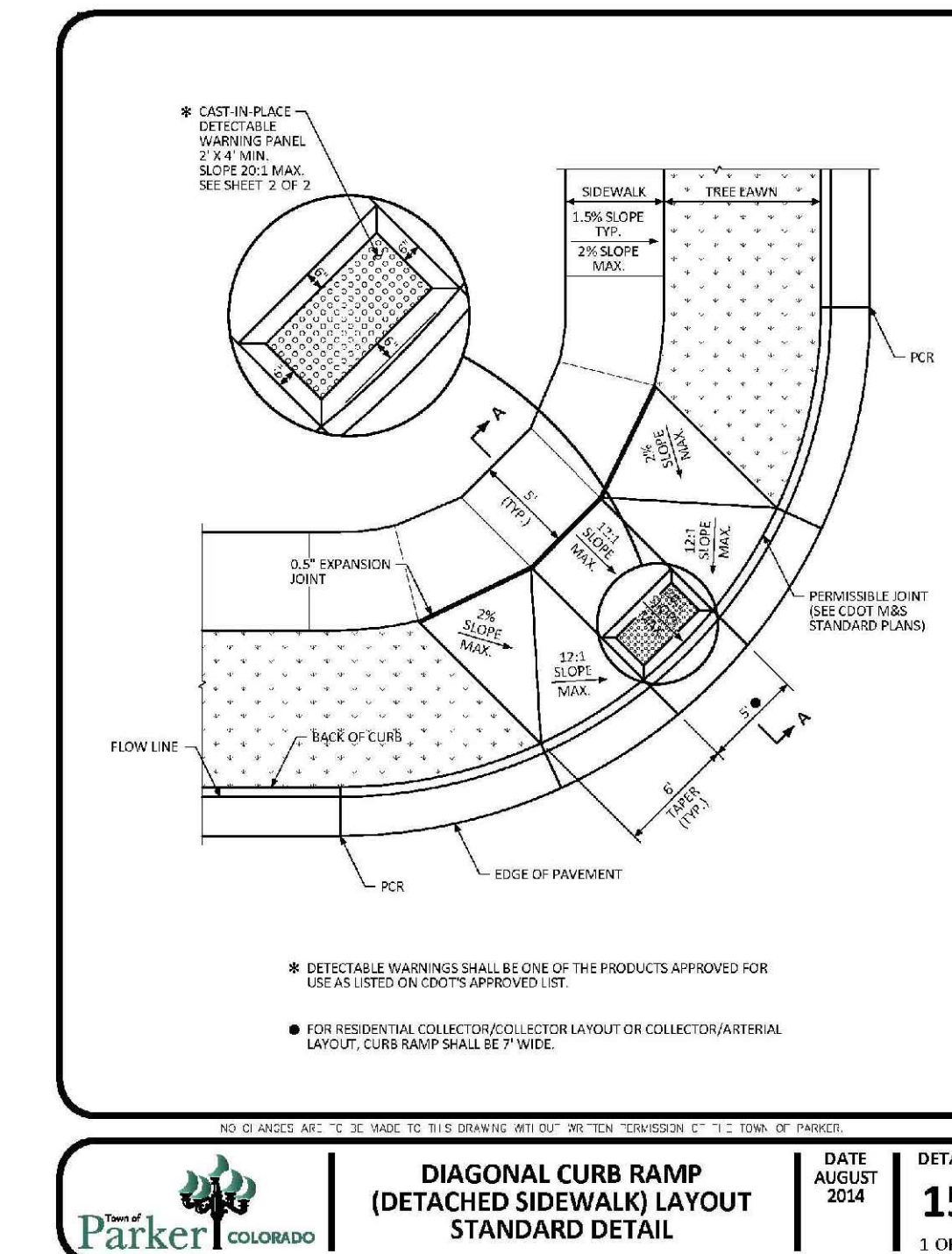
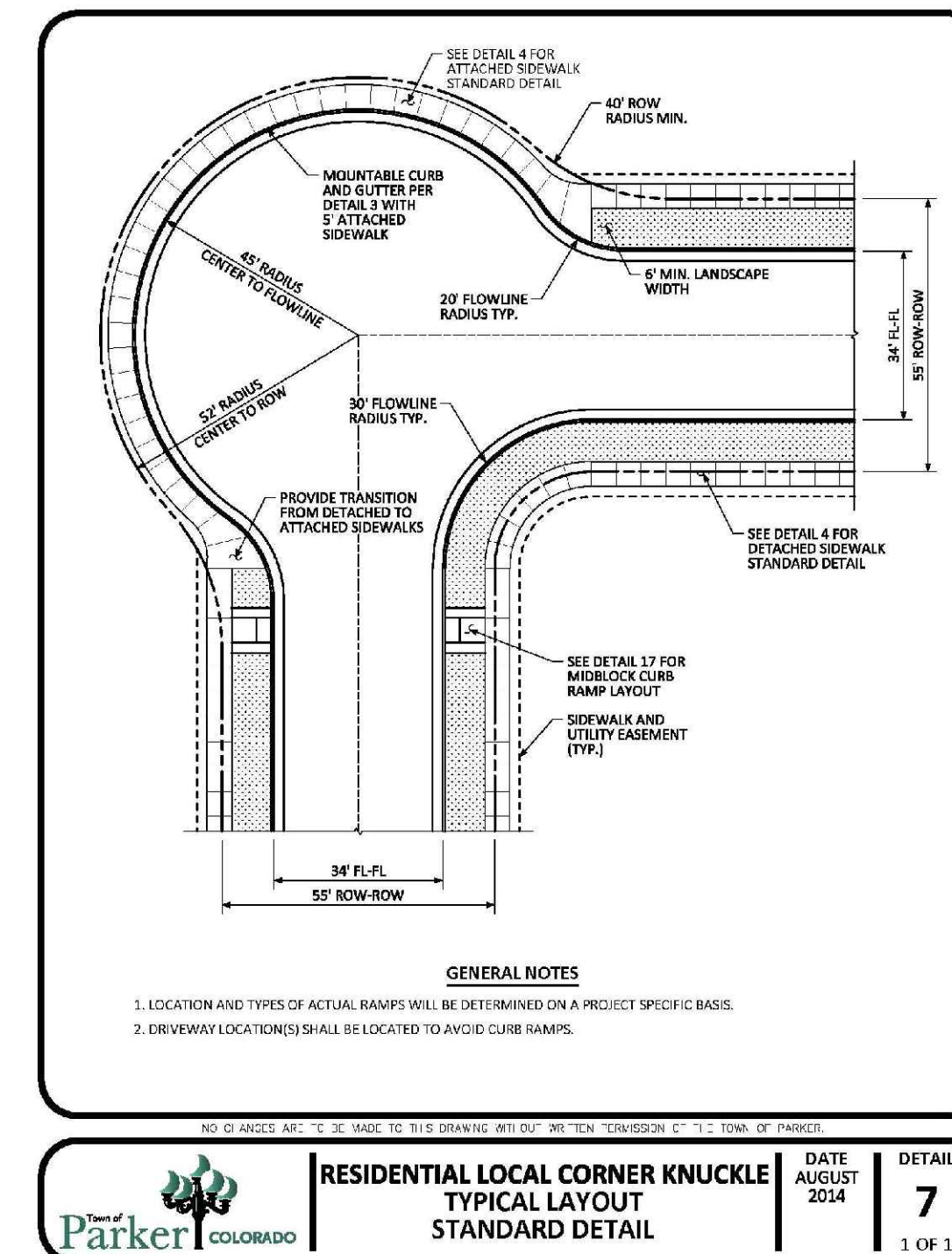
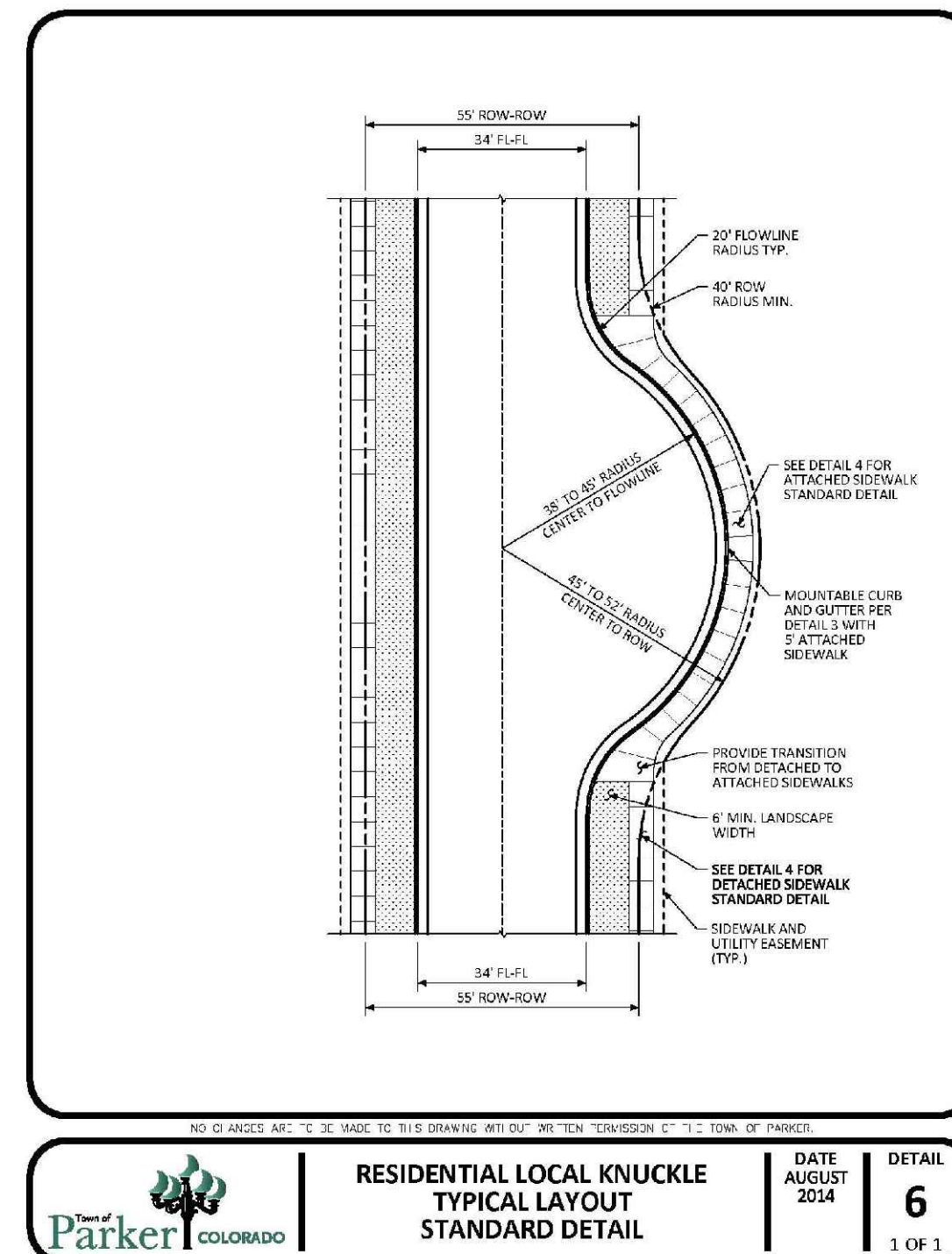
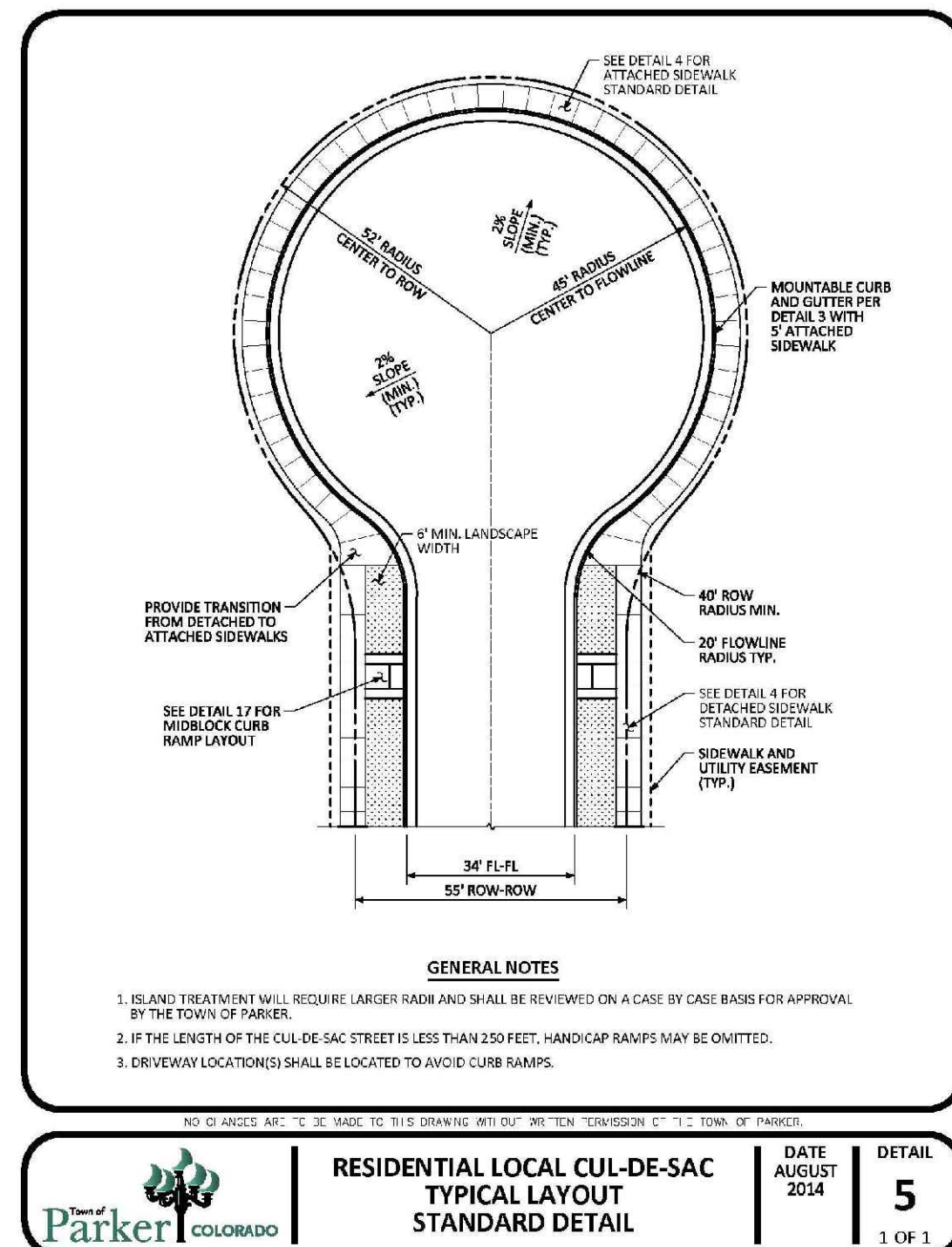
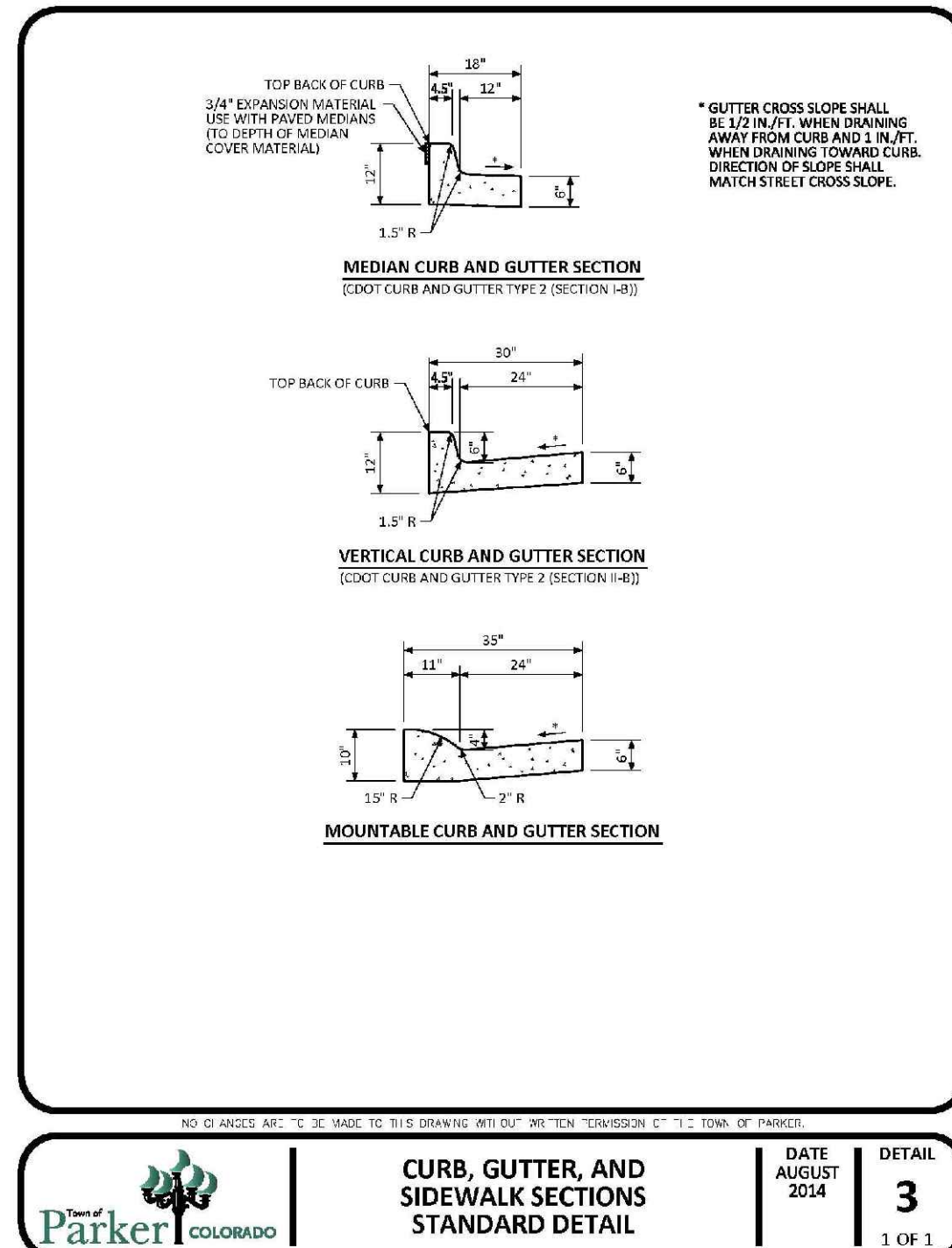
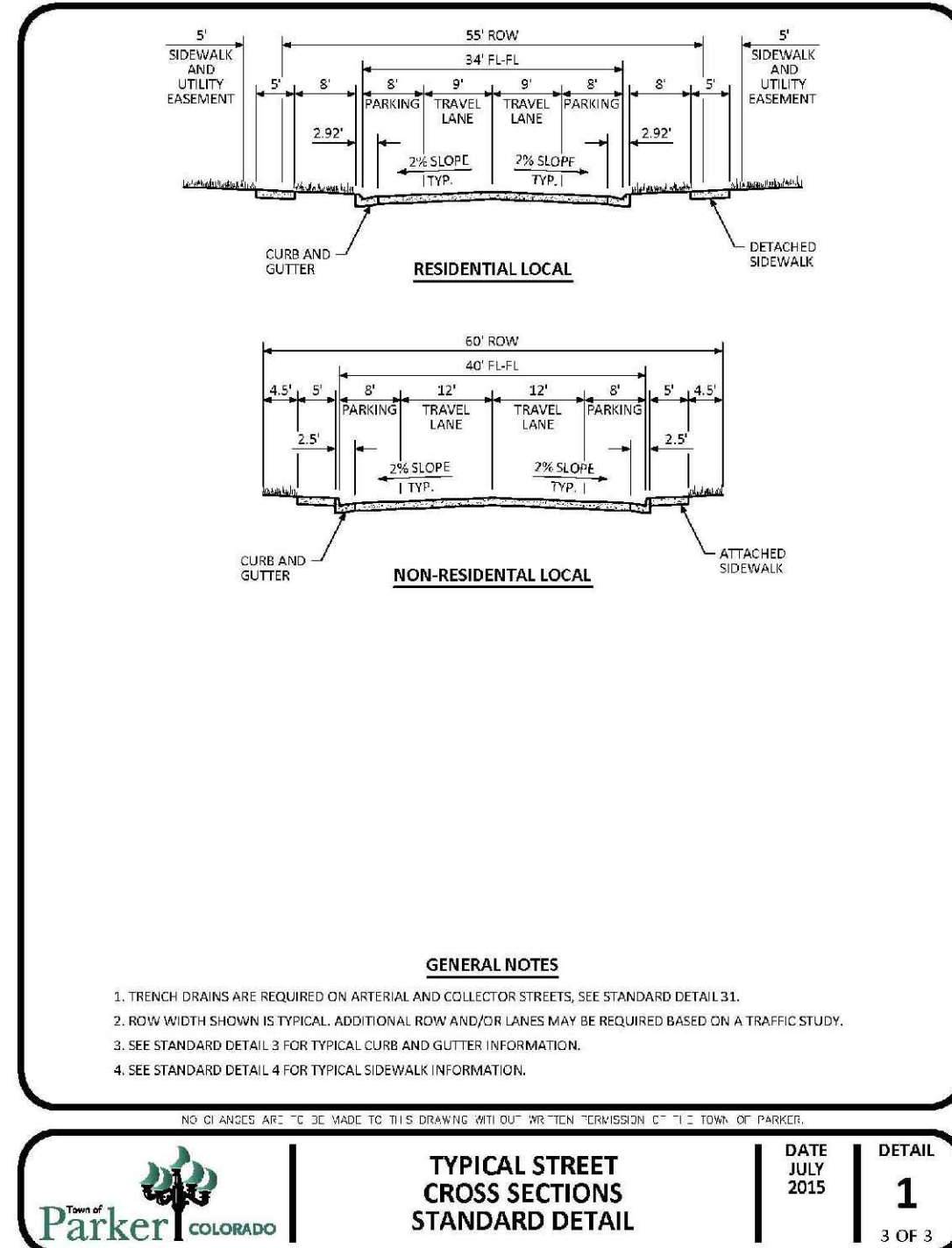
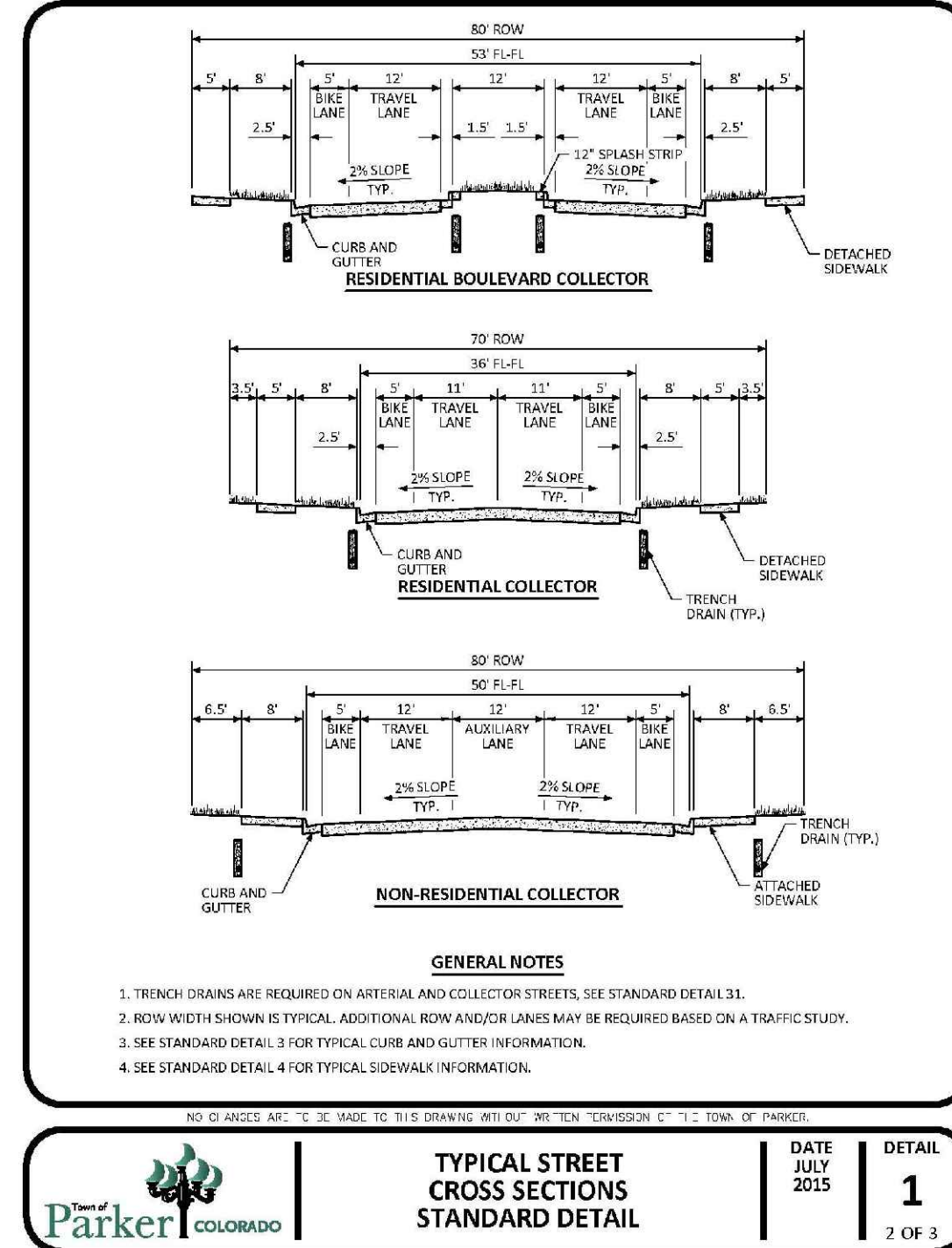
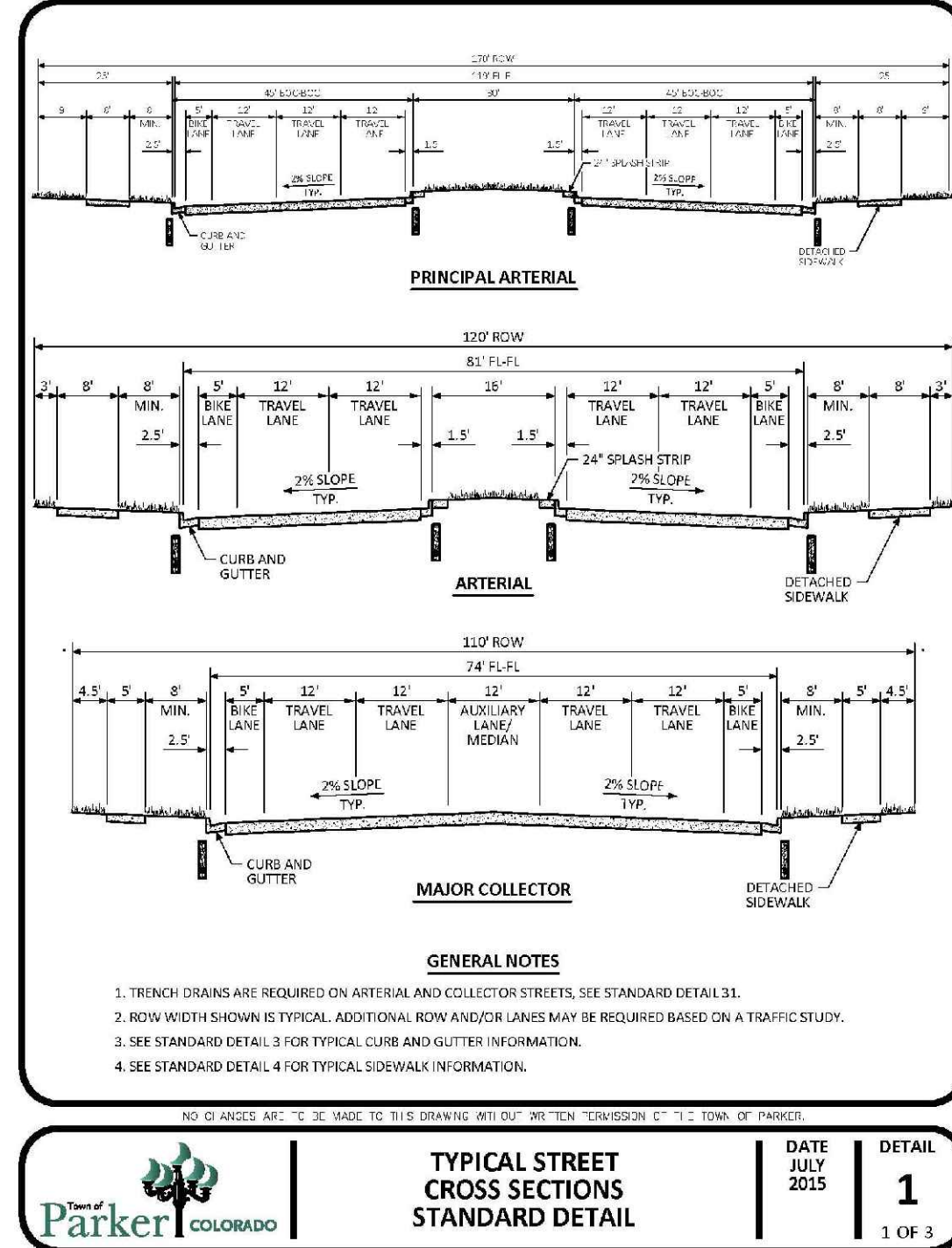
DRIVEWAY AND CROSS PAN DETAILS

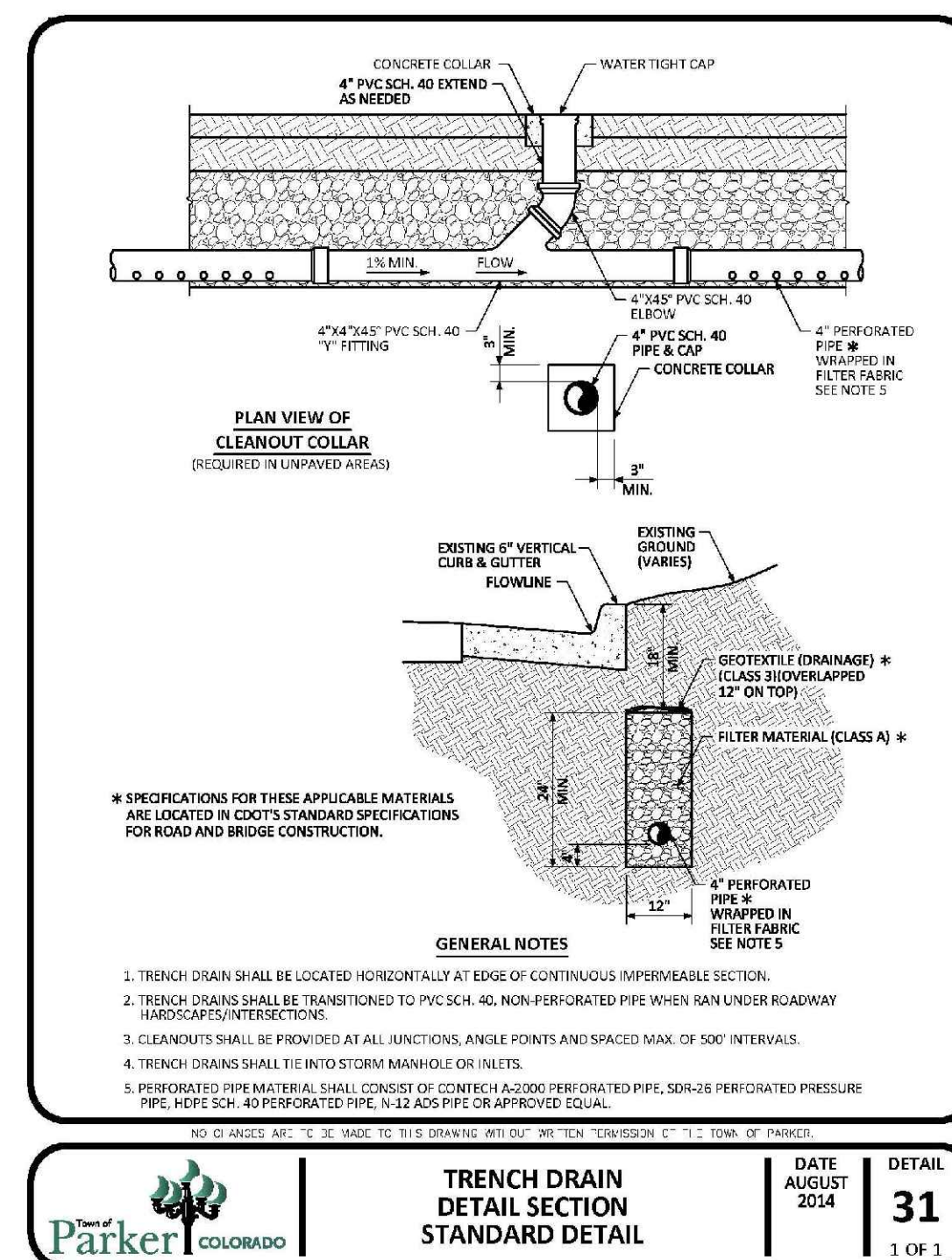
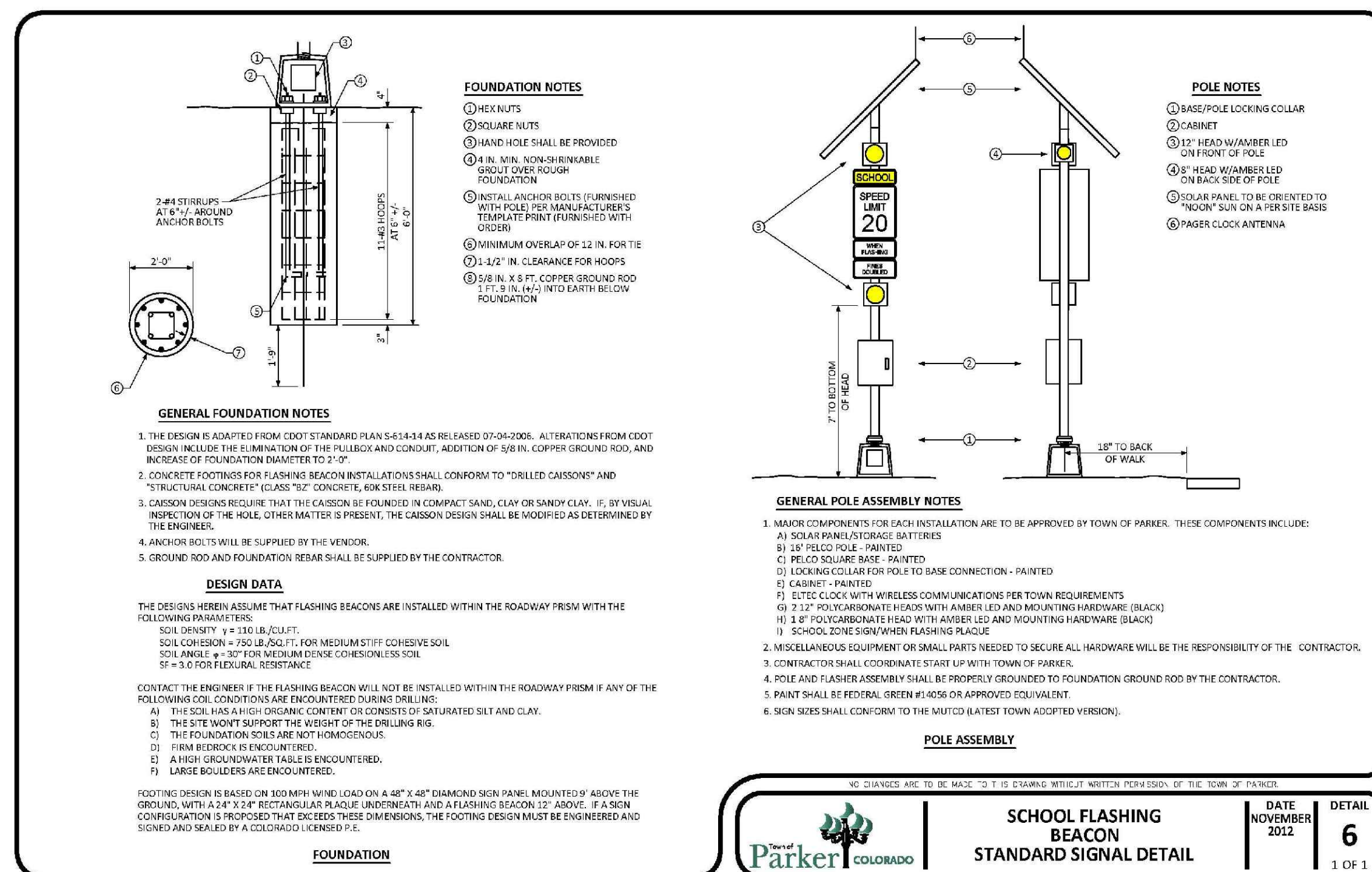
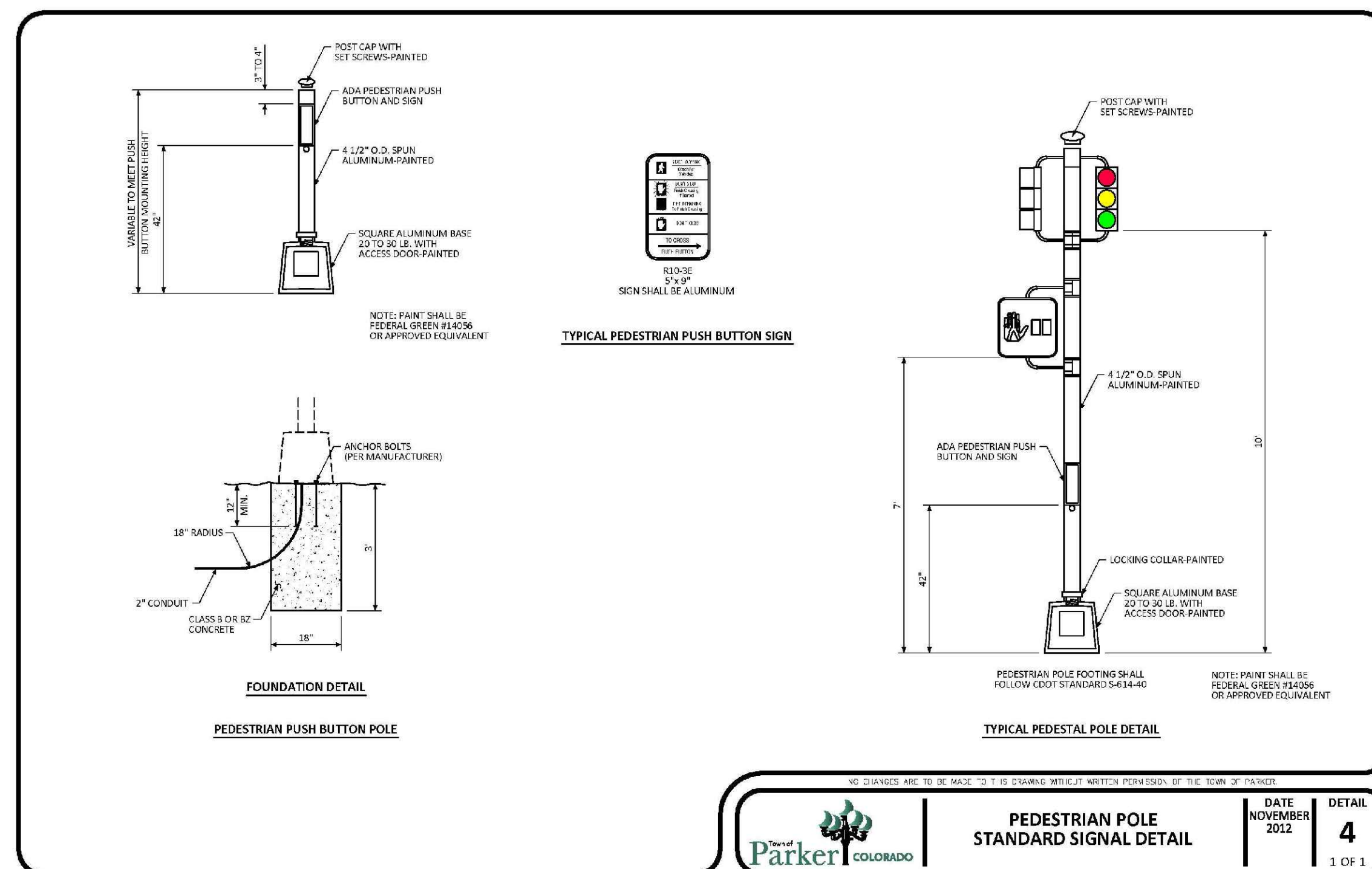
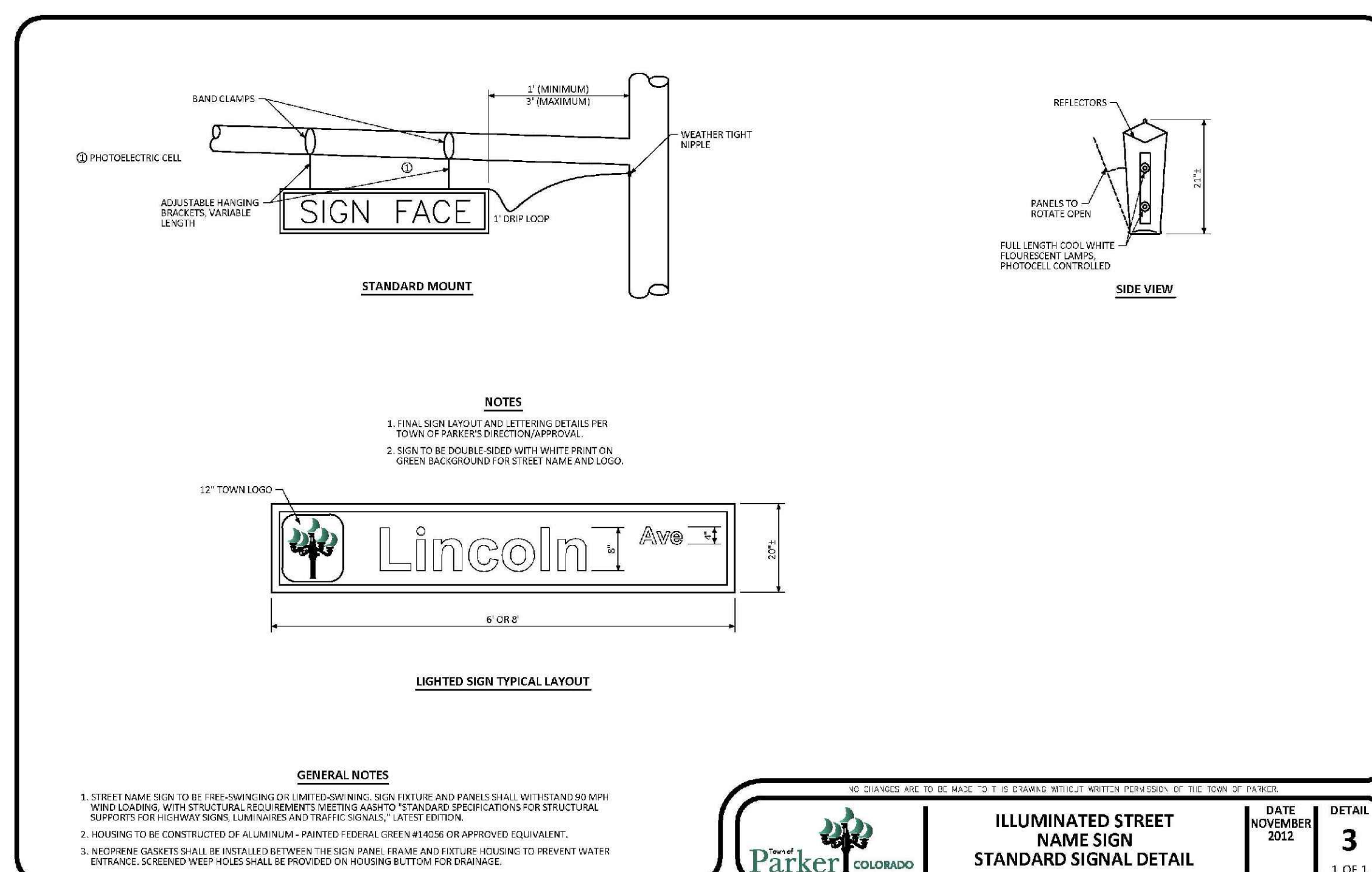
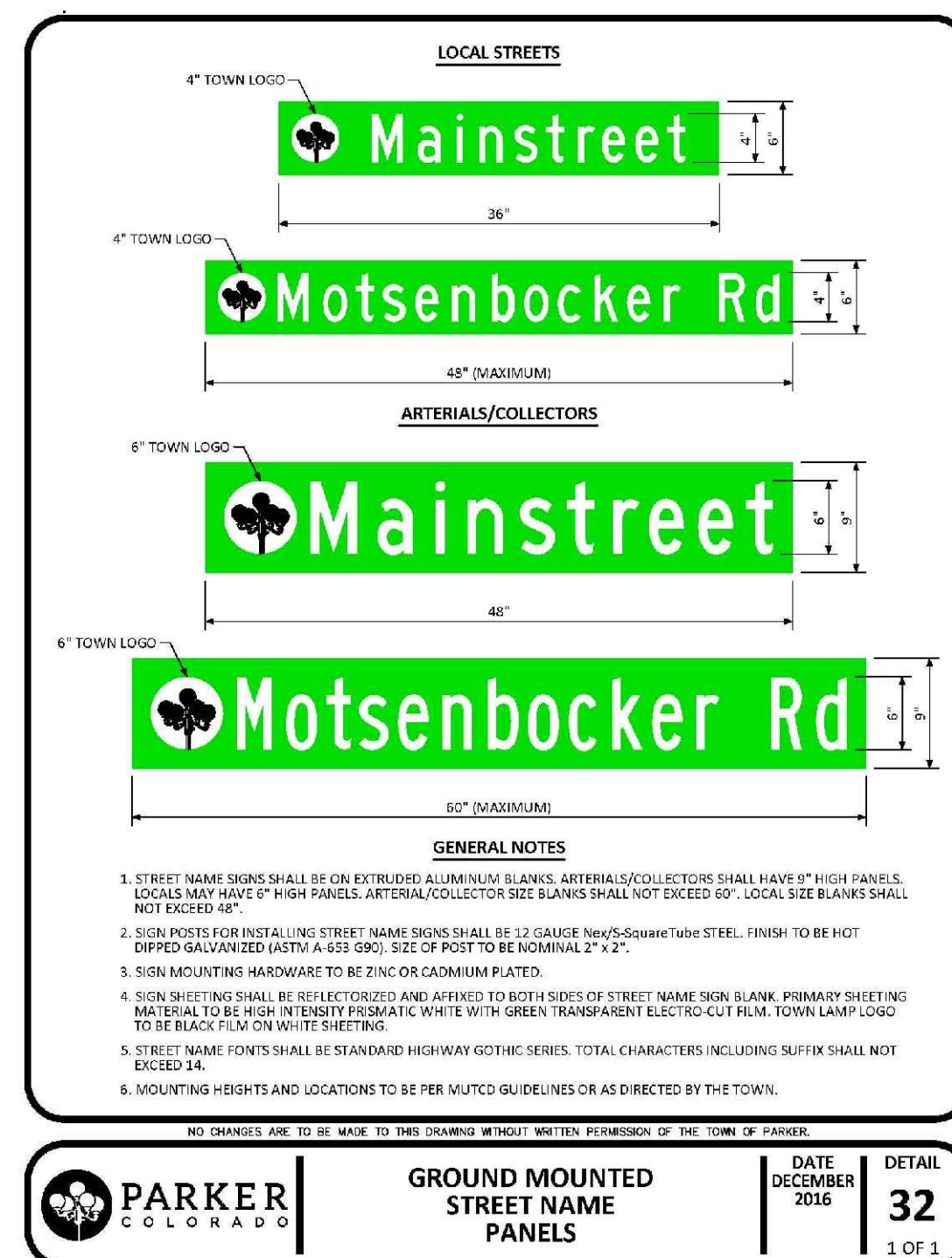
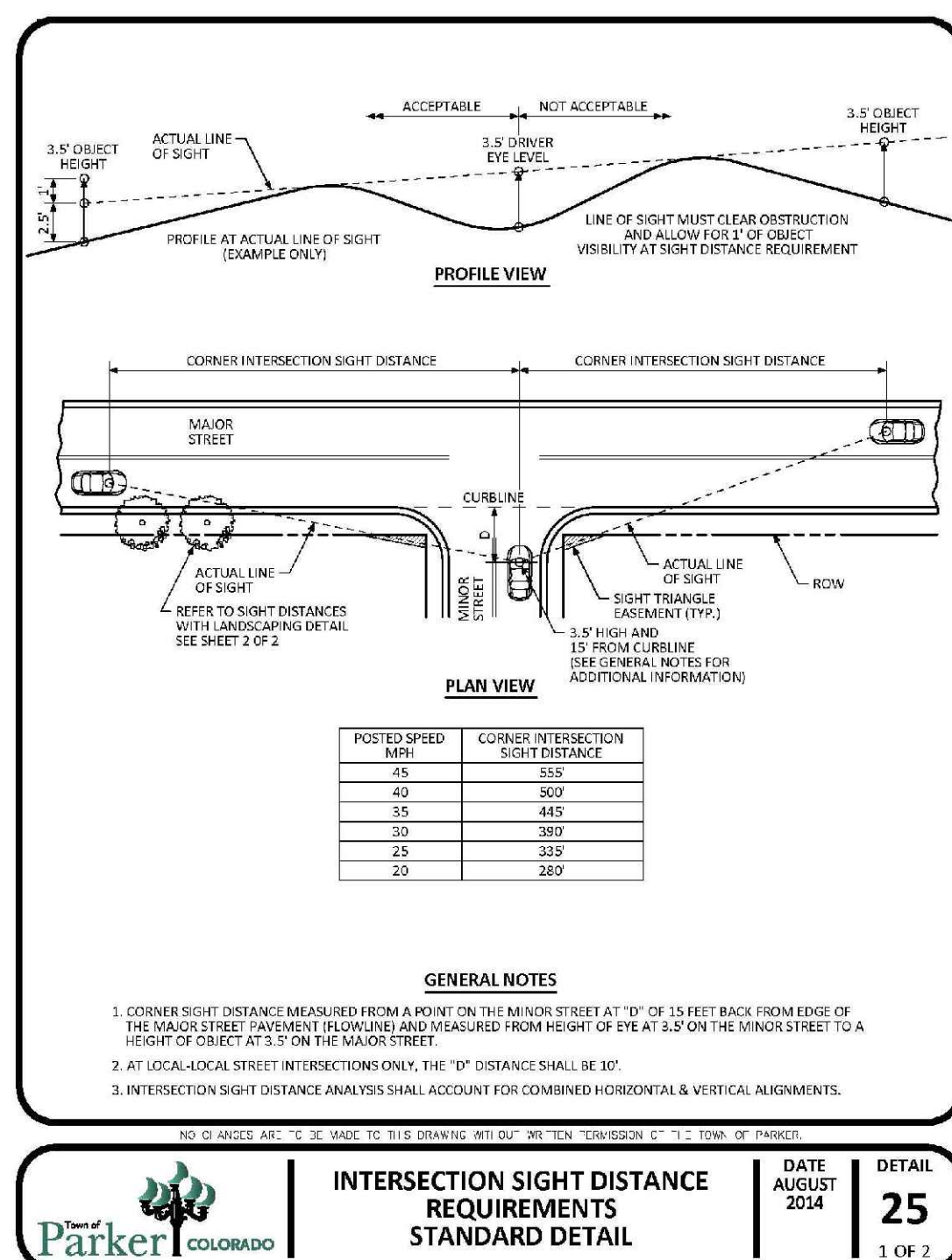
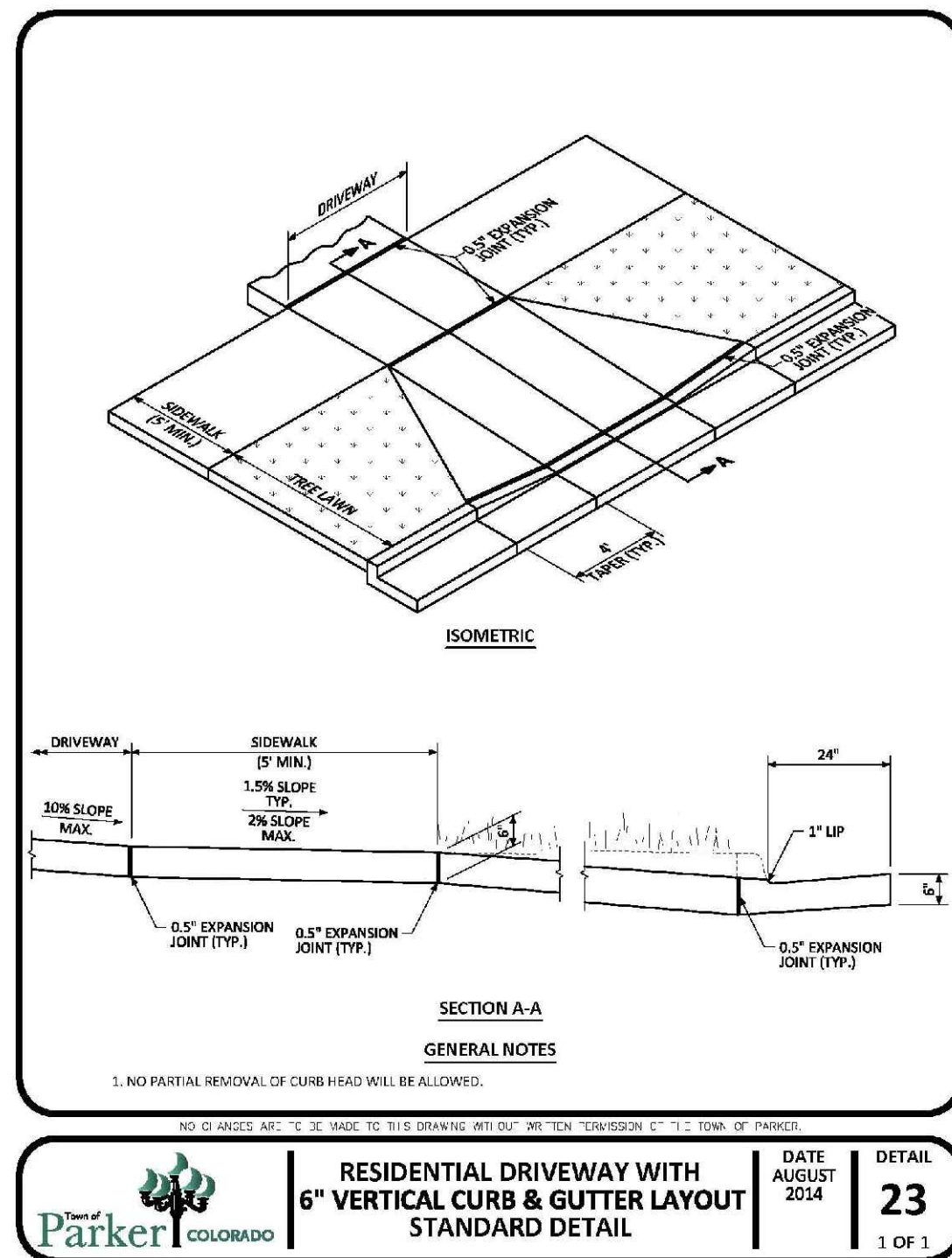
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NO. 00025 2011 12 26 SCALE: 1/8" = 1'-0" 1/4" = 1'-0" 1/2" = 1'-0" 3/4" = 1'-0" 1" = 1'-0" 1 1/4" = 1'-0" 1 1/2" = 1'-0" 1 3/4" = 1'-0" 2" = 1'-0" 2 1/4" = 1'-0" 2 1/2" = 1'-0" 2 3/4" = 1'-0" 3" = 1'-0" 3 1/4" = 1'-0" 3 1/2" = 1'-0" 3 3/4" = 1'-0" 4" = 1'-0" 4 1/4" = 1'-0" 4 1/2" = 1'-0" 4 3/4" = 1'-0" 5" = 1'-0" 5 1/4" = 1'-0" 5 1/2" = 1'-0" 5 3/4" = 1'-0" 6" = 1'-0" 6 1/4" = 1'-0" 6 1/2" = 1'-0" 6 3/4" = 1'-0" 7" = 1'-0" 7 1/4" = 1'-0" 7 1/2" = 1'-0" 7 3/4" = 1'-0" 8" = 1'-0" 8 1/4" = 1'-0" 8 1/2" = 1'-0" 8 3/4" = 1'-0" 9" = 1'-0" 9 1/4" = 1'-0" 9 1/2" = 1'-0" 9 3/4" = 1'-0" 10" = 1'-0" 10 1/4" = 1'-0" 10 1/2" = 1'-0" 10 3/4" = 1'-0" 11" = 1'-0" 11 1/4" = 1'-0" 11 1/2" = 1'-0" 11 3/4" = 1'-0" 12" = 1'-0" 12 1/4" = 1'-0" 12 1/2" = 1'-0" 12 3/4" = 1'-0" 13" = 1'-0" 13 1/4" = 1'-0" 13 1/2" = 1'-0" 13 3/4" = 1'-0" 14" = 1'-0" 14 1/4" = 1'-0" 14 1/2" = 1'-0" 14 3/4" = 1'-0" 15" = 1'-0" 15 1/4" = 1'-0" 15 1/2" = 1'-0" 15 3/4" = 1'-0" 16" = 1'-0" 16 1/4" = 1'-0" 16 1/2" = 1'-0" 16 3/4" = 1'-0" 17" = 1'-0" 17 1/4" = 1'-0" 17 1/2" = 1'-0" 17 3/4" = 1'-0" 18" = 1'-0" 18 1/4" = 1'-0" 18 1/2" = 1'-0" 18 3/4" = 1'-0" 19" = 1'-0" 19 1/4" = 1'-0" 19 1/2" = 1'-0" 19 3/4" = 1'-0" 20" = 1'-0" 20 1/4" = 1'-0" 20 1/2" = 1'-0" 20 3/4" = 1'-0" 21" = 1'-0" 21 1/4" = 1'-0" 21 1/2" = 1'-0" 21 3/4" = 1'-0" 22" = 1'-0" 22 1/4" = 1'-0" 22 1/2" = 1'-0" 22 3/4" = 1'-0" 23" = 1'-0" 23 1/4" = 1'-0" 23 1/2" = 1'-0" 23 3/4" = 1'-0" 24" = 1'-0" 24 1/4" = 1'-0" 24 1/2" = 1'-0" 24 3/4" = 1'-0" 25" = 1'-0" 25 1/4" = 1'-0" 25 1/2" = 1'-0" 25 3/4" = 1'-0" 26" = 1'-0" 26 1/4" = 1'-0" 26 1/2" = 1'-0" 26 3/4" = 1'-0" 27" = 1'-0" 27 1/4" = 1'-0" 27 1/2" = 1'-0" 27 3/4" = 1'-0" 28" = 1'-0" 28 1/4" = 1'-0" 28 1/2" = 1'-0" 28 3/4" = 1'-0" 29" = 1'-0" 29 1/4" = 1'-0" 29 1/2" = 1'-0" 29 3/4" = 1'-0" 30" = 1'-0" 30 1/4" = 1'-0" 30 1/2" = 1'-0" 30 3/4" = 1'-0" 31" = 1'-0" 31 1/4" = 1'-0" 31 1/2" = 1'-0" 31 3/4" = 1'-0" 32" = 1'-0" 32 1/4" = 1'-0" 32 1/2" = 1'-0" 32 3/4" = 1'-0" 33" = 1'-0" 33 1/4" = 1'-0" 33 1/2" = 1'-0" 33 3/4" = 1'-0" 34" = 1'-0" 34 1/4" = 1'-0" 34 1/2" = 1'-0" 34 3/4" = 1'-0" 35" = 1'-0" 35 1/4" = 1'-0" 35 1/2" = 1'-0" 35 3/4" = 1'-0" 36" = 1'-0"





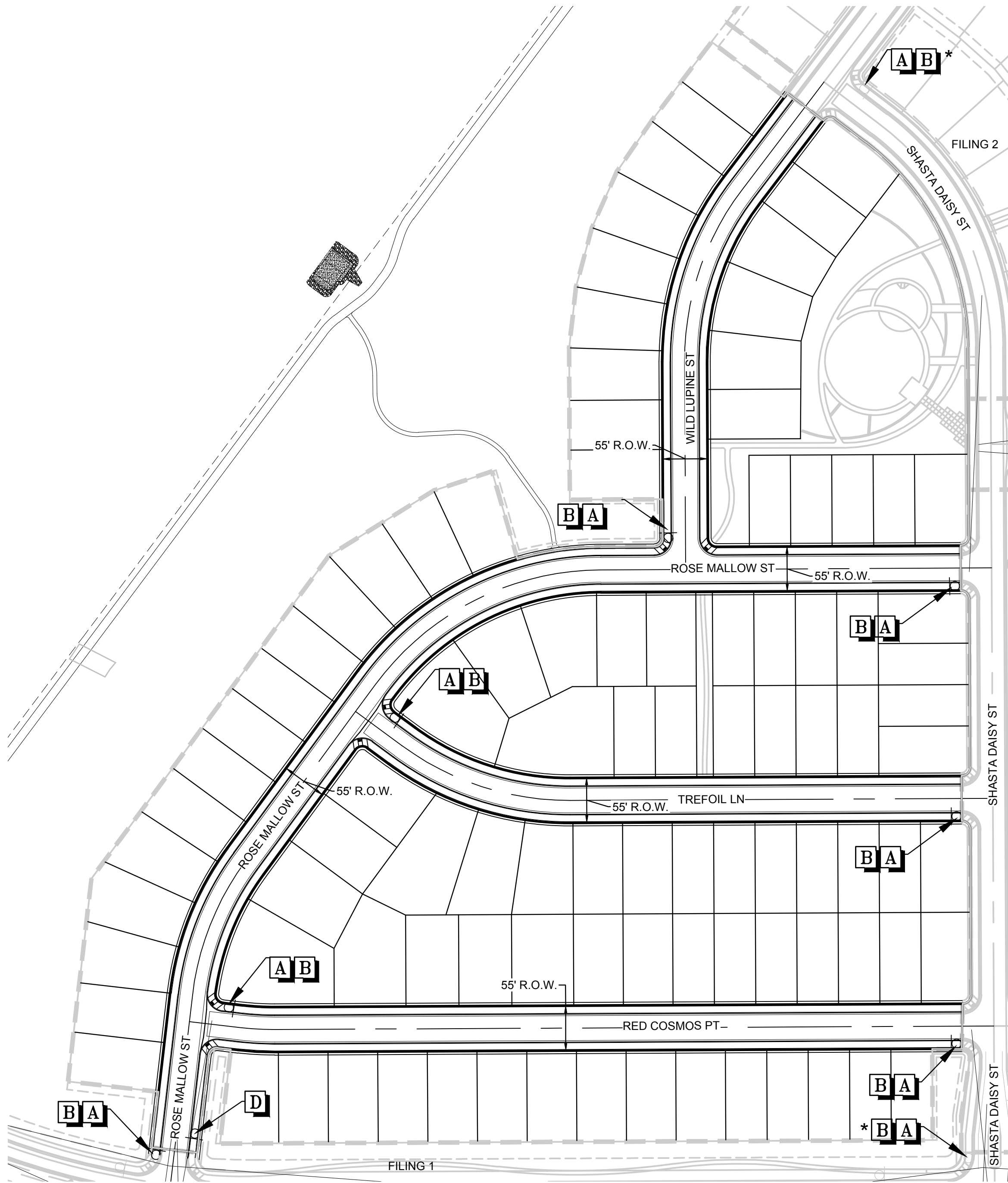
N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\TOWN OF PARKER\3 SIGNAGE AND STRIPING.DWG, BRIAN.W, 2/29/2018 4:50 PM



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1-800-922-1987



SCALE: 1" = 100'



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.

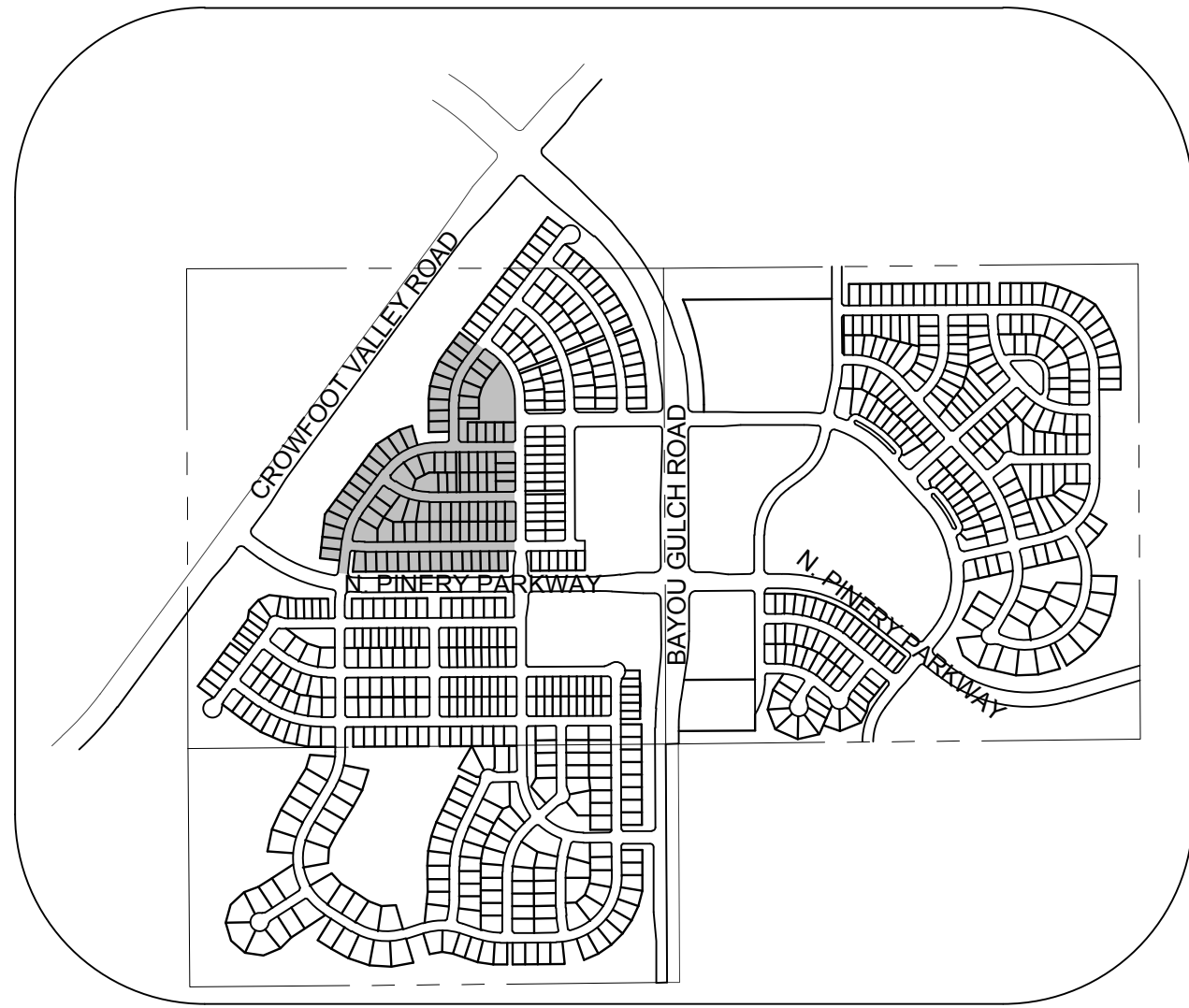
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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



KEYMAP
N.T.S.

LEGEND

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

SHEET NUMBER

23

DRAWN BY: JLR
CHECKED BY: JLR
DATE: APRIL 2017

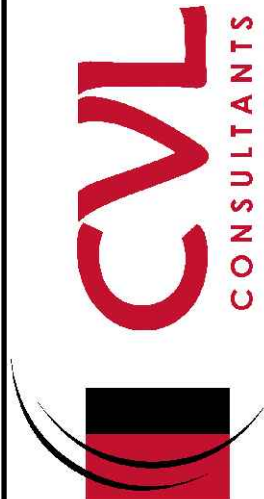
SCALE:

AS SHOWN
FILE NO: 8130283701

TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
SIGNAGE AND STRIPING PLAN

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No. Revisions

Date

Init.

Appr.

Date