

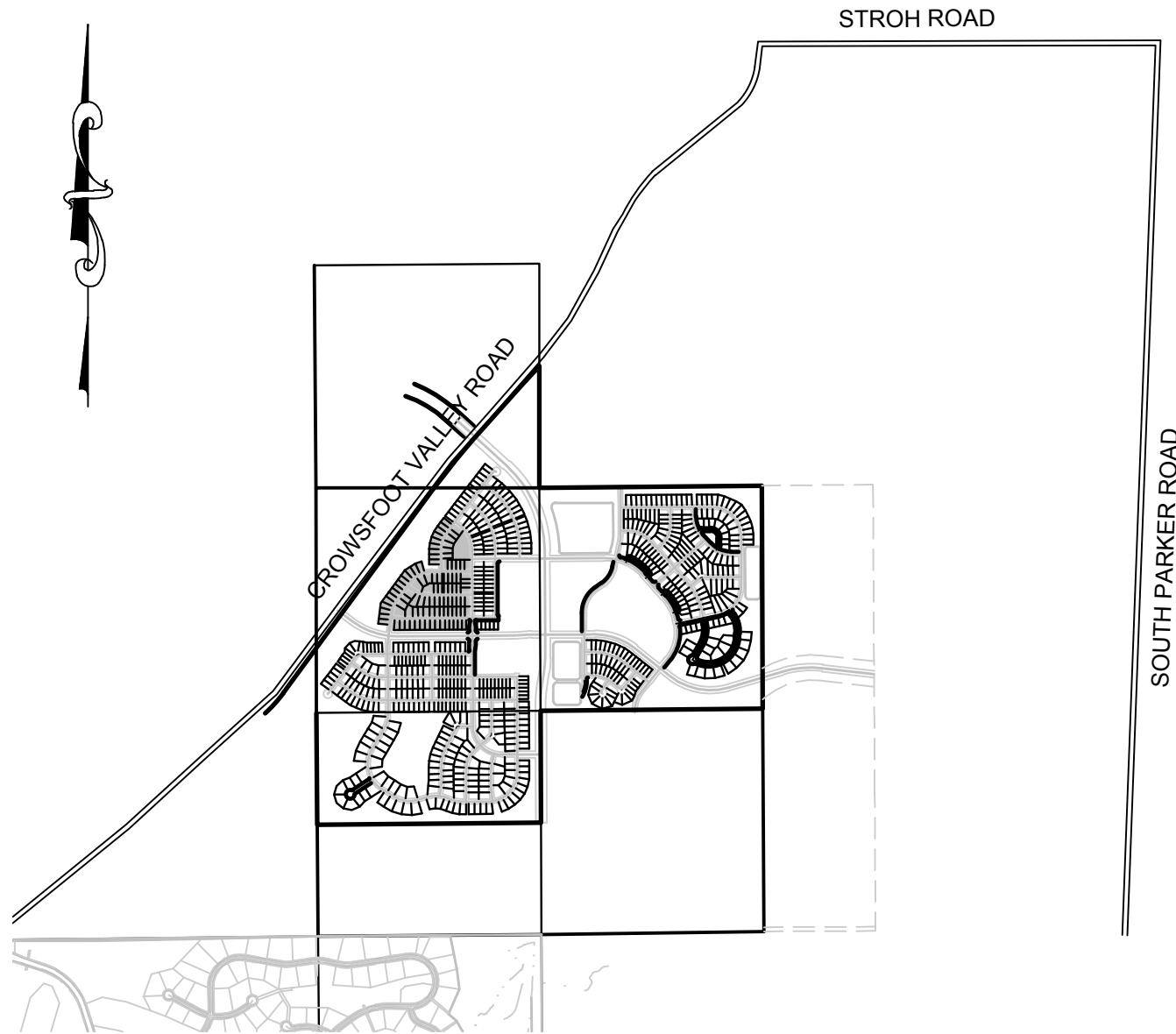
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TRAILS AT CROWFOOT

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

PLANNER/ LANDSCAPE DESIGNER:

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

FIRE DISTRICT

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

SURVEYOR/ ENGINEER:

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

ELECTRIC COMPANY

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

MUNICIPALITY

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

GAS COMPANY

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

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


BRIAN P WILSON, CO. P.E.0050067

6-13-18
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

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Town of Parker, Director of Engineering
04/19/2019
Date

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

SHEET NUMBER	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS COVER SHEET		HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		CVL CONSULTANTS 10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		Revisions		Date	
			AS SHOWN	FILE NO:					No.	Init.	Appr.	Date
1	JF	JF	AS SHOWN	8130283701								

1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE LATEST EDITION FOR THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AND THE TOWN OF PARKER STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT. THE TOWN RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS.
3. A PRECONSTRUCTION MEETING SHALL BE SCHEDULED A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO THE START OF A CONSTRUCTION. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE GRADING PERMIT AND ALL OTHER NECESSARY PERMITS HAVE BEEN OBTAINED.
4. A DEVELOPMENT REVIEW ENGINEER SHALL BE CONTACTED A MINIMUM OF 24 HOURS PRIOR TO A NECESSARY INSPECTION. IF A DEVELOPMENT REVIEW ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE PERMITTEE MAY COMMENCE WORK IN THE DEVELOPMENT REVIEW ENGINEER'S ABSENCE. HOWEVER, TOWN OF PARKER RESERVES THE RIGHT TO REJECT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.
5. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION. FOR INFORMATION CONTACT: DENVER INTER-UTILITY GROUP, 301-419-8700-922. THE CONTRACTOR SHALL FIELD VERIFY SIZE AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION, AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS, APPROVED BY THE TOWN OF PARKER PUBLIC WORKS DIRECTOR, AND ONE (1) COPY OF THE ROADWAY DESIGN AND CONSTRUCTION CRITERIA AT THE JOB SITE AT ALL TIMES.
7. ALL PROPOSED STREET CUTS TO EXISTING PAVEMENTS FOR UTILITIES, STORM SEWER OR FOR OTHER PURPOSES ARE LISTED AND REFERENCED BELOW:
EXAMPLES: WATER TIE-IN SHEET 3 STORM SEWER CONNECTION SHEET 6
8. A PLAN FOR TRAFFIC CONTROL DURING CONSTRUCTION SHALL BE SUBMITTED TO THE TOWN OF PARKER FOR ACCEPTANCE WITH THE RIGHT-OF-WAY PERMIT USE APPLICATION. A PERMIT WILL NOT BE ISSUED WITHOUT AN APPROVED TRAFFIC CONTROL PLAN FOR USE DURING CONSTRUCTION.
9. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION."
10. COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE DEVELOPMENT REVIEW ENGINEER IN PRELIMINARY FORM PRIOR TO PAVING AND IN FINAL FORM PRIOR TO PROBATIONARY ACCEPTANCE.
11. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION. THE PLAN MAY BE MODIFIED AS FIELD CONDITIONS WARRANT WITH APPROVAL FROM THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
12. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN PROPER TRAFFIC CONTROL DEVICES UNTIL THE SITE IS OPEN TO TRAFFIC. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN TO THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT FOR APPROVAL PRIOR TO CONSTRUCTION.
13. PLANS ARE APPROVED FOR A PERIOD OF (1) ONE YEAR FROM THE DATE SHOWN ON THE TOWN OF PARKER SIGNATURE BLOCK. PLANS SHALL BE RESUBMITTED TO THE TOWN FOR APPROVAL AFTER 1 YEAR. THE COST OF THE PLAN RE-REVIEW AND RE-ACCEPTANCE WILL BE CHARGED BACK TO THE DEVELOPER INCLUDING ALL TIME AND EXPENSES OF THE TOWN OF PARKER PUBLIC WORKS DEPARTMENT.
14. REPAIR OF ANY DAMAGE TO EXISTING IMPROVEMENTS OR LANDSCAPING IS THE RESPONSIBILITY OF THE CONTRACTOR.
15. ALL DAMAGED EXISTING CURB, GUTTER, AND SIDEWALK SHALL BE REPAIRED PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS.
16. ALL CONSTRUCTION ACTIVITIES MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." FOR INFORMATION, PLEASE CONTACT COLORADO DEPARTMENT OF HEALTH, WATER QUALITY CONTROL DIVISION, WQCD-PE-B2, 4300 CHERRY DRIVE SOUTH, DENVER, COLORADO 80222-1530. ATTENTION: PERMITS AND ENFORCEMENT SECTION. PHONE (303) 692-3500.
17. IF DEWATERING IS REQUIRED, A STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT IS REQUIRED FOR DISCHARGES TO A STORM SEWER, CHANNEL, IRRIGATION DITCH, ANY STREET THAT IS TRIBUTARY TO THE AFOREMENTIONED FACILITIES, OR ANY WATER OF THE UNITED STATES.
18. ALL REFERENCES TO BOOKS, PAGES, MAPS, AND RECEPTION NUMBER ARE PUBLIC DOCUMENTS ON FILE WITH THE COUNTY CLERK AND RECORDER'S OFFICE.

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

1. ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH IN THE TOWN OF PARKER'S STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL (SDECM), AS AMENDED.
2. THE CONTRACTOR SHALL COMPLY WITH THE "COLORADO WATER QUALITY CONTROL ACT" (TITLE 25, ARTICLE 8 CRS), THE "PROTECTION OF FISHING STREAMS" TITLE 33, ARTICLE 5, CRS), THE "CLEAN WATER ACT" (33 USC 1344), CHERRY CREEK RESERVOIR CONTROL REGULATION NO. 72" (5 COR 1002-72), THE REGULATION PROMULGATED, CERTIFICATION OR PERMITS ISSUES, AND THE REQUIREMENTS PRESENTED IN THE SDECM REVISION TO SECTION 107 AND THE CONSTRUCTION BMP PLAN. IN THE EVENT OF CONFLICTS BETWEEN THESE REQUIREMENTS AND WATER QUALITY CONTROL LAWS, RULES, OR REGULATIONS OF OTHER FEDERAL, OR STATE AGENCIES, THE MORE RESTRICTIVE LAWS, RULES, OR REGULATIONS SHALL APPLY.
3. INSPECTIONS: INSPECTIONS 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 TO 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).
4. STRUCTURAL BACKFILL (CDOT CLASS 1) SHALL BE COMPACTED TO CONFORM TO CDOT STANDARD SPECIFICATION 203.03. STRUCTURAL BACKFILL (CDOT CLASS 2) SHALL CONFORM TO CDOT STANDARD SPECIFICATION 203.07. AT THE CONTRACTOR'S OPTION, STRUCTURAL BACKFILL (SQUEEGEE) MEETING THE GRADATION REQUIREMENTS CONTAINED IN REVISION OF SECTION 206 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM, MAY BE SUBSTITUTED FOR STRUCTURE BACKFILL (CLASS 1) OR CLASS 2) FOR BACKFILLING OF CULVERT PIPES, STORM SEWER PIPES, MANHOLES AND INLET STRUCTURES; HOWEVER, THE TOP 2 FEET BELOW SUBGRADE ELEVATION SHALL BE THE REQUIRED EMBANKMENT MATERIAL.
5. ALL EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
6. TESTING: PROBATIONARY ACCEPTANCE OF STORM DRAINAGE IMPROVEMENTS WILL BE CONTINGENT UPON SATISFACTORY TESTING RESULTS. IN ALL CASES WHERE TESTS INDICATE COMPACTION LESS THAN THAT REQUIRED BY TOWN SPECIFICATIONS, ADDITIONAL COMPACTION AND TESTS WILL BE REQUIRED UNTIL THE SPECIFICATIONS ARE MET. FREQUENCY OF TESTING WILL BE AS FOLLOWS: • 1 TEST FOR SUBGRADE AND 1 TEST FOR BACKFILL AT EVERY ABOVE GROUND APPURTENANCE (MANHOLES, INLETS, ETC) • 1 TEST EVERY 200 LF OF MAINLINE TRENCH EVERY 1 FOOT OF BACKFILL LIFT AND WITHIN 1 FOOT FROM ALL STRUCTURES.
7. ALLOWABLE STORM SEWER CONDUIT MATERIAL WITHIN THE TOWN OF PARKER SHALL BE LIMITED TO REINFORCED CONCRETE PIPE (RCP) CONFORMING TO CDOT STANDARD SPECIFICATION 706.02.
8. ALL RCP JOINTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C443. RUBBER GASKETS SHALL BE USED ON ALL PIPE JOINTS CONFORMING TO ASTM C443. ALL RCP SECTIONS SHALL BE JOINED IN SUCH A MANNER THAT THE ENDS ARE FULLY ENTERED AND THE INNER SURFACES ARE REASONABLY FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
9. JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
10. EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
11. CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
12. ALL STORMWATER DRAINAGE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
13. TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
14. ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
15. ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
16. CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.
17. THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT WILL CONDUCT SITE VISITS DURING THE PROJECT CONSTRUCTION WITHIN OR NEAR THE CHANNEL TO OBSERVE THE CONSTRUCTION OF STORM DRAINAGE WITH THE APPROVED STANDARDS 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 ACCESSSED AT WWW.UDFCD.ORG UNDER THE REFERENCES SECTION. FAILURE TO NOTIFY MAY RESULT IN PROJECT IN ELIGIBILITY.

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

SHEET NUMBER 2	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS TOWN OF PARKER NOTES	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY:	FILE NO:										
	DATE:	8130283701										
							No.	Revisions	Date	Init.	Appr.	Date



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

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BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID
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SOUTH 00°15'06" EAST, 2648.70 FEET.



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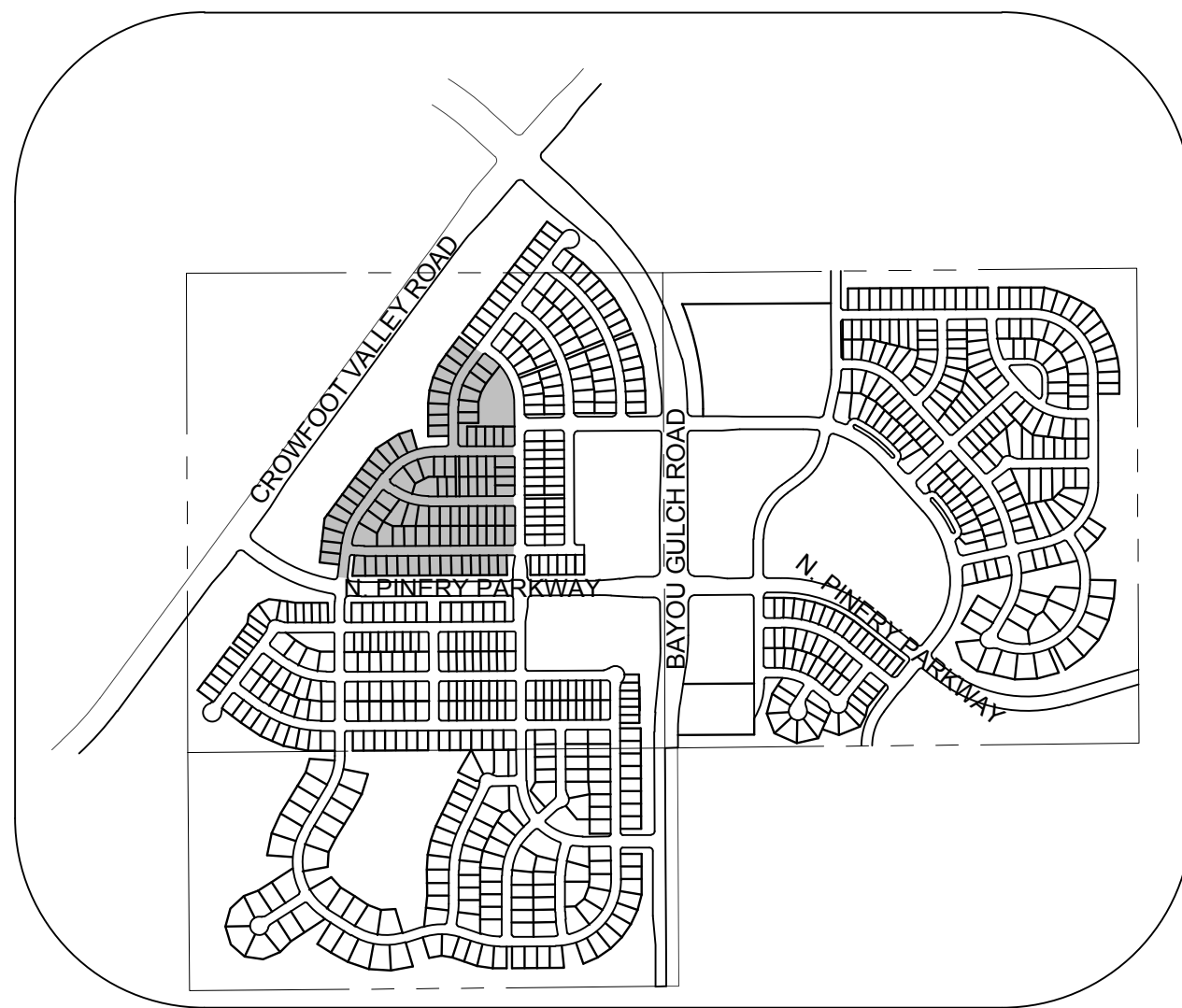
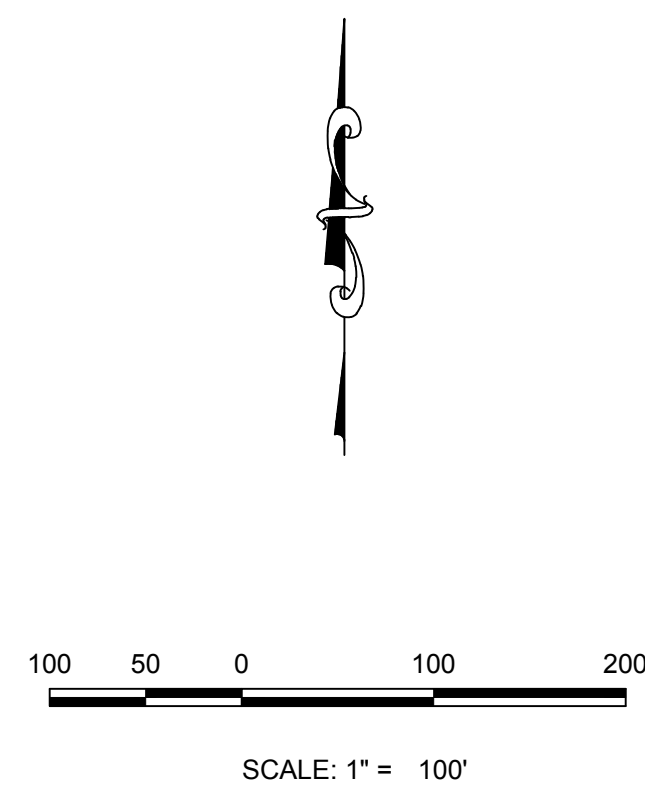
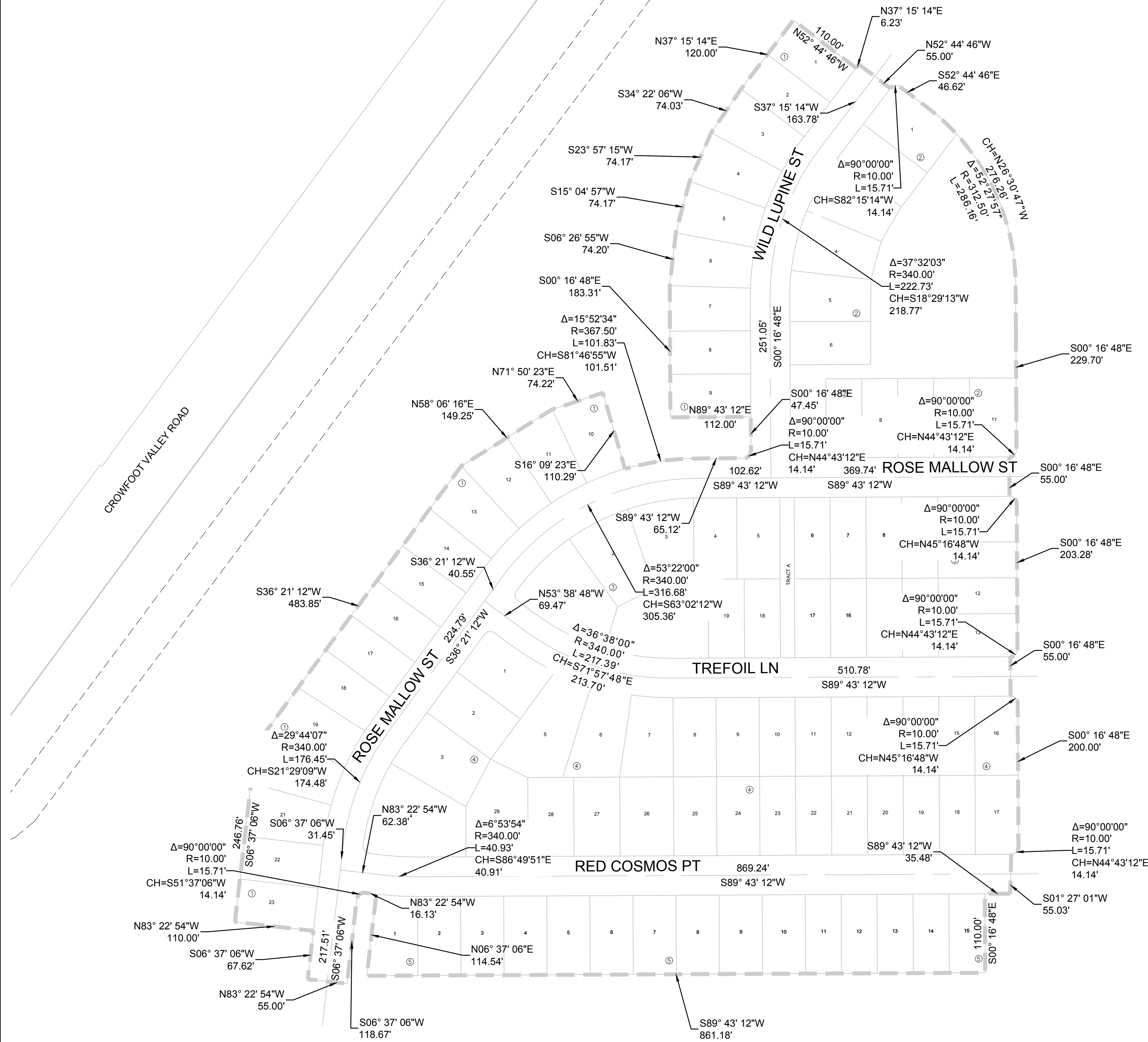
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 04/19/2019
Town of Parker, Director of Engineering Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\HORIZONTAL CONTROL PLAN.DWG, HAYVIEW, 3/22/2018 2:34 PM



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KEYMAP
N.T.S.

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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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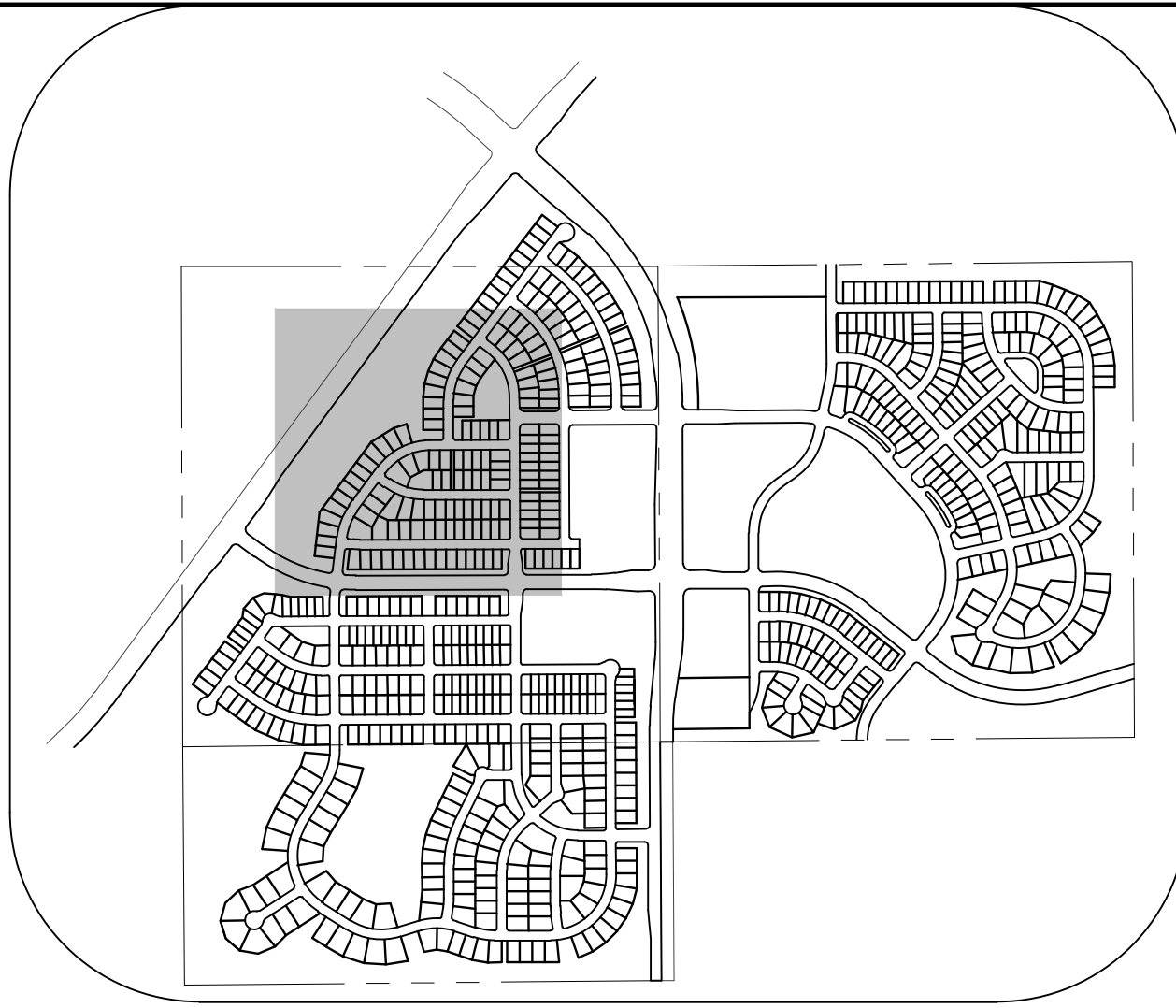
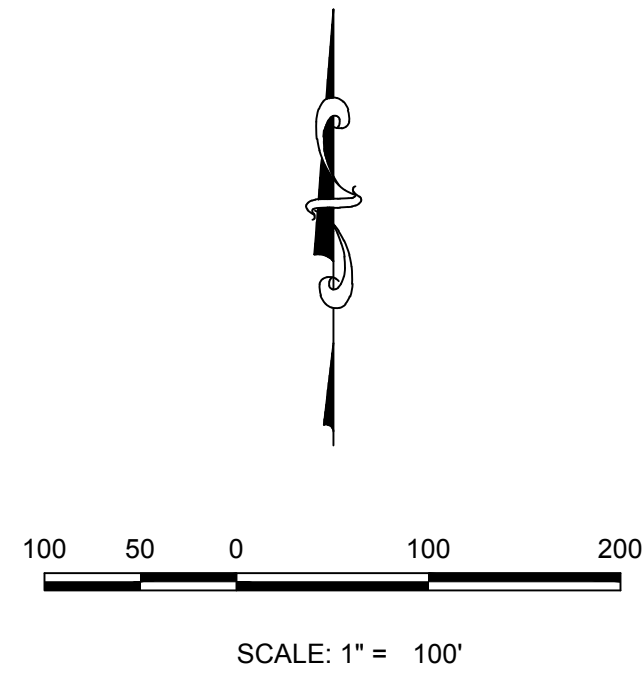
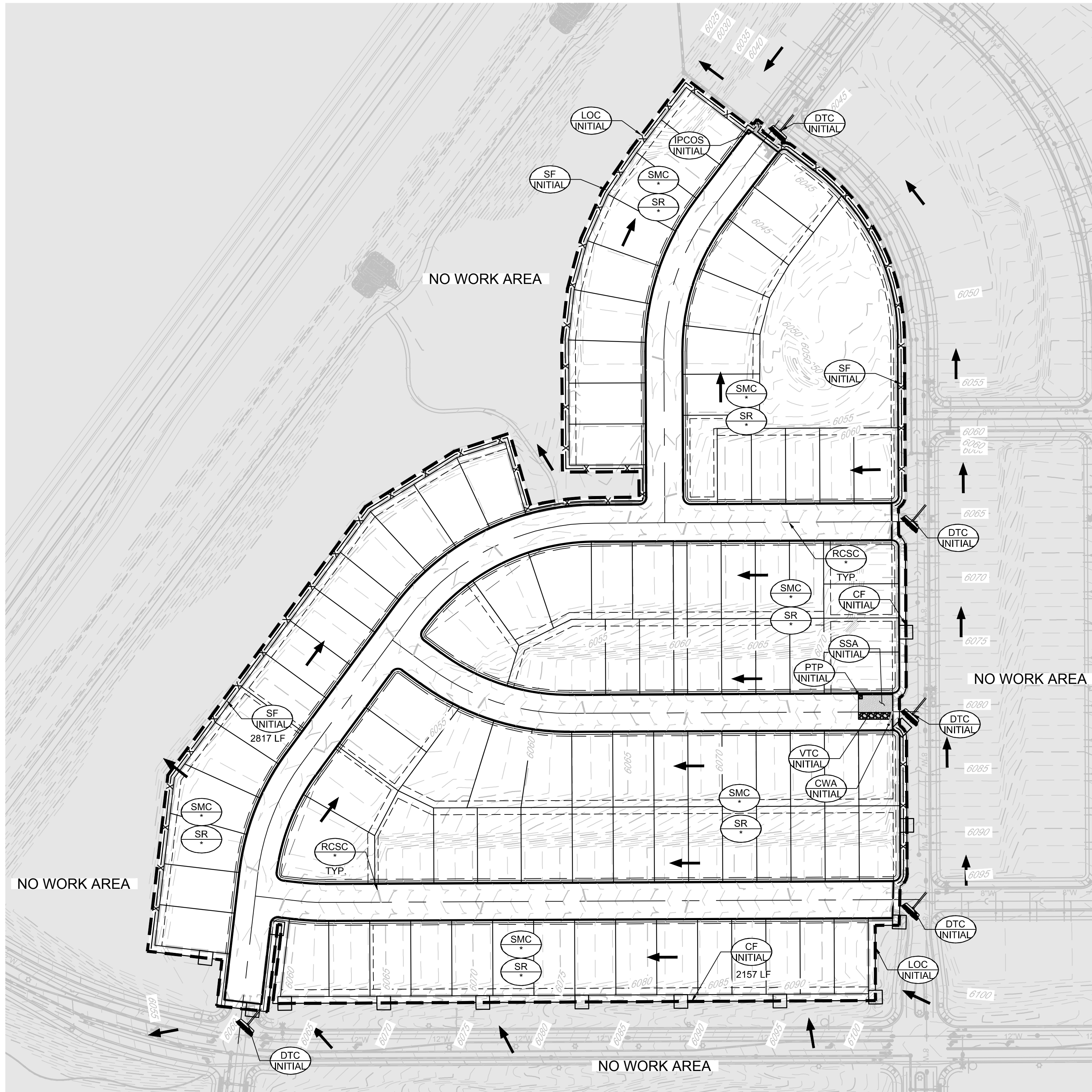
Town of Parker, Director of Engineering
04/19/2019
Date

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS HORIZONTAL CONTROL PLAN			HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112			 10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546			Revisions			Date	Appr.	Date
														No.					
3	TP	JJ	APRIL 2017	AS SHOWN FILE NO: 8130283701															

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



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

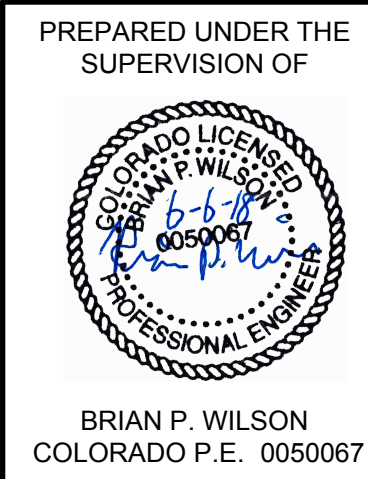


KEYMAP
N.T.S.

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

CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.0-1.0	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.0-1.0	CBMP CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.0-1.0
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- NOTE:
- * RCSC, SMC, & SR TO BE INSTALLED WITH FILING 1.
 - 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.
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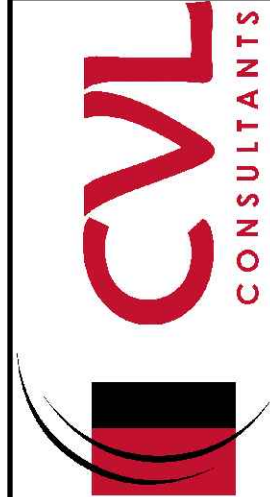


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HR 935 LLC
7363 South Alton Way
CENTENNIAL, CO 80112

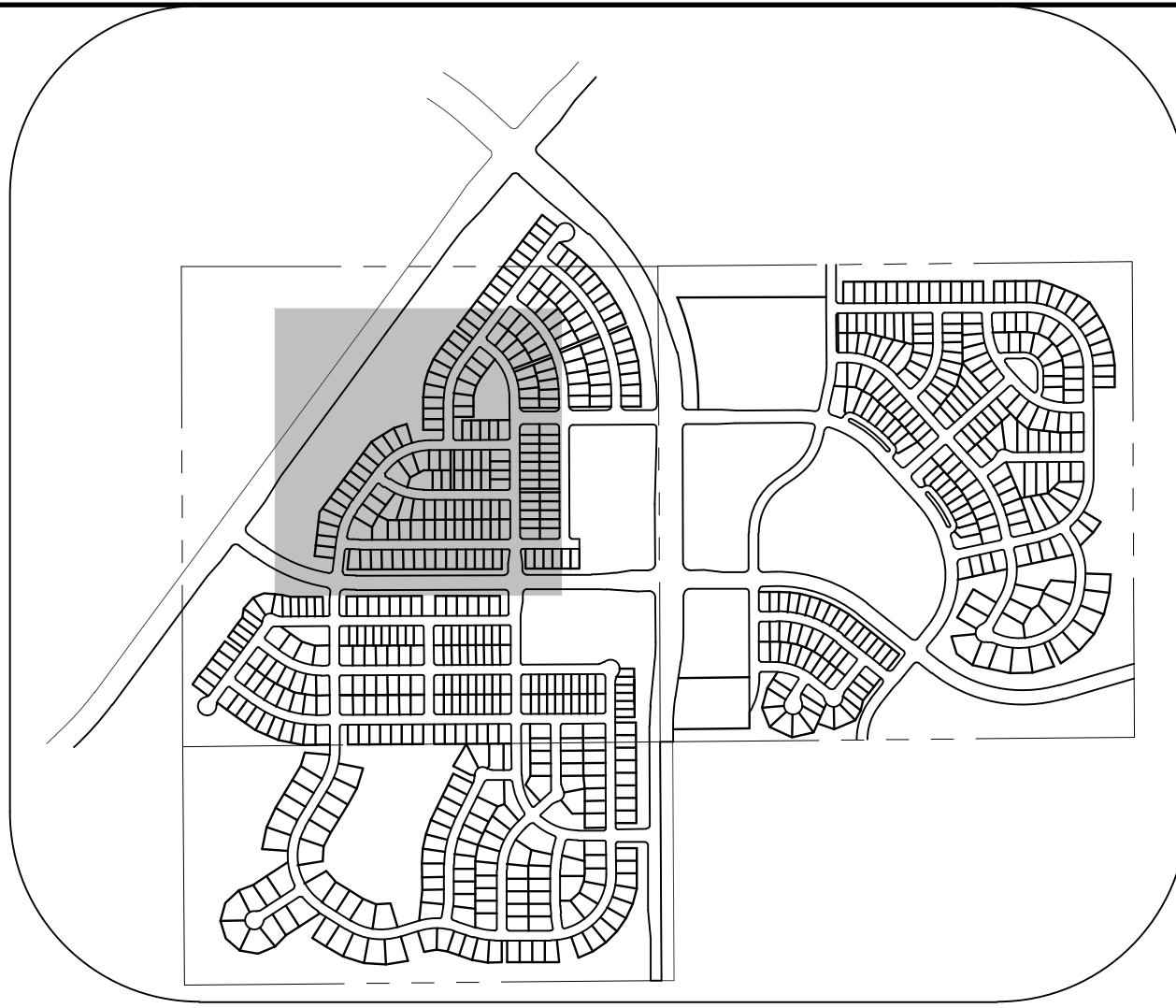
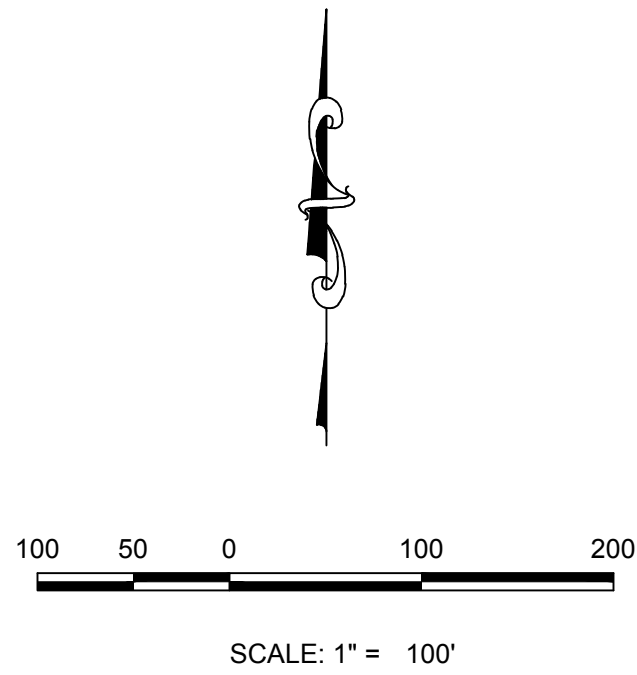
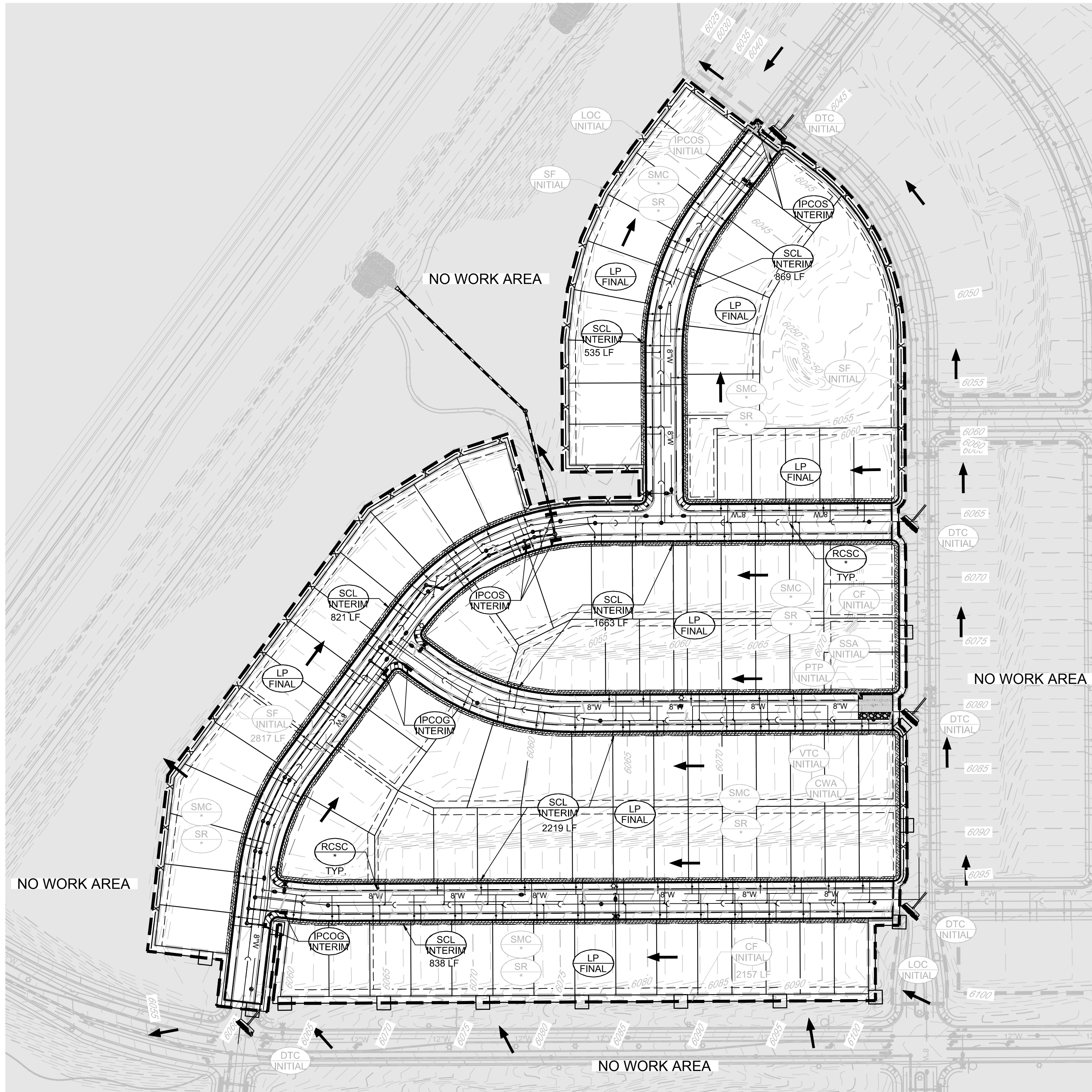
TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
INITIAL CBMP PLAN

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

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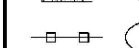
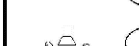
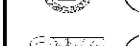
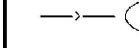
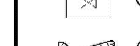
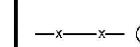
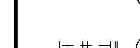
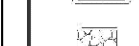


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 Parker CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.0-1.1	 Parker CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.0-1.2	 Parker CONSTRUCTION BEST MANAGEMENT PRACTICES LEGEND 1.0-1.3
 CHECK DAM  CONSTRUCTION FENCE  DRAINAGE  CONCRETE WASHOUT AREA  DETENTION POND PROTECTION  DEBRIS TRAPS  EROSION CONTROL BLANKET  INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT  INLET PROTECTION FOR AREA INLETS IN PAVEMENT  INLET PROTECTION OUTSIDE OF SLUMP TYPE INLET	 LOT PROTECTION  MASONRY WORK PROTECTION  PORTABLE TOILET PROTECTION  ROUGH CUT STREET CONTROL  ROCK BOOK  ROCK BOOK IN SWALE  STRAW BALE  SEDIMENT CONTROL LOGS  SILT FENCE  SEEDBED MULCHING AND GRADING  SURFACE ROUGHING  STABILIZED STAGING AREA  SEWER WALK TRANSITION PROTECTION	 TEMPORARY FENCING  TEMPORARY SEDIMENT BASIN  VEHICLE TRACKING CONTROL

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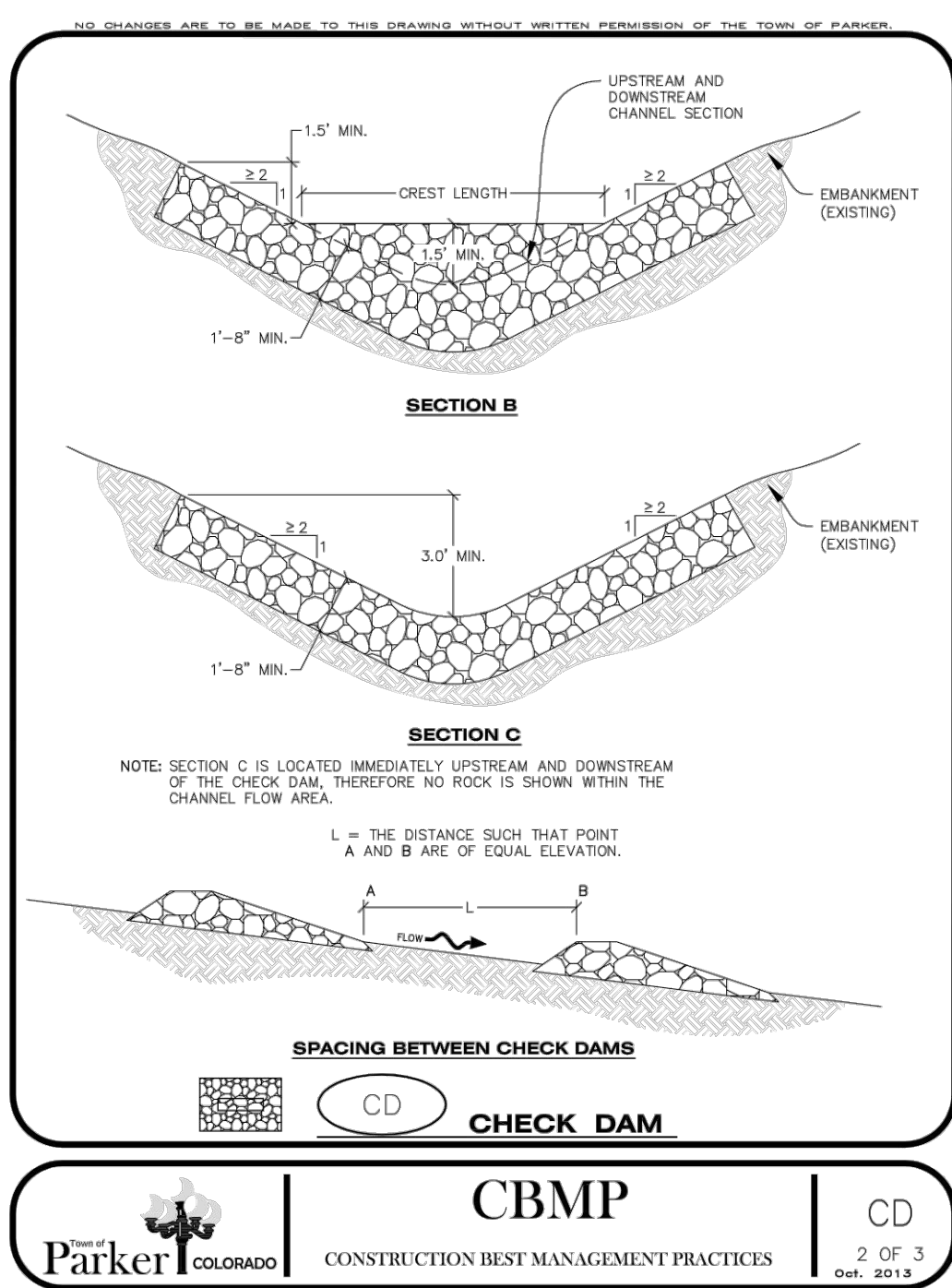
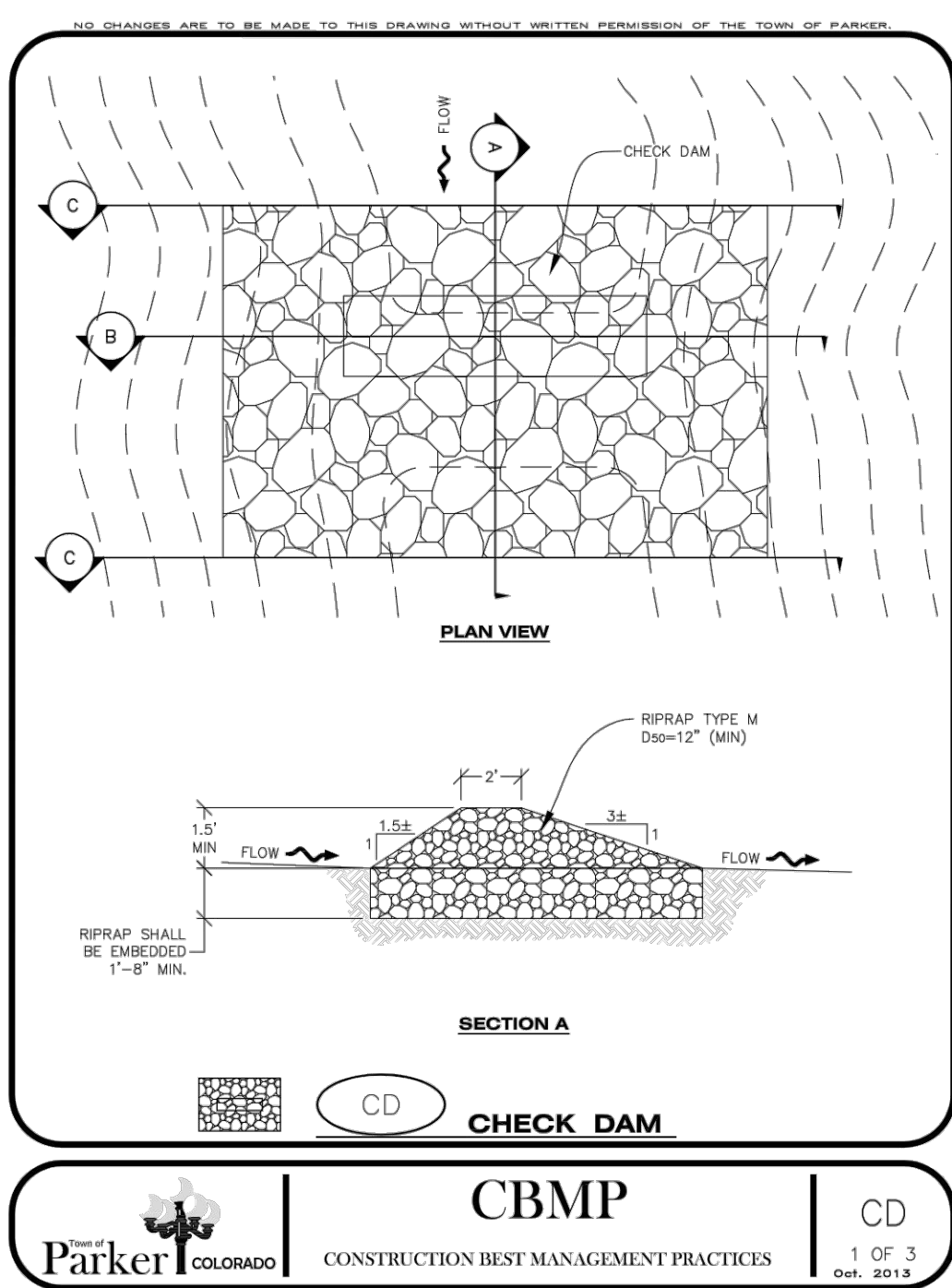
HR 935 LLC
7363 South Alton Way
CENTENNIAL, CO 80112

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

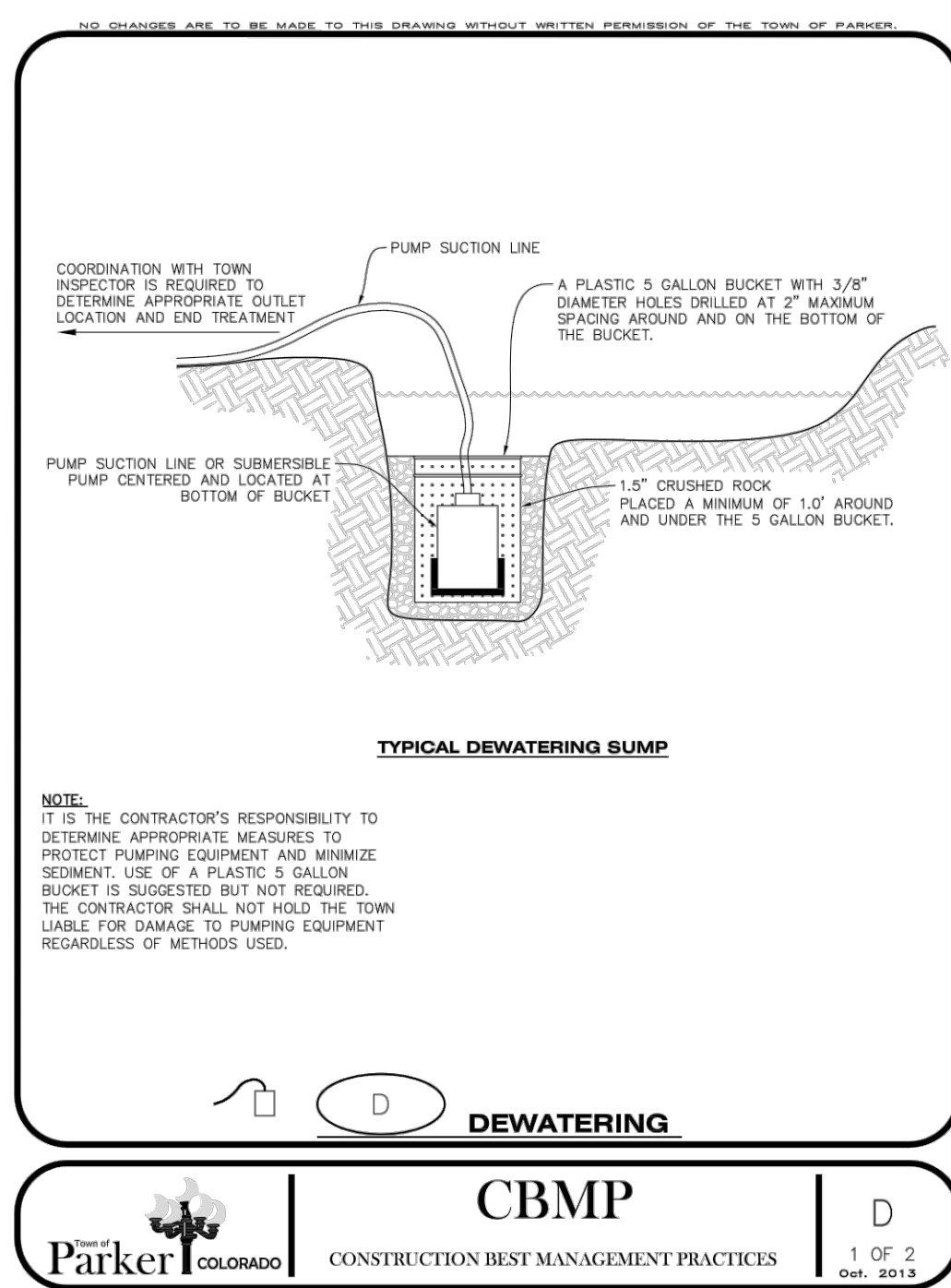
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AS SHOWN
FILE NO:
8130283701

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

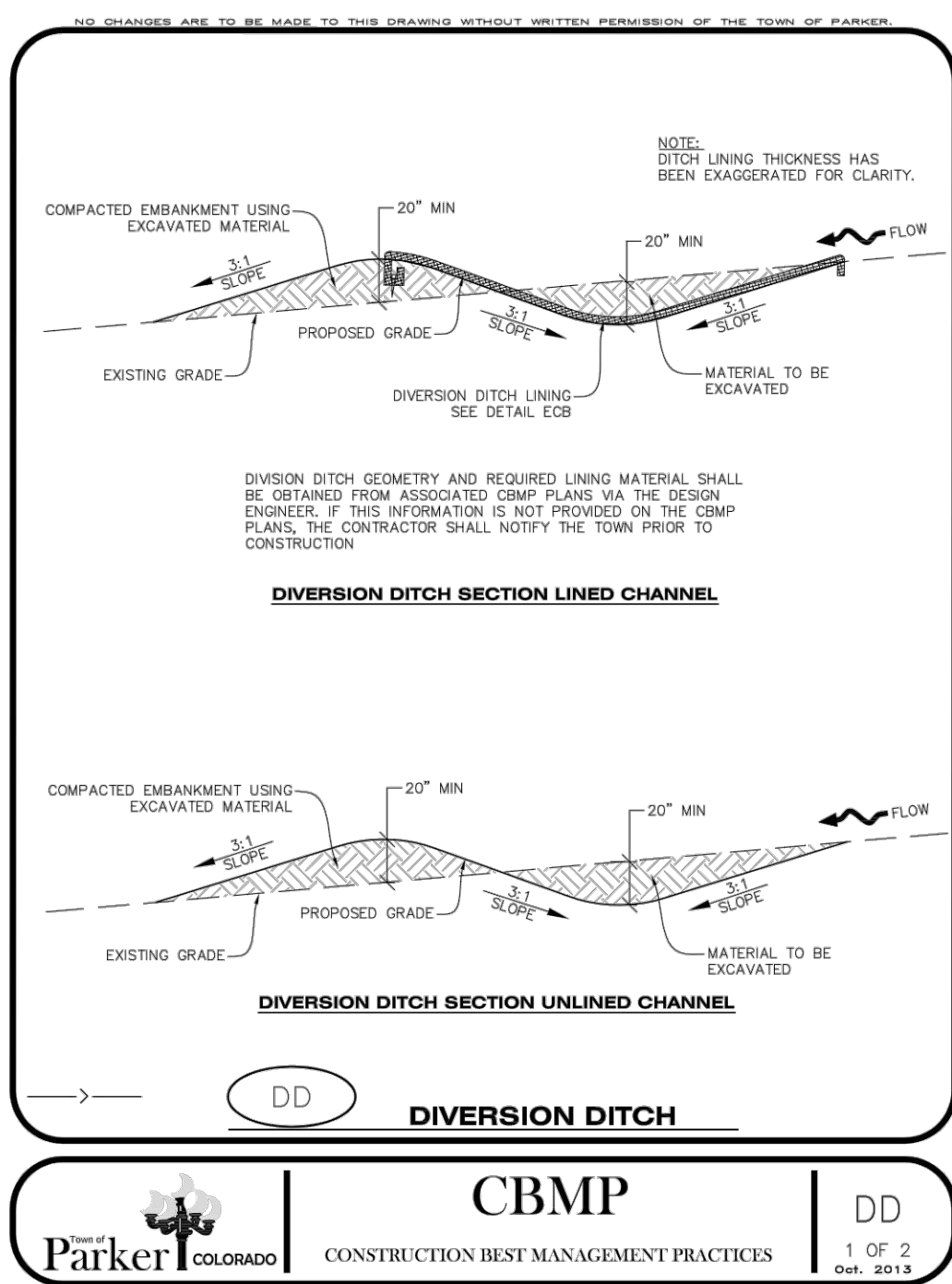
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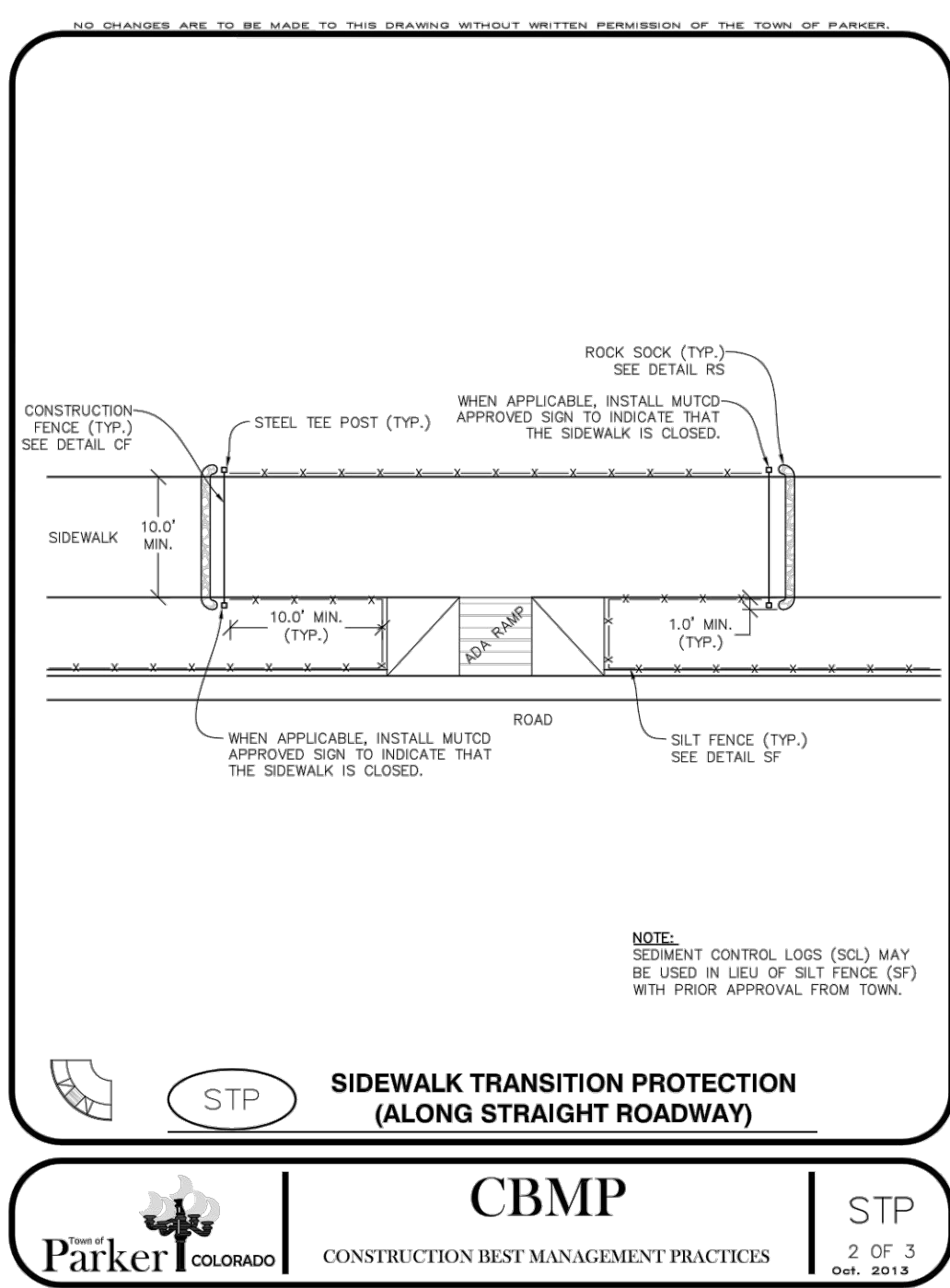
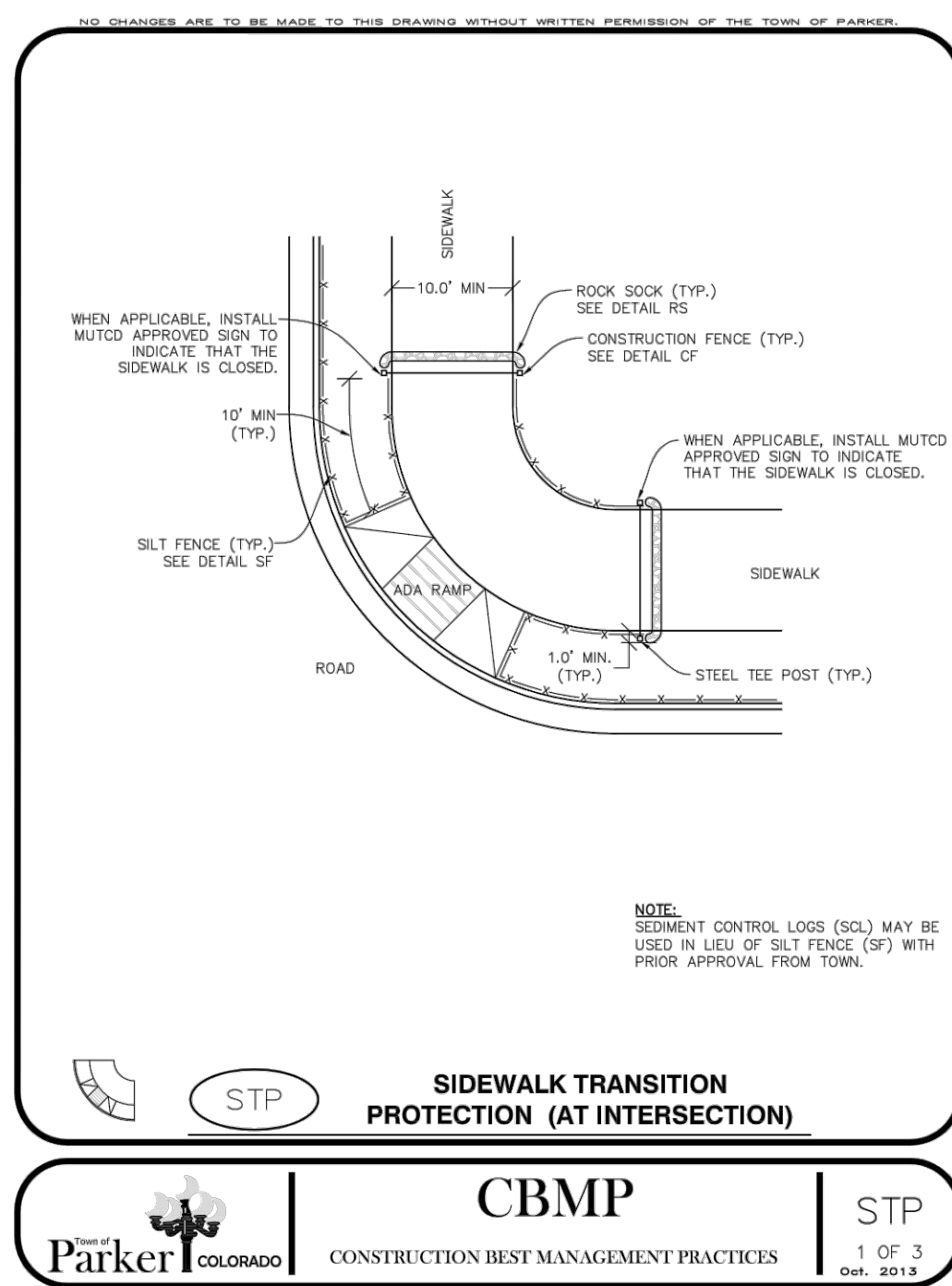
- ### **CHECK DAM INSTALLATION NOTES**
1. SEE PLAN VIEW FOR LOCATION(S) OF CHECK DAMS.
 2. CHECK DAMS SHOWN ON CBMP PLAN SHALL BE INSTALLED WHEN DIRECTED BY THE TOWN'S INSPECTOR.
 3. RIPRAP UTILIZED FOR CHECK DAMS SHALL HAVE A D50 MEDIAN STONE SIZE OF 12".
 4. RIPRAP PAD SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 1'-8".
 5. THE MAXIMUM SPACING BETWEEN CHECK DAMS SHOULD BE SUCH THAT THE BOTTOM OF THE 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, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS 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 REVEALED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE CHECK DAMS BE ROUGHENED, SEEDED, MULCHED, AND GRIMPED 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 GWM PLANS VIA THE DESIGN ENGINEER.
 3. ALL MATERIAL EXCAVATED FROM THE DITCH MAY BE USED TO CONSTRUCT THE BERM ON THE DOWNHILL SLOPE TO 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 10" IN HEIGHT WITH APPROX. 3:1 SIDE SLOPES. EMBANKMENT SLOPES SHALL BE PROPERLY COMPACTED.
 5. THE DISCHARGE FROM THE DIVERSION DITCH SHALL BE DIRECTED TOWARDS AN APPROPRIATELY SIZED TEMPORARY SEDIMENT BASIN OR OTHER APPROVED AREA.



- 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 LOOPS MAY BE USED IS 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.

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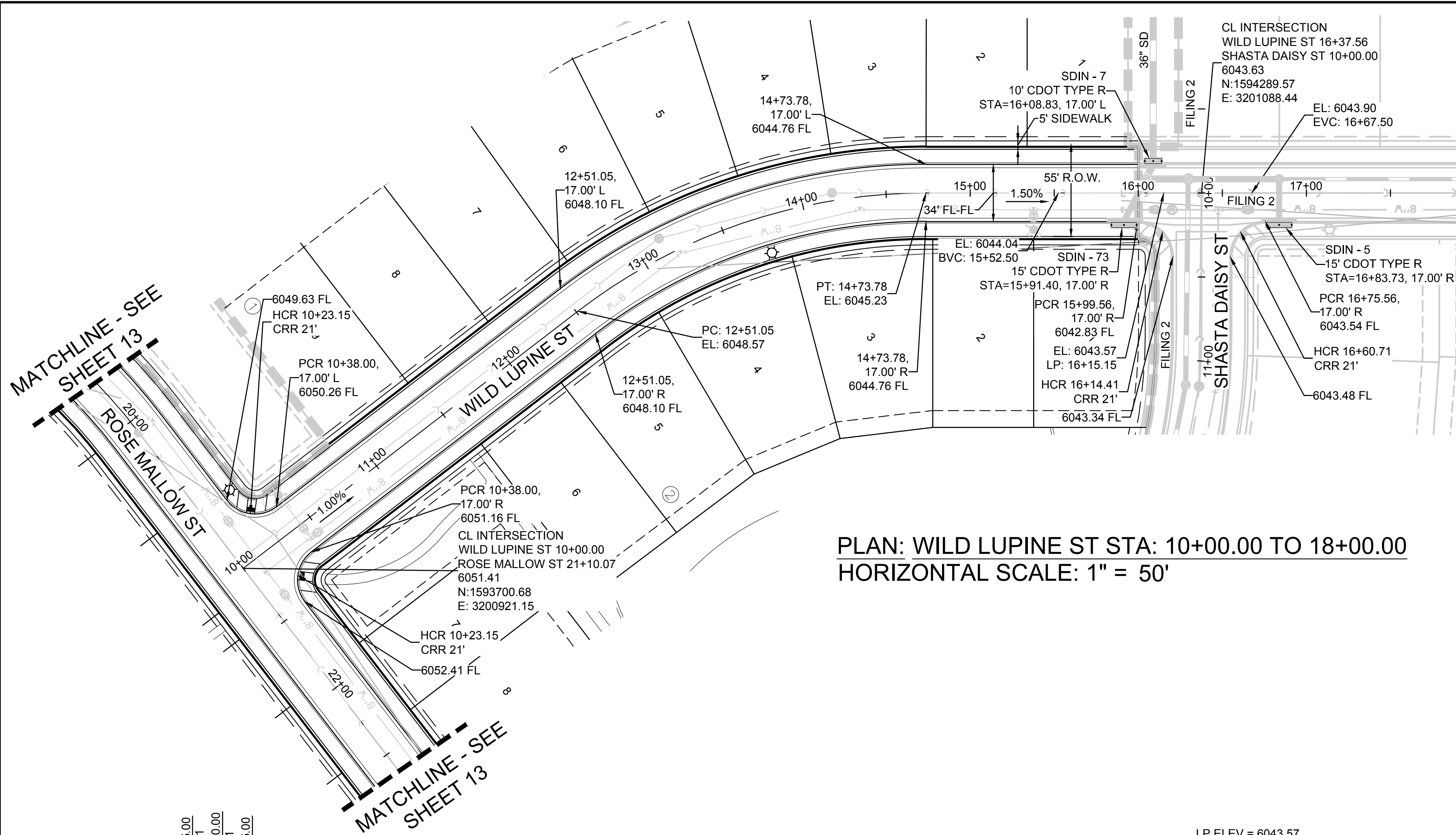
UTILITY NOTIFICATION CENTER OF COLORADO

CALL 811

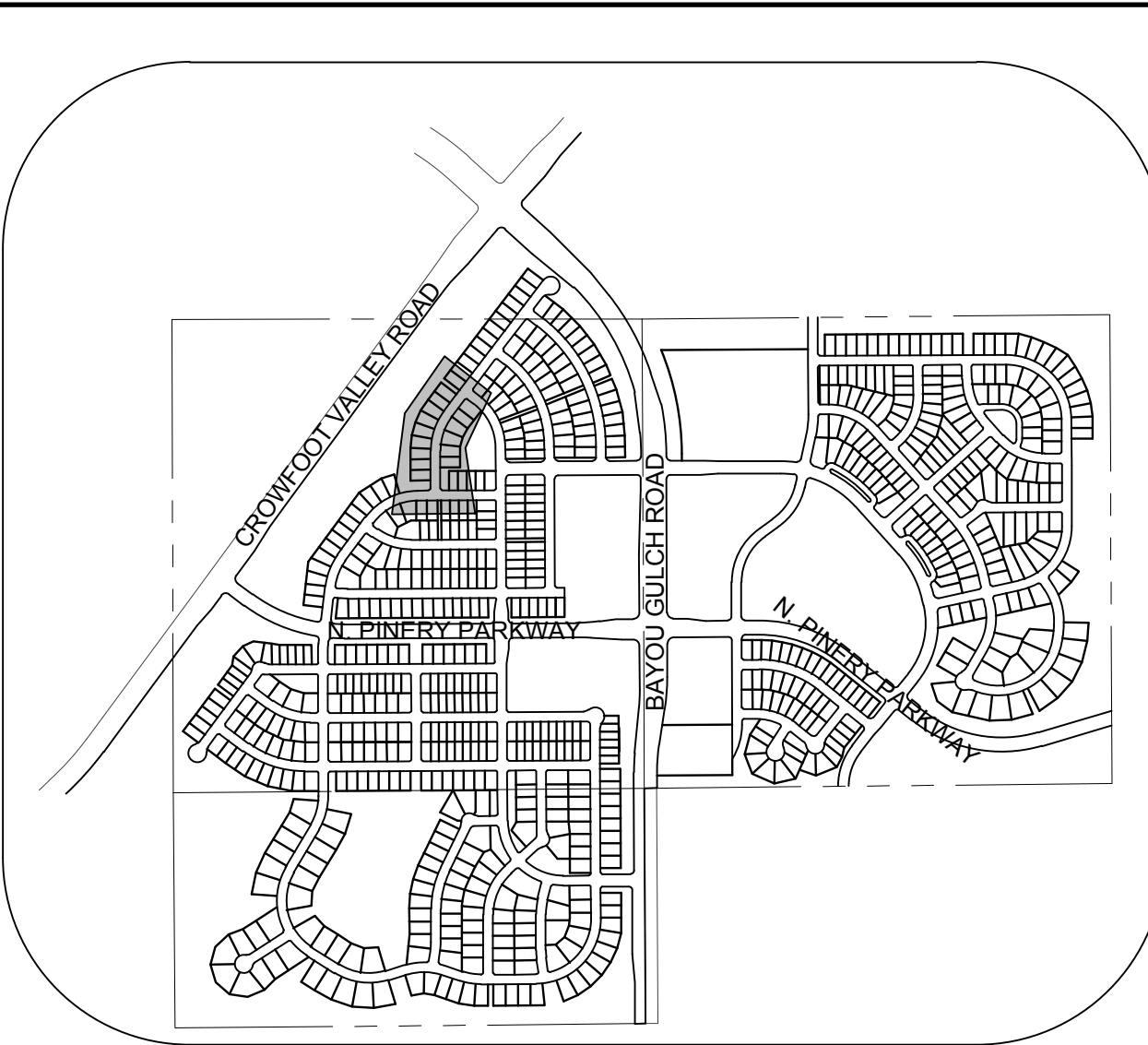
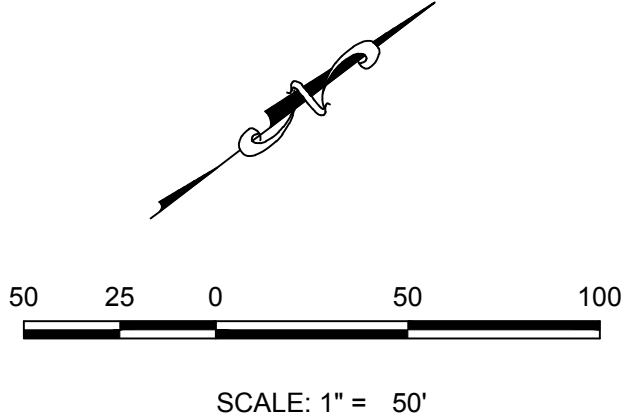
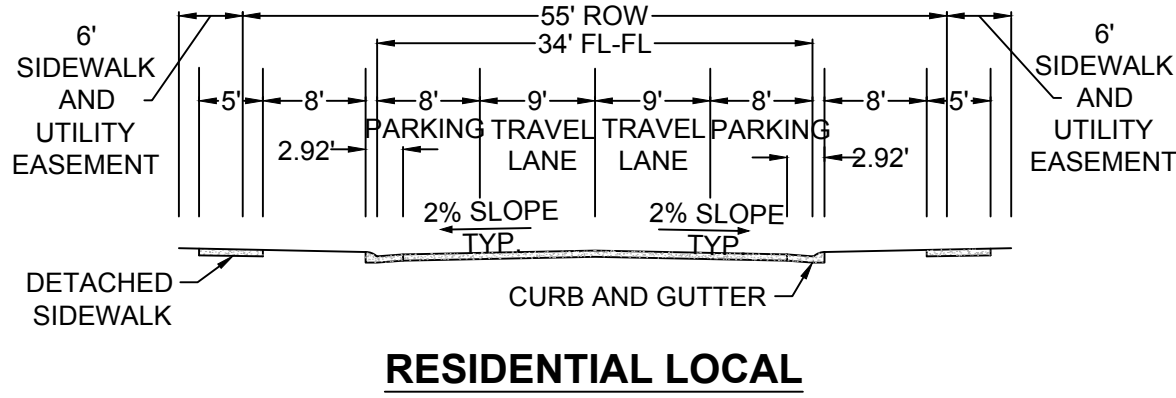
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



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



KEYMAP
N.T.S.
LEGEND

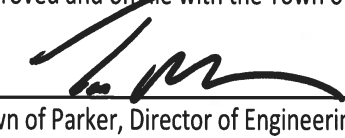
2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊗	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌋	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌋	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊗	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⌋	PROPOSED FIRE HYDRANT	---	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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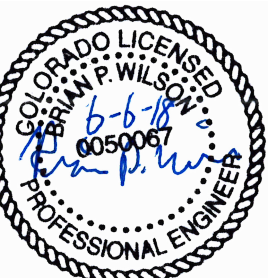


Town of Parker, Director of Engineering

04/19/2019

Date

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COLORADO P.E. 0050067

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

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.
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
WILD LUPINE STREET

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

SHEET NUMBER
11

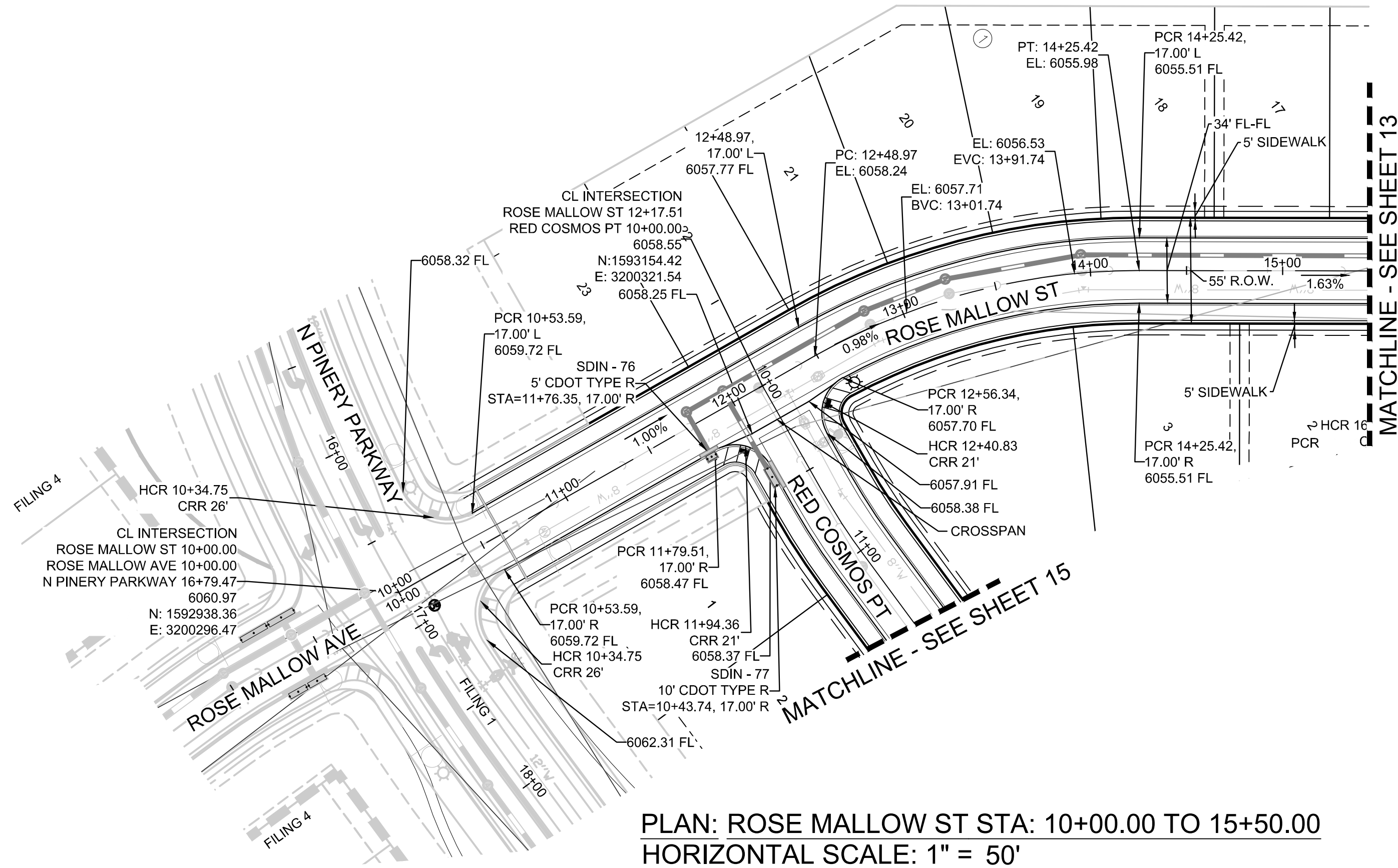
Revisions
No. Date Init. Appr. Date

N:\PROJECTS\BUSH BANCROFT\ENGINEERING\DRAWING\SET\BUSH\BANCROFT\TOWN OF PARKER\STREET PLAN AND PROFILE\ROSE MALLOW ST\STREET DWS, KYLEM, 2/28/2018, 4:35 PM

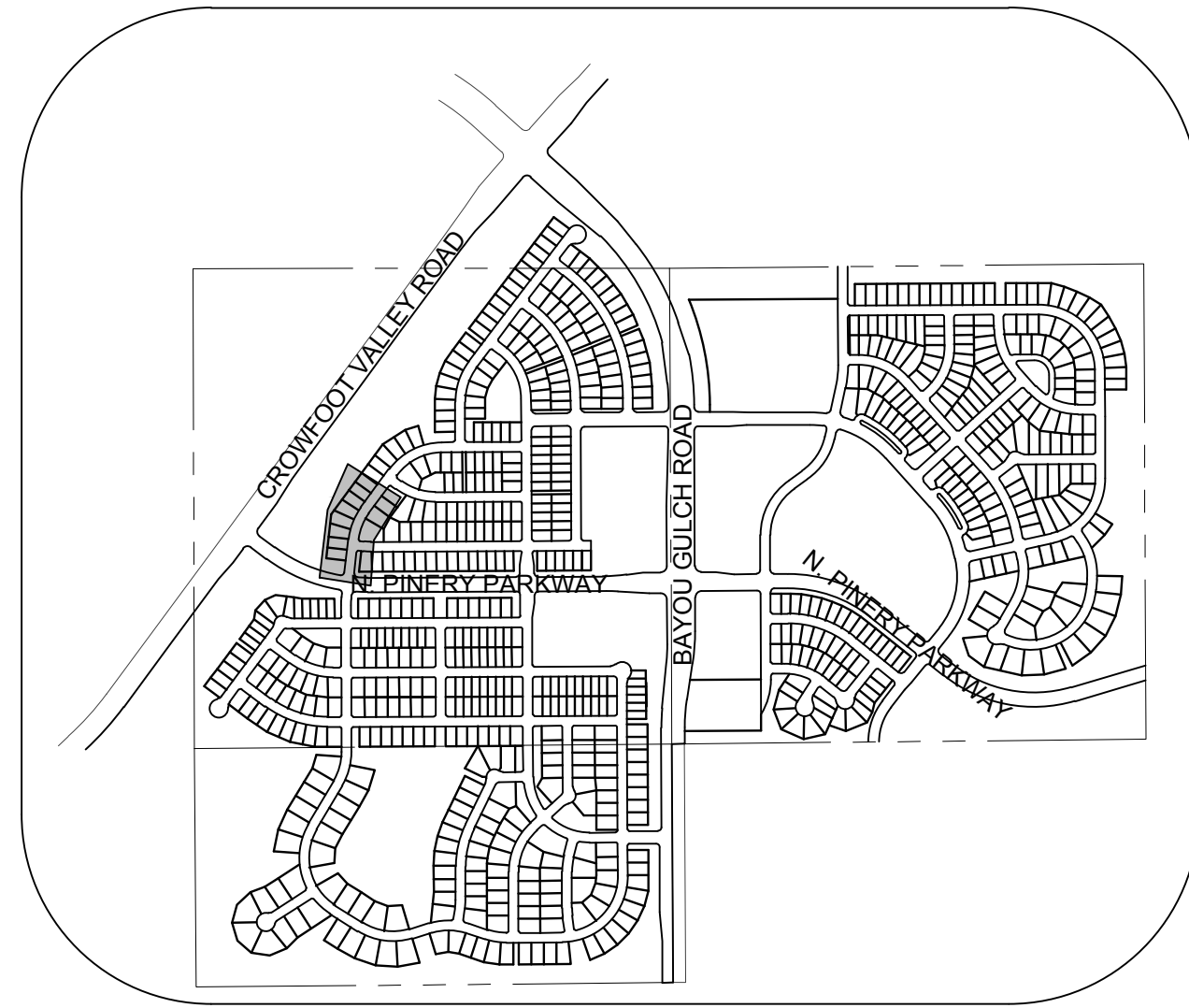
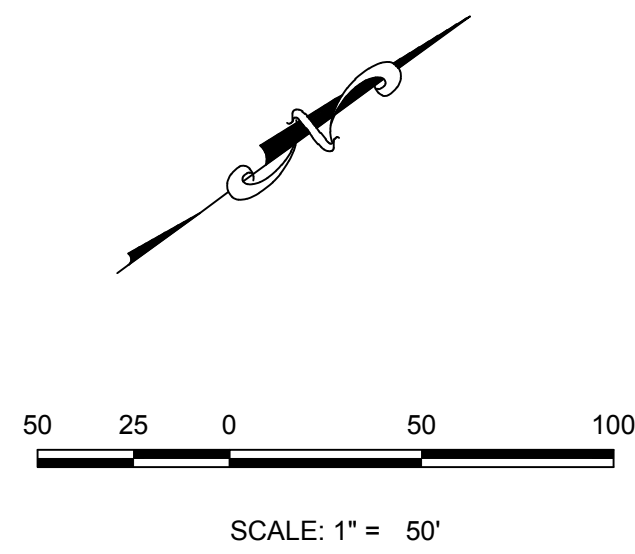


CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

UTILITY NOTIFICATION
CENTER OF COLORADO



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

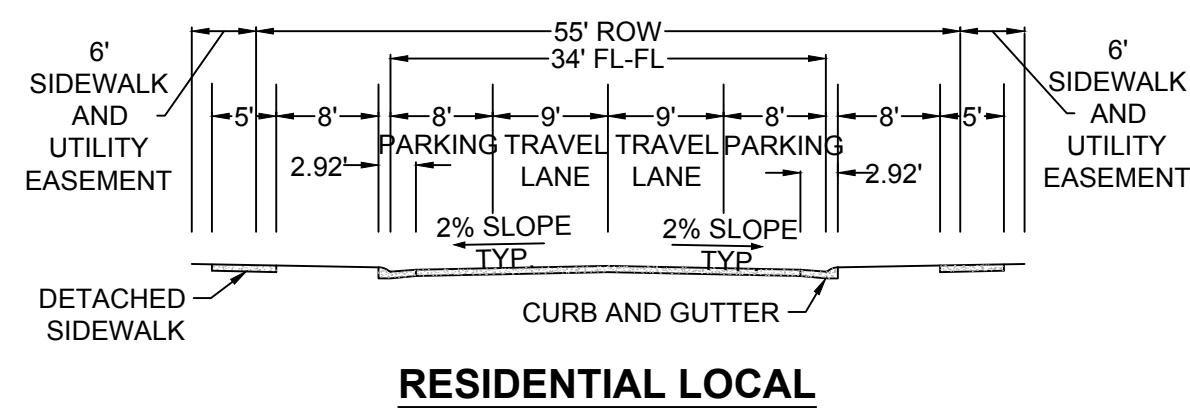


KEYMAP
N.T.S.
LEGEND

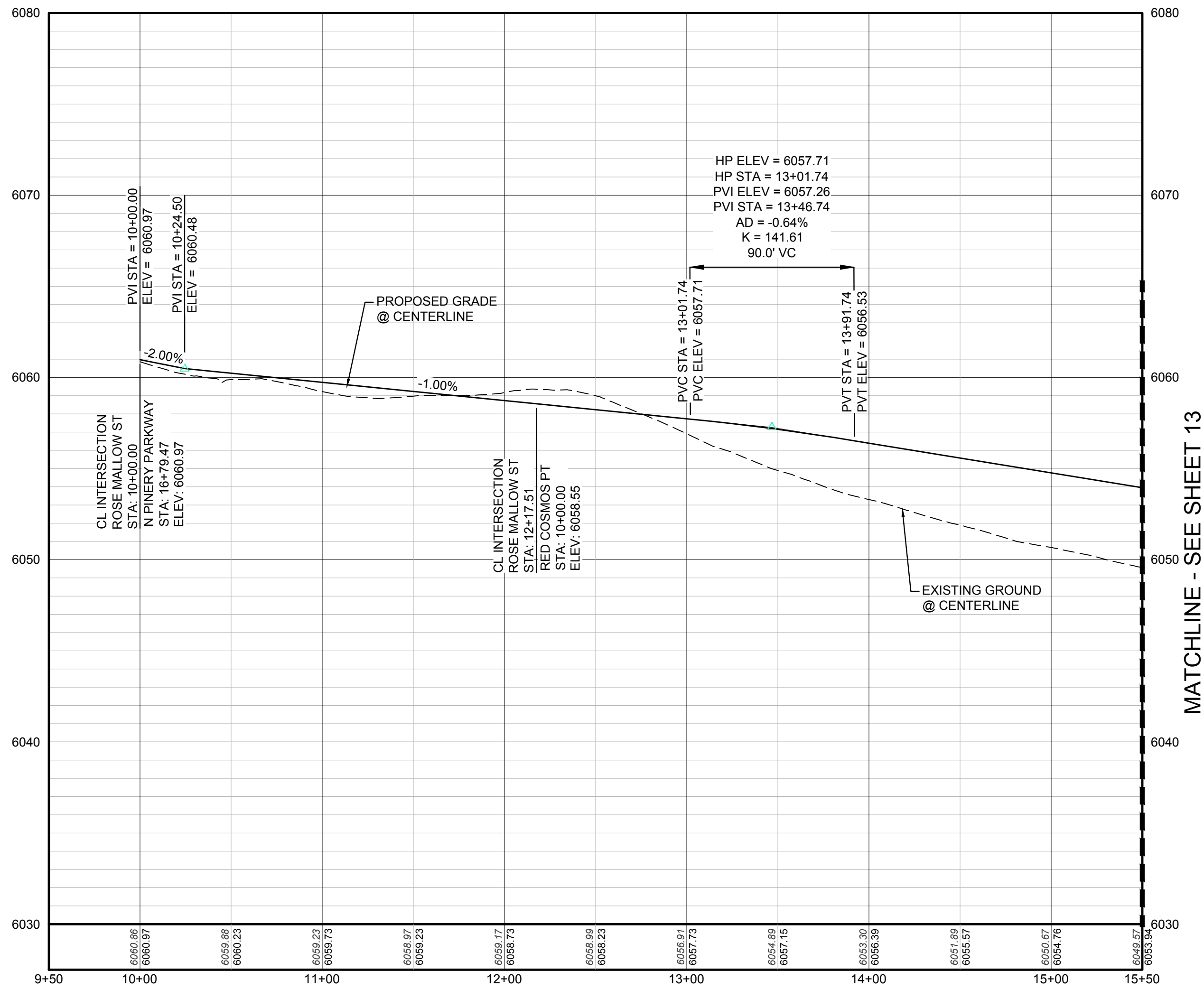
2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊗	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌋	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌋	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊗	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊗	PROPOSED 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	---	PROPOSED WATER LINE
⊗	PROPOSED SIDEWALK	8"	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	RCBP	REINFORCED CONCRETE BOX CULVERT
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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



RESIDENTIAL LOCAL



PROFILE: ROSE MALLOW ST STA: 9+50.00 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

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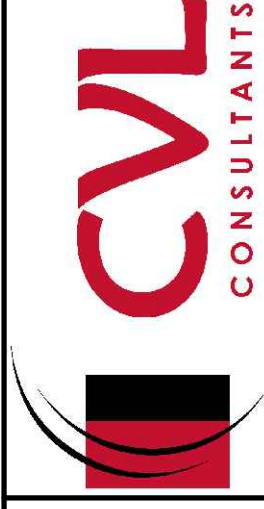
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04/19/2019
Date

Town of Parker, Director of Engineering

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Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

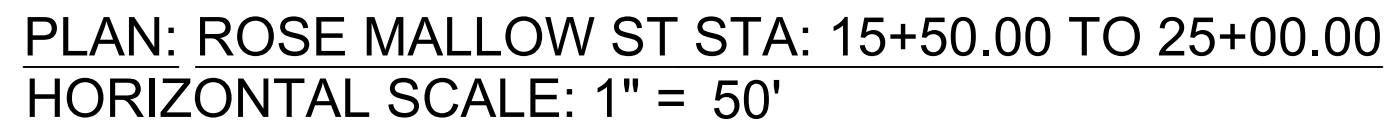
TRAILS AT CROWFOOT
FILING 3 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW STREET

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER
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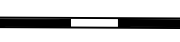
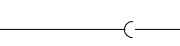
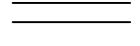
No. Revisions
Date
Init.
Appr.
Date



BENCHMARK
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	BLOCK NUMBER		PROPOSED RANGE POINT
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	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
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	PROPOSED STORM DRAIN MANHOLE	---	TEL
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ABBREVIATIONS

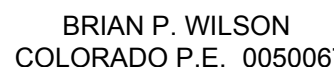
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04/19/2019

Town of Parker, Director of Engineering



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
FILING 3 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ROSE MALLOW STREET

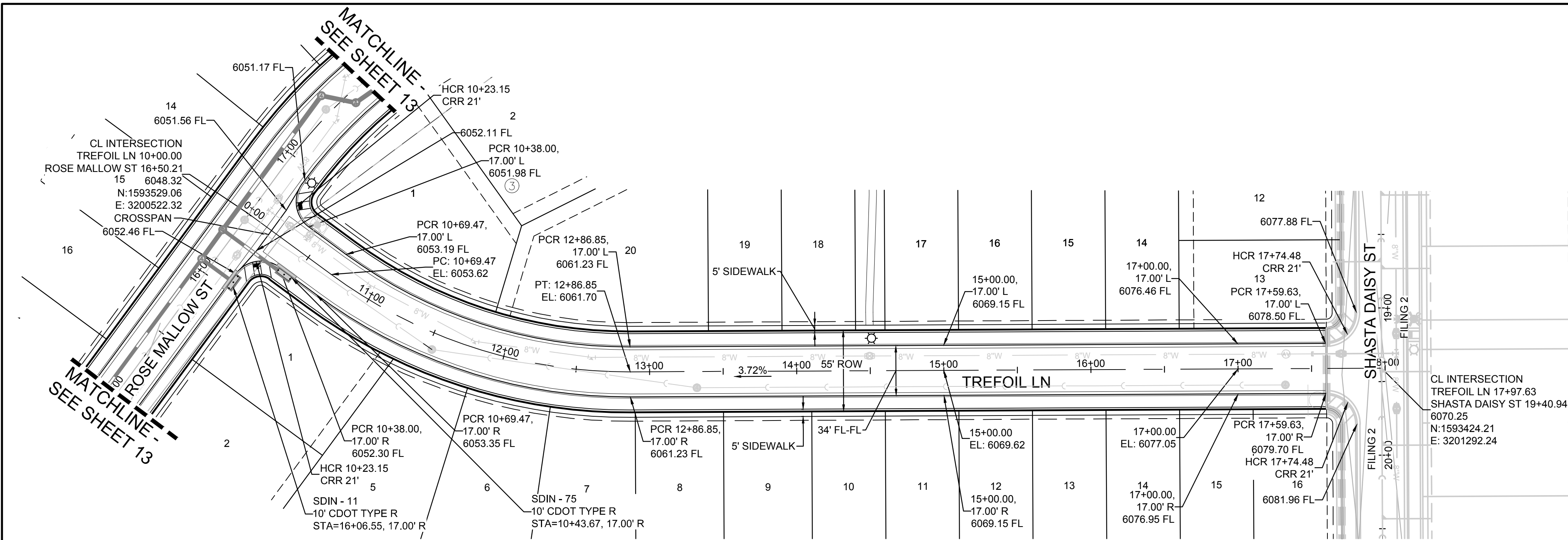
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DATE:			

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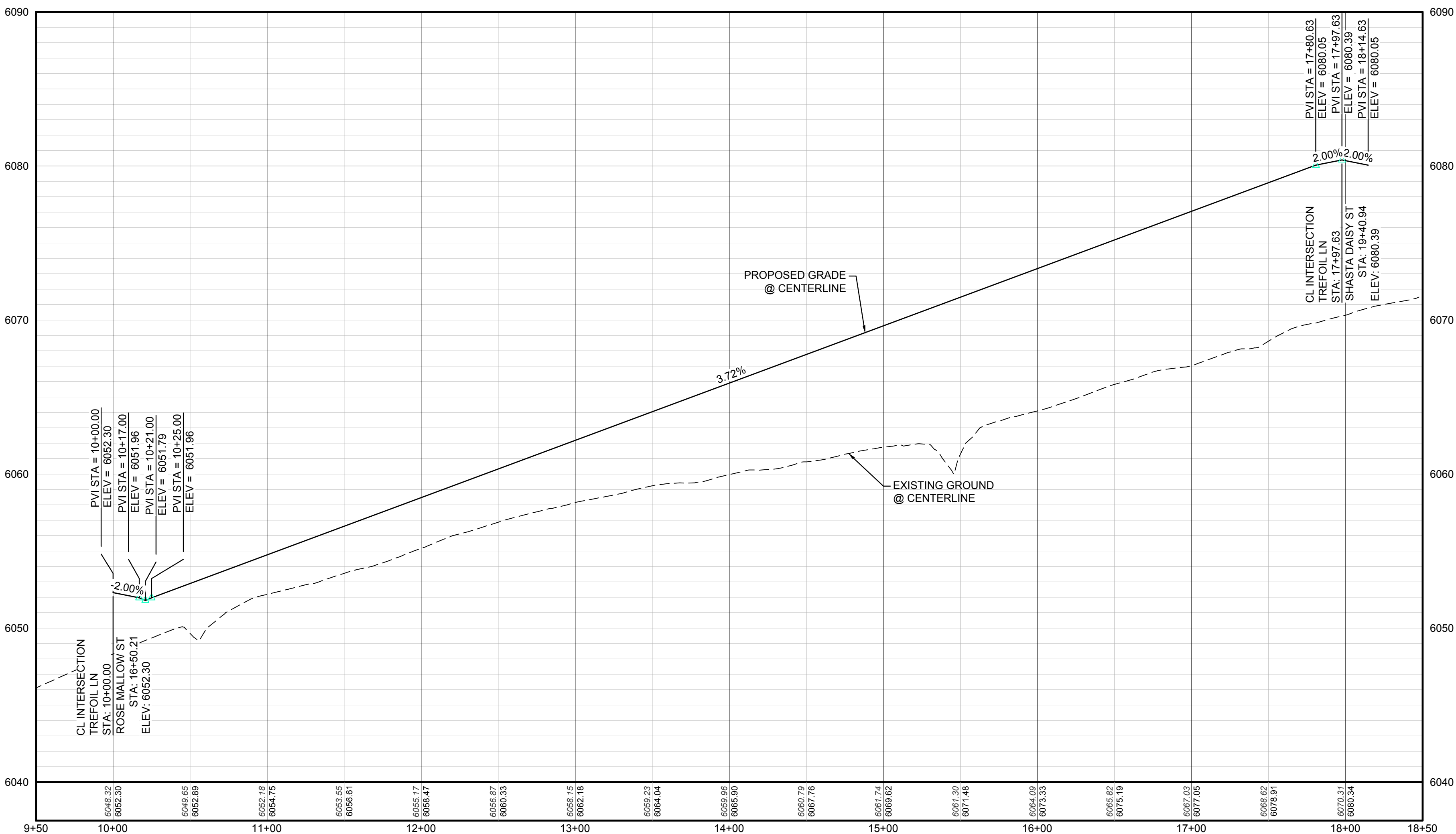
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DATE	NO.	REVISIONS	DATE	APPR.
APRIL 2017	8130283701			
 KUSE MALLOW STREET				
CONSULTANTS				

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



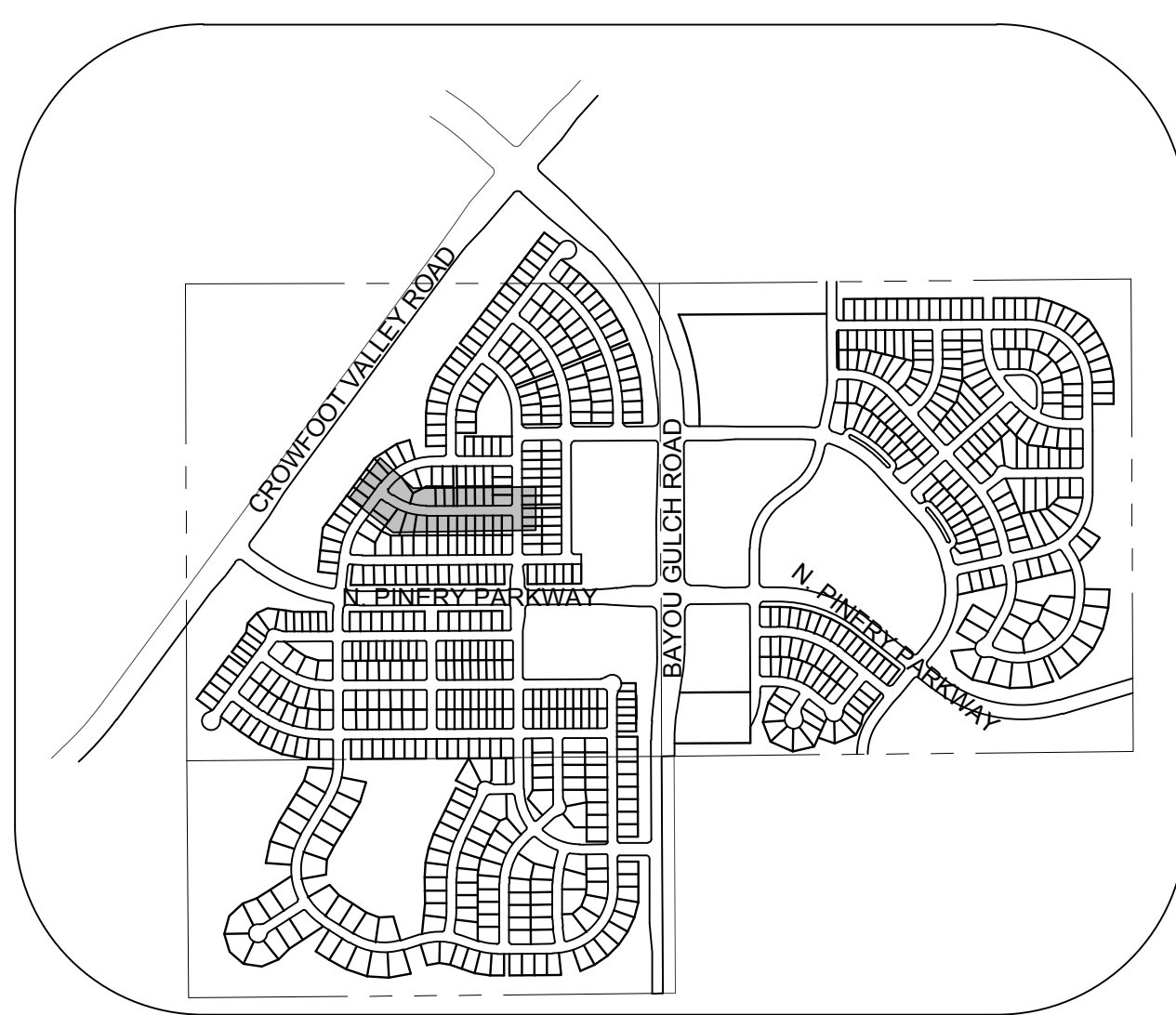
PROFILE: TREFOIL LN STA: 9+50.00 TO 18+00.00
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.

LEGEND	
② BLOCK NUMBER	△ PROPOSED RANGE POINT
Ⓐ LOT TYPE	--- CENTERLINE
6 LOT NUMBER	--- RIGHT-OF-WAY
⊕ PROPOSED BUTTERFLY VALVE	--- PROPERTY LINE
⌋ PROPOSED CAP WITH END OF LINE BLOWOFF	--- EDGE OF PAVEMENT
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⊕ PROPOSED SIDEWALK RAMP	--- PROPOSED WATER LATERAL W/ METER
10.00 EXISTING ELEVATION	--- SECTION LINE
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ABBREVIATIONS	
AD ANGLE DIFFERENCE	MH MANHOLE
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BVC BEGIN VERTICAL CURVE	PVC POLYVINYL CHLORIDE
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Date: 04/19/2019

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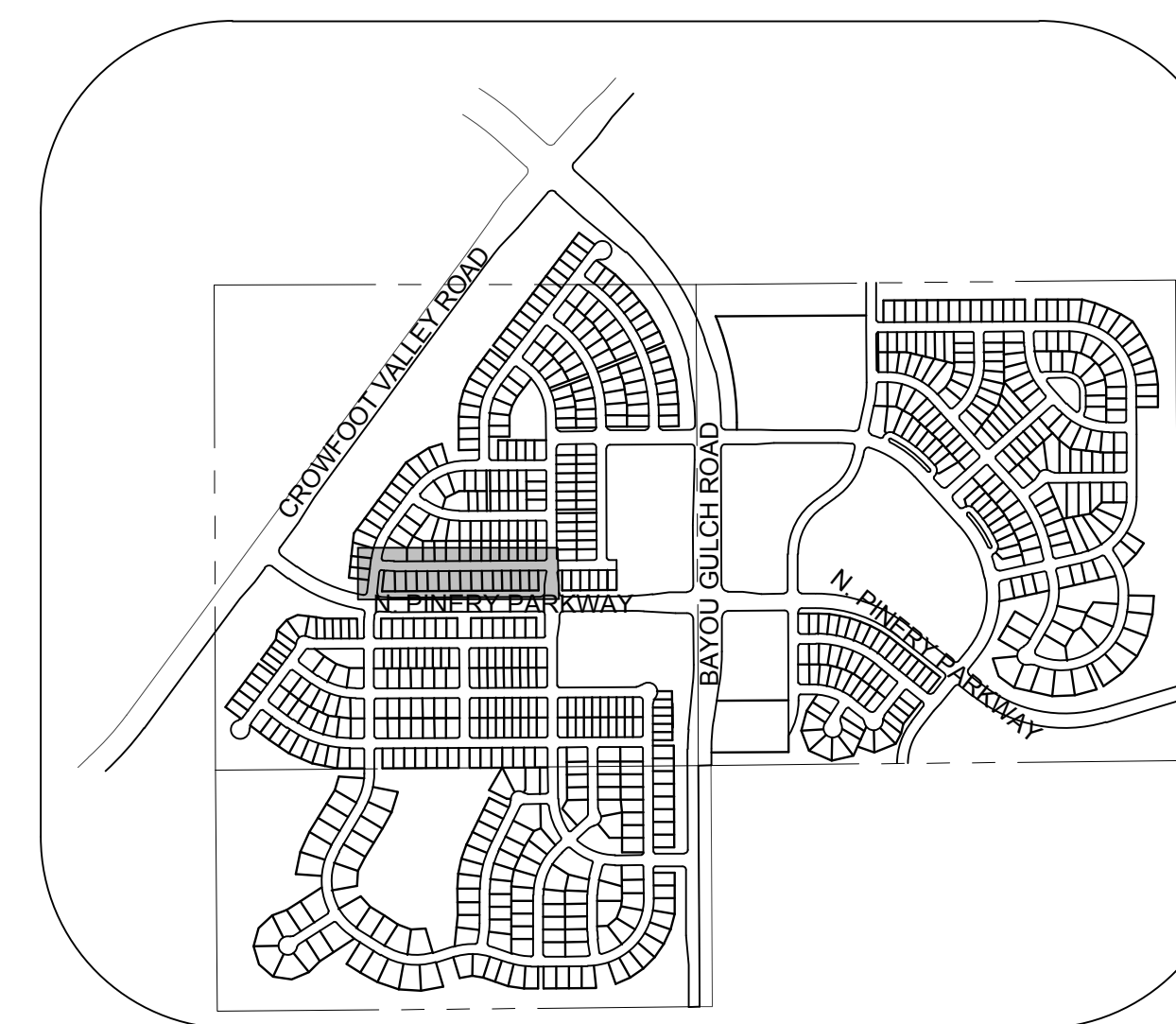
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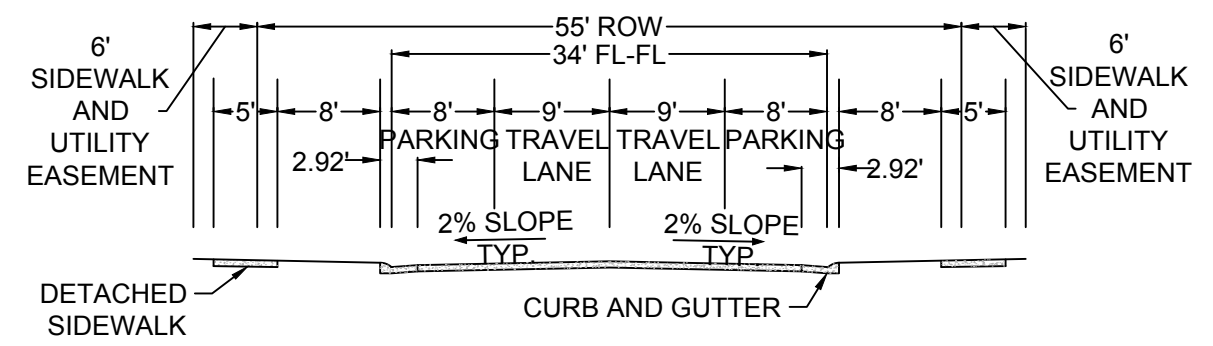
CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
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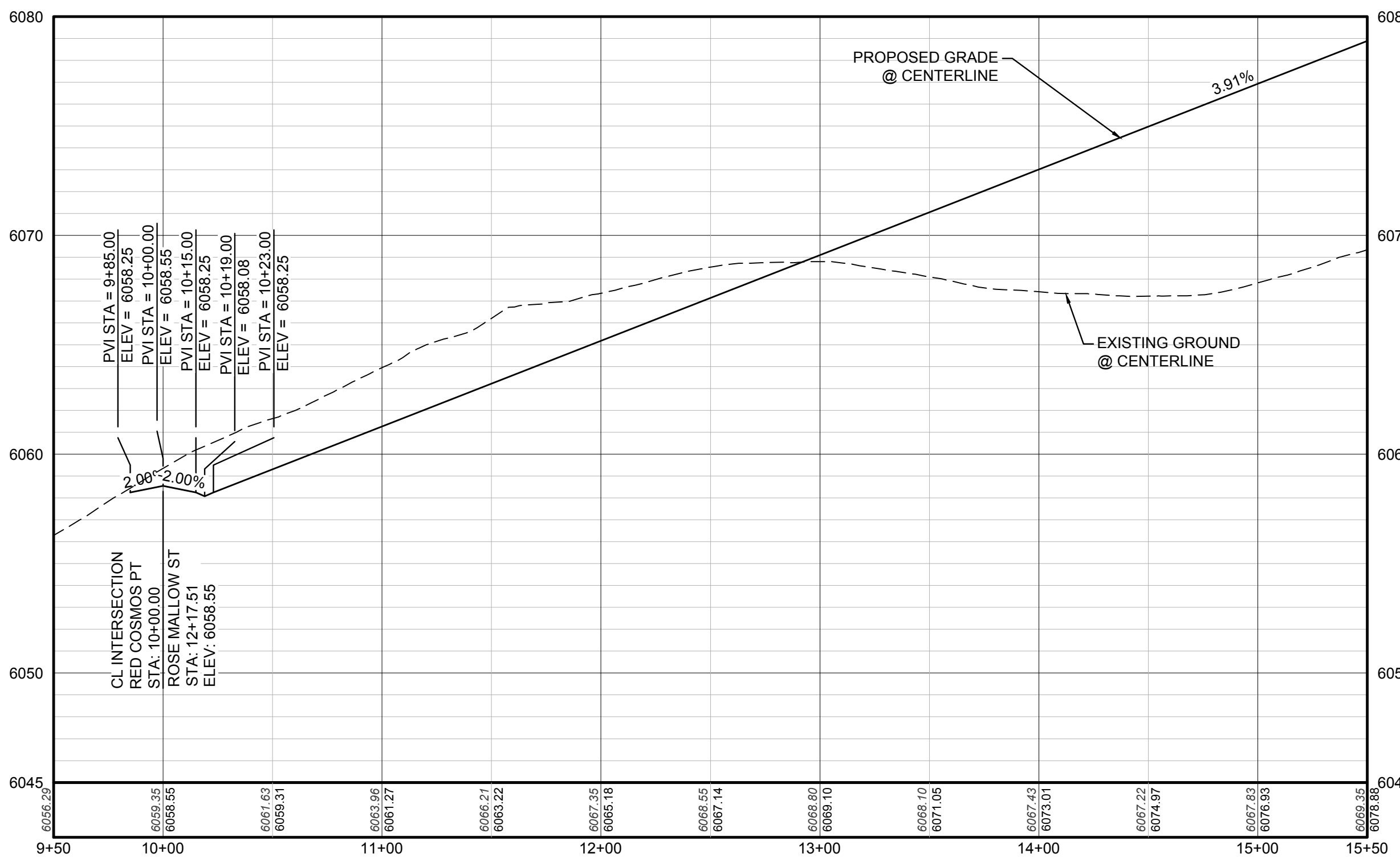
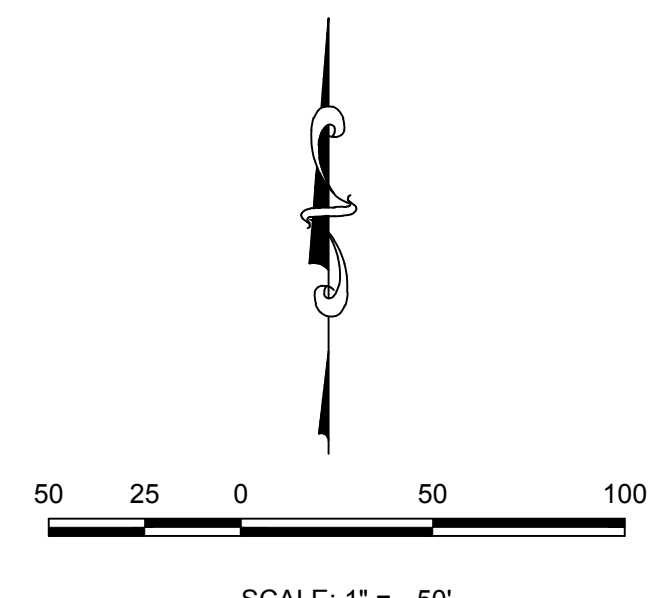
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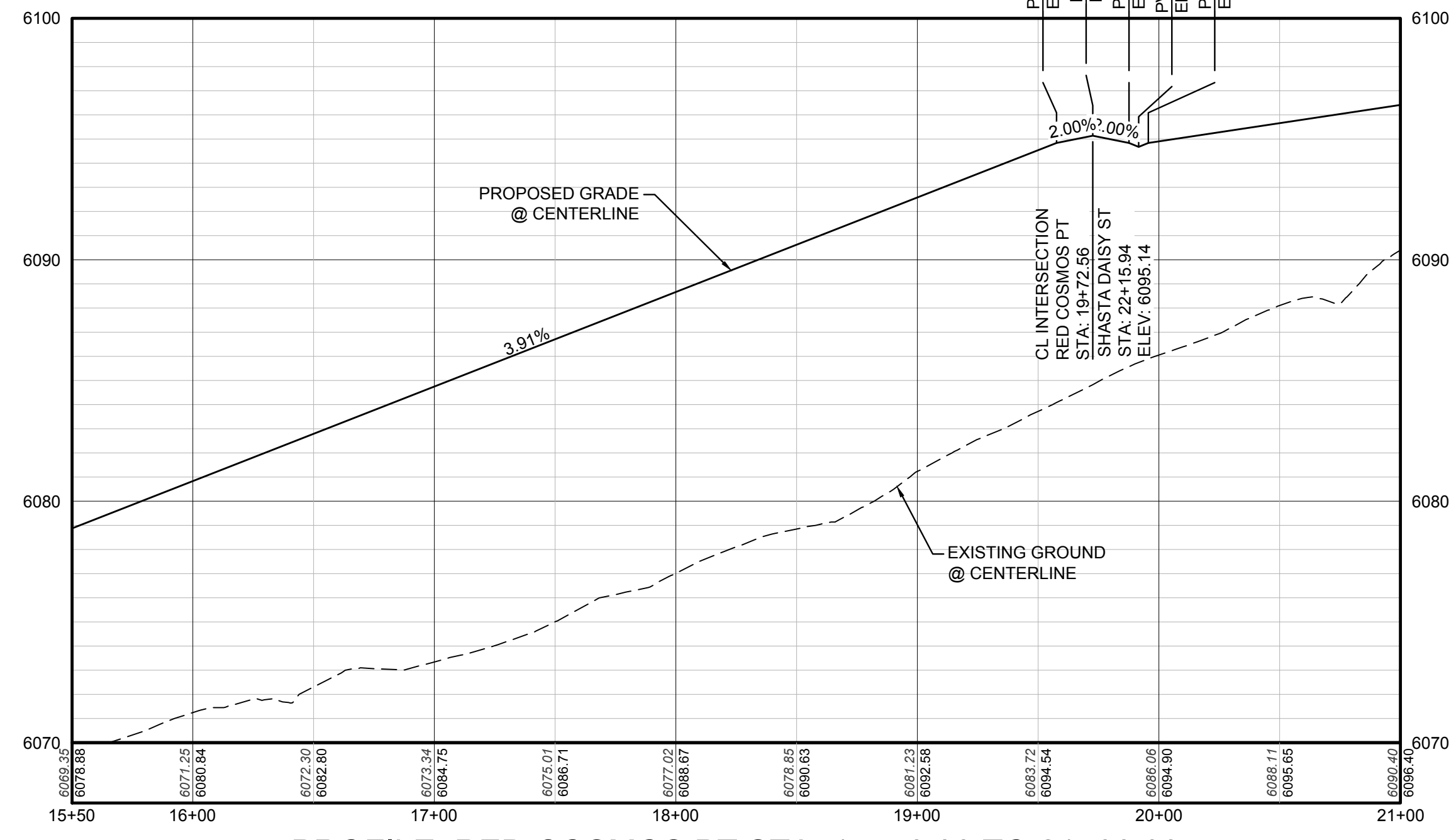
KEYMAP
N.T.S.



RESIDENTIAL LOCAL



PROFILE: RED COSMOS PT STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: RED COSMOS PT STA: 15+50.00 TO 21+00.00
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- # LEGEND
- | | | | |
|---|--|---|-------------------------------------|
|  | BLOCK NUMBER |  | PROPOSED RANGE POINT |
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DRAIN |
|  | FUTURE PHASE VALVE |  | PROPOSED SEWER LINE
WITH MANHOLE |
| | |  | PROPOSED |
|  | PROPOSED LIGHT
POLE |  | PROPOSED
SEWER LATERAL |
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|  | PROPOSED SIDEWALK
RAMP |  | PROPOSED WATER
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| 10.00 | EXISTING ELEVATION |  | SECTION LINE |
|  | |  | FLING BOUNDARY |
|  | PROPOSED DESIGN
ELEVATION |  | EXISTING FIBER |
| 10.10 | EXISTING
ELEVATION |  | OPTIC LINE |
|  | PROPOSED STORM
DRAIN INLET |  | EXISTING OVERHEAD
POWER |
|  | PROPOSED STORM
DRAIN MANHOLE |  | EXISTING |
| | |  | TELEPHONE LINE |

ABBREVIATIONS

- | | | | |
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| E | ELEVATION | RCS | REINFORCED CONCRETE PIPE |
| EP | EDGE OF PAVEMENT | ROW | RIGHT OF WAY |
| EVC | END VERTICAL CURVE | SC | SANITARY CAP |
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PREPARED UNDER THE
SUPERVISION OF

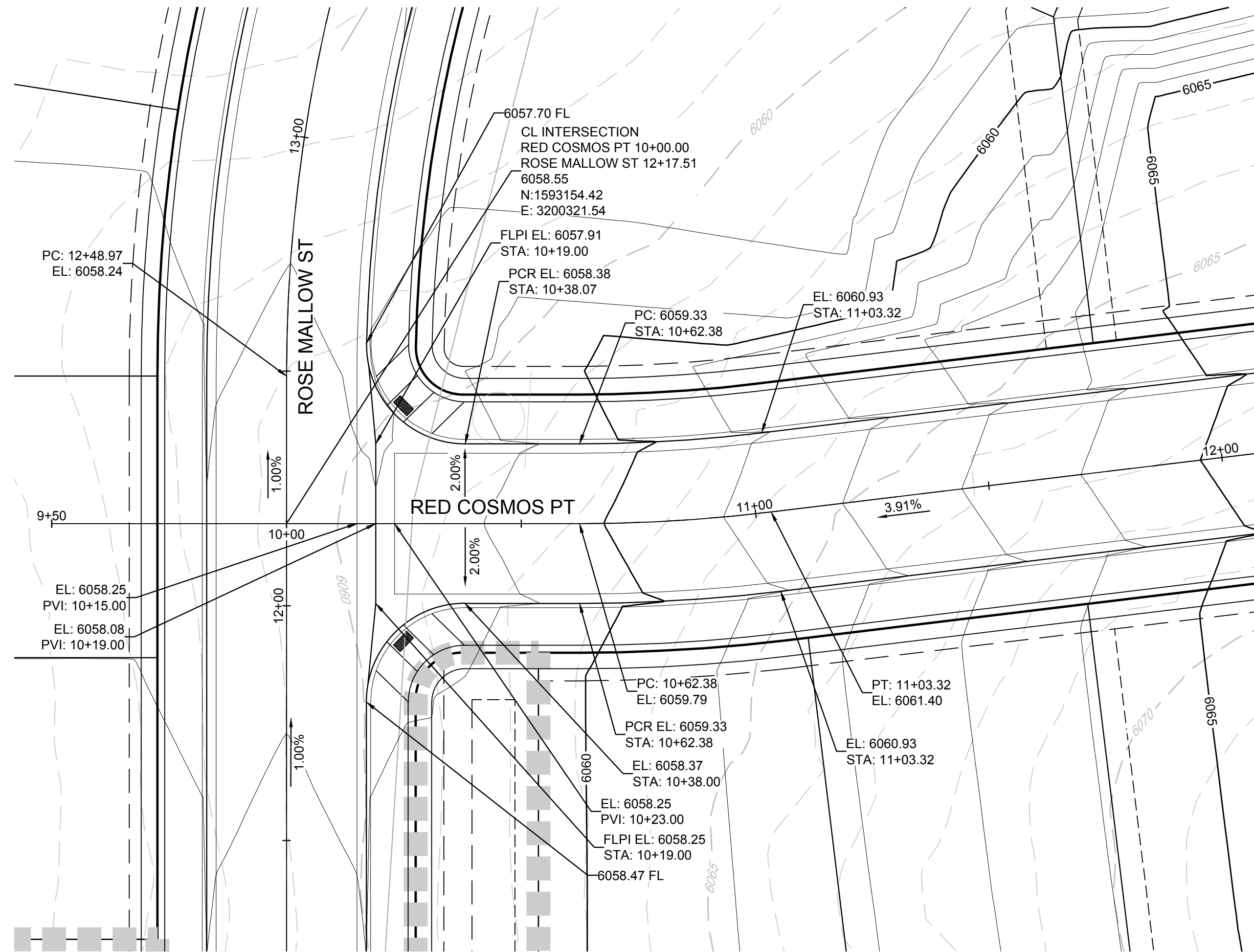
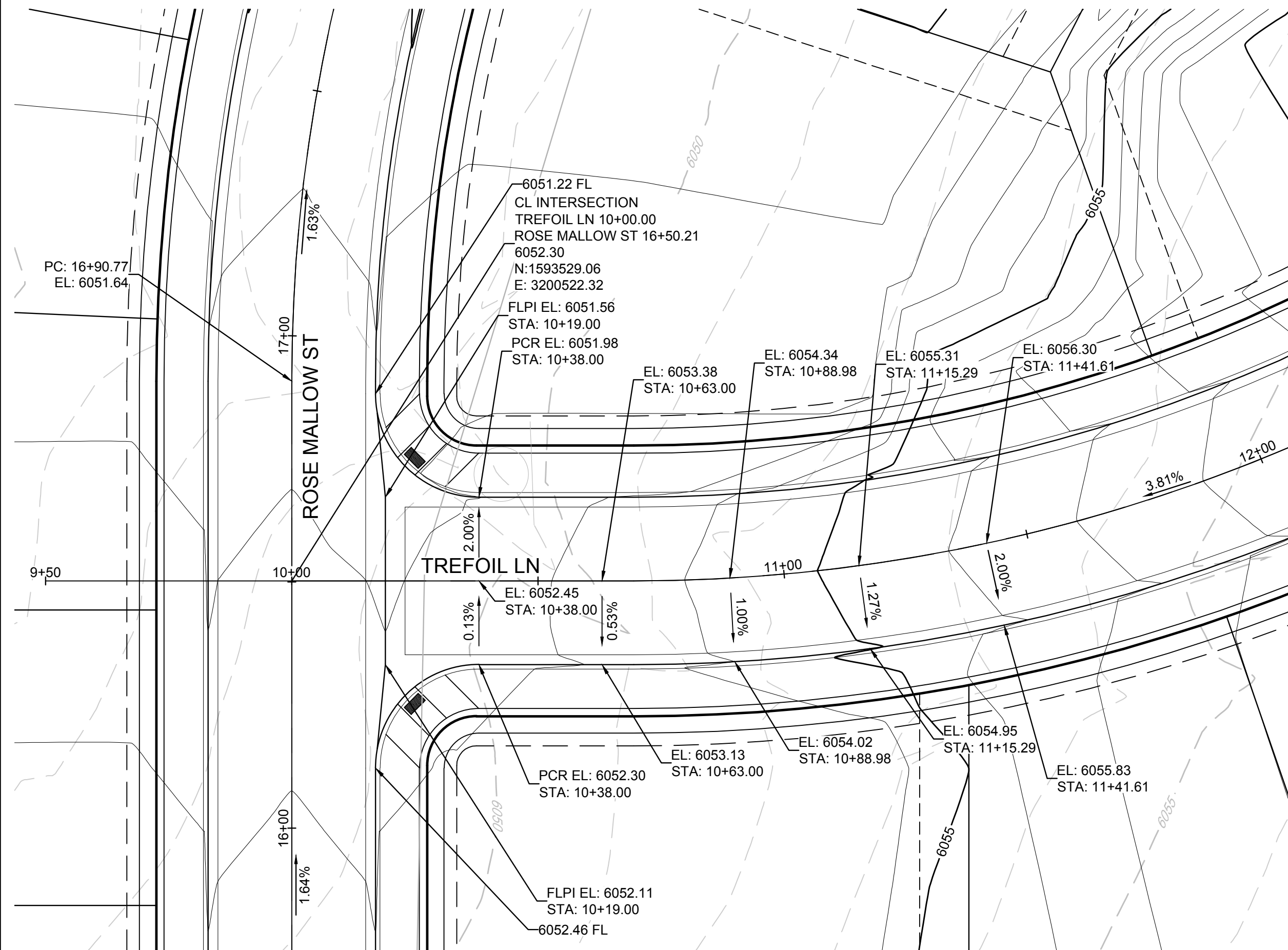
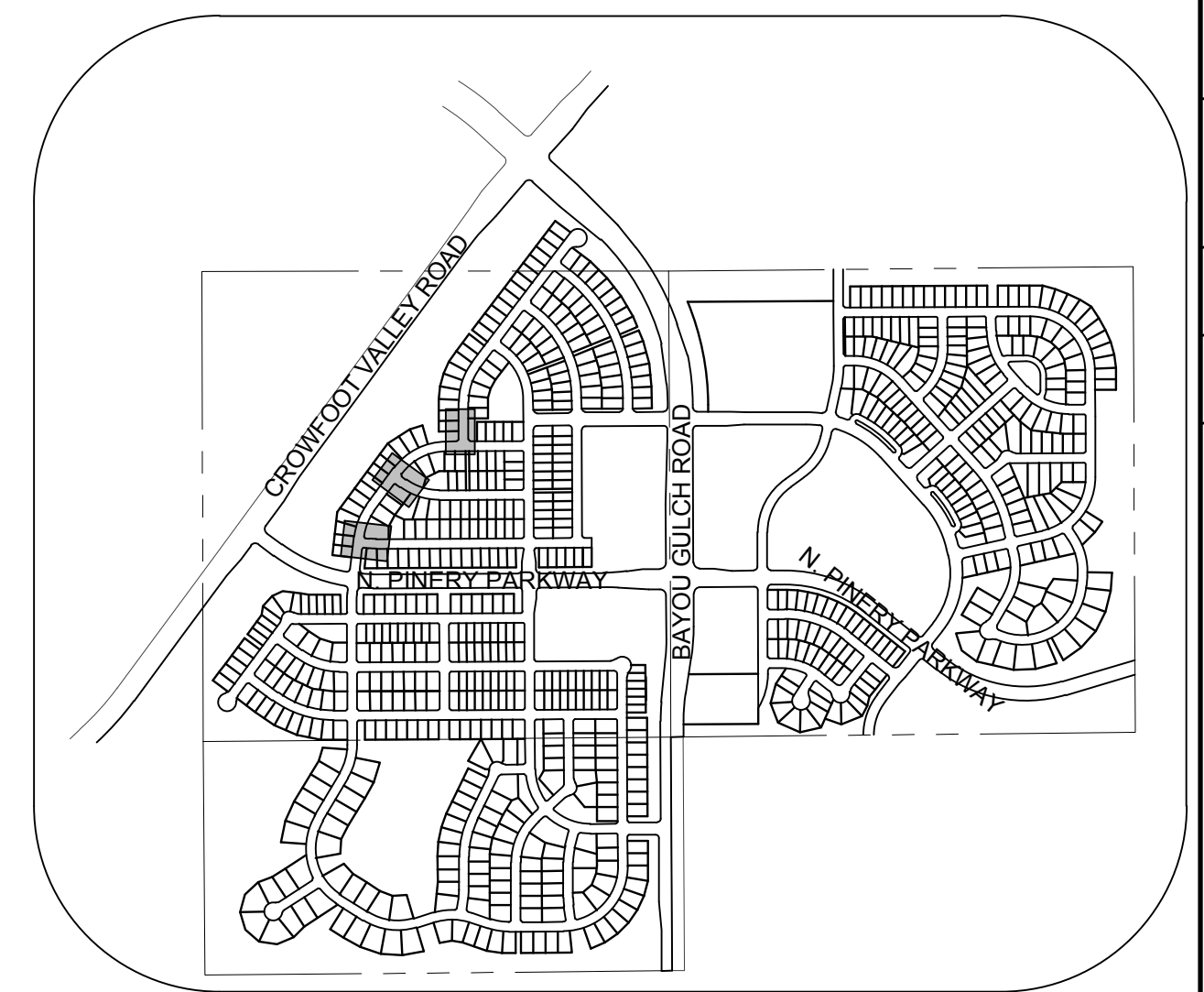
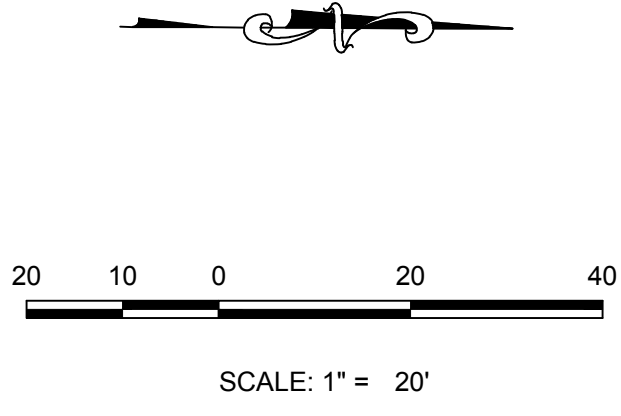


BRIAN P. WILSON
COLORADO P.E. 005006

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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.

[illegible]



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 04/19/2019
Date



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

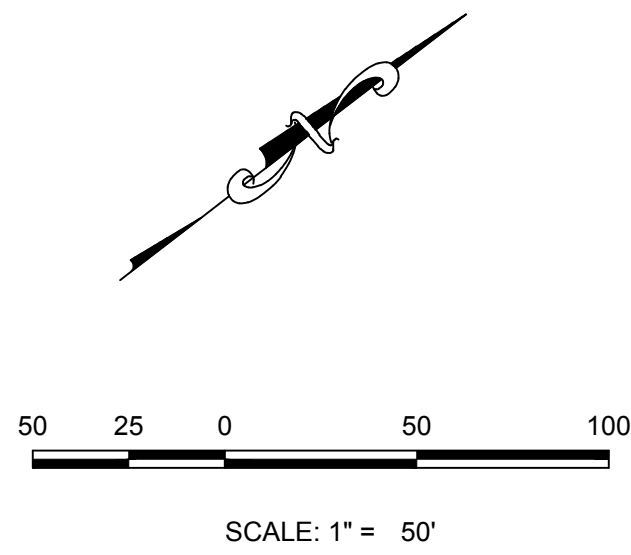
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

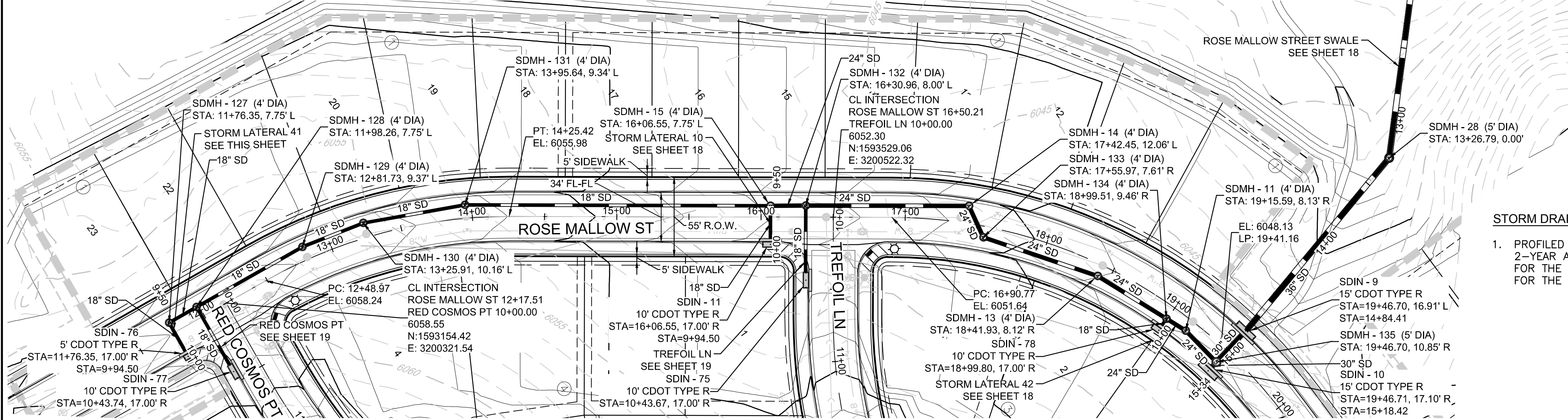
PREPARED UNDER THE
SUPERVISION OF



SHEET NUMBER	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS INTERSECTION PLANS						HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546		No.	Revisions	Date	Init.	Appr.	Date
16	CHECKED BY:	RHR	AS SHOWN																	
	FILE NO:	JJJ																		
	DATE:		8130283701																	
			APRIL 2017																	

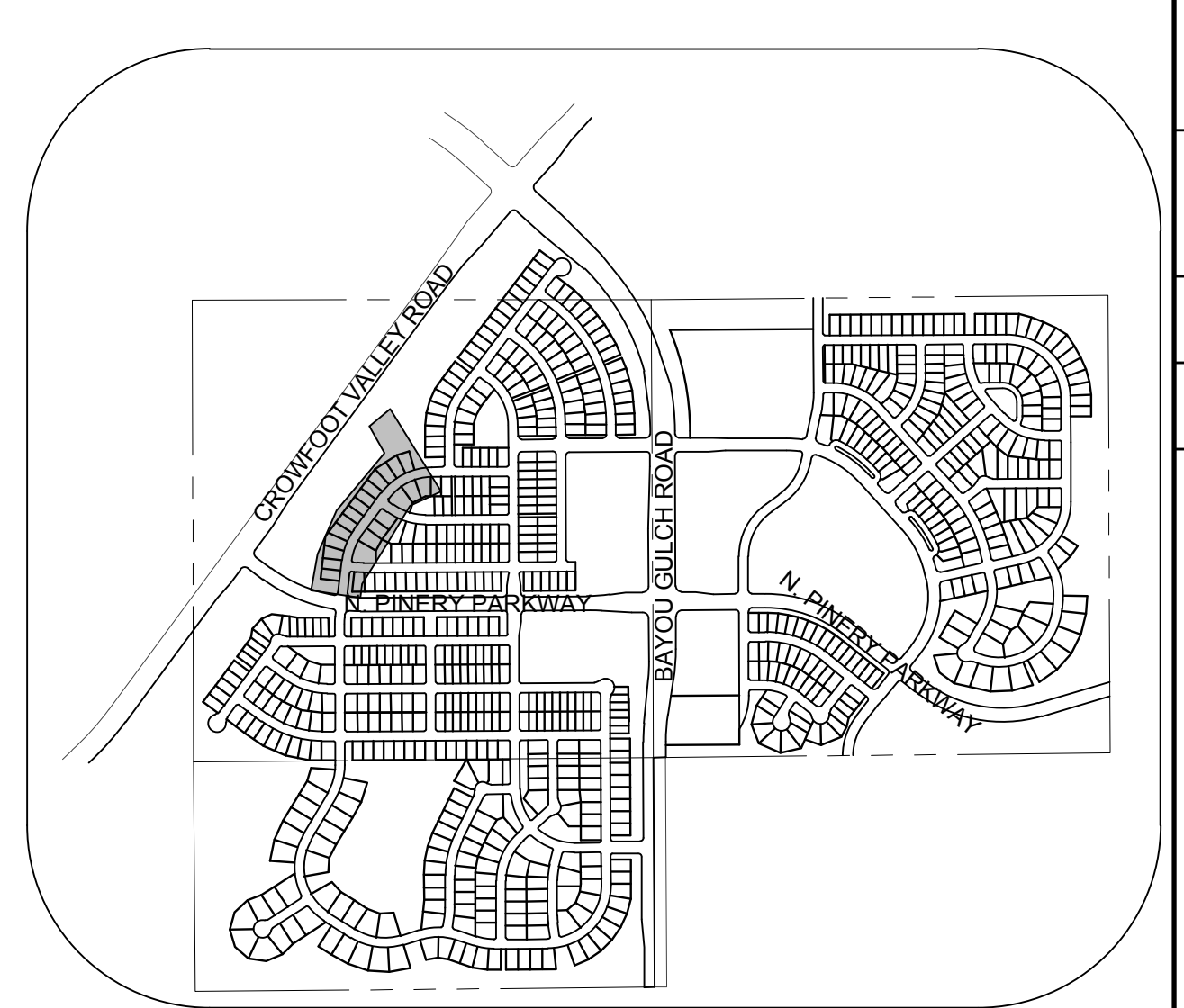


PLAN: ROSE MALLOW ST STA: 11+00.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'

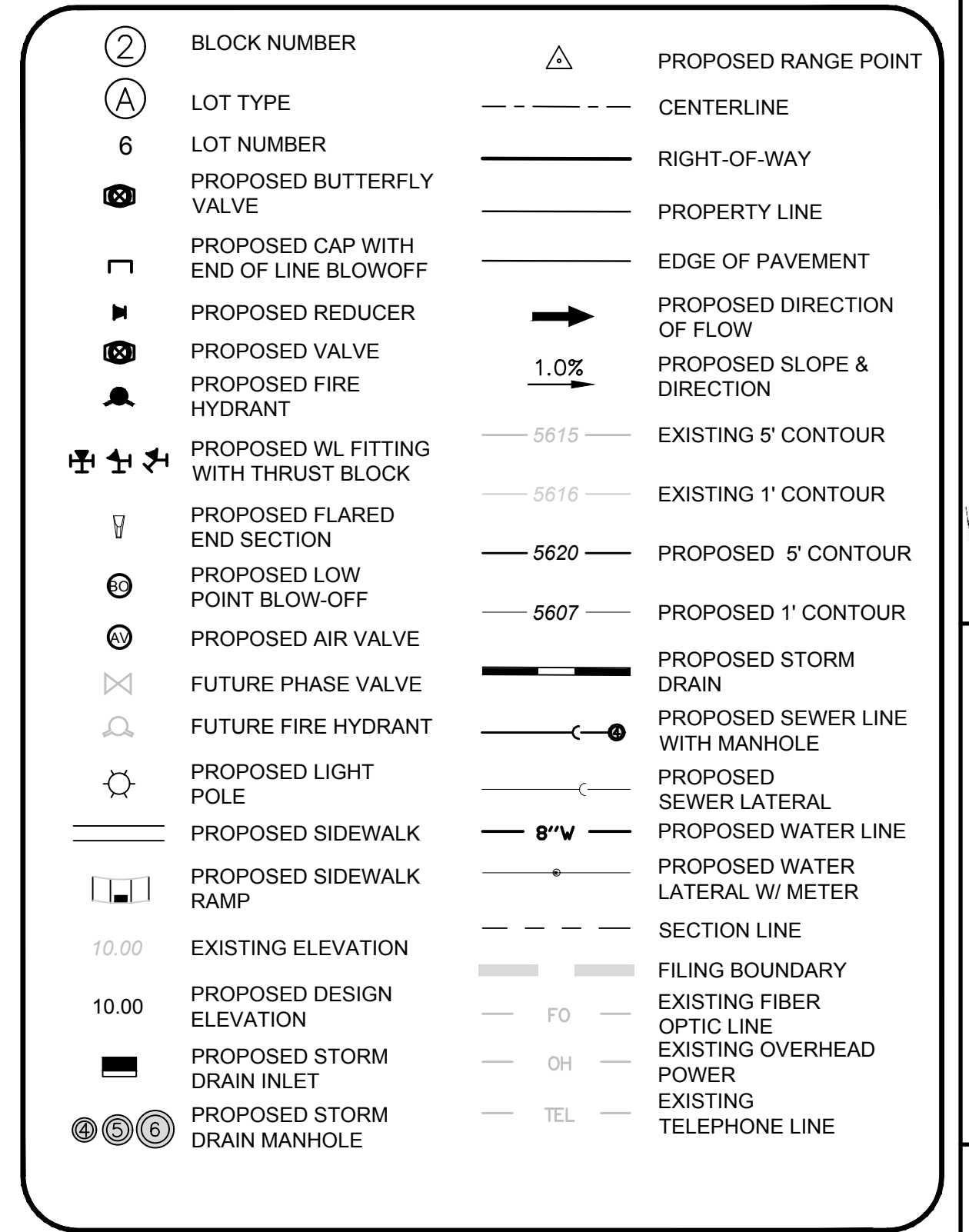


STORM DRAINAGE INFRASTRUCTURE NOTES:

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.



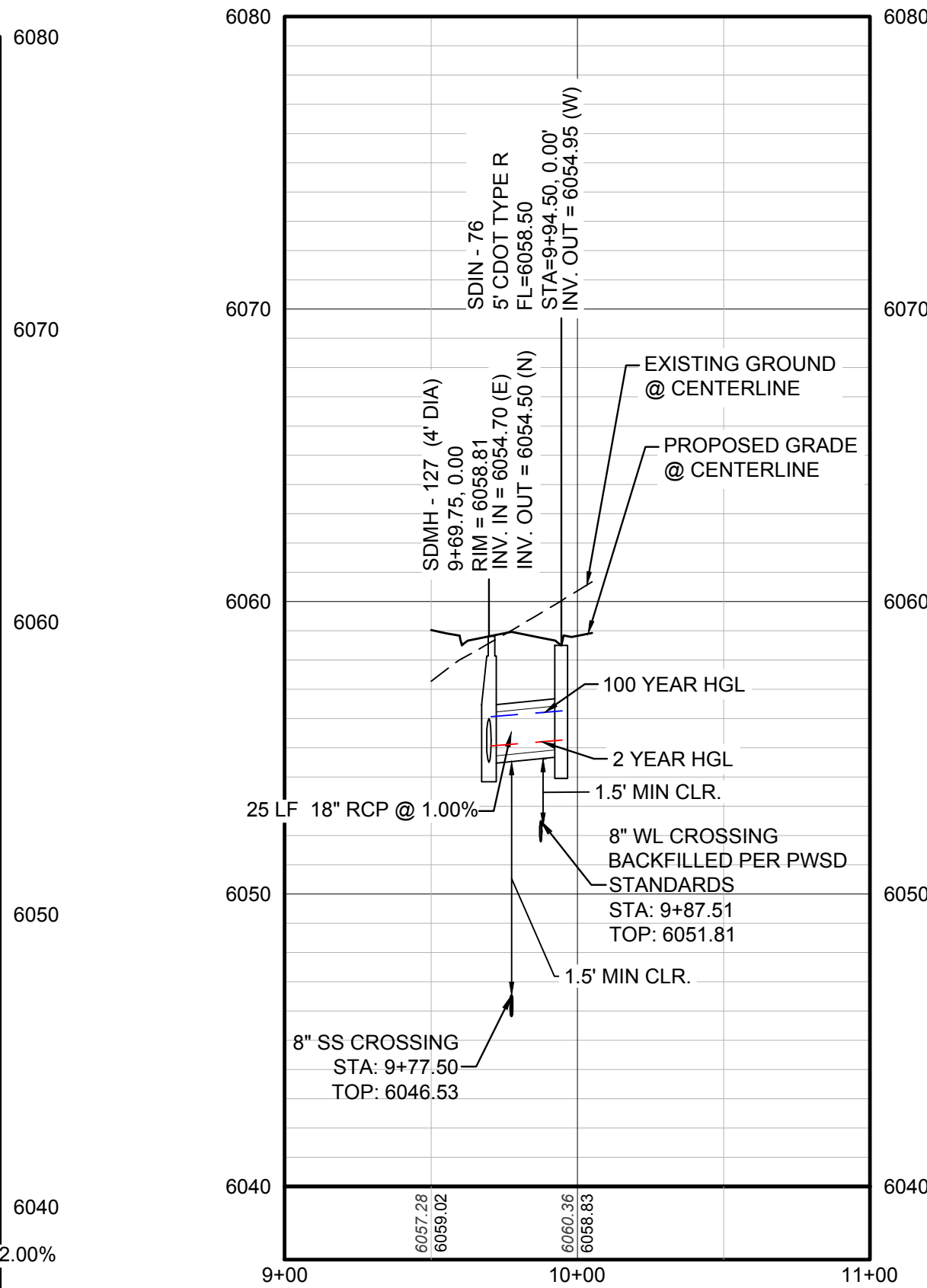
KEYMAP
N.T.S.
LEGEND



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
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
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
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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



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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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Town of Parker, Director of Engineering
Date: 04/19/2019

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

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	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	DRAWN BY: BRW	CHECKED BY: JLU	DATE: APRIL 2017
SHEET NUMBER 17	FILE NO: 8130283701	DATE: APRIL 2017	DATE: APRIL 2017	DATE: APRIL 2017	DATE: APRIL 2017

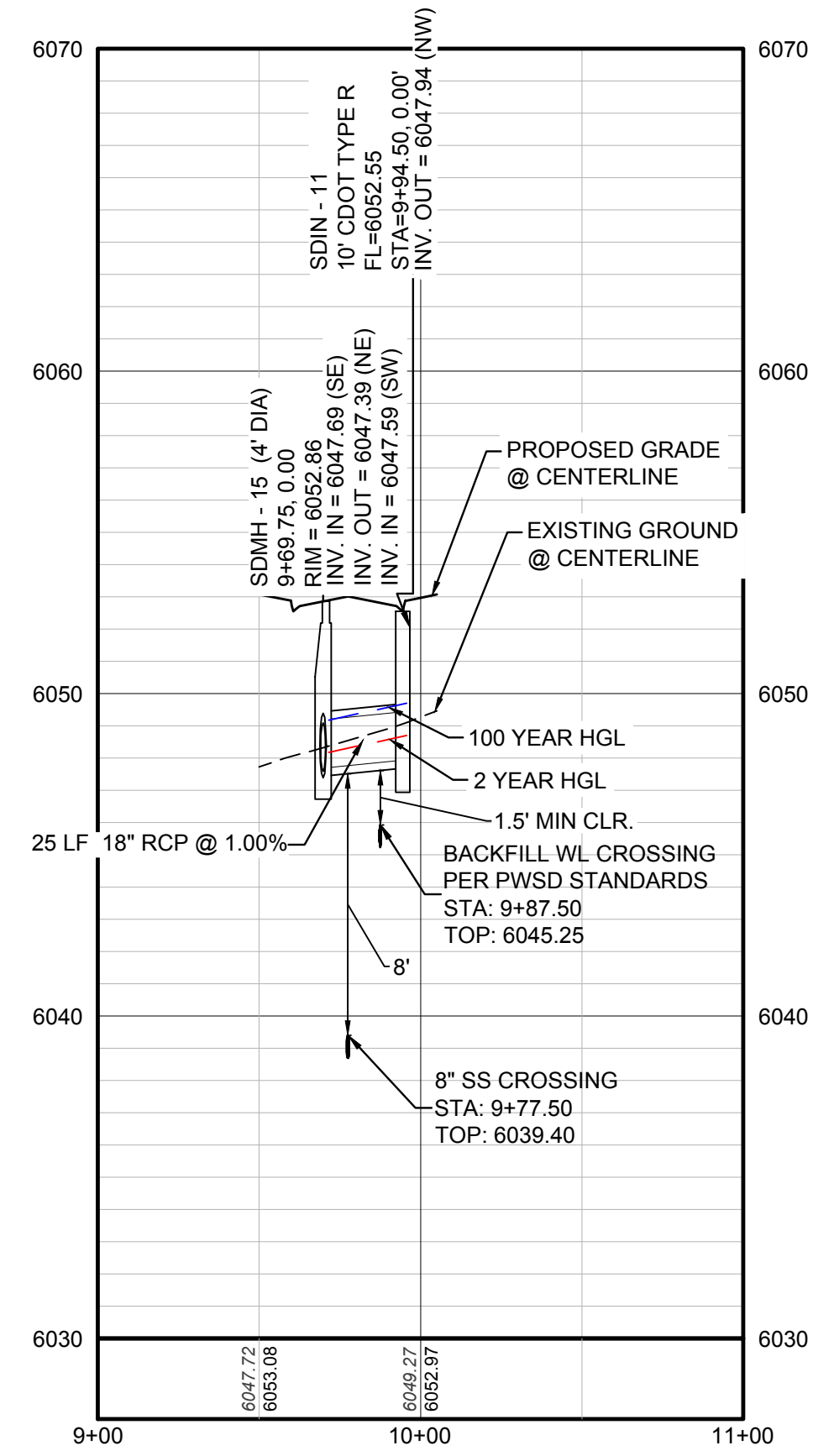
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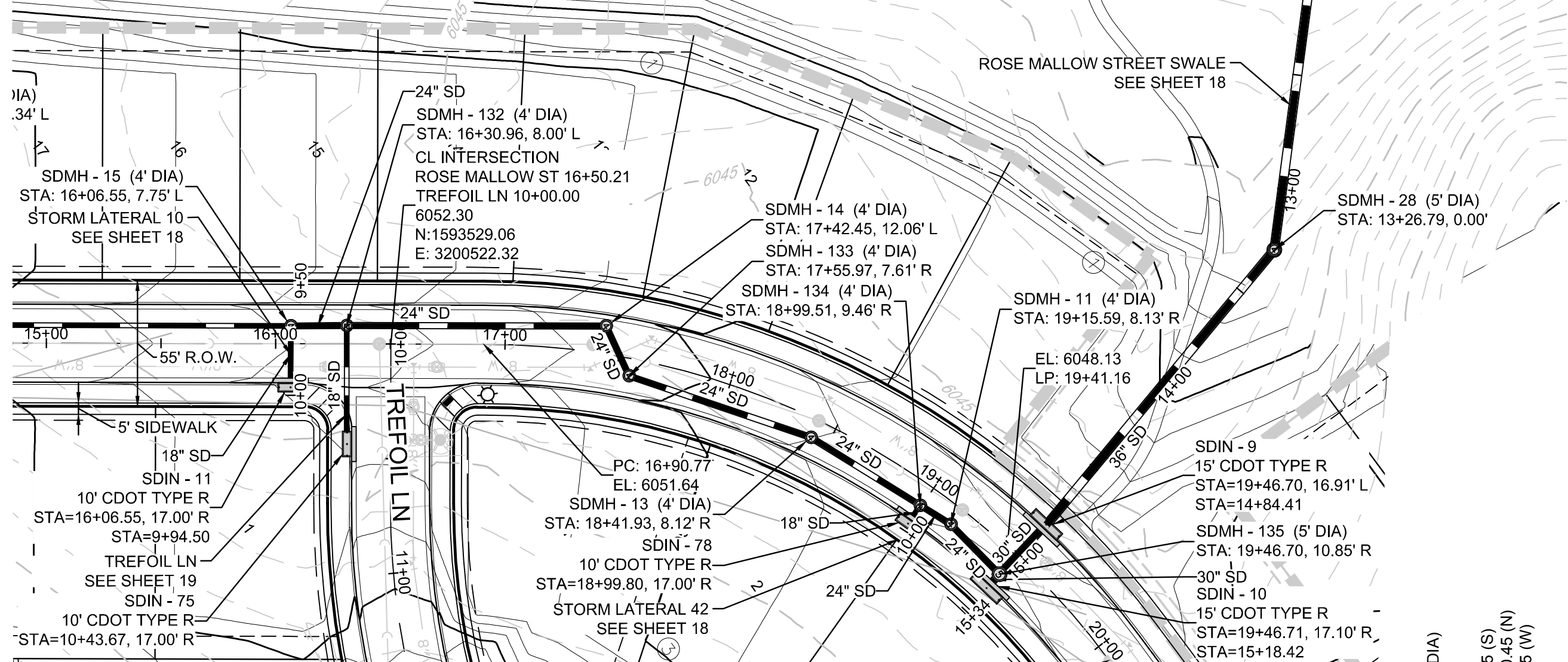
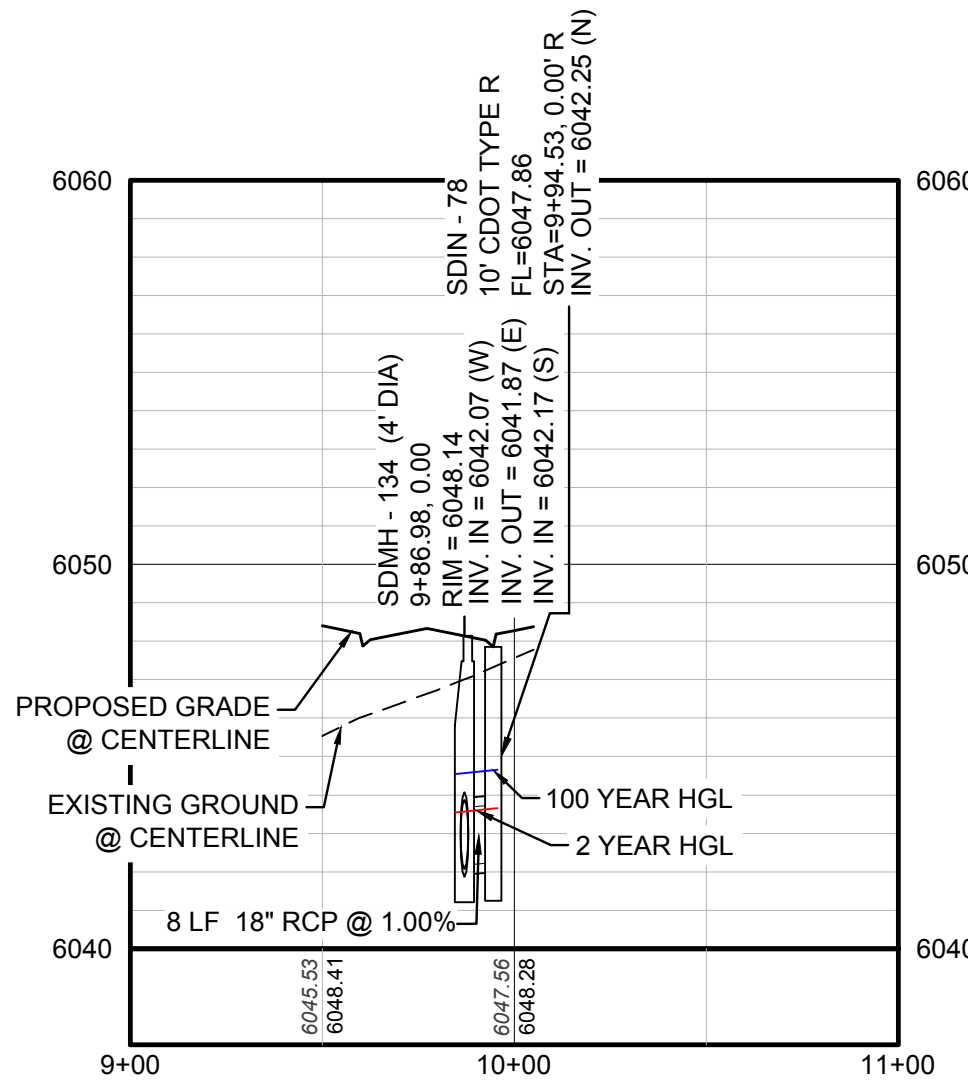
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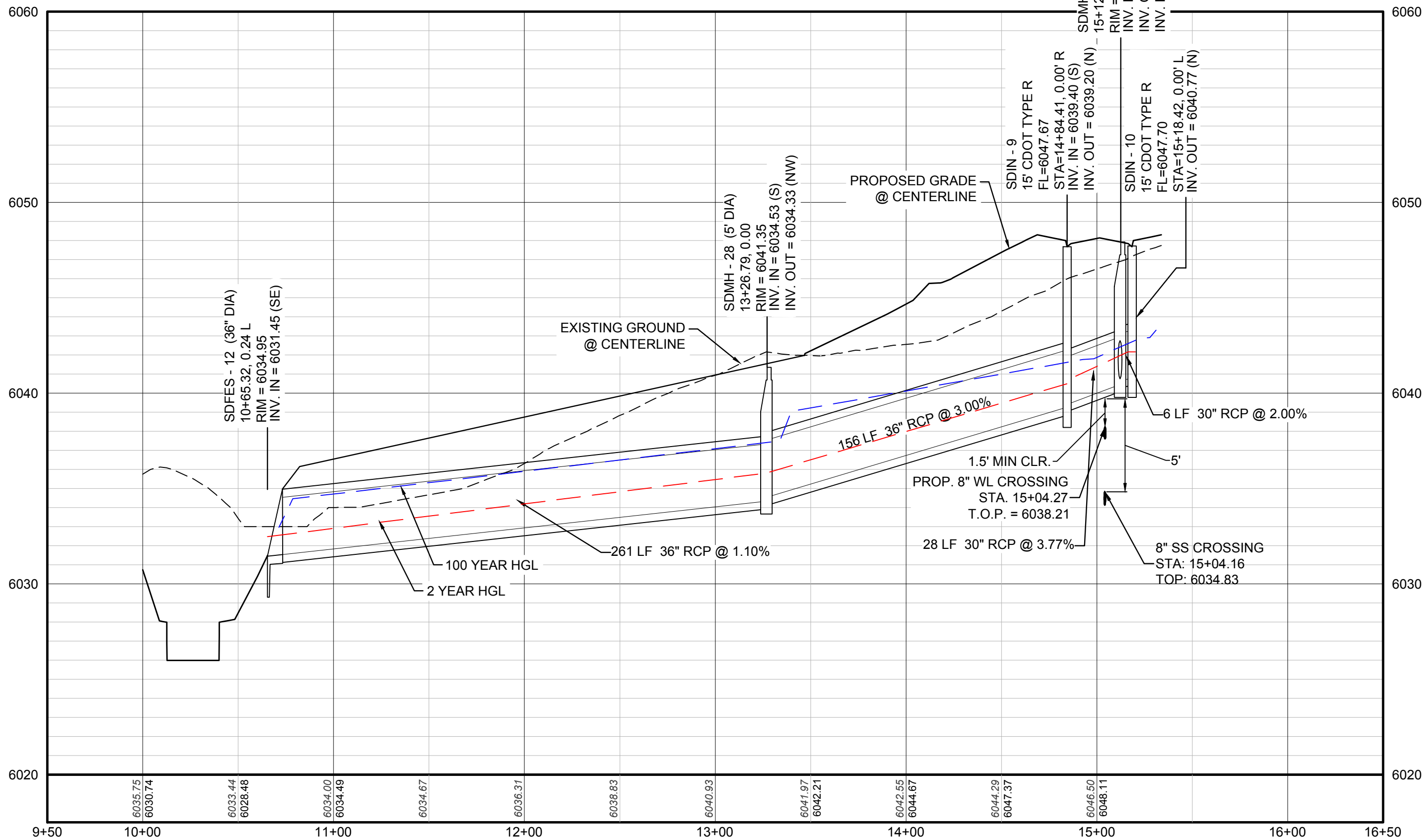
PROFILE: STORM LATERAL 10 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: STORM LATERAL 42 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PLAN: ROSE MALLOW ST STA: 15+00.00 TO 20+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: ROSE MALLOW STREET SWALE STA: 9+50.00 TO 16+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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04/19/2019
Date

Town of Parker, Director of Engineering

2 BLOCK NUMBER

6 LOT TYPE

6 PROPOSED BUTTERFLY VALVE

PROPOSED CAP WITH END OF LINE BLOWOFF

PROPOSED REDUCER

PROPOSED VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED AIR VALVE

FUTURE PHASE VALVE

FUTURE FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

PROPOSED SIDEWALK RAMP

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

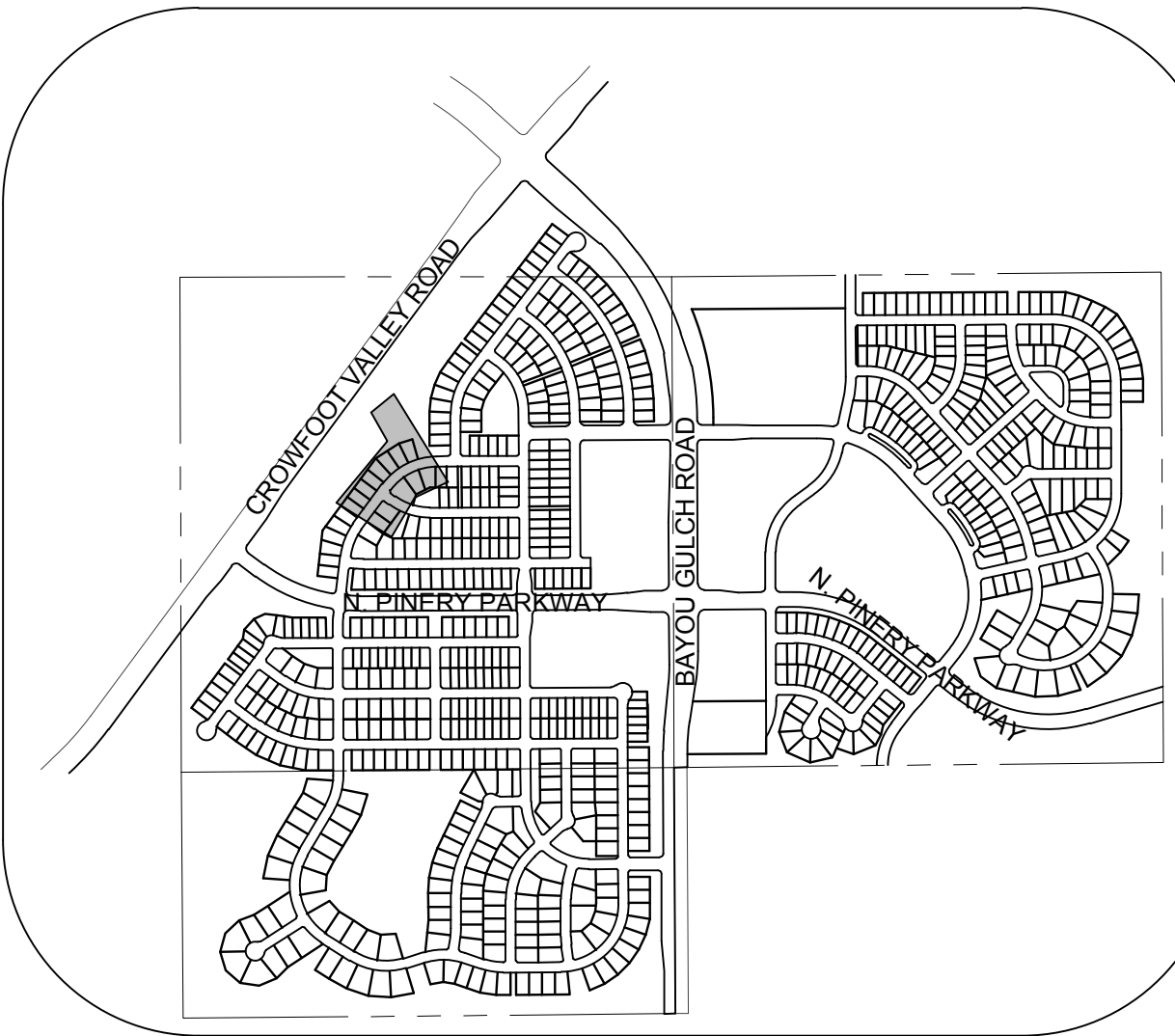
EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

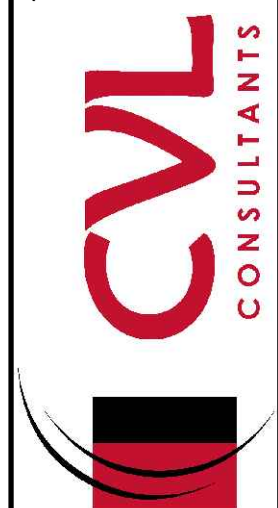
ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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KEYMAP
N.T.S.
LEGEND

10333 E. Dry Creek Rd.
Suite 110
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 3 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ROSE MALLOW STREET

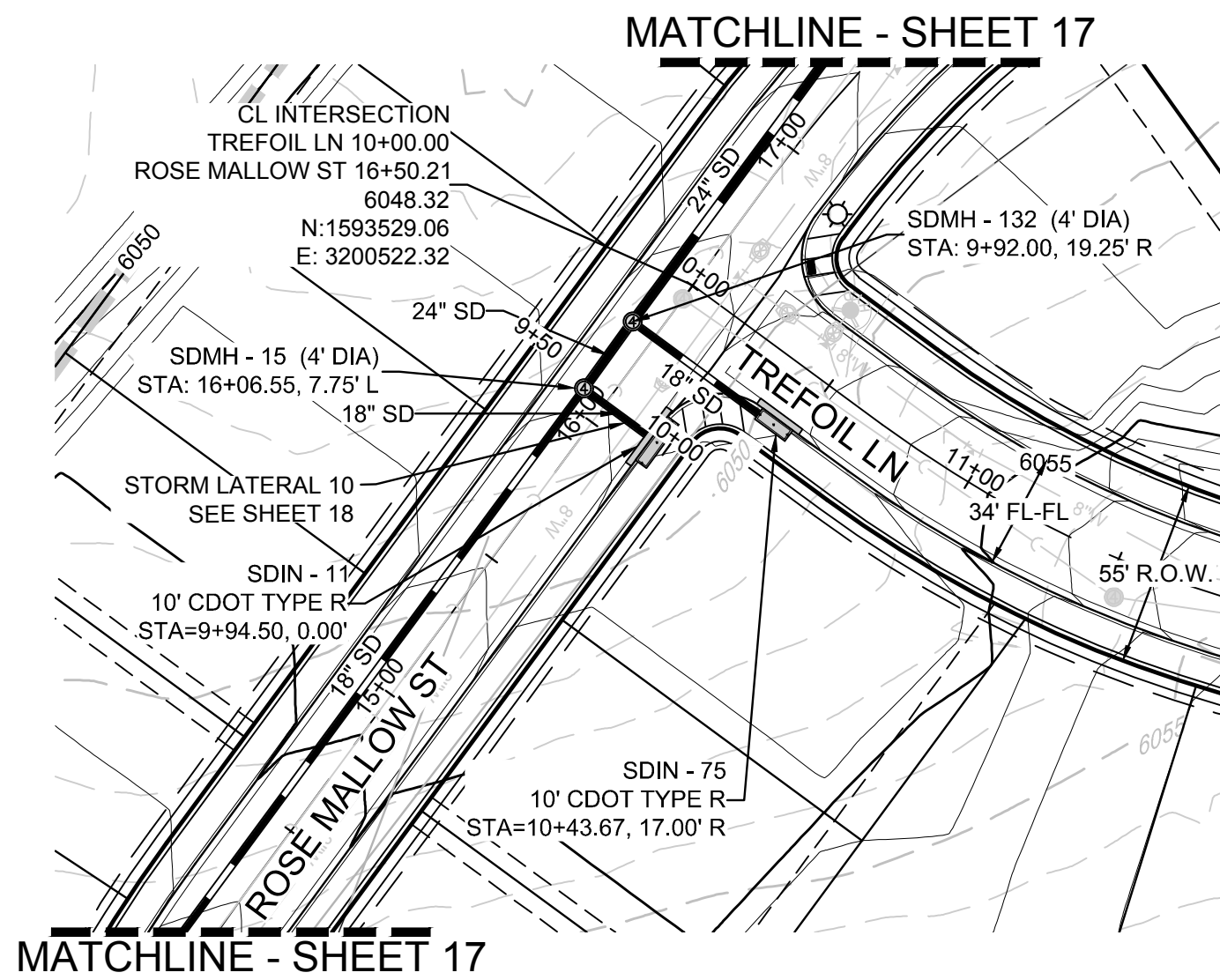
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DRAWN BY: DK
CHECKED BY: JJ
FILE NO: 8130283701
DATE: APRIL 2017

SHEET NUMBER
18

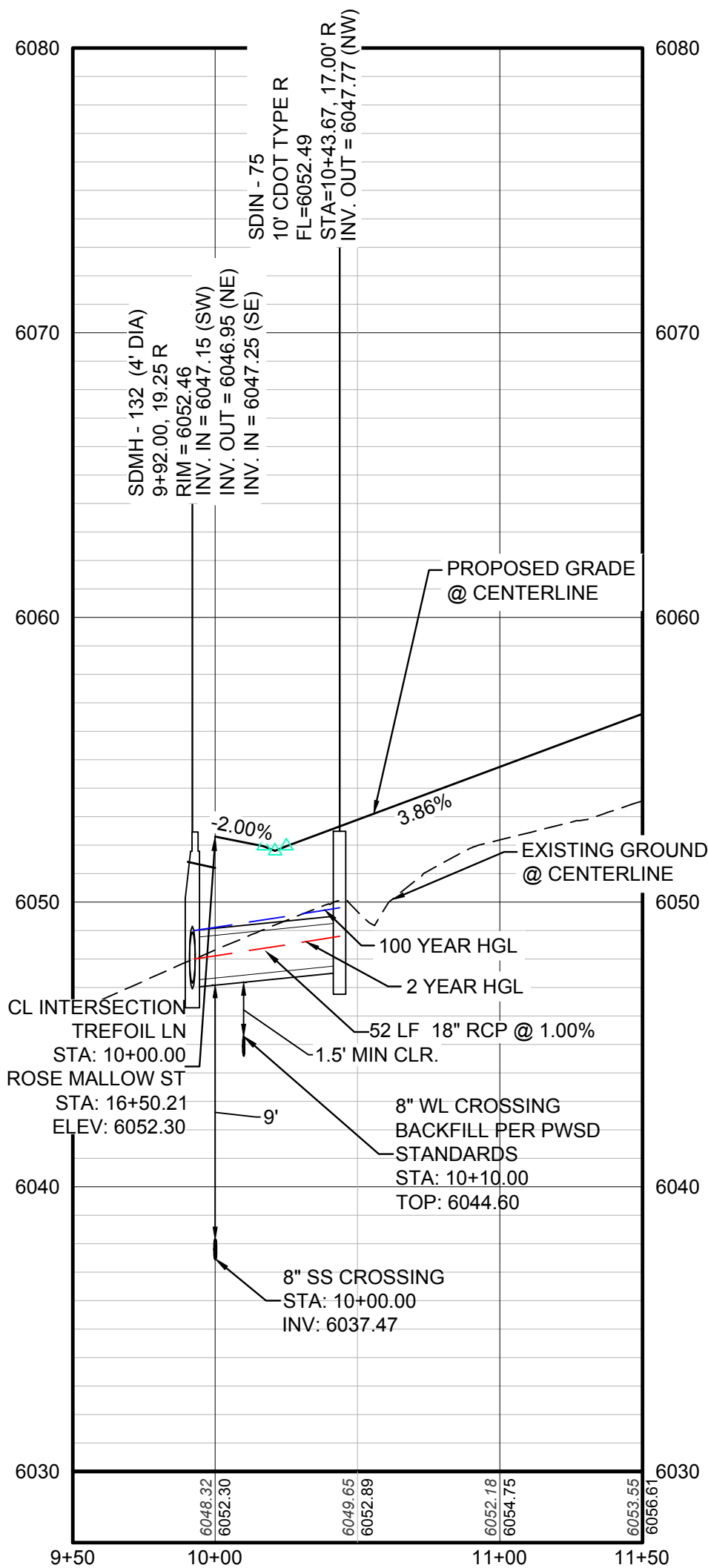
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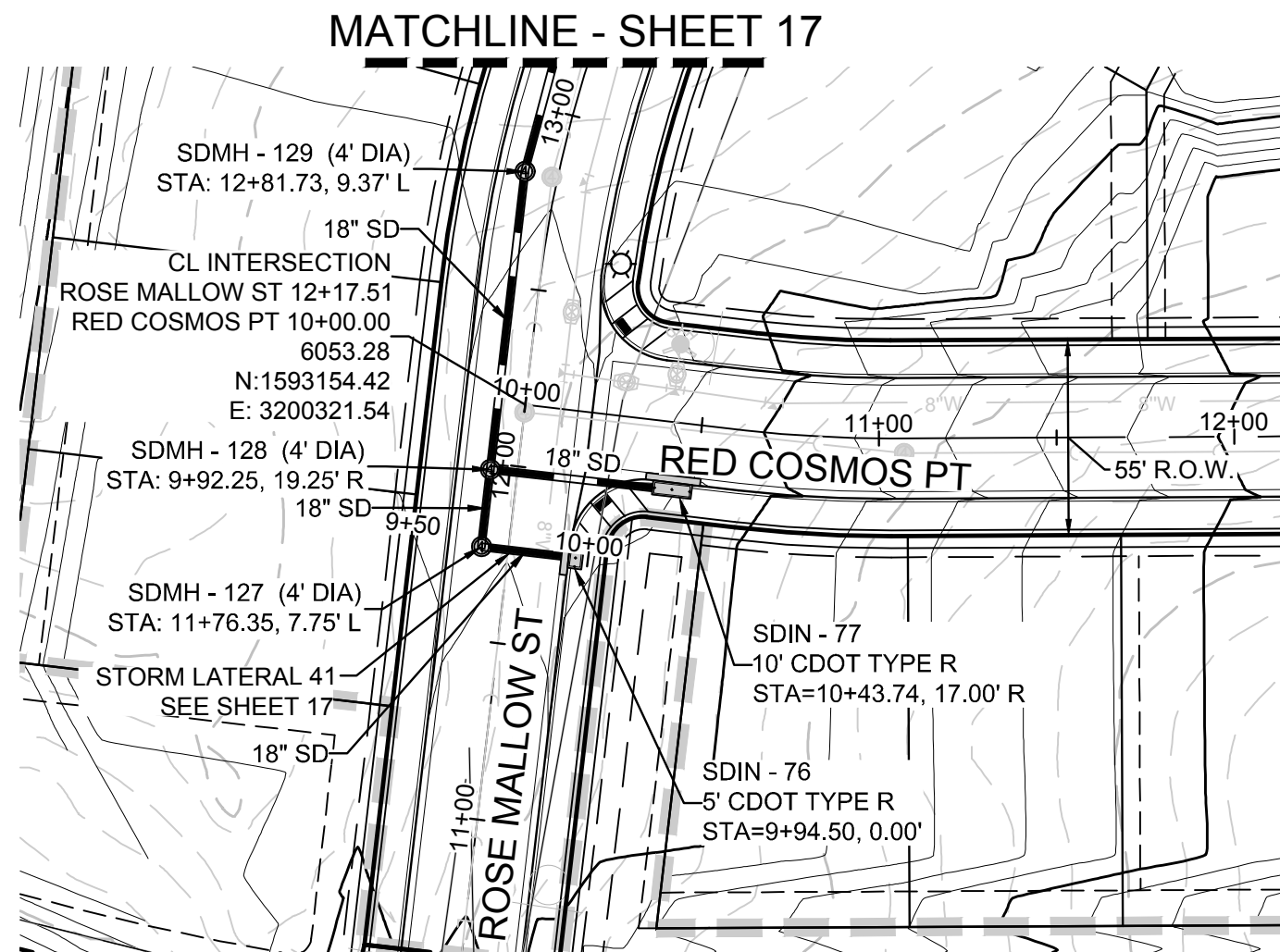
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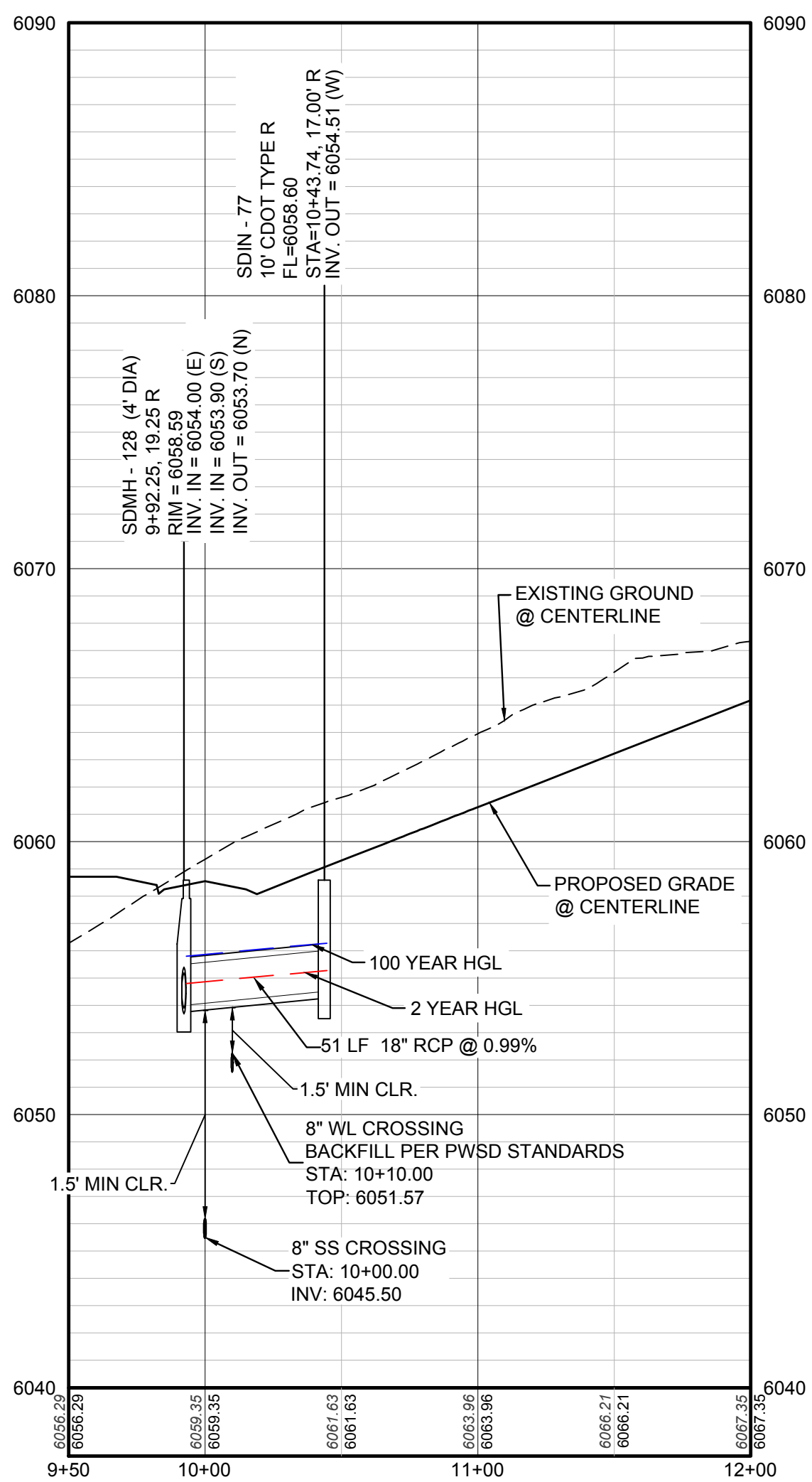
PLAN: TREFOIL LN STA: 9+50.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'



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'

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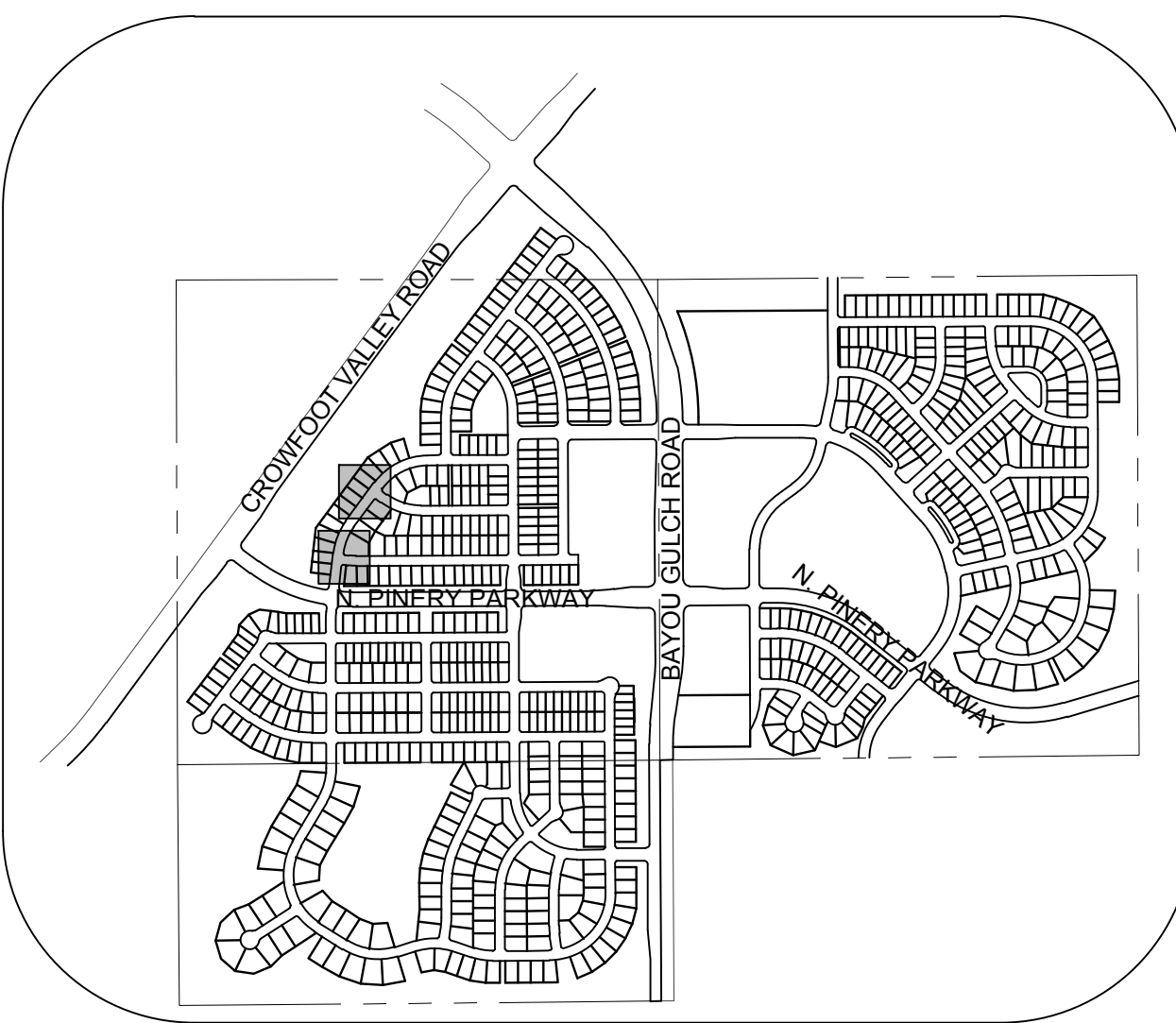


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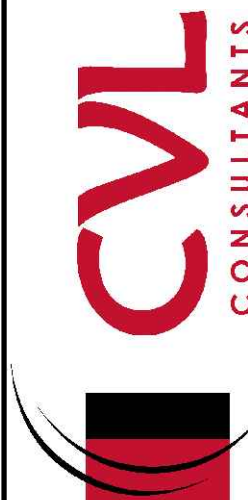
KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊗	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌋	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"	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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Fax: (720) 482-9546



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

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

SHEET NUMBER
19

GENERAL NOTES

1. IS AND TYPICAL FINISH WILL REQUIRE LARGER RADIUS AND SHALL BE REVIEWED ON A CASE BY CASE BASIS FOR APPROVAL BY THE TOWN OF PARKER.
2. IF THE LENGTH OF THE CUL-DE-SAC STREET IS LESS THAN 250 FEET, HAND-CAP RAMPS MAY BE OMITTED.
3. DRIVER/PEDESTRIAN LOCATIONS SHALL BE LOCATED TO AVOID CURE RAMPS.

NO DIMENSIONS ARE TO BE USED TO SCALE TO THE DRAWING. DIMENSIONS SHALL BE USED TO SCALE TO THE DRAWING. DIMENSIONS SHALL BE USED TO SCALE TO THE DRAWING.

[illegible][illegible][illegible]

ISOMETRIC

TOOLED OR SAW-CUT JOINT (C. DEPTH) (TYP.)

SIDEWALK 3/8" SLOPE TYP.

2% SLOPE MAX.

2013 SLOPE MAX.

2013 SLOPE MAX.

35" MAX.

0.5" EXPANSION JOINT

CAST-IN-PLACE DETECTABLE WARNING PANEL PER CDOT'S APPROVED LIST

PERMISSIBLE JOINT (SEE CODE MAX STANDARD PLANS)

CURB AND GUTTER PER PLANS

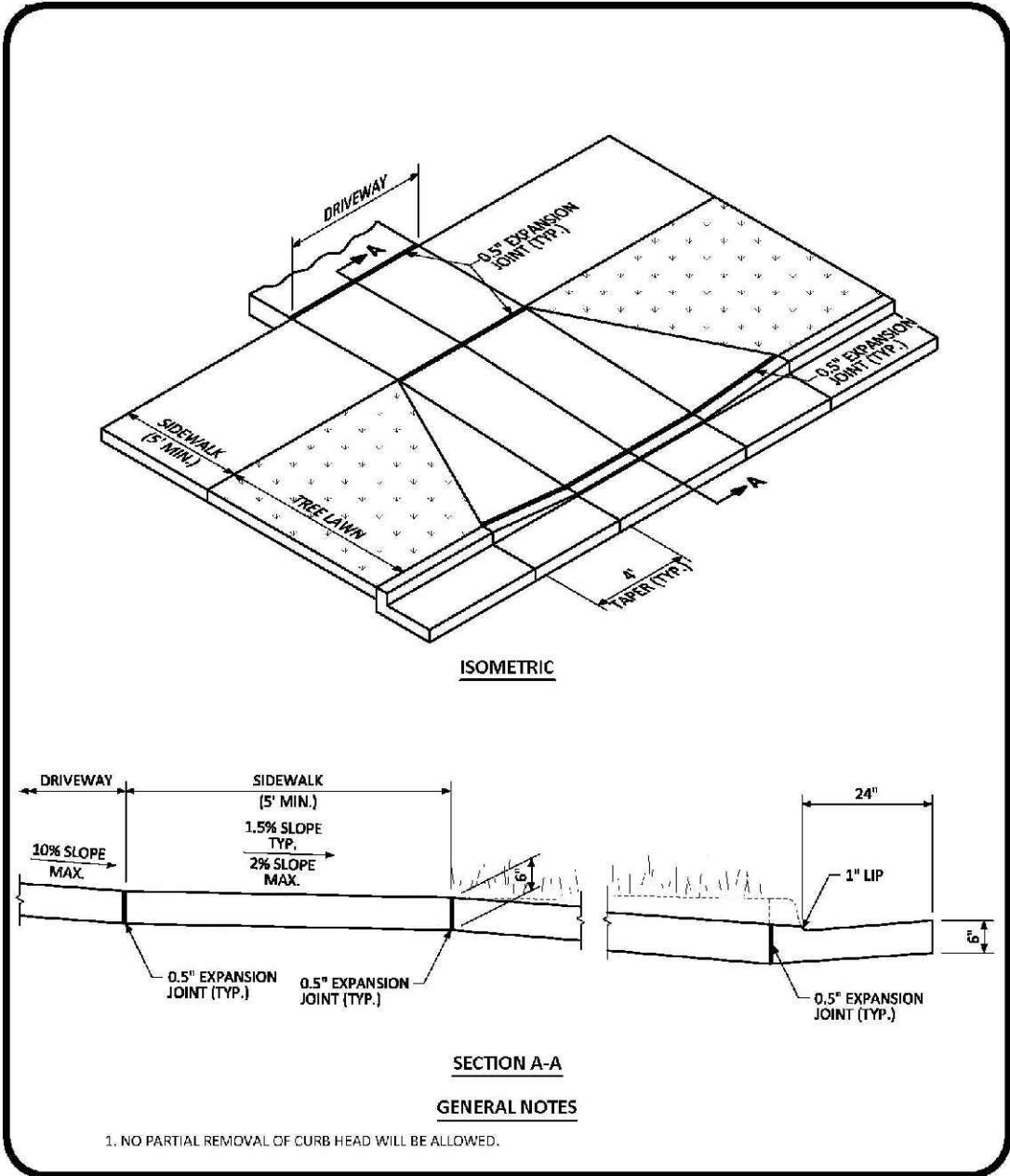
SECTION A-A

NOT TO SCALE. SEE "E. 3D" MAILED TO YOU BY EMAIL WITH "E. 3D" FORM OF "PAPER".

15

2 OF 2

SHEET NUMBER 20	DRAWN BY: _____ IF _____	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS ROADWAY DETAILS	 HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80155 Tel: (720) 482-9526 Fax: (720) 482-9546	No.	Revisions	Date	Init.	Appr.	Date		
	CHECKED BY: _____ JLJ	FILE NO: 8130283701											
	DATE: _____ APRIL 2017												



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

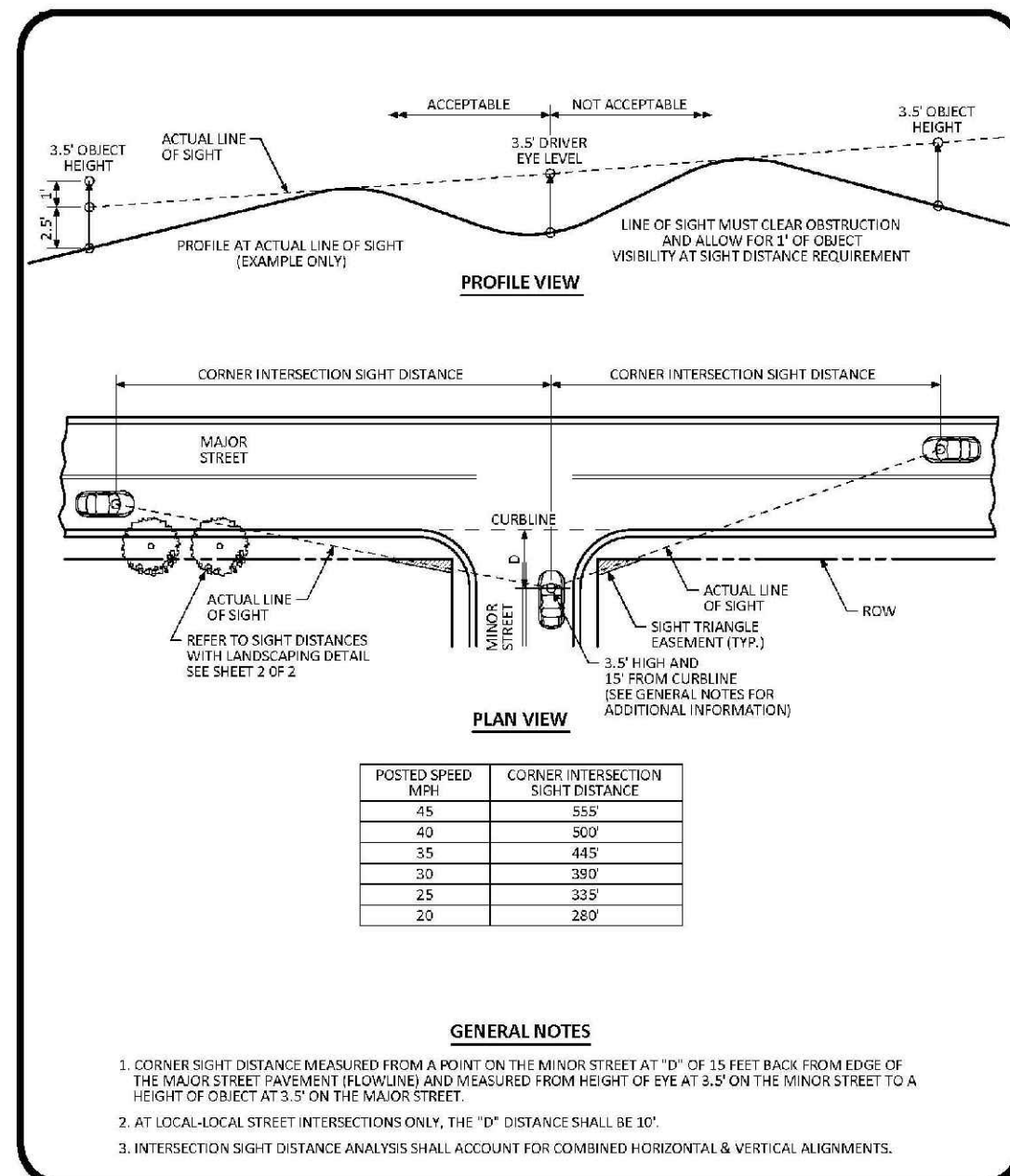
Parker COLORADO

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

DATE AUGUST 2014

DETAIL 23

1 OF 1



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

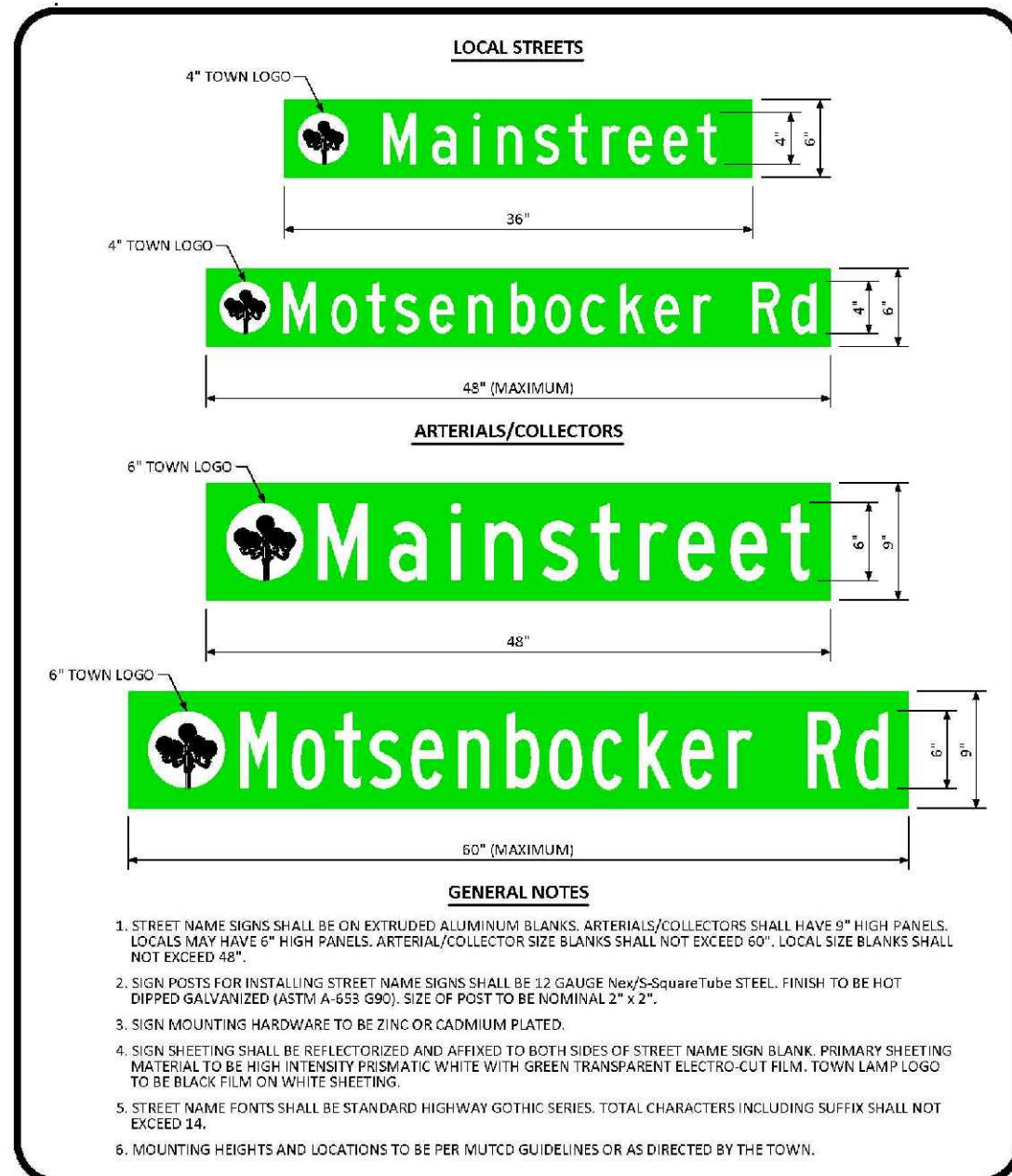
Parker COLORADO

INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

DATE AUGUST 2014

DETAIL 25

1 OF 1



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

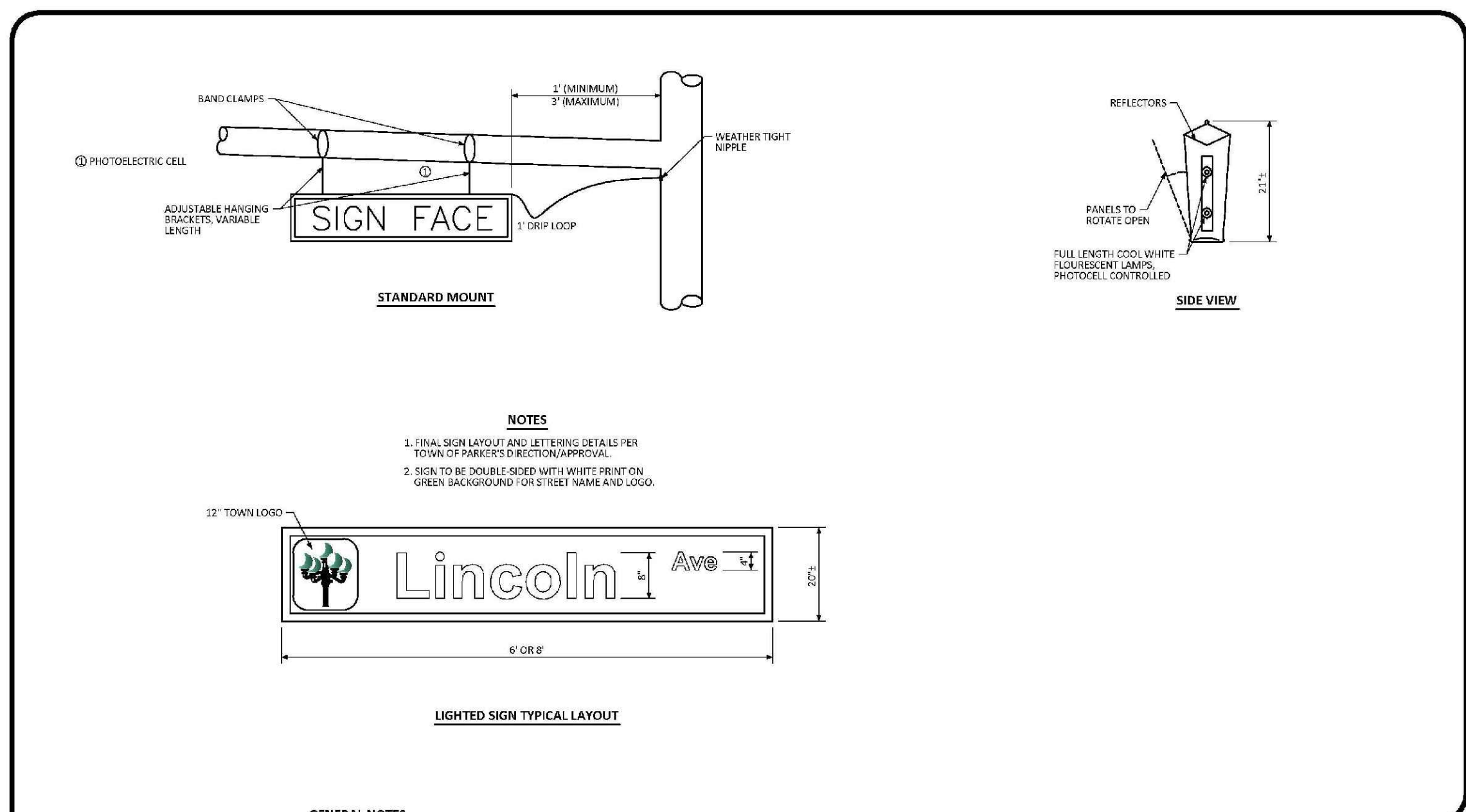
Parker COLORADO

GROUND MOUNTED STREET NAME PANELS

DATE DECEMBER 2016

DETAIL 32

1 OF 1



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

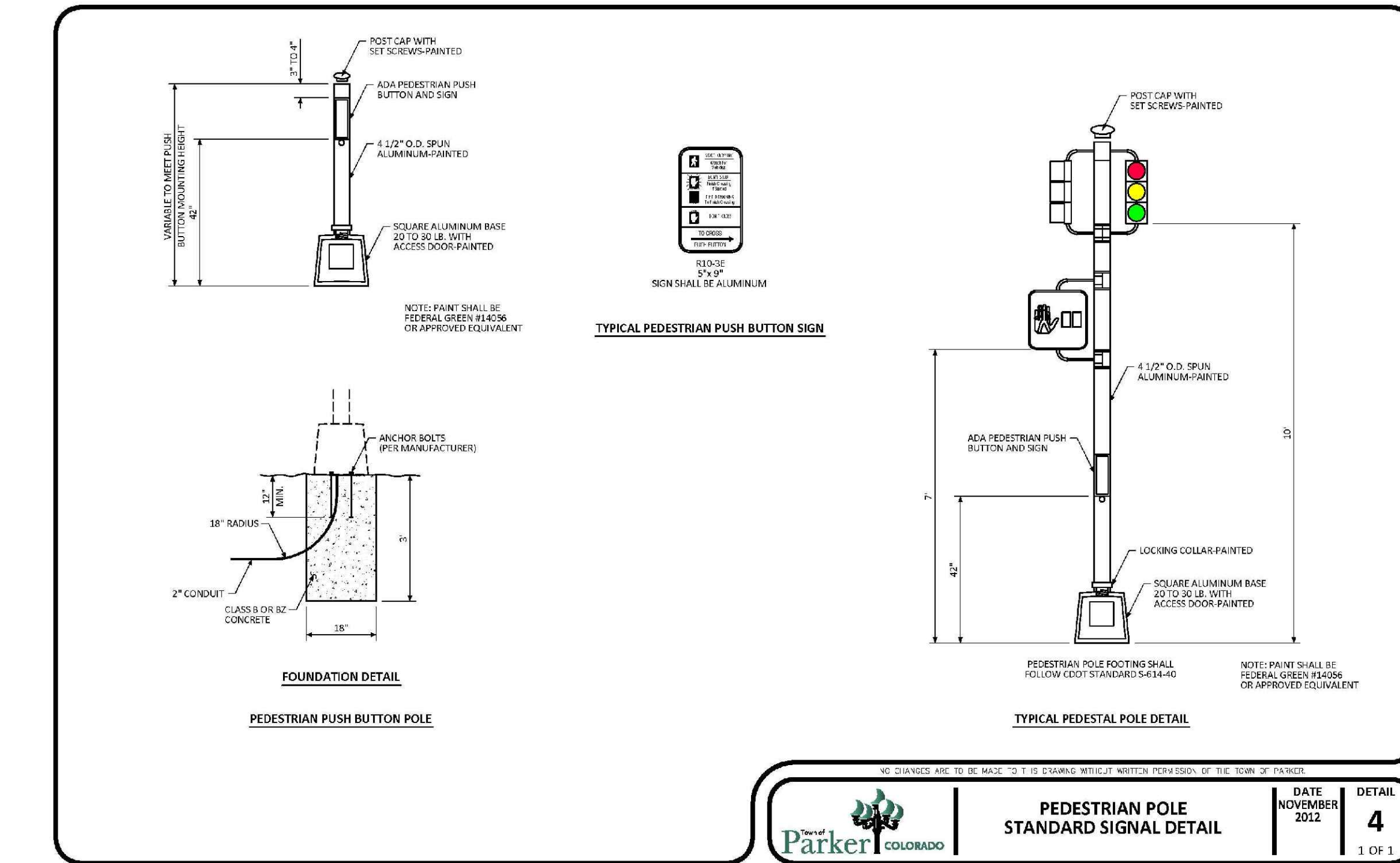
Parker COLORADO

ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

DETAIL 3

1 OF 1



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

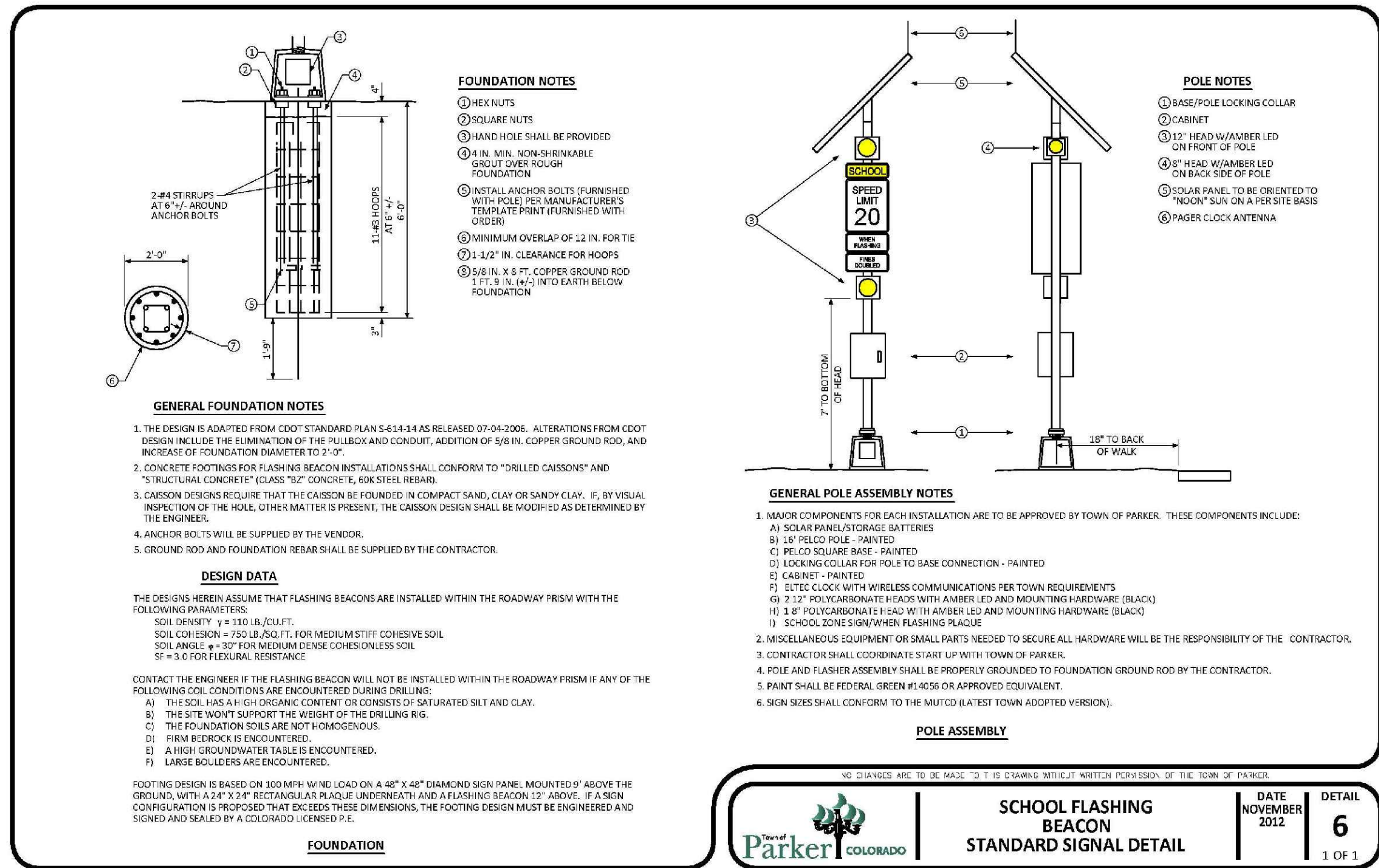
Parker COLORADO

PEDESTRIAN POLE STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

DETAIL 4

1 OF 1



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

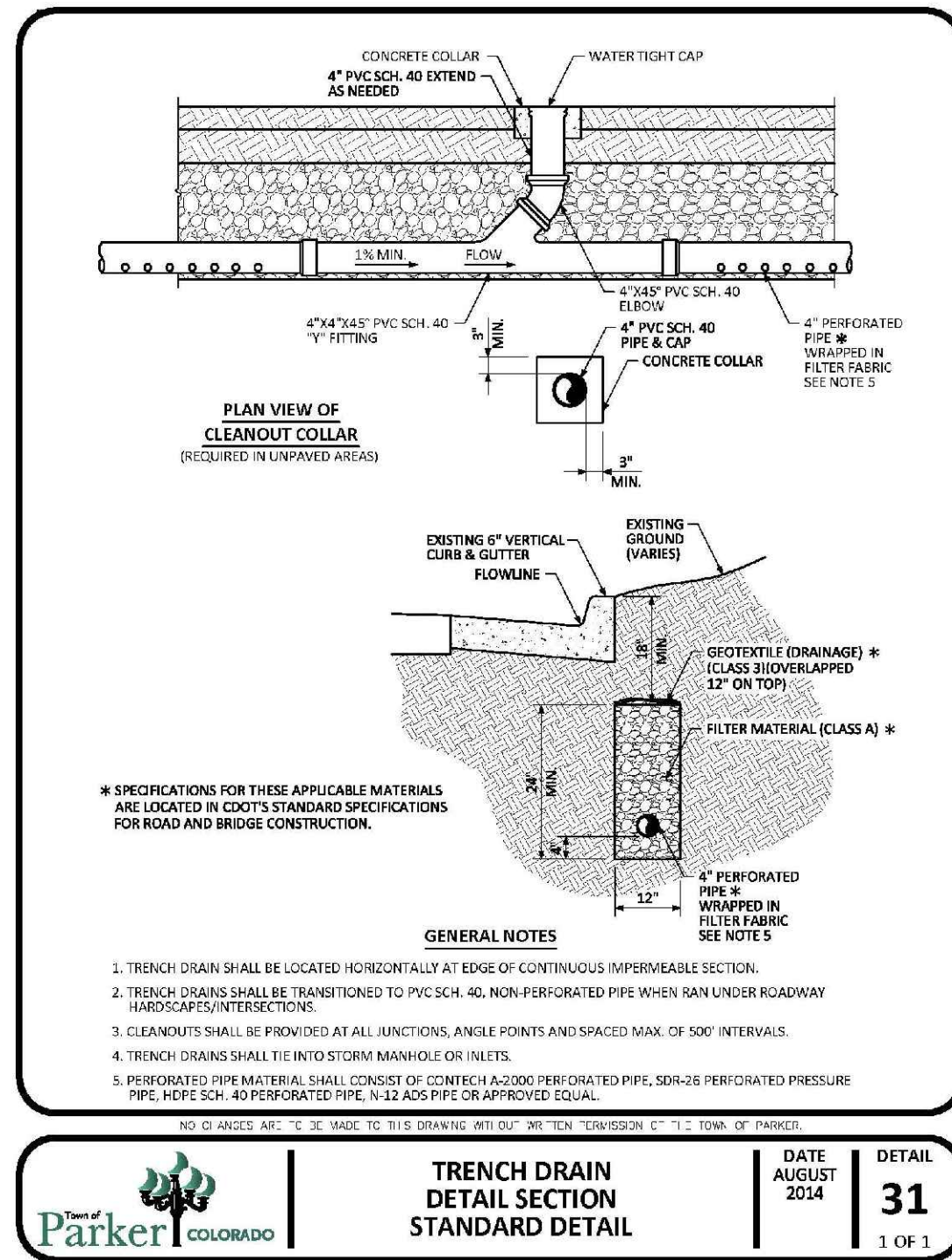
Parker COLORADO

SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

DETAIL 6

1 OF 1



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.

Parker COLORADO

TRENCH DRAIN DETAIL SECTION STANDARD DETAIL

DATE AUGUST 2014

DETAIL 31

1 OF 1

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.

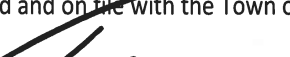
PREPARED UNDER THE
SUPERVISION OF



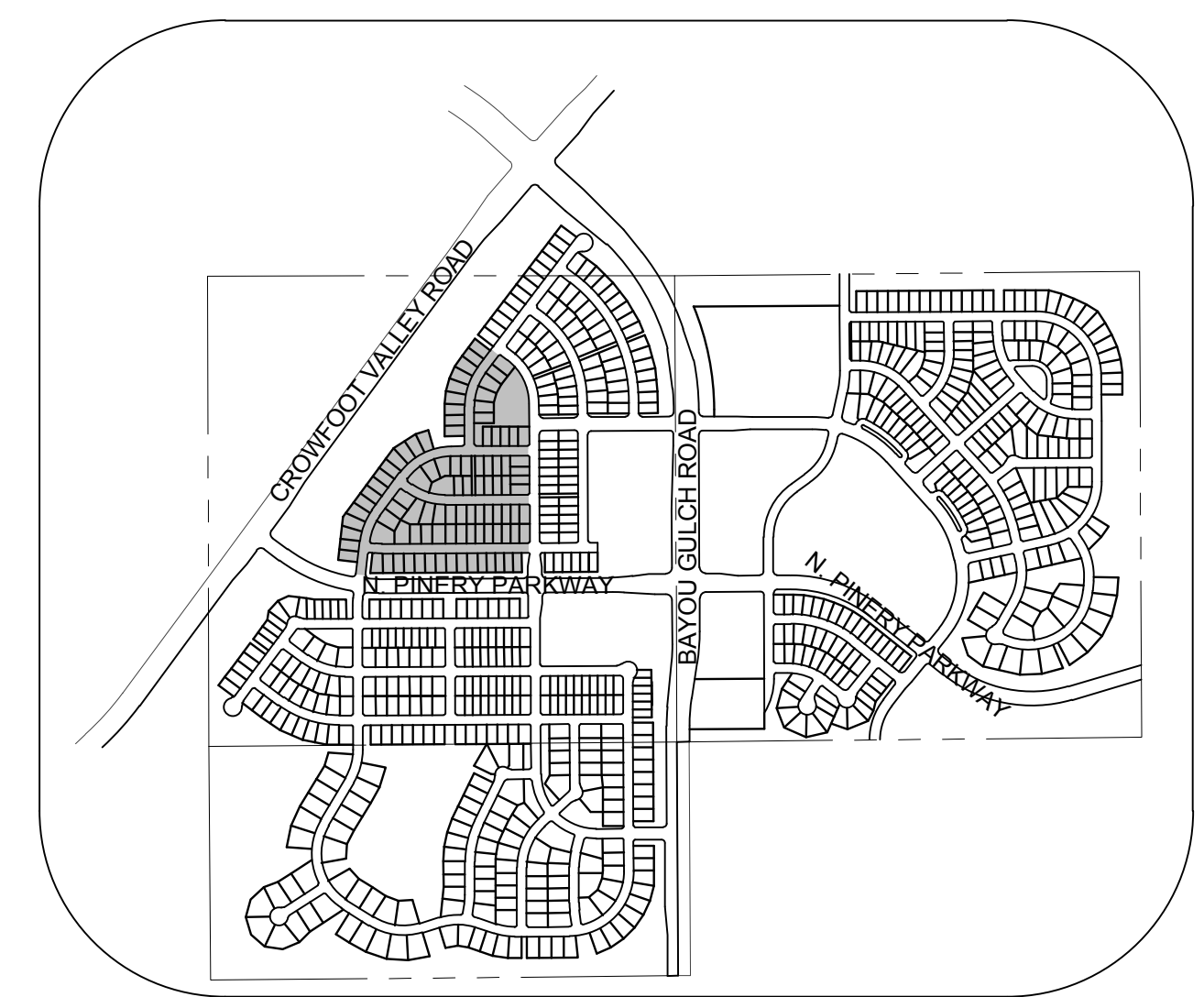
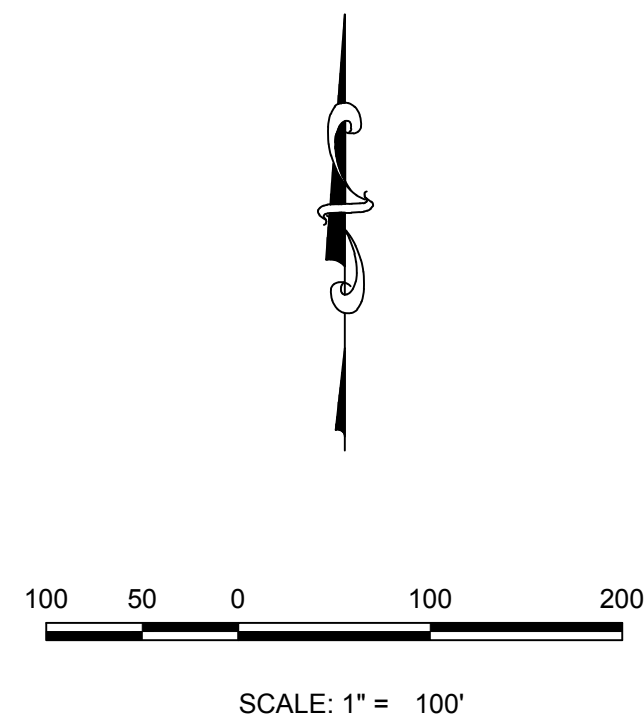
BRIAN P. WILSON
COLORADO P.E. 0050067

The Town of Parker review constitutes general compliance with the Town's Standards and approved variances, subject to these plans being stamped, signed, and dated by the professional engineer of record. Review by the Town does not constitute approval of the plan design or accuracy and correctness of engineering calculations. Errors in the design or calculations remain the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

This review does not constitute approval of any private on-site improvements which may be shown. Construction cannot commence until all required drainage/traffic report(s), final development plan(s), special review(s), grading permit, and/or other permits are complete, approved and on file with the Town of Parker.


Tom of Parker, Director of Engineering

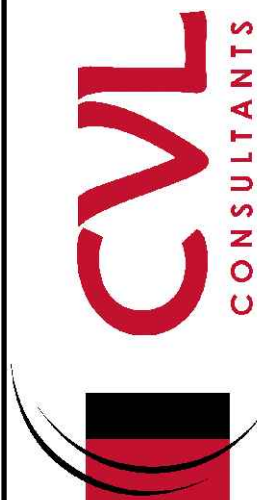
04/19/2019
Date



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

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
SIGNAGE AND STRIPING PLAN**

SHEET NUMBER	23	DRAWN BY:	JLR	SCALE:	AS SHOWN
		CHECKED BY:	JJJ	FILE NO:	8130283701
		DATE:	APRIL 2017		