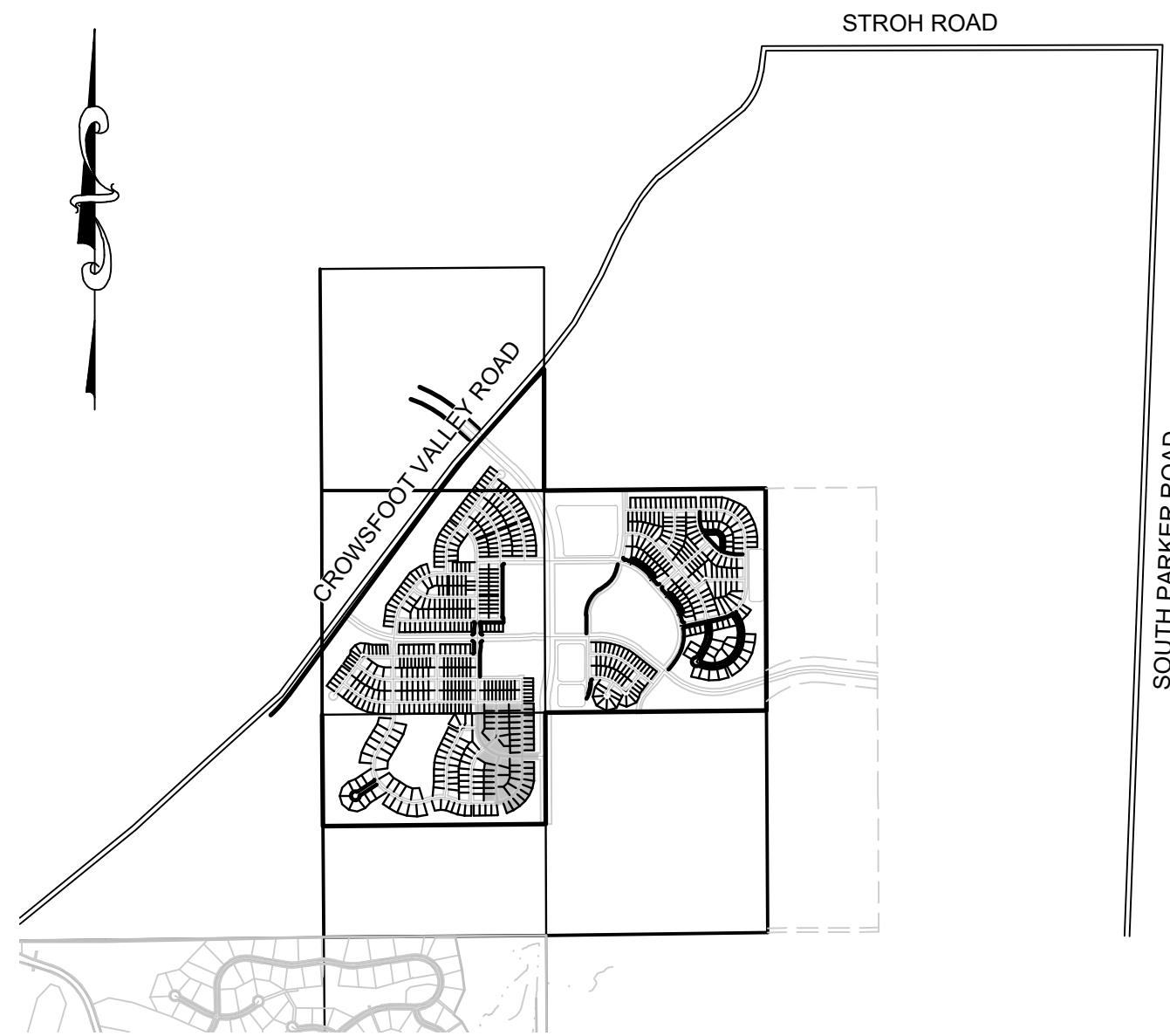


TRAILS AT CROWFOOT

FILING 6 CONSTRUCTION PLANS

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

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	TOWN OF PARKER NOTES
3	HORIZONTAL CONTROL PLAN
4	INITIAL CBMP PLAN
5	INTERIM & FINAL CBMP PLAN
6	CBMP DETAILS
7	CBMP DETAILS
8	CBMP DETAILS
9	CBMP DETAILS
10	CBMP DETAILS
11	HOP CLOVER TRAIL
12	HOP CLOVER STREET
13	SHASTA DAISY LANE
14	INTERSECTION PLANS
15	INTERSECTION PLANS
16	ROADWAY DETAILS
17	ROADWAY DETAILS
18	ROADWAY DETAILS
19	SIGNAGE AND STRIPING



VICINITY MAP
SCALE: 1" = 2000'

"I, BRIAN WILSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS."

Brian P. Wilson

I, PATRICK M STEENBURG, A LICENSED SURVEYOR IN THE STATE OF COLORADO, CERTIFY THAT AN ON THE GROUND FIELD SURVEY WAS COMPLETED ON DECEMBER 22, 2020 IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND THAT THE ELEVATIONS AND INFORMATION SHOWN HEREON ARE AN ACCURATE REPRESENTATION OF THAT SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. THIS CERTIFICATION IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

Patrick M. Steenburg

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

AS-BUILT FILING 6
SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 12/22/20

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 1799.2670 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

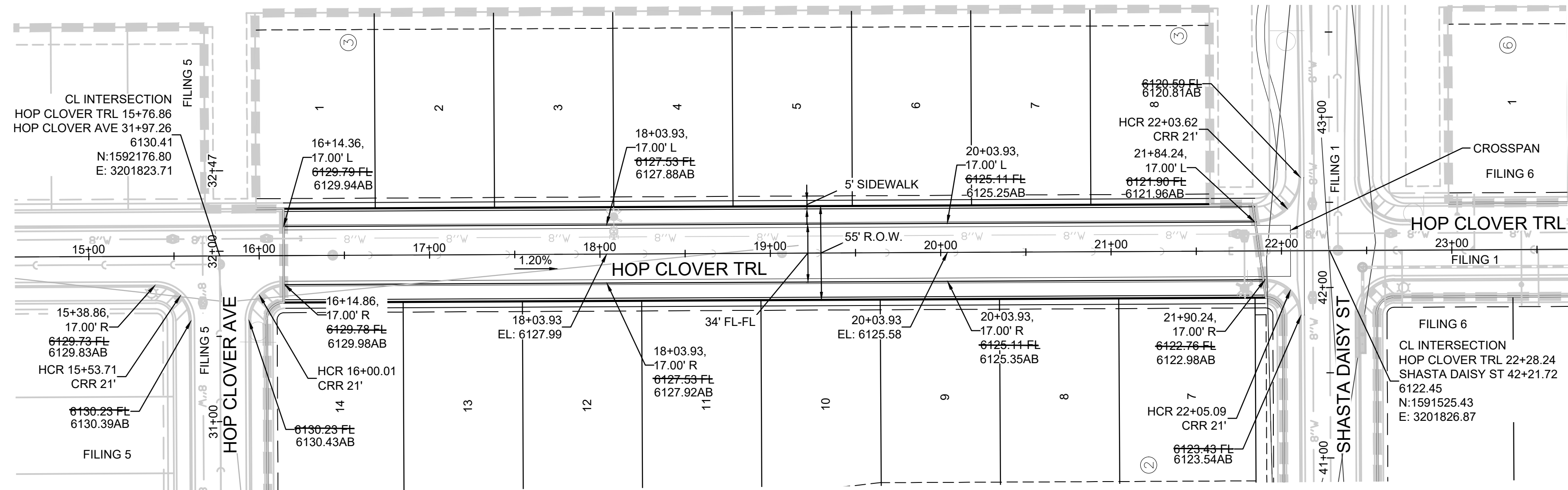
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING 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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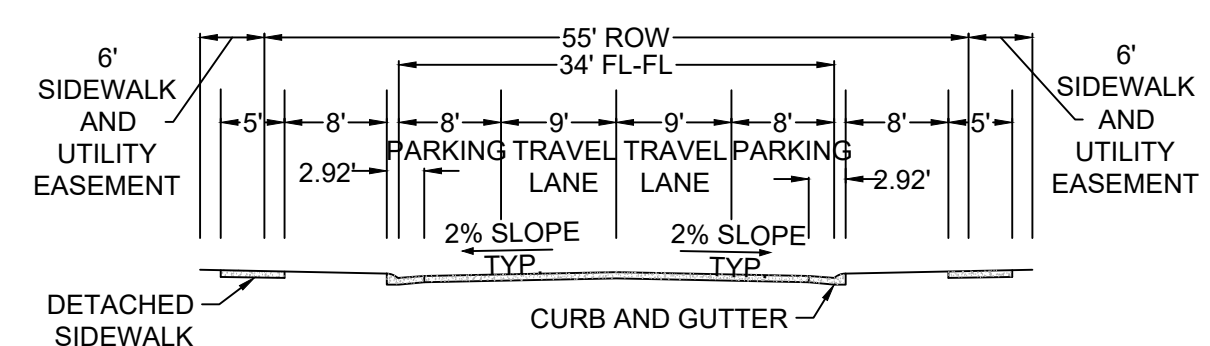
10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546
Revisions	No.	Date	Appr.	Date	Date
CVL CONSULTANTS					
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112					
TRAILS AT CROWFOOT FILING 6 CONSTRUCTION DRAWINGS COVER SHEET					
SCALE:	AS SHOWN	FILE NO:	8130283701		
DRAWN BY:	JF	CHECKED BY:	JU	DATE:	AUGUST 2017
SHEET NUMBER	1				

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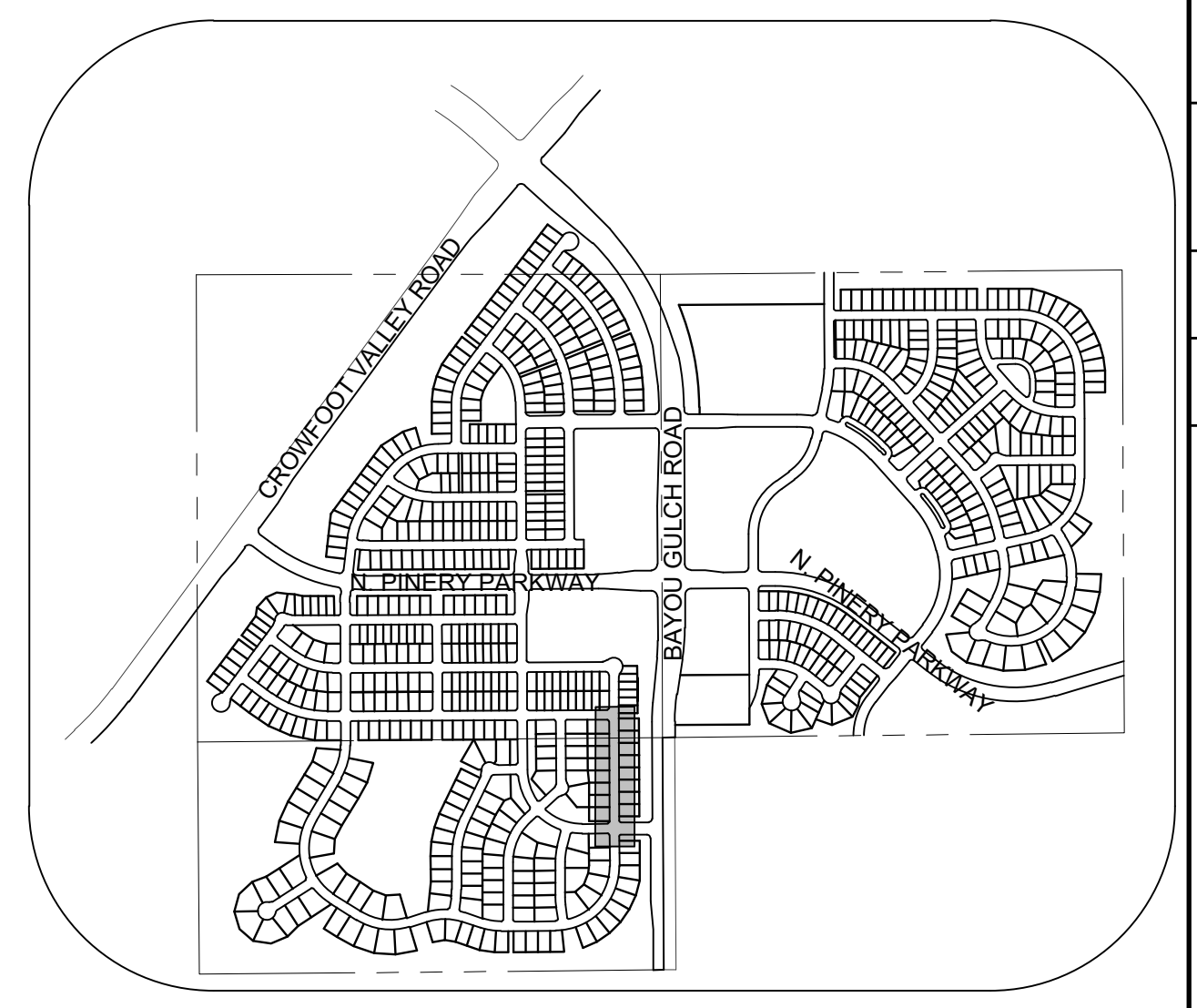
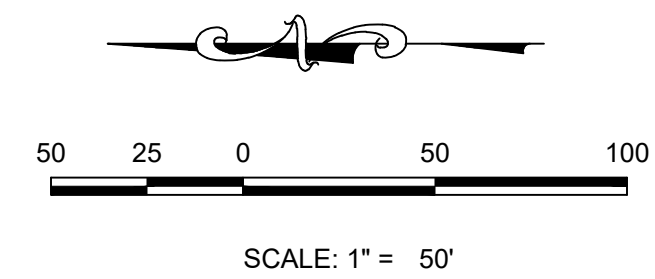
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1-800-922-1987



PLAN: HOP CLOVER TRL STA: 15+00.00 TO 23+50.00
HORIZONTAL SCALE: 1" = 50'



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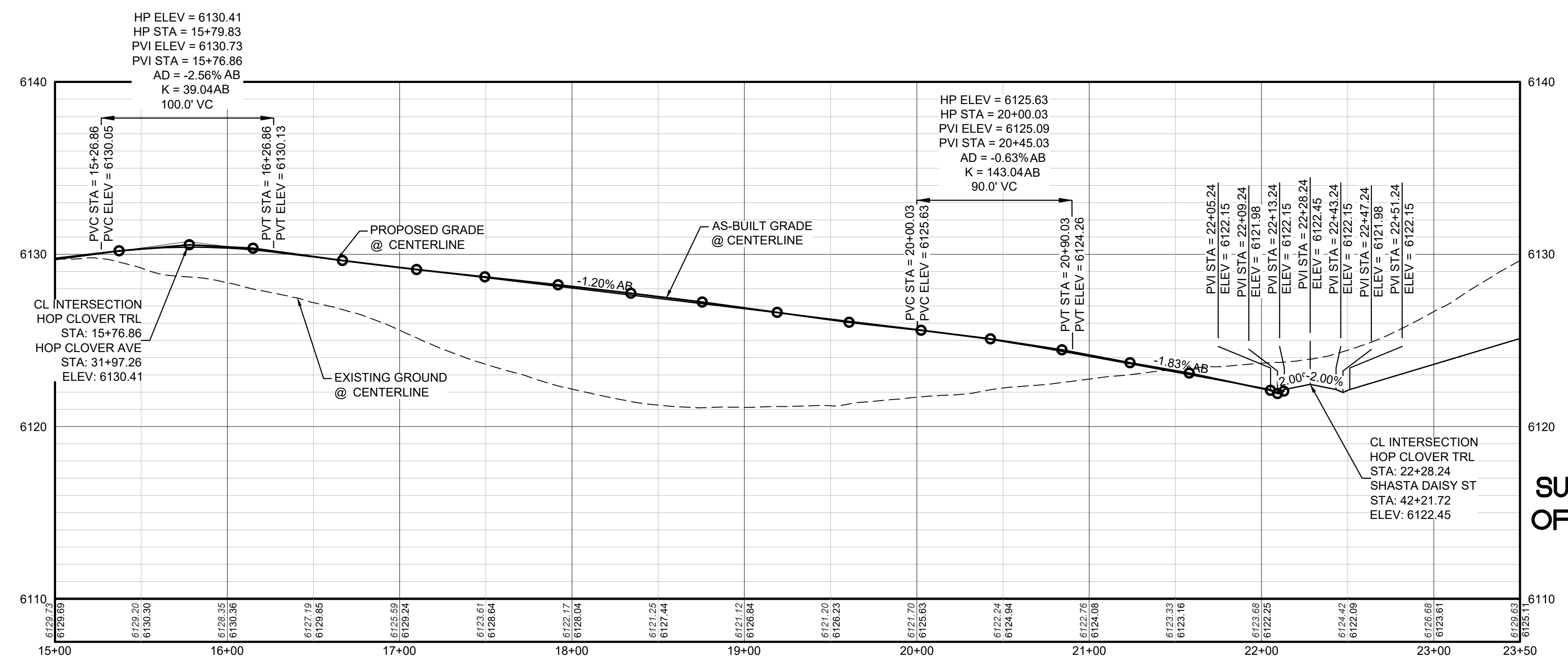
KEYMAP
N.T.S.

LEGEND

Ⓜ	BLOCK NUMBER	△	PROPOSED RANGE POINT
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Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
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Ⓜ	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
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Ⓜ	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
Ⓜ	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD POWER
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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



PROFILE: HOP CLOVER TRL STA: 15+00.00 TO 23+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

AS-BUILT FILING 6 SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS OF COLORADO, INC. ON 12/22/20

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

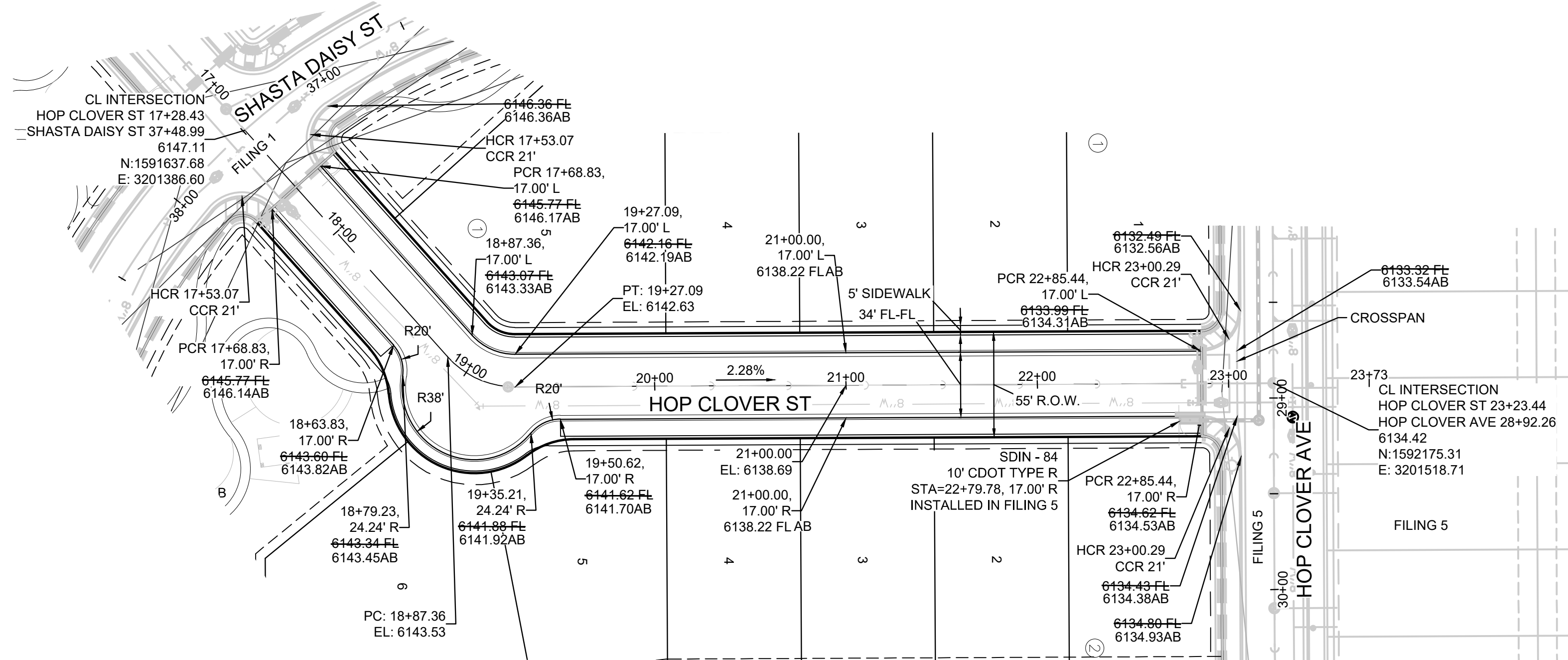
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1-800-922-1987

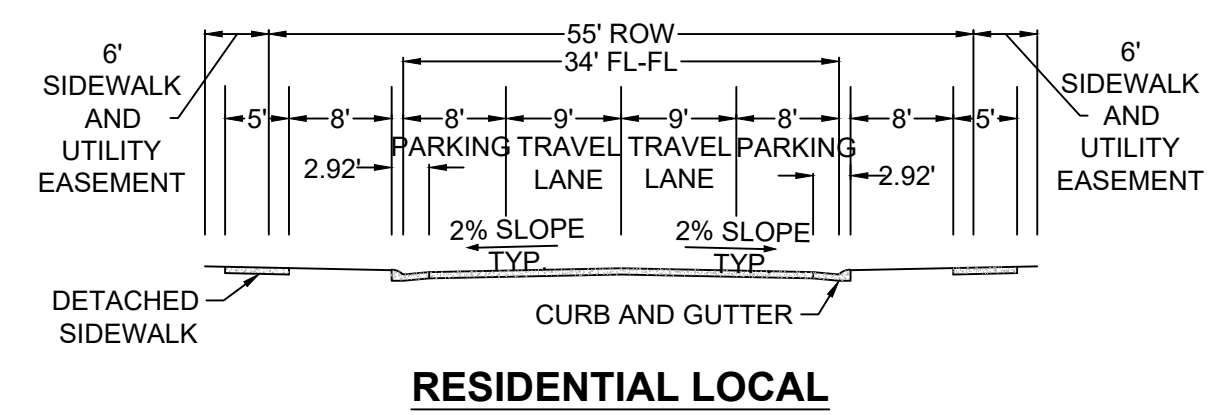
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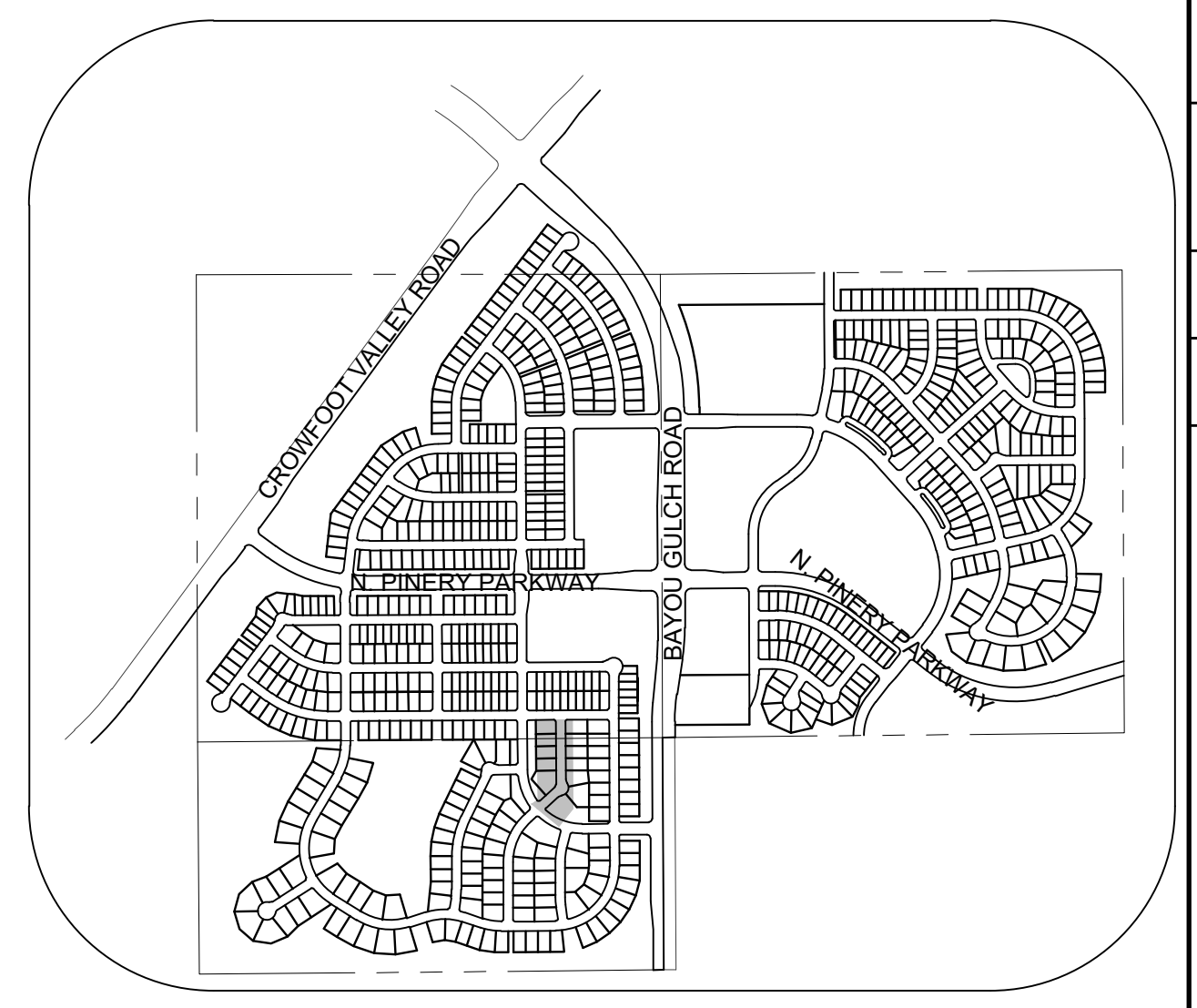
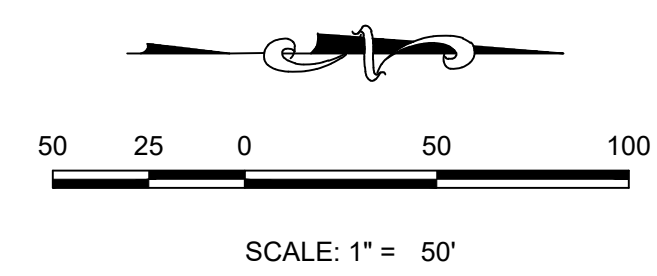
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Appr.	Date
CVL CONSULTANTS				
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				
TRAILS AT CROWFOOT FILING 6 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE HOP CLOVER TRAIL				
SCALE: AS SHOWN				
DRAWN BY: KJD	CHECKED BY: JJU	DATE: AUGUST 2017	FILE NO: 8130283701	
SHEET NUMBER	11			



PLAN: HOP CLOVER ST STA: 18+50.00 TO 24+00.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

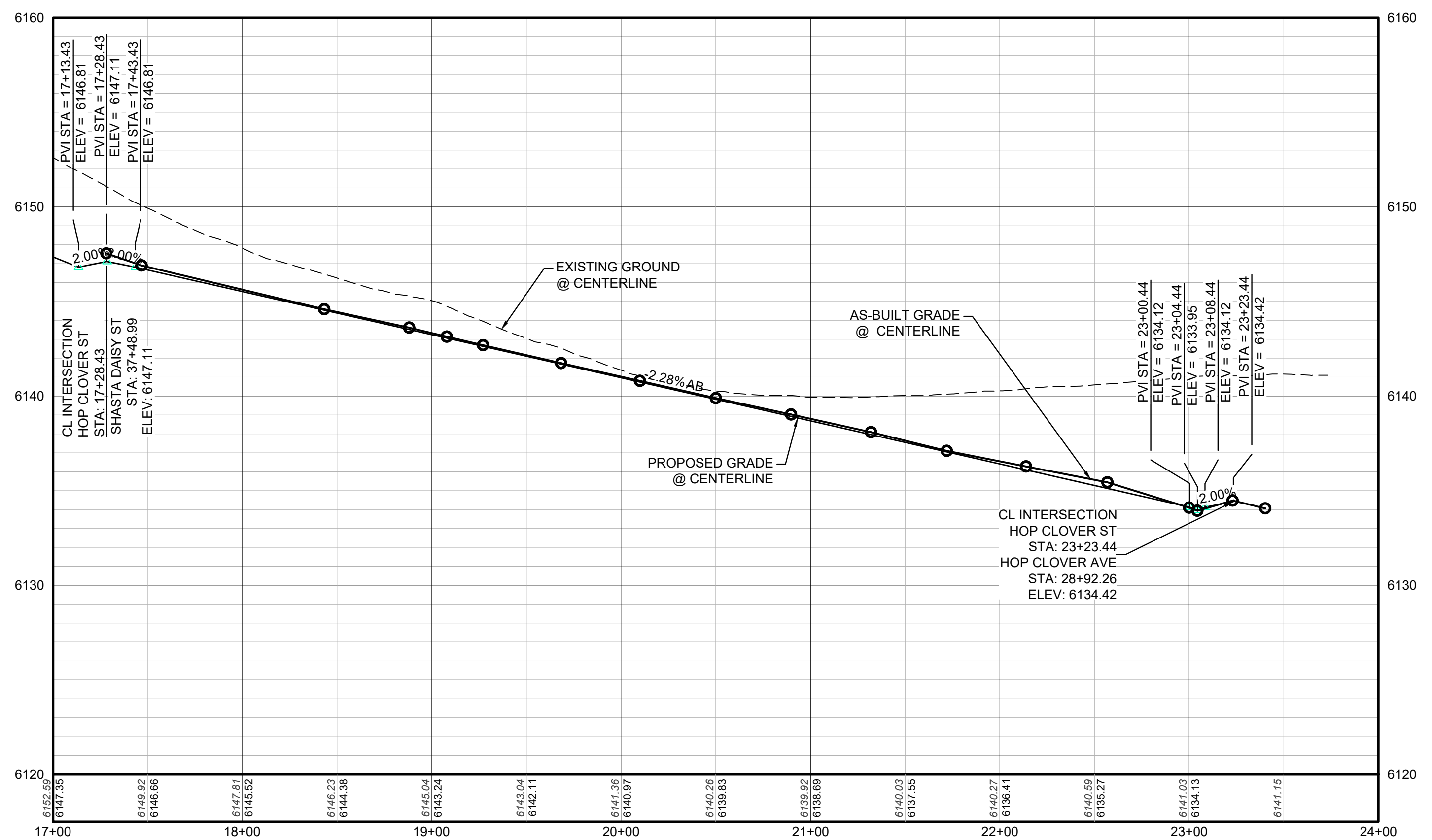


KEYMAP
N.T.S.
LEGEND

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⊞	PROPOSED VALVE	→	PROPOSED DIRECTION OF FLOW
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⊞	PROPOSED LOW POINT BLOW-OFF	5620	PROPOSED 5' CONTOUR
⊞	PROPOSED AIR VALVE	5607	PROPOSED 1' CONTOUR
⊞	FUTURE PHASE VALVE	---	PROPOSED STORM DRAIN
⊞	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LINE WITH MANHOLE
⊞	PROPOSED LIGHT POLE	---	PROPOSED SEWER LATERAL
⊞	PROPOSED SIDEWALK	8" W	PROPOSED WATER LINE
⊞	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
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⊞	PROPOSED STORM DRAIN INLET	FO	EXISTING FIBER
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PROFILE: HOP CLOVER ST STA: 17+00.00 TO 24+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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SURVEY INFORMATION
SUPPLIED BY CVL CONSULTANTS
OF COLORADO, INC. ON 12/22/20

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

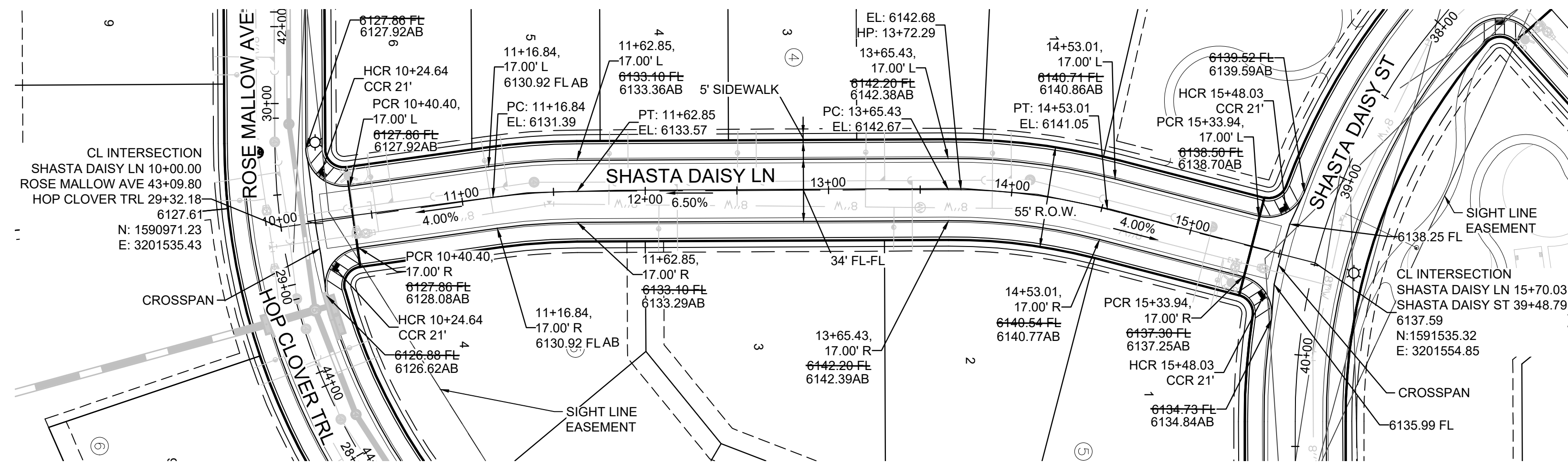
TRAILS AT CROWFOOT
FILING 6 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
HOP CLOVER STREET

SCALE: AS SHOWN
FILE NO: 8130283701

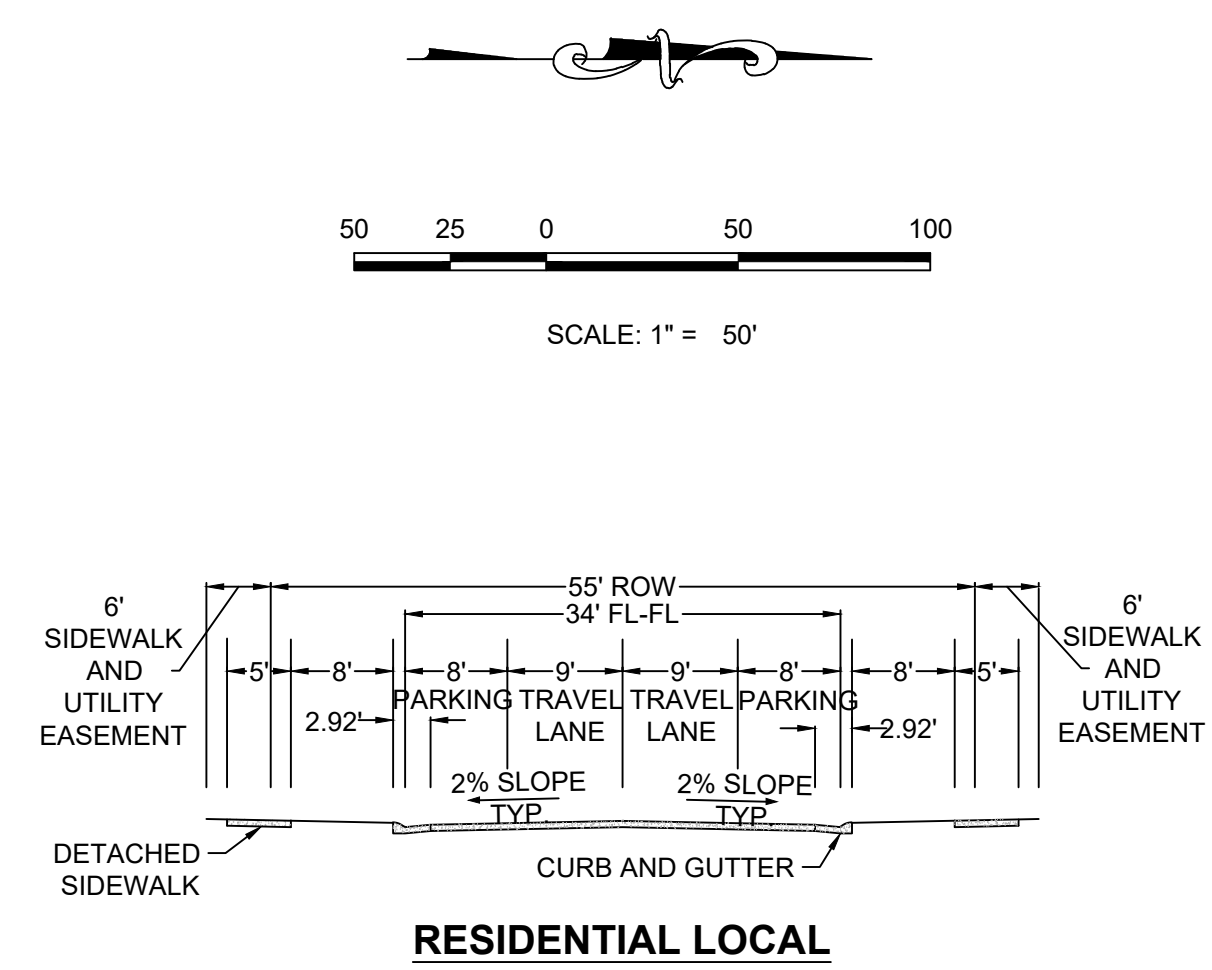
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DATE: AUGUST 2017

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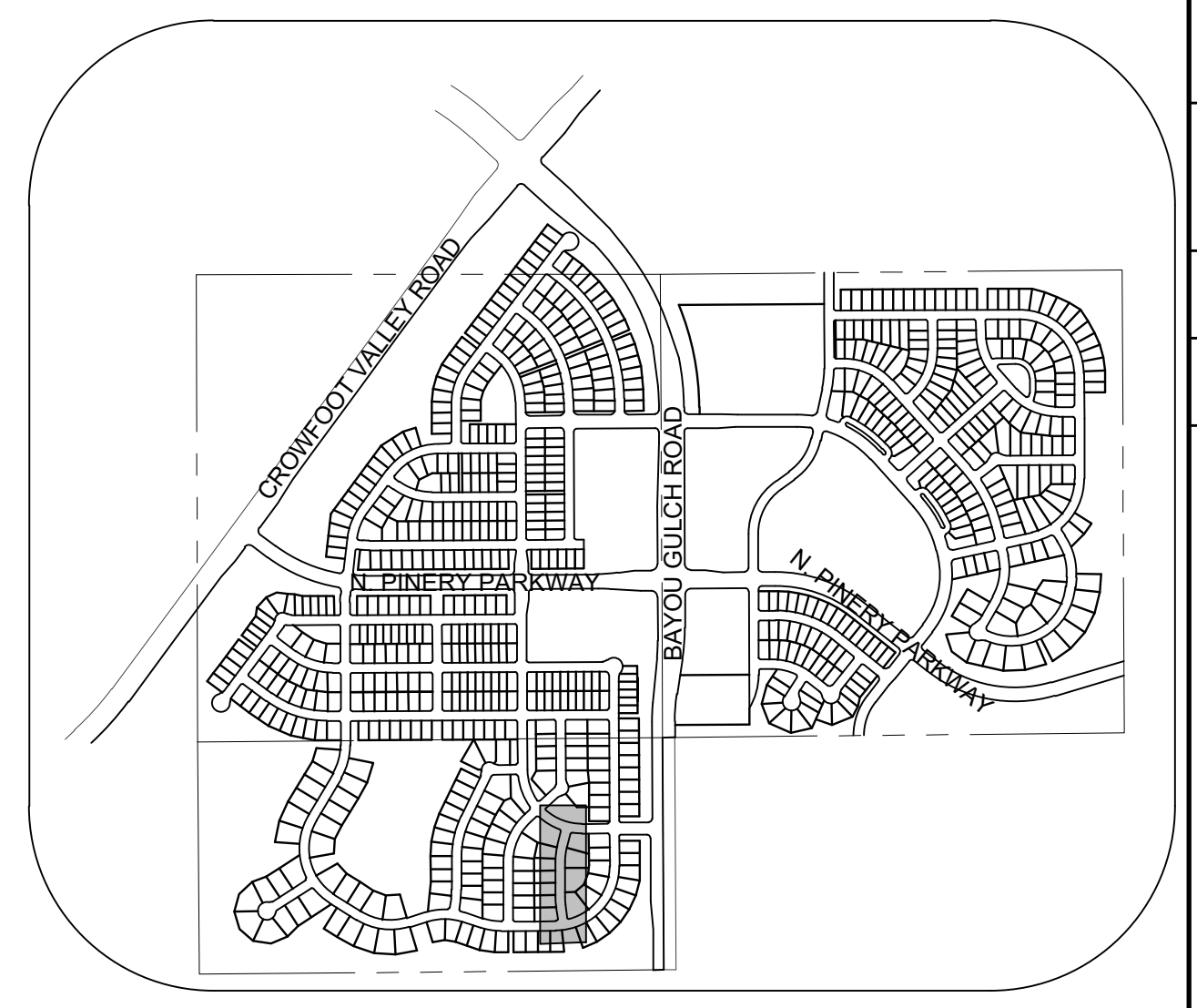
No. Revisions: []
Date: []
Init: []
Appr: []
Date: []



PLAN: SHASTA DAISY LN STA: 10+00.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

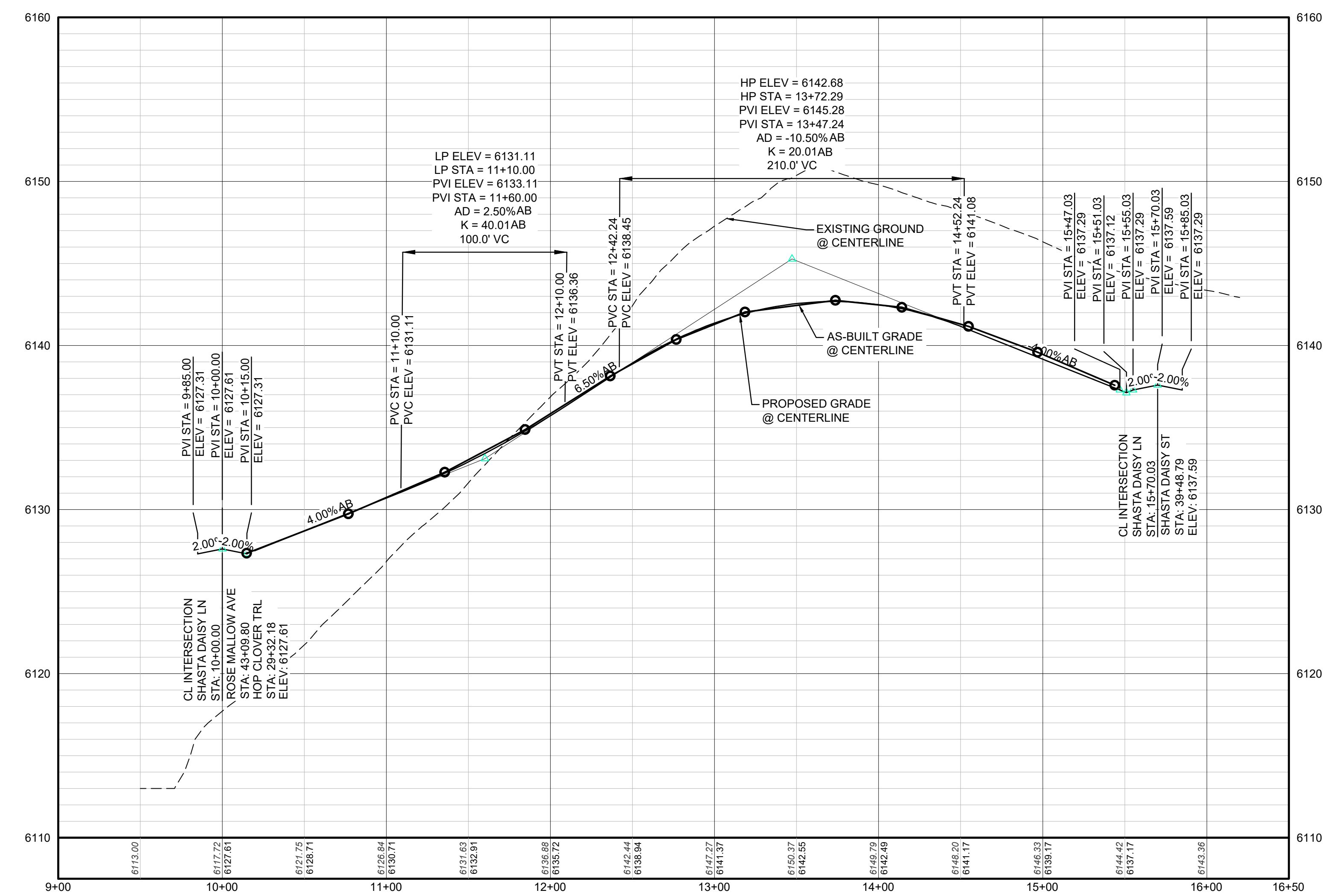


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	PROPOSED BUTTERFLY VALVE	---	RIGHT-OF-WAY
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Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED SEWER LATERAL
Ⓜ	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LINE LATERAL W/ METER
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10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓜ	PROPOSED STORM DRAIN INLET	---	FO
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING FIBER OPTIC LINE
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		---	EXISTING OVERHEAD POWER
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PROFILE: SHASTA DAISY LN STA: 9+00.00 TO 16+50.00
HORIZONTAL: 1" = 50'
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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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

N:\PROJECTS\SHASTA DAISY LN STA: 10+00.00 TO 16+50.00\DRAWING\AS-BUILT\AS-BUILT FILING 6 SURVEY INFORMATION.DWG, 12/22/2020 9:53 AM

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 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM

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

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

CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 6 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SHASTA DAISY LANE

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER
13

No. Revisions
Date Init. Appr. Date