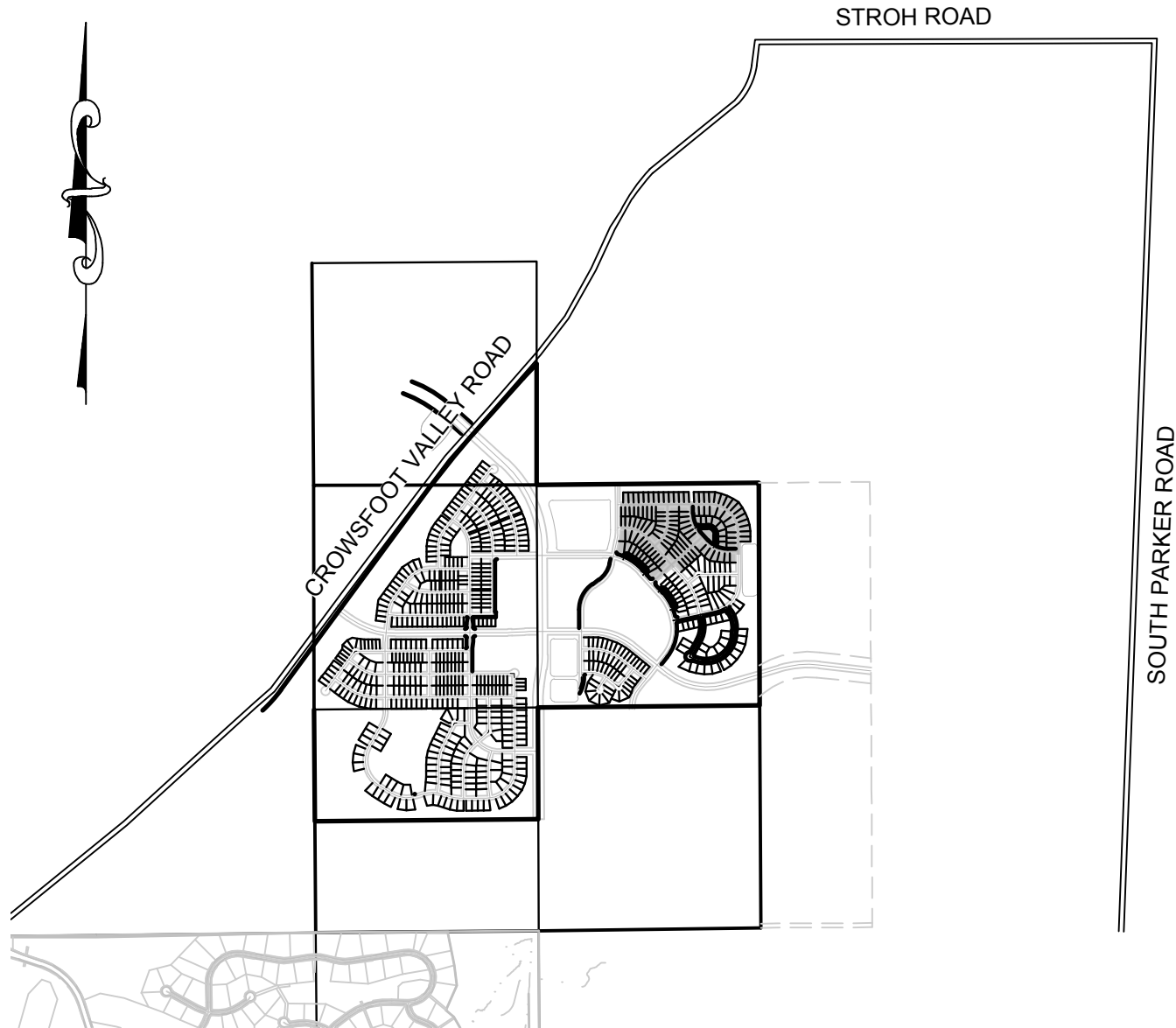


TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION PLANS

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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SHEET #	SHEET TITLE
1	COVER SHEET
2	TOWN OF PARKER NOTES
3	HORIZONTAL CONTROL PLAN
4	BEEBALM AVENUE
5	BEEBALM AVENUE
6	BEEBALM TRAIL
7	CROWNVETCH CIRCLE
8	GRAY ASTER LOOP
9	ALPINE PHLOX LANE
10	COPPERMALLOW TRAIL
11	ALPINE DAISY CIRCLE
12	INTERSECTION PLANS
13	INTERSECTION PLANS
14	INTERSECTION PLANS
15	STORM P&P BEEBALM AVENUE
16	STORM P&P BEEBALM AVENUE
17	STORM P&P BEEBALM AVENUE
18	STORM P&P CROWNVETCH CIRCLE
19	STORM P&P ALPINE PHLOX LANE
20	COPPERMALLOW TRAIL
21	ROADWAY DETAILS
22	ROADWAY DETAILS
23	ROADWAY DETAILS
24	SIGNAGE AND STRIPING



VICINITY MAP

SCALE: 1" = 2000'

DEVELOPER

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

PLANNER/
LANDSCAPE
DESIGNER:

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

SURVEYOR/
ENGINEER:

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

MUNICIPALITY

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

WATER &
SANITATION
DISTRICT

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

FIRE DISTRICT

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

ELECTRIC
COMPANY

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

GAS
COMPANY

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

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

SHEET NUMBER	1	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS COVER SHEET		ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546		CVL CONSULTANTS		10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546		No.	Revisions	Date	Init.	Appr.	Date
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		DATE:	AS SHOWN																
			JF																

N:\PROJECTS\BESS BANCHADO\ENGINEERING\BESS SET\BENCHD\SF 01\TOWN OF PARKER\10 COVER.DWG, BRIANW, 8/21/2017 9:30 AM



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

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 JOINED WITH AN APPROVED FLEXIBLE PLASTIC SEALANT.
- JOINT RESTRAINTS AND TOE-WALLS, CONFORMING TO CDOT M&S STANDARD PLAN NO. M-601-11 SHALL BE USED ON ALL RCP FLARED END SECTION OUTFALLS.
- EPOXY COATED REBAR SHALL BE USED AS REINFORCING STEEL ON ALL STORM INLETS. REFERENCE CDOT M&S STANDARD PLAN NO. M-604-10, 11, 12, AND 13.
- CDOT CLASS D CONCRETE SHALL BE USED FOR ALL CONCRETE DRAINAGE STRUCTURES.
- PRE-CAST INLETS AND MANHOLE BASES SHALL NOT BE USED WITHIN THE TOWN OF PARKER RIGHT-OF-WAY, WITH THE EXCEPTION OF CDOT TYPE C AND D INLETS.
- TWO- (2) MANHOLE ACCESS POINTS ARE REQUIRED ON ALL TYPE "R" CURB INLETS GREATER THAN OR EQUAL TO TEN (10) FEET IN LENGTH AS PRESENTED IN CDOT M&S STANDARD PLAN NO. M-604-12.
- ALL GROUTING (BOULDERS, RIPRAP) SHALL BE IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- ALL BOULDERS AND RIPRAP SHALL BE SELECTED AND PLACED IN ACCORDANCE WITH THE REVISION OF SECTION 506 OF THE CDOT STANDARD SPECIFICATIONS AS PRESENTED IN THE SDECM.
- CONTRACTOR SHALL REFER TO THE TOWN OF PARKER'S CONSTRUCTION BEST MANAGEMENT PRACTICES DETAILS AND NOTES FOR ALL REQUIREMENTS RELATING TO RE-VEGETATION, SEDIMENT AND EROSION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES.

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 INSTALLED ON PAVEMENT. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE METHYL-MYTHACRALATE, PREFORMED 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.

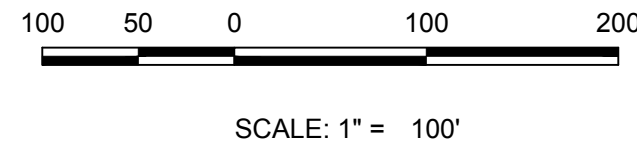
PREPARED UNDER THE
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BRIAN P. WILSON
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SHEET NUMBER	2	DRAWN BY:	SCALE:	AS SHOWN							
		CHECKED BY:	FILE NO:	8130283701							
		DATE:	SEPTEMBER 2017								
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TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS TOWN OF PARKER NOTES		ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		CVL CONSULTANTS 10339 E. Dry Creek Rd. Denver, CO 80111 Tel: (720) 482-9526 Fax: (720) 482-9546		Revisions	No.	Date	Init.	Appr.	Date



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



FILING 10 CONSTRUCTION DRAWINGS

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BRIAN P. WILSON
COLORADO P.E. 0050067

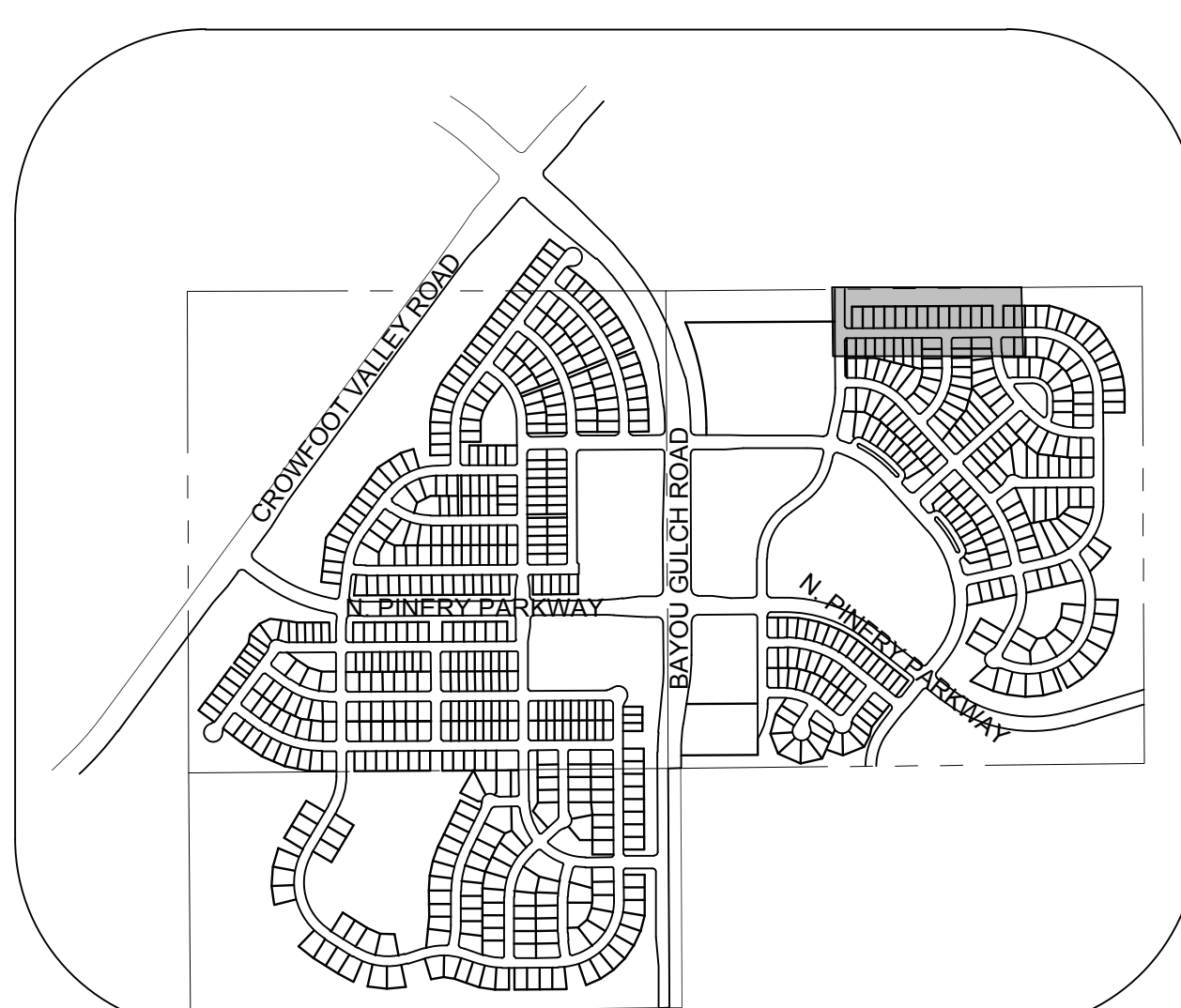
DATE _____



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UTILITY NOTIFICATION
CENTER OF COLORADO

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1-800-922-1987

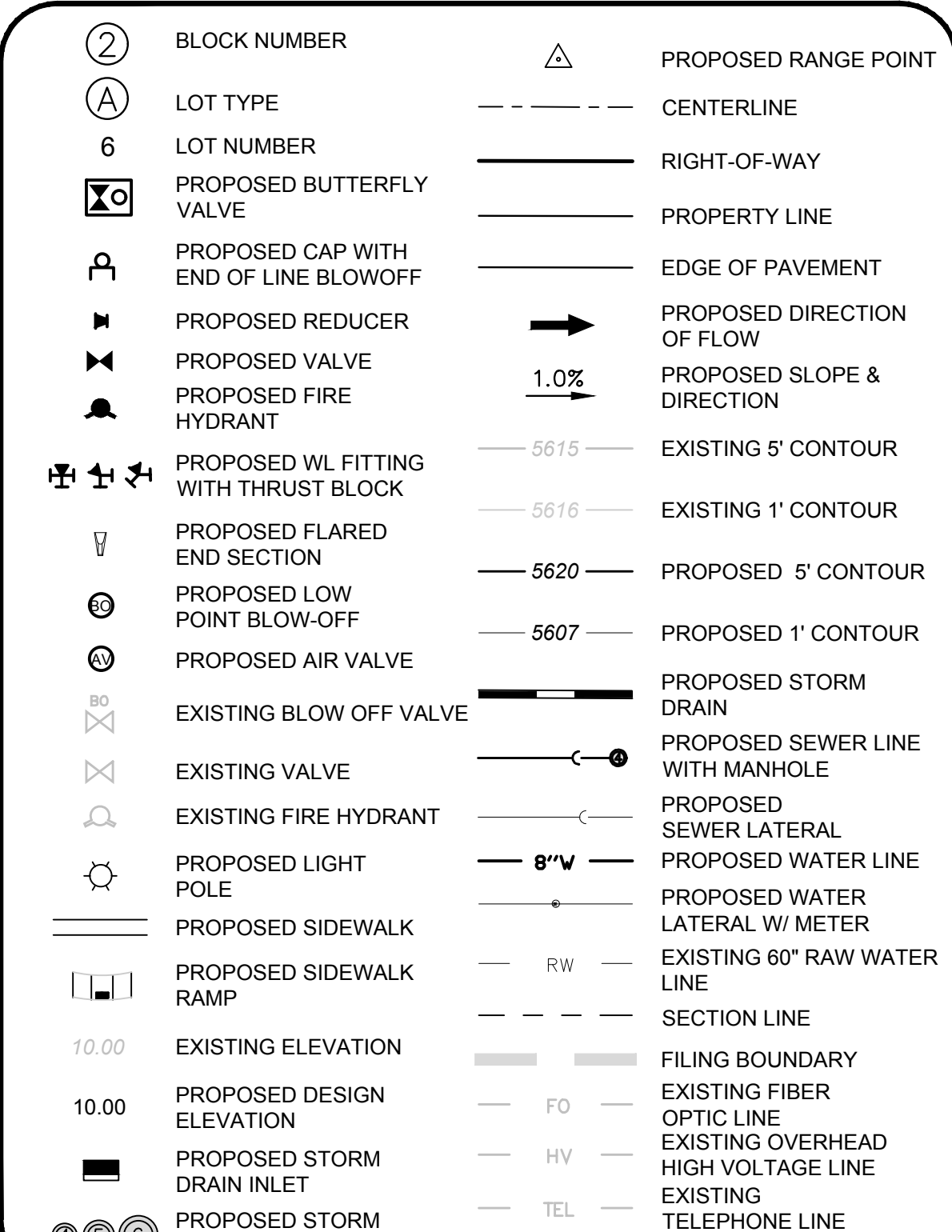
BASE OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
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ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
SOUTH 00°15'06" EAST, 2648.70 FEET.



KEYMAP

N.T.S.

LEGEND



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

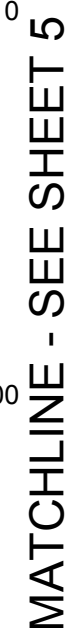
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 005006



PROFILE: BEEBALM AVE STA: 9+50.00 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.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5
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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Fax: (720) 482-9546

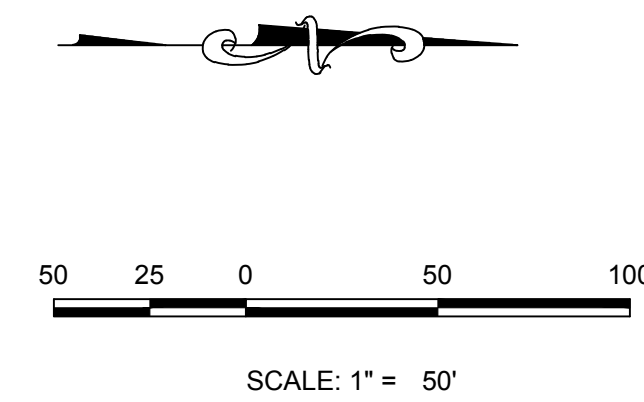


E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL CO 80112

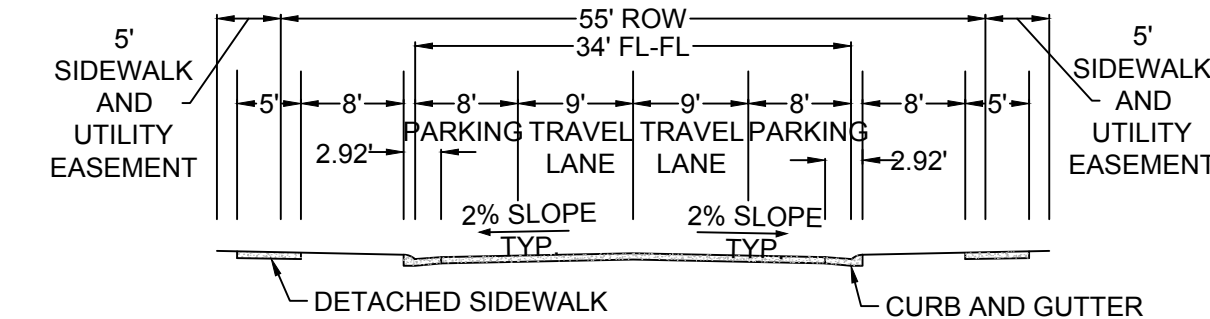
TRAILS AT CROWFOOT
FILE # 10 CONSTRUCTION DRAWINGS
STREET PLAN AND PROFILE
BEEBALM AVENUE

DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:			

4
SHEET NUMBER



MATCHLINE - SEE SHEET 4



ABBREVIATIONS

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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 230353 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.

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\BUDSF\10 TOWN OF PARKER\STREET PLAN AND PROFILE\10 CROWN VETCH CIRCLE.DWG, CDDVA, 8/21/2017 9:42 AM



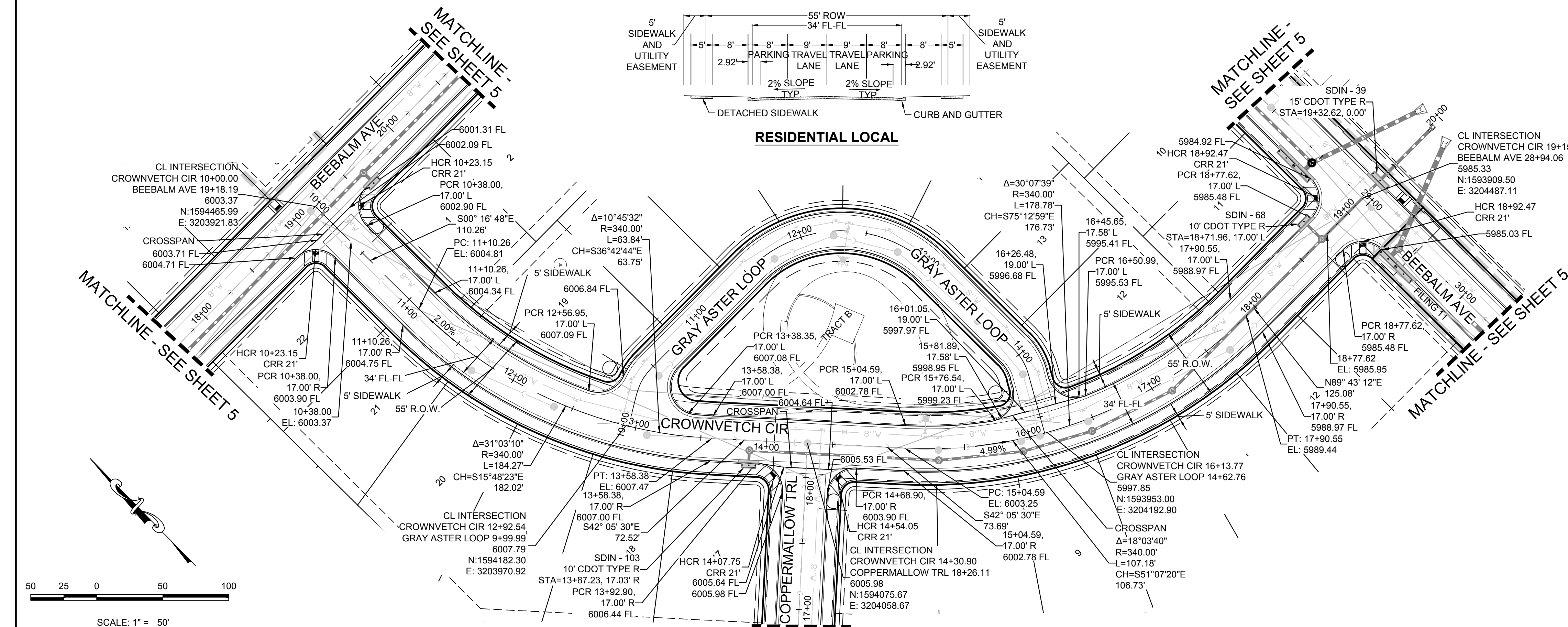
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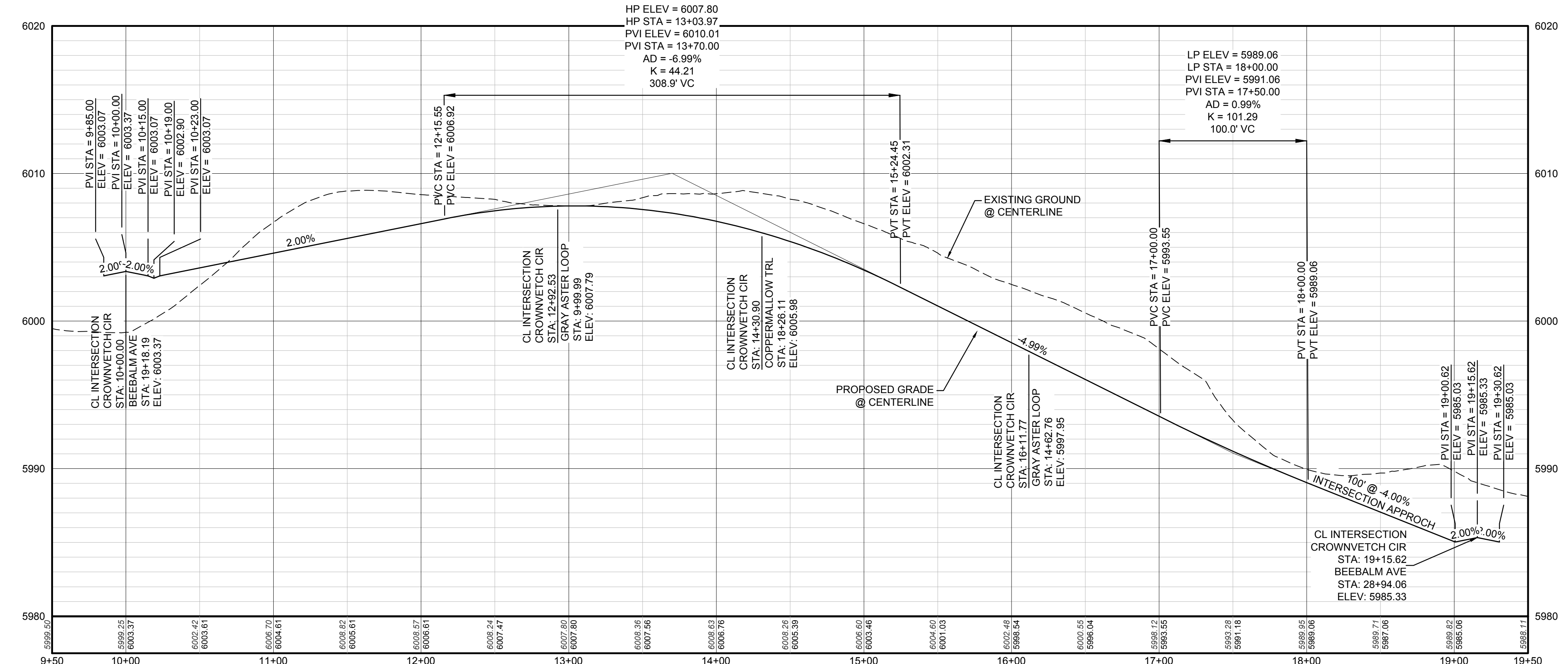
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PLAN: CROWN VETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



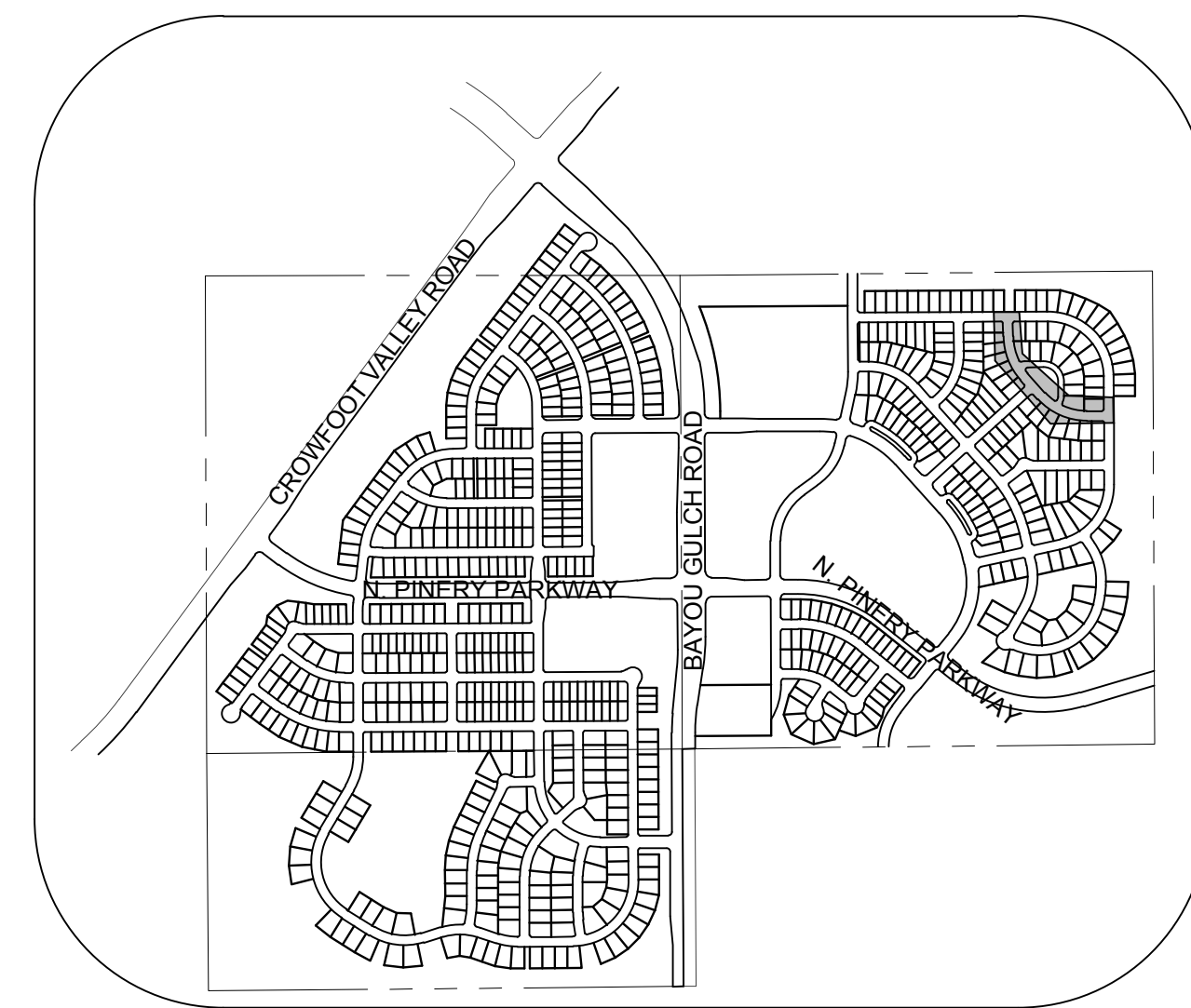
PROFILE: CROWN VETCH CIR STA: 9+50.00 TO 19+50.00
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BENCHMARK
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.
LEGEND

2

PROPOSED RANGE POINT

A

LOT TYPE

6

LOT NUMBER

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

EXISTING BLOW OFF VALVE

EXISTING VALVE

EXISTING FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

PROPOSED SIDEWALK RAMP

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED 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

EXISTING 60" RAW WATER LINE

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD HIGH VOLTAGE LINE

EXISTING TELEPHONE LINE

ABBREVIATIONS

AD

ANGLE DIFFERENCE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

FL

FLOW LINE

GV

GATE VALVE

HA

HYDRANT ASSEMBLY

HCR

HANDICAP CURB RAMP

HP

HIGH POINT

INV

INVERT

K

CURVATURE COEFFICIENT

LF

LINEAR FEET

MH

MANHOLE

N.T.S.

NOT TO SCALE

PL

PROPERTY LINE

PVC

POLYVINYL CHLORIDE

PVI

PT. OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

RCBC

REINFORCED CONCRETE BOX CULVERT

RCP

REINFORCED CONCRETE PIPE

ROW

RIGHT OF WAY

SD

STORM DRAIN

SL

SECTION LINE

SS

SANITARY SEWER

STA

STATION

T.O.P.

TOP OF PIPE

UE

UTILITY EASEMENT

VC

VERTICAL CURVE

WL

WATER LINE

WSE

WATER SURFACE ELEVATION

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DATE

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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
CROWN VETCH CIRCLE

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER 7

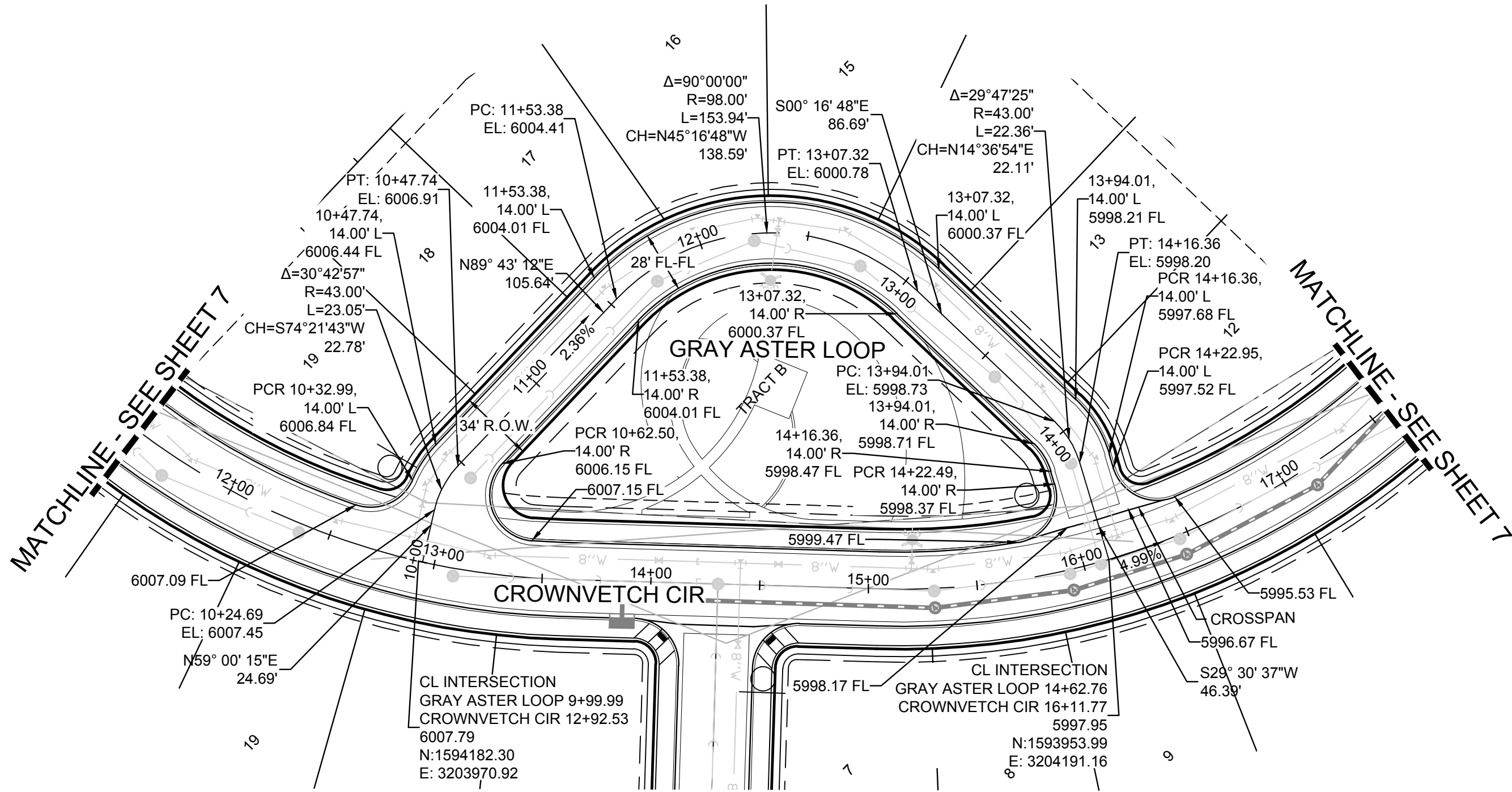
Revisions
No. Date Init. Appr. Date

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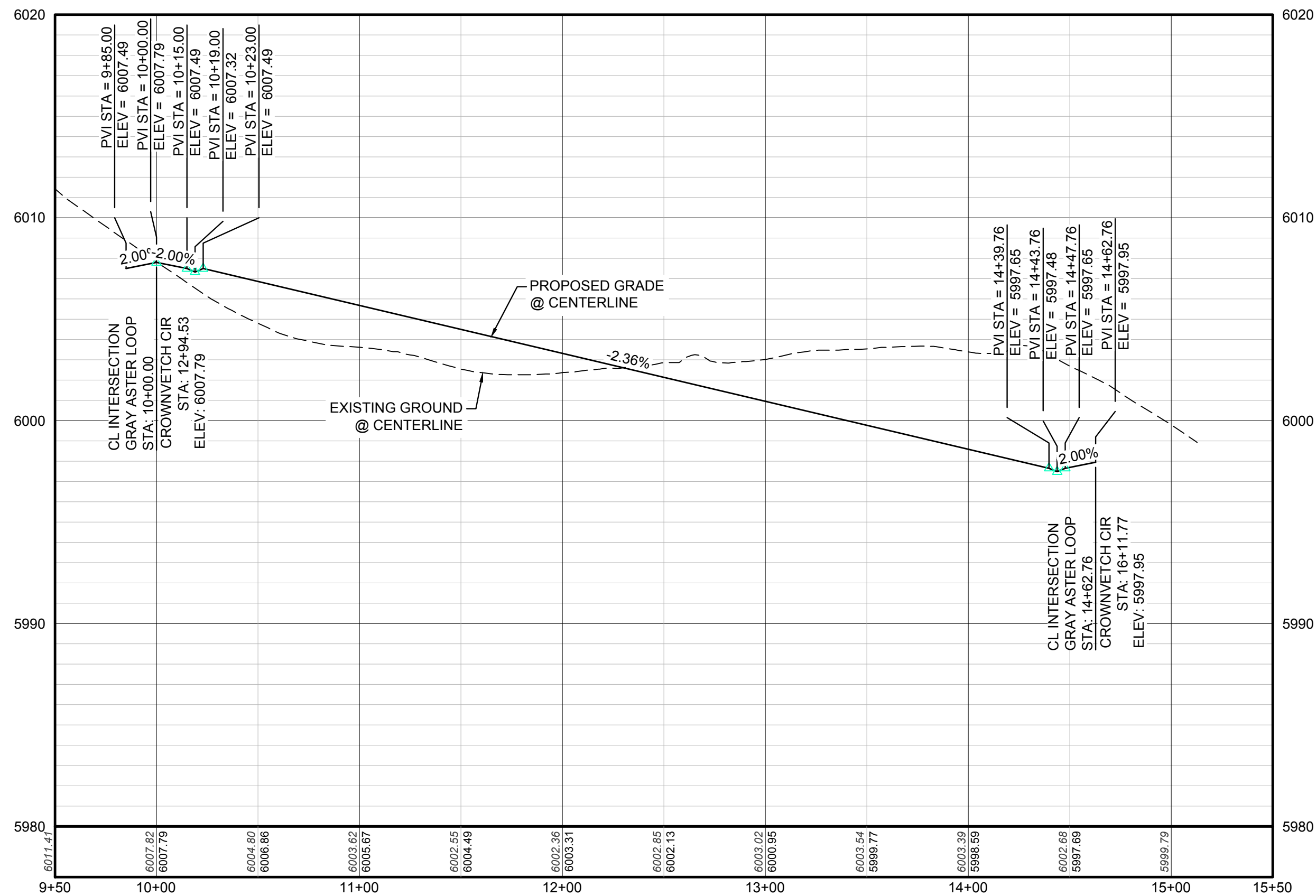


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PLAN: GRAY ASTER LOOP STA: 9+50.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



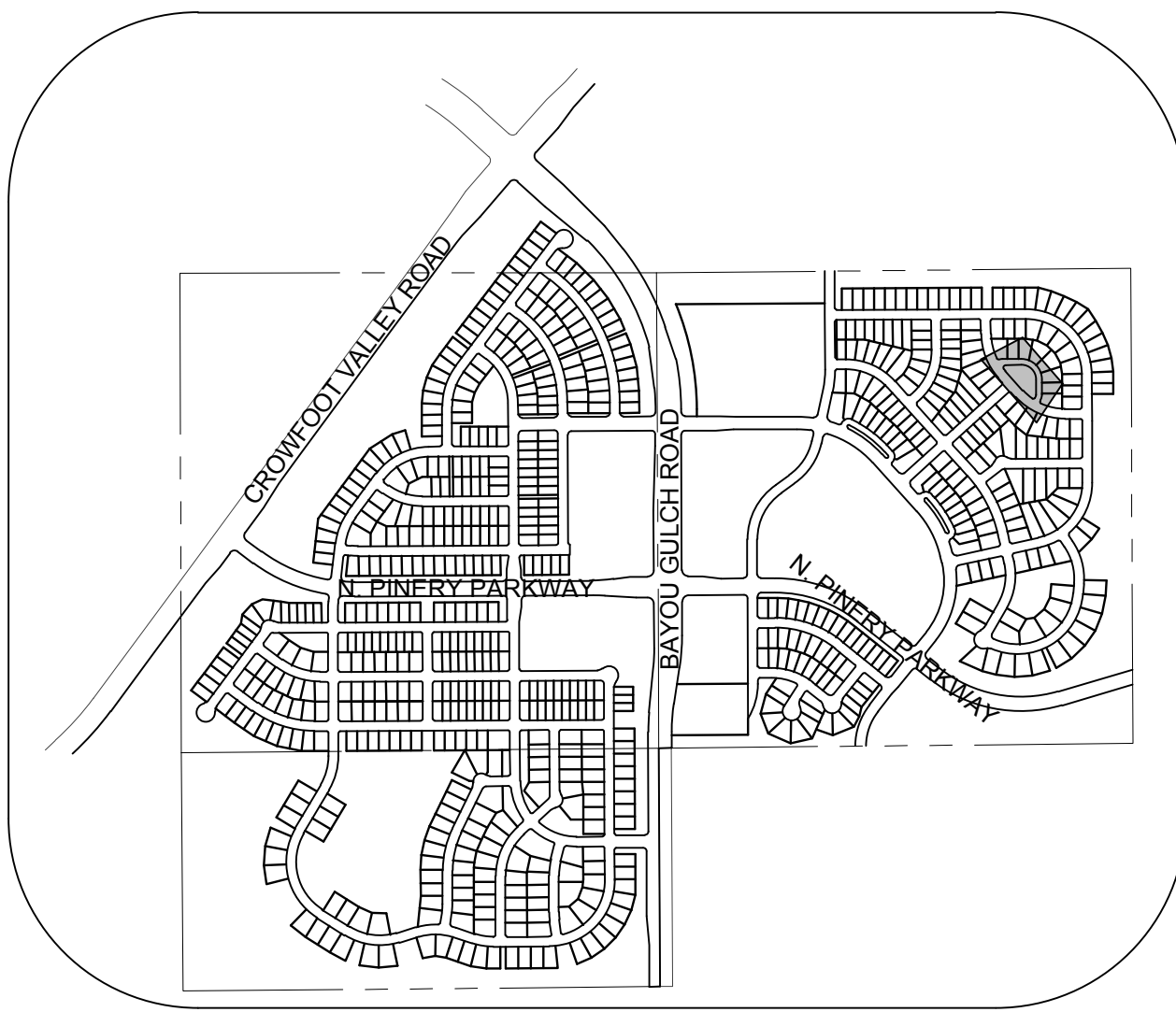
PROFILE: GRAY ASTER LOOP STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

A

LOT TYPE

6

LOT NUMBER

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

EXISTING BLOW OFF VALVE

EXISTING VALVE

EXISTING 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

EXISTING 60" RAW WATER LINE

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD HIGH VOLTAGE LINE

EXISTING TELEPHONE LINE

ABBREVIATIONS

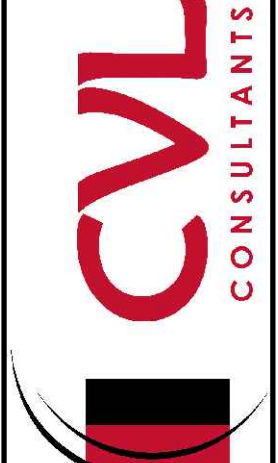
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVP	END VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
FG	FINISHED GROUND	ROW	RIGHT OF WAY
FL	FLOW LINE	SD	STORM DRAIN
GV	GATE VALVE	SL	SECTION LINE
HA	HYDRANT ASSEMBLY	SS	SANITARY SEWER
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TOWN OF PARKER, DIRECTOR OF ENGINEERING
DATE

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Suite 110
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Tel: (720) 482-9526
Fax: (720) 482-9548



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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
GRAY ASTER LOOP

SCALE: AS SHOWN
FILE NO: 8130283701

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

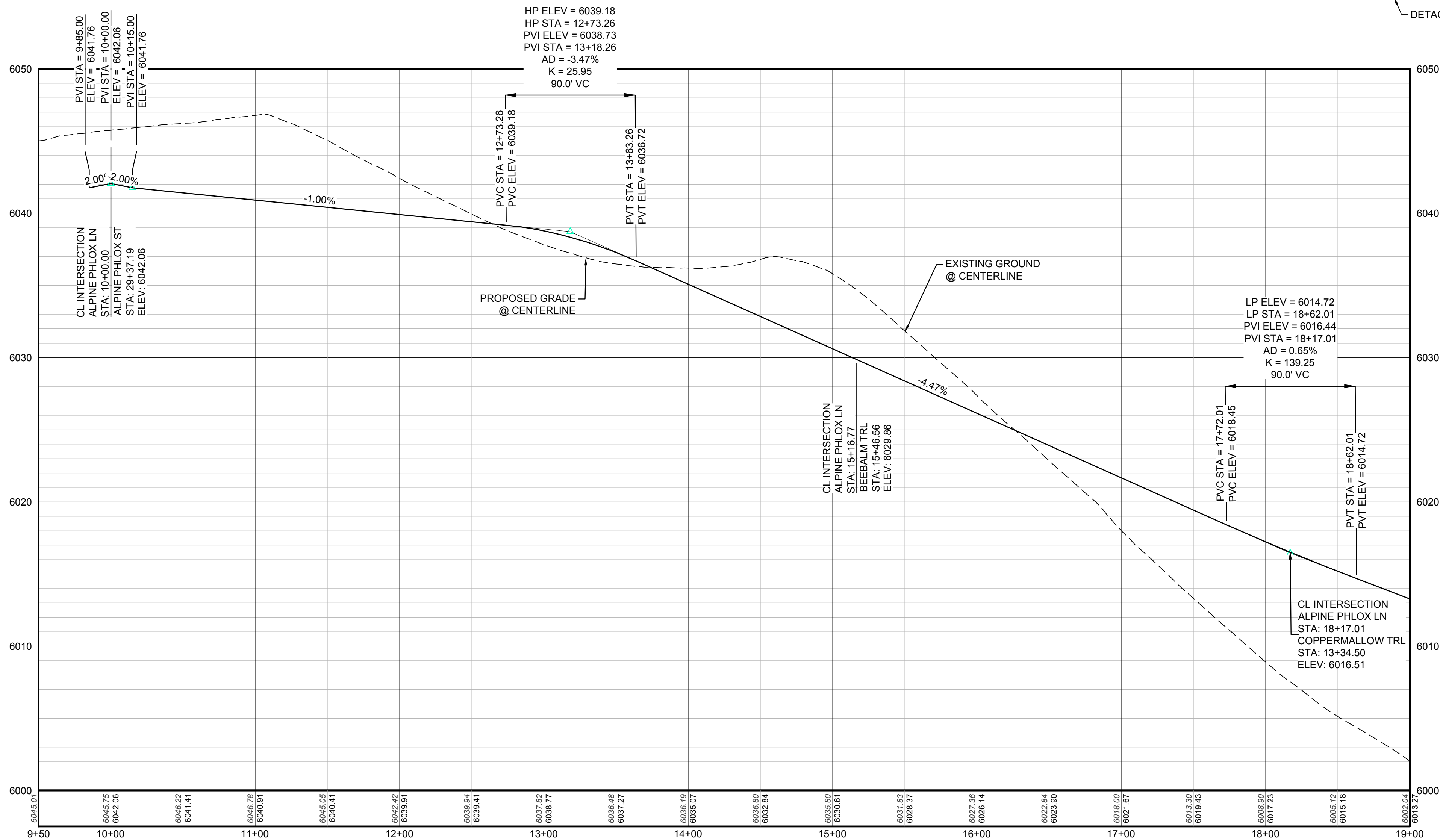
SHEET NUMBER 8

No. Revisions Date Appr. Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\BDCD\SF\01TOWN OF PARKER\STREET PLAN AND PROFILE\10 ALPINE PHLOX LANE.DWG, CODYA, 8/21/2017 9:47 AM



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PROFILE: ALPINE PHLOX LN STA: 9+50.00 TO 19+00.00

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 5'

BENCHMARK

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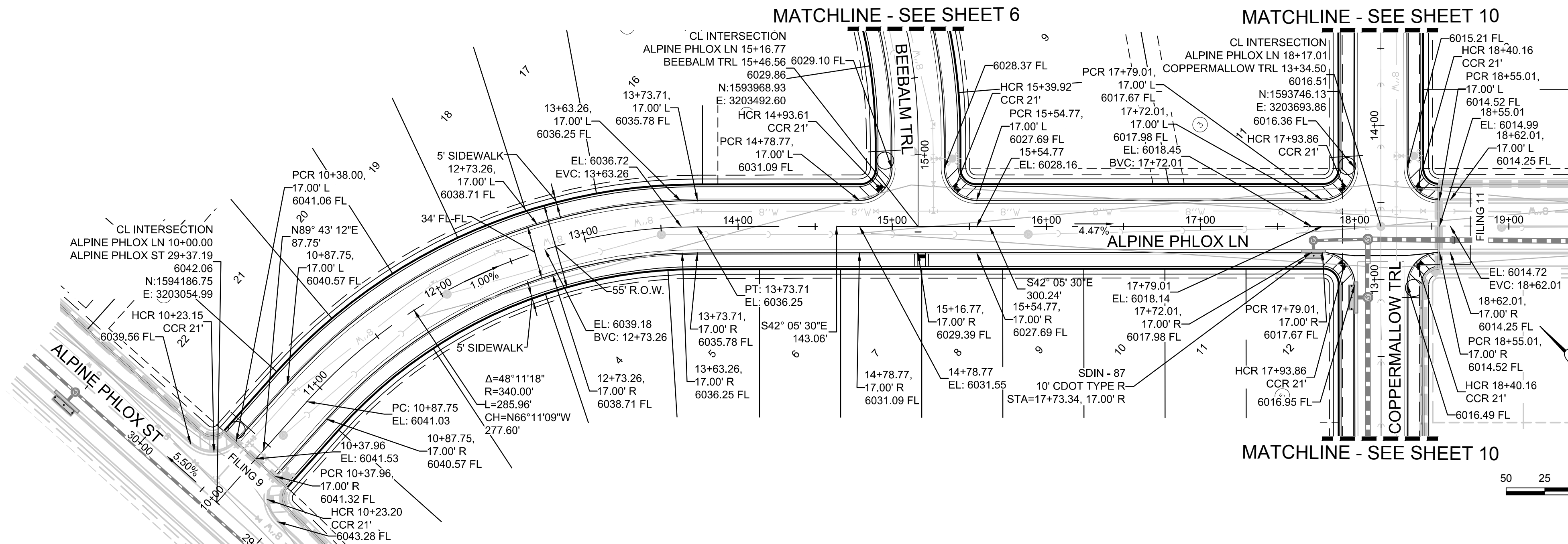
PREPARED UNDER THE
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BRIAN P. WILSON
COLORADO P.E. 0050067

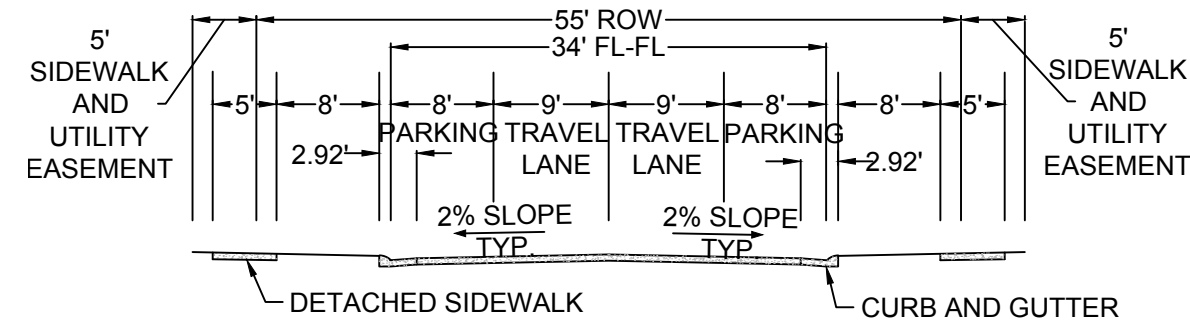
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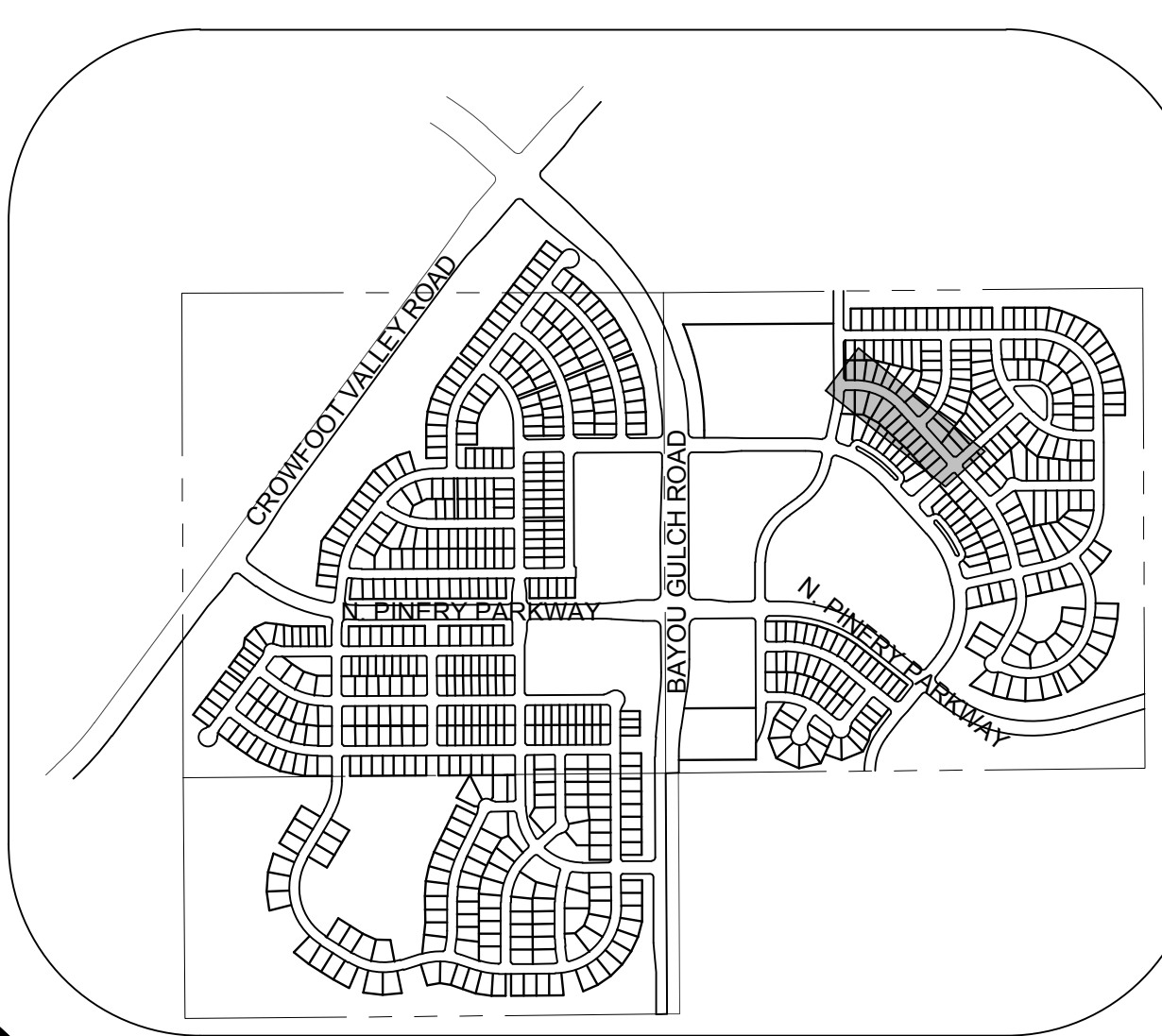
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



PLAN: ALPINE PHLOX LN STA: 9+50.00 TO 19+00.00
HORIZONTAL SCALE: 1" = 50'



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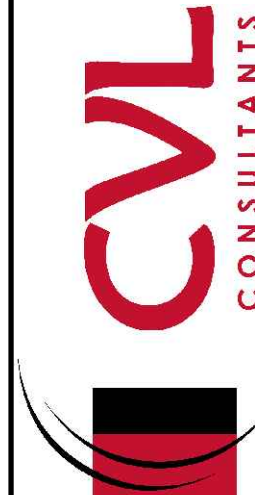
KEYMAP
N.T.S.
LEGEND

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
⊠	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊠	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊠	EXISTING FIRE HYDRANT	8"	PROPOSED WATER LINE
⊠	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊠	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⊠	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 HIGH VOLTAGE LINE
⊠	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
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BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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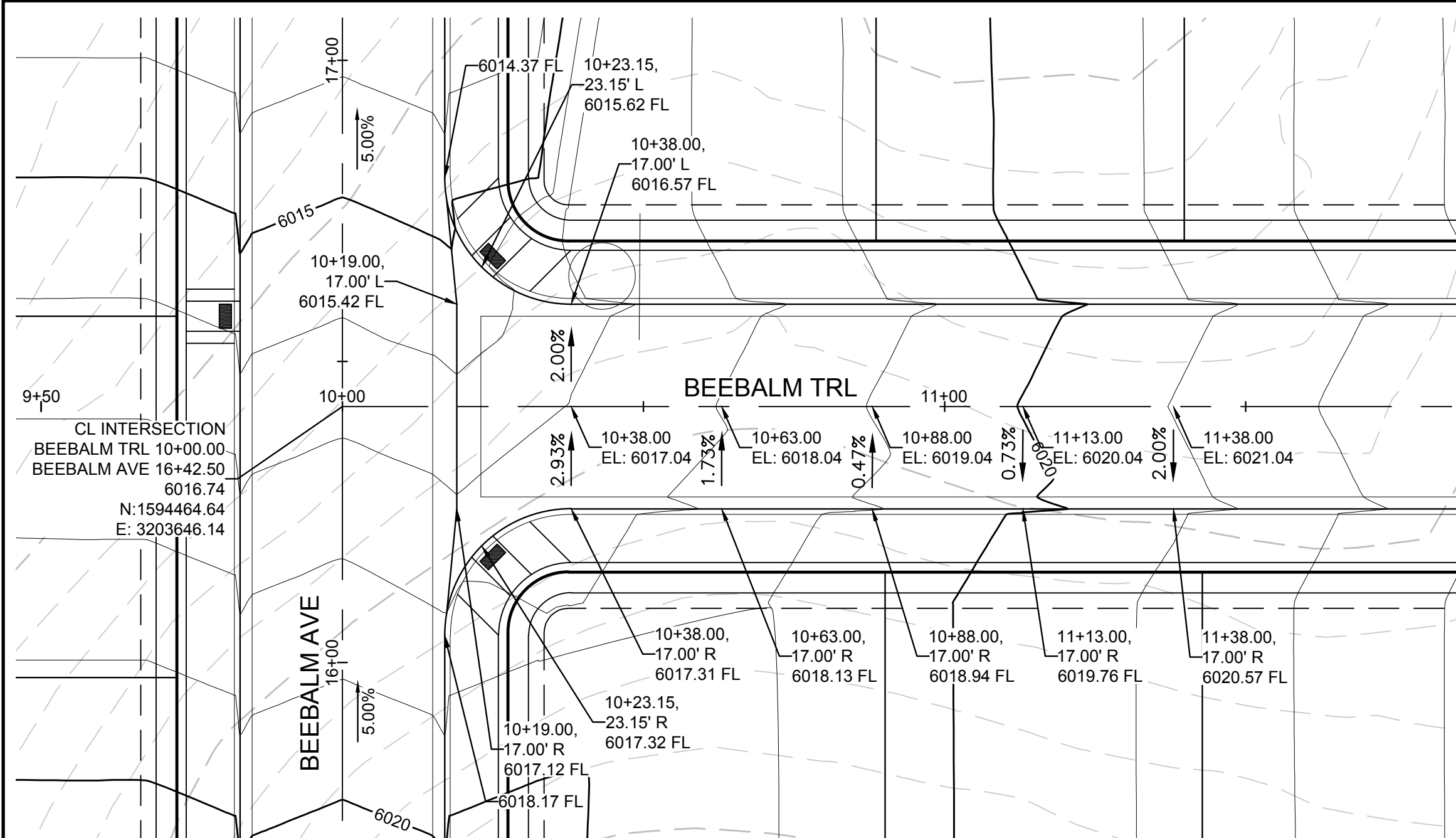
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FILING 10 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ALPINE PHLOX LANE

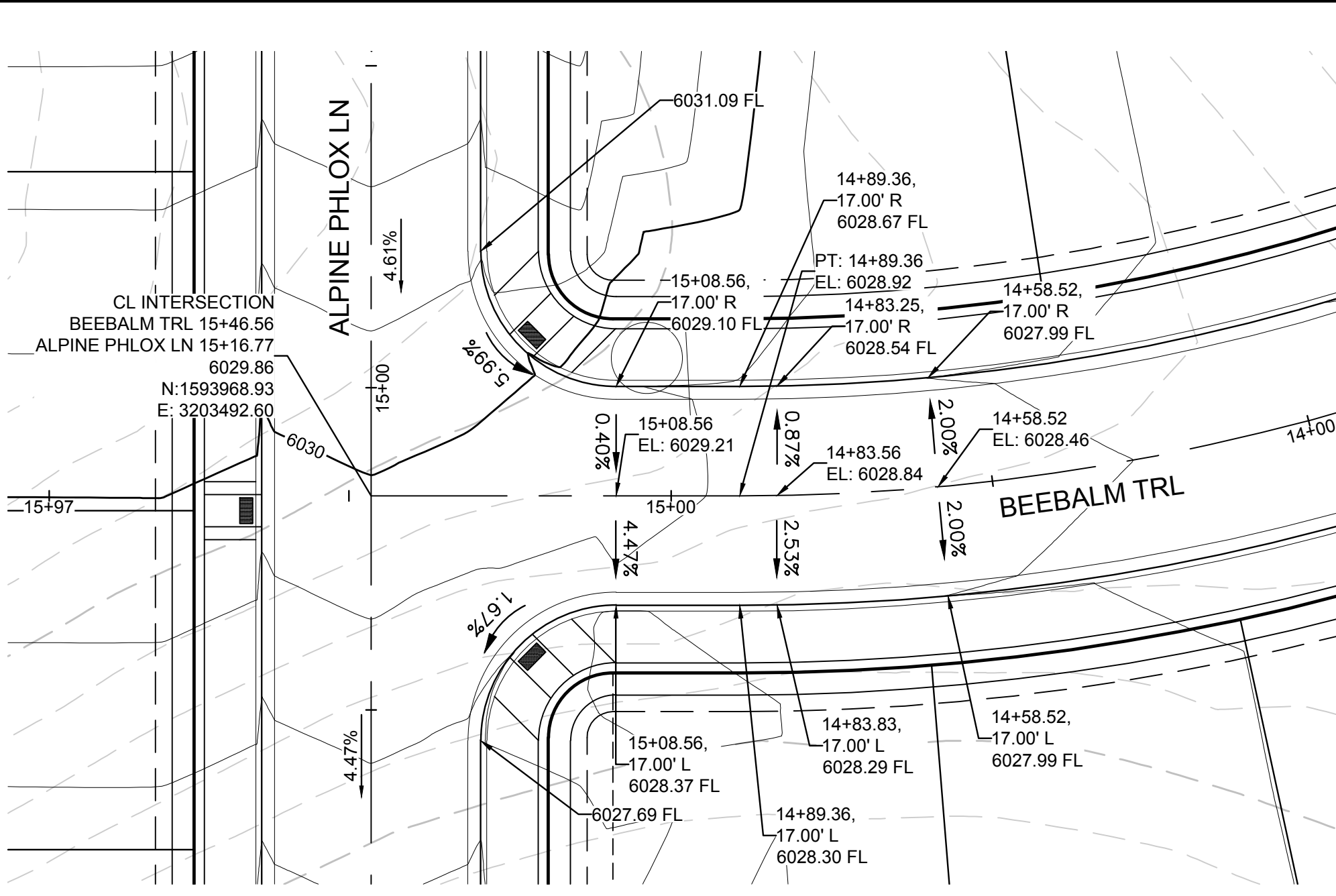
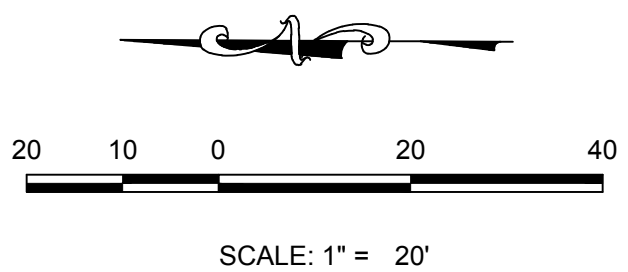
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FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJ
DATE: SEPTEMBER 2017

SHEET NUMBER 9

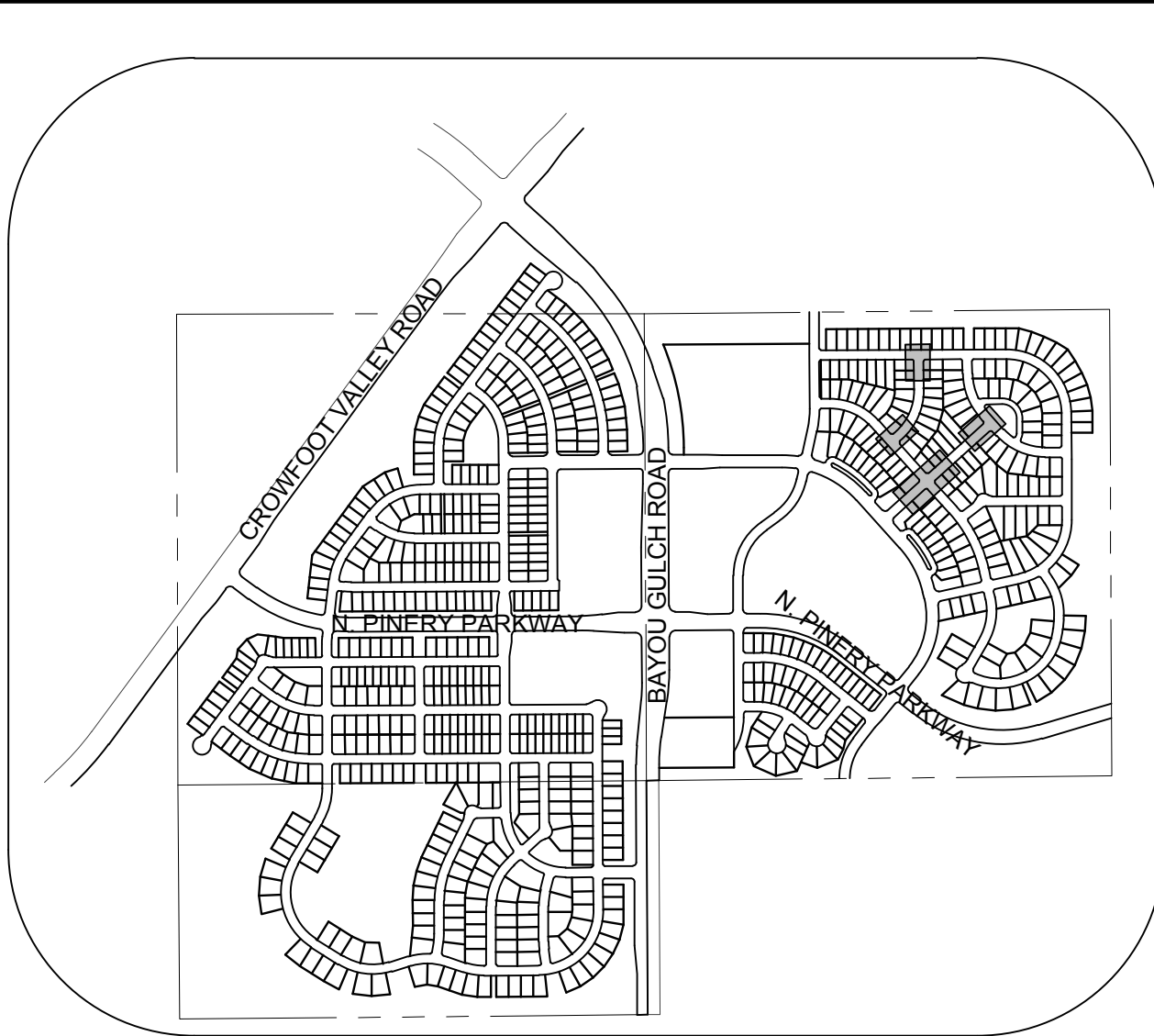
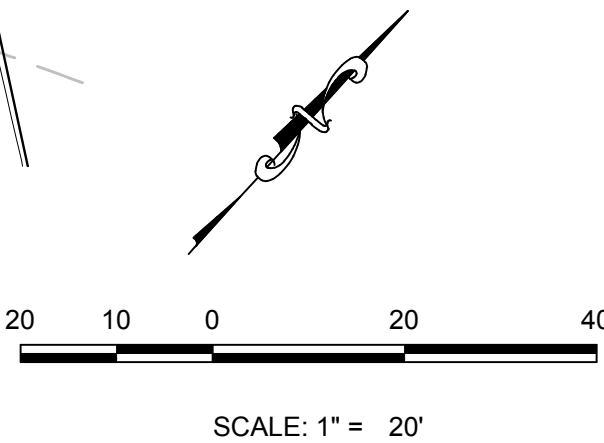
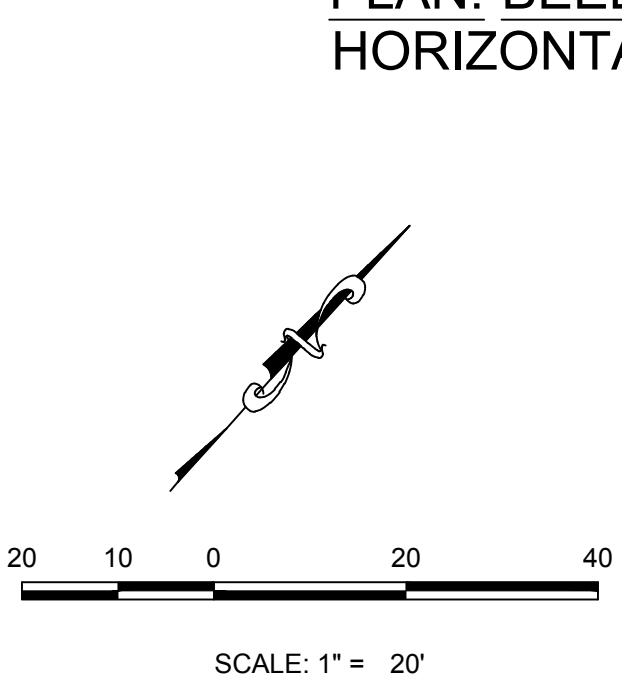
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	CHECKED BY:	JJJ	FILE NO:							
	DATE:	SEPTEMBER 2017								
	 ESX MANAGEMENT 7353 South Arbon Way CENTENNIAL, CO 80112								 CVL CONSULTANTS	
	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546								No. Revisions Date Init. Appr. Date	



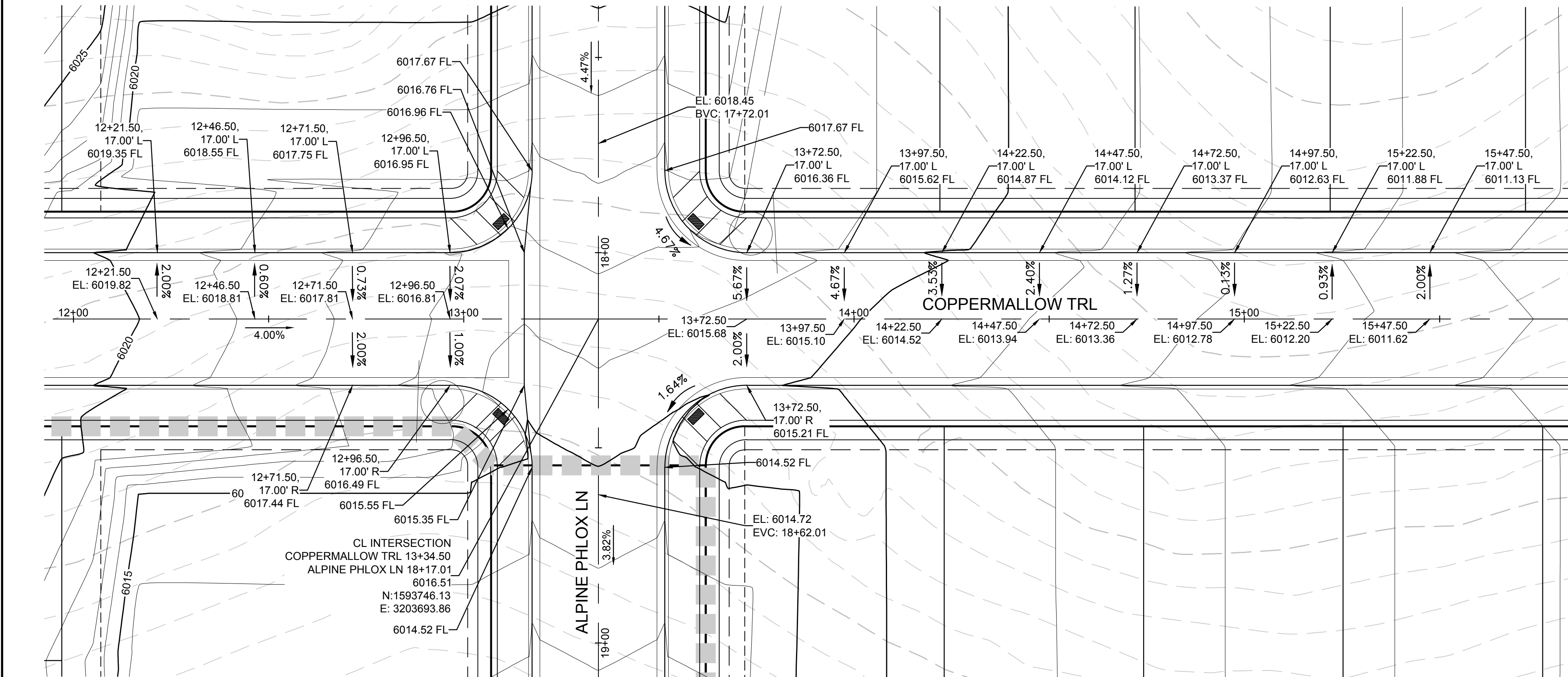
PLAN: BEEBALM TRL & BEEBALM AVE
HORIZONTAL SCALE: 1" = 20'



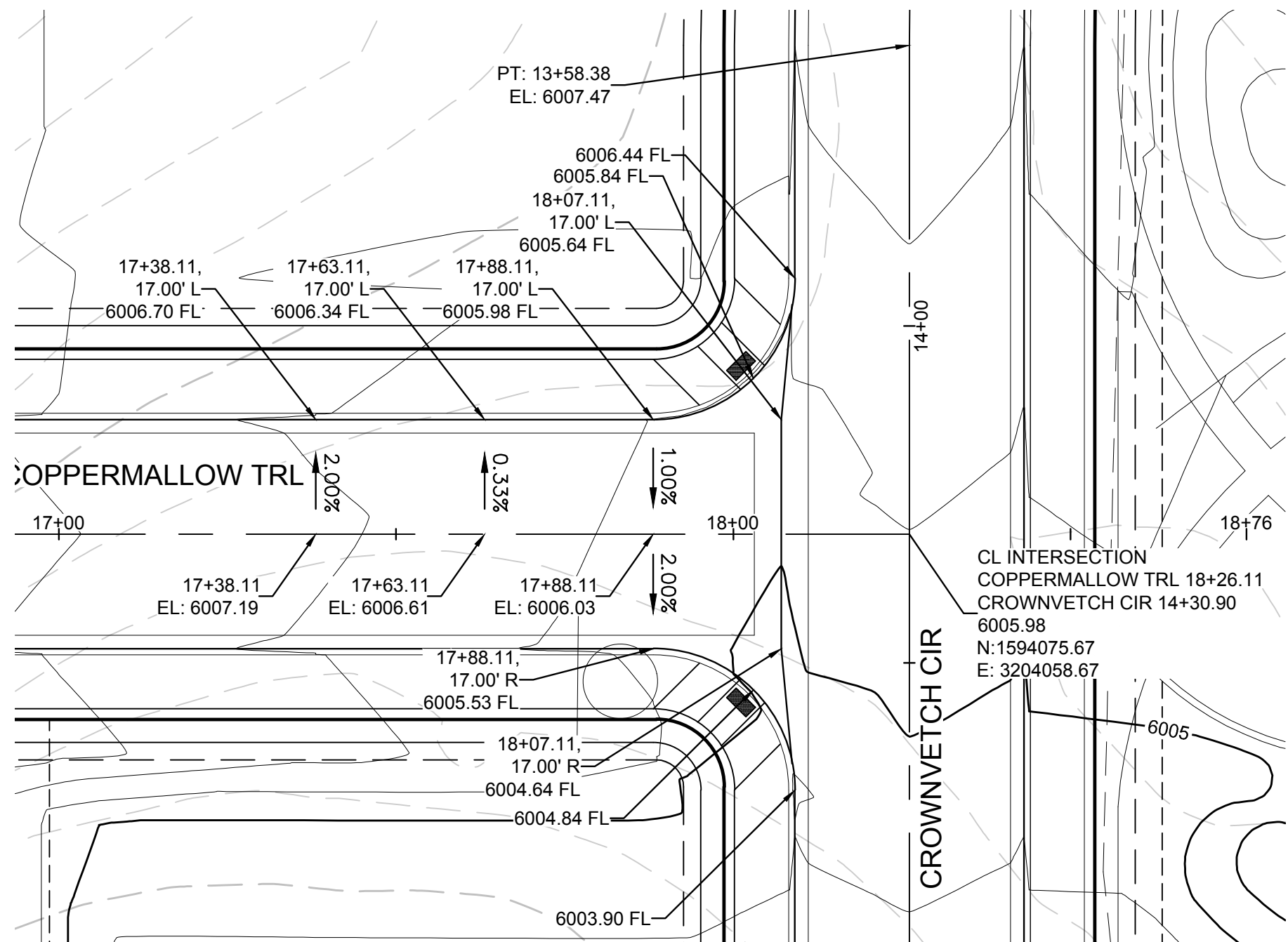
PLAN: BEEBALM TRL & ALPINE PHLOX LN
HORIZONTAL SCALE: 1" = 20'



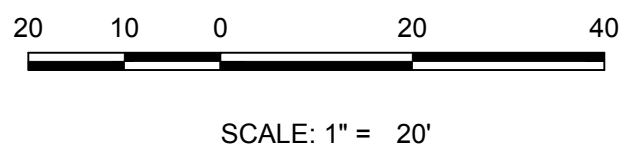
KEYMAP
N.T.S.



PLAN: COPPERMALLOW TRL & ALPINE PHLOX LN
HORIZONTAL SCALE: 1" = 20'



PLAN: COPPERMALLOW TRL & CROWNVETCH CIR
HORIZONTAL SCALE: 1" = 20'



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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.

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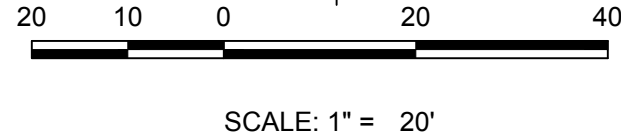
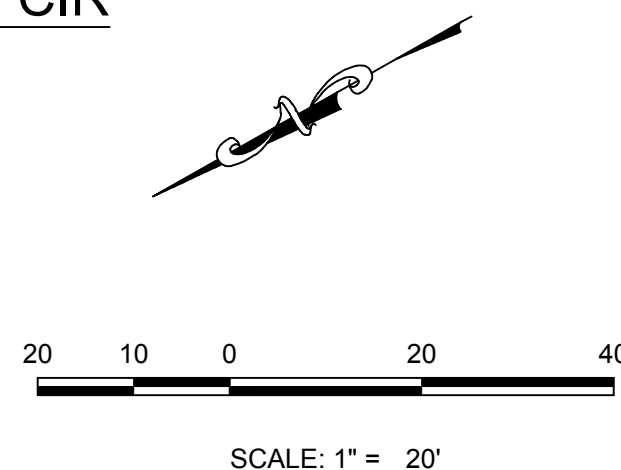
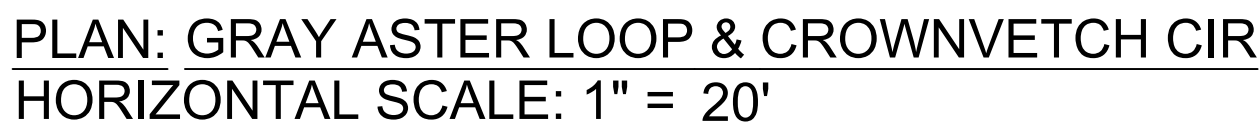
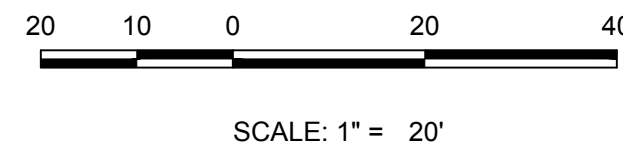
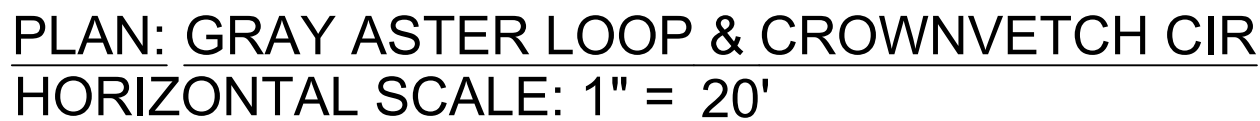
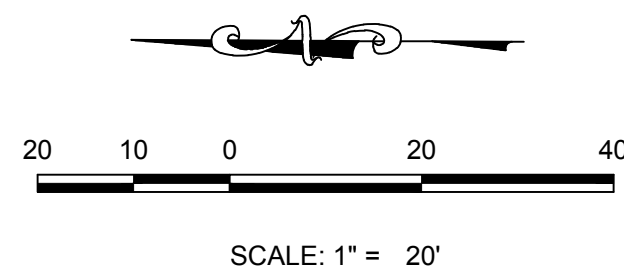
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	Revisions	No.	Date	Init.	Appr.	Date
12	RHR	JU	SEPTEMBER 2017			8130283701						

EXS MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

CVL CONSULTANTS

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

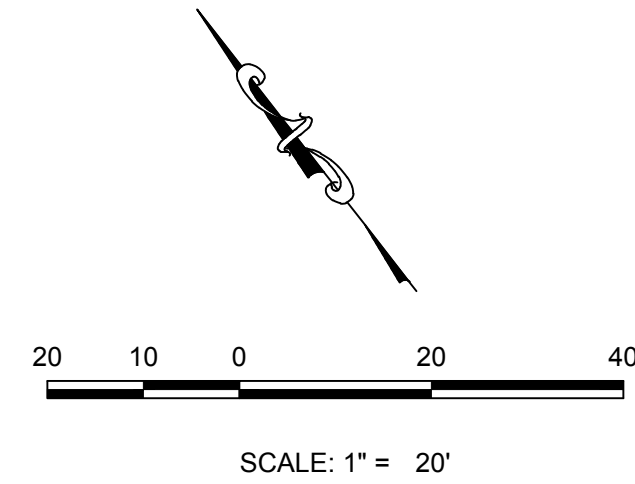


BRIAN P. WILSON
COLORADO P.E. 0050067

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DATE _____

SHEET NUMBER 13	DRAWN BY: RHR		SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS INTERSECTION PLANS	 ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546					
	CHECKED BY: JLL							FILE NO: 8130283701				
	DATE: SEPTEMBER 2017		No.						Revisions	Date	Init.	Appr.



BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
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OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

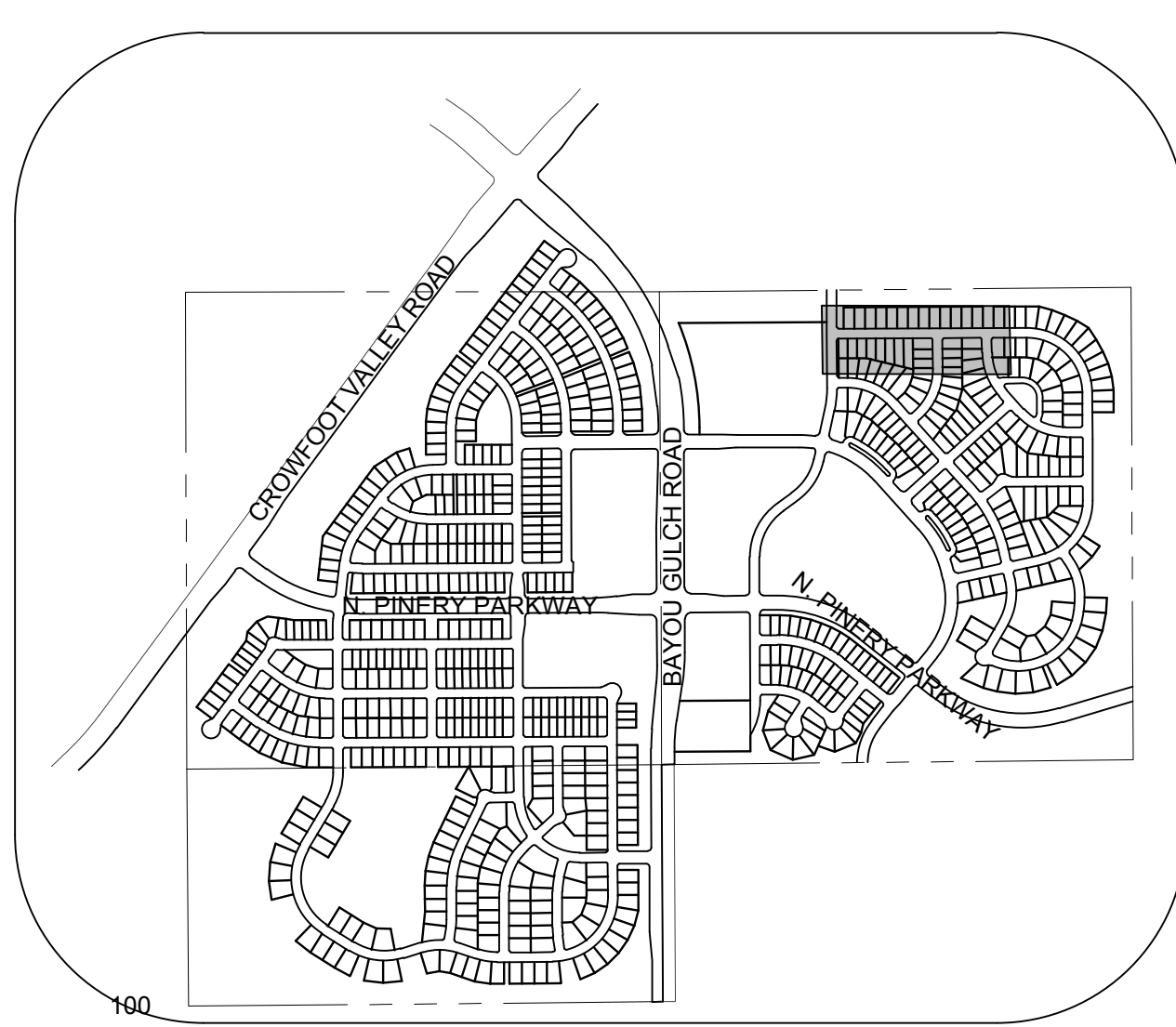
BASIS OF BEARINGS:
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BRIAN P. WILSON
COLORADO P.E. 0050067

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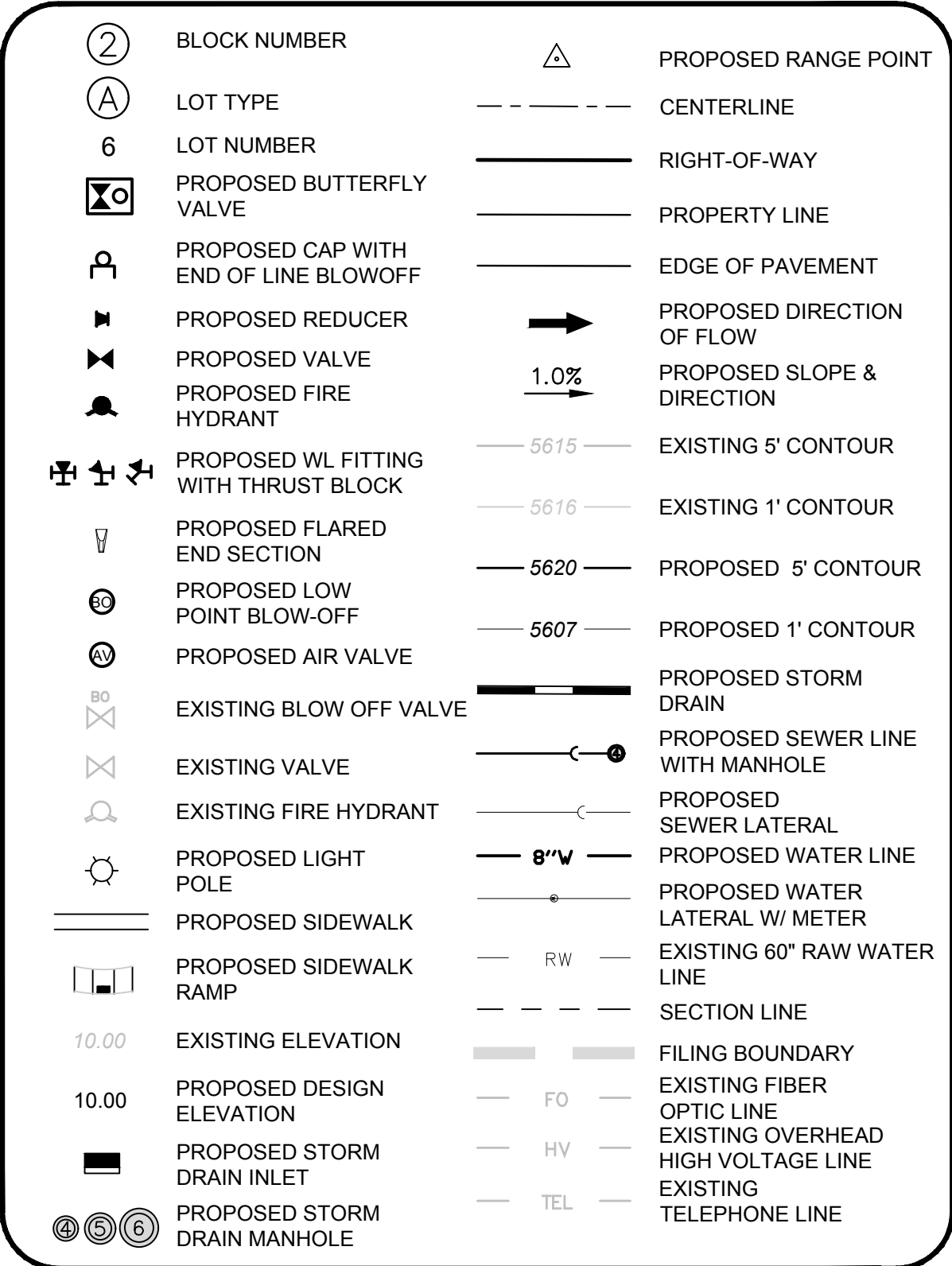
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

SHEET NUMBER 14	DRAWN BY: RHR	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS INTERSECTION PLANS			 ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	No.	Revisions	Date	Init.	Appr.
	CHECKED BY: JJJ	FILE NO: 8130283701										
	DATE: SEPTEMBER 2017											



50 25 0 50 100

SCALE: 1" = 50'



ADV	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	RD	RIGHT OF WAY
FG	FINISHED GROUND	ROW	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
INV	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	V.C.	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

BRIAN P. WILSON
COLORADO P.E. 005006

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 230521 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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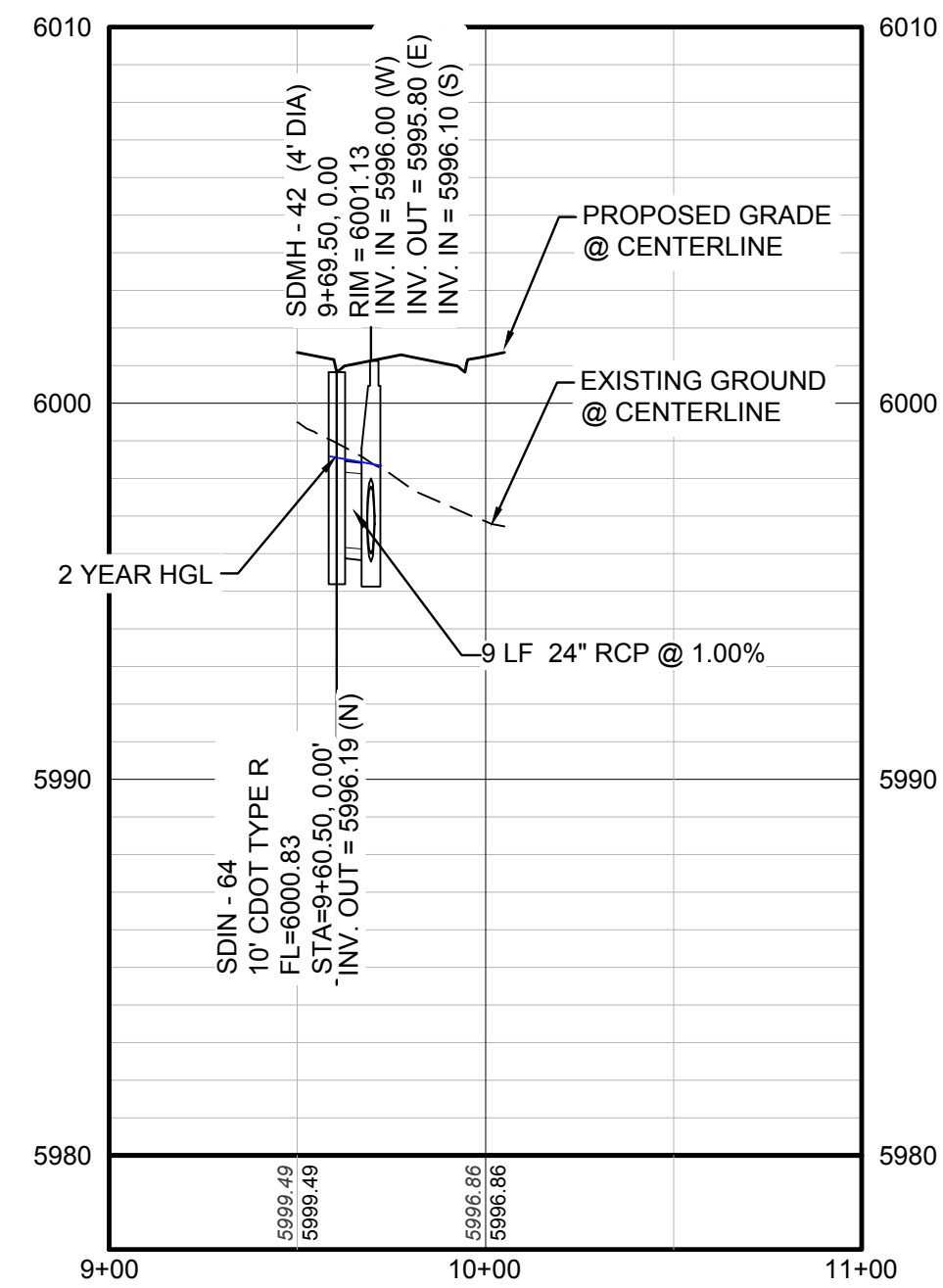
E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
STORM PLAN AND PROFILE
BEEBALM AVENUE

DRAWN BY:	JF	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:			

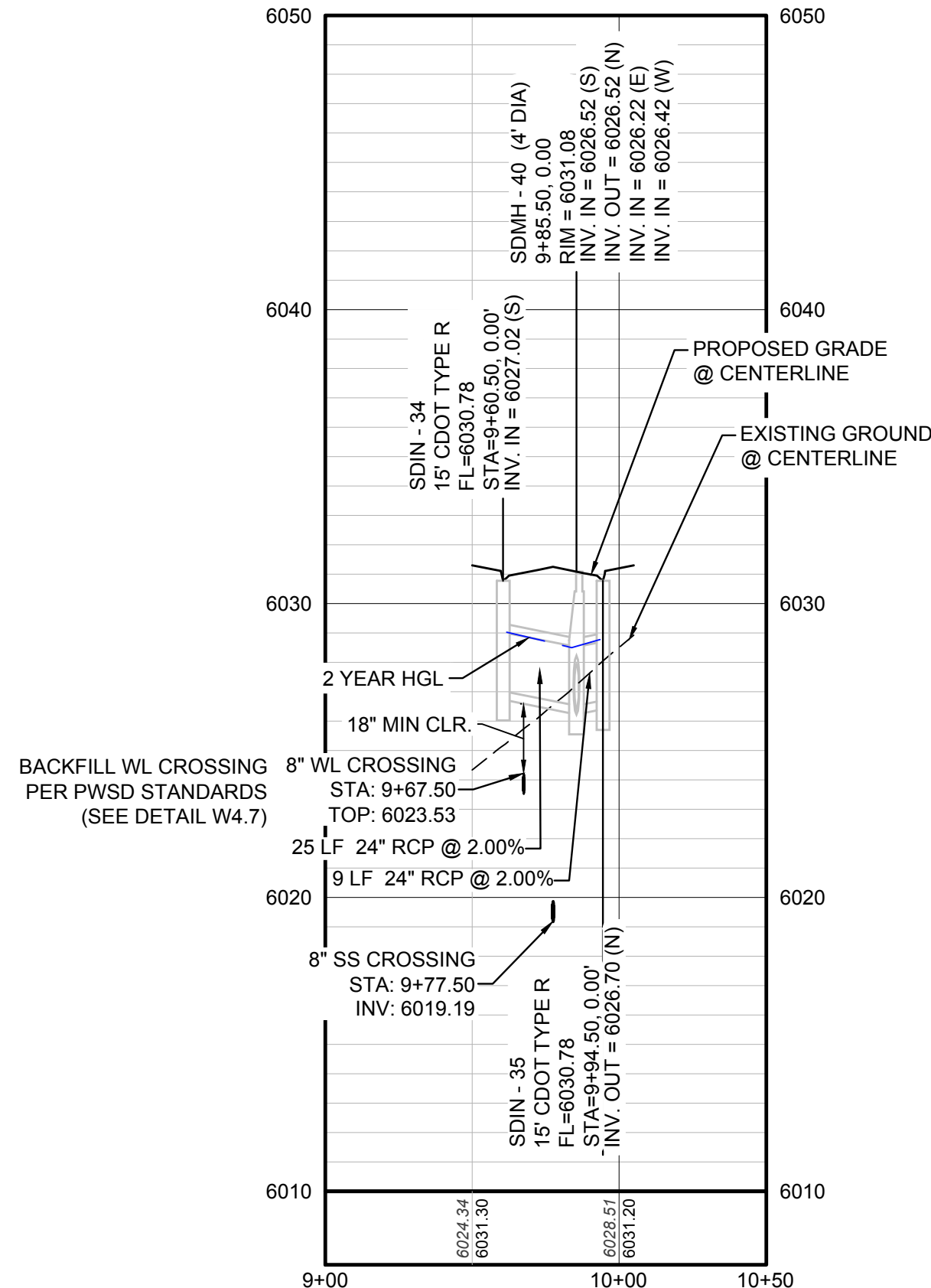
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STORM LATERAL 50 - SEE SHEET 15



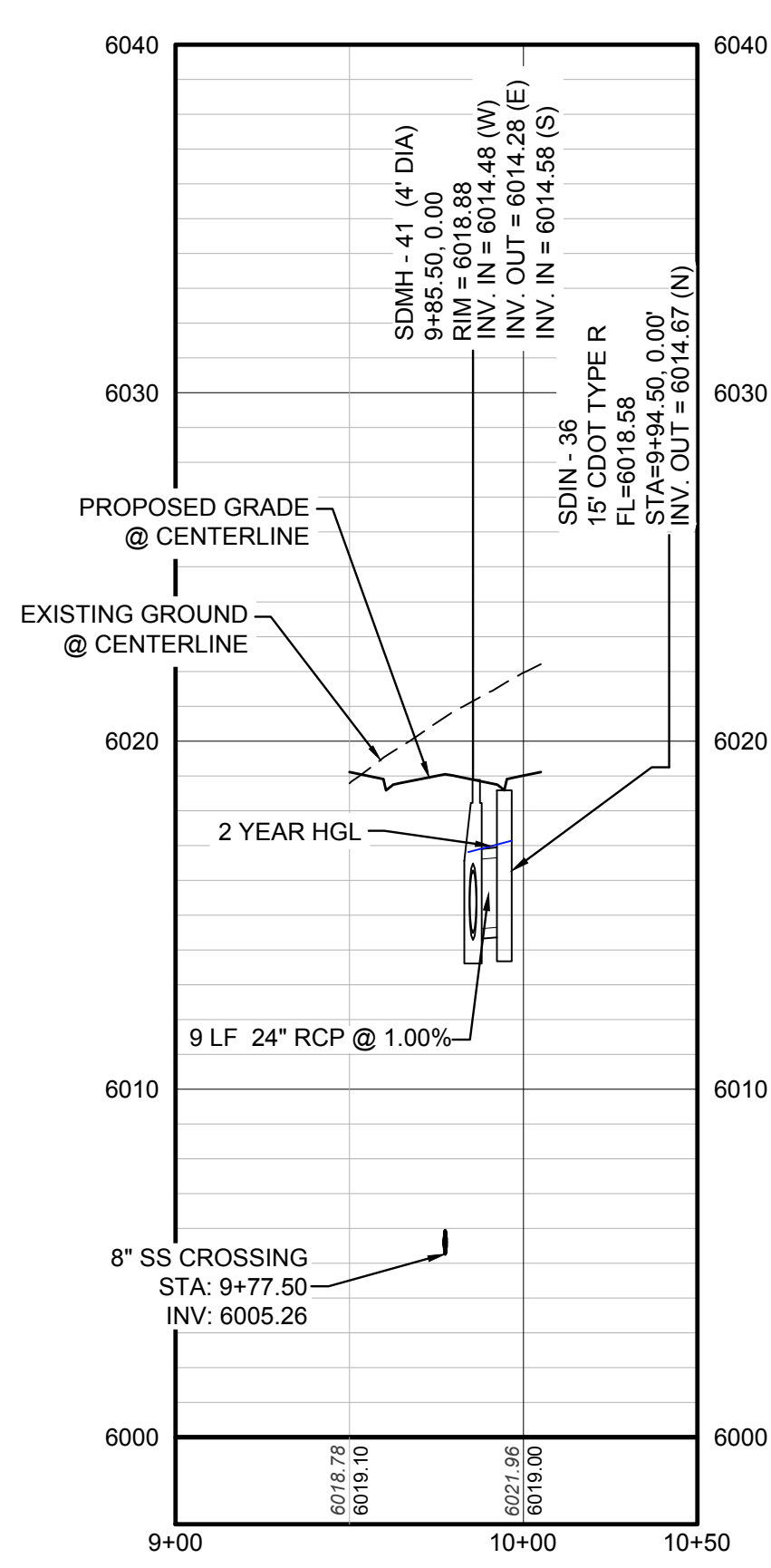
PROFILE: STORM LATERAL 50 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 23 - SEE SHEET 15



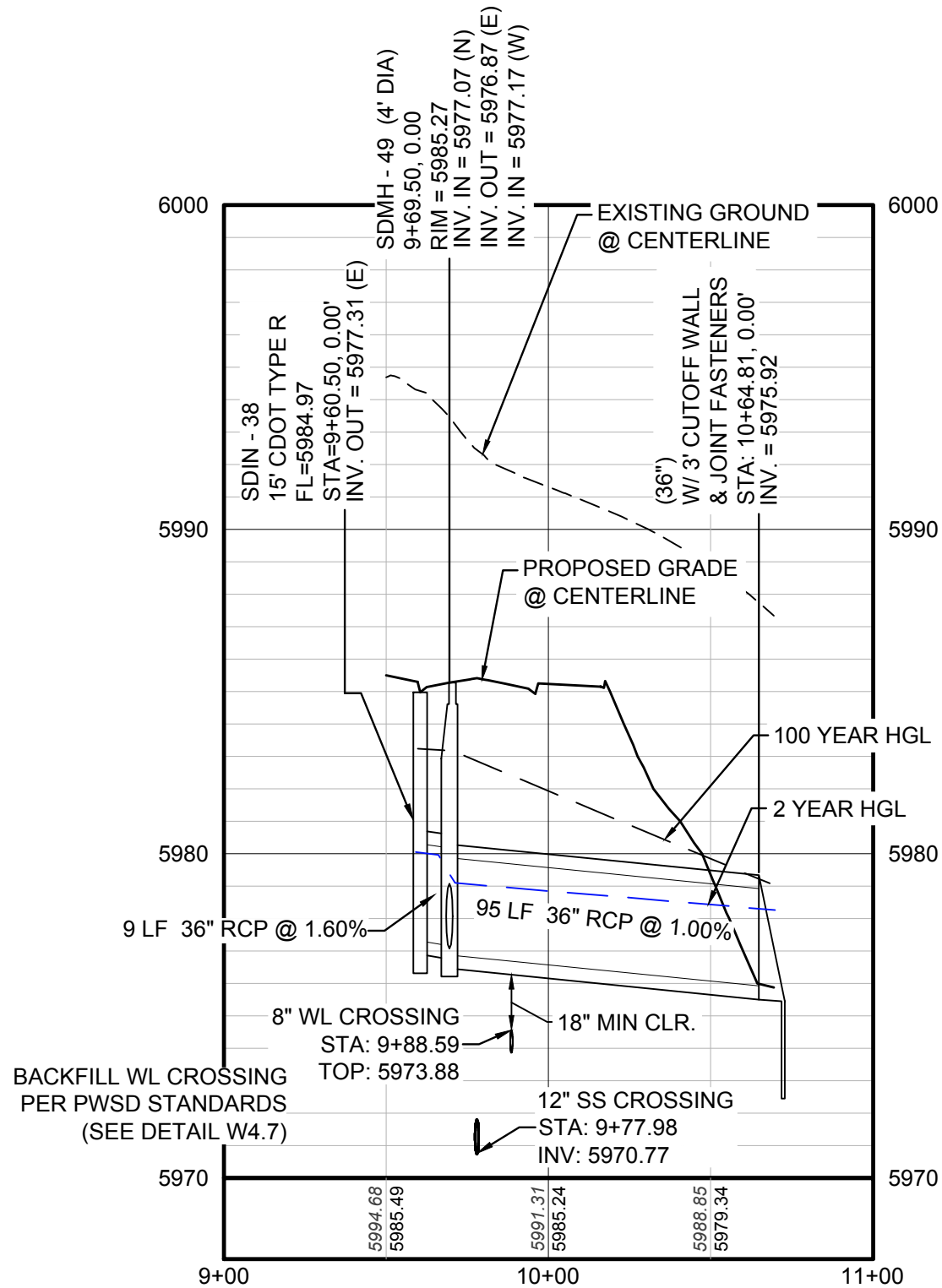
PROFILE: STORM LATERAL 23 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 24 - SEE SHEET 15



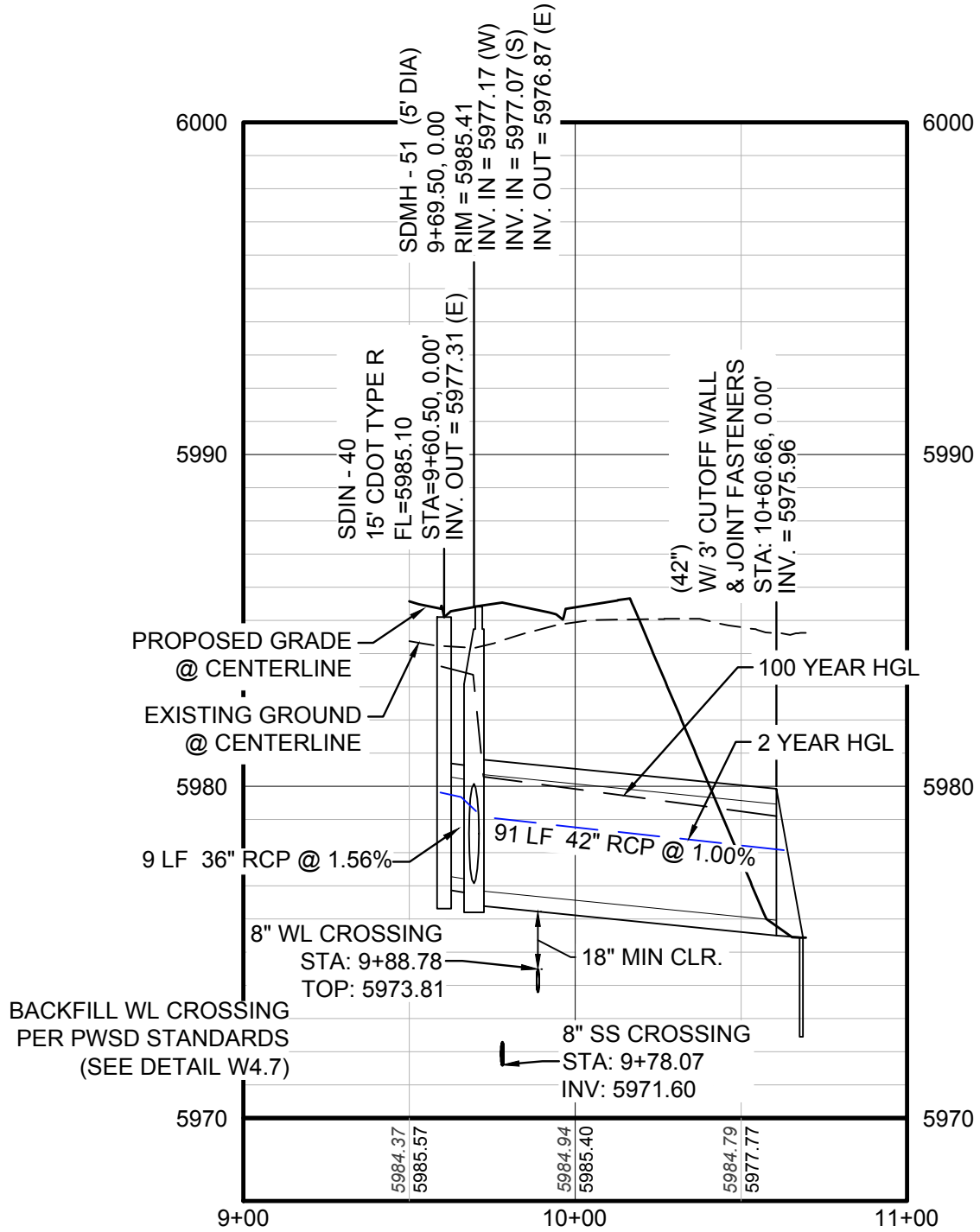
PROFILE: STORM LATERAL 24 STA: 9+00.00 TO 10+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 26 - SEE SHEET 16

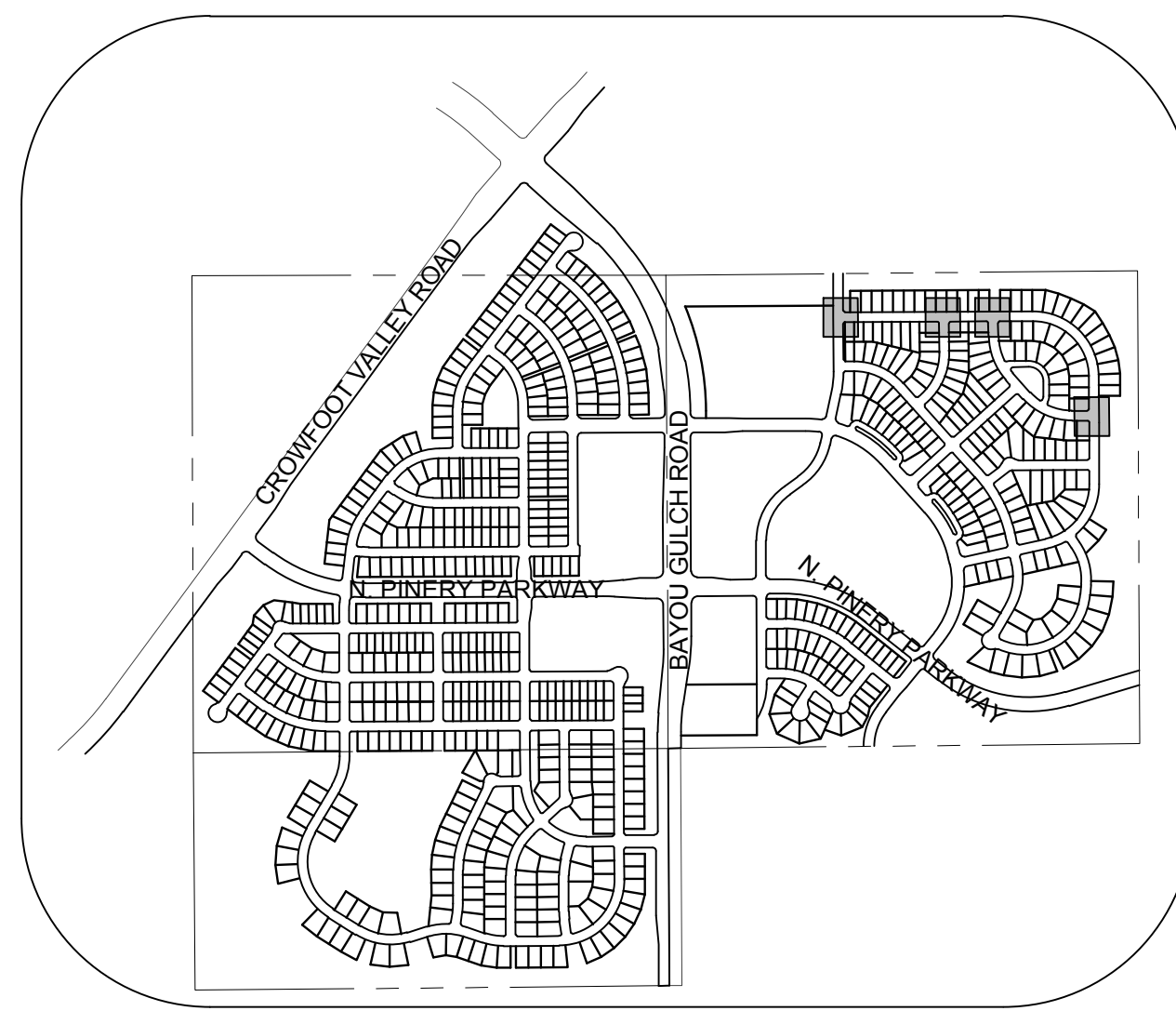


PROFILE: STORM LATERAL 26 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 27 - SEE SHEET 16



PROFILE: STORM LATERAL 27 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP

N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌒	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌒	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⌒	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⌒	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⌒	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
⌒	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
⌒	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
⌒	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⌒	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⌒	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⌒	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
⌒	PROPOSED LIGHT POLE	---	PROPOSED LATERAL W/ METER
---	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
---	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 HIGH VOLTAGE LINE
④ ⑤ ⑥	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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

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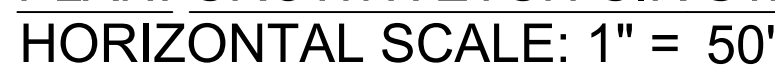
TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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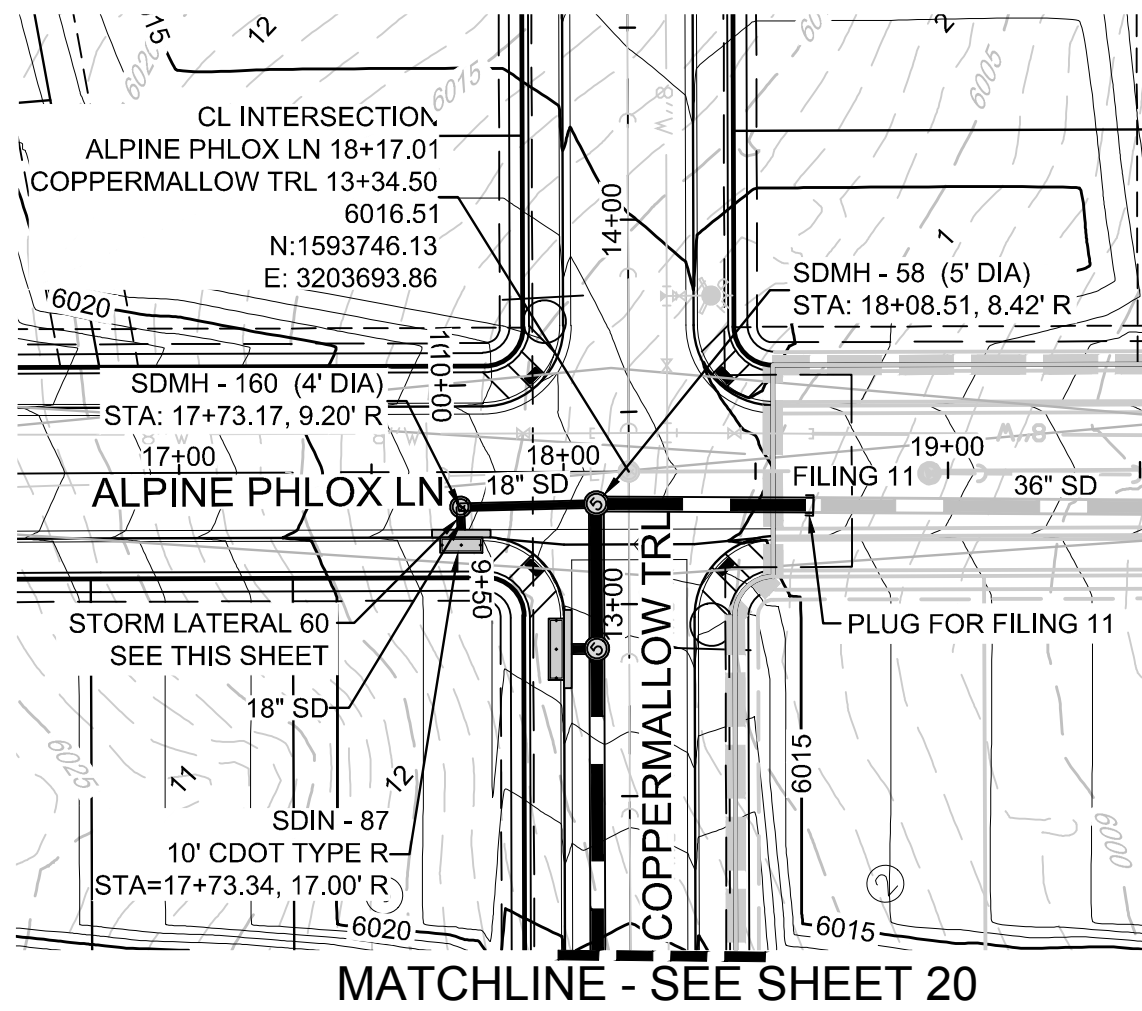
18

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STORM PLAN AND PROFILE\ALPINE PHLOX LANE.DWG, CDD\TA_8/21/2017 10:17 AM

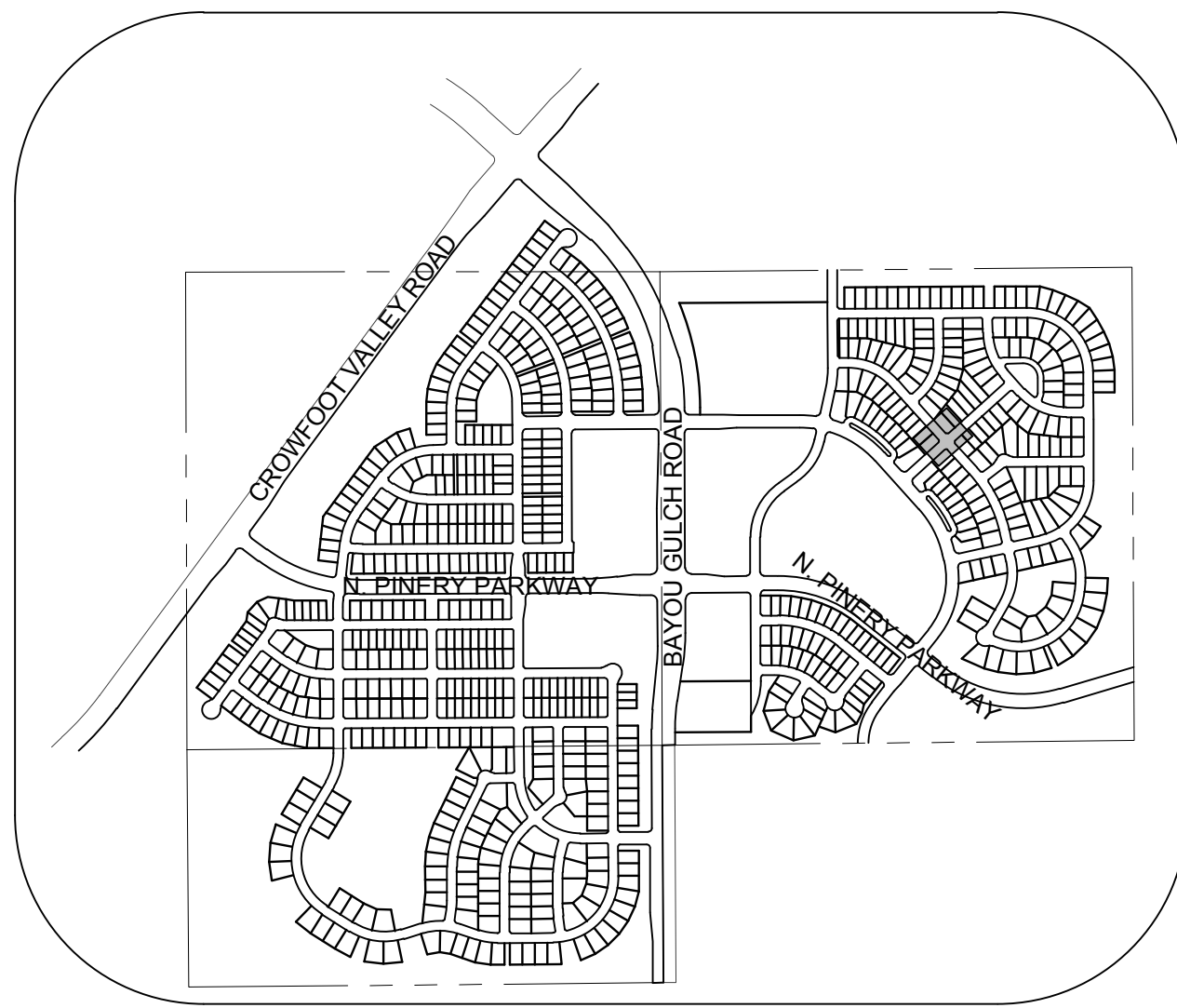
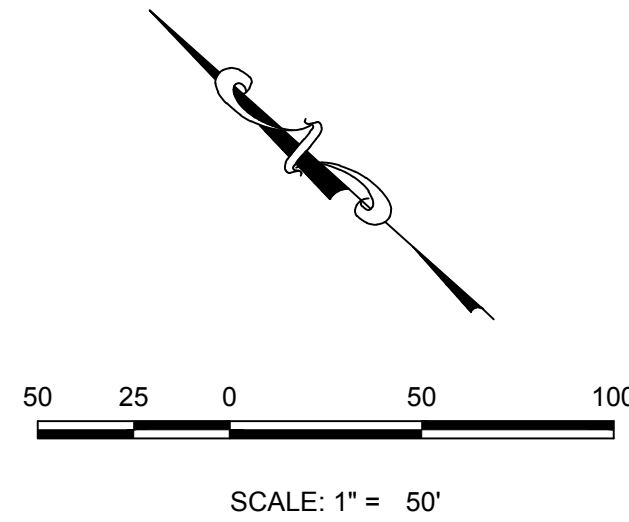


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PLAN: ALPINE PHLOX LN STA: 16+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



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
⊠	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊠	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊠	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
⊠	PROPOSED LIGHT POLE	8"	PROPOSED WATER LATERAL W/ METER
⊠	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⊠	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 HIGH VOLTAGE LINE
⊠	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVP	END VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
FG	FINISHED GROUND	ROW	RIGHT OF WAY
FL	FLOW LINE	SD	STORM DRAIN
GV	GATE VALVE	SL	SECTION LINE
HA	HYDRANT ASSEMBLY	SS	SANITARY SEWER
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HP	HIGH POINT	T.O.P.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

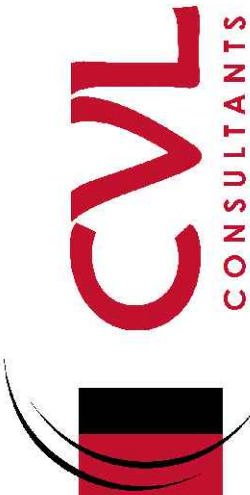
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
ALPINE PHLOX LANE

SCALE: AS SHOWN
FILE NO: 8130283701

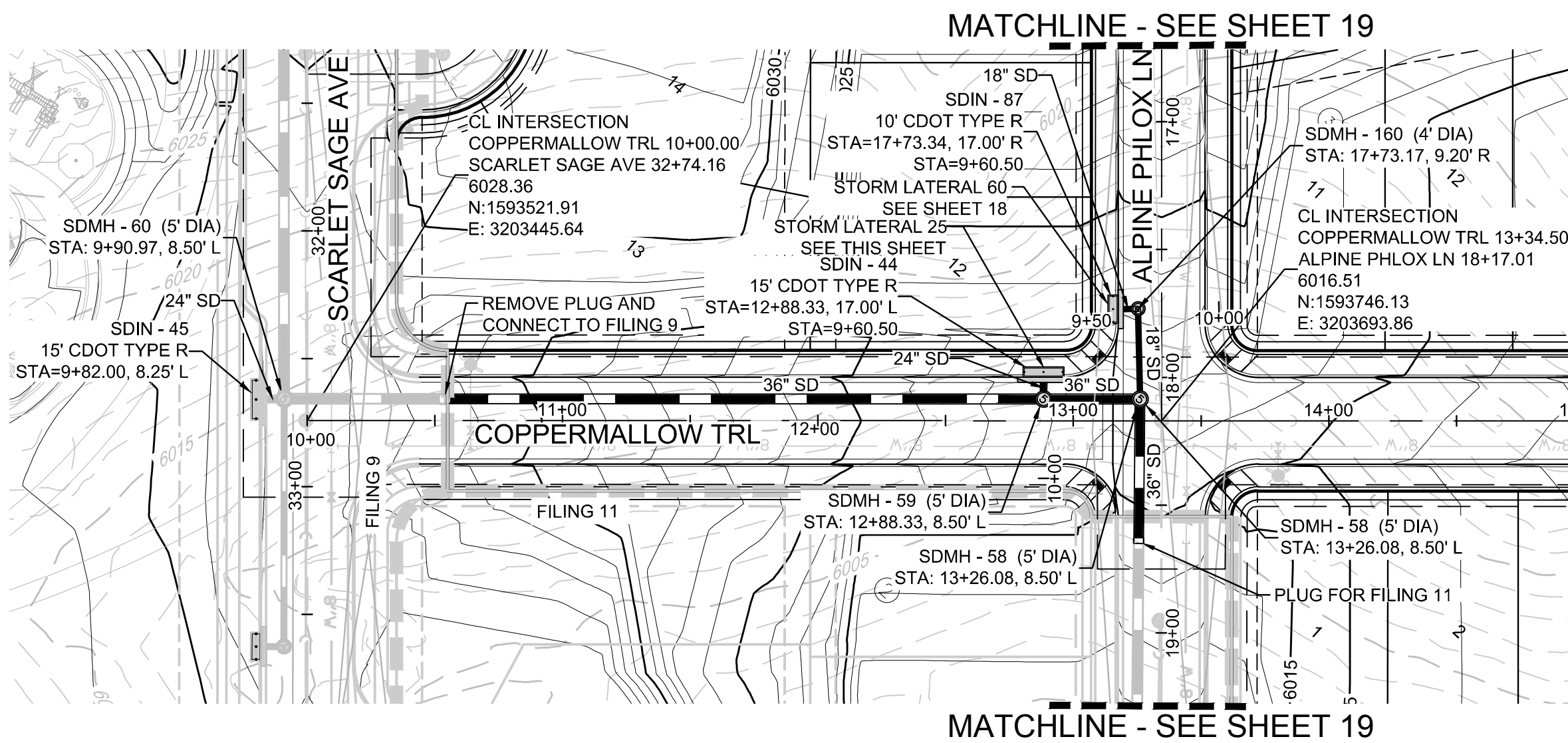
DRAWN BY: JF
CHECKED BY: JJ
DATE: SEPTEMBER 2017

SHEET NUMBER
19

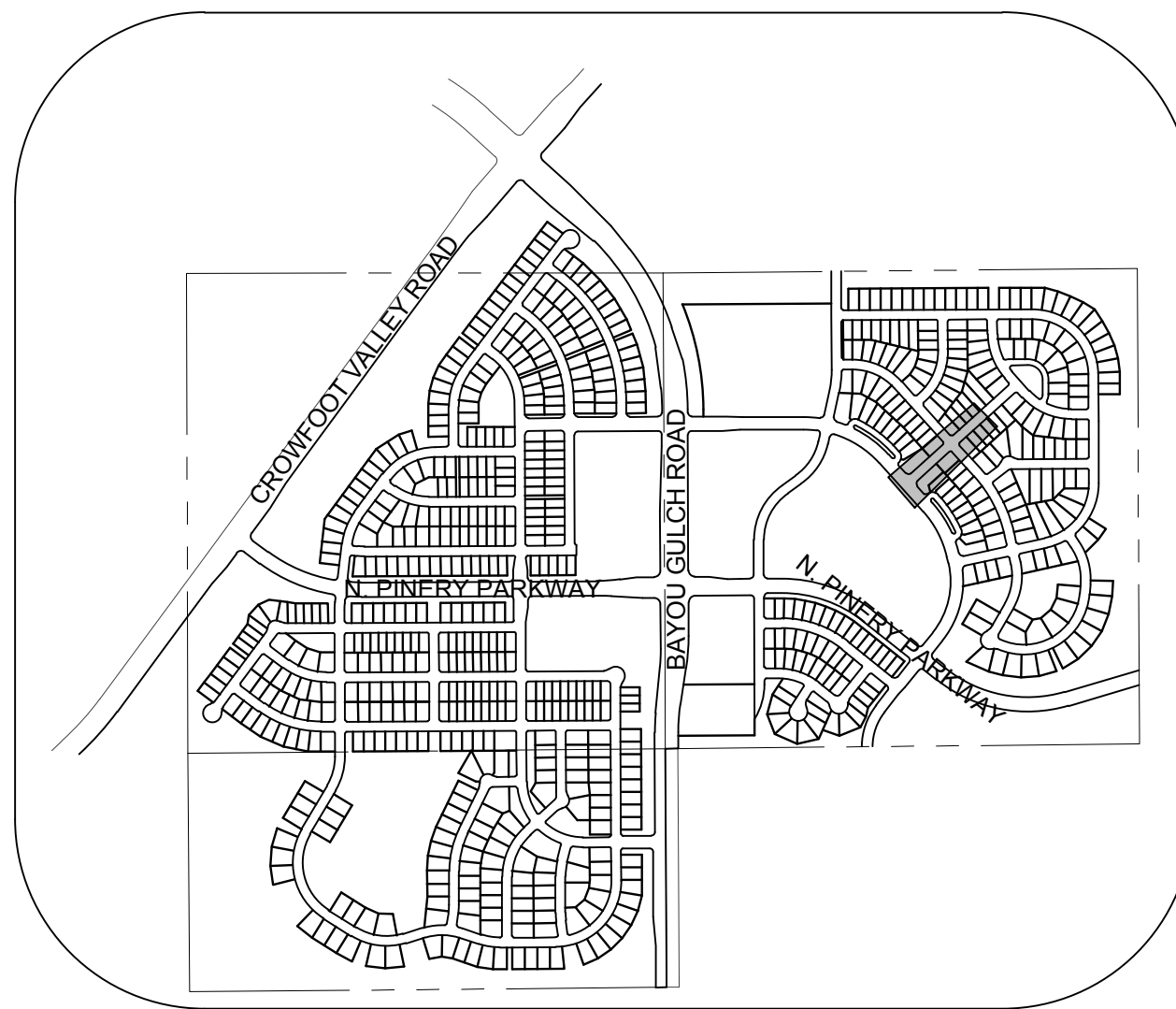
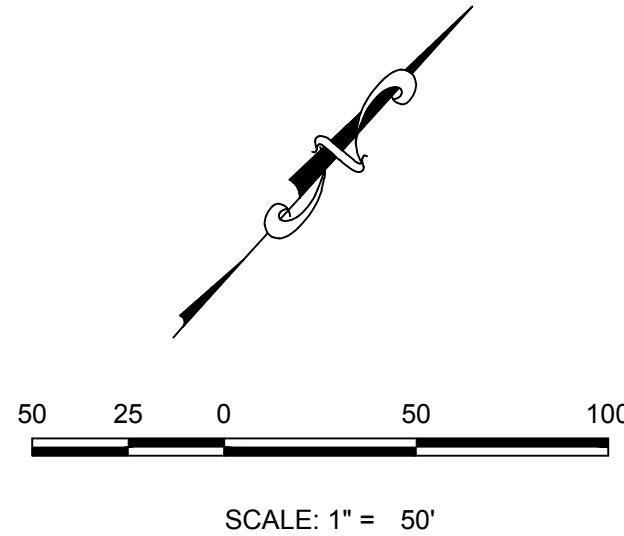
N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STORM PLAN AND PROFILE\COPPERMALLOW TRAIL.DWG, ASS:JUNK, 8/21/2017 10:25 AM



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1-800-922-1987



PLAN: COPPERMALLOW TRL STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
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
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	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 HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

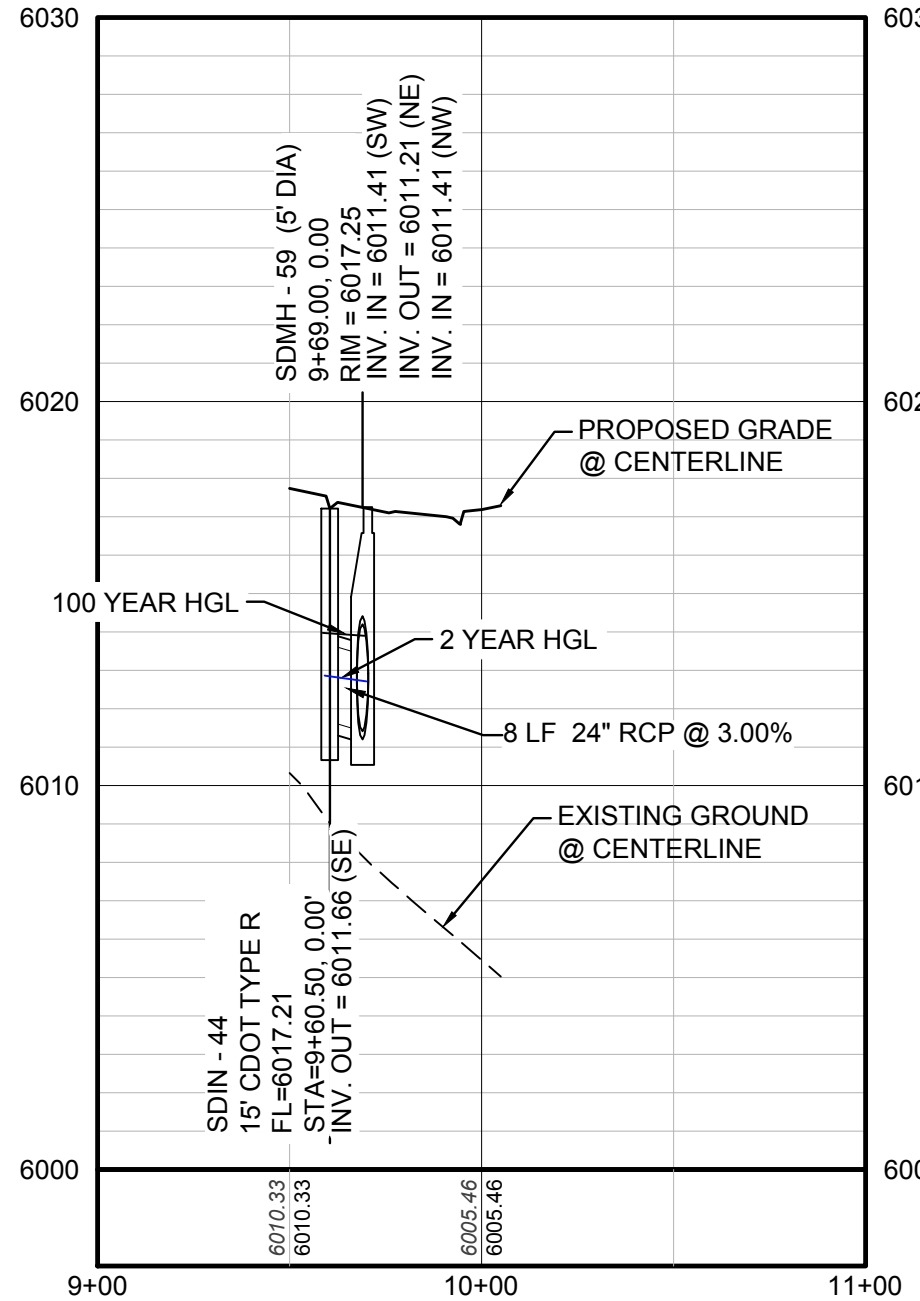
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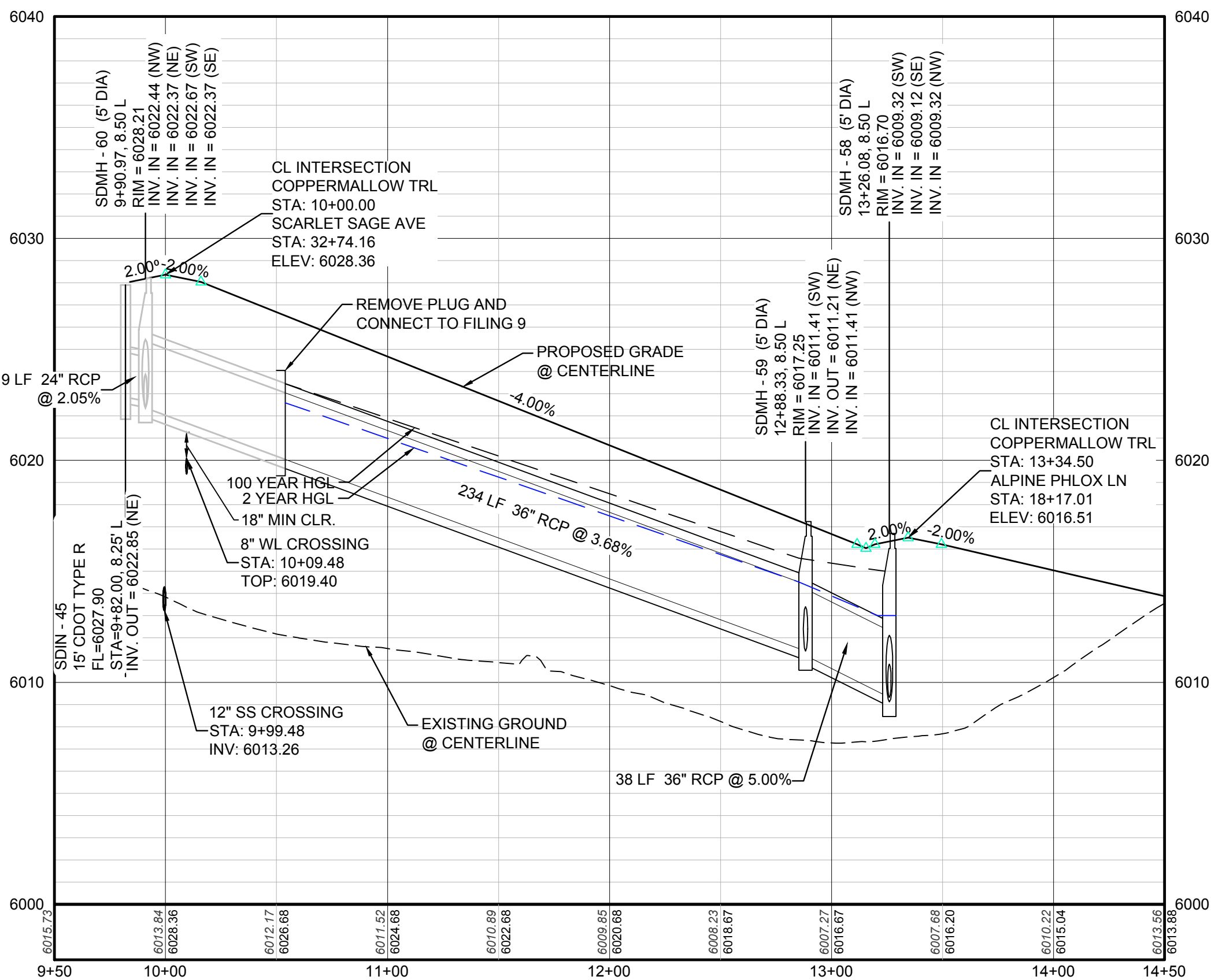
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

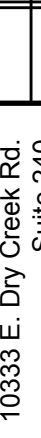
STORM LATERAL 25 - SEE THIS SHEET



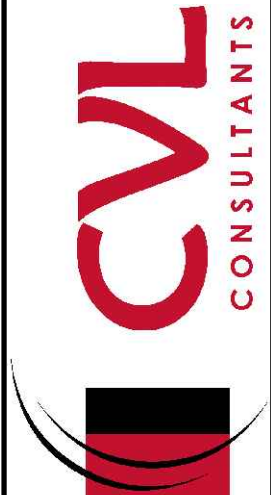
PROFILE: STORM LATERAL 25 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: COPPERMALLOW TRL STA: 9+50.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NUMBER 20	DRAWN BY: JF	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS STORM PLAN & PROFILE COPPERMALLOW TRAIL	ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																					
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10333 E. Dry Creek Rd.
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
STORM PLAN & PROFILE
COPPERMALLOW TRAIL

[illegible]

55' ROW-H2W

34' FULC

20' ROWLINE RADIUS TYP

40' ROW RADIUS MIN

36' TO 40' RADIUS CURVE TYP ROW

35' TO 36' RADIUS CURVE TYP ROW

SEE DETAIL 4 FOR ATTACHED SIDEWALK STANDARD DETAIL

MOUNTABLE CURB AND GUTTER PER DETAIL 3 WITH 5' ATTACHED SIDEWALK

PROVIDE TRANSITION FROM DETACHED TO ATTACHED SIDEWALK

6' MIN. LANDSCAPE WIDTH

SEE DETAIL 4 FOR DETACHED SIDEWALK STANDARD DETAIL

SIDEWALK AND UTILITY EQUIPMENT (TYP)

34' FULC

55' ROW-H2W

RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL

NO. 61 RAZED, AUC. 15, 3C, RAZED TO 11/5 DRAWING BY: JON WILSON 07-11-10, 10'00, 07-11-10, 07-11-10

DATE AUGUST 2014

DETAIL 6

1 OF 1

GENERAL NOTES

- LOCATION AND TYPES OF ACTUAL PAVES SHALL BE DETERMINED ON A PROJECT SPECIFIC BASIS.
- DRIVEWAY LOCATIONS SHALL BE LOCATED TO AVOID CURB RAMPS.

NO. 0-4022Z-A-2, C-2, X-222 TO THIS DRAWING WITH THE "CONSTRUCTION" CITY-TOWN OR PASSAGE.

RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT STANDARD DETAIL

DATE
AUGUST
2014

DETAIL
7

1 OF 1

[illegible]

The drawing consists of two parts: an isometric view at the top and a detailed cross-section A-A at the bottom.

ISOMETRIC

The isometric view shows a curved curb ramp layout. It includes a central rectangular area with a grid pattern, likely representing a detectable warning surface. The ramp is flanked by sidewalks with a stippled texture. Dimensions are indicated: 8' on the left, 2' (TYP.) in the center, and 8' on the right.

SECTION A-A

The cross-section A-A shows the vertical profile of the curb ramp. Key features and dimensions include:

- TOILET OR SAW-CUT JOINT (L. DEPTH) (TYP.)**: Indicated by a circular callout showing a cross-section of a joint.
- 2% SLOPE MAX.**: The slope of the ramp surface.
- 2013 SLOPE MAX.**: The slope of the adjacent sidewalk.
- PERMISSIBLE JOINT (SEE COST MASS STANDARD PLANS)**: A joint in the curb.
- CAST-IN-PLACE DETECTABLE WARNING PANEL PER GDOT'S APPROVED LIST**: A rectangular panel on the ramp surface.
- 0.5" EXPANSION JOINT**: A joint in the curb.
- CLUB AND GUTTER PER PLANS**: Located at the base of the curb.
- 13" MAX.**: The total width of the ramp section.
- 13'-0" SLOPE MAX.**: The slope of the ramp surface.

NOTES:

1. ALL ANGLES ARE 15° OR 30° UNLESS NOTED OTHERWISE.
2. THIS DRAWING WAS DESIGNED BY THE ARCHITECT FOR THE CITY OF DENVER.

DATE AUGUST 2014

DESIGNED BY 15

2 OF 2

SHEET NUMBER 23	DRAWN BY:	JF	SCALE:	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS ROADWAY DETAILS	 ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-3546 Fax: (720) 482-3546						
	CHECKED BY:	JJ	FILE NO:									
	DATE:	SEPTEMBER 17	8130283701									
	No.	Revisions	Date				Init.	Appr.	Date			

