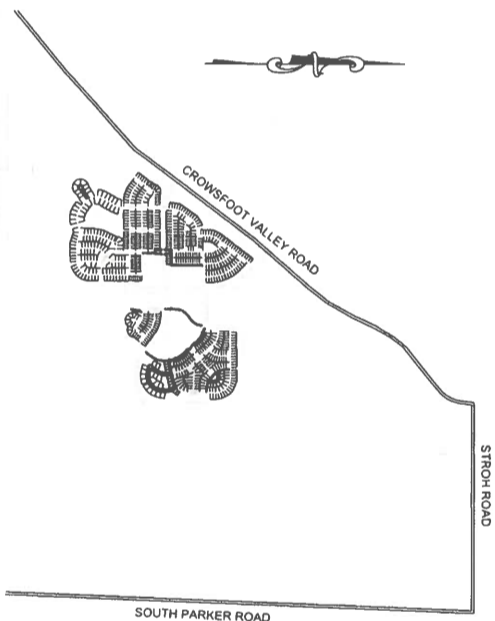


**TRAILS AT CROWFOOT**  
**FILING 11 CONSTRUCTION PLANS**  
 SECTIONS 4, 8, AND 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET #	SHEET TITLE
1	COVER SHEET
2	TOWN OF PARKER NOTES
3	HORIZONTAL CONTROL PLAN
4	INITIAL CBMP PLAN
5	INTERIM & FINAL CBMP PLAN
6	BMP DETAILS
7	BMP DETAILS
8	BMP DETAILS
9	BMP DETAILS
10	BMP DETAILS
11	BEEBALM AVENUE
12	FIELD MINT AVENUE
13	ALPINE PHLOX LANE
14	FIELD MINT POINT
15	BLACK SEDGE CIRCLE
16	INTERSECTION PLANS
17	INTERSECTION PLANS
18	INTERSECTION PLANS
19	STORM LATERALS - ALPINE PHLOX LANE
20	STORM LATERALS - FIELD MINT POINT
21	ROADWAY DETAILS
22	ROADWAY DETAILS
23	ROADWAY DETAILS
24	SIGNAGE AND STRIPING



VICINITY MAP  
 SCALE: 1" = 2000'

*(Civil)*  
Preparatory Acceptance Process  
 6/2023

CONCRETE REMOVE & REPLACE  
 ASPHALT PAVEMENT REPAIRS  
 FD DEPTH REMOVE - INCLUDING  
 SUBGRADE TO DEPTH OF STABLE  
 SOIL.  
 LIMITS OF WORK TBD

SHEET 12 + 13: CONCRETE A+R UPDATED  
 AND ADDITIONAL LOCATIONS.

**DEVELOPER**

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

**PLANNER/  
 LANDSCAPE  
 DESIGNER:**

PCS GROUP, INC.  
 200 KALAMATI 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) 482-9556  
 CONTACT: JIM JANNICKE

**MUNICIPALITY**

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

**WATER &  
 SANITATION  
 DISTRICT**

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

**FIRE DISTRICT**

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

**ELECTRIC  
 COMPANY**

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

**GAS  
 COMPANY**

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

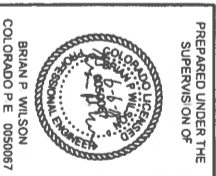
I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, TRAILS AT CROWFOOT, IS DESIGNED IN ACCORDANCE WITH THE TOWN OF PARKER SIGHT DISTANCE CRITERIA AND WITH AASHTO POLICY ON GEOMETRIC DESIGN OF HIGHWAY & STREETS.

BRIAN P WILSON, CO. P. E. 00650067

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.

**BASE OF BEARINGS**  
 BEING THE LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING THE LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 2269 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 8995 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST 2648.70 FEET.



This Town of Parker review constitutes general compliance with the Town's Standards and approved standards, 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 plans or the accuracy and correctness of engineering calculations. Errors in the design or calculations are the responsibility of the registered professional engineer whose stamp and signature are affixed to this document.

I, the undersigned, do not constitute approval of any private on-site improvements, which may be shown. Construction cannot commence until all required departmental, permit, final development plan, special review, grading permit, and/or other permits are complete, approved and granted by the Town of Parker.

Brian P. Wilson  
 Director of Engineering  
 06/02/2021  
 Date

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



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 BEFORE YOU DIG  
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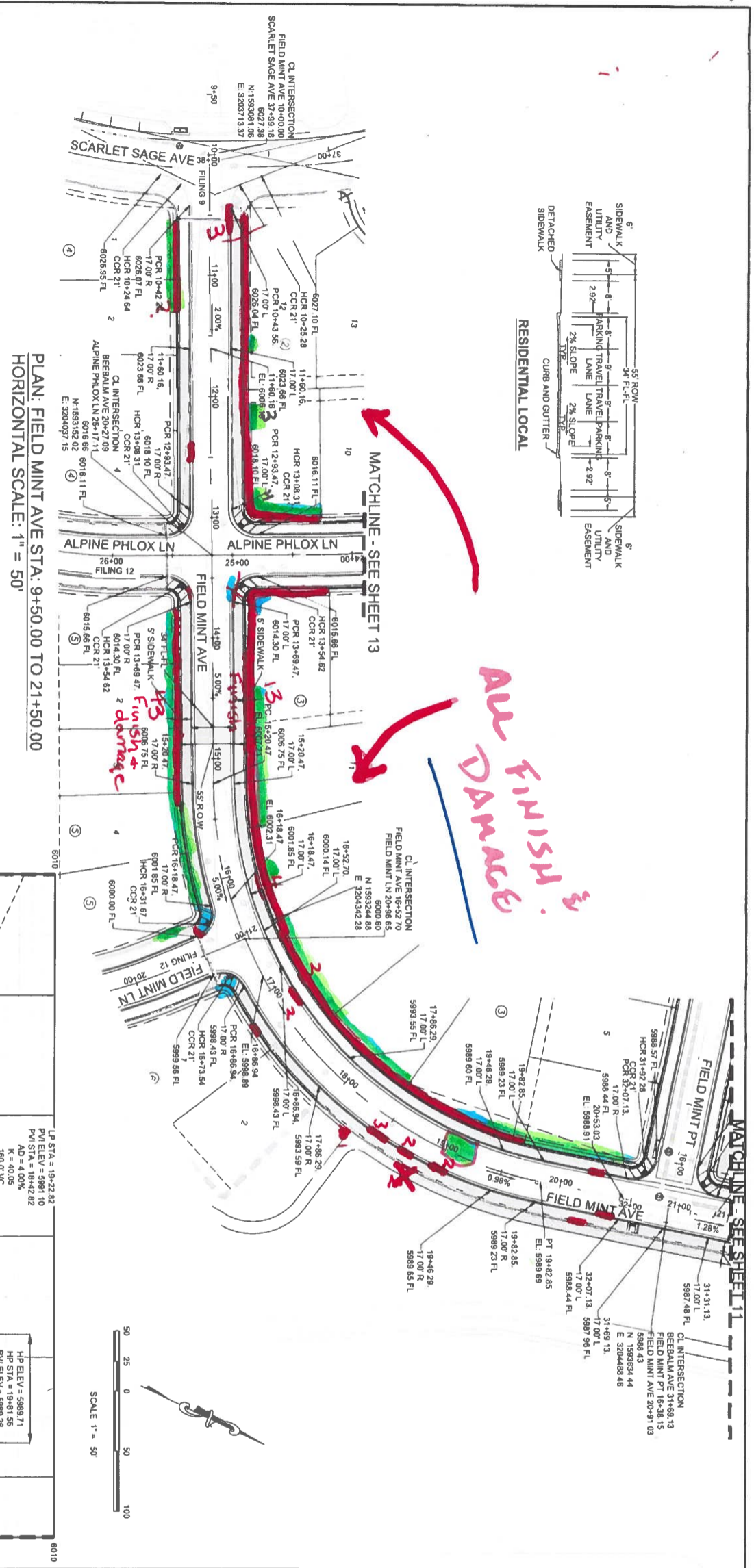
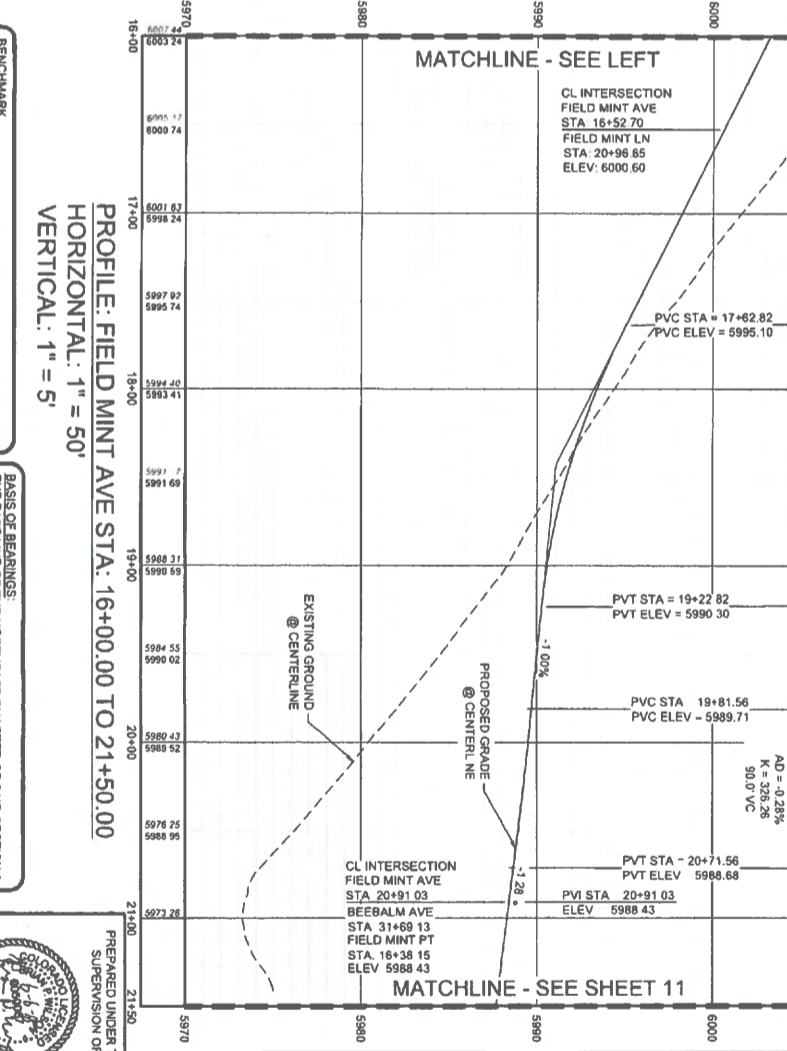
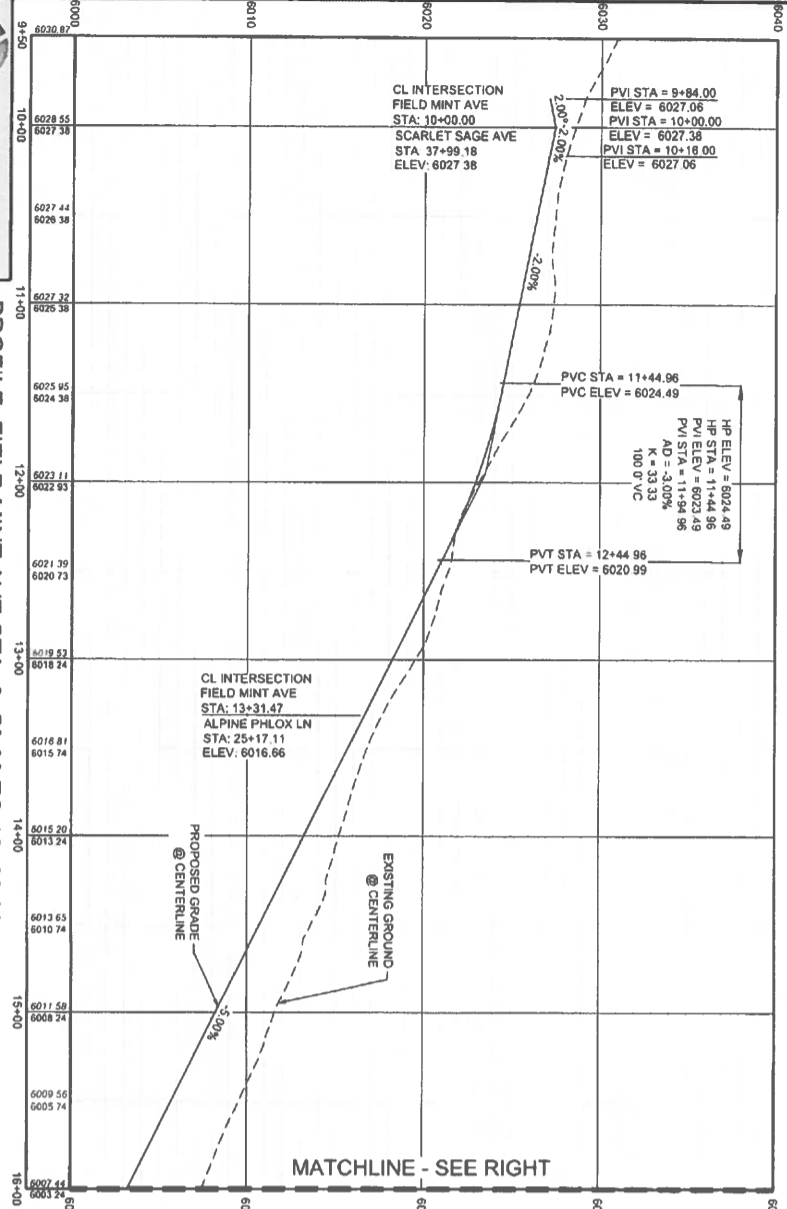
PROFILE: FIELD MINT AVE STA. 9+50.00 TO 16+00.00  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

PROFILE: FIELD MINT AVE STA. 16+00.00 TO 21+50.00  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'

PREPARED UNDER THE SUPERVISION OF  
 BRIAN P. WILSON  
 CO. LICENSE NO. 0050067

The Town of Parker review constitutes general compliance with the Town's standards and approved practices, subject to these plans being stamped, signed and dated by the professional engineer or architect of record. The Town does not constitute approval of the plan design or accuracy of the engineering calculations shown on the design or station. It remains the responsibility of the registered professional engineer, architect or other professional to obtain the necessary permits and approvals from the appropriate agencies and to ensure that the design complies with all applicable laws, codes, and regulations. This review does not constitute approval of any other on-site improvements which may be shown. Construction cannot commence until all required drainage traffic signals, fire department details, special materials, grading permits and other permits are complete, approved and on file with the Town of Parker.

DATE: 06/22/2021



**ABBREVIATIONS**

AD	ANGLE DIFFERENCE	MH	MANHOLE
AR	ARC RELEASE VALVE	N.T.S.	NOT TO SCALE
AV	AVIATION VALVE	PT	POINT OF TANGENCY
BVP	BEGIN VERTICAL PROFILE	PVI	POINT OF VERTICAL INTERSECTION
CB	CURB WITH BLOW OFF	RCP	REINFORCED CONCRETE BOX CULVERT
CCR	CURB RETURN RADIUS	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SC	SHANKER CAP
EVC	END VERTICAL CURVE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
FL	FLOW LINE	T.O.P	TOP OF PIPE
GV	GATE VALVE	UE	UTILITY EASEMENT
HCR	HANDICAP CURB RAMP	W.C	WATER CURVE
HP	HIGH POINT	W.C	WATER LINE CONNECTION
HP	HIGH POINT	WSE	WATER SURFACE ELEVATION
K	CURVATURE COEFFICIENT		
LA	LINEAR FEET		

**KEYMAP**  
N.T.S.  
LEGEND

△	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 SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED LATERAL
---	PROPOSED WATER METER
---	SECTION LINE
---	FILING BOUNDARY
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER
---	EXISTING TELEPHONE
---	EXISTING TELEPHONE LINE

**KEYMAP**  
N.T.S.  
LEGEND

△	PROPOSED RANGE POINT
---	CENTERLINE
---	RIGHT-OF-WAY
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---	EDGE OF PAVEMENT
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---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED LATERAL
---	PROPOSED WATER METER
---	SECTION LINE
---	FILING BOUNDARY
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER
---	EXISTING TELEPHONE
---	EXISTING TELEPHONE LINE

**KEYMAP**  
N.T.S.  
LEGEND

△	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 SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED LATERAL
---	PROPOSED WATER METER
---	SECTION LINE
---	FILING BOUNDARY
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER
---	EXISTING TELEPHONE
---	EXISTING TELEPHONE LINE

**KEYMAP**  
N.T.S.  
LEGEND

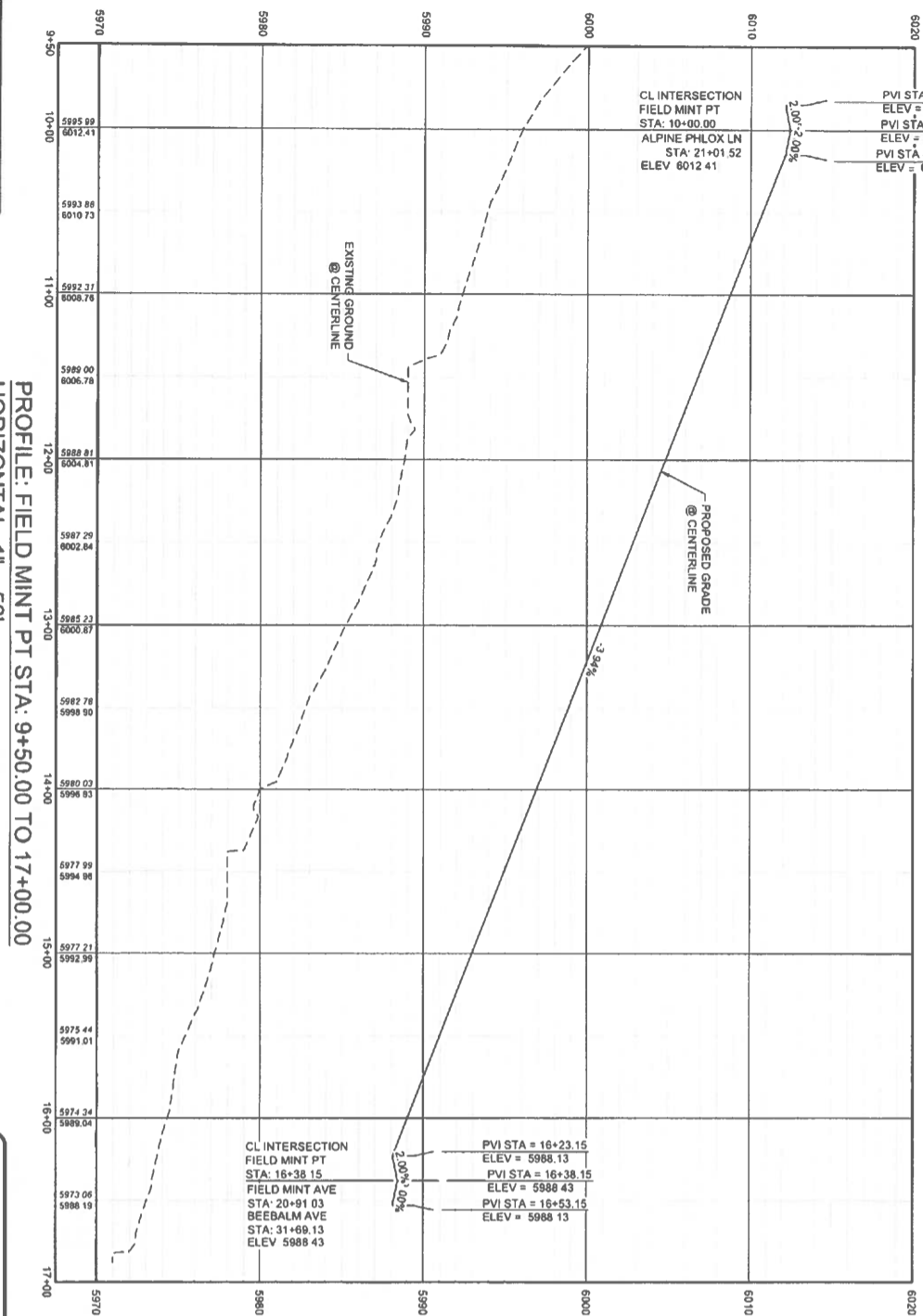
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---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPERTY LINE
---	EDGE OF PAVEMENT
---	PROPOSED DIRECTION OF FLOW
---	PROPOSED SLOPE & DIRECTION
---	EXISTING 5' CONTOUR
---	EXISTING 1' CONTOUR
---	PROPOSED 5' CONTOUR
---	PROPOSED 1' CONTOUR
---	PROPOSED SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED LATERAL
---	PROPOSED WATER METER
---	SECTION LINE
---	FILING BOUNDARY
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER
---	EXISTING TELEPHONE
---	EXISTING TELEPHONE LINE

**KEYMAP**  
N.T.S.  
LEGEND

△	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 SEWER LINE
---	PROPOSED WATER LINE
---	PROPOSED LATERAL
---	PROPOSED WATER METER
---	SECTION LINE
---	FILING BOUNDARY
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER
---	EXISTING TELEPHONE
---	EXISTING TELEPHONE LINE



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BENCHMARK  
DODGINS COUNTY CONTROL POINT KNOWN AS 1.080032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33 TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD 83 DATUM.

BASE OF BEARINGS  
THE NORTH-EAST QUARTER OF SAID SECTION 8 BEING BOUNDARY TO THE NORTH-EAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 2365 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6925 BEING CONSIDERED TO BEAR SOUTH 00°15'00" EAST, 2848.70 FEET

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

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06/02/2021  
Date

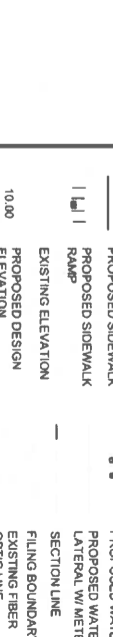
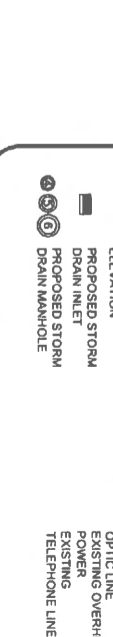
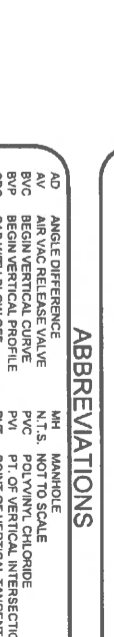
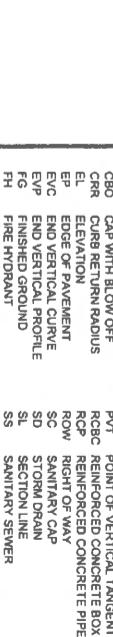
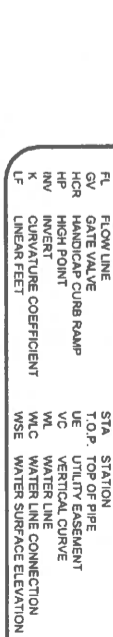


ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AL	ALUMINUM CAP	MS	MANHOLE SURFACE ELEVATION
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BYP	BYPASS	PT	POINT OF INTERSECTION
CBO	CURB BLOW-OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EOP	END OF PAVEMENT	ROW	RIGHT-OF-WAY
EVP	END VERTICAL PROFILE	SD	SECTION DRAIN
FG	FINISHED GROUND	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
FLV	FLOW VALVE	TOP	TOP OF PIPE
GV	GATE VALVE	UL	UTILITY EASEMENT
HCR	HANDICAPPED CURB RAMP	UV	UTILITY VALVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
③	LOT TYPE	---	CENTERLINE
④	LOT NUMBER	---	RIGHT-OF-WAY
⑤	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⑥	PROPOSED CAP WITH END OF LINE BLOW-OFF	---	EDGE OF PAVEMENT
⑦	PROPOSED REDUCER	---	PROPOSED DIRECTION OF FLOW
⑧	PROPOSED VALVE	---	PROPOSED SLOPE & DIRECTION
⑨	PROPOSED FIRE HYDRANT	---	EXISTING 5' COUNTOUR
⑩	PROPOSED W. FITTING WITH THROUST BLOCK	---	EXISTING 1' COUNTOUR
⑪	PROPOSED FLARED END SECTION	---	PROPOSED 5' COUNTOUR
⑫	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' COUNTOUR
⑬	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⑭	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⑮	FUTURE FIRE HYDRANT	---	PROPOSED LATERAL SEWER LATERAL WATER LATERAL
⑯	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL WATER METER
⑰	PROPOSED SIDEWALK	---	EXISTING OVERHEAD EXISTING TELEPHONE LINE
⑱	EXISTING ELEVATION	---	SECTION LINE
⑲	PROPOSED DESIGN ELEVATION	---	FLING BOUNDARY
⑳	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER OPTIC LINE
㉑	PROPOSED STORM DRAIN MANHOLE	---	EXISTING WATER METER



FIELD MINT PT STA: 9+50.00 TO 17+00.00  
HORIZONTAL SCALE: 1" = 50'

FIELD MINT PT STA: 9+50.00 TO 17+00.00  
HORIZONTAL SCALE: 1" = 50'

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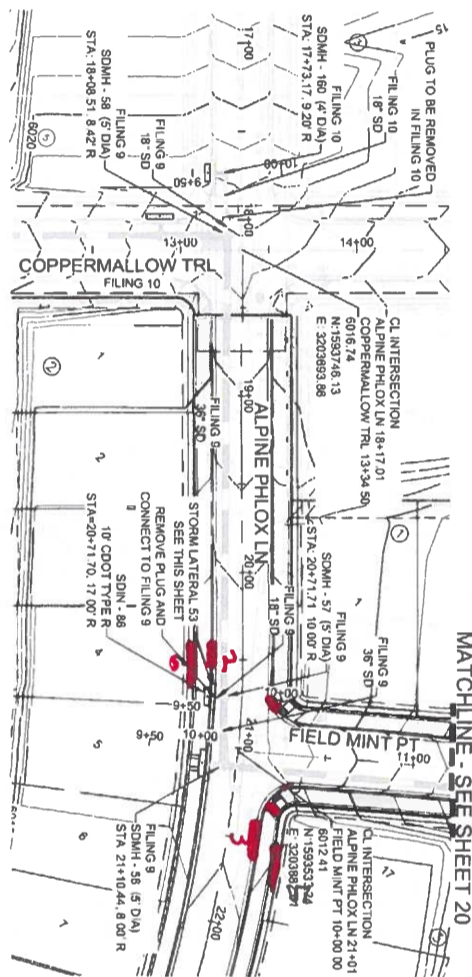
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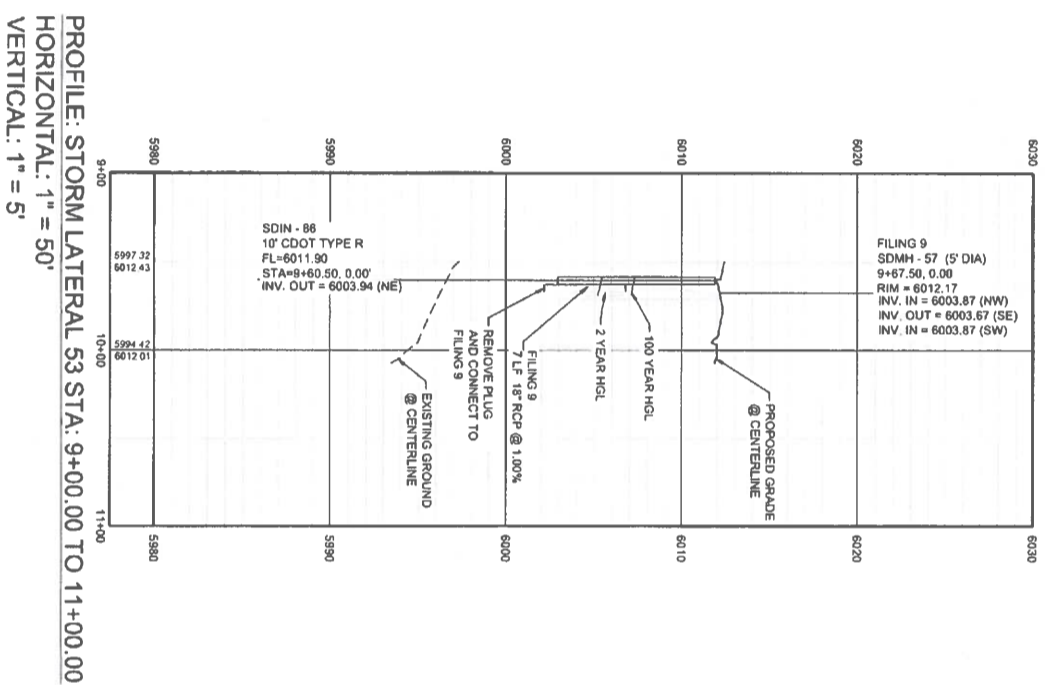
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HORIZONTAL SCALE: 1" = 50'

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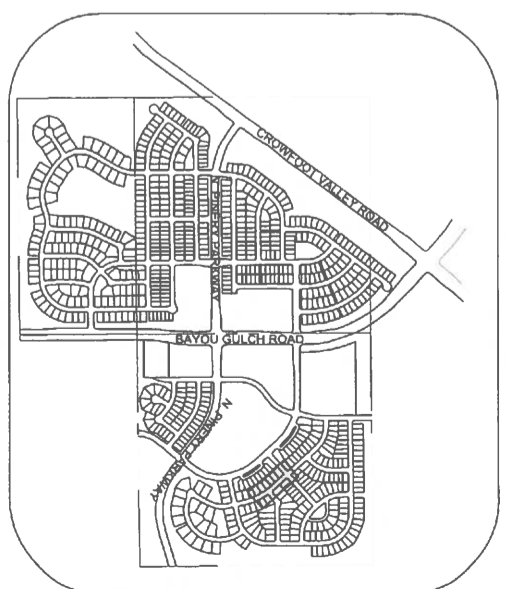
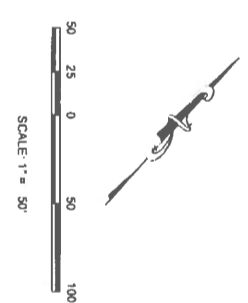


PLAN: ALPINE PHLOX LN STA. 16+50.00 TO 26+00.00  
 HORIZONTAL SCALE: 1" = 50'

STORM LATERAL 53 - SEE THIS SHEET



PROFILE: STORM LATERAL 53 STA. 9+00.00 TO 11+00.00  
 HORIZONTAL: 1" = 50'  
 VERTICAL: 1" = 5'



KEYMAP  
 N.T.S.  
 LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
②	BLOCK NUMBER	△	PROPOSED RAINAGE POINT
①	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊖	PROPOSED CAP WITH END OF LINE BLOW-OFF	---	EDGE OF PAVEMENT
⊙	PROPOSED REDUCER	---	PROPOSED DIRECTION OF FLOW
⊚	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊛	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊜	PROPOSED W.I. FITTING WITH THROUGH 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 LATERAL
⊥	PROPOSED SIDEWALK	---	PROPOSED WATER METER
⊦	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
---	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPT. C. LINE
---	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD POWER
---	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

**ABBREVIATIONS**

AD	ANGLE DIFFERENCE	NH	MANHOLE
AV	ARIAL VALVE	N.T.S.	NOT TO SCALE
BVP	BEGIN VERTICAL PROFILE	PVI	POINT OF INTERSECTION
CB	CURB RETURN RADIUS	PVT	POINT OF VERTICAL TANGENT
CBR	CURB RETURN RADIUS	RCB	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	ROW	RIGHT OF WAY
EP	EDGE OF PAVEMENT	SC	SHOULDER
EV	END VERTICAL CURVE	SL	SECTION LINE
FG	FINISHED GROUND	SS	SANITARY SEWER
FH	FIRE HYDRANT	STA	STATION
FL	FLOW LINE	T.O.P	TOP OF PIPE
FL	FLOW LINE	UE	UTILITY EASEMENT
GV	GATE VALVE	WC	WATER CURVE
HCR	HANDICAP CURB RAMP	WLC	WATER LINE CONNECT ON WISE
HC	HIGH CURB	WSE	WATER SURFACE ELEVATION
HW	HIGH WATER		
K	CURVATURE COEFFICIENT		
LF	LINEAR FEET		

**BENCHMARK:**  
 DODGINS 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 68 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 THE CORNER OF SAID SECTION 9 BY A 3.14' ALUMINUM CAP STAMPED S 23°05' AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2.17' ALUMINUM CAP STAMPED S 89°53' BEING CONSIDERED TO BEAR SOUTH 00°19'06" EAST 2548.79 FEET

PREPARED UNDER THE SUPERVISION OF  
 BRIAN P. WILSON  
 CO. ORLANDO P.E. 0050657

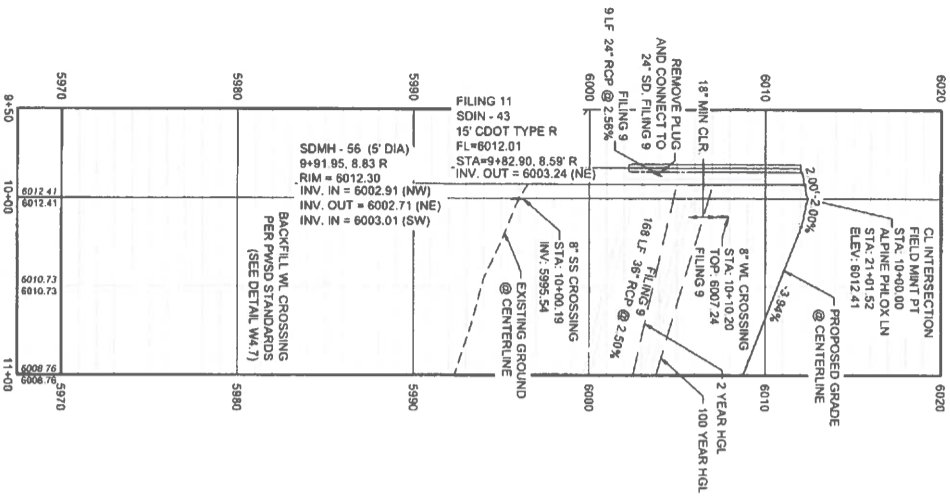
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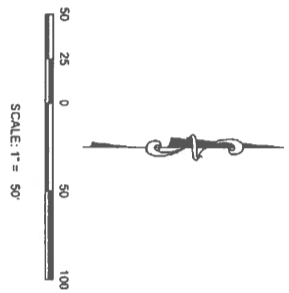
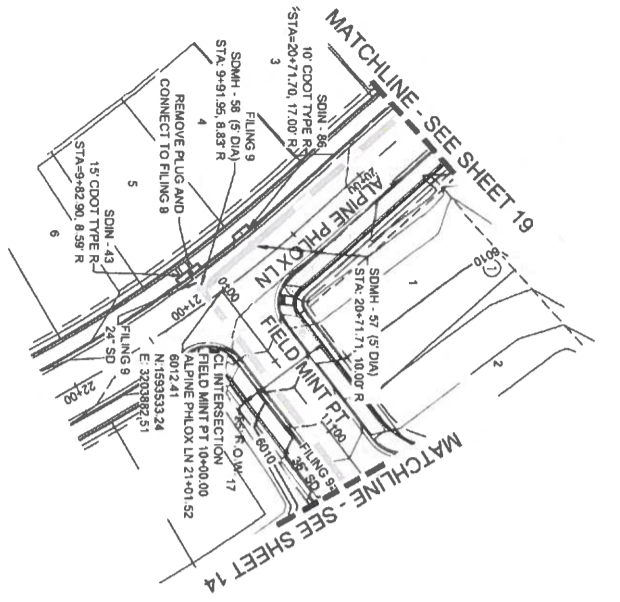
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 Date

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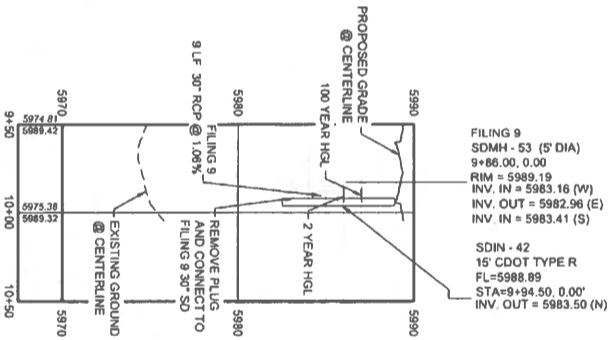
PROFILE: FIELD MINT PT STA: 9+50.00 TO 11+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



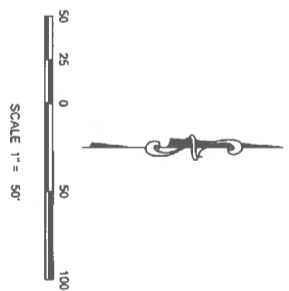
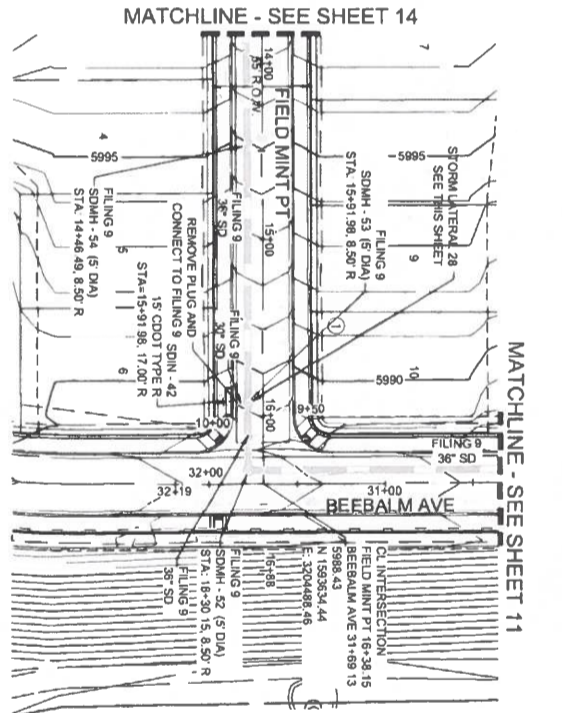
PLAN: FIELD MINT PT STA: 9+50.00 TO 11+00.00  
HORIZONTAL SCALE: 1" = 50'



PROFILE: STORM LATERAL 28 STA: 9+50.00 TO 10+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



PLAN: FIELD MINT PT STA: 14+00.00 TO 16+88.00  
HORIZONTAL SCALE: 1" = 50'



**BENCHMARK**  
DOUGLASS COUNTY CONTROL POINT KNOWN AS 1.069032 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 83 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 23033 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 100°15'05" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF  
BRIAN P. WILSON  
COLORADO P.E. 00550087

The Town of Parker certifies general compliance with the Town's standards and approved variance, 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 reports, final approved and on file with the Town of Parker.

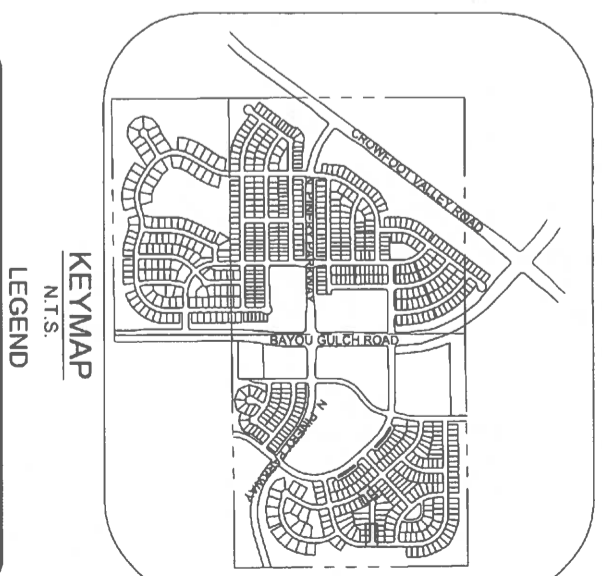
06/02/2021  
Date

**ABBREVIATIONS**

AD	ANGLE DIFFERENCE	NH	MANHOLE
AV	AROMATIC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVT	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PCB	POINT OF VERTICAL TANGENT
CHR	CURB RETURN RADIUS	RCB	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RFW	REINFORCED FIBER WATER
END	END VERTICAL CURVE	SC	SANITARY CAP
EV	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FR	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GR	GATE VALVE	UD	UTILITY EASEMENT
HR	HIGH POINT	UC	UTILITY CURB RAMP
HP	HIGH POINT	WC	WATER LINE
IN	INVERT	WLC	WATER LINE CONNECTION
K	CURVATURE COEFFICIENT	WSE	WATER SURFACE ELEVATION
LF	LINEAR FEET		

**LEGEND**

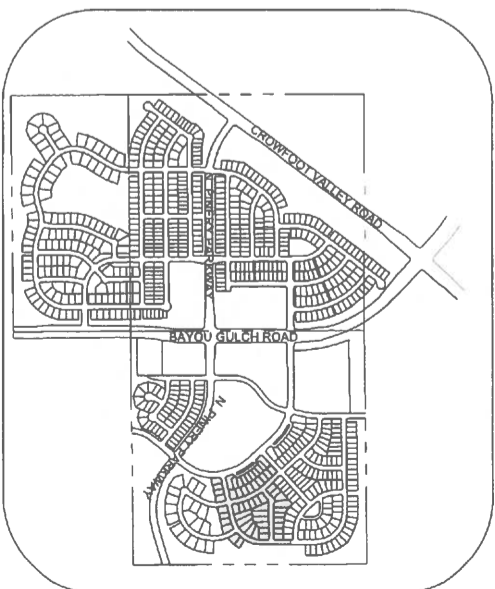
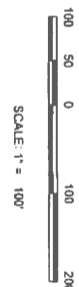
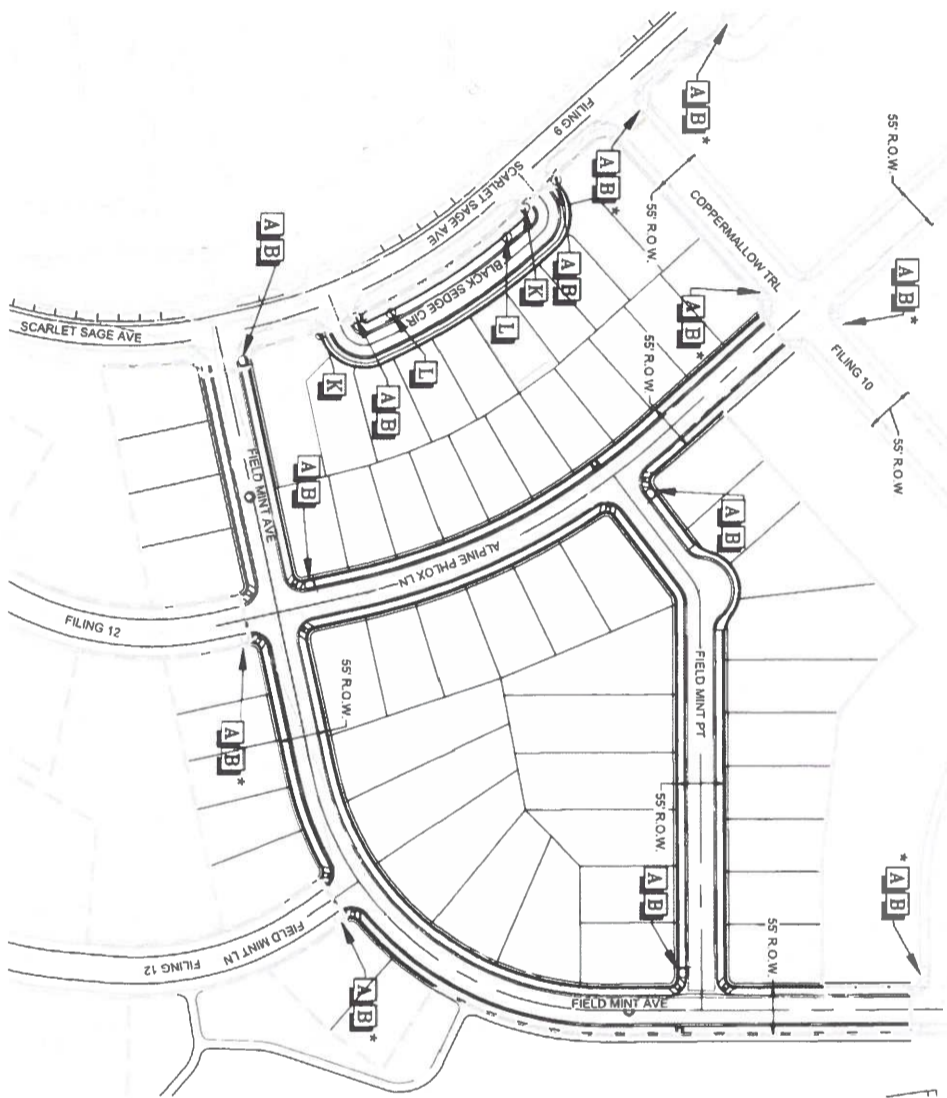
②	BLOCK NUMBER	▲	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊖	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊗	PROPOSED REDUCER	---	OF FLOW
⊙	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊚	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊛	PROPOSED M. 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 WATER LATERAL W/ METER
⊡	PROPOSED LIGHT POLE	---	EXISTING SECTION LINE
⊢	PROPOSED SIDEWALK	---	EXISTING FILING BOUNDARY
⊣	PROPOSED SIDEWALK RAMP	---	EXISTING OPTIC FIBER
⊤	EXISTING ELEVATION	---	EXISTING POWER OVERHEAD
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING TELEPHONE LINE
⊥	PROPOSED STORM DRAIN INLET	---	
⊦	PROPOSED STORM DRAIN MANHOLE	---	





**UNCC**  
UNIVERSITY OF NORTH CAROLINA  
CONSTRUCTION CENTER

CALL 811  
TWO WEEKS  
BEFORE YOU DIG  
1-800-922-1987




LEGEND	
A	STOP SIGN RT-1
B	STREET NAME SIGN D3
C	DEAD END SIGN W4-1
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 RT-2
I	PEDESTRIAN TRAFFIC SIGN W1-2
J	SCHOOL CROSSING SIGN ST-1
K	PRIVATE ROAD NO TOWN MAINTENANCE
L	NO PARKING RB-3A
*	TO BE INSTALLED WITH OTHER FILINGS

**BENCHMARK**  
DODD COUNTY CONTROL POINT KNOWN AS 1.080032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD 88 DATUM.

**BASE OF BEARINGS**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 8955 BEING CONSIDERED TO BEAR SOUTH 00° 15' 06" EAST, 2648.70 FEET.

PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON  
COLORADO P.E. 0050067

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

Town of Parker, Director of Engineering

*[Signature]*

Date: 06/02/2021

SHEET NUMBER  
**24**

DRAWN BY: JR  
CHECKED BY: JF  
DATE: 6/1/2021

**TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
SIGNAGE AND STRIPING**

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112



10333 E Dry Creek Rd  
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Englewood, CO 80112  
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Fax: (720) 482-9546

