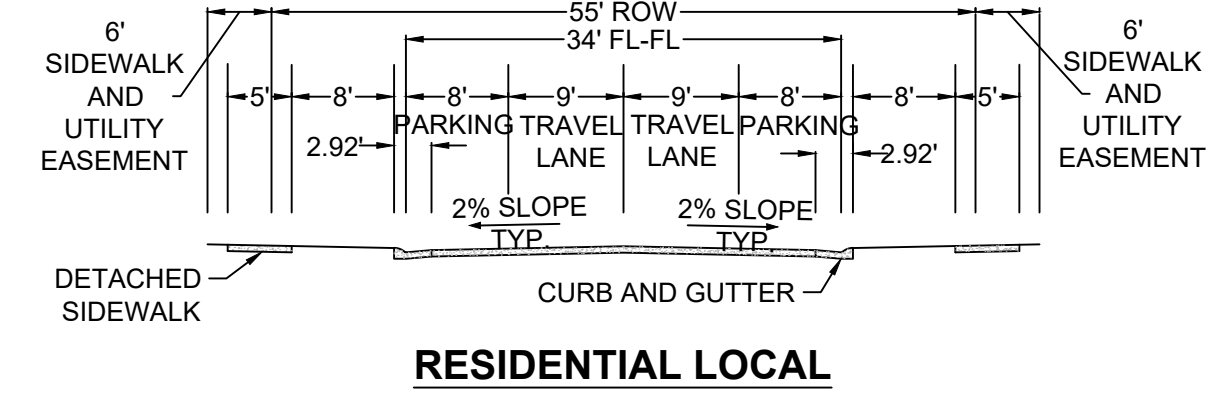
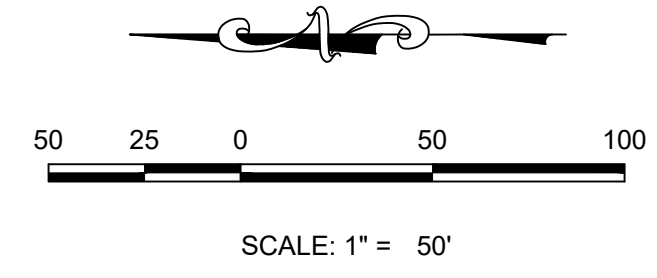
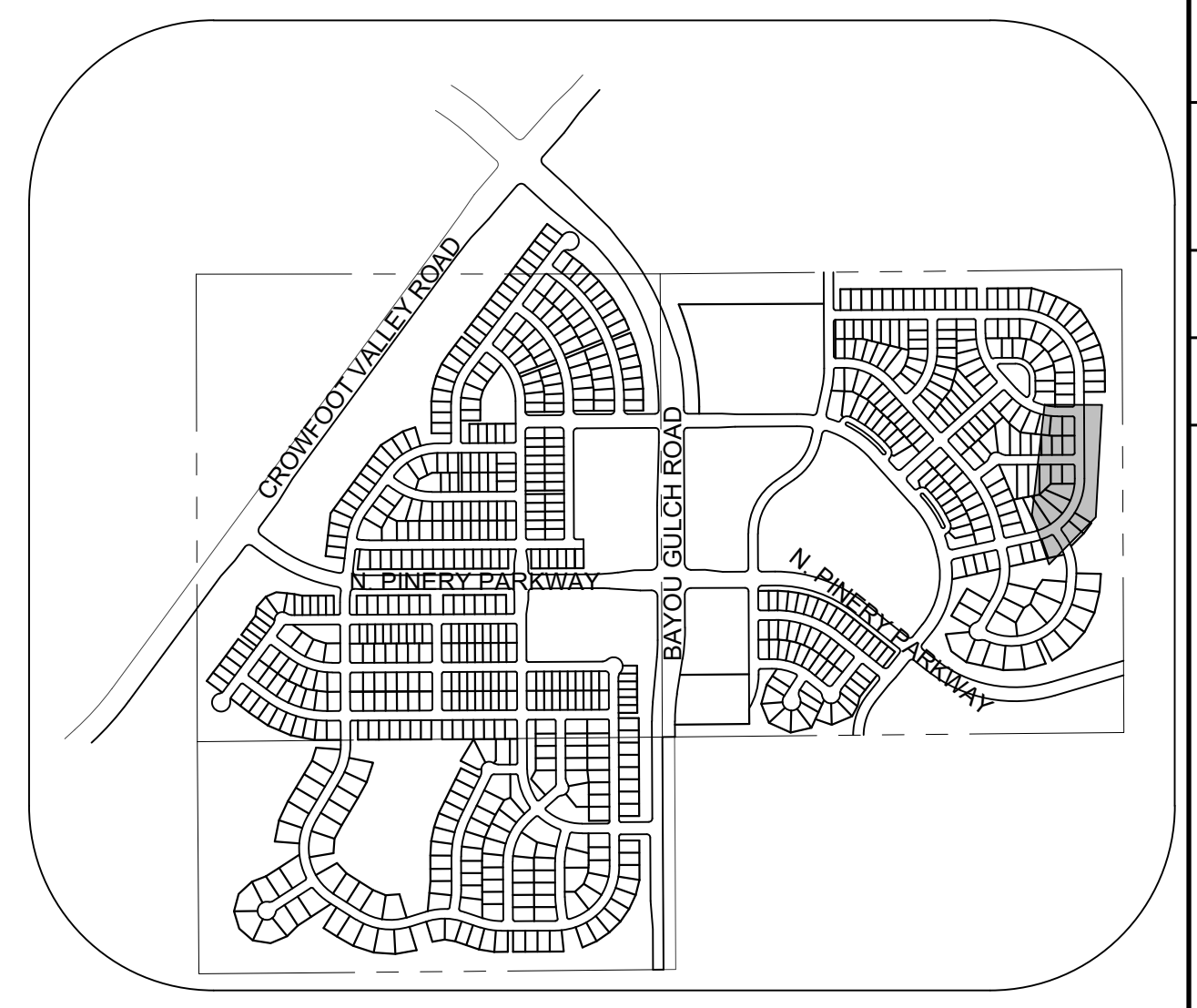


PLAN: BEEBALM AVE STA: 28+00.00 TO 32+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

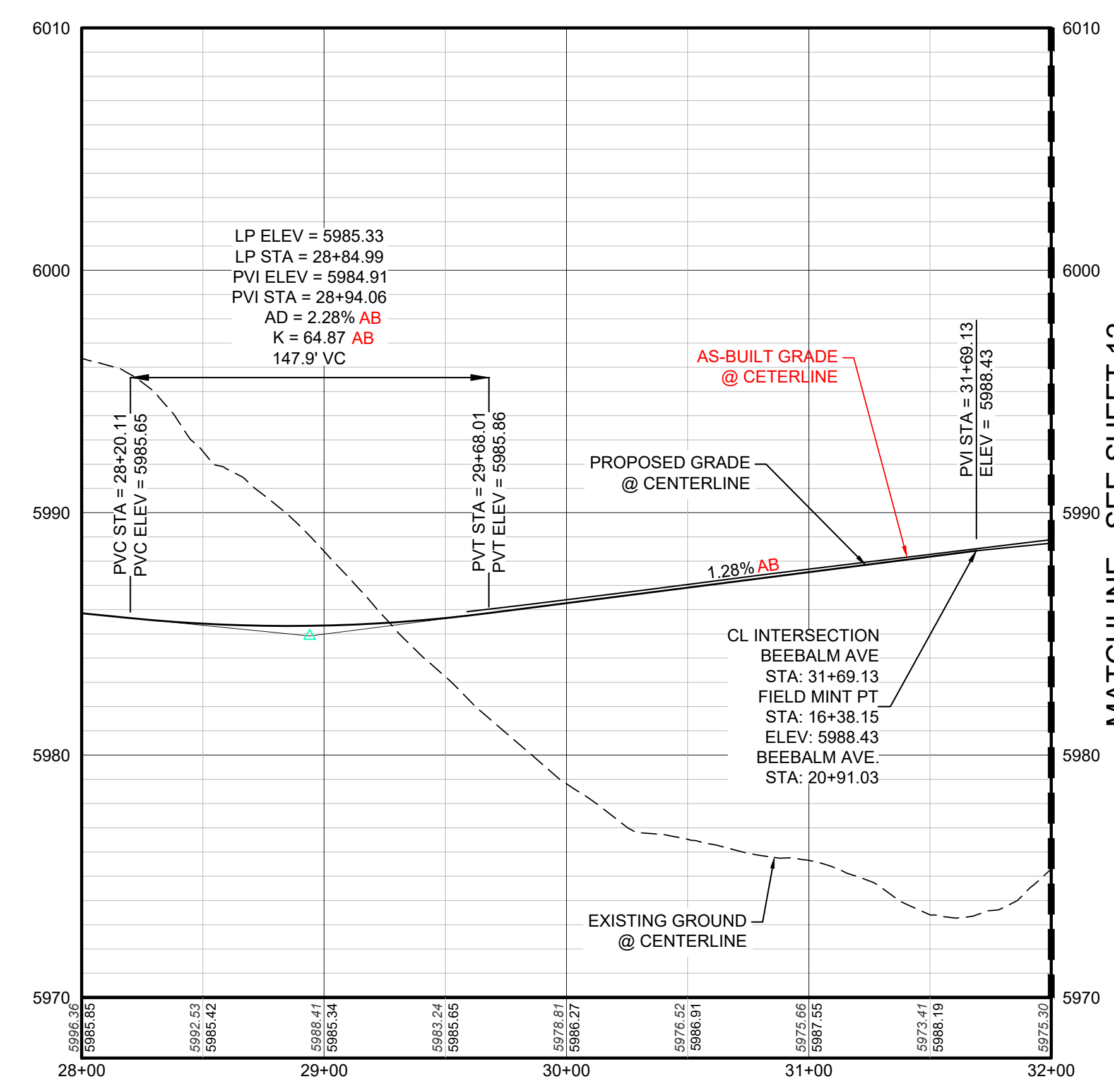


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
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Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	PROPERTY LINE
Ⓜ	PROPOSED REDUCER	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED VALVE	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED FIRE HYDRANT	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	5615	EXISTING 5' CONTOUR
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Ⓜ	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	---	PROPOSED WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	OPTIC LINE
		---	EXISTING OVERHEAD POWER
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PROFILE: BEEBALM AVE STA: 28+00.00 TO 32+00.00
HORIZONTAL: 1" = 50'
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AS-BUILT FILING 11
SURVEY INFORMATION
SUPPLIED BY AZTEC
CONSULTANTS ON 05/18/23

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

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

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Tel: 720.482.952
www.cvlinc.net
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CVL
a Westwood team

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
STREET PLAN AND PROFILE
BEEBALM AVENUE

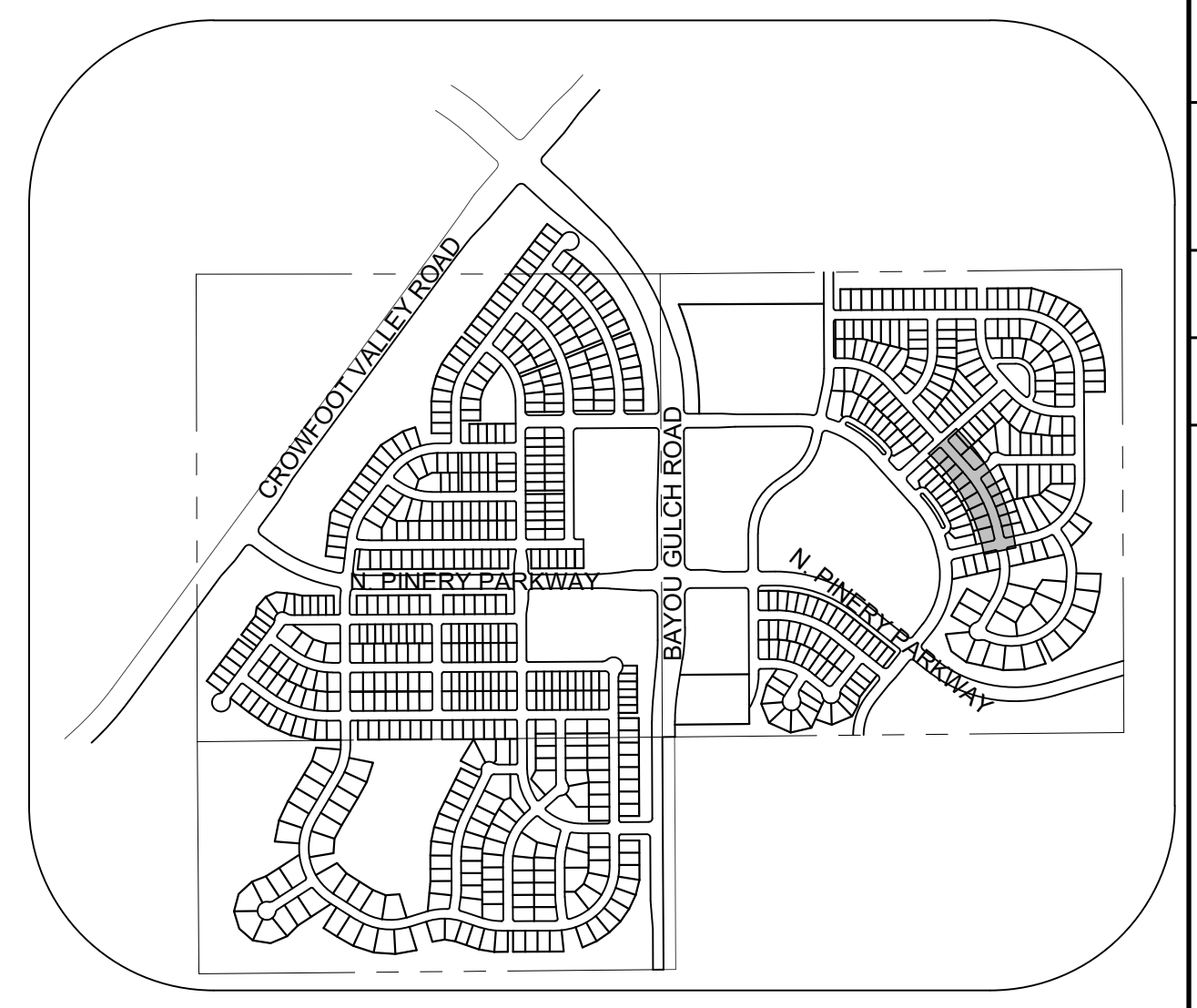
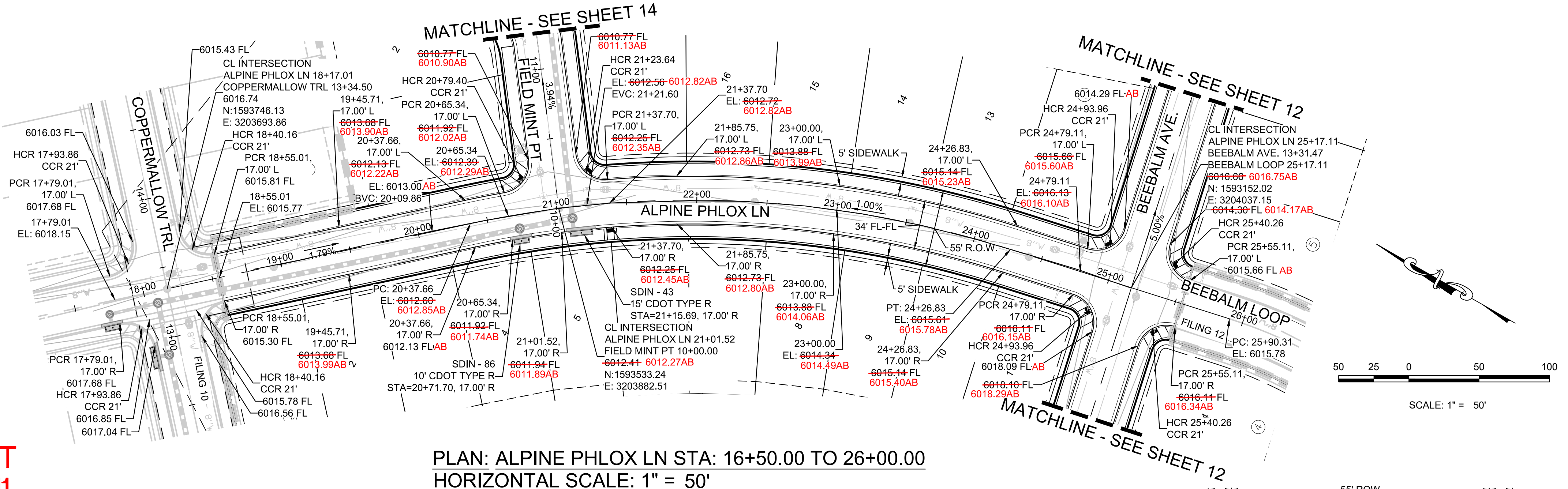
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FILE NO: 8130283701

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

SHEET NUMBER: 11

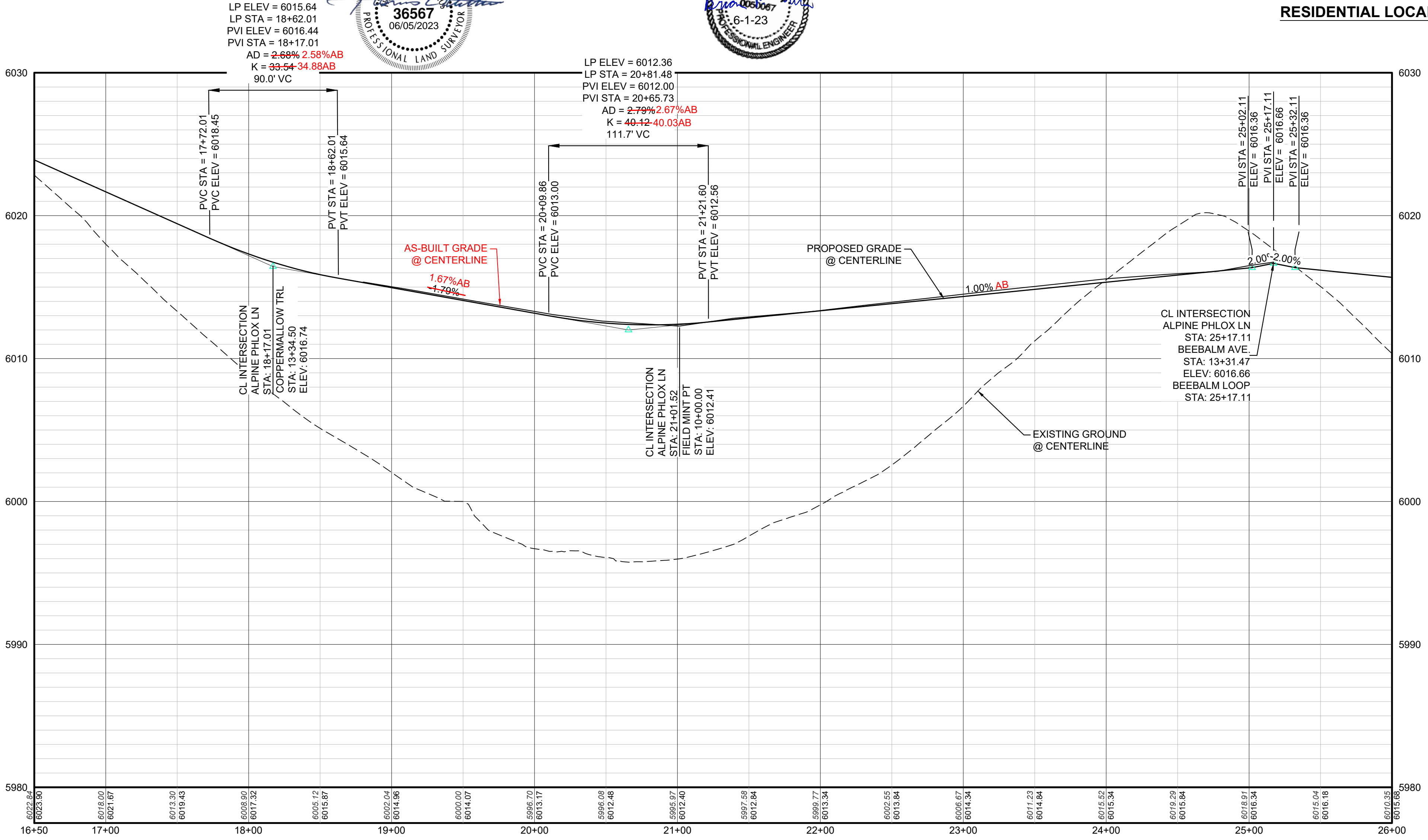
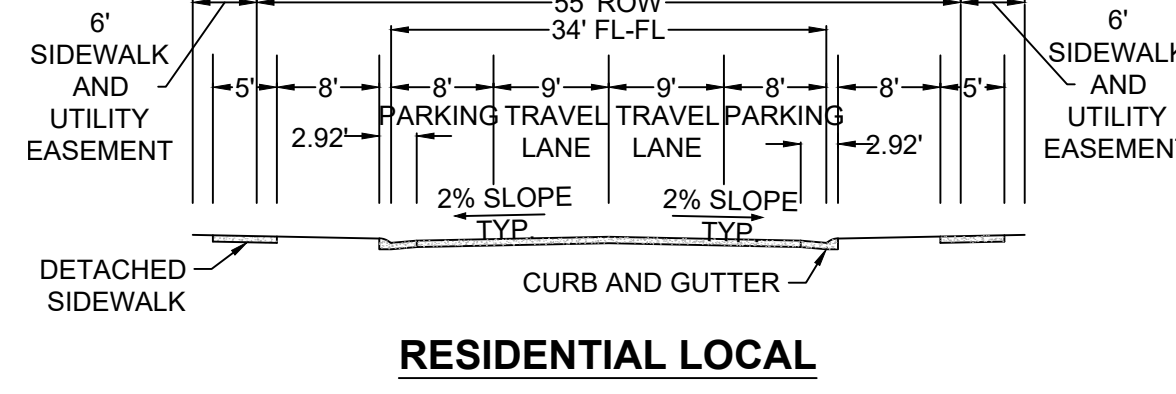
Revisions: No. Date Init. Appr. Date

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PREPARED UNDER THE SUPERVISION OF

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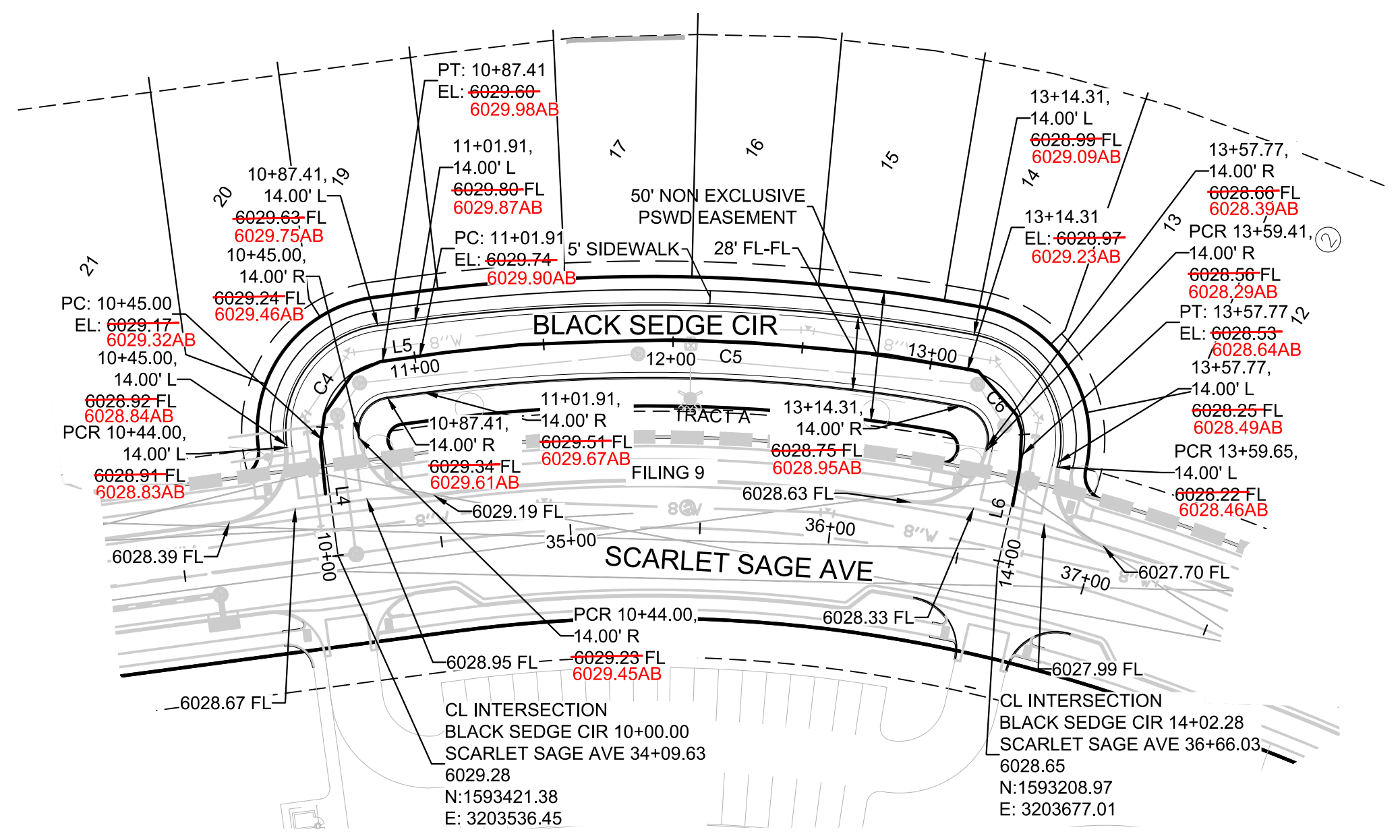
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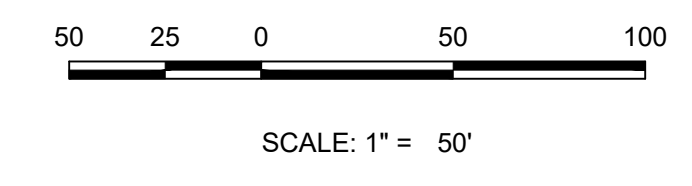
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7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
ALPINE PHLOX LANE

13

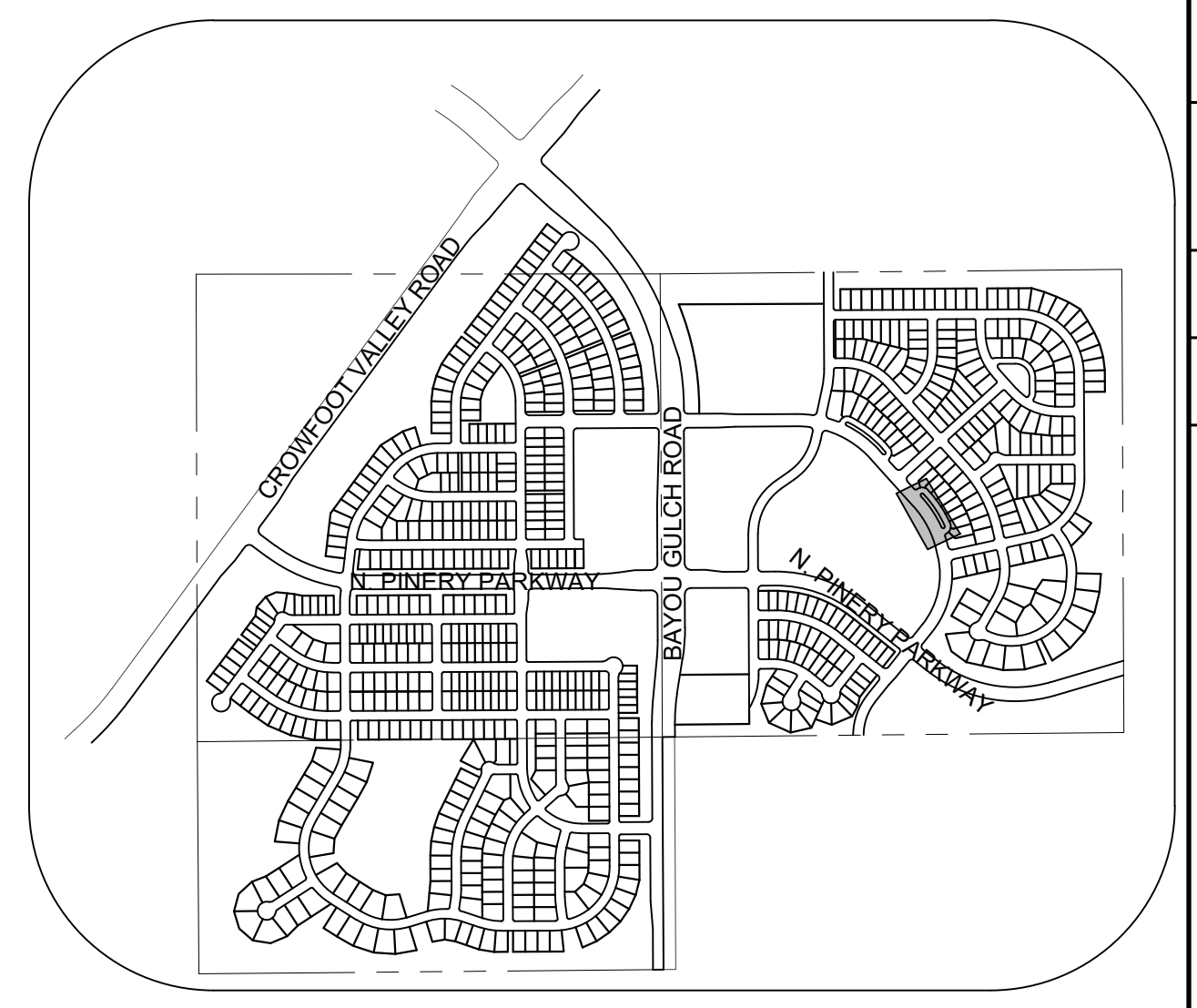


PLAN: BLACK SEDGE CIR STA: 10+00.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L4	45.00'	S47°54'30"W
L5	14.50'	N42°05'30"W
L6	44.52'	N68°14'21"E

CURVE TABLE			
CURVE NO.	LENGTH	RADIUS	DELTA
C4	42.41'	27.00'	90°00'00"
C5	212.40'	672.00'	18°06'34"
C6	43.46'	27.00'	92°13'17"



KEYMAP
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NOTES:
1. ON ANY PRIVATE ROADWAYS, THE TOWN OF PARKER SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING ASSOCIATED STORM DRAINAGE STRUCTURES AND PIPES, UNLESS APPROVED BY THE PUBLIC WORKS DEPARTMENT

AS-BUILT FILING 11 SURVEY INFORMATION SUPPLIED BY AZTEC CONSULTANTS ON 05/18/23

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
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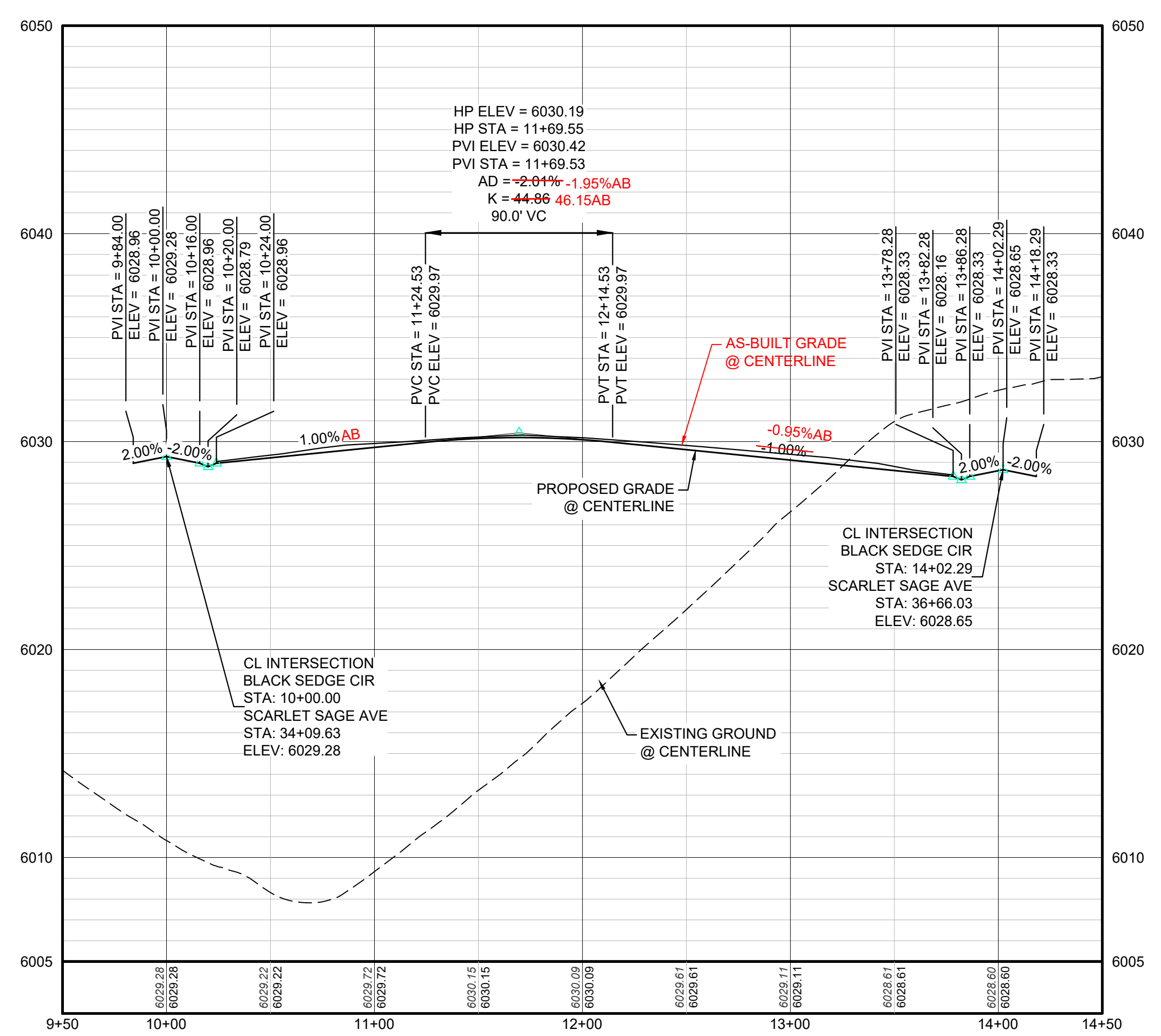
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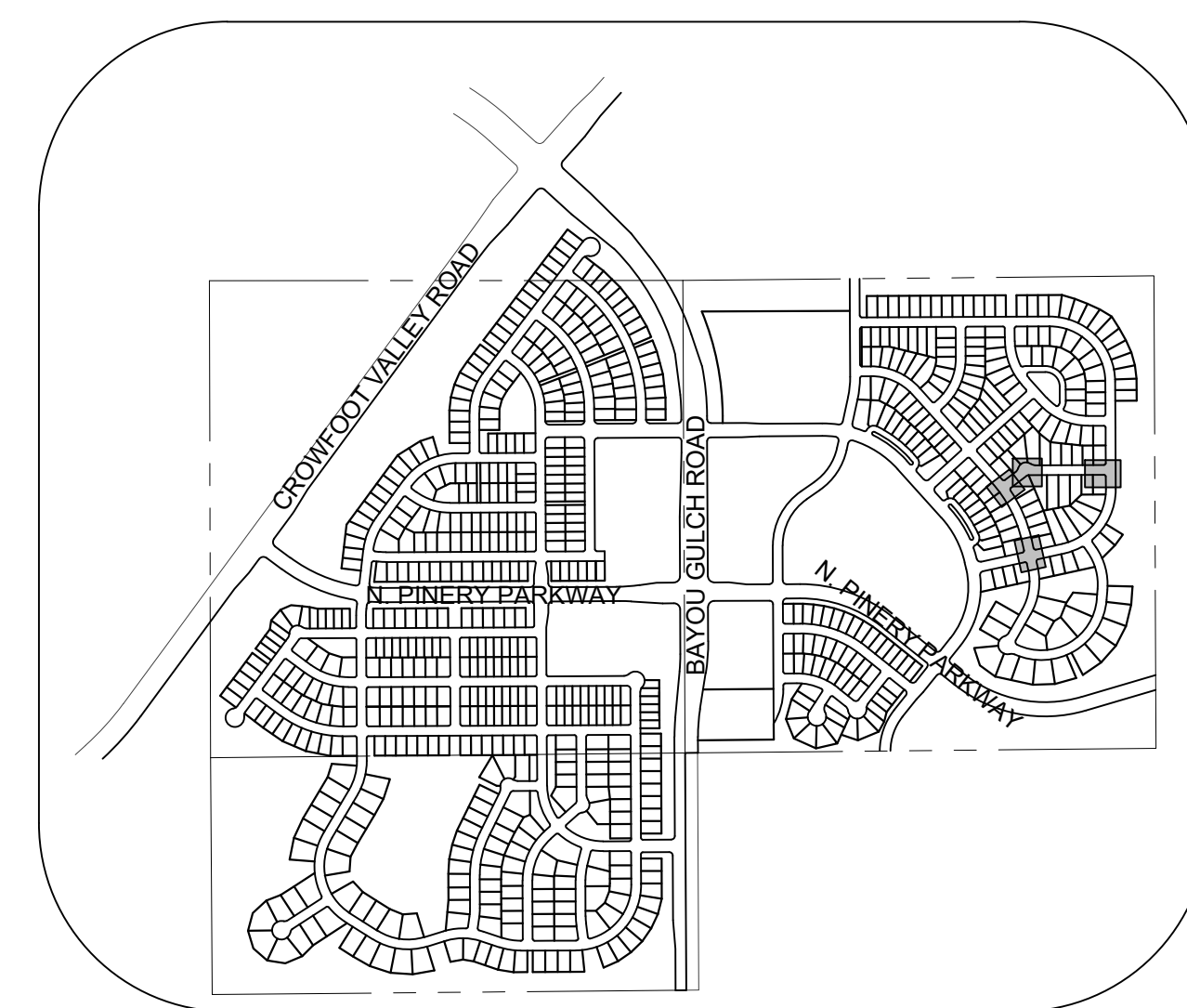
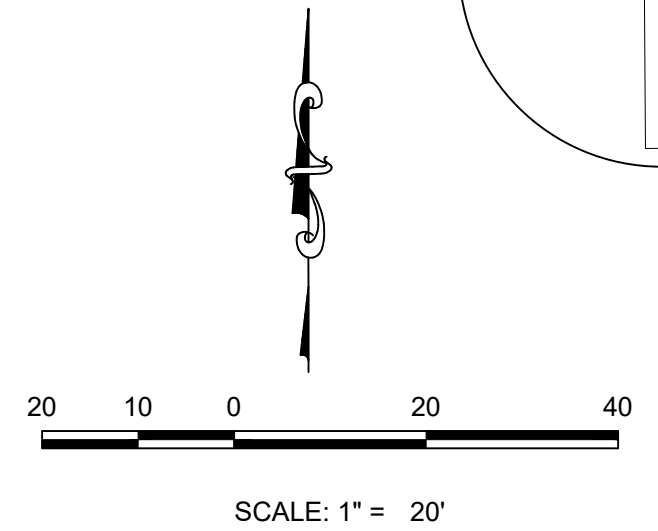
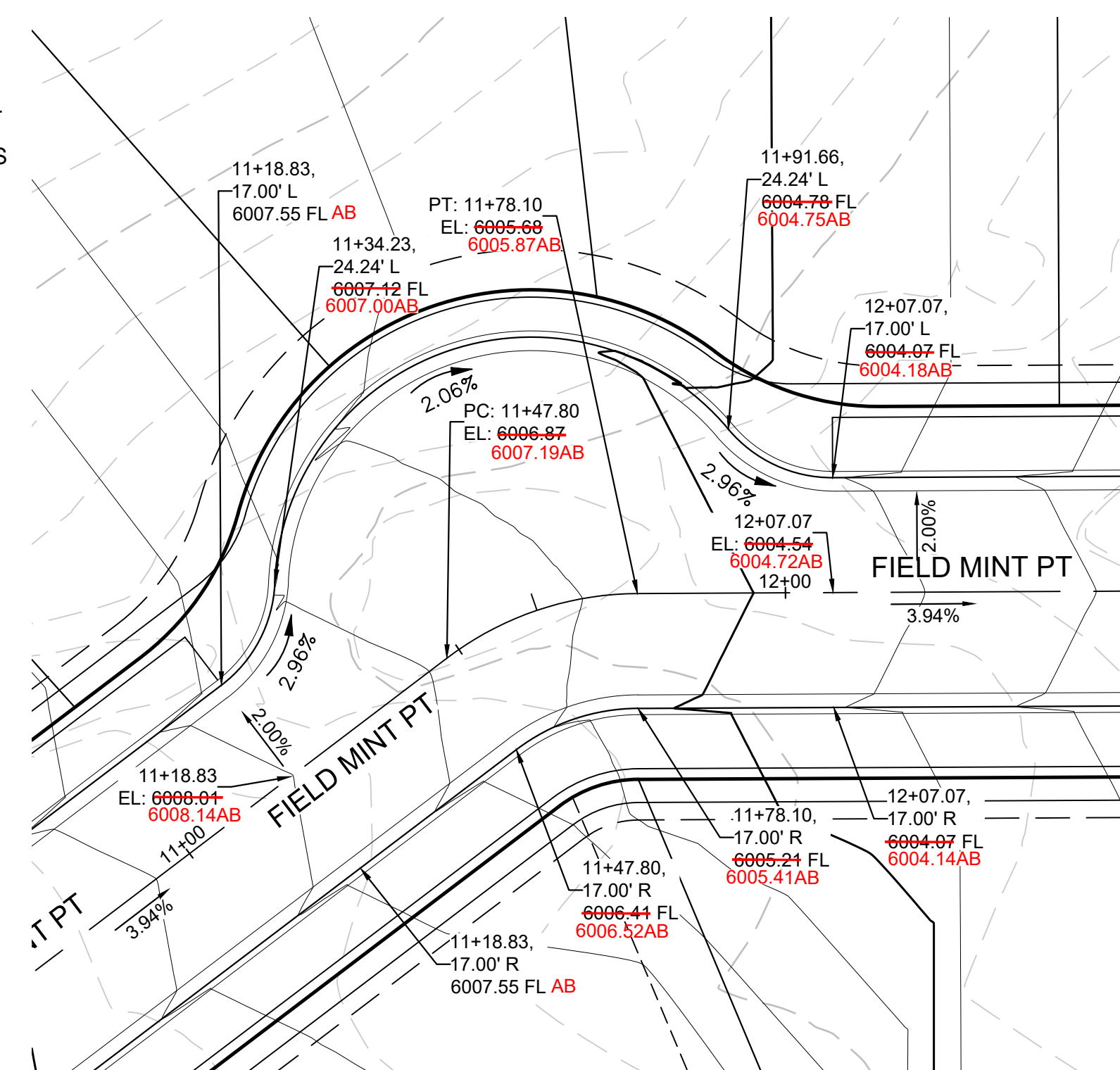
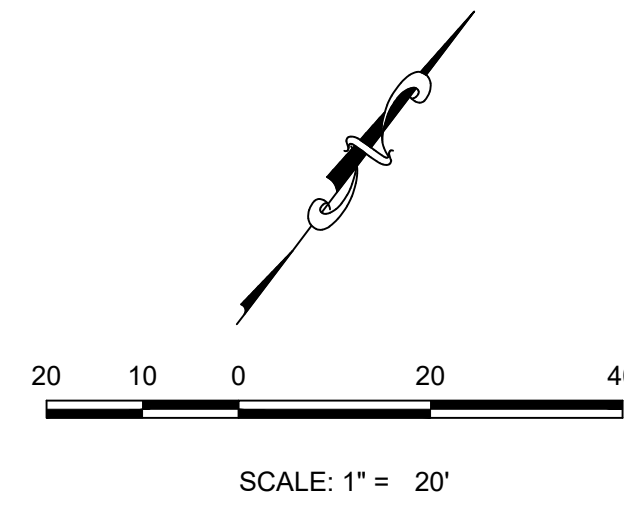
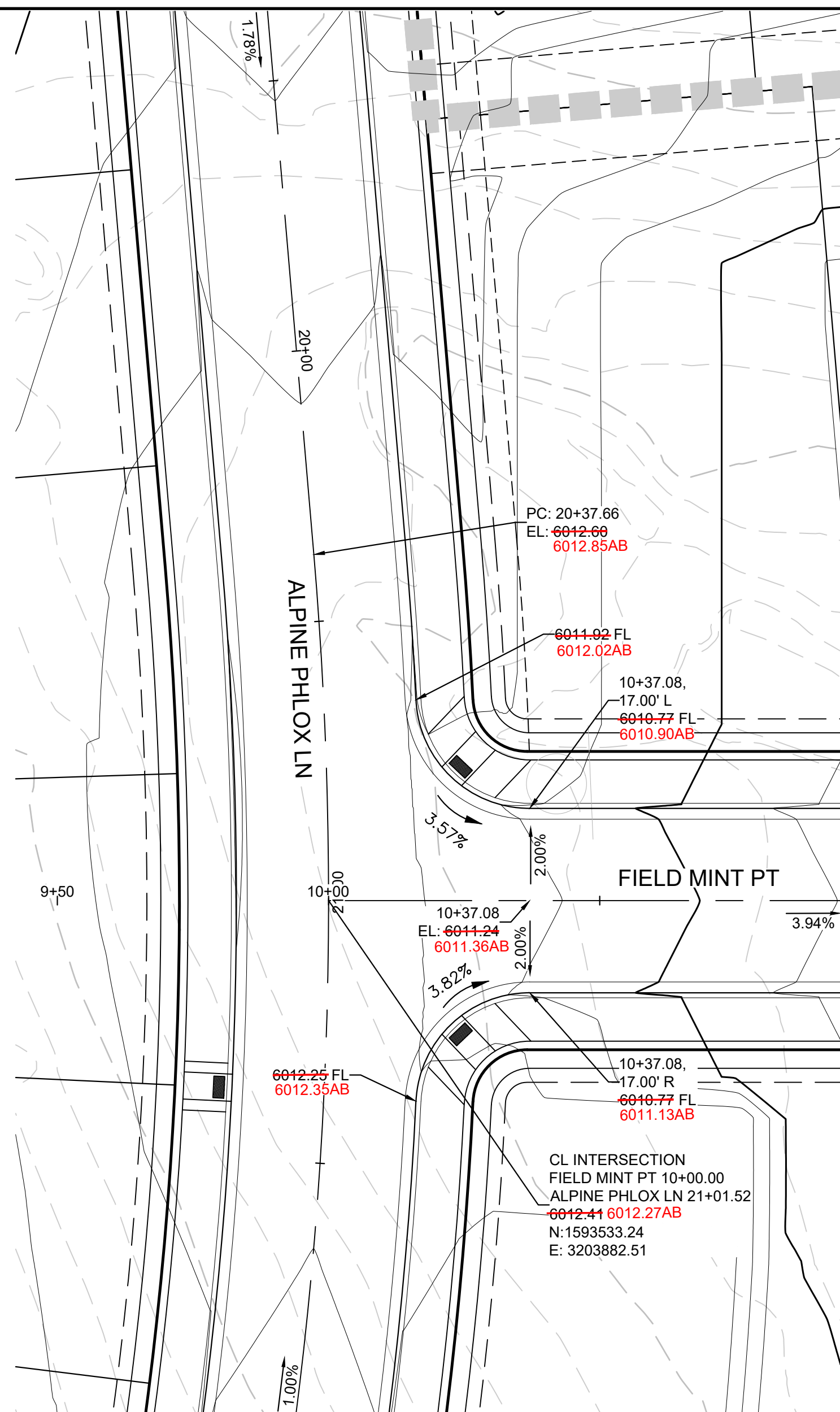
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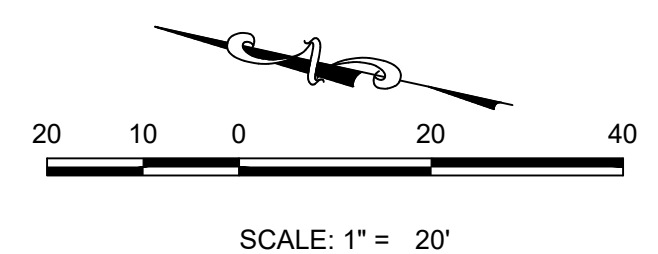
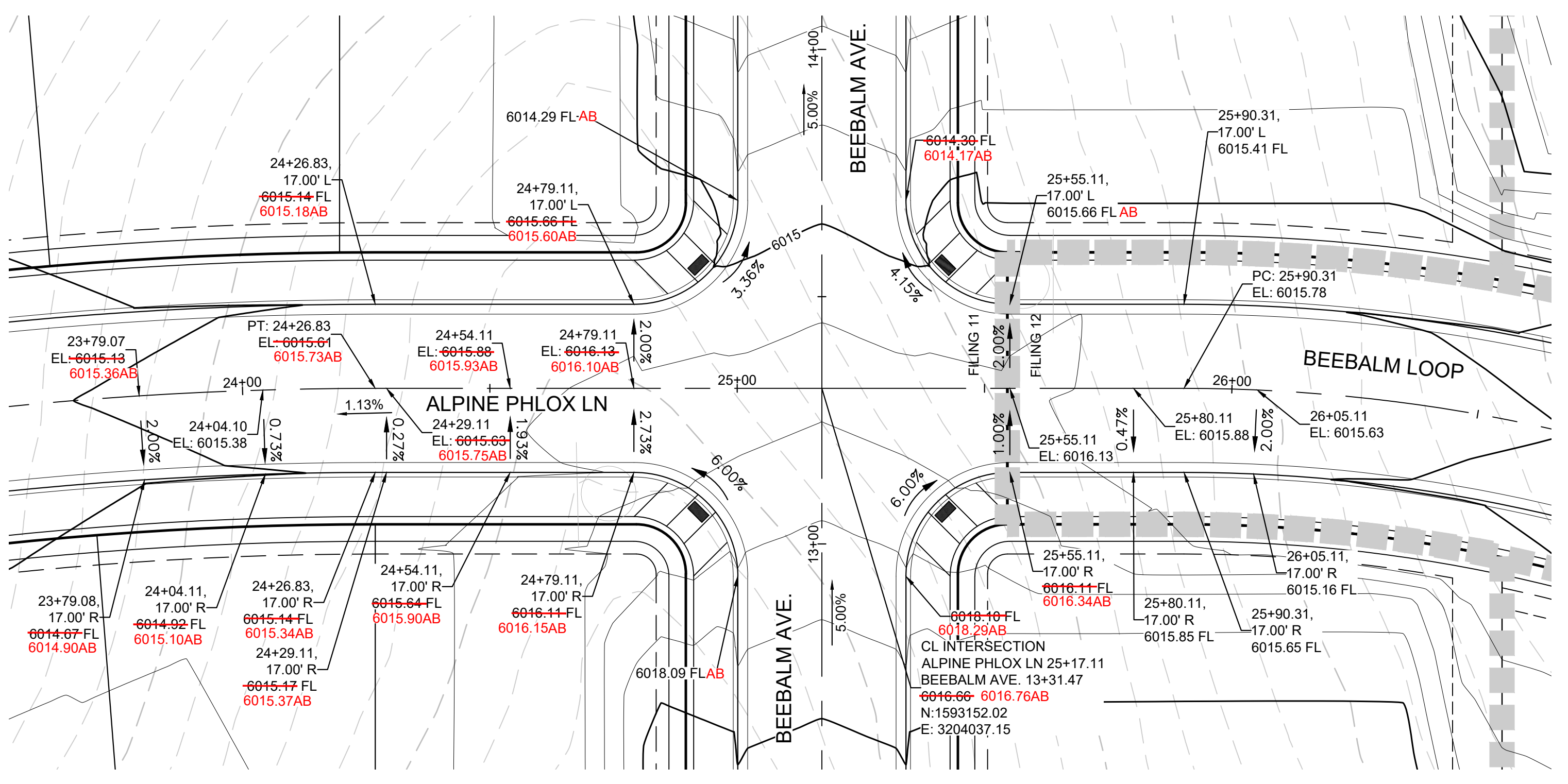
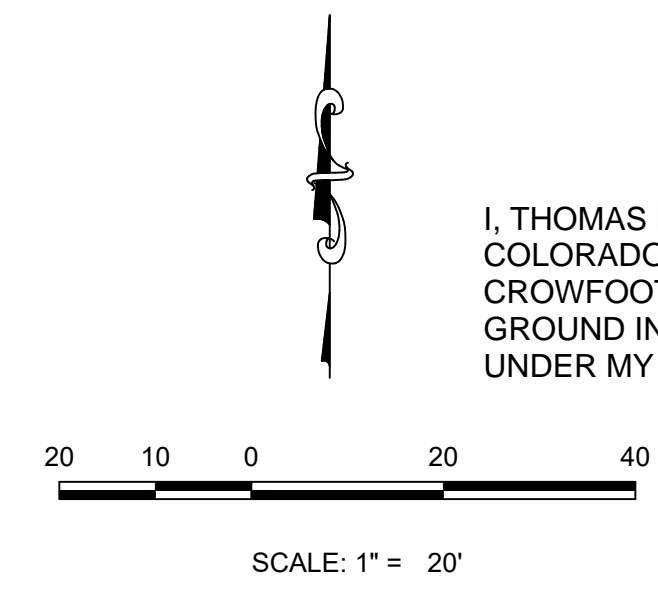
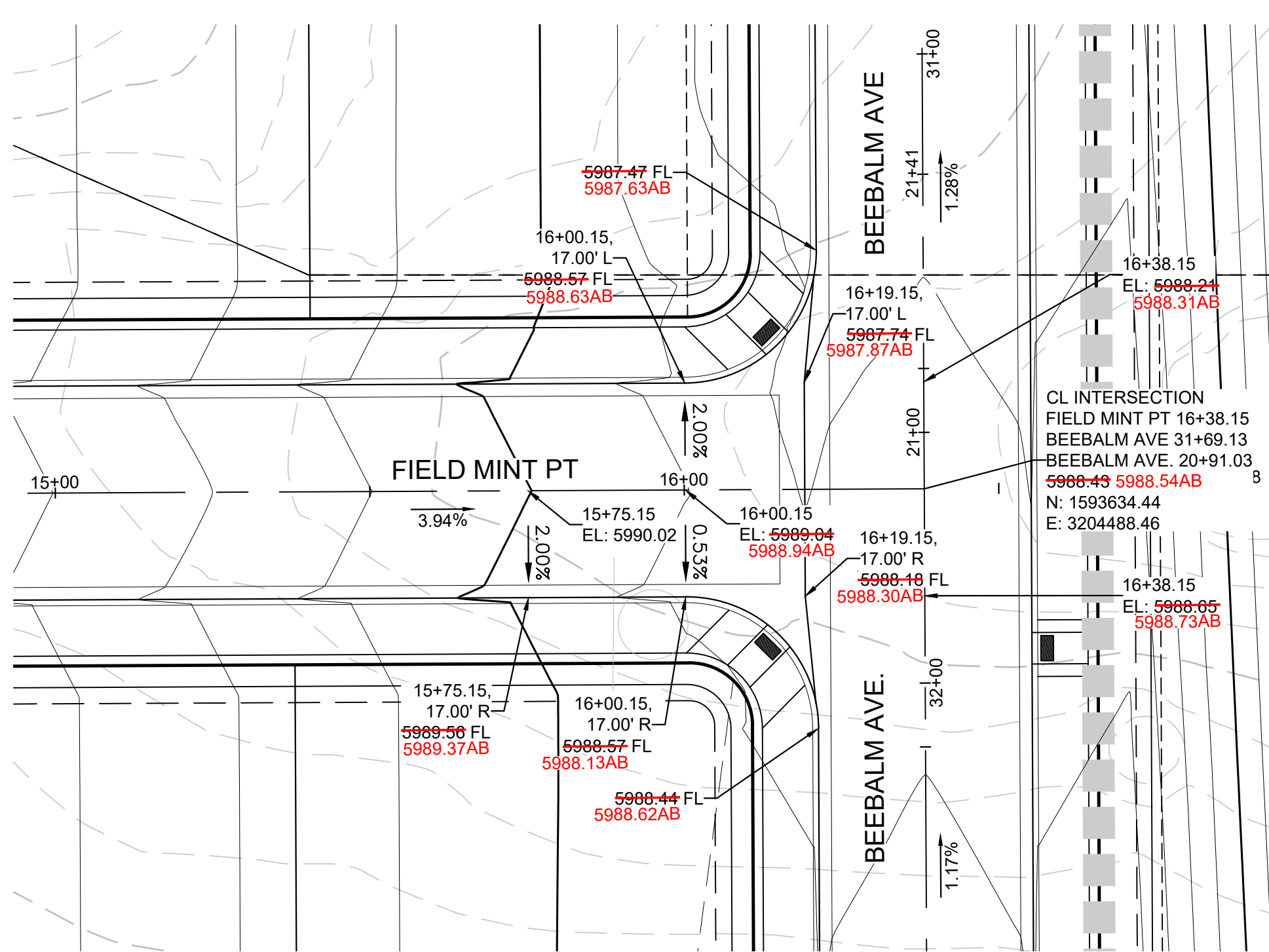
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10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS STREET PLAN & PROFILE BLACK SEDGE CIRCLE	SCALE: AS SHOWN FILE NO: 8130283701	DRAWN BY: JF CHECKED BY: JU DATE: SEPTEMBER 2017	SHEET NUMBER: 15
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FILING 11
SURVEY INFORMATION
SUPPLIED BY AZTEC
CONSULTANTS ON 05/18/23



"I, THOMAS E. KUTTRUS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF TRAILS AT CROWFOOT FILING 11 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 5/18/2023 IN THE STATE OF COLORADO."



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 23063 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 8935 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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10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.9522 www.cvlinc.net westwoodsps.com	Revisions	No.	Date	Appr.	Date
HR 935 LLC 7363 South Alton Way CENTENNIAL, CO 80112					
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS INTERSECTION PLANS					
SCALE: AS SHOWN					
DRAWN BY: RHR					
CHECKED BY: JW					
DATE: SEPTEMBER 2017					
SHEET NUMBER 16					
FILE NO: 8130283701					



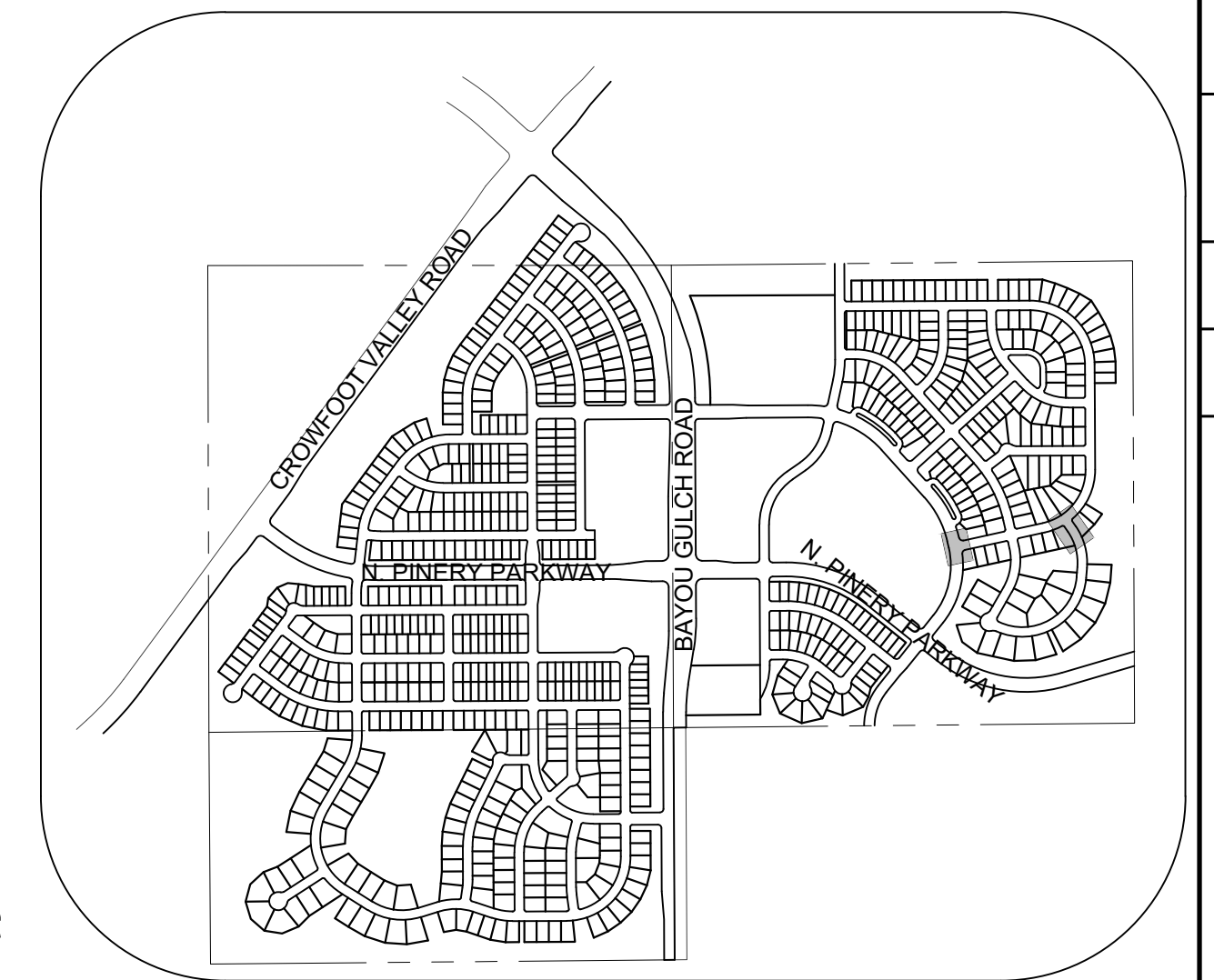
N:\PROJECTS\HSH\ANCHORAGE\ENGINEERING\HSET\SET\2023\FITDOWN OF PARKER\F11 INTERSECTION PLANS.DWG, SITFRANCOEUR, 5/31/2023 6:15 PM

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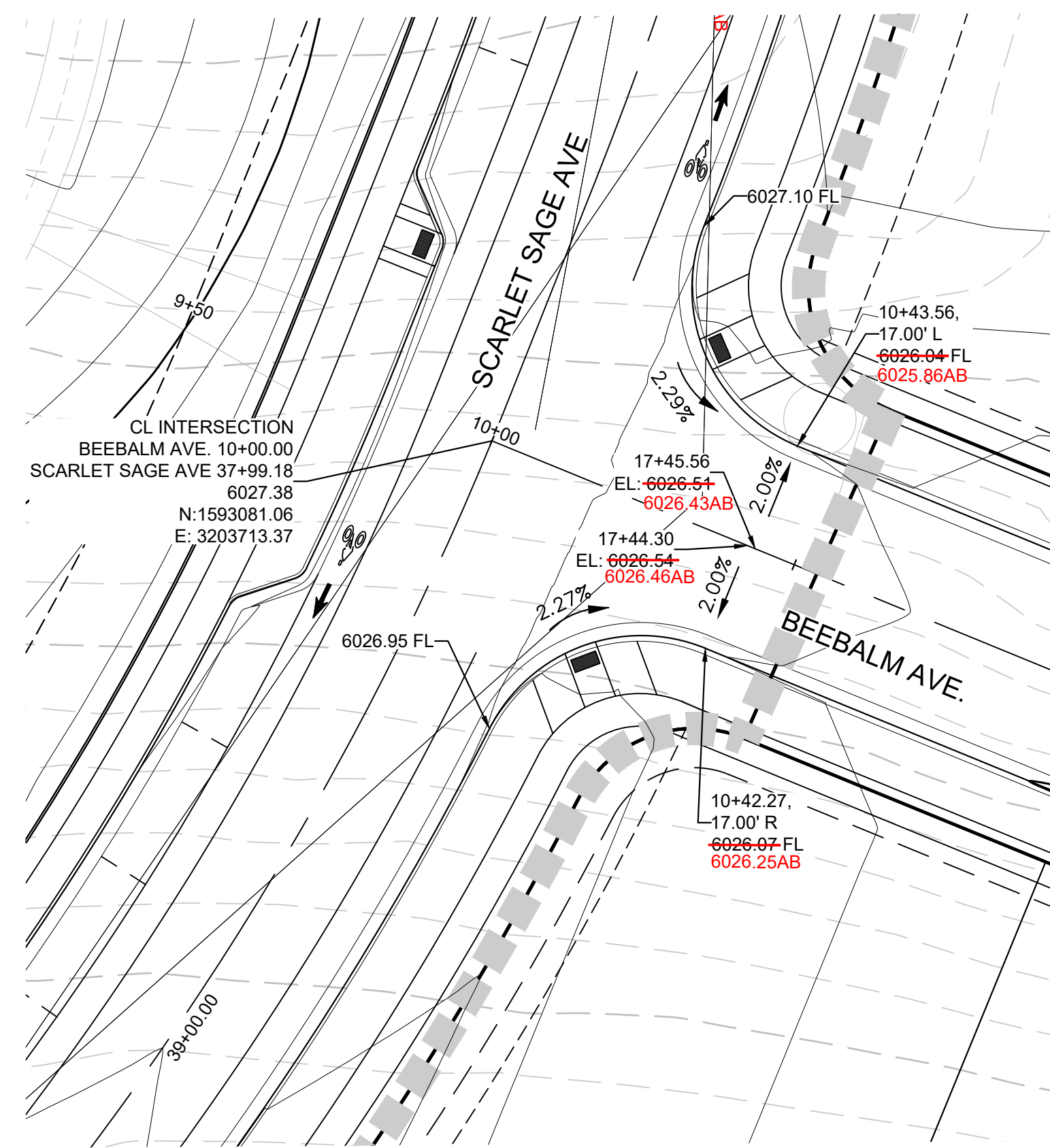
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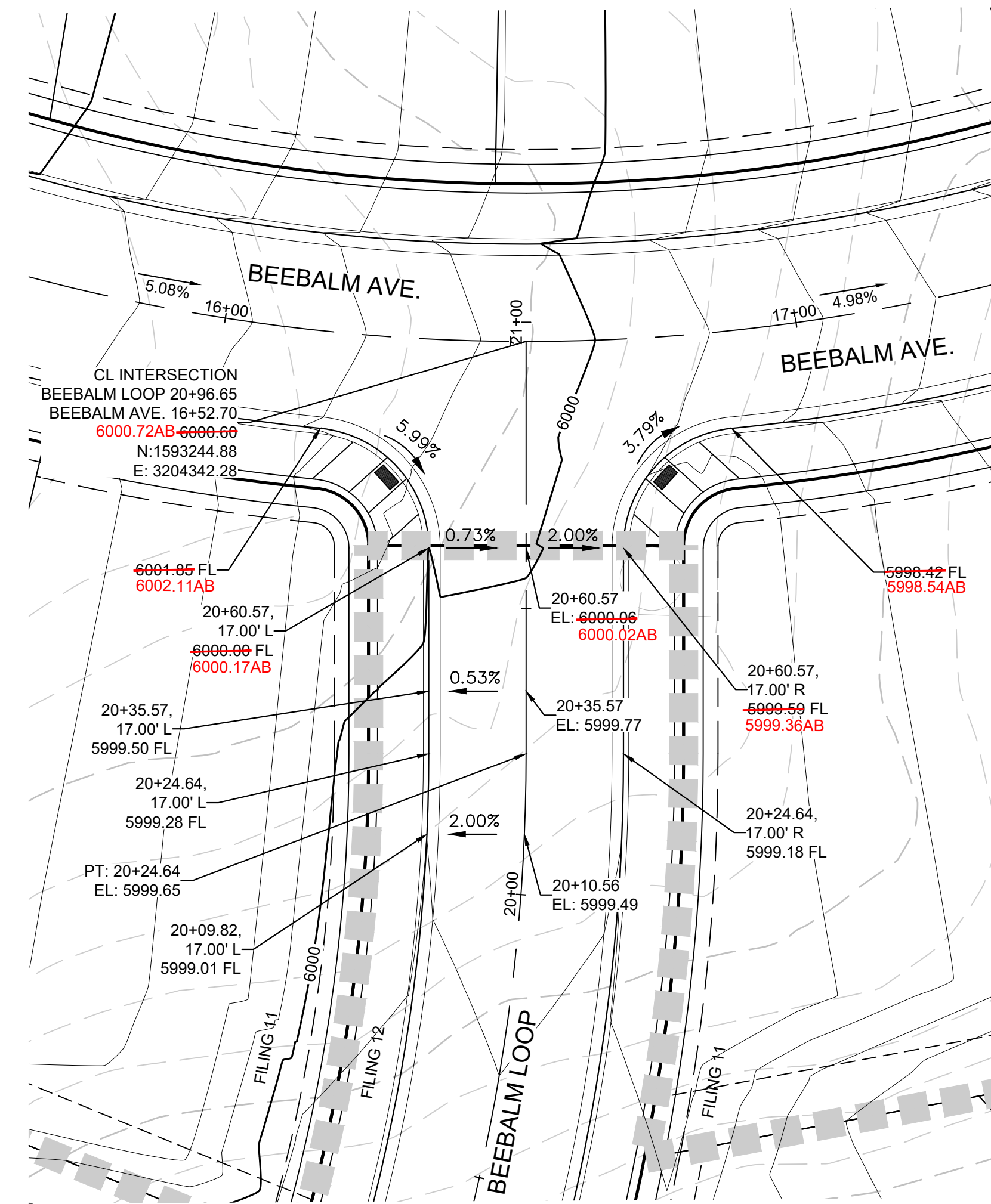
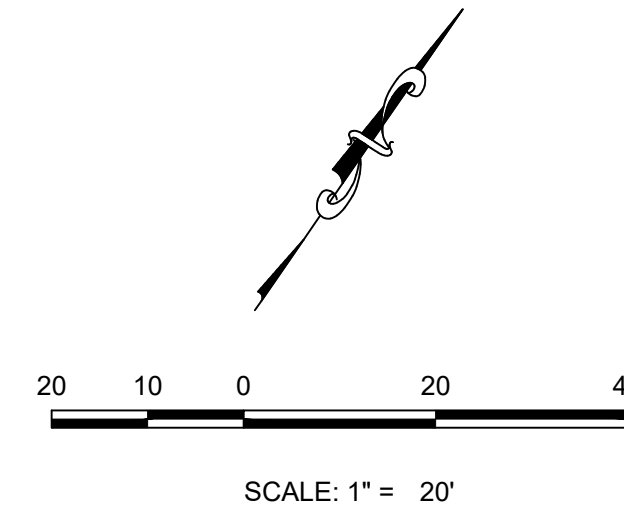
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KEYMAP
N.T.S.



PLAN: BEEBALM AVE. & SCARLET SAGE AVE
HORIZONTAL SCALE: 1" = 20'



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

**AS-BUILT
FILING 11
SURVEY INFORMATION
SUPPLIED BY AZTEC
CONSULTANTS ON 05/18/23**

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

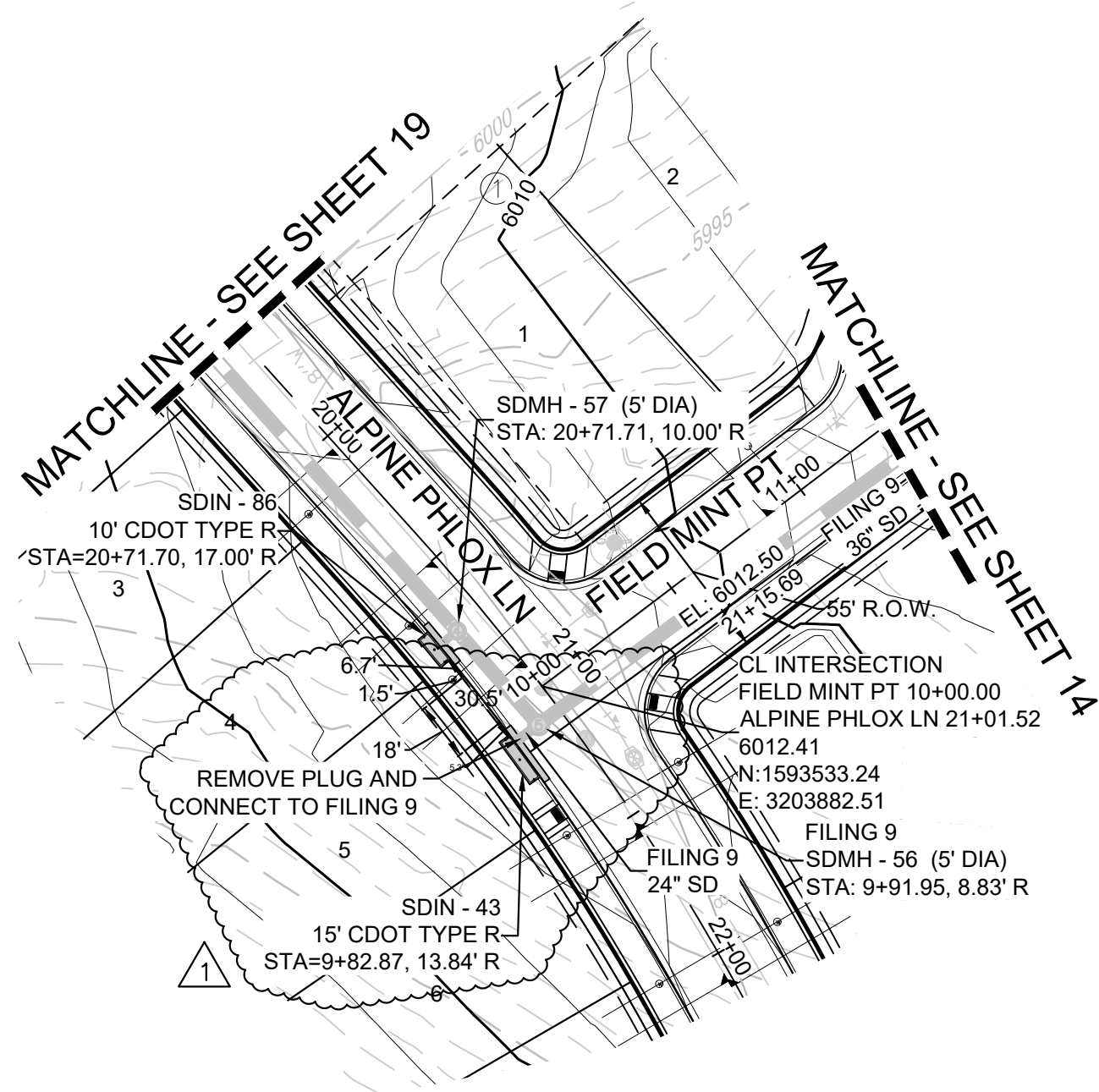
BENCHMARK
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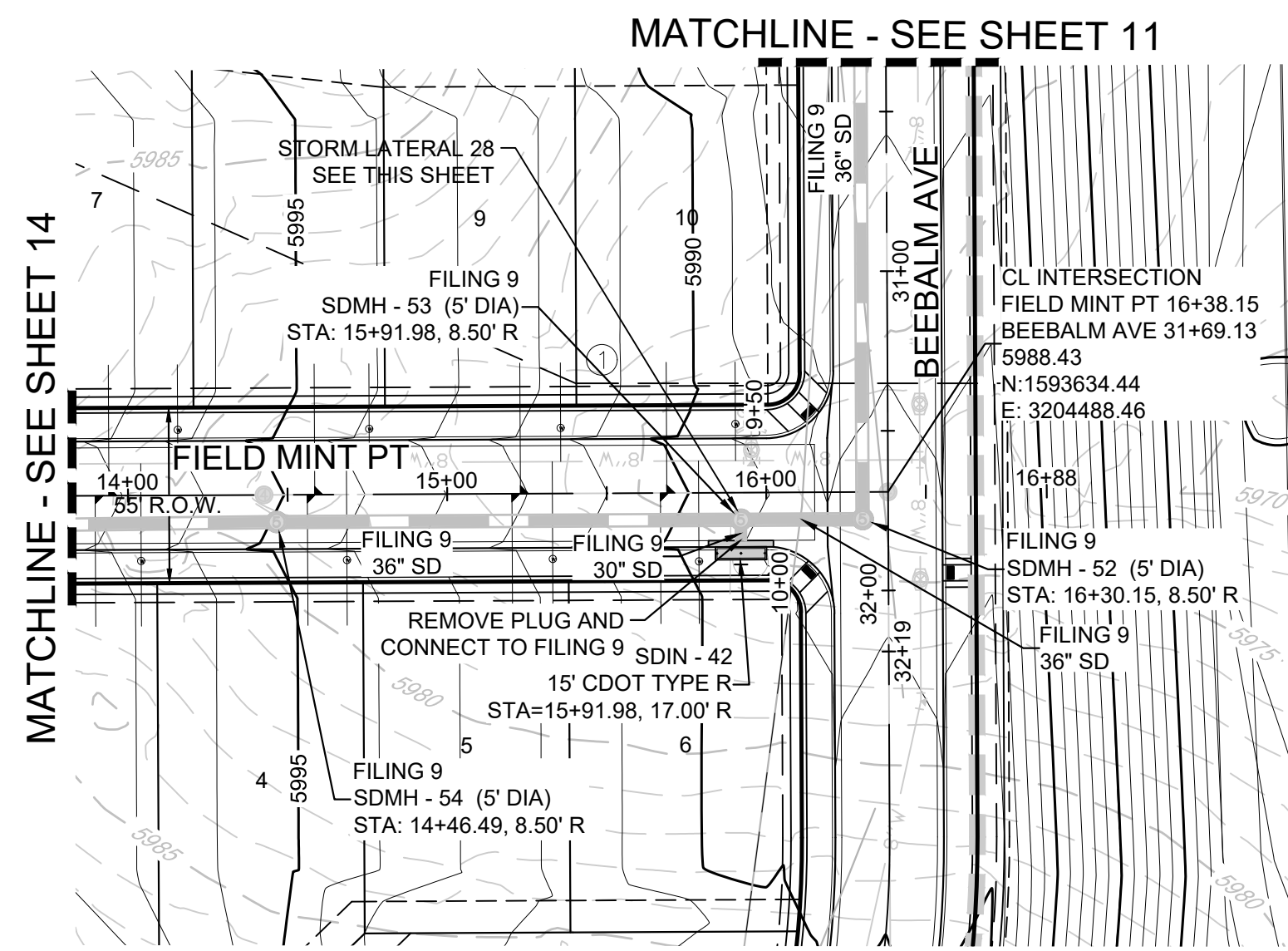
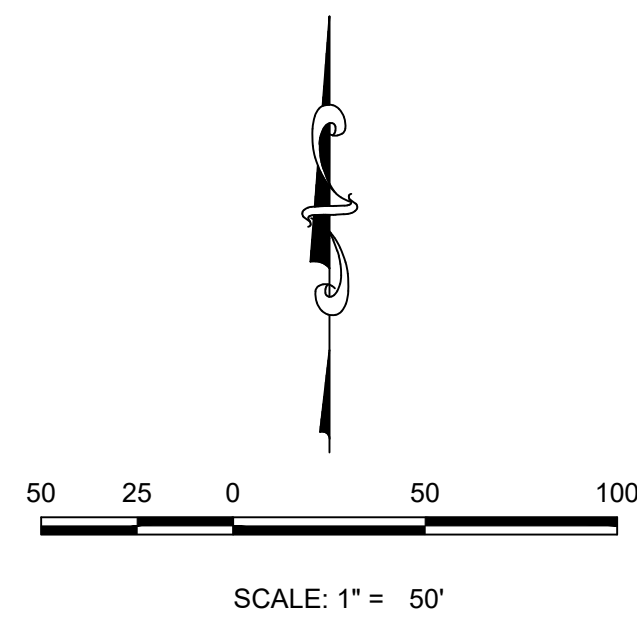
N:\PROJECTS\HSS RANCH\ENGINEERING\SSHEET SET\SCDS\F11\TOWN OF PARKER\F11 INTERSECTION PLANS DWG_SITFRANCDEUR_5/31/2023 6:18 PM

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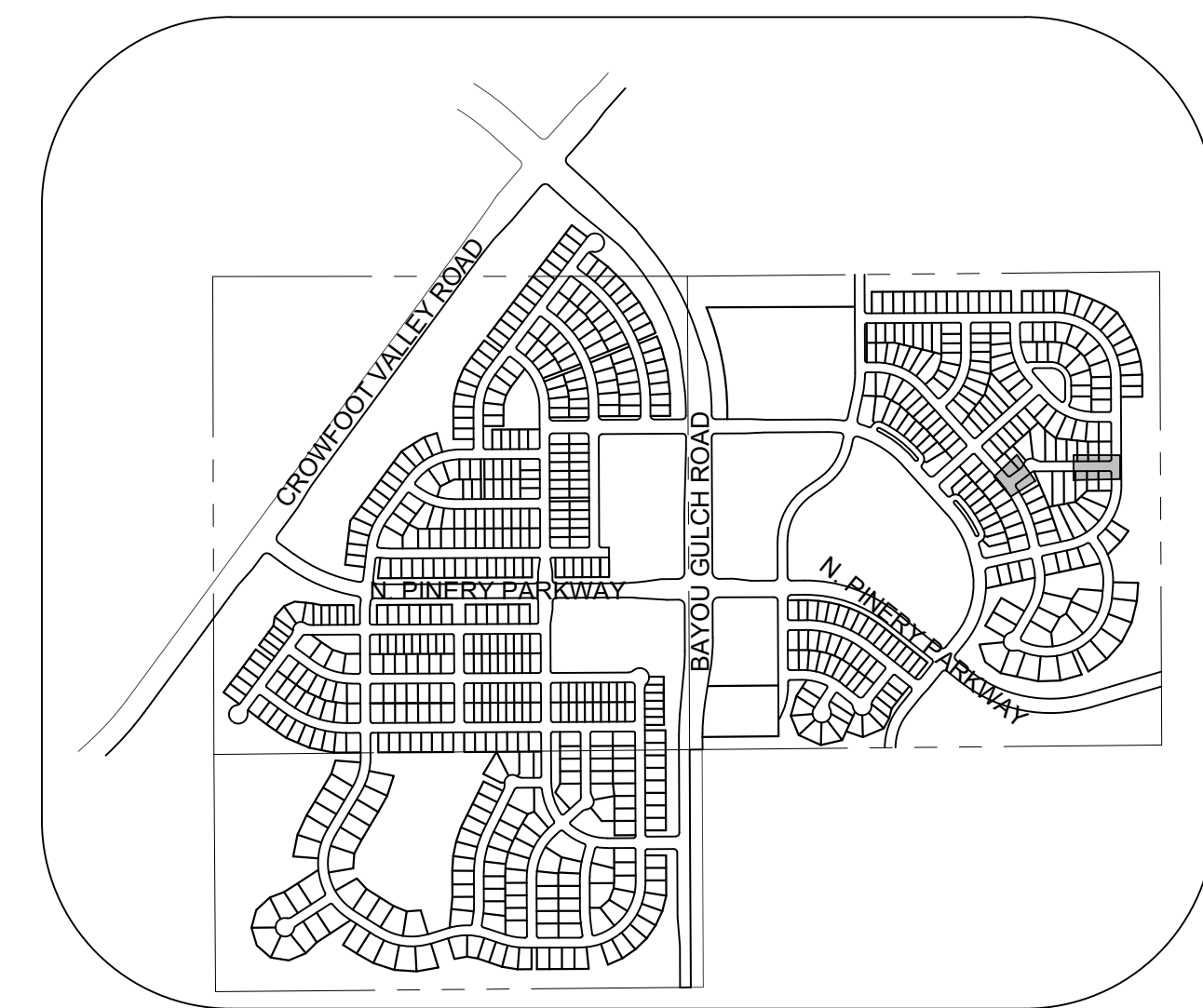
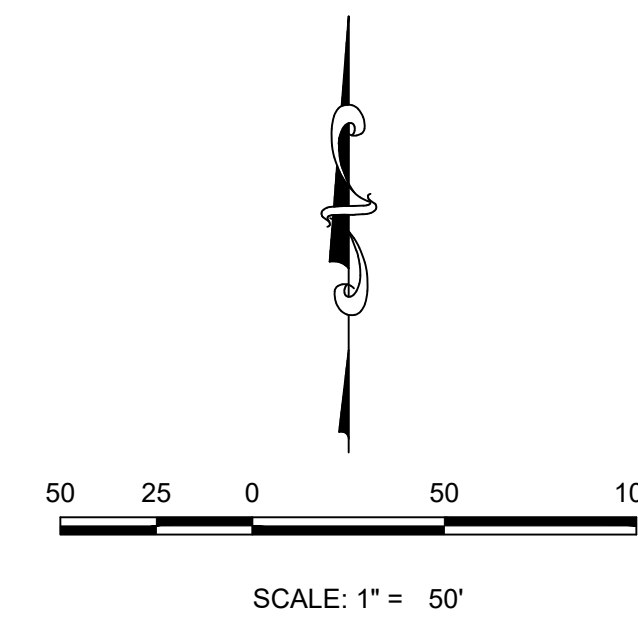
SHEET NUMBER	17	
	DATE: SEPTEMBER 2017	FILE NO: 8130283701
DRAWN BY: RRR	CHECKED BY: JJJ	SCALE: AS SHOWN
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS INTERSECTION PLANS		HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112
10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com		a Westwood team
Revisions	No.	Date



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



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

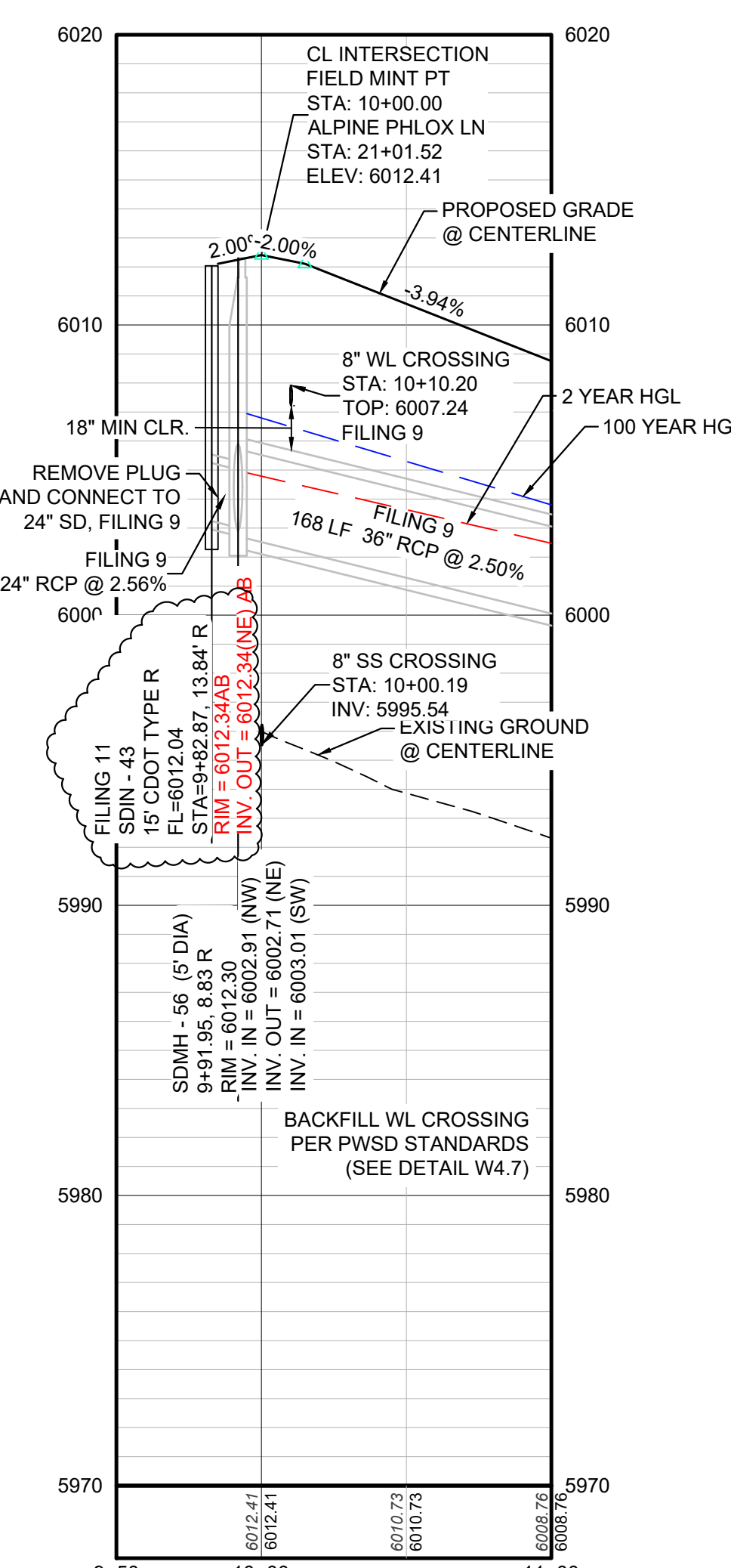


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	PROPOSED BUTTERFLY VALVE	---	RIGHT-OF-WAY
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	PROPERTY LINE
Ⓜ	PROPOSED REDUCER	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED VALVE	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED FIRE HYDRANT	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	5615	EXISTING 5' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	5616	EXISTING 1' CONTOUR
Ⓜ	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	---	PROPOSED WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓜ	PROPOSED STORM DRAIN INLET	---	FO
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	OH
		---	TEL
		---	EXISTING FIBER OPTIC LINE
		---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE
		---	PWSD EASEMENT
		---	TYP. EASEMENT

ABBREVIATIONS

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



PROFILE: FIELD MINT PT STA: 9+50.00 TO 11+00.00
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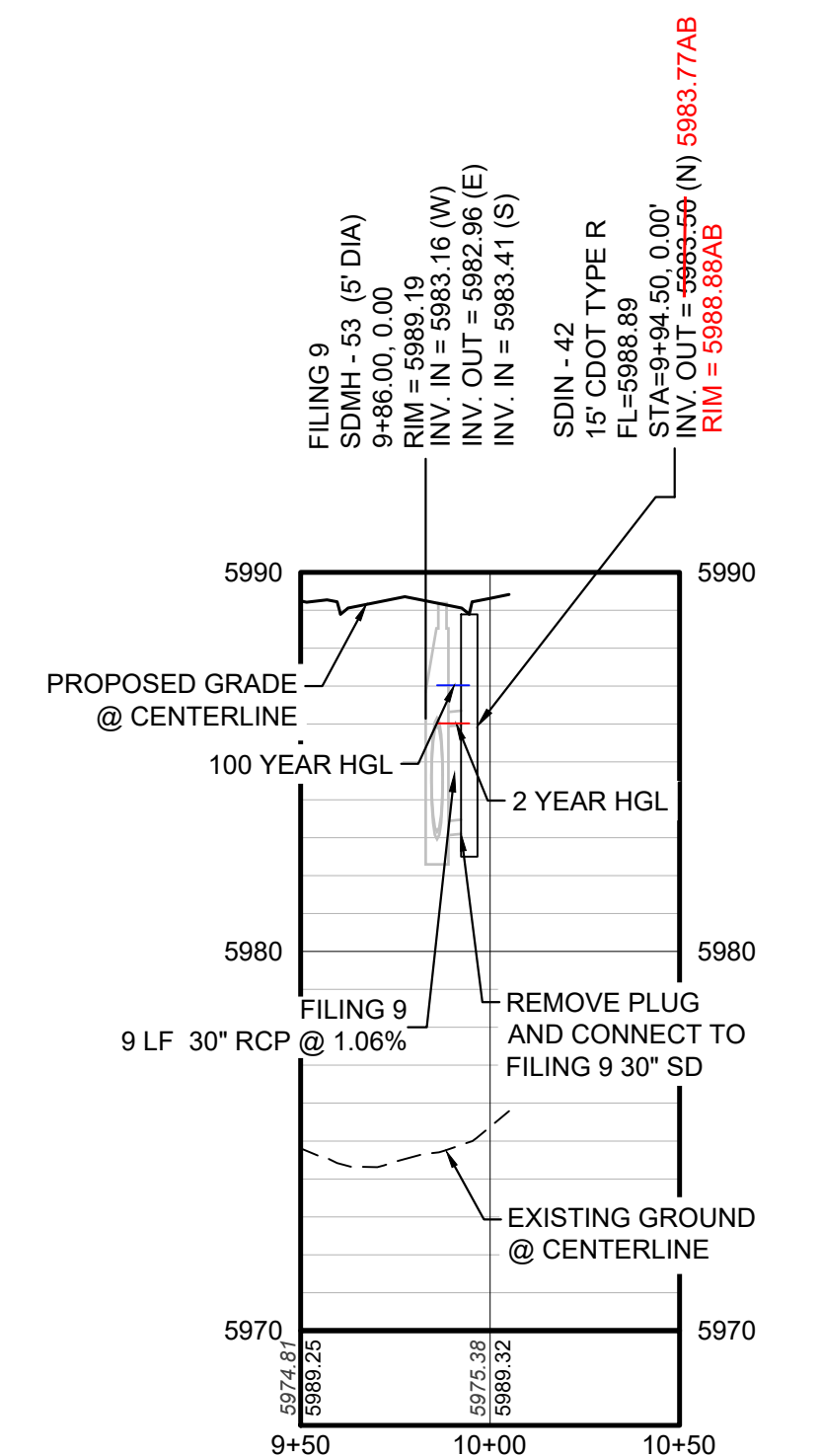
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STORM LATERAL 28 - SEE THIS SHEET



PROFILE: STORM LATERAL 28 STA: 9+50.00 TO 10+50.00
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

N:\PROJECTS\SS RANCH\ENGINEERING\SS11\TOWN OF PARKER\STORM PLAN AND PROFILE\FIELD MINT TERRACE.DWG, STRANCEUR, 05/11/2023 02:26 PM

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SHEET NUMBER	DATE	APPR.	DATE	NO.	1	SHIFT INLET AWAY FROM DRIVEWAY	12-26-22	BRW				
					NO.	NO.	NO.	NO.				
DRAWN BY:	DATE:	CHECKED BY:	DATE:	FILE NO.:	SCALE:	AS SHOWN	8130283701	SEPTEMBER 2017				
TRAILS AT CROWFOOT	FILING 11 CONSTRUCTION DRAWINGS	STORM PLAN & PROFILE	FIELD MINT POINT	HR 935 LLC	7352 South Alton Way	CENTENNIAL, CO 80112	10333 E. Dry Creek Rd	Suite 240	Englewood, CO 80112	Tel: 720.482.952	www.cvlinc.net	westwoodjps.com

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