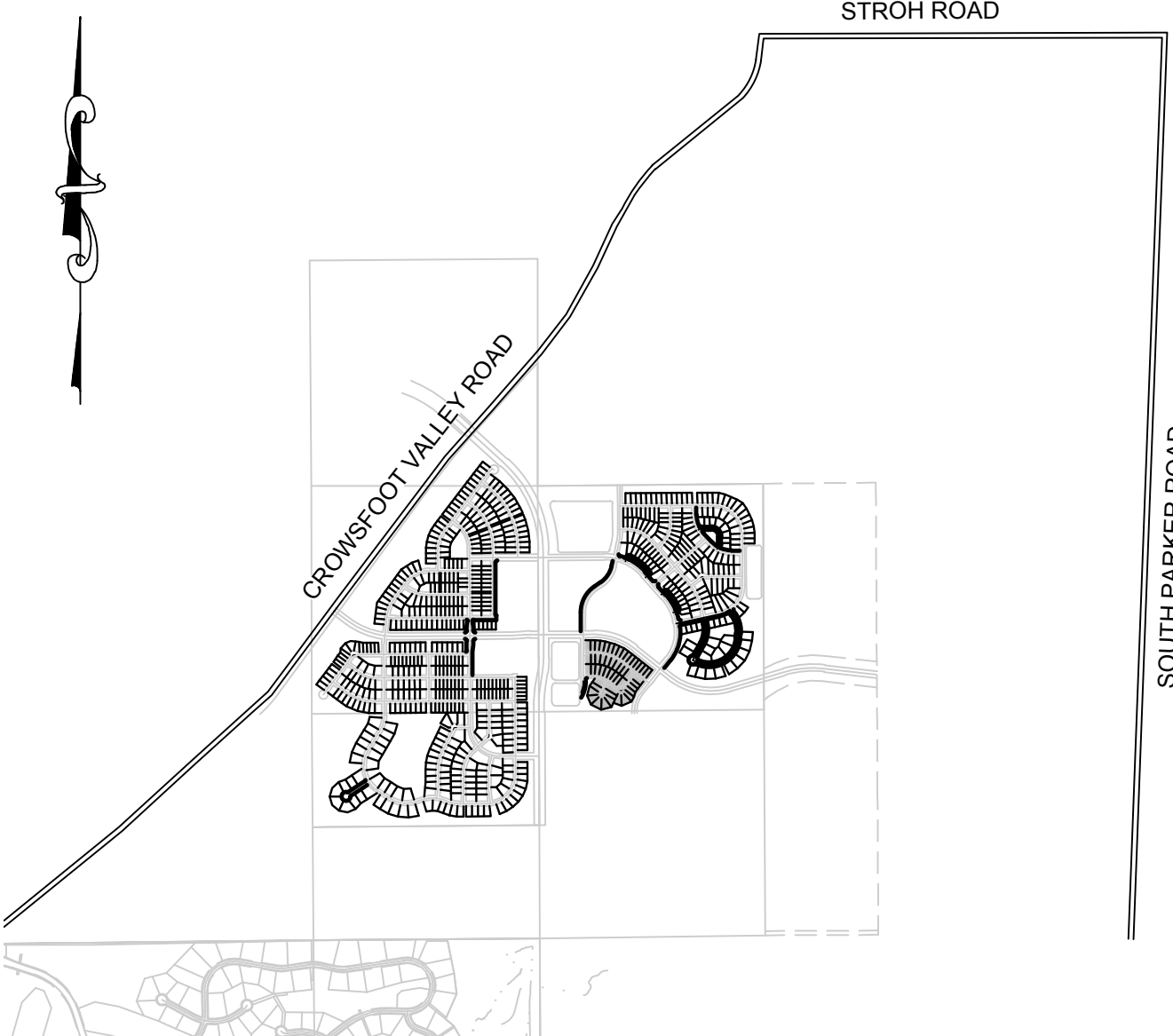

FILING 13 CONSTRUCTION PLANS

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

SHEET INDEX	
SHEET #	SHEET TITLE
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2	TOWN OF PARKER NOTES
3	HORIZONTAL CONTROL PLAN
4	INITIAL CBMP PLAN
5	INTERIM & FINAL CBMP PLAN
6	CBMP DETAILS
7	CBMP DETAILS
8	CBMP DETAILS
9	CBMP DETAILS
10	CBMP DETAILS
11	SKY PILOT AVENUE
12	SKY PILOT LANE
13	PURPLE ASTER WAY
14	INTERSECTION PLANS
15	STORM P&P SKY PILOT AVENUE
16	ROADWAY DETAILS
17	ROADWAY DETAILS
18	ROADWAY DETAILS
19	SIGNAGE AND STRIPING



VICINITY MAP
SCALE: 1" = 2000'

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 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

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

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
BRIAN P WILSON, CO. P.E.0050067

6-13-18
DATE



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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UNCC
UTILITY NOTIFICATION
COUNCIL OF CANADA

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

SHEET NUMBER	DRAWN BY: JF		SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 13 CONSTRUCTION DRAWINGS COVER SHEET		 CVL CONSULTANTS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	No.	Revisions	Date	Init.	Appr.	Date
	CHECKED BY: JJ		FILE NO: 8130283701											
	DATE: SEPTEMBER 2017													

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UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

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 HOT APPLIED 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 SUPERVISION OF



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 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6836 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

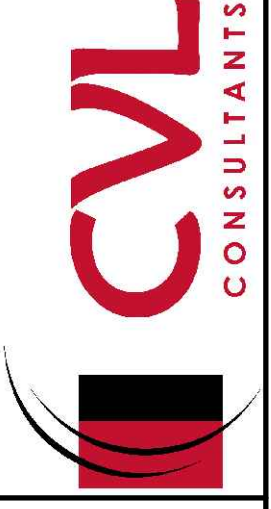
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

10339 E. Dry Creek Rd.
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 13 CONSTRUCTION DRAWINGS
TOWN OF PARKER NOTES

SCALE:
AS SHOWN

DRAWN BY:
JF

FILE NO:
8130283701

CHECKED BY:
JU

DATE:
SEPTEMBER 2017

SHEET NUMBER
2

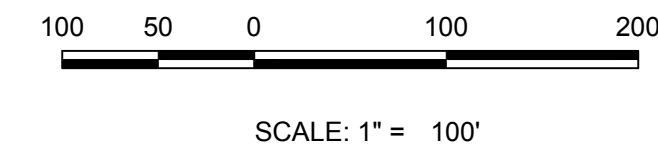
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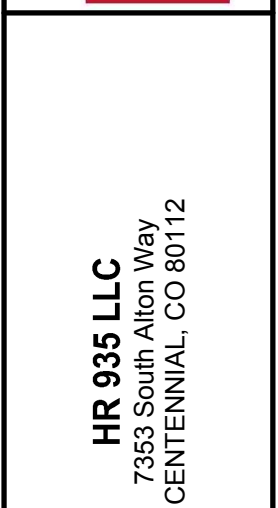
Date

Revisions

No.



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

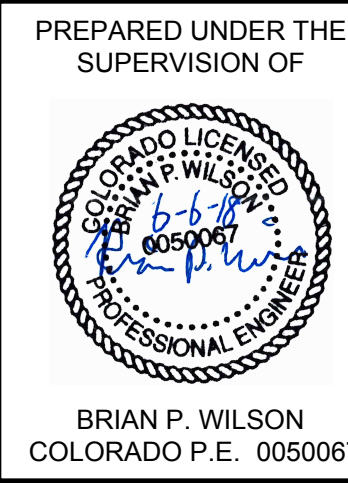


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CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	SEPTEMBER 2017		

SHEET NUMBER
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



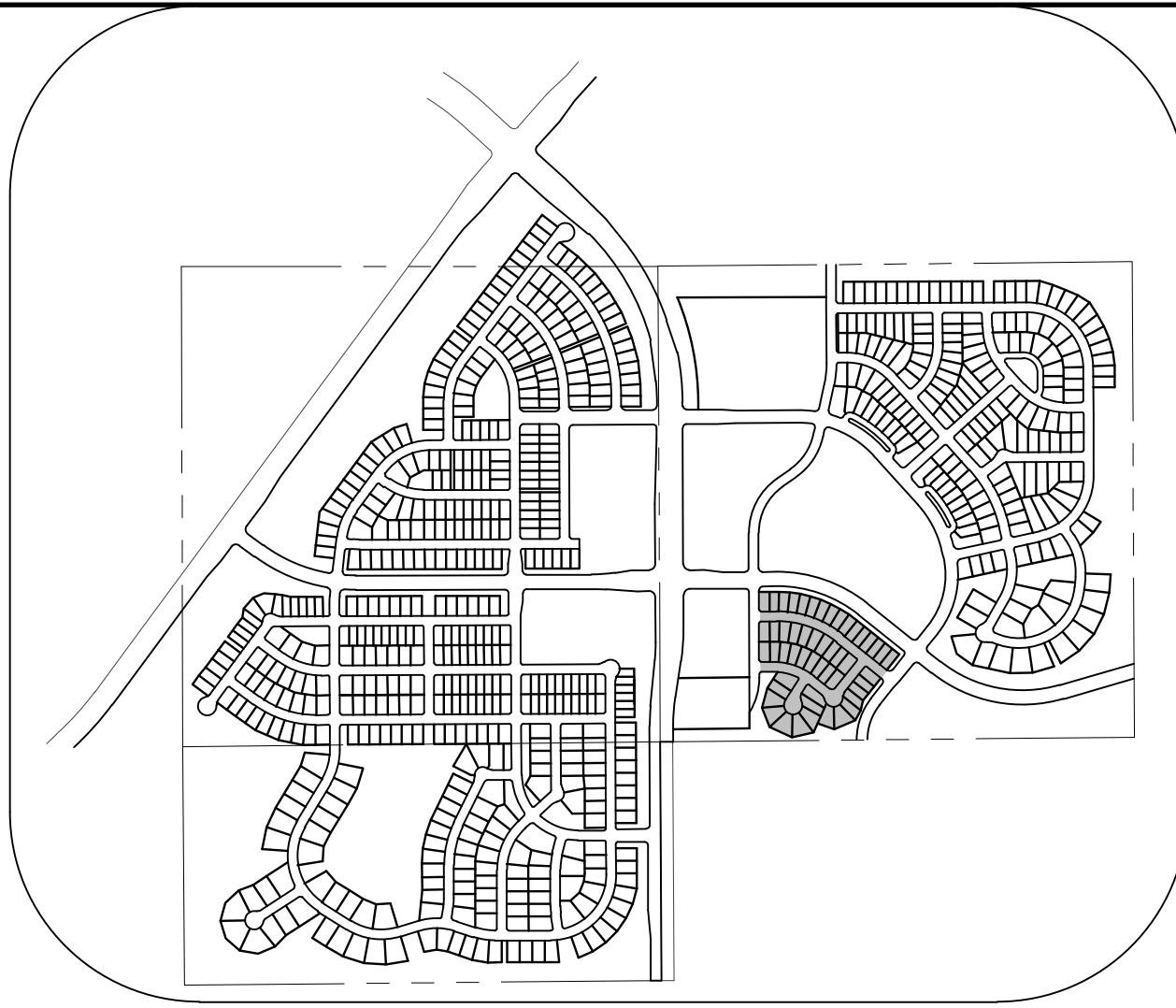
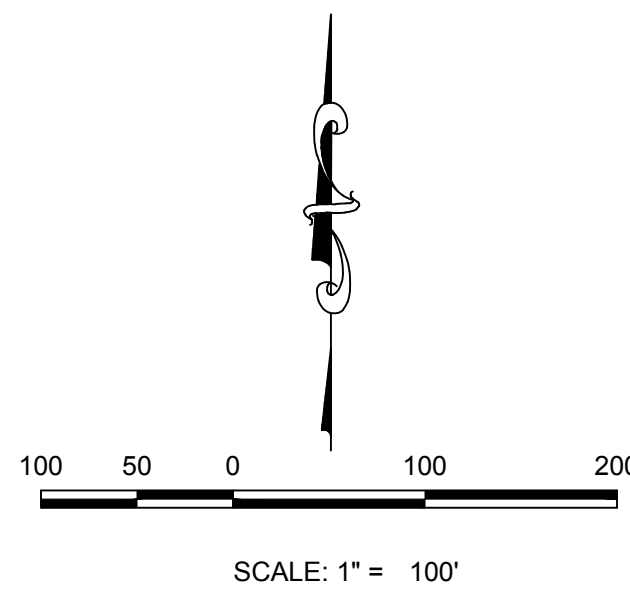
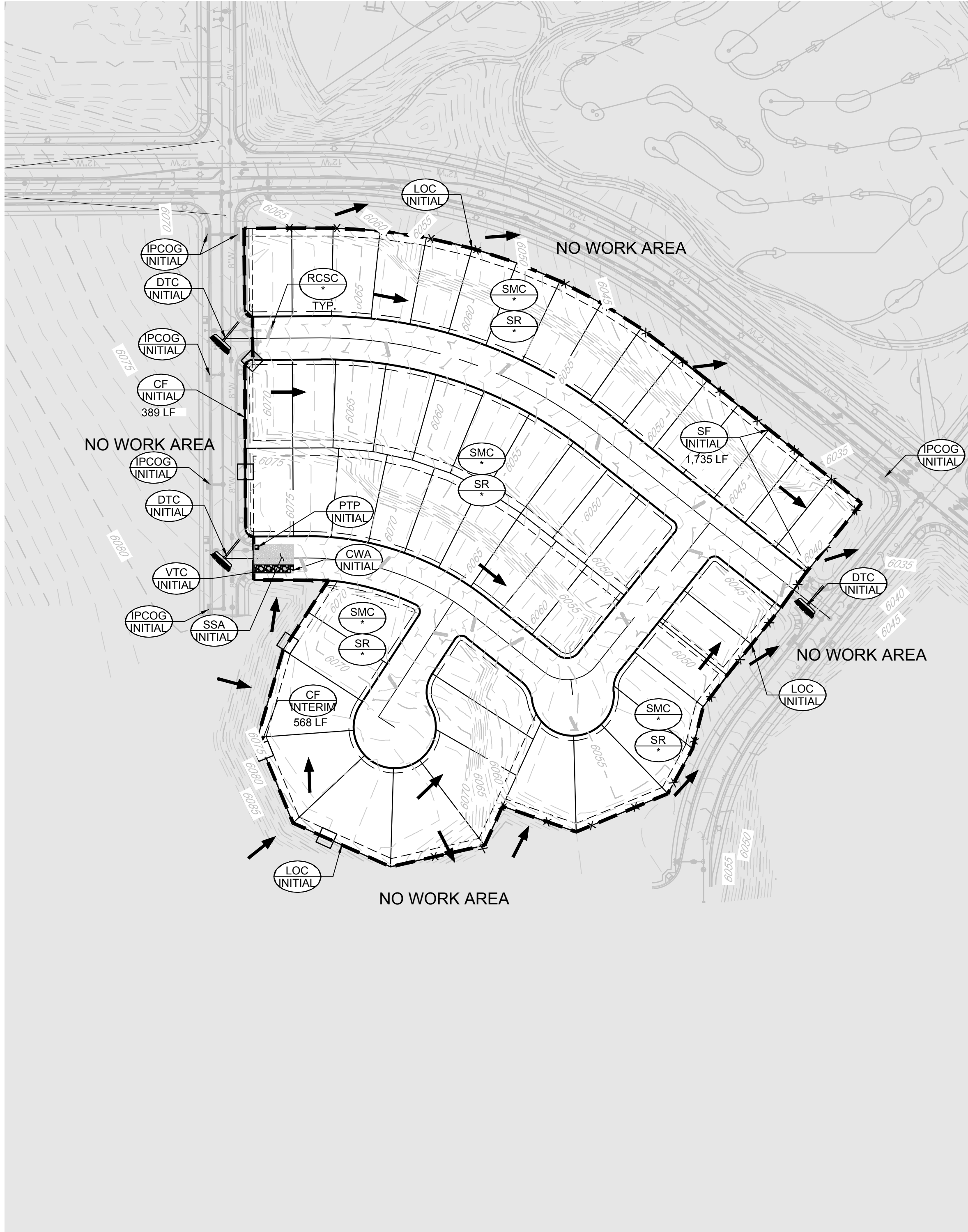
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THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND
AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"
ALUMINUM CAP STAMPED LS 6935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



N:\PROJECTS\SSR RANCH\CAD\ENGINEERING\SSR SETS\CD\SF 31\TOWN OF PARKER\13 BMP PLANS.DWG, CDDYA, 3/12/2018 2:24 PM



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BEFORE YOU DIG
1-800-922-1987



KEYMAP N.T.S.

LEGEND

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

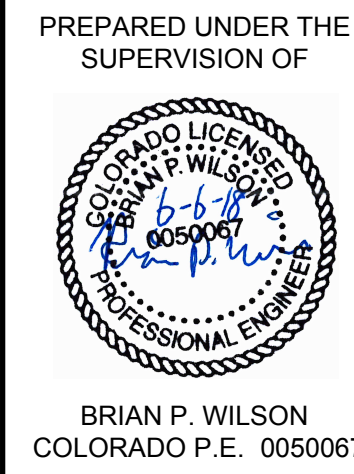
1. CHECK DAM 2. CONSTRUCTION FENCE 3. DRAINAGE PROTECTION 4. CONCRETE WASHOUT AREA 5. DEWATERING 6. DIVERSION DITCH 7. DETENTION POND PROTECTION 8. DEBRIS TRAP CONTROL 9. EROSION CONTROL BLANKET 10. INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT 11. INLET PROTECTION FOR AREA INLETS IN PAVEMENT 12. INLET PROTECTION OVER ON-GRASS, TYPE II INLET 13. INLET PROTECTION OVER ON-SLUMP, TYPE II INLET CBMP LEGEND	14. LOT PROTECTION 15. MASONRY WORK PROTECTION 16. PORTABLE TOILET PROTECTION 17. ROUGH CUT STREET CONTROL 18. ROCK BOD 19. ROCK BOD IN SWALE 20. STRAW SALE 21. SEDIMENT CONTROL LOGS 22. SALT PILES 23. SEDIMENT MULCHING AND COMPOST 24. SURFACE ROUGHENING 25. STABILIZED STAGING AREA 26. SIDEWALK TRANSITION PROTECTION CBMP LEGEND	27. TEMPORARY FERTIGATION 28. TEMPORARY SEDIMENT BARRI 29. VEHICLE TRACKING CONTROL CBMP LEGEND
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- NOTE:
- * RCSC, SMC, & SR TO BE INSTALLED WITH FILING 1.
 - 1. ALL STREET CUTS SHALL BE CONTROLLED PER THE ROUGH CUT STREET CONTROL DETAIL. SEE BMP DETAILS.
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 - 3. IT MAY BE NECESSARY TO PROVIDE BACK OF WALK PROTECTION AND BACK OF CURB PROTECTION ONCE VERTICAL CONSTRUCTION HAS BEGUN.
 - 4. INSTALL ECB IN TREE LAWN AFTER INSTALLATION OF CURB AND GUTTER AND SIDEWALK. TYPICAL THROUGHOUT SUBDIVISION.
 - 5. LOT PROTECTION REQUIRED ON ALL RESIDENTIAL LOTS IN ALL UNLANDSCAPED AREAS PRIOR TO CO.
 - 6. SEDIMENT CONTROL BMPs MAY BE NECESSARY ALONG LOT LINES DURING HOME CONSTRUCTION.

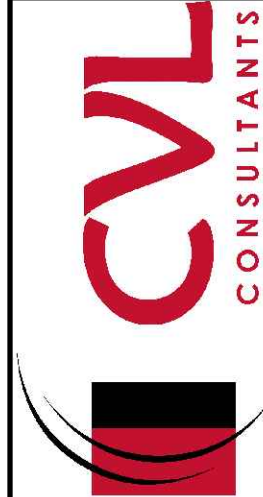
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING 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



10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 462-9526
Fax: (720) 462-9546



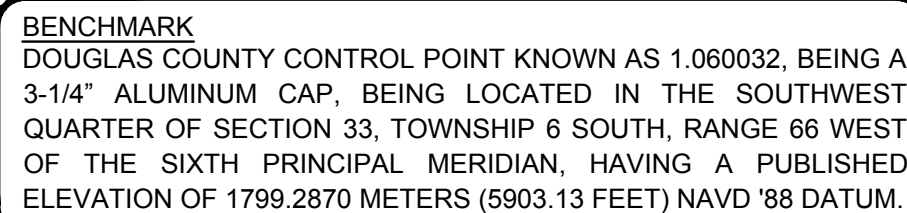
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 13 CONSTRUCTION DRAWINGS
INITIAL CBMP PLAN

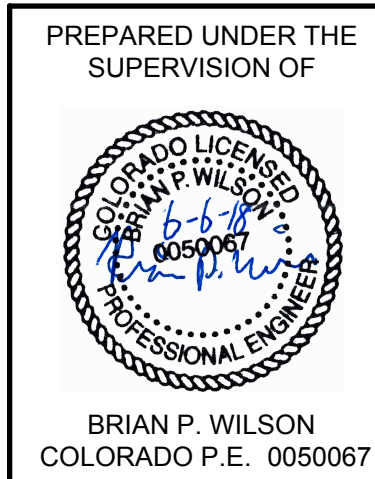
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DRAWN BY: ASP
CHECKED BY: JU
DATE: SEPTEMBER 2017

SHEET NUMBER 4

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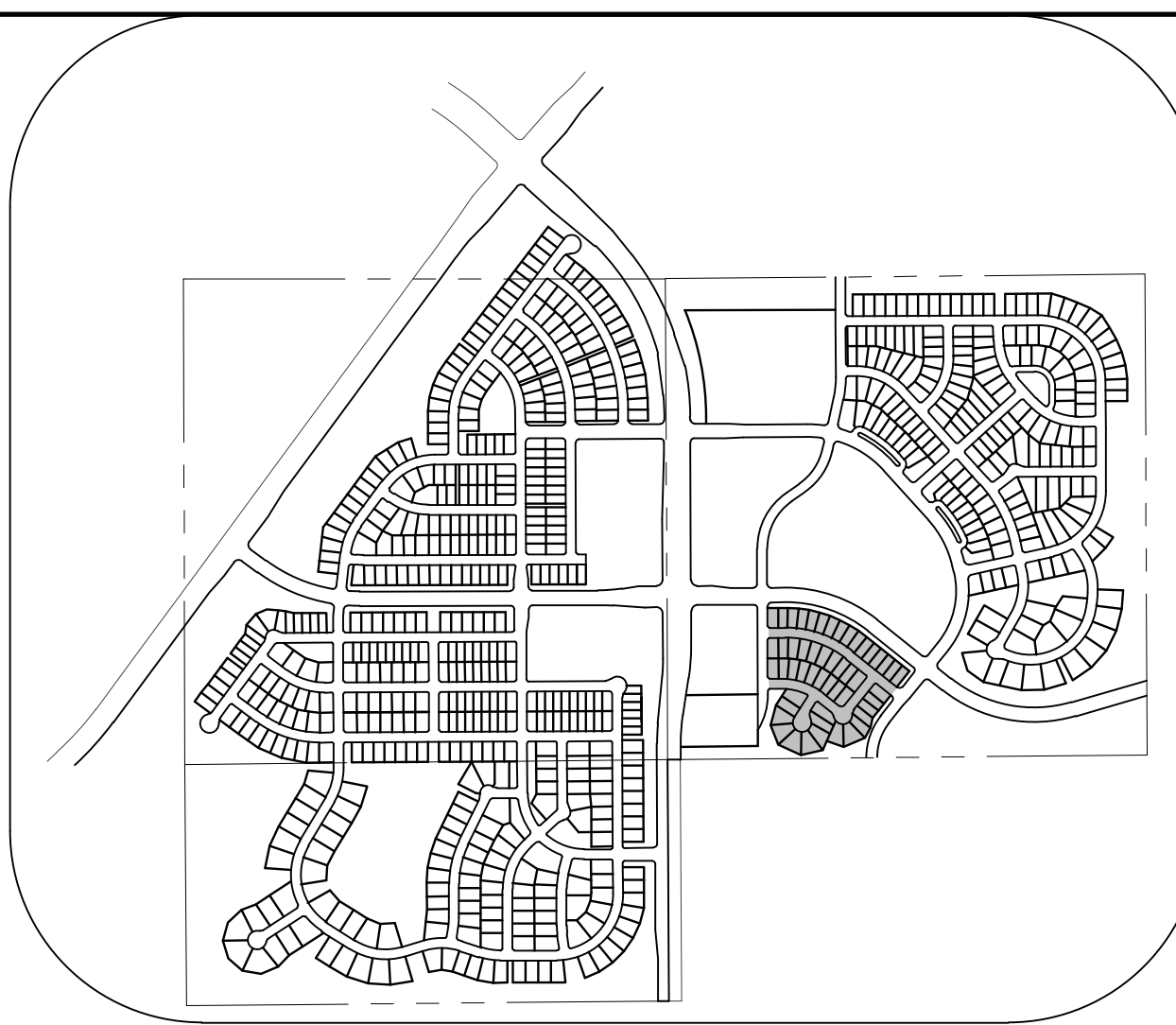
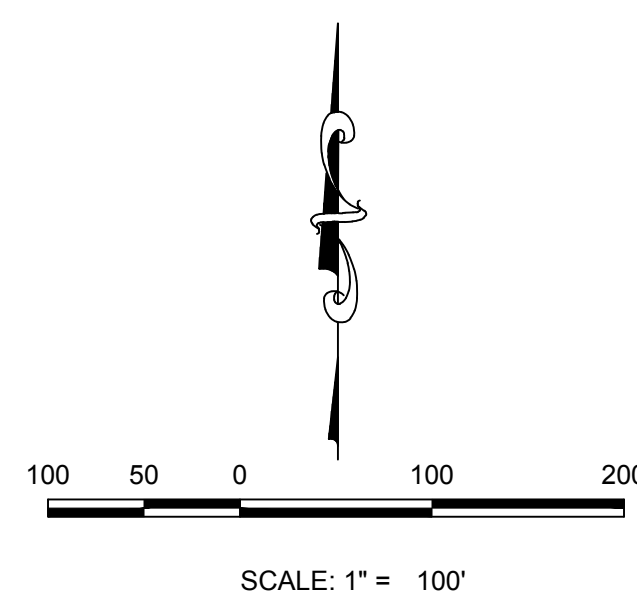
BASIS OF BEARINGS:
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



KEYMAP
N.T.S.

LEGEND

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

            	1 CHECK DAM 2 CONSTRUCTION FENCE 3 CULVERT PROTECTION 4 CONCRETE WASHOUT AREA 5 DEWATERING 6 DIVERSION DITCH 7 DETENTION POND PROTECTION 8 DEBRIS TRASH CONTROL 9 EROSION CONTROL BLANKET 10 INLET PROTECTION FOR AREA NOT IN PAVEMENT 11 PAD INLET PROTECTION FOR AREA IN PAVEMENT 12 INLET PROTECTION, CURB ON-STREET, TYPE B INLET 13 INLET PROTECTION, CURB ON-STREET, TYPE B INLET	            	14 LOT PROTECTION 15 MASONRY WORK PROTECTION 16 PORTABLE TOILET PROTECTION 17 ROUGH OUT STREET CONTROL 18 ROCK ROCK 19 ROCK ROCK IN SWALE 20 STRAY SALE 21 SEDIMENT CONTROL LOSS 22 SALT FENCE 23 SEEDING, MULCHING AND GRADING 24 SURFACE SEALING 25 STABILIZED STAGING AREA 26 SIDEWALK TRANSITION PROTECTION	  	27 TEMPORARY EROSION 28 TEMPORARY SEDIMENT BASIN 29 VEHICLE TRACKING CONTROL
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5
SHEET NUMBER

**TRAILS AT CROWFOOT
FILING 13 CONSTRUCTION DRAWINGS
INTERIM & FINAL CBMP PLAN**

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112



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

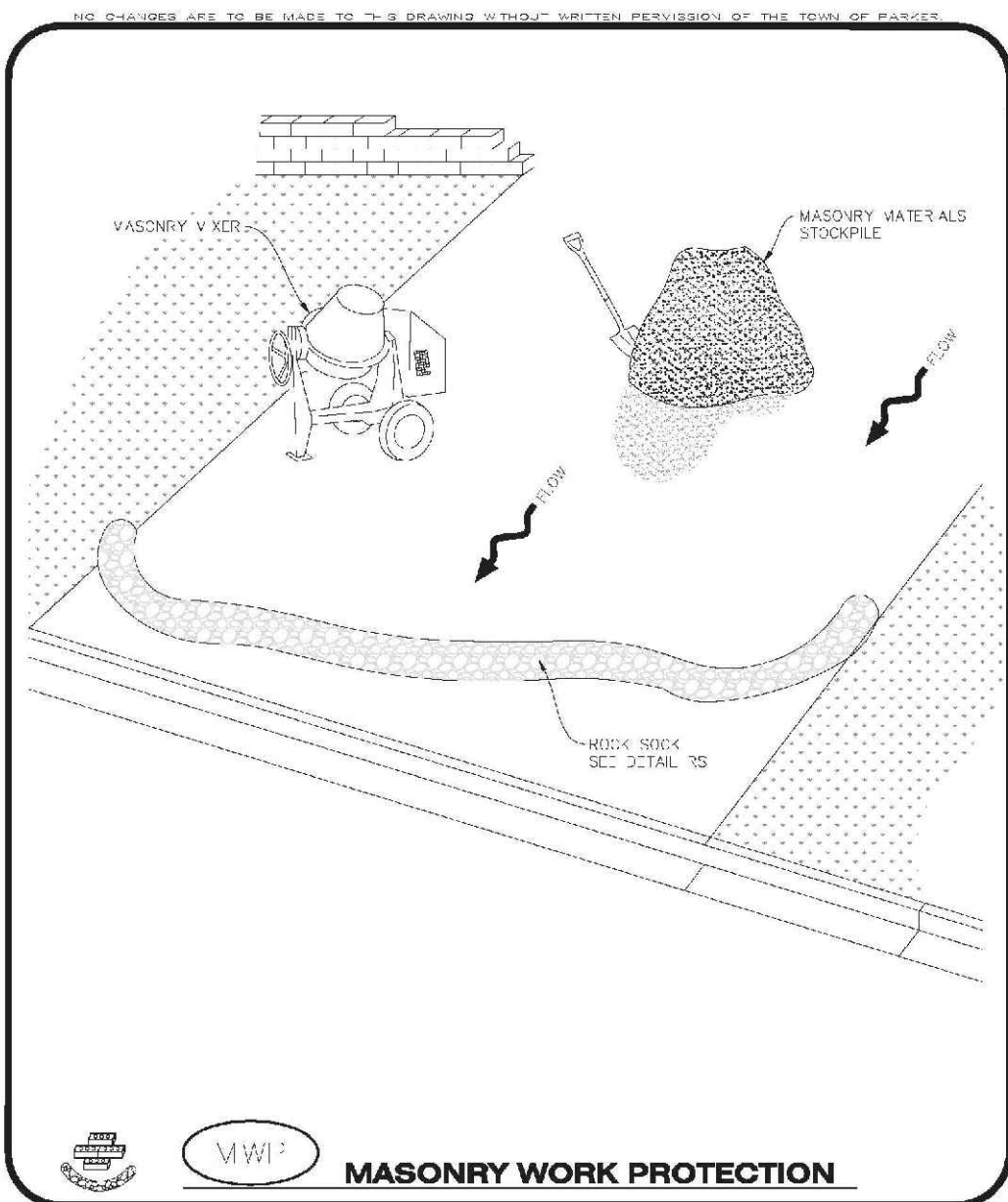
Revisions

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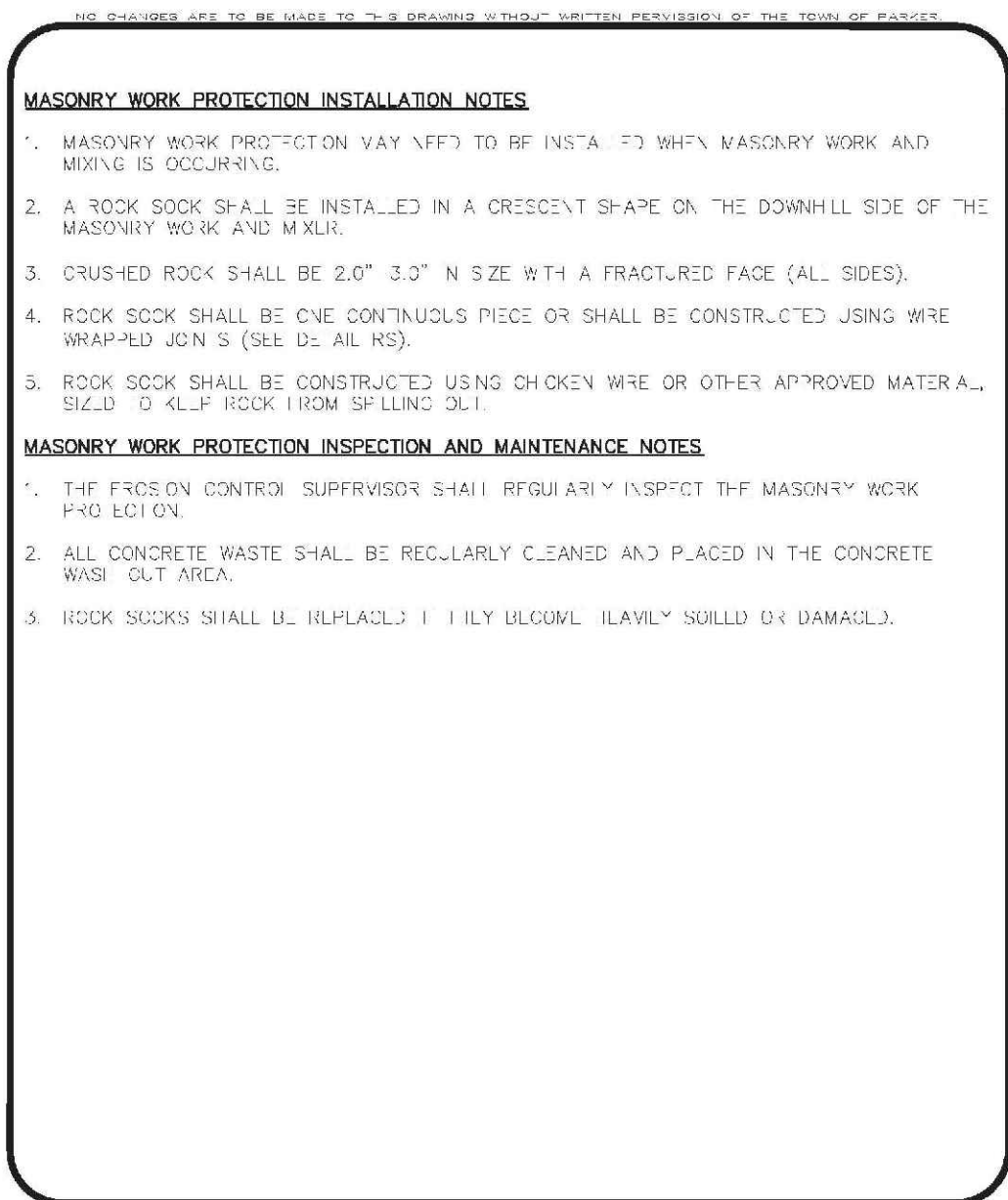
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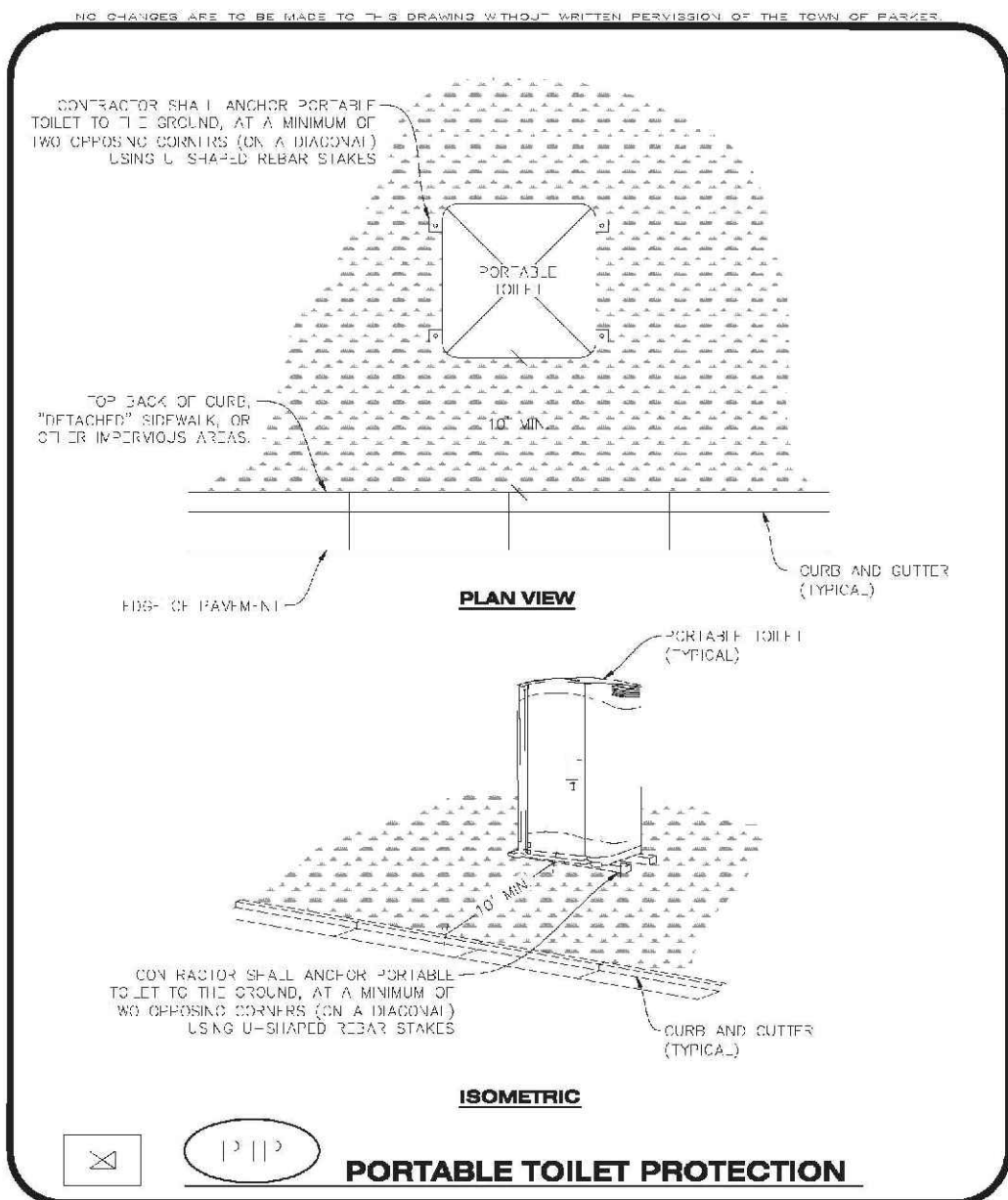
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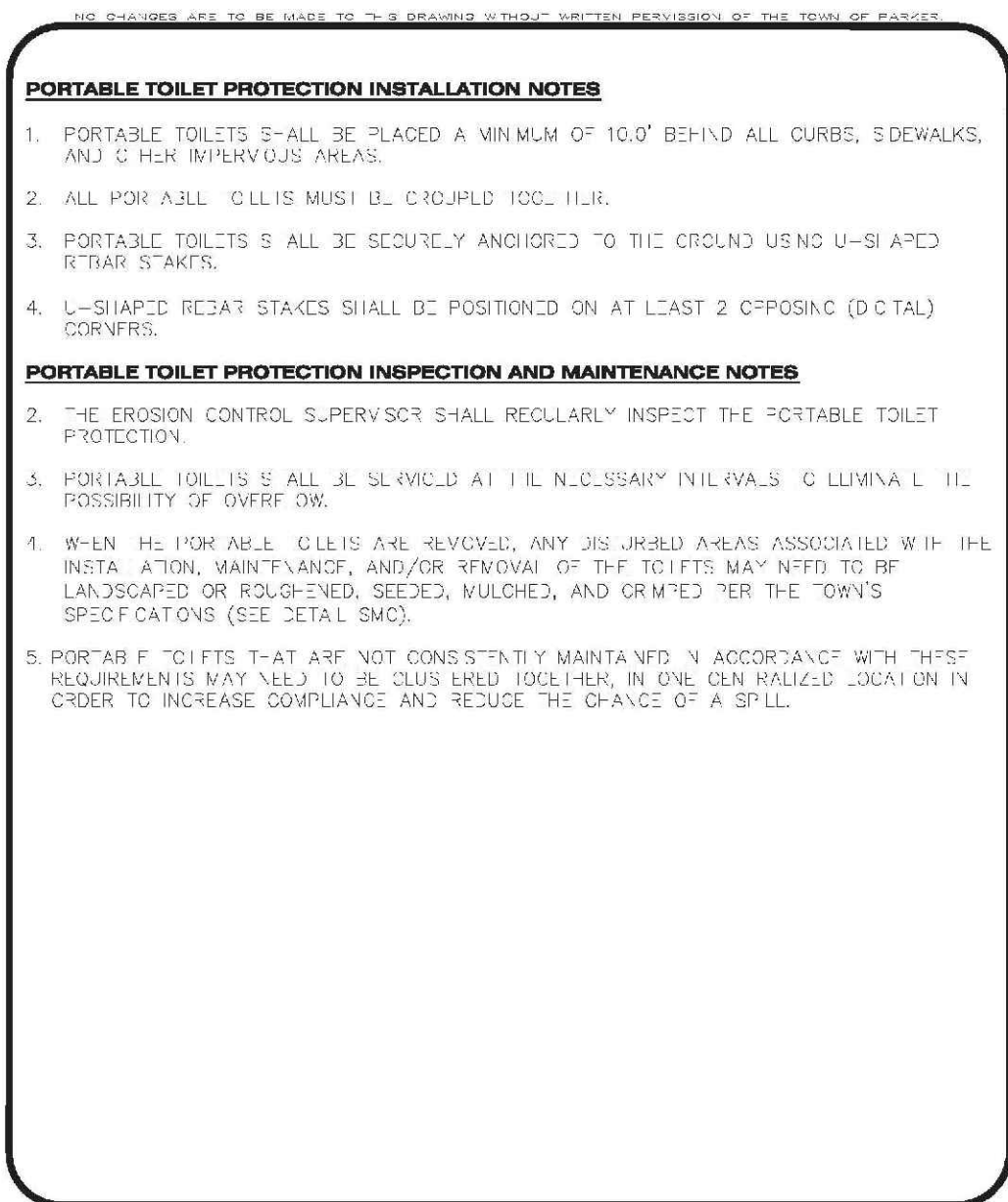
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REV. 2019



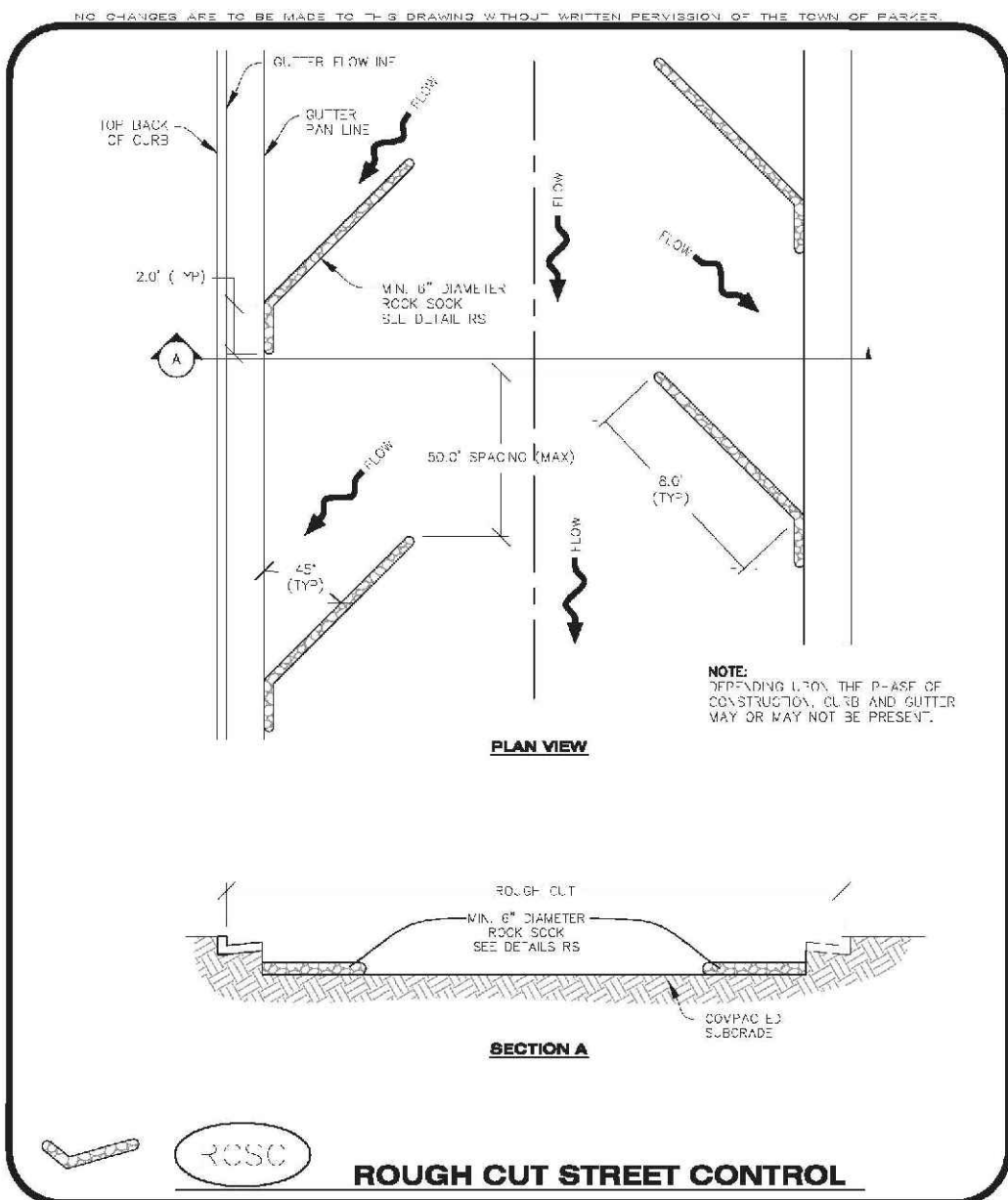
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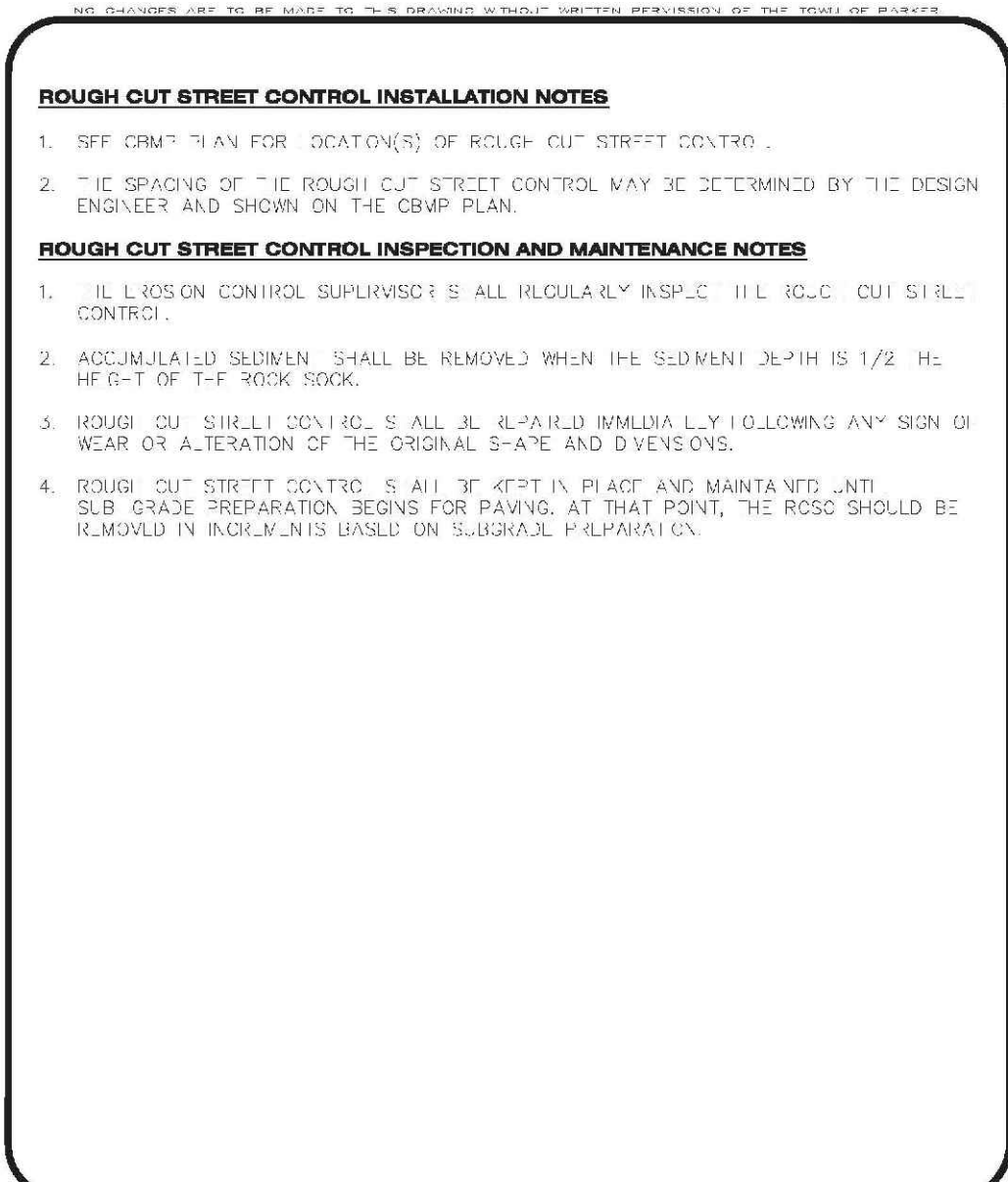
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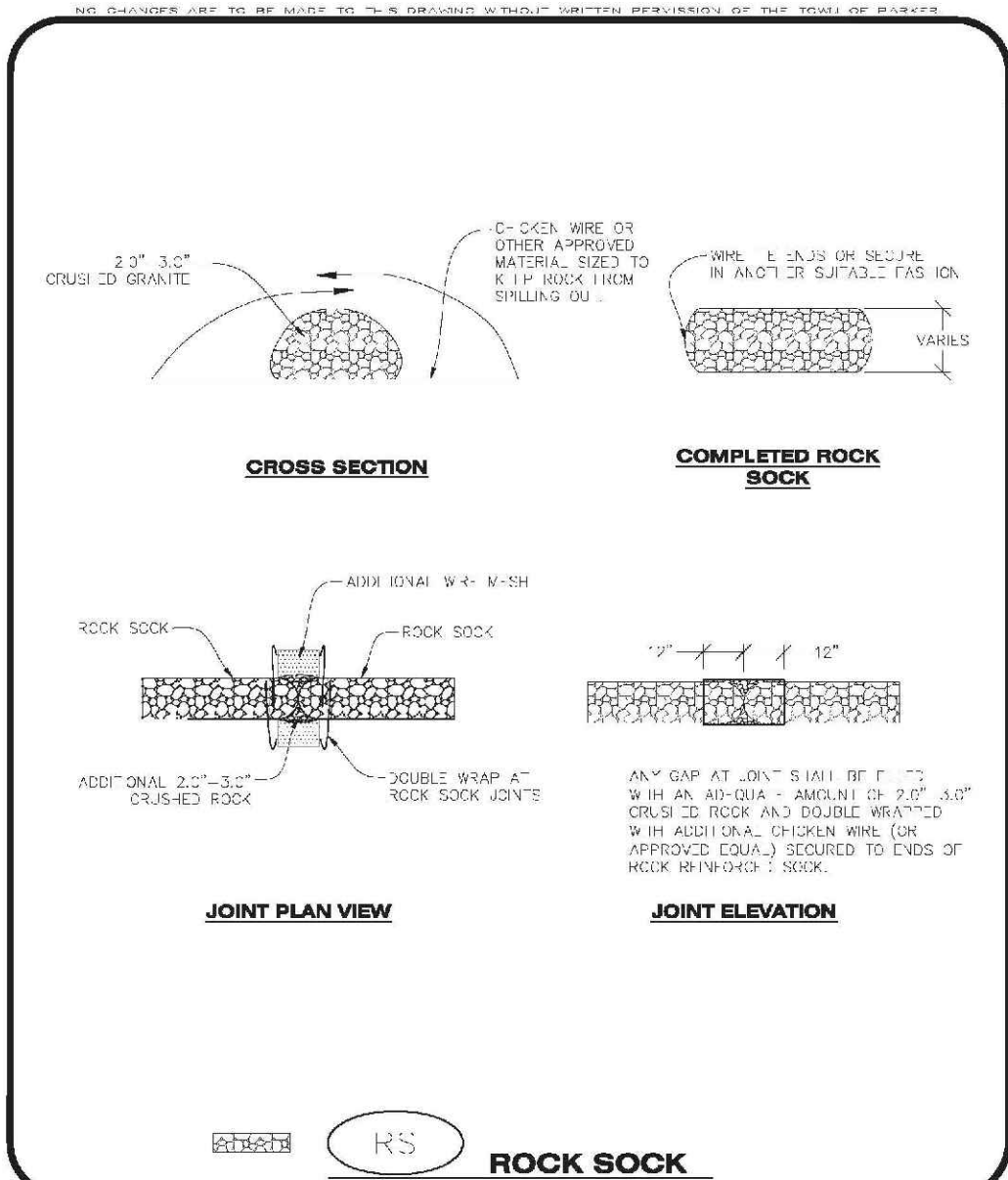
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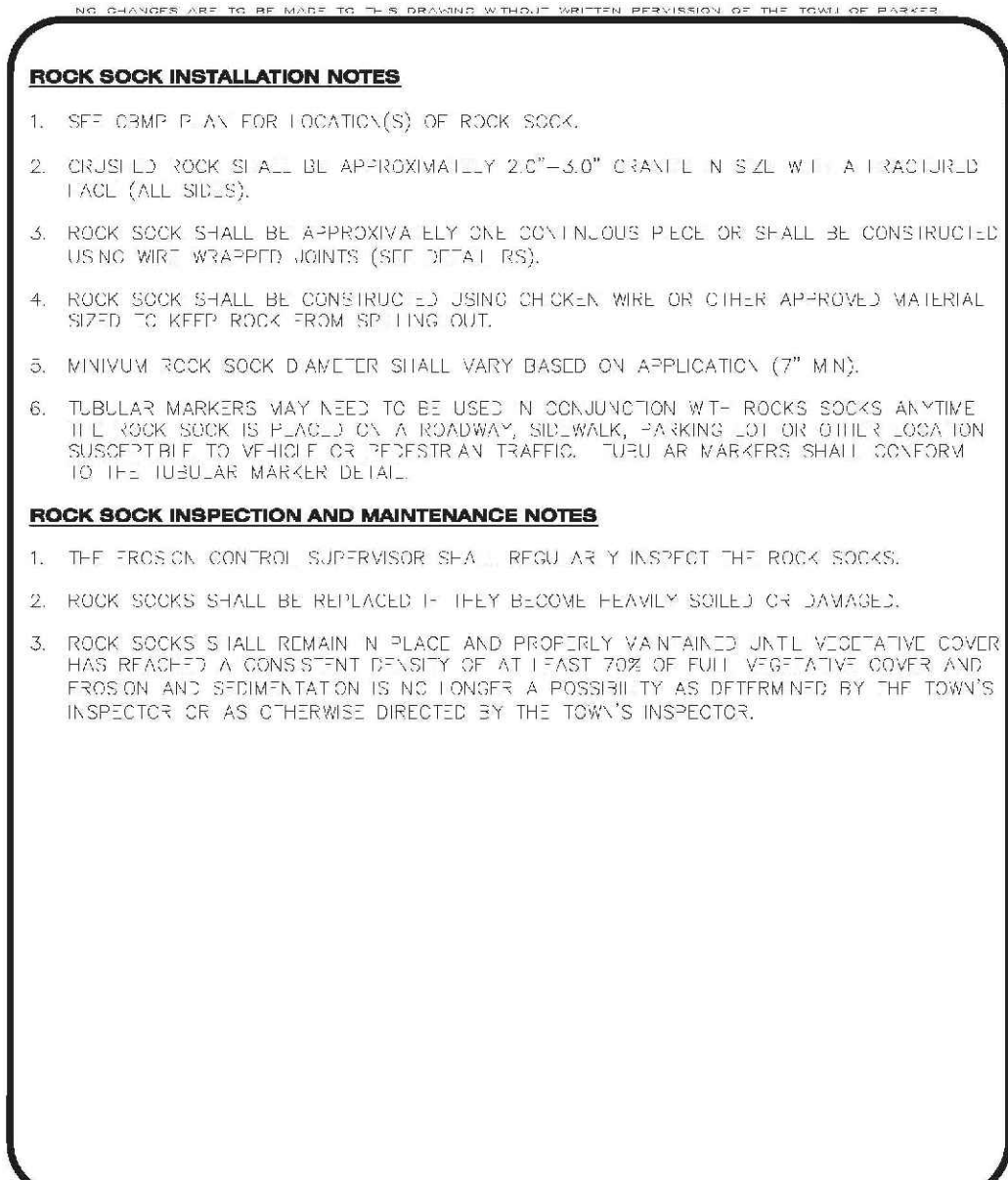
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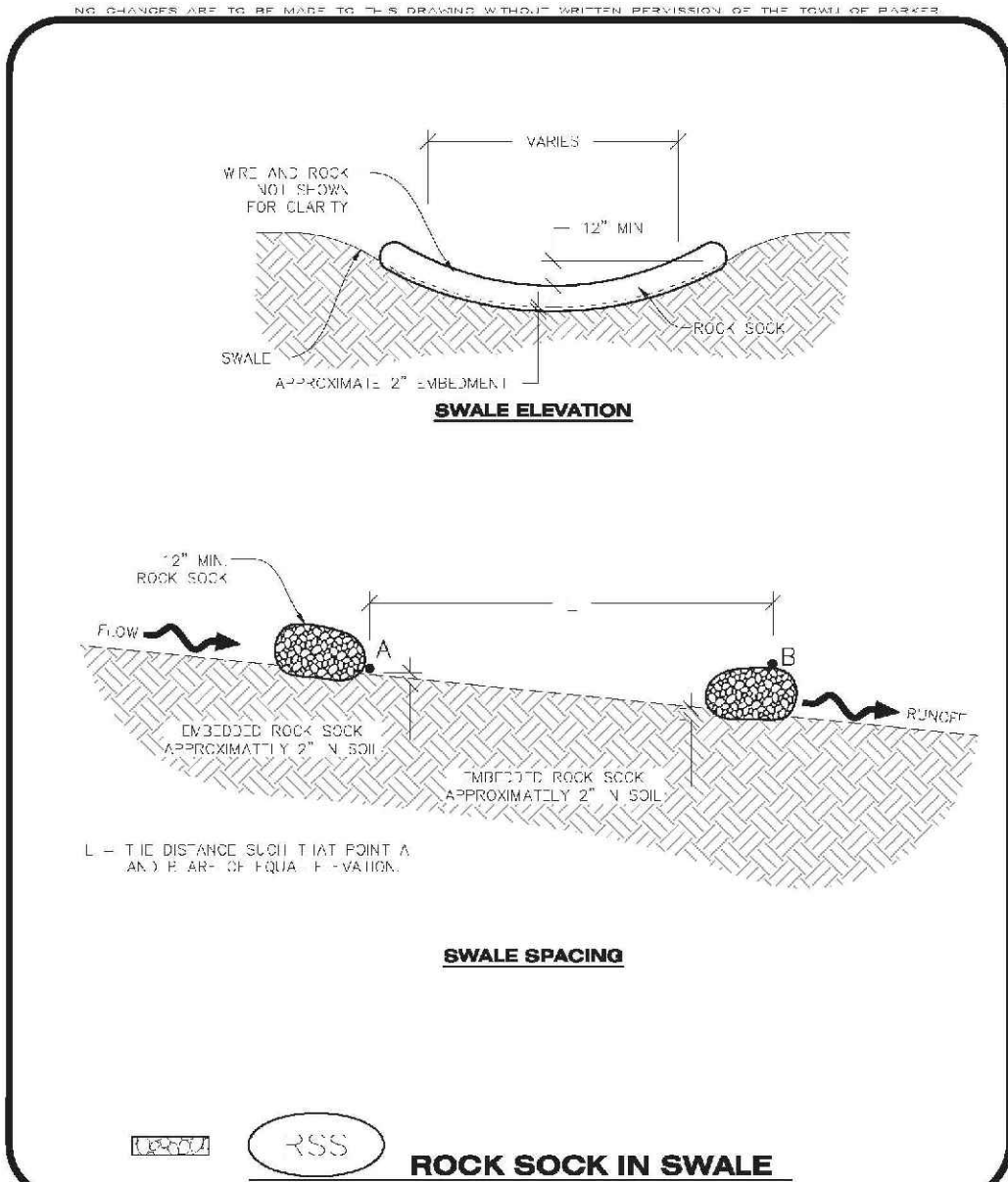
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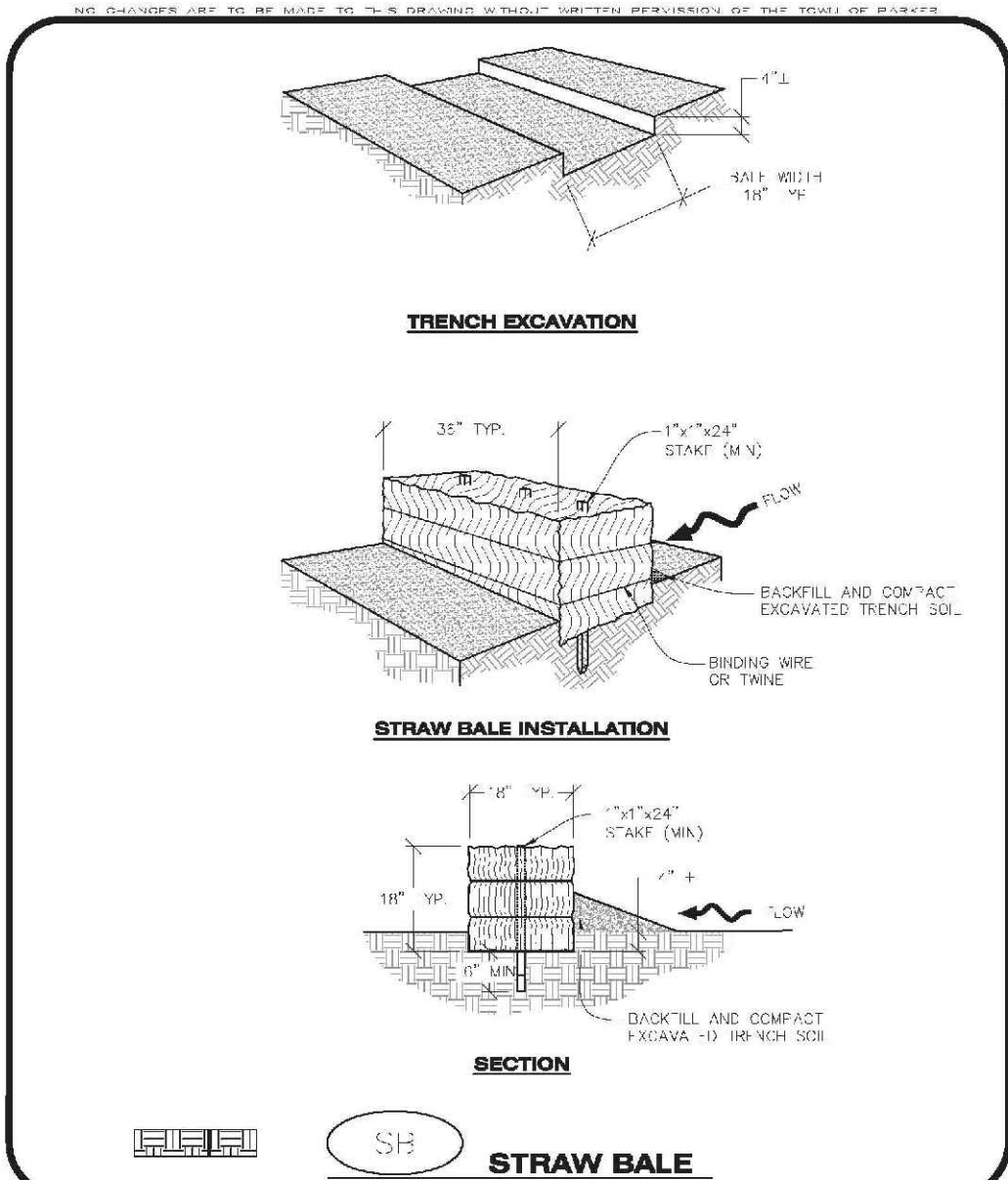
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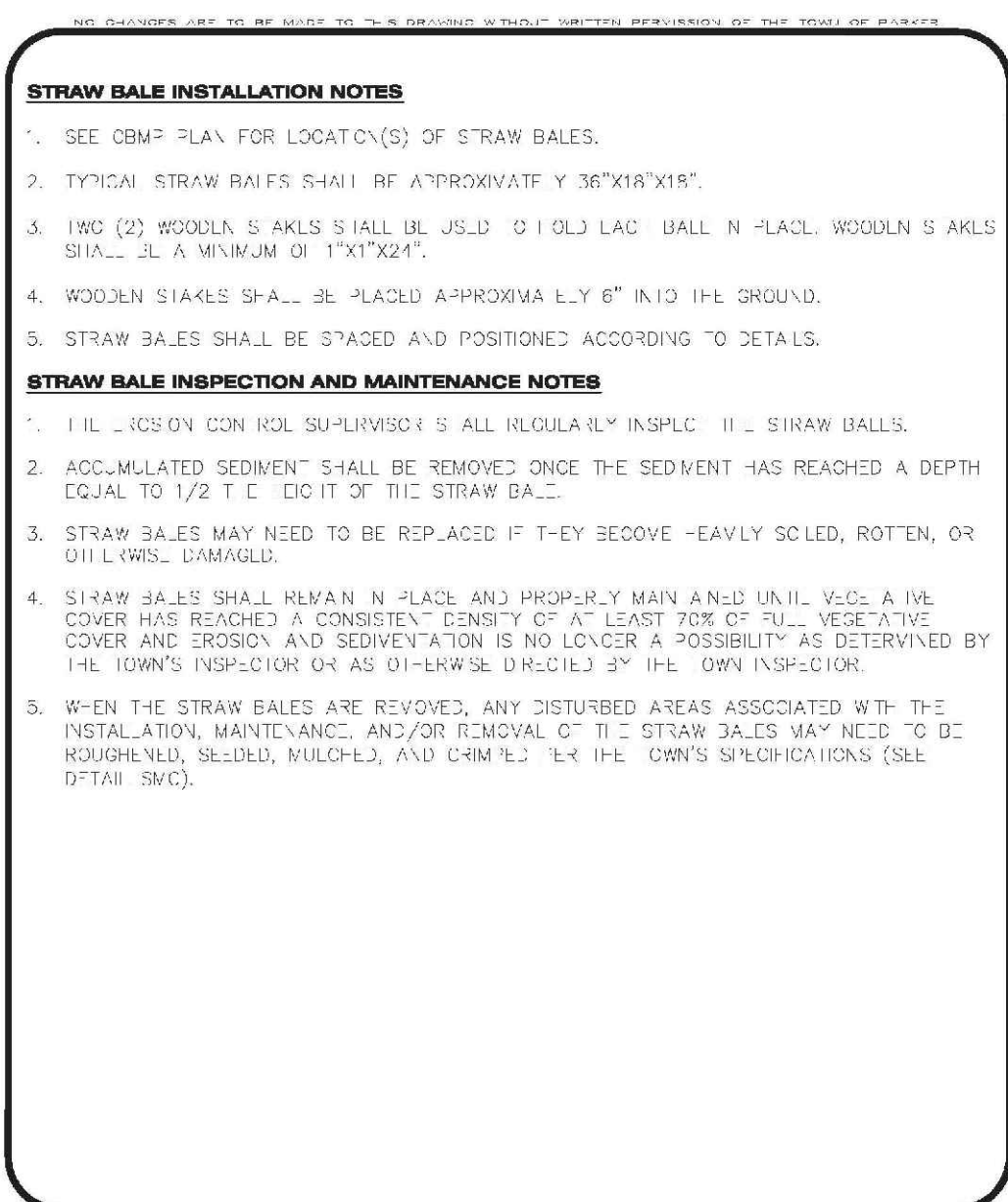
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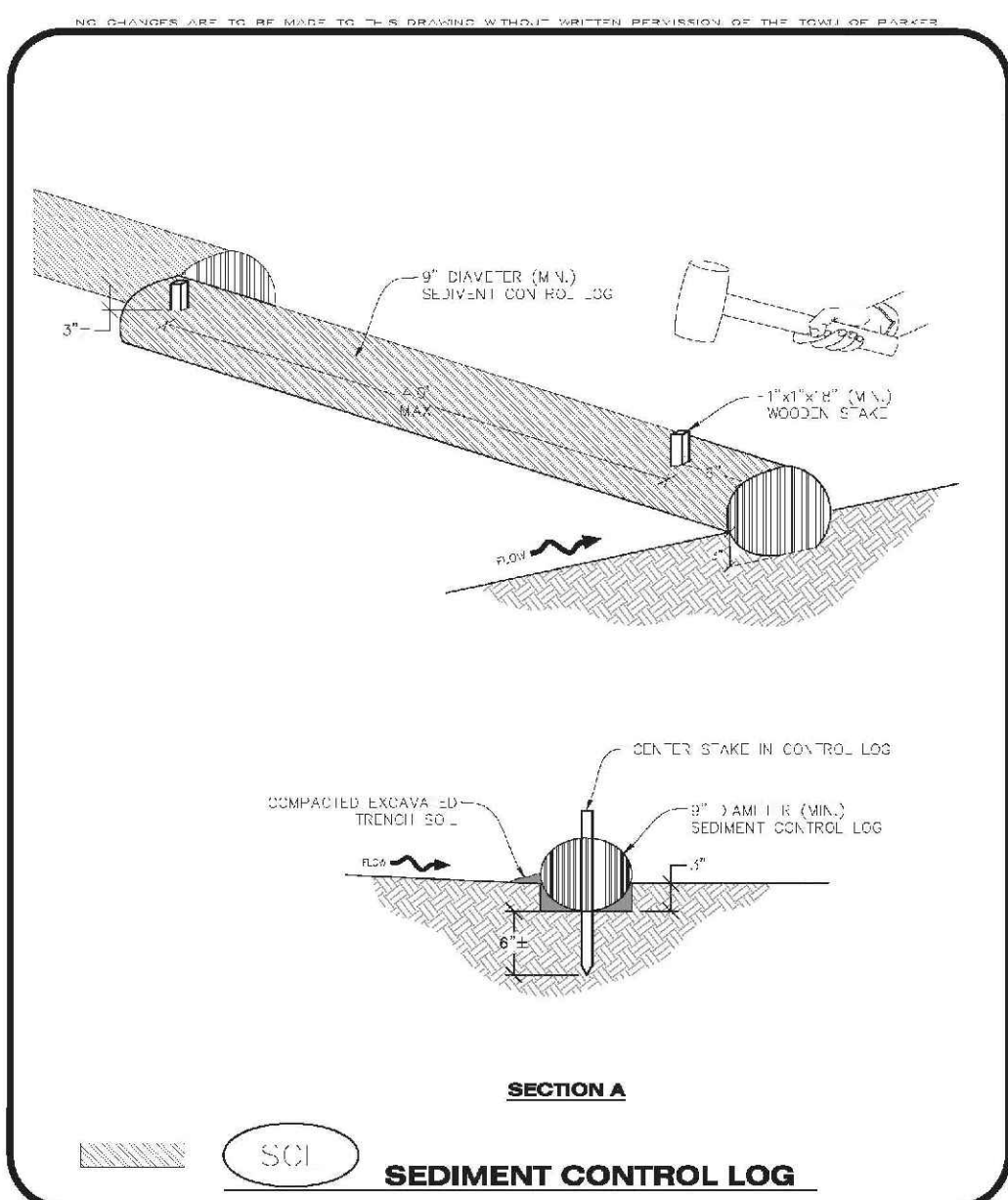
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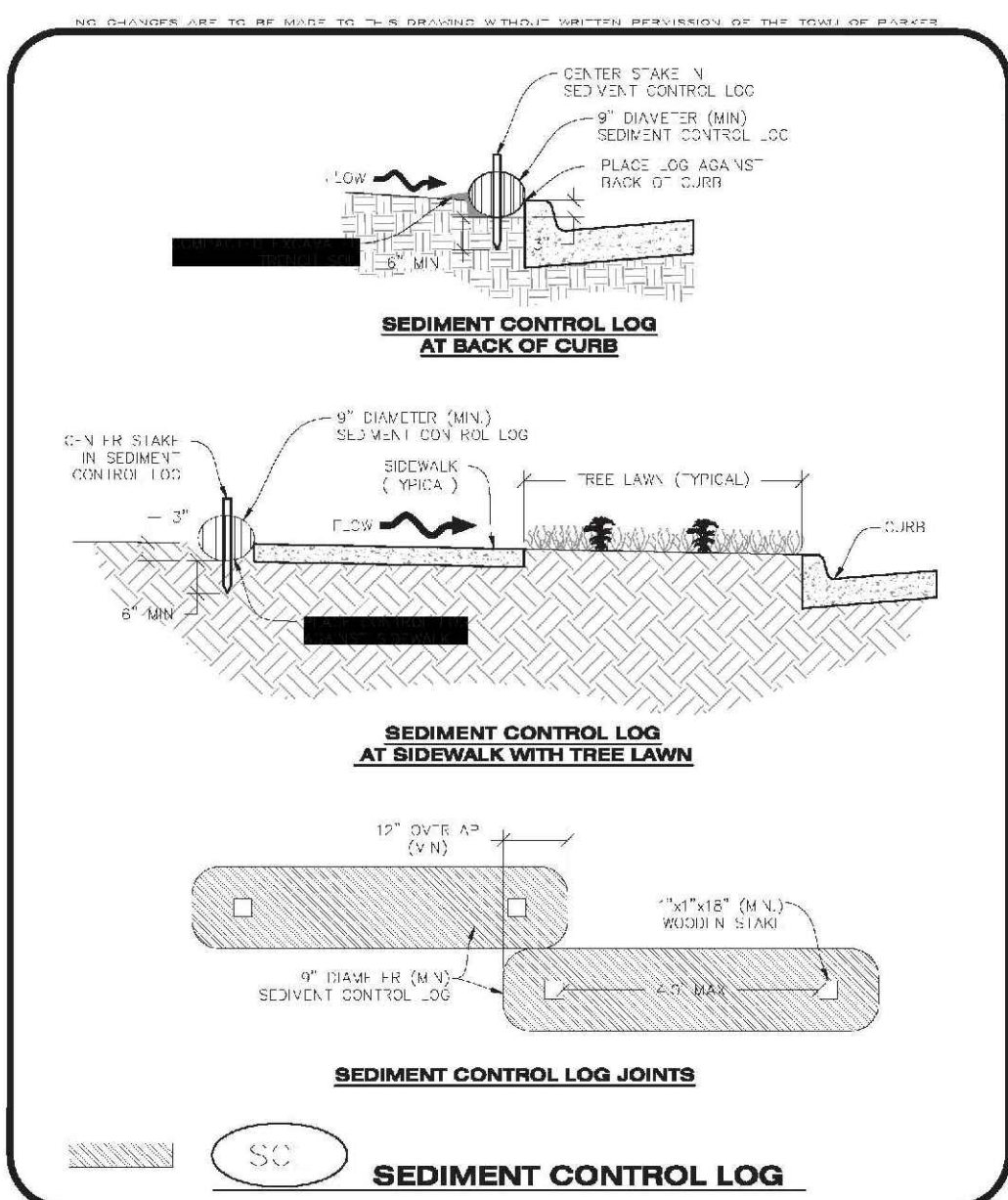
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REV. 2019



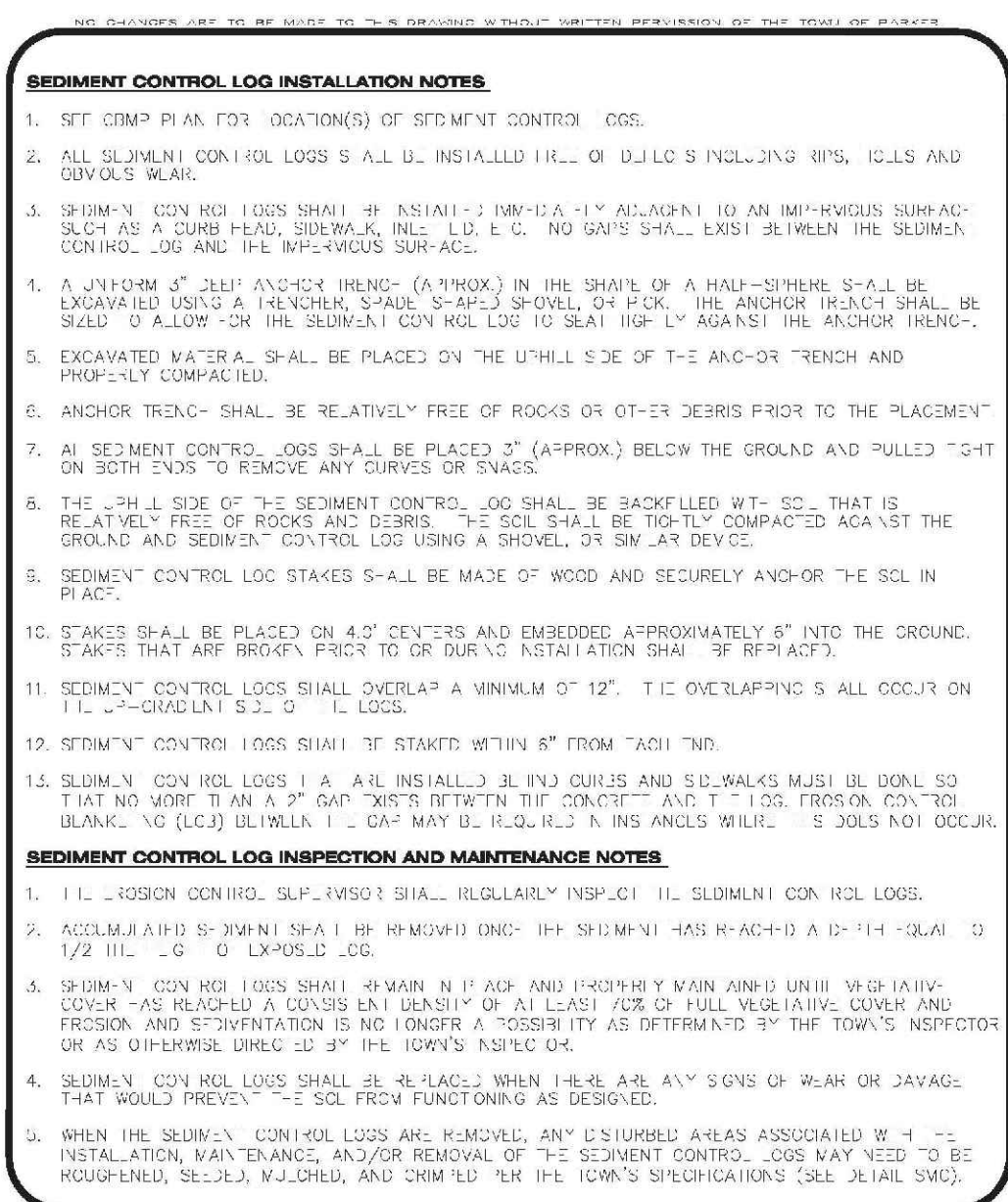
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CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 2
REV. 2019



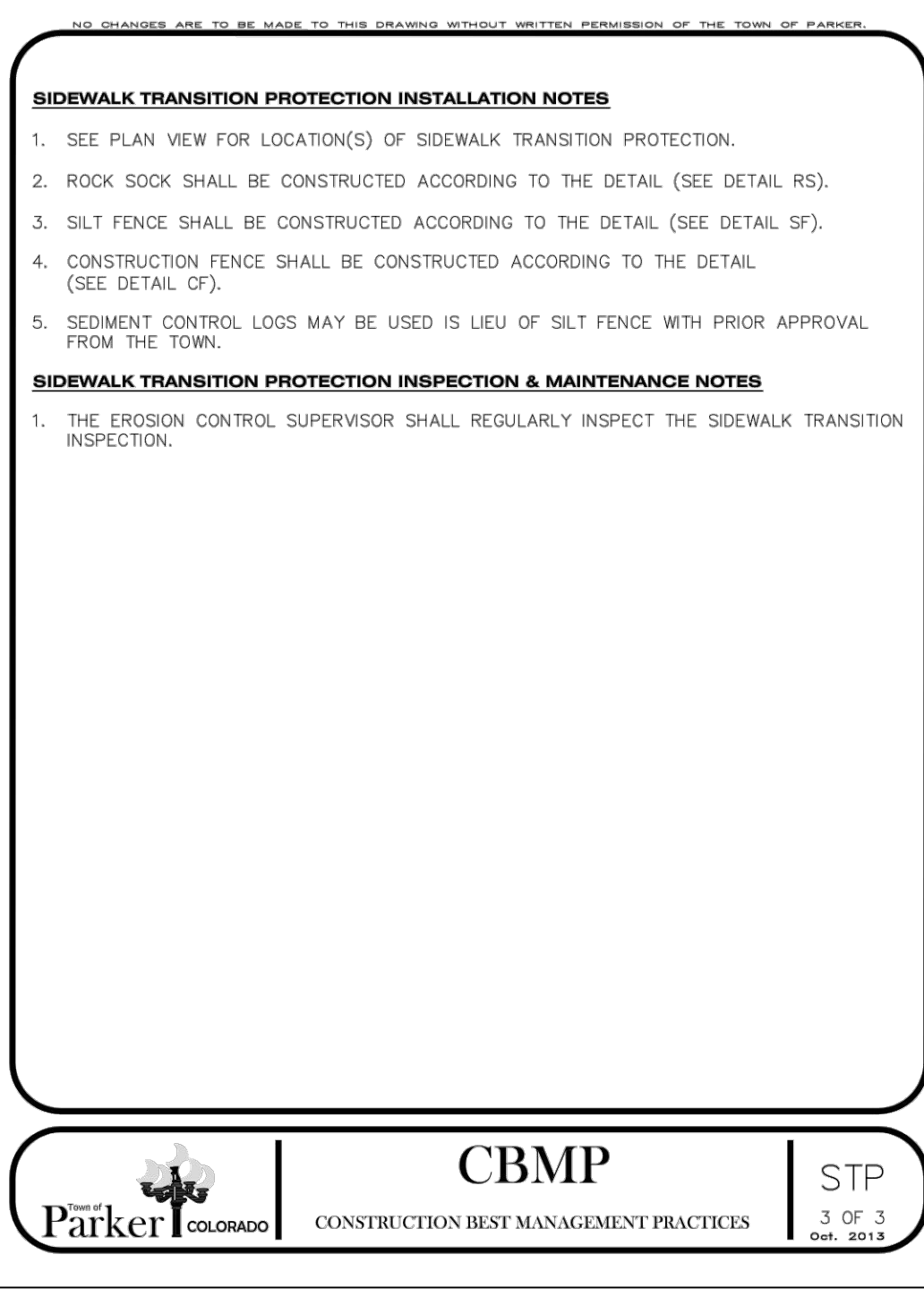
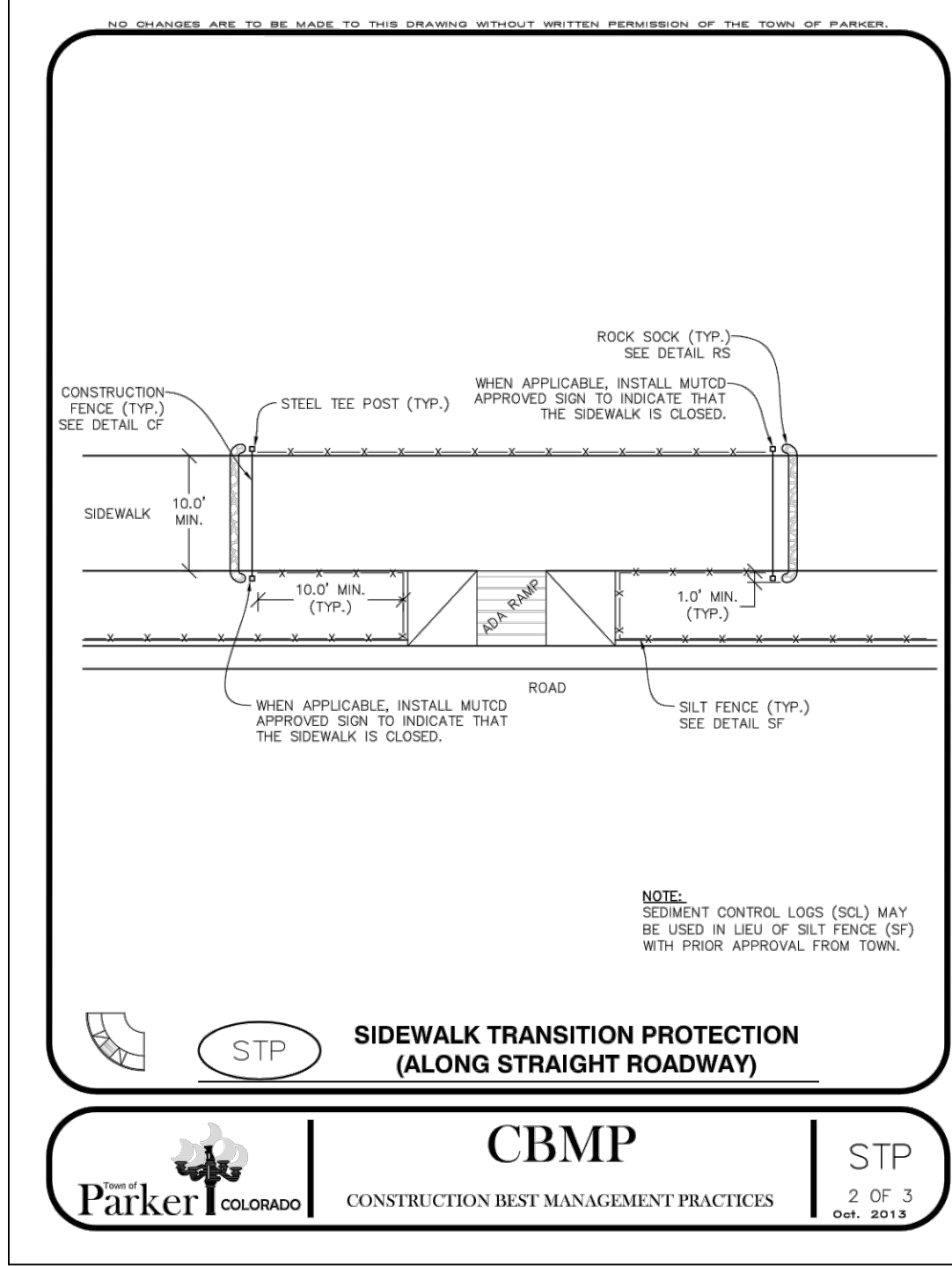
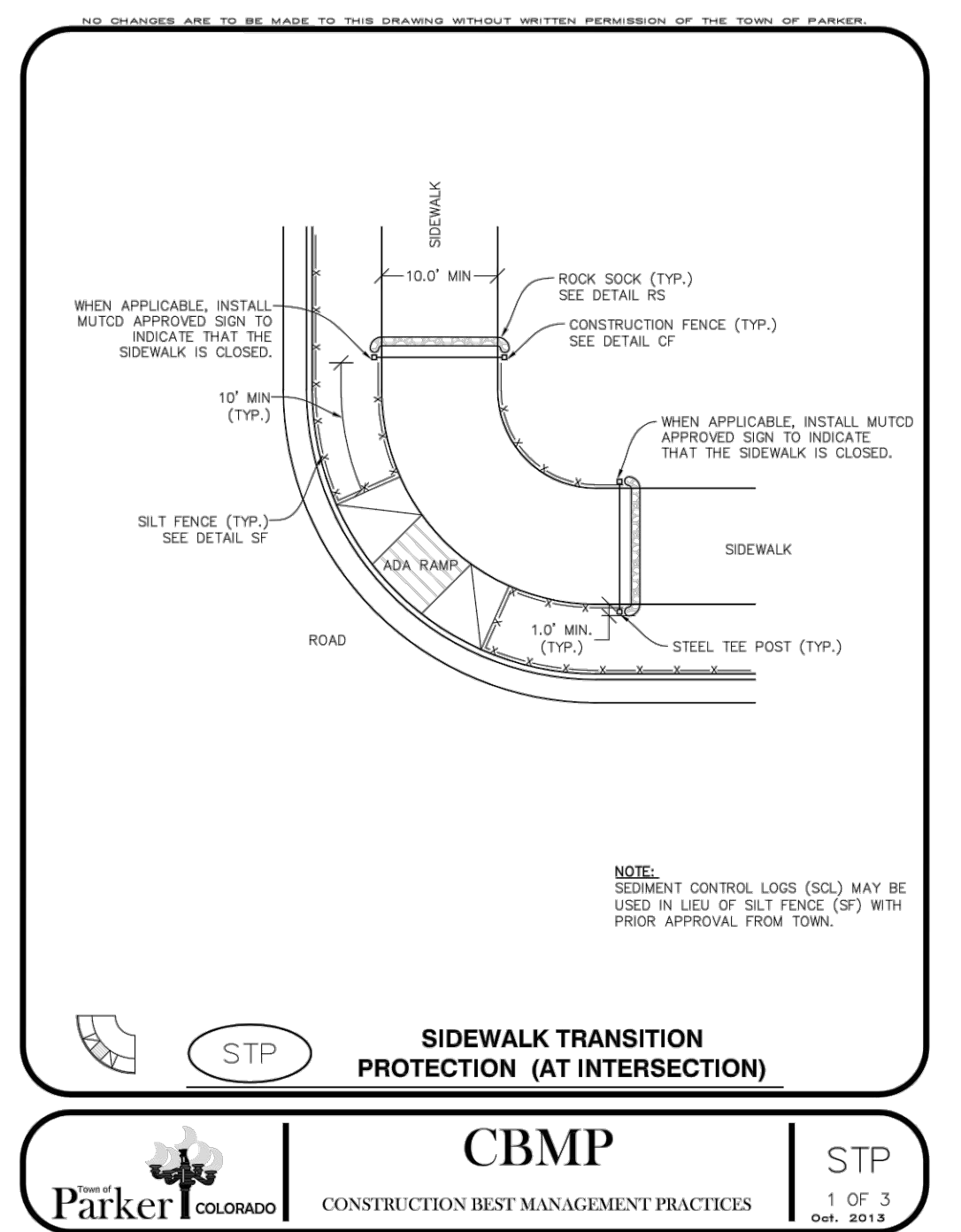
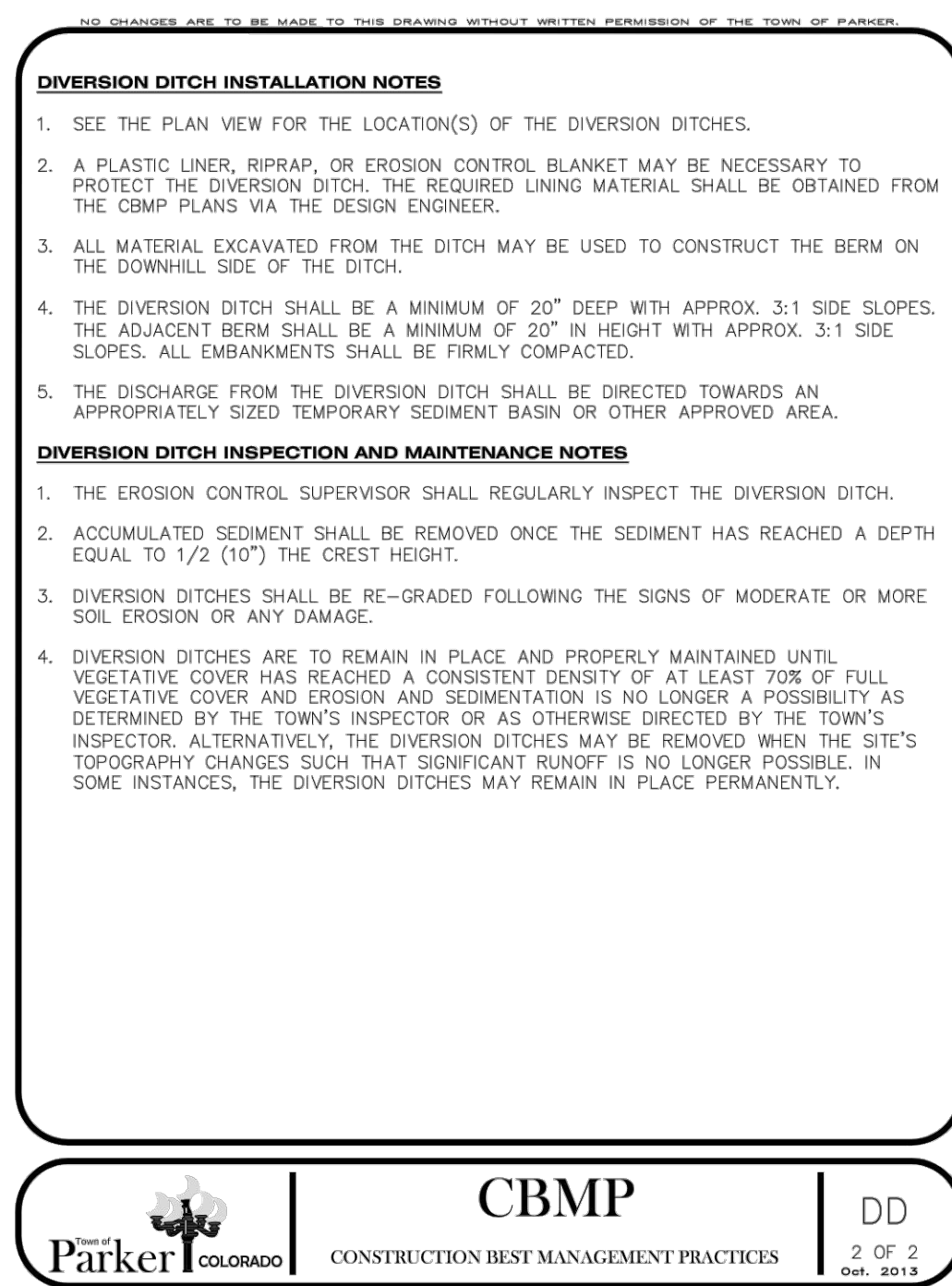
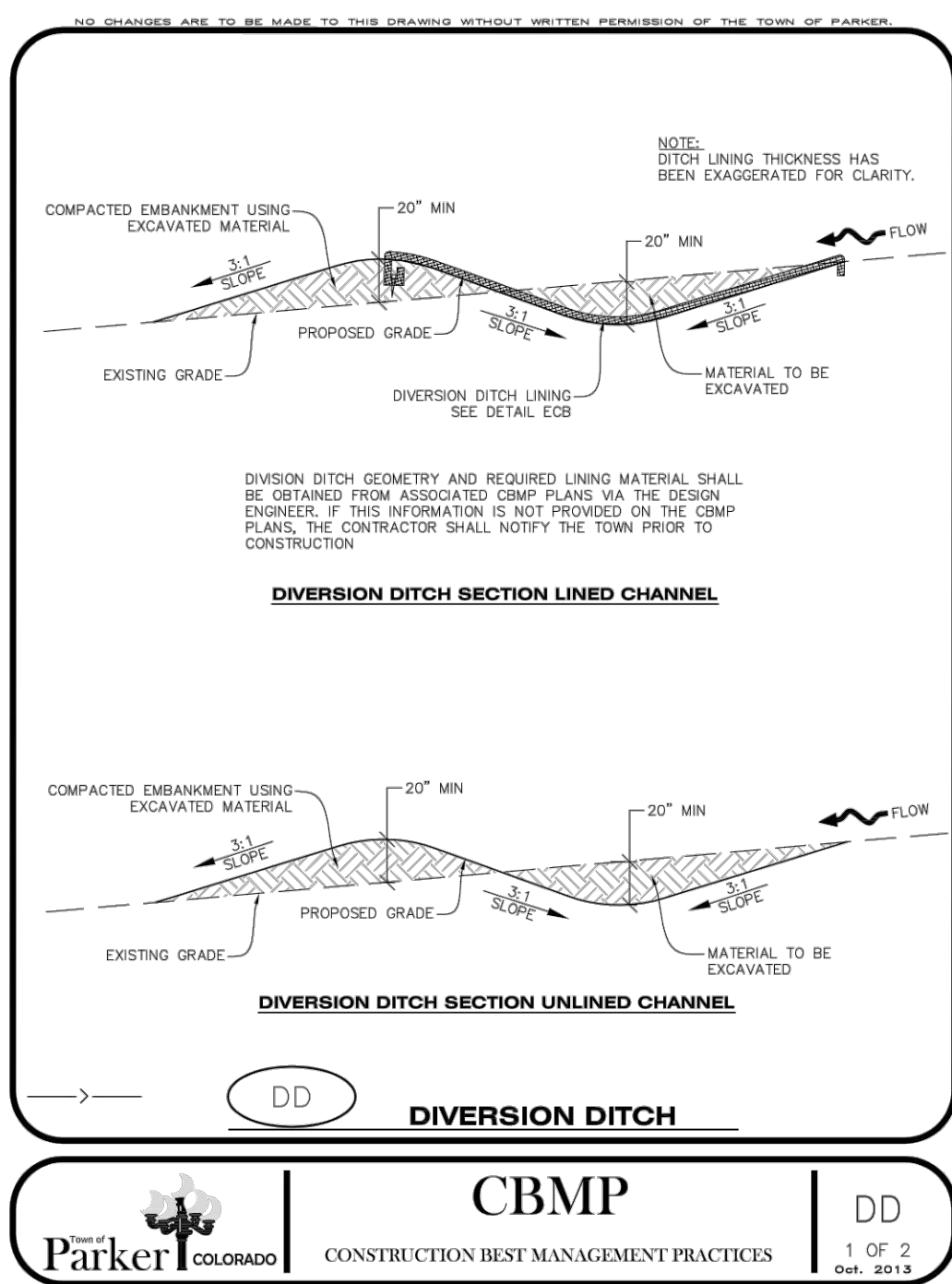
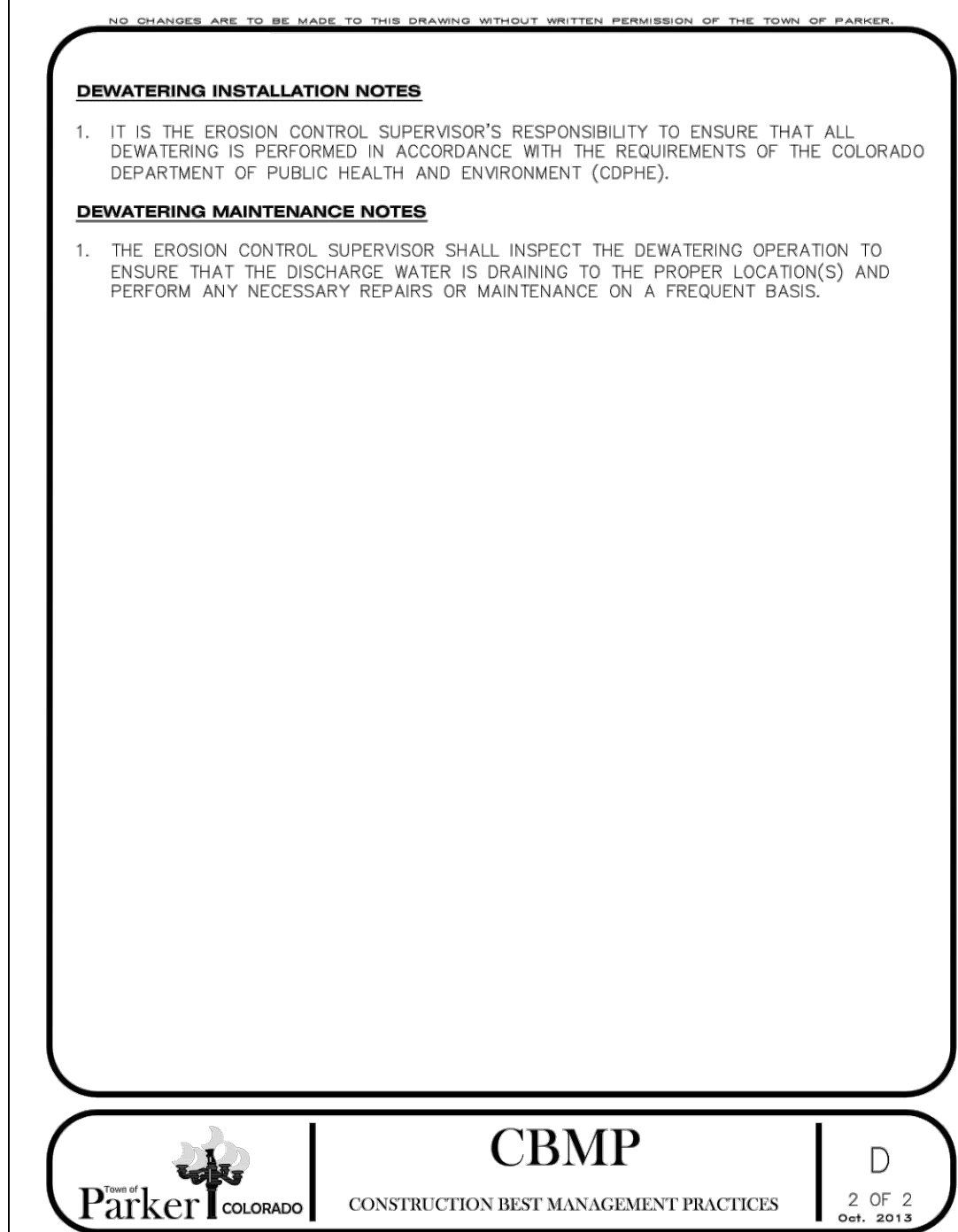
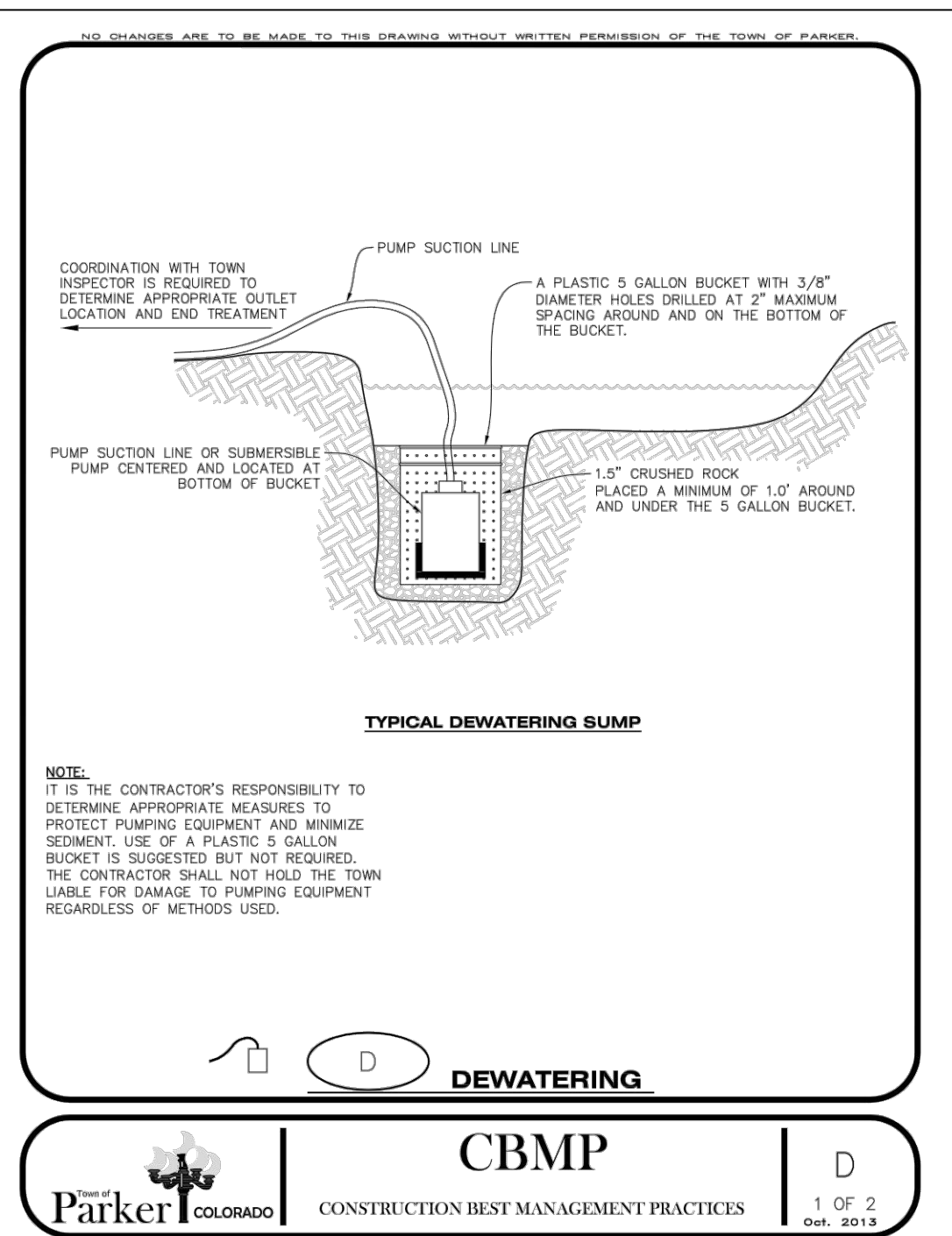
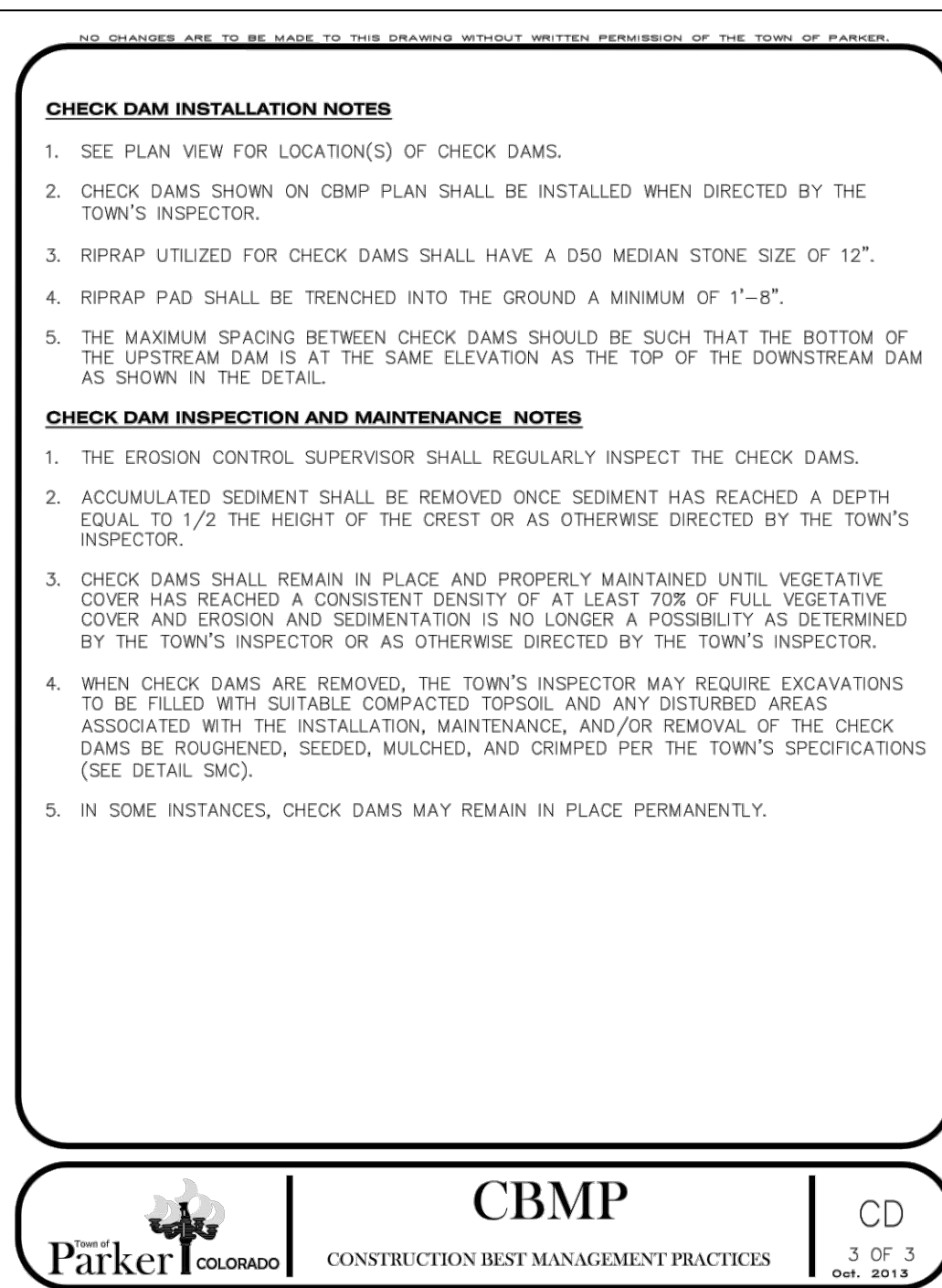
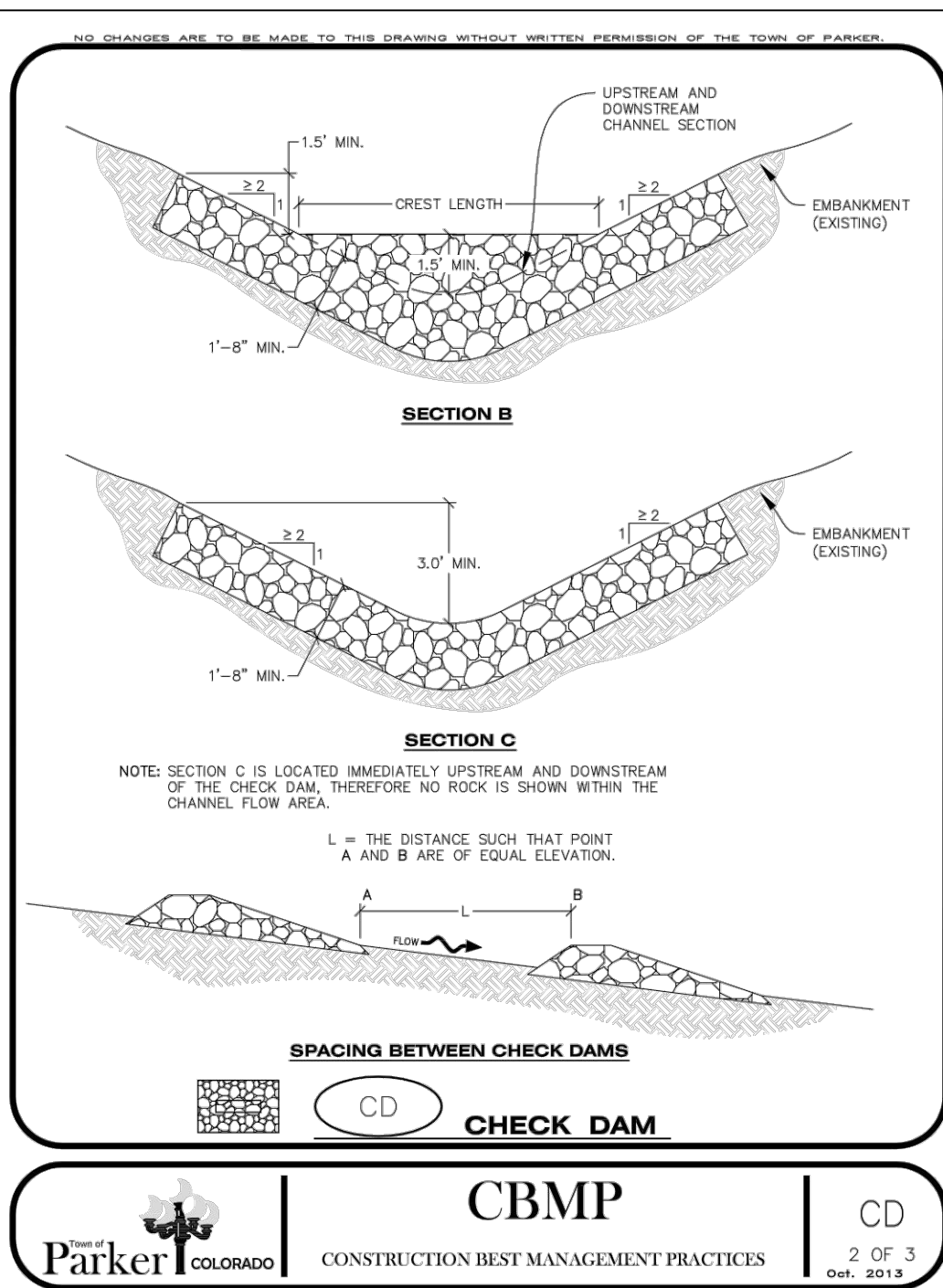
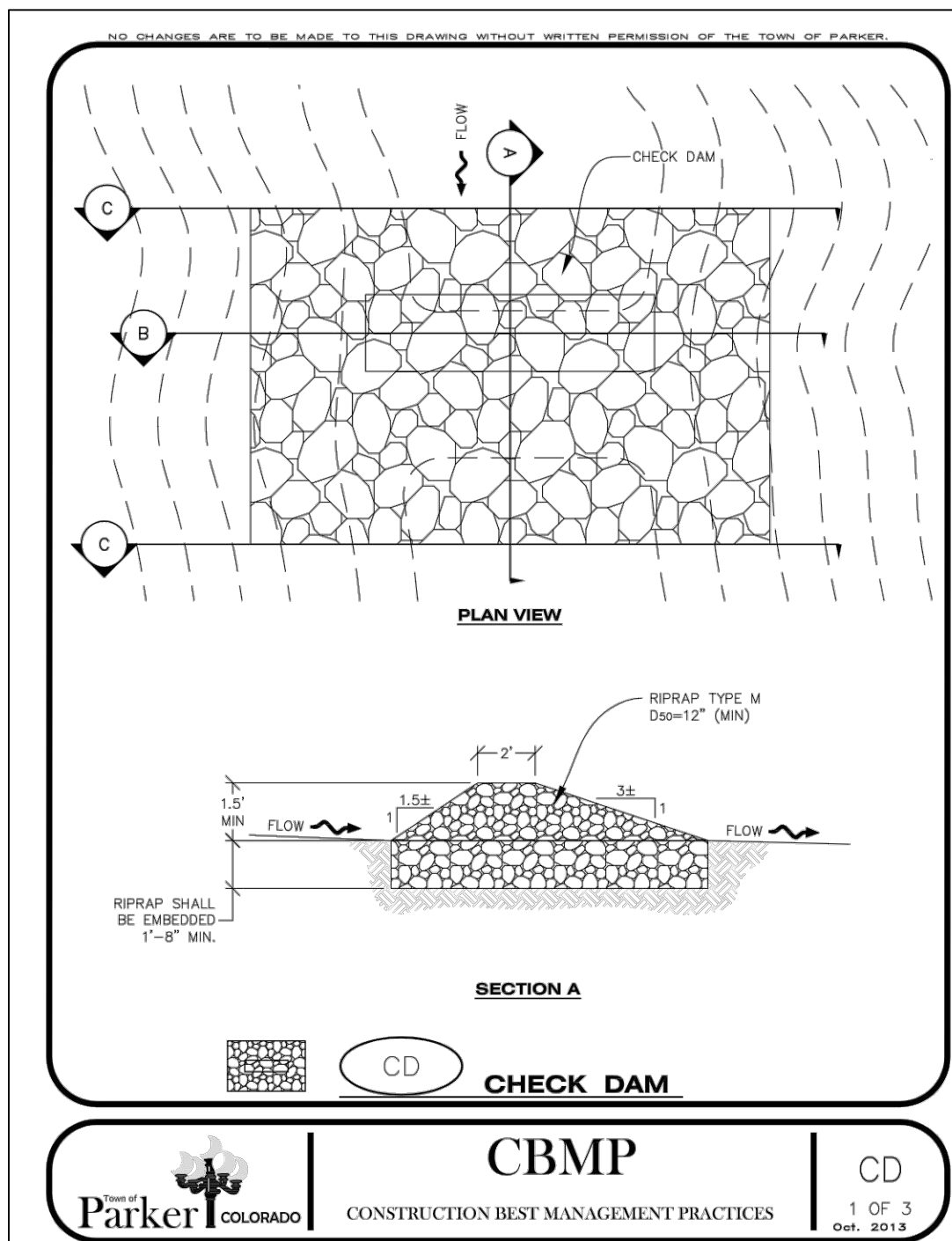
CBMP **SCL**
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3
REV. 2019



CBMP **SCL**
CONSTRUCTION BEST MANAGEMENT PRACTICES 2 OF 3
REV. 2019



CBMP **SCL**
CONSTRUCTION BEST MANAGEMENT PRACTICES 3 OF 3
REV. 2019



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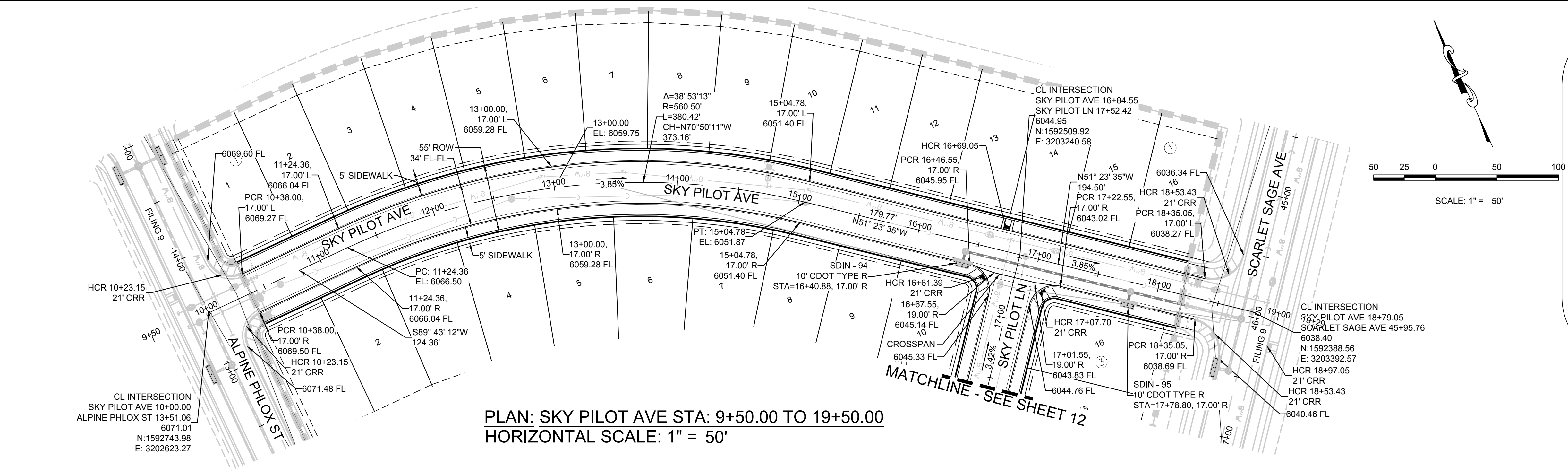
UTILITY NOTIFICATION CENTER OF COLORADO

CALL 811

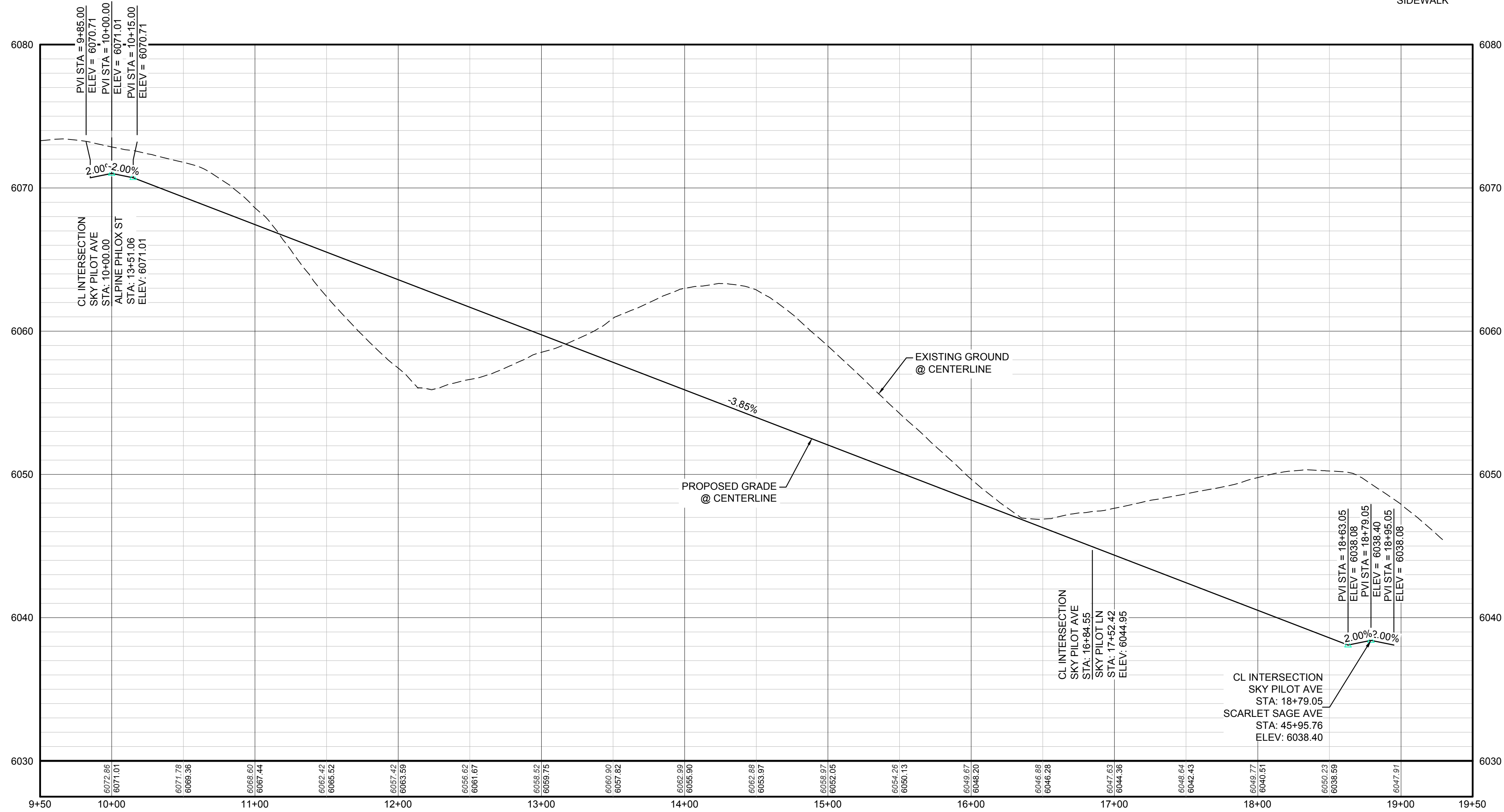
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



PLAN: SKY PILOT AVE STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SKY PILOT AVE STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

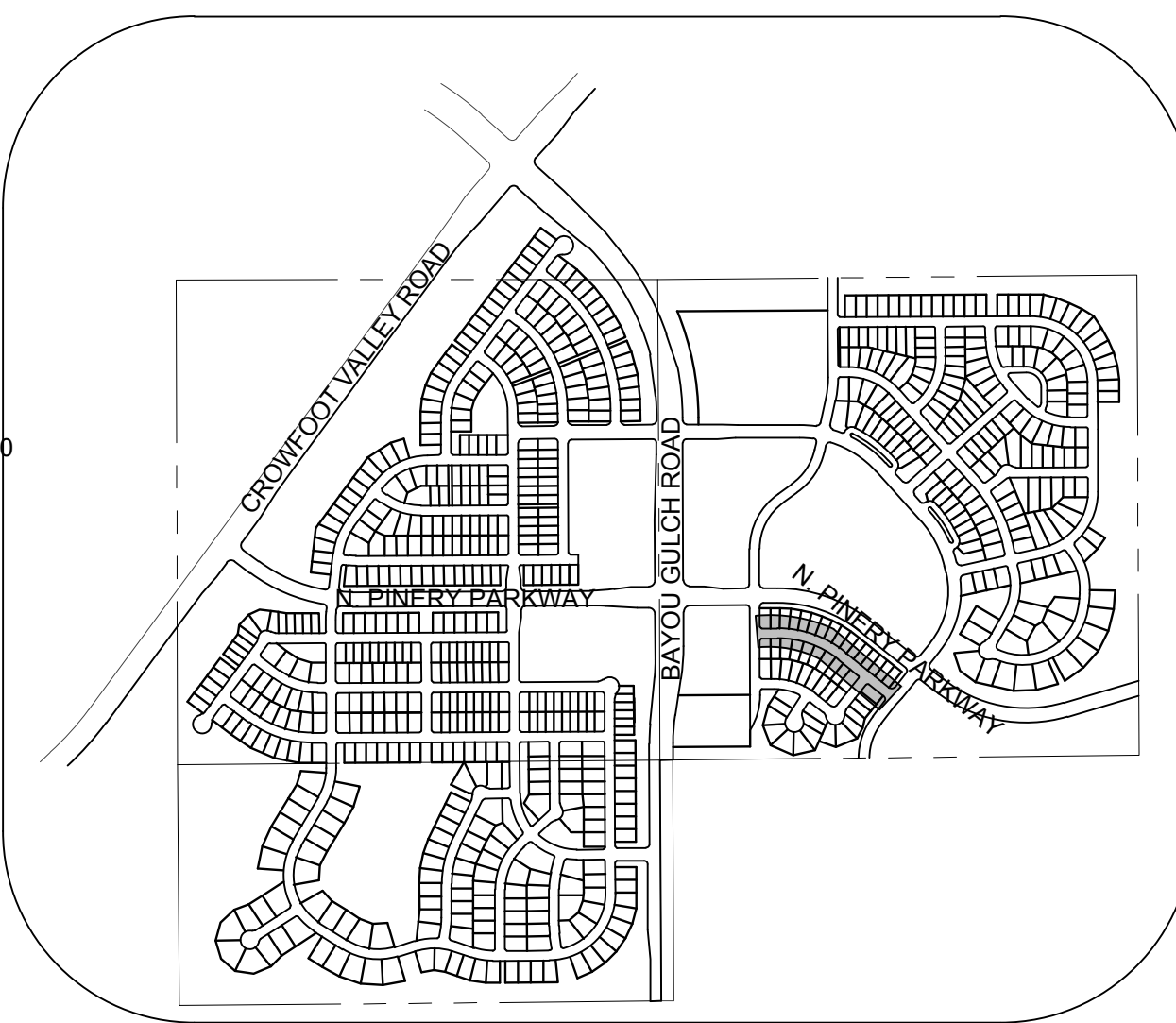
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.
LEGEND

- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| 2 | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| A | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊕ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⌋ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| ⌋ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| ⊕ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| ⌋ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| ⌋ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| ⌋ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| ⊕ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| ⊕ | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
| ⊕ | FUTURE PHASE VALVE | --- | PROPOSED SEWER LINE WITH MANHOLE |
| ⊕ | FUTURE FIRE HYDRANT | --- | PROPOSED SEWER LATERAL |
| ⊕ | PROPOSED LIGHT POLE | 8" | PROPOSED WATER LINE |
| ⊕ | PROPOSED SIDEWALK | --- | PROPOSED WATER LATERAL W/ METER |
| ⊕ | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | FO | EXISTING FIBER OPTIC LINE |
| ⊕ | PROPOSED STORM DRAIN INLET | OH | EXISTING OVERHEAD POWER |
| ⊕ | PROPOSED STORM DRAIN MANHOLE | TEL | EXISTING TELEPHONE LINE |

ABBREVIATIONS

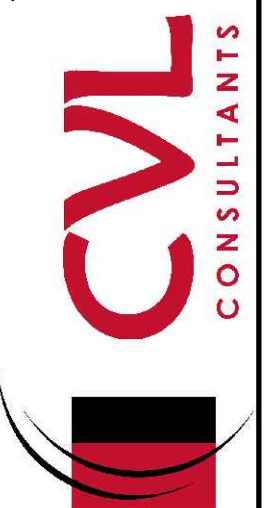
- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PVI | PT. OF VERTICAL INTERSECTION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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 13 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SKY PILOT AVENUE

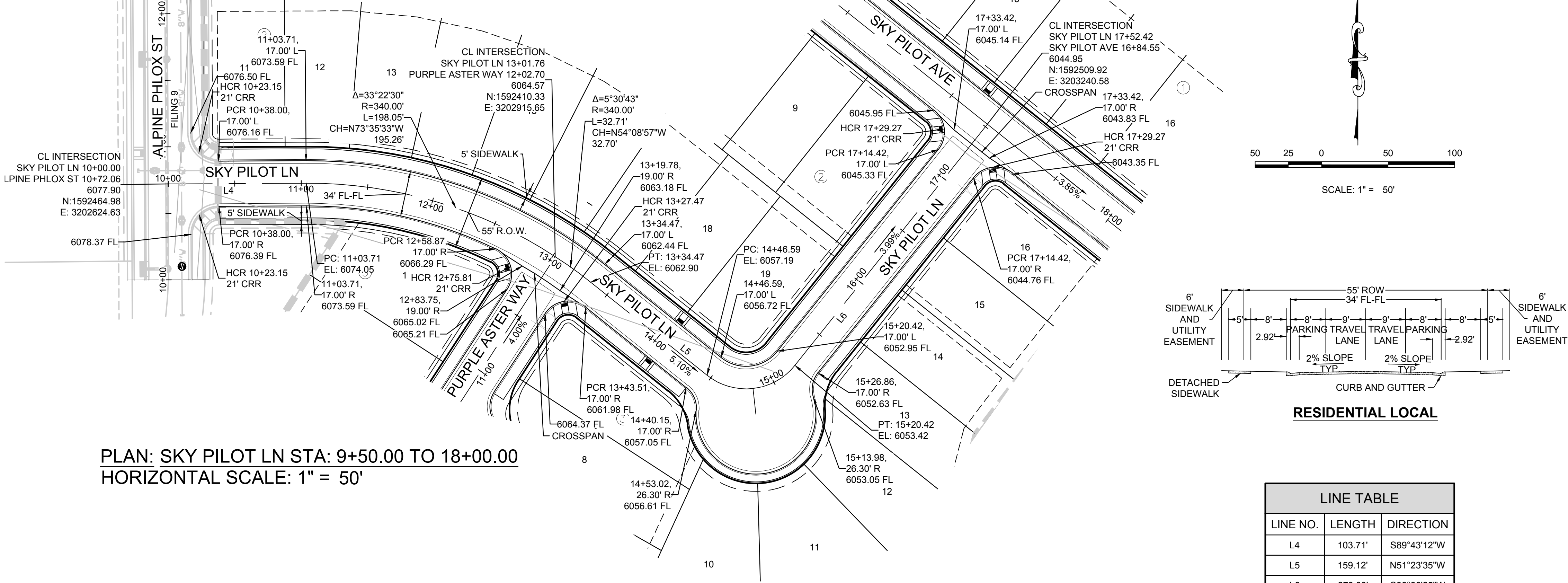
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DRAWN BY: JF
CHECKED BY: JJ
DATE: SEPTEMBER 2017

SHEET NUMBER 11

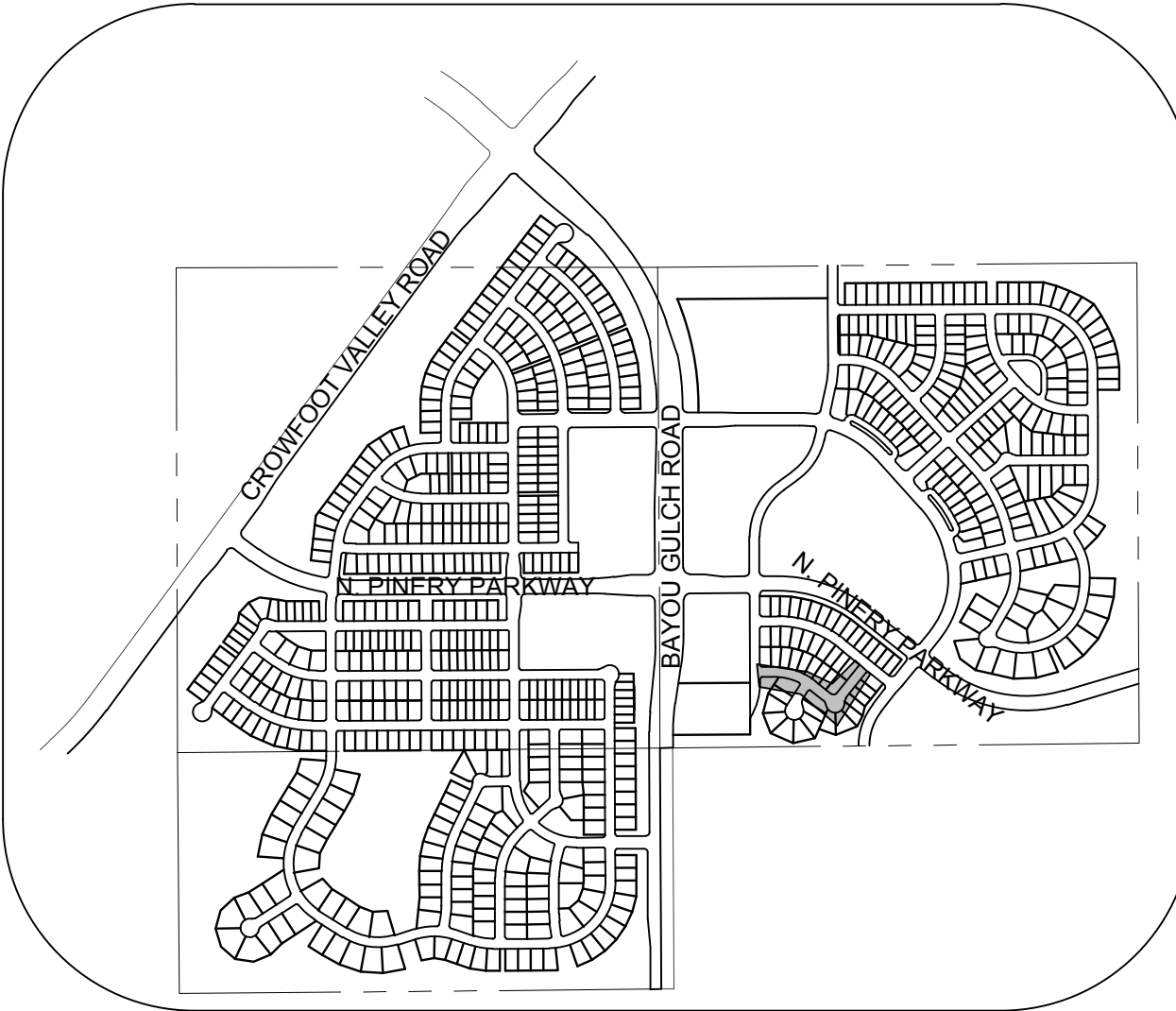
No. Revisions Appr. Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STREET PLAN AND PROFILE\13 SKY PILOT LANE.DWG, LAURAC, 3/2/2018 2:25 PM



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

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L4	103.71'	S89°43'12"W
L5	159.12'	N51°23'35"W
L6	279.00'	S38°36'25"W



KEYMAP
N.T.S.
LEGEND

- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| 2 | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| A | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊗ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ┘ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| ⊞ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| ⊗ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| ⊞ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| ⊞ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| ⊞ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| ⊞ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| ⊞ | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
| ⊞ | FUTURE PHASE VALVE | --- | PROPOSED SEWER LINE WITH MANHOLE |
| ⊞ | FUTURE FIRE HYDRANT | --- | PROPOSED SEWER LATERAL |
| ⊞ | PROPOSED LIGHT POLE | --- | PROPOSED WATER LINE |
| ⊞ | PROPOSED SIDEWALK | --- | PROPOSED WATER LATERAL W/ METER |
| ⊞ | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | --- | EXISTING FIBER |
| ⊞ | PROPOSED STORM DRAIN INLET | --- | EXISTING OVERHEAD POWER |
| ⊞ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

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

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

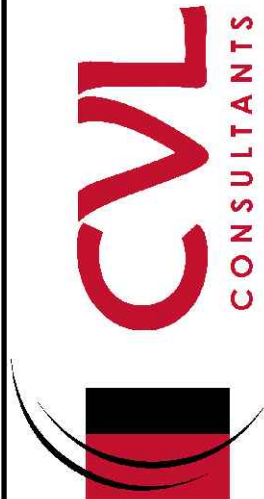


BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

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

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 13 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
SKY PILOT LANE

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER
12

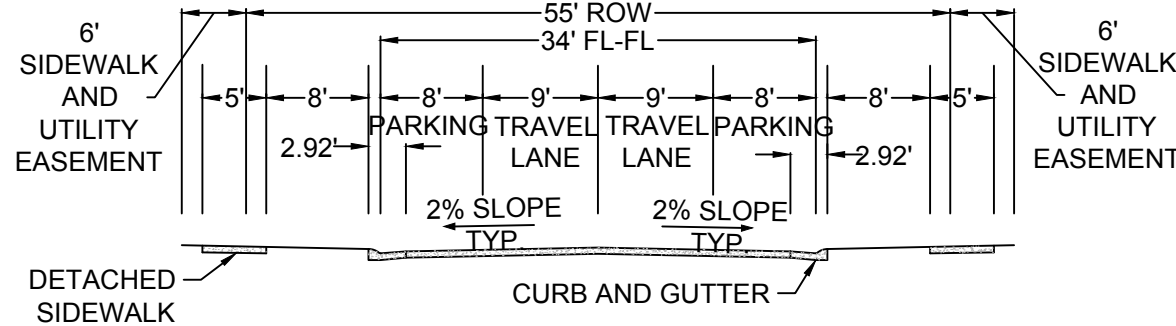
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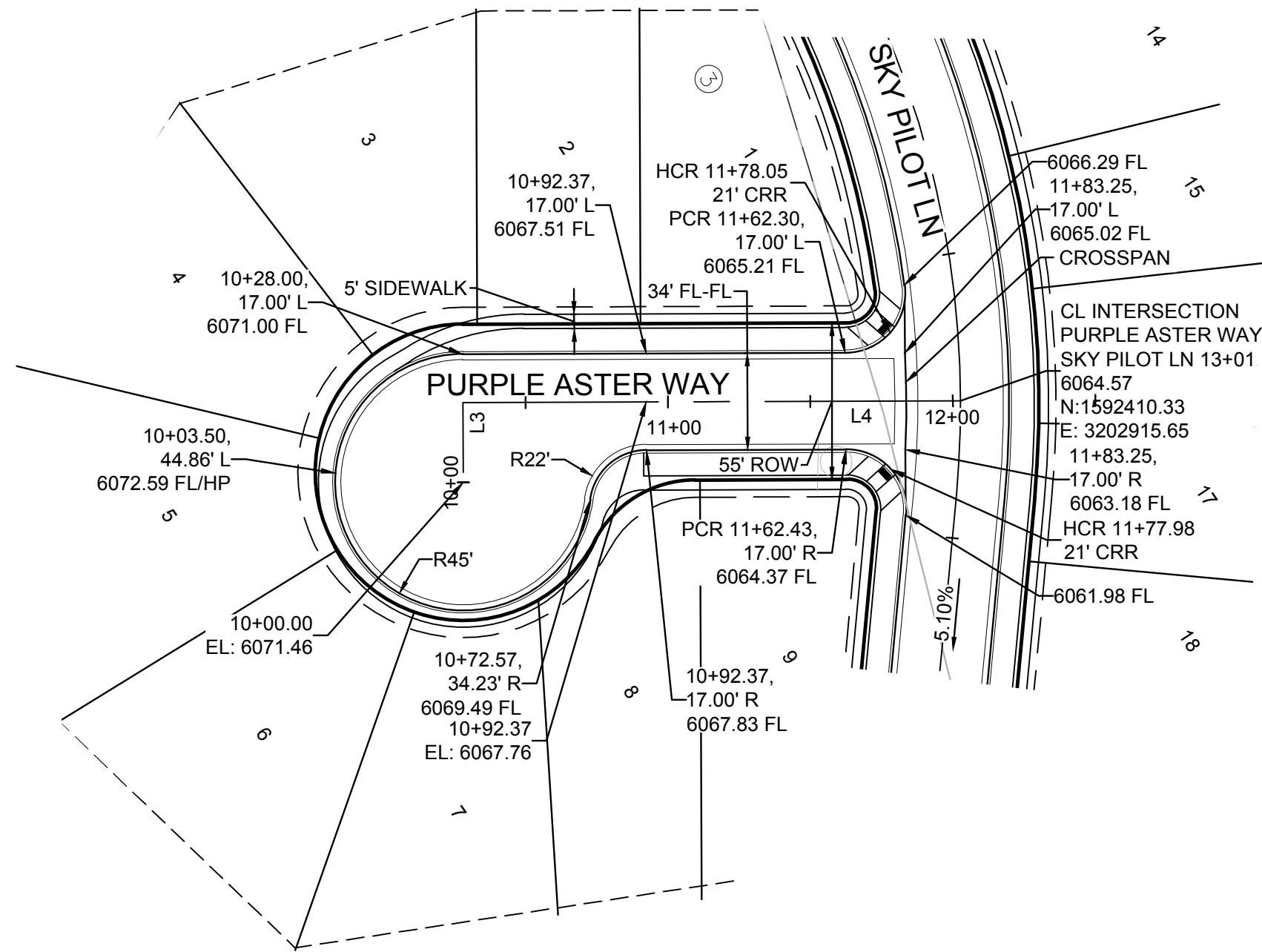
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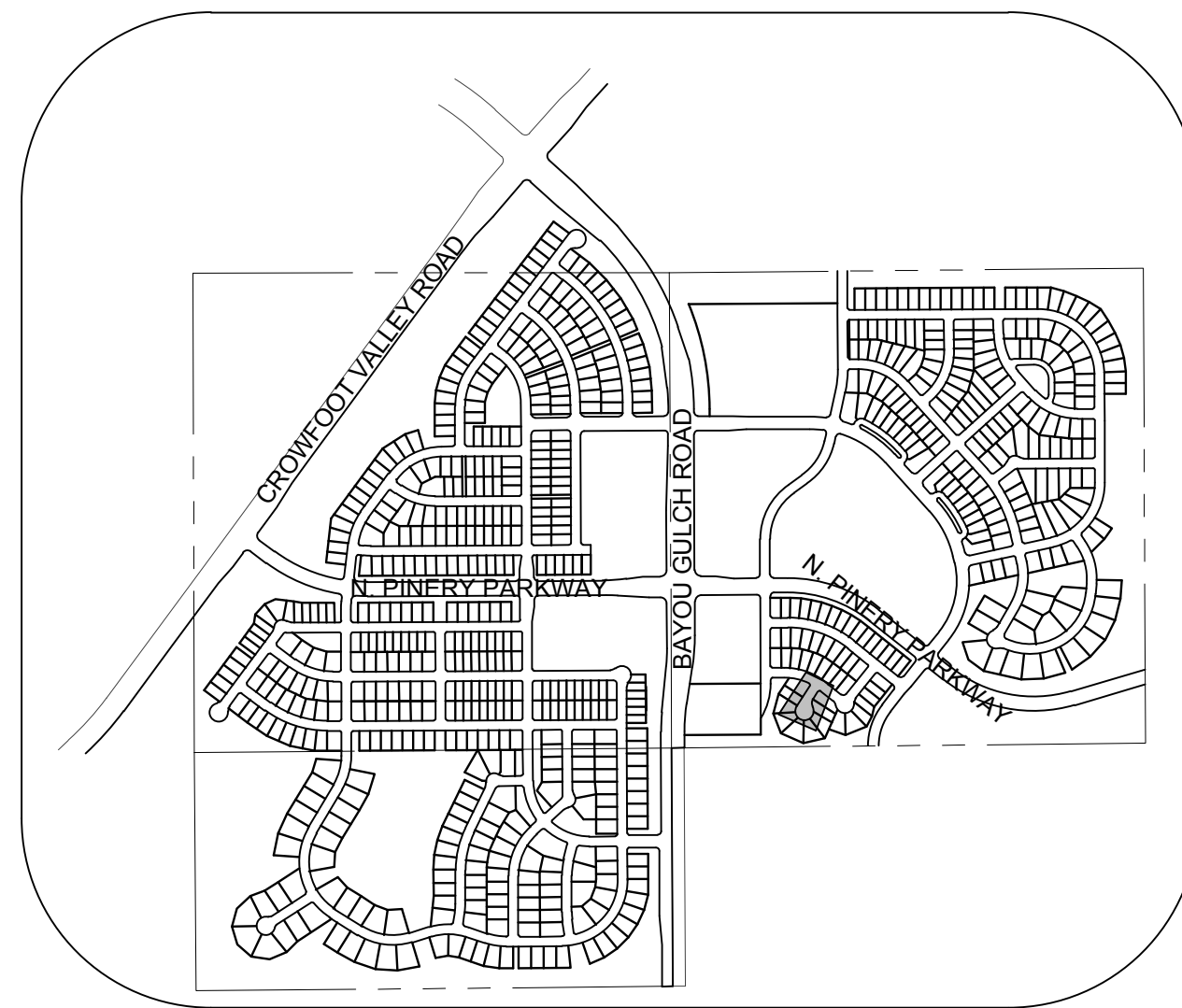
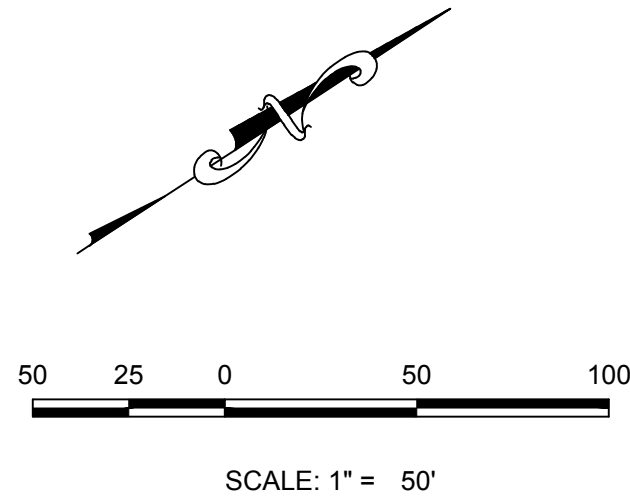
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L3	24.50'	S56°54'18"E
L4	174.70'	S33°05'42"W



RESIDENTIAL LOCAL



PLAN: PURPLE ASTER WAY STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



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

FUTURE PHASE VALVE

FUTURE FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

PROPOSED SIDEWALK RAMP

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

ABBREVIATIONS

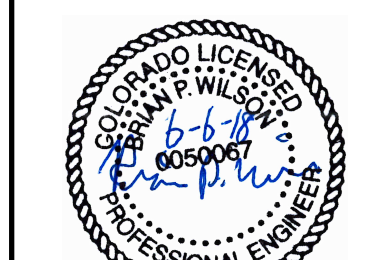
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GL	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
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

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

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10333 E. Dry Creek Rd.
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 13 CONSTRUCTION DRAWINGS
STREET PLAN & PROFILE
PURPLE ASTER WAY

DRAWN BY: JF

CHECKED BY: JJ

DATE: SEPTEMBER 2017

SCALE: AS SHOWN
FILE NO: 8130283701

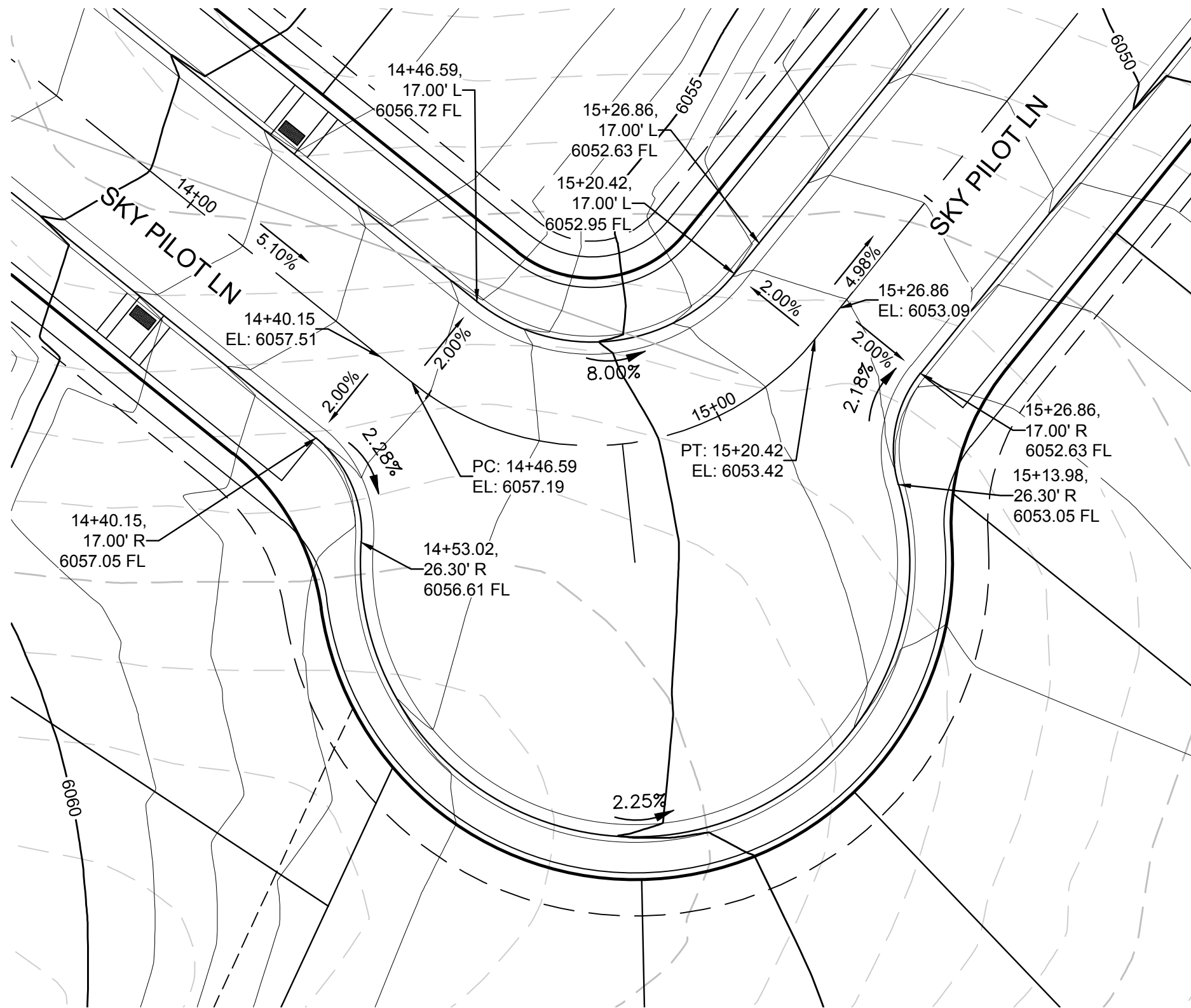
SHEET NUMBER
13

Revisions
No. Date Init. Appr. Date

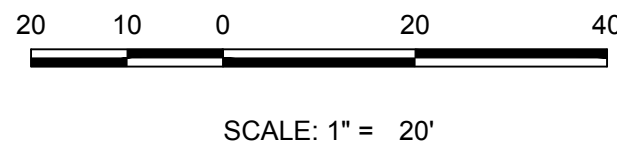
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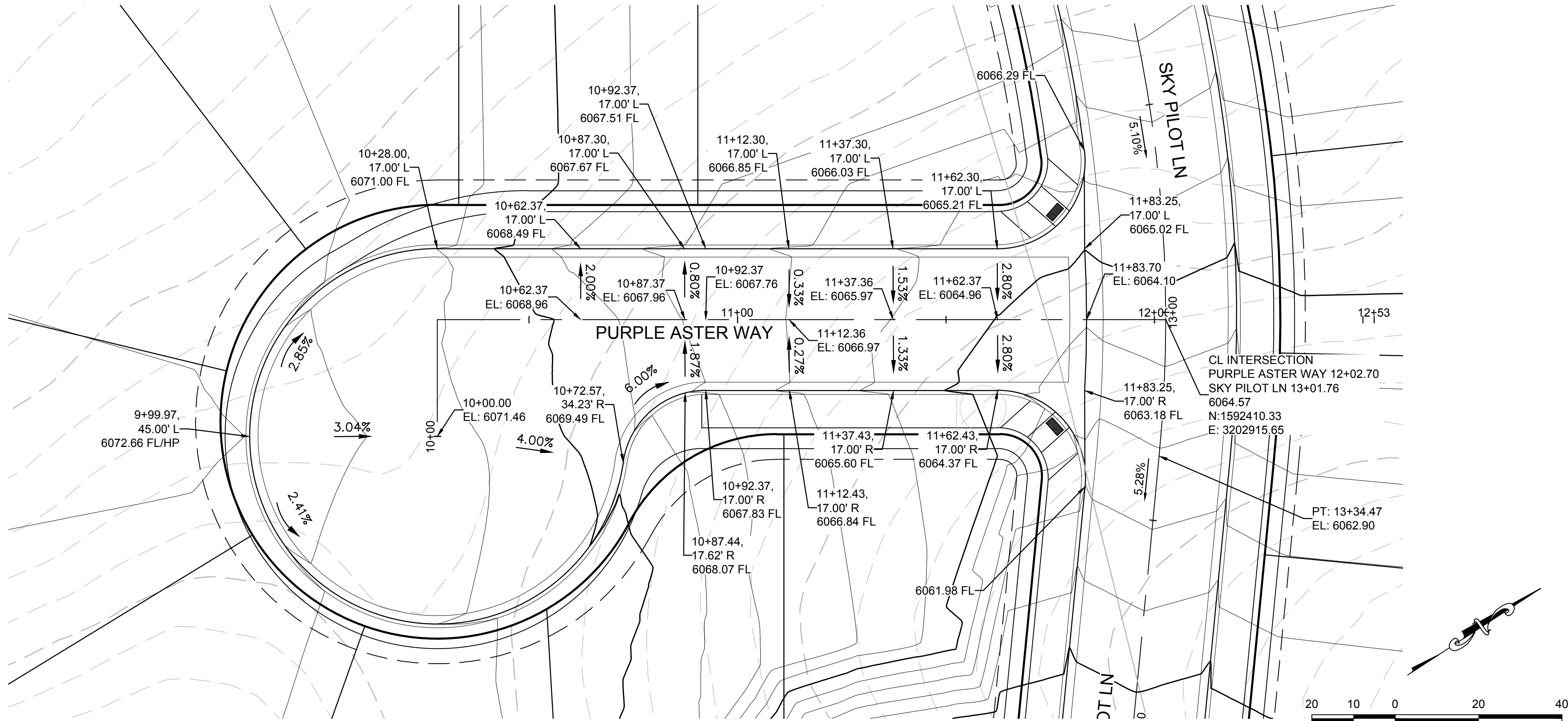
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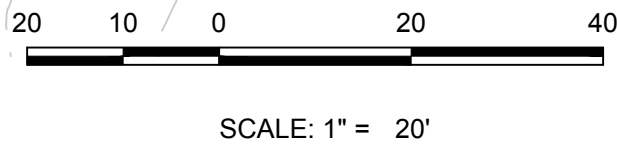
PLAN: SKY PILOT LN KNUCKLE
HORIZONTAL SCALE: 1" = 20'



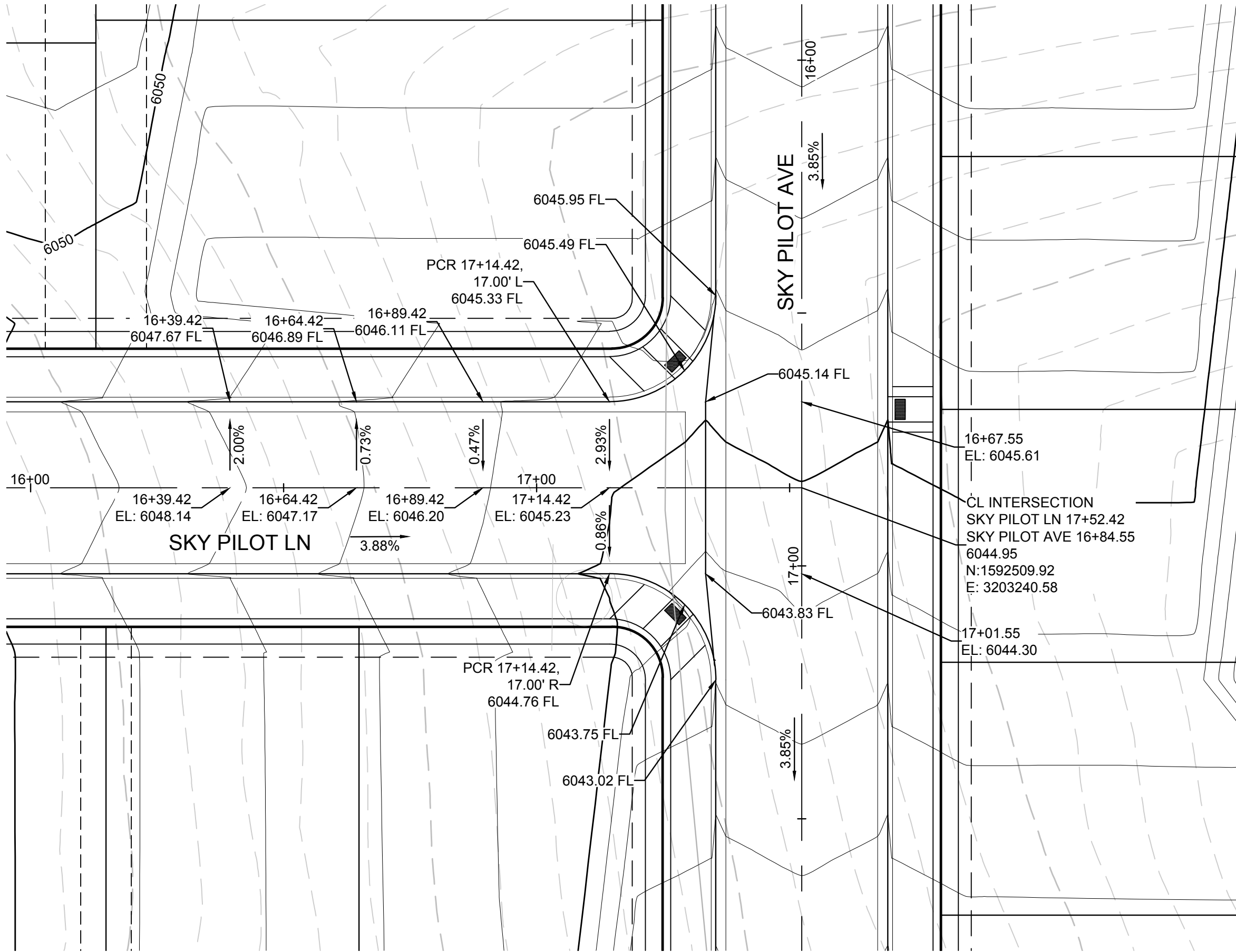
SCALE: 1" = 20'



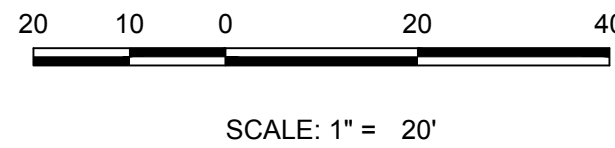
PLAN: PURPLE ASTER WAY & SKY PILOT LN
HORIZONTAL SCALE: 1" = 20'



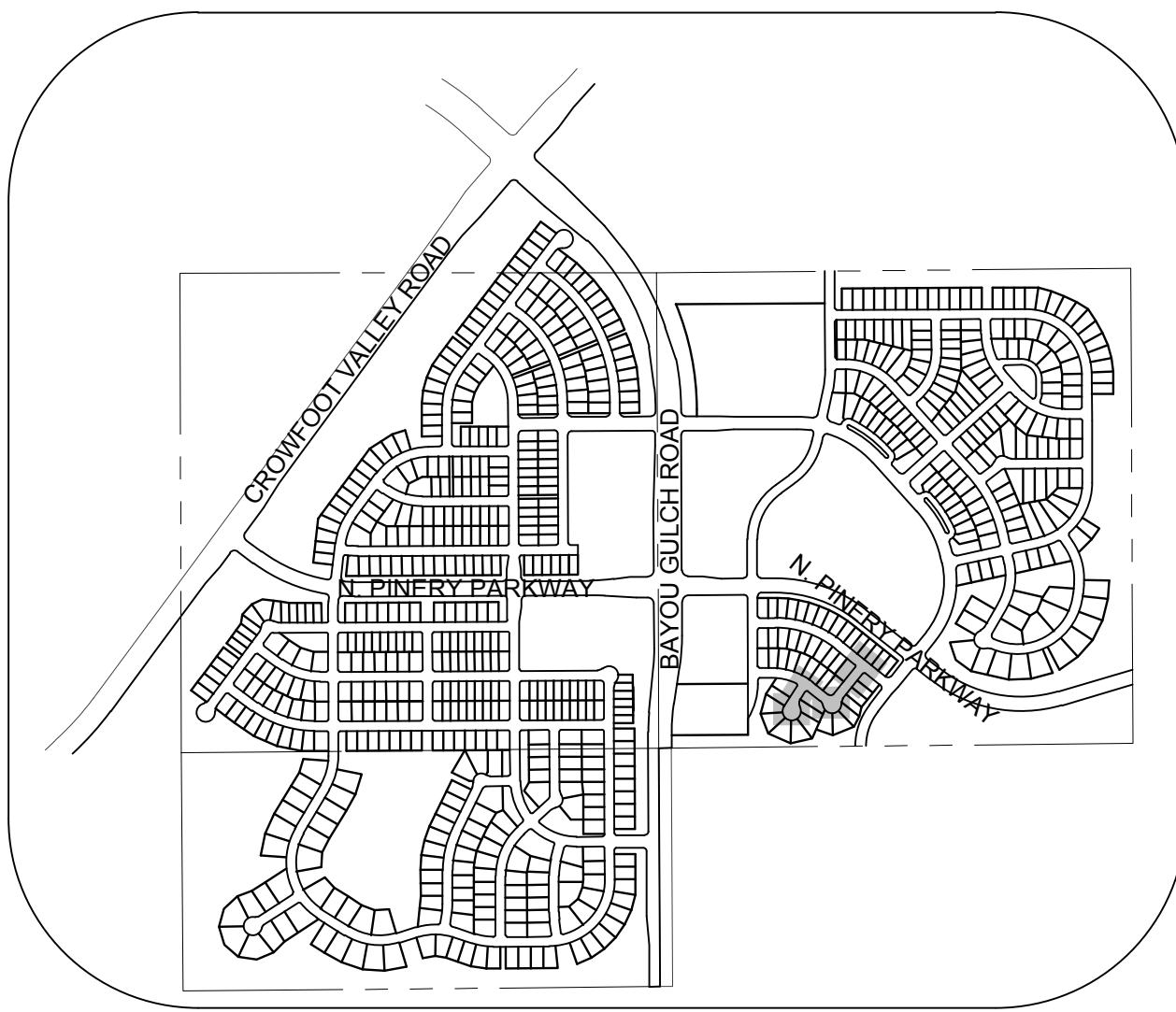
SCALE: 1" = 20'



PLAN: PURPLE ASTER WAY & SKY PILOT LN
HORIZONTAL SCALE: 1" = 20'



SCALE: 1" = 20'



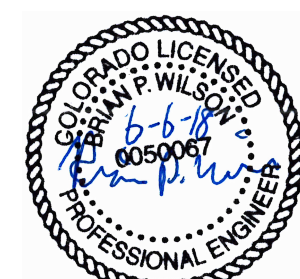
KEYMAP
N.T.S.

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PREPARED UNDER THE
SUPERVISION OF



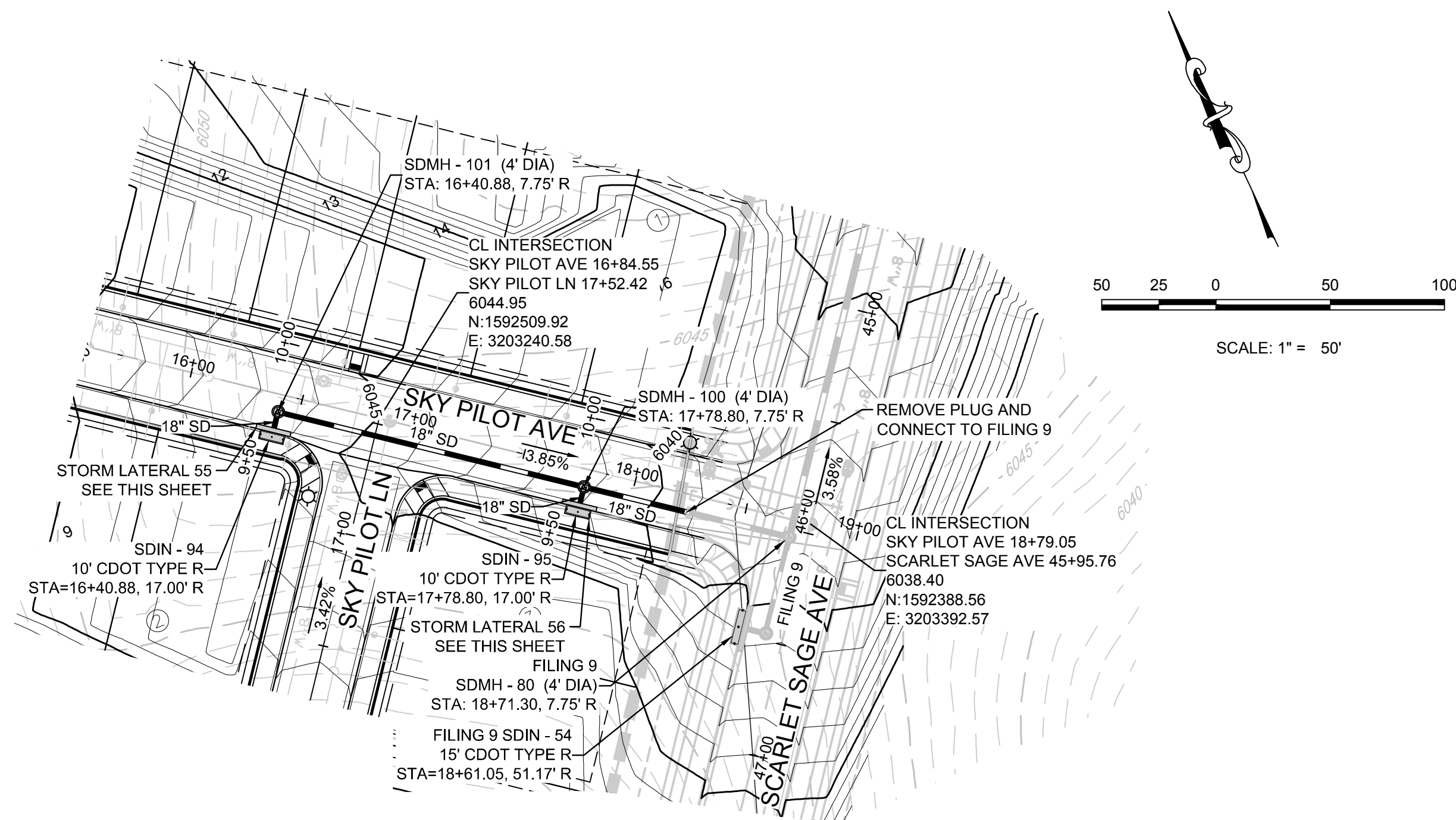
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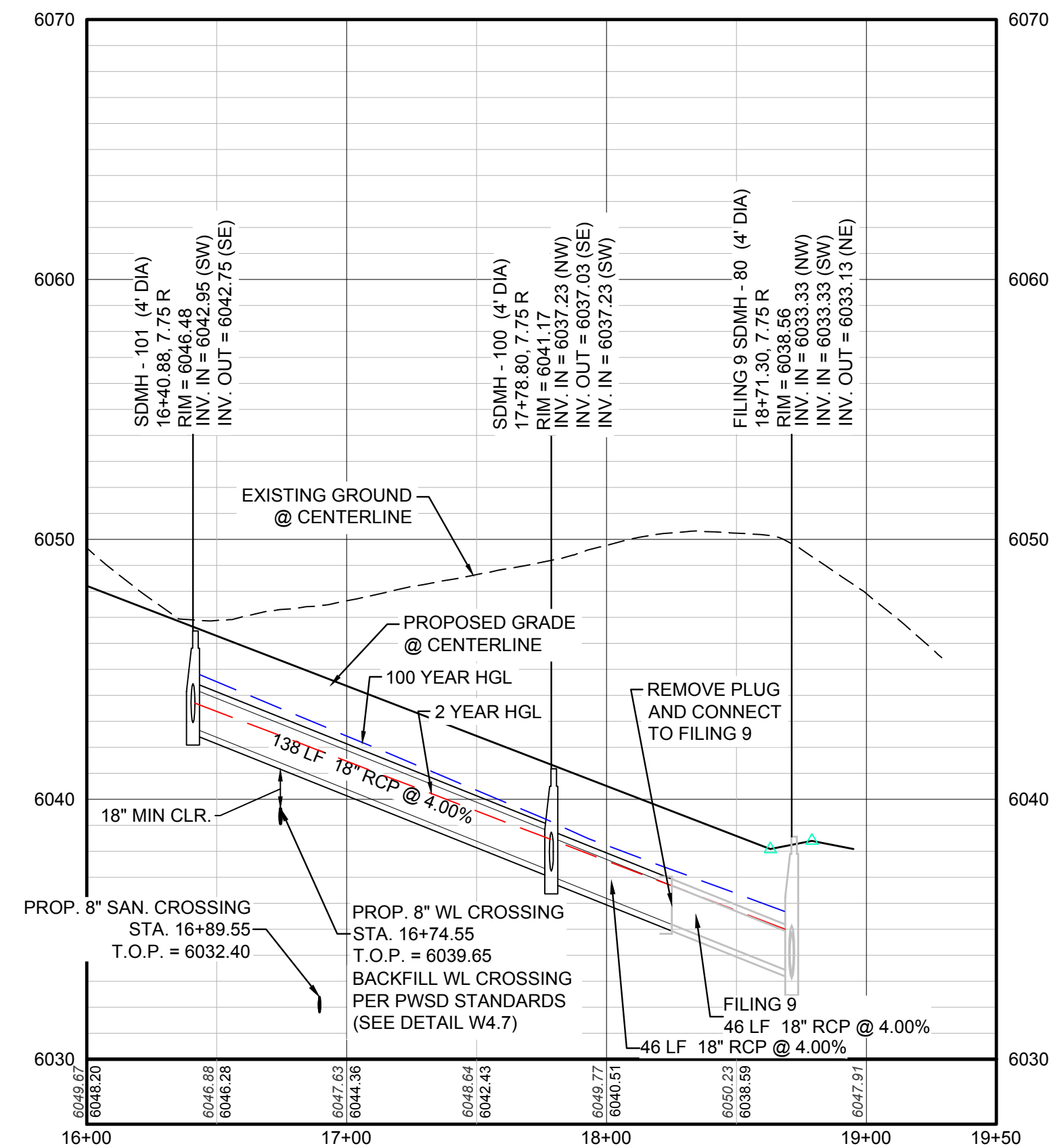
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SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	Revisions	No.	Date	Init.	Appr.	Date
14	RHR	JU	SEPTEMBER 2017			8130283701						
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					CVL CONSULTANTS							

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\TOWN OF PARKER\STORM PLAN AND PROFILE\13 SKY PILOT AVENUE STORM.DWG, BRIANW, 6/7/2015 5:28 PM

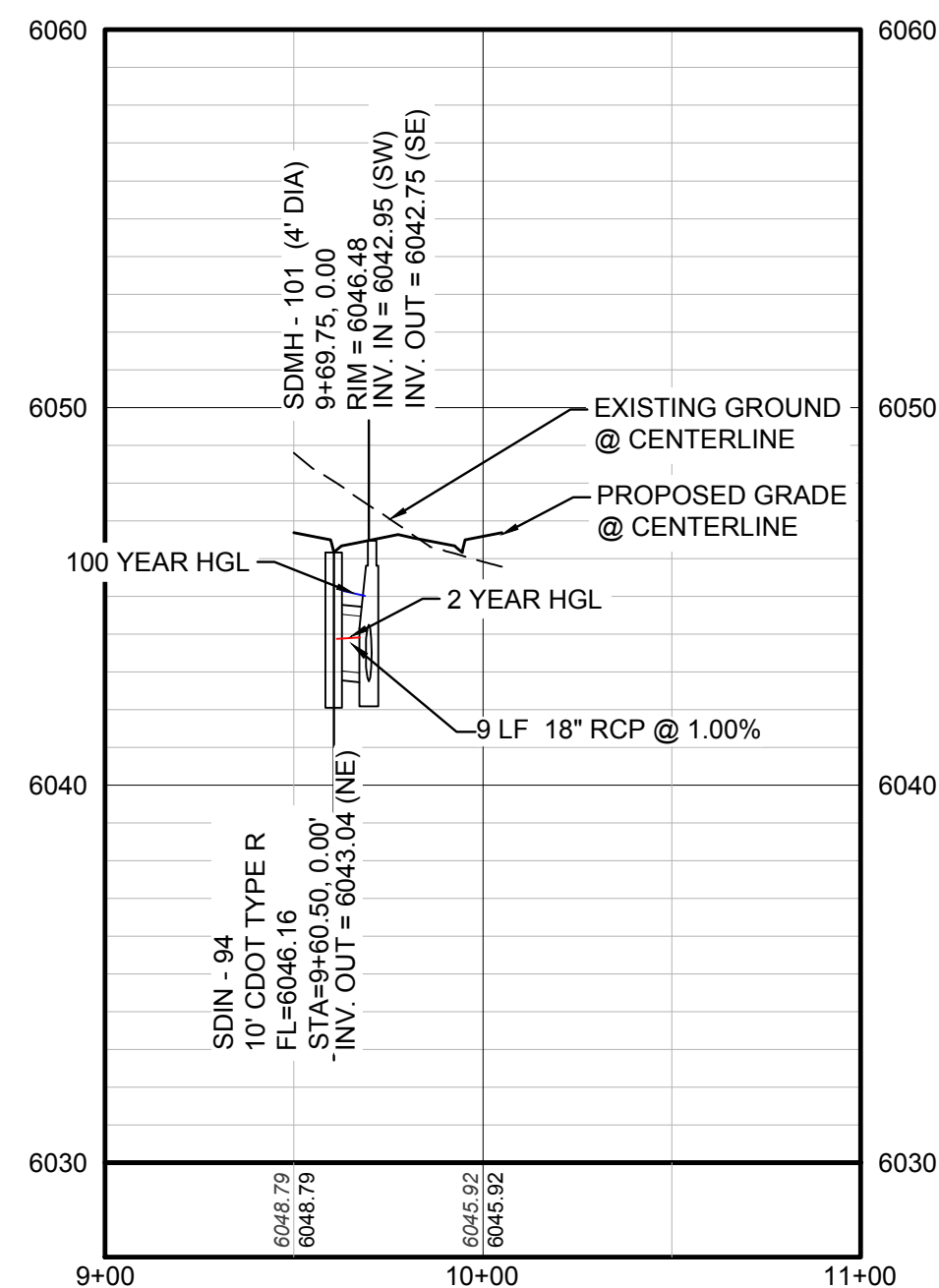


PLAN: SKY PILOT AVE STA: 16+00.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



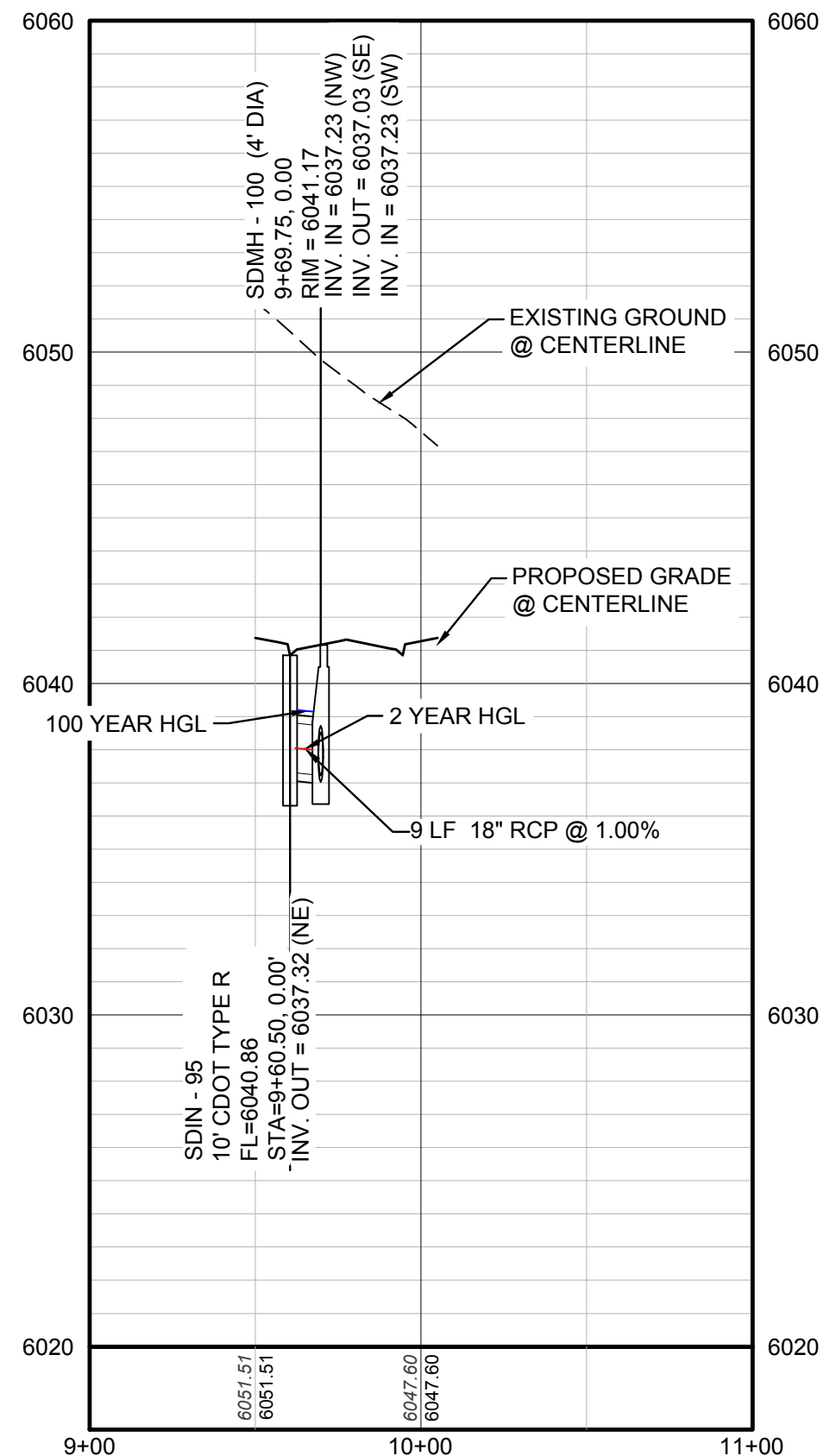
PROFILE: SKY PILOT AVE STA: 16+00.00 TO 19+50.00
HORIZONTAL: 1" = 50'

STORM LATERAL 55 - SEE THIS SHEET

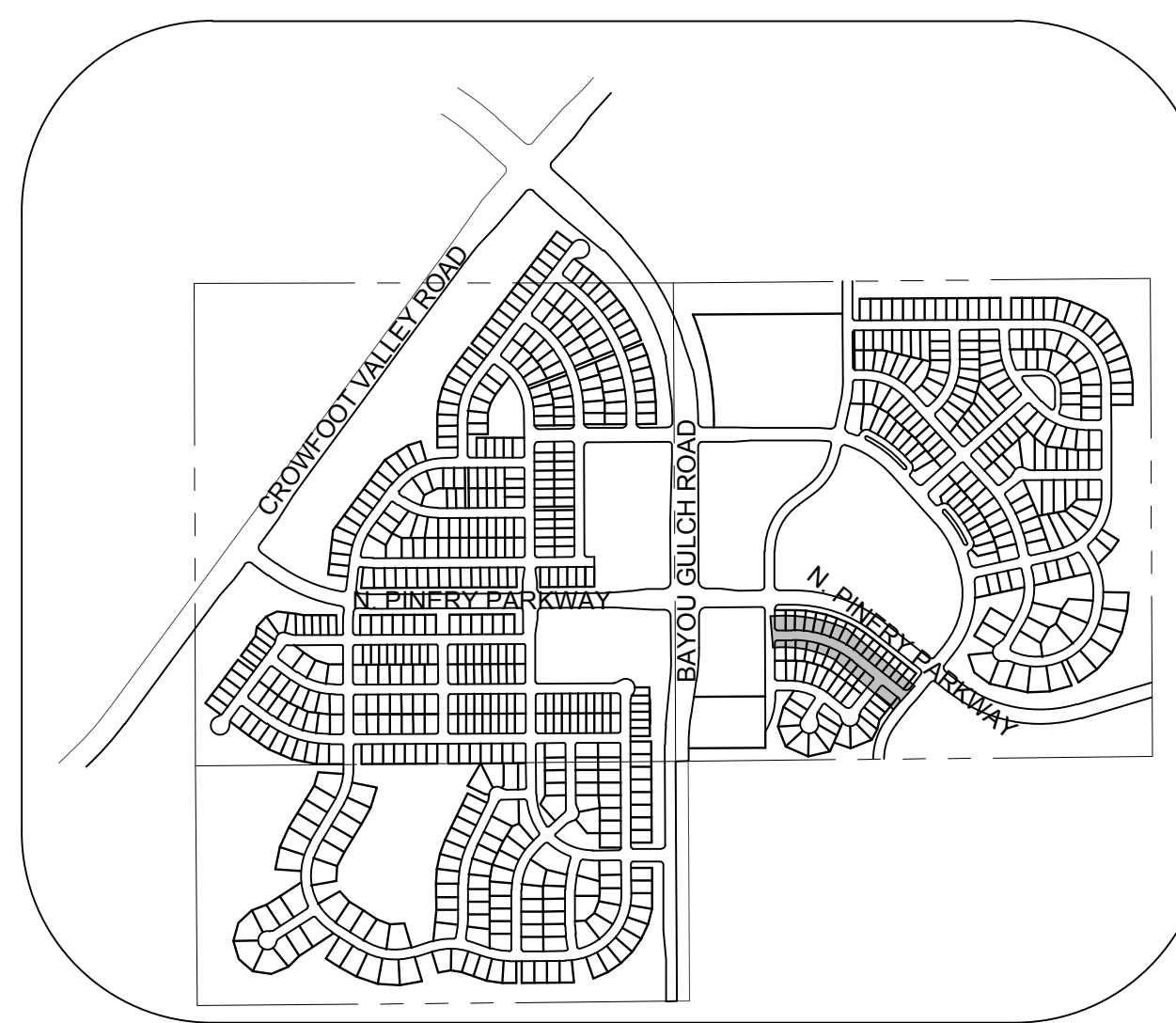


PROFILE: STORM LATERAL 55 STA: 9+00.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

STORM LATERAL 56 - SEE THIS SHEET



PROFILE: STORM LATERAL 56 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
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
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⌈	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊕	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊕	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊕	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊕	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊕	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
⊕	PROPOSED SIDEWALK	8" W	PROPOSED WATER LATERAL W/ METER
⊕	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER
⊕	PROPOSED STORM DRAIN INLET	---	OPTIC LINE
⊕	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD POWER
⊕		---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
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EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
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HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

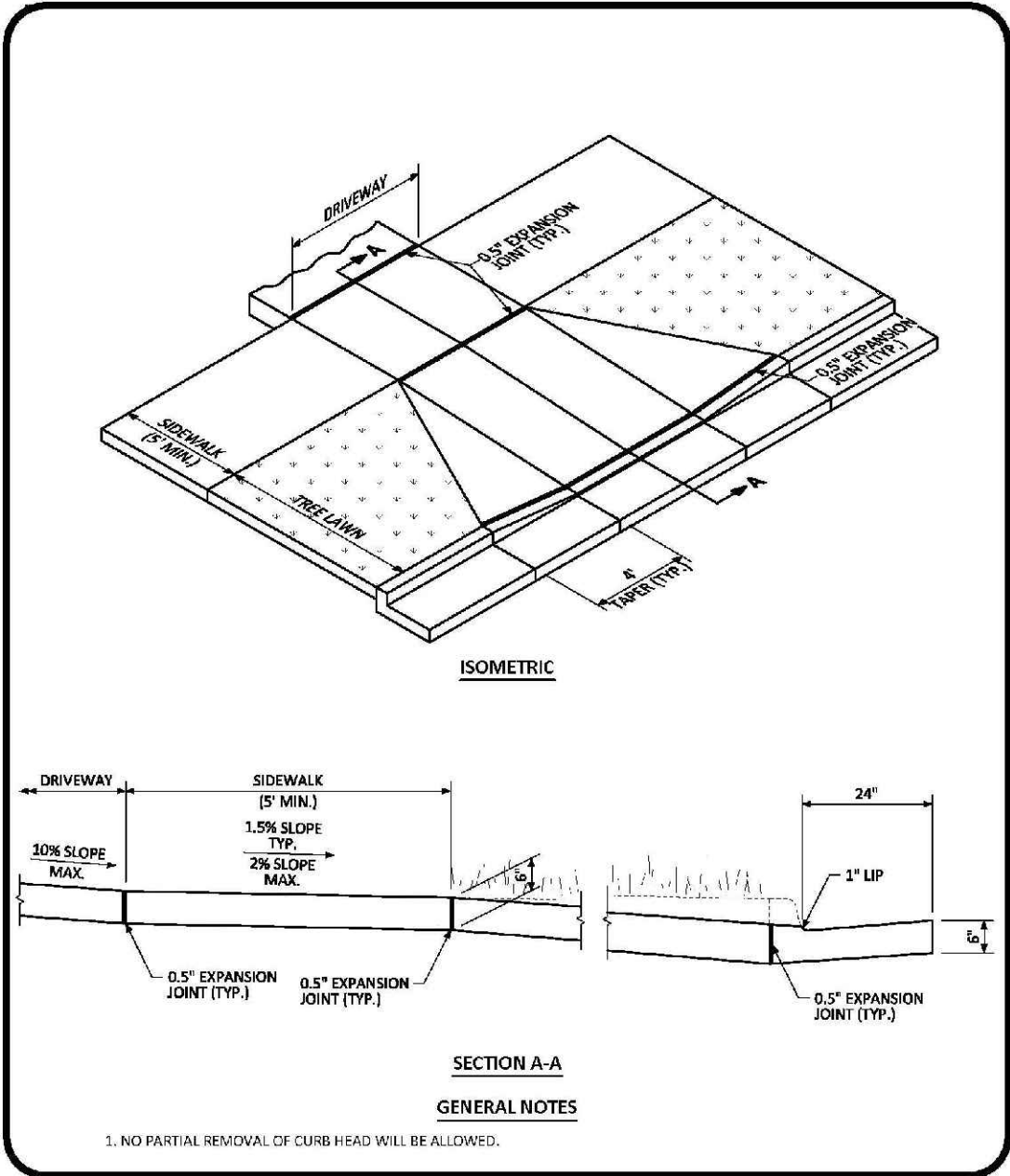


BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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



10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	No.	Date	Init.	Appr.	Date
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 13 CONSTRUCTION DRAWINGS STORM PLAN & PROFILE SKY PILOT AVENUE	SCALE: AS SHOWN	FILE NO: 8130283701	DRAWN BY: JF	CHECKED BY: JL	DATE: SEPTEMBER 2017
SHEET NUMBER 15						

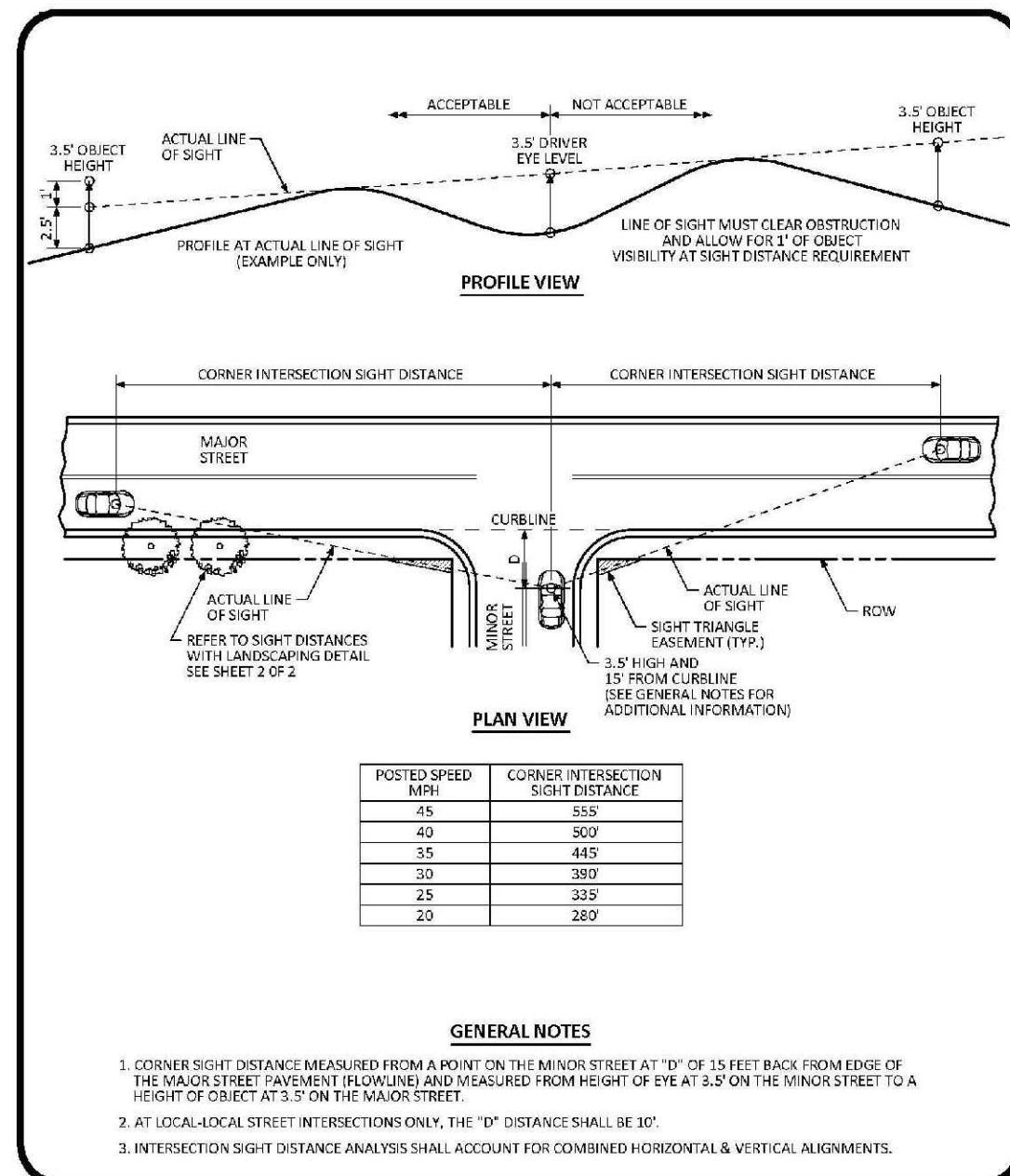


RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL

DATE AUGUST 2014

DETAIL 23

1 OF 1

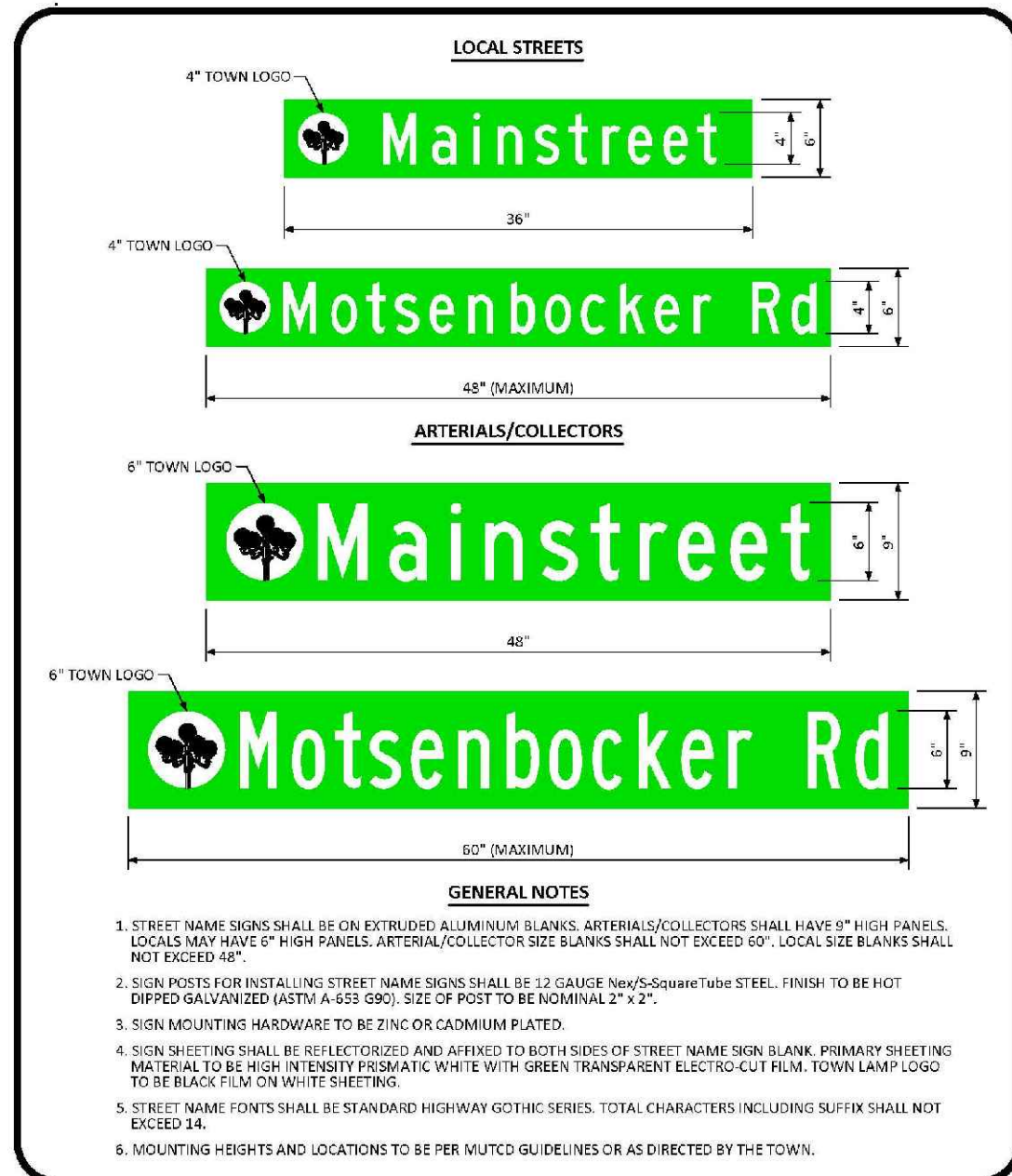


INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL

DATE AUGUST 2014

DETAIL 25

1 OF 1

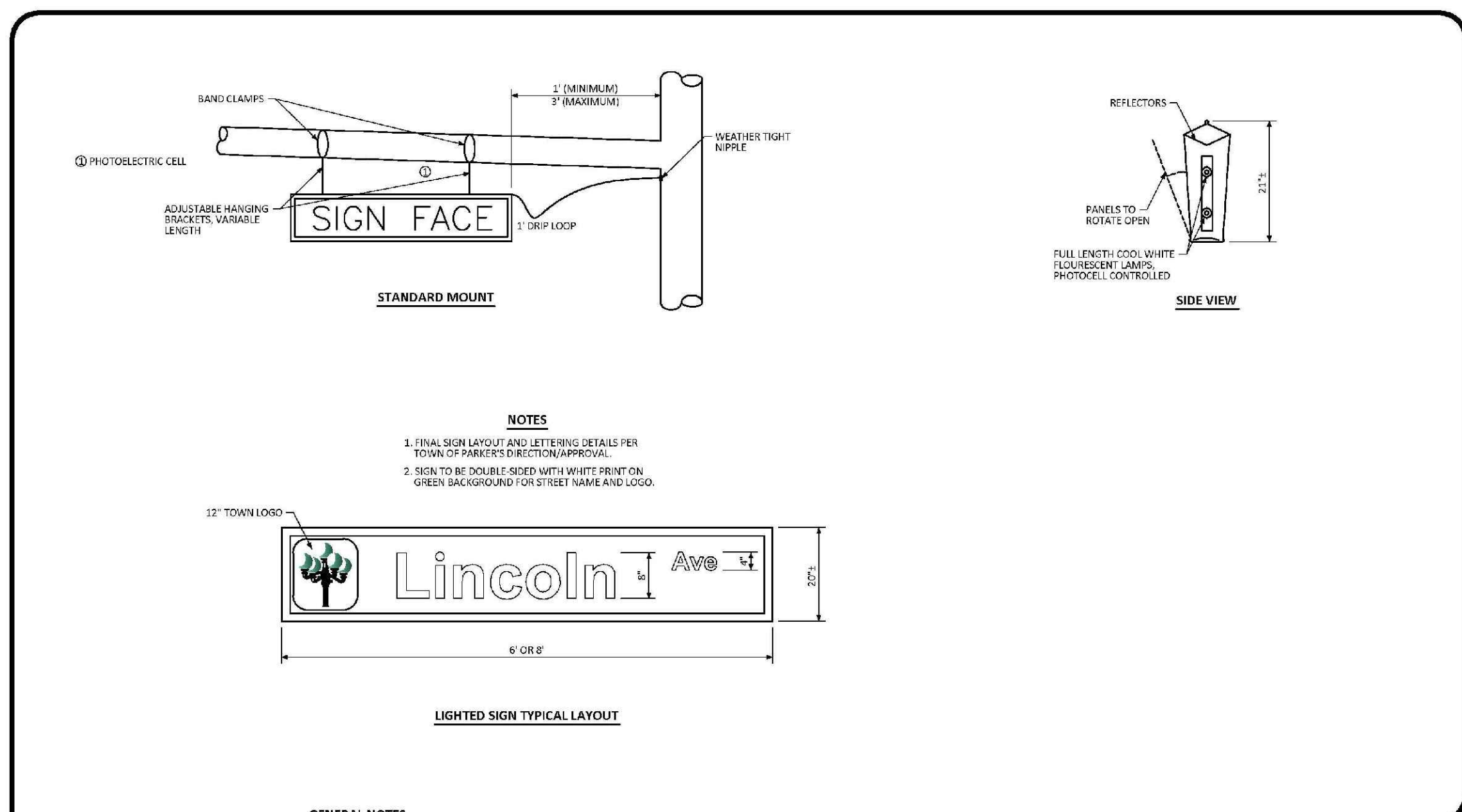


GROUND MOUNTED STREET NAME PANELS

DATE DECEMBER 2016

DETAIL 32

1 OF 1

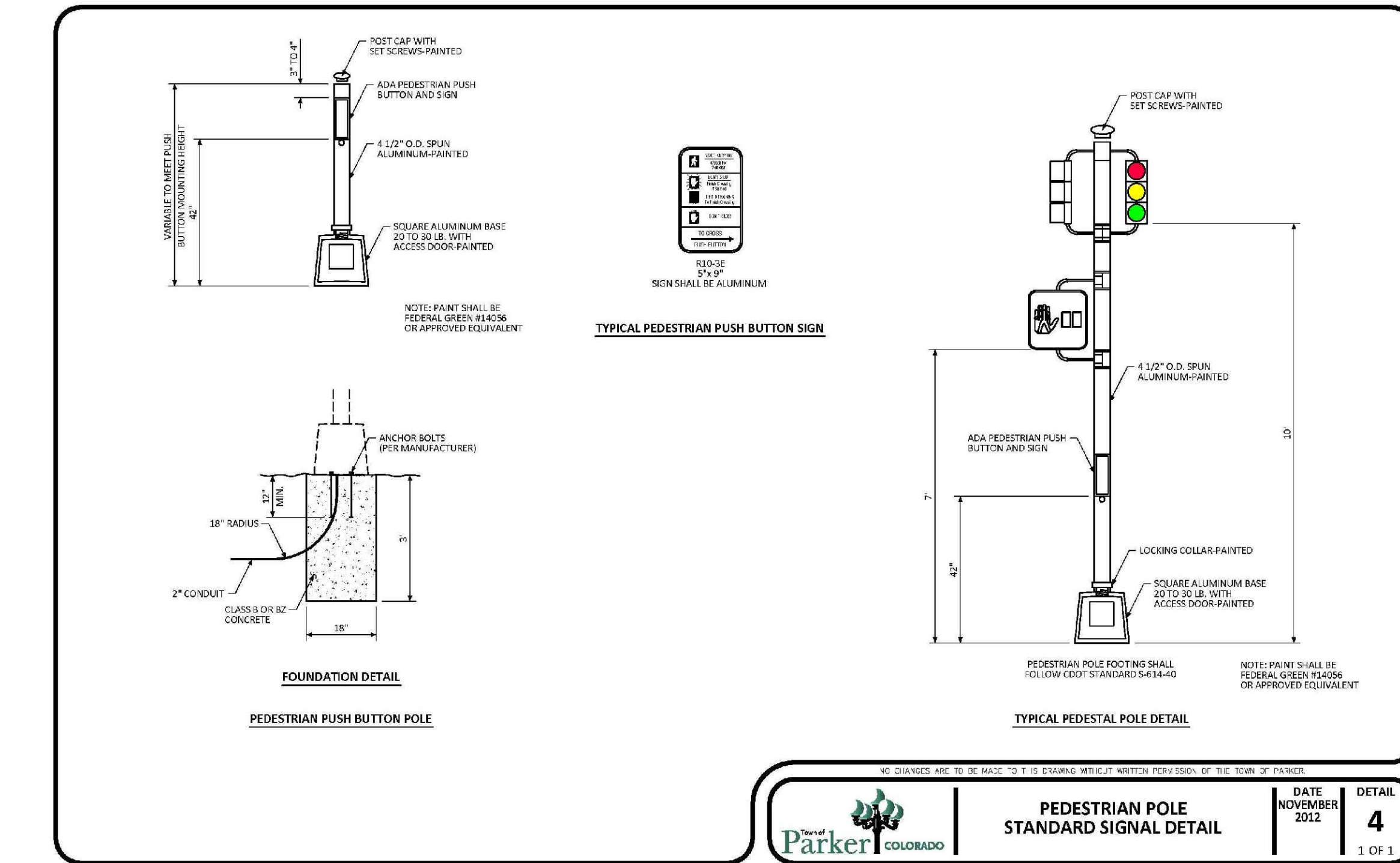


ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

DETAIL 3

1 OF 1

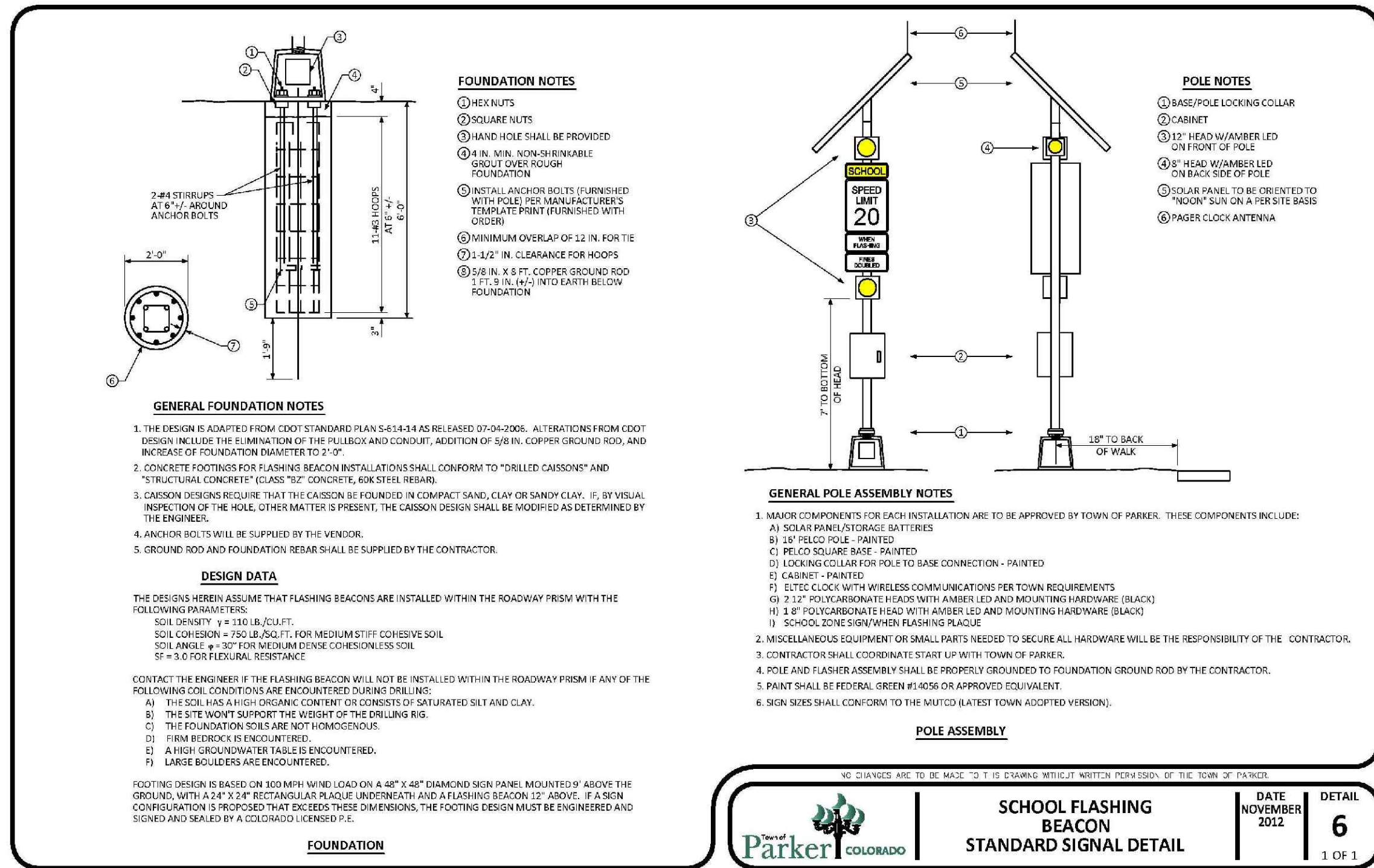


PEDESTRIAN POLE STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

DETAIL 4

1 OF 1

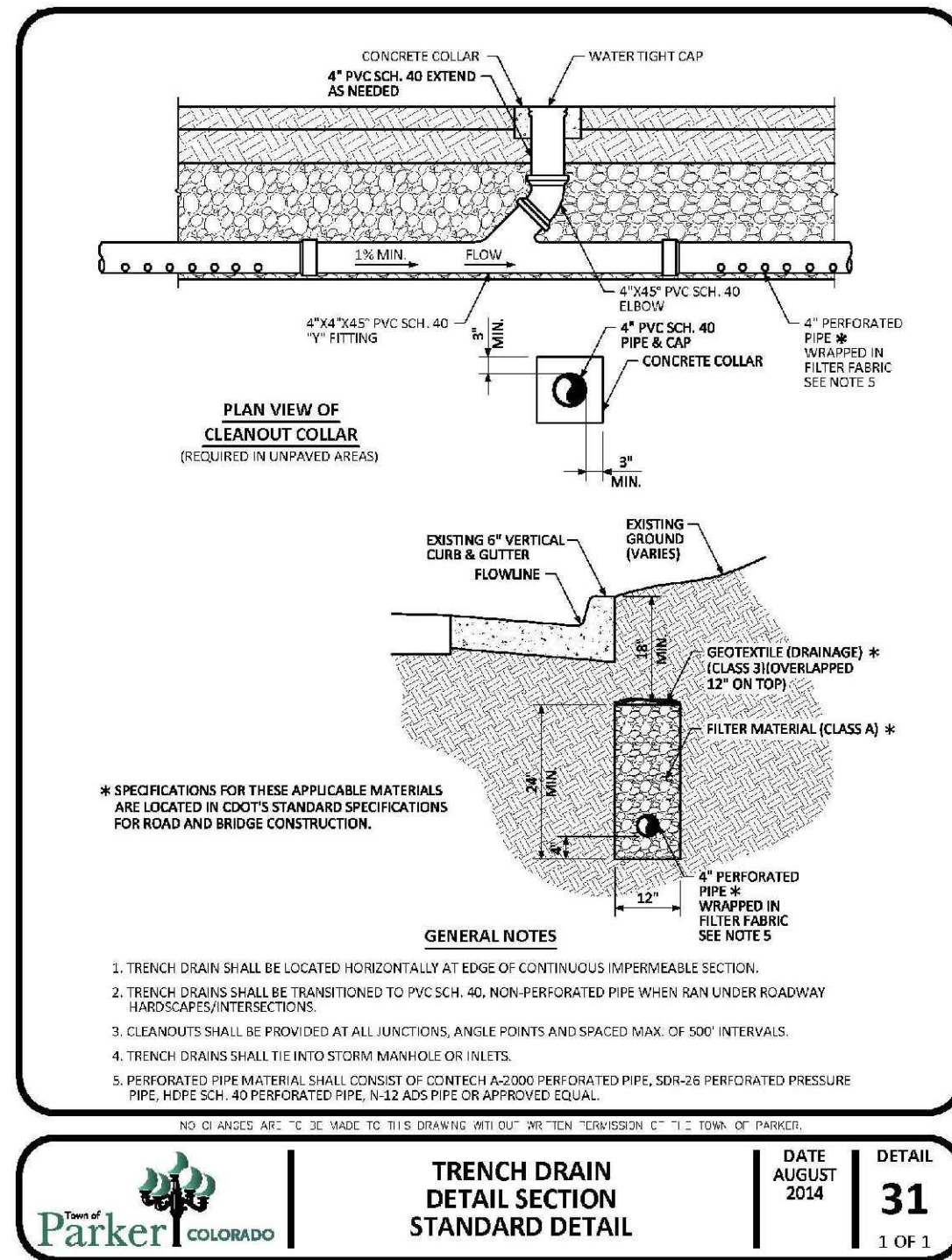


SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL

DATE NOVEMBER 2012

DETAIL 6

1 OF 1



TRENCH DRAIN DETAIL SECTION STANDARD DETAIL

DATE AUGUST 2014

DETAIL 31

1 OF 1

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\13 ROADWAY DETAILS.DWG, DWG, BRIAN.W, 3/12/2018 2:25 PM

CALL 811
TWO WORKING DAYS
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1-800-922-1987

SHEET NUMBER

17

DRAWN BY: JF

CHECKED BY: JJ

DATE: SEPTEMBER 2017

SCALE: AS SHOWN

FILE NO: 8130283701

TRAILS AT CROWFOOT
FILING 13 CONSTRUCTION DRAWINGS
ROADWAY DETAILS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

Date

Appr.

Revisions

No.

34' FTL
55' ROW-WID

40' RADIUS
CENTER TO FLOWLINE

45' RADIUS
CENTER TO CURB (TYP.)

20' RADIUS
FLOWLINE (TYP.)

6" MIN. LANDSCAPE WIDTH

40' ROW RADIUS MIN.

20' FLOWLINE MARGIN WID.

SEE DETAIL 4 FOR ATTACHED SIDEWALK STANDARD DETAIL

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

PROVIDE TRANSITION FROM DETACHED TO ATTACHED SIDEWALKS

SEE DETAIL 17 FOR MIDDLE-LOCK CURB RAMP (TYP.)

SEE DETAIL 4 FOR DETACHED SIDEWALK STANDARD DETAIL

SIDEWALK AND UTILITY PLACEMENT (TYP.)

GENERAL NOTES

1. ISLANDS AND TRAVEL LANE WILL REQUIRE LARGER RADIUS AND SHALL BE REVIEWED ON A CASE BY CASE BASIS FOR APPROVAL BY THE TOWN OF PARKER.
2. IF THE LENGTH OF THE CUL-DE-SAC STREET IS LESS THAN 250 FEET, HAND-CAP RAMP(S) MAY BE OMITTED.
3. DRIVEWAY LOCATION(S) SHALL BE LOCATED TO AVOID CURE RAMP(S).

NO ISLANDS ALLOWED TO BE LOCATED TO THE LEFT OF THE CUL-DE-SAC. THE CUL-DE-SAC SHALL BE LOCATED TO THE RIGHT OF THE CUL-DE-SAC. THE CUL-DE-SAC SHALL BE LOCATED TO THE RIGHT OF THE CUL-DE-SAC.

35' ROW-ROW

34' FLFL

20' FLOWLINE
RADIUS TOP

85' ROW
RADIUS MIN.

46' TO 65' RADIUS
CENTER TO PAVEMENT

SEE DETAIL 4 FOR
ATTACHED SIDEWALK
STANDARD DETAIL

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

PROVIDE TRANSITION
FROM DETACHED TO
ATTACHED SIDEWALKS

6' MIN LANDSCAPE
WIDTH

SEE DETAIL 4 FOR
DETACHED SIDEWALK
STANDARD DETAIL

SIDEWALK AND
UTILITY ALIGNMENT
(TYP.)

34' FLFL

35' ROW-ROW

90° RADIUS ABC TO C;
90° ARC TO THIS DRAWING WITH 90° TIE TO
CENTER OF TURN.

Parker
COLORADO

RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL

DATE AUGUST 2014	DETAIL 6
1 OF 1	

GENERAL NOTES

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

NO. 0-4002S 4"x12" S.C. SLAB TO THIS DRAWING WITH 0.07% MINIMUM "DOWN-SLOPE" AT 1" TO 100K OF FINISHES.

State of
Parker
COLORADO

**RESIDENTIAL LOCAL CORNER KNUCKLE
TYPICAL LAYOUT
STANDARD DETAIL**

DATE
AUGUST
2014

**DETAIL
7**

1 OF 1

[illegible]

ISOMETRIC

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

SIDEWALK 6" SLOPE TYP.

2013 SLOPE MAX.

2013 SLOPE MAX.

2% SLOPE MAX.

35" MAX.

0.5" EXPANSION JOINT

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

PERMISSIBLE JOINT (SEE CDDT MAX STANDARD PLANS)

CURB AND GUTTER PER PLANS

SECTION A-A

NOT TO SCALE. SEE "E. 3D" MAILED TO THE DRAWING WITH CITY AND "CONSTRUCTION E" 3D TOWN OF PARKER.

15

2 OF 2

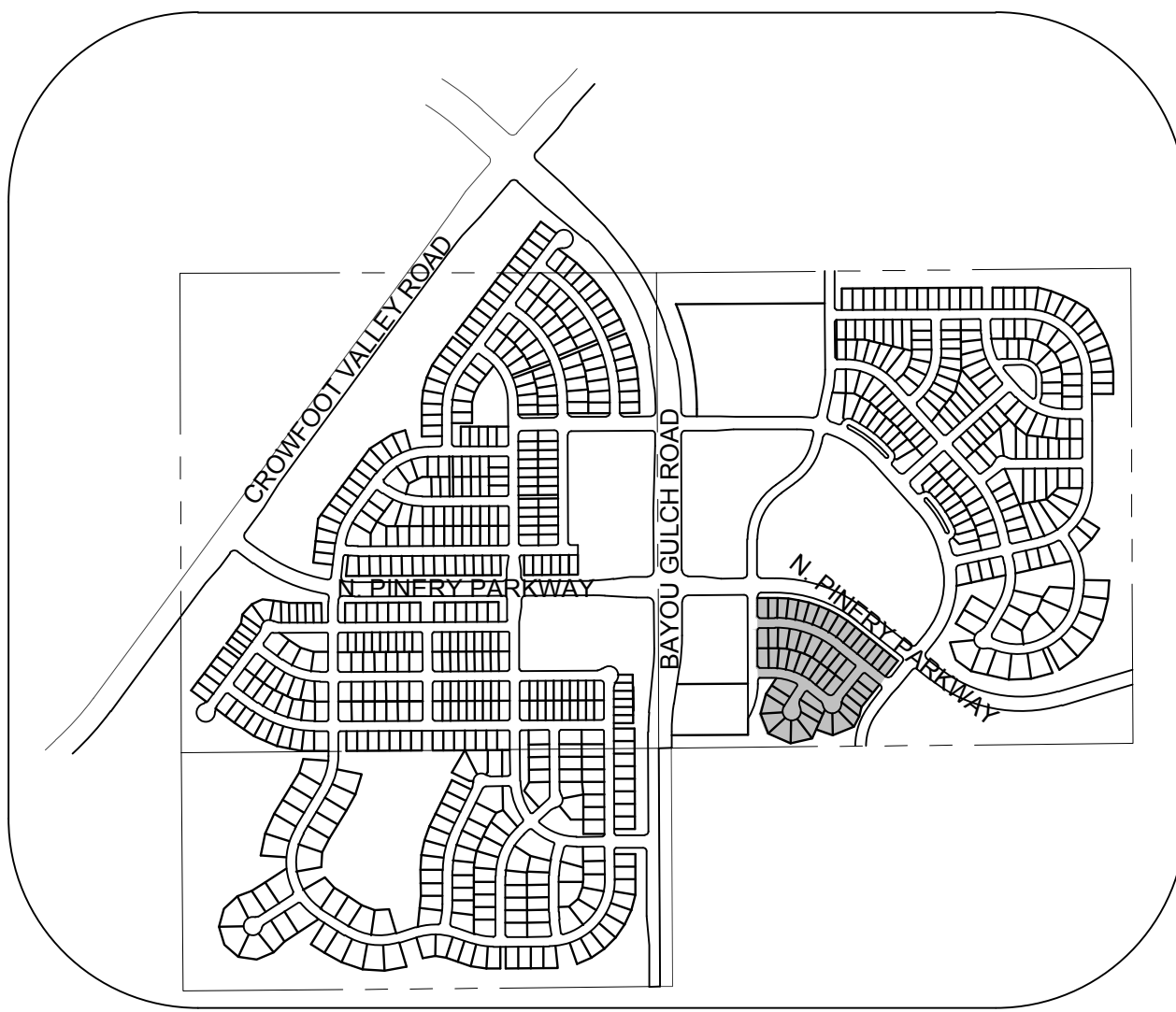
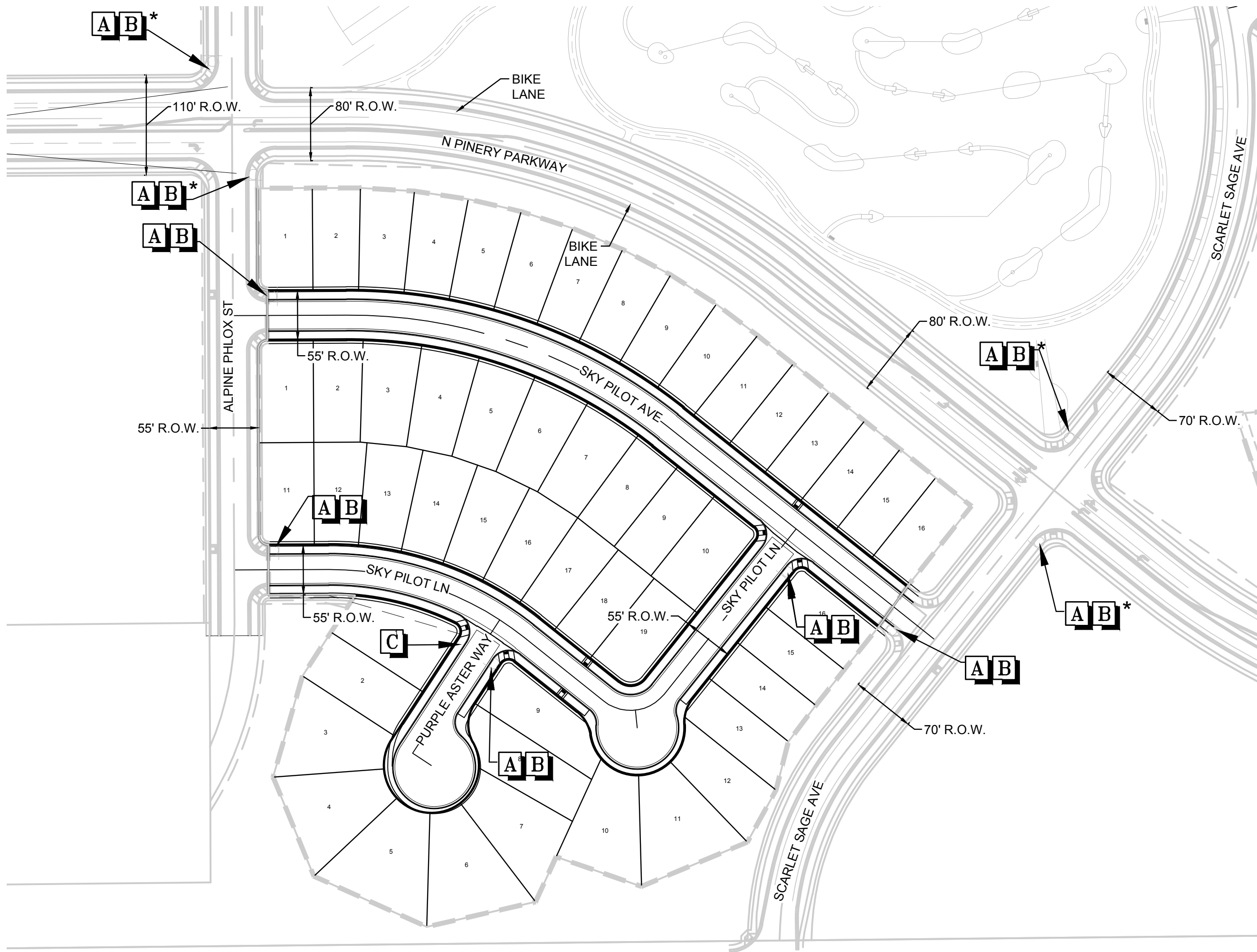
SHEET NUMBER 18	DRAWN BY: JF	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 13 CONSTRUCTION DRAWINGS ROADWAY DETAILS	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-3546 Fax: (720) 482-3546			
	CHECKED BY: JW	FILE NO: 8130283701					
	DATE: SEPTEMBER 2017						
	No.	Revisions			Date	Init.	Appr.

N:\PROJECTS\BESS RANCH\CD\ENGINEERING\BESS SET\BESS\13 SIGNAGE AND STRIPING.DWG, CDDVA, 3/12/2015 2:25 PM



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

100 50 0 100 200
SCALE: 1" = 100'



KEYMAP
N.T.S.

LEGEND

- A** STOP SIGN R1-1
- B** STREET NAME SIGN D3
- C** DEAD END SIGN W14-1
- D** SPEED LIMIT SIGN R2-1
- E** BIKE LANE SIGN R3-17
- F** AHEAD SIGN R3-17A
- G** ENDS SIGN R3-17B
- H** YIELD SIGN R1-2
- I** PEDESTRIAN TRAFFIC SIGN W11-2
- J** SCHOOL CROSSING SIGN S1-1
- *** TO BE INSTALLED WITH OTHER FILINGS

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.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

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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SHEET NUMBER 19	DRAWN BY: JLR	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 13 CONSTRUCTION DRAWINGS SIGNAGE AND STRIPING	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd.					
						Suite 240					
						Englewood, CO 80112					
						Tel: (720) 482-9526					
						Fax: (720) 482-9546					
						No.	Revisions	Date	Init.	Appr.	Date