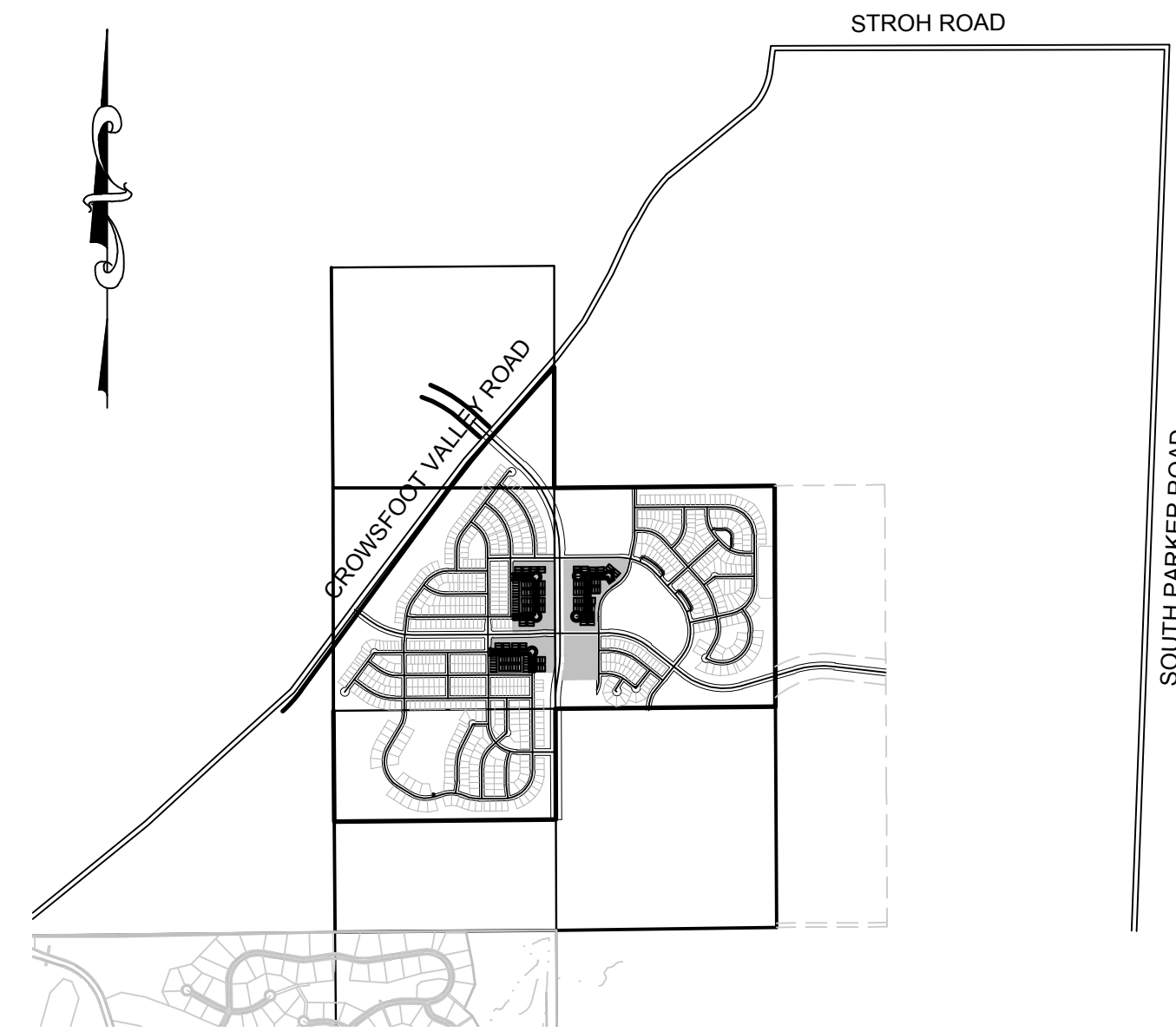


# TRAILS AT CROWFOOT AMENDMENT NO. 1

## PRELIMINARY MIXED USE CONSTRUCTION PLANS

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

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**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

**MUNICIPALITY**

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

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

\_\_\_\_\_  
BRIAN P WILSON, CO. P.E.0050067

\_\_\_\_\_  
DATE

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

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

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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|  |   |   |  |  |                          |
|--|---|---|--|--|--------------------------|
| <b>CVL</b><br>CONSULTANTS  | <b>HR 935 LLC</b><br>7353 South Alton Way<br>CENTENNIAL, CO 80112 | <b>TRAILS AT CROWFOOT AMENDMENT NO. 1</b><br>PRELIMINARY MIXED USE CDS<br>COVER SHEET | SCALE:<br>AS SHOWN<br>FILE NO:<br>8130283701 | DRAWN BY:<br>BPW<br>CHECKED BY:<br>JU<br>DATE:<br>SEPTEMBER 2017 | SHEET NUMBER<br><b>1</b> |
| 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546 |   |   |  |  |                          |
|  |   |   |  | TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE               |                          |

I:\PROJECTS\SSR\BRANCH\ENGINEERING\SSR\SET\MULTIFAMILY\PRELIMINARY\TOWN OF PARKER\COVER.DWG, BRIANW, 5/25/2018 1:15 PM

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, 303-534-8700 OF 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 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:**

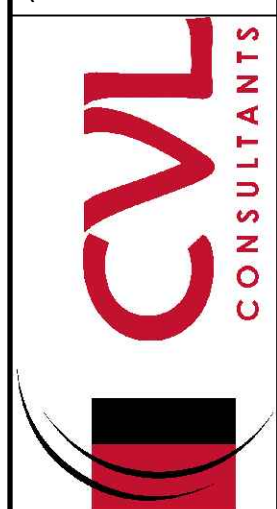
- ALL STORM DRAINAGE IMPROVEMENTS ARE SUBJECT TO COMPLIANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, M & S STANDARDS, AND ALL STANDARD SPECIAL PROVISIONS CURRENTLY USED BY CDOT, WITH THE MODIFICATIONS SET FORTH 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 TO THE CONSTRUCTION OF ALL DRAINAGE INFRASTRUCTURE (STORM SEWERS, INLETS, MANHOLES, ENERGY DISSIPATORS, RIPRAP, GROUTED 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 REASONABLE FLUSH. AVERAGE JOINT GAP THAT EXCEEDS 1/8 INCH SHALL BE FILLED 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 "TO BE EXTENDED" WARNING SIGNS 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 METHYL-METHACRYLATE, PREFORMED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), OR AS SPECIFIED. (SAND OR WATER BLAST CURING COMPOUND PRIOR TO INSTALLATION OF MARKINGS.) FOR ASPHALT SURFACE: LONG LINE MARKINGS (CHANNELIZATION LINES, SKIPS, ETC.) SHALL BE EPOXY PAINT. OTHER PAINT MAY BE USED FOR TEMPORARY APPLICATION ONLY WHEN APPROVED BY THE TOWN OF PARKER. WORDS, SYMBOLS, AND CROSSWALKS/STOP BARS SHALL BE HOT APPLIED THERMOPLASTIC (90 MIL), PREFORMED PLASTIC (90 MIL), INLAYED TAPE (STAMARK), METHYL-METHACRYLATE, 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.

| No. | Revisions | Date | Appr. |
|-----|-----------|------|-------|
|     |           |      |       |
|     |           |      |       |
|     |           |      |       |

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



HR 935 LLC  
7363 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT AMENDMENT NO. 1  
PRELIMINARY MIXED USE CDS  
NOTES

SCALE: AS SHOWN  
DRAWN BY: BPW  
CHECKED BY: JU  
DATE: SEPTEMBER 2017  
FILE NO: 8130283701

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

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

**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 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.

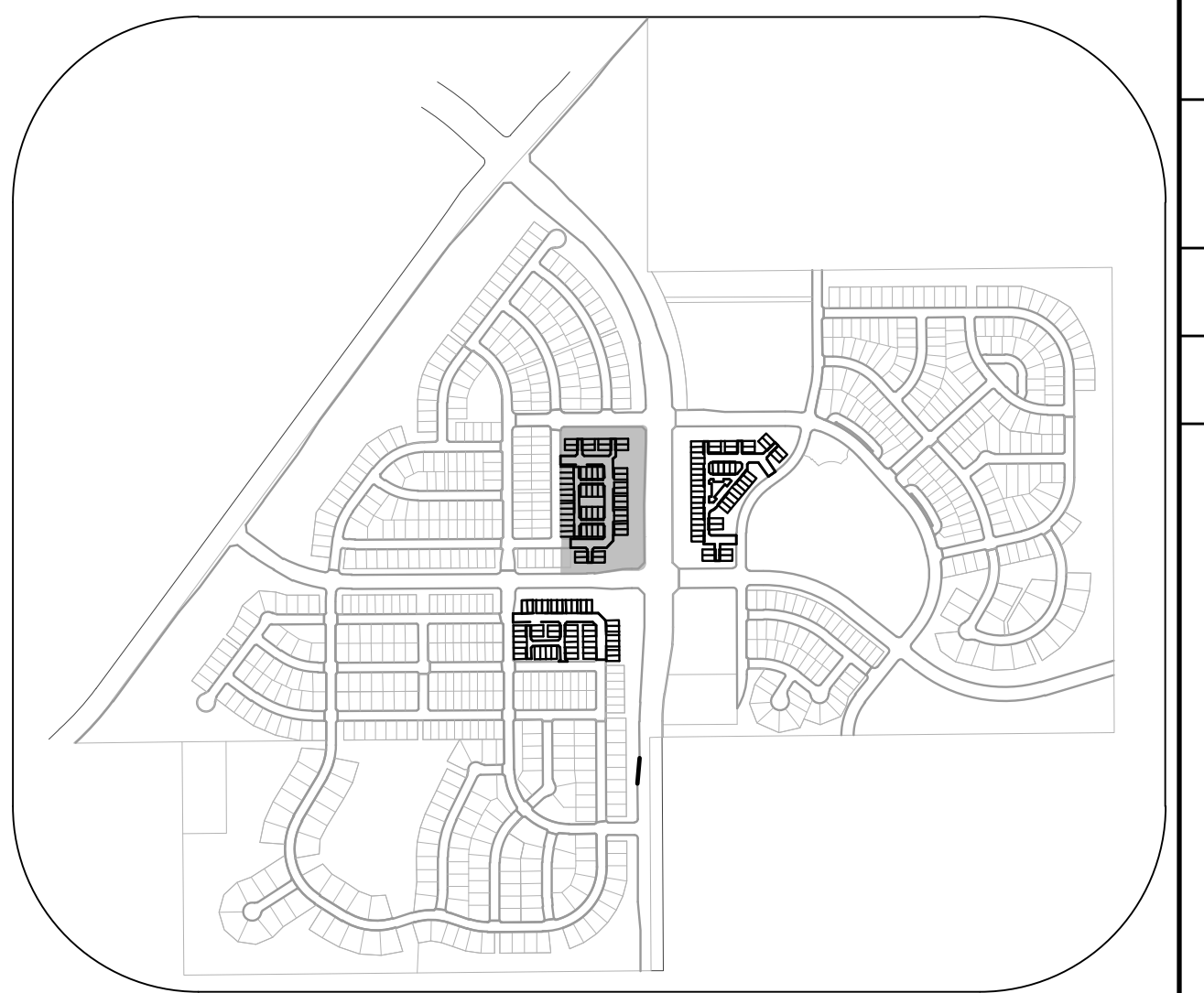
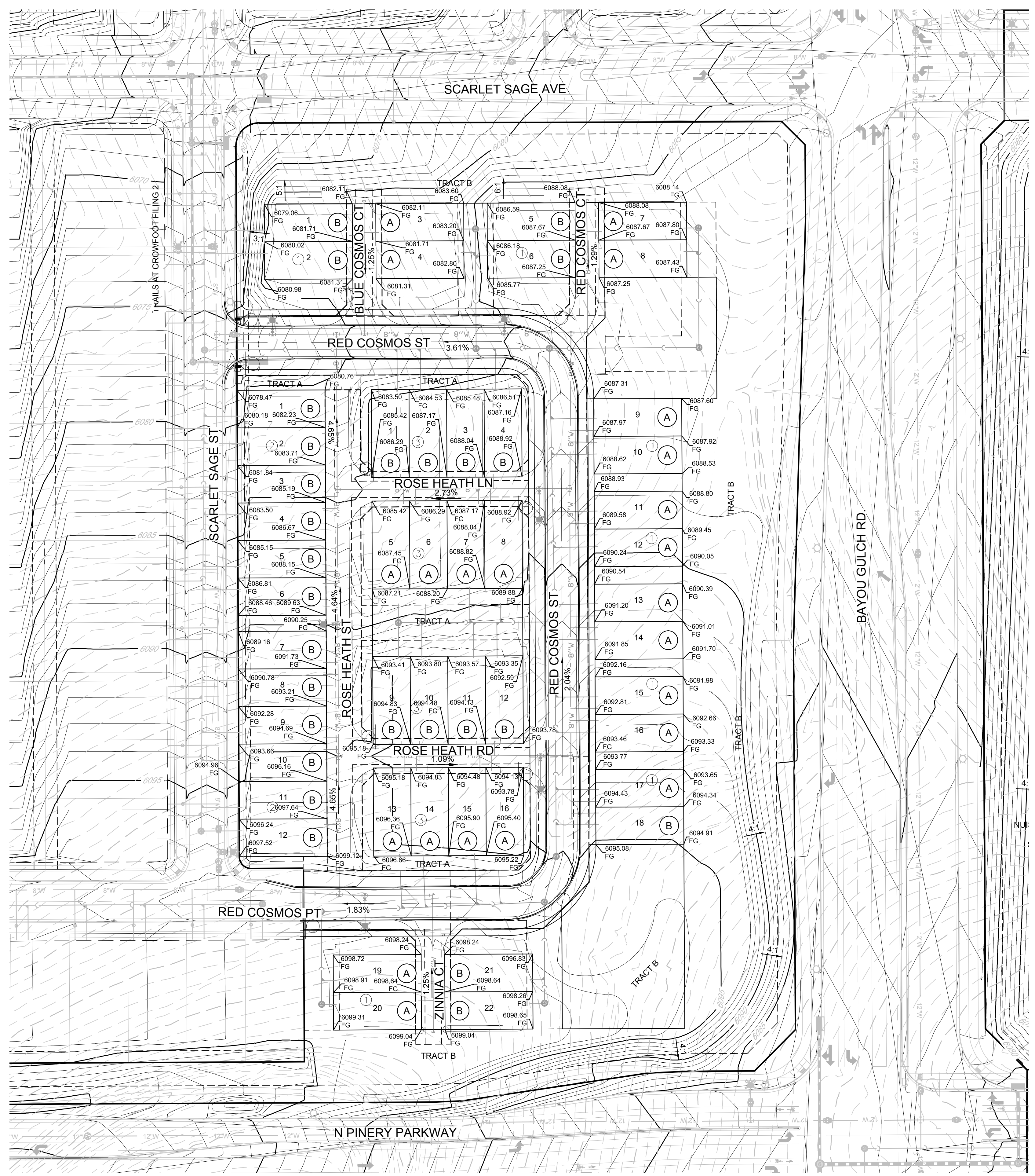
SHEET NUMBER **2**

**LEGEND**

|         |                              |         |                            |
|---------|------------------------------|---------|----------------------------|
| ②       | BLOCK NUMBER                 | ←       | PROPOSED OVERLAND FLOW     |
| (A)     | LOT TYPE                     | - - - - | CENTERLINE                 |
| 6       | LOT NUMBER                   | —       | RIGHT-OF-WAY               |
| ▽       | EXISTING FLARED END SECTION  | —       | PROPERTY LINE              |
| ▬       | EXISTING STORM DRAIN INLET   | —       | EDGE OF PAVEMENT           |
| ●       | EXISTING STORM DRAIN MANHOLE | 5615    | EXISTING 5' CONTOUR        |
| ⊙       | PROPOSED LIGHT POLE          | 5616    | EXISTING 1' CONTOUR        |
| ▬       | PROPOSED SIDEWALK            | 5620    | PROPOSED 5' CONTOUR        |
| ▬       | PROPOSED SIDEWALK RAMP       | 5607    | PROPOSED 1' CONTOUR        |
| 10.00   | EXISTING ELEVATION           | —       | EXISTING STORM DRAIN       |
| 10.00   | PROPOSED DESIGN ELEVATION    | —       | SECTION LINE               |
| 00.0 FG | PROPOSED FINISHED GRADE      | —       | FILING BOUNDARY            |
|         |                              | 1.0%    | PROPOSED SLOPE & DIRECTION |

**ABBREVIATIONS**

|        |                  |        |                                 |
|--------|------------------|--------|---------------------------------|
| AD     | ANGLE DIFFERENCE | PL     | PROPERTY LINE                   |
| EL     | ELEVATION        | PVC    | POLYVINYL CHLORIDE              |
| FG     | FINISHED GRADE   | RCBC   | REINFORCED CONCRETE BOX CULVERT |
| FL     | FLOW LINE        | RCP    | REINFORCED CONCRETE PIPE        |
| FV     | FIELD VERIFY     | ROW    | RIGHT OF WAY                    |
| GE     | GAS EASEMENT     | SD     | STORM DRAIN                     |
| HP     | HIGH POINT       | SL     | SECTION LINE                    |
| INV    | INVERT           | STA    | STATION                         |
| LF     | LINEAR FEET      | T.O.P. | TOP OF PIPE                     |
| LP     | LOW POINT        | UE     | UTILITY EASEMENT                |
| MH     | MANHOLE          | WSE    | WATER SURFACE ELEVATION         |
| N.T.S. | NOT TO SCALE     |        |                                 |



|  |                           |   |   |                           |                        |
|--|---------------------------|---|---|---------------------------|------------------------|
| 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546 | <b>CVL</b><br>CONSULTANTS | <b>HR 935 LLC</b><br>7353 South Allon Way<br>CENTENNIAL, CO 80112 | <b>TRAILS AT CROWFOOT AMENDMENT NO. 1</b><br>PRELIMINARY MIXED USE CDS<br>AREA GRADING PLAN | SCALE:<br>AS SHOWN        | FILE NO:<br>8130283701 |
|  |                           |   |   | DRAWN BY:<br>BPW          | CHECKED BY:<br>JU      |
|  |                           |   |   | DATE:<br>SEPTEMBER 2017   |                        |
|  |                           |   |   | SHEET NUMBER:<br><b>3</b> |                        |

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. 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.

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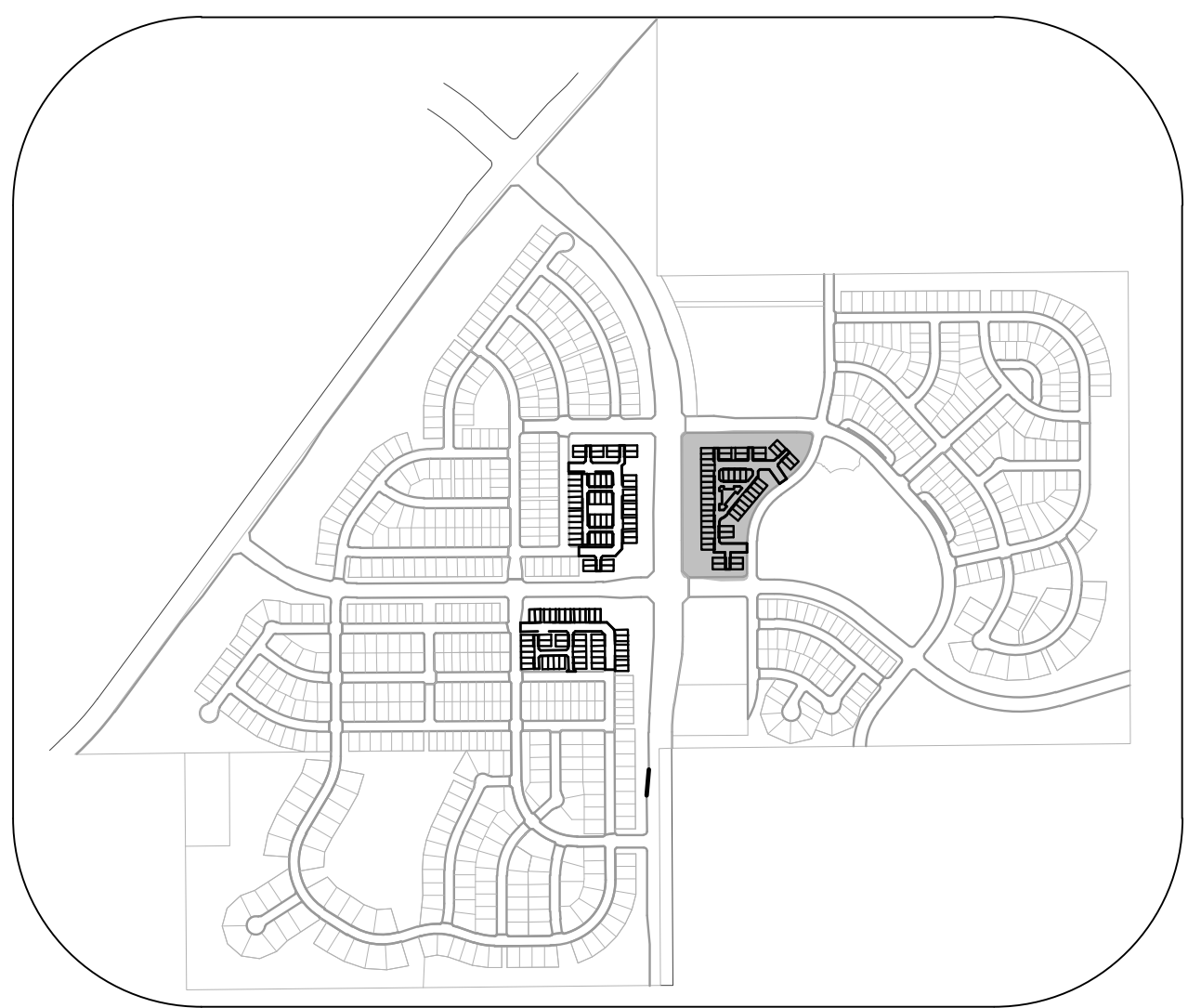
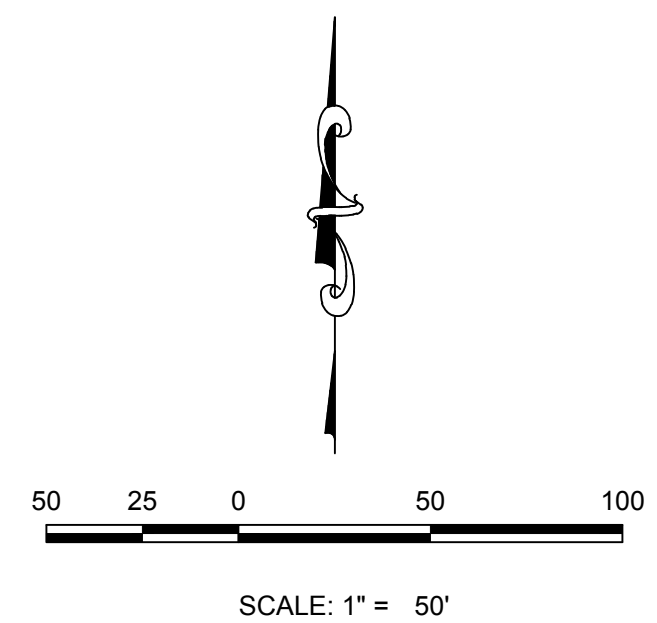
**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1 060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

I:\PROJECTS\SHSS\BRANCH\CAD\ENGINEERING\SHSS\SETSMULTIFAMILY\PRELIMINARY\TOWN OF PARKER\AREA GRADING PLAN.DWG, BRIANW, 5/25/2018 1:17 PM

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**KEYMAP**  
N.T.S.

**LEGEND**

|  |                              |  |                            |
|--|------------------------------|--|----------------------------|
|  | BLOCK NUMBER                 |  | PROPOSED OVERLAND FLOW     |
|  | LOT TYPE                     |  | CENTERLINE                 |
|  | LOT NUMBER                   |  | RIGHT-OF-WAY               |
|  | EXISTING FLARED END SECTION  |  | PROPERTY LINE              |
|  | EXISTING STORM DRAIN INLET   |  | EDGE OF PAVEMENT           |
|  | EXISTING STORM DRAIN MANHOLE |  | EXISTING 5' CONTOUR        |
|  | PROPOSED LIGHT POLE          |  | EXISTING 1' CONTOUR        |
|  | PROPOSED SIDEWALK            |  | PROPOSED 5' CONTOUR        |
|  | PROPOSED SIDEWALK RAMP       |  | PROPOSED 1' CONTOUR        |
|  | EXISTING ELEVATION           |  | EXISTING STORM DRAIN       |
|  | PROPOSED DESIGN ELEVATION    |  | SECTION LINE               |
|  | PROPOSED FINISHED GRADE      |  | FILING BOUNDARY            |
|  |                              |  | PROPOSED SLOPE & DIRECTION |

**ABBREVIATIONS**

|        |                  |        |                                 |
|--------|------------------|--------|---------------------------------|
| AD     | ANGLE DIFFERENCE | PL     | PROPERTY LINE                   |
| EL     | ELEVATION        | PVC    | POLYVINYL CHLORIDE              |
| FG     | FINISHED GRADE   | RCCB   | REINFORCED CONCRETE BOX CULVERT |
| FL     | FLOW LINE        | RCP    | REINFORCED CONCRETE PIPE        |
| FV     | FIELD VERIFY     | ROW    | RIGHT OF WAY                    |
| GE     | GAS EASEMENT     | SD     | STORM DRAIN                     |
| HP     | HIGH POINT       | SL     | SECTION LINE                    |
| INV    | INVERT           | STA    | STATION                         |
| LF     | LINEAR FEET      | T.O.P. | TOP OF PIPE                     |
| LP     | LOW POINT        | UE     | UTILITY EASEMENT                |
| MH     | MANHOLE          | WSE    | WATER SURFACE ELEVATION         |
| N.T.S. | NOT TO SCALE     |        |                                 |

|  |             |             |            |       |                |
|--|-------------|-------------|------------|-------|----------------|
|  |             |             |            |       |                |
| <b>CVL</b>   | CONSULTANTS |             |            |       |                |
| 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546 |             |             |            |       |                |
| <b>HR 935 LLC</b><br>7363 South Alton Way<br>CENTENNIAL, CO 80112  |             |             |            |       |                |
| <b>TRAILS AT CROWFOOT AMENDMENT NO. 1</b><br><b>PRELIMINARY MIXED USE CDS</b><br>AREA GRADING PLAN       |             |             |            |       |                |
| SCALE:   | AS SHOWN    | FILE NO.:   | 8130283701 |       |                |
| DRAWN BY:  | BPW         | CHECKED BY: | JU         | DATE: | SEPTEMBER 2017 |
| SHEET NUMBER   | 4           |             |            |       |                |

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

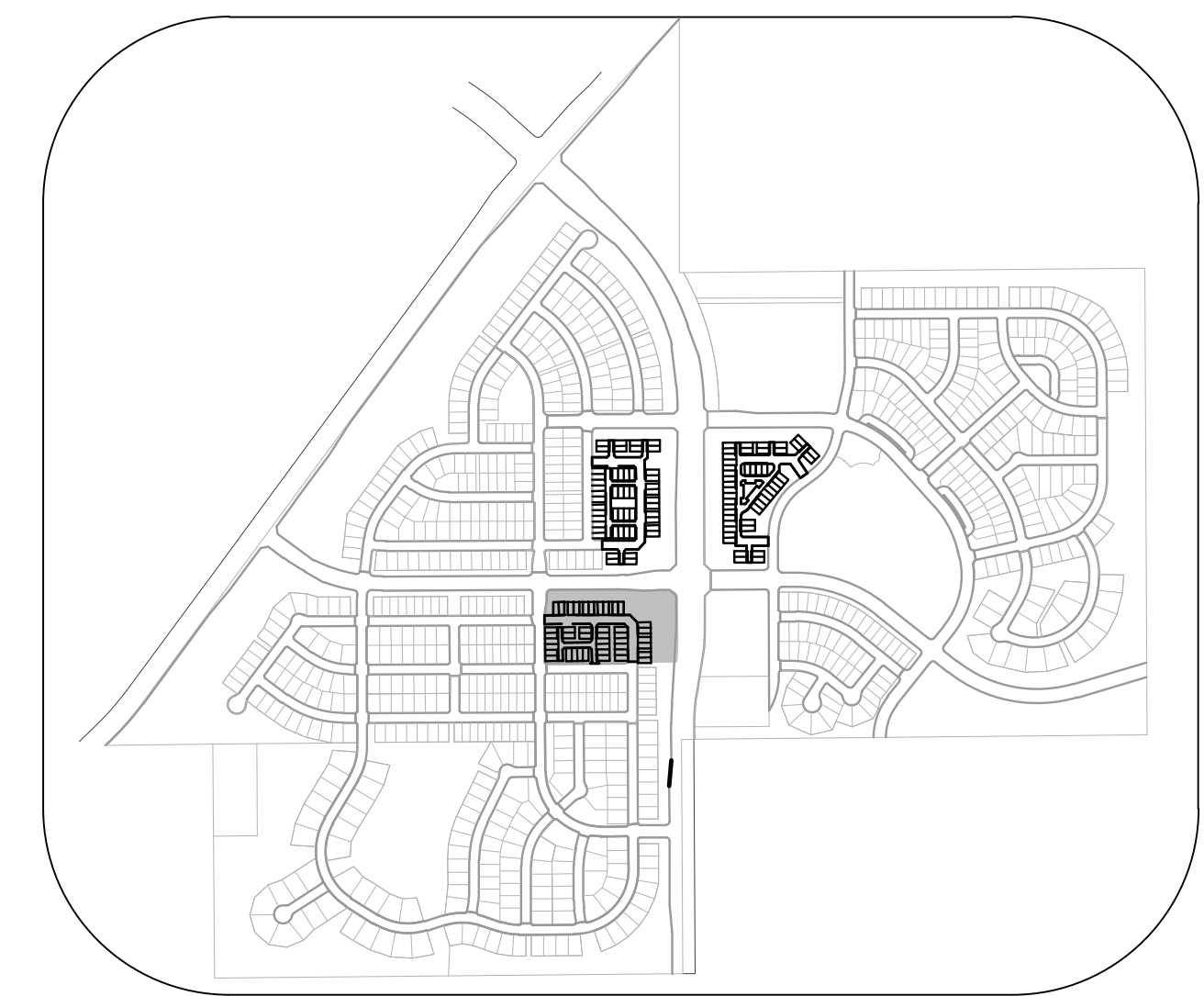
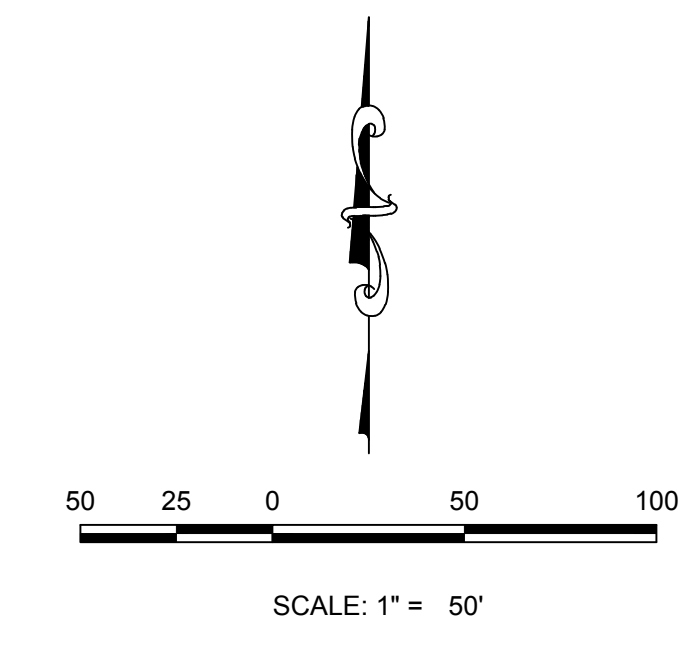
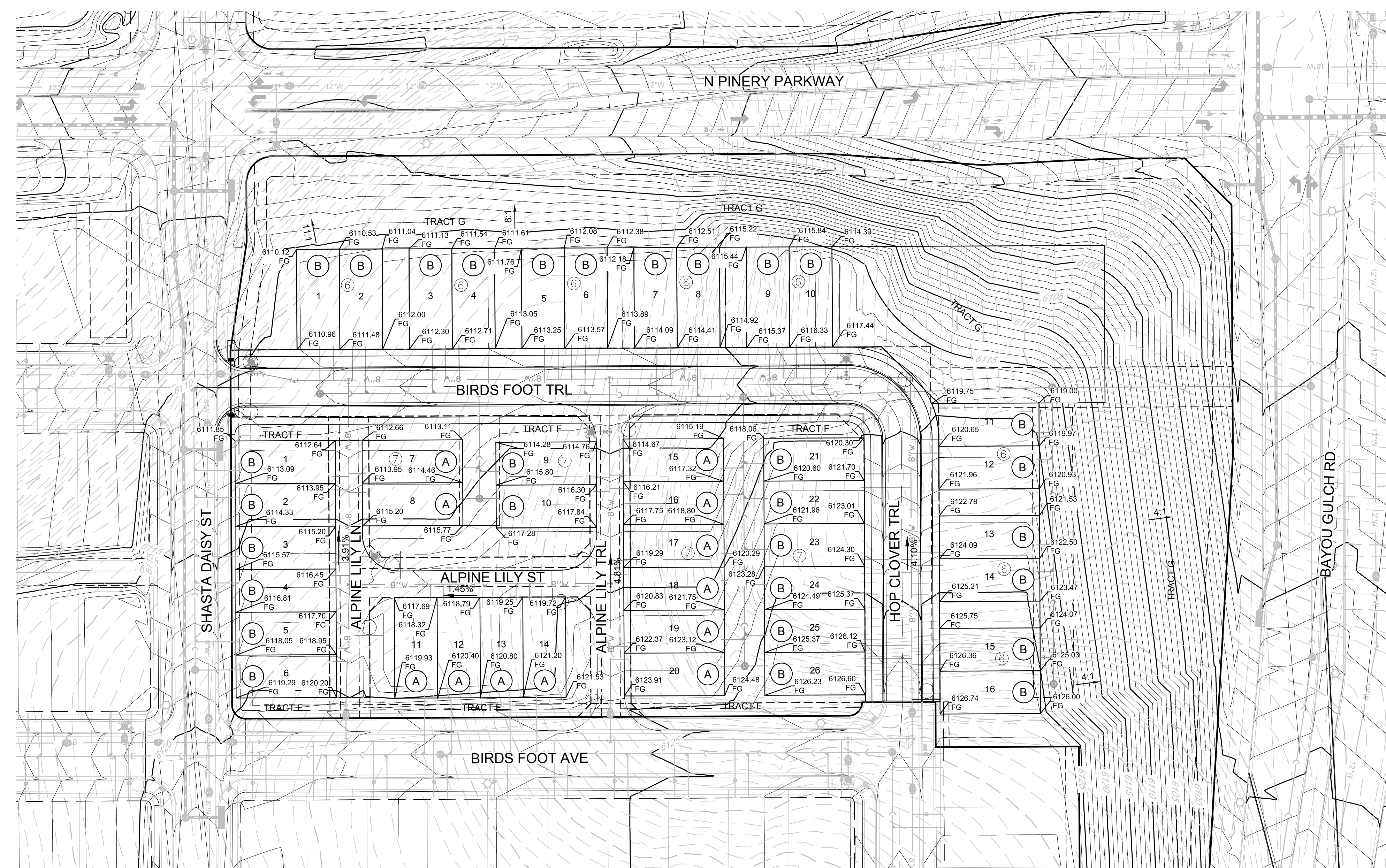
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TOWN OF PARKER, DIRECTOR OF ENGINEERING      DATE

N:\PROJECTS\SHS\TRAILS\CADD\ENGINEERING\SHS\SETSMULTIFAMILY\PRELIMINARY\TOWN OF PARKER\AREA GRADING PLAN.DWG, BRIANW, 5/25/2018 1:18 PM



**KEYMAP**  
N.T.S.

| LEGEND  |                              |                                   |
|---------|------------------------------|-----------------------------------|
| ②       | BLOCK NUMBER                 | ← PROPOSED OVERLAND FLOW          |
| Ⓐ       | LOT TYPE                     | --- CENTERLINE                    |
| 6       | LOT NUMBER                   | — RIGHT-OF-WAY                    |
| ▽       | EXISTING FLARED END SECTION  | — PROPERTY LINE                   |
| ▬       | EXISTING STORM DRAIN INLET   | — EDGE OF PAVEMENT                |
| ●       | EXISTING STORM DRAIN MANHOLE | — 5615 EXISTING 5' CONTOUR        |
| ☼       | PROPOSED LIGHT POLE          | — 5616 EXISTING 1' CONTOUR        |
| ▬       | PROPOSED SIDEWALK            | — 5620 PROPOSED 5' CONTOUR        |
| ▬       | PROPOSED SIDEWALK RAMP       | — 5607 PROPOSED 1' CONTOUR        |
| 10.00   | EXISTING ELEVATION           | ▬ EXISTING STORM DRAIN            |
| 10.00   | PROPOSED DESIGN ELEVATION    | --- SECTION LINE                  |
| 00.0 FG | PROPOSED FINISHED GRADE      | ▬ FILING BOUNDARY                 |
|         |                              | 1.0% ▬ PROPOSED SLOPE & DIRECTION |

| ABBREVIATIONS |                  |        |                                 |
|---------------|------------------|--------|---------------------------------|
| AD            | ANGLE DIFFERENCE | PL     | PROPERTY LINE                   |
| EL            | ELEVATION        | PVC    | POLYVINYL CHLORIDE              |
| FG            | FINISHED GRADE   | RCBC   | REINFORCED CONCRETE BOX CULVERT |
| FL            | FLOW LINE        | RCP    | REINFORCED CONCRETE PIPE        |
| FV            | FIELD VERIFY     | ROW    | RIGHT OF WAY                    |
| GE            | GAS EASEMENT     | SD     | STORM DRAIN                     |
| HP            | HIGH POINT       | SL     | SECTION LINE                    |
| INV           | INVERT           | STA    | STATION                         |
| LF            | LINEAR FEET      | T.O.P. | TOP OF PIPE                     |
| LP            | LOW POINT        | UE     | UTILITY EASEMENT                |
| MH            | MANHOLE          | WSE    | WATER SURFACE ELEVATION         |
| N.T.S.        | NOT TO SCALE     |        |                                 |

**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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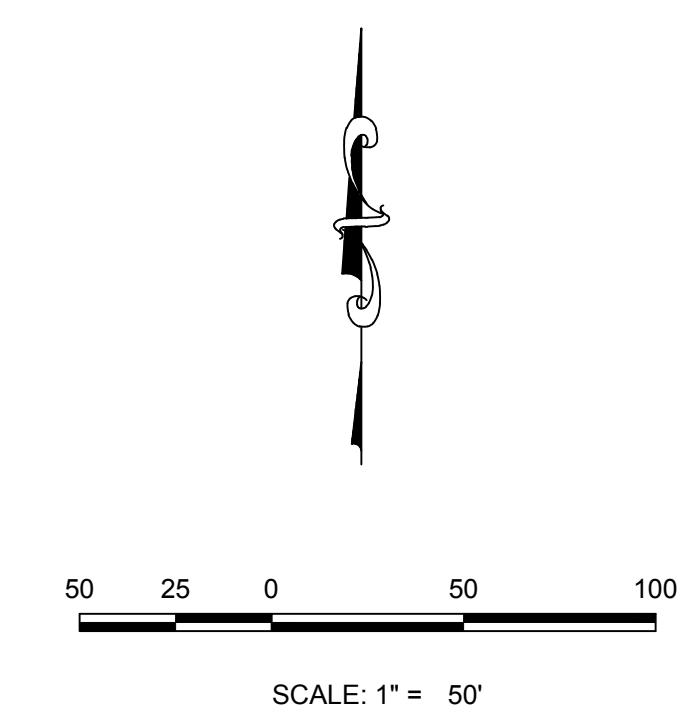
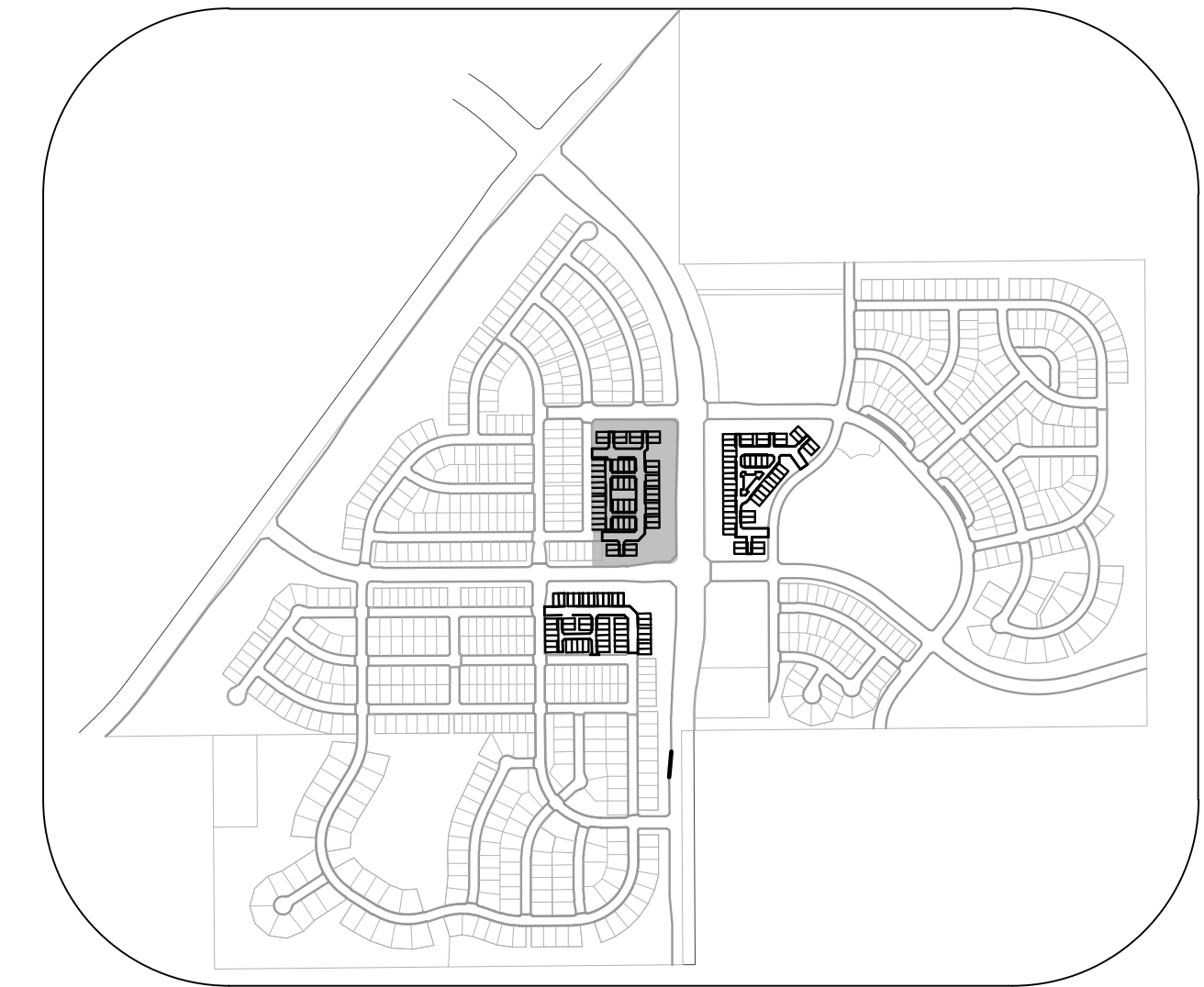
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| 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 462-9526<br>Fax: (720) 462-9546 |  | <b>HR 935 LLC</b><br>7363 South Alton Way<br>CENTENNIAL, CO 80112 | <b>TRAILS AT CROWFOOT AMENDMENT NO. 1</b><br>PRELIMINARY MIXED USE CDS<br>AREA GRADING PLAN | SCALE:                                  | AS SHOWN       |
|  |  |   |   | DRAWN BY:                               | BPW            |
|  |  |   |   | CHECKED BY:                             | JU             |
|  |  |   |   | DATE:                                   | SEPTEMBER 2017 |
|  |  |   |   | FILE NO.:                               | 8130283701     |
|  |  |   |   | SHEET NUMBER                            | <b>5</b>       |
|  |  |   |   | TOWN OF PARKER, DIRECTOR OF ENGINEERING | DATE           |
|  |  |   |   | No.                                     | Revisions      |
|  |  |   |   | Date                                    | Appr.          |
|  |  |   |   | Date                                    |                |

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**KEYMAP**  
N.T.S.

|  |   |
|--|---|
|  | CHECK DAM                                     |
|  | CONSTRUCTION FENCE                            |
|  | SILTATION PROTECTION                          |
|  | SEDIMENT WASHOUT AREA                         |
|  | SILTATION                                     |
|  | DRAINAGE ELEVATION                            |
|  | SILTATION EROSION PROTECTION                  |
|  | STORMWATER CONTROL                            |
|  | EROSION CONTROL BLANKET                       |
|  | SILT PROTECTION FOR AREA INLETS IN PAVEMENT   |
|  | SILT PROTECTION FOR AREA INLETS IN PAVEMENT   |
|  | SILT PROTECTION, CURBS ON GRADE, TYPE B INLET |
|  | SILT PROTECTION, CURBS ON RAMP, TYPE B INLET  |

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

|  |                                    |
|--|------------------------------------|
|  | LOT PROTECTION                     |
|  | MASONRY WORK PROTECTION            |
|  | PORTABLE TOILET PROTECTION         |
|  | ROUGH CUT STREET CONTROL           |
|  | BOOK STOP                          |
|  | BOOK STOP IN SWALE                 |
|  | STORM DRAIN                        |
|  | SEDIMENT CONTROL LOSS              |
|  | SALT PILE                          |
|  | REGIONAL MULCHING AND GRADING      |
|  | SURFACE ROUGHENING                 |
|  | STABILIZED STANDING AREA           |
|  | RECREATIONAL TRANSITION PROTECTION |

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

|  |                          |
|--|--------------------------|
|  | TEMPORARY EROSION        |
|  | TEMPORARY SEDIMENT BASIN |
|  | SINGLE TRACKING CONTROL  |

**CBMP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES

**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.

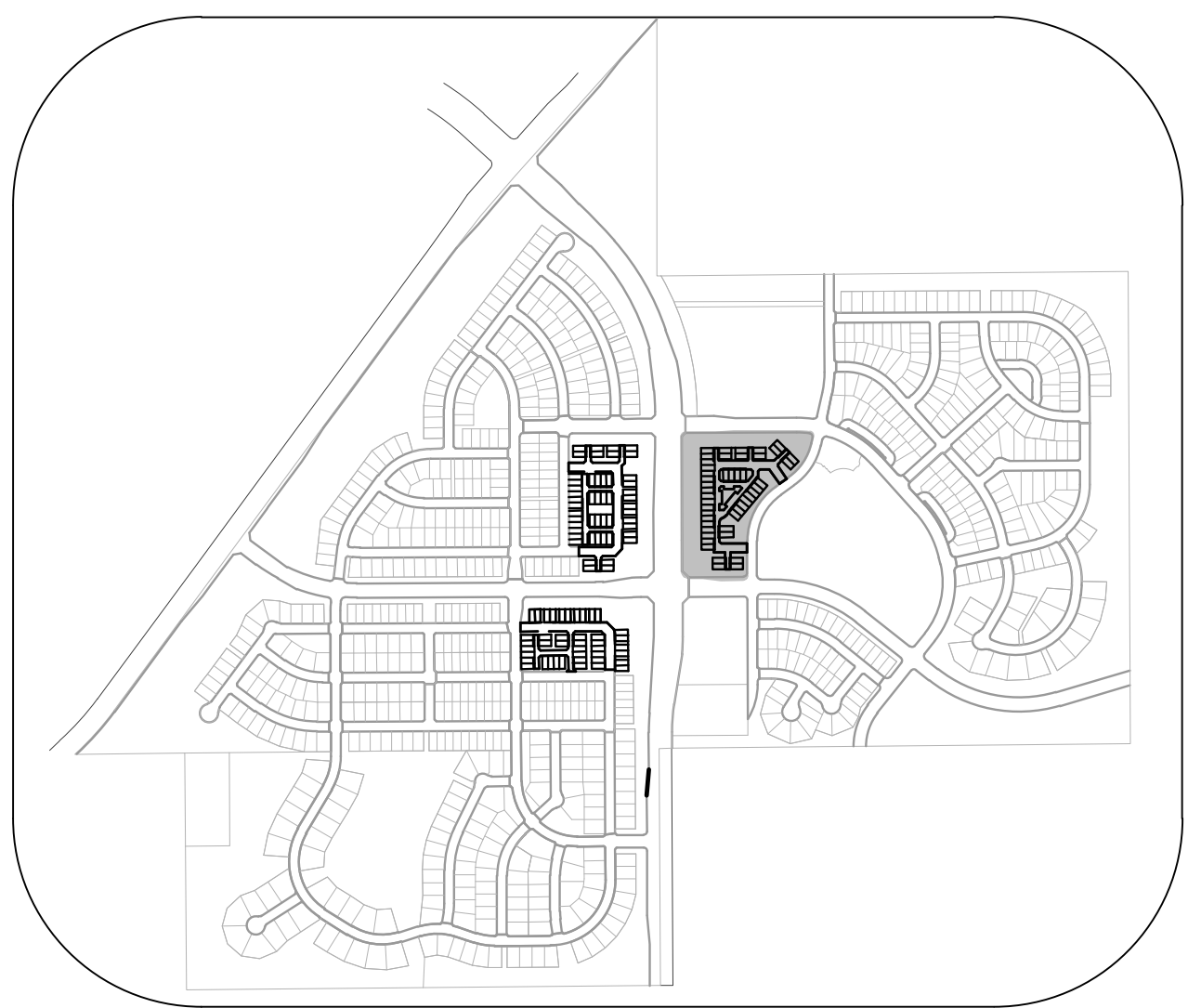
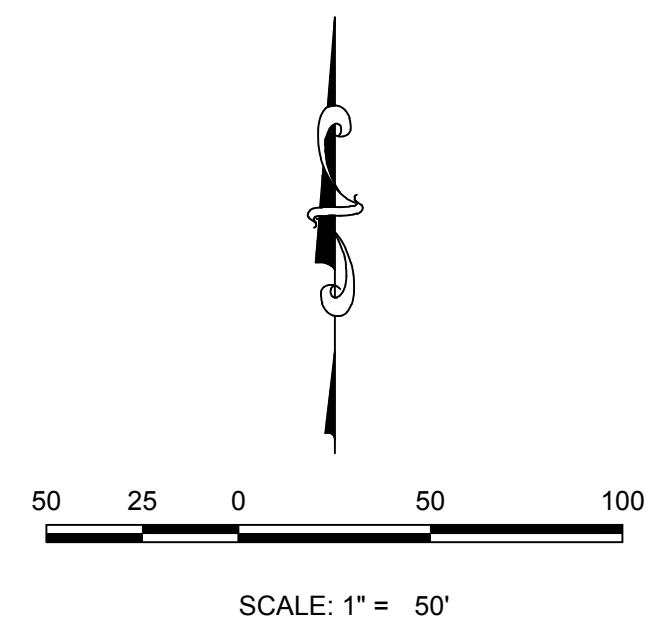
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|  |                           |  |   |   |                           |
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|  |                           |  |   | DRAWN BY:                               | BPW                       |
|  |                           |  |   | CHECKED BY:                             | JW                        |
|  |                           |  |   | DATE:                                   | SEPTEMBER 2017            |
|  |                           |  |   | FILE NO.:                               | 8130283701                |
|  |                           |  |   | SHEET NUMBER                            | 6                         |
|  |                           |  |   | TOWN OF PARKER, DIRECTOR OF ENGINEERING | DATE                      |
|  |                           |  |   | Revisions                               | No. Date Init. Appr. Date |



**KEYMAP**  
N.T.S.

|  |   |
|--|---|
|  | CHECK DAM                                     |
|  | CONSTRUCTION FENCE                            |
|  | SILTATION PROTECTION                          |
|  | SEDIMENT WASHOUT AREA                         |
|  | SWALES  |
|  | STORMWATER DETENTION                          |
|  | SILTATION POND PROTECTION                     |
|  | STORMWATER CONTROL                            |
|  | EROSION CONTROL BLANKET                       |
|  | PALLET PROTECTION FOR AREA INLETS IN PAVEMENT |
|  | PALLET PROTECTION FOR AREA INLETS IN PAVEMENT |
|  | PALLET PROTECTION FOR AREA INLETS IN PAVEMENT |
|  | PALLET PROTECTION FOR AREA INLETS IN PAVEMENT |
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|  | PALLET PROTECTION FOR AREA INLETS IN PAVEMENT |
|  | PALLET PROTECTION FOR AREA INLETS IN PAVEMENT |
|  | PALLET PROTECTION FOR AREA INLETS IN PAVEMENT |

|  |                                |
|--|--------------------------------|
|  | LOT PROTECTION                 |
|  | MASONRY WORK PROTECTION        |
|  | PORTABLE TOILET PROTECTION     |
|  | ROUGH CUT STREET CONTROL       |
|  | ROCK SOCK                      |
|  | ROCK SOCK IN SWALE             |
|  | STORM DRAIN                    |
|  | SEDIMENT CONTROL LOSS          |
|  | SALT PILE                      |
|  | REGIONAL MULCHING AND GRADING  |
|  | SURFACE ROUGHENING             |
|  | STABILIZED STAGING AREA        |
|  | SIDEWALK TRANSITION PROTECTION |

|  |                          |
|--|--------------------------|
|  | TEMPORARY EROSION        |
|  | TEMPORARY SEDIMENT BASIN |
|  | VEHICLE TRACKING CONTROL |

|  |  |   |  |                        |                          |
|--|--|---|--|------------------------|--------------------------|
| 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 462-9526<br>Fax: (720) 462-9546 |  | <b>HR 935 LLC</b><br>7363 South Alton Way<br>CENTENNIAL, CO 80112 | <b>TRAILS AT CROWFOOT AMENDMENT NO. 1</b><br>PRELIMINARY MIXED USE CDS<br>EROSION CONTROL PLAN | SCALE: AS SHOWN        | FILE NO: 8130283701      |
| DRAWN BY: BPW<br>CHECKED BY: JW<br>DATE: SEPTEMBER 2017  |  |   |  | SHEET NUMBER: <b>7</b> |                          |
| TOWN OF PARKER, DIRECTOR OF ENGINEERING  |  | DATE  |  | Revisions              | No. Date Int. Appr. Date |

\PROJECTS\SHSS FRANCHISE\ENGINEERING\SHSS\MULTIFAMILY\PRELIMINARYTOWN OF PARKER\EROSION CONTROL PLAN.DWG. CDDYA. 9/25/2018 1:20 PM

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 TWO WORKING DAYS  
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**BENCHMARK**  
 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, 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.

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.





**DEBRIS AND TRASH CONTROL**

**NOTE:**

1. THE EROSION CONTROL SUPERVISOR IS RESPONSIBLE FOR ENSURING THAT ALL STREETS, CURBS, GUTTERS, SIDEWALKS, DRIVEWAYS, PARKING LOTS, ALLEYS, TRUCK CHANNELS, AND OTHER SURFACES IMPACTED BY CONSTRUCTION ACTIVITIES ARE THOROUGHLY CLEANED THROUGHOUT THE DAY IF THEY BECOME SOILED. THESE AREAS MUST ALSO BE THOROUGHLY CLEANED AT THE END OF THE WORK DAY TO MAINTAIN ALL CURB, TRASH AND LITTER ASSOCIATED WITH THE PROJECT MUST BE REMOVED AND PROPERLY DISPOSED ON A DAILY BASIS.

**DEBRIS AND TRASH CONTROL**

1 OF 2  
REV. 02/14

**DEBRIS CONTROL NOTES:**

1. A COMBINATION OF SURFACE SCANNING AND SWEEPING MAY BE NECESSARY TO PROPERLY CLEAN THE AREAS.
2. ALL CHYMEI OILS AND STAINS ON THE SITE SHALL BE CLEANED TO THE MAXIMUM EXTENT PRACTICABLE IN SOIL BASINS. IT MAY BE NECESSARY TO USE PRESSURIZED WATER AND A VACUUM TRUCK.
3. ON-SITE PERSONNEL, INCLUDING DRIVERS, ETC., SHOULD BE EDUCATED ON THE NEED FOR CONTINUAL EFFORTS AND TRANS-CONTO.

**EROSION CONTROL BLANKET (SLOPE)**

1 OF 2  
REV. 02/14

**EROSION CONTROL BLANKET (SLOPE)**

**NOTE:**

IF NECESSARY, ALL STAPLES SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKET. PLEASE SEE DETAIL SDC FOR STAPLING, NAILING, AND CURVING REQUIREMENTS.

**EROSION CONTROL BLANKET (CHANNEL)**

1 OF 2  
REV. 02/14

**EROSION CONTROL BLANKET (CHANNEL)**

**NOTE:**

WOOD STAPLES SHALL BE INSTALLED SUCH THAT ONLY 1/2" IS EXPOSED ABOVE THE GROUND.  
IF A WOOD STAPLE IS TO BE USED, IT SHALL BE COMPLETED PRIOR TO THE PLACEMENT OF EROSION CONTROL BLANKET. PLEASE SEE DETAIL SDC FOR STAPLING, NAILING, AND CURVING REQUIREMENTS.

**EROSION CONTROL BLANKET (CHANNEL)**

2 OF 2  
REV. 02/14

**EROSION CONTROL BLANKET INSTALLATION NOTES**

1. SET THE PLAN VIEW FOR THE LOCATION(S) OF THE EROSION CONTROL BLANKETS.
2. EROSION CONTROL BLANKETS USED IN CHANNEL PROTECTION SHALL BE THOROUGHLY SELECTED BY THE DESIGN ENGINEER BASED ON CURRENT AND FUTURE FLOW RATES WITHIN THE CHANNEL. BASED ON THESE CALCULATIONS, THE EROSION CONTROL BLANKET OR RIFRACTION MAY BE NECESSARY IN THE EROSION CONTROL BLANKETS.
3. INSTALLATION PRIOR TO BANK INSTALLATION, EROSION CONTROL BLANKETS SHOULD BE INSTALLED AND TIEP OF ANY GAPS, HOLES, WEBS, ROCKS, STAPLES OR OTHER UNDESIRABLE DEBRIS.
4. EROSION CONTROL BLANKETS SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS.
5. ANY DAMAGED OR WEAVING STAPLES OR STAKES SHALL BE REMOVED FROM THE SITE.
6. ALL EROSION CONTROL BLANKETS FOR SLOPE PROTECTION INSTALLED IN THE TOWN SHALL BE DOUBLE NAIL, STRAW OR EXCELSDOR.

| MANUFACTURER         | PRODUCT NAME   |
|----------------------|----------------|
| ASPHALT MANUFACTURER | APPROVED EQUAL |
| APPROVED EQUAL       | APPROVED EQUAL |

**EROSION CONTROL BLANKET MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKETS AND MAKE ANY NECESSARY REPAIRS.

**EROSION CONTROL BLANKET (CHANNEL)**

3 OF 3  
REV. 02/14

**AREA INLET PROTECTION INSTALLATION NOTES**

1. SEE PLAN VIEW FOR LOCATION(S) OF AREA INLET PROTECTION.
2. THE AREA INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS IN PAVEMENT OR ANY LAND DISTURBING ACTIVITIES ON UNPAVED AREAS. THE INSTALLATION OF NEW INLETS, AN INTERMEDIATE INLET PROTECTION MAY BE ALLOWED UNTIL THE INSTALLATION OF THE GUTTER AND/OR PAVEMENT.

**AREA INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE AREA INLET PROTECTION.
2. AREA INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
3. WHEN THE AREA INLET PROTECTION IS REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE AREA INLET PROTECTION SHALL BE REVEGETATED, SEEDING, MULCHED, AND COMPLETED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SDC).
4. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.

**AREA INLET PROTECTION FOR AREA INLETS NOT IN PAVEMENT**

1 OF 1  
REV. 02/14

**AREA INLET PROTECTION FOR AREA INLETS IN PAVEMENT**

1 OF 1  
REV. 02/14

**CURB INLET PROTECTION INSTALLATION NOTES**

1. SEE CBMP PLAN FOR LOCATION(S) OF CURB INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (M1 SDC).
3. ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAPPED JOINTS (SEE DETAIL SDC).
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKERS SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES ON UNPAVED AREAS. THE INSTALLATION OF NEW INLETS OR ASPHALT ON ROADWAYS DRAWINGS TO THE CURB INLET, CURB BLOCKS OR THE ROCK SOCK SHALL BE USED AS INTERIM PROTECTION UNTIL THE INLETS OR ASPHALT IS COMPLETE.

**CURB INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE CURB INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. CURB INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

**CURB INLET PROTECTION FOR CURB ON GRADE, TYPE R INLET**

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**INLET PROTECTION, CURB ON-GRADE, TYPE R INLET**

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REV. 02/14

**TUBULAR TRAFFIC MARKER DETAIL**

2 OF 3  
REV. 02/14

**INLET PROTECTION, CURB ON-GRADE INSTALLATION NOTES**

1. SET CBMP PLAN FOR LOCATION(S) OF ON-GRADE INLET PROTECTION.
2. CRUSHED ROCK SHALL BE 2.0"-3.0" IN SIZE WITH A FRACTURED FACE (M1 SDC).
3. ROCK SOCK FOR ON-GRADE INLET PROTECTION SHALL BE ONE CONTINUOUS PIECE.
4. ROCK SOCK SHALL BE CONSTRUCTED USING CHICKEN WIRE OR OTHER APPROVED MATERIAL, SIZED TO KEEP ROCK FROM SPILLING OUT.
5. ROCK SOCK SHALL BE PLACED 5.0' UPHILL OF THE INLET OPENING.
6. TUBULAR MARKERS SHALL BE A MINIMUM OF 3.0' HIGH WITH REFLECTIVE BANDS AND OCTAGON SHAPED BASES.
7. THE CURB INLET PROTECTION SHOWN ON CBMP PLANS SHALL BE INSTALLED ON EXISTING INLETS PRIOR TO ANY LAND DISTURBING ACTIVITIES ON UNPAVED AREAS. THE INSTALLATION OF NEW INLETS OR ASPHALT ON ROADWAYS DRAWINGS TO THE INLET.

**ON-GRADE INLET PROTECTION INSPECTION AND MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ON-GRADE INLET PROTECTION.
2. ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS POSSIBLE, IMMEDIATELY IN MOST CASES.
3. ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
4. ON-GRADE INLET PROTECTION SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND EROSION AND SEDIMENTATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

**INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

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REV. 02/14

**INLET PROTECTION, CURB ON SUMP, TYPE R INLET**

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REV. 02/14

**LOT PROTECTION**

1 OF 2  
REV. 02/14

**LOT PROTECTION**

2 OF 2  
REV. 02/14

**EROSION CONTROL BLANKET FOR LOT PROTECTION INSTALLATION NOTES**

1. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION INSTALLED IN THE TOWN SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
2. ALL EROSION CONTROL BLANKETS FOR LOT PROTECTION SHALL BE INSTALLED ACCORDING TO THE DETAIL DRAWINGS, WITH THE FOLLOWING ALLOWANCES AND ADDITIONS:
  - THE TOWN WILL ALLOW THE USE OF BIODEGRADABLE EROSION CONTROL BLANKETS SIZED TO BE PLACED IN LINE WITH THE ADJACENT GRADIENT EDGE OF THE ADJACENT BLANKET.
  - ALL EROSION CONTROL BLANKET JOISTS (SEDS AND ENDS) MUST OVERLAP THE ADJACENT BLANKET BY A MINIMUM OF 6" NOTICES WITH THE ADJACENT EDGES BEING PLACED ON TOP OF THE DOWN-GRADE EDGE OF THE ADJACENT BLANKET.
  - ALL JOISTS (SEDS AND ENDS) OF THE EROSION CONTROL BLANKETS SHOULD BE INSTALLED TO BE SECURED INTO THE GROUND ASSURING THE SET CONDITIONS WILL NOT CAUSE EROSION BEHIND THE BLANKETS. THESE ASSUMPTIONS WILL BE THE RESPONSIBILITY OF THE EROSION CONTROL SUPERVISOR. ON OCCASION, THE TOWN'S INSPECTOR MAY REQUEST REFLECTIVE BANDS FOR SET CONDITIONS.
  - TOPSOIL PLACEMENT, SEEDING, AND MULCH WILL NOT BE REQUIRED ON THE LOTS PRIOR TO THE INSTALLATION OF THE EROSION CONTROL BLANKET.
3. ANY DAMAGED OR EXCESS STAPLES SHALL BE REMOVED FROM THE SITE UPON CONSTRUCTION INSTALLATION.
4. THE EROSION CONTROL BLANKETS REQUIRED AS PART OF THE LOT PROTECTION (LP) REQUIREMENT MUST BE INSTALLED ON ALL UNPAVED AREAS WITHIN EACH RESIDENTIAL, SUITABILITY, AND COMMERCIAL LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY / TEMPORARY CERTIFICATE OF OCCUPANCY.

**EROSION CONTROL BLANKET FOR LOT PROTECTION MAINTENANCE NOTES**

1. THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE EROSION CONTROL BLANKET FOR LOT PROTECTION.
2. EROSION CONTROL BLANKETS FOR LOT PROTECTION ARE INTENDED TO REMAIN IN PLACE AND MAINTAINED UNTIL LANDSCAPING IS INSTALLED.

**EROSION CONTROL BLANKET (CHANNEL)**

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REV. 02/14

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

1 OF 2  
REV. 02/14

**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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REV. 02/14

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CONSTRUCTION BEST MANAGEMENT PRACTICES

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**CBMP**

CONSTRUCTION BEST MANAGEMENT PRACTICES

2 OF 2  
REV. 02/14

10338 E. Dry Creek Rd.  
Suite 600  
Englewood, CO 80110  
Tel: (720) 482-9526  
Fax: (720) 482-9546

**CVL CONSULTANTS**

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS BMP DETAILS**

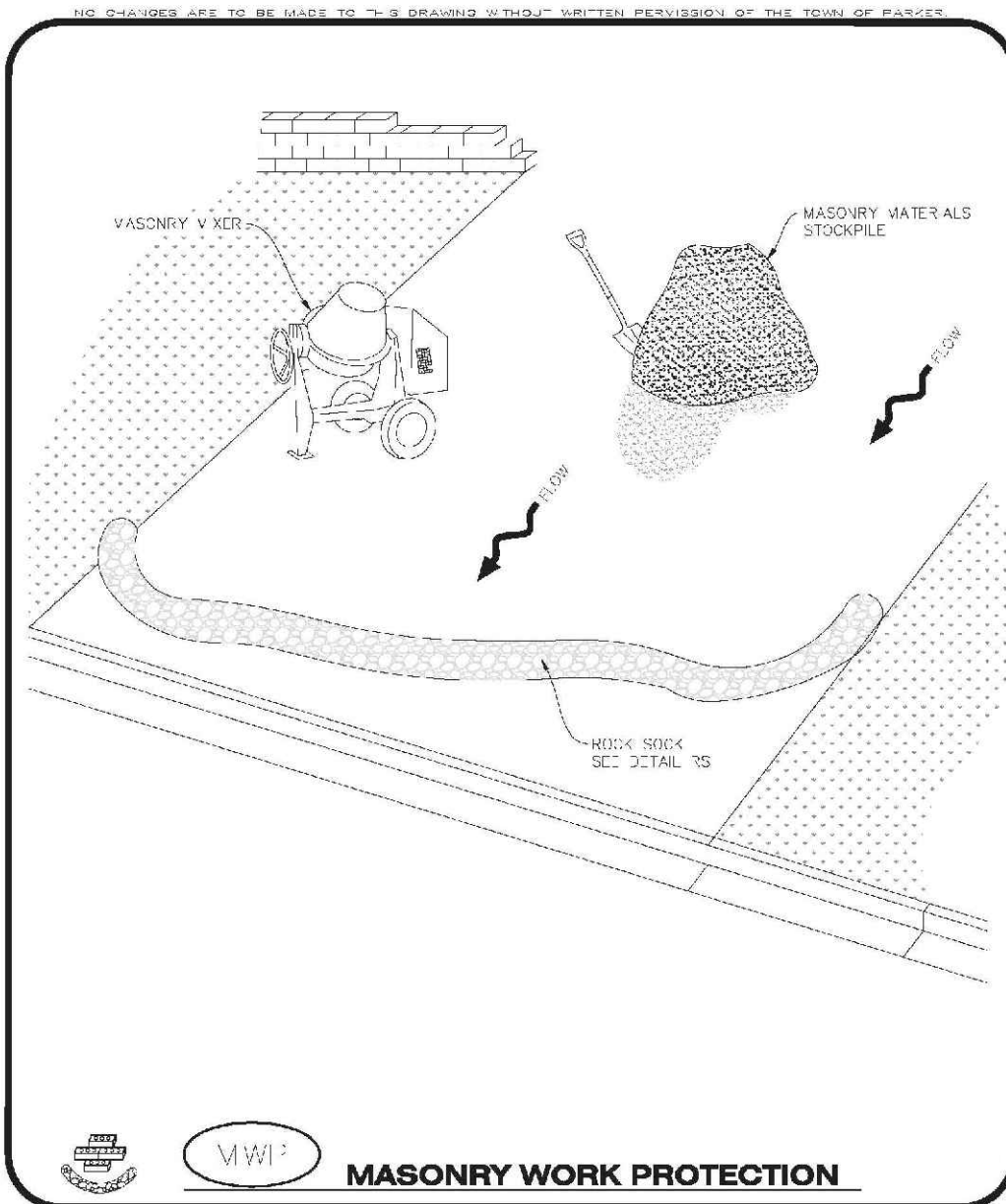
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DRAWN BY: JF  
CHECKED BY: JJ  
DATE: OCTOBER 2017

FILE NO: 8130283701

SHEET NUMBER: 10

NO. REVISIONS

| Date | Appr. | Date |
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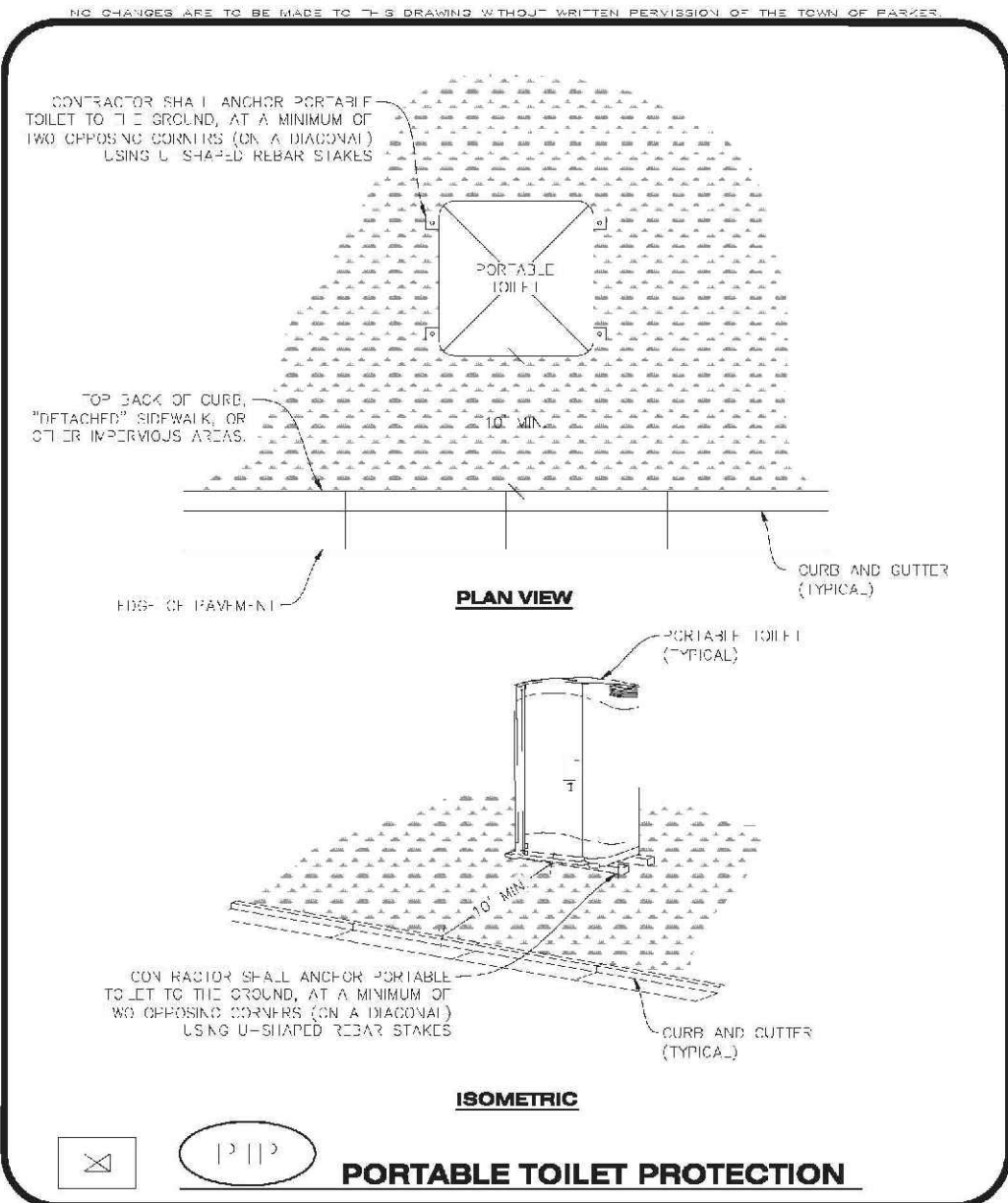
**MASONRY WORK PROTECTION INSTALLATION NOTES**

- MASONRY WORK PROTECTION SHALL BE INSTALLED WHEN MASONRY WORK AND MIXING IS OCCURRING.
- A ROCK SOCK SHALL BE INSTALLED IN A CRESCENT SHAPE ON THE DOWNHILL SIDE OF THE MASONRY WORK AND MIXING.
- CRUSHED ROCK SHALL BE 2.0" TO 3.0" IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAP-AROUND JOINTS (SEE DETAIL SMC).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHAIN WIRE OR OTHER APPROVED MATERIAL, SHALL BE 4.0" ROCK THICK FROM SPILLING OUT.

**MASONRY WORK PROTECTION INSPECTION AND MAINTENANCE NOTES**

- THE PROJECT CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE MASONRY WORK PROTECTION.
- ALL CONCRETE WASTE SHALL BE REGULARLY CLEANED AND PLACED IN THE CONCRETE WASH OUT AREA.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.

**Parker COLORADO** | **CBMP** | **MWP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
REV. 2014



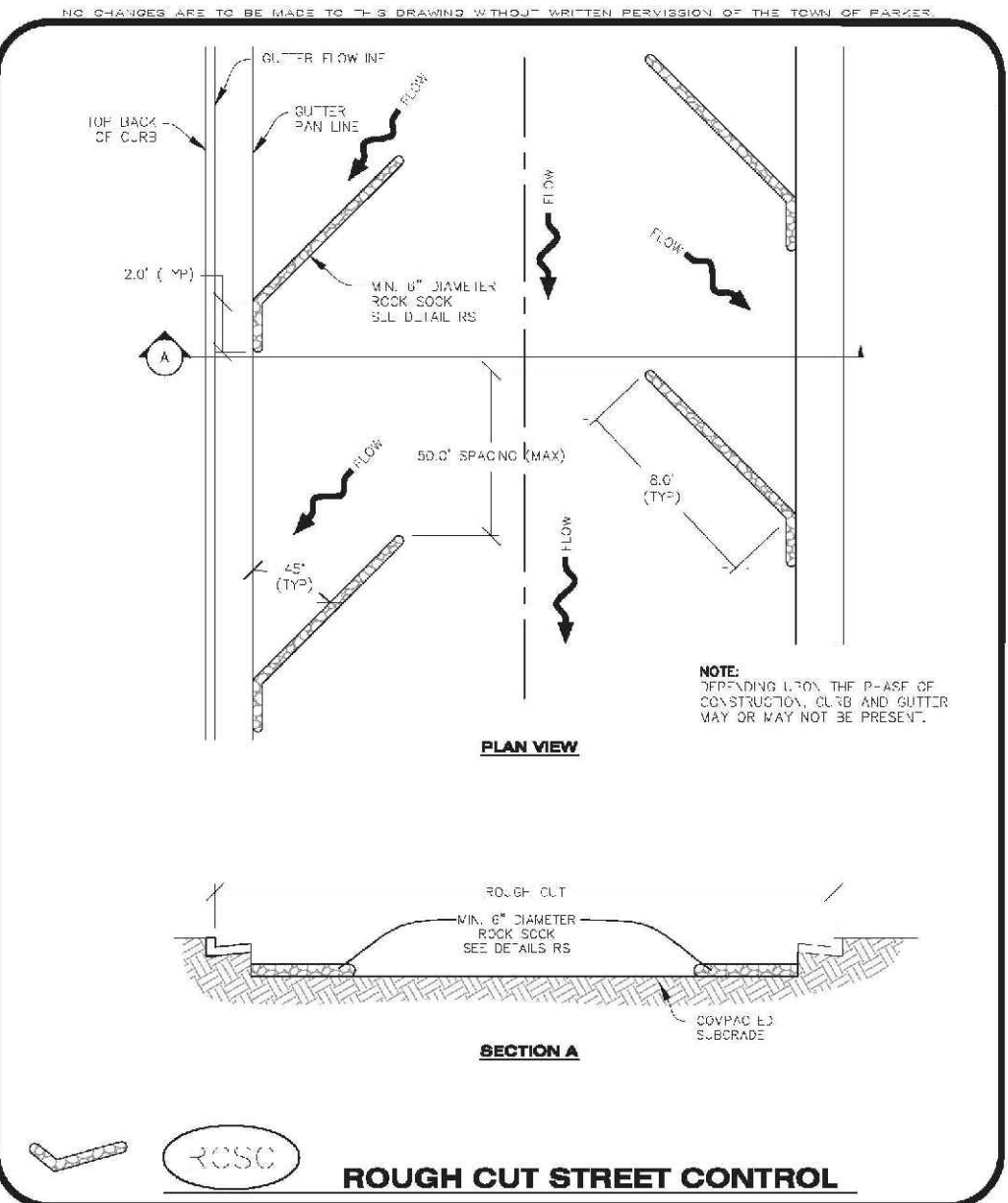
**PORTABLE TOILET PROTECTION INSTALLATION NOTES**

- PORTABLE TOILETS SHALL BE PLACED A MINIMUM OF 10.0' BEHIND ALL CURBS, SIDEWALKS, AND OTHER IMPERVIOUS AREAS.
- ALL PORTABLE TOILETS MUST BE CIRCUMFERED 100% WITH.
- PORTABLE TOILETS SHALL BE SECURELY ANCHORED TO THE GROUND USING U-SHAPED STEEL STAKES.
- U-SHAPED STEEL STAKES SHALL BE POSITIONED ON AT LEAST 2 OPPOSITE DIRECTION CORNERS.

**PORTABLE TOILET PROTECTION INSPECTION AND MAINTENANCE NOTES**

- THE EROSION CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE PORTABLE TOILET PROTECTION.
- PORTABLE TOILETS SHALL BE SECURED AT THE NEAREST IMPERVIOUS CURBLINE TO THE POSSIBILITY OF OVERTURN.
- WHEN THE PORTABLE TOILETS ARE BEING USED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE TOILETS MAY NEED TO BE LANDSCAPED OR ROCK-CURED, SEEDING, MULCHED, AND GRATED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).
- PORTABLE TOILETS THAT ARE NOT CONSISTENTLY MAINTAINED ACCORDANCE WITH THESE REQUIREMENTS MAY NEED TO BE CLOSED TO TRAFFIC, IN ONE OR MORE DIRECTIONS IN ORDER TO INCREASE COMPLIANCE AND REDUCE THE CHANCE OF A SPILL.

**Parker COLORADO** | **CBMP** | **PTP**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
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| No. | Revisions | Date | Appr. | Date |
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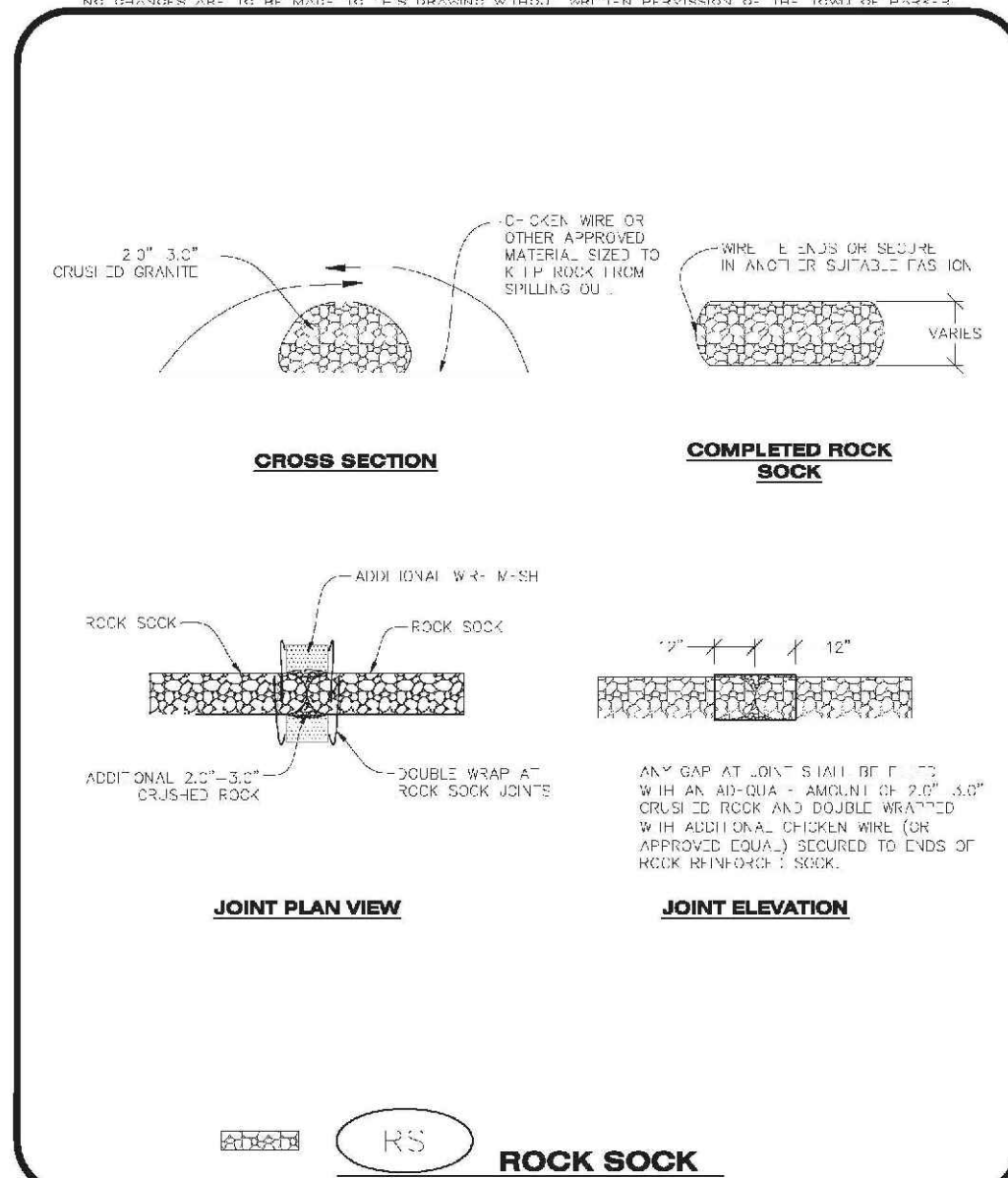
**Parker COLORADO** | **CBMP** | **RCSC**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
REV. 2014

**ROUGH CUT STREET CONTROL INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF ROUGH CUT STREET CONTROL.
- TYPICAL SPACING OF THE ROUGH CUT STREET CONTROL MAY BE DETERMINED BY THE DESIGN ENGINEER AND SHOWN ON THE CBMP PLAN.

**ROUGH CUT STREET CONTROL INSPECTION AND MAINTENANCE NOTES**

- THE PROJECT CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROUGH CUT STREET CONTROL.
- ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS 1/2 THE HEIGHT OF THE ROCK SOCK.
- ROCK SOCK SHALL BE REPLACED OR ALL REPAIRED IMMEDIATELY FOLLOWING ANY SIGN OF WEAR OR ALTERATION OF THE ORIGINAL SHAPE AND DIMENSIONS.
- ROUGH CUT STREET CONTROL SHALL BE KEPT IN PLACE AND MAINTAINED UNTIL SUBGRADE PREPARATION BEGINS FOR PAVING. AT THAT POINT, THE ROCK SOCK SHOULD BE REMOVED IN ACCORDANCE WITH THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



**ROCK SOCK INSTALLATION NOTES**

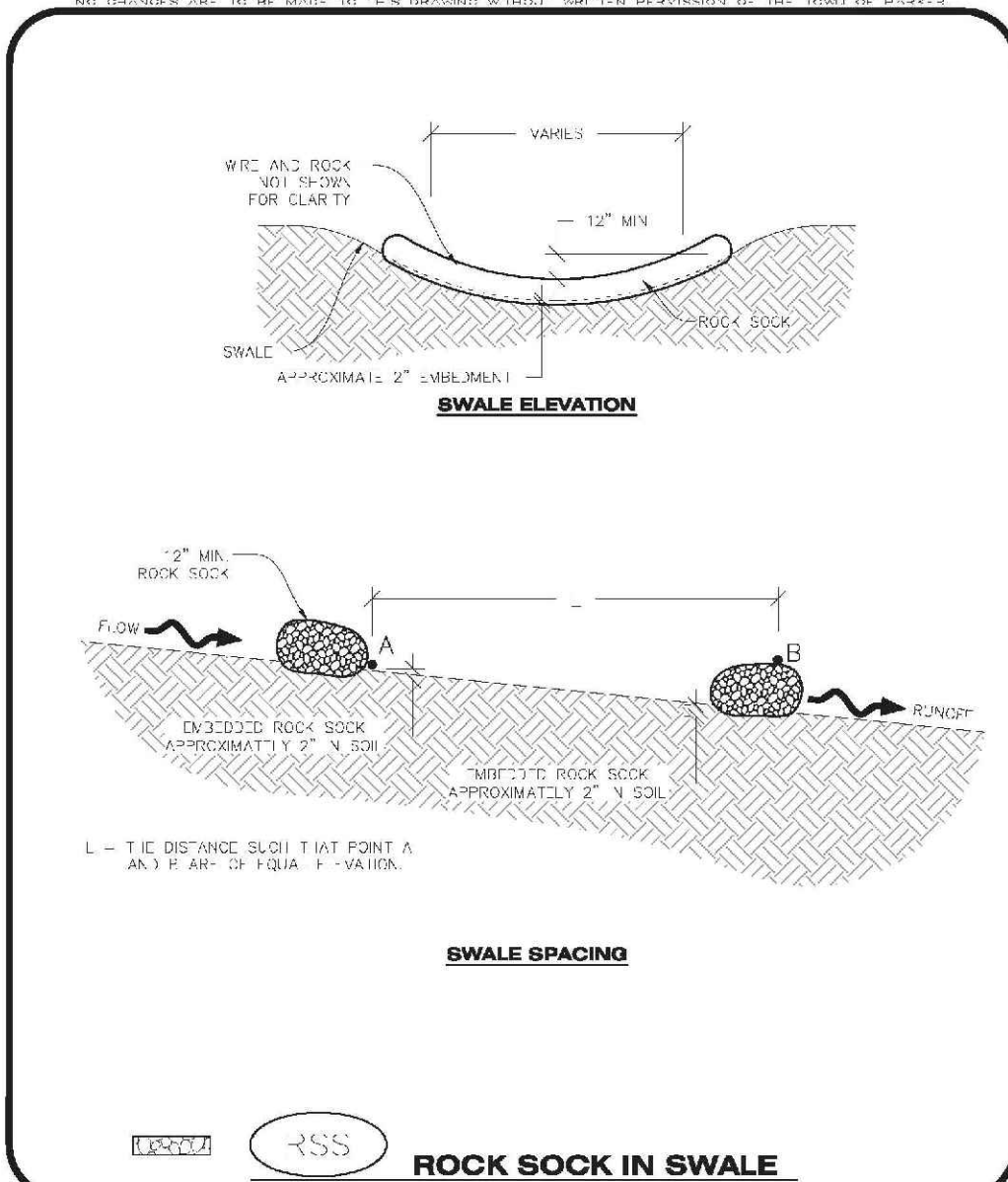
- SEE CBMP PLAN FOR LOCATION(S) OF ROCK SOCK.
- CRUSHED ROCK SHALL BE APPROXIMATELY 2.0" TO 3.0" DIAMETER IN SIZE WITH A FRACTURED FACE (ALL SIDES).
- ROCK SOCK SHALL BE APPROXIMATELY ONE CONTINUOUS PIECE OR SHALL BE CONSTRUCTED USING WIRE WRAP-AROUND JOINTS (SEE DETAIL SMC).
- ROCK SOCK SHALL BE CONSTRUCTED USING CHAIN WIRE OR OTHER APPROVED MATERIAL, SHALL BE 4.0" ROCK THICK FROM SPILLING OUT.
- MINIMUM ROCK SOCK DIAMETER SHALL VARY BASED ON APPLICATION (7" MIN).
- TUBULAR MARKERS MAY NEED TO BE USED IN CONJUNCTION WITH ROCK SOCKS ANYTIME THE ROCK SOCK IS PLACED ON A ROADWAY, SIDEWALK, PARKING LOT OR OTHER LOCAL ROAD SUBJECT TO TRAFFIC OR PEDESTRIAN TRAFFIC. TUBULAR MARKERS SHALL CONFORM TO THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

**ROCK SOCK INSPECTION AND MAINTENANCE NOTES**

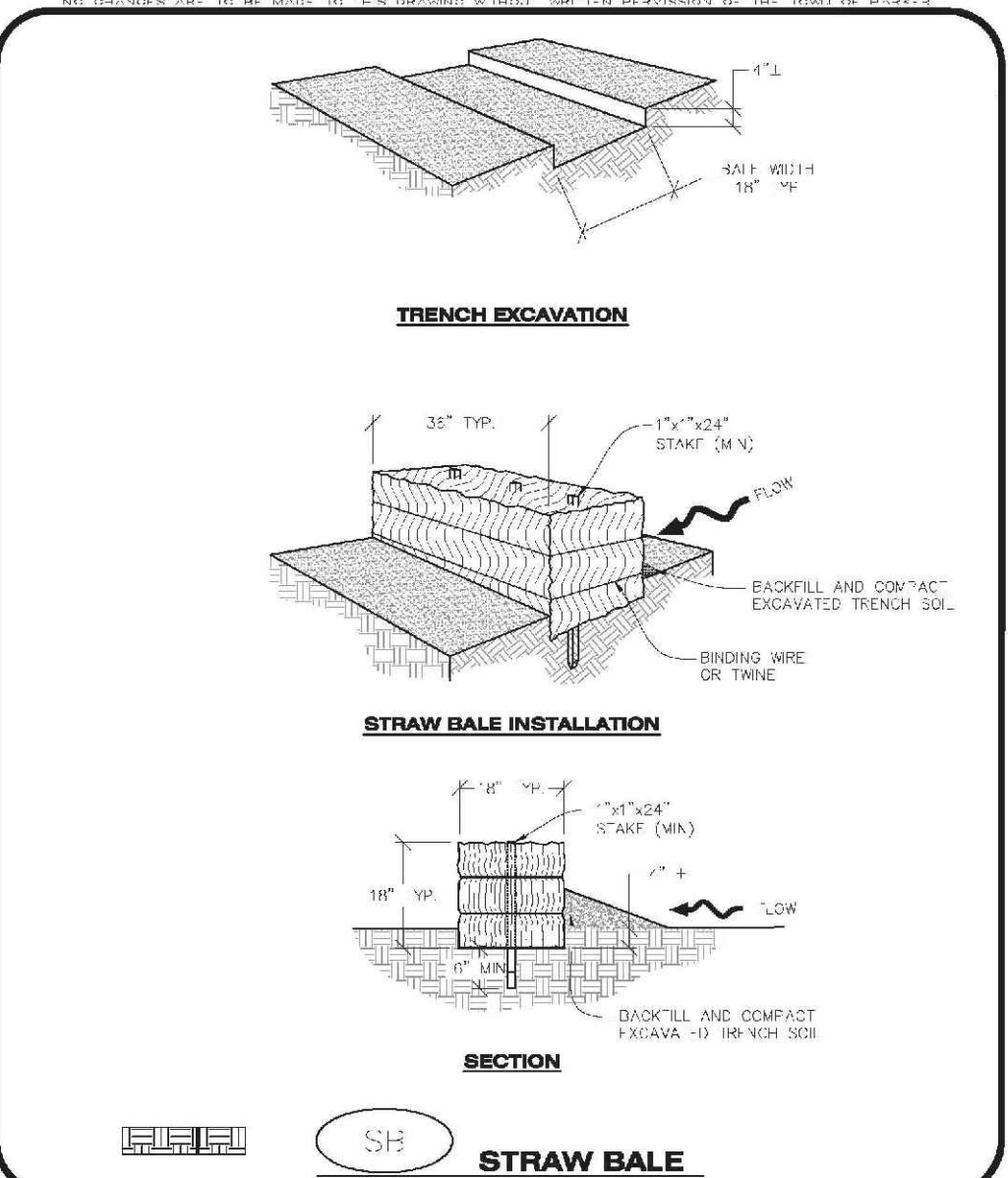
- THE PROJECT CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE ROCK SOCKS.
- ROCK SOCKS SHALL BE REPLACED IF THEY BECOME HEAVILY SOILED OR DAMAGED.
- ROCK SOCKS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND FRESH AND STABILIZATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.

**Parker COLORADO** | **CBMP** | **RS**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
REV. 2014

**Parker COLORADO** | **CBMP** | **RS**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 2  
REV. 2014



**Parker COLORADO** | **CBMP** | **RSS**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 1  
REV. 2014



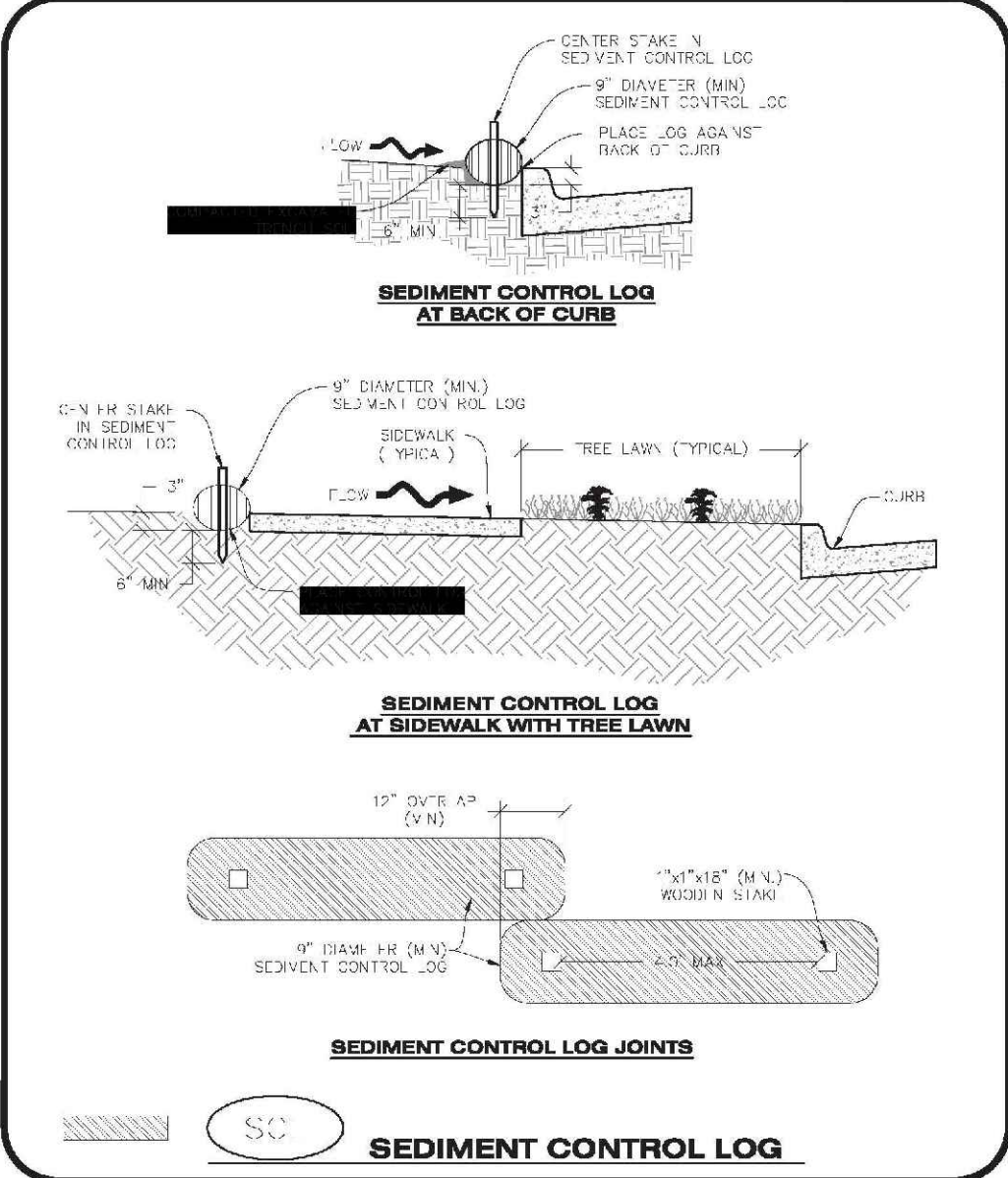
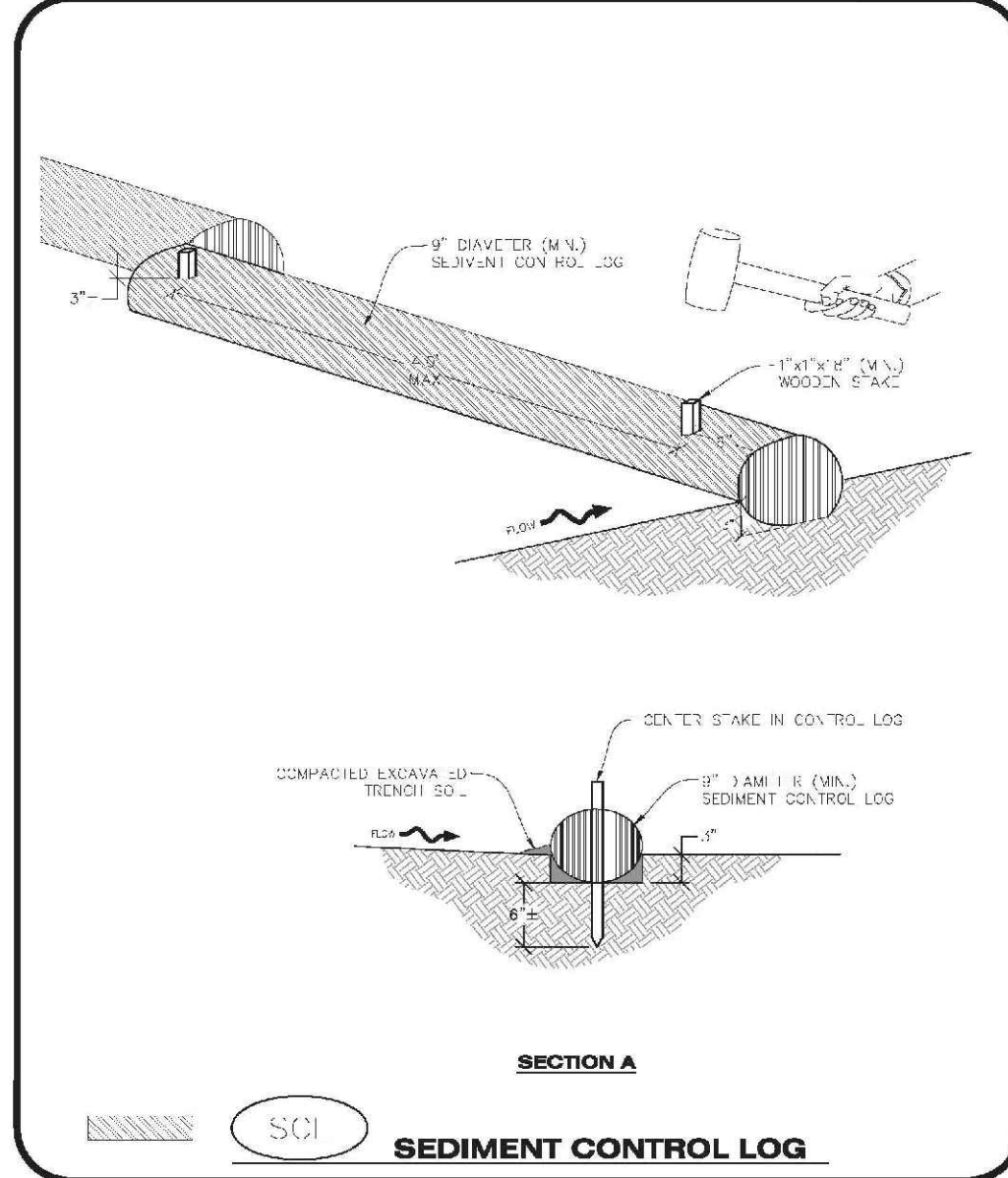
**Parker COLORADO** | **CBMP** | **SB**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 1 OF 2  
REV. 2014

**STRAW BALE INSTALLATION NOTES**

- SEE CBMP PLAN FOR LOCATION(S) OF STRAW BALES.
- TYPICAL STRAW BALES SHALL BE APPROXIMATELY 36" X 18" X 18".
- TWO (2) WOODEN STAKES SHALL BE USED TO HOLD EACH BALE IN PLACE. WOODEN STAKES SHALL BE A MINIMUM OF 1" X 4" X 4".
- WOODEN STAKES SHALL BE PLACED APPROXIMATELY 6" INTO THE GROUND.
- STRAW BALES SHALL BE STAGED AND POSITIONED ACCORDING TO DETAILS.

**STRAW BALE INSPECTION AND MAINTENANCE NOTES**

- THE PROJECT CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE STRAW BALES.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE STRAW BALE.
- STRAW BALES MAY NEED TO BE REPLACED IF THEY BECOME HEAVILY SOILED, ROTTEN, OR OTHERWISE DAMAGED.
- STRAW BALES SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND FRESH AND STABILIZATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- WHEN THE STRAW BALES ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE STRAW BALES MAY NEED TO BE REVEGETATED, SEEDING, MULCHED, AND GRATED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).



**Parker COLORADO** | **CBMP** | **SCL**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
REV. 2014

**Parker COLORADO** | **CBMP** | **SCL**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 2 OF 3  
REV. 2014

**SEDIMENT CONTROL LOG INSTALLATION NOTES**

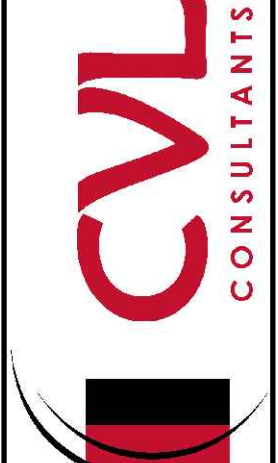
- SEE CBMP PLAN FOR LOCATION(S) OF SEDIMENT CONTROL LOGS.
- ALL SEDIMENT CONTROL LOGS SHALL BE INSTALLED IN THE DIRECTION OF FLOW, BEHIND CURBS AND OTHER IMPERVIOUS AREAS.
- SEDIMENT CONTROL LOGS SHALL BE INSTALLED IN THE SPOTS OF A HIGH-SURFACE SHALL BE EXCAVATED USING A (TYPICAL) SHOVEL OR PICK UP AGAINST THE ANCHOR TRENCH.
- EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF THE ANCHOR TRENCH AND PROPERLY COMPACTED.
- ANCHOR TRENCH SHALL BE RELATIVELY FREE OF ROCKS OR OTHER DEBRIS PRIOR TO THE PLACEMENT.
- ALL SEDIMENT CONTROL LOGS SHALL BE PLACED 3" (APPROX) BELOW THE GROUND AND PULLED TIGHT ON BOTH ENDS TO REMOVE ANY CURVES OR SNAGS.
- THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS RELATIVELY FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED AGAINST THE GROUND AND SEDIMENT CONTROL LOG USING A SHOVEL OR SIMILAR DEVICE.
- SEDIMENT CONTROL LOG STAKES SHALL BE MADE OF WOOD AND SECURELY ANCHOR TO THE SOIL IN PLACE.
- STAKES SHALL BE PLACED ON 4.0' CENTERS AND EMBEDDED APPROXIMATELY 6" INTO THE GROUND. STAKES THAT ARE BROKEN PRIOR TO OR DURING INSTALLATION SHALL BE REPLACED.
- SEDIMENT CONTROL LOGS SHALL OVERLAP A MINIMUM OF 12". THE OVERLAPPING SHALL OCCUR ON THE UPHILL SIDE OF THE LOGS.
- SEDIMENT CONTROL LOGS SHALL BE STAGED WITHIN 6" FROM EACH END.
- SEDIMENT CONTROL LOGS SHALL BE INSTALLED BEHIND CURBS AND SIDEWALKS MUST BE DONE SO THAT NO MORE THAN A 2" GAP EXISTS BETWEEN THE CONCRETE AND THE LOGS. FRESH CONCRETE SHALL BE PLACED IN THE GAP AND CURED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

**SEDIMENT CONTROL LOG INSPECTION AND MAINTENANCE NOTES**

- THE PROJECT CONTROL SUPERVISOR SHALL REGULARLY INSPECT THE SEDIMENT CONTROL LOGS.
- ACCUMULATED SEDIMENT SHALL BE REMOVED ONCE THE SEDIMENT HAS REACHED A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE LOGS.
- SEDIMENT CONTROL LOGS SHALL REMAIN IN PLACE AND PROPERLY MAINTAINED UNTIL VEGETATIVE COVER HAS REACHED A CONSISTENT DENSITY OF AT LEAST 70% OF FULL VEGETATIVE COVER AND FRESH AND STABILIZATION IS NO LONGER A POSSIBILITY AS DETERMINED BY THE TOWN'S INSPECTOR OR AS OTHERWISE DIRECTED BY THE TOWN'S INSPECTOR.
- SEDIMENT CONTROL LOGS SHALL BE REPLACED WHEN THERE ARE ANY SIGNS OF WEAR OR DAMAGE THAT WOULD PREVENT THE LOG FROM FUNCTIONING AS DESIGNED.
- WHEN THE SEDIMENT CONTROL LOGS ARE REMOVED, ANY DISTURBED AREAS ASSOCIATED WITH THE INSTALLATION, MAINTENANCE, AND/OR REMOVAL OF THE SEDIMENT CONTROL LOGS MAY NEED TO BE REVEGETATED, SEEDING, MULCHED, AND GRATED PER THE TOWN'S SPECIFICATIONS (SEE DETAIL SMC).

**Parker COLORADO** | **CBMP** | **SCL**  
CONSTRUCTION BEST MANAGEMENT PRACTICES | 3 OF 3  
REV. 2014

10339 E. Dry Creek Rd.  
Suite 110  
Englewood, CO 80110  
Tel: (720) 482-9526  
Fax: (720) 482-9546



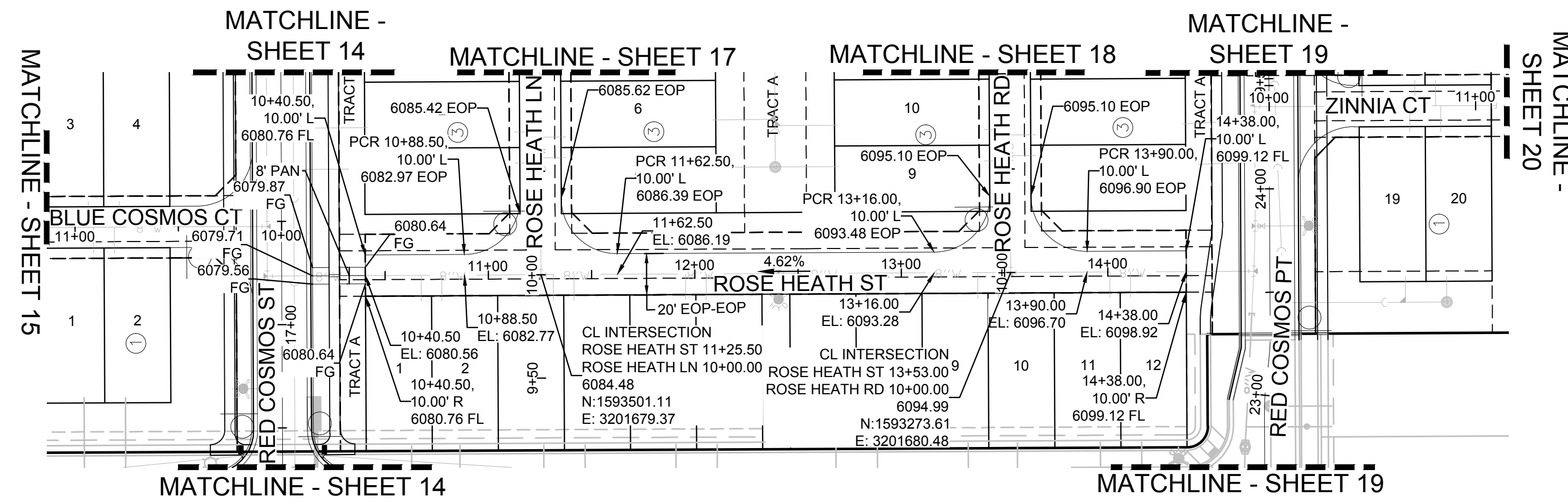
HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
PRELIMINARY CONSTRUCTION DRAWINGS  
BMP DETAILS

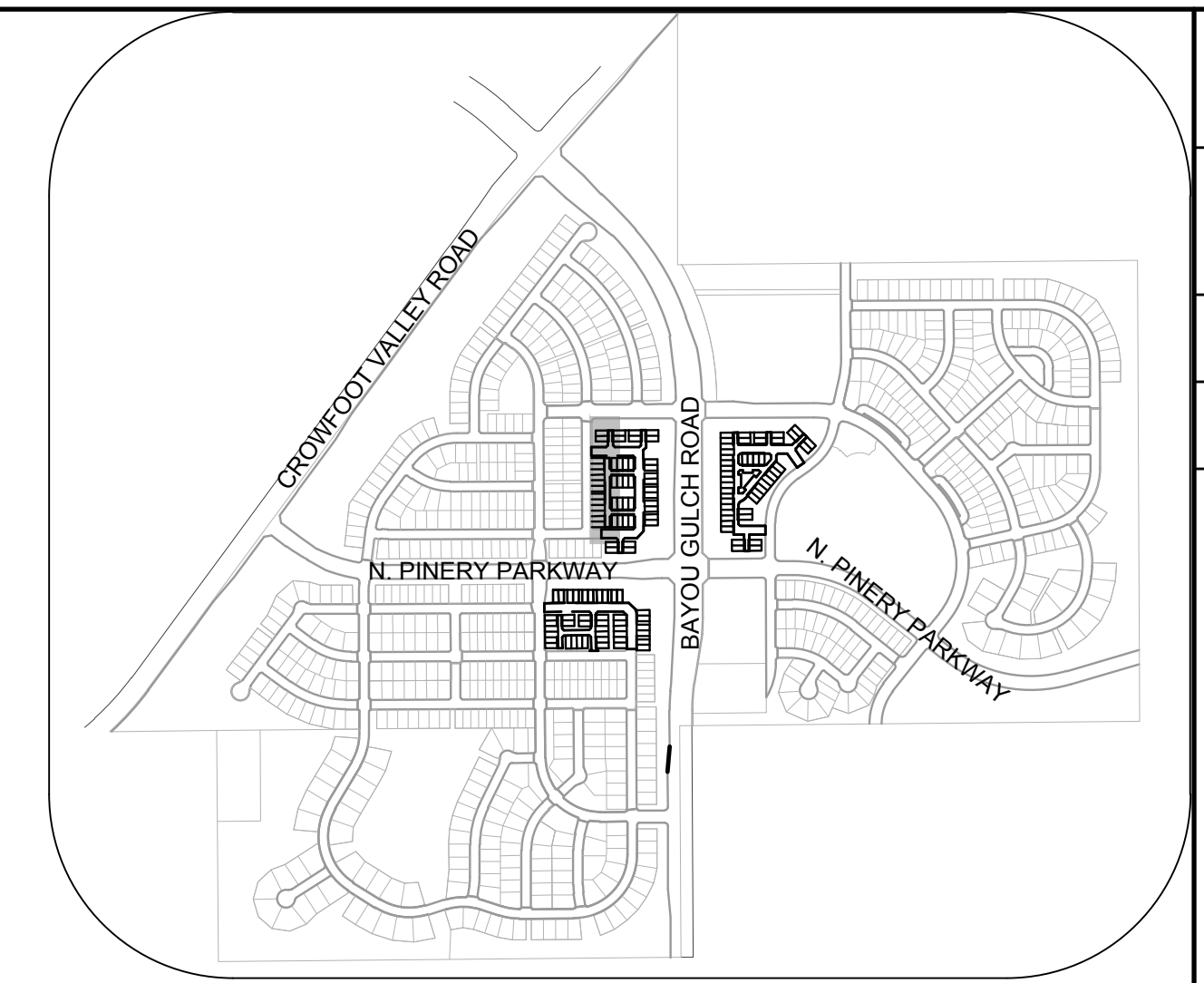
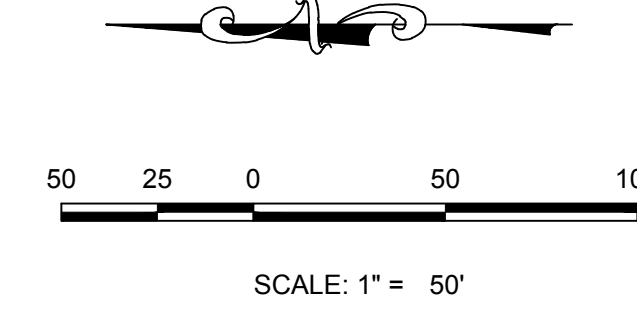
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DATE: OCTOBER 2017  
FILE NO: 8130283701

SHEET NUMBER 11

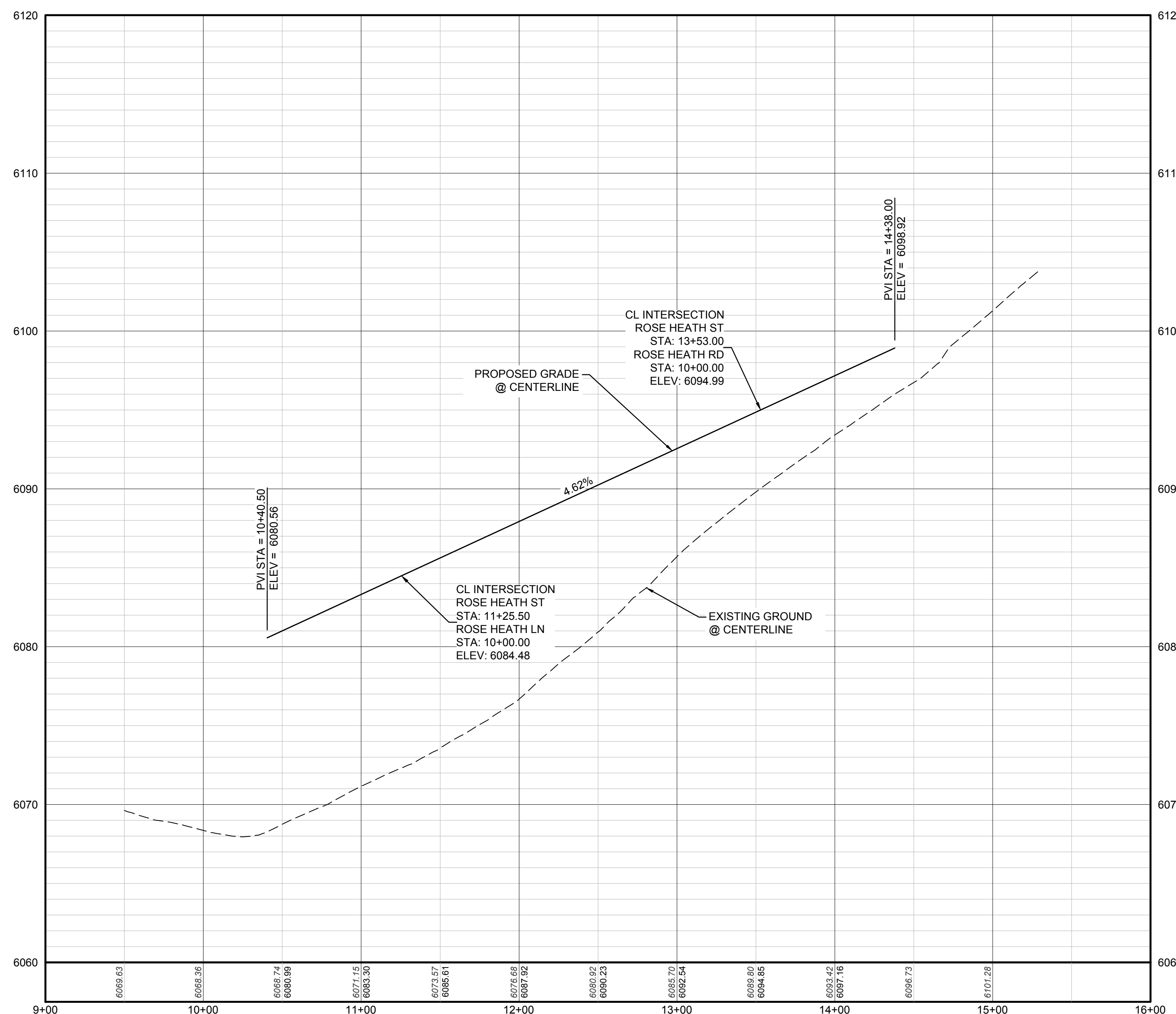




PLAN: ROSE HEATH ST STA: 9+50.00 TO 16+50.00  
HORIZONTAL SCALE: 1" = 50'



KEYMAP  
N.T.S.



PROFILE: ROSE HEATH ST STA: 9+00.00 TO 16+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

### LEGEND

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

### ABBREVIATIONS

|     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
| 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     | ROBC   | 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         |

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 \_\_\_\_\_

|   |   |
|---|---|
| 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546                | 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546                |
| <b>CVL</b><br>CONSULTANTS   | <b>CVL</b><br>CONSULTANTS   |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112  | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112  |
| TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ROSE HEATH STREET | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ROSE HEATH STREET |
| SCALE: AS SHOWN<br>FILE NO: 8130283701  | SCALE: AS SHOWN<br>FILE NO: 8130283701  |
| DRAWN BY: KJD<br>CHECKED BY: JU<br>DATE: SEPTEMBER 2017   | DRAWN BY: KJD<br>CHECKED BY: JU<br>DATE: SEPTEMBER 2017   |
| SHEET NUMBER<br><b>13</b>   | SHEET NUMBER<br><b>13</b>   |

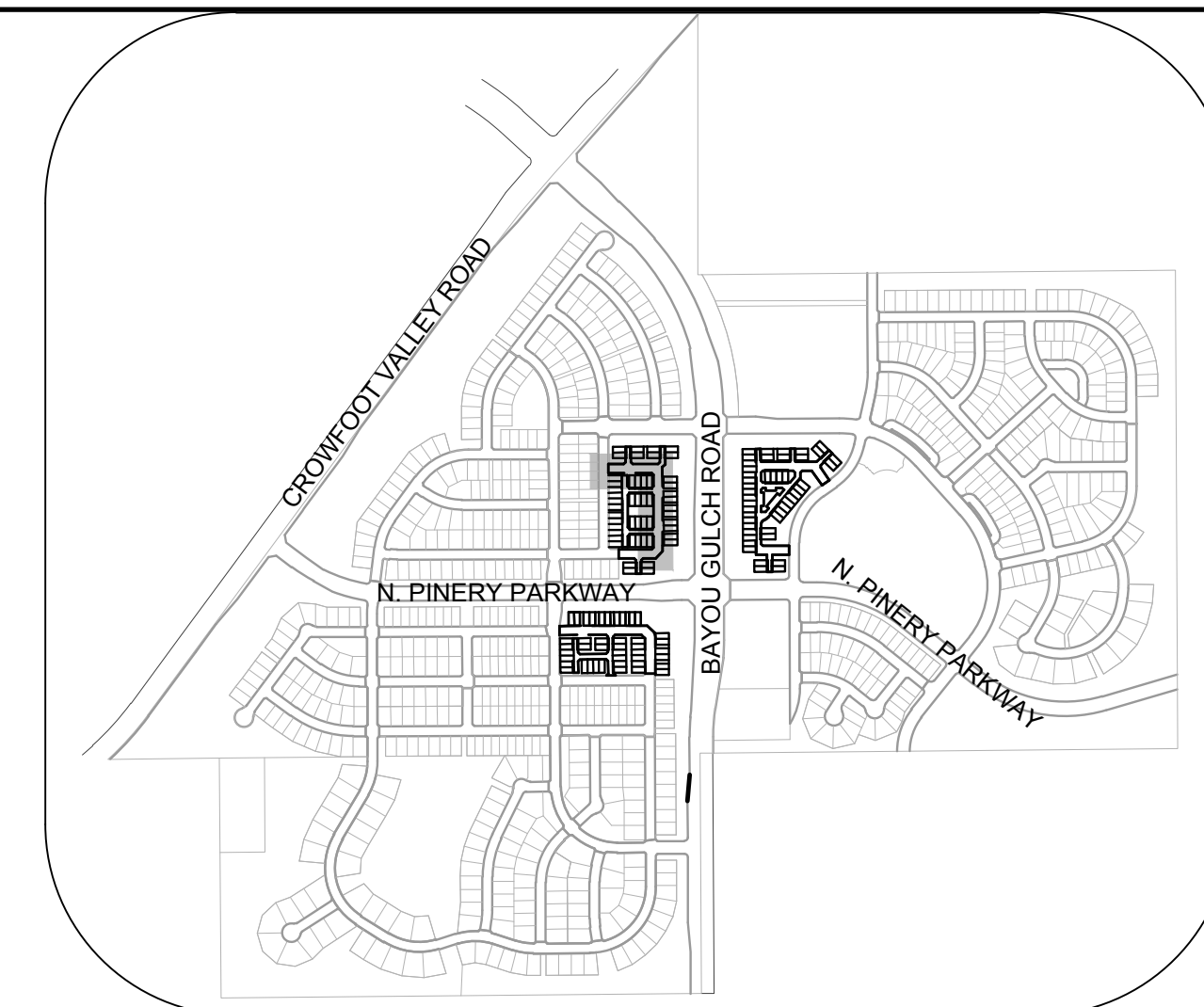
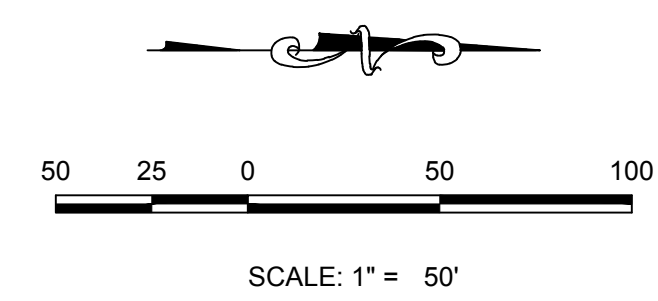
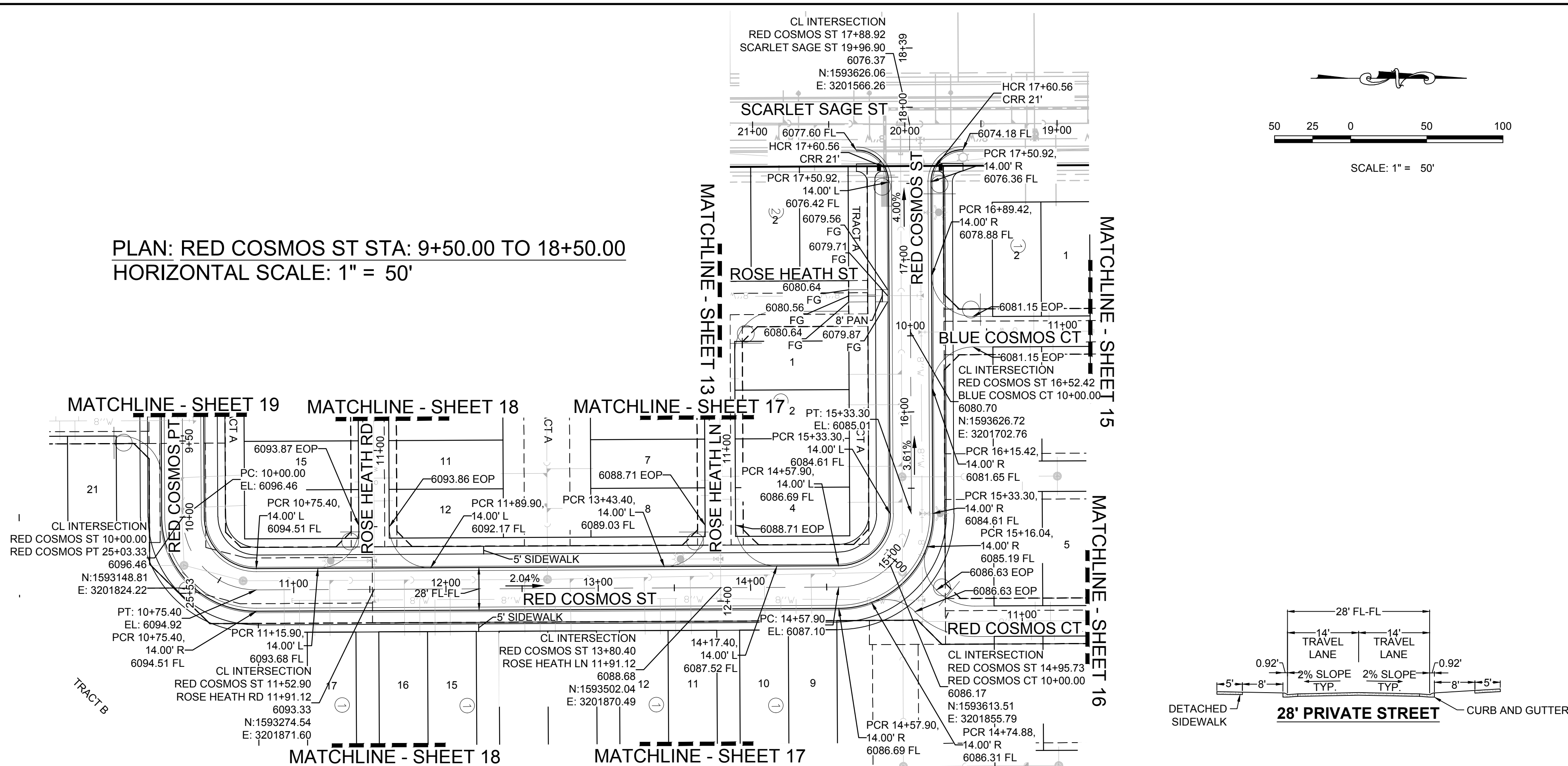
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CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
UNCC 1-800-922-1987  
UTILITY NOTIFICATION  
CENTER OF COLORADO

UTILITY EASEMENT  
BENCHMARK  
DOT 125 5' OR 6' COPY CONTROL POINT KNOWN AS 1.060032, BEING A 24" ALUMINUM SIGN BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED DISTANCE OF 50.0 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 5935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

PLAN: RED COSMOS ST STA: 9+50.00 TO 18+50.00  
HORIZONTAL SCALE: 1" = 50'



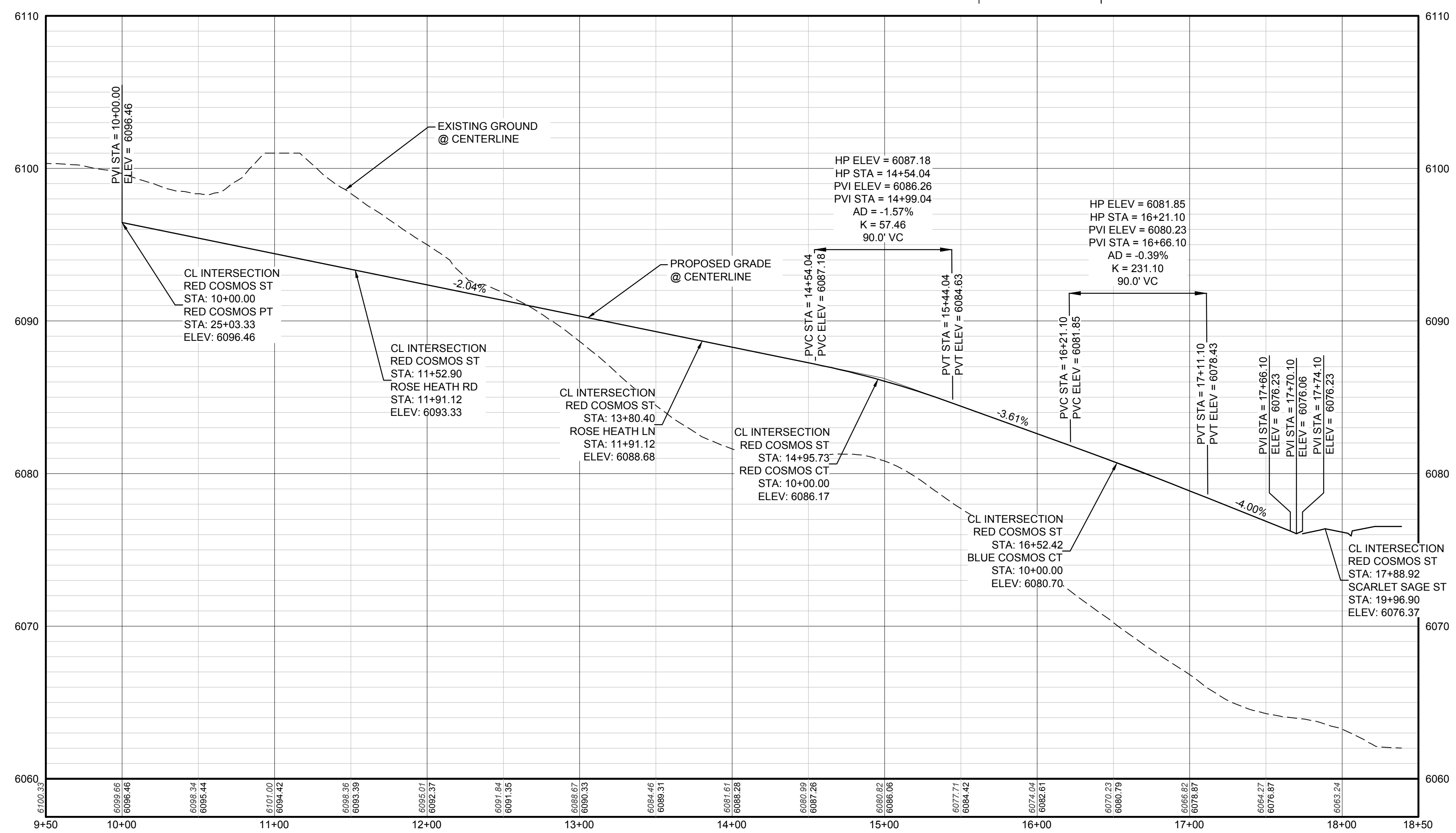
KEYMAP  
N.T.S.

LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊗     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌈     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⊗     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊗     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⊗     | PROPOSED FIRE HYDRANT                 | 5615 | EXISTING 5' CONTOUR              |
| ⊗     | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR              |
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| ⊗     | 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 OPTIC LINE        |
| ⊗     | 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     | RCB    | 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                     |
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| FH  | FIRE HYDRANT           | SS     | SANITARY SEWER                  |
| FL  | FLOW LINE              | STA    | STATION                         |
| GV  | GATE VALVE             | T.O.P. | TOP OF PIPE                     |
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| INV | INVERT                 | WL     | WATER LINE                      |
| K   | CURVATURE COEFFICIENT  | WLC    | WATER LINE CONNECTION           |
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PROFILE: RED COSMOS ST STA: 9+50.00 TO 18+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

BENCHMARK  
DOWGLAS 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.

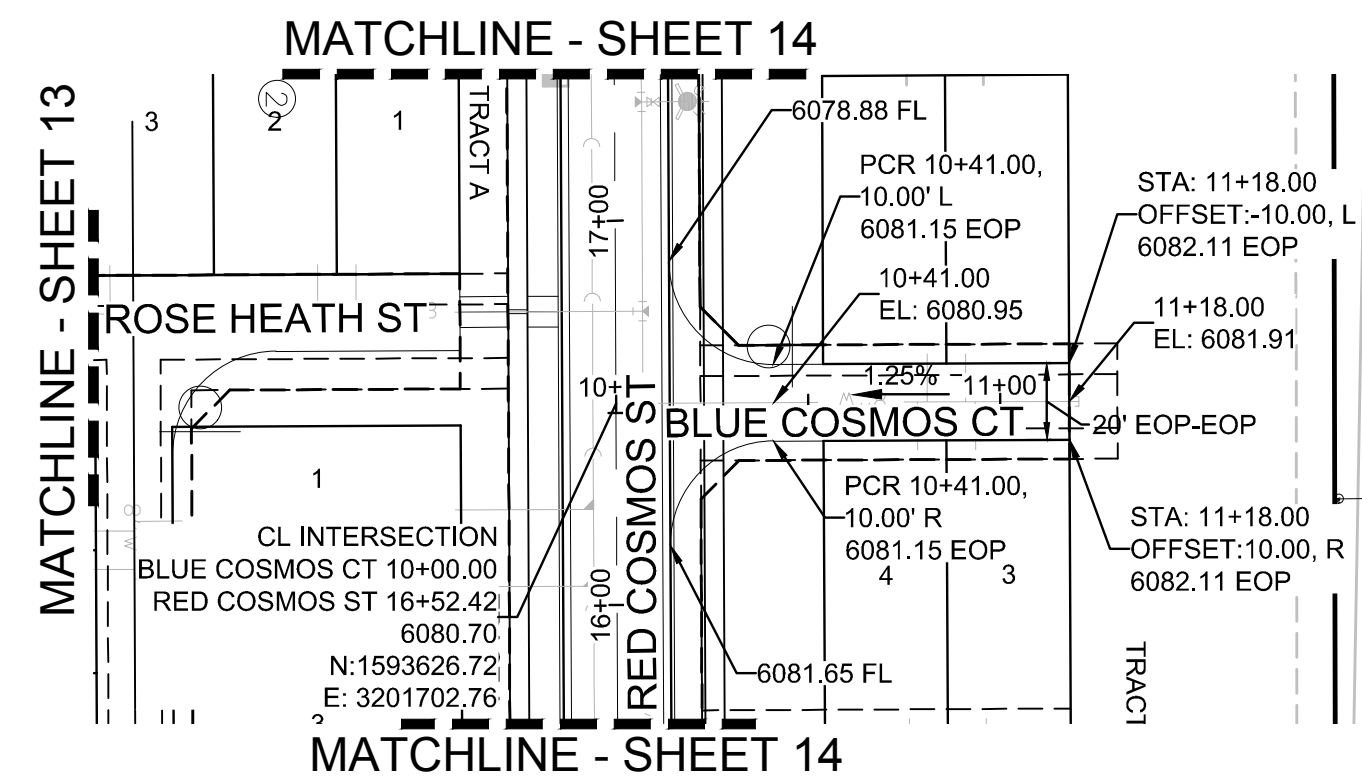
BASIS OF BEARINGS:  
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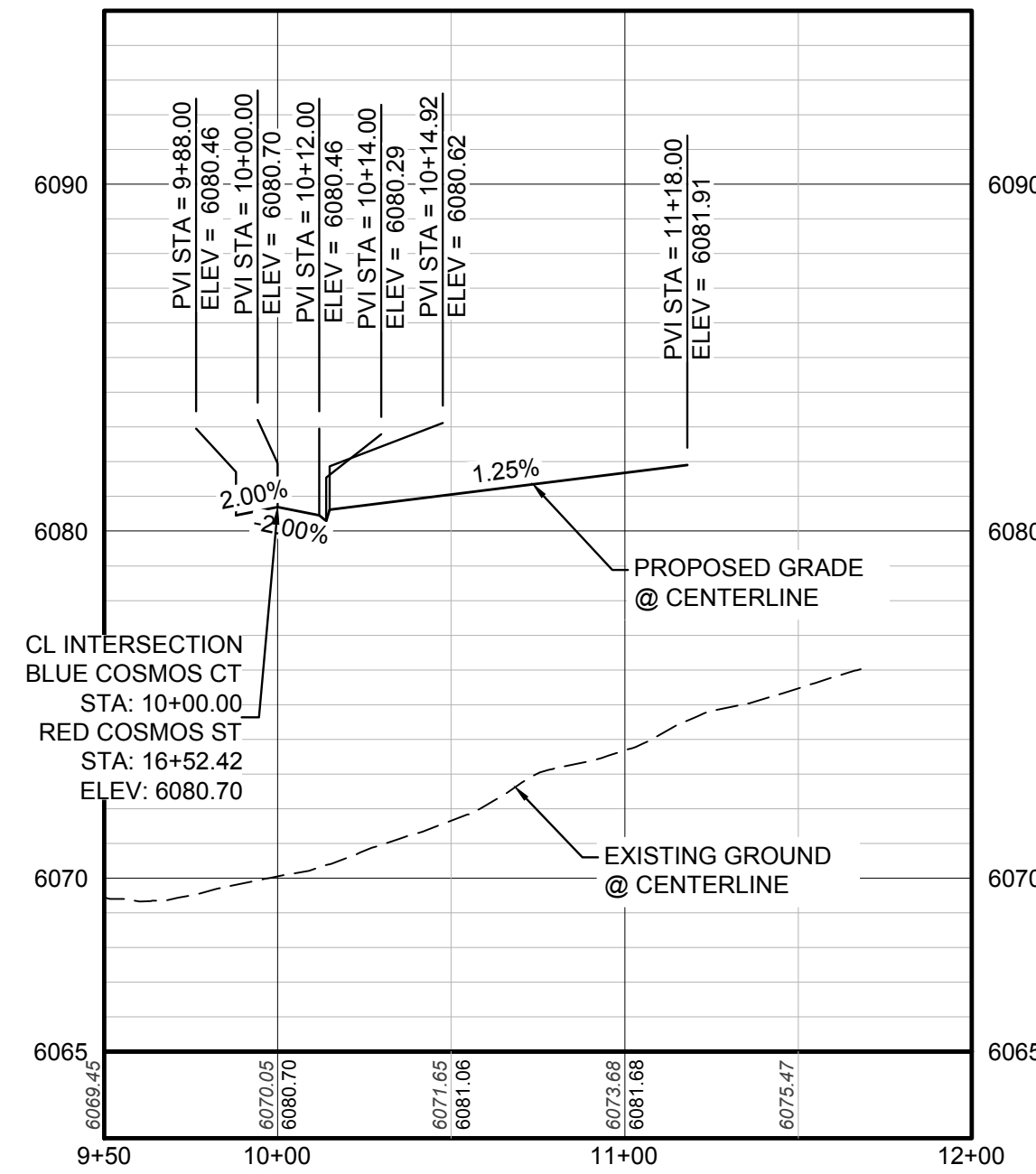
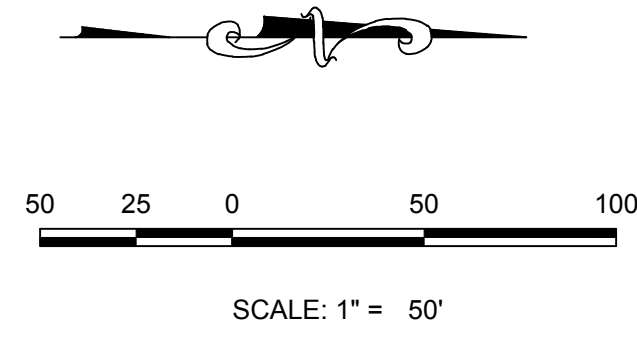
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|   |                |                      |                     |      |
|---|----------------|----------------------|---------------------|------|
| 10333 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546                | Revisions      | Date                 | Appr.               | Date |
| CVL CONSULTANTS   | No.            |                      |                     |      |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112  |                |                      |                     |      |
| TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>RED COSMOS STREET |                |                      |                     |      |
| SCALE: AS SHOWN   |                |                      |                     |      |
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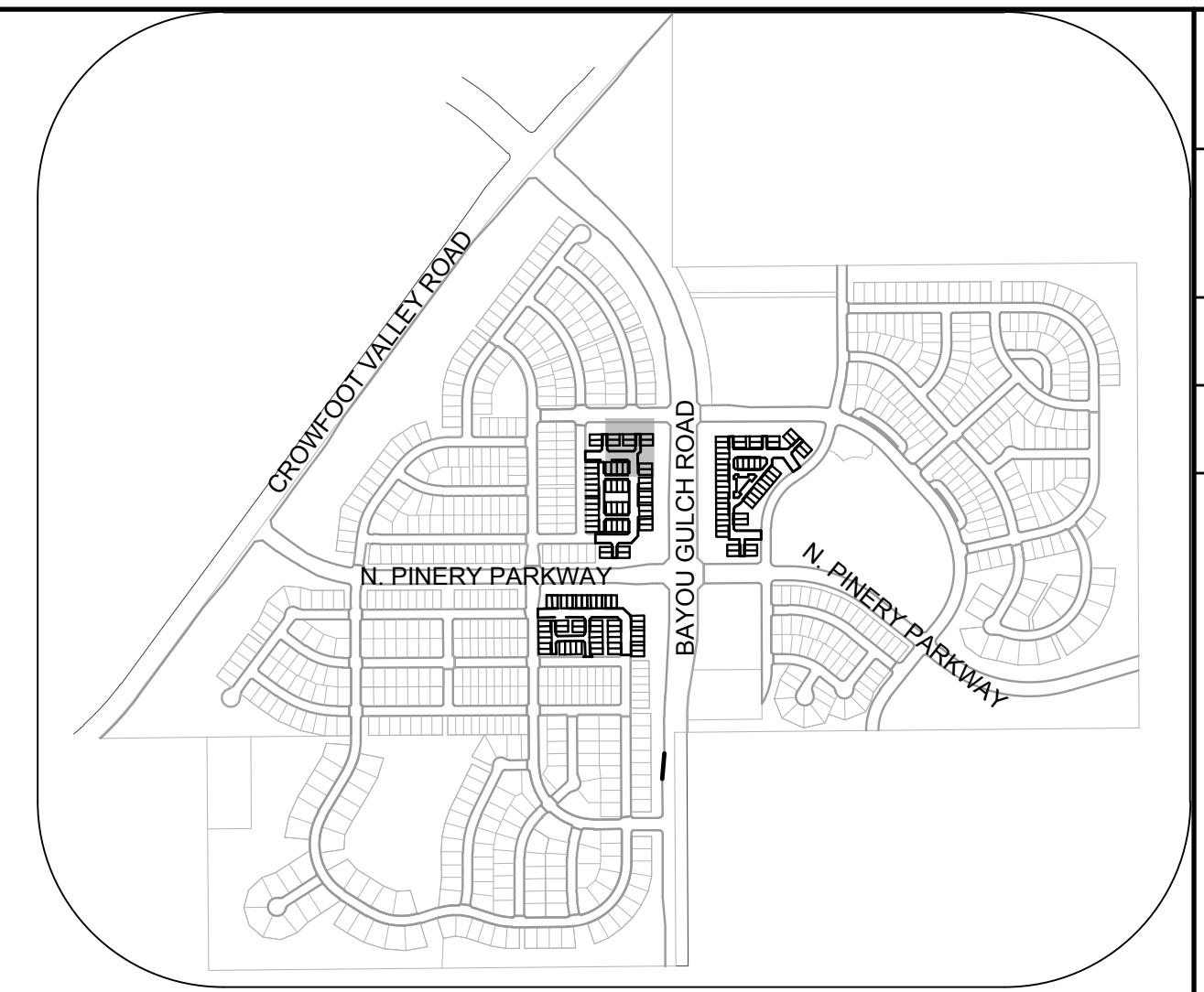
CALL 811  
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UNCC 1-800-922-1987



PLAN: BLUE COSMOS CT STA: 9+50.00 TO 12+00.00  
HORIZONTAL SCALE: 1" = 50'



PROFILE: BLUE COSMOS CT STA: 9+50.00 TO 12+00.00  
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KEYMAP  
N.T.S.

LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
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| ⊗     | PROPOSED AIR VALVE                    | ---  | PROPOSED STORM DRAIN             |
| ⊗     | FUTURE PHASE VALVE                    | ---  | PROPOSED SEWER LINE WITH MANHOLE |
| ⊗     | FUTURE FIRE HYDRANT                   | ---  | PROPOSED SEWER LATERAL           |
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| 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

|     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
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| BVP | BEGIN VERTICAL PROFILE | PVI    | PT. OF VERTICAL INTERSECTION    |
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| EL  | ELEVATION              | RCF    | 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                    |
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

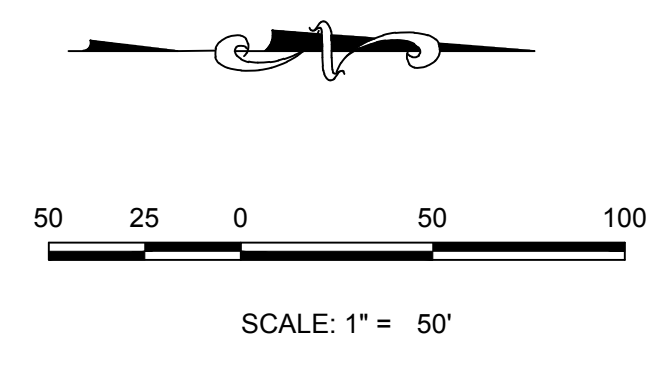
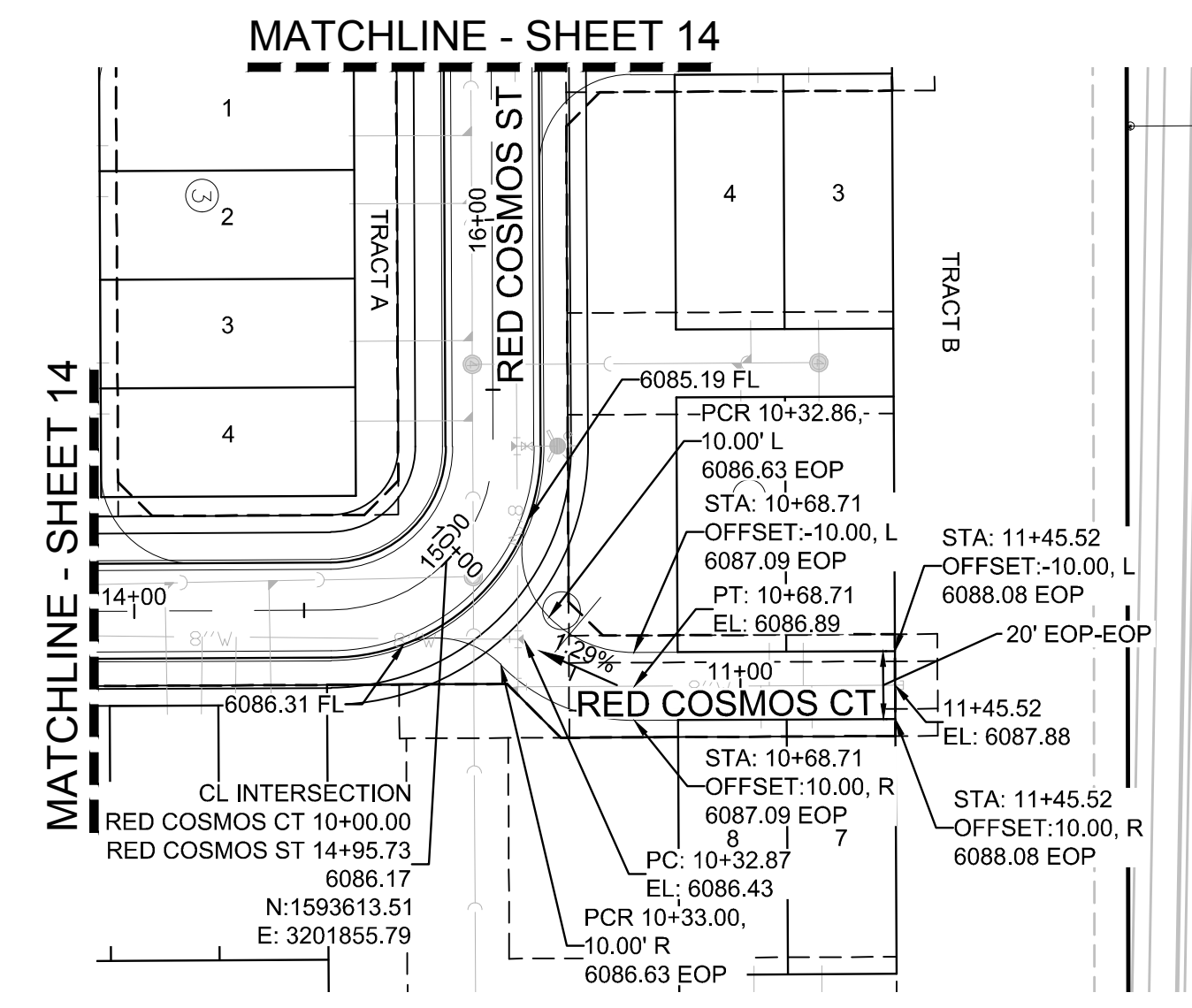
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| 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546                | 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546                |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112  | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112  |
| TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>BLUE COSMOS COURT | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>BLUE COSMOS COURT |
| SCALE: AS SHOWN<br>FILE NO: 8130283701  | SCALE: AS SHOWN<br>FILE NO: 8130283701  |
| DRAWN BY: K.D.<br>CHECKED BY: J.U.<br>DATE: SEPTEMBER 2017  | DRAWN BY: K.D.<br>CHECKED BY: J.U.<br>DATE: SEPTEMBER 2017  |
| SHEET NUMBER 15   | SHEET NUMBER 15   |

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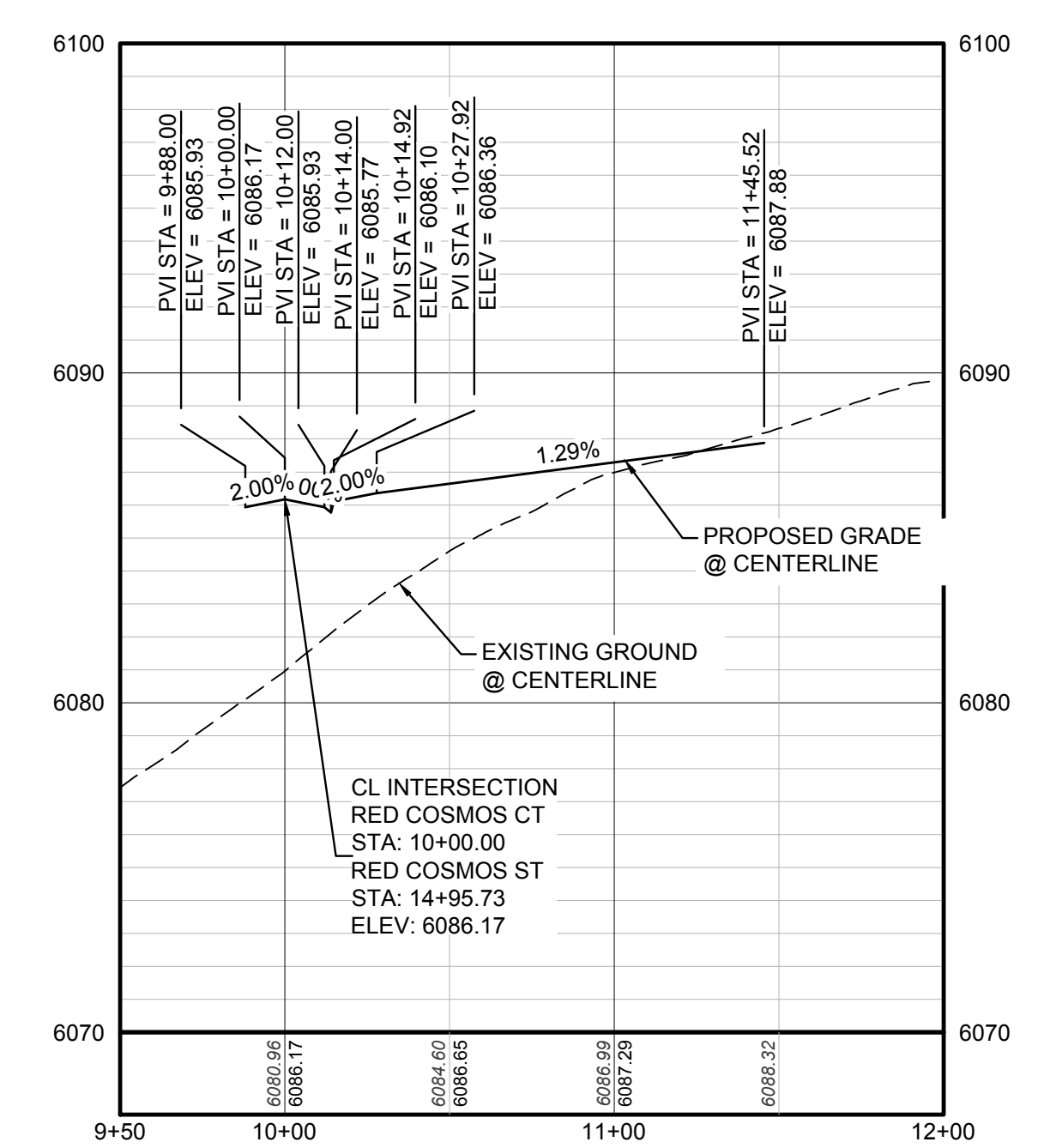
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**SECTION 15.01 - EASEMENT**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 5935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

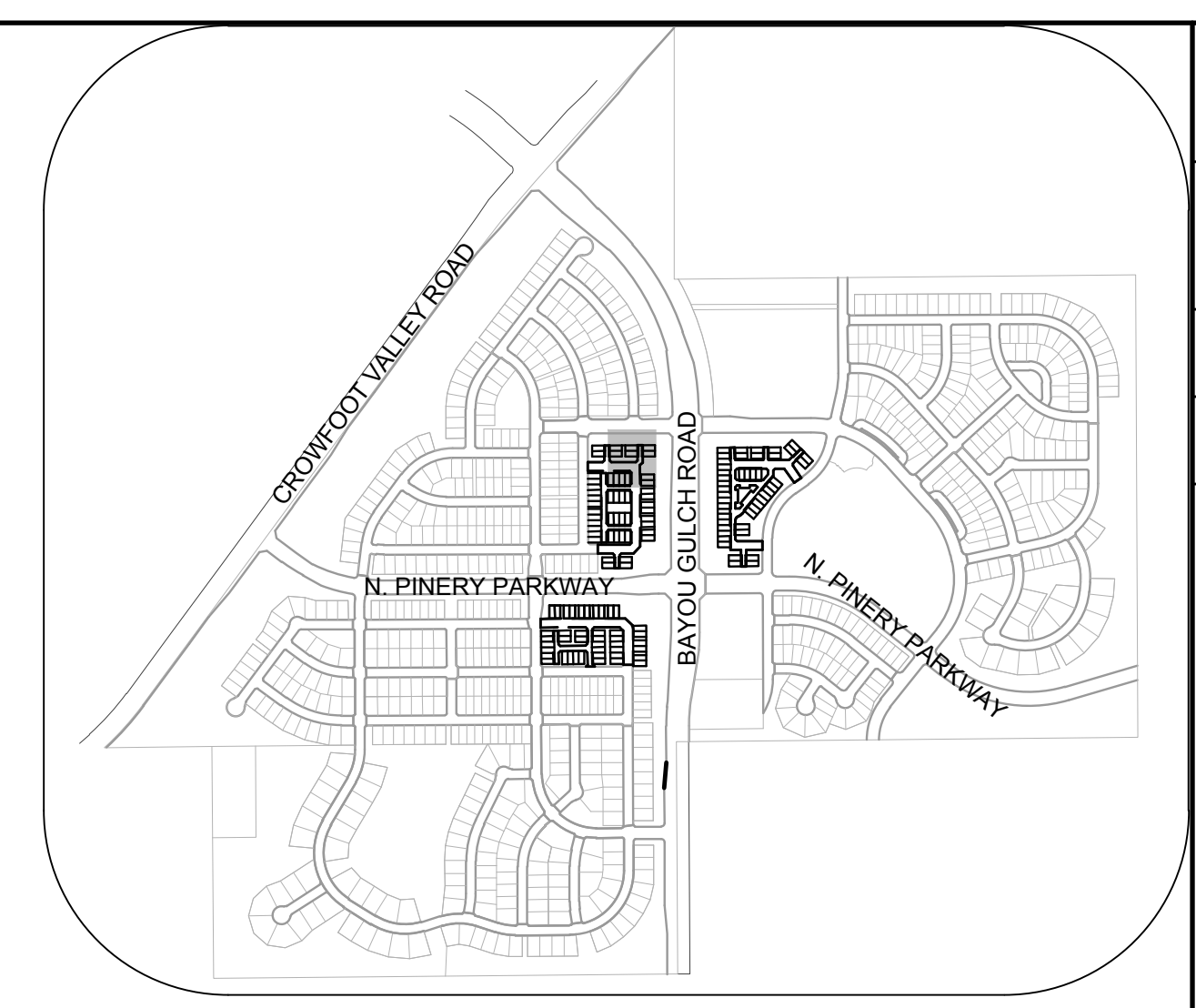
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 5935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.



PLAN: RED COSMOS CT STA: 9+50.00 TO 12+00.00  
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS CT STA: 9+50.00 TO 12+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



KEYMAP  
N.T.S.

### LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊕     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌈     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⌋     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊗     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⊕     | PROPOSED FIRE HYDRANT                 | 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 OPTIC LINE        |
| ⊕     | 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              | RCF    | 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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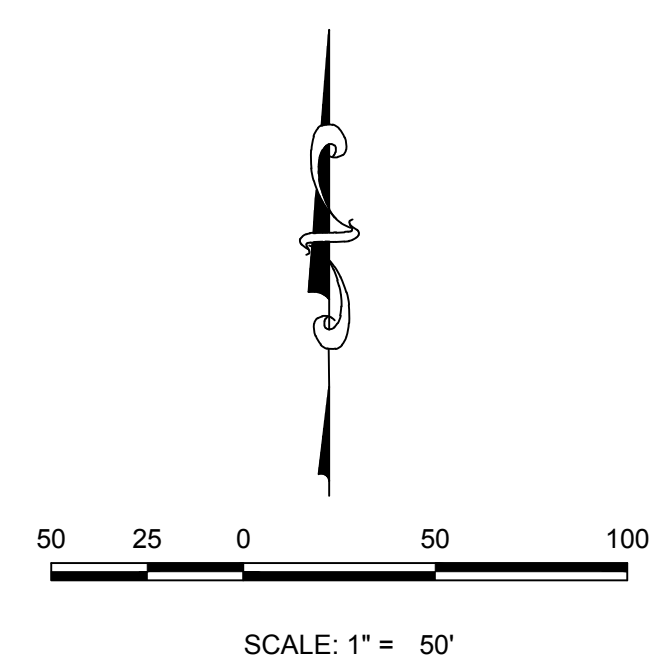
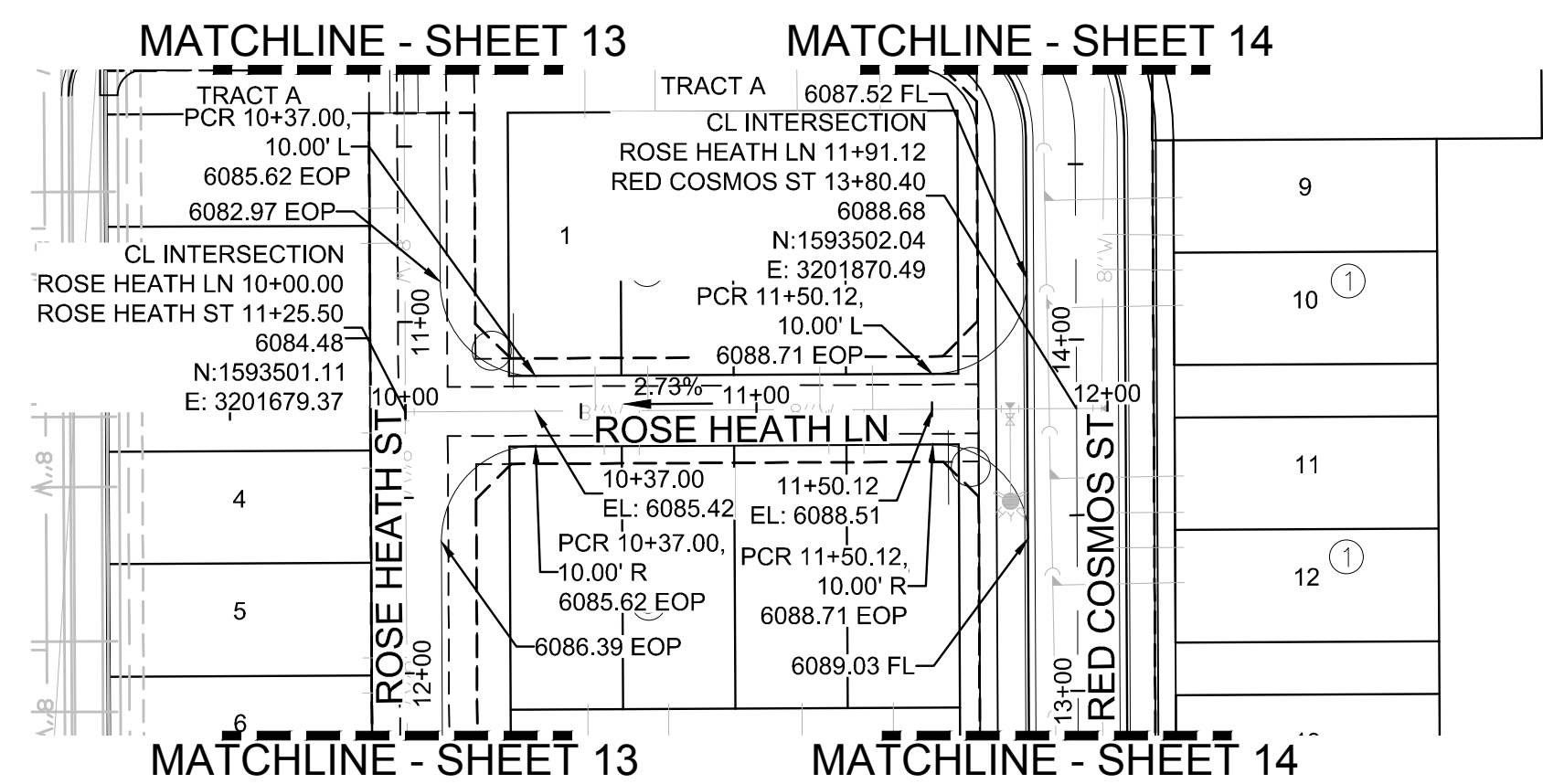
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| DRAWN BY: KJD<br>CHECKED BY: JJ<br>DATE: SEPTEMBER 2017  | DRAWN BY: KJD<br>CHECKED BY: JJ<br>DATE: SEPTEMBER 2017  |
| SHEET NUMBER 16  | SHEET NUMBER 16  |

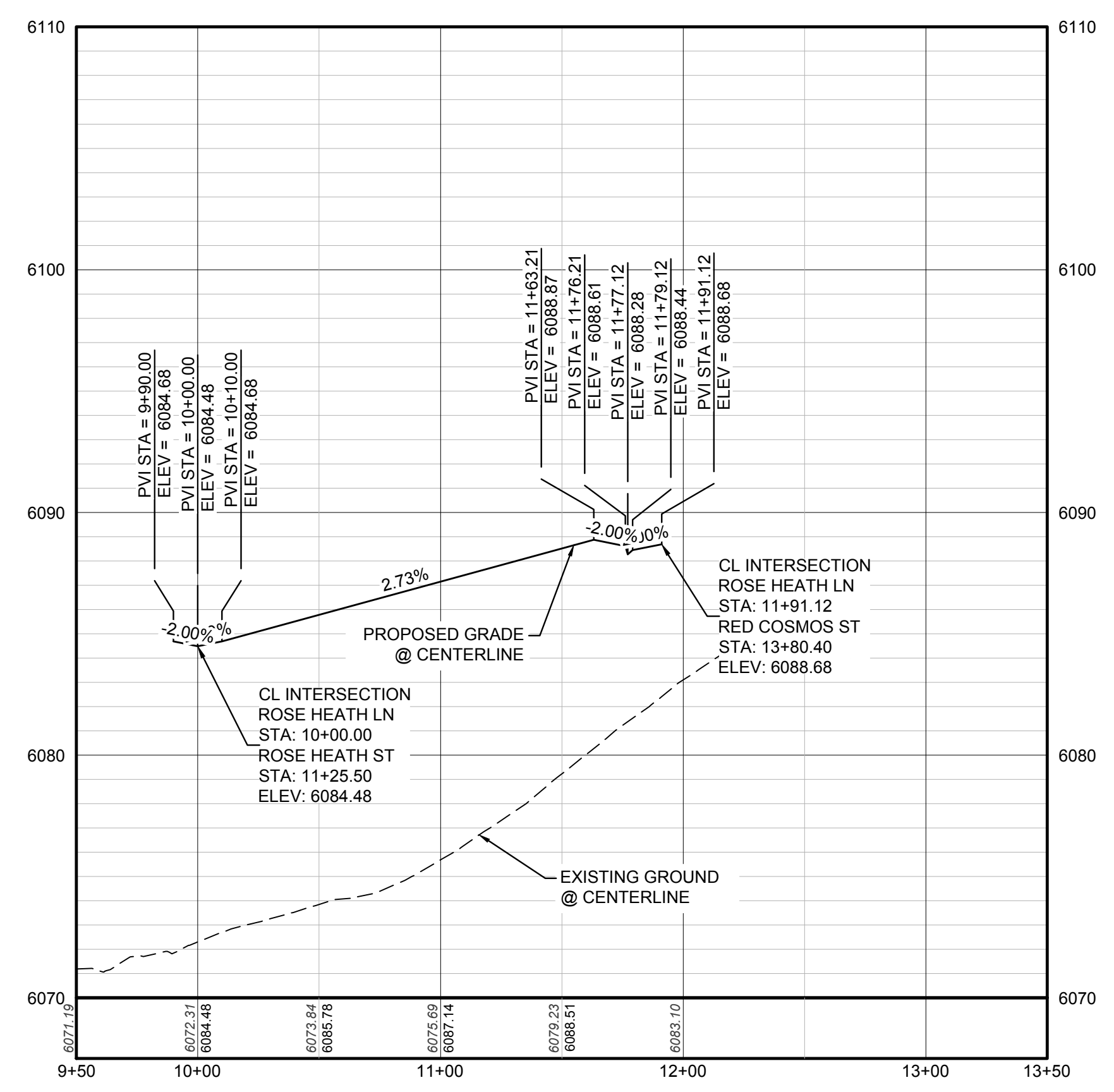
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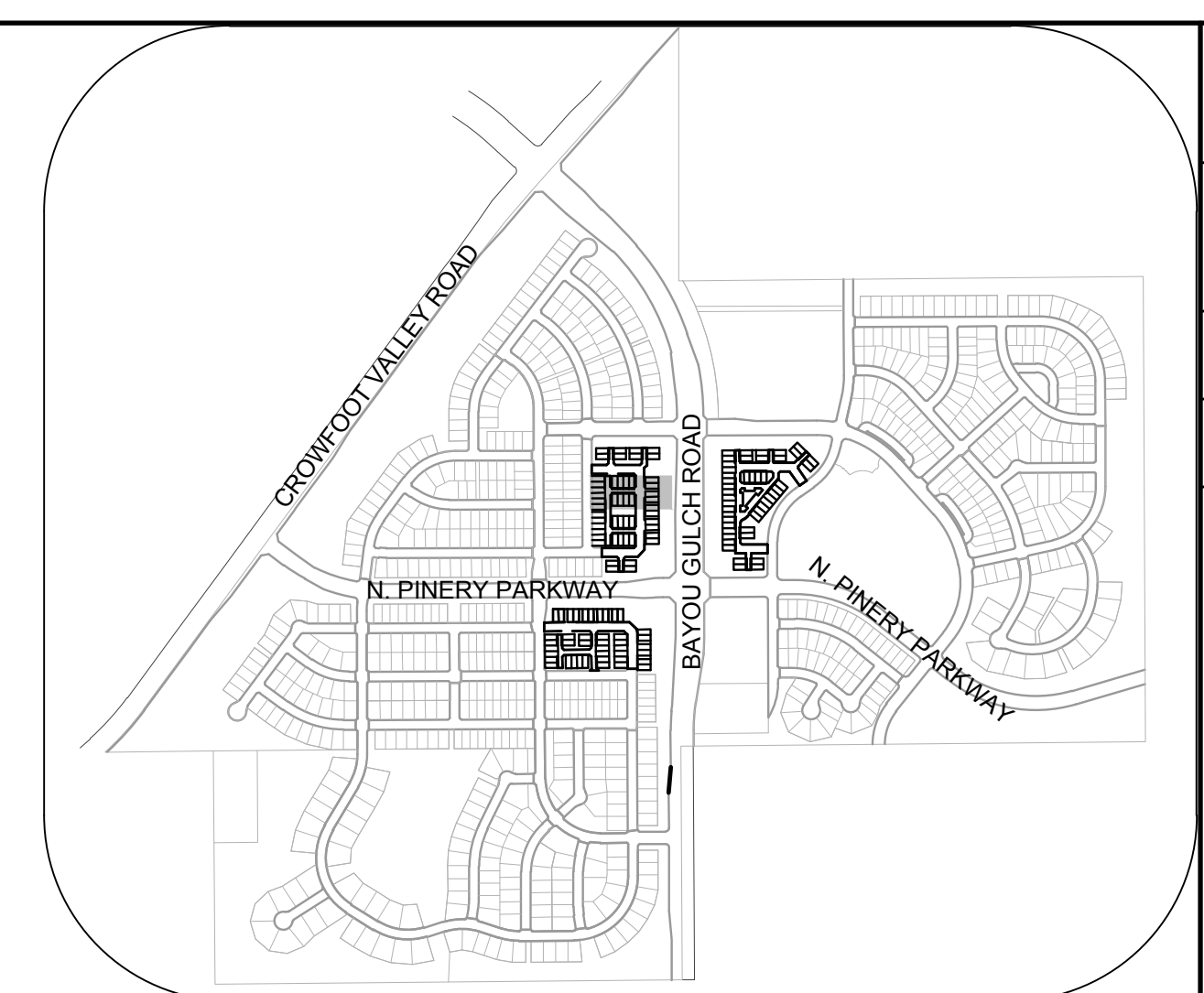
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**PLAN: ROSE HEATH LN STA: 9+50.00 TO 13+50.00**  
**HORIZONTAL SCALE: 1" = 50'**



**PROFILE: ROSE HEATH LN STA: 9+50.00 TO 13+50.00**  
**HORIZONTAL: 1" = 50'**  
**VERTICAL: 1" = 5'**



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

**LEGEND**

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

**ABBREVIATIONS**

|     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
| 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     | ROBC   | 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 \_\_\_\_\_

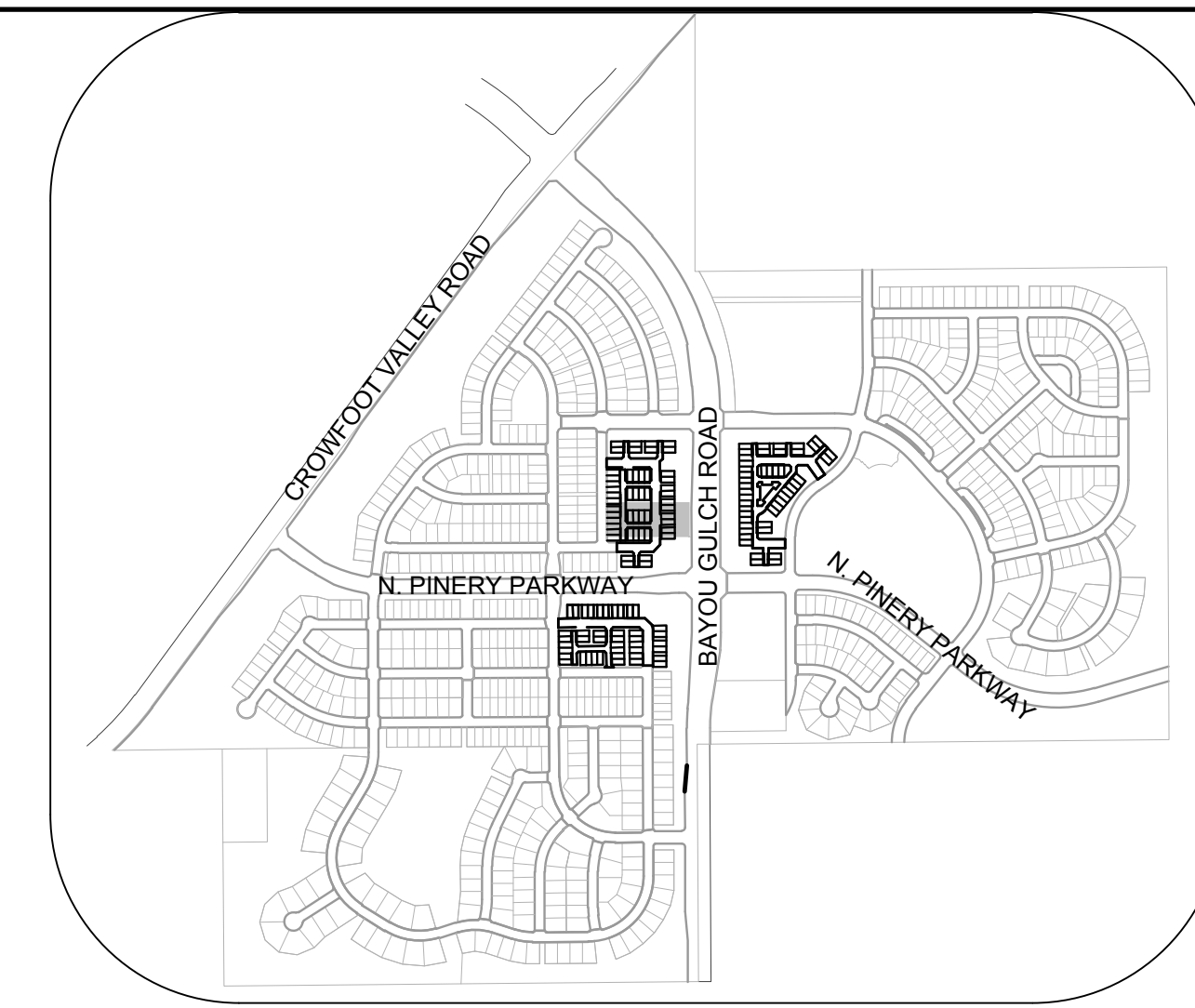
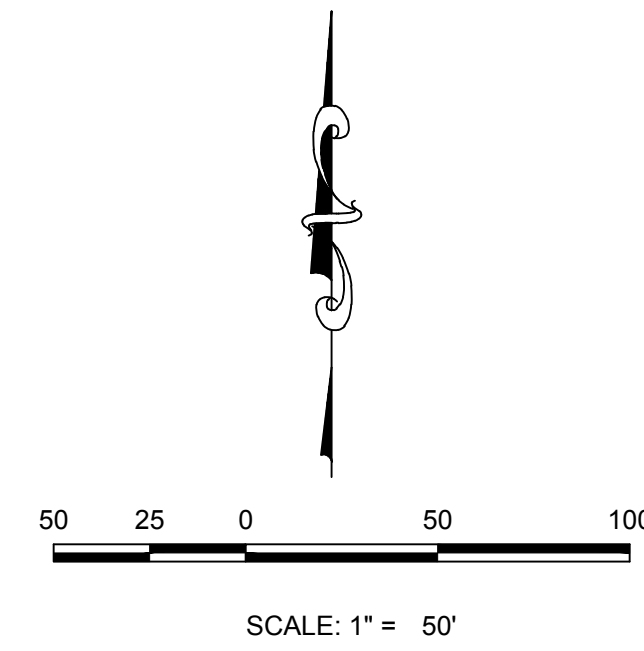
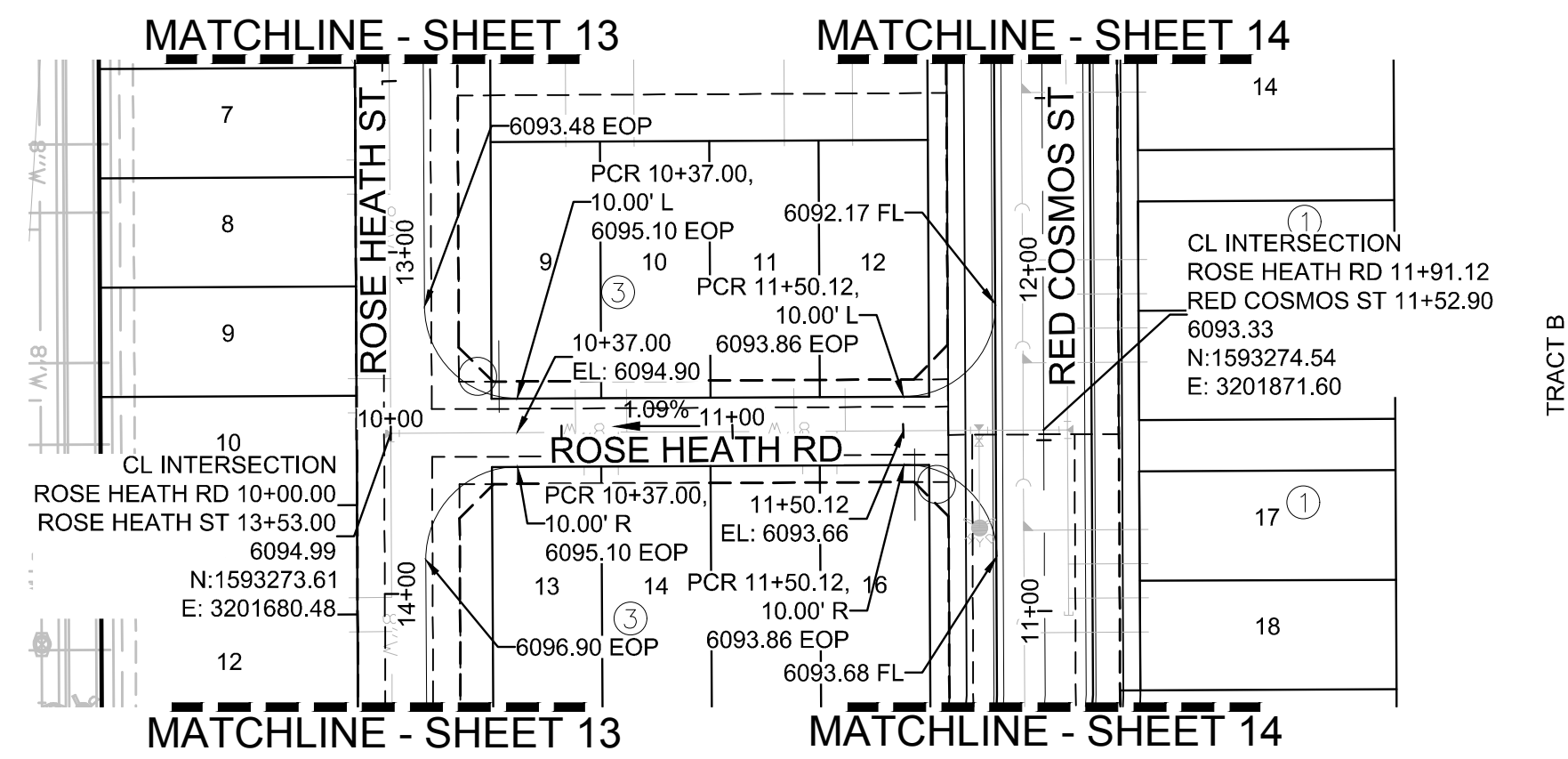
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| SHEET NUMBER 17   | SHEET NUMBER 17   |

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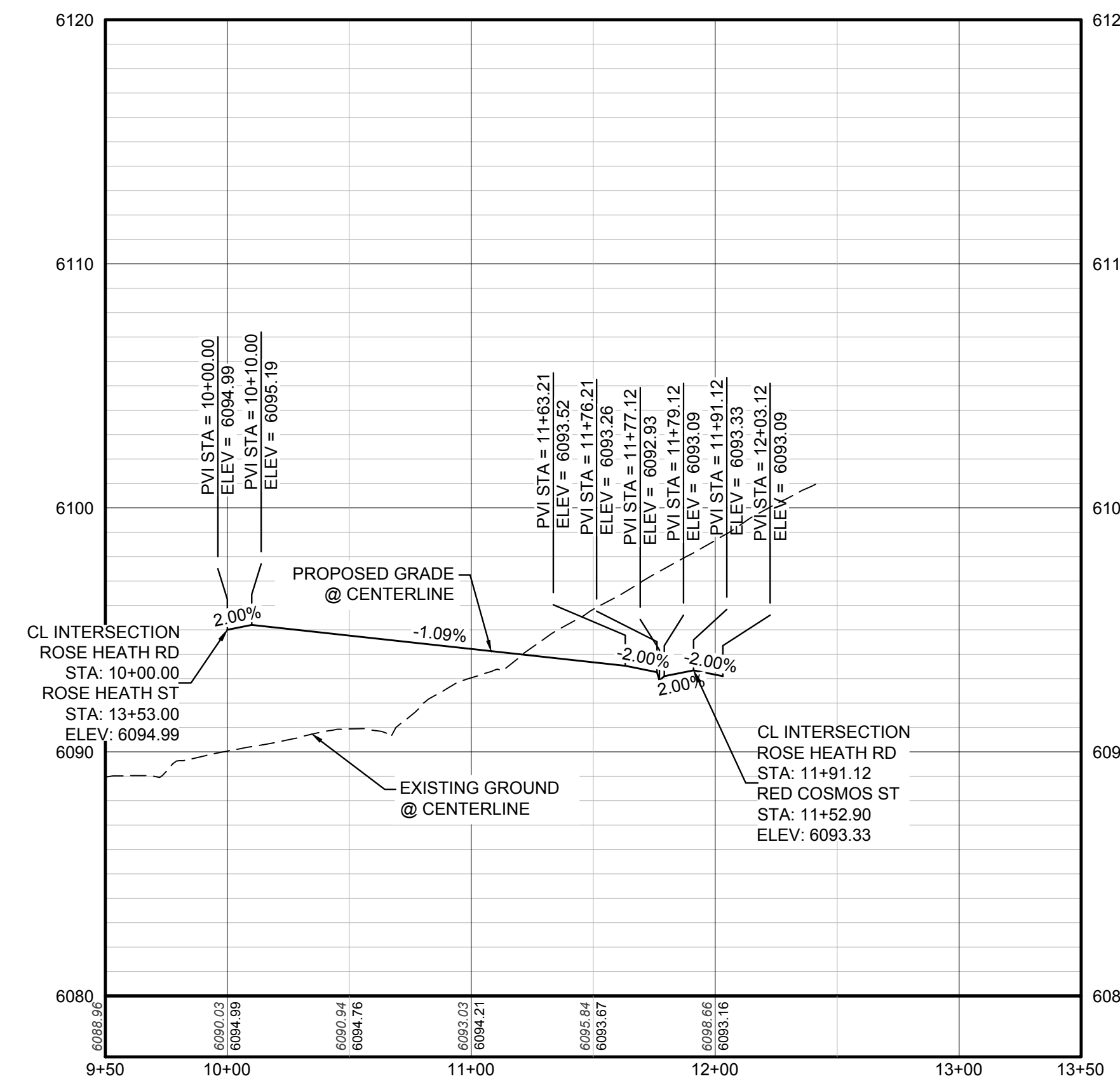
**BENCHMARK**  
 DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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



**KEYMAP**  
N.T.S.

**PLAN: ROSE HEATH RD STA: 9+50.00 TO 13+50.00**  
HORIZONTAL SCALE: 1" = 50'



**PROFILE: ROSE HEATH RD STA: 9+50.00 TO 13+50.00**  
HORIZONTAL: 1" = 50'  
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**LEGEND**

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

**ABBREVIATIONS**

|     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
| AD  | ANGLE DIFFERENCE       | MH     | MANHOLE                         |
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| BVC | BEGIN VERTICAL CURVE   | PVC    | POLYVINYL CHLORIDE              |
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| 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                     |
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

|  |                           |  |   |  |  |                           |
|--|---------------------------|--|---|--|--|---------------------------|
| 10333 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546 | <b>CVL</b><br>CONSULTANTS | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112 | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ROSE HEATH ROAD | SCALE: AS SHOWN<br>FILE NO: 8130283701 | DRAWN BY: K.D.<br>CHECKED BY: J.U.<br>DATE: SEPTEMBER 2017 | SHEET NUMBER<br><b>18</b> |
|--|---------------------------|--|---|--|--|---------------------------|

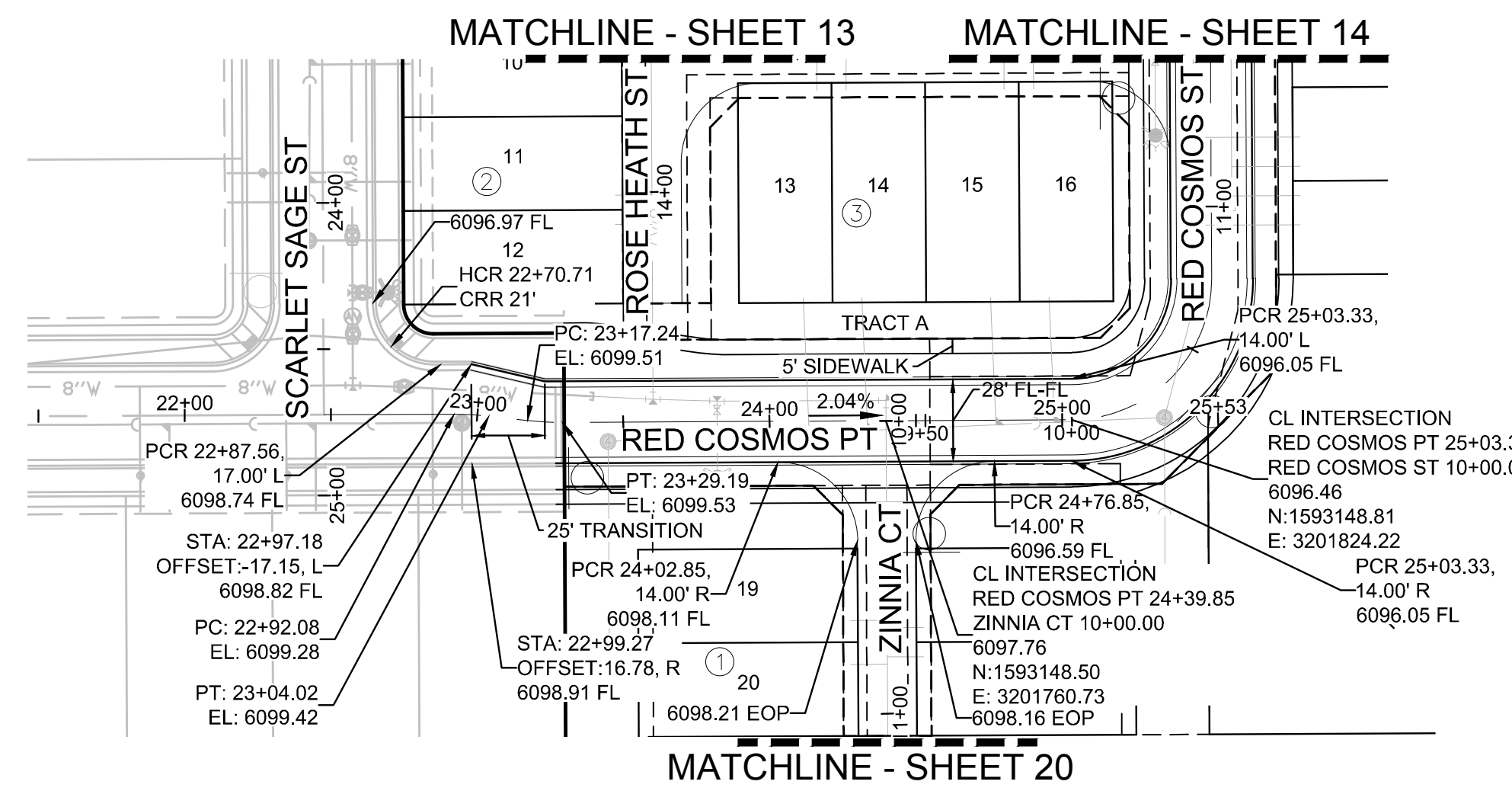
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CALL 811  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
UNCC 1-800-922-1987

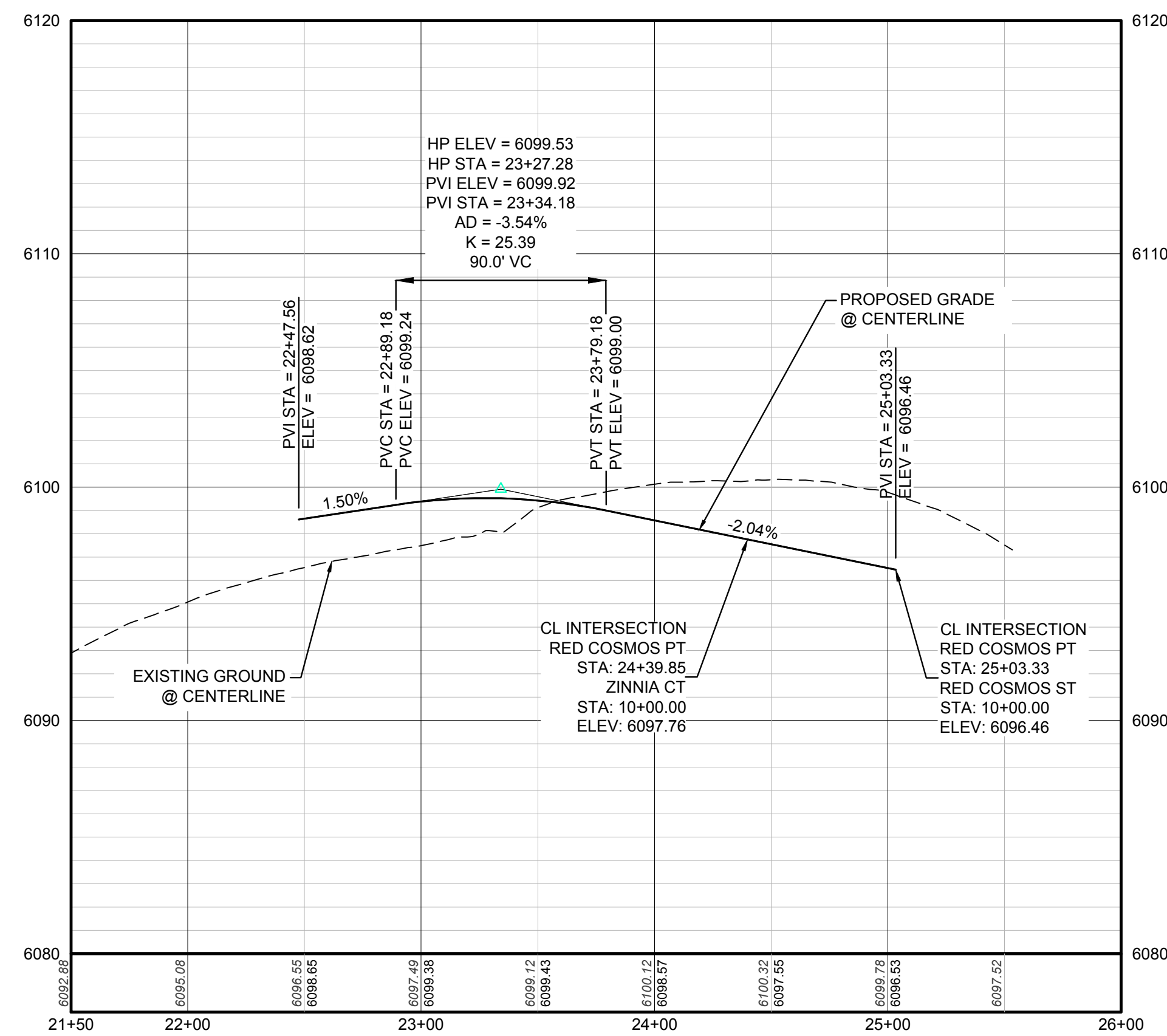
**ENCUMBRANCE**  
ENCUMBRANCE CONTROL POINT KNOWN AS 1.060032, BEING A 3.14" ALUMINUM CAP BEING LOCATED IN THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED DISTANCE OF 5903.13 METERS (5903.13 FEET) NAVD '88 DATUM.

**PRIVATE ALLEY**

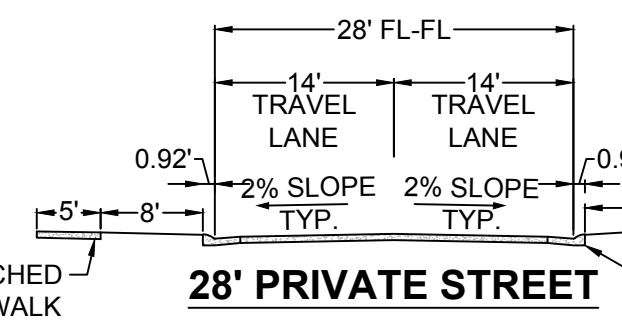
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH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



PLAN: RED COSMOS POINT STA: 21+50.00 TO 26+00.00  
HORIZONTAL SCALE: 1" = 50'

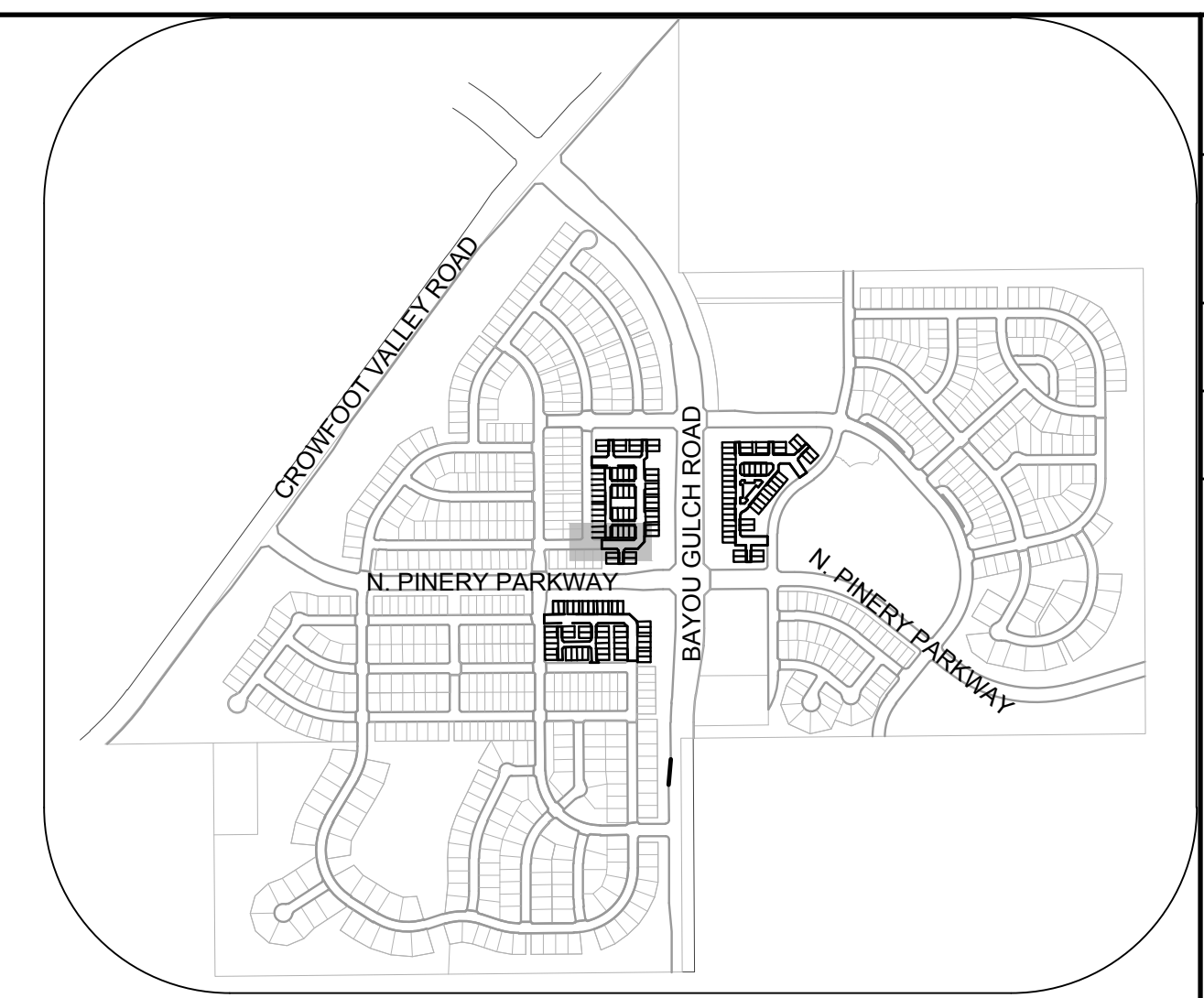


PROFILE: RED COSMOS PT STA: 21+50.00 TO 26+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST AND THE CENTER 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.



KEYMAP  
N.T.S.

### LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊕     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌈     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⌋     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊗     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⊕     | PROPOSED FIRE HYDRANT                 | 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 OPTIC LINE        |
| ⊕     | 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     | ROBC   | 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 \_\_\_\_\_

|             |                |
|-------------|----------------|
| SCALE:      | AS SHOWN       |
| DRAWN BY:   | K.D.           |
| CHECKED BY: | J.U.           |
| DATE:       | SEPTEMBER 2017 |
| FILE NO.:   | 8130283701     |
| NO.         |                |
| REVISIONS   |                |
| DATE        |                |
| INIT.       |                |
| APPR.       |                |
| DATE        |                |

10339 E. Dry Creek Rd.  
Suite 410  
Englewood, CO 80110  
Tel: (720) 482-9526  
Fax: (720) 482-9546

**CVL**  
CONSULTANTS

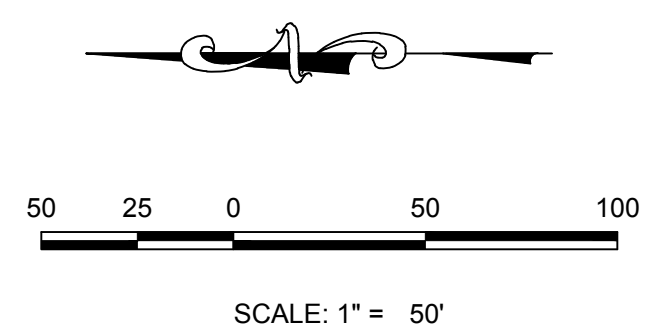
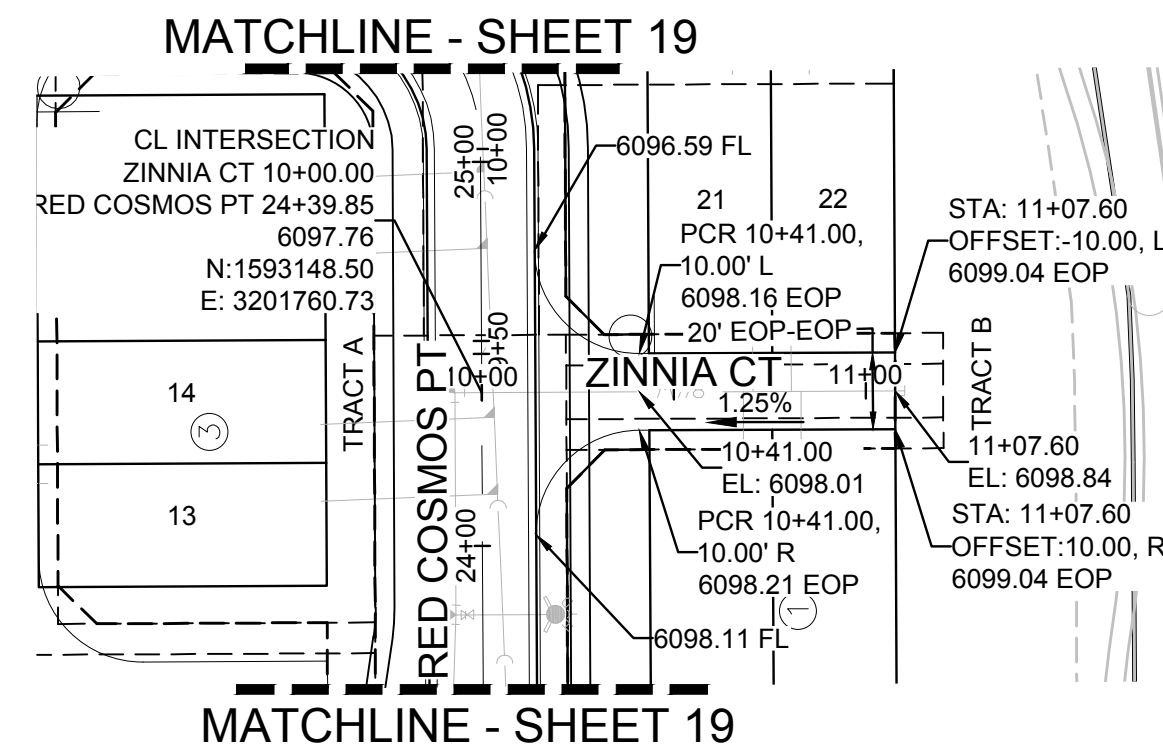
HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT AMENDMENT NO. 1  
PRELIMINARY MIXED USE CDS  
STREET AND STORM PLAN & PROFILE  
RED COSMOS POINT

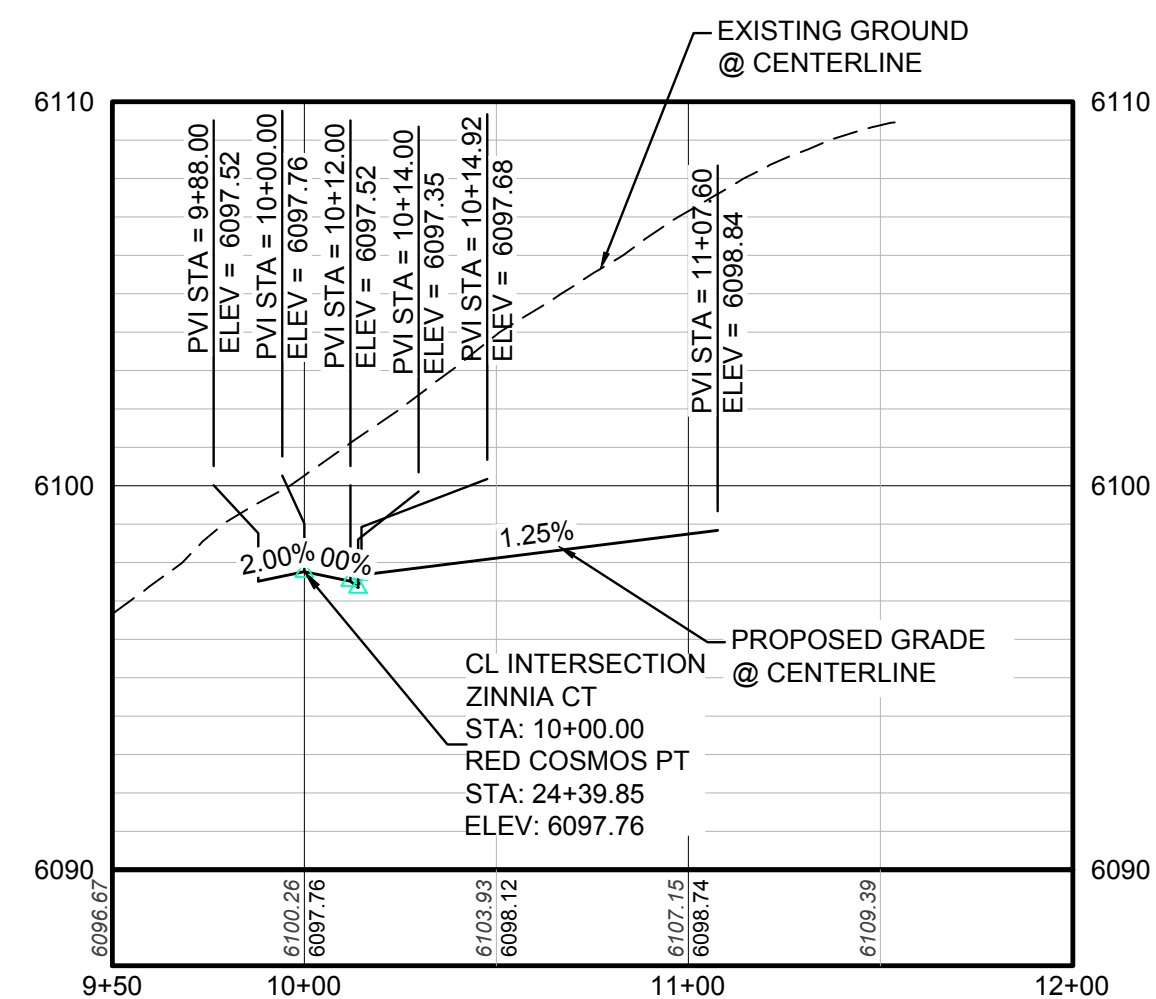
SHEET NUMBER  
**19**

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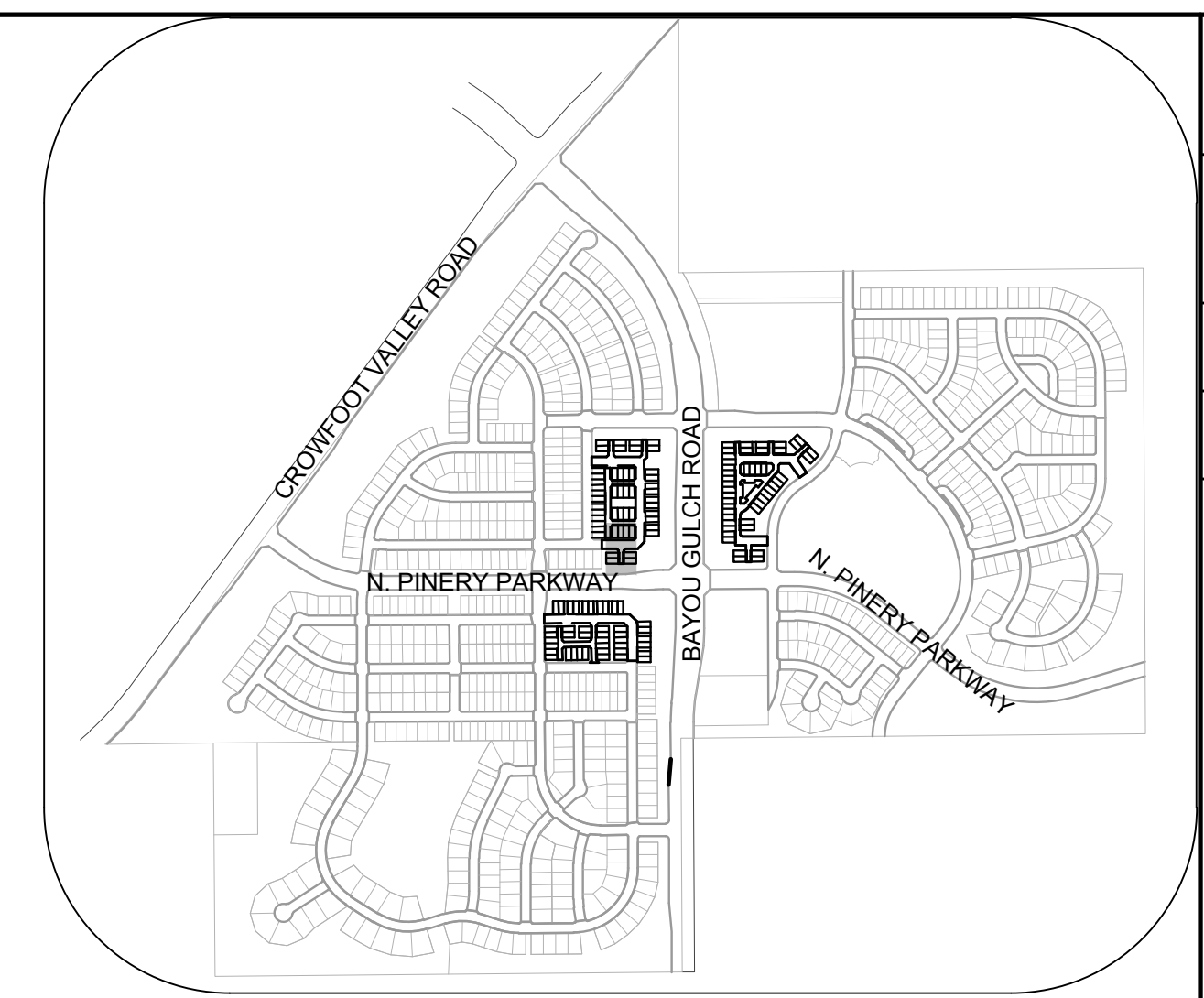
CALL 811  
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UNCC 1-800-922-1987  
UTILITY NOTIFICATION  
CENTER OF COLORADO



PLAN: ZINNIA CT STA: 9+50.00 TO 12+00.00  
HORIZONTAL SCALE: 1" = 50'



PROFILE: ZINNIA CT STA: 9+50.00 TO 12+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



KEYMAP  
N.T.S.

LEGEND

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

ABBREVIATIONS

|     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
| 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     | ROBC   | 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 \_\_\_\_\_

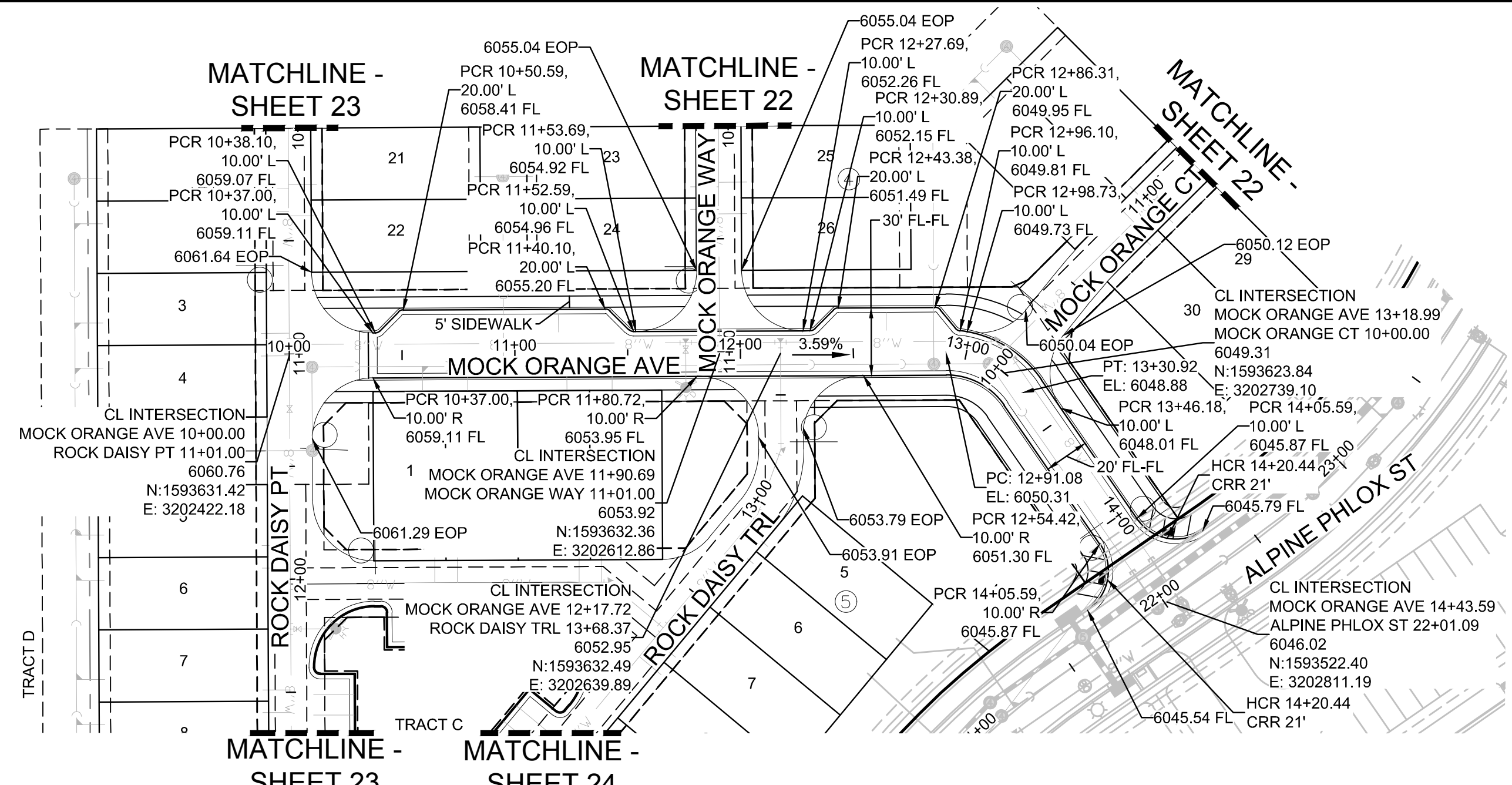
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| SHEET NUMBER | DRAWN BY: KJD  | CHECKED BY: JJ | DATE: SEPTEMBER 2017 | SCALE:   | AS SHOWN | FILE NO:  | 8130283701 |       |
|              |  |                |                      | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ZINNIA COURT |          |           |            |       |
| 20           | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112 |                |                      | 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546           |          |           |            |       |
|              | CVL CONSULTANTS  |                |                      |  | No.      | Revisions | Date       | Appr. |

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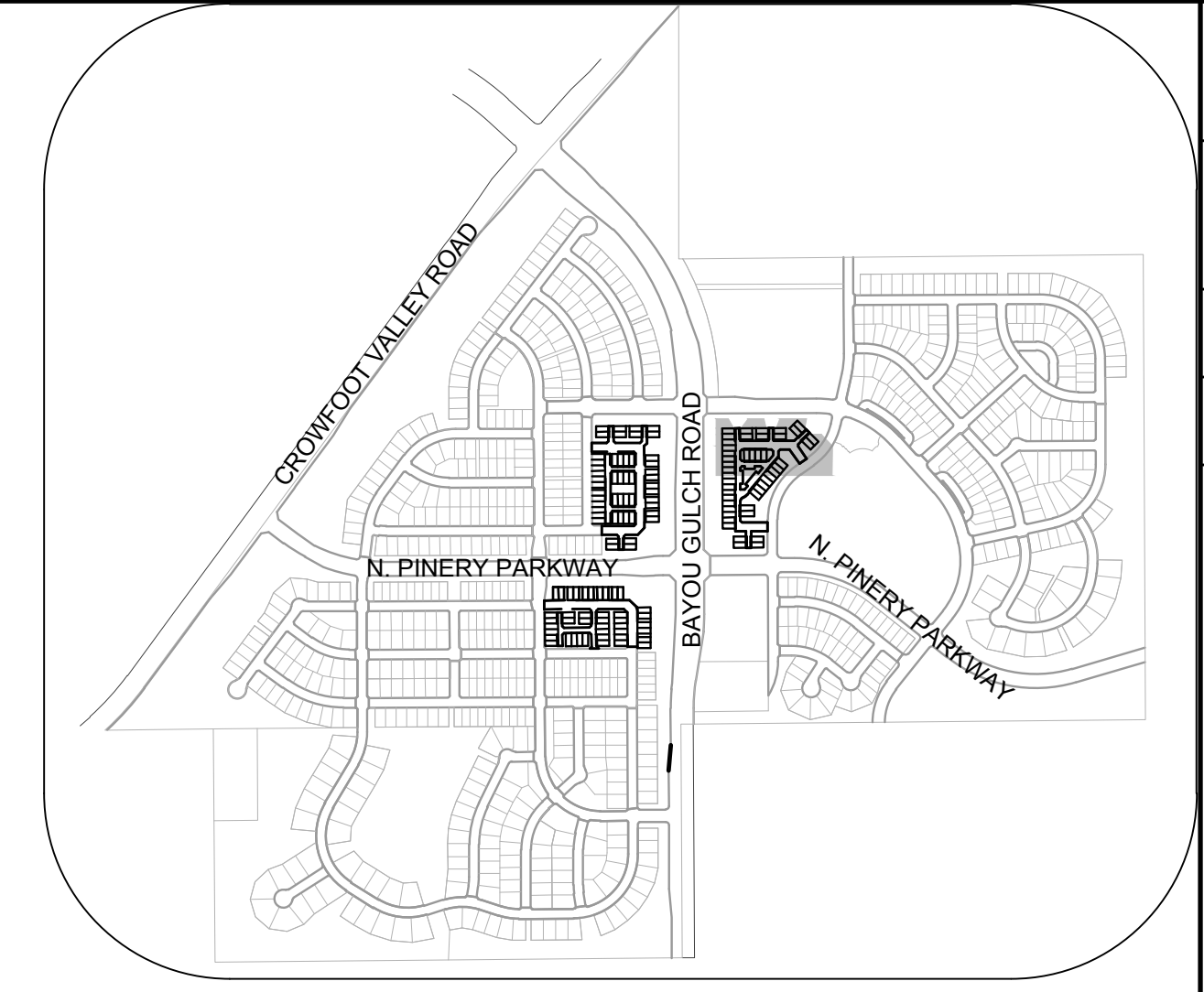
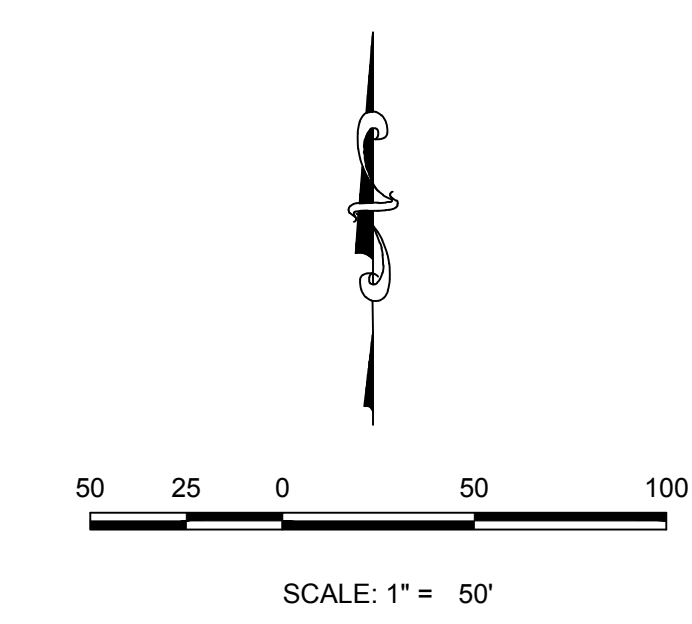
CALL 811  
TWO WORKING DAYS  
**BEFORE YOU DIG**  
UNCC 1-800-922-1987  
UTILITY NOTIFICATION  
CENTER OF EXCELLENCE

30' UTILITY EASEMENT  
BENCHMARK  
DOT'S COPY CONTROL POINT KNOWN AS 1.060032, BEING A 3/4" ALUMINUM SCREW BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED BEARING OF S 89° 15' 50" E 10.00 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.



PLAN: MOCK ORANGE AVE STA: 9+00.00 TO 15+00.00  
HORIZONTAL SCALE: 1" = 50'



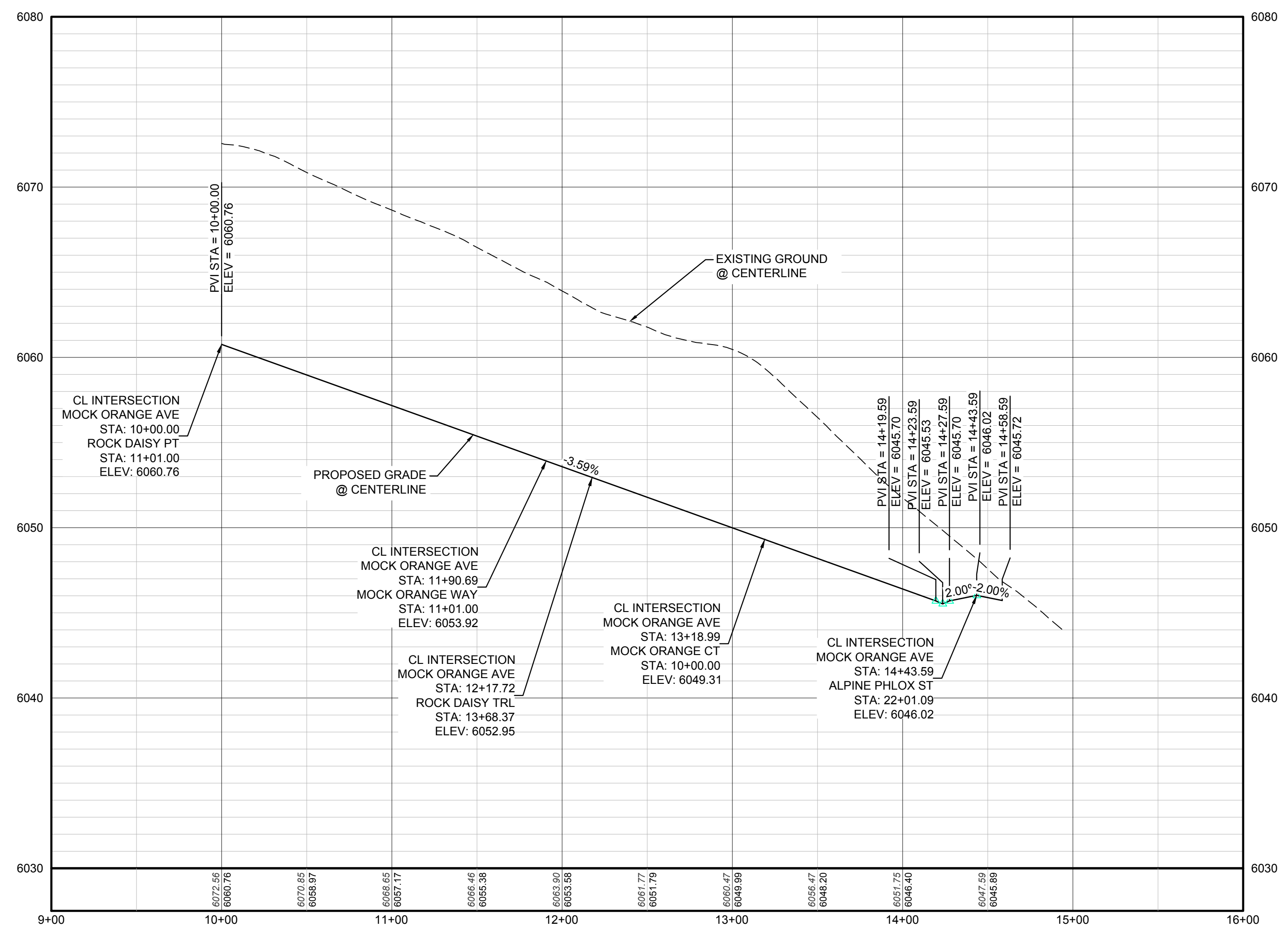
KEYMAP  
N.T.S.

LEGEND

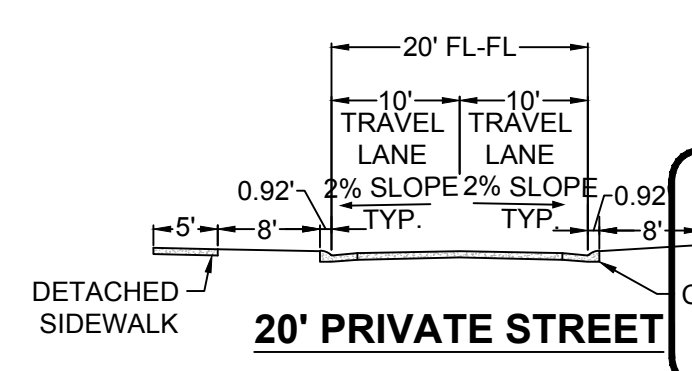
|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
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| 10.00 | EXISTING ELEVATION                    | ---  | FILING BOUNDARY                  |
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| EL  | ELEVATION              | RCP    | REINFORCED CONCRETE PIPE        |
| EP  | EDGE OF PAVEMENT       | ROW    | RIGHT OF WAY                    |
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| FG  | FINISHED GROUND        | SL     | SECTION LINE                    |
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PROFILE: MOCK ORANGE AVE STA: 9+00.00 TO 16+00.00  
HORIZONTAL: 1" = 50'  
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**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A BENCH 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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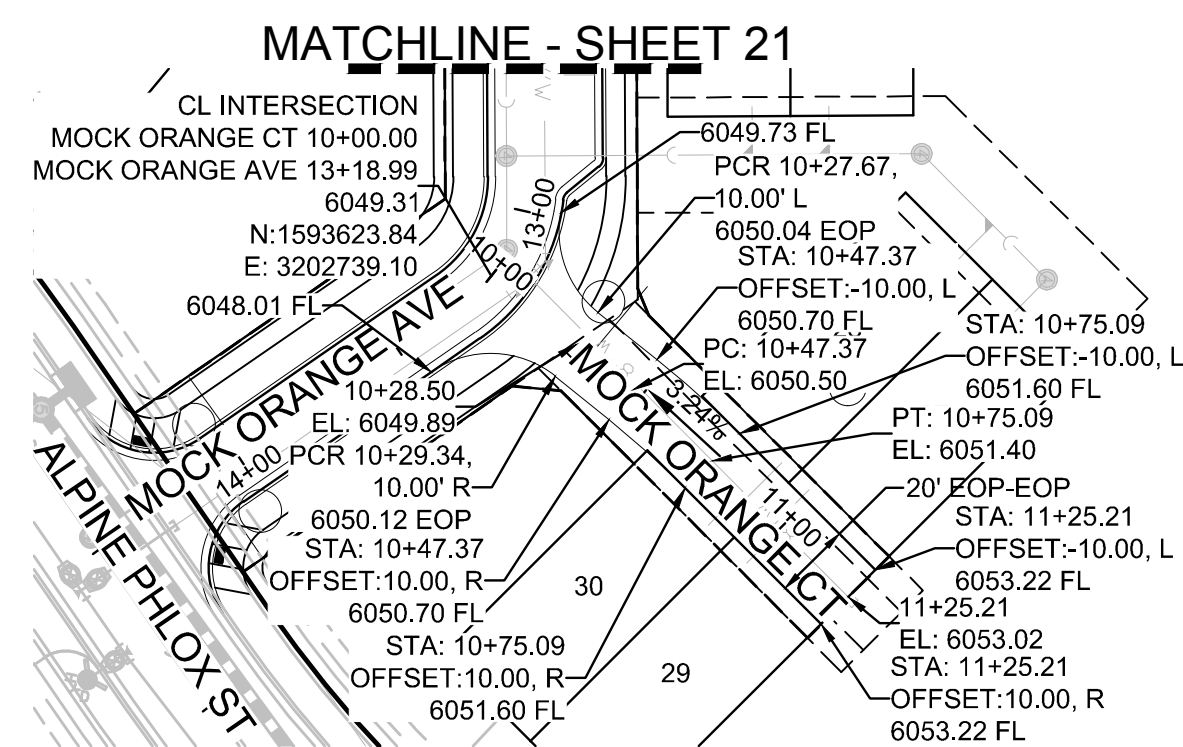
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

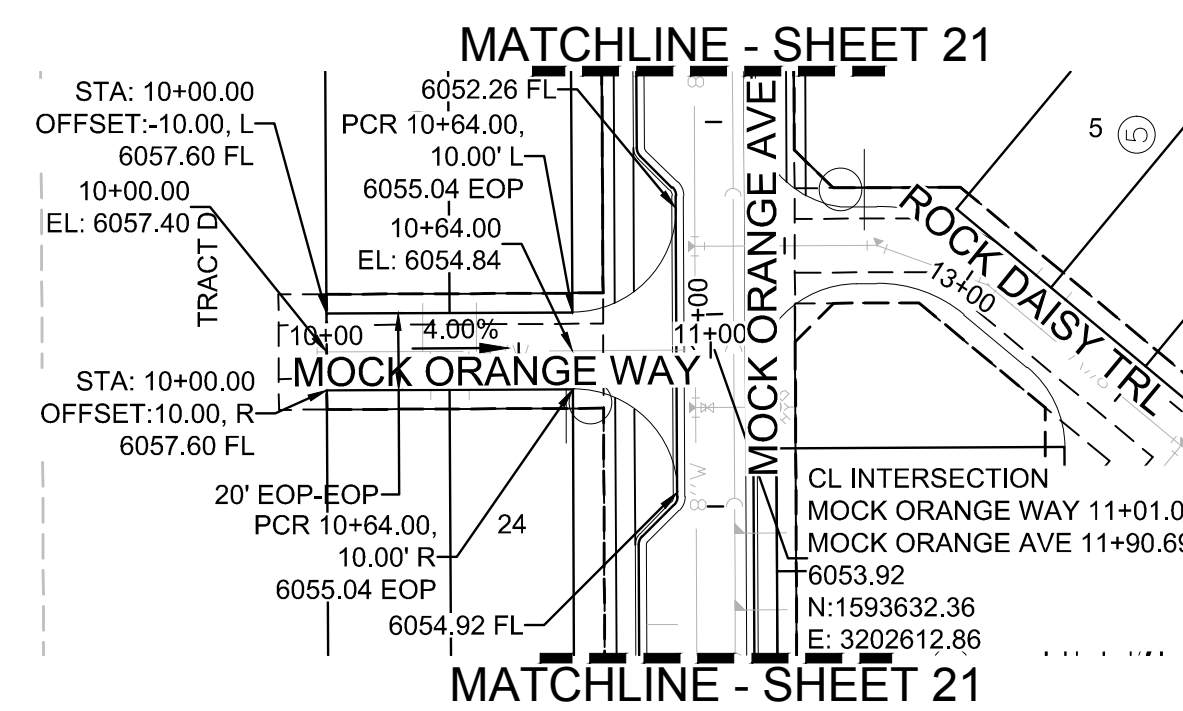
|  |  |  |  |
|--|--|--|--|
| 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548                 | 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548                 | 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548                 | 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548                 |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112   | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112   | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112   | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112   |
| TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>MOCK ORANGE AVENUE | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>MOCK ORANGE AVENUE | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>MOCK ORANGE AVENUE | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>MOCK ORANGE AVENUE |
| SCALE: AS SHOWN  | SCALE: AS SHOWN  | SCALE: AS SHOWN  | SCALE: AS SHOWN  |
| DRAWN BY: K.D.   | DRAWN BY: K.D.   | DRAWN BY: K.D.   | DRAWN BY: K.D.   |
| CHECKED BY: J.U.   | CHECKED BY: J.U.   | CHECKED BY: J.U.   | CHECKED BY: J.U.   |
| DATE: SEPTEMBER 2017   | DATE: SEPTEMBER 2017   | DATE: SEPTEMBER 2017   | DATE: SEPTEMBER 2017   |
| FILE NO: 8130283701  | FILE NO: 8130283701  | FILE NO: 8130283701  | FILE NO: 8130283701  |
| NO.  | NO.  | NO.  | NO.  |
| REVISIONS  | REVISIONS  | REVISIONS  | REVISIONS  |
| DATE   | DATE   | DATE   | DATE   |
| INIT.  | INIT.  | INIT.  | INIT.  |
| APPR.  | APPR.  | APPR.  | APPR.  |
| DATE   | DATE   | DATE   | DATE   |

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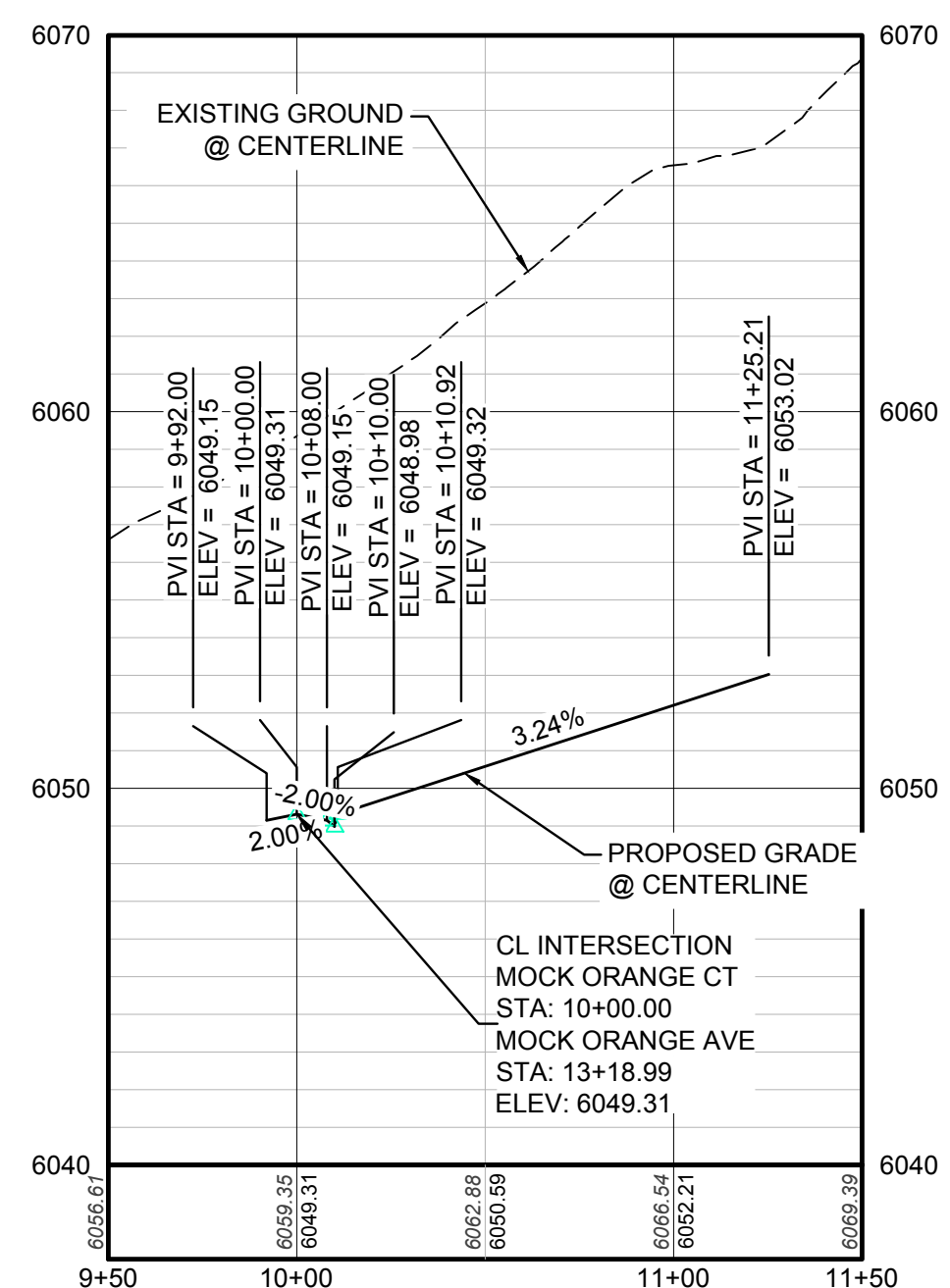
SHEET NUMBER  
**21**



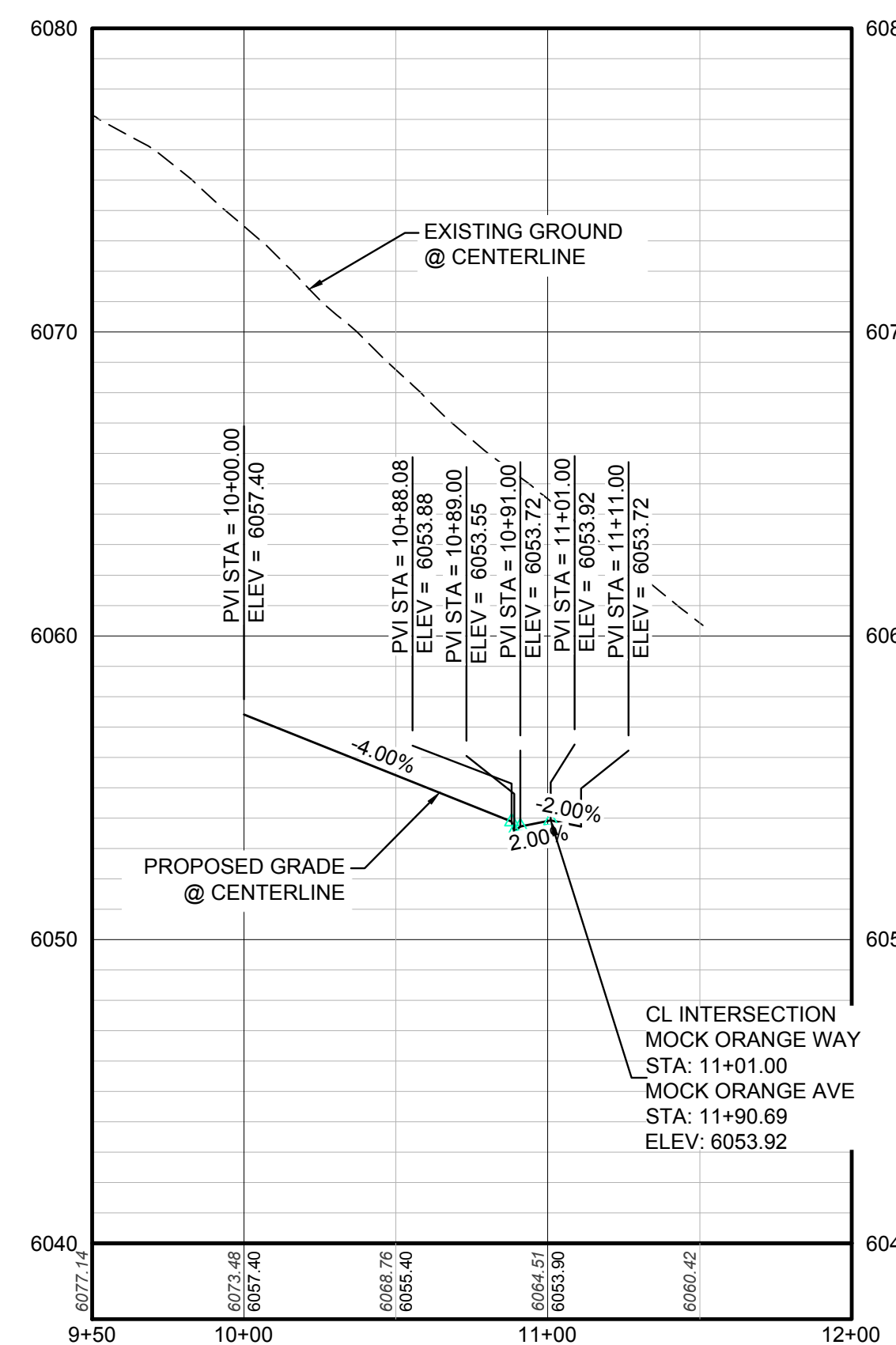
PLAN: MOCK ORANGE CT STA: 10+00.00 TO 11+50.00  
HORIZONTAL SCALE: 1" = 50'



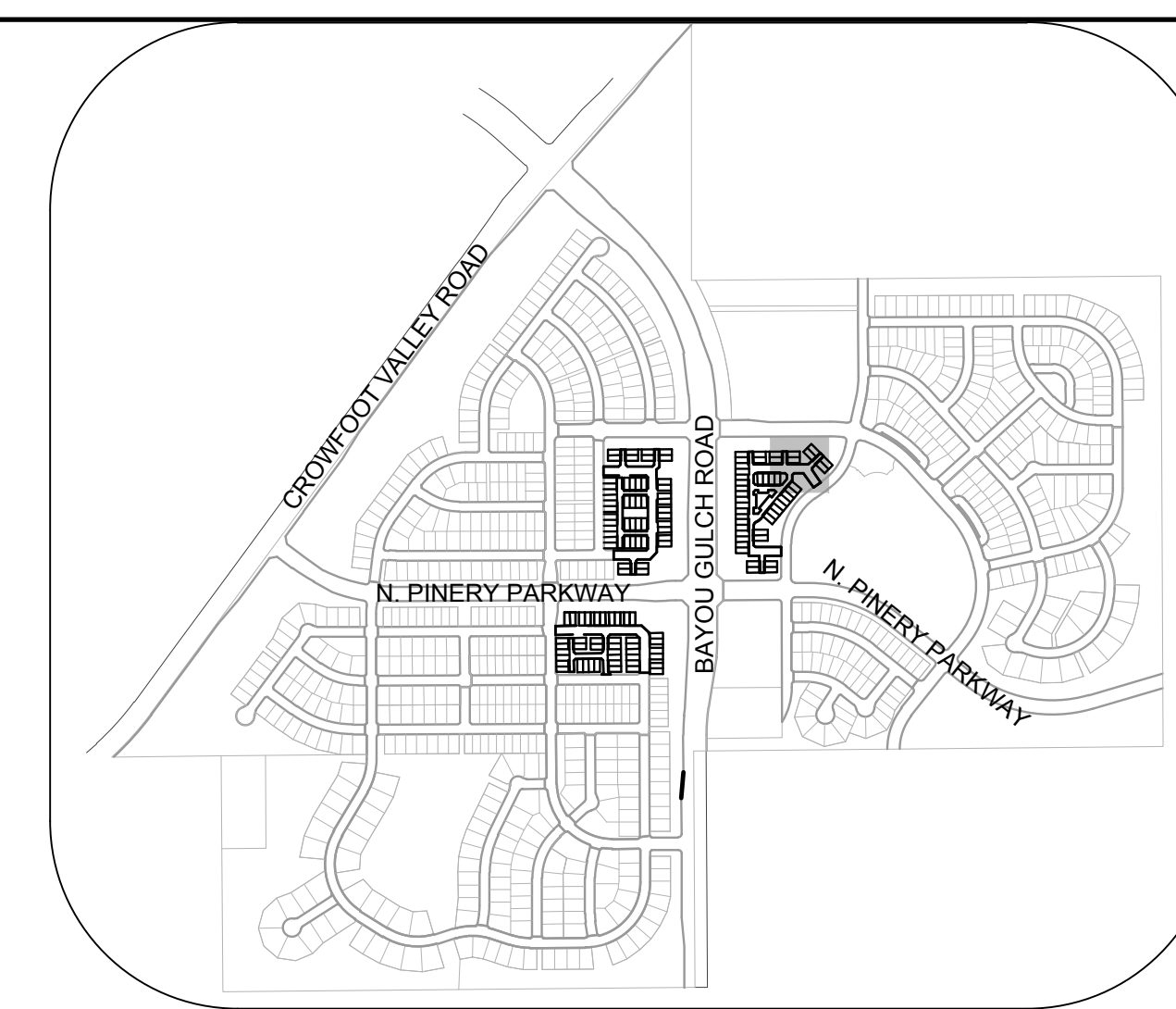
PLAN: MOCK ORANGE WAY STA: 9+50.00 TO 12+00.00  
HORIZONTAL SCALE: 1" = 50'



PROFILE: MOCK ORANGE CT STA: 9+50.00 TO 11+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



PROFILE: MOCK ORANGE WAY STA: 9+50.00 TO 12+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



KEYMAP  
N.T.S.

### LEGEND

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

### ABBREVIATIONS

|     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
| 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 |
| CL  | 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         |

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

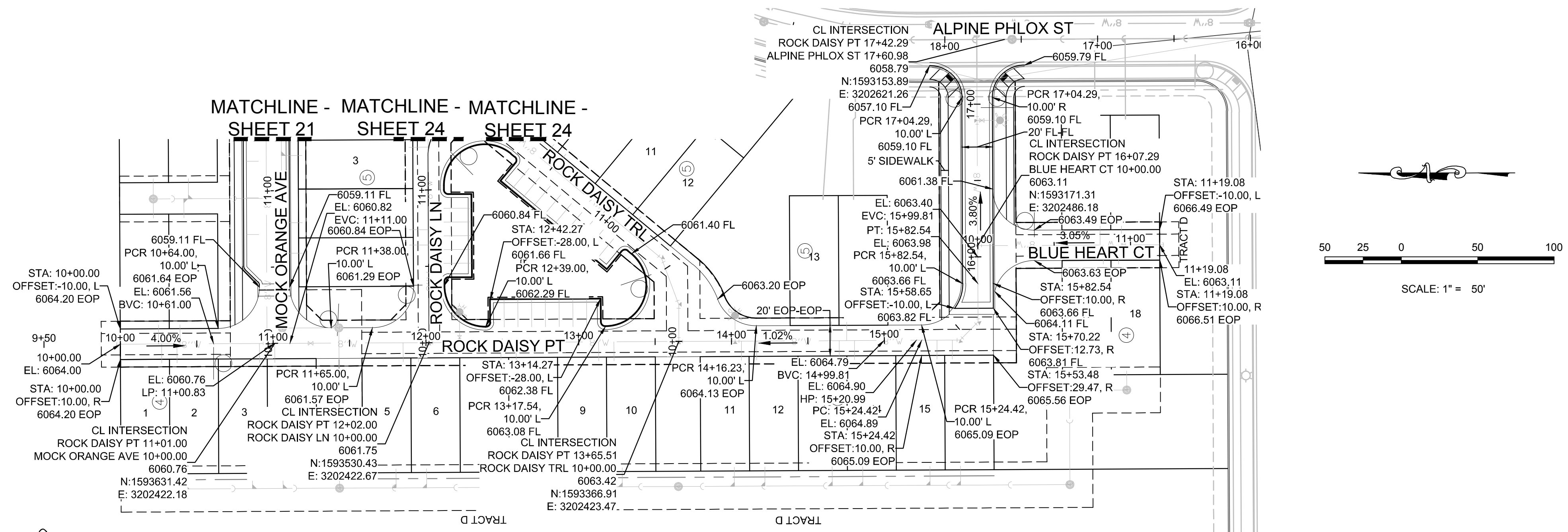
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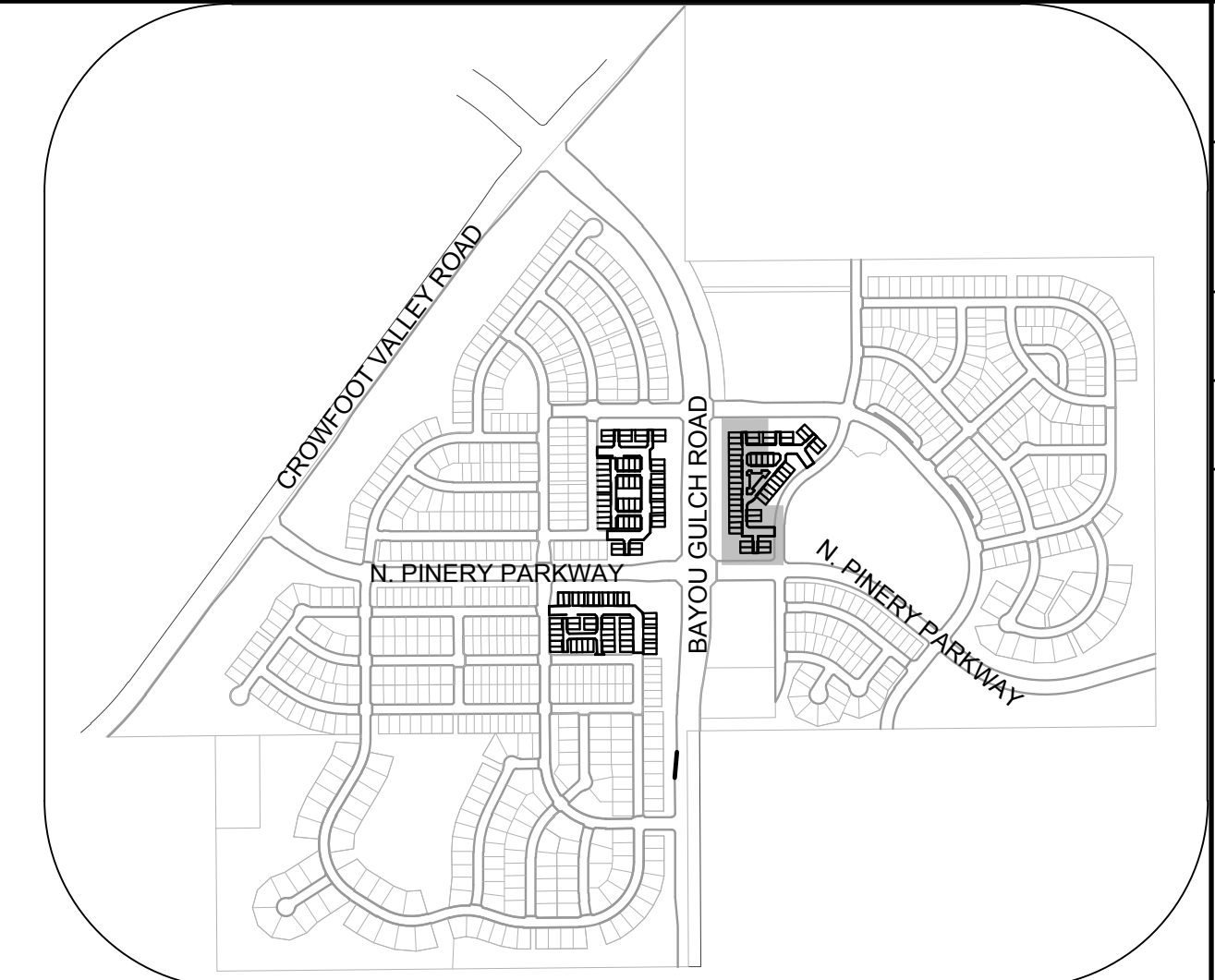
UTILITY EASEMENT  
BENCHMARK  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060302, BEING A 2 3/4" ALUMINUM NAIL, BEING LOCATED IN THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED BEARING OF S 89° 07' 00" E 267.0 METERS (893.13 FEET) NAVD '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 5935 BEING CONSIDERED TO BEAR SOUTH 00° 15' 06" EAST, 2648.70 FEET.

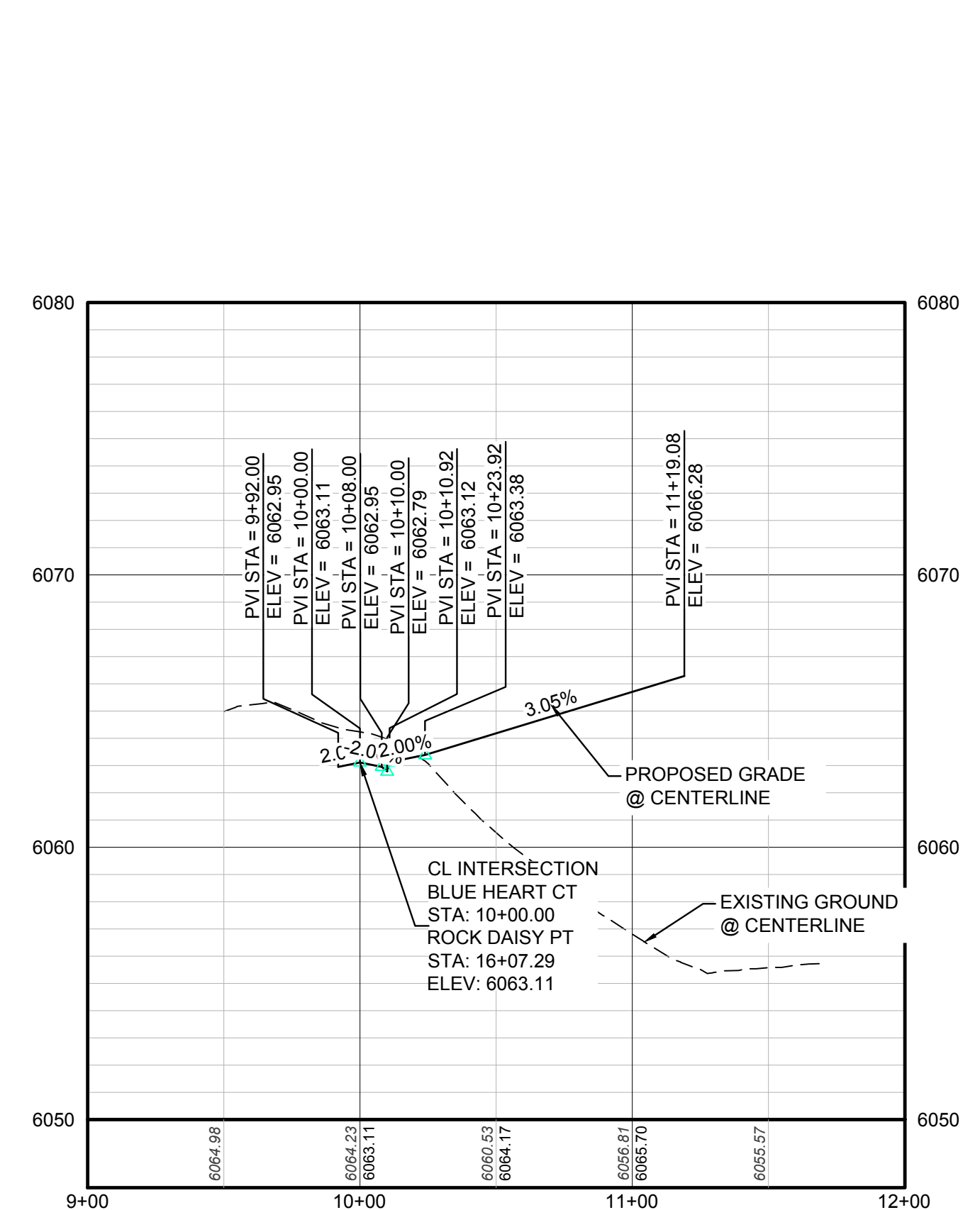
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| SCALE:  | AS SHOWN  | FILE NO:    | 8130283701     |
| DRAWN BY:   | KJD       | CHECKED BY: | JJJ            |
| SHEET NUMBER  | 22        | DATE:       | SEPTEMBER 2017 |
| <p>TRAILS AT CROWFOOT AMENDMENT NO. 1<br/>PRELIMINARY MIXED USE CDS<br/>STREET AND STORM PLAN &amp; PROFILE<br/>MOCK ORANGE WAY &amp; MOCK ORANGE COURT</p> |           |             |                |
| <p>HR 935 LLC<br/>7353 South Alton Way<br/>CENTENNIAL, CO 80112</p>   |           |             |                |
| <p>10333 E. Dry Creek Rd.<br/>Suite 410<br/>Englewood, CO 80110<br/>Tel: (720) 482-9526<br/>Fax: (720) 482-9548</p>   |           |             |                |
| <p><b>CVL</b><br/>CONSULTANTS</p>   |           |             |                |
| No.   | Revisions | Date        | Appr.          |
|   |           |             |                |
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|   |           |             |                |
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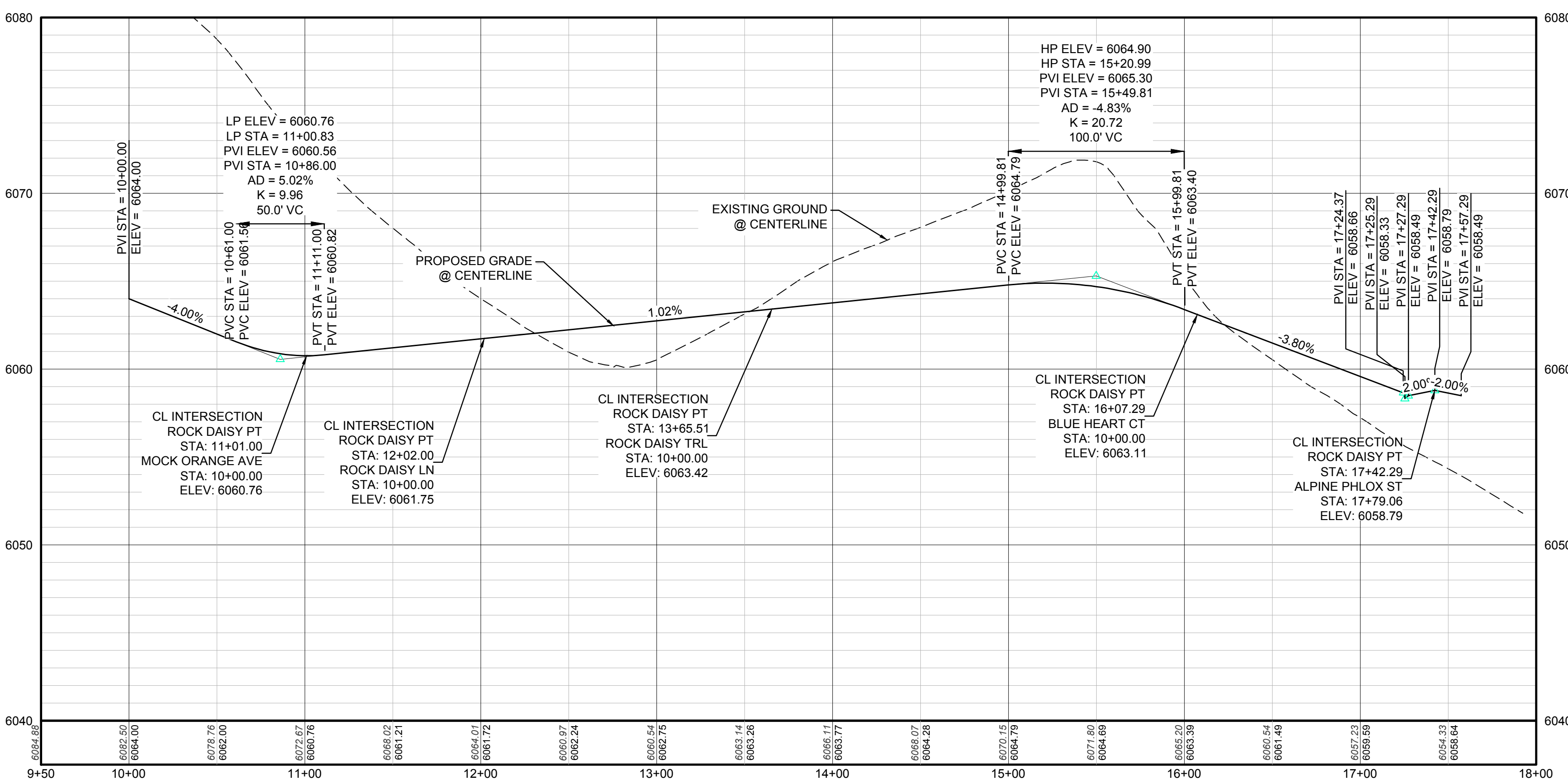
PLAN: ROCK DAISY PT STA: 9+50.00 TO 18+00.00 & BLUE HEART CT 10+00.00 TO 11+00.00  
HORIZONTAL SCALE: 1" = 50'



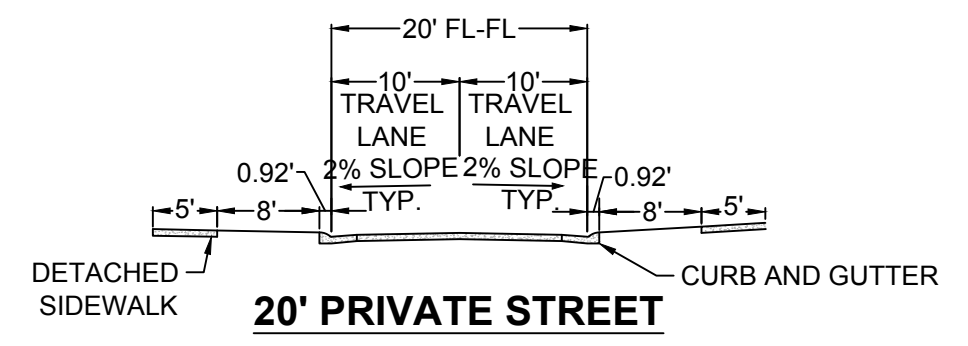
KEYMAP  
N.T.S.



PROFILE: BLUE HEART CT STA: 9+00.00 TO 12+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



PROFILE: ROCK DAISY PT STA: 9+50.00 TO 18+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



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

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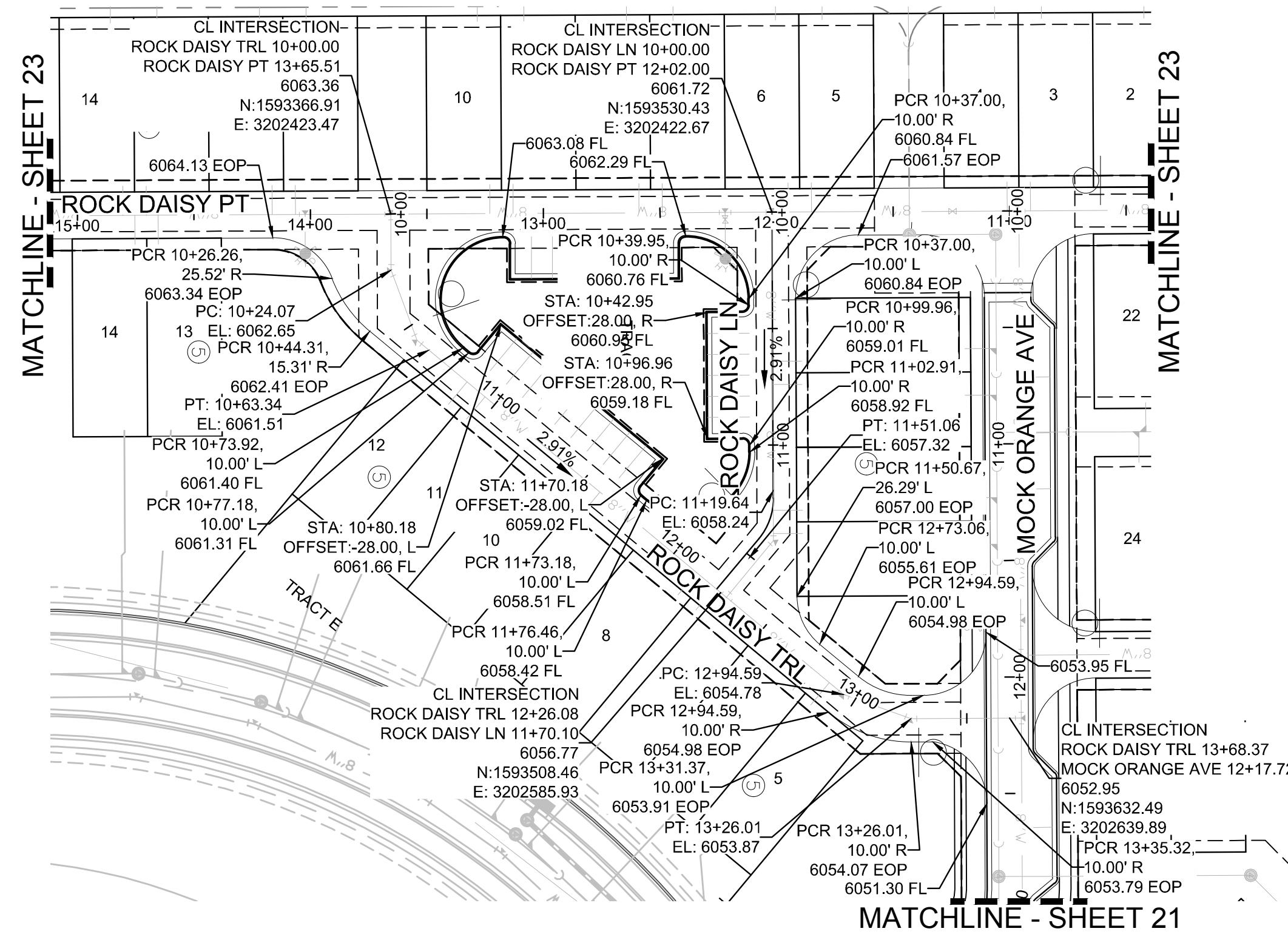
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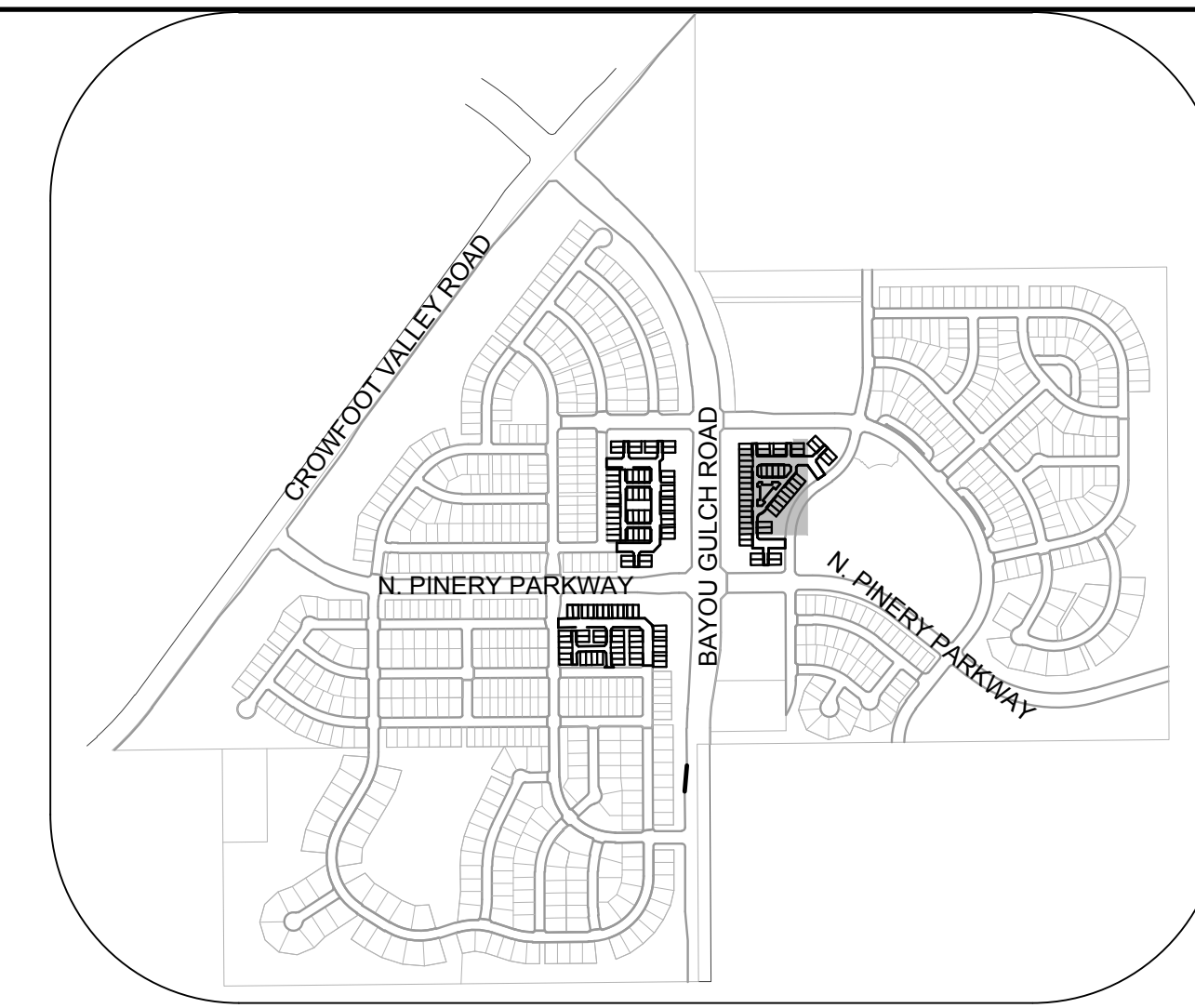
**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 5935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

|  |                |                      |   |            |
|--|----------------|----------------------|---|------------|
| 10338 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548                               | Revisions      | Date                 | Date                                    | Date       |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112   | No.            | Init.                | Appr.                                   |            |
| TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ROCK DAISY POINT & BLUE HEART CT | SCALE:         | AS SHOWN             | FILE NO:                                | 8130283701 |
| DRAWN BY: KJD  | CHECKED BY: JJ | DATE: SEPTEMBER 2017 |   |            |
| SHEET NUMBER   | 23             |                      | TOWN OF PARKER, DIRECTOR OF ENGINEERING |            |



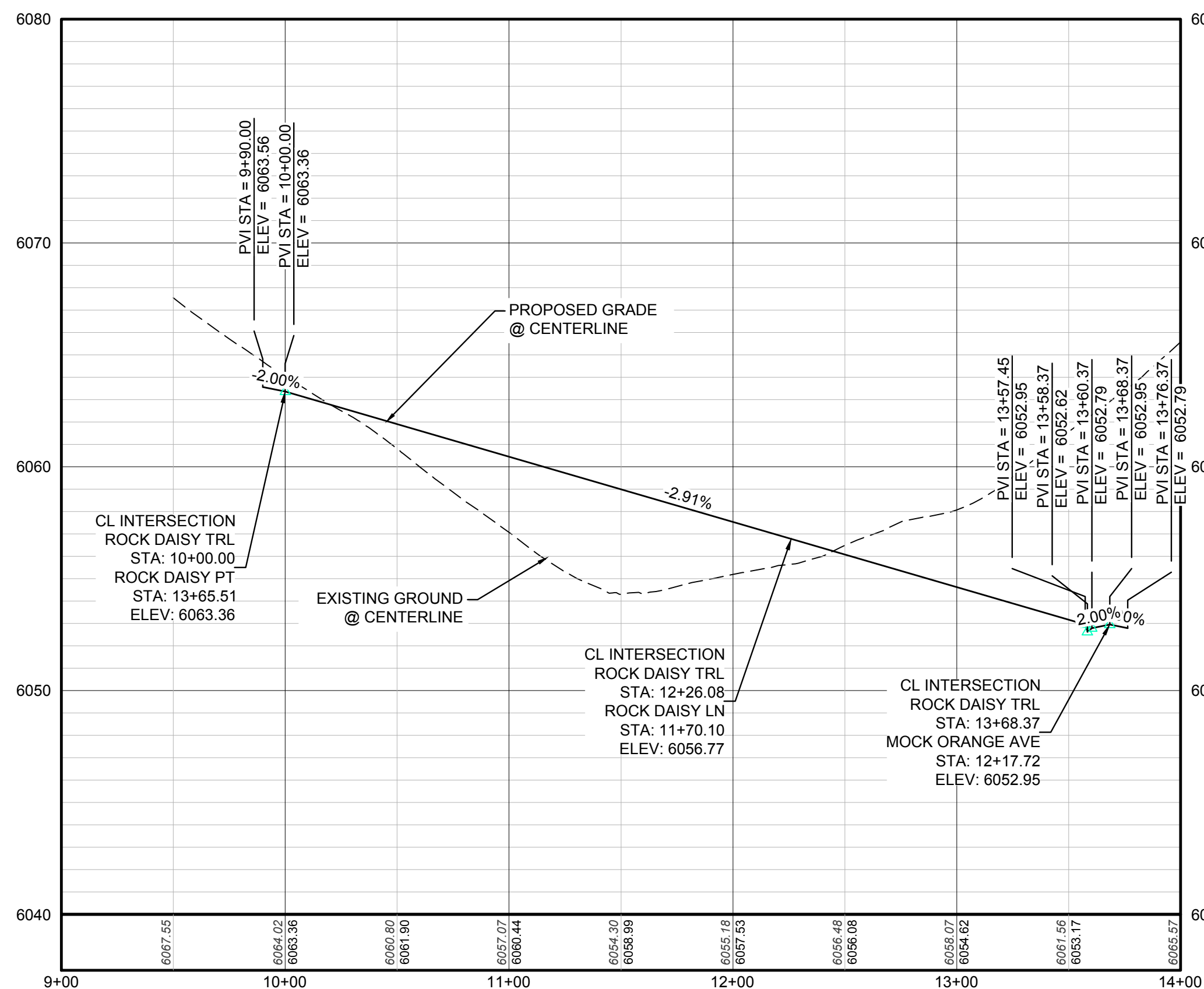
PLAN: ROCK DAISY TRL STA: 9+00.00 TO 14+00.00 & ROCK DAISY LN STA: 9+50.00 TO 12+50.00  
HORIZONTAL SCALE: 1" = 50'



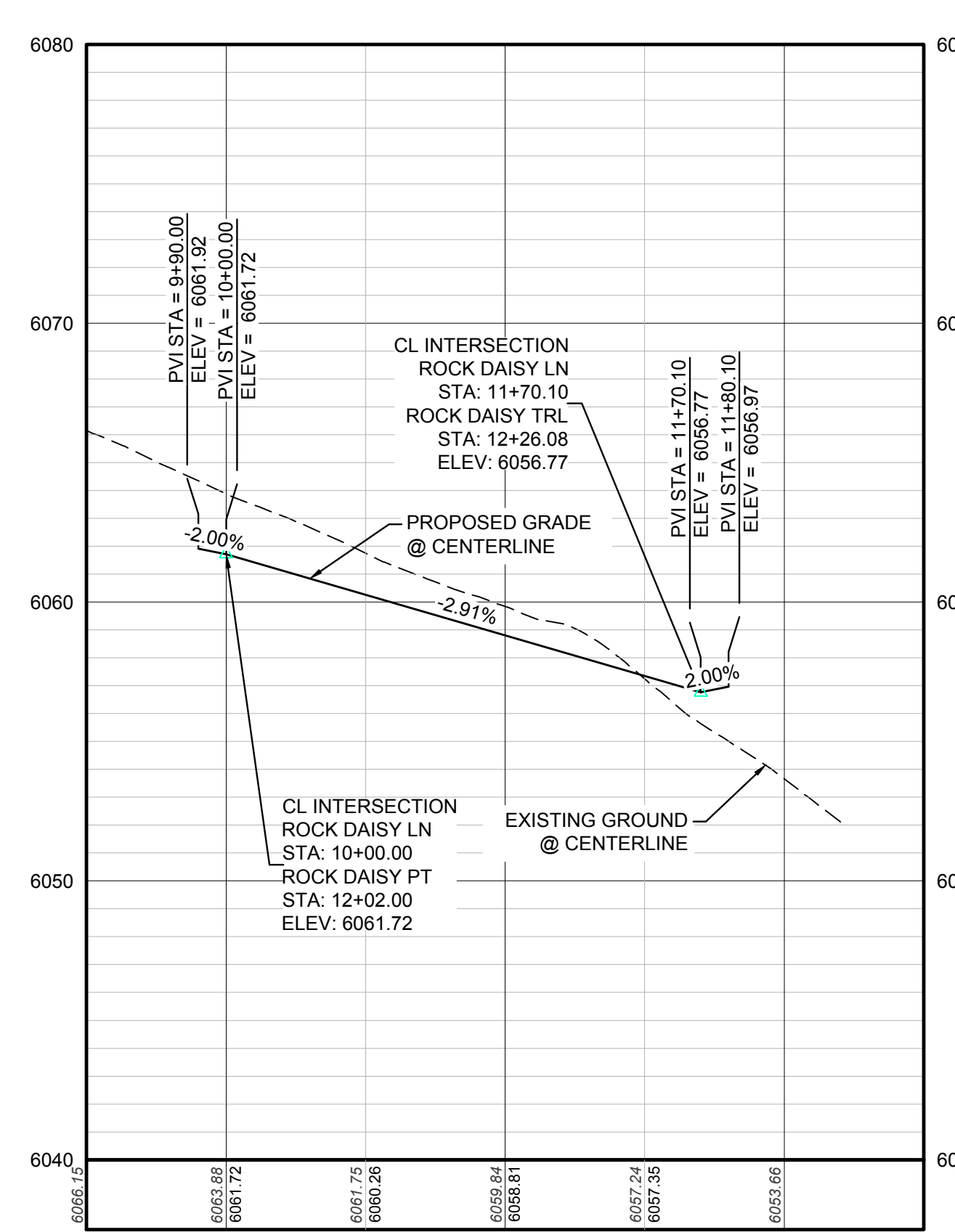
KEYMAP  
N.T.S.

### LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊕     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌋     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⊘     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊗     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⊕     | PROPOSED FIRE HYDRANT                 | 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                     | 8" W | 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          |



PROFILE: ROCK DAISY TRL STA: 9+00.00 TO 14+00.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



PROFILE: ROCK DAISY LN STA: 9+50.00 TO 12+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

### 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     | ROBC   | 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         |

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 \_\_\_\_\_

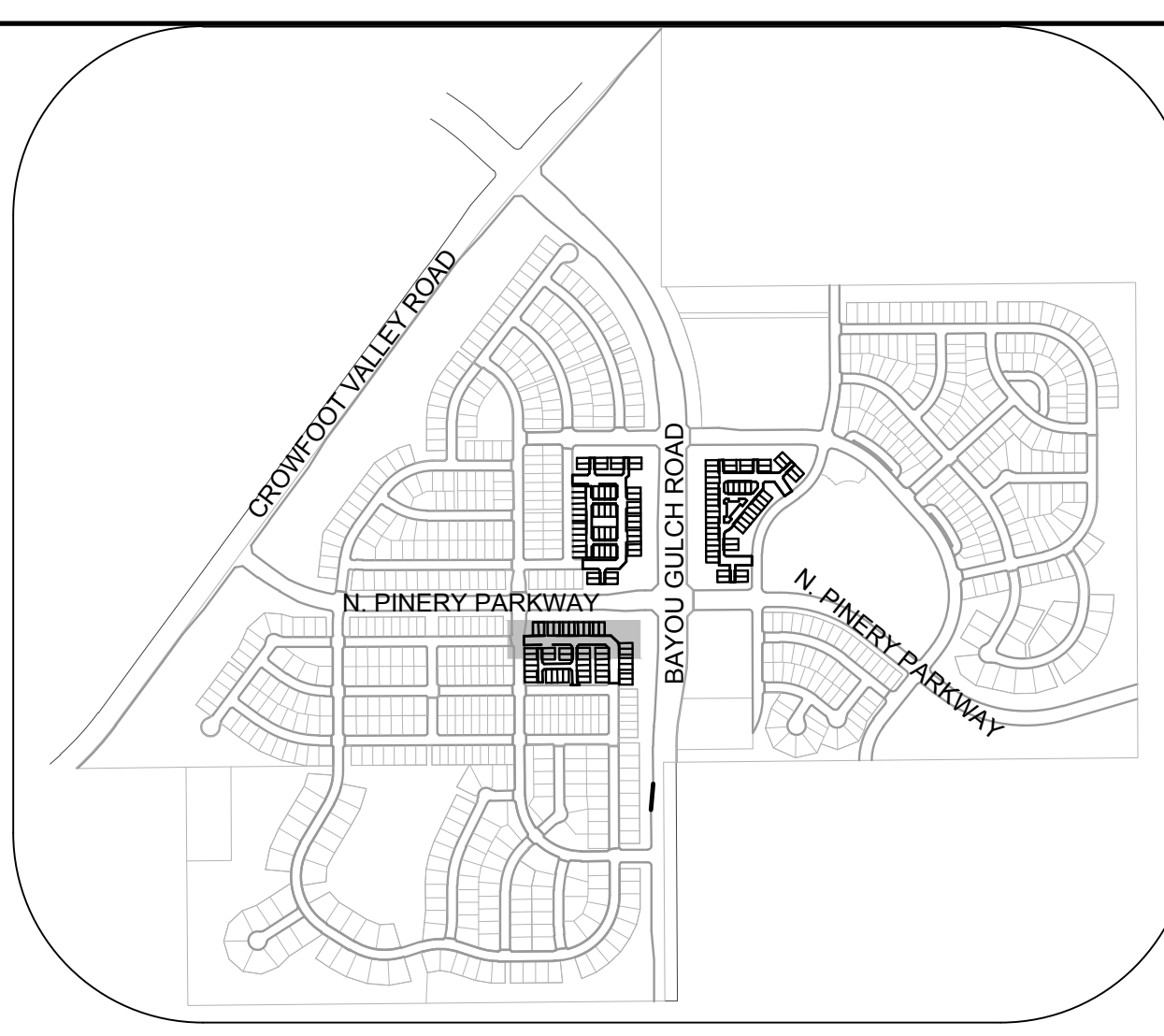
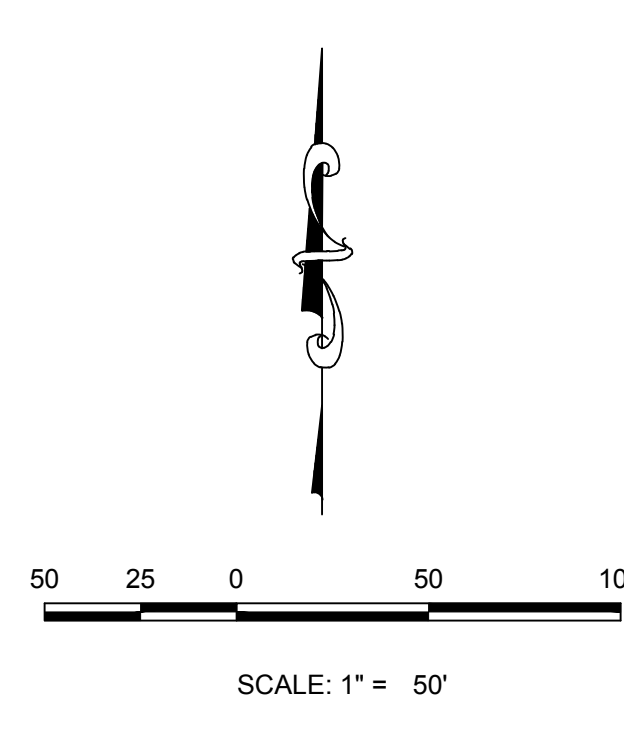
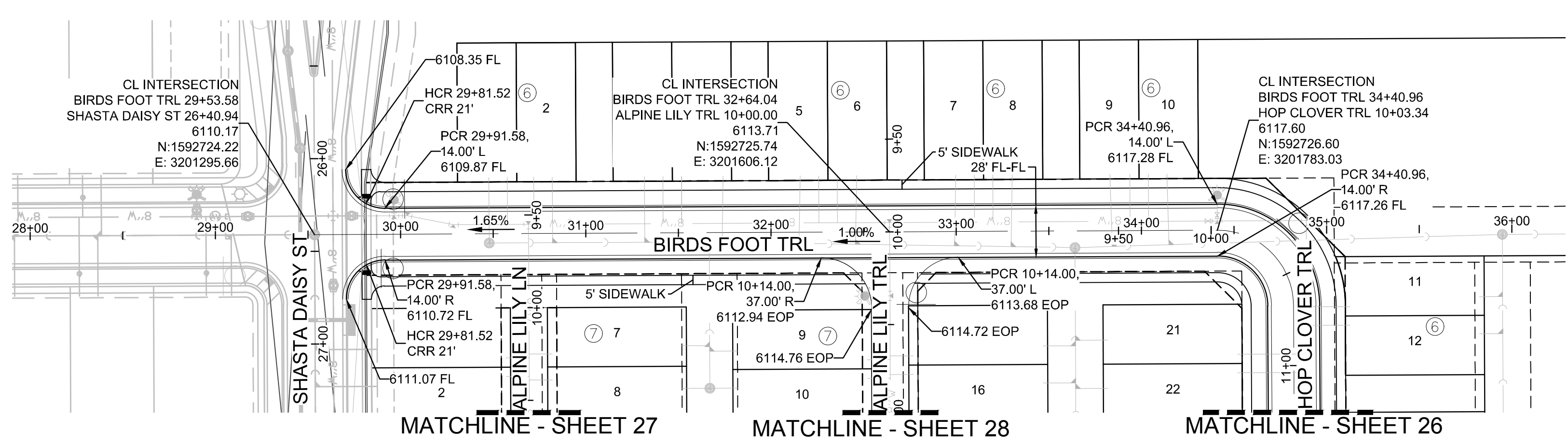
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**BENCHMARK**  
DOUGLAS CREAMERY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

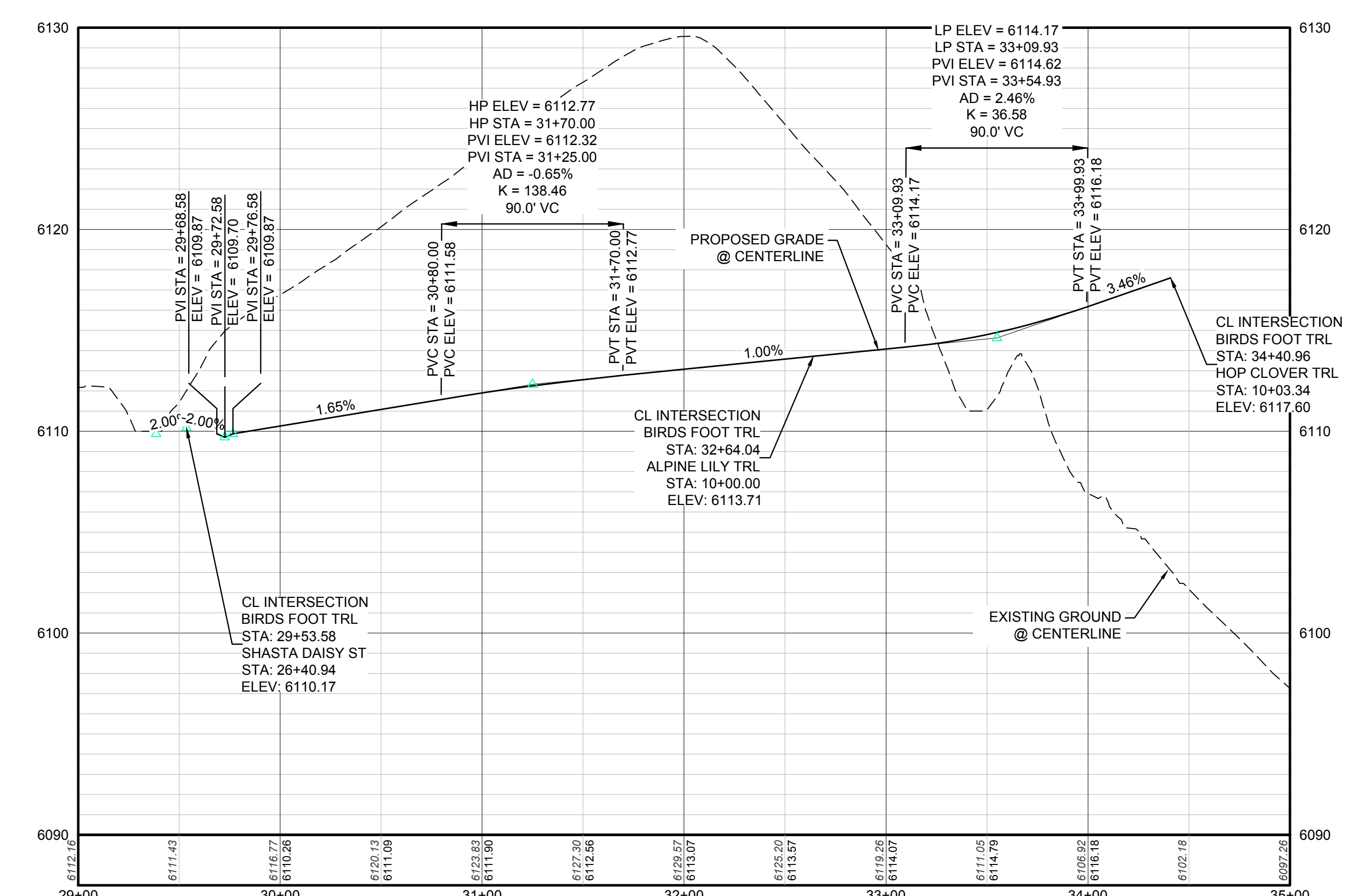
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH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

|   |                  |                      |                     |      |
|---|------------------|----------------------|---------------------|------|
| 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546  | Revisions        | Date                 | Appr.               | Date |
| <b>CVL</b><br>CONSULTANTS   | No.              |                      |                     |      |
| <b>HR 935 LLC</b><br>7353 South Alton Way<br>CENTENNIAL, CO 80112   |                  |                      |                     |      |
| <b>TRAILS AT CROWFOOT AMENDMENT NO. 1</b><br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ROCK DAISY TRAIL & ROCK DAISY LANE |                  |                      |                     |      |
| SCALE: AS SHOWN   |                  |                      |                     |      |
| DRAWN BY: K.D.  | CHECKED BY: J.U. | DATE: SEPTEMBER 2017 | FILE NO: 8130283701 |      |
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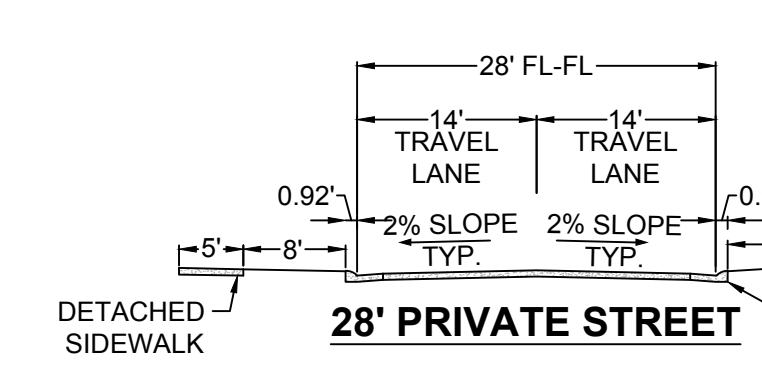


**KEYMAP**  
N.T.S.

**PLAN: BIRDS FOOT TRL STA: 29+00.00 TO 35+00.00**  
HORIZONTAL SCALE: 1" = 50'



**PROFILE: BIRDS FOOT TRL STA: 29+00.00 TO 35+00.00**  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



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

**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 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.

**LEGEND**

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊗     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌈     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⌋     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊗     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⚡     | PROPOSED FIRE HYDRANT                 | 5615 | EXISTING 5' CONTOUR              |
| ⌈⌋    | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR              |
| ⌈     | PROPOSED FLARED END SECTION           | 5620 | PROPOSED 5' CONTOUR              |
| ⊗     | PROPOSED LOW POINT BLOW-OFF           | 5607 | PROPOSED 1' CONTOUR              |
| ⊗     | PROPOSED AIR VALVE                    | ---  | PROPOSED STORM DRAIN             |
| ⊗     | 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             | 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         |

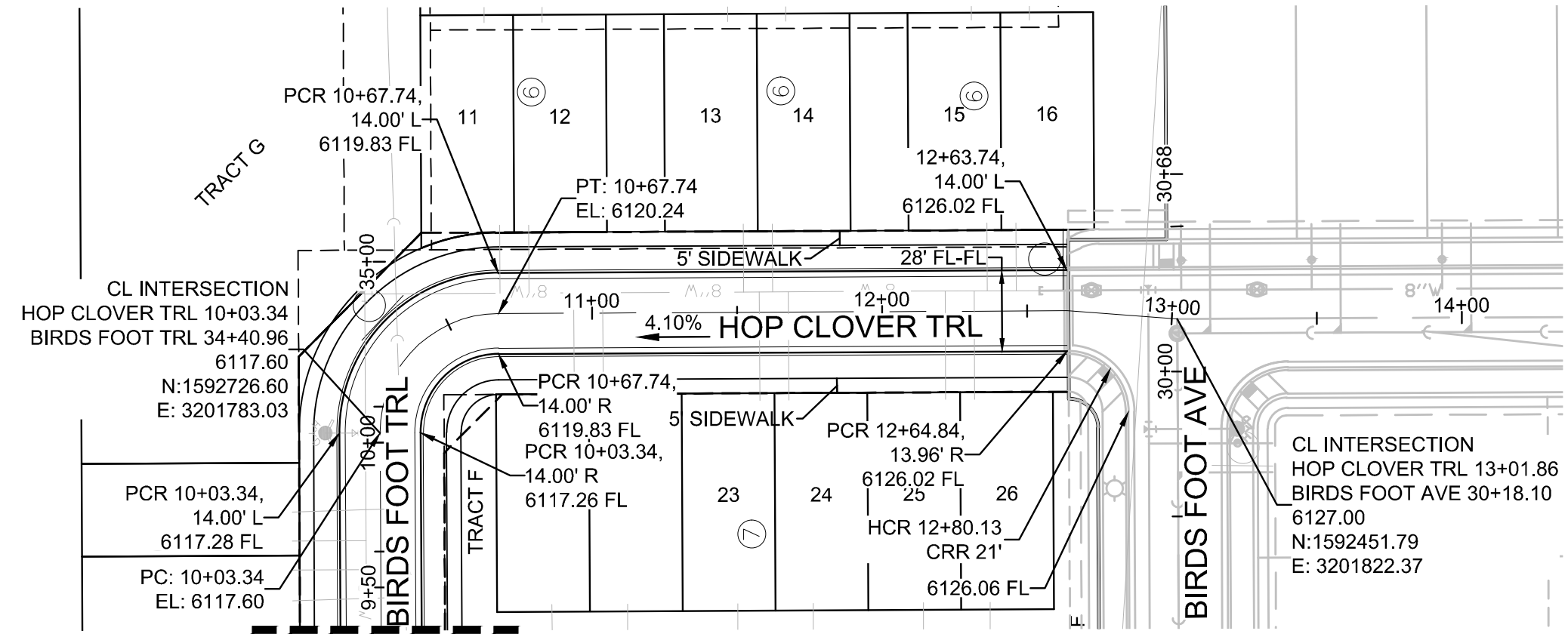
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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

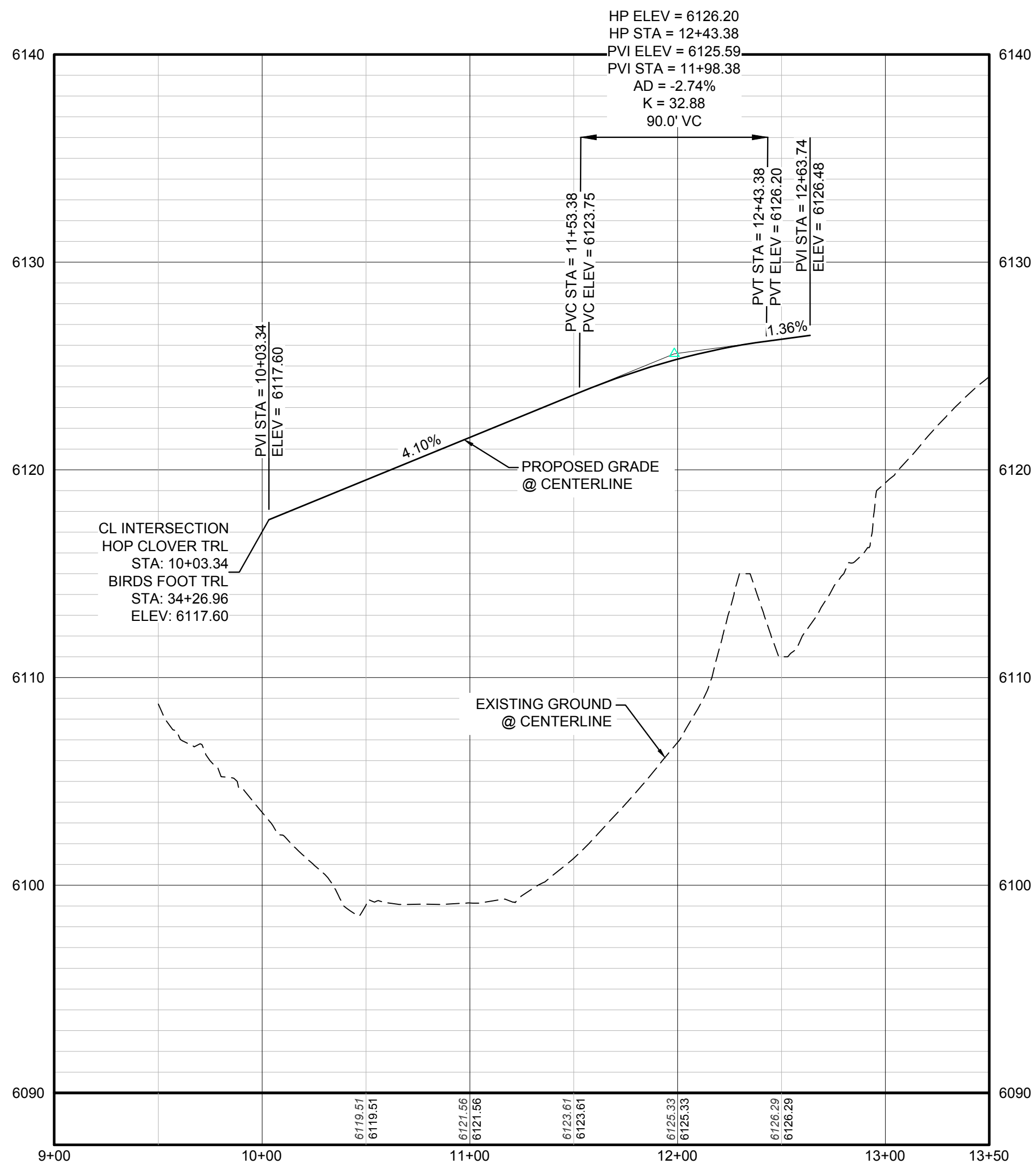
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| DRAWN BY:   | KJD       | CHECKED BY: | JU             |
| SHEET NUMBER  | DATE:     |             | SEPTEMBER 2017 |
| <p>TRAILS AT CROWFOOT AMENDMENT NO. 1<br/>PRELIMINARY MIXED USE CDS<br/>STREET AND STORM PLAN &amp; PROFILE<br/>BIRDS FOOT TRAIL</p>  |           |             |                |
| <p>10339 E. Dry Creek Rd.<br/>Suite 410<br/>Englewood, Colorado 80150<br/>Tel: (720) 482-9526<br/>Fax: (720) 482-9548</p> <p><b>CVL</b><br/>CONSULTANTS</p> <p>HR 935 LLC<br/>7353 South Alton Way<br/>CENTENNIAL, CO 80112</p> |           |             |                |
| No.   | Revisions | Date        | Appr.          |
| Date  | Date      | Date        | Date           |

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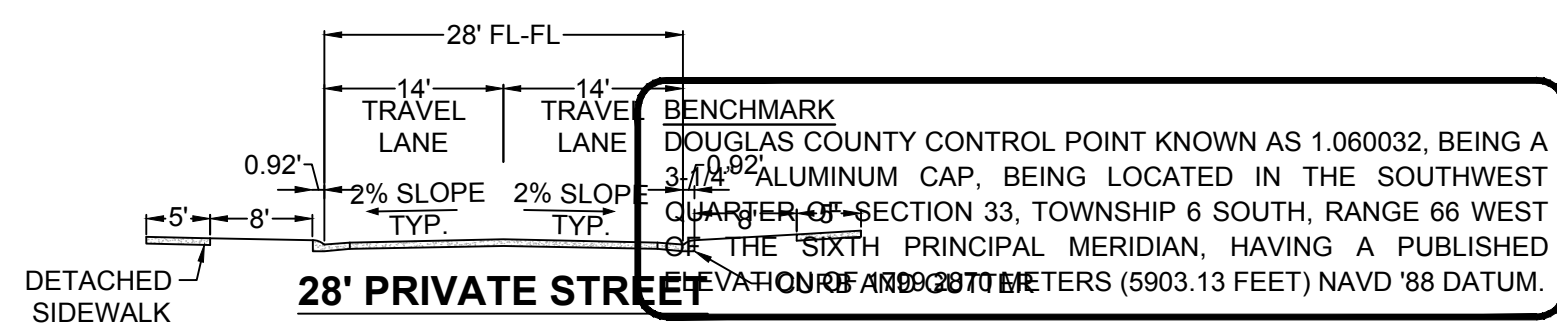


MATCHLINE - SHEET 25

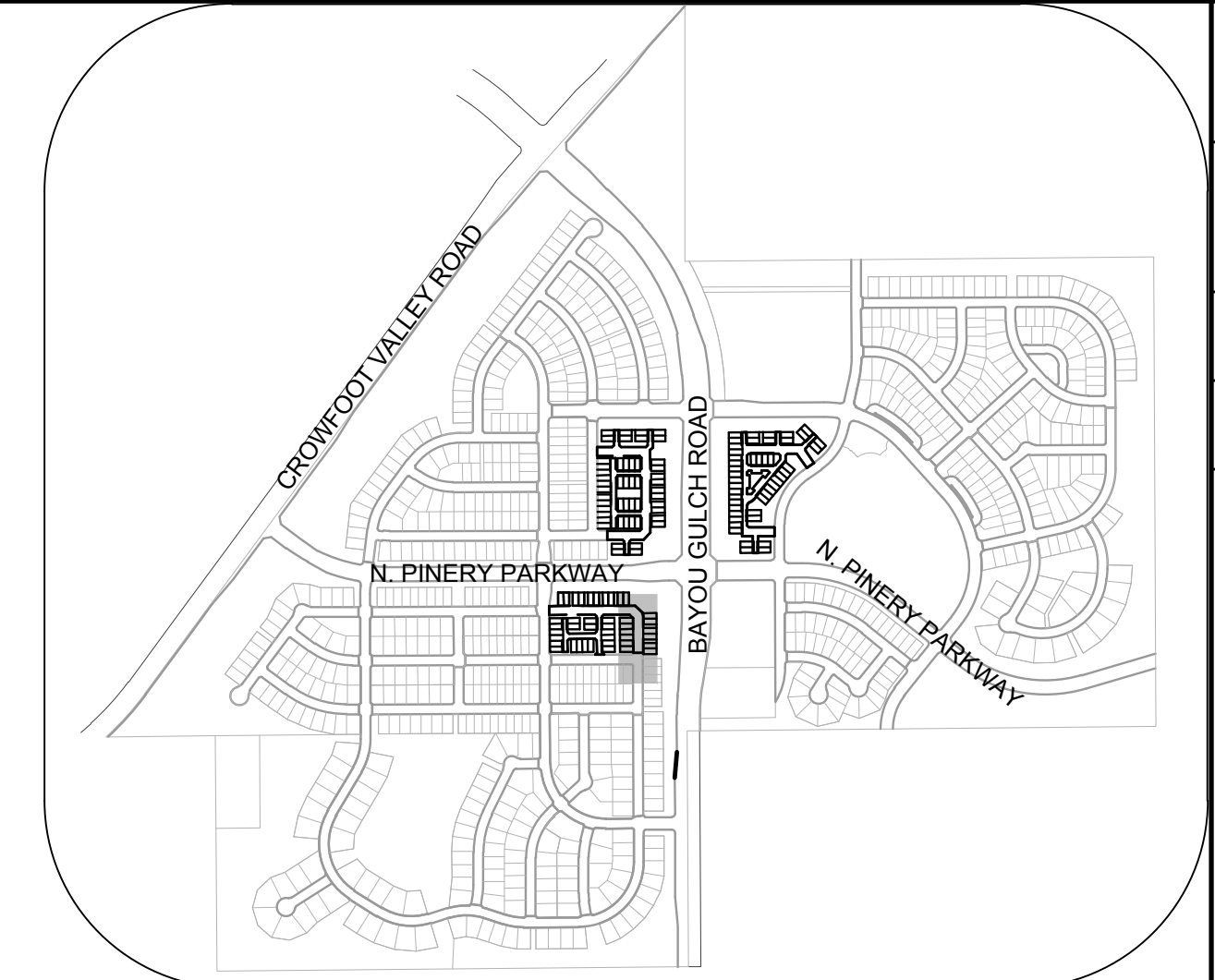
PLAN: HOP CLOVER TRL STA: 9+50.00 TO 14+00.00  
HORIZONTAL SCALE: 1" = 50'



PROFILE: HOP CLOVER TRL STA: 9+00.00 TO 13+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



**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.



KEYMAP  
N.T.S.

**LEGEND**

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊕     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌈     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⊘     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊕     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| ⊕     | PROPOSED FIRE HYDRANT                 | 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             | 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         |

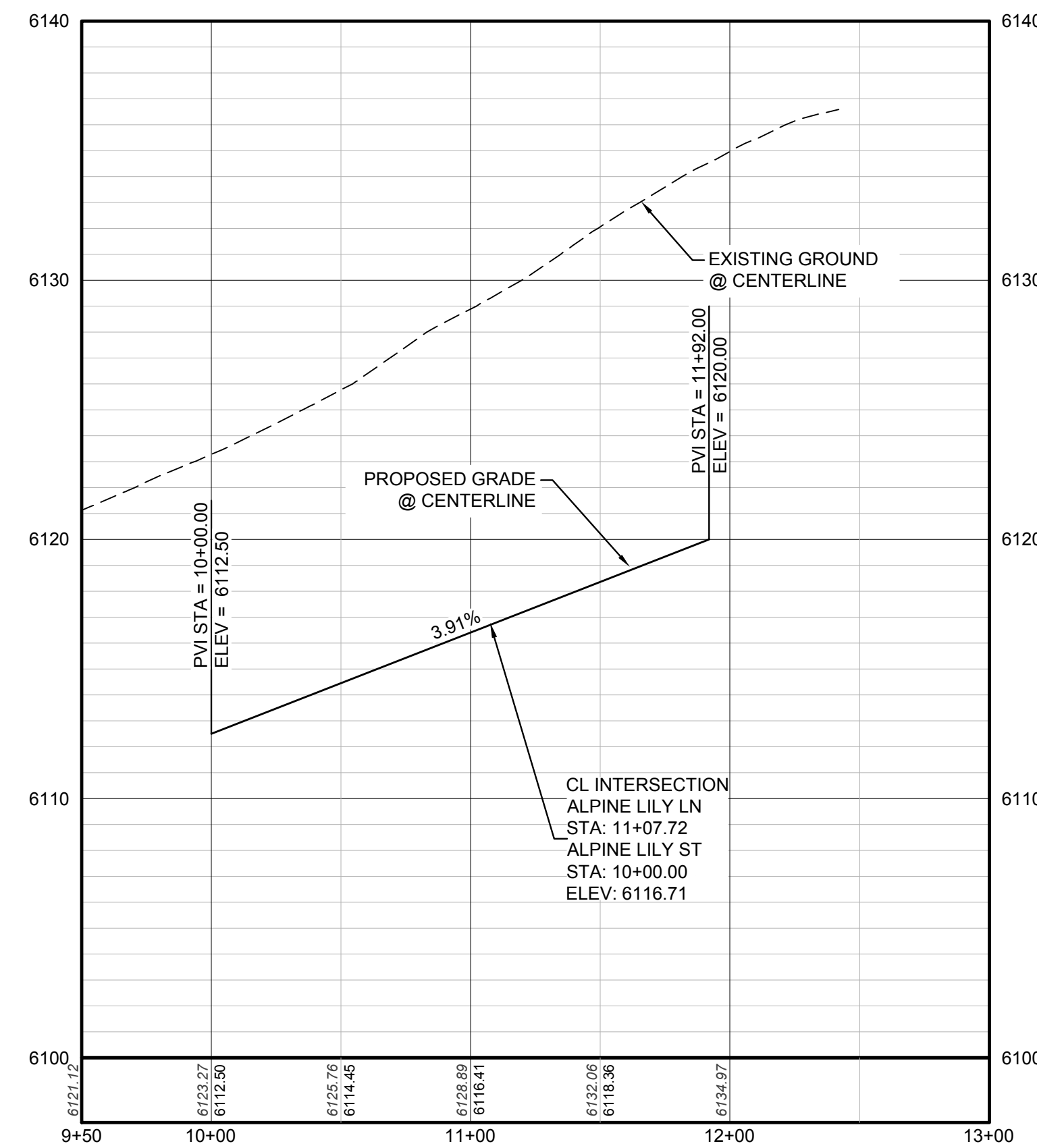
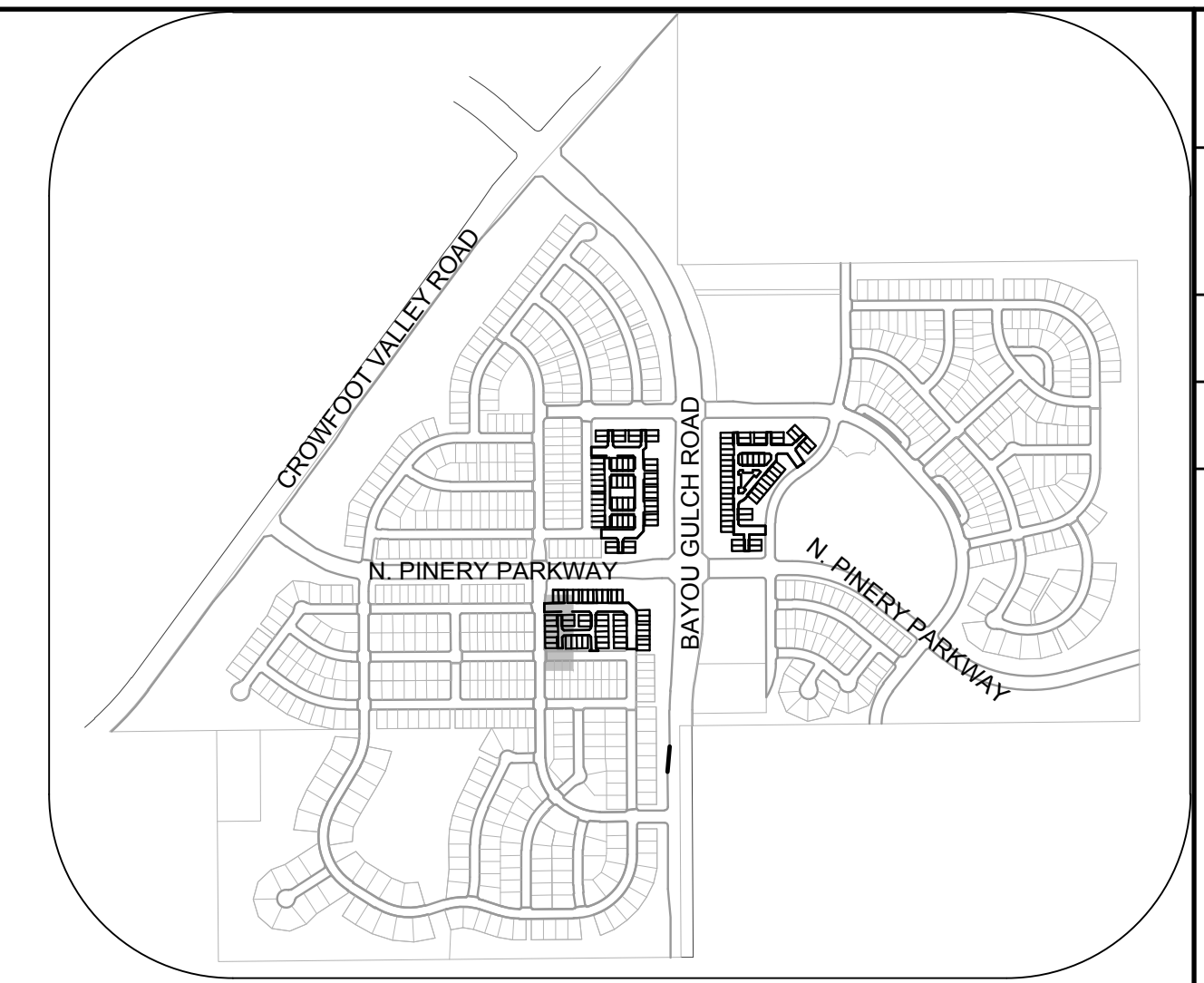
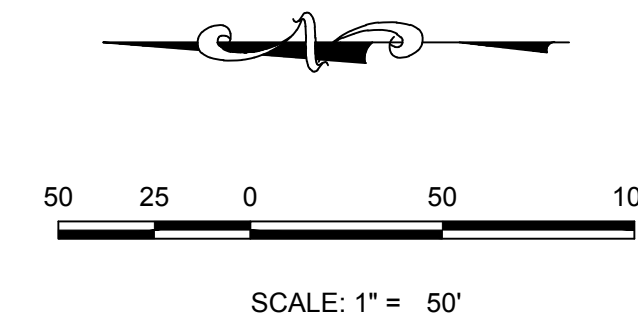
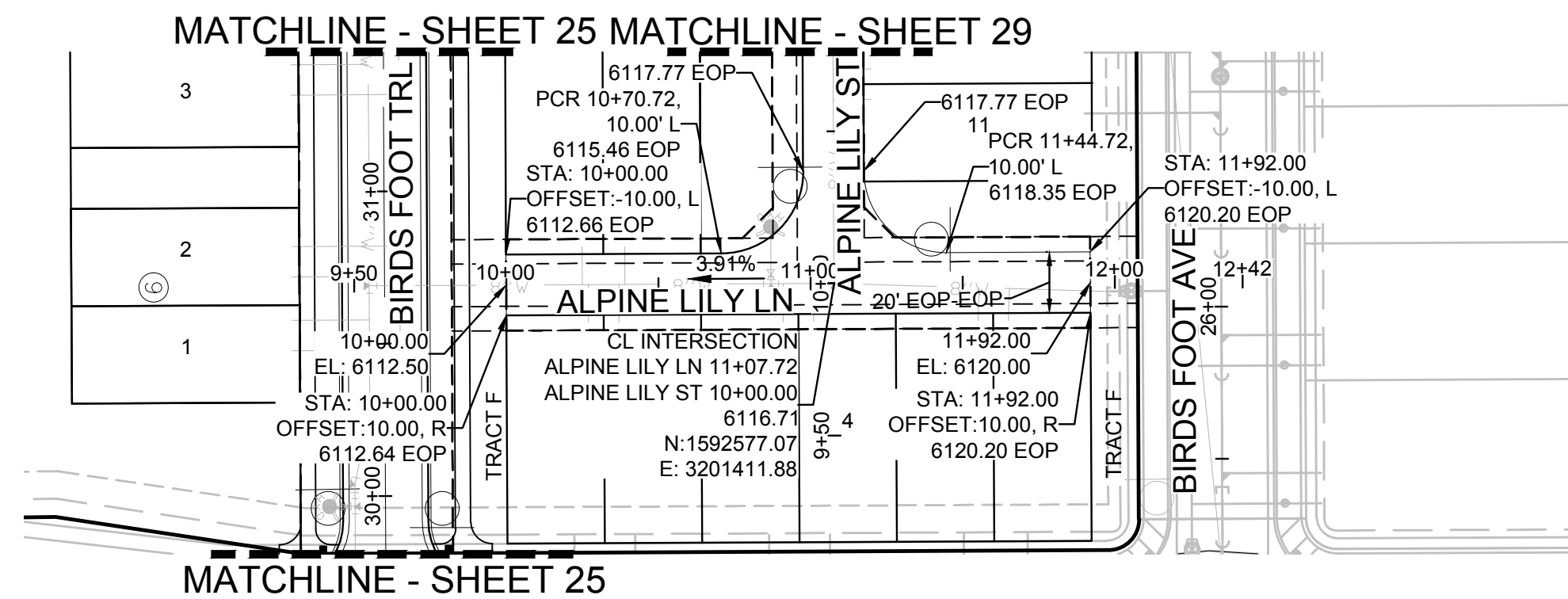
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|               |   |                |  |            |
|---------------|---|----------------|--|------------|
| SCALE:        | K.D   | AS SHOWN       | FILE NO:   | 8130283701 |
| DRAWN BY:     | J.U   | SEPTEMBER 2017 | TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____ |            |
| CHECKED BY:   | TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____  |                |  |            |
| DATE:         | TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____  |                |  |            |
| SHEET NUMBER  | 26  |                |  |            |
| PROJECT TITLE | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>HOP CLOVER TRAIL    |                |  |            |
| CONSULTANT    | CVL CONSULTANTS<br>10333 E. Dry Creek Rd., Suite 410<br>Englewood, CO 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9548 |                |  |            |
| PROJECT NO.   | HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112  |                |  |            |
| REVISIONS     | No.   | Date           | Init.  | Appr.      |
|               |   |                |  |            |

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### LEGEND

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

### ABBREVIATIONS

|     |                        |        |                                 |
|-----|------------------------|--------|---------------------------------|
| 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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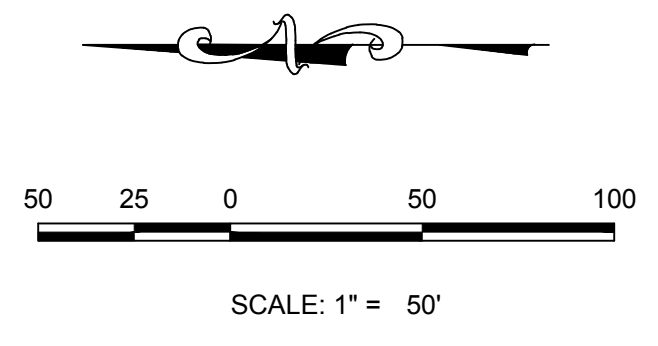
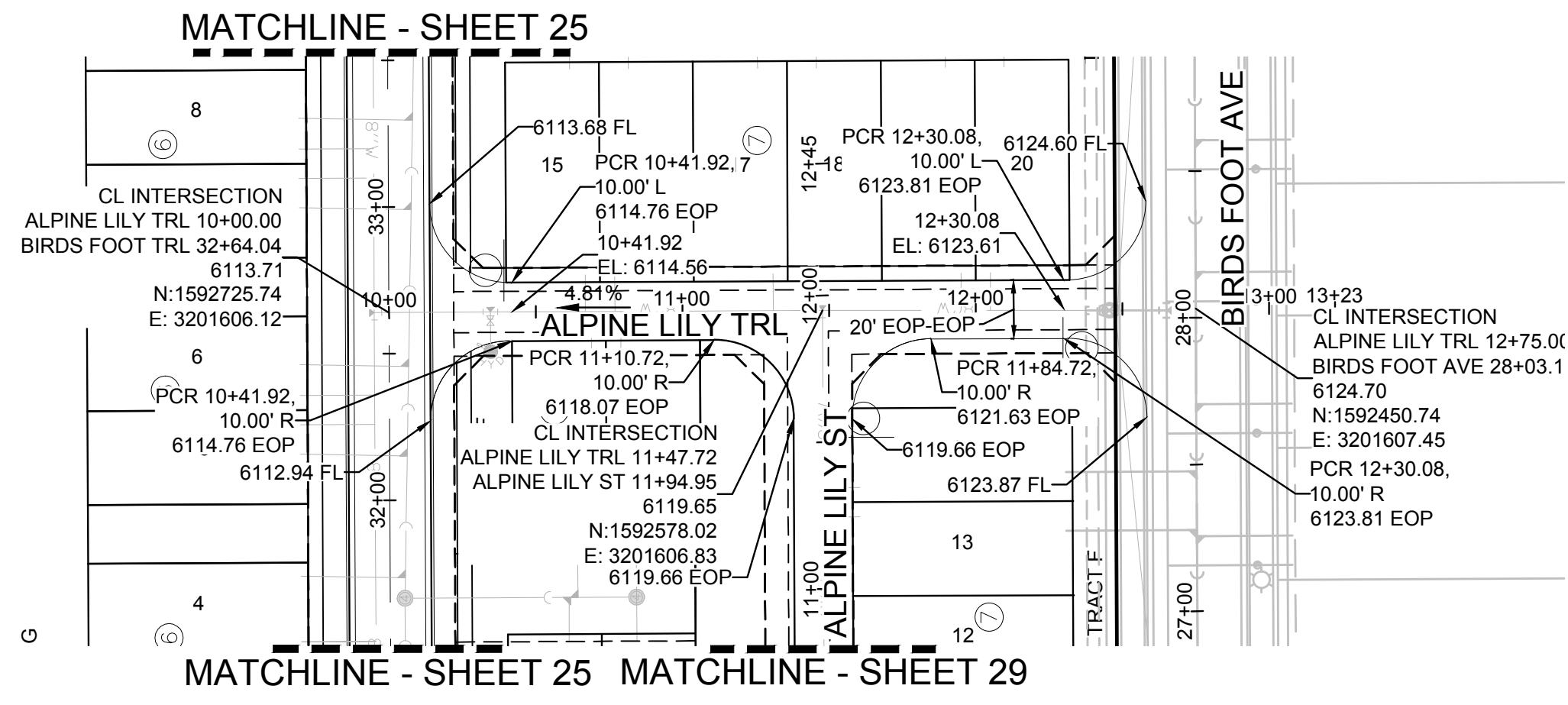
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| DRAWN BY:  | K.D.           | CHECKED BY: | J.U.       |
| DATE:  | SEPTEMBER 2017 |             |            |
| SHEET NUMBER   | 27             |             |            |
| TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ALPINE LILY LANE |                |             |            |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112   |                |             |            |
| 10339 E. Dry Creek Rd.<br>Suite 6410<br>Englewood, Colorado 80150<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546        |                |             |            |
| No.  | Revisions      | Date        | Appr.      |
|  |                |             |            |
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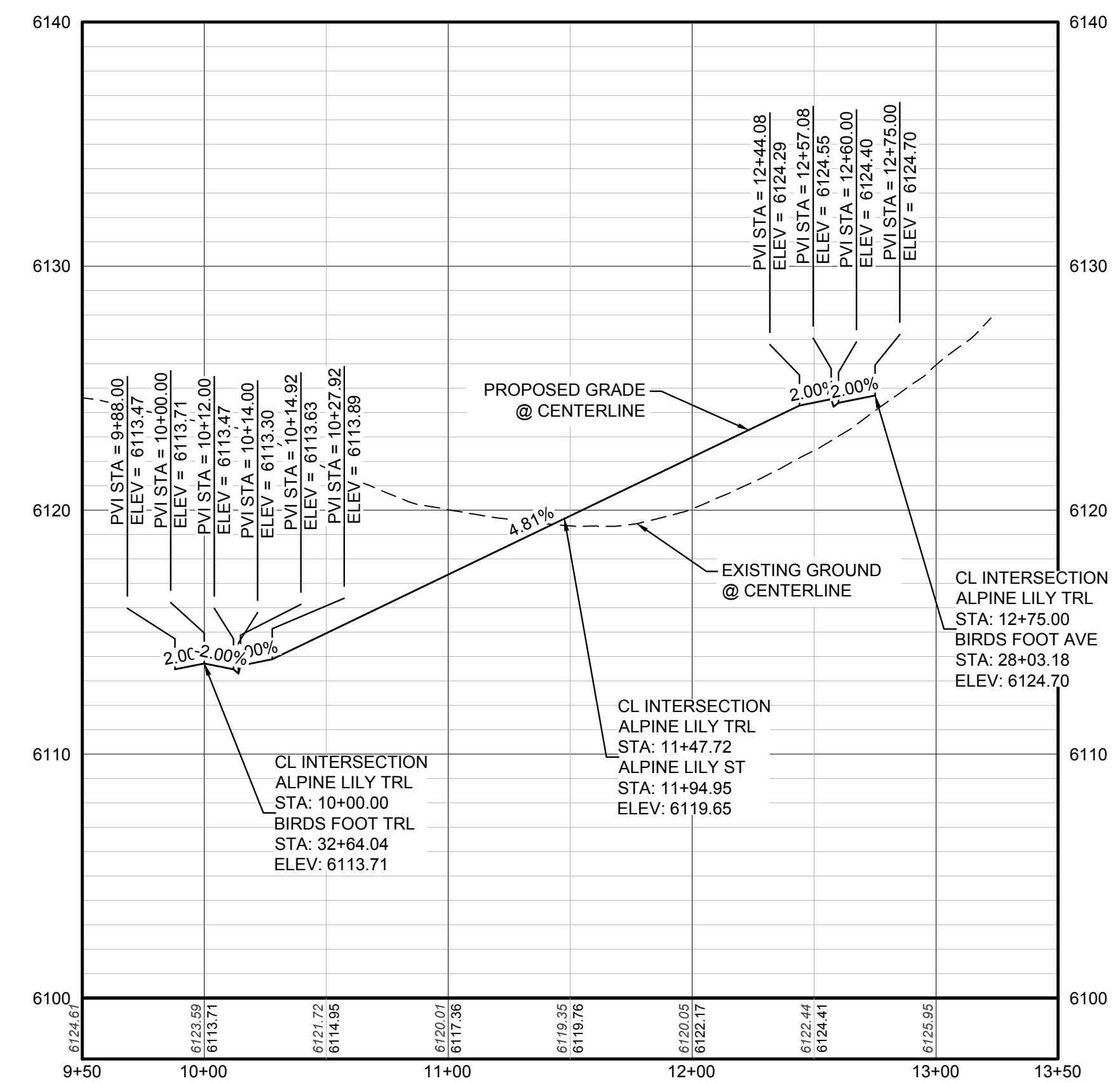
BENCHMARK EASEMENT - 1  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP BEING LOCATED IN THE SOUTHWEST CORNER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2970 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

N:\PROJECTS\SSR\BENCHMCK\ENGINEERING\SSR\BENCHMCK\TOWN OF PARKER\STREET PLAN AND PROFILE\ALPINE LILY LANE.DWG, CDDXA, 5/25/2017 1:42 PM



PLAN: ALPINE LILY TRL STA: 9+50.00 TO 13+50.00  
HORIZONTAL SCALE: 1" = 50'



PROFILE: ALPINE LILY TRL STA: 9+50.00 TO 13+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



KEYMAP  
N.T.S.

### LEGEND

|       |                                       |      |                                  |
|-------|---------------------------------------|------|----------------------------------|
| ②     | BLOCK NUMBER                          | △    | PROPOSED RANGE POINT             |
| Ⓐ     | LOT TYPE                              | ---  | CENTERLINE                       |
| 6     | LOT NUMBER                            | ---  | RIGHT-OF-WAY                     |
| ⊕     | PROPOSED BUTTERFLY VALVE              | ---  | PROPERTY LINE                    |
| ⌈     | PROPOSED CAP WITH END OF LINE BLOWOFF | ---  | EDGE OF PAVEMENT                 |
| ⌋     | PROPOSED REDUCER                      | →    | PROPOSED DIRECTION OF FLOW       |
| ⊗     | PROPOSED VALVE                        | 1.0% | PROPOSED SLOPE & DIRECTION       |
| Ⓜ     | PROPOSED FIRE HYDRANT                 | 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                     | 8" W | 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         |

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 \_\_\_\_\_

|   |           |      |       |      |
|---|-----------|------|-------|------|
| 10339 E. Dry Creek Rd.<br>Suite 410<br>Englewood, CO 80110<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546                | Revisions | Date | Appr. | Date |
| HR 935 LLC<br>7353 South Alton Way<br>CENTENNIAL, CO 80112  |           |      |       |      |
| TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>STREET AND STORM PLAN & PROFILE<br>ALPINE LILY TRAIL |           |      |       |      |
| SCALE: AS SHOWN   |           |      |       |      |
| DRAWN BY: K.D.  |           |      |       |      |
| CHECKED BY: J.U.  |           |      |       |      |
| DATE: SEPTEMBER 2017  |           |      |       |      |
| FILE NO: 8130283701   |           |      |       |      |
| SHEET NUMBER  |           |      |       |      |

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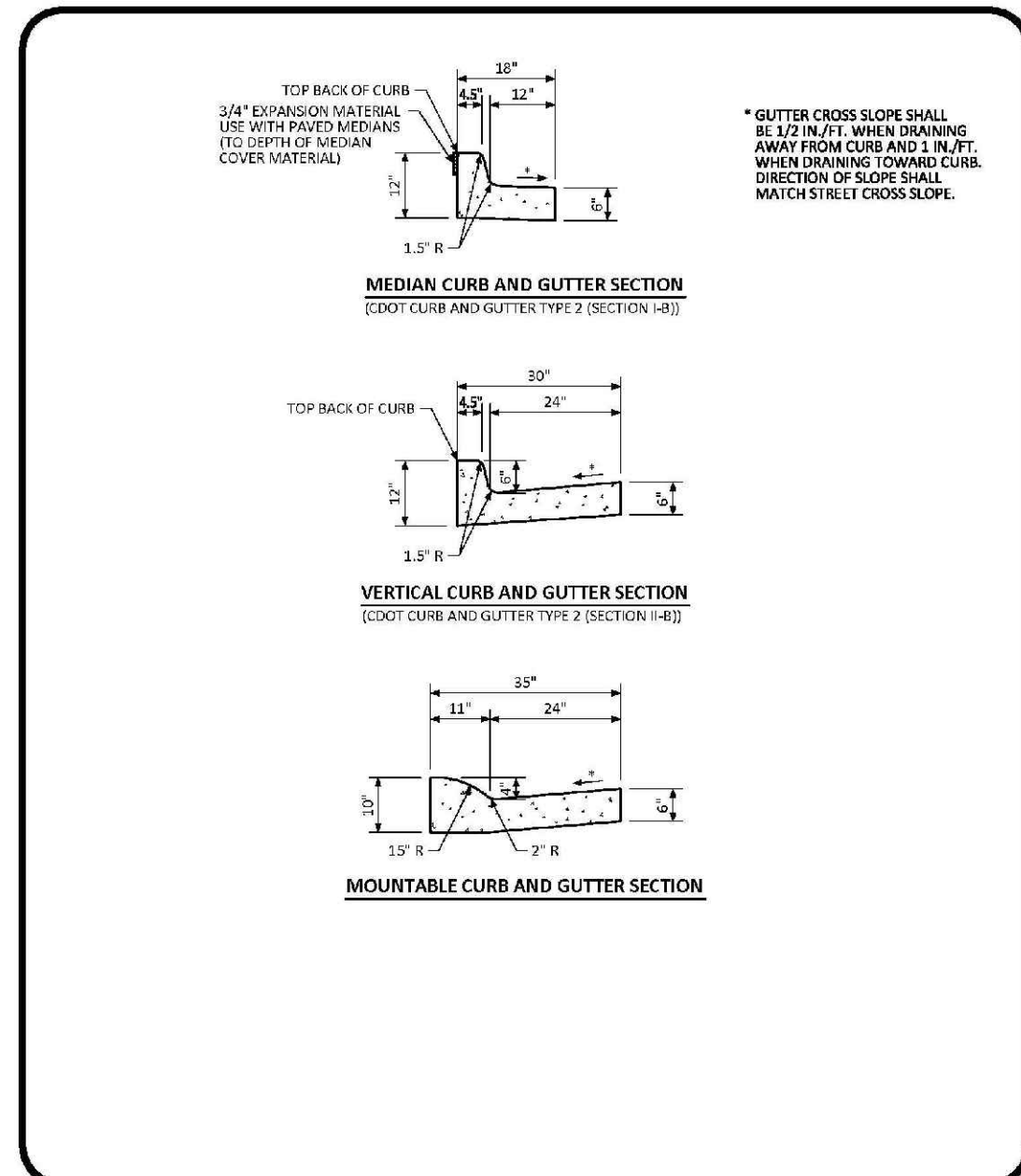
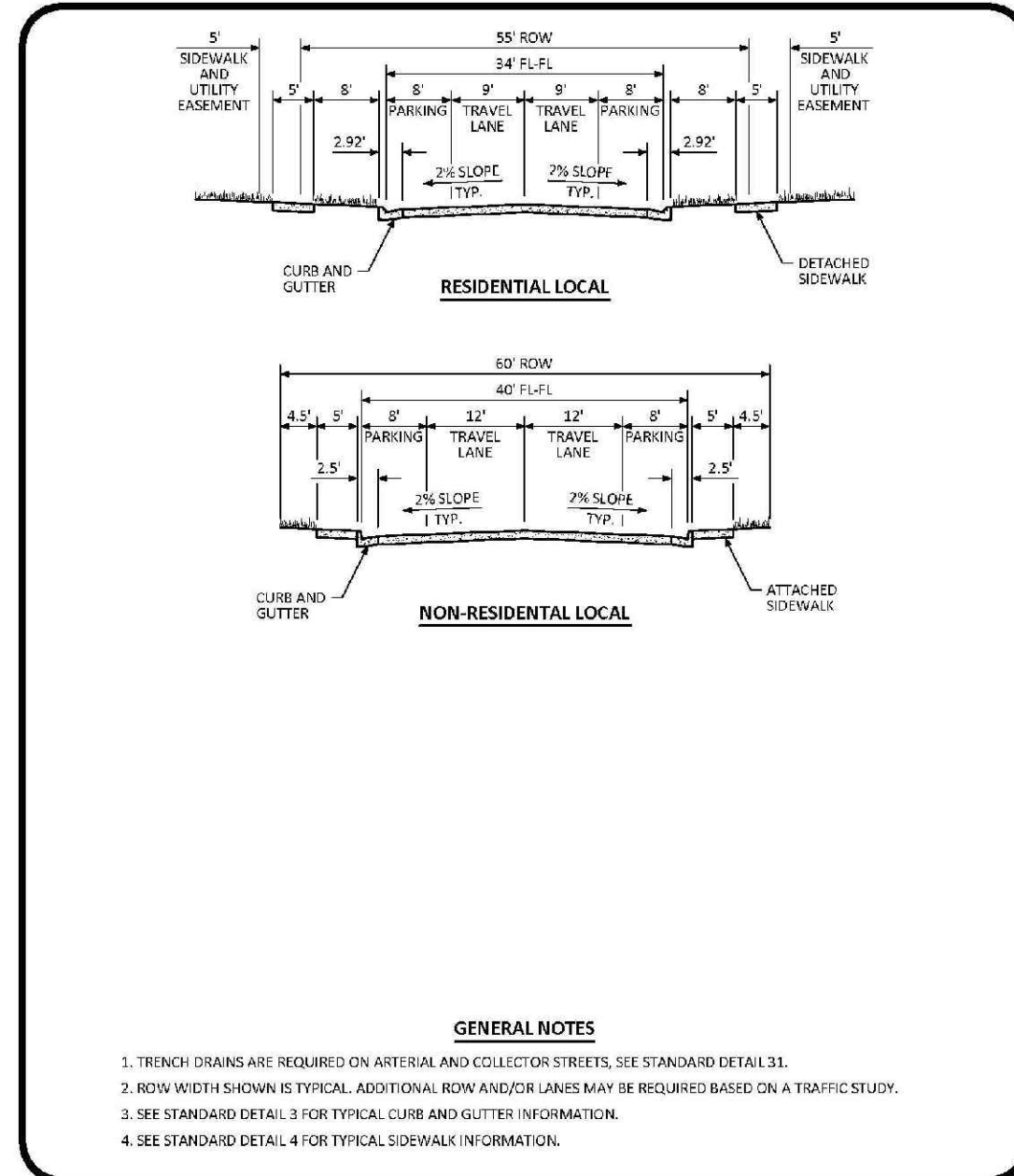
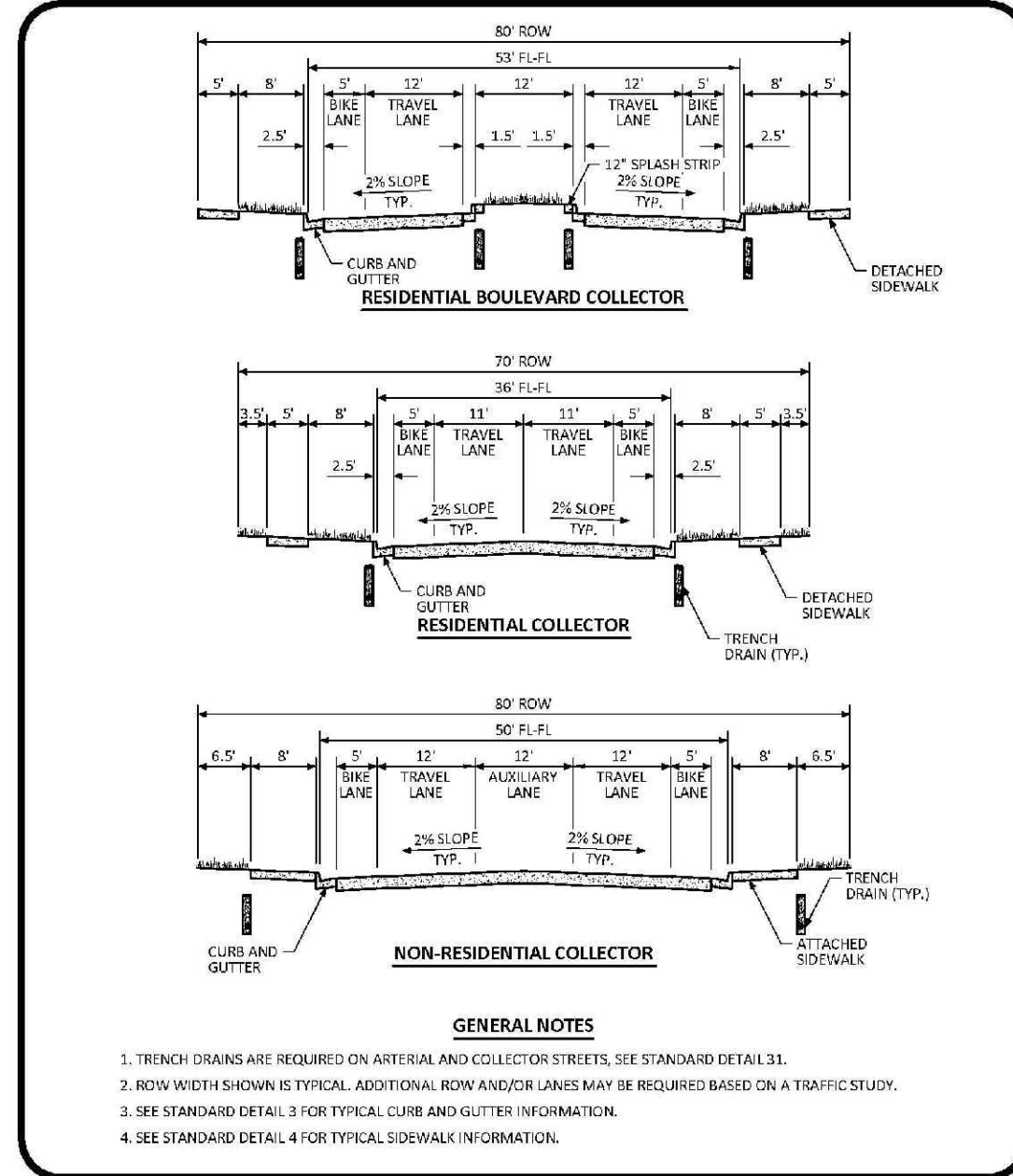
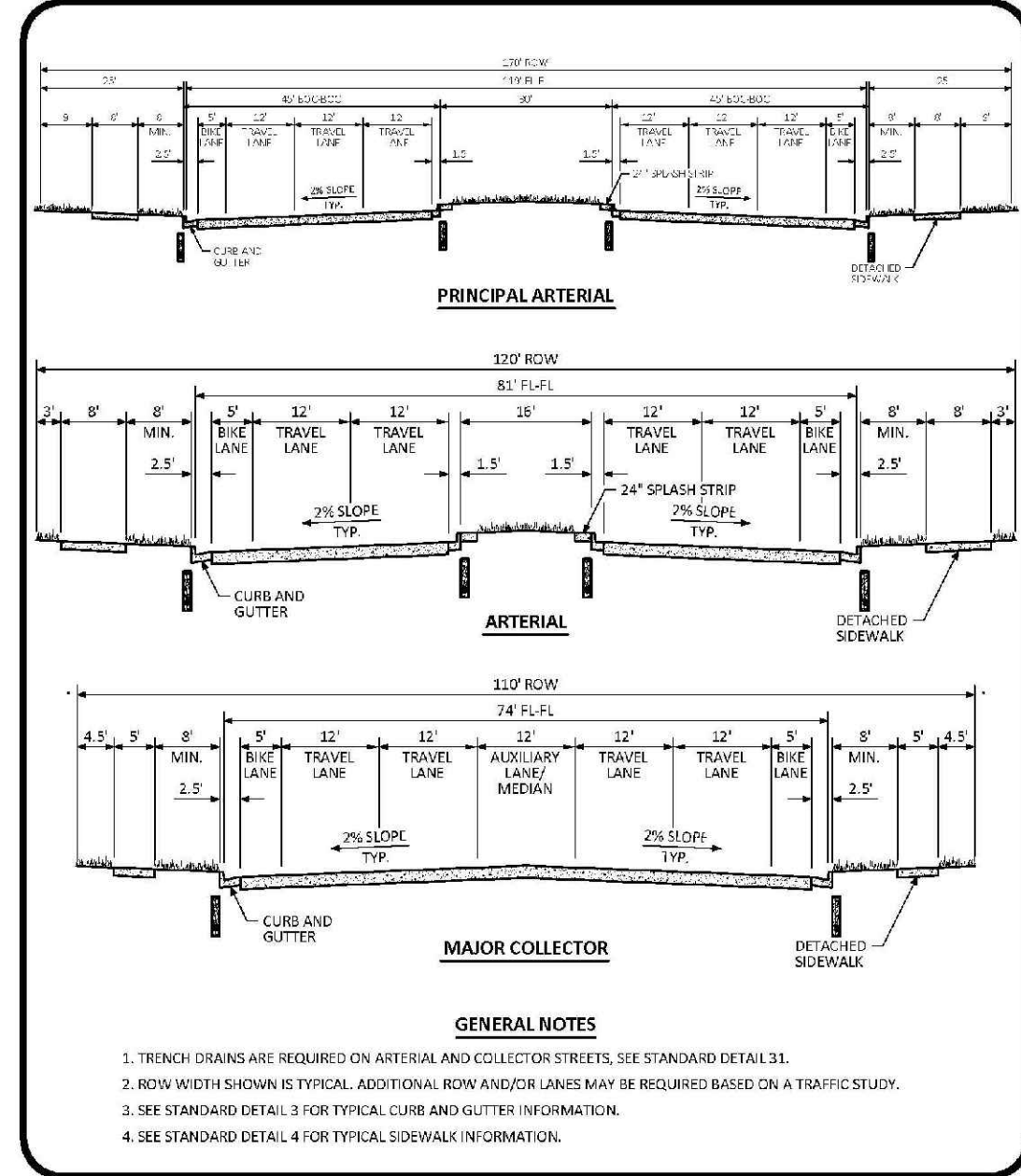
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|--|---------------|
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| TYPICAL STREET CROSS SECTIONS                                      | 2 OF 3        |
| TYPICAL STREET CROSS SECTIONS                                      | 3 OF 3        |
| TYPICAL RESIDENTIAL UTILITY LOCATIONS                              | 1 OF 2        |
| CURB, GUTTER, AND SIDEWALK SECTIONS                                | 2 OF 2        |
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| ATTACHED SIDEWALK  | 2 OF 2        |
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| RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT                    | 7             |
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| RESIDENTIAL LOCAL/ARTERIAL INTERSECTION LAYOUT                     | 10            |
| RESIDENTIAL LOCAL/MAJOR COLLECTOR INTERSECTION LAYOUT              | 11            |
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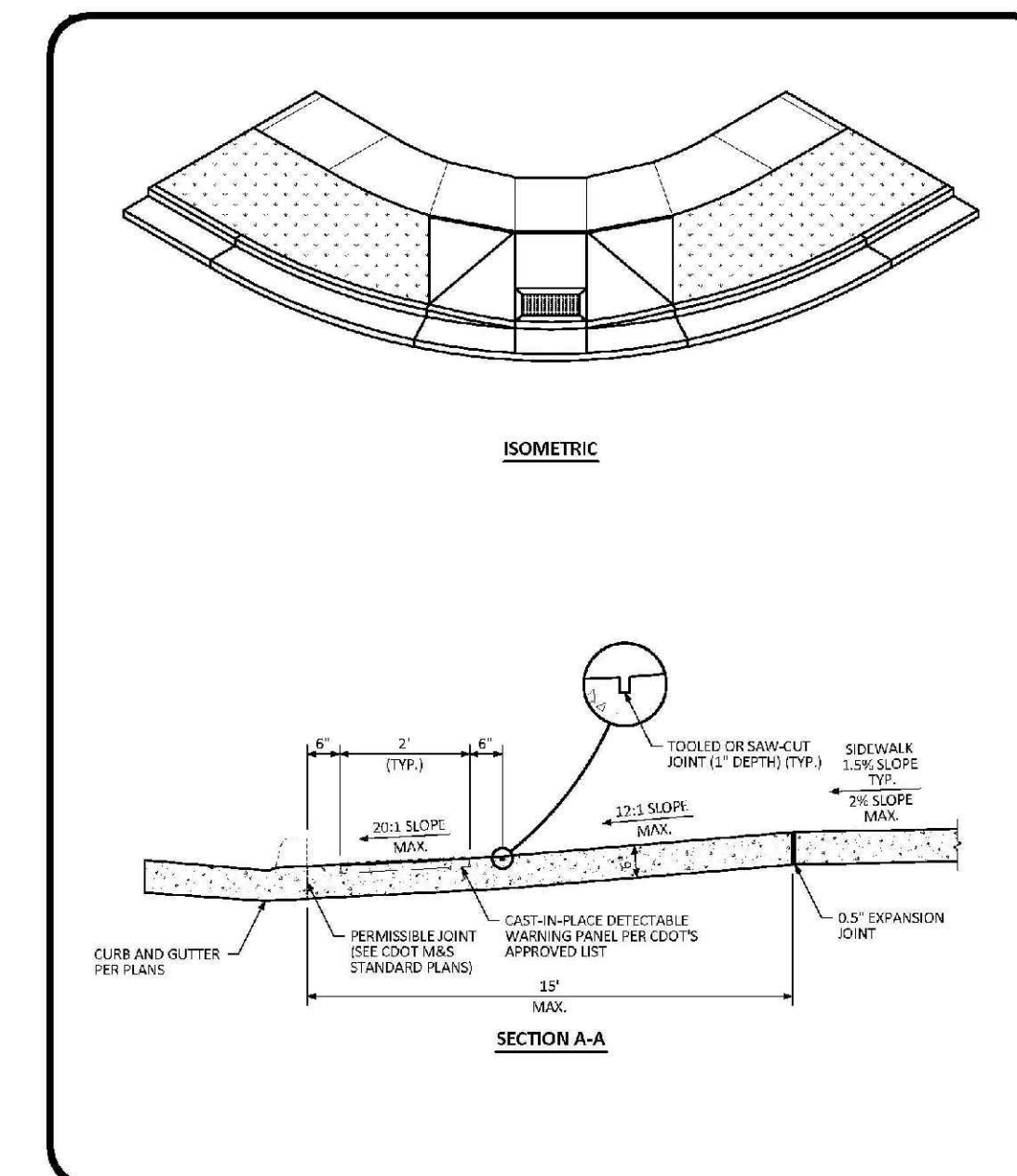
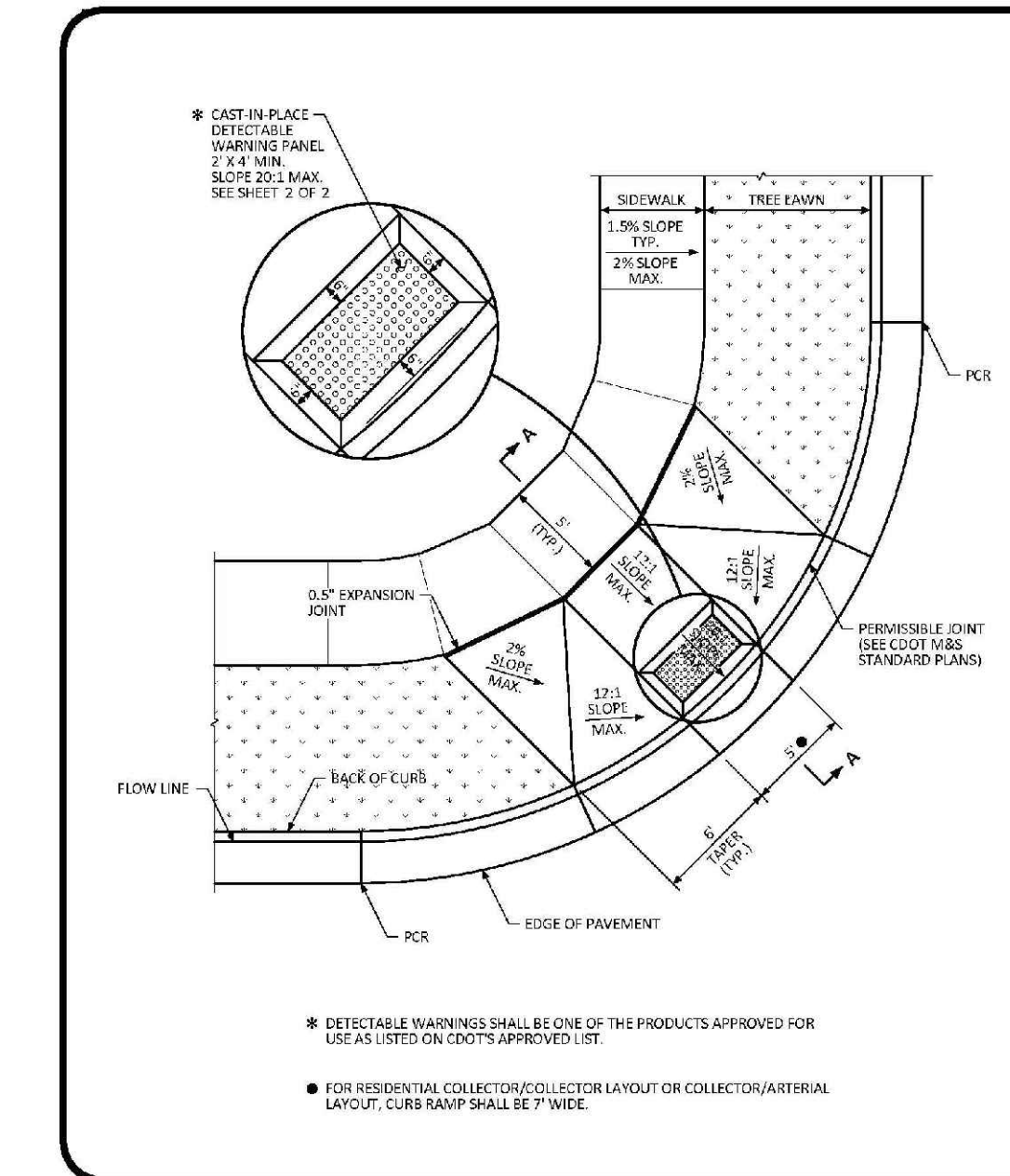
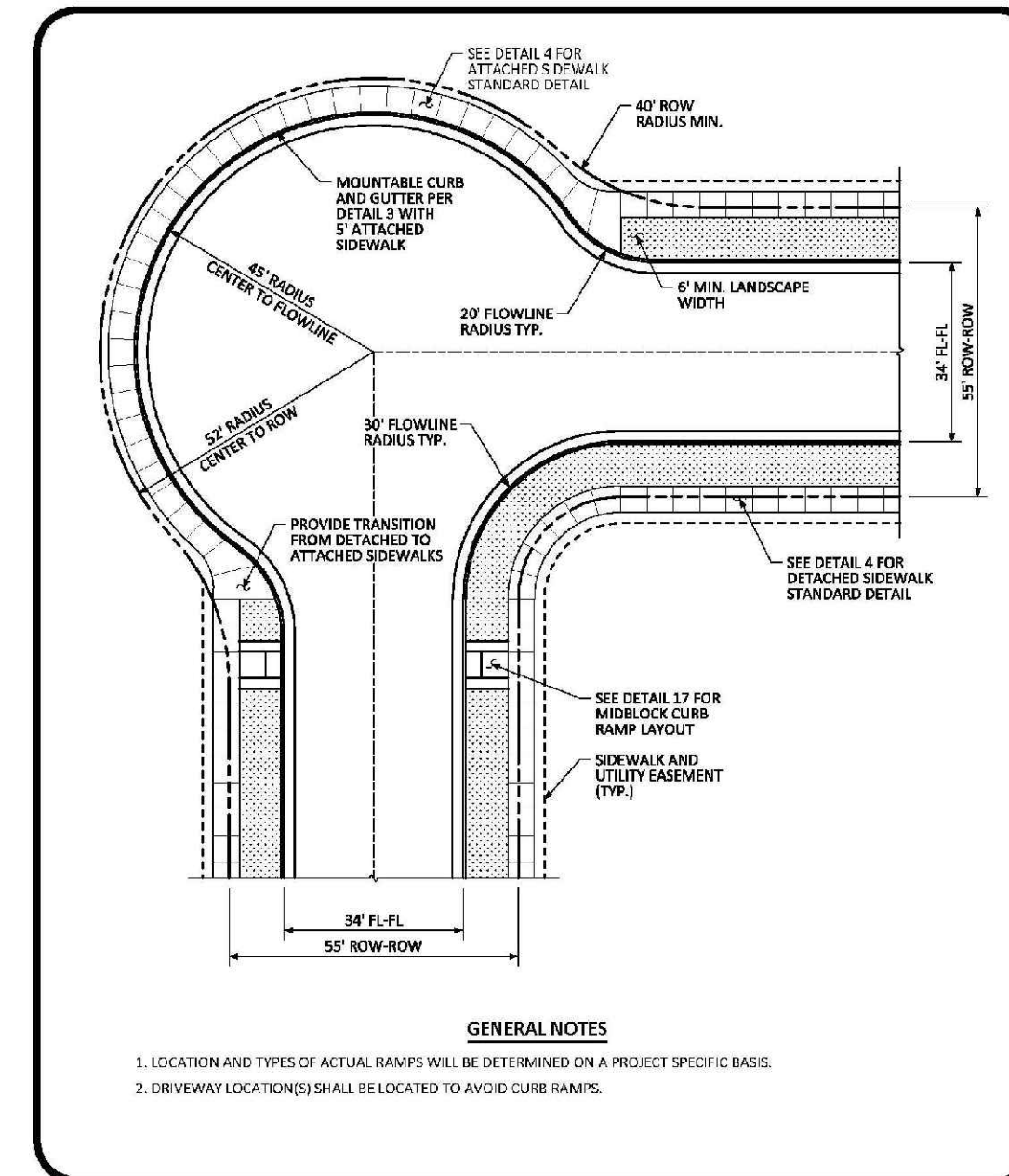
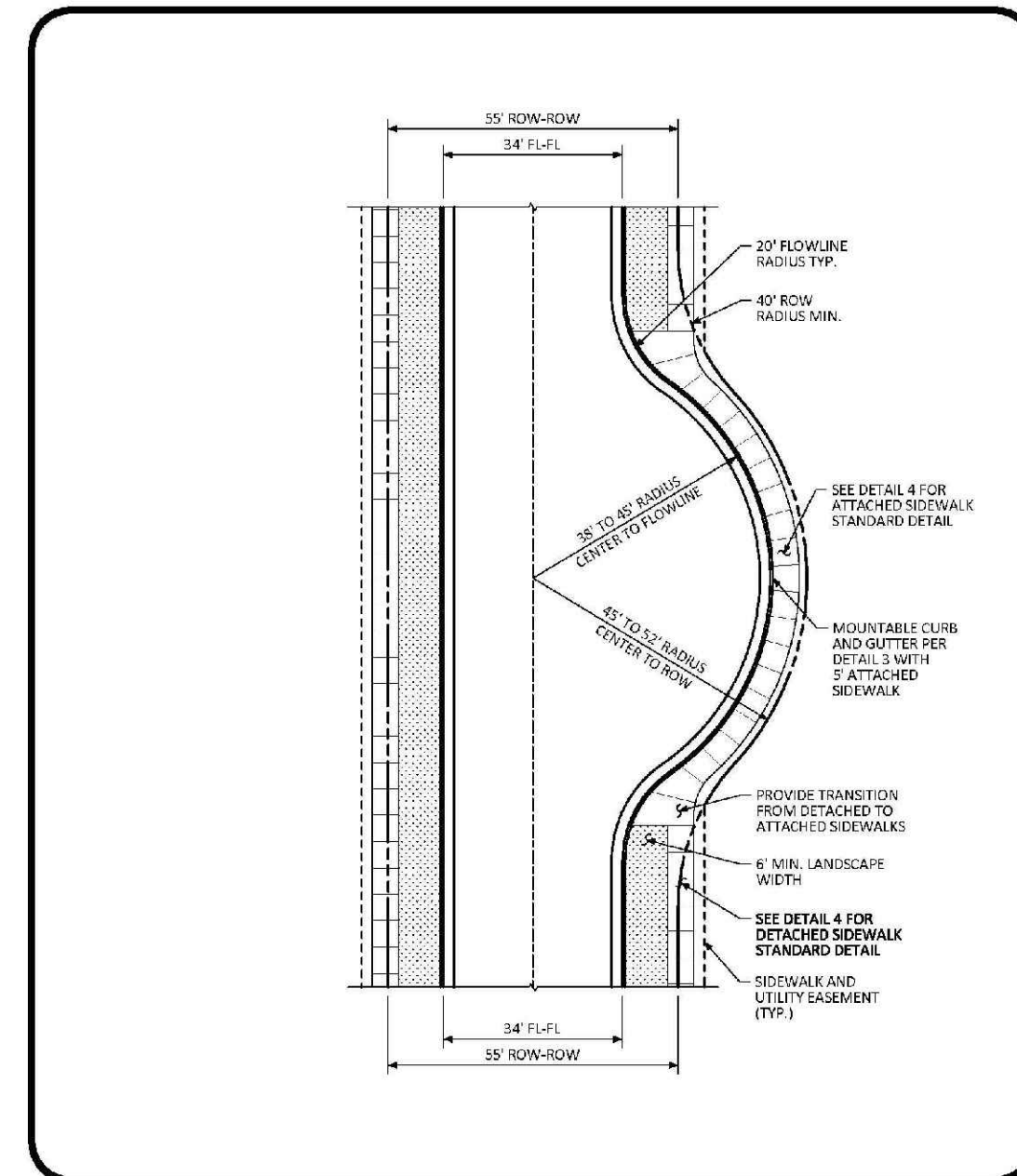
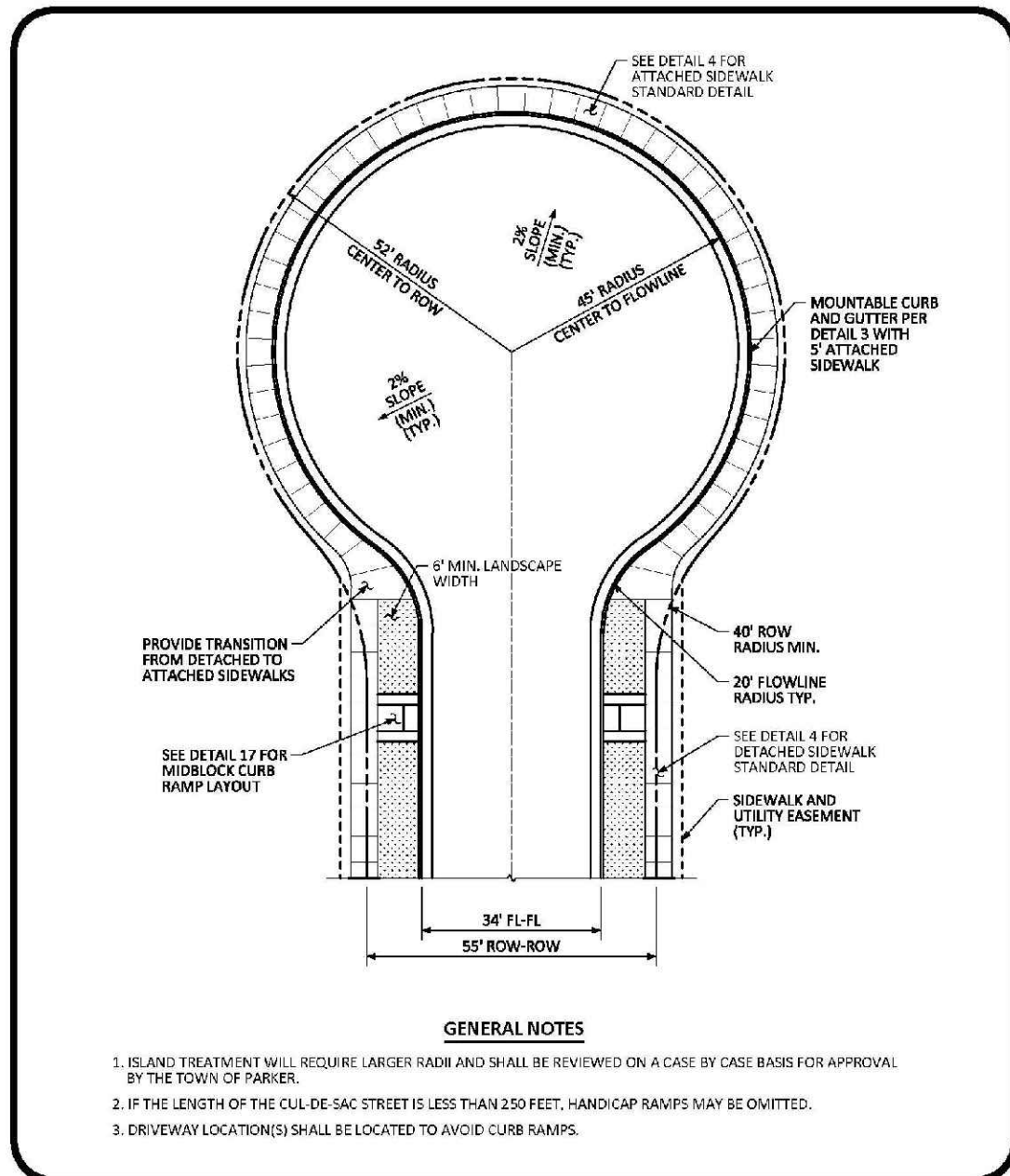
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DATE: JULY 2015  
DETAIL: 1 OF 1

**Parker COLORADO** TYPICAL STREET CROSS SECTIONS STANDARD DETAIL  
DATE: JULY 2015  
DETAIL: 1 OF 3

**Parker COLORADO** TYPICAL STREET CROSS SECTIONS STANDARD DETAIL  
DATE: JULY 2015  
DETAIL: 2 OF 3

**Parker COLORADO** TYPICAL STREET CROSS SECTIONS STANDARD DETAIL  
DATE: JULY 2015  
DETAIL: 3 OF 3

**Parker COLORADO** CURB, GUTTER, AND SIDEWALK SECTIONS STANDARD DETAIL  
DATE: AUGUST 2014  
DETAIL: 1 OF 1



**Parker COLORADO** RESIDENTIAL LOCAL CUL-DE-SAC TYPICAL LAYOUT STANDARD DETAIL  
DATE: AUGUST 2014  
DETAIL: 5 OF 1

**Parker COLORADO** RESIDENTIAL LOCAL KNUCKLE TYPICAL LAYOUT STANDARD DETAIL  
DATE: AUGUST 2014  
DETAIL: 6 OF 1

**Parker COLORADO** RESIDENTIAL LOCAL CORNER KNUCKLE TYPICAL LAYOUT STANDARD DETAIL  
DATE: AUGUST 2014  
DETAIL: 7 OF 1

**Parker COLORADO** DIAGONAL CURB RAMP (DETACHED SIDEWALK) LAYOUT STANDARD DETAIL  
DATE: AUGUST 2014  
DETAIL: 15 OF 2

**Parker COLORADO** DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL  
DATE: AUGUST 2014  
DETAIL: 2 OF 2

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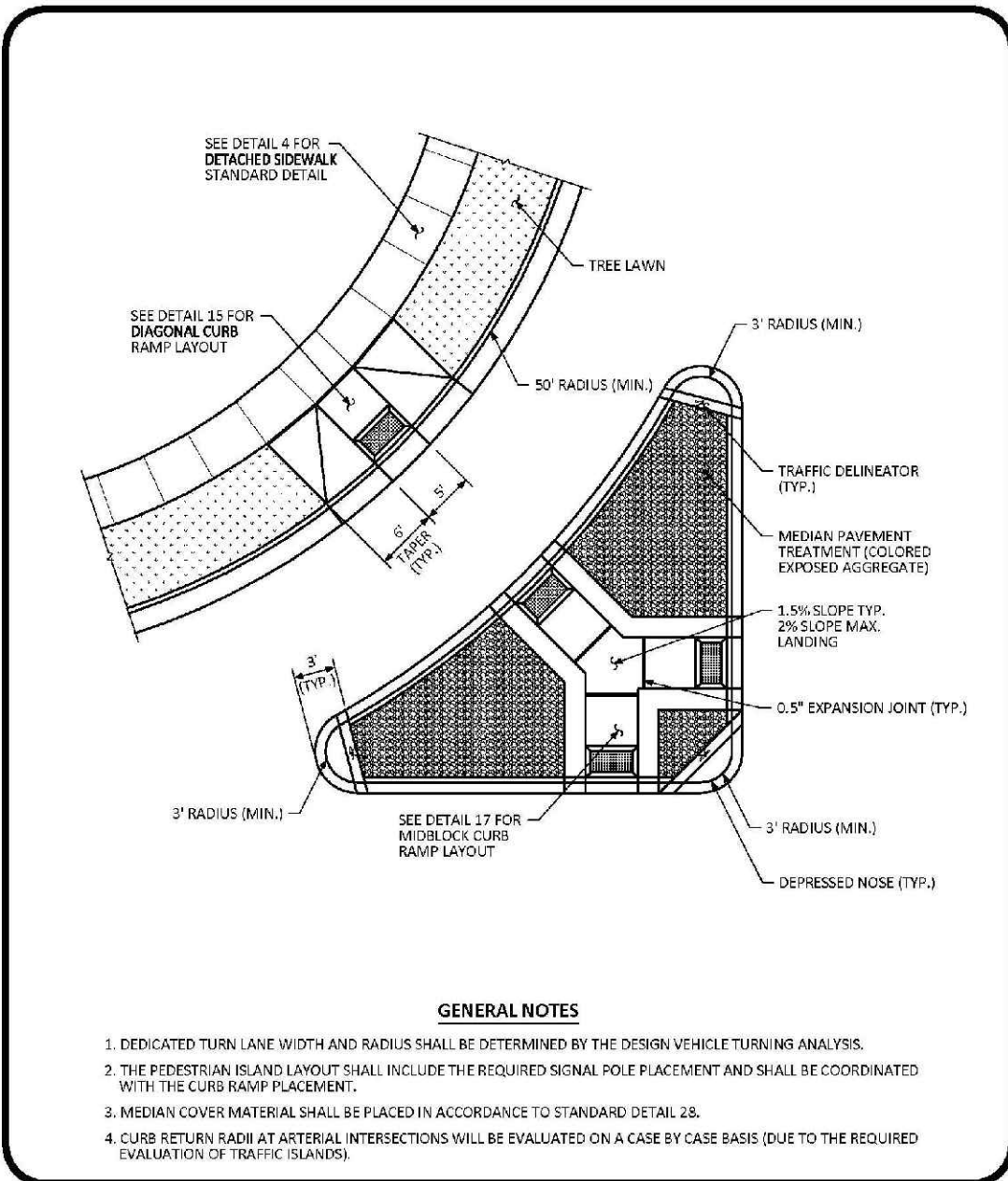
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| SHEET NUMBER | DRAWN BY: BRV | CHECKED BY: JU | DATE: SEPTEMBER 2017 | SCALE:               | AS SHOWN | FILE NO:   | 8130283701                         | TRAILS AT CROWFOOT AMENDMENT NO. 1 | PRELIMINARY MIXED USE CDS | ROADWAY DETAILS | NO. OF REVISIONS | DATE | INITIALS | APPROVED | DATE |
|              |               |                |                      | DATE: SEPTEMBER 2017 | AS SHOWN | 8130283701 | TRAILS AT CROWFOOT AMENDMENT NO. 1 | PRELIMINARY MIXED USE CDS          | ROADWAY DETAILS           |                 |                  |      |          |          |      |
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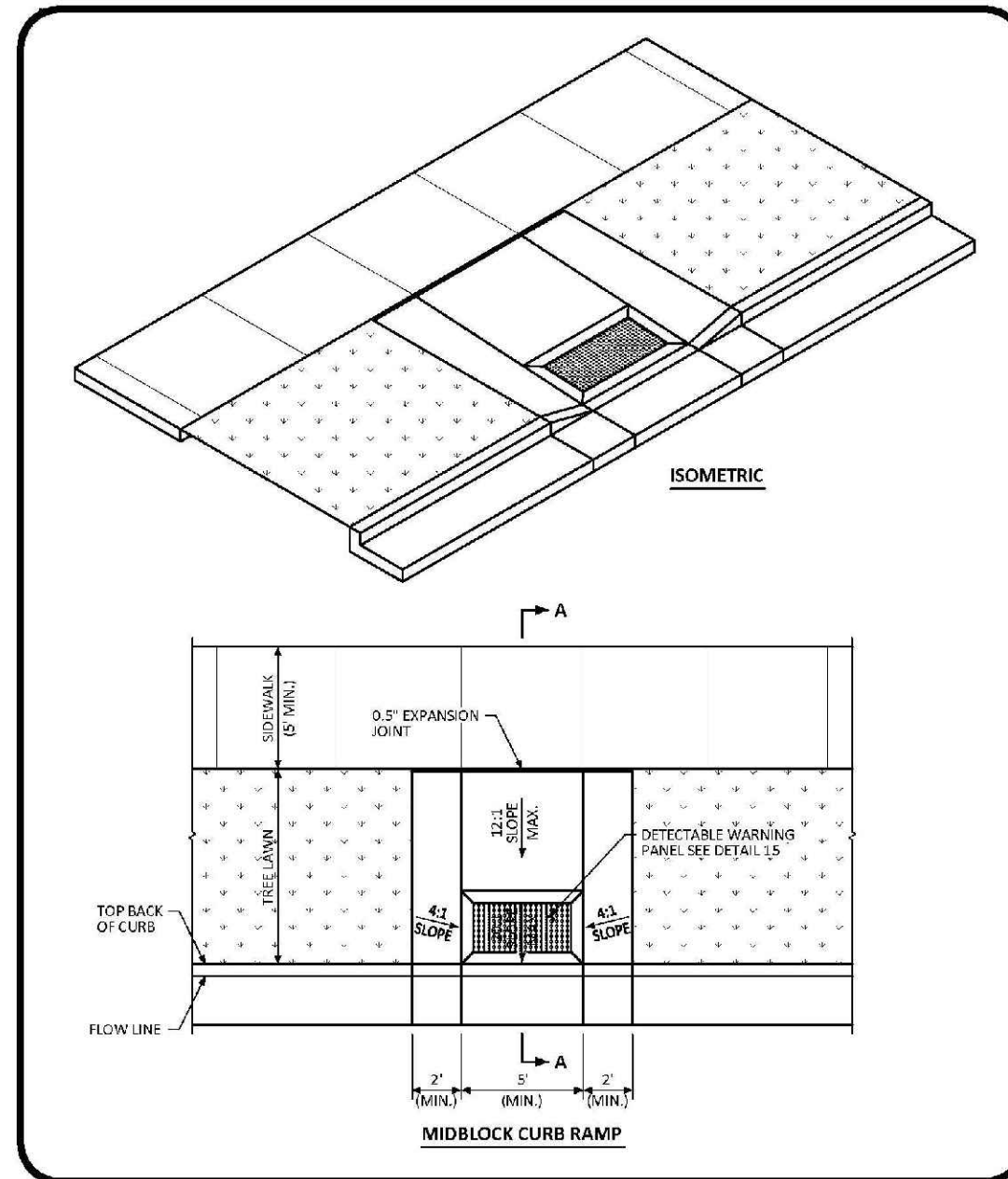
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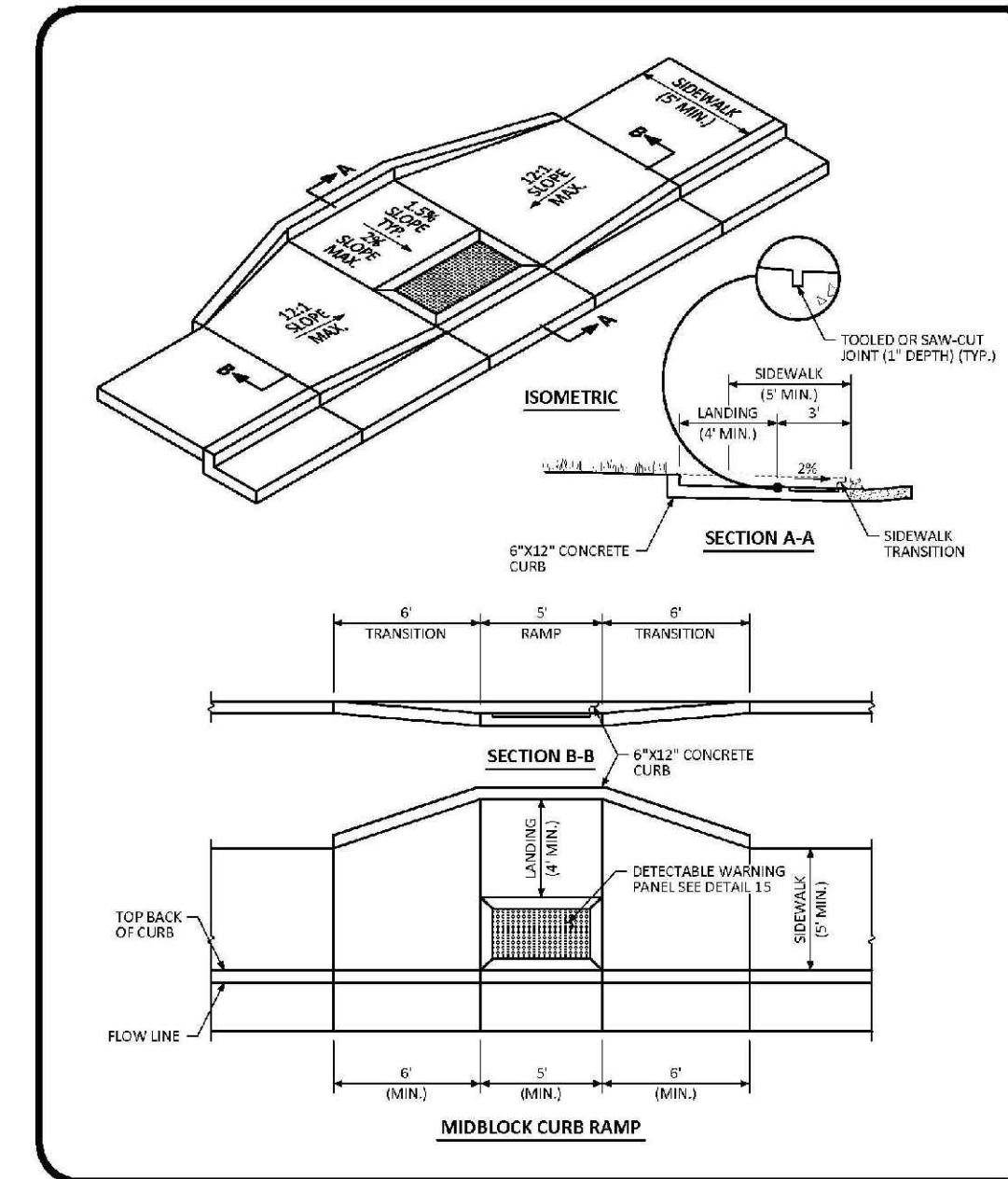
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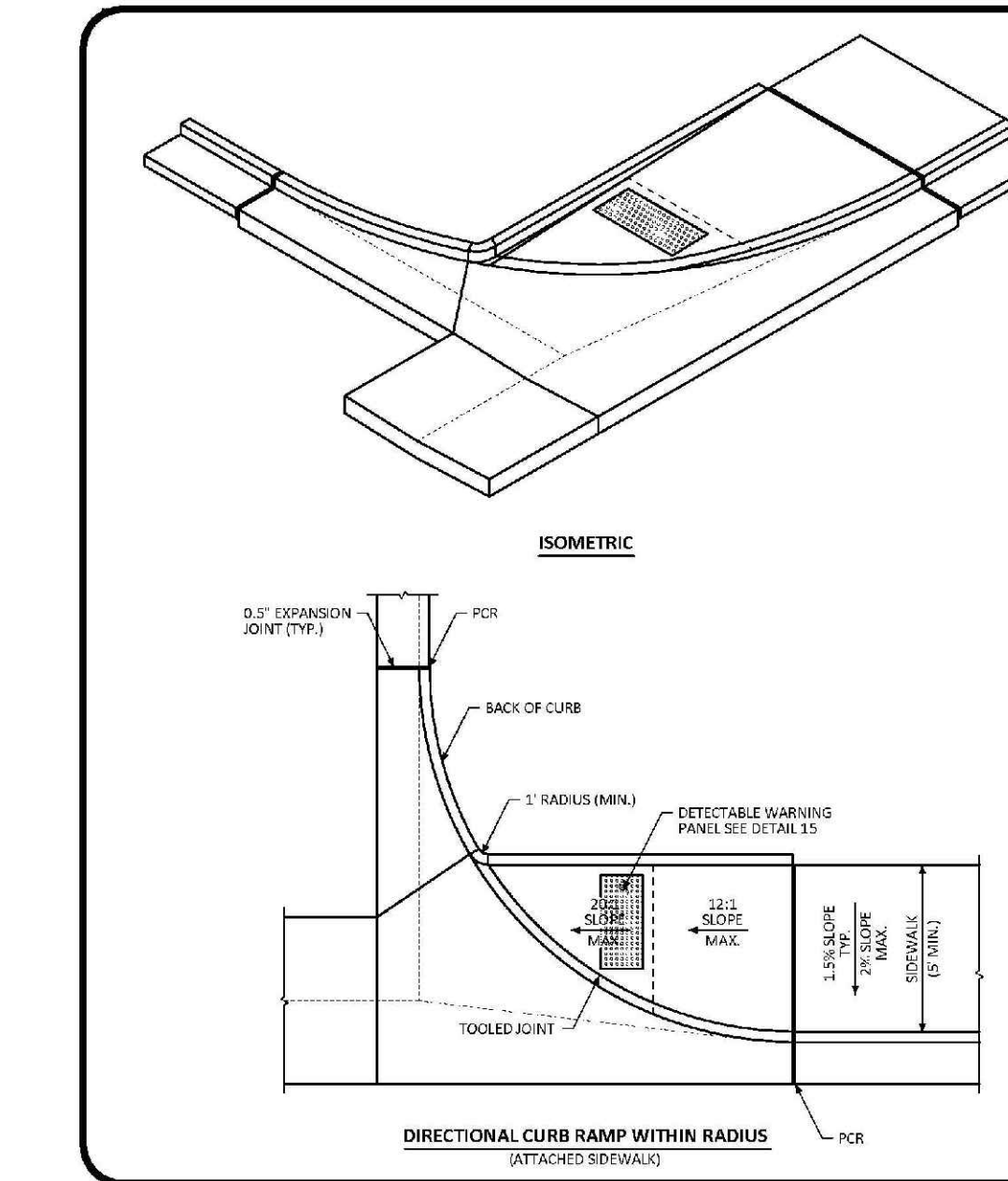
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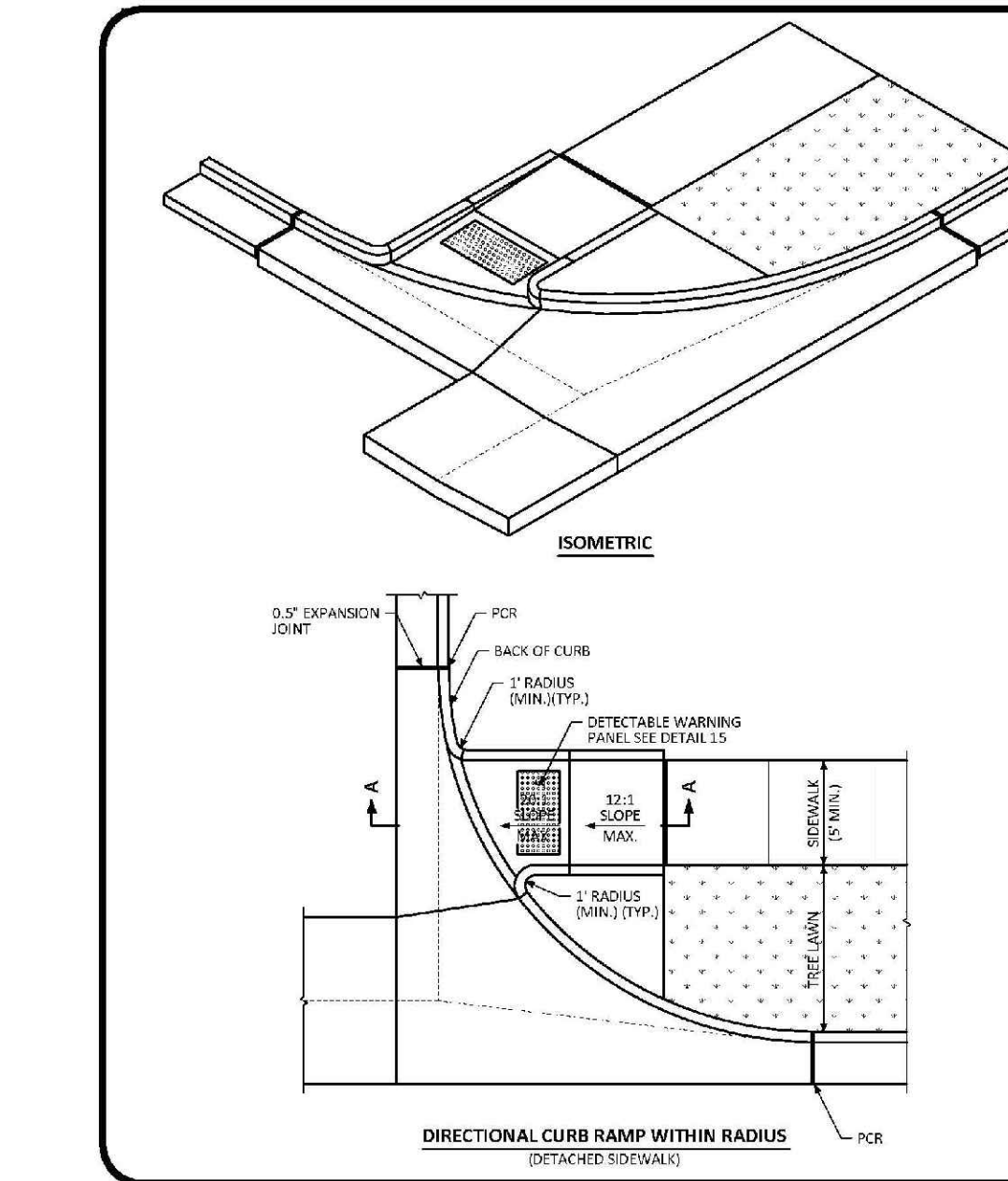
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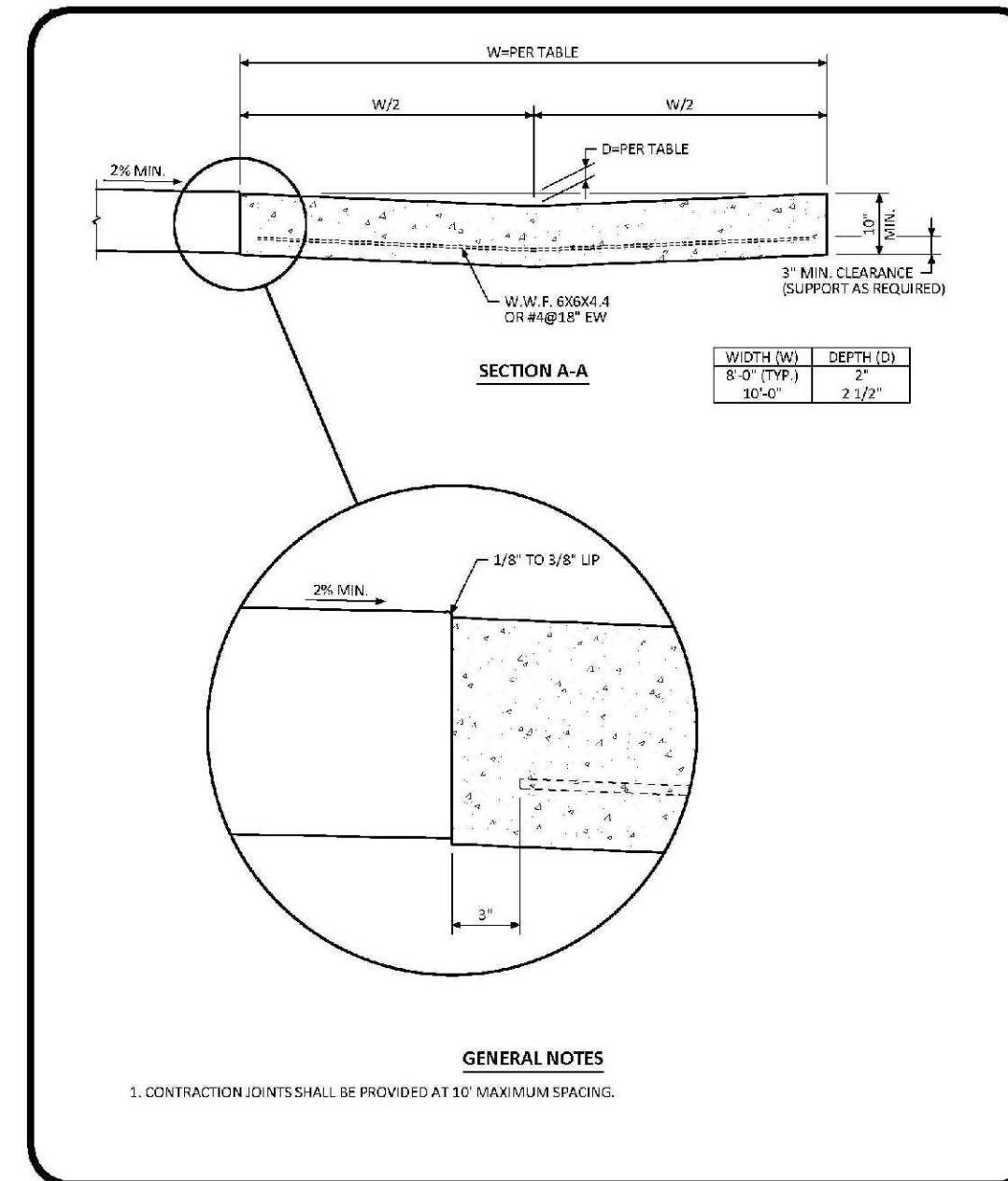
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 DETAIL: 17  
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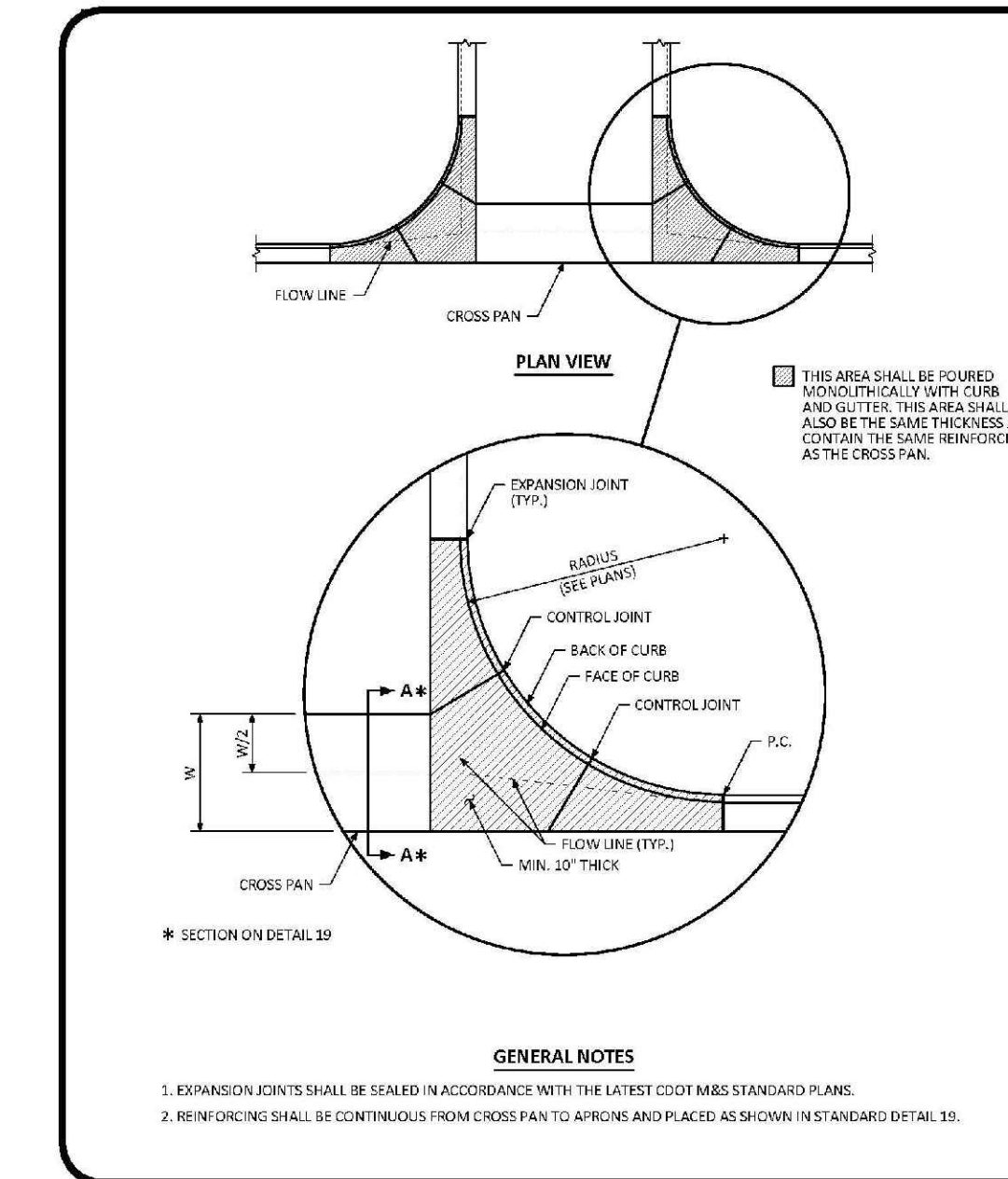
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 1 OF 2



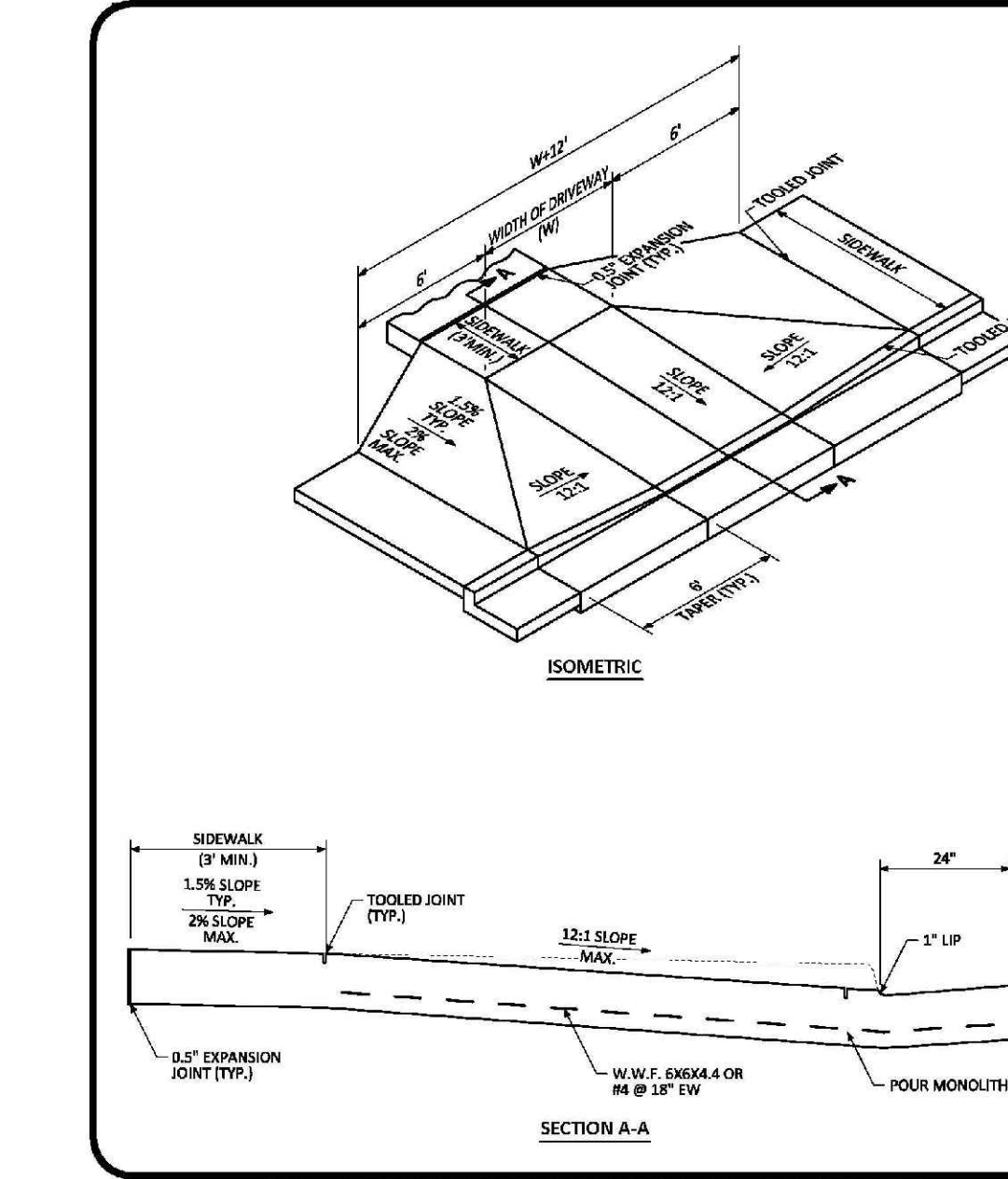
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 DETAIL: 18  
 2 OF 2



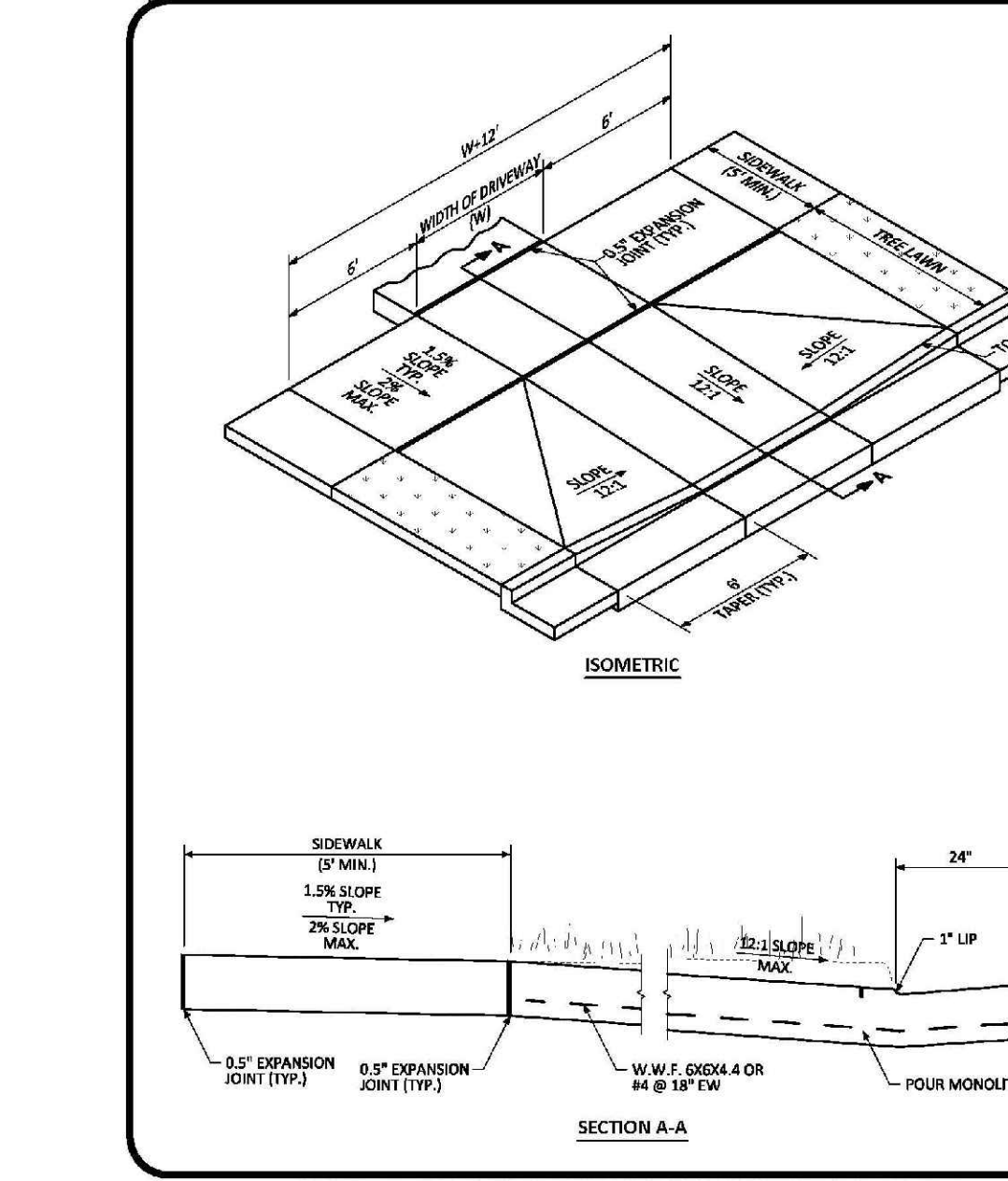
**CROSS PAN LAYOUT STANDARD DETAIL**  
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 DETAIL: 19  
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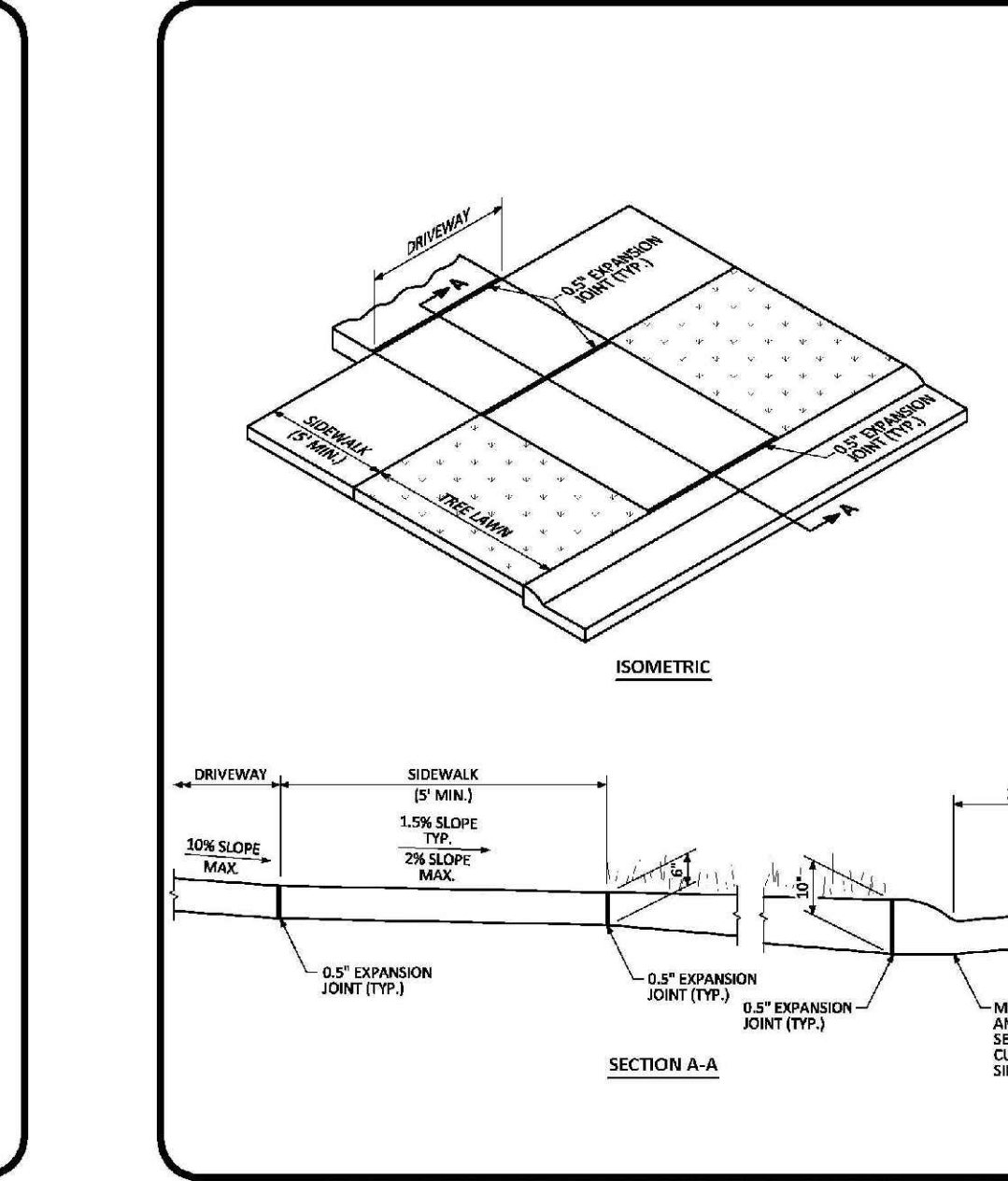
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 DATE: AUGUST 2014  
 DETAIL: 20  
 1 OF 1



**COMMERCIAL DRIVEWAY WITH ATTACHED SIDEWALK STANDARD DETAIL**  
 DATE: AUGUST 2014  
 DETAIL: 21  
 1 OF 2



**COMMERCIAL DRIVEWAY WITH DETACHED SIDEWALK STANDARD DETAIL**  
 DATE: AUGUST 2014  
 DETAIL: 21  
 2 OF 2



**RESIDENTIAL DRIVEWAY WITH 4\"/>
 DATE: AUGUST 2014  
 DETAIL: 22  
 1 OF 1**

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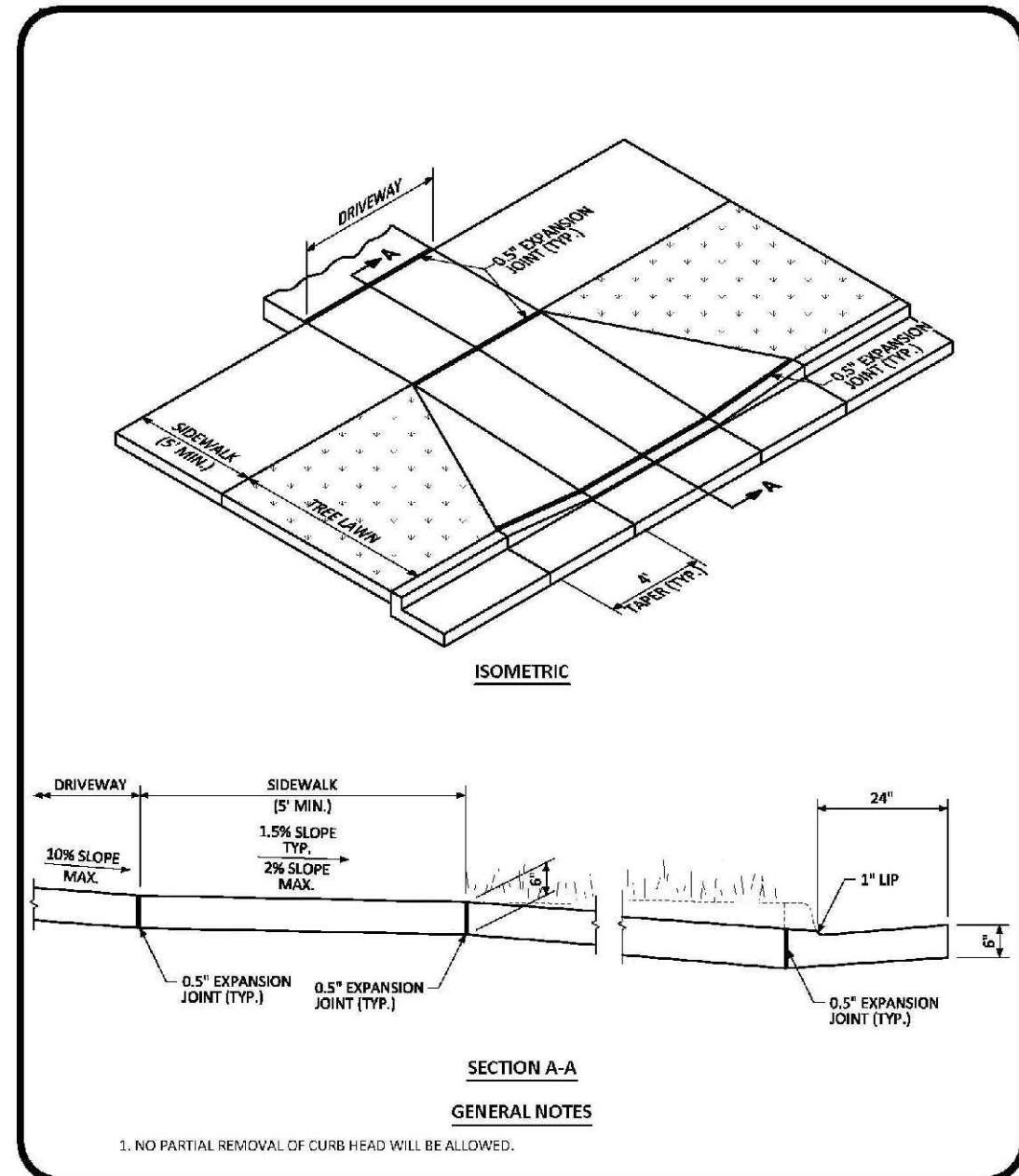
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| SHEET NUMBER | 31 | DRAWN BY: | BRV         | SCALE: | AS SHOWN | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>ROADWAY DETAILS | DATE: | SEPTEMBER 2017 | FILE NO.: | 8130283701     | DATE: |       | Revisions | No. |      | Date |  | Appr. |  | Date |  |
|              | 31 |           | CHECKED BY: |        | JJ       |  |       | DATE:          |           | SEPTEMBER 2017 |       | INIT. |           |     | DATE |      |  |       |  |      |  |

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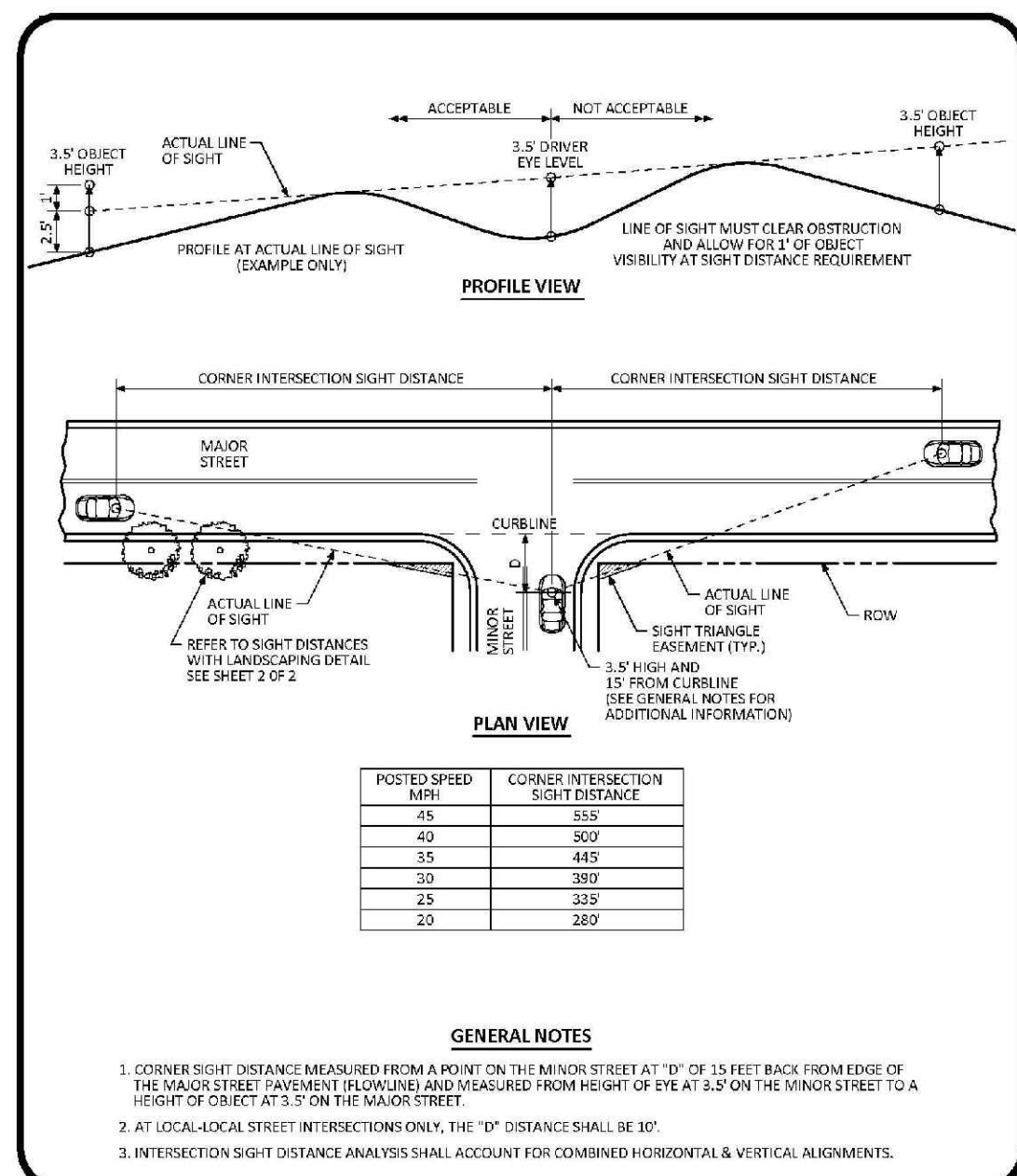
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**RESIDENTIAL DRIVEWAY WITH 6" VERTICAL CURB & GUTTER LAYOUT STANDARD DETAIL**

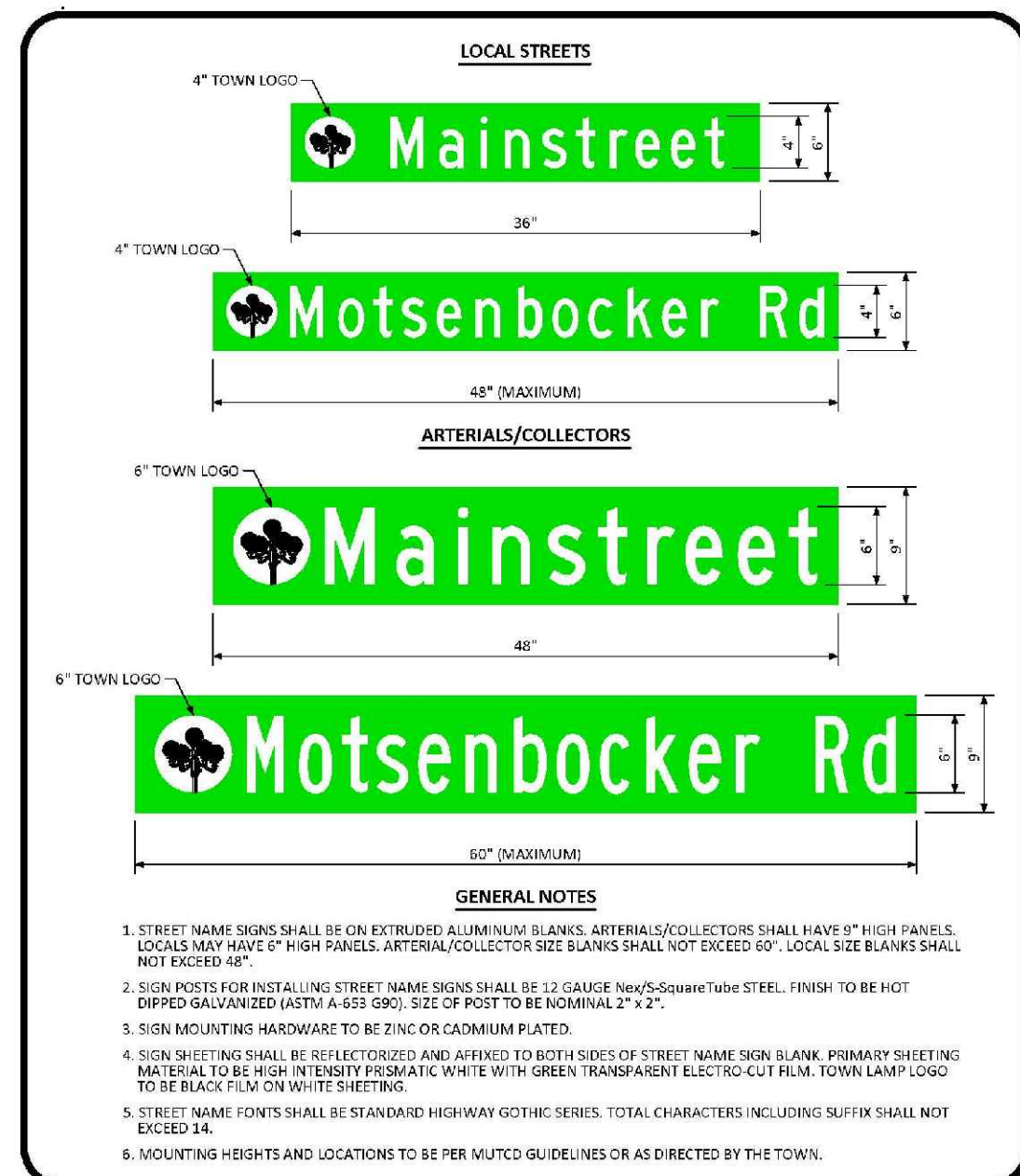
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**Parker COLORADO**

**INTERSECTION SIGHT DISTANCE REQUIREMENTS STANDARD DETAIL**

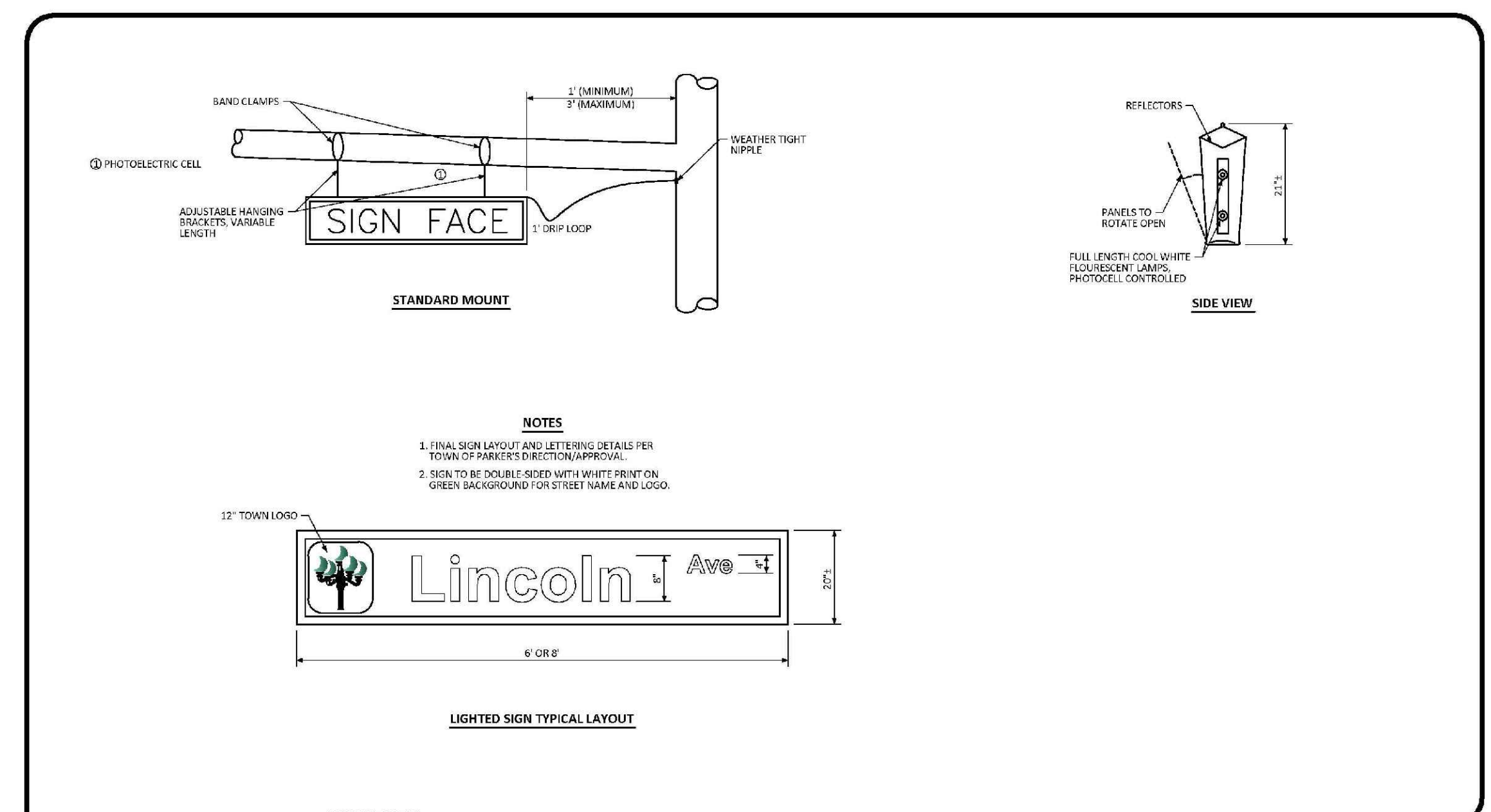
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**Parker COLORADO**

**GROUND MOUNTED STREET NAME PANELS**

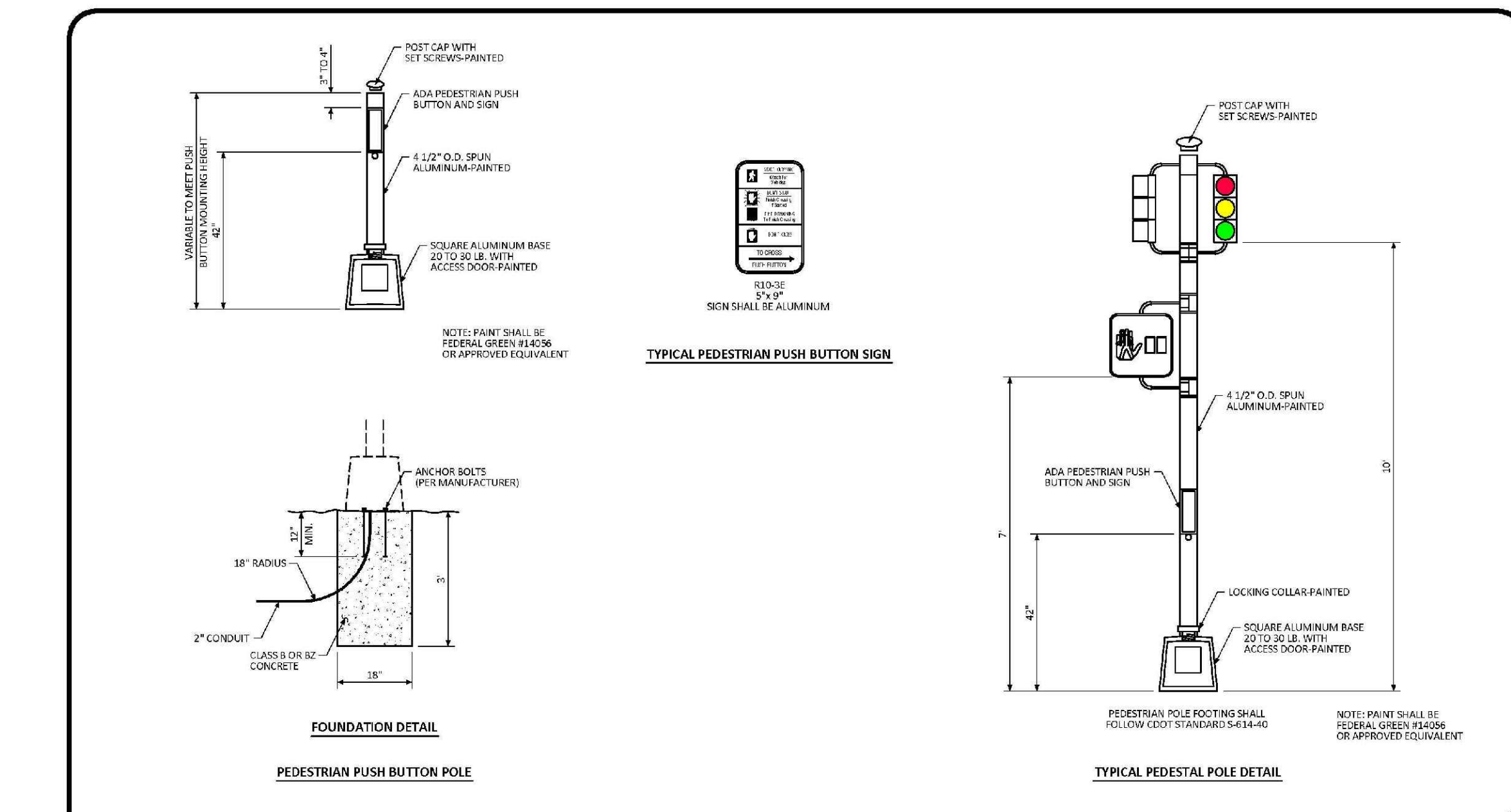
DATE: DECEMBER 2016  
DETAIL: 32  
1 OF 1



**Parker COLORADO**

**ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL**

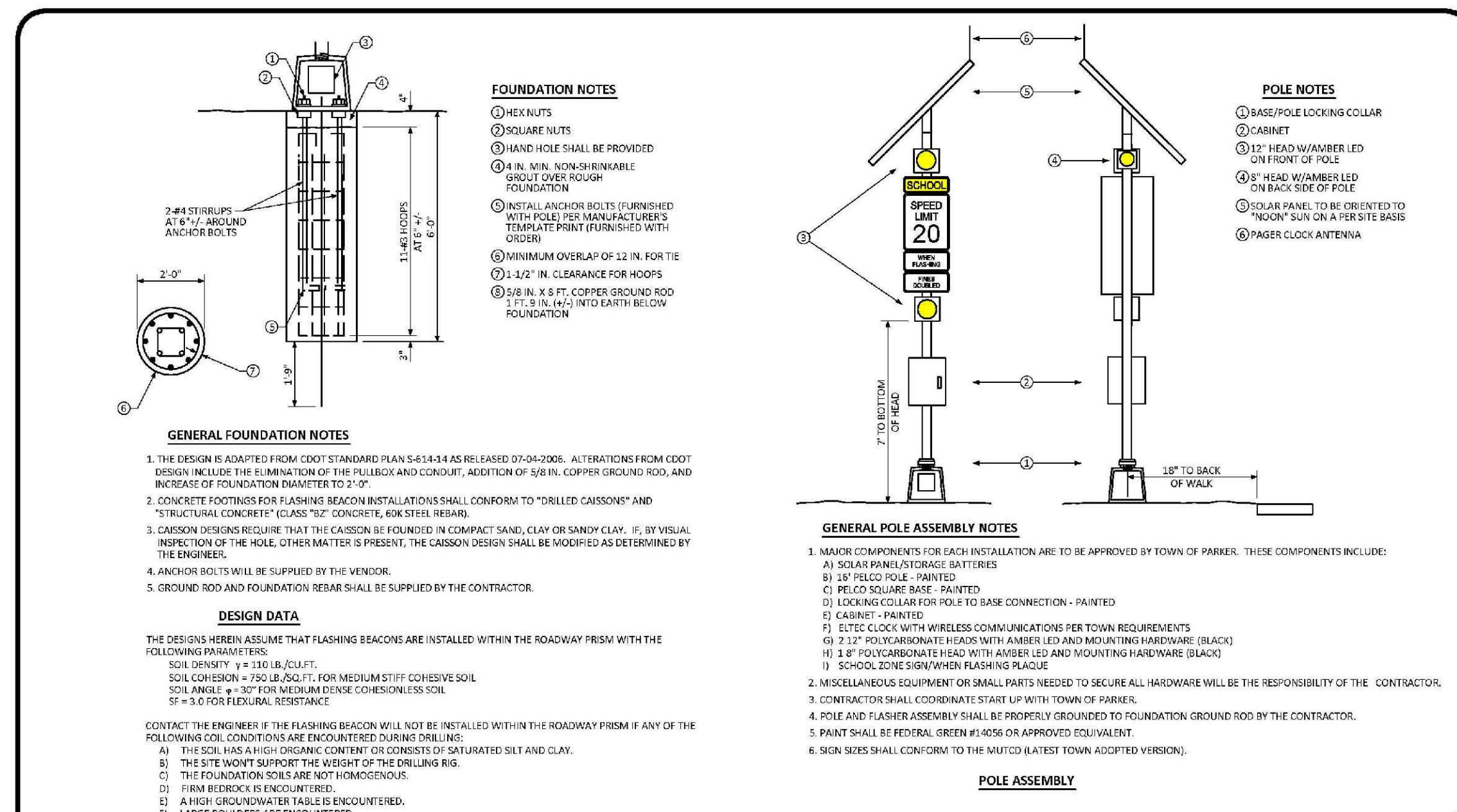
DATE: NOVEMBER 2012  
DETAIL: 3  
1 OF 1



**Parker COLORADO**

**PEDESTRIAN POLE STANDARD SIGNAL DETAIL**

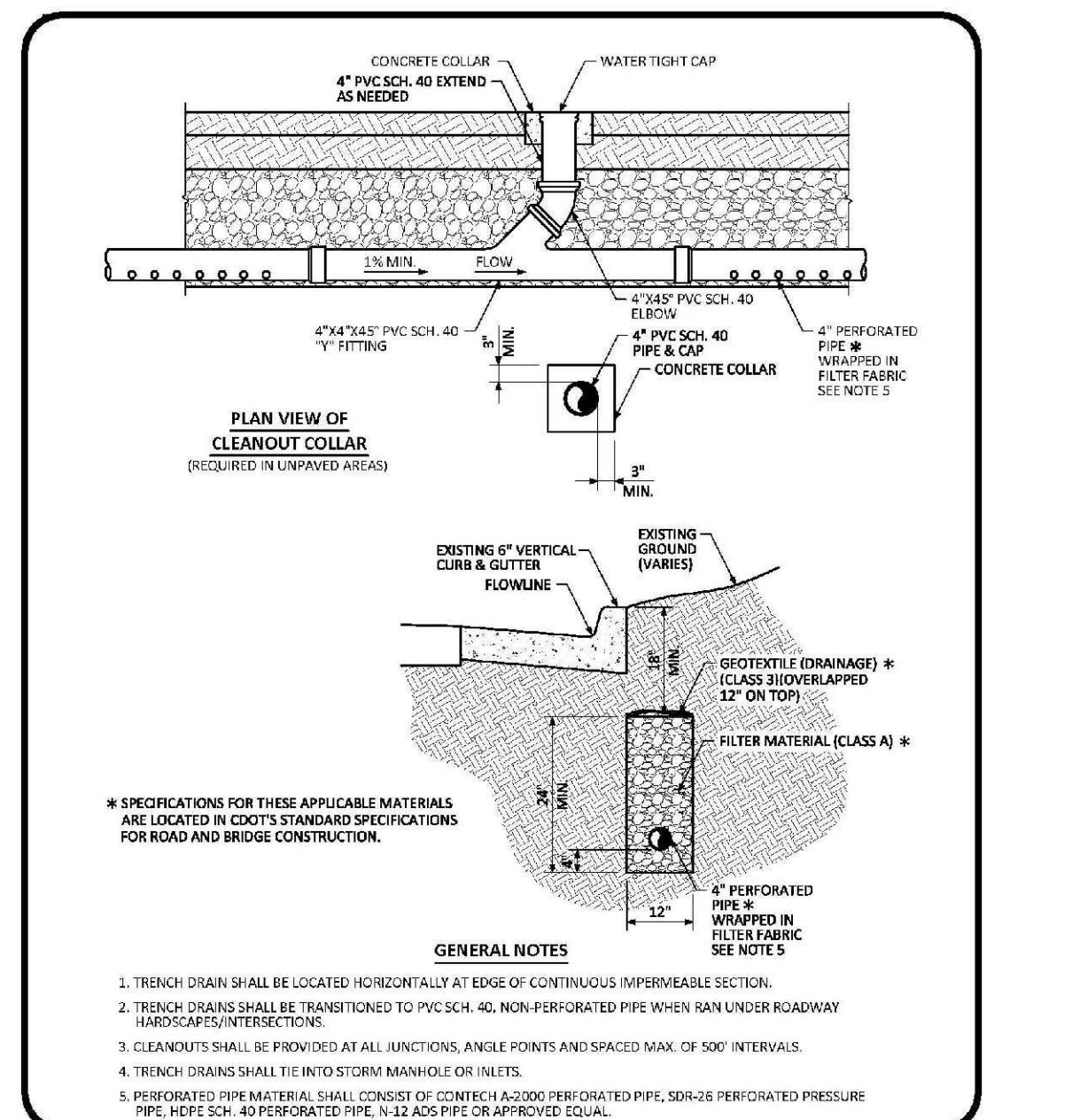
DATE: NOVEMBER 2012  
DETAIL: 4  
1 OF 1



**Parker COLORADO**

**SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL**

DATE: NOVEMBER 2012  
DETAIL: 6  
1 OF 1



**Parker COLORADO**

**TRENCH DRAIN DETAIL SECTION STANDARD DETAIL**

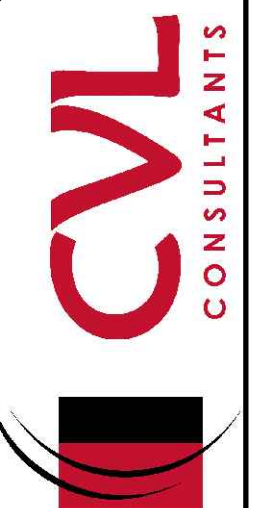
DATE: AUGUST 2014  
DETAIL: 31  
1 OF 1

N:\PROJECTS\SSR\BANCAD\ENGINEERING\SSR\TOWN OF PARKER\ROADWAY DETAILS\DWG\_CDDOT\SSR2014\_148.PLM

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UTILITY NOTIFICATION  
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|               |                |                      |                      |          |            |            |              |    |     |           |      |       |       |      |
|---------------|----------------|----------------------|----------------------|----------|------------|------------|--------------|----|-----|-----------|------|-------|-------|------|
| DRAWN BY: BRV | CHECKED BY: JU | DATE: SEPTEMBER 2017 | SCALE:               | AS SHOWN | FILE NO:   | 8130283701 | SHEET NUMBER | 32 | NO. | Revisions | DATE | INIT. | APPR. | DATE |
|               |                |                      | DATE: SEPTEMBER 2017 | AS SHOWN | 8130283701 |            |              |    |     |           |      |       |       |      |

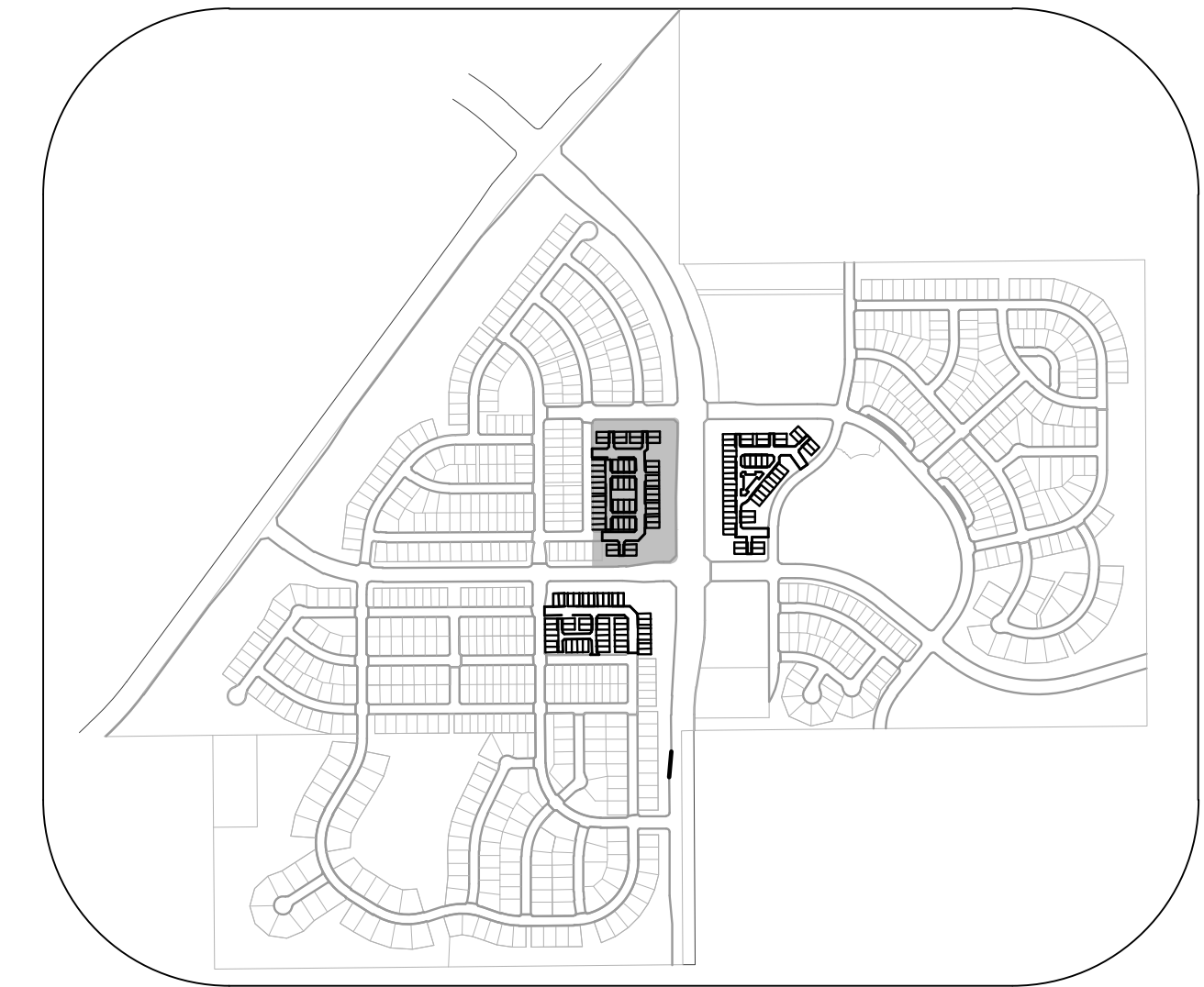
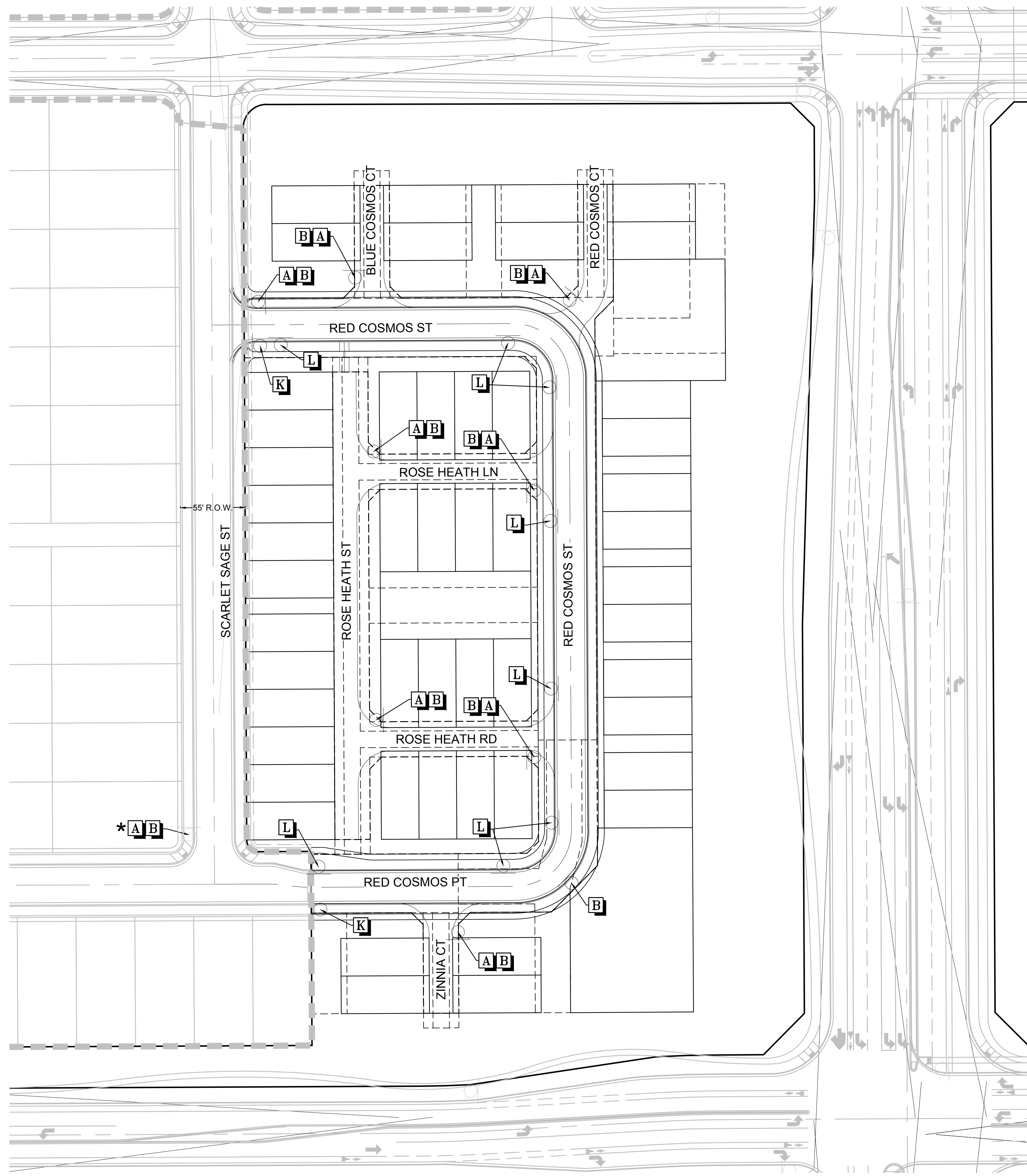
10339 E. Dry Creek Rd.  
Suite 410  
Englewood, CO 80150  
Tel: (720) 482-9526  
Fax: (720) 482-9548



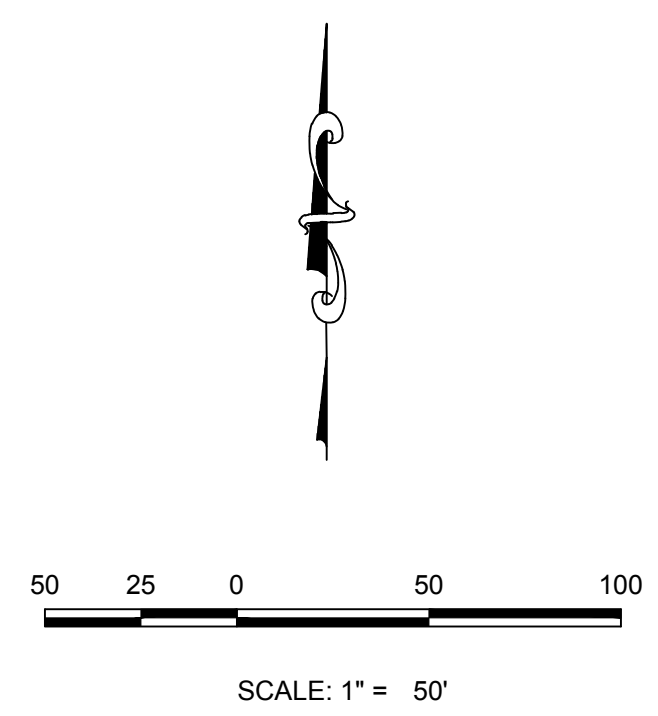
HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT AMENDMENT NO. 1  
PRELIMINARY MIXED USE CDS  
ROADWAY DETAILS

N:\PROJECTS\SSR\BRANCH\ENGINEERING\SSR\SETS\MULTIFAMILY\PRELIMINARY\TOWN OF PARKER\SIGNAGE AND STRIPING.DWG. BRIANW. 5/25/2018 1:48 PM



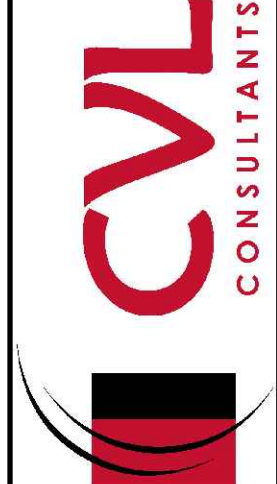
**KEYMAP**  
N.T.S.



| LEGEND   |                                    |
|----------|------------------------------------|
| <b>A</b> | STOP SIGN R1-1                     |
| <b>B</b> | STREET NAME SIGN D3                |
| <b>C</b> | DEAD END SIGN W14-1                |
| <b>D</b> | SPEED LIMIT SIGN R2-1              |
| <b>E</b> | BIKE LANE SIGN R3-17               |
| <b>F</b> | AHEAD SIGN R3-17A                  |
| <b>G</b> | ENDS SIGN R3-17B                   |
| <b>H</b> | YIELD SIGN R1-2                    |
| <b>I</b> | PEDESTRIAN TRAFFIC SIGN W11-2      |
| <b>J</b> | SCHOOL CROSSING SIGN S1-1          |
| <b>K</b> | PRIVATE ROAD NO TOWN MAINTENANCE   |
| <b>L</b> | NO PARKING R8-3A                   |
| <b>*</b> | TO BE INSTALLED WITH OTHER FILINGS |

| No. | Revisions | Date | Int. | Appr. | Date |
|-----|-----------|------|------|-------|------|
|     |           |      |      |       |      |

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Tel: (720) 482-9526  
Fax: (720) 482-9546



**HR 935 LLC**  
7363 South Alton Way  
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT AMENDMENT NO. 1**  
PRELIMINARY MIXED USE CDS  
SIGNAGE AND STRIPING

SCALE: AS SHOWN  
FILE NO: 8130283701  
DRAWN BY: BPW  
CHECKED BY: JU  
DATE: SEPTEMBER 2017

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. 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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

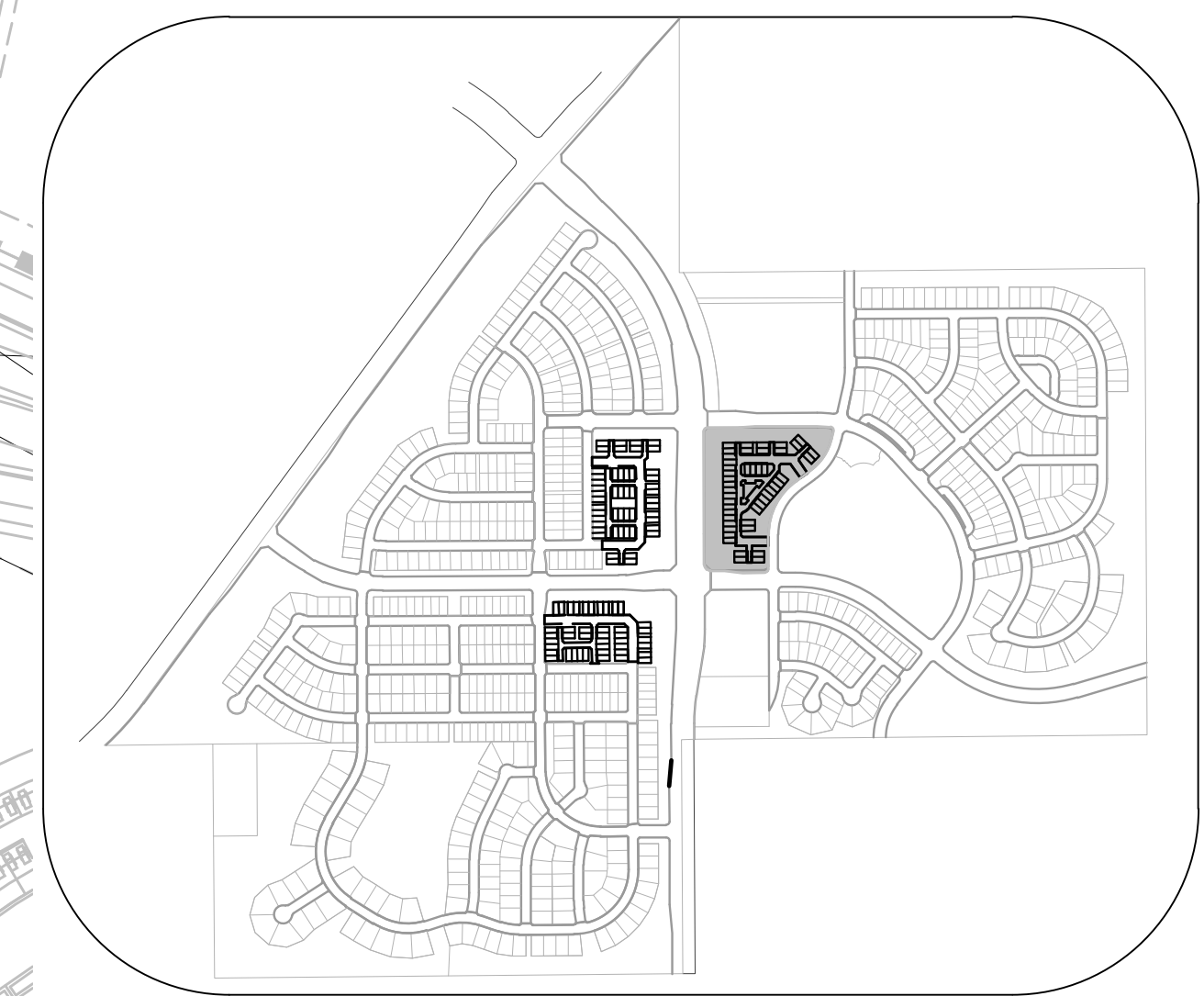
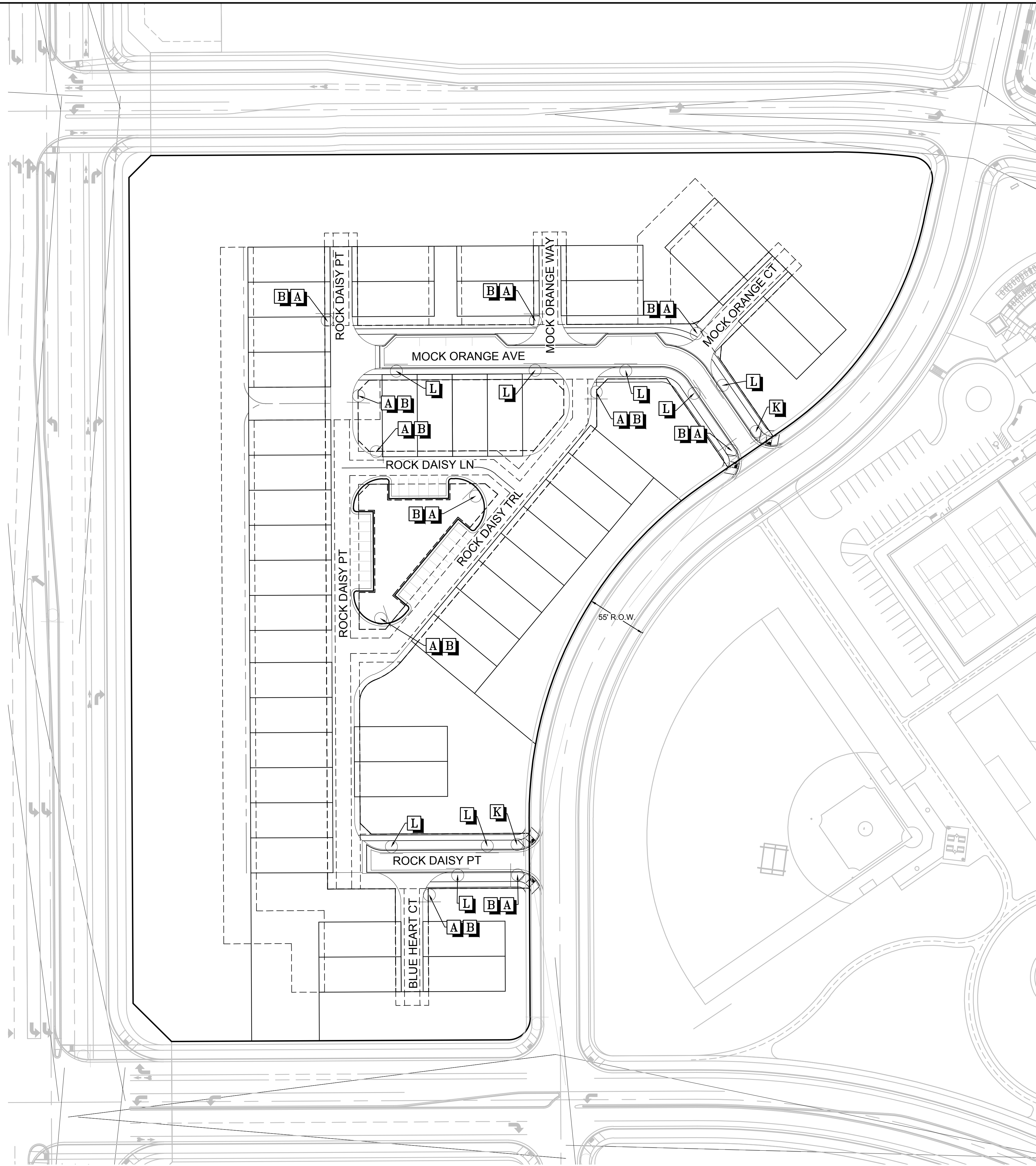
**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

**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.

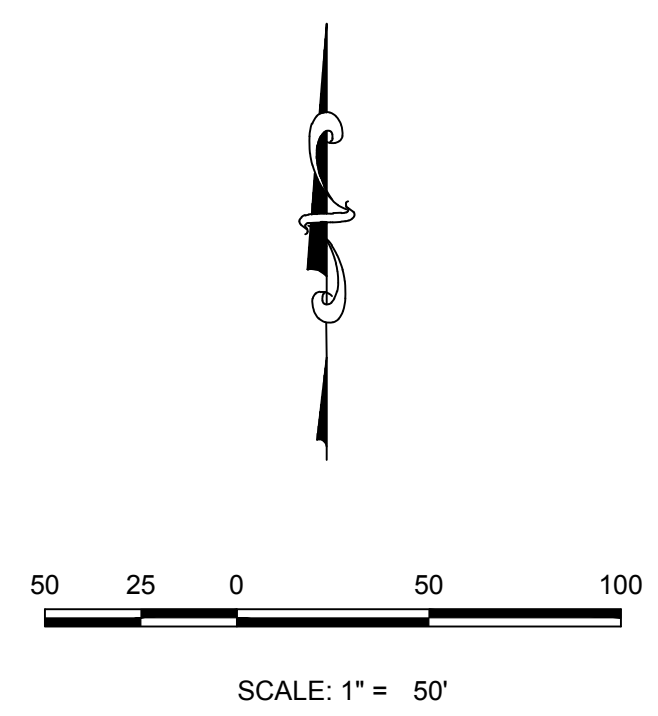
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SHEET NUMBER **33**

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**KEYMAP**  
N.T.S.



SCALE: 1" = 50'

| LEGEND   |                                    |
|----------|------------------------------------|
| <b>A</b> | STOP SIGN R1-1                     |
| <b>B</b> | STREET NAME SIGN D3                |
| <b>C</b> | DEAD END SIGN W14-1                |
| <b>D</b> | SPEED LIMIT SIGN R2-1              |
| <b>E</b> | BIKE LANE SIGN R3-17               |
| <b>F</b> | AHEAD SIGN R3-17A                  |
| <b>G</b> | ENDS SIGN R3-17B                   |
| <b>H</b> | YIELD SIGN R1-2                    |
| <b>I</b> | PEDESTRIAN TRAFFIC SIGN W11-2      |
| <b>J</b> | SCHOOL CROSSING SIGN S1-1          |
| <b>K</b> | PRIVATE ROAD NO TOWN MAINTENANCE   |
| <b>L</b> | NO PARKING R8-3A                   |
| <b>*</b> | TO BE INSTALLED WITH OTHER FILINGS |

**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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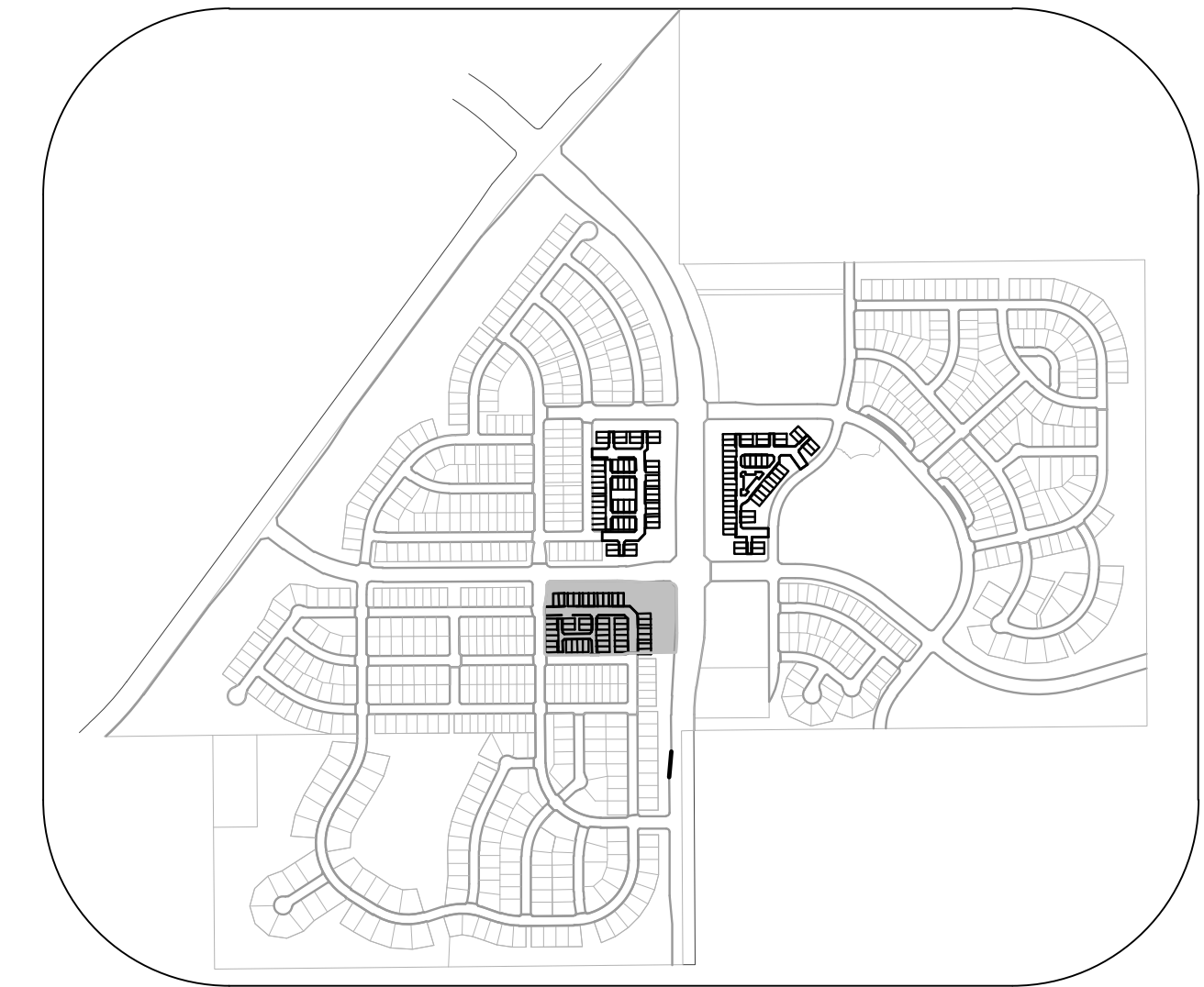
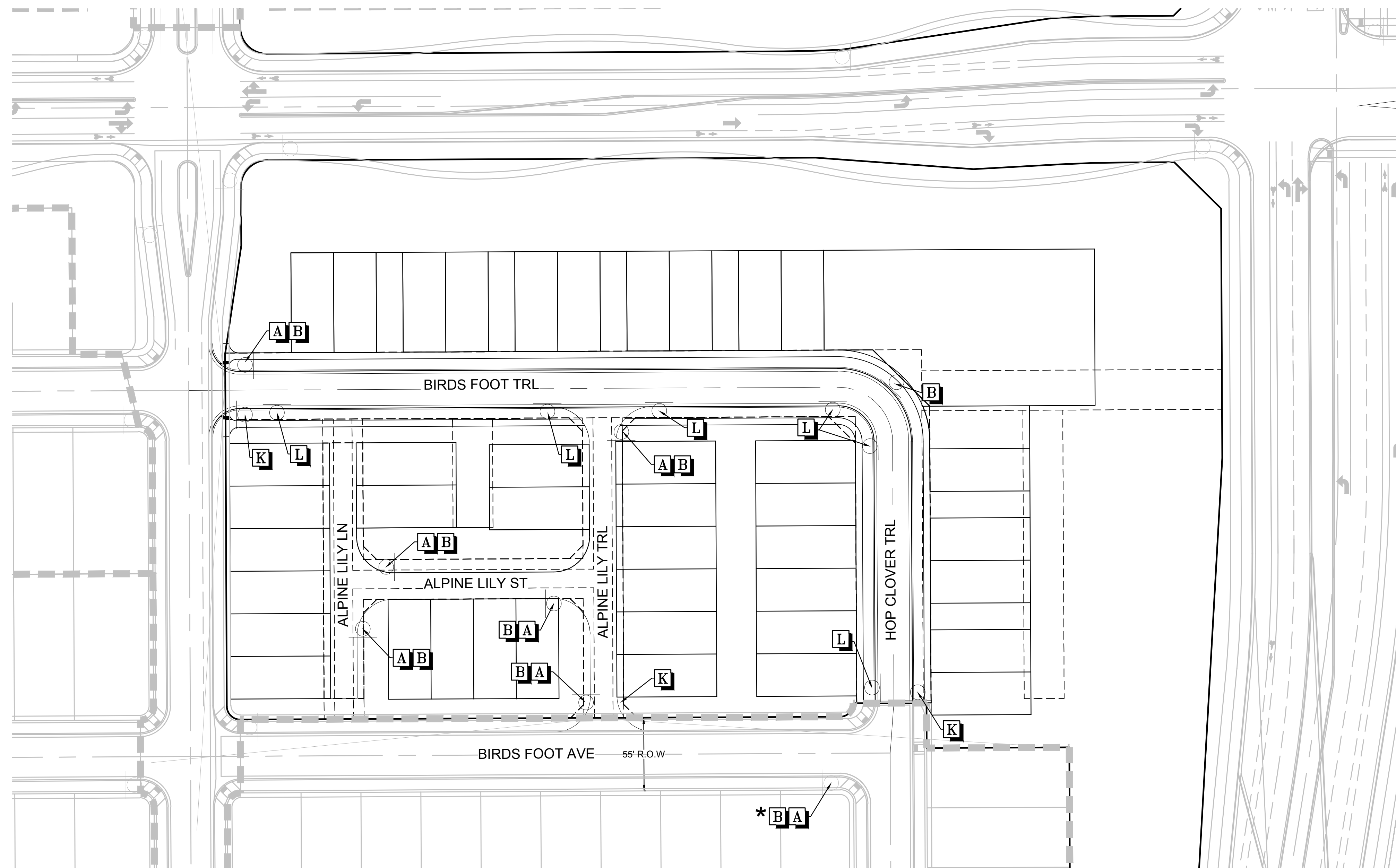
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| 10333 E. Dry Creek Rd.<br>Suite 240<br>Englewood, CO 80112<br>Tel: (720) 482-9526<br>Fax: (720) 482-9546 | Revisions   |                 | No.                 | Date  | Appr. |
|  | No.   |                 | Date                | Appr. | Date  |
|  | <b>TRAILS AT CROWFOOT AMENDMENT NO. 1</b><br><b>PRELIMINARY MIXED USE CDS</b><br>SIGNAGE AND STRIPING |                 |                     |       |       |
|  | HR 935 LLC<br>7363 South Allon Way<br>CENTENNIAL, CO 80112  | SCALE: AS SHOWN | FILE NO: 8130283701 |       |       |
| DRAWN BY: BPW<br>CHECKED BY: JU<br>DATE: SEPTEMBER 2017  | SHEET NUMBER <b>34</b>  |                 |                     |       |       |
| TOWN OF PARKER, DIRECTOR OF ENGINEERING  |   | DATE            |                     |       |       |

PROJECT SHESS BRANCH CAD ENGINEERING SHEET SETS MULTIFAMILY PRELIMINARY TOWN OF PARKER SIGNAGE AND STRIPING DWG. BRIAN W. 5/25/2018 1:48 PM



**KEYMAP**  
N.T.S.



50 25 0 50 100

SCALE: 1" = 50'

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

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|--|--|---|
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|  | HR 935 LLC<br>7363 South Alton Way<br>CENTENNIAL, CO 80112   | TRAILS AT CROWFOOT AMENDMENT NO. 1<br>PRELIMINARY MIXED USE CDS<br>SIGNAGE AND STRIPING |
| SHEET NUMBER<br><span style="font-size: 2em; font-weight: bold;">35</span> | SCALE:<br>AS SHOWN   | FILE NO:<br>8130283701  |
| DRAWN BY:<br>BPW   | CHECKED BY:<br>JU  | DATE:<br>SEPTEMBER 2017   |
| Revisions  | No.  | Date  |
| Appr.  | Date   | Date  |