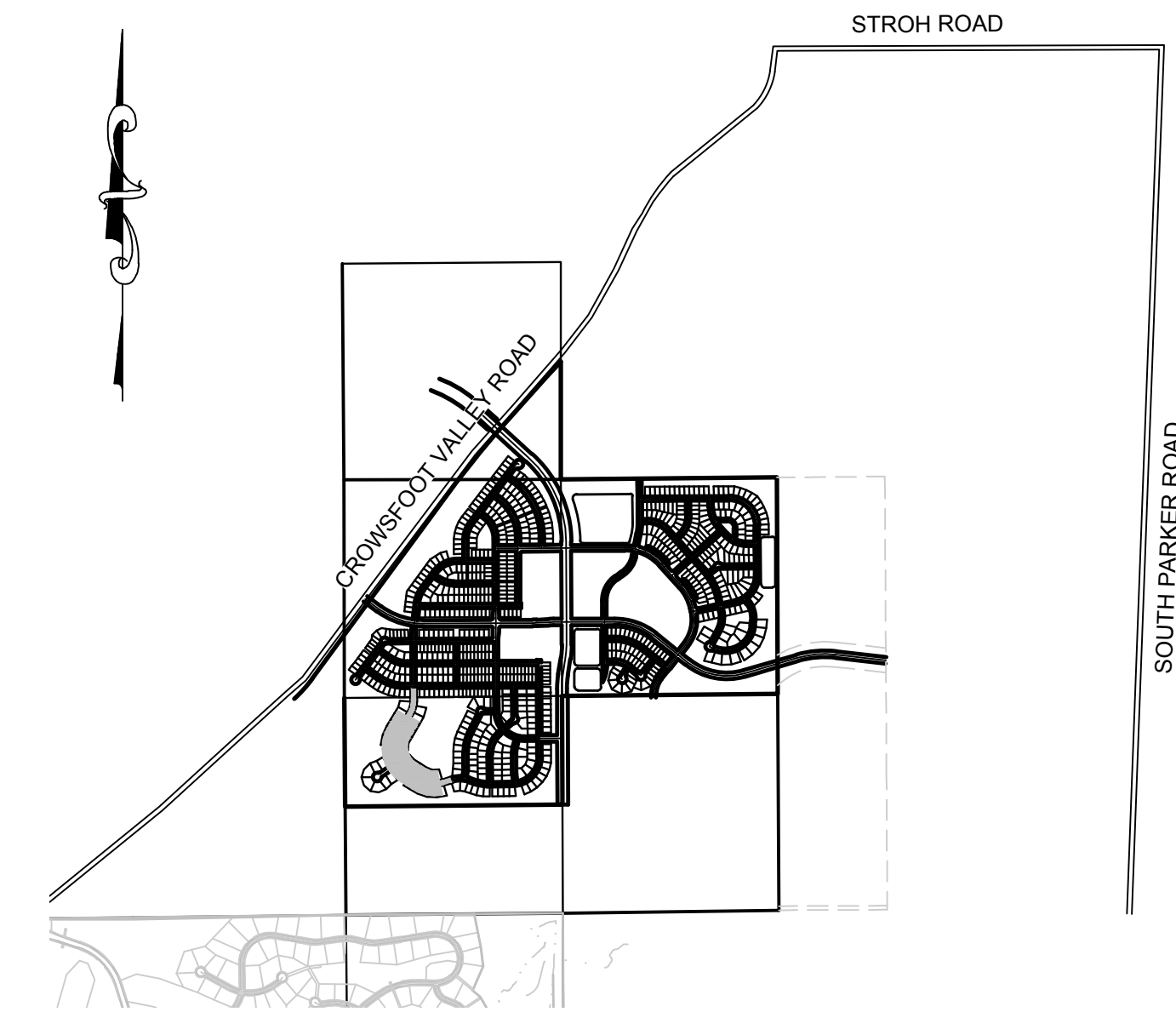


# TRAILS AT CROWFOOT

## FILING 8 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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4	INITIAL CBMP PLAN
5	INTERIM & FINAL CBMP PLAN
6	CBMP DETAILS
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11	ROSE MALLOW WAY
12	INTERSECTION PLANS
13	ROADWAY DETAILS
14	ROADWAY DETAILS
15	ROADWAY DETAILS
16	SIGNAGE AND STRIPING



**VICINITY MAP**  
SCALE: 1" = 2000'

No.	Revisions	Date	Init.	Appr.	Date

10333 E. Dry Creek Rd.  
Suite 410  
Englewood, CO 80112  
Tel: (720) 482-9526  
Fax: (720) 482-9546

**HR 935 LLC**  
7353 South Alton Way  
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT**  
**FILING 8 CONSTRUCTION DRAWINGS**  
COVER SHEET

DRAWN BY:	SCALE:	AS SHOWN	FILE NO.:	8130283701
CHECKED BY:	JF		JU	
DATE:	AUGUST 2017			
<b>1</b>	SHEET NUMBER			

<p><b>DEVELOPER</b></p> <p>HR 935 LLC 7353 SOUTH ALTON WAY CENTENNIAL, CO 80112 TEL: (303) 770-9111 CONTACT: MATT JANKE</p>	<p><b>PLANNER/ LANDSCAPE DESIGNER:</b></p> <p>PCS GROUP, INC. 200 KALAMATH STREET DENVER, CO 80233 TEL: (303) 531-4905 CONTACT: JOHN PRESTWICH</p>	<p><b>SURVEYOR/ ENGINEER:</b></p> <p>CVL CONSULTANTS OF COLORADO, INC. 10333 E. DRY CREEK RD. STE 240 ENGLEWOOD, CO 80112 TEL: (720) 482-9526 CONTACT: JIM JANNICKE</p>	<p><b>MUNICIPALITY</b></p> <p>TOWN OF PARKER 20120 E. MAIN STREET PARKER, CO 80138 TEL: (303) 841-0353</p>
---	--	---	--

I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE PROPOSED SUBDIVISION, TRAILS AT CROWFOOT, 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 6-13-18  
DATE

**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON  
COLORADO P.E. 0050067

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES. SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

N:\PROJECTS\HR 935\ENGINEERING\DRG\TRAILS AT CROWFOOT\COVER SHEET.DWG, ADMINISTRATOR, 3/7/2018 7:29 AM

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**UNCC 1-800-922-1987**  
UTILITY NOTIFICATION CENTER OF COLORADO









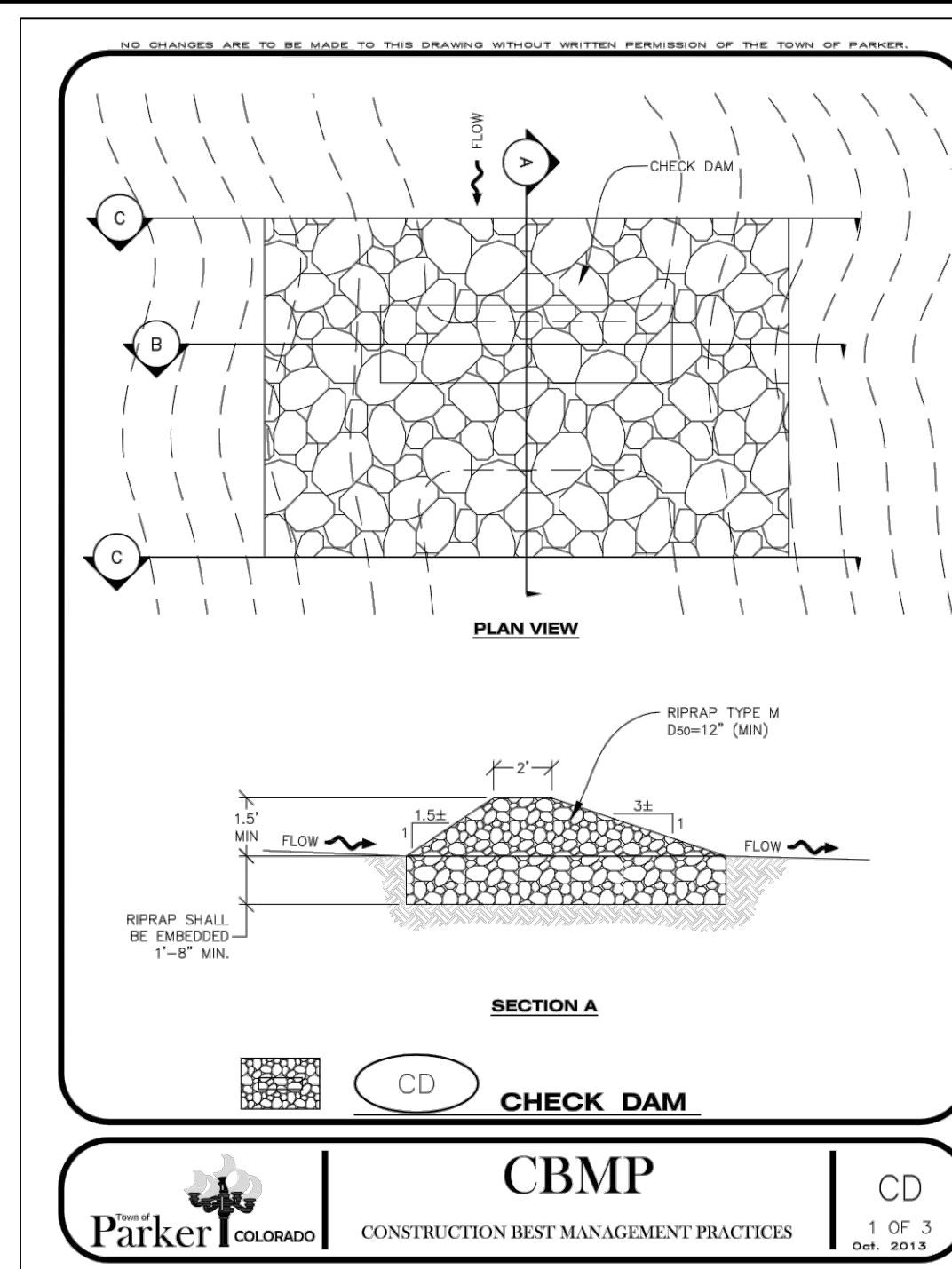




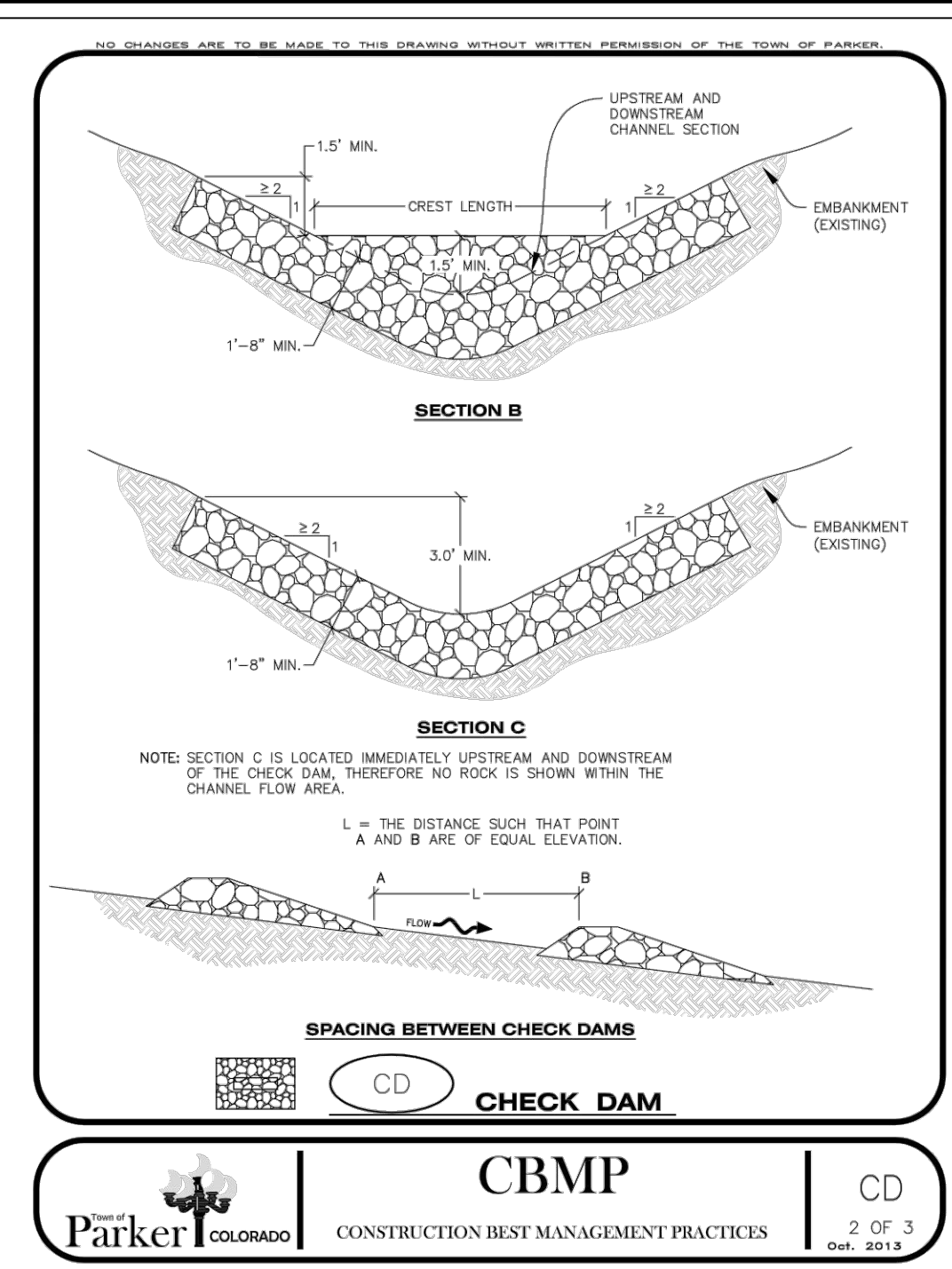




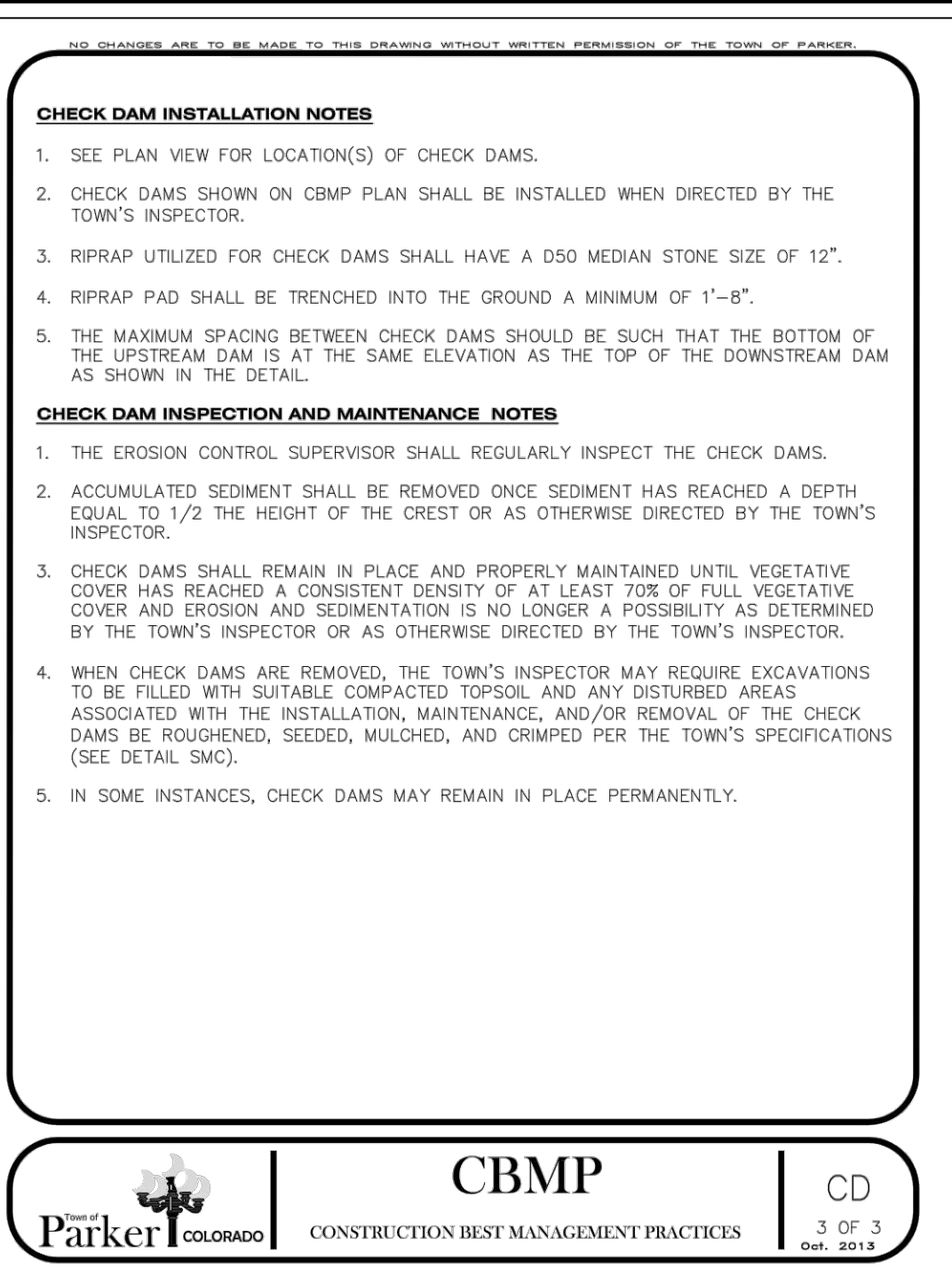
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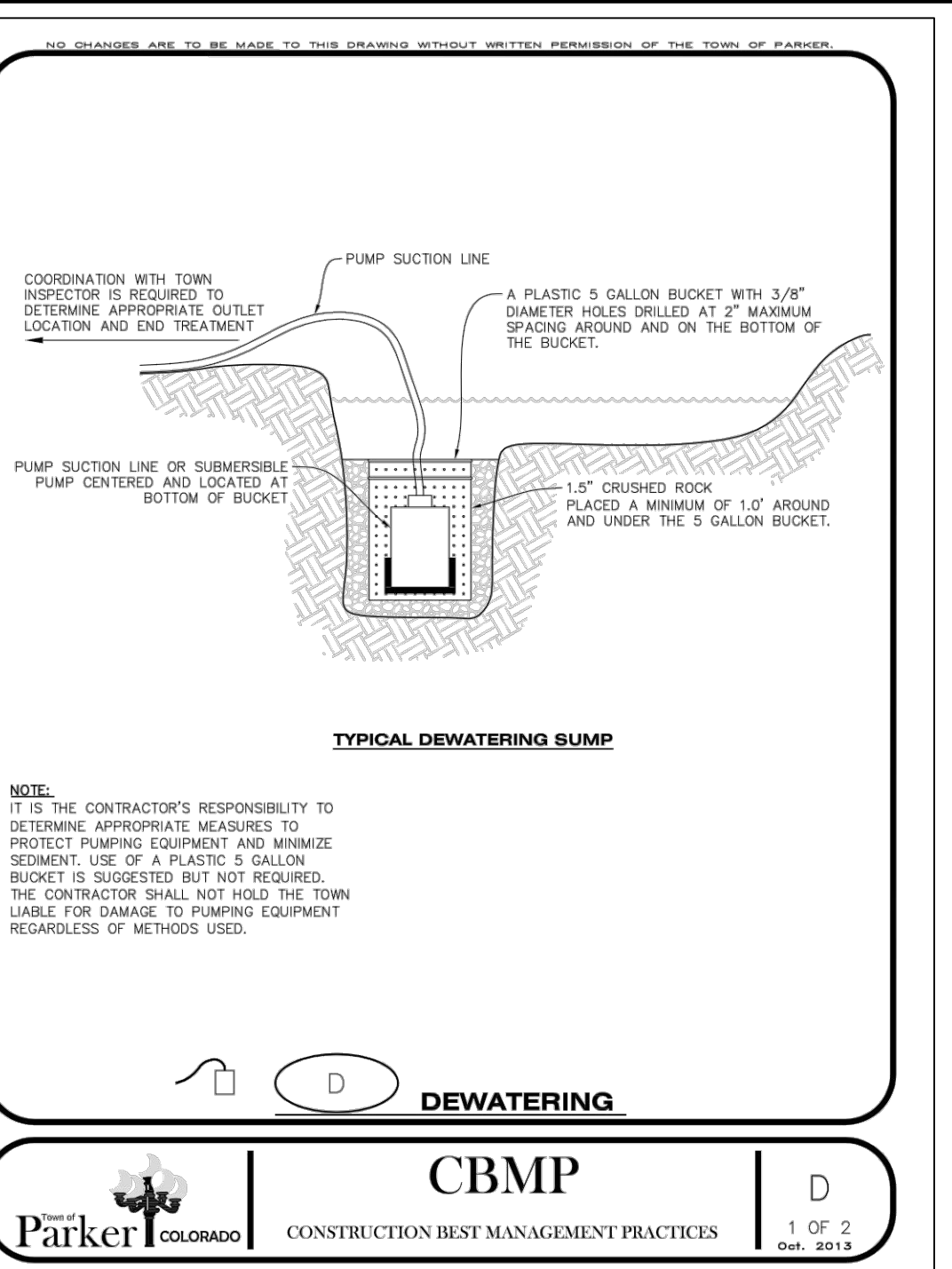
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 Oct. 2013



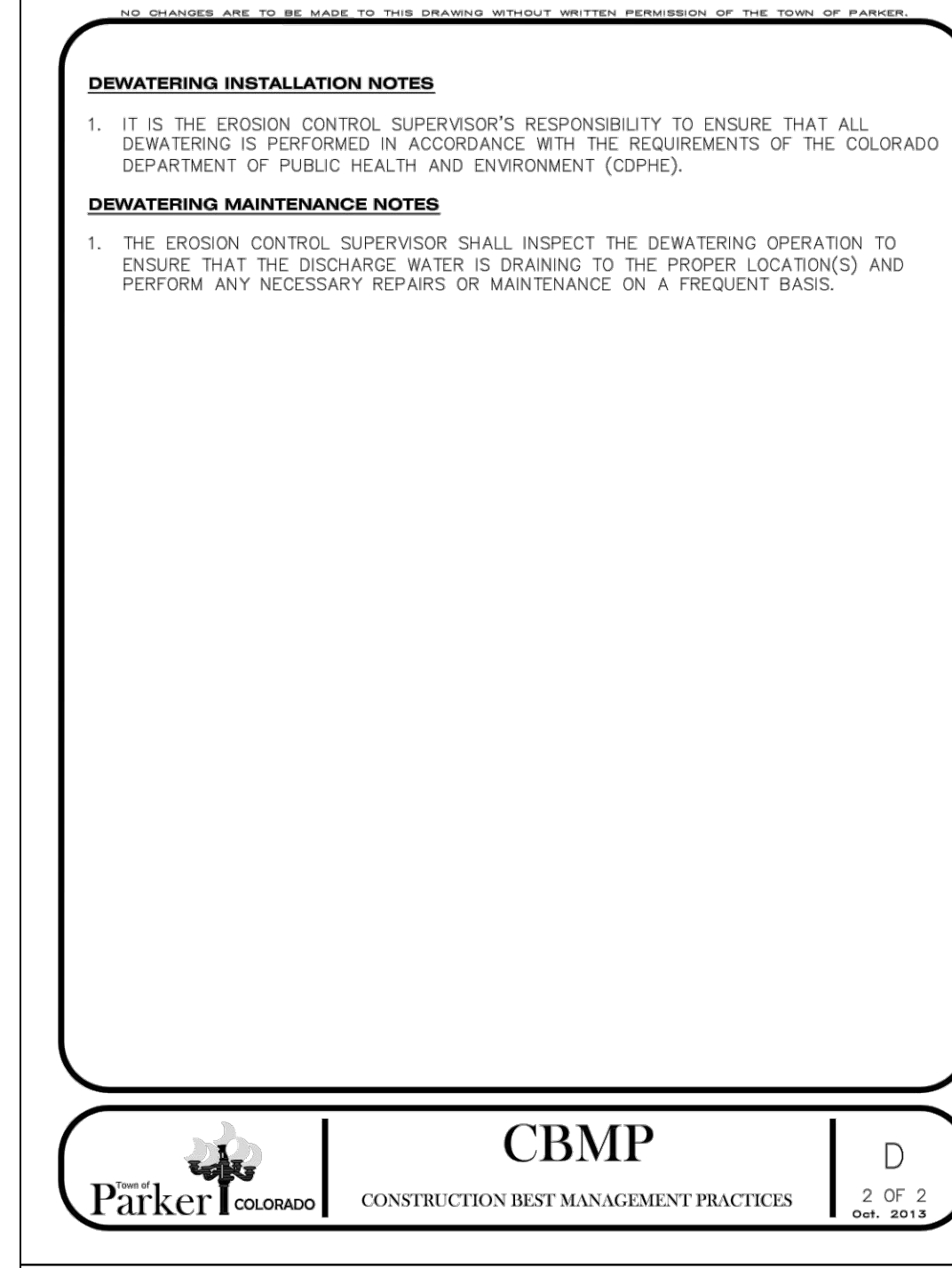
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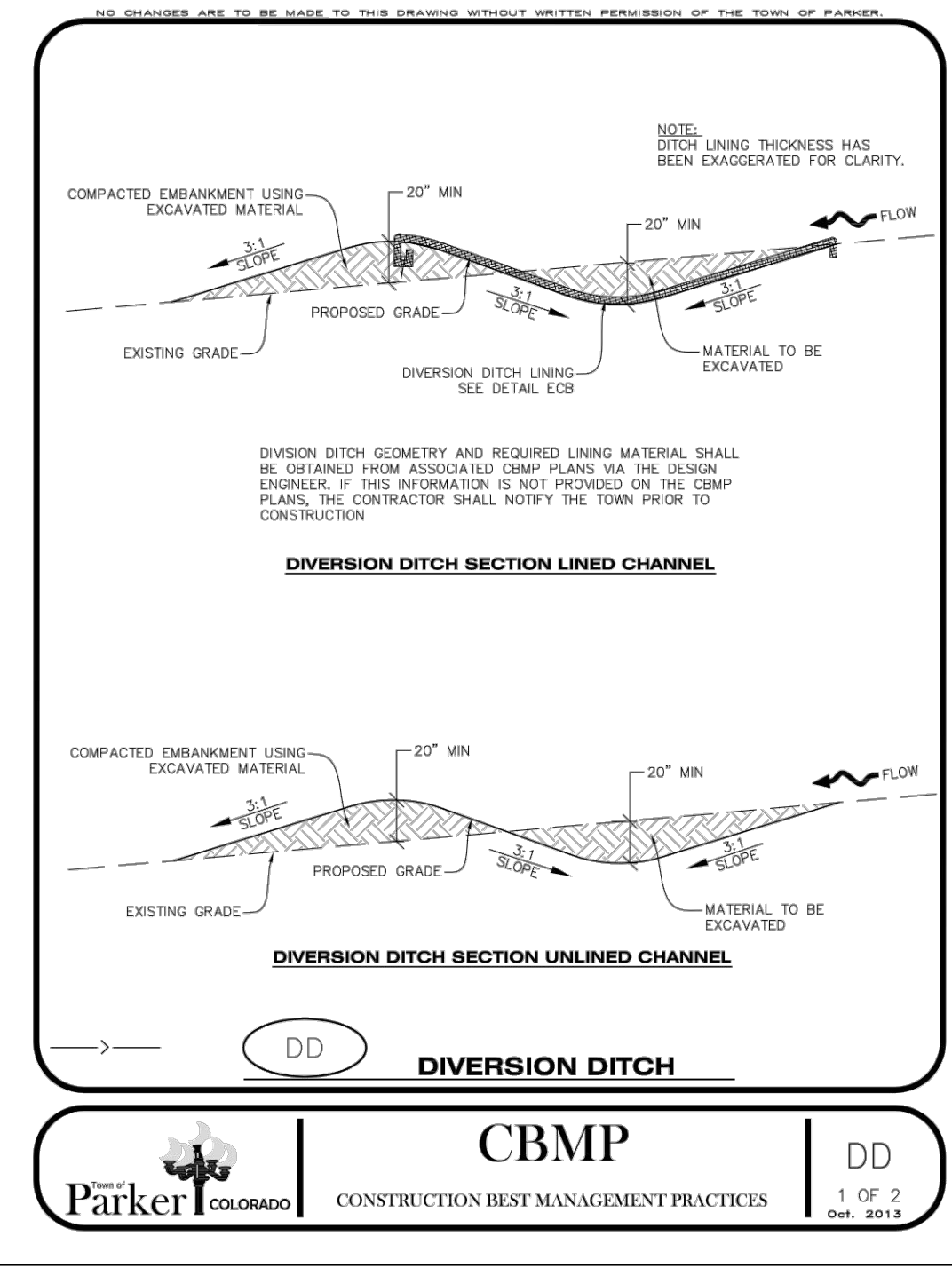
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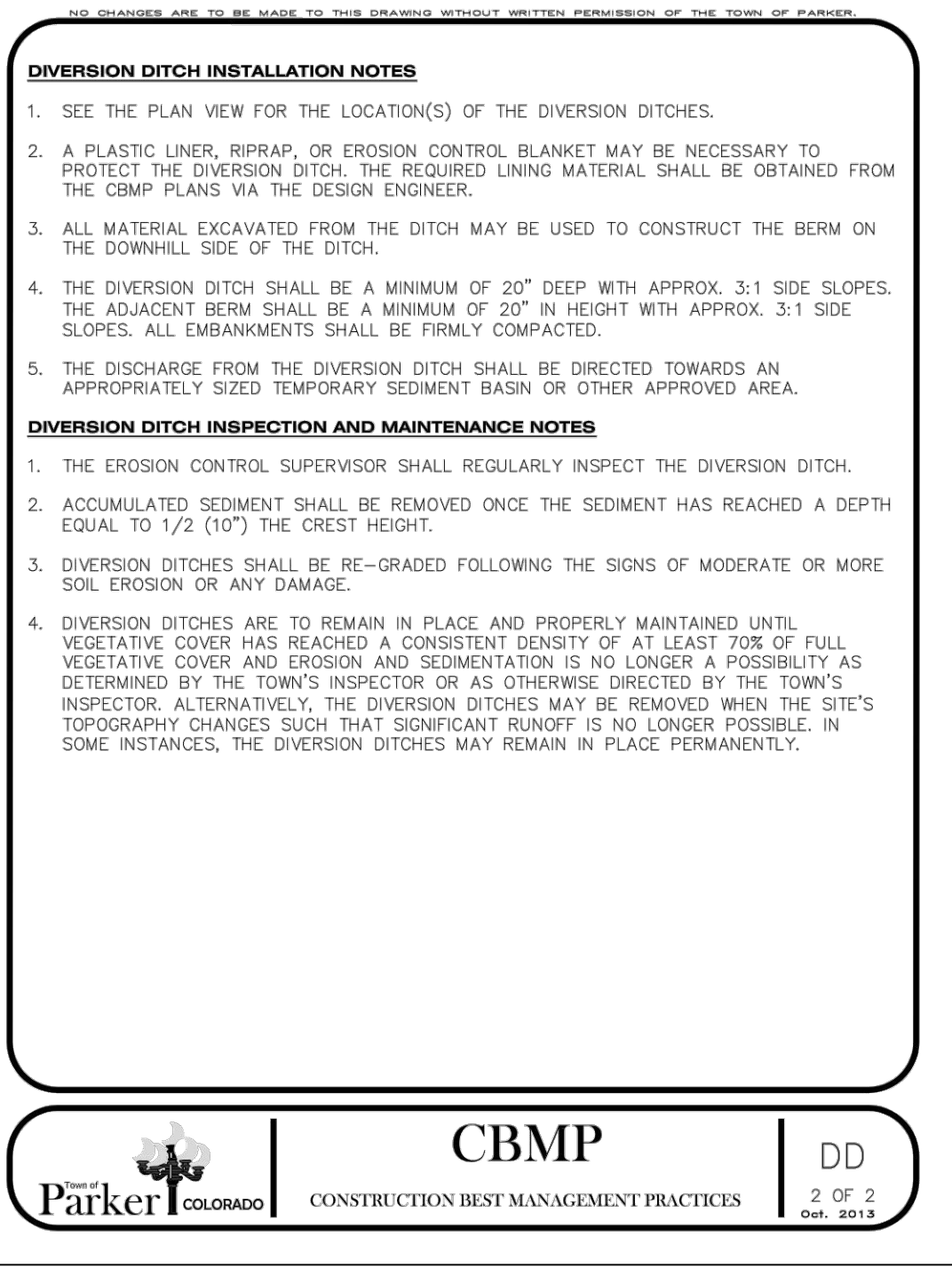
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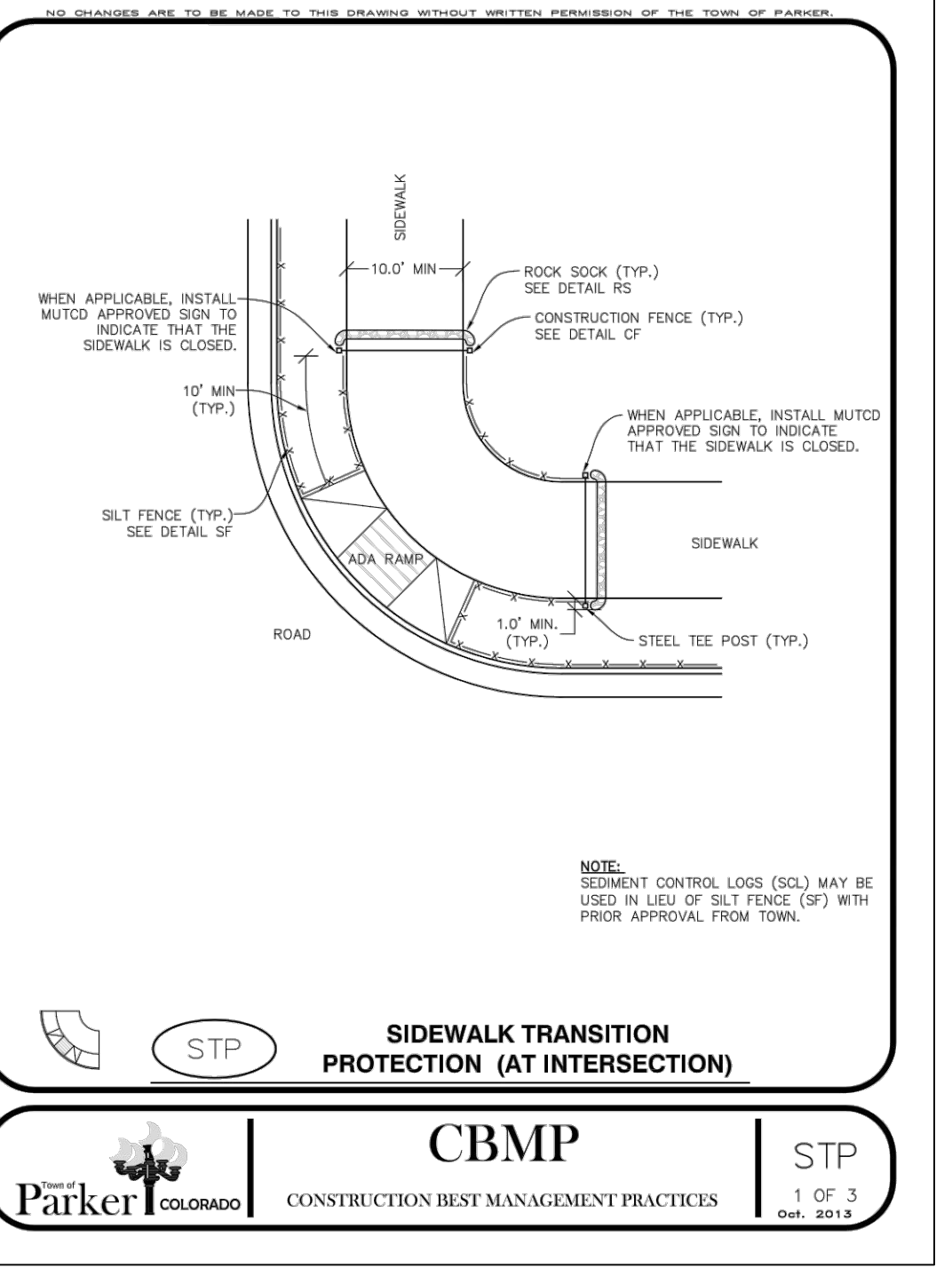
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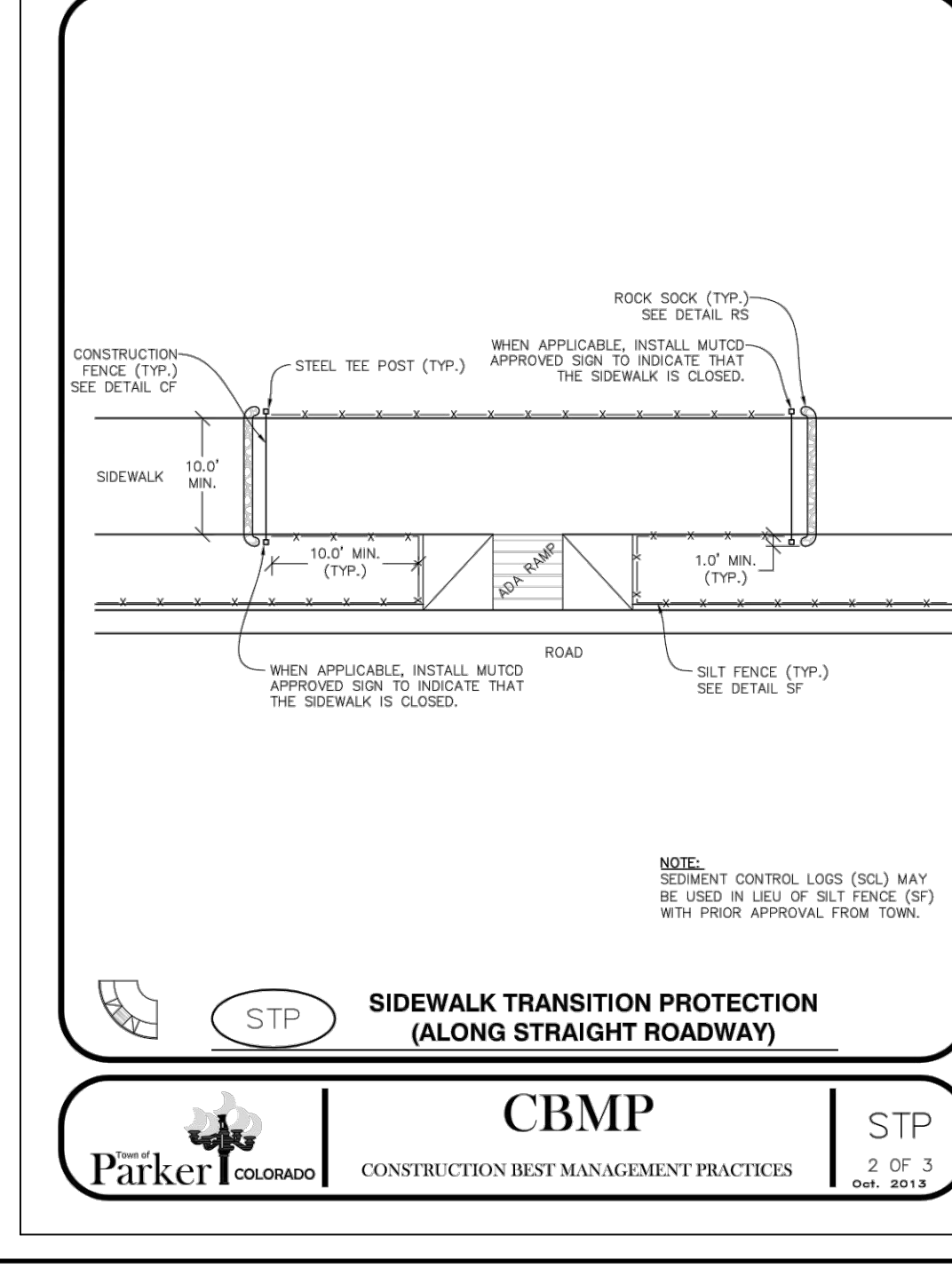
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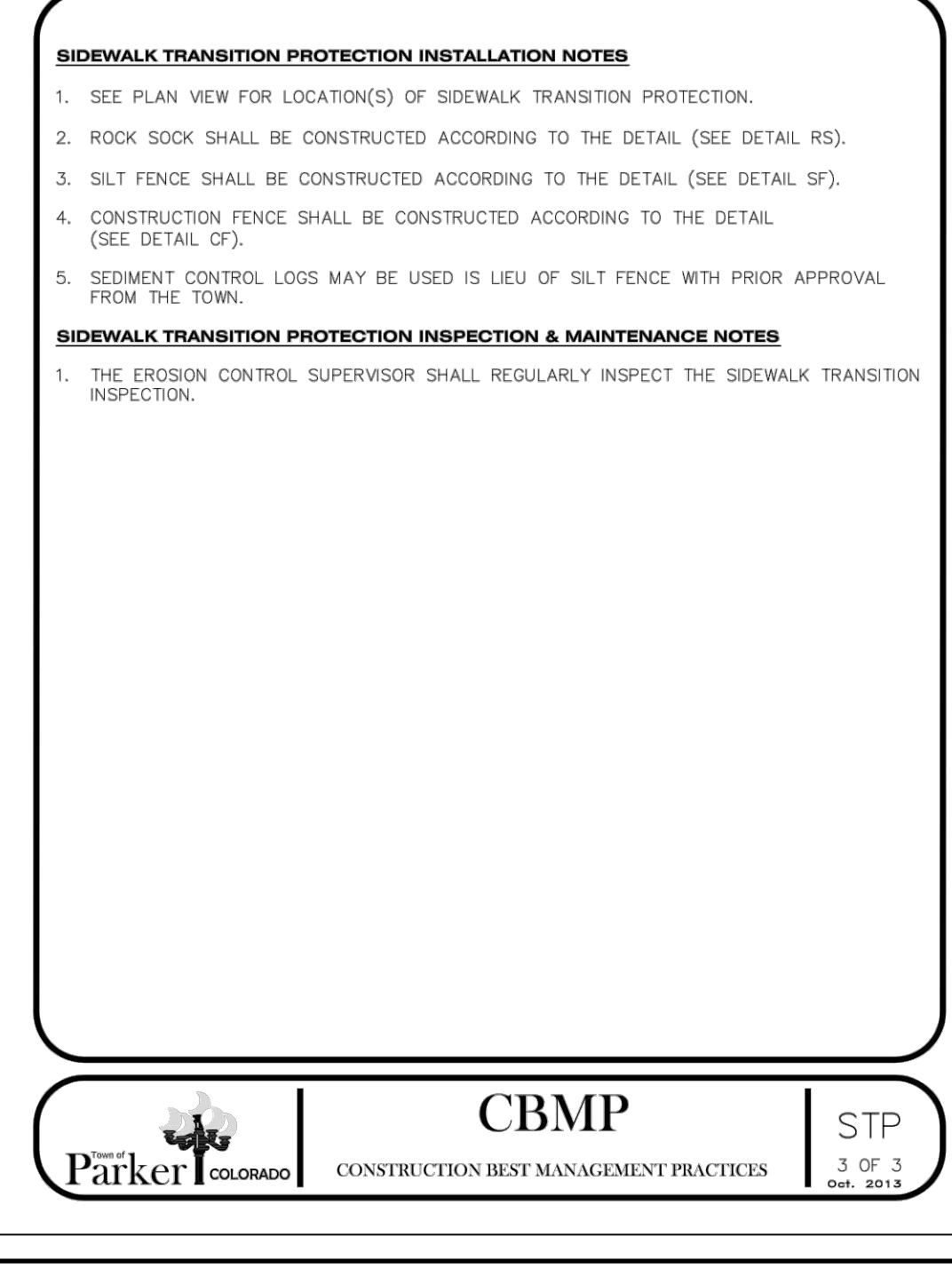
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 2 OF 2  
 Oct. 2013



**STP SIDEWALK TRANSITION PROTECTION (AT INTERSECTION)**  
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 Oct. 2013

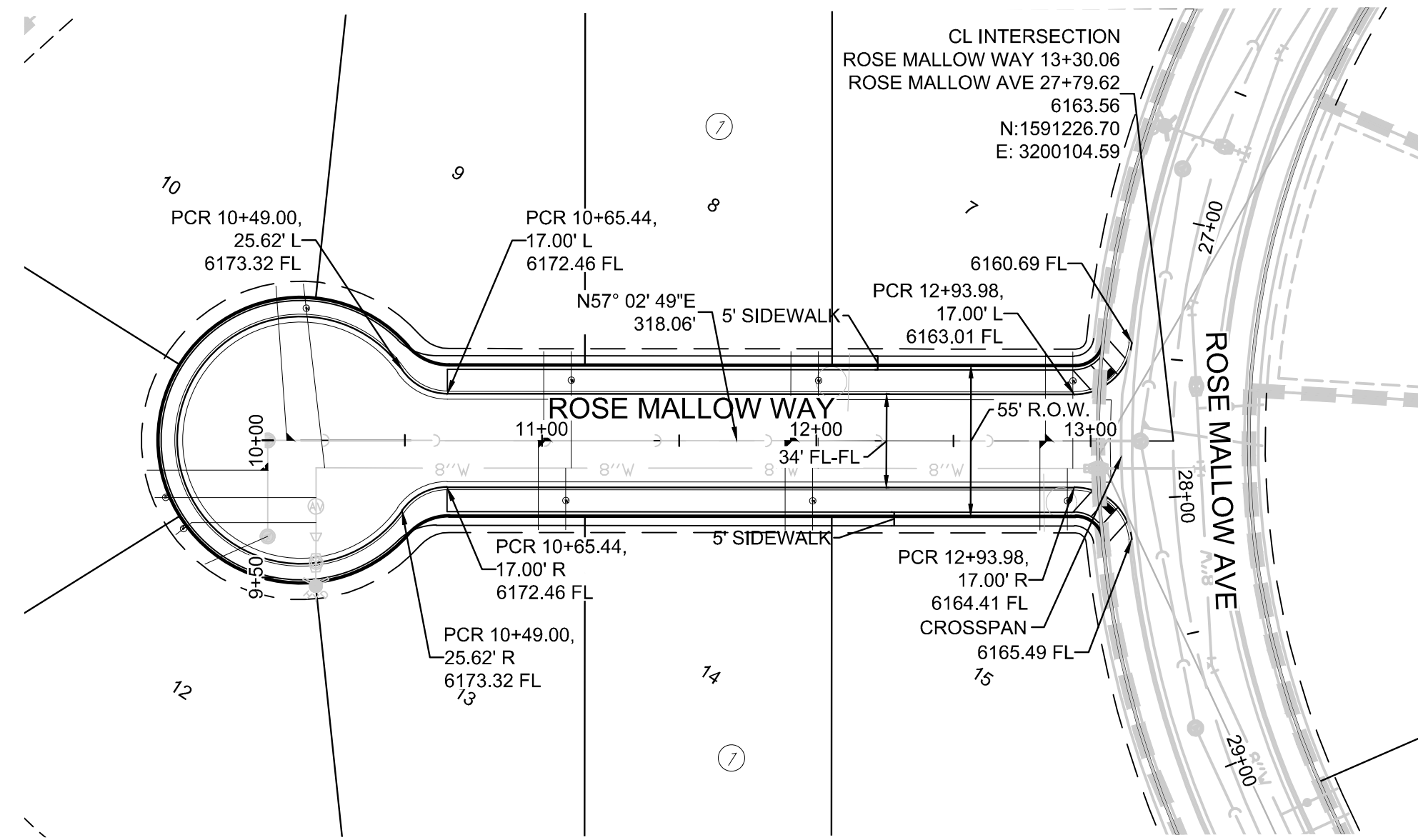


**STP SIDEWALK TRANSITION PROTECTION (ALONG STRAIGHT ROADWAY)**  
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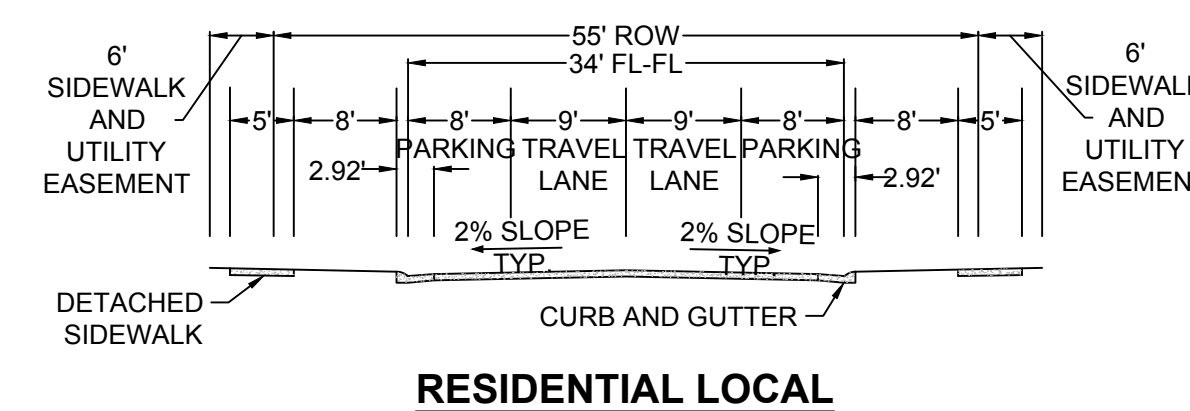


**STP SIDEWALK TRANSITION PROTECTION**  
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 Oct. 2013

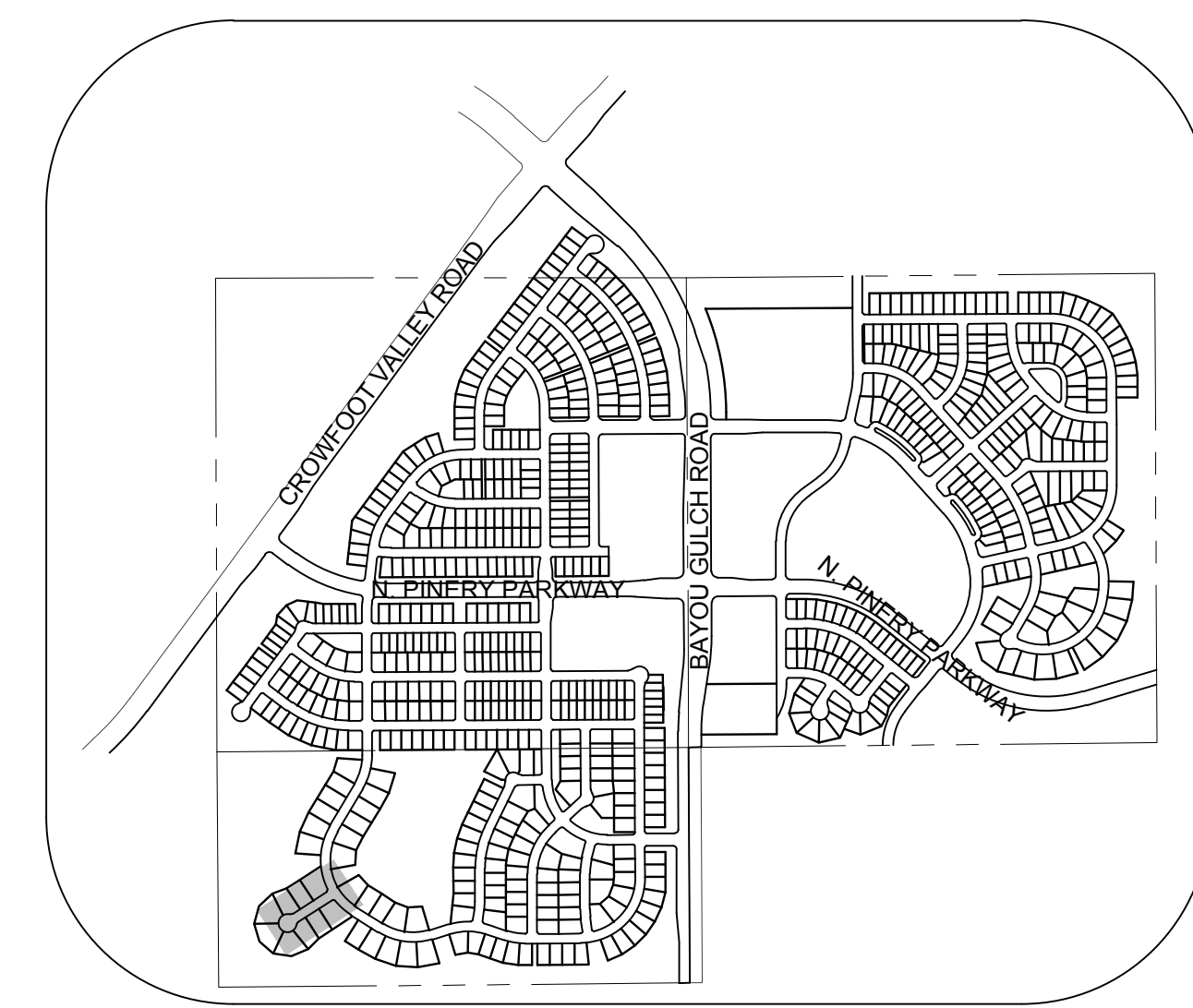
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					No.	Init.	Date
10	TRAILS AT CROWFOOT FILING 8 CONSTRUCTION DRAWINGS BMP DETAILS			10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546 			
	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112						



PLAN: ROSE MALLOW WAY STA: 9+50.00 TO 14+00.00  
HORIZONTAL SCALE: 1" = 50'

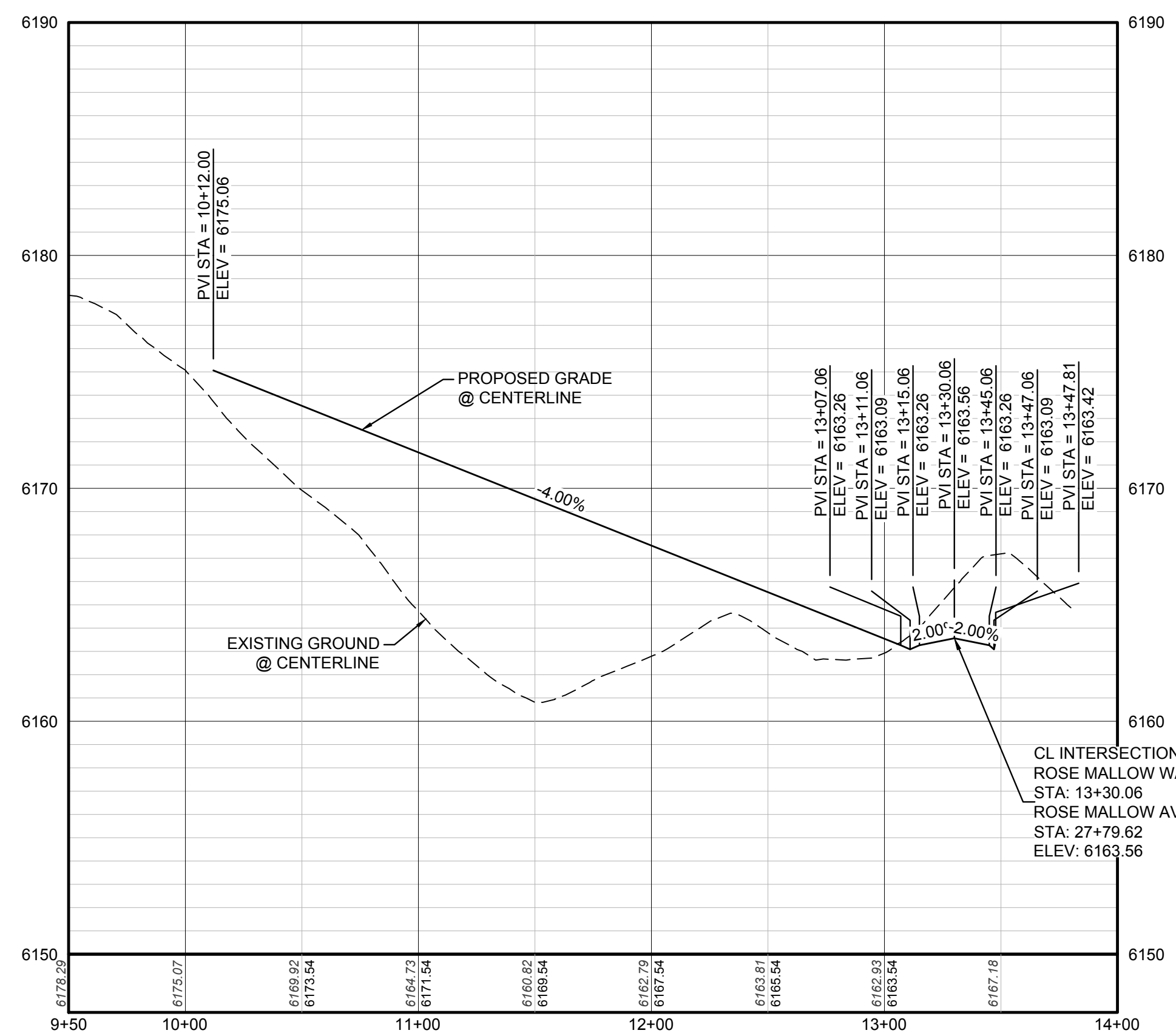


RESIDENTIAL LOCAL



KEYMAP  
N.T.S.  
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊕	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊕	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	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 LATERAL W/ METER
---	PROPOSED SIDEWALK	---	SECTION LINE
---	PROPOSED SIDEWALK RAMP	---	FILING BOUNDARY
10.00	EXISTING ELEVATION	---	EXISTING FIBER OPTIC LINE
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING OVERHEAD POWER
⊕	PROPOSED STORM DRAIN INLET	---	EXISTING TELEPHONE LINE
⊕	PROPOSED STORM DRAIN MANHOLE	---	



PROFILE: ROSE MALLOW WAY STA: 9+50.00 TO 14+00.00  
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	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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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON  
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UTILITY NOTIFICATION CENTER OF COLORADO

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

**CVL CONSULTANTS**

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 8 CONSTRUCTION DRAWINGS  
STREET PLAN & PROFILE  
ROSE MALLOW WAY

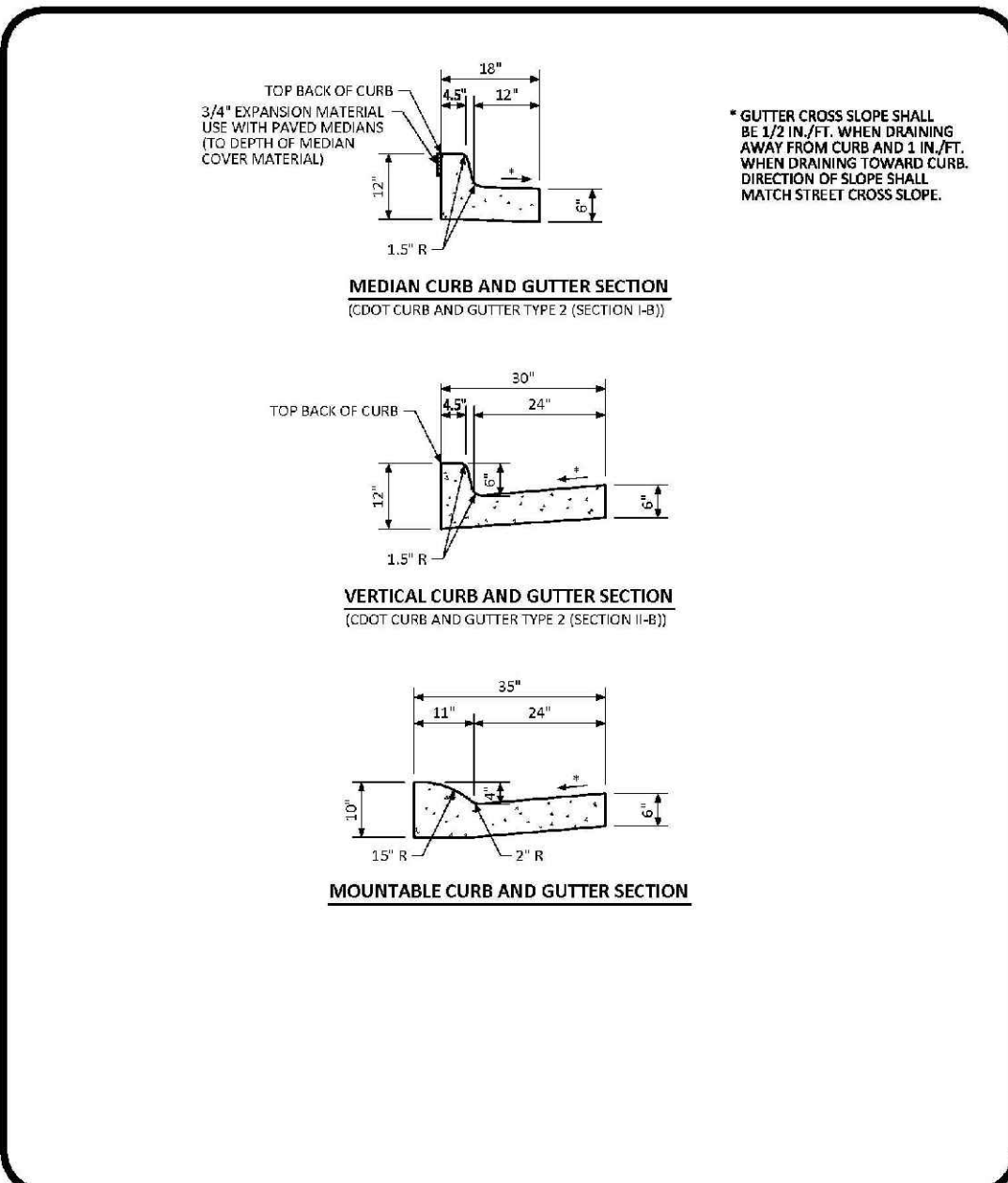
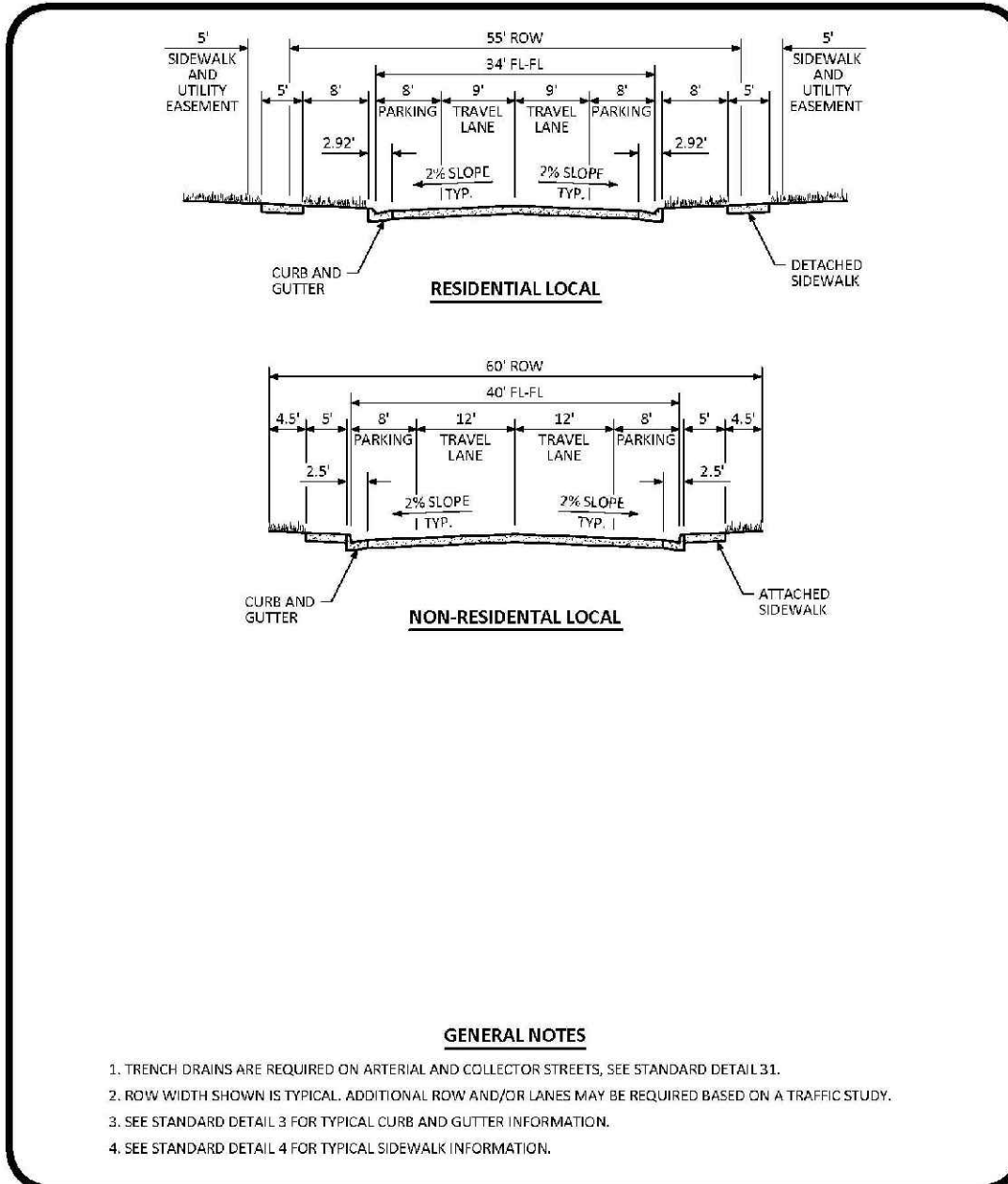
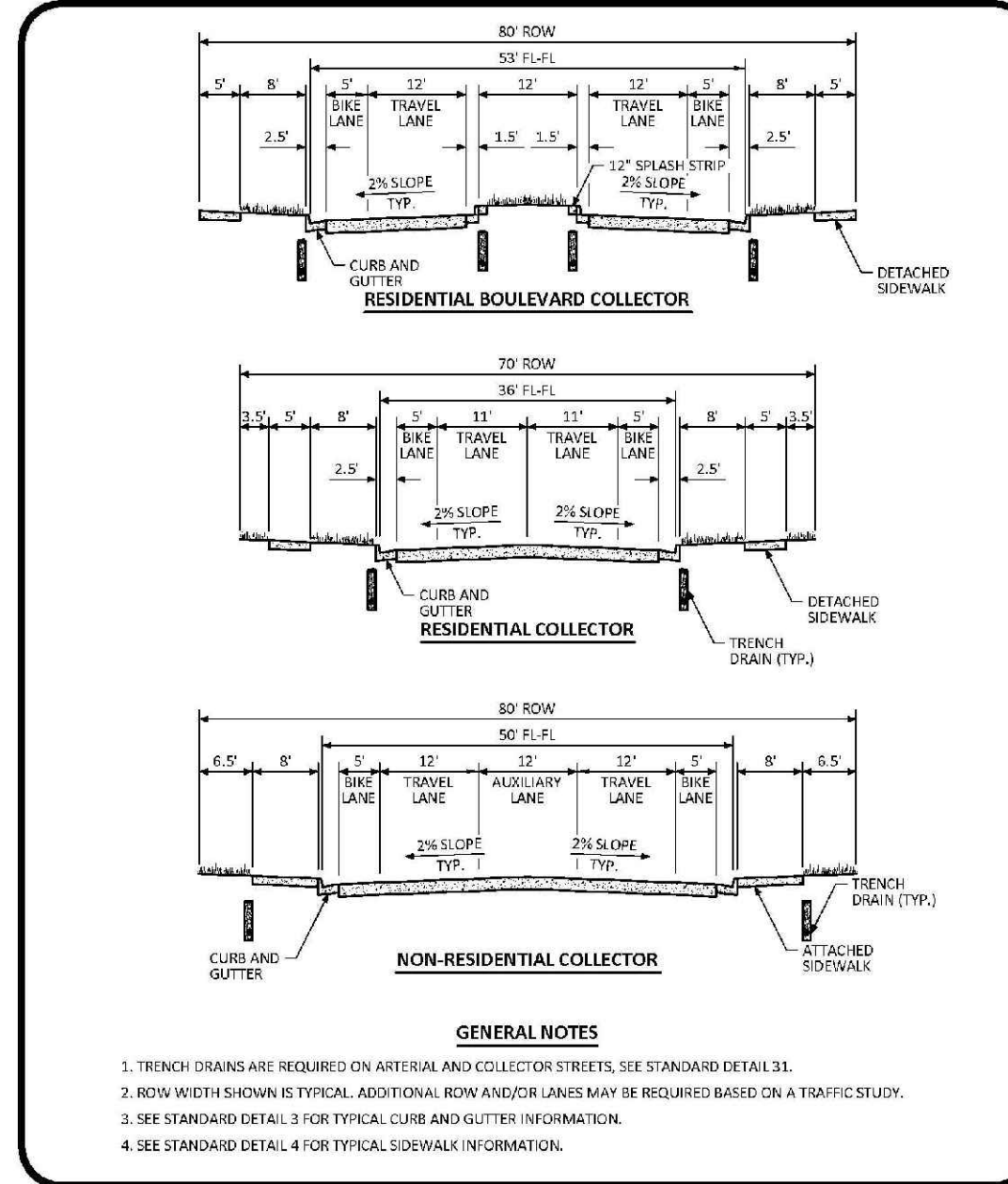
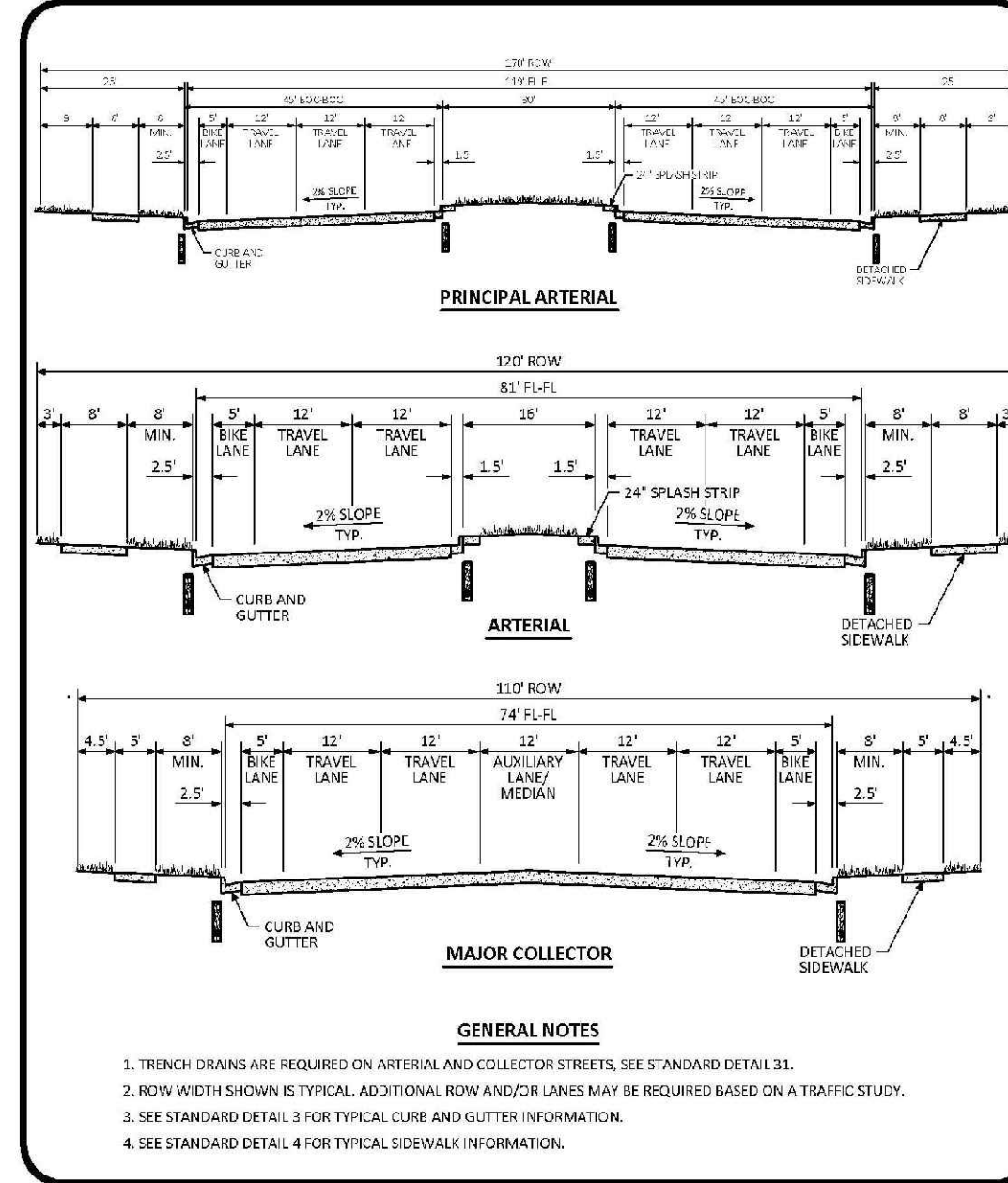
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CHECKED BY:	J.U.
DATE:	AUGUST 2017

SHEET NUMBER **11**



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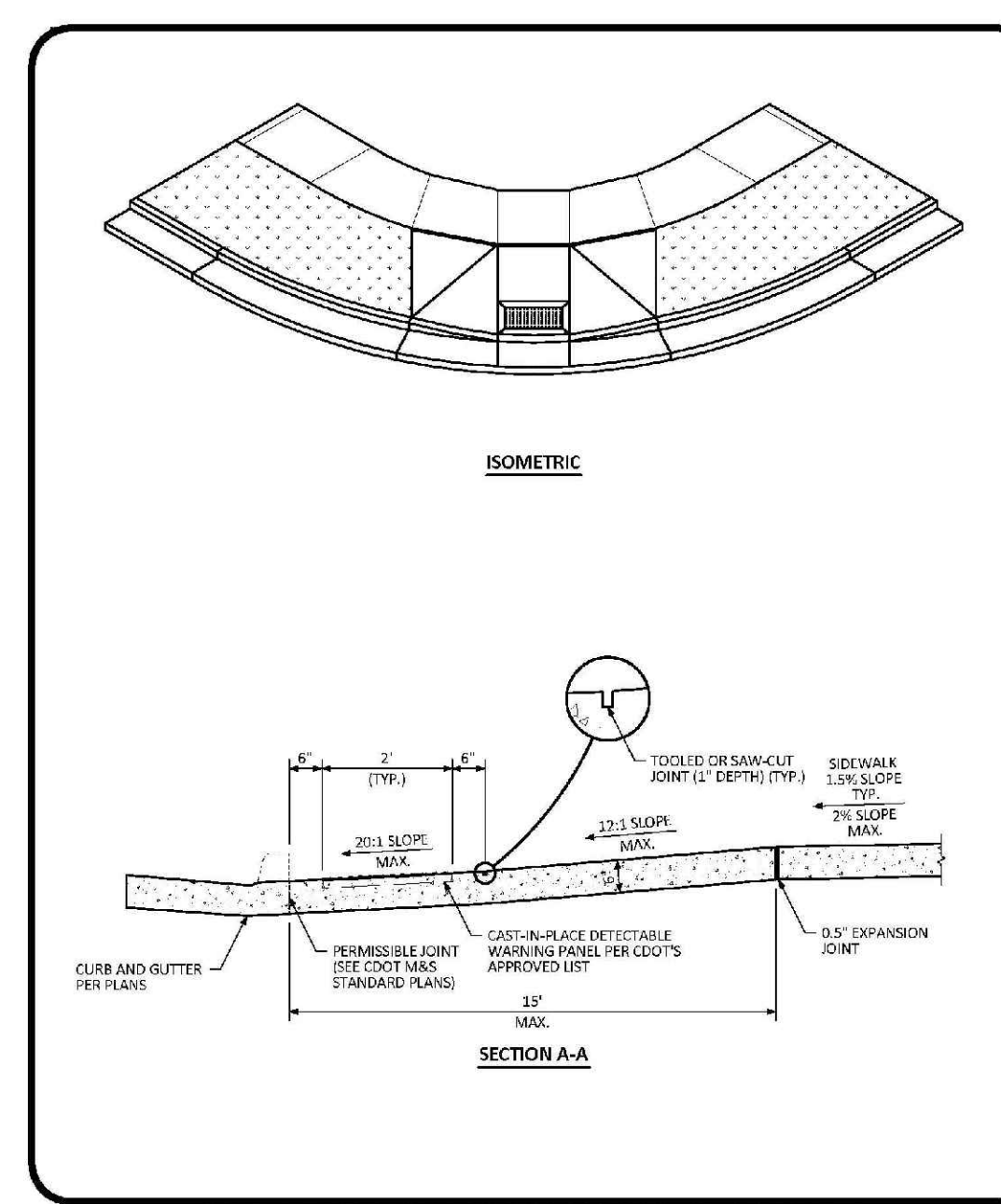
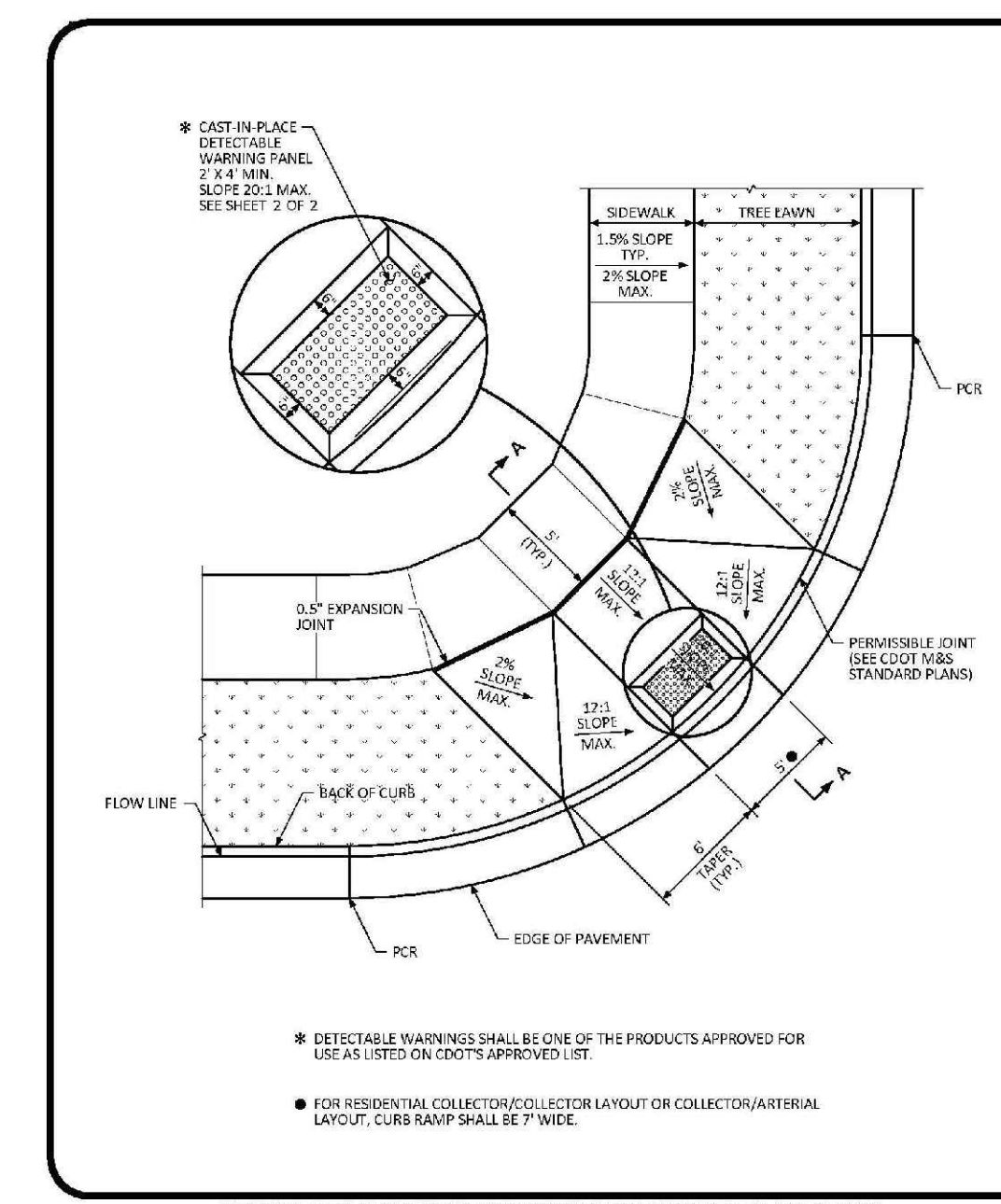
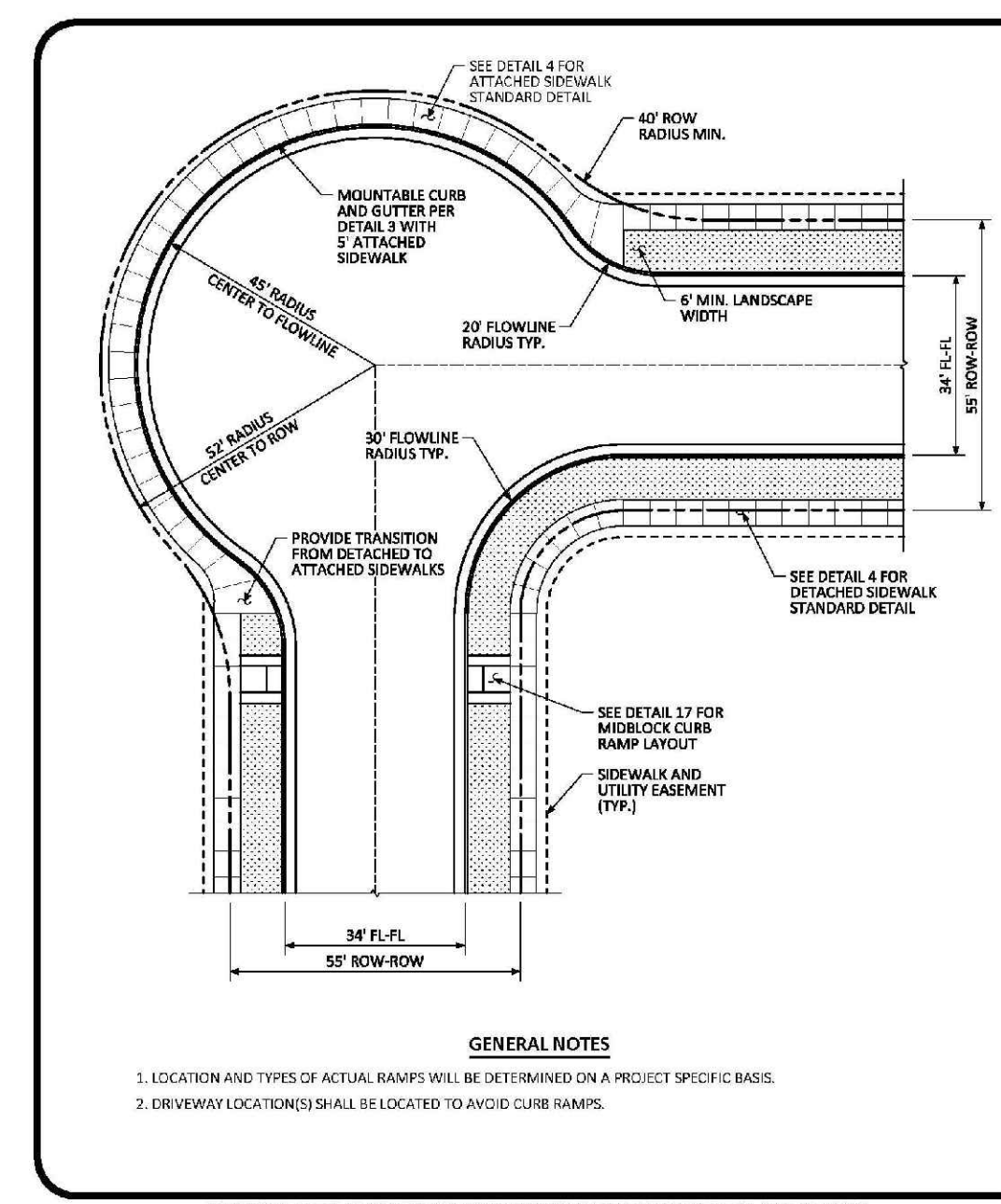
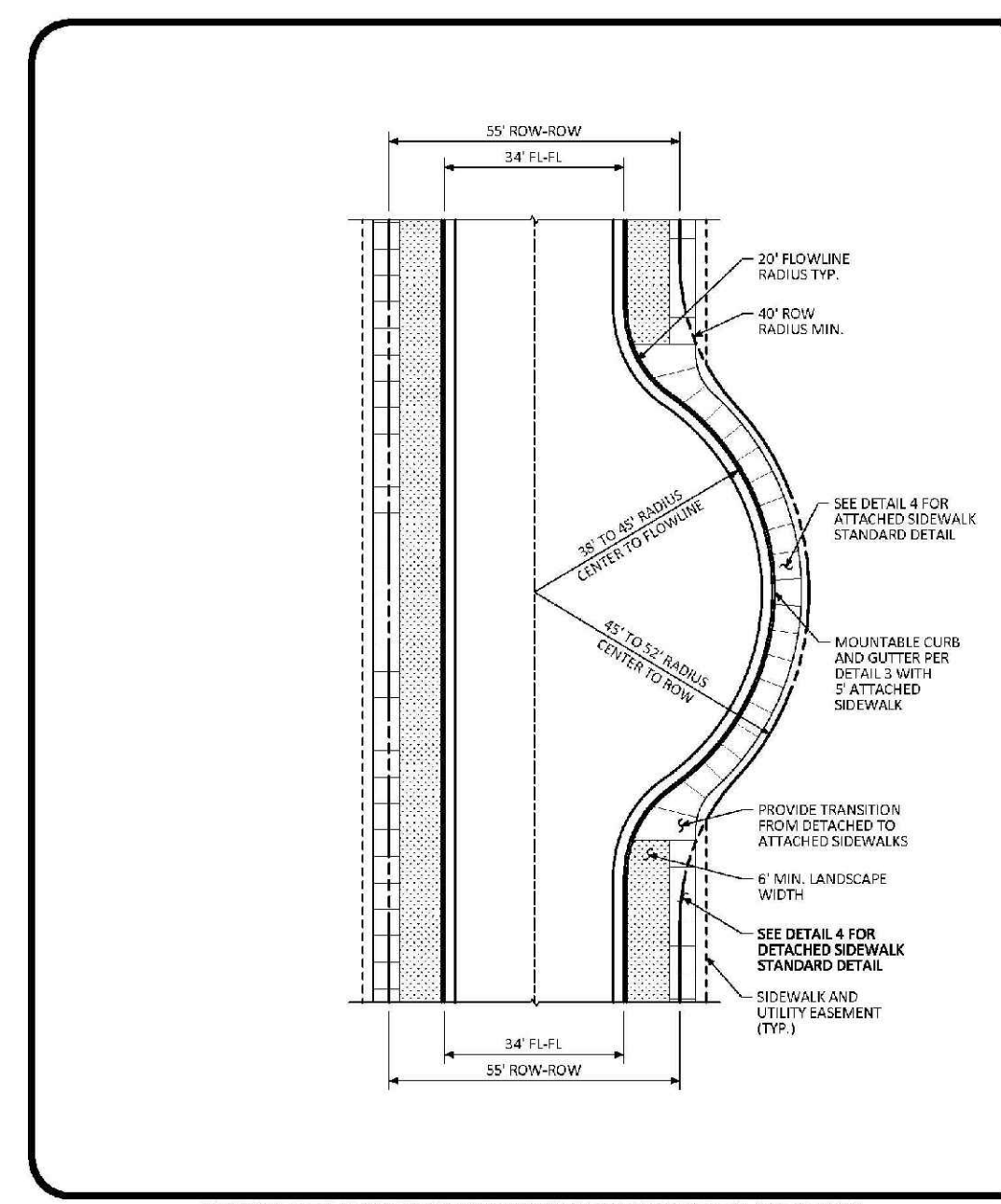
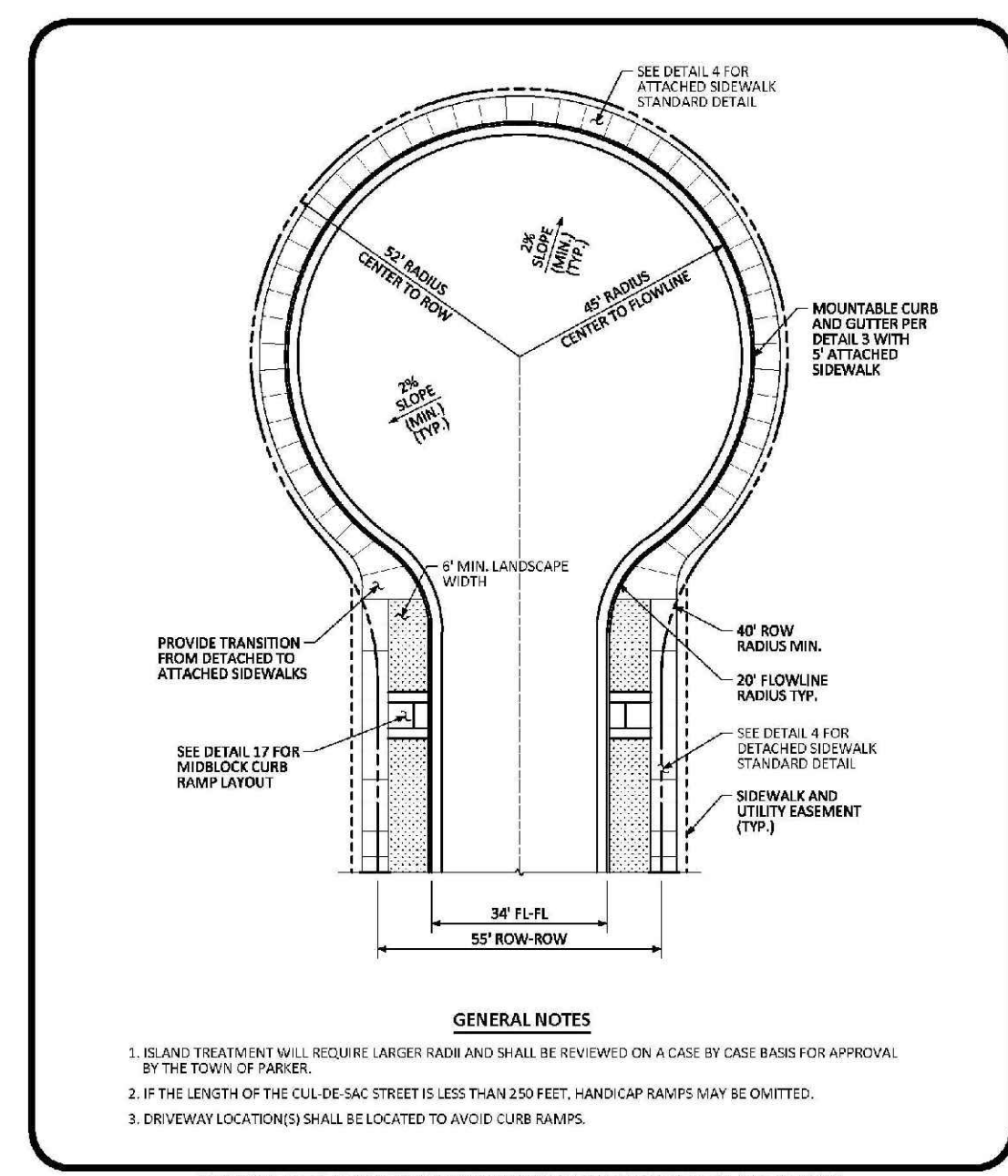
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DETAIL: 1 OF 1

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

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

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

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



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

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

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

**DIAGONAL CURB RAMP LAYOUT STANDARD DETAIL**  
DATE: AUGUST 2014  
DETAIL: 15 OF 2

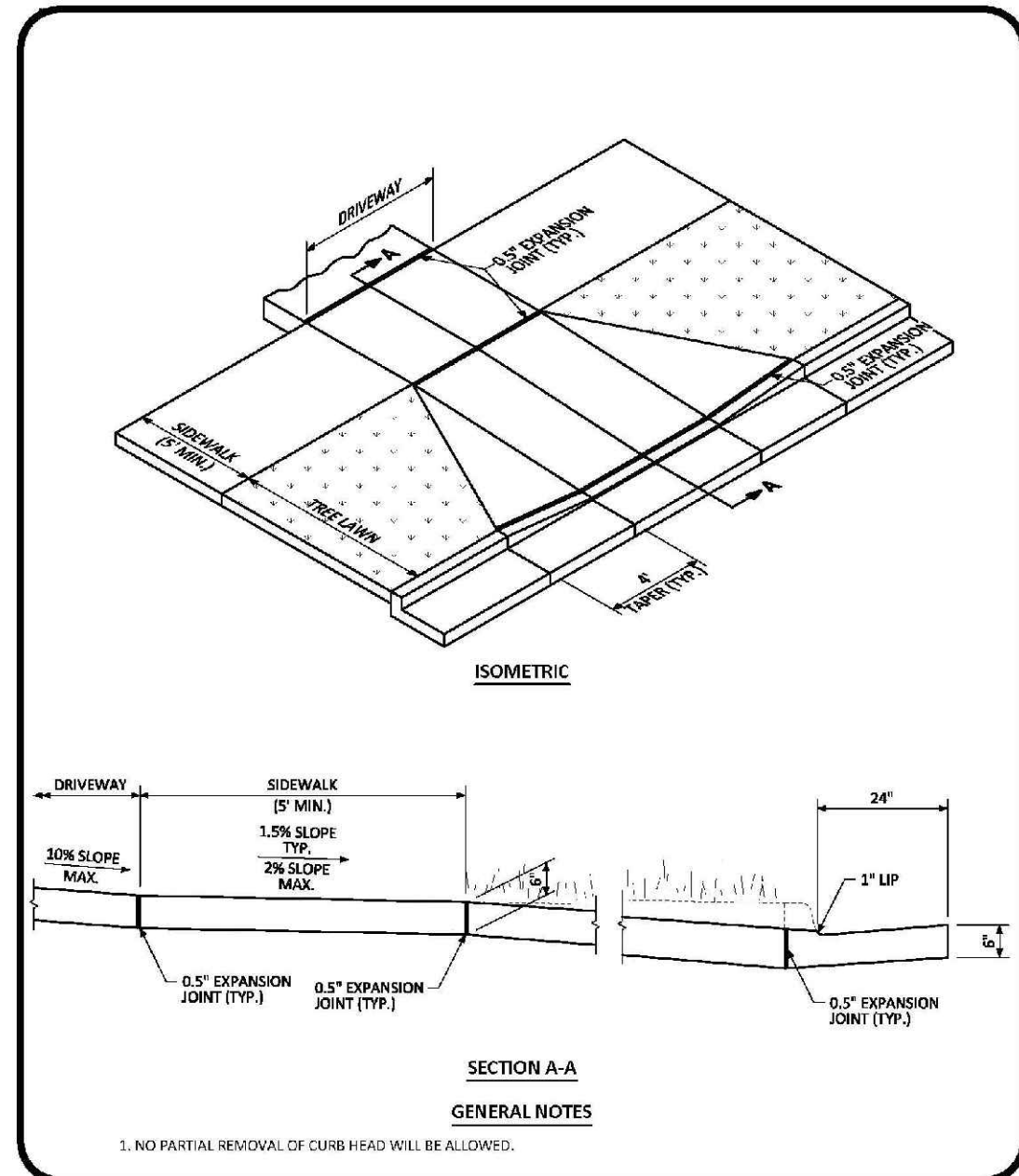
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DETAIL: 2 OF 2

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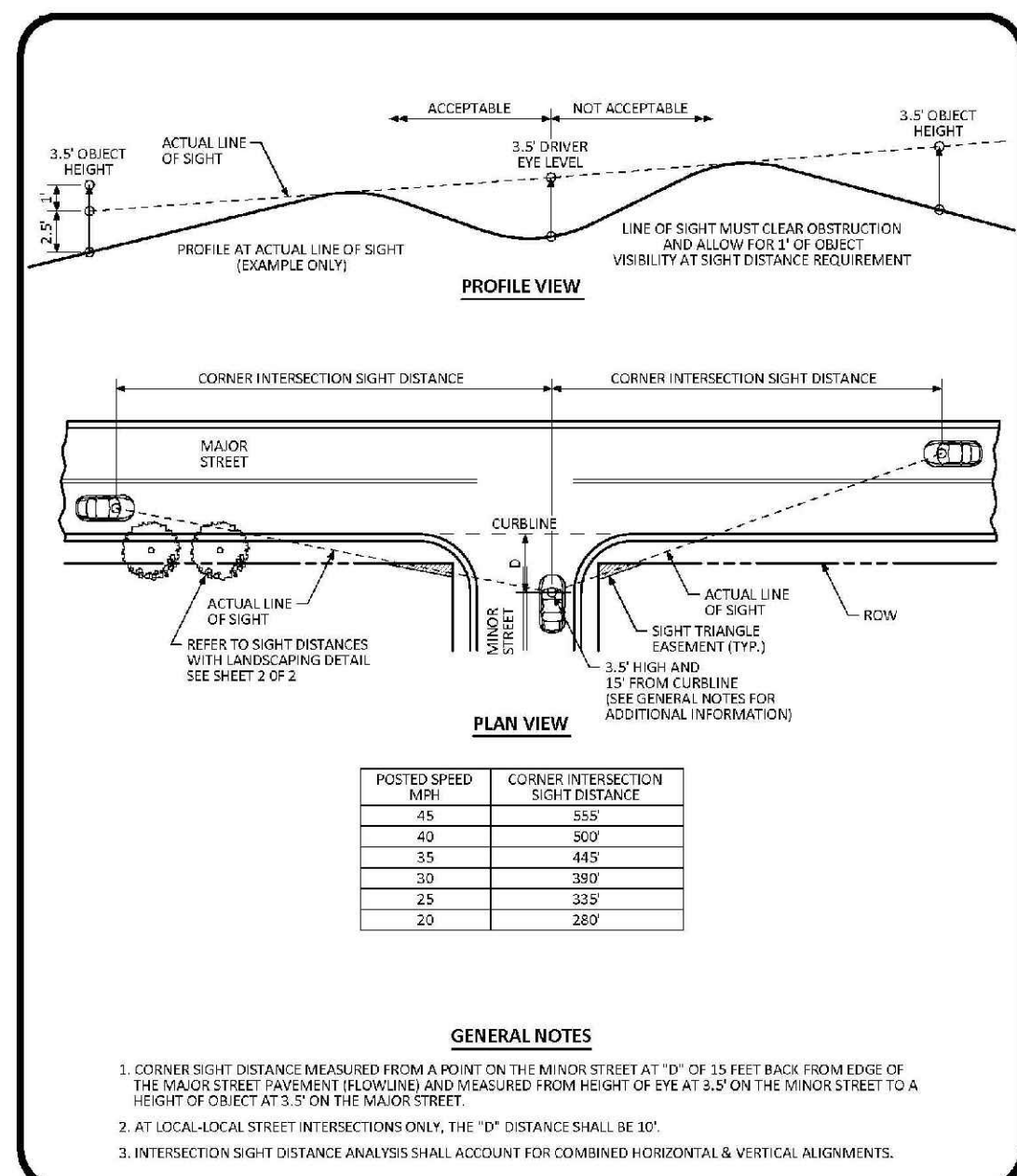
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UTILITY NOTIFICATION  
CENTER OF COLORADO

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SCALE:	AS SHOWN
DRAWN BY:	JF
CHECKED BY:	JU
DATE:	AUGUST 2017
FILE NO.:	8130283701
PROJECT:	TRAILS AT CROWFOOT FILM 8 CONSTRUCTION DRAWINGS ROADWAY DETAILS
CLIENT:	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112
CONTRACTOR:	CVL CONSULTANTS
ADDRESS:	10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548
NO.	
REVISIONS	
DATE	
INITIALS	
APPROVED	
DATE	

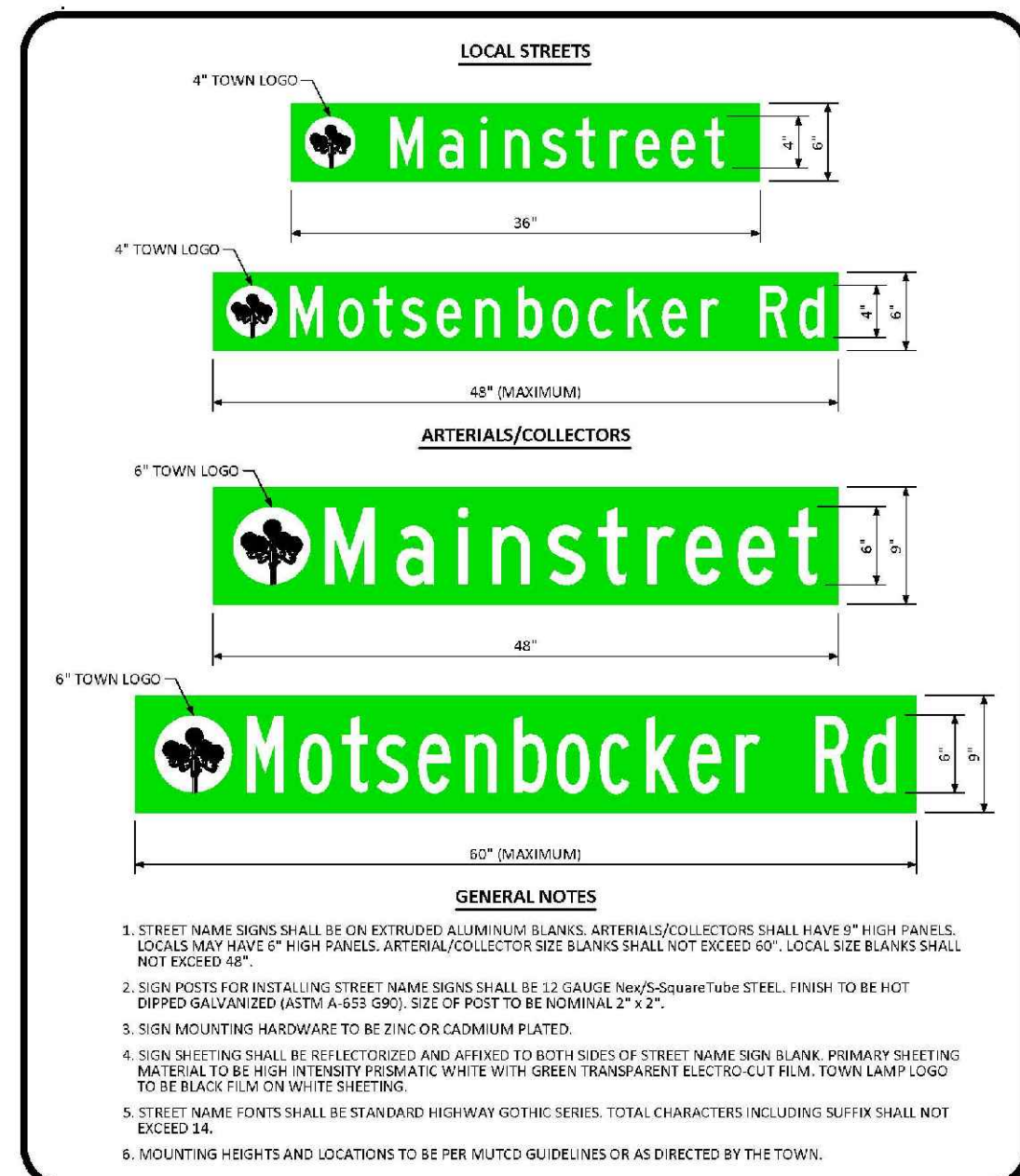




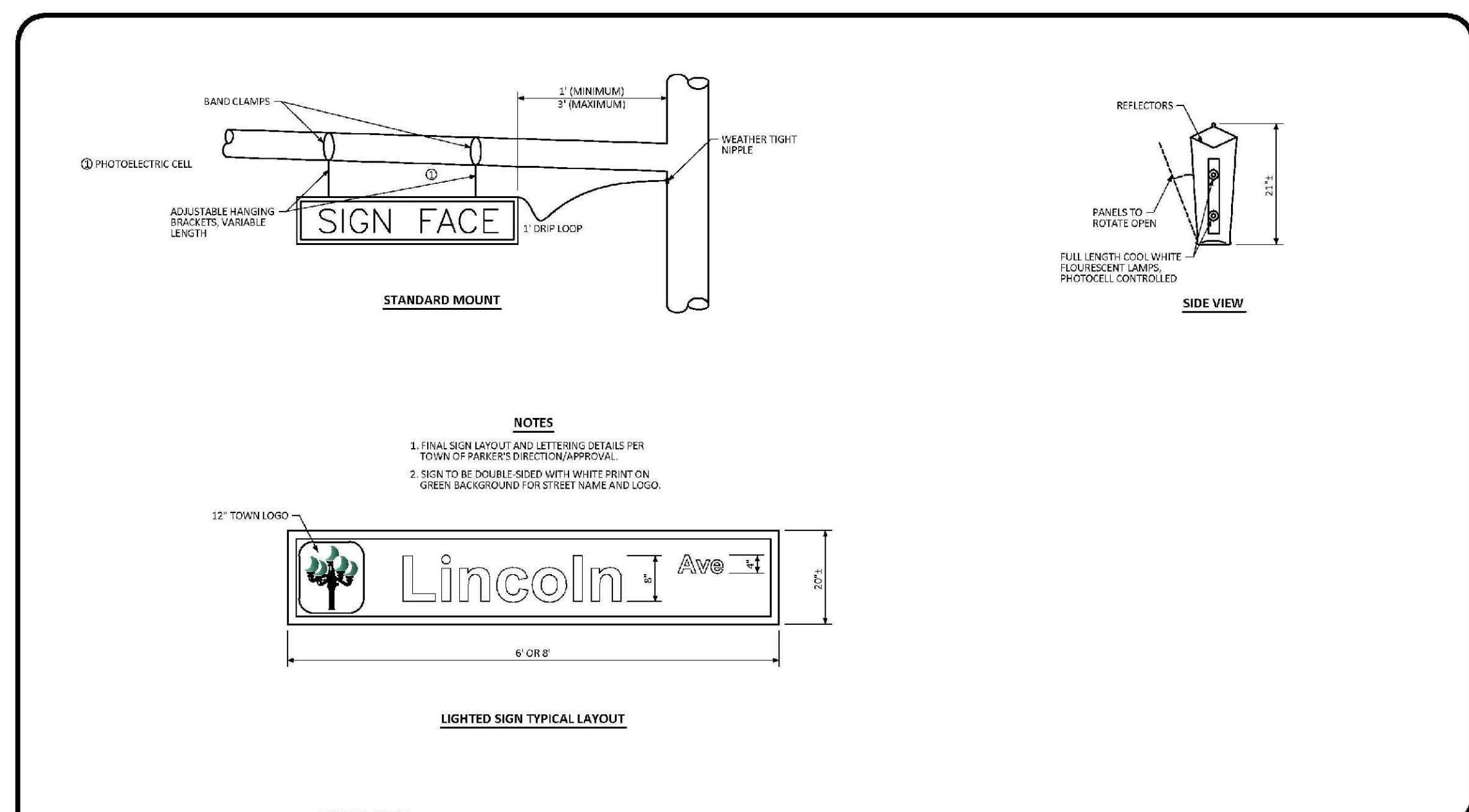
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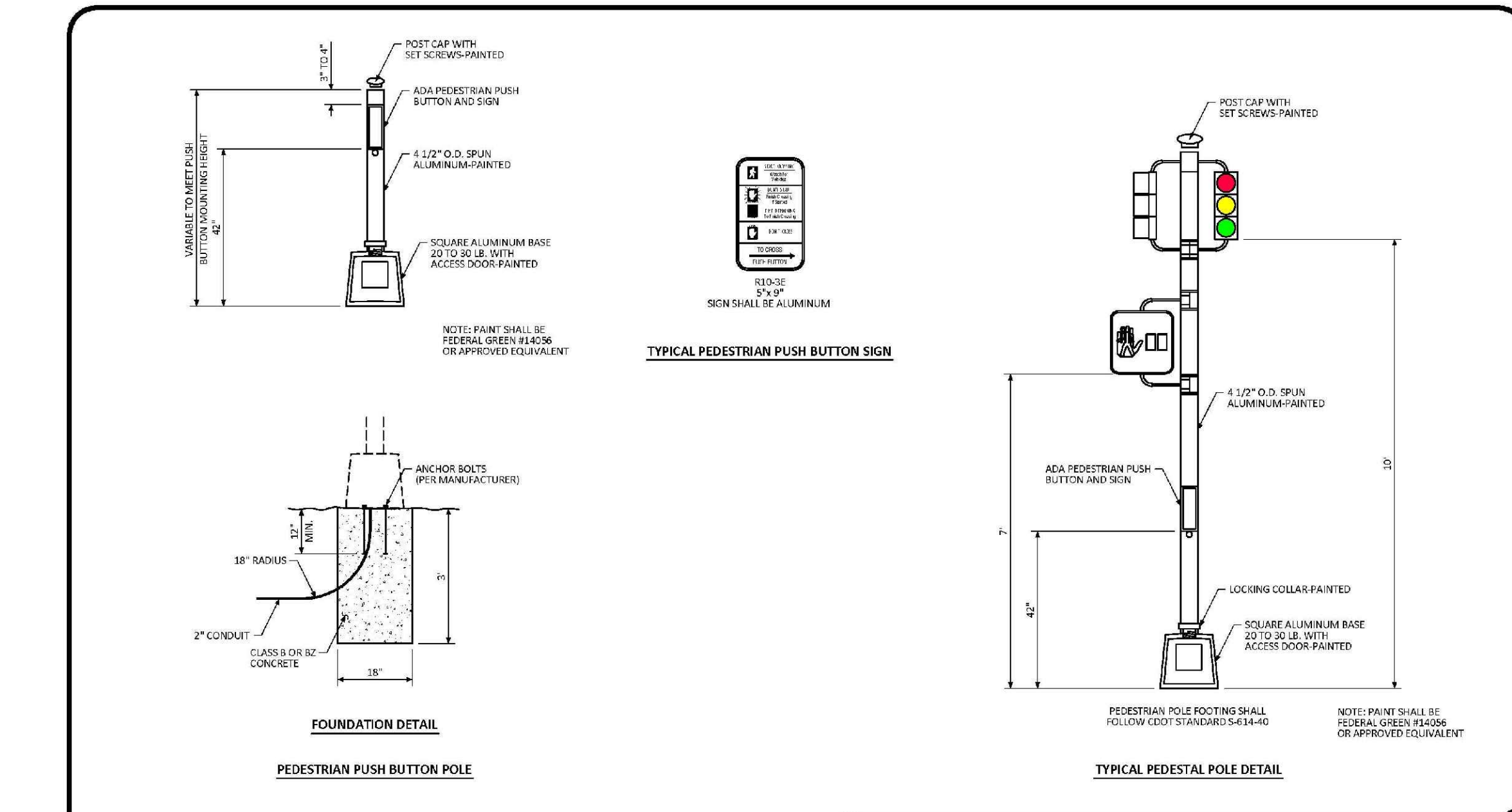
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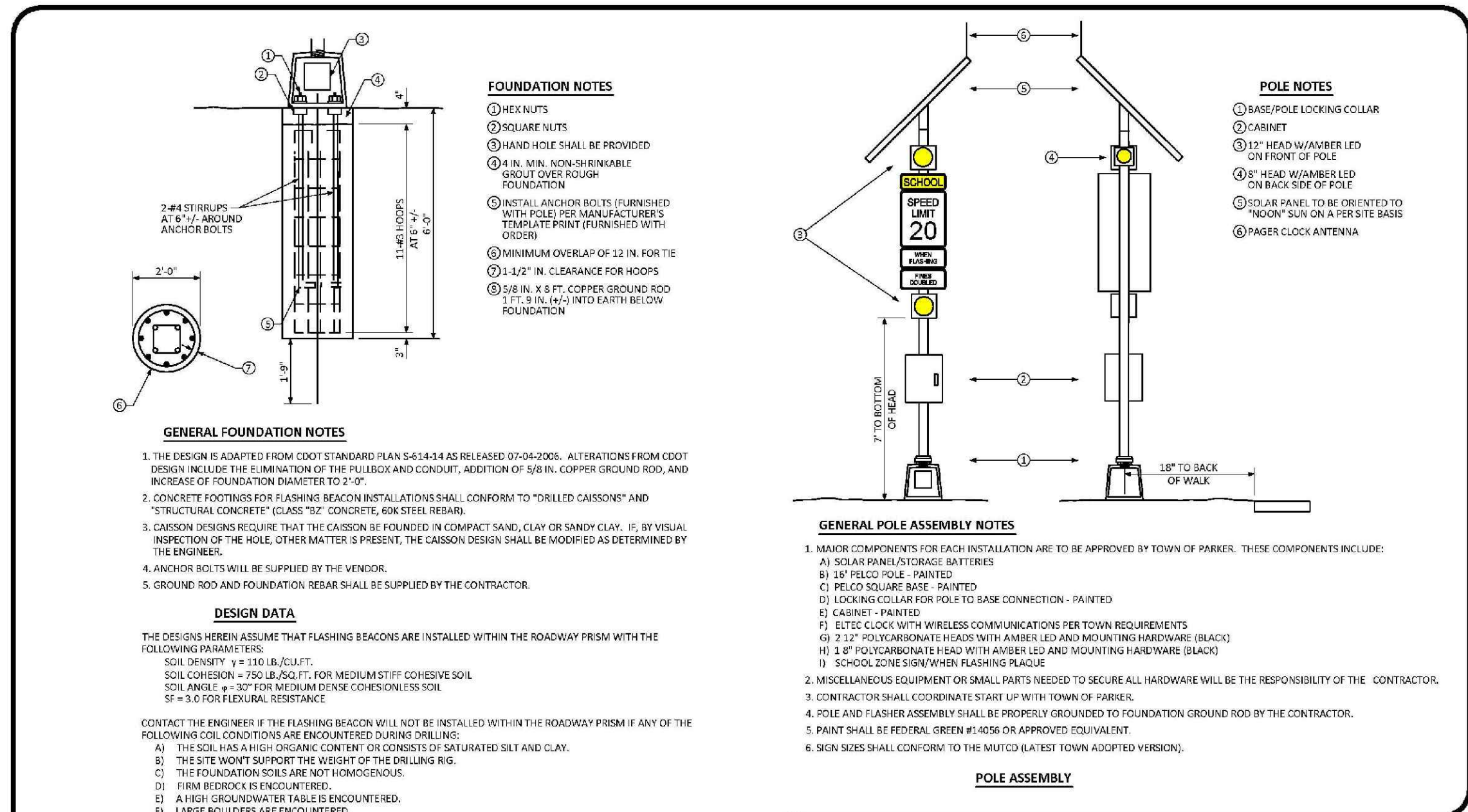
**GROUND MOUNTED STREET NAME PANELS**



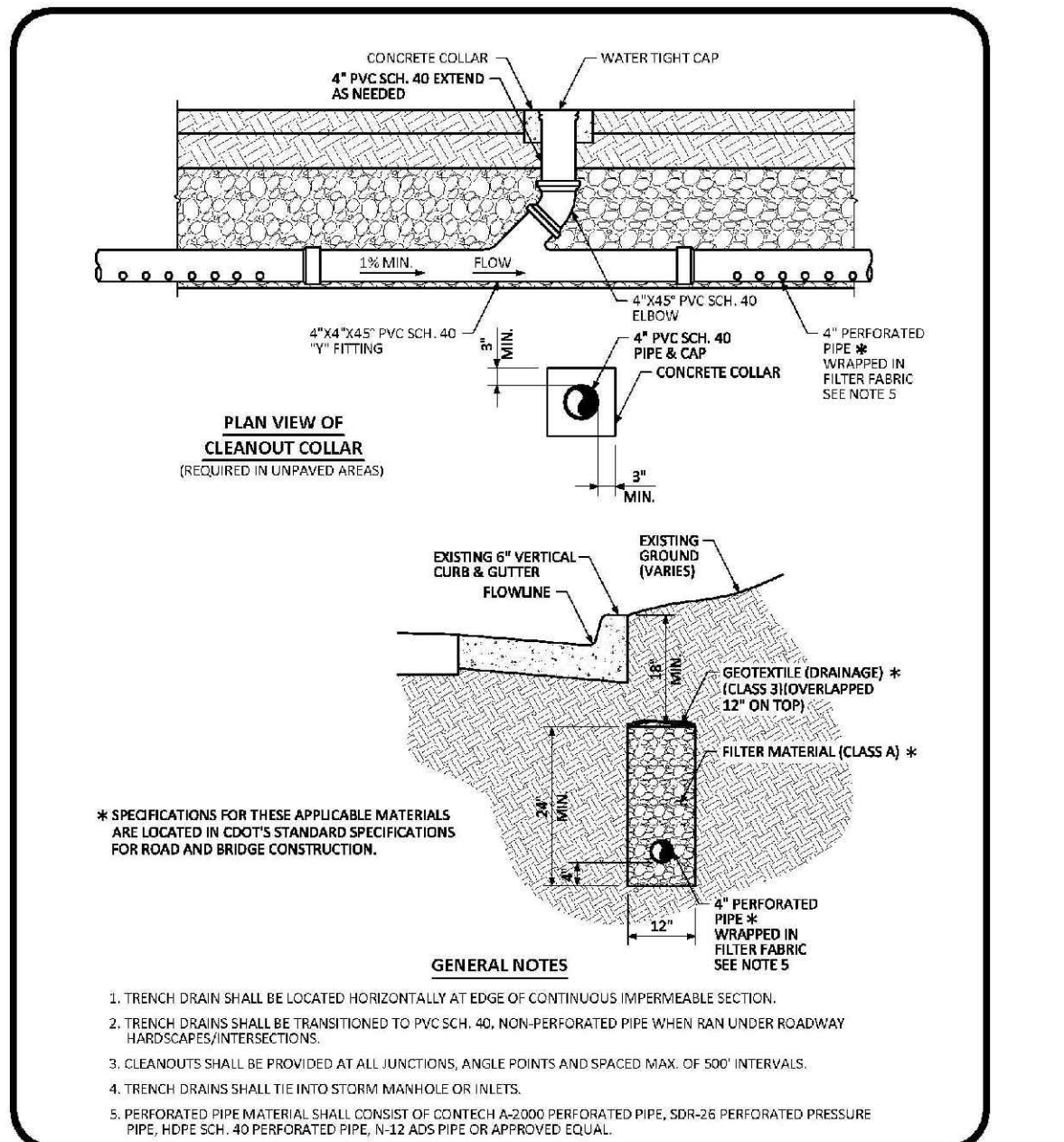
**ILLUMINATED STREET NAME SIGN STANDARD SIGNAL DETAIL**



**PEDESTRIAN POLE STANDARD SIGNAL DETAIL**



**SCHOOL FLASHING BEACON STANDARD SIGNAL DETAIL**



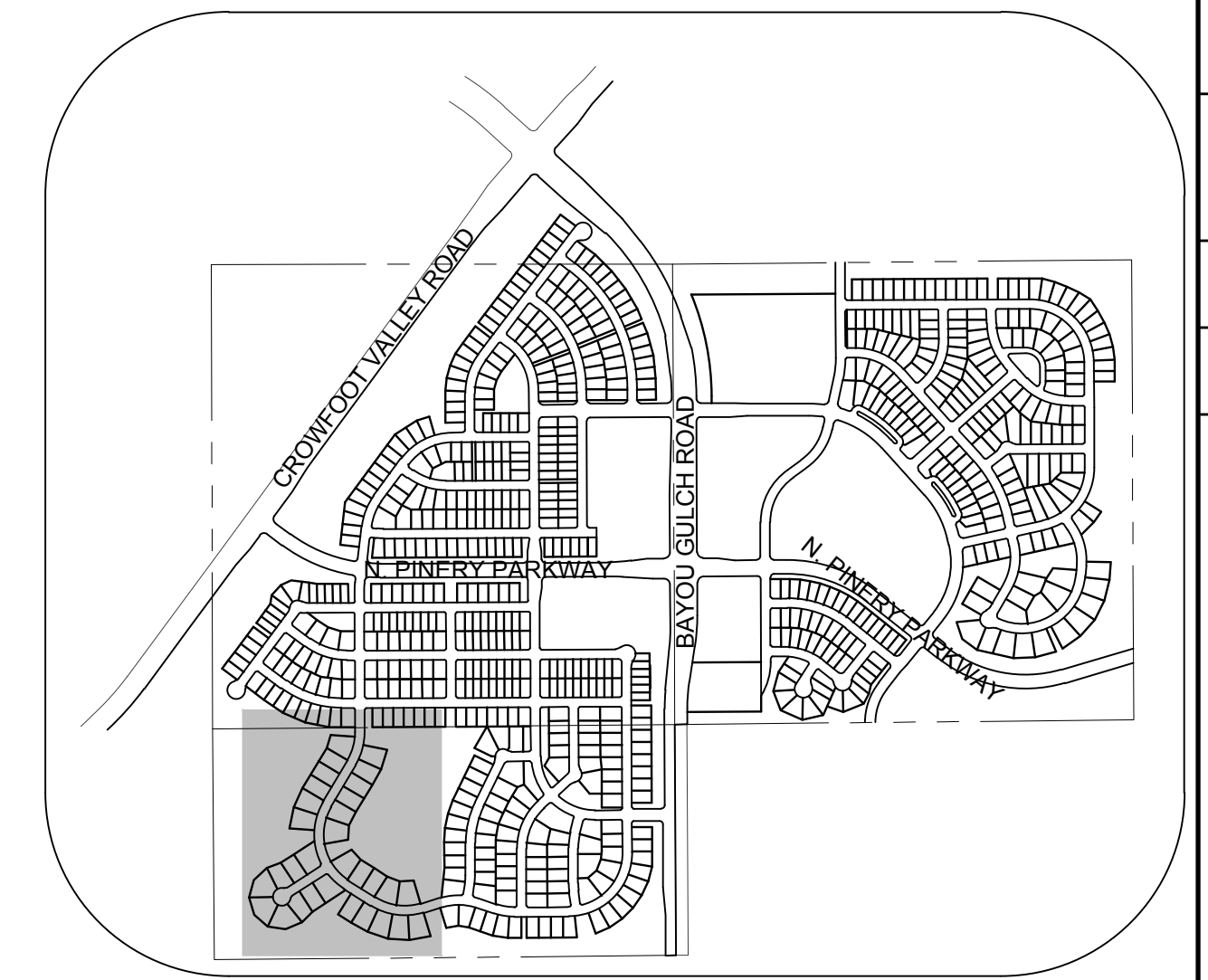
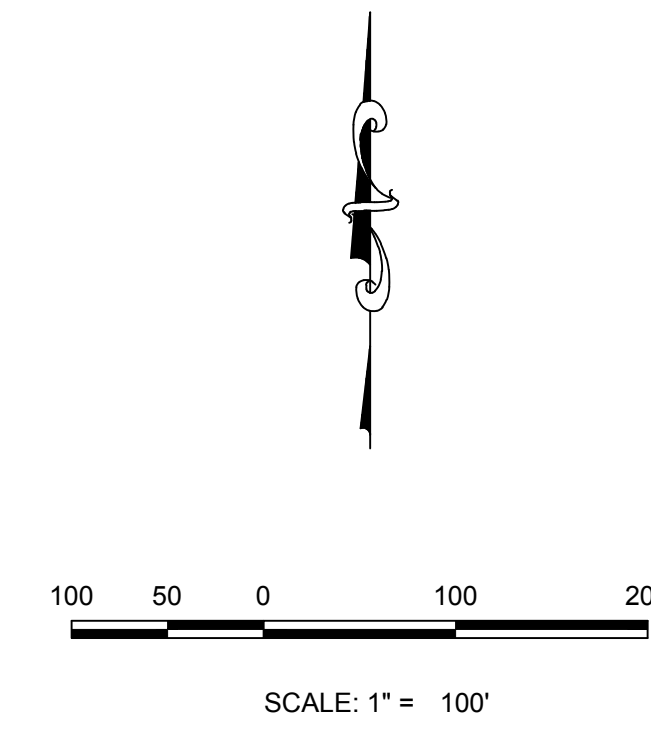
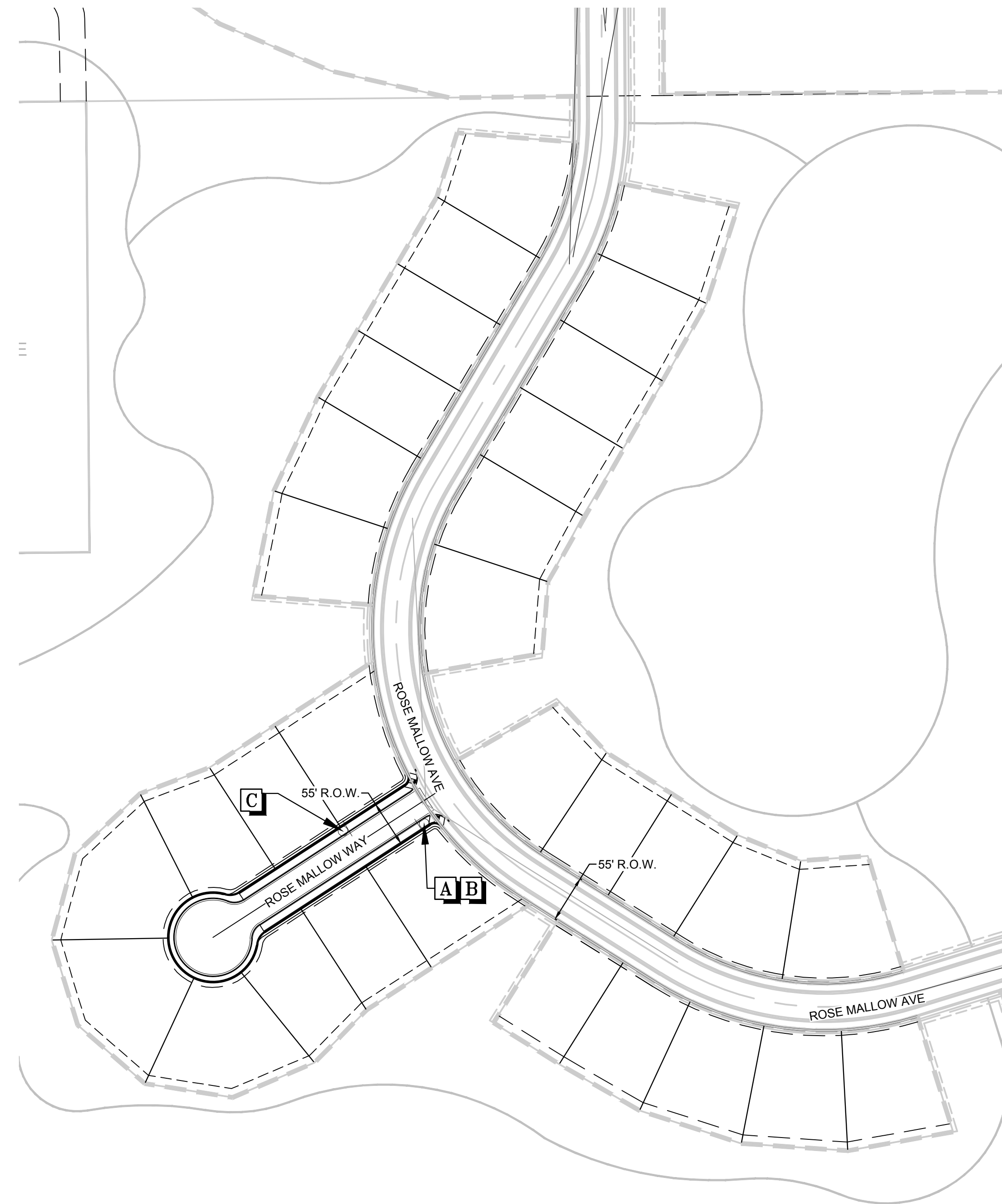
**TRENCH DRAIN DETAIL SECTION STANDARD DETAIL**

N:\PROJECTS\SSS\BANCAD\ENGINEERING\SSS\TOWN OF PARKER\RD ROADWAY DETAILS.DWG, BIRNBY, 3/7/2018 9:35 AM

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

SHEET NUMBER	DRAWN BY: JF	SCALE: AS SHOWN	DATE: AUGUST 2017	FILE NO: 8130283701	Revisions	Date	Appr.	Date
			CHECKED BY: JJ					
15					TRAILS AT CROWFOOT FILM 8 CONSTRUCTION DRAWINGS ROADWAY DETAILS		HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	
					10333 E. Dry Creek Rd. Suite 410 Englewood, Colorado Tel: (720) 482-9526 Fax: (720) 482-9548		CVL CONSULTANTS	

N:\PROJECTS\SSR\SSR\ENGINEERING\SSR\TOWN OF PARKER\RS SIGNAGE AND STRIPING DWG.ANDREW.P. 5/7/2017 7:24 AM



**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>	ROUNDBOUNT SIGN W2-6
<b>J</b>	PEDESTRIAN TRAFFIC SIGN W1-2
<b>K</b>	ROUNDBOUNT DIRECTIONAL SIGN R6-4A
<b>L</b>	SCHOOL CROSSING SIGN S1-1
	20' STREET LIGHT LAMP

ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO DISTRICT STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE SOUTH METRO FIRE PROTECTION DISTRICT

(SIGNATURE OF FIRE CHIEF OR DESIGNATED REPRESENTATIVE)

DATE SIGNED \_\_\_\_\_

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULED INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: \_\_\_\_\_  
(DISTRICT REPRESENTATIVE)

DATE: \_\_\_\_\_

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

BY: \_\_\_\_\_  
(DISTRICT ENGINEER)

DATE: \_\_\_\_\_

**BENCHMARK**  
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

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

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

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8130283701	AUGUST 2017	Revisions			
									No.	Date	Appr.	
16	JLR	JLJ										

10338 E. Dry Creek Rd.  
Suite 410  
Englewood, CO 80150  
Tel: (720) 482-9626  
Fax: (720) 482-9646

**CVL**  
CONSULTANTS

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT**  
**FILING 8 CONSTRUCTION DRAWINGS**  
SIGNAGE AND STRIPING