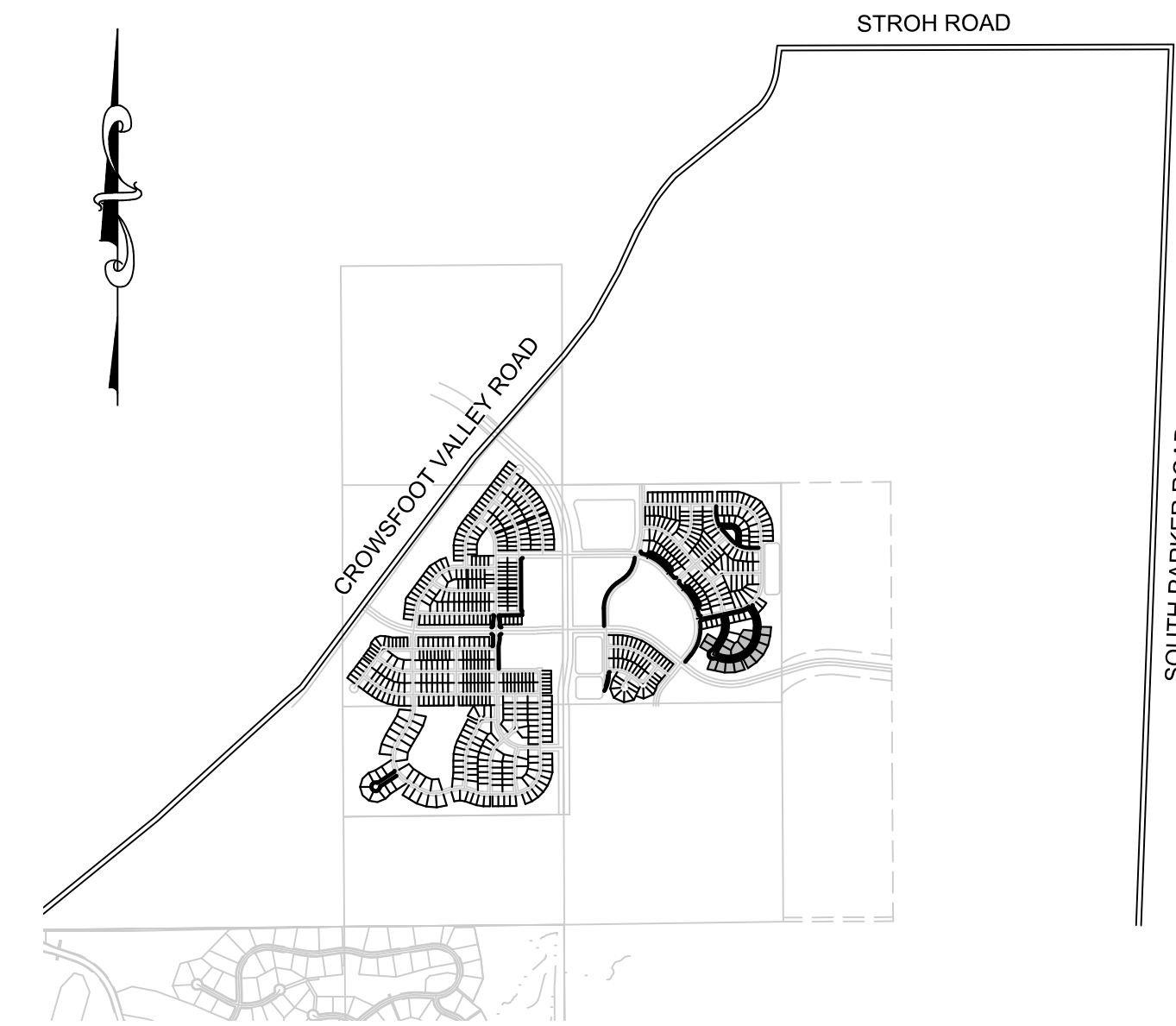


# TRAILS AT CROWFOOT

## FILING 12 CONSTRUCTION DRAWINGS

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

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER SHEET
2	TOWN OF PARKER NOTES
3	HORIZONTAL CONTROL PLAN
4	INITIAL CBMP PLAN
5	INTERIM & FINAL CBMP PLAN
6	CBMP DETAILS
7	CBMP DETAILS
8	CBMP DETAILS
9	CBMP DETAILS
10	CBMP DETAILS
11	BEEBALM LOOP
12	BEEBALM LOOP
13	INTERSECTION PLANS
14	ROADWAY DETAILS
15	ROADWAY DETAILS
16	ROADWAY DETAILS
17	SIGNAGE AND STRIPING



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

"I, BRIAN WILSON, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SITE IMPROVEMENTS WERE INSPECTED AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND OPINION, THE SITE IMPROVEMENTS WERE CONSTRUCTED IN ACCORDANCE WITH THE DESIGN INTENT OF THE APPROVED CONSTRUCTION DRAWINGS."

*Brian P. Wilson*  
\_\_\_\_\_  
BRIAN P. WILSON, CO. P.E. 0050067

I, THOMAS E. KUTTRUS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS AS-BUILT SURVEY OF TRAILS AT CROWFOOT FILING 13 REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAWS OF THE STATE OF COLORADO UNDER MY DIRECT SUPERVISION ON 5/31/2022 IN THE STATE OF COLORADO.



### DEVELOPER

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

### WATER & SANITATION DISTRICT

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

### PLANNER/ LANDSCAPE DESIGNER:

PCS GROUP, INC.  
200 KALAMATH STREET  
DENVER, CO 80233  
TEL: (303) 531-4905  
CONTACT: JOHN PRESTWICH

### FIRE DISTRICT

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

### SURVEYOR/ ENGINEER:

CVL, A WESTWOOD TEAM  
10333 E. DRY CREEK RD. STE 240  
ENGLEWOOD, CO 80112  
TEL: (720) 482-9526  
CONTACT: JIM JANNICKE

### ELECTRIC COMPANY

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

### MUNICIPALITY

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

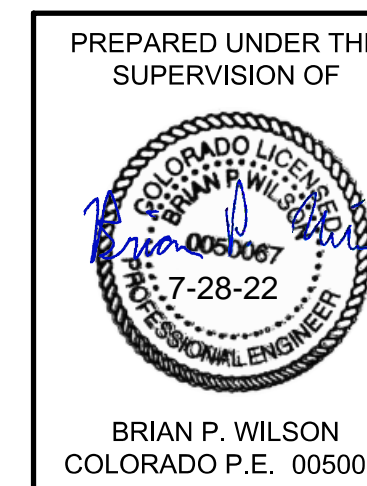
### GAS COMPANY

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

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

*Brian P. Wilson*  
\_\_\_\_\_  
BRIAN P. WILSON, CO. P.E. 0050067

7-28-22  
DATE



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

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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.

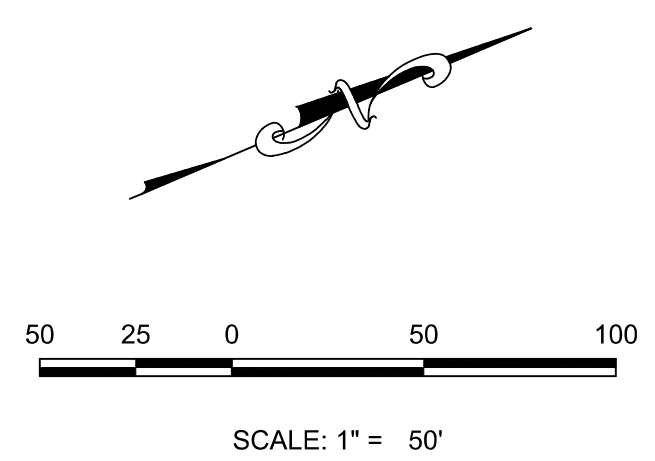
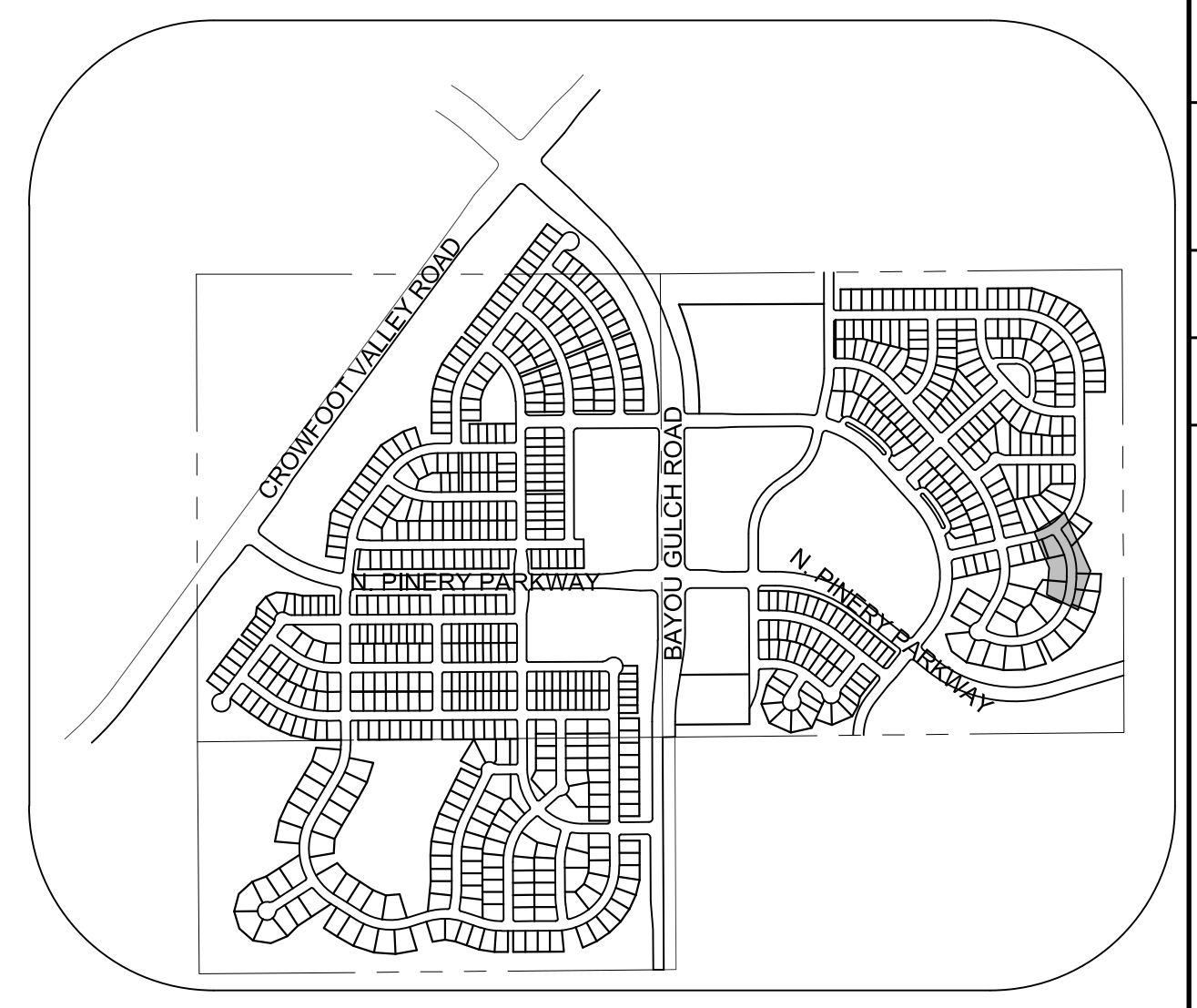
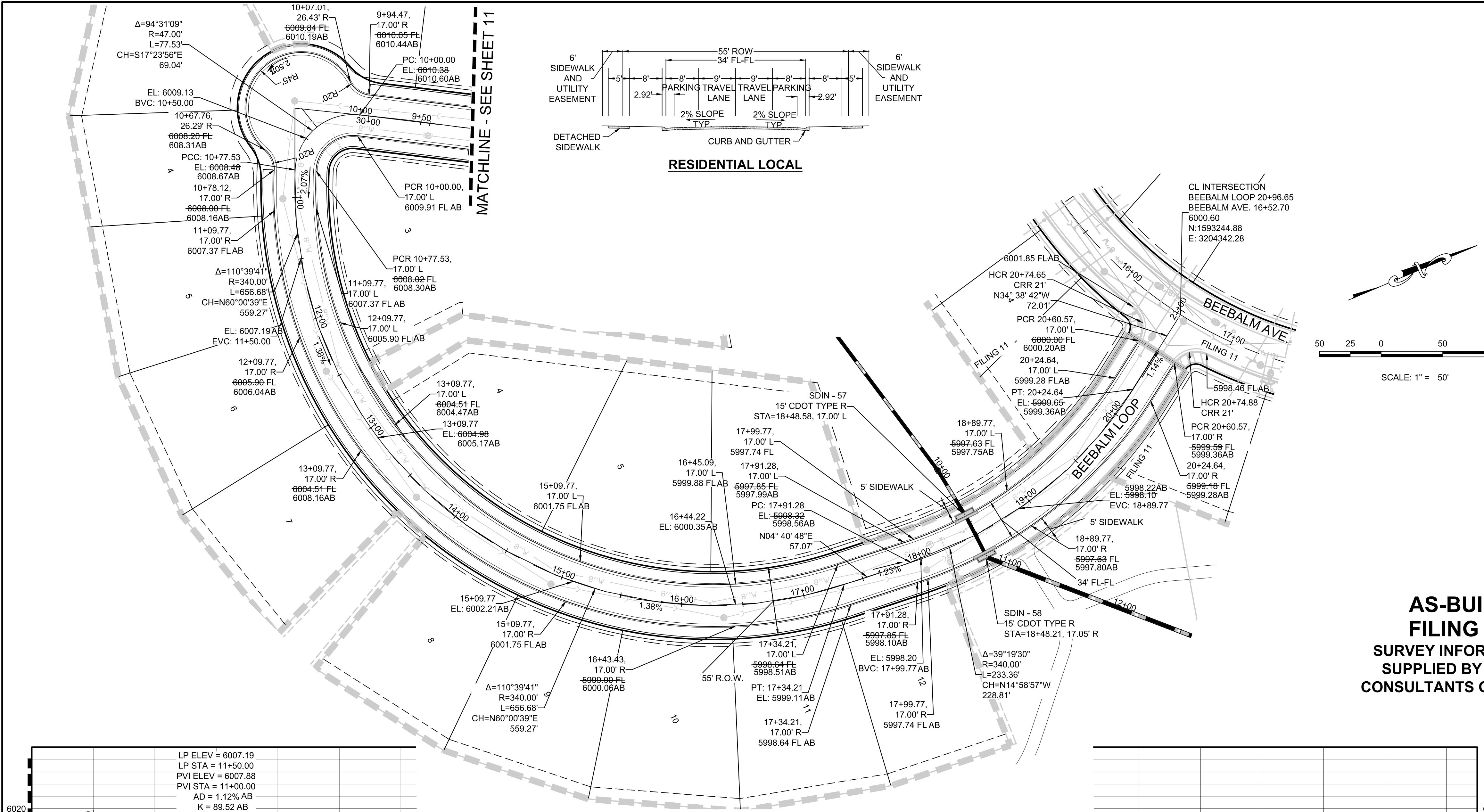
**AS-BUILT FILING 12**  
**SURVEY INFORMATION**  
**SUPPLIED BY AZTEX**  
**CONSULTANTS ON 5-31-22**



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SHEET NUMBER <b>1</b>	DRAWN BY: JF	SCALE: AS SHOWN	FILE NO: 8130283701	DATE: SEPTEMBER 2017
	CHECKED BY: JU	AS SHOWN	FILE NO: 8130283701	
TRAILS AT CROWFOOT FILING 12 CONSTRUCTION DRAWINGS COVER SHEET				
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				
10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.9526 www.cvlinc.net westwoodjps.com				
Revisions	No.	Date	Init.	Date

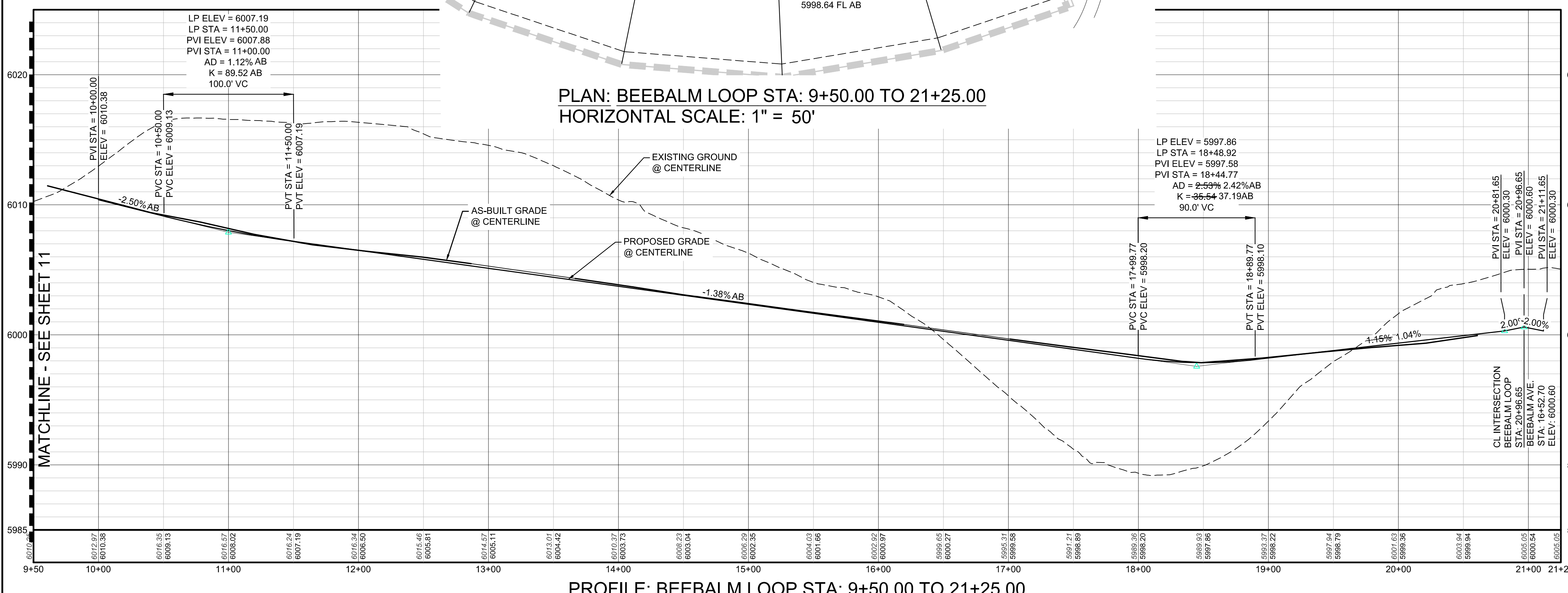




**AS-BUILT  
FILING 12  
SURVEY INFORMATION  
SUPPLIED BY AZTEX  
CONSULTANTS ON 5-31-22**

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

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



**PROFILE: BEEBALM LOOP STA: 9+50.00 TO 21+25.00**  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'

**BENCHMARK**  
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjst.com

**CVL** a Westwood team

HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 12 CONSTRUCTION DRAWINGS  
STREET PLAN & PROFILE  
BEEBALM LOOP

SCALE: AS SHOWN  
FILE NO: 8130283701

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

SHEET NUMBER **12**

Date  
Appr.  
Date  
Revisions  
No.