

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 1 OF 16

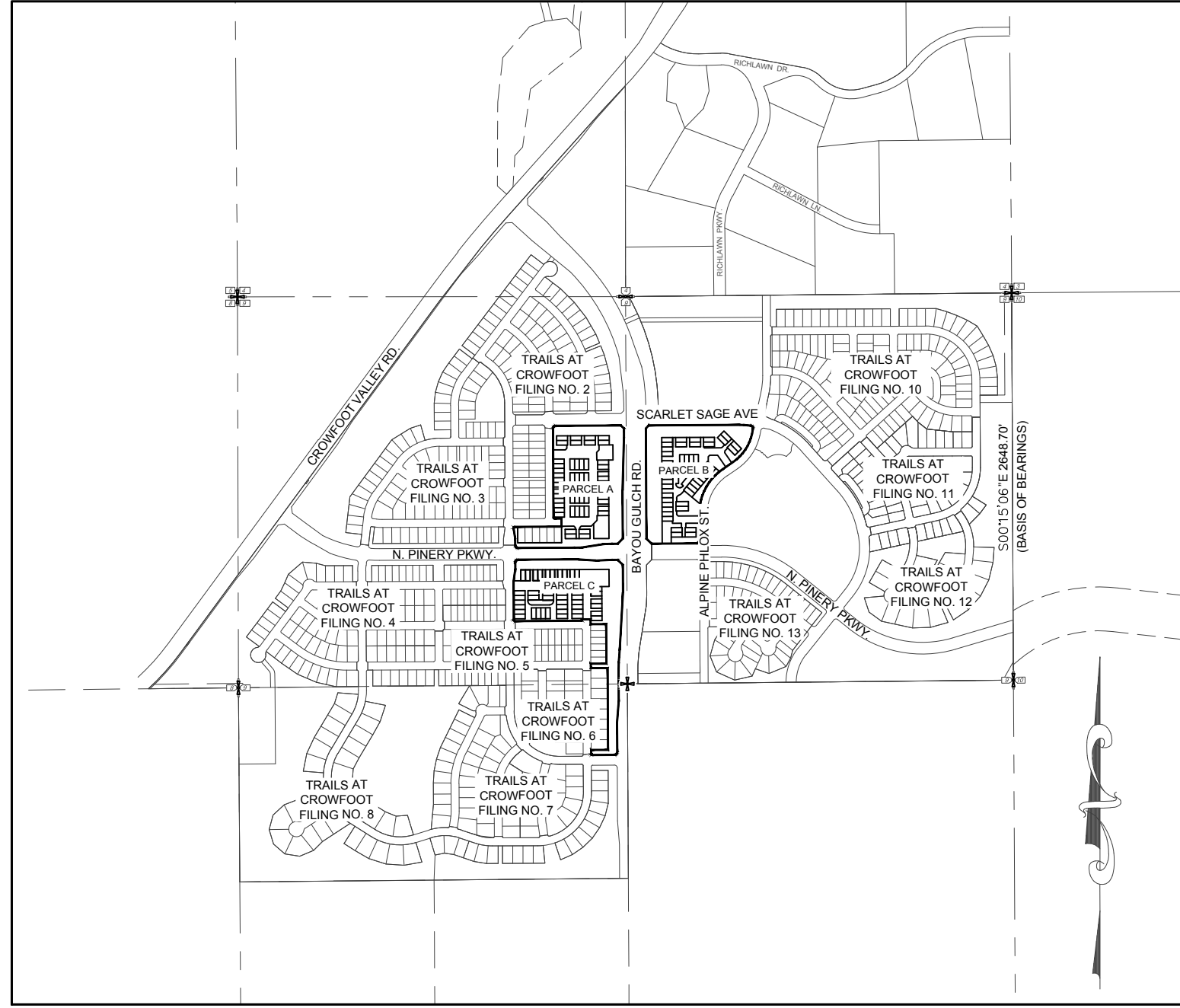
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT AA AND BB OF TRAILS AT CROWFOOT FILING NO. 1, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER

TRACT 0 OF TRAILS AT CROWFOOT FILING NO. 9, AS RECORDED AT RECEPTION NO. _____ IN THE RECORDS OF THE DOUGLAS COUNTY CLERK & RECORDER



VICINITY MAP
SCALE: 1" = 1000'

NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE (3) YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY CVL CONSULTANTS OF COLORADO, INC. TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, CVL CONSULTANTS OF COLORADO, INC. RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. 5514-2556675, AMENDMENT NO. 11 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 21, 2016 AT 5:00 P.M.
4. BASIS OF BEARINGS: 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 ASSUMED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.
5. BENCHMARK: DOUGLAS QUARTER 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.
5. WITHIN ALL SIGHT TRIANGLES, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NOT SOLID STRUCTURES. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES AND UTILITY BOXES. LANDSCAPING WITHIN THE INTERSECTION SIGHT DISTANCE TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTING THAT AT MATURITY WILL BE NO TALLER THAN TWO (2) FEET. TREES PLANTED WITHIN THE SIGHT DISTANCE TRIANGLE WILL NOT BE ALLOWED. LANDSCAPING WITHIN THE SIGHT DISTANCE TRIANGLE AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
6. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
7. THERE ARE A TOTAL OF 136 LOTS AND 17 TRACTS IN THE TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT.

UTILITY EASEMENT ACKNOWLEDGEMENT

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAN ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS AS SHOWN HEREON; THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2018.

WILLIAM F. HESSELBACH, JR., PLS NO. 25369
FOR AND ON BEHALF OF CVL CONSULTANTS OF COLORADO, INC.
10333 E. DRY CREEK ROAD, SUITE 240
ENGLEWOOD, CO 80112
(720)-249-3542

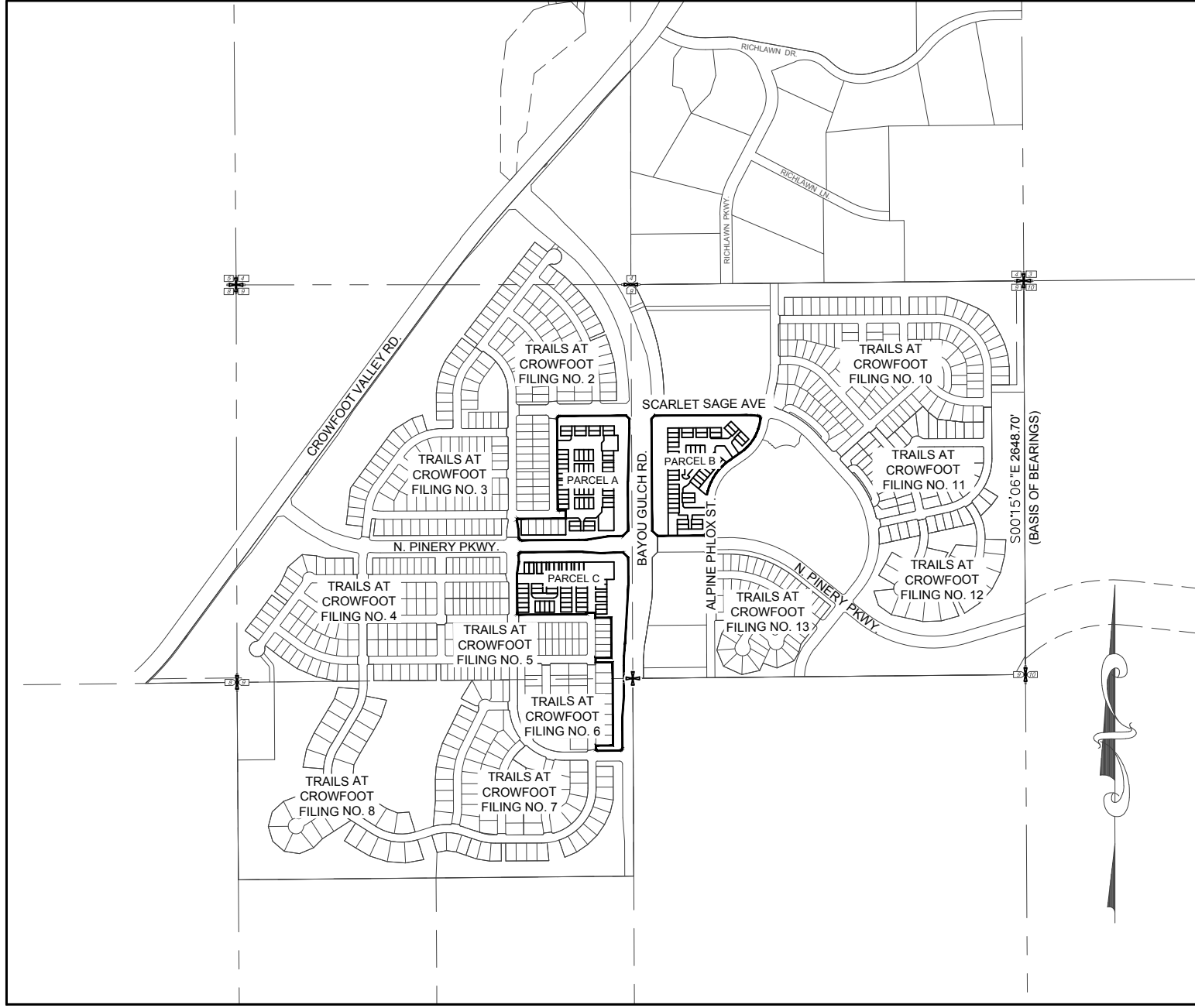
ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
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Tel: (720) 482-9526 / Fax: (720) 482-9546

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A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 2 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



VICINITY MAP
SCALE: 1" = 1000'

TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	2.236 AC.	97,421 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
B	3.300 AC.	143,747 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
C	0.247 AC.	10,775 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
D	0.169 AC.	7,360 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.352 AC.	15,349 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
F	3.532 AC.	153,870 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
G	1.707 AC.	74,363 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
H	0.215 AC.	9,374 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
I	0.291 AC.	12,688 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
J	0.181 AC.	7,882 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
K	0.170 AC.	7,389 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
L	0.367 AC.	15,976 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
M	0.269 AC.	11,708 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
N	4.065 AC.	177,083 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
O	1.956 AC.	85,223 S.F.	OPEN SPACE / UTILITIES/ ACCESS	METRO DIST	METRO DIST
P	0.492 AC.	21,434 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST
Q	0.125 AC.	5,442 S.F.	PARK SPACE / UTILITIES	METRO DIST	METRO DIST

LAND USE SUMMARY CHART			
TYPE	AREA		% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	7.510 AC.	327,091 S.F.	27.63%
OPEN SPACE / UTILITIES/ ACCESS	17.303 AC.	753,769 S.F.	63.64%
PARK SPACE / UTILITIES	2.372 AC.	103,315 S.F.	8.73%
TOTAL	27.185 AC.	1,184,175 S.F.	100%

MULTIFAMILY PRELIMINARY MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	2,400 S.F.	0.055 AC.
MAXIMUM LOT SIZE	2,720 S.F.	0.062 AC.
AVERAGE LOT SIZE	2,405 S.F.	0.055 AC.

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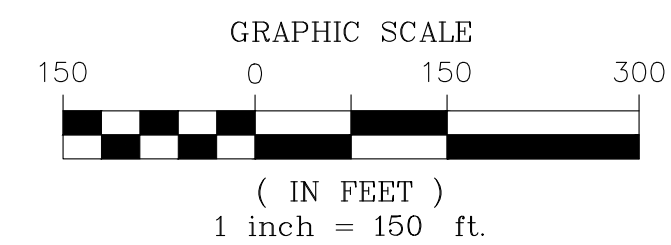
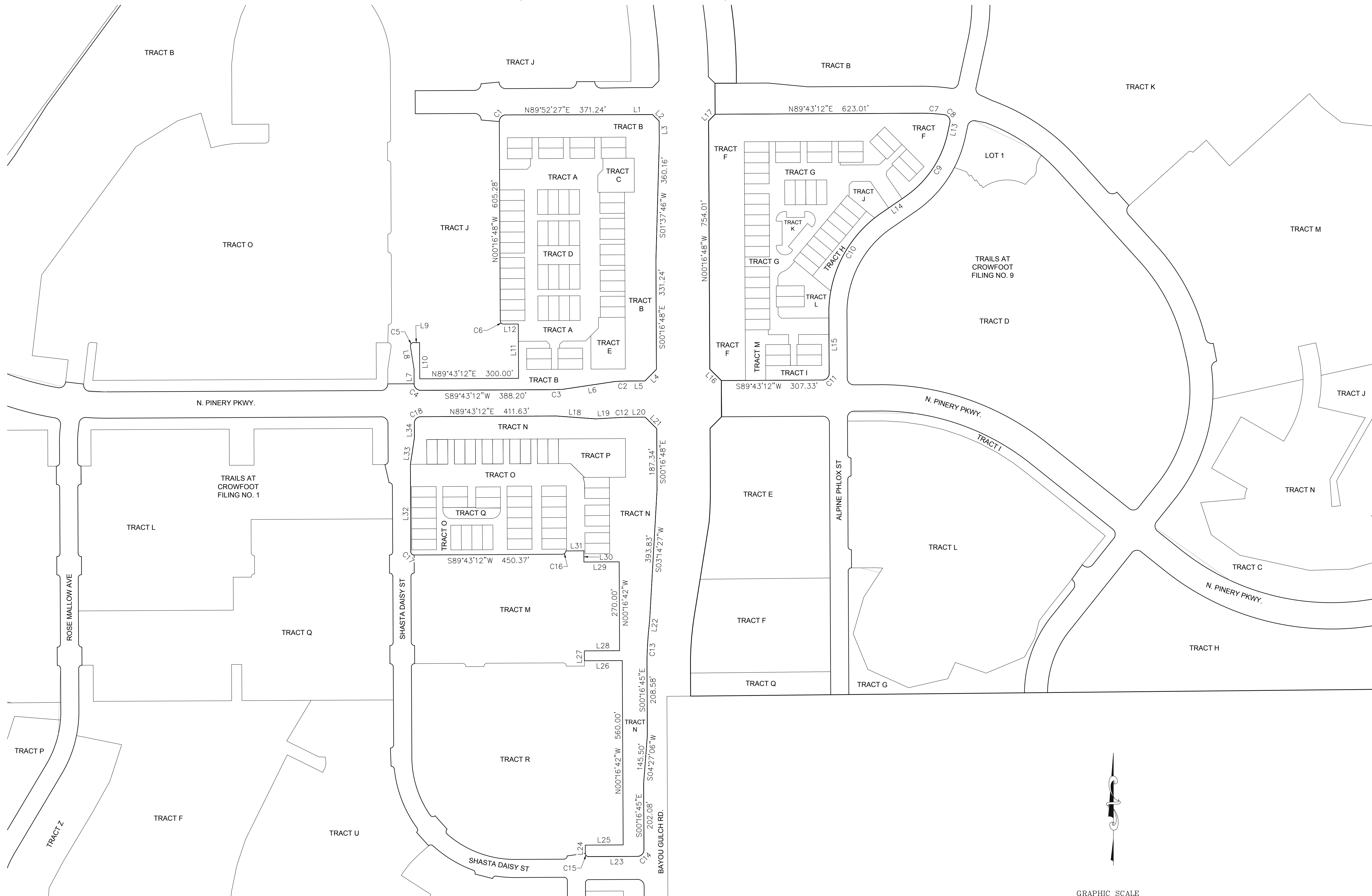
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SHEET 3 OF 16

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LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	74.12'	N89°43'12"E
L2	28.28'	S45°16'48"E
L3	62.82'	S01°6'48"E
L4	49.50'	S44°43'12"W
L5	38.00'	S89°43'12"W
L6	160.12'	S81°28'33"W
L7	44.00'	N01°6'48"W
L8	70.30'	N9°03'10"W
L9	17.98'	N89°43'12"E
L10	110.00'	S01°6'48"E
L11	165.00'	N01°6'48"W
L12	44.64'	S89°43'12"W
L13	34.20'	S12°15'07"W
L14	89.39'	S55°23'35"W
L15	182.54'	S01°6'48"E
L16	49.50'	N45°16'48"W
L17	28.28'	N44°43'12"E

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L18	118.78'	S85°50'01"E
L19	65.52'	N86°50'48"E
L20	38.00'	N89°43'12"E
L21	49.50'	S45°16'48"E
L22	34.11'	S5°24'51"W
L23	148.01'	S89°43'18"W
L24	25.00'	N01°6'42"W
L25	115.00'	N89°43'18"E
L26	115.00'	S89°43'18"W
L27	30.00'	N01°6'42"W
L28	107.00'	N89°43'18"E
L29	107.00'	S89°43'18"W
L30	33.88'	N01°6'42"W
L31	55.00'	S89°43'12"W
L32	200.00'	N01°6'48"W
L33	81.96'	N8°29'34"E
L34	44.00'	N01°6'48"W

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C2	52.91'	1055.00'	2°52'24"	S88°17'00"W	52.90'
C3	43.32'	960.00'	2°35'09"	S88°25'37"W	43.32'
C4	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C5	17.24'	10.00'	98°46'22"	N40°20'01"E	15.18'
C6	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C7	72.94'	559.00'	7°28'34"	S86°32'31"E	72.89'
C8	33.18'	20.00'	95°03'21"	S35°16'33"E	29.50'
C9	235.30'	312.50'	43°08'28"	S33°49'21"W	229.78'
C10	357.09'	367.50'	55°40'23"	S27°33'23"W	343.21'
C11	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C12	47.39'	945.00'	2°52'24"	N88°17'00"E	47.38'
C13	109.30'	1100.00'	5°41'36"	S2°34'03"W	109.26'
C14	31.42'	20.00'	90°00'03"	S44°43'16"W	28.28'
C15	15.71'	10.00'	90°00'00"	N45°16'42"W	14.14'
C16	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C17	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C18	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'



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SHEET 4 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



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SHEET 5 OF 16

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LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED

NOTES:

ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

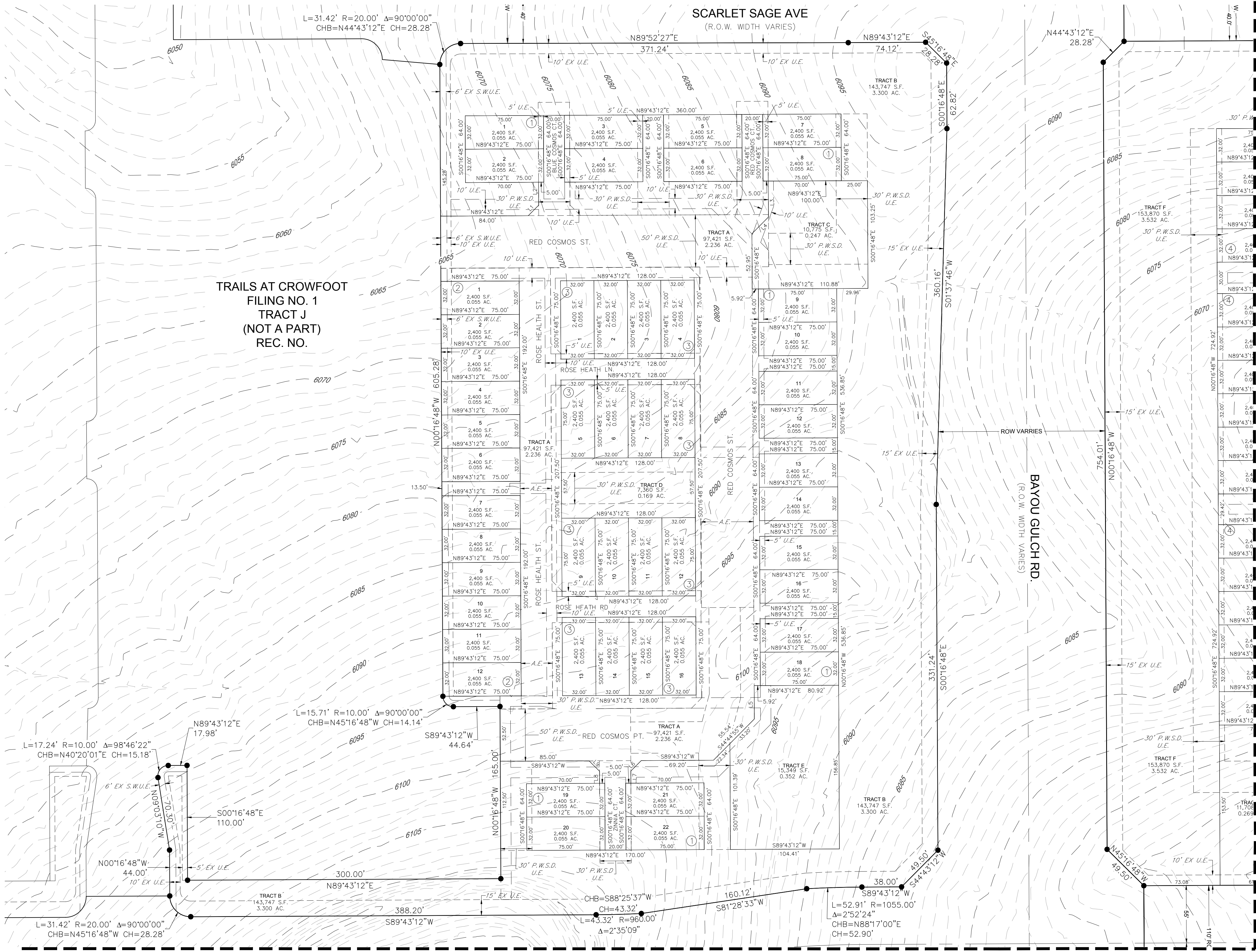
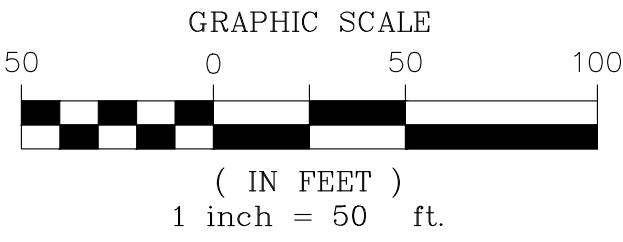
ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

SEE SHEETS 13-16 FOR DETAILS OF IREA DRY UTILITY EASEMENTS BY THIS PLAT.

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N44°43'12"E	14.14'
L2	S00°16'48"E	22.00'
L3	S00°16'48"E	34.43'
L4	S44°43'12"W	22.45'
L5	N00°16'48"W	32.00'
L6	N44°43'12"E	14.14'
L7	N00°16'48"W	11.60'
L8	N00°16'48"W	11.60'
L9	N45°16'48"W	14.14'



MATCHLINE - SEE SHEET 7, 11 & 15

MATCHLINE - SEE SHEET 6, 10 & 14

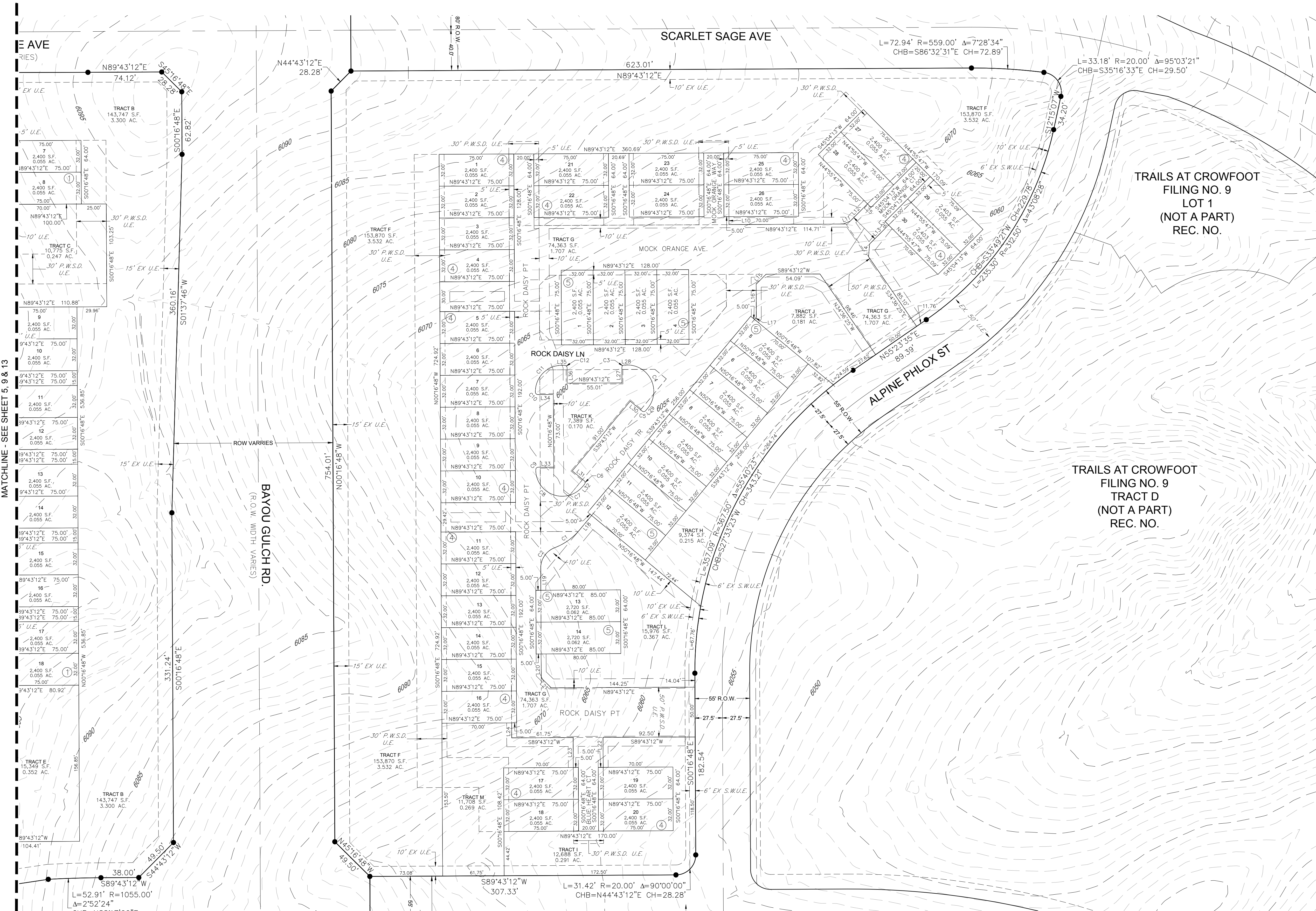
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SHEET 6 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS



LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L10	N00°16'48"W	8.00'	L24	N00°16'48"W	15.00'
L11	N67°23'42"E	7.60'	L25	N44°55'47"W	5.00'
L12	N45°04'13"E	24.54'	L26	N44°55'47"W	5.00'
L13	N45°04'13"E	26.86'	L27	N00°16'48"W	15.50'
L14	N05°13'54"E	12.81'	L28	N89°43'12"E	2.95'
L15	S44°43'12"W	14.14'	L29	S39°43'12"W	3.27'
L16	S00°16'48"E	33.20'	L30	N50°16'48"W	15.50'
L17	S39°43'12"W	2.80'	L31	S50°16'48"E	15.50'
L18	S39°43'12"W	19.04'	L32	S39°29'15"W	2.97'
L19	S00°16'48"E	22.10'	L33	N89°43'12"E	15.50'
L20	S00°16'48"E	24.10'	L34	S89°43'12"W	15.50'
L21	N45°16'48"W	14.14'	L35	N89°43'12"E	2.95'
L22	N00°16'48"W	30.08'	L36	S00°16'48"E	15.50'
L23	N00°16'48"W	30.08'			

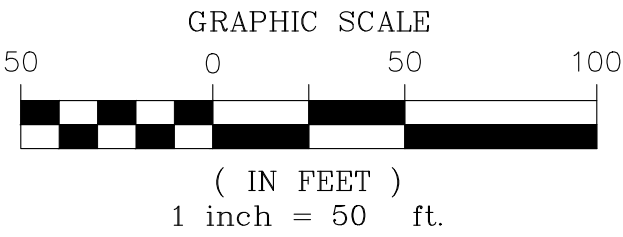
CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	60.00'	29°24'37"	30.80'	N54°25'28"E	30.46'
C2	22.00'	69°24'34"	26.65'	S34°25'29"W	25.05'
C3	2.50'	90°00'00"	3.93'	N44°43'12"E	3.54'
C4	26.50'	130°00'00"	60.13'	S25°16'48"E	48.03'
C5	2.50'	90°00'00"	3.93'	S84°43'12"W	3.54'
C6	2.50'	90°00'00"	3.93'	S05°16'48"E	3.54'
C7	26.95'	40°14'08"	18.92'	S59°36'19"W	18.54'
C8	26.51'	100°06'21"	46.31'	N49°53'55"W	40.64'
C9	2.50'	91°24'47"	3.99'	N44°00'48"E	3.58'
C10	2.50'	91°26'19"	3.99'	N44°37'18"W	3.58'
C11	26.52'	90°23'18"	41.83'	N44°29'25"E	37.63'
C12	2.50'	90°00'00"	3.93'	S45°16'48"E	3.54'

NOTES:

ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.
SEE SHEETS 13-16 FOR DETAILS OF IREA DRY UTILITY EASEMENTS BY THIS PLAT.

LEGEND

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
- - -	SIDEWALK & UTILITY EASEMENT LINE
- - - - -	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I. LS. NO. 25369 UNLESS OTHERWISE NOTED



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SHEET 7 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 5, 9 & 1

NOTES:

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BY THIS PLAT.

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BY THIS PLAT.

CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C13	69.00'	21°28'05"	25.85'	N12°06'16"W	25.70'
C14	27.00'	89°59'53"	42.41'	S44°43'15"W	38.18'
C15	27.00'	89°15'23"	42.06'	N45°39'04"W	37.94'

LEGEND	
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U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
-- --	SIDEWALK & UTILITY EASEMENT LINE
- - - -	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIV. LS. NO. 25369, UNLESS OTHERWISE NOTED.

LEGEND

GRAPHIC SCALE

30 0 30 60

(IN FEET)

1 inch = 30 ft.

TRAILS AT CROWFOOT
FILING NO. 1
TRACT M
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 1
TRACT R
(NOT A PART)
REC. NO.

TRAILS AT CROWFO
FILING NO. 9
TRACT E
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT F
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9 TRACT Q
(NOT A PART) REC. NO.

ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY F

PRELIMINARY PLAN

PR

2017

2/2018

€ 16 T

82-952

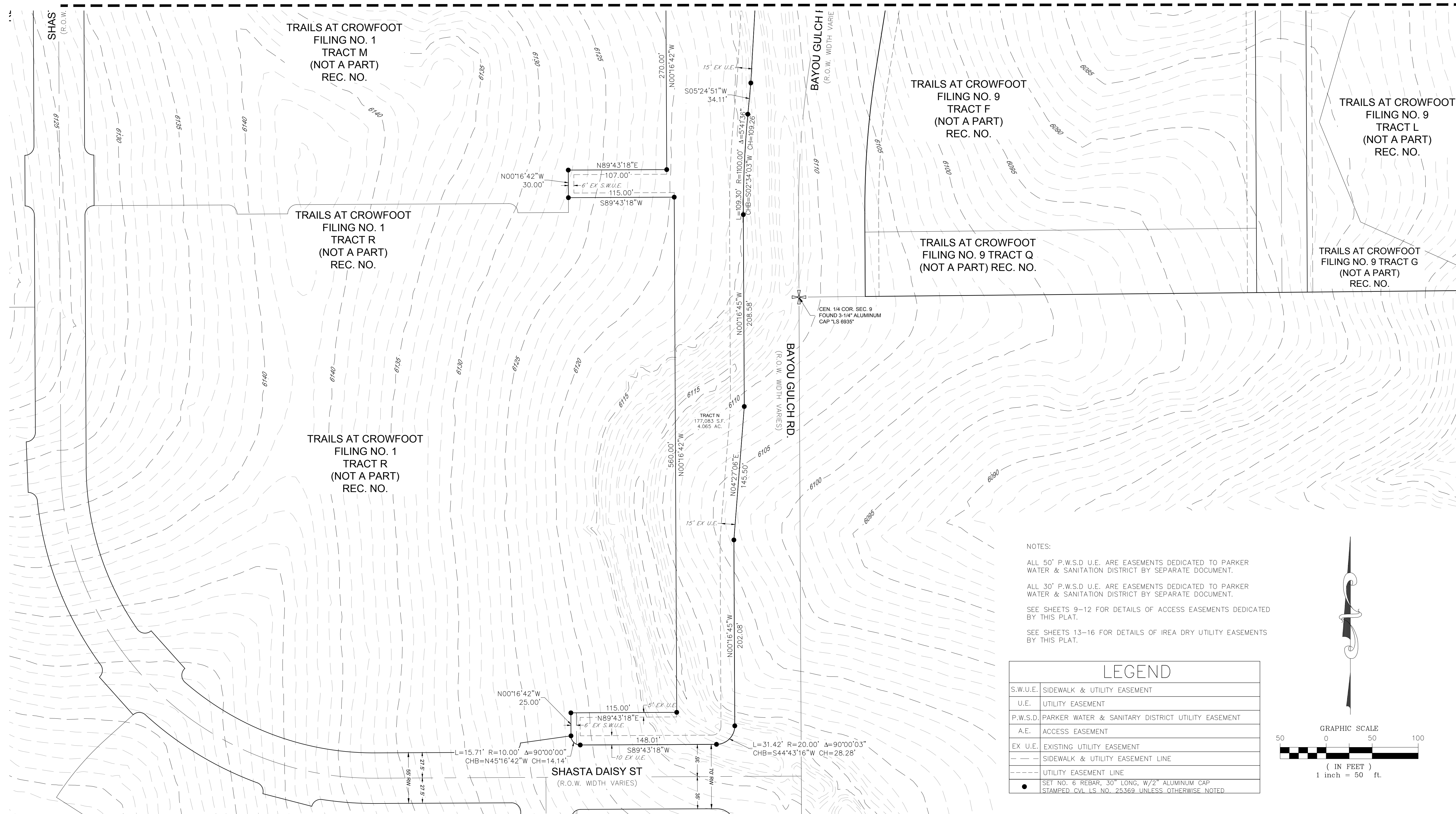
20) 48

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 8 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 7, 11 & 15



NOTES:

ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

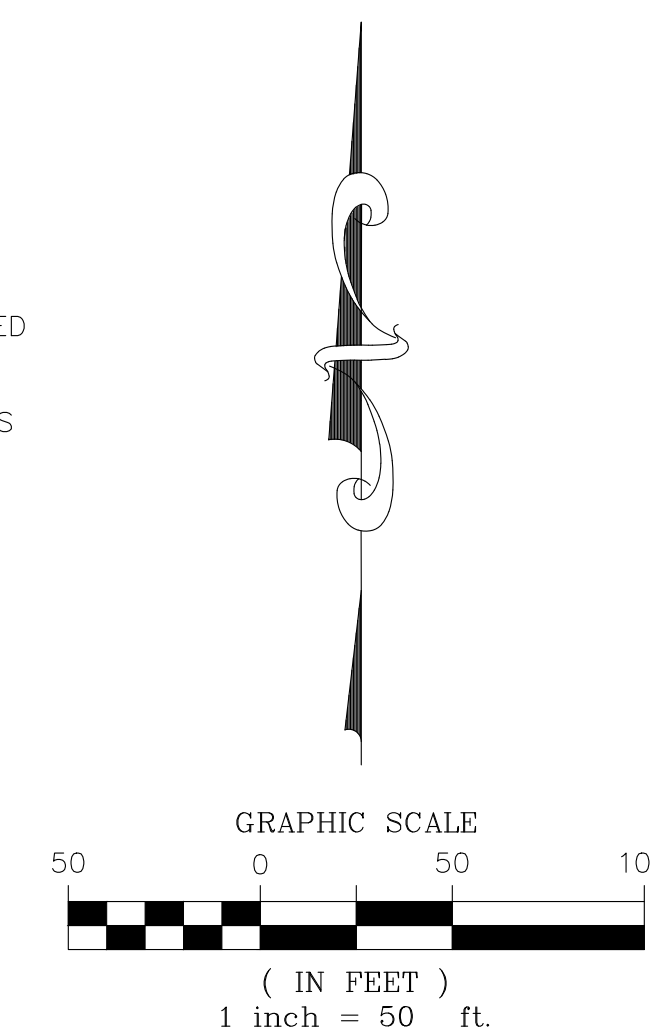
ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.

SEE SHEETS 9-12 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.

SEE SHEETS 13-16 FOR DETAILS OF IREA DRY UTILITY EASEMENTS BY THIS PLAT.

LEGEND

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX. U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I. L.S. NO. 25369 UNLESS OTHERWISE NOTED



ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
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Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 9 OF 16

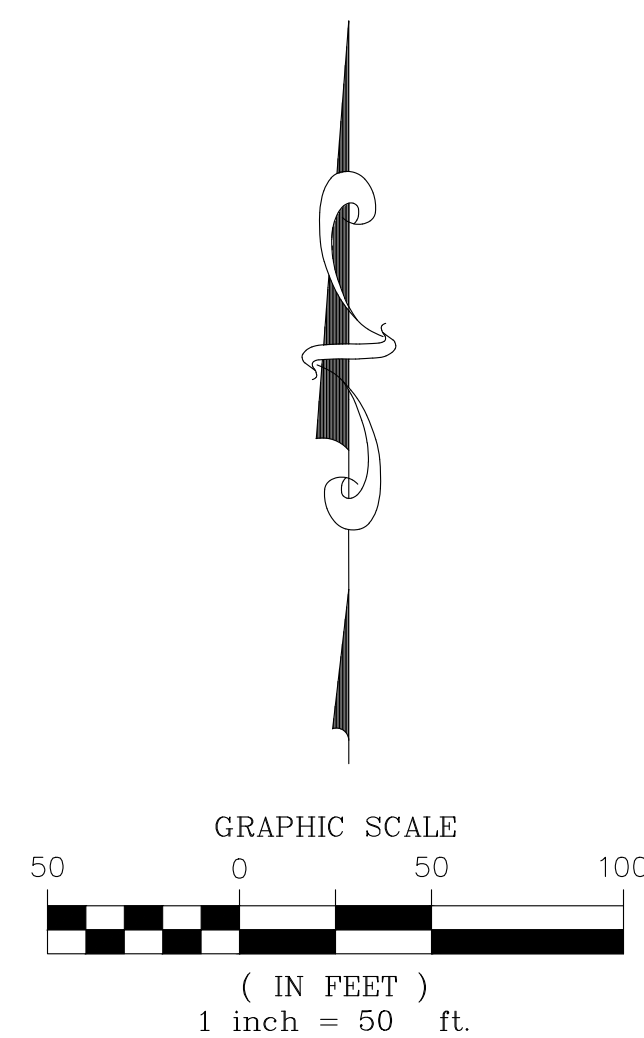
TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

LEGEND

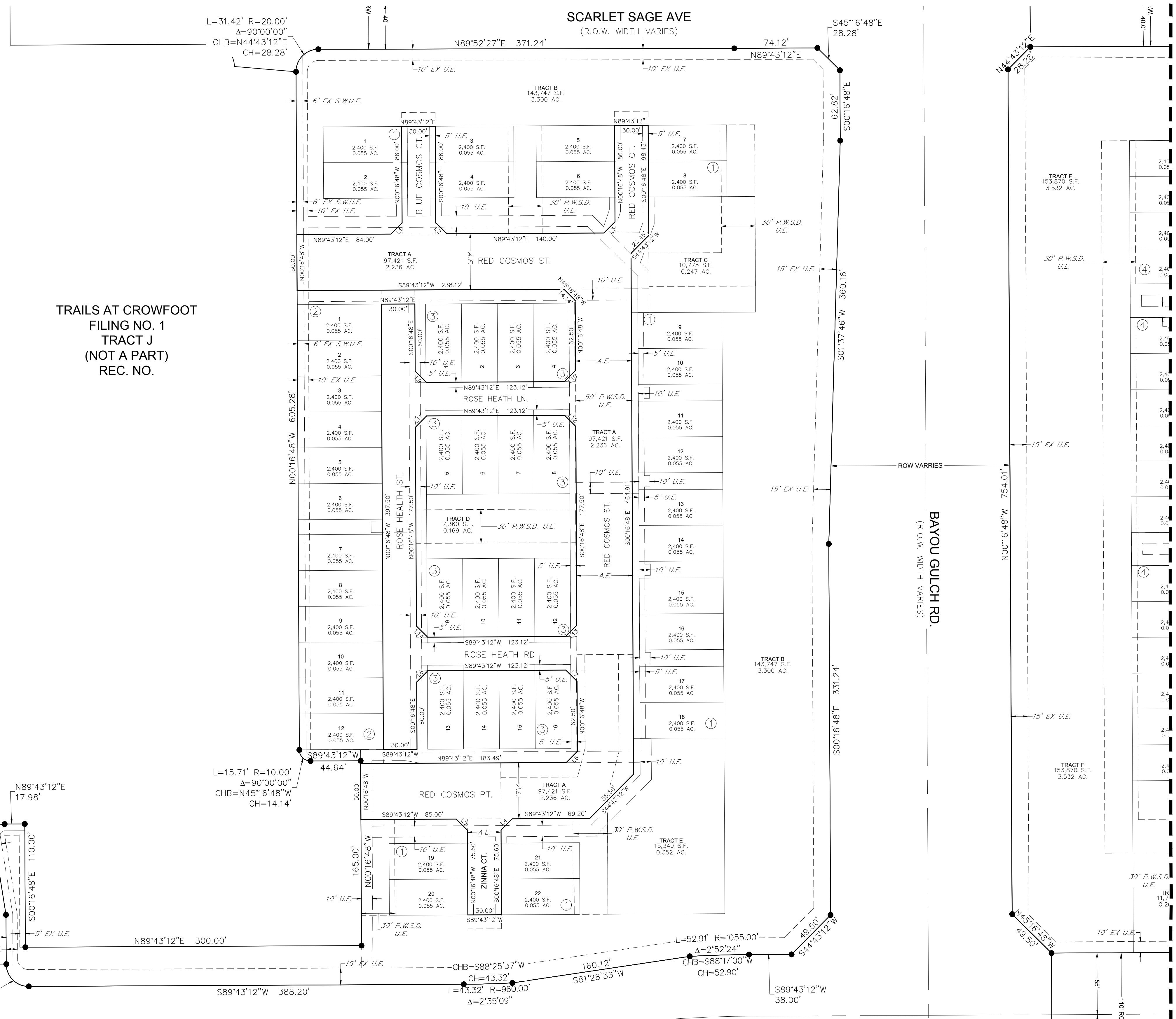
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.L. S. NO. 25369 UNLESS OTHERWISE NOTED

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N44°43'12"E	14.14'
L2	S45°16'48"E	14.14'
L3	N44°43'12"E	14.14'
L4	S44°43'12"W	14.14'
L5	N45°16'48"W	14.14'
L6	N44°43'12"E	14.14'
L7	S45°16'48"E	14.14'
L8	S44°43'12"W	14.14'
L9	S45°16'48"E	14.14'
L10	N44°43'12"E	14.14'
L11	N44°43'12"E	14.14'
L12	S45°16'48"E	14.14'
L13	S44°43'12"W	14.14'
L14	N45°16'48"W	14.14'



TRAILS AT CROWFOOT
FILING NO. 1
TRACT J
(NOT A PART)
REC. NO.



MATCHLINE - SEE SHEET 7, 11 & 15

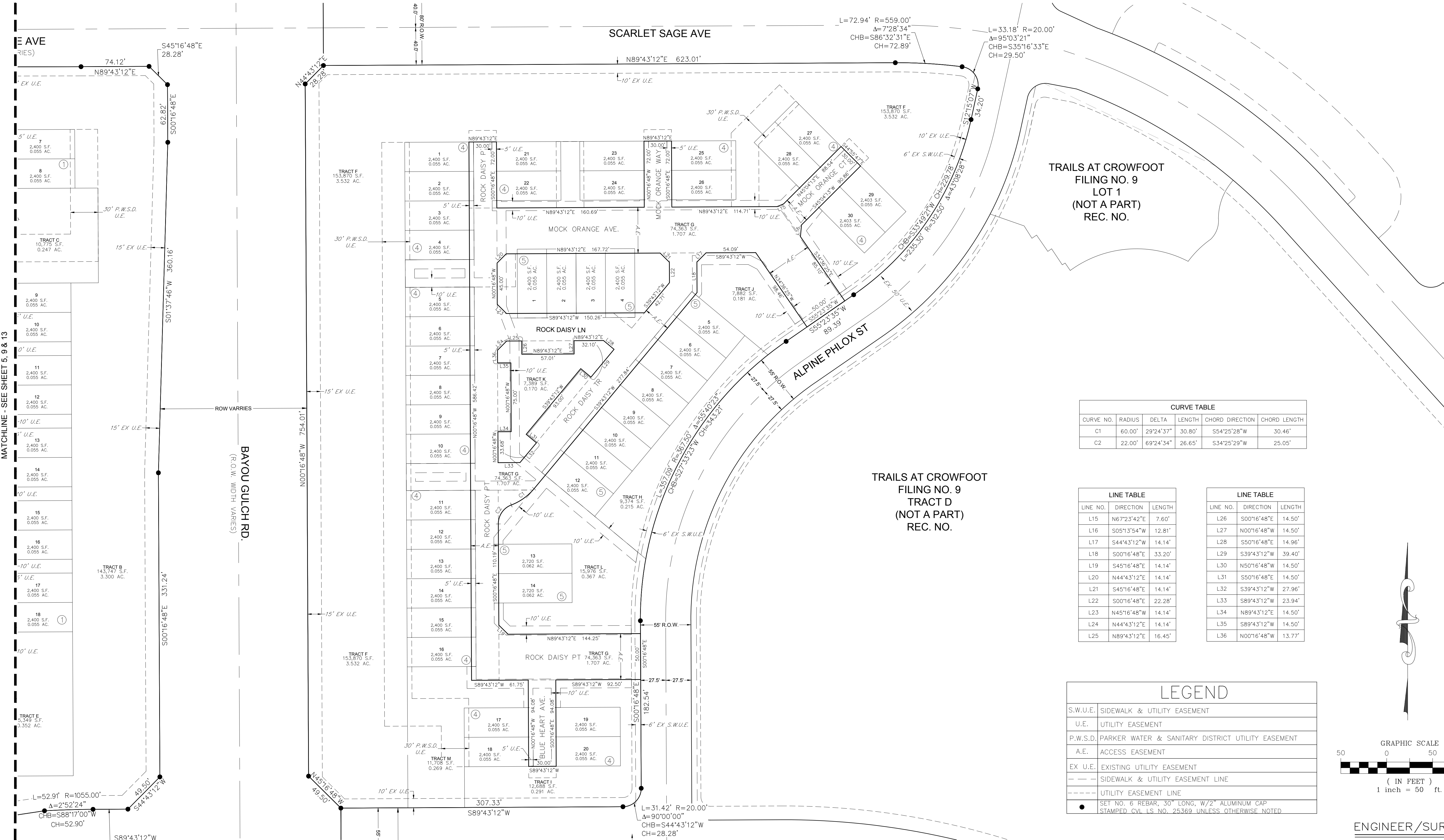
ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 10 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

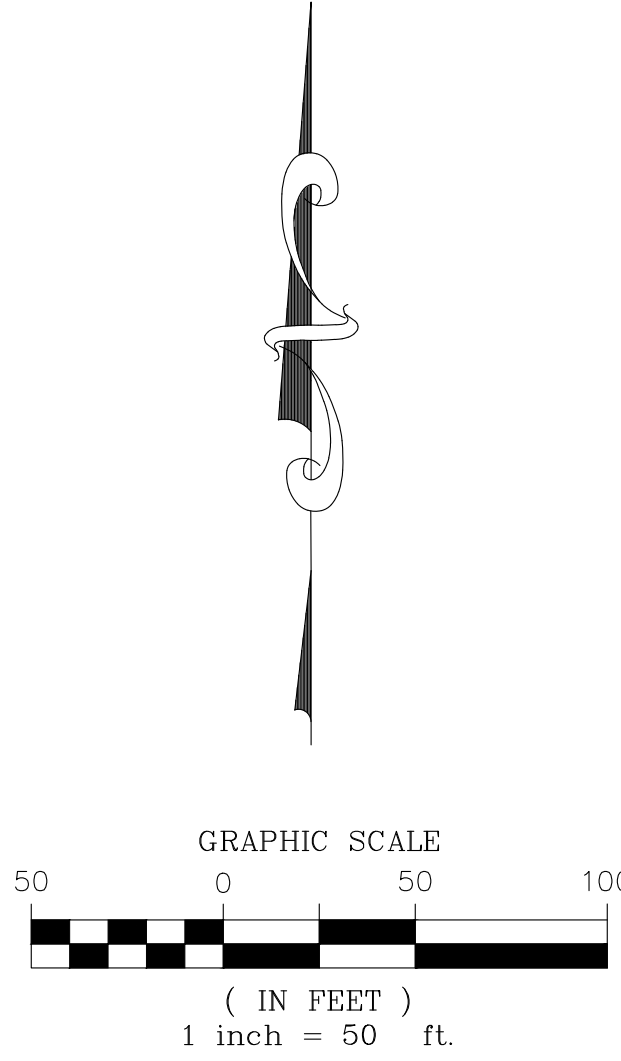


CURVE TABLE						
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD	DIRECTION	CHORD LENGTH
C1	60.00'	29°24'37"	30.80'	S54°25'28"W		30.46'
C2	22.00'	69°24'34"	26.65'	S34°25'29"W		25.05'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L15	N67°23'42"E	7.60'
L16	S05°13'54"W	12.81'
L17	S44°43'12"W	14.14'
L18	S00°16'48"E	33.20'
L19	S45°16'48"E	14.14'
L20	N44°43'12"E	14.14'
L21	S45°16'48"E	14.14'
L22	S00°16'48"E	22.28'
L23	N45°16'48"W	14.14'
L24	N44°43'12"E	14.14'
L25	N89°43'12"E	16.45'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L26	S00°16'48"E	14.50'
L27	N00°16'48"W	14.50'
L28	S50°16'48"E	14.96'
L29	S39°43'12"W	39.40'
L30	N50°16'48"W	14.50'
L31	S50°16'48"E	14.50'
L32	S39°43'12"W	27.96'
L33	S89°43'12"W	23.94'
L34	N89°43'12"E	14.50'
L35	S89°43'12"W	14.50'
L36	N00°16'48"W	13.77'

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL LS NO. 25369 UNLESS OTHERWISE NOTED



TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 11 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 5, 9 & 13

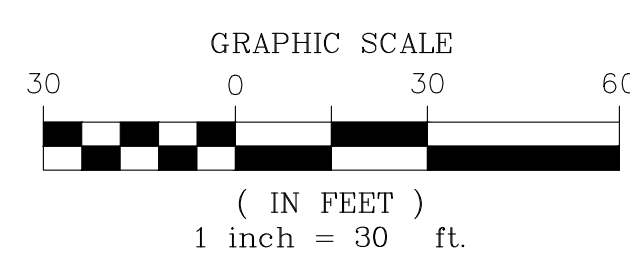
TRAILS AT CROWFOOT
FILING NO. 1
TRACT L
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 1 TRACT Q
(NOT A PART)
REC. NO.

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L37	S45°16'42"E	14.14'
L38	N44°43'18"E	14.14'
L39	N45°16'48"W	14.14'
L40	S44°43'12"W	14.14'
L41	S45°16'48"E	14.14'
L42	N44°43'12"E	14.14'

LEGEND

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



TRAILS AT CROWFOOT
FILING NO. 1
TRACT M
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 1
TRACT R
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT E
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT F
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT F (NOT A PART)

MATCHLINE - SEE SHEET 8, 12 & 16

ENGINEER/SURVEYOR

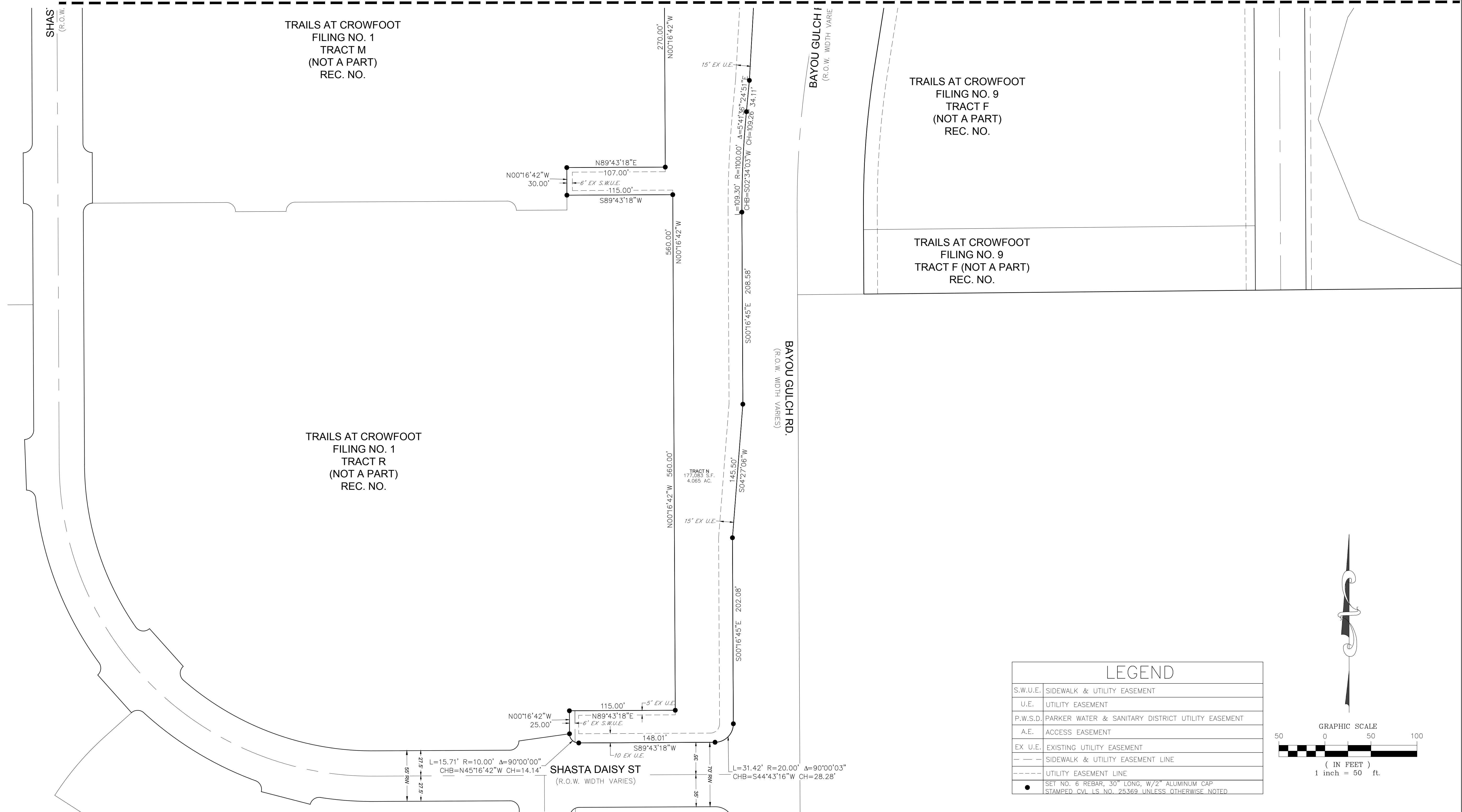
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

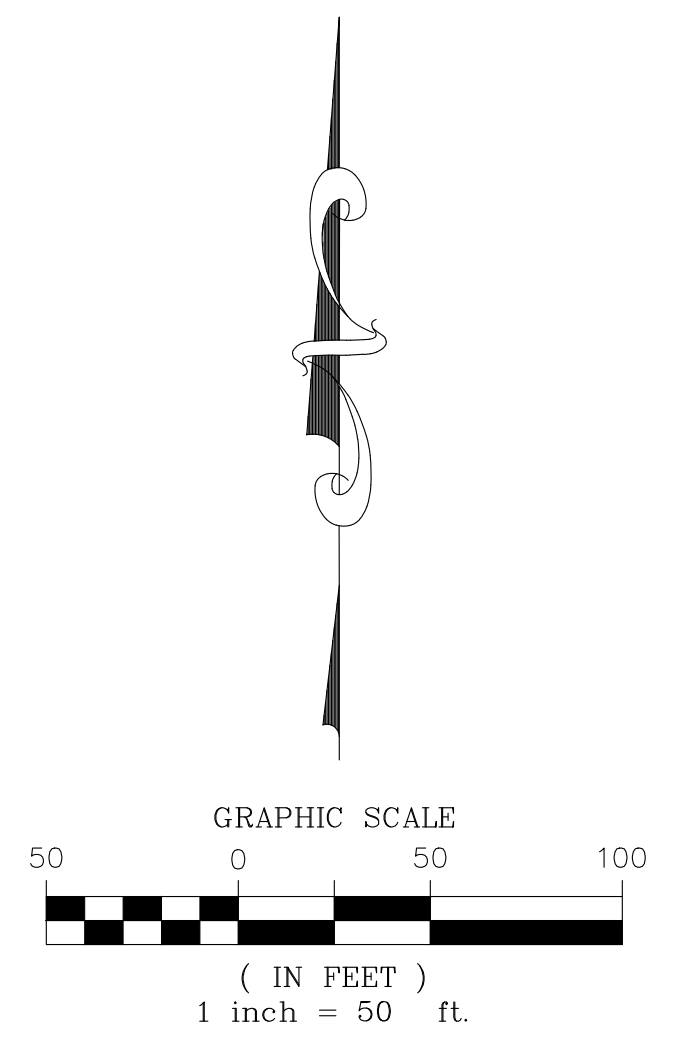
A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 12 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 7, 11 & 15



LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
-- --	SIDEWALK & UTILITY EASEMENT LINE
-----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I. I.S. NO. 25369, UNLESS OTHERWISE NOTED



ENGINEER/SURVEYOR

CVL Consultants
of Colorado, Inc.
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Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

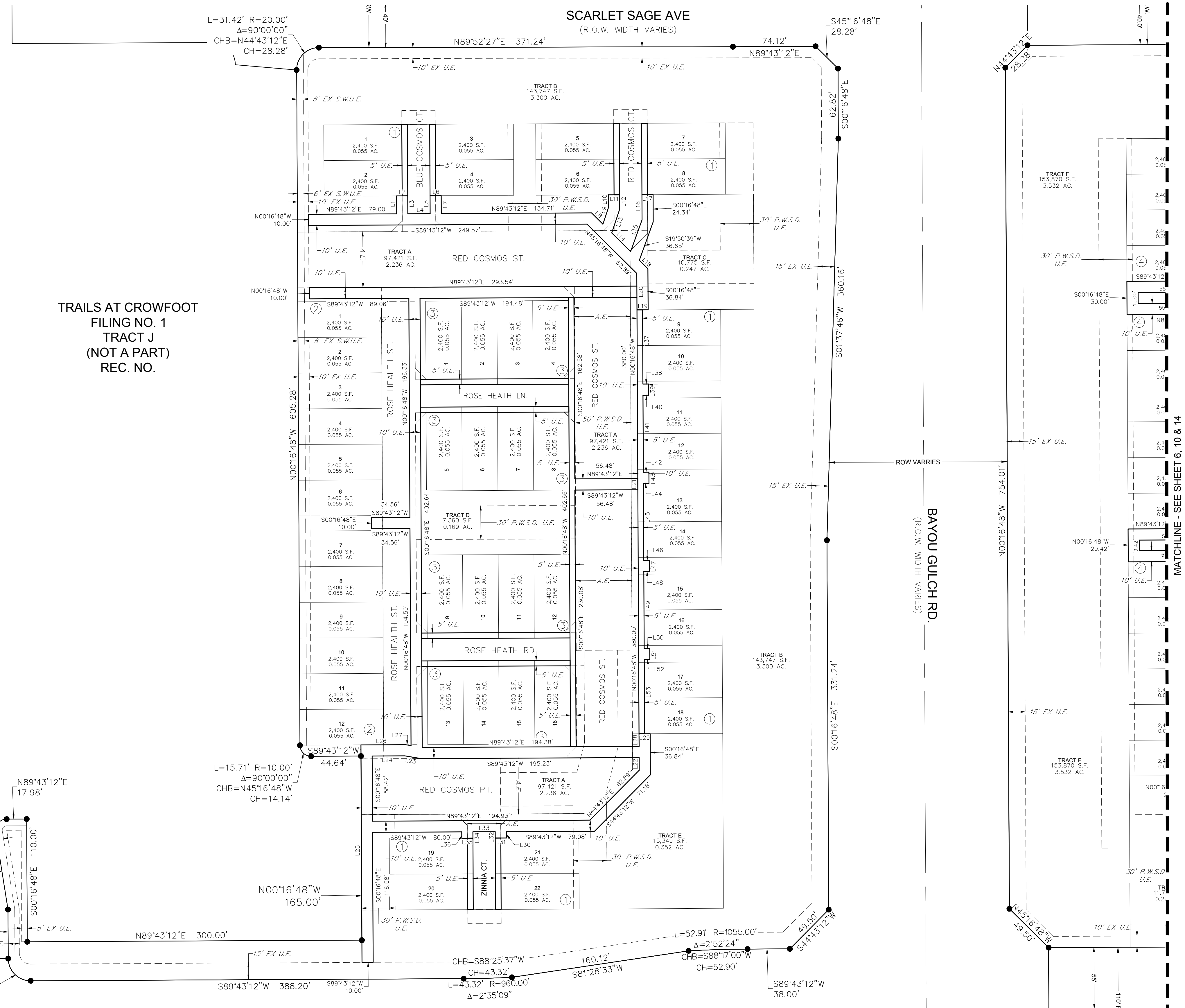
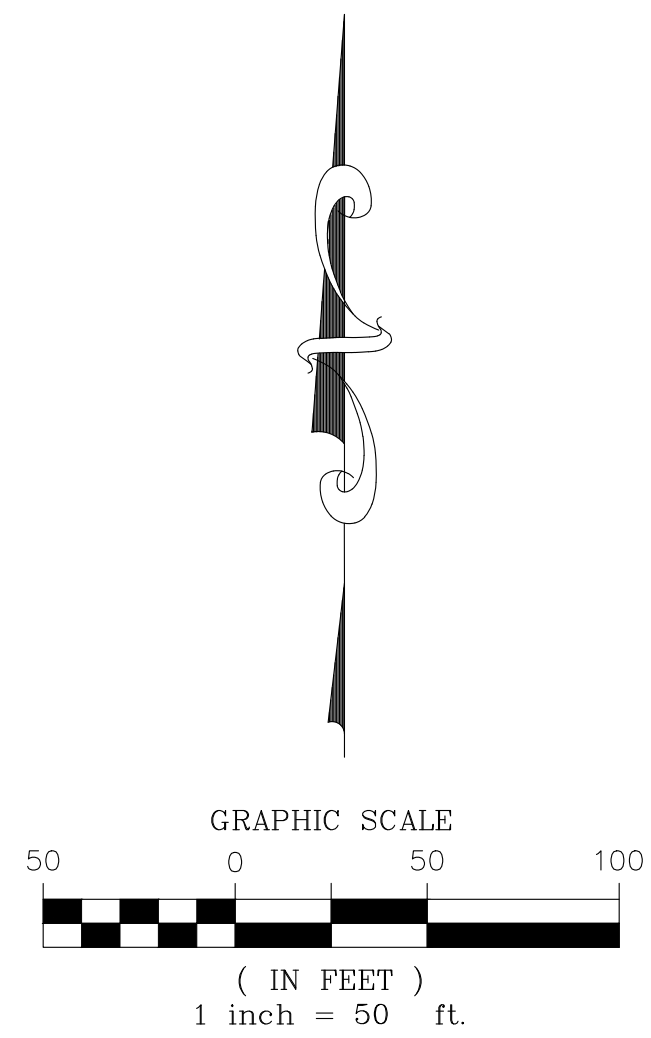
A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 13 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
-----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I. NO. 25369, UNLESS OTHERWISE NOTED

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S00°6'48"E	16.08'
L2	S89°43'12"W	10.00'
L3	N00°16'48"W	16.08'
L4	S89°43'12"W	20.00'
L5	N00°16'48"W	16.08'
L6	N89°43'12"E	10.00'
L7	S00°16'48"E	16.08'
L8	N45°16'48"W	14.37'
L9	S18°28'49"W	15.93'
L10	S00°16'48"E	11.16'
L11	S89°43'12"W	10.00'
L12	N00°16'48"W	12.81'
L13	N18°28'49"E	22.51'
L14	N45°16'48"W	23.81'
L15	S19°50'39"W	30.24'
L16	S00°16'48"E	22.57'
L17	S89°43'12"W	10.00'
L18	N45°16'48"W	10.83'
L19	N89°43'12"E	10.00'
L20	S00°16'48"E	32.70'
L21	S00°16'48"E	10.00'
L22	S00°16'48"E	11.37'
L23	N80°31'08"W	15.22'
L24	S89°43'12"W	29.18'
L25	N00°16'48"W	195.00'
L26	N89°43'12"E	40.03'
L27	S80°31'08"E	4.96'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L28	N00°16'48"W	11.33'
L29	N89°43'12"E	10.00'
L30	N00°16'48"W	5.68'
L31	N89°43'12"E	10.00'
L32	S00°16'48"E	5.68'
L33	S89°43'12"W	20.00'
L34	N00°16'48"W	5.68'
L35	N89°43'12"E	10.00'
L36	S00°16'48"E	5.68'
L37	S00°16'48"E	66.50'
L38	N89°43'12"E	5.00'
L39	S00°16'48"E	10.00'
L40	S89°43'12"W	5.00'
L41	S00°16'48"E	69.00'
L42	N89°43'12"E	5.00'
L43	S00°16'48"E	10.00'
L44	S89°43'12"W	5.00'
L45	S00°16'48"E	69.00'
L46	N89°43'12"E	5.00'
L47	S00°16'48"E	10.00'
L48	S89°43'12"W	5.00'
L49	S00°16'48"E	69.00'
L50	N89°43'12"E	5.00'
L51	S00°16'48"E	10.00'
L52	S89°43'12"W	5.00'
L53	S00°16'48"E	66.50'



MATCHLINE - SEE SHEET 7, 11 & 15

TRAILS AT CROWFOOT MULTIFAMILY PRELIMINARY PLAT

PRELIMINARY PLAT

30283701

PREPARE

09/08/2

17 REVIS

0: 06/12,

018 SHEE

13 OF 16

Tel: (720)

482-952

6 / Fax: (

20) 482

546

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ENGINEER/SURVEYOR

 Consultants
of Colorado, Inc.

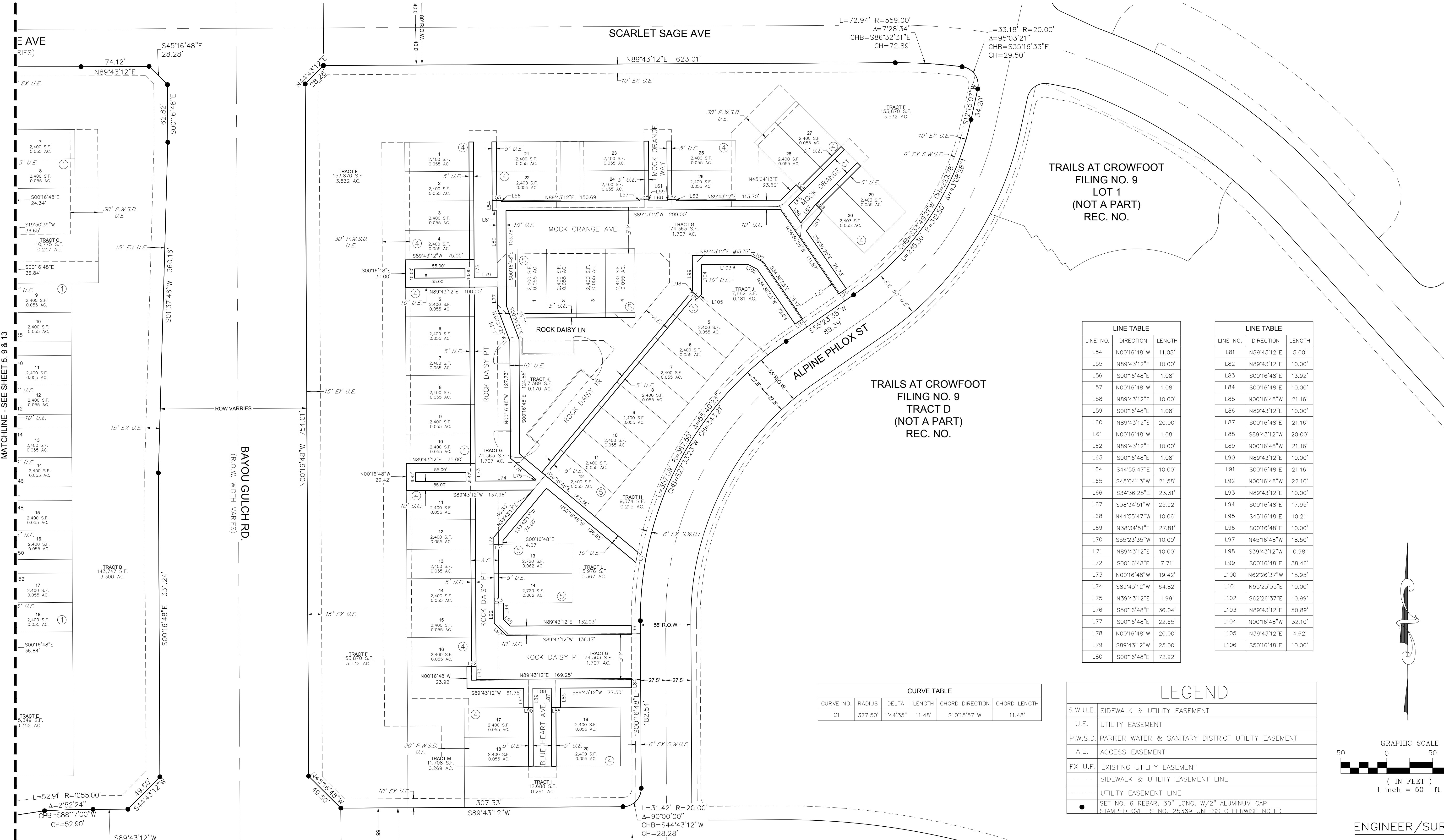
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80113

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

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 14 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

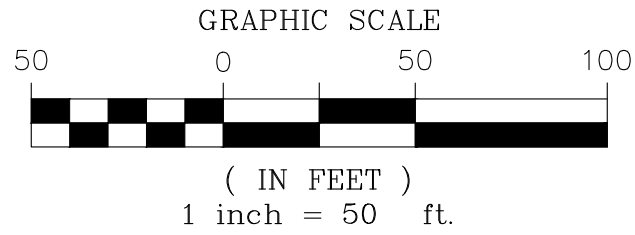


LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L54	N00°16'48"W	11.08'
L55	N89°43'12"E	10.00'
L56	S00°16'48"E	1.08'
L57	N00°16'48"W	1.08'
L58	N89°43'12"E	10.00'
L59	S00°16'48"E	1.08'
L60	N89°43'12"E	20.00'
L61	N00°16'48"W	1.08'
L62	N89°43'12"E	10.00'
L63	S00°16'48"E	1.08'
L64	S44°55'47"E	10.00'
L65	S45°04'13"W	21.58'
L66	S34°36'25"E	23.31'
L67	S38°34'51"W	25.92'
L68	N44°55'47"W	10.06'
L69	N38°34'51"E	27.81'
L70	S55°23'35"W	10.00'
L71	N89°43'12"E	10.00'
L72	S00°16'48"E	7.71'
L73	N00°16'48"W	19.42'
L74	S89°43'12"W	64.82'
L75	N39°43'12"E	1.99'
L76	S50°16'48"E	36.04'
L77	S00°16'48"E	22.65'
L78	N00°16'48"W	20.00'
L79	S89°43'12"W	25.00'
L80	S00°16'48"E	72.92'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L81	N89°43'12"E	5.00'
L82	N89°43'12"E	10.00'
L83	S00°16'48"E	13.92'
L84	S00°16'48"E	10.00'
L85	N00°16'48"W	21.16'
L86	N89°43'12"E	10.00'
L87	S00°16'48"E	21.16'
L88	S89°43'12"W	20.00'
L89	N00°16'48"W	21.16'
L90	N89°43'12"E	10.00'
L91	S00°16'48"E	21.16'
L92	N00°16'48"W	22.10'
L93	N89°43'12"E	10.00'
L94	S00°16'48"E	17.95'
L95	S45°16'48"E	10.21'
L96	S00°16'48"E	10.00'
L97	N45°16'48"W	18.50'
L98	S39°43'12"W	0.98'
L99	S00°16'48"E	38.46'
L100	N62°26'37"W	15.95'
L101	N55°23'35"E	10.00'
L102	S62°26'37"E	10.99'
L103	N89°43'12"E	50.89'
L104	N00°16'48"W	32.10'
L105	N39°43'12"E	4.62'
L106	S50°16'48"E	10.00'

CURVE TABLE				
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION
C1	377.50'	1°44'35"	11.48'	S10°15'57"W

LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED C.V.I. NO. 25369 UNLESS OTHERWISE NOTED



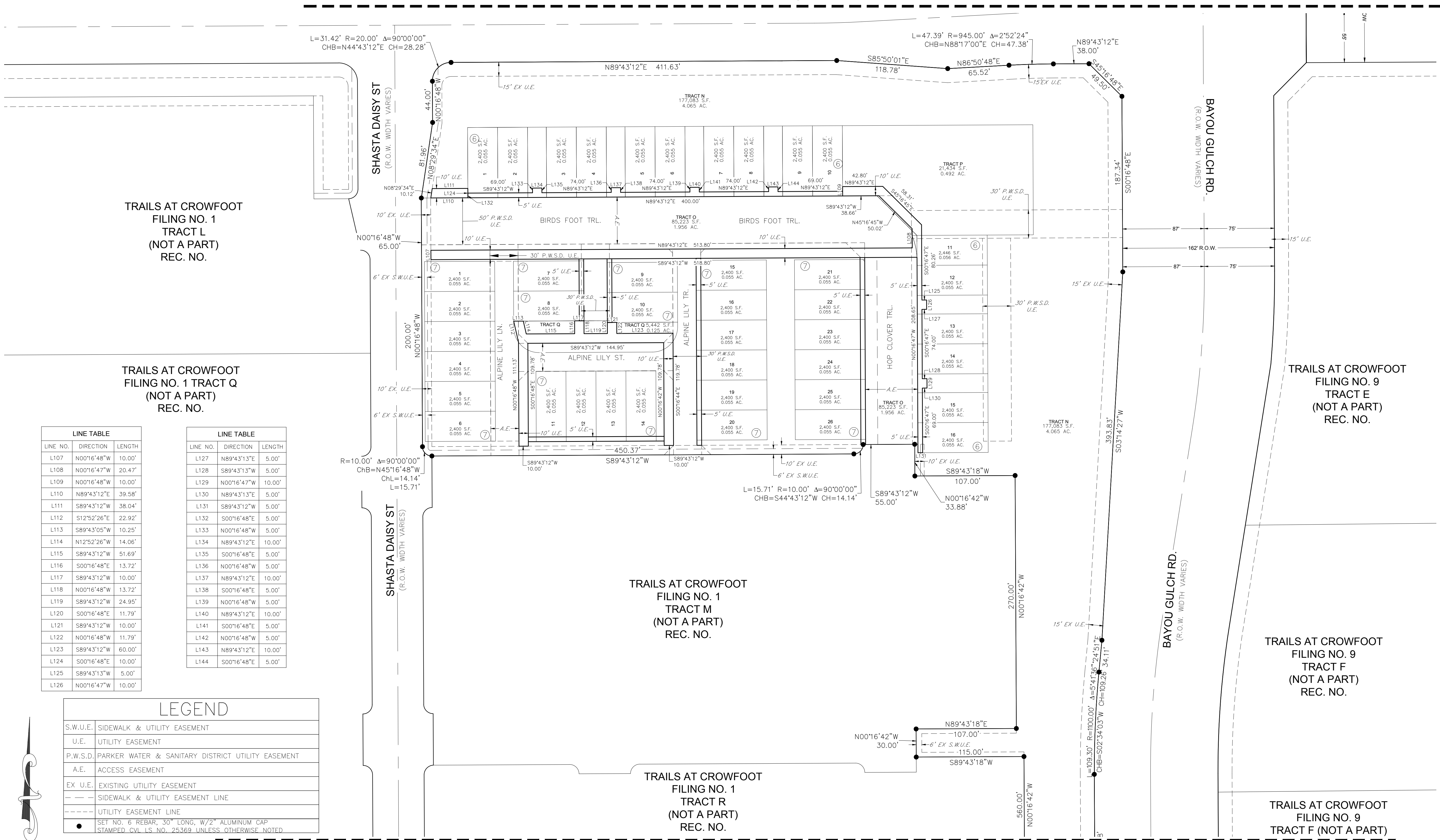
ENGINEER/SURVEYOR
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 15 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 5, 9 & 13



TRAILS AT CROWFOOT
FILING NO. 1
TRACT L
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 1 TRACT Q
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT E
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 1
TRACT M
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT F
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 1
TRACT R
(NOT A PART)
REC. NO.

TRAILS AT CROWFOOT
FILING NO. 9
TRACT F (NOT A PART)

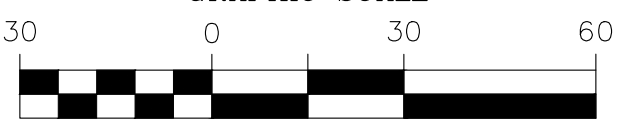
LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L107	N00°16'48"W	10.00'
L108	N00°16'47"W	20.47'
L109	N00°16'48"W	10.00'
L110	N89°43'12"E	39.58'
L111	S89°43'12"W	38.04'
L112	S12°52'26"E	22.92'
L113	S89°43'05"W	10.25'
L114	N12°52'26"W	14.06'
L115	S89°43'12"W	51.69'
L116	S00°16'48"E	13.72'
L117	S89°43'12"W	10.00'
L118	N00°16'48"W	13.72'
L119	S89°43'12"W	24.95'
L120	S00°16'48"E	11.79'
L121	S89°43'12"W	10.00'
L122	N00°16'48"W	11.79'
L123	S89°43'12"W	60.00'
L124	S00°16'48"E	10.00'
L125	S89°43'13"W	5.00'
L126	N00°16'47"W	10.00'

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L127	N89°43'13"E	5.00'
L128	S89°43'13"W	5.00'
L129	N00°16'47"W	10.00'
L130	N89°43'13"E	5.00'
L131	S89°43'12"W	5.00'
L132	S00°16'48"E	5.00'
L133	N00°16'48"W	5.00'
L134	N89°43'12"E	10.00'
L135	S00°16'48"E	5.00'
L136	N00°16'48"W	5.00'
L137	N89°43'12"E	10.00'
L138	S00°16'48"E	5.00'
L139	N00°16'48"W	5.00'
L140	N89°43'12"E	10.00'
L141	S00°16'48"E	5.00'
L142	N00°16'48"W	5.00'
L143	N89°43'12"E	10.00'
L144	S00°16'48"E	5.00'

LEGEND

S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
---	SIDEWALK & UTILITY EASEMENT LINE
----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIVL LS NO. 25369 UNLESS OTHERWISE NOTED

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

MATCHLINE - SEE SHEET 8, 12 & 16

ENGINEER/SURVEYOR

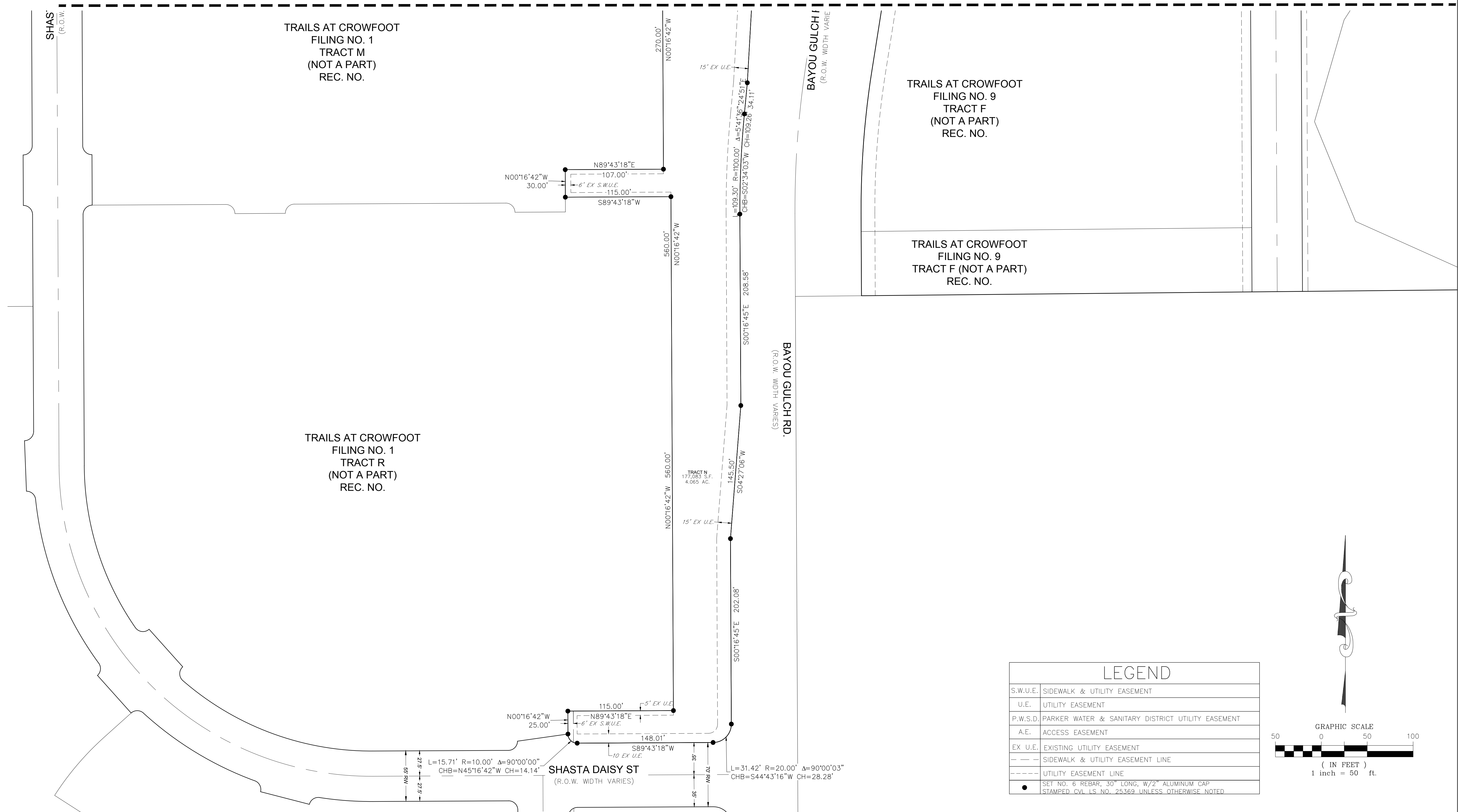
CVL Consultants
of Colorado, Inc.
10333 E. Dry Creek Rd., Suite 240
Englewood, CO 80112
Tel: (720) 482-9526 / Fax: (720) 482-9546

TRAILS AT CROWFOOT AMENDMENT NO. 1 PRELIMINARY PLAT

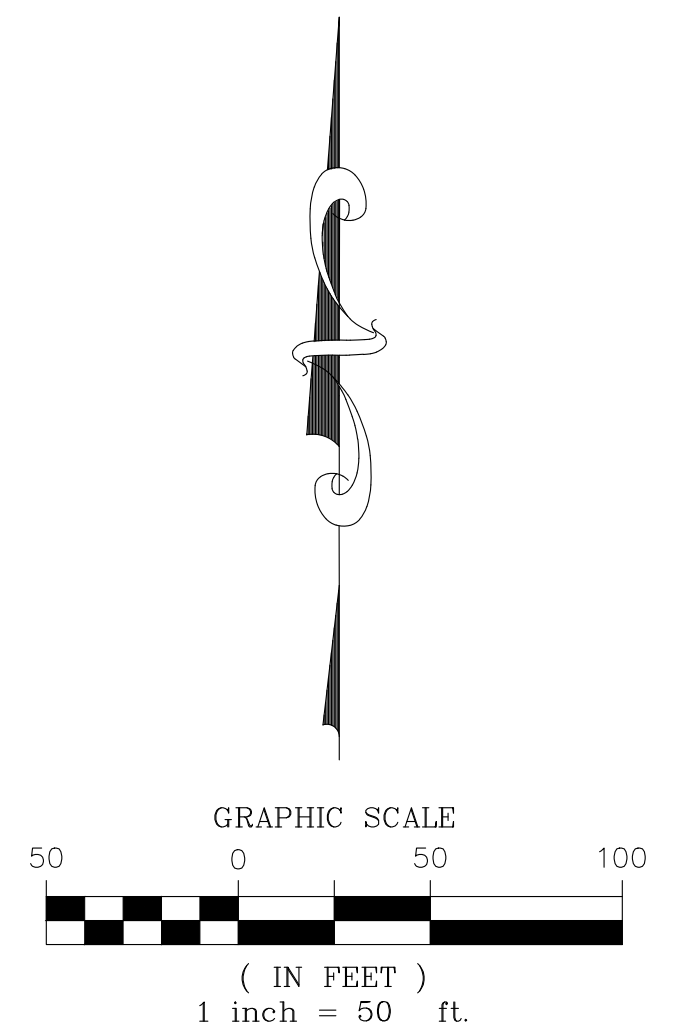
A REPLAT OF TRACTS AA, AND BB OF TRAILS AT CROWFOOT FILING NO. 1 AND TRACT O OF TRAILS AT CROWFOOT FILING NO. 9
A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 16 OF 16

TOTAL ACREAGE = 27.185 ACRES, 136 RESIDENTIAL LOTS, 17 TRACTS

MATCHLINE - SEE SHEET 7



LEGEND	
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
A.E.	ACCESS EASEMENT
EX U.E.	EXISTING UTILITY EASEMENT
-- --	SIDEWALK & UTILITY EASEMENT LINE
-----	UTILITY EASEMENT LINE
●	SET NO. 6 REBAR, 30" LONG, W/2" ALUMINUM CAP STAMPED CIV. I.S. NO. 25369, UNLESS OTHERWISE NOTED



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