



August 24, 2018

Stacey Nerger Associate Planners  
Town of Parker  
Community Development Department  
20120 East Mainstreet  
Parker, CO 80138

RE: **Trails at Crowfoot Filing No. 1 – Final Plat [Application SUB17-039]**

Dear Ms. Nerger:

CVL Consultants of Colorado, Inc. has considered comments from the Town of Parker Engineering Department, IREA, Parker Water and Sanitation District, and Xcel for the referenced project. We have restated the comments below and addressed them per the italicized responses.

**TOWN OF PARKER ENGINEERING DEPARTMENT**

**Tyler Sandt – CONSTRUCTION PLANS - Civil**

1. Show temporary access roads from the end of asphalt in Filing 1 to Ponds C and D. These roads should follow the drainage easements being dedicated.

*Response: 12' wide roadbase temporary access roads have been added to the plans within the drainage easements. See sheets 17A, 17B, and 17C.*

2. Combine the Filing 1 and Filing 9 Storm Required for Filing 1 Build out cost estimates.

*Response: Estimates for the storm in Filing 9 required for Filing 1 Build out will be added as an exhibit to the SIA per Alex Mestdagh.*

3. Please note that due to the shift in filing boundaries, some Filing 1 runoff is being released undetained to undeveloped areas. A condition will be added to the SIA that prior to probationary acceptance of Filing 1, the necessary storm modifications to collect these flows will either be constructed or secured via an SIA amendment.

*Response: Acknowledged.*

4. Please also include the Ponds C and D in the Filing 1 plans.

*Response: Pond C has been added to the plans. Pond D was already included. Area grading for both ponds has also been added, see sheet 17C.*

**Tyler Sandt - PLAT - CIVIL**

1. Please show 25-foot drainage easements being dedicated over all storm outside of the Filing 1 right-of-way. These easements will be vacated with the Filing 9 plat.

*Response: 25' drainage easements have been shown and will be dedicated by separate document. Easement exhibits and legals have been uploaded to E-Trakit.*

2. Clarify the limits of the Filing 1 right-of-way dedication. The Filing 9 right-of-way should not be shown on this plat.

*Response: Filing 9 right of way has been removed from the Filing 1 plat.*

3. Please show the blanket drainage easements over Ponds C and D being dedicated with the Filing 1 plat.  
**Response: Blanket drainage easements have been added for Ponds C and D and will be dedicated by separate document. Easement exhibits and legals have been uploaded to E-Trakit.**

**Kurt Patrick – ENVIRONMENTAL**

If Pond C is completed and online prior to the completion of filing 9, undeveloped areas of filing 9 will be required to flow into a temporary sediment basin before draining into the detention pond.

**Response: Temporary sediment basin in this area has been adjusted to be upstream of pond C in the Filing 9 and Filing 1 plans per conversations with Alex Mestdagh.**

**BROOKS KAUFMAN - IREA**

Comment: Applicant need to clean Sheet L1.8 on the landscape plans, unclear where the monument is or needs to be moved from the UE.

**Response: The leader has been adjusted to point to the monument outside of the utility easement.**

**PARKER WATER AND SANITATION DISTRICT**

**Drayton Sanderson, Engineering Technician**

PWSD has no further design comments. Please submit payment for tap fees. Please submit the SIA, easement documentation and the letter of credit for project approval. PWSD will also invoice IRR tap POC#6. POC#6 tap was not included on the previous IRR plans submitted to us.

**Response: Acknowledged. Tap fees will be paid. SIA, easement documentation, and letter of credit will be provided.**

**Donna George - Xcel Energy**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for Trails at Crowfoot Filing No. 1, acknowledges Note 11 added to the plat, and acknowledges that the Tracts will be replatted in the future. PSCo also requests that the words "natural gas" are added to Note 9 after the words "electrical".

**Response: "Natural gas" has been added to Note 9.**

As the project progresses, the property owner/developer/contractor is reminded to complete the application process for any new natural gas service via FastApp-FaxEmail-USPS (go to: [https://www.xcelenergy.com/start,\\_stop,\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start,_stop,_transfer/new_construction_service_activation_for_builders)).

**Response: Acknowledged.**

**Plat - Aztec**

Redlines

**Response: See attached redline responses.**

If you have any additional questions, please do not hesitate to contact me directly at 720-249-3588.

Sincerely,

**CVL Consultants of Colorado, Inc.**

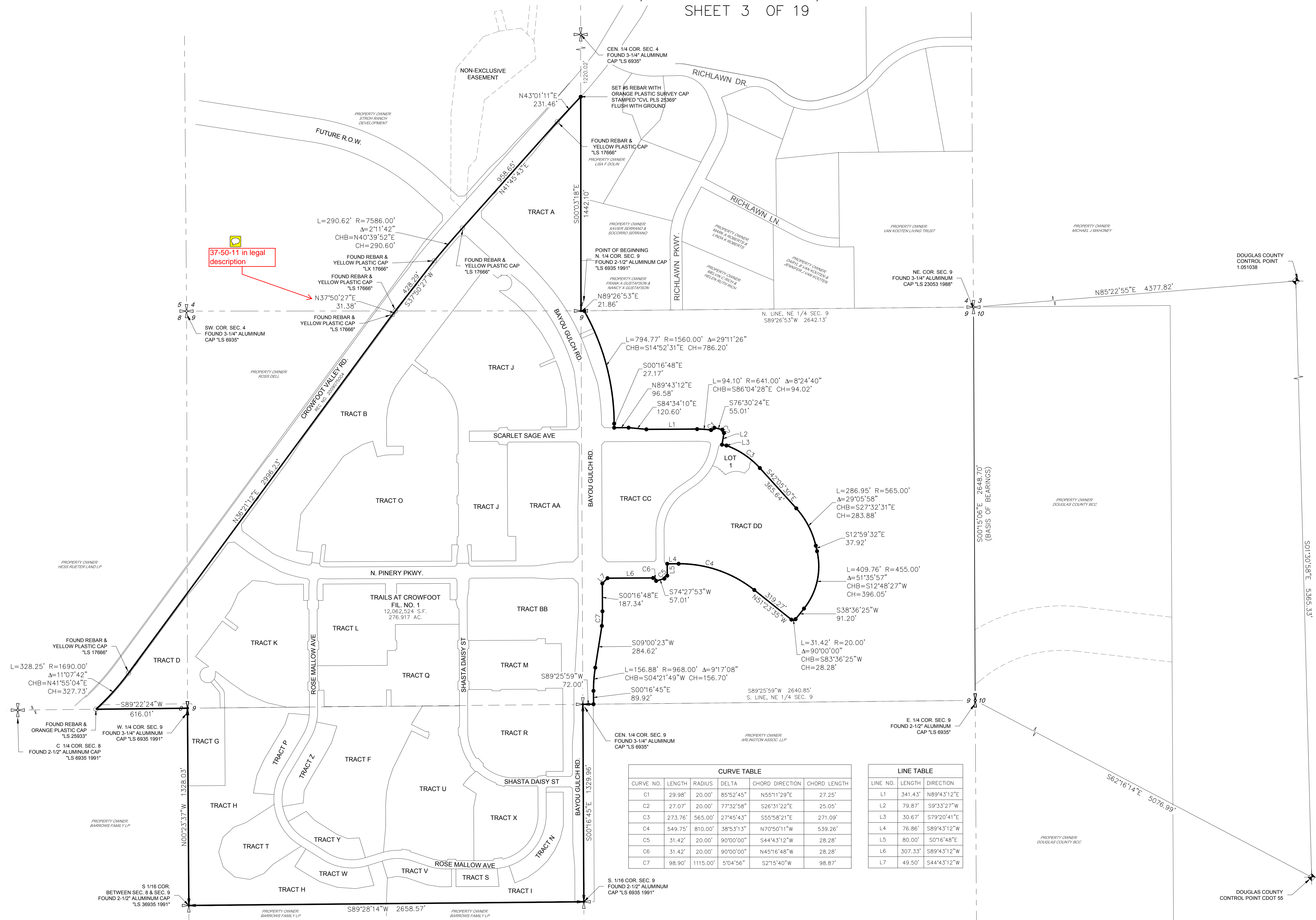


Brian Wilson PE  
Senior Project Manager



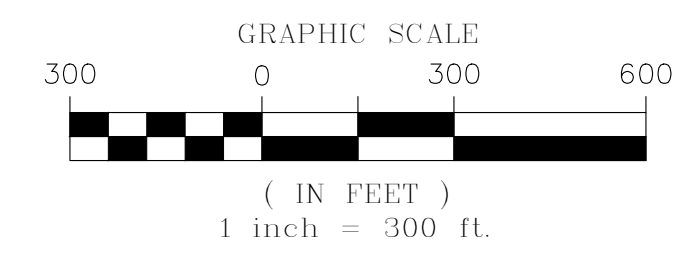
# TRAILS AT CROWFOOT FILING NO. 1

A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 19



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	29.98'	20.00'	85°52'45"	N55°11'29"E	27.25'
C2	27.07'	20.00'	77°32'58"	S26°31'22"E	25.05'
C3	273.76'	565.00'	27°45'43"	S55°58'21"E	271.09'
C4	549.75'	810.00'	38°53'13"	N70°50'11"W	539.26'
C5	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C6	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C7	98.90'	1115.00'	5°04'56"	S2°15'40"W	98.87'

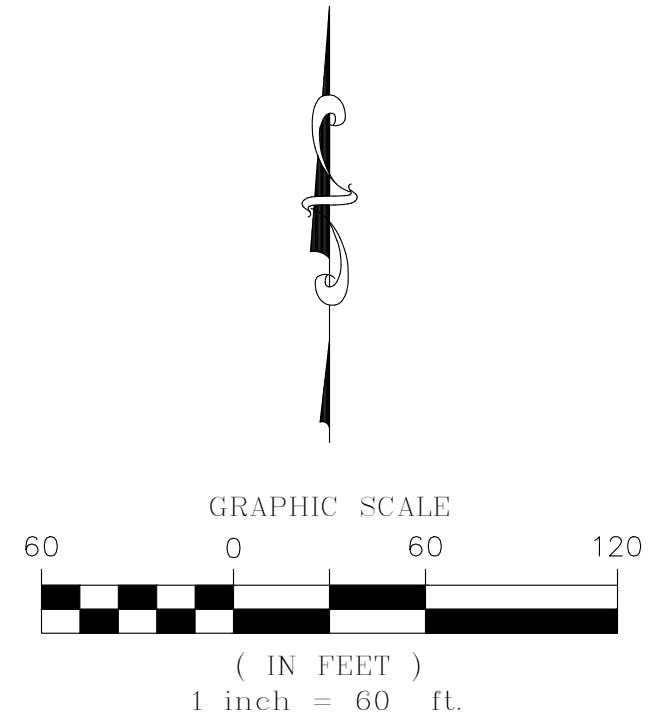
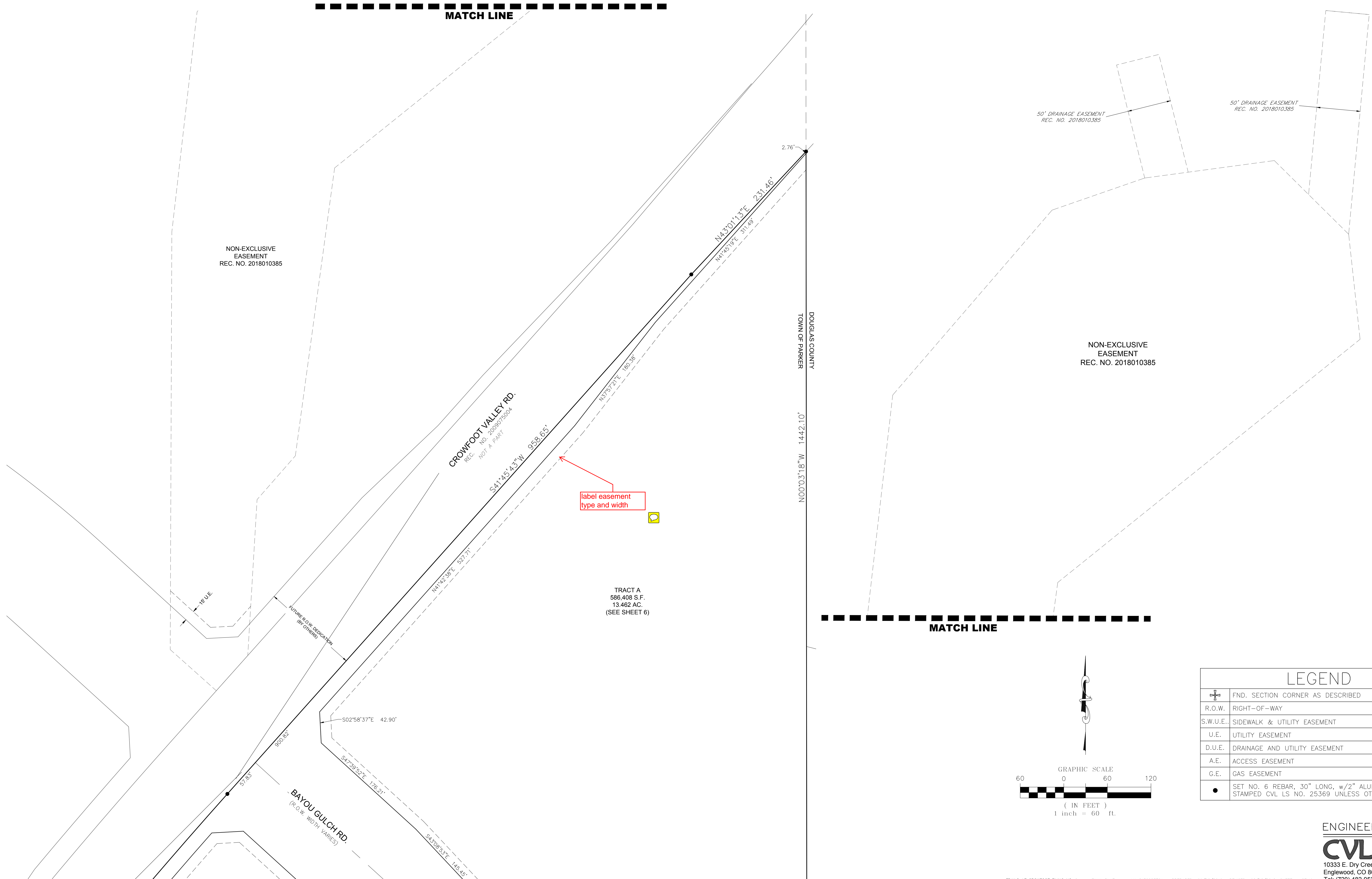
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	341.43'	N89°43'12"E
L2	79.87'	S9°33'27"W
L3	30.67'	S79°20'41"E
L4	76.86'	S89°43'12"W
L5	80.00'	S0°16'48"E
L6	307.33'	S89°43'12"W
L7	49.50'	S44°43'12"W



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

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 5 OF 19

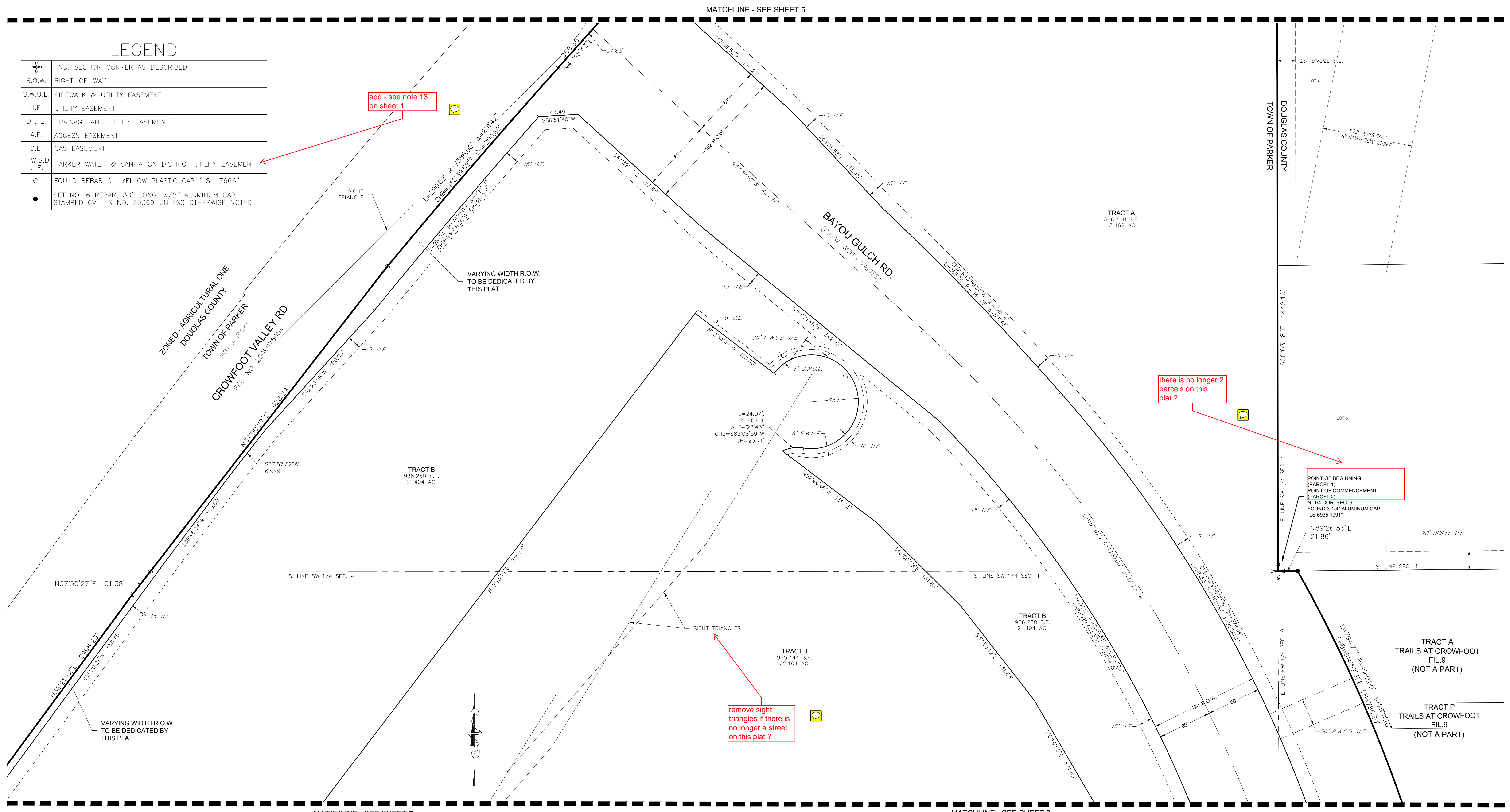


LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

# TRAILS AT CROWFOOT FILING NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 6 OF 19

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	P.W.S.D. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



add - see note 13 on sheet 1

there is no longer 2 parcels on this plat?

remove sight triangles if there is no longer a street on this plat?

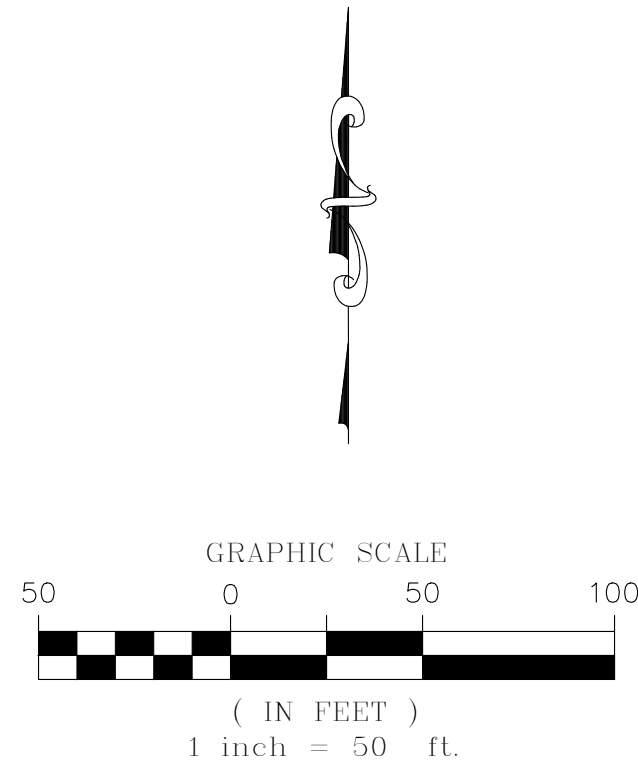
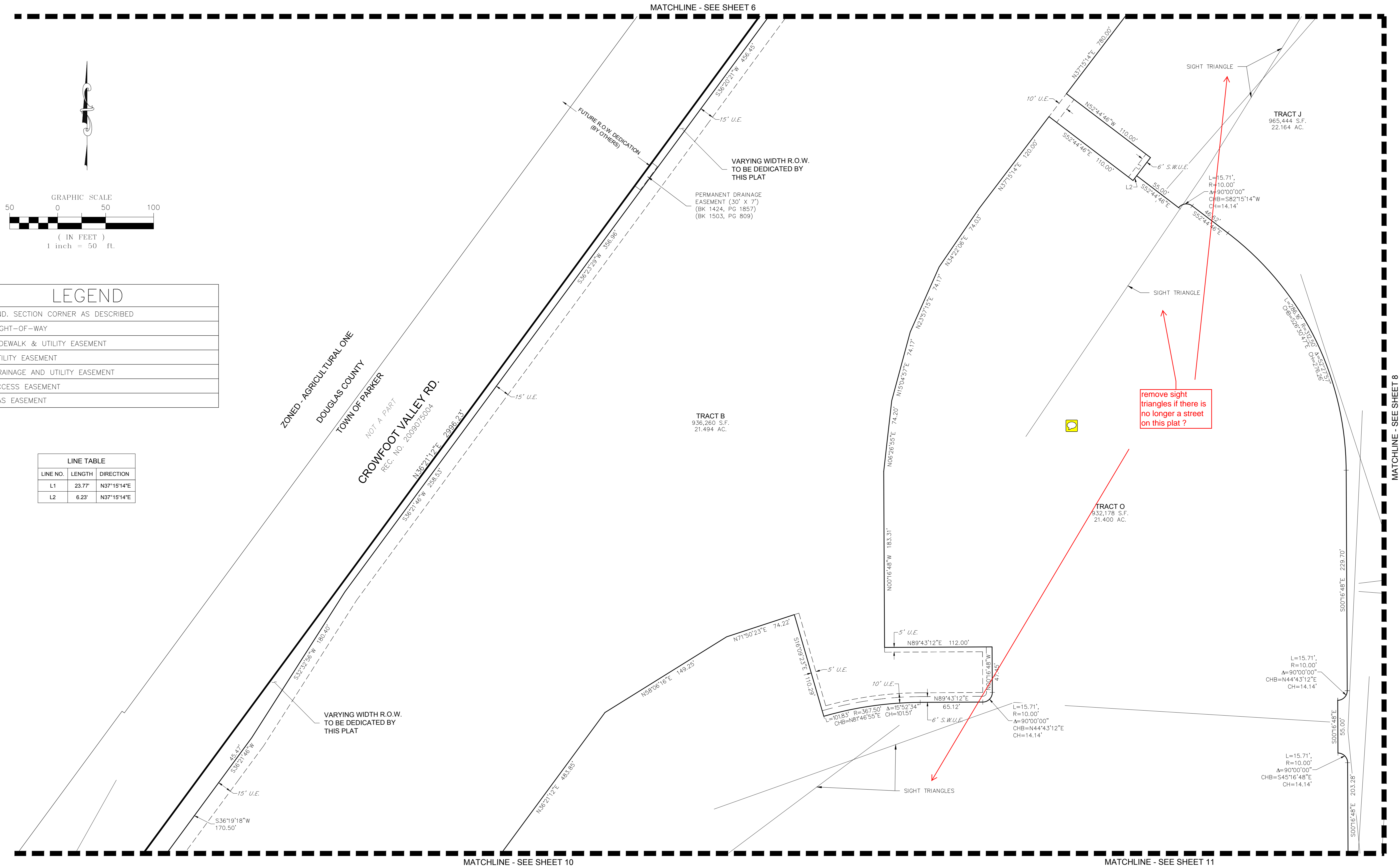
POINT OF BEGINNING (PARCEL 1)  
POINT OF COMMENCEMENT (PARCEL 2)  
N 1/4 COR. SEC. 9  
FOUND 3-1/4" ALUMINUM CAP  
"LS 6835 1991"  
N89°26'53"E  
21.86'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	219.75'	52.00'	242°08'09"	N21°40'43"W	89.08'

ENGINEER/SURVEYOR  
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 7 OF 19



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

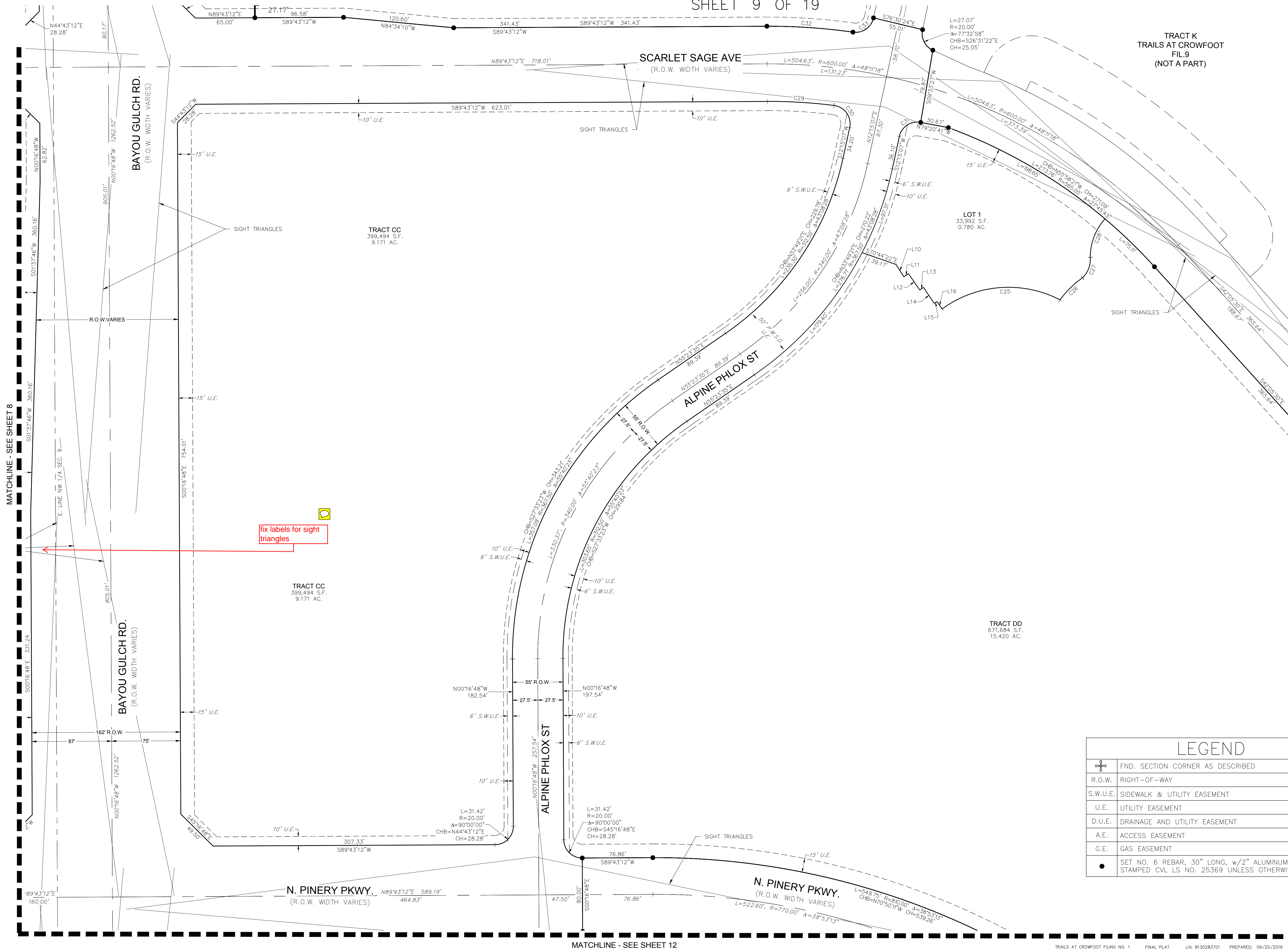
LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	23.77'	N37°15'14"E
L2	6.23'	N37°15'14"E

remove sight triangles if there is no longer a street on this plat ?

# TRAILS AT CROWFOOT FILING NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 9 OF 19



TRACT K  
TRAILS AT CROWFOOT  
FIL.9  
(NOT A PART)

TRACT CC  
399,494 S.F.  
9.171 AC.

LOT 1  
33,992 S.F.  
0.780 AC.

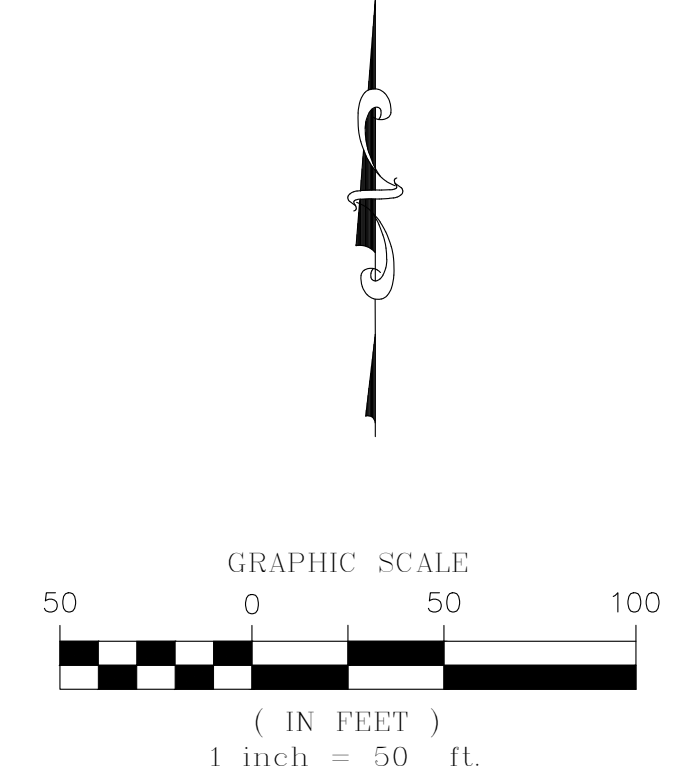
TRACT DD  
671,684 S.F.  
15,420 AC.

fix labels for sight triangles

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L10	15.93'	S32°16'16"E
L11	6.12'	N55°25'36"E
L12	21.57'	S34°34'24"E
L13	5.00'	N55°25'36"E
L14	20.99'	S33°39'56"E
L15	3.87'	N58°23'08"E
L16	9.85'	S34°36'25"E

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C25	135.69'	122.26'	63°35'36"	S85°34'05"W	128.84'
C26	34.52'	107.76'	18°21'10"	S45°34'17"W	34.37'
C27	24.74'	27.80'	50°58'32"	N20°37'57"E	23.93'
C28	45.90'	62.63'	41°59'38"	S20°59'49"W	44.88'
C29	72.94'	559.00'	7°28'34"	N86°32'31"W	72.89'
C30	33.18'	20.00'	95°03'21"	N35°16'34"W	29.50'
C31	30.86'	20.00'	88°24'12"	S55°27'13"W	27.89'
C32	94.10'	641.00'	8°24'40"	N86°04'28"W	94.02'
C33	29.98'	20.00'	85°52'45"	N55°11'29"E	27.25'

LEGEND	
+	FND. SECTION CORNER AS DESCRIBED
---	R.O.W. RIGHT-OF-WAY
- - -	S.W.U.E. SIDEWALK & UTILITY EASEMENT
- · - · -	U.E. UTILITY EASEMENT
- · - · - · -	D.U.E. DRAINAGE AND UTILITY EASEMENT
- · - · - · - · -	A.E. ACCESS EASEMENT
- · - · - · - · - · -	G.E. GAS EASEMENT
●	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



MATCHLINE - SEE SHEET 8

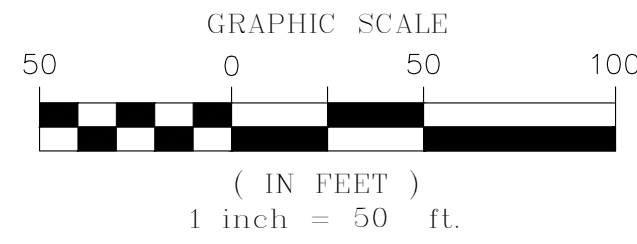
MATCHLINE - SEE SHEET 12

# TRAILS AT CROWFOOT FILING NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 10 OF 19

MATCHLINE - SEE SHEET 7



W. LINE, SW 1/4, SEC. 4

ZONED - AGRICULTURAL ONE  
DOUGLAS COUNTY  
TOWN OF PARKER

NOT A PART  
CROWFOOT VALLEY RD.  
REC. NO. 2009075004

N. PINERY PKWY.  
(R.O.W. WIDTH VARIES)

ROSE MALLOW AVE

VARYING WIDTH R.O.W.  
TO BE DEDICATED BY  
THIS PLAT

PERMANENT DRAINAGE  
EASEMENT (30' X 7')  
(BK 1424, PG 1857)  
(BK 1503, PG 809)

remove sight  
triangles if there is  
no longer a street  
on this plat ?

TRACT B  
936,260 S.F.  
21.494 AC.

TRACT O  
932,178 S.F.  
21.400 AC.

TRACT D  
536,828 S.F.  
12.324 AC.

TRACT K  
465,841 S.F.  
10.694 AC.

TRACT L  
380,918 S.F.  
8.745 AC.

TRACT E  
50,598 S.F.  
1.162 AC.

MATCHLINE - SEE SHEET 13

MATCHLINE - SEE SHEET 14

## LEGEND

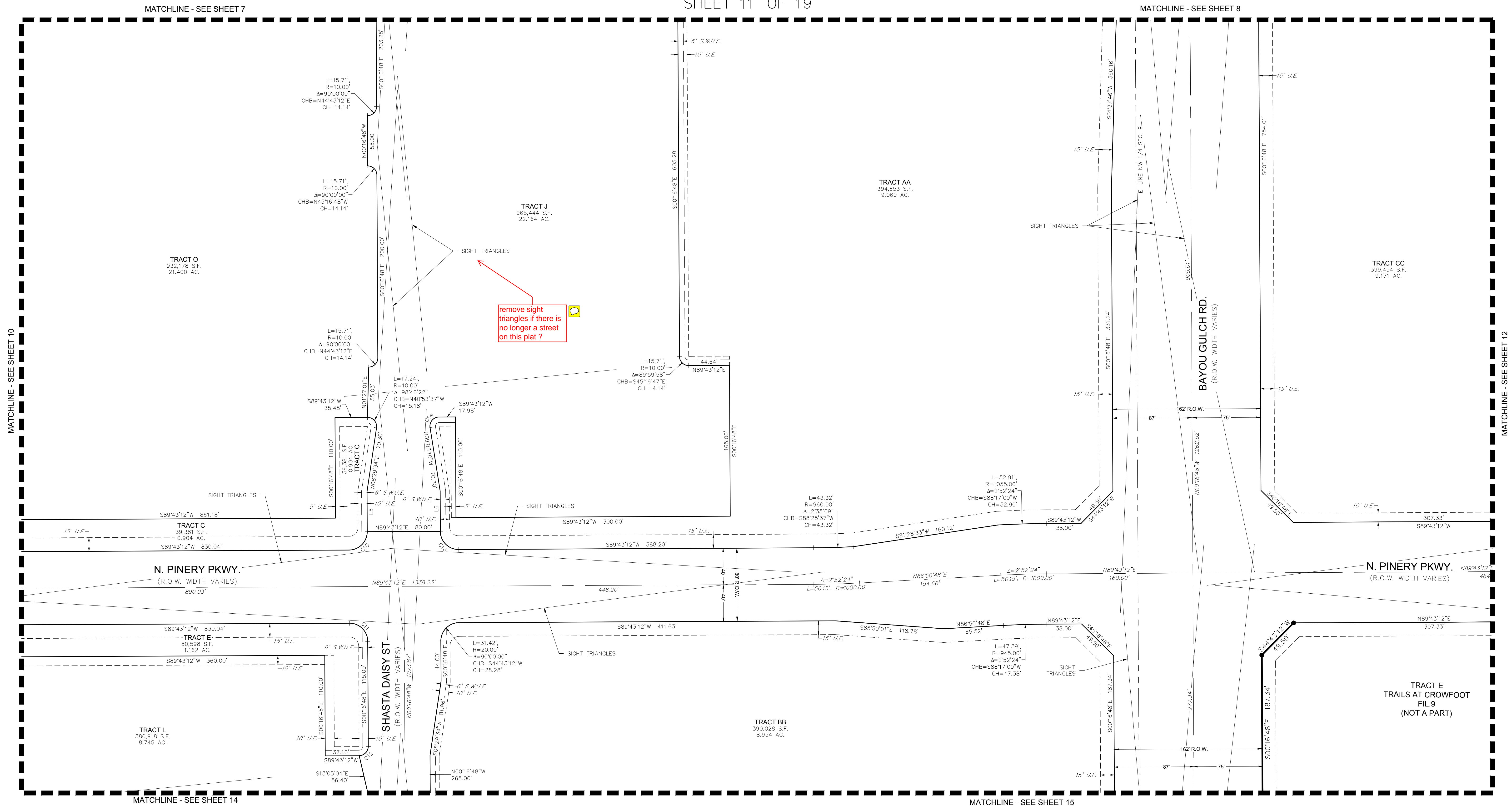
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT

LINE NO.	LENGTH	DIRECTION
L3	20.37'	S6°37'06"W
L4	8.36'	S6°37'06"W

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C2	32.55'	20.00'	93°14'30"	S40°00'09"E	29.07'
C3	54.88'	860.00'	3°39'24"	S88°27'06"E	54.88'
C4	66.64'	940.00'	4°03'44"	S88°14'56"E	66.63'
C5	30.43'	20.00'	87°09'50"	S80°12'01"W	27.58'
C6	37.62'	312.78'	6°53'31"	S3°10'09"W	37.60'
C7	15.73'	9.95'	90°31'18"	S45°16'48"E	14.14'
C8	15.69'	10.04'	89°35'50"	N44°43'12"E	14.14'
C9	44.25'	367.54'	6°53'51"	S3°10'09"W	44.22'

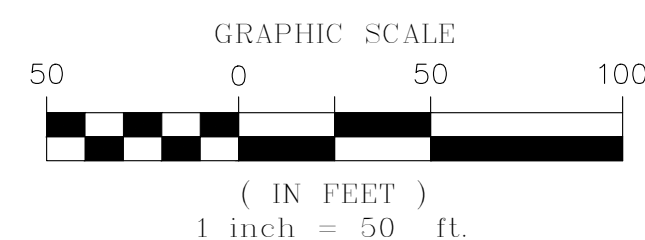
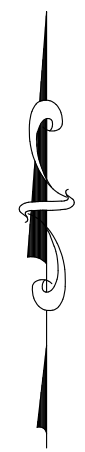
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 11 OF 19



## LEGEND

	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP
	STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED



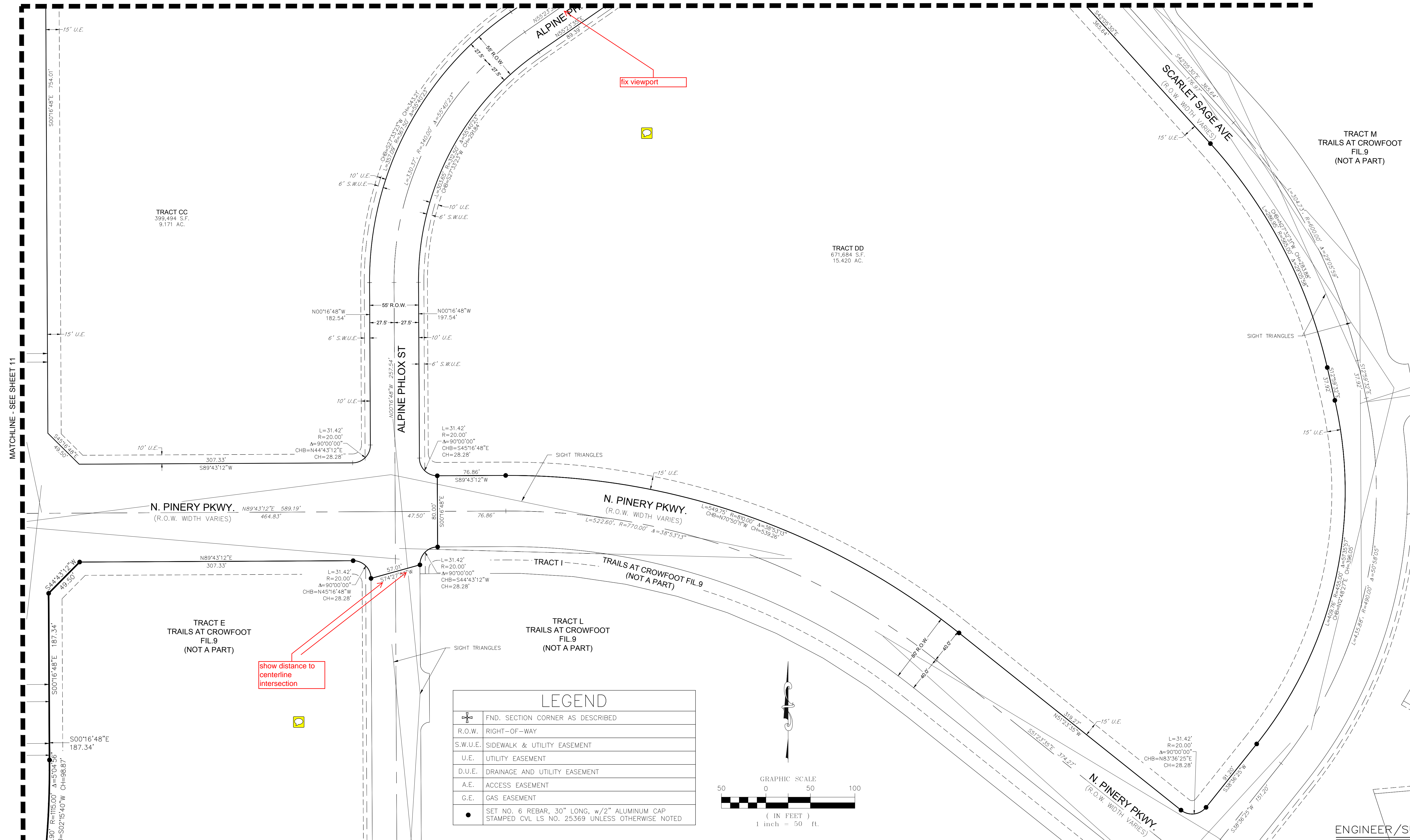
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	31.42	20.00'	90°00'00"	N44°43'12"E	28.28'
C11	31.42	20.00'	90°00'00"	N45°16'48"W	28.28'
C12	15.63	10.20'	87°49'20"	N44°43'12"E	14.14'
C13	31.42	20.00'	90°00'00"	S45°16'48"E	28.28'
C14	17.24'	10.00'	98°46'22"	S40°20'01"W	15.18'

LINE NO.	LENGTH	DIRECTION
L5	44.00'	S0°16'48"E
L6	44.00'	S0°16'48"E

# TRAILS AT CROWFOOT FILING NO. 1

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SHEET 12 OF 19

MATCHLINE - SEE SHEET 9



TRACT M  
TRAILS AT CROWFOOT  
FIL.9  
(NOT A PART)

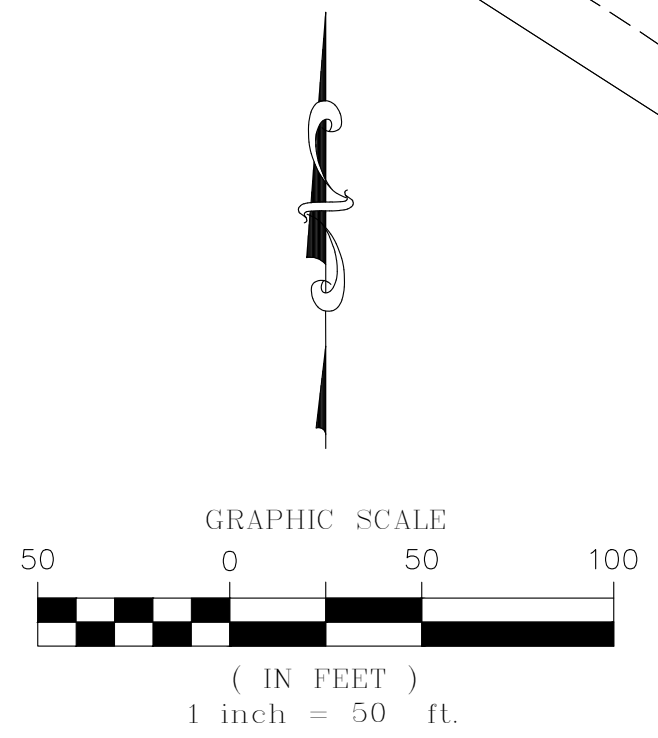
TRACT CC  
399,494 S.F.  
9.171 AC.

TRACT DD  
671,684 S.F.  
15.420 AC.

TRACT E  
TRAILS AT CROWFOOT  
FIL.9  
(NOT A PART)

TRACT L  
TRAILS AT CROWFOOT  
FIL.9  
(NOT A PART)

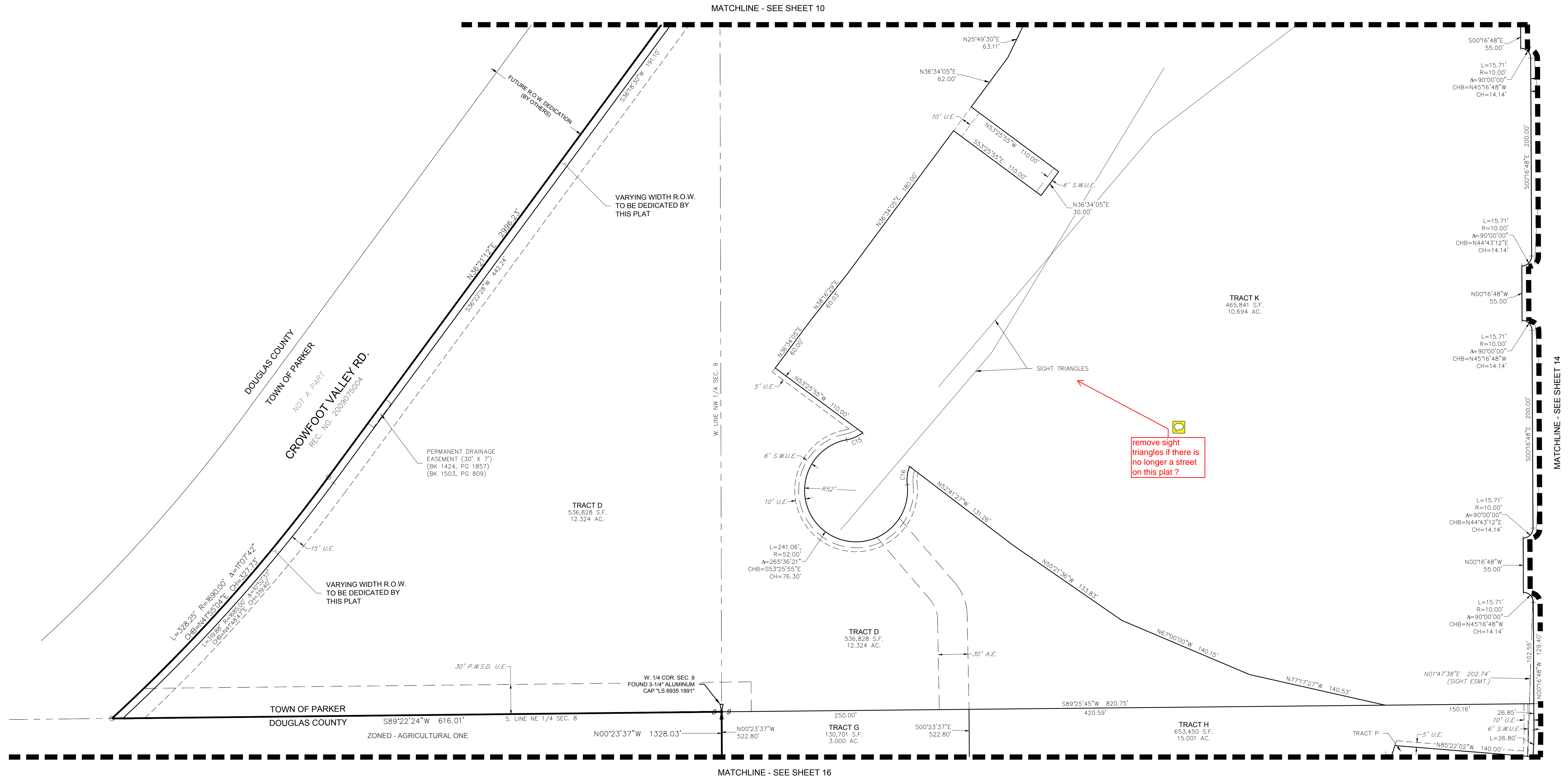
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
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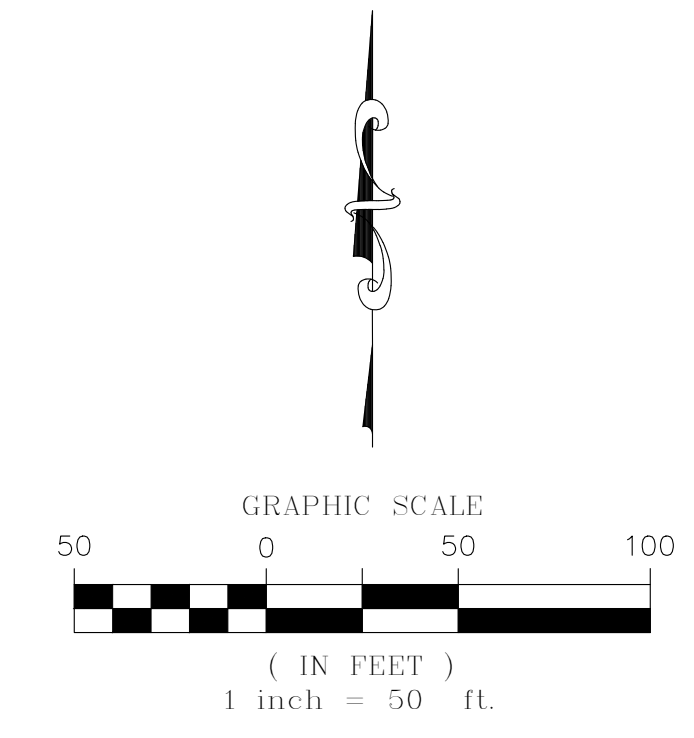
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 13 OF 19



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT
	P.W.S.D. U.E. PARKER WATER & SANITATION DISTRICT UTILITY EASEMENT
	FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED CVL LS NO. 25369 UNLESS OTHERWISE NOTED

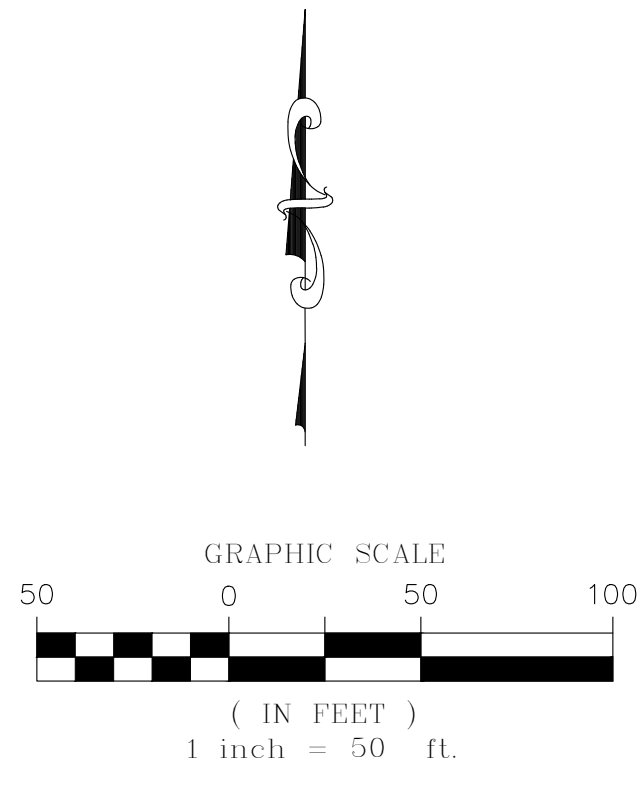
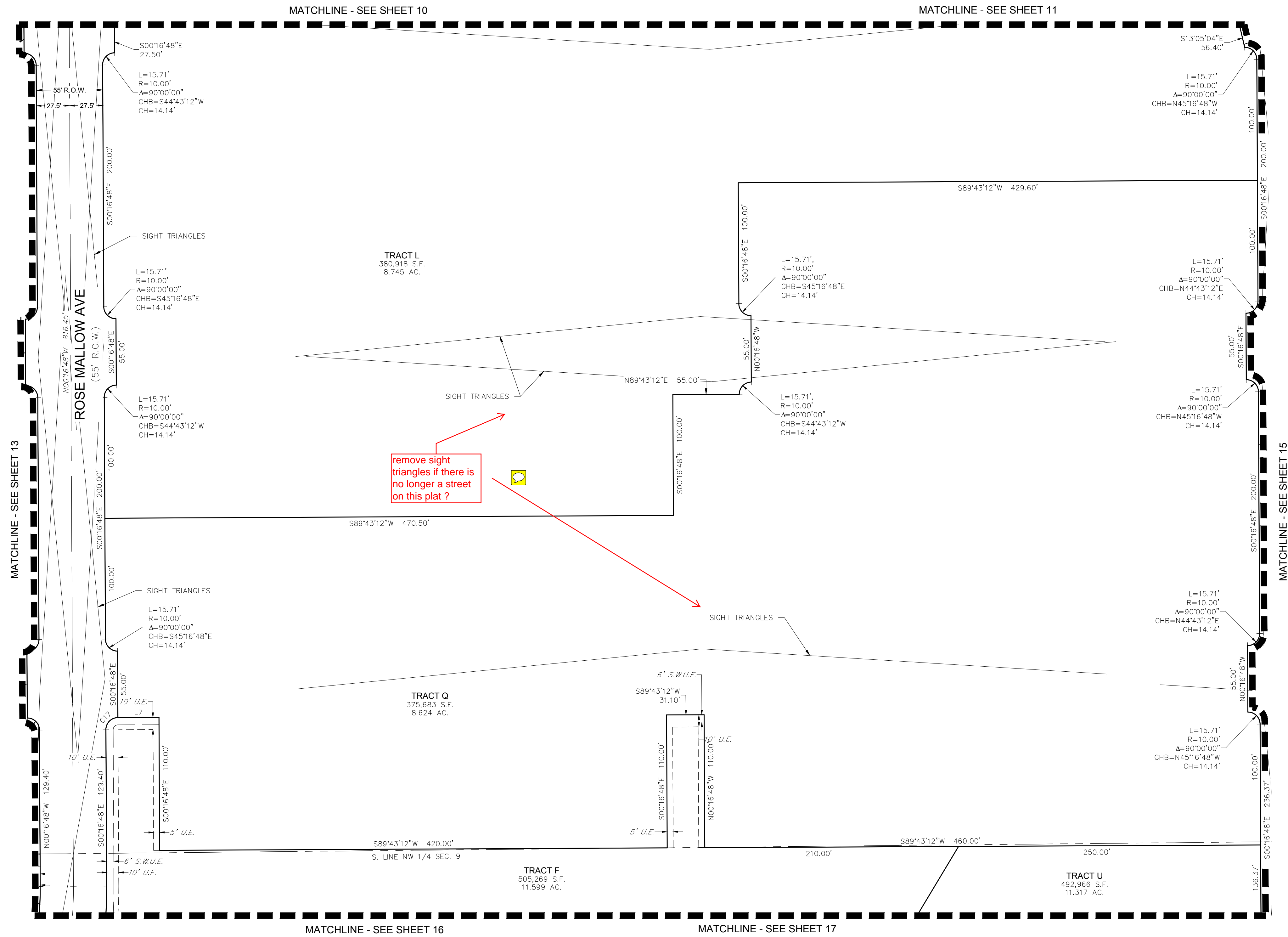
CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C15	17.88'	40.00'	25°36'26"	N86°34'02"E
C16	18.86'	40.00'	27°00'55"	S7°16'21"W



add - see note 13 on sheet 1

# TRAILS AT CROWFOOT FILING NO. 1

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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 14 OF 19



LEGEND	
	FND. SECTION CORNER AS DESCRIBED
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
A.E.	ACCESS EASEMENT
G.E.	GAS EASEMENT

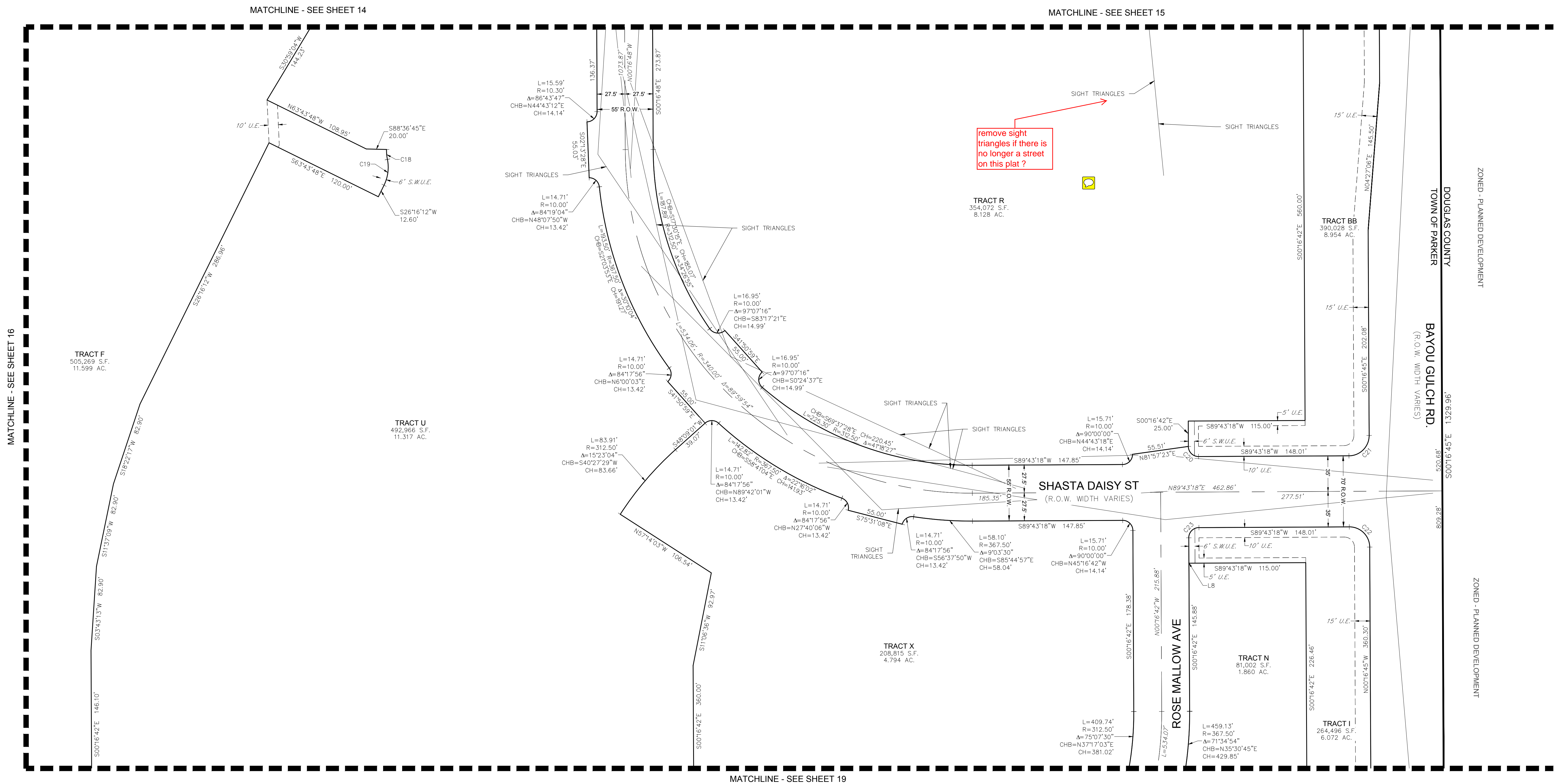
CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION
C17	15.71'	9.98'	90°10'40"	S44°43'12"W

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L7	34.00'	S89°43'12"W



# TRAILS AT CROWFOOT FILING NO. 1

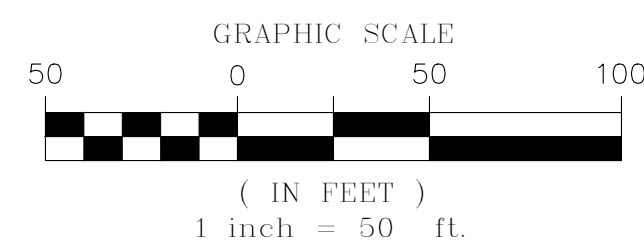
A PART OF THE SECTIONS 4, 8 AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 17 OF 19



remove sight triangles if there is no longer a street on this plat ?

## LEGEND

	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	D.U.E. DRAINAGE AND UTILITY EASEMENT
	A.E. ACCESS EASEMENT
	G.E. GAS EASEMENT



CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C18	9.85'	45.00'	12°32'44"	S4°53'07"E	9.83'
C19	26.13'	40.00'	37°25'41"	N7°33'22"E	25.67'
C20	15.71'	10.00'	90°00'00"	S45°16'42"E	14.14'
C21	31.42'	20.00'	90°00'03"	N44°43'16"E	28.28'
C22	31.42'	20.00'	89°59'57"	N45°16'44"W	28.28'
C23	15.71'	10.00'	90°00'00"	S44°43'18"W	14.14'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L8	25.00'	S0°16'42"E

ENGINEER/SURVEYOR

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