



Your kind of place.

TO: Brian Wilson, CVL Consultants of Colorado, Inc.
FROM: Stacey Nerger, Associate Planner
DATE: May 4, 2018
SUBJECT: Trails at Crowfoot Filing No. 1 – Final Plat
[Application SUB17-039]

The following are the comments regarding your application. All comments must be responded to, and if you disagree with a comment please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance.

TOWN OF PARKER PLANNING DEPARTMENT:

ATTN: STACEY NERGER

E-MAIL: snerger@parkeronline.org

FAX: 303-841-3223

PHONE: 303-805-3199

TRAILS AT CROWFOOT FILING NO. 1

Final Plat:

1. Please refer to the attached “redline” comments within the Final Plat for staff’s requested changes.

Complied: Yes No

Response:

Landscaping Plan:

Planning Staff has no additional comments on the landscape plan.



Your kind of place.

General:

2. A draft Subdivision Agreement has been forwarded to the applicant for review. Please review this agreement and let us know if you have any questions.

Complied: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

3. Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied: Yes No

Response:

Property Owner

Date

Project Representative

Date

TRAILS AT CROWFOOT SUBDIVISION 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 2 OF 17

NOTES:

- 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.
- 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.
- 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. H0513965-023-CNX-CN AMENDMENT NO. 2, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF APRIL 4, 2018 AT 8:00 A.M.
- 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 0015'06" EAST, 2648.70 FEET.
- 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.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- BLANKET DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACTS A, B, D, H, J, H AND I FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- TRACTS H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, AND Z ARE HEREBY ESTABLISHED AS PARCELS TO BE RE-PLATTED IN THE FUTURE INTO BUILDABLE LOTS. AT SUCH TIME AS A REPLAT IS APPROVED FOR THIS TRACT, PUBLIC IMPROVEMENTS ASSOCIATED WITH THE RESULTING LOTS WILL BE DETERMINED BY A SIGNED AND FINANCIALLY SECURED SUBDIVISION AGREEMENT WITH EACH REPLAT APPLICATION. NO PORTION OF THE TRACT SHALL BE DEVELOPED, INCLUDING BUT NOT LIMITED TO, STAKING, OVERLOT GRADING, OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, UNTIL THE PROPERTY IS RE-PLATTED AND/OR SITE PLAN APPROVAL IS OBTAINED, EXCEPT AS ALLOWED FOR IN THE TRAILS AT CROWFOOT FILING 1 CONSTRUCTION PLANS.
- TRACTS A, B, C, D, E, F, G, H, AND I ARE HEREBY ESTABLISHED AS OPEN SPACE TRACTS. NO PORTION OF THESE TRACTS SHALL BE DEVELOPED, WHICH INCLUDES SURFACE IMPROVEMENTS OR THE ERECTION OF ANY STRUCTURE, TEMPORARY OR OTHERWISE, WITH THE EXCEPTION OF UNDERGROUND UTILITY EASEMENTS WHICH INCLUDE THE INSTALLATION OF UNDERGROUND UTILITIES TO CONNECT PLANNING AREAS WITH UTILITIES WHICH INCLUDE, BUT ARE NOT LIMITED TO, WATER AND SEWER MAINS, STORMWATER MAINS, ELECTRICAL, TELEPHONE AND CABLE TELEVISION AND AS IDENTIFIED WITHIN THE ASSOCIATED SUBDIVISION AGREEMENT APPROVED BY THE TOWN OF PARKER AS PART OF TRAILS AT CROWFOOT FILING NO. 1.
- THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS SIDEWALK & UTILITY EASEMENTS AND AS UTILITY EASEMENTS ON THIS PLAT ARE FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES, INCLUDED, BUT NOT LIMITED TO, ELECTRIC LINES, GAS LINES, TELEPHONE LINES, TOGETHER WITH WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHT ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
- A. AS SHOWN TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ABUTTING ALL PUBLIC STREETS, AND AROUND THE PERIMETER OF EACH COMMERCIAL/INDUSTRIAL LOT IN THE SUBDIVISION OR PLATTED AREA.
B. AS SHOWN ALLEY-TYPE LOTS, SIX-FOOT (6') WIDE DRY UTILITY EASEMENTS WITHIN THE LOTS FOR NATURAL GAS FACILITIES INCLUDING SPACE FOR SERVICE TRUCKS TO DRIVE ARE REQUIRED. IF GAS AND ELECTRIC ARE WITHIN THE SAME TRENCH, A TEN (10') WIDE DRY UTILITY EASEMENT IS REQUIRED, NOT TO OVERLAP ANY WET UTILITY EASEMENT.
- 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.
- ALL 30' PARKER WATER & SANITATION DISTRICT UTILITY EASEMENTS ARE DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- THERE ARE A TOTAL OF 0 LOTS AND 29 TRACTS IN TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1.

TITLE VERIFICATION:

WE, COMMONWEALTH LAND TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HERON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT FOR THOSE SHOWN IN TITLE COMMITMENT NO. H0513965-023-CNX-CN AMENDMENT NO. 2.

SIGNATURE _____

BY: _____

_____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018. BY _____

AS _____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC _____

TRACT SUMMARY TABLE

TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	586,408 S.F.	13.462 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
B	936,260 S.F.	21.494 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
C	39,381 S.F.	0.904 AC	OPEN SPACE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
D	536,828 S.F.	12.324 AC	OPEN SPACE / DRAINAGE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
E	50,598 S.F.	1.162 AC	OPEN SPACE / UTILITIES / SIDEWALK	OWNER/DEV	OWNER/DEV
F	505,269 S.F.	11.599 AC	OPEN SPACE / UTILITIES	OWNER/DEV	OWNER/DEV
G	130,701 S.F.	3.000 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
H	653,450 S.F.	15.001 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
I	264,480 S.F.	6.072 AC	OPEN SPACE / DRAINAGE / UTILITIES	OWNER/DEV	OWNER/DEV
J	965,444 S.F.	22.164 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
K	465,841 S.F.	10.694 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
L	380,918 S.F.	8.745 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
M	202,854 S.F.	4.657 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
N	81,002 S.F.	1.860 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
O	932,178 S.F.	21.399 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
P	82,687 S.F.	1.898 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
Q	375,683 S.F.	8.624 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
R	354,072 S.F.	8.128 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
S	34,109 S.F.	0.783 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
T	155,975 S.F.	3.581 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
U	492,966 S.F.	11.317 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
V	55,681 S.F.	1.278 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
W	70,365 S.F.	1.615 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
X	208,815 S.F.	4.794 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
Y	72,599 S.F.	1.667 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
Z	83,945 S.F.	1.927 AC	FUTURE RESIDENTIAL DEVELOPMENT	OWNER/DEV	OWNER/DEV
AA	394,653 S.F.	9.060 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV
BB	390,028 S.F.	8.954 AC	FUTURE RESIDENTIAL DEVELOPMENT / SIDEWALK	OWNER/DEV	OWNER/DEV

Is the purpose of this tract really open space, drainage and utilities?

Are these Tracts correct?

You need to add Tract CC to this table if Tract CC really exists.

LAND USE SUMMARY CHART

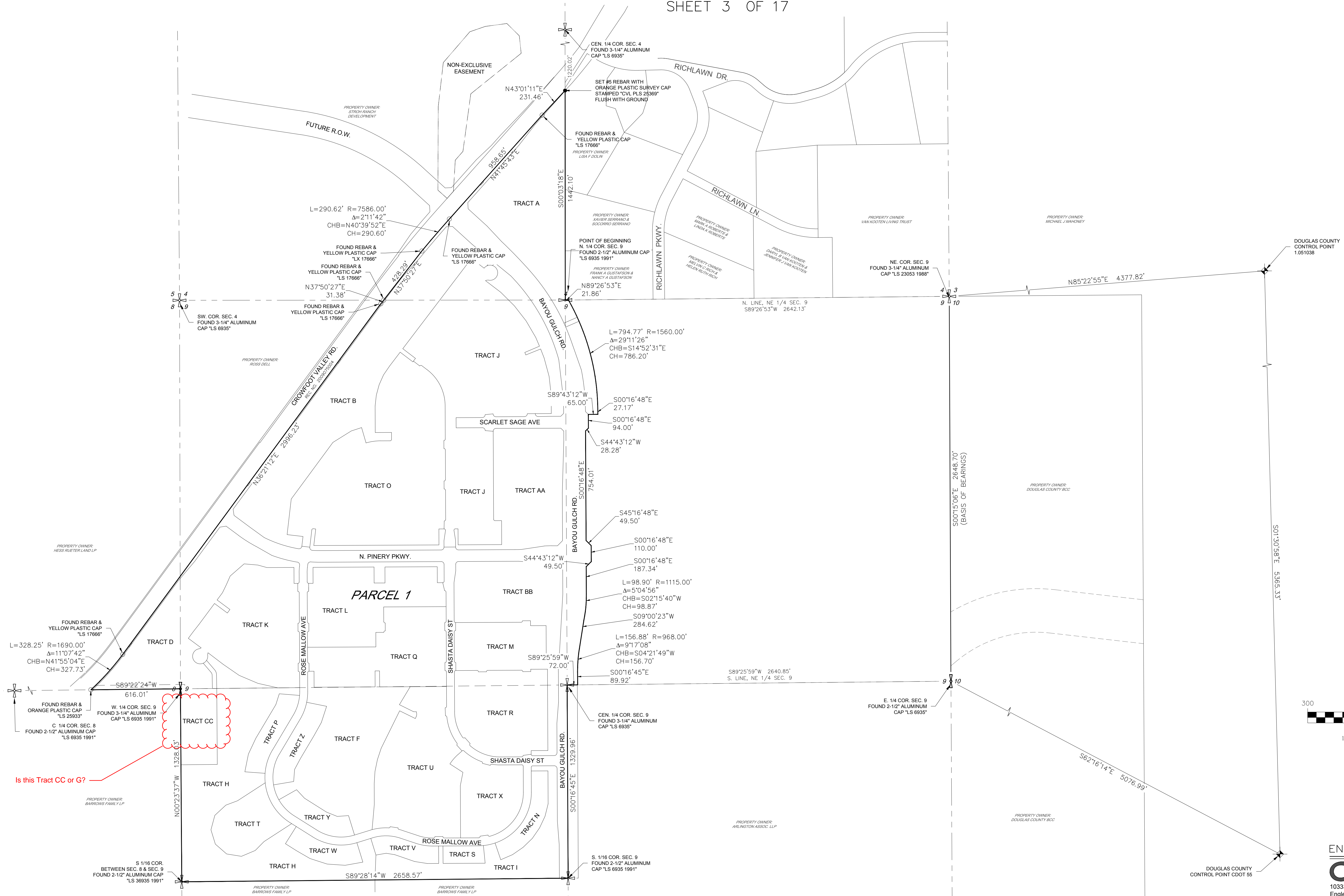
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
FUTURE RESIDENTIAL DEVELOPMENT	5,799,818 S.F.	133.145 AC.	53.74%
OPEN SPACE AREAS	3,703,374 S.F.	85.018 AC.	34.32%
ROAD RIGHTS OF WAY	1,288,596 S.F.	29.582 AC.	11.94%
TOTAL	10,791,788 S.F.	247.745 AC.	100%

ENGINEER/SURVEYOR

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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 17



Is this Tract CC or G?

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