



*Your kind of place.*

**TO:** Brian Wilson, CVL Consultants of Colorado, Inc.  
**FROM:** Stacey Nerger, Associate Planner  
**DATE:** April 4, 2018  
**SUBJECT:** Trails at Crowfoot Filing No. 2 – Final Plat  
[Application SUB17-041]

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**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](mailto:snerger@parkeronline.org)

**FAX:** 303-841-3223

**PHONE:** 303-805-3199

**TRAILS AT CROWFOOT FILING NO. 2**

**Final Plat:**

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

Complied:  Yes  No

Response:

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**Landscaping Plan:**

Staff has no additional comments on the landscape plan.

**General:**

2. Please see the attached Address Plat Redlines.

Complied:  Yes  No



*Your kind of place.*

Response:

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3. Please see the Streetscape Cost Estimate redlines.

Complied:  Yes  No

Response:

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4. A draft subdivision agreement has been forwarded to the application. Please review and let us know if you have any changes or questions.

Complied:  Yes  No

Response:

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**OUTSIDE REFERRAL AGENCY COMMENTS**

5. 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:

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Property Owner

Date

Project Representative

Date



# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1  
 A PART OF THE SECTIONS 4, 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 6

TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS

**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. 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.
- 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.
- 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 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.
- 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.
  - 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.
  - 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.
- THERE ARE A TOTAL OF 101 LOTS AND 5 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2.

TRACT SUMMARY TABLE					
TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	4,671 S.F.	0.107 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
B	4,502 S.F.	0.103 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
C	4,535 S.F.	0.104 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
D	4,228 S.F.	0.097 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
E	4,400 S.F.	0.101 AC	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST

**LAND USE SUMMARY CHART**

TYPE	SQ. FT.	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	671,295 S.F.	15.412 AC.	69.54%
OPEN SPACE AREAS	22,337 S.F.	0.512 AC.	2.31%
ROAD RIGHTS OF WAY	271,812 S.F.	6.240 AC.	28.15%
TOTAL	965,444 S.F.	22.164 AC.	100%

Please add an additional note which states the following:  
 All landscaping located within the tree lawn adjacent to any HOA (park/open space) tracts shall be the responsibility of the HOA.

**TITLE VERIFICATION:**

WE, FIRST AMERICAN 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.

SIGNATURE \_\_\_\_\_

BY: \_\_\_\_\_

AS: \_\_\_\_\_ OF FIRST AMERICAN TITLE INSURANCE COMPANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_

AS \_\_\_\_\_ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATION:**

I, WILLIAM F. HESSELBACH, JR., A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF TRAILS AT CROWFOOT FILING NO. 2 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, 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. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF 20\_\_\_\_.

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

**FILING 2 MIN, MAX, AND AVERAGE LOT SIZE**

TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	5,500 S.F.	0.126 AC
MAXIMUM LOT SIZE	8,658 S.F.	0.199 AC
AVERAGE LOT SIZE	6,646 S.F.	0.153 AC

Please move these to the first page.

**APPROVAL OF TOWN COUNCIL:**

THIS PLAT WAS APPROVED BY TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

PLANNING DIRECTOR, TOWN OF PARKER

DIRECTOR OF ENGINEERING, TOWN OF PARKER

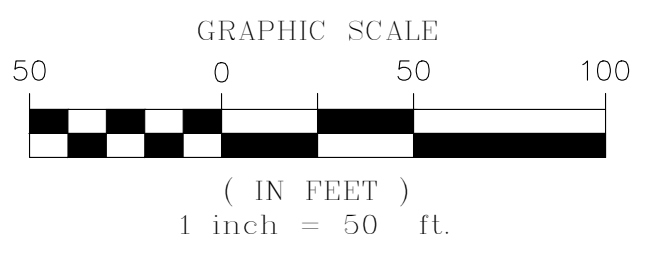
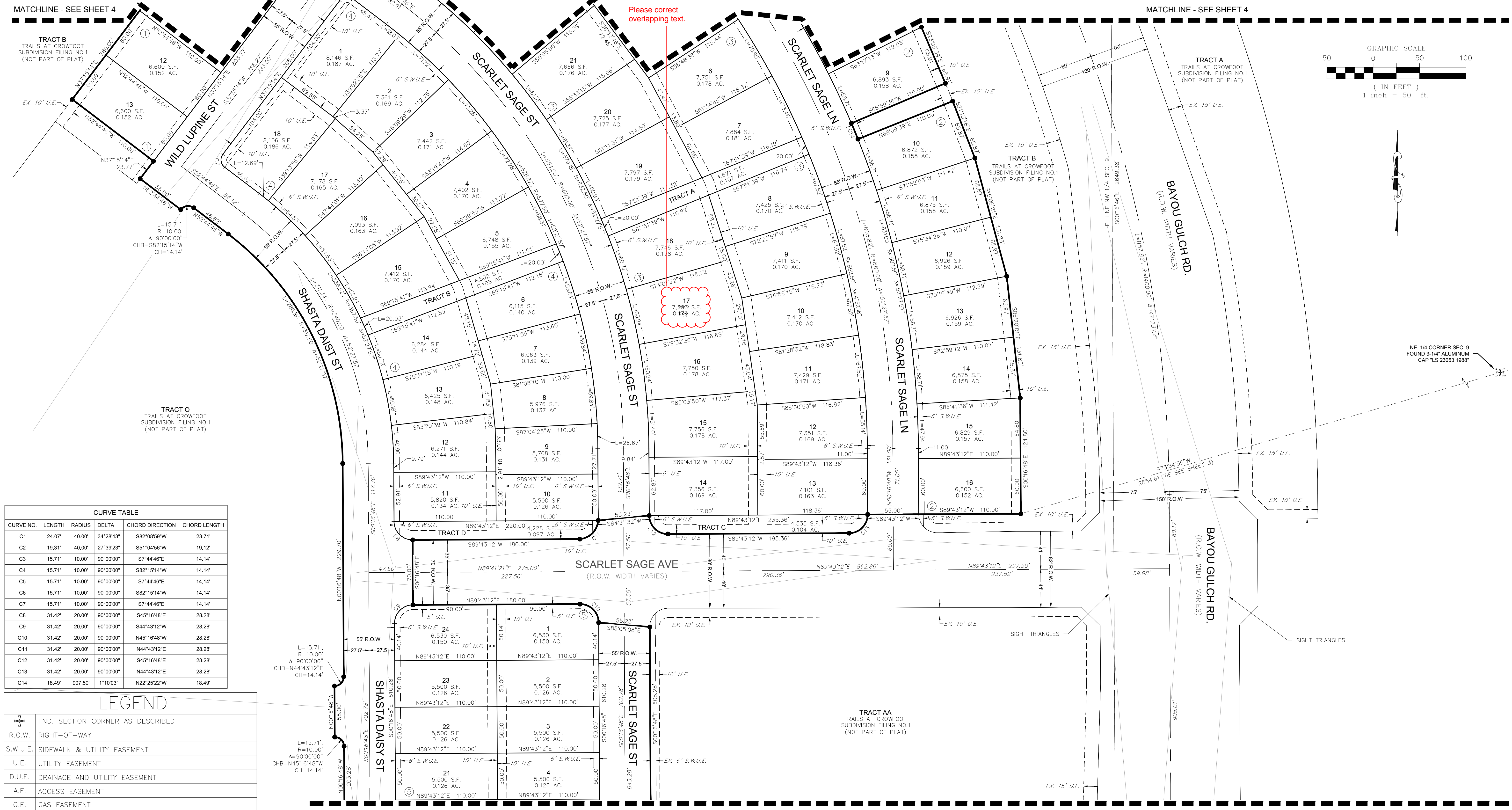
ENGINEER/SURVEYOR

**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 SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1  
 A PART OF THE SECTIONS 4, AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 5 OF 6

TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS



NE. 1/4 CORNER SEC. 9  
 FOUND 3-1/4" ALUMINUM  
 CAP "LS 23053 1988"

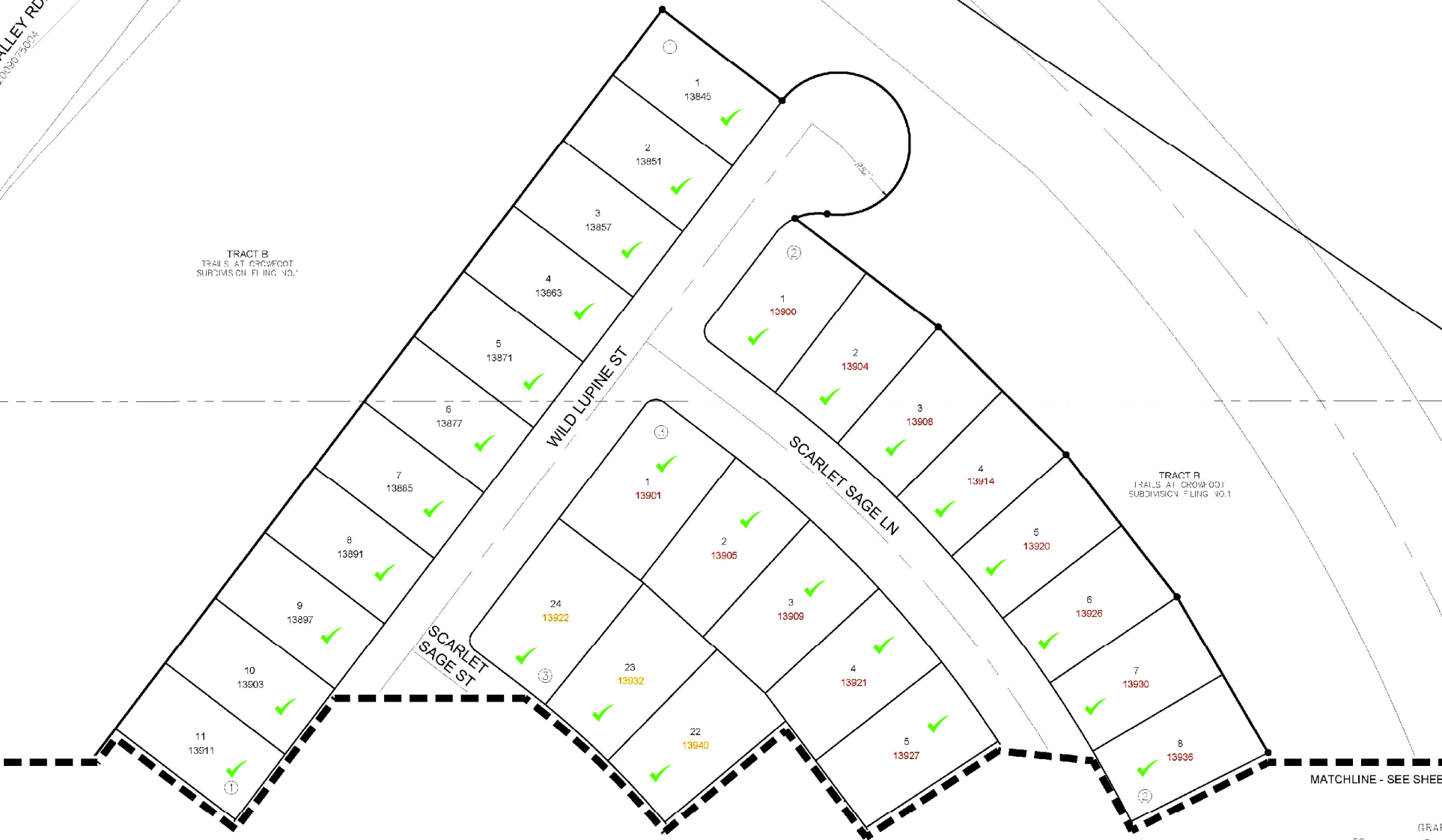
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	19.31'	40.00'	27°39'23"	S51°04'56"W	19.12'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C5	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C6	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C7	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C8	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C9	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C10	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C11	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C12	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C13	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C14	18.49'	907.50'	1°10'03"	N22°25'22"W	18.49'

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
	EX U.E. EXISTING UTILITY EASEMENT
	○ FOUND REBAR & YELLOW PLASTIC CAP "LS 17666"
	● SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP
	STAMPED C.V.L. NO. 25369 UNLESS OTHERWISE NOTED
	--- SIDEWALK & UTILITY EASEMENT LINE
	---- UTILITY EASEMENT LINE
	==== ROAD CENTERLINE

ALLEY RD.  
2003075004

TRACT B  
TRAILS AT CROWFOOT  
SUBDIVISION PLING NO. 1

TRACT B  
TRAILS AT CROWFOOT  
SUBDIVISION PLING NO. 1



MATCHLINE - SEE SHEET

TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 4

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 2

TRACT B  
TRAILS AT CROWFOOT  
SUBDIVISION FILING NO.1

TRACT A  
TRAILS AT CROWFOOT  
SUBDIVISION FILING NO.1

TRACT B  
TRAILS AT CROWFOOT  
SUBDIVISION FILING NO.1

LOT 2, BLOCK 1  
TRAILS AT CROWFOOT  
SUBDIVISION FILING NO.1

TRACT D

TRACT C

TRACT C  
TRAILS AT CROWFOOT  
SUBDIVISION FILING NO.1

SCARLET SAGE AVE  
(EX. R.O.W. WIDTH VARIES)

BAYOU GULCH RD.  
(EX. R.O.W. WIDTH VARIES)

BAYOU GULCH RD.  
(EX. R.O.W. WIDTH VARIES)

WILD LUPINE ST

SHASTA DAISY ST

SCARLET SAGE ST

SCARLET SAGE ST

SCARLET SAGE LN

SCARLET SAGE LN

SHASTA DAISY ST

SCARLET SAGE ST

LEGEND	
	FND. SECTION CORNER AS DESCRIBED
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT

50



MATCHLINE - SEE SHEET 4

LOT 2, BLOCK 1  
TRAILS AT CROWFOOT  
SUBDIVISION, L.I.N.G. '90.1

SHASTA DAISY ST

SCARLET SAGE ST

20 14052	5 14051
19 14060	6 14059
18 14066	7 14067
TRACT E	
17 14074	8 14075
16 14080	9 14085
15 14088	10 14093
14 14094	11 14101
13 14100	12 14107

RED COSMOS TERR

TRACT C  
TRAILS AT CROWFOOT  
SUBDIVISION, L.I.N.G. '90.1

17486	17498	17512	17524	17538	17552
1 <del>17488</del>	2 <del>17500</del>	3 <del>17514</del>	4 <del>17526</del>	5 <del>17540</del>	6 <del>17554</del>

The landscape plans show 1,089 of buffalo grass in addition to the turf. Please add this to the cost estimate.

## Trails at Crowfoot JDA Filing 2-Preliminary Landscape Cost Estimate-Streetscape

### PCS Group

Opinion of Probable Cost

Date: 3.1.2018

#### Filing 3-ROW Landscaping

<u>Improvement</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
Deciduous Trees (2.5" cal)	141	EA	\$ 560.00	\$ 78,960.00
EnviroTurf (w/prep)	54,999	SF	\$ 1.00	\$ 54,999.00
Irrigation (Spray for native and turf areas)	54,999	SF	\$ 0.90	\$ 49,499.10
			<b>Sub-Total</b>	<b>\$ 183,458.10</b>
			15% Contingency	\$ 27,518.72
			<b>Total</b>	<b>\$ 210,976.82</b>
			<b>110% SIA Total</b>	<b>\$ 232,074.50</b>

\*Temporary native seed for disturbed areas and detention areas are included in the Earthwork budget by civil engineer.

#### Disclaimer

#### STREETSCAPE COST ESTIMATE

This opinion of probable landscape construction cost is made on the basis of the Planner / Landscape Architect's experience and qualifications and represents the best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Planner / Landscape Architect does not have control over the cost of labor, materials, equipment, services furnished by others, the Contractors' methods of determining prices, competitive bidding or market conditions; the Planner / Landscape Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this estimate of probably landscape construction costs. If the OWNER wishes greater assurance as to probable construction costs, the OWNER shall employ an independent cost estimator or contractor. Prior to probationary acceptance of the Public Improvements for the Property, the Developer shall install all plant material and related irrigation facilities within all tracts as described in the landscape plans approved by the Town for the Property (the "Landscape Improvements"), subject to the warranty provisions of this Agreement. If installation of the Landscape Improvements cannot be reasonably accomplished prior to probationary acceptance of the Public Improvements for the Property, the Developer shall post a letter of credit amounting to one hundred ten percent (110%) (the "Landscape Security") of the materials cost as described and will complete the Landscape Improvements according to the landscape plans prior to final acceptance of the Public Improvements by the Town. The Town may reduce the Landscape Security, in the exercise of its sole discretion, as the Landscape Improvements are completed on a tract-by-tract basis and accepted by the Town for probationary acceptance, subject to the warranty provisions of this Agreement and Section 13.07.150(c) of the Town's Land Development Ordinance for the Landscape Improvements.

110% of 210,976.82 should be 232,074.50.