



*Your kind of place.*

**TO:** CVL Consultants  
Attn: Brian Wilson  
10333 E Dry Creek Ste 240  
Englewood, CO, 80112  
bwilsoncolorado@gmail.com

**FROM:** Jaxon Fagan, Associate Planner, Baseline Corporation  
Stacey Nerger, Associate Planner

**DATE:** October 30, 2017

**SUBJECT:** Trails at Crowfoot Filing 8 – Final Plat  
[Application SUB17-049]

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The following are review comments regarding the first submittal of SUB17-049. All comments must be responded to and if there is disagreement with a comment please indicate the reasoning for the disagreement. Please sign and return this memo with the next submittal. A follow-up Development Review Team (DRT) meeting with reviewing agencies can be scheduled to provide additional guidance on these comments. Please contact case planner Stacey Nerger at [snerger@parkeronline.org](mailto:snerger@parkeronline.org) to schedule a DRT meeting.

**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. 8**

**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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- 2. The first couple pages of the plat would not allow redlines. Please see highlighted areas and other filings for additional changes to be made.

Complied:  Yes  No  
 Response:

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- 3. The Town recently adopted new language to be used as the Surveyor’s Certificate. Please use the following language:

*I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) 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\_\_\_\_\_.*

*(Signature)\_\_\_\_\_*

*(Name)\_\_\_\_\_, P.L.S. #\_\_\_\_\_*

*For and on behalf of (Company Name)*

*Surveyor's seal shall appear with this certificate.*

Complied:  Yes  No  
 Response:

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- 4. Please add a note to this filing stating that this filing is for clustered age targeted development. Also, please add any restrictions associated with the age targeted development (i.e. age minimum, etc.)

Complied:  Yes  No  
 Response:

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**Landscaping Plan:**

5. Please submit a landscape plan for review with this filing. Below are several comments from other filings regarding what to include within the landscape plan that is submitted for review.

Complied:  Yes  No  
Response:

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6. All landscaping proposed within the Filing shall be included within the landscape plan. This includes the tract landscaping and streetscape to be installed. If landscaping within the filing will be constructed/installed with a different filing, please include the landscaping, but gray it out and add a note as to when the landscaping will be installed.

Complied:  Yes  No  
Response:

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7. Please add notes showing where the limits of Filing No. 8 are. This could include notes stating “No a Part of this plan” or “To be completed as part of Filing No. ??”. All grayed out landscaping should include a note, at least one on each page, describing when this landscaping will be installed.

Complied:  Yes  No  
Response:

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1. Please add sight triangles to all sheets of the landscape plan to facilitate review of possible conflicts.

Complied:  Yes  No  
Response:

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2. Please add crosswalks to any and all intersections that will have high pedestrian crossing. Please add to CDs also as these will be public improvements.

Complied:  Yes  No



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Response:

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3. Please be aware of the placement of street trees in relation to stop signs. This has become an issue with trees overgrowing and blocking stop signs within the Town.

Complied:  Yes  No

Response:

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4. Please show the location of any and all mailbox kiosks on the plan. Also include an elevation of the mailbox kiosk to be installed to avoid any problems with construction in the future.

Complied:  Yes  No

Response:

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**General:**

8. Please see the attached draft address plat. If you are okay with the drafted address, please add these address to the Address Plat and resubmit for review and finalization.

Complied:  Yes  No

Response:

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9. A draft subdivision agreement is being written. As soon as the agreement is completed a copy will be forwarded to the applicant.

Complied:  Yes  No

Response:

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10. Please submit a separate cost estimate for the streetscape and the tract landscaping that will be completed as part of Filing No. 8. These cost estimates are included within the Subdivision Agreement.

Complied:  Yes  No



*Your kind of place.*

Response:

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### **OUTSIDE REFERRAL AGENCY COMMENTS**

Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-049, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.



# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 8

A RESUBDIVISION OF LOT 2, BLOCK 2; LOT 3, BLOCK 2; LOT 4, BLOCK 2; LOT 5, BLOCK 2; LOT 5, BLOCK 3; AND LOT 6, BLOCK 3 OF TRAILS AT CROWFOOT FILING NO. 1  
 A PART OF THE 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 5

**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 DEFACTES 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 CONSIDERED 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 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.
- 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 736 LOTS AND 35 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.

LAND USE SUMMARY CHART		
TYPE	AREA	% OF TOTAL AREA
SINGLE FAMILY RESIDENTIAL LOTS	4.661 AC.	100%
TOTAL	4.661 AC.	100%

Please add a table showing the average, minimum and maximum lot size within the filing.

Please add a note to this filing that the lots will be for clustered age targeted development and what those restrictions may be.

**UTILITY EASEMENT ACKNOWLEDGEMENT**

THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT 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.

**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 DEDICATION(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 \_\_\_\_\_

**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 \_\_\_\_\_, 2017, 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. THE RESPONSIBILITY FOR MAINTAINING THE PRIVATE ROADS, INCLUDING THE REMOVAL OF SNOW ACCUMULATIONS, SHALL BE WITH THE SUBDIVIDER OR HIS OR HER ASSIGNS IN PERPETUITY.

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.

TOWN COUNCIL/PLANNING DIRECTOR  
 PLANNING DIRECTOR, TOWN OF PARKER  
 DIRECTOR OF ENGINEERING, TOWN OF PARKER

MAYOR, TOWN OF PARKER

ATTEST: \_\_\_\_\_  
 TOWN CLERK

**SURVEYOR**

I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) 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\_\_\_\_.

(Signature) \_\_\_\_\_

(Name) \_\_\_\_\_, P.L.S. # \_\_\_\_\_

For and on behalf of (Company Name)

(Surveyor's seal)

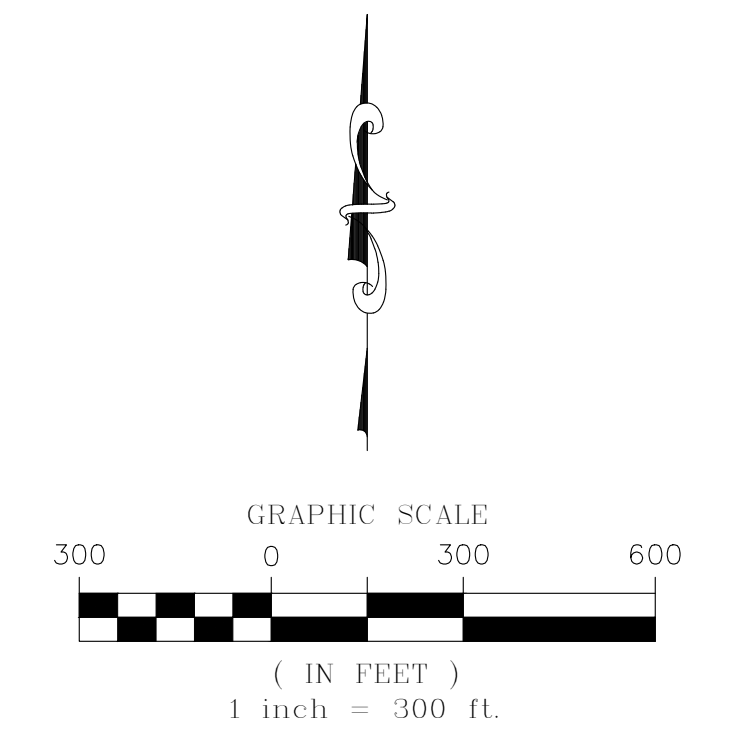
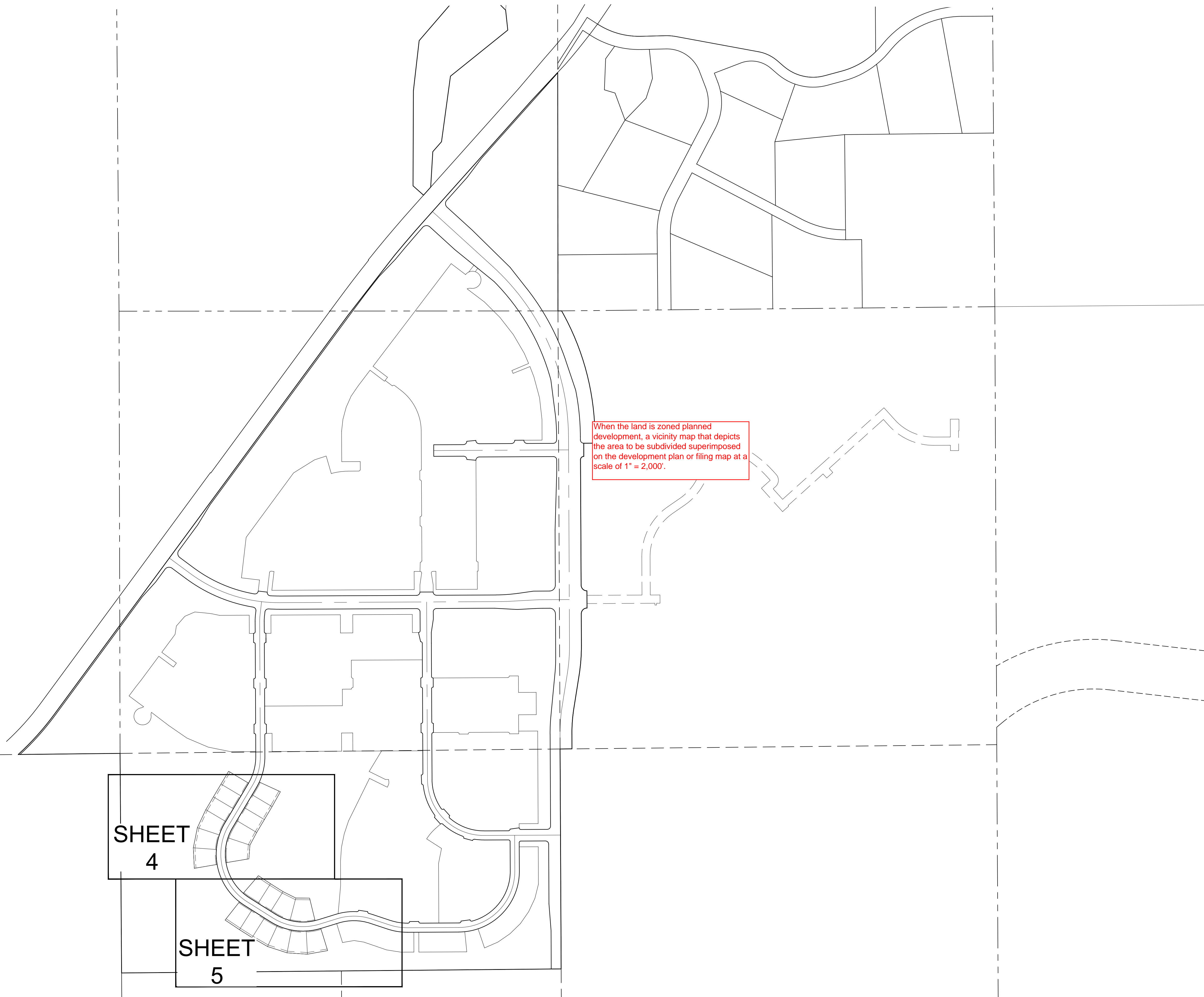
A block in the lower right-hand corner shall include the following: the preparation date; a north arrow designated as true north; a written and graphic scale; the names and addresses of the applicant, developer, engineer or surveyor who prepared the exhibit; and the number of the sheet and the total number of sheets.

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. 8

A RESUBDIVISION OF LOT 2, BLOCK 2; LOT 3, BLOCK 2; LOT 4, BLOCK 2; LOT 5, BLOCK 2; LOT 5, BLOCK 3; AND LOT 6, BLOCK 3 OF TRAILS AT CROWFOOT FILING NO. 1  
A PART OF THE SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 5



SHEET  
4

SHEET  
5

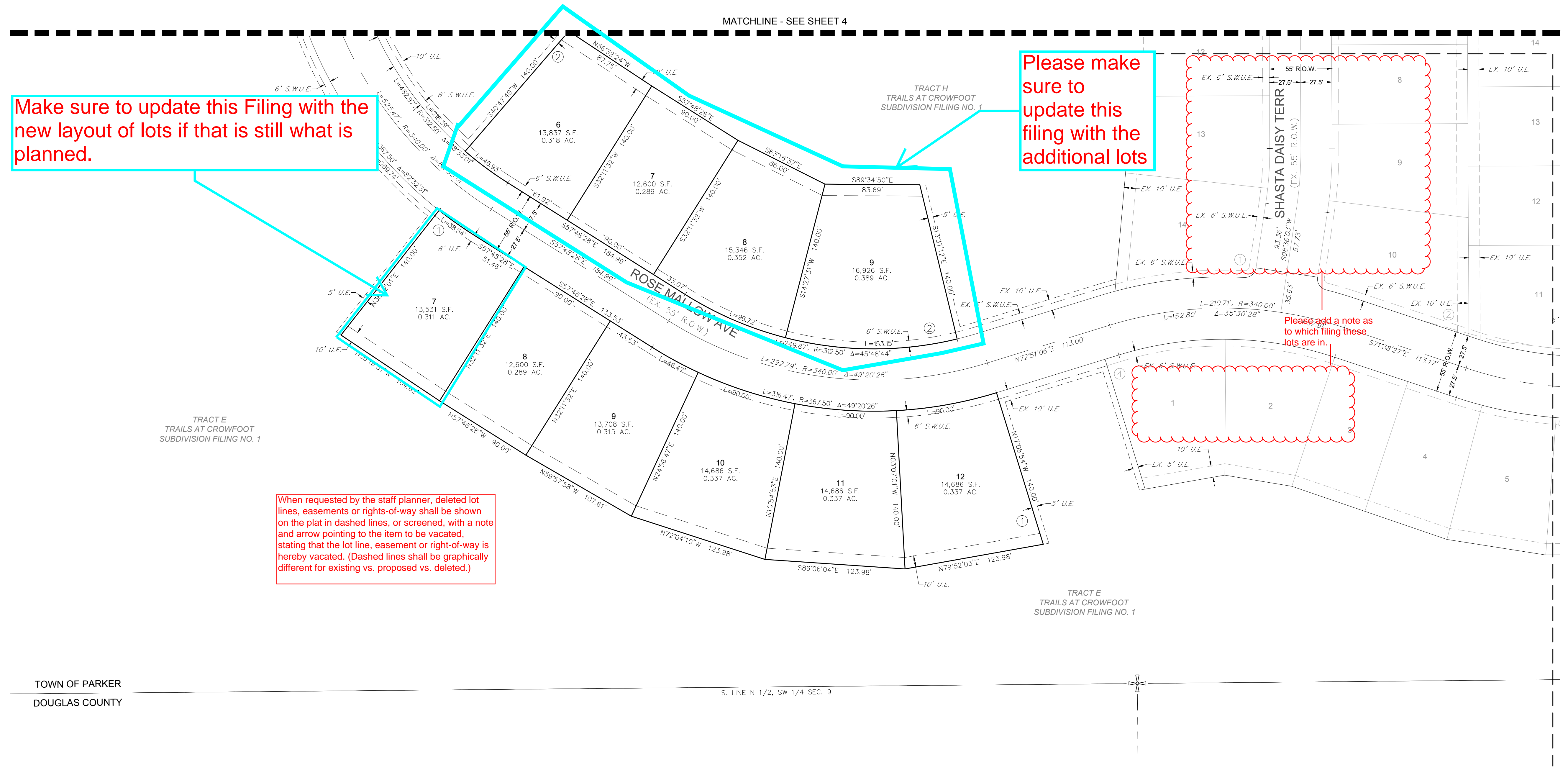
A block in the lower right-hand corner shall include the following: the preparation date; a north arrow designated as true north; a written and graphic scale; the names and addresses of the applicant, developer, engineer or surveyor who prepared the exhibit; and the number of the sheet and the total number of sheets.

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A RESUBDIVISION OF LOT 2, BLOCK 2; LOT 3, BLOCK 2; LOT 4, BLOCK 2; LOT 5, BLOCK 2; LOT 5, BLOCK 3; AND LOT 6, BLOCK 3 OF TRAILS AT CROWFOOT FILING NO. 1  
 A PART OF THE SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 5 OF 5



Make sure to update this Filing with the new layout of lots if that is still what is planned.

Please make sure to update this filing with the additional lots

Please add a note as to which filing these lots are in.

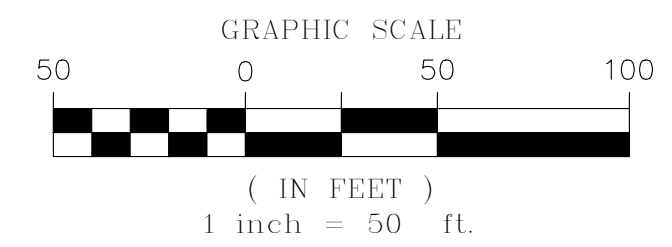
When requested by the staff planner, deleted lot lines, easements or rights-of-way shall be shown on the plat in dashed lines, or screened, with a note and arrow pointing to the item to be vacated, stating that the lot line, easement or right-of-way is hereby vacated. (Dashed lines shall be graphically different for existing vs. proposed vs. deleted.)

TOWN OF PARKER  
 DOUGLAS COUNTY

S. LINE N 1/2, SW 1/4 SEC. 9

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

No linetypes on legend?

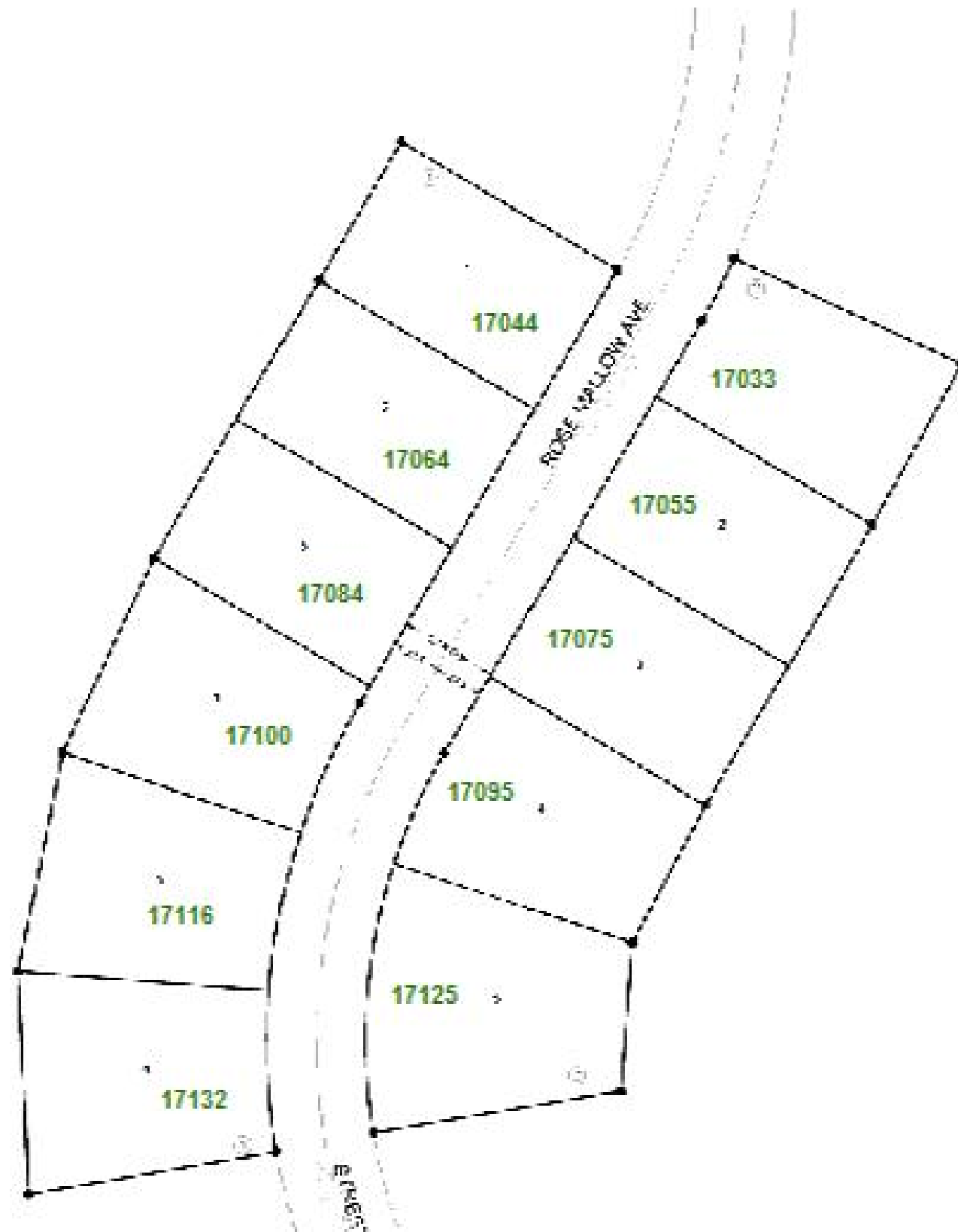


A block in the lower right-hand corner shall include the following: the preparation date; a north arrow designated as true north; a written and graphic scale; the names and addresses of the applicant, developer, engineer or surveyor who prepared the exhibit; and the number of the sheet and the total number of sheets.

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 SUBDIVISION FILING NO. 8 ADDRESS PLAT

SECTION OF LOT 2, BLOCK 2; LOT 3, BLOCK 2; LOT 4, BLOCK 2; LOT 5, BLOCK 2; LOT 5, BLOCK 3; AND LOT 5, BLOCK 3 OF TRAILS AT CROWFOOT FILING NO. 8  
A PART OF THE 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 3



TOWNSHIP 7 SOUTH  
RANGE 66 WEST

TOWNSHIP 7 SOUTH  
RANGE 66 WEST

TOWN OF PARKER  
COUNTY OF DOUGLAS

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 8 ADDRESS PLAT

A RESUBDIVISION OF LOT 2, BLOCK 2; LOT 3, BLOCK 2; LOT 4, BLOCK 2; LOT 5, BLOCK 2; LOT 5, BLOCK 3; AND LOT 6, BLOCK 3 OF TRAILS AT CROWFOOT FILING NO. 8  
A PART OF THE SECTION 9, TOWNSHIP 7 SOUTH, RANGE 88 WEST OF THE 8TH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
SHEET 3 OF 3

