



*Your kind of place.*

**TO:** Brian Wilson, CVL Consultants of Colorado, Inc.  
**FROM:** Stacey Nerger, Associate Planner  
**DATE:** April 12, 2018  
**SUBJECT:** Trails at Crowfoot Filing No. 10 – Final Plat  
[Application SUB17-050]

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The following are review comments regarding the first submittal of SUB17-050. 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. 10**

**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:**

Planning Staff has no additional comments on the landscape plans.

**General:**

6. Please see the Streetscape Cost Estimate redlines for additional requirements to be added.



*Your kind of place.*

Complied:  Yes  No  
Response:

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7. 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**

Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-050, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 10

A REPLAT OF TRACT K 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 5

TOTAL ACREAGE = 29.021 ACRES, 129 LOTS, 5 TRACTS

**DEDICATION STATEMENT:**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF THE TRAILS AT CROWFOOT FILING NO. 10. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

**ACKNOWLEDGEMENT**

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.C.S. 1 531, ET SEQ., AS AMENDED OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

**OWNER**

HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

\_\_\_\_\_  
 SIGNATURE

BY: \_\_\_\_\_  
 AS \_\_\_\_\_ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 NOTARY PUBLIC

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

**DEED OF TRUST HOLDER**

TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

\_\_\_\_\_  
 SIGNATURE

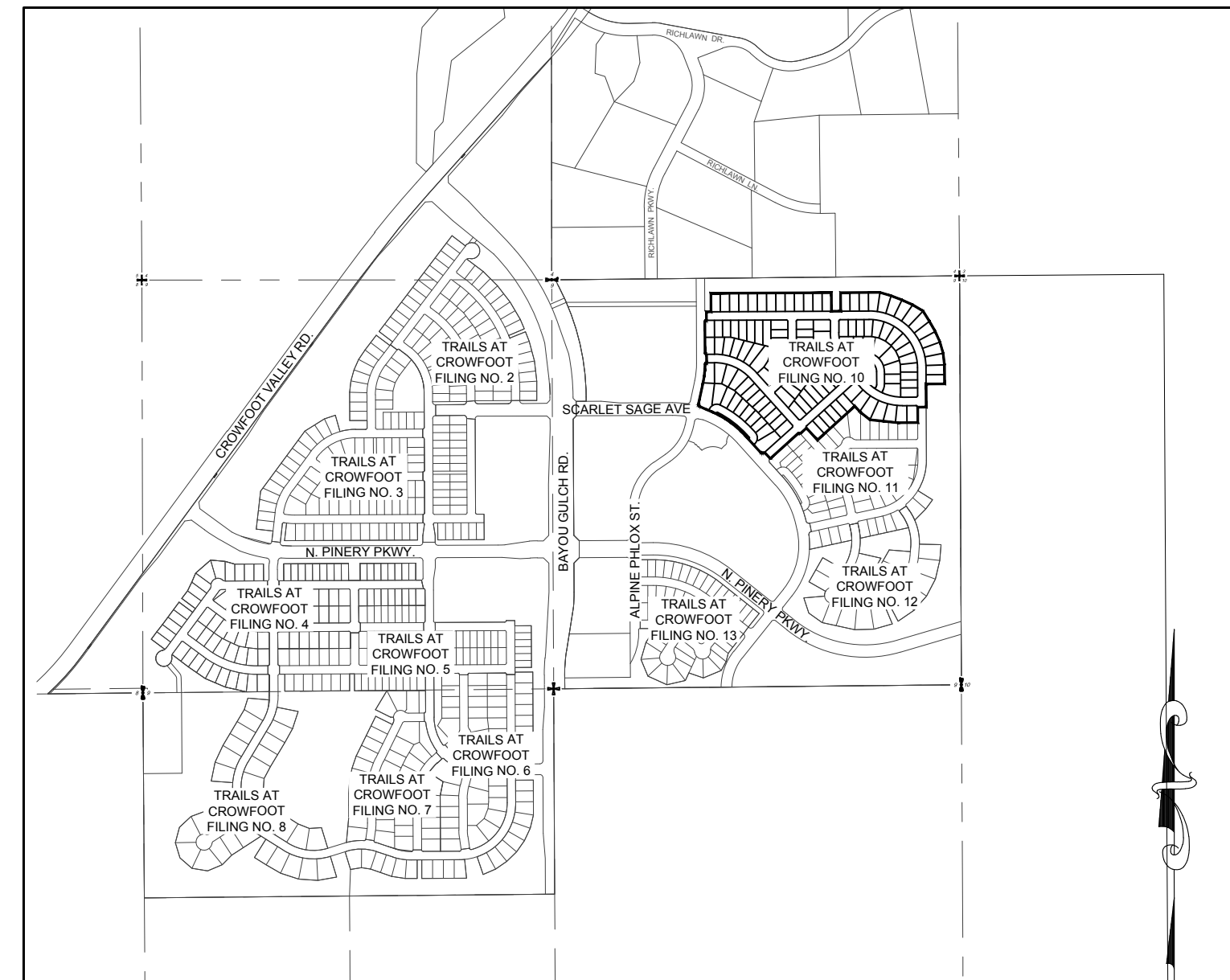
BY: \_\_\_\_\_  
 AS \_\_\_\_\_ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF TREZ CAPITAL (2015) CORPORATION, A BRITISH COLUMBIA CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL

\_\_\_\_\_  
 NOTARY PUBLIC

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



**VICINITY MAP**  
 SCALE: 1" = 1000'

**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 K OF TRAILS AT CROWFOOT SUBDIVISION FILING NO. 9 AS RECORDED AT RECEPTION NO. \_\_\_\_\_ TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO.

**PLANNING COMMISSION STATEMENT:**

THE PRELIMINARY PLAN FOR THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON \_\_\_\_\_ OCTOBER 12 \_\_\_\_\_, 2017.

PLANNING DIRECTOR, ON BEHALF OF THE PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

**CLERK AND RECORDER'S CERTIFICATION:**

STATE OF COLORADO )  
 )SS  
 COUNTY OF DOUGLAS )

I HEREBY CERTIFY THAT THIS PLAT WAS FILED IN MY OFFICE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D., AT \_\_\_\_\_ A.M./P.M AT RECEPTION NUMBER \_\_\_\_\_

\_\_\_\_\_  
 COUNTY CLERK AND RECORDER

**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 \_\_\_\_\_

**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

**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. 10 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

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. 10

A REPLAT OF TRACT K 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 2 OF 5

TOTAL ACREAGE = 29.021 ACRES, 129 LOTS, 5 TRACTS

**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 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.
6. 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.
7. 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.
8. 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.
9. TRACTS A, B, C, D, AND E WILL BE CONVEYED TO THE METRO DISTRICT VIA A SEPARATE DOCUMENT.
10. ALL LANDSCAPING LOCATED WITHIN THE TREE LAWN ADJACENT TO ANY HOA (PARK/OPEN SPACE) TRACTS SHALL BE THE RESPONSIBILITY OF THE HOA.
11. THERE ARE A TOTAL OF 129 LOTS AND 5 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION FILING NO. 10.

TRACT SUMMARY TABLE					
TRACT	SQ. FT.	AREA	USE	OWNERSHIP	MAINTENANCE
A	2,157 S.F.	0.050 AC	OPEN SPACE / UTILITIES	H.O.A.	H.O.A.
B	17,744 S.F.	0.407 AC	PARK LAND / OPEN SPACE	H.O.A.	H.O.A.
C	20,519 S.F.	0.471 AC	PRIVATE ROADWAY / UTILITIES	H.O.A.	H.O.A.
D	19,365 S.F.	0.445 AC	PRIVATE ROADWAY / UTILITIES	H.O.A.	H.O.A.
E	3,239 S.F.	0.074 AC	OPEN SPACE / UTILITIES	H.O.A.	H.O.A.

LAND USE SUMMARY CHART			
TYPE	SQ. FT.	AREA	% OF TOTAL AREA
OPEN SPACE AREAS	5,396 S.F.	0.124 AC	0.43%
PRIVATE ROADWAY / UTILITIES	39,884 S.F.	0.916 AC	3.16%
SINGLE FAMILY RESIDENTIAL LOTS	949,589 S.F.	21.630 AC	74.53%
PARK LAND	17,744 S.F.	0.407 AC	1.40%
ROAD RIGHTS OF WAY	258,904 S.F.	5.944 AC	20.48%
TOTAL	1,271,517 S.F.	29.021 AC.	100%

These should be:  
 21.80 74.68%  
 20.36%

FILING 10 MIN, MAX, AND AVERAGE LOT SIZE		
TYPE	SQ. FT.	AREA
MINIMUM LOT SIZE	5,281 S.F.	0.121 AC.
MAXIMUM LOT SIZE	13,384 S.F.	0.307 AC.
AVERAGE LOT SIZE	7,304 S.F.	0.168 AC.

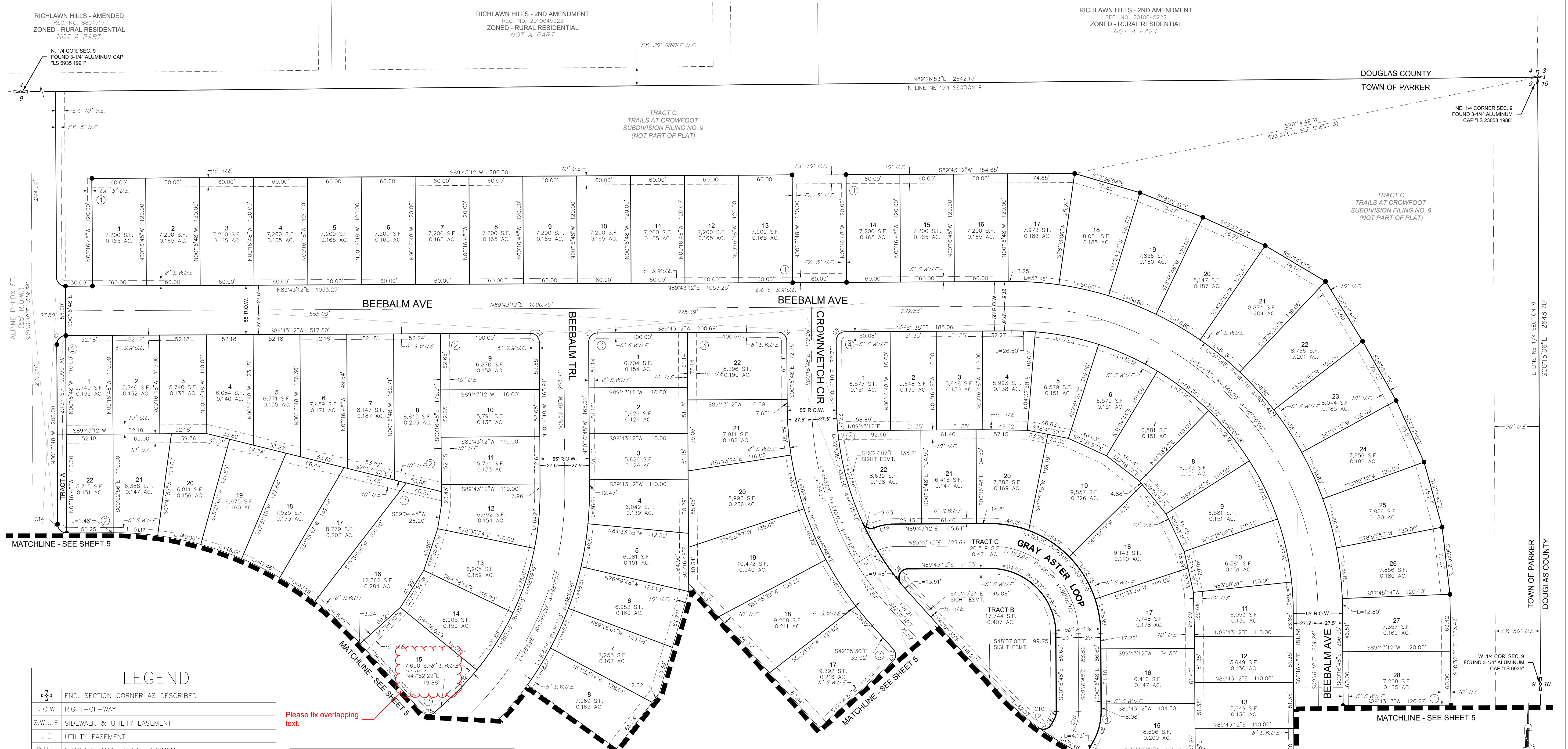
ENGINEER/SURVEYOR

**CVL** Consultants  
 of Colorado, Inc.  
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# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 10

A REPLAT OF TRACT K 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 4 OF 5

TOTAL ACREAGE = 29.021 ACRES, 129 LOTS, 5 TRACTS



RICHLAWN HILLS - AMENDED  
 REC. NO. 8804717  
 ZONED - RURAL RESIDENTIAL  
 NOT A PART

RICHLAWN HILLS - 2ND AMENDMENT  
 REC. NO. 2010045222  
 ZONED - RURAL RESIDENTIAL  
 NOT A PART

RICHLAWN HILLS - 2ND AMENDMENT  
 REC. NO. 2010045222  
 ZONED - RURAL RESIDENTIAL  
 NOT A PART

DOUGLAS COUNTY  
 TOWN OF PARKER

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

TRACT C  
 TRAILS AT CROWFOOT  
 SUBDIVISION FILING NO. 9  
 (NOT PART OF PLAT)

ALPINE PHLOX ST.  
 (55' R.O.W.)  
 S00716'48"E 519.14'

E LINE NE 1/4 SECTION 9  
 S0015'06"E 2648.70'

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5

MATCHLINE - SEE SHEET 5

### 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 CIVL LS NO. 25369 UNLESS OTHERWISE NOTED
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE

### CURVE TABLE

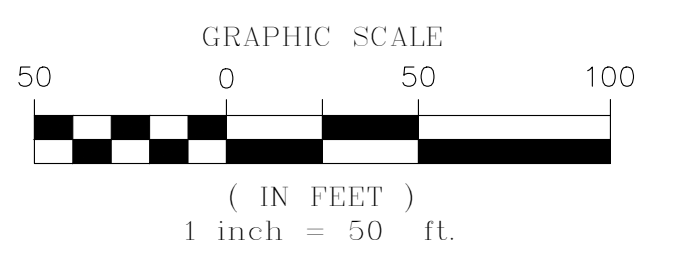
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C2	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C3	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C4	15.71'	10.00'	90°00'00"	N45°16'48"W	14.14'
C5	15.71'	10.00'	90°00'00"	S44°43'12"W	14.14'
C6	15.71'	10.00'	90°00'00"	N44°43'12"E	14.14'
C7	16.80'	10.00'	96°15'42"	S18°37'14"E	14.89'
C8	35.36'	68.00'	29°47'25"	N14°36'54"E	34.96'
C9	22.57'	10.00'	129°20'03"	S25°03'10"W	18.08'

### CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C10	9.36'	18.00'	29°47'25"	N14°36'54"E	9.25'
C11	16.93'	10.00'	97°01'32"	N78°01'23"E	14.98'
C12	14.89'	10.00'	85°19'13"	S67°39'03"E	13.55'
C13	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'
C14	15.71'	10.00'	90°00'00"	S45°16'48"E	14.14'
C15	15.71'	10.00'	90°02'08"	S87°06'34"E	14.15'
C16	22.36'	43.00'	29°47'25"	N14°36'54"E	22.11'
C17	23.05'	43.00'	30°42'57"	S74°21'43"W	22.78'
C18	23.77'	68.00'	20°01'51"	S79°42'16"W	23.65'

### LINE TABLE

LINE NO.	LENGTH	DIRECTION
L1	7.09'	S29°30'37"W
L2	6.63'	S29°30'37"W
L3	24.69'	N59°00'15"E



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 Englewood, CO 80112  
 Tel: (720) 482-9526 / Fax: (720) 482-9546

**Trails at Crowfoot Filing 10-Preliminary Landscape Cost Estimate-Streetscape**

**PCS Group**

**Opinion of Probable Cost**

**Date: 03.16.18**

Based on the landscape plans there are 180 trees.

<b>Filing 10-Streetscape Landscape</b>				
<u>Improvement</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Total</u>
Deciduous Trees (2.5" cal)	163	EA	\$ 560.00	\$ 91,280.00
EnviroTurf (w/prep)	73,962	SF	\$ 1.00	\$ 73,962.00
Irrigation (Spray for native and turf areas)	73,962	SF	\$ 0.90	\$ 66,565.80
			<b>Sub-Total</b>	<b>\$ 231,807.80</b>
			<b>15% Contingency</b>	<b>\$ 34,771.17</b>
			<b>Total</b>	<b>\$ 266,578.97</b>
			<b>110% SIA Total</b>	<b>\$ 293,236.87</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.