



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Matt Janke, E5X Management
FROM: Stacey Nerger, Senior Planner
DATE: May 26, 2021
SUBJECT: Trails at Crowfoot Filing No. 16 – Final Plat Review Comments 02

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKIT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
6. Example: "02 Trails at Crowfoot Filing No. 16 Final Plat" or "Second Submittal Trails at Crowfoot Filing no. 16 Final Plat"

Final Plat

1. Please see the attached redlines for additional information.

Comment Addressed: Yes No

Response:

Final Landscape Plans – Cost Estimates

1. Please make sure that the cost estimates and the landscape plans match. There are currently several discrepancies with landscape numbers between them.

Comment Addressed: Yes No

Response:

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Aztec Consultants
- Fire Life Safety
- Parker Water and Sanitation District

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

Property Owner

Date

Project Representative

Date

TRAILS AT CROWFOOT FILING NO. 16

A REPLAT OF TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1
 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 8

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 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. 16. 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.S.C. 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: _____

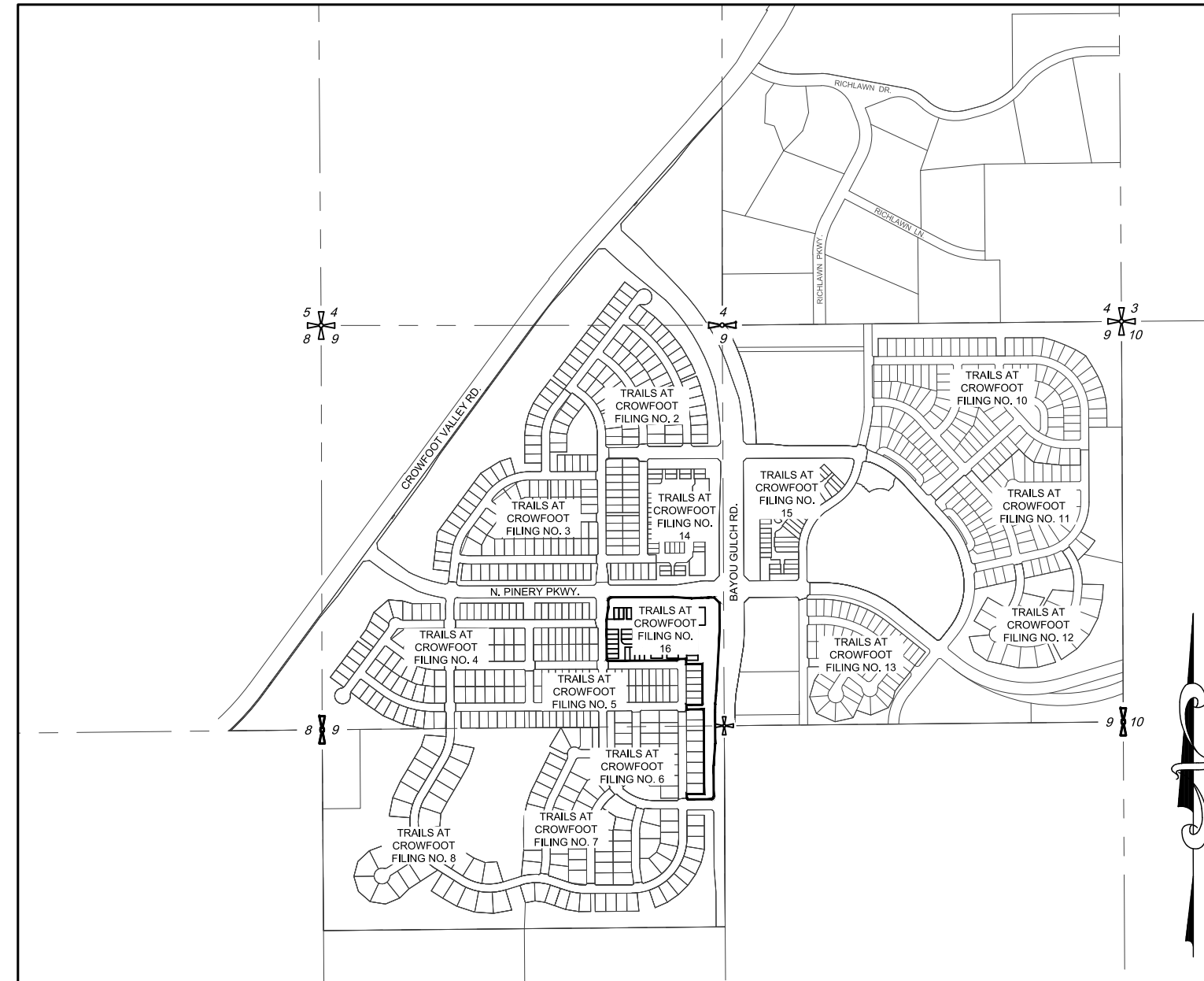
AS _____ OF HR935, LLC, A COLORADO LIMITED LIABILITY COMPANY.

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

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____



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 BB OF TRAILS AT CROWFOOT SUBDIVISION FILING NO. 1 AS RECORDED AT RECEPTION NO. 2018065116 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 JULY 02, 2018.

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, 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 ITEMS SHOWN IN TITLE COMMITMENT NO. 450-H0627242-023-CN4, AMENDMENT 1.

SIGNATURE _____

BY: _____

_____ OF COMMONWEALTH LAND TITLE INSURANCE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____

AS _____ COMMONWEALTH LAND TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

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, KEVIN J. KUCHARCZYK, 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. 16 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____.

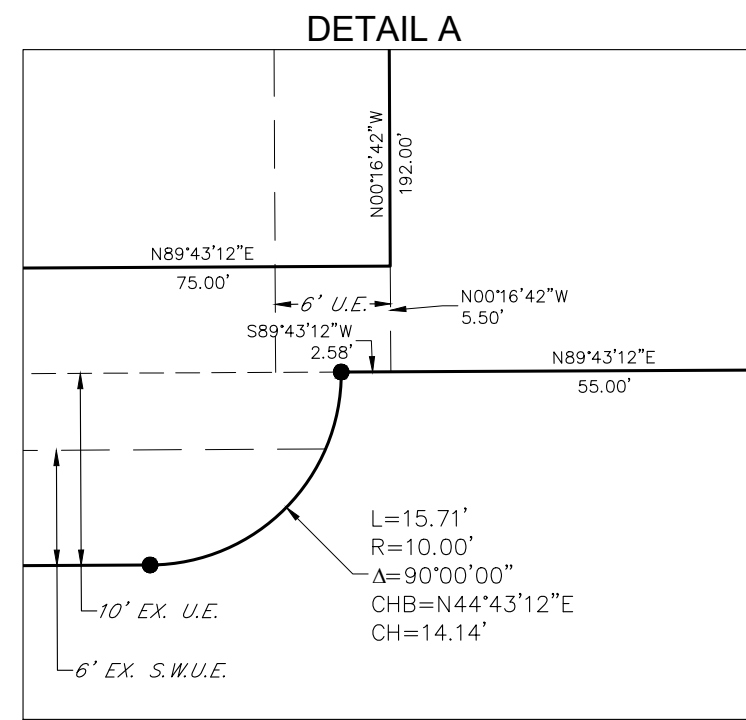
KEVIN J. KUCHARCZYK., PLS NO. 34591
 FOR AND ON BEHALF OF CVL, A WESTWOOD TEAM
 10333 E. DRY CREEK ROAD, SUITE 240
 ENGLEWOOD, CO 80112
 (720)-249-3584

TRAILS AT CROWFOOT FILING NO. 16

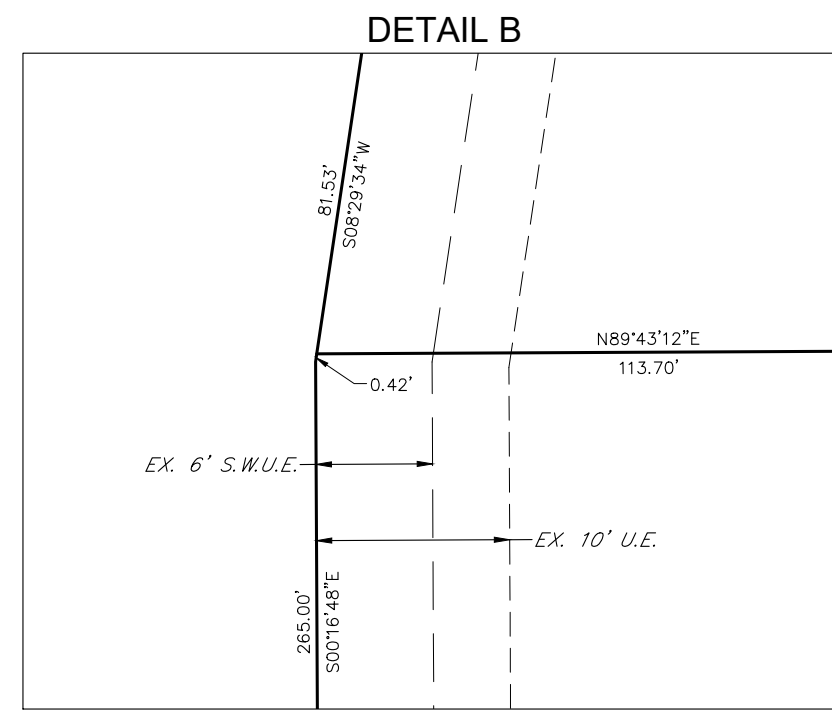
A REPLAT OF TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1
 A PART OF SECTION 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 4 OF 8

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS



SCALE: 1" = 10'



SCALE: 1" = 10'

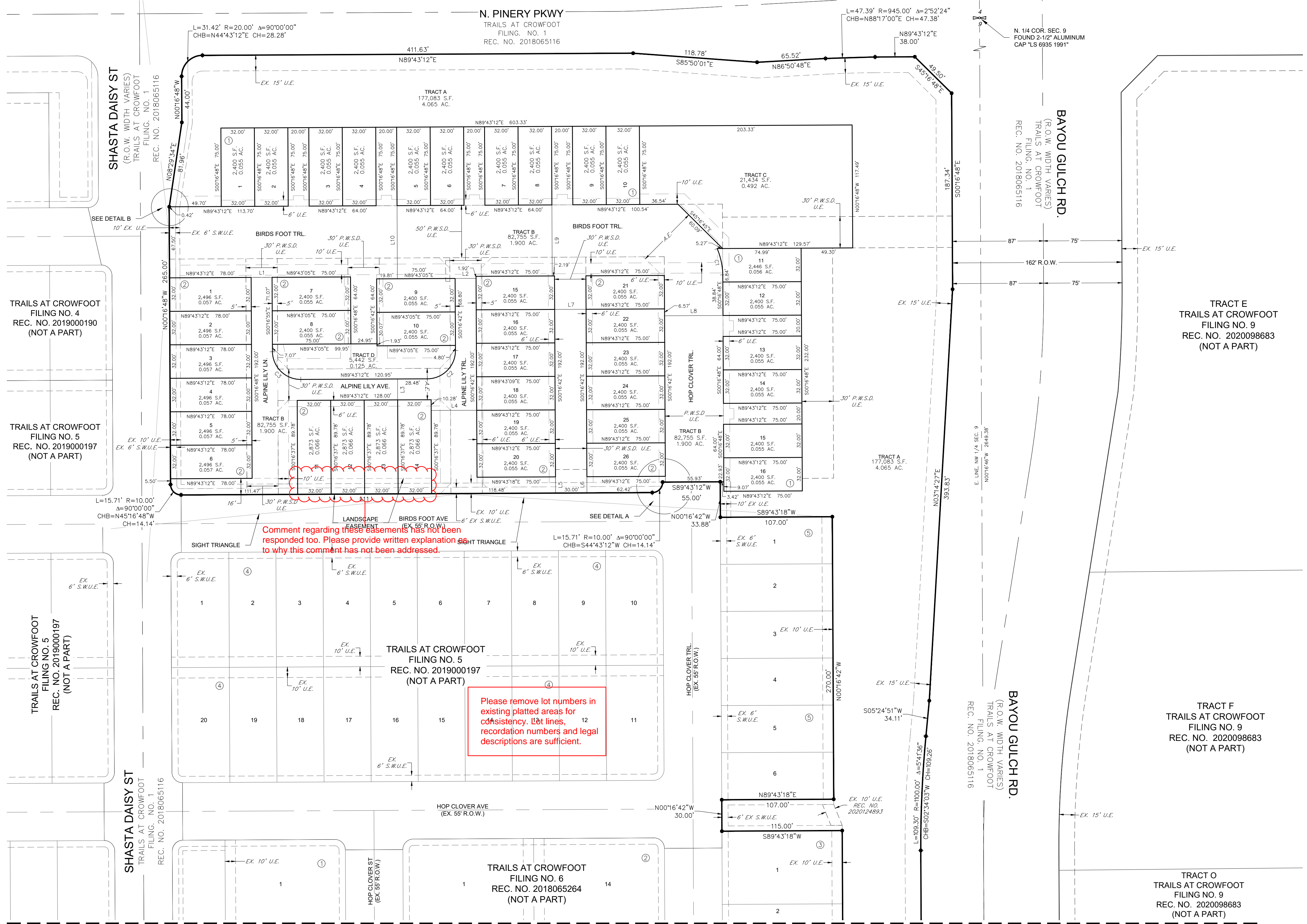
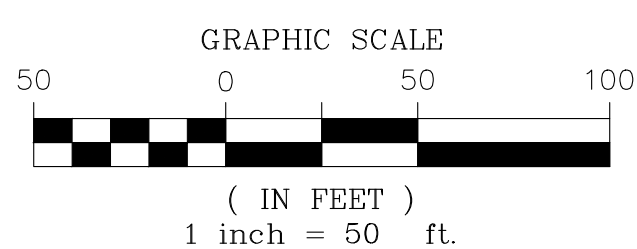
NOTES:

- ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- SEE SHEET 6 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.
- SEE SHEET 7 FOR DETAILS OF IREA DRY UTILITY EASEMENTS DEDICATED BY THIS PLAT.
- SEE SHEET 8 FOR DETAILS OF LANDSCAPE EASEMENTS DEDICATED BY THIS PLAT.

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N89°43'12"E	20.00'	L7	N89°43'12"E	30.00'
L2	S89°43'05"W	20.00'	L8	N89°43'12"E	55.84'
L3	S00°16'37"E	20.00'	L9	S00°16'48"W	67.92'
L4	N89°43'12"E	43.48'	L10	N00°16'48"W	69.84'
L5	N00°16'42"W	15.50'	L11	S89°43'12"W	450.37'
L6	N00°16'42"W	15.50'			

CURVE TABLE					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	69.00'	21°28'05"	25.85'	N12°06'16"W	25.70'
C2	27.00'	89°59'53"	42.41'	S44°43'15"W	38.18'
C3	27.00'	89°15'23"	42.06'	N45°39'04"W	37.94'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED CVL PLS NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	A.E. ACCESS EASEMENT
	P.W.S.D. PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	S.W.U.E. SIDEWALK & UTILITY EASEMENT LINE
	U.E. UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE



Comment regarding these easements has not been responded to. Please provide written explanation as to why this comment has not been addressed.

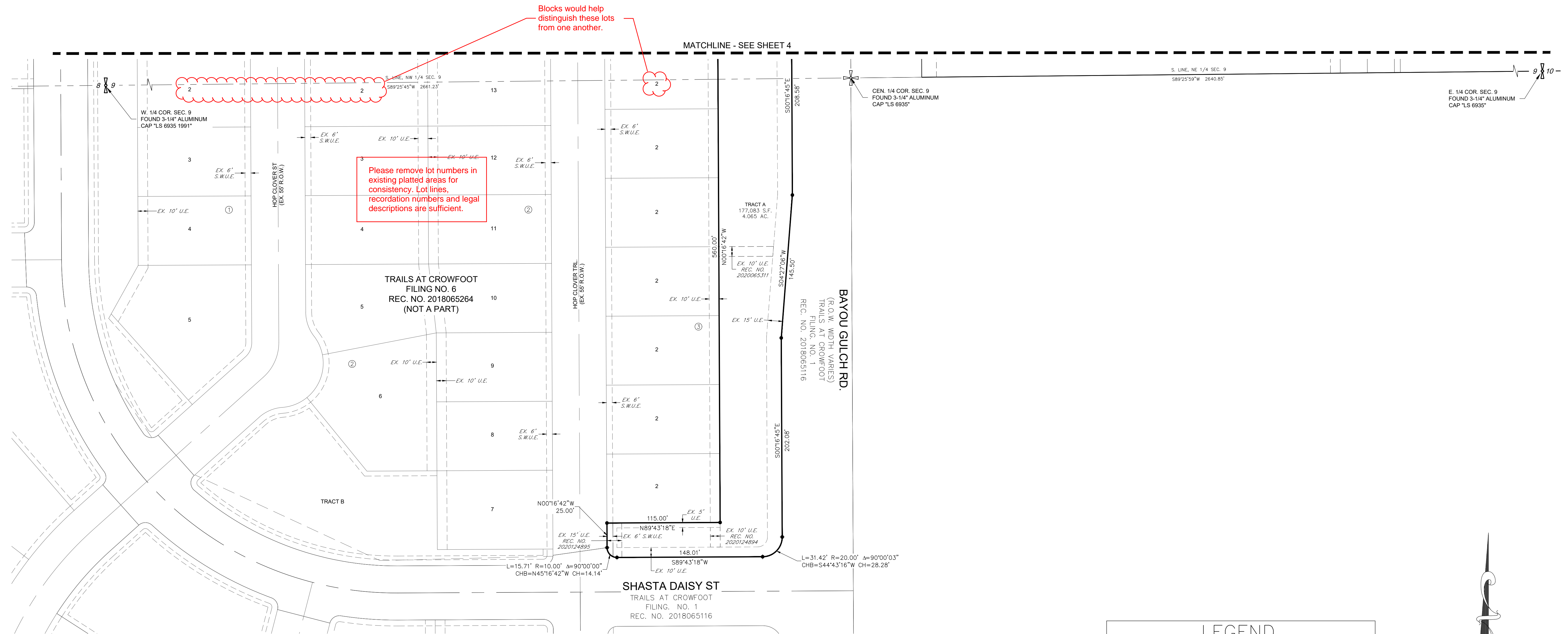
Please remove lot numbers in existing platted areas for consistency. Lot lines, recordation numbers and legal descriptions are sufficient.

MATCHLINE - SEE SHEET 5



TRAILS AT CROWFOOT FILING NO. 16

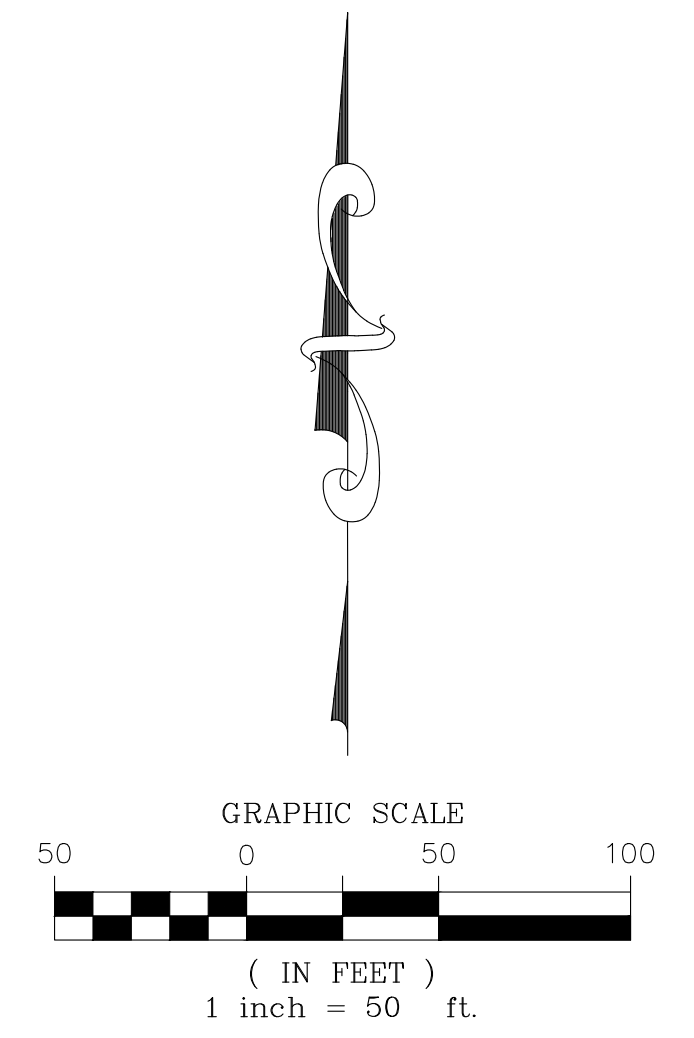
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 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
 SHEET 5 OF 8
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NOTES:

- ALL 50' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- ALL 30' P.W.S.D. U.E. ARE EASEMENTS DEDICATED TO PARKER WATER & SANITATION DISTRICT BY SEPARATE DOCUMENT.
- SEE SHEET 6 FOR DETAILS OF ACCESS EASEMENTS DEDICATED BY THIS PLAT.
- SEE SHEET 7 FOR DETAILS OF IREA DRY UTILITY EASEMENTS DEDICATED BY THIS PLAT.
- SEE SHEET 8 FOR DETAILS OF LANDSCAPE EASEMENTS DEDICATED BY THIS PLAT.

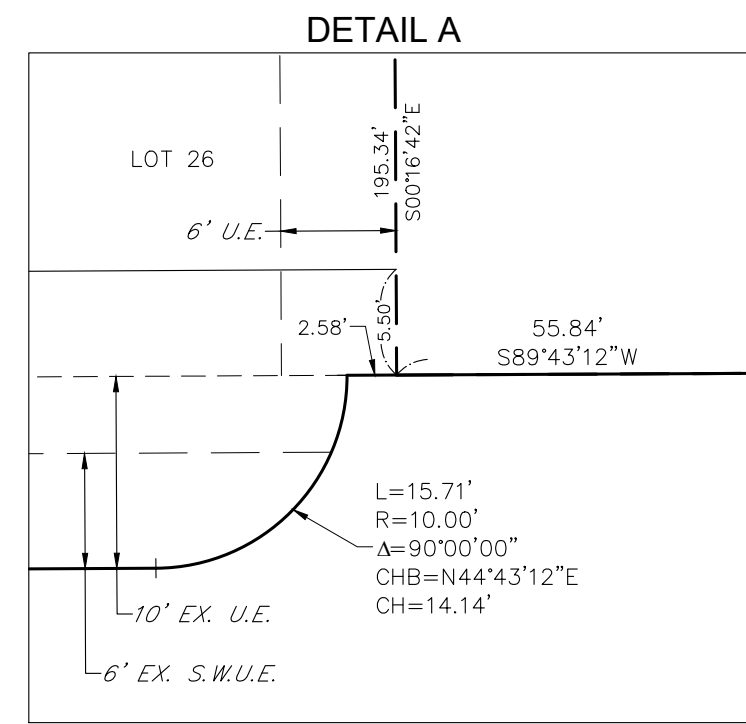
LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 6 REBAR, 30" LONG, w/2" ALUMINUM CAP STAMPED C.V.L. PLS. NO. 38004 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	BLOCK NUMBER
R.O.W.	RIGHT-OF-WAY
S.W.U.E.	SIDEWALK & UTILITY EASEMENT
U.E.	UTILITY EASEMENT
EX.	EXISTING
A.E.	ACCESS EASEMENT
P.W.S.D.	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE



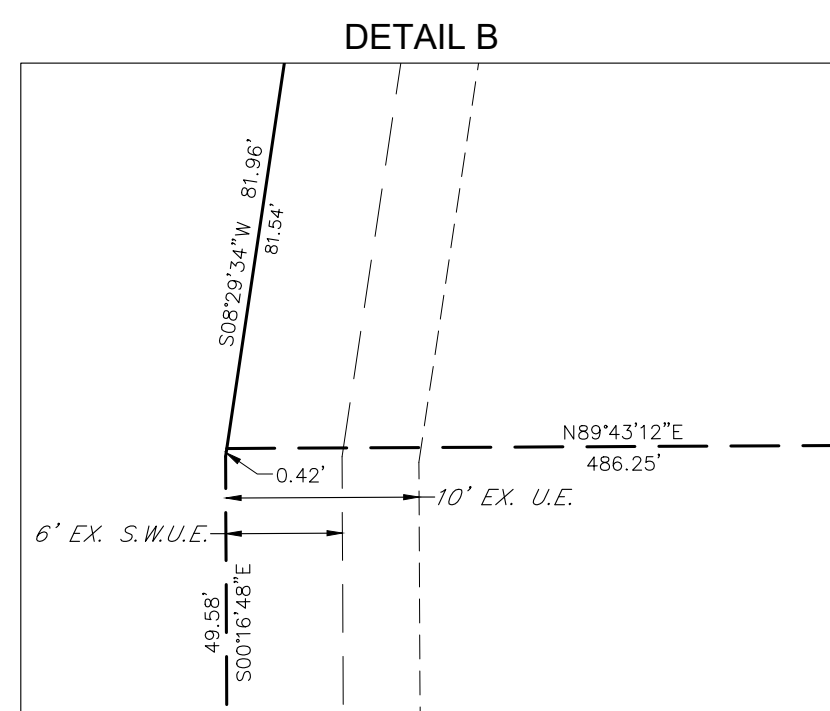
TRAILS AT CROWFOOT FILING NO. 16

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 SHEET 6 OF 8

TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS
 ACCESS EASEMENTS



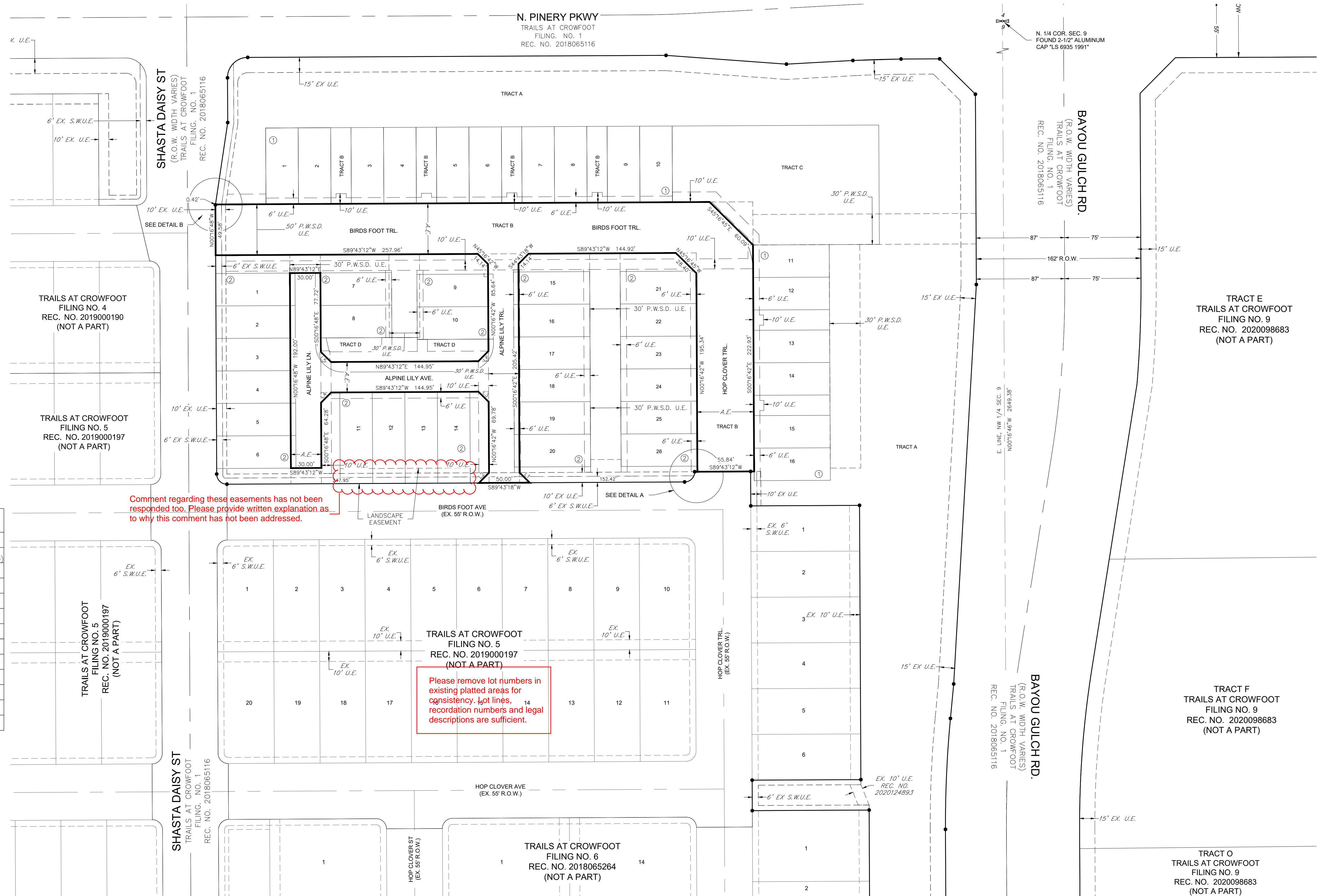
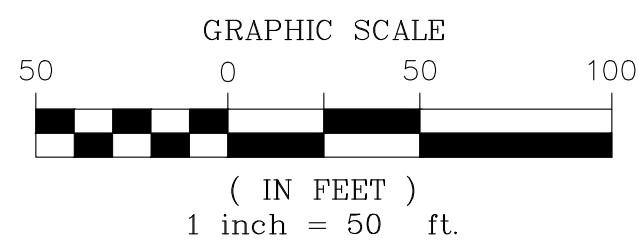
SCALE: 1" = 10'



SCALE: 1" = 10'

LINE NO.	DIRECTION	LENGTH
L1	S45°16'42"E	14.14'
L2	N44°43'18"E	14.14'
L3	N45°16'48"W	14.14'
L4	S44°43'12"W	14.14'
L5	S45°16'48"E	14.14'
L6	N44°43'12"E	14.14'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED CVL PLS NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	R.O.W. RIGHT-OF-WAY
	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	A.E. ACCESS EASEMENT
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	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE



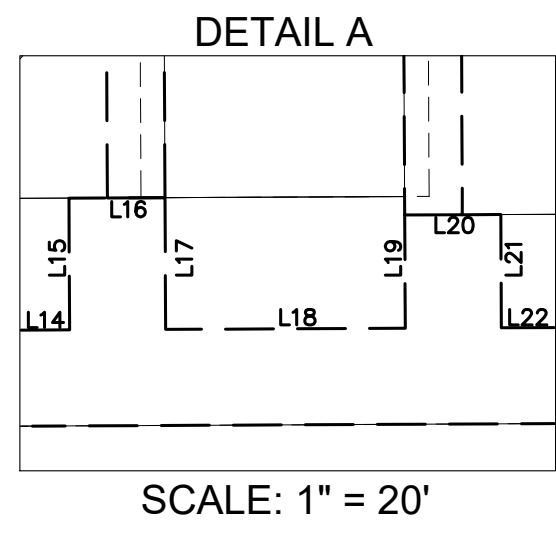
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Please remove lot numbers in existing platted areas for consistency. Lot lines, recordation numbers and legal descriptions are sufficient.



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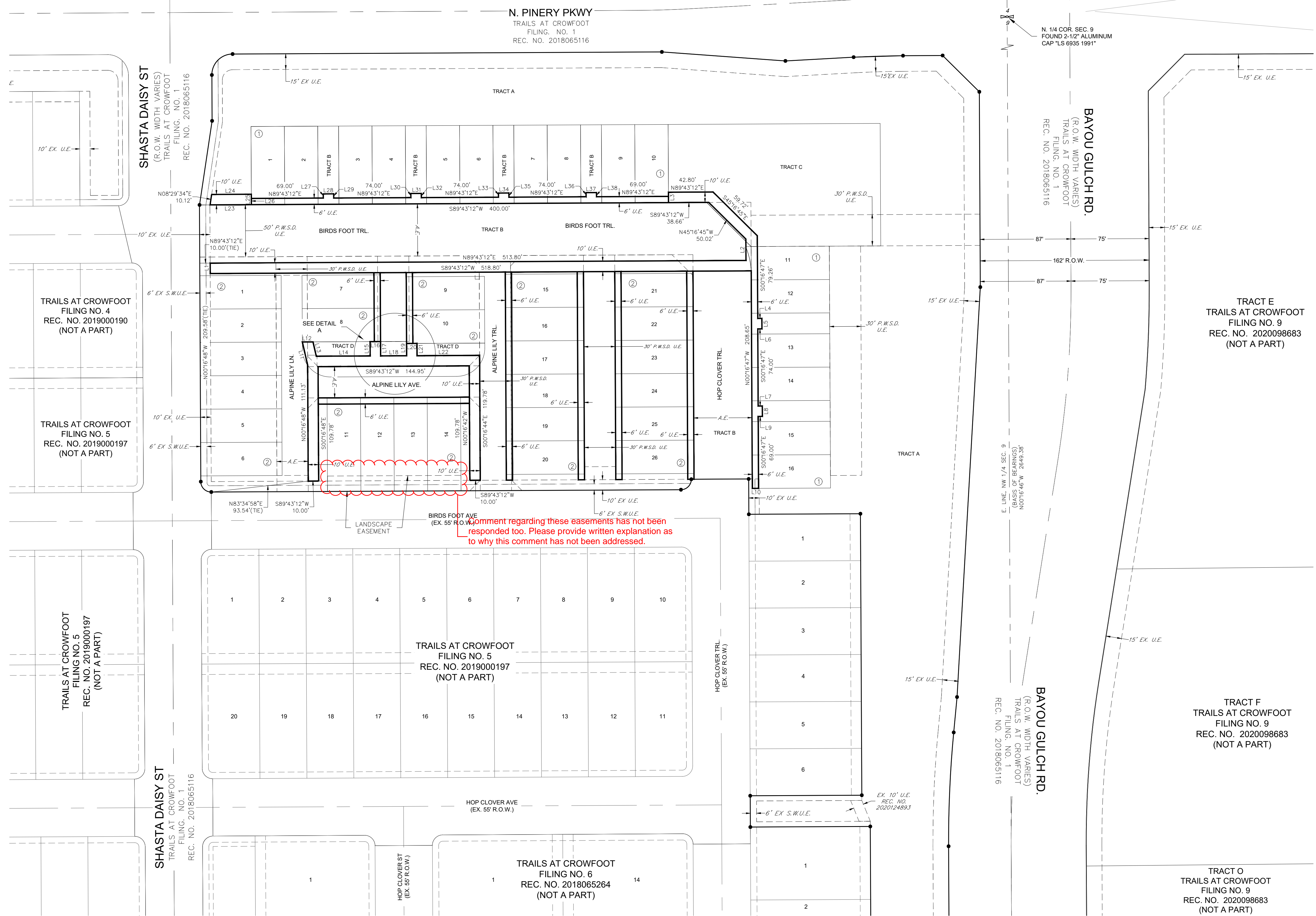
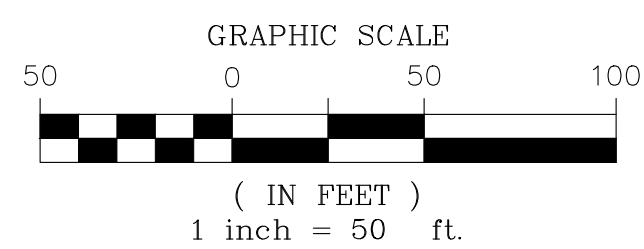
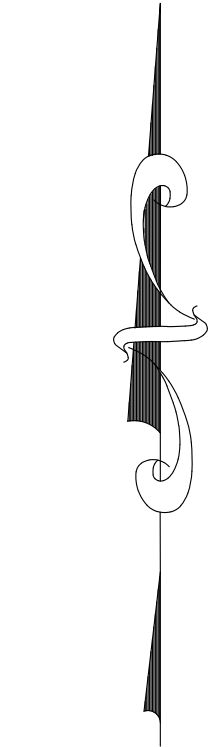
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 SHEET 7 OF 8
 TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS
 AREA EASEMENTS



LINE NO.	DIRECTION	LENGTH
L1	N00°16'48"W	10.00'
L2	N00°16'47"W	20.47'
L3	N00°16'48"W	10.00'
L4	S89°43'13"W	4.00'
L5	N00°16'47"W	10.00'
L6	N89°43'13"E	4.00'
L7	S89°43'13"W	4.00'
L8	N00°16'47"W	10.00'
L9	N89°43'13"E	4.00'
L10	S89°43'13"W	6.00'
L11	S12°52'26"E	22.92'
L12	S89°43'05"W	10.25'
L13	N12°52'26"W	14.06'
L14	S89°43'12"W	51.69'
L15	S00°16'48"E	13.72'
L16	S89°43'12"W	10.00'
L17	N00°16'48"W	13.72'
L18	S89°43'12"E	24.95'
L19	S00°16'48"E	11.79'

LINE NO.	DIRECTION	LENGTH
L20	S89°43'12"W	10.00'
L21	N00°16'48"W	11.79'
L22	S89°43'12"W	60.00'
L23	N89°43'12"E	39.58'
L24	S89°43'12"W	38.04'
L25	S00°16'48"E	10.00'
L26	S00°16'48"E	6.00'
L27	N00°16'48"W	4.00'
L28	N89°43'12"E	10.00'
L29	S00°16'48"E	4.00'
L30	N00°16'48"W	4.00'
L31	N89°43'12"E	10.00'
L32	S00°16'48"E	4.00'
L33	N00°16'48"W	4.00'
L34	N89°43'12"E	10.00'
L35	S00°16'48"E	4.00'
L36	N00°16'48"W	4.00'
L37	N89°43'12"E	10.00'
L38	S00°16'48"E	4.00'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED CVL PLS NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
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	S.W.U.E. SIDEWALK & UTILITY EASEMENT
	U.E. UTILITY EASEMENT
	EX. EXISTING
	A.E. ACCESS EASEMENT
	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE

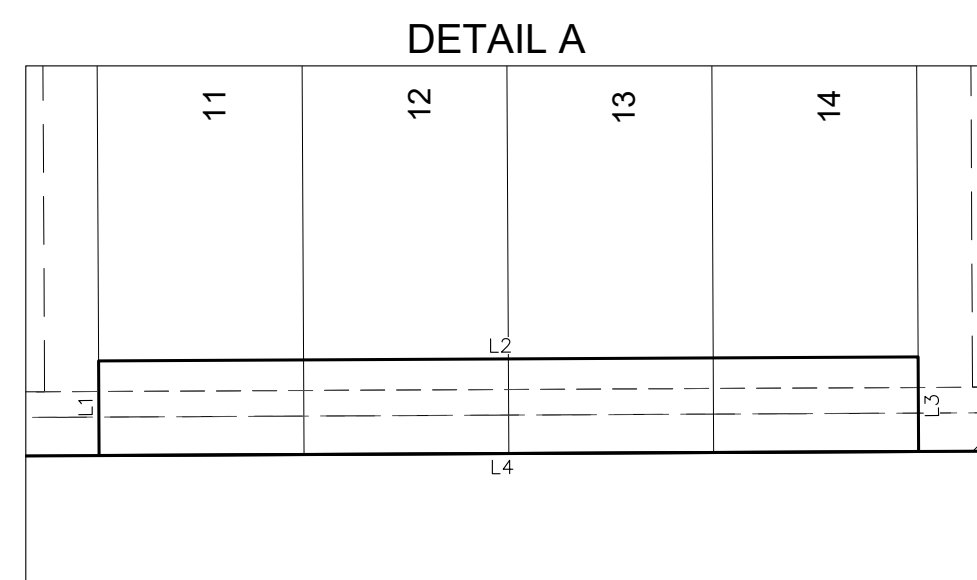


TRAILS AT CROWFOOT FILING NO. 16

A REPLAT OF TRACT BB OF TRAILS AT CROWFOOT FILING NO. 1
 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 8 OF 8

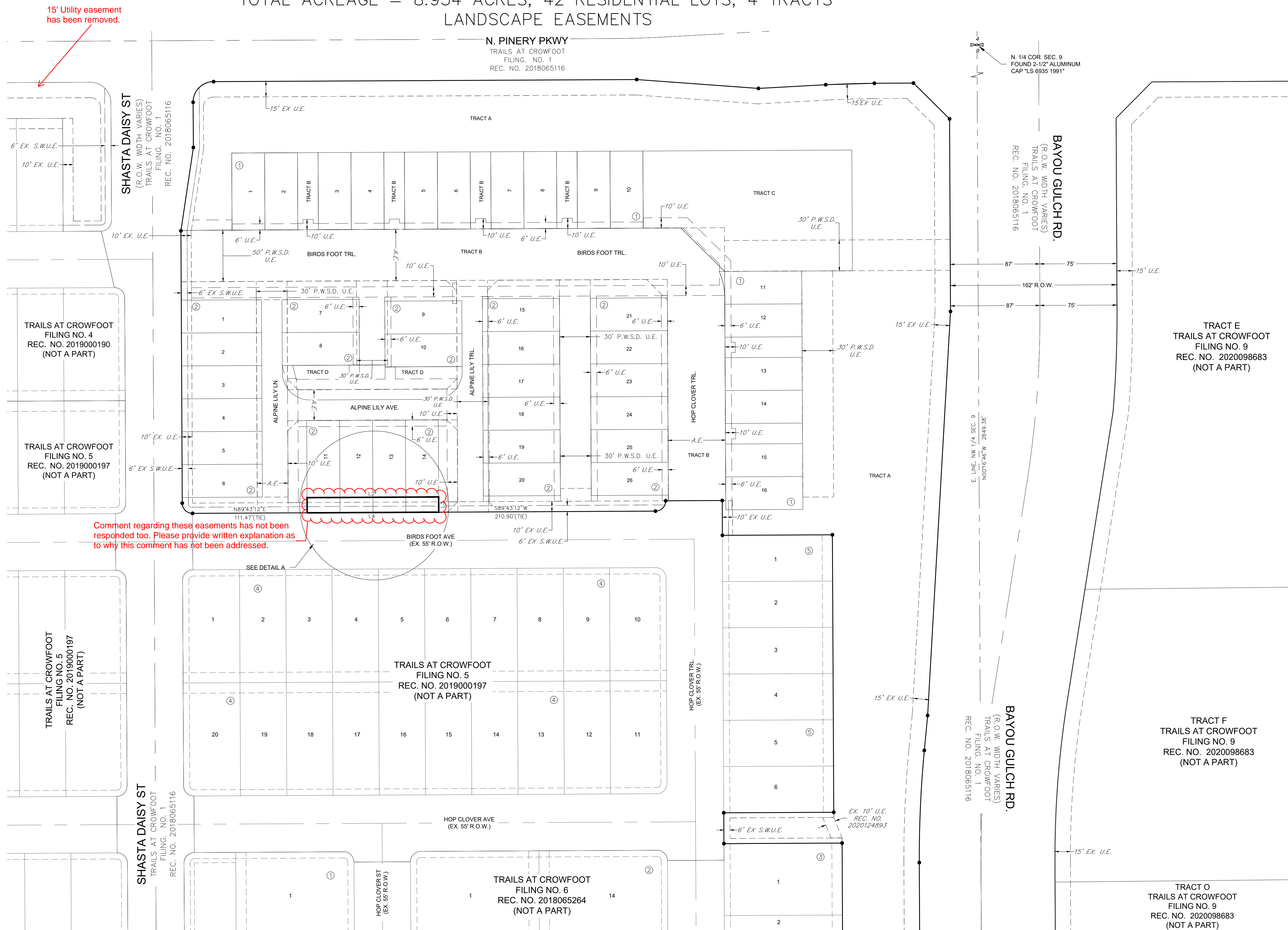
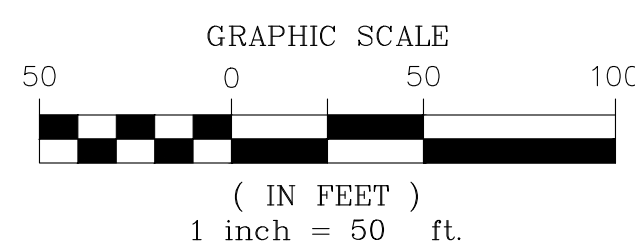
TOTAL ACREAGE = 8.954 ACRES, 42 RESIDENTIAL LOTS, 4 TRACTS
 LANDSCAPE EASEMENTS



SCALE: 1" = 30'

LINE NO.	DIRECTION	LENGTH
L1	N00°16'37"W	14.78'
L2	N89°43'12"E	128.00'
L3	S00°16'37"E	14.78'
L4	S89°43'12"W	128.00'

LEGEND	
	FOUND SECTION CORNER AS DESCRIBED
	SET NO. 5 REBAR, 30" LONG, 1-1/4" RED PLASTIC CAP STAMPED C.V.L. PLS. NO. 34591 (UNLESS OTHERWISE NOTED)
	BLOCK NUMBER
	RIGHT-OF-WAY
	SIDEWALK & UTILITY EASEMENT
	UTILITY EASEMENT
	EXISTING
	ACCESS EASEMENT
	PARKER WATER & SANITARY DISTRICT UTILITY EASEMENT
	SIDEWALK & UTILITY EASEMENT LINE
	UTILITY EASEMENT LINE
	ROAD CENTERLINE
	SECTION LINE



15' Utility easement has been removed.

Comment regarding these easements has not been responded too. Please provide written explanation as to why this comment has not been addressed.

