



Community Development Department

Town Hall | 20120 East Mainstreet, Parker, CO 80134
Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM OF FINDINGS

To: John Prestwich, PCS Group Matt Janke, e5x Management

From: Stacey Nerger, Associate Planner
Town of Parker Community Development Department

Date: May 17, 2017

Subject: Requested PD Amendment, Sketch & Preliminary Plan
Case Files Z16-035, SUB16-050 & SUB16-051
Hess Ranch PD Amendment 1 and Filing 1 Sketch/Preliminary Plan ("The Trails At Crowfoot")
(Third Submittal)

The following are the comments on 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. If you have any questions or desire a follow-up meeting with the reviewing agencies to obtain additional guidance, please contact me to arrange a time

TOWN OF PARKER PLANNING DEPARTMENT:

ATTN: STACEY NERGER

20120 East Mainstreet
Parker, CO 80138

EMAIL:

PHONE:

FAX:

snerger@parkeronline.org

303.805.3199

303.841.3223

PD Amendment:

1. Please add the owner's information before the PD Plan is created on mylars. The ownership information should be consistent with the information contained within the Title Commitment.

Complied: ☐ Yes ☐ No

Response: _____

2. Please include the legal description for the property contained within the PD Amendment on the PD Plan.

Complied: ☐ Yes ☐ No

Response: _____

Sketch/Preliminary Plan:

2. Please see the attached redlines of both the Sketch/Preliminary Plan.

Complied: ☐ Yes ☐ No

Response: _____

Preliminary Landscape Plan:

3. Please see the attached redlines of both the Preliminary Landscape Plan.

Complied: ☐ Yes ☐ No

Response: _____

4. On page L2.0 please include the standard planning notes for landscaping as listed within the Towns Construction Specifications and Design Considerations for Parks, Trails and Open Space on page 1-13 (44-46 of the pdf).

Complied: ☐ Yes ☐ No

Response: _____

Outside Referral Agency Comments:

5. Please address all outside referral agency comments with a written response.

Complied: ☐ Yes ☐ No

Response: _____

Applicant Acceptance:

Please sign below and acknowledge that all items referenced in this letter have been reviewed and complied with, or have been provided with an explanation concerning non-compliance.

☐ _____
Property Owner **Date**
Print Name: _____
Title: _____

☐ _____
Project Representative *(if different from Property Owner)* **Date**
Print Name: _____
Title: _____

TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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 22

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.
5. 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.
6. 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.
7. 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.
8. THERE ARE A TOTAL OF 736 LOTS AND 35 TRACTS IN THE TRAILS AT CROWFOOT SUBDIVISION.

The title on the first page states that there are 36 tracts, please verify which is correct.

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,M AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS ARE TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

SURVEYOR'S CERTIFICATION:

I, WILLIAM F. HESSELBACH, JR., A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON JULY 19, 2016, BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL MONUMENTS EXISTS AS SHOWN HEREON; 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.

I ATTEST THE ABOVE ON THIS ____ DAY OF _____, 2017.

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

TRACT SUMMARY TABLE

TRACT	AREA	AREA	USE	OWNERSHIP	MAINTENANCE
A	17.135 AC	746,416 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
B	21.736 AC	946,835 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
C	1.398 AC	60,913 S.F.	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
D	0.103 AC	4,502 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
E	0.107 AC	4,671 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
F	0.097 AC	4,228 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
G	0.104 AC	4,535 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
H	0.103 AC	4,465 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
I	0.101 AC	4,399 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
J	9.325 AC	406,205 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
K	9.391 AC	409,081 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
L	0.452 AC	19,699 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
M	13.587 AC	591,830 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
N	4.212 AC	183,480 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
O	2.710 AC	118,050 S.F.	FIRE STATION SITE	PARKER FIRE	PARKER FIRE
P	2.204 AC	96,021 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
Q	0.290 AC	12,629 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
R	0.638 AC	27,810 S.F.	PARK LAND / OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
S	0.500 AC	21,768 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
T	0.518 AC	22,575 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
U	10.753 AC	468,407 S.F.	SCHOOL SITE	SCHOOL DIST.	SCHOOL DIST.
V	0.904 AC	39,381 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
W	1.162 AC	50,599 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
X	40.952 AC	1,775,531 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
Y	0.477 AC	20,765 S.F.	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
Z	9.359 AC	407,676 S.F.	FUTURE MIXED USE LAND	OWNER/DEV.	OWNER/DEV.
AA	19.019 AC	828,486 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
BB	0.469 AC	20,447 S.F.	PARK LAND / OPEN SPACE	METRO DIST	METRO DIST
CC	16.204 AC	705,826 S.F.	PARK LAND / OPEN SPACE	PARKS & REC.	PARKS & REC.
DD	0.131 AC	5,717 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
EE	0.107 AC	4,681 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
FF	0.698 AC	30,383 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
GG	8.787 AC	382,765. S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
HH	0.050 AC	2,157 S.F.	OPEN SPACE / UTILITIES	METRO DIST	METRO DIST
II	1.546 AC	67,343 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST
JJ	4.291 AC	186,908 S.F.	OPEN SPACE / DRAINAGE / UTILITIES	METRO DIST	METRO DIST

LAND USE SUMMARY CHART

TYPE	AREA		% OF TOTAL AREA
FIRE STATION	2.710 AC.	118,047 S.F.	0.67%
SCHOOL SITE	10.753 AC.	468,400 S.F.	2.66%
SINGLE FAMILY RESIDENTIAL LOTS	123.064 AC.	5,360,667 S.F.	30.43%
MIXED USE LAND	32.287 AC.	1,406,421 S.F.	8.00%
PARK LAND	19.186 AC.	835,742 S.F.	4.74%
OPEN SPACE AREAS	135.427 AC.	5,899,200 S.F.	33.48%
ROAD RIGHTS OF WAY	80.977 AC.	3,527,358 S.F.	20.02%
TOTAL	404.404 AC.	17,615,835 S.F.	100%

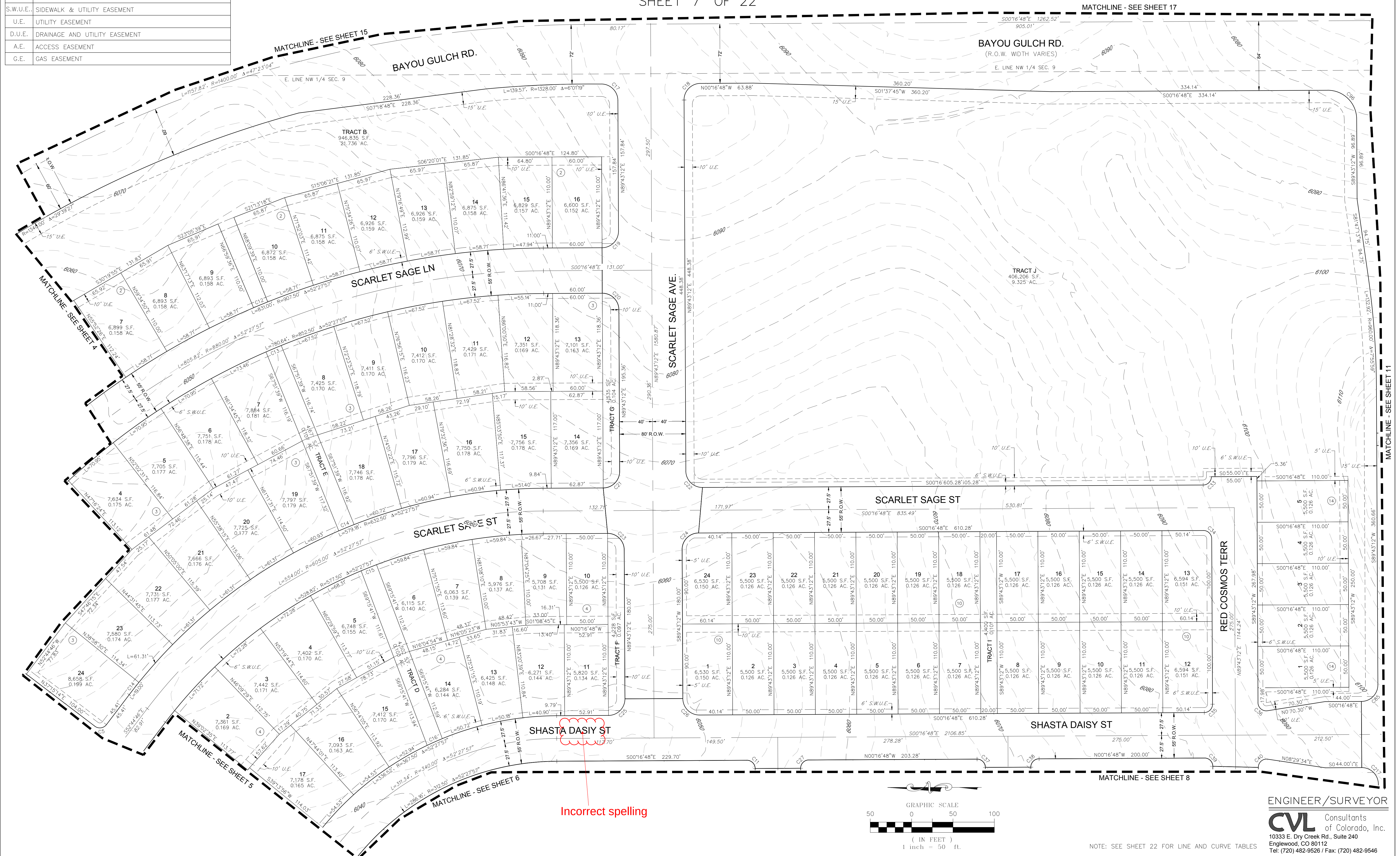
ENGINEER/SURVEYOR

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 PRELIMINARY PLAT

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 7 OF 22

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



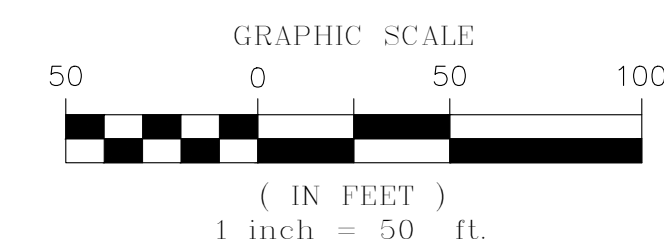
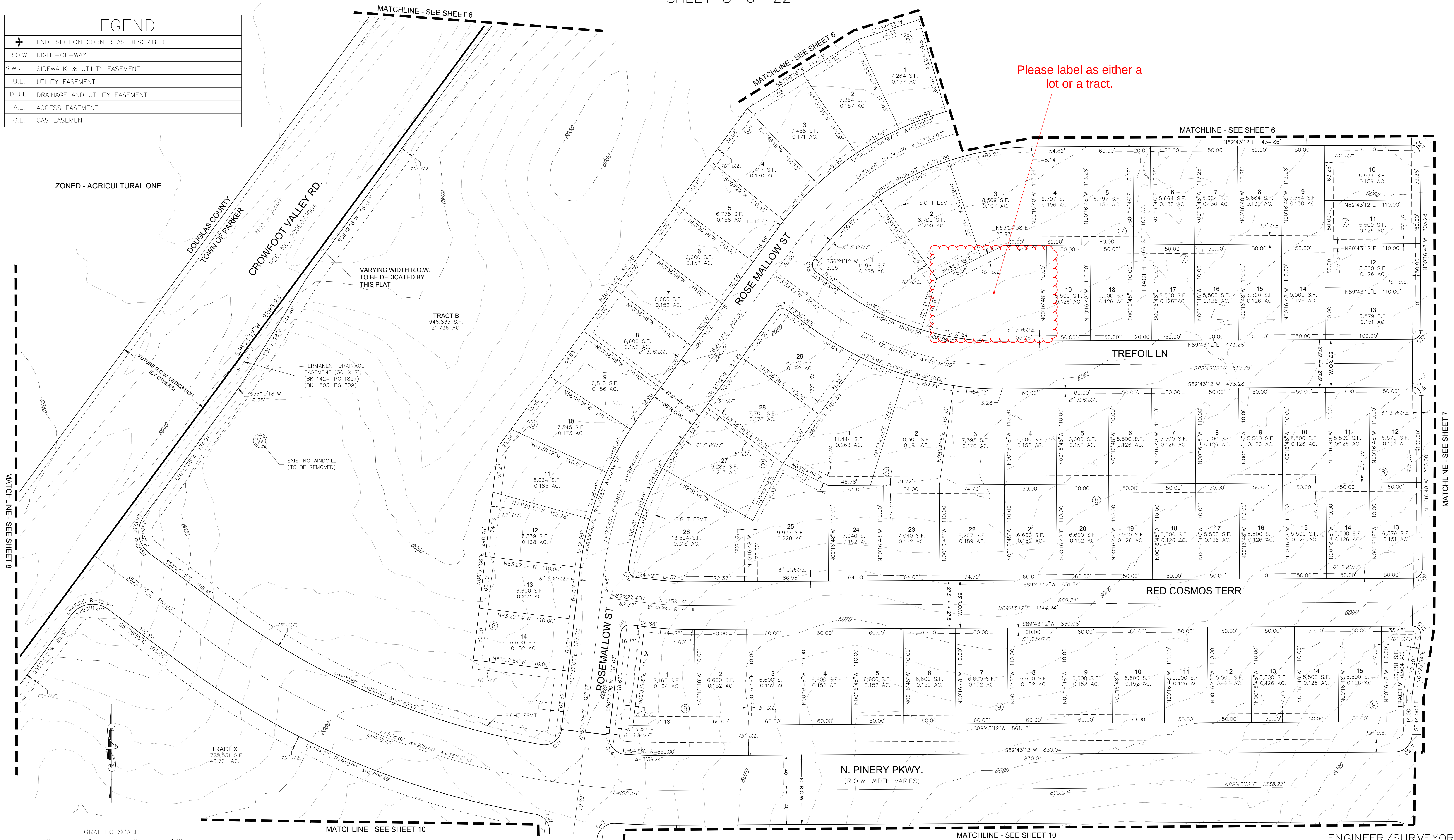
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TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO
SHEET 8 OF 22

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

ZONED - AGRICULTURAL ONE



NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

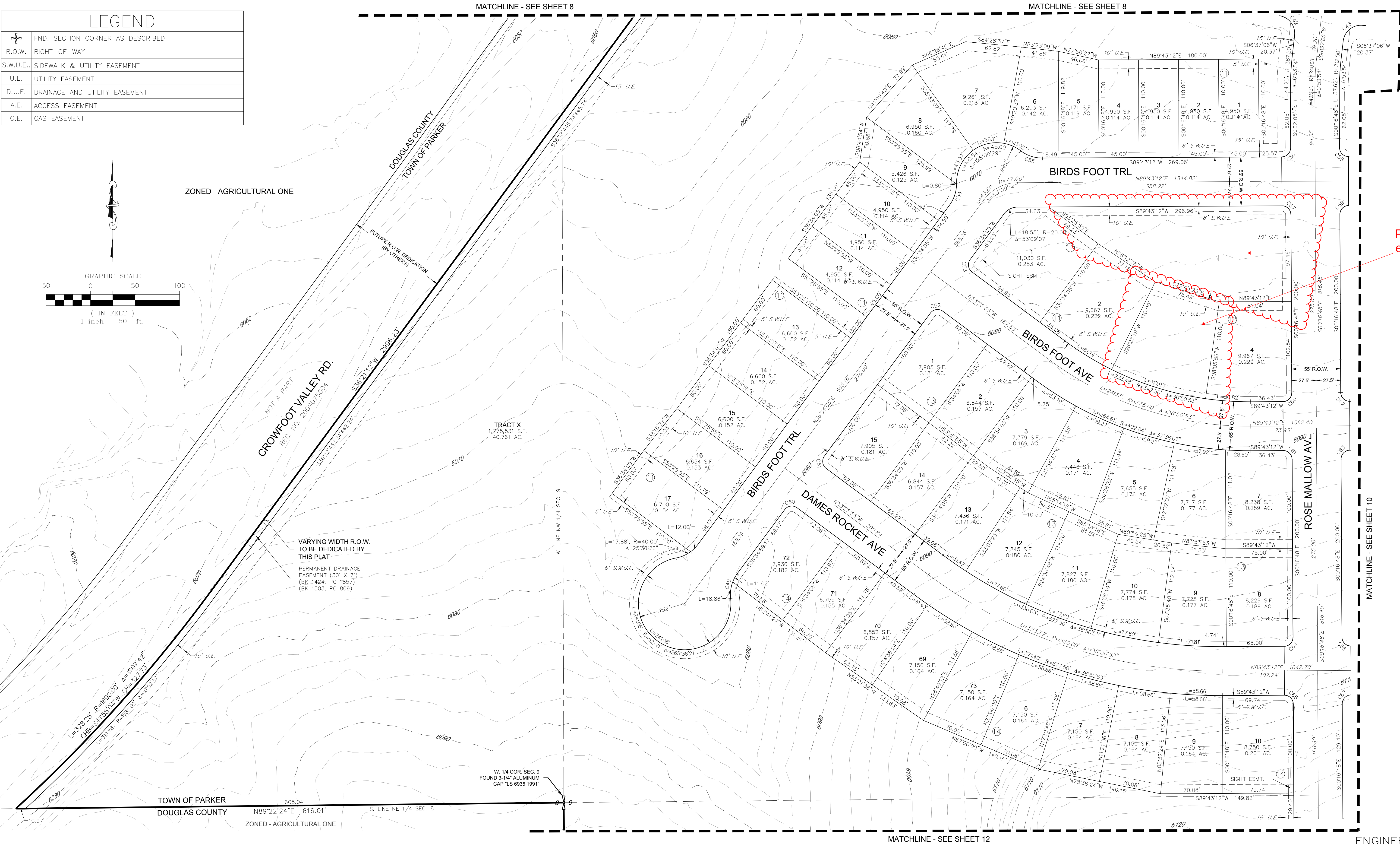
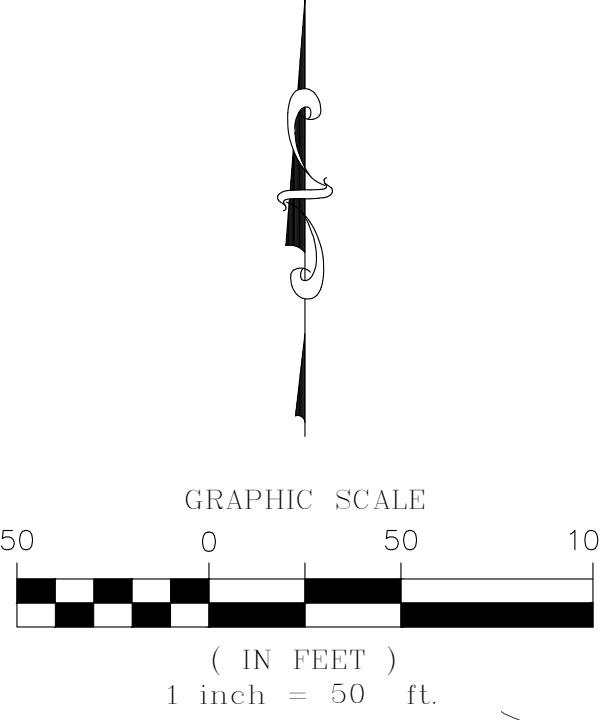
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TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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 9 OF 22

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



MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

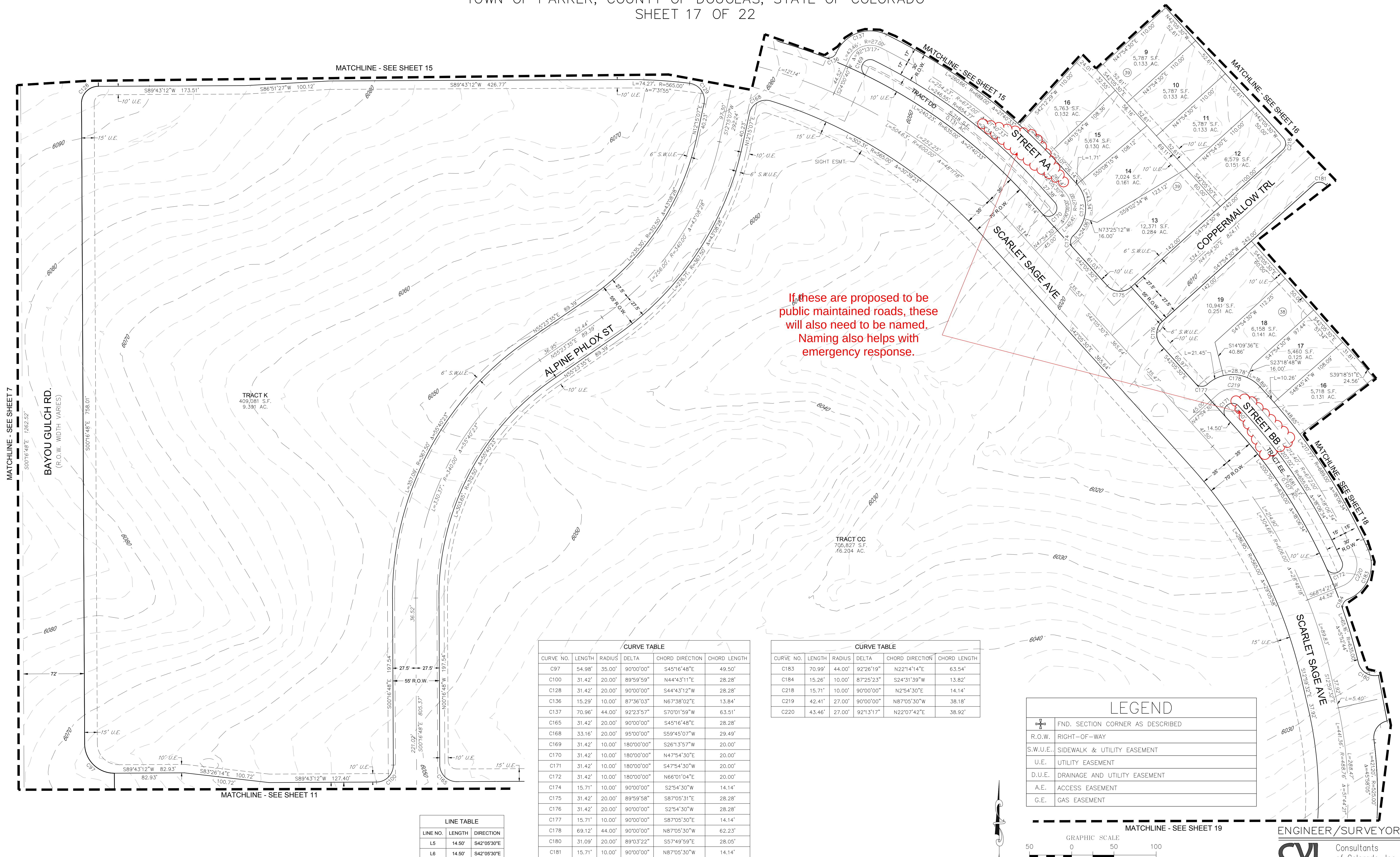
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NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

TRAILS AT CROWFOOT SUBDIVISION PRELIMINARY PLAT

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 17 OF 22

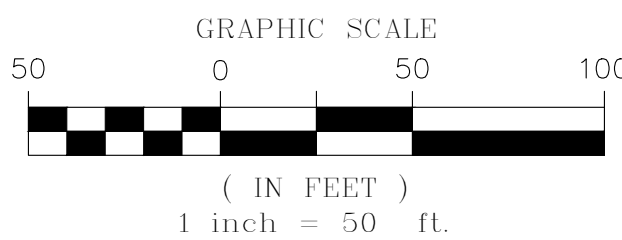


CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C97	54.98'	35.00'	90°00'00"	S45°16'48"E	49.50'
C100	31.42'	20.00'	89°59'59"	N44°43'11"E	28.28'
C128	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C136	15.29'	10.00'	87°36'03"	N67°38'02"E	13.84'
C137	70.96'	44.00'	92°23'57"	S70°01'59"W	63.51'
C165	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C168	33.16'	20.00'	95°00'00"	S59°45'07"W	29.49'
C169	31.42'	10.00'	180°00'00"	S26°13'57"W	20.00'
C170	31.42'	10.00'	180°00'00"	N47°54'30"E	20.00'
C171	31.42'	10.00'	180°00'00"	S47°54'30"W	20.00'
C172	31.42'	10.00'	180°00'00"	N66°01'04"E	20.00'
C174	15.71'	10.00'	90°00'00"	S2°54'30"W	14.14'
C175	31.42'	20.00'	89°59'58"	S87°05'31"E	28.28'
C176	31.42'	20.00'	90°00'00"	S2°54'30"W	28.28'
C177	15.71'	10.00'	90°00'00"	S87°05'30"E	14.14'
C178	69.12'	44.00'	90°00'00"	N87°05'30"W	62.23'
C180	31.09'	20.00'	89°03'22"	S57°49'59"E	28.05'
C181	15.71'	10.00'	90°00'00"	N87°05'30"W	14.14'

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C183	70.99'	44.00'	92°26'19"	N22°14'14"E	63.54'
C184	15.26'	10.00'	87°25'23"	S24°31'39"W	13.82'
C218	15.71'	10.00'	90°00'00"	N2°54'30"E	14.14'
C219	42.41'	27.00'	90°00'00"	N87°05'30"W	38.18'
C220	43.46'	27.00'	92°13'17"	N22°07'42"E	38.92'

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L5	14.50'	S42°05'30"E
L6	14.50'	S42°05'30"E

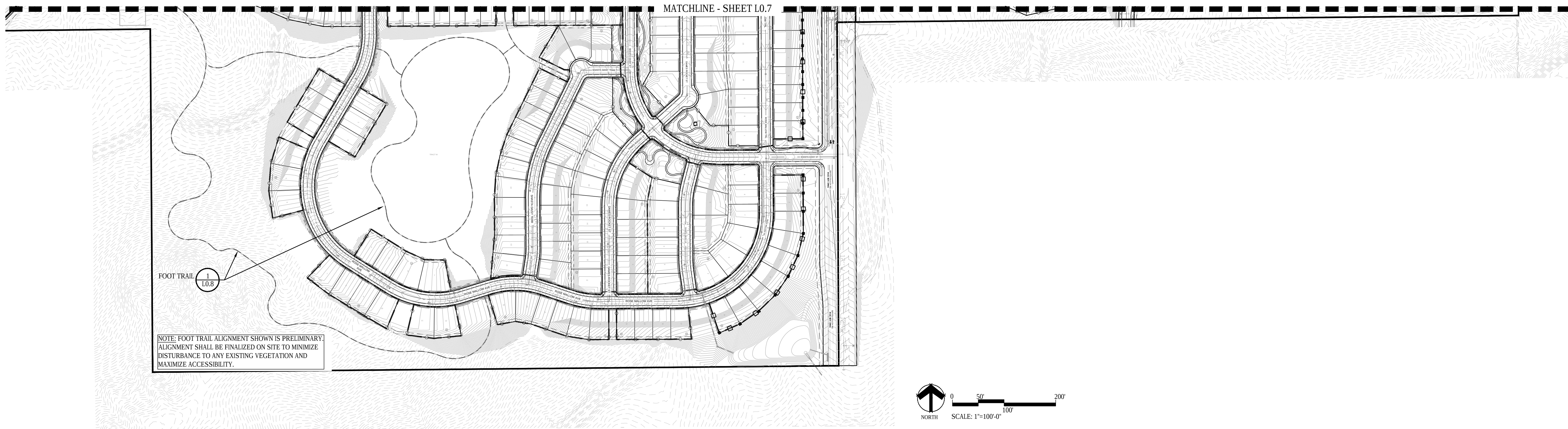
LEGEND	
	FND. SECTION CORNER AS DESCRIBED
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NOTE: SEE SHEET 22 FOR LINE AND CURVE TABLES

Y:\Hess Ranch\LANDSCAPE ARCHITECTURE\CURRENT DWGS\Hess-LDSCP PLANS.DWG
Wednesday, August 31, 2016

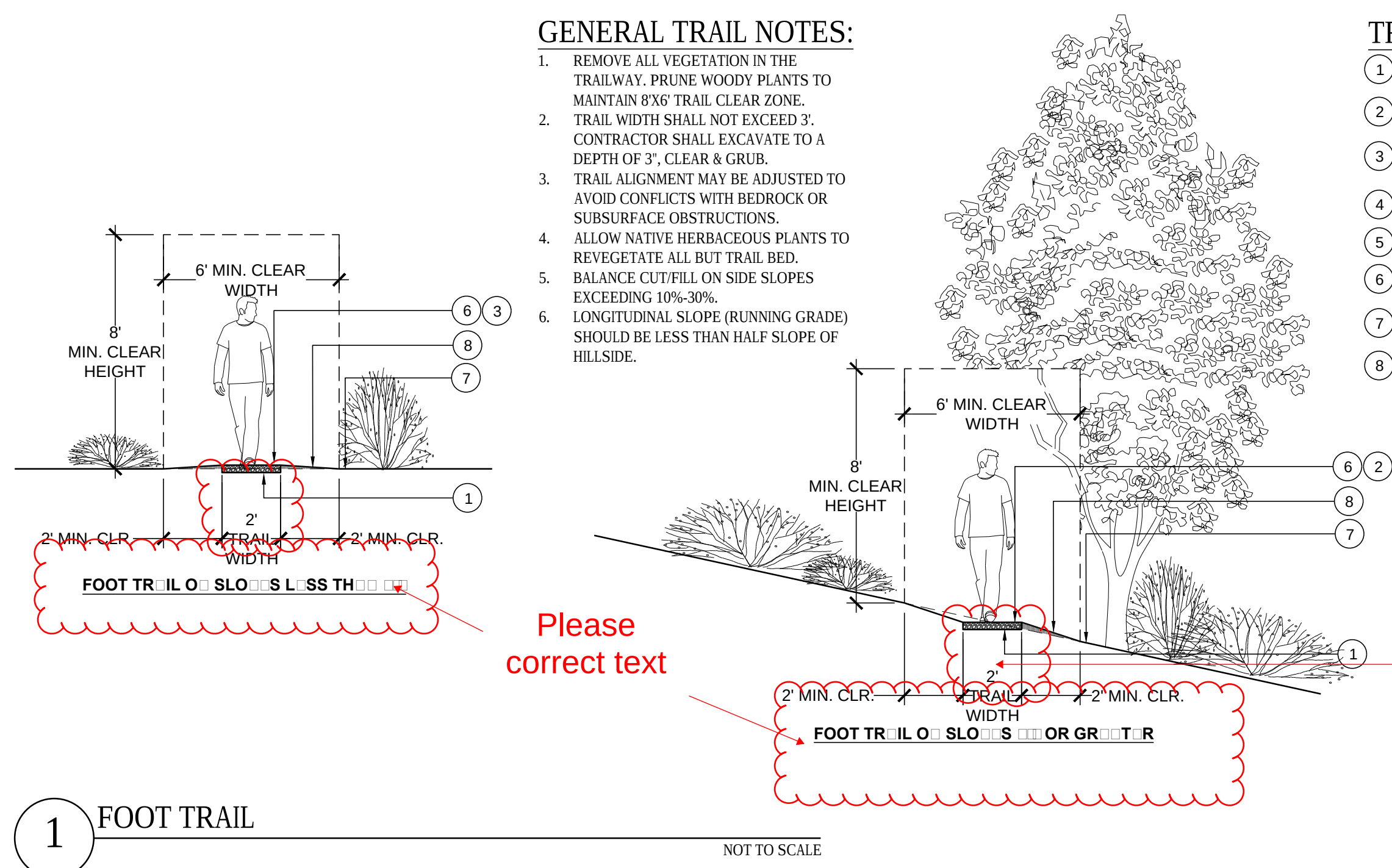


GENERAL TRAIL NOTES:

1. REMOVE ALL VEGETATION IN THE TRAILWAY. PRUNE WOODY PLANTS TO MAINTAIN 8'X6' TRAIL CLEAR ZONE.
2. TRAIL WIDTH SHALL NOT EXCEED 3'. CONTRACTOR SHALL EXCAVATE TO A DEPTH OF 3". CLEAR & GRUB.
3. TRAIL ALIGNMENT MAY BE ADJUSTED TO AVOID CONFLICTS WITH BEDROCK OR SUBSURFACE OBSTRUCTIONS.
4. ALLOW NATIVE HERBACEOUS PLANTS TO REVEGETATE ALL BUT TRAIL BED.
5. BALANCE CUT/FILL ON SIDE SLOPES EXCEEDING 10%-30%.
6. LONGITUDINAL SLOPE (RUNNING GRADE) SHOULD BE LESS THAN HALF SLOPE OF HILLSIDE.

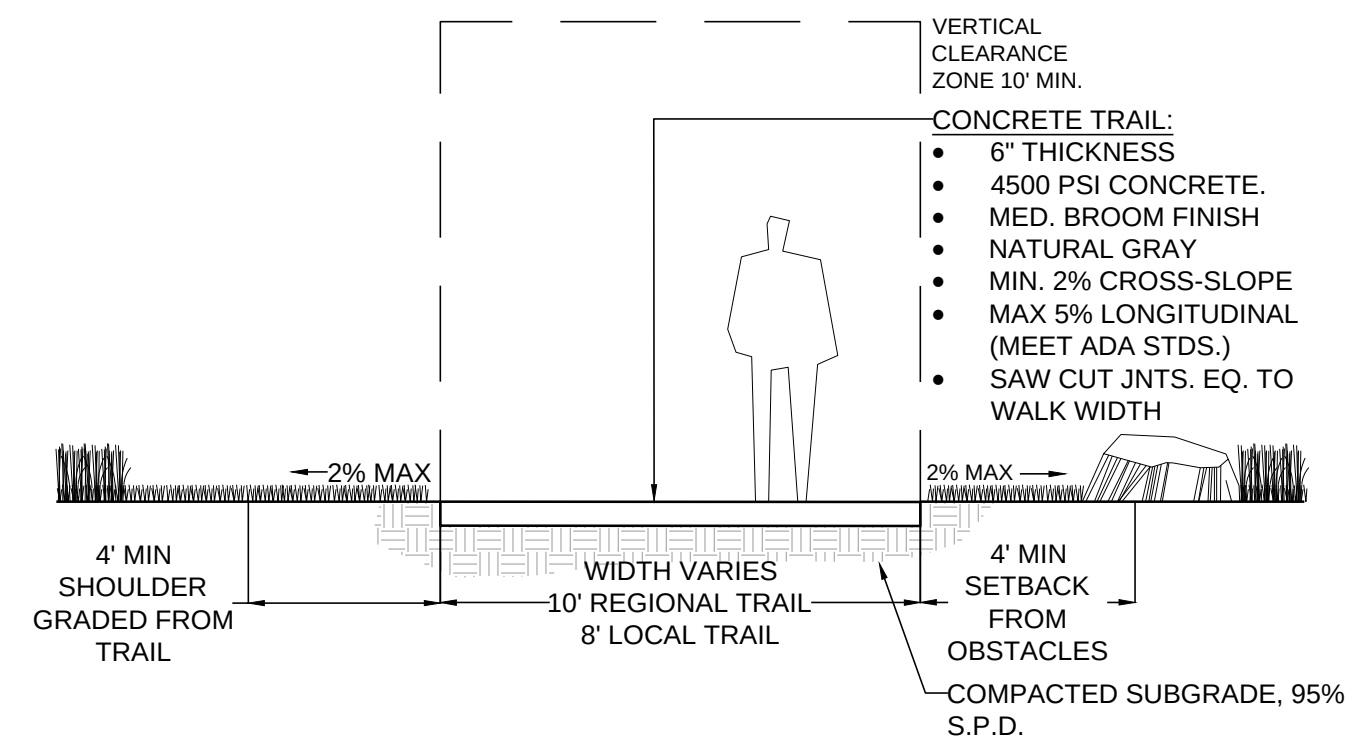
TRAIL CONSTRUCTION NOTES:

1. EXCAVATE NATIVE SOIL TO A DEPTH OF 2" TO 3".
2. SLOPE 2%-5% FOR DRAINAGE
3. CROWN FOR DRAINAGE
4. PRUNE LIMBS AS REQUIRED
5. CUT SLOPE NOT TO EXCEED 3:1
6. RECYCLED ASPHALT MIN. 3" DPTH.
7. EXISTING GRADE
8. SPREAD EXCAVATED SOIL TO SIDES OF TRAIL FEATHER BACK TO EXISTING GRADE (6" MAX DPTH. NEAR TREE/SHRUB TRUNKS OR USE EXCESS SOIL AS NEED TO FILL TRAIL LOW SPOTS.)



Please correct text

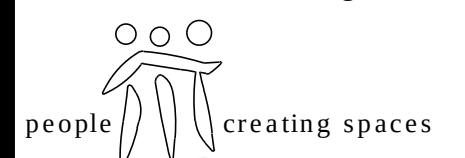
What is the actual width of the foot trail? Based on the Town of Parker trail requirements a local trail should be 8 feet in width and a regional trail should be 10 feet in width. I understand that this is not a local or a regional trail, but 2 feet seems small.



■ Prepared For ■

ESX MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112

■ Land Planning ■



pcs group inc. www.pcsgroupco.com
#3, 8-180 Independence plaza
1007 16th street, denver co 80265
t 303.531.4905 . f 303.531.4908

■ Engineering ■



10333 E. DRY CREEK RD. #240
ENGLEWOOD, CO 80112
720-482-9526

TRAILS AT CROWFOOT PARKER, COLORADO PRELIMINARY LANDSCAPE PLAN (NOT FOR CONSTRUCTION)

Drawn by: JWI, BEM, GG
Checked by: PCS STAFF
Submittal Date: 11.11.16
Date: 02.08.17
Call before you dig. 811
Know what's below. 811

■ Sheet Name ■
TRAILS PLAN & DETAILS

■ Sheet Number ■

L0.8