



December 4, 2018

Stacey Nерger Associate Planners
Town of Parker
Community Development Department
20120 East Mainstreet
Parker, CO 80138

RE: **Trails at Crowfoot Filing No. 9 – Final Plat [Application SUB17-040]**

Dear Ms. Nерger:

CVL Consultants of Colorado, Inc. has considered comments from the Town of Parker Planning department, Engineering department, Building department, Parker Water and Sanitation District, and Aztec for the referenced project. We have restated the comments below and addressed them per the italicized responses.

**TRAILS AT CROWFOOT FILING 9, Stacey Nерger, Associate Planner, snerger@parkeronline.org
Final Plat**

I minor comment on the plat - Name this similar like above: Fire Station Site/Future Commercial Development

Response: This has been revised on the land use summary table.

TOWN OF PARKER ENGINEERING DEPARTMENT

Tyler Sandt - PLAT - CIVIL

1. Please remove the sight triangles shown on roads that haven't been dedicated yet.

Response: Sight triangles on roads that haven't been dedicated have been removed.

2. Show any drainage easements dedicated with the Filing 1 plat that are now covered by Filing 9 right-of-way being vacated via this plat.

Response: Drainage easements dedicated by separate document will be vacated by separate document. Labels are shown on plat stating drainage easement to be vacated by separate document.

PARKER WATER AND SANITATION DISTRICT

Drayton Sanderson, Engineering Technician

PWSD has no further design comments. Please pay tap fees and engineering review/inspection fees. Please submit the PWSD improvement agreement, letter of credit and easement documentation with PWSD agreements attached.

Response: Acknowledged. Tap fees will be paid. SIA, easement documentation, and letter of credit will be provided.

Douglas County Assessors

Brooke Decker

1) Plat note 9 lists Tract E as open space and not to be developed, but the summary table says it is future commercial development.

Response: Note 9 has been corrected.

Plat - Aztec

Redlines

Response: See attached redline responses.

Parker Building Department

Randy Sale

All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix). No permanent construction is allowed in the utility easements such as counterforts or wall buttresses. This will be verified during the building permit application review for each individual lot. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional.

Response: Acknowledged.

If you have any additional questions, please do not hesitate to contact me directly at 720-249-3588.

Sincerely,

CVL Consultants of Colorado, Inc.



Brian Wilson PE
Senior Project Manager