



April 18, 2018

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

RE: **Trails at Crowfoot Filing No. 2 – Final Plat**  
**[Application SUB17-041]**

Dear Ms. Nerger:

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

**TRAILS AT CROWFOOT FILING 2, Stacey Nerger, Associate Planner, [snerger@parkeronline.org](mailto:snerger@parkeronline.org)**  
**Final Plat**

1. Comment: Please refer to the attached “redline” comments within the Final Plat for staff’s requested changes.

Complied:  Yes  No

***Response: All redlines have been addressed.***

**Landscaping Plan**

Comment: Staff has no additional comments on the landscape plan.

***Response: Acknowledged.***

**General**

2. Comment: Please see the attached Address Plat Redlines.

Complied:  Yes  No

***Response: Addresses have been updated.***

3. Comment: Please see the Streetscape Cost Estimate redlines.

Complied:  Yes  No

***Response: All cost estimates redlines have been addressed.***

4. Comment: 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: Acknowledged.***

**OUTSIDE REFERRAL AGENCY COMMENTS**

5. Comment: Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied:  Yes  No

*Response: Acknowledged, see responses below.*

**TOWN OF PARKER ENGINEERING DEPARTMENT**

**Filing 2 Comments**

**Tyler Sandt – CONSTRUCTION PLANS - Civil**

1. Comment: Per discussions with the applicant, all storm sewer profiles must have major and minor HGL's.

*Response: All HGLs have been added to the plans.*

2. Comment: The tree at the NE corner of Red Cosmos and Shasta Daisy will need to be shifted out of the sight triangle.

*Response: The trees in this area have been shifted out of the sight triangle.*

3. Comment: Please remove the note stating tree canopies within sight triangles will be no lower than 8'.

*Response: This note has been removed.*

**PARKER WATER AND SANITATION DISTRICT**

**Drayton Sanderson, Engineering Technician**

- Comment: On sheet 4 the intermediate plat form will not be required for MH-5, please remove callout.

*Response: Intermediate Platform has been removed from the plans.*

- Comment: On sheet 7 callout the storm line crossing just to the South of MH-35 in the profile.

*Response: Storm crossing has been added to the plans.*

- Comment: PWSD has no further design comments for filing 2.

*Response: Acknowledged.*

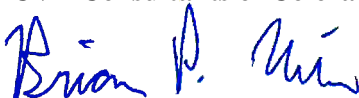
- Comment: SIA, Letter of Credit, Filing #1 PWSD approval, and mylars signed by a Town of Parker life safety official are required to be submitted before PWSD approval.

*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.**



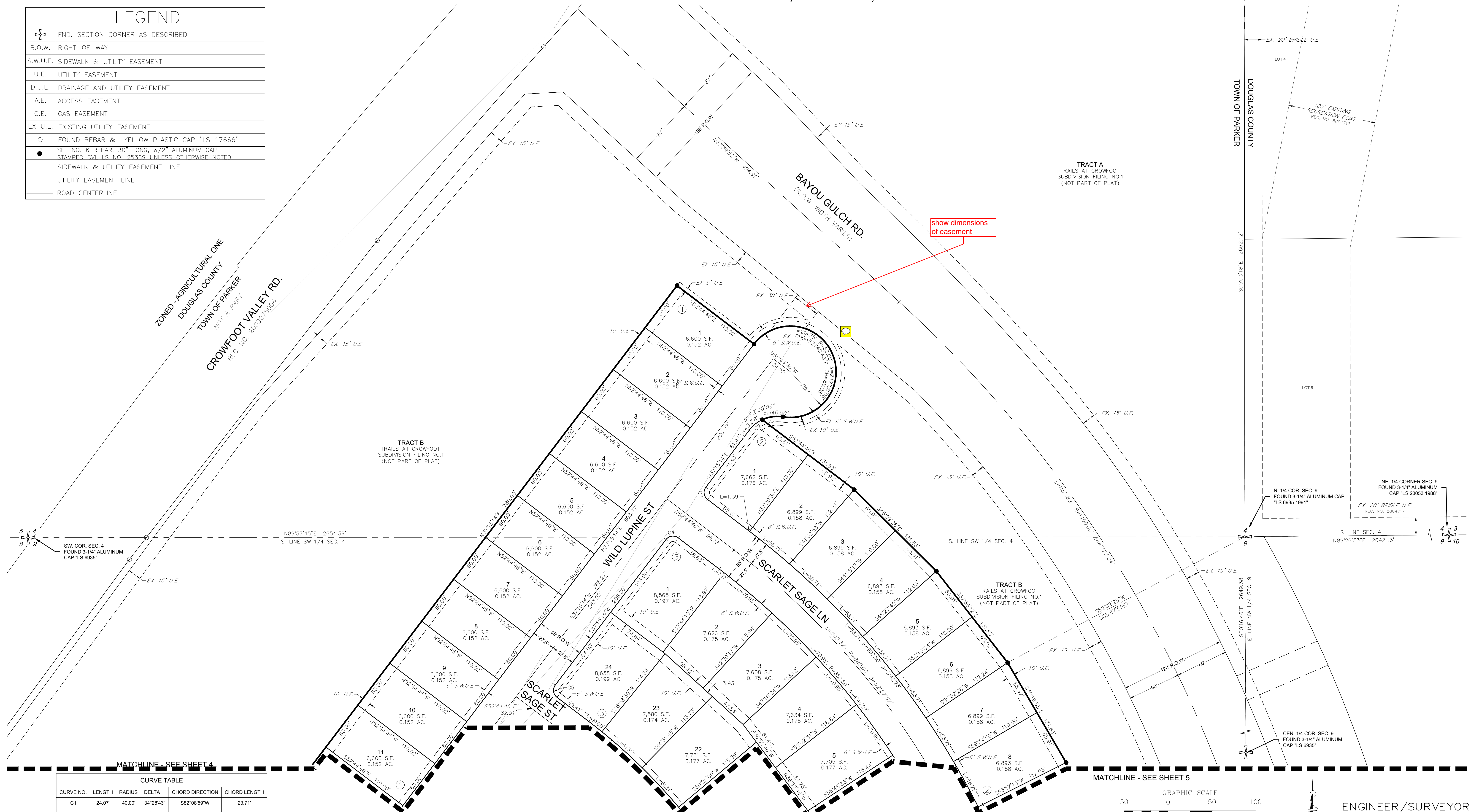
Brian Wilson PE  
Senior Project Manager

# TRAILS AT CROWFOOT SUBDIVISION FILING NO. 2

A REPLAT OF TRACT J OF TRAILS AT CROWFOOT FILING NO. 1  
 A PART OF THE SECTIONS 4, AND 9, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6th PRINCIPAL MERIDIAN,  
 TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO  
 SHEET 4 OF 6

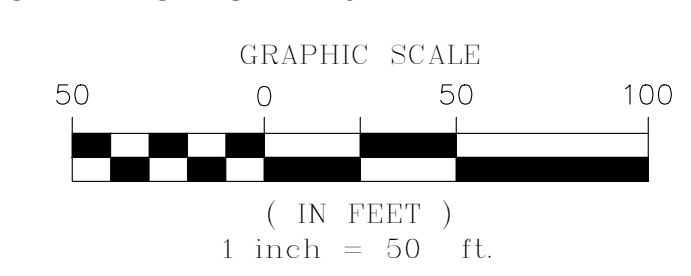
TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS

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 CVL LS NO. 25389 UNLESS OTHERWISE NOTED
	- - - - - SIDEWALK & UTILITY EASEMENT LINE
	- - - - - UTILITY EASEMENT LINE
	_____ ROAD CENTERLINE



MATCHLINE - SEE SHEET 4

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	19.31'	40.00'	27°39'23"	S51°04'56"W	18.12'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C5	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'

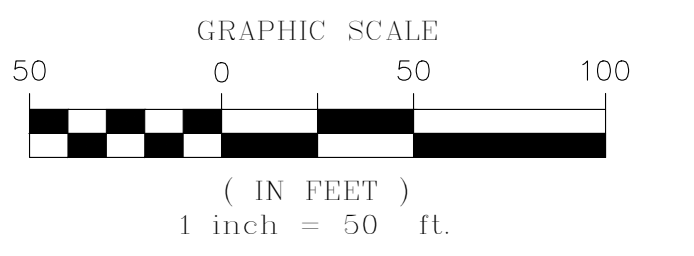
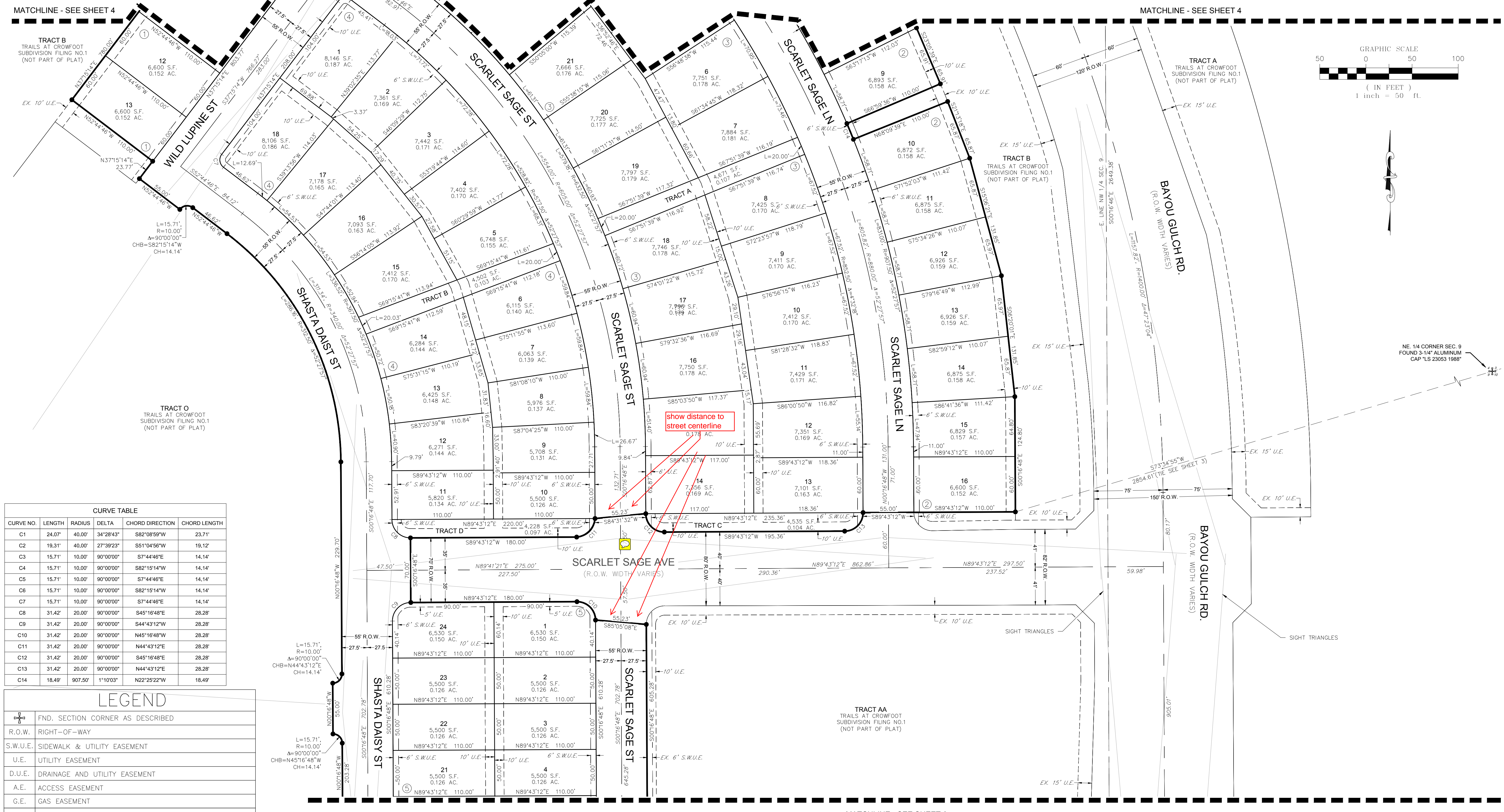


ENGINEER/SURVEYOR  
**CVL** Consultants of Colorado, Inc.  
 10333 E. Dry Creek Rd., Suite 240  
 Englewood, CO 80112  
 Tel: (720) 482-9526 / Fax: (720) 482-9546

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 SHEET 5 OF 6

TOTAL ACREAGE = 22.164 ACRES, 101 LOTS, 5 TRACTS



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

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	24.07'	40.00'	34°28'43"	S82°08'59"W	23.71'
C2	19.31'	40.00'	27°39'23"	S51°04'56"W	19.12'
C3	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C4	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C5	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C6	15.71'	10.00'	90°00'00"	S82°15'14"W	14.14'
C7	15.71'	10.00'	90°00'00"	S7°44'46"E	14.14'
C8	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C9	31.42'	20.00'	90°00'00"	S44°43'12"W	28.28'
C10	31.42'	20.00'	90°00'00"	N45°16'48"W	28.28'
C11	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C12	31.42'	20.00'	90°00'00"	S45°16'48"E	28.28'
C13	31.42'	20.00'	90°00'00"	N44°43'12"E	28.28'
C14	18.49'	907.50'	1°10'03"	N22°25'22"W	18.49'

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 C.V.L. NO. 25369 UNLESS OTHERWISE NOTED
	--- SIDEWALK & UTILITY EASEMENT LINE
	---- UTILITY EASEMENT LINE
	==== ROAD CENTERLINE

MATCHLINE - SEE SHEET 6