



April 16, 2018

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

RE: **Trails at Crowfoot Filing No. 3 – Final Plat**
[Application SUB17-042]

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 3, Stacey Nerger, Associate Planner, 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

2. Comment: Please include the streetscape landscaping within the landscape total table on page 2.

Complied: Yes No

Response: The streetscape landscaping has been added to the totals on page 2.

General

3. Comment: Please see the address plat redlines.

Complied: Yes No

Response: No address plat redlines were included. Comment on E-Trakit says “Approved”

4. Comment: Please see the Landscape Cost Estimate redlines.

Complied: Yes No

Response: All cost estimate redlines have been addressed.

5. 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

6. 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 3 Comments

Tyler Sandt – CONSTRUCTION PLANS - Civil

1. Comment: Per discussions with the applicant, please remove all trees shown within sight triangles and remove the note stating tree canopies within sight triangles will be no lower than 8’.

Response: All trees shown within sight triangles have been removed and the notes stating tree canopies within sight triangles will be no lower than 8’ has been removed.

2. Comment: Per discussion with the applicant, the major and minor HGL’s must be shown on all storm sewer profiles.

Response: All HGLs have been added to the plans.

PARKER WATER AND SANITATION DISTRICT, Emilie Abbott, EIT

Documents and Fees due before PWSD Approval

- Comment: Submit an executed Standard Improvement Agreement with all required exhibits.

Response: Acknowledged, an executed SIA will be submitted.

- Comment: A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.

Response: Acknowledged.

Filing #3 Design Review Comments

- Comment: On sheet 12 please call out Air Vac TC-AV23 on the profile view.

Response: Callout has been added.

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