



April 20, 2018

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

RE: **Trails at Crowfoot Filing No. 5 – Final Plat**
[Application SUB17-046]

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 NO. 5, Stacey Nerger, Associate Planner,
snegger@parkeronline.org

Final Plat

1. Comment: Filing No. 4 and Filing No. 5 are located within Planning Area 40. The Hess Ranch Planned Development allows for a total of 166 lots within Planning Area 40. Currently, Filing No. 4 has 90 lots which leaves a total of 76 lots for Filing No. 5. Filing No. 5 is proposing 77 lots which has 1 to many lots. Please amend the proposed Final Plat to ensure that proposed plat is consistent with the approved zoning for the property.

Complied: Yes No

Response: Per emails with Stacey, one lot has been transferred from PA-39 to PA-40.

Landscaping Plan

2. Comment: Please revise the landscape plans with any changes that occur with the plat.

Complied: Yes No

Response: All changes have been revised.

General

3. Comment: Please see the Address Plat redlines.

Complied: Yes No

Response: Acknowledged, addresses are current per discussions with Douglas County.

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

Comment: Please address all outside referral agency comments with a written response. Please log into eTrackit Project No. SUB 17-046, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

Complied: Yes No

Response: Acknowledged, see responses below.

TOWN OF PARKER ENGINEERING DEPARTMENT

Filing 5 Comments

Tyler Sandt – CONSTRUCTION PLANS - Civil

1. Comment: Show major HGL's on storm sewer profiles.

Response: All HGLs have been added to the plans.

2. Comment: Remove note 4 from the landscape plan.

Response: Note 4 has been removed from the landscape plans.

PARKER WATER AND SANITATION DISTRICT, Drayton Sanderson, Engineer

Documents and Fees due before PWSD Approval

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

Response: 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, letter of credit will be submitted.

- Comment: Mylars with Town of Parker life safety official's signature must be submitted before approval.

Response: Acknowledged, mylars with the life safety official's signature were submitted on 4/12/18.

Filing #5 Design Review Comments

- Comment: PWSD has no further design comments.

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