



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. 7 – Final Plat**
[Application SUB17-048]

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 7, Stacey Nerger, Associate Planner, snerger@parkeronline.org
Final Plat

Comment: Planning staff has no additional comments on the Final Plat.

Response: Acknowledged.

Landscaping Plan

1. Comment: Please see Engineering comments regarding landscaping within the site triangles.

Complied: Yes No

Response: Engineering comments regarding landscaping within the sight triangle has been resolved.

General

7. Comment: Please update the cost estimates with any changes to the landscape plans.

Complied: Yes No

Response: Updates to the cost estimates are up to date with the plans.

8. 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. SUB17-048, 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 7 Comments

Tyler Sandt – CONSTRUCTION PLANS - Civil

1. Comment: Remove note 4 from the landscape plans.

Response: Note has been removed from the plans.

2. Comment: Remove any trees or landscape above 2 feet proposed within the sight triangles.

Response: All trees and landscape above 2' within the sight triangles have been removed.

PARKER WATER AND SANITATION DISTRICT, Drayton Sanderson, Engineer

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

Response: Acknowledged, 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.

- 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.

- Comment: Please note PWSD water quality sampling stations may be requested to be installed at our construction inspector and laboratory's discretion.

Response: Acknowledged.

- Comment: PWSD has no further design comments.

Response: Acknowledged.

Aztec Plat Comments

Response: All redlines have been addressed excluding the comment below.



Comment:

Response: Distance can't be shown to centerline intersection due to rounding. A tie would show the distances as 27.52' which would give a total distance of 55.04' when really, they are 27.515' making the total 55.03' as shown.

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