



April 25, 2018

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

RE: **Trails at Crowfoot Filing No. 10 – Final Plat**  
**[Application SUB17-050]**

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 10, 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: Acknowledged, see responses below.***

Sheet 2 of 5

Comment: These should be 21.80 74.68% 20.36%

***Response: Total Square Footage was wrong making the square footage for the single family lots incorrect. They have been updated in the land use summary chart and percentages are correct.***

Sheet 2 of 5

Comment: Fix overlapping text.

***Response: Overlapping text has been fixed.***

**Landscaping Plan**

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

***Response: Acknowledged.***

**General**

6. Comment: Please see the Streetscape Cost Estimate redlines for additional requirements to be added.

Complied:  Yes  No

***Response: Revisions to the Streetscape Cost Estimate were made to match revisions to the plan.***

7. 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 referral agency comments with a written response. Please log into eTrackit Project No. SUB17-050, 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 10 Comments**

##### **Tyler Sandt – CONSTRUCTION PLANS - Civil**

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

*Response: All HGLs have been shown on the plans.*

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

*Response: Note 4 has been removed from the 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: 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: PWSD's construction inspector and lab technician may request developer install PWSD water quality sampling station at their discretion based on our standards.

*Response: Acknowledged.*

- Comment: PWSD has no further design comments.

*Response: Acknowledged.*

- Comment: Engineering inspection/review fees, SIA, letter of credit and mylars signed by Randy Capra with the Town of Parker must be submitted before PWSD approval.

*Response: Acknowledged.*

#### **AZTEC COMMENTS**

Sheet 4 of 5

Comment: It looks like there is a gap between utility easement here

*Response: Gap has been fixed*

Sheet 4 of 5

Comment: What is this line?

*Response: Line has been removed.*

Sheet 4 of 5

Comment: Overlapping labels

**Response: *Overlapping labels have been fixed.***

Sheet 4 of 5

Comment: Missing end of Curve on each sheet

**Response: *Full curve is shown on each sheet***

Sheet 4 of 5

Comment: Show distance on each lot for sight easement

**Response: *Distance has been labeled on each lot.***

Sheet 4 of 5

Comment: Dist to sight easement for each lot

**Response: *distance to sight easement has been added for each lot.***

Sheet 5 of 5

Comment: This distance should be 136.84 to get boundary closure

**Response: *Updated on plat. Our distance is 136.83 most likely due to rounding.***

Sheet 5 of 5

Comment: Missing end of curve

**Response: *End of curve is shown.***

Sheet 5 of 5

Comment: Show overall bearing and distance for clarity

**Response: *Overall distance has been shown (L4)***

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