

May 25, 2018

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

RE: **Trails at Crowfoot Amendment No. 1 – Preliminary Plan**
[Application SUB17-057]

Dear Ms. Nerger:

PCS Group has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department, Town of Parker (Randy Capra) Parker Water and Sanitation, SCO Consulting, LLC and Douglas County Department of Community Development and for the referenced project. We have restated the comments below and addressed them per the italicized responses.

TRAILS AT CROWFOOT AMENDMENT NO. 1
Preliminary Plan:

1. Please see the attached redlines.

Complied: Yes No

Response: All redlines have been addressed, see responses below.

2. Please label all tracts on all pages of the Preliminary Plat.

Complied: Yes No

Response: All tracts are now labeled on the Preliminary Plat.

3. No all 13.311 acres of Park Space identified on the Preliminary Plan can meet the definition or intent of park space. The individual park areas will need to be distinguished from the open space areas to be more accurate. Areas that include seating, pedestrian paths, play equipment, turf play areas, etc. can be included within the park space designation. Regular landscaping which is not usable will need to be removed.

Complied: Yes No

Response: Park space has been split out from open space on the Preliminary Plat.

Landscaping

4. Please see the attached redlines for additional information.

Complied: Yes No

Response: Revisions to plans were made per staff's request. Please see individual sheet responses below.

L1.0

Please add a sidewalk Connection at this location?

Response: A sidewalk connection has been added to the highlighted area as requested.

OUTSIDE REFERRAL AGENCY COMMENTS

5. 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: All outside referral agency comments have been addressed. See responses below.

And shown on the tract summary use.

Response: this has been added to the utility easement acknowledgement.

8' ue in alley ways adjacent to parker water 30' ue

Response: 8' UE has been added adjacent to the alley ways and roadways per discussions with Parker Water and Sanitation District.