



October 30, 2018

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

RE: **Trails at Crowfoot Filing #14 Project # SUB 18-027**  
**Final Plat 2<sup>nd</sup> Referral**  
**PWSD Project #2018-088**

Dear Ms. Nerger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department, Parker Water & Sanitation and Xcel for the referenced project. We have restated the comments below and addressed them per the italicized responses.

**TOWN OF PARKER PLANNING DEPARTMENT, Stacey Nerger, Associate Planner,**  
[snegerger@parkeronline.org](mailto:snegerger@parkeronline.org)

**Final 14 Comments**

- Comment: Updated legal description which will be used as an exhibit to the SIA. The legal submitted with the application does not match the legal on the plat. I just need this as a separate pdf.

*Response: Legal has been submitted directly through email as well as loaded to E-Trakit.*

- Comment: The plat will need to be updated with the correct property owner signature blocks. Based on the information I was given this should be KB Homes.

*Response: Owner information has been updated on the Plat.*

**TOWN OF PARKER ENGINEERING DEPARTMENT**

**Tyler Sandt, Development Review Engineer**

**Filing 14 Comments;**

Comment: Per previous review, please remove or relocate the tree proposed within the sight triangle on Scarlet Sage.

*Response: Tree has been relocated.*

**PARKER WATER AND SANITATION, Drayton Sanderson, Engineer Technician II**

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

**Response: Executed SIA will be submitted.**

- Comment: A wet stamped and signed Engineers Estimate with a 20% contingency must be submitted for verification and District approval. The approved document will be on Exhibit for the Standard Improvement Agreement and Letter of Credit.

***Response: Wet stamped and signed estimate is included with this submittal.***

- 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: Many of the water service and sanitary sewer service lines run through sections of Tract A that is not in a proposed PWSD easement or inside the lot. Please explain how the homeowner will be allowed to repair or maintain water service or sanitary sewer service lines anytime that are located outside of a PWSD easement and the home owner's property line.

***Response: Per conversations with Drayton and Rebecca, lots have been extended to the ROW and easements have been adjusted to eliminate areas where the service lines were not inside lots or easement.***

- Comment: Some of the PWSD's proposed easements overlap lines on this project. PWSD will not allow our easements to overlap multiple lots as currently called out in the plans.

***Response: Per conversations with Drayton and Rebecca, overlapping easements into multiple lots will be allowed in situations where necessary such as alleyways.***

- Comment: All fire hydrants are required to have 10 feet of easement to each side (20ft total) and 5 feet of easement behind the hydrant. Hydrants 1, 3, 7, 8 and 9 do not appear to follow this easement and clearance requirement, please revise.

***Response: Hydrant easements have been added and called out.***

- Comment: On sheets 11 and 12 the streets, lots lines and easements are hard to see, please call them out legibly so they are easier to read.

***Response: Lot lines are now shown darker to make them easier to see.***

- Comment: On sheets 3 and 12 on Red Cosmos St please move the Air-Vac a little South and tap lot 18 before the air vac.

***Response: Air/Vac Valve has been shifted south and the tap for lot 18 is before the Air/Vac.***

- Comment: Please note that PWSD has listed multiple comments based on our specifications for this review. It is the engineering firm's responsibility to ensure that all water and sanitary sewer plans conform to PWSD specifications. All comments must be addressed with a response letter during the next submittal.

***Response: Acknowledged.***

- Comment: Irrigation tap fees, improvement agreement, wet stamped cost estimate, letter of credit, easement documentation and a paper approval set of utility plans with Randy Capra's signature shall all be submitted prior to approval.

***Response: Acknowledged.***

#### **XCEL ENERGY, Donna George**

Comment: Public Service company of Colorado's (PSCo) Right of Way & Permits Referral Desk acknowledges the comment responses for the **Trails at Crowfoot F14** second referral plat. Please note that it appears that the referenced 6-foot wide dry utility easement are missing from the easterly side of

Lots 1-12 within Block 2, and requests that they are added for continuity and connectivity within the development.

***Response: 6-foot wide dry utility easement has been added to these lots.***

If you have any additional questions, please do not hesitate to contact me directly at 720-249-3588.

Sincerely,

**CVL Consultants of Colorado, Inc.**

A handwritten signature in blue ink that reads "Brian P. Wilson". The signature is written in a cursive style with a horizontal line through the middle of the letters.

Brian P. Wilson P.E.