



October 30, 2018

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

RE: **Trails at Crowfoot Filing #15 Project # SUB 18-028**
Final Plat 2nd Referral
PWSD Project #2018-089

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

Final 15 Comments

1. Comment: Please update the plat with the Filing No. 1 recording information.
Response: Plat has been updated with the Filing 1 recording information.

2. Comment: Please update the signature blocks to KB Homes.
Response: Signature block has been updated.

3. Comment: Please include any changes/revisions as required by Public Works/Engineering.
Response: Acknowledged, see responses to engineering comments below.

4. Comment: Please send me an updated legal description for the property to include the Filing No. 1 recording information
Response: Legal has been included with Filing 1 recording information.

5. Comment: Please amend the open space cost estimate as outlined on the attached redlines.
Response: Estimate has been revised.

TOWN OF PARKER ENGINEERING DEPARTMENT

Tyler Sandt, CONSTRUCTION PLANS-Civil

Filing 15 Comments;

Comment: Per discussions with the applicant and fire-life safety requirements, due to Filing 9 lagging behind, the portion of Alpine Phlox adjacent to this filing needs to be built with Filing 15 to provide two points of access. Please update the plans and the cost estimate accordingly.

Response: Per discussions with the town, language will be added to the SIA that no permits (grading or building) can be issued for Filing 15 until the Filing 9 is recorded and the public improvements are been secured.

PARKER WATER AND SANITATION, Drayton Sanderson, Engineer Technician II

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

Response: Acknowledged. 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. The estimate may need revised after the following comments.

Response: Wet stamped engineers estimate has been included with this submittal electronically and sent in the mail.

- 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: No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
 - On sheet 3 and 8 please add a gate valve at approximately at STA 12+00 between fire hydrant 10 and the Tee at STA 12+17.72.

Response: Gate valve has been added to the plans.

- Comment: All proposed fire hydrants are required to have 10 feet of easement to each side (20ft total) and 5 feet of easement behind the hydrant. Hydrants 11 & 12 do not appear to follow this easement and clearance requirement, please advise.

Response: Hydrant easements have been added and called out.

- Comment: Many of the PWSD proposed easements overlap, residential lots lines on this project. PWSD will not allow our easements to overlap multiple lots as currently called out in the plans, please revise.

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

- Comment: PWSD does not permit water or sanitary sewer services to cross tracts or lot lines once outside of a PWSD easement or public ROW. The proposed sanitary sewer service lines in Alpine Phlox St suppling lots 5-14, 19, 20 & 30 are not permitted to cross a tract after exiting ROW or a PWSD easement, please revise. After discussing the proposed service line utility easements internally, PWSD will not allow the proposed layout for the above listed lots, please revise and discuss options with PWSD.

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: 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 has reviewed the second referral plat for **Trails at Crowfoot F15** and acknowledges the comment responses and changes made to the plat. Please note that PSCo does not serve electric in the Parker area.

Response: Acknowledged.

If you have any additional questions please do not hesitate to contact me directly at 720-249-9588.

Sincerely,

CVL Consultants of Colorado, Inc.



Brian Wilson PE