



December 11, 2018

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

RE: **Trails at Crowfoot Filing #16 Project # SUB 18-032**  
**Final Plat 2<sup>nd</sup> Referral**  
**PWSD Project #2018-090**

Dear Ms. Nerger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning 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,**  
[snerger@parkeronline.org](mailto:snerger@parkeronline.org)  
**Final 16 Comments**

1. Comment: Please see the attached comments on the Plat

Date should be July 2, 2018

***Response: Date has been revised.***

Land Use Updates

***Response: Chart has been updated.***

Filing 1 recording info

***Response: Recording info has been added.***

Signature Block Updates

***Response: Signature Block has been updated to KB Homes.***

2. Comment: Please send me an updated legal description for the property to include the Filing No. 1 recoding information

***Response: Updated Legal has been included with this submittal.***

3. Comment: Please amend the open space cost estimate as outlined on the attached redlines.

***Response: Open Space estimate has been updated.***

4. Comment: Please send me an updated legal description for the property to include the Filing No. 1 recoding 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.**

**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 Amount is approved please submit a wet stamped version directly to PWSD.

**Response: Wet stamped engineers estimate has been included with this submittal electronically and delivered directly to Drayton Sanderson.**

- 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: 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 6 & 14 do not appear to follow this easement and clearance requirement, please advise.

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

- Comment: PWSD does not permit water or sanitary sewer services to cross tract lines once outside of a PWSD easement or public ROW. The proposed sanitary sewer service lines in Birds Foot Ave supplying lots 11-14 and in Shasta Daisy St supplying lots 1-6 are not permitted to cross tract F after existing ROW or a PWSD easement, please extend the lots to ROW.

**Response: Lots have been extended to ROW.**

- Comment: For lots 1-16 in Tract G please shift the proposed easement to the east so it touch the lot lines rather than cross over them.

**Response: Easement has been widened to touch the lot lines on each side of the road.**

- Comment: All proposed sanitary sewer main lines deeper than 20 ft deep shall be SDR 26. Please call out this requirement and add a note to the plans.

**Response: Requirement has been called out and note added.**

- Comment: Please call out irrigation tap size in the overall utility plans.

**Response: Irrigation tap size and address has been added to the plans.**

- Comment: 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 PWSD approval.

**Response: Acknowledged, A set will be submitted once final review of electronic plans has been done and no comments remain.**

**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 F16** and acknowledges the comment responses and changes made to the plat. Please note that it appears that the referenced 6-foot wide dry utility

easements are missing from the following lots within Block 2, and requests that they are added for continuity and connectivity with the development:

- Northerly side of Lots 11-14
- Easterly side of Lots 15-20
- Westerly side of Lots 21-26

***Response: Dry utility easements have been added in these locations.***

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