



Date: March 25th, 2017

To: Stacy Nerger at The Town of Parker

From: John Prestwich
PCS Group Inc.
1001 16TH St. – B-180
Denver CO 80265

RE: Trails at Crowfoot – PD Amendment, Sketch Plan, Preliminary Plat

Please see response to comments below regarding the first submittal of the PD amendment, Sketch Plan and Preliminary Plat plans for The Trails at Crowfoot Project. Please see attached resubmittal set with revisions per your comments. Please don't hesitate to call with any questions or comments. We look forward to working with you as these plans move forward.

MEMORANDUM OF FINDINGS

Subject: Requested PD Amendment, Sketch & Preliminary Plan

Case Files Z16-035, SUB16-050 & SUB16-051

Hess Ranch PD Amendment 1 and Filing 1 Sketch/Preliminary Plan (“The Trails at Crowfoot”)
(Second Submittal)

PD Amendment:

1. Please see the attached redlines of both the PD Plan and PD Guide.

Complied: Yes

2. Please add First Amendment or Amendment No. 1 to both the Development Guide and Plan.

Complied: Yes

Response: Amendment No. 1 has been added to the Development Plan and Guide

3. The Planning Areas within the PD Amendment go from a total of 256.09 acres with 887 units to 275.8 acres with 890 units. Please explain where the additional 19.71 acres is coming from. If this land is being taken from the Open Space area, please explain how the open space area within



the Hess Ranch Development will still satisfy the minimum required within the Annexation Agreement.

Complied: Yes

Response: The Hess Ranch South Parcel Development Plan dated 09.30.2015 indicates 281.16 acres of developable area with 890 units and 101 acres of Open Space. With modifications made to N. Pinery Parkway per towns comments, we now have 6 more acres of road. The revised PD amendment indicates 275.8 acres of developable area with 890 units and the same number of Open Space at 101 acres. The total area of the site is 400.1 acres (surveyed).

Sketch/Preliminary Plan:

3. Please see the attached redlines of both the Sketch/Preliminary Plan.

Complied: Yes

4. Although requested by Patrick Mulready, the Town of Parker does not record Preliminary Plans and therefore all signatures, certificates and dedications which reference recording can be removed (see redlines for specific instructions).

Complied: Yes

Response: All signatures, certificates and dedication have been removed from the Preliminary Plans.

5. Please compile a list of potential internal street names, including for the private streets associated with PA5 and PA6. These should be submitted to Chris Boyd at the Douglas County Planning Department to confirm the names are not duplicates of names being used elsewhere in Douglas County. Once the County has confirmed the applicant's chosen names are not duplicates, these may be applied to the internal street network shown on the Sketch/Preliminary Plan exhibit with the revised submittal, and carried forward to the future Final Plat.

Complied: Yes

Response: Street names have been submitted and approved and are shown on the preliminary plans for all planning areas.

6. The lots within Planning Area 41 and 47 are required to be a minimum of 0.67 acres in size. With the proposed Planned Development Guide Amendment, the lots within these Planning Areas can be reduced in size if for an Age Targeted Development. Please understand that if these lots are not final platted and used for an age targeted development, they will not meet the minimum requirements of the development guide.

Complied: Yes



Response: The lots within Planning areas 41 and 47 are reduced in size for an Age Targeted Development based on the development guide.

Preliminary Landscape Plan:

7. Please see the attached redlines of both the Preliminary Landscape Plan.

Complied: Yes

8. It is staff's understanding that the applicant is in discussions with the Town's Recreation Department about partnering on a design for the large 17-acre park within the development, and after construction of the agreed regional park amenities, the park would be dedicated to the Town for ownership and maintenance, minus and neighborhood pool facilities. Staff is unable to ascertain if the design shown on the Park Facilities master plan for this large park are consistent with the discussions the applicant has been having with representatives of our Recreation Department. We encourage the applicant to continue to work with our Recreation Department and provide staff with a summary of what design decisions have been made concerning how the park is to be programmed as a regional amenity to be owned by the Town as part of a resubmittal of the project.

Complied: Yes

Response: The client will continue to work with the recreation department and provide staff a summary with what design decisions have been made.

9. Please include a note as to how the development is going to mitigate for the trees and shrubs proposed to be removed. Based on Section 13.10.110 of the Parker Land Development Ordinance:

The requirements for replacement trees and shrubs may be satisfied by a fee in lieu of the value of the required replacement plant, paid to the Town, or by planting trees and shrubs of appropriate value.

Based on the submitted Preliminary Landscape Plan, the trees and shrubs proposed to be planted on site should meet this minimum.

Complied: Yes

Response: A list of trees to be removed has been added with a cash in lieu value associated. Extra trees and shrubs will be planted to satisfy the cash in lieu value along N. Pinery Parkway.

10. Based on Section 13.07.140 the following standard is required for fencing:



Where public parks or open space are bordered predominantly by private rear or side yards, only open fences (e.g., split rail fences) no higher than forty-eight (48) inches may be erected on the common boundaries with the park or open space. Opaque fences and walls (e.g., privacy fences) are prohibited in yards bordering the park or open space.

The open rail fence proposed will need to be reduced in height to 48 inches to meet the maximum height allowed.

Complied: Yes

Response: The maximum height of the open rail fence has been changed to 48” in height and is reflected on the plans.

11. Please include images of the park equipment that will be provided within each park. It may be easier to break each park up on its own page and provide images of amenities that will be provided in each. Images should include any benches, shelters, trash receptacles, play equipment, pet stations, etc.

Complied: Yes

Response: Images for the park play equipment and site furniture have been provided.

12. Please address all outside referral agency comments with a written response.

Complied: Yes

Response: See Below for outside referral response to comments

Subject: Trails at Crowfoot Filing No. 1 – Engineering 2nd Review

The Engineering Department has reviewed the documents submitted for Trails at Crowfoot Filing No. 1. The submittal consisted of the following documents:

Traffic and Roadway Review Comments

The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker’s Roadway Design and Construction Criteria Manual (RDCCM), as revised, July 2015. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate March 13, 2017.



Preliminary Plan

1. Per discussions with the applicant, sight triangles around knuckle roadways may be based on the lower design speeds associated with the turning movements. Please coordinate with Town staff regarding acceptable design speeds.

Complied: Yes

Response: Design speeds have been coordinated with the town staff and sight triangles shown on the plans.

2. Please note that at final plat, sight easements will be required over all sight triangles encroaching upon private property.

Complied: Yes

Response: Sight easements have been shown in all areas where sight triangles encroach into private property and will be shown on the final plat.

Landscape Plans

3. Please note that at final plat stage, all trees, landscape, and solid structures above two feet in height will be required to be located outside of the sight triangles.

Response: Sight Triangles are shown on the landscape plans and no shrubs taller than 2' are placed within them. If trees are placed within the sight triangles, tree canopies will be no lower than 8 feet. This note has been added to page L0.2.

Preliminary Construction Plans

4. Ensure all sanitary sewer that lies above water lines or storm sewer are encased. Specifically, the sanitary sewer under Street J.

Complied: Yes

Response: locations where sanitary sewer lines are located above storm sewers have been shown as encased. In locations where sanitary sewer lines are located above water lines, a note referencing the Parker Water and Sanitation District details has been added.

5. Please note that some local-local intersections will require cross pans where there is a negative slope and a sag condition leading into the intersection. These comments can be addressed at final plat.

Complied: Yes

Response: Cross Pans have been added in these conditions.

6. Coordinate with Fire-Life Safety regarding pavement widths and on-street parking on Streets AA and BB.



Complied: Yes

Response: Widths at these streets has been coordinated with Fire-Life Safety.

7. Per discussions with the applicant, the Town will not allow emergency access to be taken off Street E onto Street Z. Please revise the street layout accordingly.

Complied: Yes

Response: The layout of Street Z has been modified to remove the emergency access.

8. The regional storm culvert crossing under Crowfoot Valley shall be final designed as a single box culvert at least 6 feet high for maintenance purposes.

Complied: Yes

Response: Box culvert at Crowfoot Valley has been changed to a single 6x6 box.

9. All outfalls to the regional channel adjacent to Crowfoot Valley will need to be conveyed to the bank via storm pipe with adequate outfall protection. Long riprap lined rundowns will not be accepted.

Complied: Yes

Response: Pipes have been extended and low tailwater basins have been provided at the channel.

10. Final design drawings will need to include additional details of the proposed drop structures, plan and profile sheets of the regional drainage way, and all necessary design details for the regional drainage infrastructure.

Complied: Yes

Response: All hydraulic structures and pond outlet details to be provided with Final drainage report.

11. The storm outfall from North Pinery Parkway into the eastern detention pond shall be piped to a forebay in the detention pond. The storm outfall from Street J shall be continued to the detention pond and terminate in a forebay.

Complied: Yes

Response: Storm flows have been routed to Pond D south of N Pinery Parkway to eliminate the eastern channel.

12. All drop structures shall be called out as grouted sloping boulder drop structures. Sculpted concrete drop structures will only be considered based on final design details and qualifications review of the contractor.

Complied: Yes



Response: Sculpted concrete details provided with final drainage. A note is added to all channel plan and profile sheets stating, “Drop structures to be constructed by UDFCD tier one contractor.”

13. The final design drawings shall address offsite storm flows from the southern property west of Bayou Gulch Road.

Complied: Yes

Response: The incidental flow from the southern residential lots will be collected in a swale and conveyed to Pond B.

14. Please size the regional channel to show 4:1 side slopes for the low flow portion.

Complied: Yes

Response: Regional channel sections have been updated.

Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, *Storm Drainage and Environmental Criteria Manual (SDECM)*, as revised, February, 2014. Additional regulatory and planning documents were utilized in the review, and are referenced in the comments where appropriate.

Preliminary Drainage Report

15. Please provide additional detention pond design information to allow for a preliminary approval of the proposed pond tracts. Please show proposed WSE's and a preliminary plan layout of key elements for each pond.

Complied: Yes

Response: 100 year WSE elevation added to drainage maps. Additional detention pond information added to drainage report.

16. Clarify in the drainage report that the ponds are maintenance eligible through the Town's Stormwater Utility rather than Urban Drainage maintenance eligible.

Complied: Yes

Response: The maintenance eligibility has been clarified in the drainage report.



17. The drainage report shall be progressed to provide final design calculations for the Crowfoot Valley regional channel, drop structures, outfalls, and grading for the final plat submittal.

Complied: Yes

Response: The drainage report will be progressed to final design with the final plat submittal.

18. The drainage report maps shall be progressed to show all design points and associated design flows. The drainage maps provided do not show design point flows for the design points identified for the Crowfoot Valley regional drainage channel.

Complied: Yes

Response: Channel design point details have been added to drainage map 1B and SWMM schematic map.

19. The drainage report shall be modified to reflect changes to the storm infrastructure as mentioned in the construction drawings comments.

Complied: Yes

Response: Acknowledged.

20. The final drainage report and construction drawings shall show how Basin E2 is served by the detention pond.

Complied: Yes

Response: A swale formed between the sidewalk and the backyard portions of Basin E2 directs flow to Pond C.

21. Please clarify how the Crowfoot Valley improvements will drain storm flows. The current basin delineation suggests that runoff from the east side of Crowfoot will flow overland towards undeveloped areas on the west side of the road.

Complied: Yes

Response: Existing flows from the majority of the offsite basins are conveyed through an existing storm culvert under Crowfoot Valley road to the west. A small portion is directed through the site to the proposed regional channel. See basin OS1, OS9, OS11 description in the Preliminary Drainage Report.

Erosion and Sediment Control Plans

22. Full CBMP plan review will be completed with the final plat.

Complied: Yes



Response: Acknowledged.

The submittal is not in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*. The submittal must be revised and re-submitted for review. All submittals should be through the Town Community Development Department, accompanied by a letter that responds to each comment herein. Direct submittals to the Engineering Department will not be accepted.

Applicant Acceptance:

Please sign below and acknowledge that all items referenced in this letter have been reviewed and complied with, or have been provided with an explanation concerning non-compliance.

Property Owner

Date

Print Name:

Title:

Project Representative *(if different from Property Owner)*

Date: 4/24/2017

Print Name: John Prestwich

Title: President of PCS Group, Inc.

