



December 7, 2017

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

RE: **Trails at Crowfoot Filing 9**
Case #SUB17-040

Dear Ms. Nerger,

CVL Consultants of Colorado, Inc. has considered comments from Parker Colorado Engineering Department, Douglas County Department of Community Development, Parker Water and Sanitation District, SCO Consulting LLC, and Xcel Energy for the referenced project. We have restated the comments below and addressed them per the italicized responses.

PARKER COLORADO ENGINEERING DEPARTMENT

Alex Mestdagh, P.E. Engineering Services Manager

David Aden, P.E. Traffic Engineer

Jacob James, P.E. Stormwater Manager

Kurt Patrick, P. E. Stormwater Engineer

Tyler Sandt, Development Review Engineer

General Comments:

1. Comment: The applicant will be required to financially secure all Public Improvements via Subdivision Improvement Agreement. Security shall be cash or letter of credit at 110% of the construction cost of these items. The Town's standard Subdivision Agreement template will be provided to the applicant for review. When all applicable exhibits have been completed and approved, a full draft will be assembled and provided to the applicant. The Engineering Department anticipates inclusion of the following specific conditions related to infrastructure obligations.

Response: Acknowledged

- Comment: The Developer shall construct North Pinery Parkway through the Property as a full residential boulevard collector roadway, including all necessary auxiliary, acceleration, and deceleration lanes, in accordance with the approved construction documents and the Town's Roadway Design Criteria and Construction Manual
- ***Response: Acknowledged***

Final Plat

2. Comment: Please reference Section 4 in the RDCCM for additional right-of-way requirements at intersections and revise the plans accordingly.

Response: ROW widths have been coordinated with the Town and updated in the plans and on the plat.

3. Comment: Sidewalk easements are required on any sidewalk outside of the right-of-way.

Response: Sidewalk easements have been added to the plat

4. Comment: Show sight easements and sight triangles (even those that do not require an easement) on the plat.

Response: Sight easements and sight triangles have been added to the plat.

5. Comment: Add the following notes to the plat:

“Within the sight triangles, as shown, limited landscaping shall be allowed but no solid structures or trees will be permitted. Solid structures shall include, but not be limited to, fences, mailboxes, and utility boxes. Landscaping within the sight triangles will be limited to shrubs and plantings that at maturity will be no taller than two feet. Landscaping within the sight triangle shall be maintained by the property owner or appropriate association.

“Blanket drainage easements are hereby dedicated to the Town of Parker over and across Tracts A, B, E, And I for the purpose of accessing, maintaining, and repairing stormwater management improvements including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micropools, and water quality facilities in the event that the property owner fails to satisfactorily maintain or repair said facilities.”

Response: Notes have been added to the plat.

6. Comment: Pond D needs to be in a Tract, with a blanket drainage easement dedicated across it. Please make that revision and update the plat note shown in the previous comment.

Response: A tract for Pond D has been added.

7. Comment: The future filings in this development should be platted as unbuildable tracts with the Filing 9 plat. Please make the necessary revisions and add the following note, with the appropriate tract designations, to plat:

“Tract (x, y, z...) are hereby established as a parcels to be re-platted in the future into buildable lots. At such time as a replat is approved for this tract, public improvements associated with the resulting lots will be determined by a signed and financially secured subdivision agreement with each replat application. No portion of the tract shall be developed, including but not limited to, staking, overlot grading, or the erection of any structure, temporary or otherwise, until the property is re-platted and/or site plan approval is obtained, except as allowed for in the Trails at Crowfoot Filing 9 Subdivision Improvement Agreement”.

Response: Notes have been added to the plat.

Public Improvements Cost Estimate

8. Comment: Please reference the Cost Estimate template in Appendix B of the *RDCCM*. Include only the costs associated with public streets and trails (earthwork and materials), storm sewer, drainage channel, and detention ponds.

Response: Cost Estimate Template in Appendix B has been used in the included cost estimate.

Landscape Plans

9. Comment: On future submittals, include a visual scale and ensure no trees are proposed within 7 feet of any storm sewer infrastructure.

Response: Response: A visual scale has been added to plan and all trees have been moved a minimum 7' from all storm sewer infrastructure.

10. Comment: Show sight triangles on the landscape plan and ensure no trees or landscape above 2 feet are proposed within the sight triangles. Please only show sight triangles for the interim condition.

Response: Sight triangles are shown on the landscape plans and labeled.

Traffic Study

Comment: Please see Traffic Study comments on eTrakit.

Response: Comments and Responses in Filing 1 Comment Response.

Construction Plans

11. Comment: Please add the Town's engineering signature block to the Area Utility plan sheets in the Water and Sanitary set.

Response: The Town's signature block has been added.

12. Comment: Remove all arrow stripping at intersection except for turn arrows.

Response: All non-turn arrow striping has been removed.

13. Comment: Please include major and minor HGL's on all storm sewer profiles.

Response: Major and minor HGL's have been added.

14. Comment: Please use the Town's updated street sign and manhole details. These have been uploaded to eTrakit file SUB17-039.

Response: The updated street and manhole details have been added to the plans.

15. Comment: Coordinate with Town staff regarding the phasing of the storm sewer. Developed flows must be routed to a pond via storm pipe. The Town will not accept the FES shown at Bayou Gulch and N Pinery PKWY.

Response: Filing 1 plans are revised to address this problem. This storm outfall and pond have been added to the Filing 1 plans.

16. Comment: Only show the signing and striping for Filing 9 in the signing and striping plan. Please also remove 'ultimate' signs from the plan.

Response: Only Filing 9 signage and striping is shown on the revised plans and ultimate signs have been removed.

17. Comment: Please use the 70 foot residential collector section shown in Appendix A in the RECCM on Scarlet Sage Ave, east of Bayou Gulch. Dedicate additional ROW as necessary at the intersection.

Response: The cross section has been revised to 70 foot residential collector section. ROW at intersections has been coordinated with the Town.

18. Comment: Please evaluate the need for a crossing of Scarlet Sage adjacent to the park. This will most likely be a high traffic area and pedestrian signage may be appropriate.

Response: Pedestrian crossings and pedestrian signage has been added to high pedestrian areas as well as pedestrian signage.

19. Comment: Remove on-street parking striping from Alpine Phlox. Parking is permitted on local streets but is it not striped.

Response: Striping has been removed from Alpine Phlox Street.

20. Comment: Revise parallel parking stalls to be 24 feet long unless adjacent to a taper; see Detail 24 in the RDCCM.

Response: Parallel parking stalls have been revised to 24 feet long per the detail.

21. Comment: The private streets on Scarlet Sage Ave should have directional ramps on both sides of their accesses.

Response: Directional ramps have been added.

22. Comment: Storm Lateral 63 is showing exposed pipe upstream of the outfall. Please revise.

Response: Storm lateral 63 has been revised.

23. Comment: The Town requires the 100-year HGL to remain at least 1 foot below finished grade. Please revise any areas that don't comply with this criteria.

Response: Acknowledged.

24. Comment: Provide 2' x 10' crosswalks at all non local-local intersections.

Response: Crosswalks have been added to all non local-local intersections.

Please reference Section 7 in the *Town's Storm Drainage and Environmental Criteria Manual* in regards to the following comments; note that these comments apply to all ponds in the development.

25. Comment: Provide an outlet structure plan view per Figure 7.5. Please revise dimensions to comply with the detail.

Response: Outlet structure plan view has been added per details.

26. Comment: The Town would prefer that the outlet pipe invert be at the bottom of the secondary chamber as shown in Figure 7.5. However, if the outlet pipe is to remain at the proposed elevation, the secondary chamber must be filled with concrete to the outlet pipe invert to avoid standing water.

Response: Outlet pipe cannot be revised in some locations due to slope constraints. Any area below outlet invert will be filled with concrete to avoid standing water.

27. Comment: Show the minimum 4” initial surcharge elevation on the outlet structure profile.

Response: Initial surcharge elevation added.

28. Comment: Add manhole steps to the micropool.

Response: Manhole steps have been added.

29. Comment: Please use the most updated UDFCD detention workbook to evaluate the need for a 100-year restrictor plate.

Response: Ponds are sized using CUHP/SWMM methodology (preferred method for areas greater than 110 acres) that provides slightly different values than UD-Detention spreadsheets.

30. Comment: Add a note to the outlet structure profile stating that “no gap shall be present at the top of the structure between the well screen and the orifice plate.”

Response: Note Added.

31. Comment: Add the diagonal standard bar grated ‘trash rack ‘shown in Figure 7.5’s micropool.

Response: Trash rack added.

32. Comment: Show the topsoil cover and type 2 bedding material thicknesses on the emergency spillway profile.

Response: Topsoil cover and type 2 bedding material thickness has been labeled.

33. Comment: Show the direction of flow on the emergency spillway profile.

Response: Added.

34. Comment: Ensure the embankment width is the minimum 10 feet.

Response: Grading revised to show minimum 10’ embankment.

35. Comment: Please adjust the grading contours of the proposed channel to reflect the actual condition of the proposed drop structures.

Response: Updated.

36. Comment: Please revisit the WSE’s shown on the emergency spillway profiles. The Pond A detail shows the 100-year and the emergency overflow elevations as the same.

Response: Revised.

37. Comment: The maximum inlet grate size is 3' by 4'.

Response: Pond outlet structure revised.

38. Comment: Show WSE's on pond layout sheets.

Response: Added.

39. Comment: Callout type 2 bedding material under the outlet structure, forebay, and trickle channel.

Response: Added.

40. Comment: The Town requires 4% minimum pond bottom slope tying into the trickle channel; the pond details show 2%. Please revise.

Response: Ponds revised per City of Parker criteria.

41. Comment: Provide maintenance access details per Figure 7.4.

Response: Added.

42. Comment: Please add a forebay detail per Figure 7.1. Ensure a maintenance access ties into the forebay walls as shown. Each pond must provide access to the forebay(s) and outlet structure.

Response: Added.

43. Comment: Provide an internal access ramp in the forebay.

Response: Added.

44. Comment: Show pond details on a specific scale.

Response: Details added per COP and UDFCD criteria

45. Comment: Please revise the orifice plate to have 3 vertical holes per UDFCD criteria.

Response: Updated.

46. Comment: The Town would prefer to minimize the number of pipes outletting to each forebay as well as the number of forebays in each pond. Please consider combining pipes at manholes upstream of the ponds to minimize the number of outlets.

Response: Acknowledged. At some locations it is not feasible to combine pipes due to manhole surcharging.

47. Comment: Please evaluate the need for energy dissipation, or baffles, in the forebays.

Response: Forebay energy dissipation details added.

48. Comment: Specify the grates to be used on the outlet structure, coarse bar or standard bar grating. Refer to Figure 7.5 in the Town of Parker Storm Drainage and Environmental Criteria Manual.

Response: Notes added.

49. Comment: Show profile and details of detention pond outlet pipe, low tailwater basin, etc.

Response: Added.

50. Comment: Soil riprap thickness should be 2 X D50.

Response: Added.

51. Comment: Show a detailed plan view of the detention pond on a separate sheet including trickle channel slope, and pond bottom slopes. Refer to Figure 7.3 for pond bottom grading requirements.

Response: Separate sheets added for Pond A. Trickle channel and other relevant details provided for all ponds.

52. Comment: Include storm sewer infrastructure details.

Response: Details have been added to the plan.

53. Comment: Add note 17 to the Storm Drainage and Infrastructure Notes: Pipe bells shall not be cast into manhole bases or inlets.

Response: Note has been added.

54. Comment: Address the storm line dead-end on Beebalm Ave. Sheet 37.

Response: Storm line has been removed from filing 10 and added to filing 9.

55. Comment: Address the storm line dead-end on Coppermallow Trl. Sheet 33.

Response: Storm line has been removed from filing 10 and 11 and added to filing 9.

56. Comment: Grade appears to be reversed between SDMH-90 and SDMH-60 Sheet 33.

Response: Grade has been reversed.

Stormwater Review Comments

Comment: 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.

Final Drainage Report

Comment: See Filing 1 Engineering Memo for drainage report comments.

Response: Acknowledged.

Sediment and Erosion Control

57. Comment: Split all CBMP plans into an Initial Plan and an Interim/Final Plan.

Response: All CBMP plans have been split into Initial Plan and Interim/Final plans.

58. Comment: Clearly specify how phasing or staging for this project will work. Will the entire site be overlot graded at once, will this be phased according to the erosion control stages?

Response: The project will be phased according to the erosion control stages.

59. Comment: Once the detention ponds are on line, any areas still in a rough graded state will need to drain to a TSB prior to draining to the detention ponds.

Response: Acknowledged, TSBs will remain in place until all rough grading is complete.

60. Comment: Add ALL Town of Parker CBMP Notes and Details to the plan set..

Response: All Town of Parker details have been added to the plans.

61. Comment: All areas of disturbance need to be included within the LOC (storm outfalls, grading work, etc.)

Response: All LOCs have been modified to include all areas of disturbance.

62. Comment: Show outfall locations, depths, and volumes for TSB's.

Response: Outfall locations, depths, and volumes have been added to the plans.

63. Comment: Ensure silt fence is shown down-gradient of all disturbance, construction fence may only be used when up-gradient of all disturbance.

Response: Silt fence has been verified to be down gradient of all disturbances and construction fence has been verified to be up gradient of all disturbances.

64. Comment: Show debris and trash control on all streets in and adjacent to the site.

Response: Debris and trash control have been added to the plans.

65. Comment: Show erosion control blanket on both sides of the trickle channel in the detention pond.

Response: Erosion control blanket has been shown on both sides of the trickle channel in the detention ponds.

66. Comment: Show erosion control blanket on slopes steeper than 4:1.

Response: Erosion control blanket has been shown on permanent slopes greater than 4:1. Areas of 4:1 in lots are temporary grading and will be temporarily seeded and mulched.

67. Comment: Specify the type of inlet protection.

Response: Types of inlet protection have been specified in the plans.

68. Comment: Show portable toilet protection in multiple areas.

Response: Portable toilet protection has been added to all SSAs in the plans.

69. Comment: Show rough cut street control on all roadways prior to paving.

Response: The following note has been added to all CBMP sheets in the plan set: “All street cuts shall be controlled per the Rough Cut Street Control Detail. See BMP Details.”

70. Comment: Show surface roughening on all subdivision blocks.

Response: Surface roughening has been added to all subdivision blocks.

71. Comment: Show seeding, mulching, and crimping on all proposed subdivision blocks, parks, etc.

Response: Seeding and Mulching has been added to all subdivision blocks.

72. Comment: Show stabilized staging areas connected to VTCs where possible.

Response: Stabilized Staging Areas have been added to all stages in the CBMP plans.

73. Comment: Show temporary irrigation in all areas of permanent native vegetation that are not already served by permanent irrigation. Ensure that the temporary irrigation is also shown on the landscape plans.

Response: Temporary irrigation will be shown on a separate irrigation design as a full site plan rather than per filing.

74. Comment: Add note stating that it may be necessary to provide back of sidewalk protection and back of curb protection once home building has started.

Response: The following note has been added: “It may be necessary to provide back of sidewalk protection and back of curb protection once home building has started.”

75. Comment: Add note stating: Install ECB in tree lawn after installation of curb and gutter and sidewalk. Typical throughout subdivision.

Response: The following note has been added to the plans: “Install ECB in tree lawn after installation of curb and gutter and sidewalk, typical throughout subdivision.”

Comment: 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.

Response: Acknowledged.

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Addressing Comments:

Comment: Addresses will be proposed at time of residential plat submittals.

Response: Acknowledged, addresses of irrigation meters have been labeled on the plan.

Engineering Comments:

Comment: Please verify that the south end of Scarlet Sage is appropriately “lined up” with the Cielo local street at the property line between Cielo and the Trails at Crowfoot.

Response: Scarlet Sage street is “lined up” with Cielo local street and coordinated with Atwell on the vertical design.

Planner Comments:

Comment: Thank you for providing the opportunity for Douglas County Community Development to provide comment. Douglas County Planning Services has reviewed the project for consistency with the Town of Parker and Douglas County Intergovernmental Agreement (IGA) and Comprehensive Development Plan. The proposal is within Region 1 of the Town Urban Growth Area and is required to comply with Section 5.0 of the IGA. Following review of the development requirements within Section 5.1, the proposal appears compliant with the IGA requirements for development within the Urban Growth Area adjacent to a Community Separation Buffer Area.

Response: Acknowledged.

PARKER WATER AND SANITATION DISTRICT

Drayton Sanderson, Engineering Technician

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

Response: Acknowledged.

- 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 an Exhibit for the Standard Improvement Agreement and Letter of Credit.

Response: A wet stamped and signed engineers estimate with 20% contingency has been 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: A copy of the signed/recorded Final Plat must be provided to the District prior to construction plan approval.

Response: A copy of the signed and recorded final plat will be provided.

- Comment: Submit completed PWSD Plan Requirements Checklist with the next submittal to ensure all plan requirements have been met. Checklist is available online at www.pwsd.org.

Response: A completed checklist has been included with this submittal.

- Comment: List all fittings on overall utility and plan and profile sheets with numbers (manholes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, tie in locations, etc. i.e. TC-GV1 or TC-MH1).

Response: All manholes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, and tie in locations have been listed on the overall utility and the plan and profile sheets.

- Comment: No more than 1 fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
 - On sheet 3 and 12 an additional gate valve will be required between Black Sedge Cir and field Mint Ave.
 - On sheet 4 both water line stub outs into tract N will require gate valves.

Response: Additional valves have been added to address this problem.

- Comment: Please note, if ROW has not been dedicated before installation of PWSD infrastructure temporary PWSD easements will be required.

Response: Acknowledged.

- Comment: All water main stub-outs to future filings are required to have temporary blow-off valves.

Response: Temporary blow-off valves have been added to all stub outs.

- Comment: The high point in the water main will require air-vac valves to be called out in the plan and profile sheets and installed to PWSD standards. Please see PWSD water specification section 4.2.6.

- On sheet 11 please callout an Air Vac at the high point on the SL.
- On sheet 13 please callout an Air Vac at the high point on the WL.
- On sheet 17 please callout an Air Vac at the high point on the WL.

Response: Air-vac valves have been added to the high points in the plans.

- Comment: Callout irrigation tap sizing and location on plans including the overall utility plans.

Response: Irrigation tap sizing, location, and addresses have been called out on the plans.

- Comment: Please add all necessary PWSD details sheets to the plans. For example PWSD sanitary sewer detail sheet S3.5 Cast in Place Manhole Base Detail is missing.

Response: PWSD details have been added to the plans.

- Comment: Provide a physical address for all proposed irrigation taps on the Landscape/Irrigation Worksheet in the space provided.

Response: Addresses have been added to worksheets.

- Comment: ET based Smart Irrigation Controllers with rain sensors are required on all projects. Choose a controller from the Districts approved ET Controller list and specify the manufacturer and model number on the irrigation worksheet.

www.pwsd.org/pdf/Conservation/AvailableSmartIrrigationControlTechnologies.pdf

Response: Per conversation with Daryl at PWSD, currnet hunter controller is acceptable as it is a new smart controller on the market.

- Comment: Please note all areas with more than one fire hydrant or 15 lots must have the water main loop in operation. PWSD may refuse to grant probationary acceptance or set

water meters until the adjacent/reliant filings PWSO infrastructure is installed to allow appropriate looping.

Response: Acknowledged.

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

Response: Acknowledged.

SCO CONSULTING, LLC

Steve Ormiston, Consultant to DCSD

Comment: DCSD has previously commented on preliminary plan for this project and has no further comments.

Response: Acknowledged.

XCEL ENERGY

Donna George, Contract Right of Way Referral Processor

Comment: Public Service Company of Colorado's (PSCO) Right of Way & Permits Referral Desk has reviewed the final plat for **Trails at Crowfoot Filing No. 9**. For future planning and to ensure that adequate utility easements are available within this development, PSCO requests that the following language or plat note be placed on the preliminary and final plats for the subdivision and that they are depicted graphically on the preliminary and final plats:

Minimum ten-foot (10') wide dry utility easements are hereby dedicated on private property abutting all public streets, and around the perimeter of each commercial/industrial lot in the subdivision or platted area.

For alley-type lots, six-foot (6') wide dry utility easements within the lots for natural gas facilities including space for service trucks to drive are required. If gas and electric are within the same trench, a ten-foot (10') wide dry utility easement is required, not to overlap any wet utility easement.

Response: Acknowledged.

Comment: As the project progresses, the property owner/developer/contractor must complete the **application process** for any new gas service via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)) It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Response: Acknowledged.

TOWN OF PARKER PLANNING DEPARTMENT, Stacey Nerger

[\(snerger@parkeronline.org\)](mailto:snerger@parkeronline.org)

Final Plat:

1. Comment: Please refer to the attached “redline” comments within the Final Plat for staff’s requested changes.

Complied: Yes No Response:

Response: Acknowledged.

2. Comment: The Town recently adopted new language to be used as the Surveyor’s Certificate. Please use the following language:

I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) was made by me or directly under my supervision on or about the ____ day of _____, 20__, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereof.

I attest the above on this _____ day of 20_____.

(Signature) _____

(Name) _____, P.L.S. # _____

For and on behalf of (Company Name) _____ Surveyor's seal shall appear with this certificate.

Complied: Yes No Response:

Response: Surveyors Certificate has been updated.

3. Comment: Please change all lots on the plan to be Tracts. All tracts which are designated for future construction shall have notes on the plat which state they are unbuildable. Tracts for open space purposes will have a separate plat note about being for open space purposes.

Complied: Yes No Response

Response: Lots have been changed to tracts and notes added.

4. Comment: Please ensure that all open space tracts meet the requirements outlined within the Amended and Restated Stroh Ranch/Hess Ranch Annexation Agreement (Southern Property). Based on the Annexation Agreement, open space shall be conveyed on the southern parcel in 31 separate tracts based on the exhibits.

Complied: Yes No Response:

Response: Open space tracts now meet the annexation agreement except open space 24 which has been divided into 2 tracts – one in filing 1 and one in filing 9.

5. Comment: Please add a note to the plat which states that all tracts for future development are being platted as an unbuildable tracts. The note shall read as follows:

Tracts ABC are hereby established as unbuildable tracts and shall require a replat for future development. No portion of this tract shall be developed, which includes earthwork, surface improvements or the erection of any structure, temporary or otherwise, except as provided in the

construction drawings and the associated subdivision agreement approved by the Town of Parker as park of Trails at Crowfoot Filing No. 9.

Complied: Yes No Response:

Response: Notes have been added.

6. Comment: Please add a note to the plat which states that all tract for open space are being platted as an unbuildable tracts. The note shall read as follows:

Tracts ABC are hereby established as open space tracts. No portion of these tracts shall be developed, which includes surface improvements or the erection of any structure, temporary or otherwise, with the exception of underground utility easements which include the installation of underground utilities to connect Planning Areas with utilities which include, but are not limited to, water and sewer mains, stormwater mains, electrical, telephone and cable television and as identified within the associated subdivision agreement approved by the Town of Parker as park of Trails at Crowfoot Filing No. 9.

Complied: Yes No Response:

Response: Notes have been added.

Landscaping Plan:

7. Comment: Please refer to the attached “redline” comments within the Landscape Plan for staff’s requested changes.

Complied: Yes No Response:

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

Sheet L0.1 – Traditional turf grass will be required within the streetscape areas. Please add a traditional turf grass to the plans.

Response: We have replaced the Buffalo grass with Enviro-Turf, which is an acceptable traditional turf that PWSD will allow us to use for this project.

Sheet L1.2 – Please add street names. Please add notes regarding what is being completed as part of Filing 9 and what is located in a different filing.

Response: Street name has been added and notes have also been added to differentiate between filings.

Sheet L1.3 - Please identify the location of the Parker Lights and provide a detail of these lights within this plan set.

Response: Light pole locations have been added to plans and identified. Note has been added to refer to engineering plans for details and specifications.

Sheet L1.5

Response: Monument is not shown within proposed utility easement.

Sheet L1.6 - Move monuments from easements. *(From Trails at Crowfoot F9 Landscape comments. – Not part of this comment set)

Response: All monuments have been moved out of the proposed utility easements.

Sheet L1.10- Is a tree planned for this area or will it be provided in a future plat?

Response: Trees will not be shown in these locations. Landscape material and trees in tree lawns adjacent to lots are responsibility of home builder and are not included on this plan. Note has been added to plans to demonstrate this condition.

Sheet L1.13 – Will trees be provided in these areas or are they part of a different filing?

Response: *Trees will not be shown in these locations. Landscape material and trees in tree lawns adjacent to lots are responsibility of home builder and are not included on this plan. Note has been added to plans to demonstrate this condition.*

Sheet L1.14 – Is this tree being installed with a separate filing?

Response: *Trees will not be shown in these locations. Landscape material and trees in tree lawns adjacent to lots are responsibility of home builder and are not included on this plan. Note has been added to plans to demonstrate this condition.*

Sheet L1.15 - Please identify the location of the Parker Lights and provide a detail of these lights within this plan set.

Response: *Light pole locations have been added to plans and identified. Note has been added to refer to engineering plans for details and specifications.*

Sheet L1.16 - Please identify the location of the Parker Lights and provide a detail of these lights within this plan set.

Response: *Light pole locations have been added to plans and identified. Note has been added to refer to engineering plans for details and specifications.*

All streetscape areas are required to be turf grass.

Response: *We have replaced the Buffalo grass with Enviro-Turf, which is an acceptable traditional turf that PWSD will allow us to use for this project.*

Landscaping will need to be provided within the entire open space tract. Any disturbed area will require to be seeded. Open space areas can be native, but will need to be depicted on plans.

Response: *For open space tract landscaping, all open space tracts have been landscaped in accordance with Town's open space landscape requirements with the exception of tracts with passive open space. These tracts with passive open space that are disturbed by construction are to be re-seeded with native seed and returned to their "original natural state where possible and appropriate" per Goal 10 of the town's Open Space, Trails and Greenway's Master Plan. Note has been added that areas disturbed by grading are to be re-seed per civil drawings. A hatch has also been added to depict witch areas will be temporarily irrigated with native seed. Please add width and material of path. Also, will this trail be constructed as part of Filing 9 or a separate filing?*

Response: *Trail dimensions and material have been added to the plans. A portion of this trail will be constructed as part of filing 9. The portion of the trail that will be constructed as part of filing 1 has been identified on the plans. See engineering plans for detail.*

Sheet L2.0 – Please only include the fence detail if this fence will be constructed as part of Filing No. 9.

Response: *Both open rail cross buck fence detail and privacy fence detail will remain on plans as they will be constructed as part of Filing 9.*

Sheet L3.0 – FYI, all signage will require a separate permit prior to construction.

Response: *PCS acknowledges that a separate sign permit will be required and will be submitted following filing 9 landscape plans.*

8. Comment: Please add notes showing where the limits of Filing No. 9 are. This could include notes stating “No a Part of this plan” or “To be completed as part of Filing No. ??.”

Complied: Yes No Response:

Response: *Notes have been added on individual sheets differentiating between Filing No. 9 limits and other work to be completed as part of future filings.*

9. Comment; Per the Town of Parker Construction Specification and Design Considerations of Parks, Trails and Streetscapes, all streetscape areas shall consist of traditional turfgrass. Please ensure your plans identify these streetscape areas with traditional turfgrass.

Complied: Yes No Response:

Response: *We have replaced the Buffalo grass with Enviro-Turf, which is an acceptable traditional turf that PWSD will allow us to use for this project.*

10. Comment: Per the Town of Parker Construction Specification and Design Considerations of Parks, Trails and Streetscapes 1 “Parker Light” is required for every 100 – 150 linear feet within the median planter beds. Lights shall be provided to meet this requirement within all median planter beds. Please identify where these lights will be located. In addition, please provide a detail for this light within the plans.

Complied: Yes No Response:

Response: *Light pole locations have been added to plans and identified. Note has been added to refer to engineering plans for details and specifications.*

11. Comment: All open space tracts which are dedicated as part of Filing No. 9 shall be landscaped. Please provide landscaping for all open space tracts dedicated as part of Filing No. 9. In addition, the Town requires that any disturbed area be at a minimum seeded. These open space areas can consist of native seeding, but this will need to be outlined on the landscape plans.

Complied: Yes No Response:

Response: *For open space tract landscaping, all open space tracts have been landscaped in accordance with Town’s open space landscape requirements with the exception of tracts with passive open space. These tracts with passive open space that are disturbed by construction are to be re-seeded with native seed and returned to their “original natural state where possible and appropriate” per Goal 10 of the town’s Open Space, Trails and Greenway’s Master Plan. Note has been added that areas disturbed by grading are to be re-seed per civil drawings. A hatch has also been added to depict witch areas will be temporarily irrigated with native seed.*

General:

12. Comment: A draft subdivision agreement is being written. As soon as the agreement is completed a copy will be forwarded to the applicant.

Complied: Yes No Response:

Response: *Acknowledged.*

13. Comment: Please submit a separate cost estimate for the streetscape and the tract landscaping that will be completed as part of Filing No. 9. These cost estimates are included within the Subdivision Agreement.

Complied: Yes No Response:

Response: *A separate cost estimate for streetscape and tract landscaping has been completed as part of Filing No. 9 as part of the Subdivision Agreement.*

14. Comment: Please submit a cost estimate for the Regional Park that is separate from the other landscape cost estimates. This estimate will be included in the Filing No. 9 Subdivision Agreement.

Complied: Yes No Response:

Response: *A separate cost estimate for the Regional Park has been completed as part of Filing No. 9 as part of the Subdivision Agreement.*

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

Sincerely,

CVL Consultants of Colorado, Inc.



Brian Wilson PE