



February 26, 2018

Stacey Neger Associate Planners
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: **Trails at Crowfoot Filing No. 9 – Final Plat**

[Application Sub17-040]

Dear Ms. Neger:

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

TOWN OF PARKER PLANNING DEPARTMENT, Stacey Neger, Associate Planner,

sneger@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: All redlines have been addressed.

2. 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 there are a couple of areas within Filing No. 9 which do not meet the minimum acreage. Please explain.

Complied: Yes No

Response: Per conversations with Planning, Tract Acreages will be revised with the subdivision agreements to match the plat acreages.

3. Comment: Tract P which will be for the future clubhouse and pool is currently proposed as an unbuildable tract. You have a couple of options with this parcel. You can plat this as a tract to be replatted in the future and can replat it with the Filing adjacent to this lot or replat it at the time of Site Plan. The other option would be to plat this lot as a buildable lot with this filing. A note would then be added to this plat stating that this lot cannot be built on until site plan approval.

Complied: Yes No

Response: Tract P will be platted as a buildable lot with a note that it can’t be built until site plan is approved.

4. Comment: If you choose to plat Tract P as a buildable lot with this Filing, please remove Tract P from the note stating all tracts are unbuildable and add the following note:

Lot 1 is hereby established as park lot. No portion of this lot shall be developed, which includes surface improvements or the erection of any structure, temporary or otherwise, until the lot has been granted an approved site plan and building permit

Complied: Yes No

Response: *Tract P is being platted as a buildable lot. It was removed from unbuildable note and a note was added for Lot 1 to be established as a park lot.*

Landscaping Plan

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

Complied: Yes No

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

Sheet L0.0

This signature section can be removed, since the landscape plans are not approved by Engineering or Fire Life Safety.

Response: *Signature blocks have been removed from plans.*

Sheet L0.1

Please describe what this seed will consist of.

Response: *The seed mix that will be temporarily irrigated has been added to sheet L0.1 and is an approved seed mix from the Town of Parker.*

Sheet L1.1

Please add a note stating that all open space tracts are intended to be re-vegetated to their natural state.

Response: *This note has been added.*

These sidewalks should connect

Response: *A connection has been made from the regional trail to a sidewalk that will continue along Bayou Gulch to Scarlett Sage Ave. See filing 1.*

Sheet L1.2

Please label sidewalk/trail with width and surface type.

Response: *Sidewalk/ trail material and width labels have been added to plans.*

This area is the entrance to the subdivision and will be highly visible. Please plan on seeding with one of the approved Parker seed mixes.

Response: *This area will be seeded with one of the approved Parker seed mixes.*

Streetscape along Bayou Gulch Road should be installed at the ultimate location outside of the future expansion area. This landscaping shall be installed as part of Filing No. 9

Response: *Trees will be installed outside of the ROW along Bayou Gulch in filing 1 so when the future road gets widened the trees will not be damaged. A note has been added that the*

ultimate streetscape landscaping to be developed with construction of ultimate bayou gulch road build-out (n.i.c.). See also, filing 1 Landscape plans.

Sheet L1.3

Same comment as on previous page

Response: Trees will be installed outside of the ROW along Bayou Gulch in filing 1 so when the future road gets widened the trees will not be damaged. A note has been added that the ultimate streetscape landscaping to be developed with construction of ultimate bayou gulch road build-out (n.i.c.). See also, filing 1 Landscape plans.

Sheet L1.4

Please add this same note to page 4 where I requested this information.

Response: Notes have been added as to where the limits of work are for filing 9 and when work in other filings will be completed.

Sheet L1.5

Please add a note as to when this landscaping will be completed. Similar to this note

Response: Notes have been added as to where the limits of work are for filing 9 and when work in other filings will be completed.

As this area will be along a major collector and busy road, these areas should be seeded with an approved Parker seed mixture.

Response: This area will be seeded with an approved Town of Parker Seed Mixture. See page L0.1.

Sheet L1.7

Please add to this note, that all landscaping on this sheet will be completed as part of a future filing.

Response: Notes have been added as to where the limits of work are for filing 9 and when work in other filings will be completed. Landscape that will be completed in the ultimate condition has been removed from the Filing 9 plans.

Sheet L1.9

Please explain? Since this park satisfies the majority of the park requirements for the subdivision, this park will need to be completed as soon as possible for the platting of other Filings to occur.

Response: The Park will be a separate landscape package even though it is part of Filing 9. We are working with the parks department to get comments back and will re-submit the park as soon as possible.

Sheet L1.10

Are these areas proposed to be revegetated back to the natural state until construction on the adjacent filing takes place? If not, please be sure to use an approved seed mix.

Response: Yes, these areas will be temporarily irrigated with an approved Town of Parker Seed mix until the construction of the adjacent filings take place.

This note should be changed to state, will be part of Filing #. All streetscape needs to be identified on the landscape plan for each filing prior to approval.

Response: This note has been added that this will be part of filing 10 and the limit of landscape line has been moved in front of the ROW.

Sheet L1.12

Why rock mulch in this area?

Response: *It is difficult to get irrigation to this 1 small area from the main line which will be very costly for minimal landscape. This area will be added to filing 10 and will have the mailbox kiosks added to it.*

Sheet L1.13

As stated earlier all streetscapes will need to be identified on the landscape plans. It may be easier to change this note that the streetscape will be completed as part of a future filing.

Response: *This note has been added that this will be part of filing 10 and 11. The limit of landscape line has been moved in front of the ROW.*

Sheet L1.14

Same note as previous pages

Response: *This note has been added that this will be part of filing 11. The limit of landscape line has been moved in front of the ROW.*

Please identify the streetscape ground cover

Response: *The streetscape along Scarlet Sage Ave. is and attached walk to allow for parallel parking. The street trees will be located on the back side of the walk, where everything outside of the ROW will be part of the park landscape plans.*

Sheet L1.15

Is there missing text here? The boxes in the background make it seem like something is missing.

Response: *Noted. This has been fixed.*

Please identify the location of all light poles.

Response: *All lights poles have been labeled.*

Sheet L1.16

Why rock mulch in this area?

Response: *It is difficult to get irrigation to this 1 small area from the main line which will be very costly for minimal landscape. This area will be added to filing 12 and will have the mailbox kiosks added to it.*

Please identify the location of all light poles.

Response: *All lights poles have been labeled.*

Sheet L1.17

Please add to this note as to when landscaping will occur.

Response: *Landscape in this area will be installed as part of filing 1. This area has been removed from the plans.*

6. Comment: There are several areas throughout the landscape plans where the text is missing and replaced with boxes. Please correct.

Complied: Yes No

Response: *This has been fixed.*

General

7. Comment: Attached to this memo is the standard Subdivision Agreement Form with the Financial Guarantee. Please review this agreement and let us know if you have any questions.

Complied: Yes No

Response: Acknowledged.

8. Comment: Attached to this memo are the additional conditions that will be added to the Subdivision Agreement that will be required to be satisfied. Please review these conditions and let us know if you have any questions.

Complied: Yes No

Response: Acknowledged.

9. Comment: Please see the redline comments regarding the cost estimate.

Response: Revisions to the cost estimate were made per staff's request. Please see responses below.

Cost Estimate:

For Filing No. 9, the Town requires 3 separate cost estimates. 1 for the landscaping in tracts (excluding the regional park), the 2nd for the landscaping proposed within the tree lawn (streetscape) and the 3rd for the Regional Park.

Response: The cost estimate for filing 9 has been broken out into 2 separate estimates.

All median cost estimates will need to include the lighting proposed.

Response: All proposed light costs are part of the engineering cost estimates.

The Total will need to be 110% of the total listed here as required by the SIA.

Response: The contingency has been changed from 15% to 10%.

10. 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.

Response: A separate cost estimate will be submitted with the park plans.

OUTSIDE REFERRAL AGENCY COMMENTS

11. Comment: Please address all outside referral agency comments with a written response. Copies of these comments can be found within the case file in TRAKiT.

Complied: Yes No

Response: Acknowledged.

PARKER COLORADO ENGINEERING DEPARTMENT – Engineering 2nd Review

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

Cc: Tom Williams, P.E. Director of Public Works and Engineering

TRAFFIC AND ROADWAY REVIEW COMMENTS

General Comments:

1. Comment: It will be the responsibility of the HOA to maintain the treelawn and median adjacent to the park that is being conveyed to the Town. Please coordinate with the Town regarding how this policy will be implemented.

Response: Acknowledged, the metro district will maintain the treelawn and median adjacent to the park.

Final Plat

2. Comment: Per previous review, please dedicate sidewalk easements over any sidewalk not within the right-of-way.

Response: Per conversations with the town, Tract language has been added to allow sidewalks in tracts where this condition exists.

Public Improvements Cost Estimate

3. Comment: Update the cost estimate with any changes to the plans.

Response: Cost estimate has been updated and included with this submittal.

4. Comment: Please clarify what the “Special Sign” line item corresponds to.

Response: Special signs are various signs other than stop and street signs. This has been clarified in the estimate.

Landscape Plans

5. Comment: Remove the Town’s engineering signature block from the cover sheet.

Response: Town’s engineering signature block has been removed.

Traffic Study

Comment: See Traffic Study comments on eTrakit.

Response: Per conversation with engineering, there are no traffic comments.

Construction Plans

6. Comment: Add trench drains to the residential collector sections shown on the roadway plan and profiles.

Response: Trench drains have been added to the cross sections.

7. Comment: Add crosswalks to the intersection of Sky Pilot Ave and Scarlet Sage Ave.

Response: Crosswalks have been added.

8. Comment: The redirect taper shown on westbound Scarlet Sage Ave needs to meet CDOT redirect taper criteria for a posted 30 MPH (165 feet for 11 foot lanes).

Response: Taper has been revised to and labeled as 165 feet.

9. Comment: The easternmost portion of N Pinery Pkwy is being shown as existing, please revise.

Response: This has been revised. Roadblocks have been called out at the east side of the intersection of N Pinery Parkway and Scarlet Sage Ave.

10. Comment: The storm sewer being constructed with Filing 1 at the southwest corner of Bayou Gulch and N Pinery on sheet 21 is being shown as proposed, rather than existing. The storm sewer being shown on sheet 29 is also called out as existing. The same issue is on sheet 8. Please revisit the plans and confirm the storm sewer callouts are correct to avoid any confusion regarding phasing.

Response: Storm sewer shading has been revised.

11. Comment: Show the limits of, and clarify the material being used in the initial surcharge areas. Only Pond A should have a hard bottom.

Response: Additional notes have been provided to clarify the material used in the initial surcharge areas.

12. Comment: Please revise the forebays in Pond C so that the wingwalls tie directly into the forebay walls and there is no wall between the baffles and the rest of the forebay.

Response: Forebays have been revised.

13. Comment: On the Outlet Structure and Initial Surcharge Plan, show the minimum 3.5" by 18" minimum opening in the standard bar grating as shown in Figure 7.5.

Response: Callout for opening has been added to plan.

14. Comment: Label orifice hole elevations on X-Section B-B.

Response: Elevations have been labeled on X-Section B-B.

15. Comment: Show the pond slopes adjacent to the trickle channel as 4% minimum per Figure 7.3 in the SDECM.

Response: Slopes have been updated.

16. Comment: Access needs to be provided to the outlet structure and both forebays in Pond C.

Response: 10' wide access is provided on the top of the embankment. Determined adequate by City in meeting.

17. Comment: Micropool appears to extend beyond the outlet structure into the trickle channel, the micropool WSE should be kept completely within the outlet structure.

Response: Outlet structure has been updated to contain micropool volume within the outlet structure.

18. Comment: Please note that handrails are not required on outlet structures unless deemed necessary by the engineer. Are handrails needed on all the outlet structures?

Response: Handrails have been removed.

19. Comment: If possible, lower the outlet pipe from the outlet structure to the bottom of the back chamber to avoid having to fill the chamber with concrete. Also, the extremely steep slope of the Type H riprap at the outfall creates constructability issues.

Response: Outlet pipe has been lowered to the bottom of the structure. Riprap is to be installed at a 3:1 slope.

20. Comment: Dimensions on Section B-B are not the same as the plan view of the outlet structure.

Response: Dimensions have been updated.

21. Comment: Add details for all grating on the outlet structure. The close mesh grate doesn't appear to be the correct size for the structure. The close mesh grate also does not meet our coarse bar grate standards.

Response: Bar Grate details have been updated.

22. Comment: Ensure all grates are set into the walls flush with the top of the wall of the outlet structure instead of bolted to the top of the walls.

Response: Detail have been updated to show grate flush with the top of the outlet structure.

23. Comment: The emergency spillway protection needs to extend down to the bottom of the embankment, please show this on the plan view.

Response: Riprap has been extended.

24. Comment: Show the cutoff wall location on the plan view of the pond.

Response: Cutoff wall has been added to plan view.

25. Comment: Maximum storm sewer distance between manholes is 400' for 18"-36" pipe. Beebalm Ave. shows a run of 500' of 24" RCP.

Response: An additional SDMH has been added to bisect the 500' SD mainline run.

Stormwater Review Comments

Final Drainage Report

26. Comment: Show silt fence or sediment control log down-gradient of all disturbance.

Response: Silt fence has been shown down-gradient of all disturbance.

27. Comment: Show debris and trash control on all roadways, existing and proposed.

Response: Debris and trash control has been shown on all roadways.

28. Comment: Add a note stating that sediment control BMPs may be necessary along lot lines during home construction.

Response: Note has been added for sediment control BMP's along lot lines during home construction.

29. Comment: Please show the TSBs on the initial plan, as we will require they be installed immediately after construction begins.

Response: TSBs have been added to the initial plan.

30. Comment: Final plan needs to show exactly which streets and sidewalks will be completely installed and which will be only rough graded.

Response: Sidewalks being built with this filing have been shown and being built with other filings have been frozen.

31. Comment: Add a note stating that lot protection is required on all residential lots prior to issuing a certificate of occupancy.

Response: Note has been added.

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

Response: Erosion control blankets have been added.

33. Comment: Show outlet structure protection in the detention ponds.

Response: Outlet structure protection has been added.

34. Comment: Show rough cut street control on all streets that will not be paved.

Response: Rough cut street control has been added to all streets that will not be paved.

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

Response: Erosions control blanket has been added to all slopes steeper than 4:1 on all areas other than temporary lot grading.

PARKER WATER AND SANITATION DISTRICT, Drayton Sanderson, Engineering Technician

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

Response: Acknowledged. An executed SIA will be submitted.

- Comment: A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.

Response: A wet stamped Engineers Estimate with 20% contingency has been submitted with this submittal.

- 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.
 - Due to the vertical rise, on sheet 11 please callout an Air Vac at approximately STA 19+50 on the WL.

Response: An Air Vac has been added to the plans.

- Comment: On sheet 12 please call out the 8” sanitary sewer crossing at approximately STA 38+00.

Response: Callout has been added.

- Comment: On sheet 17 in the profile some crossing have not been called out. Please call out all crossings.

Response: Crossings have been added.

- Comment: The irrigation plans only show two PWSD irrigation worksheets for two taps, yet the plans call out five 2” irrigation taps. Please be sure each IRR tap is included on the worksheets.

Response: Only POC #6 and #7 are included with the Filing 9 irrigation plan. Irrigation tap worksheets for the irrigation taps located in the park are included with the Park irrigation plans.

- Comment: All comments must be addressed with a response letter during the next submittal.

Response: Acknowledged.

- Comment: Irrigation tap fees, Irrigation Inspection/review fees, SIA, letter of credit and mylars signed by a Town of Parker Life Safety Inspector must be submitted before PWSD project approval. Also filing 1 must be approved.

Response: Acknowledged, these items will be submitted.

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Addressing Comments

Comment: I failed to state previously that all irrigation addresses will be ½ addresses when finalized (i.e., 18100-1/2 N. Pinery Pkwy).

Response: ½ addresses have been added to all irrigation meters.

Engineering Comments

Comment: Please verify that Scarlet Sage lines up with Estancia Blvd. in the Cielo Subdivision.

Response: Per conversations with Douglas County, the revised plans show that the streets line up.

Planner Comments

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.

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
Senior Project Manager