



April 16, 2018

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

RE: **Trails at Crowfoot Filing No. 9 – Final Plat [Application SUB17-040]**

Dear Ms. Nerger:

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

**TRAILS AT CROWFOOT FILING 9, Stacey Nerger, Associate Planner, [sneger@parkeronline.org](mailto: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 add signature blocks which are currently on page 2 of the plat to the first page since there is room.

Complied:  Yes  No

***Response: Signature blocks have been moved to the cover sheet.***

3. Comment: Please delete Note 9 as this note is a duplicate of Note 8.

Complied:  Yes  No

***Response: Duplicate note has been deleted.***

4. Comment: Please change the last part of Note 10 from “as park of Trails at Crowfoot...” to “as part of Trails at Crowfoot...”

Complied:  Yes  No

***Response: Park has been changed to part.***

5. Comment: Please add the following to the end of Note 11: or as identified within the associated subdivision agreement approved by the Town of Parker as part of Trails at Crowfoot Filing No. 9.

Complied:  Yes  No

***Response: This has been added to the note.***

6. Comment: : Please ensure that the title used within the Land Use Summary Chart “Future Residential Development” matches the wording used in the Tract Summary Table “Future Mixed Use Land”. Choose

which title best describes the land and make them consistent within both tables.

Complied:  Yes  No

**Response:** *The chart has been modified to read Future residential development.*

7. Comment: During our conversations regarding the viability of Tract E for commercial uses, we discussed continuing Alpine Pholx Street to the southern boundary to obtain access to the full movement intersection within the county in the development to the south. Is this something that should still be explored? If so, ROW should be reserved on this plat.

Complied:  Yes  No

**Response:** *Per conversations with the Town, a separate cost estimate will be submitted for the roadway connection to the south. If the parcel changes from a fire station to commercial, the developer will do a plat amendment and a separate plan set for the roadway connection.*

### **Landscaping Plan:**

8. 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 L0.1-** Please ensure that these quantities match the cost estimates

**Response:** *The numbers have been checked and the cost estimates match the landscape plans.*

### **Sheet L1.1**

Due to the size of the landscaping for the park, please ensure that this plan references the separate park landscape and construction plans.

**Response:** *A note stating that “Landscape within the park to be included as part of the filing 9 park landscape plans”, has been added.*

### **Sheet L1.11**

Please ensure that the streetscape requirements are satisfied in this location.

**Response:** *Streetscape requirements are satisfied in this location in Filing 12. At note stating that this landscape will be included with Filing 12 has been added to these plans.*

### **Sheet L1.12**

The Parker decorative light is required to be part of medians. Please add this light to this median.

**Response:** *All required lights are provided on the plans and reference the engineering plans.*

### **Sheet L1.13**

Per the Town of Parker Median standards the Parker Lightpole is required to be placed every 100 -150 feet. Please ensure that this requirement is satisfied.

**Response:** *All required lights are provided on the plans and reference the engineering plans.*

### **Sheet L1.14**

Streetscape requirements will need to be satisfied within these areas.

**Response:** *Streetscape requirements are satisfied in this location in Filing 12. At note stating that this landscape will be included with Filing 12 has been added to these plans.*

**Sheet L1.15**

The streetscape standards will apply to this side of the street as well. Please ensure that there is 1 tree per 40 linear feet.

*Response: Streetscape requirements are satisfied in this location in Filing 11. A note stating that this landscape will be included with Filing 11 has been added to these plans. The limit of Filing 9 landscape line has been moved to reflect this as well.*

9. Please ensure that all areas which are adjacent to ROW meet the streetscape requirements (See the redlines for more details).

Complied:  Yes  No

*Response: All areas adjacent to ROW have been revised to meet streetscape requirements.*

**Cost Estimate:**

Please ensure that these numbers match the cost estimate and are updated to reflect the comments.

*Response: This has been checked to ensure the numbers on the cost estimate and landscape plans match.*

Please include a cost estimate for all light poles within the medians and a cost estimate for any required water taps for the medians.

*Response: The lights for the medians and taps for irrigation are included in the engineers cost estimate and this note is provided.*

**General**

10. Comment: A draft Subdivision Agreement has been forwarded to the applicant for review. Please review this agreement and let us know if you have any questions.

Complied:  Yes  No

*Response: Acknowledged*

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

Complied:  Yes  No

*Response: Redlines have been addressed, see above.*

12. 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: Comments have been addressed, see response above.*

**OUTSIDE REFERRAL AGENCY COMMENTS**

13. 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.

*Response: Acknowledged, see responses below.*

**TOWN OF PARKER ENGINEERING DEPARTMENT**

**Filing 9 Comments**

**Tyler Sandt – CONSTRUCTION PLANS - Civil**

1. Comment: Per discussions with the applicant, all trees and landscape above two feet shown within the sight triangles must be relocated or removed. Please also remove the note stating that tree canopies within sight triangles will be no lower than 8'.

***Response: All trees and landscape above 2' in height shown in the sight triangles have been removed or relocated. The note stating that tree canopies within sight triangles will be no lower than 8' has also been removed.***

2. Comment: Due to long term maintenance issues, all 15-foot Type R inlet pairs must be separated by at least 15 feet of RCP.

***Response: All pairs of 15' inlets have been separated by 15'. Pair of inlets north of the intersection of Crownvetch Cir and Beebalm Ave (in filing 10) have been modified from 2-15' inlets to 1-15' on the west and an additional inlet has been added on the east side of the intersection and separated by 15'. This was modified because shifting the inlet 15' moved it into a driveway. Shifting it to the lot line moved it out of the sump.***

3. Comment: Some of the storm sewer profiles are still missing HGL's.

***Response: HGLs have been added to all storm drain profiles.***

4. Comment: Show a minimum 4% pond slope on the Pond C trickle channel detail.

***Response: Details have been modified.***

5. Comment: Please revisit the values shown in the Pond C Elevations Table.

***Response: Pond C Elevation Table has been updated.***

6. Comment: Show the 3:1 slope of the Type H riprap on the Pond C outfall profile.

***Response: 3:1 slope label has been added to the plan.***

7. Comment: Show required forebay ramps per Figure 7.1 in the SDECM.

***Response: Forebay ramps have been added to the plans***

8. Comment: The cost estimate is approved provided there are no major changes to the plans.

***Response: Equalizer pipes between 15' inlets that were shifted 15' have been added to the estimate.***

#### **Tyler Sandt - PLAT - CIVIL**

Comment: Add a note to the plat specifying that it is the responsibility of the homeowner's association to maintain the tree lawn and median adjacent to the Town-owned park in Track D.

***Response: Note has been added to the plans.***

#### **Kurt Patrick - CONSTRUCTION PLANS - ENVIRONMENTAL**

1) Comment: Show SCL behind curb in all locations where curb and gutter will be installed.

***Response: SCL has been added behind all locations where curb and gutter will be installed.***

2) Comment: Show silt fence across all proposed access locations where rough cut street control will drain into an existing roadway.

***Response: Silt fence has been added where RCS will drain into finished paved roadways.***

#### **DOUGLAS COUNTY ASSESSOR'S OFFICE, Brooke Decker**

1) Comment: Deeds will be required for tracts B, D, & F to transfer.

***Response: Acknowledged, A note has been added to the plat.***

2) Comment: Plat note 10 includes school site & fire station in list of tracts for open space only. Please review.

***Response: Tracts for the School site and the fire station have been removed from the plat note for open space only tracts.***

3) Comment: On several sheets, "Parkway" is abbreviated as "PRWY" instead of "PKWY". Please revise.

**Response: PRWY has been updated to PKWY on all sheets.**

**PARKER WATER AND SANITATION DISTRICT, Drayton Sanderson-Engineering Technician**

- Comment: Please remove sanitary sewer detail S3.4. PWSD does not allow precast manhole bases.

**Response: Detail has been removed.**

- Comment: On sheet 8 the 30LF of sanitary sewer main has a 0% fall from SSMH-148. All sewer mains and stubouts are required to have at least a minimum .04% slope.

**Response: Sanitary Sewer stub slop has been revised.**

- Comment: Please also label fire hydrants in all the profile sheets as FH rather than HA. The plan view is correct but the profile uses HA still.

**Response: Hydrant labels have been modified to FH.**

- Comment: The irrigation plans only show two PWSD irrigation worksheets for two taps, yet the materials list calls out five 2" irrigation taps. The overall utility plans calls out nine 2" taps. Please be sure each IRR tap proposed to be installed in filing #9 is called out correctly on the plans. PWSD requires tap fees to be paid before plan approval. Developer may want to submit Hess Park as a separate services only plan review/project to avoid the upfront cost of all the parks tap fees for filing 9. Please revise plans by shading and calling out all irrigation taps not planned to be installed in filing 9. Please clearly callout all irrigation taps to be installed in filing 9.
  - Please note PWSD requires irrigation tap fees to be paid before PWSD will allow our lines to be tapped for irrigation services.

**Response: Irrigation plans worksheets, cost estimates, and PWSD construction plans now show 2-2" taps. Park taps will be shown on a separate plan set.**

- Comment: PWSD's construction inspector and lab technician may request developer install PWSD water quality sampling station at their discretion.

**Response: Acknowledged.**

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

**Response: Acknowledged.**

**Documents and fees due prior to release of signed Water and Sanitary Sewer plans Easements Agreements-30' Exclusive or 50' Non-Exclusive**

Comment: Need Original signed easement agreement with original stamped legal description and drawing attached for each easement.

**Response: Acknowledged.**

**Engineers Estimate- (prepared on letterhead) –(N.A. for services only projects)**

Comment: The Engineers estimate will include total footage Water and/or Sewer Main, all valves, fire hydrant assemblies, bends or tees, air vacs, manholes and vaults.

A 20% contingency must be added to the total.

**Response: Acknowledged.**

**Letter of Credit–(N.A. for services only projects)**

Comment: A letter of credit will be required for the approved amount of the Engineers Estimate.

***Response: Acknowledged. Letter of Credit will be provided.***

**Engineering/Inspection Fees**

Comment: Engineering/Inspection fees are 2.00\$ per linear ft. of water and/or sanitary sewer main with a minimum fee of \$2500.00.

***Response: Acknowledged.***

**Irrigation Review/Inspection Fees**

Comment: Irrigation review/inspection fees are \$500.00 plus \$5.00 per 1,000 square feet of landscaped area.

***Response: Acknowledged.***

**Taps Fees**

Comment: Irrigation taps fees will be based upon the approved irrigation worksheet(s). One worksheet must be submitted per tap. A physical address must be provided for each irrigation tap.

Commercial- all domestic and irrigation taps fees are due prior to **issuance of a building permit.**

Residential-Irrigation tap fees are due prior to release of signed Water and Sewer plans.

Domestic taps are due prior to meter set.

***Response: Acknowledged.***

**SIA-Standard Improvement Agreement–(N.A. for services only projects)**

Comment: An original signed SIA must be submitted with all necessary exhibits.

Exhibit A: Legal description of Property

Exhibit B: Signed construction plans. A sheet reading “Please see attached signed construction plans.”

Exhibit C: Construction time schedule

Exhibit D: Approved Engineers Estimate.

***Response: Acknowledged.***

**Construction Plans**

Comment: PWSD will require 1 set of mylar construction drawings for signature. Plans must be signed by South Metro Fire prior to being delivered to PWSD for signature. Once Signed mylars have been released PWSD requires 1 bond copy and 1 PDF copy to be returned to the District prior to the pre-construction meeting.

***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