



December 15, 2017

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

RE: **Trails at Crowfoot Filing 2**  
**Case #SUB17-041**

Dear Ms. Nerger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department, Parker Water and Sanitation, SCO Consulting, LLC 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 Nerger, Associate Planner,**  
[snerger@parkeronline.org](mailto:snerger@parkeronline.org)

**Final Plat**

1. Comment: Please move all information inside the neat line for proper recordation purposes. (All sheets) Please see redline.

Complied:  Yes  No Response

***Response: All information has been moved inside the border.***

2. Comment: Please see adjacent parcel information to vicinity map per 13.07.080 €(9).

Complied:  Yes  No Response

***Response: Added to sheet layout on sheet 3.***

3. Comment: Please change the word resubdivision to replat on all sheets.

Yes  No Response

***Response: Resubdivision has been changed to replat on all sheets.***

4. Comment: Please add acreage and number of lots to title block on all sheets.

Complied:  Yes  No Response

***Response: Acreage and number of lots added to all sheets.***

5. Comment: Please correct filing number in dedication statement to reflect Filing 2 rather than Filing 1.

Complied:  Yes  No Response

***Response: Dedication statement has been updated.***

**Sheet 2**

6. 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 show 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: Surveyors seal has been updated on the plat.**

7. Comment: The Utility Easement Acknowledgement is redundant to the dedication and is not necessary. Please see redline.

Complied:  Yes  No

**Response: Utility easement acknowledgement has been removed.**

8. Comment: Please correct note number 8 to reflect this filing only, or remove altogether. This information is already given in the title.

Complied:  Yes  No

**Response: Note number 8 updated to reflect filing 2.**

9. Comment: Please remove the language pertaining to private road maintenance and snow removal in the “Approval of Town Council” title block as shown on redline. There are no private roads that are a part of Filing 2.

Complied:  Yes  No

**Response: Removed from “Approval of Town Council” title block.**

10. Comment: Please correct signatories for “Approval of Town Council” signature block to Department heads as indicated on redline.

Complied:  Yes  No

**Response: Signatories have been updated.**

11. Comment: Please add table that includes minimum, average and maximum lot sizes for Filing 2.

Complied:  Yes  No

**Response: Table has been added for minimum, average, and maximum lot sizes for filing 2.**

### **Sheet 5 & 6**

12. Comment: Please add a note to the plat which states that all tracts for future development are being platted as unbuildable tracts. Please reference comment #5 for Filing 1 and apply to Filing 2 as appropriate.

Complied:  Yes  No

***Response: No future tracts are being platted in filing 2.***

### **Sheet 6**

13. Please correct street named "STREET D" on sheet 6 to read "SHASTA DAISEY ST" as is shown on Filing 1.

Complied:  Yes  No

***Response: Street name has been updated.***

### **Landscaping**

#### **General – All Sheets**

14. Comment: Please provide clarification with regards to grayed out and not grayed out elements. Please clarify what will be installed as a component of this filing and what will be installed as a component of another filing.

Complied:  Yes  No

***Response: Landscape material and trees in tree lawns adjacent to lots are grayed out because they are the responsibility of home builder. Street tree locations are not final and may change based upon driveway locations. This note has been added to all sheets.***

### **Sheet L0.0**

15. Comment: Please add a note stating that any change to the landscape plan will require approval and may require a site plan amendment.

Complied:  Yes  No

***Response: This note has been added to the sheet as note #5.***

Please add "Final Landscape Plans" to top of Sheet.

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

Please remove signature blocks. They are for CD drawings.

***Response: This has been removed from the sheet.***

### **Sheet L1.0**

16. Comment: Please add sight triangles to all sheets of the landscape plan to facilitate review of possible conflicts.

Complied:  Yes  No

***Response: Sight triangles have been added to landscape plans to facilitate review of possible conflicts.***

17. Comment: Please add crosswalks to the intersection of Scarlett Sage Ave. and Scarlett Sage St. to provide for safe pedestrian traffic. Please add to CDs also as these will be public improvements.

Complied:  Yes  No

***Response: Crosswalks have been added to the plans.***

### **Sheet L1.1**

Stop sign - Possible conflict with tree. Please provide sight triangle to facilitate review.

***Response: Sight triangles have been added to plans and labelled on plans.***

## Sheet L1.2

18. Please modify sheet to show missing landscape materials as depicted on the redline.

Complied:  Yes  No

**Response:** *The landscape in this location has been removed and is now part of Filing 1. Notes have been added to delineate limits of Filing 2.*

### General

19. Comment: Please see the attached draft address plat. If you are okay with the drafted address, please add these address to the Address Plat and resubmit for review and finalization.

Complied:  Yes  No

**Response:** *Drafted addresses have been added to the address plat.*

20. 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:** *Acknowledged.*

21. Comment: Please submit a separate cost estimate for the streetscape and the tract landscaping that will be completed as part of Filing No. 3. These cost estimates are included within the Subdivision Agreement.

Complied:  Yes  No

**Response:**

### **OUTSIDE REFERRAL AGENCY COMMENTS**

22. 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

---

### **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**

### **ENGINEERING TRAFFIC AND ROADWAY REVIEW COMMENTS**

#### **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.*

2. Comment: Per discussions with the applicant, no Filing 2 building permits will be issued until probationary acceptance is granted on filing 1.

**Response:** *Acknowledged.*

### **Final Plat**

3. Comment: Show sight triangles on the plat, even those that don't require an easement.

***Response: Sight triangles are now shown on the plat.***

4. Comment: Please show Tracts being owned and maintained by the HOA.

***Response: Tracts that are owned and maintained by the HOA are now shown.***

### **Public Improvements Cost Estimate**

5. 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 per the template has been included with this submittal.***

### **Landscape Plans**

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

***Response: Visual scale has been added and no trees are located within 7 feet of storm sewer infrastructure.***

7. Comment: Show sight triangles on the landscape plan and ensure no trees or landscape above 2 feet are proposed within the sight triangles.

***Response: Sight triangles have been added to plans and labelled. Trees within sight triangles have note stating that "Tree canopies within site triangles will be no lower than 8 feet" and "Shrubs and perennials within site triangles will be no higher than 2 feet"***

8. Comment: It appears several of the Filing 2 trees are shown as existing, please revise.

***Response: There are no existing trees shown on the filing 2 plans.***

### **Traffic Study**

9. Comment: Please see Traffic Study comments on eTrakit.

***Response: Acknowledged.***

### **Construction Plans**

10. Comment: Show the centerline radius on the Shasta Daisy St. plan.

***Response: Centerline radius is now shown.***

11. Comment: Include 2 and 100-year HGL's on all storm sewer profiles.

***Response: HGL's have been added to the storm sewer profiles.***

12. Comment: Coordinate with Town staff regarding storm sewer phasing with each filing.

***Response: Storm sewer phasing has been coordinated with the town.***

13. Comment: Include the Town's engineering signature block on the area utility plan in the PWSD set.

***Response: The Town's signature block has been added to the area utility plan.***

### **Stormwater Review Comments**

#### **Final Drainage Report**

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

***Response: Acknowledged.***

### **Sediment and Erosion Control**

15. Comment: Please provide a detailed CBMP plan for each individual filing.

***Response: Detailed CBMP plans has been included with this submittal for the construction of filing 2 utilities, roadways graded in filing 1, and finished lot grading.***

### **PARKER WATER AND SANITATION DISTRICT**

#### **Drayton Sanderson, Engineering Technician**

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

***Response: An executed SIA will be submitted with all required exhibits.***

- 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: 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 recorded plat will be provided.***

- Comment: Submit completed PWSO Plan Requirements Checklist with the next submittal to ensure all plan requirements have been met. Checklist is available online at [www.pwsd.org](http://www.pwsd.org).

***Response: A completed PWSO checklist has been included.***

- 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 fittings have been labeled with numbers on the area utility and the plan and profile sheets.***

- Comment: On the legend the symbol for gate valves does not match the one shown in the plans, please ensure all legend symbols match what is called out in the plans.

***Response: Legend has been modified to match symbols in the plans.***

- Comment: Please call out water and sanitary sewer service stationing or add a stationing table to the plans for the service lines.

***Response: Service tables have been added to the plans.***

- Comment: Please call out fire hydrant and Air Vac numbering in the profile

***Response: Fire hydrant and Air Vac numbering have been added to the profiles.***

- Comment: No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
  - On sheets 3 and 14 an additional gate valve will be required between FH TC-HA29 and FH TC-HA30.

**Response: An additional valve has been added to the plans between the hydrants.**

- Comment: On sheet 29 in Bayou Gulch Rd. the water line is called out like it is being installed in filing 2, if this line is in filing 1, please shade it accordingly.

**Response: Waterline in Bayou Gulch has been shaded as it will be installed with filing 1.**

- Comment: All water main stub-outs to future filings are required to have temporary blow-off valves.
  - Please call out a temporary blow off valve for the stub out in Rose Mallow St on sheet 12
  - Please call out a temporary blow off valve for the stub out in Trefoil St on sheet 13.
  - Please call out a temporary blow off valve for the stub out in Red Cosmos Pt on sheet 16

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

- Comment: On sheet 11 please call out a blow off valve at STA 24+03.83.

**Response: Blow off valve has been added to the plans.**

- 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 2008 specification manual or 3.2.6 2017 specification manual
  - On sheet 11 please callout an Air Vac at the high point approximately at STA 19+20 on the WL.

**Response: Air Vac has not been added as the tee at sta 19+29.56 connects to the main in Scarlet Sage St and is not a high point.**

- On sheet 13 please callout an Air Vac at the high point approximately at STA 24+00 on the WL.

**Response: Air Vac has not been added as the main connects to the Filing 1 main at the removed temporary cap TC-CBO22 and not a high point**

- On sheet 15 please callout an Air Vac at points requested approximately at STA 24+50 and 17+15 on the WL.

**Response: Air Vacs have not been added as the main connects to the Filing 1 main at the removed temporary caps TC-CBO2 and TC-CBO5 and are not high points.**

- On sheet 17 please callout an Air Vac at the high point approximately at STA 20+00 on the WL.

**Response: Air Vac has not been added as the main connects to the Filing 1 main at the removed temporary cap TC-CBO1 and is not a high point.**

- Comment: PSWD does not permit bends and sanitary sewer service lines under pavement in ROW.
  - On sheet 6 lots 23 and 19 have bends shown in the sanitary sewer service lines, please revise
  - On sheet 8 lot 17 has a bend shown in the sanitary sewer service lines, please revise.

**Response: Sanitary Services have been revised to remove bends.**

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

**Response: Irrigation tap sizing has been called out on the overall utility 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: All necessary PWSD detail sheets have been added to the plans and all details have been modified to the current version.**

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

**Response: Physical addresses have been added to all irrigation taps.**

- 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](http://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 that PWSD 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 PWSD specifications. All comments must be addressed with a response letter during the next submittal.

**Response: Acknowledged.**

#### **SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD**

Comment: The proposed 100 residential lots on 21.918-acres are anticipated to generate a total of 90 students including 48 elementary students, 14 middle school students and 28 high school students. These students will generate a total school land dedication requirement of 2.124 – acres, of which 0.864-acres is attributed to the elementary school requirement.

The Hess PD 1st Amendment and Anthology North PD together result in the total school land requirements for four 12 – acre elementary school sites and one 75-acre joint middle/high school site, of which DCSD requested two 12-acre elementary school sites be located in the Hess PD. However, the approved annexation agreement includes two 10-acre elementary school sites. This preliminary plan includes one of the two elementary school sites.

This final plat does not include a school site. The Trails at CrowFoot Preliminary Plan includes Tract XX that totals 10.753-acres. It is our understanding that the approved annexation agreement for this property includes two 10-acre school sites.

The Anthology PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of this preliminary plan and other future development in the area. In addition, an 18-acre school site within the Arlington PD is being utilized by the Stone Canyon PD, Pinery West, and Arlington PD to meet the collective school site land dedication requirement. A total of 1.48-acres of land associated with that site is available for use by Hess PD.

With a commitment to dedicate 10.753-acres for elementary school land, and DCSD's request for two 12-acre elementary school sites totaling 24-acres to be located in the Hess PD, DCSD request cash-in-lieu for the additional 4-acres requested beyond the 20-acres to be provided.

Pursuant to Section 13.07.140 (d), (6), © of the Parker Development Code, “a cash-in-lieu fee shall be equivalent to the full market value of the acreage required for school land dedication. Value shall be based on anticipated market value after completion of platting and construction of public improvements. The applicant shall submit a proposal for the cash-in-lieu-fee and supply the information necessary for the Town Council to evaluate the adequacy of the proposal. This information shall include at least one (1) appraisal of the property by qualified appraiser,” DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of the final plat.

Further, DCSD requests that the applicant prepare a phase 1 environmental audit and geo-tech report for the school site and provide copies to DCSD.

Additionally, with Hess PD 1st Amendment, DCSD asked for a voluntary mid-range contribution of \$1952 per residential unit towards the Capital Mitigation component. The Town of Parker determined that the annexation agreement could not add new exactions. New schools will be needed to serve this area.

We would like to have confirmation of concurrence with these commitments for the application to move forward. Once we receive that confirmation, DCSD supports this application for approval.

***Response: Acknowledged.***

## **DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT**

### **Addressing Comments**

Comment: Please see attached address plats with preliminary addresses.

***Response: Acknowledged, see attached updated address plat with addresses.***

### **Engineering Comments**

Comment: No comment.

***Response: Acknowledged.***

### **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: Response: The Hess Ranch PD is obligated to dedicate two ten acre elementary school sites. The Trails at Crowfoot portion thereof will be dedicating one of the two sites located within Filing No.1. The dedication of this 10.73 acre site satisfies all of the school land dedication requirements for all filings in the Trails at Crowfoot community.***

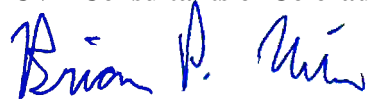
***DCSD requests copies of a Phase 1 audit and geotechnical studies for the Trails at Crowfoot project. These studies were previously delivered to DSCD but can be made available again if requested.***

***All obligations due DCSD from this project have been satisfied.***

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