



March 1, 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. 2 – Final Plat**
[Application Sub17-041]

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, Douglas County Assessor's Office and SCO Consulting for the referenced project. We have restated the comments below and addressed them per the italicized responses.

**TOWN OF PARKER PLANNING, Stacey Neger, Associate Planner, 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: All redlines have been addressed.

Landscaping Plan

2. 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 L1.0

All landscaping within this filing will need to be shown in detail for approval. All street trees will need to be identified as well as all ground cover within the streetscape area.

Response: All street trees and groundcover has been identified on the plans.

Sheet L1.1

All streetscape areas adjacent to HOA tracts will be the responsibility of the HOA to maintain.

Response: This label has been added.

Please include the width of the trail.

Response: The width of the trail has been labeled.

Why are these trees grayed back?

Response: *Grayed back trees were meant to show a difference between builder trees and HOA maintained trees and landscape. This has been adjusted so that all landscape within the filing is the same opacity. Landscape in adjacent filings are now screened back.*

Can this mailbox kiosk be relocated slightly to either side to allow for the trail to go straight to connect directly across the street to the other side?

Response: *All mail box kiosks in filing 2 have been moved to 2 locations in filing 3. One is in the pocket park and the second is in the open space break off Rose Mallow St. We feel having the mailboxes clustered together in areas instead of spread throughout the community will create a community meeting spot for residents as well as making the mail more accessible for the mailman to deliver.*

Please add a note as to who is completing the landscaping in this area. (Scarlet Sage Ave.)

Response: *A note has been added stating that landscape along in Scarlett Sage Ave. ROW will be installed with Filing 1.*

3. Comment: Please include detailed sheets for all landscaped areas within the Filing. This includes the streetscape areas. The trees and groundcover will need to be identified.

Complied: Yes No

Response: *All trees and groundcover has been included in the plans.*

4. Comment: All streetscape areas adjacent to HOA tracts (parks/open space) will be the responsibility of the HOA to maintain.

Complied: Yes No

Response: *Noted.*

General

5. Comment: Please see the Landscape Cost Estimate redlines for additional requirements to be added.

Complied: Yes No

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

Cost Estimate:

The Subdivision Agreement will break the landscaping down by landscaping (all landscaping located within tracts (private property)) and streetscape (landscaping located usually in the public right-of-way)

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

The ROW Landscaping will be on a separate cost estimate.

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

All street trees for this filing will need to be included.

Response: *All street trees for this filing have been included.*

Per the SIA, the total after contingency will need to be 110%.

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

The tract cost estimate will need to include any proposed fences and any playground, park seating, etc.

Response: *There are no proposed playground, or park seating areas in Filing 2. All fencing has been included in Filing 1 Plans along with the Filing 1 Cost Estimate.*

6. Comment: Attached to this memo is the standard Subdivision Agreement Form with the Letter of Credit. Please review this agreement and let us know if you have any questions.

Complied: Yes No

Response: *Acknowledged.*

7. 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.*

OUTSIDE REFERRAL AGENCY COMMENTS

8. 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, see responses below.*

TOWN OF PARKER ENGINEERING DEPARTMENT

Tyler Sandt

Construction Plans

1. Comment: Please show HGL's on all storm sewer profiles.

Response: *All 2-year HGLs have been added to the plans. 100-year HGLs have been added to the storm drain infrastructure that is sized for the 100-year storm only. A note has been added to the plans stating: "Storm drain infrastructure includes the 2-year and 100-year HFL for infrastructure designed of the 100-year Storm. Infrastructure designed only for the 2-year storm will only show a 2-year HGL."*

2. Comment: Please plan views for all storm sewer profiles.

Response: *Plan views have been added.*

3. Comment: Please verify what filing the crosswalks on Scarlet Sage will be installed with per discussion with the Town and update the cost estimates accordingly.

Response: *Crosswalks will be installed with Filing 1 per conversations with the town.*

Plat

1. Comment: The Tract Table still shows the tracts being owned and maintained by the metro district. Please show this being owned and maintained by the HOA.

Response: *Tract table has been modified to show tracts as being maintained by the HOA.*

2. Comment: Several of the sight triangles are missing, please revise.

Response: *All sight triangles have been added to the plat.*

Kurt Patrick

1) Comment: The final CBMP plan needs to show the final construction of the site, sidewalks, curb and gutter, inlets, etc.

Response: Final CBMP has been modified to show final construction of the site.

2) Comment: Add flow arrows within the filing.

Response: Flow arrows have been added.

3) Comment: Add silt fence down-gradient of all disturbance.

Response: Silt fence is being installed down gradient of all disturbance.

4) Comment: show surface roughening and seeding, mulching, and crimping on all subdivision blocks.

Response: Callouts have been called out as installed with Filing 1.

5) Comment: Add inlet protection for all inlets.

Response: Inlet protection has been added to all inlets.

6) Comment: Add a note stating that lot protection is required on all residential lots prior to CO.

Response: A note has been added.

7) Comment: Add a note stating that it may be necessary to provide back of sidewalk protection and back of curb protection once the site has gone vertical.

Response: Notes have been added.

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: An original wet stamped and signed Engineers Estimate with a 20% contingency must be submitted directly to PWSD 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 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: Acknowledged.

- 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 17 an additional gate valve will be required between FH TC-HA83 and FH TC-HA10.

Response: Gate valve has been added.

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

- On sheet 15 please callout an Air Vac at points requested approximately at STA 24+50 and 17+15 on the WL.
- On sheet 17 please callout an Air Vac at the high point approximately at STA 20+00 on the WL.

Response: Air vac valves have been added.

- Comment: Please call out fire hydrants as FH not HA to avoid confusion.

Response: Fire hydrant callouts have been changed to FH.

- Comment: PWSD does not permit bends and sanitary sewer service lines under pavement in ROW.
 - On sheet 8 lot 17, sheet 6 lot 19 and sheet 5 lot 4 the sanitary sewer service line runs into an inline manhole. PWSD does not allow service lines to run into inline manholes.

Response: Services have been modified.

- Comment: On sheet 4 the intermediate plat form will not be required for MH-5.

Response: Intermediate platform has been removed.

- Comment: Callout irrigation tap sizing and location on plans including the overall utility plans. Your response letter says irrigation taps are now all called out. Yet on the plans there are no irrigation taps called out. Does Filing 2 have any irrigation taps?

Response: Filing 2 does not have any irrigation taps.

- 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.

- Comment: SIA, Letter of Credit, easements documents if they are in the filing, engineering review fees, IRR taps fees and mylars signed by a Town of Parker life safety official are required to be submitted before PWSD approval.

Response: Acknowledged.

SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD

Comment: On behalf of Douglas County School District (DCSD), we have a couple comments regarding this application that we would like to resolve prior to approval. This letter comments on the referral response letter from Brian Wilson with CVL Consultants of Colorado, Inc. dated December 15, 2017. In that letter, Mr. Wilson states that "All obligations due DCSD from this project have been satisfied." 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 requests cash-in-lieu for the additional 4- acres requested beyond the 20-acres to be provided. Pursuant to Section 13.07.140 (d), (6), (c) 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 a qualified appraiser." DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of final plat. 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. Thank you for your support of our mutual constituents!

Response: The Developer has confirmed with the Town of Parker that we have satisfied all requirement to the Douglas County School District, subject only to staff approval of the final plats. We have relayed this information to DCSD through their consultant Mr. Steve Ormiston.”

DOUGLAS COUNTY ASSESSOR’S OFFICE 15, Marian Woodward

1.) Comment: The Tract Summary Table indicates that the ownership of the tracts will be a metro district. There is no dedication of the tracts to a metro district via plat, therefore, please add a plat note indication the tracts will be conveyed via a separate document.

Response: Note has been added to the plat.

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