



March 2, 2018

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

RE: **Trails at Crowfoot Filing No. 3– Final Plat**
[Application Sub17-041]

Dear Ms. Nерger:

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

TOWN OF PARKER PLANNING, Stacey Nерger, 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: Redline comments 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

Please show all landscaping on this plan. Streetscape that will be installed as part of a separate filing shall be grayed back and a notes added to which filing they will be installed with.

Response: All plans has been revised to show all landscape. Landscape that is part of a separate filing has been showed grayed back with a note stating when it will be installed.

Streetscape in front of the park needs to be shown as part of this landscaping plan. In addition, all landscaping located adjacent to HOA tracts will be the responsibility of the HOA to maintain.

Response: Landscape in front of the Park is now shown as part of Filing 3. A note has been added that landscape located adjacent to HOA tracts will be the responsibility of the HOA to maintain.

Please label the width and material to be used on this trail.

Response: *The trail width and material note has been added.*

(Trees adjacent to lots to be installed by the homebuilder.) That is fine, but the trees and ground cover still needs to be shown on the plans.

Response: *All trees and groundcover are now shown on the plans.*

Sheet L1.1

The Filing 3 landscape limits will need to include the entire filing with streetscape.

Response: *The filing 3 limits have been moved to include the entire filing.*

Please add a block (Mail Kiosk) as shown on the other side of the street.

Response: *All mail box kiosks for filing 2 and filing have been moved to 2 locations in filing 3. One is in the pocket park and the second is in the open space break along 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 label all items on this plan

Response: *A few items in the park have been labeled on the Landscape Plan as this is meant to be just a page to call out plants to keep it from getting to busy with labels. An enlargement plan of the park labels all the elements in detail on page L1.4-Park Layout Enlargement*

Sheet L1.2

All streetscape, including street trees and ground cover need to be shown on the plan and included within the cost estimate.

Response: *This has been added.*

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 have been added to 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 address plat redlines. There was one address that was incorrect that needs to be fixed.

Complied: Yes No

Response: *Address has been fixed per redline.*

6. 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:

This will need to be on a separate cost estimate per the SIA. All trees located within the streetscape will need to be included on the plans and within the cost estimate.

Response: The cost estimate for filing 3 has been broken out into 2 separate estimates

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

Response: This has been added to the cost estimate.

7. Comment: Attached to this memo is the standard Subdivision Agreement Form with the Letter of Credit. Please review these conditions 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.

Response: Acknowledged.

OUTSIDE REFERRAL AGENCY COMMENTS

9. 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: Provide plan views for all storm sewer profiles.

Response: Plan views have been added.

3. Comment: The public improvements cost estimate has been approved.

Response: Acknowledged.

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: Notes have 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: 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 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: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 2 until probationary acceptance is granted on filing 1 and 2.

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 12 on Trefoil Ln an additional gate valve will be required between TC-HA33 and FH TC-GV25.

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 12 please callout an Air Vac at the high point approximately at STA 17+50 on the WL.

Response: Air vac valve has 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: Sanitary service lines may not connect into inline manholes. Please correct the service lines that connect into TC-SSMH52 (sheet 6) and TC-SSMH56 (sheet 7).

Response: Services have been modified.

- Comment: Is there any irrigation taps in Filing 3? If there are proposed irrigation taps, please callout sizing and location on plans including the overall utility plan (sheet 3).

Response: Filing 3 does not have any irrigation taps.

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.

2.) Comment: There is a typo in the first line of the dedication statement; “od” should be “of”.

Response: Typo has been fixed.

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

Sincerely,

CVL Consultants of Colorado, Inc.

A handwritten signature in blue ink that reads "Brian P. Wilson".

Brian Wilson PE
Senior Project Manager