



March 7, 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. 5– Final Plat**
[Application Sub17-046]

Dear Ms. Nерger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department, Parker Water and Sanitation District, 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: All Plat Redlines have been addressed, see below for response to additional lot question.

- Comment: The Preliminary Plan approved shows only 7 lots. Please explain where the additional 2 lots came from.

Response: The additional lots came from the Mixed-Use area PA-44 per the Town’s request that this area be commercial. This area now contains 10 lots to bring the entire development up to the PD specified 890 lots.

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 L0.0

Add “Filing No. 5” to the main Title so it reads, “TRAILS AT CROWFOOT FILING NO. 5”.

Response: The main title has been updated to read as “TRAILS AT CROWFOOT FILING NO. 5”.

Sheet L1.0

Please add a note to this section stating that the landscaping will be completed with Filing No. 1.
Response: A leader calling out the landscape that will be installed in Filing No. 1 has been added.

Revise Tract and lot labels to show the current Plat. No tracts are currently proposed.
Response: The most current lot labels have been included.

General

3. Comment: Please see the attached address plat redlines.
Complied: Yes No
Response: All Plat Redlines have been addressed.

4. Comment: Please see the Landscape Cost Estimate redlines for additional requirements to be added.
Complied: Yes No
Response: Revisions to the cost estimate were made per staff's request.

Cost Estimate:

Please add "Streetscape Cost Estimate" to title.
Response: The cost estimate has been updated to include all Streetscape costs.

Please add a Letter of Credit total of 110% as required per the SIA. This would be \$167,104.03.
Response: We have added a new cell to display the 110% Total.

5. 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.

6. 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

Comment: Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-046, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.
Response: Acknowledged, See the 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."



Plat

Comment: Some of the sight triangles are missing.

Response: Sight triangles have been added.

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: Show surface roughening and seeding, mulching, and crimping on all subdivision blocks.

Response: Callouts have been added and call out as installed with Filing 1.

4. Comment: Add inlet protection for all inlets.

Response: Inlet protection has been added to all inlets.

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

Response: Note has been added.

6. 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, Emilie Abbott, EIT

Documents and Fees Due Before PWSD Approval

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

Response: Acknowledged, an executed SIA will be submitted.

- Comment: Please submit an original hard copy of wet stamped and signed Engineers Estimate.

Response: A wet stamped and signed engineers estimate with 20% contingency has been submitted.

- Comment: A letter of credit of 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: Acknowledged, a copy of the signed and recorded final plat will be provided.

- Comment: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 5 until probationary acceptance is granted on Filings 1 and 4.

Response: Acknowledged.

- Comment: Engineering review/inspection fees and mylars with Town of Parker life safety official's signature must be submitted before approval.

Response: Acknowledged.

Filing #5 Design Review Comments

- Comment: On sheet 5 at approx. STA 25+00 the 8” WL crossing is mislabeled as 8” SD crossing.

Response: Crossing callout has been fixed.

- Comment: On sheet 5 the vertical distances are incorrect between the water line and the crossings.

Response: Vertical distances have been corrected.

- 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 Hop Clover Ave between TC-GV279 and TC-HA43 there are 16 lots out of service (sheet 10). Please move TC-GV279 to approximately STA 23+50.

Response: Gate valve has been moved.

- Comment: On sheet 11 please call out an Air Vac at approximately STA 29+00 per PWSD direction.

Response: Air Vac Valve has been added.

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 corrected.

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