



March 7, 2018

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

RE: **Trails at Crowfoot Filing No. 6– Final Plat**
[Application Sub17-047]

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 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 Nerger, 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.

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. 6” to the main Title so it reads, “TRAILS AT CROWFOOT FILING NO. 6”.

Response: The main title has been updated to read as “TRAILS AT CROWFOOT FILING NO. 6”.

Sheet L0.1

All proposed street trees will need to be added to the Plant Schedule.

Response: We generated a Streetscape Plant Schedule that displays the plant quantities.

Sheet L1.0

Please show all landscaping, including streetscape is required to be shown on the landscape plans. Please make this landscaping viewable.

Response: *All the streetscape landscape is now visible.*

The Town does not care who installs these trees, but they must be shown on the landscape plan for the filing.

Response: *The landscape is visible now, but we need to leave the callout for contractor's information.*

Please remove overlapping text.

Response: *All text has been double checked for overlapping callouts and they have been adjusted.*

All street trees located in sight triangles will be required to be removed.

Response: *We have a note stating that any trees within sight triangles with an asterisk symbol shall have its' limbs trimmed up to 8' high to have the line of sight clear.*

Sheet L1.2

Please show all plants to be installed as part of this filing with darker lineweights. Plants to be installed with other filings can remain in light grey lineweights.

Response: *All planting to be installed in the filing limits have been set to darker colors while all other plantings have been set to grey.*

Please include a note on the width and type of sidewalk/ walkway being provided.

Response: *There is now a note stating the width and type of sidewalk.*

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: *Details covering all landscape areas within the Filing have been included.*

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: *A note has been added stating that all streetscape areas adjacent to HOA tracts will be the responsibility of the HOA to maintain.*

General

4. Comment: Please see the attached address plat redlines.

Complied: Yes No

Response: *All Plat Redlines have been addressed.*

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

Complied: Yes No

Response: *Revisions to the Cost Estimates were made per staff's request. Please see individual responses below.*

Cost Estimate:

Please add to the title of each landscape cost estimate what it is for. Example “Streetscape cost estimate” or “Tract landscaping”.

Response: The cost estimates have been relabeled to reflect what is included in their scope.

The concrete walk is shown as 6’ on the plans, but is 5’ in the Cost estimate.

Response: The concrete walk has been verified and called out on the plans as 5’.

ROW trees/streetscape will need to be one cost estimate with the tract landscape as a separate cost estimate.

Response: The Cost estimates have been adjusted to be Streetscape Costs and Tract/ Open Space Park Landscape Costs.

Per the SIA, the total will need to be 110% of the total listed here.

Response: A new cell was added to display the 110% SIA Total.

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

Comment: Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-047, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

Response: Acknowledged, see responses below.

TOWN OF PARKER ENGINEERING DEPARTMENT

Tyler Sandt

Construction Plans

Comment: Please clarify which signs will be installed with this filing.

Response: Signs installed with other filings have been shaded and have an asterisk. The signs are shown for reference of how traffic will flow through the site.

Plat

1. Comment: Show Tracts being owned and maintained by the HOA.

Response: Tracts updated to being owned and maintained by the HOA.

2. Comment: Please show all sight triangles.

Response: Sight triangles have been added to the plat.

Kurt Patrick

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

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

2. Comment: Add inlet protection for all inlets, in and adjacent to the site.

Response: Inlet protection has been added to all inlets.

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

Response: Note has 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: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 6 until probationary acceptance is granted on Filings 1 and 5.

Response: Acknowledged.

Cielo Filing 6 Design Review Comments

- Comment: PWSD has no further design comments on filing 6. Please submit fees and requested documents.

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: Please add a plat note stating that the tracts will be conveyed to the metro district via 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