



March 6, 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. 7– Final Plat**  
[Application Sub17-048]

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](mailto: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. 7” to the main Title so it reads, “TRAILS AT CROWFOOT FILING NO. 7”.

*Response: The main title has been updated to read as “TRAILS AT CROWFOOT FILING NO. 7”.*

**Sheet L1.0**

Please add a note to this landscape area stating when it will be installed.

*Response: A note has been added that states when the identified landscape will be installed.*

These trees are located in the streetscape area and should be included in the table below for consistency.

*Response: The tree counts have been added to the correct plant schedule.*

Please verify plant schedule is displaying the correct quantities for the deciduous shrubs, evergreen shrubs, and ornamental grasses.

**Response:** *The quantities displayed on the Plant schedule have been verified and corrected.*

Please consider moving the mailbox slightly to the north to avoid conflict with this tree.

**Response:** *The mailbox kiosk has been shifted to the northern side of the tree.*

Are these trees proposed to be installed with Filing 7? They are outside of the limits, but shown in the darker line.

**Response:** *The aforementioned trees have been relocated to the correct filing area and greyed out in Filing 7.*

### **Sheet L1.1**

Please correct missing/overlapping text.

**Response:** *All overlapping and missing labels have been corrected.*

3. Comment: Please insure that all quantities listed on the plans are accurate and reflected on the landscape cost estimate.

Complied:  Yes  No

**Response:** *All quantities have been checked and are correctly show on the plan set and cost estimate.*

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

Complied:  Yes  No

**Response:** *Sight triangles are show on the plan set per staff's request.*

### **General**

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

Complied:  Yes  No

**Response:** *Addresses have been updated per the redlines.*

8. 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:**

Per the SIA there will need to be 2 cost estimates (streetscape and tracts). Please add the titles of each cost estimate what it is for. Example "Streetscape Cost Estimate" or "Tract Landscape Cost Estimate".

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

Please verify that the plant quantities in the cost estimate for trees, shrubs, and ornamental grasses match the landscape plans.

**Response:** *The plant quantities listed on the plan and cost estimate have been verified to be correct.*

The Filing 7 Builder Tree ROW and Filing 7 ROW Cost Estimates need to be combined into one estimate which includes all streetscape (ROW landscape).

**Response:** *The Builder Tree ROW and Filing 7 ROW cost estimates have been combined as per staff's request.*

Please add a letter of Credit total of 110% as required per the SIA. This would be \$226,011.98.

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

9. 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.*

10. 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. SUB17-048, 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, 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 of Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.

*Response: Acknowledged.*

- 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 8 please callout an Air Vac at the high point approximately at STA 14+50 on the WL. This was requested on the previous comment letter and it still has not been addressed even though the response letter says it has.

*Response: Air vac callout has been added to the plans.*

- Comment: On sheet 5 please callout the fire hydrant crossing (approximately STA 20+00) in the profile. This was requested on the previous comment letter and it still has not been addressed even though the response letter says it has.

*Response: Fire hydrant crossing has been added to the plans.*

- Comment: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 7 until probationary acceptance is granted on filing 1 and 6.

*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 1<sup>st</sup> 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