



December 22, 2017

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

RE: **Trails at Crowfoot Filing 8**
Case #SUB17-049

Dear Ms. Nerger and Mr. Fagan:

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

TOWN OF PARKER PLANNING DEPARTMENT, Stacey Nerger, Associate Planner,
snegerger@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: Acknowledged.

2. Comment: The first couple pages of the plat would not allow redlines. Please see highlighted areas and other filings for additional changes to be made.

Complied: Yes No

Response: Highlighted areas and other filings have been referenced for changes.

3. Comment: The Town recently adopted new language to be used as the Surveyor’s Certificate. Please use the following language:

I, (name), a professional land surveyor licensed to practice land surveying in the State of Colorado, do hereby certify that the survey of (plat name) was made by me or directly under my supervision on or about the ____ day of _____, 20__, and that the survey is based upon my knowledge, information and belief that all monuments exist as shown hereon; it has been prepared in accordance with applicable standards of practice, that mathematical closure errors are less than 1:50,000 (second order); and that said plat has been prepared in full compliance with all applicable laws of the State of Colorado dealing with monuments, subdivisions or surveying of land and all provisions, within my control, of the Town subdivision regulations. This survey is not a guaranty or warranty, either expressed or implied, and the accompanying plat accurately and properly shows said minor development plat and the survey thereof. I attest the above on this _____ day of _____ 20_____.

(Signature)_____

(Name) _____, P.L.S. # _____

For and on behalf of (Company Name)

Surveyor's seal shall appear with this certificate.

Complied: Yes No

Response: Surveyors Certificate has been updated on the plat.

4. Comment: Please add a note to this filing stating that this filing is for clustered age targeted development. Also, please add any restrictions associated with the age targeted development (i.e. age minimum, etc.)

Complied: Yes No

Response: Note has been added for clustered age targeted development.

Landscaping Plan:

5. Comment: Please submit a landscape plan for review with this filing. Below are several comments from other filings regarding what to include within the landscape plan that is submitted for review.

Complied: Yes No

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

6. Comment: All landscaping proposed within the Filing shall be included within the landscape plan. This includes the tract landscaping and streetscape to be installed. If landscaping within the filing will be constructed/installed with a different filing, please include the landscaping, but gray it out and add a note as to when the landscaping will be installed.

Complied: Yes No

Response: All landscaping proposed within filing 8 has been included. There is no Tract Landscape proposed in Filing 8. The only landscape proposed for Filing 8 is streetscape to installed by the builder.

7. Comment: Please add notes showing where the limits of Filing No. 8 are. This could include notes stating "No a Part of this plan" or "To be completed as part of Filing No. ??". All grayed out landscaping should include a note, at least one on each page, describing when this landscaping will be installed.

Complied: Yes No

Response: Notes showing where the limits of Filing 8 have been added. All grayed out landscape includes a note as to which filing it will be installed.

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

Complied: Yes No

Response: Sight triangles have been added to plans and labelled. Trees within sight triangles have note stating that "Tree canopies within site triangles will be no lower than 8 feet" and "Shrubs and perennials within site triangles will be no higher than 2 feet".

2. Comment: Please add crosswalks to any and all intersections that will have high pedestrian crossing. Please add to CDs also as these will be public improvements.

Complied: Yes No

Response: Crosswalks have been added to the intersection of Shasta Daisy St. and Dames Rocket St. which we feel will have higher pedestrian traffic due to the pocket parks in that location.

3. Comment: Please be aware of the placement of street trees in relation to stop signs. This has become an issue with trees overgrowing and blocking stop signs within the Town.

Complied: Yes No

Response: Trees near stop signs have been moved back.

4. Comment: Please show the location of any and all mailbox kiosks on the plan. Also include an elevation of the mailbox kiosk to be installed to avoid any problems with construction in the future.

Complied: Yes No

Response: Mailbox kiosks have been added to the plan. Final Mailbox Locations, Sizes and Specifications to be Coordinated and Approved by the U.S. Post Master.

General

8. Comment: Please see the attached draft address plat. If you are okay with the drafted address, please add these address to the Address Plat and resubmit for review and finalization.

Complied: Yes No

Response: Addresses have been added to the address plat.

9. Comment: A draft subdivision agreement is being written. As soon as the agreement is completed a copy will be forwarded to the applicant.

Complied: Yes No

Response: Acknowledged.

10. Comment: Please submit a separate cost estimate for the streetscape and the tract landscaping that will be completed as part of Filing No. 7. These cost estimates are included within the Subdivision Agreement.

Complied: Yes No

Response: A separate cost estimate for the streetscape and tract landscaping has been completed as part of Filing 8.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-049, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD

Comment: The proposed 21 residential lots on 4.661-acres are anticipated to generate a total of 21 students including 10 elementary students, 3 middle school students and 6 high school students. These students will generate a total school land dedication requirement of 0.450- acres, of which 0.180-acres is attributed to the elementary school requirement.

The Hess PD 1st Amendment and Anthology North PD together result in the total school land requirements for four 12-acre elementary school sites and one 75-acre joint middle/high school site, of which DCSD requested two 12-acre elementary school sites be located in the Hess PD. However, the approved annexation agreement includes two 10-acre elementary school sites. This preliminary plan includes one of the two elementary school sites.

This final plat does not include a school site. The Trails at Crowfoot Preliminary Plan includes Tract XX that totals 10.753-acre school sites.

The Anthology PD plan includes one 75-acre middle school/high school campus. This campus is intended to meet the needs of this preliminary plan and other future development in the area. In addition, an 18-acre school site within the Arlington PD is being utilized by the Stone Canyon PD, Pinery West, and Arlington PD to meet the collective school site land dedication requirement. A total of 1.48-acres of land associated with that site is available for use by Hess PD.

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 request cash-in-lieu for the additional 4-acres requested beyond the 20-acres to be provided.

Pursuant to Section 13.07.140 (d), (6), © 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 qualified appraiser," DCSD would like a complimentary copy of the appraisal prepared. We would ask that the fee be paid at the time of the final plat.

Further, DCSD requests that the applicant prepare a phase 1 environmental audit and geo-tech report for the school site and provide copies to DCSD.

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.

Response: The Hess Ranch PD is obligated to dedicate two ten acre elementary school sites. The Trails at Crowfoot portion thereof will be dedicating one of the two sites located within Filing No.1. The dedication of this 10.73 acre site satisfies all of the school land dedication requirements for all filings in the Trails at Crowfoot community.

DCSD requests copies of a Phase 1 audit and geotechnical studies for the Trails at Crowfoot project. These studies were previously delivered to DSCD but can be made available again if requested. All obligations due DCSD from this project have been satisfied.

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Addressing Comments

Comment: Please see attached address plat with preliminary addresses.

Response: Addresses have been added to the address plat.

Engineering Comments

Comment: No comment.

Response: Acknowledged.

Planner Comments

Comment: Comment: Thank you for providing the opportunity for Douglas County Community Development to provide comment. Douglas County Planning Services has reviewed the project for consistency with the Town of Parker and Douglas County Intergovernmental Agreement (IGA) and Comprehensive Development Plan. The proposal is within Region 1 of the Town Urban Growth Area and is required to comply with Section 5.0 of the IGA. Following review of the development

requirements within Section 5.1, the proposal appears compliant with the IGA requirements for development within the Urban Growth Area adjacent to a Community Separation Buffer Area.

Response: Acknowledged.

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