



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. 8– Final Plat**  
[Application Sub17-049]

Dear Ms. Nерger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Parker Water and Sanitation District and SCO Consulting LLC 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.***

2. Comment: Please explain what Clustered Age Targeted Development Means. This definition will be should be added to the note on page 2 and will also be added to a condition within the Subdivision Agreement.

Complied:  Yes  No

***Response:*** The definition of Clustered Age Targeted Development is: “A mix of 1 and 2 story homes on smaller lots clustered together to preserve the maximum amount of natural open space”. A note has been added to the plat.

**Landscaping Plan**

3. Comment: Please see the attached landscape redlines for your review.

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. 8” to the main Title so it reads, “TRAILS AT CROWFOOT FILING NO. 8”.

***Response: The main title has been updated to read as “TRAILS AT CROWFOOT FILING NO. 8”.***

**Sheet L1.0**

Please ensure that the streetscape within this area is included in either Filing NO. 8 or Filing NO. 4.

*Response: The streetscape in the area specified has been added to the Filing 8 limits of work as well as the cost estimate.*

Please add a note that states that landscaping in this area will be completed with Filing No.1.

*Response: A note has been added stating that the landscaping in this area will be included in the Filing NO. 1 limit of work.*

**Cost Estimate:**

Please add “streetscape cost estimate” to the title.

*Response: “Streetscape cost estimate” has been added to the title.*

Per the SIA, the total required for the letter of credit will be 110% of this total. Please add the 110% total here. 100% should be \$107,424.05.

*Response: The 110% total has been added to the cost estimate per the SIA.*

4. 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 and are labeled on plans.*

**General**

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

Complied:  Yes  No

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

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

Complied:  Yes  No

*Response: Revisions to cost estimates were made per staff’s request.*

7. 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.*

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.

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**

1. Comment: 1. It appears the sight triangle on Rose Mallow Way is not correct. The origin of the triangle should be 10 feet from the curb line.

***Response: Sight Triangle has been modified.***

### **Plat**

1. Comment: Show the sight triangle at the Rose Mallow Way intersection.

***Response: Sight Triangle has 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.

***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.***

### **Douglas County Assessor's Office 15 - Marian Woodward**

Sheet 5 - Rose Mallow Way is currently shown as being outside of the subdivision boundary (not a part of Filing 8). If Rose Mallow Way is intended to be part of this plat, there needs to be a dimensioned boundary line between Rose Mallow Way (newly platted in Filing 8) and Rose Mallow Ave (already platted in Filing 1). If left as is, Rose Mallow Way will stay in Filing 1 as "part of Tract T" and it will stay in the ownership of HR935 LLC.

***Response: Dimensioned boundary line added between Rose Mallow Way and Rose Mallow Ave and Rose Mallow way will be part of this plat (Fil 8).***

### **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 version of the 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: On the overall utility plan please callout what filing is supplying filing #8 irrigation water.

***Response: Michelle***

- Comment: Please show fire hydrant HA56 on the overall utility plan, it is missing.

***Response: Callout has been added to the plan.***

**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.***

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