



March 19, 2018

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

RE: **Trails at Crowfoot Filing No. 10 – Final Plat**
[Application Sub17-050]

Dear Ms. Neger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department, Douglas County Assessor's Office, SCO Consulting and IREA for the referenced project. We have restated the comments below and addressed them per the italicized responses.

TOWN OF PARKER PLANNING DEPARTMENT, Stacey Neger, 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 final plat redlines have been addressed.

Landscaping Plan

2. 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 L1.0

Please correct the font in this Table. Some letters are showing as boxes.

Response: The font in the table has been corrected and will now show the letters instead of boxes.

Sheet L0.1

Please add these street trees to this filing or add a note that states in which filing these street trees will be installed.

Response: A note has been added stating that the street trees will be installed in Filing 9.

Please include the street trees located in these areas or include a note as to which filing it will be installed in.

Response: A note has been added stating that the street trees will be installed in Filing 9.

Landscaping on the west side of Beebalm Ave. in this area should be included with filing No. 10 and added to this plan.

Response: *The landscaping on the west side of Beebalm has been added to Filing 10 and the plant schedules have been updated to show the new changes.*

Sheet L1.1

Please correct the text in this table. Some of the Letters are showing as boxes.

Response: *The text will no longer show boxes in place of some of the letters.*

Sheet L2.0

Please correct the text.

Response: *The text will no longer show boxes in place of some of the letters.*

3. Comment: Please correct the font within the landscape plan. There are several areas where the letters are showing as boxes.

Complied: Yes No

Response: *The text has been corrected per staff's request.*

General

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

Complied: Yes No

Response: *Redlines have been addressed.*

6. 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.*

7. Comment: Attached to this memo is the Standard 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. SUB17-050, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

Response: *Acknowledged, see responses below.*

PARKER COLORADO ENGINEERING DEPARTMENT –

Tyler Sandt, Development Review Engineer

Construction Plans

1. Comment: Show minor and major HGL's on all storm 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.”

2. Comment: Clarify which street/stop signs will be installed with this Filing. The cost estimate shows 4 but there appear to be more.

Response: Stop signs not within this filing have been shaded. 14 stop signs are proposed. Cost estimate has been updated to reflect 14 street name signs with stop signs.

3. Comment: In order to avoid in confusion during construction, please remove the quotation marks from the Private Road No Town Maintenance signs in the signing and striping plan

Response: Quotation marks have been removed.

4. Comment: Show Private Road No Town Maintenance signs at both accesses on the private roads.

Response: Private road no town maintenance signs are now shown at both accesses.

Plat

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

Response: Tracts are now shown as owned and maintained by the HOA.

2. Comment: Show all sight triangles.

Response: All sight triangles are now shown.

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. 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 called out as installed with Filing 9.

4. Comment: Add inlet protection for all inlets in and immediately down-gradient from the site.

Response: Inlet protection has been added to all nearby inlets and all inlets immediately down gradient.

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

Response: Note has been added to the plans.

Douglas County Assessor’s Office 15 – Brooke Decker

1) Comment: Please correct the filing # in the dedication statement from 11 to 10.

Response: Dedication statement has been corrected.

2) Comment: Please add a plat note that says the tracts will be conveyed to the metro district at a later date.

Response: Note has been added to the plat.

3) Comment: Please consider graying out the names of Scarlet Sage Ave & Alpine Phlox St. so it is obvious they are outside the boundary of the replat.

Response: Names have been grayed out to show they are outside the boundary.

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. PWSD has approved the amount of the estimate please submit an original.

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 call out the Air Vac numbering in the profile.

Response: Air Vac numbering is now called out.

- Comment: Please change the call out for fire hydrants to TC-FH rather than TC-HA.

Response: Callouts have been modified.

- 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 12 please callout an Air Vac at the high point approximately at STA 11+10 on the WL.
 - On sheet 14 please callout an Air Vac at the high point approximately at STA 11+00 on the WL.

Response: Air Vac Valves have been added.

- Comment: On sheet 10 please callout the 8" water main crossing in the profile at approximately STA 14+50.

Response: Water main crossing has been added and called out.

- Comment: PWSD's construction inspector and lab technician may request developer install PWSD water quality sampling station at their discretion based on our standards. Please add PWSD water detail W6.2.

Response: Detail has been added.

- Comment: Engineering inspection/review fees, SIA, Wet stamped engineers cost estimate, letter of credit and mylars sign by Randy Capra with the Town of Parker must be submitted before PWSD approval.

Response: Acknowledged.

- Comment: Please note that PWSD has listed multiple comments based on our specifications for this review. Please note that it is the engineering firm's responsibility to ensure that all water and

sanitary sewer plans conform to PWSD specification. All comments must be addressed with a response letter during the next submittal.

Response: Acknowledged.

IREA – Brooks Kaufman

Comment: Add 10' UE to the rear lots in Block 4.

Response: A 10' UE has been added to the rear in block 4.

SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD

Comment: 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), © 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. 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 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