



March 15, 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. 11 – Final Plat**
[Application Sub17-041]

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 and SCO Consulting 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 redline comments 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

When are the street trees within this section being installed?

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

See page 4 for street name to be added to the plans.

Response: The street name has been updated to Black Sedge Cir.

Sheet L1.1

Why is the symbol for this ground cover different from across the street?

Response: The symbol for the ground cover are now the same on both sides of the street.

This street is named Black Sedge Cir.
Response: The street name has been updated.

General

3. Comment: Please see the attached draft address plat redlines.
Complied: Yes No

Response: Redlines have been addressed.

4. 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.

5. 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.

6. 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. SUB17-051, 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: 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.

2. 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: Show Tracts being owned and maintained by the HOA.

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

2. Comment: Please show all sight triangles.

Response: All sight triangles are now shown.

Kurt Patrick

1. Add flow arrows within the filing.

Response: Flow arrows have been added.

2. 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.

3. 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.

4. 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.

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: No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
 - On sheets 3 and 13 on Black Sedge Cir an additional gate valve will be required at approximately STA 10+50. This comment has been made on the previous comment letter and has not been addressed.
 - On sheets 3 and 13 on Black Sage Ave an additional gate valve will be required at approximately STA 13+50. This comment has been made on the previous comment letter and has not been addressed.
 - On sheets 3 and 10 on Field Mint Ave an additional gate valve will be required at approximately STA 10+20. This comment has been made on the previous comment letter and has not been addressed.

Response: Gate valves have been added.

- Comment: Please call out fire hydrants as TC-FH rather than TC-HA.

Response: Callouts have been modified.

- Comment: On sheet 6 TC-SSMH-201 only has 3 feet of separation form the storm sewer manhole. Please note during installation it will be extremely hard to get compaction between the manholes. Please consider staggering the manholes to allow for ideal compaction. This was not addressed in your response letter.

Response: Manholes have been staggered to provide 11.3' center to center separation.

- Comment: Please note that PWSO 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 PWSO specification. All comments must be addressed with a response letter during the next submittal.

Response: Acknowledged.

Douglas County Assessor's Office 15 – Brooke Decker

1) Comment: Please add a plat note indicating that tracts will be conveyed to metro district via deed at later date.

Response: Note has been added.

2) Comment: Alpine Phlox appears to be mis'spelled as Apline" on the plat exhibit. Please correct.

Response: Typo has been corrected.

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