



January 5, 2018

Stacey Nерger, Associate Planner
Town of Parker
Community Development Department
Town Hall
20120 East Mainstreet
Parker, CO 80138

RE: **Trails at Crowfoot Filing 12**
Case #SUB17-052

Dear Ms. Nерger:

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

TOWN OF PARKER PLANNING DEPARTMENT, Stacey Nерger, Associate Planner,
snерger@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: Updated.

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: Updated.

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. 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 within Filing 12 has been included.

7. Comment: Please add notes showing where the limits of Filing No. 12 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 have been added to delineate the limits of Filing 12 and to describe when grayed out landscape is to 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: No trees are within sight triangles in Filing 12.

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: There are no high pedestrian crossings in filing 12.

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: Acknowledged.

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 were modified to match updated layout. Please evaluate and modify as needed.

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 12.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB17-052 and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

PARKER COLORADO ENGINEERING DEPARTMENT

Alex Mestdagh, P.E. Engineering Services Manager

David Aden, P.E. Traffic Engineer

Jacob James, P.E. Stormwater Manager

Kurt Patrick, P. E. Stormwater Engineer

Tyler Sandt, Development Review Engineer

ENGINEERING TRAFFIC AND ROADWAY REVIEW COMMENTS

General Comments:

1. Comment: The applicant will be required to financially secure all Public Improvements via Subdivision Improvement Agreement. Security shall be cash or letter of credit at 110% of the construction cost of these items. The Town's standard Subdivision Agreement template will be provided to the applicant for review. When all applicable exhibits have been completed and approved, a full draft will be assembled and provided to the applicant. The Engineering Department anticipates inclusion of the following specific conditions related to infrastructure obligations.

Response: Acknowledged.

2. Comment: Per discussions with the applicant, no Filing12 building permits will be issued until probationary acceptance is granted on Filing 11.

Response: Acknowledged.

Final Plat

3. Comment: Show sight triangles on the plat, even those that don't require an easement.

Response: Sight triangles are now shown on the plat.

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

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

5. Comment: Update note 5 to show the following:

“Within the sight triangles, as shown, limited landscaping shall be allowed but no solid structures or trees will be permitted. Solid structures shall include, but not be limited to fences, mailboxes, and utility boxes. Landscaping within the sight triangles will be limited to shrubs and plantings that at maturity will be no taller than two feet. Landscaping within the sight triangle shall be maintained by the property owner or appropriate association.”

Please ensure the sight triangle note is updated on all other filings' plats.

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

Public Improvements Cost Estimate

6. Comment: Please reference the Cost Estimate template in Appendix B of the *RDCCM*. Include only the costs associated with public streets and trails (earthwork and materials), storm sewer, drainage channel, and detention ponds.

Response: Cost Estimate has been updated per the template.

Landscape Plans

7. Comment: No landscape plans were uploaded with this filing.

Response: Landscape plans have been uploaded with filing 12.

Traffic Study

8. Comment: Please see Traffic Study comments on eTrakit.

Response: Acknowledged.

Construction Plans

9. Comment: Include the Town's engineering signature block on the area utility plan in the PWSD set.

Response: The Town's engineering signature block has been added to the area utility plan.

10. Comment: Provide minor and major HGL's on all storm sewer profiles.

Response: HGLs have been added.

11. Comment: The Town does not allow runoff from streets to be conveyed directly to swales. The flows being collected by the Type R inlets at design points 5Q and 5M will need to be conveyed to the pond via storm pipe. Please run RCP under the swales in Tracts C and J and replace SDFES's 10 and 20 with area inlets.

Response: SDFES's 10 and 20 have been replaced by area inlets and storm pipe is now conveying flows under the swales. The design of these storm pipes has been moved to Filing 9.

Stormwater Review Comments

Final Drainage Report

12. Comment: See Filing 1 Engineering Memo for drainage report comments.

Response: Acknowledged.

Sediment and Erosion Control

13. Comment: Please provide a detailed CBMP plan for each individual filing.

Response: Detailed CBMP plans has been included with this submittal for the construction of filing 12 utilities, roadways graded in filing 9, and finished lot grading.

PARKER WATER AND SANITATION DISTRICT

Drayton Sanderson, Engineering Technician

- Comment: Submit an executed Standard Improvement Agreement with all required exhibits.

Response: An executed SIA will be submitted with all required exhibits.

- 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: Wet stamped and signed engineers estimate with 20% contingency has been included with this submittal.

- Comment: A letter of credit or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.

Response: Acknowledged.

- Comment: A copy of the signed/recorded Final Plat must be provided to the District prior to construction plan approval.

Response: A copy of the recorded plat will be provided.

- Comment: List all fittings on overall utility and plan and profile sheets with numbers (manholes, blow offs, gate valves, butterfly valves, fire hydrants, air release valves, tie in locations, etc. i.e. TC-GV1 or TC-MH1).

Response: All fittings have been labeled with numbers on the area utility and the plan and profile sheets.

- Comment: On the legend the symbol for gate valves does not match the one shown in the plans, please ensure all legend symbols match what is called out in the plans.

Response: Legend has been modified to match symbols in the plans.

- Comment: Please call out water and sanitary sewer service stationing or add a stationing table to the plans for the service lines.

Response: Service tables have been added to the area utility plan.

- Comment: Please call out fire hydrant numbering in the profile

Response: Fire hydrant numbering has been added to the profile.

- Comment: PWSO Specifications require a minimum slope of 0.4% for 8" diameter sewer lines. Please correct section of pipe between STA 18+00 and 19+50 on sheet 5.

Response: Section of pipe has been modified to minimum slope.

- Comment: Please note Sewer services may not enter into inline manholes. They must be a minimum of 7-feet from the center of manholes. Please double-check that this requirement is met for Lots 3 and 11.

Response: Services have been modified to ensure 7' from manholes.

- Comment: Please note all fire hydrants deeper than 6 will require a vertical shoe or a deep bury hydrant. Please call out accordingly and include in Materials list.

Response: The storm sewer in this area had to be modified. Waterline has been relocated and is no longer greater than 6' deep.

- Comment: Please add all necessary PWSD details sheets to the plans. For example PWSD sanitary sewer detail sheet S3.5 Cast in Place Manhole Base Detail is missing.

Response: Necessary details have been added to the plans and updated to the current version.

- Comment: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 12 until probationary acceptance is granted on filing 1 and 9.

Response: Acknowledged.

- Comment: On the irrigation plan please callout what filing is supplying filing #12 irrigation water.

Response: Irrigation plans now reflect what filing is supplying Filing 12 irrigation water.

- Comment: Please note that PWSD has listed multiple comments based on our specification 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 specifications. All comments must be addressed with a response letter during the next submittal.

Response: Acknowledged.

SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD

Comment: The proposed 16 residential lots on 6.991-acres are anticipated to generate a total of 15 students including 8 elementary students, 2 middle school students and 5 high school students. These students will generate a total school land dedication requirement of 0.354- acres, of which 0.144-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 verify the street names are shown as agreed upon with Parker/South Metro Fire and Randy Capra.

Response: Street names have been modified to match the agreed upon names.

Comment: Please see attached address plat with preliminary addresses.

Response: Addresses were modified to match updated layout. Please evaluate and modify as needed.

Engineering Comments

Comment: No comment.

Response: Acknowledged.

Planner Comments

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