



March 19, 2018

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

RE: **Trails at Crowfoot Filing No. 12 – Final Plat**
[Application Sub17-052]

Dear Ms. Nerger:

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 Nerger, 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.

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.

3. Comment: Per the Hess Ranch Planned Development, all lost within Planning Area 47 shall back to open space. Please review this requirement and ensure this requirement is satisfied with all lost within this filing.

Complied: Yes No

Response: The open space tract has been extended between the backs of lots to meet this requirement.

Landscaping Plan:

Comment: Staff has no additional comments on the landscape plan for Filing No. 12.

Response: Acknowledged.

General

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

Complied: Yes No

Response: Address plat redlines have been addressed.

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

Complied: Yes No

Response: Revisions to the Landscape Cost Estimate were made per staff's request.

6. Comment: Attached to this memo is the Standard Subdivision Agreement with the Letter of Credit. Please review this agreement and let us know if you have any questions.

Complied: Yes No

Response: Acknowledged.

7. 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. SUB17-052, 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: The cost estimate shows 5 street/stop signs when there appear to only be 2.

Response: This has been corrected on the cost estimate.

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. Comment: Add flow arrows within the filing.

Response: Flow arrows have been added.

3. Comment: Add silt fence down-gradient of all disturbance.

Response: Silt fence is now shown down gradient of all disturbance.

4. 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.

5. 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.

6. Comment: Add a note stating that lot protection is required on all residential lots prior to CO
Response: Note has been added.

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: An original wet stamped and signed Engineers Estimate with a 20% contingency must be submitted directly to PWSD 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 or Cash in Lieu based on the approved Engineers Estimate must be submitted before final approval is granted.

Response: Acknowledged.

- Comment: The maximum distance between calves is 600-feet. On the plans there is over 1000ft between 8” gate valves (TC-GV252 & TC-GV175), please add an additional gate valve on the south side of TC-HA77

Response: Gate valve has been added to the plans.

- Comment: Please do not shade the sanitary sewer service lines in the sanitary sewer profile sheets.

Response: services have been shown dark.

- Comment: Please callout fire hydrants as FH rather than HA.

Response: Callouts have been changed.

- 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 credit and mylars signed by Randy Capra with the Town of Parker must be submitted before PWSD approval.

Response: Acknowledged.

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