



September 27, 2018

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

RE: **Trails at Crowfoot Filing No. 14 – Final Plat [Application SUB18-027]**

Dear Ms. Nerger:

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

**TRAILS AT CROWFOOT FILING 15, 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: *Redlines have been addressed.*

2. Comment: Please add the following note to the Plat Notes:

ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPOERTIES FO RINGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.

Complied: Yes No

Response: *The note has been added to the plat.*

Landscaping Plan

Comment: Planning staff has no comments on the landscape plan

Complied: Yes No

Response: *Acknowledged.*

General

3. Comment: Please see the attached draft address plat. If you are okay with the drafted addresses, please add these addresses to the Address Plan and resubmit for review and finalization.

Complied: Yes No

Response: *The address plan has been updated with the addresses.*

4. 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.*

7. Comment: Please submit a separate cost estimate for the tract landscaping that will be completed as part of Filing No. 14. This cost estimate will be included within the Subdivision Agreement.

Complied: Yes No

Response: *Separate cost estimate for tract landscaping has been submitted.*

OUTSIDE REFERRAL AGENCY COMMENTS

Comment: Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB18-027, and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

Response: *Acknowledged, Responses to referral comments are below. Aztec responses have been uploaded as a separate document to E-Trakit.*

TOWN OF PARKER ENGINEERING DEPARTMENT

Filing 14 Comments

Tyler Sandt – CONSTRUCTION PLANS - Civil

1. Comment: Please only show the work associated with building the access at the intersection of Red Cosmos and Scarlet Sage on the cost estimate.

Response: *The cost estimate has been updated to only include work associated with building the access at the intersection of Red Cosmos and Scarlet Sage.*

2. Please also add the following note to the area utility plan:

"The proposed utility connection will require a Town right-of-way permit prior to commencing work. The Town prefers connections to be bored to the extent possible, and any street cut allowed by the Town will be required to be patched according to the Town's construction standards and details. The limits of patching will be determined by the Town at the time of construction. The Town of Parker does not allow roadway closures for utility work."

Response: *The note has been added to the Area Utility Plan*

3. Comment: On future submittals, please include the grading plan.

Response: *Filing 14 will be overlaid graded with Filing 1. The grading plan has been added for reference only.*

4. Comment: Please remove signage from the cost estimate.

Response: *Signage has been removed from the cost estimate.*

5. Comment: Relocate the tree shown in the sight triangle on Scarlet Sage.

Response: *Tree has been relocated.*

Kurt Patrick – CONSTRUCTION PLANS – Environmental

1. Comment: Add a note stating temporary irrigation is required in all areas of permanent native seeding that are not served by permanent irrigation.

Response: *The note has been added.*

2. Comment: Add a note stating that a minimum of one VTC will be required for each subdivision block during home construction.

Response: The note has been added.

Randy Capra – FIRE LIFE SAFETY 20

1. Comment: Two points of access are required for this project prior to going vertical; first lift and curb and gutter are required as well as having all addresses and street signs posted. Fire hydrants shall be fully operable and unobstructed.

Response: Acknowledged.

Tyler Sandt - PLAT – CIVIL

1. Comment: Please add the following notes to the plat:

“ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THESE PROPERTIES FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD PROPERTIES BE FURTHER SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.”

“NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.”

“NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.”

“PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.”

Response: The notes have been added.

2. Comment: Show the sight triangle at the Red Cosmos - Scarlet Sage intersection.

Response: The sight triangle is now shown and labeled.

Randy Sale – Building Department

1. Comment: All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix). No permanent construction is allowed in the utility easements such as counterforts or wall buttresses. This will be verified during the building permit application review for each individual lot. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional.

Response: Acknowledged.

PARKER WATER AND SANITATION DISTRICT

Drayton Sanderson, Engineering Technician

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

Response: A Standard Improvement Agreement is being prepared and will be submitted.

2. 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: A wet stamped engineer's estimate has been provided with this submittal.

3. 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.*

4. 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 signed and recorded final plat will be provided.*

5. Comment: All easements must be called out and shown on the plans as well as the Plat. The District requires single utility easements to be 30-foot exclusive PWSD easements and multiple utilities to be 50-foot non-exclusive PWSD easements (with 10-foot separation between any utility). All easements must be done by separate document (on the District's standard Easement Agreement) regardless if they are done by Plat.

Response: *All PWSD easements are called out and shown on the plans and plat.*

6. Comment: No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.

Response: *8" gate valves have been added where applicable to meet this requirement.*

7. Comment: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 14 until probationary acceptance is granted on filing 1.

Response: *Acknowledged.*

8. Comment: On sheets 12 and 17 please add air-vac valves to the high points of the proposed water main.

Response: *Air-vac valves have been added in the specified high points.*

9. Comment: Please note that PWSD has listed multiple comments based on our specifications for this review. 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.*

10. Comment: Please include the PWSD landscape /irrigation worksheet for filing 14 on the landscape/irrigation plans.

Response: *PCS to address and include in the landscape/irrigation plans.*

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Addressing Comments:

1. Comment: On the Address Plat exhibit, Rose Heath Street is misspelled as "Health".

Response: *Street name has been corrected.*

2. Comment: I show Red Cosmos Terrace as being proposed for use in Filings 1, 2, and 3. If this is true, Red Cosmos Terrace must physically touch either Red Cosmos Street or Point. Also, Red Cosmos Court will need a different street name if there is a restricted use of 3 of the same base name within the Town of Parker.

Response: *Red Cosmos Terrance in Filings 1, 2, and 3 has been renamed "Red Cosmos Point". This street continues into Filing 14 and physically touches Red Cosmos St. Red Cosmos St physically touches Red Cosmos Ct for a total of 3 uses.*

3. Comment: Any previously proposed addresses should be discarded. Please see attachment with proposed addresses.

Response: *Addresses have been updated per provided attachment.*

XCEL ENERGY, Donna George, Right of Way

1. Comment: Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has determined there is a conflict with the above captioned project. PSCo requests the standard 6-foot wide dry utility easements (5-feet will suffice for natural gas installation) within each lot along the side of the lots where service trucks can drive. These easements are not consistent throughout the development, and, on some pages of the plat they appear inside the lots and on some pages they appear outside of the lots.

Response: *Dry utility easements have been updated and on 9-13-18 Donna George confirmed that the proposed 6’ dry utility easement would be acceptable.*

2. Comment: The property owner/developer/contractor must complete the application process for any new natural gas service via FastApp-Fax-Email-USPS (go to:

[https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

Response: *Acknowledged.*

SCO Consulting, LLC, Steve Ormiston, LLC, 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. The proposal includes subdividing 9.060 acres into 25 residential lots for 50 duplex dwellings. These dwellings are anticipated to generate a total of 9 students including 4 elementary students, 2 middle school student and 3 high school students. These students will generate a total school land dedication requirement of 0.222– acres, of which 0.072-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 to 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-acres. It is our understanding that the approved annexation agreement for this property includes two 10-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 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. Further, DCSD requests that the applicant prepare a phase 1 environmental audit and a 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. 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