



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. 15 – Final Plat [Application SUB18-028]**

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: Redline comments have been addressed.

2. Comment: 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: Note has been added.

Landscaping Plan

3. Comment: Please refer to the attached “redline” comments within the Landscape Plan for staff’s requested changes.

Complied: Yes No

Response: Redlines comments have been addressed.

4. 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.

General

5. 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: Addresses have been updated per the redlines.

6. 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. 15. This cost estimate will be included within the Subdivision Agreement.

Complied: Yes No

Response: A separate estimate for the 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. SUB18-028, 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. Responses to Aztec comments have been included in a separate document.

TOWN OF PARKER ENGINEERING DEPARTMENT

Filing 15 Comments

Tyler Sandt – CONSTRUCTION PLANS - Civil

1. Comment: Add the Town’s engineering signature block to the area utility plan in the PWS set.

Response: Town’s signature block has been added.

2. Comment: 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: Note has been added.

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

Response: Filing 15 will be overlot graded by filing 9. The overlot grading plan has been included for reference only.

4. Comment: The internal roads in this filing are private, please only show the work associated with cutting in the access points on Alpine Phlox on the Parker Cost Estimate.

Response: Cost estimate has been revised.

5. Comment: Remove signage from the cost estimate.

Response: Cost estimate has been revised.

6. Comment: There is an existing tree on Alpine Phlox shown within the north access sight triangle; this will need to be removed as part of a construction change at a later date.

Response: This tree will be removed.

Tyler Sands – Plat - Civil

1. Comment: show access easements being dedicated over the private drives and add the following note to the plat; “ACCESS EASMENT 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 LOS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.”

Response: Note has been added.

2. Comment: Please also add the following notes to the plat: “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: Note has been added.

Kurt Patrick – Environmental

1) Comment: Add contours.

Response: Contour labels have been added.

2) Comment: Add flow arrows.

Response: Flow arrows have been added.

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.

- 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 Engineer’s Estimate 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, Letter of credit or Cash in Lieu will be submitted.

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

Response: Copy of signed recorded plat will be provided.

- 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.

- Comment: There are no easements called out in the plans, please callout easements in the overall utility plans and plan and profile sheets. All water and sanitary sewer mains are required to be in a PWSD easement or public right of way.

Response: Easements are now called out and 10' separation has been maintained. All water and sewer mains are within PWSD easements or public ROW.

- Comment: No more than one fire hydrant and/or 15 lots may be out of service with the closing of two or more valves.
 - Comment: There is only one 8" gate valve called out in this filing. To be in compliance with the above rules & regulations please add gate valves where applicable.

Response: Valves have been added to meet this requirement.

- Comment: PWSD does not permit water or sanitary sewer services to cross tracts or lot lines once outside of a PWSD easement or public ROW. The proposed sanitary sewer service lines in Alpine Phlox St. suppling lots 5-14, 19, 20, 29 & 30 are not permitted to cross a tract after exiting ROW or a PWSD easement, please revise.

Response: easements have been added for the sanitary service lines through the tracts and landscaping revised so no trees are planted in the easements.

- Comment: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 15 until probationary acceptance is granted on filing 1 & filing 9.

Response: Acknowledged.

- Comment: On sheet 10 please add air-vac valve to the high points of the proposed water main.

Response: Air-Vac has been added to the high point.

- 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 specifications. All comments must be addressed with a response letter during the next submittal.

Response: Acknowledged.

- Comment: Please include the PWSD landscape/irrigation worksheet for filing 15 on the landscaped/irrigation plans.

Response: PWSD landscape and irrigation worksheet has been included.

- Engineering review fees, tap fees, improvement agreement, wet stamped cost estimate letter of credit, easement documentation and a paper approval set of utility plans with Randy Capra's signature shall all be submitted prior to approval.

Response: Acknowledged.

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Addressing Comments:

Comment: Please eliminate any previously proposed addresses provided for review. Proposed addresses based on this layout are attached for review and approval by Town of Parker.

Response: Addresses have been updated per the redlines.

Comment: The street shown as Blue Heart has Ct. on Sheet 4, and Ave on Sheets 5 and 6. Please correct Sheets 5 and 6 to show Ct.

Response: Sheets 5 and 6 have been revised to Ct.

Comment: The street shown as Rock Daisy Tr should be corrected to Rock Daisy Trl which is the approved suffix used in Town of Parker and Douglas County databases.

Response: Tr has been revised to Trl.

Comment: The street shown as Rock Daisy Pt should be changed to Rock Daisy St since Point is normally used by short cul-de-sacs.

Response: Rock Daisy Pt has been revised to Rock Daisy St.

Engineering Comments:

Comment: No comments.

Response: Acknowledged.

Planner Comments:

Comment: Thank you for providing the opportunity for Douglas County Community Development to provide comment. The site is within the urban incorporated Parker Municipal Planning Area, which support urban level development. Planning Services has no comment on the application.

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 9.171 acres into 44 residential lots for 22 duplex buildings, are anticipated to generate a total of 6 students including 3 elementary students, 1 middle school student and 2 high school students. These students will generate a total school land dedication requirement of 0.144-acres, of which 0.054-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 sited. 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-arces 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.

XCEL ENERGY, Donna George, Right of Way

Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. It is unclear where the natural gas and electric distribution facilities will be located, given the inconsistent dry utility easements throughout the plat and the Parker Water and Sanitation District easements that take up a portion of the lots where some of these facilities may or would be located.

Response: Based on conversations and comments provided on other filings, the dry utility easements have been modified from 5' to 6' to accommodate gas and electric.

Comment: As the project progresses, 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). 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.

Response: Acknowledged.

Comment: 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.

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 P.E.
Senior Project Manager