



September 27, 2018

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

RE: **Trails at Crowfoot Filing 16 – Final Plat Case #SUB18-032**

Dear Ms. Nerger:

CVL Consultants of Colorado, Inc. has considered comments from Town of Parker Planning Department, Town of Parker Engineering Department, Parker Water & Sanitation, SCO Consulting, LLC and Douglas County Department of Community Development and Xcel 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: Redlines have been addressed.

2. Comment: ACCESS EASMENTS 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 FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIEDED 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:

Comment: Planning has no comments on the landscape plan.

Response: Acknowledged.

General

3. Comment: Proposed addresses will be submitted by Douglas County. As soon as the proposed addresses are received they will be forwarded to you for your review.

Complied: Yes No

Response: Addresses have been updated per Douglas County.

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.

5. Comment: Please submit a separate cost estimate for the tract landscaping that will be completed as part of Filing No. 16. This cost estimate will be included within the Subdivision Agreement.

Complied: Yes No

Response: A separate cost estimate has been included.

OUTSIDE REFERRAL AGENCY COMMENTS

Please address all referral agency comments with a written response. Please log into eTrackit Project No. SUB18-032 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 uploaded as a separate document.

TOWN OF PARKER ENGINEERING DEPARTMENT

Tyler Sandt, Development Review Engineer

Construction Plans - Civil

1. Comment: Please only show the work associated with building the access at the intersection of Birds Foot and Shasta Daisy on the cost estimate.

Response: Cost estimate has been revised.

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 16 will be overlotted graded with Filing 1. Overlot Grading plan has been included for reference only.

4. Comment: Please remove signage from cost estimate.

Response: Cost Estimate has been revised.

Tyler Sandt, Development Review Engineer

Plat - Civil

Comment: Please add the following notes 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 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: Notes have been added.

2. Comment: Show the sight triangle at the Birds Foot – Shasta Daisy intersection.

Response: Sight triangles are now shown and labeled.

TOWN OF PARKER ENGINEERING DEPARTMENT

Kurt Patrick, P. E. Stormwater Engineer

Construction Plans – Environmental

Comment: Add flow arrows, or label contours.

Response: Flow arrows and Contour labels are now shown.

Comment: Add a note stating temporary irrigation will be required for a native seed areas that are not served by permanent irrigation.

Response: Note has been added.

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

Response: Note has been added.

TOWN OF PARKER ENGINEERING DEPARTMENT

Randy Capra, Fire Life Safety 20

Advisory Comments

Comment: Please note, there are no addresses provided on the address plat; ensure that you have addressed this issue with Douglas County.

Response: Addresses have been added per redlines provided by Douglas County.

PARKER WATER AND SANITATION, Drayton Sanderson, Engineer Technician II

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

Response: Acknowledged, executed SIA will be provided.

- 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 on Exhibit for the Standard Improvement Agreement and Letter of Credit.

Response: Wet stamped and signed engineers 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.

- 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 have been labeled on the plans. 10' Separation has been maintained.

- 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: Gate 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 Birds Foot Ave supplying lots 11-14 and in Shasta Daisy St supplying lots 1-6 are not permitted to cross tract F after exiting ROW or a PWSD easement, please revise.

Response: Utility easements have been for lots 11-14 along Birds Foot Ave. Lots 1-6 along Shasta Daisy St extend to the right of way and do not need an easement.

- Comment: On sheets 3,8 and 9 PWSD does not allow the proposed water main to be place in the side walk at STA 34+88.96 or STA 10+36+4. Rather than a 90 degree bend please add two 45 degree bends and keep the water line out of the curb and gutter and sidewalk.

Response: The waterline has been modified to two 45° bends.

- Comment: On sheet 3 and 4 why is manhole 17 placed to the south of manholes 16 & 18? PWSD does not allow manholes to be in curb and gutter. Please straighten out the line between manholes 16 and 18,

Response: The line has been straightened out and adjusted to maintain 10' separation from the revised waterline.

- Comment: Please note PWSD will not grant probationary acceptance or approve a building permit on filing 16 until probationary acceptance is granted on filing 1.

Response: Acknowledged.

- 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 16 on the landscaped/irrigation plans.

Response: PWSD landscape/irrigation worksheet has been included.

- Comment: 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.

SCO CONSULTING, LLC, Steve Ormiston, Consultant to DCSD

Comment: The proposal includes subdividing 8.954 acres into 21 residential lots for 42 duplex dwellings. These dwellings 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 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. 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 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. Thank you for the 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.

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

Addressing Comments

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

Response: Addresses have been updated.

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 of the Douglas County Comprehensive Master Plan, which supports urban level development. Planning Services has no comment on the application.

Response: Acknowledged.

XCEL ENERGY, Donna George

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.

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/newconstruction-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 720-249-9588.

Sincerely,

CVL Consultants of Colorado, Inc.



Brian Wilson P.E.