



April 22, 2021

Ms. Stacey Nerger, Senior Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

**RE: Trails at Crowfoot Filing No. 16 – Final Plat
Review Comments 01**

Dear Ms. Nerger:

CVL, a Westwood team has considered comments from Town of Parker Planning Department, Town of Parker Development Review Division, Parker Water and Sanitation, Douglas County Department of Community Development, Douglas County Assessor's Office, IREA, Cherry Creek Basin Water Quality Authority & Parker Building Department for the referenced project. We have restated the comments below and addressed them per the italicized responses.

TOWN OF PARKER DEVELOPMENT PLANNING DIVISION, Stacey Nerger

GENERAL PROJECT COMMENTS:

1. Comment: The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:

[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)

Response: Acknowledged.

2. Comment: The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.

Response: Acknowledged.

3. Comment: Please contact the referral agencies if you have questions regarding their review comment(s).

Response: Acknowledged.

4. Comment: A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.

Response: Acknowledged.

5. Comment: The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention. “02 Trails at Crowfoot Filing No. 16 Final Plat” or “Second Submittal Trails at Crowfoot Filing no.16 Final Plat.”

Response: Acknowledged, naming convention has been followed with this submittal.

Final Plat

1. Comment: **Please see the attached redlines for additional information.**

Comment Addressed: Yes No

Response: Comments have been addressed

2. Comment: **Prior to recordation of the plat, a deed transferring ownership to KB Homes or an updated title commitment showing ownership in KB Homes name will be required.**

Comment Addressed: Yes No

Response: Acknowledged, Deed or updated title will be provided.

3. Comment: **Please change all dates on the plat to either 2021 or 20__ :**

Comment Addressed: Yes No

Response: Comment Addressed

4. Comment: **Please update all of the Plat to reflect the surrounding area. The surrounding tracts have since been platted into lots within separate filings.**

Comment Addressed: Yes No

Response: Plat updated

Final Landscape Plans

1. Comment: **Please see the attached redlines for additional information.**

Comment Addressed: Yes No

Response: Revisions to plans were made per staff's request.

Subdivision Agreement

1. Comment: **Staff will be reviewing the existing drafted Subdivision Agreement for the previous submittal for Filing 16 to determine if any additional changes are needed. An updated draft SIA will be forwarded to the property owner as soon as it is available.**

Comment Addressed: Yes No

Response: Acknowledged

2. Comment: **Please submit a landscape cost estimate for all streetscape (landscaping between the edge of curb and the sidewalk) proposed with this filing.**

Comment Addressed: Yes No

Response: A Landscape Cost estimate has been submitted for the streetscape.

3. Comment: **Please submit a landscape cost estimate for all landscaping (excluding the streetscape) proposed with this filing.**

Comment Addressed: Yes No

Response: A Landscape Cost estimate has been submitted for the landscape areas excluding the streetscape.

OUTSIDE REFERRAL AGENCY COMMENTS

Comment: Please address all outside referral agency comments with a written response. The following agencies have provided comments for review:

- Aztec Consultants
- Douglas County Assessor's office
- Fire Life Safety
- IREA

Response: Acknowledged

Comment: The following referral agencies have not submitted comments as of the date of this memo. Please continue to check TRAKiT for these comments and include responses with your resubmittal:

- Town of Parker Engineering/Public Works (Construction Documents and Drainage Plan)
- Douglas County Assessor's office
- Public Service company of Colorado
- Plat – Civil

Response: Acknowledged

Comment: These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: **Yes** No

Response: Acknowledged

TOWN OF PARKER DEVELOPMENT REVIEW DIVISION, Randall Capra **UNRESOLVED ISSUES/COMMENTS**

1. Comment: The applicant shall be aware that no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

Response: Acknowledged

2. Comment: The applicant shall be aware that the Town of Parker has officially adopted the 2018 ICC codes as of January 1, 2019; all submittal documents are required to comply with the 2018 ICC codes. Note – The Town of Parker will have officially adopted the 2021 ICC family on January 1, 2022; the 2020 NEC will be adopted at this time, as well. Any submittals received after December 31, 2021 will be required to meet the newly adopted codes.

Response: Acknowledged

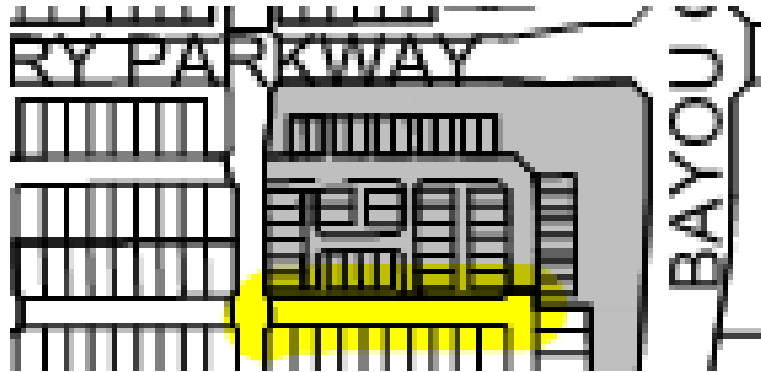
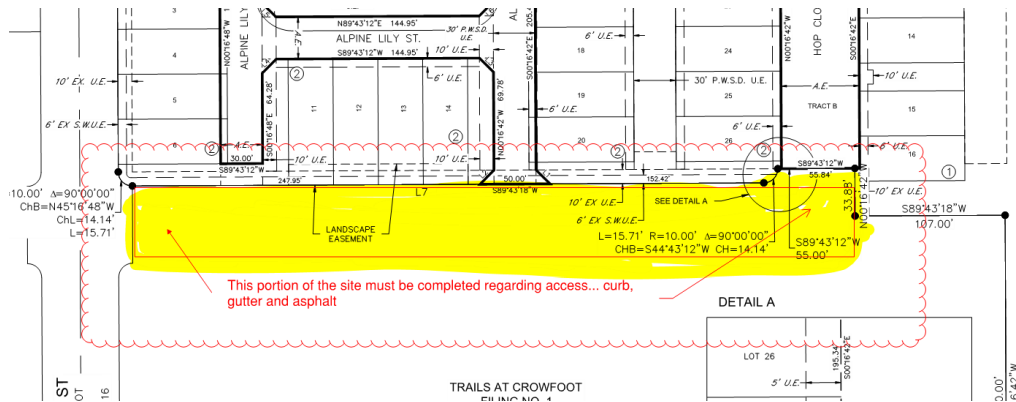
3. Comment: The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30-ton two axle and 40-ton three axle vehicles. An unimpeded clear width of 20-feet shall always be maintained. As such, any location where parked vehicles would obstruct this clear width requirement will require "NO PARKING – FIRE LANE" signage. *This signage shall be red on white. Update design criteria has been provided at the end of this document; ensure compliance when resubmitting.*

Response: Acknowledged

- Comment: Shasta Daisy Street is required to be completed from N Pinery Parkway to Bayou Gulch Road (this includes curb and gutter prior to being allowed to go vertical. This will provide two points of access from the subdivision into the proposed

Response: Shasta Daisy has been built and as-builts have been approved by Town of Parker.

- Comment: The applicant is required to access such that two approved provide two points of access is required for the proposed community. When resubmitting, the submittal documents will be required to include the southern access as a part of the submittal documents. This road shall be shown on all applicable pages and all applicable documents. See below for the area specific to this comment and address fully when resubmitting:



Response: Shasta Daisy St. and Birds Foot Ave have been built and as-builts have been approved by the Town. Access is provided from these streets.

Comment: Note - Per the requirements of [18 IFC Appendix “D” Section D107.1] Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access-roads. This submittal does not meet the requirements of the code regarding access roads. Section D107.1 does have two exceptions with exception #1 applying as noted: Where there are more than 30 dwelling units on a single public or private fire access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2, 903.3.1.2, or 903.3.1.3, access from two directions shall not be required.”

Response: Shasta Daisy St. and Birds Foot Ave have been built and as-builts have been approved by the Town. Access is provided from these streets.

6. Comment: The applicant shall provide an auto turn analysis indicating that apparatus can navigate all portions of this site); NO PARKING – FIRE LANE signage is required for any portion of the access where the 20-foot clear width requirement cannot be met. Information on South Metro Fire Rescue Apparatus has been provided later on in this response. Address when resubmitting.

Response: *Autoturn analysis has been provided with this submittal. “NO PARKING – FIRE LANE” signs have been added to both sides of Alpine Lily Trail and the south side of Birds Foot Trail and*

7. Comment: The applicant has not provided an overall utility plan for this project; and provide a complete utility set that includes locations of all water lines, gas lines, and electrical services. Address this issue when resubmitting. Note – the street noted above in yellow must have its fire hydrants shown as a part of this submittal.

Response: *Overall utility plan for F16 provided on sheet 3 of the PWSD sheet set. Overall utility for Trails at Crowfoot provided in Filing 1 CD’s.*

8. Comment: Ensure that the required fire life safety signature block is located on the cover sheet and the overall utility sheet(s) of the utility package. An updated signature block has been created regarding the utility drawing package; typically, this signature block is located on the cover sheet and the overall utility page of the water drawings. The signature block can be found later in this document:

Response: *Signature block added to cover sheet and the overall utility sheet.*

GENERAL COMMENTS

Comment: All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Response: *Acknowledged.*

Comment: Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

Response: *Acknowledged.*

Underground fire lines

Comment: When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 10 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

Response: *Acknowledged.*

FIRE CODE REVIEW BLOCK

All fire hydrants shall be installed according to water utility standards. The number and locations of the fire hydrants as shown on the Overall Utility Plan are correct as specified by the Town of Parker, Community Development Department.

Fire Code Official or Designated Representative

Date

(NOTE – Underground Fire Line (UFL) submittal documents must meet the requirements of NFPA 24 when submitting for review.)

FIRE ACCESS ROAD DESIGN CRITERIA



Comment: BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Response: Acknowledged.

Comment: Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Response: Acknowledged.

Comment: Sites not capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

Response: Acknowledged.

Comment: FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

Response: Acknowledged, slopes on this site are less than 6% and are asphalt or concrete.

Comment: The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

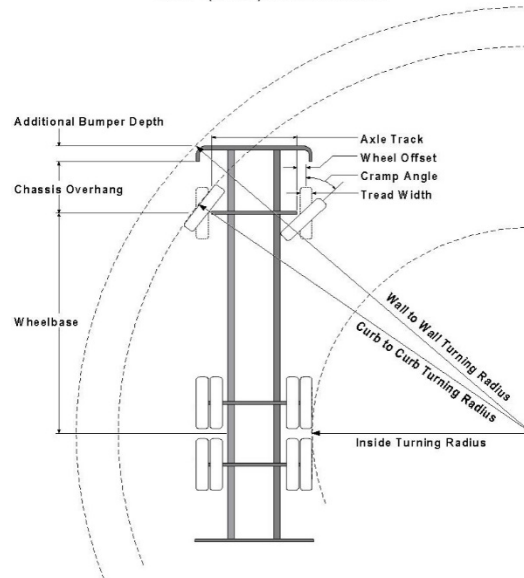
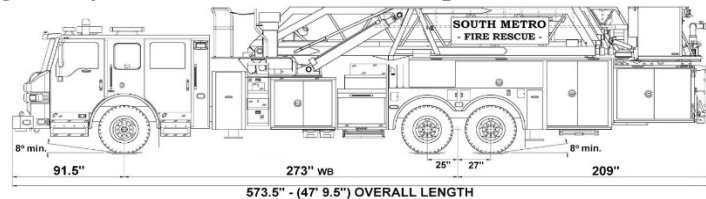
Response: Acknowledged, all accesses are 20' unobstructed and have fire lane signs where needed.

Comment: Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

Response: Acknowledged, the dead end has a turnaround.

Comment: VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.

Response: Acknowledged, all fire access roads meet this requirement.



Vehicle Specifications

Length: 47’ 9.5” Width: 8’ 5” - (10’ 1” mirror to mirror) Height: 10’ 9” Wheelbase: 273 in.
Design load: 80,000 pounds Inside Cramp Angle: 40° Axle Track: 83” Wheel Offset: 5.3”
Tread Width: 13.5”

Turning Radii:

Inside Turn: 26 ft. 1 in. Curb to curb: 41 ft. 11 in. Wall to wall: 46 ft. 8 in.

Comment: Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

Response: Acknowledged, Safety margin has been looked at to prevent damage.

Comment: PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that addresses the fire and life safety of the citizens.

Response: Acknowledged.

PARKER WATER AND SANITATION, Drayton Sanderson

Comment: These plans do not have PWSD utility plans uploaded. None of the PWSD’s comments on the 3rd referral have been addressed yet.

Response: PWSD Comments have been addressed in the attached plans.

DRAINAGE REPORT – STORMWATER, Michael Walton

Comment: See Engineering Memo for full list of comments. On future submittals, please include a drainage report or conformance letter specific to SUB20-040 Trails at Crowfoot F16

Response: Acknowledged. Conformance letter was deemed unnecessary by Tyler Sandt due to the approved Trails at Crowfoot full site drainage report.

CONSTRUCTION PLANS – STORMWATER, Michael Walton

Comment: See Engineering Memo for full list of comments. Storm Drainage Infrastructure Notes on sheet 2 appear to be out of date. Include current notes provided in the SDECM on the Town’s website (<http://parkeronline.org/577Storm-Drainage-and-Environmental-Criteri>)

Response: Storm Drainage Infrastructure Notes have been updated, per Tyler Sandt, no Engineering memo was provided. Comments and responses on review have been included in this response letter.

CONSTRUCTION PLANS – ENVIRONMENTAL, Michael Walton

Comment: See Engineering Memo for full list of comments.

Response: Acknowledged, per Tyler Sandt, no Engineering memo was provided. Comments and responses on review have been included in this response letter.

GENERAL COMMENTS

1. Comment: Provide existing grading contours.

Response: Existing contours shown on sheets that show grading.

2. Comment: Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.

Response: Utilities removed.

3. Comment: Label and identify the ratio of all slopes that are 4:1 or greater.

Response: Slopes labeled.

4. Comment: Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically noted Check Dam (CD), Dewatering (D), Diversion Ditch (DD), and Sidewalk Transition Protection (STP) details are missing.

Response: Details added.

5. Comment: Please consider providing the CBMP general note sheets from the SDECM rather than retyping the notes. Some of the indentation was lost during the transfer to plain text which makes some of the sections difficult to read and having the original sheets provides a reference to where the notes came from and when they were last revised.

Response: PDF's of the general notes now shown instead of re-typing.

6. Comment: Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

Response: Labels added.

7. Comment: The attached Town of Parker Legend sheets appear faded and are difficult to read.

Response: Legends have been modified to be easier to read.

INITIAL CBMP PLANS

1. Comment: Provide inlet protection for the existing area inlet at the north west corner of the site.

Response: Inlet protection added.

INTERIM/FINAL CBMP PLANS

1. Comment: Erosion Control Blanket (ECB) is required on all slopes steeper than 4:1.

Response: Erosion control blanket added to areas steeper than 4:1.

2. Comment: Please provide and identify Masonry Work Protection (MWP) for the site.

Response: There is no known masonry on this site.

BUILDING 20, Randy Sale

Comment: Previous approved under SUB17-057 however it has exceeded time period.

Response: Acknowledged

Comment: No new comments just general notes listed below.

Response: Acknowledged

Comment: All lot specific permit applications will be verified for setbacks, utility easement encroachments and conformance to the residential design minimum requirements (the Matrix).

Response: Acknowledged.

Comment: Model homes cannot be constructed until curb, gutter, first lift of asphalt, fire hydrants and street signage are complete to provide proper emergency access measures.

Response: Acknowledged.

Comment: 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.

Response: Acknowledged.

Comment: Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

Response: Acknowledged.

Comment: Please consult with planning for requirements of basement window wells located in the side yard setbacks or utility easements.

Response: Acknowledged.

Comment: Buildings in floodplain need to be satisfied by Storm Water before construction on these lots can occur.

Response: Acknowledged, no buildings are within floodplain.

DOUGLAS COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT, Caitlin Zeiler

DOUGLAS COUNTY ADDRESSING COMMENTS:

Comment: Douglas County Addressing has completed a review of the proposed addresses for Trails at Crowfoot Filing 16 and has the following comments:

- Comment: Please indicate the front of each residence or confirm that what is shown on the attached is correct.

Response: We agree with the addressing and agree that the direction indicated is where garage access will be provided.

- Comment: Street names are approved and reserved.

Response: Acknowledged

- Comment: Suffixes are acceptable with one revision required. Review suffix guidelines starting On page 5 in the Douglas County Addressing and Street Naming Manual online at: <https://www.douglas.co.us/documents/addressing-and-street-naming-manual-full.pdf/>.

Response: The suffix has been changed per the redlines.

- Comment: Alpine Lily Street must be revised to Alpine Lily Drive or Alpine Lily Avenue.

Response: Alpine Lily Street renamed to Alpine Lily Avenue

- Comment: Address ranges are acceptable.

Response: Acknowledged

Comment: Addresses will be recorded following all necessary approvals and plat recordation. Contact DCAddressing@douglas.co.us or 303.660.7449 with questions.

Response: Acknowledged.

IREA 20, Brooks Kaufman

Comment: The proposed replat is missing recorded IREA easements. IREA recorded blanket easement on Tract BB, because an easement was not provided for the main feeder that has been extended across the future Tract A to Cielo and Filing 9.

Response: IREA easements have been added to the plat.

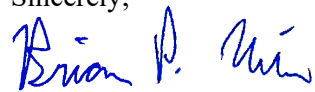
CHERRY CREEK BASIN WATER QUALITY AUTHORITY 20, Rich Birhardt

Comment: No exceptions taken with the final subdivision plat.

Response: Acknowledged.

Thank you for providing these comments. If you have any questions regarding our application, please do not hesitate to contact me at 720.249.3588.

Sincerely,



Brian Wilson, PE
Senior Project Manager
CVL, a Westwood team