



Your kind of place.

TO: Manhard Consulting
 Attn: Rick Moore
 8008 E. Arapahoe Ct., #110
 Centennial, CO 80112
 303-531-3500
 rmoore@manhard.com

FROM: Carolyn Washee-Freeland, AICP
 Associate Planner

DATE: February 16, 2017

SUBJECT: First Submittal and Review of SP16-107 Compark Village South F1 Belford Bridge Site Plan

The following are review comments regarding the first submittal of SP16-107. All comments must be responded to and if there is disagreement with a comment please indicate the reasoning for the disagreement. Please sign and return this memo with the next submittal. A follow-up Development Review Team (DRT) meeting with reviewing agencies can be scheduled to provide additional guidance on these comments. Please contact case planner Carolyn Washee-Freeland at cfreeland@parkeronline.org to schedule a DRT meeting.

Construction Plans in lieu of Site Plan

1. *SP16-107 is a bridge design project. Construction Plans were submitted in lieu of a site plan requiring Town Engineering staff review. Please log into Trakit (Project No. SP16-107) and address the Comment Resolution Form, Bridge Redlines, and Civil Redlines. A written response is required to address all engineering staff comments.*

Complied: Yes No
 Response:



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OUTSIDE REFERRAL AGENCY COMMENTS

Please address all referral agency comments with a written response. Please log into Trakit Project No. SP16-107 and ensure all comments and memorandums uploaded to the project are addressed and resolved prior to a resubmittal.

Complied: Yes No
Response:

Town of Parker Engineering Staff Comments and Outside Referral Agency Comments from Trakit:

| | |
|---|--|
| Alex Mestdagh Please see the following uploaded documents:-Comment Resolution Form-Bridge Redlines-Civil Redlines 2/14/2017 3:13:20 PM | CONSTRUCTION PLANS - CIVIL Revisions Required |
| REVIEWS | |
| Kurt Patrick 1) Include all Town of Parker standard notes and details. 2) Show the ratio of all slopes greater than 4:1. 3) Add a note on all land adjacent to the project stating that no work shall occur in these areas. 4) A clean water diversion will be required for this project to complete the work in the channel, please show this on the plans. 5) Show a concrete washout area. 6) Add a note detailing debris and trash control requirements. 7) Show erosion control blanket on all slopes steeper than 4:1. 8) Include revegetation for all disturbed areas. 9) Show portable toilet protection. 10) Show a minimum of 1 stabilized staging area. 11) Include a VTC where the site accesses from a pervious surface. 2/15/2017 4:00:25 PM | CONSTRUCTION PLANS - ENVIRONMENTAL Revisions Required |

| REVIEWS | | | | | | | | | | | | | | | |
|--|---------------------------------|--|--------------------------|----------------------------|---------------------------------|-----------------------|----------|------------------|------------------------------|----------------------|--|--------------------------|--|---------------------------|--------------------------|
| Jacob James | | CONSTRUCTION PLANS - STORMWATER | | | | | | | | | | | | | |
| <p>1. Please show the grouted boulder drop structure continued on the downstream side of the Happy Canyon Creek trail crossing coordinating the toe of structure elevation with the future stable channel slope on the downstream side of the trail.</p> <p>2. The maintenance access trail minimum clearance of 8 feet will not allow for maintenance trucks. The trail will need to be lowered and material changed to concrete under the bridge and on both sides to withstand frequent inundation.</p> <p>3. This reach is an aggrading reach and trail underpasses in the area have experienced frequent sand buildup and ice on the trails due to poor drainage. The pedestrian trail underpass should incorporate a concrete stem wall on the edge of the trail with a drainage system to drain the trail which daylight downstream.</p> <p>4. The sheet pile cap detail on page 46 suggest the cap does not continue through the low flow portion of the channel. The concrete cap does need to be continuous through the channel low flow section.</p> <p>5. Call out proposed slopes on all banks. Slopes should not exceed 4:1.</p> <p>6. Look into steepening the trail crossing box culverts to provide as much self scour potential through the culverts as feasible.</p> <p>7. Address additional comments by Urban Drainage.</p> <p>2/15/2017 6:00:02 PM</p> | | | | | | | | | | | | | | | |
| Revisions Required | | | | | | | | | | | | | | | |
| <table border="1"> <tr> <td>FIRE LIFE SAFETY 20</td> <td>ReviewerRandy Capra</td> <td>Sent1/18/2017</td> <td>Sent By:</td> </tr> <tr> <td>GroupALL</td> <td>Remarks(<i>no remarks</i>)</td> <td>Due2/15/2017</td> <td></td> </tr> <tr> <td>StatusAPPROVED</td> <td></td> <td>Returned2/6/2017</td> <td>Received By: RCAP</td> </tr> </table> | | | | FIRE LIFE SAFETY 20 | Reviewer Randy Capra | Sent 1/18/2017 | Sent By: | Group ALL | Remarks(<i>no remarks</i>) | Due 2/15/2017 | | Status APPROVED | | Returned 2/6/2017 | Received By: RCAP |
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| <table border="1"> <tr> <td>IREA 20</td> <td>ReviewerBrooks Kaufman</td> <td>Sent1/18/2017</td> <td>Sent By:</td> </tr> <tr> <td>GroupALL</td> <td>Remarks(<i>no remarks</i>)</td> <td>Due2/15/2017</td> <td></td> </tr> <tr> <td>StatusAPPROVED</td> <td></td> <td>Returned2/14/2017</td> <td>Received By:</td> </tr> </table> | | | | IREA 20 | Reviewer Brooks Kaufman | Sent 1/18/2017 | Sent By: | Group ALL | Remarks(<i>no remarks</i>) | Due 2/15/2017 | | Status APPROVED | | Returned 2/14/2017 | Received By: |
| IREA 20 | Reviewer Brooks Kaufman | Sent 1/18/2017 | Sent By: | | | | | | | | | | | | |
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| <table border="1"> <tr> <td>Police 20</td> <td>ReviewerSherry Corcoran</td> <td>Sent1/18/2017</td> <td>Sent By:</td> </tr> <tr> <td>GroupALL</td> <td>Remarks(<i>no remarks</i>)</td> <td>Due2/15/2017</td> <td></td> </tr> <tr> <td>StatusNO COMMENT</td> <td></td> <td>Returned1/25/2017</td> <td>Received By:</td> </tr> </table> | | | | Police 20 | Reviewer Sherry Corcoran | Sent 1/18/2017 | Sent By: | Group ALL | Remarks(<i>no remarks</i>) | Due 2/15/2017 | | Status NO COMMENT | | Returned 1/25/2017 | Received By: |
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|---|-----------------------|---|---------------------|
| REVIEWS | | | |
| <p>Donna George</p> <p>Please see attached letter for information regarding the existing natural gas main at the very south end of this project.</p> <p>1/30/2017 11:10:11 AM</p> | | <p>Public Service Company of Colorado 20</p> <p>Advisory Comments</p> | |
| SITE PLAN - STORMW... | | | |
| Reviewer | Jacob James | Sent | 1/18/2017 |
| Group | STORMWATER 1ST | Remarks | <i>(no remarks)</i> |
| Status | NO COMMENT | Due | 2/15/2017 |
| | | Returned | 2/15/2017 |
| | | Sent By: | |
| | | Received By: | jjam |
| REVIEWS | | | |
| <p>Jim Swanson</p> <p>No exceptions taken as submitted.</p> <p>1/31/2017 12:33:42 PM</p> | | <p>Cherry Creek Basin Water Quality Authority 20</p> | |
| REVIEWS | | | |
| <p>Jacob James</p> <p>1. Please add the post project floodplain delineation on the floodplain work map up to the uppermost limits of disturbance. Also call out the FIS cross sections. 2. Drop structure boulder sizing calculations will need to be added to the drainage report for review. 3. The bridge deck and adjacent Belford Avenue will need to be served by a detention pond. Please provide information on how this will be achieved.</p> <p>2/15/2017 5:39:36 PM</p> | | <p>DRAINAGE REPORT - STORMWATER</p> <p>Revisions Required</p> | |



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

January 30, 2017

Town of Parker Community Development Department
20120 E. Mainstreet
Parker, CO 80138

Attn: Patrick Mulready

Re: Compark Village South Filing No. 1 Belford Bridge, Case # SP16-107

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Compark Village South F1 Belford Bridge**. Please be aware PSCo owns and operates an existing natural gas distribution main at the very south end of this project. 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. Any grading changes may require the raising or lowering of underground facilities in order to maintain PSCo's minimum coverage requirements, which is a minimum cover of 30-inches required over gas mains, therefore the existing grading must not be diminished. However, please be advised this is an install depth and any subsequent change of grade may render this depth incorrect. When excavating within 18-inches of marked facilities, hand digging is strongly recommended. Please be aware that all risk and responsibility for this request are unilaterally that of the Applicant.

The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register* so you can track your application) and complete the application process for any modification to existing gas facilities including relocation and/or removal. 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.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado