



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: October 3, 2017

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

The following are review comments regarding the first submittal of SP17-003. 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.

Staff Comments on Site Plan Exhibit

- Staff comment #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. 16-107) and address all comments from Town engineering staff, referral agencies, bridge redlines, and civil redlines. A written response is required to address all engineering staff comments.*

Complied: Yes No
 Response:

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:



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

Urban Drainage and...

Reviewer **Mike Sarmiento** Sent **9/12/2017** Sent By: **CWAS**

Group **REFERRAL 2ND 15** Remarks **Please see attached.** Due **9/29/2017**

Status **REVISIONS REQUIRED** Returned **10/2/2017** Received By:

Note: Please address letter uploaded into Trakit on 10-02-2017 from UDFCD.

SITE PLAN 15

Reviewer **Alex Mestdagh** Sent **8/22/2017** Sent By: **CWAS**

Group **SITE PLAN 2ND 15** Remarks *(no remarks)* Due **9/13/2017**

Status **REVISIONS REQUIRED** Returned **9/21/2017** Received By: **ames**

Donna George

Public Service Company of Colorado 15

In addition to what has already been stated in the first review, PSCo requests the existing gas distribution main at the very south end of the project to be shown on the plans so that it can be seen in relation to the proposed work area(s). Comment response requested.

8/30/2017 2:01:19 PM

Jacob James

FLOODPLAIN DEVELOPMENT PLAN

1. Please submit a revised CLOMR-Drainage Report for review.

9/13/2017 10:56:43 AM

Jacob James

DRAINAGE REPORT - STORMWATER

1. Please submit a revised drainage report with all major drainage calculations for review.

9/13/2017 10:56:09 AM

Jacob James

CONSTRUCTION PLANS - STORMWATER

1. Please provide riprap and boulder gradations matching UDFCD requirements on the drawing sheets.
2. The soil riprap and riprap on the downstream side of the pedestrian trail may not be adequate for the flows and velocities of the water overtopping the trail. Please provide analysis showing how this riprap was sized and the associated flows and velocities of the water at the point of overtopping up to the 100-year event. It is likely that the flows and velocities are the highest with 6" to 2 feet of water overtopping the trail.
3. Additional comments from Urban Drainage will need to be coordinated once those review comments are submitted.

9/13/2017 11:20:26 AM



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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 erosion control blanket on all slopes steeper than 4:1.
- 6) Show portable toilet protection.
- 7) Ensure SCL or SF are in place in all areas between Happy Canyon Creek and any up-gradient disturbance.

9/13/2017 3:57:44 PM

CONSTRUCTION PLANS - ENVIRONMENTAL

Alex Mestdagh

Please see updated Comment Resolution Form from third-party reviewer.

9/21/2017 8:48:50 AM

CONSTRUCTION PLANS - CIVIL

End of Staff and Agency Referral Comments