

COMPARK VILLAGE SOUTH HAPPY CANYON – CLOMR-BRIDGE NARRATIVE

Description:

Compark Village South (CVS) is situated in the lower portions of two natural drainage basins that are tributary to Cherry Creek. Happy Canyon Creek receives direct flow from one-third of the CVS Filing 1 project site. Happy Canyon Creek forms the eastern boundary of the CVS site where the active flow channel is congruent with the east property boundary.

This project is for that section of Happy Canyon that lies south of the E470 Bridge crossing and extends to the southern boundary of the project which is corresponding to the northern property boundary of an existing subdivision, Grandview Estates, as located in Douglas County, CO.

The Belford Bridge over Happy Canyon Creek and an associated drainage report for a Conditional Letter of Map Revision (CLOMR) has been prepared by our sub-consultant (Felsburg, Holt, & Ullevig) that establishes the drainage parameters associated with the design and construction of the Belford Bridge, Happy Canyon channel improvements and enhancements to the existing trail system in the Creek corridor.

The design of the Bridge, as stated in the recorded annexation report (recording # 2015001337), is based upon the development of the Phase 2 residential (PA 16 of the Compark Village Planned Amendment - 5th Amendment). The bridge superstructure will be built entirely with this phase but only half of the road will be constructed at this time. Future development will dictate the north half of construction of Belford Avenue and the accompanying bridge deck per the conditions of the annexation agreement.

This project is being submitted at this time due to the jurisdictional agencies involved and the anticipated review time for approvals of the Bridge and CLOMR submittal associated with the continued development of Compark Village South and the anticipated development forthcoming for Chambers Highpoint.

TABLE OF CONTENTS- HAPPY CANYON BRIDGE-CLOMR

- A. Application Form: Enclosed**
- B. Submittal Fees: To be determined by Town and owner notified**
- C. Legal Description of the Property: NA
- D. Title Commitment: NA
- E. Notarized Letter of Authorization: Enclosed as Exhibit C**
- F. Disclosure Letter: Enclosed as Exhibit D**
- G. Vicinity Map of Project Site: Enclosed as Exhibit E.**
- H. Referral Agency Checklist: NA
- I. Charge Back Agreement: To be determined by Town and owner notified**
- J. Advance Const. Equipment Declaration: NA
- K. Stonegate Water & Sanitation District: NA
- L. Project Narrative: Enclosed**
- M. Compark Village South Filing No.1 Plat: Enclosed**
- N. Construction Documents (Belford Bridge): Enclosed**
- O. Tree Conservation Plan: NA
- P. Master Landscape and Street Tree Plan: NA
- Q. Address Plat: N/A
- R. Public Improvement Cost Estimates: Not included at this time**
- S. Traffic Impact Analysis: Compark South and Chambers Highpoint**
- T. Drainage Report (Happy Canyon CLOMR): Enclosed**

TEAM MEMBERS

Owner/Developer:
 470 Compark LLC.
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 Denver, CO 80206
 Contact: Michael Vickers
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Civil Engineering Firm:
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Bridge & CLOMR Engineering Firm:
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