

## COMMENT RESPONSE LETTER

Group: SP GRP 10

Type: IREA 10

Status: DENIED

Date Submitted: 7/7/2021

Date Due: 7/22/2021

Date Completed: 7/20/2021

Reviewer: Brooks Kaufman

Notes:

7/20/2021 7:43:50 AM

Applicant may not enclosed, screen or fence the EUSERC meter Cabinet as shown on Sheet 3 & 5. IREA will require easements at electrical design

*Response: Acknowledged, screening gate has been removed from building providing access and easement will be granted once IREA electrical design finalized.*

Group: SP GRP 10 ADD

Type: Parker Water and Sanitation District 10

Status: REVISIONS REQUIRED

Date Submitted: 7/7/2021

Date Due: 7/22/2021

Date Completed: 7/15/2021

Reviewer: Robert Ramsey

Notes:

7/15/2021 10:51:00 AM

PWSD will need all the following prior to plan approval

Recorded Easements.

SIA, LOC., Signed Engineers Estimate.

Please note all Invoices will be generated on the next submittal.

*Response: Acknowledged, outstanding easement, SIA, LOC, and signed Engineer's Estimate will be submitted via email.*

Group: SP GRP 10

Type: SITE PLAN - CIVIL 10

Status: REVISIONS REQUIRED

Date Submitted: 7/7/2021

Date Due: 7/22/2021

Date Completed: 7/26/2021

Reviewer: Tyler Sandt



Notes:

7/26/2021 4:31:34 PM

1. The applicant has noted they are preparing the legal description and exhibit for the required drainage easement. Note that no approvals can be granted on this project until the signed easement agreement has been delivered to the Town.

*Response: Acknowledged, outstanding easement submitted via email concurrent with re-submittal.*

Group: SP GRP 10

Type: SITE PLAN 10

Status: REVISIONS REQUIRED

Date Submitted: 7/7/2021

Date Due: 7/22/2021

Date Completed: 7/22/2021

Reviewer: Julia Duncan

Notes:

7/22/2021 8:15:00 AM

From: Duncan, Julia

Sent: Wednesday, July 21, 2021 5:01 PM

To: Allison Morgan <amorgan@caprei.com>

Subject: RE: SP20-131

Good Afternoon Allison,

As Krista mentioned I am taking this case over.

I look forward to working with you and wrapping up the final referral. There are a few department and agency comments outstanding but in the interim I had the opportunity to review your Site Plan Set V3\*

I have included my notes below. Please revise the plan set and/or address my questions via this email. Once these final small notes are addressed the planning comments will be complete.

The most significant issue is IREA's comment (they denied and need revisions)

IREA Note: Applicant may not enclosed, screen or fence the EUSERC meter Cabinet as shown on Sheet 3 & 5. IREA will require easements at electrical design

*Response: See above response to IREA comment.*

On sheet five you call out the cabinet with an x inside a box but I do not actually see it anywhere on the site plan. The EUSERC meter cabinet cannot be behind fences so it cannot be on the south or west elevation. We would recommend on the east elevation. It needs to be painted to match the proposed

material and color schemes. Please clearly show it on your revisions and connect with Brooks regarding his comment and that you are meeting all of IREA's requirements.

*Response: Revised elevation provided. Coordinated with Brooks regarding IREA comments.*

- Shrubs were added but they have the same maturity height-can you please explain how they meet the last note?



*Response: Revised planting to add in taller shrubs.*

- The street trees provided by the minor development plat should be noted as such on the plan sheets and greyed out.

*Response: Trees are shown, labeled, and greyed out.*

- South Perimeter Landscape Calc needs clarification. It is adjacent to Mixed-Use which qualifies as residential and have the ratio of 1 tree and 5 shrubs/25 linear feet

234 LF SOUTH PERIMETER - TRACT A	9 TREES + 46 SHRUBS	104 SHRUBS
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*Response: All calculations have been reviewed, corrected, and clarified.*

- $234/25=9.36$  rounds up to 10 required trees not 9

*Response: All calculations have been reviewed and corrected.*

- Additionally,  $10*5=50$ - this is consistent with your math with the other perimeters so I am not clear why it changed for the south perimeter?-Please revise

*Response: All calculations have been reviewed and corrected.*

- The west shrub calc is 5 off as well and should show 30 required shrubs.  $6*5=30$

217 LF WEST PERIMETER - TWENTY MILE ROAD	6 TREES + 25 SHRUBS	6 TREES + 25 SHRUBS
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*Response: All calculations have been reviewed and corrected.*

- Please make sure when you make this update you revise provided and recalculate the shrub substitution which will likely change.

*Response: All calculations have been reviewed and corrected.*

- Your perimeter total for required and provided looks off from what is actually required-just be sure to double check all math before resubmitting.

*Response: All calculations have been reviewed and corrected.*