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Memorandum

To: Stacey Nerger, Senior Planner

Date: August 19, 2021

From: Alex Mestdagh, P.E., Engineering Services Manager
Michael Walton, E.I.T, Project Engineer

Cc: Tom Williams, P.E., Director of Engineering/Public Works

Subject: Compark Village South Filing No. 1 – Site Plan Amendment

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Belford Ave CDs	June 2021
Bridge Plans	June 2021
Drainage Report	June 2021
Streetscaping Plans	June 2021

Thank you for the opportunity to review this application. Based on our review we have the following comments:

General Comments

1. Include the Town of Parker review block on all required sheets. Reference the Town’s Roadway Design and Construction Criteria Manual (RDCCM), Appendix B. Specifically noted as missing from the initial, interim, and final CBMP plan sheets for the Belford – Happy Canyon Creek plan set.
2. Any public improvements that were not financially secured with the original Compark Village South Filing No. 1 Subdivision Agreement will be required to be secured with this application. Please discuss further with Staff.

Streetscaping Plans

August 19, 2021

3. Please confirm that the necessary sight distances are being preserved – the required ISD is 500 feet for this roadway. Some sight triangles appear to scale around 440 feet. Please revise where necessary and label all triangles at 500 feet, and ensure no trees or plantings taller than two feet are located within these areas.

CBMP Plans

4. Provide hatching for either Surface Roughing (SR) or Seeding, Mulching, and Crimping (SMC) on the plans. Please note while a hatch is defined for Surface Roughening (SR) and not Seeding, Mulching, and Crimping (SMC) in the legend, Town preference is to hatch the SMC areas in lieu of the SR areas

This submittal is in general conformance with Town criteria – remaining comments can be coordinated directly with the Engineering Department. An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to contact the Engineering Department at (303) 840-9546.