

# MEMO

**To:** Stacey Nerger, Senior Planner

**From:** Amie Drucker, PE

**Date:** August 20, 2021

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

In response to the Town of Parker Engineering Memo, dated August 19, 2021 we offer the following responses:

## 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.  
***After coordination with Alex Mestdagh, it was agreed that the Town of Parker review blocks provided on the project and CBMP Title Sheets will be sufficient for this project.***
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.  
***The Filing No. 1 SIA included the improvements for this project. No revisions to the scope have been made.***

## Streetscaping Plans

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.  
***Belford Avenue is a major collector and will have a posted speed limit of 35 mph. Given this, the corner intersection sight distance was not revised from the 445' currently shown.***

## 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.  
***The Interim/Final CBMP plans have been revised to show hatching for the proposed SMC areas. The legend has been updated to reflect the proposed hatching for the SMC areas.***