

January 21, 2016

Russ Burrows, P.E.
Project Engineer
Manhard Consulting, LTD
8008 East Arapahoe Court, Suite 110
Centennial, CO 80112

File No. DV 15-039

Subj: Compark Village South – Belford Avenue – Construction Plans

Dear Russ,

Plan Review Summary:

Submitted to Engineering - 1/5/16
Comments Sent Out - 1/21/16

Engineering has reviewed the above referenced submittal and have the following comments:

Minor Development Plan Comment

Comment #1-The portion of Belford Avenue located within Douglas County and the cul-de-sac bubble for First Street will need to be dedicated to the County by Special Warranty Deed. *Per discussions with County staff, the proposed cul-de-sac will be established as a Tract as part of the platting process and subsequently dedicated to either Douglas County ownership or M.D. ownership with easment to Douglas County for maintenance.*

GESC Plan Comment

Comment #1-A Temporary Construction Access Permit will be required for the construction access of Peoria Street. Since this access is signalized with no access to the east, the County will restrict the construction access to right-in-right-out turning movements. You can download our access permit from the following:
<http://www.douglas.co.us/documents/temporary-access-permit.pdf>.

Comment noted.

Construction Plan Comments

Comment #1-On sheet 3, since Douglas County criteria doesn't include a "major collector" cross section, please revise the title to "Parker Major Collector within Douglas County Jurisdiction". *The plans have been revised as requested.*

Comment #2-On sheet 6, this development will be required to provide an interim and final design for the Peoria Street & Belford Avenue intersection.

The final design drawings are being prepared and will be submitted for review. Reference to this separate plan set will be made within the construction drawings.

Comment #3-On sheet 15, please show the roadside ditches in the plan view and include spot elevations to show how/where they will daylight.

The plans have been revised as requested.

Comment #4-On sheet 15, please include how the roadside ditches will be stabilized.

The plans have been revised as requested.

Comment #5-On sheet 15, please include the radius of the cul-de-sac bubble.

The plans have been modified to show the radius dimension.

Comment #6-On sheet 15, please specify 6-in. compacted Class-6 road base for the gravel thickness in the rural street cross section.

The plans have been revised to show paving as requested.

Comment #7-On sheet 25, please show an acceptable transition from the 2-lane Belford Ave cross section to the 6 lane cross section at the approach to the intersection with Peoria. Currently, this plan shows the westbound through lane connecting with the eastbound through lane.

The intersection design is being finalized by FHU. Upon completion, the transition will be shown on the Belford plans prepared by Manhard.

Comment #8-On sheet 25, please apply redlined geometric and signage & striping comments from the County dated 4/15/15 to the approaches to the intersection of Peoria St/Belford Ave.

The intersection is being finalized by FHU and will include the appropriate signage and striping.

Comment #9- On sheets 25, 26, & 27, please include all existing and proposed signage on these sheets, including existing and proposed signage for the intersection of and all approaches to Belford Avenue and Peoria Street.

The intersection is being finalized by FHU and will include the appropriate signage and striping.

Comment #10-On Sheet 25, 26, & 27, the bike lane is shown with an 8" wide channelizing line. Per the MUTCD the bike lane line should be "normal" (4" to 6").

The plans have been modified as requested.

Traffic Impact Analysis Comments

Comment #1-The traffic impact analysis (TIA) for the development should have been included with this referral. The TIA is required to confirm the laneage and ROW needs at the Belford Ave & Peoria St intersection.

We have provided the TIA prepared by FHU for the Chambers intersection to further supplement the Peer TIA.

Comment #2-Section II of the narrative provided with the referral, references a Traffic Impact Analysis/Traffic Impact Compliance Letter. There is concern that the TIA being used does not accurately depict the long range scenario for traffic volumes and related laneage needs.

We have provided the TIA prepared by FHU for the Chambers intersection to further supplement the Peer TIA.

Traffic Signal Improvement Comment

Comment #1-A Traffic Signal plan (per Douglas County specifications) to address required modifications to the existing signal at the Peoria St/Belford Ave intersection needs to accompany the plans for this project.

The requested plan will be included with the construction documents prepared by FHU for the intersection improvements.

If you have any questions, please give us a call.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chuck Smith", with a stylized flourish at the end.

Chuck Smith
Development Review Engineer

cc: Matt Williams, P.E.; Development Review Manager
Chris Martin, Senior Traffic Engineer
Tom Williams, P.E, Town of Parker
Mike Vickers, 470 Compark, LLC

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