



May 13, 2016

William J. Niichel
12980 First Street
Parker, CO 80134

**RE: Compark Village South
First Street Improvements
Landscape Berm along Grand View Estates**

As a resident of Lot 1, Block 6 of the Grand View Estates Subdivision, we want to notify you of planned improvements that are being anticipated near or adjacent to your property which would consist of First Street along the western boundary of Grandview Estates and the berming and landscaping improvements located along the northern boundary.

Enclosed with this letter you will find at least 1 of 3 possible Exhibits, depending on where your property is located within Grandview Estates. If your property fronts on First Street, Exhibit 1 will be included with this letter showing the proposed roadway improvements. If you live along the northern boundary of Grandview Estates, you will receive Exhibit 2, which includes landscape plans as well as a plan view and cross sections of the proposed improvements in relation to existing points within Grandview. If you are affected by the proposed storm sewer improvements within Grandview Estates, you will find Exhibit 3A or 3B showing the improvements and other pertinent information.

The proposed improvements will include extending and constructing a cul-de-sac at the end of First Street into the Compark South property for emergency access purposes; access to the proposed Compark South development will be limited to emergency/authorized personnel only. The improvements will consist of paving of the existing gravel roadway from Dogwood Ave to the proposed cul-de-sac, providing a roadside ditch along the western edge of the road, and the rerouting of the existing Green Acres Tributary (GAT). This portion of First Street will be constructed to the Douglas County rural local roadway section consisting of a 24' wide paved roadway. The improvements will match existing conditions along the Grandview property frontages which will not significantly alter the existing grades of your property. Please refer to Exhibit 1 showing the proposed improvements to First Street.

The GAT channel will be realigned around the end of the proposed cul-de-sac on the Compark South property rather than across the northwest corner of Lot 1, Block 6 of the Grandview Estates Subdivision. The remaining portion of the existing GAT channel that crosses Lot 1 will remain in the same location and the historic overflow path will outfall onto the Compark South property and will be conveyed to the GAT. The majority of the runoff in the GAT from the west side of First Street will be directed to the new channel which will reduce the flows that are presently occurring on Lot 1. These improvements are shown on Exhibit 1, which is included with this letter.

The proposed berming and landscape improvements located along the northern edge of the Grandview Estates Subdivision are intended to create a buffer that will help to screen views as well as divert sound from the proposed development. Berm heights will vary up to eight feet (8'). These berms will be planted with evergreen trees and large stands of scrub oak to replicate an upland environment. The combination of a gently rolling land form coupled with an upland landscape will help to create a unique buffer between the Grandview Estates Subdivision and the development associated with the Compark Village South. Please refer to Exhibit 2 for cross sections through the proposed berming.

Two localized low points will be created and/or impacted by the proposed berm improvements, one being located on Lot 1, Block 5 and the other occurring between Lot 1 and Lot 6 of Block 4 along the northern boundary of Grandview Estates and southern property boundary of Compark South. On Lot 1, Block 5 a drainage easement will be requested so that we can provide a storm sewer conveyance system that will direct those flows into the Green Acres Tributary. For the low point between Lot 1 and Lot 6, Block 4, a storm sewer conveyance system will be provided in Douglas County owned property to pick up any flows from the naturally occurring low point. In both cases an additional inlet will be provided to capture any flows which may occur due to blockage of the flared end section of the culvert system. In a worst case scenario if the culvert and inlet were to be completely plugged an overflow path through the proposed screening berm is provided such that ponding would be localized and not impact any of the existing structures currently located on the property. These improvements are necessary as part of the berm and landscape improvements in these two locations. These "improvements" were mentioned by landowners at the Special District hearing at the Town of Parker and it is our goal to explain why they are needed. Simply put, these two outfall storm sewer improvements will allow storm water to flow to the north and avoid blockage resulting from the new berm. Please refer to Exhibit 3A or 3B for plans of the proposed storm sewer improvements.

In coordination with the proposed improvements to the Compark Village South property, three (3) fire hydrants will be installed along the northern boundary of Grandview Estates; one near each terminus of First, Second and Third Streets. These fire hydrants will increase fire protection for both Grandview Estate residents as well as the future residents of Compark Village South.

We would be happy to set up a meeting to go over the attached documents to answer any additional questions.

Sincerely,

Manhard Consulting, LLC

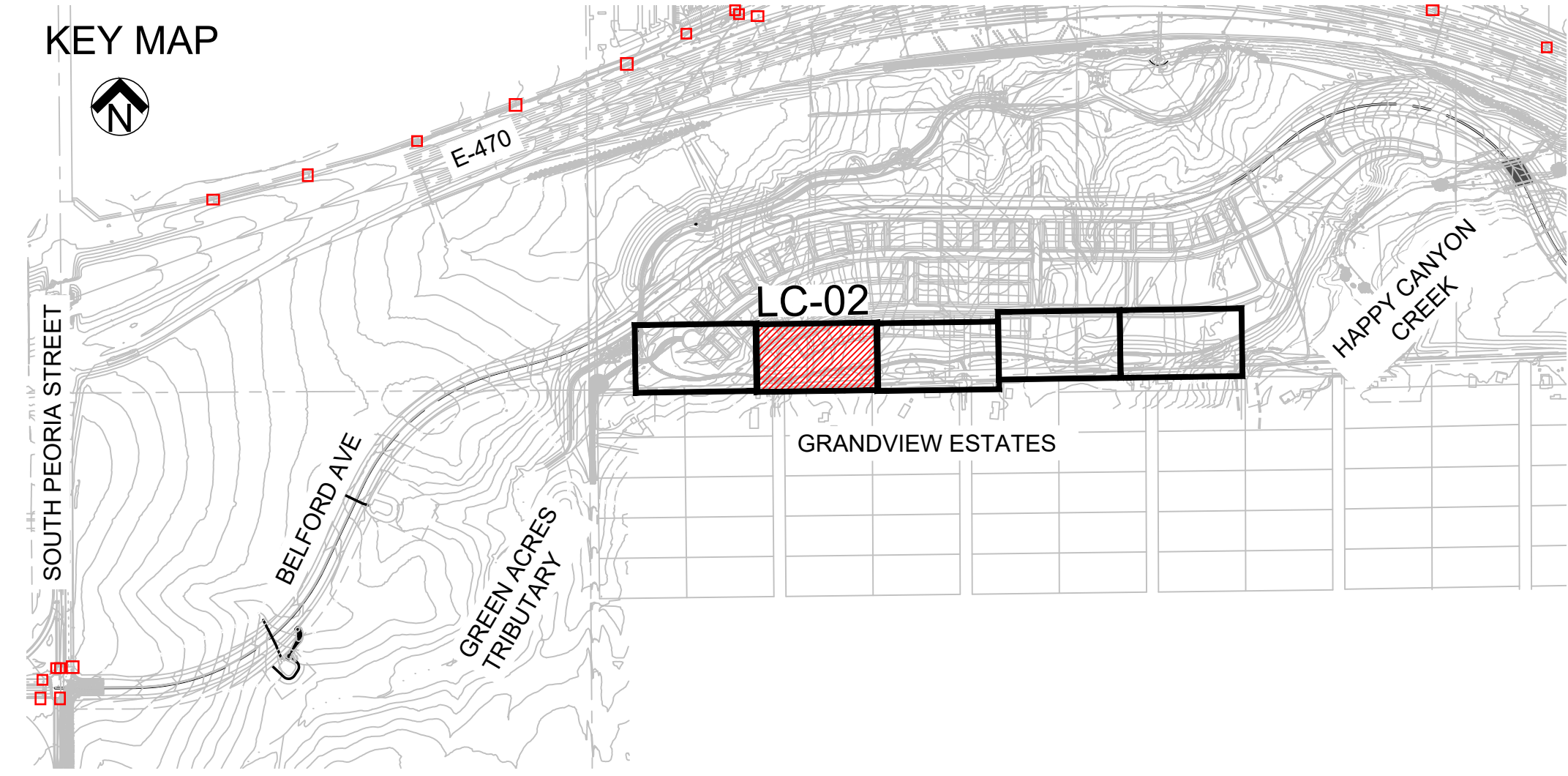
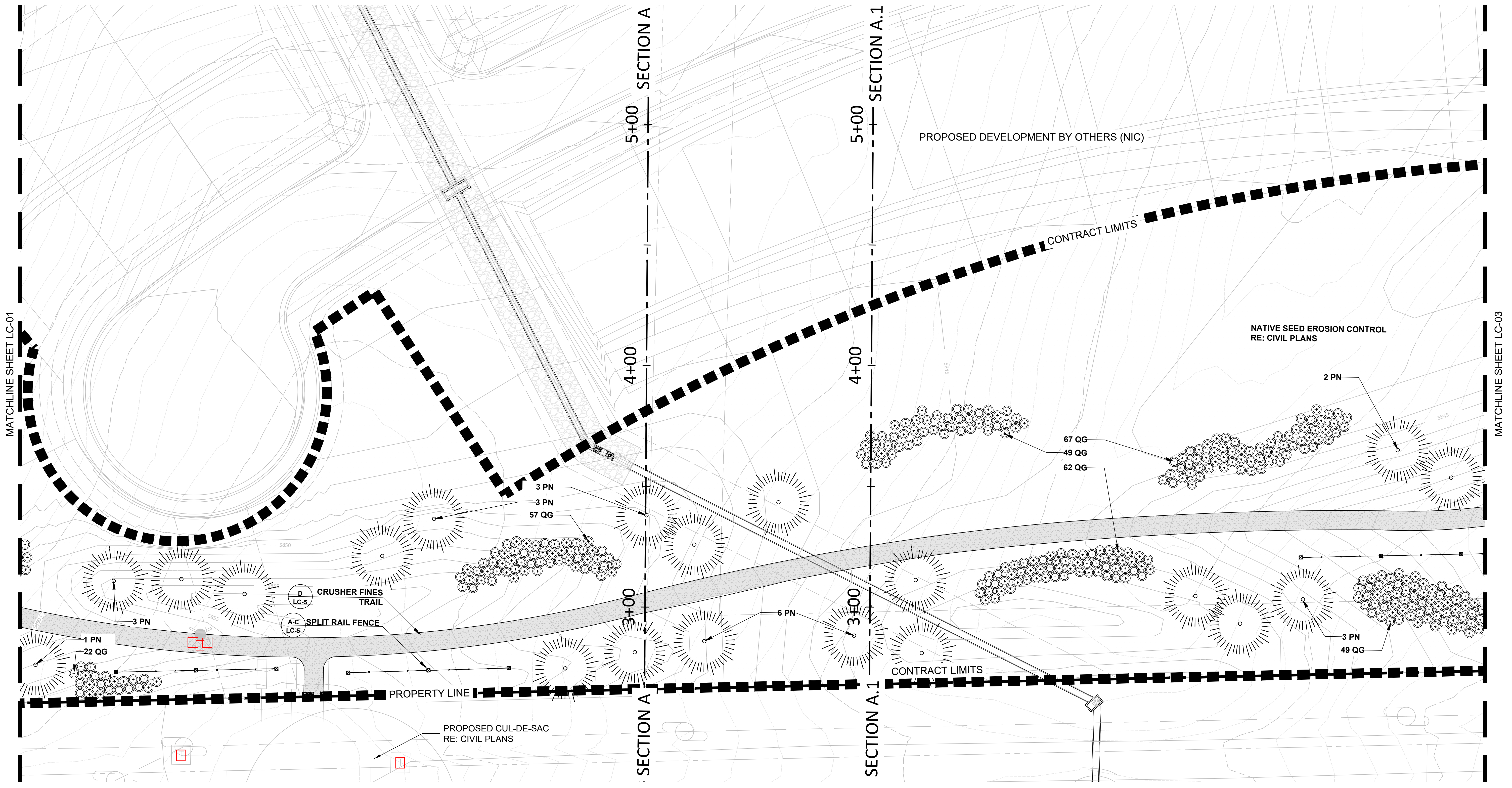


Rick Moore, P.E.
Senior Project Manager

Enclosures

CC: Patrick Mulready, Town of Parker
Michael Vickers, Compark 470 LLC
File

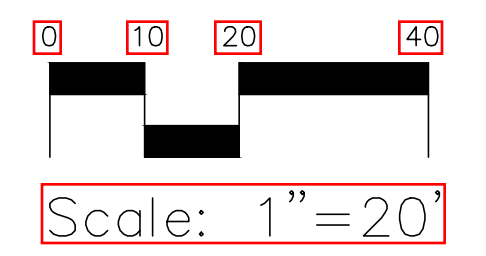
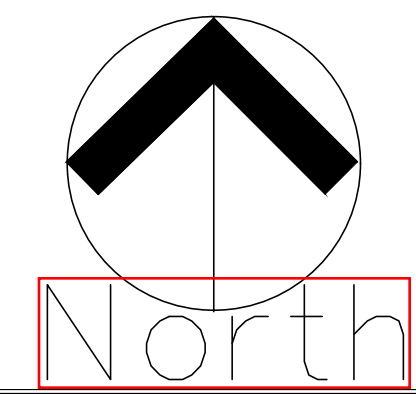
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PLANT SCHEDULE C					
SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	NOTES
CONIFEROUS TREES					
	PN	PINUS NIGRA	AUSTRIAN PINE	84	8" B&B
DECIDUOUS TREES					
	FP	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	11	2" B&B
SHRUBS					
	QG	QUERCUS GAMBELII	GAMBLE OAK	1,355	5 GAL.
SEED MIX					
		UPLAND NATIVE SEED MIX	SEE SEED MIX ON LC-COVER	416,265 SF	

- LANDSCAPE NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL GRADING AND REVEGETATION IMPROVEMENTS SHOWN ON THESE DRAWINGS.
 2. ALL SEED AREAS SHALL BE AMENDED WITH 2 CUBIC YARDS OF ORGANIC SOIL AMENDMENT PER EVERY 1000 SF.
 3. TREES AND SHRUBS TO BE PLANTED WITH EQUAL SPACING AS SHOWN ON PLANS.
 4. ALL LANDSCAPE IMPROVEMENTS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.

EXHIBIT 2



DATE	REVISIONS

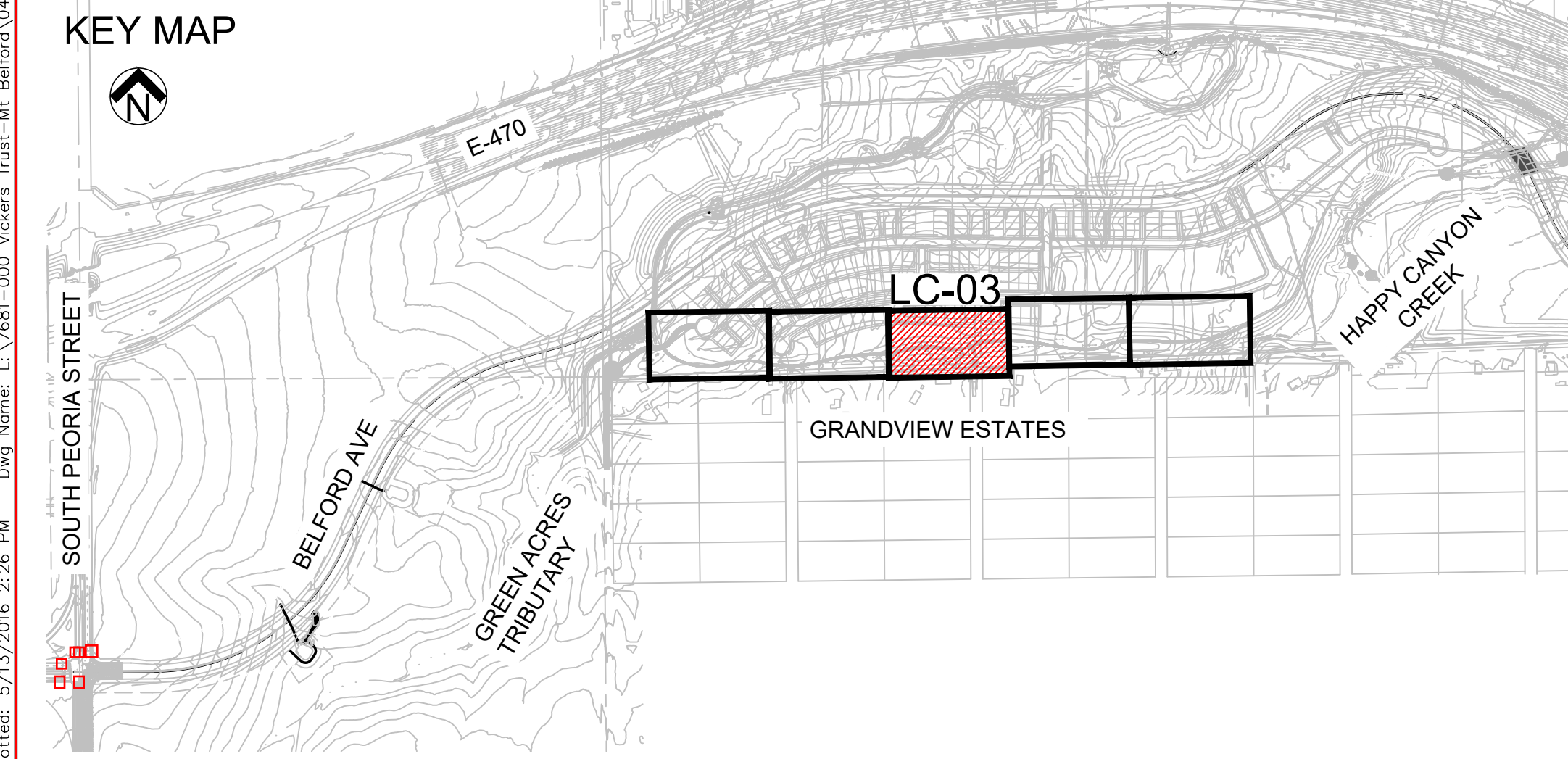
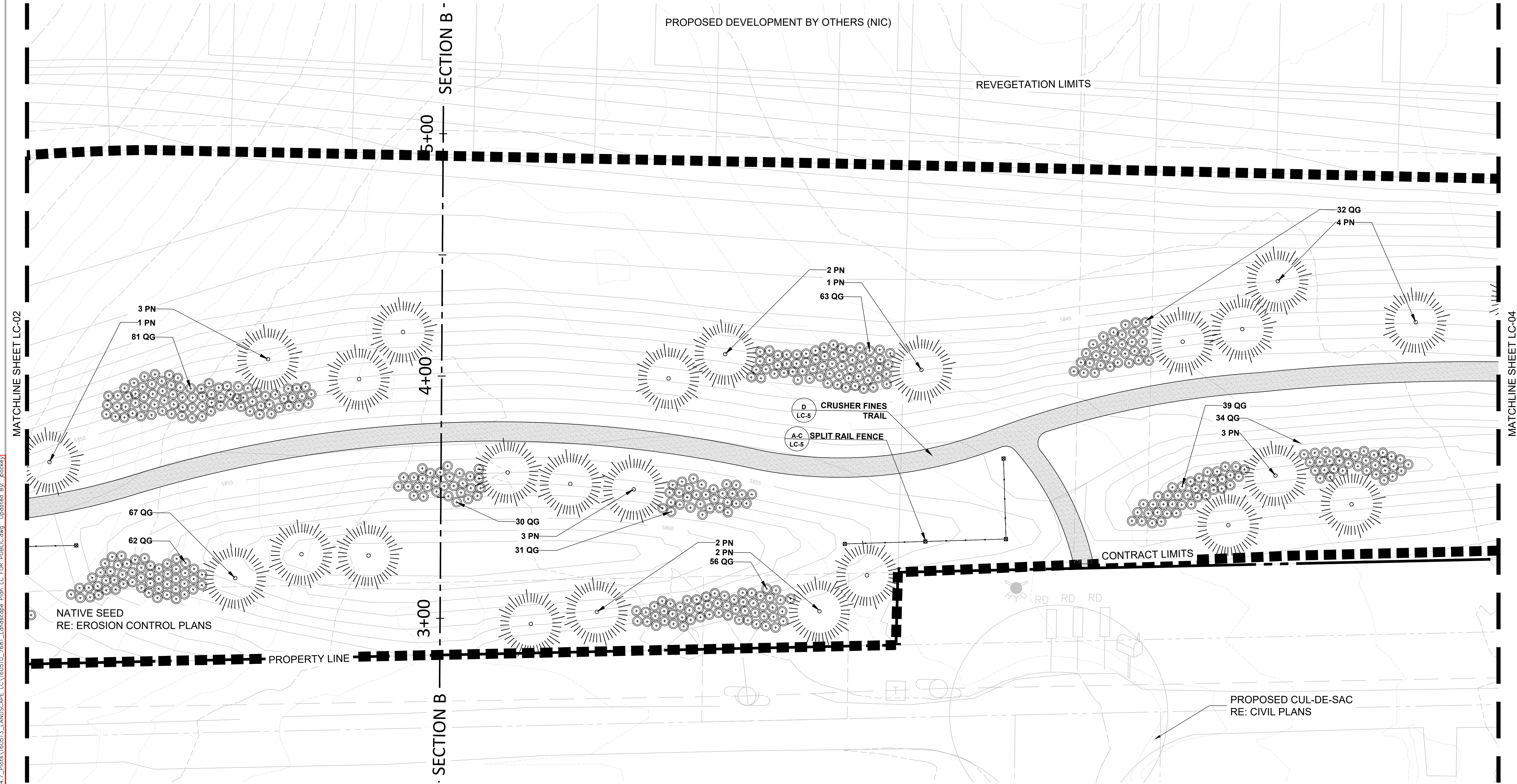
Manhard **associates inc.**
 2953 South Peoria Street, Ste 101
 Aurora, Colorado 80014
 303-770-7201 FAX 770-7132

BELFORD AVE. REVEGETATION PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: DMV
 PROJ. ASSOC.: JTB
 DRAWN BY: JTB
 DATE: 05/13/16
 SHEET
LC - 02
 SHEET 31 OF 34
 7681-000

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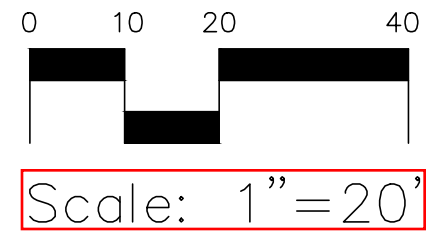
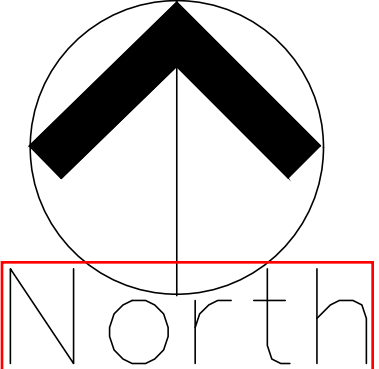
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PLANT SCHEDULE C					
SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	NOTES
CONIFEROUS TREES					
	PN	PINUS NIGRA	AUSTRIAN PINE	84	8" B&B
DECIDUOUS TREES					
	FP	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	11	2" B&B
SHRUBS					
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EXHIBIT 2



DATE	REVISIONS

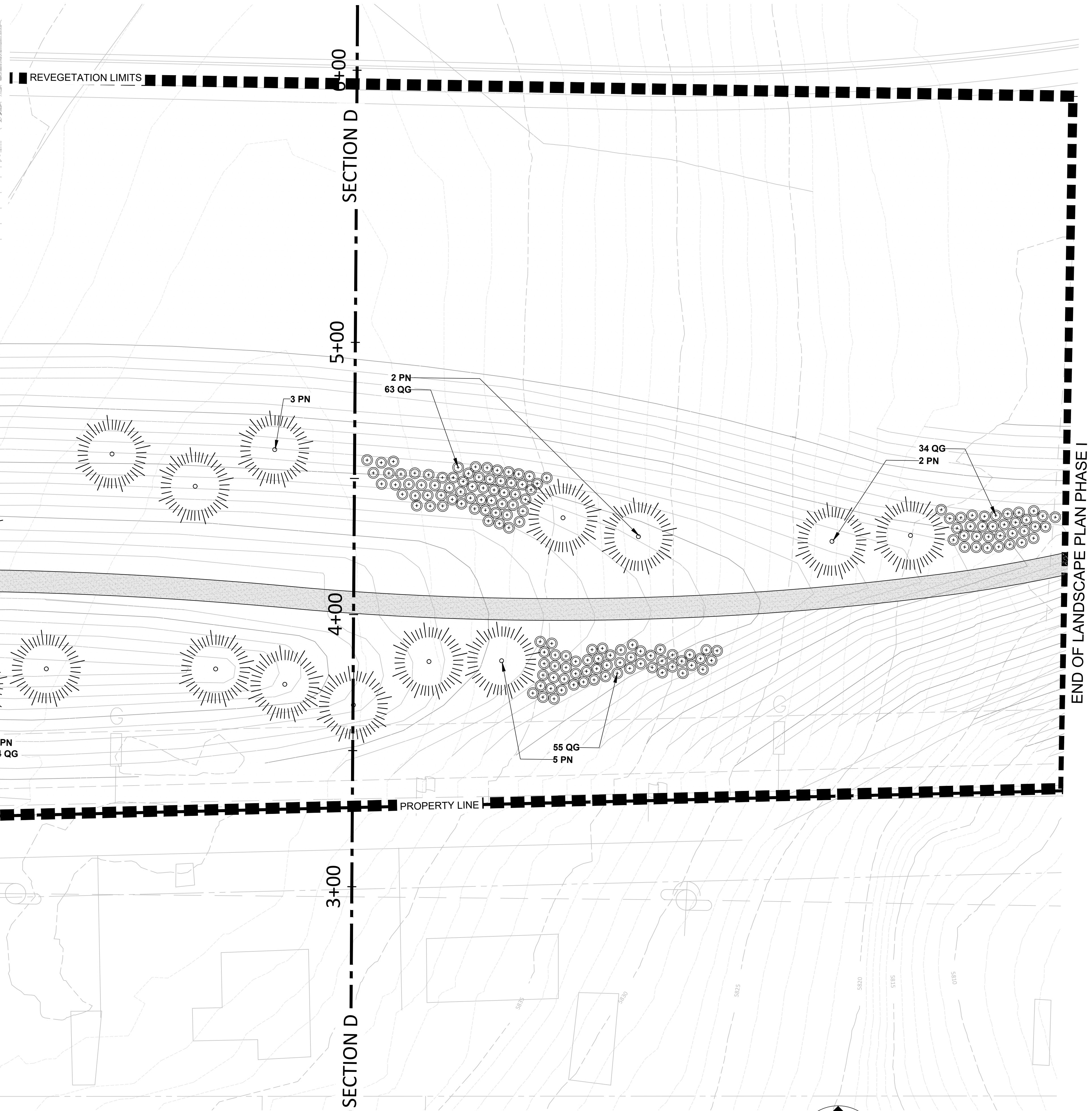
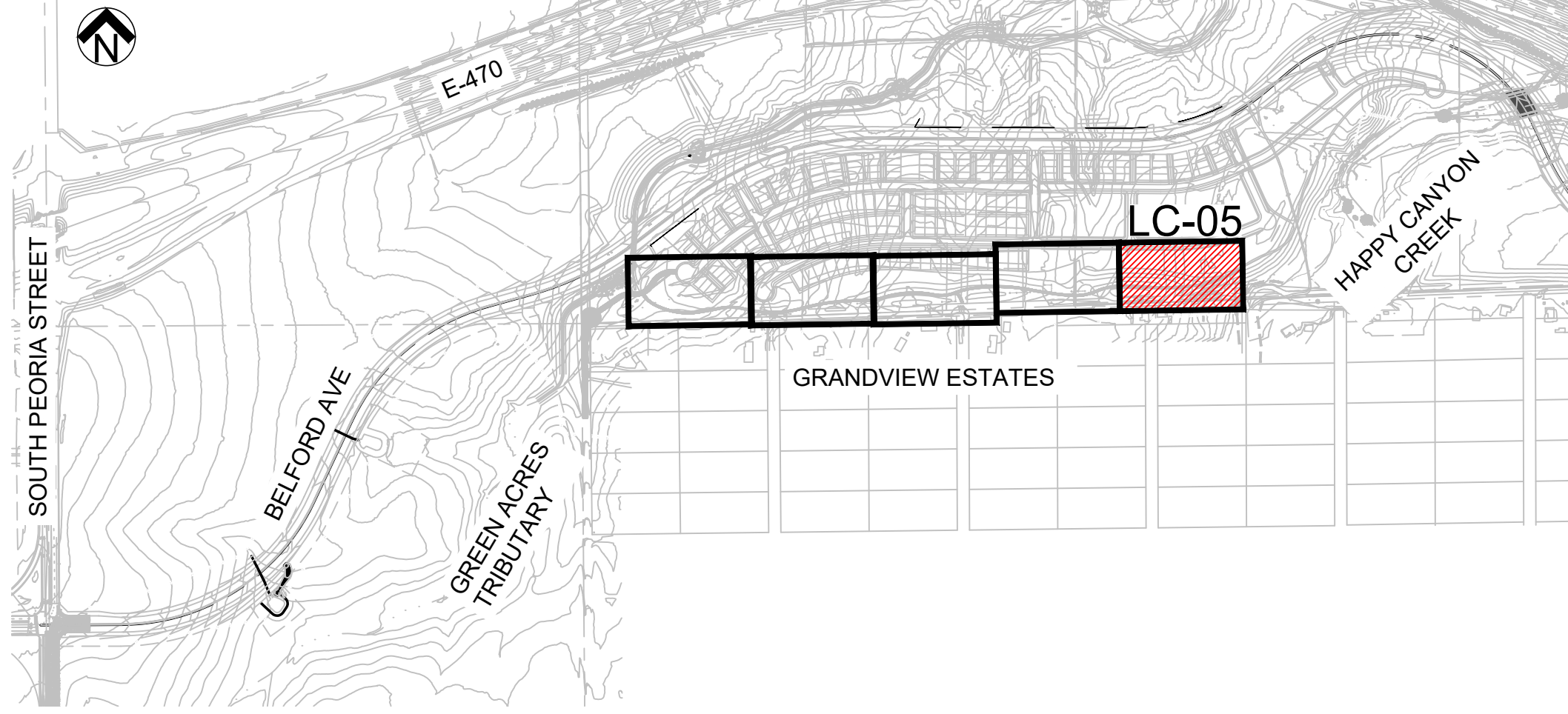
Manhard **associates inc.**
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 Aurora, Colorado 80014
 303-770-7201 FAX 770-7132

BELFORD AVE. REVEGETATION PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: J/B
 DRAWN BY: J/B
 DATE: 05/13/16
 SHEET
LC - 03
 SHEET 32 OF 34
 7681-000

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KEY MAP



MATCHLINE SHEET LC-04

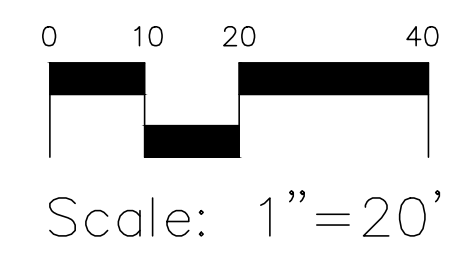
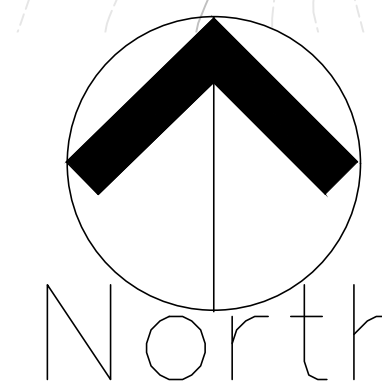
END OF LANDSCAPE PLAN PHASE I

PLANT SCHEDULE C

SYMBOL	ABBREVIATION	SCIENTIFIC NAME	COMMON NAME	QUANTITY	NOTES
CONIFEROUS TREES					
	PN	PINUS NIGRA	AUSTRIAN PINE	84	8' B&B
DECIDUOUS TREES					
	FP	FRAXINUS PENNSYLVANICA 'PATMORE'	PATMORE ASH	11	2" B&B
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Plotted: 5/13/2016 2:27 PM Dwg Name: L:\7681-000_Vickers Trail-Mt Belford\04_CAD\4.7_Plots\160513_LANDSCAPE LC-04.dwg Updated By: jbeckey

EXHIBIT 2



DATE	REVISIONS

Manhard **associates inc.**
 2953 South Peoria Street, Ste 101
 Aurora, Colorado 80014
 303-770-1201 FAX 770-7132

Manhard **CONSULTING LTD.**
 2953 South Peoria Street, Ste 101
 Aurora, Colorado 80014
 303-770-1201 FAX 770-7132

BELFORD AVE. REVEGETATION PLAN
PARKER, COLORADO
COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR.: M/W
 PROJ. ASSOC.: JB
 DRAWN BY: JB
 DATE: 05/13/16

SHEET
LC - 05
 SHEET 33 OF 34
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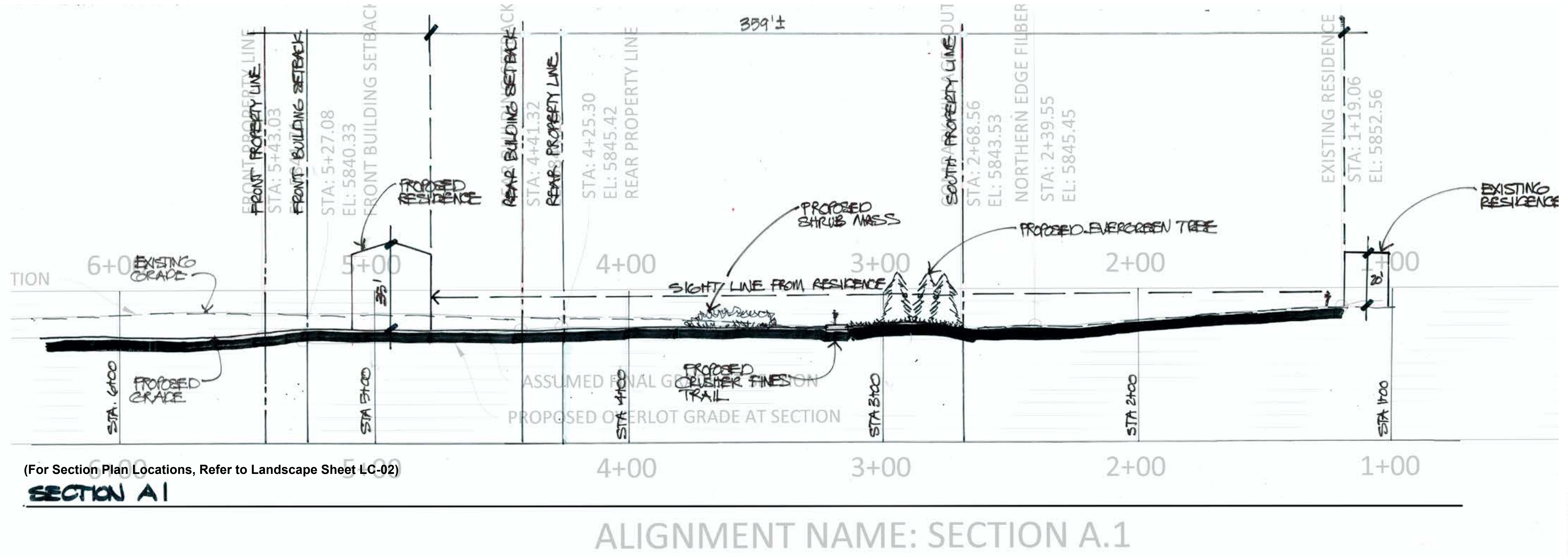
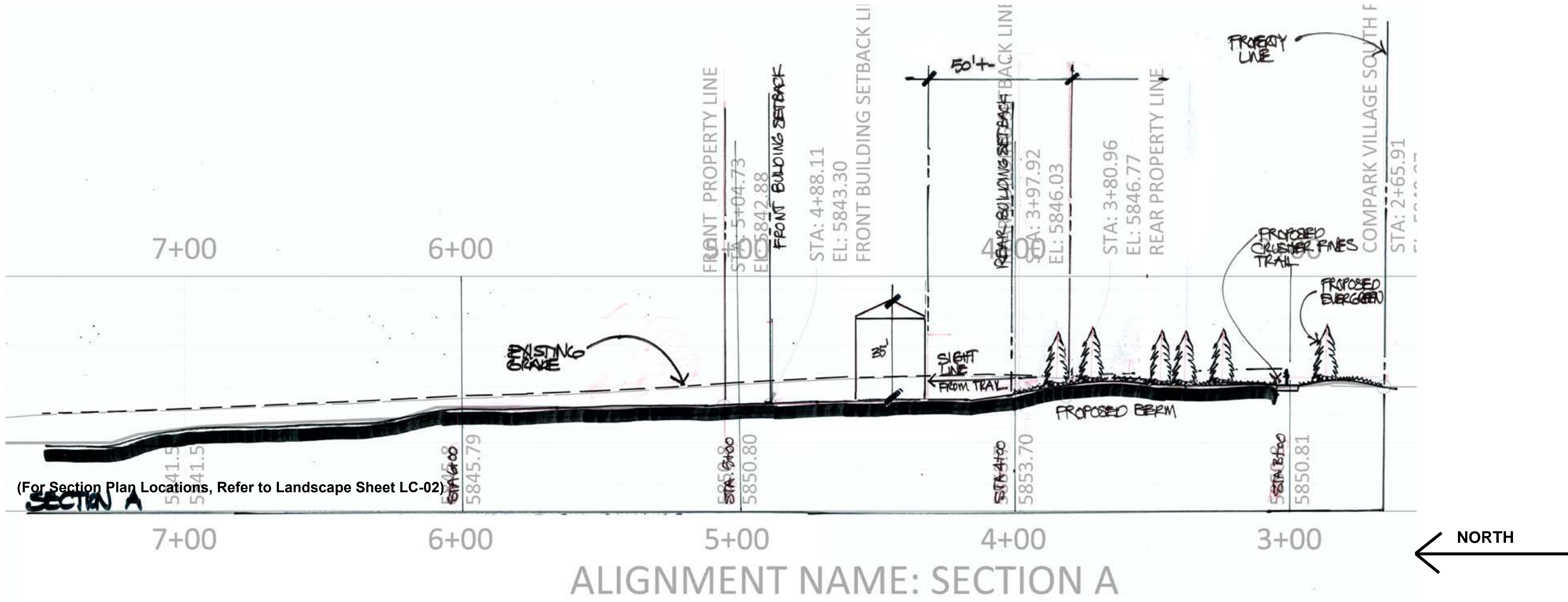


EXHIBIT 2 Grandview Estates - Berm/Landscape Sections

DATE	REVISIONS	DESIGNED BY

Manhard CONSULTING LTD
 2953 South Peoria Street, Ste 101
 Aurora, CO 80014
 303.770.7201 FAX 770.7132

associates inc.
 2953 South Peoria Street, Ste 101
 Aurora, CO 80014
 303.770.7201 FAX 770.7132

BELFORD AVE. REVEGETATION PLAN
 PARKER, COLORADO
 COMPARK VILLAGE PLANNED DEVELOPMENT

PROJ. MGR: JLD
 PROJ. ASSOC: JLD
 DRAWN BY: JLD
 DATE: 05/19/18

SHEET
LS - 01
 7681-000

