

Compark Village South Filing 1 MDP

Additional First Submittal Comments from Trakit "Reviews" tab

CLCPKC3.03/SUB15-0054

Updated as of 5/16/16

1. Address Plat –Chris Boyd
2. Douglas County Planning Services Divisions – Chris Boyd
 - a. Engineering Comments: We are currently working with the Town regarding the Peoria Street/Belford Avenue Intersection and ROW dedication
Comment noted.
3. Attorney's Office – Jim Maloney
4. Aztec Consultants, Inc – Dean Cates
5. Cherry Creek Basin Water Quality Authority – Chuck Reid
6. Comcast – Scott Moore
7. Construction Plans – Civil – Alex Mestdagh
 - a. See uploaded landscaping redlines for minor comments related to tree placement.
Tree placement has been adjusted accordingly.
 - b. The K value associated with the curve at Sta. 43+50 is very slightly in violation of criteria and needs a minor revision.
The K value associated with the curve at Sta. 43+50 has been revised.
 - c. Add crosspans to all intersections with Belford Avenue.
Per conversations with the Town, additional inlets have been added upstream of the intersections with Belford Avenue thereby negating the need for crosspans.
 - d. Make revisions necessary to meet access spacing criteria onto Belford (as discussed with the review of the residential filing). Spacing for full-movement access points along a Major Collector roadway is 1050 feet.
Spacing criteria has been met.
 - e. Revise Belford signage and striping to reflect improvements at Peoria intersection.
The signage and striping has been updated at the Peoria intersection per preliminary plans provided by FHU.
 - f. Label curb return radii on intersection details.
The radii have been labeled on intersection details.
 - g. Add a curb inlet on the south side of Belford Avenue at Sta. 52+00, upstream of the westernmost access. This will keep Belford's runoff on the major roadway and will ensure that drainage is provided for this pavement should the residential filing lag behind this construction.
The requested curb inlet has been added.
 - h. Ensure that, per Town criteria, some form of WQ treatment is provided for Belford Avenue runoff that drains to GAT upstream of the ponds.
WQ treatment has been provided via inline CDS structures, or approved equal, at the most downstream manhole before being discharged into the GAT.

- i. The Town prefers that the proposed curb inlets for the north side of the Belford Avenue template not be constructed at this time. Please take an approach similar to the phased construction of Cottonwood Drive, which currently allows runoff to enter the storm sewer system through end sections with outlet protection.

The proposed curb inlets on the north side of Belford Avenue have been revised to Type D inlets. When the north side of the roadway is constructed these inlets will be converted to Type R inlets.

- j. Additional comments may be generated by the submittal of the major drainageway plans.

The Green Acres Tributary Construction Drawings were uploaded to eTrakit on June 11, 2016.

8. Construction Plans – Environmental – Kurt Patrick

- a. 1. Add DTC to Peoria St.

DTC has been added to Peoria St. at the proposed construction entrance. CBMP plans for the Belford Ave & Peoria St. intersection have been prepared by FHU and are included with this submittal.

- b. 2. Include Diversion Ditches and TSBs for the graded residential area.

Diversion Ditches and TSBs have been added.

- c. 3. Stormwater from the rough graded residential area needs to be collected in a TSB prior to being released into the storm system.

TSB's have been added upstream of Belford Ave to treat the runoff before it leaves the residential area.

- d. 4. TSB at the east end of Belford needs to stay in place until the road is paved.

A note has been added to the plan that the TSB shall remain in place until the road is paved.

- e. 5. Include all CBMP notes and details not just those called out in the plan set.

All notes and details have been included.

9. Construction Plans – Stormwater – Jacob James

- a. 1. The majority of the first submittal comments will be addressed with the Green Acres Tributary Drawings as indicated by the applicant. A detailed review will be conducted once these drawings are submitted. The Belford Avenue stormwater infrastructure drawings shall be coordinated with the Green Acres Tributary Drawings.

The Green Acres Tributary Construction Drawings were uploaded to eTrakit on June 11, 2016.

10. Douglas County Assessor's Office – Brooke Decker

11. Douglas County Engineering Division – Carol LeMaire

12. Douglas County School District – Steve Ormiston

13. Drainage Report – Civil – Alex Mestdagh

14. Drainage Report – Stormwater – Jacob James

- a. 1. The majority of the first submittal comments will be addressed with the final design of the Green Acres Tributary as indicated by the applicant. A detailed review will be completed once the Green Acres Tributary is final designed with corresponding calculations included in the drainage report.

The Green Acres Tributary Construction Drawings and Final Drainage Report were uploaded to eTrakit on June 11, 2016.

15. E-470 Public Highway Authority – Peggy Davenport

16. Grandview Estates HOA – Tine Schwartz

17. IREA – Brooks Kaufman

- a. Approved
- b. The Association has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:
The Association has existing overhead electric facilities on the subject property. The Association will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the Association's current extension policies.
The Association requires that the applicant maintain proper clearances to the existing overhead electric facilities as defined by the NESC at Station 103 00.

We are working with IREA for layout and design coordination.

18. MDP – Patrick Mulready

- a. Approved
- b. Planning comments have been satisfied, however, Construction Plan and Drainage issues must be satisfied through Engineering before hearing dates can be scheduled.

Comment noted.

19. Plat – Civil – Alex Mestdagh

- a. "The private detention facilities proposed in the associated construction plans will be the maintenance responsibility of the Property Owner and must be maintained

according to "[Operations and Maintenance Manual Title]. The Town of Parker will be not responsible for the operation and maintenance of this facility."

A note has been added to the Plat.

- b. Replace overlapping exclusive drainage and sanitary easements with a 50' Multi-Use Easement.

A 50' Multi-Use Easement has been added to the plat.

- c. Provide information regarding the vacation of the Ingress/Egress Easement along the south property line, a Douglas County Records search did not recognize the listed Book and Page.

Grantees are Kenneth & Mary Schenck. Book 190, Page 55, reception no. 132141

- d. Provide information regarding the 118-foot Drainage Easement at the east boundary held by water and sewer providers. The Town does not allow utility easements within ROW, and this should be vacated if possible.

See plat greenlines for response.

- e. See redlines for clarification on these comments.

See plat greenlines for responses.

20. Plat – Stormwater- Jacob James

- a. No comment

21. Police – Greg Epp

- a. No comments uploaded

22. Public Service Company of Colorado – Donna George

- a. See attached letter.

The attached letter has been noted.

23. Stonegate Village Metro District – Scott Barnett

- a. No comments uploaded

24. UDFCD – Mike Sarmento

- a. No comments uploaded