

The Grandview Estates Rural Water Conservation District

P.O. Box 4292, Parker CO 80134, (303) 805-1690 Phone, (303) 805-2340 Fax
"Working to Preserve Water Resources for Future Generations"

November 14, 2016

Mr. Patrick Mulready, Senior Planner
Mr. Tom Williams, Director of Engineering
20130 East Mainstreet
Parker, Colorado 80138

RE: Grandview Estates Rural Water Conservation District 20,
Case Number: SUB16-034
Application Type: SUBDIVISIONREPLAT
Application Name: Compark Village South F2 Final Plat
Due Date: Monday, November 14, 2016

Dear Mr. Mulready,

On reviewing the referral we found the following deficiencies:

We object to the high density of the replat.

13.07.120 - *Replat*, vacation or plat amendment.

- Signed application is missing the number of single family units (21) and duplex units (72)
- Final Plat 1 of 4 -
 - Dedication commits adjacent land owners to sight easements shown, they have no authority to do that in Grandview Estates.
 - Park land dedication is inadequate at 0.896 acres. Municipal code 13.07.140 (c) (2) provides a formula for park acreage in residential areas as follows:
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$$PA = (SFU+DU) \times 0.0239 = 93 \times 0.0239 = 2.22 \text{ acres}$$

where

PA - Park Acreage, acres,
SFU = Single Family Units,
DU = Duplex Units

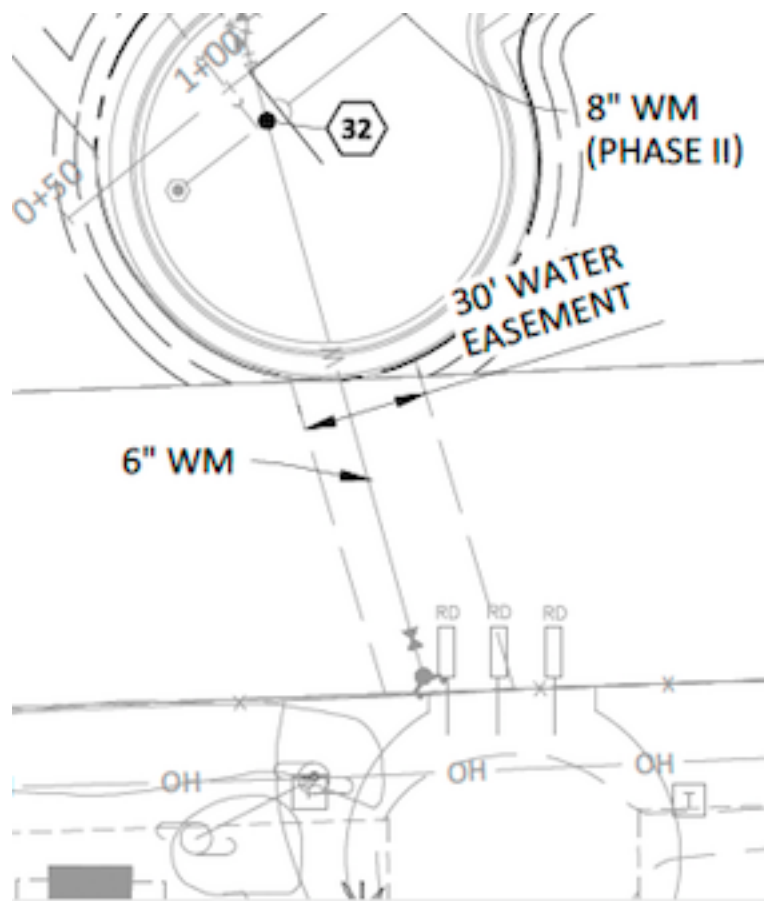
- Please increase park acreage.
- Lot numbers are not numbered consecutively as required 13.07.120 (e)
- Final Plat 2 of 4 -
 - Filbert Street should be Filbert Avenue
 - Sewer and water 2 of 14 general notes cover sheet
 - Water Main and services Notes 7, Chlorination and flushing, Chlorine concentration should be 50 mg/L, not 50 mg to 1. How will the spent bleach be disposed?

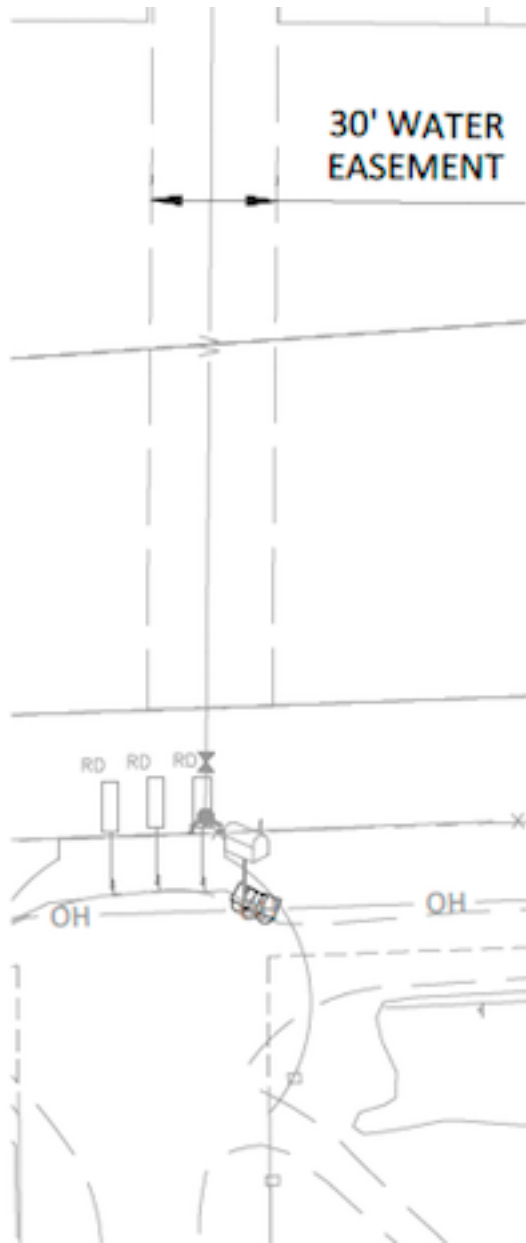
- Water Plan west 4 of 14
 - Six fire hydrants available, one for grandview at First Street, none at Second and third Streets, four in Phase I area and one not accounted for.

WATER MAIN QUANTITIES

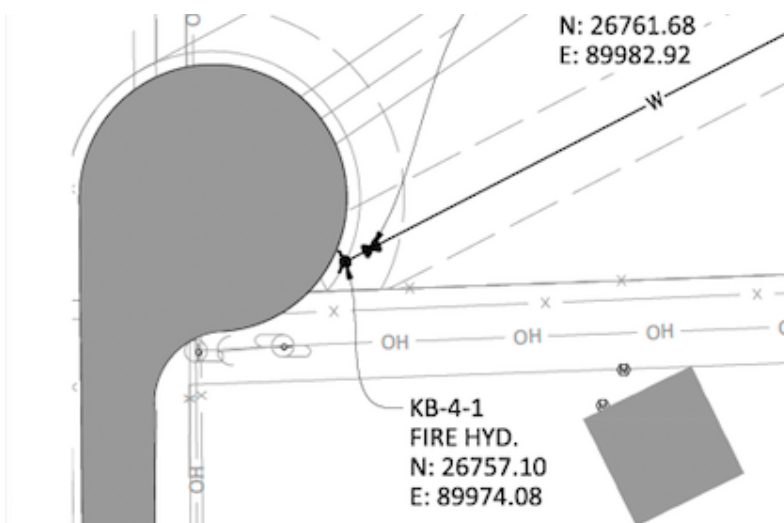
1	8" PVC Water Main	2,581	L.F.
2	8" Gate Valve and Box	20	Each
3	8" x 6" Tee w/ Kick Block	15	Each
4	8" x 8" Cross w/ KB	1	Each
5	8" x 8" Tee w/ KB	3	Each
6	8" Plug w/ BO & KB	3	Each
7	8" 11.25 Degree Bend	1	Each
8	8" 22.5 Degree Bend w/ 8"x6" Reducer & Kick Block	1	Each
9	8" Water Main Lowering	5	Each
10	6" PVC Water Main	1,969	L.F.
11	6" Gate Valve and Box	10	Each
12	6" Plug w/ BO & KB	10	Each
13	6" Water Main Lowering	3	Each
14	Fire Hydrant Assembly	6	Each
15	Remove Existing 8" Plug and Make Dry Connection	3	Each

- Missing hydrants at Second and Third Streets

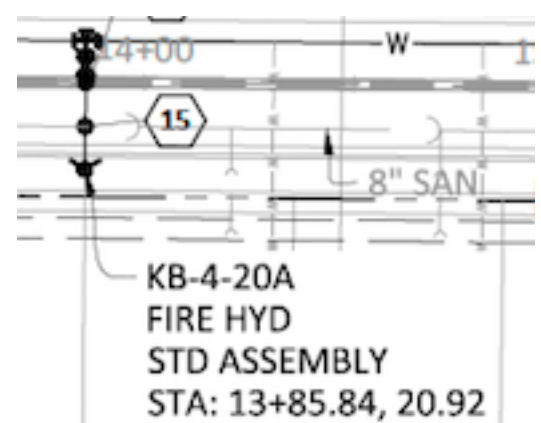
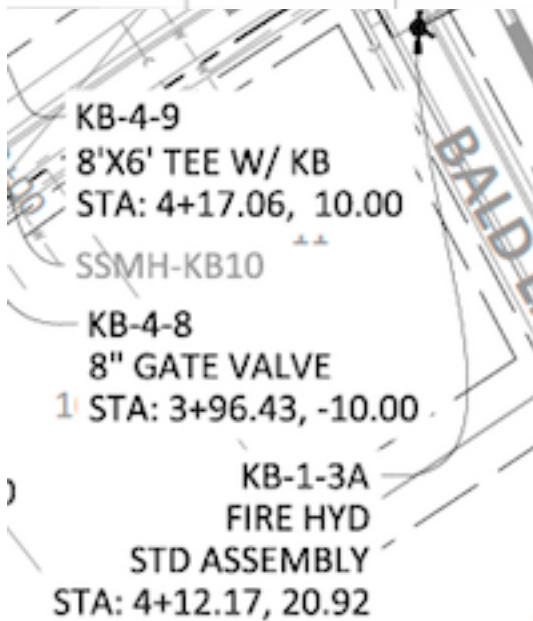
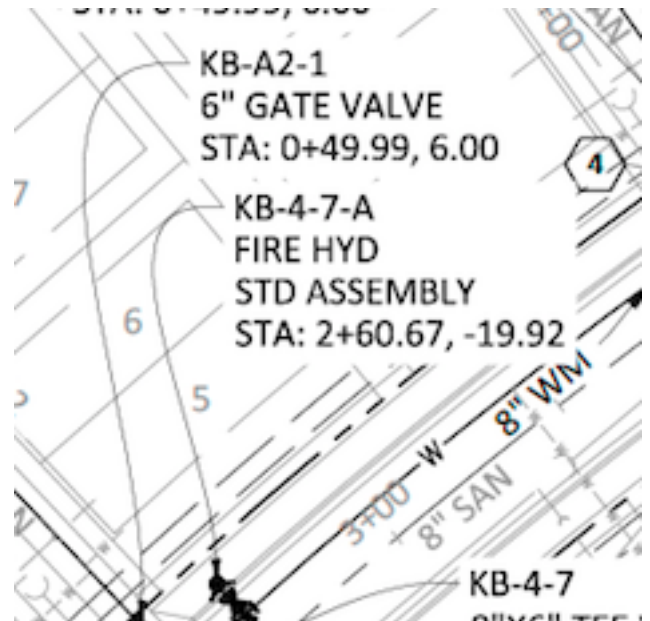
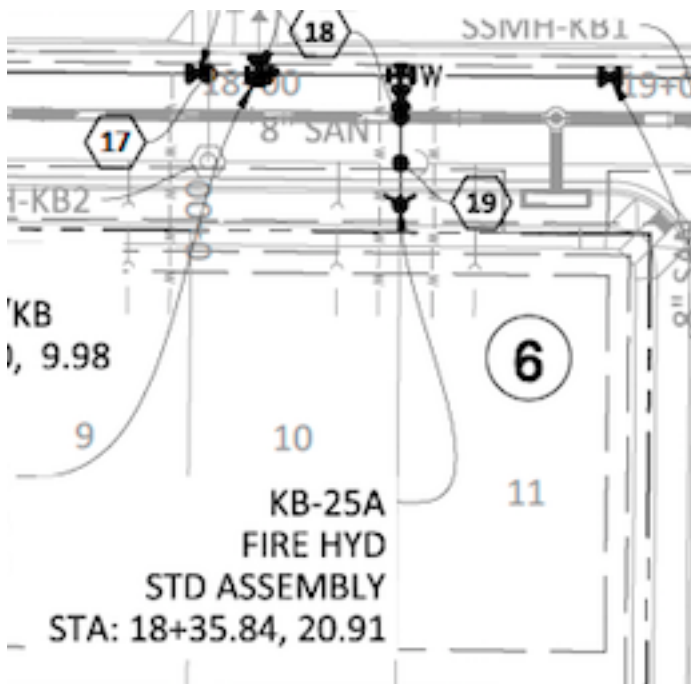




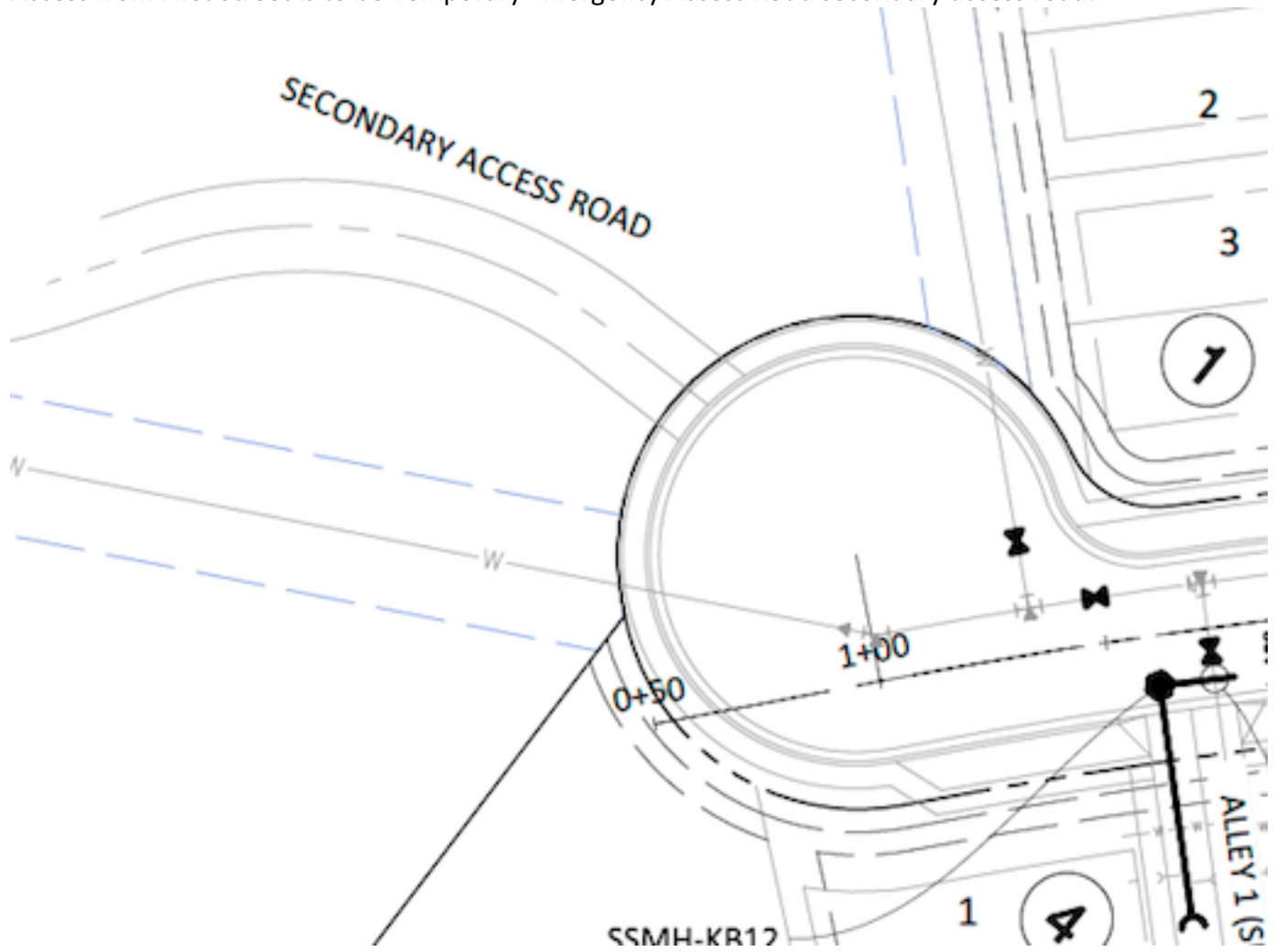
- Fire hydrant at First Street Cul-de-sac
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- Fire Hydrants in subdivision



- Access from First Street is to be Temporary Emergency Access not a secondary access road.



Please make appropriate changes to address these issues prior to approval.

Charles H. Bucknam,
Secretary
Grandview Estates Rural Water Conservation District