

Compark Village South Filing 2
Submittal Comments from Trakit "Reviews" tab
CLCPKC3.05/SUB16-035
Updated as of 12/22/16

1. Address Plat 15 – Chris Boyd

The street names as shown on the Final Plat document have been approved.

Engineering Comments: - The construction plans for the intersection of Belford and Peoria have not yet been approved. The applicant should continue working with the County towards gaining approval of these construction plans.

Response: Belford and Peoria intersections were approved on December 22, 2016

- Construction traffic will be prohibited from taking access through the Grandview subdivision.

Response: Comment noted. Construction traffic will come off of Peoria.

Planner Comments: No Comments

2. Centennial Airport 15 – Aaron Repp

NO COMMENTS UPLOADED.

3. Construction Plans – Civil – Tyler Sandt

Please clarify the location of the retaining wall on the north end of the site. Also note that any wall above 4 feet with require a building permit.

Response: The retaining wall has been clarified and a note has been added in regard to building permit is required for walls above 4 feet.

Revise the coloring error on sheet 21 of the Phase 2 road and storm plans.

Response: The coloring error on sheet 21 of the Phase 2 road and storm plans has been corrected.

4. Construction Plans – Environmental – Kurt Patrick

Approved

5. Construction Plans – Stormwater – Jacob James

NO COMMENTS UPLOADED.

6. Drainage Report – Civil – Tyler Sandt

Please include a basin description for basin CVS-10A.

Response: A basin description has been added for basin CVS-10A.

The Town requires all developed flows to be captured by inlets and conveyed via storm pipe. It appears basin CVS-16 conveys flow straight to a temporary swale. Please clarify with Town staff necessity for installing the storm sewer at a later phase in the project, as stated in the drainage report.

Response: The temporary swale was agreed upon with Alex Mestdagh during the Preliminary Plan process (7/2/2016). When the future development moves forward the flows from CVS-16 will be captured by inlets and conveyed via storm sewer.

7. Drainage Report – Stormwater – Jacob James

NO COMMENTS UPLOADED.

8. E-470 Public Highway Authority 15 – Peggy Davenport

STATUS: COMPLETED

12/9/2016 6:59:44 AM The E-470 Public Highway Authority would like to comment that all new development within one and one-half mile on either side of the E-470 centerline is subject to highway expansion fees. Please review the attached link, E-470 Highway Expansion Fee Collection Manual April 2008 Revision. A highway expansion fee inquiry can be addressed by Diane Lundquist at (303) 537-3737.

Response: Comment noted.

9. Final Plat 15 – Patrick Mulready

Approved

10. Fire Life Safety 15 – Randy Capra

12/2/2016 3:00:03 PM Add a hydrant to the west end Cul-de-sac at Lot 14 on Bunny Hop Lane.

Response: A hydrant has been added to the west end Cul-de-sac at Lot 14 on Bunny Hop Lane.

11. Grandview Estates HOA 15 – Tina Schwartz

NO COMMENTS UPLOADED.

12. Grandview Estates Rural Water Conservation District 15 – Jerri Hill

NO COMMENTS UPLOADED.

13. IREA 15 – Brooks Kaufman

NO COMMENTS UPLOADED. STATUS: APPROVED.

14. Plat – Civil – Tyler Sandt

1. Revise the easement language for the drainage easement that runs across Badger Run Street on the plat to be shown as: “dedicated by this plat” instead of “Reception No. _____.” This is done in order to allow vacation by the Amendment 1 plat.

Response: The drainage easement cannot be dedicated by this plat since it was dedicated with the Compark Village South Filing No. 1 Plat.

15. Plat – Stormwater – Jacob James

NO COMMENTS UPLOADED.

16. Public Service Company of Colorado – Donna George

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the final plat for Compark Village South Filing No. 2, acknowledges the changes made to the plat, and requests that the following language or plat note be added to the preliminary and final plats for the subdivision:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Response: The requested language will not be added to the plat because it is too restrictive for the duplex area. The duplex area will be utilized for dry utilities, sidewalks, landscaping and entry ways to the duplexes.

17. Subdivision Improvement Agreement – PW – Alex Mestdagh

NO COMMENTS UPLOADED

18. Urban Drainage & Flood Control District 15 – Mike Sarmento

NO COMMENTS UPLOADED

19. South Metro Fire 15 – Amanda Silva

NO COMMENTS UPLOADED