

Compark Village South Filing 2
Submittal Comments from Trakit "Reviews" tab
CLCPKC3.05/SUB16-035
Updated as of 7/1/17

1. Address Plat 15 – Stacey Nerger

NO COMMENTS UPLOADED.

2. AzTec consultants, Inc. 10 – Dean Cates

Redlines from pdf have been addressed.

3. Construction Plans – Civil – Tyler Sandt

Please remove any BMP's from the road and storm cost estimate and only show the grading associated with right-of-way work. Please also show surveying as 3% of the overall cost.

BMP's have been removed from the road and storm cost estimate. Survey has been updated to 3% of overall cost.

Add the Town's engineering signature block to the overall utility plan on the water and sanitary set.

The Town's Engineering signature block has been added to the overall utility plan on the water and sewer set.

4. Douglas County Assessor's Office – Marian Woodward

NO COMMENTS

5. Drainage Report – Civil – Alex Mestdagh

Please provide the updated drainage report and ensure the comments from the second review are addressed.

The drainage report has been included in this submittal.

Second Review Comments:

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

A basin description for basin CVS-10A has been added to the report.

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.

Per discussion with Alex Mestdagh at TOP, This temporary configuration is permissible.

6. Final Plat 15 – Stacey Nerger

SEE MEMO

7. Fire Life Safety 15 – Randy Capra

The submittal documents indicate "NO PARKING" signage in various areas throughout the site and in alleys. The signage should be modified to read "NO PARKING - FIRE LANE". I have provided information as to the signage criteria for this signage. Add an additional NO PARKING - FIRE LANE sign (5th sign for each alley) at the end of each alley in the hammerhead area. The submittal documents indicate that a fire hydrant has been to the west end Cul-de-sac at Lot 14 on Bunny Hop Lane without providing overall utility drawings depicting this hydrant; ensure that the utility drawings address the hydrant as noted on the response. The address plat does not include actual numeric addressing associated with each lot; work through the address numbers, ensuring that the north/south and east/west sequencing is correct for this subdivision. Provide a copy of the actual addresses for final sign off.

"NO PARKING" signs have been updated accordingly. The address plat with actual numeric addresses has been provided with this submittal.

8. IREA 10 – Brooks Kaufman

APPROVED.

9. Landscape Cost Estimate 15 – Stacey Nerger

SEE MEMO

10. Master Landscape and Street Tree Plan 15 – Stacey Nerger

SEE MEMO

11. Public Service Company of Colorado – Donna George

PSCo acknowledges the comment response, reminds the applicant to contact the Builder's Call Line as well as Russ McClung regarding easement and quitclaim deed issues.

Comment noted.

12. South Metro Fire 15 – Amanda Silva

NO COMMENTS UPLOADED.

13. PLAT – CIVIL – Tyler Sandt

APPROVED

Note that the plat can't be recorded with blank reception numbers.

Comment noted. The only blank reception numbers are for Compark Village South Filing No. 1 and Compark Village South Filing No. 2, which will need to be added by hand prior to recording the Filing No. 2 plat.