



Your kind of place.

Memorandum

To: Stacey Nerger, Associate Planner

Date: May 4, 2020

From: Alex Mestdagh, P.E., Engineering Services Manager
Michael Grabczyk, P.E., Project Manager

Cc: Tom Williams, P.E., Director of Engineering/Public Works

Subject: Compark Village South Filing No. 2 and Filing No. 2 Amendment 1 – Plan Revisions

<u>Document</u>	<u>Date Received</u>
Construction Documents	April 2020

The Engineering Department has reviewed the documents submitted for this project. Based on our review we have the following comments:

General Comments

1. The Public Improvement Cost Estimates for these subdivisions should be updated to reflect 2020 construction costs. These exhibits can be administratively replaced into the Subdivision Improvement Agreement.
Response: SIA cost estimates have been updated to reflect current construction costs.

Construction Plans – Roadway and Traffic

2. Add midblock curb ramps on the south side of Bunny Hop Lane at Badger Run Street, Elk Path Way, and Racoon Tail. These ramps should be aligned with the trail connections to the south where applicable.
Response: The ramps have been added.
3. Coordinate any proposed trail connection south of Bunny Hop Lane at Badger Run Street with the landscaping plans. If a trail is proposed, ensure it is coordinated with the storm sewer located in the area.
Response: Trails to be shifted based upon location of storm sewer inlets.
4. Landscaping Plans – ensure that no trees are proposed within 100 feet of the approach side of traffic signs.

Response: Tree locations are being reviewed by the landscape architect. If changes are required, they will be done after the plat has been recorded as an amendment per planning's direction.

5. Sheet 7 (Filing No. 2) – clarify trail/sidewalk interaction on the east side of Wolf Fox Street.

Response: Trail location and extent has been coordinated with the landscape plans.

6. Specify that all alley entrances from public roadways should use the Town's Commercial Driveway standard detail (#20).

Response: A note has been added to Filing 2, sheets 26, 27, 28 and, F2 Amend. 1 sheet 15 and 16.

CONSTRUCTION PLANS – ENVIRONMENTAL **GENERAL COMMENTS**

1. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

Response: Comment has been noted.

2. Label the Green Acres Tributary on each of the CBMP sheets where shown.

Response: The GAT has been labeled.

3. All storm sewer and inlets for AMD1 are installed with F2. Show the existing inlet protections from the F2 plans on both the initial and interim/final CBMP plan sheets.

Response: The inlets installed with F2 and inlet protections are now shown as existing.

INITIAL CBMP PLANS

4. Show the “existing” storm sewer and structures proposed with the F1 and F2 improvements.

Response: The existing storm sewer from F1 and F2 are shown.

5. Show existing rough cut street control (RCSC) as installed with the rough street grading performed with F2.

Response: The RCSC is shown.

INTERIM/FINAL CBMP PLANS

6. Utilize the same surfaces/contours provided on the initial CBMP sheets – no grading is proposed with AMD1 as it will be graded with F2. Also, remove reference to the F1 interim grading which will be filled in prior to the installation of the AMD1 infrastructure.

Response: The surfaces have been corrected.

7. Provide and identify sediment control logs (SCL) along all paved areas adjacent to landscape/pervious areas. This includes the private alleys, trails, and sidewalks.

Response: Sediment control logs have been added.

8. Remove the check dams from the streets and utilize rock socks within the gutter instead.

Response: The check dams have been replaced.

9. Continue to show the perimeter silt fence, VTC, SSA, and PTP on the interim/final CBMP plans. These will be removed at the direction of the Town's environmental inspector.

Response: These items are now shown in the plans.

DRAINAGE REPORT

1. Provide a drainage conformance letter specific to F2 AMD1. No storm infrastructure is proposed with AMD1, therefore the conformance letter simply needs to confirm the AMD1 imperviousness/configuration in relation to what was anticipated within the F1 and F2 report and letter.

Response: One drainage report was prepared that included both F2 and F2 AMD1. We do not feel it is necessary to prepare an additional report. Please see attached report.

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments please do not hesitate to contact the Engineering Department at (303) 840-9546.