



Your kind of place.

Memorandum

To: Julia Duncan, Associate Planner
Date: April 27, 2022
From: Alex Mestdagh, P.E., Engineering Services Manager
Cc: Tom Williams, P.E., Director of Engineering/Public Works

Subject: Compark Village South F1, 3rd Amendment – SK/PP 2nd Review

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

<u>Document</u>	<u>Dated</u>
Civil CDs	January 2022
Sketch and Prelim Plans	January 2022
Landscaping Plans	January 2022
Drainage Report	January 2022

Preliminary Plan

1. Remove the Utility Easements shown within the proposed right-of-way (shown on Sheet 2). Utilities wishing to locate within Town right-of-way can do so via Franchise Agreement. The existing UE shown in the northeast corner of Bunny Hop Lane/Raccoon Trail Way should be described as being vacated at the time of final plat.
2. The proposed right-of-way for Bunny Hop Lane should end just past the final residential lot (Lot 33). The necessary pavement transition can begin past this point (as shown) and will be a part of the private roadway to the east. A Public Access Easement should be shown over the private section of the roadway.
3. Show the typical five-foot Sidewalk and Utility Easement adjacent to the Bunny Hop Lane right-of-way – please see the Residential Local Standard Roadway Template (Detail 1, Appendix A of the *Roadway Design and Construction Criteria Manual*). Additional utility easement width can be dedicated outside of this if necessary.

Construction Plans

4. Street trees shall be located a minimum of seven feet from any storm sewer infrastructure.

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5. A full technical review of the plans will be performed at the Final Plat stage.

This submittal is not general conformance with Town criteria. The project documents shall be revised and resubmitted through Community Development. 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.