

**To:** Stacy Nerger, Associate Planner, Town of Parker  
Kurt Patrick, P.E. Stormwater Engineer, Town of Parker  
Tyler Sandt, Development Review Engineer, Town of Parker  
Donna George, Public Service Company of Colorado  
Chuck Weise, E-470 Public Highway Authority 20

**Date:** May 2<sup>nd</sup>, 2017

**From:** Gary Iwata, Manhard Consulting LLC

**Subject: Compark Village Filing 3, Amendment 4 – Engineering 1<sup>st</sup> Review Comment Response**

Thank you for your review of the first submittal of the plans for Compark Village Filing 3, Amendment 4. Below are the responses to the comments received on April 14<sup>th</sup>, 2017.

#### **Civil Construction Plan Comments**

1. Add the Town's engineering signature block to the overall utility plan on the CWSD set.

The signature block has been added as required.

2. Label the catch and spill curb.

A note has been added indicating that all curb and gutter is to be catch curb.

3. Label the curb radii.

The curb radii has been labelled as requested.

4. Use the Town's updated street sign detail. This has been uploaded to Trakit.

The Town's street sign detail has been updated.

#### **Stormwater and Erosion Control Plan Comments**

1. Show the VTC coming off of Street D or whichever the closest impervious street connection is to the site.

VTC's have been added where tracking onto pavement would become an issue.

2. Show silt fence down-gradient of all disturbance.

Silt fence has been added down-gradient of all disturbances.

3. Add ALL Town of Parker CBMP notes and details to the plan set.

The CBMP notes and details have been updated to include ALL Town of Parker CBMP notes and details.

4. Add arrows to indicate the direction of flow.

Arrows have been added to indicate the direction of flow.

5. Add a note on all land adjacent to the project stating that no work shall occur in these areas.

A note has been added outside of the limits of construction as requested.

6. Show construction fence or silt fence around the entire perimeter of the project to completely contain the site.

Silt fence and construction fence has been added as requested.

7. Sites larger than 5 acres require a temporary sediment basin.

Sediment basins from amendment 3 have been included and another added to contain sediment laden runoff.

8. Show diversion ditches connecting to the temporary sediment basin.

Diversion ditches have been added to the plans.

9. Add a note stating that it may be necessary to provide back of sidewalk protection and back of curb protection once the site has gone vertical.

Note has been added as requested.

10. Show a minimum of 1 VTC for each subdivision block in the phase B plan.

VTC's have been added at each subdivision block as requested.

11. Add a note stating that sediment control BMPs may be necessary along lot lines during home construction.

Note has been added as requested.

12. Add note: Install ECB in tree lawn after installation of curb and gutter and sidewalk. Typical throughout subdivision.

Note has been added as requested.

13. Show seeding, mulching, and crimping on all subdivision blocks.

Seeding, mulching, and crimping has been added as requested.

## **Public Service Company of Colorado 20**

1. Please identify and label the types of utility easements and their widths at least once within each Block.

Easements have been labelled once within each block as requested.

2. The property owner/developer/contractor must contact the Builder's Call Line at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register, application can then be tracked) and complete the application process for any new natural gas service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Comment noted.

3. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center, at 1-800-922-1987 to have all utilities located prior to any construction.

Comment noted.

## **E-470 Public Highway Authority 20**

1. E-470 Public Highway Authority comment are listed below. Please contact Chuck Weise at 303.537.3420 with any discussion.

Comment noted.

2. There is a 24" RCP and 48" RCP which outfall from the E-470 ROW into the SE corner of this project. The developer shall size the proposed manhole and proposed storm sewer appropriately to continue north through the development.

Flows have been addressed in the amendment 3 storm sewer plan and associated drainage report.

3. The drainage easement shown downstream of this outfall will need to be vacated once construction is complete and accepted.

Comment noted.

4. The E-470 fiber line is located adjacent to the existing outfall. Please show this on the plan sheets.

The fiber line has been added to the plans

5. Occupying space for utility work, access, and any construction within the E-470 right-of-way, property owned fee, Multi-Use Easement, and or other easements, will require an E-470 Construction or Access Permit.

Comment noted.

6. E-470 is not responsible for sound mitigation.

Comment noted.