

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: June 13th, 2017

From: Gary Iwata, Manhard Consulting LLC

Subject: Compark Village Filing 3, Amendment 4 – Engineering 2nd Review Comment Response

Thank you for your review of the second submittal of the plans for Compark Village Filing 3, Amendment 4. Below are the responses to the comments received on May 26th, 2017.

Civil - Construction Plan Comments – Tyler Sandt

1. On future submittals, include a public improvements cost estimate.

Public Improvement cost estimates have been provided in this submittal.

2. Please update the plans with any revisions to the detention facility.

The detention pond will be built with amendment 3. The detention pond revisions have not changed the extent or scope of amendment 4.

Environmental - Construction Plan Comments – Kurt Patrick

1. Add all Town of Parker CBMP notes and details, not just those associated with the current plans.

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

2. Show at least one VTC going into each block of building lots.

A VTC has been added at the south portion of the site at Birch Run Lane.

Public Service Company of Colorado 20 – Donna George

1. PSCo/Xcel Energy acknowledges the requested changes made to the plat and has no further concerns at this time.

Comment noted.

E-470 Public Highway Authority 15 – Peggy Davenport

1. 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 2014 Revision. A highway expansion fee inquiry can be addressed by Diane Lundquist at (303) 537-3737.

Comment noted.

2. None of the previous comments appear to be addressed based on the resubmittal, please update the plans reflecting the comments.

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

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.

The proposed manhole and storm sewer through the development has been sized per the Master Drainage Report completed by JR Engineering as last revised on February 12, 2014.

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

Comment noted.

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

The E-470 fiber line has been shown at the southern edge of the development along E-470.

· 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.

· E-470 is not responsible for sound mitigation

Comment noted.

3. No updated drainage report was submitted for review, please submit. Any questions please contact Chuck Weiss at 303.537.3420 or cweiss@e-470.com

The drainage report is submitted with amendment 3 and covers both amendment 3 and amendment 4. Please see the Compark Village Filing No. 3, Amendment No. 3 submittal for the drainage report.