



Civil Engineering
Surveying & Geospatial Services
Water Resources Management
GIS Services
Construction Management

July 17, 2020

Tyler Sandt
Town of Parker – Engineering Department
20120 East Mainstreet
Parker, CO 80138

**RE: RESPONSE TO ENGINEERING MEMO
COTTONWOOD HIGHLANDS FILING 7 AND 7A1 FINAL PLATS – ENGINEERING 3RD REVIEW**

Dear Mr. Sandt:

Manhard Consulting has reviewed the referral comments for Cottonwood Highlands Filing 7 and 7A1 Final Plats – Engineering 3rd Review. Our comment responses have been provided in **bold** below.

General Comments

1. The SIA drafts have been provided to the Town Legal Department for finalization. These will be sent to the applicant for review once they are finalized.

Response: Noted.

Construction Plans

2. Please only show the demolition of the Compark Village Filing 3 knuckle in the Amendment 1 plans.

Response: The demolition of the knuckle is show on sheet 25, in plan view.

3. In order to avoid confusion during construction, please make the following modifications to the signal plans:

- Remove the Lanceleaf/Cottonwood and Parkerhouse/Jordan signal plans as those will not be completed with this project.

Response: The signals at Lanceleaf/Cottonwood and Parkerhouse/Jordan have been removed from the plan sheets. In addition, the plan sheets from Lantz Associates have been removed for these signals.

- Remove the second, northbound left turn lane on Jordan at Cottonwood. This will not be completed with this project and that modification should mean the builder does not need to modify the signal pole or mast arm at the northeast corner of the intersection (please confirm).

- Please callout and specify the signal modifications that will be completed with this project. Per the annexation agreement, this should encompass the signal pole and mast arm modifications at the northwest, southwest, and southeast corners of the intersection.

Response: Revisions have been made.

- Note that per discussions with the applicant, a condition is being added to the SIA detailing conditions of shifting these improvements to a cash in lieu payment. However, due to COVID impacts and the Town's updated capital schedule, that change is unlikely.

Response: Noted.

Final Plat

4. Please revise note 16 to the following, this change was recently requested by the Town Legal Department:

"Tract S is hereby established as a parcel to be re-platted in the future into buildable lots. At such time as a replat is approved for this tract, public improvements associated with the resulting lots will be determined by a signed and financially secured subdivision agreement with each replat application. No portion of the tract shall be developed, including but not limited to, staking, overlot grading, or the erection of any structure, temporary or otherwise, until the property is re-platted and/or site plan approval is obtained, except as allowed for in the construction plans approved with the Cottonwood Highlands Filing NO. 7 Subdivision."

Response: The note has been revised.

5. Per discussion with the applicant, please show the portion of the Cottonwood Drive slope easement that is now within the proposal lots being vacated.

Response: The slope easement is now show as "vacated by this plat".

6. Per pervious review, it appears some of the requested sight triangles were not added to the plat.

Response: The sight triangles have been added.

Erosion and Sediment Control

INTERIM/FINAL CBMP PLANS (Filing 7)

7. Remove the back of walk protection in the F7A1 area as the asphalt will not be installed at the time of F7.

Response: This has been removed from the Filing 7 plan. The Amend 1 plans show this properly.

8. Revise the inlet protection to be IPANs as they will not be within pavement with the F7 improvements.

Response: The inlet protection has been revised to specify IPANs for the Amend 1 inlets, as shown on the Filing 7 plans.

9. Show SMC over the streets to be paved with F7A1 for the interim condition between construction of the two filings.

Response: SMC has been added to the Amend 1 streets, as shown on the Filing 7 plans.

GENERAL COMMENTS (Filing 7A1)

10. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

Response: Notes have been added to a few locations on the Amend 1 plans.

INITIAL CBMP PLANS (Filing 7A1)

11. Show the over lot grading and CBMPs installed with F7 as the initial condition.

Response: This has been revised.

12. Sheet 10 & 13: Remove the viewports for improvements that are not installed with F7A1.

Response: The two non-applicable viewports have been removed.

13. Continue the silt fence along the West edge of Lanceleaf Street until it meets the VTC or provide other access control such as CF along this area.

Response: Silt fence has been added along the west of Lanceleaf to connect to the VTC. Construction fence is also shown in this area, as it was shown previously.

Email Review 07/06/2020

14. Remove all crosswalk striping from the East commercial access and convert the proposed ramps to directionals.

Response: Revised.

15. Show all required signature on Cottonwood and Parkerhouse on the signing and striping plan.

Response: This has been added to sheet 56.

16. Convert the intersection of Lanceleaf and Parkerhouse to an all way stop.

Response: This has been revised and is shown on sheet 56.

17. Remove the through-right arrow striping at Cottonwood and Lanceleaf and provide lane lines.

Response: This has been revised and is shown on sheet 56.

18. To avoid the issues we had in Compark Village F3, please show sign size on the signing and striping plan.

Response: This has been added to sheet 56.

Email Review 07/08/2020

19. Please be sure to update the cost estimate with any changes per out comments on the construction plans.

Response: Cost estimates have been revised accordingly.

20. For clarity, the roadway work should be separated into different sections for the subdivision, Cottonwood Drive, and Parkhouse Drive. The asphalt section currently assumed is adequate for the public roads in the subdivision and the work on Parkerhouse. Please assume 10 inches of asphalt over 12 inches bas for Cottonwood Drive. The cottonwood Drive estimate should also include signal work.

Response: Revised.

21. Please note, the Town requires base be provided on all public asphalt roads. Please remane the Paseo pavement line item to aggregate base course.

Response: Revised.

22. Show all work being done in the pond with this filing in the cost estimate.

Response: Pond improvements have been added to the road & storm cost estimate.

If you have any questions about these responses to your comments, please contact me at drodriguez@manhard.com or (303) 531-3211.

Sincerely,

A handwritten signature in black ink, appearing to read 'DR', with a stylized flourish extending to the right.

Dan Rodriguez, P.E.
Project Manager
Manhard Consulting