

Kennedy/Jenks Consultants

Engineers & Scientists

143 Union Boulevard, Suite 600

Lakewood, Colorado 80228

303-985-3636

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10 March 2015

Ms. Katie Miller
MM&D Engineering Services
6901 South Yosemite Street, Suite 201
Centennial, Colorado 80122

Subject: Boondocks - Parker, CO
Preliminary Site Plan Review
K/J 1446088*00 PS/PW

Dear Ms. Miller:

On behalf of the Cottonwood Water and Sanitation District (CTWD), we have reviewed the preliminary site plan submitted by MM&D Engineering Services, and we have the following comments:

1. Per CTWD Standards, the following widths are required for utility easements:
 - a. 20 feet for single water utility
 - b. 30 feet for single sewer utility
 - c. 30-50 feet for combined utilities
2. The District requires all easements be recorded by separate document, not by Plat. Provide easement legal descriptions and exhibits for review with your next submittal.
3. Confirm Lots 4B, 4C, 4D, and 4E are by a separate developer. Service to these lots must be considered during the design phase of the Boondocks.
4. Label all buildings and structures on the site. Provide property/lot boundaries on the site plan.
5. Provide fire flow requirements for the Boondocks and anticipated fire flow requirements for Lots 4B, 4C, 4D, and 4E. Provide documentation confirming the proposed water lines are adequate to serve all 5 lots and deliver the needed fire flows.
6. Provide a plan for how the owner proposes to serve all buildings on site with water and sanitary sewer. Include the location of service lines, backflow preventers, grease interceptors, sand/oil interceptors, clean-outs, etc. Include mechanical buildings with pumps, filtration systems, surge tanks, etc. District Standards require that each building

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have its own water and sewer service (services can't be shared). The District may consider alternatives if presented for review.

7. Provide a plumbing fixture count for each proposed building/structure for the Boondocks site, including interior and exterior fixtures.
8. Provide a plan for how the pool will be filled and how make-up water will be provided. Include the anticipated demands (in gpm) for when these activities take place.
9. Provide documentation for how the pool will be drained for maintenance. The procedure for draining the pool will most likely include a surge tank and/or restrictor plate to limit the flows to Arapahoe County Water and Wastewater Authority (ACWWA). The plan for draining the pool will need to be submitted to ACWWA for review and approval.
10. Only one fire hydrant is allowed on a dead end line. Please relocate the fire hydrant connection for the fire hydrant located on the northwest corner of the proposed Boondocks facility.
11. Water lines are required to have isolation valves to limit the number of fire hydrants and fire lines out of service at a time. Please revise the locations of the water valves so that only one (1) fire hydrant/fire line is out of service at any time.
12. Currently it is proposed to have two 45° bends and one 22.5° bend near Lot 4C. Please revise using a tee and the appropriate bends. Refer to the attached redlines.
13. The call out near Lot 4B is for an 8" 45° bend. We believe this should be an 8" 90° bend.
14. Show and label the existing irrigation water mains on the utility plan. Call out the size and location of the proposed irrigation tap for the Boondocks.
15. Provide a copy of the irrigation and landscape plans when available.
16. Label the proposed sewer service: "Private sanitary sewer service- Cottonwood Water and Sanitation District will not own or maintain."
17. Provide a 4-foot diameter monitoring manhole on the proposed sanitary sewer service near the building.
18. Provide sizing calculations for the proposed grease interceptor. The calculations and design will need to be submitted to ACWWA for review and approval.
19. Provide information on the type of treatment proposed for the kart track storm water runoff. Will a sand/oil interceptor be installed? The calculations and design will need to be submitted to ACWWA for review and approval.

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The enclosed redlines present additional comments and clarifications. Please incorporate these comments into your plans. Provide a full set of utility plans with your next submittal including cover sheet with District notes, utility plan, and detail sheets with District details.

We appreciate the opportunity to review the plans early in the design process. Should you have any questions, please do not hesitate to contact us at 303-985-3636.

Sincerely,

KENNEDY/JENKS CONSULTANTS



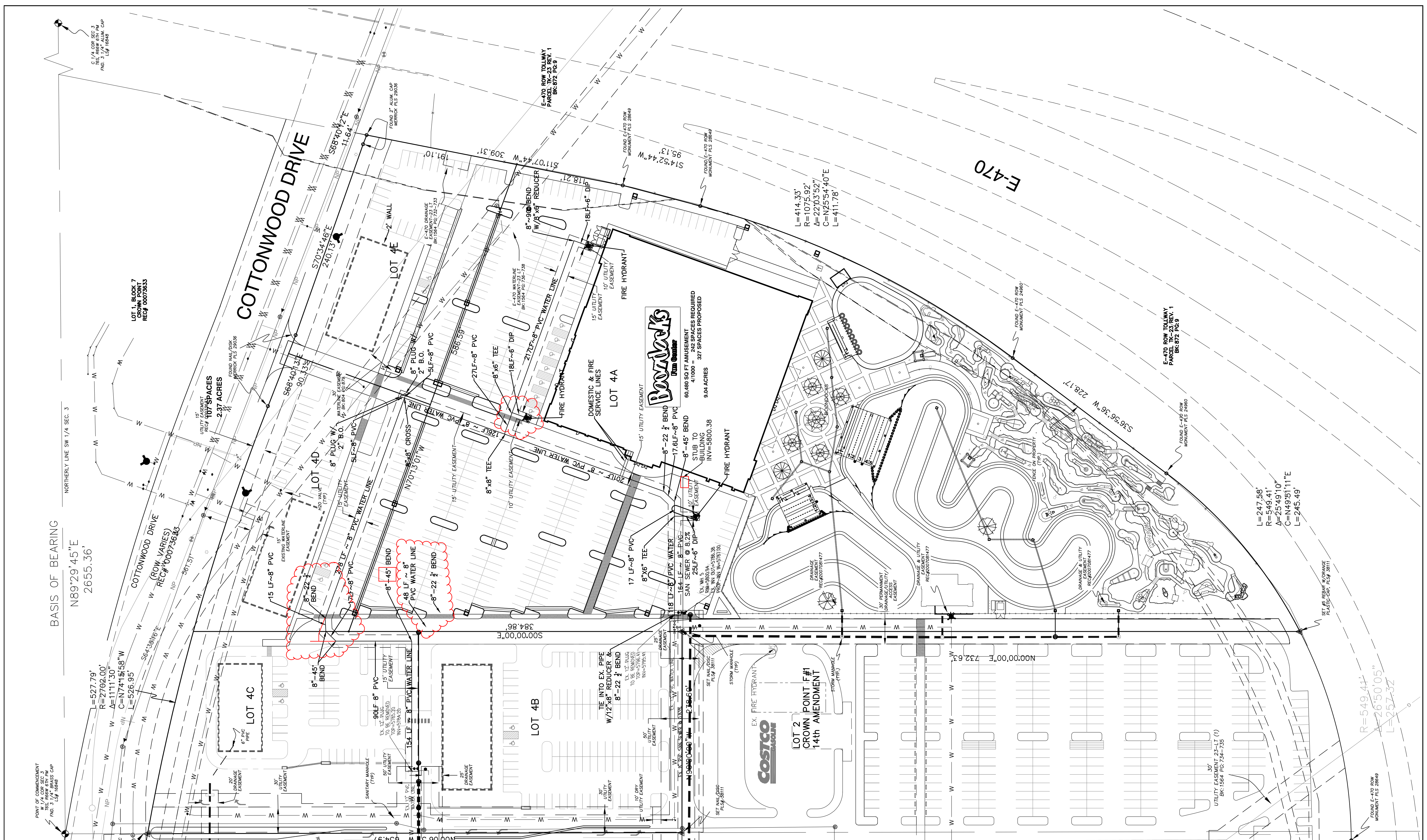
Lisa Schwien, PE
Project Manager



Andrea Long, PE
Design Engineer

Enclosure

cc: Scott Barnett, Mulhern MRE
Patrick Mulready, Town of Parker



POINT OF COMMENCEMENT
 REC. 1564 PG. 235 CAP
 FND. 3 1/4" ALUM. CAP
 L=527.79'
 R=2762.00'
 Δ=111°11'30"
 C=N74°15'58"W
 E=526.95'

NORTHERLY LINE SW 1/4 SEC. 3
 N89°29'45"E
 2655.36'

LOT 1, BLOCK 7
 REC# 00073633

LOT 4C
 2.27 ACRES
 107 SPACES

LOT 4B
 14th AMENDMENT
 CROWN POINT F#1

LOT 4A
 Boondocks Run Center
 60,480 SQ FT AMUSEMENT
 41,000 = 242 SPACES REQUIRED
 9.04 ACRES
 INV=5600.38

LOT 3
 14th AMENDMENT
 CROWN POINT F#1

LOT 2
 CROWN POINT F#1
 14th AMENDMENT

LOT 4E

LOT 4D

LOT 4

LOT 4A

LOT 4B

LOT 4C

LOT 4D

LOT 4E

LOT 4F

LOT 4G

LOT 4H

LOT 4I

LOT 4J

LOT 4K

LOT 4L

LOT 4M

LOT 4N

LOT 4O

LOT 4P

LOT 4Q

LOT 4R

LOT 4S

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LOT 4AA

LOT 4AB

LOT 4AC

LOT 4AD

LOT 4AE

LOT 4AF

LOT 4AG

LOT 4AH

LOT 4AI

LOT 4AJ

LOT 4AK

LOT 4AL

LOT 4AM

LOT 4AN

LOT 4AO

LOT 4AP

LOT 4AQ

LOT 4AR

LOT 4AS

LOT 4AT

LOT 4AU

LOT 4AV

LOT 4AW

LOT 4AX

LOT 4AY

LOT 4AZ

LOT 4BA

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LOT 4BC

LOT 4BD

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LOT 4BJ

LOT 4BK

LOT 4BL

LOT 4BM

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LOT 4CW

LOT 4CX

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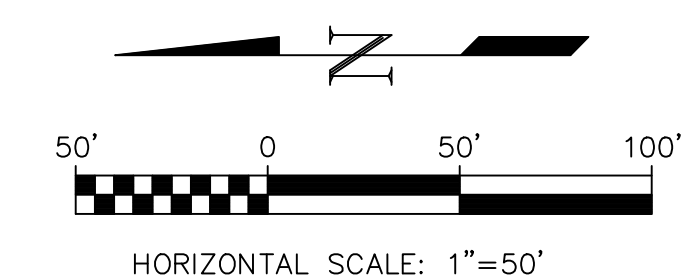
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REVISION	DATE	MM&D ENGINEERING SERVICES, INC.
PARKING LOT	09/24/2014	
William E. Miller, PE 13389 ENGINEERING		Boondocks Parker, Colorado Cover Sheet Site Plan
CONSTRUCTION MANAGEMENT 8125 N. Clydesdale Road PH (303) 908-0082 Castle Rock, Colorado 80108 FAX (303) 708-8399		
Prepared for:		DATE 09/16/2014 DES/DFT/CHK. WEM/km PROJ. NO. 13-343 SHEET 5 OF -