

## APPLICANT RESPONSE TO ETRAKIT COMMENTS FROM Engineering & Fire

APRIL 22, 2020

SP19-061 - TLE

Tyler Sandt – Site Plan Civil 10

1. Per previous review, show storm sewer on the landscape plan and relocate any trees proposed within 7-feet.  
*Trees have been removed and replaced with shrubs as this is also within the sight distance triangle.*
2. Per previous review, provide the legal descriptions and exhibits for the 25-foot drainage easements. Note that the concrete channel on the east side of the building will also need to be covered by an easement.  
*Easement exhibit and draft easement document with property owner included for review.*
3. Please remove or relocate the existing trees on Pardee or Triple Crown that are within the proposed sight triangle.  
*Trees have been removed and shrubs reduced to two feet or less. Triangle is shown on the landscape plan.*

### Michael Grabczyk – Construction Plans Environmental

1. Remove references and line work to the sanitary line within the CBMP plan sheets. Specifically the sanitary lines shown within Triple Crown Drive and Pardee Street.  
*Turned off SS and Water on all CD drawings*
2. Utilize the IPCOG inlet protection for the Type-R on Triple Crown Drive. An IPCOS is still shown next to the inlet instead of the corrected IPCOG label.  
*IPCOG is now shown as the inlet protection*
3. Utilize the detention pond protection (DP) label for the pond outlet structure in-lieu of the shown culvert protection (CP) label.  
*Label has been changed*

### Michael Grabczyk – Construction Plans Stormwater

1. The Type 13 inlet nearby Sta. 10+00 is still a little too shallow for a proper connection below the inlet deck. The Town will would accept a variance to the 18” minimum size requirement for this pipe section. Alternatively, an at-grade flared end section could be utilized to capture the pan flows similar to a culvert entrance. If a less than 18” pipe is proposed, please also provide a formal variance request per the Town’s Roadway Design and Construction Criteria Manual section 3.11.  
*Flared End Section will now be utilized for this design. Updated details will be added to the plan set.*
2. Provide a pan section across the joint access driveway to help convey the driveway and off-site flows into the proposed chase.  
*Concrete cross pan has been added, this will direct all site water to the flared end section.*

### Tyler Sandt – Construction Plans Civil 10

1. The traffic study is recommending that the site's east access be restricted to a three-quarter in the long term. The Town will not have the ability to do this in the future as it is on private

property nor do we want to modify an existing traffic configuration that drivers have gotten used to. This movement will need to be restricted now with a porkchop and appropriate signage.

*Porkchop has been added to the east entrance along with appropriate signage.*

2. Please show "chicken lane" striping per CDOT detail S-627-1 on Pardee.

*Existing Chicken Lane Striping has been drawn within Pardee. This will be called out on the Site plan as "Existing Striping".*

#### **Fire – Randy Capra**

Applicant did not address items in comment 6 and 7 of response letter; I have provided additional clarification. See response letter named "SP19-061 Lot 1 Block 1 Horseshoe Ridge - Learning Experience 3rd Fire Life Safety Response Ltr 030220" for all comments. Water system shall be looped and hydrant on west side of building shall be relocated.

*Fire hydrant has been relocated and connected within Triple Crown Drive, and water main has been looped with both ends tying into Pardee Street. This affects both plan sets since both connections are apart of both properties.*