



501 S Cherry St.
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Subject Re: 2021- 3rd Staff Review Comments **Project Name** Re: SP21-063 Staff Comments 3rd Review

Project Address 12161 Sliceroo Drive, Parker, CO 80134

Attention Tyler Sandt, Development Review Engineer
Michael Walton, Project Engineer

From Jonathan Greenhut, E.I.T.

Date 1/19/2022

RE: Douglas 234 Filing 6 Lot 1 Gas Station and Convenience Store – Engineering 3rd Review

Dear Tyler and Michael,

Attached is our 4th formal submittal to the Town of Parker for the Convenience Store Site Plan at 12161 S Sliceroo Drive. This letter is intended to provide a response to the 3rd review submittal comments received on 12/28/2022.

To ensure that we have met the City's comments from the initial review we have included a table below which lists the City's initial comments and our responses to those comments.

Thank you for your time in reviewing our plans. We look forward to hearing back from you soon.

Sincerely,

Jonathan Greenhut, E.I.T.

Entitlement and Engineering Solutions, Inc.



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Number	Comment	EES Response
1.	Please provide the signing entity for the Development Agreement as well as the name and title of the person who will be signing.	Mark A. Perrino Twin Star Energy, LLC 7671 Shaffer Parkway Littleton, CO 80127
2.	The master developer is in the process of revising the traffic study. Please confirm the "Original Development for Lots 1 and 2 Per TIS" section in Table 1 reflects the revised numbers.	We have spoken to the master developer's engineer who performed the traffic impact study (Troy Bales - Rick Engineering) and have confirmed that no changes are necessary with the Traffic Conformance Letter.
3.	The minor storm for commercial is the 5-year, not the 2-year event. Revise HGL labeling and calculations to reflect the appropriate storm event.	The 2-year HGL shown on the construction plans has been removed and now shows the 5-year HGL instead.
4.	Provide a minimum of 7-feet from the dripline of any existing or proposed tree and any existing or proposed storm sewer infrastructure.	The landscape plans have been updated to provide 7-feet between the dripline of any tree and any proposed storm sewer infrastructure.
5.	The minor storm hydraulic grade line provided on the construction plans was for the 2-year event instead of the 5-year event for commercial per SDECM table 2.3. Please revise hydraulic grade line calculation as necessary. This comment applies to both the gas station and the car wash.	The 2-year HGL shown on the construction plans has been removed and now shows the 5-year HGL instead.
6.	Provide hydraulic grade line calculations in the appendix.	Hydraulic Grade line calculations have been included in the appendix of the drainage report.
7.	Please verify basin delineations. Based on the provided flow arrows and grading, a portion of Basin D including the landscaped area and a portion of the northern entrance appear to discharge offsite to RED-1 rather than to design point D. Also, a portion of the Basin OS-2 appears to flow back to design point D rather than discharge offsite. Please also note that the basin delineations are not shown to the full extent of proposed disturbance along the western extents of the site.	Repeat Comment from review 3. Have confirmed with Town of Parker this comment has been addressed.

8.	<p>Please consider extending the proposed landscape drain system to incorporate additional landscaped areas currently proposed to discharge offsite. Ideally if you could capture the landscaped areas north of the parking lot and then route the system behind the proposed convenience store and under the walk to discharge to the proposed swale along the southern boundary. Please also consider whether the berm shown in OS-1 could be inverted into a swale to connect with the proposed swale along the southern boundary so these flows could potentially be captured and conveyed on site as well. Please also consider whether a sump and landscape drain or additional inlet structure could address capturing the area south of the eastern entrance. Please note that these systems should avoid capturing tributary areas with paved surfaces to avoid additional easement requirements.</p>	<p>Repeat Comment from review 3. Have confirmed with Town of Parker this comment has been addressed.</p>
9.	<p>Include with the plan set all the town's 31 CBMP Notes & Details. Specifically, Dated Surface Roughening (SR) detail provided. Provide the current version (OCT 2013). Reference SDECM Appendix C for the most current version of the detail.</p>	<p>The Surface Roughening detail has been replaced with the 2013 version of the detail.</p>
10.	<p>Remove the IPAN callouts from the initial CBMP sheet for inlets proposed to be installed as part of this development.</p>	<p>IPAN callouts around proposed storm sewer infrastructure have been removed from the initial CBMP plans.</p>
11.	<p>Remove the Masonry Work Protection form the Initial CBMP sheet.</p>	<p>Masonry work protection has been removed from the initial CBMP sheet.</p>
12.	<p>Include with the plan set all the town's 31 CBMP Notes & Details. Specifically, Dated Surface Roughening (SR) detail provided. Provide the current version (OCT 2013). Reference SDECM Appendix C for the most current version of the detail.</p>	<p>The Surface Roughening detail has been replaced with the 2013 version of the detail.</p>