

November 30, 2023

Stacey Nerger, Senior Planner
 Community Development Department
 Town of Parker
 20120 East Mainstreet
 Parker, CO 80138

RE: Review Comments 01 – Drainage Conformance Letter – SP23-080

Dear Stacey,

This Drainage Conformance Letter has been prepared for the proposed Exchange Building located at 19590 Mainstreet. The purpose of this letter is to show that the proposed development conforms to the Town of Parker Storm Drainage and Environmental Criteria Manual.

The project site is located in the Northeast 1/4 of Section 22, Township 6 South, Range 66 West of the 6th Principal Meridian, in the City of Parker, County of Douglas, State of Colorado. The site is bounded by Mainstreet to the north, an existing commercial development to the west, Pilgrims Place to the south, and South Pikes Peak Drive to the east.

The existing building runoff is collected within roof drains that spill onto the pavement. Existing runoff sheet flows to the south across the parking lot through two curb cuts into Pilgrims Place, where it is conveyed through the curb and gutter to an existing curb inlet. The Exchange Building occupies approximately 0.69 acres containing the existing commercial development. The proposed work will utilize the same building, update the hardscape and landscaping surrounding the building, and restripe the parking lot. The proposed conditions will maintain the existing drainage patterns, with the only change being that the runoff will exit through a single curb cut rather than two curb cuts.

Runoff calculations for this area have been included within Table 2. All runoff from the site ultimately discharges into the existing storm sewer system located within Pilgrims Place which has been sized to receive flows from the developed property. Please reference the table below for the 5-year and 100-year flows.

Table 1. Imperviousness Summary

Basin ID	Total Area (ac)	Paved Roads			Lawns			Roofs			Basins Total Weighted % Imp
		% Imp	Area (ac)	Weighted % Imp	% Imp	Area (ac)	Weighted % Imp	% Imp	Area (ac)	Weighted % Imp	
EX-1	0.69	100	0.42	59.91	5	0.04	0.30	90	0.24	31.10	91.3
PR-1	0.69	100	0.42	61.14	5	0.03	0.20	90	0.24	31.10	92.4

Table 2. Basin Summary

Tributary Sub-basin	Area (acres)	C ₅	C ₁₀₀	t _c (min)	Q ₅ (cfs)	Q ₁₀₀ (cfs)
EX-1	0.69	0.79	0.85	8.88	2.15	4.34
PR-1	0.69	0.80	0.86	7.37	2.33	4.69

The total proposed flow to the existing stormwater inlet to the south of the site is 4.69 cfs for the 100-year storm event. This flow is not substantially more than the calculated flows currently discharging to the inlet (4.34 cfs), therefore the existing drainage facilities should be sufficient to safely convey the runoff from the proposed Exchange Building site and not negatively impact adjacent properties.

Sincerely,
Galloway & Company, Inc

Troy Kelts, PE
 Civil Engineering Project Manager
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