

07/26/2024
Town of Parker
Engineering Department
20120 East Mainstreet
Parker, CO 80138

RE: Mister Car Wash – Parker Pointe Subdivision – Parker, CO

Introduction

This drainage conformance letter is for the proposed Mister Car Wash (MCW) pad development on Lot 13 of the Parker Pointe overall development in Parker, Colorado. The objective is to show that the proposed drainage design for the site conforms with the “*Final Drainage Report – Parker Pointe*” (Overall Report) prepared by Perception Design. Excerpts from the Overall Report are included in

From the Final Drainage Report-Parker Pointe under the Minor Drainage Basins Section it states: Basins L1 thru L15 are used to represent each of the proposed lots. As development conditions are not yet determined, an assumed 95% imperviousness is established for each basin. A storm sewer stub is provided for each lot to convey developed runoff to the extended detention basin at the southeast corner of the site providing both detention and water quality facilities. While Basins L10 thru L15 drain towards Parker road in the overlot condition, it is required that these lots convey site runoff to the mainline storm sewer down the center access drive. Due to the presence of the Magellan gas pipeline and it's limited cover requirements as well as site visibility lines to the easterly lots, The west side of lots 10 thru 15 will remain below the center access drive. The storm sewer has been placed at maximum depth to accommodate these lots “bucking” grade with the storm sewer system.

Please re-evaluate design alternatives and further describe the proposed drainage pattern for undetained sub-basins and discuss how the proposed basin aligns with the overall plan or how and why it is not feasible to (specifically what constraints) meet the overall conformance to the master drainage report.

The proposed MCW development is 1.35 acres and has an imperviousness of 73.3%. Runoff flows generated by the site are 0.49 cfs in the 5-year storm and 5.27 cfs in the 100-year storm.

A curb inlet with a storm stub was provided at the southeast end of the carwash site for connection to onsite storm system (Design Point #9). In the existing condition for Basin L13, flows drain towards Parker Road in the overlot condition, but they get conveyed to the mainline storm sewer down the center of the private access drive to the detention pond.

Water quality and detention is provided off-site in the Detention Pond, southeast of the site that is designed to accommodate the majority of the Parker Pointe Development (see Appendix E). Ultimately pond outflows discharge to Kinney Creek.

NRCS Web Soil survey results indicated the site’s native soils are Hydrologic Group A. A copy of the WSS is included in Appendix C.

Drainage Analysis & Details

The proposed MCW drainage plan includes three (5) onsite basins as described below. Please refer to Appendix D for a copy of the Drainage Map, and Appendix A for hydrologic calculations.

- Basin MCW-1 (0.19 ac, 12.2% impervious) –The landscaped area west of the proposed car wash building will continue following existing drainage patterns and flow offsite. Due to a 10 foot gas line easement within this basin, a grass swale will not be able to be constructed; therefore, flow will continue to flow into Parker Road.



- Basin MCW-2 (0.14 ac, 90.3% impervious) – The majority of the basin encompasses the car wash flows through roof drains. These are connected to storm sewer infrastructure that ultimately gets conveyed to the southeast corner of the site to the existing inlet. This existing inlet will be resized to capture the entire site's runoff. The remaining flow within this basin is comprised of paved areas that all sheet flows to the trench drain at the south end of the basin.
- Basin MCW-3 (0.30 ac, 79.7% impervious) – The majority of this basin is pavement that sheet flows to the curb and gutters conveying the flow to the curb inlet on the north side of the site.
- Basin MCW-4 (0.39 ac, 86.8% impervious) – This basin is comprised of primarily pavement and landscaping including the center and southeast portion of the site. Flows sheet flow into a concrete valley pan adjacent to the parking stalls that is conveyed southwest to a curb inlet.
- Basin MCW-5 (0.02 ac, 100.00% impervious) – This basin is a portion of the sidewalk that flows north to the existing storm stub in the drive access.

The proposed car wash storm sewer system was analyzed using Bentley Storm CAD and Inlet capacities were calculated using the MHFD UD-Inlet spread sheet. Please refer to Appendix B for results.

Conclusions:

The drainage design for the Mister Car Wash follows the Overall Report. The actual design for the onsite drainage area is 1.35 acres with an imperviousness of 73.3% which is less than what was assumed in the overall report. The Mister Car Wash Development does not create additional flows or cause adverse impacts to the overall drainage. Therefore, the Mister Car Wash development and drainage design is in conformance.

Sincerely,
GALLOWAY

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Appendices:

Appendix A – Hydrologic Computations

Appendix B – StormCAD Results & Inlet Capacities

Appendix C – Web Soil Survey

Appendix D – Proposed Drainage Plan

Appendix E – Excerpts from “Final Drainage Report Parker Pointe”

Appendix A: Hydrologic Computations

BASIN SUMMARY TABLE						
Tributary Sub-basin	Area (acres)	C ₅	C ₁₀₀	t _c (min)	Q ₅ (cfs)	Q ₁₀₀ (cfs)
MCW-1	0.19	0.06	0.20	11.19	0.04	0.27
MCW-2	0.14	0.76	0.81	7.09	0.47	0.96
MCW-3	0.30	0.64	0.73	9.45	0.73	1.58
MCW-4	0.39	0.72	0.79	7.92	1.15	2.38
MCW-5	0.02	0.86	0.89	5.00	0.05	0.09

COMPOSITE % IMPERVIOUS CALCULATIONS

Subdivision: _____
 Location: CO, Parker

Project Name: _____
 Project No.: TEC04
 Calculated By: KML
 Checked By: MRK
 Date: 7/26/24

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.	
MCW-1	0.19	100	0.02	12.2	0	0.17	0.0	90	0.00	0.00	12.17
MCW-2	0.14	100	0.02	12.3	0	0.00	0.0	90	0.12	78.00	90.26
MCW-3	0.30	100	0.22	74.5	0	0.06	0.0	90	0.02	5.20	79.67
MCW-4	0.39	100	0.34	86.8	0	0.05	0.0	90	0.00	0.00	86.78
MCW-5	0.02	100	0.02	100.0	0	0.00	0.0	90	0.00	0.00	100.00
Total MCW	1.04	100	0.62		0	0.28		100	0.14		73.27

**STANDARD FORM SF-2
TIME OF CONCENTRATION**

Subdivision: _____
 Location: CO, Parker

Project Name: _____
 Project No.: TEC04
 Calculated By: KML
 Checked By: MRK
 Date: 7/26/24

SUB-BASIN						INITIAL/OVERLAND			TRAVEL TIME					T _c CHECK			FINAL
DATA						(T _i)			(T _t)					(URBANIZED BASINS)			
BASIN ID	D.A. (AC)	Hydrologic Soils Group	Impervious (%)	C ₁₀₀	C ₅	L (FT)	S (%)	T _i (MIN)	L (FT)	S (%)	C _v	VEL. (FPS)	T _t (MIN)	COMP. T _c (MIN)	TOTAL LENGTH (FT)	Urbanized T _c (MIN)	T _c (MIN)
MCW-1	0.19	A	12.2	0.20	0.06	215	1.5	24.4	0	1.5	20.0	2.4	0.0	24.4	215.0	11.2	11.2
MCW-2	0.14	A	90.3	0.81	0.76	170	1.5	7.1	0	1.5	20.0	2.4	0.0	7.1	170.0	10.9	7.1
MCW-3	0.30	A	79.7	0.73	0.64	165	1.5	9.5	0	1.5	20.0	2.4	0.0	9.5	165.0	10.9	9.5
MCW-4	0.39	A	86.8	0.79	0.72	170	1.5	7.9	0	1.5	20.0	2.4	0.0	7.9	170.0	10.9	7.9
MCW-5	0.02	A	100.0	0.89	0.86	55	1.5	2.8	0	1.5	20.0	2.4	0.0	2.8	55.0	10.3	5.0

NOTES:

$T_i = (0.395 * (1.1 - C_s) * (L)^{0.5}) / ((S)^{0.33})$, S in ft/ft

$T_t = L / 60V$ (Velocity From Fig. 501)

Velocity $V = C_v * S^{0.5}$, S in ft/ft

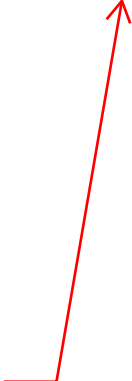
$T_c \text{ Check} = 10 + L / 180$

For Urbanized basins a minimum T_c of 5.0 minutes is required.

For non-urbanized basins a minimum T_c of 10.0 minutes is required

Appendix B: StormCAD Results & Inlet Capacities

Please provide street inlet spread/depth calculations for the minor and major storm using the latest MHFD street capacity and inlet sizing workbooks. See Section 6.3.2 of the SDECM for inlet requirements.



Scenario: 100-Year
Current Time Step: 0.000Hr
Conduit FlexTable: Combined Pipe/Node Report

Please provide hydraulic calculations for the minor storm and include the HGL's in the storm drainage profiles. (See Section 6.3.3.4 of the SDECM for requirements)

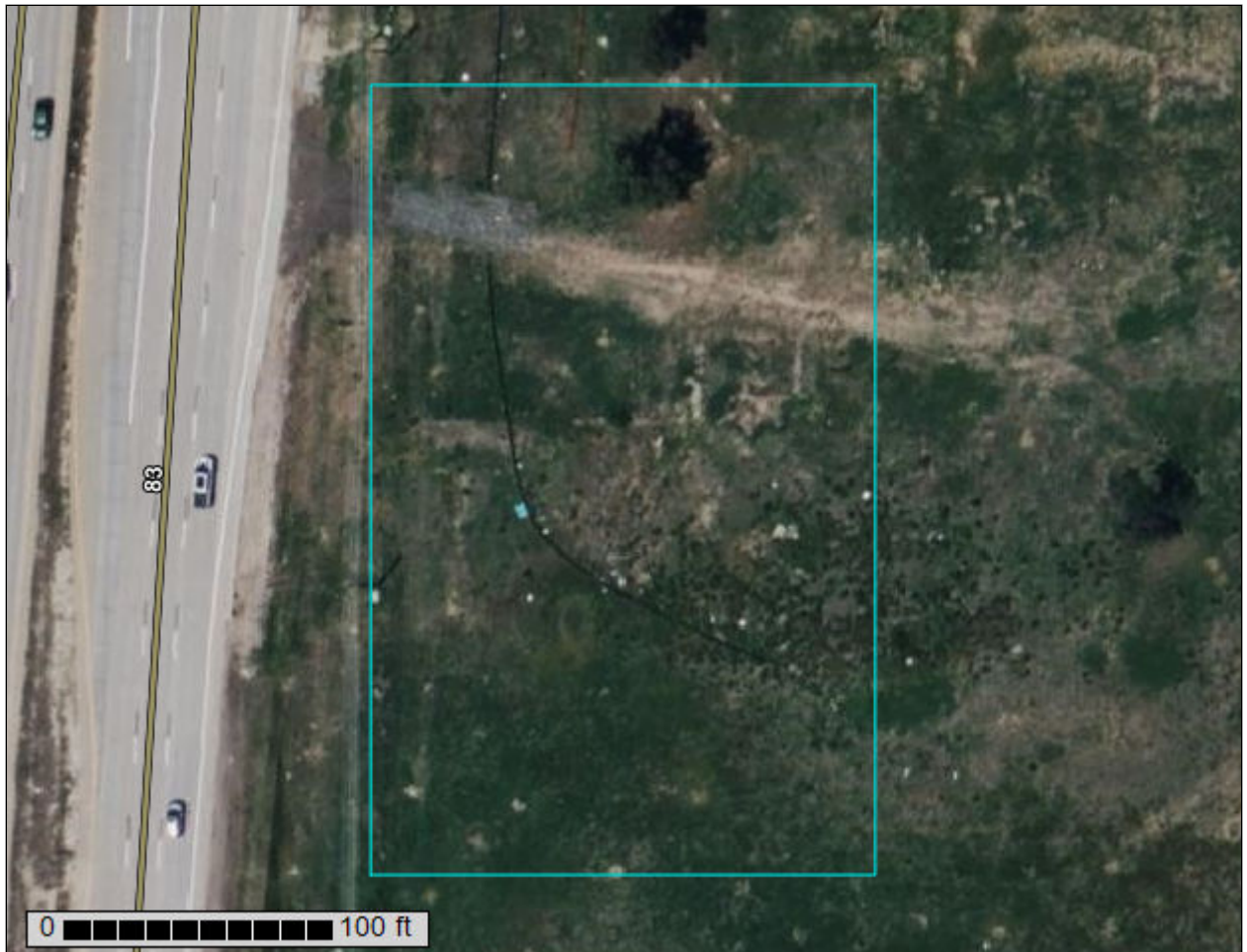
Label	Start Node	Stop Node	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Length (Unified) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Slope (Calculated) (ft/ft)	Capacity (Full Flow) (cfs)
P-4	S-4	O-1	5,973.17	5,970.48	83.0	5,972.24	5,969.94	0.028	14.00
P-10	S-11	S-12	5,975.31	5,975.04	13.6	5,975.31	5,975.04	0.020	1.03
P-13	S-11	S-15	5,975.56	5,975.56	15.2	5,975.56	5,975.41	0.010	1.57
P-1	CB-4	S-2	5,975.67	5,975.02	52.9	5,975.14	5,974.61	0.010	4.63
P-8	S-9	S-10	5,975.36	5,975.28	5.4	5,975.36	5,975.28	0.014	0.85
P-9	S-10	S-2	5,975.18	5,975.05	41.4	5,975.18	5,974.62	0.014	0.85
P-11	S-12	S-3	5,974.95	5,974.62	36.2	5,974.95	5,974.22	0.020	2.22
P-12	S-12	S-14	5,975.10	5,975.10	6.0	5,975.10	5,975.04	0.010	1.57
P-2	S-2	S-3	5,975.05	5,974.62	21.1	5,974.51	5,974.22	0.014	5.42
P-3	S-3	S-4	5,974.62	5,973.17	130.4	5,974.12	5,972.34	0.014	9.83
P-14	CB-2	CB-3	5,975.45	5,974.73	34.4	5,974.98	5,974.02	0.028	7.72
P-15	CB-2	CB-1	5,975.77	5,975.35	10.2	5,975.08	5,975.36	-0.028	7.72
P-5	CB-3	S-4	5,974.73	5,972.94	53.6	5,973.92	5,972.43	0.028	7.72

H:\TerraForm\CO_Parker_TEC04_Parker and Cottonwood\0CIV\5-C3D\Pipes\TEC04_STORM.stsw

Appendix C: Web Soil Survey

Custom Soil Resource Report for Castle Rock Area, Colorado

Mister Car Wash - Parker Pointe

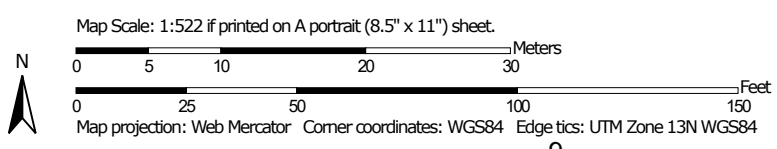


Custom Soil Resource Report
Soil Map

Please include the
Hydrologic Soil Group
Information for the NRCS
Map of the project site area.




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Castle Rock Area, Colorado
 Survey Area Data: Version 16, Aug 24, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 9, 2021—Jun 12, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Please include the
Hydrologic Soil Group
Information for the NRCS
Map of the project site area.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BtE	Bresser-Truckton sandy loams, 5 to 25 percent slopes	0.8	64.1%
Sa	Sampson loam	0.5	35.9%
Totals for Area of Interest		1.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Castle Rock Area, Colorado

BtE—Bresser-Truckton sandy loams, 5 to 25 percent slopes

Map Unit Setting

National map unit symbol: jqy9
Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 47 to 52 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Not prime farmland

Map Unit Composition

Bresser and similar soils: 50 percent
Truckton and similar soils: 35 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Bresser

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy eolian deposits

Typical profile

H1 - 0 to 8 inches: sandy loam
H2 - 8 to 30 inches: sandy clay loam
H3 - 30 to 60 inches: loamy sand

Properties and qualities

Slope: 5 to 15 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: B
Ecological site: R049XB210CO - Sandy Foothill
Hydric soil rating: No

Description of Truckton

Setting

Landform: Terraces
Landform position (three-dimensional): Riser, tread

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Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium derived from arkosic sedimentary rock

Typical profile

H1 - 0 to 4 inches: sandy loam

H2 - 4 to 19 inches: sandy loam

H3 - 19 to 60 inches: sandy loam

Properties and qualities

Slope: 10 to 25 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Low (about 6.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 6e

Hydrologic Soil Group: A

Ecological site: R049XB210CO - Sandy Foothill

Hydric soil rating: No

Minor Components

Newlin

Percent of map unit: 5 percent

Hydric soil rating: No

Blakeland

Percent of map unit: 5 percent

Hydric soil rating: No

Stapleton

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

Sa—Sampson loam

Map Unit Setting

National map unit symbol: jr02

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Elevation: 5,500 to 6,600 feet
Mean annual precipitation: 15 to 19 inches
Mean annual air temperature: 48 to 50 degrees F
Frost-free period: 120 to 135 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Sampson and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sampson

Setting

Landform: Stream terraces on drainageways
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Weathered alluvium derived from arkose

Typical profile

H1 - 0 to 9 inches: loam
H2 - 9 to 28 inches: clay loam
H3 - 28 to 38 inches: loam
H4 - 38 to 60 inches: silt loam

Properties and qualities

Slope: 1 to 4 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.5 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 3c
Hydrologic Soil Group: B
Ecological site: R049XC202CO - Loamy Foothill 14-19 PZ
Hydric soil rating: No

Minor Components

Englewood

Percent of map unit: 8 percent
Hydric soil rating: No

Bresser

Percent of map unit: 7 percent
Hydric soil rating: No

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Loamy alluvial land

Percent of map unit: 4 percent

Hydric soil rating: No

Aquic haplustolls

Percent of map unit: 1 percent

Landform: Swales

Hydric soil rating: Yes

References

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Custom Soil Resource Report

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Appendix D: Proposed Drainage Map

Appendix E: Excerpts from “Final Drainage Report – Parker Pointe”

Perception Design Group, Inc.
 6901 South Pierce Street, Suite 315
 Littleton, Colorado 80128
 (303) 232-8088 Fax (303) 232-5255

Designed by: JWD
 Checked by: JWD
 Date: 18-Sep-17
 Job Number: 2015-015

Project: Parker Pointe

COMPOSITE RUNOFF COEFFICIENTS

TYPE B SOILS

Catchment	FUTURE COMMERCIAL		DRIVES/WALKS/ROOF		LANDSCAPING		Composite C	Catchment Area (Ac.)	Imperviousness
	Area (Ac.)	C	Area (Ac.)	C	Area (Ac.)	C			
	Imperviousness = 95%		Imperviousness = 100%		Imperviousness = 2%				
L12 (5 YR)	0.56	0.81	0.00	0.90	0.00	0.09	0.81	0.56	95.0%
L12 (100 YR)	0.56	0.88	0.00	0.96	0.00	0.36	0.88	0.56	
L13 (5 YR)	0.73	0.81	0.00	0.90	0.00	0.09	0.81	0.73	95.0%
L13 (100 YR)	0.73	0.88	0.00	0.96	0.00	0.36	0.88	0.73	
L14 (5 YR)	0.73	0.81	0.00	0.90	0.00	0.09	0.81	0.73	95.0%
L14 (100 YR)	0.73	0.88	0.00	0.96	0.00	0.36	0.88	0.73	
L15 (5 YR)	0.72	0.81	0.00	0.90	0.00	0.09	0.81	0.72	95.0%
L15 (100 YR)	0.72	0.88	0.00	0.96	0.00	0.36	0.88	0.72	
IN1 (5 YR)	0.00	0.81	0.26	0.90	0.00	0.09	0.90	0.26	100.0%
IN1 (100 YR)	0.00	0.88	0.26	0.96	0.00	0.36	0.96	0.26	
IN2 (5 YR)	0.00	0.81	0.53	0.90	0.00	0.09	0.90	0.53	100.0%
IN2 (100 YR)	0.00	0.88	0.53	0.96	0.00	0.36	0.96	0.53	
IN3 (5 YR)	0.00	0.81	0.11	0.90	0.00	0.09	0.90	0.11	100.0%
IN3 (100 YR)	0.00	0.88	0.11	0.96	0.00	0.36	0.96	0.11	
OS1 (5 YR)	0.00	0.81	1.21	0.90	22.13	0.09	0.13	23.34	7.1%
OS1 (100 YR)	0.00	0.88	1.21	0.96	22.13	0.36	0.39	23.34	
SR1 (5 YR)	0.00	0.81	0.40	0.90	3.35	0.09	0.18	3.75	12.5%

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Designed by: JWD
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 Date: 18-Sep-17
 Job Number: 2015-015

Project: Parker Pointe

RUNOFF CALCULATIONS

(RATIONAL METHOD)

Design Storm: 5-Yr.

		Direct Runoff						
Design	Basin	Area	Runoff	CA	Tc	I	Q	
Point	Desig.	(Acres)	Coefficient		(min)	(in/hr)	(cfs)	
	H1	10.52	0.09	0.95	26.0	2.30	2.18	
	L1	0.71	0.81	0.58	5.0	4.70	2.70	
	L2	0.50	0.81	0.41	5.0	4.70	1.90	
	L2A	0.19	0.81	0.15	5.0	4.70	0.72	
	L3	0.43	0.81	0.35	5.0	4.70	1.64	
	L3A	0.16	0.81	0.13	5.0	4.70	0.61	
	L4	0.63	0.81	0.51	5.0	4.70	2.40	
	L4A	0.24	0.81	0.19	5.0	4.70	0.91	
	L5	0.63	0.81	0.51	5.0	4.70	2.40	
	L5A	0.24	0.81	0.19	5.0	4.70	0.91	
	L6	0.78	0.81	0.63	5.0	4.70	2.97	
	L7	0.68	0.81	0.55	5.0	4.70	2.59	
	L8	0.87	0.81	0.70	5.0	4.70	3.31	
	L9	0.71	0.81	0.58	5.0	4.70	2.70	
	L10	0.88	0.81	0.71	5.0	4.70	3.35	
	L11A	0.50	0.81	0.41	5.0	4.70	1.90	
	L11B	0.42	0.81	0.34	5.0	4.70	1.60	
	L12	0.56	0.81	0.45	5.0	4.70	2.13	
	L13	0.73	0.81	0.59	5.0	4.70	2.78	
	L14	0.73	0.81	0.59	5.0	4.70	2.78	
	L15	0.72	0.81	0.58	5.0	4.70	2.74	
	IN1	0.26	0.90	0.23	5.0	4.70	1.10	
	IN2	0.53	0.90	0.48	5.0	4.70	2.24	
	IN3	0.11	0.9	0.10	5.0	4.70	0.47	
	SR1	3.75	0.18	0.68	22.4	2.60	1.76	
	SR2	0.32	0.87	0.28	5.0	4.70	1.31	
	PR1	0.42	0.77	0.32	5.0	4.70	1.52	
	PR2	0.91	0.96	0.87	5.0	4.70	4.11	
	U1	1.37	0.09	0.12	5.0	4.70	0.58	
	U2	0.3	0.74	0.22	5.0	4.70	1.04	
	U3	0.17	0.09	0.02	5.0	4.70	0.07	
	U4	0.23	0.58	0.13	5.0	4.70	0.63	
	OS1	23.34	0.13	3.03	25.5	2.50	7.59	

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Designed by: JWD
 Checked by: JWD
 Date: 18-Sep-17
 Job Number: 2015-015

Project: Parker Pointe

RUNOFF CALCULATIONS
(RATIONAL METHOD)

Design Storm: 100-Yr.

		Direct Runoff						
Design	Basin	Area	Runoff	CA	Tc	I	Q	
Point	Desig.	(Acres)	Coefficient		(min)	(in/hr)	(cfs)	
	H1	10.52	0.36	3.79	26.0	4.50	17.04	
	L1	0.71	0.88	0.62	5.0	8.85	5.53	
	L2	0.50	0.88	0.44	5.0	8.85	3.89	
	L2A	0.19	0.88	0.17	5.0	8.85	1.48	
	L3	0.43	0.88	0.38	5.0	8.85	3.35	
	L3A	0.16	0.88	0.14	5.0	8.85	1.25	
	L4	0.63	0.88	0.55	5.0	8.85	4.91	
	L4A	0.24	0.88	0.21	5.0	8.85	1.87	
	L5	0.63	0.88	0.55	5.0	8.85	4.91	
	L5A	0.24	0.88	0.21	5.0	8.85	1.87	
	L6	0.78	0.88	0.69	5.0	8.85	6.07	
	L7	0.68	0.88	0.60	5.0	8.85	5.30	
	L8	0.87	0.88	0.77	5.0	8.85	6.78	
	L9	0.71	0.88	0.62	5.0	8.85	5.53	
	L10	0.88	0.88	0.77	5.0	8.85	6.85	
	L11A	0.50	0.88	0.44	5.0	8.85	3.89	
	L11B	0.42	0.88	0.37	5.0	8.85	3.27	
	L12	0.56	0.88	0.49	5.0	8.85	4.36	
	L13	0.73	0.88	0.64	5.0	8.85	5.69	
	L14	0.73	0.88	0.64	5.0	8.85	5.69	
	L15	0.72	0.88	0.63	5.0	8.85	5.61	
	IN1	0.26	0.96	0.25	5.0	8.85	2.21	
	IN2	0.53	0.96	0.51	5.0	8.85	4.50	
	IN3	0.11	0.96	0.11	5.0	8.85	0.93	
	SR1	3.75	0.42	1.58	22.4	4.90	7.72	
TOTAL FLOW TO FOREBAY								103.45
	OS1	23.34	0.39	9.10	25.5	4.50	40.96	
TOTAL TO POND		39.30					144.41	
	U1	1.37	0.36	0.49	25.5	4.50	2.22	
	U2	0.3	0.84	0.25	25.5	4.50	1.13	
	U3	0.17	0.36	0.06	25.5	4.50	0.28	
	U4	0.23	0.73	0.17	25.5	4.50	0.76	
UN-CAPTURED SITE RUNOFF								4.38
	SR2	0.32	0.94	0.30	5.0	8.85	2.66	
	PR1	0.42	0.86	0.36	5.0	8.85	3.20	
	PR2	0.91	0.96	0.87	5.0	8.85	7.73	

SEE SHEET DP3

STROH ROAD



100 YEAR RUNOFF SUMMARY

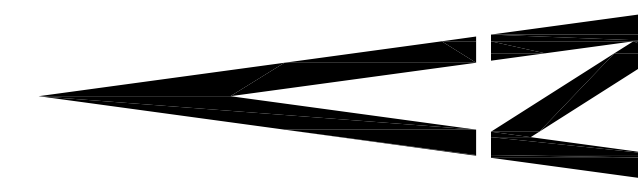
Design Point	Basin Desig.	Area (Acres)	Runoff Coefficient	CA	Tc (min)	I (in/hr)	Q (cfs)
	H1	10.52	0.36	3.79	26.0	4.50	17.04
	L1	0.71	0.88	0.62	5.0	8.85	5.53
	L2	0.50	0.88	0.44	5.0	8.85	3.89
	L2A	0.19	0.88	0.17	5.0	8.85	1.48
	L3	0.43	0.88	0.38	5.0	8.85	3.35
	L3A	0.16	0.88	0.14	5.0	8.85	1.25
	L4	0.63	0.88	0.55	5.0	8.85	4.91
	L4A	0.24	0.88	0.21	5.0	8.85	1.87
	L5	0.63	0.88	0.55	5.0	8.85	4.91
	L5A	0.24	0.88	0.21	5.0	8.85	1.87
	L6	0.76	0.88	0.69	5.0	8.85	6.07
	L7	0.68	0.88	0.60	5.0	8.85	5.30
	L8	0.87	0.88	0.77	5.0	8.85	6.78
	L9	0.71	0.88	0.62	5.0	8.85	5.53
	L10	0.88	0.88	0.77	5.0	8.85	6.85
	L11A	0.50	0.88	0.44	5.0	8.85	3.89
	L11B	0.42	0.88	0.37	5.0	8.85	3.27
	L12	0.56	0.88	0.49	5.0	8.85	4.36
	L13	0.73	0.88	0.64	5.0	8.85	5.69
	L14	0.73	0.88	0.64	5.0	8.85	5.69
	L15	0.72	0.88	0.63	5.0	8.85	5.61
	IN1	0.26	0.96	0.25	5.0	8.85	2.21
	IN2	0.53	0.96	0.51	5.0	8.85	4.50
	IN3	0.11	0.96	0.11	5.0	8.85	0.93
	SR1	3.75	0.42	1.58	22.4	4.90	7.72
TOTAL FLOW TO FOREBAY							103.45
	OS1	23.34	0.39	9.10	25.5	4.50	40.96
TOTAL TO POND							144.41
	U1	1.37	0.36	0.49	25.5	4.50	2.22
	U2	0.31	0.84	0.25	25.5	4.50	1.13
	U3	0.17	0.36	0.06	25.5	4.50	0.28
	U4	0.23	0.73	0.17	25.5	4.50	0.76
UN-CAPTURED SITE RUNOFF							4.38
	SR2	0.32	0.94	0.30	5.0	8.85	2.66
	PR1	0.42	0.86	0.36	5.0	8.85	3.20
	PR2	0.91	0.96	0.87	5.0	8.85	7.73

DETENTION SUMMARY

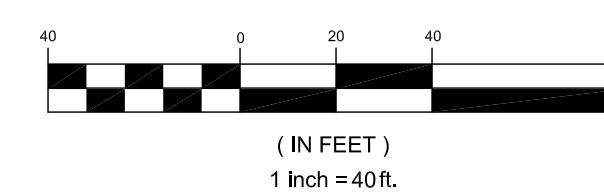
ZONE	VOLUME	ELEVATION	RELEASE RATE
WOCV	0.566 AC-FT		41 HOURS
EURV+WOCV	1.472 AC-FT	5968.03	70 HOURS
100 YEAR	2.753 AC-FT	5970.05	36.7 CFS

LEGEND

- 5340 --- EXISTING CONTOUR
- 42 --- PROPOSED CONTOUR
- R1** BASIN DESIGNATION
- 0.20 0.75 0.83 5 YR RUNOFF COEFFICIENT
- 100 YR RUNOFF COEFFICIENT
- BASIN AREA
- BASIN BOUNDARY LINE
- △ DESIGN POINT



GRAPHIC SCALE



BENCHMARK

BENCHMARK: DOUGLAS COUNTY SURVEY CONTROL MONUMENT TT15A - 3" DIAMETER DOUGLAS COUNTY GIS ALUMINUM CAP AT THE NE CORNER OF STROH ROAD AND SOUTH PARKER ROAD (US HIGHWAY 63)
ELEVATION: 5970.79 FEET (NAVD 1988 DATUM)

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY OR CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON THE FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE

DRAINAGE PLAN WEST

PREPARED UNDER THE DIRECT SUPERVISION OF JERRY W. DAVISON, P.E. COLORADO REG # 30226 FOR AND ON BEHALF OF PERCEPTION DESIGN GROUP, INC.

DATE	DESCRIPTION
12/14/23	2ND REPEAT SUBMITTAL
08/01/23	SECOND CDOT NTP SUBMITTAL
04/21/23	CDOT NTP SUBMITTAL / RE-PLAY SUBMITTAL
04/11/22	RESUBMITTAL
11/01/18	SIXTH SUBMITTAL
08/31/18	FOURTH SUBMITTAL
05/25/18	THIRD SUBMITTAL
10/24/17	INITIAL SUBMITTAL

PARKER POINTE
LOTS 1 THRU 15 AND TRACTS A AND B, PARKER POINTE FILING NO. 1
SOUTHEAST CORNER PARKER ROAD AND STROH ROAD
PARKER, COLORADO

design by: JWD
approved by: JWD
project no.: 2015-015

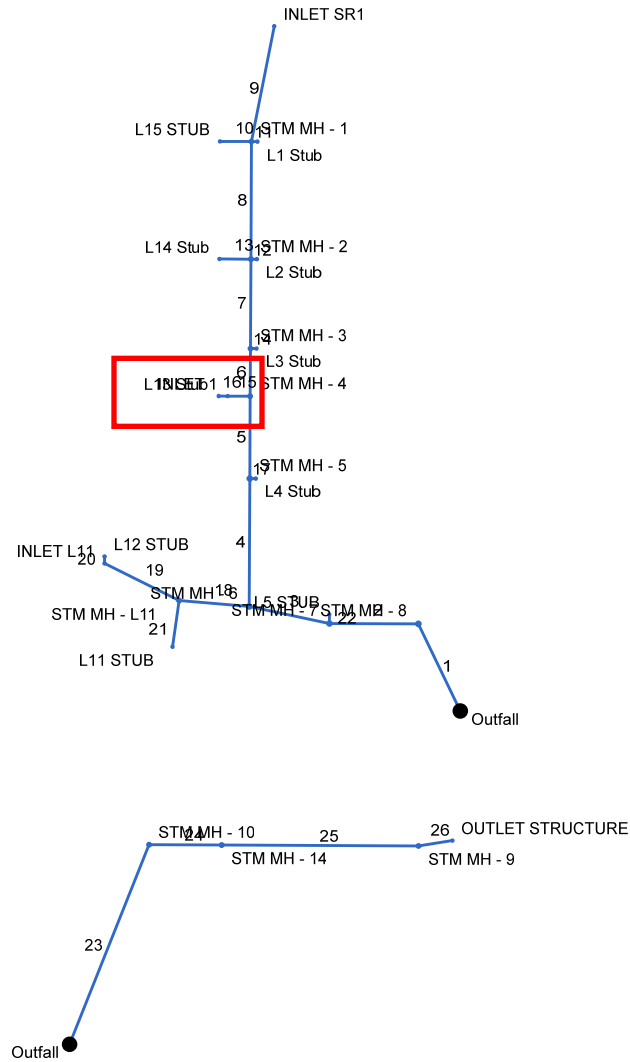
date: 10/01/17

SHEET

DP2



Hydraflow Storm Sewers Extension for Autodesk® AutoCAD® Civil 3D® Plan



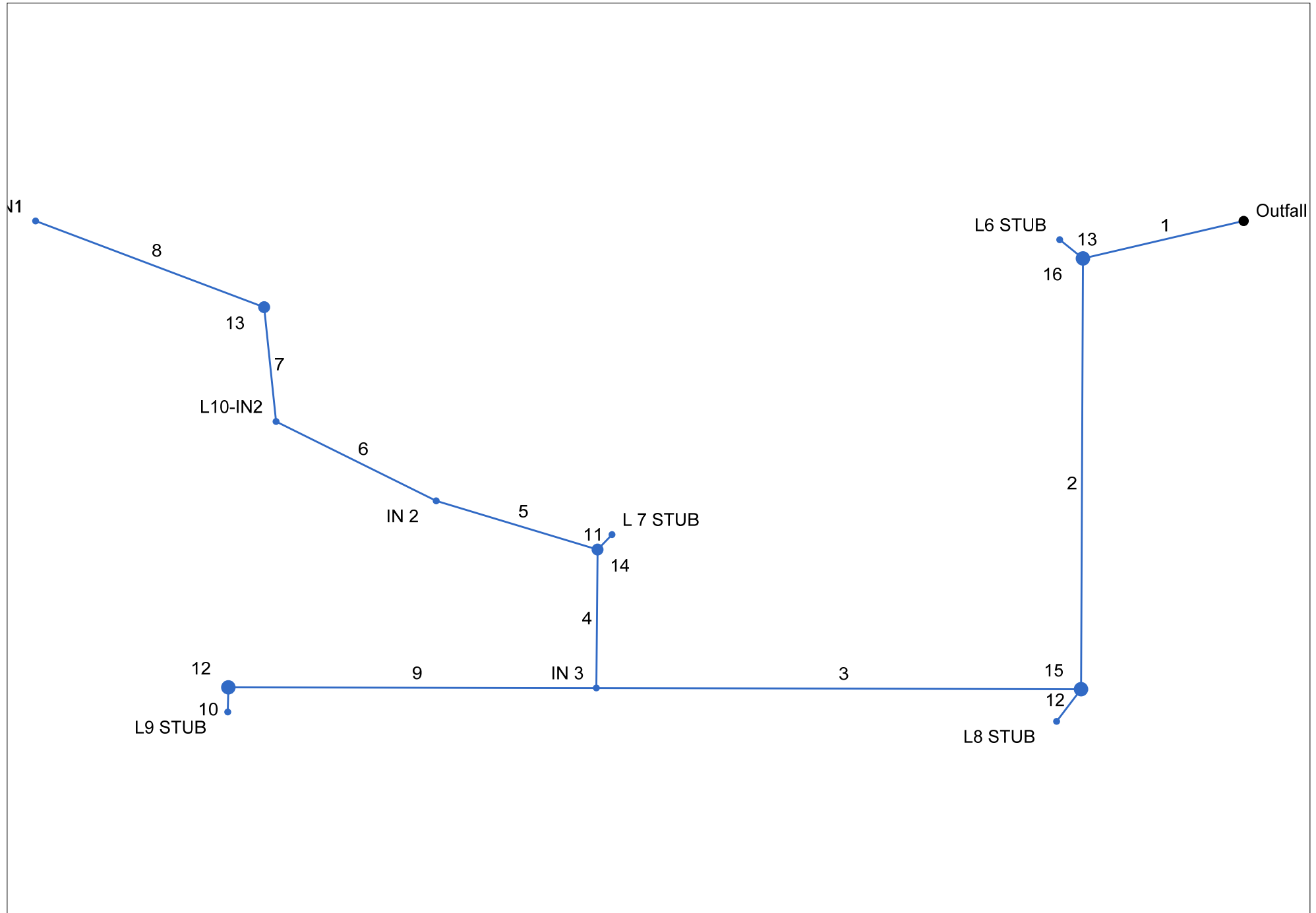
Project File: Storm Line A 100 yr.stm

Number of lines: 26

Date: 3/1/2018

Line No.	Line Size	Flow Rate	Vel Ave	Depth Up	Depth Dn	HGL Up	HGL Dn	Line ID
	(in)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)	
1	42	61.03	8.31	2.49	2.50	5967.48	5966.84	P-22
2	42	61.03	6.74	2.99	3.28	5968.77	5968.47	P-21
3	42	56.12	5.91	3.29	3.50	5969.82	5969.53	P-19
4	42	44.60	4.83	3.04	3.50	5970.63	5970.36	P-14
5	42	39.69	5.72	1.96**	3.23	5970.30	5971.02	P-12
6	36	31.79	7.11	1.83**	1.80	5970.99	5970.64	P-9
7	30	28.44	6.73	2.01	2.01	5972.27	5971.67	P-7
8	30	18.86	4.18	1.98	2.50	5973.23	5972.97	P-4
9	21	7.72	4.34	1.03**	1.55	5974.21 j	5973.55	P-1
10	18	5.61	3.17	1.50	1.50	5973.67	5973.55	P-2
11	18	5.53	3.13	1.50	1.50	5973.57	5973.55	P-3
12	18	3.89	2.20	1.50	1.50	5972.98	5972.97	P-6
13	18	5.69	3.22	1.50	1.50	5973.10	5972.97	P-5
14	18	3.35	3.40	0.70**	1.02	5970.83	5970.99	P-8
15	18	7.90	4.73	1.35	1.35	5970.64	5970.49	P-11
16	18	5.69	3.82	1.16	1.20	5970.71	5970.69	P-10
17	18	4.91	2.78	1.50	1.50	5971.04	5971.02	P-13
18	24	11.52	3.67	2.00	2.00	5970.61	5970.36	P-18
19	18	4.36	2.47	1.50	1.50	5971.01	5970.82	P-16
20	18	4.36	2.47	1.50	1.50	5971.11	5971.09	P-15
21	18	7.16	4.05	1.50	1.50	5971.11	5970.82	P-17
22	18	4.91	2.78	1.50	1.50	5969.55	5969.53	P-20
23	36	36.00	7.34	1.98	1.95	5961.42	5959.95	STM PIPE - 37
24	36	36.00	6.00	2.23	2.55	5962.36	5962.19	STM PIPE - 38
25	36	36.00	7.06	1.95**	2.13	5963.59 j	5962.45	STM PIPE - 39
26	36	36.00	6.66	2.14	2.15	5964.17	5963.99	STM PIPE - 40

Hydraflow Storm Sewers Extension for Autodesk® AutoCAD® Civil 3D® Plan



Project File: Storm 2 100 yr.stm

Number of lines: 13

Date: 3/1/2018

Line No.	Line Size	Flow Rate	Vel Ave	Depth Up	Depth Dn	HGL Up	HGL Dn	Line ID
	(in)	(cfs)	(ft/s)	(ft)	(ft)	(ft)	(ft)	
1	36	35.96	7.35	1.96	1.96	5966.63	5966.30	Pipe - (6)
2	36	29.89	5.75	1.77**	2.58	5967.50	5967.45	Pipe - (5)
3	36	23.11	6.23	1.55**	1.57	5968.44	5967.50	Pipe - (4)
4	24	16.65	5.78	1.72	1.72	5969.89	5969.62	Pipe - (10)
5	24	11.35	3.69	1.84	2.00	5970.54	5970.40	Pipe - (14)
6	18	6.85	4.18	1.26	1.38	5970.82	5970.58	Pipe - (15)
7	18	6.85	4.28	1.24	1.31	5971.23	5971.07	Pipe - (16)
8	18	6.85	4.40	1.17	1.31	5971.86	5971.50	Pipe - (17)
9	18	5.53	4.61	0.96	0.96	5970.09	5969.35	Pipe - (3)
10	18	5.53	4.05	1.07	1.10	5970.44	5970.42	Pipe - (9)
11	18	5.30	3.00	1.50	1.50	5970.42	5970.40	Pipe - (18)
12	18	6.78	5.85	1.01**	0.88	5968.40	5968.11	Pipe - (11)
13	18	6.07	4.46	0.95**	1.28	5967.36	5967.45	Pipe - (12)