



May 16, 2025

City of Parker, CO
Development Review Division
20120 East Mainstreet
Parker, CO 80138

Subject: PRELIMINARY DRAINAGE REPORT BLACK ROCK COFFEE OF PARKER

To whom it may concern:

The following are responses to comments received from the City of Parker – Development Review Division, dated April 09, 2025, regarding the Site Plan Review from the City of Parker.

Report Comments:

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1. Please see Section 5.2 of the SDECM and ensure the appropriate equation for rainfall intensity is used. The Intensity values shown in the calculations do not seem to match the point rainfall values referenced.
 - The equation for rainfall intensity is used $I=(28.5*P)/(10+Tc)^{0.786}$ and the Intensity values have been revised. Please see revised Drainage Narrative.
2. Sub-Basin D4 should assume a built out developed runoff area and show the resulting developed flows within the drainage system calculations as the Master Drainage Study had done.
 - D4 is a built out developed runoff area which is showing the resulting developed flows within the drainage system, and it is compliant with the Master Drainage Study. Please see Revised Drainage Narrative.

Sheet C3.30:

1. It appears there are sub-basins that generate storm runoff that enter the proposed drainage system that are not accounted for (Driveway/access tributary areas). Please show all sub-basins that contribute runoff to the proposed drainage system and provide calculations demonstrating conformance to the master drainage study and to Town of Parker Criteria.
 - The sub-basin that generated storm runoff that enter the proposed drainage system for the driveway/access tributary areas has been counted for in D1. Please see revised Drainage Narrative.

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1. Please include the Initial Sheet for inlet capacity/spread calcs showing assigned flows for the minor and major storm events and bypass flows.
 - The initial Sheet for Inlet Capacity/spread calcs showing assigned flows for the minor and major storm events and bypass flows has been included in the Revised Drainage Narrative.
2. Per the Town of Parker SDECM Section 6.3.1 for Street Drainage use Manning's n for

street=0.016.

- Per the Town of Parker SDECM Section 6.3.1 for Street Drainage use Manning's n for street=0.016 has been revised in Drainage Narrative.

Please let us know if there are any questions on the above responses.

Thank you for your time and review,

Nicholas Salazar

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