



Civil Engineering
Surveying
Water Resources Management
Water & Wastewater Engineering
Construction Management
Environmental Sciences

September 30, 2016

Mr. Tom Williams
Town of Parker
Director of Engineering
20120 E. Mainstreet
Parker, CO 80138

Re: Minimum Standards Variance for SDECM Section 2.4.2.2
Minimum Standards Variance for RDCCM Section 3.11.2
Compark Village South
Planning Areas 13-18 Compark Village PD – Fourth Amendment

Dear Mr. Williams:

Our client, 470 Compark, LLC, is proposing to develop a planned development, known as Compark Village South, on 150 acres just south of E-470, east of S Peoria Street, west of S Chambers Road and north of Grandview Estates.

In the 2014 Happy Canyon Creek Major Drainageway Plan prepared for Urban Drainage Flood Control a regional detention pond has been proposed for this property. Our proposed project includes construction of the regional detention pond and realignment of Green Acres Tributary. The proposed regional detention pond will include a permanent pool. The permanent pool was first considered due to the relatively flat existing topography in the area of the proposed basin. Being a regional basin, it includes a surface area of approximately 3.9 acres. Creating a pond bottom that would meet the minimum required slope did not work well with the natural topography of the land. We suggested constructing a pond with a permanent water pool. The developer embraced the idea and feels it will be a tremendous amenity for the project.

The Green Acres Tributary will drain directly to a smaller pond that will serve as a water feature. The water feature pond will drain to the regional detention pond. The regional detention pond will discharge to an existing 12'x10' concrete box culvert that drains under E-470 to the downstream portion of Green Acres Tributary.

Because the regional detention pond is a wet pond, UDFCD has indicated it is not eligible for full maintenance eligibility. They indicated it is eligible for maintenance of the outlet structure, forebays and maintenance trail. They also indicated the water feature pond is not eligible for maintenance.

The Town of Parker Storm Drainage and Environmental Criteria Manual, section 2.4.2.2 "requires all major drainage facilities located outside of street rights-of-way be eligible for

UDFCD's maintenance program as a pre-condition of approval". We respectfully request a variance from this requirement.

The requested variance will not diminish the safety or quality of the design. All other criteria included in the SDECM will be met. There will not be any negative impacts to the Town if the variance is granted. The proposed metro district for this project will be responsible for the maintenance of the detention pond and water feature pond. A Stormwater Management Facility Operation and Maintenance Manual including Standard Operation Procedures will be developed for the project and subject to Town of Parker approval. The proposed regional detention pond and water feature will be an amenity to the project and the residents of the Town that will visit the commercial properties that will overlook the pond. A maintenance trail will run along the edge of the pond and will tie to the regional trail system along E-470 which allows public use thereby providing a visual benefit to residents of the area.

The Town of Parker Roadway Design and Construction Criteria Manual indicates a Minimum Standards Variance may be authorized if each condition set forth in the section is satisfied. Our response to each of the conditions follows:

1. The application for Minimum Standards Variance was submitted before the preliminary plan was submitted to the Town for approval.
2. The requested variance will not result in an unsafe or poor design. The only reason for the variance is required is due to the unwillingness of UDFCD to maintain detention facilities with permanent water pools (as explained above).
3.
 - a. As explained above, the developer feels a pond with a permanent pool will serve as an amenity to the project.
 - b. The owner of the detention pond, Belford North Metropolitan District, will be responsible for the maintenance of the proposed detention pond. Authorization of the variance will not result in any impacts to the Town.
 - c. The permanent pool detention pond will provide an amenity to the project and thereby the residents of the Town of Parker. Considering the water feature pond and the detention pond, 4.0 acres of water surface area will be provided.
 - d. Besides having a permanent water pool, the proposed detention pond has been designed in accordance with the Town's Criteria Manuals.

For the reasons noted above, we respectfully request a minimum standards variance from section 2.4.2.2 of the Storm Drainage and Environmental Criteria Manual and section 3.11.2 of the Roadway Design and Construction Criteria Manual.

Please call if you have any questions or require additional information.

Sincerely,

Manhard Consulting



Amie S. Drucker, PE

Submitted on behalf of 470 Compark, LLC



Michael Vickers