



August 31, 2018

Mr. Alex Mestdagh, P.E.
Town of Parker Public Works Department
20120 East Mainstreet
Parker, CO 80138

SUBJECT: Parker Pointe Response to Comments Project SUB17-05817

Dear Mr. Mestdagh,

Below I have reproduced your comment letter on the above project and added responses in red.

General Comments

1. As previously discussed with the applicant, all necessary offsite easements and agreements must be executed and provided to the Town prior to approval. **Comment noted. Easement signature is expected any day.**
2. It is the Town's understanding that Douglas County is requiring that the applicant be responsible for improvements to Kinney Creek. The triggers for the design and construction of these improvements will need to be discussed between the Town, County, and applicant and incorporated into the subdivision agreement. **Kiowa Engineering is currently working to determine the extent of Kinney Creek improvements. Douglas County and UDFCD have agreed that cash in lieu will be provided for the required improvements.**
3. All necessary permits, including the CDOT Access Permit for the new RIRO from Parker Road, must be obtained prior to the issuance of any construction permits. Please note that because the Parker Road right-of-way will remain in Douglas County, the County will be the local agency through which the permit will be submitted to CDOT. **Access permits have been applied for thru Douglas County.**

Plat

4. Plat notes referencing the offsite easements and agreements will need to be added to the plat prior to approval. Please coordinate these with the Town. **Calls to recorded offsite easements added.**
5. Per previous review, please show the sight triangle at the access on Parker Rd. **Sight triangle added.**
6. Please coordinate with the Town regarding the drainage easements. **Drainage easements are called out as multi use easements on the plat.**

Public Improvements Cost Estimate

7. Revise the soft costs to those shown in the Standard Cost Estimate Template in Appendix B of the RDCCM. **Format of the cost estimate is revised.**

Landscape Plans

8. Please show the sight triangle at the site's east access onto Stroh and relocate any trees proposed within the sight triangle. **Sight line shown and trees are outside the triangle.**
9. It appears there is one tree proposed within the Parker Rd sight triangle; please relocate. **Tree relocated.**

10. Relocate the tree proposed at the southeast end of the site to be at least 7 feet from the storm sewer. **This tree is removed.**

Construction Plans

11. Per previous discussions, the lane drop taper for eastbound Stroh Road should adhere to the MUTCD formula that yields 320 feet. If this taper length and the associated spacing for advance warning signage and striping cannot be accommodated between the two access points, a continuous lane may be necessary. **Plan revised to show continuous lane across frontage.**
12. Remove the hatched striping from the median areas of Stroh Road, and leave these areas outlined with solid double yellow striping. **Hatched striping removed.**
13. Please include the restriping of the eastbound thru lane of Stroh Road west of Parker Road that will tie into the improvements proposed with this project. **Striping changed / added to Stroh Road west of Parker Road.**
14. Please see uploaded "Signing and Striping Redlines" for additional comments. **Redlined comments addressed.**
15. Provide a curb ramp crossing Parker Rd within the new pork chop. Include any necessary crosswalk modifications or other pedestrian improvements to complete this crossing. **Additional ramp added to the west.**
16. Install a roll-over curb porkchop island within the RIRO access to Stroh to direct traffic in the absence of a raised median. Please also add a "No Left Turn" sign to the stop sign. **Porkchop and sign added.**
17. The storm sewer crossing at STA 14+04 on Sheet C4.12 needs to have at least 1.5' of vertical clearance. **Per our meeting, less than required distance was discussed and agreed OK at our meeting as it is a storm – storm crossing.**
18. Please label the vertical spacing at the crossing at STA 5+61 on Sheet C4.13 and ensure the spacing requirements are met. **Spacing is added. Per our meeting, less than required distance was discussed and agreed OK at our meeting as it is a storm – storm crossing.**
19. The storm sewer detail sheets have the outdated engineering signature block. **Signature block replaced.**
20. Provide a forebay detail with reinforcement callouts. Please ensure the ramps comply with the criteria outlined in Figure 7.1 in the SDECM. **See detail on sheet C4.91.**
21. The emergency spillway should have 2 feet of Type M riprap. **2' Type M riprap is called out on sheet C4.16.**
22. The 100-year orifice plate detail does not match what is shown in the outlet structure profile. **Looking at sheet C4.16, I cannot see a discrepancy.**
23. Town criteria does not permit bends in storm sewer outside of structures. The tie into the existing storm culvert under Stroh will need to be at a structure or the proposed condition needs to be realigned. Modified structures will likely be required; please provide details on future submittals. **The plans now call for the removal of the twin elliptical pipes and new 12" RCP laid in a straight line. A waiver is requested to allow for the 12" pipe. Using this pipe allows for a little more cover, and capacity is adequate.**

Stormwater Review Comments

Final Drainage Report

24. It appears that prior to the individual lots developing, there will be some drainage issues in the interim condition. Please discuss with Town staff. **Diversion ditches and sediment basins are included to mitigate the interim condition. Lots along Parker Road are expected to develop first limiting the time of exposure.**
25. The areas leaving the site undetained are subject to compensatory storage requirements per Town criteria. Please coordinate compensatory storage requirements with Town staff. **The calculation is added to the UD Detention spreadsheet per the example you sent.**
26. The orifice hole values shown in the UD detention workbook do not match those shown in the construction plans. Note that the workbook uses area and the detail in the plans is showing diameter. **Water quality hole diameter is corrected.**

27. Per discussions with the engineer, the pond spillway should be redesigned to have a spill elevation at or above the 100-year water surface elevation of Kinney Creek. Please show the Kinney Creek WSE in the plans for reference. **Spillway location has been moved downstream and spillway set at or above the 100 year elevation. Kinney Creek WSE is also added to the plan at various locations. See the grading plan.**

Thank you for your review and comments. Please contact me if additional revisions or clarifications are required.

Professionally,



Jerry W. Davidson, P.E.
For and on Behalf of
Perception Design Group, Inc.