



September 26, 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. The Town will require an approval from the U.S. Fish and Wildlife Service for all work within the riparian conservation zone prior to issuance of project approvals. **Comment noted. Submittals have been made to US Fish and Wildlife. We are awaiting their response.**
2. The Kinney Creek obligations and arrangements shall be finalized between the Urban Drainage and Flood Control District, Douglas County, and the applicant prior to the issuance of project approvals. **Comment noted. We expect a preliminary design letter this week.**

Plat

3. Add the following plat notes:

"An Access Agreement to the benefit of this property has been recorded with the Douglas County Clerk and Recorder at Reception Number XXXXXX. This agreement codifies the offsite access road on the adjacent property serving this development." **Note added on Sheet 1 under General Notes #12.**

"A Drainage Culvert and Detention Pond Easement affecting this property has been recorded with the Douglas County Clerk and Recorder at Reception Number XXXXXX. This agreement obligates the property owner, and successors, to operate and maintain the offsite detention pond and associated appurtenances that serve this property. The Town of Parker shall have the right, but not the obligation, to perform maintenance within this easement should the property owner fail to do so, in accordance with this easement." **Note added on Sheet 1 under General Notes #13.**

"Tract A is hereby dedicated to the Town of Parker as public right-of-way for Stroh Road." **Note added on Sheet 1 under General Notes #14.**

"Tract B is hereby dedicated to the Town of Parker as open space." **Note added on Sheet 1 under General Notes #15.**

4. Per previous discussion, the easements covering only storm sewer that are less than 50-feet in width need to be called out as Drainage Easements. **Calls adjusted on Sheet 2.**

Public Improvements Cost Estimate

5. The overlot grading and topsoil line items can be removed from the Public Improvement Cost Estimate or revised. Only grading work needed for public roadways and detention pond construction are required to be secured. **Earthwork and topsoil numbers are revised to indicate only grading for the detention pond.**

## Construction Plans

6. Provide a profile and hydraulic calculations for the proposed double 12" RCP across Stroh Road: Profile provided on sheet C4.11. Hydraulic calculations are on pdf page 40 of the drainage report.

Show the waterline, gas line, and pavement section to ensure adequate cover. These utilities are show. Note also added for contractor to pothole and confirm prior to construction.

Please show the HGLs for this line. The Town will support a variance from criteria that will only require the major HGL to be located below finished grade. HGL's shown. Both are contained within the pipes.

The Town understands the constraints of this connection, but any alternative configurations that could minimize impacts to Stroh Road should be considered. This alignment will require either the new pipes to be bored or extensive traffic control and pavement/island restoration. A pipe slope less than 0.5% can be considered if it minimizes impacts and increases cover over this pipe. Pipe slope is set at 0.25% to obtain greater depth. My professional opinion is to remove the pipes and re-lay at flatter slope and smaller pipe to gain more cover. Notes have been added to the plan to provide traffic control and keep 1 lane of Stroh open in each direction at all times.

Further detail may be needed regarding the interaction of the upstream inlet's throat with this pipe. 9" of cover would place the pipe within the throat of a standard Type R. This Type R appears to be located close to the Magellan pipeline, please confirm it is located outside their easement or will be allowed in the easement. Surface grades and pipe grades have been adjusted to achieve greater depth. The inlet is drawn to scale on the plan and the pipe is now out of the throat. Magellan is reviewing the location and I expect their response any time now. They have given the review top priority.

7. Please provide a turning template on the Stroh Road full-movement access to ensure delivery trucks can make this right turn in. A turning template exhibit is included in the submittal material.
8. Please revise the NB to eastbound right lane pocket to asphalt rather than concrete. Tie in the concrete at the nearest joint south of the porkchop island. There appears to be a joint right near the nose of the island. Concrete to asphalt transition is called out there.
9. Provide a typical section of the Stroh Road widening on Sheet 35 for construction reference. Typical section added.
10. Provide stationing or lengths on the striping plan for construction reference. Also, ensure that the lanes are 12-feet wide (not including curb and gutter). Stations are added to the plans for striping. Note per our prior meeting and agreement, the right hand land of Stroh is 11' wide.
11. Revise Note 2 (regarding speed limit and DC Route signs) to show those signs relocated east of the new access road. Note revised.
12. Provide an intersection detail for the Parker Road/Stroh Road intersection detailing the pavement tie-ins at this location. Please label catch and spill curb on this detail. Detail provided on sheet C5.11

## Stormwater Review Comments

### Final Drainage Report

13. Basins U1-U4 need to be incorporated into the watershed area and imperviousness on the first page of the UD Detention Workbook. Given the low release rate of the pond, changes to the outlet structure shouldn't be necessary. U1-4 are added to the UD Detention worksheet. Elevations changed just a little and have been changed on the plans.

### Sediment and Erosion Control

14. Please show the offsite sanitary sewer construction on the CBMP drawings along with associated CBMP controls. The offsite sanitary can be seen on sheet C3.13.

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.