



March 11, 2020

Town of Parker  
20120 E. Mainstreet  
Parker, CO 80138

**RE: Parker Mixed Use – Engineering 3<sup>rd</sup> Review Comments**

Dear Tyler Sandt:

Thank you for the comments on December 23<sup>rd</sup>, 2019 for the above-mentioned project. In an effort to address your comments concisely and simplify your review process, we have summarized your comments and our responses below.

### **TRAFFIC AND ROADWAY REVIEW COMMENTS**

Address the comments and make corrections which are listed below. A detailed letter needs to accompany the revisions. The letter must address each comment in this review letter. If necessary, contact the appropriate department directly if clarification is needed. Be advised that due to necessary changes or proposed revisions to the subject plan, plat or other support documents, that new comments may be added to the review letter.

- *Response: Acknowledged, thank you.*

### **Road and Storm Construction Plans**

1. Please add the following notes to site plan:  
“Any traffic control in Twenty Mile Road or Pine Lane right-of-way will require a Town right-of-way permit.”  
“Any traffic control in Parker Road right-of-way will require a CDOT right-of-way permit.”
  - *Response: Notes added to Sheet C4.0*
2. Per previous discussion with the applicant the site’s north access is to be a three-quarter access. Please show appropriate signage and striping modifications to restrict the left out of the site.
  - *Response: Site’s north access striping and signage updated to reflect a three-quarter access to restrict the left out of the site.*
3. Per previous discussion with the applicant, revise the northbound striping at the Parker-Pine intersection to allow for double lefts and include any necessary signal modifications.
  - *Response: We understand that a CIP project is in design to improve Parker Road by adding an additional through lane. We feel it would minimize traffic disruption and resulting in a superior finished product if the northbound re-striping and signal modification were incorporated into the larger project.*
4. On future submittals, provide intersection detail sheets for the site’s three primary accesses.
  - *Response: As discussed with Town Engineer, Town of Parker Intersection Grading Detail For Construction Plans Standard Detail has been added to Sheet C6.2. Additional intersection detail sheets shall be provided in future submittals.*
5. Please show the faded portions of the Parker Road crosswalk being replaced.

- *Response: At the east access to Parker Road, the existing crosswalk has been called out to be replaced. A crosswalk detail has been added to the plans.*
- 6. Please confirm that no offsite easements are required to work in the existing detention pond.
  - *Response: No offsite easements are required to work in the existing detention pond as the developer has access rights to the tract.*
- 7. Per previous review, the curve in the internal access road, immediately west of Parker Road, should be adjusted to provide an appropriate radius for vehicles turning from that roadway. Please also provide that curve value on the curve table.
  - *Response: Curvature of the internal access road, immediately west of Parker Road, has been increased to have a centerline curve of 80 feet.*

### **Utility Construction Plans**

- 8. Add the following note to the overall utility plan:

“The proposed utility connection will require a Town right-of-way permit prior to commencing work. The Town prefers connections to be bored to the extent possible, and any street cut allowed by the Town will be required to be patched according to the Town’s construction standards and details. The limits of patching will be determined by the Town at the time of construction. The of Parker does not allow roadway closures for utility work.”

  - *Response: Note added to sheet C7.2*

### **Traffic Study**

- 9. Traffic study comments will be provided under the “reviews” tab on eTrakit.
  - *Response: Per discussions with the Town Engineer, traffic study comments are still forthcoming and can be addressed in subsequent submittals.*

### **Replat**

- 10. Add the following notes to plat:
  - *Response: Note has been added.*
- 11. Add the following notes to plat:
  - *Response: Note has been added with the following revision: “Properties in this Plat” was changed to “Lots 1 through 6” due to the rezoning of Lot 7 to multifamily.*

## **STORMWATER REVIEW COMMENTS**

### **Road and Storm Construction Plans**

- 12. Identify the structure type and size within all storm labels in both plan and profile.
  - *Response: A structure table that includes type and size of each structure has been added to all storm plan and profile sheets.*
- 13. Provide HGLs for the minor and major storm events on all storm profiles.
  - *Response: HGLs have been added to all storm profiles for the minor and major storm events.*
- 14. Pull the forebays back into the pond embankment to eliminate the condition of exposed RCP.
  - *Response: Exposed RCP condition has been addressed.*
- 15. Per USDCM Vol. 1, Ch. 7.4.2, match soffit elevations at pipe size changes where possible. Correct conditions where the soffit elevation of a smaller pipe is lower than that

of a larger exiting pipe.

- *Response: Pipe elevations at structures have been revised to match soffit elevations of smaller pipes with larger pipes. In a few locations, smaller pipe soffit elevations are a few inches lower than the larger pipe soffit elevation due to utility crossing cover requirements. The HGL in these locations is still within the pipe for the minor storm event and below the finish grade elevation for the major storm event.*

16. Modify or replace the existing outlet structure to bring the pond up to current USDCM standards.

- *Response: Outlet structure design has been modified to current USDCM standards.*

17. Provide details for all of the proposed pond structures, including but not limited to forebays, trickle channels, outlet structure, maintenance section, and emergency overflow spillway.

- *Response: Requested details have been included in construction documents.*

18. Sheet C5.5: Label Inlet A02 in plan view.

- *Response: Inlet A02 label has been added to plan view.*

19. Sheet C5.6: Inlet B00 is graphically shown above grade, please correct.

- *Response: Inlet B00 rim elevation revised to be at finish grade.*

20. Sheet C5.6: Address the crossing conflict with the existing water line.

- *Response: Crossing conflict with existing water line has been revised.*

21. Sheet C5.6: Fix the Inlet A02 callout.

- *Response: Callout has been fixed.*

22. Sheet C5.6: Identify the gray circle on the storm line between Inlet B00 and MH B01.

- *Response: Call out added to Plan Sheet.*

23. Sheet C5.9: Correct the manhole depths shown in both profiles.

- *Response: Manhole depths have been revised in both profiles.*

24. Sheet C5.10: Lower the 18" stub to be no more than a 4' drop to the exiting flowline. Also identify the stub length, size, and material in profile view.

Drainage Report

- *Response: 18" stub revised to be no more than a 4' drop to the exiting flowline. Stub length, size, and material added to profile view.*

## Drainage Report

25. Revise the narrative to include discussion on updating the pond to current code and include new pond calculations within the report appendix.

- *Response: Discussion on updating the pond to current code has been added to the narrative under the "Description of Project" section. Updated pond calculations are included in the appendix.*

26. Sheet 8: Correct the assumed imperviousness for sub-basin 1.1 from 0.85% to 85%.

- *Response: Addressed.*

27. Sheet 8: Correct the reference of roof drains for conveyance of sub-basin 9.0.

- *Response: Addressed.*

## **Grading and Erosion Control Plans**

28. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.

- *Response: Comment addressed.*

29. Label Baldwin Gulch and identify the associated 100-year floodplain on each of the CBMP plan sheets.

### **INITIAL CBMP PLANS**

- *Response: Baldwin Gulch has been labeled and the approximate 100-year floodplain has been added to the CBMP plan sheets.*

## **INITIAL CBMP PLANS**

30. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

- *Response: Comment addressed.*

31. Include perimeter controls for the entire LOC. Perimeter control may be silt fence (SF) or sediment control logs (SCL). construction fence (CF) may be used as an alternative when upstream of disturbed areas.

- *Response: Comment addressed.*

32. The proposed grading extends beyond the perimeter control silt fence shown on the Initial CBMP plans. Place the silt fence beyond the extents of proposed grading or up to the back of walk when adjacent to existing public right-of-way sidewalk.

- *Response: Comment addressed.*

33. Provide a callout at the driveway entrance off of S. Parker Road which states that no construction access shall take place at this location without a VTC.

- *Response: Comment addressed.*

34. Terminate the proposed diversion ditch (DD) west of Lot 4 into the proposed storm drain.

### **INTERIM/FINAL CBMP PLANS**

- *Response: The diversion ditch west of Lot 4 was terminated at the proposed*

## **INTERIM/FINAL CBMP PLANS**

35. Revise the CBMP Plan (Final) to (Interim/Final). Show the perimeter controls on this interim/final CBMP plan as well. These controls shall only be removed at the discretion of the Town's environmental inspector based upon the site's state of stabilization/revegetation.

- *Response: Comment addressed.*

36. Provide and identify erosion control blanket (ECB) along disturbed landscape strips within the public right-of-ways of Twenty Mile Road, Pine Lane, and South Parker Road. This ECB shall only be installed between completion of the new sidewalk/irrigation and the installation of the final sod/landscaping. If landscaping is installed immediately

following the work (within 14-days), then the installation of said ECB may not be required.

- *Response: Comment addressed.*

37. Add a note outside the perimeter controls along the public sidewalks to be modified/replaced that states the following:

"All work within public right-of-way (ROW) will require a ROW permit. Interim CBMPs for work within the Town's ROW shall be coordinated with the Town's environmental inspector prior to beginning of ROW work."

- *Response: Note added.*

38. Revise "permanent stabilization" within the CBMP legends to read Seeding, Mulching, and Crimping (SMC) per the Town's detail. A note may be added to utilize Town of Parker Seed Mix 3 per the landscape plans. The environmental inspector will only have a copy of the CBMP plans, therefore pertinent landscape information such as seed mix should also be identified on the CBMP plans.

- *Response: Comment addressed.*

39. Correct the IPAN symbol location nearby the eastern outfall to the pond.

- *Response: Comment addressed.*

40. Clarify the inlet protection nearby the southeastern corner of Lot 6. If two inlet protections are needed, show the second protection symbol over the open space drain. Otherwise, callout only a single inlet protection type.

- *Response: Comment addressed.*

41. Correct the inlet protection symbol to be centered on the inlet in the southwest corner of Lot 5.

- *Response: Comment Addressed.*

42. Concentrated flows exiting the curb and gutter from a street stub into open spaces are prone to causing erosion issues in interim condition. Provide a temporary diversion ditch (DD) from the western street stub below Lot 6 (southern curb line) to the proposed perimeter DD or to the proposed area inlet to the southwest.

- *Response: Comment addressed.*

43. Provide a temporary diversion ditch (DD) from the street stub entering Lot 4 (western curb line) to the proposed DD along the southern boundary of the site. This is to reduce erosion from bypass flows of the adjacent inlet.

- *Response: Comment addressed.*

Please contact me with any questions or concerns (303.228.2318)



Dan Skeehan, P.E.  
Project Engineer