



February 1, 2021

BrieAnna Simon
Associate Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

RE: Douglas 234 Filing 6 Minor Development Plat – Final Referral Comments

Ms. Simon,

Please accept this letter as our response to final referral comments on the Douglas 234 Filing 6 Minor Development Plat for the Minor Development Plat as a condition of approval. Responses to these comments are included in blue beneath the original comments.

G *General Project Comments*

1. All comments on the construction plans must be approved prior to recordation of the Minor Development Plat
RESPONSE: Acknowledged.
2. Please note, absolutely no changes to the Minor Development Plat, SIA and SIA exhibits may take place from those that were approved at Town Council on November 16, 2020.
RESPONSE: Acknowledged, no changes are proposed to these documents.
3. Please note, that any additional referrals past the fourth referral period will result in a 50 percent fee of the application fee. This is as per the Resolution 18-004, which can be found attached in the eTRAKiT
RESPONSE: Acknowledged.

CP *Road and Storm Construction Plans*

1. The Minor Storm required for storm sewer design in commercial developments is the 5 year not the 2 year storm event.
RESPONSE: We have revised the drainage calculations and the plans to reflect the 5 year storm event as discussed on a call January 21, 2021.
2. The HGL for the minor storm event is shown above the crown of the pipe on several profiles. The Town's standards require the minor event to be below the crown of all pipes. Please revise the storm system to accommodate this criteria or submit a variance request to address this issue if these revisions are not feasible.
RESPONSE: Pursuant to our phone call January 21, 2021, we have revised the HGLS to match the updated calculations, see the revised profiles.
3. On Sheet 21 in Profile SD-20 please revise FG and EG surface labeling to match the surface

profiles shown.

RESPONSE: We have revised the profile labels accordingly.

4. On Sheet 22 there is a significant hydraulic jump shown in the HGL at INL 07. There does not appear to be a reason for such a drastic localized jump to occur. Please review and verify the calculations support this localized jump.

RESPONSE: We have revised the calculations as well as the HGL profiles.

5. The HGL calculations were reviewed and several other discrepancies between the plans and calculated HGLs were noted as well. Please review the calculations and revise the plans accordingly.

RESPONSE: We have revised the HGL calculations and have updated the plans to match.

6. Please review and revise the “see sheet” labels for the pipe network as a whole. Several labels referencing the wrong sheet for appropriate plan and profile.

RESPONSE: We have added the correct see sheet labels.

DR Drainage Report Comments

1. This should be the Final not Preliminary drainage report, please revise the title and engineer’s statement to reflect this.

RESPONSE: We have revised the report title as requested.

2. Please update the text and calculations to reflect the 5 year storm event rather than the 2-year storm event as being the minor storm event.

RESPONSE: We have updated the report text and calculations to reflect the 5 year storm event.

3. Please review UD sewer calculations and revise as appropriate.

RESPONSE: We have updated the storm calculations as discussed on our call January 21, 2021.

MH Mile High Flood District Referral Review Comments

1. We have no comments on the referenced project as there are no proposed features eligible for maintenance. The site is not adjacent to a major drainageway or mapped floodplain and does not include any proposed UDFCD master plan improvements. We do not need to review future submittals.

RESPONSE: Acknowledged.

CL CenturyLink Comments

4. I have no objections or comment to this plat. OK to approve.

RESPONSE: Acknowledged.

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RESPONSE: Acknowledged.

Please let me know if you have any questions concerning this response letter and/or the enclosed documents.

Sincerely,

Jack Scanlon, PE
Principal Project Engineer
RICK ENGINEERING COMPANY