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July 27, 2022

Mr. Kris Wiest, P.E.  
Merrick  
5970 Greenwood Plaza Blvd.  
Greenwood Village, CO 80111

**Re: Compark Village South Multifamily – Variance Request – Storm Drainage Criteria**

Dear Mr. Wiest-

The Town of Parker Public Works/Engineering Department has reviewed your request for variances from the Town’s *Storm Drainage and Environmental Criteria Manual (RDCCM)* in regards to the above-referenced project. The following variance has been approved:

**Major Storm HGL**

The storm sewer structure and pipe which do not meet the Town’s criteria for HGL in the major storm should not present in any undue safety concerns. Should the storm system fail in a major storm event, no structures or public facilities would be threatened by flows, which would be conveyed to Happy Canyon Creek. Additionally, raising the elevation of the pond access road in order to meet the HGL criteria would result in a steep drop-off requiring retaining walls, which would create an undesirable condition for maintenance vehicles using this access.

Please let us know if you have any questions on this matter.

Sincerely,

Tom Williams, P.E.  
Director of Public Works and Engineering

July 1, 2022  
Merrick Project No. 65120950

Mr. Alex Mestdagh  
Engineering Services Manager  
Town of Parker  
20120 E Mainstreet  
Parker, CO 80138

RE: **SUB21-065 // Minimum Standards Variance Request  
Hydraulic Grade Line Design Requirement**

Dear Mr. Mestdagh,

The purpose of this letter is to request a variance from Section 6.3.3.4 Hydraulic Design of the Town's Storm Drainage and Environmental Criteria Manual (SDECM). Section 6.3.3.4 requires that the Hydraulic Grade Line (HGL) in the major storm event must be located 12-increase below finished grade as a maximum condition.

Per Section 3.11.2 Minimum Standards Variance of the Town's Roadway Design and Construction Criteria Manual (RDCCM), the Engineering Services Director may authorize a Minimum Standards Variance if the following conditions are satisfied:

1. The application for a Minimum Standards Variance shall not be considered by the Director unless the application is submitted before the preliminary plan is submitted to the Town for approval;
2. The developer/permittee shall submit to the Director documentation that will establish that the requested variance will result in safe and quality design;
3. The Director must determine that the requested variance satisfies the following:
  - a. The developer/permittee demonstrates that criteria contained herein are not appropriate when applied to the situation described in the application which the Director determines is unique;
  - b. The developer/permittee is able to mitigate all impacts to the Town if the requested variance is granted;
  - c. If applicable and upon Town's request, the developer/permittee shall demonstrate that the requested variance will create a unique benefit to the Town
  - d. The developer/permittee demonstrates that the requested variance will result in a level of safety and quality equal to or great than that established by the criteria.

Application SUB21-065 is part of a proposed multi-family development within the Compark Village South subdivision. As part of the project, the master developer developed, submitted, and received approval for construction document related to improvements within Belford Avenue as well as a stormwater detention facility. As part of the stormwater detention facility design, a temporary pond access was designed and approved by the Town. This access point into the pond will be relocated as part of the SUB21-065 application to the Town.

During the initial review of the Public Improvement Construction Plans for this site, the Town commented that the proposed storm sewer would need to be within a 25-ft storm sewer easement, and that proposed retaining walls (and any required structural reinforcing) could not be within that said storm easement (Refer to Exhibit A). As such, the proposed storm sewer system for the multi-family development was re-aligned such that the retaining walls would not be within the easement (Refer to Exhibit B), but in doing so, a section of the storm sewer system now fails to meet the requirements of Section 6.3.3.4 of the Towns SDECM.

We believe that the conditions described above meet the conditions outlined within Section 3.11.2 as follows:

Employee Owned



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1. Application SUB21-065 is still active and has not been before City Council for approval and plan check comments from Town staff are still be addressed.
2. By allowing the design as shown on Exhibit B, we believe the design as shown creates a safe and quality design. If the maintenance path were to be raised to meet the requirements of Section 6.3.3.4 of the SDECM, a retaining wall approximately 4-ft tall would be needed on the downhill side of the path, presenting a potential hazard for larger maintenance vehicles and/or trailers.

The storm sewer system was designed based on the major storm HGL having a starting tailwater elevation equal to the 100-year storm event pond water surface elevation. Should a surcharge of the system occur at manhole B-10, the plans call for a bolt down lid, and should that lid fail, it would not pose a safety risk to any structure or property given the proximity to the adjacent Flood Hazard Area Delineation.

I hope that this variance request has substantially satisfied the Town's requirements to request a Minimum Standards Variance per Section 3.11.2 of the Town's RDCCM from Section 6.3.3.4 of the Town's SDECM. Should you have any questions, or should you require any additional information, I can be reached at 303.353.3695 or [kris.wiest@merrick.com](mailto:kris.wiest@merrick.com)

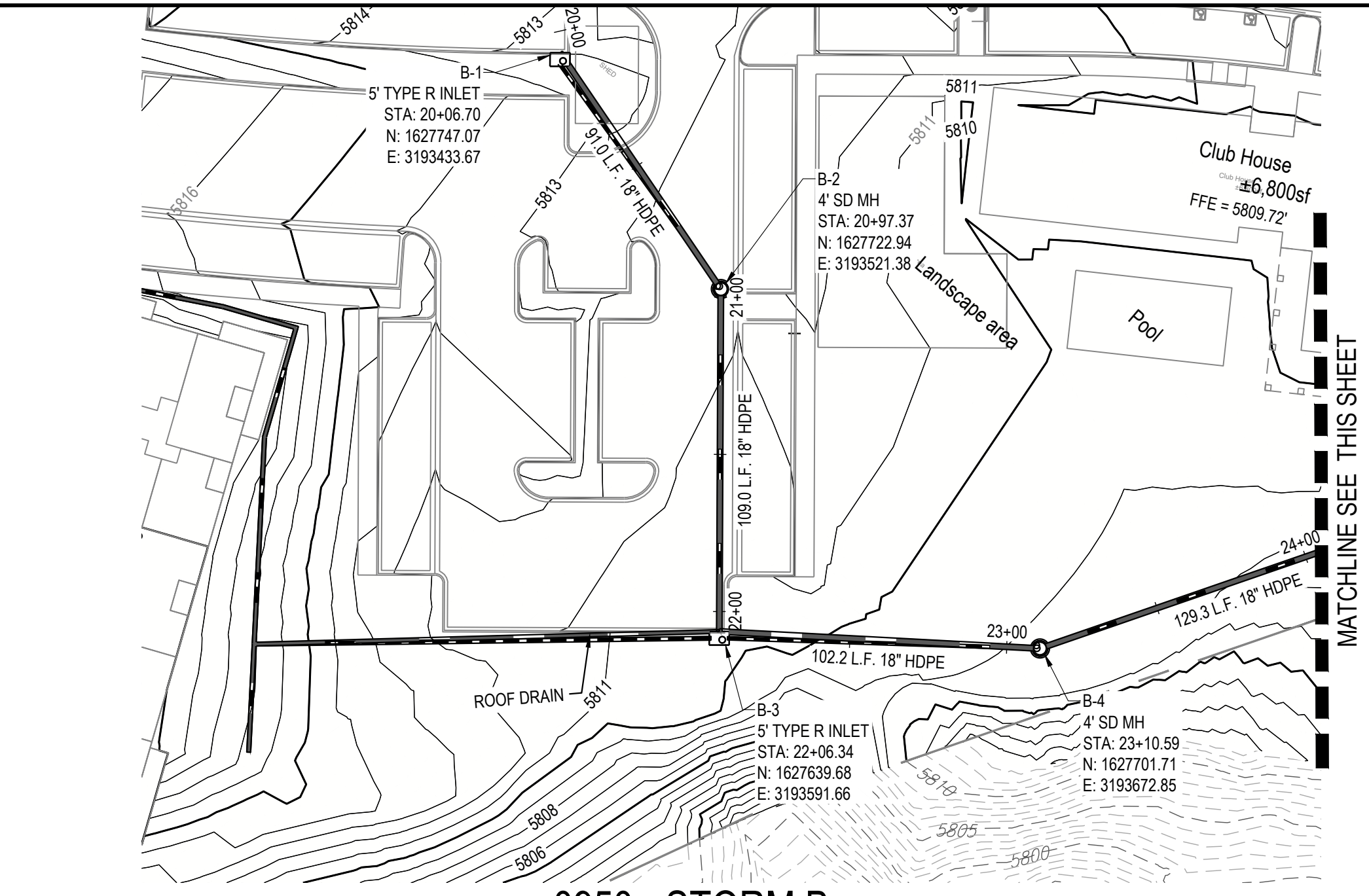
Respectfully,  
Merrick & Company



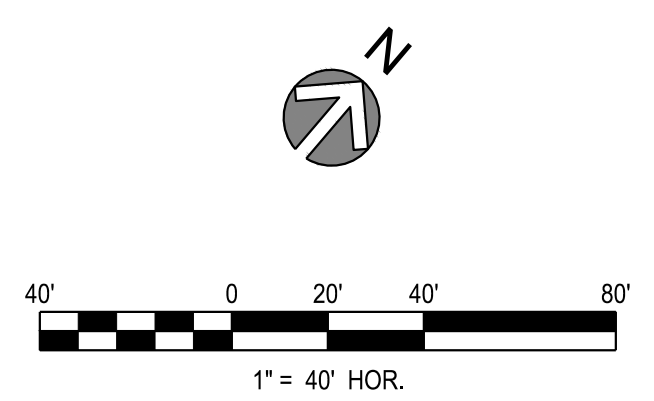
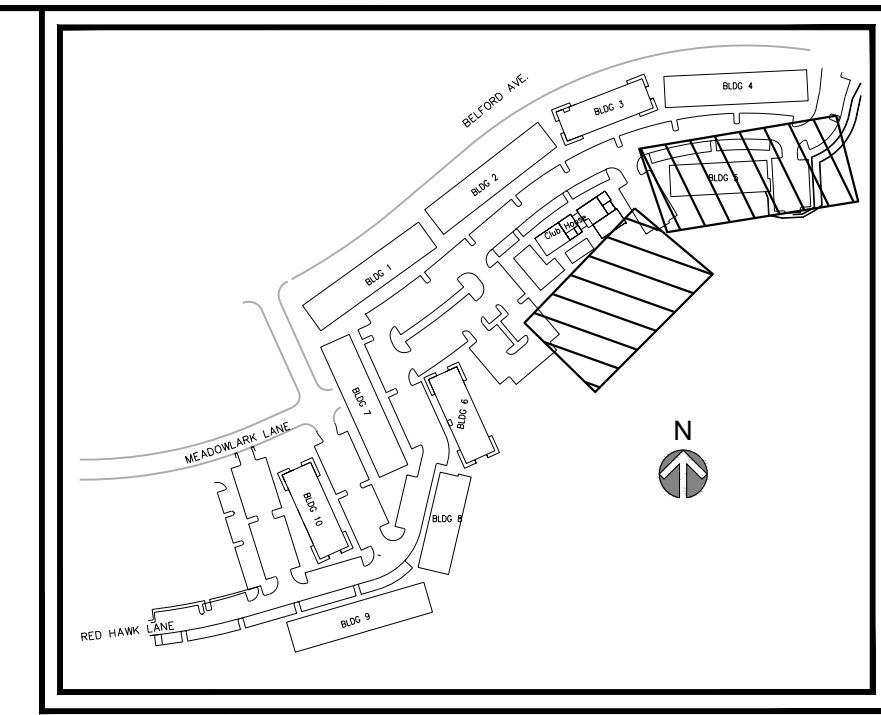
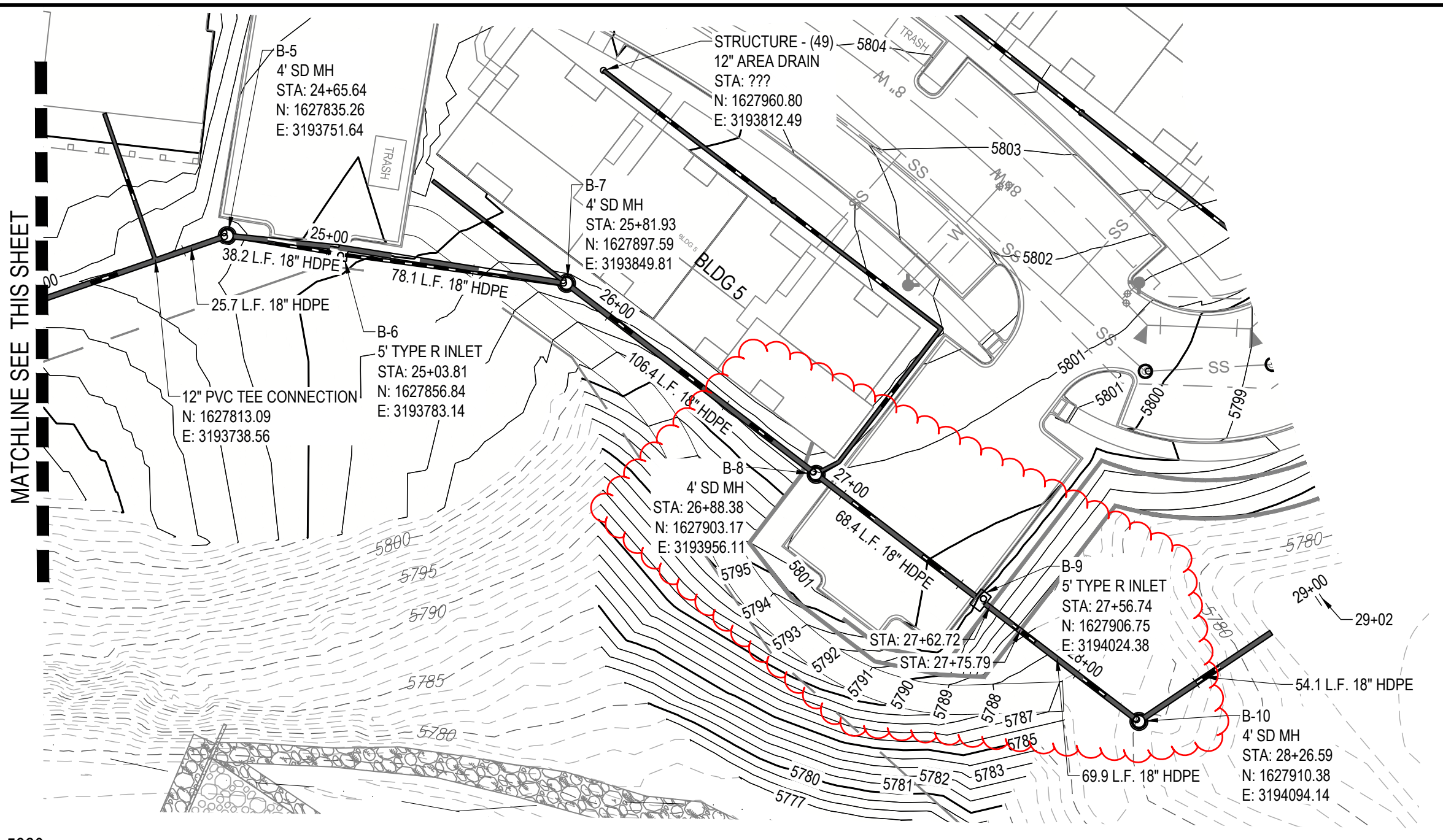
Kristofer K. Wiest, P.E.  
Project Manager



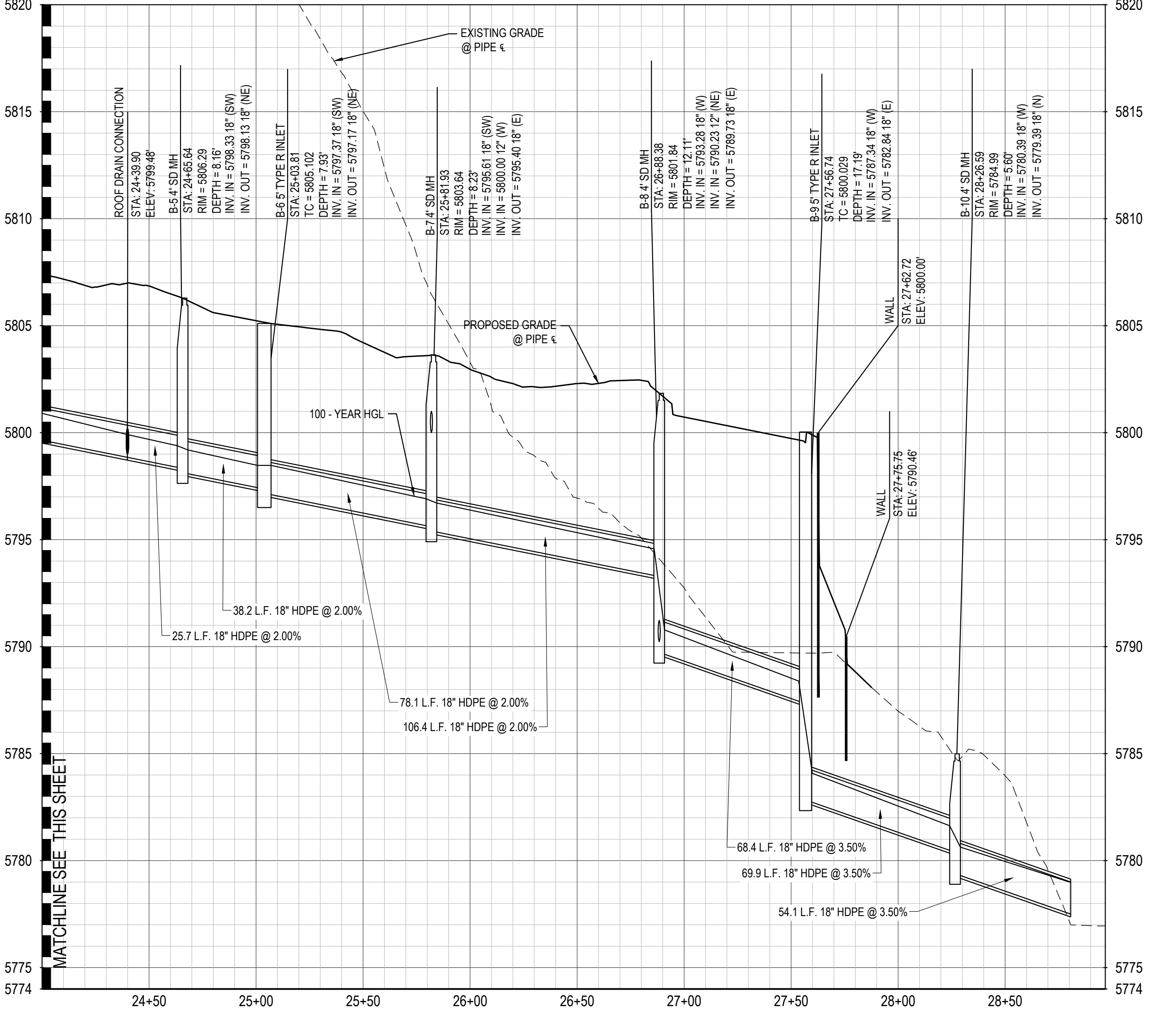
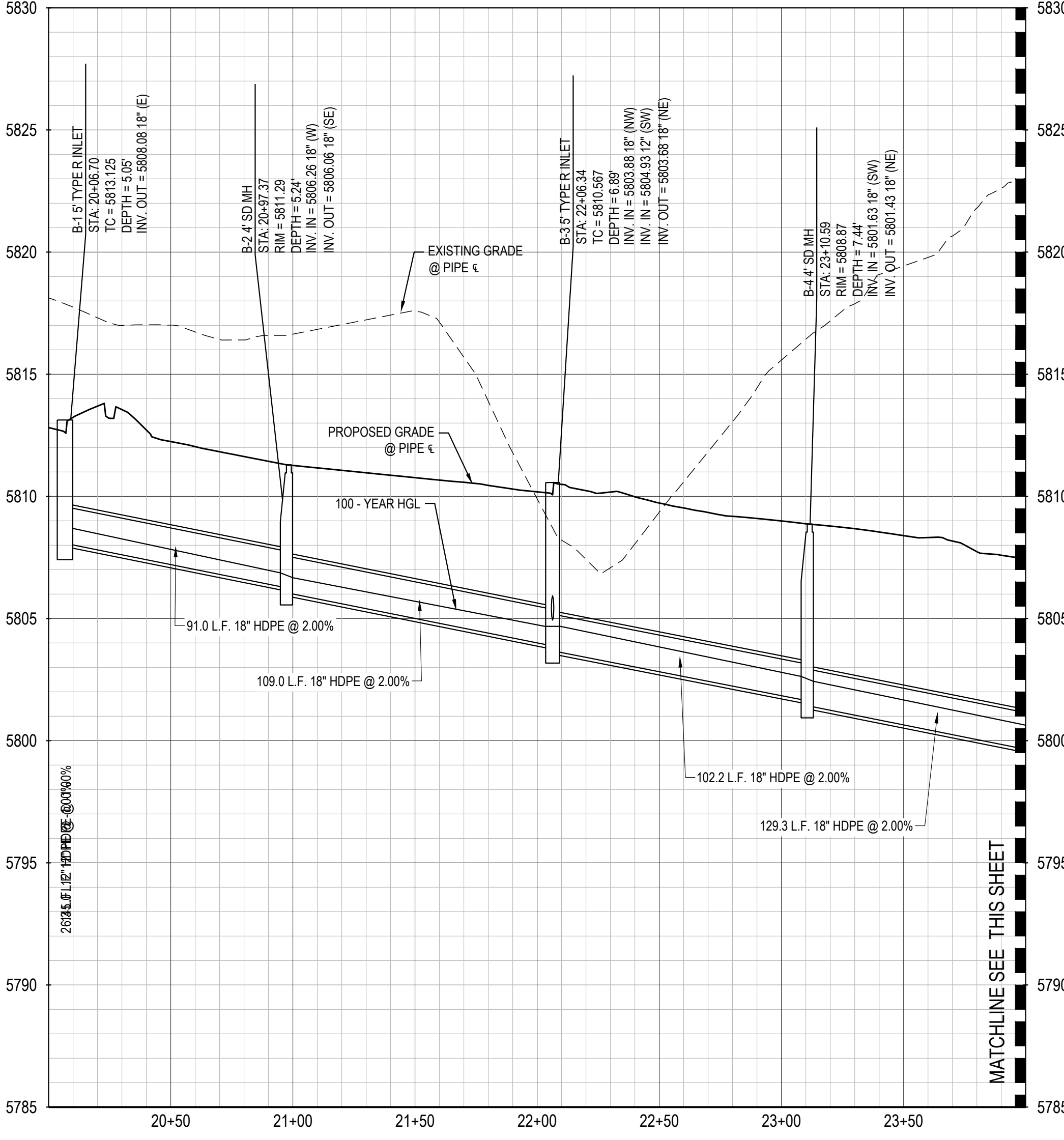
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0950 - STORM B



- NOTES:**
1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
  2. ALL RCP TO BE CLASS III UNLESS SPECIFIED OTHERWISE.
  3. CONTRACTOR TO VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  4. ALL MANHOLES TO HAVE 48\"/>



**EXHIBIT A**



**COMPARK VILLAGE SOUTH  
PRIVATE IMPROVEMENT  
CONSTRUCTION PLANS**

STORM PLAN & PROFILE  
FOR AND ON BEHALF OF MERRICK & COMPANY

DATE	9/10/2021
SHEET	C3.10
TOWN OF PARKER, PUBLIC WORKS DIRECTOR	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - STORMWATER	DATE
TOWN OF PARKER, PUBLIC WORKS MANAGER - TRANSPORTATION	DATE

REV	REVISION DESCRIPTION	DATE	CHKD	APPR

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