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Memorandum

To: Stacey Nerger, Associate Planner

Date: January 8, 2020

From: Tyler Sandt, Development Review Engineer
Michael Grabczyk, P.E. Project Engineer

Cc: Alex Mestdagh, P.E. Engineering Services Manager
Jacob James, P.E. Stormwater Manager

Subject: Jackalope F1 AMD1 L1 Site Plan and Replat – Engineering 3rd Review

The Engineering Department has reviewed the documents submitted for the Jackalope Filing 1 Amendment 1 Lot 1 Site Plan and Replat. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Drainage Report	December 20, 2019
Construction Plans	January 8, 2020
Replat	January 7, 2020
Cost Estimate	December 23, 2019
PWSD Plans	January 8, 2020

The site is located at the southeast corner of Parker Road and Cockriel Drive. Based on our review we have the following comments:

Traffic and Roadway Review Comments

The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker’s Roadway Design and Construction Criteria Manual (RDCCM), as revised, July 2015. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

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Road and Storm Plans

1. When the final signed and sealed plans are uploaded for signatures, please upload the construction plan set as one file. This may require the file to be compressed or flattened to meet the 50MB maximum upload size.

Replat

2. Please remove the portion of the proposed 37-foot drainage easement at the north end shown within the pond tract.

Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, *Storm Drainage and Environmental Criteria Manual (SDECM)*, as revised, February, 2014. Additional regulatory and planning documents were utilized in the review, and are referenced in the comments where appropriate.

Road and Storm Construction Plans

3. Reconfigure the lateral for Inlet 3 (CDOT Type C) so that the RCP does not connect through the corner of the structure. Although a manhole is said to be added in the response letter, it does not appear that any reconfiguration took place.
4. Provide a footing width within the cutoff wall detail.
5. Provide reinforcement details for the pond forebay and outlet structure.

Drainage Report

6. Reprint the proposed SF-2 form (page 55) to not clip the sheet.
7. The pond calculations indicate that the pond was sized to compensate for the undetained flows from sub-basin 8. However, please provide a summary table within the report which compares the peak flows for each storm event of the existing condition to that of the proposed condition. Breakdown the proposed condition into detained discharges from the proposed pond and undetained discharges from the undetained sub-basin 8. The summary table shall also include the existing to developed peak flow ratios.

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Grading and Erosion Control Plans

8. Freeze the proposed pond access and forebay line work from the Initial CBMP plan sheet.
9. The Rock Mulch callout should point to the areas of landscaped rock mulch, not the CWA. This callout is intended to clarify the difference between the VTC/RS/CWA hatches and areas of permanent landscaped rock mulch intended for storage and nursery display. Include a rock mulch callout for the other two large areas of rock mulch.

The submittal is not in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*. The submittal must be revised and re-submitted for review.

Link to Engineering Standards and Criteria:

<http://www.parkeronline.org/210/Standards-and-Criteria>

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments, please do not hesitate to contact the Engineering Department at (303) 840-9546.