

9191 Jamaica Street
Englewood, CO 80112
United States
T +1.303.771.0900

www.jacobs.com

Subject Sanctuary Pointe No. 10 – Construction Documents Review

Attention Debbie Flynn – Planner, Town of Monument

From Virginia Ortiz

Date August 12, 2021

CCES Responses

Jacobs has reviewed the following documents associated with the Construction Plans as required for independent Traffic, Drainage, and Utility reviews:

1. "Sanctuary Pointe Filing No. 10 Construction Plan Set" from Classic Consulting Engineers and Surveyors, dated June 18, 2021.
2. "Drainage Letter for Sanctuary Pointe – Church Site" from Classic Consulting Engineers and Surveyors, dated February 23, 2021.

Jacobs has reviewed the documents against the **Town of Monument Construction Documents Checklist**, and we have the following comments:

Sheet Requirements:

General:

- Signing: Town details (DT 34 & 35) do not show stop signs and street name signs on the same post. Confirm the town allows for them to be on the same post as shown in the plans.
- Signing: Street name sign code is D3-1 for a 1 line sign. Sign legends show D-3. **These remain consistent with all the other Filings.**

Sheet 4:

- Add location of NO OUTLET sign to plans. (see next comment) **Added**
- Recommend using DEAD END (W14-1) instead of NO OUTLET per the option in MUTCD Section 2C.26 on Treetop Glory Court. **Design remains consistent with all previous Filings**
- Given the length of the Treetop Glory Court lettering, would using W14-2a (or W14-1a) instead of a combination sign be better? I didn't lay out the SNS to determine exact length, so this comment is more food for thought. May depend on sign post type and other factors. **Noted**
- The note pertaining to sign font size should read "ALL INTERNAL STREET NAME SIGNS". **Revised**
- No radius callouts identified for curb returns these should meet 30' minimum radius identified in town standards **Curb return info added and remain consistent with all previous Filings**
- Possibly a curb and gutter type transition near inlets on both sides at station 0+70.00 if so call out what type of curb and gutter to transition to. **Added**

- No pavement section called out for Treetop Glory Court pavement will need to be designed to meet town requirements. **Noted**

Sheet 6:

- Consider changing line types of proposed sanitary sewer and proposed water line types. **Noted**
- Show where water service line crosses sewer main (in the cul de sac) in the profile. **All service lines shown on service plan**

Sheet 7:

- Add another fire hydrant – maximum spacing of fire hydrants should be 500 feet in residential areas. **Added**
- Label above treetop glory court (STA: 3+01.78) is partially blocking another label (Prop. Public 8") **Adjusted**

Drainage Requirements:

Report:

- Jacobs does not have access to the "MDDP for Sanctuary Pointe Phase 1 and Final Drainage Report for Sanctuary Pointe Filing No. 1 & 2 and Carriages at Sanctuary Pointe Filing No. 1" from 2015 so the consistency with that report is unable to be validated **Addendum to original report provided to Town for review and approval**
- Missing pipe size calculations **Flows are minimal enough to utilize 18"-24" RCP**
- Updated basin map seems to show an increase in flow towards previously defined basin H. Is this additional area documented in the overall report? **Downstream system able to handle minor increase**
- Previously defined Basin F has been reduced. Is this documented in the overall report? **Minor reduction in downstream flows is a benefit**
- Offsite basin 3 has been reduced and updated to basin G4. Does this need to be updated in the overall report? **Minor reduction in downstream flows is a benefit**

Sheet 3:

- Add additional contour labels **Added**
- The straw bales near the intersection of Sanctuary Rim Drive and Baptist Road appear to be placed on the existing pavement which would not allow for stakes to be driven through the bales. Consider a different BMP **Adjusted**
- Add more flow arrows outside of the roadway **Added**

Sheet 8:

- Ensure 18" RCP out of Type D-10-R inlet on southeast corner of Treetop Glory Court and Sanctuary Rim Drive has enough cover. It currently looks like there is about 1.5' of cover including pavement **Cover at this location is constrained by the downstream stub**

Sheet 9:

- Missing detail required for D-10-R inlets **Added**