



Your kind of place.

Memorandum

To: BrieAnna Simon, Associate Planner

Date: December 4, 2019

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: Horseshoe Ridge Block 1 Lot 2 – Multi-Tenant Commercial – Engineering 2nd Review

The Engineering Department has reviewed the documents submitted for Horse Shoe Ridge Lot 1 Block 2 Site Plan. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Construction Plans	November 6, 2019
Drainage Report	November 6, 2019
Site Plan	November 6, 2019

The site is located southwest of the intersection of Triple Crown Drive and Pardee Street. 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.

December 4, 2019

Civil Construction Plans

1. Please revise the west curb line of the right-out to further restrict a left-out movement.

Site Plan

The following site plan comments were not addressed from the last review:

2. The proposed drainage infrastructure will need to be covered by drainage easements. On future submittals, provide a legal description and exhibit for the entire pond area. Please also provide the legal descriptions and exhibits for the proposed storm pipe and structures.
3. Show sight triangles on the landscape plan and ensure no trees, landscape, or solid structures above 2-feet are proposed within the sight triangles.

Traffic Conformance Letter

Please upload the revised Traffic Conformance Letter with the next submittal and ensure the following comments are addressed:

4. This site is proposing 722 more trips than initially approved. The Town does not see this increase as “marginal”. The applicant will need to provide a more detailed analysis including intersection calculations as well as discussion on any mitigation required.
5. The Fast Casual Restaurant Land use does not appear to be appropriate for a building with a drive through. Please replace this with the Fast Food with Drive Through use and adjust the counts accordingly.

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

December 4, 2019

6. Provide a trickle channel from the sediment forebay to the main trickle channel along the length of the pond.
7. Embed the forebay walls into the slope or redesign the forebay to eliminate any shortcutting of flows around the back of the forebay at the connection of the concrete rundown.
8. The pond micropool must be contained within the concrete outlet structure as shown in Figure 7.5 of the Town's SDECM. Also provide for and identify the initial surcharge volume.
9. Hatch and identify the emergency spillway in plan view on the grading sheet and provide a detail in conformance with Figure 7.6 of the Town's SDECM. Per Note 2 within Figure 7.7, the downstream rock lining can be eliminated for embankments less than 1' in height.

Drainage Report

10. While the pond now drains 97% of the 5-year event within 72 hours, the 5-year peak discharge is approximately 5-times that of the existing conditions. Please utilize a three-hole orifice design which should also help reduce the developed/undeveloped ratio.
11. Once all comments are addressed, upload a signed and sealed copy of the drainage report.

Grading and Erosion Control Plans

12. Provide existing and proposed grading contours.
13. Add a note/label on all land/properties adjacent to the project stating that no work shall occur in these areas.
14. Graphically show the extents of the stabilized staging area (SSA).
15. Provide silt fence (SF) or sediment control log (SCL) in the initial CBMP plan along the northern, eastern, and southern LOC limits.
16. Remove note 17 from the initial CBMP plan sheet. Revegetation and stabilization, both temporary and permanent, shall follow the Town of Parker notes and details.

December 4, 2019

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.