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Memorandum

To: Stacey Nerger, Associate Planner

Date: May 6, 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: Parker and Pine Filing 1 Lot 2 Gas Station – Engineering 1st Review

The Engineering Department has reviewed the documents submitted for the Parker and Pine Gas Station Site Plan. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Drainage Letter	April 2020
Construction Plans	April 2020
Traffic Letter	April 2020
Site Plan	April 2020
PWSD Plans	April 2020

The site is located at the southwest corner of Parker Road and Pine 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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Civil Construction Plans

1. Add the Town's engineering signature block to the cover sheet.
2. The Town requires 25-foot drainage easements be dedicated over all proposed storm sewer; with the exception of plastic roof and landscape drains. These will be dedicated via separate document. On future submittals, provide legal descriptions and exhibits for these areas.

Utility Construction Plans

3. Add the Fire-Life Safety signature block to the overall utility plan.
4. Add the following note to the overall utility plan:

“Any traffic control within Parker Road right-of-way will require a CDOT right-of-way permit.”

Site Plan

5. Show sight triangles on the landscape plan and remove or relocate any trees or landscape above 2-feet in height shown within.

Traffic Letter

6. The Town will evaluate this letter once the Master Traffic Study has been approved. Please update this letter with any revisions made to the master study.

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.

Civil Construction Plans

7. Storm Drainage Infrastructure Notes on sheet C-0.1 appear to be out of date. Include current notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)

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8. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas shall be considered public and must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Plastic landscape drains, roof drains, and leaders for these systems are considered private and may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.
9. Provide a plan and profile sheet for the public storm lateral.

Drainage Report

10. Provide hydrologic, hydraulic, and inlet capacity calculations for the two proposed storm inlets.
11. Once approved, provide a signed copy of the drainage memo.

Grading and Erosion Control Plans

GENERAL COMMENTS

12. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
13. Include within the plan set all of the town's 31 CBMP Notes & Details.
14. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.
15. Revise limits of disturbance (LOD) to be limits of construction (LOC).

INITIAL CBMP PLANS

16. The southern sidewalk is to be constructed with the subdivision infrastructure. Remove the sidewalk and landscape strip from the LOC. Otherwise provide sediment control log (SCL) along the back of sidewalk.
17. Provide inlet protection (IPCOG) for the inlet located west of the project within Lot 7.
18. Remove the erroneous inlet protection located in the southeastern corner of the site.

INTERIM/FINAL CBMP PLANS

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19. Provide and identify sediment control logs (SCL) along all paved areas downhill of adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.
20. Remove the erroneous inlet protection located in the southeastern corner of the site.
21. Specify the inlet protection types on the inlets.
22. Provide debris and trash control (DTC) for the adjacent private streets.
23. Provide masonry work protection (MWP).
24. Also provide surface roughening (SR) for the seeding, mulching, crimping (SMC) areas.

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.