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Memorandum

To: Stacey Nerger, Associate Planner

Date: August 11, 2020

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

Cc: Alex Mestdagh, P.E. Engineering Services Manager

Subject: Parker and Pine Filing 1 Lot 2 Gas Station – Engineering 2nd 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	July 15, 2020
Construction Plans	July 15, 2020
Traffic Letter	July 15, 2020
Site Plan	July 15, 2020
PWSD Plans	July 15, 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. The Town does not permit trash enclosures or underground gas tanks in drainage easements. Additionally, the appropriate easement width is not provided. It appears that an appropriate solution would be to run the storm down the drive aisle, bend at a manhole, and connect to the east side of the existing area inlet. Please note that drainage easements do not need to be centered over the pipe. The easements can be shifted such that there is 7-feet from the pipe to the easement boundary.

Site Plan

2. Per previous review, remove or relocate trees proposed within the sight triangles.

Traffic Letter

3. Upload a stamped version of the traffic letter to eTrakit for the record.

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

4. 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>) – missing note #17.
5. 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.

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6. Provide a plan and profile sheet for the public storm lateral.
7. **SHT C02.1:** It is unclear where the swale behind the building outfalls. Provide a chase drain if crossing a walk or a curb cut if being discharged into the parking area.
8. **SHT C02.1:** It appears there is a low point at the back of the trash enclosure – provide a detail for the trash enclosure which allows for conveyance out the back to the landscape area. Extend the swale to the drain to capture the flows from the trash enclosure.
9. **SHT C0.21:** Identify and provide a section of the proposed grass swales.

Drainage Report

10. The inlet calculations are approved. However hydraulic calculations to accompany the storm plan and profile and HGLs should also be included.
11. Once approved, provide a signed copy of the drainage memo.

Grading and Erosion Control Plans

GENERAL COMMENTS

12. Include within the plan set all of the town's 31 CBMP Notes & Details – even those not currently proposed on the CBMP plans.
13. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

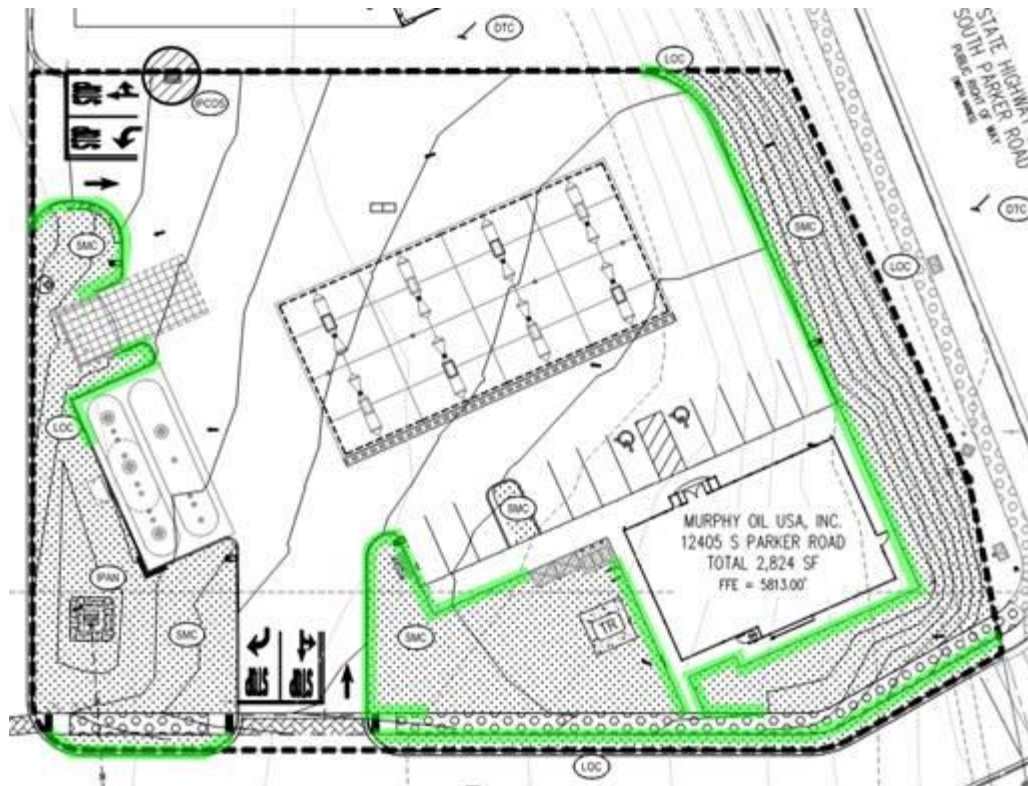
INITIAL CBMP PLANS

14. Move the surface roughening (SR) from the initial plan to the interim/final plan.

INTERIM/FINAL CBMP PLANS

15. 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.

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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.

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