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Memorandum

To: Stacey Nerger, Associate Planner

Date: August 28, 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 3 Slim Chickens – Engineering 1st Review

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

<u>Document</u>	<u>Date Received</u>
Drainage Letter	June 19, 2020
Construction Plans	June 19, 2020
Traffic Letter	June 19, 2020
Site Plan	June 19, 2020
PWSD Plans	June 19, 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. Please show the limits of the existing drainage easement on the utility plan. **C2.0.**

Site Plan

2. Remove or relocate any trees proposed within 7-feet of the storm sewer. **L-1**
3. Show sight triangles on the landscape plan and ensure no trees or landscape above 2-feet are proposed within.

Per Larry Lesser's conversation with Planner Mary Munekata, trees are allowed in the site triangles. Shorter shrub species were swapped into plan.

Traffic Letter

4. As noted in the traffic letter, this site generates more daily trips than what was initially assumed in the master study. Please confirm in the narrative that the level of service of the adjacent intersections will not be adversely affected by the increase in trips.
5. Please provide a more detailed queuing analysis for the drive through.

See 9-15-2020 Traffic letter. Uploaded on 4-19-2021.

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

6. Include within the CD's the current drainage infrastructure notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>). **C0.1**
7. 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. Landscape drains, roof drains, and leaders for these systems are considered private and may be constructed with plastic pipe and catch basins.

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These private systems must connect to the public storm sewer system at an inlet or manhole structure. **C2.0, No private pipes proposed.**

8. Per the above comment, provide a plan and profile with HGLs for the proposed Type R inlet and connection to existing stub. **C2.0**

Drainage Report

9. Show the proposed Type R inlet on the drainage map. **5/7/2021 Drainage Conformance Letter, p. 16/23.**

Grading and Erosion Control Plans

GENERAL COMMENTS

10. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval. **Noted.**
11. Break out the CBMP plans into initial CBMP plans and interim/final CBMP plans. This can be done on a single sheet if space allows. **C4.0, C4.1**
12. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater. **C4.0, C4.1**
13. Include within the plan set all of the town's 31 CBMP Notes & Details, even those not currently proposed on the CBMP plans. **C4.2 - C4.11**
14. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas. **C4.0, C4.1**
15. Add the following note to the initial and final CBMP plan sheets:
"LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE." **C4.0, C4.1, Note 8**

INITIAL CBMP PLANS

16. Add silt fence (SF) along the southern property boundary. This can replace or be in addition to the shown construction fence (CF). **C4.0**
17. Provide and identify portable toilet protection (PTP). **C4.0**

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18. Shift the construction dumpster approximately 40' north and place two rock socks in the curb between the dumpster and inlet. **C4.0**
19. Clarify the "AGGREGATE WITHOUT WHEEL BASE" text. The VTC shall follow the Town detail. **C4.0**

INTERIM/FINAL CBMP PLANS

20. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks. **C4.1**
21. Provide the seeding, mulching, crimping hatch over all pervious surfaces, even those with formal landscaping proposed. **C4.1**
22. Provide a label for the SMC in addition to the hatch. **C4.1**
23. Provide and identify surface roughening for all areas with SMC. **C4.1**
24. Provide and identify debris and trash control on all adjacent streets/drives. **C4.1**
25. Provide and identify 1 lot protection (LP) with a label. **C4.1, Note 8**

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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