



501 S Cherry St.
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Subject 2021- 2ND Staff Review Comments **Project Name** SP21-063 Staff Comments 2nd Review

Project Address 12161 Sliceroo Drive, Parker, CO 80134

Attention Tyler Sandt, Development Review Engineer
Michael Walton, Project Engineer

From Jonathan Greenhut, E.I.T.

Date 11/30/2021

RE: Douglas 234 Filing 6 Lot 1 Gas Station and Convenience Store – Engineering 2nd Review

Dear Tyler and Michael,

Attached is our 3rd formal submittal to the Town of Parker for the Convenience Store Site Plan at 12161 S Sliceroo Drive. This letter is intended to provide a response to the 2nd review submittal comments received on 10/21/2021.

To ensure that we have met the City's comments from the initial review we have included a table below which lists the City's initial comments and our responses to those comments.

Thank you for your time in reviewing these plans. We look forward to hearing back from you.

Sincerely,
Entitlement and Engineering Solutions, Inc.

Jonathan Greenhut, E.I.T.



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Number	Comment	EES Response
1.	As stated on the previous review, no approvals will be granted on this project until the Douglas 234 replat is recorded.	Noted.
2.	It appears a tree on Sliceroo proposed with the master development is now in a sight triangle as a result of the proposed access location. The landscape plan for this site will need to show that tree being removed. If possible, coordinate with the master developer to ensure that tree is not ordered/installed.	This tree has been removed from our construction plans.
3.	Per previous review, provide a site-specific traffic conformance letter. This letter should also include a queuing analysis for the car wash. The comment response mentioned a Rick letter but nothing was uploaded, and the overall master study is not sufficient to address this comment.	A site-specific traffic conformance letter has been included in this submittal.
4.	Provide and identify minor and major storm hydraulic grade lines on the storm sewer profile.	Minor and major hydraulic grade lines have been added to the storm sewer plan and profile in the Convenience Store Construction Set.
5.	Provide a plan sheet with the full landscape drain system and proposed inverts called out at every structure/cleanout.	Full landscape drain system and proposed inverts have been called out at every structure/cleanout.
6.	Provide a typical section for the swale proposed south of the car wash.	A typical swale section has been added to the construction document set.
7.	Provide inverts and details for the proposed trench drains on either end of the ear wash. Please also provide labeling to identify these on the plans.	Inverts and details have been provided for the proposed private storm drain system.
8.	Provide hydraulic grade line calculations in the appendix.	Minor and major hydraulic grade lines have been added to the storm sewer plan and profile in the Convenience Store Construction Set.



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9.	Please verify basin delineations. Based on the provided flow arrows and grading, a portion of Basin D including the landscaping area and a portion of the northern entrance appear to discharge offsite to RED-1 rather than to design point D. Also, a portion of Basin OS-2 appears to flow back to design point D rather than discharge offsite. Please also note that the basin delineations are not shown to the full extent of the proposed disturbance along the western extents of the site.	Drainage basins have been revised and reflect changes requested by the Town of Parker.
10.	Please consider extending the proposed landscape drain system to incorporate additional landscaped areas currently proposed to discharge offsite. Ideally if you could capture the landscaped areas north of the parking lot and then route the system behind the proposed convenience store and under the walk to discharge to the proposed swale along the southern boundary. Please also consider whether the berm shown in OS-1 could be inverted into a swale to connect with the proposed swale along the southern boundary so these flows could potentially be captured and conveyed on site as well. Please also consider whether a sump and landscape drain or additional inlet structure could address capturing the area south of the eastern entrance. Please note that these systems should avoid capturing tributary areas with paved surfaces to avoid additional easement requirements.	Area inlets have been proposed around the convenience store building. See sheets C3.1 in both construction document plan sets for updates.
11.	Provide hydraulic grade line calculations to the appendix.	Minor and major hydraulic grade lines have been added to the storm sewer plan and profile in the Convenience Store Construction Set.
12.	Please verify basin delineations. Based on the provided flow arrows and grading, a portion of Basin D including the landscaped area and a portion of the northern entrance appear to discharge offsite to RED-1 rather than to design point D. Also, a portion of Basin OS-2 appears to flow back to design point D rather than discharge offsite. Please	Drainage basins have been revised and reflect changes requested by the Town of Parker.



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	also note that the basin delineations are not shown to the full extent of proposed disturbance along the western extents of the site.	
13.	Please consider extending the proposed landscape drain system to incorporate additional landscaped areas currently proposed to discharge offsite. Ideally if you could capture the landscaped areas north of the parking lot and then route the system behind the proposed convenience store and under the walk to discharge to the proposed swale along the southern boundary. Please also consider whether the berm shown in OS-1 could be inverted into a swale to connect with the proposed swale along the southern boundary so these flows could potentially be captured and conveyed on site as well. Please also consider whether a sump and a sump and landscape drain or additional inlet structure could address capturing the area south of the eastern entrance. Please note that these systems should avoid capturing tributary areas with paved surfaces to avoid additional easement requirements.	Area inlets have been proposed around the convenience store building. See sheets C3.1 in both construction documents plan sets for updates. The berm was converted into a swale and a 4'-tall wall has been proposed to screen the carwash area.
14.	Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically, Surface Roughening (SR) and second sheet of Detention Pond Protection (DP) as missing.	All 31 Town of Parker CBMP details have been included.
15.	Provide unique blocks for every inlet protection type used. This helps avoid confusion in the field regarding which control measure is being specified.	Unique blocks have been added to the plan set.
16.	Please verify the proposed extents for the Limits of Construction (LOC). A small area along the north west boundary appears to propose sidewalk modifications which fall outside of the LOC.	The LOC has been updated.
17.	Provide and identify Inlet Protection for Area Inlet Not in Pavement (IPAN) for the southernmost existing inlet as well. This appears to have been removed in response to a comment requesting the two lots CBMP plans be split, but please note this control	IPAN has been added to this area.



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	measure is considered necessary for both lots' development.	
18.	Provide and identify Masonry Work Protection (MWP) for the site	MWP has been added.
19.	Provide and identify Seeding Mulching and Crimping (SMC) in all proposed landscaped areas. Provide a hatch for this control measure so the extents are clear.	SMC has been added along with a hatch.
20.	Label and identify the ratio of all slopes that are 4:1 or greater. Erosion control blanket noted on several slopes which appear steeper than 4:1 but where no slope label is provided.	Slopes 4:1 or greater have been labeled.
21.	Provide Erosion Control Blanket (ECB) labels on the plans where ECB hatch is shown.	EBC labels have been added.
22.	Northern Curb Socks (CS) label and blocks, Limit of Construction (LOC) labels, and Vehicle Tracking Control (VTC) should be removed from this set. The assumption being Lot 1 is completed simultaneously or prior to Lot 2.	CS, LOC, and VTC have been removed from the Convenience Store set.
23.	Show the existing storm line.	The existing storm line has been added.
24.	Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically, Surface Roughening (SR) and second sheet of Detention Pond Protection (DP) as missing.	All of the Town's 31 CBMP Notes & Details have been added.
25.	Provide unique blocks for every inlet protection type used. This helps avoid confusion in the field regarding which control measure is being specified.	Unique blocks have been added.
26.	Please verify Limits of Construction (LOC) extents. Sediment control log is shown beyond the extents of the LOC on the south east corner of the site. If this area is to be	The LOC has been changed to match the true limits of construction.



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	disturbed and requires SCL it should fall within the LOC.	
27.	Provide inlet protection for the Type R inlet proposed in the Convenience Store plan set on the initial CBMP plan.	The inlet protection has been added to the initial CBMP plan.
28.	Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. Specifically noted the small island adjacent to the car wash entrance as missing SCL.	SCL logs have been added to all landscape/pervious bordering areas.
29.	Provide and identify Masonry Work Protection (MWP) for the site.	MWP has been added for this site.
30.	Provide and identify Seeding Mulching and Crimping (SMC) in all proposed landscaped areas. Provide a hatch for this control measure so the extents are clear.	SMC and a hatch have been added in all landscaped area