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Memorandum

To: Julia Duncan, Associate Planner

Date: December 28, 2021

From: Tyler Sandt, Development Review Engineer
Michael Walton, Project Engineer

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

Subject: Douglas 234 Filing 6 Lot 1 Gas Station and Convenience Store– Engineering 3rd Review

The Engineering Department has reviewed the documents submitted for the Douglas 234 Filing 6 Lot 1 Gas Station and Convenience Store. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Construction Plans	December 2021
Site Plan	December 2021
PWSD Plans	December 2021

The site is located at the northeast corner of Chambers Road and Hess Road. 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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General Comments

1. Please provide the signing entity for the Development Agreement as well as the name and title of the person who will be signing.

Traffic Letter

2. The master developer is in the process of revising the traffic study. Please confirm the “Original Development For Lots 1 and 2 Per TIS” section in Table 1 reflects the revised numbers.

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 (Gas Station)

3. The minor storm for commercial is the 5-year, not the 2-year event. Revise HGL labeling and calculations to reflect the appropriate storm event.

Civil Construction Plans (Car Wash)

4. Provide a minimum of 7-feet from the dripline of any existing or proposed tree and any existing or proposed storm sewer infrastructure.

Drainage Report

5. The minor storm hydraulic grade line provided on the construction plans was for the 2-year event instead of the 5-year event for commercial per SDECM table 2.3. Please revise hydraulic grade line calculations as necessary. This comment applies to both the gas station and the car wash.

Drainage Report (Car Wash)

6. Provide hydraulic grade line calculations in the appendix.

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7. 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 also note that the basin delineations are not shown to the full extent of proposed disturbance along the western extents of the site.
8. 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

Grading and Erosion Control Plans (Gas Station)

GENERAL COMMENTS

9. Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically, Dated Surface Roughening (SR) detail provided. Provide the current version (OCT 2013). Reference SDECM Appendix C for the most current version of the detail.

INITIAL CBMP PLANS

10. Remove the IPAN callouts from the initial CBMP sheet for inlets proposed to be installed as part of this development.
11. Remove the Masonry Work Protection from the Initial CBMP sheet.

Grading and Erosion Control Plans (Car Wash)

GENERAL COMMENTS

12. Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically, Dated Surface Roughening (SR) detail provided. Provide the current version (OCT 2013). Reference SDECM Appendix C for the most current version of the detail.

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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.