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**Memorandum**

**To:** BrieAnna Simon, Associate Planner

**Date:** October 21, 2021

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

**Cc:** Alex Mestdagh, P.E. Engineering Services Manager  
Michael Grabczyk, P.E. Stormwater Project Manager

**Subject: Douglas 234 Filing 6 Lot 3 McDonalds Site Plan – Engineering 2<sup>nd</sup> Review**

The Engineering Department has reviewed the documents submitted for the Douglas 234 Filing 6 Lot 3 McDonalds Site Plan. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Construction Plans	September 27, 2021
Drainage Report	September 27, 2021
Site Plan	September 27, 2021

The site is located at the southeast corner of Chambers Road and Red Sky 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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### Traffic Study

1. The Town will review the updated traffic study being provided by Rick Engineering when submitted. Please ensure the queuing analysis and exhibit are attached to that study.

### Site Plan

2. Comment response regarding drainage easements noted. Please provide legal descriptions and exhibits for drainage easement areas once ready.

### **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.

### Construction Plans

3. Provide a minimum of 7-feet from the drip line of any existing or proposed tree and any storm sewer infrastructure. Response notes this as being provided, but multiple trees' driplines as shown on the site plan fall within 7-feet and some even overlap the proposed storm.
4. Per SDECM table 6.3, RCP shall be a minimum of 18-inches in diameter. Replace all 12-inch RCP with 18-inch.
5. Provide a minimum drop of 0.2-feet between any proposed pipe invert into a structure and the pipe invert out of a structure.
6. Per CDOT's standard detail "INLET TYPE C IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS." Replace the existing Type C inlet at the eastern corner of the site or alternatively reconfigure the curb to ensure the inlet will not be run over by vehicles.
7. Provide CDOT standard detail for RCP.

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### Drainage Report

8. Please see Construction Plan – Stormwater comments and update report calculations and narrative as needed to reflect the required changes to the storm sewer infrastructure.

### Sediment and Erosion Control

#### **GENERAL COMMENTS**

9. Please relabel CBMP plan sheets as “Initial CBMP Plan” and “Interim/Final CBMP Plan” to match Town standard nomenclature.
10. Provide and identify all existing and proposed storm sewer infrastructure. Specifically noted storm sewer pipes are not shown.
11. Replace IPA inlet protection with IPAP inlet protection.
12. Sheet C1.22: Remove the duplicate RCSC sheet provided and move the second sheet of the RS detail to this sheet.
13. Sheet C1.21: After moving the RS detail sheet to C1.22, provide the missing Rock Sock in Swale (RSS) detail on this sheet.
14. Sheet C1.23: Remove duplicate set of SCL detail sheets provided.
15. Update Town of Parker review block to include a signature line. Signature line still noted as missing on the Phase 2 plan sheet.

#### **INTERIM/FINAL CBMP PLANS**

16. Provide inlet protection for the inlet on the south west corner of the site.

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>

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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.