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Memorandum

To: Stacey Nerger, Senior Planner
Date: April 11, 2022
From: Michael Walton, P.E., Project Engineer
Cc: Alex Mestdagh, P.E., Engineering Services Manager
Tom Williams, P.E., Director of Engineering/Public Works

Subject: Lincoln Professional Park L1 (Maverik) – Engineering 1st Review

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

<u>Document</u>	<u>Dated</u>
Construction Plans	04/2022

Thank you for the opportunity to review this application. Based on our review we have the following comments:

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 – ENVIRONMENTAL

GENERAL COMMENTS

1. Please utilize the Town's standard labeling, nomenclature, and blocks to the extents feasible.
2. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.

March 22, 2022

3. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown on the Town's standard detail. This helps limit the amount of traffic required to cross the disturbed site and decreases overall tracking from the site.
4. Label and identify the ratio of all slopes that are 4:1 or greater.
5. Replace the Sediment Control Log (SCL) shown in the pond with one call out of Detention Pond Protection (DP).
6. Provide and identify Portable Toilet Protection (PTP).
7. Utilize the four standard types of inlet protection provided in the Town's Standard details.
8. Include within the plan set all of the town's 31 CBMP Notes & Details.
9. Provide a legend of symbols to correspond to the Town's 31 CBMP Notes & Details.
10. Provide and identify Debris and Trash Control (DTC) on all existing paved areas adjacent to the site and on all proposed paved areas interior to the site.
11. 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."
12. Add the following note to the initial and final CBMP plan sheets:
"TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY-APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY-APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN'S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER."

INITIAL CBMP PLANS

13. Please utilize only one means of perimeter control along any single extents of the site. Perimeter control should be Silt Fence (SF) when downstream of disturbed areas and Construction Fence (CF) when upstream of disturbed areas.
14. Provide and identify the Vehicle Tracking Control (VTC) and Stabilized Staging Area (SSA) on the initial plan sheet as well.
15. Provide and identify Surface Roughening (SR) in all proposed landscaped areas.

March 22, 2022

INTERIM CBMP PLANS

16. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.
17. Provide and identify Erosion Control Blanket (ECB) on all slopes steeper than 4:1.
18. Provide and identify Masonry Work Protection (MWP) for the site.

FINAL CBMP PLANS

19. Provide and identify Seeding Mulching and Crimping (SMC) in all proposed landscaped areas.

CONSTRUCTION PLANS – STORMWATER

1. 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 18-inch minimum RCP and dedication of drainage easements.
2. Provide a more unique line type for the proposed storm sewer in plan view. Currently the linework is easily lost on the plans.
3. Provide a minimum of a 0.2-foot drop between any invert into a storm sewer structure and the invert out of the storm sewer structure.
4. Provide CDOT standard details for all proposed storm sewer infrastructure.
5. Provide the Town’s standard Manhole Cover detail. Reference RDCCM Appendix A for the most current form of the detail.
6. Provide and identify the major and minor storms’ hydraulic grade lines on all storm sewer profiles.

SITE PLAN – STORMWATER

1. 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 18-inch minimum RCP and dedication of drainage easements.

DRAINAGE REPORT

1. Provide a site-specific drainage conformance letter for this application showing conformance with the master developer's final drainage report.

March 22, 2022

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.

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.