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## Memorandum

**To:** Stacey Nerger, Senior Planner

**Date:** November 22, 2022

**From:** Michael Walton, P.E., Senior Development Review Engineer

**Cc:** Alex Mestdagh, P.E., Engineering Services Manager  
Tom Williams, P.E., Director of Engineering/Public Works

**Subject:** SP21-133 Lincoln Professional Park L1 – Maverik – Engineering 6<sup>th</sup> 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 Plan	November 2022
Site Plan	November 2022

Thank you for the opportunity to review this application. 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, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

### CONSTRUCTION PLANS – CIVIL

1. Per previous comments, please provide legal descriptions and exhibits for required Drainage Easements. Please also provide the name and title of the person who will sign for the owner.
2. Please coordinate with Master Development Team on potential options to consolidate the access points provided along the existing access drive off Lincoln Avenue. There are concerns with the safety impacts of providing the limited spacing proposed between access points along this private access drive and if feasible combining these into a single

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access point or having the secondary access provided along the proposed rather than existing access road would greatly decrease the safety risk at this intersection.

### **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. Provide the linework for the subsurface storm sewer on the CBMP plans as well.
2. Please revise placement of the Inlet Protection on Grade (IPCOG) blocks to reflect the placement as indicated in the Town's standard detail to avoid potential confusion in the field.
3. Please ensure all proposed control measures and their respective blocks and labels match between plan and legend. Please also consider utilizing Town standard nomenclature for all proposed control measures to ensure the appropriate detail required is clear to the contractor. Specifically, Curb Sock (CS) was noted to be used in place of Rock Sock (RS) and Debris and Trash Control (DTC) labeled as Street Sweeping (SS).
4. Include within the plan set all of the town's 31 CBMP Notes & Details. Specifically noted Detention Pond Protection (DP), second sheet of Portable Toilet Protection (PTP), second sheet of Rock Socks (RS), and Sediment Control Log (SCL) as missing from the detail sheets.

#### **FINAL CBMP PLANS**

5. Provide and identify the Erosion Control Blanket (ECB) on the final CBMP plan sheet as well.
6. Please consider completely removing rather than fading back the initial and interim CBMPs on the Final CBMP Plan sheet to ensure the measures proposed to be left in place are clear to the contractor.

### **CONSTRUCTION PLANS – STORMWATER**

1. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas 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. Specifically noted while the size of pipe has been updated to reflect the criteria, the material is still identified as

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PVC and HDPE pipe on the plan and profile sheets. Please revise to reflect the appropriate material of RCP per criteria.

2. Use of Tee style connections previously missed for the tie in of the proposed roof and landscape drain system into the proposed RCP storm sewer line. Please note that insert-a-tee connections are not allowed within the extents of storm sewer required to be RCP. While tee style connections may be used to connect the private pvc roof and landscape drains together, they will need to connect into the concrete storm sewer system at a proposed or existing concrete structure.
3. Provide and identify the major and minor storms' hydraulic grade lines on all storm sewer profiles.
4. Proposed master storm sewer system noted to not match the proposed master roadway infrastructure. Please ensure the most current iteration of all master development proposed improvements is included within the plans.

#### **SITE PLAN – STORMWATER**

1. See Construction Plan – Stormwater comments for necessary changes to the storm sewer layout, specifically the change in layout of the roof and landscape drain system's tie into the concrete storm sewer. Please ensure that the site plan is updated alongside the construction plans for the comments provided.

#### **DRAINAGE REPORT**

1. Provide a direct comparison between the imperviousness and flow rates calculated in the conformance letter to those assumed with the master drainage report. Provide all applicable narrative and calculations as referenced from the master report within the appendix of the conformance letter. Please note if either value exceeds those originally assumed in the master development's drainage report, additional information will be needed to identify how these increases will be addressed through the proposed improvements.
2. Please note any areas discharging offsite without being routed to the existing regional facility adjacent to the site for water quality and flood control must be accounted for through compensatory storage in accordance with SDECM section 7.2.4 of the SDECM. If this compensatory storage was not accounted for within the master drainage report, pond modifications may be necessary with these proposed improvements to accommodate for these offsite releases.
3. Please directly state that the Town's Tier 3 water quality requirements will be met by the adjacent regional detention facility within the narrative of the report.
4. Provide MHFD inlet capacity calculations for all inlets proposed to receive flows from the developed site.
5. Please note it is unclear to Town staff how the drainage basins were delineated based on the proposed drainage and grading plans provided. There appears to be duplicative basins

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delineated for surface flows which should be directed to the same design point and the ultimate receiving infrastructure for each basin is unclear. Please also note that the drainage plan should be its own unique sheet and all autoturn calculations should be removed. Lastly the proposed contours should be provided and identified on the drainage plan.

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.