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Memorandum

To: Stacey Nerger, Senior Planner
Date: February 2, 2023
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 7th 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	January 2023
Drainage Report	January 2023

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 show Lincoln Professional Park, Lot 1 in the Title Block along the Right Edge of plan sheets. Please note, the address 11964 Dransfeldt Road is an old Douglas County-based address and will likely be changed to correspond with the Town's surrounding addresses.

February 2, 2023

2. Please add notes stating – “The VTC pad for a CWA does not need to conform to the formal VTC detail”, and “The true location of the CWA may be determined by the Town and the ECS”.
3. Please add a note stating – “The true location of the Portable Toilet Protection (PTP) may be determined by the Town and the ECS”.
4. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least
5. Please use the Towns legend of symbols and keys to correspond to the Town’s 31 CBMP Notes & Details on the Initial and Interim/Final CBMP plan sheets.
6. Please reload the 71 pages of the Town of Parker’s CBMP Legend, General Notes & Details in the order of Legend, General Notes, and Details, placing the details in alphabetical order as provided in our Storm Drainage and Environmental Criteria Manual.
7. Please add a callout/label on all properties adjacent to the project stating: “No Work shall occur in these areas”.
8. Please add a note stating: “Any bulk fuel storage requires a Fire Life Safety permit from the Town prior to installation. Contact Randy Capra at rcapra@parkeronline.org or 303-805-3163.”

INITIAL CBMP PLANS

9. Please provide and identify Rock Socks (RS) with orange delineators along the curb from the VTC out on to Lincoln Avenue to help control sediment washing off site from track out.
10. Please provide and identify Rock Socks (RS) protecting the concrete inlet structure and forebay on the north end of the detention pond.
11. VTC on the plans must show a length of 50-feet and have construction fence or jersey barriers along the sides to ensure vehicles drive the entire length of the VTC.

INTERIM/FINAL CBMP PLANS

12. Please provide and identify Rock Socks (RS) with orange delineators along the curb from the VTC out on to Lincoln Avenue to help control sediment washing off site from track out.
13. Please provide and identify Rock Socks (RS) protecting the concrete inlet structure and forebay on the north end of the detention pond.
14. Please provide and identify Seeding Mulching and Crimping (SMC) and Temporary Irrigation (TI) on the plans for all areas of permanent native vegetation.

CONSTRUCTION PLANS – STORMWATER

February 2, 2023

1. Provide and identify the major and minor storms' hydraulic grade lines on all storm sewer profiles. Please remove the energy grade line provided.
2. Extend the drainage easement across the extents of the utility easement as shown on the landscaping plans. Please ensure this is updated on the construction plans, site plan, and provided drainage easement recordation documents.
3. Provide the most current iteration of the proposed master development infrastructure on all plans.

SITE PLAN – STORMWATER

1. Update the storm sewer layout to reflect the most current iteration proposed for the construction plans on all site plan documents. Specifically, update the storm sewer system on the landscaping plans.

DRAINAGE REPORT

1. Provide the hydraulic analysis performed for the hydraulic grade lines of the proposed storm sewer in the appendix of the report.

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.