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Memorandum

To: Julia Duncan, Associate Planner
Date: October 5, 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: SP22-099 Ray J. Harvie L1 Open Space – Stormwater 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	August 2022
Drainage Report	August 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. Provide fully executed CBMP plans for the next submittal. These plans should be comprised of a minimum of 2 sheets. The first sheet should be the initial CBMP plan with the existing contours and initial control measures provided. The second sheet should be an interim/final CBMP sheet with the proposed contours and all necessary interim/final control measures provided. Please ensure that the “final” control measures

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are clearly labeled on the plans to ensure no initial/interim temporary measures are unintentionally left on site for final stabilization.

2. Provide arrows to indicate the direction of flow.
3. Label and identify the ratio of all slopes that are 4:1 or greater. Please note all slopes steeper than 4:1 require Erosion Control Blanket (ECB) as part of their final stabilization CBMPs.
4. Please only identify one means of perimeter control along any given extents of the Limits of Construction (LOC). This perimeter control should be Construction Fence (CF) when upstream of proposed disturbance and Silt Fence (SF) when downstream of proposed disturbance.
5. Provide and identify Sediment Control Log (SCL) along the full extents of the proposed parking lot area.
6. Provide and identify Sediment Control Log (SCL) along the toe of bank or edge of trail for any location where the trail will receive flows from a proposed disturbed area.
7. Please identify 2 Rock Socks in Swale (RSS) downstream of any proposed natural stream crossing location.
8. Include within the plan set all of the town's 31 CBMP Notes & Details.
9. Include the Town of Parker review block on all required sheets. Reference the Town's Roadway Design and Construction Criteria Manual (RDCCM), Appendix B.
10. Provide and identify Surface Roughening (SR) in all disturbed landscaped areas on the interim plan and Seeding Mulching and Crimping (SMC) in all proposed landscaping areas on the final plan.
11. Provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following:
"ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN'S ROW SHALL BE COORDINATED WITH THE TOWN'S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK."

CONSTRUCTION PLANS – STORMWATER

1. Please provide a cover sheet for the plan set meeting all of the criteria presented in the checklist provided in Appendix B of the RDCCM.
2. Provide the Town's standard Storm Drainage Infrastructure Notes from Appendix F of the SDECM.
3. Provide and identify the minor and major storms' hydraulic grade lines on the storm sewer profile.
4. Provide a plan and section sheet for the proposed pedestrian crossing. Please identify the proposed 100-year water surface elevation on the bridge section sheet.
5. Provide CDOT standard details for all proposed drainage infrastructure.

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6. Provide the Town's standard manhole cover detail.

DRAINAGE REPORT

1. Please provide detailed discussion in the narrative on how the proposed trail areas meet the CR72 trail exemption requirements. While this discussion was provided in reference to the State's standard MS4 permit, please note that the Town is also held accountable to the regulations of CR72.
2. Please note while the trail exemption should apply for all proposed trail areas, the increase in imperviousness proposed within the parking lot falls within the Town's tier 3 water quality permanent BMP requirements. Please provide some means of water quality to treat this area 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.

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.