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Memorandum

To: Stacey Nerger, Senior Planner
Date: November 1, 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: Lincoln Professional Park L3 - Andy's Custard – 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	September 2022
Site Plan	September 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. Please consider shifting the northern access as far as possible from the irregular intersection to the north to avoid potential safety concerns.
2. Shift the southern access out of the intersection to meet AASHTO sight distance criteria. Alternatively, consider whether a second western access may be more functional for this site.
3. Please consider use of Town Standard Roadway details for all proposed roadway infrastructure.

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SITE PLAN – CIVIL

1. Please note while the site's access points fall on a private road it is highly recommended by Town Staff to analyze access point sight triangles in conformance with the town's standard detail 24 to ensure the safety of the public accessing the site.
2. Please note the referenced detail for the stop signs is included in the construction rather than the site plan set. Please either include the detail in both sets or reference the appropriate MUTCD code rather than a detail for all proposed stop signs in the site plan set.

TRAFFIC IMPACT STUDY – CIVIL

1. Provide a traffic conformance letter specific to this application for review on future submittals.

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 either revise the title of sheet C3.2 to reflect "Interim/Final" or alternatively provide an additional "Interim" CBMP sheet. If combining the two sheets is preferred, ensure that the control measures labels include which phase they will be implemented in. Please note that the only "Final" CBMP's anticipated for the site are Seeding, Mulching, and Crimping (SMC). If separate sheets are selected, please remove all "Final" CBMPs from the interim sheet and show only the initial and interim measures required during active construction on the project. Please ensure to delineate between "Interim" and "Initial" control measures, which is typically done by shading back the existing "Initial" control measures on the "Interim" sheet. Please note the "Initial" CBMPs should always be shown this way on the "Interim" phase sheets whether combined or separate.
2. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.
3. Please consider use of Town standard nomenclature, blocks, and labeling for all proposed control measures to avoid potential confusion in the field for referencing the appropriate detail.

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4. Provide and identify the appropriate type of Inlet Protection from the Town's 4 standard inlet protection types for all instances where this control measure is required. Provide unique labeling and blocks for each type of inlet protection used to help avoid confusion in the field on the appropriate detail to follow.
5. Provide Inlet Protection, Curb on Sump (IPCOS) for both of the type R sump inlets in Road B.
6. Include within the plan set all of the town's 31 CBMP Notes & Details.
7. Provide a legend of symbols to correspond to the Town's 31 CBMP Notes & Details.
8. Please remove all additional notes provided on the CBMP plan sheets which are not reflective of the Town's general CBMP notes.
9. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.
10. Provide and identify one instance of Debris and Trash Control (DTC) for each roadway adjacent to the site on the initial and interim CBMP plan. Provide and identify one instance of Debris and Trash Control (DTC) in the parking lot on the interim CBMP plan.
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."

INITIAL CBMP PLANS

12. Provide Construction Fence (CF) along the eastern extents of the site.
13. Continue the Silt Fence (SF) along the Northern Extents of the site to close in the perimeter control with the requested Construction Fence (CF) along the eastern extents. Also, connect the SF proposed along the southern extents of the site to act as perimeter control. It is noted this control measure will likely need to be removed and replaced for the utility tie ins adjacent to the site, but this measure should be in place at all other times to ensure that a clear delineation is provided to the public between the site and areas of public access.
14. Move the Stabilized Staging Area (SSA) to the end of the Vehicle Tracking Control (VTC) to ensure the full extents of the VTC are utilized.
15. Provide Silt Fence (SF) along the Vehicle Tracking Control (VTC) extents to ensure the full length of the VTC is utilized.

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. Show all Initial Control measures faded back on the Interim CBMP plans.
18. Provide and identify Sidewalk Transition Protection (STP) for all proposed pedestrian ramps.

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19. Provide an additional set of Rock Socks on either side of Road B upstream of both sump inlets.

CONSTRUCTION PLANS – STORMWATER

1. Please note the structural and hydraulic impacts of modifying the existing Type R inlet as proposed is unclear and this is not the existing condition proposed by the master developer. Please utilize a CDOT standard inlet in lieu of the proposed modified structure and have it tie into the existing infrastructure via subsurface storm sewer. Please note that 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 and dedication of drainage easements. Landscape drains, roof drains, and leaders for these systems do not need to meet these criteria and may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.
2. Please note plan and profiles are only required for storm sewer systems collection drainage from the proposed drive aisles and parking areas and all private roof drain and landscape drain systems are not reviewed by the Town. Please also note that the necessary plan and profile for the storm sewer infrastructure requested above will need to have the major and minor hydraulic grade lines provided and identified as well to show conformance with the Town's criteria.
3. The proposed southern entrance appears to fall over the location of a storm sewer inlet proposed as part of the Master Development Plan (MDP). Please ensure the most current version of the MDP is utilized for design and account for any proposed change in drainage patterns within this proposed design.
4. Provide CDOT standard details for all requested additional storm sewer infrastructure.
5. Provide the Town's standard manhole cover detail from Appendix A of the RDCCM.

SITE PLAN – STORMWATER

1. Please see Construction Plan – Stormwater comments and ensure all applicable revisions are adequately portrayed on the site plan documents as well.

DRAINAGE REPORT

1. Provide a drainage conformance letter specific to this application for review on future submittals.

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.

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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.