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Memorandum

To: Amber Wood-Hicken, Planner I

Date: February 22, 2023

From: Alex Mestdagh, P.E., Engineering Services Manager
Robert Seacat, Stormwater Permit Coordinator

Cc: Tom Williams, P.E., Director of Engineering/Public Works
Michael Walton, P.E., Senior Development Review Engineer

Subject: Parker and Pine In-and-Out Burger – 1st Review

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

<u>Document</u>	<u>Date Received</u>
Construction Plans	December 2022
Drainage Letter	December 2022
Traffic Letter	December 2022
Site Plan	December 2022

This site is generally located at the southwest corner of Parker Road and Pine Lane. We have the following comments on this submittal:

General Comments

1. Please note that any construction within the Parker Road/State Highway 83 right-of-way will require permitting/permission from CDOT.
2. All infrastructure improvements associated with this project will be considered private in nature, and will not be required to be financially secured.

Construction Plans

1. All storm sewer draining improved surfaces, including parking lots/drive aisles, must adhere to Town criteria, including a minimum RCP diameter of 18 inches. Please revise the proposed 12 inch lines serving the parking areas/drive thru accordingly. Roof and landscape drains are not required to meet this criteria.

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2. Per Town Criteria, all sanitary sewer crossings above storm sewer must be encased. Please show encasement of the sanitary sewer crossing over Storm Line C.
3. Please show the proper Inlet Protection, Curb on Sump (IPCOS) for all of the type R sump inlets in Roads A and B. See the redline mark ups in the Revised Civil CDs loaded in eTrakit on 12-14-22, plan sheets C3.1 and C3.2 for diagram.
4. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.
5. Please add a note to all Erosion Control plan sheets stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
6. Show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at the Initial phase. Additional PTPs may be needed in the interim and final phases.
7. Please adjust the LOD, CF and SF on the east side of the site to include the disturbance area for the natural gas line tie in.
8. Please label and identify the ratio of all slopes that are 4:1 or greater.
9. Please include on the Initial, Interim/Final Erosion Control plan sheets the Town of Parker’s CBMP Legend of Keys/Symbols for the CBMP Details.
10. Please include within the plan set all 71 pages of the Town of Parker’s CBMP Legend, General Notes & Details.
11. Please add a callout/label to the Initial, Interim/Final Erosion Control plan sheets for all properties adjacent to the project stating, “NO WORK SHALL OCCUR IN THIS AREA.”
12. Please add the following note to the Initial and Interim/Final CBMP plan sheets: “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE.”

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13. Please add Inlet Protection (IPCOG) to the 2 existing type R inlets on the private road southwest of the site entrance.
14. Please add a note to the Initial, Interim and Final Erosion Control plan sheets 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.”
15. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

Traffic Conformance Letter

16. Due to the anticipated level of traffic this site may generate, a simple conformance letter will not suffice for traffic analysis. Staff’s expectation was that a small traffic study with queueing analysis and “opening day” plan would be provided as was discussed at the pre-application meeting held some time ago. This item should be discussed with Staff and revised accordingly.

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.