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## Memorandum

**To:** Ashley Chasez, Planner I  
**Date:** March 21, 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:** SP23-006 Crown Point F1 AMD 20 L4E - Land of Sushi – Engineering 1<sup>st</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	February 2023
Site Plan	February 2023
Drainage Letter	February 2023
Traffic Letter	February 2023

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. Provide all Town standard construction notes in the plan set. Please reference link below for most current version of standard notes.  
<https://www.parkeronline.org/DocumentCenter/View/1038>

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### **SITE PLAN – CIVIL**

1. While not required for access points along private roadways, it is highly recommended by Town staff that sight lines in accordance with Town standard detail 24 be evaluated by design staff to ensure safe ingress and egress from the property.

### **TRAFFIC IMPACT STUDY – CIVIL**

1. Provide full trip generation calculations based on current ITE standards and ensure that the values generated are in conformance with the original assumptions of the master traffic study.

### **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**

Please note that a CBMP Estimate will be **required** and **reviewed** with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please add the Subdivision, Filing, Amendment, Lot to the Title Block on the right edge of the sheets, specifically, CROWN POINT F1, AMD 20, LOT 4E.
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 3 at initial phase. Addition PTPs may be needed in the interim and final phases.
5. Please 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.”
6. 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

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THE TOWN PRIOR TO INSTALLATION.” Please contact Randy Capra at [rcapra@parkeronline.org](mailto:rcapra@parkeronline.org) or 303-805-3163 for FLS Permit questions.

7. Please show the appropriate type of Inlet Protection Curb on Sump (IPCOS) for the existing inlets on-site.
8. Please provide the Town of Parker’s Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Notes & Details on the Erosion Control plan sheets. Please use the Town of Parker Keys/Symbols on the plan sheets.
9. Please include within the plan set, immediately after the Interim/Final Erosion Control plan sheet, all 72 pages of the Town of Parker’s CBMP Legend, General Notes & CBMP Details. List in the order of CBMP Legend, General Notes, and CBMP Details, with the CBMP Details in alphabetical order.
10. Add a callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”.

#### **INITIAL CBMP PLANS**

11. Please show the VTC to be 50-feet in length on the Initial Erosion Control plan sheet.
12. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.

#### **INTERIM/FINAL CBMP PLANS**

13. Show Masonry Work Protection (MWP) on the plans for construction of the building.
14. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
15. Please provide proposed grading contours, label and identify the ratio of all slopes that are 4:1 or steeper, and provide/identify Erosion Control Blanket (ECB) on all slopes 4:1 or steeper.
16. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.

#### **CONSTRUCTION PLANS – STORMWATER**

1. The Town’s “Storm Drainage Infrastructure Notes” appear to be missing. Include current notes provided in the SDECM on the Town’s website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)
2. 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.

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3. Provide minor and major storm hydraulic grade lines on all storm sewer profiles.
4. Provide and identify all utility crossings and the proposed clearance between utilities on the storm sewer profiles.
5. Provide a minimum of 0.2-feet in drop between any invert into a structure and the invert out of the structure. Specifically noted, the proposed invert in to existing structure S-4 appears to be proposed lower than the existing invert out of the structure.
6. Provide CDOT standard details for all proposed storm sewer infrastructure.
7. Provide the Town's standard manhole cover detail. Please reference RDCCM Appendix A for the most current version of said detail.

#### **SITE PLAN – STORMWATER**

1. Provide and identify all necessary drainage easements on the landscaping plan.

#### **DRAINAGE REPORT**

1. Provide descriptions for the routing of the proposed offsite basins. This should include receiving infrastructure, information supporting that this infrastructure has capacity, and detail any necessary mitigation to downstream infrastructure to account for these flows. Please note that compensatory storage in conformance with the criteria of the SDECM may be required depending on what existing infrastructure is proposed to receive these flows.
2. Provide additional discussion in the narrative on how the Town's Water Quality standards are being met by the existing infrastructure. Specifically, water quality in accordance with Tier 3 permanent best management practices should be discussed.
3. Provide all hydraulic calculations for pipe flows and sizing.

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.