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Memorandum

To: Ashley Chasez, Planner I
Date: August 18, 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: Douglas 234 F6 AMD 2 L8A - Les Schwab Tire – 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 Plan	July 2023
Site Plan	July 2023
Traffic Impact Study	July 2023
Drainage Report	July 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 (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>).
2. Provide intersection details for the two proposed access points and provide site specific details for all the associated ADA ramps.

August 18, 2023

3. All flows from the paved driving surface must be captured and conveyed by storm sewer to avoid potential for undermining of the pavement. Implement additional curb, gutter, inlets, and storm sewer as needed to accommodate this.
4. Show the existing access point across Sliceroo Drive from the northern access point proposed. Please note that these should approximately align to provide an increased level of safety for drivers as they leave the site.
5. Provide and identify stop signs with MUTCD coding (R1-1) at both proposed access points. Additionally, identify street name signage on both stop signs as well.

SITE PLAN – CIVIL

1. Please note while not required along private roadways, it is still highly recommended by Town Staff to evaluate sight triangles in accordance with Town Standard detail 24 to ensure safe ingress and egress from the proposed access points.
2. Provide a minimum of 7-feet from the edge of any existing or proposed storm sewer infrastructure to any existing or proposed tree.

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

1. Construction Plans must include Initial and Interim/Final CBMP sheets with all the required criteria and complete Town of Parker CBMP details. See Parker's Storm Drainage and Environmental Criteria Manual, Appendix D, CBMP Plan Check List starting on page 250.

<http://parkeronline.org/DocumentCenter/View/118/Parker-Storm-Drainage-and-Environmental-Criteria-?bidId=>

CONSTRUCTION PLANS – STORMWATER

1. 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.
2. Provide a plan and profile for all proposed storm sewer infrastructure.

August 18, 2023

3. Provide CDOT standard details for all proposed storm sewer infrastructure (inlets, manholes, storm sewer). Please note it would be Town Staff's preference for Type 13 inlets to be used in lieu of Type 16 inlets.
4. Provide sections for all proposed swales. On the swale sections include dimensions, material type, 100-year water surface elevation, and freeboard above the 100-year water surface elevation. Additionally, for any swale adjacent to a structure provide anticipated finished floor elevation of the structure and identify the freeboard provided from the 100-year water surface elevation to the FFE.

DRAINAGE REPORT

1. Please note that storm sewer should be implemented to capture and convey the on-site surface flows to the extent feasible to minimize potential safety concerns with icing. Specifically, please spread out the proposed Type 16 inlets to minimize the amount of surface flow across the pan and evaluate opportunities to minimize the extents of overland flow for the proposed OS basins.
2. Please note that storm sewer should be provided in lieu of a swale for capturing and conveying the OS-1 flows to the existing system. Curb cut and swale combos are prone to undermining and failure of paved surfaces.
3. Provide references to support the use of Hydrologic Soil Group A for the hydrology calculations. Please note the original report references soils ranging from Type B to Type D and with the development of the site it is most likely that soils will act as Types C/D.
4. Provide narrative on the ultimate receiving infrastructure for Sub Basin C.
5. Based on the landscaping plan provided it appears that the ultimate buildout anticipates additional connected impervious area. Please confirm that flows within those areas will be contained by their own storm sewer system. If this is not the case, please ensure that the drainage plan adequately depicts the full extents of the basins anticipated to be received by this infrastructure in the ultimate condition and that all infrastructure is adequately sized to accommodate said flows.
6. Provide highlighted reference sheets from the master report within the appendix for any information referenced within the narrative.

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.