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Memorandum

To: Ashley Chasez, Planner I
Date: October 12, 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 2nd 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	September 2023
Site Plan	September 2023
Traffic Impact Study	September 2023
Drainage Report	September 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 notes. Addition of construction notes noted but the remaining standard notes still noted as missing from the construction documents.
(<https://www.parkeronline.org/DocumentCenter/View/1038/Construction-Notes?bidId=>).
2. Provide intersection details for the two proposed access points and provide site specific details for all the associated ADA ramps. Please reference Town Standard Detail 31 for the necessary information to be included with the intersection details. While these

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intersections will not exactly match the typical case, the primary information required is the approaching cross slopes and how it is proposed to transition at the rate shown prior to the interface with the adjacent roadway. Additionally, identify the width, cross slope, and longitudinal slope of all ADA ramps and any associated landings in accordance with Town Standard details and ADA requirements.

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 - for all Erosion Control Plan Sheets

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 a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
4. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
6. Please add a note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please consider connecting the Stabilized Staging Area (SSA) to the north Vehicle Tracking Control (VTC) and connecting the Concrete Wash Out (CWA) to the Stabilized Staging Area (SSA) as shown in the Town's standard CBMP detail. This configuration

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helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.

8. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at initial phase. Additional PTPs may be needed in the interim and final phases.
9. Please provide existing and proposed grading contours with arrows to indicate the direction of stormwater flow.
10. Please omit all existing and proposed utilities from the CBMP Drawings, **except** those relating to stormwater on the Erosion Control Plans.
11. Please provide a complete legend of the hatching and line work used on the Plan Sheets.
12. Please provide Parker's legend of keys/symbols to correspond to Parker's 31 CBMP Details on Erosion Control plan sheets.
13. Include within the plan set immediately following the Final Erosion Control Plan sheet, all 71 pages of the Town of Parker's CBMP Legend, General Notes, and CBMP Details (in alphabetical order).
14. Include the Town of Parker review block on the **Initial, Interim and Final** Erosion Control Plan sheets. Reference the Town's Roadway Design and Construction Criteria Manual (RDCCM), Appendix B.
15. Add a callout/label on all properties adjacent to the project stating: "NO WORK SHALL OCCUR IN THIS AREA". These areas must be shaded for easy identification.
16. Provide and identify Debris and Trash Control (DTC) on Sliceroo Drive, throughout the site, and around the site perimeter.
17. Inlet Protection (IPAP, IPAN, IPCOG, IPCOS) on plans must have the proper legend code/symbol for the type of inlet and the diagram on the plans must match the proper type of inlet protection needed. Provide and identify the appropriate type of inlet protection from the Town of Parker's four standard types for the existing and proposed inlets to the site.
18. Provide and identify 4 curb line rock socks on Sliceroo Drive down gradient of both VTC entrances to the site. Follow the Inlet Protection Curb on Grade (IPCOG) detail in the Town's CBMP Details.

INITIAL CBMP PLANS

19. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad. The perimeter silt fence (SF) on the west side of the south VTC must turn and continue into the site along the VTC to prevent stormwater from flowing off-site over the VTC.

INTERIM/FINAL CBMP PLANS

20. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
21. 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 the 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.
22. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.

CAD Drawings Link:

["\\\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"](\\\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details)

Grading Permit Links:

<https://www.parkeronline.org/DocumentCenter/View/118>

<http://parkeronline.org/532/Construction-Best-Management-Practices>

<https://www.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 dedication of drainage easements. Response noted and while the infrastructure is private a public drainage easement is required for the case that the property owner does not properly maintain the system and Town Operation's staff must access it to mitigate issues experienced by adjacent property owners from failures of the onsite infrastructure.
2. Provide a plan and profile for all proposed storm sewer infrastructure. Addition of profile noted, but please note the profile should be provided on its own sheet with a representative plan view associated to the profile.
3. Provide a minimum of 0.5-percent slope for any proposed storm sewer run.

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4. Provide CDOT standard details for all proposed storm sewer infrastructure (inlets, manholes, storm sewer). Response noted but sheet C404 was not provided as part of the submitted pdf.
5. Provide dimensions and bank slopes for the proposed swale section. Additionally, due to the proximity to adjacent properties a 100-year water surface elevation along with the proposed freeboard must be provided for the swale/sump. This can reflect the anticipated sump ponding depth evaluated as part of the inlet sizing calculations in lieu of a traditional conveyance water surface elevation given the limited flow, but must be provided and identified to ensure no impact to adjacent property owner's.
6. If the interim riprap swale is preferred in lieu of an inlet then the area must have adequate depth to ensure no over topping and the bank must be adequately stabilized to ensure no blow outs. Provide additional analysis on this within the drainage report and update the swale sections as needed to accommodate a minimum of 1-foot of freeboard. Please note there are concerns with the capacity of section E-E specifically.

DRAINAGE REPORT

1. Provide discussion on the difference in flow rate proposed offsite between basins Y and C. While it is understood this is a minimal increase, acknowledgement of the increase and determination on whether it will be negligible based on the receiving system should be provided within the narrative by the engineer of record.

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.