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Memorandum

To: Ashley Chasez, Planner I
Date: September 11, 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: SP23-058 Parker Point F1 L10 - Medical Office Building – 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. Please consider stop signs at all proposed parking lot end caps.

SITE PLAN – CIVIL

1. Please note while not required along private roadways it is highly recommended by Town Staff to evaluate sight lines in accordance with Town standard detail 24 for all proposed stop-controlled movement locations.

TRAFFIC IMPACT STUDY – CIVIL

1. Provide a traffic generation letter to show conformance of the proposed improvements with the original 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 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.

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7. 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.
8. Please move the Erosion Control Cover Sheet to before the Initial Erosion Control Plan Sheet.
9. Please use the same pipeline diagram for the existing stormwater RCP on the Erosion Control Plan Sheets as being used on the Utilities Plan Sheet for the RCP. See Redlined plan sheets.
10. Please label and identify the ratio of all slopes that are 4:1 or steeper.
11. Please add a callout/label on all properties adjacent to the project stating: "NO WORK SHALL OCCUR IN THIS AREA".

INITIAL CBMP PLAN SHEET

12. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town's standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
13. Please show jersey barriers or construction fence along the west side of the VTC to assure use of the entire 50-foot pad.
14. Please provide silt fence perimeter controls for the entire LOC. Specifically, the north, south and west perimeters are missing perimeter silt fence (SF).

INTERIM CBMP PLAN SHEET

15. Please consider connecting the Stabilized Staging Area (SSA) to the Vehicle Tracking Control (VTC) as shown in the Town's standard detail. This configuration helps limit the amount of necessary traffic across disturbed areas, further limiting tracking from the site.
16. Please show jersey barriers or construction fence along the west side of the VTC to assure use of the entire 50-foot pad.
17. Please provide silt fence perimeter controls for the entire LOC. Specifically, the north, south and west perimeters are missing perimeter silt fence (SF).
18. Please show Masonry Work Protection (MWP) on the plans in two locations for Construction of the buildings.

FINAL CBMP PLAN SHEET

19. Please provide and identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1. Please note this includes slopes interior to the lots. While it is likely the slopes interior to the lot will be formally landscaped in the near future, these slopes need to be protected in the interim to ensure illicit discharges of sediment are adequately mitigated between construction phases. Please also note that while the final condition for these will be Lot Protection (LP), this is typically not installed until the building construction is complete leaving a potentially extended period of time where these slopes are not protected.

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. Please either more clearly identify the existing drainage easement extents on the plan and profile sheets or dedicate additional drainage easement extents as needed.
2. Provide minor and major storm hydraulic grade lines for the proposed storm sewer stub using the assumed imperviousness of the adjacent lot and full area to ensure that the stub is adequately sized for worst case of development of that lot.
3. Ensure that all existing storm sewer and drainage easements proposed as part of the MDP reflects the most current iteration of design and continue to update the infrastructure as needed until the MDP plan set has obtained final approvals.
4. Provide CDOT standard details for all proposed storm sewer infrastructure.
5. Provide the Town's Manhole Cover standard detail.

DRAINAGE REPORT

1. Please note that the CLOMR/LOMR must be processed prior to initiating activities on the site. Please also further clarify in the narrative whether the grading necessitating the CLOMR/LOMR is proposed as part of this project or part of the master development in the area.
2. Provide the referenced basin map discussed in section II.A of the narrative in the appendix of the report for reference.
3. Please state conformance or discuss any required variance from the master drainage study in section III.B of the narrative.
4. Reference the MHFD inlet sizing worksheet utilized for inlet sizing in section III.D of the narrative.
5. With the adjacent drainageways, please discuss the Town's Stream Preservation standards and note whether the proposed improvements comply with said criteria.
6. Compare the proposed impervious value for the site to what was assumed within the master report to show conformance.
7. Provide and discuss the compensatory storage required for any developed basin which cannot be routed to the onsite detention facility for flood control. Specifically, basin O2 will require compensatory storage be provided based on the infrastructure currently proposed.
8. Please directly state whether any impacts to wetlands or threatened and endangered species are anticipated in the Environmental Protection section of 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.

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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.