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Memorandum

To: Amber Wood Hicken, Planner I
Date: November 9, 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: SP23-070 Parker Pointe F1 AMD 1 L2A - McDonald's– 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	August 2023
Site Plan	August 2023
Drainage Report	August 2023
Traffic Impact Study	August 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 an overall utility plan sheet as part of the Town CD set.
2. Due to spacing requirements, the northern entrance must be a restricted movement.
Provide a knuckle in the access to restrict movement.

SITE PLAN – CIVIL

1. While not required along private roadways, it is highly recommended by Town staff to evaluate sight lines in accordance with Town standard detail 24 to ensure safe ingress and egress from the site.
2. Provide a minimum of 7-feet between any existing or proposed storm sewer and any existing or proposed tree.

TRAFFIC IMPACT STUDY – CIVIL

1. Due to the poor selection of uses in comparison to the proposed uses for the site, a revised master study is being produced and is currently under review. Please note that the traffic generation letter will need to reference and conform to the revised study once complete. Town Staff will forestall any further review of the conformance letter until the master study revisions have been completed.
2. Provide an exhibit alongside the queuing analysis showing the queued vehicles with anticipated stacking.

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 (Initial and Interim/Final CBMP 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. Key Map is incorrect, site is located south of Stroh Road, please correct.
2. Please add a note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
3. Please add a note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
4. 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 and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”

5. Please add a note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
6. Please add a note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
7. 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.
8. 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.
9. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
10. Please provide a legend of keys/symbols to correspond to the Town’s 31 CBMP Notes & Details on Erosion Control plan sheets.
11. Include Silt Fence (SF) perimeter controls for the entire LOC. SF is required at existing back of curb/sidewalk and edge of asphalt for all areas surrounding the site.
12. 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.
13. **Note:** Building Permit will be required for the Job Site Trailer.

INITIAL CBMP PLAN SHEET

14. 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 PLAN SHEETS

15. 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 SCL 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.
16. Please provide arrows to indicate the direction of stormwater flow.
17. Remove the roadway striping arrows and cars from the plan sheets to avoid confusion with the stormwater flow arrows.
18. 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.

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19. Place note on interim/final plans: “ALL NATIVE SEEDED SLOPES 4:1 AND STEEPER MUST HAVE ECB INSTALLED”.

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 dedication of drainage easements. Provide drainage easements and identify them on the storm sewer plan and profile sheets. Once the application nears approval, provide an exhibit and description for the approved easement location.
2. Please note Type R inlets should be placed on a straight section of curb and gutter with adequate curb transition length per the CDOT standard detail provided. Adjust inlet locations as needed to accommodate this. Please also evaluate if any inlets can be upsized or sumps increased to decrease the overall number of structures proposed for decreased construction and maintenance costs.
3. Provide and identify minor and major storm hydraulic grade lines on all storm sewer profiles.
4. Provide a minimum of a 0.2-foot drop between any invert in and the invert out of a structure.
5. When changing pipe sizes across structures, please consider having the soffit of the smaller pipe match the soffit of the larger pipe for improved hydraulics.

DRAINAGE REPORT

1. Please note that flows discharged to the swale are then routed directly to the channel. Revise narrative to reflect this and provide additional narrative discussing whether the proposed delineation sends additional flows to the swale beyond what was assumed within the master study.
2. Please note that any flows which cannot be captured and conveyed to a means of flood control require compensatory storage in accordance with SDECM section 7.2.4. Please evaluate the flows which will be discharged offsite and confirm within the narrative whether compensatory storage was already accounted for within the master study for these areas. If not, please coordinate with Town staff regarding the amount of additional flow to be discharged offsite to determine whether additional compensatory storage will be required.
3. Provide storm sewer hydraulic calculations within the appendix.

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.