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Memorandum

To: Amber Wood Hicken, Planner I

Date: April 1, 2025

From: Charles Kudlauskas, P.E., Senior Development Review Engineer
Robert Seacat, Stormwater Permit Coordinator

Cc: Alex Mestdagh, P.E., Engineering Services Manager
Tom Williams, P.E., Director of Engineering/Public Works

Subject: SP24-047 Cottonwood Highlands F2 AMD4 – 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	March 2025
Site Plan	March 2025
Drainage Report	October 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 provide on the cover sheet a table of the volume of cut, volume of fill, volume of material to be exported offsite, the steepest proposed slopes, the total area of land disturbance, the existing impervious area, the proposed impervious area (total impervious area for the site) and the area of land disturbance treated by a water quality control measure per the SDECM.

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2. The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area.
3. 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>
4. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements. (see uploaded redlines)
5. Please use the latest Town of Parker Details from the RDCCM (November 2020)
6. Please ensure grading details for ADA ramps match the standard ramp details with 2% maximum cross slopes and show cross slopes and include point slope labels. (See uploaded redline comments)
7. Please adjust overlapping labels and ensure labels are readable/visible throughout the plans.
8. Please label all private driveway/roadway as "Private" throughout the plans.
9. Any work within Parker Road Right-of-Way will require coordination and permitting with CDOT prior to construction.
10. Please Reference (Label in Plan View) Details for Cross Pans, Sidewalk, Curb and Gutter Type, etc.

SITE PLAN – CIVIL

1. The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area.
2. Please include sight triangles in the landscape plan. While the Town does not regulate sight distance 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. It is also important to note that sight triangles for private access points onto private roadways is the responsibility of the property owner to maintain.
3. Please note, the minimum offset distance of any trees to edge of storm pipe/inlet is 7 feet per SDECM Section 6.3.3.2. Please ensure landscape plans accommodate the minimum separation accordingly.

TRAFFIC IMPACT STUDY – CIVIL

1. Please provide a Traffic Impact Conformance Letter with a queue analysis of the project site. The letter should describe the anticipated new amount of vehicle trips compared to the approved study and Include discussion and analysis of anticipated stacking distance in relation to the proposed design of drive through lanes. It must be certified that the queuing created by this development will not impact the adjacent shared access road or adjacent properties.

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2. The Traffic Impact Study/ Letter will need to include the engineer's signature and seal prior to approval of the plat application.

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

SP24-012 – McDonalds Remodel, Parker Central - 2nd Environmental Review, 3-28-25

GENERAL COMMENTS (Initial and Interim Plan Sheets)

Please note that a **CBMP Cost 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. Vehicle Tracking Control (VTC) may be required for the site if tracking becomes a problem. All dirt tracked off the site on to the adjacent private drives and parking areas must be swept up throughout the day and nightly, no exceptions. **Please add a Callout to the Initial and Interim Erosion Control Plan Sheets stating – “VTC PAD (FODS or COMPARABLE) MAY BE REQUIRED IF TRACK OUT BECOMES A PROBLEM, ALL DIRT TRACKING MUST BE SWEEPED UP IMMEDIATELY, NO EXCEPTIONS”.**
2. Please include within the plan set **all 64 pages** of the Town of Parker's COMPLETE List of Keys/Symbols (1st), General Notes (2nd), and Erosion Control Details in ALPHABETICAL Order (3rd), Immediately Following the Final Erosion Control Plan Sheet. **Link to these plan sheets already drawn out below.**

72-page layout of CBMP Legend, General Notes and Details

https://drive.google.com/file/d/1oE5TRyFktV-bdRygdUwIqhwaf3eQJxzs/view?usp=drive_link

CONSTRUCTION PLANS – STORMWATER

1. The drainage report states the proposed drainage plan will convey flows from Basin A to the north bank parking lot. The existing conditions map shows the existing drainage patterns flowing to an area inlet on the McDonalds property. There is no area inlet shown on the Bank property. Please see Section 2.1.1.1 Civil Law Rule (Modified) of the

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SDECM. Please modify plans to maintain existing drainage patterns or demonstrate how the modified civil law rule is met with the proposed drainage design.

2. Show the existing inlet or the proposed inlet where proposed storm runoff from Basin A drains to.
3. Please label the existing inlet removal/replacement. (See uploaded redline comments)

DRAINAGE REPORT

1. All New Development and Redevelopment in the Town are divided into 3 categories named Tier 1, Tier 2, and Tier 3. It appears that the project is under Tier 1 with less than 1 acre of land disturbance and less than 500 SF of additional impervious area. Please see Section 8.3 Permanent BMP requirements and describe (include summary language) how the project meets the Tier 1 requirements.
2. Please see uploaded redline comments.

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) 805-3166 or Email: ckudlauskas@parkerco.gov.