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Memorandum

To: Amber Wood Hicken, Planner I

Date: December 9, 2024

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: SP24-086 Parker Pointe AMD 1 L3A - Car Wash – 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	October 2024
Site Plan	October 2024
Drainage Memo	October 2024

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 clearly indicate (dimension and label) what all the dashed lines are throughout the plans that appear to be easements. (See uploaded redline comments)
2. Please reference the details (18 and 20 on site detail sheet) in the plans. (See uploaded redline comments)
3. Please provide flowline elevations on the grading details. (See uploaded redlines)

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SITE PLAN – CIVIL

1. As stated from first review comments, please identify sight lines (label) in accordance with Town standard detail 24 on the landscaping plans. Please set the initial point of the sight distance triangle at the center of the travel lane where the driver will be set prior to making a movement.

TRAFFIC IMPACT STUDY – CIVIL

1. Comment response states discussion of queue analysis was added to the traffic letter. I did not see the submittal of a revised Traffic Letter. Please provide the revised traffic letter with queue analysis and discussion for review. From first review: *Please provide a queue analysis of the project site. 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.*

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

SP24-086 – Mister Car Wash - 2nd Environmental Review, 12-9-24

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.

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please correct the Sheet Index on cover sheet of plans, sheet numbers don't match the descriptions.
2. Please provide Parker's **Entire** Legend of Keys/Symbols to correspond to the Town's 31 CBMP Notes & Details on all Erosion Control plan sheets.
3. **Please provide on all erosion control plan sheets**, 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.**

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4. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker's Complete CBMP Legend, General Notes & CBMP Details (in alphabetical order). See Link Below.

INTERIM/FINAL CBMP PLANS

5. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt/concrete 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 areas/landscape islands are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn area/landscape island instead of using SCL at back of sidewalk/curb.
6. Provide and identify Debris and Trash Control (DTC) along all proposed paved driving surfaces internal to the site and **to adjacent properties around the site.**

Links:

Example of Erosion Control Legend, Notes, Details

<https://drive.google.com/file/d/1oE5TRyFktV-bdRygdUwLqhwaf3eQJxzs/view?usp=sharing>

CONSTRUCTION PLANS – STORMWATER

1. As mentioned from first review comments: 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 RCP with a minimum 18-inch pipe size and dedication of drainage easements.
2. Please include labeled existing and proposed contours with flow direction arrows on the drainage plans.
3. Please reference in the plans drainage structure details. (trench drains, inlets, etc.) Provide the referenced storm details in the plans including Detail 33 from the RDCCM.
4. Please include a Key Map for sheets that consist of plan views showing a portion of the overall site.
5. Please provide a legal description and exhibit for the proposed easement in future submittals and name of authorized signatory for drafting of the easement. The draft drainage easement will be sent for review and signature when ready and will be recorded by separate document with the provided exhibit and legal description upon approval of the Site Plan Application.

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DRAINAGE REPORT

1. Please update the proposed basins and associated calculations for proposed inlets that reflect the revised drainage plans and re-location of the inlet on Declan Drive. (See uploaded redlines)
2. See section 2.5.1 of the SDECM for allowable street capacities (spread and depth) and provide calculations demonstrating these are met for the proposed inlet.
3. The Proposed Basin MCW-4 should be revised to include all impervious runoff areas including off-site flows from Declan Drive and all associated calculations should be updated accordingly.
4. Please label all storm infrastructure including the trench drain and Inlet IDs in the basin map and inlet calculations that clearly correlate to labels shown in the construction plans/calculations/basin maps.
5. The NRCS Soils report appears to indicate the Bresser (50% of the Bresser-Truckton composition listed) sandy loams falls within Hydrologic Soil Group B, and so the overall site and associated calculations should assume the predominant HSG of B type soils.
6. Please use latest NOAA Atlas 14 point rainfall values for Town of Parker in Hydrology calculations and provide reference to the data used in the report.
7. Please use the latest MHFD recommended imperviousness from the latest version of Table 6-2 and 6-3 of the USDCM_Volume_1 and provide reference to the tables for calculations in the report.

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.