

October 31, 2024

Charles Kudlauskas, P.E.
Senior Development Review Engineer
Engineering Department
20120 East Mainstreet
Parker, CO 80138

RE: SP24-086 Parker Pointe AMD 1 L3A – Car Wash – Engineering 1st Review

Dear Charles,

Please find below our submittal package addressing the 1st review comments for the proposed Mister Carwash. This letter is to address comments we received from you on 09/20/2024. To facilitate your review, we have included the original comments in *italicized* font and have provided our responses in **bold**.

Traffic and Roadway Review Comments – Construction Plans – 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.*
Response: Vicinity map has been scaled to 1" = 2,000' with additional callouts.
- 2) *Please ensure signature review block matches the latest shown in the Parker Roadway Design and Construction Criteria Manual (RDCCM).*
Response: Current signature block is shown on plans.
- 3) *Please ensure all Town of Parker Notes match the latest notes in the Town of Parker RDCCM.*
Response: Current Town of Parker notes are included on the plan set.
- 4) *Please include the Signing and Striping Plans.*
Response: Signing and Striping plan has been included in CD plan set.
- 5) *Please reference and include a detail for ADA ramps. (See RDCCM for Parker standard details).*
Response: ADA ramp details have been included on additional sheet in the CD plan set.
- 6) *Please reference Parker Detail 20 or provide full grading details with cross ramp transitions for driveway connections with attached sidewalk. (see uploaded redlines)*
Response: ADA ramp details have been included on additional sheet in the CD plan set.
- 7) *Please include existing and proposed contour labels on all grading plans.*
Response: Contour labels have been added to the grading plans.
- 8) *The signature review block for Parker Engineering/Public Works located on the sheets for Parker Water and Sanitation can be removed while the subset can be separate from the overall CD set (see uploaded redlines).*
Response: Parker Engineering/Public Works signature review block has been removed from the PWSD subset.
- 9) *Please clearly show and label property boundaries.*
Response: Property boundaries have been shown and labeled clearly.
- 10) *Please clearly label the dashed lines (see uploaded redlines).*
Response: Dashed lines are setback lines and have been removed from sheets.



- 11) *Please label, dimension, and reference reception no. or book and page for all existing easements (see uploaded redlines).*

Response: Existing easement information has been included in plan set.

Traffic and Roadway Review Comments – 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.*

Response: Vicinity map has been scaled to 1" = 2,000' with additional callouts.

- 2) *Provide and identify sight lines in accordance with Town standard detail 24 on the landscaping plans.*

Response: Sight lines have been included on the landscaping plans.

Traffic and Roadway Review Comments – Traffic Impact Study – Civil

- 1) *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.*

Response: Discussion of queueing analysis has been added to the traffic letter for the car wash site.

Stormwater Review Comments – Construction Plans – Environmental

- 1) *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.*

Response: A CBMP Cost Estimate will be included prior to the final submittal.

Stormwater Review Comments – General Comments

- 1) *Civil Plans must include multiple Erosion Control Plan Sheets referencing the Initial, Interim and Final phases of the project. You can use two plan sheets, Initial and Interim/Final: or three plan sheets, initial, interim, and final. Each Erosion Control Plan must be on a separate Civil Plan sheet, enlarged to provide more detail. Using three plan sheets is preferred but not required.*

Response: Three separate erosion control plan sheets have been included within this submittal.

- 2) *Please add a general note stating "The VTC Pad for a CWA does not need to conform to the formal VTC detail".*

Response: Note has been added.

- 3) *Please add a general note stating "The true location of the CWA may be determined by the town and the ECS"*

Response: Note has been added.

- 4) *Please add a general note stating – "Lot Protection (LP) is required on commercial lots when completion of landscaping is not possible and prior to issuance of a temporary certificate of occupancy".*

Response: Note has been added.

- 5) *Please add a general note stating – "The true location of the toilet protection (PTP) may be determined by the town and the ECS".*

Response: Note has been added.

- 6) *Please add a general note stating – "Masonry work protection is required for construction of buildings".*

Response: Note has been added.

- 7) *Please add a general 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.*
Response: Note has been added.
- 8) *Please consider connecting the Stabilized Staging Area (SSA) to the end of 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.*
Response: SSA and VTC has been connected per the Town’s standard detail.
- 9) *Please show multiple Portable Toilet Protections (PTP), a site this size must have at least two at initial phase. Additional PTPs may be needed in the interim and final phases.*
Response: Multiple PTPs have been shown on the site.
- 10) *Please omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.*
Response: Understood. All utilities, other than stormwater, have been frozen.
- 11) *Please provide arrows to indicate the direction of stormwater flow.*
Response: Stormwater flow arrows are shown on the plans.
- 12) *Please provide Parker’s Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Notes & Details on all Erosion Control Plan Sheets.*
Response: All keys/symbols are shown in the legend on the Erosion Control Plan Sheets.
- 13) *Include Silt Fence (SF) perimeter controls on the south side of the site. Construction fence (CF) may be used as a singular alternative when upstream of disturbed areas.*
Response: Silt fence has been added to the south side of the site.
- 14) *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.*
Response: Labels have been added.
- 15) *Please show the existing and proposed Stormwater Utilities (inlets, pipes, and manholes) on the Initial and Interim/Final Plan Sheets.*
Response: Stormwater utilities have been shown on all erosion control sheets.

Stormwater Review Comments – Initial CBMP Plans

- 16) *Please show the VTC to be 50-feet in length of the Initial Erosion Control plan sheet.*
Response: VTC length has been increased to 50-feet.
- 17) *Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.*
Response: Jersey barriers and construction fence has been added to the sides of the VTC.
- 18) *Provide and identify Inlet Protection (IPCOS) for the existing inlet to the east of the site. IPCOS should remain in place until the actual work on the stormwater inlet begins.*
Response: IPCOS has been added to the existing inlet.

Stormwater Review Comments – Interim/Final CBMP Plans

- 19) *Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.*
Response: MWP has been shown.

20) *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.*

Response: SMC has been called out at landscaped areas.

21) *Remove the roadway striping arrows from the plan sheets to avoid confusion with stormwater flows arrows that must be added.*

Response: Roadway striping arrows have been frozen on erosion control plans.

22) *Provide and Identify Debris and Trash Control (DTC) along all proposed paved driving surface internal to the site and to adjacent properties around the site.*

Response: DTC has been added to the plans.

23) *The existing Type R Inlet that falls in the site driveway entrance pan needs to be relocated to the south utilizing a manhole, RCP, and another Type R Inlet. Parker does not allow a Valley Grate Type 16 Inlet in the pedestrian crosswalk area of the driveway pan.*

Response: The existing inlet has been relocated.

Stormwater Plans – Stormwater

1) *Please include a label of the structure type and a detail. Please be aware, per SDECM, 6.3.3.2, pipe bends are not allowed in storm sewer alignments (see uploaded redlines).*

Response: Structure type and detail label has been added.

2) *The minimum acceptable easement widths for storm sewers can be found in Table 2.8 of Section 2.6.1 of the SDECM (25 ft). The required easement widths are necessary to ensure adequate space is provided for the construction and maintenance of the storm sewer facilities. Please extend proposed drainage easements 25 feet beyond the storm structure on all sides.*

Response: Proposed easements have been shown per the minimums of the SDECM.

3) *Please dimension and show proposed drainage easements on all Storm Sewer Plans. Proposed drainage easements will need to be dedicated by separate document per Town SDECM. Upon further submittal, please provide an exhibit with legal description and name of entity representative/owner to sign.*

Response: Proposed easements and dimensions have been shown on the Storm Sewer Plans. Exhibit with legal description to be included in future submittals.

4) *Please note that proposed drainage easements do not need to include roof drains or landscape drains.*

Response: Acknowledged. Drainage easements are not shown around roof or landscape drains.

5) *Include hatching in legend (see uploaded redlines).*

Response: Hatching has been added to the legend.

6) *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.*

Response: Acknowledged proposed storm in shared drive to east is specified as 18" RCP. PVC/HP pipe is only proposed onsite private storm as it will likely be more economical than RCP especially at small diameter.

- 7) *On all storm plans, please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.*
Response: Easements have been shown on the storm plans as well.
- 8) *Provide the invert out information for tie-in to existing storm drain and show this information on the profile as well.*
Response: Existing invert information has been added.
- 9) *Please specify what dry utilities being located are in the profiles.*
Response: Dry utilities have been clarified.
- 10) *Please include a label of the structure type and a detail for the structure at the end of the trench drain.*
Response: Detail for trench drain is provided in plan set
- 11) *Please provide a 0.2 ft drop in pipe inverts across storm structures.*
Response: 0.2 feet drop in storm inlets and manholes have been added.
- 12) *Please include minor and major HGLs on all profiles that match those presented in the drainage report calculations.*
Response: 5-year and 100-year HGLs have been added to profiles.
- 13) *Please ensure that within each storm line, subsequent downstream pipe sizes are maintained or are increased in size (see uploaded redlines).*
Response: Understood. Pipe sizes have been corrected
- 14) *Parker does not allow a Valley Grate Type 16 Inlet in the pedestrian crosswalk area of the driveway pan. Please revise the proposed alignment and inlet to accommodate a Type R inlet outside of the crosswalk and driveway pan and within the curb (see uploaded redlines).*
Response: Inlet has been relocated.

Drainage Report

- 1) *From the Final Drainage Report-Parker Pointe under the Minor Drainage Basins Section, it states: Basins L1 thru L15 are used to represent each of the proposed lots. As development conditions are not yet determined, an assumed 95% imperviousness is established for each basin. A storm sewer stub is provided for each lot to convey developed runoff to the extended detention basin at the southeast corner of the site providing both detention and water quality facilities. While Basins L10 thru L15 drain towards Parker Road in the overlot condition, it is required that these lots convey site runoff to the mainline storm sewer down to the center access drive. Due to the presence of the Magellan gas pipeline and its limited cover requirements as well as the site visibility lines to the easterly lots. The west side of the lots 10 thru 15 will remain below the center access drive. The storm sewer has been placed at maximum depth to accommodate these lots “bucking” grade with the storm sewer system.*

Please re-evaluate design alternatives and further describe the proposed drainage pattern for undetained sub-basins and discuss how the proposed basin aligns with the overall plan or how and why it is not feasible to (specifically what constraints) meet the overall conformance to the master drainage report.

Response: The basin description has been revised to discuss the constraints in more depth and how it does comply with the overall report.

- 2) *Please provide street inlet spread/depth calculations for the minor and major storm using the latest MHFD street capacity and inlet sizing workbooks. See Section 6.3.2 of the SDECM for inlet requirements.*
Response: Street inlet capacity calculations have been included in the drainage memo.

- 3) *Please provide hydraulic calculations for the minor storm and include the HGL's in the storm drainage profiles (See Section 6.3.3.4 of the SDECM for requirements).*
Response: Hydraulic calculations have been included in the drainage memo, and the HGLs have been added in the storm profiles.
- 4) *Please include the Hydrologic Soil Group Information for the NRCS Map of the project site area.*
Response: Hydrologic Soil Group Information has been included on the NRCS Map and Table per the redlines.

PWSD Comments

- 1) *Please see the PWSD plan requirement check list.*
Response: PWSD checklist has been reviewed and included in the submittal.
- 2) *PWSD will need a PWSD irrigation worksheet.*
Response: PWSD irrigation worksheet has been included in this on the irrigation plan sheets.
- 3) *PWSD will need a sampling manhole for the sand oil interceptor and the type of interceptor being called out.*
Response: Sampling manhole has been included in the design downstream of the sand/oil interceptor.
- 4) *The sanitary service crosses the water service twice. This is not called out in the profile.*
Response: Sanitary sewer service and water line crossing has been called out in the profile.
- 5) *We will need the PWSD detail for a 2-inch meter pit.*
Response: 2-inch meter pit detail has been included.
- 6) *Please note the irrigation can come off the domestic service, but it is limited to a ¼ inch only, and this only works if there is sufficient water after the fixture count for the building is done.*
Response: Understood. The worksheet has been included in the submittal.

Sincerely,
GALLOWAY

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