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## Memorandum

**To:** Julia Duncan, Associate Planner – Development Review

**Date:** February 4, 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:** SP24-128 Parker Pointe F1 AMD 1 L4A - Drive Through Coffee Shop– Engineering 1<sup>st</sup> 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	December 2024
Site Plan	December 2024
Drainage Report	December 2024
Traffic Impact Study	December 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 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. Please update contact information on the cover sheet. (See uploaded redline comments)
3. 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.
4. Please include the sight distance certification on the cover sheet from section 3.1.8 of the RDCCM.
5. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements. (see uploaded redlines)
6. Please label adjacent roadways and include dimensions for all Right-of-Way.
7. Please show Labels for all Roadways throughout the plans. (Typical all plan sheets)
8. Please reference appropriate details throughout the plans including sidewalk, curb & gutter, cross pan and ramp standard details, Typical.
9. Show pedestrian crossing longitudinal slopes and please ensure grading details for ADA ramps match the standard ramp details with 2% maximum cross slopes and show cross slopes. (See uploaded redline comments)
10. Please include point slope labels and label and identify the ratio of all slopes that are 4:1 or greater.
11. On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc.

#### **SITE PLAN – CIVIL**

1. Please update contact information on the cover sheet. (See uploaded redline comments)
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 adjust plans to accommodate the minimum 7 foot separation.

#### **TRAFFIC IMPACT STUDY – CIVIL**

1. The submitted traffic analysis describes a reduction of pass-by trips of 90%. Per the Parker RDCCM Section 5.6.3.1: *Pass-by reductions shall not exceed 15 percent without the review and approval by the Town's Traffic Engineer.* Please revise the analysis that accommodates a maximum of 15% pass-by trip reduction.
2. Provide the ITE source data in the appendix for 90% pass-by-trips for drive through coffee shop.

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3. The attached Master Traffic Study uses ITE Code 945. Please describe in the traffic conformance letter why the land use code used for vehicle trip generation differs from the master report.
4. The Traffic Conformance Letter should compare the proposed anticipated amount of peak hour vehicle trips generated by the site to the existing amount described in the attached Master Study and describe how the proposed site conforms. Please provide a table of comparison between the Master Traffic Study and the Conformance letter with description.
5. The Traffic Impact Study will need to include the engineer's signature and seal prior to approval of the site plan 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**

#### **SP24-128 Parker Point, Black Rock Coffee – 1<sup>st</sup> Environmental Review, 2-3-25**

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**

1. Please note: Civil Plans must include multiple Erosion Control Plan Sheets referencing **the Initial, Interim and Final** phases of the project.
  - Initial Erosion Control Plan Sheet:** Only show the Initial CBMPs (Silt Fence Perimeter Control, Construction Fence Perimeter Control, VTC, Staging Area, Portable Toilets, Concrete Washout, Inlet Protection, and existing stormwater utilities).
  - Interim Erosion Control Plan Sheet:** Show all CBMPs needed through the progression of the construction project.
  - Final Erosion Control Plan Sheet:** Show all permanent CBMPs that will remain in place till the native grasses are established.
2. Please follow the Town of Parker Stormwater/Erosion Control Requirements using the **Erosion Control - CBMP Plan Checklist**. Link below.

**(These Notes Required on ALL EROSION CONTROL PLAN SHEETS, Initial, Interim and Final)**

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3. Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
4. Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON RESIDENTIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
6. 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.”
7. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
8. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
9. 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](mailto:rcapra@parkeronline.org) for FLS Permit questions.

Links:

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

[https://drive.google.com/file/d/1oE5TRyFktV-bdRygdUwIqhwaf3eQJxzs/view?usp=drive\\_link](https://drive.google.com/file/d/1oE5TRyFktV-bdRygdUwIqhwaf3eQJxzs/view?usp=drive_link)

Stormwater/Storm Drainage and Environmental Criteria Manual  
[\*Microsoft Word - SDECM Draft 10-21-13 \(parkerco.gov\)\*](#)

Roadway Design/Construction Criteria Manual  
[Roadway-Design--Construction-Criteria-Manual \(parkerco.gov\)](#)

*Erosion Control CBMP Checklist (See Appendix D)*  
[\*Microsoft Word - SDECM Draft 10-21-13 \(parkerco.gov\)\*](#)

### **CONSTRUCTION PLANS – STORMWATER**

1. Include and reference Standard Detail 33 from the RDCCM in the plans.
2. Please provide and reference appropriate details throughout the plans including cross pans.
3. Please include flow direction arrows in the legend and in the drainage plan.
4. Drainage easements granting the Town legal access to all stormwater facilities located outside the public right-of-way is a requirement to ensure proper construction and

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maintenance (excluding landscaping and roof drains). Easements by separate document may be necessary when drainage facilities are proposed to be constructed on previously platted parcels. Please see Table 2.8 of the SDECM for proposed easement requirements. Please show existing and proposed drainage easements. 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.

5. Please provide proposed drainage infrastructure profiles and include HGL's for minor and major storm on drainage profiles.

#### **DRAINAGE REPORT**

1. Please provide reference for hydrology calculations and use latest NOAA Atlas 14 point rainfall values for Town of Parker in Hydrology calculations and provide reference to the data used in this report. Parker is in the process of updating the SDECM to reflect this in requirement.
2. Please include hydraulic calculations for pipe sizing and HGL's for the minor and major storm events. See Section 6.3.3.4 of the SDECM for requirements.
3. Please provide reference for runoff and imperviousness calculations and use the latest MHFD recommended imperviousness from the latest version of Table 6-2 and 6-3 of the USDCM\_Volume\_1.
4. Please include existing and proposed grading contours on the basin map.
5. Please include clear labels for storm inlets/design points on the basin map that correspond to labels shown in the construction plans.
6. Please utilize the MHFD Inlet capacity workbook and provide inlet capacity/spread calculations showing the allowable uses and depth of flow for the initial and major runoff events adhere to Section 2.5.1 of the SDECM.

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](mailto:ckudlauskas@parkerco.gov).