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Memorandum

To: Amber Wood Hicken, Planner I

Date: April 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
2nd 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	March 2025

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.

SITE PLAN – CIVIL

1. From the drainage plans it appears proposed Storm Line B is located under the tree. Per 1st review comments: 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. (See uploaded redline comments)

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TRAFFIC IMPACT STUDY – CIVIL

From 1st Review:

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.
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 – 2nd Environmental Review, 4-1-25

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 (All Erosion Control Plan Sheets)

1. Please follow the Town of Parker Stormwater/Erosion Control Requirements using the **Erosion Control - CBMP Plan Checklist**. Link below.
2. Please provide and use **Parker's complete** Legend of Keys/Symbols to correspond to the Parker's 31 CBMP Details on the Erosion Control plan sheets.

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3. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker's CBMP Legend, General Notes & CBMP Details (**in Alphabetical Order**). See link below for layout and use.
4. **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, and existing stormwater utilities with Inlet Protection outside of the site. Initial sheet should show the site as it currently exists, a dirt lot. **Interim Erosion Control Plan Sheet:** Show all CBMPs needed through the progression of the construction project. Interim sheet should show the parking lot/driveway and building layout with the proposed stormwater. **Final Erosion Control Plan Sheet:** Show all permanent CBMPs that will remain in place till the native grasses are established. Final sheet would show the layout of the completed site.
5. Please 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.

INITIAL CBMP PLANS

6. **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, and existing stormwater utilities with Inlet Protection outside of the site. Initial sheet should show the site as it currently exists, a dirt lot. Silt Fence Perimeter Control is required for the entire site.
7. Please show existing grading contours and provide arrows to indicate the direction of stormwater flow after removing all proposed construction diagrams (buildings and parking lot/sidewalks).
8. Please show Inlet Protection on the existing inlet located to the south of the site on the Declan Drive.

INTERIM CBMP PLANS

9. **Interim Erosion Control Plan Sheet:** Show all CBMPs needed through the progression of the construction project. Interim sheet should show the parking lot/driveway and building layout with the proposed stormwater.
10. Please show Inlet Protection on the existing inlet located to the south of the site on the Declan Drive.
11. Please remove the roadway striping arrows from the plan sheet to avoid confusion with the stormwater flow arrows.

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12. 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 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.
13. Parker does not allow the use of sandbags, you must use SCL or SF.

FINAL CBMP PLANS

14. **Final Erosion Control Plan Sheet:** Show all permanent CBMPs that will remain in place till the native grasses are established. Final sheet would show the layout of the completed site identifying the native grass areas and the landscaped areas.

Links:

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

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

CBMP Details

<http://parkeronline.org/532/Construction-Best-Management-Practices>

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

CONSTRUCTION PLANS – STORMWATER

1. It appears there are sub-basins that generate storm runoff that enter the proposed drainage system that are not accounted for (Driveway/access tributary areas). These tributary areas will impact the proposed drainage design based on calculations and the low points that are not accounted for should be evaluated for any potential issues. Please ensure all tributary areas to the proposed drainage system are accounted for and revise the proposed drainage plans accordingly. (See uploaded redline comments)
2. From 1st Review: 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 maintenance (excluding landscaping and roof drains). Provide a legal description and exhibit for the proposed easement in future submittals and name, address, and contact information (address, phone, email) of authorized signatory for drafting of the easement (Typically this is the owner or authorized member of an LLC). 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

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the Site Plan Application. Please provide and reference appropriate details throughout the plans including cross pans.

DRAINAGE REPORT

1. Sub-Basin D4 should assume a built out developed runoff area and show the resulting developed flows within the drainage system calculations as the Master Drainage Study had done.
2. Please see Section 5.2 of the SDECM and ensure the appropriate equation for rainfall intensity is used. The Intensity values shown in the calculations do not seem to match the point rainfall values referenced.
3. From 1st review comments: 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. (These calculations are required to be shown within the drainage report and match those shown in the construction plan profiles.)
4. It appears there are sub-basins that generate storm runoff that enter the proposed drainage system that are not accounted for (Driveway/access tributary areas). Please show all sub-basins that contribute runoff to the proposed drainage system and provide calculations demonstrating conformance to the master drainage study and to Town of Parker Criteria.
5. Please include the Initial Sheet for inlet capacity/spread calcs showing assigned flows for the minor and major storm events and bypass flows. (See uploaded redline comments)
6. Per the Town of Parker SDECM Section 6.3.1 for Street Drainage, use Mannings n for street=0.016 (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.