



March 18, 2025

Community Development Department
Town Hall
20120 East Main Street
Parker, CO 80138
Phone: (303) 841-2332

**Subject: SP24-128 • Memorandum • Black Rock Coffee • S. Parker Rd. & Stroh Rd.
Engineering Review Comments 02: Response Letter**

To whom it may concern:

The following are responses to comments received from Case Planner, Julia Duncan, with the Town of Parker Planning Department, dated February 4th, 2025, regarding the submittal of a land use application with the Town of Parker.

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.

➤ **Acknowledged**

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.

- Volume of Cut and volume of fill has been provided in the grading plan sheet. Please See Sheet C3.00.
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.
 - The vicinity map has been updated to a 1" = 2000' scale. Kinney Creek is not close enough to our site to appear in the vicinity map.
 4. Please include the sight distance certification on the cover sheet from section 3.1.8 of the RDCCM.
 - This certification has been added to the cover sheet.
 5. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements. (see uploaded redlines)
 - The proposed easements have been shown on the plans, they are still in review with the Engineering Department. A reference Reception No. will be provided once received. All existing easements have been called out on the plans.
 6. Please label adjacent roadways and include dimensions for all Right-of-Way.
 - S. Parker Road and Declan Drive have been labelled on the plans; Stroh Rd is not within close enough proximity to the site to appear within the viewport. Please refer to vicinity map for reference to Stroh Road.
 7. Please show Labels for all Roadways throughout the plans. (Typical all plan sheets)
 - S. Parker Road and Declan Drive have been labelled on the plans; Stroh Rd is not within close enough proximity to the site to appear within the viewport. Please refer to vicinity map for reference to Stroh Road.
 8. Please reference appropriate details throughout the plans including sidewalk, curb & gutter, cross pan and ramp standard details, Typical.
 - All necessary roadway details have been included on Details page C7.00. Cross pans are not proposed for this project.
 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)
 - Pedestrian crossing has been shown, and both ADA ramps and pedestrian crossing have been labeled with slopes.
 10. Please include point slope labels and label and identify the ratio of all slopes that are 4:1 or greater.
 - Point slope labels have been added, slopes greater than 4:1 have been identified via point slope labels on the eastern portion of the site behind the trash enclosure.
 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.
 - Appropriate ME label has been added where needed.

SITE PLAN – CIVIL

1. Please update contact information on the cover sheet. (See uploaded redline comments)
 - **Contact information on the cover sheet has been updated. Please See Sheet C0.00.**
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.
 - **No obstruction from our access private drive to the roadway; sight visibility should not be an issue.**
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.
 - **7-foot separation has been accommodated in the landscape plan. Please see sheet L1.01.**

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.
 - **Awaiting Revised Traffic Impact Statement.**
2. Provide the ITE source data in the appendix for 90% pass-by-trips for drive through coffee shop.
 - **Awaiting Revised Traffic Impact Statement.**
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.
 - **Awaiting Revised Traffic Impact Statement.**
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.
 - **Awaiting Revised Traffic Impact Statement.**
5. The Traffic Impact Study will need to include the engineer's signature and seal prior to approval of the site plan application.
 - **Awaiting Revised Traffic Impact Statement.**

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 – 1st 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.

➤ **Noted.**

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.

➤ **Noted. Interim and Final Erosion Control Plan sheets have been added to the sheet set.**

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)

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 for FLS Permit questions.

➤ **These notes have been added to all Erosion Control Sheets.**

CONSTRUCTION PLANS – STORMWATER

1. Include and reference Standard Detail 33 from the RDCCM in the plans.
➤ **This standard detail has been added to the detail sheets of these plans.**
2. Please provide and reference appropriate details throughout the plans including cross pans.
➤ **All appropriate details have been provided and referenced in the plans. Cross pans are not proposed for this project.**
3. Please include flow direction arrows in the legend and in the drainage plan.

- Flow direction arrows have been added to the Drainage Plan as well as in the legend.
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 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.
 - Coordination with the engineering department has begun regarding the dedication of a drainage/utility easement.
 5. Please provide proposed drainage infrastructure profiles and include HGL's for minor and major storm on drainage profiles.
 - Profiles have been included on the Drainage Plan with HGL's showing minor (2 year) and major (100 year) storm conditions.

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.
 - Reference for hydrology calculations and using the latest NOAA Atlas 14-point rainfall values for Town of Parker has been provided in the report. Please see Figure 6.
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.
 - Hydraulic calculations for pipe sizing and HGL's for the minor and major storm events are per Section 6.3.3.4 of the SDECM requirement. Please see Sheet C3.10.
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.
 - Reference for runoff and imperviousness calculations and using the latest MHFD recommended imperviousness from the latest version of Table 6-2 and 6-3 of USDCM_Volume_1 has been provided in the Drainage area maps. Please see Figure 4 and 5.
4. Please include existing and proposed grading contours on the basin map.
 - Existing and proposed grading contours on the basin map has been included. Please See Sheet C3.30.
5. Please include clear labels for storm inlets/design points on the basin map that correspond to labels shown in the construction plans.
 - Clear labels for storm inlets/ design point on the basin map has been included. Please see Sheet C3.30.
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.

- **By utilizing the MHFD inlet capacity workbook we were able to provide inlet capacity/spread calculations showing the allowable uses and depth got the initial and major runoff per Section 2.5.1 of the SDECM. Please see Figure 7 in the drainage report.**
- 7. Per the SDECM, a minimum of 2-feet of freeboard must be provided from the 100-year water surface elevation to the lowest point of entry elevation of any adjacent structures.
 - **A minimum of 2-feet of freeboard has been provided from the 100-year water surface elevation to the lowest point of entry elevation of any adjacent structures.**
- 8. Include the runoff coefficients/flow for the minor storm.
 - **Runoff Coefficient/flow for the minor storm has been included in the Interim Drainage and post Drainage. Please see Interim Drainage Plan.**

Please let us know if there are any questions on the above responses.

Thank you for your time and review,

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