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Memorandum

To: Amber Wood Hicken, Planner I

Date: March 10, 2023

From: Michael Walton, P.E., Senior Development Review Engineer

Cc: Alex Mestdagh, P.E., Engineering Services Manager
Tom Williams, P.E., Director of Engineering/Public Works

Subject: SUB22-063 Parker & Pine F1 AMD 1 – 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	December 2023
Site Plan	December 2023
Drainage Report	December 2023
Traffic Impact Study	December 2023

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.

GENERAL COMMENTS

1. Please note that any construction within the Parker Road/State Highway 83 right-of-way will require permitting/permission from CDOT.

CONSTRUCTION PLANS – CIVIL

1. Provide the overall utility plan sheet from the PWSD Utility plan set in the Town CD set as well.

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2. Provide the Town's Public Works and Engineering approval block on the overall utility plan sheets in both construction plan sets.

SITE PLAN – CIVIL

1. While not required for access points along private roadways, it is highly recommended by Town Staff to evaluate sight lines in accordance with Town standard detail 24 to ensure safe ingress and egress from the site.

PLAT – CIVIL

1. Provide the following notes on the Plat. Please note that any notes with Tract X noted will require a full list of the tracts proposed to be encompassed by the note to be included.
 - I. ACCESS EASEMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
 - II. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
 - III. THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
 - IV. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

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TRAFFIC IMPACT STUDY – CIVIL

1. Due to the anticipated level of traffic this site may generate, a simple conformance letter will not suffice for traffic analysis. Staff's expectation was that a small traffic study with queueing analysis and "opening day" plan would be provided as was discussed at the preapplication meeting held some time ago. This item should be discussed with Staff and revised accordingly.

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

GENERAL COMMENTS

Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

1. Please add a note to all Erosion Control plan sheets stating – "THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS".
2. Show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at the Initial phase. Additional PTPs may be needed in the interim and final phases.
3. Please adjust the LOD, CF and SF on the east side of the site to include the disturbance area for the natural gas line tie in.
4. Please label and identify the ratio of all slopes that are 4:1 or greater.
5. Please include on the Initial, Interim/Final Erosion Control plan sheets the Town of Parker's CBMP Legend of Keys/Symbols for the CBMP Details.
6. Please include within the plan set all 71 pages of the Town of Parker's CBMP Legend, General Notes & Details.
7. Please add a callout/label to the Initial, Interim/Final Erosion Control plan sheets for all properties adjacent to the project stating, "NO WORK SHALL OCCUR IN THIS AREA."
8. Please add the following note to the Initial and Interim/Final CBMP plan sheets: "LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE."
9. Please add Inlet Protection (IPCOG) to the 2 existing type R inlets on the private road southwest of the site entrance.

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10. Please add a note to the Initial, Interim and Final Erosion Control plan sheets stating:
“ANY BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN PRIOR TO INSTALLATION. CONTACT RANDY CAPRA AT RCAPRA@PARKERONLINE.ORG OR 303-805-3163.”

INITIAL CBMP PLANS

11. Please add notes to the Initial Erosion Control plan sheet stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”, AND “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND ECS”.
12. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.
13. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site.
14. Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPs FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”

INTERIM/FINAL CBMP PLANS

15. Please show Masonry Work Protection (MWP) on the plans for construction of the building.
16. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation asphalt in roadways and parking areas. Please show on plans where needed. Note: if tree lawn areas are graded to final grade, ECB may be used to cover the entire tree lawn instead of back of curb SCL.
17. Please provide and identify Erosion Control Blanket (ECB) on all slopes 4 to 1 or greater where seeding of native grass is shown.
18. Please provide and identify Surface Roughening (SR), Seeding Mulching Crimping (SMC) and Temporary Irrigation (TI) on the Interim/Final plan sheets in the native grass areas. To allow for a proper and timely establishment of native grasses, Temporary Irrigation (TI) is required over all areas where permanent native seeding is proposed. This includes, but is not limited to, detention ponds, drainage ways, park and trail areas, general open space, etc.
19. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site.

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CONSTRUCTION PLANS – STORMWATER

1. 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 18-inch minimum RCP. Please revise storm lines B and C to reflect the appropriate size per the criterion.
2. Per Town Criteria, all sanitary sewer crossings above storm sewer must be encased. Please show encasement of the sanitary sewer crossing over Storm Line C.
3. Provide the CDOT standard detail for Reinforced Concrete Pipe (RCP).
4. Provide the Town's standard detail for Manhole Covers.

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) 840-9546.