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Memorandum

To: Carolyn Parkinson, Associate Planner

Date: January 15, 2019

From: Alex Mestdagh, P.E. Engineering Services Manager
Mike Waugh, Engineering Inspection Supervisor

Cc: Tom Williams, P.E. Director of Public Works and Engineering

Subject: **Parker Auto Plaza Filing No.1, Lot 1- Preliminary Site Plan – Engineering 2nd Review**

The Engineering Department has reviewed the documents submitted with these applications. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Preliminary Site Plan	November 2018

The site is located at the southwest corner of the intersection of Parker Road and Pine Lane. 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, May 2018. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

Preliminary Site Plan

1. The location and type of the west access to Lot 5 will be evaluated with the future Site Plan application for that lot. The Town typically requires 150 feet to 170 feet access spacing from public roadways, which reflects adequate intersection sight distance for a 15 mph design speed. If this spacing cannot be achieved, this access may be limited to right-in-right-out or a three-quarters (left turn exits prohibited) configuration.

January 15, 2019

The submittal is 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. All submittals should be through the Town Community Development Department, accompanied by a letter that responds to each comment herein. Direct submittals to the Engineering Department will not be accepted.

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.