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Memorandum

To: Paul Workman, Senior Planner

Date: October 1, 2018

From: Kurt Patrick, P.E. Stormwater Engineer
Tyler Sandt, Development Review Engineer

Cc: Tom Williams, P.E. Director of Public Works and Engineering
Alex Mestdagh, P.E. Engineering Services Manager
Jacob James, P.E. Stormwater Manager

Subject: Parker Adventist Medical Office – Engineering 1st Review

The Engineering Department has reviewed the documents submitted for the Parker Adventist Medical Office. The submittal consisted of the following documents:

| <u>Document</u> | <u>Date Received</u> |
|------------------------|-----------------------------|
| Construction Plans | August 9, 2018 |
| Site Plan Exhibits | August 9, 2018 |
| Traffic Impact Study | August 9, 2018 |
| Drainage Addendum | August 9, 2018 |

The site is located east of the Parker Adventist Hospital. 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, July 2015. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

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General Comments

1. Provide a cost estimate for the work on Crown Crest Boulevard. These improvements will be secured via a development agreement.

Construction Plans

2. Please see the *Plan Sheet Submittal List* in Appendix B of the RDCCM for signature block locations and use the updated signature blocks uploaded to eTrakit.
3. On future submittals, provide a utility construction plan set.
4. Show 25-foot drainage easements being dedicated over all new storm sewer (with the exception of landscape and roof drains) and provide the legal description and exhibits for these areas.
5. On future submittals, please provide storms sewer plan and profiles with 5 and 100-year HGL's.
6. Add the Town's sight distance certification to the cover sheet. This can be found in Section 3 of the RDCCM.
7. Add all Town construction notes.
8. Provide storm sewer details.

Traffic Impact Study

9. Please see Traffic Study comments on eTrakit.

Site Plan Exhibits

10. Remove the Town's engineering signature block from the site plan.
11. Please relocate the tree southeast of the building that is proposed within 7 feet from the storm sewer.

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

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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.

Drainage Addendum

12. On future submittals, provide UD inlet calculations.
13. Please assume at least 2% imperviousness for landscape areas.

Sediment and Erosion Control

14. Add arrows to indicate the direction of flow.
15. Add a note on all land adjacent to the project stating that no work shall occur in these areas.
16. Show a concrete washout area on the initial plan.
17. Show debris and trash control on all internal and adjacent streets and parking areas.
18. Specify the type of inlet protection required.
19. Add a note stating that lot protection is required on all commercial projects when landscaping is not possible.
20. Show masonry work protection on the plans.
21. Show portable toilet protection on the initial plan.
22. Sites greater than 5 acres require temporary sediment basins, with connecting diversion ditches.

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. This re-submittal can be coordinated directly with Engineering Staff.

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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.