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**Memorandum**

**To:** Paul Workman, Senior Planner  
**Date:** December 21, 2018  
**From:** 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 2<sup>nd</sup> Review**

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

<b><u>Document</u></b>	<b><u>Date Received</u></b>
Construction Plans	November 28, 2018
Site Plan Exhibits	November 28, 2018
Public Improvements EOPC	November 28, 2018
Drainage Addendum	November 28, 2018
Right Turn Lane EOPC	November 28, 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.

December 21, 2018

### Construction Plans

1. The water line on Storm Line B, sheet C-635, does not meet the vertical spacing requirements of 1.5-feet.
2. Per previous review, provide the legal descriptions and exhibits for the required drainage easements.
3. Per previous review, upload a utility construction plan set for review.

### Public Improvements Cost Estimate

4. Revise the soft costs and contingencies per the Standard Cost Estimate Template in Appendix B of the RDCCM.
5. Revise the thickness of the concrete paving to be 6-inches thick and adjust the unit cost accordingly.

### Right Turn Lane Cost Estimate

6. Revise the soft costs and contingencies per the Standard Cost Estimate Template in Appendix B of the RDCCM.
7. Revise the thickness of the asphalt paving to be 10-inches and adjust the unit cost accordingly.
8. Please add a line item for 12-inches of road base.
9. Revise the thickness of the concrete paving to be 6-inches thick and adjust the unit cost accordingly.

### Site Plan

10. Provide a landscape plan for the median replacement.

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.

December 21, 2018

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.