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Memorandum

To: Paul Workman, Senior Planner
Date: September 3, 2019
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 3rd 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	July 31, 2019
Site Plan Exhibits	July 31, 2019
Public Improvements EOPC	July 31, 2019
Right Turn Lane EOPC	July 31, 2019

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.

September 3, 2019

Construction Plans

Water and sanitary lines are required to be **at least** 1.5' below the storm sewer. They are currently called out at 1.5' \pm which could cause confusion in the field. Please replace the "plus or minus" portion of the callout with "minimum" where the spacing is 1.5-feet.

Per previous review, provide a utility set for review.

Per previous review, provide the legal descriptions and exhibits for the required 25-foot wide easements over all proposed storm sewer.

Public Improvements Cost Estimate

Revise the quantity of "asphalt removal" to 500 SY.

Right Turn Lane Cost Estimate

Please revisit the costs for base course and asphalt paving as they appear to extremely low.

Site Plan

Per previous review, provide a median landscape plan.

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.

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.