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Memorandum

To: Krista Flynt, Planner 1

Date: February 23, 2021

From: Tyler Sandt, Development Review Engineer
Michael Walton, Project Engineer

Subject: Douglas 234 Filing 1 Lot 1 Daycare Site Plan – Engineering 2nd Review

The Engineering Department has reviewed the documents submitted for the Douglas 234 Filing 1 Lot 1 Daycare Site Plan. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Road and Storm Plans	January 23, 2021
Drainage Report	January 23, 2021
Traffic Study	January 23, 2021
Utility Plans	January 23, 2021
Landscape Plan	January 23, 2021

The site is located at the northeast corner of Chambers Road and Hess Road. 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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Landscape Plan

1. Please reference Detail 24 in Appendix A of the RDCCM when drawing sight triangles (use 25 MPH posted speed). The north sight triangle only needs to provide sight distance to the roundabout.
2. Per previous review, remove or relocate any trees proposed within 7-feet of the storm sewer. It appears one of the trees on the site's southern lot line is shown too close to the RCP.

Site Plan

3. Revise the drainage easement alignment to not conflict with the building. Note that the Town allows the easement line to be shifted so that there is a minimum of 8-feet between the edge of pipe and the easement boundary.
4. Per previous review, once the storm sewer and easement layout is finalized, provide the legal description and exhibit for these areas. Town staff will prepare the easement agreement.
5. Please continue to coordinate with the Town as well as the other prospective property owners on access locations. Where possible, the Town would prefer that adjacent lots have shared accesses and access points across the private drive line up appropriately.

Construction Plans

6. Add the Town's engineering signature block to the overall utility plan in the utility set.

Traffic Study

7. On future submittals, upload a brief traffic conformance letter demonstrating compliance with the master.

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.

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Road and Storm Construction Plans

8. At inlets ST-1 and ST-2 the retaining wall falls within the bounds of the drainage easement, and there is not adequate space between the property boundary and storm sewer inlets to provide the required drainage easement. Please revise the storm sewer system to accommodate the easement requirements found in SDECM Section 2.6.1.
9. Sanitary sewer service utility crossing clearance depth label not provided. Clearance appears to be less than 18-inch minimum. The lack of clearance was previously being accommodated for by a concrete encasement, but the concrete encasement was removed. Please revise to provide adequate clearance between utilities.
10. At manhole ST-3 the corner of the building falls within the drainage easement. Please revise the storm sewer layout so no structures or trees fall within the drainage easement per SDECM Section 2.6.1.
11. At inlets ST-1 and ST-2 the retaining wall falls within the bounds of the drainage easement, and there is not adequate space between the property boundary and storm sewer inlets to provide the required drainage easement. Please revise the storm sewer system to accommodate the easement requirements found in SDECM Section 2.6.1.
12. Sanitary sewer service utility crossing clearance depth label not provided. Clearance appears to be less than 18-inch minimum. The lack of clearance was previously being accommodated for by a concrete encasement, but the concrete encasement was removed. Please revise to provide adequate clearance between utilities.

Drainage Report

Appendix A

13. Please revise the basin delineation line to better stand out compared to the linework for the buildings and the property line. This could be done with a thicker line width, layer shading, or by color. Currently the linework for the basin delineation gets lost in the other linework.

Appendix B

14. In a previous response it was stated that the swale was analyzed to ensure it could fully convey the 100-year storm event. Please provide this analysis within the report.

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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.

Link to Engineering Standards and Criteria:

<http://www.parkeronline.org/210/Standards-and-Criteria>

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.