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Memorandum

To: Julia Duncan, Associate Planner
Date: May 2, 2022
From: Alex Mestdagh, P.E., Engineering Services Manager
Cc: Tom Williams, P.E., Director of Engineering/Public Works

Subject: Compark Village South Filing No. 1 2nd Amendment – Civil/Roadway 2nd Review

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

<u>Document</u>	<u>Dated</u>
Civil and Util CDs	April 2022
Traffic Study	April 2022
Plat	April 2022
Landscaping Plans	April 2022
Drainage Report	April 2022

Thank you for the opportunity to review this application. Based on our review we have the following comments:

General Comments

1. All public improvements will be required to be financially secured through a Subdivision Improvement Agreement. Financial security shall be cash or letter of credit at 110% of the total construction cost of the improvements. The public improvements shall include any entrances or ramp/sidewalk modifications to public roadways, and the stormwater detention pond that will serve the development (if applicable). Please provide an engineer's estimate of the public improvements with the next submittal – please reference Chapter 3 of the Town's Roadway Criteria Manual for the necessary soft cost percentages.

Plat

2. Plat Note 6 can be removed. This replat is platting Lot 1 as buildable.
3. Add the following plat note:

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“A blanket drainage easement is hereby dedicated to the Town of Parker over and across Tract A for the purpose of accessing, maintaining, and repairing stormwater management improvements including, but not limited to, inlets, pipes, culverts, channels, ditches, hydraulic structures, riprap, detention basins, forebays, micropools, and water quality facilities in the event that the property owner fails to satisfactorily maintain or repair said facilities.”

4. Revise the Land Use Summary Table to reflect the use of Tract A as a Drainage tract. This tract shall be dedicated to the Metro District or other Owners Association.
5. Sheet 2: Revise “Storm Easement” to “Drainage Easement” to match the dedication statement.
6. Show the necessary sight triangles from both project access points to Belford Avenue. Please reference Town Standard Detail 24. All areas of the sight triangles that extend outside of public right-of-way shall have a “Sight Easement” dedicated over it on the plat.

Construction Plans

Roadway

7. Specify the Town’s standard commercial entrance detail (Town Standard Detail 20) for the proposed connection to Deer Track Lane.
8. A channelizing island should be added to the proposed RIRO access to Belford Avenue to restrict that movement until the future raised median is constructed.
9. Please provide an exhibit demonstrating that intersection sight distance associated with the proposed RIRO access to Belford Avenue will be preserved with the proposed grading and landscaping plans. A profile along the sight line showing the proposed grading and demonstrating adherence to AASHTO guidance will suffice.
10. If the sidewalks at the proposed RIRO will not connect to the sidewalk stubs at the existing ramps, the ramps should be replaced with a direction style that will allow connection as proposed in the plans. Please reference Town Standard Detail 18.
11. Show 2’ x 10’ continental style crosswalk bars across the new access to Belford Avenue.
12. Please note that all retaining walls taller than four feet in height require a permit through the Town’s Building Department. Please contact Building for permit requirements.

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13. Ensure that no retaining walls or associated foundations/tie-backs are proposed within drainage easements associated with storm sewer (aside from crossings). Where crossings of storm sewer are necessary, ensure that adequate separation is provided to avoid impacts from point-loading on the RCP.
14. All storm sewer draining developed areas (parking lots/drive aisles, etc) must adhere to Town standards and be a minimum of 18" RCP. Please revise all such lines accordingly. Landscape and roof drains are not required to meet this criteria.

Landscaping

15. Please remove all trees or landscaping taller than two feet that is proposed within the sight triangle along the proposed RIRO to Belford Avenue.

This submittal is not in general conformance with Town criteria. The project documents shall be revised and resubmitted through Community Development. 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.