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Memorandum

To: Amber Wood-Hicken, Planner I

Date: February 15, 2023

From: Alex Mestdagh, P.E., Engineering Services Manager
Robert Seacat, Stormwater Permit Coordinator

Cc: Tom Williams, P.E., Director of Engineering/Public Works
Michael Walton, P.E., Senior Development Review Engineer

Subject: Andy's Custard – 2nd Review

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

<u>Document</u>	<u>Date Received</u>
Construction Plans	December 2022
Drainage Letter	December 2022
Traffic Letter	December 2022
Site Plan	December 2022

This site is generally located west of Crowfoot Valley Road and south of future Stroh Road, west of the existing Looking Glass development.

Construction Plans

1. At a minimum, the south entrance to the site must be shifted past the PC of the adjacent curb return. If the applicant declines to shift this entrance a safe distance away from the adjacent intersection, it may be restricted to a $\frac{3}{4}$ movement (left turns out restricted) to ensure a safe condition when Road A connects through to the east.
2. Provide signed and sealed versions of all technical memos.
3. Please show the proper Inlet Protection, Curb on Sump (IPCOS) for all of the type R sump inlets in Roads A and B. See the redline mark ups in the Revised Civil CDs loaded in eTrakit on 12-14-22, plan sheets C3.1 and C3.2 for diagram.

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4. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

Drainage Letter

5. Please add discussion regarding the direct flow proposed to be added to the master development's inlets. The master development's study does not appear to assume this, so amended inlet calc sheets should be provided for those inlets.

Site Plan/Sight Triangle Exhibit

6. If the north entrance will remain as currently proposed, the applicant shall coordinate removal of the tree proposed within the tree lawn north of this access.

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.