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Memorandum

To: Ashley Chasez, Planner I
Date: January 4, 2024
From: Michael Walton, P.E., Senior Development Review Engineer
Cc: Alex Mestdagh, P.E., Engineering Services Manager
Tom Williams, P.E., Director of Engineering/Public Works

Subject: Douglas 234 F6 AMD 2 L8A - Les Schwab Tire – Engineering 3rd 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> |
|-------------------|---------------|
| Construction Plan | December 2023 |
| Site Plan | December 2023 |
| Drainage Report | December 2023 |

Thank you for the opportunity to review this application. 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, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

CONSTRUCTION PLANS – CIVIL

1. Significant warping in excess of Town Standard cross slope transition rate of 1.5% per 25 feet at access points noted in the intersection details provided. Additionally, longitudinal slope of the existing roadway not provided on all details and minimal cross slopes labeled and identified to adequately detail the overall transition. Please coordinate with Town Staff if needed for further clarification on what is required to depict the cross-slope transition at the proposed access points is in conformance with Town Standards.

January 4, 2024

Stormwater Review Comments

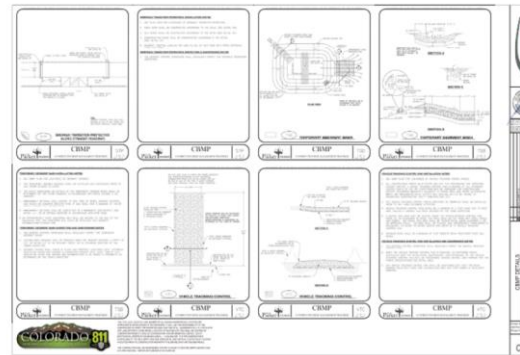
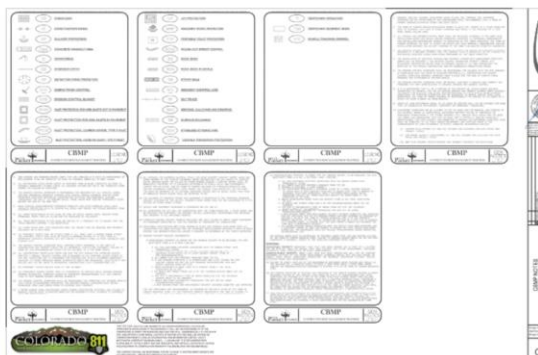
The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, *Storm Drainage and Environmental Criteria Manual* (SDECM), as revised, February 2014. Additional regulatory and planning documents were utilized in the review and are referenced in the comments where appropriate.

CONSTRUCTION PLANS – ENVIRONMENTAL

GENERAL COMMENTS - for all Erosion Control Plan Sheets

Please note that a **CBMP Estimate** will be **required** and **reviewed** with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

1. Please provide Parker's **COMPLETE** legend of keys/symbols to correspond to Parker's 31 CBMP Details on the Initial and Interim/Final Erosion Control plan sheets.
2. Masonry Work Protection (MWP) should be shown on the Interim Plan Sheet, not the Initial Plan Sheet. Please remove MWP from the Initial Plan Sheet and add MWP to the Interim/Final Plan Sheet.
3. Include within the plan set immediately following the Final Erosion Control Plan sheet, **ALL** 71 pages of the Town of Parker's CBMP Legend, General Notes, and CBMP Details (in alphabetical order). These must be on the CIVIL DRAWINGS (6-8 pages per sheet) so they can be printed with the plan set. See examples below.



CONSTRUCTION PLANS – STORMWATER

1. Please note per table 2.8 of the SDECM a minimum width of 25-feet is required for the drainage easement.
2. Provide minor and major hydraulic grade lines on the storm sewer profile.

January 4, 2024

DRAINAGE REPORT

1. Provide an MHFD street capacity and inlet sizing worksheet for all inlets proposed to receive flow from the site.
2. Provide hydraulic grade line calculations for the proposed storm sewer.

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.

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.