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Memorandum

To: Ashley Chasez, Planner I
Date: November 29, 2023
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: SP23-058 Parker Point F1 L10 - Medical Office Building – Engineering 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>
Construction Plan	November 2023
Site Plan	November 2023
Traffic Impact Study	November 2023
Drainage Report	November 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.

TRAFFIC IMPACT STUDY – CIVIL

1. Once the revised master study has been approved, provide a traffic generation letter to show conformance of the proposed improvements with the original traffic study.

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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 Initial, Interim and Final CBMP 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 move the Erosion Control Cover Sheet (C-240) to before the Initial Erosion Control Plan Sheet (C-241). They are currently out of order in the plan set.
2. Please use the same pipeline diagram (shaded) for the existing stormwater RCP on the Erosion Control Plan Sheets as being used on the Utilities Plan Sheet for the RCP.
3. Please label and identify the ratio of all slopes that are 4:1 or steeper.
4. Please add a callout/label on **ALL** properties adjacent to the project stating: "NO WORK SHALL OCCUR IN THIS AREA". Specifically, the west and south adjacent properties.

FINAL CBMP PLAN SHEET

5. Please provide and identify Erosion Control Blanket (ECB) for all slopes 4:1 and steeper. Specifically, on the north side of the drainage way that is located to the north of the proposed building.

See Redlined plan sheets in eTRAKiT attachments.

DRAINAGE REPORT

1. Reference the MHFD inlet sizing worksheet utilized for inlet sizing in section III.D of the narrative.
2. With the adjacent drainageways, please discuss the Town's Stream Preservation standards and note whether the proposed improvements comply with said criteria.
3. Revise the table in section IV.B to compare the overall imperviousness of the site in either case rather than basin specific impervious values.
4. Provide and discuss the compensatory storage required for any developed basin which cannot be routed to the onsite detention facility for flood control. Specifically, basin O2

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will require compensatory storage be provided based on the infrastructure currently proposed.

5. Please directly state whether any impacts to wetlands or threatened and endangered species are anticipated in the Environmental Protection section of the narrative.

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.