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Memorandum

To: Amber Wood Hicken, Planner I

Date: January 24, 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: SP23-070 Parker Pointe F1 AMD 1 L2A - McDonald's– Engineering 1st 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
Traffic Impact Study	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.

TRAFFIC IMPACT STUDY – CIVIL

1. Due to the poor selection of uses in comparison to the proposed uses for the site, a revised master study is being produced and is currently under review. Please note that the traffic generation letter will need to reference and conform to the revised study once complete. Town Staff will forestall any further review of the conformance letter until the master study revisions have been completed. Please also compile the queuing study/exhibit with the conformance letter when submitted.

January 24, 2024

CONSTRUCTION PLANS – STORMWATER

1. Provide an exhibit and description for the proposed drainage easements.
2. Provide a minimum of a 0.2-foot drop between any invert in and the invert out of a structure. Additionally, when changing pipe sizes across structures, please consider having the soffit of the smaller pipe match the soffit of the larger pipe for improved hydraulics. Response regarding cover constraints noted, but please note that only 12-inches of cover is required from the bottom of the proposed pavement section to the top of the storm sewer. Based on the profiles provided, it would appear adequate additional cover exists to accommodate the revisions above. Please coordinate further with Town Staff if the pavement section is thicker than assumed by review staff.

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.