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## Memorandum

**To:** Stacey Nerger, Senior Planner  
**Date:** January 3, 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:** SP23-080 The Exchange L1 - Site Plan Amendment – Engineering 2<sup>nd</sup> 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 Conformance Letter	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. Update the sheet index on the cover sheet to reflect the revised sheet list.

### PUBLIC IMPROVEMENT COST ESTIMATE

1. Provide a public improvement cost estimate for any proposed improvements within Town right-of-way extents. Please note this includes any restoration work required for proposed utility connections.

## Stormwater Review Comments

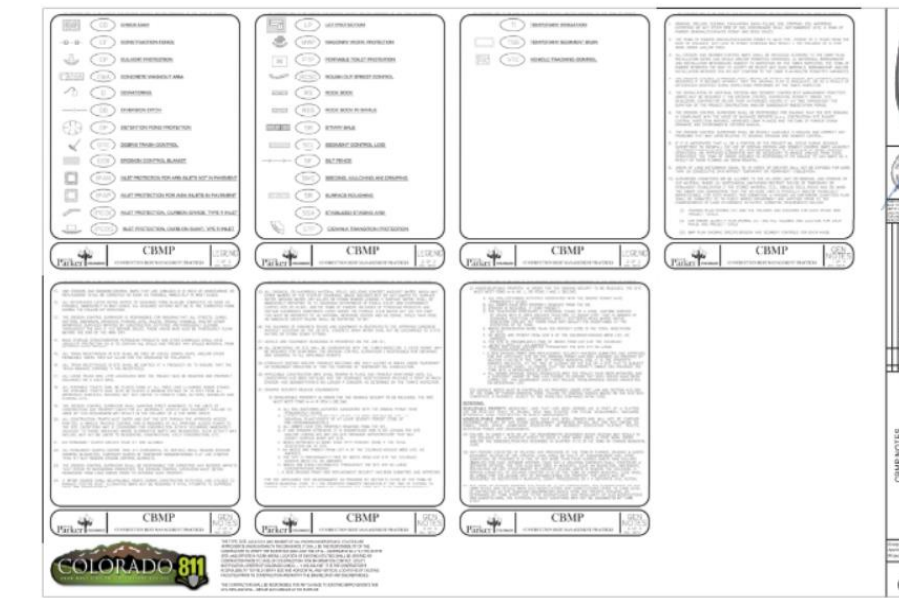
The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, *Storm Drainage and Environmental Criteria Manual* (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** (Initial and Interim/Final Plan Sheets)

Please note that a **CBMP Cost 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 include within the plans, immediately following the Final Erosion Control plan sheet, **ALL** 71 pages of the Town of Parker's CBMP Legends/Symbols, General Notes & CBMP Details. These must be on the CDs (6-8 pages per sheet) so they can be printed with the plan set. See examples below.



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.

January 3, 2024

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.