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Memorandum

To: Stacey Nerger, Senior Planner

Date: December 20, 2023

From: Alex Mestdagh, P.E., Engineering Services Manager

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

Subject: Parker Town Hall Expansion – Site Plan

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

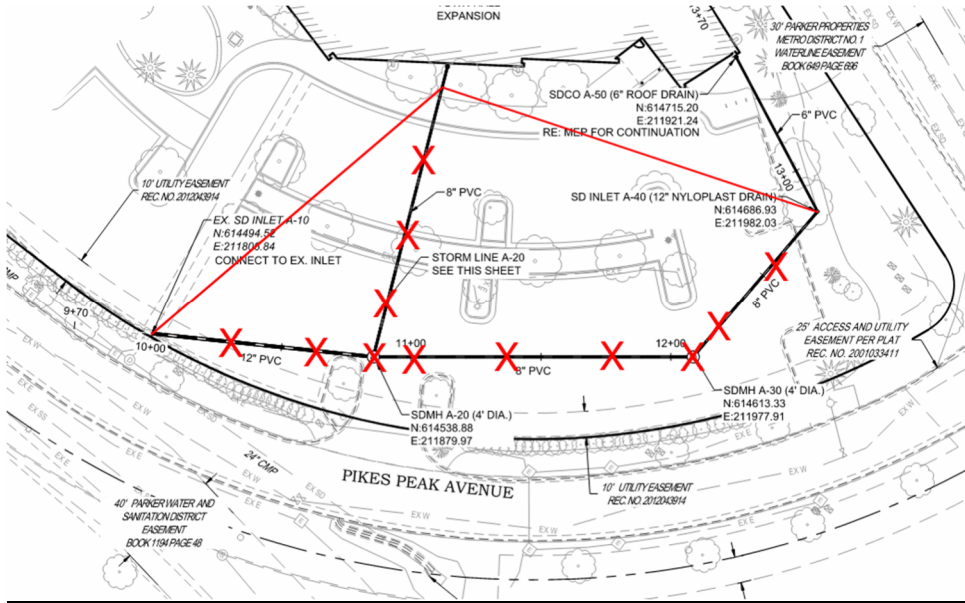
<u>Document</u>	<u>Date Received</u>
Construction Plans	November 2023
Drainage Report	November 2023
Traffic Report	November 2023
Landscaping Plan	November 2023

This site is generally located at the southwest corner of Mainstreet and Pine Drive. We have the following comments on this submittal:

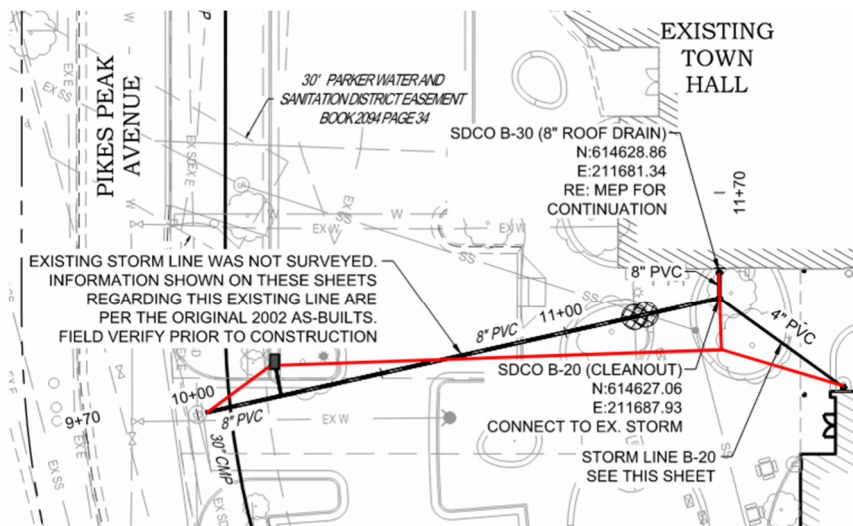
Construction Plans

1. Staff would prefer to eliminate the manholes proposed for the roof/landscape drain system in the east parking lot (if possible). Alternatives could include daylighting the drains into the parking lot via chase drains to simplify the design, as the southern exposure to these areas will prevent any icing concerns, or potential realignments to avoid junctions/bends within the pavement. A possible configuration shown below (hydraulics and elevations dependent):

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2. Storm Line B: where sanitary sewer lies above storm sewer, Town Criteria requires that the sanitary sewer be encasement per PWSD's standard detail.
3. Revise alignment of Storm Line B as shown below (or similar) to eliminate tee connection. The last pipe (routing parking lot flows to the existing manhole) will need to be 18" RCP per Town Criteria:



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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.