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## Memorandum

**To:** Paul Workman, Senior Planner  
Carolyn Parkinson, Associate Planner

**Date:** September 18, 2018

**From:** Alex Mestdagh, P.E. Engineering Services Manager  
David Aden, P.E. Traffic Engineer  
Jacob James, P.E. Stormwater Manager  
Kurt Patrick, P.E. Stormwater Engineer  
Tyler Sandt, Development Review Engineer

**Cc:** Tom Williams, P.E. Director of Public Works and Engineering

**Subject:** Parker Pointe Minor Development Plat – Engineering 4<sup>th</sup> Review

The Engineering Department has reviewed the documents submitted for the Parker Pointe Minor Development Plat. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Drainage Report	September 1, 2018
Minor Development Plat	September 5, 2018
Construction Documents	September 5, 2018
Landscape Plans	September 1, 2018

The site is located at the southeast corner of the intersection of Parker Road and Stroh Road. 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, July 2015. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

September 18, 2018

### General Comments

1. The Town will require an approval from the U.S. Fish and Wildlife Service for all work within the riparian conservation zone prior to issuance of project approvals.
2. The Kinney Creek obligations and arrangements shall be finalized between the Urban Drainage and Flood Control District, Douglas County, and the applicant prior to the issuance of project approvals.

### Plat

3. Add the following plat notes:
  - “An Access Agreement to the benefit of this property has been recorded with the Douglas County Clerk and Recorder at Reception Number XXXXXX. This agreement codifies the offsite access road on the adjacent property serving this development.”
  - “A Drainage Culvert and Detention Pond Easement affecting this property has been recorded with the Douglas County Clerk and Recorder at Reception Number XXXXXX. This agreement obligates the property owner, and successors, to operate and maintain the offsite detention pond and associated appurtenances that serve this property. The Town of Parker shall have the right, but not the obligation, to perform maintenance within this easement should the property owner fail to do so, in accordance with this easement.”
  - “Tract A is hereby dedicated to the Town of Parker as public right-of-way for Stroh Road.”
  - “Tract B is hereby dedicated to the Town of Parker as open space.”
4. Per previous discussion, the easements covering only storm sewer that are less than 50-feet in width need to be called out as Drainage Easements.

### Public Improvements Cost Estimate

5. The overlot grading and topsoil line items can be removed from the Public Improvement Cost Estimate or revised. Only grading work needed for public roadways and detention pond construction are required to be secured.

### Construction Plans

September 18, 2018

6. Provide a profile and hydraulic calculations for the proposed double 12" RCP across Stroh Road:
  - Show the waterline, gas line, and pavement section to ensure adequate cover.
  - Please show the HGLs for this line. The Town will support a variance from criteria that will only require the major HGL to be located below finished grade.
  - The Town understands the constraints of this connection, but any alternative configurations that could minimize impacts to Stroh Road should be considered. This alignment will require either the new pipes to be bored or extensive traffic control and pavement/island restoration. A pipe slope less than 0.5% can be considered if it minimizes impacts and increases cover over this pipe.
  - Further detail may be needed regarding the interaction of the upstream inlet's throat with this pipe. 9" of cover would place the pipe within the throat of a standard Type R. This Type R appears to be located close to the Magellan pipeline, please confirm it is located outside their easement or will be allowed in the easement.
7. Please provide a turning template on the Stroh Road full-movement access to ensure delivery trucks can make this right turn in.
8. Please revise the NB to eastbound right lane pocket to asphalt rather than concrete. Tie in the concrete at the nearest joint south of the porkchop island.
9. Provide a typical section of the Stroh Road widening on Sheet 35 for construction reference.
10. Provide stationing or lengths on the striping plan for construction reference. Also, ensure that the lanes are 12-feet wide (not including curb and gutter).
11. Revise Note 2 (regarding speed limit and DC Route signs) to show those signs relocated east of the new access road.
12. Provide an intersection detail for the Parker Road/Stroh Road intersection detailing the pavement tie-ins at this location. Please label catch and spill curb on this detail.

### **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

September 18, 2018

regulatory and planning documents were utilized in the review, and are referenced in the comments where appropriate.

### Final Drainage Report

13. Basins U1-U4 need to be incorporated into the watershed area and imperviousness on the first page of the UD Detention Workbook. Given the low release rate of the pond, changes to the outlet structure shouldn't be necessary.

### Sediment and Erosion Control

14. Please show the offsite sanitary sewer construction on the CBMP drawings along with associated CBMP controls.

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. All submittals should be through the Town Community Development Department, accompanied by a letter that responds to each comment herein. Direct submittals to the Engineering Department will not be accepted.

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.