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Memorandum

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

Date: October 15, 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 5th 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	October 1, 2018
Minor Development Plat	October 1, 2018
Construction Documents	October 1, 2018
Public Cost Estimate	October 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.

October 15, 2018

General Comments

1. Per previous review, 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.

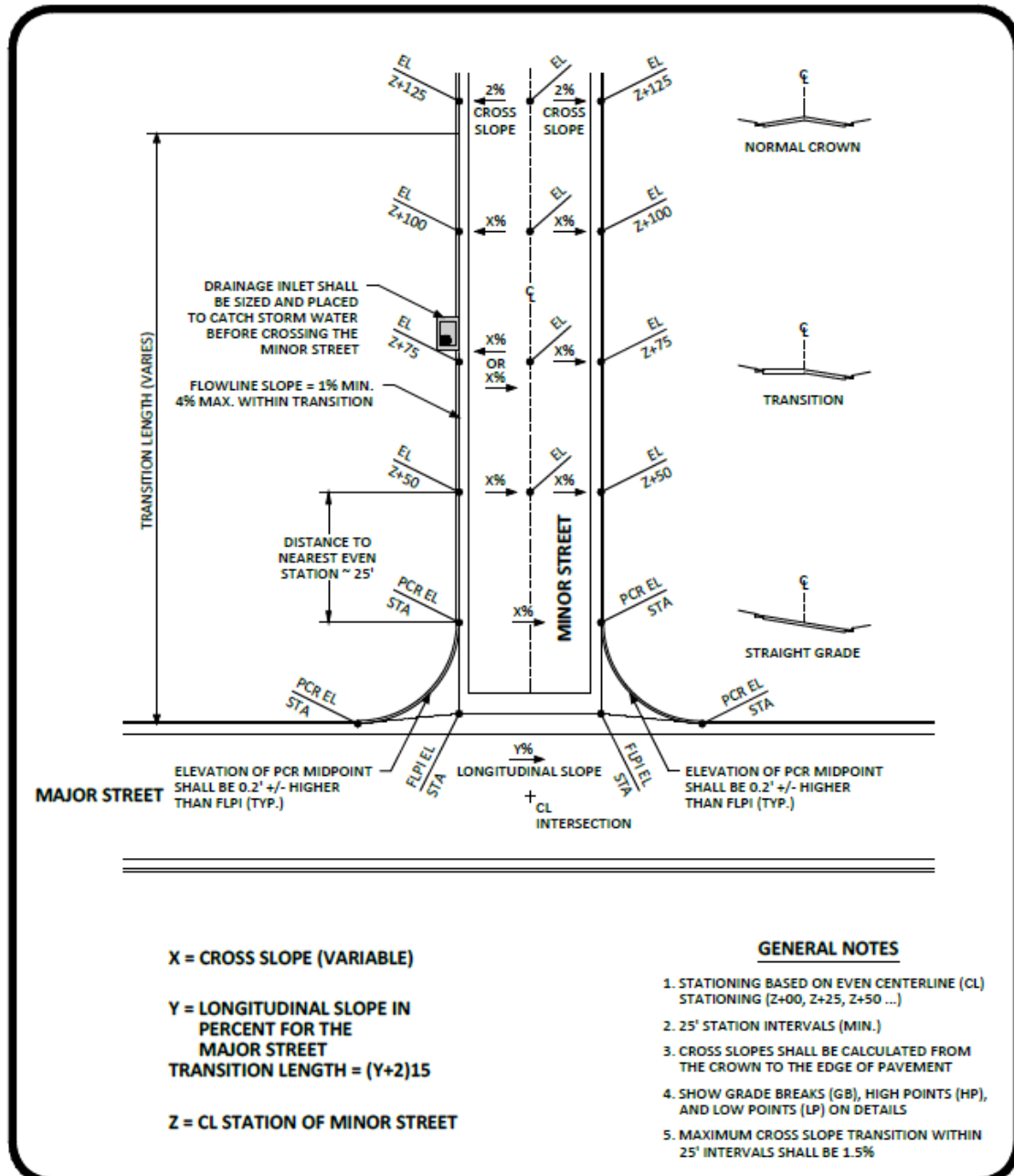
Construction Plans

2. Please provide cross slopes and spot elevations on the Parker/Stroh intersection detail on Sheet C5.11.
3. Please provide intersection details for the accesses on Stroh per the attached detail.

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.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE TOWN OF PARKER.



**INTERSECTION GRADING DETAIL
FOR CONSTRUCTION PLANS
STANDARD DETAIL**

DATE
AUGUST
2014

DETAIL
32
1 OF 1