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Memorandum

To: BrieAnna Simon, Associate Planner

Date: September 30, 2020

From: Alex Mestdagh, P.E. Engineering Services Manager
Dave Aden, P.E. Traffic Engineer
Tyler Sandt, Development Review Engineer
Michael Grabczyk, P.E. Project Engineer

Subject: Douglas 234 Filing 5 Minor Development Plat – Engineering 2nd Review

The Engineering Department has reviewed the documents submitted for the Douglas 234 Filing 5 Minor Development Plat. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Road and Storm Plans	September 15, 2020
Drainage Report	September 15, 2020
Traffic Study	September 15, 2020
Utility Plans	September 15, 2020
Landscape Plan	September 15, 2020
Minor Development Plat	September 15, 2020

The site is located at the northeast corner of Chambers Road and Hess 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.

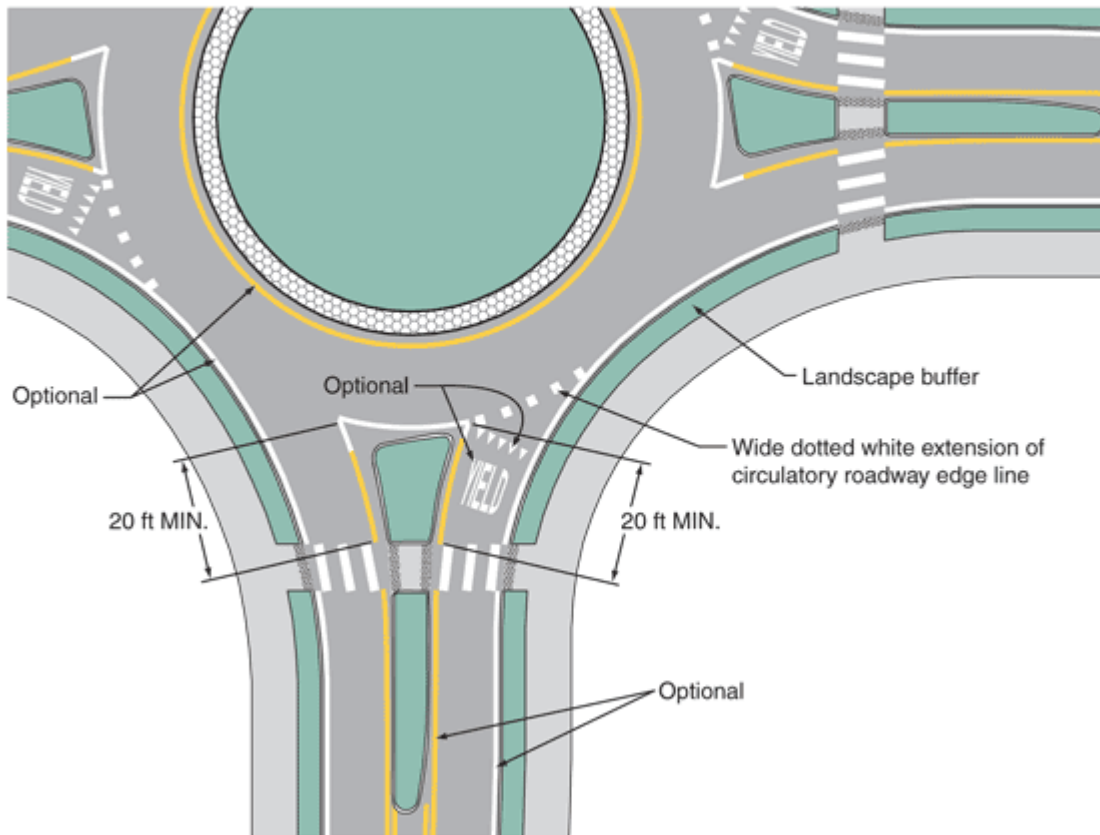
Minor Development Plat

1. It appears hatched area is intended to represent the multi-use easement but is still being called out as a PWSD easement in the legend.

Road and Storm Construction Plans

2. Please confirm that it is not the intention to grade separate the lots. The overlot grading plan shows several cross-sections with berms that are not reflected in the contours.
3. Revise the “shark tooth” striping to be perpendicular to the direction of travel as shown below:

Figure 3C-1. Example of Markings for Approach and Circulatory Roadways at a Roundabout



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Note that the Town will be correcting the east and north legs of the roundabout.

4. The Town requires trench drains on all collector roadways, please show trench drains per the Town detail on the south side of Red Sky and adjust the cost estimate accordingly.

Public Improvements Cost Estimate

5. Add the crossspan being installed on Hess Road to the cost estimate.
6. Revise the HMA line item to assume 7-inches of asphalt and adjust the unit cost accordingly.
7. Revise the base course line item to assume 12-inches of depth and adjust the unit cost accordingly.
8. Please revisit the unit costs for the roadway line items as they seem very low.
9. The storm sewer improvements are private and do not need to be included in the cost estimate.
10. Add a line item for demolition.
11. There appears to be an error in the cost calculation for the 4" Solid Double Yellow Striping line item.

Traffic Study

12. Traffic study comments will be coordinated directly with the applicant.

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.

Road and Storm Construction Plans

13. **Sheet 21:** INL-11 still shows a rim elevation several feet above the top back of curb.

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14. **Sheet 21:** The SD20 profile structures or grades have seem to be shifted and the structure rims are shown several feet up in the area, please correct as originally shown.
15. **Sheet 21:** The SD10 & SD20 plan view should show the proposed pipe extending all the way to the existing inlet. Additionally, the existing inlet should be referenced as being removed in this view.

Grading and Erosion Control Plans

INITIAL CBMP PLANS

16. It appears the existing contours are no longer showing on the initial CBMP plan, please re-add.
17. Include the proposed storm sewer connecting to the inlet on Red Sky Drive within the LOC and provide SF around the disturbed area.

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.

Link to Engineering Standards and Criteria:

<http://www.parkeronline.org/210/Standards-and-Criteria>

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.