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## **Memorandum**

**To:** Julia Duncan, Associate Planner

**Date:** June 17, 2022

**From:** Alex Mestdagh, P.E., Engineering Services Manager  
Michael Walton, P.E., Senior Development Review Engineer

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

**Subject: Compark Village South Filing No. 1 2<sup>nd</sup> Amendment – Civil/Roadway 3rd Review**

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

<b><u>Document</u></b>	<b><u>Dated</u></b>
Civil and Util CDs	May 2022
Traffic Study	May 2022
Plat	May 2022
Landscaping Plans	May 2022
Drainage Report	May 2022

Thank you for the opportunity to review this application. Based on our review we have the following comments:

### **Cost Estimate**

1. Please update the project heading that references another project. Please add the Town's standard soft cost percentages - reference Chapter 3 of the Town's Roadway Criteria Manual – and show the required security at 110% of the grand total.

### **Plat**

2. Tract A must be dedicated to the Metro District or other Owners Association. A pond tract must be owned by an entity that will have an ongoing interest in the property.
3. Please show the necessary sight triangles from both project access points to Belford Avenue, and all necessary Sight Easements per previous comments. It appears that the linework may have been turned off as labels for these easements appear.

### **Construction Plans**

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## **Roadway**

4. The referenced intersection sight distance exhibit could not be located on eTrakit. Please re-upload and notify staff, or email directly to Staff.

### **Stormwater Comments**

#### **CONSTRUCTION PLANS – ENVIRONMENTAL GENERAL COMMENTS**

5. Please verify extents of Limits of Construction (LOC). Specifically, a portion of proposed linework for Bunny Hop Lane extends past the LOC on sheet C5.3. Please adjust the LOC to incorporate this additional area or alternatively remove this linework if this portion of road is not proposed with this project. Please note that while a response stated this had been addressed, the proposed linework for Bunny Hop Lane still extends beyond the Limits of Construction as shown.
6. Identify a block for the Inlet Protection for Curb Inlet On Grade (IPCOG) in the legend and provide the block at all appropriate locations on the plan sheet.

#### **INITIAL CBMP PLANS**

7. Provide and identify inlet protection for curb inlet on grade (IPCOG) for the existing inlet in Belford Avenue just downstream of the northeast entrance to the site. The addition of the IPCOG was noted on the Interim/Final sheets, but please note this is required for the initial sheet as well.

#### **INTERIM/FINAL CBMP PLANS**

8. Provide a block for the Inlet Protection Curb on Sump (IPCOS) provided adjacent to building 8.

#### **CONSTRUCTION PLANS – STORMWATER**

9. Two inverts out coded for Manhole EX 1. Revise pipe network to appropriately reflect the correct inverts in and out for all connecting lines.
10. Provide a minimum of 0.2-feet of drop from any invert into a structure and the invert out of the structure. Specifically noted as not provided at MH B-11 (EX B-11).
11. Provide a detail for the pond forebay which complies with Figures 7.1 or 7.2 of the Town's SDECM. Specifically noted bedding material depth and type, profile view with all pertinent dimensions, and the forebay notch cross section as missing from the details. Please also note that epoxy coated rebar are required for all drainage infrastructure and wire mesh reinforcement is not permitted as shown on the forebay cross section.
12. Invert into Manhole B-8 from the north is below the invert out of the structure. Revise so that the invert out of the structure is a minimum of 0.2-feet below any invert into the structure.

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13. Provide a minimum of 1-foot from the major storm's hydraulic grade line to the finished grade above any storm sewer. Specifically noted as not provided at Manhole B-10.

This submittal is not in general conformance with Town 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.