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Memorandum

To: Ashley Chasez, Planner I
Date: July 19, 2023
From: Michael Walton, P.E., Senior Development Review Engineer
Cc: Alex Mestdagh, P.E., Engineering Services Manager
Tom Williams, P.E., Director of Engineering/Public Works

Subject: SUB23-006 Compark Village South F1 AMD 3 – Engineering 2nd Review

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

<u>Document</u>	<u>Dated</u>
Construction Plan	June 2023
Site Plan	June 2023
Plat	June 2023
Drainage Report	June 2023
Cost Estimate	June 2023

Thank you for the opportunity to review this application. 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, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

CONSTRUCTION PLANS – CIVIL

1. Please confirm that Bunny Hop Lane will maintain normal crown throughout the proposed alignment.

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PLAT – CIVIL

1. Provide and identify the sight line triangles on the Plat as well to match dedication language restrictions to vegetation within these areas.

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.

CONSTRUCTION PLANS – STORMWATER

1. Remove all Douglas County storm sewer standard details. Please note that Parker references CDOT standard details for all storm sewer infrastructure.

DRAINAGE REPORT

1. Discrepancy previously noted between narrative flows and inlet calculation flows appears to be a byproduct of missing summation of flows at the design points within the calculations. Provide a summation of flows received at any design point either in the rational calculations or in a separate table following the rational calculations. In addition, receiving infrastructure for bypass flows still appears to be missing. Please include a summary of bypass flows and their receiving design point/infrastructure within the requested table as well.

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.

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.