



Your kind of place.

## Memorandum

**To:** Amber Wood Hicken, 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:** SUB23-016 Parker Pointe F1 AMD 1 – Engineering 1<sup>st</sup> 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
Traffic Impact Study	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.

#### TRAFFIC IMPACT STUDY – CIVIL

1. The town asks that the anticipated users known at this time be incorporated into this study. More specifically, the fast-food users proposed would have a much higher traffic generation than proposed and could have significant impacts to the function of traffic in the area. **See attached letter from the traffic engineer**
2. Per town criteria all intersections must operate at a Level of Service C or better and no individual movement should fall below a Level of Service E. With the Stroh Road full

July 19, 2023

movement intersection falling below these levels in the near term and long term, a means of mitigation should be proposed. See attached letter from the traffic engineer.

3. Please note that further coordination is occurring with the Traffic Division and additional comments may follow once coordination is complete.

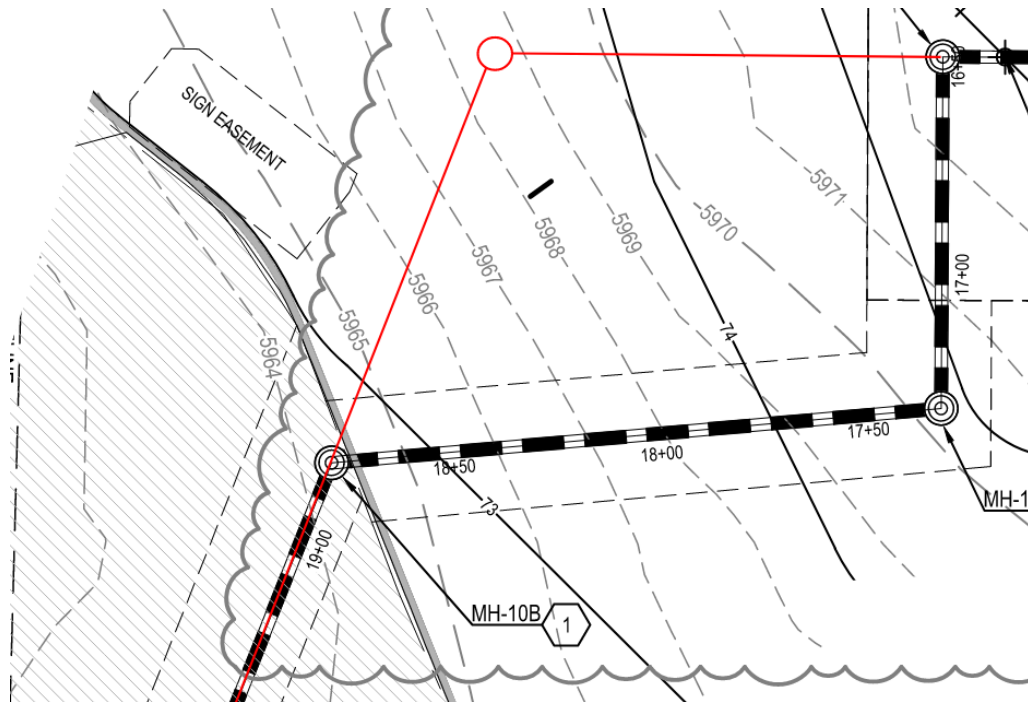
### **Stormwater Review Comments**

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** a grated manhole is provided in sump. It will need to be replaced with solid lid when the lot develops.

1. Provide storm sewer infrastructure to capture and convey the flows from the newly proposed access road location.
2. Provide a minimum of 0.2-feet of drop between any invert into and the invert out of any storm sewer structure. Max possible is provided.
3. Confirm that the point load of the wall will not impact the proposed pipe crossing. If needed, propose necessary protection over the pipe under the wall to ensure no failure occurs. This will be addressed with the wall plans.
4. Provide a minimum of 7-feet from the edge of the proposed wall to the edge of any storm sewer structure. Additionally, please consider the revised layout shown below to provide the maximum clearance between storm sewer structures and the proposed wall as well as remove the need for an additional structure. The manhole is moved to provide clearance. Your sketch indicates what I had originally. Re-alignment is due to the medical building site plan.

July 19, 2023



**DRAINAGE REPORT**

1. Provide a drainage conformance letter specific to the design changes proposed with this application on the next submittal. **Conformance letter attached.**

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.