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Memorandum

To: Amber Wood Hicken, Planner I

Date: February 8, 2024

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 1st 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	January 2024
Traffic Impact Study	January 2024
Plat	January 2024

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. Response noted, but please note based on the applications already received by the Town 2 lots alone account for approximately 80% of the assumed trip generation proposed for the site. Town Staff strongly encourages reevaluating the trip generation proposed to avoid potential future costs to the developer.
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

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movement intersection falling below these levels in the near term and long term, a means of mitigation should be proposed. Response noted, but response is in reference to the wrong intersection. This is in reference to the full movement proposed along Stroh Road out of the development not the signalized intersection.

PLAT – CIVIL

1. Update labeling for the new drainage extents to state “to be dedicated by this plat”.

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. Provide storm sewer infrastructure to capture and convey the flows from the newly proposed access road location. Response regarding inclusion of a beehive manhole lid noted, but identification of said alternative lid and grading to convey flows to said structure were not noted. Please ensure that the labeling for the lid type of the structure is clearly provided on the plan and profile sheets and that grading of the interim ditch required to convey flows to said structure is clear on all grading plans and plan and profile sheets. Additionally, provide a section for the proposed interim swale and identify the dimensions, material, 100-year water surface elevation, and the freeboard provided.
2. Provide minor and major hydraulic grade lines on all storm sewer profiles.

DRAINAGE REPORT

1. Provide inlet sizing calculations to support that the proposed interim manhole inlet will have adequate capacity for the proposed interim flows.

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.