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Memorandum

To: Julia Duncan, Associate Planner
Date: June 17, 2022
From: Alex Mestdagh, P.E., Engineering Services Manager
Cc: Tom Williams, P.E., Director of Engineering/Public Works

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

June 17, 2022

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.

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.