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Memorandum

To: Stacey Nerger, Senior Planner
Date: June 10, 2022
From: Alex Mestdagh, P.E., Engineering Services Manager
Cc: Tom Williams, P.E., Director of Engineering/Public Works

Subject: Lincoln Professional Park MDP – 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>
Construction Plans	April 2022
Water and Sewer Plans	April 2022
Minor Development Plat	April 2022

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

Construction Plans

1. Revise the waterline crossing downstream of Inlet A-3 to avoid conflict with the storm sewer.
2. Please ensure that Manhole E1 is not in conflict with the proposed curb and gutter.
3. Provide HGLs for Storm Line I.
4. Provide clarify on the vertical profile tie-in for Road A at Dransfeldt. If a 4.80% grade is proposed to tie into a (roughly) 2% normal crown, this will result in an undesirable grade break that could be problematic for delivery trucks.
5. Remove the Yield sign (R1-2) from the plans. The previous Town comment for this was made in error.
6. Please angle the new southbound left turn lane as shown below to improve line of sight for the opposing turning movements:

June 10, 2022

Water and Sewer Plans

10. Please note that the proposed waterline under Lincoln Avenue will be required to be bored. No trenching of Lincoln Avenue will be permitted, and temporary lane closures associated with this work will be strictly limited. Coordination/permission from the owner of the commercial area whose entrance will be impacted is also necessary. Any other alternative alignments for this connection should be considered.

Plat

11. Where storm sewer shares a corridor with water and sewer mains, a 50-foot wide Multi-Use Easement should be dedicated to cover all three utilities. Please revise the plat accordingly and add the following plat note:

“A Multi-Use Utility Easement is hereby dedicated as shown for the use of all utilities. The Town of Parker is granted access over and across the easement for the purpose of accessing, maintaining, and repairing stormwater management improvements in the event that the property owner fails to satisfactorily maintain or repair said facilities.”

This submittal is not general conformance with Town criteria. The project documents shall be revised and resubmitted through Community Development. 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.