



Your kind of place.

Memorandum

To: Stacey Nerger, Senior Planner

Date: August 30, 2022

From: Alex Mestdagh, P.E., Engineering Services Manager

Cc: Tom Williams, P.E., Director of Engineering/Public Works
Michael Walton, P.E., Senior Development Review Engineer

Subject: Lincoln Professional Park MDP – 4th 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	July 2022
Water and Sewer Plans	July 2022
Landscaping Plans	July 2022

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

General Comments

1. Please revisit ToP Civil & Roadway comment memo dated 6-10-22 in eTrakit and ensure all comments are addressed.

Landscaping Plans

2. Show and label the require sight triangles at all public intersections (access points to Dransfeldt and Lincoln) per Town Standard Detail 25. Ensure that no trees or landscaping taller than two feet is proposed in these areas.

Construction Plans

3. Sheet 20 - add the following note to the proposed sanitary sewer tie-in within Dransfeldt Road:

August 30, 2022

4. Sheet 34 – revise errant callouts and replace inlet linework with manhole (corner of Dransfeldt and Lincoln). If a retaining wall is proposed adjacent to the sidewalk, a pedestrian handrail will be required.
5. Sheets 34 and 35 – plan and profile stationing run in opposite directions. Revise to have plan and profile track together. Best practice should run stationing south to north.
6. Sheet 36 – please check the location of the existing right-of-way line. If the proposed improvements are located outside of right-of-way as this sheet indicates, please discuss with Town staff.
7. Sheet 37 – revise crosswalk striping graphic to reflect 2' x 10' continental style. Label proposed stop bar.
8. Sheet 38 – add D-3 (street name) sign to stop sign at Dransfeldt. Revise R1-1 callout location on the east side of the property. Clarify that the R3-2 should be installed under the stop sign (same pole) at Lincoln.
9. Sheet 38 – are stop signs needed in one direction at the Road A/Road B intersection.
10. Please provide turning movement templates for the Dransfeldt/Lincoln intersection to explore if opposing turning movements can be allowed with the proposed lane configuration. Assuming they, please revise the three-section signal heads to the four-section head for the turning lanes.
11. Sheet 39 – southeast corner Dransfeldt/Lincoln: please ensure that the relocated signal pole is not in conflict with the upcoming Lincoln widening. Lincoln will be widened with one additional 12-foot lane on the south side of the roadway. Please “ghost” in this lane and the associated curb return and ensure the new signal location is clear of this. Please also confirm that the existing mast arm will still be able to reach the center of the furthest turn lane it serves – if not, mast arm/pole upgrades may be required.
12. Sheet 39 – the reflective back plates can be removed. The Town prefers to have all signal heads at an intersection to be consistent, and will add those at a later date.
13. Sheet 39 – please add a note that the radar and video detection at this intersection should be reset following the modifications.

August 30, 2022

14. Sheet 39 – please detail the wiring tie-in to the new pole location, including any necessary conduit runs.

Plat

15. Please show the sight triangles at the public intersections, including those within right-of-way. Any sight triangles that extend outside of right-of-way are required to have a sight easement dedicated over them.

Cost Estimate

16. Contingency can be reduced to 10% per the Town’s standard soft cost percentages.
17. Please show the required security amount as 110% of the grand total.

This submittal is not in general conformance with Town criteria – these materials should be revised and resubmitted through the Town’s Community Development Department. 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.