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Memorandum

To: Stacey Nerger, Senior Planner

Date: December 28, 2021

From: Tyler Sandt, Development Review Engineer
Michael Walton, Project Engineer

Cc: Alex Mestdagh, P.E. Engineering Services Manager
Michael Grabczyk, P.E. Stormwater Project Manager

Subject: Lincoln Professional Parker MDP and Maverik Site Plan – Engineering 2nd Review

The Engineering Department has reviewed the documents submitted for the Lincoln Professional Park MDP and the Maverik Site Plan. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Drainage Report	November 2021
Construction Plans	November 2021
Site Plan	November 2021
Plat	November 2021
Traffic Study	November 2021
Cost Estimate	November 2021

The site is located at the southeast corner of Lincoln Avenue and Dransfeldt Road. 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, May 2018. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

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General Comments

1. Per previous review, provide a cost estimate for the restriping work associated with converting the existing westbound left at Lincoln and Dransfeldt to a double left. This will be a cash-in-lieu payment condition in the SIA.

Construction Plans

2. The existing “chicken lane” at the south leg of the intersection of Dransfeldt and Road A will remain as is. Please remove the proposed arrow striping from the signing and striping plan.
3. Per previous review, in order to provide adequate transition distance and advanced warning per MUTCD, the proposed southbound through lane on Dransfeldt and Road A will need to carry through the Lowe’s driveway and connect to the existing southbound left at Dransfeldt and Parkglenn (Lincoln Meadows Parkway). Please note that advanced warning signage will not be accepted north of the intersection of Dransfeldt and Road A.
4. The north-south directional ramps at the intersection of Dransfeldt and Road A should be provided at the intersection rather than being set back on Road A.
5. Provide line types and widths on the signing and striping plan.
6. Provide cross-sections for the work on Lincoln and Dransfeldt. Add notes to these sheet stating the new asphalt is to match existing.
7. Clearly identify proposed and existing improvements to public roads.
8. Provide a yield sign at the east leg of the intersection of Dransfeldt and Road A.
9. On future submittals, provide an existing conditions and demolition plan.
10. Remove the proposed stop bar at the south leg of the Lincoln-Dransfeldt intersection.
11. The traffic study recommends restricting the existing Walgreens access on Lincoln. Please clarify how that will be accomplished and show any necessary changes in the plans.
12. The proposed Maverik curb cut on the existing Walgreens Drive does not provide adequate intersection sight distance from Lincoln. Please shift this curb cut south to be at least 100-feet from Lincoln (measured flowline to flowline).

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Plat

13. Revise note 7 to callout Tract B.
14. Per previous review, show sight triangles at public access points (even those that do not require an easement).
15. It would be in the applicant's best interest to show the necessary drainage easements for the Maverik storm sewer on the MDP. If these easements are to be dedicated via separate document, that requires a separate reading at Town Council. Please coordinate with Town staff on this issue prior to the next submittal.

Public Improvements Cost Estimate

16. Revise the soft costs and contingencies per the Standard Cost Estimate Template in Appendix B of the RDCCM.
17. Remove all private storm sewer from the cost estimate.
18. The Town requires half-inch aggregate (SX) asphalt be used for top lift of public roads. Please revise the asphalt quantities accordingly.

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.

Refer to Stormwater reviews for storm sewer, drainage report, and erosion control comments. These comments can be found under the "Reviews" tab on eTrakit and were made by Michael Walton. Project files: SUB21-055, SP21-133.

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. All submittals should be through the Town Community

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Development Department, accompanied by a letter that responds to each comment herein. Direct submittals to the Engineering Department will not be accepted.

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.

Link to Town Engineering Standards and Criteria:

<http://www.parkeronline.org/210/Standards-and-Criteria>

If you have any questions regarding the comments, please do not hesitate to contact the Engineering Department at (303) 840-9546.