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## Memorandum

**To:** Ashley Chasez, Planner I

**Date:** August 7, 2023

**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:** SP22-119 Trails at Crowfoot F9 AMD1 L1 - Gas Station– Engineering 3<sup>rd</sup> 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	July 2023
Site Plan	July 2023
Plat	July 2023
Drainage Report	July 2023

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.

#### CONSTRUCTION PLANS – CIVIL

1. Response regarding Bayou Gulch sidewalk construction obligation noted, but please note while sidewalks were listed within the SIA Exhibit I cost estimate, no quantity was provided for this item. Therefore, this obligation has not been met and the sidewalk will need to be constructed as a part of this site's proposed improvements.
2. Provide and identify street name signage for all stop signs proposed at access points to public roadways. Response stating that stop signs have been provided was noted, but please note that this comment was regarding street signage.

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### **SITE PLAN – CIVIL**

1. Addition of sight triangles noted, but the sheet they are provided on is not adequately scaled to show the full sight triangle extents. Please provide a landscaping sheet scaled appropriately such that the full extents of the proposed sightlines are clear. Additionally, identify removal of any trees within the sight triangle extents, whether proposed as part of this project or not. Once again response noted, but a landscaping sheet with the full extents of the sight triangles is still not provided. Additionally, a significant number of trees noted to conflict with the sight triangles shown at the Alpine Phlox access point and a landscaping sheet showing existing and proposed landscaping along Bayou Gulch with sight triangles identified was not noted within the site plan set.

### **PLAT – CIVIL**

1. Revise labeling from “sight triangle esmt” to “sight easement” to match dedication language.
2. Provide and identify the sight triangles on the plat document as well.
3. Provide the following additional note on the Plat Cover Sheet:
  - 1) WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

### **TRAFFIC IMPACT STUDY**

1. Response noted regarding three quarter movement restriction dictated by the County for Bayou Gulch and Vista Arroyo and Staff is coordinating further with Douglas County. Staff will reach out if any further action is needed by the design group.

### **PUBLIC IMPROVEMENT COST ESTIMATE**

1. Provide a public improvement cost estimate for review once the site plan gets closer to being finalized. Please note this comment will continue to be provided until receipt of a cost estimate to ensure this item does not unintentionally get overlooked in later reviews.

### **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

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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. Response stating the screening wall was replace by landscape screening noted, but the landscaping plans still identify this as a wall and to see the civil plans. Please ensure all documents are adequately updated and revise linework such that it is clear this is landscaping rather than a wall proposed in this location.
2. Provide CDOT standard details for reinforced concrete pipe and type 13 inlets as well.

#### **SITE PLAN – STORMWATER**

1. Provide a minimum of 7-feet from any existing or proposed tree to the edge of any existing or proposed storm sewer infrastructure. Specifically noted as not provided between the existing trees and proposed storm sewer tie-in to the Existing Inlet along Alpine Phlox. Response stating this requirement is being met by the proposed plan noted, but existing trees still appear to be in conflict in Lot 2.

#### **DRAINAGE REPORT**

1. Coordinating with Master Report design group on original intent for the receiving system due to discrepancy between plan HGLs and report narrative. Will follow up with additional comments once coordination has completed.
2. Response stating the access road was included within basin delineations and calculations noted, but the small portion along Bayou Gulch Road which was requested to be analyzed is still shown outside of any proposed basin extents on the drainage plan. As previously requested, include a delineation for this area and provide references or calculations to show the receiving infrastructure is adequately sized to accommodate these 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.