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Memorandum

To: Stacy Nerger, Associate Planner

Date: May 16, 2017

From: Alex Mestdagh, P.E. Engineering Services Manager
Jacob James, P.E. Stormwater Manager
Kurt Patrick, P.E. Stormwater Engineer
Tyler Sandt, Development Review Engineer

Cc: Tom Williams, P.E. Director of Public Works and Engineering

Subject: Trails at Crowfoot F1 Preliminary Plan – Engineering 3rd Review

The Engineering Department has reviewed the documents submitted for Trails at Crowfoot F1 Preliminary Plan. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Preliminary Construction Plans	April 25, 2017
Preliminary Drainage Report	April 25, 2017
Preliminary Utility Plans	April 25, 2017
Preliminary Plat	April 25, 2017
Landscape Plans	April 25, 2017

The site is located south of the Richlawn Hills subdivision and east of Crowfoot Valley 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, July 2015. Additional regulatory and planning documents may have been utilized in the review, and are referenced in the comments where appropriate.

General Comments

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It is staff's understanding that the location of the northern detention facility is subject to change. Please note that pond's location, design elements, and necessary easements will need to be verified and approved by Town staff prior to approval of sketch and preliminary plan.

Preliminary Plat

A comprehensive review will be conducted at final plat stage.

Construction Plans

Please include the Town's engineering signature block on all area utility plan sheets on the Utility Construction Plans.

A comprehensive review will be conducted at final plat stage.

Landscape Plans

A comprehensive review will be conducted at final plat stage. Please ensure no trees or solid structures above two feet are proposed within any sight triangle.

Note that no trees can be placed within seven feet of any storm sewer.

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.

Preliminary Drainage Report

A comprehensive review will be conducted at final plat stage.

Erosion and Sediment Control Plans

A comprehensive review will be conducted at final plat stage.

The submittal is in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*; **pending approval of final**

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detention pond locations. The submittal must be revised and re-submitted for review. All submittals should be through the Town Community 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.

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