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Memorandum

To: Stacy Nerger, Associate Planner

Date: October 18, 2017

From: Alex Mestdagh, P.E. Engineering Services Manager
David Aden, P.E. Traffic Engineer
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 Filing 7 Final Plat – Engineering 1st Review

The Engineering Department has reviewed the documents submitted for Trails at Crowfoot Filing 7. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Final Drainage Report	August 30, 2017
Drainage Maps	August 30, 2017
Cost Estimate	August 30, 2017
Final Plat	August 30, 2017
Landscape Plans	August 30, 2017
Construction Documents	August 30, 2017
Traffic Study	August 30, 2017

The site is located east of Crowfoot Valley Road, directly south of the Richlawn Hills subdivision. 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.

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General Comments

1. The applicant will be required to financially secure all Public Improvements via Subdivision Improvement Agreement. Security shall be cash or letter of credit at 110% of the construction cost of these items. The Town's standard Subdivision Agreement template will be provided to the applicant for review. When all applicable exhibits have been completed and approved, a full draft will be assembled and provided to the applicant. The Engineering Department anticipates inclusion of the following specific conditions related to infrastructure obligations
2. Per discussions with the applicant, no Filing 7 building permits will be issued until probationary acceptance is granted on Filing 1.

Final Plat

3. Show sight triangles on the plat, even those that don't require an easement.
4. Please show Tracts being owned and maintained by the HOA.
5. Update note 5 to show the following:

"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."

Please ensure the sight triangle note is updated on all other filings' plats.

Public Improvements Cost Estimate

6. Please reference the Cost Estimate template in Appendix B of the *RDCCM*. Include only the costs associated with public streets and trails (earthwork and materials), storm sewer, drainage channel, and detention ponds.

Landscape Plans

7. On future submittals, include a visual scale and ensure no trees are proposed within 7 feet of any storm sewer infrastructure.

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8. Please show sight triangles on the landscape plan. Ensure no landscape above 2 feet is proposed within the sight triangles.

Traffic Study

9. Please see Traffic Study comments on eTrakit.

Construction Plans

10. Include the Town's engineering signature block on the area utility plan in the PWSD set.
11. Please include intersection plans for each intersection in this filing.

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.

Final Drainage Report

12. See Filing 1 Engineering Memo for drainage report comments.

Sediment and Erosion Control

13. Please provide a detailed CBMP plan for each individual filing.

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 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.

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