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Memorandum

To: Stacy Nerger, Associate Planner

Date: December 12, 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 Mixed Use Sketch and Preliminary Plan– Engineering 1st Review

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

<u>Document</u>	<u>Date Received</u>
Drainage Report	October 24, 2017
Drainage Maps	October 24, 2017
Cost Estimate	October 24, 2017
Preliminary Plat	October 24, 2017
Landscape Plans	October 24, 2017
Construction Documents	October 24, 2017
Traffic Study	October 24, 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 building permits will be granted in the mixed-use areas until the surrounding roads are constructed and their respective filings receive probationary acceptance.

Landscape Plans

3. Show sight triangles on the landscape plan and ensure no trees or landscape above 2 feet are proposed within the sight triangles.

Construction Plans

4. The access spacing proposed between Alpine Phlox and Rock Daisy does not comply with Town criteria. Please revise the spacing to be at least 170 feet.
5. The nuisance flows being conveyed to the sidewalk on the north side of these areas will need to be evaluated at final design.

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

6. See Filing 1 Engineering Memo for general drainage report comments.

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7. Please update the drainage report with these mixed-use areas. Specifically basins B4, D5, and D9. It appears given the grading of the mixed-use areas the basin delineations are no longer correct.

Sediment and Erosion Control

8. Please provide a detailed CBMP plan.

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.