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Memorandum

To: Stacey Nerger, Associate Planner

Date: June 23, 2020

From: Tyler Sandt, Development Review Engineer
Michael Grabczyk, P.E. Project Engineer

Cc: Tom Williams, P.E. Director of Public Works and Engineering
Alex Mestdagh, P.E. Engineering Services Manager

Subject: Cottonwood Highlands Filing 7 and 7A1 Final Plats – Engineering 3rd Review

The Engineering Department has reviewed the documents submitted for the Cottonwood Highlands Filing 7 Final Plat. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Road and Storm Plans	May 2020
Final Plat	May 2020
Landscape Plan	May 2020
Public Cost Estimate	May 2020
Utility Plans	May 2020

The site is located south of Cottonwood Drive, north of Parkerhouse Road, and is bisected by Lanceleaf Street. 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.

April 23, 2020

General Comments

1. The SIA drafts have been provided to the Town Legal Department for finalization. These will be sent to the applicant for review once they are finalized.

Construction Plans

2. Please only show the demolition of the Compark Village Filing 3 knuckle in the Amendment 1 plans.
3. In order to avoid confusion during construction, please make the following modifications to the signal plans:
 - Remove the Lanceleaf/Cottonwood and Parkerhouse/Jordan signal plans as those will not be completed with this project.
 - Remove the second, northbound left turn lane on Jordan at Cottonwood. This will not be completed with this project and that modification should mean the builder does not need to modify the signal pole or mast arm at the northeast corner of the intersection (please confirm).
 - Please callout and specify the signal modifications that will be completed with this project. Per the annexation agreement, this should encompass the signal pole and mast arm modifications at the northwest, southwest, and southeast corners of the intersection.
 - Note that per discussions with the applicant, a condition is being added to the SIA detailing conditions of shifting these improvements to a cash in lieu payment. However, due to COVID impacts and the Town's updated capital schedule, that change is unlikely.

Final Plat

4. Please revise note 16 to the following, this change was recently requested by the Town Legal Department:

“Tract S is hereby established as a parcel to be re-platted in the future into buildable lots. At such time as a replat is approved for this tract, public improvements associated with the resulting lots will be determined by a signed and financially secured subdivision agreement with each replat application. No portion of the tract shall be developed, including but not limited to, staking, overlot grading, or the erection of any structure, temporary or otherwise, until the property is re-platted and/or site plan approval is obtained, except as allowed for in the construction plans approved with the Cottonwood Highlands Filing NO. 7 Subdivision.”

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5. Per discussion with the applicant, please show the portion of the Cottonwood Drive slope easement that is now within the proposed lots being vacated.
6. Per previous review, it appears some of the requested sight triangles were not added to the plat.

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.

Erosion and Sediment Control

INTERIM/FINAL CBMP PLANS (Filing 7)

7. Remove the back of walk protection in the F7A1 area as that asphalt will not be installed at the time of F7.
8. Revise the inlet protection to be IPANs as they will not be within pavement with the F7 improvements.
9. Show SMC over the streets to be paved with F7A1 for the interim condition between construction of the two filings.

GENERAL COMMENTS (Filing 7A1)

10. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

INITIAL CBMP PLANS (Filing 7A1)

11. Show the over lot grading and CBMPs installed with F7 as the initial condition.
12. **Sheet 10 & 13:** Remove the viewports for improvements that are not installed with F7 A1.
13. Continue the silt fence along the west edge of Lanceleaf Street until it meets the VTC or provide other access control such as CF along this area.

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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.