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To aroundtree@carlton-engineering.com

cc Patricia A Kelly/PV/EDC@TCP

bcc

Subject Tilden Park

Hi Austin,

Hope things are well with you. The Tilden Park project has been assigned to me. I have a couple of comments as I look through the file.

1. Traffic Study: It appears the TIS was never submitted to Dowling for their review. The last correspondence we have predates the draft TIS dated 8-8-08. I went onto Prism's website to obtain it after reading the Land Capability report which references the study. Additionally, I noticed the TIS assumes 49,000 sf of commercial retail development, but the site plans show 75,000sf. You'll need to have Prism revise the study with the correct project description and impact and submit it directly to Dowling for review. They require a hard copy of the report and appendices. DOT's comments are preliminary until we have an approved TIS.

2. Drainage Study: The Prelim drainage study indicates that detention is required with a volume of 10,300 cf. This will need to be shown on the site plans and not deferred to the construction docs stage as the drainage plan suggests.

3. Drainage Course Setback: The site plans show a 50-ft drainage course setback on both sides of the stream. However, the plans show a significant amount of grading for the parking lot and building slopes within the setback.

4. BMP's: BMP's need to be included in the project. It appears simple drainage to the onsite stream is all that's proposed. DOT will be more actively enforcing implementation of post-construction BMP's and requiring it in the design phase. The County's website here: <http://www.co.el-dorado.ca.us/emd/solidwaste/storm.html#SWMP> contains a bunch of links and information on BMP's.

5. Roadway through the parking lot: The plans show two residential roads connecting to the commercial parking lot to the south. I assume this was done to slip under the dead-end road length for the residential subdivision of 2,640ft from the intersection of Wild Chaparral and Ponderosa. If this is truly a roadway, then a roadway easement must be shown and recorded. Additionally, the parking lot structural section will need to meet a roadway standard.

6. Delivery Truck Circulation: Is it the intent of the project to have delivery trucks exit out through the residential streets? What about the western commercial portion?

7. Commercial Driveway Encroachment: The proposed western commercial driveway encroachment appears to be located within 10 feet of the western property line. Design Std Plan 109 requires a minimum separation of 10 feet from the property line to the edge of the driveway.

That's all I have for now!

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