The Towns at Oak Crest Townhomes

Snow Removal Policy

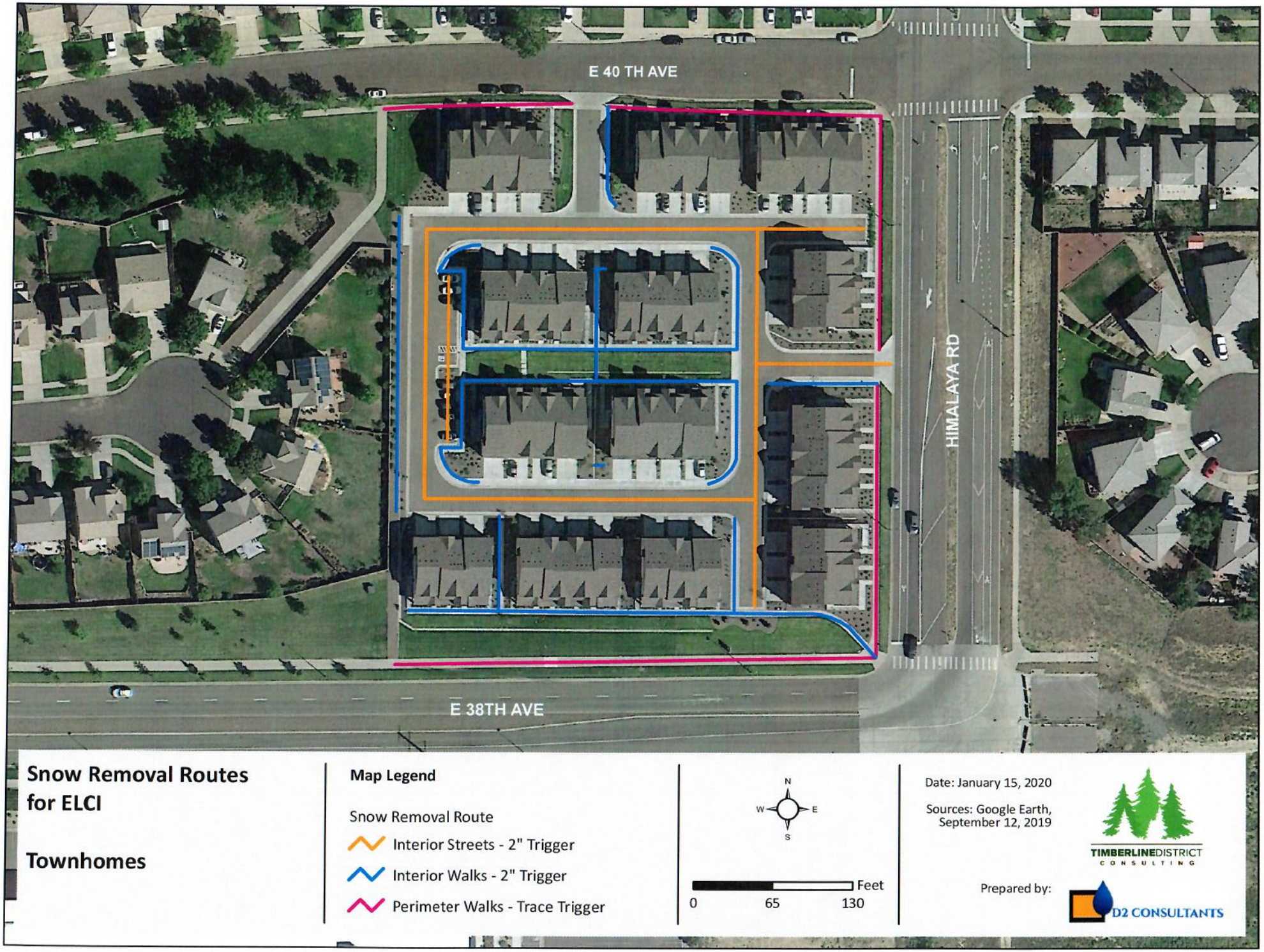
Town Center will remove snow from perimeter sidewalks within public Right of Way, interior sidewalks and private streets.

Snow removal services will commence on private streets and interior sidewalks within 24 hours after the end of the snow event. Private streets and interior sidewalks within The Towns at Oak Crest will have a removal trigger of 2 inches of accumulation. The 2-inch trigger is defined as "a general 2-inch accumulation throughout the streets and sidewalks within The Towns at Oak Crest". Accumulation of less than 2 inches with wind drifts pushing some areas over the trigger will not be considered to have met the 2-inch trigger unless this condition exists over 50% of the entire area of private streets and sidewalks within The Towns at Oak Crest. In snow events where the 2-inch trigger is not met, individual homeowners will be responsible for the snow removal of the sidewalks that are adjacent to their property.

Snow removal services on perimeter sidewalks will be completed within 24 hours after snowfall has ended per the City and County of Denver's Municipal Code Ordinance 49-551(a) and City of Denver Department of Public Works Rules and Regulations approved on February 1, 2008. Snow removal starting points are at the discretion of Community Management and the contractors performing the removal services. Both parties will strategically plan starting points that enable the contractor to safely, efficiently and effectively move labor and equipment around the property to remove the areas as quickly as possible.

Snow removal services may include, but is not limited to, hand shoveling, truck with plow, ATV with plow, skid steer with pusher, skid steer with plow, skid steer with bucket, snow blowers, front end loader, road grader and dump truck with plow.

In snow events where there is more than 6 inches of accumulation, excessive winds and/or high moisture content, additional equipment may be needed which will extend mobilization and removal service completion times.



Snow Removal Routes for ELCI

Townhomes

Map Legend

Snow Removal Route

- Interior Streets - 2" Trigger
- Interior Walks - 2" Trigger
- Perimeter Walks - Trace Trigger

N
W E
S

Feet
0 65 130

Date: January 15, 2020

Sources: Google Earth, September 12, 2019

TIMBERLINEDISTRICT CONSULTING

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