

Date: June 28th, 2017

To: Stacy Nerger at The Town of Parker

From: John Prestwich
PCS Group Inc.
200 Kalamath St.
Denver CO 80223

RE: Trails at Crowfoot – PD Amendment, Sketch Plan, Preliminary Plat

Please see response to comments below regarding the 3rd submittal of the PD amendment, Sketch Plan and Preliminary Plat plans for The Trails at Crowfoot Project. Please see attached resubmittal set with revisions per your comments. Please don't hesitate to call with any questions or comments. We look forward to working with you as these plans move forward.

MEMORANDUM OF FINDINGS

To: John Prestwich, Matt Janke

From: Stacey Nerger, Associate Planner,
Town of Parker Community Development Department

Subject: Requested PD Amendment, Sketch & Preliminary Plan
Case Files Z16-035, SUB16-050 & SUB16-051 Hess Ranch PD Amendment 1 and Filing 1
Sketch/Preliminary Plan (“The Trails at Crowfoot”) (Third Submittal)

The following are the comments on your application. All comments must be responded to and if you disagree with a comment, please indicate the reasoning of your disagreement. Please sign and return this memo with your next submittal. If you have any questions or desire a follow-up meeting with the reviewing agencies to obtain additional guidance, please contact me to arrange a time

PD Amendment:

1. Please add the owner's information before the PD Plan is created on mylars. The ownership information should be consistent with the information contained within the Title Commitment.

Complied: Yes

Response: We will add the ownership information before mylars are created.

2. Please include the legal description for the property contained within the PD Amendment on the PD Plan.

Complied: Yes

Response: The Legal description has been added to PD plan.

Sketch/Preliminary Plan:

3. Please see the attached redlines of both the Sketch/Preliminary Plan.

Complied: Yes

Preliminary Landscape Plan:

4. Please see the attached redlines of both the Preliminary Landscape Plan.

- A. What is the actual width of the foot trail? Based on the Town of Parker trail requirements a local trail should be 8 feet in width and a regional trail should be 10 feet in width. I understand that this is not a local or a regional trail, but 2 feet seems small.

Complied: No

Response: The goal was to keep this area as native as possible and reduce impact. This trail is neither a regional or local trail and is only meant to be a small soft surface, 2' wide footpath.

5. On page L2.0 please include the standard planning notes for landscaping as listed within the Towns Construction Specifications and Design Considerations for Parks, Trails and Open Space on page 1-13 (44-46 of the pdf).

Complied: Yes

Response: These notes have been added to page L2.3

Outside Referral Agency Comments:

4. Please address all outside referral agency comments with a written response.

Complied: Yes

Response: See Below for outside referral response to comments

Memorandum

To: Stacy Nerger, Associate Planner

Date: May 16, 2017

From: Alex Mestdagh, P.E. Engineering Services Manager
Jacob James, P.E. Stormwater Manager
Kurt Patrick, P.E. Stormwater Engineer
Tyler Sandt, Development Review Engineer

Subject: Trails at Crowfoot F1 Preliminary Plan – Engineering 3rd Review

The Engineering Department has reviewed the documents submitted for Trails at Crowfoot Filing 1 Preliminary Plan. The submittal consisted of the following documents:

<u>Document</u>	<u>Date Received</u>
Preliminary Construction Plans	April 25, 2017
Preliminary Drainage Report	April 25, 2017
Preliminary Utility Plans	April 25, 2017
Preliminary Plat	April 25, 2017
Landscape Plans	April 25, 2017

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

It is staff's understanding that the location of the northern detention facility is subject to change. Please note that pond's location, design elements, and necessary easements will need to be verified and approved by Town staff prior to approval of sketch and preliminary plan.

Preliminary Plat

A comprehensive review will be conducted at final plat stage.

Complied: Yes



Construction Plans

Please include the Town's engineering signature block on all area utility plan sheets on the Utility Construction Plans.

Complied: Yes

Response: The Town's signature block has been added to the area utility plan sheets.

A comprehensive review will be conducted at final plat stage.

Landscape Plans

A comprehensive review will be conducted at final plat stage. Please ensure no trees or solid structures above two feet are proposed within any sight triangle. Note that no trees can be placed within seven feet of any storm sewer.

Complied: Yes

Response: Trees and structures above 2 feet have been removed from sight triangles. Trees have been moved at least seven feet from all storm sewers.

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.

Preliminary Drainage Report

A comprehensive review will be conducted at final plat stage.

Erosion and Sediment Control Plans

A comprehensive review will be conducted at final plat stage.

The submittal is in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*; **pending approval of final detention pond locations**. 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.

Project Name: Trails at Crowfoot F1 Preliminary Plan

Project Number: SUB16-051 **Jurisdiction:** Town of Parker

Date Received: 2017-05-01 00:00:00 **Due Date:** 2017-05-16 00:00:00

Addressing Comments:

No Comments

Engineering Comments:

See previous letter submitted by Douglas County Engineering on December 7, 2016.

Planner Comments:

Thank you for providing the opportunity for Douglas County Community Development to provide comment. Douglas County Planning Services has reviewed the project for consistency with the Town of Parker and Douglas County Intergovernmental Agreement (IGA) and Comprehensive Development Plan. The proposal is within Region 1 of the Town Urban Growth Area and is required to comply with Section 5.0 of the IGA. Following review of the development requirements within Section 5.1, the proposal appears compliant with the IGA requirements for development within the Urban Growth Area adjacent to a Community Separation Buffer Area. In addition to Planning Services comments, please see the Douglas County Engineering Services December 7, 2016 comments regarding this project. Planning Services agrees with and supports the comments provided by Engineering Services.

RE: Trails at Crowfoot Subdivision- Preliminary Plan

Dear John,

RE 16-204

Engineering has reviewed the Preliminary Plan (external referral) for the above referenced project and the following comments have been generated:

1. Please submit an updated Traffic Impact Study (TIS) to Douglas County Engineering for review and comment. It is unclear what lane length, taper length and additional right-of-way (ROW) will be required along Bayou Gulch Road for the south bound accel lane from Street D.

Complied: Yes

Response: A Traffic Impact Study (TIS) has been prepared for the Trails at Crowfoot site.

2. Please verify that Street D is, in fact, proposed as a right in / right out access to Bayou Gulch Road as required by the County.

Complied: Yes with phasing consideration.

Response: Due to the current phasing of the surrounding developments, Street D (Shasta Daisy Street) is proposed to be a full movement until such time as the Cielo site to the south and east develop. When Bayou Gulch Road is extended to the south, Shasta Daisy Street will be converted to a right in/right out movement with the northbound movement blocked by the median.

3. Please provide the County with an electronic CADD file of the alignment of North Pinery Pkwy as it passes thru this subdivision. This alignment is required to be incorporated into the County's final alignment for North Pinery Pkwy as it extends eastward to HWY 83.

Complied: Yes

Response: The alignment of North Pinery Pkwy extension has been created per the information supplied by Douglas County. CADD files have been sent to the County by separate submittal.

4. As the Cielo Subdivision to the southeast of this preliminary plan is in the platting stages, please verify that Trails at Crowfoot Street E "lines up" with Cielo Street A at their common boundary.

Complied: Yes

Response: The Trails at Crowfoot and Cielo developments have coordinated the alignments of Street E (Scarlet Sage Avenue).

Applicant Acceptance:

Please sign below and acknowledge that all items referenced in this letter have been reviewed and complied with, or have been provided with an explanation concerning non-compliance.

Project Representative: *(if different from Property Owner)*

Date

Print Name: John Prestwich

Title:

