



April 10, 2017

RE 17-034

Stacey Nerger
Town of Parker
20120 E Main Street
Parker, CO. 80138

RE: Trails at Crowfoot Subdivision – Preliminary Plan 1

Dear John,

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.
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.
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.
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.
5. Bayou Gulch Road from Scott Ave. north to the Cielo / Trail at Crowfoot boundary has been designed with the County's arterial roadway section which provides for a 28' median. Presumably that section of Bayou Gulch Road from the Cielo / Trails boundary to Crowfoot Valley Road was designed with the Town of Parker arterial roadway section that provides for a 16' median. If this is the case, a transition will need to occur in the median section in the vicinity of the Cielo / Trails at Crowfoot boundary.

Stacey Nerger
April 10, 2017
Page 2 of 2

Engineering cannot support the approval of this Preliminary Plan until these issues have been addressed. With the next submittal, please enclose a written response to these comments. Should you have any questions in regards to these comments, I can be reached at 303-660-7490.

Respectfully,



Al Peterson
Sr. Development Review Engineer

cc: Matt Williams, P.E., Douglas County Engineering
Tom Williams, P.E., Town of Parker
Patrick Mulready, Town of Parker
DV File