

**Project Name:** Trails at Crowfoot F1 Preliminary Plan

**Project Number:** SUB16-051

**Jurisdiction:** Town of Parker

**Date Received:** 2016-11-15 00:00:00

**Due Date:** 2016-12-09 00:00:00

**Addressing Comments:**

You may begin proposing street names for approval to be placed on the final plat. Please follow these instructions to find possible names to propose:

In the Search box from [www.douglas.co.us](http://www.douglas.co.us) enter a query such as NAMING STREETS. The results should include a link called ADDRESS AND STREET NAMING - DOUGLAS COUNTY COLORADO. This will take you to a page with a link called DOUGLAS COUNTY STREET NAME REFERENCE which will open a spreadsheet of all the streets currently in our database.

On the next screen, click on VIEW DATA. An associated instruction pdf for using this spreadsheet can be found by clicking on the red ABOUT box in the upper right corner, then scrolling down to the ATTACHMENT called HOW TO NAME STREETS IN DOUGLAS COUNTY.pdf.

The spreadsheet is easiest to use if downloaded to Excel by clicking on the light blue EXPORT button and choosing CSV FOR EXCEL.

The dark blue FILTER button may also be used. If filtering, click on ADD A NEW FILTER CONDITION and change STREET\_EID to STREET\_NAME. Then change IS to CONTAINS. From that point the proposed name can be typed into the query box and the Enter button will bring up existing results.

**Engineering Comments:**

See attached Document

**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.



December 7, 2016

RE 16-204

John Prestwich  
PCS Group, Inc.  
1001 16<sup>th</sup> Street #3-B180  
Denver, CO. 80265

**RE: Trails at Crowfoot Subdivision – Preliminary Plan**

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.

John Prestwich  
December 7, 2016  
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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,

A handwritten signature in black ink, appearing to read 'Al Peterson', written in a cursive style.

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