

Project Name: Trails at Crowfoot F1 Preliminary Plan

Project Number: SUB16-051

Jurisdiction: Town of Parker

Date Received: 2017-02-23 00:00:00

Due Date: 2017-03-13 00:00:00

Addressing Comments:

No comments

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 16th 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
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,

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