

Project Name: Parker Pointe Minor Development Plat

Project Number:

Date Received: 12/01/2017

Jurisdiction: Town of Parker

Due Date: 12/29/2017

Addressing Comments:

Unless otherwise determined by emergency service providers, the access easement will need to have an approved street name for addressing purposes.

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 enter a query such as NAMING STREETS. The results should include a link called ADDRESSING 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 list of all the streets currently in our database. On the next screen, click on EXPLORE DATA, then VIEW DATA. To make sure all names have been placed alphabetically in the list, it is a good idea to click on the column titled STREET_NAME.

An associated instruction pdf for using this list 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 list 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:

1. Access and slope easements will be required from Reata South. Please work directly with Reata South District to obtain appropriate easements.
2. A CDOT access permit will be required for the proposed access to SH83.
3. Douglas County requests the Town of Parker to annex SH83 from the intersection of Lewis Christensen Road to the intersection of Stroh Road.

Planner Comments:

Planning Services has reviewed the land use applications for a 15-lot minor development plat for commercial development, along with two site development plans on proposed Lots 9 and 10. The project is located within the Town's municipal planning area, near an area designated as a community separator buffer. Planning Services offers general comments on the layout of the project in relationship to the adjacent County properties. We recommend that the plat and site plans incorporate appropriate buffering and transitional design elements to minimize disturbance to the adjacent Kinney Creek floodplain and open space areas within the Reata South Planned Development.

Below are the comments from the Douglas County "Historic Preservation Board".

An important component of Douglas County's historic legacy is the commitment to its cultural resources, including landscapes, homesteads, and archaeological sites. Section 3 of the Douglas County Comprehensive Master Plan

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2035 notes, "The County is rich in historic and cultural features that should be preserved for future generations." Additionally, this section states, "Archaeological and historic resources have also been identified as important features to be considered and protected, whenever possible." The Douglas County Historic Preservation Board (CDHPB) reviewed the subject property, located at 6940 Stroh Road, during its regularly scheduled board meeting on December 6 and has outlined the following comments. 1937 aerials on Google Earth reveal evidence of a homestead on this property, including landscaping, in the form of trees, along the southern and eastern portion of the property. Please conduct a Class III survey, and provide a copy of said survey with the State Office of Archaeology and Historic Preservation Form 1403 for additional DCHPB review and comment. The DCHPB recognizes the importance of recording the history and prehistory of Douglas County and sincerely appreciates the developers cooperation towards this endeavor. The DCHPB encourages the proprietors of the proposed development to make construction decisions that provide for the ability to monitor for buried prehistoric or historic artifacts and features when excavating and re-contouring the land. The DCHPB thanks the applicant for their attention to the preservation and protection of Douglas County's cultural resources for future generations.

Sincerely,
DCHPB