



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Ryanne Sass, Plaza Street Partners
FROM: Stacey Nerger, Senior Planner
DATE: August 1, 2022
SUBJECT: Lincoln Professional Park – Preliminary Site Plan
Review Comments 04

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.
 - a. Example: "05 Preliminary Site Plan"

General Comments

1. Please see the attached redlines for additional information.

Comment Addressed: Yes No
Response:

SEE RESPONSES ON REDLINES

2. The Lincoln Professional Park Annexation Agreement requires improvements to both Dransfeldt Road and Lincoln Avenue. Please see the attached redlines as the sidewalk along Dransfeldt Road south of the entrance will also need to be a detached sidewalk.

Comment Addressed: Yes No
Response:

ADDRESSED

3. Staff understands the property owners wish to keep the sidewalks internal to the development as attached. Please note that the streetscape (trees and grass) along these internal sidewalks will be required to be installed with the Minor Development Plat for the property. This streetscape will need to be a minimum of 5 feet in width. In addition, when the adjacent properties development, the property perimeter or parking lot perimeter landscaping (whichever landscape requirement applies) will need to be placed behind the streetscape. For example, parking lot perimeter landscaping would require an additional 10 feet of landscaping behind the 5 foot of streetscape landscaping. Please evaluate the site to ensure that these requirements can be satisfied.

Comment Addressed: Yes No
Response:

ADDRESSED. SEE REDLINE RESPONSE

Parking

Staff has no additional comments on the parking.

Landscape Plan

1. See redlines for additional changes.

Comment Addressed: Yes No
Response:

ADDRESSED. SEE REDLINE RESPONSE

2. Please amend the landscape plans to show the streetscape within the amended Dransfeldt Road

section south of the entrance.

Comment Addressed: Yes No

Response:

ADDRESSED. SEE REDLINE RESPONSE

- 3. The Tree Conservation documents have been forwarded to the Town Arborist for review and comment. Once comments have been received, staff will let you know if any changes are needed. Any mitigation cash-in-lieu will be a required of the Subdivision Agreement associated with the Minor Development Plat.**

Comment Addressed: Yes No

Response:

ACKNOWLEDGED

OUTSIDE REFERRAL AGENCY COMMENTS

There are no additional outside agency comments on the Preliminary Site Plan.

Property Owner

Date

Project Representative

Date

LINCOLN PROFESSIONAL PARK FILING NO.1 PRELIMINARY SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, PEALSEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;

THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
- 2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;

THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;

THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;
- 2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DEEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;

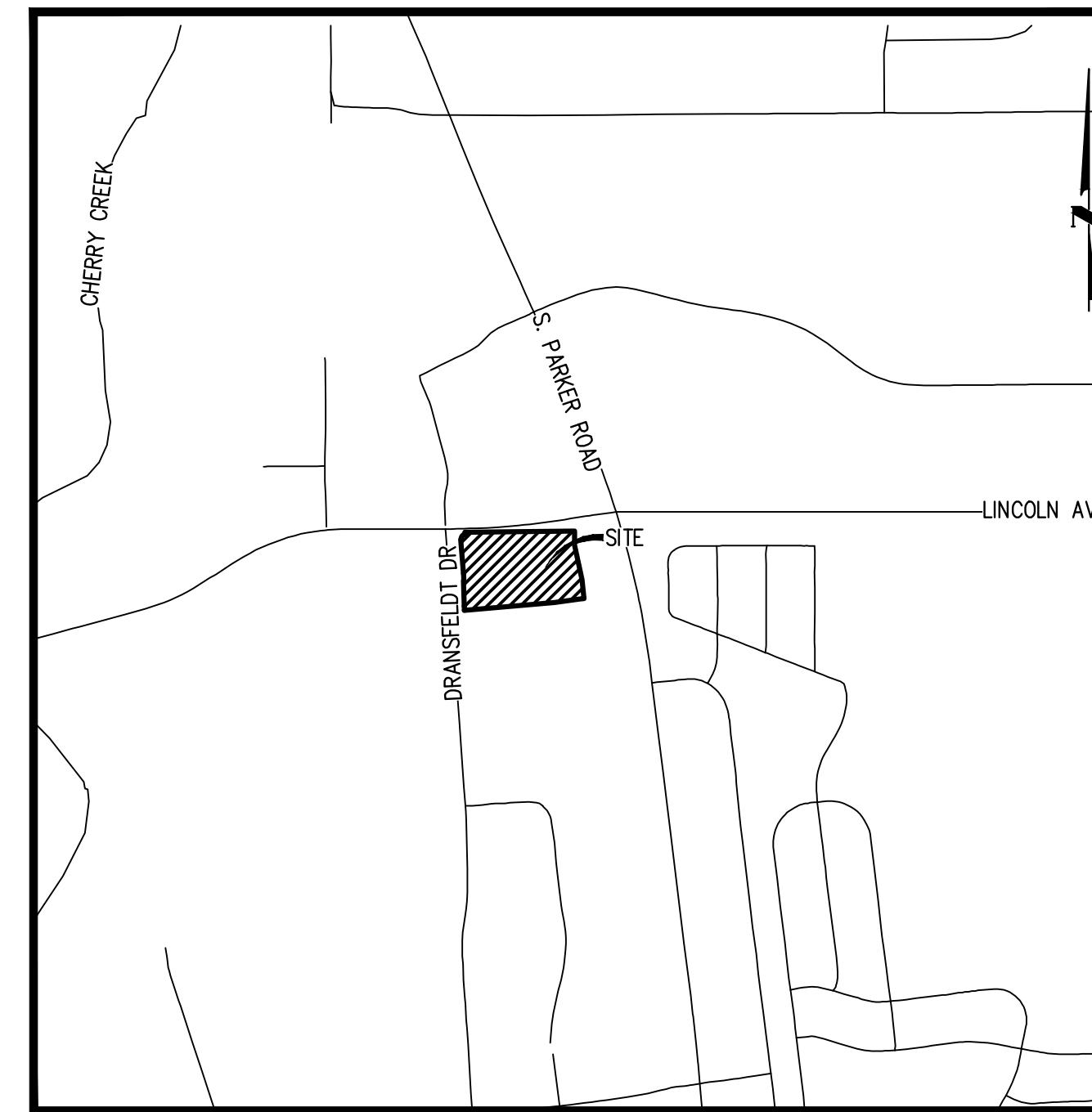
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:

- 1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
- 2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
- 3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
- 4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
- 5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
- 6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN. AS MONUMENTED AT BOTH THE NORTHWEST QUARTER CORNER AND NORTH QUARTER CORNER BY 3.25" ALUMINUM CAPS, ASSUMED TO BEAR SOUTH 89°29'00" WEST.



VICINITY MAP
SCALE: 1" = 1000'

SHEET INDEX

- 1 COVER
- 2 SITE PLAN
- 3 LANDSCAPE PLAN
- 4 LANDSCAPE DETAILS
- 5 COMMERCIAL CONCEPT

PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)	BUILDING AREA (SF)	ANTICIPATED USE	PARKING REQUIRED	MAX. BUILDING HEIGHT	FRONT BUILDING SETBACK	REAR BUILDING SETBACK	SIDE BUILDING SETBACK
OVERALL SITE	7.93	345,311	N/A	N/A	128	35'	40	25	0
LOT 1	1.36	59,066	5129	Gas Station	21	35'	40	25	0
LOT 2	1.05	45832	3129	Fast Food	31	35'	40	25	0
LOT 3	0.92	39930	2089	Retail	7	35'	40	25	0
LOT 4	0.97	42067	2320	Coffee Drive-Thru	33	35'	40	25	0
LOT 5	1.16	50672	8100	Retail	27	35'	40	25	0
LOT 6	0.61	26591	2250	Automotive	9	35'	40	25	0
LOT 7	0.44	19092	N/A	N/A	N/A	35'	40	25	0
TRACT B (DETENTION POND)	0.82	35564	N/A	N/A	N/A	35'	N/A	N/A	N/A
TRACT D (EX WQ POND)	0.50	21842	N/A	N/A	N/A	35'	N/A	N/A	N/A



Know what's below.
Call before you dig.

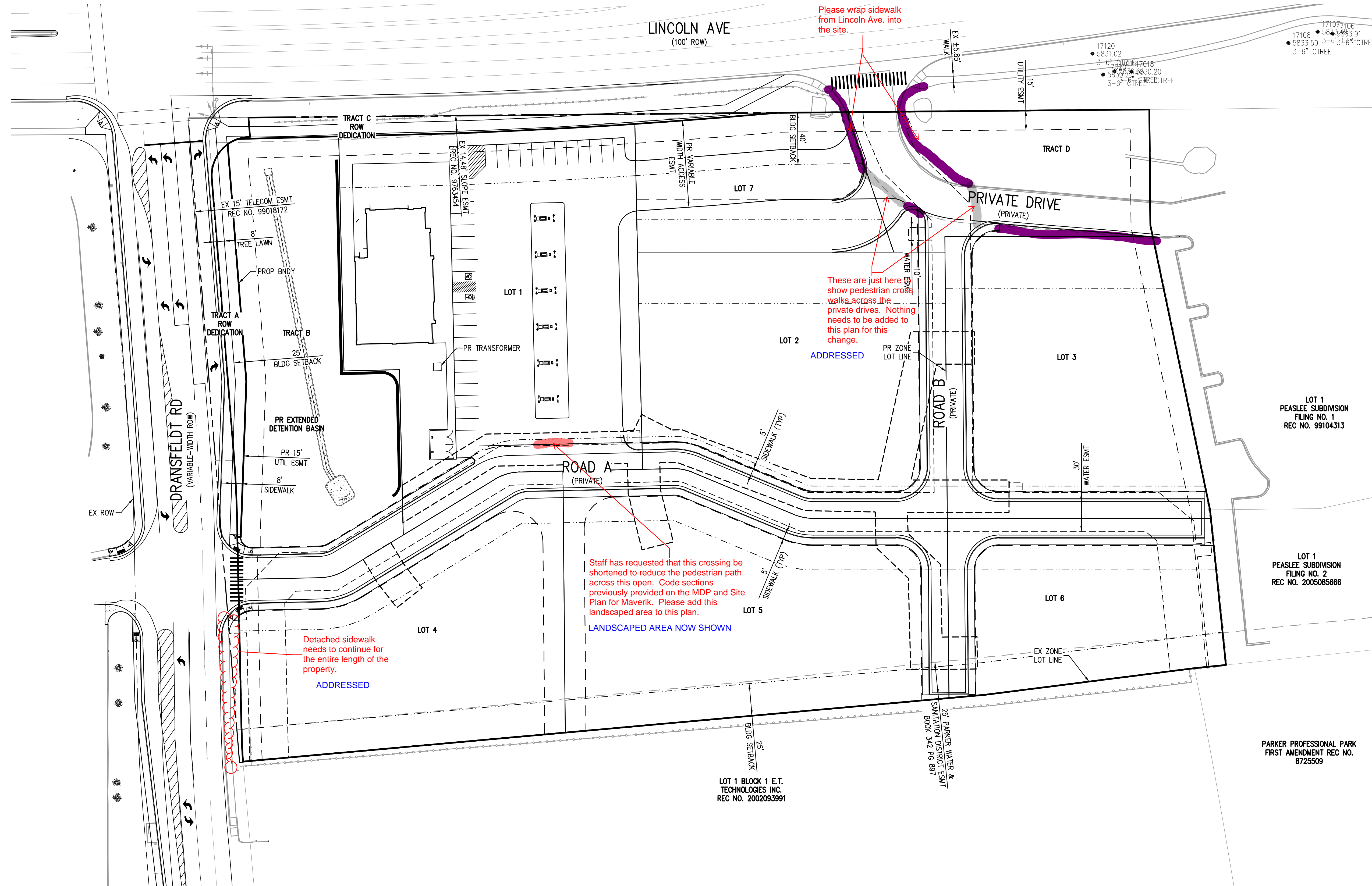


DATE	REVISION COMMENTS

Filepath: K:\2008\ENGINEERING\SP - COVER.DWG Layout: 1 COVER
User: M...
Printed: TUE 07/22/22 10:55:32A By: Olivia McCreary

LINCOLN PROFESSIONAL PARK FILING NO.1 PRELIMINARY SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.



Please wrap sidewalk from Lincoln Ave. into the site.

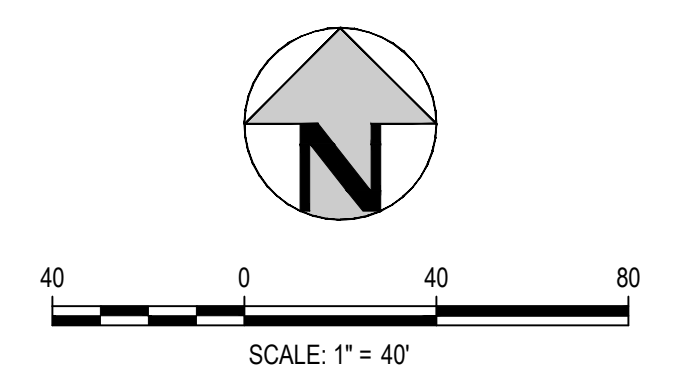
These are just here to show pedestrian crosswalks across the private drives. Nothing needs to be added to this plan for this change.

Staff has requested that this crossing be shortened to reduce the pedestrian path across this open. Code sections previously provided on the MDP and Site Plan for Maverik. Please add this landscaped area to this plan.

Detached sidewalk needs to continue for the entire length of the property.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Project: K200820ENGINEERING@SP - SITE PLANNING Layout 2 SITE PLAN
Date: 03/21/2022 10:52:37 AM By: Orlan McCreary



PROJECT # 200820

LINCOLN PROFESSIONAL PARK FILING NO.1 PRELIMINARY SITE PLAN

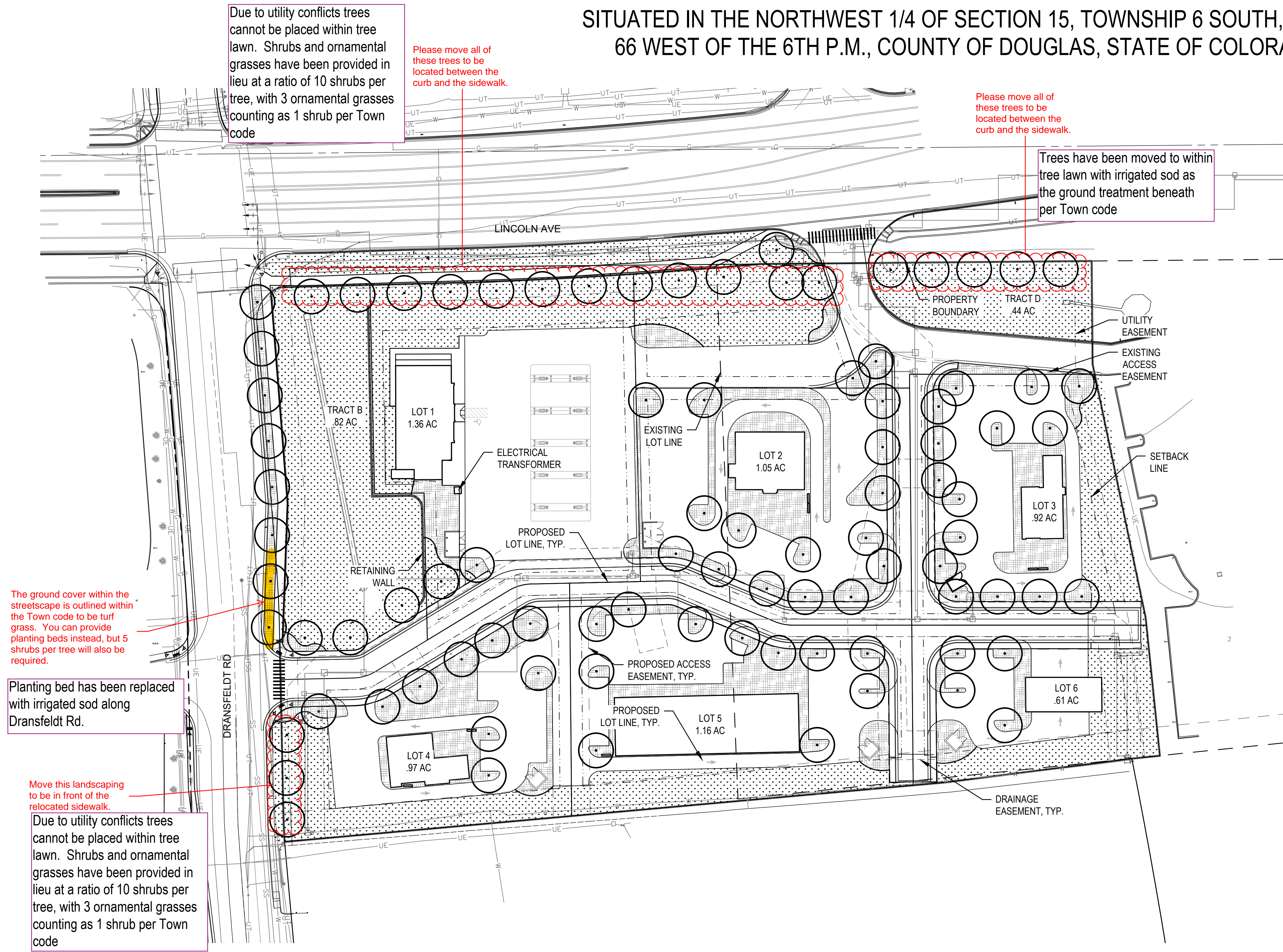
SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE BROWN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED CEDAR GORILLA HAIR LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH, SHREDDED CEDAR GORILLA HAIR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE BROWN ROLL TOP EDGER, RYERSON OR EQUAL.
- PLANT MATERIAL WITHIN PLANTER POTS SHALL BE PER OWNER. IRRIGATION FOR PLANTER POTS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

NOTES

- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS DUE TO MORE WATER INTENSIVE LANDSCAPING DESIGN SHOWN IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT TIME OF FINAL SITE PLAN APPROVAL.



Due to utility conflicts trees cannot be placed within tree lawn. Shrubs and ornamental grasses have been provided in lieu at a ratio of 10 shrubs per tree, with 3 ornamental grasses counting as 1 shrub per Town code

Please move all of these trees to be located between the curb and the sidewalk.

Please move all of these trees to be located between the curb and the sidewalk.

Trees have been moved to within tree lawn with irrigated sod as the ground treatment beneath per Town code

The ground cover within the streetscape is outlined within the Town code to be turf grass. You can provide planting beds instead, but 5 shrubs per tree will also be required.

Planting bed has been replaced with irrigated sod along Dransfeldt Rd.

Move this landscaping to be in front of the relocated sidewalk.

Due to utility conflicts trees cannot be placed within tree lawn. Shrubs and ornamental grasses have been provided in lieu at a ratio of 10 shrubs per tree, with 3 ornamental grasses counting as 1 shrub per Town code

CONCEPT PLANT SCHEDULE LIST

SYMBOL	DESCRIPTION	QUANTITY/SF
	STREET TREE	90
	LANDSCAPE	109,450 SF
	PLANTING BED	48,850 SF

LANDSCAPE REQUIREMENTS

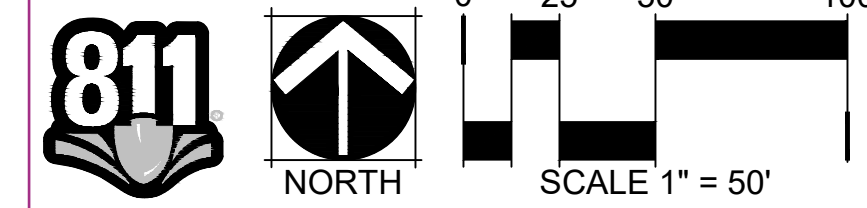
AREA	REQUIRED (15%)	PROVIDED
LOT 1	8,860 SF	17,172 SF
LOT 2	6,875 SF	12,378 SF
LOT 3	5,990 SF	15,499 SF
LOT 4	6,310 SF	18,652 SF
LOT 5	7,601 SF	15,889 SF
LOT 6	3,989 SF	10,954 SF
LOT 7	2,875 SF	11,989 SF
TRACT A	5,031 SF	28,864 SF
TRACT B	3,276 SF	11,834 SF

LANDSCAPE CALCULATIONS

ROAD NAME	LENGTH	REQUIRED	PROVIDED
LINCOLN AVENUE	707'	18	18
DRANSFELDT ROAD	452'	11	11
INTERNAL NORTH/SOUTH	370'	9	9
INTERNAL EAST/WEST	734'	18	27

Entries and exits have been subtracted from calculations for Lincoln and Dransfeldt. For internal streets, radii at intersections have been omitted from calculations but potential access for lots has remained included.

Within these calculations you can subtract the entrance and exits from the total number. For the internal roads, leave these as is since the entrance and exits into each property have not been determined and what is shown will most likely not be allowed due to spacing requirements.



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH
LENGTH P PLAZA STREET PARTNERS - LINCOLN DRANSFELDT - 1184-01-31-80-DRAWINGS/SUBMITTALS/BASE-PLAZASST PLAN DWG Layout SITE PLAN
Project: MON 07/11/23 8:42:10P By: Carl Ruppig