



DENVER • DALLAS/FORT WORTH

April 12, 2022

Attention: Alex Mestdagh
Town of Parker
Engineering Department
20120 E Main St
Parker, CO 80138

RE: SUB21-055 - Lincoln Professional Park - Engineering 2nd Review
HKS Project No. 200829

Dear Mr. Mestdagh,

Please find responses (in blue italics) below for comments received January 3, 2022 regarding the proposed Lincoln Professional Park project.

Traffic and Roadway Review Comments

General Comments

1. Per previous review, provide a cost estimate for the restriping work associated with converting the existing westbound left at Lincoln and Dransfeldt to a double left. This will be a cash-in-lieu payment condition in the SIA.

HKS RESPONSE: Addressed

Construction Plans

2. The existing “chicken lane” at the south leg of the intersection of Dransfeldt and Road A will remain as is. Please remove the proposed arrow striping from the signing and striping plan.
3. Per previous review, in order to provide adequate transition distance and advanced warning per MUTCD, the proposed southbound through lane on Dransfeldt and Road A will need to carry through the Lowe’s driveway and connect to the existing southbound left at Dransfeldt and Parkglenn (Lincoln Meadows Parkway). Please note that advanced warning signage will not be accepted north of the intersection of Dransfeldt and Road A.

HKS RESPONSE: Per discussions with Town of Parker, an interim striping condition has been provided. See plans for additional information.

4. The north-south directional ramps at the intersection of Dransfeldt and Road A should be provided at the intersection rather than being set back on Road A.
HKS RESPONSE: ADDRESSED
5. Provide line types and widths on the signing and striping plan.
HKS RESPONSE: ADDRESSED
6. Provide cross-sections for the work on Lincoln and Dransfeldt. Add notes to these sheet stating the new asphalt is to match existing.
HKS RESPONSE: Addressed
7. Clearly identify proposed and existing improvements to public roads.
HKS RESPONSE: ADDRESSED
8. Provide a yield sign at the east leg of the intersection of Dransfeldt and Road A.
HKS RESPONSE: ADDRESSED
9. On future submittals, provide an existing conditions and demolition plan.
HKS RESPONSE: ADDRESSED
10. Remove the proposed stop bar at the south leg of the Lincoln-Dransfeldt intersection.
HKS RESPONSE: ADDRESSED
11. The traffic study recommends restricting the existing Walgreens access on Lincoln. Please clarify how that will be accomplished and show any necessary changes in the plans.
HKS RESPONSE:
12. The proposed Maverik curb cut on the existing Walgreens Drive does not provide adequate intersection sight distance from Lincoln. Please shift this curb cut south to be at least 100- feet from Lincoln (measured flowline to flowline).
HKS RESPONSE: Proposed access has been adjusted to be 100 ft from the Lincoln flowline. Per discussions with Town of Parker, current location is acceptable.

Plat

13. Revise note 7 to callout Tract B.
HKS RESPONSE: Addressed.
14. Per previous review, show sight triangles at public access points (even those that do not require an easement).
HKS RESPONSE: Addressed.

15. It would be in the applicant's best interest to show the necessary drainage easements for the Maverik storm sewer on the MDP. If these easements are to be dedicated via separate document, that requires a separate reading at Town Council. Please coordinate with Town staff on this issue prior to the next submittal.

HKS RESPONSE: The Maverik site will be submitting their own MDP.

Public Improvements Cost Estimate

16. Revise the soft costs and contingencies per the Standard Cost Estimate Template in Appendix B of the RDCCM.

HKS RESPONSE: Addressed.

17. Remove all private storm sewer from the cost estimate.

HKS RESPONSE: Addressed.

18. The Town requires half-inch aggregate (SX) asphalt be used for top lift of public roads. Please revise the asphalt quantities accordingly.

HKS RESPONSE: Addressed.

Please contact me if you have any questions or require additional information at omccracken@hkseng.com or 303-623-6300.

Sincerely,

HARRIS KOCHER SMITH

Olivia McCracken
Project Engineer