



DENVER • DALLAS/FORT WORTH

November 18, 2022

Attention: Stacey Nerger
Senior Planner
Town of Parker
20120 E. Mainstreet
Parker, CO 80138

RE: Lincoln Professional Park MDP – 4th Review
HKS Project No. 200829

Dear Ms. Nerger,

Please find responses (in blue italics) below for comments received August 30, 2022, regarding the proposed Lincoln Professional Park Filing No. 1 (Master Development Plans)

GENERAL COMMENTS

1. Please revisit ToP Civil & Roadway comment memo dated 6-10-22 in eTrakit and ensure all comments are addressed.
HKS RESPONSE: Acknowledged. See response letter included

LANDSCAPING PLANS

2. Show and label the required sight triangles at all public intersections (access points to Dransfeldt and Lincoln) per Town Standard Detail 25. Ensure that no trees or landscaping taller than two feet is proposed in these areas.
HKS RESPONSE: Added to landscape plans

CONSTRUCTION PLANS

3. Sheet 20 - add the following note to the proposed sanitary sewer tie-in within Dransfeldt Road:

“The proposed utility connection will require a Town of Parker Right-of-Way Permit prior to commencing construction. The Town prefers connections to be bored to the extent possible and any street cut allowed by the Town will be required to be restored according to the Town’s

construction standards and details. The limits of patching will be determined by the Town at the time of construction. The Town of Parker does not allow roadway closures for utility work.”

HKS RESPONSE: Note added to plans.

4. Sheet 34 – revise errant callouts and replace inlet linework with manhole (corner of Dransfeldt and Lincoln). If a retaining wall is proposed adjacent to the sidewalk, a pedestrian handrail will be required.
HKS RESPONSE: Callouts and linework corrected. Handrail added to southern portion of retaining wall adjacent to the sidewalk, see Extended Detention Basin Plan.
5. Sheets 34 and 35 – plan and profile stationing run in opposite directions. Revise to have plan and profile track together. Best practice should run stationing south to north.
HKS RESPONSE: Plan view revised to track along profile view.
6. Sheet 36 – please check the location of the existing right-of-way line. If the proposed improvements are located outside of right-of-way as this sheet indicates, please discuss with Town staff.
HKS RESPONSE: Acknowledged.
7. Sheet 37 – revise crosswalk striping graphic to reflect 2’ x 10’ continental style. Label proposed stop bar.
HKS RESPONSE: Comment addressed.
8. Sheet 38 – add D-3 (street name) sign to stop sign at Dransfeldt. Revise R1-1 callout location on the east side of the property. Clarify that the R3-2 should be installed under the stop sign (same pole) at Lincoln.
HKS RESPONSE: Comment addressed.
9. Sheet 38 – are stop signs needed in one direction at the Road A/Road B intersection.
HKS RESPONSE: Stop signs added to Road A/B intersection.
10. Please provide turning movement templates for the Dransfeldt/Lincoln intersection to explore if opposing turning movements can be allowed with the proposed lane configuration. Assuming they, please revise the three-section signal heads to the four-section head for the turning lanes.
HKS RESPONSE: Turning template provided. Opposing turns can be allowed, signal plans revised accordingly.
11. Sheet 39 – southeast corner Dransfeldt/Lincoln: please ensure that the relocated signal pole is not in conflict with the upcoming Lincoln widening. Lincoln will be widened with one additional 12-foot lane on the south side of the roadway. Please “ghost” in this lane and the associated curb return and ensure the new signal location is clear of this. Please also confirm that the existing mast arm will still be able to reach the center of the Furthest turn lane it serves – if not, mast arm/pole upgrades may be required.
HKS RESPONSE: Pole location revised to account for Lincoln widening. New mast arm now required, see plan.

12. Sheet 39 – the reflective back plates can be removed. The Town prefers to have all signal heads at an intersection to be consistent, and will add those at a later date.

HKS RESPONSE: Noted. Backplates removed.

13. Sheet 39 – please add a note that the radar and video detection at this intersection should be reset following the modifications.

HKS RESPONSE: Note Added.

14. Sheet 39 – please detail the wiring tie-in to the new pole location, including any necessary conduit runs.

HKS RESPONSE: Comment Addressed

PLAT

15. Please show the sight triangles at the public intersections, including those within right-of-way. Any sight triangles that extend outside of right-of-way are required to have a sight easement dedicated over them.

HKS RESPONSE: No sight easement needed, sight triangles do not extend outside of right-of-way.

COST ESTIMATE

16. Contingency can be reduced to 10% per the Town's standard soft cost percentages.

HKS RESPONSE: Contingency reduced to 10%

17. Please show the required security amount as 110% of the grand total.

HKS RESPONSE: Required security amount shown as 110% of the grand total.

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