



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 – Minor Development Plat  
Review Comments 04  
HKS Project No. 200829

Dear Ms. Nerger,

Please find responses (in blue italics) below for comments received August 18, 2022, regarding the proposed Lincoln Professional Park Filing No. 1 (Master Development Plans)

**MINOR DEVELOPMENT PLAT**

1. Please see the attached redlines for additional information.  
*HKS RESPONSE: Acknowledged.*
2. Please make sure that all easements are labeled. If additional pages are necessary to make the plat legible, please create them. Please see redlines for easements that are not labeled.  
*HKS RESPONSE: Revised*
3. Please create an access easement exhibit that shows where all shared access easements are located within this plat.  
*HKS RESPONSE: Access easement exhibit included.*
4. The east west access easement through the property needs to be dedicated through the entire property to the property line. If you are unsure where this will connect to the east there can be several areas reserved.  
*HKS RESPONSE: Revised*
5. Lot 7 is undevelopable as a lot. Staff understands the size of this lot is the preference of the property owner, but based on the proposed easements, this lot size is not suitable for development. Due to this, there are two options:
  1. Relocate the access easement to give this lot more developable space. Also, the access easement does not need to be so large as the minimum size required is 24 feet.

2. Change this from a lot to a tract since it is undevelopable. If you choose option 2, landscaping will need to be provided for this tract with this plat. In addition, please ensure that this is carried through to the legal description needed for the SIA.

***HKS RESPONSE: Lot has been changed to tract.***

### **MASTER LANDSCAPE PLAN**

1. Pursuant to Section 13.06.070 (m) of the Town of Parker LDO streetscape landscaping shall be provided along all streets. The streetscape landscaping should be located between the curb and the sidewalk when a detached sidewalk exists. Therefore, along Lincoln Avenue and Dransfelt Road the required streetscape shall be located in front of the sidewalk (Dransfeldt looks good). If trees are restricted along Lincoln Avenue due to easements, the trees can be converted to shrubs and ornamental grasses (10 shrubs equals 1 tree, 3 ornamental grasses in a 1-gallon container equals 1 shrub). Please amend the streetscaping along Lincoln Avenue to meet these requirements.

***NORRIS RESPONSE: Streetscape landscaping has been provided along all streets. Due to utility conflicts in some areas along Lincoln Ave, shrubs and ornamental grasses have been provided in place of trees. Please refer to landscape plans for a breakdown of how the streetscape requirements are being met along each street.***

2. Pursuant to Section 13.06.070 (m) of the Town of Parker LDO streetscape landscaping shall be provided along all streets. When an attached sidewalk exists the streetscape landscaping shall be located behind the sidewalk. A minimum of 1 tree shall be provided for each 40 linear feet of frontage along with 8 feet of grass. The required lot landscaping for each individual lot (which staff understands will be reviewed at the time of each site plan) will then need to start behind this required streetscape. Please provide the required streetscape on the internal roads.

***NORRIS RESPONSE: Required streetscape has been provided along all internal streets. Adjacent to the Lot 1 attached walk condition, the 8' of grass has been provided within Lot 1's boundary and is subject to Maverick's site plan. Adjacent to the Tract B attached walk condition, required tract screening landscape has been provided in lieu of sod to ensure softening of view into detention pond per Town code.***

3. The Town code requires traditional turf grass within the streetscape, but if the applicant wishes to not install traditional turf grass the Town will consider the removal of the grass and replace this requirement with shrubs and grasses.

***NORRIS RESPONSE: Turf grass is utilized for all streetscaping, except for areas with utility conflicts where shrubs and ornamental grasses are provided in place of trees as allowed by Town code.***

4. All unbuildable tracts proposed as part of the plat will also need to be landscaped as part of the overall plat since there is no site plan in the future for these. The requirement for 15% of the lot to be landscaped along with 1 tree and 5 shrubs per 1500 sq ft of landscaped area do not apply, but trees, shrubs and grasses shall be required to buffer/screen these tracts from view. For the detention pond, all trees, shrubs and grasses should be located around the top edge of the pond.

***NORRIS RESPONSE: Landscaping has been provided within all tracts to screen views into them. Landscaping is placed at the top of detention pond where feasible.***

5. The Tree Conservation Plan has been forwarded to the Town Arborist for review. As soon as I have comments, they will be forwarded to you for review.

***NORRIS RESPONSE: Noted, thank you.***

6. Please include a retaining wall plan that shows the location of the walls, the height (similar to what is shown on grading sheets) along with what the walls will be made of (materials and color).

***NORRIS RESPONSE: Retaining wall plan and material information has been provided on sheet 4 of the revised plans.***

#### **SUBDIVISION AGREEMENT AMENDMENT**

1. Please provide two separate landscape cost estimates. One estimate will be for all of the streetscape landscaping. The second cost estimate will be for the landscaping proposed within all of the tracts.

***NORRIS RESPONSE: Two cost estimates are provided, one for the streetscape landscaping and one for landscaping within tracts.***

2. Please see the redlines proposed on the landscape cost estimate for more information.

***HKS RESPONSE: Acknowledged.***

7. The language proposed in the previous Planning Memo regarding the new legal description was an example only. Please see the attached redlines for changes. In addition, if lot 7 is changed to a tract, please make sure that is carried through to this legal description.

***HKS RESPONSE: Revised***

#### **OUTSIDE REFERRAL AGENCY**

1. Douglas County Assessor's Office  
Marian Woodward  
DOUGLAS COUNTY ASSESSORS OFFICE 10  
8/9/2022

Please be aware of the following comments and concerns:

- As previously indicated, the ownership signing on the plat is incorrect. According to current Assessor records, the owner of the property is Plaza Street Fund LLC, where as the owner indicated on the plat is Plaza Street Partners LLC.

Regards,

Jeremy Hirsch

8/9/2022 3:51:04 PM

***HKS RESPONSE: Revised***

2. Parker Water and Sanitation District

Drayton Sanderson  
PARKER WATER AND SANITATION DISTRICT 10

Please refer to PWSD comment letter 4th referral for revisions required prior to PWSD utility plan approval  
8/3/2022 3:15:25 PM.

***HKS RESPONSE: Acknowledged.***

### **REDLINES**

#### **MINOR SUBDIVISION PLAT – COVER**

1. This language should be removed from the dedication statement and made a Note instead.

***HKS RESPONSE: Revised***

#### **MINOR SUBDIVISION PLAT**

1. Staff understands the size of this lot is the preference of the property owner, but based on the proposed easements, this lot size is not suitable for development. Due to this, there are two options:

- Relocate the access easement to give this lot more developable space.
- Change this from a lot to a tract since it is undevelopable. If you choose option 2, landscaping will need to be provided for this tract with this plat. In addition, please ensure that this is carried through to the legal description needed for the SIA.

***HKS RESPONSE: Lot changed to tract.***

2. Minimum access needed for a fire truck is 24 feet. Can this be reduced to give Lot 7 more developable space.

***HKS RESPONSE: Desired width is based on turning movements for gas trucks. Lot 7 changed to tract.***

3. An access exhibit would be helpful to determine what is shared access and what is developable.

***HKS RESPONSE: Access Exhibit has been provided***

4. Please provide the access easement all the way to the property line as required by the Annexation Agreement.

***HKS RESPONSE: Revised***

5. Please label access easements.

***HKS RESPONSE: Labeled***

6. Again, please label all easements.

***HKS RESPONSE: Labeled***

7. What is this? If access easement, please label.

***HKS RESPONSE: Labeled***

8. Please label access easements.

***HKS RESPONSE: Labeled***

### **MASTER LANDSCAPE PLAN**

1. All landscaping proposed to be added to Tracts A, B and Lot 7 (if changed to a tract) shall be shown in the black and constructed as part of this plat.  
***NORRIS RESPONSE: All landscaping within tracts is shown in black and included for construction in the master landscape plans.***
2. To meet the streetscape requirements the trees should be located between the curb and the detached sidewalk. If utilities prohibit the location of trees, the trees can be converted to shrubs (10 shrubs equals 1 tree and turf grass can be removed) to meet the intent of the code.  
***NORRIS RESPONSE: Trees are provided within the required streetscape in all areas where there are no conflicts with utilities. Where conflicts with utilities exist, shrubs and ornamental grasses have been provided in the ratio of 10 shrubs per 1 tree (with 3 ornamental grasses counting as 1 shrub) as allowed by code.***
3. Are these existing trees? If so, please add note. If not, please label.  
***NORRIS RESPONSE: Existing trees have been noted on plans with a symbol included in the legend, as well as labels on the plan***
4. All landscaping proposed within the tracts shall also be included within the landscape plant list.  
***NORRIS RESPONSE: All landscaping within tracts has been included in landscape plant list with associated quantities.***
5. Is the retaining wall proposed to be constructed with the pond? If so, please provide a grading plan as part of this landscape plan that shows the height (bw and tw) of the wall and an image of the material along with color.  
***NORRIS RESPONSE: A retaining wall plan which includes grades has been included on sheet 4 of the revised set.***
6. Per the Annexation Agreement, the detached sidewalk shall be constructed along the full length of Dransfeldt Road. Please change this area to include a detached sidewalk.  
***NORRIS RESPONSE: A retaining wall plan which includes grades has been included on sheet 4 of the revised set.***
7. See next page for additional landscaping that should be shown on this plan.  
***NORRIS RESPONSE: Additional landscaping has been included in revised plans.***
8. Add the north/south and east/west requirements to this table.  
***NORRIS RESPONSE: North/south and east/west street landscaping has been added to table.***
9. Please include this landscaping in the landscape schedule.  
***NORRIS RESPONSE: All landscape to be constructed as part of this master landscape plan has been included in schedule.***

10. These tracts are not developable, therefore, the 15% landscape requirement does not apply. Any portion of a property not developed shall be landscaped.

***NORRIS RESPONSE: All tracts and areas not planned for development have been landscaped.***

11. Please also include the trees and shrubs provided within each tract. 1 tree and 5 shrubs per 1500 sq. ft of landscaped area are not required, but trees and shrubs will be required along the edges of these tracts to meet the screening requirements.

***NORRIS RESPONSE: Tree and shrub counts have been included for all tracts.***

### **STREETSCAPE COST ESTIMATE**

1. Please also add:
  - Edging (if needed).

***NORRIS RESPONSE: Metal edging has been added to cost estimate.***

2. 15% Contingency           \$10,855.73  
Total                           \$83,227.23  
110% SIA                   \$91,549.95.

***NORRIS RESPONSE: A 15% contingency has been included in revised cost estimates.***

### **TRACTS A & B COST ESTIMATE**

1. Break this section down. Prep, mulch, plants.

***NORRIS RESPONSE: Cost estimate for landscape beds has been broken down as requested.***

2. Also need to include the Trees, shrubs, and ornamental grasses.

***NORRIS RESPONSE: Quantities for trees, shrubs, and ornamental grasses have been provided as separate line items.***

3. Please also add:
  - edging (if needed).

***NORRIS RESPONSE: Metal edging has been added to cost estimate.***

4. 15% Contingency  
Total  
110% SIA

***NORRIS RESPONSE: A 15% contingency has been added to cost estimate.***

Please contact me if you have any questions or require additional information at [omccracken@hkseng.com](mailto:omccracken@hkseng.com) or 303-623-6300.

Sincerely,  
HARRIS KOCHER SMITH

Olivia McCracken  
Project Engineer