



DENVER • DALLAS/FORT WORTH

January 18, 2023

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

RE: Lincoln Professional Park – Minor development Plat  
Review Comments 05  
HKS Project No. 200829

Dear Ms. Nerger,

Please find responses (in blue italics) below for comments received December 22, 2022, regarding the proposed Lincoln Professional Park Filing No. 1 (Master Development Plans)

**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](#)  
***HKS RESPONSE: Acknowledged.***
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.  
***HKS RESPONSE: Acknowledged.***
3. Please contact the referral agencies if you have questions regarding their review comment(s).  
***HKS RESPONSE: Acknowledged.***
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.  
***HKS RESPONSE: Acknowledged, see redline responses included.***
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.

Example: "06 MDP Plat"

**HKS RESPONSE: Acknowledged.**

**Minor Development Plat**

1. Please see the attached redlines for additional information.  
**HKS RESPONSE: Redlines addressed. See redline responses.**

**Master Landscape Plan**

1. Please see the attached redlines for additional information.  
**HKS RESPONSE: All redlines on plan sheets have been addressed.**
2. Pursuant to the Town of Parker Landscaping Regulations One (1) ornamental grass in a five-gallon container or three (3) ornamental grasses in one-gallon containers may be substituted for one (1) shrub. Please revise your counts for the calculations for the internal road landscape count.  
**HKS RESPONSE: 1 gal size ornamental grasses have been calculated as shrub equivalents based on the ratio of 3:1 as outlined in code. The landscape calculation table has been expanded to document the ornamental grass calculations.**

3. The Tree Conservation Plan has been approved by the Town Arborist. Please note that the total amount listed within the Plan of \$180,352.00 will be required to be paid to the Town prior to recording the Final Plat. Landscaping added to the site in excess of the requirements can be counted towards a reduction in this number. Based on the Town’s review of the landscaping plan, there are currently around 13 trees that are in addition to the requirements. These 13 trees can be reduced from the overall amount owed to the Town. Please include a table on the landscape sheet that outlines this information. An example of what this table could look like is:

TREE CONSERVATION VALUE TABLE			
TOTAL AMOUNT FOR MITIGATION	\$171,901.00 (PER REPORT)		
EXTRA TREES PROVIDED	QUANTITY	UNIT COST	TOTAL COST
EVERGREEN TREES: 6' HT.	69	\$700	\$48,300
DECIDUOUS TREES: 2.5" CAL.	38	\$660	\$25,080
ORNAMENTAL TREES	44	\$500	\$22,000
ADDITIONAL TREES (CONVERSION)	11	\$500	\$5,500
TOTAL	162		\$100,880
			\$171,901
COST REDUCTION FOR TREES			-\$100,880
MITIGATION COST			\$71,021

**HKS RESPONSE: A tree conservation table has been added to plans. Owner intends to pay mitigation fee in full without any reductions for extra trees placed on site.**

**Subdivision Agreement Amendment**

1. Please see the redlines proposed on the landscape cost estimate for more information.  
*HKS RESPONSE: Acknowledged, see redline responses included.*

**Outside Referral Agency Comments**

1. Please address all outside referral agency comments with a written response. The following agencies have provided comments for review for the Annexation Application:
  - Parker Water and Sanitation District
  - Engineering/Public Works Comments – Construction Drawings, Drainage Report and Plat

These comments are available on eTRAKiT. Please address accordingly.

*HKS RESPONSE: A written response to all comments will be included with the resubmittal.*

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