



DENVER • DALLAS/FORT WORTH

March 6, 2023

Attention: Alex Mestdagh
Engineering Services Manager
Town of Parker
Engineering Department
20120 E Mainstreet
Parker, CO 80138

RE: Lincoln Professional Park Filing No.1 (Master Development Plans)
Minor Development Plat – 5th Referral Project #SUB21-055
HKS Project No. 200829

Dear Mr. Mestdagh

Please find responses (in blue italics) below for comments received February 15, 2023, regarding the proposed Lincoln Professional Park Filing No. 1 (Master Development Plans)

Construction Plans

1. The vertical design at the intersection of Road A and Dransfeldt needs to be clearly provided on the plans. Please explicitly show on the profile how the Road A profile ties into the cross slope of Dransfeldt Road, including the cross pan. On the intersection detail sheet, provide the longitudinal slope of Dransfeldt that the cross-slope of Road A will match, and ensure that the cross-slope transition is calculated and shown in the plan in accordance with Town Detail 31.
HKS RESPONSE: INTERSECTION DESIGN PLAN REVISED
2. Please discuss with Town Staff any necessary outreach/coordination with the adjacent businesses regarding the reconstruction of the Lowe's driveway
HKS RESPONSE: PER DISCUSSION WITH PLAZA STREET PARTNERS, WE ARE WORKING ON A TEMPORARY CONSTRUCTION EASEMENT WITH HOME DEPOT.
3. Please discuss the proposed curb ramp styles at the Dransfeldt intersections with Town staff. These should all be directional rather than diagonal, as a pedestrian crossing of Dransfeldt will not be permitted here.
HKS RESPONSE: CURB RAMPS HAVE BEEN REVISED PER DISCUSSION WITH ALEX M AT TOWN OF PARKER.

4. Confirm that Manhole E1 cannot be moved into the tree lawn as shown below to avoid conflicts with the curb and gutter.

HKS RESPONSE: MANHOLE E1 HAS BEEN SHIFTED INTO ROAD TO GET OUT OF GUTTER.

5. The existing inlet on Lincoln Avenue that currently outlets to the existing swale must be tied into the proposed system (see below). This tie-in should be coordinated to maximize the separation from the proposed signal pole (minimum of five feet).

HKS RESPONSE: TIE-IN ADDED

6. Include The revised trickle configuration appears acceptable; however, additional modifications/clarifications to the outlet structure are needed to adhere to Town Criteria. Please discuss with Town Staff.

HKS RESPONSE: OUTLET STRUCTURE DETAIL REVISED

7. Engineering Staff will support the requested variance for retaining walls around the pond. However, revisions to the request letter are necessary to fully address the Town's variance criteria. Please discuss with Staff.

HKS RESPONSE:

8. Slightly angle southbound striping for Dransfeldt at the Lowe's entrance to match the flowline and avoid a "jog" through the intersection:

HKS RESPONSE: STRIPING REVISED

9. Provide cross-sections and cross-slope labels for the Dransfeldt widening (see 6/10/22 comment memo).

HKS RESPONSE: CROSS-SECTIONS ADDED

10. The proposed cross-slopes shown for the Dransfeldt widening will require revision. Cross-slopes should match the normal crown of the roadway (2%) – or at a minimum any necessary grade breaks should be minimized. The 6%-7% cross-slopes shown are too steep – please discuss with Town Staff.

HKS RESPONSE: GRADING REVISED

11. Please fully detail the Dransfeldt/Lincoln intersection detail. Show all existing grades that are to be matched, and provide additional proposed cross slope/grade callouts to clearly show the design intent and demonstrate that the grading will tie-in smoothly.

HKS RESPONSE: INTERSECTION PLAN REVISED

12. Fully detail the signing and striping plan with all information needed for layout/installation, specifically:

- Stationing/lengths/locations of striping changes or breaks
- Radii or other curve information

HKS RESPONSE: DETAILS ADDED TO SIGNING & STRIPING PLAN

13. The Show the second existing R3-7R sign on northbound Dransfeldt (near the Lincoln intersection) as being removed and reset as well.

HKS RESPONSE: SIGN CALLED OUT

14. Any remaining signal comments will be provided directly to the engineer shortly.
HKS RESPONSE: ACKNOWLEDGED

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