



Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

MEMORANDUM

TO: Ryanne Sass, Plaza Street Partners
FROM: Stacey Nerger, Senior Planner
DATE: August 15, 2022
SUBJECT: Lincoln Professional Park – Minor Development Plat
Review Comments 04

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER: Stacey Nerger
EMAIL: snerger@parkeronline.org
PHONE: 303.805.3199

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](#)
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.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
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.
 - a. Example: "05 MDP Plat"

Minor Development Plat

- 1. Please see the attached redlines for additional information.**

Comment Addressed: Yes No

Response:

- 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.**

Comment Addressed: Yes No

Response:

- 3. Please create an access easement exhibit that shows where all shared access easements are located within this plat.**

Comment Addressed: Yes No

Response:

- 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.**

Comment Addressed: Yes No

Response:

- 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.

Comment Addressed: Yes No

Response:

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.**

Comment Addressed: Yes No

Response:

- 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.**

Comment Addressed: Yes No

Response:

- 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.**

Comment Addressed: Yes No

Response:

- 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.

Comment Addressed: Yes No

Response:

- 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.**

Comment Addressed: Yes No

Response:

- 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).**

Comment Addressed: Yes No

Response:

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.**

Comment Addressed: Yes No

Response:

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

Comment Addressed: Yes No

Response:

- 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.**

Comment Addressed: Yes No

Response:

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:

- **Douglas County Assessor's Office**

Marian Woodward

DOUGLAS COUNTY ASSESSORS OFFICE 10

8/9/2022 Please be aware of the following comments and concerns:

1. 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

- **Fire Life Safety**

- **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

The following agencies are still working on their comments. Please continue to check the case file in TRAKiT for their comments once available.

- **Engineering/Public Works Comments – Construction Drawings, Drainage Report and Plat**

These comments are available on eTRAKiT. Please address accordingly.

Comment(s) Addressed: Yes No

Response:

*Staff Comments 04
SUB21-055; Lincoln Professional Park
Minor Development Plat
August 15, 2022*

Property Owner

Date

Project Representative

Date

LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR SUBDIVISION PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 1 OF 2

7 LOTS, 2 TRACTS - 7.95 ACRES ±

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF DOUGLAS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15;
THENCE SOUTH 83°44'03" EAST, A DISTANCE OF 846.76 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LINCOLN AVENUE AND THE POINT OF BEGINNING;

THENCE NORTH 89°29'00" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 697.77 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 1, PEASLEE SUBDIVISION FILING NO. 1, RECORDED AT RECEPTION NO. 99104313;

THENCE ALONG THE WEST LINE OF SAID LOT 1 THE FOLLOWING TWO (2) COURSES:

1) SOUTH 00°31'00" EAST, A DISTANCE OF 89.84 FEET;
2) SOUTH 11°49'46" EAST, A DISTANCE OF 225.08 FEET TO THE NORTHWEST CORNER OF LOT 1, PEASLEE SUBDIVISION FILING NO. 2, RECORDED AT RECEPTION NO. 2005085666;

THENCE SOUTH 05°51'51" EAST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 120.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1B, PARKER PROFESSIONAL PARK FIRST AMENDMENT, RECORDED AT RECEPTION NO. 8725509;

THENCE SOUTH 84°07'50" WEST ALONG SAID NORTH LINE, A DISTANCE OF 24.51 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 1 E.T. TECHNOLOGIES INC., RECORDED AT RECEPTION NO. 2002093991;

THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES:

1) SOUTH 82°44'13" WEST, A DISTANCE OF 163.50 FEET;
2) SOUTH 84°51'34" WEST, A DISTANCE OF 577.15 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DRANSFELDT ROAD DECEDED BY RECEPTION NO. 2002088425 AND A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG SAID EAST RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSE:

1) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 25.79 FEET, SAID CURVE HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 02°14'19", AND A CHORD WHICH BEARS NORTH 02°20'42" WEST A CHORD DISTANCE OF 25.79 FEET;
2) NORTH 01°13'32" WEST, A DISTANCE OF 165.71 FEET TO A POINT OF CURVATURE;
3) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 43.04 FEET, SAID CURVE HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 03°19'57", AND A CHORD WHICH BEARS NORTH 02°53'30" WEST A CHORD DISTANCE OF 43.03 FEET;
4) NORTH 04°33'29" WEST, A DISTANCE OF 217.83 FEET TO A POINT OF CURVATURE;
5) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 49.23 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°01'51", AND A CHORD WHICH BEARS NORTH 42°27'27" EAST A CHORD DISTANCE OF 43.89 FEET;
6) NORTH 04°33'21" WEST, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LANDS INTO LOTS, TRACTS, BLOCKS, STREETS, AND EASEMENTS AS SHOWN HEREON UNDER THE NAME AND SUBDIVISION OF **LINCOLN PROFESSIONAL PARK FILING NO. 1**. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR PUBLIC UTILITIES AND CABLE COMMUNICATION SYSTEMS AND OTHER PURPOSES AS SHOWN HEREON. THE ENTITIES ARE RESPONSIBLE FOR PROVIDING THE UTILITY SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED ARE HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTIES FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITY LINES AND RELATED FACILITIES. THE OWNERS OF THE LANDS DESCRIBED HEREIN ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF DRAINAGE EASEMENTS SHOWN HEREON AND RELATED FACILITIES, AS PROVIDED IN THE STORM DRAINAGE AND ENVIRONMENTAL CRITERIA MANUAL, AS AMENDED. THE UNDERSIGNED GRANTS THE TOWN OF PARKER A PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO ADJACENT PROPERTY TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE, AS AMENDED; AND TO MAINTAIN, OPERATE AND RECONSTRUCT THE DRAINAGE EASEMENTS AND RELATED FACILITIES NOT COVERED BY CHAPTER 4.08 OF THE PARKER MUNICIPAL CODE AS AMENDED, WHEN THE OWNER(S) FAIL TO ADEQUATELY MAINTAIN SUCH DRAINAGE EASEMENTS AND RELATED FACILITIES, WHICH MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). ALL PUBLIC STREETS AND RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED AND CONVEYED TO THE TOWN OF PARKER, COLORADO, IN FEE SIMPLE ABSOLUTE, FOR PUBLIC USES AND PURPOSES. DRAINAGE AND DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS FROM AND TO THE ADJACENT PROPERTIES FOR CONSTRUCTION, REPAIR, MAINTENANCE, OPERATION AND REPLACEMENT OF STORM SEWERS AND DRAINAGE FACILITIES. THE UNDERSIGNED GRANTS TO THE TOWN A SIGHT EASEMENT(S) AS SHOWN HEREON WITHIN THE SUBDIVISION TO MAINTAIN ADEQUATE SIGHT DISTANCE AT ALL ROADWAY INTERSECTIONS AS PROVIDED BY THE TOWN OF PARKER ROADWAY DESIGN AND CONSTRUCTION CRITERIA MANUAL, AS AMENDED. THE TOWN IS HEREBY GRANTED THE PERPETUAL RIGHT OF INGRESS AND EGRESS ACROSS ALL LOTS AND TRACTS WITHIN THE SUBDIVISION TO REMOVE ANY OBSTRUCTION TO THE PROPER SITE DISTANCE, INCLUDING, BUT NOT LIMITED TO, ANY STRUCTURE, FENCE, UTILITY BOX, RAISED MEDIAN AND LANDSCAPING, AT THE SOLE COST AND EXPENSE OF THE OWNER OF THE LOT AND/OR TRACT UPON WHICH SUCH OBSTRUCTION IS SITUATED. THE OWNERS OR ADJACENT PROPERTY OWNERS OF THE LANDS ARE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SIGHT EASEMENTS SHOWN HEREON. WHEN THE OWNER(S) OR ADJACENT OWNERS FAIL TO ADEQUATELY MAINTAIN SUCH SIGHT EASEMENTS, THE MAINTENANCE, OPERATION AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN ARE HEREBY GRANTED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. THE UNDERSIGNED HEREBY DEDICATES SIDEWALK EASEMENTS AS SHOWN FOR PUBLIC SIDEWALK PURPOSES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL SIDEWALK ADJACENT TO THE PROPERTY IN GOOD CONDITION AND FREE FROM ANY HAZARD. THE UNDERSIGNED GRANTS THE TOWN THE PERPETUAL RIGHTS OF INGRESS AND EGRESS UPON THE PROPERTY FOR THE OPERATION, MAINTENANCE, AND RECONSTRUCTION OF THE PUBLIC SIDEWALK WHEN THE OWNERS FAIL TO MAINTAIN SUCH PUBLIC SIDEWALK, WHICH MAINTENANCE, OPERATION, AND RECONSTRUCTION SHALL BE AT THE COST OF THE OWNER(S). THE TOWN SHALL ALSO HAVE THE RIGHT TO REMOVE AN OBSTRUCTION THAT WOULD ADVERSELY AFFECT THE OPERATION AND MAINTENANCE OF THE SIDEWALK, AS DETERMINED BY THE TOWN.

ACKNOWLEDGMENT

THE UNDERSIGNED, BEING ALL THE OWNERS, MORTGAGEES, BENEFICIARIES OF DEEDS OF TRUST AND HOLDERS OF OTHER INTERESTS OF THE LANDS DESCRIBED HEREIN, HEREBY ACKNOWLEDGE THAT ANY SUBDIVISION APPROVAL OBTAINED BY THE TOWN OF PARKER DOES NOT OBTAIN SAID UNDERSIGNED'S NEED OR RESPONSIBILITY TO COMPLY WITH THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT OF 1973, 16 U.S.C. §1 531, ET SEQ., AS AMENDED, OR WITH ANY OTHER APPLICABLE FEDERAL, STATE OR LOCAL LAWS OR REGULATIONS.

OWNER

PLAZA STREET PARTNERS, LLC, A KANSAS LIMITED LIABILITY COMPANY

BY: _____

AS: _____

SIGNED THIS _____ DAY OF _____, 20____

NOTARY BLOCK:

STATE OF _____)

COUNTY OF _____)SS

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____

BY _____ AS _____ PLAZA STREET PARTNERS, LLC, A KANSAS LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____



VICINITY MAP

SCALE: 1" = 100'

NOTES

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY HARRIS KOCHER SMITH TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, HARRIS KOCHER SMITH RELIED UPON COMMITMENT FOR TITLE INSURANCE, COMMITMENT NO. NCS-1003894-KCTY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND HAVING AN EFFECTIVE DATE OF MARCH 02, 2020 AT 5:00 P.M.
- UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD INFORMATION AND UTILITY LOCATES. UTILITY LOCATES WERE PROVIDED BY HKS UTILITY SERVICES. HARRIS KOCHER SMITH DOES NOT GUARANTEE THESE LOCATIONS OR THAT THE UTILITIES SHOWN HEREON COMPRISE ALL UTILITIES IN THIS AREA, EITHER IN SERVICE OR ABANDONED. FOR THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES, CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO AND THE APPROPRIATE UTILITY COMPANY PRIOR TO CONSTRUCTION.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED AT THE NORTHWEST CORNER BY A 3.25" ALUMINUM CAP PLS 19003 IN RANGE BOX AND THE NORTH QUARTER CORNER BY A 3.25" ALUMINUM CAP PLS 30109, ASSUMED TO BEAR SOUTH 89°29'00" WEST.
- SURVEYED PROPERTY FALLS WITHIN ZONE X OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 08035C0067G, COMMUNITY NO. 080049 0067G AND NO. 080310 0067G, LAST REVISED MARCH 16, 2016. ZONE X IS DEFINED AS AREAS OUTSIDE THE 0.2-PERCENT ANNUAL CHANCE FLOODPLAIN.
- SAID PARCEL CONTAINS 346,479 SQUARE FEET OR 7.95 ACRES, MORE OR LESS.
- TRACT A IS FOR STORM WATER DETENTION, AND TRACT B IS FOR ACCESS, DRAINAGE, AND UTILITIES.
- A BLANKET DRAINAGE EASEMENT IS HEREBY DEDICATED TO THE TOWN OF PARKER OVER AND ACROSS TRACT A FOR THE PURPOSE OF ACCESSING, MAINTAINING, AND REPAIRING STORMWATER MANAGEMENT IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, RIPRAP, DETENTION BASINS, FOREBAYS, MICROPOOLS, AND WATER QUALITY FACILITIES IN THE EVENT THAT THE PROPERTY OWNER FAILS TO SATISFACTORILY MAINTAIN OR REPAIR SAID FACILITIES.
- MONUMENTS, ORNAMENTAL COLUMNS AND RETAINING WALLS AND THEIR COMPONENTS ARE NOT PERMITTED TO ENCRoACH INTO UTILITY EASEMENTS.
- ACCESS EASEMENTS ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVELOPMENT FOR THE BENEFIT OF ALL CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE WILL BE ISSUED UNTIL ALL PUBLIC IMPROVEMENTS AND NECESSARY ONSITE IMPROVEMENTS ARE COMPLETED AND ACCEPTED IN WRITING BY THE TOWN.
- NO CERTIFICATES OF OCCUPANCY, TEMPORARY OR OTHERWISE SHALL BE ISSUED UNTIL THE LANDSCAPING IS INSTALLED AND APPROVED BY THE TOWN OR AS OTHERWISE ALLOWED IN THE LAND DEVELOPMENT CODE.
- PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- PROPERTIES IN THIS PLAT ARE SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTIES SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THERE RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.
- THE LINEAR UNITS FOR THIS SURVEY ARE U.S. SURVEY FEET.

PLANNING COMMISSION

THIS PLAT WAS REVIEWED BY THE PLANNING COMMISSION ON _____, 20____

PLANNING DIRECTOR
ON BEHALF OF THE PLANNING COMMISSION

TOWN APPROVAL

THIS PLAT WAS APPROVED BY THE TOWN COUNCIL AND/OR, WHERE APPLICABLE, THE PLANNING DIRECTOR AND DIRECTOR OF ENGINEERING OF THE TOWN OF PARKER, COLORADO, ON THE _____ DAY OF _____, 20____, FOR FILING. THE DEDICATIONS ARE HEREBY ACCEPTED.

ALL EXPENSES INCURRED WITH RESPECT TO IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, CURBS, GUTTER, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE SUBDIVIDER AND NOT THE TOWN OF PARKER. THE TOWN SHALL ONLY ACCEPT MAINTENANCE OF THE ROADWAY IMPROVEMENTS AFTER CONSTRUCTION HAS BEEN COMPLETED, AND AFTER THE WARRANTY PERIOD, IN ACCORDANCE WITH TOWN REGULATIONS.

THIS ACCEPTANCE DOES NOT GUARANTEE THAT THE SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUNDWATER CONDITIONS OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT WILL BE ISSUED.

MAYOR, TOWN OF PARKER

ATTEST:
TOWN CLERK

TITLE VERIFICATION

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A QUALIFIED TITLE INSURANCE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS NOTED IN SCHEDULE B-2 OF THE TITLE COMMITMENT REFERENCED IN NOTE 1.

SIGNATURE _____

BY: _____

AS: _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

SURVEYOR

I, AARON MURPHY, A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF LINCOLN PROFESSIONAL PARK FILING NO. 1 WAS MADE BY ME OR DIRECTLY UNDER MY SUPERVISION ON OR ABOUT THE _____ DAY OF _____, 20____, AND THAT THE SURVEY IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF THAT ALL MONUMENTS EXIST AS SHOWN HEREON; IT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, THAT MATHEMATICAL CLOSURE ERRORS ARE LESS THAN 1:50,000 (SECOND ORDER); AND THAT SAID PLAT HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH MONUMENTS, SUBDIVISIONS OR SURVEYING OF LAND AND ALL PROVISIONS, WITHIN MY CONTROL, OF THE TOWN SUBDIVISION REGULATIONS. THIS SURVEY IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED, AND THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID MINOR DEVELOPMENT PLAT AND THE SURVEY THEREOF.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 20____.

AARON MURPHY, PLS
COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
PLS NO. 38162

DOUGLAS COUNTY CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF DOUGLAS COUNTY AT

_____ ON THE _____ DAY OF _____, 20____ AT

RECEPTION NO. _____

DOUGLAS COUNTY CLERK AND RECORDER

BY: _____

DEPUTY

PARCEL	LOT/TRACT GROSS AREA (AC)	LOT/TRACT GROSS AREA (SF)	BUILDING AREA (SF)	ANTICIPATED USE	PARKING REQUIRED	MAX. BUILDING HEIGHT	FRONT BUILDING SETBACK	REAR BUILDING SETBACK	SIDE BUILDING SETBACK
OVERALL SITE	7.95	346,479	N/A	N/A	146	35'	40	25	10
LOT 1	1.36	59,066	5129	Gas Station	16	35'	40	10	10
LOT 2	1.05	45832	3129	Fast Food	33	35'	10	10	10
LOT 3	0.92	39931	2089	Retail	30	35'	10	10	25
LOT 4	0.97	42067	3320	Coffee Drive-Thru	22	35'	40	10	25
LOT 5	1.16	50672	8100	Retail	36	35'	10	10	25
LOT 6	0.61	26592	2250	Automotive	9	35'	10	10	25
LOT 7	0.44	19069	N/A	N/A	N/A	35'	40	10	10
TRACT A (DETENTION POND)	0.82	35542	N/A	N/A	N/A	35'	N/A	N/A	N/A
TRACT B (EX WQ POND)	0.50	21843	N/A	N/A	N/A	35'	N/A	N/A	N/A

LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET PARTNERS, LLC,
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: JULY 18, 2022

SHEET 1 OF 2

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILEPATH: K:\020829\REVIEWS\PLAT_200829.DWG LAYOUT: LAYOUT1
XREFS: Plater: Plater.dwg (U) Plater: Plater.dwg (U) Plater: Plater.dwg (U) Plater: Plater.dwg (U)
XREFS: Plater: Plater.dwg (U) Plater: Plater.dwg (U) Plater: Plater.dwg (U) Plater: Plater.dwg (U)

PROJECT NUMBER: 200829

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

LINCOLN PROFESSIONAL PARK FILING NO. 1

MINOR SUBDIVISION PLAT

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE 6TH P.M.,
COUNTY OF DOUGLAS, STATE OF COLORADO

SHEET 2 OF 2

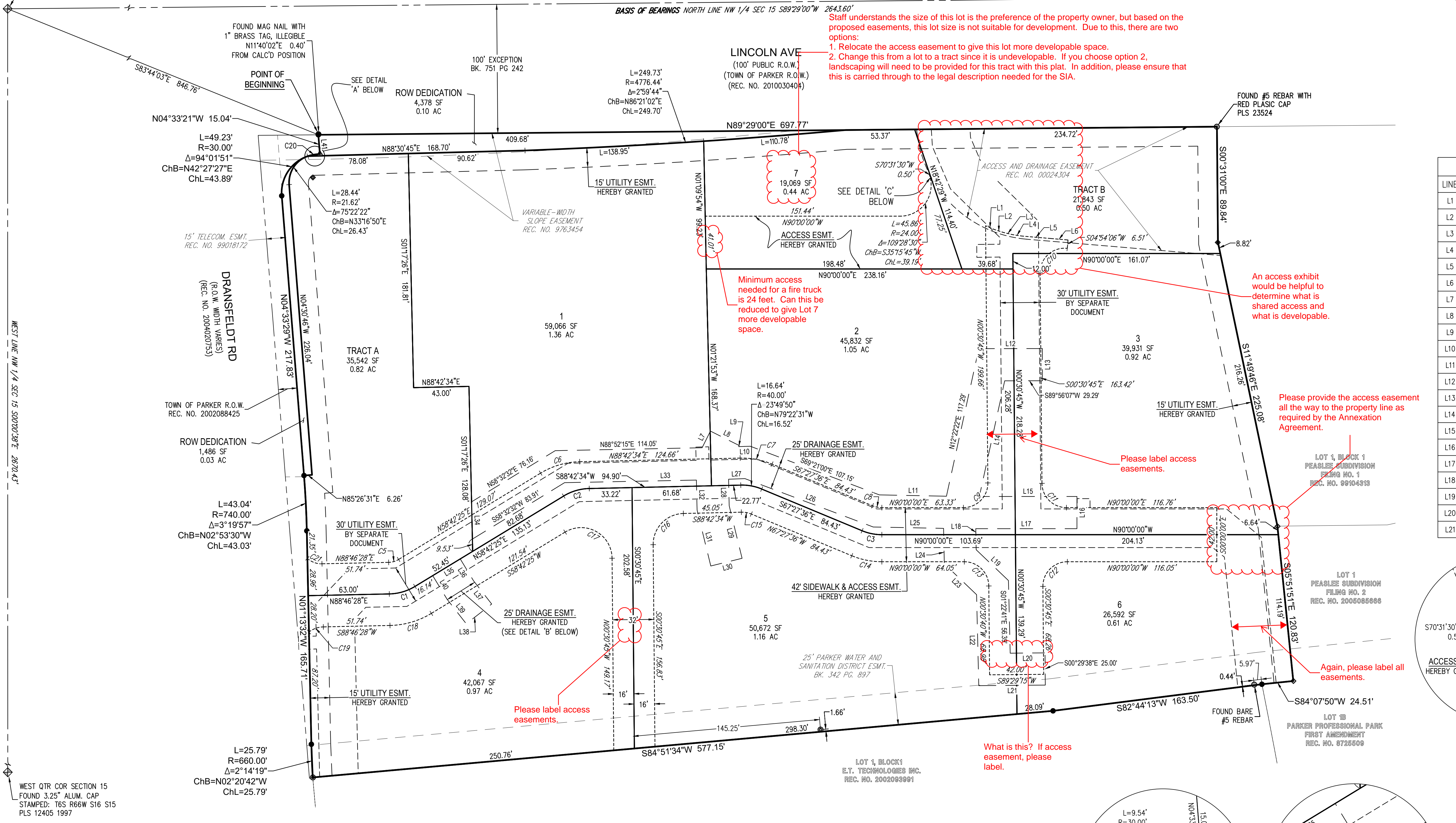
7 LOTS, 2 TRACTS - 7.95 ACRES ±

LEGEND

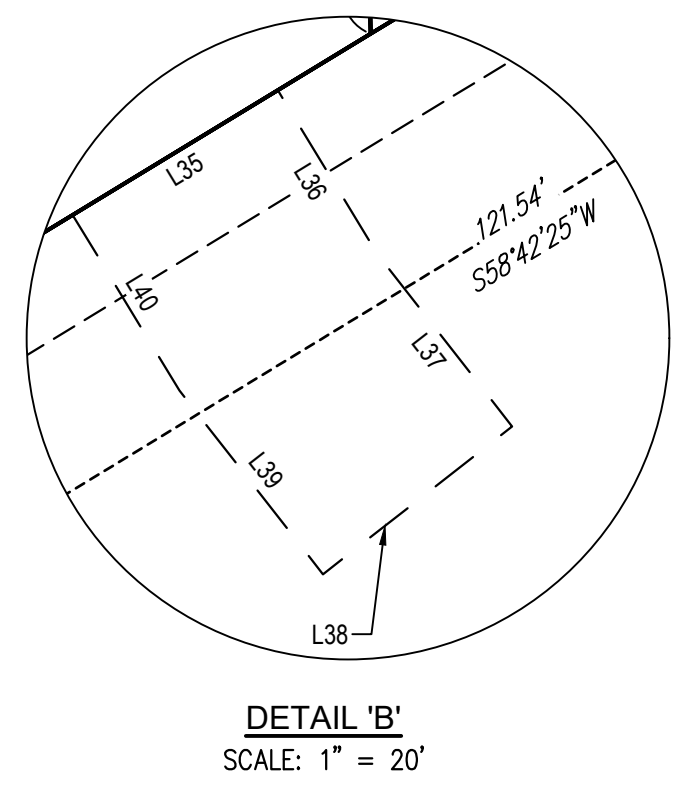
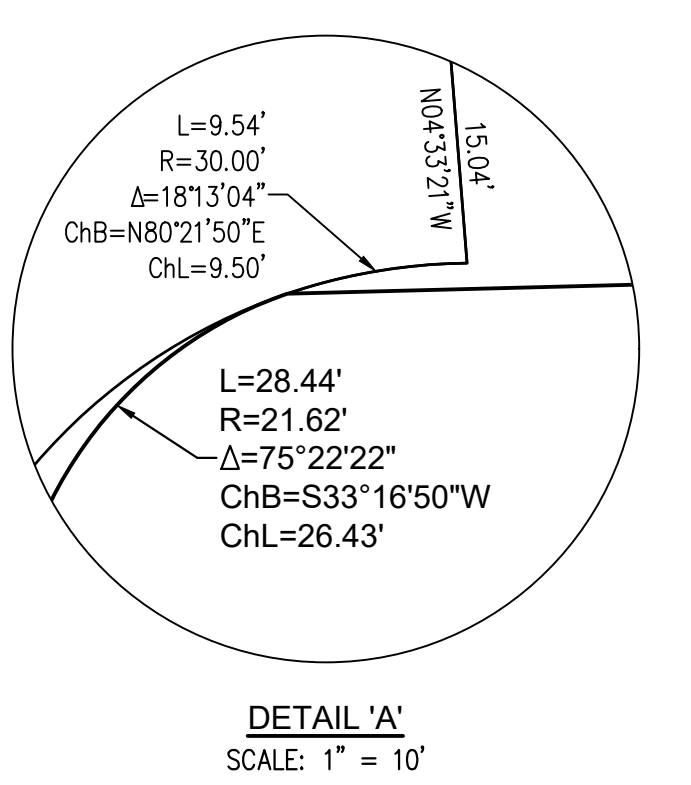
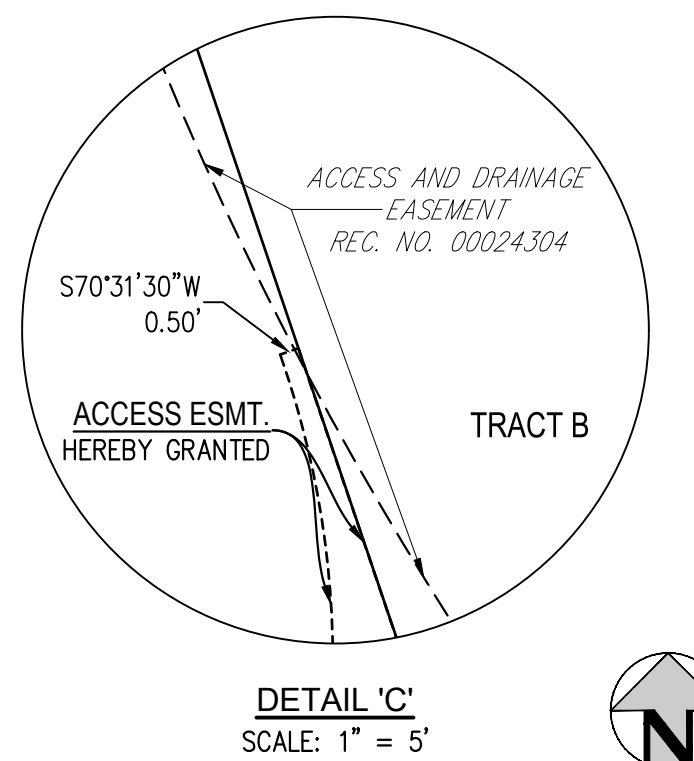
- ◆ SECTION CORNER
- FOUND MONUMENT AS DESCRIBED
- ◆ FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP PLS 27609
- FOUND #5 REBAR WITH 1.25" RED PLASTIC CAP PLS 25933
- ▲ FOUND #5 REBAR WITH ORANGE PLASTIC CAP PLS 26285
- ◆ FOUND 60D NAIL
- SET #5x18" REBAR WITH 1.25" BLUE PLASTIC CAP PLS 38162 OR SET CONCRETE NAIL WITH 1" BRASS TAG PLS 38162
- XX'XX' ACCESS EASEMENT DIMENSION
- XX'XX' DRAINAGE EASEMENT DIMENSION
- X LOT NUMBER
- XX'XXX SF - AREA FT²
- XXX'AC - AREA ACRES

POINT OF COMMENCEMENT
NW CORNER SECTION 15
FOUND 3.5" ALUM. CAP
STAMPED: T6S S.C. R66W
S9 S10 S15 S16
LS 19003 1999

NORTH QTR CORNER SECTION 15
FOUND 3.25" ALUM. CAP
STAMPED: JR ENG T6S R66W
1/4 S10 S15 LS 30109



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S66°57'01"E	7.41'	L22	N01°22'41"W	70.67'
L2	S71°51'33"E	7.30'	L23	N46°18'56"W	34.66'
L3	S76°37'03"E	7.30'	L24	N01°11'38"W	27.53'
L4	S81°22'33"E	7.31'	L25	N88°52'57"W	54.62'
L5	S85°05'45"E	22.14'	L26	N69°21'00"W	106.45'
L6	S85°05'54"E	13.91'	L27	N88°00'59"E	12.71'
L7	N26°36'31"E	14.46'	L28	S01°17'26"E	20.62'
L8	S63°23'29"E	25.00'	L29	S13°46'50"E	42.01'
L9	S26°36'31"W	0.96'	L30	S76°13'10"W	25.00'
L10	N88°00'59"E	9.01'	L31	N13°46'50"W	44.75'
L11	S88°52'57"E	52.07'	L32	N01°17'26"W	23.24'
L12	N89°56'07"E	49.38'	L33	S88°52'15"W	102.36'
L13	S00°03'53"E	25.00'	L34	N01°17'26"W	28.92'
L14	S12°22'22"W	91.92'	L35	S58°42'25"W	25.00'
L15	N90°00'00"E	75.80'	L36	N31°17'35"W	19.93'
L16	S00°00'00"E	25.00'	L37	N38°00'47"W	22.82'
L17	S90°00'00"W	78.57'	L38	N51°59'13"E	25.00'
L18	S01°11'38"E	16.38'	L39	S38°00'47"E	24.29'
L19	S46°18'56"E	34.62'	L40	S31°17'35"E	21.40'
L20	N89°30'22"E	27.04'	L41	S04°33'21"E	15.04'
L21	S89°30'22"W	51.66'			

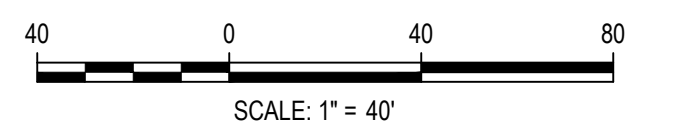


CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	40.00'	30°04'03"	20.99'	N73°44'27"E	20.75'
C2	40.00'	30°00'08"	20.95'	N73°42'29"E	20.71'
C3	40.00'	22°32'24"	15.74'	S78°43'48"E	15.63'
C5	15.50'	30°04'03"	8.13'	N73°44'27"E	8.04'
C6	61.00'	30°00'15"	31.94'	N73°42'30"E	31.58'
C7	61.00'	23°49'50"	25.37'	S79°22'31"E	25.19'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C8	19.00'	22°32'24"	7.47'	S78°43'48"E	7.43'
C9	19.00'	90°30'45"	30.02'	N44°44'38"E	26.99'
C10	19.00'	96°55'19"	32.14'	S47°56'55"W	28.44'
C11	19.00'	89°29'15"	29.68'	S45°15'22"E	26.75'
C12	19.00'	90°30'45"	30.02'	S44°44'38"W	26.99'
C13	19.00'	89°29'15"	29.68'	N45°15'22"W	26.75'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C14	61.00'	22°32'24"	24.00'	N78°43'48"W	23.84'
C15	19.00'	23°49'50"	7.90'	N79°22'31"W	7.85'
C16	24.00'	89°13'18"	37.37'	S44°05'55"W	33.71'
C17	24.00'	120°46'50"	50.59'	N60°54'10"W	41.73'
C18	64.50'	30°04'03"	33.85'	S73°44'27"W	33.46'
C19	19.00'	36°20'46"	12.05'	S70°36'05"W	11.85'

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C20	30.00'	181°3'04"	9.54'	S80°21'50"W	9.50'
C21	16.01'	44°27'38"	12.42'	S69°36'03"E	12.11'



LINCOLN PROFESSIONAL PARK
MINOR SUBDIVISION PLAT

DEVELOPER/APPLICANT:
PLAZA STREET PARTNERS, LLC,
A KANSAS LIMITED LIABILITY COMPANY

ENGINEER/SURVEYOR:
HARRIS KOCHER SMITH
1120 LINCOLN STREET, SUITE 1000
DENVER, CO 80203 (303) 623-6300

PREPARATION DATE: JULY 18, 2022

FILEPATH: K:\2022\SUBDIVISION\PLAT\20220829.DWG LAYOUT: LAYOUT1
XREFS: Platte County (1), Platte County (1), Platte County (1), Platte County (1)
XREFS: Platte County (1), Platte County (1), Platte County (1), Platte County (1)

LINCOLN PROFESSIONAL PARK FILING NO.1 MASTER LANDSCAPE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.

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.

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 plan.

Are these existing trees? If so, please add note #10, please label.

Is the retaining wall proposed to be constructed within the permit? If so, please provide a grading plan as part of this landscape plan that shows the height (hw and rw) of the wall and an image of the material along with color.

See next page for additional landscaping that should be shown on this plan.

Add the north/south and east/west requirements to this table

Please include this landscaping in the landscape schedule.

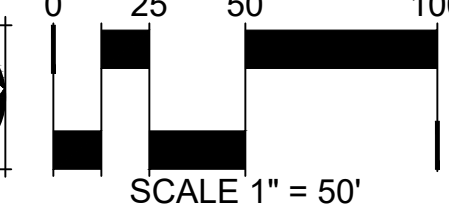
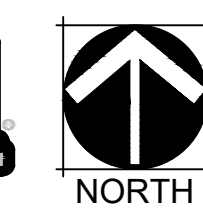
GENERAL LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANT ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 5 cu.yds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
- ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
- ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
- SHRUB, GROUNDCOVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE BROWN, ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
- ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 3" DEPTH, SHREDDED CEDAR GORILLA HAIR LANDSCAPE MULCH OVER SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 3" DEPTH, SHREDDED CEDAR GORILLA HAIR LANDSCAPE MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUNDCOVER OR PERENNIAL AREAS.
- AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
- EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
- CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
- WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
- SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE BROWN ROLL TOP EDGER, RYERSON OR EQUAL.
- PLANT MATERIAL WITHIN PLANTER POTS SHALL BE PER OWNER. IRRIGATION FOR PLANTER POTS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVING PRIOR TO PLACEMENT OF PAVEMENT.
- PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
- THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

NOTES

- NO SUBSTANTIAL CHANGE FROM THE APPROVED LANDSCAPE PLAN MAY OCCUR WITHOUT PRIOR REVIEW OF THE PARKER WATER AND SANITATION DISTRICT, WHICH MAY REQUIRE ADDITIONAL IRRIGATION TAPS DUE TO MORE WATER INTENSIVE LANDSCAPING DESIGN SHOWN IS CONCEPTUAL. FINAL DESIGN WILL BE DETERMINED AT TIME OF FINAL SITE PLAN APPROVAL.

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.

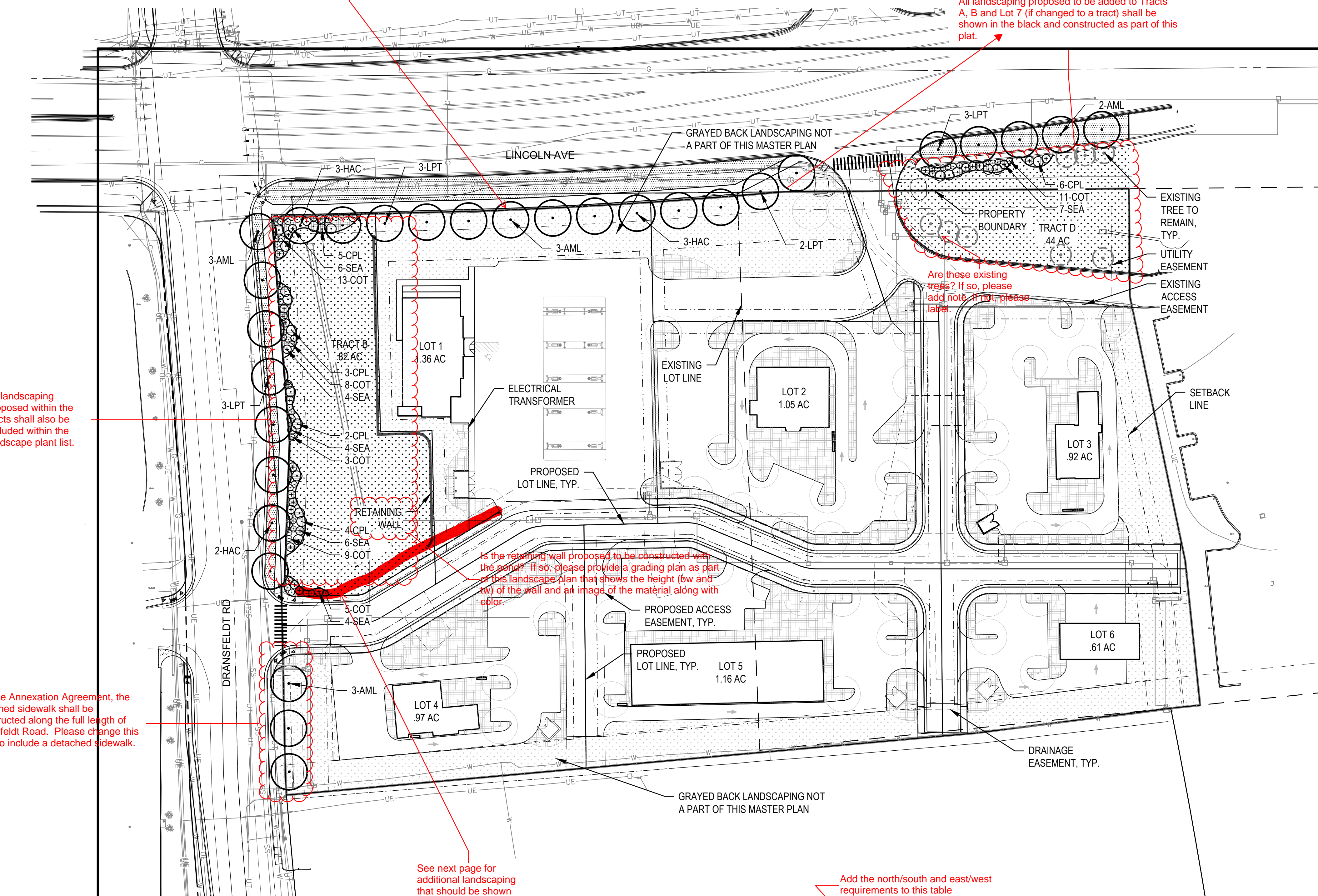


REVISION DATE:

ISSUE DATE: 07-28-2022

LANDSCAPE PLAN
SHEET 3 OF 5

LINCOLN PROFESSIONAL PARK



MASTER PLANT SCHEDULE LIST

SYMBOL	DESCRIPTION	QUANTITY/SF
	STREET TREE	29
	EXISTING TREE TO REMAIN	8
	NATIVE SEED	45,132 SF
	IRRIGATED SOD	13,569 SF

IRRIGATED SOD

LEGACY BUFFALOGRASS (OR APPROVED EQUAL)
PROVIDED BY GREEN VALLEY TURF COMPANY

PBSI LOW GROW NATIVE SEED MIX

COMMON NAME	% OF MIX	IRRIGATED
IDAHO FESCUE	25%	
SANDBERG BLUEGRASS	25%	
ROCKY MOUNTAIN FESCUE	25%	
BIG BLUEGRASS	25%	

CONTACT :
PAWNEE BUTTES SEED, 605 25TH ST. GREELEY CO 80631
OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	QTY	CODE	SIZE
COMMON HACKBERRY	CELTIS OCCIDENTALIS	8	HAC	2.5" CAL.
LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	11	LPT	2.5" CAL.
AMERICAN LINDEN	TILIA AMERICANA	11	AML	2.5" CAL.
SHRUB COTONEASTER	COTONEASTER DIVARICATUS	49	COT	5 GAL. CONT.
SEA GREEN JUNIPER	JUNIPERUS X MEDIA 'SEA GREEN'	32	SEA	5 GAL. CONT.
COMMON PURPLE LILAC	SYRINGA VULGARIS	20	CPL	5 GAL. CONT.

LANDSCAPE TREE CALCULATIONS

ROAD NAME	LENGTH	REQUIRED	PROVIDED
LINCOLN AVENUE	707'	18	18
DRANSFELDT ROAD	452'	11	11

LANDSCAPE REQUIREMENTS

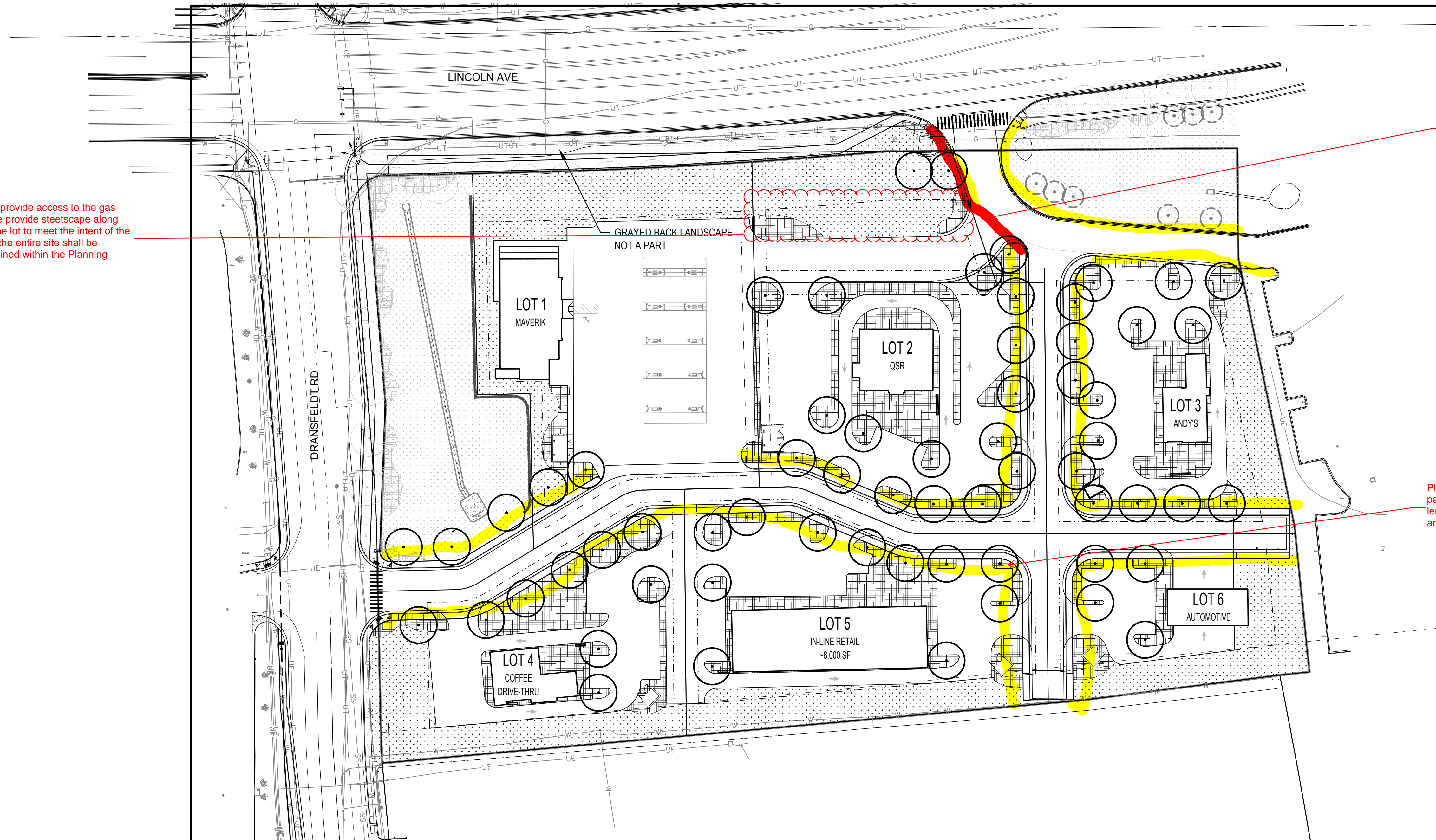
TRACT	AREA	REQUIRED (15%)	PROVIDED
TRACT A	33,541 SF	5,031 SF	28,864 SF
TRACT B	21,842 SF	3,276 SF	11,834 SF

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

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH
LENGTH OF PLAZA STREET PARTNERS - LINCOLN DRANSFELDT - 1184-01-31-80-DRAWINGS/SUBMITTALS/PLAZASST/PLAN/DWG Layout SITE PLAN
Project THU 07/28/22 5:55:30A By: Carl Runge PROJECT #: 200823

LINCOLN PROFESSIONAL PARK FILING NO.1 PRELIMINARY SITE PLAN

SITUATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE
66 WEST OF THE 6TH P.M., COUNTY OF DOUGLAS, STATE OF COLORADO.



If this lot/tract is to provide access to the gas station only, please provide streetscape along the south side of the lot to meet the intent of the code. In addition, the entire site shall be landscaped as outlined within the Planning memo.

The sidewalk from Lincoln Avenue should be brought into the site to allow for pedestrian access to the site.

Please include all yellow highlighted landscaping on page 1 of the landscape page and break down the length of the different roads, required streetscape and provided streetscape.

LANDSCAPE REQUIREMENTS

	AREA	REQUIRED (15%)	PROVIDED
LOT 1	59,066 SF	8,860 SF	18,753 SF
LOT 2	45,832 SF	6,875 SF	12,378 SF
LOT 3	39,930 SF	5,990 SF	15,499 SF
LOT 4	42,067 SF	6,310 SF	18,652 SF
LOT 5	50,672 SF	7,601 SF	15,889 SF
LOT 6	26,591 SF	3,989 SF	10,954 SF
LOT 7	19,166 SF	2,875 SF	11,989 SF

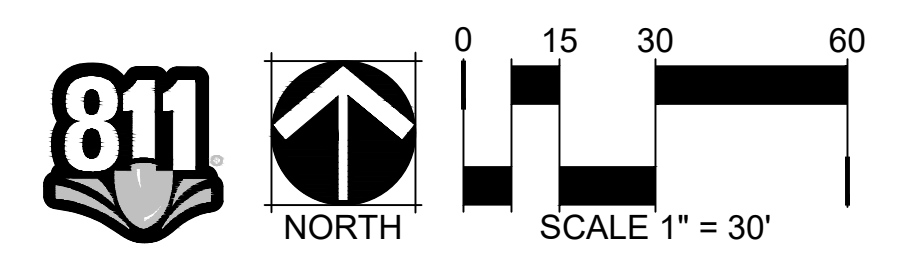
LANDSCAPE TREE CALCULATIONS

ROAD NAME	LENGTH	REQUIRED	PROVIDED
INTERNAL NORTH/SOUTH	370'	9	9
INTERNAL EAST/WEST	734'	18	27

If you would like to name these roads, the best time to do that would be now. Please propose names that the County can run through their program to determine if they are allowed.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOEHLER SMITH

Planned by PLAZA STREET PARTNERS - LINCOLN DRANSFELDT - 1154-01-31-18-DRAWINGS/SUBMITTALS/BASE-PLAZASST-FILAN-DWG Layout: COMMERCIAL CONCEPT PLAN
Project: THU 07/28/2022 5:55:47A By: Carl Runge



PROJECT #: 200829

Lincoln Dransfeldt - Streetscape

Thursday, July 28, 2022

LANDSCAPE & SOIL PREPARATION

Item	Quantity	Unit	Unit Cost	Extension
Deciduous Trees (2.5" cal)	29	ea	\$ 800.00	\$ 23,200.00
Legacy Buffalograss Turf	13,569	sf	\$ 1.50	\$ 20,353.50
			Subtotal	\$ 43,553.50

DRAINAGE & IRRIGATION

Item	Quantity	Unit	Unit Cost	Extension
Irrigation (Drip Lines to Trees)	14	ea	\$ 120.00	\$ 1,680.00
Irrigation (Turf)	13,569	sf	\$ 2.00	\$ 27,138.00
			Subtotal	\$ 28,818.00

Please also add:
- edging (if needed)

TOTAL \$ 72,371.50

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

Lincoln Dransfeldt - Tracts A and B

Thursday, July 28, 2022

Break this section down. Prep, mulch, plants.

LANDSCAPE & SOIL PREPARATION

Item	Quantity	Unit	Unit Cost	Extension
Planting beds (mulch + weed control, soil prep, landscape fabric, shrubs)	4,270	sf	\$ 7.00	\$ 29,890.00
Native Seed Mix	41,159	sf	\$ 0.40	\$ 16,463.60
			Subtotal	\$ 46,353.60

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

DRAINAGE & IRRIGATION

Item	Quantity	Unit	Unit Cost	Extension
Irrigation (Planting Bed)	4,270	sf	\$ 2.50	\$ 10,675.00
Irrigation (Native Seed)	41,159	sf	\$ 1.50	\$ 61,738.50
			Subtotal	\$ 72,413.50

Please also add:
- edging (if needed)

TOTAL \$ 118,767.10

15% Contingency
Total
110% SIA

Lots 1 – 74, and Tracts A – B Lincoln Professional Park Filing No. 1, located in the Town of Parker, County of Douglas, State of Colorado, as recorded in the records of the Douglas County Clerk and Recorder on the _____ day of _____, 2022, at Reception Number

_____.