

COMMENT RESPONSE LETTER

Group: ALL

Type: **COMPLETENESS REVIEW**

Status: REVISIONS REQUIRED

Date Submitted: 1/11/2021

Date Due: 1/19/2021

Date Completed: 1/19/2021

Reviewer: Krista Flynt

Notes:

1/20/2021 10:34:32 AM

From: Flynt, Krista

Sent: Tuesday, January 19, 2021 10:01 AM

To: amorgan@caprei.com; Newstrom, Max <Max.Newstrom@kimley-horn.com>

Subject: SP20-131

Good afternoon,

Staff has received the application for SP20-131 Everbrook Daycare. I will be the case manager for this application. I have finalized the completeness review for this application. Attached is a PDF completeness form that indicates what additional information is necessary.

In addition:

- Have the site owner and return the attached chargeback agreement. The required deposit is \$0.
- The color and materials board is not required for this application to be deemed complete at this time. But must be submitted within the first referral period.
- Public notice requirements do apply to this project, you will see a follow up email from me connecting you to Fast Signs to get that accomplished. Please attach a photo of the posted signs as proof to the project account in ETrackit once posted.
- Please, pay the applicable fees for the application
 - fees can be paid online in Trackit using the AEC584 account login, or mailed/delivered to the address below to my attention.
 - This total includes a credit card convenience fee that can be omitted from the amount due if you DON'T pay with a credit card.

Once all of the above information has been uploaded to the project file on TRAKIT, please email me so I can take the appropriate next steps.

Thank you.

Response: Acknowledged. Requested info/fees previously provided.

Group: SP 1ST 20

Type: **Building 20**

Status: ADVISORY COMMENTS

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/16/2021

Reviewer: Randy Capra

Notes:

2/16/2021 8:38:50 AM

Building/Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved. All plans submitted for Building Department review must meet the 2018 I-Codes, the 2017 NEC, and the correctly referenced NFPA editions noted in applicable codes (i.e. 2018 IFC references the 2016 edition of NFPA 72 and the 2016 edition of NFPA 13). Note - the Town of Parker will officially adopt the 2021 ICC code family and the 2020 NEC on January 1, 2022.

NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued. Note - a building permit is required for commercial fencing, pergolas, outbuildings, outdoor lighting, and for retaining walls that are four feet or taller... as measured from the base of the retaining wall footing.

Response: Acknowledged.

Group: SP 1ST 20

Type: **Cherry Creek Basin Water Quality Authority 20**

Status: ADVISORY COMMENTS

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/11/2021

Reviewer: Rich Borhardt

Notes:

2/11/2021 3:08:15 PM

1. The Authority's Control Regulation 72 requires construction and post-construction Best Management Practices (BMPs).

Response: Acknowledged, BMP details added.

2. No exceptions taken with proposed construction BMPs.

Response: Acknowledged.

3. Provide additional information for the proposed post construction BMPs for the runoff coming from the basins that do not appear to be captured by the detention/water quality facility (i.e. OS1, OS-2, OS-3, OS-4 and OS-5)

Response: Acknowledged, additional information can be found in the Drainage Letter.

4. The Authority reserves the right to review and comment on future submittals for this project.

Response: Acknowledged.

Group: SP 1ST 20

Type: **CONST PLANS - ENVIRONMENTAL**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/23/2021

Reviewer: Michael Walton

Notes:

2/24/2021 2:30:54 PM

See engineering memo for full list of comments.

GENERAL COMMENTS

1. Omit all existing and proposed utilities from the CBMP Drawings, except those relating to stormwater.

Response: All existing and proposed stormwater utilities shown on CBMP Drawings, all other utilities have been omitted.

2. Label and identify the ratio of all slopes that are 4:1 or greater.

Response: Labels added.

3. Please use unique blocks for each type of inlet protection provided.

Response: Blocks for inlet protection have been updated.

4. Include within the plan set all of the town's 31 CBMP Notes & Details.

Response: All CBMP Notes and Details included

5. Please provide a note stating Detention Pond Protection (DP) will be required at the inspector's discretion in the downstream detention facility.

Response: Note added.

INITIAL CBMP PLANS

6. Erosion Control Blanket (ECB) should only be placed after disturbance occurs during the Interim/Final phase.

Response: Erosion control blanket removed from initial and added to Interim/Final Phase Plan.

7. Please consider relocating the Stabilized Staging Area (SSA) to the end of the Vehicle Tracking Control (VTC). This eliminates the need for vehicles to cross the site to reach the staging area, limiting the potential for picking up sediment and debris which could be carried offsite.

Response: Stabilized Staging Area location updated.

8. Provide and identify Portable Toilet Protection (PTP) and Masonry Work Protection (MWP) for the site.

Response: Portable Toilet Protection and Masonry Work Protection have been added to site.

INTERIM/FINAL CBMP PLANS

9. Provide and identify sediment control logs (SCL) along all paved areas adjacent landscape/pervious areas. This includes landscape islands and all pedestrian walks.

Response: Sediment control logs have been added to plans.

10. Please provide an additional set of Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) labels in the isolated landscaped area southwest of the proposed building.

Response: Labels added.

Group: SP 1ST 20

Type: **CONST PLANS - STORMWATER**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/23/2021

Reviewer: Michael Walton

Notes:

2/23/2021 5:03:44 PM

See engineering memo for full list of comments.

1. Storm Drainage Infrastructure Notes on sheet C1.1 appear to be out of date. Include current notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)

Response: Notes have been updated.

2. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas shall be considered public and must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Landscape drains, roof drains, and leaders for these systems are considered private and may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.

Response: Acknowledged.

3. Please include the structure name in all structure profile labels.

Response: Acknowledged, structure names added to all profiles.

4. Please provide a structure or cleanout at every storm sewer junction. Insert-a-tees are not allowed in lieu of structures.

Response: Cleanouts added to southern storm sewer junctions.

5. Please use a minimum 0.5 percent slope for all storm sewer.

Response: Storm Sewer slope updated to a minimum of 0.5% slope.

6. The pipe inverts into the existing manhole are 0.3-feet below the pipe invert out of the structure. Please ensure that all pipes out of any storm structure are a minimum of 0.2-feet below any pipe coming into the structure. Please also match pipe soffits when changing pipe sizes across any structure.

Response: Pipe inverts updated per comment.

7. The water crossing on sheet C5.1 does not provide the 18-inch minimum clearance between utilities.

Response: Vertical separation increased to provide 18-inch minimum clearance between storm drain and water main. Casing provided on fire and domestic services where minimum clearances cannot be provided.

8. A concrete channel is called out along the southwest side of the property. There is no mention of this concrete channel anywhere other than the grading plan. If the concrete channel is still proposed, please provide additional information including a channel section within the plans and all relevant calculations within the report.

Response: Channel call outs added to Site Plan and Grading Plan, and detail provided on sheet C5.0. Refer to drainage letter for flow calculations.

9. Please provide the Town of Parker Standard Detail 33 for Manhole Covers from Appendix A of the RDCCM in the site details.

Response: Detail added. Refer to Sheet C6.0

Group: SP 1ST 20

Type: **CONSTRUCTION PLANS - CIVIL**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 3/2/2021

Reviewer: Tyler Sandt

Notes:

3/2/2021 4:45:33 PM

1. Revise the vertical clearance between the storm sewer and proposed water lines to be at least 1.5 feet.

Response: Vertical separation increased to provide 18-inch minimum clearance between storm drain and water main. Casing provided on fire and domestic services where minimum clearances cannot be provided.

2. Add the Town's engineering signature block to the utility plan in the PWSD CD's.

Response: Town's engineering signature block added.

Group: SP 1ST 20

Type: **DRAINAGE REPORT - STORMWATER**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/23/2021

Reviewer: Michael Walton

Notes:

2/23/2021 5:21:17 PM

See engineering memo for full list of comments.

1. Please evaluate providing additional landscape drains to capture the runoff from the sidewalks being discharged offsite from OS 2 and OS 3.

Response: Upon evaluation, we are unable to accommodate additional landscape drains due to large slopes in landscape area.

2. Please verify that compensatory storage is provided for the sub-basins releasing offsite in conformance with SDECM Section 7.2.4 and provide a statement within the report narrative stating it is being provided.

Response: Additional information added to the Drainage Compliance Letter. Per discussions with Town Staff on the proposed multi-family project, the regional pond outlet structure has been redesigned to reduce the peak outflow. Proposed improvements to the pond outlet structure are limited to a revised orifice plate and a revised restrictor plate. These improvements will be part of the multi-family construction. The revised pond peak outflow is 4.5 CFS below the maximum release rate allowing for additional compensatory storage for future lots in the regional basin. As requested, a Report Addendum to the Filing 1 Drainage Report has been included in the resubmittal.

3. The delineation between sub-basins OS 2 and OS 5 is unclear on the drainage plan. Where the delineation overlaps the retaining wall and property line becomes unclear as well. Please revise the line width, shading, or color for improved readability.

Response: Line shading adjusted. Delineation between basins follows retaining wall and property line.

4. Please provide the existing storm utilities on the drainage plan.

Response: Existing storm utilities added to drainage plan.

5. The highlights provided in Appendix B do not have transparency applied and block out the text which is intended to be highlighted.

Response: Appendix B has been updated to not include highlighting. Information is boxed in red.

6. Please consider limiting the pages included from the referenced report in the appendix to those which pertain to the site.

Response: Acknowledged, report appendix has been updated.

Group: SP 1ST 20

Type: **FIRE LIFE SAFETY 20**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/16/2021

Reviewer: Randy Capra

Notes:

2/16/2021 8:37:56 AM

See "SP20-131 Parker and Pine F1 L6 Everbrook Daycare Fire Life Safety Response Ltr [1] Submittal 021621" for all Life Safety comments; ensure that all comments are addressed fully when resubmitting.

Response: Acknowledged. Refer to separate comment response letter.

Group: SP 1ST 20

Type: **IREA 20**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/22/2021

Reviewer: Brooks Kaufman

Notes:

2/22/2021 8:27:34 AM

The applicant will required to provide EUSERC cabinet location and comply with clearances around the proposed IREA transformer per the attached clearance requirements.

The applicant will be required to provide an easement for the proposed transformer location at IREA electrical design.

Relocation of existing electrical facilities will be addressed at IREA electrical design

Response: Acknowledged.

Group: SP 1ST 20



Type: **Public Service Company of Colorado 20**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/19/2021

Date Completed: 2/19/2021

Reviewer: Donna George

Notes:

2/19/2021 2:40:07 PM

please see attached

Response: Acknowledged. Informational comments received.

Group: SP 1ST 20

Type: **SITE PLAN - CIVIL**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 3/2/2021

Reviewer: Tyler Sandt

Notes:

3/2/2021 4:42:34 PM

1. Once the storm sewer configuration is finalized, provide the legal description and exhibit for the 25-foot drainage easements covering all proposed storm sewer.

Response: Acknowledged. Drainage easements added to plans. Legal description and exhibit will be provided prior to plan approval.

Group: SP 1ST 20

Type: **SITE PLAN - STORMWATER**

Status: REVISIONS REQUIRED

Date Submitted: 1/29/2021

Date Due: 2/23/2021

Date Completed: 2/23/2021

Reviewer: Michael Walton

Notes:

2/23/2021 4:42:47 PM

See engineering memo for full list of comments.

1. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas shall be considered public and must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Landscape drains, roof drains, and leaders for these systems are considered private

and may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.

Response: Acknowledged.

2. A concrete channel is called out along the southwest side of the property. There is no mention of this concrete channel anywhere other than the grading plan. If the concrete channel is still proposed, please provide additional information including a channel section within the plans and all relevant calculations within the report.

Response: Channel call out added to Site Plan, and detail provided on sheet C6.1. refer to drainage letter for flow calculations.