

December 6, 2022

Mr. Michael Walton, P.E.  
Town of Parker – Engineering Department  
20120 E. Mainstreet  
Parker, Colorado 80138

RE: Lincoln Professional Park L3 – Andy’s Custard – Engineering 1<sup>st</sup> Review  
Engineering Department Submittal Comments Response

Dear Mr. Walton,

Please find below our responses to the Engineering Department review comments to the Construction Documents facilitate your review, we have included the original comments (key issues and numbered comments) in italicized font and have provided our responses in bold.

Traffic and Roadway Review Comments

### **Construction Plans – Civil**

*1. Please consider shifting the northern access as far as possible from the irregular intersection to the north to avoid potential safety concerns.*

**Response: Northern access to remain.**

*2. Shift the southern access out of the intersection to meet AASHTO sight distance criteria. Alternatively, consider whether a second western access may be more functional for this Site*

**Response: Provided sight triangle exhibit based on Town of Parker criteria.**

*3. Please consider use of Town Standard Roadway details for all proposed roadway infrastructure.*

**Response: Only internal access drive aisle are being provided on the site. All other work is being completed by the master development.**

### **Site Plan - Civil**

*1. Please note while the site’s access points fall on a private road it is highly recommended by Town Staff to analyze access point sight triangles in conformance with the town’s standard detail 24 to ensure the safety of the public accessing the site.*

**Response: Sight triangles exhibit added to submittal for Town Staff review.**

*2. Please note the referenced detail for the stop signs is included in the construction rather than the site plan set. Please either include the detail in both sets or reference the appropriate MUTCD code rather than a detail for all proposed stop signs in the site plan set.*

**Response: Added MUTCD code on site plan for reference.**



**Construction Plans – Environmental**

*1. Please either revise the title of sheet C3.2 to reflect “Interim/Final” or alternatively provide an additional “Interim” CBMP sheet. If combining the two sheets is preferred, ensure that the control measures labels include which phase they will be implemented in. Please note that the only “Final” CBMP’s anticipated for the site are Seeding, Mulching, and Crimping (SMC). If separate sheets are selected, please remove all “Final” CBMPs from the interim sheet and show only the initial and interim measures required during active construction on the project. Please ensure to delineate between “Interim” and “Initial” control measures, which is typically done by shading back the existing “Initial” control measures on the “Interim” sheet. Please note the “Initial” CBMPs should always be shown this way on the “Interim” phase sheets whether combined or separate.*

**Response: Initial split out and Interim/Final has been combined. Since, SMC is the only Final measure, added text next to symbol on sheets and also in legend to designate.**

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

**Response: Updated to only show stormwater infrastructure.**

*3. Please consider use of Town standard nomenclature, blocks, and labeling for all proposed control measures to avoid potential confusion in the field for referencing the appropriate detail.*

**Response: Updated blocks to match Town standards.**

*4. Provide and identify the appropriate type of Inlet Protection from the Town’s 4 standard inlet protection types for all instances where this control measure is required. Provide unique labeling and blocks for each type of inlet protection used to help avoid confusion in the field on the appropriate detail to follow.*

**Response: Inlet protection has been added to all inlets where necessary.**

*5. Provide Inlet Protection, Curb on Sump (IPCOS) for both of the type R sump inlets in Road B.*

**Response: Inlet Protection has been added to sump inlets.**

*6. Include within the plan set all of the town’s 31 CBMP Notes & Details.*

**Response: Added CBMP Notes and Details to plan set**

*7. Provide a legend of symbols to correspond to the Town’s 31 CBMP Notes & Details.*

**Response: Legend has been added to the CBMP plan.**

*8. Please remove all additional notes provided on the CBMP plan sheets which are not reflective of the Town’s general CBMP notes.*

**Response: Removed notes not applicable for the site.**

9. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas.

**Response: Added callout to all adjacent properties stating no work shall occur in those areas.**

10. Provide and identify one instance of Debris and Trash Control (DTC) for each roadway adjacent to the site on the initial and interim CBMP plan. Provide and identify one instance of Debris and Trash Control (DTC) in the parking lot on the interim CBMP plan.

**Response: DTC has been added to each entrance.**

11. Add the following note to the initial and final CBMP plan sheets:  
“LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN LANDSCAPING IS NOT POSSIBLE.”

**Response: Note has been added to applicable sheets.**

### **Initial CBMP Plans**

12. Provide Construction Fence (CF) along the eastern extents of the site.

**Response: Construction Fence has been added to the eastern extents.**

13. Continue the Silt Fence (SF) along the Northern Extents of the site to close in the perimeter control with the requested Construction Fence (CF) along the eastern extents. Also, connect the SF proposed along the southern extents of the site to act as perimeter control. It is noted this control measure will likely need to be removed and replaced for the utility tie ins adjacent to the site, but this measure should be in place at all other times to ensure that a clear delineation is provided to the public between the site and areas of public access.

**Response: Added silt fence to requested portions of the site.**

14. Move the Stabilized Staging Area (SSA) to the end of the Vehicle Tracking Control (VTC) to ensure the full extents of the VTC are utilized.

**Response: Moved SSA behind the VTC.**

15. Provide Silt Fence (SF) along the Vehicle Tracking Control (VTC) extents to ensure the full length of the VTC is utilized. Please note while the site’s access points fall on a private road it is highly recommended

**Response: SF encompasses the VTC to allow for usage.**

### **Interim CBMP Plans**

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

**Response: Added SCL to all paved areas adjacent to landscape/pervious areas including landscape islands.**

*17. Show all Initial Control measures faded back on the Interim CBMP plans.*

**Response: Initial Control has been faded back in the interim/final plans.**

*18. Provide and identify Sidewalk Transition Protection (STP) for all proposed pedestrian ramps.*

**Response: Added STP to each of the ramps.**

*19. Provide an additional set of Rock Socks on either side of Road B upstream of both sump inlets*

**Response: Added Rock Socks upstream of the sump inlets**

### **Construction Plans - Stormwater**

*1. Please note the structural and hydraulic impacts of modifying the existing Type R inlet as proposed is unclear and this is not the existing condition proposed by the master developer. Please utilize a CDOT standard inlet in lieu of the proposed modified structure and have it tie into the existing infrastructure via subsurface storm sewer. Please note that all storm sewer systems collecting drainage from the proposed drive aisles and parking areas must adhere to the standards and specifications outlined within Section 6.3.3 of the Town’s SDECM, including the use of 18-inch minimum RCP and dedication of drainage easements. Landscape drains, roof drains, and leaders for these systems do not need to meet these criteria 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. Modified CDOT structure is no longer being proposed. CDOT Type R is now being proposed.**

*2. Please note plan and profiles are only required for storm sewer systems collection drainage from the proposed drive aisles and parking areas and all private roof drain and landscape drain systems are not reviewed by the Town. Please also note that the necessary plan and profile for the storm sewer infrastructure requested above will need to have the major and minor hydraulic grade lines provided and identified as well to show conformance with the Town’s criteria.*

**Response: Acknowledged. HGL information added to plan set.**

*3. The proposed southern entrance appears to fall over the location of a storm sewer inlet proposed as part of the Master Development Plan (MDP). Please ensure the most current version of the MDP is utilized for design and account for any proposed change in drainage patterns within this proposed design.*

**Response: MDP has been updated to show inlet location outside of the proposed entrance.**

*4. Provide CDOT standard details for all requested additional storm sewer infrastructure.*

**Response: Added CDOT standard details to sheet set.**

*5. Provide the Town’s standard manhole cover detail from Appendix A of the RDCCM.*

**Response: Added town manhole cover detail to detail sheet.**

**Site Plan - Stormwater**

*1. Please see Construction Plan – Stormwater comments and ensure all applicable revisions are adequately portrayed on the site plan documents as well.*

**Response: Acknowledged.**

**Drainage Report**

*1. Provide a drainage conformance letter specific to this application for review on future submittals.*

**Response: Drainage conformance letter added to submittal.**

Thank you in advance for taking the time to review this application. We look forward to working with you towards approval of this development proposal.

Sincerely,  
**GALLOWAY**

Matthew Pepin  
Civil Project Engineer  
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