

March 30, 2023

Mr. Alex Mestdagh, P.E.
Town of Parker – Engineering Department
20120 E. Mainstreet
Parker, Colorado 80138

RE: Lincoln Professional Park L3 – Andy’s Custard – Engineering 2nd Review
Engineering Department Submittal Comments Response

Dear Mr. Mestdagh,

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.

Construction Plans – Civil

1. At a minimum, the south entrance to the site must be shifted past the PC of the adjacent curb return. If the applicant declines to shift this entrance a safe distance away from the adjacent intersection, it may be restricted to a $\frac{3}{4}$ movement (left turns out restricted) to ensure a safe condition when Road A connects through to the east.

Response: Restricting movement for the access drive to be right turn out only. Adding sign to enforce the turning movement.

2. Provide signed and sealed versions of all technical memos.

Response: Signed and sealed versions of technical memos have been provided.

3. Please show the proper Inlet Protection, Curb on Sump (IPCOS) for all of the type R sump inlets in Roads A and B. See the redline mark ups in the Revised Civil CDs loaded in eTrakit on 12-14-22, plan sheets C3.1 and C3.2 for diagram.

Response: Renamed IPS to IPCOS for all inlet protection located in the sump condition.

4. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.

Response: Acknowledged.



Site Plan / Sight Triangle Exhibit

1. If the north entrance will remain as currently proposed, the applicant shall coordinate removal of the tree proposed within the tree lawn north of this access.

Response: Proposed trees within the lawn north of this access has been removed.

Drainage Letter

1. Please add discussion regarding the direct flow proposed to be added to the master development’s inlets. The master development’s study does not appear to assume this, so amended inlet calc sheets should be provided for those inlets.

Response: Added discussion to the conformance letter showing compliance with the capacity of the inlets receiving flow from the proposed site. Calc sheet added to letter showing max capacity.

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
matthewpepin@GallowayUS.com