

April 25, 2023

Alex Mestdagh, P.E.
Engineering Services Manager
Town of Parker

20120 E Mainstreet
Parker, CO 80138

RE: Parker and Pine F1 L1: In-N-Out Burger
Formal Site Plan Application – 1st Submittal Review Engineering Comments – SP22-143

Plan Review Summary:

1 st Formal Submittal	-	12/21/22
1 st Review Comments	-	02/22/23

The Following letter summarizes our responses and plan changes made regarding your 1st review comments for the Parker and Pine F1 L1, In-N- Out Burger Formal Site Plan Application. Our responses are shown below each comment in [blue](#). In addition, a blue-line comment response has been provided with responses to the redlined plans.

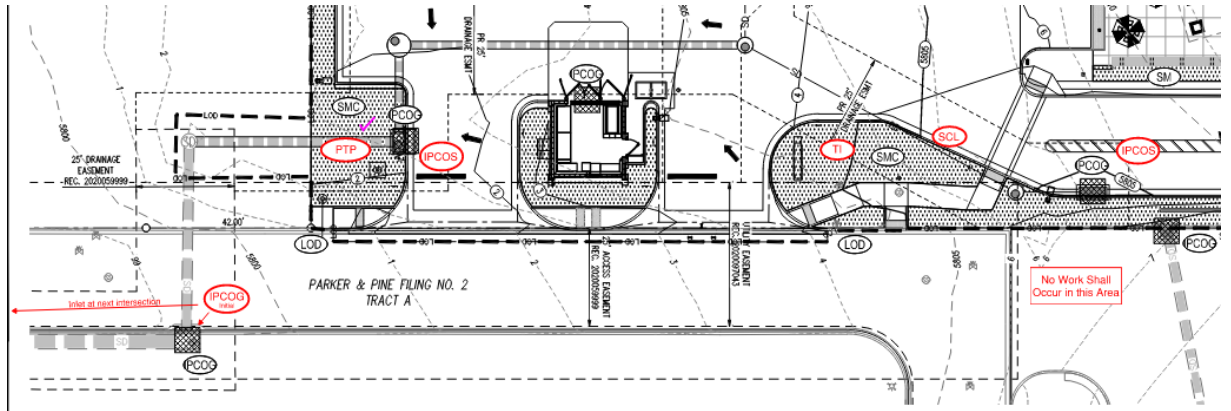
General Comments

1. Please note that any construction within the Parker Road/State Highway 83 right-of-way will require permitting/permission from CDOT.
[Response: Acknowledged](#)
2. All infrastructure improvements associated with this project will be considered private in nature, and will not be required to be financially secured.
[Response: Acknowledged](#)

Construction Plans

1. All storm sewer draining improved surfaces, including parking lots/drive aisles, must adhere to Town criteria, including a minimum RCP diameter of 18 inches. Please revise the proposed 12 inch lines serving the parking areas/drive thru accordingly. Roof and landscape drains are not required to meet this criteria.
[Response: Storm Drains have been revised to 18" minimum.](#)
2. Per Town Criteria, all sanitary sewer crossings above storm sewer must be encased. Please show encasement of the sanitary sewer crossing over Storm Line C.
[Response: Concrete encasement has been added to the plan.](#)
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: Added CBMP callouts per redlines provided by Robert Seacat on 2/23/23 email.](#)





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.
5. Please add a note to all Erosion Control plan sheets stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
Response: Note added as general note 1 to each erosion control plan sheet.
6. Show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at the Initial phase. Addition PTPs may be needed in the interim and final phases.
Response: Additional PTPs added to initial phase, not shown on interim/final phases plan sheet for clarity of final state.
7. Please adjust the LOD, CF and SF on the east side of the site to include the disturbance area for the natural gas line tie in.
Response: The LOD, CF, and SF have been updated to include the natural gas line tie in on the east side of the site.
8. Please label and identify the ratio of all slopes that are 4:1 or greater.
Response: All areas of slopes 4:1 or greater have been updated to ratio labels in the grading sheets and erosion control interim/final plan sheet.
9. Please include on the Initial, Interim/Final Erosion Control plan sheets the Town of Parker’s CBMP Legend of Keys/Symbols for the CBMP Details.
Response: Town of Parker’s CBMP Legend of Keys/Symbols have been used on the Initial, Interim/Final Erosion Control plan sheets.
10. Please include within the plan set all 71 pages of the Town of Parker’s CBMP Legend, General Notes & Details.
Response: All pages of the Town of Parker’s CBMP Legend, General Notes, and Details have been added within the plan set.
11. Please add a callout/label to the Initial, Interim/Final Erosion Control plan sheets for all properties adjacent to the project stating, “NO WORK SHALL OCCUR IN THIS AREA.”
Response: Corrected as noted.

12. Please add the following note to the Initial and Interim/Final CBMP plan sheets: “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE.”
[Response: Note added as general note 2 to all erosion control sheets.](#)
13. Please add Inlet Protection (IPCOG) to the 2 existing type R inlets on the private road southwest of the site entrance.
[Response: Corrected as noted.](#)
14. Please add a note to the Initial, Interim and Final Erosion Control plan sheets stating: “ANY BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN PRIOR TO INSTALLATION. CONTACT RANDY CAPRA AT RCAPRA@PARKERONLINE.ORG OR 303-805-3163.”
[Response: Note added as general note 3 to all erosion control sheets.](#)
15. 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.](#)

Traffic Conformance Letter

16. Due to the anticipated level of traffic this site may generate, a simple conformance letter will not suffice for traffic analysis. Staff’s expectation was that a small traffic study with queueing analysis and “opening day” plan would be provided as was discussed at the pre-application meeting held some time ago. This item should be discussed with Staff and revised accordingly.
[Response: Traffic impact study has since been submitted for review.](#)

Please feel free to reach out with any additional comments or questions you may have.

Sincerely,
GALLOWAY

Phil Dalrymple
Civil Engineering Project Manager
303.770.8884
phildalrymple@gallowayus.com