

June 16, 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 – 2nd Submittal Review Engineering Comments – SP22-143

Plan Review Summary:

1 <sup>st</sup> Formal Submittal	-	12/21/22
1 <sup>st</sup> Review Comments	-	02/22/23
2 <sup>nd</sup> Formal Submittal	-	04/25/23
2 <sup>nd</sup> Review Comments	-	05/22/23

The Following letter summarizes our responses and plan changes made regarding your 2nd 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.

**Site Plan redlines**

1. Refer to redlines markups on site plan sheet  
[Response: Refer to blueline responses on site plan sheets.](#)

**Building 15 – Randy Sale**

1. energy, structural, fire, etc... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website ([parkeronline.org](http://parkeronline.org)), and our most current code adoptions.  
[Response: Building permit review is in process with the Town of Parker.](#)
2. Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.  
[Response: Building permit plan have been through the first round of review. Review fees required at this stage have been paid.](#)

General Comments to be aware of:

3. Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2020 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2024. 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.

[Response: Acknowledged.](#)

4. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

[Response: Wall plans are currently under review by the Town.](#)

5. 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 of the sanitary line is shown on sheet C3.2 of the Town CD Plan Set for Storm Line C.](#)

#### **Const. Plans – Environmental 15 – Robert Seacat**

1. All Erosion Control Corrections completed.

[Response: Acknowledged.](#)

#### **Fire Life Safety 15 – Randy Capra**

1. While applicant did provide a response (thanks), applicant did not identify where information could be found in the submittal documents provided. The fire response letter indicates that the plans were checked but the information could not be found. When resubmitting, revisit the response letter uploaded on 05/17/23 and provide a full response addressing all comments.

[Response: a supplemental review was coordinated with Randy Capra and comments have been addressed.](#)

#### **IREA 15 – Brooks Kaufman**

1. CORE easement required at electrical design for transformer location.

[Response: Acknowledged.](#)

#### **Traffic Impact Study**

1. It shall be acknowledged by the applicant that it is their responsibility to mitigate any impacts that queuing from this restaurant may have on the adjacent roadways or properties. Please add wording to item 8 under the conclusions indicating this.

[Response: Item 8 under the conclusions has been updated.](#)

2. Please note that the Town reserves the right to temporarily suspend access to any public roadways should traffic present safety hazards. Should this be the case, the applicant may be asked to revisit this analysis.

[Response: Acknowledged.](#)

3. The Town will require that an "Opening Day" traffic plan be provided for review prior to approval of the Site Plan. It is understood that this is not the applicant's preference, but Engineering Staff feels that we need to have an understanding of the approach to be comfortable that the initial traffic impacts can be managed. This plan can be adjusted/revised following Site Plan approval, but an initial concept should be provided with the next submittal.  
[Response: A preliminary traffic plan for opening day has been included in this submittal. Please note that this is a draft document that will be further coordinated and finalized with the Town prior to opening. As such, routing may be adjusted.](#)

**Parker Water & Sanitation District**

1. Please see all uploaded documents  
[Response: Refer to separate PWSD response letter.](#)
2. Invoices for Engineering inspection and Irrigation review must be paid prior to next review.  
[Response: Refer to separate PWSD response letter.](#)
3. Please feel free to reach out with any questions you may have.  
[Response: acknowledged.](#)

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

Sincerely,  
**GALLOWAY**

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