

January 5, 2024

Michael Walton
P.E., Senior Development Review Engineer
Town of Parker, Engineering Department
20120 Mainstreet
Parker, CO 80138



RE: Parker Pointe F1 L10 Medical Office Building (Case No. SP23-058) Planning Review – Fire Department Comments

Dear Michael,

Thank you for your plan review comments for the above-mentioned project. Please find our response to those comments below and in the documents and drawings attached here. For information, the original plan review comment is shown below in black, with the design team response in blue. Should you need any additional clarification, please don't hesitate to contact me.

Traffic and Roadway Review Comments

1. Once the revised master study has been approved, provide a traffic generation letter to show conformance of the proposed improvements with the original traffic study.
 - [Traffic Conformance Letter has been provided with this response, see the attached exhibit.](#)

Stormwater Review Comments

Construction Plans - Environmental

1. Please move the Erosion Control Cover Sheet (C-240) to before the Initial Erosion Control Plan Sheet (C-241). They are currently out of order in the plan set.
 - [The Cover Sheet has been moved.](#)
2. Please use the same pipeline diagram (shaded) for the existing stormwater RCP on the Erosion Control Plan Sheets as being used on the Utilities Plan Sheet for the RCP.
 - [Storm pipes have been updated.](#)
3. Please label and identify the ratio of all slopes that are 4:1 or steeper.
 - [All slopes 4:1 or steeper have been labeled.](#)
4. Please add a callout/label on ALL properties adjacent to the project stating: "NO WORK SHALL OCCUR IN THIS AREA". Specifically, the west and south adjacent properties. Traffic Conformance Letter has been provided with this response, see the attached exhibit.
 - [All the callouts have been added to the plans.](#)
5. Please provide and identify Erosion Control Blanket (ECB) for all slopes 4:1 and steeper. Specifically, on the north side of the drainage way that is located to the north of the proposed building.
 - [The Erosion Control Blanket \(ECB\) has been added to the plans.](#)

Drainage Report

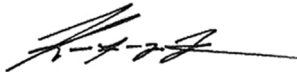
1. Reference the MHFD inlet sizing worksheet utilized for inlet sizing in section III.D of the narrative.

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O: 303.499.7795

- The MHFD inlet worksheets are referenced in Section III.D, and the completed worksheets are included in Appendix C.
2. With the adjacent drainageways, please discuss the Town's Stream Preservation standards and note whether the proposed improvements comply with said criteria.
 - This project will not impact the stream. The Master Developer is doing all stream and floodplain modifications. This is noted in the report in Section I.D.
 3. Revise the table in section IV.B to compare the overall imperviousness of the site in either case rather than basin specific impervious values.
 - The table has been revised to show that the proposed imperviousness is less than the master planned.
 4. Provide and discuss the compensatory storage required for any developed basin which cannot be routed to the onsite detention facility for flood control. Specifically, basin O2 will require compensatory storage be provided based on the infrastructure currently proposed.
 - The section was revised to show that the off-site basins that cannot get to the regional detention pond are accounted for in the pond volume and release rates.
 5. Please directly state whether any impacts to wetlands or threatened and endangered species are anticipated in the Environmental Protection section of the narrative.
 - This project will not impact the sensitive areas. Section V has been revised to directly state this condition.

Thank you again, and we look forward to hearing from you.

Sincerely,



Keith Fronczak, AIA
Boulder Associates, Inc.
Associate