

April 26, 2023

Michael Walton, P.E.
Senior Development Review Engineer
Town of Parker

20120 E Mainstreet
Parker, CO 80138

RE: Parker and Pine F1 L1: In-N-Out Burger
Subdivision Application – Engineering 1st Review Comments – SUB22-063

Plan Review Summary:

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|----------------------------------|---|----------|
| 1 st Formal Submittal | - | 12/21/22 |
| 1 st Review Comments | - | 03/10/23 |

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 Subdivision 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](#)

Construction Plans - Civil

1. Provide the overall utility plan sheet from the PWSD Utility plan set in the Town CD set as well.

[Response: An overall utility plan has been included with each plan set.](#)

2. Provide the Town's Public Works and Engineering approval block on the overall utility plan sheets in both construction plan sets.

[Response: The approval block has been included on the overall utility plan in each plan set.](#)

Site Plan - Civil

1. While not required for access points along private roadways, it is highly recommended by Town Staff to evaluate sight lines in accordance with Town standard detail 24 to ensure safe ingress and egress from the site.

[Response: Acknowledged](#)

Plat - Civil

1. Provide the following notes on the Plat. Please note that any notes with Tract X noted will require a full list of the tracts proposed to be encompassed by the note to be included.

I. ACCESS EASMENT ARE HEREBY GRANTED OVER ALL PRIVATE ENTRANCES AND INTERNAL ROADWAYS WITHIN THE DEVLOPMENT FOR THE BENEFIT OF ALL



CURRENT AND FUTURE OWNERS OF THIS PROPERTY FOR INGRESS, EGRESS AND TRAFFIC CIRCULATION. SHOULD THIS PROPERTY BE SUBDIVIDED INTO ADDITIONAL LOTS, ALL SUCH LOTS SHALL HAVE THE RIGHT TO USE ALL SUCH ENTRANCES AND ROADWAYS FOR PUBLIC ACCESS PURPOSES.

- II. PRIVATE ACCESS DRIVES/ROADWAYS MUST BE CONSTRUCTED PRIOR TO THE ISSUANCE OF TEMPORARY CERTIFICATE OF OCCUPATION AND/OR CERTIFICATE OF OCCUPANCY FOR ANY DEVELOPMENT OCCURRING ON PROPERTY SHOWN HEREIN.
- III. THIS PLAT IS SUBJECT TO A PERPETUAL, NON-EXCLUSIVE CROSS PARKING EASEMENT FOR THE SHARED USE OF ALL PARKING SPACES SITUATED WITH THE PROPERTY SHOWN HEREIN. THE OWNER OF EACH LOT SHALL KEEP AND MAINTAIN THE PARKING SPACES CONTAINED WITHIN THEIR RESPECTIVE LOT IN A COMMERCIALY REASONABLE CONDITION AND STATE OF REPAIR.
- IV. WITHIN THE SIGHT TRIANGLES, AS SHOWN, LIMITED LANDSCAPING SHALL BE ALLOWED BUT NO SOLID STRUCTURES OR TREES WILL BE PERMITTED. SOLID STRUCTURES SHALL INCLUDE, BUT NOT BE LIMITED TO, FENCES, MAILBOXES, AND UTILITY BOXES. LANDSCAPING WITHIN THE SIGHT TRIANGLES WILL BE LIMITED TO SHRUBS AND PLANTINGS THAT AT MATURITY WILL BE NO TALLER THAN TWO FEET. LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE MAINTAINED BY THE PROPERTY OWNER OR APPROPRIATE ASSOCIATION.

[Response: Plat notes have been updated.](#)

Traffic Impact Study - Civil

1. 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 queuing 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 been included with this resubmittal.](#)

Stormwater Review Comments

The following comments concern drainage, erosion and sediment control, and non-point source pollution control issues for the subject property. They are based upon our review of the submittal documents against the criteria presented in the Town of Parker's, Storm Drainage and Environmental Criteria Manual (SDECM), as revised, February 2014. Additional regulatory and planning documents were utilized in the review and are referenced in the comments where appropriate.

[Response: Acknowledged](#)

CONSTRUCTION PLANS – ENVIRONMENTAL

GENERAL COMMENTS

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.

1. 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.](#)
2. Show multiple Portable Toilet Protections (PTP), a site this size must have at least 3 at the Initial phase. Additional 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.](#)
3. 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.](#)
4. 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.](#)
5. 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.](#)
6. 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.](#)
7. 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.](#)
8. 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.](#)
9. 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.](#)
10. 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.](#)

INITIAL CBMP PLANS

11. Please add notes to the Initial Erosion Control plan sheet stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”, AND “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND ECS”.
[Response: Notes added.](#)
12. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.
[Response: Construction fence added as noted.](#)
13. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site.
[Response: Added DTC to plan.](#)
14. Please provide a callout outside the perimeter controls along the public sidewalk(s) to be modified/replaced with the project that states the following: “ALL WORK WITHIN PUBLIC RIGHT-OF-WAY (ROW) WILL REQUIRE A TOWN ROW PERMIT. INITIAL AND INTERIM CBMPS FOR WORK WITHIN THE TOWN’S ROW SHALL BE COORDINATED WITH THE TOWN’S ENVIRONMENTAL INSPECTOR PRIOR TO THE BEGINNING OF ANY ROW WORK.”
[Response: Callout added outside the perimeter controls in the Initial CBMP plan.](#)

INTERIM/FINAL CBMP PLANS

15. Please show Masonry Work Protection (MWP) on the plans for construction of the building.
[Response: MWP has been added to the plan around the building and the retaining walls.](#)
16. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation asphalt in roadways and parking areas. Please show on plans where needed.
Note: if tree lawn areas are graded to final grade, ECB may be used to cover the entire tree lawn instead of back of curb SCL.
[Response: Added SCL to plan and OPC.](#)
17. Please provide and identify Erosion Control Blanket (ECB) on all slopes 4 to 1 or greater where seeding of native grass is shown.
[Response: Added ECB to plan and OPC.](#)
18. Please provide and identify Surface Roughening (SR), Seeding Mulching Crimping (SMC) and Temporary Irrigation (TI) on the Interim/Final plan sheets in the native grass areas. To allow for a proper and timely establishment of native grasses, Temporary Irrigation (TI) is required over all areas where permanent native seeding is proposed. This includes, but is not limited to, detention ponds, drainage ways, park and trail areas, general open space, etc.
[Response: Added SR, TI, AND SMC to plan.](#)
19. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site.
[Response: Added DTC to plan.](#)

CONSTRUCTION PLANS – STORMWATER

1. 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. Please revise storm lines B and C to reflect the appropriate size per the criterion.
[Response: Corrected as noted.](#)

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: Encasement of the sanitary sewer crossing over Storm Line C has been added.](#)
3. Provide the CDOT standard detail for Reinforced Concrete Pipe (RCP).
[Response: The CDOT standard RCP detail has been added.](#)
4. Provide the Town's standard detail for Manhole Covers.
[Response: The Town of Parker Manhole Cover detail has been added.](#)

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

Sincerely,
GALLOWAY

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