

April 26, 2023

Amber Wood Hicken, Planner 1
Town of Parker

20120 E Mainstreet
Parker, CO 80138

RE: Parker and Pine F1 Amd 1 - In-N-Out Burger
Replat Review – 1st Submittal Review Comments – SUB22-063

Plan Review Summary:

1 st Formal Submittal	-	12/21/22
1 st Review Comments	-	03/16/23

The Following letter summarizes our responses and plan changes made regarding your 1st review comments for the Parker and Pine F1 Amd 1 Replat 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 and Project Details

1. Please see the attached redlines for all comments.
[Response: Please see the blue-line response document for all redline responses.](#)

Outside Referral Agency Comments

1. The following reviews in eTRAKiT have “Advisory Comments” or “Revisions Required:”
 - a. Aztec
 - b. Building
 - c. Comprehensive Planning
 - d. Construction plans – environmental
 - e. Construction plans – civil
 - f. Drainage report – civil
 - g. IREA
 - h. Plat – civil
 - i. Fire Life Safety
 - j. Cherry Creek Basin
 - k. Parker Water and Sanitation
 - l. Traffic impact study

These comments are available on eTRAKiT.

[Response: Please see the respective comment responses for the above listed agencies.](#)

Building (Randy Capra)

1. We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc... Please visit our website for all plan submittal requires: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.



[Response: Acknowledged](#)

2. 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, 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, 2021. 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](#)

3. 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: Acknowledged](#)

Cherry Creek Basin Water Quality Authority (Val Endyk)

1. The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SUB22-063 Parker & Pine F1 AMD 1 have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

[Response: Acknowledged](#)

2. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

[Response: Acknowledged](#)

Comprehensive Planning (Mary Munekata)

1. Narrative does not address this replat application.

[Response: Please clarify and advise if additional action is required](#)

Construction Plans – Environmental (Robert Seacat)

General comment – 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](#)

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

1. 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.](#)
2. 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: Corrected as noted.](#)
3. Please show jersey barriers or construction fence along the sides of the VTC to assure use of the entire 50-foot pad.
[Response: Corrected as noted.](#)
11. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site. 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: Corrected as noted.](#)

INTERIM/FINAL CBMP PLANS

12. 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.](#)
13. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of 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.](#)
14. 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.](#)
15. 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 ST, TI, AND SMC to plan.](#)
16. Please show additional Debris and Trash Control (DTC) symbols in the asphalt roadways outside of the site.
[Response: Added DTC to plan.](#)

See Redline Plans in Trakit Attachments.
[Response: See Engineering Comment Response Letter.](#)

Construction Plans – Civil (Michael Walton)

See Engineering Memo.
[Response: See Engineering Comment Response Letter.](#)

Drainage Report – Civil (Michael Walton)

Please continue to update any calculations provided in response to the Construction Plan - Stormwater comments. Please notify Town Staff if any additional revisions to the conformance letter beyond simple updates are necessary and an additional review will be performed.
[Response: the 1st review comments do not affect the drainage conformance letter and no changes have been made to the drainage conformance letter.](#)

Fire Life Safety (Randy Capra)

As not all issues were addressed with SP21-125, a Fire Life Safety Response Ltr and redlined utility drawing have been uploaded to this application. Address all issues and provided a written response indicating acknowledgment and or location and name of attachment that would contain the modifications.
[Response: Please refer to the Fire Life Safety Comment Response Letter.](#)

IREA (Brooks Kaufman)

CORE Electric Cooperative has an existing blanket easement on the entire subdivision before it was changed to Parker and Pine Filing 1 and Filing 2 and has no defined location. CORE will require an easement to replace the existing blanket within the proposed Lot 5-A.
[Response: Galloway will coordinate separately with CORE and applicant/owner regarding easement.](#)

Parker Water and Sanitation District (Robert Ramsey)

Please note PWSD does not have any problem with the replat of these lot lines. PWSD is working with the Engineering firm on this project and construction plans are not approved at this time.
[Response: Acknowledged](#)

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

Sincerely,
GALLOWAY

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