



Your kind of place.

Memorandum

To: Ashley Chasez, Planner I

Date: March 13, 2025

From: Charles Kudlauskas, P.E., Senior Development Review Engineer
Robert Seacat, Stormwater Permit Coordinator

Cc: Alex Mestdagh, P.E., Engineering Services Manager
Tom Williams, P.E., Director of Engineering/Public Works

Subject: Douglas 234 F6 AMD 2 L8A - Les Schwab Tire – Engineering Final Review

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

<u>Document</u>	<u>Dated</u>
Construction Plan	December 2023
Site Plan	December 2023
Drainage Report	December 2023

Thank you for the opportunity to review this application. Based on our review we have the following comments:

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.

CONSTRUCTION PLANS – ENVIRONMENTAL

SP23-054 –DOUGLAS 234 F6 AMD 2 L8A - LES SCHWAB TIRE, 4th Environmental Review, 6-17-24

Please note that a **CBMP Estimate** will be **required** and **reviewed** with the Grading Permit after all CBMP comments have been addressed and the final site plan is near approval.

March 13, 2025

GENERAL COMMENTS - for all Erosion Control Plan Sheets

1. Please provide Parker's **COMPLETE** legend of CBMP Keys/Symbols to correspond to Parker's 31 CBMP Details on the Initial and Interim/Final Erosion Control plan sheets.

Interim/Final Erosion Control Plan Sheet

2. Masonry Work Protection must be shown on the Interim/Final Plan Sheet in addition to Erosion Control Note # 5. Please provide and identify the MWP Key/Symbol in **two locations** on the Interim/Final Plan Sheet.

Links:

72-page layout of CBMP Legend, General Notes and Details Link:

https://drive.google.com/file/d/1oE5TRyFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive_link

Legend of CBMP Keys/Symbols

[TABLE OF CONTENTS](#)

CONSTRUCTION PLANS – STORMWATER

1. Drainage easements granting the Town legal access to all stormwater facilities located outside the public right-of-way is a requirement to ensure proper construction and maintenance (excluding landscaping and roof drains). Please provide a legal description and exhibit for the proposed easement in future submittals and provide name, and contact information (address, phone, email) of authorized signatory for drafting of the easement (Typically this is the owner or authorized member of an LLC). The draft drainage easement will be sent for review and signature when ready and will be recorded by separate document with the provided exhibit and legal description upon approval of the Site Plan Application.

DRAINAGE REPORT

1. Please upload a full version of the revised (signed and stamped) drainage letter. It appears that only the cover sheet was provided.

The submittal is not in general conformance with the Town of Parker's *Roadway Design and Construction Criteria Manual* and *Storm Drainage and Environmental Criteria Manual*. The submittal must be revised and re-submitted for review.

An attempt has been made to identify all of the items that do not meet the Town of Parker's design criteria; however, it remains the developer's responsibility to ensure that all criteria are met.

If you have any questions regarding the comments, please do not hesitate to contact the Engineering Department at (303) 805-3166 or Email: ckudlauskas@parkerco.gov.