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Memorandum

To: Stacey Nerger, Senior Planner

Date: May 29, 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: SP24-124 Salisbury North MDP F1 AMD2 L1 - Park Expansion Phase 1–
Engineering 2nd 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	May 2025
Site Plan	May 2025
Drainage Report	April 2025
Traffic Impact Study	April 2025

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

Traffic and Roadway Review Comments

The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's *Roadway Design and Construction Criteria Manual (RDCCM)*, as revised, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

CONSTRUCTION PLANS – CIVIL

1. Please include contact information for Town of Parker Engineering and Public Works. (See uploaded redline comments)
2. Please adjust the site distance certification to include site plan title. (See uploaded redline comments)

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3. Please adjust overlapping labels and ensure labels are readable/visible throughout the plans (See uploaded redline comments)
4. The Town does not allow steeper than 3:1 slopes. Please adjust proposed grading in steeper areas accordingly. (See uploaded redline comments)
5. Add note to the retaining wall detail sheet: Retaining walls four feet high, from the bottom of the foundation to the top of the wall, or greater require a building permit. Plans shall be submitted to and approved by the Building Department prior to construction.
6. Provide plan sheet showing the extents of the striping for the left turn lane at the north access. (See uploaded redline comments)

TRAFFIC IMPACT STUDY – CIVIL

1. Please see uploaded redline 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

SP24-124 Salisbury Park Expansion Phase One – 1st Environmental Review, 5-29-25

Please note that a **CBMP Cost 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.

GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
2. Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
3. Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”

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4. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
6. Please add a general note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.
7. Please add a general note stating – “TO REDUCE THE POTENTIAL FOR CLOGGING OF DEBRIS GRATES, NO STRAW MULCH SHALL BE USED WITHIN THE EXCESS URBAN RUNOFF VOLUME OF A DETENTION BASIN. INSTEAD, EROSION CONTROL BLANKET SHALL BE INSTALLED FOR A WIDTH OF AT LEAST 6-FEET ON BOTH SIDES OF THE CONCRETE LOW FLOW CHANNELS OR UP TO A DEPTH OF 1-FOOT IN SOIL RIPRAP OR BENCHED LOW FLOW CHANNELS. ADDITIONALLY, HYDRAULICALLY APPLIED WOOD FIBER MULCH, STABILIZED FIBER MATRIX, BONDED FIBER MATRIX, OR FLEXIBLE GROWTH MEDIUM SHALL BE USED IN ALL OTHER AREAS WITHIN THE EXCESS URBAN RUNOFF VOLUME OF THE DETENTION BASIN. THE BLANKET AND HYDRAULICALLY APPLIED MULCH SHALL COMPLY WITH THE MATERIALS AND INSTALLATION REQUIREMENTS FOR EROSION CONTROL BLANKETS AS REQUIRED BY THE TOWN’S CBMP PROGRAM, AND WHERE APPLICABLE, THE PRODUCT MANUFACTURER.”
8. Site Erosion Control Plan Sheet Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 4 at initial phase. Addition PTPs may be needed in the interim and final phases.
9. 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.”
10. Please show **only** the existing public improvements, stormwater utilities and current grading contours on the Initial Plan sheet, remove all Proposed Construction from the Initial Plan sheet.
11. Please provide and identify a Stabilized Staging Area (SSA), connecting it to the Vehicle Tracking Control Pad as shown in the Town’s detail. This configuration helps reduce tracking off-site.

12. Please provide arrows to indicate the direction of stormwater flow.
13. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1, adjust plans to meet this requirement. Use of retaining walls may be required. Erosion Control Blanket (ECB) is required for Final Stabilization of all native grass areas 4:1 and steeper.
14. Please provide Parker's **complete** Legend of Keys/Symbols to correspond to the Town's 31 CBMP Details on the Erosion Control plan sheets.
15. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker's CBMP Legend of Keys/Symbols, General Notes & CBMP Details (**in Alphabetical Order**). See link below for layout and use.
16. Label **wetland habitat protection areas**, jurisdictional status and other "Waters of the U.S.". Add the call out "A Flood Plain Permit will be required for work in the Cherry Creek flood plain".
17. Please consider Silt Fence (SF) perimeter control to reduce costs vs sediment control logs (SCL). CF may be used as an alternative when upstream of disturbed areas. Do not show any soil disturbance outside of the LOC area unless other BMPs are shown. Provide CBMP plan sheets for all proposed offsite utility improvements.
18. Add a callout/label on all properties adjacent to the project stating: "NO WORK SHALL OCCUR IN THIS AREA". These areas must be shaded for easy identification.
19. Use of Construction Fence for site separation is necessary in the existing park and ball field areas for pedestrian protection. Please provide and identify on the plans.
20. Provide Detention Pond Protection (DP) for the existing pond on the initial and interim CBMP sheets.
21. Please provide the required TSBs on the **Initial and Interim** plan sheets, sized in accordance with UDFCD Vol. 3 as amended. Please show appropriate Diversion Ditches (DD), with Check Dams (CD), connecting to the TSBs. The TSB, DD, and CD erosion control measures should be installed immediately after the permit has been Issued.

INITIAL CBMP PLANS

22. Please show the VTC to be 50-feet in length on the Initial Erosion Control plan sheet.
23. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.

INTERIM/FINAL CBMP PLANS

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24. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the buildings.
25. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. This includes landscape islands and all pedestrian walks. Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb.
26. Provide and identify the appropriate type of inlet protection from the Town's four standard types (IPAP, IPAN, IPCOG, IPCOS) for **all** existing and proposed inlets to the site.
27. Provide and identify Debris and Trash Control (DTC) for the Interim/Final phases along all proposed paved driving surfaces internal to the site and all adjacent properties around the site.
28. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.

Links:

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

https://drive.google.com/file/d/1oE5TRyFktV-bdRygdUwLqhwaf3eQJxzs/view?usp=drive_link

Stormwater/Storm Drainage and Environmental Criteria Manual

[*Microsoft Word - SDECM Draft 10-21-13 \(parkerco.gov\)*](#)

Roadway Design/Construction Criteria Manual

[*Roadway-Design--Construction-Criteria-Manual \(parkerco.gov\)*](#)

Erosion Control CBMP Checklist (See Appendix D)

[*Microsoft Word - SDECM Draft 10-21-13 \(parkerco.gov\)*](#)

CONSTRUCTION PLANS – STORMWATER

1. Please add a general note that references the detail for all water quality swales or label the reference to the detail throughout the grading/drainage plans for all water quality swales.
2. Please ensure the proposed swale detail matches the drainage report with minimum 2ft bottom width.
3. For Ponds that are to be removed in future phases, certain features can be omitted based on future considerations such as the trickle channel for Pond D (with a trickle channel the pond inlet requires a forebay). (Staff understands this was the direction given from 1st review but would rather see the trickle channel for ponds that are in future phases like

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- Pond A) If the trickle channel is omitted please include a concrete cutoff wall/toe-wall and riprap.
4. Are the baffle blocks shown in the proposed forebay detail necessary based on velocity calculations? The limited spaced between the blocks presents a maintenance issue for clearing any potential sediment build up.
 5. Per the Town of Parker Storm Drainage Infrastructure Notes: Joint restraints and toe-walls, conforming to CDOT M&S Standard Plan No. M-601-11 shall be used on all RCP flared end section outfalls. Provide and reference the detail for toe-walls at outfalls and show this in the profile. (The MHFD Toe Wall Detail located in Chapter 9 Hydraulic Structures is also typically accepted by Town Standards.)
 6. Minimum 18" RCP pipe is required, however staff can consider 12" minimum pipe size if circumstances warrant, but staff is concerned a 6" pipe will be frequently clogged and require more maintenance. Please adjust the design to increase the size and slope of the Pond C outlet pipe.
 7. Callout says with riprap but a forebay graphic is shown? Please show appropriate graphic for the outlet (At inlet to Pond C).
 8. The preference for the forebay location for pond C would be at the outlet directly from the parking lot area if possible as this is where the most sediment build up is anticipated for removal. (See uploaded redline comments)
 9. Pond C does not appear to have adequate maintenance vehicle access to the pond bottom throughout the entire length of the pond. This will be important given its length. Please help staff understand the approach for maintenance and access of Pond C.
 10. Provide a trickle channel for Pond A according to Town Standards and a detail for the pond trickle channel which complies with Figure 7.3 of the Town's SDECM. The detail should provide a minimum of all dimensions, elevations, material, reinforcement, and any other information necessary to construct the trickle channel in compliance with the drainage report.
 11. In General staff would like to discuss the constraints and reasoning related the variance requests for each problem area. There are some areas where the issue is more than just meeting criteria, but of and relating to the material and pavement depth/constructibility where alternative design solutions may be possible. Please see uploaded redline comments and discuss with staff.

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.