



May 21, 2025

City of Parker, CO
Development Review Division
20120 East Mainstreet
Parker, CO 80138

Subject: SP24-128 Parker Pointe F1 AMD 1 L4A - Drive Through Coffee Shop– Engineering 2nd Review

To whom it may concern:

The following are responses to comments received from the City of Parker – Development Review Division, dated April 04, 2025, regarding the Site Plan Review from the City of Parker.

Traffic and Road Review Comments:

1. 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.
 - Acknowledge

Site Plan - CIVIL:

1. From the drainage plans it appears proposed Storm Line B is located under the tree. Per 1st review comments: Please note, the minimum offset distance of any trees to edge of storm pipe/inlet is 7 feet per SDECM Section 6.3.3.2. Please adjust plans to accommodate the minimum 7-foot separation. (See uploaded redline comments)
 - . Trees are shown 7’ off from pipes. Dimensions Provided

Traffic Impact Study - CIVIL:

1. The submitted traffic analysis describes a reduction of pass-by trips of 90%. Per the Parker RDCCM Section 5.6.3.1: Pass-by reductions shall not exceed 15 percent without the review and approval by the Town’s Traffic Engineer. Please revise the analysis that accommodates a maximum of 15% pass-by trip reduction.
 - Revised - The pass-by reduction rate used in the analysis has been reduced to 15% as requested, per the Town Parker RDCCM Section 5.6.3.1.
2. Provide the ITE source data in the appendix for 90% pass-by-trips for drive through coffee shop.
 - Added – See Attachment E for the ITE pass-by data in the updated report.
3. The attached Master Traffic Study uses ITE Code 945. Please describe in the traffic conformance letter why the land use code used for vehicle trip generation differs from the master report.

- Added – The ITE Code 945 is for a gas station, not a coffee shop and was an error in the original Master Study, an explanation has been added in the “Previous Studies” in the updated report.
4. The Traffic Conformance Letter should compare the proposed anticipated amount of peak hour vehicle trips generated by the site to the existing amount described in the attached Master Study and describe how the proposed site conforms. Please provide a table of comparison between the Master Traffic Study and the Conformance letter with description.
 - Added – The proposed coffee shop generates fewer trips than what was shown in the original Master Study. See “Trip Generation” section for the comparison with the Master Traffic Study.
 5. The Traffic Impact Study will need to include the engineer’s signature and seal prior to approval of the site plan application.
 - Included.

Stormwater Review Comments:

General Comments:

1. Please follow the Town of Parker Stormwater/Erosion Control Requirements using the Erosion Control - CBMP Plan Checklist.
 - Acknowledged
2. Please provide and use Parker’s complete Legend of Keys/Symbols to correspond to the Parker’s 31 CBMP Details on the Erosion Control plan sheets.
 - Acknowledged
3. 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, General Notes & CBMP Details (in Alphabetical Order). See link below for layout and use.
 - All 71 pages of the Town of Parker’s CBMP legend, General Notes & CBMP Details in Alphabetical order has been added to the plan set.
4. Initial Erosion Control Plan Sheet: Only show the Initial CBMPs, Silt Fence Perimeter Control, Construction Fence Perimeter Control, VTC, Staging Area, Portable Toilets, Concrete Washout, and existing stormwater utilities with Inlet Protection outside of the site. Initial sheet should show the site as it currently exists, a dirt lot. Interim Erosion Control Plan Sheet: Show all CBMPs needed through the progression of the construction project. Interim sheet should show the parking lot/driveway and building layout with the proposed stormwater. Final Erosion Control Plan Sheet: Show all permanent CBMPs that will remain in place till the native grasses are established. Final sheet would show the layout of the completed site.
 - Acknowledged
5. Please 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.
 - The callout/label on all properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA” has been added to the plans. Please see Sheet C5.00.

Initial CBMP PLANS:

6. Initial Erosion Control Plan Sheet: Only show the Initial CBMPs, Silt Fence Perimeter Control, Construction Fence Perimeter Control, VTC, Staging Area, Portable Toilets,

Concrete Washout, and existing stormwater utilities with Inlet Protection outside of the site. Initial sheet should show the site as it currently exists, a dirt lot. Silt Fence Perimeter Control is required for the entire site.

- Acknowledged, all the items have been added in the initial erosion control plan. Please see Revised Sheet C5.00.
7. Please show existing grading contours and provide arrows to indicate the direction of stormwater flow after removing all proposed construction diagrams (buildings and parking lot/sidewalks).
 - The existing grade contours and arrows indicating the direction of stormwater flow has been added in the sheet. Please see revised Sheet C5.00.
 8. Please show Inlet Protection on the existing inlet located to the south of the site on the Declan Drive.
 - Inlet Protection on the existing inlet located to the south of the site on the Declan Drive has been added in the Plan Sheet. Please see revised Sheet C5.00.

Interim CBMP PLANS:

9. Initial Erosion Control Plan Sheet: Show all CBMPs needed through the progression of the construction project. Interim sheet should show the parking lot/driveway and building layout with the proposed stormwater.
 - Interim Sheet is showing the parking lot/driveway and the building layout with the proposed stormwater.
10. Please show Inlet Protection on the existing inlet located to the south of the site on the Declan Drive.
 - Inlet Protection on the existing inlet located to the south of the site on the Declan Drive has been added in the Plan Sheet. Please see revised Sheet C5.10.
11. Please remove the roadway striping arrows from the plan sheet to avoid confusions with the stormwater flow arrows.
 - Roadway striping arrows has been removed from the plan sheet. Please see revised Sheet C5.10.
12. 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.
 - SCL has been added in the Plans. Please see revised Sheet 5.10.
13. Parker does not allow the use of sandbags, you must use SCL or SF.
 - SF has been added in the Plans. Please see Revised Sheet C5.10.

FINAL CBMP PLANS:

1. Final Erosion Control Plan Sheet: Show all permanent CBMPs that will remain in place till the native grasses are established. Final sheet would show the layout of the completed site identifying the native grass areas and the landscaped areas.
 - Final Erosion Control Plan sheet has been revised. Please see Revised Sheet C5.20.

CONSTRUCTION PLANS - STORMWATER:

1. It appears there are sub-basins that generate storm runoff that enter the proposed drainage system that are not accounted for (Driveway/access tributary areas). These tributary areas will impact the proposed drainage design based on calculations and the low points that are not accounted for should be evaluated for any potential issues. Please ensure all tributary areas to the proposed drainage system are accounted for and revise the proposed drainage plans accordingly. (See uploaded redline comments)
 - The sub-basin that generated storm runoff that enter the proposed drainage system for the driveway/access tributary areas has been counted for in D1. Please see revised Drainage Narrative & Post-Dev Map.
2. 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). Provide a legal description and exhibit for the proposed easement in future submittals and name, address, 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. Please provide and reference appropriate details throughout the plans including cross pans.
 - Storm Drainage Easement is provided below. Please see Exhibit A.

DRAINAGE REPORT:

1. Sub-Basin D4 should assume a built out developed runoff area and show the resulting developed flows within the drainage system calculations as the Master Drainage Study had done.
 - D4 is a built out developed runoff area which is showing the resulting developed flows within the drainage system, and it is compliant with the Master Drainage Study. Please see Revised Drainage Narrative.
2. Please see Section 5.2 of the SDECM and ensure the appropriate equation for rainfall intensity is used. The Intensity values shown in the calculations do not seem to match the point rainfall values referenced.
 - The equation for rainfall intensity is used $I=(28.5*P)/(10+Tc)^{0.786}$ and the intensity values have been revised. Please see revised Drainage Narrative.
3. From 1st review comments: Include hydraulic calculations for pipe sizing and HGL's for the minor and major storm events. See Section 6.3.3.4 of the SDECM for requirements. (These calculations are required to be shown within the drainage report and match those shown in the construction plan profiles.)
 - Hydraulic calculations for pipe sizing and HGL's for the minor and major events are shown in the Drainage Report. Please see the revised Drainage Narrative.
4. It appears there are sub-basins that generate storm runoff that enter the proposed drainage system that are not accounted for (Driveway/access tributary areas). Please show all sub-basins that contribute runoff to the proposed drainage system and provide calculations demonstrating conformance to the master drainage study and to Town of Parker Criteria.
 - The sub-basin that generated storm runoff that enter the proposed drainage system for the driveway/access tributary areas has been counted for in D1. Please see revised Drainage Narrative & Post-Dev Map.

5. Please include the Initial Sheet for inlet capacity/spread calcs showing assigned flows for the minor and major storm events and bypass flows. (See uploaded redline comments)
 - The initial Sheet for Inlet Capacity/spread calcs showing assigned flows for the minor and major storm events and bypass flows has been included in the Revised Drainage Narrative.
6. Per the Town of Parker SDECM Section 6.3.1 for Street Drainage, use Manning's n for street=0.016 (See uploaded redline comments)
 - Per the Town of Parker SDECM Section 6.3.1 for Street Drainage use Manning's n for street=0.016 has been revised in Drainage Narrative.

Please let us know if there are any questions on the above responses.
Thank you for your time and review,

Nicholas Salazar
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ATWELL, LLC
(972) 638-8860
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EXHIBIT A

A portion of Lots 3A & 4A, Parker Pointe Subdivision Filing No. 1, Amendment No. 1 according to the plat as recorded July 31, 2024 at Reception No. 2024031650, lying within in the Northeast quarter of Section 3, Township 7 South, Range 66 West of the 6th P.M., Town of Parker, County of Douglas, State of Colorado, described as follows:

Bearings are based upon the North line of the Northeast Quarter of Section 3, Township 7 South, Range 66 West of the 6th Principal Meridian, monumented on the East with a #6 rebar with 2" aluminum cap in monument box stamped "PLS 22561" and on the West with a #6 rebar with a 3.25" aluminum cap in monument box stamped "PLS 29761", and to bear S 89°59'29" W, a distance of 2648.33 feet.

COMMENCING at the Northeast corner of said Northeast quarter of Section 3; thence S 37°02'33" W, a distance of 384.08 feet to a point on the east line of said Lot 4A, said point also being the POINT OF BEGINNING; thence S 00°16'55" W along said east line of Lot 4A and along the east of said Lot 3A, a distance of 53.47 feet to a point on the east line of said Lot 3A; thence leaving said east line of Lot 3A, S 89°53'05" W, a distance of 39.16 feet; thence N 44°38'46" W, a distance of 105.69 feet; thence N 89°39'54" W, a distance of 71.12 feet; thence N 00°20'06" E, a distance of 25.00 feet; thence S 89°39'54" E, a distance of 81.48 feet; thence S 44°38'46" E, a distance of 65.16 feet; thence N 89°53'05" E, a distance of 57.40 feet to the POINT OF BEGINNING.

Containing a calculated area of 6,641 square feet, (0.152 acres) of land, more or less.



Spencer J. Barron
Colorado Professional Land Surveyor No. 38141
For and on behalf of Barron Land, LLC

BARRON  **LAND**

BOUNDARY Δ MAPPING Δ SURVEYING Δ CONSTRUCTION
2790 N. Academy Blvd. Suite 311 P: 719.360.6827
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www.BARRONLAND.com

DATE: 03/18/2023

REV. DATE:

PROJECT No.: 24-049

SHEET 1 OF 2

EXHIBIT A

STROH ROAD

FOUND #6 REBAR WITH 3.25" ALUMINUM CAP
IN MONUMENT BOX STAMPED "PLS 29761"

(PUBLIC R.O.W. VARIES)

FOUND #6 REBAR WITH 2" ALUMINUM CAP
IN MONUMENT BOX STAMPED "PLS 22561"
POINT OF COMMENCEMENT

S 89°59'29" W 2648.33'
BASIS OF BEARINGS

LOT 15
PARKER POINTE
SUBDIVISION FILING No. 1
(RECEPTION No. 2022001733)

SOUTH PARKER ROAD
(PUBLIC R.O.W. VARIES)

N 00°20'06" E
25.00'

S 89°39'54" E 81.48'

N 89°39'54" W 71.12'

LOT 4A
PARKER POINTE
SUBDIVISION FILING No. 1,
AMENDMENT No. 1
(RECEPTION No. 2024031650)

S 44°38'46" E 65.16'

POINT OF BEGINNING

N 89°53'05" E
57.40'

STORM SEWER EASEMENT
CONTAINS 6,641 SQ. FT.
(0.152 ACRES±)

N 44°38'46" W 105.69'

S 00°16'55" W
53.47'

S 89°53'05" W
39.16'

LOT 3A
PARKER POINTE
SUBDIVISION FILING No. 1,
AMENDMENT No. 1
(RECEPTION No. 2024031650)



1" = 40'



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SHEET 2 OF 2