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## Memorandum

**To:** Amber Wood Hicken, Planner I

**Date:** May 2, 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:** SP25-021 Douglas 234 F6 AMD 2 L10B - Commercial Building – Engineering 1<sup>st</sup> 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	February 2025
Site Plan	February 2025
Drainage Report	February 2025
Traffic Impact Study	September 2020

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 provide on the cover sheet a table of the volume of cut, volume of fill, volume of material to be exported offsite, the steepest proposed slopes, the total area of land disturbance, the existing impervious area, the proposed impervious area (total impervious area for the site) and the area of land disturbance treated by a water quality control measure per the SDECM.

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2. The vicinity Map should include major drainageways within the area including Oak Gulch and where the Pond ultimately outfalls to, the KOA Tributary.
3. The contact information on the cover sheet provides the phone number for Parker Pinery HOA. Please provide the phone number for Town of Parker Engineering and Public Works 303-840-9546.
4. Please ensure signature review block matches the latest shown in the Parker Roadway Design and Construction Criteria Manual Appendix B (RDCCM).
5. Please reference appropriate details throughout the plans, Typical.
6. Please reference Parker Detail 20 or provide full grading details with cross ramp transitions for driveway connections with detached sidewalk. (see uploaded redlines)
7. Please label all private driveway/roadway as "Private" throughout the plans.
8. Per Section 3.7 of the RDCCM, Please be aware and add the following note: 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.

#### **SITE PLAN – CIVIL**

1. Please include sight triangles in the landscape plan and avoid plans for trees within these areas. While the Town does not regulate sight distance for access points along private roadways, it is highly recommended by Town staff that sight lines in accordance with Town standard detail 24 be evaluated by design staff to ensure safe ingress and egress from the property. It is also important to note that sight triangles for private access points onto private roadways is the responsibility of the property owner to maintain.
2. 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)

#### **TRAFFIC IMPACT STUDY – CIVIL**

1. The Master Traffic Impact Study from September 2020 for the Chambers and Hess Development within the Douglas 234 subdivision was submitted. Upon future submittal, please provide a Traffic Conformance Letter that includes the anticipated amount of trips to be generated with the proposed site plan and demonstrates conformance to the master study as is required for submittal of the site plan application. The proposed trips generated need to be based on the ITE trip generation latest publication and appropriate use.
2. The Traffic Letter will need to include the engineer's signature and seal of a Colorado licensed engineer prior to approval of the site plan application.

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## **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**

#### **SP25-021 Douglas 234 F6 AMD 2 L10B - Commercial Building– 1<sup>st</sup> Environmental Review, 5-2-25**

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 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.
2. 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.
3. NO WORK SHALL OCCUR AREAS must be shaded for easy identification.
4. Provide and identify the appropriate type of inlet protection from the Town's four standard types for the existing and proposed inlets on the site and the adjacent site to the south. The site to the south has not been developed and the inlet protection should be for Area Inlets Not in Pavement. See the REDLINED EROSION CONTROL Plan Sheets in eTRAKiT attachments.
5. Please add the additional general note (#9): TOTAL DISTURBANCE AREA = 1.42 ACRES

### **INITIAL CBMP PLANS**

6. 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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7. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
8. Identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1 on the Interim and Final plan sheets.

Links:

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

[https://drive.google.com/file/d/1oE5TRyFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive\\_link](https://drive.google.com/file/d/1oE5TRyFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive_link)

#### **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). Easements by separate document may be necessary when drainage facilities are proposed to be constructed on previously platted parcels. Please see Table 2.8 of the SDECM for proposed easement requirements. Please show existing and proposed drainage easements. Please provide a legal description and exhibit for the proposed easement in future submittals and name and contact information (address, phone, email) of authorized signatory for drafting of the easement (This should be the owner or authorized member of an LLC that owns the property). 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.
2. Please reference and provide a detail for the 2' curb chase. (See uploaded redline comments)
3. Please reference the detail for the valley pan. (See uploaded redline comments)

#### **DRAINAGE REPORT**

1. Please see section 8.3 of the Parker Storm Drainage and Environmental Criteria (SDECM) and describe (include narrative) how the project falls under the Tier 3 requirements for permanent BMP (PBMP) and describe how these requirements are being met with the existing regional pond. (see uploaded redline comments)
2. Please use latest NOAA Atlas 14 point rainfall values for Town of Parker in Hydrology calculations and provide reference to the data used in this report. Parker is in the process of updating the SDECM to reflect this in requirement.
3. 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 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.

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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](mailto:ckudlauskas@parkerco.gov).