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## Memorandum

**To:** Elizabeth Steward, Associate Planner-Development Review

**Date:** October 27, 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 2<sup>nd</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	October 2025
Site Plan	October 2025
Drainage Report	October 2025
Traffic Impact Study	June 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.

#### SITE PLAN – CIVIL

1. Trees should not be placed within sight distance triangles. This will obstruct the drivers view. (See uploaded redline comments)

October 27, 2025

### **TRAFFIC IMPACT STUDY – CIVIL**

1. The Cycle Length and signal phase timing appears to differ from the original study for the intersection of Chamber Rd. and S. Red Sky Dr. Was the updated signal timing plans obtained from Town of Parkers Traffic Division? Please use the latest signal timing and reach out to coordinate with staff to obtain.
2. See redline comments to the Traffic Letter.

### **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 – STORMWATER**

1. Please provide the name and title of the authorized signatory for drafting of the drainage 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.

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](mailto:ckudlauskas@parkerco.gov).