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Memorandum

To: Amber Wood Hicken, Planner I

Date: April 10, 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: SP25-025 Parker Pointe F1 L1 - Auto Parts Store – Engineering 1st 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	February 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 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 any major drainageways in the area. (Kinney Creek)
3. Please include the sight distance certification on the cover sheet from section 3.1.8 of the RDCCM.
4. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements. (see uploaded redlines)
5. Please reference appropriate details throughout the plans, Typical.
6. Provide the following note on the Overall Utility Plan: "ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK."

SITE PLAN – CIVIL

1. Provide and identify sight lines in accordance with Town standard detail 24 on the landscaping plans.
2. Please add a note to the Landscape Plan: 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.

TRAFFIC IMPACT STUDY – CIVIL

1. Of the 3500 ADT referenced from the Parker Pointe Traffic Study dated 04-11-2019, 511 ADT is attributed to Ziggi's Coffee Shop where the remaining trips are attributed to anticipated Shopping Center Uses. Please account for this and any other current shopping center uses for Parker Point in the comparison showing conformance to the Parker Pointe Traffic Study.

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

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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. Civil Plans must include multiple Erosion Control Plan Sheets referencing the **Initial, Interim and Final** phases of the project. You can use two plan sheets, Initial and Interim/Final: or three plan sheets, Initial, Interim, and Final. **Each Erosion Control Plan must be on a separate Civil Plan sheet, enlarged to provide more detail.** Using three plan sheets is preferred but not required.
 - **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). This plan sheet should show existing grade contours with stormwater flow arrows.
 - **Interim Erosion Control Plan Sheet:** Show all CBMPs needed through the progression of the construction project.
 - **Final Erosion Control Plan Sheet:** Show all permanent CBMPs that will remain in place till the native grasses are established.
2. Please follow the Town of Parker Stormwater/Erosion Control Requirements using the **Erosion Control - CBMP Plan Checklist**.
3. Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
4. Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. 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.”
6. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
7. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.

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8. 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.
9. Please provide existing and proposed grading contours.
10. Please provide arrows to indicate the direction of stormwater flow.
11. 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.**
12. Please use Parker’s **complete** Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Details on the Erosion Control plan sheets.
13. 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.
14. 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.
15. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
16. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
17. 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 Interim 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.
18. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.
19. 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 \(parkerco.gov\)*](#)

CBMP Details

<http://parkeronline.org/532/Construction-Best-Management-Practices>

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. Include current Town Storm Drainage Infrastructure notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>)
2. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Only Landscape drains, roof drains, and leaders for those systems may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at a concrete inlet or manhole structure.
3. Provide an alternative collection and connection to a storm structure as the Town does not allow connections via Nyloplast here as these private systems collecting parking lot and drive aisle storm runoff must connect to the public storm sewer system via concrete inlet or manhole structure with 18" RCP. (The town recommends a Type R inlet for collection as this has less frequency of clogging and concern for maintenance.) (See uploaded redline comments)
4. Please provide profiles for storm sewer lines collecting storm runoff from the parking/drive aisles and include HGL's for minor and major storm on drainage profiles.
5. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.
6. Please include flow direction arrows and a legend in the drainage plans.
7. 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

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recorded by separate document with the provided exhibit and legal description upon approval of the Site Plan Application.

DRAINAGE REPORT

1. Please see the Stormwater Construction Plan comments and provide updated calculations accordingly.
2. Please include hydraulic calculations for pipe sizing and HGL's for the minor and major storm events.
3. Please utilize the MHFD Inlet capacity workbook and provide inlet capacity/spread calculations showing the allowable uses and depth of flow for the initial and major runoff events adhere to Section 2.5.1 of the SDECM.

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.