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Memorandum

To: Amber Wood Hicken, Planner I

Date: June 3, 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 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	May 2025
Traffic Impact Study	May 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. 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)

June 3, 2025

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

SP25-025 Parker Pointe F1 L1, O'Reilly Auto Parts – 2nd Environmental Review, 5-22-25

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 follow the Town of Parker Stormwater/Erosion Control Requirements using the **Erosion Control - CBMP Plan Checklist**. Link below.
2. Please show Construction Fence (CF) along the **entire** sides of the VTC to ensure use of the entire 50-foot pad.
3. 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.
4. 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**.
5. Label the Final Site Erosion Control Plan Sheet, C1.3, correctly. It should be **Interim / Final Site Erosion Control Plan Sheet**.
6. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Addition PTPs may be needed in the interim and final phases.
7. Please consider moving the Stabilized Staging Area (SSA), connecting it to the Vehicle Tracking Control Pad (VTC) as shown in the Town of Parker's SSA detail. This configuration helps reduce tracking off-site.

June 3, 2025

8. Silt Fence (SF) perimeter control is required for the entire down gradient side of the project during the Initial Phase. Please show SF in the northwest and southwest corners of the site. The Sidewalk Transition Protection (STP) would be installed after the completion of the sidewalks.

REDLINED EROSION CONTROL PLAN SHEETS are available for review in the eTRAKiT attachments.

Links:

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. Per Table 2.8 of the SDECM, the minimum easement width should be 25ft.
2. Please provide the minimum easement width that is centered on the pipe or structure. (See uploaded redline comments)
3. 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.

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.