



## Development Review Division

Community Development Department: *Town Hall / 20120 East Mainstreet Parker, CO 80138* Phone: 303.841.2332 Fax: 303.841.3223

### MEMORANDUM

**TO:** Kristopher Apanian, TAIT & Associates, Inc.  
**FROM:** Amber Wood Hicken, Planner I  
**DATE:** 7/25/25  
**SUBJECT:** Parker Pointe, Auto Parts Store, Site Plan  
Review Comments 03

Listed below are the Planning Division's comments related to your land use application, which must be responded to. If you wish to discuss a comment, please contact your Case Planner. Upon resubmittal, please sign and return this memo. A follow-up meeting with the reviewing agencies can be scheduled to provide additional guidance by contacting the Case Planner.

**TOWN OF PARKER PLANNING DEPARTMENT CASE PLANNER:** Amber Wood Hicken

**EMAIL:** ahicken@parkerco.gov

**PHONE:** 303.805.3338

#### GENERAL PROJECT COMMENTS:

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:  
[Parker 2035 Master Plan](#)  
[Development Design Standards](#)  
[Land Development Ordinance](#)
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
3. Please contact the referral agencies if you have questions regarding their review comment(s).
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**

*Staff Comments 03*  
*SP25-025; Auto Parts Store*  
*Site Plan*  
*7/25/25*

6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not send the application for referral without with this naming convention.  
Example: "02" or "Second Submittal"

### **Site Plan and Project Details**

1. Please see the attached redlines for planning comments.

### **OUTSIDE REFERRAL AGENCY COMMENTS**

The following reviews in eTRAKiT have "Advisory Comments" or "Revisions Required:"

- Construction plans – civil
- Parker Water and Sanitation

# O'Reilly AUTO PARTS

## O'REILLY AUTO PARTS PARKER, CO (PK2)

### LOT 1 OF PARKER POINTE SUBDIVISION FILING NO 1

LOCATED IN THE NORTHEAST 1/4 SECTION OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST, OF THE 6TH P.M., TOWN OF PAKER, COUNTY OF DOUGLAS, STATE OF COLORADO

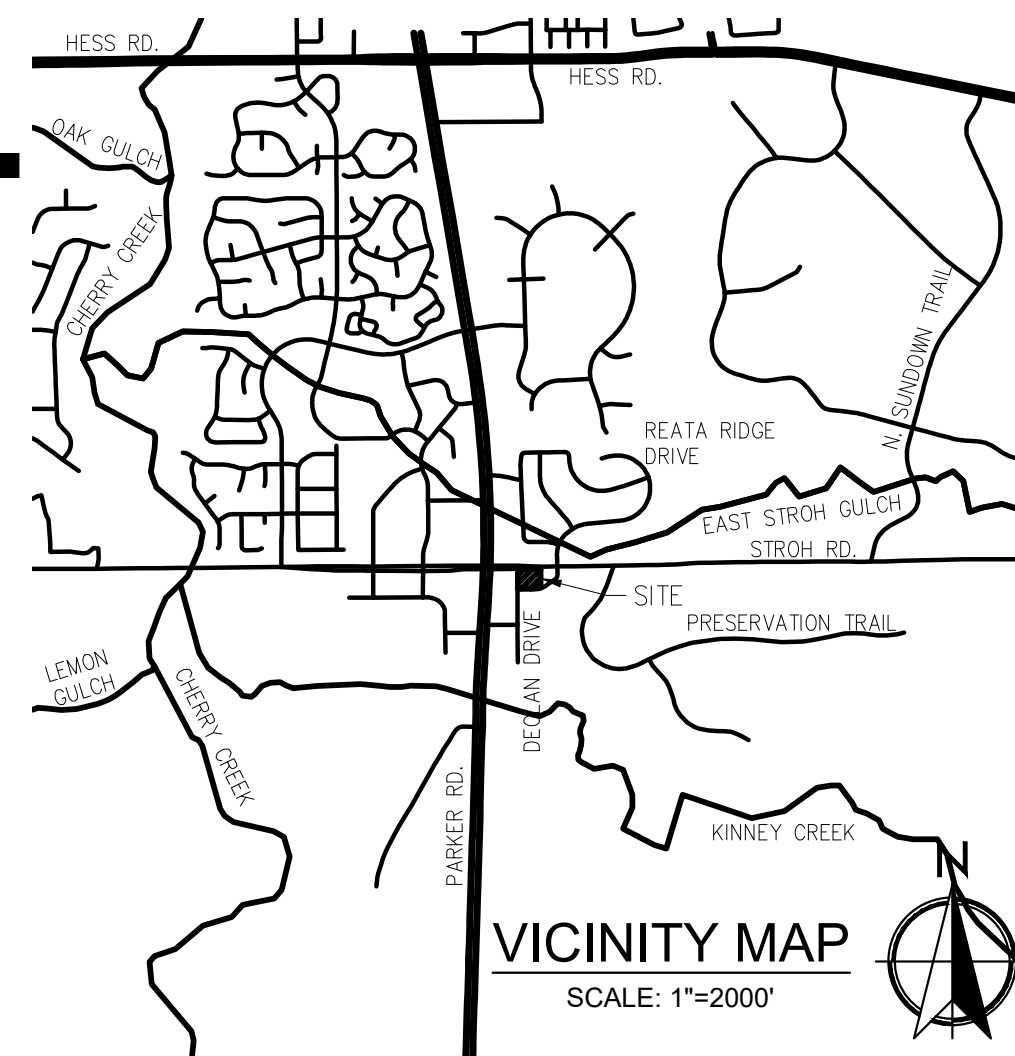
### TOWN OF PARKER CONTACTS

**BUILDING**  
JON NELSON  
JNELSON@PARKERCO.GOV  
(303) 805-3194

**FIRE LIFE SAFETY**  
RANDY CAPRA  
RCAPRA@PARKERCO.GOV  
(303) 805-3163

**ENGINEERING**  
ALEX MESTDAGH  
AMESTDAGH@PARKERCO.GOV  
(303) 805-3204

**PLANNING**  
AMBER WOOD HICKEN  
AHICKEN@PARKERCO.GOV  
(303) 805-3338



### OWNER AND DEVELOPER



O'REILLY AUTO ENTERPRISES, LLC  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
417-862-2674 PHONE

### BIDDING INFORMATION:

REFER TO OWNER'S WEB SITE:  
[HTTP://WWW.OREILLYPLANROOM.COM](http://www.oreillyplanroom.com)

NOTE: REFER TO CURRENT PROJECTS LIST, LOCATED AT BOTTOM OF SIGN IN PAGE, FOR INVITED GENERAL CONTRACTORS.

ALL SUB-CONTRACTOR BIDS TO BE SUBMITTED TO INVITED GENERAL CONTRACTORS ONLY.

CONTACT OWNER'S DESIGNATED REPRESENTATIVE FOR ADDITIONAL PROJECT INFORMATION.

### CIVIL ENGINEER

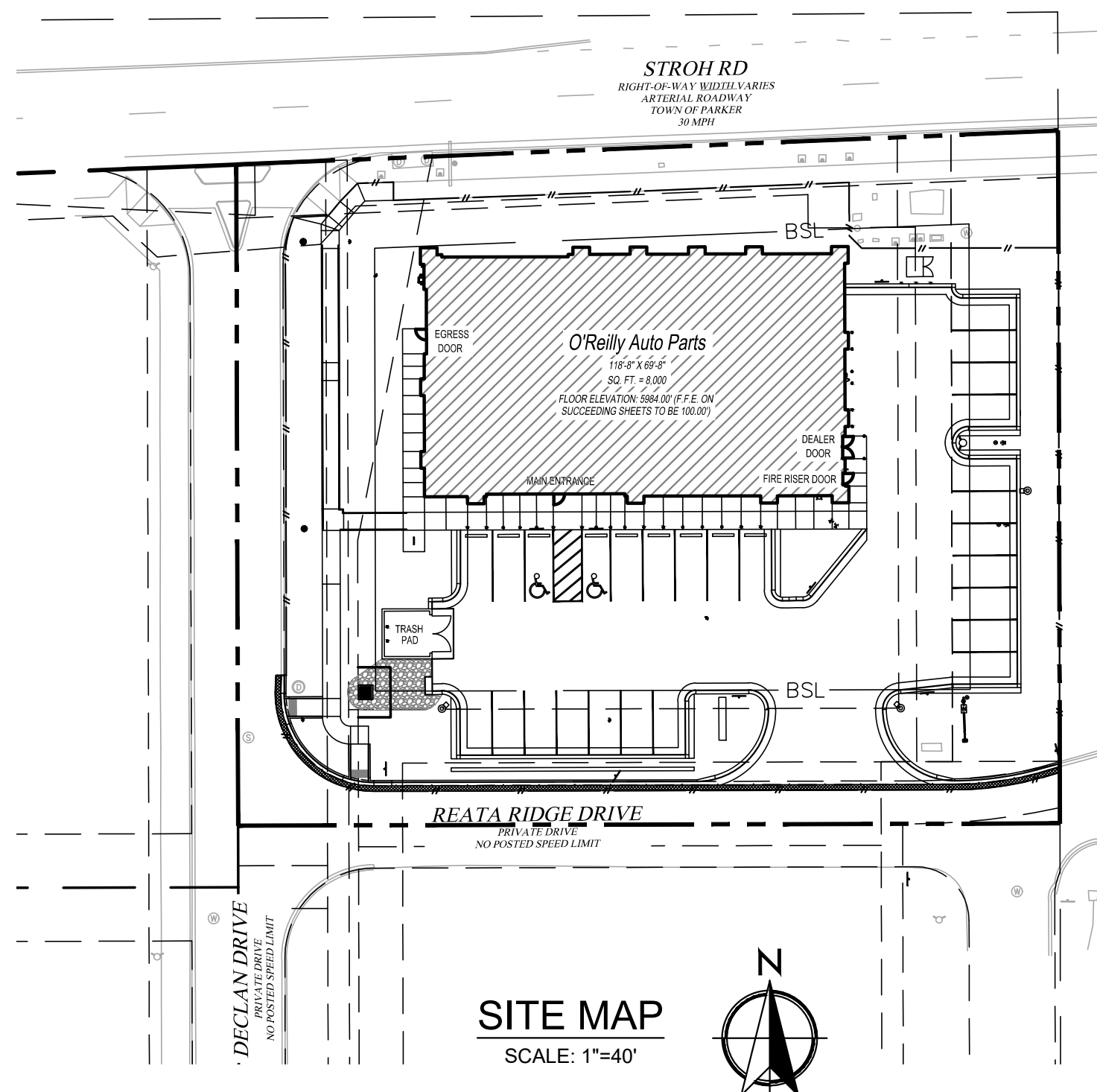
**TAIT & ASSOCIATES**  
ENGINEERING ENVIRONMENTAL BUILDING LAND & ASSOCIATES  
Since 1964  
320 North Lincoln Avenue  
Loveland, CO 80537  
p: 970.613.1447  
www.tait.com  
Santa Ana Sacramento Denver  
San Luis Obispo Riverside Boise Dallas

### ABBREVIATIONS

BACK OF CURB	BC	FLOW LINE	FL
BOTTOM OF PIPE	BOP	FINISHED SURFACE	FS
CURB FACE	CF	INVERT	INV
EXPOSED FOUNDATION	EF	SIDEWALK	SW
EXISTING FOUNDATION	EG	TOP OF CURB	TC
EXISTING SURFACE	ES	TOP OF GRATE	TOG
EXISTING FLOOR	FF	TOP OF PIPE	TOP

### NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THERE MAY BE EXISTING UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.



### GENERAL NOTES

A. **CONTRACT ADMINISTRATION (LIMITED SERVICE):** THE ARCHITECT AND/OR ENGINEER OF RECORD INDICATED HEREIN ARE PROVIDING A LIMITED SERVICE AND NOT PROVIDING CONTRACT ADMINISTRATION SERVICES FOR THIS PROJECT WHICH IS THE RESPONSIBILITY OF OTHERS. THE ARCHITECT AND/OR ENGINEER ARE NOT RESPONSIBLE FOR FIELD ACTIVITIES ON THIS PROJECT WITHOUT DIRECT INSPECTION OF THE WORK IN PROGRESS. IF FIELD CONDITIONS ARE UNCOVERED THAT REQUIRE A CHANGE OR ADDITIONAL INFORMATION, THE ARCHITECT AND/OR ENGINEER DOES NOT DELEGATE AUTHORITY TO ANYONE ELSE FOR DETERMINING THE MEANING OF PLANS OR SPECIFICATIONS AS AUTHENTICATED HEREIN.

B. **QUALITY STANDARDS AND BUILDING CODES:** CONTRACTORS SHALL BE RESPONSIBLE FOR KNOWING THE QUALITY AND PUBLIC SAFETY REGULATIONS SET FORTH IN THE GOVERNING CODES AND OTHER APPLICABLE REGULATIONS OF LOCAL AND STATE AGENCIES HAVING JURISDICTION WHICH GOVERN EACH CONTRACTOR'S WORK.

C. **EXISTING CONDITIONS:** FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING WORK. NOTIFY THE ARCHITECT AND/OR ENGINEER OF RECORD IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.

### QUALITY CONTROL

- REFER TO PROJECT MANUAL, SECTION 01 45 16 - QUALITY CONTROL PROCEDURES, FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL DRAWINGS FOR SCHEDULE OF SPECIAL INSPECTIONS, IF INDICATED.
- WHERE REQUIRED, THE OWNER SHALL PROVIDE THE SERVICES OF AN INDEPENDENT TESTING LABORATORY TO PERFORM TESTING AND SPECIAL INSPECTIONS INDICATED.

**CAUTION:**  
INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



Know what's below  
Call before you dig.

### BENCHMARK

DOUGLAS COUNTY BENCHMARK 1.060032, EL=5,903.17 FEET (NAVD88) - 3 1/4" INCH ALUMINUM CAP (DOUGLAS COUNTY GIS SECONDARY CONTROL MONUMENT 1.060032) AT THE SOUTHEAST CORNER OF THE PARKING LOT OF STROH RANCH SOCCER FIELDS, ON THE NORTH SIDE OF STROH RD, EAST OF THE INTERSECTION OF STORH ROAD AND N. MOTSENBOCKER ROAD, CITY OF PARKER, COLORADO.

### BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN ON THIS SURVEY PLAT AS BEARING NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

### UNAUTHORIZED CHANGES & USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES OF THESE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS PRIOR TO CONSTRUCTION. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

### UTILITY PURVEYORS

**WATER/SEWER**  
PARKER WATER AND SANITATION DISTRICT  
LISA SINDALL  
(303) 841-4627

**NATURAL GAS**  
XCEL ENERGY  
(800) 628-2121

**ELECTRIC**  
CORE ELECTRIC COOPERATIVE  
BROOKS KAUFMAN  
(303) 688-3100

**TELEPHONE**  
CENTURYLINK  
(720) 578-5142

### SHEET INDEX

CT1.3	SITE PLAN COVER SHEET
C2.1	SITE DEVELOPMENT PLAN
C2.2	SITE DETAILS
C2.3	REFUSE ENCLOSURE
L1.0	LANDSCAPE PLAN
L1.5	LANDSCAPE DETAILS
L2.0	IRRIGATION PLAN
L2.5	IRRIGATION DETAILS
SP1	SITE LIGHTING PHOTOMETRICS
SP2	SITE LIGHTING DETAILS
SP3	SITE LIGHTING DETAILS
A2.1	EXTERIOR ELEVATIONS
CE1	COLOR ELEVATIONS

TAIT Response: Added zoning to table

add zoning (Mixed-use Community)

### LAND USE SUMMARY

LOT AREA	0.999 AC / 43,516 SF
PROPOSED USE	COMMERCIAL RETAIL
DWELLING UNITS	NONE
TOTAL BUILDINGS	1
BUILDING GFA	8,000 SF

SETBACKS:	25' BUILDING SETBACK
REQUIRED	
PROVIDED	
NORTH PROPERTY LINE	25.4' MIN
EAST PROPERTY LINE	58.8' MIN
SOUTH PROPERTY LINE	89.8' MIN
WEST PROPERTY LINE	51.4' MIN

PARKING:	1 SPACE PER 300 SF GFA
CALCULATION	27
TOTAL REQUIRED	27
TOTAL PROVIDED	2
ACCESSIBLE REQUIRED	2
ACCESSIBLE PROVIDED	2

BICYCLE PARKING:	2 PER 10,000 SF GFA
CALCULATION	2
REQUIRED	2
PROVIDED	2

LANDSCAPE:	
REQUIRED	
PERCENTAGE	15%
AREA	6,527 SF
PROVIDED	
PERCENTAGE	26.8%
AREA	11,655 SF

### LEGAL DESCRIPTION

LOT 1, PARKER POINTE SUBDIVISION, FILING NO. 1 ACCORDING TO THE PLAT RECORDED JANUARY 7, 2022, AT RECEPTION NO. 2022001733, COUNTY OF DOUGLAS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION THREE (3), TOWNSHIP SEVEN (7) SOUTH, RANGE SIXTY-SIX (66) WEST OF THE SIXTH PRINCIPAL MERIDIAN AND CONSIDERING THE NORTHERLY LINE OF THE NORTHEAST QUARTER OF SECTION 3 AS AN ASSUMED BEARING OF NORTH 89°33'14" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3 SOUTH 00°09'20" EAST 33.18 FEET TO THE NORTHEAST CORNER OF LOT 1 OF PARKER POINTE SUBDIVISION, FILING NO. 1, SAID POINT BEING THE POINT OF BEGINNING.

THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY, AND NORTHERLY LINES OF SAID LOT 1 THE FOLLOWING FOUR (4) COURSES:

- SOUTH 00°09'20" EAST 193.73 FEET;
- SOUTH 89°50'40" WEST 229.86 FEET;
- NORTH 00°09'20" WEST 184.90 FEET
- NORTH 87°38'41" EAST 230.03 FEET TO THE POINT OF BEGINNING

CONTAINING 43,516 SQUARE FEET OR 0.999 ACRES MORE OR LESS.

### EARTHWORK SUMMARY

ESTIMATED CUT:	661 CUBIC YARDS
ESTIMATED FILL:	495 CUBIC YARDS
ESTIMATED NET:	166 CUBIC YARDS (EXPORT)
ESTIMATED OVER-EXCAVATION:	985 CUBIC YARDS
STEEPEST PROPOSED SLOPE:	3:1
TOTAL DISTURBANCE:	35,105 SF (0.81 AC)
EXISTING IMPERVIOUS AREA:	6,754 SF (0.16 AC)
PROPOSED IMPERVIOUS AREA:	30,270 SF (0.70 AC)
AREA OF LAND DISTURBANCE:	35,105 SF (0.81 AC)
TREATED BY WATER QUALITY CONTROL MEASURES	

NOTE:

EARTHWORK QUANTITIES ARE CALCULATED USING AUTOCAD CIVIL 3D TO COMPARE THE DIFFERENCE BETWEEN THE EXISTING SURFACE (CREATED FROM THE SURVEY POINTS PROVIDED BY TAIT & ASSOCIATES) AND THE PROPOSED SURFACE. QUANTITIES ARE RAW NUMBERS TO BE USED FOR PERMIT PURPOSES ONLY. THESE FIGURES TO NOT INCLUDE REMEDIAL QUANTITIES, BULKING OR SHRINKAGE FACTORS. CONTRACTOR SHALL VERIFY QUANTITIES FOR CONSTRUCTION BID PURPOSES.

OVER-EXCAVATION QUANTITY ESTIMATED USING 2' OVER-EXCAVATION AT THE BUILDING FOUNDATION AND 8 INCH OVER-EXCAVATION FOR ALL OTHER PAVED SURFACES. SEE GEOTECHNICAL REPORT FOR DETAILS.

PREPARED UNDER THE SUPERVISION OF TAIT & ASSOCIATES, INC.

**TAIT & ASSOCIATES**  
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Since 1964  
320 North Lincoln Avenue  
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Santa Ana Sacramento Denver  
San Luis Obispo Riverside Boise Dallas

LOT 1 PARKER POINTE SUBDIVISION FILING 1

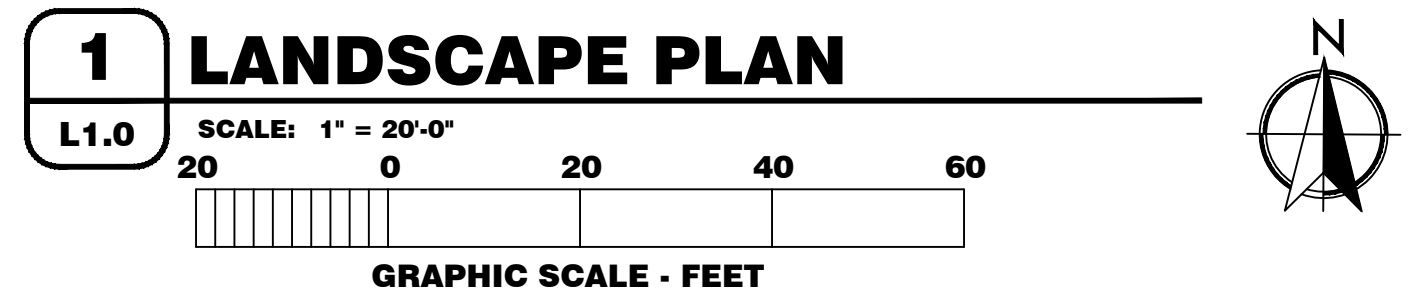
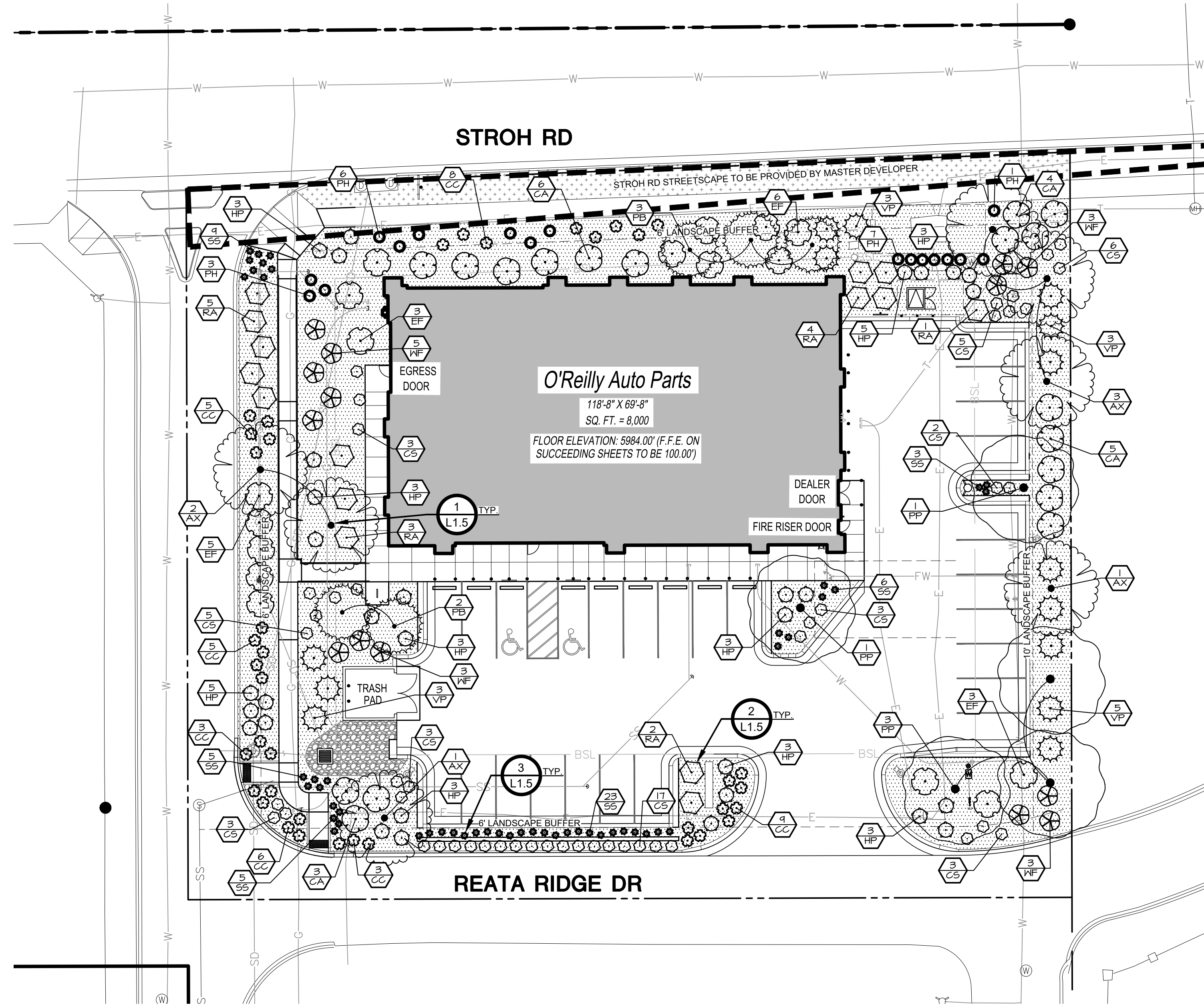
PROJECT:  
NEW O'REILLY AUTO PARTS STORE  
STROH RD  
PARKER, CO #2

SITE PLAN COVER SHEET

**O'Reilly AUTO PARTS**  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 862-2674 TELEPHONE

COMM # 4884  
DATE: 05/02/2025  
REVISION  
DATE: 06/17/2025

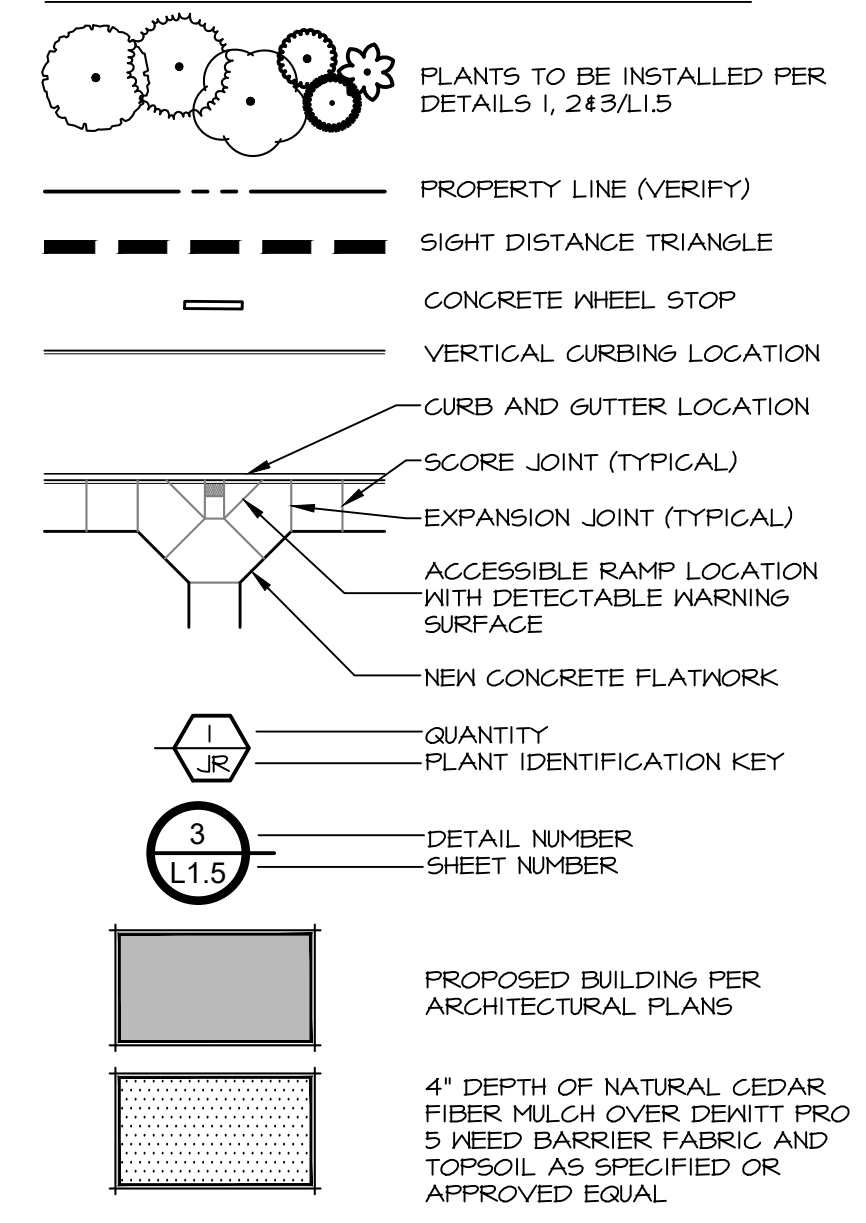
CT1.3



**1 LANDSCAPE PLAN**  
L1.0 SCALE: 1" = 20'-0"

2 WHOLE SHEET

**LANDSCAPE LEGEND**



Breckon Response: Revised tree sizes to be 2.5" CAL in size

deciduous trees must be 2.5" caliper. ornamental trees must be 2" caliper. please note what type of trees are proposed and adjust caliper if necessary.

shrubs must be in 5-gal containers

Breckon Response: Revised shrub sizes to be 5 gallon in size

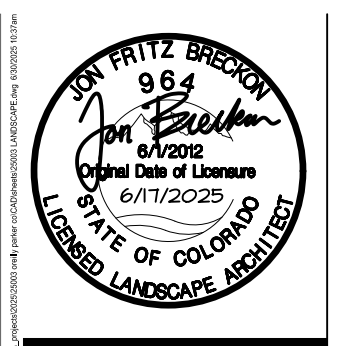
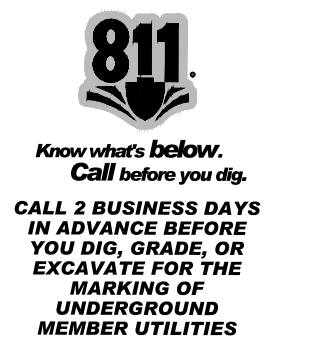
**LANDSCAPE REQUIREMENTS**

Requirements	REQUIRED	PROVIDED	
<b>EAST PARKING LOT ISLAND - 71 SF</b>			
1 TREE / ISLAND	1 TREES	1 TREES	
5 SHRUBS / ISLAND	5 SHRUBS	5 SHRUBS	
<b>SOUTH PARKING LOT ISLAND - 286 SF</b>			
1 TREE / ISLAND	1 TREES	1 TREES	
5 SHRUBS / ISLAND	5 SHRUBS	12 SHRUBS	
<b>NORTH PERIMETER - 216 LF</b>			
1 TREE / 40 LF	5 TREES	5 TREES	
5 SHRUBS / 40 LF	21 SHRUBS	45 SHRUBS	
* REPLACE 1 TREE WITH 10 SHRUBS			
PI 6' BUFFER			
<b>EAST PERIMETER - 164 LF</b>			
1 TREE / 40 LF	4 TREES	4 TREES	
5 SHRUBS / 40 LF	21 SHRUBS	21 SHRUBS	
* REPLACE 1 TREE WITH 10 SHRUBS			
10' PARKING LOT BUFFER			
<b>SOUTH PERIMETER - 217 LF</b>			
1 TREE / 25 LF	8 TREES	8 TREES*	
5 SHRUBS / 25 LF	43 SHRUBS	43 SHRUBS*	
* REPLACE 1 TREE WITH 10 SHRUBS			
6' PARKING LOT BUFFER			
<b>WEST PERIMETER - 156 LF</b>			
1 TREE / 40 LF	4 TREES	4 TREES	
5 SHRUBS / 40 LF	20 SHRUBS	10 SHRUBS	
* REPLACE 1 TREE WITH 10 SHRUBS			
PI 6' BUFFER			
<b>GENERAL</b>			
Requirements:	TOTAL TREES	EVERGREEN TREES	PROVIDED
25-50% EVERGREEN TREES	17 TREES	5 TREES	24%
1 TREE & 5 SHRUBS / 1500 SF	LANDSCAPE AREA	REQ'D TOTAL TREES	TOTAL SHRUBS
	11,616 SF	23 TREES	252 SHRUBS
* REPLACE 1 TREE WITH 10 SHRUBS			
15% OF SITE TO BE LANDSCAPED	LANDSCAPE AREA	TOTAL AREA	PROVIDED AREA
	11,616 SF	43,516 SF	26%
75% OF REQUIRED LANDSCAPE TO BE LIVE COVER	LANDSCAPE AREA	COVERED AREA	PROVIDED AREA
	11,616 SF	4,350 SF	80%

**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
<b>TREES</b>						
AX		1	Acer truncatum x platanoides 'Warrenred'	Pacific Sunset Maple	2" Cal., #4B	30' X 25' W
PP		5	Parrotia persica	Persian Ironwood	2" Cal., #4B	40' X 30' W
PB		5	Picea pungens glauca 'Baby Blue Eyes'	Baby Blue Eyes Colorado Blue Spruce	2" Cal., #4B	30' X 15' W
<b>SHRUBS</b>						
CC		34	Coreopsis x 'Creme Brulee'	Creme Brulee Tickseed	1 gal.	1'-2' H x 2'-3' W
CA		18	Cornus alba 'Ballhalo' TM	Ivory Halo Dogwood	5 gal.	6'-8' H & W
CS		47	Cornus sericea 'Kelsey'	Kelsey Dwarf Redtwig Dogwood	2 gal.	24"-30" H x 24"-30" W
EF		17	Evonymus fortunei 'Colorata'	Purple-leaf Winter Creeper	2 gal.	2'-3' H & 6'-8' W
HP		31	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	5 gal.	3'-5' H & W
PH		17	Pennisetum alopecuroides 'Hamel'	Hamel Fountain Grass	2 gal.	2'-3' H x 2'-3' W
RA		15	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	2'-3' H x 5'-7' W
SS		51	Salvia x sylvestris 'May Night'	May Night Sage	1 gal.	18"-24" H & W
VP		14	Viburnum plicatum 'Popcorn'	Popcorn Japanese Snowball	5 gal.	6'-8' H & 6'-8' W
WF		14	Weigela Florida 'Red Prince'	Red Prince Weigela	5 gal.	5'-6' H & W

\*\* The minimum offset distance of any tree to edge of storm pipe/ inlet is 1 feet per SDECM Section 6.3.3.2.



**TIMOTHY M. GUILLOT**  
ARCHITECT  
1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417.862.0558  
Fax: 417.862.3265  
e-mail: architect@estertyschneider.com

PROJECT:  
NEW O'REILLY AUTO PARTS STORE  
STROH RD  
PARKER, CO #2  
LANDSCAPE PLAN



COMM #	4884
DATE:	2-14-2025
REVISION DATE:	5-2-2025
	7-1-2025

EXTERIOR LIGHT FIXTURE SCHEDULE													
ALL ITEMS LISTED ON THE "LIGHT FIXTURE SCHEDULE" WILL BE SUPPLIED BY THE OWNER (O'REILLY). ITEMS SHALL BE DIRECT ORDERED AND OR RELEASED FROM THE LISTED ELECTRICAL EQUIPMENT DISTRIBUTOR:				SOURCEONE SOLUTIONS 4341 GREEN ASH DRIVE EARTH CITY, MO 63045				SOURCEONE SOLUTIONS O'REILLY TEAM EMAIL: noreilly@sourceonesolutions.com PHONE: 314-499-6400					
MARK	MFR.	CATALOG NUMBER	SUPPLY VOLTAGE	FINISH	MOUNTING			LAMPS			WATTAGE	NOTES	FIXTURE QUANTITY
					SURFACE WALL	SURF. CEILING	OTHER	TYPE	OTHER	QUANTITY			
LED EXTERIOR LIGHTS													
WS1	LSI	XWM-FT-LED-06L-50-UE-BRZ NO SUBSTITUTIONS	120	DARK BRONZE	X			X			45	FULL CUT-OFF, BUG RATING B1-U0-G1. ARCHITECTURAL ELEVATIONS SHOW DIMENSIONED LOCATIONS.	5
WSP	LSI	XWM-FT-LED-06L-50-UE-BRZ-PC120 NO SUBSTITUTIONS	120	DARK BRONZE	X			X			45	FULL CUT-OFF, BUG RATING B1-U0-G1. ARCHITECTURAL ELEVATIONS SHOW DIMENSIONED LOCATIONS.	1
LED POLE LIGHTS													
P1	LSI	MRM-LED-18L-SIL-FT-UNV-DIM-50-70CRI-BRZ-IL	120	DARK BRONZE			X	X			135	25' POLE LENGTH, ADVANCE BALLASTS, FULL CUT-OFF, NO SUBSTITUTIONS. ANCHOR BOLTS W/HARDWARE & TEMPLATE, WITH INTERNAL LOUVER HOUSE SIDE SHIELD, BUG RATING B2-U0-G3	3
FIXTURE QUANTITY TO BE VERIFIED WITH SITE PLAN QUANTITY													

BACKLIGHT-UGLIGHT-GLARE (BUG) RATING / FULL CUTOFF															
ALL "LSI MRM" & "XWM" LED FIXTURES HAVE ZERO UPLIGHT AND ARE CONSIDERED FULL CUT OFF AND DARKSKY COMPLIANT. THE DELIVERED LUMEN CHART BELOW APPLIES TO "LSI XWM" FIXTURES AND CONFIRMS THAT IN EVERY CONFIGURATION THE FIXTURE PRODUCES ZERO UPLIGHT (U = 0). BUG RATING CHART FOR "LSI MRM" FIXTURES IS FOUND ON CORRESPONDING "SP" SHEETS.															
DELIVERED LUMENS*															
Lumen Package	Distribution	CRI	2700K			3000K			4000K			5000K			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
03L	2	70	2703	120	B1-U0-G1	2922	125	B1-U0-G1	3088	137	B1-U0-G1	3068	137	B1-U0-G1	22.6
	3	70	2752	122	B1-U0-G1	2973	127	B1-U0-G1	3144	139	B1-U0-G1	3144	139	B1-U0-G1	
	FT	70	2718	120	B1-U0-G1	2838	126	B1-U0-G1	3105	137	B1-U0-G1	3105	137	B1-U0-G1	
04L	2	70	3646	120	B1-U0-G1	3702	125	B1-U0-G1	4051	137	B1-U0-G1	4051	137	B1-U0-G1	29.5
	3	70	3610	122	B1-U0-G1	3769	128	B1-U0-G1	4124	140	B1-U0-G1	4124	140	B1-U0-G1	
	FT	70	3655	121	B1-U0-G1	3722	126	B1-U0-G1	4073	138	B1-U0-G1	4073	138	B1-U0-G1	
06L	2	70	5274	118	B2-U0-G1	5506	123	B2-U0-G2	6025	135	B2-U0-G2	6025	135	B2-U0-G2	44.7
	3	70	5369	120	B1-U0-G1	5606	125	B1-U0-G1	6134	137	B1-U0-G2	6134	137	B1-U0-G2	
	FT	70	5303	119	B1-U0-G2	5536	124	B1-U0-G2	6058	136	B1-U0-G2	6058	136	B1-U0-G2	
08L	2	70	6996	113	B2-U0-G2	7304	118	B2-U0-G2	7993	129	B2-U0-G2	7993	129	B2-U0-G2	62.0
	3	70	7123	115	B1-U0-G2	7437	120	B1-U0-G2	8138	131	B2-U0-G2	8138	131	B2-U0-G2	
	FT	70	7035	113	B1-U0-G2	7345	118	B2-U0-G2	8037	130	B2-U0-G2	8037	130	B2-U0-G2	
12L	2	70	10616	103	B2-U0-G2	10979	107	B3-U0-G3	12014	118	B3-U0-G3	12014	118	B3-U0-G3	102.2
	3	70	10707	105	B2-U0-G2	11178	109	B2-U0-G2	12232	120	B2-U0-G2	12232	120	B2-U0-G2	
	FT	70	10574	103	B2-U0-G3	11040	108	B2-U0-G3	12080	118	B2-U0-G3	12080	118	B2-U0-G3	

**AUTOMATIC LIGHTING CONTROL**

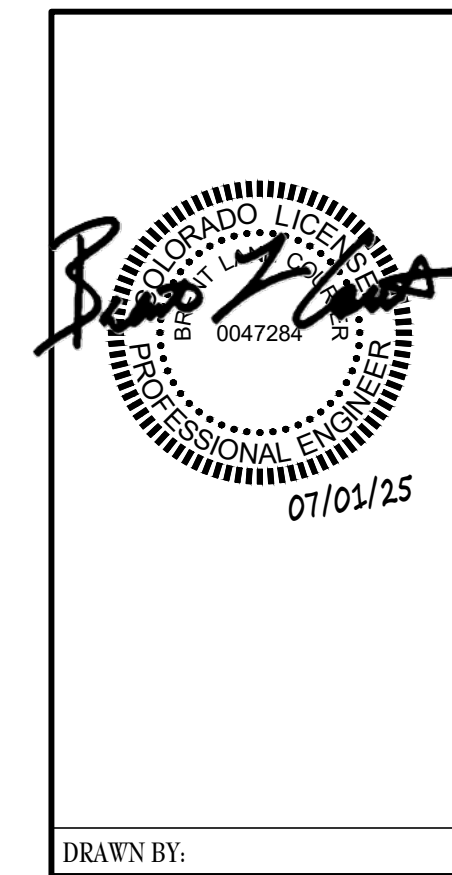
COMPLIANCE WITH ENERGY CODE IS ACHIEVED BY:

- ONCE THE EMS HAS BEEN PROGRAMMED, THE INTERIOR AND EXTERIOR LIGHTS WILL TURN ON AND OFF USING THE FOLLOWING LOGIC: SEE EM SHEETS.
- INTERIOR WORK LIGHTS WILL TURN ON WITH FIRST MOTION IN THE STORE AND WILL TURN OFF 15 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.
- INTERIOR SALES LIGHTS WILL TURN ON AT STORE OPENING AND TURN OFF 15 MINUTES AFTER STORE CLOSING.
- EXTERIOR SIGN LIGHTS WILL TURN ON WHEN ITS DARK ENOUGH OUTSIDE ANYTIME DURING STORE HOURS, AND WILL TURN OFF AT STORE CLOSING.
- EXTERIOR SITE LIGHTS WILL TURN ON WHEN IT IS DARK ENOUGH OUTSIDE AND IT IS WITHIN STORE HOURS OR THERE IS MOTION IN THE STORE. THEY WILL TURN OFF 30 MINUTES AFTER LAST MOTION ONCE THE STORE IS CLOSED.

FOR NEW CONSTRUCTION LOCATIONS ONLY, THERE IS A TEMPORARY PROGRAM TO KEEP SIGN AND SITE LIGHTS ON UNTIL MIDNIGHT RATHER THAN THE TIMES INDICATED ABOVE. O'REILLY WILL DISABLE THIS PROGRAM ONE YEAR AFTER STORE OPENING.

(EXCLUDING TX, EXTERIOR LIGHTS STAY ON OVERNIGHT FOR SECURITY PURPOSES.)

- RESTROOMS AND OFFICES: ALL LIGHTING IN THESE AREAS ARE CONTROLLED BY OCCUPANT-SENSING DEVICES.

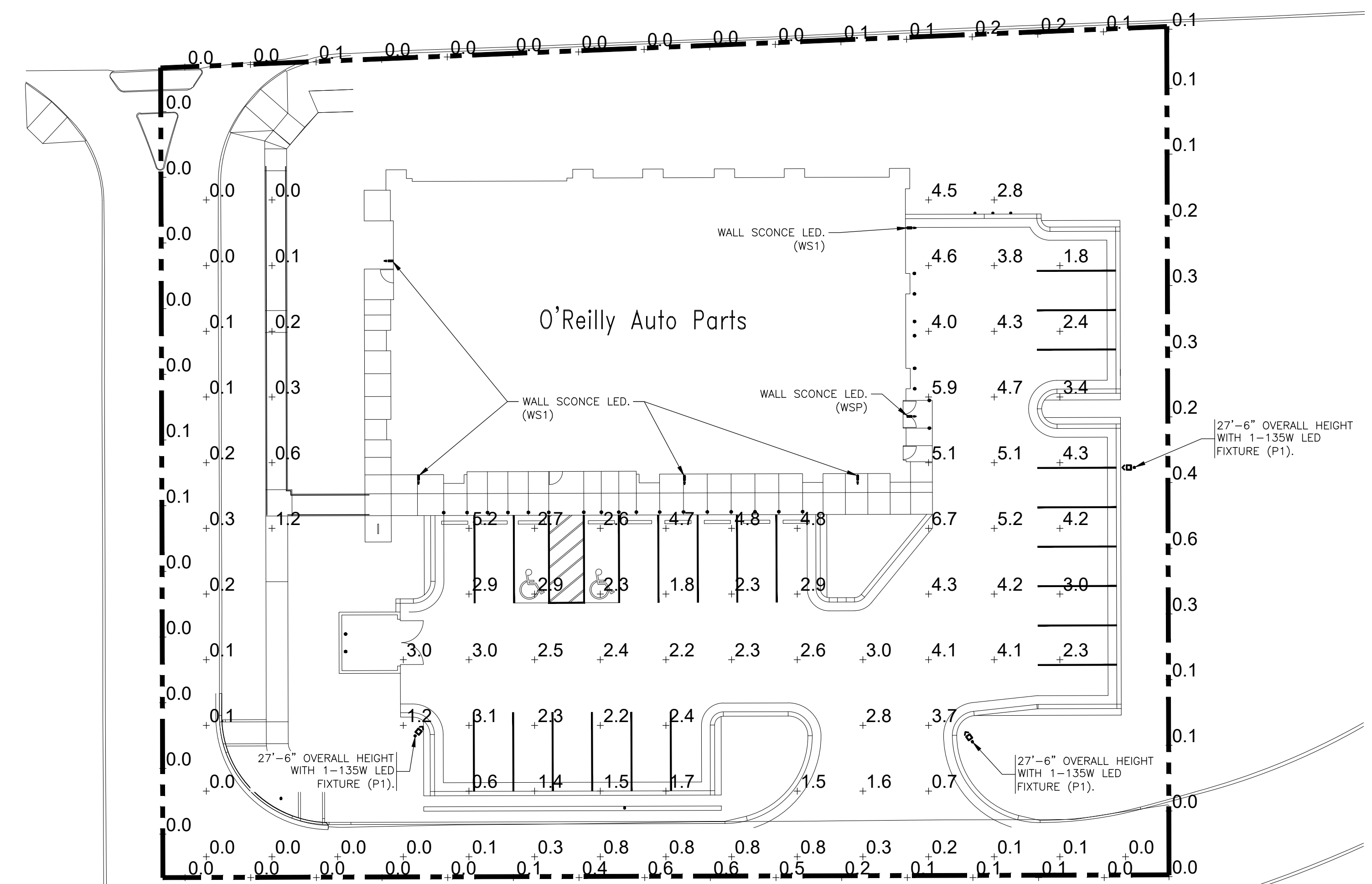


include quantities of each

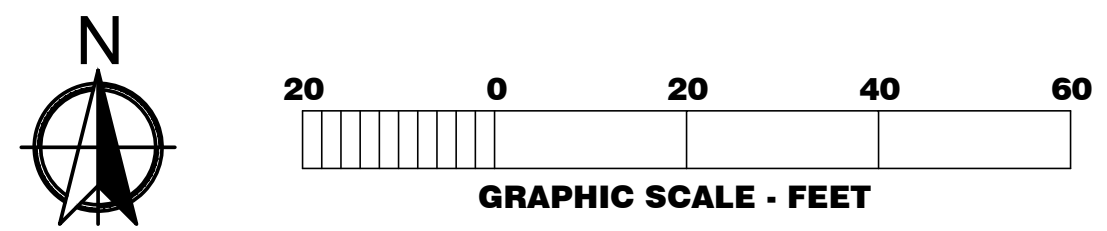
SGE Response: Please see Sheet SP1 in the Exterior Light Fixture Schedule table for fixture quantity

include table for uniformity ratio for drive aisles and parking lot ( should be 6:1 max to min)

SGE Response: Please see Sheet SP1 for Statistics table for uniformity ratio for drive aisles and parking lot



**SITE LIGHTING PHOTOMETRICS**  
SCALE: 1"=20'



07-01-25  
CIVIL PLAN  
CHANGE NO  
CHANGE TO MPE  
SYSTEMS.



**TIMOTHY M. GUILLOT**  
ARCHITECT  
1736 East Sunshine, Suite 417  
Springfield, Missouri 65804  
417.862.0558  
417.862.3265  
e-mail: architect@esteytschneider.com

PROJECT:  
**NEW O'REILLY AUTO PARTS STORE**  
STROH RD  
PARKER, CO #2  
**SITE LIGHTING PHOTOMETRICS**

**O'Reilly** AUTO PARTS  
CORPORATE OFFICES  
233 SOUTH PATTERSON  
SPRINGFIELD, MISSOURI 65802  
(417) 862-2674 TELEPHONE

COMM # 4884  
DATE: 02-14-2025  
REVISION DATE: 05-02-25  
07-01-25

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**1 SOUTH EXTERIOR ELEVATION**

**CE1** SCALE: 1/8" = 1'-0"

TRANSPARENCY REQUIREMENTS:  
 SOUTH REQUIRED BETWEEN 2' AND 8' = 712.87 SQ.FT.  
 REQUIRED - 285.14 SQ.FT (40%)  
 WINDOWS PROVIDED - 232.0 SQ.FT (32.54%)  
 APPLIED WINDOW MULLION AREA - 48.0 SQ.FT (6.73%)  
 TOTAL 287.68 (40.35%)

FINISH TABLE				
MATERIAL PREVIEW	MATERIAL	MANUFACTURER	FINISH	% SHOWN
	ACCENT BRICK	ACME BRICK	DOVE GRAY	≈ 19.5%
	FIELD BRICK	ACME BRICK	OXFORD BROWN	≈ 18.8%
	STONE VENEER	CORONADO STONE	SIERRA LEDGE	≈ 17.4%
	STUCCO AROUND SIGN	SHERWIN WILLIAMS	POSITIVE RED SW6871*	≈ 17.3%
	STOREFRONT	KAWNEER	DARK IVY	≈ 14.2%
	ACCENT STUCCO	SHERWIN WILLIAMS	SOFTER TAN SW6141	≈ 9.5%
	CORNICE STUCCO	SHERWIN WILLIAMS	LATTE SW6108	≈ 2.0%

\* NOTE: CUSTOM RED MIX BY DRYVIT ORAP011030S

\*\* NOTE: OVERHEAD AND STEEL DOORS NOT TAKEN INTO ACCOUNT IN CALCULATIONS



**2 EAST EXTERIOR ELEVATION**

**CE1** SCALE: 1/8" = 1'-0"

TRANSPARENCY REQUIREMENTS:  
 EAST REQUIRED BETWEEN 2' AND 8' = 432.89 SQ.FT.  
 REQUIRED - 108.22 SQ.FT (25%)  
 WINDOWS PROVIDED - 108.0 SQ.FT (24.94%)  
 TOTAL - 108.0 SQ.FT (24.94%)

provide image of screen wall, indicate color

Timothy M. Guillot Response: Masonry screen fence and finish legend added to sheet CE1.



**3 NORTH EXTERIOR ELEVATION**

**CE1** SCALE: 1/8" = 1'-0"

TRANSPARENCY REQUIREMENTS:  
 NORTH REQUIRED BETWEEN 2' AND 8' = 719.75 SQ.FT.  
 REQUIRED - 287.90 SQ.FT (40%)  
 WINDOWS PROVIDED - 212.0 SQ.FT (29.45%)  
 APPLIED WINDOW MULLION AREA - 72.0 SQ.FT (10.0%)  
 TOTAL 284.0 (39.45%)

**5 NORTH, SOUTH, EAST EXTERIOR ELEVATION**

**CE1** SCALE: 1/8" = 1'-0"

provide note/legend indicating materials, colors of gate and enclosure. can masonry base be used? similar to building.

Timothy M. Guillot Response: Finish legend noting materials and gate color added to sheet CE1. Also see attached revised sheet C2.3 for trash enclosure details with updated finishes.

paint gate to match building



**4 WEST EXTERIOR ELEVATION**

**CE1** SCALE: 1/8" = 1'-0"

TRANSPARENCY REQUIREMENTS:  
 WEST REQUIRED BETWEEN 2' AND 8' = 418.87 SQ.FT.  
 REQUIRED - 104.71 SQ.FT (25%)  
 WINDOWS PROVIDED - 108.0 SQ.FT (25.78%)  
 TOTAL - 108.0 SQ.FT (25.78%)

**6 WEST EXTERIOR ELEVATION**

**CE1** SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION



**TIMOTHY M. GUILLOT**  
 ARCHITECT  
 1736 East Sunshine, Suite 417  
 Springfield, Missouri 65804  
 417.862.0558  
 Fax: 417.862.3265  
 e-mail: architect@estertyschneider.com

PROJECT:  
 NEW O'REILLY AUTO PARTS STORE  
 STROH RD  
 PARKER, CO #2  
**COLOR ELEVATIONS**

**O'Reilly AUTO PARTS**  
 CORPORATE OFFICES  
 233 SOUTH PATTERSON  
 SPRINGFIELD, MISSOURI 65802  
 (417) 862-2674 TELEPHONE

COMM #	
DATE:	1-22-25
REVISION	
DATE:	5-2-25
	6-17-25

CE1



**PARKER**  
COLORADO

# Project Reviews Town of Parker



**Project Number: SP25-025**

Description: **Parker Pointe F1 L1 - Auto Parts Store**

Applied: **3/3/2025**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: , **CO 80134**

Status: **REVISIONS REQD 3+**

Applicant: **O'Reilly Auto Enterprises, LLC**

Parent Project: **SUB19-052**

Owner: **PARKER & STROH LLC**

Contractor: **<NONE>**

Details:

The applicant, O'Reilly Auto Parts, is proposing an 8,000 sq. ft. auto parts store. The site is located on the south side of Stroh Road east of Parker Road.

## LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: ALL						
3/5/2025	3/13/2025	3/13/2025	COMPLETENESS REVIEW	Amber Wood Hicken	COMPLETED	
Notes:						
Review Group: AUTO						
3/3/2025	3/7/2025	3/17/2025	LAND USE COMPLETENESS REVIEW	Alex Mestdagh	COMPLETED	
Notes:						
3/3/2025			ENGINEERING ADMINISTRATIVE	Tom Williams		
Notes:						
Review Group: SP 1ST 20						
3/13/2025	4/18/2025	4/10/2025	DOUGLAS COUNTY PLANNING SERVICES DIVISION 20	DC Referrals	ADVISORY COMMENTS	
Notes: See the attached Referral Comments Report.						
3/13/2025	4/10/2025	4/10/2025	DRAINAGE REPORT - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						



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# Project Reviews Town of Parker



3/13/2025	3/26/2025	4/10/2025	FIRE LIFE SAFETY 20	Randy Capra	REVISIONS REQUIRED	See Notes
Notes: A written response is required for the response letter provided by Fire Life Safety to the applicant; this letter has been uploaded to the application in both a pdf and a word document.						
3/13/2025	4/9/2025	4/10/2025	IREA 20	Brooks Kaufman	REVISIONS REQUIRED	See notes
Notes: The proposed transformer location does not meet CORE clearance requirements and may not open into drive or parking spot. CORE will require 10-feet in front of the doors from back of curb. The proposed landscape plans will required to be revised to meet clearances at the existing switch and cubical. Trees may not be planted within 10 feet of the existing CORE facilities and future transformer location.						
3/13/2025	4/10/2025	4/10/2025	PLAT - CIVIL	Charles Kudlauskas	NOT APPLICABLE	
Notes:						
3/13/2025	4/2/2025	4/10/2025	PUBLIC SERVICE COMPANY OF COLORADO 20	Donna George	ADVISORY COMMENTS	please see attached
Notes: please see attached						
3/13/2025	4/10/2025	4/10/2025	SITE PLAN - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo.
Notes:						
3/13/2025	4/10/2025	4/10/2025	SITE PLAN 20	Amber Wood Hicken	REVISIONS REQUIRED	
Notes: See planning comments 01						
3/13/2025	4/10/2025	4/10/2025	TRAFFIC IMPACT STUDY - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
Notes:						
3/13/2025	3/20/2025	4/10/2025	DOUGLAS COUNTY ENGINEERING DIVISION 20	DC Referrals	NOT APPLICABLE	
Notes: N/A						
3/13/2025	4/7/2025	4/10/2025	DOUGLAS COUNTY ASSESSORS OFFICE 20	Marian Woodward	NO COMMENT	
Notes:						



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# Project Reviews Town of Parker



3/13/2025	4/10/2025	4/10/2025	CONSTRUCTION PLANS - CIVIL	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

3/13/2025	4/4/2025	4/10/2025	CONST PLANS - ENVIRONMENTAL	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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Notes:

SP25-025 Parker Pointe F1 L1, O'Reilly Auto Parts – 1st Environmental Review, 4-4-25

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)**

- 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.
- Please follow the Town of Parker Stormwater/Erosion Control Requirements using the Erosion Control - CBMP Plan Checklist.
- Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
- Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
- 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.”
- Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
- Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
- 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.
- Please provide existing and proposed grading contours.
- Please provide arrows to indicate the direction of stormwater flow.
- 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.
- Please use Parker’s complete Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Details on the Erosion Control plan sheets.
- 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.
- 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.
- Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
- Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.
- 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.
- Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.
- 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.



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# Project Reviews Town of Parker



**Links:**

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

[https://drive.google.com/file/d/1oE5TRyFktV-bdRygdwIqhwaf3eQJxzs/view?usp=drive\\_link](https://drive.google.com/file/d/1oE5TRyFktV-bdRygdwIqhwaf3eQJxzs/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)

REDLINED EROSION CONTROL PLAN SHEETS available in attachments.

3/13/2025		4/10/2025	COMCAST 20	Butch Buster		
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Notes:

3/13/2025		4/10/2025	CENTURYLINK COMMUNICATIONS 20	CenturyLink		
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Notes:

3/13/2025	3/26/2025	4/10/2025	BUILDING 20	Randy Capra	ADVISORY COMMENTS	See Notes
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Notes:

We highly encourage a Building pre-application meeting before applying for the permit to discuss construction type, occupancy, allowable areas, MEP's, energy, structural, fire, etc.... Please visit our website for all plan submittal requirements: Plan Review | Town of Parker - Official Website (parkeronline.org), and our most current code adoptions.

Please know the Town's Charge Back Agreement may be required for this project, specific to the building permit application. The form will be emailed to the applicant prior to the Building Pre-App meeting or upon receiving the permit application submittal. Once all required documents have been accepted and the charge back agreement form has been returned signed to the Building Division, then full plan review process may be able to begin.

Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building's review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2023 NEC, and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72 and NFPA 13). NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

Review Group: SP 1ST 20 ADD

3/13/2025	4/3/2025	4/10/2025	PARKER WATER AND SANITATION DISTRICT 20	Robert Ramsey	REVISIONS REQUIRED	see notes
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Notes:  
Please upload the PWSD plans for this project.



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# Project Reviews Town of Parker



Review Group: SP 2ND 15

5/12/2025	6/3/2025	6/3/2025	TRAFFIC IMPACT STUDY - CIVIL 15	Charles Kudlauskas	COMPLETED	
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Notes:

5/12/2025	6/3/2025	6/3/2025	SITE PLAN 15	Amber Wood Hicken	REVISIONS REQUIRED	
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Notes:  
see planning comments 02

5/12/2025	6/3/2025	6/3/2025	SITE PLAN - CIVIL 15	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:

5/12/2025	5/21/2025	6/3/2025	IREA 15	Brooks Kaufman	REVISIONS REQUIRED	See CORE Clearance requirements
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Notes:  
The new set of plans missing transformer and didn't address CORE clearance requirements from previous comments.

5/12/2025	5/23/2025	6/3/2025	FIRE LIFE SAFETY 15	Randy Capra	ADVISORY COMMENTS	See notes
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Notes:  
Not all issues were addressed completely or correctly; the comments have been documented on the response letter as redlined required. Parking lot shall be fully installed before the building to go vertical, and the applicant assumes responsibility to ensure that the riser room meets all requirements.

5/12/2025	6/3/2025	6/3/2025	DRAINAGE REPORT - CIVIL 15	Charles Kudlauskas	COMPLETED	
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Notes:

5/12/2025	6/3/2025	6/3/2025	CONSTRUCTION PLANS - CIVIL 15	Charles Kudlauskas	REVISIONS REQUIRED	See uploaded Memo and Redlines.
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Notes:



**PARKER**  
COLORADO

# Project Reviews Town of Parker



5/12/2025	5/22/2025	6/3/2025	CONST PLANS - ENVIRONMENTAL 15	Robert Seacat	REVISIONS REQUIRED	See Engineering Memo and Comments
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**Notes:**

SP25-025 Parker Pointe F1 L1, O'Reilly Auto Parts – 2nd Environmental Review, 5-21-25

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.
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 to view 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)

Review Group: SP 2ND 15 ADD

5/12/2025	6/2/2025	6/3/2025	PARKER WATER AND SANITATION DISTRICT 15	Robert Ramsey	REVISIONS REQUIRED	see notes
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**Notes:**

PWSD is waiting on documents for this project.

IE: Variance Fee and Red lined documents.

Review Group: SP GRP 10

7/8/2025	7/22/2025	7/22/2025	CONST PLANS - ENVIRONMENTAL 10	Robert Seacat	APPROVED	
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**Notes:**



**PARKER**  
COLORADO

# Project Reviews Town of Parker



7/8/2025	7/22/2025	7/22/2025	CONSTRUCTION PLANS - CIVIL 10	Charles Kudlauskas	ADVISORY COMMENTS	
Notes: Please email/provide the name of the authorized signatory for drafting of the easement (This should be the owner or authorized member of an LLC that owns the property).						
7/8/2025	7/9/2025	7/22/2025	FIRE LIFE SAFETY 10	Randy Capra	APPROVED	
Notes:						
7/8/2025	7/21/2025	7/22/2025	IREA 10	Brooks Kaufman	APPROVED	
Notes:						
7/8/2025	7/22/2025	7/22/2025	SITE PLAN - CIVIL 10	Charles Kudlauskas	COMPLETED	
Notes:						
7/8/2025	7/22/2025	7/22/2025	SITE PLAN 10	Amber Wood Hicken		
Notes:						
Review Group: SP GRP 10 ADD						
7/8/2025	7/9/2025	7/22/2025	PARKER WATER AND SANITATION DISTRICT 10	Robert Ramsey	REVISIONS REQUIRED	see notes
Notes: Please see the uploaded review letter.						