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Memorandum

To: Cynthia Liston Thye, Planner I

Date: October 15, 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: SP25-119 Lincoln Professional Park L2 - 7 Brews Coffee – 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	August 2025
Site Plan	August 2025
Drainage Letter	September 2025
Traffic Letter	July 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.

October 15, 2025

2. Please include contact information for Town of Parker Engineering/Public Works (303) 840-9546. (See uploaded redline comments)
3. The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area.
4. Please show all proposed and existing easements on the overall utility plans and provide reference reception no. or book and page for existing easements. (see uploaded redlines)
5. Please include a stop sign at the full movement access located at the southern portion of the site.

SITE PLAN – CIVIL

1. Please include sight triangles in the landscape plan. 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)

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

SP25-119 Lincoln Professional Park L2 - 7 Brews Coffee, 1st Environmental Review, 10-13-25

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 add a text box next to the Graphic Scale stating – “TOTAL DISTURBANCE AREA = 0.91 ACRES”.

October 15, 2025

2. Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
3. Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
4. 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.”
5. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
6. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
7. Please add a note to **ALL** Erosion Control plan sheets stating: “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Please contact John Nelson at jnelson@parkerco.gov for Fuel Storage Permit questions.
8. Site Erosion Control Plan Sheet 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.
9. Please consider moving the Stabilized Staging Area, connecting it to the Vehicle Tracking Control Pad as shown in the Town’s detail. This configuration helps reduce tracking off-site.
10. Developer General Note #1, replace the word RECOMMENDED with the word REQUIRED. Developer General Note #5, replace the ratio 3H:1V with the ration 4H:1V. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1. Developer General Note #6, replace the word OWNER with the words TOWN OF PARKER. Developer General Note #8, replace the words PROVIDES AN INITIAL RECOMMENDATION OF with the words SHOWS THE REQUIRED.
11. Please provide and use Parker’s **complete** Legend of Keys/Symbols to correspond to the Town’s 31 CBMP Details on the Erosion Control plan sheets.
12. 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.
13. 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.

INITIAL CBMP PLANS

October 15, 2025

14. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
15. Please consider moving the Stabilized Staging Area, connecting it to the Vehicle Tracking Control Pad as shown in the Town's detail. This configuration helps reduce tracking off-site.

INTERIM/FINAL CBMP PLANS

16. Show **ALL** proposed Stormwater Utilities, (inlets, pipe and structures) on the Interim/Final plans sheets.
17. Add Sidewalk Transition Protection (STP) to all ADA ramps during the Interim Phase.
18. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.
19. Please show Masonry Work Protection (MWP) on the plans in two locations for construction of the building.
20. 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 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.
21. Inlet Protection (IPAP, IPAN, IPCOG, IPCOS) on plans must have proper legend code/symbol for the type of inlet and the diagram on the plans must match the proper type of inlet protection needed, specifically the IPAN inlet located in the native area on the west side of the site.
22. 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.
23. 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.

A copy of the **REDLINED EROSION CONTROL PLAN SHEETS** is available in eTRAKiT Attachments.

Links:

October 15, 2025

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

https://drive.google.com/file/d/1EsKAPwKkdzqq2P94eMGbjZVAUTM64_Ah/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 \(parkerco.gov\)](#)

Grading Permit Application and Requirements
[Grading Permits | Town of Parker - Official Website \(parkerco.gov\)](#)

CAD Drawings Link:

["\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"](#)

Erosion Control CBMP Checklist (See Appendix D)
[Microsoft Word - SDECM Draft 10-21-13 \(parkerco.gov\)](#)

CONSTRUCTION PLANS – STORMWATER

1. Please be aware that the Town does not allow storm main line connection to plastic nyloplast area drains, these private systems must connect to the public storm sewer system at a standard inlet or manhole structure (Concrete manhole or Type C Inlet). Please reference and provide the detail for the area drain. (See uploaded redline comments)
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 (18" minimum) and dedication of drainage easements. Private landscape drains, roof drains, and leaders for these systems may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at an inlet or manhole structure.
3. For Type R inlets that are located within proposed attached sidewalk, please ensure the plans detail the required extension from the inlet deck to the full extent of the sidewalk width.
4. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.
5. 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

October 15, 2025

and exhibit for the proposed easement in future submittals and 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). 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.

6. Please include HGL's for minor and major storm on drainage profiles.

DRAINAGE REPORT

1. Please include hydraulic calculations for pipe sizing and HGL's for the minor and major storm events. (See Section 6.3.3.4 of the SDECM for Hydraulic Design Requirements)
2. Please use and reference the latest MHFD recommended imperviousness from the latest version of Table 6-2 and 6-3 of the USDCM_Volume_1.
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.
4. Please ensure to include the Initial Sheet for inlet capacity/spread calcs showing assigned flows for the minor and major storm events and bypass flows.
5. Please be aware, per the Town of Parker SDECM Section 6.3.1 for Street Drainage, use Mannings n for street=0.016 (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.

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.