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## **Memorandum**

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

**Date:** APRIL 10, 2026

**From:** Jerry Davidson, P. E., Perception Design Group

**Cc:** Charles Kudlauskas, P.E., Senior Development Review Engineer  
Robert Seacat, Stormwater Permit Coordinator  
Alex Mestdagh, P.E., Engineering Services Manager  
Tom Williams, P.E., Director of Engineering/Public Works

**Subject:** SP25-138 Parker Pointe F1 AMD 1 L3A - Huntington Bank–Engineering 1<sup>st</sup> Review

The Engineering Department has reviewed the documents submitted with this application. The submittal consisted of the following documents:

<b><u>Document</u></b>	<b><u>Dated</u></b>
Construction Plan	September 2025
Site Plan	September 2025
Drainage Report	September 2025
Traffic Impact Study	April 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. **PDG Response: Text revised to include the other reference.**

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### **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.  
**PDG Response: Table added to cover sheet.**
2. 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. **PDG Response: Vicinity revised to be a scale of 1'=2,000'.**
3. Please include all proposed and existing easements on the overall utility plan sheet and provide reference reception no. or book and page for existing easements. (see uploaded redlines) **PDG Response: All easements shown on the utility plan sheet.**
4. Please ensure grading details for ADA ramps match the standard ramp details with 2% maximum cross slopes and show cross slopes. (See uploaded redline comments) **PDG Responses: Cross slopes have been added to all ADA ramps.**
5. On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc. **PDG Response: Critical grading spots labels**
6. Please label all private driveway/roadway as "Private" throughout the plans. **PDG Response: All private driveway/roadway labeled as Private.**
7. Please label adjacent streets and dimension Public Right-of-Way throughout the plans. **PDG Response: Adjacent streets labeled and public ROW dimensioned.**
8. 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." **PDG Response: Note added to plan.**

### **TRAFFIC IMPACT STUDY – CIVIL**

1. The Traffic Letter of Conformance references the Parker Pointe Master Traffic Impact Study dated December 26, 2024. The latest the TIS Town has on file and referenced in another memo is August 21, 2024. **PDG Response: The additional reference has been added 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*

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*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**

##### **SP25-138 Parker Pointe F1 AMD 1 L3A - Huntington Bank 1<sup>st</sup> Environmental Review, 1-13-26**

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. **PDG Response: Will be provided after CBMP plans have been approved.**

#### **GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)**

1. Please correct the 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.**” **PDG Response: Note revised.**
2. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”. **PDG Response: Note added.**
3. Please add a general note stating - ALL NATIVE SEEDED SLOPED AREAS 4V:1H AND STEEPER MUST BE COVERED WITH STRAW EROSION CONTROL BLANKET, SB150BN or EQUIVALENT. **PDG Response: Note added.**
4. 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 John Nelson at [jnelson@parkeronline.org](mailto:jnelson@parkeronline.org) for Fuel Storage Permit questions. **PDG Response: Note added.**
5. Please move the Concrete Washout to the Stabilized Staging Area and show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad. **PDG Response: Concrete Washout moved to Stablized Staging Area and construction fence added to along the sides of the VTC.**
6. 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, adjust plans to meet this requirement. Use of retaining walls may be required. **PDG Response: The steepest slope is 4.11H:1V.**
7. Please provide Parker’s **complete** Legend of Keys/Symbols to correspond to the Town’s 29 CBMP Details on the Erosion Control plan sheets. **PDG Response: Legend revised to show the complete legend.**
8. Please add a callout/label on **ALL** properties adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. **PDG Response: Labels added on all properties adjacent to the project.**

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#### INITIAL CBMP PLANS

9. Please move the Concrete Washout to the Stabilized Staging Area and show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad. **PDG Response: Concrete Washout moved to a landscaped area and construction fence added along the side of the VTC.**

#### INTERIM CBMP PLANS

10. Please show all proposed Stormwater Utilities, (inlets, **pipe**, and structures) on the Interim/Final plans sheets. **PDG Response: Stormwater Utilities added to Interim/Final plans.**
11. Please show Masonry Work Protection (MWP) on the plans in two locations for construction of the building. **PDG Response: MWP added to both sides of the building.**
12. Please show/move the Portable Toilets to a pervious area, they can not be on a impervious surface. **PDG Response: Portable Toilets moved to a pervious area.**
13. 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. **PDG Response: Sediment control Logs added to the back of all curbs and sidewalks.**

#### FINAL CBMP PLANS

14. 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. **PDG Response: Multiple SR callouts added to final plan.**
15. Provide and identify Erosion Control Blanket (ECB) for all slopes steeper than 4:1. **PDG Response: Erosion Control Blanket added to area indicated on plan.**

A copy of the **REDLINED EROSION CONTROL PLAN SHEETS** is available in eTRAKiT Attachments. **PDG Response: Responses included on the redlined plan sheets directly.**

#### CONSTRUCTION PLANS – STORMWATER

1. Please 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>) **PDG Response: Notes added to note sheets.**
2. The plan view graphic for Proposed Inlet 3 appears to be a Type R, but labeled as a Type

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16. Please clarify this in the plans. (See redline comments) **PDG Response: Proposed inlets changed to Type R for ease. Callouts and details revised to be Type R.**

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. **PDG Response: The proposed drainage easement has been added to the utility plan and proposed drainage plan. The existing drainage easement is shown as part of the multi-use easement with Rec. No. 2022001733.**

Please provide a legal description and exhibit for the proposed easement in future submittals and 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. Existing drainage easements should include reference to reception number. **PDG Response: Legal Description and Exhibit included as part of the submittal package for the proposed drainage easement.**

4. Please show alignments of pipes connecting to the center face of box to inlet structures and not through corners. **PDG Response: Pipes revised to enter the center of the inlets.**
5. Please show all proposed utility crossings within the storm profiles. Per Section 6.3.3.1 of the SDECM for Vertical Alignment: The minimum clearance between storm and water or sanitary is 18 inches. **PDG Response: All proposed utility crossings added to storm profiles.**

#### **DRAINAGE REPORT**

1. Please use latest NOAA Atlas 14 point rainfall values for Town of Parker in Hydrology calculations and provide reference to the data used in this report. See latest SDECM, Section 5.2 on Intensity, Revised and adopted May 2025. **PDG Response: The NOAA Atlas 14 point attached after the proposed drainage plan.**
2. Please include referenced NRCS Hydrologic soil group map and classification. **PDG Response: Soil and classification added to text and soil report added to appendix.**
3. 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) **PDG Response: Hydraulic Design and HGLS are included in the table called Storm Sewer Design – Manning's Equation after the runoff tables.**
4. Please include clear labels for storm inlets (Design Point structures) on the basin map that correspond to labels shown in the construction plans and calculations. **PDG Response: Design Points added to proposed drainage plan.**
5. Per the Town of Parker SDECM Section 6.3.1 for Street Drainage, use Mannings n for street=0.016 (See uploaded redline comments) **PDG Response: Inlet calcs revised to use 0.016.**
6. The drainage plan indicates that there are proposed storm runoff flows that are routed offsite and undetained. Please provide discussion that describes what percentage of the

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overall project site (applicable area of development) is undetained and further describe the percentage of impervious area that these undetained sub-basins makeup. **PDG Response: Text revised to better explain how these areas were planned for in the approved drainage report dated November 2018 from Perception Design Group.**

7. The proposed undetained flows ultimately outfall from South Parker Road to Kinney Creek to the South. Per Section 8.3.2.3 of the SDECM: *If the New Development/Redevelopment discharges to waters-of-the-state then the developer/permittee must, at a minimum, implement on-site PBMPs, such as a grass swale, designed in accordance with this SDECM and the MANUAL Volume 3.*

Please describe how the undetained basins are treated (such as grass buffer areas) and provide any supporting calculations. **PDG Response: Text revised and calcs added to address this section of the SDECM.**

8. The drainage plan indicates that there are proposed storm runoff flows that are routed offsite and undetained. Please see Section 7.2.3 of the SDECM and provide discussion of why all portions of the site are not able to be routed through the proposed detention facility. Compensatory storage will only be permitted in those cases where it is clearly impractical to route all runoff from the developed site through the detention facility. **PDG Response: Text revised and calcs added to address this section 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](mailto:ckudlauskas@parkerco.gov).