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Memorandum

To: Ashley Chasez, Planner I
Date: April 12, 2024
From: Alex Mestdagh, P.E., Engineering Services Manager
Cc: Tom Williams, P.E., Director of Engineering/Public Works

Subject: SP23-006 Crown Point F1 AMD 20 L4E - Land of Sushi – Engineering 3rd 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	March 2024
Site Plan	March 2024
Drainage Letter	March 2024
Traffic Letter	March 2024

Thank you for the opportunity to review this application. Based on our review we have the following 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 – STORMWATER

1. Provide legal descriptions and exhibits for all proposed drainage easements.
2. Ensure major and minor hydraulic grade lines are displayed on all storm sewer profiles. Please discuss any potential variance requests with Staff as no request letters were provided.

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3. Provide CDOT standard details for RCP.

DRAINAGE REPORT – STORMWATER

1. Please make any necessary revisions to the conformance letter based on the final drainage CDs.

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) 840-9546.