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## Memorandum

**To:** Ashley Chasez, Planner I

**Date:** December 17, 2024

**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:** SP23-006 Crown Point F1 AMD 20 L4E, Land of Sushi – Engineering 4<sup>th</sup> 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	November 2024
Drainage Report	November 2024
Variance Letter	November 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. The separate drainage easement document with legal description and exhibit for the proposed has been received. Please also provide the name of authorized signatory for drafting of the easement. 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.

December 17, 2024

**DRAINAGE VARIANCE LETTER**

1. The drainage variance letter has been received regarding the HGL for the 100-year storm event. Please see the uploaded approval to variance request letter.

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).