



Your kind of place.

Memorandum

To: Ashley Chasez, Planner I
Date: June 13, 2023
From: Michael Walton, P.E., Senior Development Review Engineer
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 2nd 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	May 2023
Site Plan	May 2023
Drainage Letter	May 2023
Traffic Letter	May 2023

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 – ENVIRONMENTAL

1. Environmental review will follow in a separate memo if revisions are still required.

CONSTRUCTION PLANS – STORMWATER

1. Provide legal descriptions and exhibits for all proposed drainage easements.

June 13, 2023

2. Provide a minimum of 1-foot from finished grade to the 100-year hydraulic grade line. Specifically noted as not provided at structure S-3.
3. Please note that a minimum of 90-degrees of freedom should be provided between any storm sewer into the structure and the storm sewer out of the structure to accommodate improved hydraulics of the system.
4. Provide CDOT standard details for RCP as well.

SITE PLAN – STORMWATER

1. Provide a minimum of 7-feet between any existing or proposed tree and any existing or proposed storm sewer infrastructure.

DRAINAGE REPORT – STORMWATER

1. Please review the Construction Plan – Stormwater comments and continue to update the conformance letter as needed in response to said 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) 840-9546.