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## Memorandum

**To:** Amber Wood Hicken, Planner I

**Date:** July 21, 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:** SP24-128 Parker Pointe F1 AMD 1 L4A - Drive Through Coffee Shop– Engineering  
3<sup>rd</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	May 2025
Site Plan	May 2025
Drainage Report	May 2025

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

#### SP24-128 Parker Point, Black Rock Coffee – 3<sup>rd</sup> Environmental Review, 7-21-25

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.

July 21, 2025

#### GENERAL COMMENTS (All Erosion Control Plan Sheets)

1. 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, General Notes & CBMP Details (**in Alphabetical Order**). **Keys/Symbols (1st) SHOWN TWICE, General Notes (2nd) IS MISSING.**

See **link below** for layout and use.

2. Please 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

3. Please show construction fence along the south side of the VTC to ensure use of the entire 50-foot pad.

Links:

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

[https://drive.google.com/file/d/1oE5TRyFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive\\_link](https://drive.google.com/file/d/1oE5TRyFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive_link)

#### CONSTRUCTION PLANS – STORMWATER

1. Please email me the name of authorized signatory who will be signing the drainage easement (Typically this is the owner or authorized member of an LLC). Then I can send the exhibit and information to the Town Attorney for drafting of the drainage easement.

#### DRAINAGE REPORT

1. Provide reference for hydraulic calculations (equations, publications, or software and version used) and include the profiles showing the minor and major HGLs in the drainage report from the calculations/software runs.
2. Label the Lines/Pipe Runs in the HGL calculations that correspond and show which storm lines they correlate to in the proposed plans.

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).