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Memorandum

To: Amber Wood Hicken, Planner I

Date: September 3, 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
4th 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	August 2025
Site Plan	August 2025
Drainage Report	August 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 – 4th Environmental Review, 9-3-25

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.

September 3, 2025

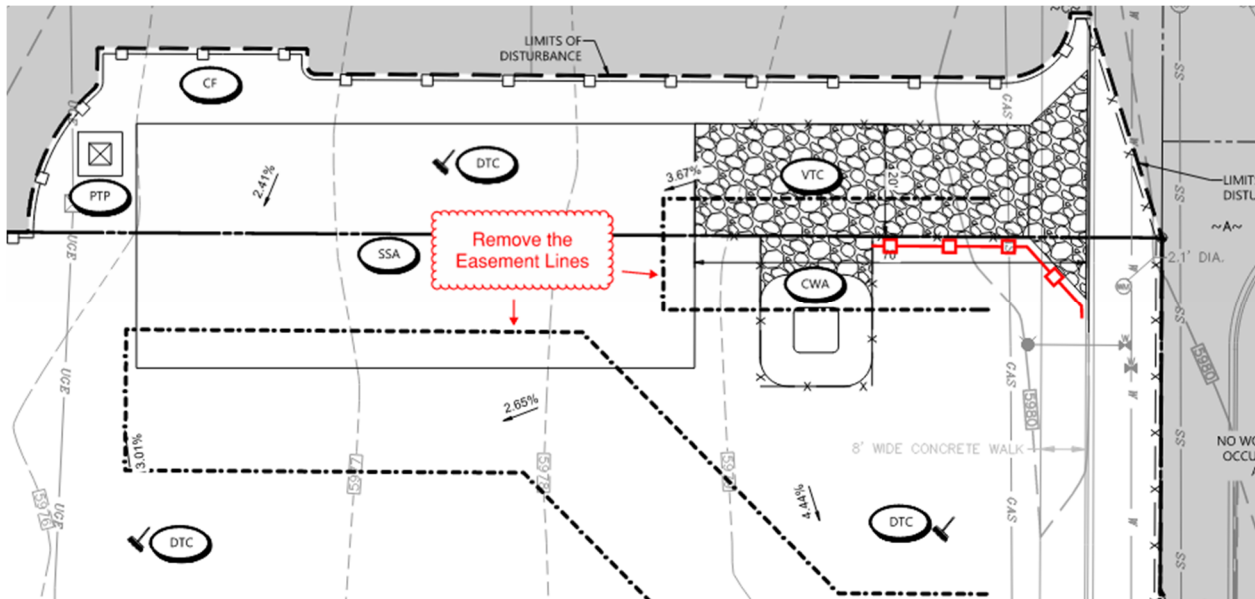
GENERAL COMMENTS

INITIAL CBMP PLAN SHEET

1. Please show construction fence (not silt fence) along the south side of the VTC to ensure use of the entire 50-foot pad.
2. Please remove the Utility Easement Lines from the Initial Erosion Control Plan Sheet.

INTERIM CBMP PLAN SHEET

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



CONSTRUCTION PLANS – STORMWATER

1. The comment response listed (Brian Zurek, Owner) as the authorized signatory for the associated drainage easement for this project. Our GIS data shows ownership under Parker and Stroh, LLC. Could you please provide documentation showing the title of the authorized signatory and if the ownership is changing we will need a title commitment to confirm the appropriate person is signing. Below is a summary table of the supporting documents that are typically provided for confirmation depending on who is signing for reference:

September 3, 2025

Type of Entity*	Title of Person Authorized to Sign	Document Required
Sole Proprietor	<u>Owner</u>	None
Limited Liability Company (LLC)	<u>Manager or Member</u> is typically authorized to sign on behalf of an LLC. <u>Note:</u> Presidents and Vice Presidents do NOT sign for LLCs, unless specifically authorized in the Operating Agreement.	The Company's <u>Operating Agreement</u> . (Note: The County Attorney's Office will advise you on the proper person to sign the agreement after reviewing the Operating Agreement.) If the Company does not want to provide or cannot provide the Operating Agreement for whatever reason, the County Attorney's Office can also review an <u>authorizing resolution</u> . Please discuss exact requirements with the County Attorney's Office.
Corporation (For-Profit or Non-Profit)/Professional Corporation	<u>President or Vice President</u> <u>Person with any other title:</u> <u>Note:</u> Chief Executive Offices (CEO), Chief Financial Officers (CFO), Chief Operating Officers (COO), sales managers, Executive Directors and the like do NOT have authority to sign documents unless otherwise authorized in the Company's bylaws or authorizing resolution.	None <u>Bylaws</u> or an <u>authorizing resolution</u> . If a person with any other title wants to sign the contract, they must be authorized by the bylaws or an authorizing resolution.
General Partnership Limited Partnership (LP)/Limited Liability Partnership (LLP)/Limited Liability Limited Partnership (LLLP)	<u>General Partner</u> <u>Person with any other title:</u>	None <u>Partnership agreement</u> or <u>authorizing resolution</u> . If a person with any other title wants to sign the contract, they must be authorized by the partnership agreement or an authorizing resolution.

There are minor comments to address to bring the submittal to 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.