



March 18, 2025

Community Development Department
Town Hall
20120 East Main Street
Parker, CO 80138
Phone: (303) 841-2332

**Subject: SP24-128 • Parent Project SUB23-016 • Black Rock Coffee • S. Parker Rd. & Stroh Rd.
Review Comments 01: Response Letter**

To whom it may concern:

The following are responses to comments received from Case Planner, Julia Duncan, with the Town of Parker Planning Department, dated February 4th, 2025, regarding the submittal of a land use application with the Town of Parker.

General Project Comments

Julia Duncan – jduncan@parkerco.gov – (303) 805-3334

1. The Planning Division references certain sections of the Parker 2035 Master Plan, the Land Development Ordinance (LDO) and the Development Design Standards. Copies of these documents are available at:
[Parker 2035 Master Plan](#)
[Development Design Standards](#)
[Land Development Ordinance](#)
➤ **Noted.**
2. The Planning Division has made every effort to make this comment letter as comprehensive as possible. However, additional comments that have not been provided as part of this comment letter may be identified as part of future submittals, based on revisions to the project.
➤ **Noted.**
3. Please contact the referral agencies if you have questions regarding their review comment(s).
➤ **Noted.**
4. A redlined plan is included with this memorandum and is intended to supplement and clarify the review comments of this memorandum.
➤ **Noted.**
5. Final Plans submitted to the Building Department, Engineering Department and Parker Water and Sanitation District **must be exactly the same as the approved Site Plan set.**
➤ **Noted.**
6. The Town of Parker has implemented a naming convention for all applications. For all future documents that are uploaded to TRAKiT please ensure the submittal round is first, the name of the document is second and the name of the project is third. Staff will not refer the application out with this naming convention.

Example: "02" or "Second Submittal"

➤ **Noted.**

7. **Prairie Dog Management:** The Town's current land development ordinance section 13.10.250 - Prairie Dog Management requires applicants/developers to make a good faith effort to have any prairie dogs on site relocated. Documentation of this effort will be a condition of the land use application approval/site development, and a certificate of compliance will be required prior to issuance of the grading permit. If relocation of the prairie dogs is not available, humane extermination may be considered. Prairie Dog management should begin as early as possible during the review process. Please coordinate with staff.

➤ **Noted.**

8. **Utility Transformers:** Pursuant to section 13.10.090- Utilities of the Town of Parker Land Development Ordinance all on-site utilities serving a single use shall be placed underground. On-site utilities for the provision of service to nonresidential use(s) such as pedestals, transformers or other equipment may be placed above ground in a rear- yard or side-yard utility easement only. Transformers and other utility equipment associated with the application shall be shown on the approved Site Plan. Please work with staff to determine the correct placement for this equipment.

➤ **Noted.**

9. **Please see PWSD new rule and regulations regarding landscaping:**

<https://www.pwsd.org/DocumentCenter/View/4022/2024-PWSD-Rules-and-Regulations-PDF>

PWSD will be reviewing the landscape plans for compliance.

➤ **Noted.**

10. **Landscape Compliance with Colorado Senate Bill 24-005 (SB24-005)** – On Friday March 15, 2024, Jared Polis Signed SB24-005 prohibiting new non-functional turf, artificial turf and invasive plant species from being located in rights of way, on public properties and on any non-residential property. SB24-005 applies to any landscape and plant material installed after January 1, 2026. It is the applicant's responsibility to ensure compliance with SB24- 005, compliance may require the applicant to amend the approved landscape plan if said landscaping is not installed prior to October 15, 2025, or if it is determined to not be otherwise in compliance with SB24.005.

➤ **Noted, we are not using any artificial turf on this property.**

Site Plan and Project Details

1. Please see the attached redlines for additional information.

➤ **Noted.**

2. In the next submittal, the required sheets for the Site Plan should not be broken up into separate uploads. For instance, the Tree Conservation plan should be a part of the Site Plan document as sheets within the landscape portion (only include anything related to current development for the subject lot), the photometric plan needs to be part of the Site Plan submittal document, not a separate upload, as well as elevations.

➤ **Acknowledged**

3. A material sheet needs to be included.

➤ **Acknowledged**

4. Please see the Town's Development Design standards. All of the elevations need significant revisions and do not meet the Town's standards:

[https://www.parkerco.gov/DocumentCenter/View/26253/Development-Design-Standards---Final- Version?bidId=](https://www.parkerco.gov/DocumentCenter/View/26253/Development-Design-Standards---Final-Version?bidId=)

➤ Acknowledged

5. Keep in mind any façade facing a private or public street, or which has an entrance is considered a “Front” for design purposes.
 - Revised, please see the elevation plan.
6. Please use the referenced chart for presentation of the landscaping requirements. Pages 15 and 16: <https://parkerco.gov/DocumentCenter/View/28966/Land-Development-Ordinance-Administrative-Manual>
 - a. Your site is zoned Mixed-use Community and requires 25% Landscaping
 - Our site currently meets this requirement.
 - b. Please see:

https://library.municode.com/co/parker/codes/municipal_code?nodeId=TIT13LADEOR_C_H13.08DEST_13.08.090LABUSC

Landscape Type	Single-Family Detached/ Duplex	Single-Family Attached	Multifamily	Mixed-Use	Nonresidential	Downtown (DE, DW)
Min. Site Landscaping (% of Developed Area) [1]	n/a	35%	45% [2]	25% [2]	15%	10% [2] [3]
Min. Living Material Coverage (% of Developed Area) [1]	n/a	75%	75% [2]	75% [2]	75% [4]	75% [2]

Notes:

[1] Developed areas shall be the gross site area. Future expansions can remain in a natural state provided the minimum landscaping requirement is satisfied.

[2] May include landscaping, plazas, and/or public spaces. Up to twenty-five (25) percent of the area of Improved plazas and hardscape may be credited against required landscaping, and the Town may allow for reduced living material coverages within those areas.

[3] Vertical mixed-use fronting Mainstreet may be reduced to a minimum of five percent landscaping.

[4] A maximum of fifteen (15) percent of living material may be traditional turf grasses.

- c. Additional Required Landscaping:
 - Streetscape landscaping.
 - Parking lot interior landscaping.
 - Site perimeter landscaping.
 - Site interior landscaping

Comment Addressed: Yes No

Response:

All Comments has been addressed.

Building Comments

Randy Capra

1. Building and/or Fire Life Safety permit application will not be accepted/reviewed until the associated site plan is approved or otherwise discussed. All plans submitted for Building’s review must meet the 2021 I-Codes, ICC A117.1-2017 for accessibility, the 2023 NEC and the referenced NFPA editions noted in the applicable codes (i.e., 2021 IFC references the 2019 edition of NFPA 72) if received by December 31, 2025. NFRC certificates, interior/exterior lighting along with the mechanical and envelope compliance path must be included with the original submittal. Note – for projects received after December 31, 2024, all projects will be required to meet the requirements of

the 2023 NEC. All Fire Permit applications and inspections will be handled through the Parker Building Division. All land use applications and the associated Grading Permit must be approved/issued per Planning and Public Works prior to the Building Permit being approved/issued.

➤ **Noted.**

2. Retaining walls greater than 4' from base of footing or bottom course requires separate building permits and plans must be stamped by qualified professional. Tiered/staggered/stepped back retaining walls all require permits no matter the height of individual wall.

➤ **Noted, we have no proposed retaining walls on this site.**

Cherry Creek Basin Water Quality Authority Comments

Val Endyk

1. The Cherry Creek Basin Water Quality Authority (Authority) acknowledges notification from the Town of Parker that the proposed development plans for SP24-128, Parker Pointe F1 AMD 1 L4A - Drive Through Coffee Shop have been or will be reviewed by the Town of Parker for compliance with the applicable Regulation 72 construction and post-construction requirements. Based on the Authority's current policy, the Authority will no longer routinely conduct a technical review and instead the Authority will defer to the Town of Parker's review and ultimate determination that the proposed development plans comply with Regulation 72.

➤ **Noted.**

2. If a technical review of the proposed development plan is needed, please contact LandUseReferral@ccbwwqa.org. The review may include consultation with the Authority's Technical Manager to address specific questions or to conduct a more detailed Land Use Review, if warranted.

➤ **Noted.**

Civil Construction Plan Comments

Robert Seacat

1. 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.

➤ **Noted.**

GENERAL COMMENTS

1. Please note: Civil Plans must include multiple Erosion Control Plan Sheets referencing the Initial, Interim and Final phases of the project.

- Initial Erosion Control Plan Sheet: Only show the Initial CBMPs (Silt Fence Perimeter Control, Construction Fence Perimeter Control, VTC, Staging Area, Portable Toilets, Concrete Washout, Inlet Protection, and existing stormwater utilities).
- Interim Erosion Control Plan Sheet: Show all CBMPs needed through the progression of the construction project.
- Final Erosion Control Plan Sheet: Show all permanent CBMPs that will remain in place till the native grasses are established.

➤ **Noted. Interim and Final Erosion Control Plan sheets have been added to the sheet set.**

2. Please follow the Town of Parker Stormwater/Erosion Control Requirements using the Erosion Control - CBMP Plan Checklist. Link below.

(These Notes Required on ALL EROSION CONTROL PLAN SHEETS, Initial, Interim and Final)

3. Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.
4. Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.
5. Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON RESIDENTIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.”
6. Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”
7. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.
8. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.
9. Please add a general note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.

➤ These notes have been added to all Erosion Control Sheets.

Links:

- 72-Page layout of CBMP legend, General Notes, and Details Link: https://drive.google.com/file/d/1oE5TRyFktV-bdRygduwlqhwaf3eQJxzs/view?usp=drive_link
- Stormwater/Storm Drainage and Environmental Criteria Manual in Microsoft Word- SDECM Draft 10-21-13 (parkerco.gov)
- Roadway Design/Construction Criteria Manual (parkerco.gov)
- Erosion Control CBMP Checklist (See Appendix D) Microsoft Word – SDECM Draft 10-21-13 (parkerco.gov)

Fire Life Safety Comments

Randy Capra

1. The applicant shall provide NO PARKING – FIRE LANE signage for any portion of the access where the 24-foot clear width requirement cannot be met.

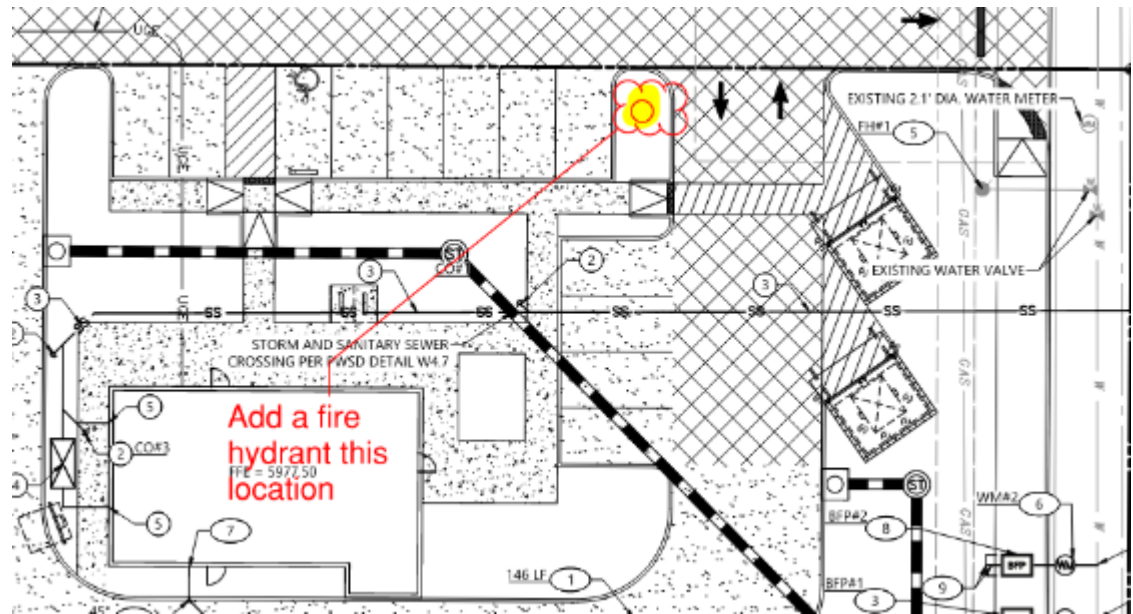
Note - The Town of Parker requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus, 30-ton, two axle and 40-ton, three axle vehicles. An unimpeded clear width of 24-feet shall be always maintained. As such, any location where parked vehicles would obstruct this clear width requirement will require “NO PARKING – FIRE LANE” signage. *This signage shall be red on white. Design criteria have been provided at the end of this document; ensure compliance when resubmitting.*

➤ This 24’ width requirement is always maintained, with drive aisles (excluding drive thru lanes) ranging from 24’ to 31’. As a result, no “NO PARKING – FIRE LANE” signage is required.

- The applicant shall be aware that ***no vertical construction on this site will be allowed until such time that curb gutter and first lift of asphalt are installed***; a site inspection will be required to ensure that this requirement is made prior to allowing vertical construction to commence.

➤ **Noted.**

- The applicant shall be aware that the access road hydrant distribution was not planned to address the suppression needs for all commercial properties within this subdivision; this site requires the addition of one hydrant (to be located at the s/e corner island of the building... as required per NFPA 24 Section 7.2.3. The hydrant shall be located within 40 feet of the building to be served. A fire hydrant shall be provided and located in the northeast island (see below) and address this issue when resubmitting.



a.

➤ This fire hydrant and associated lines/valves have been added to both the original sheet set and the PWSD sheet set.

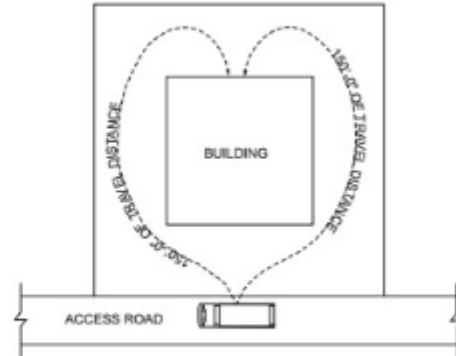
- Utility drawings shall be provided with the Fire Life Safety signature block; this block shall be located on BOTH the cover sheet and the overall utility sheet. The required signature block is provided at the end of this document. Address this issue when resubmitting.

➤ The Fire Life Safety block has been added to both the Cover and Utility sheet.

- Per the requirements of the 2021 IFC Section 503.1.1, approved fire apparatus access roads shall be provided to for every facility such that the requirements of this section extend to within 150 feet of all facility and all portions of all exterior walls of the first story of the building as measured by an “approved route”. If this cannot be achieved, the fire code official is allowed to increase that distance so long as the building is fully sprinklered per 903 of the 2021 IFC. While it appears that the applicant may be able to meet the requirements of the code, the applicant shall prepare and provide an exhibit that “proves that the access can be met. Please note, hose does not bend at 90 degrees and the applicant’s exhibit shall mimic the exhibit provided in the 2021 IFC Handbook. To aid the applicant with what this looks like, please see the following and address this issue when resubmitting (measurement shall be taken centerline of the access road on the

north side of the lot.

Commentary Figure 503.1.1(2) FIRE DEPARTMENT ACCESS ON TWO SIDE



For SI: 1 foot = 304.8 mm.

Commentary Figure 503.1.1(3) SMALL BUILDING ACCESS

- a. ➤ This Fire Hose Proximity Exhibit has been included with this resubmittal.
6. In the event that the building needs to be sprinklered, the riser room shall be located in an accessible location (northeast corner of the building) and shall meet the following requirements:

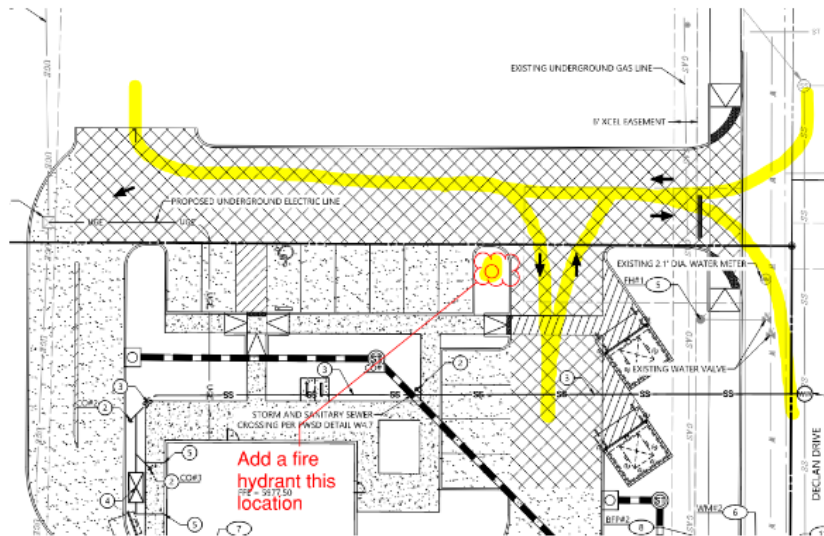
The riser room shall be sized to accommodate the following:

- a. *The underground fire line is not allowed to have domestic tapped off of it*
- b. *The sprinkler riser is allowed to enter no further than 24-inches into the building (and any less than 12-inches into the building).*
- c. *A three-foot clearance shall be provided in front of the riser (with 18" of clearance on either side of the riser).*
- d. *The fire alarm control panel (FACP) is required to be located on an interior wall.*
- e. *A three-foot clearance is required in front of the FACP.*
- f. *Exterior access is required to be provided into the riser room; this access shall be approved.*
- g. *Access into the building shall be provided through the riser room or immediately adjacent to the riser room.*
- h. *While domestic water can be located in the riser room, the domestic cannot be located in any way that conflicts with the access requirements for both the FACP and the sprinkler riser.*
- i. *A sidewalk is required to the riser room and a 5 x 5 pad is required in front of the FDC.*

The applicant shall **provide a floor plan of how the riser room is to be laid** out to avoid conflicts with the site plan once the building review submittal has been made; this project will not be approved without this requirement having been met and approved.

- We should not need a riser room as the building does not need to be sprinkled at this time.

7. The applicant had not provided the required auto turn for the analysis, when resubmitting, provide an auto turn analysis for all areas shown below when resubmitting (note – failure to provide the analysis in all areas will result in delaying approval for the project).



a.

- *An auto turn exhibit has been included with this resubmittal.*

8. The applicant shall work with Douglas County Planning and Zoning to determine the address for this project; the address is required to be obtained prior to submitting for a building permit as the address is required on all sheets of the submittal package. Address this issue when resubmitting.

- *The address (13135 Declan Drive) has been included on all sheets.*

9. The applicant shall work with Engineering to address having the utility documents signed once Planning has approved the project. Alex Mestdagh shall be your contact person when addressing this issue.

- *Noted, we are in communication with PWSD regarding signatures on those documents.*

General Comments (As Applicable)

1. All engineering documents submitted to the Town of Parker shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

- *Noted.*

2. Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

- *Noted.*

IREA Comments

Brooks Kaufman

1. The applicant will be required to provide the transformer and metering locations; meet CORE's clearance requirements and the Town of Parker requirements.

- *Proposed transformer is shown on the plane, this transformer will be moved slightly*

northwest to stay out of the driveway. This submittal is in the process of being approved by CORE. The meter for the building is located on the west side of the proposed building.

- CORE has existing cubical that will be required to be relocated prior to issuing grading permit. Grade may not change +/- 6 inches within CORE's existing 15-foot easement.
 - A request for this existing cubicle (transformer) was submitted to CORE on 02/07/2025
- CORE will require additional easement by separate document at electric design for electric facilities.
 - We are not adding any easements, we are relocating lines within existing easements.
- 2. The applicant will be required to provide parking lot lighting plan, parking lot lights may not encroach into utility easements or CORE easement.
 - A photometric plan has been included with this resubmittal.

Parker Water and Sanitation District Comments

Robert Ramsey

1. Please see red lined plans.
 - Red lined plan comments have been addressed below.
2. Please feel free to reach out with any questions you may have.
 - Noted, thank you.

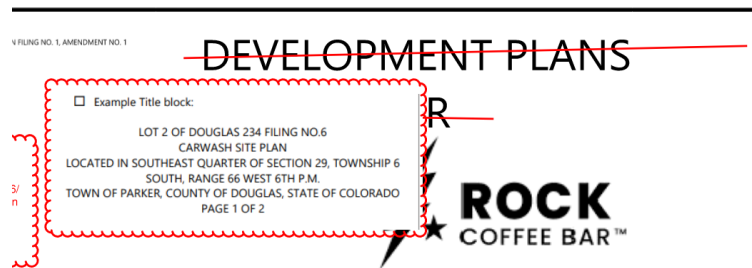
Sheet Set Redlines:

3. This detail is for mainlines.
 - This detail has been deleted from the sheet set.
4. Copper service line.
 - This water service note has been edited to reflect this change.
5. Note needed as type K copper is bendable.
 - This note has been removed and replaced by another to minimize renumbering. (note #11 became note #4).
6. Sewer service cannot tie into an in-line manhole.
 - This manhole has been removed, to tie into existing sanitary sewer line.
7. Add a sampling manhole.
 - Sampling manhole has been added and labeled on all relevant sheets.
8. Add a sampling manhole detail.
 - This has been added to the detail sheet.
9. Provide Address for building.
 - The address (13135 Declan Drive) has been included on all sheets.
10. Please provide landscaping and irrigation plans with PWSD resubmittal.
 - These plans have been included with this resubmittal.
11. Please provide a fixture count worksheet.
 - A utility fixture count worksheet has been included with this resubmittal.

Site Plan Redlines

Cover Sheet (CO.00)

1. Add site acreage, delete tax parcel info.
 - **Noted, these changes have been made.**
2. Delete submittal date information.
 - **Noted, these changes have been made.**
3. Change Zoning information from “Modified Commercial” to “Mixed-use Commercial”
 - **Noted, these changes have been made**
4. Include land use summary chart.
 - **A land use summary chart has been added to the cover sheet.**
5. Parking requirement. Please reference 13.08.080(k)
 - **This parking requirement has been referenced in the land use summary table on the Cover Sheet and Site Plan Sheet.**
6. If this is not part of this set, we do not need sheet references. This is in regard to a Parker Water and Sanitation Plan Set sheet list.
 - **This sheet set list has been removed from the cover sheet.**
7. First line in title (all sheets) legal description. Second line can be Site Plan Black Rock Coffee – use simple text.
 - **This has been updated on all sheets in the sheet set.**
8. Please see the LDO Admin manual for site plan cover sheet requirements (pg. 25): <https://parkerco.gov/DocumentCenter/View/28966/Land-Development-Ordinance-Administrative-Manual>

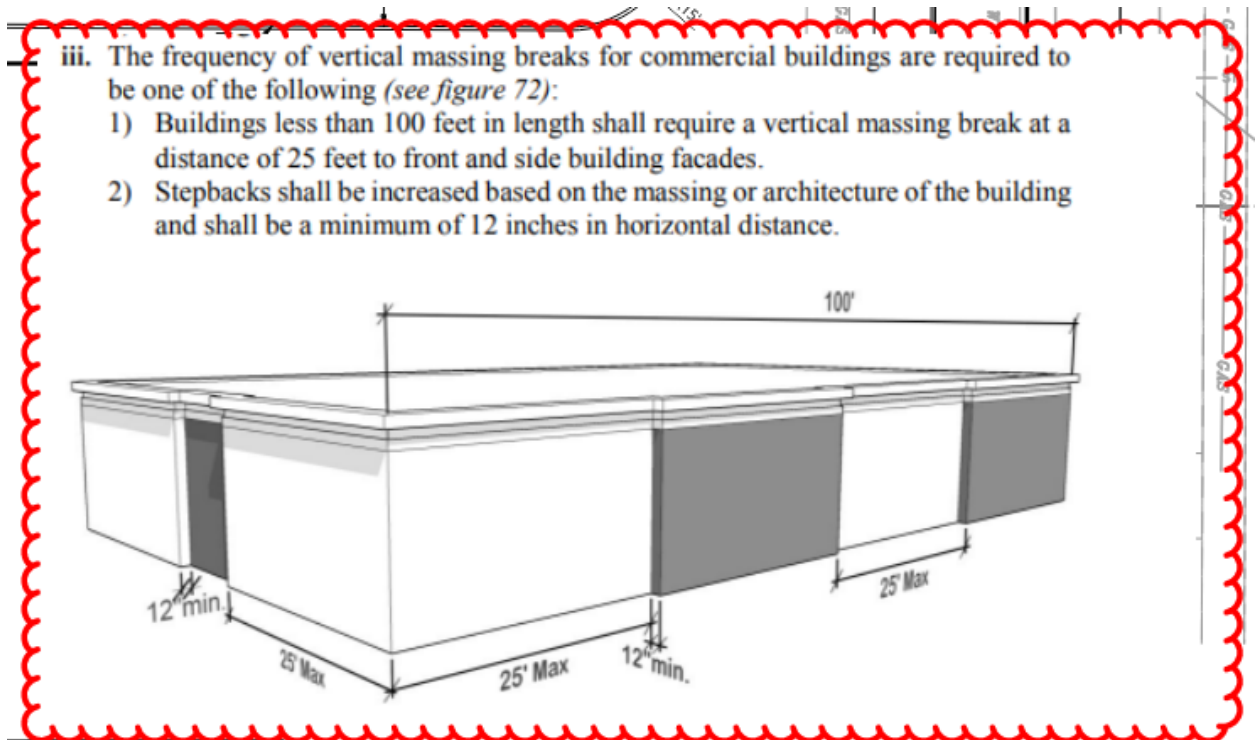


S. PARKER RD & STROH RD
PARKER, DOUGLAS COUNTY, COLORADO

- a.
 - **Noted. This has been updated on the Cover Sheet.**
9. The Vicinity Map shall be at a scale of 1"=2,000' and include location and names of all aerial roadways within one mile of proposed construction. Include any major drainageways in this area. (Kinney Creek)
 - **The vicinity map has been updated to a 1" = 2000' scale. Kinney Creek is not close enough to our site to appear in the vicinity map.**
10. Remove “Storm Drain Provider” info.
 - **This information has been removed.**
11. Edit “Engineering Department” info.
 - **This information has been edited.**
12. Please include the sight distance certification on the cover sheet from section 3.1.8 of the RDCCM.
 - **This certification has been added to the cover sheet.**

Site Plan Sheet (C2.00)

1. Include scale
 - A 1" = 20' scale was provided in the bottom right of the sheet.
2. Dimension sidewalk. Dimension setbacks to all building lines from property lines.
 - Sidewalk was dimensioned at 5'. A 40' and 65' building setback were also included on the sheet and labeled accordingly.
3. Dimension building length and widths to show plane break consistency.
 - Building has been dimensioned.
4. Dimension islands.
 - Islands have been dimensioned.
5. Stripe pedestrian crosswalk.
 - Pedestrian crosswalk has been striped.
6. Dumpsters should not be the first thing you see when entering the site. Push further south and orient 90-degree angle so not a visual when pulling in.
 - Per our conversation with Julia on Feb 24th, 2025 the dumpsters have been condensed into one large enclosure and rotated to orient 90° to the road.
7. Revise site summary table to reflect Mixed-Use Community – break into columns showing required and proposed.
 - Summary table has been revised to reflect these changes.
8. Indicate all above ground utilities, transformers, pedestals, wall mounted equipment, gas, electric, etc. Should provide separate utility sheet color coding all such equipment.
 - An Overall Utility Sheet (C4.00) color coding all proposed utilities has been included with this sheet set.



- 9.
10. Legal description, development team, and vicinity map only needed on the cover sheet.

- Noted. These have been removed from the site plan.
- 11. Please label adjacent roadways and include dimension for all Right-of-Way.
 - S. Parker Road and Declan Drive have been labelled on the plans; Stroh Rd is not within close enough proximity to the site to appear within the viewport. Please refer to vicinity map for reference to Stroh Road.
- 12. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.
 - The proposed easements have been shown on the plans, they are still in review with the Engineering Department. A reference Reception No. will be provided once received. All existing easements have been called out on the plans.
- 13. Please reference appropriate details throughout the plans including sidewalk, curb & gutter, cross pan and ramp standard details, Typical.
 - All necessary roadway details have been included on Details page C7.00. Cross pans are not proposed for this project.
- 14. Label all roadways with private or Right-of-Way dimensions throughout the plans. (All Plan Sheets)
 - All roadways within appropriate proximity to the site have been labeled with private or ROW labels.

Paving and Striping Plan (C2.10)

1. Please show Labels for all Roadways throughout the plans. (TYP)
 - S. Parker Road and Declan Drive have been labelled on the plans; Stroh Rd is not within close enough proximity to the site to appear within the viewport. Please refer to vicinity map for reference to Stroh Road.

Grading Plan (C3.00)

1. Please include point slope labels and label and identify the ratio of all slopes that are 4:1 or greater.
 - Point slope labels have been added, slopes greater than 4:1 have been identified via point slope labels on the eastern portion of the site behind the trash enclosure.
2. Show pedestrian crossing longitudinal slopes and please ensure grading details for ADA ramps match the standard ramp details with 2% maximum cross slopes and show cross slopes.
 - Pedestrian crossing has been shown, and both ADA ramps and pedestrian crossing have been labeled with slopes.
3. On the Grading Sheets, label critical grading point (spot) elevations including High/Low points and points to match to existing grade throughout. Designate points as FL, TBC, PC, PCR, POC, FG, ME, etc.
 - Appropriate ME label has been added where needed.

Drainage Plan (C3.10)

1. Drainage easements granting the Town legal access to all stormwater facilities located outside the public right-of-way is a requirement to ensure proper construction and maintenance (excluding landscaping and roof drains). Easements by separate document may be necessary when drainage facilities are proposed to be constructed on previously platted parcels. Please see Table 2.8 of the SDECM for proposed easement requirements. Please show existing and proposed drainage easements. Please provide a legal description and exhibit for the proposed easement in future submittals and 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
 - Coordination with the engineering department has begun regarding the dedication of a drainage/utility easement.
2. Please include flow direction arrows in the legend and in the drainage plan.
 - Flow direction arrows have been added to the Drainage Plan as well as in the legend.
3. Please provide and reference appropriate details throughout the plans including cross pans.
 - All appropriate details have been provided and referenced in the plans. Cross pans are not proposed for this project.
4. Please provide proposed drainage infrastructure profiles and include HGL's for minor and major storm on drainage profiles.
 - Profiles have been included on the Drainage Plan with HGL's showing minor (2 year) and major (100 year) storm conditions.
5. Include and reference Standard Detail 33 from the RDCCM in the plans.
 - This standard detail has been added to the detail sheets of these plans.

Please let us know if there are any questions on the above responses.

Thank you for your time and review,

Nicholas Salazar
Project Manager
ATWELL, LLC
(972) 638-8860
nsalazar@atwell.com