



August 25, 2025

City of Parker, CO
Development Review Division
20120 East Mainstreet
Parker, CO 80138

Subject: SP24-128 Parker Pointe F1 AMD 1 L4A - Drive Through Coffee Shop– Engineering 3rd Review

To whom it may concern:

The following are responses to comments received from the City of Parker – Development Review Division, dated July 21st, 2025, regarding the Site Plan Review from the City of Parker.

Stormwater Review Comments:

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.
 - 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 is shown once, General Notes is added.
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.
 - Callout/label on all property adjacent to the project stating: “NO WORK SHALL OCCUR IN THIS AREA”. The Areas are 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/1oE5TRyFktVbdRygdUwLqhwaf3eQJxzs/view?usp=drive_link

- Silt Fence is shown along the south side of the VTC to ensure use of the entire 50-foot pad.

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.
 - The name of the authorized signatory who’s going to be signing the drainage easement

is the owner of the property and the owner's name is Brian Zurek.

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.
 - Software and version used for hydraulic calculations – Hydraflow Storm Sewers Extension for Autodesk Civil3D 2024 – have been specified on Figure 9 of the Drainage Report. Software and equations used in software are also specified under “Pipe Flow & Capacity Section” of the Drainage Report. The profiles showing the HGLs from the software runs have been included on the Drainage Plan in Appendix A of the Drainage Report.

2. Label the lines/Pipe runs in the HGL calculations that correspond and show which storm lines they correlate to in the proposed plans.
 - Please see Figure 9 for the HGL calculations from the Hydraflow Storm Sewers Extension software with the Line ID, and please see the Drainage Plan in Appendix A for which storm lines they correlate to.

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

Thank you for your time and review,

Nicholas Salazar
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