



September 24, 2025

Town of Parker, CO
Engineering Department
20120 East Mainstreet
Parker, CO 80138

Subject: SP24-128 Parker Pointe F1 AMD 1 L4A - Drive Through Coffee Shop– Engineering 4th Review

To whom it may concern:

The following are responses to comments received from the Town of Parker – Engineering Department, dated September 10th, 2025, regarding the Site Plan Review from the Town of Parker.

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.
 - Construction Fence is shown 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.
 - Utility Easement lines from the Initial Erosion Control Plan Sheet have been removed.

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 Fence is shown 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:
 - A Statement of Authority document is provided.

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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