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Memorandum

To: Stacey Nerger, Senior Planner

Date: April 17, 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: SP25-018 Parker and Pine F1 L4 - Car Wash Canopies – Engineering 1st 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>
Site Plan Amendment	February 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.

GENERAL COMMENT-CIVIL, DRAINAGE REPORT

1. For the southern area of the site the Plan Amendment states: *Section of curbing not installed in this region per jurisdiction coordination during construction. Grades were brought up to level of curb at north and up to existing retaining wall on southern edge of property.*

Please provide an update to the drainage letter that describes how the drainage impacts to proposed stormwater runoff and flows as a result of the omitted curbing and from the changes in grades has no adverse impacts downstream. The updated report should describe how the

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original drainage design patterns are maintained for the proposed Sub-Basin D delineated within the approved drainage letter and its corresponding design point 4, or discuss and demonstrate how the modified Sub-Basin D design and where it drains to continues to adhere to the Town of Parker Storm Drainage and Environmental Design Criteria.

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.