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Memorandum

To: Cynthia Liston Thye, Planner I

Date: December 31, 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: SP25-119 Lincoln Professional Park L2 - 7 Brews Coffee – Engineering 2nd 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	December 2025
Site Plan	December 2025
Drainage Letter	October 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

SP25-119 Lincoln Professional Park L2 - 7 Brews Coffee, 2nd Environmental Review, 12-30-25

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.

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GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

1. Site Erosion Control Plan Sheet Please show multiple Portable Toilet Protections (PTP), a site this size must have at **least 2** at initial phase. These must be shown on a Pervious surface, not on the Concrete or Asphalt. Additional PTPs may be needed in the interim and final phases. **Understood, an additional PTP has been added south of the original PTP.**
2. Please **provide and use Parker's complete Legend of Keys/Symbols** to correspond to the Town's 29 CBMP Details on each Erosion Control plan sheet.
Understood, Town of Parker's CBMP details used in legend and where relevant on plans.

INTERIM/FINAL CBMP PLANS

3. Sediment Control Log (SCL) is required at back of curb and back of sidewalk immediately after installation of asphalt in roadways and parking areas. **This includes landscape islands and all pedestrian walks.** Please provide and identify on the plans where needed. Note: if tree lawn/landscape areas are graded to final grade, Erosion Control Blanket (ECB) may be used to cover the entire tree lawn/landscape area instead of using SCL at back of sidewalk/curb. **Understood, additional Sediment Control Log has been added in designated areas.**
 4. Inlet Protection (IPAN, IPCOG, IPCOS) on plans must have the **proper legend code/symbol using Parker's Keys/Symbols**, for the type of inlet on the plans.
Understood, Inlet Protection markings have been replaced to use the proper symbol per Parker's Keys/ Symbols.
- A copy of the **REDLINED EROSION CONTROL PLAN SHEETS** is available in eTRAKiT Attachments.

Links:

CBMP Details

<http://parkeronline.org/532/Construction-Best-Management-Practices>

Grading Permit Application and Requirements

[Grading Permits | Town of Parker - Official Website \(parkerco.gov\)](#)

CAD Drawings Link:

["\\townsan\group\engineering\Stormwater\Storm Drainage and Environmental Criteria Manual\2013 Final SDECM\Appendix C CBMP Standard Details"](#)

CONSTRUCTION PLANS – STORMWATER

1. The comment response stated an exhibit with legal description for the proposed drainage easement was provided, however none appears to have been submitted.

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

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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 provide a legal description and exhibit for the proposed easement in future submittals and please provide the name and title of the authorized signatory for drafting of the drainage easement (This should be the owner or authorized member of an LLC that owns the property). 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. Existing drainage easements should include reference to reception number.

Separate legal description and sketch exhibit to be provided with latest submittal.

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.