



Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

710 W. Pinedale Avenue
Fresno, CA 93711
Office: 559.447.3119
Toll-free: 1.800.473.1887
ceieng.com

March 23, 2023

Jeremiah Fettig
Town of Parker Community Development Department
Development Review Division
20120 E Mainstreet
Parker, CO 80138

Re: CEI Response to Construction Plans – Remaining Environmental comments received March 07, 2023 (via email) & Site Plan Civil Review comments received March 21, 2023 (via email).

QNC – SP20-118
Parker and Pine F1 L4
Parker, Colorado

Dear Mr. Fettig,

Please find below our responses ([blue](#)) for the Construction Plans – Environmental Review comments provided March 07, 2023 (via email).

ENVIRONMENTAL COMMENTS

1. Please note that the CBMP estimate will be reviewed with the Grading Permit after all CBMP comments have been addressed and the site plan is near approval.
[CEI Response: Acknowledged.](#)
2. Please add notes stating – “The VTC pad for a CWA does not need to conform to the formal VTC detail”, and “The true location of the CWA may be determined by the Town and ECS”.
[CEI Response: Addressed. See General Erosion Note C on sheet C3 & C3.1.](#)
3. Please add a note stating – “The true location of the Portable Toilet Protection (PTP) may be determined by the Town and the ECS”.
[CEI Response: See General Erosion Note D on sheet C3 & C3.1.](#)
4. Please note, additional PTPs may be needed in the interim and final phases.
[CEI Response: Acknowledged. At this time, we will show one PTP.](#)
5. Provide the Town’s Legend of Symbols and Keys to correspond to the Town’s 31 CBMP Notes & Details.
[CEI Response: Addressed. Incorporated Town on Parker Legend detail on C3 & C3.1. Made sure all Town of Parker details are included into the set \(if contactor is required to install additional CBMPs that are not called out on plans\).](#)

6. Add a callout/label on all properties adjacent to the project stating that no work shall occur in these areas, missing to the south and east.
CEI Response: Addressed. Sheets C3 & C3.1 are updated per comment.
7. Add the following note to the initial and final CBMP plan sheets: "LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE."
CEI Response: Addressed. See General Note B on sheets C3 & 3.1.
8. Please note, the native seed mix shown on your plans is not a Town approved native seed mix. Refer to the Town's Seeding, Mulching, and Crimping CBMP Detail for the Town of Parker Approved Seed Mixes. Use Seed Mix #1.#1 Acknowledged.
CEI Response: Addressed. We are providing SMC on plans.
9. Please add a note stating: "Any bulk fuel storage requires a Fire Life Safety permit from the Town prior to installation. Contact Randy Capra at rcapra@parkeronline.org or 303-805-3163."
CEI Response: Addressed. See General Erosion Note E on sheet C3 & C3.1.
10. Label/identify all slopes that are 4:1 or greater using ratios, not percentages.
Addressed. Sheet C3 & C3.1 are updated.
11. Please provide and identify Temporary Irrigation (TI) in all areas of permanent native vegetation.
CEI Response: Addressed. We have incorporated TI symbol on our plans for sheet C3.1
12. Please provide and identify Masonry Work Protection (MWP) for construction of the building.
CEI Response: Addressed. MWP incorporated into plans on sheet 3.1.

SITE PLAN CIVIL COMMENTS

1. Please add a brief queuing analysis to the traffic letter stating anticipated queue lengths and confirming on-site capacity to handle all queuing.
CEI Response: Information provided by others. Please refer to Traffic Letter page 2 under "Queue Information". Both anticipated queue lengths and on-site capacity are provided.
2. Please provide the name and title of the person who will sign the drainage easement for the owner (Quick N Clean 83 LLC).
CEI Response: Information provided by others. Signee is Richard Karle (Manager).