



Civil Engineering, Landscape Architecture,  
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July 12, 2022

Jeremiah Fettig, Associate Planner  
Town of Parker  
Planning and Development  
20120 E Mainstreet  
Parker, CO 80138

Re: CEI Response to Alex Mestdagh Comments dated June 17, 2022  
QNC – SP20-118  
Parker and Pine F1 L4  
Parker, Colorado

Dear Mr. Fettig,

Please find below our responses to the Alex Mestdagh civil comments for this project received on June 17, 2022.

**Town of Parker - Civil Review Comments:**  
**Engineering - comments by Alex Mestdagh**  
**Site and Civil Plans**

Comment 1. Per previous comments, 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: To be addressed by others.](#)

Comment 2. Please reconsider the "STOP" markings and sign proposed on the main road (12G/10B). This is an unusual place to have a stop that could create confusion for drivers.

[CEI Response: "STOP" markings and sign have been removed from plans.](#)

Comment 3. Please shift the retaining walls proposed along the south boundary several feet off of the property line to allow room for construction on-site. No encroachment onto the adjacent Town open space will be permitted for construction.

[CEI Response: Existing block wall is now to remain along property line. A secondary curb has been added behind parking lot curb to help with flow conveyance for landscape drainage.](#)

Comment 4. Please provide legal descriptions and exhibits for the required drainage easement dedications. The Town's Legal Department will produce easement agreements for the Property Owner's review.

CEI Response: To be addressed by others.

Comment 5. Please note that a permit or license from CDOT will be required for the construction of the pedestrian connection located with CDOT's Parker Road right-of-way.

CEI Response: Noted. To be addressed by others.