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April 30, 2025

Amber Wood Hicken
Town of Parker Planning Division
20120 E. Mainstreet
Parker, CO 80138-7335
303-805-3338

RE: Engineering Review 1 Comment Response – Parker Pointe O’Reilly (PK2) – SP25-025.

Amber,

Please find the attached response to the Engineering first round review of the Parker Pointe O’Reilly Auto Parts Store.

Thank you for your time.

Sincerely,

Steven Bunch, PE
Project Manager
TAIT & Associates, Inc.

Construction Plans - Civil

1. Please provide on the cover sheet a table of the volume of cut, volume of fill, volume of material to be exported offsite, the steepest proposed slopes, the total area of land disturbance, the existing impervious area, the proposed impervious area (total impervious area for the site) and the area of land disturbance treated by a water quality control measure per the SDECM.

TAIT Response: Updated cover sheet to include the indicated information in an “Earthwork Summary” section.

2. The vicinity map should include any major drainageways in the area (Kinney Creek).

TAIT Response: Updated vicinity map to include Kinney Creek drainageway.

3. Please include the sight distance certification on the cover sheet from section 3.1.8 of the RDCCM.

TAIT Response: Per Town correspondence, certification is not required in this case due to the driveway being connected to a private drive.

4. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.

TAIT Response: Updated sheets to include all proposed and existing easements with reference reception numbers.

5. Please reference appropriate details throughout the plans, Typical.

TAIT Response: Updated sheets to ensure appropriate details are referenced.

6. Provide the following note on the Overall Utility Plan: “ANY PROPOSED UTILITY CONNECTION WITHIN AN EXISTING ROADWAY WITHIN PUBLIC RIGHT OF WAY WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN REQUIRES CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK.”

TAIT Response: Updated utility plan to include the specified note.

Site Plan – Civil

1. Provide and identify sight lines in accordance with Town standard detail 24 on the landscaping plans.

TAIT Response: Per Town correspondence, sight lines are not required in this case due to the driveway being connected to a private drive.

2. Please add a note to the Landscape Plan: The minimum offset distance of any trees to edge of storm pipe/inlet is 7 feet per SDECM Section 6.3.3.2. Please adjust plans to accommodate the minimum 7 foot separation.

Breckon Response: Added note about tree to pipe separation.

Traffic Impact Study – Civil

1. Of the 3500 ADT referenced from the Parker Pointe Traffic Study dated 04-11-2019, 511 ADT is attributed to Ziggi's Coffee Shop where the remaining trips are attributed to anticipated Shopping Center Uses. Please account for this and any other current shopping center uses for Parker Point in the comparison showing conformance to the Parker Pointe Traffic Study.

TAIT Response: Traffic Engineer has updated the Traffic Memo accordingly.

Stormwater Review Comments

1. Civil Plans must include multiple Erosion Control Plan Sheets referencing the Initial, Interim and Final phases of the project. You can use two plan sheets, Initial and Interim/Final: three plan sheets, Initial, Interim, and Final. Each Erosion Control Plan must be on a separate Civil Plan sheet, enlarged to provide more detail. Using three plan sheets is preferred but not required.
 - Initial Erosion Control Plan Sheet: Only show the Initial CBMPs (Silt Fence Perimeter Control, Construction Fence Perimeter Control, VTC, Staging Area, Portable Toilets, Concrete Washout, and existing stormwater utilities with inlet protection). This plan sheet should show existing grade contours with stormwater flow arrows.
 - Interim Erosion Control Plan Sheet: Show all CBMPs needed through the progression of the construction project.
 - Final Erosion Control Plan Sheet: Show all permanent CBMPs that will remain in place till the native grasses are established.

TAIT Response: The erosion control plan sheet has been separated out into two sheets as specified, initial and interim/final.

2. Please follow the Town of Parker Stormwater/Erosion Control Requirements using the Erosion Control - CBMP Plan Checklist.

TAIT Response: Referred to CBMP checklist for additional requirements.

3. Please add a general note stating – “THE VTC PAD FOR A CWA DOES NOT NEED TO CONFORM TO THE FORMAL VTC DETAIL”.

TAIT Response: Added note.

4. Please add a general note stating – “THE TRUE LOCATION OF THE CWA MAY BE DETERMINED BY THE TOWN AND THE ECS”.

TAIT Response: Added note.

5. Please add a general note stating – “LOT PROTECTION (LP) IS REQUIRED ON COMMERCIAL LOTS WHEN COMPLETION OF LANDSCAPING IS NOT POSSIBLE and PRIOR TO ISSUANCE OF A TEMPORARY CERTIFICATE OF OCCUPANCY.”

TAIT Response: Added note.

6. Please add a general note stating – “THE TRUE LOCATION OF THE PORTABLE TOILET PROTECTION (PTP) MAY BE DETERMINED BY THE TOWN AND THE ECS”.

TAIT Response: Added note.

7. Please add a general note stating – “MASONRY WORK PROTECTION IS REQUIRED FOR CONSTRUCTION OF BUILDINGS”.

TAIT Response: Added note.

8. Please add a general note stating – “ANY ONSITE BULK FUEL STORAGE REQUIRES A FIRE LIFE SAFETY PERMIT FROM THE TOWN OF PARKER PRIOR TO INSTALLATION”. Contact Randy Capra at 303-805-3136 or rcapra@parkeronline.org for FLS Permit questions.

TAIT Response: Added note.

9. Please provide existing and proposed grading contours.

TAIT Response: Sheets include existing and proposed grading contours.

10. Please provide arrows to indicate the direction of stormwater flow.

TAIT Response: Sheets include stormwater flow direction arrows.

11. Please label and identify the ratio of all slopes that are 4:1 or steeper. Please note the Town of Parker does not allow any permanent slopes steeper than 3:1.

TAIT Response: Labeled all slopes equal to or steeper than 4:1 and ensured any permanent slopes comply with the maximum 3:1 requirement.

12. Please use Parker's complete Legend of Keys/Symbols to correspond to the Town's 31 CBMP Details on the Erosion Control plan sheets.

TAIT Response: Updated Erosion Control plan sheets to use the Town's complete legend of keys/symbols matching the CBMP details.

13. Please include within the plan set, immediately following the Final Erosion Control Plan Sheet, all 71 pages of the Town of Parker's CBMP Legend, General Notes & CBMP Details (in Alphabetical Order). See link below for layout and use.

TAIT Response: Added the full 71-page Town of Parker CBMP Legend, General Notes & CBMP Details immediately following the Final Erosion Control Plan Sheet.

14. Add a callout/label on all properties adjacent to the project stating: "NO WORK SHALL OCCUR IN THIS AREA". These areas must be shaded for easy identification.

TAIT Response: Added "NO WORK SHALL OCCUR IN THIS AREA" callouts with shading on all adjacent properties.

15. Please show jersey barriers or construction fence along the sides of the VTC to ensure use of the entire 50-foot pad.

TAIT Response: Due to the low anticipated export/import, silt fence is shown along VTC.

16. Show Masonry Work Protection (MWP) on the plans in two locations for Construction of the building.

TAIT Response: Added two MWP locations.

17. 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 Interim 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.

TAIT Response: Minus the mill and overlay for pavement maintenance/tie-in, asphalt is not proposed with this development.

18. Provide and identify Debris and Trash Control (DTC) for the interim phase along all proposed paved driving surfaces internal to the site.

TAIT Response: Added DTC callouts along all interim paved driving surfaces on the Interim/Final Erosion Control sheet.

19. Please provide a minimum of one callout of both Seeding Mulching and Crimping (SMC) and Surface Roughening (SR) in all tracts proposed to be left landscaped in the final condition. Alternatively provide one label for each within each viewport and provide a hatch to define the overall extents.

TAIT Response: Added hatch for surface roughening. Used surface roughening hatch to annotate area of SR and area of SMC since areas are shared. Ensured legend reflects this.

Construction Plans - Stormwater

1. Include current Town Storm Drainage Infrastructure notes provided in the SDECM on the Town's website (<http://parkeronline.org/577/Storm-Drainage-and-Environmental-Criteri>).

TAIT Response: Updated sheets to include current Town Storm Drainage Infrastructure notes provided in the SDECM on the Town's website.

2. All storm sewer systems collecting drainage from the proposed drive aisles and parking areas must adhere to the standards and specifications outlined within Section 6.3.3 of the Town's SDECM, including the use of RCP and dedication of drainage easements. Only Landscape drains, roof drains, and leaders for those systems may be constructed with plastic pipe and catch basins. These private systems must connect to the public storm sewer system at a concrete inlet or manhole structure.

TAIT Response: Replaced Nyloplast inlet with Type C concrete inlet. Swapped connecting to existing 18" RCP stub from 18" HDPE to 18" RCP. Coordinating drainage easement with surveyor.

3. Provide an alternative collection and connection to a storm structure as the Town does not allow connections via Nyloplast here as these private systems collecting parking lot and drive aisle storm runoff must connect to the public storm sewer system via concrete inlet or manhole structure with 18" RCP. (The town recommends a Type R inlet for collection as this has less frequency of clogging and concern for maintenance.) (See uploaded redline comments).

TAIT Response: Replaced Nyloplast inlet with Type C concrete inlet. Swapped connecting to existing 18" RCP stub from 18" HDPE to 18" RCP.

4. Please provide profiles for storm sewer lines collecting storm runoff from the parking/drive aisles and include HGL's for minor and major storm on drainage profiles.

TAIT Response: Added profile for 18" RCP to Sheet C3.1 that includes 10-year and 100-year HGL.

5. Please include all proposed and existing easements and provide reference reception no. or book and page for existing easements.

TAIT Response: Updated sheets to include proposed and existing easements, including reception numbers for existing easements.

6. Please include flow direction arrows and a legend in the drainage plans.

TAIT Response: Drainage plans include flow direction arrows and a legend.

7. 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 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 show existing and proposed drainage easements. Please provide a legal description and exhibit for the proposed easement in future submittals and name and contact information (address, phone, email) of authorized signatory for drafting of the 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.

TAIT Response: Updated to show existing drainage easements with reference reception number on drainage plans. Proposed easements for structures outside of existing drainage easements will be dedicated per requirements outlined in Table 2.8 of the SDECM.

Drainage Report

1. Please see the Stormwater Construction Plan comments and provide updated calculations accordingly.

TAIT Response: Updated drainage calculations to reflect revisions made per the Stormwater Construction Plan comments.

2. Please include hydraulic calculations for pipe sizing and HGL's for the minor and major storm events.

TAIT Response: All pipes are under open channel conditions, and capacity/flow/depth calculations utilizing Autocad Hydraflow Analysis are provided in Appendix D.

3. Please utilize the MHFD Inlet capacity workbook and provide inlet capacity/spread calculations showing the allowable uses and depth of flow for the initial and major runoff events adhere to Section 2.5.1 of the SDECM.

TAIT Response: No road inlet is proposed. Type-C inlet flow/depth for the 10-year and 100-year storm events as well as total capacity is provided in Appendix D.