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June 17, 2025

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

**RE: Engineering Review 2 Comment Response – Parker Pointe O’Reilly (PK2) – SP25-025.**

Amber,

Please find the attached response to the Engineering second 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.

## Traffic and Roadway Review Comments

1. The following comments concern traffic, access, roadway design, and construction standard issues for the subject property. They are based upon our review of the submittal documents in accordance with the criteria presented in the Town of Parker's Roadway Design and Construction Criteria Manual (RDCCM), as revised, November 2020. Additional regulatory and planning documents may have been utilized in the review and are referenced in the comments where appropriate.

**TAIT Response: Acknowledged.**

## SITE PLAN – CIVIL

1. 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. (See uploaded redline comments).

**Breckon Response: Revised tree locations to be away from any pipe or inlet.**

## 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.

**TAIT Response: Noted.**

## CONSTRUCTION PLANS – ENVIRONMENTAL

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.

### GENERAL COMMENTS (Initial, Interim and Final Plan Sheets)

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

**TAIT Response: Noted.**

2. Please show Construction Fence (CF) along the entire sides of the VTC to ensure use of the entire 50-foot pad.

**TAIT Response: The construction fence is now shown along the sides of the VTC.**

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 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: SCLs have been added as stipulated.**

4. Provide and identify Debris and Trash Control (DTC) for the Interim/Final phases along all proposed paved driving surfaces internal to the site and all adjacent properties around the site.

**TAIT Response: DTC have been identified along all proposed paved driving surfaces internal and adjacent to the site.**

5. Label the Final Site Erosion Control Plan Sheet, C1.3, correctly. It should be Interim / Final Site Erosion Control Plan Sheet.

**TAIT Response: C1.3 has been labeled as described.**

6. Please show multiple Portable Toilet Protections (PTP), a site this size must have at least 2 at initial phase. Additional PTPs may be needed in the interim and final phases.

**TAIT Response: Additional PTPs have been added to meet minimum requirements.**

7. Please consider moving the Stabilized Staging Area (SSA), connecting it to the Vehicle. Tracking Control Pad (VTC) as shown in the Town of Parker's SSA detail. This configuration helps reduce tracking off-site.

**TAIT Response: The VTC has been extended to connect to the SSA.**

8. Silt Fence (SF) perimeter control is required for the entire down gradient side of the project during the Initial Phase. Please show SF in the northwest and southwest corners of the site. The Sidewalk Transition Protection (STP) would be installed after the completion of the sidewalks.

**TAIT Response: SF is now shown in the northwest and southwest corners of the site.**

#### Construction Plans – Stormwater

1. Per Table 2.8 of the SDECM, the minimum easement width should be 25ft.

**TAIT Response: Per correspondence with reviewer, current easement shown is acceptable.**

2. Please provide the minimum easement width that is centered on the pipe or structure. (See uploaded redline comments)

**TAIT Response: Per correspondence with reviewer, this comment is no longer applicable.**

3. 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: Noted, easement description and exhibit to be provided at later time.**