



6163 E. County Road 16, Loveland, CO 80537

p:970/613/1447 www.tait.com

February 26, 2020

Gabe Sevigny
El Paso County Project Manager
(719) 520-7943

**RE: Response Letter to the Review Comments dated February 10, 2020 – O'Reilly Auto Parts,
Colorado Springs, CO.**

Dear Mr. Sevigny,

Please find below the responses to the Review Comments for the proposed O'Reilly Auto Parts
in Colorado Springs, CO.

Thank you for reviewing the plans and documents. If you have any questions or need any more
information please let us know.

Sincerely,
TAIT & Associates, Inc.

Nathan Benson, EIT
Design Engineer III

LETTER OF INTENT

1. Per the early assistance meeting, as justifications for not requiring a traffic impact study provide a brief summary in the letter of intent confirming if this project is in conformance with the Claremont Ranch Filing 9C traffic impact study.

Response: A brief summary describing the conformance with the overall traffic study has been added to the letter of intent.

GENERAL

1. The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval:

"The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws."

Response: The above note has been added to the Site Grading Plan, Site Development Plan, and the ADA Route Plan.

2. Also required is an additional page illustrating the ADA route.

Response: The ADA Route Plan was included in the previous submittal. It is Sheet C2.4 ADA Route Plan.

3. Add PPR-20-002.

Response: The El Paso County Reference Number PPR-20-002 has been added to all sheets.

SITE DEVELOPMENT PLAN

1. Is the existing sign set to stay?

Response: Yes, the existing sign will remain. The proposed monument sign has been removed from the plans.

2. Bicycle Facilities required, see section 6.2.2.F.

Response: Bicycle facilities have been added to the proposed design per the County Standards.

SITE UTILITY PLAN

1. Relabel to match sheet D1.1 which identifies this as an existing curb inlet, not manhole.

Response: Sheet C3.1 has been updated to identify the structure as an existing curb inlet.

GRADING AND EROSION CONTROL PLANS

1. Add title: O'Reilly Auto Parts Store Grading and Erosion Control Plan El Paso County, Colorado.

Response: The title has been added to Sheet C1.1.

2. Add sheet index.

Response: A Sheet Index has been added to Sheet C1.1 for the grading and erosion control plans.

3. Update signature block per the attached checklist. County signature block has a second paragraph.

Response: The County signature block on Sheet C1.1 has been updated to include the second paragraph.

4. Delineate and label the limits of construction and disturbance.

Response: The limits of construction and disturbance are delineated with a bold dashed line and with callouts.

5. Replace with the latest notes from the GEC Checklist.

Response: The general notes have been replaced with the latest notes from the checklist.

6. Include the temporary BMP details on the plan set. Make sure details are sufficiently scaled to be legible when sheet is printed on 11X17.

Response: Sheet C1.4 has been added and includes the temporary erosion control BMP details.

GRADING AND EROSION CONTROL CHECKLIST

1. Replace with the current checklist. Engineer of record to sign the checklist form.

Response: The GEC Checklist has been replaced with the most current checklist and signed by the engineer of record.

STORMWATER MANAGEMENT PLAN CHECKLIST

1. Submit a SWMP Report. Checklist will be reviewed with the SWMP report.

Response: The SWMP report has been included in this submittal as well as the SWMP Checklist.

FINANCIAL ASSURANCE ESTIMATE FORM

1. Add 0.27 for permanent seeding.

Response: The Financial Assurance Estimate Form has been updated to include 0.27 acres for permanent seeding.

DRAINAGE LETTER

1. Add a general location and description with acreage. Add a vicinity map.

Response: The general location of the site and description with acreage has been added to the drainage letter. A vicinity map is included as well.

2. Add a section with the 4 step process and explain how each step were considered or applied to the project.

Response: A section has been added to the report explaining the 4 step process.

3. Add a section regarding the drainage fee.

Response: A section has been added regarding the drainage fee.

4. State is this is in conformance with the overall drainage report prepared by Galloway.

Response: The drainage letter has been updated to state that it is in conformance with the overall drainage report.

5. Insert standard EPC signature block.

Response: The drainage letter has been updated to include the standard EPC signature block.

6. Revise reference to City of Colorado Springs Drainage Criteria Manual Volume 1 dated May 2014. Update coefficients and % imperviousness accordingly.

Response: The drainage letter has been updated to reference the City of Colorado Springs Drainage Criteria Manual for the coefficients and percent impervious. The Drainage Criteria Manual utilizes the UDFCD values for the calculations. Therefore, the values for the coefficients and percent impervious have not changed.

7. Verify callout. Site Development Plan Sheet D1.1 identifies this as a curb inlet.

Response: The callout has been updated to callout an inlet instead of a manhole.