



October 20, 2020

Nina Ruiz
El Paso Planning & Community Development
2880 International Circle
Colorado Springs, CO 80910

**RE: Response Letter Regarding
Site Development Plan Comments for the
Stratmoor Hills Water District Centralized Water Treatment Project**

Dear Ms. Ruiz,

This letter is being provided with submittal of the revised Letter of Intent, Landscape Plan, Lighting Plan, Site Development Plan, and PBMP Applicability Form for the Stratmoor Hills Water District Centralized Water Treatment project identified above. The comments received by the review agencies are outlined below, along with responses regarding requested information.

Stratmoor Hills Fire Department, September 4, 2020

“The Stratmoor Hills Fire Department has no objections to the Stratmoor Water District Waste Treatment Site Plan as described.”

Acknowledged.

Pikes Peak Regional Building Department, September 15, 2020

“Regarding a request for approval of a development plan for Stratmoor Hills Water District, Enumerations has the following comments:

1. The main building proposed for this water treatment plan should use the platted address of 3118 Glenarm Rd. Any other structures to be built which will require a building permit will also require a separate address. The applicant should contact Enumerations prior to submitting building plans to establish an address to use on the plans.

Brent Johnson

Enumerations Plans Examiner

Pikes Peak Regional Building Department

O: 719-327-2888 E: brent@pprbd.org W: pprbd.org”

Acknowledged.

El Paso County Stormwater Review, September 16, 2020

A Stormwater Permit Applicability Evaluation Form was provided to be completed and submitted (form is attached to this letter for reference). The following comment was included as follows “Review 1: Stormwater comments have been provided on the following documents, which will be uploaded by the PM once the PCD engineer's review is complete:

- Site Development Plan

Also, please complete and upload the attached form for the next submittal of documents for review.

Reviewed by:
Glenn Reese, P.E.
Stormwater Engineer I
glennreese@elpasoco.com”

We have completed the form and it is included in this submittal.

El Paso County Planning and Community Development Engineering Division, September 16, 2020

“Review comments provided by:

Jack Patton
jackpatton@elpasoco.com
(719) 505-0236

Review comments on the following documents will be uploaded by the project manager:

- Site Development Plan

Please provide construction documents to show the proposed grading and the proposed sand filter basin.”

Sand filter basin and grading construction requirements and details are included on the Grading and Erosion Control Plan and Grading and Erosion Control detail sheets.

El Paso County Planning and Community Development Project Manager, September 21, 2020

“FYI--The site development plan cannot be approved until and unless the BoCC approve the proposed replat and the plat is recorded.

1. The landscape plan does not include a key identifying the proposed plant types. Please add.
2. The LDC requires fencing and landscaping adjacent to differing land uses and/or zoning districts. The proposed plan does not comply with this requirement, however, this is not a traditional commercial use. Staff recommends requesting an alternative landscape plan with justification in your letter of intent.
3. The PUD requires this area to be used partially or wholly for common open space. A large portion of the site is open and undeveloped. In order to satisfy the PUD requirement please add a park bench/picnic table/trail or similar to the undeveloped portion.
4. Please provide a detail of the proposed lights.
5. Please add an ADA route to the site plan.”

It is understood that the site development plan cannot be approved until the plat is recorded.

1. A key identifying plant types was added to the Landscaping Plan legend.

2. An alternative landscape plan is requested in the Letter of Intent.

3. A walking path and park bench have been added to the open space, as shown on the Landscaping Plan.

4. A light detail is provided on the Lighting Plan.

5. A justification of why the project does not require an ADA route is provided in the Letter of Intent.

El Paso County Planning and Community Development Project Manager, September 21, 2020

A markup of the Site Development Plan was attached to a comment that reads “Site Development Redlines.” A copy of the Site Development Plan markup is attached to this letter for reference.

All redline comment have been addressed in the revised Site Development Plan.

El Paso County Public Health Department, October 11, 2020

A review document was provided and it is attached to this letter for reference.

The comments are acknowledged. A note has been added to the Grading and erosion Control Plan regarding mosquito control.

Please review the revised submittal and let me know if you have any questions.

Thank you,



Mike Waresak, PE
Senior Project Manager

Attachments

- Stormwater Permit Applicability Evaluation Form
- Site Development Plan Markup
- EPC Public Health Review Document

EPC Stormwater Review

Review Document Attachment

Stormwater Permit Applicability Evaluation Form

Part I. Project Information	
Project Name:	Project Number (DPW): Project File Number (PCD):
Project Location:	Project Located in MS4 Permit Area (Y/N):
Project Description:	
If Project is located within MS4 permit area, provide copy of this completed form to Stormwater Quality Coordinator for reporting purposes; and save completed form in project file.	

Part II. Determination of Applicable Construction Activities (Refer to Part I.E.3 of MS4 Permit for definitions then check appropriate <i>Yes or No</i> boxes)			
Questions:	Yes	No	Notes:
1. Does project meet definition of Construction Activity in MS4 permit?			
2. Does the project disturb ≥ 1 acre of land?			
3. Is project part of a larger common plan of development?			
4. Is Project Applicable Construction Activity? If: "Yes" to all questions; or "Yes" to 1 and 2; or "Yes to 1 and 3; or Then project is an Applicable Construction Activity			

Part III. Evaluation of Stormwater Permit Exclusions (check <i>Yes or No</i> boxes)			
Questions:	Yes	No	Notes:
1. Does project qualify for R-Factor Waiver? (see requirements in permit, Part I.E.3.a.i (A) Waiver application available here: https://www.colorado.gov/pacific/sites/default/files/RWAIVER%20app.pdf			If Yes, must submit waiver application to CDPHE for approval
2. Is project a large single-family residential lot, or agricultural zoned land larger than 2.5 acres with total site imperviousness ≤ 10 percent?			
3. Is project associated with oil and gas exploration, production, processing, treatment or transmission in Non-Urban Areas?			see MS4 permit Part I.E.3.a.i (C)
4. Do exclusions apply to this project? Check "Yes" if answered "Yes" to any question in this part.			

Part IV. Final Determination if Stormwater Permit Required		
Questions:	Yes	No
Is project an Applicable Construction Activity?		
Do any exclusion apply to this project?		
<p>If project is an Applicable Construction Activity and no exclusion apply, the constructing agent must acquire ESQCP, develop SWMP, and acquire CDPHE permit prior to beginning land disturbance.</p> <p>An additional assessment must be completed using the Post-Construction Stormwater Management Applicability Evaluation. This form will determine whether project will be required to implement post-construction (permanent) stormwater control measure.</p> <p>If permit is not required, temporary erosion control measures must still be implemented.</p>		

Part V. Notes

I have performed the MS4 permit applicability evaluation for the project identified in Part 1 of this form. I have reviewed the project information and completed the form to the best of my knowledge.

 Print Name of El Paso County Reviewer

 Date

 Signature of El Paso County Project Engineer

 Date

EPC PCD Project Manager

Review Document Attachment

STRATMOOR HILLS WATER DISTRICT - CENTRALIZED WATER TREATMENT

SITE DEVELOPMENT PLANS
LOT 2, GLENARM SUBDIVISION FILING NO. 2

PCD Filing No.:
PPR2026

Provide details (either DCM/MHFD or create custom on another sheet) for proposed sand filter basin referenced in PBMP form.

Remove existing driveway and install C&G.

Add: Construct per Standard Detail 2-24

List the other BMPs that are anticipated and show on plans where they will be installed and add linetypes/symbols to Legend. Also provide details for each BMP type from either DCM, ECM, or MHFD

Provide VTC detail (see EPC detail VT-1 and VT-2, or MHFD detail SM-4) and also show locations on plans

EXISTING LEGEND

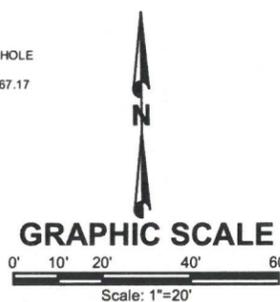
- ~A~ ASPHALT SURFACE
- ~C~ CONCRETE SURFACE
- FL FLOW LINE
- TBC TOP/BACK OF CURB
- ROW RIGHT-OF-WAY
- ~L~ LANDSCAPING
- ☒ FIBER OPTIC VAULT
- P GAS SIGN
- ☆ LIGHT POLE
- ☒ MAILBOX
- ⊕ SANITARY SEWER MANHOLE
- ⊕ TRAFFIC BOLLARD
- ⊕ TRAFFIC SIGN
- ☒ TELEPHONE PEDESTAL
- ⊕ UNKNOWN MANHOLE
- UTILITY GUY WIRE
- UTILITY POLE
- ⊕ VENT PIPE
- ⊕ WATER HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ WATER MANHOLE
- OE — OE — OVERHEAD UTILITY LINE(S)
- UE — UE — UNDERGROUND ELECTRICAL LINE(S)
- FO — FO — UNDERGROUND FIBER OPTIC LINE(S)
- UG — UG — UNDERGROUND GAS LINE(S)
- (SS) — (SS) — UNDERGROUND SANITARY SEWER LINE(S)
- UF — UF — UNDERGROUND TELEPHONE LINE(S)
- UL — UL — UNDERGROUND WATERMAIN LINE(S)
- CL — CL — CHAIN-LINK FENCE
- W — W — WOOD FENCE
- X — X — PLASTIC FENCE
- S — S — WIRE STRAND FENCE

PROPOSED LEGEND

- PW — PW — POTABLE WATER LINE
- RW — RW — RAW WATER LINE
- SS — SS — SANITARY SEWER LINE
- OPEN SPACE

NOTES:

1. CONTRACTOR SHALL PROTECT EXISTING APPURTENANCES AND POWER POLES.
2. VEHICLE TRACKING CONTROL STATION CONSISTING OF VEHICLE CONTROL PAD SHALL BE PLACED AT ALL CONSTRUCTION ENTRANCE/EXITS ON SITE.
3. SILT FENCES AND OTHER EROSION BARRIERS SHALL BE INSTALLED AS TEMPORARY SEDIMENT CONTROL DEVICE DURING CONSTRUCTION.
4. TOPSOIL SHALL BE STRIPPED TO A DEPTH OF 6-IN AND ALL STOCKPILES SHALL HAVE SLOPE NO GREATER THAN 3:1 AND SHALL BE SEEDED.
5. DISTURBED AREA SHALL BE SEEDED AND MULCHED WITH WEED FREE HAY MULCH AT 4000 LB/ACRE. GRASS SEED SHALL BE DRILLED AT A DEPTH OF 0.25 TO 0.5-INCH DEEP OR BROADCASTED AT DOUBLE THE RATE. GRASS SEED SHALL BE NATIVE SHOTGUN MIX AS RECOMMENDED BY THE EPC CONSERVATION DISTRICT. SEEDING SHALL TAKE PLACE BETWEEN NOVEMBER 1 - APRIL 30.
6. 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.



P:\Clients\Stratmoor Hills WSD\04-18-0103 - Centralized Treatment\CAD\SHEETS\Site Development Plans\Site Development Plans\Site Development Plans.dwg - 8/24/2020 3:13 PM

DRAWN _____ S. CALE		ATTENTION LINE IS 2 INCHES AT FULL SIZE (IF NOT 2" SCALE ACCORDINGLY)	STRATMOOR HILLS WATER DISTRICT	FORSGREN Associates Inc. 56 INVERNESS DRIVE EAST #112, ENGLEWOOD, CO 80112 PH: 720-214-5884	CENTRALIZED WATER TREATMENT		PROJECT NO: 04-18-0103
DESIGNED _____ C. KOCH					SITE DEVELOPMENT PLAN		SHEET NO: 4
APPROVED _____ M. WARESAK					DATE: AUG, 2020	PAGE NO: 4 OF 4	
QA _____ QA BY _____							

EPC Public Health

Review Document Attachment



Prevent • Promote • Protect

Environmental Health Division
1675 W. Garden of the Gods Road
Suite 2044
Colorado Springs, CO 80907
(719) 578-3199 *phone*
(719) 578-3188 *fax*
www.elpasocountyhealth.org

Glenarm Site Development Plan, PPR-20-26

Please accept the following comments from El Paso County Public Health regarding the project referenced above:

- The centralized water treatment facility for Stratmoor Hills Water District must meet the design criteria and the rules and regulations of the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD), for water system construction and materials.
- Earthmoving activity in excess of one acre, but less than twenty-five acres, requires a local Construction Activity Permit from El Paso County Public Health. Go to <https://www.elpasocountyhealth.org/service/air-quality/construction-activity-application> for more information.
- The water quality basin must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.

Mike McCarthy
El Paso County Public Health
Environmental Health Division
719.575.8602
mikemccarthy@elpasoco.com
11Oct2020