

El Paso County
Planning and Community Development Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910
Attn: Nina Ruiz

July 19, 2017

**Re: WHMD – Regional Water Reclamation Facility
Site Development Plan
Comment Response Letter**

Dear Ms. Ruiz:

Below are comments from the review of the Site Development Plan for the above-referenced project. I have inserted my responses and actions taken in **blue** below each comment.

Planning Division

1. Should the site development plan be approved, collateral will be required.
Noted
2. Should the site development plan be approved, an inspection is required prior to building permit authorization for us to verify all improvements have been completed.
Noted

Engineering Division

DSD Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plan in words or graphic representation, all design and construction related to roads, storm drainage, and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code, the Engineering Criteria Manual, the Drainage Criteria Manual, and the Drainage Criteria Manual Volume 2. Any deviations from regulations and standards must be requested in writing and approved by the ECM Administrator. Any modifications necessary to meet overlooked criteria after-the-fact will be the developer's responsibility to rectify.

Comment 1: Attachment: Comment_PPR-17-027_1.docx Deviation request must be submitted using the attached template.

A deviation request was submitted on July 6, 2017 and subsequently approved on July 11, 2017 (DSD File No.: DEV-17-014)

Comment 2: Attachment: Comment_PPR-17-027_2.pdf See the attached SWMP Checklist for the items that were not address. Include the checklist with the resubmittal and identify the page where the item has been addressed.

Remaining comments in the SWMP checklist were addressed in this resubmittal. The checklist is enclosed with this letter identifying the page where each item has been addressed.

Comment 3: Engineering redline comments on the following pdf documents will be uploaded by the project managers: Drainage Letter, Financial Assurance Estimates, Grading and Erosion Control, Letter of Intent, Site Development Plan and Building Elevations.

Noted

EL PASO COUNTY PUBLIC HEALTH

The wastewater treatment facility must comply with the Colorado Department of Public Health and Environment, Water Quality Control Division, design criteria and regulations.

The WHMD Water Reclamation Facility has complied with all federal, state, and local agencies for regulatory purposes. A Site Location Application (including 208 Process), Process Design Report, and Final Plans & Specifications have all been approved prior to this Site Development Plan application.

Earthmoving activity greater than 1 acre will require a Construction Activity Permit from El Paso County Public Health.

Noted

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

This area is within MVEA certificated service area. MVEA will continue to serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

Noted

MVEA will work with Woodmen Hills Metro District to acquire utility easements should additional services be required.

Noted

MVEA has existing facilities within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

Noted

WOODMEN ROAD METRO DISTRICT

In response to the proposed project this parcel will be subject to the Commercial Woodmen Road Metropolitan District Fee's and mill levies

Noted

This parcel is already Platted no Platting Fees due at time of final plat.

Noted

Building Permit Fees are due at time of Building Permit. Building Permit Fees of \$1.10/Sq Foot x 14,400 (Square Foot Building) = \$15,840

Building permit fees have been paid, and a building permit (#L06127) has been pulled by the Contractor for this project.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations

1. The address of 9515 Meridian Ranch Blvd. was previously assigned to the proposed structure. Any building plans submitted for review/permit should be submitted under this address.

Noted

Floodplain

No comment or objection to this submittal.

Noted

Please see the drawings, documents, and reports in this re-submittal for correlation to the above comments and responses.

Sincerely,
JDS-Hydro Consultants, Inc.



Ryan M. Mangino, PE

EL PASO COUNTY STORMWATER MANAGEMENT PLAN CHECKLIST

→ Missing
✓ Addressed

1) Applicant (owner/ designated operator), Prepared By, SWMP Administrator, and Contractor Information.



2) Table of Contents.



3) Site description and location to include vicinity map (not just Section, Township, Range)



4) Narrative description of construction activities proposed (e.g., may include clearing and grubbing, temporary stabilization, road grading, utility / storm installation, final grading, final stabilization, and removal of temporary control measures).



5) Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide “living maps” that can be revised in the field as conditions dictate.



6) Proposed sequence for major activities: Provide a construction schedule of anticipated starting and completion dates for each stage of land-disturbing activity depicting conservation measures anticipated, including the expected date on which the final stabilization will be completed.



7) Estimates of the total site area and area to undergo disturbance.



8) An estimate of runoff coefficients before and after project construction (may not be required with next State update).



See Drainage Letter provided with this resubmittal.

9) Soil erosion potential and potential impacts upon discharge.



10) A description of existing vegetation at the site and percent ground cover.



Note the percent ground cover in the narrative.

Ground cover percentage is located on page 4 of the SWMP report.

11) The location and description of any other potential pollution sources such as fueling (mobile or stationary), chemical storage, etc.



Include the checklist with the resubmittal noting the page number where the missing items are addressed on the SWMP.

12) Material handling to include spill prevention and response procedures.



13) Spill prevention and pollution controls for dedicated batch plants.



See note below if N/A. N/A. There are no dedicated batch plants as part of this project.

14) Other SW pollutant control measures to include waste disposal and off site soil tracking.



15) The location and description of any anticipated non-stormwater components of discharge (springs, irrigation, etc.).



16) The name of ultimate receiving waters; size, type and location of stormwater outfall or storm sewer system discharge.



17) SWMP Map to include:

a) construction boundaries



b) all areas of disturbance



c) areas of cut and fill



d) areas used for storage of building materials, soils or wastes (stockpiles)



See note below if N/A.

e) location of any dedicated asphalt / concrete batch plants



See note below if N/A. N/A. See #13 above.

f) major erosion control facilities or structures (sedimentation ponds, etc.)



g) springs, streams, wetlands and other surface waters



h) boundaries of FEMA mapped 100 year flood plain



See sheet EC2 of the revised Grading and Erosion Control Plan for stockpile and storage area.

18) Narrative description of structural BMPs to be used, including silt fence, straw bales, check dams, sediment basins, drainage swales, etc. Ensure method is ECM / DCM approved.



19) Description of non-structural BMPs to be used including seeding, mulching, protection of existing vegetation, site watering, sod placement, etc.



20) Technical drawing details for BMP installation and maintenance.



21) Procedure for how the SWMP will be revised.



22) Description of Final Stabilization and Long-term Stormwater Quality (describe measures to control SW pollutants after construction operations have been completed).



23) Provide for vegetative cover density to be 70% of pre-disturbed levels.



24) Outline of permit holder inspection procedures to install, maintain, and effectively operate BMPs, to manage erosion and sediment.



25) Record keeping procedures identified to include signature on inspection logs and location of SWMP records on-site.



Please note: all items need to be addressed. If not applicable, explain; simply identifying "not applicable" will not satisfy CDPHE requirement of explanation.