

December 8, 2022

Melanie Estrada
Community Services – Planning Department
City of Fountain
116 S. Main Street
Fountain Co 80817

**Project Location: Arby's Site Development Plan @ South Academy Highlands
4456 Venetucci Boulevard
Colorado Springs, CO 80906**

Dear Ms. Estrada:

This letter is in response to the comments received August 12, 2022 regarding the Arby's Site Development Plan application submitted on July 21, 2022.

PLANNING DEPARTMENT

General Comments

1. Update the Site Plan to include the Property Owner Acknowledgement. This statement must be signed and notarized prior to final approval. It may remain unsigned until the documents are in the complete and final form. I have included a copy at the end of this letter for your reference.

Response: The Property Owner Acknowledgement has been added to the Cover Sheet.

2. Add the following ADA Accessibility Note to the plans: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specification 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 the City of Fountain does not assure compliance with the ADA or any other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws.

Response: The ADA Accessibility Note has been updated in the ADA Notes on Sheet C-2 as requested. Please see ADA Notes – Note 1.

Title Commitment

1. The Title Commitment you provided is dated October 22, 2021. Please provide a Title Commitment dated within 30 days of submittal.

Response: An updated Title Commitment dated September 10, 2022, has been provided.

Land Title Survey

1. These pages can be removed since they will be reviewed with the updated Title Commitment.

Response: The Land Title Survey pages, Sheets S-1 and S-2 have been removed from the Civil Plan Set as requested. Please see sheet C-1.

Sheet C-1

1. Please correct the address to 4456 Venetucci Boulevard.

Response: The address has been corrected on all sheets as 4456 Venetucci Boulevard.

2. Please revise the legal description to reflect the new legal description assigned, Lot 2 South Academy Highlands Filing No. 4.

Response: The legal description has been updated on Sheet C-1 to reflect the new legal description of Lot 2 South Academy Highlands Filing No. 4. Please see sheet C-1.

3. Please revise the Standard Guidelines to state, all wastewater work shall be per Stratmoor Hills Standards and Specifications.

Response: The Standard Guidelines on Sheet C-1 have been revised to state all wastewater work shall be per Stratmoor Hills Standards and Specifications. Please see Standard Guidelines/Construction Specification Notes – Note 3 on sheet C-1.

4. Please revise the Site Information to include the following corrected information.

- Parcel Number - 650-431-1005
- Project Address – 4456 Venetucci Boulevard

Response: The parcel number and project address have been updated in the Site Information section on Sheet C-1.

Sheet CS-101

1. List the existing zoning of the property, PUD.

Response: The current zoning of the property has been listed as PUD (Planned Unit Development). Please see the Site Information section on sheet C-1 and the Site Summary Table on sheet C-7.

2. Please revise the lot lines to show the complete area of lot 2 recorded with South Academy Highlands Filing No. 4.

Response: The lot lines have been revised to show the complete area of Lot 2 South Academy Highlands Filing No. 4. Please see Site Plan on sheet C-7.

3. Remove the adjacent areas labeled as Tract J, Lot 8, Lot 7 and unplatted, these labels are no longer correct since the property has been replatted.

Response: All of the adjacent area labels (Tract J, Lot 8, Lot 7 and Unplatted) have been removed from the Civil Plan Set as requested. Please see sheet C-7'

4. Show all easements that are noted on the final plat.

Response: All easements have been updated to reflect the final plat. Please see sheet C-7.

5. Please revise the Parcel I.D. to the correct legal description.

Response: The Parcel I.D. has been updated to 650-431-1005 in the Site Summary on sheet C-7.

6. Please change the address to the correct address.

Response: The address throughout the Civil Set has been changed to 4456 Venetucci Boulevard.

7. Please remove the front setback information from the site summary, this site is not abutting I-25, therefore no front setback is required, and this information is not necessary to include.

Response: The front setback information has been removed from the site summary table. Please see the Site Summary on Sheet C-7.

8. Please include the length and width of the building.

Response: The length and width of the building have been included in the site summary table. Please see the Site Summary Table on Sheet C-7.

9. Please clarify the location of site plan design note 3. I am unable to locate this note on the plan.

Response: Site Plan Design Note 3 (Pavement Markings (Drive-Thru)) has been added to the site plan. Note 3 has been added on the Site Plan to indicate the Pavement Markings (Drive-Thru). Please see Sheet C-7.

10. Please add the following note: Note: Signage is not reviewed as part of the site development plan and will require a separate sign permit application.

Response: This note has been added to the Site Plan. Please see note F under the General Notes section on Sheet C-7.

11. Please include the height and screening material of the trash enclosure. Please note trash enclosures exceeding 6 feet in height require a building permit and must meet setbacks.

Response: The height and screening material of the trash enclosure has been added to the site plan. Please see Site Plan Design Notes, note 15 on Sheet C-7. See the Trash Enclosure Details on sheet C-16, Construction Details.

12. A loading space is required, please indicate on the plan the location of the loading space. If a separate loading space is not being provided, please include a note on the plan stating that all deliveries must take place outside of business hours.

Response: A separate loading space has been provided on the Site Plan as requested. Please see sheet C-7.

13. Please label the dimensions of the stacking spaces and delineate the drive through lane from the private drive. Please clarify if these drives will be separated in any way.

Response: The dimensions of the stacking spaces (10' x 20') (TYP.) have been added to the Site Plan. The drive through lane has been delineated from the private drive and separated with pavement markings. Please see sheet C-7.

14. Properties with more than two access approaches must request an exception from the City Engineer. Your site plan indicates that there are five access approaches to this property, please submit a written request to the City Engineer to request an exception.

Response: Acknowledged. The property is part of a PUD that will have cross-access agreements in place. The PUD itself has multiple access points which is a good planning practice. Please accept this response as the Applicant's written request an exception similar to the other recent developments in the South Academy PUD.

15. Please show and label the bicycle parking, 5% of the required off-street parking is required.

Response: Bicycle spaces have been provided as requested. Please see sheet C-7.

16. Please note, additional comments may be provided based on the addition of the lot lines.

Response: Acknowledged

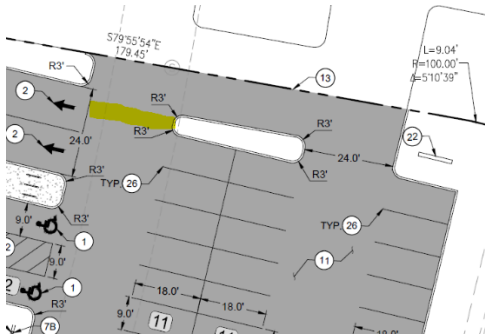
17. The site summary lists the height of the structure as 23 feet. This does not match the height of the structure on the elevations sheet. The Fountain Zoning Ordinance states that building height must be measured from the average elevation of the finished grade to the highest point of the roof's surface. Please update the height to 24'6" on the site summary.

Response: The height of the structure has been revised to 24' 6" per the elevations. Please see Site Summary table on sheet C-7.

18. Please show the total site area of 1.549 in the site summary. You can remove the project area from the site summary.

Response: The project area has been removed from the site summary and replaced with the total site area of 1.549 acres. Please see Site Summary table on sheet C-7.

19. Please show the length of the access picture below:



Response: The length of the drive aisle has been added to the drawing as requested. Please see sheet C-7.

Sheet A2.1

1. Please add the following note: Note: Signage is not reviewed as part of the site development plan and will require a separate sign permit application.

Response: The note has been added. See Sheet A2.1.

Sheet LP-1

1. Please revise the landscape calculations table to show the total site area of 1.459 acres.

Response: The total site area has been updated to show 1.459 acres. See Sheet LP-1.

Page M of 1

1. Please include the total lot area and remove labels of the adjacent properties Lot 8 South Academy Highlands and upplatted since this is no longer correct.

Response: The plan has been zoomed for clarity and there are no lights beyond the western access road. The labels of adjacent properties have been removed. See Sheet M of 1.

AGENCY COMMENTS

STRATMOOR HILLS WATER AND SANITATION

1. Statmoor Hills Water and Sanitation District requires all developments to follow CSU specs for both water and sewer services.

Response: Acknowledged.

2. All utility easements shall be a minimum of 30 feet.

Response: As per call with Nancy Lee Watkins on 8/23/2022, all utility easements shall be a minimum of 20 feet due to space limitations.

3. Need more details as to the service line connections as it relates to the meter, backflow assemblies, and the irrigation systems to be used.

Response: Additional details showing the service line connections relating to the meter, backflow assemblies, and the irrigation systems have been added. Please see sheet C-11, Utility Plan Details.

4. Need more information on the grease interceptor.

Response: Details on the grease interceptor have been added to the drawings. Please see sheet C-13, Utility Plan Details.

5. Need plans with elevations of water service and sewer service lines.

Response: Invert elevations for the stormwater service lines have been added to the Grading and Drainage Plan. Please see Stormwater Structure Table on sheet C-8. Invert elevations for the sanitary sewer lines have been added to the Utility Plan. Please see Sanitary Sewer Structure Table on sheet C-10.

6. There is a conflict with the connection to the sewer main. Slim Chickens as already submitted plans connecting to the sewer main in the same location.

Response: As per call with Nancy Lee Watkins on 8/23/2022, this comment is not applicable.

7. Although it is a private sewer line, there should not be any 90-degree bends in the service line.

Response: As per call with Nancy Lee Watkins on 8/23/2022, this comment is not applicable. Cleanouts will be used at all 90-degree bends.

8. See CSU water and wastewater specs.

Response: Acknowledged.

COLORADO SPRINGS UTILITIES – GAS

1. For gas and electric, the customer will need to contact Marry Hoaglund at 719-668-4083 or mhoaglund@csu.org for any gas or electric concerns for this project.

Response: Acknowledged.

EL PASO COUNTY PLANNING & COMMUNITY DEVELOPMENT

Planning Division

Note that El Paso County does not have land use authority over property within the City; however, it is recommended that the development follow these regulations for this site to ensure that proper measures

are taken to ensure compatibility between the proposed use within the City and the existing neighborhood and surrounding properties in the County.

El Paso County LDC 6.2.2(D)(2) requires a Buffer Between Non-Residential and Residential Districts Separated by a Non-Arterial Road or Public Alley.

1. **Where Required.** A buffer is required along the road-side lot, parcel, or tract line of any non-residential use where the use is separated from a residential zoning district by a non-arterial road or public alley.

Response: Per email with Melanie Estrada dated 8/17/2022, these standards are not a requirement by the City and many of the comments have been addressed by City of Fountain standards.

2. **Depth and Planting Standards.** The required buffer shall be a minimum of 15 feet deep. The minimum number of trees in the buffer shall be 1 tree for every 15 feet of the road frontage. A minimum of 1/3 of the trees shall be evergreen trees.

Response: Per email with Melanie Estrada dated 8/17/2022, these standards are not a requirement by the City and many of the comments have been addressed by City of Fountain standards.

3. **Opaque Fence or Wall Required.** An opaque fence or wall with a minimum height of 6 feet is required along the inside edge of the required buffer when the area immediately adjacent to the 15-foot buffer is used as a service corridor for loading, maneuvering or storage. If the area is used for parking, the required parking lot screening shall be applicable.

Response: Per email with Melanie Estrada dated 8/17/2022, these standards are not a requirement by the City and many of the comments have been addressed by City of Fountain standards.

4. **Minimum Ground Covering Required.** The required buffer area shall require ground cover at maturity with a minimum of 75% living plant materials. Bark, wood chips, rock, stone, or natural landscape material shall be used as a non-living ground cover. Areas of a required buffer not covered in approved living ground cover material shall be covered in an approved non-living ground cover.

Response: Per email with Melanie Estrada dated 8/17/2022, these standards are not a requirement by the City and many of the comments have been addressed by City of Fountain standards.

Engineering Division

PCD – Engineering has no comments – Jeff Rice – 719-520-7877

Response: Acknowledged

County Engineer (Public Works)

Additional comments may be provided by the County Engineer.

Response: Acknowledged

PPRBD ENUMERATIONS

1. The plan pages and letter of intent refer to the location of this project as being 4446 Venetucci Blvd. But, based on the site plan included, the correct address is 4456 Venetucci Blvd. The letter of intent and the plan pages need to be updated to show the correct address. The address of 4456 Venetucci Blvd. should be used when submitting building plans for review/permit.

Response: The correct address has been updated on the Letter of Intent and all plan sheets.

CITY OF FOUNTAIN ENGINEERING DEPARTMENT

Site Plan

1. Revise the City of Fountain Acceptance to read “Benjamin E. Sheets, P.E., City Engineer”

Response: The City of Fountain Acceptance has been updated to read Benjamin E. Sheets, P.E. City Engineer. Please see sheet C-1.

2. Label the adjacent tracts and lot numbers on the vicinity map.

Response: The tracts and lot numbers have been added to the vicinity map. See Sheet C-1.

3. Show and label the entire property boundary for this lot on the vicinity map and on the site plan drawing and eliminate the one shown on the west side that does not exist on the plat.

Response: The entire property boundary is shown on the vicinity map located on sheet C-1. The property boundary has been updated on the Site Plan, sheet C-7.

4. Label the storm sewer pipe and inlets (by others) as being private.

Response: Storm sewer pipes and inlets have been labeled as private. See Sheet C-7.

5. Show and label the proposed on-site storm sewer system.

Response: The existing and proposed on-site storm sewer system shown and labeled on the Utility Plan. Please see sheet C-10.

6. Show and label the existing and proposed utility lines. Include the size, type, material, and ownership.

Response: The existing and proposed utility lines, including the size, type, material, has been shown and labeled on the Utility Plan. Please see sheet C-10. Utility ownership is shown on the Cover Sheet. Please see Project Contacts on sheet C-1.

7. Add the following note to the plans: “Notice and warning: Compliance with the Americans for Disabilities Act (“ADA”) and other Federal and State accessibility laws is the sole responsibility of the property owner. Therefore, compliance with City Codes does not assure compliance with the ADA or any

other Federal or State accessibility laws or any regulations or guidelines enacted or promulgated under or with respect to such laws. The City of Fountain is not responsible for enforcement of the ADA or any other Federal or State accessibility laws”.

Response: This note has been added to the General Notes sheet. Please see ADA Notes, note 3 on sheet C-2.

8. Provide an ADA compliant accessible route from the existing sidewalk along Venetucci Boulevard to the building.

Response: A 5’ wide ADA compliant accessible route from the existing sidewalk along Venetucci Boulevard to the building has been provided on the Site Plan. Please see sheet C-7.

9. Label the proposed curb and gutter and identify the City standard type or provide a project specific detail in the plan set.

Response: The City standard Curb and Gutter Type 2 has been labeled on the Site Plan as requested. Please see sheet C-13 for curb and gutter details.

10. Show and label the no-build area.

Response: All no-build areas have been shown and labeled on the site plans.

11. Show and label the primary development drive aisle and include the existing curb and gutter.

Response: The primary development drive aisle and existing curb and gutter have been labeled.

12. Provide curb and gutter along the primary development drive aisle to separate the northbound through traffic from the sites’ drive-thru lanes.

Response: A curb and gutter along the primary development drive aisle has been added to separate the northbound through traffic from the sites’ drive-thru lanes. Please see the Site Plan, sheet C-7.

13. Clearly show the retaining wall and indicate the type and material.

Response: The retaining wall has been labeled, including type and material. Please see Site Plan, sheet C-10.

14. Label the curb and gutter as well as the cross pan along Venetucci as existing or proposed.

Response: The curb and gutter along Venetucci Boulevard has been labeled as existing.

15. Clearly show and label any drainage and utility easements along and within the boundary of the property.

Response: All drainage and utility easements have been added to the plans and labeled accordingly.

16. Label the Venetucci Boulevard roadway classification as an Arterial.

Response: Venetucci Boulevard roadway has been labeled as an Arterial.

17. Show and label the existing curb ramps along Venetucci Boulevard and add a note stating all curb, gutter, sidewalk and curb ramps adjacent to the site will need to be removed and replaced if found to be damaged and/or not ADA compliant.

Response: Existing curb ramps along Venetucci Boulevard have been labeled on the plans. See note 65 under the General Notes section on Sheet C-2.

18. Provide a detail for the curb ramp adjacent to the building.

Response: A detail for the curb ramp adjacent to the building has been provided on the Construction Details page, sheet C-14.

Drainage Report

1. Provide the subdivision name (including the lot number) on the cover sheet.

Response: The subdivision name and Lot number has been included on the cover sheet

2. Move the signature page title from the cover sheet to the signature page.

Response: The signature page title has been moved to the appropriate page.

3. Revise the Engineers Statement to state the following:

The attached Drainage Plan and Report were prepared under my direction and supervision and are correct to the best of my knowledge and belief. Said drainage report has been prepared according to the established criteria for drainage reports and said report is in conformity with the master plan of the drainage basin. I accept responsibility for any liability caused by any negligent acts, errors or omissions on my part in preparing this report.

Response: The Engineer's Statement has been revised accordingly.

4. Move the Purpose section and narrative from the signature page to the following page.

Response: The purpose section and narrative have been moved to the following page.

5. Revise the site acreage to include the entire lot (i.e. – the portion to the west of the developed site area).

Response: The site acreage has been revised accordingly.

6. Include the soils type, hydrologic soils group, and soil description referencing the NRCS soils survey.

Response: A description of the onsite soil has been added to the Existing Conditions section of the report.

7. There is no Extended Detention Basin located on the site. The existing system downstream of South Academy Highlands receives all flow. Please clarify this in the report.

Response: The report has been revised to clarify that the extended detention basin is offsite.

8. Explain how you are routing off-site flows (e.g. – runoff from the property to the south) around or through your site. If you are accepting off-site flows into your system which are in excess of your on-site planned improvements, they will need to be quantified and qualified accordingly.

Response: Per the Final Drainage Report for Lots 1-4 South Academy Highlands Filing No. 4, no significant offsite flows are anticipated.

9. Please list the name of the overall developer of the site in the report.

Response: The name of the developer South Academy Highlands Filing No. 4 has been added to the Existing Conditions portion of the report.

10. Provide hydraulic grade line calculations for the storm sewer pipes equal to or greater than 18”.

Response: HGL Calculations for all storm sewer pipe have been added to Appendix E of the Drainage Letter.

11. Discuss the timing of the overlot grading with respect to this project and specifically address how stormwater from the south will be accommodated until such time as the other lots to the north and south are developed.

Response: As shown on the Stormwater Management Plan, there is a 10’ wide public utility and private drainage easement along the southern property line of the property. In the event that the subject project is constructed before the site to the south, this easement can be used to direct runoff away from the site and towards the 10’ Type R private at-grade inlet near the southwestern corner of the subject property.

12. In the proposed basin narratives, please include the overall development flow values for ease of comparison. Also make a statement that the total flow leaving the site is either lower or higher than was planned. If higher, then that must be definitively justified.

Response: The overall development peak flow values have been added to the “Results” portion of the report body.

13. Provide conclusion statement please specify whether or not the design for this site is in conformance with the overall development drainage report and list the document.

Response: A conclusion has been added to the report.

14. Please include the storm sewer pipe references shown on the drainage map in the proposed basin narrative.

Response: The storm sewer pipe names have been included in the proposed basin narrative.

15. Refer to all drainage system features as private throughout the report.

Response: The report has been revised to refer to all drainage systems as private.

16. Provide all map requirements elements as stated in the DCM volume 1, chapter 4, exhibit 4-4 check list. (e.g. – basin summary, design point summary, etc.)

Response: The Stormwater Management Plan meets the required criteria.

17. Label all surface types on the map.

Response: The Stormwater Management Plan shows the various surfaces.

18. Designate all existing and proposed storm sewer system elements on the map and include the size, type, material and designate them as being private. Also, label the main storm line and any associated improvements as “proposed (or constructed) by others”.

Response: All existing and proposed storm sewer system elements have been added to the map and designated as “private”. The main storm line is shown as “by others”.

19. Label the size, type, and designate as sump or at-grade all inlets on-site and off-site.

Response: The structure types have been added to the Stormwater Structure Table on the Grading Plan and the Stormwater Management Plan. Note 2 has been added to the Stormwater Management Plan indicating that all inlets onsite are sump unless otherwise noted.

20. Label the type and dimensions of all easements within and adjacent to this lot.

Response: The type and dimensions of easements have been added to the Grading Plan and Stormwater Management Plan.

21. Show manhole A.4 on the drainage map.

Response: All proposed drainage structures are shown on the Stormwater Management Plan.

22. Basin 5.5 does not match the SAH Classic Report basin contributing to the existing 10’ at grade inlet in the northwest corner. Any routing that differs from the Classic report must be definitively justified qualitatively and quantitatively in the report.

Response: Discrepancies between the subject report and the Final Drainage Report for Lots 1-4 South Academy Highlands Filing No. 4 are explained in the Results section of the report.

23. All runoff coefficients, imperviousness values, Tc and intensities used in this report must match those found in the City of Colorado Springs DCM Volume 1.

Response: As in the Final Drainage Report for Lots 1-4 South Academy Highlands Filing No. 4, the minimum time of concentration of 5 minutes was used due to the small size of the proposed basins. All runoff coefficients and intensities are consistent with those used in the Final Drainage Report for Lots 1-4 South Academy Highlands Filing No. 4 in order to demonstrate consistency with the design documented in same.

24. Remove all SAH Classic report tables, figures, calculations, etc. unless you specifically reference key

values on them (highlight the corresponding comparison numbers).

Response: The report has been revised to reference only the relevant information in the SAH Classic report.

25. List all references (e.g. – Colorado Springs DCM (2014), rev 2021, FEMA Map No. XXXX, NRCS Soils Survey, etc.) used to prepare this report.

Response: The references have been included at the end of the report body.

26. Include the four-step process in the report per DCM requirements.

Response: The four-step process has been added to the Report.

27. Remove all SAH Classic design point basin descriptions from the report. You only need to include the basins from your project and those which contribute to the existing private system in the main drive aisle.

Response: The SAH Classic design point descriptions have been removed.

28. Provide storm sewer pipe and inlet calculations for all on-site system components.

Response: Storm sewer calculations have been included in Appendix E of the Drainage Letter.

29. Please include the storm sewer pipe routing and inlets in the proposed basin narrative and include the size and type and designate as either sump or at-grade.

Response: A note has been added to the Stormwater Management Plan in the report indicated that all inlets are sump unless otherwise noted.

Grading and Erosion Control Plans

1. Label all surface types (e.g. – grass, asphalt, concrete, etc.).

Response: All surface types have been added and labeled on the Grading and Drainage Plan. See sheet C-8.

2. Provide a financial assurance estimate on the plan with a contingency per the City's standard unit prices. This amount will need to be posted prior to the commencement of any work – FYI. See attached worksheet which must be filled out and signed by the engineer, owner and City prior to plan approval.

Response: A financial Assurance Estimate on the plan with a contingency per the City's standard unit prices has been included with submittal.

3. Label all proposed and existing utilities and include the size, type, material, ownership, and easements.

Response: All proposed and existing utilities, including the size, type, material, ownership, and easements have been labeled on the Grading and Drainage Plan. See sheet C-8.

4. Show and label (or provide a note) addressing temporary disposal areas (e.g. – fuel storage, lubricants,

waste storage, etc.).

Response: A temporary disposal area has been added to the Erosion Control Plans. See sheet C-4.

5. Add the existing soil type(s) on the plan.

Response: The existing soil type(s) have been added to the Erosion Control plan. See General Note 1 on sheet C-4.

6. Add a note stating permanent water quality treatment and detention is being provided off-site.

Response: A note stating "Permanent water quality treatment and detention is provided off-site" has been added to the Grading and Drainage Plan. See General Grading Note 8 on sheet C-8.

7. Add a note stating all off-site storm sewer improvements must be in-place prior to the commencement of construction of the on-site storm sewer system.

Response: A note stating all off-site storm sewer improvements must be in-place prior to the commencement of construction of the on-site storm sewer system has been added to the Grading and Drainage Plan. See General Grading Note 9 on sheet C-8.

Storm Sewer System Profiles

1. Provide a profile for the system along the north side of the site (i.e. – A.3-DI to A.2-MH).

Response: A profile for the system along the north side of the site (A.4-DI to A.1-MH) and a profile for the system along the west side of the property (A.6-DI to A.2 HCl) has been provided. See sheet C8.1.

2. Show and label the proposed utility crossings with the size, material, and type along with the clearances from the storm sewer pipe system.

Response: The utility crossings along with clearances have been added to the Utility Plan, see Note C1.

3. Provide HGL's for the minor and major storm events.

Response: The HGL's for the minor and major storm events have been added to the Grading and Drainage Profiles. See sheet C-8.1.

4. Label the proposed ground and existing ground.

Response: The proposed ground and existing ground has been labeled in the Grading and Drainage Profiles. See sheet C-8.1.

5. Specify the size and City standard type of manhole and inlets being proposed. Inlet types other than those included in the City standards may be used but must be called out on the plan.

Response: The size and City standard type of manhole and inlets have been provided on the Grading and Drainage Plan. See Stormwater Structure Table on sheet C-8.

MISCELLANEOUS COMMENTS

1. Provide a Stormwater Management Plan (aka – Swamp) with the next submittal package.

Response: A Stormwater Management Plan has been provided. See sheet SWMP.

Should you have any questions or require additional information, please do not hesitate to contact me at our Sunrise office at (954) 314-8480.

Sincerely,



Sandra Zumpano | Branch Manager
Bowman Consulting Group, Ltd.

13450 W. Sunrise Blvd, Suite 320, Sunrise, FL 33323

Direct: 954-314-8473

szumpano@bowman.com