



October 13, 2021

Ryan Howser
Planner II
El Paso County Development Services Department
2880 International Circle, Suite 110
Colorado Springs, CO 80910

Project Name: Super Star Car Wash - Falcon, CO
Project No.: 020441-01-001 // PPR-21-008

Dear Ms. Kiepe,

This letter is in response to the letters dated September 16, 2021.

DRAINAGE CONFORMANCE LETTER

COMMENT 1

Provide signature and stamp.

Response: Provided.

COMMENT 2

Engineer must confirm in the drainage letter that the existing pond is functioning as intended.

Response: The pond is being constructed as part of the overall development. To the best of my knowledge the pond is being constructed per the approved plans.

SDP Plan Redlines

COMMENT 1

Please remove sheets C2.0 through C4.0 and incorporate as separate GEC plan and add a note page and cover sheet for the GEC plan.

Response: The GEC plans have been removed from the SDP set and a new GEC set has been created.

COMMENT 2

And provide the signature blocks below and the county engineer's signature block.

Response: County Engineer signature block added.

COMMENT 3

Revise text to match these notes shown on the GEC Checklist.

Response: Text revised to match GEC Checklist

COMMENT 4

Show outlet protection and erosion protection on hillside at piping outfall. Riprap channel, slope drain, etc.

Response: The outlet is part of the overall development infrastructure that won't be part of this development and there is no proposed construction in the area of the outlet as part of this construction. Additionally, erosion control measures are proposed onsite that will prevent any erosion issues downstream at the outlet.

COMMENT 5

Is there an existing or proposed storm drain here?

Response: An existing pipe was built here as part of the overall development, it has been added to the plans.

COMMENT 6

Latest Version is dated 6/21/20

Response: Detail updated to latest version.

SWMP

COMMENT 1

Note somewhere in this SWMP that:

The contractor will be responsible for any re-excavation of sediment and debris that collects in Pond #2 as required to ensure that the pond meets the design grades following construction. The storm lines shall also be cleaned and free of sediment once the site becomes stabilized.

Response: Note added.

COMMENT 2

Vegetation for Final Stabilization: If site was previously graded or land use was such that there is no or minimal vegetation, the % cover required for final stabilization should then be based on neighboring properties to show natural native vegetative cover (ie: an adequate reference site).

Response: Vegetation percentage has been added.

TIS

COMMENT 1

Address escrow contribution requirements (Section 2b of the SIA) in the letter of intent and the TIS. (R1 comment not resolved).

Response: Escrow contribution requirements have been addressed.

ESQCP

COMMENT 1

Please provide estimated dates. Seasons are acceptable (ex: "Spring 2022")

Response: Dates have been added,

LANDSCAPE

COMMENT 1

Please include calculations of square footage for ground cover of internal landscaping to ensure minimum landscaping requirement is being met.

Response: Calculations have been included.

COMMENT 2

Please also include calculations for number of trees provided versus what is required.

Response: Calculations have been included.

LETTER OF INTENT

COMMENT 1

Include a discussion regarding the provision of utilities.

Response: Will-Serve letters attached.

COMMENT 2

Include the tax ID number in the site information

Response: Tax ID added.

COMMENT 3

Alternative landscape request is not necessary - based on the plan submitted, it would appear that three corners are being provided, which fulfills the requirement in LDC Sec. 6.2.2(C). Please remove the alternative landscape request.

Response: Alternative landscape request has been removed.

If you have any questions or require additional information, please call me at 303.801.2900, or send an email to tpannell@bowmanconsulting.com.

Thank you,

Thomas Pannell, PE
Sr. Project Manager