



July 16, 2021

Sophie Kiepe  
PCD-Project Manager  
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 March 11, 2021 – April 14, 2021.

#### **MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.**

##### **COMMENT 1**

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This area is within the Association's certificated service area. The Association will serve this area according to our extension policy. Connection requirements may include provisions for necessary line extensions and or other system improvements, and payment of all fees under the Association's Line Extension Policy. Information concerning these requirements can be obtained by contacting the Engineering Department.

**Response: Acknowledged.**

##### **COMMENT 2**

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The Association has no objection to this Site Development Plan with the understanding The Association has existing facilities near and within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

**Response: Acknowledged.**

#### **RBD FLOODPLAIN**

##### **COMMENT 1**

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Lot 10 is restricted per plat note: PORTIONS OF THIS PROPERTY ARE LOCATED WITHIN ZONE A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP, COMMUNITY MAP NUMBER 08041CO575 G, HAVING AN EFFECTIVE DATE OF DECEMBER 7,2018. A CONDITIONAL LETTER OF MAP REVISION REMOVING THE LOTS FROM THE FLOODPLAIN PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE INDIVIDUAL LOTS. No building permits till after the LOMR becomes effective, formally resolving floodplain location.

**Response: Acknowledged, LOMR is being completed by overall developer, Evergreen.**

## **COLORADO SPRINGS UTILITIES, DEV SVC. (INCLUDES WATER RESOURCES)**

### **COMMENT 1**

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Hey Sophie, I have finished with the review for the subject application. CSU has no action items at this tie and approval can be recommended. Thanks, Ryne Solbeg [rsolberg@csu.org](mailto:rsolberg@csu.org)

**Response: Acknowledged.**

## **WOODMEN HILLS METRO**

### **COMMENT 1**

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Woodman Hills Metropolitan District approves the preliminary plans as submitted. However, water and sewer tap sizes will have to be addressed ad clearances on the storm sewer crossings will addressed on the construction plans for the project.

**Response: Water and sewer tap sizes have been addressed and storm crossings with water and sanitary have been adjusted to have a minimum of 1.5' clearance.**

## **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

### **COMMENT 1**

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The address assigned to this parcel is 7525 Falcon Market Pl. any building plans submitted need to use this address.

**Response: Acknowledged.**

### **COMMENT 2**

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Any secondary structures which will require separate addresses and building permits will have the addresses assigned at the time of plan review.

**Response: Acknowledged, there are no secondary structures on this property.**

## **PIKES PEAK REGIONAL BUILDING DEPARTMENT**

### **COMMENT 1**

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This property is located with the Woodmen Road Metropolitan District or its service area. The District assesses platting and building permit fees for new development in the District and requires developed

parcels to be included in the Metro District boundaries through an Inclusion process; the District assess a mill levy on property in the District. The fees for 2020 are:

Platting Fees:

Commercial: Destination/hotel - \$1.37/SQUARE FOOT

Convenience Commercial - \$5.51/SQUARE FOOT

All other Uses - \$1.10/SQUARE FOOT

Residential-Single Family - \$550/UNIT

Multi Family - \$385/UNIT

**Response: Acknowledged.**

## EL PASO COUNTY PUBLIC HEALTH

### COMMENT 1

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The proposed 1.62-acre commercial lot will have water and wastewater services provided by Woodmen Hills Metropolitan District. There is a finding of sufficiency in terms of quality for water from this Colorado Department of Public Health and Environment (CDPHE) regulated community water system. The CDPHE has assigned PWSID #CO0121930 to the District.

**Response: Acknowledged.**

### COMMENT 2

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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.

**Response: Acknowledged, permit will be acquired before construction.**

## EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

### Application Redlines

### COMMENT 1

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Property Address: (Revise to) NW Corner Road of the 7525 FALCON MARKET PL

**Response: Acknowledged.**

### Site Development Plan (SDP)

#### *Landscape Plan*

### COMMENT 1

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La.01 - Please clearly show the property line all around the property.

**Response: Property lines have been clearly shown.**

### **COMMENT 2**

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La.01 - Please show required ground cover information on plan and legend as required per LDC Ch. 6 landscape requirements and the master landscape plan for Falcon Marketplace (please refer to snips below of master landscape plan:

**Response: Ground cover has been added to the legend and has been confirmed that it matches Falcon Marketplace ground covers.**

### **COMMENT 3**

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La.01 - LDC Ch. 6 internal landscaping and parking lot landscaping standards apply (are not included/satisfied in the master landscape plan for Falcon Marketplace).

Parking area requires landscaped parking island for every 15 or fewer spaces/

5% of total site is to have internal landscaping. Please note that landscaped areas (including no. of trees) within required landscape buffer areas, as well as required parking lot landscaping, do not count toward the internal landscaping requirement. Parking and internal landscaping requirements are independent of one another.

Also, per Ch. 6 landscape requirements, parking lots shall be screened from view from adjacent properties with differing land uses and adjacent roadways.  
Please refer to Ch. 6 for further details on requirements.

**Response: 1. Understood. 2. With the vacuum risers islands are not possible with this development. 3. More than 5% landscape has been provided within the parking lot area. 4. Parking lot is screened by shrubs and building from adjacent property to the south.**

### **COMMENT 4**

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La.01 - Please show depth of roadway landscaping areas and landscape buffers. Please ensure compliance/consistency with the approved roadway landscaping depth in the master landscape plan

**Response: Dimension has been added showing a 10' landscape buffer. And matches the Falcon marketplace masterplan.**

### **COMMENT 5**

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La.01 - Please double-check consistency/compliance with the plant palette and designated tree types on the master landscape plan:

**Response: All trees used are on the Falcon Marketplace masterplan, and has been confirmed.**

### **COMMENT 6**

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La.01 - Please also ensure that your plant caliper meets the minimum established for the applicable landscaping category LDC Ch. 6

**Response: Trees calipers have been changed to 3" to assure trees are meeting caliper requirements. As the master plan is being finalized this increase in caliper will insure our project (if it stands alone) meets caliper requirements.**

#### *Lighting Plan*

##### **COMMENT 1**

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DR2.0 - Please note that this plan is inconsistent with the lighting plan submitted as part of the Site Development Plan packet PDF. Footcandles exceed allowable limits at property boundaries along right of way. Per LDC Ch. 6 Lighting Standards: (d) Maximum Levels & (e) Measurement at Property Boundaries

**Response: Maximum on-site lighting levels have been reduced to >10 foot candles. Refer to Statistics Chart on Sheets DR2.0 and DR2.1 for additional information.**

**Light Levels measured at the property line of the development site adjacent to public right of way have been reduced as to not exceed 0.1 Foot candles. Refer to Statistics Chart on Sheets DR2.0 and DR2.1 for additional information.**

##### **COMMENT 2**

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Please add title of this plan to the title block area - indicate pre/post curfew on each title block area.

**Response: Acknowledged.**

##### **COMMENT 3**

---

Footcandles exceed allowable limits at property boundaries along right of way. Per LDC Ch. 6 Lighting Standards: (d) Maximum Levels & (e) Measurement at Property Boundaries

**Response: Acknowledged, please see response to Comment 1.**

#### *Sign Plan*

##### **COMMENT 1**

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Please show signage dimensions for all proposed signage throughout site: (c) Attached Signs

**Response: Please refer to sheet A1.2 which has been provided for reference. These examples from a typical signage package are not intended to attain a permit as it is understood that this is a separate process which will be obtained by a vendor.**

## Vicinity Map

### **COMMENT 1**

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Please add scale and north arrow.

**Response: Vicinity Map has been updated to include scale and north arrow.**

## Letter of Intent Redlines

### **COMMENT 1**

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Address: ~~.NE Intersection of Woodman Road and Meridian Road~~ → NW (revise to or add) 7525 FALCON MARKET PL

**Response: Address has been changed to say 7525 Falcon Market Pl.**

## **FALCON FIRE PROTECTION**

The Falcon Fire Protection District recommends **APPROVAL** of this development plan with the following notes.

### **COMMENT 1**

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The Falcon Fire Department collects a cost recovery fee of \$429.00 per site development plan review. The fee payment shall be made to the Falcon Fire Department located at 7030 Old Meridian Road, Falcon Colorado. Please be advised that the construction document will not be approved by Colorado Springs Fire Prevention until this fee is received.

**Response: Acknowledged.**

### **COMMENT 2**

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HYDRANT for SPRINKLER FDC: Fire Hydrant to be located within 100 feet of the proposed FDC location.

**Response: Building will not be sprinklered.**

### **COMMENT 2**

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WIDTH: Fire apparatus access roads shall have an unobstructed width of not less than 20-feet except for approved security gates.

**Response: Acknowledged.**

### **COMMENT 3**

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FIRE LANE SIGNS: Roads Less Than 28 Feet in Width. Fire apparatus access roads less than 28 feet in width shall be posted on both sides as a fire lane.

Roads more than 28 feet and less than 34 feet in width. Fire apparatus access roads more than 28 feet and less than 34 feet wide shall be posted on one side of the road as a fire lane.

Fire apparatus access roads 34 feet in width or greater do not require marking as a fire lane.

**Response: Acknowledged.**

#### **COMMENT 4**

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TURNING RADIUS: A minimum turning radius of 33' inside or 44' outside shall be provided on all fire apparatus access roads.

**Response: Acknowledged.**

#### **COMMENT 5**

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NO HYDRANT REVIEW: The review of the development plans does not include a review of the hydrant system layout. If any new hydrants are proposed for this project a separate water/hydrant plan shall be submitted to the Falcon Fire Department, 7030 Old Meridian Road in Falcon, Colorado for review prior to submittal of construction plans.

**Response: Acknowledged.**

#### **COMMENT 6**

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FDC: Indicated location of FDC on the building for Hydrant Review. Hydrant within 100 feet of FDC required.

**Response: No FDC is proposed, as the building will not be sprinkled.**

#### **COMMENT 7**

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HYDRANT FLOW TEST: New Fire hydrants shall be tested and flow results provided to the Falcon Fire Department or made available for sprinkler plan review and final fire inspection.

**Response: Acknowledged, no new fire hydrants are proposed.**

#### **COMMENT 8**

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VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13-feet 6-inches.

**Response: Acknowledged.**

#### **PCD ENGINEERING**

##### **Engineering Division**

*Site Development Plan / Drainage Report (FDR) / Traffic Impact Study (TIS)*

#### **COMMENT 1**

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Site Development Plan (SDP)

1. C1.0 - Add text: "PCD Filing No.: PPR-21-008"

**Response: Text has been added to sheet C1.0.**

2. C1.0 - This can be removed, since it is covered in the Engineers Statement above.

**Response: Block has been removed.**

3. C1.0 - If this is for the county review engineer, you can remove it. Review engineers do not sign plans.

**Response: Block has been removed.**

4. C1.2 – Highlighted: Standard Notes for El Paso County Grading and Erosion Control Plans #16: BUILDING, CONSTRUCTION, EXCAVATION, OR THE WASTE MATERIALS SHALL NOT BE TEMPORARILY PLACED OR STORED IN THE STREET, ALLEY, OR OTHER PUBLIC WAYS, UNLESS IN ACCORDANCE WITH AN APPROVED TRAFFIC CONTROL PLAN. BMPS MAY REQUIRED BY EL PASO COUNTY ENGINEERING IF DEEDED NECESSARY, BASED ON SPECIFIC CONDITIONS AND CIRCUMSTANCES.

**Response: What is the reason for this being highlighted?**

5. C1.2 – Fill in the blank → Standard Notes for El Paso County Grading and Erosion Control Plans #28:

**Response: Geotech preparer has been filled in.**

6. C2.0 - Drainage Map in Drainage Letter shows a 5' inlet at this location. If there is one there, will need to show IP.

**Response: Inlet protection has been added to all inlets surrounding site.**

7. C2.0 - Label as: Pond #2 - approved with the overall development of Falcon Marketplace with PCD filing number SF-19-001.

**Response: Label has been added.**

8. C2.0

- Checklist Item B - label the surrounding subdivision names, lot #'s, and/or parcel #'s
- label adjacent roads.
- Checklist Item H and M. If "limits of disturbance" and "construction boundary" are the same, change to "construction boundary/limits of disturbance" or otherwise show as separate line types for each on the legend and figure.
- Item I - include a note on here (or on Sheet 2 -General Erosion Control Notes) about condition of existing vegetation.
- show offsite drainage flow arrows as well
- Item P - identify areas of cut/fill. A note descriptive note is acceptable. For examples: the site is mostly cut or fill, or cut/fill in northwest corner, or site was previously graded with the rest of the overall development of Falcon Marketplace.

**Response: Surrounding subdivision names, lots #'s and/or parcel #'s have been added. Adjacent roads have been labeled. Boundary has been changed to be labeled as LOD only.**



**Note has been added. Offsite drainage flow arrows have been added. Note has been added for cut fill areas.**

9. C2.1 - 38'-0"

**Response: Call out added.**

10. C2.1 - Show site stormwater inlets and piping that is shown on Drainage Map on Drainage Letter. There inlets will need IP during construction and until final stabilization is achieved.

**Response: Inlets and piping with inlet protection has been added to Sheet C2.1.**

11. C2.3 – Include details for the following BMP's. Examples of acceptable details for each are provided: Detail # and Source Table

**Response: Details have been added to the C2.3-C2.6.**

12. C3.0 – Please provide required ADA Note: Accessibility Notes

**Response: Note has been added to Sheet C3.0.**

13. C3.0 – Please add and callout an ADA accessible route from parking spaces to building/throughout site. Also, one parking island is required per 15 or fewer spaces. Please add a trash enclosure detail to ensure compliance with LDC Ch. 6.2.2 refuse area screening requirements.

**Response: ADA accessible route has been added to Sheet 3.0. Alternative Parking request has been submitted to reduce requirement.**

14. C3.0 - Per LDC Table 5-5 footnote 4, canopies must be setback from all property lines by 25 feet. Please show setbacks to ensure compliance with this requirement, or revise accordingly.

Also, your legend refers to architectural plans for a detail of these canopies, however I don't see a detail within this plan set, nor any of the renderings, elevations, or color board documents. I also don't see a detail for the vacuum stations. Please add to elevations or other drawings.

**Response: Per discussions with Sophie Kiepe on 5/3/21 the setback does not apply to the canopies being used. Details for both the canopies and vacuum stations have been added to sheet C8.1.**

15. C3.0 - Please create an area on the bottom right corner of this site plan (by or incorporated into the title block) that is dedicated for the Planning Director's approval stamp.

**Response: 3"x1" block has been added for Planning Directors approval stamp.**

16. C3.0 - Per Chapter 6 LDC parking standards: "the minimum number of bicycle parking spaces shall equal 5% of the total no. of required parking spaces. At least one bicycle parking space is required for all commercial sites.

**Response: Bicycle parking has been added to the west side of the building.**

17. C3.0 - Please label roadways and adjacent land uses and zoning designation

**Response: Adjacent roadways have been added.**

18. C3.0 - Please add a site data table including, but not limited to,; property address, parcel ID, zoning district, land use (proposed), property acreage, parking data table (required/provided), building height, setbacks, etc.  
Much of this information is described in the letter of intent, but please show within a site data table on the site plan.  
**Response: Site data table has been added to sheet C3.0.**
19. C3.0 - Please dimension ingress/egress width.  
**Response: Ingress/Egress width dimension has been added.**
20. C3.0 - Please show easements per approved recorded plat (snip showing easements below). Please also show any applicable easements referenced in the title commitment that was submitted (there are a few easements conveyed to MVEA and an easement for Diamond Shamrock gas pipeline company).  
**Response: Easements have been added to the plans.**
21. C6.0 – show HGL  
**Response: Hydraulic Grade Line has been added to all storm profiles.**
22. C8.0 - Latest version is dated 6/21/20  
**Response: Updated detail was not found.**
23. La.01 - Please refer to comments on landscape plan PDF separately submitted.  
**Response: Acknowledged.**
24. DR2.0 - Footcandles exceed allowable limits at property boundaries along right of way. Per LDC Ch. 6 Lighting Standards: (d) Maximum Levels & (e) Measurements  
**Response: Acknowledged.**
25. DR2.0 - Please add title of this plan to the title block area - indicate pre/post curfew on each title block area.  
**Response: Acknowledged.**

#### Drainage Report (FDR)

1. Please provide the PCD filing number that this FDR was filed under: SF-19-001  
**Response: PCD filling number has been added.**
2. 50.0 ft label ROW  
**Response: Roadway and ROW labels have been added.**
3. Label existing storm drains  
**Response: Existing storm drain has been labeled.**

4. Please add a few more flow arrows, maybe delete the traffic arrows  
**Response: Additional flow arrows have been added, traffic arrows have been turned off.**

#### Traffic Impact Study (TIS)

1. Seems low → 2,600 vehicles per day  
**Response: This typo was corrected, and a different data source referenced.**
2. Highlighted: Meridian Road  
**Response: Corrected - "Meridian Road" referenced twice in Woodmen Road paragraph. Roadway name changed to "Woodmen Road".**
3. Highlighted: The internal access driveway will be signed for 25 MPH ←Falcon Market Place?  
**Response: "Internal Access Driveway" re-named "Falcon Market Place".**
4. Signal will be at Eastonville Rd.  
**Response: Graphic revised.**
5. Highlighted: The internal access driveway ← Falcon Market Place?  
**Response: "Internal Access Driveway" re-named "Falcon Market Place".**
6. Provide the layout from the site development plan.  
**Response: Latest site plan added into the revised TIS.**
7. Provide comparison to the subdivision TIS values.  
**Response: A trip generation comparison has been added. A Saturday comparison could not be made because that analysis was not completed in the Original TIA.**
8. Delete "future"  
**Response: Deleted.**
9. Not per current Lot 9 plan?  
**Response: Sentence deleted.**
10. How does this compare to the subdivision TIS?  
**Response: Trips from the two are similar. A section has been added to the TIS discussing this.**
11. Address escrow contribution requirements per the subdivision TIS. Discuss with Staff.  
**Response: Acknowledged.**
12. Update plan (Preliminary Site Layout).  
**Response: Plan has been updated.**

#### COMMENT 2

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Note: Access to the site depends on completion of the subdivision improvements (SF-19-001) as required by Section 2 of the subdivision improvements agreement (SIA).

**Response: Acknowledged.**

### **COMMENT 3**

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Update the TIS to show and address the current site layout.

**Response: TIS has been updated.**

### **COMMENT 4**

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Address escrow contribution requirements (Section 2b of the SIA) in the letter of intent and the TIS. Discuss with staff.

**Response: Acknowledged.**

*Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP*

### **COMMENT 1**

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See separate Stormwater redlines.

1. Add text: "PCD Filing No.: PPR-21-008"

**Response: Text has been added.**

2. Update for this project (Checklist Item 4).

**Response: Project Narrative and description has been added for construction activity.**

3. Item 8 - Please describe the erosion potential. Is it High or Low? And discuss potential impacts on discharge.

**Response: Erosion control potential and discharge impacts have been added.**

4. Specify somewhere in the SWMP that: Portable toilets will be located a minimum of 10 feet from stormwater inlets and 50 feet from state waters. They will be secured at all four corners to prevent overturning and cleaned on a weekly basis. They will be inspected daily for spills.

**Response: Note has been added to SWMP.**

5. Item 13. Discuss inspection procedure for checking waste disposal bins for leaks and overflowing capacity. And discuss frequency that they will be emptied (or at what level of capacity would trigger the need to be emptied).

**Response:**

6. Specify: Pond #2 – approved with the overall development of Falcon Marketplace PCD filing number SF-19-001.

**Response: Specification of drainage to Pond #2 has been added.**

7. Checklist Item 26. Add a note stating that this project does not rely on control measures owned or operated by another entity.  
**Response: Note has been added stating the project doesn't rely on measures owned or operated by others.**
8. Please specify that: "The QSM will be sufficiently qualified for the required duties per the ECM Appendix 1.5.2A"  
**Response: Specification note has been added.**
9. Add: "and signature" (per checklist item 25)  
**Response: Note added.**
10. Item 21. Add text stating that the SWMP should be viewed as a "living document" that is continuously being reviewed and modified as a part of the overall process of evaluating and managing stormwater quality issues at the site.  
**Response: Note has been added stating the SWMP is a "living document"**

## **COMMENT 2**

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Verify compliance with the new ECM Chapter 6; a link is provided below for reference. It is recommended that detailed pedestrian ramp / curb return and pedestrian crossing plans be produced to ensure there will not be compliance issues at the time of construction. Ensure that accessible routes and parking meet ADA requirements.

**Response:**

*Forms / Financial Assurance Estimate (FAE) Form / Other*

## **COMMENT 1**

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See FAE redlines.

1. Add text: "PPR-21-008"  
**Response: Text has been added.**
2. Seeding shown on GEC plans  
**Response: No seeding is shown, only mulch.**
3. About 60ft of SCL around stockpile.  
**Response: SCL has been added.**
4. The ~4 proposed inlets onsite will also need IP  
**Response: Inlet Protection quantity has been updated.**

5. This is not needed → "\$1,500 Unit Cost  
**Response: Acknowledged, cost has been removed.**

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#### **COMMENT 2**

Note: see SF-19-001 SIA and conditions of approval.

**Response: Acknowledged.**

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#### **COMMENT 3**

See attached Engineering Final Submittal Checklist for reference.

**Response: Acknowledged.**

*Attachments/Electronic Redlines*

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#### **COMMENT 1**

Site Development Plan redlines (including GEC).

**Response: See responses above.**

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#### **COMMENT 2**

TIS redlines

**Response: See responses above.**

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#### **COMMENT 3**

FDR redlines

**Response: See responses above.**

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#### **COMMENT 4**

FAE redlines

**Response: See responses above.**

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#### **COMMENT 5**

(EPC Stormwater redlines provided separately)

**Response: See responses below.**

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#### **COMMENT 6**

ECM Chapter 6: [ftp://EPCDOT\\_FilesIn:EPC-PSD-DOTin@elpxfr.elpasoco.com:51171/Temp\\_PCD/ADA\\_ECM](ftp://EPCDOT_FilesIn:EPC-PSD-DOTin@elpxfr.elpasoco.com:51171/Temp_PCD/ADA_ECM)

**Response: Acknowledged**

### **COMMENT 7**

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Engineering Final Submittal Checklist

**Response: Acknowledged.**

### **EPC STORMWATER REVIEW**

EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:

### **COMMENT 1**

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Drainage Letter – To be uploaded by PM with PCD comments.

**Response: See PCD section above.**

### **COMMENT 2**

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FAE – To be uploaded by PM with PCD comments.

**Response: See PCD section above.**

### **COMMENT 2**

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Site Development Plan – To be uploaded by PM with PCD comments.

**Response: See PCD section above.**

### **COMMENT 3**

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GEC Checklist Comments

1. If it's more convenient (for this project or future ones), there are fillable pdf checklists for download here: <https://publicworks.elpasoco.com/stormwater/>  
**Response: Acknowledged, documents have been updated.**
2. See my comments on the Site Development Plan  
**Response: Acknowledged.**
3. Checklist Item B – Needs to be addressed  
**Response: Acknowledged, item has been addressed.**
4. Checklist Item H – Needs to be addressed  
**Response: Acknowledged, item has been addressed.**
5. Checklist Item I – Needs to be addressed  
**Response: Acknowledged, item has been addressed.**
6. Checklist Item M – Needs to be addressed

**Response: Acknowledged, item has been addressed.**

7. Checklist Item P – Needs to be addressed

**Response: Acknowledged, item has been addressed.**

#### COMMENT 4

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##### PBMP Applicability Form Comments

1. PPR-21-008

**Response: Text has been added.**

2. Lot 10

**Response: Text has been updated.**

3. Revise these 3 to "N/A," since they only apply to roadway specific projects. See MS4 for more explanation.

**Response: Section has been updated to say N/A.**

4. Revise to "No" since it only applies to projects that are just installing UG utilities and nothing else.

**Response: Text has been updated.**

5. Revise to "No" per comments and revisions on Page 1

**Response: Text has been updated.**

6. Please add a note here as supporting evidence for selecting Item E above. State something like: Regional facility is Pond #2 that was approved with the overall development of Falcon Marketplace with PCD filing number SF-19-001.

**Response: Note has been added.**

#### COMMENT 5

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##### SWMP Checklist Comments

1. Checklist Item #4 - Needs to be addressed

**Response: Project narrative descriptive of construction activities has been added to SWMP page 5.**

2. Checklist Item #8 - Needs to be addressed

**Response: Erosion potential and discharge impacts have been added to SWMP sheet 6.**

3. Checklist Item #17c - Needs to be addressed

**Response: All areas of disturbance have been added to erosion control plans.**

4. Checklist Item #17d - Needs to be addressed

**Response: A note addressing areas of cut fill has been added to erosion control plan.**

5. Checklist Item #20 - Needs to be addressed – See comments on Sheet C2.3 of Site Dev Plan

**Response: The requested additional details have been added to plans.**

6. Checklist Item #25 - Needs to be addressed

**Response: Signature has been added to SWMP sheet 37**

7. Checklist Item #26 - Needs to be addressed

**Response: Note has been added to SWMP sheet 37.**

8. Checklists were submitted separately on EDARP, so remove GEC checklist pages from the SWMP checklist pages above.

**Response: Noted, sheets have been removed.**

#### COMMENT 6

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Please complete an ESQCP form and Sophie will open a slot for you to upload it on EDARP.

**Response: ESQCP form has been completed and uploaded.**

**COMMENT 7**

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GEC Plan comments made on Site Development Plan.

Sophie – They do not need to submit a standalone GEC Plan for the next round of reviews since it is included with the Site Development Plan.

**Response: Acknowledged.**

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

Thank you,

Thomas Pannell, PE  
Sr. Project Manager