

Darin Weiss

From: Luanne Ducett <l@tnesinc.com>
Sent: Wednesday, November 28, 2018 11:08 AM
To: Darin Weiss; Gloria Crossett; Mike Thibault
Cc: 'Todd Langord'
Subject: FW: Self Storage Omaha (EA-17-137)

Team,

See below, this is great news!!! I pushed them and they backed down, this will save Todd about \$50,000-\$80,000 and add units. We just need to keep the disturbance below one acre.

Darin can you review the site plan and send me a new cad? Can we get the disturbance below 1 acre?

Thanks, Luanne

L Ducett, P.E.

President

Terra Nova Engineering, Inc.

Ability Design Build, LLC

721 S. 23rd Street

Colorado Springs, CO 80904

719-499-2255 cell

719-635-6422 office

719-635-6426 fax

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From: Gilbert LaForce <GilbertLaForce@elpasoco.com>
Sent: Wednesday, November 28, 2018 10:54 AM
To: 'Luanne Ducett' <l@tnesinc.com>
Cc: Len Kendall <LenKendall@elpasoco.com>
Subject: RE: Self Storage Omaha (EA-17-137)

Luanne,

The graphics at the proposed area is solid black.

After discussion with my manager and the County Stormwater Quality Coordinator, this particular project would not require Water Quality if disturbance is less than one acre.

The MS4 permit noted permanent WQ is required for applicable development sites. "Applicable development sites" are those that result in land disturbance of greater than or equal to one acre, including sites less than one acre that are part of a larger common plan of development.

The County's current understanding of "Part of a larger common plan of development" is a) the overall subdivision was established after Water Quality (Feb 2008) was adopted or b) the overall development where a project is located has an open permit. Since the overall development was completed prior to 2008 and no longer has an open permit your project (if less than an acre of disturbance) does not fall under the definition of "part of a larger common plan of development".

For detention requirements the main criteria is the manner or quantity of runoff does not increase or impact downstream properties. Your drainage report would have to provide the justification and backup material for not requiring detention. Review the Sand Creek DBPS and see if this is an area that is accounted for by regional detention and the findings/recommendations from the original drainage report for the site. Analysis would also have to show the downstream facility can handle the developed flow.

While WQ is not required the drainage report must state/justify why WQ is not required.

Respectfully,

Gilbert C. LaForce, P.E.

Engineer II

El Paso County

Planning and Community Development

2880 International Circle, Suite 110

Colorado Springs, CO 80910

Direct: (719) 520-7945

Fax: (719) 520-7984

gilbertlaforce@elpasoco.com

From: Luanne Ducett [<mailto:l@tnesinc.com>]

Sent: Thursday, November 15, 2018 3:56 PM

To: Gilbert LaForce

Cc: 'Todd Langord'; darin@mscivil.com

Subject: Self Storage Omaha

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Gilbert, this is a sketch of the proposed addition at the parcel number 5407205013

If we can keep the disturbance to under an acre can we do this project without water quality and detention?

I know that the rules have recently changed and wanted to check with you on this. Thanks, Luanne

L Ducett, P.E.

President

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