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USAFA Base Planner 4/25/2025 3:31:37 PM	Thank you for sending the United States Air Force Academy (USAFA) the review for Gleneagle View – Northgate Auto Dealership (File #: PPR2514). USAFA has questions about the adequacy of the drainage solution for this development. We would like to see calculation that the area set aside for the Extended Detention Basin (EDB) will be able to hold the amount of stormwater that will be generated from that area PLUS cumulative runoff from the existing developments until the EDB can connect to the County's North Gate Detention Pond. Also, if that is the intent, the drainage report should also state that the outflow from the pond will ultimately be conveyed to the County's Pond. Finally, we cannot clearly discern which creek the stormwater in the existing extended detention pond will transport to, and if the discharge will run along North Gate Boulevard. This has been an issue in the past since the runoff on North Gate runs westerly toward our gate and often carries a sediment load that then places a mitigation burden on us.	4/25/2025 3:31:37 PM
De 4/ C De re 4/	<p>On EDB Capacity: The easiest place to see the pond capacity check is on the proposed drainage map (the actual calc tables have it to, it's just harder to follow where everything comes from). The design point summary table includes the existing, proposed, and design flows routed to the pond for the site (the omega design point). All runoff from the site enters the pond from a single point, so the calcs are a simple summation of basin flows.</p> <p>On County's Pond: I don't know if runoff from this site will be sent to the County's pond or not. The original drainage report talked about it, but we weren't involved in it and don't know what the County plans. For this project the intent is to use the existing pond that was designed to provide stormwater treatment for this site.</p> <p>On pond drainage where: I can't accurately tell the path either. It almost certainly ends up in Monument Creek. Whether it runs all the way in North Gate Blvd, or gets caught by a storm inlet and dumped into Smith Creek before flowing to Monument Creek, I can't tell from LIDAR. The existing pond is designed to keep site runoff flows below historic conditions and provide water quality treatment, so this site shouldn't be contributing anything above historic runoff rates.</p>	2025 :48 2025 43
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4/17/2025 3:00:10 PM	Reviewed by: Erik Keech, Senior County Attorney, erikakeech2@elpasoco.com.	
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