

**El Paso County
Planning & Community Development**
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127
Attn: Nina Ruiz

November 14, 2019

**RE: 4-Way Ranch Metropolitan District
Lift Station
Site Development Plan (PPR-18-051) – Comment Response Letter**

Dear Ms. Ruiz:

Below are comments provided on 05/13/2019 from the review of the Site Development Plan for the above-referenced project. I have inserted my responses and actions taken in **blue** below each comment.

EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

Current Planning

1. Please confirm there will be no exterior lights.
Two exterior wall pack lights will be mounted on the south and east walls of the building per the Lighting Plan included as Sheet LP1. The south wall pack provides lighting for the building entrance and the east wall pack provides lighting for the parking area.

1. Please include a spreadsheet outlining the necessary landscaping in comparison to what have been provided.
A table is provided on Sheet LS1 - Landscaping Plan outlining the required and provided landscaping. Additionally, the proposed landscaping is identified in the Landscape Letter and Letter of Intent.

2. Please add standard ADA note and ADA route.
In accordance with Chapter 11, Section 1103.2.9 Equipment spaces of the 2015 IBC, Spaces frequented only by service personnel for maintenance, repair, or occasional monitoring of equipment are not required to comply with this chapter. The facility will NOT be customer-oriented and will not have customer traffic. Access will only be open to operations staff for maintenance and monitoring equipment at the lift station. The first floor and bathroom has been designed to be ADA accessible. The ADA note had already been included on Sheet C2 – Overall Proposed Site Plan.

3. Please add the exterior boundaries of the parcel (dimensioned) and then show a zoomed in version with the detail.
Comment addressed in the revised Site Development Plan.

Engineering Division

General

1. The following documents also need to be submitted with this application:
 - A. A SWMP

A SWMP has been included in this submittal.

- B. A pond operations and maintenance agreement and easement document
A pond operation and maintenance agreement and easement document will be prepared and submitted with the future detention facility to be built (and is planned) for the surrounding subdivision (Waterbury). The future detention pond will account for the lift station site in its storage capacity. In order to offset the additional impervious area and avoid detention facilities prior to the proposed future detention facility, we are proposing to install permeable material adjacent to the building in lieu of the typical gravel driveway. A private detention basin/stormwater quality best management practice maintenance agreement and easement document is included in this submittal.
- C. A MS4 post construction form and SDI worksheet
A MS4 post construction form and SDI worksheet have been included in this submittal. All stormwater conveyance structures will be owned and operated by 4-Way Ranch Metropolitan District, including access road drainage ditches, check dams, culvert, and permeable pavement.

Drainage Letter

1. A Final Drainage Report (FDR) will be required in order to allow for the construction of the lift station site and its access road.
A drainage letter addressing the lift station site and access road has been included in this submittal.
2. Permanent storm water quality facilities will either need to be constructed now for these facilities or temporary facilities will need to be constructed to accommodate them. ECM I.7.1.B.
Both temporary BMPs and permanent storm quality facilities have been included in this submittal. Temporary BMPs, including silt fence and sediment logs, have been proposed and are shown in the Grading and Erosion Control Plan (GEC). Permanent storm quality facilities, including permeable pavement system, have been included to offset the additional impervious area and avoid detention facilities prior to the proposed future detention facility discussed in the response to general comment B above. Permeable pavement systems allow movement of water into the layers below the pavement surface providing treatment and slow release of the water quality capture volume (WQCV).
3. If temporary facilities are proposed then permanent facilities will need to be identified and the schedule for their construction also identified.
Sediment control logs will be installed in the drainage ditches of the temporary access road until vegetation is established. Once vegetation is established, the grass swale will serve as a permanent water quality facility for the temporary access road by conveying flow in a slow, shallow manner to facilitate sedimentation and filtering while limiting erosion. An 18-inch CMP Culvert will be installed to convey stormwater flow from the roadside ditch into the existing natural swale. This will eventually discharge into a regional detention facility proposed with the development of the Waterbury Subdivision (discussed above).
4. Either type of facility will need to be supported by the submittals shown above in the section labeled "General"
See responses in the "General" comments above.

5. See cursory electronic redline comments.

Comments have been addressed in the revised drainage letter and in this comment response letter.

Grading and Erosion Control Plan

1. These plans were only cursorily reviewed due to the number of issues and additional study required for the drainage report.

Noted.

2. Call out the grading and erosion control for both the permanent or temporary SWQ facility, and the culverts and end treatments associated with the access road crossing the drainage way.

Comment addressed in the revised Grading and Erosion Control Plan.

3. See cursory electronic redline comments.

Noted.

Site Development Plan

1. Call out on the site plan that the access road driveway is only temporary and will need to be permitted through El Paso County PCD Engineering. Additionally, show the permanent access route via the proposed Waterbury development proposal Public Streets.

The temporary and permanent access route have been identified on Sheet C1-Overall Existing Site Plan.

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

1. This area is within MVEA certificated service area. MVEA 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 MVEA line extension policy. Information concerning these requirements can be obtained by contacting the Engineering Department of MVEA.

Noted.

2. MVEA will work with 4-Way Ranch Metropolitan District for needed utility easements.

Noted.

3. MVEA has existing facilities within this parcel of land. If there is any removal or relocation of facilities it will be at the expense of the applicant.

Noted.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations/Floodplain has the following comments:

1. Is the proposed access the black highlighted line leading to Stapleton Rd. on page 2? Once the subdivision is built the substation address will have to change address to the direct access. Enumerations needs in writing, that this is understood.

Yes, the proposed access road follows the existing access easement from Stapleton Rd. shown as a black highlighted line on Sheet C1 – Overall Existing Site Plan. The access road to the lift station will eventually be off of a roadway yet to be developed as part of the

Waterbury development. 4-Way Ranch Metropolitan District understands the lift station address will need to be changed when the Waterbury subdivision is constructed.

EL PASO COUNTY HEALTH DEPARTMENT

1. The lift station and the site must meet the Design Criteria of the Colorado Department of Public Health and Environment (CDPHE), Water Quality Control Division (WQCD), for lift station construction and associated facilities.
The CDPHE WQCD has reviewed and approved the final plans and specifications for the 4-Way Ranch Lift Station in accordance with the State of Colorado Design Criteria for Domestic Wastewater Treatment Works. The construction approval letter dated January 31, 2018 is attached.
2. The restroom associated with the building constructed over the lift station wet well will be supplied water and wastewater services by 4-Way Ranch Metropolitan District.
Yes, this is noted on the plumbing sheets which are included in the construction plans.
3. No other El Paso County Public Health issues noted with the site approval.
Noted.

WOODMEN HILLS METROPOLITAN DISTRICT

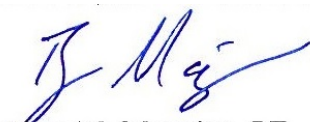
1. Construction will be done per Woodmen Hills Metropolitan District (WHMD) specifications. Inspections will be done by WHMD staff.
Noted.

FALCON FIRE PROTECTION DISTRICT

1. Falcon Fire has reviewed this development plan request with no objections and one request. That an adequate emergency vehicle access road be provided to the facility meeting requirements of the 2009 IFC as adopted and approved.
Noted. Revisions to the access road and site have been included to facilitate emergency vehicle access, which includes a proposed temporary access road width of 20-ft wide and a 24-ft wide driveway and 80-ft diameter cul-de-sac on the lift station site. Revisions are shown on Sheet C1-Overall Existing Site Plan and C2-Overall Proposed Site Plan.

Comments received from any of the non-responding agencies following the issuance of this letter will be forwarded to the applicant/applicant's representative and will be added to the end of this letter for record keeping purposes. **Noted.**

Sincerely,
JDS-Hydro Consultants, Inc.



Ryan M. Mangino, PE