

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

July 14, 2020

**RE: Woodmen Hills Metropolitan District
West Concrete Water Storage Tanks
Site Development Plan (PPR-20-0017) – Comment Response Letter**

Dear Mr. Howser:

Below are comments 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

Planning Department

Letter of Intent:

1. Include a section in this letter addressing lighting. No lighting plan noted.
Addressed in the revised LOI. A section titled Lighting & Site Security has been added.

Landscape Plan:

1. You may cluster trees or provide trees in other proximate locations to meet the required number of trees without needing alternative landscaping.
Addressed in the revised Landscape Plan. An alternative landscaping plan is no longer requested.

Site Development Plan

1. Add PPR-20-017 to C1 and C2.
Addressed in the revised Site Development Plan.
2. Sheet C1: The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
Addressed in the revised Site Development Plan.
3. Sheet C2: Show building setback lines on this plan.
Addressed in the revised Site Development Plan.
4. Sheet C2: Include a detail for the perimeter fence, including height, material, etc.
Addressed in the revised Site Development Plan.

5. Sheet C2: Include a detail for security/emergency lighting
Addressed in the revised Site Development Plan. Fencing details are included on Sheet C17. Site lighting is discussed in the revised LOI.

General Comments

1. Title commitment indicates several mineral rights exist on this property. Please provide proof of notification of owner of mineral rights.
Proof of notification is included in the revised submittal.

PCD Engineering Department

Final Drainage Report

1. Use the same titles as indicated in the ECM for the titles of the four steps for the Four Step Process.
Addressed in the revised Final Drainage Report.
2. Indicate a stormwater quality / full spectrum detention facility that meets the ECM criteria.
Addressed in the revised Final Drainage Report.
3. Provide a drainage map that indicates existing conditions and all adjacent property ownership.
Addressed in the revised Final Drainage Report.
4. Cover sheet: Add PPR-20-017
Addressed in the revised Final Drainage Report.
5. Page 4: /Reference; also indicate if there was a report done for the existing tank?
The following text was added to the revised drainage report, Section V) Drainage Criteria, "The existing water storage tank site which is adjacent to the proposed WHMD tank site is owned and operated by SRMD. WHMD is unaware of a drainage report prepared for the adjacent SRMD tank site, however, the facility was approved by Pikes Peak Regional Building Department (PPRBD)."
6. Page 4: Use the title of the steps as indicated, and in the same order as shown in ECM I.7.2
Addressed in the revised Final Drainage Report.
7. Page 4: This is the only place the detention basin is proposed to be a Sand Filter Basin. All the other placed it is proposed to be something different.
Sand Filter Basin has been replaced with extended detention basin with full spectrum detention in the revised Final Drainage Report.
8. Page 4: Industrial Commercial BMPs?
Spill containment and control for equipment fueling and maintenance and bulk storage will be implemented on the site. Further details are provided in the site's stormwater management plan (SWMP).
9. Page 6: Indicate that the concentration of the flows are on either SRMD property or are accepted by Timber Ridge development ownership.
Text was revised to indicated that the concentration of the flow will discharge into an existing drainage swale on the SRMD property which eventually flows to an existing

stock pond located on the future Retreat at TimberRidge development and then into Sand Creek.

10. Page 7: No more than 20% of the overall site can leave the site without treatment. Indicate the amounts in the text.

The following text was added to Section X - Proposed Drainage Conditions, General Concept: "Approximately 14% of the site (on the east and south side of the property) drains off-site to the east and south onto the SRMD property without treatment. This was due to grading restraints on the site and the limited site area."

11. Appendix E, Detention Basin Stage-Storage Table Builder: See revision to ECM adopted July 2, 2019. Outlet structure must comply to the details shown in that revision. (UDFCD Nov 2015) design.

Outlet structure revised to comply with the details in the UDFCD November 2015 design. Calculations for the detention basin sizing and outlet structure have been revised in Appendix E.

12. Appendix F, DP1: Provide a separate existing conditions Plan/Map. Show all surrounding properties with ownership. The text indicates the outfall goes to Timber Ridge development site.

Addressed in the revised Final Drainage Report.

13. Appendix F, DP2: Provide an access road to the micro-pool. See revisions to ECM adopted July 2, 2019. Detention structure must comply to the details shown in that revision (UDFCD Nov 2015) design. Requires trickle channel, micro-pool, may require a forebay depending on calculation sheet.. 18 inch RCP?

Due to the small size of the detention basin, an access road located on the dam crest will be used to access/clean out the outlet structure using a backhoe. Outlet structure revised to comply with the details in the UDFCD November 2015 design. Calculations for the detention basin sizing and outlet structure have been revised in Appendix E. In addition, a concrete trickle channel has been added to convey concentrated flows to the outlet structure where the micro-pool is located within the proposed outlet structure. A forebay is not required due to the small size of the site and detention basin as shown on the design procedure form in Appendix E. The outlet pipe was changed to 15-inch RCP. Revised drainage sheets are included in Appendix F.

14. Appendix F, DP3: See revision to ECM adopted July 2, 2019. Outlet structure must comply to the details shown in that revision (UDFCD Nov 2015) design.

Outlet structure revised to comply with the details in the UDFCD November 2015 design. Revised drainage sheets are included in Appendix F.

Financial Assurance Estimate

1. See electronic redline comments. From both PCD Engineering and El Paso County Stormwater Group.

Noted.

2. Add PPR-20-017

Addressed in the revised FAE.

3. Page 3, Section 3 – Storm Drain Improvements: The RCP and riprap should go here; as district maintained.
Addressed in the revised FAE.
4. Page 4: Include unit cost for as-built plans and pond/BMP certification
Addressed in the revised FAE.

General Comments:

1. Provide proof of embankment/pond submittal to State Engineer.
A Notice of Intent for a Non-Jurisdictional Water Impoundment Structure was submitted to the State Engineer on 07/13/2020. A copy of the submittal is included as an attachment.

El Paso County Stormwater Group

Grading and Erosion Control Plan Checklist

1. Items that need to be addressed include: Section 1 - b, d, h, i, m, p, r, s, v, z, ff, jj.
The listed items have been addressed in the revised Grading and Erosion Control Plan. An updated Grading and Erosion Control Plan Checklist is attached.

GEC Plan Comments

1. Page C10 – update construction schedule
Addressed in the revised Grading and Erosion Control Plan.
2. Page C11 – label all proposed temporary construction control measures by phase of implementation (initial, interim, final).
Addressed in the revised Grading and Erosion Control Plan. There are no phases of implementation planned, only a single phase ranging from initial to final.
3. Page C11 – Adjacent city/town/jurisdictional boundaries, subdivision names, and property parcel numbers must be labeled
Addressed in the revised Grading and Erosion Control Plan. Property schedule numbers were included for adjacent properties.
4. Page C11 – show ECB hatching on slopes steeper than 3:1
Addressed in the revised Grading and Erosion Control Plan. Hatching for proposed ECB is shown on slopes steeper than 3:1 which include the slope east of the tank and on the EDB sideslopes.
5. Page C11 – Define hatching for stockpile/staging area in legend
Addressed in the revised Grading and Erosion Control Plan. Staging area hatching is included in the legend.
6. Page C11 – Specify locations for seed and mulch. Will not be seeding over gravel area.
Addressed in the revised Grading and Erosion Control Plan. Note 1 on Sheet C11 was revised as follows, “Seed and mulch all disturbed areas that will not have improvements (i.e. gravel roads, riprap, etc.)”

7. Page C11 – Add a note about the following: 1. Existing vegetation at the Site, 2. No batch plants are proposed, 3. No stream crossings
Addressed in the revised Grading and Erosion Control Plan.
8. Page C12 – Show all BMP details proposed
Erosion Control Blanket details were added as page C14.
9. Page C12 – Show pond details
A note on page C11 was added stating that the Detention Pond Plan & Profile should be referenced for pond details. It is our desire to not place information in different locations to avoid errors and redundancy.

SWMP Checklist

1. All items in the SWMP Checklist must be addressed. If not applicable, explain in SWMP text and check box on SWMP checklist. DO not use “N/A” on SWMP checklist.
Noted.
2. Items that need to be addressed include: Section 1 – 1, 5 (see note on GEC), 6, 16, 17a, 17b, 17c, 17d, 17f (see note on GEC), 17g, 17i (see note on GEC), 25, and 26; Section 3 – a (needs to be stated in the SWMP text).
The listed items have been addressed in the revised Stormwater Management Plan. An updated Stormwater Management Plan Checklist is attached.

SWMP

1. Item 1: Add Qualified Stormwater Manager and Contractor information to cover/title sheet. If unknown, add a placeholder to be updated prior to pre-construction meeting.
Addressed in the revised SWMP. The following was added to the contact information section in the SWMP and will be updated prior to the start of construction.

Contractor

Name: **DN Tanks, Inc.**
Address: **410 East Trinity Blvd., Grand Prairie TX 75050**
Contact: _____
Telephone: _____

Qualified Stormwater Manager

Name: **Kodiak Development Group**
Address: **123 Troy Hill Rd., Colorado Springs, CO 80916**
Contact: _____
Telephone: _____

2. Add PPR-20-017 to cover sheet.

Addressed in the revised SWMP.

3. Page 4, Section 1.3 Sequence of Construction Activities - Item 6: Add anticipated time for each event. Can be an estimate and is subject to change.

Addressed in the revised SWMP. The following was added to Section 1.3 – Sequence of Construction Activities:

Description	Timeframe
• Erosion Control BMP's	July 2020 – May 2021
• Mobilization	July 2020
• Construction Staking	July 2020
• Clearing and Grubbing	July 2020
• Excavation	July 2020 – July 2021
• Concrete tank installation	August – September 2020
• Buried pipeline installation	July 2020
• Outlet structure installation	September 2020 – October 2020
• Backfill and grading	September 2020 – October 2020
• Final grading	November 2020
• Revegetation	May 2021

4. Page 5, change “groundwater” to “stormwater”
Addressed in the revised SWMP.
5. Page 6, section 1.9 Receiving Waters – item 16: Add a description of all stream crossings located within the project area or a statement that no stream crossings in the project area.
Addressed in the revised SWMP. There are no stream crossings in the project area.
6. Page 7, Section 2.0 Erosion and Sediments Controls – change “may” to “will”
Addressed in the revised SWMP.
7. Page 8, Section 3.3 Pollutant Prevention Control Measures – removed “If the contractor cannot do this then”
Addressed in the revised SWMP.
8. Page 10, Section 3.6 Final Stabilization and Long-Term Storm Water Management – Item 26: Add a note stating that this project does not rely on control measures owned or operated by another entity.
Addressed in the revised SWMP.
9. Page 10, Section 3.7 Inspection and Maintenance – add “of this SWMP and kept onsite”
Addressed in the revised SWMP.
10. Page 10, Section 3.7 Inspection and Maintenance – item 25: Add signature(s)
Addressed in the revised SWMP.

Inspection and Maintenance Plan

1. Add the cross streets if address is not known yet on cover sheet.

The PPRBD enumerations department assigned 9225 Arroya Ln., Colorado Springs, CO 80908 to the site. This address has been included on the Inspection and Maintenance Plan Cover Sheet.

Additionally, Appendix A was updated to reflect the outlet structure revisions included in the revised Final Drainage Report.

Post Construction Stormwater Management Applicability Evaluation Form

1. Include El Paso County Project #: PPR-20-017
Addressed in the revised Post Construction Stormwater Management Applicability Evaluation Form.

DIVISION OF WATER RESOURCES

1. This referral does not appear to qualify as a “subdivision” as defined in § 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 memorandum to county planning directors, this office will only perform a cursory review of the referral information and provide comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water. Woodmen Hills Metropolitan District is requesting to construct water storage tanks at a site located on Arroya Lane, approximately 0.6 mile east of Vollmer Road in Colorado Springs. The site will be approximately 1.47 acres in size. A water transmission line owned by WHMD will provide water to the tanks as well as draw water from the tanks during periods of demand. The Division of Water Resources has no objection to the application as submitted.
Noted.

EL PASO COUNTY PUBLIC HEALTH – ENVIRONMENTAL HEALTH DIVISION

1. The construction of the water storage tank must meet the design criteria of the Colorado Department of Public Health and Environment, Water Quality Control Division.
Noted.
2. The water quality basins must have mosquito control responsibilities included as a part of the construction design and maintenance plan to help control mosquito breeding habitat and minimize the potential for West Nile Virus.
The proposed extended detention basin includes a sloped pond bottom to an outlet structure where a 2.5-foot micro-pool and initial surge volume is provided. These features prevent shallow ponding in the base of the pond or in front of the outlet structure thus preventing the development of a breeding ground for mosquitoes.
3. The site is unmanned and does not require wastewater service.
Noted.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Enumerations has the following comments:

1. The proposed new water tank will require an address to be used when submitting building plans. Contact Enumerations prior to submittal so that an address can be assigned.
Enumerations assigned 9225 Arroya Ln., Colorado Springs, CO 80908 to the new tank.
This address has been updated on all associated submittals.

Sincerely,
JDS-Hydro Consultants, Inc.

A handwritten signature in blue ink, appearing to read 'R Mangino', is positioned above the printed name.

Ryan Mangino, P.E.