Development & Consulting, Inc

9.3.2026

Project Name: Powers & Palmer FSU 05934
Project Address: 5813 Palmer Park Blvd, Colorado Springs, CO 80915

RE: El Paso County – Site Plan Review - RESPONSE LETTER, 2nd Review
Permit No.: PPR2521

City Contact(s): Lacey Dean // LaceyDean2@ELPasoco.com
Edward Schoenheit, Engineer // edwardschoenheit@elpasoco.com

Applicant Responses shall appear in ***RED Italics*** below city comments.

General Comments

G1. What is the height of the trash enclosure? An address and separate permit may be required. Email me directly with the response, so that I can close my comments on this project.
No further comments.

Amy Vanderbeek
Enumerations Plans Examiner
Pikes Peak Regional Building Department
O: 719-327-2930 E: Amy@pprbd.org

Applicant Response: Per discussion with Amy Vanderbeek, 5809 Palmer Park Blvd will be used for the trash enclosure address.

PCD Project Manager Comments

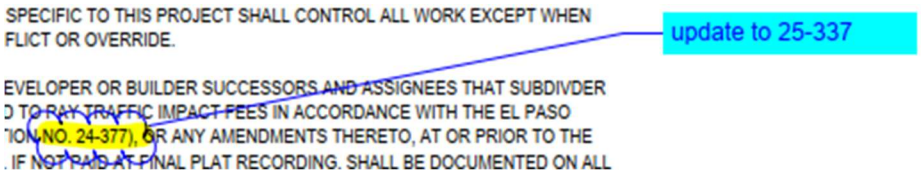
Review 2: EPC Planning Division has comments in green text boxes on the following documents.

- Letter of Intent
- Site Development Plan

P1. Please resubmit on the next submittal for re-review as requested in Review 1: Lighting Plan

Applicant Response: Lighting plan provided on sheet ES1.0 of the architectural plan set.
Detail No./Sheet No.: ES1.0

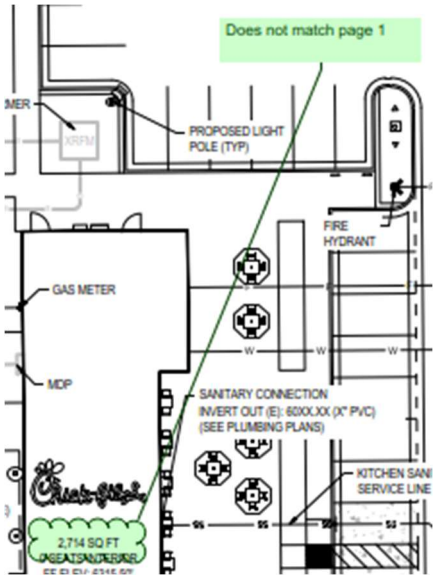
P2. SDP Sheet 2:



Applicant Response [Merrick]: RESOLUTION NUMBER TO 25-337

Detail No./Sheet No.: 2

P3. SDP Sheet 5



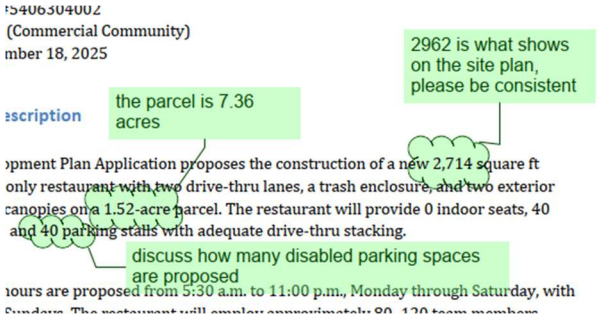
Applicant Response [Merrick]: SQUARE FOOTAGE UPDATED TO MATCH ACROSS SHEETS
Detail No./Sheet No.: PAGE 5

P4. LOI Page 1

*** REVISE***
Most of this letter seems to be discussing a property within the City Planning jurisdiction and referencing the Unified Development Code. Please revise and discuss the property on Palmer Park and Powers and how the design complies with the Land Development code and resubmit for re-review.

Applicant Response [4G]: LOI revised to discuss Chick-fil-A property and El Paso County Land Development Code.

P5. LOI Page 1



Applicant Response [4G]: LOI updated to accurately reflect parcel size.

Engineering Comments

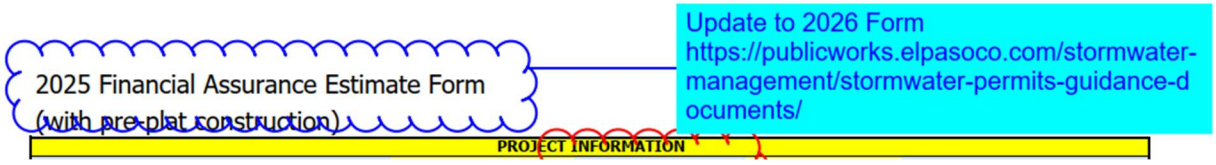
Please see engineering review comments on the following documents.

- FAE_V2
- GEC Plans_V2
- FDR_V2
- TIS_V2

E1. Note some documents, GEC, landscape, FDR show remnants of the stormwater pipe which comment response documents indicates has removed with the Rain Garden design. Please remove and update all docs if the pipe is not longer part of the design.
Applicant Response [Merrick]: REMOVAL OF ALL ASPECTS PERTAINING TO THE RAIN GARDEN HAVE OCCURRED ACROSS ALL APPLICABLE DOCUMENTS
Detail No./Sheet No.: AL APPLICABLE DOCUMENTS

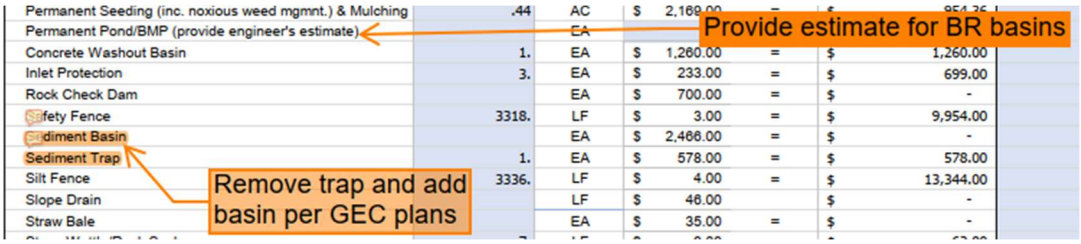
E2. EPC Road Impact Fees to be paid at time of building permit
CAT: Fast Food $13,694 per 1000sqft
BLDG sqft= 2962sqft
EPC RIF $40,561.62
https://publicworks.elpasoco.com/road-impact-fees/
Applicant Response [4G]: Fees to be paid at time of building permit.

E3. FAE Page 1



Applicant Response [Merrick]: UPATED TO 2026 FORM
Detail No./Sheet No.: PAGE 1

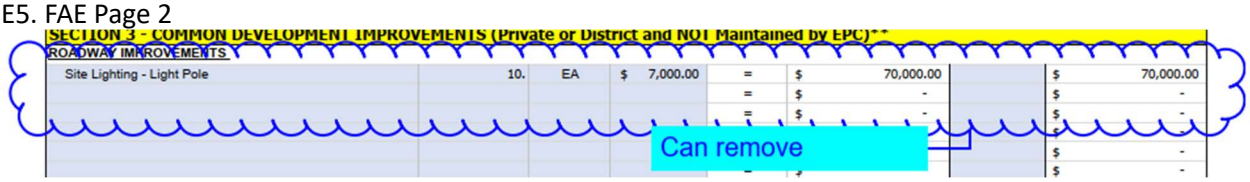
E4. FAE Page 1



Permanent Seeding (inc. noxious weed mgmnt.) & Mulching	.44	AC	$ 2,169.00	=	$ 954.36	
Permanent Pond/BMP (provide engineer's estimate)		EA				
Concrete Washout Basin	1.	EA	$ 1,260.00	=	$ 1,260.00	
Inlet Protection	3.	EA	$ 233.00	=	$ 699.00	
Rock Check Dam		EA	$ 700.00	=	$ -	
Safety Fence	3318.	LF	$ 3.00	=	$ 9,954.00	
Sediment Basin		EA	$ 2,466.00	=	$ -	
Sediment Trap	1.	EA	$ 578.00	=	$ 578.00	
Silt Fence	3336.	LF	$ 4.00	=	$ 13,344.00	
Slope Drain		LF	$ 46.00		$ -	
Straw Bale		EA	$ 35.00	=	$ -	

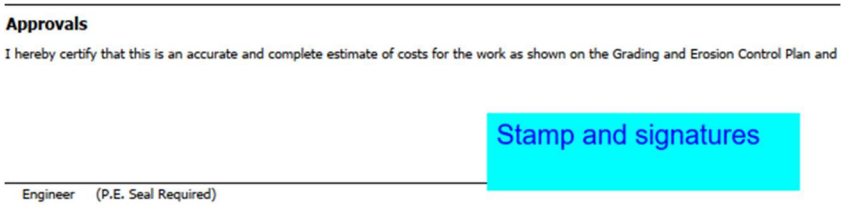
Applicant Response [Merrick]: FAE FORMED UPDATED TO 2026 FORM
Detail No./Sheet No.: PAGE 1

E5. FAE Page 2



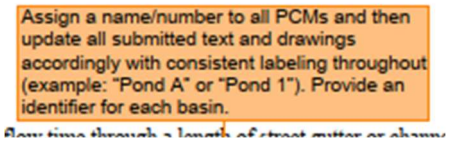
Applicant Response [Merrick]: FAE FORMED UPDATED TO 2026 FORM
Detail No./Sheet No.: PAGE 2

E6. FAE Page 3 – Merrick, please provide PE seal first, then we will have CFA sign below.



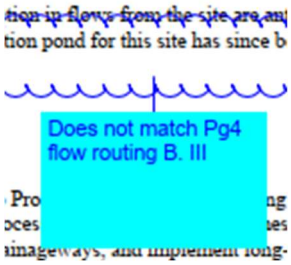
Applicant Response [Merrick]: STAMP AND SIGNATURES PROVIDED
Detail No./Sheet No.: PAGE 3

E7. FDR Page 7



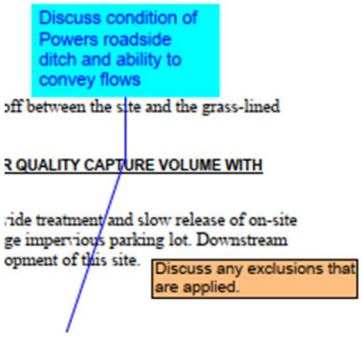
Applicant Response [Merrick]: FDP UPDATED WITH AN IDENTIFIER FOR EACH BASIN
Detail No./Sheet No.: PAGE 7

E8. FDR Page 7



Applicant Response [Merrick]: FDR BASINS AND FLOW ROUTES UPDATED
Detail No./Sheet No.: PAGE 7

E9. FDR Page 8



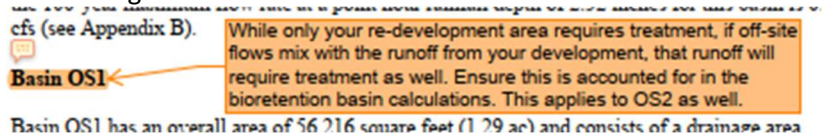
Applicant Response [Merrick]: CONDITION OF ROADSIDE DITCH AND ABILITY TO CONVEY FLOWS IS DISCUSSED
Detail No./Sheet No.: PAGE 8

E10. FDR Page 8



Applicant Response [Merrick]: EACH BASIN NOW SPECIFIES WHAT BIORETENTION BASIN THE BASIN IS TRIBUTARY ALONG WITH ANY EXCLUSIONS
Detail No./Sheet No.: PAGE 8

E11. FDR Page 9



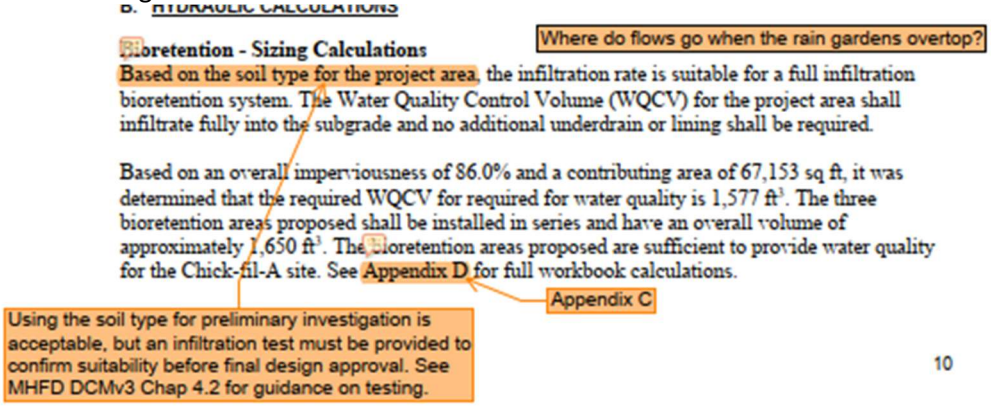
Applicant Response [Merrick]: FDR UPDATED TO ACCOUNT FOR NEW SAND FILTER DESIGN
Detail No./Sheet No.: PAGE 9

E12. FDR Page 11

Provide road side ditch profile and capacity analysis

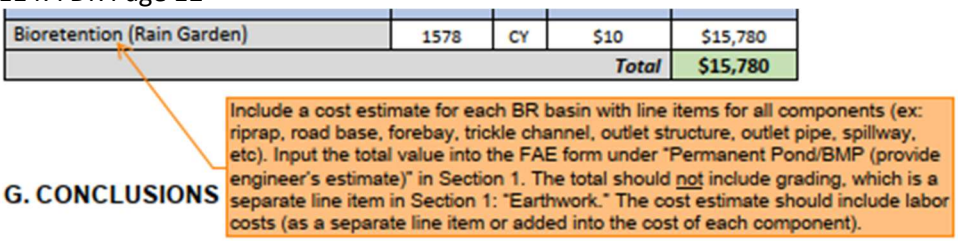
Applicant Response [Merrick]: ROAD SIDE DITCH PROFILE AND CAPACITY ANALYSIS PROVIDED
Detail No./Sheet No.: APPENDIX

E13. FDR Page 11



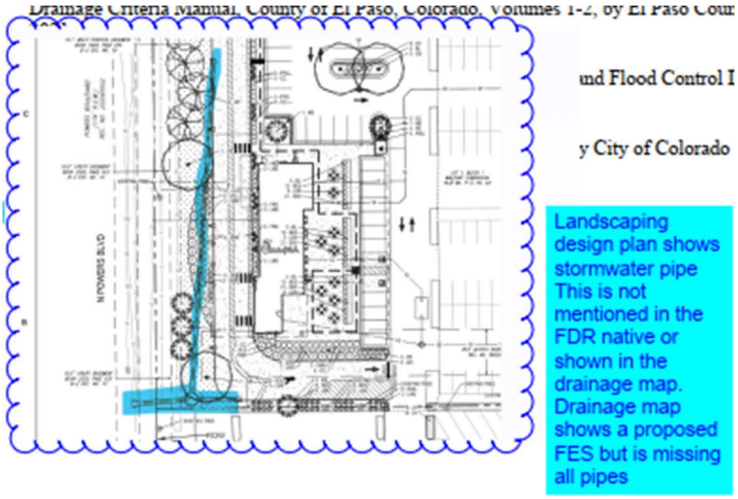
Applicant Response [Merrick]: FDR UPDATED TO ACCOUNT FOR NEW SAND FILTER DESIGN
Detail No./Sheet No.: PAGE 11

E14. FDR Page 12



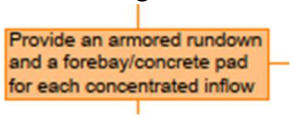
Applicant Response [Merrick]: FDR UPDATED TO ACCOUNT FOR NEW SAND FILTER DESIGN. COST ESTIMATE UPDATD
Detail No./Sheet No.: PAGE 12

E15. FDR Page 12



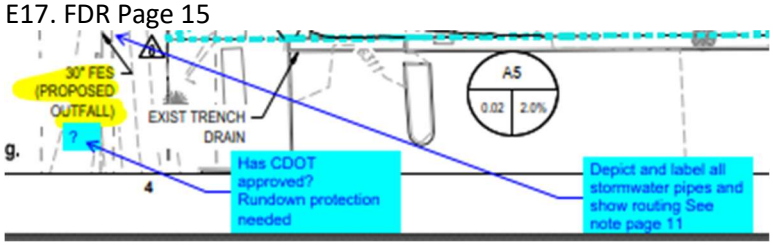
Applicant Response [Merrick]: LANDSCAPE PLANS UPDATED TO THE LATEST SITE AND UTILITY LAYOUT
Detail No./Sheet No.: PAGE 12

E16. FDR Page 15



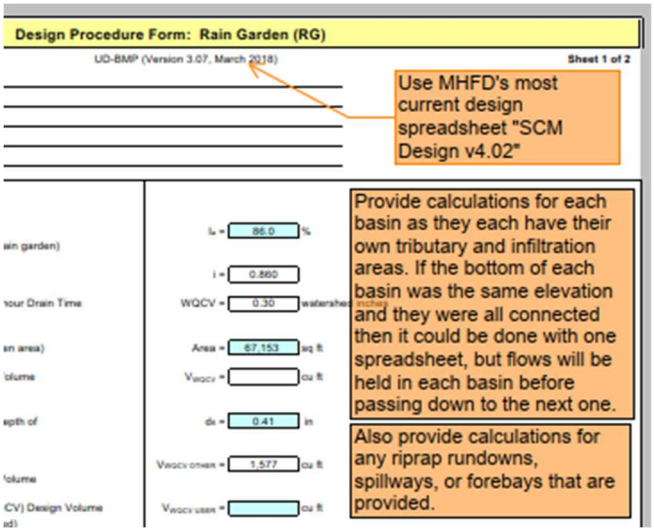
Applicant Response [Merrick]: FDR UPDATED TO ACCOUNT FOR NEW SAND FILTER DESIGN. COST ESTIMATE UPDATD
Detail No./Sheet No.: PAGE 15

E17. FDR Page 15



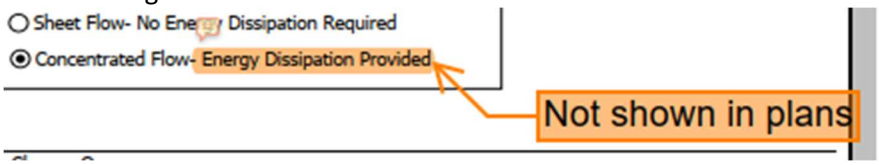
Applicant Response [Merrick]: DRAINAGE BASIN MAP UPDATED TO REFLECT THE CHANGES TO THE UTILITY LAYOUT AND ADDITION ON THE SAND FILTER
Detail No./Sheet No.: PAGE 15

E18. FDR Page 26



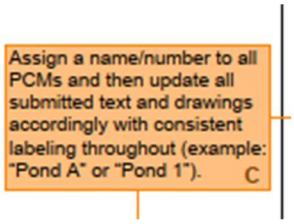
Applicant Response [Merrick]: FDR UPDATED TO ACCOUNT FOR NEW SAND FILTER DESIGN
Detail No./Sheet No.: PAGE 26

E19. FDR Page 27



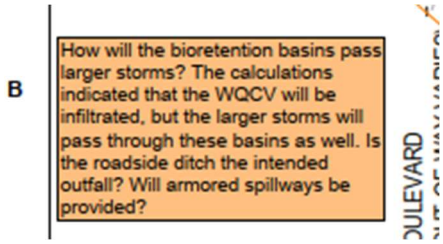
Applicant Response [Merrick]: ENERGY DISSIPATION REMOVED AS IT IS NOT A PART OF THE PLANS
Detail No./Sheet No.: PAGE 27

E20. GEC Sheet 4



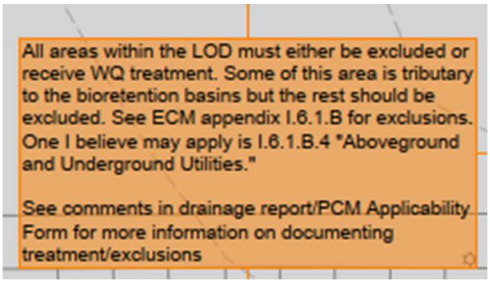
Applicant Response [Merrick]: PCMS ASSIGNED A NAME/NUMBER AND ADJUSTED ACCORDINGLY TO BE CONSISTENT THROUGHOUT THE TEXT / DRAWINGS.
Detail No./Sheet No.: SHEET 4

E21. GEC Sheet 4



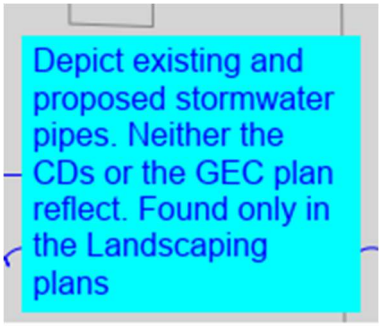
Applicant Response [Merrick]: SITE AND UTILITY LAYOUT REDESIGNED AND NO LONGER HAS STORMWATER INFRASTRUCTURE. SHEETS UPDATED.
Detail No./Sheet No.: PAGE 4

E22. GEC Sheet 5



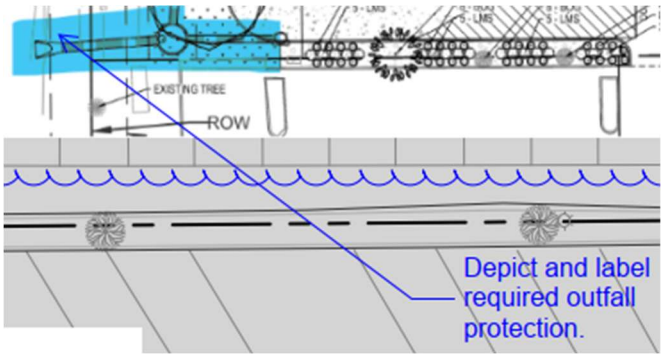
Applicant Response [Merrick]: SITE AND UTILITY LAYOUT REDESIGNED AND NO LONGER HAS STORMWATER INFRASTRUCTURE. SHEETS UPDATED.
Detail No./Sheet No.: PAGE 5

E23. GEC Sheet 7



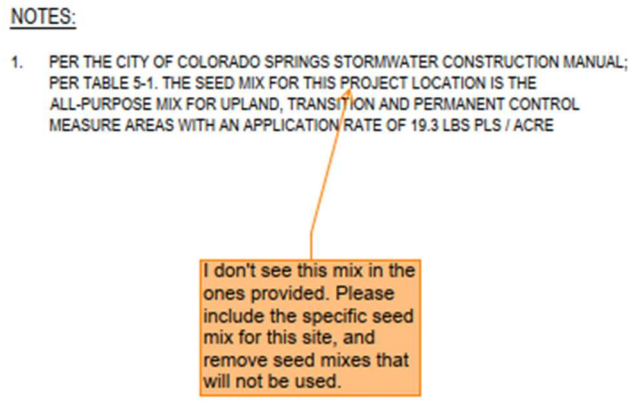
Applicant Response [Merrick]: SITE AND UTILITY LAYOUT REDESIGNED AND NO LONGER HAS STORMWATER INFRASTRUCTURE. SHEETS UPDATED.
Detail No./Sheet No.: SHEET 7

E24. GEC Sheet 7



Applicant Response [Merrick]: SITE AND UTILITY LAYOUT REDESIGNED AND NO LONGER HAS STORMWATER INFRASTRUCTURE. SHEETS UPDATED.
Detail No./Sheet No.: SHEET 7

E25. GEC Sheet 12



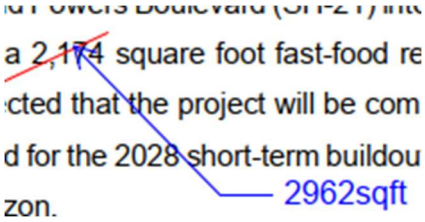
Applicant Response [Merrick]: SPECIFIC SEED MIX SPECIFIED
Detail No./Sheet No.: SHEET 12

E26. TIS Page 1



Applicant Response [Merrick/Kimley-Horn]: TEXT HAS BEEN INCLUDED IN UPDATED TIS
Detail No./Sheet No.: PAGE 1

E27. TIS Page 5



Applicant Response [Merrick/Kimley-Horn]: BUILDING SQUARE FOOTAGE HAS BEEN UPDATED TO 2,962 SQUARE FEET
Detail No./Sheet No.: PAGE 5

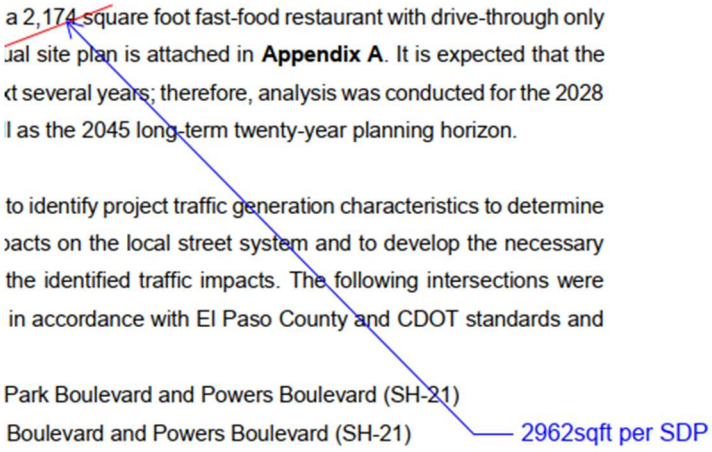
E28. TIS Page 6

Address development of commercial area across from VASA and impact on LOS Note the 2045 analysis does not seem to include the development of the adjacent commercial area.

Discuss movement of signalized intersection to Waynoka Rd

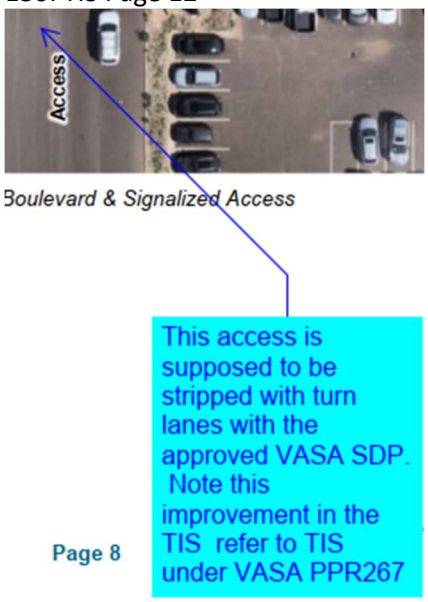
Applicant Response [Merrick/Kimley-Horn]: ADDITIONAL LANGUAGE HAS BEEN ADDED TO THE UPDATED TIS ADDRESSING THE DEVELOPMENT OF THE COMMERCIAL AREA ACROSS FROM VASA, POWERS AND PALMER PARK RETAIL. THIS DEVELOPMENT HAS BEEN INCLUDED IN THE 2045 BACKGROUND HORIZON. THE MOVEMENT OF SIGNALIZED INTERSECTION TO WAYNOKA ROAD HAS BEEN DISCUSSED AND UPDATED IN THE TIS EVALUATION.
Detail No./Sheet No.: PAGE 6

E29. TIS Page 7



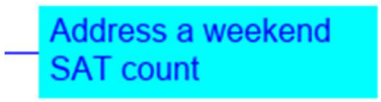
Applicant Response [Merrick/Kimley-Horn]: BUILDING SQUARE FOOTAGE HAS BEEN UPDATED TO 2,962 SQUARE FEET
Detail No./Sheet No.: PAGE 7

E30. TIS Page 12



Applicant Response [Merrick/Kimley-Horn]: THIS STRIPING IMPROVEMENT HAS BEEN NOTED IN THE TIS AND THE VASA PPR267 SDP HAS BEEN REFERENCED.
Detail No./Sheet No.: PAGE 12

E31. TIS Page 15



Applicant Response [Merrick/Kimley-Horn]: AS IN THE VASA TIS, PPR267, WEEKEND COUNTS WERE NOT EVALUATED IN THE STUDY.
AN ANALYSIS OF AVERAGE TRAFFIC WAS COMPLETED BY COLLECTING DAILY TRAFFIC DATA FROM THE COLORADO DEPARTMENT OF TRANSPORTATION ONLINE TRANSPORTATION SYSTEM (CDOT OTIS) AT A CONTINUOUS COUNT STATION NORTH OF THE SITE ON POWERS BOULEVARD (STATION 107556). DATA WAS TAKEN FROM JANUARY OF 2025, WHEN THE COUNTS WERE COLLECTED. FROM THE DATA, AN AVERAGE TUES/WEDS/THURS HAS APPROXIMATELY 45,656 VEHICLES PER DAY WHILE THE AVERAGE SATURDAY HAS 33.285 VEHICLES PER DAY. THEREFORE, SATURDAYS GENERATE APPROXIMATELY 12,000 FEWER VEHICLES PER DAY THAN A STANDARD WEEKDAY. SINCE WEEKDAY TRAFFIC IS HIGHER THAN SATURDAY, SATURDAY TRAFFIC WAS NOT EVALUATED IN THIS STUDY.
Detail No./Sheet No.: PAGE 15

E32. TIS Page 18

2045 to address movements of the intersection to Waynoka and development of adjacent commercial

Applicant Response [Merrick/Kimley-Horn]: THE 2045 HORIZON NOW ADDRESSES THE INTERSECTION TO WAYNOKA AND DEVELOPMENT OF ADJACENT COMMERCIAL. THE PALMER PARK ACCESS HAS BE CONVERTED TO RI/RO AND THE EAST ACCESS HAS BEEN ADDED TO SHOW THE REALIGNMENT OF WAYNOKA ROAD AND SIGNALIZATION IN 2045 BACKGROUND AND TOTAL CONDITIONS.
Detail No./Sheet No.: PAGE 18

E33. TIS Page 19

Please discuss how many sites nation wide have drive thru only.
Of the two site mentioned how do these compare to the existing location in Colorado Spring along Power Blvd (Dublin etc)

Applicant Response [Merrick/Kimley-Horn]: NATIONWIDE, THERE ARE 105 DRIVE-THROUGH ONLY SITES.
THE EXISTING CHICK-FIL-A ALONG POWERS AT DUBLIN IS NOT A DRIVE-THROUGH ONLY SITE AND THEREFORE IS NOT COMPARABLE.
THE DATA INCLUDED IN THIS STUDY IS THE MOST UP TO DATE DATA ON DRIVE THROUGH ONLY SITES, THERE HAS NOT BEEN ADDITIONAL DATA COLLECTED. IT SHOULD BE NOTED THAT SITE-SPECIFIC TRIP RATE DATA IS HIGHER THAN ITE TRIP RATE DATA WHICH IS CURRENTLY PROVIDING A MORE CONSERVATIVE EVALUATION.
Detail No./Sheet No.: PAGE 19

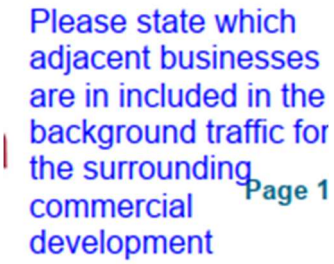
E34. TIS Page 20

Discuss what ADT and PH was used for VASA

Applicant Response [Merrick/Kimley-Horn]: THE VASA TIS UTILIZED GENERATES 2,048 DAILY TRIPS WITH 97 DURING THE MORNING PEAK HOUR AND 212 DURING THE AFTERNOON PEAK HOUR. ITE LUC 492 (HEALTH/FITNESS CLUB) WAS USED IN THE VASA TIS. THIS HAS BEEN NOTED IN THE UPDATED REPORT. NOTABLY, THE VASA LOCATED IN THE SAME OVERALL DEVELOPMENT AREA AS THE PROPOSED CHICK-FIL-A IS AN EXISTING SITE AND WAS OPERATIONAL AT THE TIME COUNTS WERE COLLECTED AND THEREFORE NO ADDITIONAL VOLUME WAS ADDED TO ACCOUNT FOR THE EXISTING HEALTH/FITNESS CLUB.

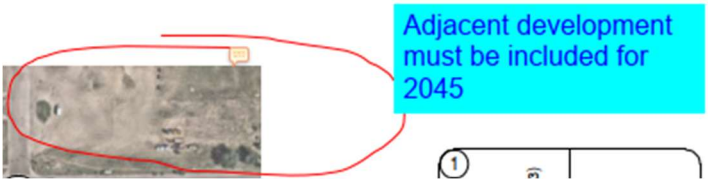
Detail No./Sheet No.: PAGE 16

E35. TIS Page 21



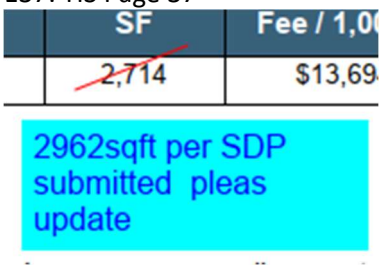
Applicant Response [Merrick/Kimley-Horn]: THE UPDATED STUDY INCLUDES VASA AND THE ADJACENT COMMERCIAL DEVELOPMENT TO THE NORTHEAST (POWERS AND PALMER PARK RETAIL).
Detail No./Sheet No.: PAGE 21

E36. TIS Page 28



Applicant Response [Merrick/Kimley-Horn]: THE ADJACENT DEVELOPMENT TRAFFIC HAS BEEN INCLUDED FOR THE 2045 BACKGROUND AND TOTAL CONDITIONS IN THE UPDATED TIS REPORT. THE UPDATED STUDY INCLUDES VASA AND THE ADJACENT COMMERCIAL DEVELOPMENT TO THE NORTHEAST (POWERS AND PALMER PARK RETAIL).
Detail No./Sheet No.: PAGE 28

E37. TIS Page 37



Applicant Response [Merrick/Kimley-Horn]: THE SQUARE FOOTAGE HAS BEEN UPDATED TO 2,962 PER SDP. TOTAL FEE HAS ALSO BEEN UPDATED.
Detail No./Sheet No.: PAGE 37

E38. TIS Page 37

Discuss movement of signalized intersection to Waynoka Rd

Applicant Response [Merrick/Kimley-Horn]: MOVEMENT OF SIGNALIZED INTERSECTION TO WAYNOKA ROAD HAS BEEN DISCUSSED IN UPDATED TIS.
Detail No./Sheet No.: PAGE 37

Stormwater Comments

Review 2: EPC DPW Stormwater comments have been provided (in orange text boxes) on the following uploaded document(s):

- Drainage Report (Comments in Engineering section)
- FAE (Comments in Engineering section)
- GEC Plan (Comments in Engineering section)
- PCM Applicability Form (Comments below)
- SWMP (Comments below)

Reviewed by: Zachary Jannusch, Associate Engineer – Stormwater / 719.500.3170 / ZacharyJannusch@elpasoco.com

S1. Please provide the following document(s) upon resubmittal (the planner will need to send an upload request):

- ESQCP Form (see v1 comments)
- GEC Checklist (see v1 comments)
- PCM Maintenance Agreement
- PCM - MHFD Detention Calcs or SDI Form
- PCM O&M Manual
- SWMP Checklist (see v1 comments)

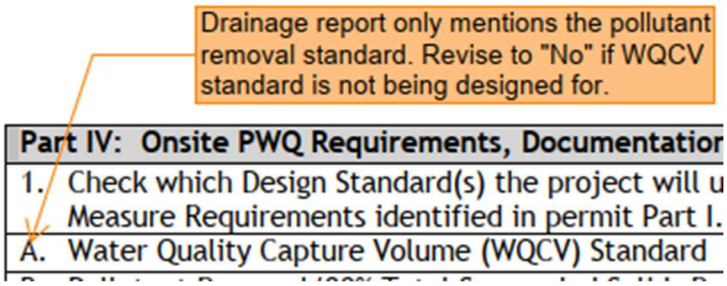
Applicant Response [Merrick]: ALL APPLICABLE DOCUMENT(S) HAVE BEEN INCLUDED WITH THE SUBMITTAL
Detail No./Sheet No.: ALL DOCUMENTS

S2. PMBD Form Page 1

Use updated PCM Applicability Form. Form can be found attached or at the EPC Stormwater site: https://publicworks.elpasoco.com/stormwater/

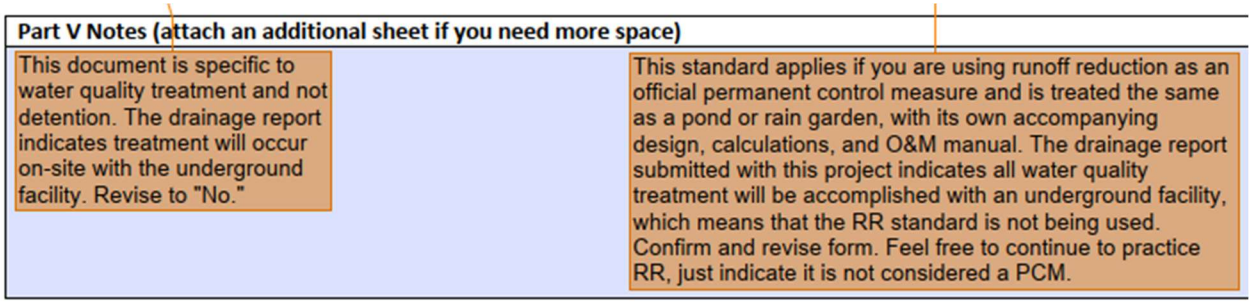
Applicant Response [Merrick]: FILLED OUT THE UPDATED PCM APPLICABILITY FORM
Detail No./Sheet No.: PAGE 1

S3. PMBD Form Page 3



Applicant Response [Merrick]: PMBD FORM UPATED
Detail No./Sheet No.: PAGE 3

S4. PMBD Form Page 3



Applicant Response [Merrick]: PMBD FORM UPDATED
Detail No./Sheet No.: PAGE 3

S5. SWMP



Applicant Response [Merrick]: ALL APPLICABLE STORMWATER MANAGEMENT PRACTICES ARE LISTED
Detail No./Sheet No.: PAGE 8

S6. SWMP

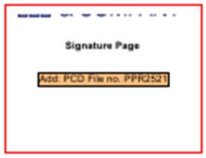


Subject: SW - Highlight
Page Label: 8
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:40:19 AM
Status:
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Viable vegetative cover shall be established no later than one year from disturbance.

Applicant Response [Merrick]: VEGETATIVE COVER TO BE ESTABLISHED NO LATER THAT ONE YEAR FROM DISTRUBANCE. DICUSSION OF REVEGATION WITHIN THE "PERMANENT STABILIZATION" SECTION OF THE SWMP IS INCLUDED
Detail No./Sheet No.: PAGE 8

S7. SWMP

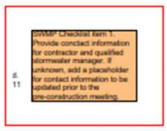


Subject: SW - Textbox
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 8/12/2025 7:35:28 AM
Status:
Color:

Add: PCD File no. PPR2521

Applicant Response [Merrick]: PCD FILE NO. PPR2521 ADDED TO PAGE LABEL 1
Detail No./Sheet No.: PAGE 1

S8. SWMP

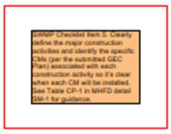


Subject: SW - Textbox
Page Label: 1
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:10:41 AM
Status:
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SWMP Checklist item 1. Provide conctact information for contractor and qualified stormwater manager. If unknown, add a placeholder for contact information to be updated prior to the pre-construction meeting.

Applicant Response [Merrick]: CONTACT INFORMATION PROVIDED FOR CONTRACTOR AND QUALIFIED STORMWATER MANER
Detail No./Sheet No.: PAGE 1

S9. SWMP

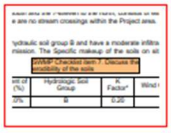


Subject: SW - Textbox
Page Label: 7
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:12:08 AM
Status:
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SWMP Checklist Item 5. Clearly define the major construction activities and identify the specific CMs (per the submitted GEC Plan) associated with each construction activity so it's clear when each CM will be installed. See Table CP-1 in MHFD detail SM-1 for guidance.

Applicant Response [Merrick]: ALL MAJOR CONSTRUCTION ACTIVITIES HAVE BEEN DEFINED, ALONG WITH THE SPECIFIC CMs ASSOCIATED WITH EACH CONTRUCTION ACTIVITY
Detail No./Sheet No.: PAGE 7

S10. SWMP

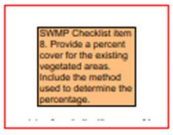


Subject: SW - Textbox
Page Label: 5
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:16:16 AM
Status:
Color:
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Space:

SWMP Checklist item 7. Discuss the erodibility of the soils

Applicant Response [Merrick]: ERODIBILITY OF THE SOILS HAS BEEN DISCUSSED
Detail No./Sheet No.: PAGE 5

S11. SWMP

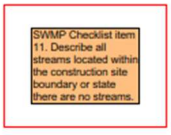


Subject: SW - Textbox
Page Label: 5
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:17:34 AM
Status:
Color:
Layer:

SWMP Checklist item 8. Provide a percent cover for the existing vegetated areas. Include the method used to determine the percentage.

Applicant Response [Merrick]: PERCENT COVER FOR THE EXISITING VEGETATE AREAS IS INCLUDED WITHIN THE "EXISTING SITE CONDTIONS" PORTION OF THE SWMP
Detail No./Sheet No.: PAGE 5

S12. SWMP

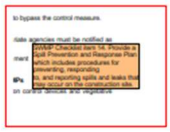


Subject: SW - Textbox
Page Label: 5
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:27:01 AM
Status:
Color:
Layer:
Space:

SWMP Checklist item 11. Describe all streams located within the construction site boundary or state there are no streams.

Applicant Response [Merrick]: DESCRIPTION OF ALL STREAMS LOCATED WITHIN THE CONSTRUCTION SITE BOUNDARY OR A STATEMENT THAT THERE ARE NO STREAMS HAS BEEN INCLUDED
Detail No./Sheet No.: PAGE 5

S13. SWMP

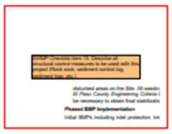


Subject: SW - Textbox
Page Label: 11
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:30:04 AM
Status:
Color: ■
Layer:
Space:

SWMP Checklist item 14. Provide a Spill Prevention and Response Plan which includes procedures for preventing, responding to, and reporting spills and leaks that may occur on the construction site.

Applicant Response [Merrick]: SPILL PREVENTION AND RESPONSE PLAN PROVIDED
Detail No./Sheet No.: PAGE 11

S14. SWMP

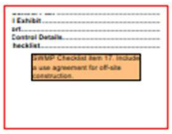


Subject: SW - Textbox
Page Label: 7
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:37:02 AM
Status:
Color: ■

SWMP Checklist item 15. Describe all structural control measures to be used with this project (Rock sock, sediment control log, sediment trap, etc.)

Applicant Response [Merrick]: ALL STRUCTURE CONTROL MEASURES HAVE BEEN DISCUSSED THAT WILL BE USED WITH THIS PROJECT
Detail No./Sheet No.: PAGE 7

S15. SWMP



Subject: SW - Textbox
Page Label: 3
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:38:20 AM
Status:
Color: ■

SWMP Checklist item 17. Include a use agreement for off-site construction.

Applicant Response [Merrick]: USE AGREEMENT INCLUDED FOR OFF-SITE CONSTRUCTION
Detail No./Sheet No.: PAGE 3

S16. SWMP

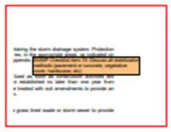


Subject: SW - Textbox
Page Label: 8
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:39:31 AM
Status:
Color:
Layer:
Space:

SWMP Checklist Item 20. Include a statement that in areas where final stabilization will be achieved using vegetative cover, vegetative must be evenly distributed perennial vegetation and coverage will be, at a minimum, equal to 70% of what would have been provided by native vegetation in a local, undisturbed area or adequate reference site.

Applicant Response [Merrick]: STATEMENT INCLUDED FOR AREAS WHERE FINAL STABILIZATION IS ACHIEVED
Detail No./Sheet No.: PAGE 8

S17. SWMP



Subject: SW - Textbox
Page Label: 8
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:41:46 AM
Status:
Color:

SWMP Checklist item 19. Discuss all stabilization methods (pavement or concrete, vegetative cover, hardscaoe, etc)

Applicant Response [Merrick]: ALL STABILIZATION METHODS PERTAINING TO THE PROJECT HAVE BEEN DISCUSSED
Detail No./Sheet No.: PAGE 8

S18. SWMP



Subject: SW - Textbox
Page Label: 13
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:47:06 AM
Status:
Color:
Layer:

SWMP Checklist Item 22. Add text stating that the SWMP (to include the incorporated GEC Plan) 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 SW quality issues at the site.

Applicant Response [Merrick]: TEXT ADDED AS DIRECTED
Detail No./Sheet No.: PAGE 13

S19. SWMP



Subject: SW - Textbox
Page Label: 12
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:50:40 AM
Status:
Color:
Layer:
Space:

SWMP Checklist item 24. Describe the recordkeeping procedures to include the Qualified Stormwater Manager's signature on self-inspection reports and the location of SWMP records on-site. A copy of the SWMP (to include the current site map [i.e. GEC Plan] and self-inspection reports) may be kept electronically if the SWMP is immediately accessible to the inspector during an inspection to the same extent as a paper copy stored at the site would be.

Applicant Response [Merrick]: RECORD KEEPING PROCEDURES DESCRIBED
Detail No./Sheet No.: PAGE 12

S20. SWMP

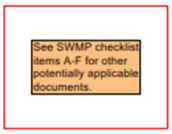


Subject: SW - Textbox
Page Label: 3
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:53:59 AM
Status:

SWMP Checklist item B, C, and F. Include the signed ESQCP form (add a placeholder if the form is note signed yet) and the self-inspection form.

Applicant Response [Merrick]: ESQCP FORM LOCATED IN APPENDIX G
Detail No./Sheet No.: PAGE 19 (APPENDIX G)

S21. SWMP



Subject: SW - Textbox
Page Label: 3
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:54:27 AM
Status:
Color: ■

See SWMP checklist items A-F for other potentially applicable documents.

Applicant Response [Merrick]: SWMP CHECKLIST REVIEWED FOR ALL PERTINEANT DOCUMENTS AND APPLICABLE DOCUMENTS ARE INCLUDED WITHIN THE SWMP
Detail No./Sheet No.: PAGE 3

S22. SWMP



Subject: SW - Textbox with Arrow
Page Label: 8
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:42:34 AM
Status:
Color: ■

SWMP Checklist item 21. Discuss all permanent control measures. Drainage report discusses underground vault to provide water quality treatment.

Applicant Response [Merrick]: ALL PERMANENT CONTROL MEASURES DISCUSSED
Detail No./Sheet No.: PAGE 8

S23. SWMP



Subject: SW - Textbox with Arrow
Page Label: 8
Author: EPC Stormwater- Zachary
Date: 8/12/2025 9:40:27 AM
Status:
Color: ■

Discuss the specific methods to be used for revegetation

Applicant Response [Merrick]: METHODS FOR REVEGETATION DISCUSSED

Detail No./Sheet No.: PAGE 8

Cherokee Metro District

C1. Profile views of the water and sewer line need to be included in the Site Development Plan.

The current proposed alignment for sewer has the line going back to the main lot road and turns South. It calls out that sewer tie-in will occur on Omaha blvd on a Cherokee existing line that runs West/East. Cherokee's sewer line does not do that on Omaha; the line simply cuts East.

There are sewer lines south of the development. Cherokee would recommend that you tie into the Manhole that is labeled as Option 1 or Option 2.

Please call me at 719-517-9289 or email bzembles@cherokeemetro.org if you have questions or simply want to do a phone session where we talk out the issues mentioned above.
Applicant Response [Merrick]: THE SITE NO LONGER DRAINS INTO A STORM SYSTEM. UTILITIES HAVE BEEN UPDATED TO ACCOUNT FOR DRAINAGE TO A SAND FILTER
Detail No./Sheet No.: N/A

C2. Include the commitment letter in this review package as "Water and Sewer Commitment from Service Provider"

Applicant Response [4G]: Commitment letter included in resubmittal package and named "Water and Sewer Commitment from Service Provider".