

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

February 4, 2019

**RE: Woodmen Hills Metropolitan District
Lift Station #1 Replacement
Site Development Plan (PPR1841) – Comment Response Letter**

Dear Mr. Lendall:

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

Current Planning

See comments online in EDARP, resubmit the following documents;

- Letter of Intent – **Responded in revised LOI**
- Application – **Responded in revised Application**
- Elevations – **Responded in revised Elevations**
- Landscape Plan – **Responded in revised Landscape Plan**
- Site Development Plan – **Responded in revised SDP**

Engineering Department

Review #1 comments on the following documents will be uploaded by the project manager:

- Drainage Letter – **Responded in revised Drainage Letter**
- Grading and Erosion Control – **Responded in revised GEC**
- Letter of Intent – **Responded in revised LOI**
- Site Development Plan – **Responded in revised SDP**

Please submit the following additional documents:

- SWMP, FAE, O&M, and Maintenance agreement – **Submitted in second submittal.**

EL PASO COUNTY ATTORNEY’S OFFICE

No comments from County Attorney's Office at this time. – **Noted**

MOUNTAIN VIEW ELECTRIC ASSOCIATION, INC.

This location is within MVEA certificated service area. MVEA will serve this lift station facilities 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**

MVEA will work with Woodmen Hills Metropolitan District for needed utility easements. **Noted**

MVEA has existing facilities near and 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. We have record of a permit for the existing electrical work at 12048 Falcon Hwy. We do not have record of the steel structure that is existing, that holds that has the holding tank for wastewater and steel structure that houses the pumping equipment. What address is associated with this structure. Is the address to this site 12048 Falcon Hwy?
There is an existing address located on the southern fence line of the site. That address is 12048. We assume that a permanent address will be given to the facility during this process or during the building permit review.
2. The address to the site is the school at 12050 Falcon Hwy. The wastewater tank and pump room and 24'x25' room with bathroom & electrical/control equipment will receive separate addresses, if all of the equipment and structures are not attached to the existing. Please clarify.
Correct. The new lift station will not be attached to the existing and will receive a new address.
3. Very small portion of site has 100 floodplain. Should not affect this project.
Correct. Mapping of the 100-yr floodplain via GIS software shows it outside of all proposed improvements, and none of the grading for the new facility will be done inside the floodplain.

FALCON FIRE PROTECTION

Falcon Fire has reviewed the proposed plot plan and supporting documents for the Woodmen Hills Metro. District lift station #1 project and has no objections or concerns with the proposal. Fire approves the proposed plot plan with no additional notes required. **Noted**

The following agencies have not provided review comments to-date:

EPC Health Department

Upper Black Squirrel Creek GWMD

Falcon 49

El Paso County Conservation District

Comments received from any of the above 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 Mangino, P.E.