



January 18, 2023

El Paso County
Planning & Community Development
2880 International Circle, Suite 110
Colorado Springs, CO 80910-3127

Dear Ryan Howser:

**RE: Meridian Service Metropolitan District
Water Treatment Plant Expansion
Site Development Plan – Comment Response Letter
PPR-22-012**



Below are responses to comments provided on 11/03/22 and 11/08/22 for agency review of the above-referenced project. We have inserted our responses and actions taken in **blue** below each comment.

EL PASO COUNTY (EPC) PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AGENCY: PCD Engineering Division, 11/03/22

1. "PCD Engineer Review Ver.2 Please see Engineer redline comments on the following documents. Please make corrections and resubmit for an immediate re-review. PM to set next review for 3 days for Engineering. Please ensure all document have completed signatures. Site Development Plan- Engineer Comments only PBMP Applicability Form Drainage Report GEC Plan - Engineer Comments only Edward Schoenheit, Engineer I E.P.C. Planning & Community Development 2880 International Circle Colorado Springs, CO. 80910 Office: 719.520.6813 Cell: 719.502.9659 <https://planningdevelopment.elpasoco.com/>"

Corrections have been made and executed documents are included herein. Please refer to individual responses below for additional information.

AGENCY: Pikes Peak Regional Building Department, 11/03/22

1. "We are unable to find permit history or any other records showing an address for this building. What address was the existing water treatment facility permitted under? We will need this to determine if a new address is needed or if there is an existing address that the plans will be submitted under for the expansion. Please email Becky to clarify, beckya@pprbd.org. Thank you, Becky Allen Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-799-2707 W: pprbd.org E: beckya@pprbd.org"

As previously stated, we understand the existing water treatment facility to be permitted under 12311 Rex Road, Peyton, CO 80831. This comment has been addressed with Enumerations and an address of 12855 Sunrise Ridge Drive, Peyton, CO 80831 has been issued.

AGENCY: PCD Engineering Division, 11/03/22

1. PBMP Applicability Form

5540 TECH CENTER DRIVE
SUITE 100
COLORADO SPRINGS, CO 80919
719.227.0072



Noted, responses to individual comments within the above-referenced document are included herein.

AGENCY: PCD Engineering Division, 11/03/22

1. Drainage Report

Noted, responses to individual comments within the above-referenced document are included herein.

AGENCY: PCD Engineering Division, 11/03/22

1. GEC Plan
 - 1.1 "Provide construction details of the rock chute"
 - 1.2 "Provide a cover sheet. Move the signature blocks to the cover sheet. Cover sheet to include the vicinity map, points of contact, sheet index"

Cover sheet including specified items have been included in this resubmittal.

AGENCY: PCD Engineering Division, 11/03/22

1. Site Development Plan
 - 1.1 "Please correct two parcels were combined to form Tract B 1.61 and 1.72=3.33ac. Scale shows area ~3.3ac. Note: Assessor site still shows two separate parcels for this tract. 4220203035, 4220203036"
 - 1.2 "Revise the entrances to standard driveway configuration with detached sidewalks. SD-2-25 and add std design detail to site plan"

Acreage correction included herein. It is noted the El Paso County Assessor site now includes the adjacent platted area with updated subject property lines shown. However, the area listed under Land Details has not yet been updated on the site.

After discussions with engineering and planning staff at PCD, the original proposed access driveways have been approved to match surrounding intersections for aesthetic purposes and larger vehicle access.

There are closed/locked security gates about 25 feet behind the back-of-curb to discourage residential traffic while still allowing operations vehicles to pull off the main road while waiting for the gates to open.

A note has been added to the Site Development Plan (Drawing C2, Note #6) stating that cross pans shall be six (6) feet wide and eight (8) inches thick.

AGENCY: PCD Planning Division, 11/04/22

1. "Planning Division has no further comments at this time."

Noted.

AGENCY: EPC Stormwater Review, 11/06/22

1. "Review 2: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents: - Construction Drawings.....(to be uploaded by PM with PCD comments) - Drainage Letter.....(to be uploaded by PM with PCD comments) - FAE.....(to be uploaded by PM with PCD comments) - PBMP Applicability Form...(to be uploaded by PM with PCD comments) - GEC Checklist - SWMP - SWMP Checklist - ESQCP Reviewed by: Christina Prete, P.E. Stormwater Engineer III christinaprete@elpasoco.com"

Corrections have been made and revised documents are included with this resubmittal.



**AGENCY: EPC Stormwater Review, 11/06/22**

1. GEC Checklist_v2

Individual comments have been addressed within the above-referenced document and are included herein.

AGENCY: EPC Stormwater Review, 11/06/22

1. SWMP_v2

Individual comments have been addressed within the above-referenced document and are included herein.

AGENCY: EPC Stormwater Review, 11/06/22

1. SWMP Checklist_v2

Individual comments have been addressed within the above-referenced document and are included herein.

AGENCY: EPC Stormwater Review, 11/06/22

1. ESQCP_v2

Individual comments have been addressed within the above-referenced document and are included herein.

AGENCY: PCD Project Manager, 11/08/22

1. Drainage letter comments (includes Stormwater comments)

Individual comments have been addressed within the above-referenced document and are included herein.

AGENCY: PCD Project Manager, 11/08/22

1. FAE - includes Stormwater comments

Individual comments have been addressed within the above-referenced document and are included herein.

AGENCY: PCD Project Manager, 11/08/22

1. GEC Plan – includes Stormwater comments
 - 1.1 Show areas of Permanent Seeding & Mulching (Final)
Complete.
 - 1.2 Label all offsite construction/disturbance
Complete.
 - 1.3 Show location of EDB and how stormwater will reach EDB during construction and post construction
Refer to drainage report for EDB.
 - 1.4 Show limits of disturbance
Complete.
 - 1.5 Label existing/proposed structures and utilities
Complete.
 - 1.6 Provide details, including pipe size, inverts, manholes, profiles, etc. for construction



- Pipe size, inverts, manholes, profiles, etc., are part of construction drawings, separate from this submittal and outside of PCD's jurisdiction. Primary work is out of the public right-of-way and this submittal does not consist of construction drawings.
- 1.7 Provide soils/geotech report for review
Complete.
 - 1.8 Show existing flows as well
Complete.
 - 1.9 (Label) initial/interim (x 4)
Complete.
 - 1.10 Identify and protect areas outside of the construction site boundary with existing fencing, construction fencing or other methods as appropriate
There are no areas outside of the proposed construction boundary.
 - 1.11 Adjust existing contours line type so it is visible
Complete.
 - 1.12 Call out existing features
Complete.
 - 1.13 Silt fence should encompass staging and stockpile area
Complete.
 - 1.14 How will existing utilities and structures affect the proposed drainage ditch
Existing utilities and structures do not affect the drainage ditch.
 - 1.15 Update sheet numbers
Complete, overall sheet quantities removed.
 - 1.16 Add a note about existing vegetation (see comment on SWMP regarding existing vegetation)
Previously addressed, see Sheet C7 callout/label.
 - 1.17 TSB should be installed prior to discharge from the site
Onsite water quality is provided by two grass swales located on the east and south ends of the property. These pervious areas reduce runoff by 42.0%, according to the UD-BMP spreadsheet version 3.07. The two swales comprise of 17.6% of the footprint of the total upstream disconnected impervious area, exceeding the 10% required by the County's MS4 Permit.
 - 1.18 Provide details of temporary sediment basin including riser pipe diameter and perforation sizing, number of rows of holes, required volume, location of outlet pipe and spillway, and tributary area to the sediment basin. And provide contours for sediment basin
Complete.
 - 1.19 Show proposed swale contours or a typical detail this area should also be considered cut
Complete.
 - 1.20 Call out tie ins and elevations
Utility tie-ins and elevations are part of construction drawings, separate from this submittal and outside of PCD's jurisdiction. Primary work is out of the public right-of-way and this submittal does not consist of construction drawings.



- 1.21 Provide construction fencing, barricades, and/or signage at access points not to be used for construction
Complete.
- 1.22 Define hatching (x3)
Complete.
- 1.23 Is everything existing to be demolished for cut/fill
No. The existing water treatment facility is to remain and cut/fill numbers have been adjusted accordingly.
- 1.24 If these are construction drawings, provide additional details for constructing the curb/gutter, utilities, parking area, buildings, etc
Requested items are part of construction drawings, separate from this submittal and outside of PCD's jurisdiction. Primary work is out of the public right-of-way and this submittal does not consist of construction drawings.
- 1.25 Areas like this should be included in area of disturbance, cut/fill, and proposed contours
Complete.
- 1.26 Label existing and proposed easements and type of easement
Complete.
- 1.27 Construction boundary just stops here, continue around entire construction site
Complete.
- 1.28 Label final materials
Complete.
- 1.29 Include a title. Vicinity map and erosion control notes can also be moved to cover sheet
Complete. Erosion control notes cannot be moved to Cover Sheet due to space constraints.
- 1.30 Please add: Joshua Palmer, P.E.
Complete.

AGENCY: PCD Project Manager, 11/08/22

1. PBMP form – includes Stormwater comments

Individual comments have been addressed within the above-referenced document and are included herein.

Sincerely,

Ryan Mangino, P.E.

RMM: GGM
Enclosures