

April 24, 2020  
Merrick Project No. 65120399

Lindsay Darden  
Planner II  
El Paso Planning & Community Development  
2880 International Circle  
Colorado Springs, CO 80910

**Re: Mountain View Academy - Site Development Plan;  
Grading and Erosion Control Plan (PPR-20-008)**

Dear Ms Darden:

Merrick & Company has reviewed the comments dated March 17, 2020 regarding the Mountain View Academy Site Development Plan and Grading and Erosion Control Plan. The following summarizes Merrick's responses to the comments provided by the El Paso County.

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**Grading and Erosion Control Plan Checklist**

- Identify Limits of disturbance delineating all anticipated areas of soil disturbance.  
[Response: Minimal soil disturbance will be anticipated during Phase II of the project since the major grading operations will all be completed with the Early Grading Permit activities \(EGP 202\)](#)
- Areas of cut and fill identified  
[Response: Mass grading operations will be completed with EGP202. Activities with PPR208 will consist of hardscape and softscape installation as well as the installation of the building.](#)
- Stormwater flow direction arrows.  
[Response: Added](#)
- All proposed temporary construction control measure details.  
[Response: Added to plan set](#)
- Existing and proposed permanent storm water management facilities, including areas proposed for stormwater infiltration or subsurface detention. EDB is shown on CDs.  
[Response: Added.](#)
- Existing and proposed easements (permanent and construction) including required off site easements.  
[Response: Known existing and proposed easements are shown.](#)
- Engineer's statement - Reviewed text on CDs. Add GEC Sheets to CDs.  
[Response: GEC sheets combined with CDs](#)
- Owner's Statement - Reviewed text on CDs. Add GEC Sheets to CDs.  
[Response: GEC sheets combined with CDs](#)
- El Paso County (standalone GEC Plan) - Reviewed text on CDs. Add GEC Sheets to CDs.

Employee Owned



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Response: GEC Sheets combined with CDs

## **Grading and Erosion Control Plan**

### Cover – GEC-COV

- Add PCD File Number: PPR-20-008  
Response: Added
- Include GEC Sheets with Construction Drawings CDs\_V1  
Response: Added

### Initial GEC

- Update Legend to identify as both LOC and LOD if the delineation is the same for both  
Response: Per Email from Gilbert Laforce, Initial GEC sheet has been removed as grading operations will be accomplished with EGP202. LOC and LOD updated on interim and final sheets
- Provide all BMP details  
Response: BMP details added.
- Show easements  
Response: Easements shown and labeled.
- Show cut/fill areas  
Response: Since major grading operations is to be done with EGP202, site will already be at Sub-Grade with this phase of the project, and no additional cut/fill is anticipated.
- Show stormwater flow lines  
Response: Added
- Remove BMPs that are not applicable to this site  
Response: Removed BMPs not applicable to site.

## **SDP CD Redlines**

### C0.0 – Cover Sheet

- Update text by using GEC Checklist item ii  
Response: Updated
- This is not a site development plan. Contact the Planner (Lindsay Darden) for requirements. For an example site plan: <https://epcdevplanreview.com/Public/ProjectDetails/100058>  
Response: Understood.
- Submit this document as Construction Drawings.  
Response: Understood.

### C0.1 – General Notes

- Add the El Paso County standard construction notes, standard Grading and Erosion Control Plan notes, and standard signage/stripping notes. Attached to the right. Contact the review engineer if the attachment doesn't work.  
Response: EPC Std notes added.



## C2.0 – Site Plan

- Show the existing sidewalk and ramp.  
Response: Existing Ramps shown
- Install a new ramp crossing Hames Drive  
Response: Added new ramp
- Show the existing ramps  
Response: Existing ramps shown
- Proposed ramp has to be in-line with the existing ramp. If not possible the existing ramp across the street may need to be removed and replaced.  
Response: Understood. Where new ramps are being added, they line up with ramps across the street.
- Revise crossspan to 6' wide for local roads per crossspan detail (SD\_2-26)  
Response: Revised
- Remove these two ramps. There are no receiving ramps across the street.  
Response: Removed.
- Revise all sidewalks along Pinyon Jay Drive and Hames Drive to 5' wide attached sidewalk per standard urban local cross section. Relocate any existing sign to the back of sidewalk and out of the clear zone.  
Response: Sidewalks revised to be 5-ft detached ramp per Sidewalk Deviation Request submitted on 4/24/20
- Revise the sidewalk along Meadowbrook Parkway to a 5' wide sidewalk.  
Response: Revised to a 5-ft walk.
- Provide a typical roadway cross section.  
Response: Typical roadway cross sections provided.
- Sidewalk should be located within the ROW, offset 0.5 ft from the ROW.  
Response: Sidewalk deviation requested so new sidewalks generally match existing walks.
- See the County Urban Residential Collector Roadway cross section.  
Response: Refer to sidewalk deviation request.
- Update label for all existing ramps that will remain and place.  
Response: Labels updated.
- Any ramps that do not meet ADA criteria must be removed and replaced.  
Response: Understood.

## C2.1 – Horizontal Control Plan

- Add dimension label for access width at both access location.  
Response: Labeled added



### C2.3 – Signage and Striping

- Provide a do not enter sign since this is a one-way access  
[Response: Provided](#)
- Install crossspan  
[Response: This connection is at the existing roadway highpoint, and a cross pan will not be installed.](#)
- Update callout for existing signs to identify if it's to remain or removed.  
[Response: Existing No Trespassing signs have been updated to call out To Be Removed.](#)
- Provide typical cross section for the local road.  
[Response: Cross Sections provided.](#)
- Show the existing ramp across.  
[Response: Existing Ramp shown](#)
- Review MUTCD and coordinate with your traffic engineer to determine if this is midblock crossing warrant signage/striping.  
[Response: Per TIS, midblock crossing has been removed.](#)
- Provide off-site signage and striping. See the MUTCD part 7 for school sites and coordinate with your traffic engineer for required signage and striping.  
[Response: Off-site signage and striping has been provided per TIS.](#)

### C2.4 – Overall Utility Plan

- Add utility trench repair detail SD\_4-20  
[Response: Detail added.](#)

### C3.2 – Detail Grading Plan

- Provide slopes at all ramp locations. See example from another project to the right  
[Response: Spot elevations for ramps have been provided.](#)
- Provide spot elevation and slopes at existing ramps. Remove and replace if it does not meet ADA criteria.  
[Response: Spot elevations for ramps have been provided to ensure ramps meet ADA requirements.](#)

### C3.3 – Detail Grading Plan

- Add slope tag. Slope be 2% or less along the pedestrian access route.  
[Response: Slope added to ADA ped route.](#)

### C3.4 – Detail Grading Plan

- Add slope tag. Slope be 2% or less along the pedestrian access route.  
[Response: Added](#)



### C3.5 – Pond Grading Plan

- Label the spillway location.  
[Response: spillway shown](#)

### C3.6 – Drainage Details

- Pond design will be reviewed on the resubmittal. Pond design may be altered significantly based on comments in the drainage report.  
[Response: Understood](#)
- Gasket required between concrete and Orifice Plate  
[Response: Understood](#)

### C4.0 – Standard Details

- Limit details to 4 per sheet  
[Response: Details sheets revised.](#)

### **Erosion and Stormwater Quality Control Permit (ESQCP) El Paso County Application and Permit**

- Add PCD File Number: PPR-20-008  
[Response: File number added](#)

### **Financial Assurance Estimate (FAP) Redlines**

#### Page 1

- PPR-20-008  
[Response: Updated](#)
- Provide quantity for the extended detention basin construction, spillway and outlet structure.  
[Response: Added.](#)

#### Page 2

- Remove quantities that are internal to the site development such as parking lot stripes, internal sidewalks, parking lot curb and gutter, parking lot paving.  
[Response: Removed](#)
- Section 2 public improvements should only consist of:
  - off-site signage & striping
  - sidewalk, crossspans, ramps, curb & gutter along Hames Drive, Pinyon Jay Drive and Meadowbrook Parkway.[Response: Understood.](#)

#### Page 3

- Remove roof drain & 18" RCP  
[Response: Removed](#)
- Remove  
[Response: Removed](#)



#### Page 4

- Provide cost for both as-built and pond certification  
[Response: Added.](#)

### **Final Drainage Report**

#### Cover

- Add "PCD File No. PPR-20-008"  
[Response: Added case number](#)

#### Page 6

- Revise. "...East Fork sub-tributary of the Sand Creek Drainage Basin..."  
[Response: Revised](#)
- . The rest of the site, consisting of low impervious percentage areas, will overland sheet flow into existing adjacent perimeter curb and gutter to follow patterns established with the MASTER STUDY before being intercepted by existing curb inlets along Meadowbrook Parkway, Hames Drive, and Pinyon Jay Boulevard.  
[Response: Revised](#)
- Revise. Per ECM Appendix I Section I.7.1.A the entire site to include basins OS1, OS2, OS3, and A1 must be treated for WQ unless excluded from the requirements as described in I.7.1.B. On the subbasin narrative, specifically identify the exclusion criteria being applied.  
[Response: Revised](#)

#### Page 8

- Revise. 100 ft max for urban land uses.  
[Response: Revised](#)

#### Page 9

- The most recent update to the Drainage Criteria manual adopted full-spectrum detention which shall be applied to all projects.  
[Response: Deviation received for full-spectrum. Approved letter included with resubmittal.](#)
- Per Resolution 15-042 should any inconsistencies or conflicts be found, the provision that is more protective of public health, safety, and welfare shall control. Therefore, flood attenuation for the site is required. Revise the design or submit a deviation request for the Engineering Review Manager's consideration.  
[Response: Deviation received for full-spectrum. Approved letter included with resubmittal.](#)

#### Page 10

- Add a section addressing the 4-step process defined in ECM Appendix I Section I.7.2. List each step and below each step discuss how the process was implemented or considered in the design process.  
[Response: Added](#)



- Add a Fee section. Provide a statement whether or not fees were paid for the tract with the subdivision and if this project is required to pay drainage fees.

[Response: Added](#)

## Appendix C

### *Detention Basin Stage-Storage Table Builder*

- Adjust area & %imp to the sub-basins tributary to the pond (R1 and P1)

[Response: Adjusted](#)

- Change to user input. See Colorado Springs DCM Chapter 6 Table 6-2 for rainfall depths.

[Response: Revised](#)

- Will be reviewed on the resubmittal.

[Response: understood](#)

- Full Spectrum Detention is required. See comment on pg. 9

[Response: See prior response.](#)

### *Detention Basin Outlet Structure Design*

- Will be reviewed on the resubmittal.

[Response: Understood](#)

- Full Spectrum Detention is required. See comment on pg. 9

[Response: See prior response.](#)

## Appendix E – Drainage Map

- Remove from the drainage map

[Response: Removed](#)

- Show the flowpath for the time of concentration calculation.

[Response: Added](#)

## **Stormwater Management Plan Checklist**

### Page 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.

[Response: Understood. Revised as requested](#)

- See comments on Cover Page

[Response: Revised](#)

- See comments on page 18

[Response: Revised](#)

- See Comments on page 18

[Response: Revised](#)



- Reviewed GEC\_V1  
[Response: Revised](#)

#### Page 2

- Make not in SWMP text  
[Response: Revised](#)
- See Comments on Page 15  
[Response: Revised](#)
- See Comments on Page 15  
[Response: Revised](#)

#### **SOP for EDB Inspection and Maintenance**

- Remove this sheet. (Extended Detention Basin)  
[Response: Removed](#)
- Remove this sheet. (O&M Site Plans EDB Checklist for Required Items – 2 pages)  
[Response: Removed](#)
- Remove. This is not the subject property's pond. (President's Ridge Phase 1 Plan – 2 Sheets)  
[Response: Removed](#)

#### Cover

- Remove any and all reference to Town of Parker. The application is within El Paso County, Colorado.  
[Response: Removed](#)
- Remove Note. The application PPR-20-28 is for the site development plan.  
[Response: Removed](#)
- The early grading application did not require a submittal of the pond O&M  
[Response: Understood](#)
- Update date.  
[Response: Updated](#)

#### Page 12

- Inspections form is missing.  
[Response: Form included with resubmittal](#)

#### **Stormwater Management Plan**

##### Cover

- Item Numbers refer to SWMP Checklist  
[Response: Understood](#)





- PCD Project Number: PPR-20-008  
[Response: Added](#)
- Item 1. Add Qualified Stormwater Manager and Contract information to cover/title sheet. If unknown, add a placeholder to be updated prior to the pre-construction meeting.  
[Response: Added](#)

Page 12

- Only list the BMPs planned for the site  
[Response: Revised](#)

Page 15

- Item 21. Discuss how the SWMP will be revised in the field. EPC should be notified of any changes to the SWMP  
[Response: Updated narrative](#)
- Item 25. Note that all inspection forms will be signed and kept onsite.  
[Response: Updated](#)

Page 17

- Remove this paragraph.  
[Response: Removed](#)

Page 18

- Item 14. discuss each type of discharge listed or remove from the list  
[Response: Updated](#)
- List the BMPs to be installed  
[Response: Updated](#)

We hope we have adequately addressed your comments. If you have any questions, or need further clarification concerning the resubmitted plans, please don't hesitate to give me a call at 303-353-3695.

Respectfully submitted,  
**MERRICK & COMPANY**



Kris Wiest, PE  
Project Manager

