



October 19, 2023

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

Dear Cristian Haas:

**RE: Falcon Area Water and Wastewater Authority  
Sterling Ranch Water Treatment Plant  
Site Development Plan – Comment Response Letter  
PPR-23-014**

Below are responses to comments provided 10/2/23 – 10/4/23 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, 10/2/23**

1. LOI\_V2 Please update drainage statement on LOI.

**The drainage statement has been updated to reflect the new drainage plan.**

2. GEC\_V2 Please submit complete GEC Plan. Only one page was uploaded. Other pages were missing. Ensure signatures and ENGR stamps are complete for final submittal.

**The complete GEC Plan has been submitted including engineering stamps and signatures.**

**AGENCY: PCD Project Manager, 10/4/23**

1. Plumbing plan submitted instead of Lighting Plan.

**The Lighting Plan has been submitted including the following required elements:**

- a. Owner name, contact telephone number, and email address
- b. Property address
- c. North arrow and graphic scale
- d. Height of all proposed illuminating devices
- e. Photometric data including maps and diagrams furnished by manufacturers

2. Need application signed

**Required signatures have been included on the application.**

3. On ESQCP, update disturbed area based on GEC plan comments, which states "The disturbance limits should account for the entire lot or majority to account for the prior disturbance and the disturbance area should reflect this larger disturbance".

**The GEC now shows a disturbance area of 0.83 acres and a larger area of prior disturbance slated for reseeding. The disturbance area for this project remains 0.83 acres.**

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



4. Comment on FAE: "Provide full GEC Plan so that FAE can be fully reviewed for GEC items."

**The full GEC Plan has been submitted.**

5. Comment on GEC Plan: "The off-site disturbance does appear to be somewhat revegetated per the GEC responses doc submitted. The project site area still appears to have significant disturbance based on a NearMap aerial from mid-August. You can keep the linework for the construction limits, but the disturbance limits should account for the entire lot or majority to account for the prior disturbance and the disturbance area should reflect this larger disturbance. This whole area will require reseeding. This area outside of the construction limits can be excluded from treatment using Exclusion G on the PBMP form, and the construction area is still <1ac so no permanent treatment facility will be required, just an ESQCP."

**An updated GEC plan has been submitted including a larger disturbance area which accounts for prior disturbance on site. This area has been noted as requiring reseeding.**

6. Comment on GEC Plan: "Show all areas of cut and fill on the plans."

**All areas of cut and fill are indicated on the updated GEC Plan.**

7. Comment on GEC Plan: "Show final stabilization and reseeding areas."

**Reseeding and mulching areas are noted on the updated GEC Plan as being installed inside entire limits of grading excluding gravel surfaces, concrete areas, and rip-rap areas.**

8. Comment on GEC Plan: "Call out drainage pathway and provide detail (ditch cross-section)."

**The updated GEC plan includes drainage pathways and details for silt fences and check dams to be included in drainage ditch.**

9. Comment on GEC Plan: "Provide the entire GEC Plan including the coversheet. The submittal 2 GEC Plan is missing the details sheets and cover sheet and as such, cannot be fully reviewed. See Submittal 1 GEC Checklist Comments."

**The Submittal 3 GEC Plan includes the coversheet and details.**

10. Comment on GEC Plan in reference to sedimentation basins: "Are these permanent or temporary? Permanent BMPs can be used but will not be required per the above comment. For temporary sediment basins, consider using a sediment trap since the site is less than 1 acre."

**The sedimentation basins are temporary and are labeled as such in the updated GEC plan. The updated plan also indicates the location of a silt fence around the basin.**

11. Comment on GEC Plan: "Add gravel to legend and label by phase."

**Gravel has been added to the legend. The phase gravel to is to be added is now described under the "Narrative Description of Construction Activity" section of Sheet 2. Gravel is to be added in the final activity phase as part of Site Stabilization.**

12. Comment of GEC Plan: "See comments from Submittal 1 on the GEC legend."

**Submittal 1 comments pertaining to the GEC legend were revisited. The following changes were made to the Submittal 3 GEC Plan legend:**

- a. **All proposed temporary construction BMPs were labeled by phase of implementation (initial, interim, final)**
- b. **All water utility lines, and easement lines were included in the legend.**



13. On Post Construction Stormwater Management Applicability Evaluation Form, the following changes were made:

- a. **Part II, Question G: "Is the project land disturbance to Undeveloped Land where undeveloped land remains undeveloped following the activity?" Response changed from No to Yes.**
- b. **Part III, Question 1: "Is project an Applicable Construction Activity?" Response changed from No to Yes.**
- c. **Part III, Question 2: "Do any of the Exclusions (A-K in Part II) apply?" Response changed from No to Yes.**

Sincerely,

Gerald Duncan, P.E.