



June 2, 2023

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

Dear Kari Parsons:

**RE: Triview Metropolitan District
Northern Delivery System – Booster Pump Station
Site Development Plan – Comment Response Letter
PPR-2262**

Below are responses to comments provided 05/16/23 – 05/22/23 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 Project Manager, 05/16/23

1. Remove the PCD director signature block; she does not approve these project level types - staff will stamp approved in bluebeam -previous comment. Sign the drawings and stamp (applicant, engineer).

Complete.

AGENCY: PCD Project Manager, 05/16/23

1. Label the seed mix on the sit dev plan as this is acting as the alternative landscape plan as well. Previous comment. There is no code or checklist that states it can't be on two drawings.

Complete.

GRADING AND EROSION CONTROL PLAN

1. Show silt fence on figure (page 5).

Complete. Silt fence has been added to each plan sheet, as needed.

2. Show areas of cut/fill. Show all areas of seeding/mulching (page 5).

Complete. Cut and fill areas are color coded to more easily see where each occurs. Hatching was added to the plans to indicate areas of seeding and mulching occur.

3. Differentiate between the two flow arrows (page 5).

Complete. The flow arrow designations were modified to better illustrate existing versus proposed.

4. Show location of silt fence (page 6).

Complete. Silt fence has been added to each plan sheet, as needed.

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



STORMWATER MANAGEMENT PLAN

1. Construction Phasing Section; 0.88-acres. Confirm on plan.
Complete. The area was updated to 0.98 acres throughout the report narrative.
2. Include interim and final stages.
Complete. The "temporary stabilization" sections was revised to interim. The final stages is located at the end of the report narrative.
3. Discuss all non-structural BMPs including seeding/mulching.
Complete. The "Nonstructural Practices" section was expanded to include the additional measures used, including seeding and mulching on page 7.
4. Discuss all temporary control measures in detail.
Complete. The "Interim Stabilization" section was expanded to provide a list of each anticipated BMP measure to be used, with a description of each on pages 6 and 7.
5. Please remove this paragraph (see LOI for additional information).
Complete. The paragraph was removed and was replaced with a statement that an ESQCP is required per the LOI comment.

Item Numbers refer to SWMP Checklist

6. Item 9. Include method used to determine ground cover.
Complete. A section entitled "Existing Vegetation" was added to page 3 describing the method used.
7. Item 12. Note that this project does not anticipate utilizing onsite batch plants in the SWMP text
Complete. A statement was added as Item C under the CDPHE section on Page 4.
8. Item 13. Discuss inspection procedure for checking waste disposal bins for leaks and overflowing capacity. And discuss frequency that they will be emptied (or at what level of capacity would trigger the need to be emptied).
Complete. A statement was added as Item D under the CDPHE section on Page 4.
9. Toilets: Portable toilets will be located a minimum of 10ft from stormwater inlets and 50ft from state waters. They will be secured at all four corners to prevent overturning and cleaned on a weekly basis. They will be inspected daily for spills.
Complete. A statement was added as Item E under the CDPHE section on Page 4.
10. Item 18: Include a description of all structural control measures to be used.
Complete. The "Interim Stabilization" section was expanded to provide a list of each anticipated BMP measure to be used, with a description of each on pages 6 and 7.
11. Item 19: Include a description of all non-structural control measures to be used.
Complete. The "Nonstructural Practices" section was expanded to include the additional measures used, including seeding and mulching on page 7.
12. Item 21. Add text stating that the SWMP 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. The QSM shall amend the SWMP when there is a change in design, construction, O&M of the site which would require the implementation of new or revised BMPs or if the SWMP proves to be ineffective in achieving the general objectives of controlling pollutants in SW discharges associated with construction activity or when BMPs are no longer necessary and are removed.



Complete. A section entitled "SWMP Availability and Revisions" was added to page 9..

13. Item 26. Add a note stating that this project does not rely on control measures owned or operated by another entity.

Complete. The description under the "Non-Structural Practices," Section I, was expanded to add the statement on Page 7.

FINAL DRAINAGE REPORT

1. Add PDC File No. PPR2262

Complete. The PDC number was added to the cover sheet.

2. FYI minor flows are 5 year per our criteria. You may change the 10 year analysis to the 5 year if you like. If change in analysis is done please change throughout report.

Complete. The previous criteria utilized the 10-year storm event as the minor storm. We will continue to utilize the 10-year storm event, which results in a slightly more conservative analysis.

3. El Paso County does not apply the County Growth Areas exclusion for any Sites within the County. In addition, Appendix I.7.1.b. refers to post-construction water quality requirements, not ESQCP applicability.

The proposed work is adjacent to a sensitive area and will therefore require an ESQCP

Complete. The Water Quality section was updated, including stating that an ESQCP is needed. The ESQCP was added to the submittal package separately.

4. The site is less than 1 acre of disturbance and therefore does not need WQ.

Complete. The Water Quality section of the report was updated.

5. Show the "Four Step Process" for selecting structural BMPS (ECM Section I.7.2 BMP Selection). Under each step, summarize how the step was considered or implemented. (Employ runoff reduction practices, stabilize drainageway, provide WQCV, and other specialized BMPs)

Complete. An additional section was added to the narrative to describe the Four Step Process.

Financial Assurance Estimate Form

1. Include quantities for earthwork.

Complete. The quantities listed on the GEC were added to the FAE.

2. Please use the 2023 Version of the FAE form.

Complete. The 2023 form was utilized, and quantities updated based upon the revised plans.

Sincerely,

Mario DiPasquale, P.E.

MLD: GGM/GJD

Enclosures

cc: Project Central File W0224.21029.001- Category A