



April 28, 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 11/30/22 – 01/20/23 for agency review of the above-referenced project. We have inserted our responses and actions taken in **blue** below each comment.

Please additionally note Architectural Elevation sheets are being included with this resubmittal, as updates to the building's roof type have been reflected.

EL PASO COUNTY (EPC) PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT

AGENCY: Mountain View Electric Association, Inc., 11/30/22

1. The Association has existing facilities near and within this parcel of land. If there is any damage, removal or relocation of facilities it will be at the expense of the applicant.

Noted.

AGENCY: 911 Authority, El Paso/Teller County, 12/01/22

1. No action for E911 on this submittal. Thank you. Justin

Noted.

AGENCY: Academy Water & Sanitation, 12/01/22

1. Kari, the booster pump station does not impact AWSD based on the location of this activity. Our district is north and west of this part of the project.

Noted.

AGENCY: EPC Environmental Services, 12/02/22

See DSD Environmental Letter to Kari Parsons dated 12/02/22. Excerpt provided below.

1. A completed U.S. Army Corps of Engineers (USCOE) permit shall be provided to the Planning and Community Development Department prior to project commencement if ground-disturbing activities will occur in wetland areas. The applicant is hereby on notice that the USCOE has regulatory jurisdiction over wetlands. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including, but not limited to, the Clean Water Act.

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



Noted. Project will not affect any wetlands or waters of the U.S. Therefore, no Section 404 permit or coordination with the USCOE is required.

- Documentation from the U.S. Fish and Wildlife Service (USFWS) shall be provided to the Planning and Community Development Department prior to project commencement. The applicant is hereby on notice that the USFWS has regulatory jurisdiction over threatened and endangered species and migratory birds, respectively. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to, the Endangered Species Act and the Migratory Bird Treaty Act.

Letter from USFWS is attached. USFWS agrees that no take of any endangered species is likely as long as the following conservation measures are implemented: above-grade fencing will be installed to ensure that designated critical habitat is not encroached upon during construction, construction activities will only be conducted during daylight hours, and the El Paso County Conservation District's native seed mix will be used to re-vegetate temporarily disturbed areas.

- A Noxious Weed Management Plan shall be provided to the Planning and Community Development Department. It is the applicant's responsibility, and not El Paso County's, to ensure compliance with all applicable laws and regulations, including but not limited to the Colorado Noxious Weed Act and the El Paso County Weed Management Plan.

See attached Noxious Weed Management Plan.

AGENCY: Academy SD 20 Building Fund, 12/05/22

- Academy District 20 is in receipt of File# PPR2262 for approval of the Northern Delivery System Booster Pump Station. The District has no comment regarding this request. If you need additional information, please contact me. Don Smith, Planning Consultant

Noted.

AGENCY: Cherokee Metro. District, 12/12/22

- Cherokee has no comments on this project but we appreciate the opportunity to review regional water and wastewater projects for reference on future CMD projects.

Noted.

AGENCY: Colorado Division of Water Resources, 12/12/22

See CDWR Letter, dated 12/12/23 (no objection)

Noted.

AGENCY: Black Forest Fire Protection District, 12/12/22

- As this could be a mutual aid area, will Black Forest have gate access to the property? Otherwise no additional comments. JMR

Yes, all service area fire departments shall be supplied with access to gate locking mechanisms (as stated on Site Development Plan).

AGENCY: Woodmoor Water and Sanitation District, 12/14/22

- This project does not reside within the Woodmoor Water & Sanitation District boundaries, therefore no comments.

Noted.

AGENCY: Pikes Peak Regional Building Department, 12/14/22

- The number of available addresses along Hwy 83 in this location is somewhat limited. When requesting an address for this proposed booster pump station, please provide Enumerations with a site plan showing all future structures which would require separate addresses so that



addressing can be assigned correctly.

Based on the access, all addresses will be from Hwy 83. Brent Johnson, Enumerations Plans Examiner, Pikes Peak Regional Building Department, O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

Brent Johnson assigned the following address for the booster pump station: 14005 Hwy 83.

AGENCY: RBD Floodplain, 12/15/22

1. Project parcel 6203000002 not in floodplain, no comment

Noted.

AGENCY: PCD Engineering Division, 12/15/22

1. Review 1 comments will be uploaded for the following documents:
 - Drainage report- to be uploaded by sw engineer
 - GEC plan- to be uploaded by sw engineer
 - Site plan
 - Letter of intent
 - FAE- to be uploaded by sw engineer
 Reviewed By:Lupe Packman, Review Engineer, lupepackman@elpasoco.com

Noted, see below.

AGENCY: EPC Stormwater Review, 12/15/22

1. Review 1: EPC Stormwater comments have been provided (in orange text boxes) on the following uploaded documents:
 - Letter of Intent.....(uploaded with PCD comments)
 - Drainage Report.....(uploaded with PCD comments)
 - FAE.....(uploaded with PCD comments)
 - GEC Plan.....(uploaded with PCD comments)
 - GEC Checklist
 - SWMP
 - SWMP Checklist
 Please provide the following documents upon resubmittal:
 - ESQCP
 Reviewed by: Christina Prete, P.E., Stormwater Engineer III, ChristinaPrete@elpasoco.com

Corrections have been made and executed documents are included herein.

AGENCY: EPC Stormwater Review, 12/15/22

1. LOI_v1

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

AGENCY: EPC Stormwater Review, 12/15/22

1. Drainage Report_v1

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

AGENCY: EPC Stormwater Review, 12/15/22

1. FAE_v1



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

AGENCY: EPC Stormwater Review, 12/15/22

1. GEC_v1
 - 1.1 Update signature block
Complete.
 - 1.2 Add note 23
Complete.
 - 1.3 Is there a downstream sediment basin for this project?
A downstream sediment basin isn't proposed. Refer to drainage report for further detail.
 - 1.4 Fill in reception numbers (x4)
Please note easement reception number placeholders have been removed from the GEC Plans at this time and will be provided to El Paso County upon obtaining.
 - 1.5 Add SF to the Legend
Complete.
 - 1.6 Show swale detail, are they temporary or permanent
Complete. These are permanent swales.
 - 1.7 Reduce property line thickness to match legend and allow SF to be visible
Complete.
 - 1.8 Label all proposed temporary construction BMPs by phase of implementation (initial, interim, final)
Complete.
 - 1.9 Silt fence should be parallel to contours. Placement as shown could channelize runoff. All silt fence not running parallel to contours shall be installed with J-hooks or adjusted as necessary
Complete.
 - 1.10 Show all areas of cut fill, show both existing and proposed flow arrows and add to legend, show all areas of seeding/mulching
Complete.
 - 1.11 SF is not required on the upgradient side
Complete.
 - 1.12 Provide details for sediment control logs
Complete.
 - 1.13 Revise to use Urban Drainage detail for vehicle tracking
Complete.

AGENCY: EPC Stormwater Review, 12/15/22

1. GEC Checklist_v1

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

AGENCY: EPC Stormwater Review, 12/15/22



1. SWMP_v1

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

AGENCY: EPC Stormwater Review, 12/15/22

1. SWMP Checklist_v1

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

AGENCY: PCD Project Manager, 12/19/22

1. Landscape Plan comments

1.1 Dimension building distance from property lines

Complete.

1.2 Label the zoning of the property, label the building setbacks

Zoning had previously been included, see Plan. Building setbacks added.

1.3 PPR number assigned: 22-62

Complete.

1.4 Provide the Seed Mix here and draw where it will be spread; depict trees on plan

Please refer to GEC Plans as previously stated on Plan; table cannot be incorporated in two places in the event of revisions. Previous comments have indicated table must stay with GEC Plans and we have therefore elected to keep it there for consistency. Seed mix application to disturbed area notation had been previously noted and subsequently elaborated upon, see Plan.

AGENCY: PCD Project Manager, 12/19/22

1. Site Development Plan comments

1.1 Update site development plan to include a cover page with a title, appropriate EPC signature blocks for director, and any relevant contact information

Complete. Note EPC director signature block had previously been required on the Site Development Plan sheet and will therefore remain in one place. See Sheet C2.

1.2 Dimension building from property lines; label 25' building setbacks line and depict lines

Dimensions and setbacks already previously shown on Sheet C2 and are intentionally omitted from Sheet C1 for readability. See Sheet C2.

1.3 PPR number assigned: 22-62

Complete.

1.4 Dimension building from property lines; label 25' building setbacks line and depict lines

Building dimensions from property line added and building setbacks already depicted, see Sheet C2.

1.5 What is name of this road?

There is no name associated with the private road. The existing label indicating a private road has been kept.

AGENCY: PCD Project Manager, 12/19/22

1. Please add the new tank to the 1041 application



The future tank reference has been removed from Plans for clarification, as the future tank shall not be included with this project. Additionally refer to 1041 application for clarification.

AGENCY: Tri-Lakes-Monument Fire Protection District, 12/21/22

1. Knox locks will be required for the gates and possibly the facility. Otherwise, no additional comments. JCB.

Knox locks will be included as per Fire District requirements as previously stated, see Letter of Intent in conjunction with Site Development Plans.

AGENCY: PCD Project Manager, 01/20/22

See EPC Environmental Health Letter, dated 01/20/23 (no objection)

Noted.

Sincerely,

Mario DiPasquale, P.E.

MLD: GGM
Enclosures

cc: Project Central File W0224.21029.001- Category A