

May 7, 2019

Nina Ruiz
El Paso County
Planning and Community Development
2880 International Circle
Colorado Springs, CO 80910

RE: *Hale Sand Pit*
 PCD File No. AL1829, PPR 1914
 Site Development Plan and Special Use Permit Resubmittals

Dear Ms. Ruiz:

Thank you for the comments on April 23, 2019 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the Hale Sand Pit, we have summarized your comments and our responses below.

Engineering Department

Final Drainage Report

1. (Cover Sheet) Please also add file no. PPR1914.
 - *Response: The file no. was added to the cover sheet.*
2. (Sheet 2) Please include name of Engineer in Design Engineer's Statement.
 - *Response: The name of the engineer was added.*
3. (Sheet 2) Please revise the El Paso County statement to state "Filed in accordance with the requirements of the Drainage Criteria Manual, Volumes 1 and 2, El Paso County Engineering Criteria Manual and Land Development Code as amended."
 - *Response: The statement was revised.*
4. (Sheet 2) Please revise the Director of Public Works to be Jennifer Irvine.
 - *Response: The above was updated.*
5. (Sheet 5) Please elaborate and give the direction of the historic flow.
 - *Response: The direction of the historic flow into Brackett Creek was added.*
6. (Sheet 5) Please identify the drainage basin that the property is in (i.e. Upper Bracket Creek CHBR0600).
 - *Response: The drainage basin was added to the text.*
7. (Sheet 5) Provide discussion of off-site flow and its impact on the site.
 - *Response: A discussion of the off-site flows and their impact were provided in the Report.*
8. (Sheet 5) Please provide calculations along with an existing and final proposed drainage map as they have not been included in the report. The drainage maps should delineate all sub-basins and their design points. Additionally, include in the narrative a discussion of these sub-basins.
 - *Response: Calculations for existing and proposed conditions and an existing and proposed drainage map were provided in the Appendix of the Report. Text was added to the report for the existing and proposed sub-basins and their runoffs.*
9. (Sheet 5) The temporary sediment basins will provide sediment control not water quality. Please revise.
 - *Response: The text was updated to indicate that the temporary sediment basins will provide sediment control, not water quality.*

10. (Sheet 5) Please clarify. Above it indicates that the MANUAL is the City/County Drainage Criteria Manual, yet this statement indicates the MANUAL twice. Do you mean the MANUAL and Engineering Manual?
 - *Response: The text was updated to the MANUAL and the Engineering manual.*
11. (Sheet 6) Update MANUAL to Engineering Manual.
 - *Response: MANUAL was updated to Engineering Manual.*
12. (Sheet 6) The sediment basins would not provide WQCV. Provide reasons why WQCV is not provided such as no development with imperviousness, final conditions will match existing conditions, etc.
 - *Response: The text was updated to include justification on why water quality capture volume is not provided. Text was updated to indicate that the temporary sediment basins provide sediment control.*
13. (Sheet 6) Switch Step 2 and Step 3.
 - *Response: Step 2 and Step 3 were switched.*
14. (Sheet 6) Please see comment on Page 4 about the MANUAL and Engineering Manual.
 - *Response: The text was updated from MANUAL to Engineering Manual.*

Mining Operation Plan

1. (Exhibit C, Pre-Mining Plan Map) Please update the FEMA Firm panel number.
 - *Response: The FEMA Firm panel number was updated.*
2. (Exhibit C, Mining Plan Map) Please update the FEMA Firm panel number.
 - *Response: The FEMA Firm panel number was updated.*
3. (Exhibit C, Mining Plan Map) Flow arrow does not appear correct based on the proposed contours.
 - *Response: The flow arrow was updated to match the proposed contours.*

Reclamation Plan

1. (Exhibit F, Reclamation Plan Map) Please update the FEMA Firm panel number.
 - *Response: The FEMA Firm panel number was updated.*

Financial Assurance Estimate Form

1. Length of silt fence shown on the GEC appears to be much larger. Update the length accordingly.
 - *Response: The silt fence length was updated.*
2. Please add file no. PPR1914.
 - *Response: The file no. was added.*

Special Use Site Plan

1. (Sheet 1) Update Site Development Plan to state "Special Use Site Plan."
 - *Response: The title was updated to Special Use Site Plan.*
2. (Sheet 1) El Paso County Public Works is not a part of the request.
 - *Response: The County contact information was removed.*
3. (Sheet 1) The County will not be signing the special use site plan so remove the County Approval block.
 - *Response: The County approval block was removed.*
4. (Sheet 1) The tax schedule number is incorrect.
 - *Response: The tax schedule number was updated.*
5. (Sheet 1) Please also add file No. PPR1914 to the titleblock.
 - *Response: The file no. was added to the titleblock.*
6. (Sheet 2) Please show and dimension recorded ingress-egress easement per book 2442, page 592.
 - *Response: The ingress-egress easement was provided and called out.*

7. (Sheet 2) Please add the property line dimensions, the dimensions of each mining block, and clearly indicate the access points/routes in and through the property.
 - *Response: The property line dimensions were provided. Dimensions were provided for each mining block. The access and staging area were provided for the mining area. The trucks will enter the site from the existing gravel road and then will traverse on the open land with their equipment. There are not set routes from each mining area to the next and therefore these have not been shown.*

Site Development Plan

1. (Sheet 1) The tax number is incorrect.
 - *Response: The tax schedule number was updated.*
2. (Sheet 1) El Paso County Public Works is not a part of the request.
 - *Response: The County contact information was removed.*
8. (Sheet 1) Please also add file No. PPR1914 to the titleblock.
 - *Response: The file no. was added to the titleblock.*
3. (Sheet 2) The following note should be added to all site development plans or non-residential site plans, as applicable, prior to PCD approval: The parties responsible for this plan have familiarized themselves with all current accessibility criteria and specifications and the proposed plan reflects all site elements required by the applicable ADA design standards and guidelines as published by the United States Department of Justice. Approval of this plan by El Paso County does not assure compliance with the ADA or any regulations or guidelines enacted or promulgated under or with respect to such laws.
 - *Response: The Project does not propose any ADA routing. The site will be accessed off of the gravel road into the grass fields and removal of the soil and underlying rock will be done using backhoes. There will be no construction of facilities or infrastructure.*
4. (Sheet 2) Please add: proposed access point (s) clearly (maybe bold/hatch?), internal drive areas, ADA note and route, berm areas, any staging areas.
 - *Response: The access point was labeled and the existing gravel path from the access point was labeled. The internal drive areas were not labeled since there will not be set routes that the trucks take once entering the incremental 10-acre mining areas. The berm areas and staging area were labeled. The Project does not propose any ADA access paths.*
5. (Sheet 2) Will there be any temporary/permanent structures? Lights?
 - *Response: There are no temporary or permanent structures proposed. Lights will not be provided on site since mining operations will be completed during the day.*
6. (Sheet 2) Please show and dimension recorded ingress-egress easement per book 2442, page 592.
 - *Response: The ingress-egress easement was provided and called out.*

Haul Route

1. Please note that the El Paso County Department of Public Works may require a road impact fee or road conditions report submitted to them. The application has been brought to their attention and any comments from the Department of Public works will be provided.
 - *Response: Noted. Thank you.*
2. Please add PCD File No. AL1829.
 - *Response: The PCD File No. was added to the lower right hand corner.*

SWMP Checklist Items

1. Please provide anticipated starting and completion dates in SWMP.
 - *Response: Anticipated starting and completion dates were provided in the SWMP report.*

2. As indicated at the bottom of this checklist please provide a reason why an estimate of runoff coefficients before and after project construction are not applicable.
 - *Response: The runoff coefficients was checked.*

SWMP Report

1. (Sheet 1) Please also add file No. PPR1914 to the cover sheet.
 - *Response: The file no. was added.*
2. (Sheet 6) Revise City to County.
 - *Response: City was revised to County.*
3. (Sheet 8) Revise all references to the City to County as this project is in El Paso County.
 - *Response: All references to the City were updated to County.*
4. (Sheet 11) The site plan shows an area north of Bracket Creek as mining area, include this area was well.
 - *Response: Text was added to include a reference to the site north of the creek.*
5. (Sheet 11) Note that FEMA updated the FIRM map number and effective date (12/7/2018). Please update accordingly.
 - *Response: The FIRM map number was updated.*
6. (Sheet 11) The site plan and letter of intent identify 52.5 acres for mining. Revise accordingly.
 - *Response: The area was updated to 52.5 acres.*

GEC Plans

1. (Sheet 2) Please show dimension recorded ingress-egress easement.
 - *Response: The ingress-egress easement was shown and called out.*
2. (Sheet 2) Per elevations provided the sediment basin is above the existing ground surface. Revise accordingly.
 - *Response: The elevations were updated so that the bottom pond elevation was at existing grade.*
3. (Sheet 2) Provide silt fence BMP detail.
 - *Response: The silt fence BMP detail was added to Sheet C1.5.*
4. (Sheet 2) FYI: The County standard GEC checklist indicates a max. acceptable scale of 1"=100'. Due to the large scale of the site and the minimal disturbance the scale provided on this GEC is acceptable.
 - *Response: Noted. Thank you.*
5. (Sheet 2) Also add File No. PPR1914 to the titleblock.
 - *Response: The file number was added to the titleblock of each sheet.*
6. (Sheet 3) Please provide a cross section or slope labels at the diversion ditch locations.
 - *Response: Slope arrows were added.*
7. (Sheet 3) Provide contour labels.
 - *Response: Contour labels were added.*
8. (Sheet 3) Add note on plans that temporary sediment basins are to be removed and filled once permanent stabilization is achieved.
 - *Response: The above note was added to both of the sediment basins.*

El Paso County Attorney's Office

1. No comments from County Attorney's Office at this time. If it is determined that a Detention Maintenance Agreement is needed, please re-refer.
 - *Response: Noted. Thank you.*

CDPHE

1. The Colorado Department of Public Health and Environment (Department) appreciates the opportunity to comment on this proposal. Please note that the following requirements are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations.
 - *Response: Noted.*
2. In Colorado, most businesses that are or will be emitting air pollutants above certain levels are required to report those emissions to the Division by completing an Air Pollutant Emissions Notice (APEN). This is a two in one form for reporting air emissions and to obtain an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses – regardless of emission amount – must always comply with the Colorado Air Quality Control Commission regulations.
 - *Response: Noted. This Project is not anticipated to need a permit.*
3. CDPHE supports construction precautions to prevent and minimize dust migration during project activities and notes that land development construction activities (earth moving) that are greater than 25 acres or more than six months in duration require an APEN from the Air Pollution Control Division and may be required to obtain an air permit depending on estimated emissions. In addition, a start-up notice must be submitted thirty days prior to beginning a land development project.
 - *Response: Noted. Thank you.*

Pikes Peak Regional Building Department

1. This development plan shows all work to be outside of the floodplain area on the parcel. If there is to be work in this area in the future, then the applicant should contact Floodplain Administrator Keith Curtis to discuss compliance with floodplain regulations.
 - *Response: Noted. Thank you.*

911 Authority – El Paso/Teller County

1. No new street naming requested. No action required by E911.
 - *Response: Noted. Thank you.*

Mountain View Electric Association, INC.

1. This area is within MVEA certificated service area. MVEA will serve this area according to our extension policy. Information concerning connection requirements, fees and upgrades under MVEA line extension policy can be obtained by contacting the Engineering Department of MVEA.

MVEA will work with the owner on design and utility easements should electric service be required.

- *Acknowledged. Thank you.*

PCD Engineering Division

1. A Financial Assurance Estimate form is required for site development application.
 - *Response: The Financial Assurance Estimate was provided with the site development application resubmittal.*
2. Note that the Grading Erosion Control Plan, Drainage Report, SWMP, ESQCP, and Financial Assurance Estimate form are not required and will not be provided for the Special Use application. Comments have been provided but these items should be submitted with the Site Development Plan application.

- *Response: Noted. Thank you.*

PCD Project Manager

1. The correct application type is the Major Special Use.
 - *Response: Noted. Thank you.*
2. The LOI does not address the Master Planning elements. You are not within a small area plan, but you should still review the Policy Plan, Mineral Master Plan, Parks Master Plan, as well as Transportation Plan.
 - *Response: Text was added to the LOI for the various El Paso County Master plans.*
3. You are proposing that 10 acres of land will be disturbed at a time. Please address why 10 acres of disturbance is required. Please also address how you will mitigate impacts due to this amount of land being open (primarily dust).
 - *Response: 10 acres is proposed to be disturbed at one time due to the State requirements. Likewise, the Project wants to minimize disturbance by disturbing only 10 acres at a time and then reclaiming those 10 acres prior to moving onto another plot of land.*
4. Those items that are not applicable to this application will be removed from the application once the letter of intent reflects that there are to be no lights (not even temporary), signs (not even temporary), or structures (not even temporary).
 - *Response: A sentence was added in the LOI stating that no lights, signs, or structure (not even temporary) are provided with the expansion.*
5. The landscaping plan does not reflect how you are in compliance with Chapter 6 of the LDC. Please address.
 - *Response: A landscape plan is not provided due to the site existing vegetation being native grasses and prairie land. The project proposes to reclaim the site to existing conditions after disturbance.*

With Kimley-Horn, you should expect more and will experience better. Please contact me at (719) 284 7272 or john.heiberger@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



John R. Heiberger, P.E.
Project Manager / Associate