

June 21, 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 May 30, 2019 and June 3, 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. (Sheet 6) Per criteria flow shall be at or below historic levels. It appears this is un-detained flow that is not accounting for the sediment basins that would capture runoff and slowly release it.
 - *Response: Calculations were provided in the final drainage report that size an overflow path for both the north and south temporary sediment basin that allows no more than the historic release rate to discharge to the Creek. The riser pipe and orifice holes were provided per UDFCD requirements. The orifice holes and rise pipe will release at rates much less than that of the historic 100-year release rate. Text was added to the Final Drainage Map and Report indicating that the temporary sediment basins release at the historic rate.*
2. (Sheet 6) Calculations and drainage plan indicates sub-basin F1 is 30 acres. Revise accordingly.
 - *Response: The text was updated to state 30 acres instead of 40 acres.*
3. (South Pond Volume Calculations) Elevations do not match what is shown on the drainage plan. Revise.
 - *Response: The elevations were updated to match the drainage plan.*
4. (North Pond Volume Calculations) Elevations do not match what is shown on the drainage plan. Revise.
 - *Response: The elevations were updated to match the drainage plan.*
5. (Summary – Existing Runoff Table) PFYI: Per Resolution 15042, the County adopted Chapter 6 (hydrology) of City of Colorado Springs DCMV1. Chapter 6 indicates the minor storm as a 5 year storm runoff. No action is required but you may change your calculations if you like.
 - *Response: Noted. Thank you.*
6. (Existing Drainage Map) Update the FEMA Firm map panel number.
 - *Response: The FEMA firm map panel was updated.*
7. (Proposed Drainage Map) Update the FEMA Firm map panel number.
 - *Response: The FEMA firm map panel was updated.*
8. (Proposed Drainage Map) Calculations and narrative indicate 25.12 cfs for sub-basin I1. Please revise.
 - *Response: The cfs callout was updated to 25.12 for sub-basin I1.*

9. (Proposed Drainage Map) Per criteria, flow shall be at or below historic. It appears that this undetained flow that is not accounting for the sediment basin that would capture runoff and slowly release it. Additionally, the mining area at time of operations (sub-basin I1) be at a lower elevation than the surrounding areas? If so, then runoff might not escape this area and could therefore the total flow leaving the site could be less than historic. Please revise accordingly.
 - *Response: Calculations were provided in the final drainage report that size an overflow path for both the north and south temporary sediment basin that allows no more than the historic release rate to discharge to the Creek. The riser pipe and orifice holes were provided per UDFCD requirements. The orifice holes and rise pipe will release at rates much less than that of the historic 100-year release rate. Text was added to the Final Drainage Map and Report indicating that the temporary sediment basins release at the historic rate.*
10. (Proposed Drainage Map) Revise the summary runoff table to state Intermediate/Final.
 - *Response: The title of the runoff table was updated.*

GEC Plans

1. (C1.1) Review 2: Per elevations provided the south sediment basin is still above the existing ground surface (adjacent contour shown indicates 6464 and top of basin is 6466). Runoff would not enter the sediment basin. Revise accordingly.
 - *Response: The elevations were revised to ensure that runoff will enter the sediment basin.*
2. (Sheet C1.2) The intent of the previous comment regarding slope tags or cross-section was for the side slope of the bank. Staff wants to ensure that side slope is not vertical and is stable. See sketch to the right.
 - *Response: The drainage swale side slopes of 3:1 was called out in plan view.*
3. (Sheet C1.2) Please fix viewport to show entire text.
 - *Response: The text was moved to be entirely within the viewport.*

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.*

SITE DEVELOPMENT PLAN PORTAL COMMENTS

PCD Project Manager (5/30/19)

1. Drainage redlines.
 - *Response: Noted. Thank you. Drainage redline comments were addressed in this comment response letter.*
2. GEC redlines.
 - *Response: Noted. Thank you. GEC redline comments were addressed in this comment response letter.*
3. You appear to be requesting a waiver of the landscaping requirements. This will need to be added to the letter of intent for the special use application.
 - *Response: The letter of intent text was updated to indicate that a waiver request was proposed for landscaping requirements due to the nature of the use of the site and the intention of reclaiming the mined areas to their natural, previous conditions.*

PCD Engineering Division (5/29/19)

1. Review 2 comments on the following documents will be uploaded by the project manager: Drainage Report and Grading and Erosion Control.
 - *Response: Noted. Thank you. Drainage Report and GEC redline comments were addressed in this comment response letter.*
2. Comments on the following documents have been resolved: Letter of Intent, ESQCP, Site Development Plan, Financial Assurance, and SWMP.
 - *Response: Noted. Thank you.*

Upper Black Squirrel Creek GWMD (5/21/19)

1. Letter about the impacts of groundwater on site.
 - *Response: A Groundwater Letter was written and addressed to the Upper Black Squirrel Creek GWMD addressing their concerns for groundwater impacts on site due to mining activities.*

EPC Environmental Services (5/17/19)

1. We have reviewed the submittal and have no comments at this time.
 - *Response: Noted. Thank you.*

SPECIAL USE PERMIT PORTAL COMMENTS

PCD Engineering Division

1. Review 3: Comments from Review #2 (see attached) on the Mining Operation Plan have not been addressed. A revised Mining Operation Plan does not appear to have been submitted.
 - *Response: The Review #2 comments were addressed with this resubmittal. We apologize that the updated Mining Operation Plan Exhibit C's were not inserted with the last resubmittal. Thank you.*
2. Refer to the Site Development Plan Application (PPR1914 for comments on the following documents: Drainage Report and GEC.
 - *Response: Noted. Thank you. Drainage Report and GEC redline comments from the Site Development Plan were addressed in this comment response letter.*
3. Engineering comments on the following documents have been resolved: SWMP & SWMP checklist, Reclamation Plan, Site Plan, and Haul Route Map.
 - *Response: Noted. Thank you.*
4. The Department of Public Works is reviewing the application and comments will be provided regarding a road impact fee/degradation fee and/or haul route agreement.
 - *Response: Noted. Thank you. Please inform us when this information is available.*

PCD Project Manager

1. Per the site development plan, you are not proposing any landscaping. Please include a waiver of the landscaping requirements to the letter of intent for the special use. Only the BoCC may waive requirements.
 - *Response: A landscaping narrative and plan were provided in lieu of the waiver from BoCC.*
2. Additional redline comments may be added upon completion of the PCD engineering division review.
 - *Response: Text was added to the LOI for the various El Paso County Master plans.*



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.

A handwritten signature in black ink that reads "John Heiberger".

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