

April 22, 2021

Ryan Howser
El Paso County Planning and Community Development
2880 International Circle Suite 110
Colorado Springs, CO 80910

RE: Comment Response Letter – Site Development Plan – Discount Tire - Falcon (File #: PPR2112)

Thank you for the comments on April 1, 2021 for the above-mentioned project. In an effort to address your comments concisely and simplify your review of the development plan, we have summarized your comments and our responses below.

COMMENT RESPONSE LETTER

Site Development Plan

Coversheet

1. Please revise to El Paso County.
 - *Response: Updated. Thank you.*
2. Add PCD File #
 - *Response: Updated. Thank you.*
3. Looks like there are three bays from the floor plans. Parking calcs require 1 space per employee on maximum shift plus three spaces per bay. 35 spaces should be enough, but you should include the calcs.
 - *Response: Updated. Thank you.*

Site Plan

4. Please revise the reception #. The title commitment indicates this as 219714441. Update all plan sheets as necessary
 - *Response: The reception # has been updated on all applicable sheets.*
5. Building setbacks are not shown. You can infer what the setbacks are by adding up dimensions provided, but there needs to be a specific setback dimension from all property boundaries illustrating compliance with setback requirements.
 - *Response: All Setbacks are now labeled on the site plan.*

Utility Plan

6. Please identify the manhole.
 - *Response: The manhole has been labeled as a 6' storm drain manhole.*
7. Please identify the storm facilities as private.
 - *Response: All storm facilities have been labeled as private.*

SWMP Report

1. Add EPC File # PPR-21-012 to cover sheet
 - *Response: Updated.*
2. PBMP form states that the section is not in the MS4 area and confirmed on County MS4 maps.
 - *Response: Updated.*
3. Add EPC ESQCP
 - *Response: Updated.*
4. Also state that: "The QSM will be sufficiently qualified for the required duties per the El Paso County ECM Appendix I.5.2.A"
 - *Response: Updated.*
5. Discuss portable toilets in more detail in the appropriate section, including: Portable toilets will be located a minimum of 10 feet from stormwater inlets and 50 feet 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.
 - *Response: This section has been added as a potential pollutant source.*
6. Mention the TSB in this section as well.
 - *Response: Revised. Thank you!*
7. 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)
 - *Response: This section has been updated to address the frequency and process for managing on site waste.*
8. Add note "including snowmelt event"
 - *Response: Revised. Thank you!*
9. Item 26. Add a note somewhere stating that this project does not rely on control measures owned or operated by another entity.
 - *Response: A note has been added under the "Final Stabilization and Long-Term Stormwater Management" header.*
10. 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 stormwater quality issues at the site. The Qualified Stormwater Manager shall amend the SWMP when there is a change in design, construction, operation or maintenance 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 stormwater discharges associated with construction activity or when BMPs are no longer necessary and are removed.
 - *Response: This note has been added to sheet 20.*

SWMP Checklist

1. Add EPC File # PPR-21-012

- *Response: Update. Thank you!*
- 2. Item 13: Refer to page 16 of report “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)”
 - *Response: This section has been updated to address the frequency and process for managing on site waste.*
- 3. All items in the SWMP Checklist must be addressed. If not applicable, explain in SWMP text and check box on SWMP Checklist. Do not use “N/A” on SWMP Checklist.
 - *Response: Sheet 16 of the SWMP report discusses that there will not be concrete or asphalt batch plants on site. A statement was also added discussing that there are no receiving waters nearby the project Site.*
- 4. Item 17c, confirm all areas of disturbance are shown.
 - *Response: All areas of disturbance are shown on the Initial and Final Erosion Control Plans.*
- 5. Item 20, see note on sheet 2.1
 - *Response: The VTC details have been replaced with EPC standard details. Other details have been confirmed to be up to date and meet EPC standards.*
- 6. Item 21, Discuss procedure describing how the SWMP is to be revised.
 - *Response: On Sheet 20, under the heading “Plan Modifications” revisions to the plans and/or reports are discussed.*
- 7. Item 26, Refer to page 17 of report “Add a note somewhere stating that this project does not rely on control measures owned or operated by another entity.”
 - *Response: A note has been added under the “Final Stabilization and Long-Term Stormwater Management” header.*

GEC Checklist

1. Add EPC File # PPR-21-012
 - *Response: Updated. Thank you.*
2. Add symbols to the legend for all symbols used in the plan
 - *Response: The diversion ditch label and line-type has been added to the legend.*
3. Update and confirm all limits of disturbance are shown
 - *Response: The limits of disturbance have been confirmed to be correct as shown.*
4. See notes on sheet C2.1
 - *Response: The VTC has been updated to be 75’ as requested on C2.1.*
5. Confirm that all temporary construction measure details meet or exceed EPC standards.
 - *Response: All details have been confirmed to be up to date and correct, the VTC detail has been replace with the county specific detail.*

GEC Plan (Glenn Reese)

1. Add PCD Filing No. PPR-21-012 to cover sheet

- *Response: Updated. Thank you.*

2. Please add Jennifer Irvine, P.E. before County Engineer

- *Response: Updated. Thank you.*

INITIAL PLAN

3. Change limits of construction to “Construction boundary/limits of disturbance” or add ‘limits of disturbance to the legend and figure.

- *Response: The legend has been updated as prescribed above.*

4. Please show a few existing grade slopes labels offsite so it is clear where run-on is occurring

- *Response: Existing slope labels have been added offsite. The grading along the northern property line has been coordinated with the developer such that flows from both sites will remain on site. Existing over-lot grading contours are shown to adequately represent current site conditions.*

5. Show minimum length of VTC at 75', per detail

- *Response: VTC has is now shown and labeled as 75' in length.*

6. Add “DD” to legend and the subsequent line-type

- *Response: The diversion ditch symbol and line-type have been added to the legend.*

7. Revise to show temporary slope drain pipe and riprap pad at the toe of the slope

- *Response: The riprap pad and temporary slope drain have been added to the sediment basin.*

8. Revise spillway per what is shown on detail (ie: the 2ft spillway riprap begins at the crest of the spillway, closer to the top of the embankment)

Would be helpful to also include a note here that explains where the spillway water will be conveyed to. Is there to be an inlet on this Unnamed Road, for example? Consider showing spillway routed west towards inlets so spillway water has somewhere to go.

- *Response: The spillway is now shown on the west side of the temporary sediment basin, directing flows west toward the existing inlet in Falcon Market Pl. A note has also been added to the sheet indicating destination of the emergency spillway flows.*

9. Applicable revisions made on this sheet per comments on this sheet should also be made on the next sheet.

- *Response: Noted. Thank you.*

10. Revise easement rec. no accordingly

- *Response: Updated on all applicable sheets.*

11. Would need VTC or a barricade to prevent access at this driveway.

- *Response: There is not a second access at this corner of the site. This label has been moved next to the only access to the west*

FINAL PLAN

12. A 6' manhole is indicated in the drainage report. Please revise.

- *Response: The label has been updated to show a 6' manhole.*

13. Please tie proposed contours to existing

- *Response: The grading along this northern property line and shared access has been coordinated with the adjacent development such that the proposed grades will match at a line approximately 15' south of the property line. This was done so that the shared access driveway can be constructed before the rest of the Lot 4 site. Even though the coordination with the northern property owner has occurred, they have not updated their plans and so we cannot show their proposed contours. We need to keep our contours as shown though so that our development will properly tie-into their development.*

DETAILS

14. Replace with EPC approved VTC details (VT-1 and VT-2 in DCM Col. 2, Chapter 3.3) or revise to be 75' minimum

- *Response: The detail has been updated with VT-1 and VT-2.*

15. Remove duplicate details, this is already on the previous sheet.

- *Response: The detail has been removed from the previous sheet and remains on C2.8 in order to make room for the additional VTC detail.*

Sign Plan

1. Site plan approval does not include sign plan approval. Sign permit will need to be submitted via separate application under "minor applications" in EDARP.

- *Response: Noted. Thank you*

2. Maximum area of freestanding signs is 40 sq. ft.

- *Response: Noted. Sign designer will update the sign as needed.*

3. Maximum area of wall signs is 1.5 sq ft per linear foot of road frontage wall faces.

- *Response: Noted. Sign designer will update the sign as needed.*

Photometric Plan

1. Include the following note related to TFX LED floodlights: Upward lighting for architectural, landscape or decorative purposes shall have at least 90% of the total distribution pattern within the profile of the illuminated structure or feature.

- *Response: This note has been added under the section "EL PASO COUNTY LAND DEVELOPMENT CODE CRITERIA"*

2. Per LDC 6.2.3(B)(1)(e), where adjacent to public right of way, lighting levels shall not exceed 0.1 foot candles.

- *Response: Lighting levels have been minimized to 0.1 or less at the public right of way.*

3. Lighting can only exceed 10 foot candles on loading / unloading platforms.

- *Response: Revised. Thank you.*

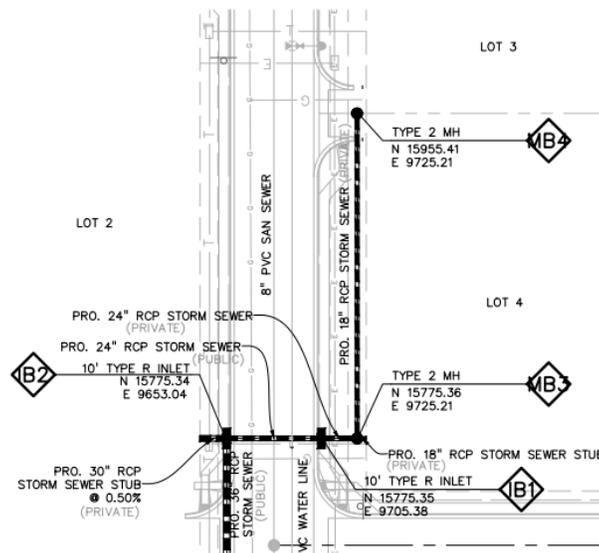
Drainage Report

1. Add PCD Filing No.: PPR-21-012 to coversheet

- *Response: Update. Thank you.*

2. The approved drainage report for Falcon Marketplace indicates that a 24" RCP stub would be provided (page 10 of report). Also the approved CD's show a 24" stub. Was a 24" RCP not installed? Please address the discrepancy.

- *Response: The approved CD's dated 10/27/2020 show an 18" RCP stub on sheet C7.12. This was also confirmed by the ALTA survey performed on 12/10/2020. A snip from the plans is shown below. Our drainage analysis has concluded that the installed 18" stub will be adequate for the development.*



3. Please revise the date as the County's drainage criteria manual was last revised in 1994. In 2015 the County adopted Chapter 6 and Section 3.2.1 of Chapter 13 of the City of Colorado Springs DCMV1 as revised in May 2014. The design criteria used should be the County DCM and the approved adoptions. The County's manuals can be found at: <https://planningdevelopment.elpasoco.com/planning-community-development/engineering/#1519834440345-f2ddfd20-0d90>

- *Response: Updated.*

4. There is no section/heading labeled as this. Please revise the text accordingly.

- *Response: The has been updated to show that FEMA map is located in Appendix B.*

5. I believe you mean Chapter 6.

- *Response: That is correct, the text has been updated.*

6. It appears that you may be referencing the City's drainage criteria manual. Please use the County's drainage criteria manual.

- *Response: The text has been revised and only references the appropriate DCM. The County's manual was used in the design of the storm system but was incorrectly identified in the text.*

7. Please see comment above regarding the existing stub and revise accordingly. Please also revise as necessary an other instances of the existing RCP in the report.

- *Response: This is addressed in comment 2. The existing storm stub is 18" RCP.*
- 8. Please provide discussion of off-site flow specifically from Lot 3 to the north. Per the approved drainage report of Falcon Marketplace, the flow from lot 3 is to go to the southwest corner (DP4 of approved report) of lot 4. Also, please refer to PCD file PPR1940. The lot 3 developer (king soopers) may be providing their own means of conveying their runoff to the pond instead of conveying their flow to lot 4. Please address in your report.
 - *Response: A new section has been added to the report discussing the flows from Lot 3. All flows will be piped underground and connect into the master development storm system prior to entering the regional pond.*
- 9. Revise headings & subsequent text per the County's "Four-Step Process" for selecting structural BMPs per ECM Section I.7.2 BMP Selection.
 - *Response: This section has been updated per the provided ECM section. Please note that the Four-Step Process is worded differently in the County ECM versus the County DCM which leads to confusion.*
- 10. There is no section 13.5.10 in the County's criteria. The County only adopted section 3.2.1 of Ch13 (full spectrum detention) of the City's criteria. Additionally, the County adopted urban drainage/mile high flood district outlet structure details which can be found in ECM appendix F. Please revise your report accordingly.
 - *Response: The water quality and detention will be provided by the regional pond proposed in the Master Development Drainage Report.*
- 11. Please provide a statement regarding drainage fees. A simple statement indicating that fees were paid by the developer of Falcon Marketplace at time of final plat recording would suffice.
 - *Response: A note has been added with this statement.*
- 12. Please revise the FIRM panel number to what is shown on the attached FIRM panel map (08041C0553G)
 - *Response: Revised. Thank you.*
- 13. Please update the reference. Refer to previous comments above.
 - *Response: The references have been updated.*
- 14. Please verify the flows at the 5 yr storm profiles as they do not appear to match the narrative
 - *Response: The storm profiles have been updated with 5 and 100 year flows.*
- 15. The drainage plan indicates one 5ft and one 6ft manhole. Revise accordingly
 - *Response: A 6FT manhole has been added to the EOPCC in appendix E.*
- 16. Please provide contour labels throughout your drainage plan
 - *Response: Contour labels have been added to the proposed and existing surfaces.*
- 17. Please identify how runoff from basin 3 will be prevented from flowing down the proposed ramp and sidewalk
 - *Response: The curb ramp has been modified so that the first 2ft of detectable warning will be sloped up, such that no water can flow down toward the sidewalk along the ROW. After further*

analysis, in the 100-year storm event of approximately 0.15 cfs will flow across this curb inlet. The capacity of the gutter combined with the sloped ramp is sufficient to pass these flows.

18. Please tie proposed contours to existing

- *Response: The grading along this northern property line and shared access has been coordinated with the adjacent development such that the proposed grades will match at a line approximately 15' south of the property line. This was done so that the shared access driveway can be constructed before the rest of the Lot 4 site.*

19. Please provide a basin and design point summary table showing the flows of each of the basins and design points.

- *Response: A summary table has been added to the proposed drainage map.*

20. Revise to OS1, to match text on page 7 of FDR

- *Response: Revised, thank you!*

21. Please place the drainage plan at the end of the drainage report

- *Response: The drainage plan has been swapped with the excerpts of the MD plan so that the drainage plan is at the end of the report.*

PBMP Applicability Form

1. Include EPC Project # PPR-21-012

- *Response: The project number has been added.*

2. Update to NW corner, not SE

- *Response: Revised. Thank you.*

3. It would be helpful to notate here the PCD filing number related to that master development that shows the off-site regional EDB. And please provide the name of the pond (Pond SR4 according to SWMP)

- *Response: Both the pond name and filing number have been added for the master development information.*

ESQCP

1. Page 3 is missing. Please provide.

- *Response: Page 3 has been added to the permit document.*

2. Add text box here that says: PCD Filing No.: PPR-21-012

- *Response: A text box has been added to the PDF.*

FAE

1. Add PCD File # PPR-21-012

- *Response: Update. Thank you.*

2. 2,600 CY per SWMP page 8.

- *Response: This quantity has been updated to match the SWMP report.*

Construction Documents

1. Please revise the reception #. The title commitment indicates this as 219714441. Update all plan sheets as necessary
 - *Response: The Rec. # has been updated on all sheets.*
2. A 24" RCP is indicated in the approved CD's from Falcon Marketplace. Revise accordingly
 - *Response: Per sheet C7.12 of the approved plans, the stub entering Lot 4 is 18".*

Woodmen Hills Metro District

1. Woodmen Hills Metropolitan District has reviewed the plans. Note that the property had a 1 inch domestic water tap designated, a 1.5 inch tap will have to be applied for and a Water Acquisition Fee will apply. Another concern is the sanitary sewer service crosses a storm sewer. Details to be provided on construction plans. Overall WHMD approves the project.
 - *Response: Noted. The developer will require a larger tap, the previous tap will be abandoned. The crossings are required in order to serve the building. In all cases the storm drain is at least 3' above the sanitary sewer, double the required clearance.*

Letter of Intent

1. Please revise to county
 - *Response: Updated. Thank you.*

Falcon Fire Protection District (Trent Harwig)

1. Fire Hydrant to be located within 100 feet of the proposed FDC location.
 - *Response: The FDC has been relocated to the northwest corner of the building and, as confirmed with Trent at FFPD, the existing hydrant will be close enough to the proposed FDC.*
2. The Falcon Fire Department collects a cost recovery fee of \$429.00 per site development plan review. The fee payment shall be made to the Falcon Fire Department located at 7030 Old Meridian Road, Falcon Colorado. Please be advised that the construction document will not be approved by Colorado Springs Fire Prevention until this fee is received.
 - *Response: Noted. Thank you.*

El Paso County Conservation District (Kenneth Barker)

1. According to NRCS soils survey, the 19—Columbine gravelly sandy loam, 0 to 3 percent slopes is poor for streets, roads, and shallow excavations due to unstable excavation walls. Due to the limitations on the above soils on the site, alternatives to mitigate the limitations of the soil will be required in your engineering design or construction techniques.
 - *Response: A geotechnical analysis has been completed to provide options to mitigate limitations that the soil may have. All pavements and building foundations on site have taken this analysis into account with their design.*
2. Topsoil should be stripped to a depth of 6 inches and all stockpiles should have side slopes no steeper than 3:1 and seeded. All disturbed areas should be seeded and mulched with weed free hay mulch at 4,000 lbs. /acre. All disturbed areas should be reseeded between the planting dates of Nov. 1-April 30th. Grass seed should be drilled at a depth of ¼ to ½ inch deep and if broadcasted,

double the rate. Please feel free to utilize the attached native shotgun mix that will work best on your sandy foothill site.

- *Response: A note has been placed on the landscape notes sheet instructing the contractor to the above. Refer to note 5 under Maintenance Notes on sheet L.3*

3. The district recommends disturbed land be mulched or revegetated within 45 days of disturbance.

- *Response: The general contractor will meet or exceed all state standards related to erosion control.*

4. There is no Integrated Noxious Weed Control plan and it is recommended that an integrated weed management program be reviewed and approved by the El Paso County Weed Inspector and/or Weed Advisory board, the County Extension Agent, NRCS, or a qualified weed management professional prior to the land use authority approval.

- *Response: A note has been placed on the landscape notes sheet instructing the contractor to provide a weed plan to El Paso County prior to construction. Refer to Note 6 under Maintenance Notes on sheet L.3*

5. Vehicle tracking control stations need to be installed at all entrance and exit points on the site. The station should consist of a pad of 3 to 6-inch rock or a vehicle control pad/mat to strip mud from tires prior to vehicles leaving the construction site to prevent spreading of noxious weeds.

- *Response: Sheet C2.1 shows the location of the vehicle tracking control for the only exit to the site. A detail is provided on sheet C2.7 per the City of Colorado Springs Stormwater Enterprise's Stormwater Construction Manual*

6. Silt fences or other forms of erosion barriers need to be planned and installed as a temporary sediment control device used on construction sites to protect water quality.

- *Response: Sheet C2.1 shows the location of the silt fence as well as other erosion control preventative methods. Details are provided on sheets C2.4-C2.8.*

7. The El Paso County CD board strongly recommends that Low Impact Development (LID) techniques be implemented for economic and conservation benefits.

- *Response: Where possible and practical LID techniques have been implemented into the site design.*

Landscape Plan

1. As discussed, please refer to approved master landscape plan exhibit for Falcon Marketplace (PCD File No SF-19-001) for east and west landscape buffers. This was discussed in Early Assistance meeting..

- *Response: The approved master landscape plan for Falcon marketplace has been referred to and followed for this landscape plan. The plant pallet has been followed and the number of trees and ground plane materials have been referenced and followed.*

2. It may be recommended to break up these long rows of parking with landscape islands

- *Response: Landscape islands have been added to break up the long row of parking.*

3. Are these in the right of way? If so, please move them onto the property in compliance with approved Falcon Marketplace landscape exhibit

- *Response: All trees along Meridian Rd are placed outside of the right of way within the property line.*
- 4. These will need to be updated per Falcon Marketplace approved master landscape plan
 - *Response: The approved master landscape plan for Falcon marketplace has been referred to and followed for this landscape plan.*
- 5. Per LDC, parking lot islands shall be the size of a parking space. Only one island here (SW corner) meets this criteria. You may need to reduce the number of parking spaces to accommodate. Three islands are required (1 per 15 spaces)
 - *Response: Three islands have been provided in the parking lot area and planted.*
- 6. Is this the internal landscaping area? It is unclear as the calculations refer to six internal trees – however, none of these trees would meet the location standards for internal landscaping, as follows:
 - (3) Standards for Required Internal Landscape Area.
 - (a) **Intent of Internal Landscaping.** The intent of the internal landscape area is to provide relief from structures and hard surfaces through the use of plantings.
 - (b) **Location of Internal Landscape Areas.** The required internal landscape areas shall be located in accordance with the following standards:
 - (i) Adjacent to those building elevations which form the major public views of the building from adjacent roads and properties and to the users of the project; or
 - (ii) At all pedestrian entrances, except service-only entries; or
 - (iii) Within a plaza or courtyard between buildings or portions of buildings,(plaza/courtyard is to have at least 1 side open); or
 - (iv) In an area provided to separate building areas from parking areas; or
 - (v) In a similar location which substantially conforms to the purpose of the required internal landscape area.
 - *Response: Due to an Insufficient amount of interior landscape space adjacent to the building the internal tree requirements have been placed around the perimeter of the site. They have been located to mitigate and screen the trash enclosure as well as the internal entry drive to help soften the building.*

Woodmen Road Metro

- 1. This property is located within the Woodmen Road Metropolitan District or its service area. The District assess platting and building permit fees for new development in the District and requires developed parcels to be included in the Metro District boundaries through an Inclusion process; the District assess a mill levy on property in the District.

The fees for 2020 are:

Platting Fees:

Commercial- \$1540/ACRE

Residential- \$385.00/LOT

Building Permit Fees:

Commercial:

Destination/hotel- \$1.37/SQUARE FOOT

Convenience Commercial- \$5.51/SQUARE FOOT

All Other Uses- \$1.10/SQUARE FOOT

Residential-

Single Family- \$550/UNIT

Multi Family- \$385/UNIT

■ *Response: Noted. Thank you.*

Thank you for your review of the Site Development Plan! With Kimley-Horn, you should expect more and will experience better. Please contact me at (719) 284-7281 or mitchell.hess@kimley-horn.com should you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Mitchell Hess, P.E.