

MEMORANDUM

DATE: June 22, 2021

TO: Kari Parsons, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering
719-520-7877

SUBJECT: SF-21-020 – Falcon Meadows at Bent Grass Filing No 1
First Submittal

Engineering Division

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

A written response to all comments and redlines is required for review of the re-submittal. Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal. Additional comments may be generated on items added or altered after the original comments. **Due to the volume and complexity of comments and redlines and the additional information and details required, Staff will provide additional, more detailed comments on the next submittal.**

For reference, the PUDSP for Falcon Meadows at Bent Grass is currently scheduled for Planning Commission and the MDDP is still under review. See comments and documents on EDARP: <https://epcdevplanreview.com/Public/ProjectDetails/158726> and <https://epcdevplanreview.com/Public/ProjectDetails/172892>. Approval conditions of those items will apply to this final plat. Also see standalone CDs (CDR-21-004) for currently approved grading on this site: <https://epcdevplanreview.com/Public/ProjectDetails/172872>

General/Letter of Intent (LOI)

1. Note: approval of the final plat documents is dependent on approval of the PUDSP and the MDDP.
Response: This has been noted.
2. See LOI redlines.
Response: The LOI redlines have been addressed.

Traffic/Transportation

1. Note: the following conditions of approval have been drafted for the PUDSP:
 - a. The first final plat in Falcon Meadows at Bent Grass shall require final construction, paving and associated repairs to Bent Grass Meadows Drive south of the site, including design and construction of an eastbound left turn lane on Woodmen Frontage Road at Bent Grass Meadows Drive if warranted, to meet the minimum standards of a Non-Residential Collector in accordance with the Engineering Criteria Manual. These road improvements may be eligible for cost recovery from adjacent developers.
 - b. The Developers shall participate in a fair and equitable manner in offsite transportation improvements, including but not limited to the items listed in Table 4 of the Falcon Meadows at Bent Grass Transportation Impact Analysis, as amended and pending approval... The improvements and fair shares are to be verified with an updated traffic impact analysis or memorandum as appropriate with each final plat in the Falcon Meadows at Bent Grass development. An escrow agreement, including a financial assurance estimate for the intersection improvements, as approved by the Planning and Community Development Department Director and the County Attorney's Office, shall be completed and escrow deposited with each final plat.
Response: This has been noted.
2. See TIS redlines.
Response: The TIS redlines have been addressed.

Final Plat

1. Revise the final plat to include the entire area southeast of Bent Grass Meadows Drive as indicated in the LOI. The channel needs to be in a tract with associated design and construction responsibilities (see FDR comments).
Response: Overall area has been updated (Total area – 21.3 acres).
2. Add the following plat notes:
 - There shall be no direct lot access to Bent Grass Meadows Drive. (add to Note #4)
 - This property is subject to a Private Detention Basin/Stormwater Quality BMP Maintenance Agreement and Easement as recorded at Reception No. _____ of the records of El Paso County. The Bent Grass Metropolitan District is responsible for maintenance of the subject drainage facilities
 - Bent Grass Metropolitan District shall be responsible for maintenance of the drainage channel in Tracts E and F until the necessary channel stabilization improvements have been constructed and accepted for maintenance by El Paso County.
Response: Notes have been added.
3. Show any ROW/easements needed for mail kiosks.
Response: Easements added for mailbox kiosks. Labeled as M.K.E.
4. See final plat redlines.
Response: Responses to redlines have been included.

Final Drainage Report

1. See cursory FDR redlines. Additional comments may be provided on FDR revisions. The MDDP and the PDR for the Falcon Meadows PUDSP need to be approved for reference.
Response: Responses to FDR redlines have been provided.
2. Provide a channel design report for offsite and onsite Falcon West Tributary channel improvements. See PUDSP conditions of approval.
Response: A channel design package is being worked on, which will include channel construction drawings and a drainage report, as well as additional supplemental documentation. Will submit as soon as package is completed.
3. Channel modeling and design for at least the portion of onsite channel within this filing (from Bent Grass Meadows Drive to the south property line) needs to be provided for review.
Response: Preliminary design plans for channel has been included in Appendix F. Final design is currently being finalized under channel improvement submittal package.

Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP

1. See separate Stormwater redlines.
Response: The Stormwater redlines have been addressed.
2. See CD and GEC plan redlines.
Response: The CD and GEC redlines have been addressed.
3. Show HGLs on the storm CDs.
Response: HGL lines have been added to the storm CDs.
4. Provide CDs for the completion of Bent Grass Meadows Drive to the south of the site (discuss with staff) and the eastbound left turn lane from Woodmen Frontage Road to Bent Grass Meadows Drive.
Response: Traffic report for filing 1 states eastbound left turn lane is not warranted. May be warranted with a future filing and will be designed with that filing.
5. Provide onsite channel CDs (this can be a separate plan set from the other CDs, to include a GEC plan).
Response: CD's for channel design are being submitted under a separate cover.
6. Show mail cluster boxes/kiosks.
Response: Mailboxes have been added to the plans.

Forms / Financial Assurance Estimate (FAE) Form / Other

1. See cursory FAE redlines.
 - a. Provide quantities and costs for the highlighted items.
Response: Quantities have been provided for highlighted items.
 - b. Provide costs on this or a separate FAE for the channel improvements within the plat area.
Response: Channel Improvements are being submitted under their "cover". A FAE will be for channel improvements will be provided at that time for channel improvements.
 - c. Provide separate costs for the completion of Bent Grass Meadows Drive, including paving, any curb and gutter and sidewalk that needs to be repaired/replaced.
Response: Bent Grass Meadows Drive has been completed. No items have been added into FAE for this item.

- d. Provide separate costs for the eastbound left turn lane from Woodmen Frontage Road to Bent Grass Meadows Drive.

Response: See response to comment #4 above.

2. Note: The PBMP Applicability Form, MS4 Post-Construction Form and SDI Worksheet were provided with the standalone CDR-21-004.

Response: This has been noted.

3. See attached Engineering Final Submittal Checklist for reference. The items highlighted in blue need to be submitted.

Response: This has been noted.

4. Note: Channel maintenance agreements for the developed flows from this property across downstream properties are required.

Response: This has been noted.

5. Note: the SIA will need to address timing of onsite and downstream channel improvements if different from standard SIA language.

Response: This has been noted.

6. Note: the PDB-BMP agreement needs to be completed with the EGP pond construction; PCD coordination with the County Attorney's Office is required.

Response: This has been noted.

Engineering Final Submittal Checklist	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	PBMP Applicability Form
<input type="checkbox"/>	Traffic Impact Study (signed) (Memo)
<input type="checkbox"/>	Grading & Erosion Control Plan and checklist (signed)
<input type="checkbox"/>	Street Construction Plans (signed); Channel CDs
<input type="checkbox"/>	Deviation Request (signed)
<input checked="" type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input checked="" type="checkbox"/>	ESQCP (signed)
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	AutoCAD base drawing (submitted to DPW)
<input type="checkbox"/>	Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: Offsite Easements , Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, Street light license agreement, etc. _
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input type="checkbox"/>	* Stormwater Management Plan (SWMP) and checklist Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____)
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee: <i>Major Final Plat with Early Grading Credit</i> \$ 3,437.00 (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: _____

* - required items to obtain an ESQCP

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

- = Need final / signed version

- = complete, in file

- = PCD Staff to provide

- = Undetermined at this time

- = Need later