



19 E. Willamette Avenue
Colorado Springs, CO 80903
(719)-477-9429
www.jpsegr.com

April 24, 2020

El Paso County Planning and Community Development Department
Attn: Nina Ruiz, Project Manager
2880 International Circle
Colorado Springs, CO 80910

**SUBJECT: SF-18-025 – Ellicott Town Center Filing No. 1
Response to County PCD-Engineering Review Comments**

Dear Nina:

In conjunction with our final plat re-submittal, this letter provides responses to the review comments detailed in the Memorandum from PCD-Engineering dated March 4, 2020. These review comments are specifically addressed as follows **(Applicant responses are annotated in bold / red / parenthesis following each County comment):**

PCD Memorandum dated March 4, 2020

Note: The ECM was updated July 2, 2019 requiring updated plan requirements, checklists and forms in order for the County to maintain compliance with its MS4 permit. These comments reflect the updates. (Noted)

General

1. Any deviation requests previously approved need to be provided. Some will need to be revisited. Provide requests for those deviations not already approved. Unresolved; documentation provided (dated April 2006) is the deviation request; correspondence from 2007 and 2010 indicates that deviation approvals remain outstanding. Based on the statement that “Final approval of the deviations will also be dependent on review of construction plans to be received with the final plat application” in the Preliminary Plan staff report (for BoCC hearing May 11, 2006) and comment letters (March and August, 2006 (portion copied below) and January 2007), deviations remained to be approved. Regardless of the timeline, approval of the requested deviations with this final plat needs to be documented as is consistent with the current practice of deviation approvals being required with the preliminary plan or final plat after PUD modification approvals by the BoCC. See redlined deviation request indicating the deviations addressed with the PUD, Preliminary Plan and previous final plat approval (January 2007

comments). Address all deviations applicable to this final plat (including any developed areas not treated with WQCV facilities (half of lots 95-98, road areas) and drainage diversion, if applicable) with deviation requests on the standard form. *Partially resolved; see redlines; Staff may provide additional comments after internal discussion. An additional deviation request is required for the non-standard FSD facility.*

- a. **The deviations are under review and any final comments/revisions will be provided when available. (Noted)**
- b. **The deviation request for the temporary FSD design requires more description/justification in the second box of Page 3, “The deviation will achieve the intended result with a comparable or superior design and quality of improvement.” This is in regard to the trickle channel. (Trickle channel has been added to Pond C2.8 as requested)**
- c. **Provide signed deviations. (Signed and stamped deviations provided with this re-submittal)**

2. *Resolved.*

Final Plat

1. *Resolved.*
2. If any underdrains are required, provide a plat note stating that underdrain maintenance shall be the responsibility of the metropolitan district. *Resolved.* Response is that underdrains are not planned (even though they are discussed in the Preliminary Geotechnical Investigation). If it is determined after or during construction that underdrains are needed it will be the developer’s responsibility to provide plans and install the underdrains.
3. Legal Description:
 - a. *Resolved.*
 - b. *Resolved.*
4. See redlines for additional minor comments. *Partially resolved; see updated redlines. Partially resolved; see updated minor redlines. (The final plat has been updated to address the County redline comments. In addition, ROW comments provided by CDOT dated 2/26/20 have been addressed)*

Transportation / Traffic Impact Study

1. *Resolved.*
2. *Resolved.*
3. Note: In accordance with Part 10 of the State Highway 94 Access Management Plan (2012), (<https://epcdevplanreview.com/Public/ProjectDetails/45815>), “El Paso County agrees to review access requests and recommend access decisions to CDOT based on the principles outlined in this plan. The plan will be implemented in conjunction with the development review process, the Land Development Code, and Planning Commission and/or Board of County Commissioner resolution. CDOT agrees to adhere to the recommendations of El Paso County in regards to access determination for this section of SH 94 and will

- refer access applications lacking such a recommendation back to the County. CDOT’s final access decisions will be consistent with the goals of this Access Management Plan and the State Highway Access Code.” Without the updated TIS, County Staff is unable to provide a recommendation to CDOT; however, it is not anticipated that any changes to the proposed access point locations will be requested. See the attached “Considerations for Approving an Access – SH 94 Access Management Plan”. Complete the answers for all bullet points (highlight in bold) and revise any that have been started by Staff as appropriate. This may be e-mailed to Jeff Rice when completed to expedite correspondence with CDOT. *Partially resolved; redlines will be provided for concurrence after EPC Staff coordinate with CDOT Staff on the document. Resolved; a memorandum will be drafted by Staff for submittal to CDOT. (Noted)*
4. See CDOT comment letter dated January 23, 2020. Address if and how any revisions due to those comments affect the plat. (Addressed by LSC)
 5. Address Filing 2 comments as applicable to Filing 1. (Addressed)

Final Drainage Report / Drainage Plans

1. Resolved.
2. See FDR redlines. See updated redlines. *Partially resolved; see updated/remaining redlines. Partially resolved; see updated/remaining redlines. Additional information regarding the runoff from Lots 16-22 is necessary. Discuss with Staff. Provide a map showing runoff areas and acreages proposed not to flow to one of the FSD facilities. (Additional information has been provided on Sh. D1.11 showing a future 12” storm drain to be constructed along the east side of the future lots to the east of Lots 16-22, which will convey the drainage from this area south into the storm sewer system draining to Pond C1.)*
3. Resolved.
4. Provide an “emergency conditions” analysis (DCM Update Section 6.12.0) assuming inoperable existing and future detention facilities for completely developed areas upstream. (Impervious area for 2.5 acre lots would be an appropriate assumption.) Resolved for purposes of this final plat.
5. *through 7 - Resolved.*
8. Resolved.
9. Provide the new PBMP Applicability Form, which can be found at: <https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/PBMP-Applicability-Form.docx>. *Partially resolved; does runoff from Lots 16-22 meet requirements for “Runoff Reduction Standard” (ECM I.7.1.C.3) in Part IV? If so, also select this standard. (A storm sewer will be provided to convey developed drainage from this area into the storm sewer system draining to Pond C1.)*
10. Resolved.

Construction Plans

1. See CD redlines. See updated redlines. *Partially resolved; see updated/remaining redlines.* **Partially resolved; see updated/remaining minor redlines. (Redline comments have been addressed)**
2. *through 4 – Resolved.*
5. **Resolved.**
6. Ensure that stabilization/sediment control is provided for all transitions from undeveloped areas to developed areas and vice versa, and that enough detail is provided for construction. Unresolved. *Resolved; conditions of approval and SIA language will be provided regarding metro district maintenance.*
7. *Resolved.*
8. Provide approved CDOT plans for PCD file. *Provide when available.*
9. **Note: temporary pond C2.8 design may require revisions depending on approval of deviation request. Staff believes approval of the deviation will be more likely if the pond is provided with some form of trickle channel(s). (Concrete trickle channel has been added as requested)**
10. **Regarding the paving of Village Main Street to Springs Road, coordination between Filing 1 and Filing 2 needs to address when this will be paved and who is responsible. (Notes have been added to Sh. PP5 of CD's and Sh. C1.3 of GEC Plans)**

Grading and Erosion Control Plan / SWMP

1. Provide a SWMP. Provide when available. *Resolved; checklists will be reviewed with the next submittal (see next comment).* **See checklist and SWMP redlines. (Redline comments have been addressed)**
2. Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed in detail with the next submittal. Note: due to the amount of time required to review the other submittal items, the checklists will be verified with the next submittal. *As noted at the beginning of these comments, updated checklists are required to be provided by the design engineer. Provide with the next submittal. Instructions are provided below the list of attachments. Checklists can be found at: https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Copy-of-GEC-SWMP_Checklists.xlsx.* **See checklist and GEC redlines. (Redline comments have been addressed)**
3. Show and label maintenance access roads on the plans. Unresolved; see redlines. **Partially resolved; additional detail is needed at the southwest corner of Pond C2.8. (Sh. C1.6 has been revised)**
4. See GEC Plan redlines. See updated redlines. *Partially resolved; see updated/remaining redlines.* **Partially resolved; see updated/remaining redlines. (Redline comments have been addressed)**

5. *An updated ESQCP form is required as part of ECM updates; provide with the next submittal. The form can be found at <https://planningdevelopment.elpasoco.com/wp-content/uploads/Engineering/EngineeringDocuments/Erosion-and-Stormwater-Quality-Control-Permitrev.2019.docx>. **Partially resolved; provide signed form. (Signed ESQCP form provided)***

Forms / SIA / Surety Estimate Form

1. **Resolved.**
2. See FAE redlines. Note: quantities and costs will be verified with next submittal. See updated redlines. *Resolved; address permanent channel stabilization costs. **Resolved; verify whether temporary BMPs for channel construction will be provided. (Added SCL's as a temporary BMP along the channel)*** See attached final submittal checklist for reference. **(Noted)**
3. *Note: Conditions of approval and SIA paragraphs regarding the following will be provided when available:*
 - a. *metro district maintenance responsibilities for partial/phased improvements;*
 - b. *Filing 2 rezoning;*
 - c. *CDOT-required improvements to State Highway 94; and*
 - d. *phasing of paving of Village Main Street.***(Noted)**

Please contact me if you have any questions or need any additional information.

Sincerely,
JPS Engineering, Inc.

John P. Schwab, P.E.

cc: Rick Scott, Colorado Springs Mayberry, LLC