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September 12, 2019

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

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

Dear Nina:

In conjunction with our Filing No. 1 final plat re-submittal, this letter provides responses to the County review comments discussed in the Memorandum from PCD-Engineering dated February 22, 2019. These comments are specifically addressed as follows **(Applicant responses are annotated in bold / red / parenthesis following each County comment):**

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. (Deviation requests have been provided)**
2. Note: The portions of existing and proposed easements (utility, access, etc.) that overlap with proposed/future public road rights-of-way (and lots?) need to be vacated/terminated at the time of platting of the rights-of-way, prior to County acceptance of the affected roads for maintenance.
  - a. **Resolved.**
  - b. Provide documentation of separate vacation/termination documents when available, to show no encumbrances on proposed right-of-way. **Since this is proposed to be done by plat, the entities vacating the easements need to be signatory to the plat with a statement that they agree to termination or vacation of the easement(s). If the easements were to be superseded by another recorded document between the**

parties vacating all or portions of the easements (recorded immediately before and with the plat), that reception number could be referenced on the plat. **(Noted)**

#### 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. (Noted)**
3. Legal Description:
  - a. Provide closure sheets for the overall subdivision and all lots and tracts.
  - b. Include the proposed drainage facilities to the south in the plat. **Partially resolved; provide additional drainage easements in the area to be platted and in the gaps between the platted areas as appropriate. (Additional drainage easements provided)**
4. See redlines for additional minor comments. **Partially resolved; see updated redlines. (Redline comments have been addressed)**

#### Transportation / Traffic Impact Study

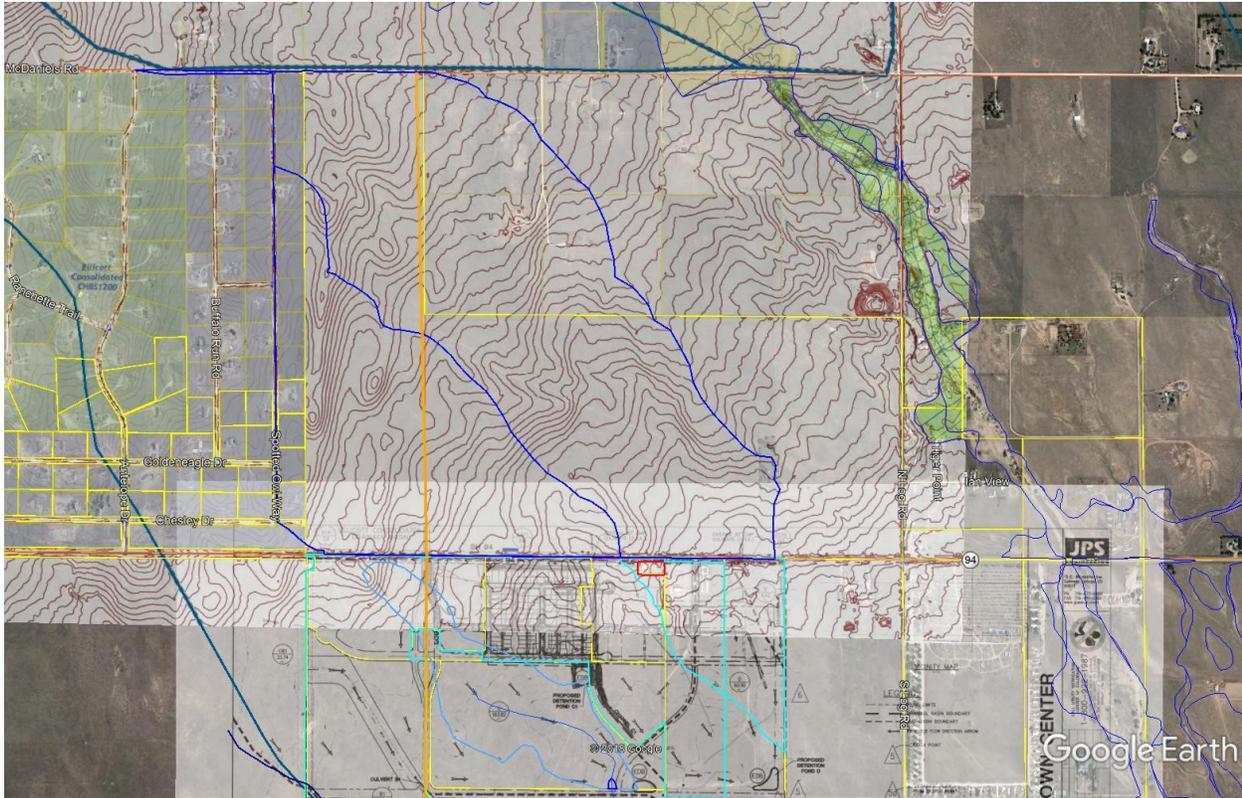
1. **Resolved.**
2. **Resolved.**
3. Note: In accordance with Part 10 of the State Highway 94 Access Management Plan (2012), (<https://epcdevplanreview.com/Public/ProjectDetails/45815>), "El Paso County agrees to review access requests and recommend access decisions to CDOT based on the principles outlined 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. (Responses attached)**

#### Final Drainage Report / Drainage Plans

1. **Resolved.**
2. See FDR redlines. **See updated redlines. (Redline comments have been addressed)**
3. The SCS flow calculations appear to be low for a Type IIA storm. Verify or revise calculations to Type II per DCM Update Chapter 6. **Resolved; see redlines regarding upstream basin areas, the GIS image below, and question about diversion on east side. (Off-site drainage basins have been updated based on incorporating GIS topography, and SCS calculations have been updated using HEC-HMS and Type II storm as requested)**
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. **Resolved.**

6. Show and label maintenance access roads on the developed conditions plans. **Partially resolved; see drainage plan redlines. (Redlines have been addressed)**
7. Note: inlet and culvert calculations were not checked in detail pending additional information regarding street flows and pipe flows. **(still not checked)**
8. Provide an MS4 form, SDI worksheet, and Operations and Maintenance manual for **both** FSD EDBs. **Provide when available. (Provided; O&M Manual for FSD is the same as EDB)**

EPC GIS contours:



### Construction Plans

1. See CD redlines. **See updated redlines. (Redline comments have been addressed)**
2. On the cover sheet, provide contact information for the serving Fire Department in addition to the other contacts. Ensure that utilities contacts are correct. **Partially resolved; provide the fire district contact information. (Provided on Sh. G1)**
3. Provide a trench detail for the water main/raw water lines. **Unresolved. Provide detail on the locations of the two lines in the trench. (Updated detail on Sh. U1.02)**
4. Provide temporary cul-de-sac turnarounds, including easements, on the east end of the dead-end roads. **Partially resolved; provide a turnaround on Village Main Street as well. (Added turnaround)**
5. Provide complete mini-roundabout design for the Garden Park/Village Main intersection. **Partially resolved; provide curb and apron details. Typical low-height curb sections used on other roundabouts can be provided by Staff. (Added notes regarding low-height curb and apron details)**
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. (Addressed per redline comments)**
7. Provide a final soils/geotechnical investigation as appropriate for roadway and drainage construction. (See ECM Section 2.2.6/Appendix C). **See redline regarding pavement design (this can be acknowledged in the response letter without resubmitting the geotech. report). (Acknowledged)**

8. **Provide approved CDOT plans for PCD file. (CDOT Plans will be provided after CDOT Access Permit Terms and Conditions are confirmed)**

#### Grading and Erosion Control Plan / SWMP

1. Provide a SWMP. **Provide when available. Update the ESQCP application information. (Provided)**
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. (Updated checklists provided)**
3. Show and label maintenance access roads on the plans. **Unresolved; see redlines. (Provided per redline comments)**
4. See GEC Plan redlines. **See updated redlines. (Redline comments have been addressed)**

#### Forms / SIA / Surety Estimate Form

1. See the revised PDB/BMP Maintenance Agreement and Easement. **Provide Exhibit B, and provide an agreement for the added temporary Pond C2.8. (Provided)**
2. See FAE redlines. Note: quantities and costs will be verified with next submittal. **See updated redlines. (Redline comments have been addressed)**
3. See attached final submittal checklist for reference.

Please call 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

#### Attachments

1. Final Plat redlines
2. CD redlines
3. FAE redlines
4. Geotech report redlines (full-depth asphalt not allowed)
5. Deviation request (2006) redlines
6. FDR redlines
7. GEC redlines
8. GEC Checklist
9. SWMP Checklist
10. Engineering Final Submittal Checklist
11. Requests for Deviations to Engineering Standards (from 3/17/2006 comments)
12. Considerations for Approving an Access – SH 94 Access Management Plan

## El Paso County Grading and Erosion Control Plan Submittal Checklist

- |   |                                     |
|---|-------------------------------------|
| 1) Vicinity map.....  | <input checked="" type="checkbox"/> |
| 2) North arrow and acceptable scale (1"=20' to 1"=100').....  | <input checked="" type="checkbox"/> |
| 3) Existing and proposed Contours 2 feet or less (except for hillside).....   | <input checked="" type="checkbox"/> |
| 4) Standard EPC Grading and Erosion Control Notes included.....   | <input type="checkbox"/>            |
| 5) Delineate mapped FEMA 100-yr floodplain.....   | <input checked="" type="checkbox"/> |
| 6) Construction site boundaries clearly delineated.....   | <input type="checkbox"/>            |
| 7) Areas of soil disturbance shown.....   | <input checked="" type="checkbox"/> |
| 8) All proposed construction BMPs and Construction BMP details shown.....   | <input type="checkbox"/>            |
| 9) Show existing vegetation.....  | <input type="checkbox"/>            |
| 10) Existing and proposed water courses including springs, streams, wetlands, Detention ponds, roadside ditches, irrigation ditches and other water surfaces.....   | <input type="checkbox"/>            |
| 11) Show all existing structures.....   | <input checked="" type="checkbox"/> |
| 12) Show all existing utilities.....  | <input type="checkbox"/>            |
| 13) Submit geotechnical investigation from soils engineer.....  | <input type="checkbox"/>            |
| 14) Conclusions from soils report and geologic hazards report incorporated in grading design.....   | <input type="checkbox"/>            |
| 15) Show existing and proposed property lines and site boundary.....  | <input checked="" type="checkbox"/> |
| 16) All existing and proposed easements (permanent and construction).including required off site easements.....   | <input type="checkbox"/>            |
| 17) Any offsite grading clearly shown and called out.....   | <input type="checkbox"/>            |
| 18) Existing and proposed storm drainage facilities as necessary to show all BMPs.....  | <input type="checkbox"/>            |
| 19) Temporary sediment ponds provided for disturbed drainage areas greater than one acre.....   | <input type="checkbox"/>            |
| 20) Proposed slopes steeper than 3:1 with top and toe of slope delineated.....  | <input type="checkbox"/>            |
| 21) Erosion control blanketing shown on slopes steeper than 3:1.....  | <input type="checkbox"/>            |
| 22) Retaining walls greater than or equal to 4ft in height require design by P.E. and building permit from Regional Building Department. Locations to be shown on the plan (not located in County ROW).....   | <input type="checkbox"/>            |
| 23) Vehicle tracking shown at all construction entrances.....   | <input checked="" type="checkbox"/> |
| 24) The erosion control plan is to be certified by a Colorado Registered P.E. with appropriate signature blocks for EPC and the Engineer and the statement "The Owner will comply with the requirements of the Erosion Control Plan" signed by the owner..... | <input checked="" type="checkbox"/> |
| 25) Required Signature blocks:.....   | <input type="checkbox"/>            |

= Not checked at this time  
 = Provided, needs minor clarification/correction  
 = Assumed not applicable – verify revisions

= Verified – clearly not applicable  
 = Verified – provided  
 = Not found/missing information

Stormwater Management Plan Checklist

1	Applicant (owner/designated operator), Prepared By, SWMP Administrator, and Contractor information	<input type="checkbox"/>
2	Table of Contents	<input type="checkbox"/>
3	Site description and location to include vicinity map (not just Section, Township, Range)	<input type="checkbox"/>
4	Narrative description of construction activities proposed (e.g., may include clearing and grubbing, temporary stabilization, road grading, utility / storm installation, final grading, final stabilization, and removal of temporary control measures)	<input type="checkbox"/>
5	Phasing plan – may require separate drawings indicating initial, interim, and final site phases for larger projects. Provide “living maps” that can be revised in the field as conditions dictate.	<input type="checkbox"/>
6	Proposed sequence for major activities: Provide a construction schedule of anticipated starting and completion dates for each stage of land-disturbing activity depicting conservation measures anticipated, including the expected date by which the final stabilization will be completed.	<input type="checkbox"/>
7	Estimates of the total site area and area to undergo disturbance	<input type="checkbox"/>
8	Soil erosion potential and potential impacts upon discharge	<input type="checkbox"/>
9	A description of existing vegetation at the site and percent ground cover	<input type="checkbox"/>
10	The location and description of any other potential pollution sources such as fueling (mobile or stationary), chemical storage, etc.	<input type="checkbox"/>
11	Material handling to include spill prevention and response procedures	<input type="checkbox"/>
12	Spill prevention and pollution controls for dedicated batch plants	<input type="checkbox"/>
13	Other stormwater pollutant control measures to include waste disposal and cleanup of off-site soil tracking	<input type="checkbox"/>
14	The location and description of any anticipated non-stormwater components of discharge (springs, irrigation, etc.)	<input type="checkbox"/>
15	The name of ultimate receiving waters; size, type and location of stormwater outfall or storm sewer system discharge	<input type="checkbox"/>
16	SWMP Map to include: a) construction boundaries	<input type="checkbox"/>
	b) all areas of disturbance	<input type="checkbox"/>
	c) areas of cut and fill	<input type="checkbox"/>
	d) areas used for storage of building materials, soils or wastes (stockpiles)	<input type="checkbox"/>
	e) location of any dedicated asphalt / concrete batch plants	<input type="checkbox"/>
	f) location of all structural BMPs	<input type="checkbox"/>
	g) location of all non-structural BMPs	<input type="checkbox"/>
	h) springs, streams, wetlands and other surface waters	<input type="checkbox"/>
17	Narrative description of all structural BMPs to be used, including: silt fence, straw bales, check dams, sediment basins, diversion swales, etc. Ensure that methods are ECM/DCM-approved.	<input type="checkbox"/>
18	Description of non-structural BMPs to be used including seeding, mulching, protection of existing vegetation, site watering, sod placement, etc.	<input type="checkbox"/>
19	Technical drawing details for BMP installation and maintenance	<input type="checkbox"/>
20	Procedure for how the SWMP will be revised	<input type="checkbox"/>
21	Description of final stabilization and long-term stormwater quality measures to control stormwater pollutants after construction operations have been completed	<input type="checkbox"/>
22	Specification that vegetative cover density is to be a minimum of 70% of pre-disturbed levels to be considered stabilized	<input type="checkbox"/>
23	Outline of permit holder inspection procedures to install, maintain, and effectively operate BMPs to manage erosion and sedimentation	<input type="checkbox"/>
24	Record keeping procedures identified to include signature on inspection logs and location of SWMP records onsite	<input type="checkbox"/>

Please note: all items need to be addressed. If not applicable, explain; simply identifying “not applicable” will not satisfy CDPHE requirement of explanation.

= Not checked at this time applicable

= Provided, needs minor clarification/correction

**N/A** = Assumed not applicable – verify revisions information

**N/A** = Verified – clearly not applicable

= Verified – provided

= Not found/missing

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	Traffic Impact Study (signed)
<input type="checkbox"/>	Grading & Erosion Control Plan (signed)
<input type="checkbox"/>	Street Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet DPW POC: John Chavez
?	Proof of embankment/pond submittal to State Engineer
<input checked="" type="checkbox"/>	ESQCP (signed) DPW POC: John Chavez
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed) (2)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	<del>Pre-Development Site Grading Acknowledgement and Right of Access Form (signed)</del>
<input type="checkbox"/>	Other: Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, etc.
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input type="checkbox"/>	* Stormwater Management Plan (SWMP) 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 (CO and/or PBMPs and/or offsite impvts.)</i> <b>(Verify fees with Inspections Supervisor at time of scheduling)</b> <span style="float: right;"><b>\$ 4,437.00</b></span>
<input type="checkbox"/>	Other: _____

\* - required items to obtain an ESQCP

\*\* - after recordation

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

- ? = May not be required

-  = complete, in file

-  = Need later

-  = PCD Staff to provide

(from 3/17/2006 comments)

Requests for Deviations to Engineering Standards. The following listing includes the deviation requests submitted with these applications, and the engineering staff determinations / recommendations regarding their acceptability to the County.

- New Log Road, minor arterial

- i. Intersection configuration as a one-way couplet - Endorse concept, with final design details to be determined with final plat application.
- ii. 2-lane cross section in each direction with divided right-of-way - Endorse.
- iii. substandard centerline curve radius - Endorse, with final design details to be determined with final plat application. Provide engineering analysis as to what design speed the proposed curvature is suitable.
- iv. 15-foot attached sidewalks - Endorse.
- v. bike lanes permitted - Endorse.
- vi. direct lot access - Not acceptable at this time. Final determination is to be deferred to site specific development application for which proposed access is requested.
- vii. intersection spacing less than ¼-mile - Endorse. Traffic analysis indicates that acceptable level-of-service can be provided with proposed intersection configuration.
- viii. on-street parking allowed - Endorse, with final design details to be determined with final plat application, and site specific development plans for adjacent property.

- Village Main Street, non-residential collector

- ix. allow direct lot access - Not acceptable at this time. Final determination is to be deferred to site specific development application for which proposed access is requested.
- x. allow on-street parking - Endorse, with final design details to be determined with final plat application, and site specific development plans for adjacent property.
- xi. wider pavement width and wider right-of-way - Endorse.

- Springs East Road, major residential collector -

- xii. allow direct lot access - Endorse, conditionally. Plat note required for lots fronting Springs East Road: "All lots fronting Springs East Road are required to be built with 2-car garages accessed by alleys. Notwithstanding any information shown on PUD or plat documents, County reserves the right to place parking restrictions on Springs East Road if deemed necessary at a future time."
- xiii. right-of-way exceeds minimum - Endorse.

- Ellicott Town Center Boulevard, minor residential collector

- xiv. divided boulevard section - Endorse.

- Typical Residential Streets, minor residential collectors

- xv. 15-foot attached sidewalk along commercial segments - Not acceptable. All commercial frontage streets are classified as non-residential. See comments on Village Main Street.
- xvi. 4-foot detached sidewalks - Not acceptable; 5-foot wide attached or detached sidewalks are required.
- xvii. bike lanes allowed - Endorse.

- Intersections, various classifications

- xviii. traffic calming "bulb-outs" - Endorse.

**Considerations for Approving an Access – SH 94 Access Management Plan**  
Petitioners for access on SH 94 should provide information to answer the following questions, as applicable to their development plan.

### 1 - General

- Does it meet the AMP Goals and Guiding Principles?
- Does it meet functional and access category classification? **Yes, if Springs Road has limited access (no left turns).**
- What are current and future land uses? **Vacant / Urban**
- Does it interfere with future ROW or planned higher classified roadways? **No**
- Is the development urban, suburban, or rural? **Urban**
- Does it modify or consolidate existing access roads? **Yes, takes left turns from Springs East driveway if approved with conditions.**
- Is it consistent with Highway 94 Access Management Plan, County Comprehensive Plan, small area plan, and transportation plans? **Yes, if Springs Road has limited access (no left turns).**
- Do new accesses serve the trips, residences, employees, commercial size, etc.? **Yes**
- Accommodates residential, retail, commercial or other development **Yes**
- Access not for an individual residence or business **Yes**

### 2 - Location

- Is the designated minimum distance between access points met? Is the proximity to adjacent driveways at ½ mile spacing and based on section/property lines where feasible? **Yes**
- Does the traffic analysis/traffic impact study determine that access is at an appropriate location and does not adversely impact a major roadway? **Yes**
- Do cross streets line up with existing streets on the opposite side? **N/A**
- Does the access point replace an adjacent access point? **Yes – Springs Road replaces the existing Springs East access drive**
- Are there frontage roads, or could development utilize an existing access point? **No**
- Does the development close or consolidate existing driveways/accesses? **Yes**
- Does the development combine lower density access points and discourage single use access points? **Yes**
- Does the development plan account for appropriate offsets to side streets? **Yes**

### 3 - Design

- Does access design meet appropriate State and County standards? **Yes**
- Does the design accommodate appropriate design vehicles? **Yes**
- What is the intersection type, and what is the type of access desired? (i.e. right-in right-out access could be a shorter distance from the next access) **Full-movement access at New Log Road; limited access at Springs Road**
- What other physical construction/improvements need to be made? Will acceleration/deceleration lanes, traffic signal implementation/modifications, signage, pavement markings, etc. be constructed? **Auxiliary lanes to be provided per CDOT Access Permit Terms and Conditions**
- Does the access cause stormwater to enter onto the roadway or shoulders? **No**
- Are the side street intersections at the appropriate distance? Do vehicles back up into adjacent intersections? **Yes**

### 4 - Safety

- Are safety and operational issues with main road or local street connections

avoided? **Yes – Antelope Dr. is 3,250 feet west of New Log Rd., Springs Road is 2,950 feet east, and Log Road is 2,275 feet east of Springs Road.**

• Are there acceleration or deceleration lanes if needed? **Yes, to be constructed by developer at the required phase.**

• Is the sight distance adequate? **Yes**

• Are substandard vertical and horizontal curve and geographic constraints avoided? **Yes**

• Are the number of conflict points reduced? **N/A**