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January 15, 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 letter from PCD-Planning dated October 9, 2018 and the Memorandum from PCD-Engineering dated October 5, 2018. These comments are specifically addressed as follows **(Applicant responses are annotated in bold / red / parenthesis following each County comment):**

**EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT
DEPARTMENT**

Current Planning

General

1. At the time of recording the applicant will need to provide tax certificates showing no taxes are due, title dated within 30 days of recording, Mylar with all signatures and PPRBD stamp, all applicable recording fees, SIA, detention pond agreement, and any other items determined to be necessary upon project completion. **(Noted)**
2. There is a discrepancy in the lot area in the letter of intent. **(See revised LOI dated 1/15/19)**
3. PUD condition #2 required a fair share contribution for Hwy 94 upgrade. Please provide an update as to if this condition was fulfilled. **(LSC has re-submitted Access Permit Application to CDOT, and SH94 improvements will be required as a condition of the CDOT Access Permit)**
4. Condition #4 required a noise study to be submitted with the final plat to outline noise mitigation. Please submit a noise study. A landscaping plan should accompany the

- resubmission per conditions #4 and #5. **(LSC has provided the requested noise study. Landscaping plans will be provided with future commercial phases of the project)**
5. We require any remainder parcel be platted as a tract for future development. The remainder of the Ellicott Town Center area is not included in the platting action. Please include all area as a tract for future development. The detention pond area may be its own tract. **(Plat boundaries have been expanded to encompass the adjoining tracts)**
6. Please ensure that the proposed product will fit onto the lots while meeting the dimensional standards established with the PUD. **(Developer acknowledges responsibility to ensure that house products will fit the platted lots in conformance with the PUD)**
7. Redline drawings will be uploaded upon completion of the PCD Engineering review. **(Redlines have been addressed)**

Engineering Department

See uploaded attachments in EDARP.

PIKES PEAK REGIONAL BUILDING DEPARTMENT

Regarding a request for approval of a final plat for Ellicott Town Center Filing No. 1, Enumerations has the following comments: 1. Have the road names shown for this project been approved by Justin Annan or Glenn West at El Paso/Teller 911? An email from them showing that the road names have been approved is required prior to Enumerations signing off on this plat. 2. Per Regional Building Code, section RBC312.8 addresses must appear on plats. Submit a 100 scale copy of the plat to our office for addressing. Place an (xxxx) on all lots and tracts which will require an address, in the location the address will be needed. Once addressing is completed, the addresses will be returned so that they may be placed on the mylar prior to recording. Clearly indicate on the copy submitted for addressing, the location of both the front doors and garage doors for lots 61 through 98 as their orientation may affect the address assignment. 3. Prior to recording, Enumerations will review the mylar for addressing, title block, street names and floodplain statement. A fee of \$10 per lot/tract addressed, payable to Pikes Peak Regional Building Department will be due at the time of mylar review. 4. Provide a copy of the final recorded plat to Enumerations. Approval of any plans submitted for this development will be pending receipt in our office of a copy of the final recorded plat. 5. Plat note number 2 states that no direct access to Hwy 94 is allowed for this subdivision. There is currently a building on parcel 34000-00-259 addressed as 22325 Hwy 94 which accesses from Hwy 94. Will this building remain? If it will, and there is no longer direct access to Hwy 94, then an official address change will need to be performed at the time the plat is recorded. Instructions for requesting an address change are on our website www.pprbd.org -> addressing->addressing forms->request to change or verification of address. If this building is to be removed, then a demolition permit will need to be obtained prior to the plat being recorded. Floodplain has no comment or objection Brent Johnson Enumerations Plans Examiner Pikes Peak Regional Building Department O: 719-327-2888 E: brent@pprbd.org W: pprbd.org

(Road names have been coordinated through the contacts above and several name revisions have been incorporated)

ELPASO COUNTY ATTORNEY'S OFFICE

If any portion of an existing parcel is to be included in this plat, the entirety of the parcel must be included within the plat boundaries. Parcel remainders, which are not to be developed at this time, may be designated as tracts, but they must be platted.

(Plat boundaries have been expanded to encompass the adjoining tracts)

PCD-ENGINEERING MEMORANDUM dated 10/5/18:

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. **(Applicable deviations were previously approved as part of the PUD and Preliminary Plan; see previously approved Deviation Letter dated 4/26/06)**
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. Address this specifically in the letter of intent. **(Statement added to LOI)**
 - a. Provide documentation of separate vacation/termination documents when available, to show no encumbrances on proposed right-of-way. **(Vacation of existing easements is incorporated in this plat as shown on Sh. 4 of plat and noted in Plat Note #16)**

Final Plat

1. Provide the standard County Road Fee plat note. **(Provided; see Plat Note #21)**
2. If any underdrains are required, provide a plat note stating that underdrain maintenance shall be the responsibility of the metropolitan district. **(Noted; Underdrains are not planned)**
3. Legal Description:
 - a. Provide closure sheets for the overall subdivision and all lots and tracts. **(Closure sheets provided with re-submittal)**
 - b. Include the proposed drainage facilities to the south in the plat. **(Plat boundaries have expanded; additional drainage easements provided where applicable)**
4. See redlines for additional minor comments. **(Redline comments addressed)**

Transportation / Traffic Impact Study

1. Provide an updated full traffic impact study. **(Updated TIS provided by LSC)**
2. Note: CDOT comments have not been received; verification of any access permit requirements regarding the Highway 94 intersections will be forwarded upon receipt. **(LSC has responded to CDOT review comments)**

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. **(Refer to TIS by LSC)**

Final Drainage Report / Drainage Plans

1. Since the Preliminary Drainage Report was not approved, title the report as a “Preliminary/Final Drainage...” report. **(Revised title)**
2. See FDR redlines. **(Redlines 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. **(SCS flow calculations in this report are carried forward from the previously approved MDDP; flow calculations are consistent with the presumptive pre-development flows in the current City DCM, Table 13-2, which identifies 100-year flows of 0.1 cfs/acre for Type A soils and 0.3 cfs/acre for Type B soils)**
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.) **(Emergency conditions analysis has been included as Section V.B.3. of FDR text)**
5. Provide the 100-yr HGL calculations and show on the CDs. **(Provided calculations in Appendix D1, and HGL shown on applicable storm sewer plan and profile drawings)** Specify watertight joints if the storm drain system will be in pressure flow conditions/surcharge. **(Included in General Note #4 on Sh. G2)**
6. Show and label maintenance access roads on the developed conditions plans. **(Labeled)**
7. Note: inlet and culvert calculations were not checked in detail pending additional information regarding street flows and pipe flows. **(Noted)**
8. Provide an MS4 form, SDI worksheet, and Operations and Maintenance manual for the FSD EDB. **(To be provided)**

Construction Plans

1. See CD 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. **(Provided on Sh. G1)**
3. Provide a trench detail for the water main/raw water lines. **(Typical trench detail is on Sh. U2; raw water lines are existing)**
4. Provide temporary cul-de-sac turnarounds, including easements, on the east end of the dead-end roads. **(Provided)**
5. Provide complete mini-roundabout design for the Garden Park/Village Main intersection. **(Clarified details on Sh. TS1)**
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. **(Clarified on Sh. C1.02 and PP6)**
7. Provide a final soils/geotechnical investigation as appropriate for roadway and drainage construction. (See ECM Section 2.2.6/Appendix C). **(Geotechnical Report provided by CTL-Thompson)**

Grading and Erosion Control Plan / SWMP

1. Provide a SWMP. **(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. **(Noted)**
3. Show and label maintenance access roads on the plans. **(Shown)**
4. See GEC Plan redlines. **(Redlines have been addressed)**

Forms / SIA / Surety Estimate Form

1. See the revised PDB/BMP Maintenance Agreement and Easement.
2. See FAE redlines. Note: quantities and costs will be verified with next submittal. **(Redlines have been addressed)**
3. See attached final submittal checklist for reference. **(Reviewed)**

Please call if you have any questions or need any additional information.

Sincerely,
JPS Engineering, Inc.

John P. Schwab, P.E.

cc: John Boggs, Colorado Springs Mayberry, LLC