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September 23, 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 May 26, 2020. These review comments are specifically addressed as follows **(Applicant responses are annotated in bold / red / parenthesis following each County comment):**

PCD Memorandum dated May 26, 2020

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.
 - i. *Deviation 1 – anticipated to be approved. (Noted)*
 - ii. *Deviation 2 – condition added: The interim gravel segment shall be paved to a 20-foot minimum width, plus 2-foot gravel shoulders, upon traffic counts exceeding 200 ADT. Project conditions of approval will address when traffic counts need to be taken. (Added this note to Springs Road section on Sh. TY1)*
 - iii. *Deviation 3 – need additional information on temporary cross/section vs. future width consistency (is the median curb needed or can a shoulder and ditch be used?). The interim width is wider than the ultimate width; will curb and gutter be removed and pavement width narrowed for the full cross-section? (Clarified Interim section of Mayberry Drive on Sh. TY2)*
 - iv. *Deviation 4 – anticipated to be denied due to maintenance concerns. (Deleted “choker” on Cattlemen Run in response to this comment; deleted this deviation request as requested)*
- 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. *Additional detail is required regarding where flows enter the pond, trickle channel alignment, and potentially rock/berm (to act as forebays) locations. Discuss with Staff. (Revised Sh. C1.6 to show Riprap Rundowns entering detention pond with Boulders to serve as forebays)*
- c. *Resolved.*

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. **(Noted)**
3. *Resolved.*
4. *Resolved.*

Transportation / Traffic Impact Study

1. through 3 – *Resolved.*
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. *through 10 - Resolved.*
10. *Regarding the contributing drainage area and interim condition for the northeast sub-basins, verify whether the SDI worksheet for Pond C2.8 needs revisions. (Discuss with Staff.) (Added culvert crossing Village Main Street to convey drainage basins west of Pond C2.8; no changes needed to Pond C2.8)*

Construction Plans

1. See CD redlines. See updated redlines. *Partially resolved; see updated/remaining redlines.* Partially resolved; see updated/remaining minor redlines. *Partially resolved; see updated/remaining minor redlines. (Remaining redline comments have been addressed)*
2. *through 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 on Sh. C1.6)**
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. *Partially resolved; see updated/remaining redlines. (Remaining redline comments have been addressed)*
2. *Resolved.*
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. *Unresolved; please discuss with staff. (Additional detail provided on Sh. C1.6)*
4. See GEC Plan redlines. See updated redlines. *Partially resolved; see updated/remaining redlines.* Partially resolved; see updated/remaining redlines. *Partially resolved; see updated/remaining redlines. (Remaining redline comments have been addressed)*
5. *An updated ESQCP form is required as part of ECM updates; provide with the next submittal.* Partially resolved; provide signed form. *Unresolved. (Updated ESQCP form has been provided)*

Forms / SIA / Surety Estimate Form

1. Resolved.
2. *Resolved.*
3. See attached final submittal checklist for reference. **(Noted)**
4. *Note: Conditions of approval and SIA paragraphs regarding the following will be provided when available: (Noted)*
 - 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.*

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