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April 9, 2020

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

**SUBJECT: Monument Academy – Construction Drawing Review  
Response to County Review Comments  
CDR-20-001**

Dear Nina:

In conjunction with our TIS, Roundabout Design Report, and Construction Drawing re-submittal, this letter provides responses to the review comments detailed in the Memorandum from PCD-Engineering dated March 24, 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 24, 2020**

Transportation / Traffic Impact Study

1. See TIS redlines and previous comments on PCD project U-19-002. Resolution of those comments will be completed through this Site Development Plan review. Partially resolved; see remaining/updated redlines. *Partially resolved; see remaining/updated redlines. Partially resolved; see remaining/updated redlines. **(Remaining redlines have been addressed; see LSC responses to TIS Redlines – separate PDF)***
  - a. *through d – Resolved.*
2. Provide a complete roundabout design report (for the Walker Road intersection). See CD redlines regarding the roundabout. It is anticipated that the roundabout size will be similar (or closer to) to the Baptist Road (west) roundabout size for the WB-67 design vehicle. Provide when available; to be further addressed at the subdivision stage. Provide when available. Partially resolved; see redlines on preliminary roundabout report. *Partially resolved; see updated roundabout report redlines. **(Updated roundabout report redlines have been addressed; see LSC Responses to TIS Redlines – separate PDF. Also, the snowplow Autoturn has been included in the upload roundabout design report.)***

3. Resolved
4. Note: Deviation requests will be further addressed with the complete TIS submittal, development agreement, and access permit review; see cursory redlines. *TIS redlines and additional comments will be provided separately. Approval of the deviation requests is critical. Please use the new deviation request form for the resubmittal.*
  - a. Resolved with roundabout design.
  - b. *Deviation request #2 (Jane Lundeen Drive access and cross-section) – See redlines. (previous comments; deviation requests not resubmitted)*
    - i. *A roundabout may also be desirable at the northernmost parking lot access, aligning with the future commercial access to the west; address as appropriate.*
    - ii. *A right-in/right-out only access may be appropriate for the southern, YMCA parking lot access; address this option in the deviation request.*
    - iii. *With analysis of potential roundabouts at three locations along this road, address the use raised medians between them which would provide superior safety and traffic management benefits. The use of roundabouts would also negate the need for turn lane additions and allow for a narrower roadway cross-section for a vast majority of the newly constructed roads with widening at the access / intersection locations only for the roundabouts, thereby minimizing intersection and roadway construction costs. Since these are new roads, roundabout constructability would be streamlined and cost effective.*
  - c. *Deviation request #3 (Pinehurst Circle design speed, radius and cross-section) – See comment #5 below and deviation request redlines.*
  - d. **Resolved.**  
*See deviation request redlines. Provide signed deviation requests except for the WQCV request. (LSC Response: Resolved per email on 3/31/20; Deviation redlines were covered in the comments (signatures and TIS); WQCV deviation request has been deleted based on the addition of permanent WQ BMP's along Walker Road)*
5. **through 10 – Resolved.**
11. Verify coordination with law enforcement (CSP, **EPSO**) and school officials on the school routing plan. **Provide when available. (LSC/MA will coordinate with EPSO regarding school routing plan)**
12. **Resolved.**
13. Provide signing and striping recommendations in the TIS. Specifically address signage recommended for the school vicinity. Unresolved. **Unresolved; provide when available. (Additional narrative has been added to the TIS regarding signage recommendations for the school vicinity)**
14. Note: As requested, County Staff have deliberated the MTCP classification of Walker Road as a four-lane arterial and confirm that it is a valid classification for the amount of future traffic anticipated, the type of development, and access locations on the corridor.
15. Note: For clarity going forward, this is how Staff sees the phasing:

- a. Phase 1a – Onsite grading only
- b. Phase 1b – Site development plan with assumed access (Development Agreement needed)
- c. Phase 1c – Site development plan with CDs for roads/access configuration
- d. Phase 2 – Subdivision, additions to school and YMCA (order ?)
- e. Phase 3 – Connection of Pinehurst Circle to Walden Way
- f. Phase 4 – Additional site development

These assumptions can be adjusted as necessary.

16. **Resolved.**

#### Construction Plans / Geotechnical Issues

1. See CD redlines. Partially resolved; see remaining/updated redlines. *Partially resolved; see remaining/updated redlines. Partially resolved; see remaining/updated redlines. (Remaining / updated redlines have been addressed)*
2. Note: Complete CDs and deviation requests must be submitted for Staff to provide a complete review of the CDs. Unresolved. *Unresolved. Include all required submittal items including signing and striping plans with the next submittal. (Signing and striping plans will be provided by LSC as soon as possible. Based on phone conference, we understand County staff will be providing input from County Public Works Dept. on striping preferences. We are respectfully requesting approval of the GEC Plans and Construction Drawings prior to finalizing signing and striping plans in order to expedite plan approval and allow for construction to proceed)*
3. through 5 – Resolved.
6. *To be resolved with development agreement. (In process / under County review)*
7. Provide complete construction plans including ROW/easement plans for the roundabout, Walker Road shoulders and ditches and the proposed relocation of Shannon Road to the west. Unresolved.
  - a. **Resolved.**
  - b. **Resolved.**
  - c. *It appears that off-site easements will be required (on the north side) for the improvements along Walker Road. Show the easements on the plans, provide detailed grading plans and documentation from the property owners that they intend to grant the necessary easements. Verify that offsite easements to the north are not required with complete grading plans. (Verified that offsite easements to the north are not required; proposed contours are shown matching into existing grades within the existing Walker Road ROW)*
8. **Resolved.**

#### Final Drainage Report / Drainage Plans

1. See MDDP/FDR redlines. Partially resolved; see remaining/updated redlines. *Resolved;*

- a. Any revisions due to site changes (road design) will need a revised report for approval of the Site Development Plan and road CDs. Pending. *Partially resolved; see redlined revised report. Please use unchanged portions of the electronic version of the previously approved report (not scanned report) and printed pdf for review efficiency. (Redlines have been addressed; Revisions to the unchanged original pdf version of the report have been uploaded through EDARP)*
  - b. Note: The undersized culvert under Walker Road (page 15) will be addressed with the subdivision application.
2. A deviation request from ECM Section I.7.1.B will be required addressing all areas not provided with WQCV, unless the plans are revised to meet the criteria. The untreated areas need to be less than 1 acre in size and less than 20% of the developed area for the deviation to be considered. Partially resolved; it appears that there are still areas of new pavement that do not flow to a WQCV facility. Areas that are treated with a TSB or other sediment control BMP need to be described in the deviation request, summarizing the developed areas treated with WQCV, sediment control, and no WQCV treatment. *Resolved; the deviation is under consideration and will receive final approval (or revisions) with construction drawing review. Pending. Unresolved; see redlined GEC and FDR plans. (The previous water quality deviation request has been deleted and Permanent WQ BMP's have been added to the plans along the north side of Walker Road to address this comment; acknowledged as addressed by email from J. Rice dated 3/31/20)*
3. Resolved.
4. Resolved.
5. The PDB/BMP agreement indicates that the project is a subdivision and the "Monument Academy Property Owner's Association" will maintain the permanent BMPs. If the SDP is approved prior to the subdivision and the POA entity is not existing at the time of SDP approval the agreement should include the entity responsible for maintenance in the interim and should be written for the land use, not the subdivision. Additional owner(s) need to be included for the offsite detention basin. Revisions to the agreement will be provided when available. (Provided to John Schwab via e-mail on May 23.) Additional permanent BMPs need to be added to the agreement along with exhibits. *Unresolved. Paragraph H of the PDB/BMP agreement needs to state there are two BMPs, not one, and the agreement revised accordingly; or two agreements need to be provided. The access easement to the pond along Highway 83 needs to include the access road as shown on the site development plan. PCD Staff will discuss with OCA Staff and provide direction. (BMP agreement and westerly easement revised as noted)*
6. Resolved.
7. Resolved.
8. Note: CDOT acceptance of the proposed drainage design is required for runoff to Highway 83. *Provide correspondence when available. Staff believes there will be issues with the additional runoff from Walker Road flowing to the Highway 83 intersection. Address the flows from Walker Road, the downstream culvert capacity, and provide options for handling the volume and water quality for this*

- runoff. Pending; to be addressed in revised FDR. *See next comment. Provide CDOT correspondence when available. (Walker Road flow impacts have been addressed by adding two Rain Gardens along the north side of Walker Road.)*
9. Address the additional runoff from Walker Road where pavement is being added along the north side. *The deviation request was received; however, the following issues need to be addressed:*
- a. *See GEC plan redlines showing potential locations for permanent WQCV BMPs on Walker Road. Revise plans to provide PBMPs and include in FDR revision or address why PBMPs would not be feasible. (FDR and Plans have been revised to provide PBMPs along Walker Road as requested.)*
  - b. *Address curb transitions, rundowns and downstream stabilization (see GEC Plan redlines). (GEC redlines have been addressed)*

Agreements / Forms / Financial Assurances Estimate / Other

1. Resolved.
2. FAE: *See redlines. Revise as appropriate due to plan changes. (Revised)*
3. See attached Engineering Final Submittal Checklist; the items highlighted in blue will be required prior to the preconstruction meeting. *(Noted)*
4. *See previous O&M Manual redlines. Provide instructions for all permanent BMPs, including the two sediment basins next to Highway 83. Partially resolved; regarding the comment response, the temporary sediment BMPs need O&M until the time they are replaced or removed. See FDR comment #9 regarding PBMPs along Walker Road. (Added references to the temporary sediment BMPs in the EDB O&M Manual as requested; Added O&M Manual for Rain Gardens)*
5. *Update the SWMP as appropriate and submit with checklist prior to the Phase 1B construction. Partially resolved; provide updated SWMP checklist. The SWMP and checklist will be reviewed with the next submittal. (Updated SWMP checklist has been provided)*

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

Sincerely,  
**JPS Engineering, Inc.**

John P. Schwab, P.E.

cc: Brian Risley, CRP Architects  
Matt Dunston  
Duncan Bremer