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May 5, 2021

El Paso County Planning and Community Development Department  
Attn: Jeff Rice, P.E.  
2880 International Circle  
Colorado Springs, CO 80910

**SUBJECT: MS-20-001 - DeYoung Subdivision (Mancave Storage)  
Response to County PCD-Engineering Review Comments**

Dear Jeff:

In conjunction with the Minor Subdivision re-submittal, this letter provides responses to the engineering review comments detailed in the Memorandum from PCD-Engineering dated June 17, 2020. The engineering review comments are specifically addressed as follows:

Final Drainage Report / Drainage Plans

1. Resolved
2. Resolved pending approval of a floodplain development permit from PPRBD; Hammers to submit the floodplain development permit application prior to building permit.
3. Resolved
4. We understand the County Attorney's Office has provided an updated maintenance agreement and easement for the two downstream properties, and we are not aware of any requested changes to the documents (Hammers to confirm).
5. Resolved. We understand that a condition of approval will be provided regarding timing of construction of the Pond WU repairs and site improvements.
6. Resolved
7. Updated / remaining redline comments on FDR have been addressed.
8. The new PBMP Applicability Form has been provided.
9. Revised PBMP Agreement has been provided with this re-submittal.

CDs / Grading and Erosion Control Plan / ESQCP / SWMP

1. Resolved
2. Resolved pending approval of a floodplain development permit from PPRBD.
3. Updated / remaining redline comments on CD and GEC Plans have been addressed.

4. We have not received any Stormwater comments on the GEC and SWMP checklists.
5. Hammers Construction is coordinating the requested update to the Soils/Geotech report. We understand the County is requesting recommendations for the water quality pond embankment. A separate pavement design report will be provided for completion of Bent Grass Meadows Drive in advance of paving.
6. Signatures have been provided on the ESQCP form as requested.

SIA /Forms / Agreements / Other

1. Updated / remaining FAE redlines have been addressed. Our understanding is that the full calculated earthwork volume is not required to be included in the FAE for private development sites such as this project.
2. We understand that any utility system improvements necessary to serve the proposed lot not completed prior to recording the plat will need to be collateralized and addressed in the SIA. At this time, we believe this is not applicable.
3. Hammers / Ridgeline Land Surveying will be processing the “NEPE” document for the cul-de-sac easement.
4. Hammers will be submitting the SIA.
5. Engineering Final Submittal Checklist acknowledged.

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

Sincerely,  
**JPS Engineering, Inc.**

John P. Schwab, P.E.