

## MEMORANDUM

DATE: February 3, 2020

TO: Kari Parsons, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering  
719-520-7877

SUBJECT: MS-20-001 – DeYoung Subdivision (Mancave Storage)  
First Submittal

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### **Engineering Division**

Planning and Community Development (PCD)-Engineering reviews plans and reports to ensure general conformance with El Paso County standards and criteria. The project engineer is responsible for compliance with all applicable criteria, including other governmental regulations. Notwithstanding anything depicted in the plans in words or graphic representation, all design and construction related to roads, storm drainage and erosion control shall conform to the standards and requirements of the most recent version of the relevant adopted El Paso County standards, including the Land Development Code (LDC), the Engineering Criteria Manual (ECM), the Drainage Criteria Manual (DCM), and the Drainage Criteria Manual Volume 2 (DCM2). Any deviations from regulations and standards must be requested, and approved by the ECM Administrator, in writing. Any modifications necessary to meet overlooked criteria after-the-fact will be entirely the developer's responsibility to rectify.

A written response to all comments and redlines is required for review of the re-submittal. Please arrange a meeting between the developer's team and County staff to review and discuss these comments and prepared revisions/responses prior to the next submittal.

**Note: The ECM was updated July 2, 2019 requiring updated plan requirements, checklists and forms in order for the County to maintain compliance with its MS4 permit. These comments reflect the updates. The Early Assistance (EA) meeting was held before the ECM changes; however, additional requirements above those provided at the EA meeting are minimal. Due to the additional information and details required in the plans and reports, a 21-day review period will be necessary with the next review to complete the review of all revised and updated documents.**

### General/Letter of Intent

1. Address the following in the Letter of Intent:
  - a. Drainage improvements – as directed at the early assistance meeting, full spectrum detention / water quality are development requirements (see FDR comments below);
  - b. Floodplain development requirements and floodplain tract;
  - c. Channel improvements and maintenance (see FDR comments below);
  - d. Improvements to Bent Grass Meadows Drive (see Transportation Memorandum comments below);
  - e. Any requested deviations from the ECM or LDC waivers.
2. Provide electronic links or copies of the MVEA easements numbered 11 and 12 in the title exceptions.

### Final Plat

1. See cursory final plat redlines. Revisions to the plat may generate additional comments.
2. Provide no-build, no-storage drainage easement(s) / tract(s) over all areas within the FEMA and calculated 100-year floodplains (see FDR comments).

### Transportation / Transportation Memorandum

1. Note: the number of storage units and spaces is to be verified with the site development plan and may change based on that review.  
**LSC Response: Comment Noted.**
2. Note: a deviation for length of cul-de-sac (temporary, >750') is required with the subdivision; reference ECM Section 2.3.8.A. Any deviations for the site design are not being reviewed with this subdivision application but will be reviewed with the site development plan application. A deviation for access spacing (ECM 2.4.1.B and Table 2-35) appears to be required based on the drainage plan and Transportation Memorandum exhibit.  
**LSC Response: Comment Noted. Also, these notes have been added to the transportation memorandum.**
3. Address the required improvements to Bent Grass Meadows Drive to bring it up to standards for subdivision. Based on previous discussions this includes a cul-de-sac if the road has not been connected to the north, as well as final paving from the site (or cul-de-sac) to Woodmen Frontage Road.  
**LSC Response: These required improvements have been added to the TIS.**
4. See TIS electronic redlines.  
**LSC Response: Please refer to LSC responses to TIS redline comments (attached).**

### Final Drainage Report / Drainage Plans

1. Water Quality Capture Volume (WQCV) at a minimum is required for the site (as stated at the EA meeting) prior to discharging runoff to the channel (waters of the State); downstream drainage easements (or other documentation of acceptance) are required for any increase in runoff to those properties. Revise the drainage plans and report as appropriate.
2. The FEMA floodplain appears to be 110-120 feet east of where it should be based on the existing contours (see redlines). Provide additional drainage easement(s)/tract(s) to cover actual 100-year flood areas outside of the FEMA floodplain boundary. If the Regional Floodplain Administrator approves any changes to where the floodplain is shown, revise as appropriate.
3. Address floodplain development requirements (future) and tract maintenance requirements.
4. Regarding floodplain/channel improvements and maintenance; will the Bent Grass Metro District maintain the tract as required by upstream development if the ultimate improvements are not completed by one of the proposed developments? Address specifically in the FDR, LOI and plat notes (with district acceptance signature block).
5. Address whether the proposed development will increase peak flows (will the times of concentration for the site and the upstream basin coincide?) through the two downstream properties, and the necessary drainage easements and channel maintenance entity. The existing downstream detention pond (Pond WU, offsite) and proposed repairs/completion by Bent Grass Residential Filing 2 need to be discussed in



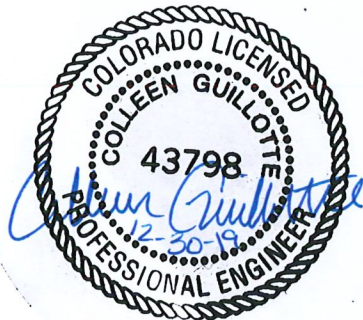
LSC TRANSPORTATION CONSULTANTS, INC.  
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<sup>1</sup> DeYoung Subdivision/  
Mancave Storage  
Transportation Memorandum  
(LSC #195110)  
December 23, 2019  
<sup>2</sup> MS-20-001

<sup>3</sup> See comment letter  
also.

Traffic Engineer's Statement

The traffic report and supporting information were prepared under my responsible charge and they report with the standard of care. So far as is consistent with the standard of care, said report was prepared in general conformance with the criteria established by the County for traffic reports.



Developer's Statement

I, the Developer, have read and will comply with all commitments made on my behalf within this report.

  
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12/30/19  
Date

# LSC Responses to EPC TIS Redline Comments

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Page: 1

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 Number: 1      Author: dsdrice      Subject: Text Box      Date: 2/3/2020 00:02:53 -07'00'


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[DeYoung Subdivision/](#)

 Author: jchodsdon      Subject: Sticky Note      Date: 4/28/2020 16:27:28


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LSC Response: Inserted as requested.

 Number: 2      Author: dsdrice      Subject: Text Box      Date: 2/3/2020 14:43:46 -07'00'


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[MS-20-001](#)

 Author: jchodsdon      Subject: Sticky Note      Date: 4/28/2020 16:27:46

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LSC Response: Inserted as requested.

 Number: 3      Author: dsdrice      Subject: Text Box      Date: 2/3/2020 14:43:16 -07'00'

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[See comment letter also.](#)

 Author: jchodsdon      Subject: Sticky Note      Date: 4/28/2020 16:28:15

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LSC Response: Please refer to LSC responses to comment letter comments.



**LSC TRANSPORTATION CONSULTANTS, INC.**  
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**Engineering Review**

02/03/2020 1:33:02 PM

dsdrice

JeffRice@elpasoco.com

(719) 520-7877

**EPC Planning & Community  
Development Department**

December 23, 2019

Lisa Peterson  
Hammers Construction  
1411 Woolsey Heights  
Colorado Springs, CO 80915

**DeYoung  
Subdivision/**

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RE: Mancave Storage  
El Paso County, CO  
Transportation Memorandum  
LSC #195110

Dear Ms. Peterson,

LSC Transportation Consultants, Inc. has prepared this trip generation technical memorandum the proposed Mancave Storage site in El Paso County, CO. Located at El Paso County parcel ID 5301000016, the 17.35-acre site is located approximately one-quarter mile north of the intersection of Bent Grass Meadows Drive/Woodmen North Frontage Road. Access to the site is to Bent Grass Meadows Drive. This report presents the estimated vehicle-trip generation for the currently planned development and has been prepared for submittal to El Paso County.

**PROPOSED LAND USE**

The site plan for Mancave Storage shows the following proposed land uses:

- 104 mini storage units (ranging from 400 square feet to 1,400 square feet)
- 65 individual RV/boat storage parking spaces (each 34.5 feet x 15 feet)


**SITE ACCESS**

Proposed access to the site is to Bent Grass Meadows Drive approximately 1,550 feet north of the intersection of Bent Grass Meadows Drive/Woodmen Frontage Road (centerline spacing). The access point would align with the existing storage access point on the west side of the street. The access would be full-movement and stop sign-controlled.. A copy of the site plan is attached for reference.


**ACCESS SIGHT DISTANCE**

Bent Grass Meadows Boulevard north and south of the site access has (and will have) a straight horizontal alignment and no vertical curves within the distance required for ECM standard sight

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 Number: 1      Author: dsdrice      Subject: EPC ENG Approval      Date: 2/3/2020 14:33:16 -07'00'

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 Number: 2      Author: dsdrice      Subject: Callout      Date: 2/3/2020 14:35:22 -07'00'

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[DeYoung Subdivision/](#)

 Author: jchodsdon      Subject: Sticky Note      Date: 4/28/2020 16:29:08

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LSC Response: Inserted as requested.