

MEMORANDUM

DATE: February 15, 2024

TO: Kari Parsons, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering  
719-520-7877  
Charlene Durham  
719-520-7951

SUBJECT: PUDSP-21-010 – Grandview Reserve (with PSSG)  
Eighth Submittal (“V11”)

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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.

These comments include unresolved previous comments and new comments resulting from the re-submittal in **green bold**. All previous comments that have been resolved have been noted or deleted. A written response to all comments and return of any 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. If any deviation requests are submitted, a 21-day review period will be necessary with the next review. Additional comments may be generated on items added or revised after the original comments.

**RESPONSES PROVIDED IN MAGENTA**

General/Letter of Intent – Resolved

PUD/Preliminary Plan

- 10. Note for final design: Reference the adopted ECM revisions applying to ADA design, Chapter 6.
- 11. *through 13* – Resolved.

Transportation / Traffic Impact Study

- 1. *Resolved.*
- 2. Note: Roundabout designs shall conform with NCHRP Report 672 – Roundabouts: An Informational Guide, Second Edition (2010), and the Wisconsin DOT Facilities Development Manual (FDM) (as amended), found at <http://wisconsin.gov/Pages/doing-bus/eng-consultants/cnslt-rsrcs/design.aspx>. Any

other criteria proposed for use shall confirmed by the ECM Administrator prior to design. The design process shall be iterative with submittals generally conforming with the Wisconsin DOT design procedures as directed by the EPC review engineer. The Wisconsin DOT details, signing and striping recommendations, and lines of sight, should be utilized to the extent practicable. Roundabout lighting shall conform with the 2019 CDOT Lighting Design Guidelines, as amended. The question of whether roundabouts on Eastonville Road are the preferred option needs to be addressed and/or enough ROW needs to be preserved to maintain the option of installing them in the future. Coordination with EPC DPW is ongoing.

3. Note: Conditions of approval will address design and construction responsibilities with final plats. The Stapleton/Eastonville intersection shall be monitored and near-term improvements considered accordingly.

### Preliminary Drainage Report / Drainage Plans

1. See PDR redlines. **Resolved**
2. Provide channel analyses and recommendations in the PDR, specifically in regard to impacts to the onsite and downstream channels, capacities, and necessary and proposed improvements; the channel is part of the development. If a separate report is being provided it can be an appendix of the PDR. Unresolved. Include the updated channel design report as an appendix. **Partially resolved; review of the channel design in Appendix D will be continued under CDR-22-008. A detailed review is not available at this time and any revisions should not affect the PUDSP based on discussions.**
  - a. Regarding the "Summary and BOD" document, see email dated 10/8 with cursory comments:
    - i. The cross-section template appears to have been run through the whole channel alignment, creating berms along the channel in some locations. I just want to verify that those will be graded out or widened where appropriate. (see attached redlines highlighting some of the areas of concern). Partially resolved; the grading needs to be completed. **(To be reviewed under CDR-22-008)**
    - ii. A deviation request will need to be approved for the low flow channel and bottom width design not meeting DCM sections 10.5.3 and 10.5.4. I would recommend submitting this request as soon as you can. Resolved; the request is under review. See General Comment #3E above. **Consider using the 2-year flow as discussed on 5/25 and allowed per DCM Update Section 6.9.2.**
      - b. Provide channel stability analysis for the main tributary (south) channel. Unresolved. Also, the area proposed to be graded at a 3% slope is of concern. Unresolved. **Unresolved. The HEC-RAS output sheets provided on 5/25 show areas of concern throughout the channel. Review can be continued under CDR-22-008 and conditions placed on the PUDSP that additional stabilization will need to be addressed with the FDR.**
3. through 8 – Resolved.
9. Provide channel and swale cross-sections and drop/check structure design on the plan. Provide a channel plan and profile. Unresolved. Partially resolved;
  - a. Resolved.
  - b. Berms/levees along the channel next to development areas need to be removed and if fill is added to contain the floodplain it needs to be graded out to an even surface from the edge of the channel (reference CWCB and USACE regulations). **Partially resolved; the very southeast end of the channel is still of concern, with the proposed future Waterbury lots to the south. (To be reviewed under CDR-22-008)**

10. Address proposed trail crossings of the channels. Resolved (it is stated that there will be no trail crossings with this development).
11. Note: Consider aligning and grading FSD pond overflow spillways to reduce impact, match existing contours better. Response states that the spillways were revised but this is not reflected on the plans. Final design can be addressed with the FDR since the ponds are not being constructed with early grading.
12. *Resolved.*
13. *Resolved.*
14. **Note: since the Eastonville Road FDR addresses flows entering Grandview Reserve, it will need to be approved for reference in the Grandview Reserve FDRs.**

#### Grading and Erosion Control Plan / Pre-Subdivision Site Grading / SWMP

1. *through 4 – Resolved.*
5. See Planning comments on the **Soils and Geology report**. Partially resolved; see updated redlines. *Partially resolved*; **Provide the following information when available.**
  - a. *Note: Ensure that the requirements of ECM Sections C.3, C.6 and D.2.1 have been met. Any remaining items will need to be addressed with road plans and pavement design reports.*
  - b. *Provide a Subsurface Water Investigation Report for approval by the ECM Administrator when available. Road design plans will be dependent on this report. (It appears that about 15 road segments need to be addressed with this study.)*
  - c. *If, as noted on page 16 of the Geotechnical investigation, no underdrains are planned, a plan showing where the lots will be required to discharge individual foundation drains and sump pumps (not to the public road rights-of-way) will be needed. Provide with the next submittal. **Unresolved***  
*RESPONSE: The Developer is planning to not construct any homes with basements within the limits of Phase 1. Monitoring of the groundwater elevations is currently ongoing and adjustments to the elevations of lots within this phase will be made at the time of Final Plan and Construction Drawings. These adjustments will be made to mitigate the need for the discharge of sump pumps and foundation drains.*
  - d. *Verify the values in the second column of Table B-1; if these should be depth to groundwater, adjust the column header. Verify that the requirements of ECM C.3.3.D are met. **Unresolved***  
*RESPONSE: The second column represents the depth at which the boring was sampled (not the groundwater depth or the depth of the boring).*
6. Provide utility plans if wet utilities are proposed to be constructed with early grading. *Resolved; response indicates that utility construction will not be requested with early grading.*
7. **Note: Submit the revised channel plans under CDR-22-008 for review when available.**

## Forms / Permits / Other

1. See attached Final Engineering Checklist for required EGP approval documents.  
**Provide all items with a blue checkbox.**
  - a. **Property ownership has changed; provide a Pre-Subdivision Site Grading Acknowledgement and Right of Access form signed by Melody Homes, Inc.**  
**Unresolved**  
*RESPONSE: The form has been signed by the current owner (Melody Homes)*
2. Resolved.
3. Resolved.
4. Revise the latitude and longitude coordinates on each MS4 sheet to match the specific pond locations. *(These will be checked with the final plat.)*
  - a. The MS4 and SDI worksheets will be reviewed with the next submittal.
  - b. Revise the FSD calculations in the PDR. Provide forms for all ponds requiring reporting to the State.
  - c. Updated State Dam permits will be required where applicable.
  - d. Update the O&M manual to include all PBMPs, details and locations, and maintenance requirements.
5. Provide a wetland mitigation plan when available.

## Attachments/Electronic Redlines

1. ESQCP redlines
2. Early Grading & Erosion Control redlines
3. Engineering Final Submittal Checklist

## ADDITIONAL EDARP COMMENT

PCD Engineering Division

The following items need to be revised and resubmitted:

- ESQCP (correct parcel number)
- Grading & Erosion Control Plan
- Please provide responses to comment letter attached at left.

Since property ownership has changed, please provide new Pre-subdivision Site Grading Acknowledgement & Right of Access form (Early Grading Request) signed by Melody Homes.

Also needed when available:

- Wetland mitigation plan and USACE approval

Reviewed by:

Charlene Durham, PE

charlenedurham@elpasoco.com

*RESPONSE: A copy of the Nationwide Permit has been provided with this resubmittal. Please note that the impacts approved for with this permit are not part of the work approved with this Early Grading Permit.*

Engineering Final Submittal Checklist	
Check Box	Item: Report/Form
<input checked="" type="checkbox"/>	Drainage Report (signed)
<input checked="" type="checkbox"/>	PBMP Applicability Form
<input checked="" type="checkbox"/>	Traffic Impact Study (signed)
<input checked="" type="checkbox"/>	Grading & Erosion Control Plan <b>and checklist</b> (signed)
<input type="checkbox"/>	Construction Plans (signed) <b>(If channel construction will be done with EGP)</b>
<input type="checkbox"/>	Deviation/PUD Modification Request (signed)
<input type="checkbox"/>	MS4 Post Construction Form and SDI worksheet
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input type="checkbox"/>	ESQCP (signed)
<input checked="" type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed)
<input type="checkbox"/>	* Operation & Maintenance Manual
<input type="checkbox"/>	AutoCAD base drawing (submitted to DPW)
<input type="checkbox"/>	Pre-Subdivision Site Grading Acknowledgement and Right of Access Form (signed)
<input type="checkbox"/>	Other: Offsite Easements, Other Permits (FEMA LOMR, USACE, Floodplain...), Conditions of Approval, Street light license agreement, etc.
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit (Temporary access permits to be obtained from EPC DPW)
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input checked="" type="checkbox"/>	* Stormwater Management Plan (SWMP) <b>and checklist</b> Submit to PCD-Inspections 2 weeks prior to precon.
<input type="checkbox"/>	* Colorado Discharge Permit (COR: _____ )
<input type="checkbox"/>	* County Construction Activity Permit
<input type="checkbox"/>	* CDPHE APEN – (if over 25 ac. or 6 mos.)
<input type="checkbox"/>	* Financial Surety (Letter of Credit/Bond/Collateral/Check)
<input type="checkbox"/>	Construction Permit Fee: <i>Early Grading or Standalone Grading</i> <span style="float: right;">\$</span> (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: <u>Dewatering permit</u>

\* - required items to obtain an ESQCP

Permit Fee and Collateral must be separate checks

Post Construction Submittal Checklist: (ECM 5.10.6)	
<input type="checkbox"/>	As-Built Drawings
<input type="checkbox"/>	Pond Certification Letter
<input type="checkbox"/>	Acceptance Letter for wet utilities

-  = Need final / signed version

-  = complete, in file

-  = PCD Staff to provide

-  = Undetermined at this time

-  = Need later