

MEMORANDUM

DATE: August 7, 2023

TO: Ryan Howser, PCD-Project Manager

FROM: Jeff Rice, PCD-Engineering
719-520-7951

SUBJECT: SF-23-006 – Saddlehorn Ranch Filing No. 4
First Submittal

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. Additional comments may be generated on items added or revised after the original comments.

General / Letter of Intent/Final Plat

1. See LOI redlines.
2. See Final Plat redlines.
3. Note: FEMA-approved base flood elevations (BFEs) need to be shown on the plat.

Transportation / Traffic Impact Study (TIS) / Noise Study

1. See TIS redlines.
LSC Response: Please refer to the PDF with LSC Responses to TIS Redlines
2. Provide draft escrow agreement(s) and road fee credit agreement request(s) as applicable. Depending on what is to be constructed with Filing No. 3, the eastbound left turn lane on Falcon Highway may need to be completed with Filing 4.
LSC Response: Please see attached Escrow Calculation Table for this subdivision filing. This table is also attached to the draft escrow agreement(s) and road fee credit agreement (separate submittal item). Note: Prior tables were submitted for Filing Nos. 2 and 3. This Filing No. 4 escrow table refers back to the Filing No. 3 table. A Deviation request was submitted with Filing 3 in October 2023. A

reference to that deviation has been included in this Filing No. 4 TIS report. Also, a copy has been attached to the Filing No. 4 resubmittal of the TIS report.

Final Drainage Report (FDR)

1. See FDR redlines.
2. Provide detailed discussion and analysis addressing channel stability as compared to DBPS recommendations or confirm DBPS recommendations. Provide complete hydraulic analysis including shear stresses. Add discussion in the FDR and complete details in the channel/LOMR report.
3. Provide a table showing driveway culvert sizes needed for each lot.
4. Provide updates on floodplain elevations and permitting and wetland permitting when available. Wetland permitting should include the Judge Orr work.

Construction Plans / Geotechnical Issues / Grading and Erosion Control Plan / SWMP

1. See CD/GEC Plan redlines.
2. If channel stabilization is needed provide channel improvements CDs. Supercritical flows are of concern.
3. If there will be USPS mail kiosk/cluster in this subdivision provide locations on the CDs.
4. Note for Filing 3: Barrosito and Del Cambre street name signs at Judge Orr must meet size requirements for the posted speed on Judge Orr Road.
5. Ensure that all requirements of ECM Appendix C are met in the Soils and Geotechnical report, specifically regarding groundwater. Note that any exposed groundwater will be the responsibility of the developer or district to address, including any requirements of the Upper Black Squirrel Creek Groundwater Management District.

Forms / SIA / FAE

1. See FAE redlines.
2. See detention pond agreement redlines (Word format).
3. Note: An O&M manual and BMP Maintenance Agreement and Easement for District maintenance of the channel included within the plat will be required. The latest template for the agreement can be e-mailed upon request.
4. Provide separate easements for County acceptance and maintenance of the culverts being extended south of Judge Orr Road if the outfall protection extends past the ROW.
5. See attached Engineering Final Submittal Checklist for reference.

Attachments/Electronic Redlines

1. LOI redlines
2. Final Plat redlines
3. TIS redlines
4. FDR redlines
5. Channel/LOMR/No Rise Report redlines
6. CD redlines
7. GEC redlines
8. O & M Manual redlines
9. MS4 Form redlines
10. Soils and Geology Report redlines
11. FAE redlines
12. PDB/BMP Agreement and Easement redlines (coordinate with OCA redlines)
13. Engineering Final Submittal Checklist

| Engineering Final Submittal Checklist | |
|---------------------------------------|--|
| Check Box | Item: Report/Form |
| <input type="checkbox"/> | Drainage Report (signed) |
| <input type="checkbox"/> | PBMP Applicability Form |
| <input type="checkbox"/> | Traffic Impact Study (signed) |
| <input type="checkbox"/> | Grading & Erosion Control Plan and checklist (signed) |
| <input type="checkbox"/> | Street and Channel Construction Plans (signed) |
| <input type="checkbox"/> | Deviation Request (signed) |
| <input type="checkbox"/> | MS4 Post Construction Form and SDI worksheet |
| <input type="checkbox"/> | Proof of embankment/pond submittal to State Engineer |
| <input checked="" type="checkbox"/> | ESQCP (signed) |
| <input type="checkbox"/> | * Financial Assurance Estimate, SIA (signed) |
| <input type="checkbox"/> | * Channel , 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-Development 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 type="checkbox"/> | * Stormwater Management Plan (SWMP) and checklist 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>Major Final Plat (CO and/or PBMPs and/or offsite impvts.)</i> \$ _____ (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

