

MEMORANDUM

DATE: January 25, 2019
TO: Gabe Sevigny, PCD-Project Manager
FROM: Steve Kuehster/Jeff Rice, PCD-Engineering
SUBJECT: PPR-18-040 – Freedom Springs
Third Submittal

M.V.E., Inc. - MVE
01-28-19 ... David Gorman
'daveg@mvecivil.com'
(719) 635-5736

LDC Comment Responses - DVH
01-28-19 ... David V. Hostetler
'dhostetler@ldc-inc.com'
(719) 528-6133

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.

The comments include unresolved previous comments and new comments resulting from the re-submittal in **bold italic**. All previous comments that have been resolved have been noted or deleted. 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.

Site Development Plan

1. See Site Development Plan redlines. Partially resolved; see updated redlines. The sidewalk entering the site does not appear to meet ADA requirements. **Partially resolved; see remaining redline (note on sheet 1). If the note is acceptable and there are no further revisions it can remain (without a resubmittal) for approval ... Landscaping Note added to both the Site Development Plan and Landscape Plans – DVH**

Transportation / TIS

1. Resolved.
2. **Resolved.**
3. Note: CDOT comments have not been received; verification of any concerns regarding the Hathaway/Highway 24 intersection will be forwarded on the next review. (EPC has still not received any comments from CDOT.) **Response: We reached out to CDOT Access (Arthur Gonzales) on our own. They are aware of the project. It is not likely that CDOT would have comments on this project which is more than 1000 feet away from CDOT's plans and not on the same street. We hope that the lack of response by CDOT will not hinder approval of this project. - MVE 01/28/18**

Final Drainage Report / Drainage Plans Note: we submitted the signed Drainage Report with this submittal. -MVE 01/28/18

1. through 4 – Resolved.
5. Provide a deviation request for any developed areas that do not receive WQCV treatment. Unresolved; reference ECM I.7.1.B. Please contact Staff prior to submitting the deviation request. **Partially resolved; see e-mailed redlines (1/25/19). Response: A revised deviation request is submitted with this submittal. – MVE01/28/18**
6. Resolved.
7. **Resolved.**

Grading and Erosion Control Plan / SWMP

1. **Resolved.**
2. **Resolved.**
3. **Resolved.**

Forms / FAE

1. Resolved.
2. **Resolved.**
3. **Resolved.**

Attachments

1. Deviation request redlines
2. SDP redline*
3. Engineering Final Submittal Checklist

Engineering Final Submittal Checklist for Electronic Submittals	
Check Box	Item: Report/Form
<input type="checkbox"/>	Drainage Report (signed)
<input type="checkbox"/>	Traffic Impact Study (signed)
<input checked="" type="checkbox"/>	Grading & Erosion Control Plan (signed)
<input type="checkbox"/>	Street Utility Construction Plans (signed)
<input type="checkbox"/>	Deviation Request (signed)
<input checked="" type="checkbox"/>	MS4 Post Construction Form and SDI worksheet DPW POC: John Chavez
<input type="checkbox"/>	Proof of embankment/pond submittal to State Engineer
<input checked="" type="checkbox"/>	ESQCP (signed) DPW POC: John Chavez
<input type="checkbox"/>	* Financial Assurance Estimate, SIA (signed)
<input type="checkbox"/>	* Pond/BMP Maint. Agreement and Easement (signed)
<input checked="" type="checkbox"/>	* Operation & Maintenance Manual
<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, etc.
Pre-Construction Checklist:	
<input type="checkbox"/>	Driveway/Access Permit
<input type="checkbox"/>	Work Within the ROW Permit (DPW or CDOT)
<input checked="" type="checkbox"/>	* Stormwater Management Plan (SWMP) Submit to DSD-Inspection 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>Site Development Plan Major</i> <u>\$ 1,737.00</u> (Verify fees with Inspections Supervisor at time of scheduling)
<input type="checkbox"/>	Other: _____

* - required items to obtain an ESQCP

** - after recordation

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
- = Need later