

CCES RESPONSES

MEMORANDUM

DATE: May 15, 2020

TO: Kari Parsons, PCD-Project Manager

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

SUBJECT: SF-19-009– Retreat at Timber Ridge Filing 1
Third 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.

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

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.

General / Letter of Intent / Deviations

1. Note: regarding the "Notice of Fair Share Reimbursement", reference LDC 8.7.2(D) - Process for Request and Approval of Fair Share Reimbursement. The request will be processed when all required items have been submitted, which is to be no earlier than the date of final plat approval and no later than one year after the date of completion of the improvement. **Noted**
2. **Resolved.**
3. **Resolved.**
4. Provide a complete wetland mitigation plan. Documentation regarding adherence to the mitigation plan shall be provided to the Planning and Community Development Department by December 31 of each year beginning at the time of initial ground

disturbing activities continuing for three years or until the USACE permit is closed.
Resolved.

5. **Resolved.**

6. Address any proposed street lighting in the Letter of Intent. A license agreement will be required if streetlights are proposed within County rights-of-way. Resolved; a license agreement template can be provided upon request. Plan reviews and coordination between MVEA and County staff is required.

Final Plat – Resolved.

Transportation / Traffic Impact Study – Resolved.

Final Drainage Report / Drainage Plans

1. **Resolved.**

2. See FDR redlines. Partially resolved; see updated redlines. **Partially resolved; see updated/remaining redlines. Comments and redlines addressed in final report**

3. **Resolved.**

4. Regarding the Sand Creek channel: **Resolved.**

c. If the channel is proposed to be County-maintained rather than metro district-maintained, improvements according to the DBPS need to be provided; address completely in the FDR. Additional improvements to those proposed in the DBPS may be needed to qualify for reimbursement and maintenance eligibility. If the developer desires reimbursement for the construction costs and for the County to maintain the improvements, the process in the DCM needs to be followed (reference DCM Sections 1.7 and 3.3). **Noted**

g. An O&M manual for permanent stormwater measures in Sand Creek will need to be provided prior to County acceptance of the channel; the template for this document will be provided to you when available. **Please send to us when available.**

5. Regarding ditch protection calculations, long-term stability of native vegetation needs to be shown in areas where temporary ECB is proposed initially. Long runs of channel (over 200 feet) needing permanent long-term protection need a long-term design, such as ditch checks, drop structures or riprap. Address as appropriate. Partially resolved; there are still long stretches of roadside ditch proposed to only receive TRM or ECB. If the long-term design does not include additional protection and the channel can not be shown to be vegetated and stable after construction additional improvements may be required prior to County acceptance of these roads. **Resolved by response letter.**

6. **Resolved.**

7. Provide a PDB/BMP Maintenance Agreement and Easement for district maintenance of PBMPs. The latest template for the Agreement can be e-mailed upon request.
Unresolved. Provided with this submittal for County Attorney review prior to signatures

8. Resolved.

9. The MS4 Post-Construction Documentation Forms and SDI Worksheets for FSD ponds and any permanent sediment basins will be reviewed with the next submittal. Provide the forms for all detention BMPs. Note: this project is in the Fountain Creek watershed, which requires strict adherence to state statute meaning any detention facilities must be required by the County's MS4 permit. Partially resolved; ensure that all updated MS4 forms and SDI worksheets are submitted and permits for all embankments have been issued by the State Engineer. **Partially resolved; provide state permits or correspondence when available. Noted**

10. Regarding the BMP O&M/I&M Plan, ensure that all stormwater control measures/BMPs are addressed and maintenance procedures provided corresponding to the final design.

Unresolved (not found). **Partially resolved; see O&M redlines. IM Plan revised per comments**

11. Note: Any urban lot areas draining directly offsite may require an easement or other documentation from the adjoining owner(s) that the proposed developed condition is acceptable. **Noted**

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

1. Clearly show and label all required offsite easements. Provide permission/easement documentation or reception numbers. Partially resolved; the NEPE template to attach to the temporary turnaround easement legal descriptions will be provided. Easements for utilities to the south need to be provided when available. **Unresolved. Noted**
2. **through 5 - resolved.**
6. **Resolved.**
7. If there will be USPS mail kiosk/cluster(s) in this subdivision provide location(s) and details. Unresolved. **Partially resolved; see redlines. Verify that the post office is okay with public improvements easements instead of public ROW. Mail kiosk location and design based on County clear zone and USPS criteria. USPS requires kiosks to be within ROW or public improvement esmt. All kiosks meet this criteria.**
8. Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed further with the next submittal. As noted at the beginning of these comments, updated GEC and SWMP checklists are required to be provided by the design engineer. Provide with the next submittal. Instructions are provided below the list of attachments. **Partially resolved; see Stormwater redlines. Revised checklists provided with this submittal**
9. See CD/GEC Plan redlines for additional comments and clarification of these comments. Partially resolved; see updated redlines. **Partially resolved; see PCD and Stormwater redlines. Redline comments addressed on final CDs.**
10. **Resolved.**
11. Provide detailed intersection grading where accessible pedestrian routes meeting ADA requirements (cross slopes specifically) are required (at stop conditions). Ensure that all pedestrian access routes comply with the requirements compiled in CDOT Design Guide Chapter 12: https://www.codot.gov/business/designsupport/bulletins_manuals/design-bulletins/db-2018-4/view **Unresolved. Street slopes appear to be higher than 2% and details don't label the complete accessible paths. All stop condition intersections have been revised and now meet this criteria.**
12. Provide the new PBMP Applicability Form... **Partially resolved; see redlines. Revised and included with this submittal**
13. **Resolved.**
14. Utility Plans:
 - a. Provide a copy of the necessary offsite easement(s) when available. **Unresolved. Noted**
 - b. **Resolved.**
 - c. **Resolved.**
15. **Bridge:**
 - a. **Place the Appendix C drawings from the bridge report at the end of the CDs or provide separately with the standard EPC signature blocks. Placed Culvert drawings at end of CDs.**
 - b. **Please address by response letter or separate e-mail: Is a coating proposed or recommended (is there any benefit or drawback) for the underside of the steel arch culverts?**

Forms / SIA / Surety Estimate Form

1. Provide the draft Subdivision Improvements Agreement (SIA). Please provide in Word document format. Staff will coordinate with the County Attorney on revisions including the following: **Revised and included in this submittal for County Attorney final review**
 - a. Minor revisions and updates.
 - b. Possible addition of language regarding connection to offsite utility systems.
 - c. In regard to future County maintenance of the Sand Creek channel, addressing wetland mitigation requirements/responsibilities, timing, and maintenance.
2. **Resolved.**
3. See attached Engineering Final Submittal Checklist for reference.
4. **Note: See "Attachment A" (below) listing all required documents at the time of County bridge acceptance. Noted**