

May 19, 2022

El Paso County Planning and Community Development

Attn: Kari Parsons, Project Manager/Planner II
2880 International Circle
Colorado Springs, CO 80910

Re: Willow Springs Ranch/Forest Lakes Drive Access No. 2 (CDR224)

Ms. Parsons,

Please accept this response letter to comments received March 16, 2022.

Responses to comments are in ***Bold Italics*** and follow each review comment.

PCD Engineering Division

1. An access permit request between the Town of Monument and El Paso County will be required for the proposed intersection connection of Muhly Drive to Forest Lakes Drive prior to approval of a work in the ROW permit. ***Acknowledged that is the intention of this application.***
2. Attached are redline comments to the following document:
 - Construction Drawings ***Redlines addressed.***
3. Traffic Impact Study:
 - Provide additional detail on the assumptions provided for the school site west of Short Prairie Court in calculating the 2040 background traffic. AM PkHr (55 trips) going in/out of Mountain Muhly Dr on Figure 10a seems small based on assumption this is all due to the school site. This is roughly equivalent to 82 students. Assumptions for the school traffic should include no direct lot access from Forest Lakes Drive per the Engineering Criteria Manual.
 - Identify the expected ADT on Mountain Muhly Drive with school traffic.
 - Include the County's standard developer and engineer signature blocks in the TIS.

The school is a potential future condition, the school district is acquiring the land now, but construction timeline is unknown. A full traffic study for the school will be completed at that future time of development.

The Willow Springs Ranch traffic study covers this area for the current residential condition. I have resubmitted this same report.
4. Submit the PBMP Applicability Form. ***This was included in the first submittal. I have included the stamped version for this submittal.***
5. Similar to the Filing 1 application Stormwater permitting may be provided solely by the Town of Monument if an "MS4 Permit Responsibility Letter" (format/example to

be provided) is provided by the Town to EPC. If this is not done, County stormwater permitting will also be required. The Town may hold collateral associated with the FAE if the responsibility letter is provided. For County purposes, the Work-in-the-ROW Permit and Access Permit will address construction requirements ***This was included in the first submittal. (Document is named: Town of Monument MS4 letter). As the work will fall under the Town of Monument jurisdiction, no Financial Assurances or ESQCP will be filed with the County.***

6. 6. Update the drainage letter cover to include "PCD File No. CDR224". ***File number added to the letter. Letter has also been updated to reflect the revised street name per final plat – was Mountain Muhly Drive, now Cattail Drive.***

We trust you find our responses to this review of the Willow Springs Ranch/Forest Lakes Drive Access acceptable. We look forward to working with the County in processing the submittal. Please call if you have any questions or require any additional information.

Respectfully,

Drexel, Barrell & Co.

A handwritten signature in black ink, appearing to read "Tim D. McConnell". The signature is fluid and cursive, with a large, stylized initial "T" and "M".

Tim D. McConnell, P.E.