

MEMORANDUM

DATE: March 27, 2023

TO: Kari Parsons, PCD-Project Manager

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

SUBJECT: AASI-21-003 – Grandview Reserve  
Third Submittal (second Engineering review)

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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.

The following are Engineering Division comments regarding the submitted documents for the subject application. A written response to all comments is required for review of the re-submittal. Additional comments may be generated on items added or altered after the original comments. Please arrange a meeting between the developer's team and County staff to review and discuss the comments and prepared revisions/responses prior to the next submittal.

***Please provide a pdf with all of the exhibits together, for ease of reference, so that we can read through it and find the exhibits in the proper order. If size is an issue, items can be uploaded as Appendix 1 (Exh A-?), Appendix 2 (Exh ?-?), etc.***

***Addressed.***

***On Exhibit W Sheet 5 (first page) the yellow lines are hard to see and should be changed to a darker color.***

***Addressed***

***Label Stapleton Drive and Curtis Road on Exhibit Z.***

***Addressed***

Surface and Subsurface Drainage Analysis / Surface Water Quality

The MDDP generally addresses how drainage and surface water quality will be handled for the overall site. (MDDP approved with the Sketch Plan (SKP-20-001)). A final drainage report will need to be provided at the Site Development Plan stage for the water and wastewater facilities.

### Local Infrastructure Impacts

A Master\_TIS dated September 2020 was previously approved under the Sketch Plan (SKP-20-001). **Please provide that TIS as Exhibit X.**

*Provided.*

**Provide a construction traffic analysis addressing construction traffic and the proposed haul routes. Depending on the roads used and the type and number of loads, the ECM Administrator may require a Haul Route Agreement. Address whether temporary access will be requested from Highway 24. Address vehicle types and weights proposed to be utilized during construction and the anticipated construction timeframe in months for the utility facilities.**

**The haul route map should narrow down route options; see redlines. Once there is a better understanding of which roads will be used, how much construction traffic and what type of loads, Staff will address potential degradation fees.**

*Exhibit redlines have been addressed.*

Note: Conditions of approval will address haul route maintenance and repair. If overweight loads are hauled, individual permitting will be required for those loads.

### Soils, Geologic Conditions and Natural Hazards

The geotechnical engineering evaluation submitted provides a basic analysis for the AASI review. Site-specific studies will be required for individual structures and facilities.

### Grading Erosion Control and Stormwater Management

**Verify whether the 1041 needs to address floodplains per the LDC Appendix B. As noted in the MDDP, "...due to the increased volume of water, downstream tributaries will see increases in the volume of flow." The MDDP also "advises" that low-impact design, including disconnecting impervious areas and increasing infiltration, be considered with each filing.**

*Per coordination with Jeff Rice, the 1041 will not need to address floodplains per the LDC Appendix B. The development will be under the 50% increase in impervious cover above existing conditions.*

All documents associated with obtaining a County grading permit (ESQCP) and maintaining permanent stormwater quality facilities (if applicable) will need to be provided to meet County criteria at the Site Development Plan stage. PCD staff will conduct a detailed technical review of those documents with that PCD project.

### Attachments (via EDARP)

1. 1041 report redlines
2. Exhibit HH redlines